

CITY OF AUSTIN

CASE # 2010-098821 R  
PLAN REVIEW # \_\_\_\_\_

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1606 East Side Dr.

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_

Lot(s) 1 Block \_\_\_\_\_ Outlot \_\_\_\_\_ Division Ray C. Archem

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

I/We Daniel Cancellari on behalf of myself/ourselves as authorized agent for  
Marie Cate affirm that on 1/10, 11

hereby apply for a hearing before the Residential Design and Compatibility Commission  
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- \_\_\_\_\_ Maximum Linear feet of Gables protruding from setback plane
- \_\_\_\_\_ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

\_\_\_\_\_ Side Wall Length Articulation  
(Please describe request. Please be brief but thorough).

The city approved the current plans in Fall 2010 to  
allow an exempted attic space of approx. 430 sq ft. During  
construction, an interpretation was made by staff that the approved  
plans did not comply w/ McManis Ordinance section re: Exempted Attics.  
Several revisions have been submitted and rejected by staff. Only remedy  
is RDCC.  
in a SF 3 zoning district.

★ From allowable 3,554 sq ft (40%) to 4036.95 (45%)  
Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -  
case goes to RDCC first. National Register Historical District (NRHD) Overlay:  
without H or HD - case goes to Historic Landmark Commission first.

CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION

GENERAL MODIFICATION WAIVER

REASONABLE USE:

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

The city approved the use in fall 2010 after numerous meetings w/ key staff members re: attic exemption and design. The owner ordered numerous materials and began construction only to be halted due to an after-the-fact staff interpretation re: roof connectivity allowing a 3rd floor in this area  
REQUEST: is in keeping w/ surrounding properties.

2. The request for the modification is unique to the property in that:

The specific, approved shed roof design complies w/ Vaastu Design Principles, which incorporates and promotes healthy balance and harmony between natural environment and manmade structures. The design is such that it will not be noticed from the road and the size is to allow for a physical therapy room needed by the owner to maintain a strict PT regimen per  
AREA CHARACTER: Dr's. orders.

3. The modification 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 attic space / third floor is located at the Southern portion of building. Several large trees will provide visual screening from street. The 3rd story (attic) will still appear in compliance w/ surrounding MF + duplex + STR properties (w/ garage apartments). The subject site sits 10' below the adjacent grade of rear properties. The overall height will still be 30.5', under the allotted max height for SF-3 structures.

**CITY OF AUSTIN  
APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION  
GENERAL MODIFICATION WAIVER**

**APPLICANT CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 7105 Emeraldale Way  
City, State Austin TX Zip 78745  
Phone 799 2409 Printed Name David Cameron  
Signature [Signature] Date 1/10/11

**OWNER'S CERTIFICATE** – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Mailing Address 438 Ridgewood Rd  
City, State West Lake Hills Zip 78746  
Phone 512 704 7994 Printed Name MARIE Y. CASE  
Signature [Signature] Date 11/11/11

# **LETTER FROM OWNER**

From Marie Y Case  
To: RDCC  
Re: Case #

First let me say that words cannot express my disappointment in not being there to stand before you myself. If there were any way I could have moved the business meeting I am attending in New Jersey, I would have done so.

I am sure that David will present my case in terms of all of the technicalities. I cannot do that - what I do want you to hear from me personally is that I have truly endeavored to execute this project in a way that would take into account the neighbors, the neighborhood and be fully compliant on all fronts. To that end we have spent the last year designing and redesigning to get to that place. I was delighted to have achieved that when we received our permit.

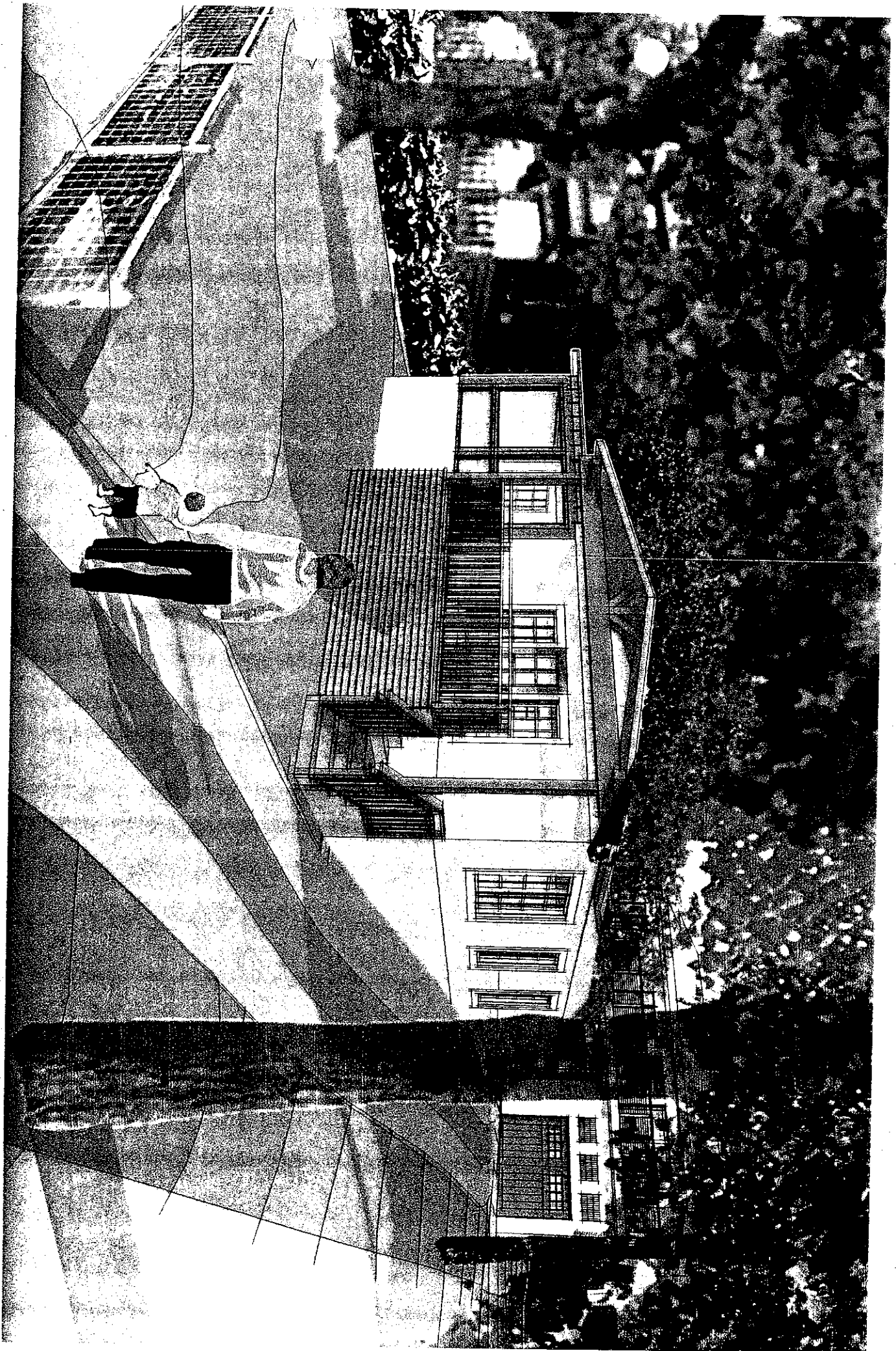
I still cannot tell you that I fully understand the technicalities that were interpreted by staff one way and the inspector another. From the perspective of a layperson it does seem like a very subjective process. In my experience we have exhausted our alternatives of being able to build the previously permitted design without a variance. This will not effect the exterior of the building, nor impact any neighbor adversely.

You can imagine how hard it is in this economy to have put together the money to build a new home in the neighborhood I have dreamed of living in and then have the funds continue to be drained away in a protracted process. I am not some developer trying to pull the wool over anyone's eyes, nor am I someone trying to build a McMansion and get around the rules - I am someone who has really tried very hard to do this right. I am a little saddened to see how difficult that is.

I wish I were there to look you each in the eyes as I make this request - but please hear it from my heart - Please grant our request and let me finish building this house. I have always intended to be and promise to continue to be a good neighbor.

Sincerely and Respectfully,  
Marie Y. Case





## CITY OF AUSTIN

## RESIDENTIAL PERMIT APPLICATION "A"

BP No. or PR-10-098821-R

Building Permit No. \_\_\_\_\_

Plat No. \_\_\_\_\_

Date 11/17/2010Reviewer Elaine Ramsey

## PRIMARY PROJECT DATA

Service Address 1606 East Side Drive, Austin, TX 78736Tax Parcel No. 0302020515000

Legal Description

Lot 1 Block --- Subdivision Roy C. Archer's Subdivision

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_

Section --- Phase ---

(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

new baths = 2

Remodel (specify) \_\_\_\_\_

Addition (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

☒ New Residenceexist. (hobby = 1)☐ Duplex☒ Garage☒ attached☐ detached☐ Carport☐ attached☐ detached☐ PoolZoning (e.g. SF-1, SF-2...) SF-3 NP (S. River City)Height of Principal building 31'-9" ft. # of floors 3 <sup>with HAB, ATTIC</sup>Height of Other structure(s) 12'-10" ft. # of floors 1Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the

Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.

Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved

septic permit prior to a zoning review.

Does this site have a Board of Adjustment ruling? ☒ Yes ☐ No

If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ NoDoes this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ NoIs this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ NoVALUATIONS FOR  
REMODELS ONLYVALUATIONS FOR NEW CONSTRUCTION  
OR ADDITIONS ONLY

## PERMIT FEES

(For office use only)

## NEW ADDITIONS

## REMODELS

Building	\$ <u>245</u>	\$
Electrical	\$ <u>140</u>	\$
Mechanical	\$ <u>79</u>	\$
Plumbing	\$ <u>95</u>	\$
Driveway		\$
& Sidewalk		\$
TOTAL	\$	\$

Lot Size 8884 sq.ft.  
Job Valuation - Principal Building \$ 387,000  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
(Labor and materials)

TOTAL JOB VALUATION  
(sum of remodels and additions)\$ 387,000  
(Labor and materials)

Building \$ \_\_\_\_\_  
Electrical \$ \_\_\_\_\_  
Mechanical \$ \_\_\_\_\_  
Plumbing \$ \_\_\_\_\_  
Driveway/  
Sidewalk \$ \_\_\_\_\_  
TOTAL \$ \_\_\_\_\_  
(labor and materials)

## OWNER / BUILDER INFORMATION

OWNER

Name Marie Case

BUILDER

Company Name Vaastu Design Studio, LLCContact/Applicant's Name Eric HamiltonDRIVEWAY/  
SIDEWALKContractor [Signature] N/ACERTIFICATE  
OF

OCCUPANCY

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

ST \_\_\_\_\_

ZIP \_\_\_\_\_

Telephone (h) 512-704-7994(w) 512-266-2274Telephone 512-264-5823

Pager \_\_\_\_\_

FAX 815-361-9036Telephone 264-5823

Telephone \_\_\_\_\_

you would like to be notified when your application is approved, please select the method:

☐ telephone☐ e-mail: E@vaastuhome.comYou may check the status of this application at [www.ci.austin.tx.us/development/pierivr.htm](http://www.ci.austin.tx.us/development/pierivr.htm)



**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN**  
**RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.


I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

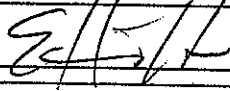
APPLICANT'S SIGNATURE  DATE October 26, 2010

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

**Rejection Notes/Additional Comments (for office use only):**

permit # 2000-181747 IP (BPP-000316258) - frame residence w/ detached garage (1-12-1948)  
permit # 2010-083786 BP - demolish 2 story detached garage.  
11/15/10. NO FLOOD PLAIN ISSUES. JGC

Service Address 1606 EAST SIDE DRIVE, AUSTIN, TX 78704

Applicant's Signature  Date NOV 16, 2010

# CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "C"

## BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

	Existing	New Addition
a. 1 <sup>st</sup> floor conditioned area	1211 sq.ft.	1068 sq.ft.
b. 2 <sup>nd</sup> floor conditioned area	--- sq.ft.	982 sq.ft.
c. 3 <sup>rd</sup> floor conditioned area (Habitable Attic)	--- sq.ft.	233 sq.ft.
d. Basement	--- sq.ft.	--- sq.ft.
e. <del>Garage</del> Carport	--- sq.ft.	--- sq.ft.
X attached	--- sq.ft.	--- sq.ft.
detached	--- sq.ft.	368 sq.ft.
f. Wood decks [must be counted at 100%]	--- sq.ft.	--- sq.ft.
g. Breezeways	--- sq.ft.	--- sq.ft.
h. Covered patios	--- sq.ft.	--- sq.ft.
i. Covered porches	--- sq.ft.	--- sq.ft.
j. Balconies UNCOVERED	103 sq.ft.	155 <del>SCRN. PORCH</del> sq.ft.
k. Swimming pool(s) [pool surface area(s)]	--- sq.ft.	456 <del>sq</del> sq.ft.
l. Other building or covered area(s)	--- sq.ft.	--- sq.ft.
Specify _____	--- sq.ft.	--- sq.ft.

TOTAL BUILDING AREA (add a. through l.) 1314 sq.ft. 2806 ✓ sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b, c, d, k, and l if uncovered)

2905 ✓ sq.ft.  
32.7 ✓ % of lot

(45%) max B.C. = 3554

## IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	2905 sq.ft.
b. Driveway area on private property	800 sq.ft.
c. Sidewalk / walkways on private property	154 sq.ft.
d. Uncovered patios	--- sq.ft.
e. Uncovered wood decks [may be counted at 50%]	--- sq.ft.
f. Air conditioner pads	18 sq.ft.
g. Concrete decks	--- sq.ft.
h. Other (specify) Front and Back Yard Retaining Walls 63 + 40	103 sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

3980 ✓ sq.ft.  
44.8% ✓ % of lot

(45%) max I.C. = 3998

CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION "D"  
FLOOR AREA RATIO INFORMATION

TO BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY  
STANDARDS ORDINANCE BOUNDARY AREA.

Service Address 1606 East Side Drive, Austin, 78734

Applicant's Signature [Signature]

Date October 26, 2010

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

I. 1<sup>st</sup> Floor Gross Area

	<u>Existing</u>	<u>New / Addition</u>
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>1211</u> sq.ft.	<u>1068</u> sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	_____ sq.ft.	_____ sq.ft.
c. TOTAL (add a and b above)	_____ sq.ft.	_____ sq.ft.

II. 2<sup>nd</sup> Floor Gross Area See note <sup>1</sup> below

d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	<u>---</u> sq.ft.	<u>982</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	_____ sq.ft.	_____ sq.ft.
f. TOTAL (add d and e above)	_____ sq.ft.	_____ sq.ft.

III. 3<sup>rd</sup> Floor Gross Area See note <sup>1</sup> below

g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	_____ sq.ft.	_____ sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	_____ sq.ft.	_____ sq.ft.
i. TOTAL (add g and h above)	_____ sq.ft.	<u>---</u> sq.ft.

IV. Basement Gross Area

j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	_____ sq.ft.	_____ sq.ft.
---	--------------	--------------

V. Garage

k. <u>X</u> attached (subtract 200 square feet if used to meet the minimum parking requirement) <u>368 - 200 = 168</u>	_____ sq.ft.	<u>168</u> sq.ft.
l. _____ detached (subtract 450 square feet if more than 10 feet from principal structure)	_____ sq.ft.	_____ sq.ft.

VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)

_____ sq.ft.	_____ sq.ft.
--------------	--------------

VII. TOTAL

<u>1211</u> ✓ sq.ft.	<u>2218</u> sq.ft.
----------------------	--------------------

TOTAL GROSS FLOOR AREA (add existing and new from VII above)

GROSS AREA OF LOT

3429 ✓ sq.ft.  
8884 ✓ sq.ft.

FLOOR AREA RATIO (gross floor area / gross area of lot) 38.6% ✓ sq. ft.

LOT size = 8884 x .4 = 3554 max G.F.A. allowed

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.  
a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater  
b. It only has one floor within the roof structure  
c. It does not extend beyond the footprint of the floors below

300 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 $\phi$  or 225 amps 3 $\phi$**

This is for a  
building permit  
only.

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

Responsible Person for Service Request ERIC HAMILTON Phone 26.OCT.10

Email e@vaastuhome.com Fax \_\_\_\_\_

Project Name MARIE CASE RESIDENCE ☒ New Construction ☐ Remodeling

Project Address 1606 East Side Drive OR

Legal Description ROY C ARCHER SUBDIVISION Lot 1 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 $\phi$ ) or ☐ Three-phase (3 $\phi$ )

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

ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

AE Representative \_\_\_\_\_ Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_

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

Date of Approval  
**AE APPROVED**  
**OCT 26 2010**  
299-220  
JGM

Version 1.1.0.0

Operating-100736  
top Form Ver:1.1.0.0 Eff.Date:03/02/10

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  
purposes only



**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: MARIE CASE Phone: 784-5823 Alternate Phone: 961-8612

Service Address: 1606 EASTSIDE DR.

Lot: 1 Block: — Subdivision/Land Status: ROY C. ARCHER Tax Parcel ID No.: 0302020515000

Existing Use: vacant single-family res. duplex garage apartment other  
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other  
(Circle one)

Number of existing bathrooms: 1 Number of proposed bathrooms: 2

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes — No X

City of Austin Office Use

Water Main size: — Service stub size: 3/4" Service stub upgrade required? N New stub size: —

Existing Meter number: 13914 Existing Meter size: 5/8" Upgrade required? N New size: —

WW Service: Septic System/On-Site Sewage Facility (OSSF) — or WW Collection System ✓ WW Main size: —

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date 10/26/10 Phone 974-8734

WU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

**RECEIVED**  
OCT 26 2010  
WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION  
Verification expires 180 days after date of Submittal  
PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2



## Free Permit

**Planning and Development Review Department**

One Texas Center, 505 Barton Springs Road, 4<sup>th</sup> floor

Phone: (512) 974-1876

Fax: (512) 974-3010

Email: Michael.Embesj@ci.austin.tx.us

Website: [www.ci.austin.tx.us/trees](http://www.ci.austin.tx.us/trees)

Application request\* (specify all that apply): ☒ Single Family Home / Duplex or ☐ Other

☐ Removal of a protected-size tree;

**Development exceeding allowable standards for encroachment in the tree's critical root zone;**

☐ Removal of more than 30% of a tree's crown.

\* Refer to Land Development Code 25-8 (B)(1) and Environmental Criteria Manual (Section 3, App. F). Applicant understands that all impacts may threaten the health of the tree and that approval of this application does not guarantee favorable tree results.

Address of Property (including zip code): **1606 East Side Drive**

Name of Owner or Authorized Agent: \_\_\_\_\_ Design: Eric Hamilton \_\_\_\_\_

Building Permit Number (if applicable): \_\_\_\_\_ ☐ Apply application fee to this permit (escrow)

Telephone #: **512-961-8612** Fax #: **888-399-0710** E-mail: **e@vaastuhome.com**

Type of Tree: **Live Oak** Location on Lot: **SW and middle South**

Trunk size at 4 1/2 feet above ground: circumference (inches around) \_\_\_\_\_ or diameter **24" & 48"**

General Tree Condition: **good**

Reason for Request: Concerned about designing the addition in the back of the property so it will preserve the tree roots and canopy while building inside the critical root zone.

  
Owner/Authorized Agent Signature

**January 18, 2010**

Date: \_\_\_\_\_

- Attach an aerial drawing that includes the location of the tree and the proposed development, including driveways, utility lines, irrigation systems, etc. This application is reviewed for tree impact only; not for zoning or other applicable regulations.
- The application may be emailed, faxed, or delivered to the above address. Payment (\$25 check to the City of Austin) must be made prior to City personnel completing this application. No fee is required for dead or diseased trees.

**PERMIT DETERMINATION** - To be completed by City Arborist Personnel

☐ Approved ☒ Approved With Conditions ☐ Denied ☐ Statutory Denial (more information required)

Comments: APPROVED FOUNDATION PLANS & STRUCTURES, DATED 8/30/2010 TO BE USED FOR  
FOUNDATION CONSTRUCTION. PRE-PAY INSPECTION REQUIRED; TP FENCING & MULCHING NEEDED.  
AD. SEVERING OF 2" O.C. LARGER ROOTS W/O NOTIFYING CITY ARBORIST OFFICE 974 2839.

\*Conditions of Approval: ☐ None;

☒ As described within Arborist Comments (see above); and

☒ Applicant agrees to plant \_\_\_\_\_ caliper inches, container grown, City of Austin Class 1 trees\* (i.e. Live Oak, Cedar Elm, Mountain Laurel) on the lot prior to obtaining a Certificate of Occupancy (minimum 2-inch trunk diameter).

☒ Prior to development, applicant agrees to supply an 8-inch root zone mulch layer and maintain tree protection fencing (chain-link, five-foot in height) throughout the project duration.

☒ Provide a receipt for remedial tree care and / or any required pruning as performed by a certified arborist.

No impacts are permitted within the tree 1/2 critical root zone (\* EGM 3.5.2), including trenching for utilities.

EXCEPT AS AUTHORIZED BY JIM GABEL 19742639

**Owner/Authorized Agent Signature**

Date \_\_\_\_\_

**City Arborist Signature**

Date \_\_\_\_\_

8/30/2010

**Post this permit on site while any proposed work is in progress.**



## GeoProfile Search Results

## Zoning Review Cases

Rec	SDE.amanda_zoning_cases.CASENUM	SDE.amanda_zoning_cases.NAME	SDE.amanda_zoning_cases.ZTYPE	SDE.amanda_zoning_cases.ADDRESS
1				

## Subdivision Review Cases

Rec	SDE.amanda_subd_cases.CASENUM
1	C8-1935-1473

## Zoning

Rec	SDE.ZONING.ZTYPE	SDE.ZONING.OBJECTID
1	SF-3-NP	6079517

## Watersheds

Rec	SDE.WATERSHED.DCM_NAME	SDE.WATERSHED.OBJECTID_1
1	Blunn Creek	1299

## Neighborhood Association

Rec	SDE.NEIGHASSOC.NUM	SDE.NEIGHASSOC.NAME	SDE.NEIGHASSOC.OBJECTID_12
1	511	Austin Neighborhoods Council	51596
2	742	Austin Independent School District	51604
3	1037	Homeless Neighborhood Organization	51610
4	788	Home Builders Association of Greater Austin	51629
5	1113	Austin Parks Foundation	51684
6	1228	Sierra Club, Austin Regional Group	51750
7	74	South River City Citizens Assn.	51811
8	498	South Central Coalition	51816
9	1075	League of Bicycling Voters	51886
10	1224	Austin Monorail Project	51887
11	1185	Greater South River City Combined Neighborhood Planning Team	51919
12	1269	Greater South River City Combined Neighborhood Planning Area	51969
13	1236	The Real Estate Council of Austin, Inc.	52018
14	1200	Super Duper Neighborhood Objectors and Appeals Organization	52041

## Annexation

Rec	SDE.ANNEXTION_HISTORY.CASENUM	SDE.ANNEXTION_HISTORY.ORDNUM	SDE.ANNEXTION_HISTORY.ACRES	SDE.ANNEXTION_HISTORY.DESCRPTIO	SDE.ANNEXTION_HISTORY.TYPE	SDE.ANNEXTION_HISTO
1			18581.426	FULL PURPOSE ON OR BEFORE 03/14/1946	FULL	19460314

## Overlays

Rec	SDE.OVERLAYS.O_NAME	SDE.OVERLAYS.SUB_NAME	SDE.OVERLAYS.OBJECTID
1	RESIDENTIAL DESIGN STANDARDS	NONE	10391
2	NEIGHBORHOOD PLANNING AREAS	SOUTH RIVER CITY	10517

## FEMA Floodplains

Rec	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.FLD_ZONE	SHAPE.LEN	SHAPE.AREA	WPDR_ADMIN.GREATER_AUSTIN_FEMA_FP.OBJECTID
1	X	336755.356455326	368214767.196033	1190

## Watershed Classification

Rec	SDE.WATERREG.WATERNAME	SDE.WATERREG.OBJECTID
1	URBAN	6

## Jurisdiction

Rec	SDE.JURIS.CITY_NAME	SDE.JURIS.JURIS_TYPE
1	CITY OF AUSTIN	FULL PURPOSE

# **APPROVED PLANS**



**LOT 3  
FAIR VIEW PARK  
VOL.522,PG1**

**SURVEYOR'S NOTES**

( ) DENOTES 2D INFORMATION  
NO LOCAL JURISDICTION BUILDING LINES ARE SHOWN. INTERESTED PARTIES SHOULD CONTACT GOVERNING JURISDICTION FOR BUILDING LINE INFORMATION.  
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

**LEGEND**

- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY LINE
- UTILITY POLE
- A/C UNIT
- ELEC. METER
- GAS METER
- WATER METER
- IRON ROAD FND
- PIPE FND.
- PIPE SET

**LOT 1  
PAUL NORMAN  
SUBD.  
VOL.522,PG1**

**LOT 12  
FAIRVIEW PARK  
VOL.522,PG1**

**LOT 2**

**NORTH  
SITE PLAN PROPOSED**

**CITY OF AUSTIN  
APPROVED FOR PERMIT  
Greg Guemsey**

**Planning and Development Review Department**  
Date 11/17/2010  
The granting of a permit for or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

**REVIEWED FOR ZONING ONLY**

**1606 EASTSIDE DRIVE  
(60' R.O.W.)**

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

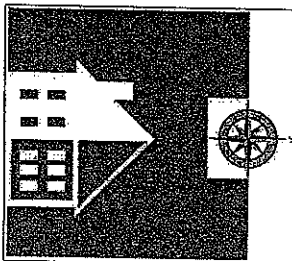
**AE APPROVED**

**OCT 26 2010**

**299-220  
JGM**



**VAASTU DESIGN STUDIO, LLC**  
2301-A Triltsche Drive Austin, TX 78704  
USA: 512.961.8612 FAX: 1-815-361-90



**SITE PLAN**

**MARIE CASE  
RESIDENCE  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701**

date of issue: 26 OCT 2010  
drawn by: EH  
project number: #10.02

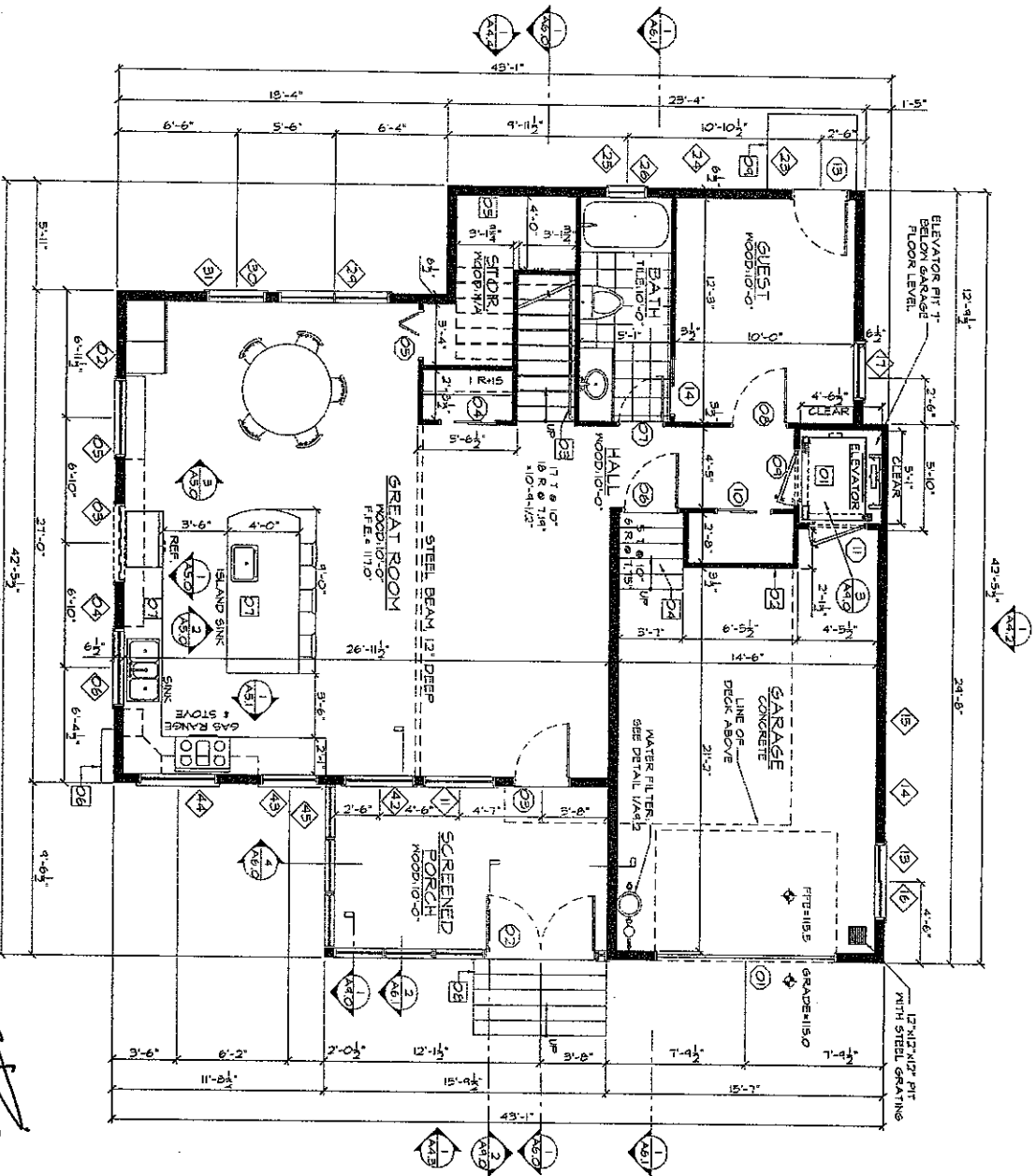
**A1.2**



NOTE: SUPPLY GAS CONNECTION FOR FIREPLACE, INVAC  
RANGE, GAS RANGE & STOVE, HOT WATER HEATER,  
WAX AND MODEL AS PER CONTRACTOR

NORTH  
1 FIRST FLOOR PLAN

RECEIVED FOR ZONING ONLY  
11/17/2010

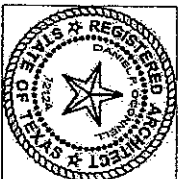


- FLOOR PLAN KEY:
- 01. RESIDENTIAL ELEVATOR: REFER TO DETAILS AND SPECIFICATIONS FOR CLEARANCE & POWER REQUIREMENTS. 3/4" X 24" FRAMED COAT CLOSET
  - 02. EXTEND HANDRAIL 12" AT BOTTOM AND TOP OF STAIRS
  - 03. TYPICAL
  - 04. CONC. STEPS AT GARAGE, STORAGE UNDER STAIRS, ELECTRICAL CLOSET, FIELD VENT
  - 05. OWNER PROVIDED CONTRACTOR INSTALLED KITCHEN CABINETS, PLUMBING FIXTURES AND INTEGRATED ELECTRICAL APPLIANCES. REFER TO OWNER PROVIDED KITCHEN PLANS.
  - 06. WOOD STAIRS: CONSTRUCTED OF ROT RESISTANT WD. MEMBERS, TYP.
  - 07. WOOD STAIRS: CONSTRUCTED OF ROT RESISTANT WD. MEMBERS, TYP.
  - 08. WOOD STAIRS: CONSTRUCTED OF ROT RESISTANT WD. MEMBERS, TYP.

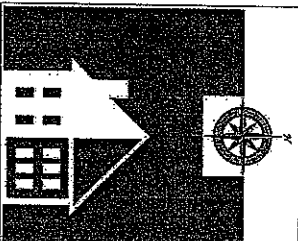
# NEW ADDITION FIRST FLOOR PLAN

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

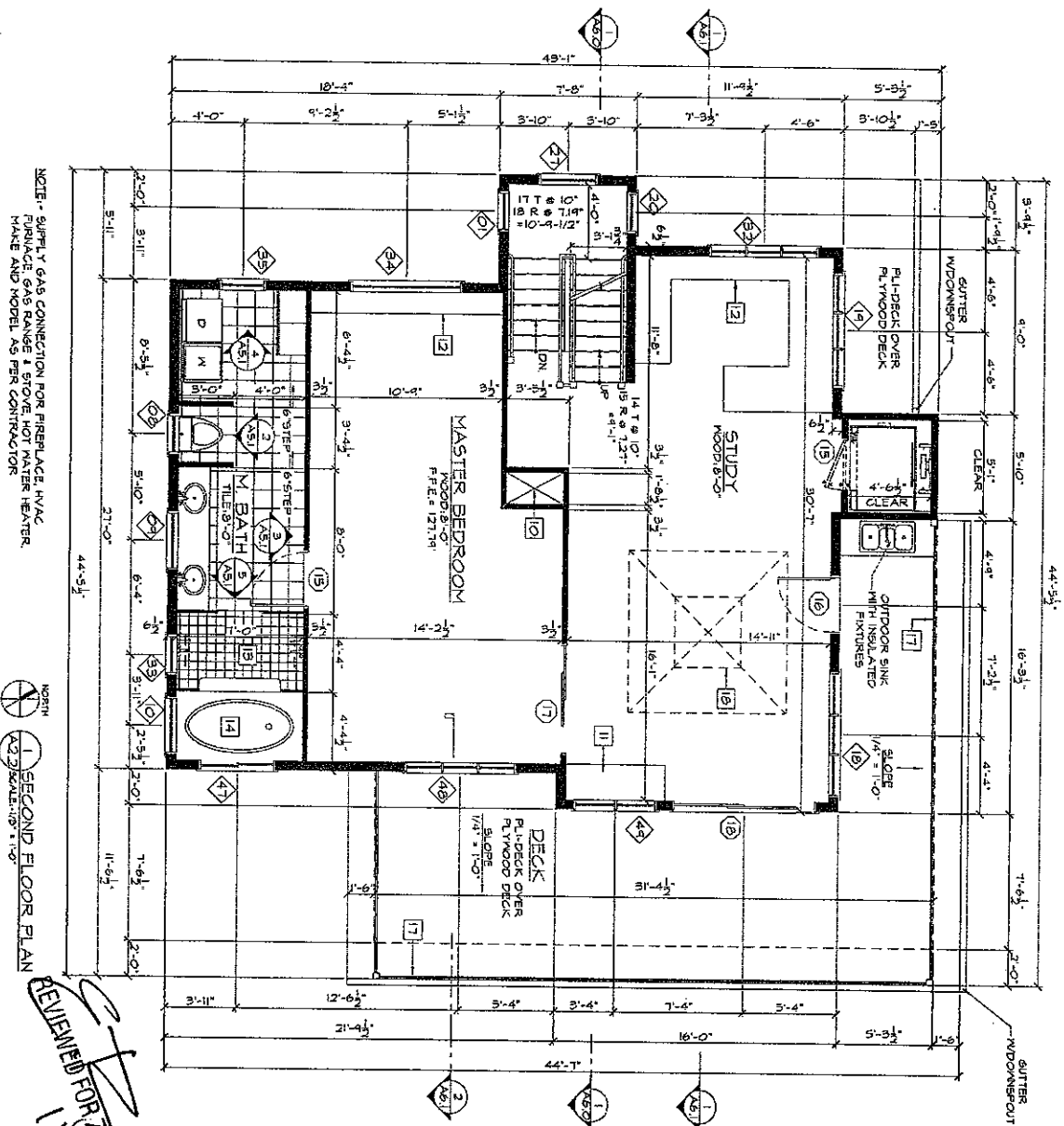
Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877



**VAASTU DESIGN STUDIO, LLC**  
2301-A Inland Drive Austin, TX 78707  
USA: 512.961.8512 FAX: 1-815-361-9



date of issue	27 OCT 2010
drawn by	EH
project number	#10.02



10. FLOOR PLAN KEY:  
HVAC CHASE
11. WINDOW SEAT. REFER TO ARCH. DETAILS
12. OWNER PROVIDED CONTRACTOR INSTALLED MODULAR MEIA STORAGE UNITS.
13. WALK-IN SHOWER, PROVIDE GLASS SIDE PANELS ADOORS, T.P., 60"x36" JACUZZI TUB, COORDINATE WITH OWNER ON POWER REQ. AND FINISH.
14. ROOF TOP DECK, REFER TO ARCH. DETAILS FOR MORE INFORMATION.
15. CONTINUOUS HANDRAIL, CABLE RAIL SYSTEM WITH AIL. POSTS @ 4'-0" O.C.
16. @ 4'-0" O.C.
17. VES-306 SKITIGHT AT TOP AND 103 X108" LIGHT WELL AT BOTTOM, OWNER TO SELECT. CONTRACTOR TO INSTALL.

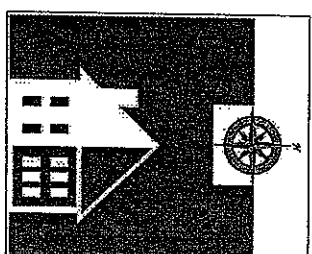
**NOTE:- SUPPLY GAS CONNECTION FOR FIREPLACE, HVAC FURNACE, GAS RANGE & STOVE, HOT WATER HEATER AND VENT GAS OUTLET.**

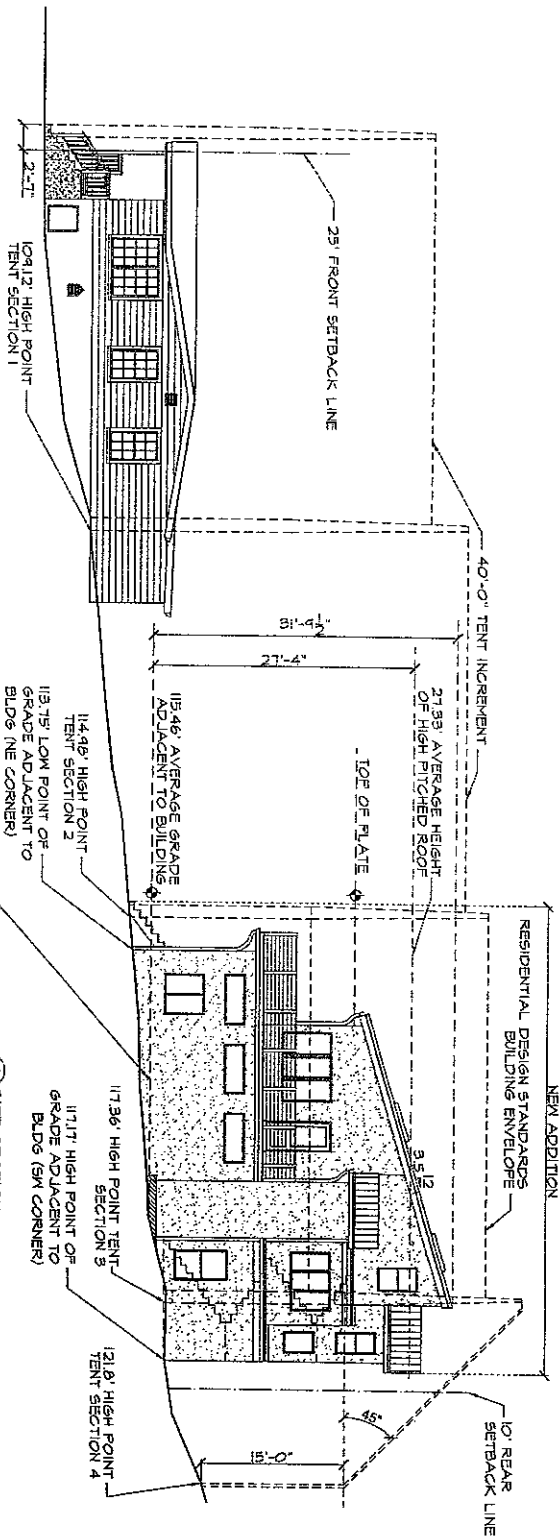
1 SECOND FLOOR PLAN  
A2.2 SCALE: 1/8" = 1'-0"

REVIEWED FOR ZONING ONLY  
11/11/2010

<b>MARIE CASE</b> <b>RESIDENCE</b>	
ADDITION & RENOVATION 1606 EASTSIDE DRIVE AUSTIN, TX. 78701	
<b>NEW ADDITION</b>	
<b>SECOND FLOOR PLAN</b>	
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

**VAASTU DESIGN STUDIO, L**  
2301-A Ironside Drive Austin, TX 78705  
USA: 512.961.8612 FAX: 1-815-361-6





# SITE CALCULATIONS

Gross Floor Area (GFA) or Floor to Area Ratio (FAR)

As of: October 26, 2010

1606 East Side Drive, Austin, TX 78734

A. TOTAL AREA OF LOT, 8884 SF

B. NEW AREAS:

NEW 1st Flr Cov. Cond. Area 1068 SF

Screen Porch ground floor, attached 155

Allowance, Screened Porch 155 SF

Garage, attached 369

Allowance, Attached Garage 200 SF

TOTAL GARAGE ATTACHED 169

SUBTOTAL 1ST FLOOR 1236

NEW 2nd FLOOR COV. AREA 462 SF

TOTAL NEW AREA, 2218

TOTAL HABITABLE ATTIC 881 SF

Roof Pitch = 4:12

Area 1 7' AFF

Area 2 7' AFF

Area 3 7' AFF

Area 4 7' AFF

Area 5 7' AFF

Area 6 7' AFF

Area 7 7' AFF

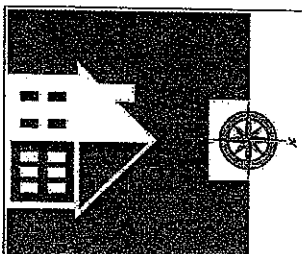
Area 8 7' AFF

38.6% Maximum FAR allowed: 40%

1/8" = 1'-0"



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877



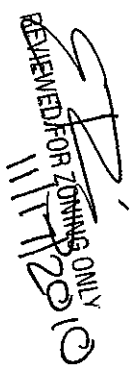
VASTU DESIGN STUDIO, LLC  
2201-A Trilside Drive Austin, TX 78705  
USA: 512.561.8612 FAX: 1-815-361-9000

**MARIE CASE**  
**RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

## SITE SECTION

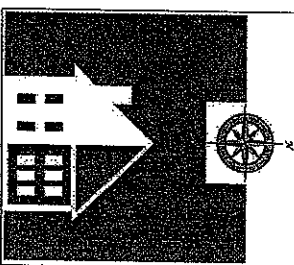
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

A1.2



9. 7. 2018

**VAASTU DESIGN STUDIO, LLC**  
2301-A Triltside Drive Austin, TX 78700  
USA: 512.961.8612 FAX: 1-815-361-9000



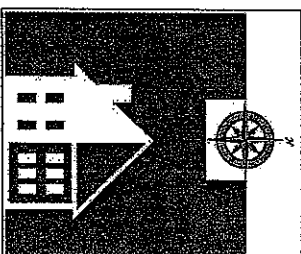
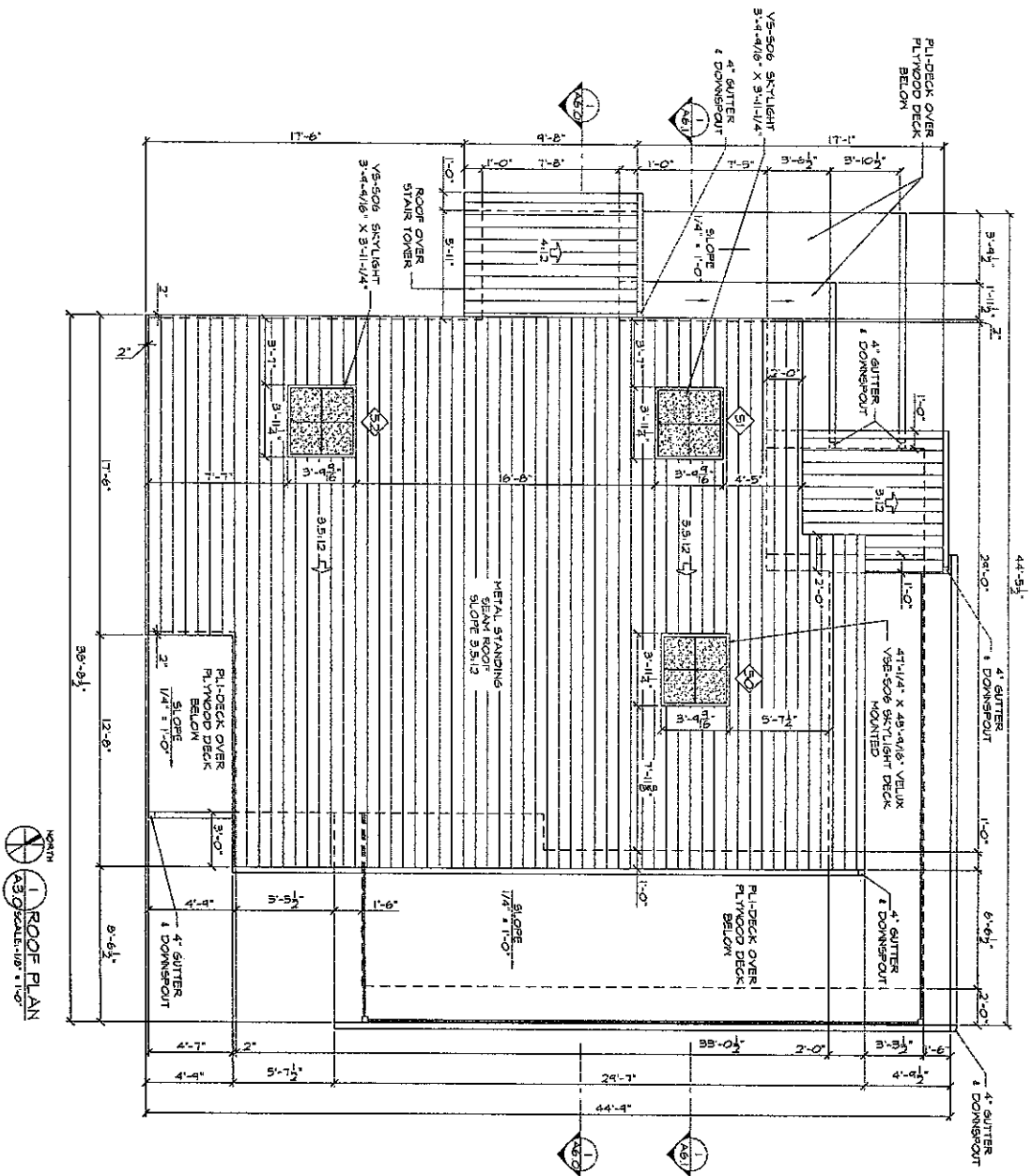
**MARIE CASE  
RESIDENCE**

ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

NEW ADDITION  
ATTIC FLOOR PLAN

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

## A2.3



**VASTU DESIGN STUDIO, L.L.C.**  
 2301-A Ironside Drive Austin, TX 78707  
 USA: 512.361.8612 FAX: 1-815-361-9012



Daniel P. O'Connell  
 Architect TX #12124  
 11133 W 31st  
 Austin, TX 78705  
 PH: 612-535-7877

## MARIE CASE RESIDENCE

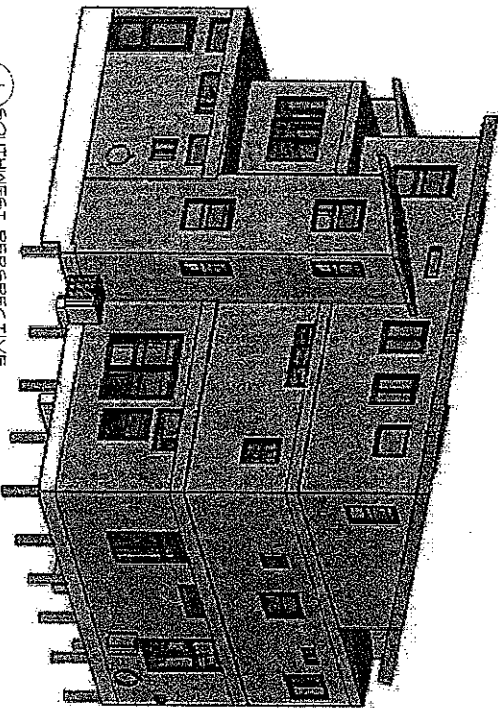
ADDITION & RENOVATION  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78701

## NEW ADDITION ROOF PLAN

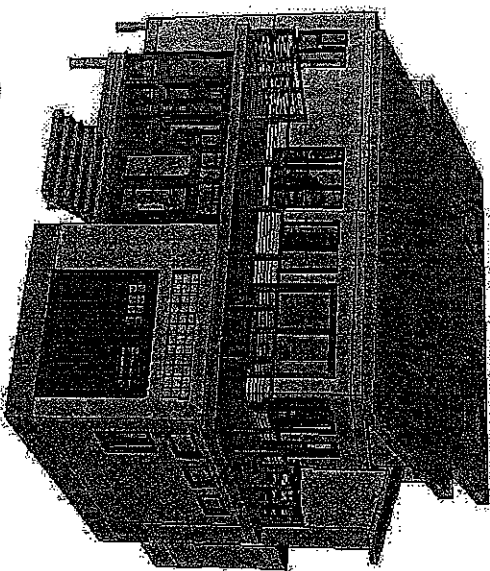
date of issue 27 OCT 2010  
 drawn by EH  
 project number #10.02

A3.0

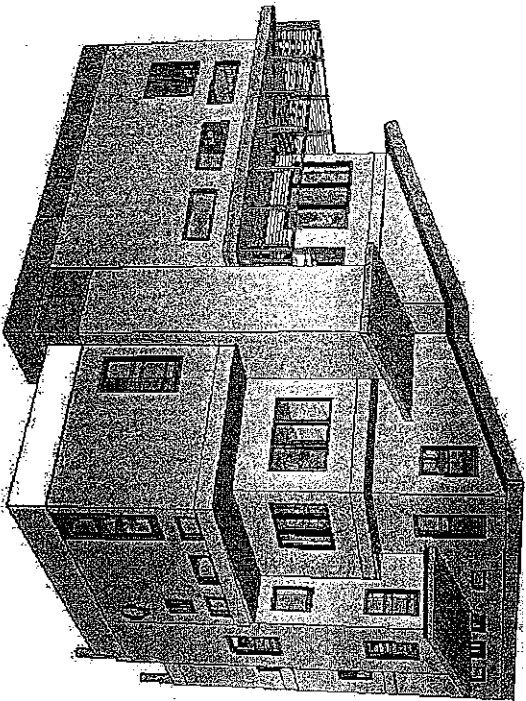
1. SOUTHWEST PERSPECTIVE  
A4.0 SCALE: NOT TO SCALE



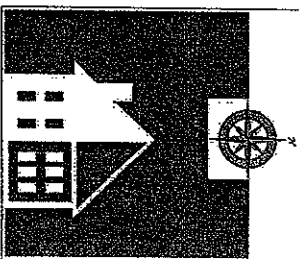
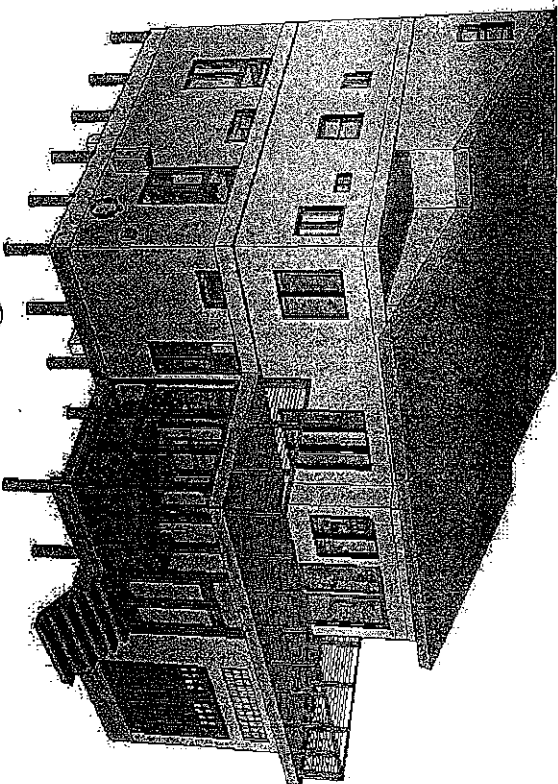
2. NORTHEAST PERSPECTIVE  
A4.0 SCALE: NOT TO SCALE



3. NORTHWEST PERSPECTIVE  
A4.0 SCALE: NOT TO SCALE



4. SOUTHEAST PERSPECTIVE  
A4.0 SCALE: NOT TO SCALE



**VASTU DESIGN STUDIO, L.L.C.**  
2301-A Inlet Drive Austin, TX 78701  
USA: 512.961.8612 FAX: 1-815-361-9000



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

## MARIE CASE RESIDENCE

ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

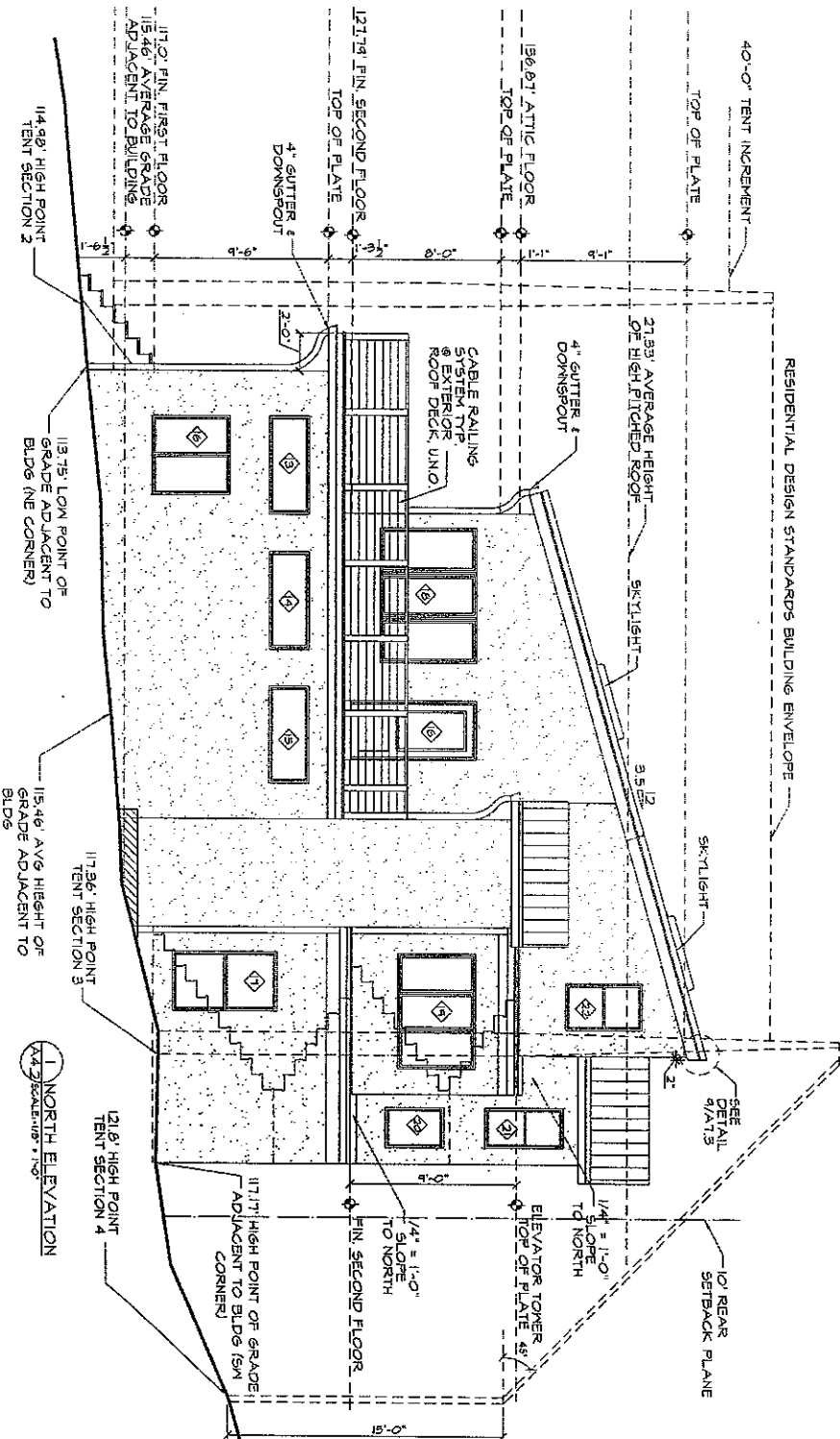
## NEW ADDITION PERSPECTIVES

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

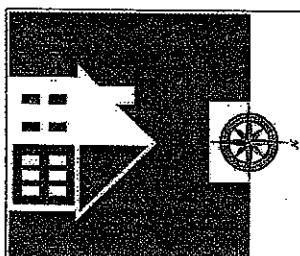
A4.0







REVIEWED FOR ZONING ONLY  
11/11/2010



**VASTU DESIGN STUDIO, LLC**  
2201 -A Inletside Drive Austin, TX 78701  
USA: 512.961.8512 FAX: 1-815-361-9000



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-635-7877

## MARIE CASE RESIDENCE

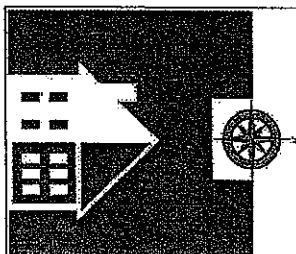
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

NEW ADDITION:  
NORTH ELEVATION


date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

A4.2

REVIEWED FOR ZONING ONLY  
11/11/2010



**VASTU DESIGN STUDIO, LLC**  
2201-A Triltside Drive Austin, TX 78701  
USA 512.961.8612 FAX: 1-815-361-9612

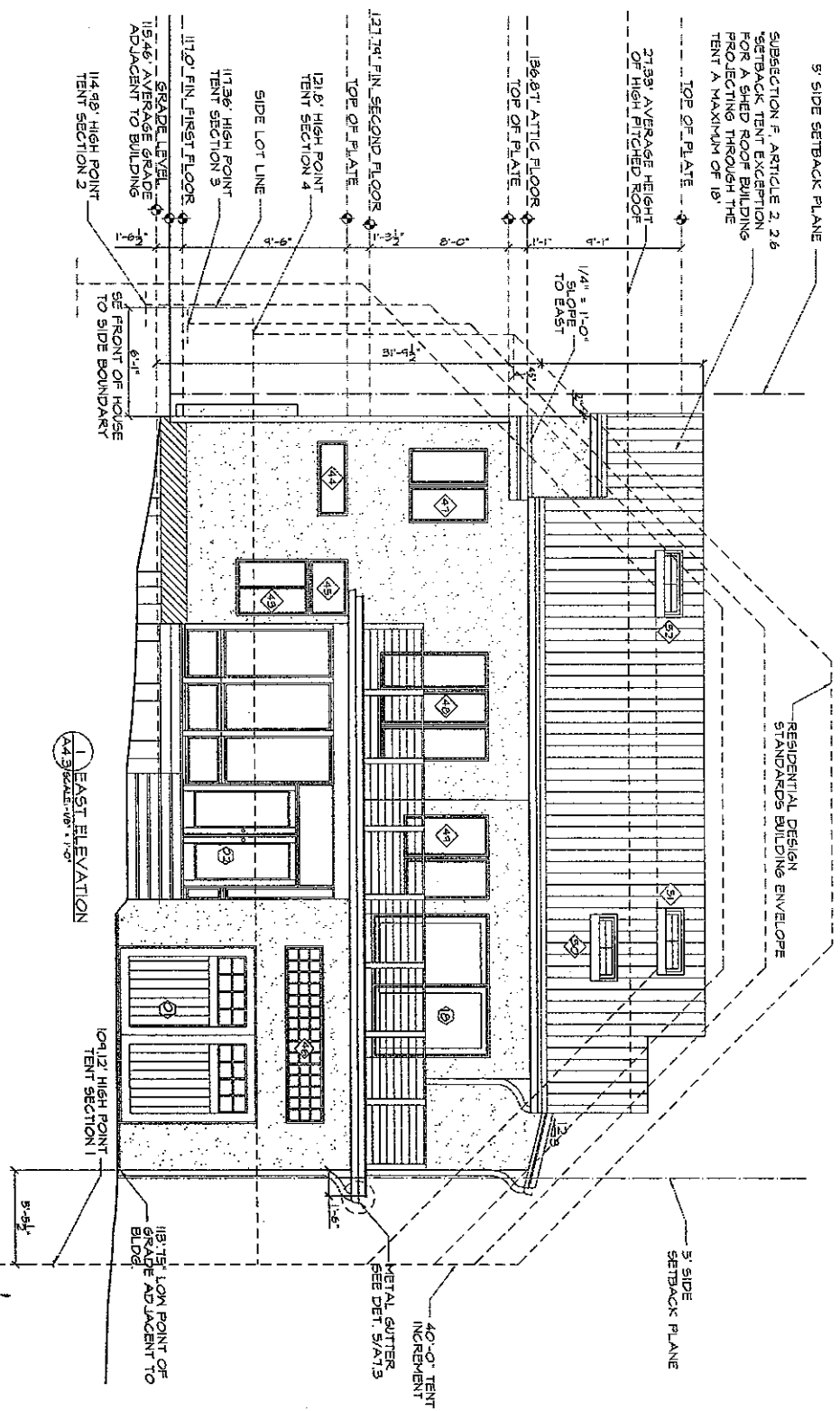


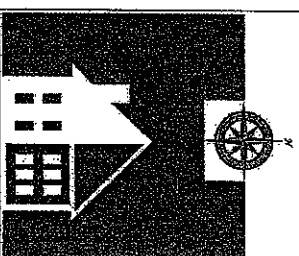
Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

**NEW ADDITION  
EAST ELEVATION**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02



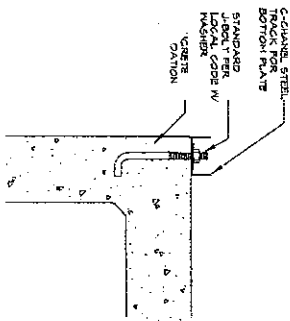


**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

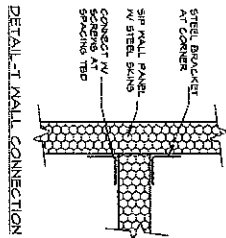
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

#### A4.4

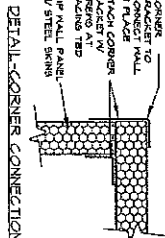
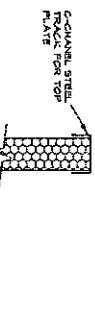
RECEIVED FOR ZONING ONLY  
11/17/2010



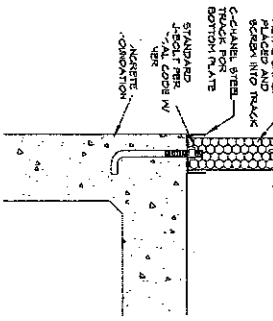
DETAIL-STEEL PLATE TO FOUNDATION



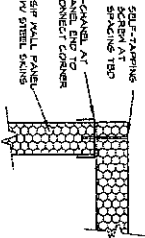
DETAIL-T WALL CONNECTION



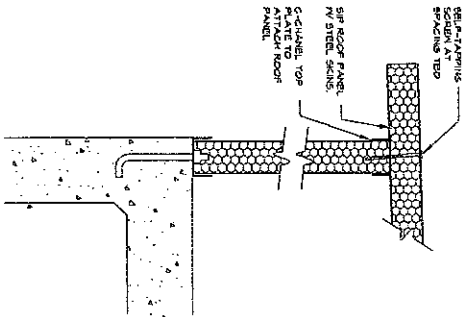
DETAIL-CORNER CONNECTION 1



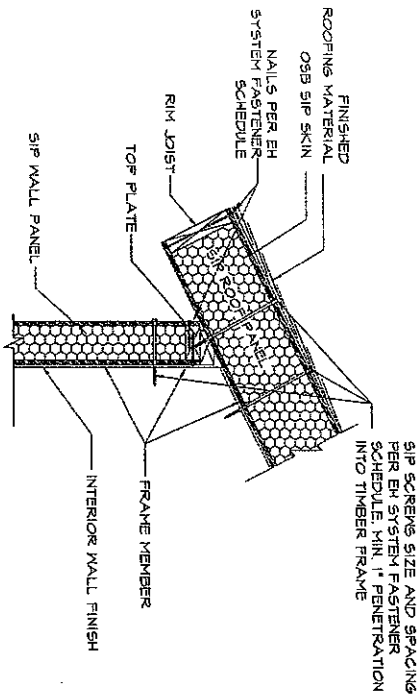
DETAIL-SIP WALL TO FOUNDATION



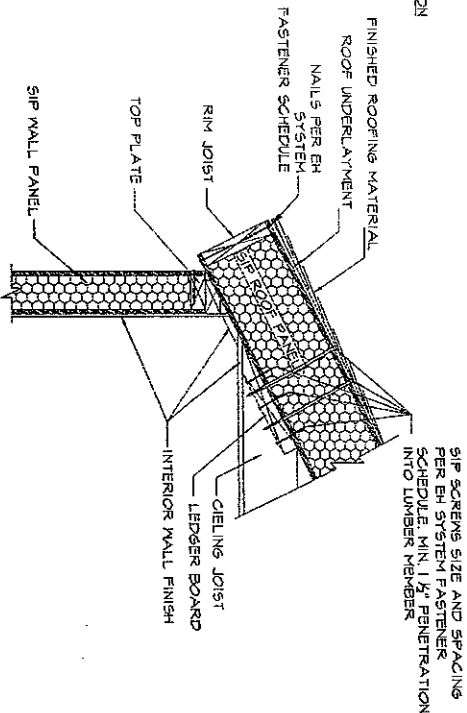
DETAIL-CORNER CONNECTION 2



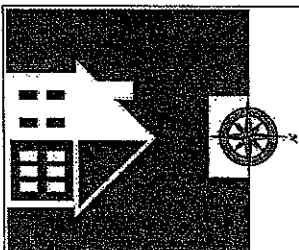
DETAIL-WALL TO ROOF CONNECTION



SIP SCREENS SIZE AND SPACING PER EH SYSTEM FASTENER SCHEDULE. MIN. 1" PENETRATION INTO TIMBER FRAME



SIP SCREENS SIZE AND SPACING PER EH SYSTEM FASTENER SCHEDULE. MIN. 1/2" PENETRATION INTO LUMBER MEMBER



VAASTU DESIGN STUDIO, LLC  
2301-A Tronside Drive Austin, TX 78701  
USA: 512.961.8612 FAX: 1-815-361-9612



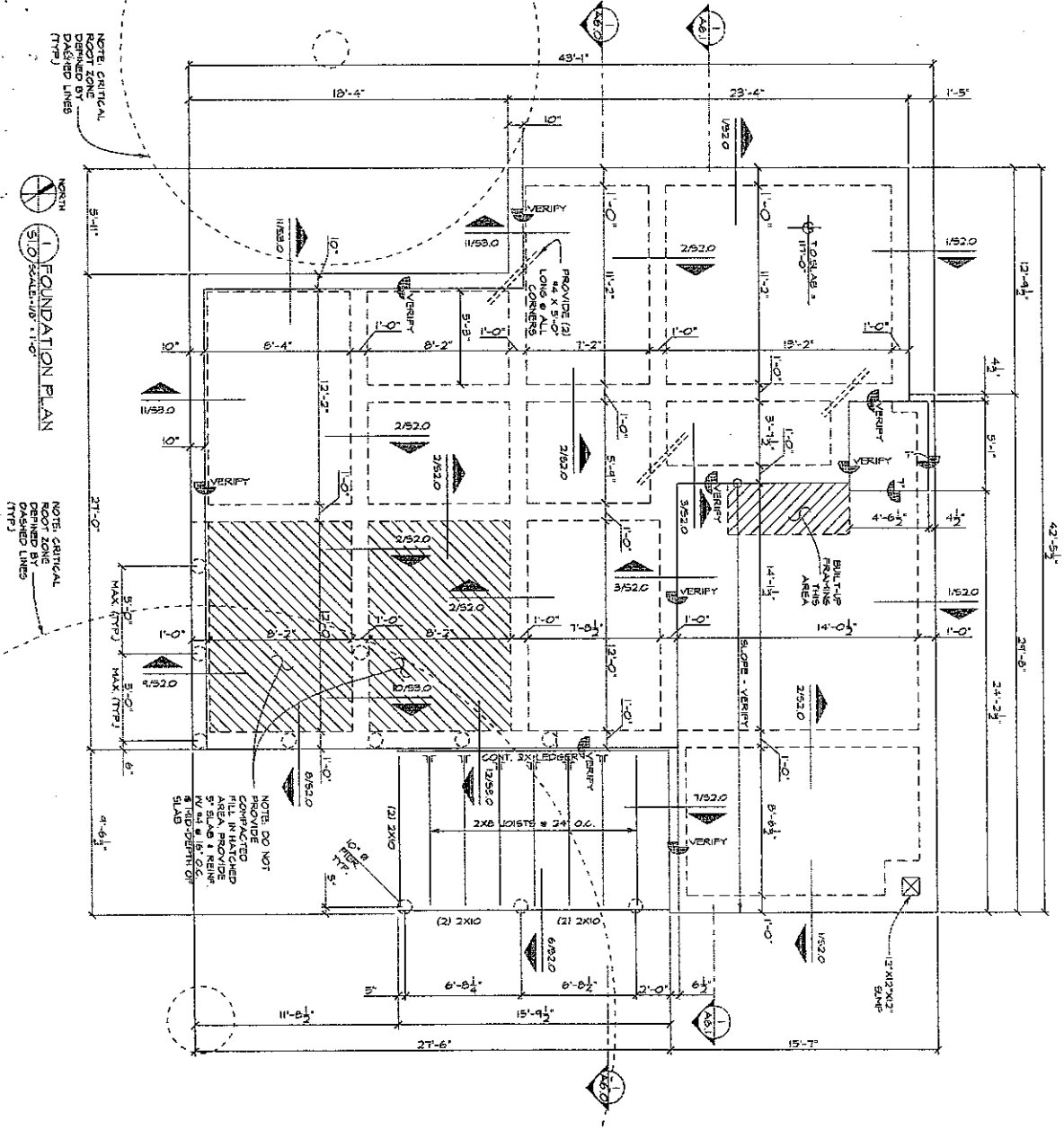
Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

## MARIE CASE RESIDENCE

ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

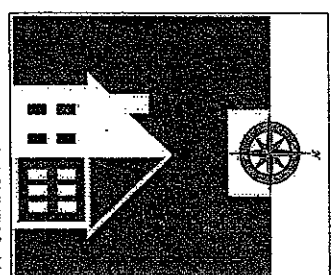
### SIP PANEL DETAILS

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

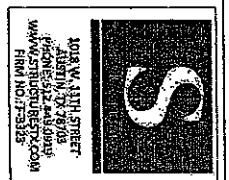


# FOUNDATION PLAN NOTES

1. VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND DROPS WITH ARCHITECTURAL PLANS.
2. TOP OF SLAB (T.O.S.) ELEVATION SHALL BE 117'-0".
3. ALL FLOOR JOISTS SHALL BE 2X8 @ 24" O.C.
4. SLAB SHALL BE 4" MINIMUM THICKNESS ON 48% O.C. EACH WAY AT MID-DEPTH OF SLAB. U.N.O. ON PLAN.
5. PROVIDE (2) #5 X 4'-0" 1" SPACED BARS TOP INTERSECTIONS OF BEAMS AND T.
6. THE FOUNDATION DESIGN PROVIDED IS BASED ON ONLY AN ANALYSIS OF THE FRAMING. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL LOADS ARE APPROPRIATELY TRANSFERRED TO FOUNDATION GRADE BEAMS, WOOD BEAMS, OR ISOLATED PIERS AND ABUTMENTS.
7. THESE STRUCTURAL DOCUMENTS DO NOT ADDRESS WATER ISSUES AS IT RELATES TO BUT NOT LIMITED TO SITE DRAINAGE, ROOF RUNOFF, OR WATER INTRUSION BY FLOODING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EFFECTS OF EROSION AND TO MAINTAIN THE INTEGRITY OF THE STRUCTURAL SYSTEM DESCRIBED. WATER ISSUES AFFECTING MATERIALS AND ARE THE CONTRACTOR'S RESPONSIBILITY AND ARE BEYOND THE SCOPE OF THESE DOCUMENTS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY THAT THE COMPOSITION OF THE FILL MATERIAL USED AND ITS COMPACTION ARE IN ACCORDANCE WITH THE BUILDING PLAN NOTES SPECIFIED ON SHEET 802.
9. SEE SHEETS S1.0 & S1.1 FOR FOUNDATION DETAILS.



**VASTU DESIGN STUDIO, LLC**  
 2301-A Trilside Drive Austin, TX 7871  
 USA: 512.961.8612 FAX: 1-815-361-961

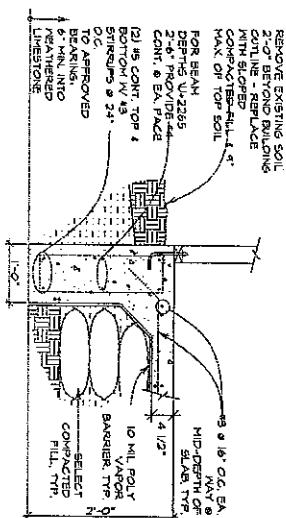


**MARIE CASE**  
**RESIDENCE**  
 ADDITION & RENOVATION  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 78701

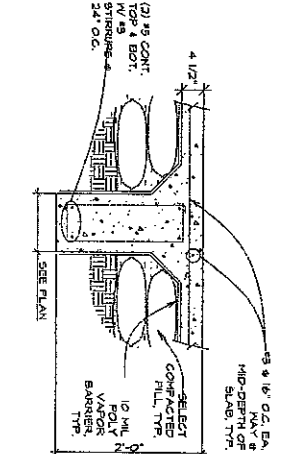
## FOUNDATION PLAN

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

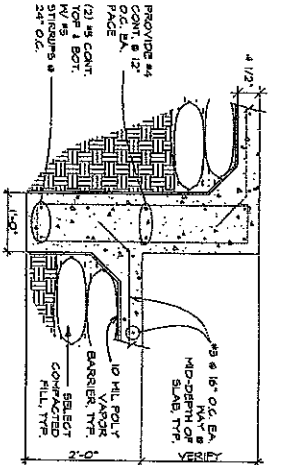
**S1.0**



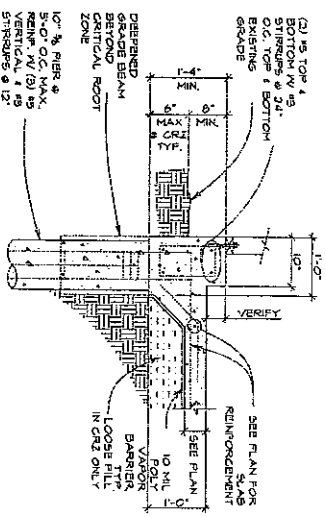
1 TYP. PERIMETER GRADE BEAM  
3/8" x 11'-0"



2 TYP. INTERIOR GRADE BEAM  
3/8" x 11'-0"

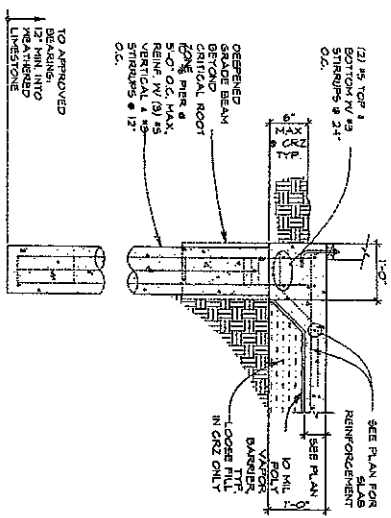


3 INTERIOR GRADE BEAM @ DROP  
3/8" x 11'-0"

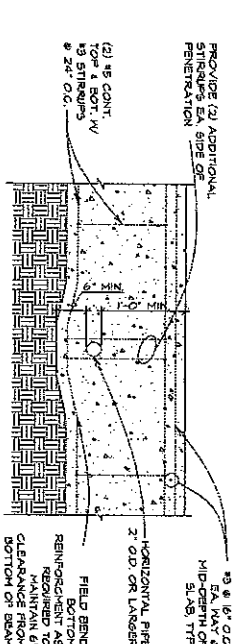


4 SLAB REINFORCING @ CONDUIT  
3/8" x 11'-0"

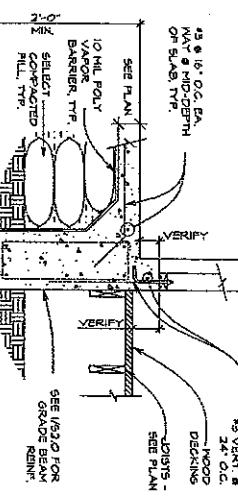
4 TYP. DETAIL AT CRITICAL ROOT ZONE  
3/8" x 11'-0"



5 TYP. DETAIL AT CRITICAL ROOT ZONE  
3/8" x 11'-0"



6 PERIMETER PIER & BEAM DETAIL  
3/8" x 11'-0"



7 ENTRY PORCH ATTACHMENT DETAIL  
3/8" x 11'-0"

5 HORIZONTAL PENETRATION OF GRADE BEAM  
3/8" x 11'-0"

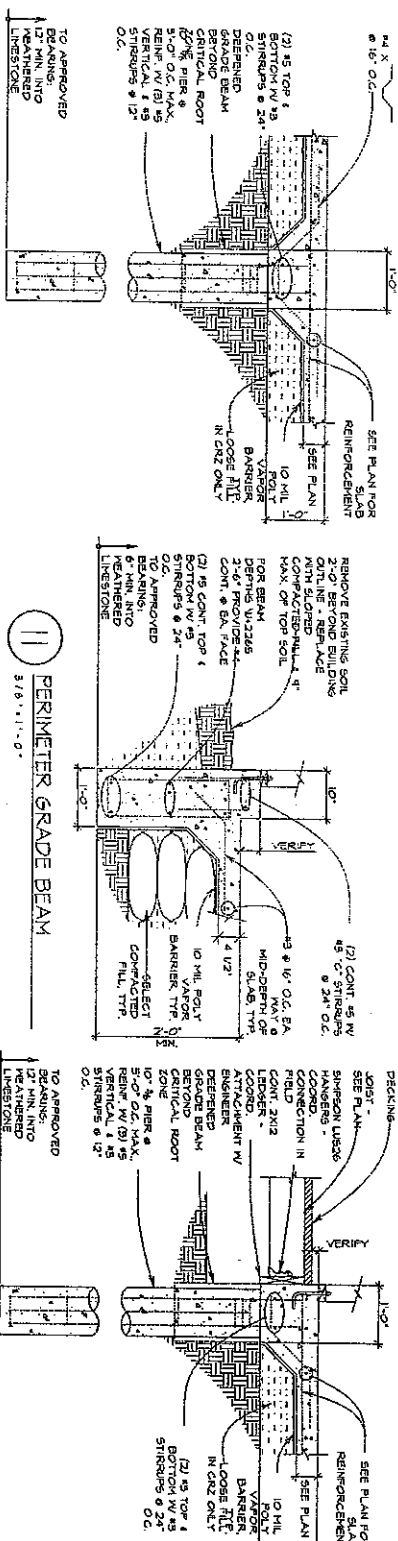
**VASTU DESIGN STUDIO, LLC**  
2301-A Trailside Drive Austin, TX 787  
USA: 512.961.8612 FAX: 1-815-361-91

**1018 W. 11TH STREET**  
AUSTIN, TX 78703  
PHONE: 512.443.6813  
WWW.STRUCTURESTOCK.COM  
PRM NO: F-3525

**MARIE CASE**  
**RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

**FOUNDATION**  
**DETAILS**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02



# STRUCTURAL NOTES

## 1.0 INTERIOR GRADE BEAM DETAIL AT CRITICAL ROOT ZONE

Material posting the 400 sleeve shall meet the following plasticity requirements:

PLASTICITY	MAXIMUM	MINIMUM
No. 40 Sleeve	58 - 50%	3
20% - 40%	23% - 50%	3
10% - 20%	10% - 40%	4

3. Concrete shall comply with the composition of the steel material to at least 58% of the maximum yield strength of the steel material. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

4. Due to the concrete of a site specific, subgrade strength and report from a registered geotechnical Engineer, the foundation design is based on the assumption that the soil is uniform and the foundation is not subjected to lateral loads. The foundation design is based on the assumption that the soil is uniform and the foundation is not subjected to lateral loads.

5. The foundation design shall be based on the assumption that the soil is uniform and the foundation is not subjected to lateral loads. The foundation design is based on the assumption that the soil is uniform and the foundation is not subjected to lateral loads.

6. Concrete shall comply with the composition of the steel material to at least 58% of the maximum yield strength of the steel material. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

## 1.2 TYPICAL DETAIL AT CRITICAL ROOT ZONE

5. Slab reinforcement, one piece of concrete shall conform to ACI 308. 6. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

7. All steel reinforcement in concrete members shall be tested in accordance with ASTM A631, Method 1. The test results shall be within 2% of the design value. 8. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

9. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 10. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

11. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 12. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

13. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 14. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

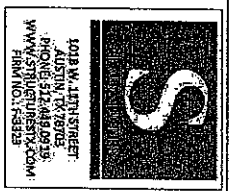
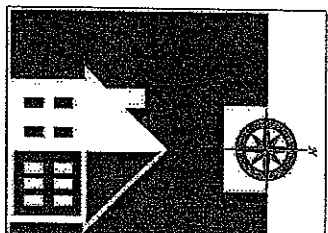
15. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 16. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

17. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 18. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

19. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 20. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

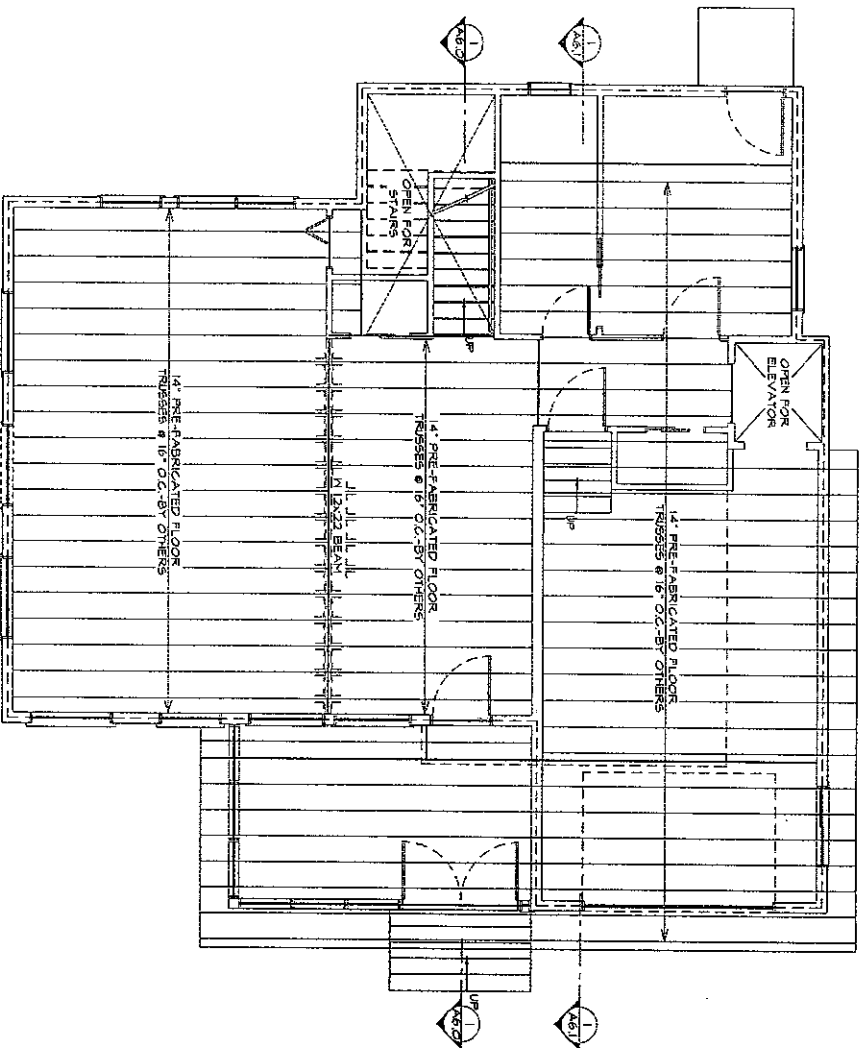
21. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 22. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.

23. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value. 24. The concrete shall be tested in accordance with ASTM C1064, Method 1. The test results shall be within 2% of the design value.



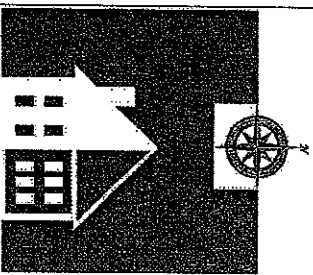
MARIE CASE RESIDENCE	
ADDITION & RENOVATION	
1606 EASTSIDE DRIVE AUSTIN, TX 78701	
FOUNDATION DETAILS	
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
S3.0	





NOTE: SOLID BLACK LINES REPRESENT HEADERS / BEAMS

SECOND FLOOR FRAMING PLAN  
S4.0 SCALE: 1/8" = 1'-0"



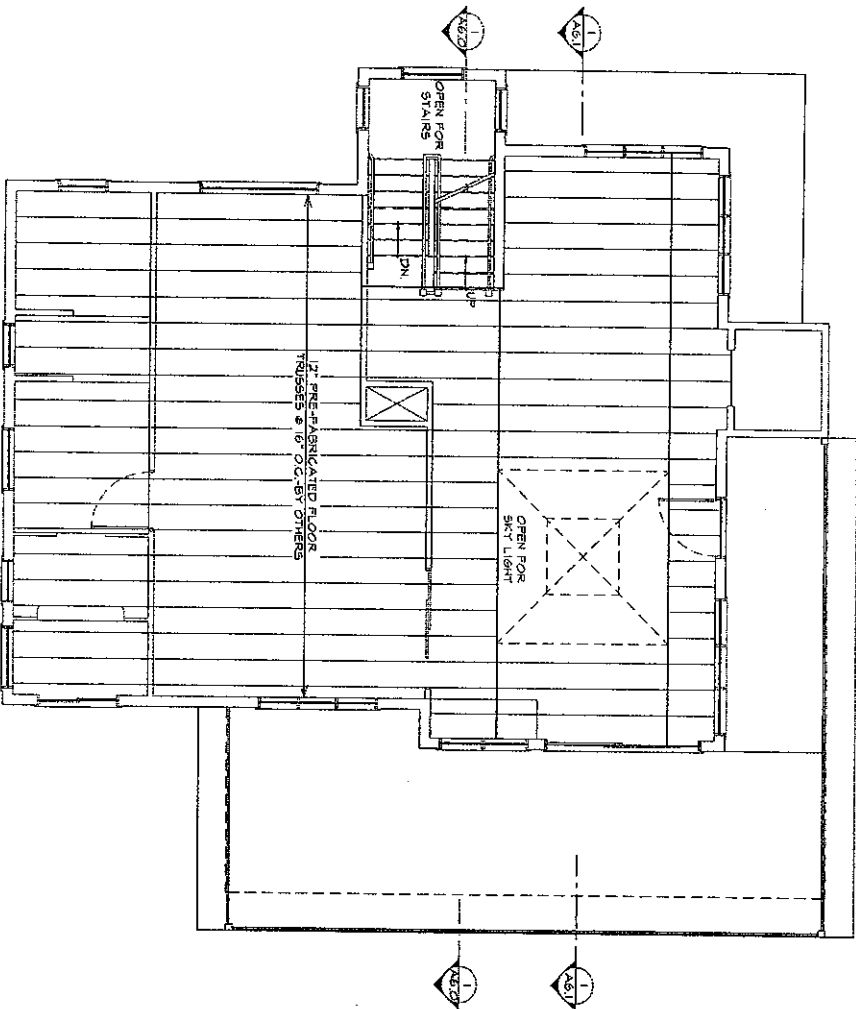
VAASTU DESIGN STUDIO, LLC  
2301-A Troilside Drive Austin, TX 78701  
USA: 512.961.8612 FAX: 1-815-361-90

**MARIE CASE**  
**RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

SECOND FLOOR  
FRAMING PLAN

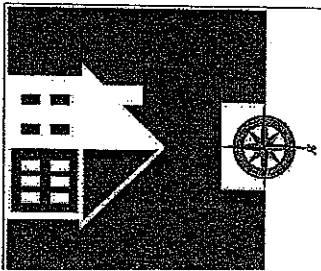
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

S4.0



NOTE: SOLID BLACK LINES REPRESENT HEADERS / BEAMS

1/8" = 1'-0" ATTIC FLOOR FRAMING PLAN



VASTU DESIGN STUDIO, LLC  
2301-A Trolisde Drive Austin, TX 78701  
USA: 512.961.8612 FAX: 1-815-361-90

**MARIE CASE**  
**RESIDENCE**  
ADDITION & RENOVATION  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

ATTIC FLOOR  
FRAMING PLAN

date of issue 27 OCT 2010

drawn by EH

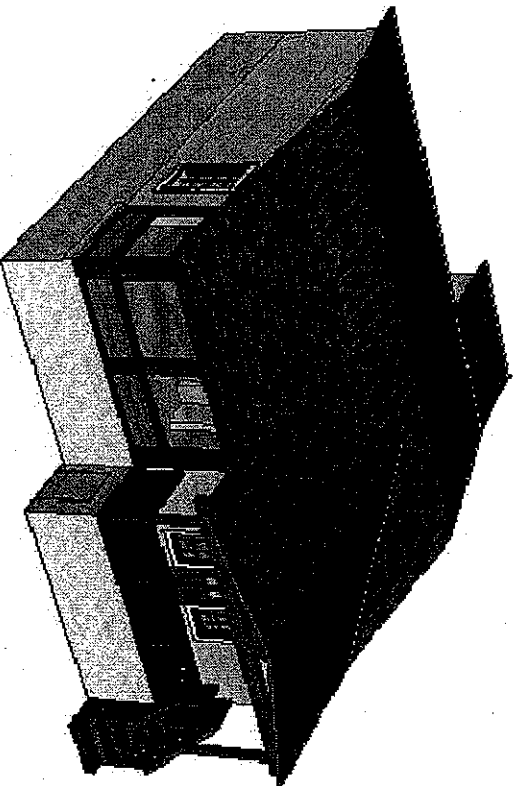
project number #10.02

S5.0

# **CURRENT PLANS**

[illegible]

- [illegible]




GENERAL INFORMATION & SHT. INDEX	A10	SECTION DETAILS	A11
SITE PLAN	A11	SECTION DETAILS	A12
SITE SECTION	A12	SECTION DETAILS	A13
LOT PLAN W/ FOUNDATION	A13	SCHEDULES	A14
EXISTING REMOVAL/NOTION ITEMS	A14	GENERAL NOTES	A15
NEW ADDITION, FIRST FLOOR PLAN	A15	DETAILS	A16
NEW ADDITION, SECOND FLOOR PLAN	A16	ELEVATOR DETAILS	A17
NEW ADDITION, ATTIC FLOOR PLAN	A17	HOT WATER PUMP DETAILS	A18
NEW ADDITION, ROOF PLAN	A18	FIRST FLOOR PLUMBING PLAN	A19
36x7 LIGHT DETAILS	A19	SECOND FLOOR PLUMBING PLAN	A20
NEW ADDITION, PERCEPTIVES	A20	FIRST FLOOR DRAINAGE PLAN	A21
NEW ADDITION, SOUTH ELEVATION	A21	SECOND FLOOR DRAINAGE PLAN	A22
NEW ADDITION, NORTH ELEVATION	A22	ELECTRICAL PLAN 1ST FLOOR	A23
NEW ADDITION, EAST ELEVATION	A23	ELECTRICAL PLAN 2ND FLOOR	A24
NEW ADDITION, WEST ELEVATION	A24	ELECTRICAL PLAN ATTIC FLOOR	A25
INTERIOR ELEVATIONS	A25	FOUNDATION PLAN (STRUCTURAL)	A26
INTERIOR ELEVATIONS	A26	FOUNDATION DETAILS (STRUCTURAL)	A27
BUILDING SECTIONS	A27	SECOND FLOOR FRAMING PLAN	A28
BUILDING SECTIONS	A28	GROUND FLOOR FRAMING PLAN	A29
WALL SECTIONS	A29	ATTIC FLOOR FRAMING PLAN	A30
	A30	(STRUCTURAL)	A31

LOT 1, ROY C. ROBERTS SUBDIVISION  
TX PARCEL #0302020515000  
SOUTH RIVER CITY DISTRICT  
SF=3  
NEW ADDITION: 2 BEDROOM, 2 BATH  
12278 SQ. FT. CONDITIONED SPACE  
1ST FLOOR: 1036 SQ. FT.  
2ND FLOOR: 982 SQ. FT.  
ATTIC: (COND) 233 SQ. FT.  
SCRN PORCH: 155 SQ. FT.  
ATTACH GARAGE: 368 SQ. FT.

AXONOMETRIC  
1/0 SCALE: NOT TO SCALE

**VAASTU DESIGN STUDIO, LLC**  
 2301-A Trinsdale Drive Austin, TX 78704  
 USA: 512.591.8812 FAX: 1-815-361-9036




**MARIE CASE  
RESIDENCE**

ADDITION & RENOVATIONS

1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

GENERAL INFO. &  
SHEET INDEX



Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

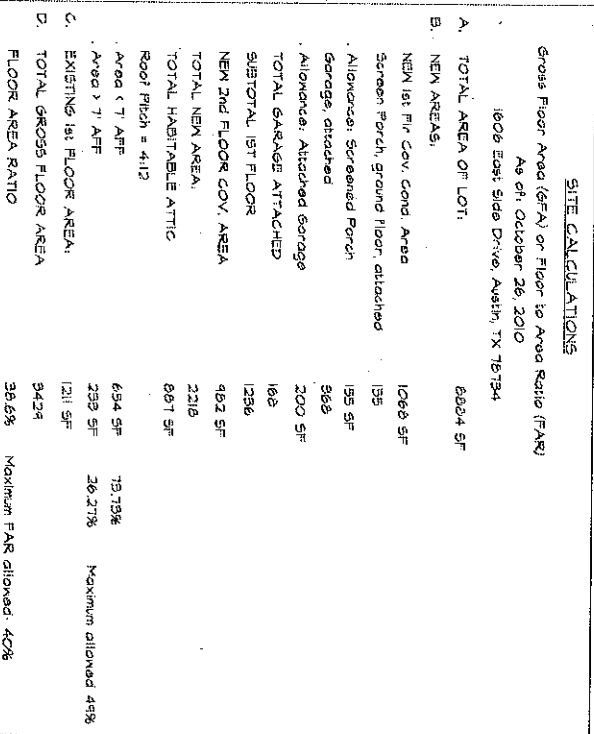
date of issue: 27 OCT 2010

drawn by: EH

project number: #10.02

**A1.0**





**Daniel P. O'Connell**  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

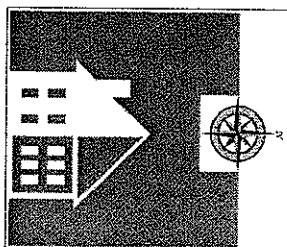
**MARIE CASE  
RESIDENCE**

ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

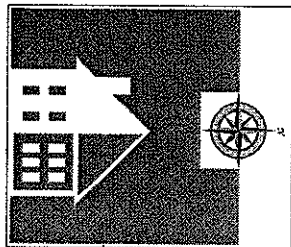
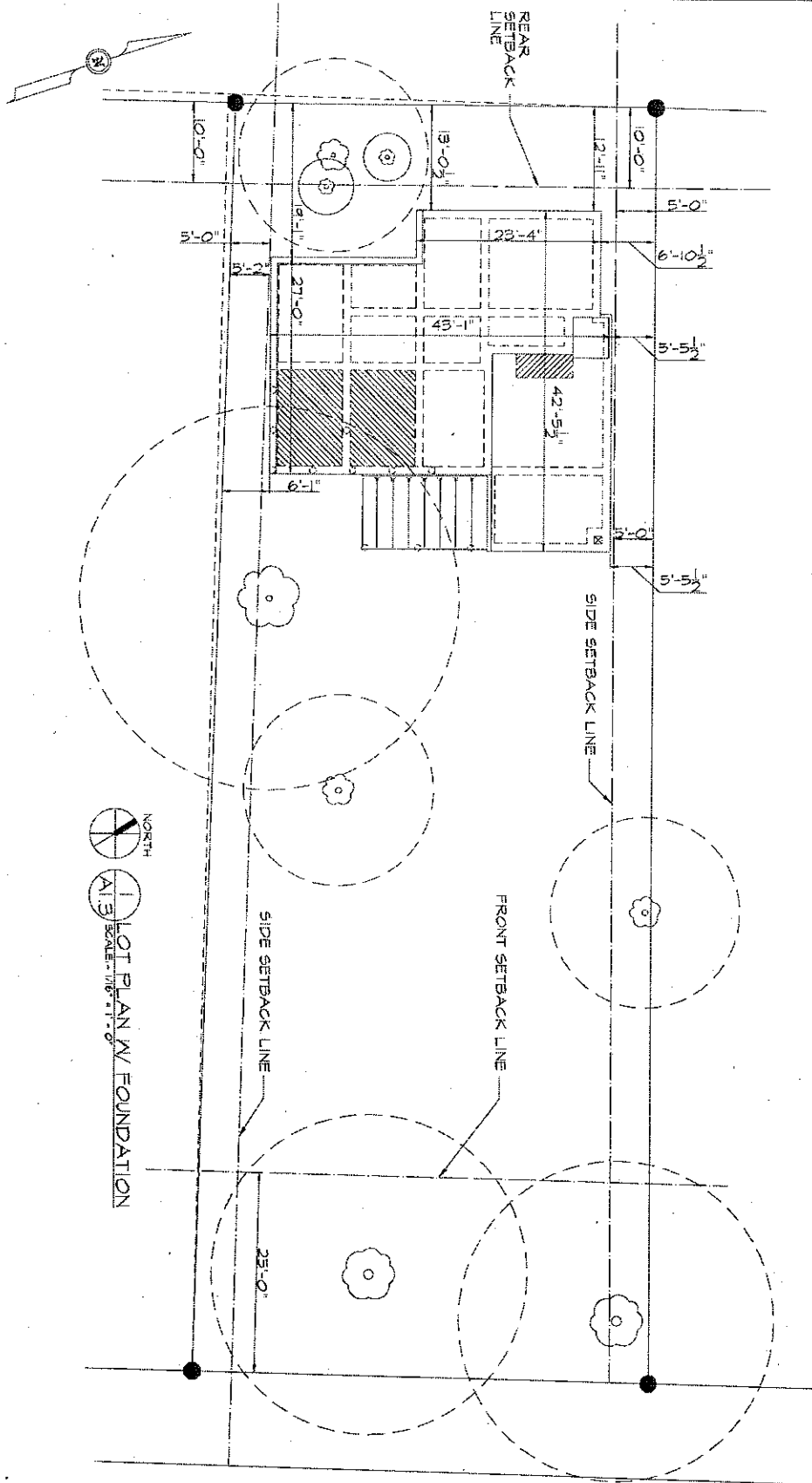
## SITE SECTION

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

A1.2



**VAASTU DESIGN STUDIO, LLC**  
2301-A Troilside Drive Austin, TX 78704  
USA: 512.961.8612 FAX: 1-815-361-9036



VASTU DESIGN STUDIO, LLC  
2301-A Trinitas Drive Austin, TX 78704  
USA: 512.961.8612 FAX: 1-815-361-9035



Daniel P. O'Connell  
Architect TX #12124  
1113 W. 31st  
Austin, TX 78705  
PH: 512-535-7877

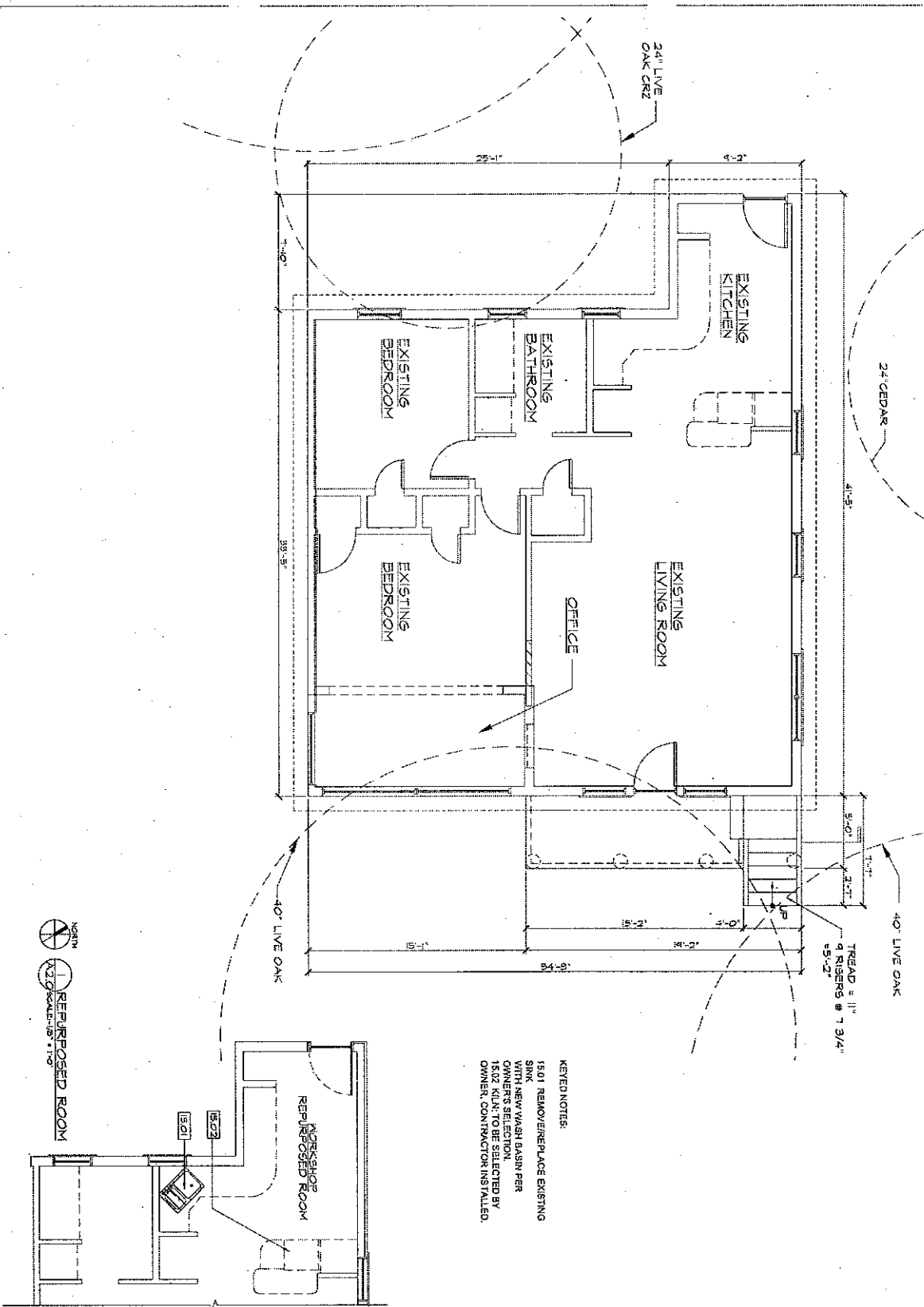
# **MARIE CASE RESIDENCE**

ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

## **LOT PLAN W/ FOUNDATION**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

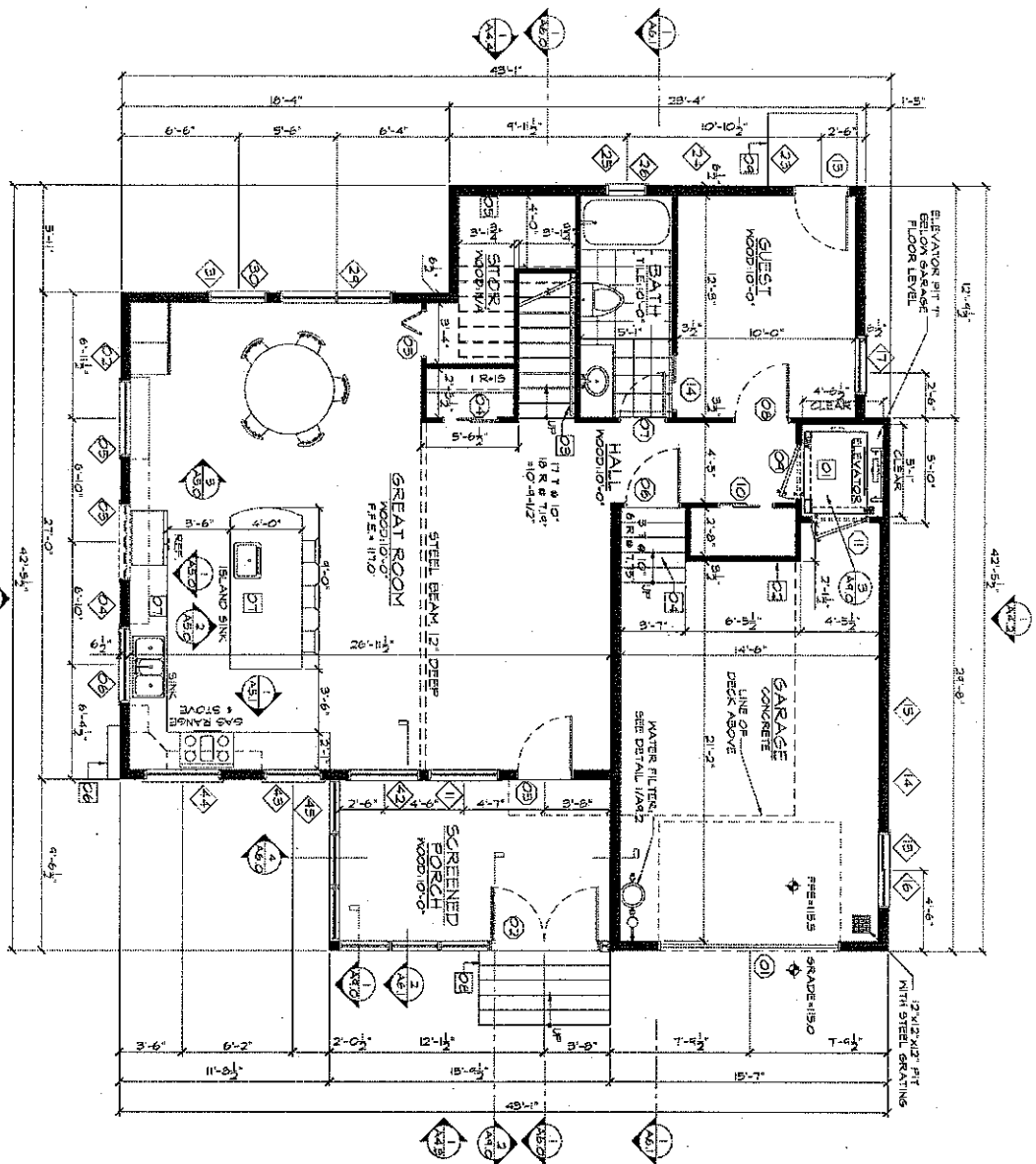
**A1.3**



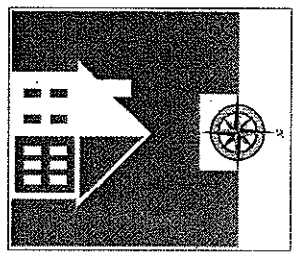


NOTE: SUPPLY GAS CONNECTION FOR FIREPLACE, HVAC  
 FURNACE, GAS RANGE & STOVE, HOT WATER HEATER.  
 MAKE AND MODEL AS PER CONTRACTOR.

1. FIRST FLOOR PLAN  
 A2.1



01. FLOOR PLAN KEY:  
 RESIDENTIAL ELEVATOR;  
 REFER TO DETAILS AND  
 SPECIFICATIONS FOR  
 CLEARANCE & POWER  
 REQUIREMENTS. 2400  
 24" FRAMED COAT CLOSET  
 BOTTOM AND TOP OF STAIRS  
 (TYPICAL)  
 02. CLO. STAIRS AT GARAGE  
 03. STAIRS UNDER STAIRS  
 04. ELECTRICAL CLOSET FIELD  
 05. OWNER PROVIDED/  
 CONTRACTOR INSTALLED  
 KITCHEN CABINETS  
 06. PLUMBING FIXTURES AND  
 INTEGRATED ELECTRICAL  
 APPLIANCES. REFER TO  
 OWNER PROVIDED  
 KITCHEN PLANS.  
 07. WOOD STAIRS;  
 CONSTRUCTED OF ROT  
 RESISTANT WD. MEMBERS.  
 TYP.  
 08. WOOD STOPS;  
 CONSTRUCTED OF ROT  
 RESISTANT WD. MEMBERS.  
 TYP.



VASTU DESIGN STUDIO, LLC  
 2301-A Trillick Drive Austin, TX 78704  
 USA: 512.961.8512 FAX: 1-813-361-9036



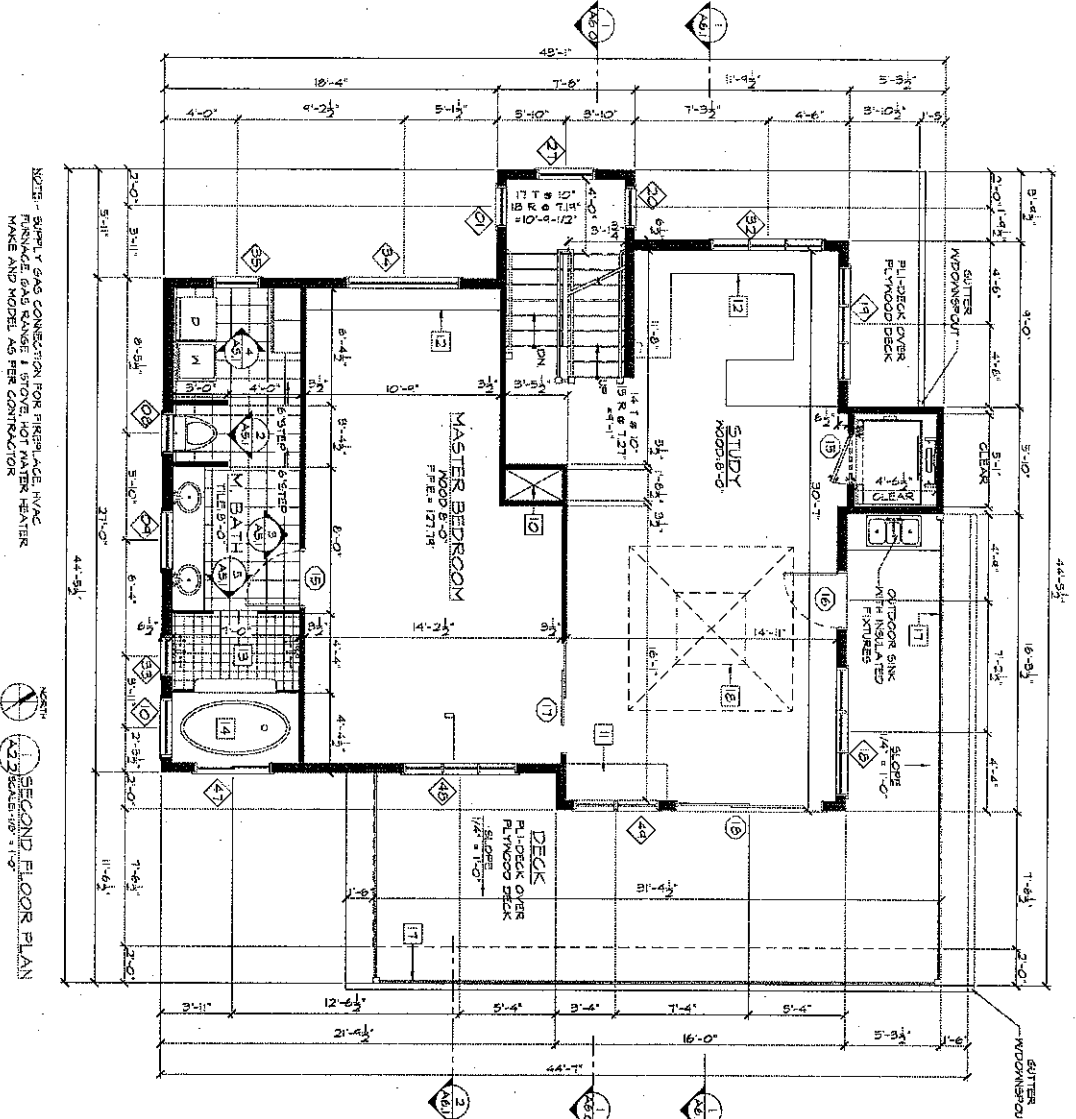
Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

# **MARIE CASE RESIDENCE**

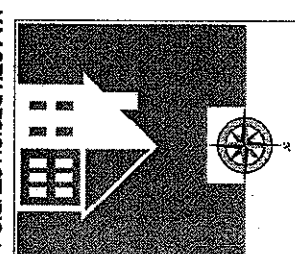
ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 78701

## **NEW ADDITION FIRST FLOOR PLAN**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
<b>A2.1</b>	



- FLOOR PLAN KEY:
- HVAC CHASE
  - WINDOW SEAT. REFER TO ARCH. DETAILS
  - OWNER PROVIDED CONTRACTOR INSTALLED MODULAR KEA STORAGE UNITS
  - WALK-IN SHOWER, PROVIDE GLASS SIDE PANELS & DOORS, TYP. 60"X36" JACOZZI TUB, COORDINATE WITH OWNER ON POWER
  - REG. AND FINISH ROOF TOP DECK, REFER TO ARCH. DETAILS FOR MORE INFORMATION
  - CONTINUOUS HANDRAIL, CABLE RAIL SYSTEM WITH MTL POSTS @ 4'0" O.C.
  - 4"X4" X 5.9'x5' VELUX VSE SKYLIGHT AT TOP AND 108"X108" LIGHT WELL AT BOTTOM, OWNER TO SELECT CONTRACTOR TO INSTALL



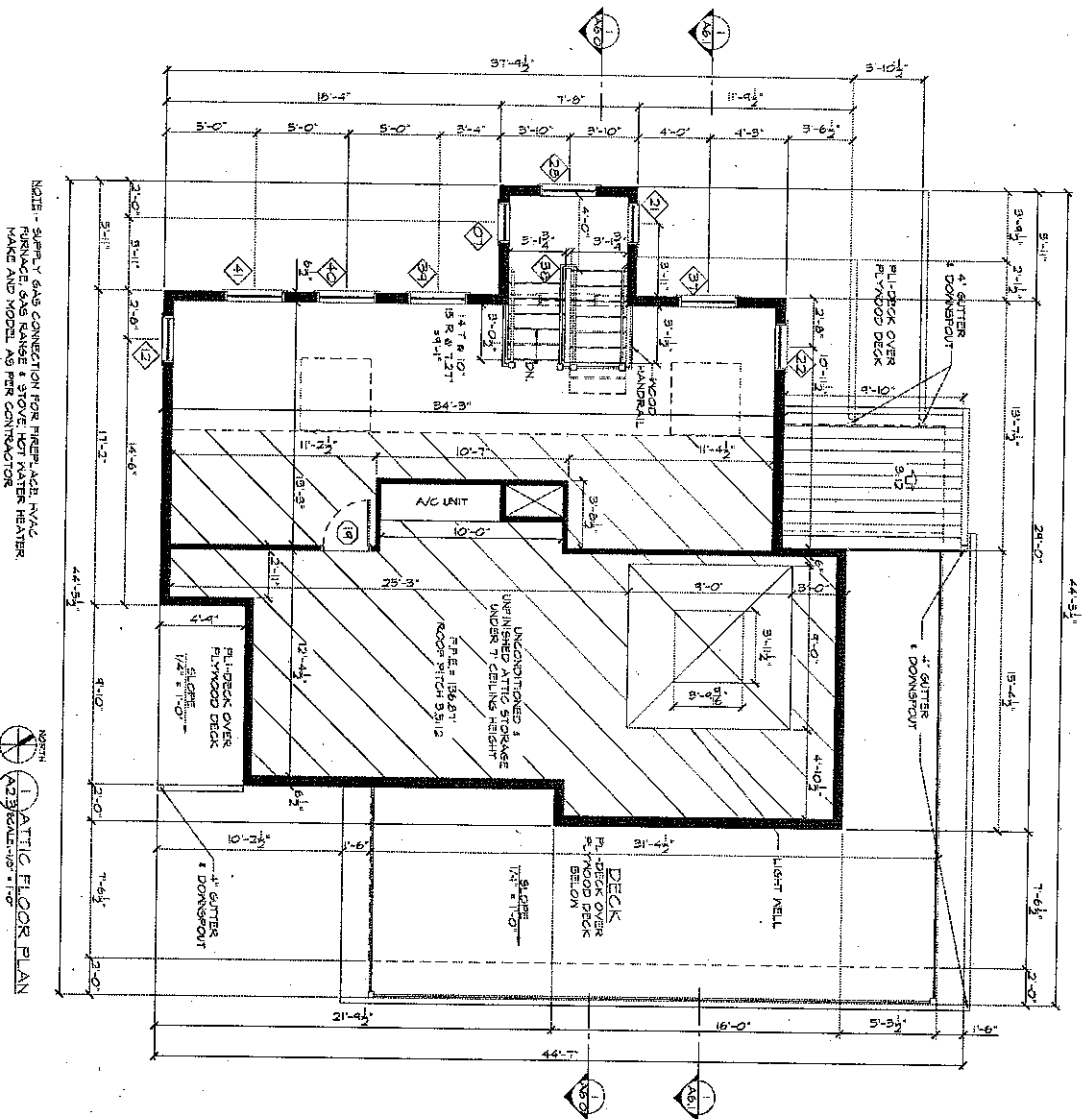
**VASTU DESIGN STUDIO, LLC**  
 2301-A Inland Drive Austin, TX 78704  
 USA 512.361.8512 FAX: 1-815-361-8036



Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 78701

NEW ADDITION	
SECOND FLOOR PLAN	
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
A2.2	

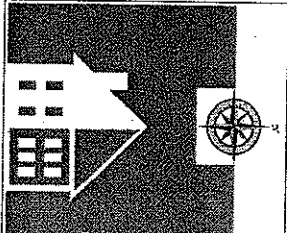


NOTE: SUPPLY GAS CONNECTION FOR HIGH-APR. NAT. GAS RANGE & STOVE HOT WATER HEATER. MAKE AND MODEL AS PER CONTRACTOR.


NORTH  
1. ATTIC FLOOR PLAN  
AS SHOWN - 10' x 10'

ATTIC TABLE: 887 SQ. FT.  
ATTIC FLOOR AREA  
OVER 7' = 233 SQ. FT. (26.27%)  
ATTIC FLOOR AREA  
UNDER 7' = 654 SQ. FT. (73.73%)  
NOTE:  
HABITABLE ATTIC SPACE  
EXEMPTION FROM GROSS FLOOR  
AREA CALCULATIONS PER  
SECTION 25, 3.3.3C





**VASTU DESIGN STUDIO, LLC**  
2301-A Inland Drive Austin, TX 78704  
USA: 512.961.8612 FAX: 1-813-361-9036



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

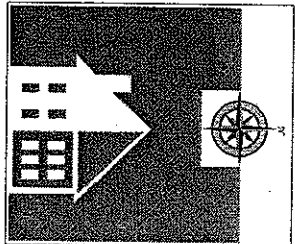
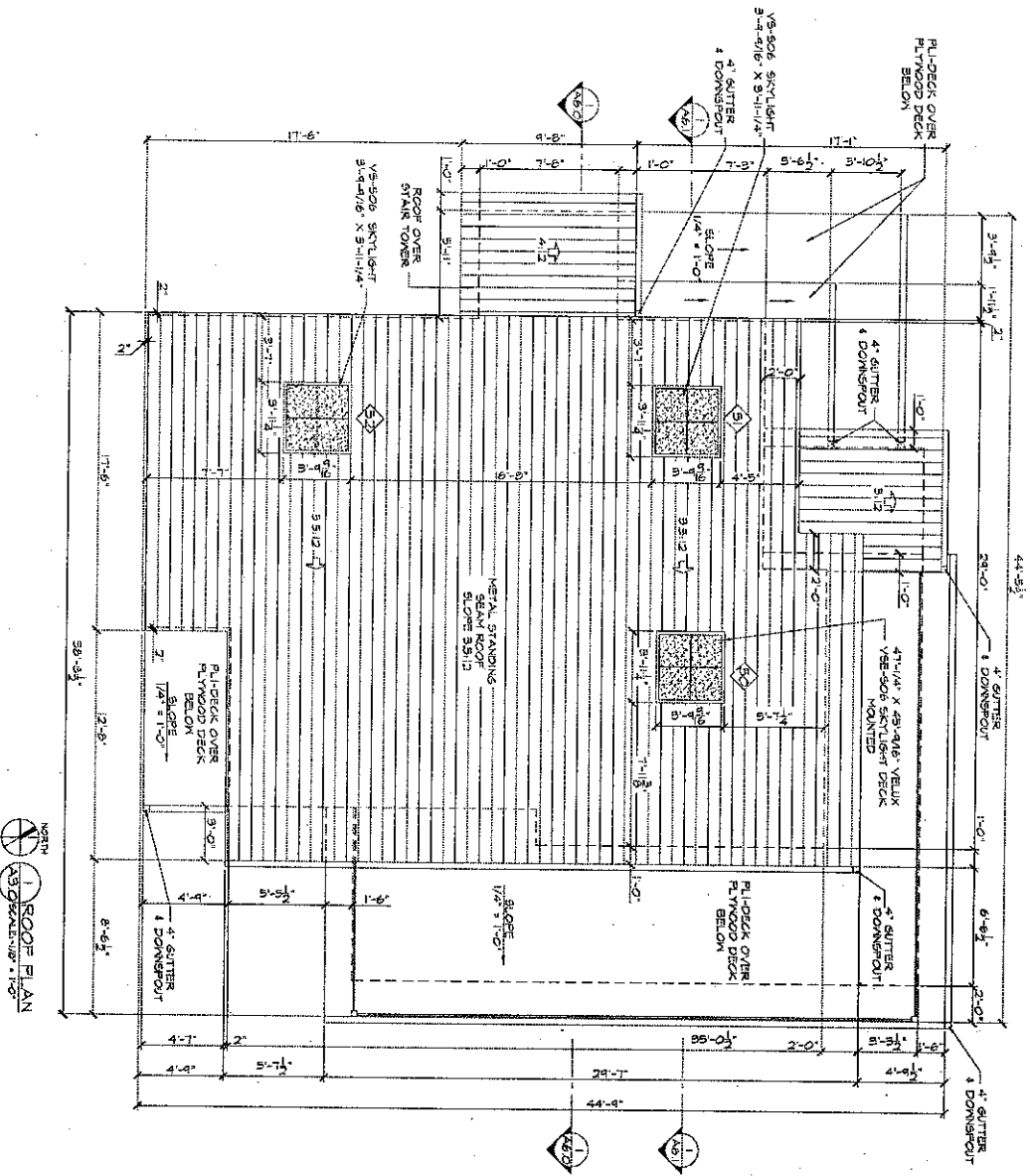
**MARIE CASE  
RESIDENCE**

ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

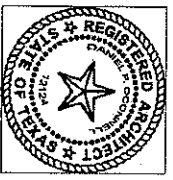
**NEW ADDITION  
ATTIC FLOOR PLAN**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

A2.3



**VAASTU DESIGN STUDIO, LLC**  
 2201-A Inletside Drive Austin, TX 78704  
 USA-512-981-8612 FAX: 1-815-361-9036



Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-635-7877

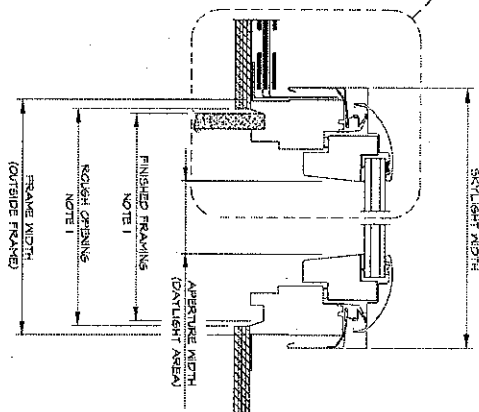
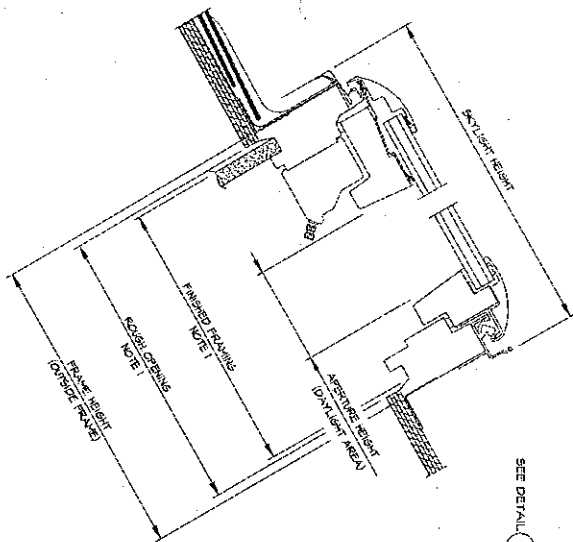
**MARIE CASE  
 RESIDENCE**

ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78701

**NEW ADDITION  
 ROOF PLAN**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

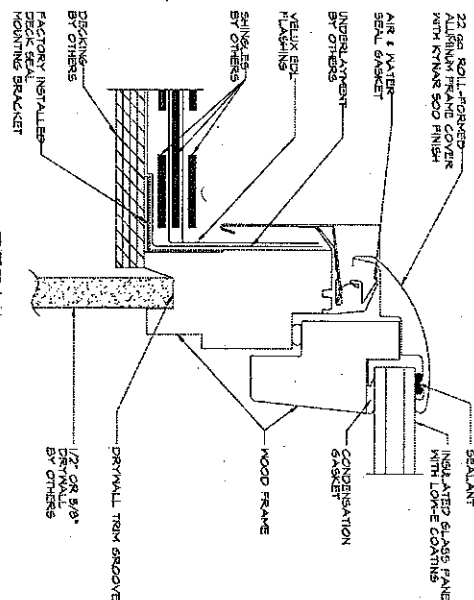
**A3.0**



# VERTICAL CROSS SECTION

# HORIZONTAL CROSS SECTION

# DETAIL 1



NOTES:  
1. The ROUGH OPENING AND FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

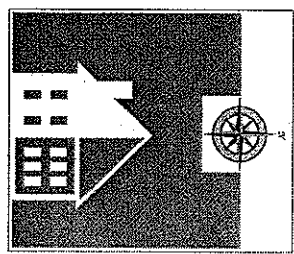
## METRIC UNITS (MILLIMETERS)

SIZE	FRAME WIDTH	FRAME APERTURE WIDTH	SKYLIGHT WIDTH	FRAME HEIGHT	FRAME APERTURE HEIGHT	SKYLIGHT HEIGHT	DAYLIGHT AREA (SQ. M)
A06	381	248	4077	1175	1036	1200	35
C01	546	407	5667	1645	1526	1720	21
C04	546	407	5667	1715	1586	1800	33
C06	546	407	5667	1775	1636	1850	41
M04	546	407	5667	1845	1686	1900	50
M06	716	571	7467	2175	1986	2200	64
M08	716	571	7467	2245	2036	2250	79
S01	1136	947	11567	3445	3086	3500	101
S06	1136	947	11567	3515	3136	3550	110

## PRODUCT DIMENSIONS

## IMPERIAL UNITS (INCHES)

SIZE	FRAME WIDTH	FRAME APERTURE WIDTH	SKYLIGHT WIDTH	FRAME HEIGHT	FRAME APERTURE HEIGHT	SKYLIGHT HEIGHT	DAYLIGHT AREA (SQ. FT.)
A06	15 1/4	9 3/4	16 1/4	46 1/4	40 3/4	47 1/4	2.61
C01	21 1/2	16	22 5/16	64 1/4	60 3/4	68 3/8	2.27
C04	21 1/2	16	22 5/16	65 1/4	61 3/4	69 3/8	3.50
C06	21 1/2	16	22 5/16	69 1/4	65 3/4	73 3/8	4.39
M04	21 1/2	16	22 5/16	74 1/4	70 3/4	78 3/8	5.94
M06	28 1/2	22 1/2	29 1/2	86 1/4	81 3/4	90 3/8	8.45
M08	28 1/2	22 1/2	29 1/2	88 1/4	83 3/4	92 3/8	10.26
S01	44 3/4	38 1/4	45 1/2	138 1/4	125 3/4	142 3/8	10.75
S06	44 3/4	38 1/4	45 1/2	139 1/4	126 3/4	143 3/8	11.75



VAASTU DESIGN STUDIO, LLC  
2301-A Ironside Drive Austin, TX 78704  
USA: 512.981.8612 FAX: 1-815-361-9036

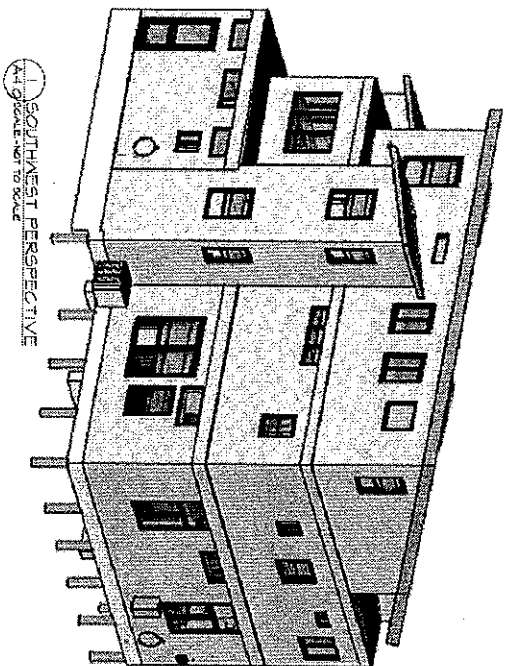


Daniel P. O'Connell  
Architect TX #12124  
Austin, TX 78705  
PH: 512-535-7877

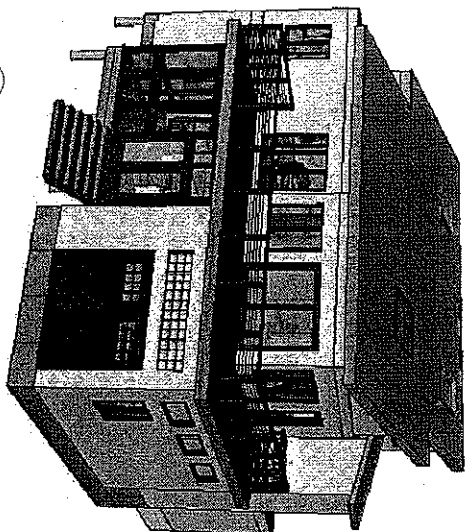
**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

**SKY LIGHT  
DETAILS**  
date of issue: 27 OCT 2010  
drawn by: EH  
project number: #10.02

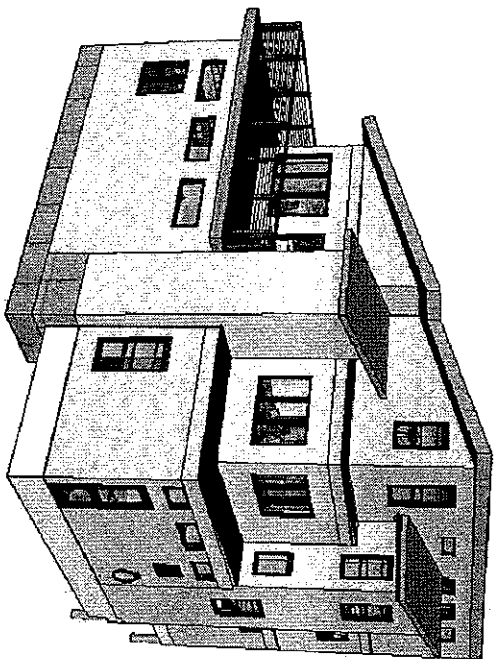
A3.1



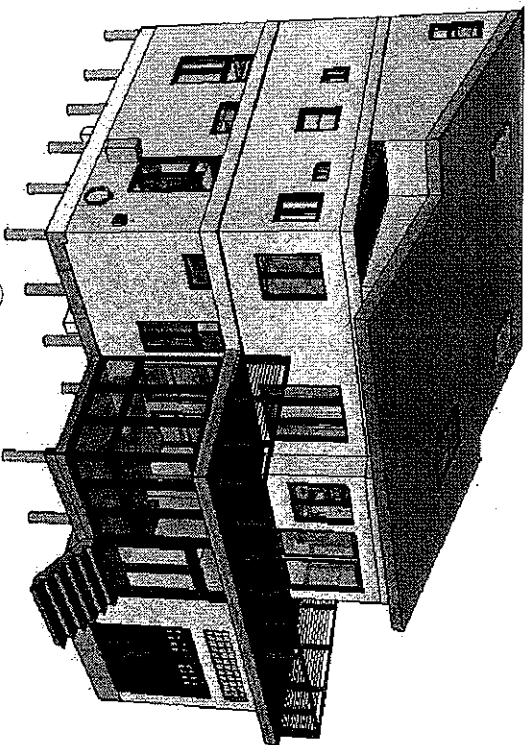
1 SOUTHWEST PERSPECTIVE  
A4 SCALE: NOT TO SCALE



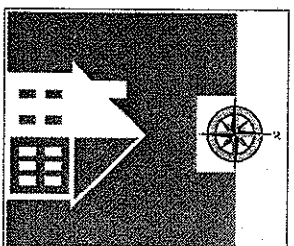
2 NORTHEAST PERSPECTIVE  
A4 SCALE: NOT TO SCALE



3 NORTHWEST PERSPECTIVE  
A4 SCALE: NOT TO SCALE



4 SOUTHEAST PERSPECTIVE  
A4 SCALE: NOT TO SCALE



**VAASTU DESIGN STUDIO, LLC**  
2301-A Inland Drive Austin, TX 78704  
USA: 512.961.8512 FAX: 1-815-361-9036



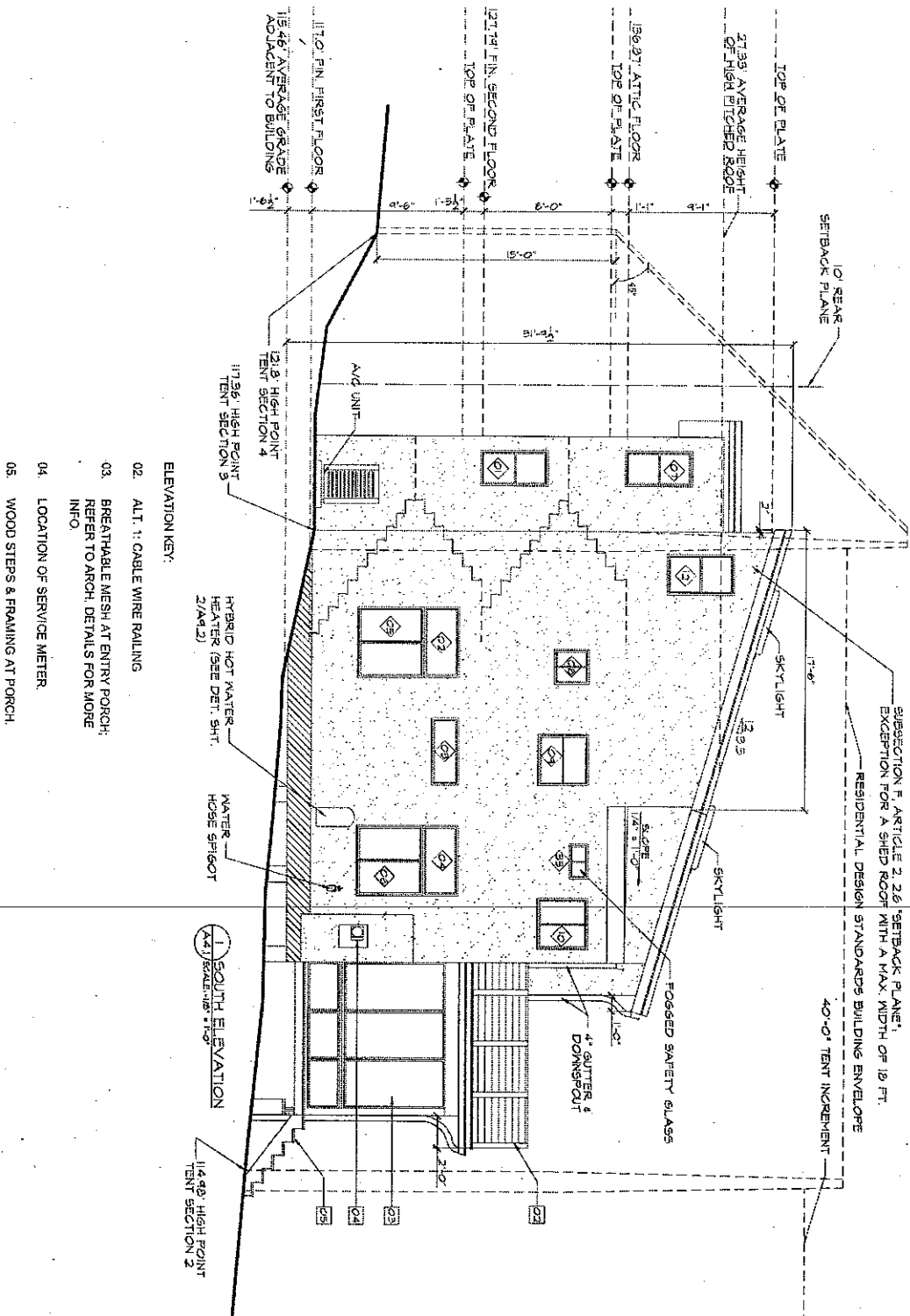
Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

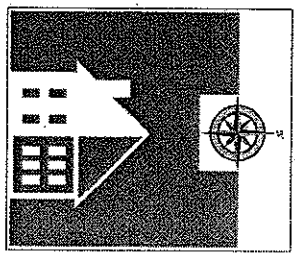
**NEW ADDITION  
PERSPECTIVES**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

**A4.0**



- ELEVATION KEY:
- 02. ALT. 1: CABLE WIRE RAILING
  - 03. BREATHABLE MESH AT ENTRY PORCH: REFER TO ARCH. DETAILS FOR MORE INFO
  - 04. LOCATION OF SERVICE METER
  - 05. WOOD STEPS & FRAMING AT PORCH



**VAASTU DESIGN STUDIO, LLC**  
 2301-A Inland Drive Austin, TX 78704  
 USA: 512.961.8612 FAX: 1-815-361-9036

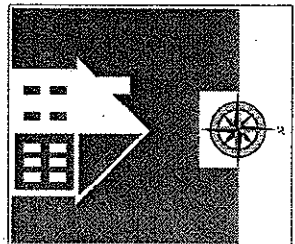
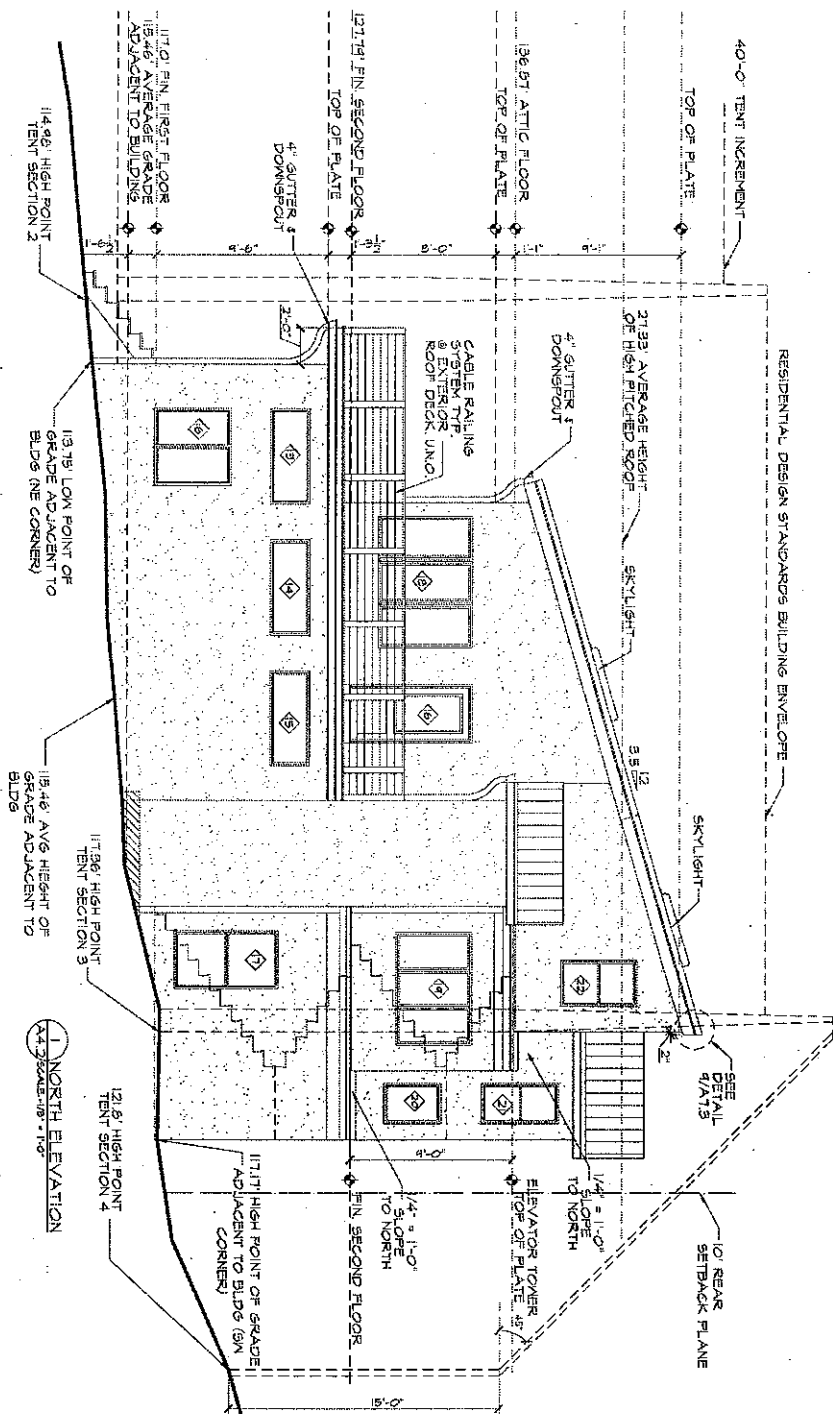


Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE  
 RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 78701

**NEW ADDITION:  
 SOUTH ELEVATION**

date of issue	27 OCT 2010
drawn by	EH
projct number	#10.02
<b>A4.1</b>	



**VASTU DESIGN STUDIO, LLC**  
 2301-A Inland Drive Austin, TX 78704  
 USA 512.951.8612 FAX 1-615-361-9036



Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

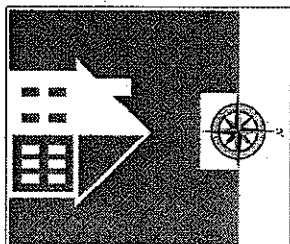
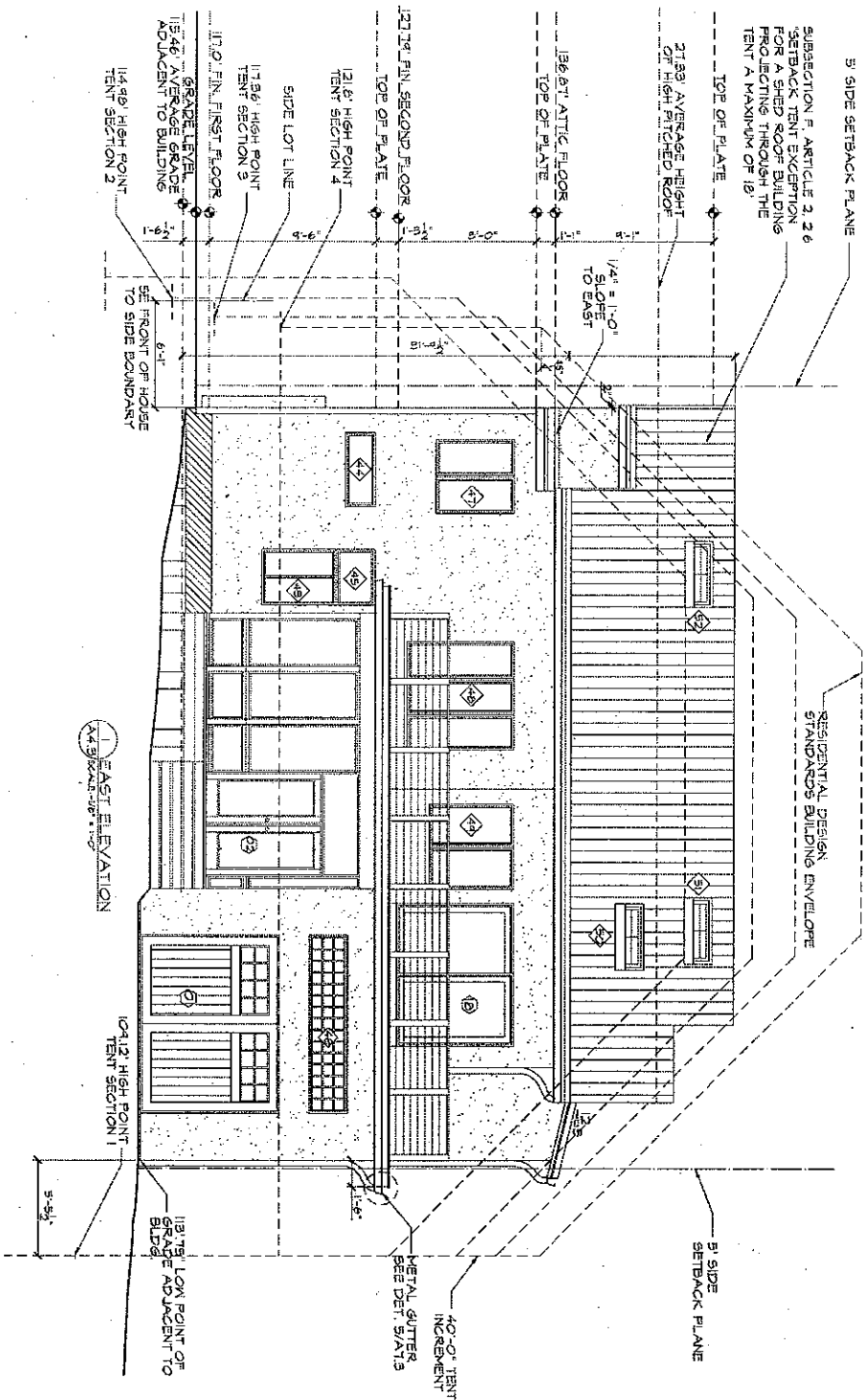
# **MARIE CASE RESIDENCE**

ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78701

**NEW ADDITION:  
 NORTH ELEVATION**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
<b>A4.2</b>	





VAASTU DESIGN STUDIO, LLC  
27301-A Trollope Drive Austin, TX 78704  
USA 512.961.2612 FAX: 1-815-351-5036



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

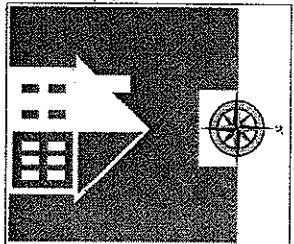
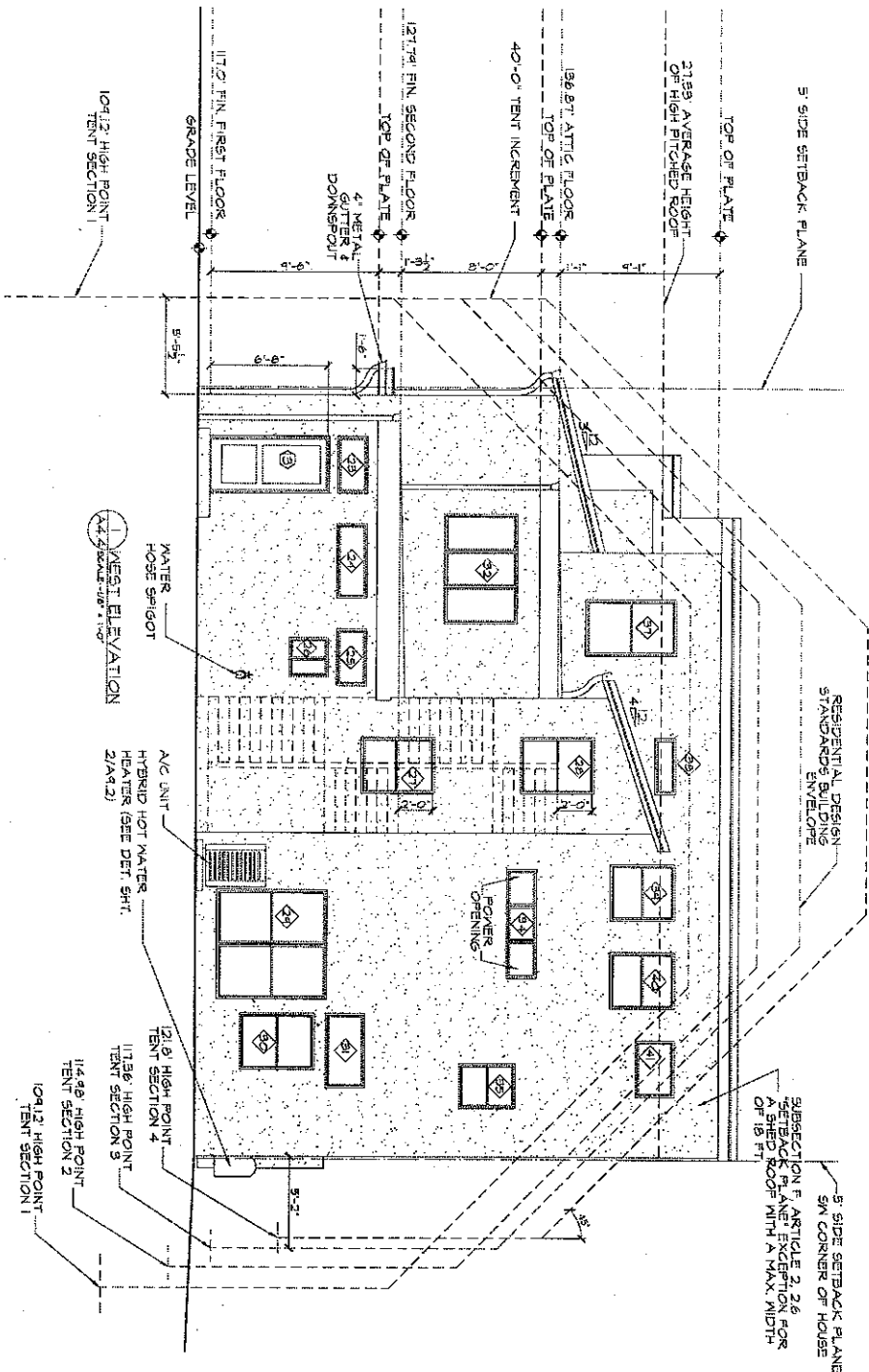
## MARIE CASE RESIDENCE

ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78701

## NEW ADDITION EAST ELEVATION

date of issue 27 OCT 2010  
drawn by EH  
project number #10.02

A4.3



**VASTU DESIGN STUDIO, LLC**  
 2301-A Triltsch Drive Austin, TX 78704  
 USA 512.961.8612 FAX: 1-815-361-9036

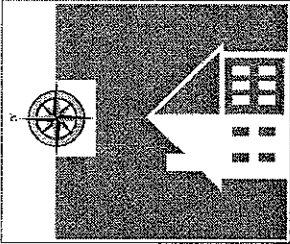


Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877


**MARIE CASE  
 RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 78701

**FIRST FLOOR  
 WEST ELEVATION**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
<b>A4.4</b>	



**VAASTU DESIGN STUDIO,**  
 2301-A Trinitas Drive Austin, TX 78741  
 USA-512-961-8612 FAX: 1-815-361-9036

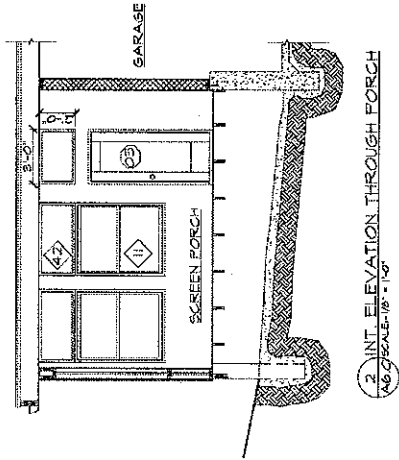
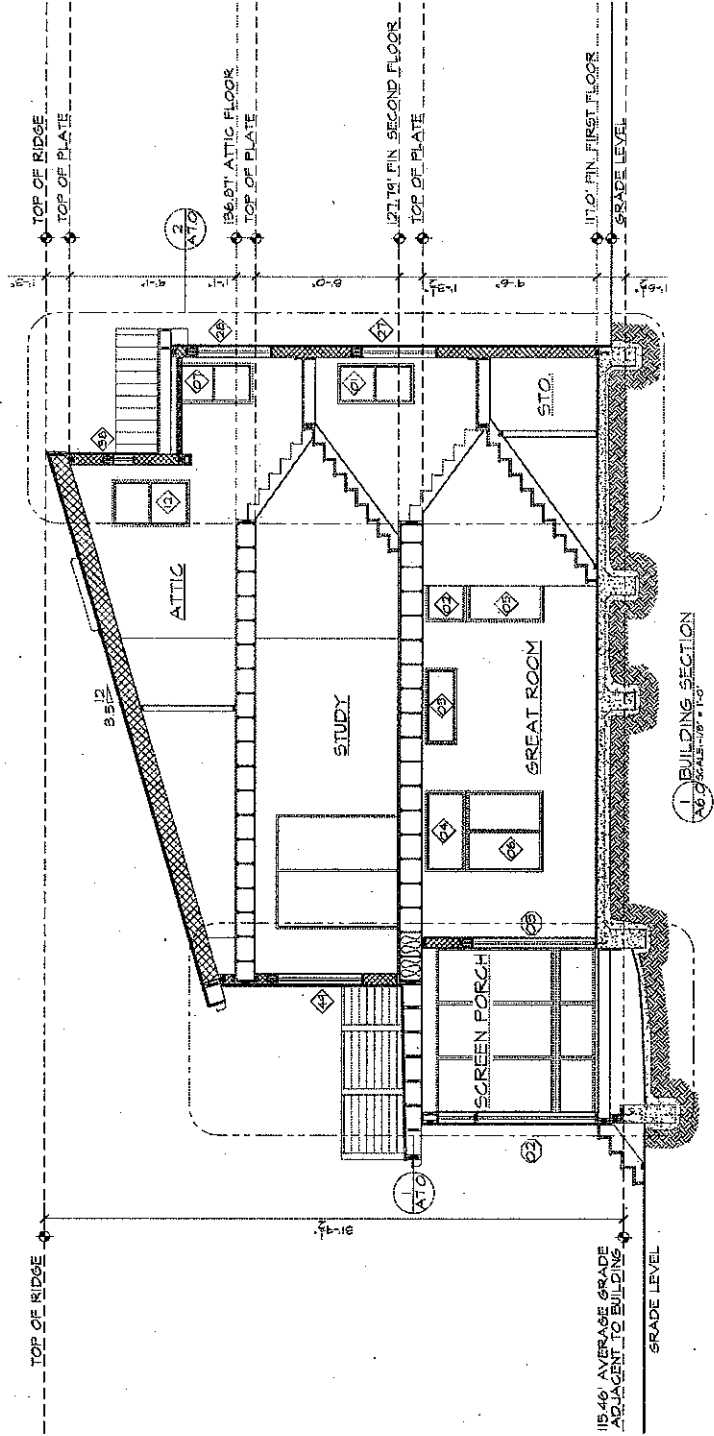


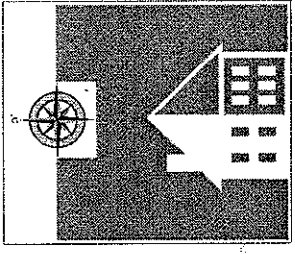
Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 78701


**BUILDING SECTION**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
<b>A6.0</b>	





**VAASTU DESIGN STUDIO,**  
 2301-A Inland Drive Austin, TX 78741  
 USA: 512.961.8612 FAX: 1-815-361-9035



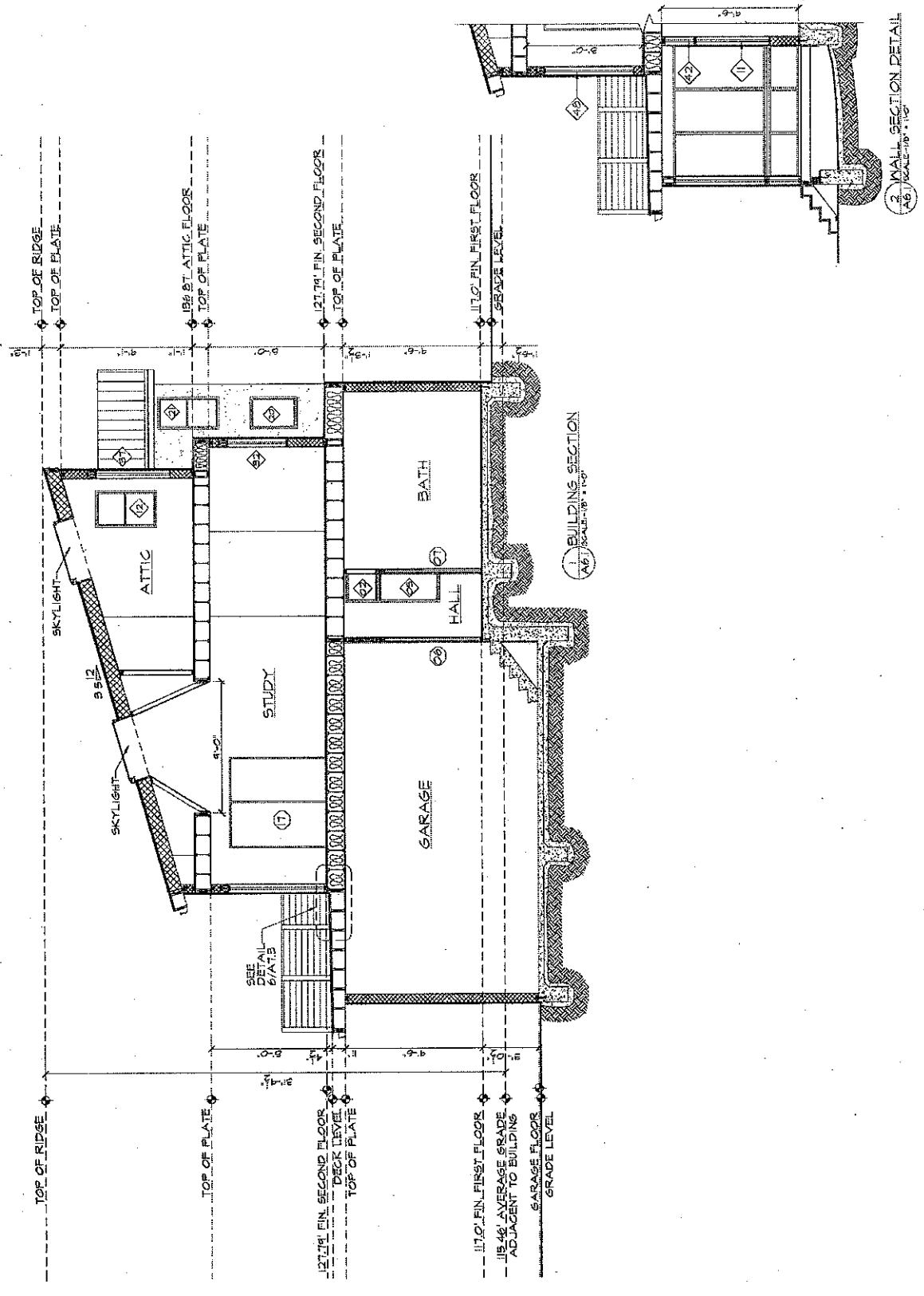
**Daniel P. O'Connell**  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE  
 RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 7870.

**BUILDING SECTION &  
 WALL SECTION DETAIL**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

**A6.1**



**VAASTU DESIGN STUDIO,**  
2301-A Trillside Drive Austin, TX 78704  
USA: 512.961.8612 FAX: 1-815-361-9036

Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**

**ADDITION & RENOVATIONS**  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 7870.

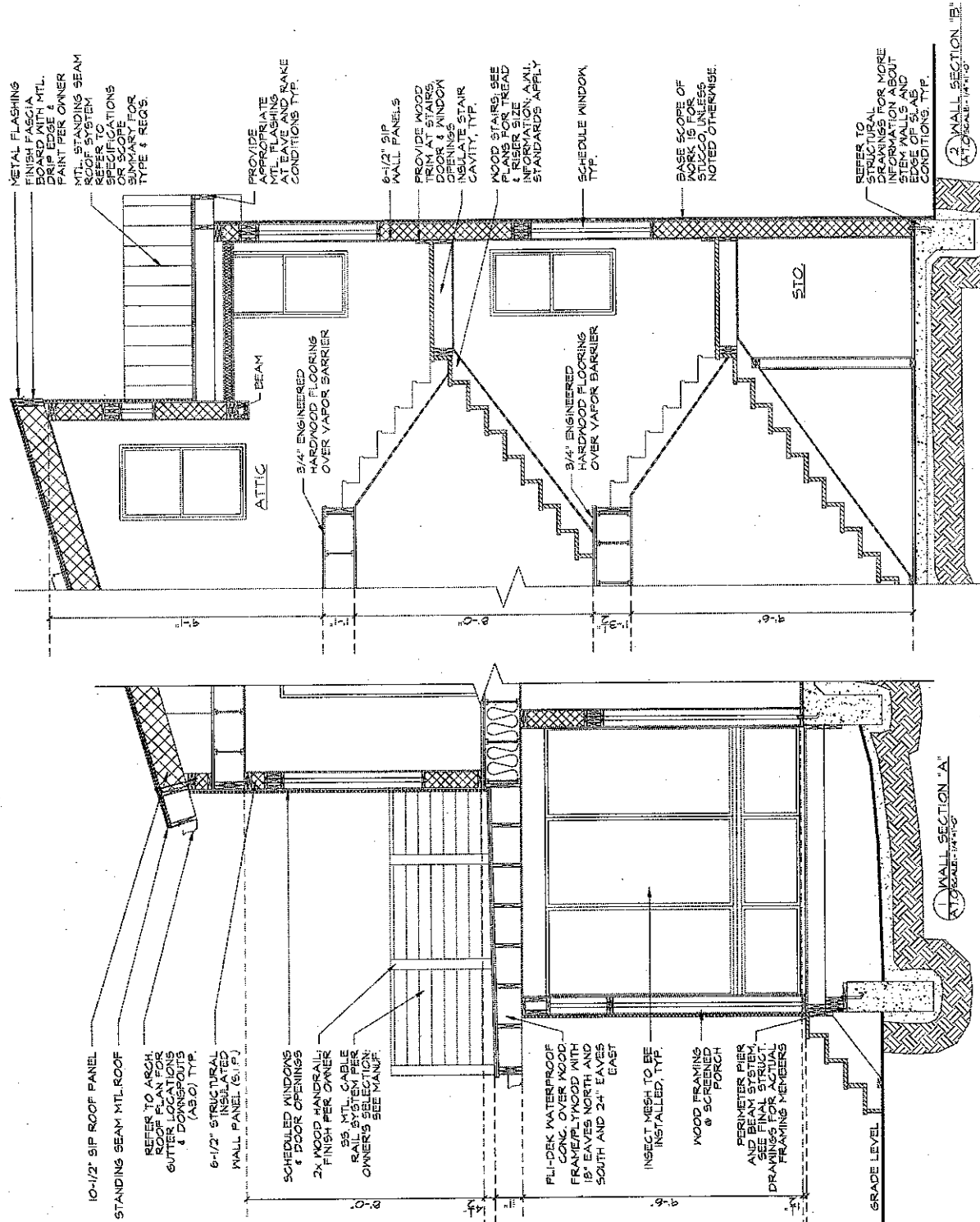
## WALL SECTIONS

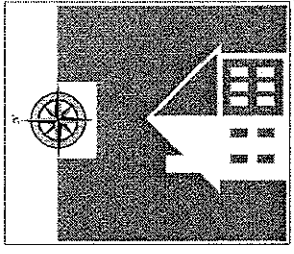
date of issue 27 OCT 2010

draw by H3

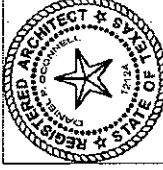
project number: #30.02

A7.0





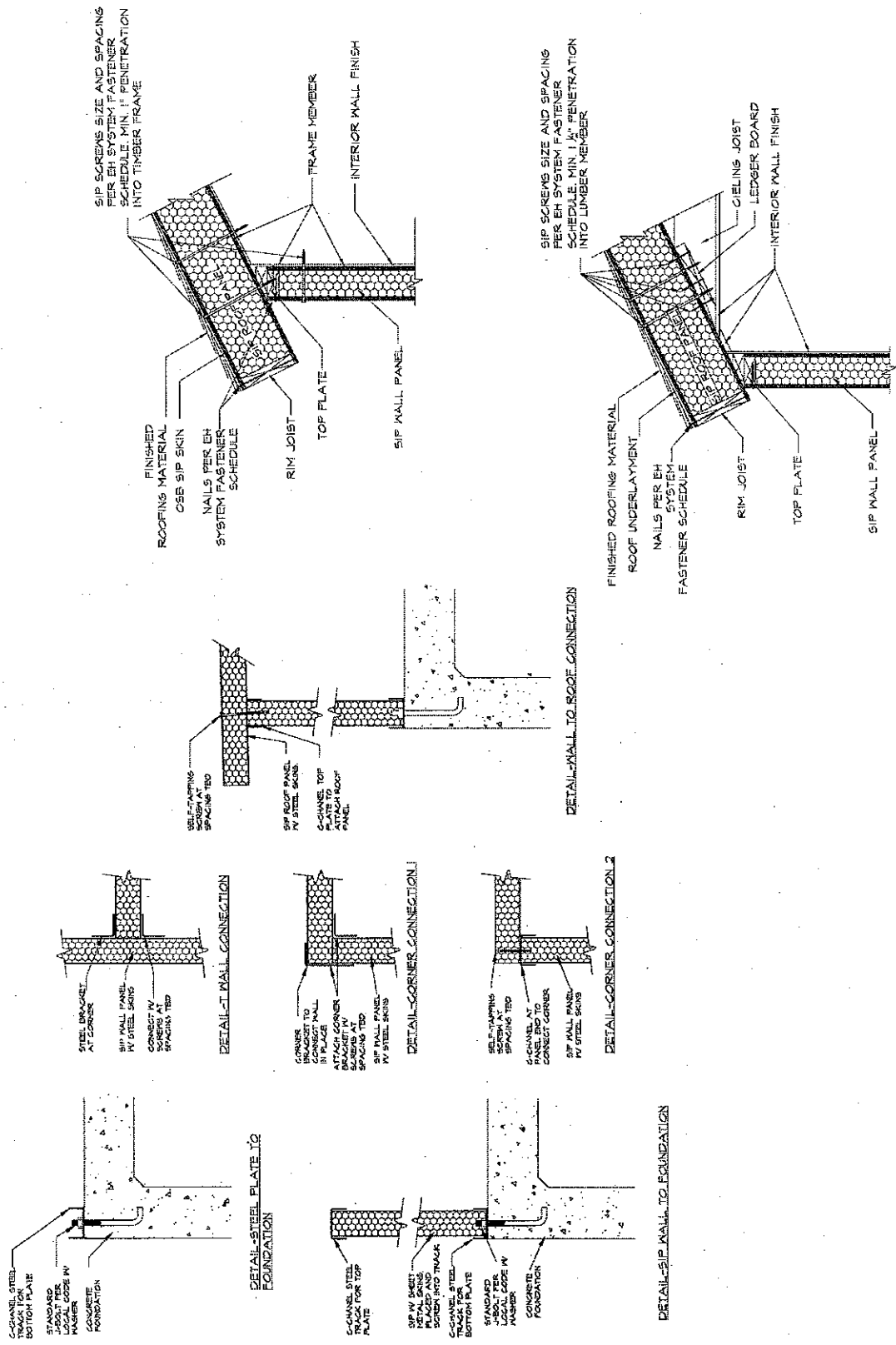
**VAASTU DESIGN STUDIO, I**  
 2301-A Trillside Drive Austin, TX 78704  
 USA 512 961 8612 FAX: 1-815-361-9036



Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE  
 RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78701

SIP PANEL DETAILS	
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
A7.1	



A detailed technical cross-section diagram of a boat hull, likely for a motorboat, illustrating different types of plating and their attachment methods. The diagram shows the internal structural ribs and the external skin. Various callouts identify specific components:

- DECK PLATING**: Indicated at the top edge of the hull.
- TRANSOM PLATING**: Located at the stern of the vessel.
- MAL PLATING**: Pointing to the side plating near the transom.
- PLATING BEAMS IN BETWEEN COAST BEAMS IN BOW AREA**: Referring to the structural supports between the main bow beams.
- STAINLESS STEEL**: A label pointing to one of the plating sections.
- WOOD PLATING**: Points to the lower section of the hull plating.
- BOW PLATING**: Specifically identifies the plating at the front of the boat.
- FIBERGLASS LAMINATE**: Points to the uppermost layer of the hull's exterior.
- FASTENING**: A general term for the bolts or screws used to secure the plating.
- DRILL**: Points to a hole made in the plating for a fastener.
- CORROSION PROTECTANT**: Points to a coating applied to the metal surfaces.
- OVERLAPED IN AND OUT AT EDGES**: Describes how the plating sheets are joined at their boundaries.
- REINFORCING TO BE USED FOR ALL PLATING OVER WOOD**: A note indicating that additional reinforcement is required where plating is applied over wooden structures.

THE DESIGN SPECIFICATIONS, AND CONSTRUCTION OF DESIGN PRODUCTS IS THE RESPONSIBILITY OF THE PROJECT'S DESIGN PROFESSIONAL. ALL SYSTEMS MUST COMPLY WITH LOCAL BUILDING CODES AND STANDARDS. THIS DETAIL IS FOR GENERAL INFORMATION AND DOES NOT TAKE THE PLACE OF A SPECIFICATION AND/OR CONTRACT DOCUMENT. THE USER OF THIS DETAIL IS RESPONSIBLE FOR THE ACCURACY OF THE DESIGN. ENGINEERING OR ARCHITECTURAL OR ANY PRODUCT, THIS DETAIL IS SUBJECT TO CHANGE WITHOUT NOTICE. CONTACT PLUCKER TO OBTAIN THE MOST RECENT VERSION. THESE DETAILS ARE TO BE USED IN CONJUNCTION WITH CURRENT PLUCKER SPECIFICATION 4 APPLICATION GUIDELINES.

RESERVED F. JOINTS

APPLY V. MANUFACTURED REINFORCED CONCRETE BRIDGE FLOOR SLAB WITH 12" MIN. THICKNESS AT THE BASE OF ROSE

GRAVELIZED PORCELANE ROCK F. JOINTS MIN. 2" ON DECK AND OTHER PL. ALD. TO ROCK 1/4" DIA. 4" ON EITHER SIDE.

FL. JOINT 1/4" DIA. 4" ON EITHER SIDE

MIN. 8"

MIN. 2"

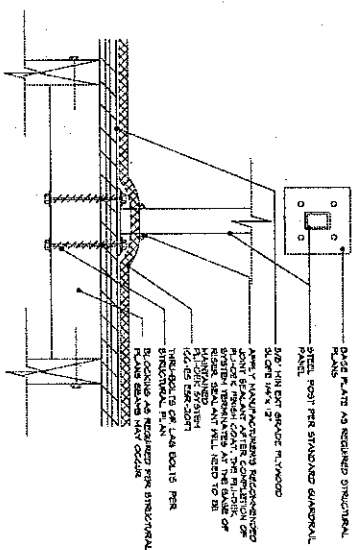
C. G. BETWEEN F. JOINTS AND TO JOINTS TOGETHER


5/8" MIN. R.W. GARDER

(3/4" REINFORCED) 3" X 10000


SLAB 1/4" MIN. 12"

(3)





**VAASTU DESIGN STUDIO, LLC**  
 2301-A Trousdale Drive Austin, TX 78704  
 USA-512-961-6612 FAX: 1-813-361-9036



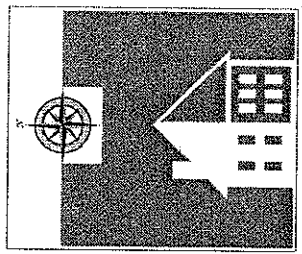
Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE**  
**RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78701


**PLI-DECK**  
**DETAILS**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

**A7.2**



**VAASTU DESIGN STUDIO,**  
 2301-A Trillick Drive Austin, TX 787  
 USA: 512.981.8612 FAX: 1-815-361



**Daniel P. O'Connell**  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-635-7877

**MARIE CASE  
 RESIDENCE**

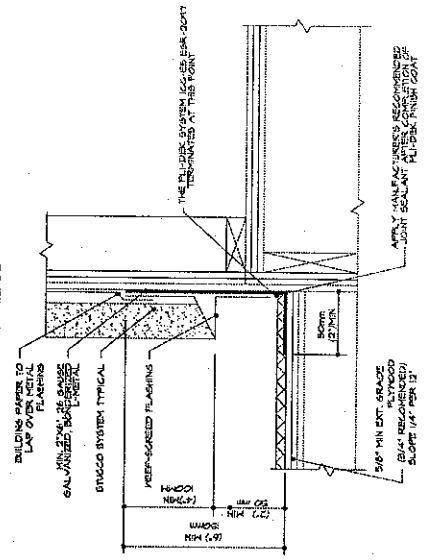
ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78702.

**PLI-DECK  
 DETAILS**

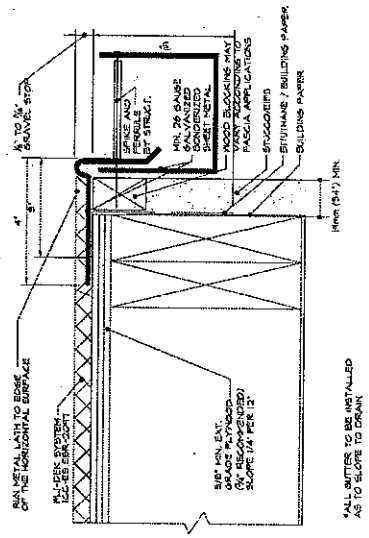
date of issue	27 OCT 2010	drawn by	CH
project number	#10 02		

A7.3

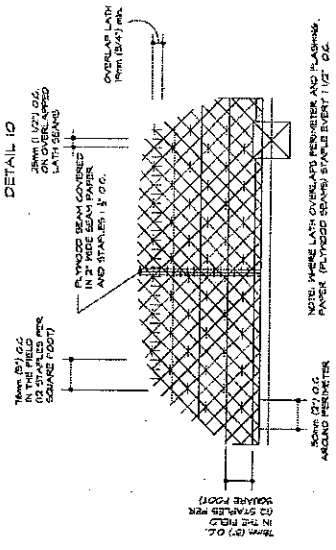
**⑥ DECK TO WALL FLASHING  
 FOR WALL SYSTEMS  
 DETAIL 2B**



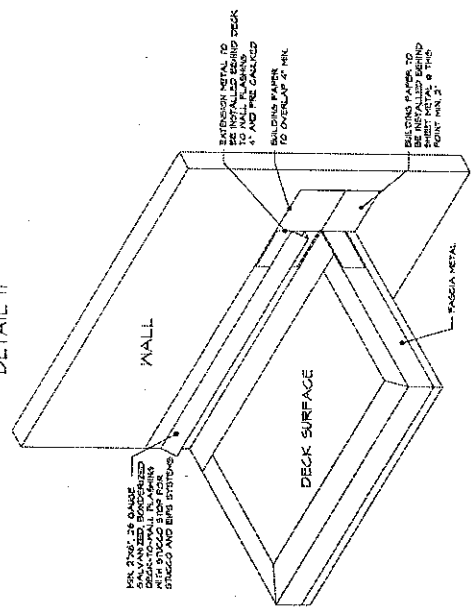
**⑤ FASCIA METAL TO GUTTER  
 DETAIL 6E**



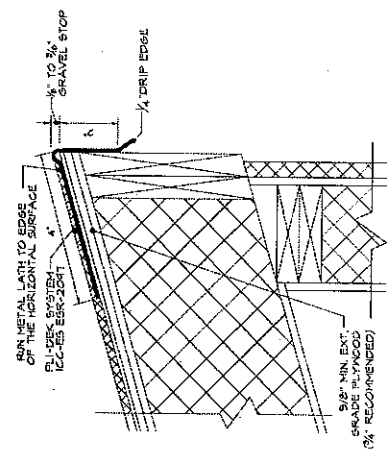
**⑦ FASTENER PATTERN FOR  
 METAL LATH  
 DETAIL 10**



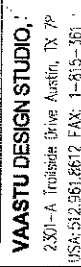
**⑤ FASCIA TO WALL TO DECK  
 FLASHING INTERSECTION  
 DETAIL 11**



**⑨ GRAVEL STOP  
 WOOD FASCIA**







Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX 78704

## SCHEDULES

date of issue: 27 OCT 2010

H3  
 Aq UMDJP

project number	#10 02
----------------	--------

# A8.0

## WINDOW SCHEDULE

REFERENCE		DIMENSION (INCH/CM)			SPECIFICATION INFORMATION				REMARKS
ID#	TYPE	WIDTH	HEIGHT	FINISH	HEIGHT	DEPTH	WALL		
01	SH	2'-0"	4'-0"	VINTL	4'-0"	24"	24"	STARTOWER	
02	FIXED	4'-0"	2'-0"	VINTL	2'-0"	24"	24"	3 WALL	
03	FIXED	4'-0"	1'-6"	VINTL	1'-6"	24"	24"	5 CLOSET/STY	
04	FIXED	4'-0"	2'-0"	VINTL	2'-0"	24"	24"	5 KITCHEN	
05	CASHEMENT	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	5 KITCHEN	
06	CASHEMENT	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	5 KITCHEN	
07	SLIDER	2'-0"	4'-0"	VINTL	4'-0"	24"	24"	5 STAIR TOWER	
08	SLIDER	2'-0"	2'-0"	VINTL	2'-0"	24"	24"	5 MASTER BATH	
09	SLIDER	3'-0"	3'-0"	VINTL	3'-0"	24"	24"	5 MASTER BATH	
10	SLIDER	3'-0"	3'-0"	VINTL	3'-0"	24"	24"	5 MASTER BATH	
11	SLIDER	2'-4"	4'-0"	VINTL	4'-0"	24"	24"	5 ATTIC	
12	FIXED	5'-0"	2'-0"	VINTL	2'-0"	24"	24"	5 ATTIC	
13	FIXED	5'-0"	2'-0"	VINTL	2'-0"	24"	24"	5 ATTIC	
14	FIXED	5'-0"	2'-0"	VINTL	2'-0"	24"	24"	5 ATTIC	
15	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	5 GARAGE	
16	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	5 GARAGE	
17	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	5 GARAGE	
18	CASHEMENT/PA NOX	7'-0"	5'-0"	VINTL	5'-0"	24"	24"	N GUEST	
19	CASHEMENT/PA NOX	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	N STUDY	
20	FIXED	2'-0"	5'-0"	VINTL	5'-0"	24"	24"	N OFFICE	
21	FIXED	2'-0"	5'-0"	VINTL	5'-0"	24"	24"	N STAIR TOWER	
22	SH	2'-4"	4'-0"	VINTL	4'-0"	24"	24"	N STAIR TOWER	
23	SH	5'-0"	1'-6"	VINTL	1'-6"	24"	24"	N ATTIC	
24	FIXED	4'-0"	1'-6"	VINTL	1'-6"	24"	24"	PAW BATHING CLOSET/STY	
25	FIXED	5'-0"	1'-6"	VINTL	1'-6"	24"	24"	PAW BATHING CLOSET/STY	
26	SLIDER	2'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
27	SH	5'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
28	SH	5'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
29	SH	5'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
30	SH	5'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
31	FIXED	4'-0"	2'-0"	VINTL	2'-0"	24"	24"	PAW BATHING CLOSET/STY	
32	CASHEMENT/PA NOX	8'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
33	SLIDER	2'-0"	1'-6"	VINTL	1'-6"	24"	24"	PAW BATHING CLOSET/STY	
34	SLIDER	2'-0"	1'-6"	VINTL	1'-6"	24"	24"	PAW BATHING CLOSET/STY	
35	SH	2'-4"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
36	SH	5'-0"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
37	SH	5'-0"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
38	SH	5'-0"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
39	SH	5'-0"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
40	SH	5'-0"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
41	FIXED	5'-0"	5'-0"	VINTL	5'-0"	24"	24"	PAW BATHING CLOSET/STY	
42	FIXED	5'-0"	2'-0"	VINTL	2'-0"	24"	24"	PAW BATHING CLOSET/STY	
43	CASHEMENT	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
44	ANNING	4'-0"	1'-6"	VINTL	1'-6"	24"	24"	PAW BATHING CLOSET/STY	
45	FIXED	2'-0"	2'-0"	VINTL	2'-0"	24"	24"	PAW BATHING CLOSET/STY	
46	GLASS BLK	10'-0"	2'-0"	VINTL	2'-0"	24"	24"	PAW BATHING CLOSET/STY	
47	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
48	CASHEMENT/PA NOX	8'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
49	CASHEMENT/PA NOX	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
50	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
51	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
52	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
53	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
54	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	
55	SLIDER	4'-0"	4'-0"	VINTL	4'-0"	24"	24"	PAW BATHING CLOSET/STY	

WINDOWN SCHEDULE NOTES:

1. PROVIDE SCHEDULE NO. 1251.
2. OTHER 18 PURCHASING TAX CREDITS FOR GLAZING REQUIREMENTS PRIOR TO PLACING THE FINAL ORDER. VERIFY WITH OWNER ON PERFORMANCE.
3. THERE ARE SEVERAL GLERSTORY WINDOWS THAT ARE SHOWN ON THE EXTERIOR ELEVATIONS (SHEETS A-0-0-4-4) THEY ARE NOT ALL SHOWN ON THE FLOOR PLANS.
4. COORDINATE ANY TRANSOMS WITH THE SCHEDULED DOORS.

## DOOR SCHEDULE

REFERENCE		PANEL SIZE				SPECIFICATION INFORMATION						REMARKS
EN	LOCATION	TYPE	WIDTH	HEIGHT	THK	RELAY	GLZ	CORE	FIRE	U-FAN	SLC-LOCK	
01	GARAGE	DOOR/SLDR	10'-0"	8'-0"	1-1/2"	CLAD	78	SC	1-1/2"	24	24	INSTALL AUTOMATIC DOOR STOP/STOP NOOD SCREEN DOORS
02	PORCH	SCREEN	12'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
03	KITCHEN	SLDR	9'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	TRANSOM OVER DOORS
04	CLOSET	SLDR	4'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
05	STORAGE	DOOR/SLDR	10'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	TRANSOM OVER DOORS
06	BATH 1	DOOR	5'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
07	BATH 1	INTERIOR	5'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	TRANSOM
08	BATH 1	DOOR	5'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
09	ELEVATOR	DOOR	5'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	TRANSOM
10	CLOSET	SLDR	4'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
11	ELEVATOR	INTERIOR	5'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	TRANSOM
12	ELEVATOR	DOOR	5'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
13	STUDY	FRNCH	8'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	FIELD VERIFY ACTUAL OPENING
14	BATH 1	POCKET	5'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
15	BATH 1	INTERIOR	5'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	FIELD VERIFY ACTUAL OPENING
16	BATH 1	POCKET	5'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
17	STUDY	FRNCH	5'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	FIELD VERIFY ACTUAL OPENING
18	STUDY	FRNCH	5'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
19	STUDY	SLDR	12'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	FIELD VERIFY ACTUAL OPENING
20	STUDY	SLDR	12'-0"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	
21	ATTIC	INTERIOR	2'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	FIELD VERIFY ACTUAL OPENING
22	ATTIC	INTERIOR	2'-6"	8'-0"	1-1/2"	NO		SC	1-1/2"	24	24	

## ROOM SCHEDULE

ROOM	FLOOR		WALLS				CEILING		REMARKS
	MATL.	BASE	NORTH	SOUTH	EAST	WEST	HEIGHT	MATL.	
GARAGE	CONC.	***	GYPSO	GYPSO	GYPSO	GYPSO	14'-0"	BRAD PIP	16 CEDAR SHED BR CELLING CROWN MOLDING CROWN MOLDING CROWN MOLDING CROWN MOLDING CROWN MOLDING CROWN MOLDING CROWN MOLDING CROWN MOLDING CROWN MOLDING
SCHRE D PORCH	MO DECK	***	STALCO	MO SCKREN	MO SCKREN	MO SCKREN	4'-0"	BRAD PIP	
GREAT ROOM	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
KITCHEN	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
DINING	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
STORAGE	VCT	***	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
GUEST ROOM	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
BATH 1	C TILE	C/LOVE	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
BATH 2	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
HALL	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
STUDY	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
MASTREEDROOM	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
MASTR BATH	C TILE	C/LOVE	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
STAIR TOWER	WOOD	WOOD	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
ATTIC	BANISCO	MOF	GYPSO	GYPSO	GYPSO	GYPSO	9'-0"	GYPSO	
ATTIC (ANT INSHED)	PL YRD	***	GYPSO	GYPSO	GYPSO	GYPSO	NONE	GYPSO	15

ROOM, FINISH, NOTES:

1. NO BASE HOLDINGS • MEAN UNITS TO BE PROVIDED BY OWNER.
2. CREAMING TILE (GLAZED) • SHOWER WALL: SEE INTERIOR ELEVATIONS FOR MORE INFORMATION.
3. NOTE F.P.C. CHANGE AT STUD.
4. CELLING WALLS TO USE MOISTURE RESISTANT TYPE-X GYPSUM.
5. PROVIDE MOOD HANDRAIL TYPICAL.
6. PASSAGE ANY EXPOSED CONCRETE WALLS TO

#### GENERAL INSTALLATION REQUIREMENTS

##### GENERAL

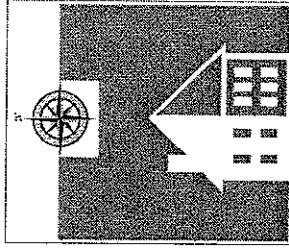
1. PROTECT PANELS FROM WEATHER EXPOSURE BEFORE AND AFTER INSTALLATION. DO NOT LEAVE PANEL SURFACES EXPOSED TO THE ELEMENTS FOR EXTENDED PERIODS.
2. PRIOR TO INSTALLATION, PANELS ARE TO BE COVERED, SUPPORTED ON LEVEL BLOCKING AND PROTECTED FROM GROUND AND SOIL CONTACT.
3. INSPECT PANELS UPON RECEIPT AND REPORT ANY DAMAGED OR MISSING PANELS IMMEDIATELY.
4. IN THE EVENT PANELS ARE DAMAGED DURING HANDLING, CONSULT EH SYSTEMS FOR DIRECTIONS.

##### SITE

1. SLOPE SOIL OUTSIDE OF BUILDING SUCH THAT THERE IS A MINIMUM 2 INCH PER FOOT SLOPE AWAY FROM BUILDING.
2. ALL HORIZONTAL SURFACES AT EXTERIOR OF BUILDING SHALL BE NO LESS THAN 6 INCHES BELOW THE BOTTOM OF SIP PANELS.

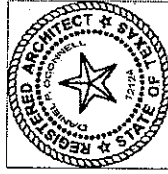
##### WALLS

1. PREASSEMBLE TREATED SOLE PLATE AND BOTTOM PLATE WITH FOAM SEALER BETWEEN THEM. APPLY CLOSED CELL FOAM SILL SEALER TO UNDERSIDE OF TREATED SOLE PLATE WITH ADDITIONAL BEAD OF FOAM SEALER BETWEEN BOTTOM OF SILL SEALER AND SLAB-ON-GRADE OR FLOOR DECK.
2. FASTENERS SHALL BE INSTALLED AS TO TYPE, SIZE AND SPACING AS SHOWN ON EH SYSTEMS FASTENER SCHEDULE.
3. SEAL ALL WALL PANEL TO WALL PANEL AND WALL PANEL TO ROOF PANEL JOINTS WITH EH SYSTEM RECOMMENDED / SUPPLIED FOAM SEALANT.
4. WALLS ARE TO BE FACED WITH MINIMUM TWO LAYERS NO. 30 ASPHALT SATURATED FELT, TYVEK OR DOW WEATHERMAATE PLUS BEFORE APPLICATION OF EXTERIOR WALL FINISHES.
5. STUCCO FINISHES ARE TO BE APPLIED OVER AIR SPACE BETWEEN BACK OF STUCCO AND WRAP DESCRIBED IN PRECEDING PARAGRAPH. INSTALL RECOMMENDED WALL WRAP AND FINISHES IN A TIMELY MANNER SO THAT WEATHER EXPOSURE IS MINIMIZED.
6. SEAL ALL WALL FINISH PENETRATIONS TO PREVENT WATER INTRUSION.
7. DO NOT ERECT SIP WALL PANELS IN A MANNER THAT LEAVES BOTTOMS OF OSB SIP SKINS UNSUPPORTED.
8. DO NOT FINISH SIP WALLS IN A MANNER THAT WILL PERMIT EXPOSURE TO WATER OR ALLOW WATER TO ENTER THE WALL ASSEMBLY.
9. IF ERECTING SIP WALLS ON TOP OF SIP (OR OTHER TYPE) WALLS, HORIZONTAL SEAMS MUST BE LATERALLY BRACED TO PREVENT THE JOINT FROM ACTING AS A HINGE.
10. WHERE REQUIRED, ELECTRICAL WIRES AND PLUMBING MUST BE INSTALLED INSIDE OF WALLS WITHOUT CUTTING HORIZONTAL GROOVES IN SIP SKINS.
11. DO NOT SUBSTITUTE NON STRUCTURAL WALL SPLINES IN LIEU OF INDICATED STRUCTURAL SPLINES.
12. AT ALL WALL LOCATIONS SUBJECT TO CONCENTRATED LOADS SUCH AS RAFTERS AND CONVENTIONAL FLOOR OR CEILING JOISTS, DOVELE 2X TOP PLATES MUST BE INSTALLED.
13. NOTCHING OF PANELS IS NOT RECOMMENDED IN THE EVENT NOTCHING IS UNAVOIDABLE, NOTCHES ARE TO BE MADE ONLY IN THE VERTICAL DIRECTION.



**VAASTU DESIGN STUDIO,**

2301-A Triltsdale Drive Austin, TX 78704  
USA: 512-961-8612 FAX: 1-815-36



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

## MARIE CASE RESIDENCE

ADDITION & RENOVATIONS

1606 EASTSIDE DRIVE  
AUSTIN, TX 7870

## SIP PANEL NOTES

date of issue	27 OCT 2010
drawn by	EH
project number	#10 02

**A8.1**

14. ALL CUTS OR OPENINGS IN PANELS MUST BE CLOSED WITH 2 X LUMBER BLOCKING INSERTED TO MATCH THE FOAM CORE'S THICKNESS AND NAILED IN ACCORDANCE WITH EH SYSTEMS FASTENER SCHEDULE.
15. HOLES MADE IN WALL PANELS MUST NOT EXCEED 6 INCHES HORIZONTALLY WITHOUT SUPPORTING BRACING AT INTERIOR OF WALLS.
16. BALLOON FRAMING TO SUPPORT FLOOR LOADS IS NOT RECOMMENDED DUE TO ECCENTRIC LOADINGS OF PANELS.
17. INTRODUCTION OF CONCENTRATED LOADS FROM BEAMS OR OTHER SOURCES MUST BE CONSIDERED AND SUPPORTED WITHIN THE EXTERIOR WALLS BY STRUCTURAL SPLINES OR OTHER METHODS.

##### ROOFS

1. FASTENERS SHALL BE INSTALLED AS TO TYPE, SIZE AND SPACING AS SHOWN ON EH SYSTEMS FASTENER SCHEDULE.
2. ALL ROOFING SYSTEMS ARE TO BE APPLIED OVER MINIMUM NO. 30 ASPHALT SATURATED FELT OR SYNTHETIC ROOF UNDERLAYMENT.
3. INSTALL RECOMMENDED ROOF UNDERLAYMENT AND FINISHES IN A TIMELY MANNER SO THAT WEATHER EXPOSURE IS MINIMIZED.
4. ERECT LOAD BEARING INTERIOR WALLS PRIOR TO PLACEMENT OF ROOF PANELS.
5. ALL ROOF BEARING SURFACES ARE TO HAVE ANGLED BEARING SURFACES TO MATCH ROOF SLOPE. ALIGN SLOPE OF ANGLED TOP PLATE WITH ADJACENT RAKE OR GABLE WALL TO ASSURE CONTINUOUS BEARING PLANE FOR SIP ROOF PANELS.
6. SEAL ALL ROOF PANEL TO ROOF PANEL AND WALL PANEL TO ROOF PANEL JOINTS WITH EH SYSTEM RECOMMENDED OR SUPPLIED FOAM SEALANT.
7. COLD CLIMATE CONSTRUCTION REQUIRES PARTICULAR ATTENTION TO SEALING OF ALL SPLINES AND JOINTS WITH MANUFACTURER'S RECOMMENDED SEALANT AND BUTYL TAPE TO PREVENT AIR BORNE MOISTURE WITHIN PANEL JOINTS AND ASSOCIATED DETEIORATION.
8. NOTCHING OF PANELS IS NOT RECOMMENDED IN THE EVENT NOTCHING IS UNAVOIDABLE, NOTCHES ARE TO BE MADE IN THE DIRECTION PARALLEL TO THE PANEL'S SPAN.
9. ALL CUTS OR OPENINGS IN PANELS MUST BE CLOSED WITH 2 X LUMBER BLOCKING INSERTED TO MATCH THE FOAM CORE'S THICKNESS AND NAILED IN ACCORDANCE WITH MANUFACTURER'S FASTENER SCHEDULE.
10. INSTALL ALL BEAMS AND LOAD BEARING WALLS BEFORE PLACING ROOF PANELS. DO NOT EXCEED RECOMMENDED SPANS CONFIRM THAT ALL BEAMS ARE EQUAL TO OR LARGER THAN SPECIFIED GRADE AND SIZE.
11. HOLES MADE IN ROOF PANELS MUST NOT EXCEED 6 INCHES DIAMETER WITHOUT SUPPORTING STRUCTURE BELOW ROOF.
12. CONVENTIONAL STICK FRAMED OVER FRAMING ABOVE SIP ROOFS REQUIRES INDUSTRY STANDARD ROOFING, FLASHING AND VENTILATION.

**VAASTU DESIGN STUDIO,**  
2301-A Tralide Drive Austin, TX 787  
USA-512-961-8612 FAX: 1-815-361

**Daniel P. O'Connell**  
Architect TX #12124  
1113 W 31st  
Austin, TX 78706  
PH: 512-535-7877

**MARIE CASE**  
**RESIDENCE**

ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 7870.

DETAILS	
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
A9.0	

**TYPICAL HOISTWAY CONSTRUCTION**  
TYPICAL HOISTWAY OVERVIEW

Typical  
FRAMEWORK  
WITH DRYWALL  
CONSTRUCTION

3" MAX. INSIDE FACE OF  
HOISTWAY DOOR TO SILL  
7'-6" MAX. FOR C/L  
OVERHEAD OR, AS REQUIRED BY  
ELEVATOR

1/2" THICK MULL COATING  
INSIDE HOISTWAY  
DOOR LOCK  
(By Elevator Supplier)

2 1/2" REQUIRED  
INSIDE FACE OF DOOR  
TO FACE OF DRYWALL  
(3" TO HOISTWAY SILL)  
ELEVATOR  
GATE

IX FINISH  
TRIM  
IX NO.  
CLIPS  
SCREEN  
IX FINISH  
TRIM  
EXTERIOR  
COLUMN

SCALE: 1/2"=1'-0"

**TYPICAL HOISTWAY CONSTRUCTION**  
TYPICAL HOISTWAY OVERVIEW

Typical  
FRAMEWORK  
WITH DRYWALL  
CONSTRUCTION

3" MAX. INSIDE FACE OF  
HOISTWAY DOOR TO SILL  
7'-6" MAX. FOR C/L  
OVERHEAD OR, AS REQUIRED BY  
ELEVATOR

1/2" THICK MULL COATING  
INSIDE HOISTWAY  
DOOR LOCK  
(By Elevator Supplier)

2 1/2" REQUIRED  
INSIDE FACE OF DOOR  
TO FACE OF DRYWALL  
(3" TO HOISTWAY SILL)  
ELEVATOR  
GATE

IX FINISH  
TRIM  
IX NO.  
CLIPS  
SCREEN  
IX FINISH  
TRIM  
EXTERIOR  
COLUMN

SCALE: 1/2"=1'-0"

**IN-LINE GEARED DRIVE WITH CONTROLLER IN HOISTWAY**

230VAC, 20AMP, Single Phase  
(3 Wire Dedicated Circuit)  
Feeding breaker must not be a GFI.  
Plastic Coated Service Light Bulb With Guard  
Telephone Service For Elevator  
(15 VAC GFI Duplex receptacle  
(Must be separate from elevator circuit)  
Service Light Switch  
Machine Stop Switch  
Manual Brake Release  
Drive Unit  
Manual Lowering Access  
Door Interlock  
Hoistway Door

Travel Cable  
Rail Structure

Notes:  
Please note that this layout is shown for manual lowering  
access at the top right of the view. The drive unit can be  
mounted opposite to accommodate access.

Minimum overhead clearance as measured from the top  
of the upper most landing sill to the bottom of the shaft  
ceiling is 9'-0" overhead for 7'-0" cab.

SCALE: 1/4"=1'-0"

**ELEVATOR HOISTWAY PLAN**

90 DEGREE RAIL RIGHT, LEFT HAND DOOR/  
LEFT HAND DOOR

CAR SIZE	WIDTH	DEPTH	RAIL C/L	DOOR C/L	CLEAR
40x54	54 1/2"	61"	30 1/2"	24/34 1/4"	32 1/4"

SCALE: 1/4"=1'-0"

**TYPICAL MACHINE ROOM LAYOUT**

Notes:  
Please note that this layout is shown for manual lowering  
access at the top right of the view. The drive unit can be  
mounted opposite to accommodate access.

Minimum overhead clearance as measured from the top  
of the upper most landing sill to the bottom of the shaft  
ceiling is 9'-0" overhead for 7'-0" cab.

SCALE: 1/4"=1'-0"

**DETAIL & EXTERIOR STEPS**

FOOTING /  
PIER

3/4" PLYWOOD  
DECKING

2x8 JOIST @ 16" O.C.

MULTIPLE WOOD  
BEAM - SEE  
PLAN

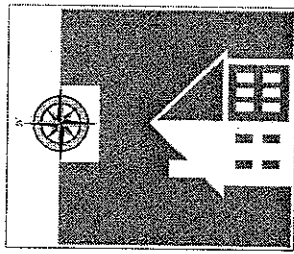
PA 18 SIMPSON ANCHOR  
OR COMPARABLE

12" 3/4" PIER REINF. W/  
(4) #5 VERTICAL  
& #3 STIRREPS  
@ 12" O.C.


TO APPROVED  
BEARING  
6" MIN INTO  
WEATHERED  
LIMESTONE

SCALE: 1/2"=1'-0"





**VAASTU DESIGN STUDIO,**  
 230-A Tralide Drive Austin, TX  
 USA-512-961-8512 FAX: 1-815-36



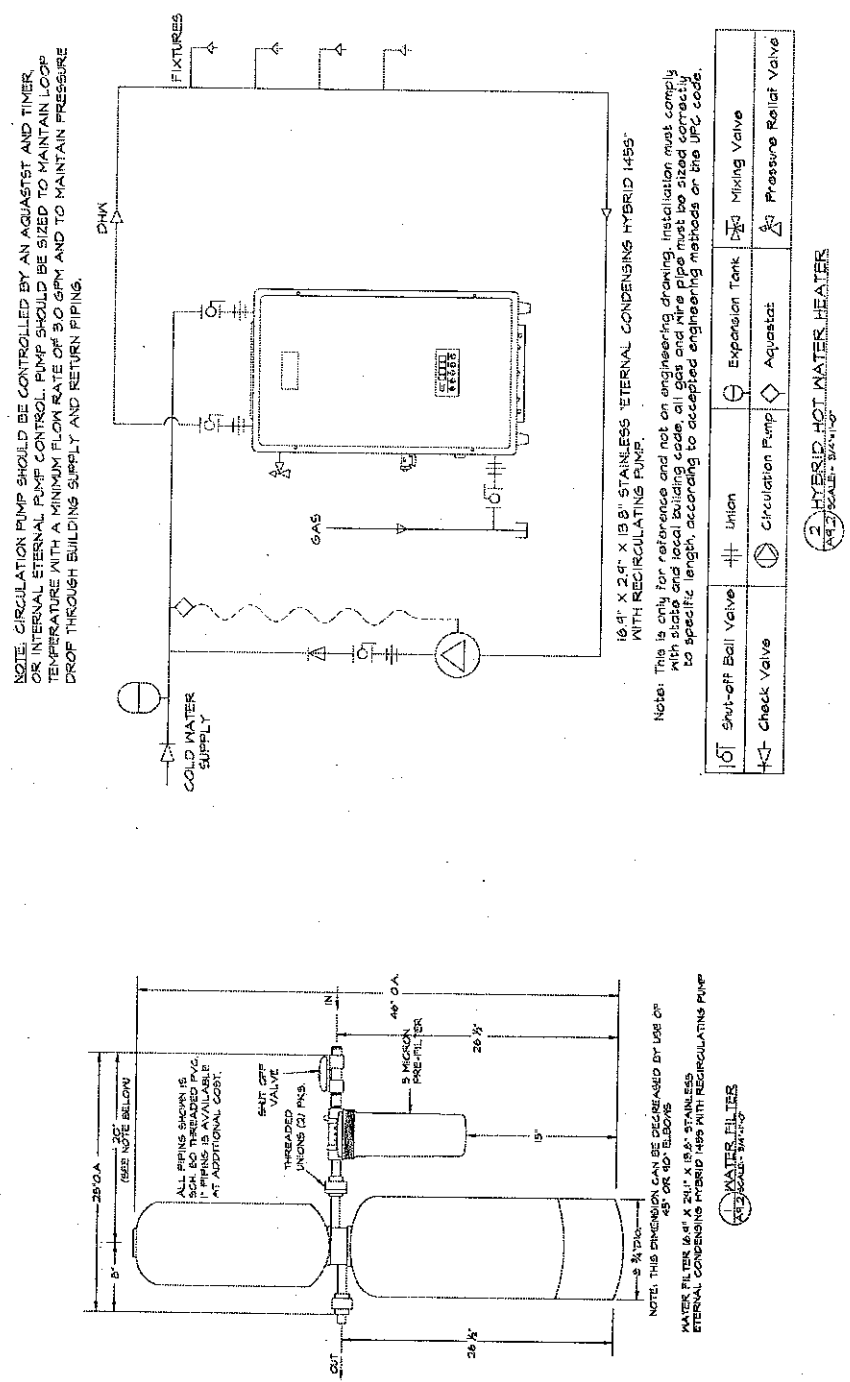
**Daniel P. O'Connell**  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

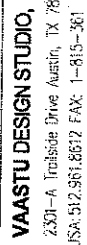
**MARIE CASE**  
**RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 7870

**WATER FILTER**  
**& HEATER DETAILS**

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

**A9.2**





Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

## MARIE CASE RESIDENCE

ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

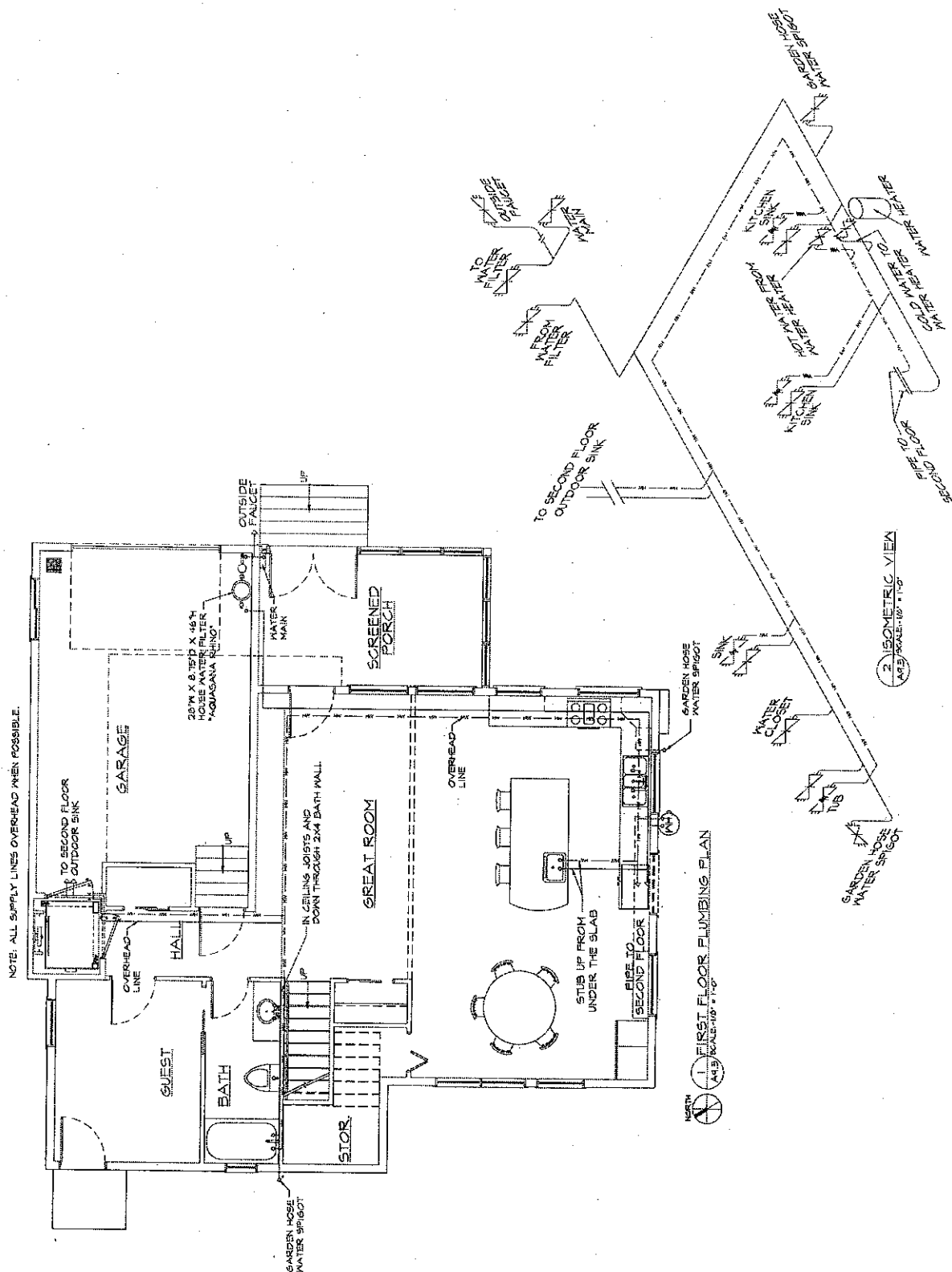
FIRST FLOOR  
PLUMBING PLAN

date of issue: 27 OCT 2010

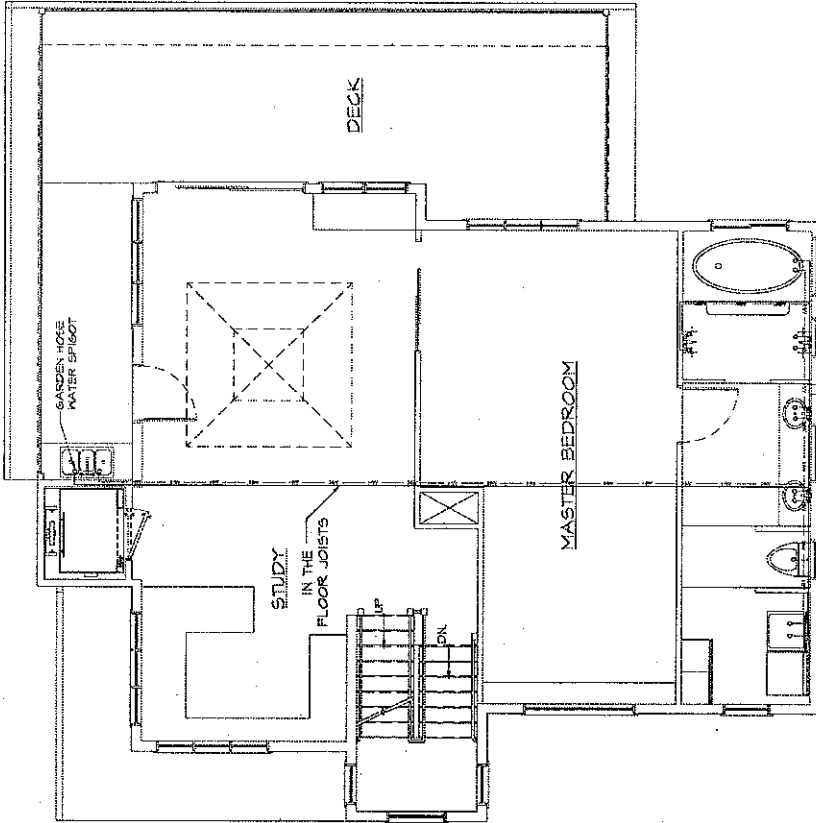
drawn by CH

project number: #10.02

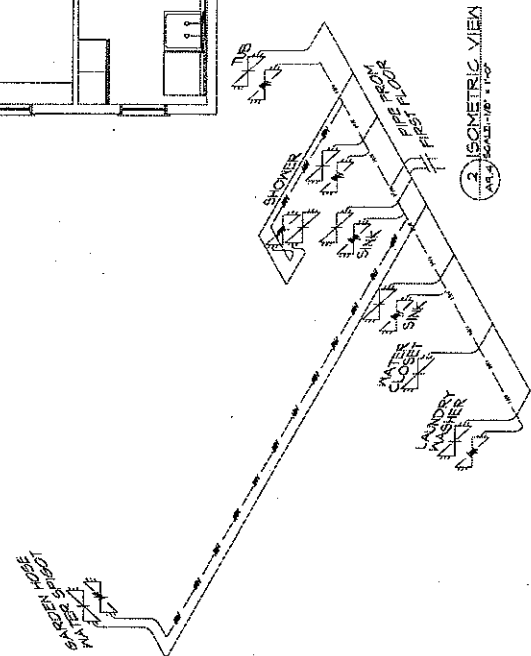
A9.3



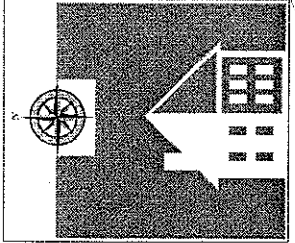
NOTE: ALL SUPPLY LINES OVERHEAD WHEN POSSIBLE



1 SECOND FLOOR PLUMBING PLAN  
AS SHOWN IN 1/8" = 1'-0"



2 ISOMETRIC VIEW  
AS SHOWN IN 1/8" = 1'-0"



**VAASTU DESIGN STUDIO,**  
2301-A Inwood Drive Austin, TX 78744  
USA-512-961-8612 FAX: 1-815-361



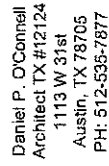
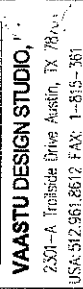
Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78704

**SECOND FLOOR  
PLUMBING PLAN**

date of issue	27 OCT 2010
drawn by	EH
project number	#0.02

**A9.4**

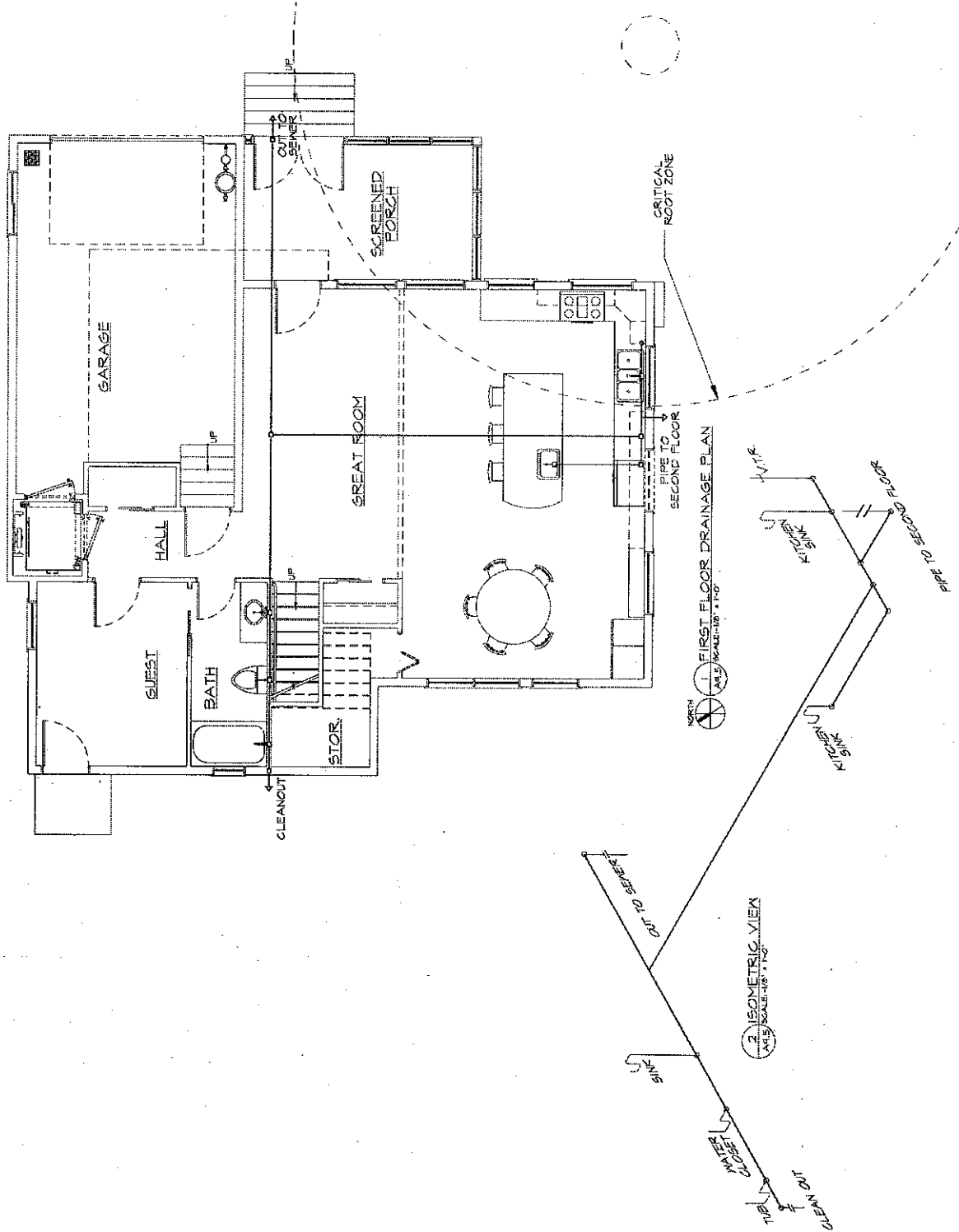


## ADDITION & RENOVATIONS

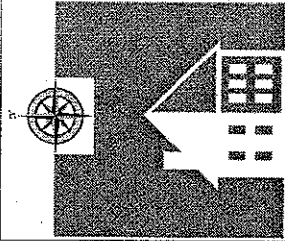
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701.

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02


A9.5







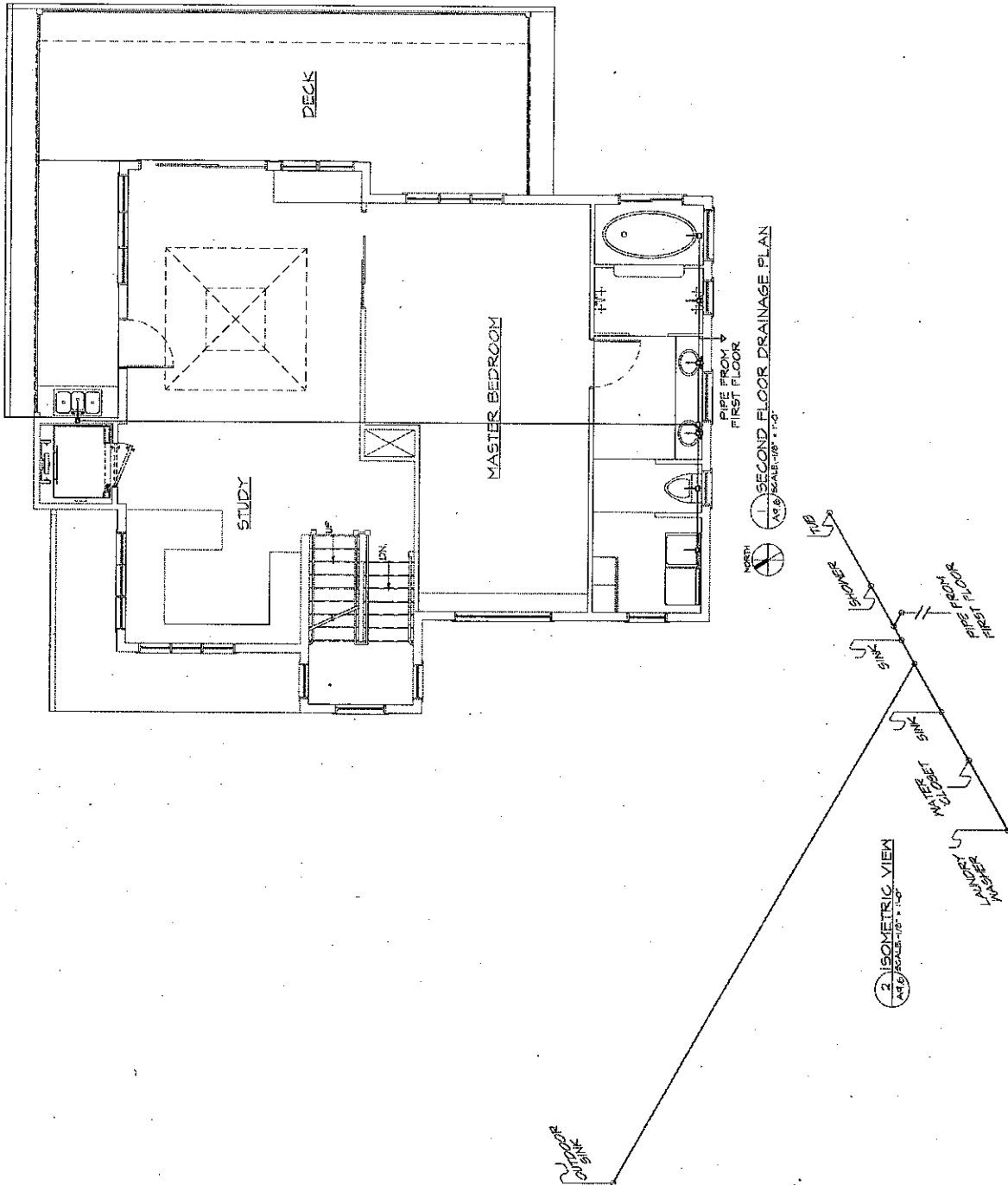
**VAASTU DESIGN STUDIO, P.C.**  
 2301-A Trilobite Drive Austin, TX  
 USA 512 581 8612 FAX: 1-815-36



Daniel P. O'Connell  
 Architect TX #12124  
 1113 W 31st  
 Austin, TX 78705  
 PH: 512-535-7877

**MARIE CASE  
 RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX 7870

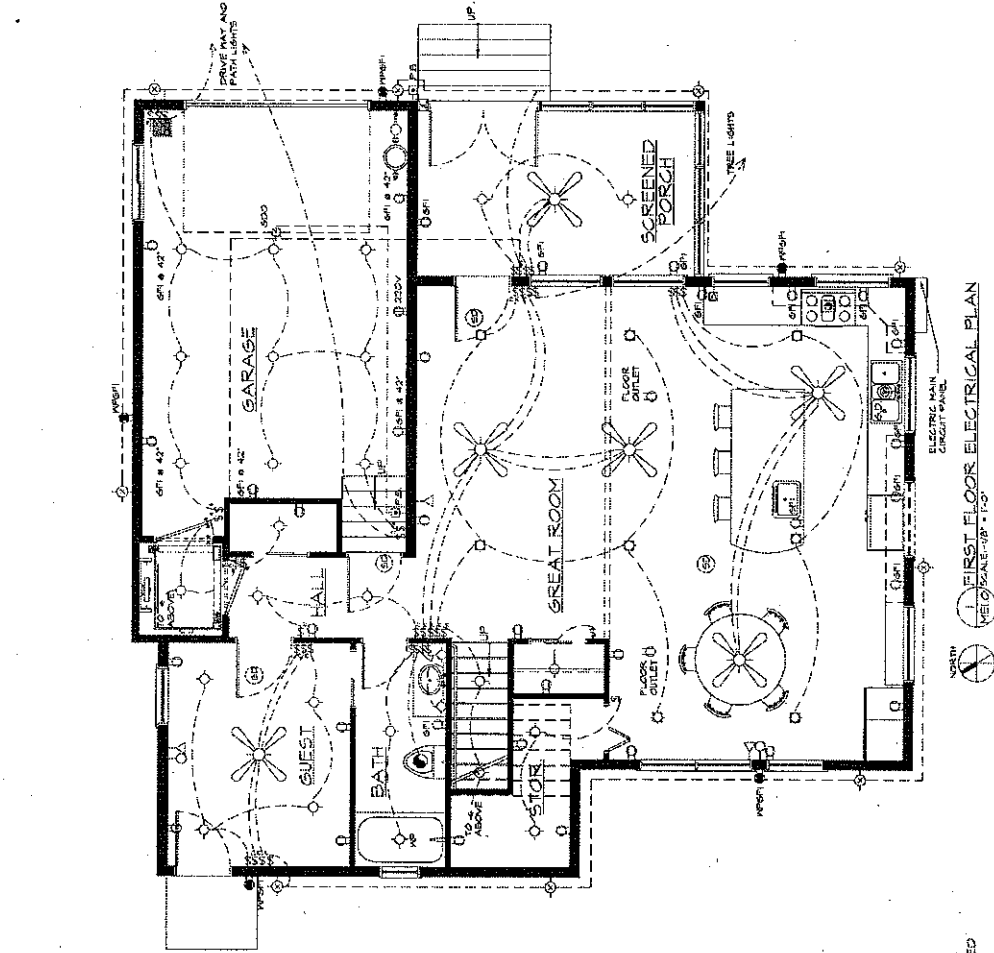
SECOND FLOOR DRAINAGE PLAN	
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
A9.6	



ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
110	110 VOLT OUTLET
110	GROUND FAULT PROTECTED OUTLET
220V	220 VOLT RECEPTACLE
220V	CEILING LIGHT FIXTURE
220V	WALL MOUNTED BRACKET LIGHT (WEATHER PROOF)
220V	WALL SCONCE
220V	RECESSED CAN LIGHT
220V	VANITY LIGHTING
220V	FLUORESCENT LIGHT
220V	FLUORESCENT LIGHT (WALL MOUNTED SINGLE STRIP)
220V	SMOKE DETECTOR
220V	SWITCH
220V	TWO WAY SWITCH
220V	THREE WAY SWITCH
220V	TELEPHONE OUTLET
220V	TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
220V	PUSH BUTTON
220V	DOORBELL
220V	CEILING EXHAUST FAN W/ LIGHT
220V	EXHAUST FAN
220V	SARGE DISPOSAL
220V	CEILING FAN W/ LIGHT
NOTE: SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP	

#### GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH N.E.C. & BUILDING CODE BY LICENSED ELECTRICAL PLUMBERS/ MECHANICAL CONTRACTOR.
- GENERAL CONTRACTOR TO ESTABLISH FIXTURE ALLOWANCE FOR EACH DISCIPLINE BASED ON PLANS & SPECIFICATIONS. PRIOR TO ORDERING EQUIPMENT & FIXTURES, MEET WITH OWNER OR OWNER'S AGENT TO VERIFY TYPES, FINISH AND LOCATION.
- MECHANICAL SUBCONTRACTOR TO PRESENT SCHEMATIC LAYOUT OF DUCTING AND REGISTER BASED ON THIS LAYOUT TO OWNER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR LAYING IN PIPING.
- THESE DRAWINGS ARE FOR BIDDING AND ESTIMATING PURPOSES ONLY AND DO NOT TAKE RESPONSIBILITY OF THE CONTRACTOR'S SYSTEMS AND THEIR COMPONENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH THE PLANS AND DESIGN INTENT. ASK QUESTIONS AND CLARIFY THE SCOPE OF WORK PRIOR TO BIDDING.
- REFER TO PLUMBING FIXTURE SCHEDULE FOR MORE INFORMATION.



1 FIRST FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"

**VAASTU DESIGN STUDIO,**  
2301-A Trilobite Drive Austin, TX 787  
USA-512-961-8612 FAX: 1-815-38



Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX 7870

**FIRST FLOOR  
ELECTRICAL PLAN**

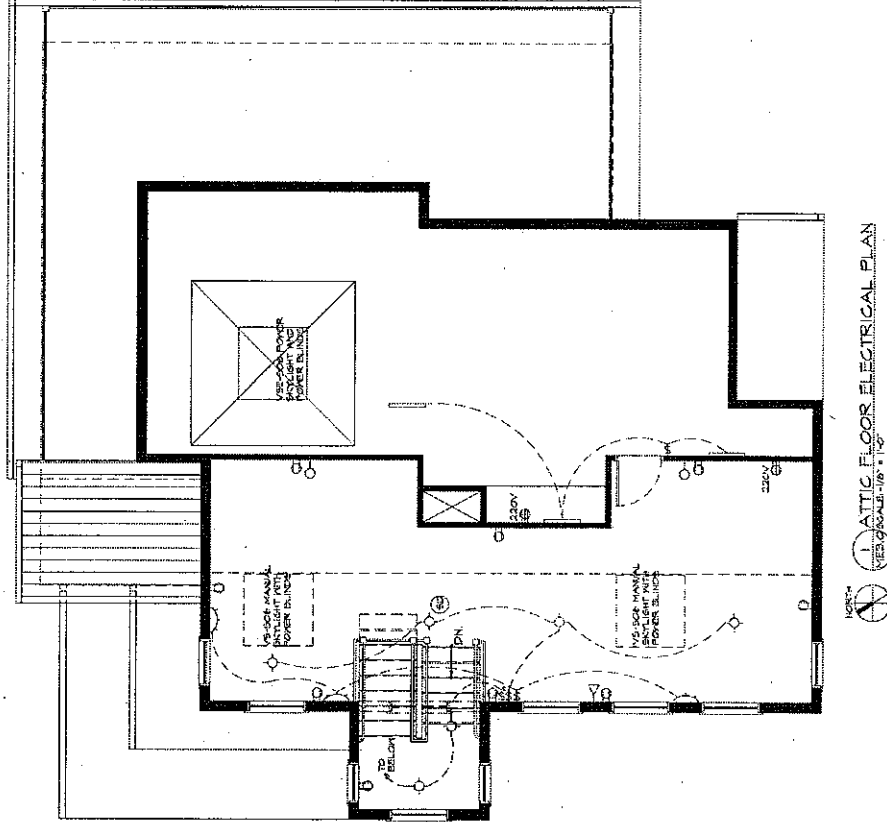
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02
<b>ME1.0</b>	



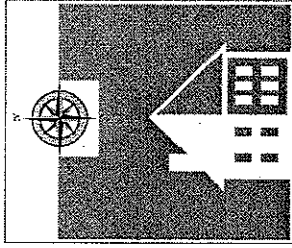
ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHER PROOF OUTLET
	220 VOLT RECEPTACLE
	CEILING LIGHT FIXTURE
	WALL MOUNTED BRACKET LIGHT (WEATHER PROOF)
	WALL SCONCE
	RECESSED CAN LIGHT
	VANITY LIGHTING
	FLUORESCENT LIGHT
	FLUORESCENT LIGHT (WALL MOUNTED SINGLE STRIP)
	SMOKE DETECTOR
	SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	TELEPHONE OUTLET
	TELEVISION OUTLET
	PUSH BUTTON
	DOORBELL
	CEILING EXHAUST FAN W/ LIGHT
	EXHAUST FAN
	GARBAGE DISPOSAL
	CEILING FAN W/ LIGHT
	N/A
	ALL SMOKE DETECTORS TO BE HARD WIRING WITH A BATTERY BACKUP

#### GENERAL NOTES

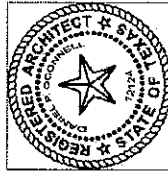
- ALL WORK TO BE DONE IN ACCORDANCE WITH NEC & BUILDING CODE BY LICENSED ELECTRICAL/PLUMBING/MECHANICAL CONTRACTOR.
- GENERAL CONTRACTOR TO ESTABLISH FIXTURE ALLOWANCE FOR EACH DISCIPLINE BASED ON PLANS & SPECIFICATIONS. PRIOR TO ORDERING EQUIPMENT & FIXTURES, MEET WITH OWNER OR OWNER'S AGENT TO VERIFY TYPES, FINISH AND LOCATION.
- MECHANICAL SUBCONTRACTOR TO PRESENT SCHEMATIC LAYOUT OF DUCTING AND REGISTER BASED ON THIS LAYOUT TO OWNER FOR APPROVAL PRIOR TO ORDERING EQUIPMENT OR LATHS IN PIPING.
- THESE DRAWINGS ARE FOR BIDDING AND ESTIMATING PURPOSES ONLY AND DO NOT TAKE INTO ACCOUNT SPECIFIC TRADES OR COMMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE PLANS AND DESIGN INTENT, ASK QUESTIONS AND CLARIFY THE SCOPE OF WORK PRIOR TO BIDDING.
- REFER TO PLUMBING FIXTURE SCHEDULE FOR MORE INFORMATION.



1. ATTIC FLOOR ELECTRICAL PLAN  
SCALE: 1/8" = 1'-0"



**VAASTU DESIGN STUDIO,**  
2301-A Inland Drive Austin, TX 78747  
USA: 512-961-3512 FAX: 1-813-361



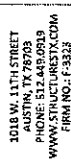
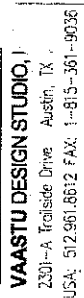
Daniel P. O'Connell  
Architect TX #12124  
1113 W 31st  
Austin, TX 78705  
PH: 512-535-7877

**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78703

**ATTIC FLOOR  
ELECTRICAL PLAN**

date of issue: 27 OCT 2010  
drawn by: EH  
project number: #10.02

**ME3.0**



**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

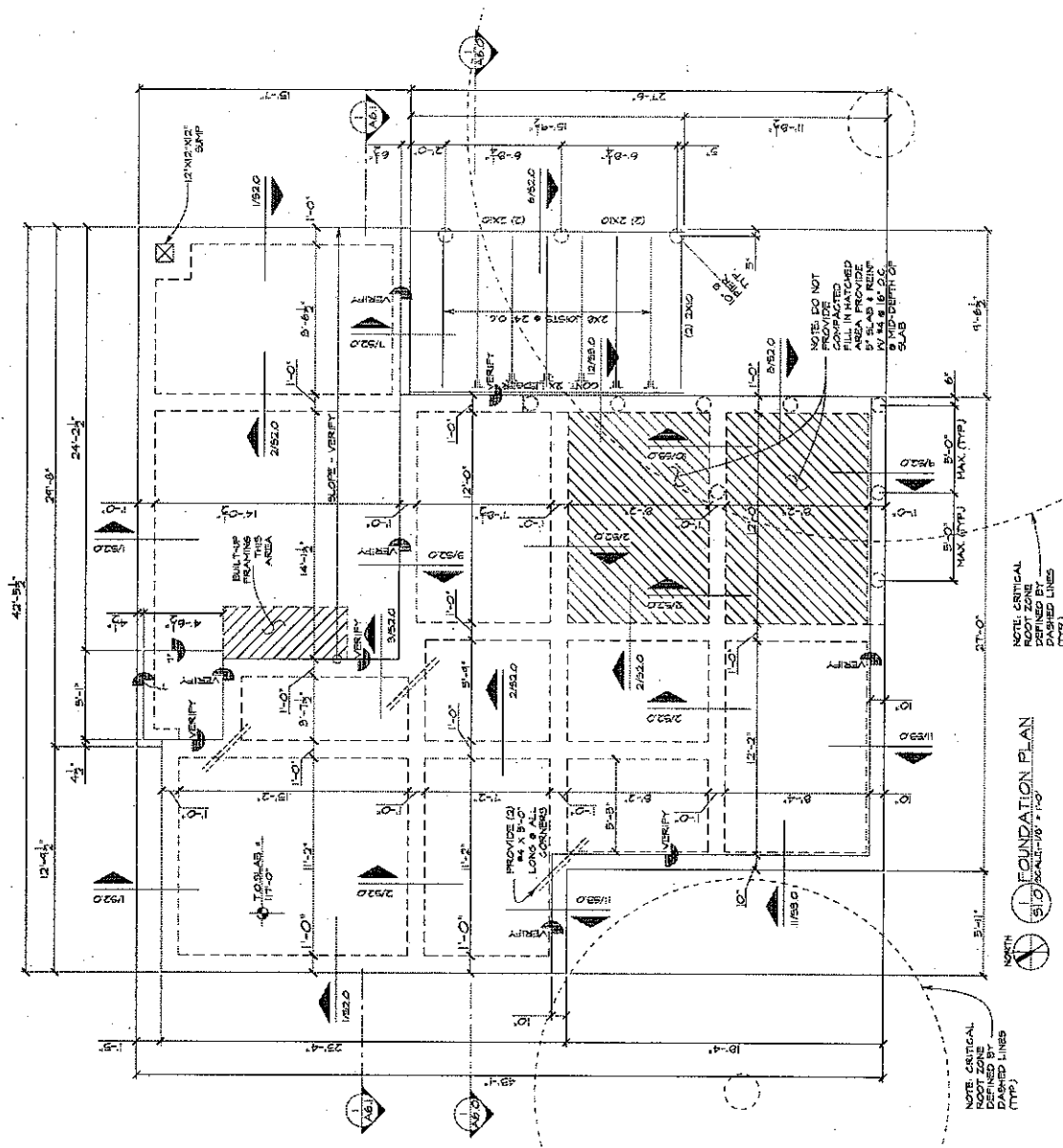
FOUNDATION  
PLAN

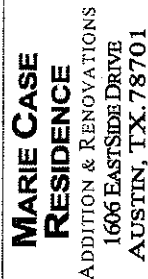
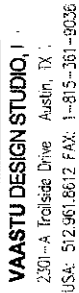
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

# S1.0

FOUNDATION PLAN NOTES

- VENITY AND CONSERVATIVE, ALL DIMENSIONS, ELEVATIONS, AND SLOPES WITH ARGUMENTAL PLANS.
1. TOP OF SLAB (T.O.S.) ELEVATION SHALL BE 117'-0".
2. ALL FLOOR JOISTS SHALL BE 2X8 @ 24" O.C.
3. SLAB SHALL BE 4" MINIMUM THICKNESS @ 10% COMPACTED BELT FILL, MINIMUM THICKNESS WITH #5 @ 18" SPACING AT MID-DEPTH OF SLAB, UNCL. ON PERIMETER.
4. PROVIDE D1 @ 24" O.C. 1" THICK DIES TOP AND BOTTOM, AND TYPED INTERSECTIONS OF BEAMS.
- THE FOUNDATION DESIGN PROVIDED IS BASED ON UNDESIGNED SUPERIMPOSED FRAMING LOAD PATHS ONLY. AN ANALYSIS OF THE FRAMING SYSTEM, INCLUDING THE GENERAL CONTRACTION BEHAVIOR THAT ALL ASSIGNED LOADS FROM SUPERIMPOSED FRAMING, INCLUDING UNIFORM, POINT, AND MOMENT, TRANSFERRED TO FOUNDATION, MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER, PRIOR TO ANY BEAMS, JOIST, OR SLAB AREAS WITHOUT APPROVAL OF LICENSED INSURER.
- ALL FOOTINGS BY FRAMING ELEMENTS ABOVE POINT LOADS FROM COLUMNS SHALL BE Laid DIRECTLY OVER BEAMS OR JOISTS OR SOICATED PIERS AND FOOTINGS SHALL BE Laid OVER BEAMS, JOIST, OR SLAB AREAS WITHOUT APPROVAL OF LICENSED INSURER.
- THESE STRUCTURAL DOCUMENTS DO NOT ADDRESS MATTER ISSUES AS IT RELATES TO BUT NOT LIMITED TO, THE CONSTRUCTION OF THE FOUNDATION. ANY INTRODUCTION BY ADJUNCT PROPERTIES, ASSOCIATE ENGINEER SHALL BE PROVIDED TO LIMIT THE LIABILITY OF THE ENGINEER. ANY SYSTEM OR METHOD OF THE ELEVATION, BEAM, JOIST, OR SLAB, THE ENGINEER SHALL BE RESPONSIBLE AND ANY MATERIALS NOTING ARE THE RESPONSIBILITY OF THE ARCHITECT AND THE ENGINEER SHALL BE RESPONSIBLE FOR THE SCOPE OF THESE DOCUMENTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CERTIFY THAT THE COMPOSITION OF THE FILL MATERIAL, USED IN THE FOUNDATION, IS THE SAME AS THE MATERIAL USED IN THE BUILDING FAD NOTES SPECIFIED ON SHEET 204.
1. SEE SHEET'S \$2.0 @ \$5.0 FOR FOUNDATION

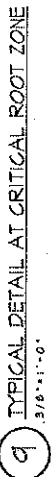
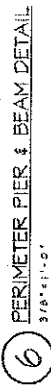
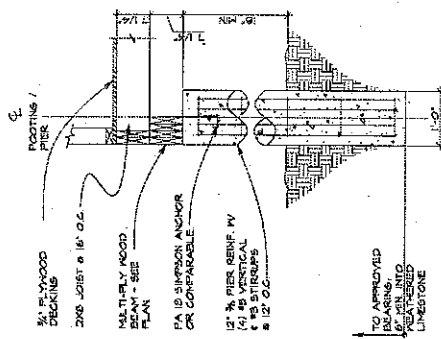
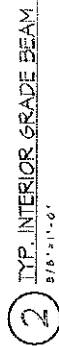
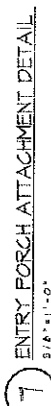
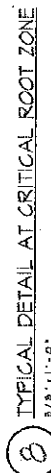
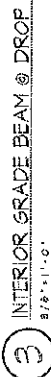




FOUNDATION  
DETAILS

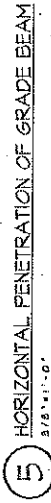
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

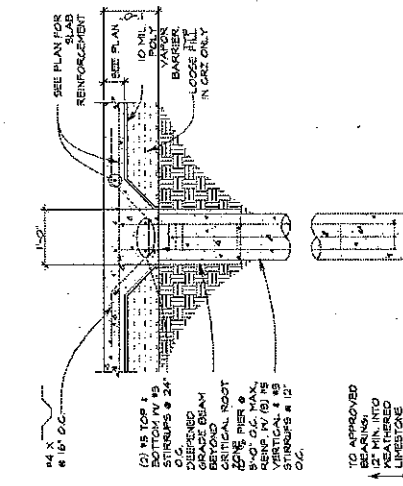
## S2.0



**NOTE.**

- DO NOT CUT REINFORCEMENT TO ACCOMMODATE PIPE.
- IF CLEARANCES SHOWN BELOW ARE SATISFIED, BEAM DEPTH DOES NOT NEED





PERMETH  
3/8' x 1'-0"

2 TYPICAL DETAIL AT CRITICAL ROOT ZONE

48555-13-1 Building Code, International Residential Code  
 Engineering Division Provisions 2003 Edition

Superimposed Dead Loads (included, but not limited to):

Root Net Utility  
Fiber  
Docks  
40psf  
40psf  
40psf  
40psf

Methods, procedures, and sequences of construction are the responsibility of the contractor and must satisfy the minimum requirements of the 2006 International Building Code. The contractor shall take all necessary precautions to maintain and insure the integrity of the

6. Scales noted on the drawings are for general reference only. No dimensional information shall be obtained by direct scaling of the drawings.

2.2.2 The building floods to grade with select material conforming to the following:

7.7.1: pipe sleeves in concrete members shall be schedule 40 pipe unless otherwise shown on the structural drawings. Location of the sleeves shall be approved by the Structural Engineer. Provide 3 additional straps on each side of each sleeve in beams and space an additional strap at each end of each sleeve in columns. Provide 1 strap at each end of each sleeve in walls.

10. Provide 2-#5 x 4'-0" "L" shaped bars top and bottom at all corners and at intersections of beams.

2.2. Reinforcement designated as "continuous" may be solicited using "type B" lap splices. Reinforcement bar splice lengths in beams which are located at bottom centerline of supports for bottom bars and at mid-span for top bars may

4. Welding of reinforcement bars, when accepted by the structural engineer, shall conform to the American Welding Society Standard D14 Electrodes for shop and field welding of reinforcement bars shall conform

**CONTINUATION**

Formed openings shall include the vertical position, locations, elevations, and grade indicated for each opening. Openings not indicated but required as above, shall have to be

2. Relative to Architectural Mechanisms, [redacted] drawings for floor elevations, sloped, and elevated floor areas.

Snake boom.  
Top 1- 1/2 inches  
Board formed sides 2 inches  
Earth formed sides 3 inches

Bottom layer not cost optimal  
 not 2 inches

on the structural series  
egs, including frames and/or  
s, provision and/or  
y but not limited to

200, alignment, dimension, used to serve the structural series drawings, by the engineer.

provided to various  
clubs, Dickinson, and

assumptions may not be verifiable without the expending of additional fees. Condition conditions noted during construction that differ from those shown in the structural drawings shall be noticed to the structural engineer before further construction is to proceed.

**CONCISE**

Plate	4000 Psi
Spread footings	4000 Psi
Grade beams	4000 Psi
Slab on grade	4000 Psi

Concrete floor slab shall be placed monolithically with beams.

Detailed of concrete reinforcement bars and accessories shall conform to the recommendations of ACI 318 "Details and detailing of concrete reinforcement" and ACI 308-66 "Detailing manual". Fixing of reinforcing bars shall conform to the recommendations of ACI 318R "Manual of Engineering" and placing drawings for reinforced concrete structures and civil "Manual of Structural Engineering".

3. These drawings do not, nor are intended to, locate property lines, building set backs, nor height limitations. It is the contractor's responsibility to locate the building and construct it to, and within, applicable code restrictions. Further, it is the contractor's responsibility

the flexibility to maintain and insure the integrity of the construction process, to maintain and insure the integrity of the construction process, to maintain and insure the integrity of the construction process.

6. Scale noted on the drawings are for general reference only. No dimensional information shall be obtained by direct scaling of the drawing.

The general contractor is responsible for coordination of all resulting revisions to the structural system or other trades as a result of acceptance of contractor proposed alternatives or substitutions.

2. During the building pods to grade with select material conforming to the following:

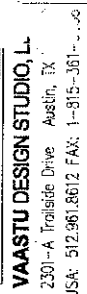
---

---

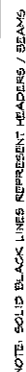
---

---

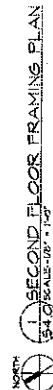
---



**VAASTU DESIGN STUDIO, L.L.**  
2301-A Trillside Drive Austin, TX  
USA: 512.961.8612 FAX: 1-815-361-1130



NOTE: SOLID BLACK LINES REPRESENT HEADERS / BEAMS



1 SECOND FLOOR FRAMING PLAN  
SCALE: 1/8" = 1'-0"

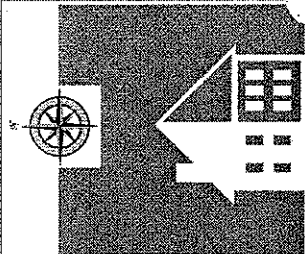
**MARIE CASE  
RESIDENCE**  
ADDITION & RENOVATIONS  
1606 EASTSIDE DRIVE  
AUSTIN, TX. 78701

SECOND FLOOR  
FRAMING PLAN

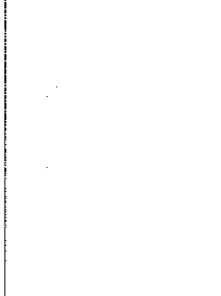
date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

\$4.0





**VAASTU DESIGN STUDIO, L.P.**  
 2301-A Triltside Drive Austin, TX  
 USA 512.961.8612 FAX: 1-815-361-9036

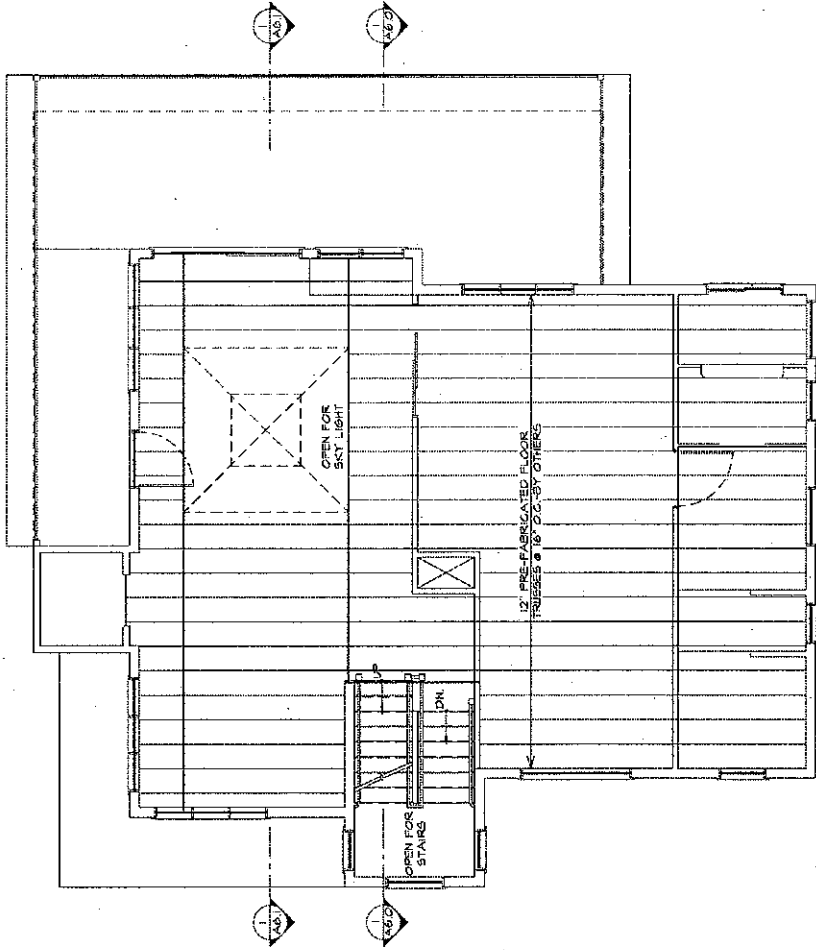


**MARIE CASE  
RESIDENCE**  
 ADDITION & RENOVATIONS  
 1606 EASTSIDE DRIVE  
 AUSTIN, TX. 78701

ATTIC FLOOR  
 FRAMING PLAN

date of issue	27 OCT 2010
drawn by	EH
project number	#10.02

**S5.0**



NOTE: SOLID BLACK LINES REPRESENT HEADERS / BEAMS.

NORTH  
 ATTIC FLOOR FRAMING PLAN  
 SCALE: 1/8" = 1'-0"

**TaxNetUSA: Travis County**Property ID Number: **283400** RefID2 Number: **03020205150000**Owner's Name **CASE MARIE Y****Property Details**Mailing Address 1606 EASTSIDE DR  
AUSTIN, TX 78704-3139

Deed Date 10292007

Deed Volume

Deed Page

Location 1606 EAST SIDE DR 78704

Exemptions

Legal LOT 1 ARCHER ROY C

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.2024

**Value Information****2010 Preliminary**

Land Value 200,000.00

Block

Improvement Value 151,009.00

Tract or Lot 1

AG Value 0.00

Docket No. 2007200081TR

AG Productivity Value 0.00

Abstract Code S00417

Timber Value 0.00

Neighborhood Code K0030

Timber Productivity Value 0.00

Assessed Value 351,009.00

10% Cap Value 0.00

**Data up to date as of 2011-01-03**

Total Value 351,009.00

**Value By Jurisdiction**

Entity Code	Entity Name	2009 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		351,009.00	351,009.00	351,009.00	351,009.00
01	AUSTIN ISD	1.227000	351,009.00	351,009.00	351,009.00	351,009.00
02	CITY OF AUSTIN	0.457100	351,009.00	351,009.00	351,009.00	351,009.00
03	TRAVIS COUNTY	0.465800	351,009.00	351,009.00	351,009.00	351,009.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	351,009.00	351,009.00	351,009.00	351,009.00
68	AUSTIN COMM COLL DIST	0.095100	351,009.00	351,009.00	351,009.00	351,009.00

**Improvement Information****Improvement ID**

236427

**State Category**

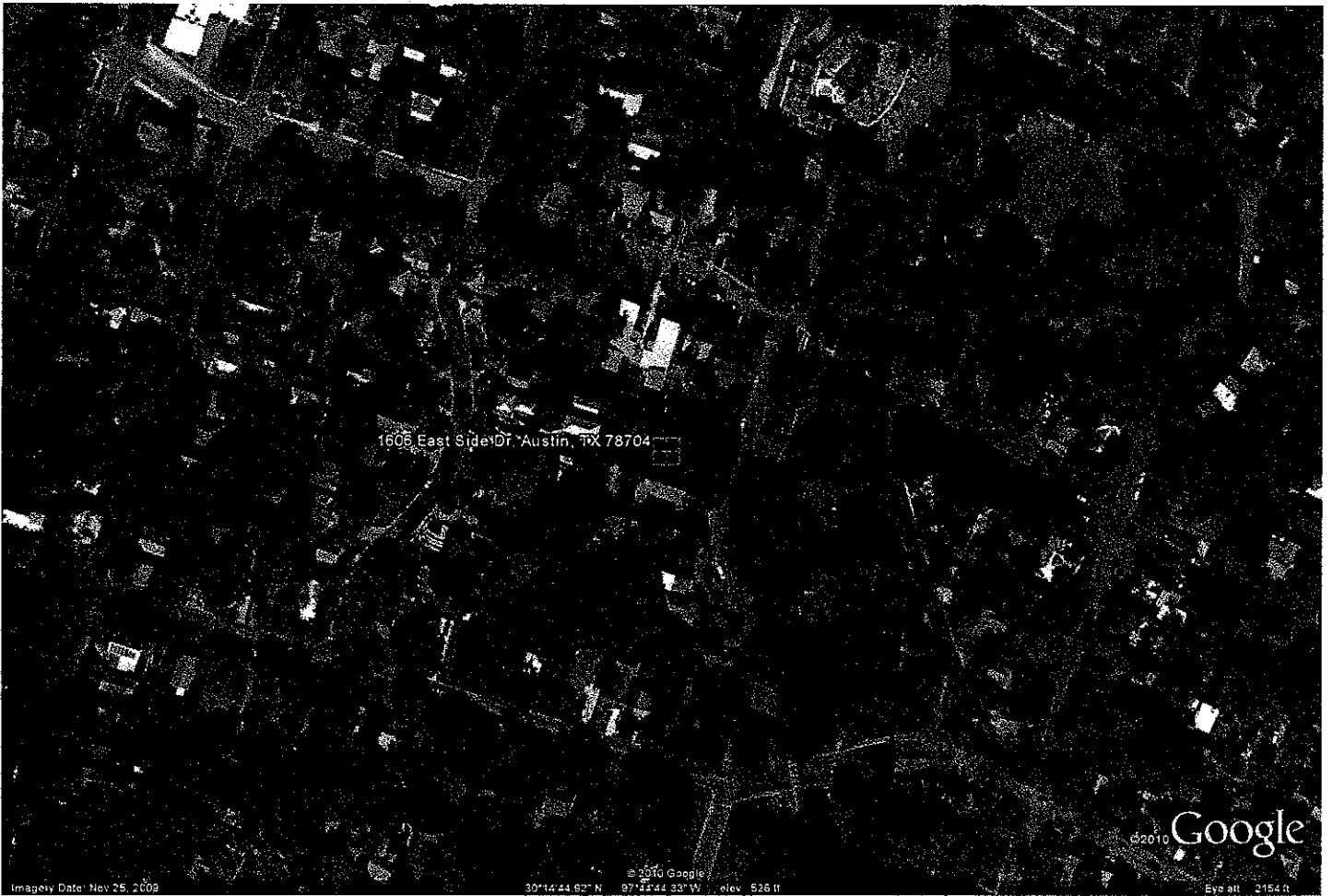
A1

**Description**

1 FAM DWELLING

**Segment Information**

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
236427	276576	1ST	1st Floor	WA3+	1948	1,055
236427	276577	2ND	2nd Floor	WA3+	1948	240
236427	1252391	011	PORCH OPEN 1ST F	*3+	1948	105
236427	1252392	031	GARAGE DET 1ST F	WA3+	1948	240
236427	1252393	095	HVAC RESIDENTIAL	**	1948	1,295
236427	1252394	251	BATHROOM	**	1948	1
236427	1252395	320	OBS DRIVEWAY	LSC*	1948	1



1605 East Side Dr Austin, TX 78704

©2010 Google

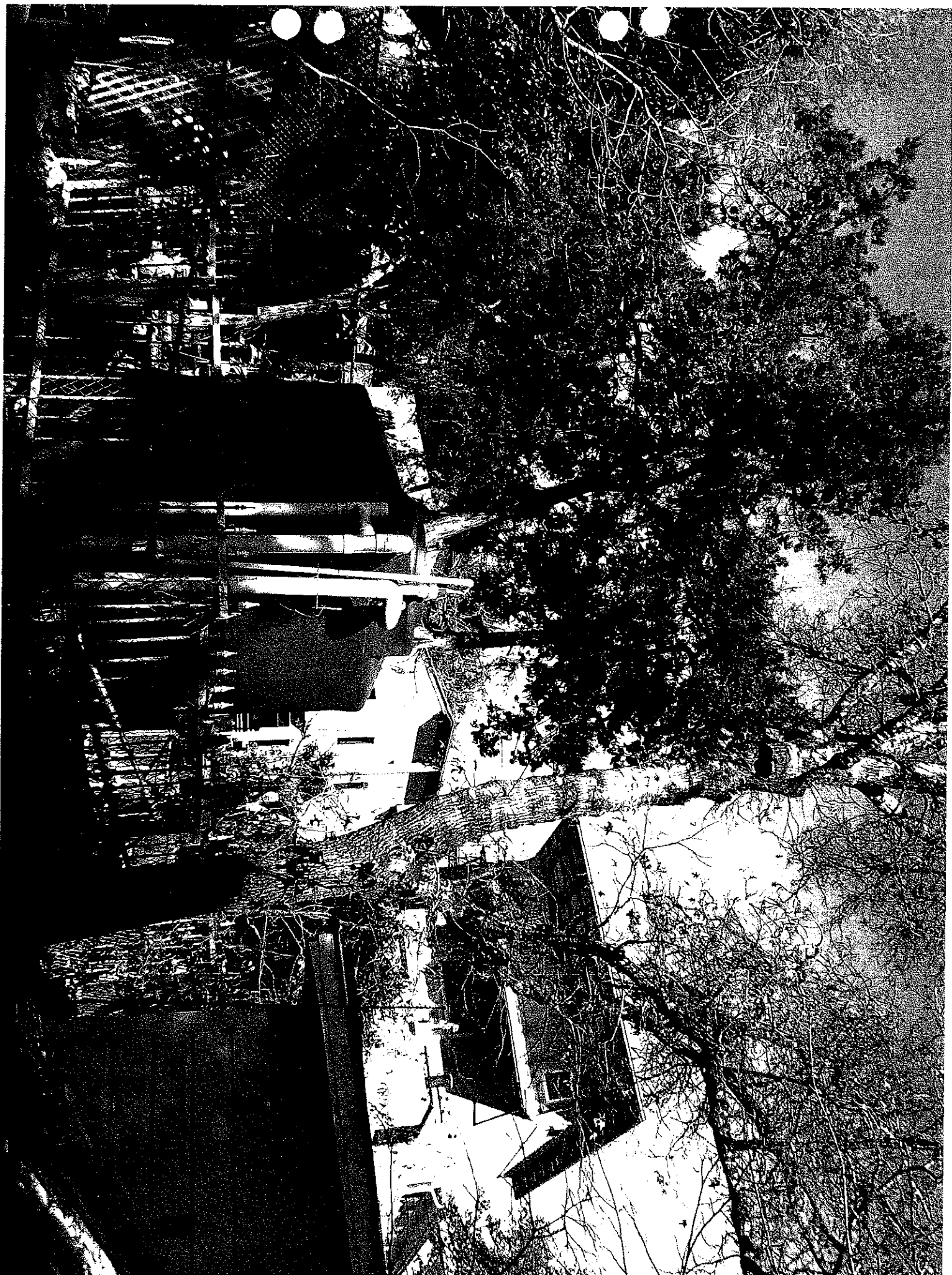
Imagery Date: Nov 25, 2009

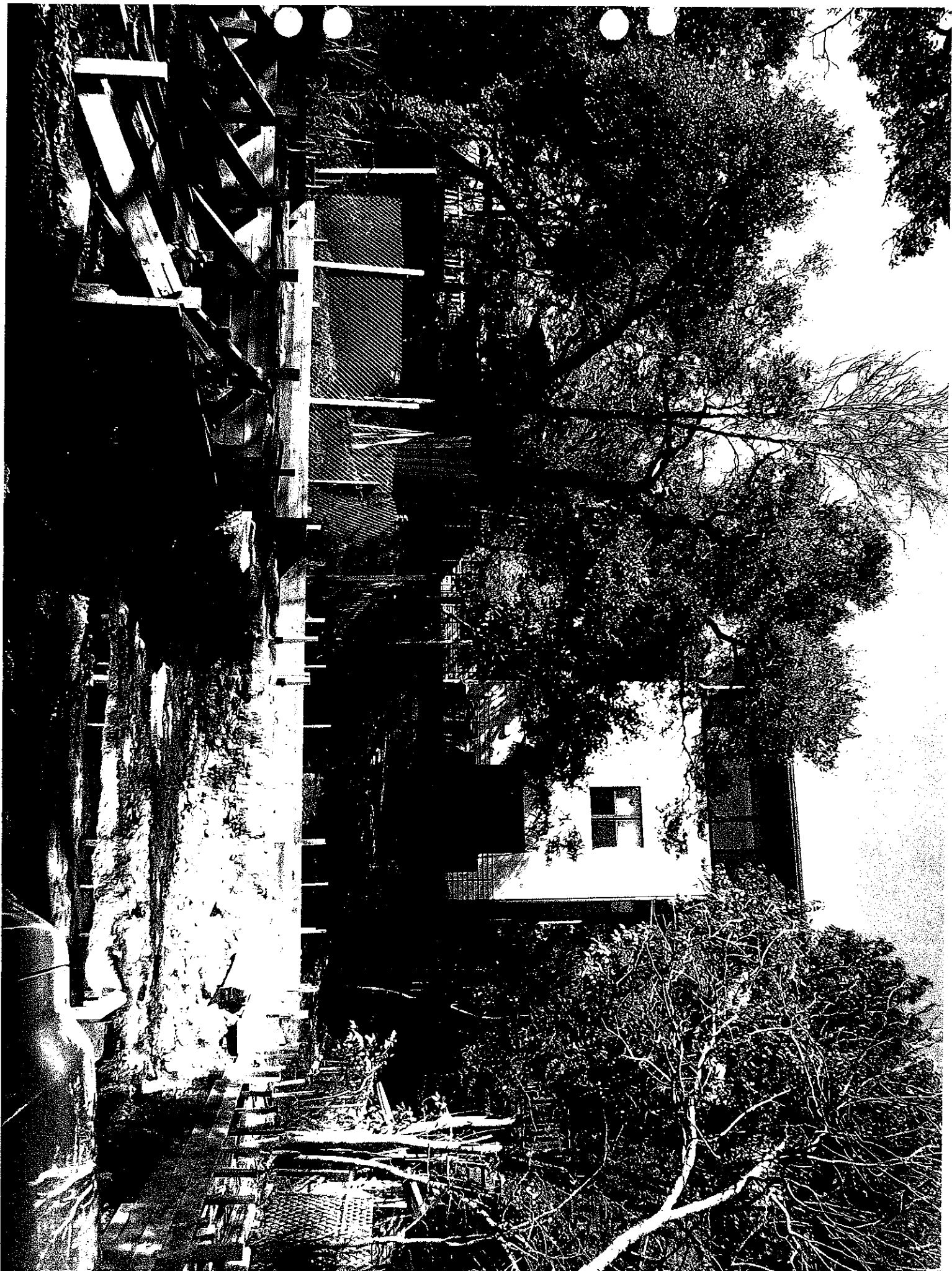
© 2010 Google  
30°14'44.92" N 97°22'44.33" W elev 526 ft

Eye alt 2154 ft

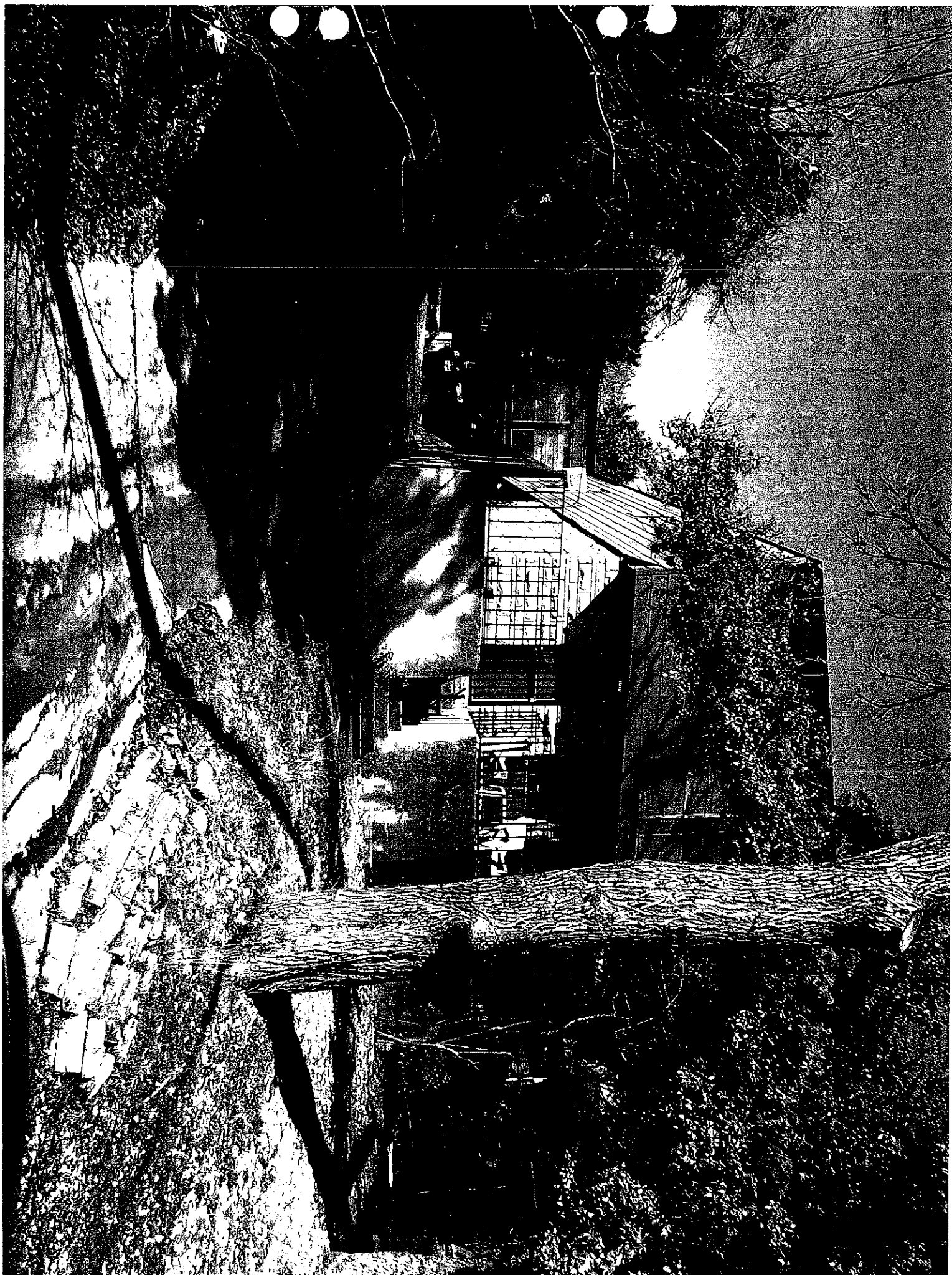
Occupation	Use	Address	SF	Lot	FAR	Year
Rental	SFR	1604 East Side	922	3504	.26	1939
Owner	SFR	1606 East Side	1295	8818	.14	1948
Rental	Duplex	1610 East Side	2928	7948	.37	1973
Rental	Duplex	1612 East Side	2879	12230	.24	1950
Rental	Duplex	1700 East Side	1400	6719	.21	1971
Rental	SFR	1704 East Side	1038	12742	.08	1954
Rental	SFR	1706 East Side	1996	6316	.32	1946
Owner	SFR	1710 East Side	1260	9421	.13	1939
Owner	SFR	516 E Annie	1600	4519	.35	1939
Rental	SFR	514 E Annie	3287	7347	.44	2007
		512 E Annie	0	0	0	0
Rental	SFR	506 E Annie	2380	13488	.18	1955
		504 E Annie	0	0	0	0
Rental	SFR	502 E Annie	1326	5998	.22	1937
Owner	SFR	500 E Annie	969	6025	.16	1937
Owner	SFR	1707 Newning	2028	10810	.19	1941
Rental	SFR	1705 Newning	3134	11068	.28	2009
	Vacant	1703 Newning	0	17162	0	0
Owner	SFR	1611 Newning	1384	8065	.17	
Owner	SFR + GA	1609 Newning	3264	9020	.36	48/05
Owner	SFR + GA	1607 Newning	1754	10617	.17	59/06
		1605 Newning	0	0	0	0
Owner	SFR	1602 Newning	780	16394	.04	1917
Owner	SFR	1700 Newning	1704	9589	.18	1995
Owner	Condo	1702 Newning	2164	19523	.11	1997
Rental	Condo	1706 Newning	1332	0		
		405 Newning	0	0	0	0
Owner	SFR	500 E Monroe	1105	4869	.23	1923
Owner	SFR	501 E Monroe	2994	6994	.42	16/65
Rental	SFR	502 E Monroe	918	5094	.18	1929
Investment	SFR	504 E Monroe	0	4980		
Investment	Duplex	505 E Monroe	2208	7469	.30	1975
Owner	SFR	506 E Monroe	1910	4807	.40	2008
Owner	SFR	507 E Monroe	1977	7489	.26	1926
Owner	SFR	508 E Monroe	1803	10252	.17	2003
Owner	SFR +GA	509 E Monroe - A	2058	3186	.64	2006
Owner	SFR + GA	509 E Monroe - B	1654	3186	.52	2008
		509 A + B combined	3712	3186	1.16	06/08
Owner	SFR	510 E Monroe	1930	9993	.19	1941
Owner	SFR - Condo	511 E Monroe - A	1968	9700	.40	2008
Owner	SFR - Condo	511 E Monroe - B	1879	9711	.40	2008
		511 A + B Combined	3847	9711	.40	2008
Owner	SFR	512 E Monroe	1275	10926	.12	1928
Rental	Tri plex?	514 E Monroe	2146	15793	.14	30/49
		1601 Sunset	0	0	0	0



















Vivian S. Ballard  
1304 Newning Avenue  
Austin, TX 70704

January 17, 2011

Every school day I walk past 1606 Eastside Drive with my daughter. I am very familiar with that property and the surrounding properties. I have spoken to the property owner and I am familiar with what is being proposed. I am writing to express my support of the new construction as previously approved, and containing a finished out attic space which will now be termed a "third floor".

As the owner of a historic property in Travis Heights, I am quite aware of the desire to maintain the character of the neighborhood. I support that desire. However, the attic space in question is at the rear of the property, and as such is not visible from the street.

I would be present at the meeting in support of approving the plans for 1606 Eastside Drive, but I have an AISD committee meeting that I am obligated to attend.

Thank you for your consideration.

Respectfully,  
Vivian Ballard



# **LETTERS OF SUPPORT**

Phone call w/ Clara Cole - owner of 1610,  
1612, 1700 EAST SIDE DR on 1/24/11 @ 5:15 PM  
STATING SHE HAD NO OBJECTION TO THE REQUEST for  
.45 FAR. SHE approved inclusion of verbal statement  
with written letters of support.

Daniel Cusculari, agent

Clara Cole 282-0296

Vivian S. Ballard  
1304 Newning Avenue  
Austin, TX 70704

January 17, 2011

Every school day I walk past 1606 Eastside Drive with my daughter. I am very familiar with that property and the surrounding properties. I have spoken to the property owner and I am familiar with what is being proposed. I am writing to express my support of the new construction as previously approved, and containing a finished out attic space which will now be termed a "third floor".

As the owner of a historic property in Travis Heights, I am quite aware of the desire to maintain the character of the neighborhood. I support that desire. However, the attic space in question is at the rear of the property, and as such is not visible from the street.

I would be present at the meeting in support of approving the plans for 1606 Eastside Drive, but I have an AISD committee meeting that I am obligated to attend.

Thank you for your consideration.

Respectfully,  
Vivian Ballard





To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 East Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

[illegible]

1/30/2011

DCi Permitting & Land Consulting Mail -...



David Cancialosi <david@dciaustin.com>

## 1606 Eastside Dr.

1 message

William Hewett <woodchop@rocketmail.com>  
Reply-To: William Hewett <woodchop@rocketmail.com>  
To: "david@DCiaustin.com" <david@dciaustin.com>

Sat, Jan 29, 2011 at 6:43 PM

To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

Will Hewett  
3107 French Place  
Austin, TX 78722

Barbara M. Holthaus  
518 Terrace Drive  
Austin, Texas 78704  
512 653-3907

January 27, 2011

To Whom It May Concern:

I live at 518 Terrace Drive, two blocks down from 1606 Eastside Drive. I am unable to attend the hearing set for February 6 concerning this matter. Therefore, I am writing in advance to express my support for the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 Eastside Dr. I understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city-staff interpretation. I understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

I understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, as a neighborhood resident, I support the owner's request to maintain the city-approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

Sincerely,

*Barbara M. Holthaus*

Barbara M. Holthaus

1/29/2011

DCi Permitting & Land Consulting Mail -...



David Cancialosi <david@dciaustin.com>

**re: 1606 EastSide Dr.**

1 message

ML Banchoff <ml.banchoff@understandmen.com>

Sat, Jan 29, 2011 at 2:18 PM

To: david@dciaustin.com

To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

Thanks for listening!

ML Banchoff

1/29/2011

DCi Permitting & Land Consulting Mail -..



David Cancialosi <david@dciaustin.com>

## rdcc letter of support

1 message

adeem687@aol.com <adeem687@aol.com>

Sat, Jan 29, 2011 at 11:31 AM

To: david@dciaustin.com

To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

Amber Deem  
PO Box 327  
Longview, TX  
75606

**From:** "Roberta Lang (CE IPN)" <Roberta.Lang@wholefoods.com>  
**Date:** January 29, 2011 9:31:34 AM CST  
**To:** "david@dciaustin.com" <david@dciaustin.com>  
**Cc:** "mcase@praemiagroup.com" <mcase@praemiagroup.com>  
**Subject:** 1606 EastSide Drive

Dear Mr. Cancialosi:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner. We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood. I have a distinct connection to downtown Austin, where this project is located, and thought it would be relevant for you to know that Austin is my home, it's where I work and where my family and community live.

I hope that you will carefully consider and approve Ms. Case's request.

Sincerely,  
Roberta Lang  
Global Vice President/General Counsel  
Whole Foods Market  
550 Bowie  
Austin, Texas 78703

**To Whom It May Concern:**

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 Eastside Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city-approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

[illegible]



1/28/2011

DCi Permitting & Land Consulting Mail - ...



David Cancialosi <david@dciaustin.com>

---

## Without fences, neighbors

MARIE CASE <marie@mcaseconsulting.com>

Thu, Jan 27, 2011 at 10:26 PM

To: David Cancialosi <david@dciaustin.com>

David - the women who sold me the house and now live on the other side of mopac will also be there on the night in support of the project

Christina Randle

[Quoted text hidden]

---

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

[illegible]

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 East Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to “add” a third floor, but to “maintain” an already city-approved design that included exempt attic space which will now be called a “third floor”. Should the Residential Design and Compatibility Commission grant the owner’s request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home’s design comply with all relative city regulations. Therefore, we the undersigned support the owner’s request to maintain the city –approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

[illegible]

To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

Mary Lou Gumbach

206 & 208 Elizabeth 78704

M.L. Cavendish

To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.

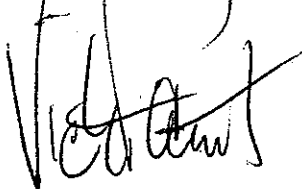
*Kimber Cavendish*  
300 Academy Dr. 78704

Kimber  
Cavendish

To Whom It May Concern:

We the undersigned support the property owner's request to maintain a proposed city-approved, finished-out attic space for a new home proposed at 1606 EastSide Dr. We understand the owner's builder reviewed with city permit staff the residential design during 2009-2010 on many occasions and was advised by city staff to move forward with the exempted attic design and that the city approved and issued a building permit for the design, but the project was put on hold by the city due to an after-the-fact city staff interpretation. We understand the city-approved design exempted the attic space from overall gross floor area calculation, allowing the space is to be used as a place for physical therapy equipment for the owner.

We understand this is not to "add" a third floor, but to "maintain" an already city-approved design that included exempt attic space which will now be called a "third floor". Should the Residential Design and Compatibility Commission grant the owner's request to maintain the as-approved design, the space will truly be used as a finished-out attic as per the city approved plans. It is understood there will be minimal, if any, visual impact on adjacent properties as the finished-out attic area is located at the rear of the house and not visible from the street. All other components of the home's design comply with all relative city regulations. Therefore, we the undersigned support the owner's request to maintain the city -approved design as there appears to be no adverse impact on adjacent neighbors, nor does the design appear to be out of character for the Travis heights neighborhood.



Vicki  
Faust

110 THE CIRCLE Austin TX 78704

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-098821R

ADDRESS 1606 East Side Dr

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Don E. Lee  
Your Name (please print)

705 E. Monroe, 700 E. Monroe + 1315 ADA Vista  
Your address (es) affected by this application

[Signature]  
Signature

1/21/11  
Date

Comments: Sylvia  
Please call, if there is a  
problem 426-1920

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

**EMAIL  
CORRESPONDENCE  
BETWEEN DESIGNER  
AND CITY STAFF**



## **Correspondence between Eric Hamilton and the City of Austin up to October 11, 2010.**

(Excludes dozens of emails with the City Arborist. There was a long period of negotiation between the arborist and the engineer that goes on for months. Most email questions on other aspects of code, etc are also not included.) Search "shed roof" for my first correspondence with Daniel about it in Nov, 2009.

From my digital Calendar (I didn't use my iCal much for walk-in meetings with Daniel Word and other city people. They don't make morning reservations, so I would just go in and wait in line).

### **City Elaine and Edward**

scheduled December 09,2010 from 2:00 PM to 3:00 PM

### **City-Maggie review**

scheduled December 08,2010 from 8:00 AM to 9:00 AM

### **City Review question Attic**

scheduled for December 07,2010

### **Elaine-Review**

scheduled November 18,2010 from 9:00 AM to 10:00 AM

She said she just needs to put it in the system.

### **Elaine City Review**

scheduled November 12,2010 from 9:30 AM to 10:30 AM

#### **1606 East Side Drive / Eric Hamilton (264-5823)**

scheduled November 16,2010 from 1:00 PM to 2:00 PM

Location: Elaine's office

Invitees: 'e@vaastuhome.com' <e@vaastuhome.com>

Meet to go over new permit for new house to be built and must submit application for existing primary residence to change use from primary to pottery workshop. In meantime I will forward up to Floodplain so Jay Baker can start his review

### **Elaine City Review**

scheduled November 12,2010 from 9:30 AM to 10:30 AM

### **DAC Res Review**

scheduled August 26,2010 from 8:30 AM to 11:30 AM

### **Watershed Prot. and Development Review Dept.**

scheduled June 30,2010 from 9:00 AM to 10:00 AM

**City-Daniel Word** scheduled June 02,2010 from 9:00 AM to 10:00 AM

From: E @ Vaastu Design Studio <e@vaastuhome.com>  
Subject: **Re: temporary shed**  
Date: October 11, 2010 4:30:48 PM CDT  
To: Elaine Ramirez <Elaine.Ramirez@ci.austin.tx.us>

Hi Elaine,

Great news. I'll come in with the scaled drawing. Please see two scaled versions attached below. One is 8.5 x 11 at 1/32=1'. The other is 11x17 at 1/6=1' which is 8.5 x 11 folded over. I couldn't put the whole site plan on an 8.5 x 14 at 1/16 like you asked. It was too big. The site plan you have now is to scale at 1/32=1'. Will this be ok?

The new addition on the plans will not have electrical, mechanical or plumbing.

Thank you,

Eric Hamilton

From: Elaine Ramirez <Elaine.Ramirez@ci.austin.tx.us>  
Subject: **RE: temporary shed**  
Date: October 11, 2010 12:04:27 PM CDT  
To: E @ Vaastu Design Studio <e@vaastuhome.com>

Eric,

If the storage shed is less than 200 sq. ft then a permit is not required, if is over 200 sq. ft then a permit will be required whether it is a temporary or permanent structure. You will need to get a demolition permit to remove it once you take it off the property. You will also need to make sure and keep it out of setbacks and / or easements.

As far as the permit for 1606 East Side Dr, it has come back from floodplain and Historic approved. I am now waiting on the survey or site plan to scale on 8 1/2 x 11 OR 8 1/2 x 14 sized paper. You can bring that in between 8 a.m. - 11 a.m. Monday - Friday. I have inserted all the information in the computer and ready to click approve. Also I need to know if the **addition** will have electrical, mechanical, and/or plumbing?

Elaine Ramirez

Planner II, Residential Zoning (2nd FL) -CIC

City Of Austin -Planning & Development Review Dept

ph: (512) 974-2778

fax: (512) 974-6536

**Customer walk-in hours: Monday - Friday 8 a.m. - 11 a.m.**

**elaine.ramirez@ci.austin.tx.us**

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com]  
**Sent:** Sunday, October 10, 2010 12:08 PM  
**To:** Ramirez, Elaine  
**Subject:** temporary shed

Hi Elaine

Do I need a permit to put a temporary construction shed on a lot?

Do you have information on the remodel/addition permit I applied for a couple weeks ago for 1606 East Side Drive?

Thank you!

Eric

Eric Hamilton  
Vaastu Design Studio, LLC

**From:** Sylvia Benavidez <sylvia.benavidez@ci.austin.tx.us>  
**Subject:** RE: devweb - remodel permit  
**Date:** August 15, 2010 1:34:43 AM CDT  
**To:** E @ Vaastu Design Studio <e@vaastuhome.com>

Door and window replacement is a permit that can usually be permitted through the EXPRESS PERMIT, Contact person: [Bryan.Walker@ci.austin.tx.us](mailto:Bryan.Walker@ci.austin.tx.us)  
Or by phone at 974-2708

Once you get into structural construction work, it involves a zoning review with a residential zoning planner.

The office is located at OTC 505 Barton Springs RD. 2nd floor. Walk in  
hours Monday - Friday 8a-11am

A copy of the plot plan or survey to scale is required for the review.

-----Original Message-----

From: Fonseca, Debra  
Sent: Friday, August 13, 2010 7:43 AM  
To: Benavidez, Sylvia  
Subject: FW: devweb - remodel permit

On behalf of Debra,

Please Assist. Thank You

Cande Y. Coward Permit Ctr. Admin. Supervisor  
Planning & Development Review Department  
505 Barton Springs Road  
2nd. Floor-One Texas Center

-----Original Message-----

From: [e@vaastuhome.com](mailto:e@vaastuhome.com) [mailto:[e@vaastuhome.com](mailto:e@vaastuhome.com)]  
Sent: Thursday, August 12, 2010 10:35 PM  
To: Fonseca, Debra  
Subject: devweb - remodel permit

Date/Time Submitted: Thursday, 8/12/10, 2234 hours

From: Eric Hamilton

E-mail address: [e@vaastuhome.com](mailto:e@vaastuhome.com)

Subject: remodel permit

Comments:

I'm a contractor. The owner is not sure if she wants a double door or single door with sidelights to be installed to replace existing windows.

Can I apply for permits with an application/drawings that allow for either option?

Thank you,

Eric

From: Daniel Word <[Daniel.Word@ci.austin.tx.us](mailto:Daniel.Word@ci.austin.tx.us)>

Subject: **RE: front yard setback average**

Date: July 16, 2010 12:03:14 PM CDT

To: E @ Vaastu Design Studio <[e@vaastuhome.com](mailto:e@vaastuhome.com)>

Check with residential, but I believe that it does not have to be surveyed.

See 25-2-513 (G):

**§ 25-2-513 OPENNESS OF REQUIRED YARDS.**

(A) Except as otherwise provided in this section, a required yard must be open and unobstructed from finished grade to the sky. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.

(D) A parking area may be located in a required yard, unless prohibited by Article 10 (*Compatibility Standards*).

(E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.

(F) Landscaping may be located in a required yard.

(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard.

*Source: Section 13-2-610; Ord. 990225-70; Ord. 031211-11; Ord. 040826-67.*

Also, in certain neighborhoods, see 25-2-1602:

#### **§ 25-2-1602 FRONT PORCH SETBACK.**

(A) This section applies to a single-family residential use, a duplex residential use, or a two-family residential use.

(B) In this section, "porch" means a porch that is open on three sides and that may have a roof.

(C) Subject to the limitations of this section, a porch may project into a front yard.

(D) Except as provided in Subsection (E), the porch must be at least 15 feet from the front lot line.

(E) A porch roof overhang or porch step must be at least 13 feet from the front lot line.

Source: Ord. 030925-64; Ord. 031211-11

Daniel Word  
City of Austin  
Development Assistance Center

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com]  
**Sent:** Thursday, July 15, 2010 11:05 PM  
**To:** Word, Daniel  
**Subject:** front yard setback average

Daniel

Does the front yard setback average illustration need to be stamped by a surveyor or can i just measure and have draw the setbacks of the neighbors?

Can you refer me to the exclusions that apply to a porch encroaching in the setback again, please?

Thanks, man

E

Eric Hamilton  
Vaastu Design Studio, LLC  
2301-A Trailside Drive  
Austin, TX 78704  
USA:  
512-961-8612  
Cell:  
512-264-5823  
Fax: 512-287-4281  
India:  
+91-99637-84749

"We shape our buildings, thereafter they shape us"  
- Winston Churchill

From: Daniel Word <Daniel.Word@ci.austin.tx.us>  
Subject: **RE: front setback?**  
Date: July 12, 2010 10:45:45 AM CDT  
To: Eric Hamilton <erichamilton@fastmail.us>

SF-3 = 25ft front setback

Daniel Word  
City of Austin  
Development Assistance Center

-----Original Message-----

From: Eric Hamilton [mailto:erichamilton@fastmail.us]  
Sent: Monday, July 12, 2010 10:36 AM  
To: Word, Daniel  
Subject: front setback?

Daniel

Can you confirm for me what is the front setback for 1606 East Side Dr?

Thank you

E

From: Sylvia Benavidez <sylvia.benavidez@ci.austin.tx.us>  
Subject: **RE: fence needs a permit**  
Date: June 18, 2010 12:24:19 AM CDT  
To: E @ Vaastu Design Studio <e@vaastuhome.com>

**§ 25-2-899 FENCES AS ACCESSORY USES.**

(A) Except as otherwise provided in this chapter, a fence:

- (1) is permitted as an accessory use in any zoning district; and
- (2) must comply with the requirements of this section.

(B) In this section:

- (1) an ornamental fence is a fence with an open design that has a ratio of solid material to open space of not more than one to four; and
- (2) a solid fence is a fence other than an ornamental fence.

(C) The height restrictions of this section do not apply to an ornamental fence.

(D) Except as otherwise provided in this section, a solid fence constructed along a property line may not exceed an average height of six feet or a maximum height of seven feet.

(E) A solid fence along a property line may be constructed to a maximum height of eight feet if each owner of property that adjoins a section of the fence that exceeds a height of six feet files a written consent to the construction of the fence with the building official, and:

(1) there is a change in grade of at least two feet within 50 feet of the boundary between adjoining properties; or

(2) a structure, including a telephone junction box, exists that is reasonably likely to enable a child to climb over a six foot fence and gain access to a hazardous situation, including a swimming pool.

(F) A solid fence may be constructed to a maximum of eight feet in height if the fence is located on or within the building setback lines.

(G) A solid fence may be constructed to a height of eight feet if the fence is located between a residential use and property:

(1) zoned as a commercial or industrial base district; or

(2) used for a commercial or industrial use.

*Source: Section 13-2-308; Ord. 990225-70; Ord. 031211-11; Ord. 050127-64.*

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com] **Sent:** Thursday, June 17, 2010 5:18 PM **To:** Benavidez, Sylvia **Subject:** fence needs a permit

Hello Sylvia,

Do I need a permit to install a new fence in South Riverside / SF3 (1606 East Side Dr)?

Many thanks,

Eric Hamilton  
Vaastu Design Studio, LLC  
2301-A Trailside Drive  
Austin, TX 78704  
USA: 512-961-8612



Cell: 512-264-5823  
India: +91-99637-84749

email: [e@vaastuhome.com](mailto:e@vaastuhome.com)  
<http://kaleshwaravaastu.com/>  
<http://www.linkedin.com/in/kaleshwarteacher>

From: Sylvia Benavidez <[sylvia.benavidez@ci.austin.tx.us](mailto:sylvia.benavidez@ci.austin.tx.us)>  
Subject: **RE: Residential Building - Canvas deck cover and GFA**  
Date: June 12, 2010 1:49:43 AM CDT  
To: E @ Vaastu Design Studio <[e@vaastuhome.com](mailto:e@vaastuhome.com)>

**§ 3.3. GROSS FLOOR AREA.**

In this Subchapter, GROSS FLOOR AREA has the meaning assigned by Section 25-1-21 (Definitions), with the following modifications:

3.3.1. In this Subchapter, GROSS FLOOR AREA means all enclosed space, regardless of its dimensions, that is not exempted under subsections 3.3.2, 3.3.3, or 3.3.4.

3.3.2. Subject to the limitations in paragraph C below, the following parking areas and structures are excluded from gross floor area for purposes of this Subchapter:

A. Up to 450 square feet of:

1. A detached rear parking area that is separated from the principal structure by not less than 10 feet;

2. A rear parking area that is 10 feet or more from the principal structure, provided that the parking area is either:

a. detached from the principal structure; or

b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width; or

3. A parking area that is open on two or more sides, if:

i. it does not have habitable space above it; and

ii. the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport.

B. Up to 200 square feet of:

1. An attached parking area if it used to meet the minimum parking requirement; or
2. A garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either:
  - a. detached from the principal structure; or
  - b. attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width.

C. An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements.

3.3.3. Porches, basements, and attics that meet the following requirements shall be excluded from the calculation of gross floor area:

A. A ground floor porch, including a screened porch, provided that:

1. the porch is not accessible by automobile and is not connected to a driveway; and
2. the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

B. A habitable portion of a building that is below grade if:

1. The habitable portion does not extend beyond the first-story footprint and is:
  - a. Below natural or finished grade, whichever is lower; and
  - b. Surrounded by natural grade for at least 50% of its perimeter wall area, if the habitable portion is required to be below natural grade under paragraph 1.a.

2. 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.

C. A habitable portion of an attic, 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.

3.3.4. An enclosed area shall be excluded from the calculation of gross floor area if it is five feet or less in height. For purposes of this subsection:

A. Area is measured on the outside surface of the exterior walls; and

B. Height is measured from the finished floor elevation, up to either:

1. the underside of the roof rafters; or

2. the bottom of the top chord of the roof truss, but not to collar ties, ceiling joists, or any type of furred-down ceiling.

Source: Ord. 20060216-043; Ord. 20060309-058; Ord. 20060622-022; Ord. 20060928-022; Ord. 20080618-093.

-----Original Message-----

From: [e@vaastuhome.com](mailto:e@vaastuhome.com) [mailto:[e@vaastuhome.com](mailto:e@vaastuhome.com)]

Sent: Thursday, June 10, 2010 12:48 PM

To: WPDR Residential Building; Benavidez, Sylvia

Subject: Residential Building - Canvas deck cover and GFA

Date/Time Submitted: Thursday, 6/10/10, 1247 hours  
From: Eric Hamilton  
E-mail address: [e@vaastuhome.com](mailto:e@vaastuhome.com)  
Subject: Canvas deck cover and GFA  
Comments:  
Hello

Does an attached retractable and removable canvas cover over a second floor deck count against GFA or FAR calculations in the McMansion law?

Thank you,  
Eric Hamilton  
512-961-8612

From: Daniel Word <[Daniel.Word@ci.austin.tx.us](mailto:Daniel.Word@ci.austin.tx.us)>  
Subject: **RE: retractable canvas and GFA**  
Date: June 10, 2010 11:27:42 AM CDT  
To: E @ Vaastu Design Studio <[e@vaastuhome.com](mailto:e@vaastuhome.com)>

I believe no, but confirm with residential review.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** E @ Vaastu Design Studio [<mailto:e@vaastuhome.com>]  
**Sent:** Thursday, June 10, 2010 11:11 AM  
**To:** Word, Daniel  
**Cc:** Pablo Serna  
**Subject:** retractable canvas and GFA

Daniel

Does an attached retractable and removable canvas cover over a second floor deck count against GFA or FAR?

E

Eric Hamilton

Vaastu Design Studio, LLC

From: Daniel Word <Daniel.Word@ci.austin.tx.us>

Subject: **RE: setback penetration-roof deck**

Date: March 05, 2010 8:30:51 AM CST

The only items that may encroach into a setback are covered under the section listed below. Balconies, railings, etc are not given any exception.

**§ 25-2-513 OPENNESS OF REQUIRED YARDS.**

(A) Except as otherwise provided in this section, a required yard must be open and unobstructed from finished grade to the sky. This restriction does not apply to a yard or part of a yard that is not required by this article.

(B) A window sill, belt course, cornice, flue, chimney, eave, box window, or cantilevered bay window may project two feet into a required yard. The two foot limitation does not apply to a feature required for a passive energy design.

(C) Uncovered steps or a porch or stoop that is not more than three feet above ground level may project three feet into a required yard.

(D) A parking area may be located in a required yard, unless prohibited by Article 10 (*Compatibility Standards*).

(E) In a townhouse and condominium residence (SF-6) or more restrictive district, a pool, including a swimming pool, reflecting pool, or fountain, may be located in a required yard.

(F) Landscaping may be located in a required yard.

(G) This subsection applies to a building located in a multifamily residence medium density (MF-3) or more restrictive district. A covered porch that is open on three sides may project five feet into a required front yard.

*Source: Section 13-2-610; Ord. 990225-70; Ord. 031211-11; Ord. 040826-67.*

Daniel Word

City of Austin  
Development Assistance Center

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com]  
**Sent:** Thursday, March 04, 2010 3:51 PM  
**To:** Word, Daniel  
**Subject:** setback penetration-roof deck

From: E @ Vaastu Design Studio <e@vaastuhome.com>  
Subject: **setback penetration-roof deck**  
Date: March 04, 2010 3:50:36 PM CST  
To: Daniel Word <Daniel.Word@ci.austin.tx.us>

From: Daniel Word <Daniel.Word@ci.austin.tx.us>  
Subject: **RE: foundation/ setback**  
Date: March 02, 2010 8:57:52 AM CST  
To: E @ Vaastu Design Studio <e@vaastuhome.com>

Correct.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com]  
**Sent:** Tuesday, March 02, 2010 8:36 AM  
**To:** Word, Daniel  
**Subject:** Re: foundation/ setback

And that goes for the 'virtual tent' of the McMansion law too?

On Mar 2, 2010, at 8:31 AM, Word, Daniel wrote:  
2ft beyond the setback plane per Subchapter F 2.6.E

Daniel Word  
City of Austin  
Development Assistance Center

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com]  
**Sent:** Tuesday, March 02, 2010 8:29 AM  
**To:** Word, Daniel  
**Subject:** Re: foundation/ setback

Daniel,

Can my eaves penetrate the tent with impunity? I understand the walls have an 18' shed dormer limit. The eaves can extend though?

E

On Mar 2,2010, at 8:20 AM, Word, Daniel wrote:  
No; roof overhangs are given 2ft into the required setback per 25-2-513, but there is no exception for foundation.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** E @ Vaastu Design Studio [mailto:e@vaastuhome.com]  
**Sent:** Monday, March 01, 2010 2:17 PM  
**To:** Word, Daniel  
**Subject:** foundation/ setback

Daniel

Can my foundation curb extend a few inches into the side setback?

E Hamilton  
Vaastu Design Studio, LLC

**From:** Eric Hamilton <erichamilton@fastmail.us>  
**Subject:** **Re: foundation detail**  
**Date:** February 23,2010 10:21:06 AM CST  
**To:** Gobel, James <James.Gobel@ci.austin.tx.us>

Exactly. And 200 inches of rain a year later.... Thank you Austin!

On Feb 23,2010, at 9:58 AM, Gobel, James wrote:

Up until you are handed the shovel, right?

-----Original Message-----

From: Eric Hamilton [mailto:erichamilton@fastmail.us]

Sent: Tuesday, February 23, 2010 9:58 AM

To: Gobel, James

Subject: Re: foundation detail

It really is snowing! I didn't get the comment until I saw the snow this am. Great! I miss Alaska sometimes, let me tell you.

On Feb 22,2010, at 7:20 PM, Gobel, James wrote:

I educated the junior engineer on the subject and told her about the pin foundation system as well. perhaps she will look into it further. she did she would have the engineer call me if he had any questions.  
enjoy the snow

Thanks

Jim Gobel

----- Original Message -----

Thank you, Jim.

I would have been surprised if you had said it was good. My architect

colleague and I were incredulous after that first foundation recommendation from the engineer. I will ask him to design something like the attachment you provided and send it to you. It will be a couple weeks at the earliest.

Best regards,

E

Eric Hamilton  
Vaastu Design Studio, LLC



USA: 512-961-8612  
Fax: 888-399-0710  
India: +91-99637-84749

email: [e@vaastuhome.com](mailto:e@vaastuhome.com)  
web: <http://kaleshwaravaastu.com/>

"We shape our buildings, thereafter they shape us"  
- Winston Churchill

On Feb 22, 2010, at 6:10 PM, Gobel, James wrote:

Eric,

A foundation like this would do more harm than good to the trees.  
This  
is essentially a 12" wide, 3ft deep trench filled with steel.  
Constructing this would sever all the roots that are vital to the  
stability of the trees as well as its continued nutrition.

I have attached a detail that his firm did for a project that has yet  
to  
start with a 34" Oak tree directly next to the proposed garage.  
Here,  
you will see a system that has an above-grade pier with cardboard  
void

boxes ensuring that the ground underneath the foundation does not  
get  
compacted anymore than it already is. A foundation like this is still  
capable of carrying the loads of the structure and the live loads of  
the garage occupants yet minimize the impacts to the root system  
of  
the trees it is coexisting with.

Let me know if you have any questions.

Thanks,

Jim Gobel

Residential Tree Review and Inspection City Arborist Program  
Planning

& Development Review Department City of Austin

[jim.gobel@ci.austin.tx.us](mailto:jim.gobel@ci.austin.tx.us)

(512) 974-2639 office  
(512) 974-3010 fax  
[www.ci.austin.tx.us/trees](http://www.ci.austin.tx.us/trees)

From: Eric Hamilton [mailto:[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)]  
Sent: Tuesday, February 16, 2010 9:09 PM  
To: Gobel, James  
Subject: Fwd: foundation detail

Hi Jim

Had Jerry Garcia out to the East Side site for a foundation in the CRZ recommendation. He recommended a 4" slab foundation with 30-36" deep perimeter beam that would bridge roots that we encounter during a careful excavation. Attached is a detail he sent for an example. Does this foundation conform to the needs of the trees? It would certainly be good for us to get that structure down a little and out of the canopy. What's your take?

Best,

E

Begin forwarded message:

From: Jerry Garcia <[Jerry@structurestx.com](mailto:Jerry@structurestx.com)>  
Date: February 15, 2010 2:43:44 PM CST  
To: Eric Hamilton <[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)>  
Subject: RE: foundation detail

Eric:

Attached is a detail that we developed where roots are encountered at shallow elevations. The deeper the root the easier it is to work around.

I hope this helps,

Jerry

Jerry Garcia, P.E.

Principal

StructuresPE, LLP

1018 West 11th St. Suite 100

Austin, Texas 78703

PH: (512) 499-0919 FX: (512) 320-8521

From: Eric Hamilton [mailto:erichamilton@fastmail.us]

Sent: Monday, February 15, 2010 2:41 PM

To: Jerry Garcia

Cc: Pablo Serna

Subject: foundation detail

Jerry

Thanks for your help.

Please send us a slab foundation detail compatible with the East Side

house CRZ issue. I'll run it by Jim Gobel the arborist.

Gracias,

E

E Hamilton

Vaastu Design Studio, LLC

USA: 512-961-8612

Fax: 888-399-0710

India: +91-99637-84749

email: [e@vaastuhome.com](mailto:e@vaastuhome.com)

web: <http://kaleshwaravaastu.com/>

"We shape our buildings, thereafter they shape us"

- Winston Churchill

<4100 Avenue G Garage plan.pdf>

From: Eric Hamilton <erichamilton@fastmail.us>

Subject: **Fwd: foundation detail**

Date: February 16, 2010 9:09:14 PM CST

To: James Gobel <James.Gobel@ci.austin.tx.us>

Hi Jim

Had Jerry Garcia out to the East Side site for a foundation in the CRZ recommendation. He recommended a 4" slab foundation with 30-36" deep perimeter beam that would bridge roots that we encounter during a careful excavation. Attached is a detail he sent for an example. Does this foundation conform to the needs of the trees? It would certainly be good for us to get that structure down a little and out of the canopy. What's your take?

Best,

E

Begin forwarded message:

**From:** Jerry Garcia <[Jerry@structurestx.com](mailto:Jerry@structurestx.com)>

**Date:** February 15, 2010 2:43:44 PM CST

**To:** Eric Hamilton <[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)>

**Subject:** RE: foundation detail

Eric:

Attached is a detail that we developed where roots are encountered at shallow elevations. The deeper the root the easier it is to work around.

I hope this helps,

Jerry

**Jerry Garcia, P.E.**

Principal

**StructuresPE, LLP**

1018 West 11th St. Suite 100

Austin, Texas 78703

PH: (512) 499-0919 FX: (512) 320-8521

**From:** Eric Hamilton [<mailto:erichamilton@fastmail.us>] **Sent:** Monday, February 15, 2010 2:41 PM **To:** Jerry Garcia **Cc:** Pablo Serna **Subject:** foundation detail

Jerry

Thanks for your help.

Please send us a slab foundation detail compatible with the East Side house CRZ issue. I'll run it by Jim Gobel the arborist.

Gracias,

E

E Hamilton

**From:** Ron Van Sickle at EES <[ron@eeshomedesign.com](mailto:ron@eeshomedesign.com)>

**Subject:** Re: [Tibd] Q: Impervious cover calculations in City of Austin

**Date:** February 16, 2010 2:01:27 PM CST

**To:** alan marburger <[alanmarburger@gmail.com](mailto:alanmarburger@gmail.com)>

Cc: Eric Hamilton <erichamilton@fastmail.us>,  
tibd@mail.countyline.com

Thank you Eric and Alan,

I received the following from Daniel Word:

Pervious pavement used only for landscaping or by pedestrians is not counted towards impervious cover. See attached memo for more information.

Daniel Word  
City of Austin  
Development Assistance Center

On Tue, Feb 16, 2010 at 1:49 PM, alan marburger  
<[alanmarburger@gmail.com](mailto:alanmarburger@gmail.com)> wrote:

I would like to add, that gravel is considered impervious, in fact, any surface that has a compacted base material is considered impervious. So pervious concrete on a compacted base is considered impervious. Wood deck over a compacted base or concrete is considered impervious.

When the City finally decides to have something on the books, let us all know.

I have done driveways and parking that were 50 % pervious, but not excepted, because I could not prove that the base was pervious after they had been installed. A base can be pervious with multiple layers of sand, filter cloth, and 1" - 2" river rock. Excavation needs to be 18" - 24" below finished grade, and graded for drainage like a french drain.

Alan Marburger

On Feb 16, 2010, at 12:13 PM, Eric Hamilton wrote:

Hi Ron,

Daniel Word at the DAC downtown on 1st street is a zoning expert. I asked him this question last week and he said that pervious concrete is counted as "gravel". It needs to be steam cleaned bi-annually to retain it's porosity. Wood is 50%. Grating or other pervious pavers or bearing grating is not even on the books and

would have to go to 12th floor Environmental Review for an exception. Exceptions do happen I am told and Mr. Gatti's pizza on 5912 Balcones Drive has an example of this I am told by a colleague.

Dan's email is: [Daniel.Word@ci.austin.tx.us](mailto:Daniel.Word@ci.austin.tx.us)

Good luck,

E

E Hamilton

From: Daniel Word <[Daniel.Word@ci.austin.tx.us](mailto:Daniel.Word@ci.austin.tx.us)>  
Subject: **RE: 40' increments for tent**  
Date: February 16, 2010 1:51:22 PM CST  
To: Eric Hamilton <[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)>

Flat horizontal plane.

Daniel Word  
City of Austin  
Development Assistance Center

-----Original Message-----

From: Eric Hamilton [<mailto:erichamilton@fastmail.us>]  
Sent: Tuesday, February 16, 2010 1:15 PM  
To: Word, Daniel  
Subject: 40' increments for tent

Hi Daniel

the 40' increments for the tent are measured along a flat horizontal plane or are measured along the distance up the slope?

Thank you,

E

From: Carol Gibbs <[Carol.Gibbs@ci.austin.tx.us](mailto:Carol.Gibbs@ci.austin.tx.us)>  
Subject: **RE: Travis Heights neighborhood review**  
Date: February 01, 2010 12:51:15 PM CST  
To: E @ Vaastu Design Studio <[e@vaastuhome.com](mailto:e@vaastuhome.com)>

Eric,

Here are a couple of links for researching what restrictions you may face when building a house in the Travis Heights area. It is part of an area identified as "Greater South River City", and the Neighborhood Association that includes Travis Heights is "South River City Citizens" or SRCC. Like you mentioned, the McMansion Ordinance is a big part of residential regulations for most of Austin, including this area.

[www.ci.austin.tx.us/zoning/gsrc.htm](http://www.ci.austin.tx.us/zoning/gsrc.htm) will provide you with more than you'd ever want to read about the "Neighborhood Plan" for the area. You might click on the map links on that page first, and see where the property you are working with is located, as there are different regulations for different areas, depending on proximity to transit corridors, preponderance of historic homes, etc. There is also a "Fairview Park Neighborhood Conservation Combining District" that has additional regulations, but I believe the Neighborhood Plan document covers it as well. We have hard copies of each Neighborhood Plan for \$5 each, if you want to purchase one rather than navigate it online. Let me know and I'll be happy to facilitate that.

The neighborhood association's website is <http://home.att.net/~mjl.kellogg/srcc.htm> and has tons of resources, including a link to their Executive Committee, <http://srcc.home.att.net/2009info.htm> if you'd like to speak to (or email) any of their officers.

Let me know if after reviewing these documents you still have questions. Likely, I will refer you to someone else, as I am more of a referral point than a knowledgebase myself.

Carol Gibbs

Carol Gibbs | Neighborhood Advisor | Neighborhood Assistance Center  
City of Austin Planning & Development Review Dept.  
505 Barton Springs Rd., Rm. 530  
Austin, TX 78704  
Carol.Gibbs@ci.austin.tx.us  
Phone: 512-974-7219  
Fax: 512-974-2269

**Please note:** E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act

**From:** e@vaastuhome.com [mailto:e@vaastuhome.com] **Sent:** Friday, January 29, 2010 4:25 PM **To:** Gibbs, Carol **Subject:** Carol Gibbs - Travis Heights neighborhood review

Date/Time Submitted: Friday, 1/29/10, 1624 hours  
**From:** Eric Hamilton

**E-mail address:** e@vaastuhome.com

**Subject:** Travis Heights neighborhood review

**Comments:**

Hi Carol

I'm designing a house for Travis Heights and would like your help to understand whatever I should know about the Neighborhood Review Process and any limiting factors (I'm aware of McMansion) that may influence the design there.

Thank you, Eric Hamilton e@vaastuhome.com 512.961.8612

**From:** Daniel Word <Daniel.Word@ci.austin.tx.us>

**Subject:** RE: neighborhood review process

**Date:** January 29, 2010 1:35:16 PM CST

I'm not entirely sure what you are looking for, but the links below should prove helpful.

<http://www.ci.austin.tx.us/zoning/default.htm>

<http://www.ci.austin.tx.us/planning/>

Let me know if I can be of any further assistance.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [mailto:erichamilton@fastmail.us]

**Sent:** Thursday, January 28, 2010 3:48 PM

**To:** Word, Daniel

**Subject:** neighborhood review process

Hi Dan

Can you please direct to how I find out about Neighborhood review conditions for the project I'm working on for Travis Heights? I can't seem to google up a contact person, etc.

Thank you,

E



From: Gobel, James <James.Gobel@ci.austin.tx.us>  
Subject: **RE: engineered foundation options**  
Date: January 22, 2010 6:44:01 PM CST

your welcome. now, get off the computer and go watch a movie or something.  
I am about to do the same.

**From:** Eric Hamilton [mailto:erichamilton@fastmail.us]  
**Sent:** Friday, January 22, 2010 6:43 PM  
**To:** Gobel, James  
**Subject:** Re: engineered foundation options

Thank you, Jim,

E

From: Gobel, James <James.Gobel@ci.austin.tx.us>  
Subject: **RE: engineered foundation options**  
Date: January 22, 2010 2:23:20 PM CST  
To: Eric Hamilton <erichamilton@fastmail.us>

here is a few. Some are still in the design stage, but this should give you an  
idea as to what we want to happen

- Jim

**From:** Eric Hamilton [mailto:erichamilton@fastmail.us]  
**Sent:** Friday, January 22, 2010 8:37 AM  
**To:** Gobel, James  
**Subject:** engineered foundation options

Morning, Jim

Just your reminder email I promised you to send me some  
foundation options for the East Side CRZ design.

Many thanks,

E

E Hamilton  
Vaastu Design Studio, LLC  
USA:  
512-961-8612  
Fax:  
888-399-0710  
India:  
+91-99637-84749

email: [e@vaastuhome.com](mailto:e@vaastuhome.com)  
web: <http://kaleshwaravaastu.com/>

"We shape our buildings, thereafter they shape us"  
- Winston Churchill

From: Eric Hamilton <[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)>  
Subject: **1606 East Side Drive**  
Date: January 19, 2010 1:11:04 PM CST  
To: James Gobel <[James.Gobel@ci.austin.tx.us](mailto:James.Gobel@ci.austin.tx.us)>,  
Jason.traweeek@ci.austin.tx.us  
Cc: [e@vaastudesignstudio.com](mailto:e@vaastudesignstudio.com)

Sirs,

See two attached docs, please. Requesting a site visit for tree review for a new addition at 1606 East Side Drive. Kindly allow us to pay the tree permit fee with the general permit process.

Thank you,

Eric Hamilton  
Vaastu Design Studio, LLC  
USA: 512-961-8612  
Fax: 888-399-0710  
India: +91-99637-84749

email: [e@vaastuhome.com](mailto:e@vaastuhome.com)  
web: <http://kaleshwaravaastu.com/>

"We shape our buildings, thereafter they shape us"  
- Winston Churchill

From: Eric Hamilton <[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)>

**Subject: 1606 East Side Drive**

**Date: January 19, 2010 1:11:04 PM CST**

**To:** James Gobel <James.Gobel@ci.austin.tx.us>,  
Jason.trawweek@ci.austin.tx.us  
**Cc:** e@vaastudesignstudio.com

Sirs,

See two attached docs, please. Requesting a site visit for tree review for a new addition at 1606 East Side Drive. Kindly allow us to pay the tree permit fee with the general permit process.

Thank you,

Eric Hamilton  
Vaastu Design Studio, LLC  
USA: 512-961-8612  
Fax: 888-399-0710  
India: +91-99637-84749

email: e@vaastuhome.com  
web: <http://kaleshwaravaastu.com/>

"We shape our buildings, thereafter they shape us"  
- Winston Churchill

**From:** Eric Hamilton <erichamilton@fastmail.us>  
**Subject:** Re: City Arborist Contact - Pin foundation  
**Date:** November 17, 2009 10:33:23 AM CST

Thanks, Jim.

On Nov 17, 2009, at 10:27 AM, Gobel, James wrote:  
Here is the website. <http://www.pinfoundations.com/index.html> I have the neighbor contacting the home owner to see if it is okay for you to go over there to talk to them. I will get back to you when I get the information.

Thanks,

Jim Gobel

Residential Tree Reviewer and Inspector  
City Arborist Program  
Planning & Development Review Department  
City of Austin  
[jim.gobel@ci.austin.tx.us](mailto:jim.gobel@ci.austin.tx.us)

(512) 974-2639 office  
(512) 974-3010 fax  
[www.ci.austin.tx.us/trees](http://www.ci.austin.tx.us/trees)

**From:** Embesi, Michael  
**Sent:** Monday, October 19, 2009 4:13 PM  
**To:** Gobel, James; Traweek, Jason; Dolan, Chris  
**Subject:** FW: City Arborist Contact - Pin foundation

alternative foundation design!

Thank you for your time and please contact me if I can assist you further,  
Michael Embesi

City of Austin - Planning and Development Review Department  
City Arborist  
505 Barton Springs Road  
Austin, TX 78704  
Phone (512) 974-1876  
Fax (512) 974-3010  
Web Site [www.ci.austin.tx.us/trees](http://www.ci.austin.tx.us/trees)

<IMG\_0592.JPG><IMG\_0817.JPG><IMG\_0834.JPG>

**From:** Eric Hamilton <[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)>  
**Subject:** Re: attic roof question  
**Date:** November 12, 2009 3:44:13 PM CST

I'll try to get in there and see you tomorrow. Thank you

On Nov 12, 2009, at 3:41 PM, Word, Daniel wrote:

I am not sure I fully understand the question. Would this be a vaulted ceiling type scenario? Send drawings if possible.

Daniel Word  
City of Austin  
Development Assistance Center

-----Original Message-----

From: Eric Hamilton [mailto:erichamilton@fastmail.us]  
Sent: Tuesday, November 10, 2009 5:02 PM  
To: Word, Daniel  
Subject: attic roof question

Daniel

Can I have a shed roof that has a wall on one side and the roof comes down to the top plate on the other side?

Or must both sides have roofs that lay on the top plate?

Thank you,

E

From: Daniel Word <Daniel.Word@ci.austin.tx.us>  
Subject: **RE: breezeway**  
Date: November 06, 2009 4:10:37 PM CST

I don't know of a requirement that would force your single-family residence to have a conditioned area connection. I think just an open air breezeway would suffice (and not count as GFA).

Daniel Word  
City of Austin  
Development Assistance Center

-----Original Message-----

From: Eric Hamilton [mailto:erichamilton@fastmail.us]  
Sent: Wednesday, November 04, 2009 3:47 PM  
To: Word, Daniel  
Subject: breezeway

Hi Dan

Q: If my project is only a single family dwelling, not a duplex, does the skybridge between original house and the new addition still need to be enclosed conditioned space? Can it be then an open skybridge?

Thank you,

Eric Hamilton

From: Eric Hamilton <erichamilton@fastmail.us>  
Subject: **Re: McMansion support**  
Date: September 30, 2009 10:54:42 AM CDT

Thank you. I'll try to get in there in the mornings.

On Sep 28, 2009, at 4:48 PM, Word, Daniel wrote:

I am no longer in residential review, but I can still answer questions relating to the ordinance. I am available during my walk-in hours daily from 9-12pm. If you cannot come in during these hours, let me know what afternoons are good for you and I will try to arrange an appointment that fits within my schedule.

Daniel Word  
City of Austin  
Development Assistance Center

-----Original Message-----

From: Eric Hamilton [mailto:erichamilton@fastmail.us]  
Sent: Monday, September 28, 2009 10:03 AM  
To: Word, Daniel  
Subject: McMansion support

Hi Daniel

I'm wondering if we can connect in person to discuss the McMansion laws applying to the project at 1606 East Side (Travis Heights). If you cannot meet or think someone else would be more appropriate, please suggest his or her name and number for me. I have some very

draft  
elevations, etc. to consider and would appreciate your feedback in  
interpreting the laws.

Thank you,

Eric Hamilton

Eric Hamilton  
main tel 1-512-264-5823  
work 1-512-266-1637  
work fax 1-888-399-0710  
[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)

**From:** Daniel Word <[Daniel.Word@ci.austin.tx.us](mailto:Daniel.Word@ci.austin.tx.us)>  
**Subject:** RE: Permeable Driveway questions  
**Date:** August 03, 2009 8:08:59 AM CDT

A variance to impervious cover would require a public hearing before the Board of Adjustment. The Board is a group of council-appointed citizens that have legal authority to make exceptions to the zoning requirements. Notice is sent to owners/residents within 500' of the subject property as well as any registered neighborhood associations. Susan Walker (974-2202, [susan.walker@ci.austin.tx.us](mailto:susan.walker@ci.austin.tx.us)) is the staff coordinator for the Board. See application below:  
[http://www.ci.austin.tx.us/development/downloads/boa\\_application.doc](http://www.ci.austin.tx.us/development/downloads/boa_application.doc)

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [<mailto:erichamilton@fastmail.us>]  
**Sent:** Friday, July 31, 2009 11:09 PM  
**To:** Word, Daniel  
**Subject:** Re: Permeable Driveway questions

Daniel,

Is there a way to request an impervious cover variance by proving  
I'll build green driveways that are fully pervious?

E

Eric Hamilton

On Aug 1, 2009, at 4:08 AM, Word, Daniel wrote:

Driveways are always included in the impervious cover calculation, though staff practice will allow a reduction if utilizing a "ribbon" driveway design (see attachment). There are not any impervious cover credits for the alternative materials you reference (or any others for that matter) for use in driveways.

**§ 25-1-23 IMPERVIOUS COVER MEASUREMENT.**

(A) Except as otherwise provided in this section, impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways.

(B) Impervious cover excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians.

(1) pools;

(2) ponds;

(3) fountains;

(4) areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians; and

(5) a subsurface portion of a parking structure if the director determines that:

(a) the subsurface portion of the structure:

(i) is located within the urban roadway boundary depicted in Figure 2 of Subchapter E of Chapter 25-2 (Design Standards and Mixed Use), but outside the Barton Springs Zone;

(ii) is below the grade of the land that existed before the construction of the structure;

(iii) is covered by soil with a minimum depth of two feet and an average depth of not less than four feet; and

(iv) has an area not greater than fifteen percent of the site;

(b) the structure is not associated with a use regulated



by Section 1.2.2 of Subchapter F of Chapter 25-2 (Residential Design and Compatibility Standards);

(c) the applicant submits an assessment of the presence and depth of groundwater at the site sufficient to determine whether groundwater will need to be discharged or impounded; and

(d) the discharge or impoundment of groundwater from the structure, if any, will be managed to avoid adverse effects on public health and safety, the environment, and adjacent property.

(C) 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.

(D) The measurement of impervious cover to determine compliance with Chapter 25-8, Subchapter A (Water Quality) is prescribed by Chapter 25-8, Subchapter A, Article 1, Division 4 (Impervious Cover Determinations).

Source: Ord. 000406-85; Ord. 031211-11; Ord. 20080306-072..

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [<mailto:erichamilton@fastmail.us>]  
**Sent:** Friday, July 31, 2009 1:23 PM  
**To:** Word, Daniel  
**Subject:** Permeable Driveway questions

Hi Daniel,

Are some of the permeable driveway materials exempt? or, for example, if I use 12" concrete pavers with 4" of turf in between do I just count the paver surface area? or these myriad permeable driveway products that allow water catchment? ie:

<http://invisiblestructures.com/>

<http://www.reynoldspkg.com/alcoa->

[geo/en/solutions/Geoblock/porous\\_pavement.asp](http://geo/en/solutions/Geoblock/porous_pavement.asp)

Please let me know.

Can I call you?

thank you,

E

Eric Hamilton

On Jun 9, 2009, at 6:45 PM, Word, Daniel wrote:  
Driveways do count as impervious coverage, regardless of the actual driveway material.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [<mailto:erichamilton@fastmail.us>]

**Sent:** Monday, June 08, 2009 8:36 PM

**To:** Word, Daniel

**Subject:** questions

Hi Daniel

Do driveways count towards the 40% impermeability limit?

thanks,

E

Eric Hamilton

**From:** Daniel Word <[Daniel.Word@ci.austin.tx.us](mailto:Daniel.Word@ci.austin.tx.us)>

**Subject: RE: driveway strips / impermeability**

**Date:** June 25, 2009 2:30:02 PM CDT

See attached for information regarding driveway ribbon design and criteria.  
The area between runners is not included in the impervious cover calculation.  
The concrete strips will need to be a minimum of 3' wide.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [mailto:erichamilton@fastmail.us]  
**Sent:** Thursday, June 25, 2009 9:11 AM  
**To:** Word, Daniel  
**Subject:** driveway strips / impermeability

Hi Daniel

If I have two 24" concrete strips for a driveway, do I count just the concrete against the 40% impermeability or the grassy area between the strips too?

Thank you!

E

Begin forwarded message:

**From:** Eric Hamilton <erichamilton@fastmail.us>  
**Date:** June 25, 2009 4:55:51 PM GMT+05:30  
**To:** Daniel Word <Daniel.Word@ci.austin.tx.us>  
**Subject:** tree / building questions

Hi Daniel

I'm in India for a month but would like to keep in touch on some questions with you.

Q: Who do I talk to about tree conservation rules regarding new improvements?

Q: Do you know how close I can excavate near a large live oak?

Thanks,

E

Eric Hamilton  
Kaleshwara Vaastu Consultants, LLC

From: Daniel Word <Daniel.Word@ci.austin.tx.us>  
Subject: **RE: tree / building questions**  
Date: June 25, 2009 2:18:59 PM CDT

Contact the city arborist at 974-1876 for questions regarding tree preservation requirements.

<http://www.ci.austin.tx.us/trees/>

Residentially, trees are protected once they are 19" in diameter.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [mailto:erichamilton@fastmail.us]  
**Sent:** Thursday, June 25, 2009 6:26 AM  
**To:** Word, Daniel  
**Subject:** tree / building questions

Hi Daniel

I'm in India for a month but would like to keep in touch on some questions with you.

Q: Who do I talk to about tree conservation rules regarding new improvements?

Q: Do you know how close I can excavate near a large live oak?

Thanks,

E

Eric Hamilton  
Kaleshwara Vaastu Consultants, LLC

From: Daniel Word <Daniel.Word@ci.austin.tx.us>  
Subject: **RE: questions**  
Date: June 09, 2009 8:15:30 AM CDT

Driveways do count as impervious coverage, regardless of the actual driveway material.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [mailto:[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)]  
**Sent:** Monday, June 08, 2009 8:36 PM  
**To:** Word, Daniel  
**Subject:** questions

Hi Daniel

Do driveways count towards the 40% impermeability limit?

thanks,

E

On May 29, 2009, at 7:43 AM, Word, Daniel wrote:  
I am available during my walk-in hours from 9am-noon. My afternoon is crowded on Monday, but if you can't make it in during the morning, let me know and I will try to set something up with you.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [mailto:[erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)]  
**Sent:** Thursday, May 28, 2009 5:01 PM  
**To:** Word, Daniel  
**Subject:** Re: links

Can I arrange for an appointment with you on Monday to clarify a few points of the McMansion laws?

I am available any time during the day that works for you.

Thanks much,

Eric Hamilton

**From:** Daniel Word <Daniel.Word@ci.austin.tx.us>

**Subject:** RE: links

**Date:** May 26, 2009 1:57:34 PM CDT

**To:** Eric Hamilton <erichamilton@fastmail.us>

There is not a PDF version; the attached is the best I can do for you.

Daniel Word  
City of Austin  
Development Assistance Center

**From:** Eric Hamilton [mailto:erichamilton@fastmail.us]

**Sent:** Friday, May 22, 2009 4:03 PM

**To:** Word, Daniel

**Subject:** Re: links

Daniel

Can you please send me the newest subchapter F as a pdf for me to print and study?

I can't figure out this site.

Thank you,

E

Eric Hamilton  
Kaleshwara Vaastu Consultants, LLC

USA:  
512-961-8612

Mobile:  
206-453-9486

Fax:

888-399-0710

India:

+91-99637-84749

email: [erichamilton@fastmail.us](mailto:erichamilton@fastmail.us)

web: <http://kaleshwaravaastu.com/>

"We shape our buildings, thereafter they shape us"

- Winston Churchill

On May 19, 2009, at 12:52 PM, Word, Daniel wrote:

[http://www.ci.austin.tx.us/development/downloads/permit\\_fee\\_schedule.xls](http://www.ci.austin.tx.us/development/downloads/permit_fee_schedule.xls)

**Fee schedule**

<http://www.ci.austin.tx.us/development/bpinfo1.htm>

**Permit app**

[http://www.amlegal.com/austin\\_tx/](http://www.amlegal.com/austin_tx/)

**Go to title 25-2 (zoning) subchapter F for McMansion regs**

Daniel Word

City of Austin

Development Assistance Center

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: 10-098821R**

**ADDRESS 1606 East Side Dr**

**Contact: Sylvia Benavidez, 974-2522**

**Public Hearing: February 2, 2011**

**Residential Design and Compatibility Commission**

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

RICHARD MAIER

Your Name (*please print*)

704 E. 45 1/2 st 78751

Your address(es) affected by this application

[Signature]

Signature

1/22/11

Date

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810



Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-098821R  
ADDRESS 1606 East Side Dr  
Contact: Sylvia Benavidez, 974-2522  
Public Hearing: February 2, 2011  
Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Don E. Lee  
Your Name (please print)

705 E. Monroe, 700 E. Monroe + 1315 Auto Vista  
Your address (es) affected by this application

[Signature]      1/21/11  
Signature      Date

Comments: Sylvia  
Please call, if there is a  
problem 426-1320

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-098821R

ADDRESS 1606 East Side Dr

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

Robert Williams  
Your Name (please print)

1705 Newning Ave  
Your address (es) affected by this application

Robert Williams      1-23-11  
Signature      Date

Comments: House to talk for Lot  
If small House incorporated  
in new structure + Built on  
Front of Lot would be  
acceptable.

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-098821R

ADDRESS 1606 East Side Dr

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

KAHREN and MICHAEL ARBITMAN

Your Name (please print)

511-A E. MONROE ST.

Your address (es) affected by this application

*Karen Arbitman / Michael*

Signature

Date

Jan 27, 2011

Comments: We strongly object to the construction of a three-story home behind an existing one-story home. It is not only oversized (what is the McMansion ordinance all about if not to stop this exact thing from happening?) but it is crammed into what has always been a back yard. The project is well on its way — already too big — it is outrageous to now return to the Board to try to make it even bigger! ENOUGH, ALREADY!

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-098821R

ADDRESS 1606 East Side Dr

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

MICHAEL J. KURYAK

Your Name (please print)

509 EAST MONROE St Unit B, AUSTIN, TX 78704

Your address (es) affected by this application

Michael J. Kuryak

Signature

1/25/2011

Date

Comments: I HAVE A CONFLICT 2/2/2011 OR  
I WOULD ATTEND THE HEARING. PLEASE  
MAINTAIN EXISTING BUILDING CODE RESTRICTIONS  
TO PREVENT OVER DEVELOPMENT AND MAINTAIN  
OUR GREEN SPACE AND DISCOURAGE McMANSIONS.  
WE'VE ALREADY HAD 3 DAYS OF JACKHAMMERS.

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: 10-098821R**

**ADDRESS 1606 East Side Dr**

**Contact: Sylvia Benavidez, 974-2522**

**Public Hearing: February 2, 2011**

**Residential Design and Compatibility Commission**

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Roy Gross

Your Name (please print)

1612A EAST SIDE DR 78704

Your address (es) affected by this application

Roy Gross

Signature

1/31/11

Date

Comments: TO MUCH BUILDING ON  
TO LITTLE LOT,

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810

## Benavidez, Sylvia

---

**From:** David Todd [dtodd@wt.org]  
**Sent:** Tuesday, January 25, 2011 10:24 AM  
**To:** Benavidez, Sylvia  
**Subject:** Case number 10-098821R

**Follow Up Flag:** Follow up  
**Flag Status:** Yellow

Dear Ms Benavidez,

I received your notice about the modification requested for 1606 East Side Drive. I would like to register my opposition for this proposal. It is important to stay within impervious cover limits as a general rule, but also specifically for the Blunn Creek watershed, which has been suffering from extreme erosion in the creekbed and banks. In fact, as you may know, the City has had to invest substantial funds in creek restoration and bank hardening within a block of this proposed construction project.

Thanks,

David

--  
David Todd  
709 East Monroe Street  
Austin, Texas 78704  
512-416-0400

**February 2, 2011**

**RE: Case #:10-098821R**

**Address: 1606 East Side Dr. Austin, TX 78704**

**Public Hearing February 2, 2011**

**Residential design and Compatibility Commission**

Dear Ms. Benavidez:

My name is Steve McKee and I am the property owner of 1604 East Side Dr., a small 950 sq. ft. 1 bedroom/ 1 bath duplex immediately adjacent to the subject property at 1606 East Side Drive, Austin, TX 78704. I have owned this property since 1980. I received the notice of public hearing regarding the proposed development as I am the immediately adjacent property owner.

**The purpose of this message is to register my strong objection to the proposed development of a three-story structure adjacent to my property.**

I object on the following grounds:

Density issues:

The neighborhood cannot support the density that already exists due to limited off-street parking availability; many people that presently live in apartments, rental houses and duplexes are forced to park along this section of East Side Drive creating traffic hazards (there is not room for cars traveling in opposite directions to pass and the street curves, limiting visibility).

Increasing the number of occupants along an already dense street will add to noise and light pollution, and strain the existing public water and wastewater infrastructure. Fairview Park is the second oldest residential subdivision in the City of Austin, developed shortly after Hyde Park in north central Austin.

The presence of the proposed three story structure and its occupants will also create privacy concerns for my tenants as the access to the proposed structure is along a driveway approximately seven feet from the bedroom of my small cottage. Persons walking up the driveway, talking, or even driving (should parking space be created in the rear of 1606 East Side Dr.) will disturb my tenants.

Environmental concerns:

Blunn Creek and the Blunn Creek Greenbelt are natural resources that are vulnerable to the effects of inner-city density and the associated degradation that occurs due to overuse, automobile pollution, runoff and other sources.

Related to the possible development of parking space in the rear, it is worth noting that this would increase impervious cover near Blunn Creek, and that this is a very steep driveway that essentially would "empty" into the street and likely increase nonpoint source contaminants in the creek.

Aesthetic concerns:

I have lived and observed the development along this section of East Side for thirty years. The neighborhood has a unique character due to its location across from Blunn Creek and the Blunn Creek Greenbelt. The street has always been mixed single-family residential and very small apartments units. The trend to build multi-story structures in already dense, environmentally sensitive neighborhoods has a negative impact on quality of life, taking away from a neighborhood character.

Economic concerns:

The over-development of the adjacent property will reduce the attractiveness of my own property to prospective tenants and will likely negatively impact the overall resale value of my property and improvements.

---

In summary, I find it interesting that the owner is contracting for the services of Mr. David Cancialosi, who states on his website (LinkedIn) that he is a former senior planner and code inspector with the City of Austin, and among other services obtains approval for permits for "McMansions" and other residential/commercial projects "efficiently, professionally, and correctly - the 1st time."

The neighborhood does not need nor want another McMansion approved on this street for the reasons cited above. I indeed hope that Mr. Cancialosi's political relationships with City staff do not influence the Residential Design and Compatibility Commission's ruling in this matter.

Respectfully submitted,

Steve McKee



Stephen D. McKee

202 South Tumbleweed Trail  
Austin, TX 78733  
(512) 263-1407



**Benavidez, Sylvia**1606 East Side Dr

**From:** Steve McKee [sdmckee@earthlink.net]  
**Sent:** Wednesday, February 02, 2011 2:40 PM  
**To:** Benavidez, Sylvia  
**Subject:** Case #:10-098821R

**RE: Case #:10-098821R**

Dear Ms. Benavidez:

My name is Steve McKee and I am the property owner of 1604 East Side Dr., a small 950 sq. ft. 1 bedroom/ 1 bath duplex immediately adjacent to the subject property at 1606 East Side Drive, Austin, TX 78704. I have owned this property since 1980. I received the notice of public hearing regarding the proposed development as I am the immediately adjacent property owner.

**The purpose of this message is to register my strong objection to the proposed development of a three-story structure adjacent to my property.**

I object on the following grounds:

Density issues:

The neighborhood cannot support the density that already exists due to limited off-street parking availability; many people that presently live in apartments, rental houses and duplexes are forced to park along this section of East Side Drive creating traffic hazards (there is not room for cars traveling in opposite directions to pass and the street curves, limiting visibility).

Increasing the number of occupants along an already dense street will add to noise and light pollution, and strain the existing public water and wastewater infrastructure. Fairview Park is the second oldest residential subdivision in the City of Austin, developed shortly after Hyde Park in north central Austin.

The presence of the proposed three story structure and its occupants will also create privacy concerns for my tenants as the access to the proposed structure is along a driveway approximately seven feet from the bedroom of my small cottage. Persons walking up the driveway, talking, or even driving (should parking space be created in the rear of 1606 East Side Dr.) will disturb my tenants.

Environmental concerns:

Blunn Creek and the Blunn Creek Greenbelt are natural resources that are vulnerable to the effects of inner-city density and the associated degradation that occurs due to overuse, automobile pollution, runoff and other sources.

Related to the possible development of parking space in the rear, it is worth noting that this would increase impervious cover near Blunn Creek, and that this is a very steep driveway that essentially would "empty" into the street and likely increase nonpoint source contaminants in the creek.

Aesthetic concerns:

I have lived and observed the development along this section of East Side for thirty years. The neighborhood has a unique character due to its location across from Blunn Creek and the Blunn Creek Greenbelt. The street has always been mixed single-family residential and very small apartments units. The trend to build multi-story structures in already dense, environmentally sensitive neighborhoods has a negative impact on quality of life, taking away from a neighborhood character.

Economic concerns:

The over-development of the adjacent property will reduce the attractiveness of my own property to prospective tenants and will likely negatively impact the overall resale value of my property and improvements.

---

In summary, I find it interesting that the owner is contracting for the services of Mr. David Cancialosi, who states on his website (LinkedIn) that he is a former senior planner and code inspector with the City of Austin, and among other services obtains approval for permits for "McMansions" and other residential/commercial projects "efficiently, professionally, and correctly - the 1st time."

The neighborhood does not need nor want another McMansion approved on this street for the reasons cited above. I indeed hope that Mr. Cancialosi's political relationships with City staff do not influence the Residential Design and Compatibility Commission's ruling in this matter.

Respectfully submitted,

Steve McKee

Stephen D. McKee  
202 South Tumbleweed Trail  
Austin, TX 78733  
(512) 263-1407

## Benavidez, Sylvia

---

**From:** Sarah Campbell [sarahecampbell@earthlink.net]  
**Sent:** Sunday, January 30, 2011 8:32 PM  
**To:** Benavidez, Sylvia  
**Cc:** Teresa Griffin; Jean Mather; David@DCIAustin.com  
**Subject:** RDCC Case #10-098821R

Ms. Benavidez,

Please see that the Members of the RDCC get copies of this letter *prior* to their reviewing the Subject case on Wednesday, February 2, 2011. The South River City Citizens (SRCC) Neighborhood Association Executive Committee voted against the applicant's request.

Thank you,  
Sarah Campbell, President  
South River City Citizens (SRCC) Neighborhood Association

---

To: Members of the Residential Design & Compatibility Commission  
From: South River City Citizens (SRCC) Neighborhood Association  
Date: January 31, 2011  
Subject: Case No: 10-098821R  
1606 East Side Drive  
Modification to Chapter 25-2, Subchapter F, City of Austin Land Development Code (LDC)

The SRCC Zoning & Planning Standing Committee members met with the Applicant's representative. Our Committee members offered alternative solutions to bring the structure into compliance, but it is our understanding that the Applicant desires to proceed with the modification request for the current design. The Zoning & Planning Standing Committee briefed the SRCC Executive Committee before the latter rendered on January 28, 2011, a majority vote AGAINST the modification requested for this property.

While SRCC can support additional development on this property, we want it to meet the LDC wherever possible. We note that with some minor revisions, the design can accommodate the total size of the proposed development, and still be able to comply entirely with the LDC without altering the character of the design. We find no unusual circumstances that would prevent doing so. The Committee respects the Applicant's wish to have a home built with components of the Vaastu design, however, the committee does not consider these components superior to the point of justifying the LDC modification.

We strongly urge Commission members to agree that bringing the proposed design into compliance and thereby following the LDC imposed on all properties with the same zoning is a better solution than granting the modification request.

Specifically, the 2 items that are not in compliance with the zoning regulations include:

Exceeding the FAR: Required is .4. Proposed is .448.

The RDCC allows for some exemptions of attic area to the FAR, however, the area must be "fully contained within the roof structure". The element that fails to allow this exemption, in this particular case, is the inclusion of walls separating the attic floor from the roof above, thereby defining the area as a third level, and not attic space. We are familiar with the 7/29/08 memo clarifying attic area, although recognize this is merely a clarification to what is already industry standard, with exception for elements such as dormers.

Additionally, the exemption of attic area applies only where it "adds no additional mass to the structure". In this case, the area between the roof supports and the supports above the second level adds mass disqualifying this area from consideration of exempted attic space.

With the exception to gables, dormers and shed roofs, no additional elements are allowed to penetrate the tent structure. It appears from our review that the building extends well beyond the tent along the south face of the proposed residence.

For the reasons stated above, the SRCC Executive Committee voted AGAINST the Applicant's request. SRCC respectfully requests your support in opposing the Applicant's request as well. Thank you for the opportunity to provide input on this case.

Sincerely,  
Sarah Campbell, President  
SRCC

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 10-098821R

ADDRESS 1606 East Side Dr

Contact: Sylvia Benavidez, 974-2522

Public Hearing: February 2, 2011

Residential Design and Compatibility Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

KAHREN and MICHAEL ARBITMAN

Your Name (please print)

511-A E. MONROE ST.

Your address (es) affected by this application

Karen Arbitman / Michael Arbitman

Signature

Date

Jan 27, 2011

Comments: We strongly object to the construction of a three-story home behind an existing one-story home. It is not only oversized (what is the Mc Mansum ordinance all about if not to stop this exact thing from happening?) but it is crammed into what has always been a back yard. The project is well on its way - already too big - it is outrageous to now return to the Board to try to make it even bigger! ENOUGH, ALREADY!

If you use this form to comment, it may be returned to:

City of Austin

Sylvia Benavidez

P.O. Box 1088

Austin, TX 78767-8810