

CITY OF AUSTIN

ROW # 10786164

CASE # 2012-062345-R

TCAD # 02260401160000

APPLICATION TO THE RESIDENTIAL DESIGN
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 1403 W. 51st Street

LEGAL DESCRIPTION: Subdivision - AF Smith

Lot(s) 2 Block 26 Outlot _____ Division _____

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

I/We Kari Blachy on behalf of myself/ourselves as authorized agent for
The Carol Fagan Family Trust affirm that on 6/20, 2012,

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).

To increase the FAR to 48.9% to
allow for an additional bathroom
and bedroom in each side of
the proposed duplex (allowable 2998.4[#]
to 3669[#])
in a SF-3-NP zoning district.

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.

C1/2

Reasonable Use:

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

The owners of the property are building a duplex as an income producer. The design proposed captures the required 3 bedroom and 3 baths in each side of the duplex while maintaining an aesthetic appearance that is sensitive to the neighborhood and providing space for a landscaped front yard and a detached garage in the back of the property for parking. Due to the lot size the maximum FAR allowed by code is 2998 sf, the request is to allow 3669 sf to accommodate a more neighborhood friendly design. The 25% increase in FAR allows the investors to meet their minimum requirements with a two story structure and parking in the back of the lot. The properties directly to the rear of this lot are commercial uses.

Request:

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

The duplex could be designed in many different ways to maximize the rentable space. The original plan was for a single story structure with parking in the front meeting all required development standards. Although the design proposed does require the 25% increase in FAR as allowed in Subchapter F, resulting in the additional bedroom and bathroom in the second level of each side of the duplex. The economic feasibility of the project requires 3 bedrooms and 3 baths and the design proposed results in a more attractive structure and a stronger contribution to the surrounding neighborhood.

Area Character:

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 zoning regulations of the zoning district in which the property is located because :

The duplex is a residential use on a street that has both residential uses and commercial uses on the both sides of the streets. The SF-3-NP zoning allows for a duplex use on this lot and will not impair any surrounding uses which are both residential and commercial.

C/3

**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 2401 E 6th #4063
City, State Austin, TX Zip 78702
Phone 512-289-0910 Printed Name Kari Blachly
Signature [Signature] Date 7.23.12

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 7405 Mesa Drive
City, State Austin, TX Zip 78731
Phone 512-573-2353 Printed Name Matthew Fagan
Signature [Signature] Date 6-19-12

C/4

RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION COMPLETENESS CHECKLIST

NOTE: PAYMENT OF APPLICATION FEE DOES NOT GUARANTEE AGENDA DATE. YOU WILL BE NOTIFIED OF YOUR AGENDA DATE ONCE YOUR MODIFICATION APPLICATION AS BEEN REVIEWED AND DETERMINED TO BE COMPLETE. A MODIFICATION APPLICATION WILL EXPIRE ON THE SAME DATE THE RESIDENTIAL APPLICATION EXPIRES. A RESIDENTIAL APPLICATION IS VALID FOR 180 DAYS UNLESS AN EXTENSION IS GRANTED.

- ☒ Complete RDCC Waiver Application
- ☒ Complete and Reviewed Residential Application (Including all Checklist Items)
- ☒ Supporting Documentation: Neighborhood support letters (if any)
- ☒ Photos of subject property and surrounding properties
- ☒ The four structures that are closest to the subject property on the same side of the block and across the street shall be photographed. If there are less than four structures on the same side of the block or across the street, the lesser number of structures is photographed.
- ☒ If site requires any board hearings (BOA, HLC, etc.)? Case number _____
- ☒ Must submit approval staff comments to RDCC
- ☒ Historic (H) or Historic District (HD)
- ☒ Certificate of Appropriateness
- ☒ National Register Historical District (NRHD)
- ☒ Must submit approval staff comments to RDCC
- ☒ Copy of TCAD's Appraisal Roll indicating: Square footage of subject property
Available at Travis Central Appraisal District, 8314 Cross Park Drive, 834-9138
- ☒ Square footage and addresses of adjacent residences shown on tax plat map
- ☒ The four structures that are closest to the subject property on the same side of the block and across the street shall be calculated. If there are less than four structures on the same side of the block and across the street, the lesser number of structures is calculated.
- ☒ If requesting an increase in FAR, a tax plat map of residences within a 500 foot radius and a chart listing FAR for each residence
- ☒ Aerial view of subject property and properties within a 500 foot radius
- ☒ Elevation showing the height of the proposed structure as measured by the City of Austin
- ☒ Application must be signed and dated by owner or agent
- ☒ A plot plan must be submitted drawn to scale showing present and proposed construction along with existing footprints of structures on all adjacent lots
- ☒ 1 full set of sealed plans legible and to scale (CD or Electronic copy preferred)
- ☒ Check/Cash/Credit Card for notification/sign fee: \$220.00
- ☒ Please consider contacting your Neighborhood Association(s) about your request

Failure to include any of the above mentioned items could result in the postponement or denial of your request.

Please be advised that the Commission takes only 10 new cases per month. Please be advised that a request for reconsideration must be filed within 7 days from the Commission meeting.

If you need assistance completing this application (general inquires only) please contact Sylvia Benavidez, 974-2522; 505 Barton Springs Road, 2nd Floor (One Texas Center).

FULL SET OF PLANS NOT REQUIRED FOR INTERIOR REMODEL WITH NO FOOTPRINT MODIFICATION

C/S



Kari Blachly <kariblachly@gmail.com>

1403 W 51st RDCC Modification Request

5 messages

Kari Blachly <kariblachly@gmail.com>

Fri, Jun 15, 2012 at 7:10 AM

To: "dlhenry@austin.rr.com" <dlhenry@austin.rr.com>

Mr. Henry,

Thank you for allowing us the time to present our project to your organization last week. I wanted to follow up to see if you had any input regarding our RDCC modification request. When you have a moment could you please let us know your thoughts on this?

Thank you for your consideration.

Kari Blachly

Dale Henry <dlhenry@austin.rr.com>

Fri, Jun 15, 2012 at 7:49 AM

To: Kari Blachly <kariblachly@gmail.com>

Kari,

The committee has decided to take no action. I have not made time to come up with a list of residents that are in the area.

Dale

----- Original Message ----- From: "Kari Blachly" <kariblachly@gmail.com>

To: <dlhenry@austin.rr.com>

Sent: Friday, June 15, 2012 7:10 AM

Subject: 1403 W 51st RDCC Modification Request

[Quoted text hidden]

Kari Blachly <kariblachly@gmail.com>

Fri, Jun 15, 2012 at 8:00 AM

To: Dale Henry <dlhenry@austin.rr.com>

Thanks for the quick response. I'll keep a look out for that list.

Sent from my iPad

[Quoted text hidden]

Kari Blachly <kariblachly@gmail.com>

Fri, Jun 15, 2012 at 8:04 AM

To: Andrew Hinman <andy@andrewhinman.com>

Andy,

See Dale Henry's response below. Please forgive me for being out of touch the last few days. Let's connect today if you have some time.

Thanks, Kari

Sent from my iPad

CL/6



Subject Property
1403 W. 51st Street

cx



1405 W. 51st Street



5006 Woodrow Avenue



1400 W. 51st. Street

C/10

TaxNetUSA: Travis County

Property ID Number: 226300 Ref ID2 Number: 02260401160000

Owner's Name FAGAN CAROL FAMILY TRUST

Mailing Address % MATTHEW P FAGAN TRUSTEE
7605 MESA DR
AUSTIN, TX 78731-1310

Location 1403 W 51 ST

Legal LOT 2 BLK 26 SMITH A F

Property Details

Deed Date 01012012

Deed Volume

Deed Page

Exemptions

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1721

Block 26

Tract or Lot 2

Docket No. 2012012896TR

Abstract Code A0758

Neighborhood Code Y2000

Value Information**2012 Preliminary**

Land Value	170,000.00
Improvement Value	15,652.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	185,652.00
10% Cap Value	0.00
Total Value	185,652.00

Data up to date as of 2012-06-15**Value By Jurisdiction**

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		185,652.00	185,652.00	185,652.00	185,652.00
01	AUSTIN ISD	1.242000	185,652.00	185,652.00	185,652.00	185,652.00
02	CITY OF AUSTIN	0.481100	185,652.00	185,652.00	185,652.00	185,652.00
03	TRAVIS COUNTY	0.485500	185,652.00	185,652.00	185,652.00	185,652.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	185,652.00	185,652.00	185,652.00	185,652.00
68	AUSTIN COMM COLL DIST	0.094800	185,652.00	185,652.00	185,652.00	185,652.00

Improvement Information**Improvement ID**

186749

State Category**Description**

1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
186749	217070	1ST	1st Floor	WS3-	1946	772
186749	898494	011	PORCH OPEN 1ST F	*3-	1946	72
186749	898495	095	HVAC RESIDENTIAL	**	1946	772
186749	898496	251	BATHROOM	**	1946	1

186749	898497	612	TERRACE UNCOVERD	*3-	1946	88
186749	3090069	SO	Sketch Only	SO*	0	72
186749	3090070	SO	Sketch Only	SO*	0	16

Total Living Area 772

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
223404	LAND	A1	T	0.172	0	0	7,495

C1
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FOUR STRUCTURES CLOSEST TO SUBJECT PROPERTY

5006 WOODROW AVE	43% FAR
1405 W 51 ST	31.8% FAR
1400 W 51 ST	21.6% FAR
1402 W 51 ST	18.3% FAR

C1
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TCAD Parcel ID	Address	SF	Lot Size	FAR
226301	5006 WOODROW AVE	2,780	7,381	38%
226299	1405 W 51 ST	1,914	7469	26%
226298	1407 W 51 ST	1,142	7508	15%
226297	1409 W 51 ST	1,518	7608	20%
226295	1413 W 51 ST	1,042	7322	14%
226293	1417 W 51 ST	1,878	7250	26% Commercial Use
226292	5025 BURNET RD	6,703	19,548	34% Commercial Use
812533	5011 BURNET RD	9,756	68,346	14% Commercial Use
226290	5003 BURNET RD	2,706	11,816	23%
226289	4911 BURNET RD	1,150	25,265	5% Commercial Use
226307	4901 BURNET RD	?	68,912	Commercial Use
224704	2105 HANCOCK DR	2,236	9,813	23% Commercial Use
224721	5020 BURNET RD	4,134	16,800	25% Commercial Use
224705	5010 BURNET RD	2,107	9,000	23% Commercial Use
224706	5000 BURNET RD	1,672	18,000	9%
224707	4930 BURNET RD	3,632	9,000	40% Commercial Use
224722	4912 BURNET RD	4,550	10,500	43% Commercial Use
224723	4910 BURNET RD	3,072	23,887	13% Commercial Use
224709	4902 BURNET RD	3,910	7,936	49% Commercial Use
226308	5101 BURNET RD	2,124	14,066	15% Commercial Use
226332	1420 W 51 ST	1,049	7,182	15%
226331	1418 W 51 ST	1,174	7,245	16%
226330	1416 W 51 ST	1,584	7,277	22%
226329	1414 W 51 ST	1,248	7,249	17%
226328	1412 W 51 ST	998	7,314	14%
226327	1410 W 51 ST	960	7,277	13%
226325	1406 W 51 ST	918	7,240	13%
226324	1404 W 51 ST	720	7,303	10%
226323	1402 W 51 ST	1,146	7,342	16%
226322	1400 W 51 ST	1,088	7,283	15%
226334	5111 BURNET RD	7,818	17,489	45% Commercial Use
226309	1509 NORTH ST	3,500	7,500	47% Commercial Use
226310	1507 NORTH ST	12,783	17,732	72% Apartments
226311	1503 NORTH ST	1,386	7,751	18%
226312	1501 NORTH ST	1,588	7,726	21%
226314	1413 NORTH ST	1,331	7,683	17%
226313	1415 NORTH ST	925	7,702	12%
226315	1411 NORTH ST	1,108	7,701	14%
226316	1409 NORTH ST	1,166	7,686	15%
226317	1407 NORTH ST	1,190	7,709	15%
226318	1405 NORTH ST	915	7,634	12%
226319	5110 WOODROW AVE	1,630	6,017	27%
226320	5108 WOODROW AVE	1,264	4,509	28%
226355	1414 NORTH ST	988	8,301	12%
226348	1400 NORTH ST	1,839	10,573	17%

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226350	1404 NORTH ST	1,408	9,949	14%
226351	1406 NORTH ST	772	8,432	9%
226353	1410 NORTH ST	1,560	7,897	20%
226432	5201 WOODROW AVE	928	6,433	14%
226473	1304 NORTH ST	1,285	7,232	18%
226505	1301 NORTH ST	1,100	11,541	10%
226504	1300 GEORGIAN ST	1,340	6,692	20%
226420	1207 GEORGIAN ST	2,260	5,915	38%
226427	1206 W 51 ST	1,302	6,538	20%
226428	1208 W 51 ST	976	6,625	15%
226482	1207 W 51 ST	816	7,325	11%
226481	5005 LYNNDAL DR	1,538	9,700	16%
226480	5003 LYNNDAL DR	1,170	8,661	14%
226397	4904 LYNNDAL DR	1,076	13,708	8%
226381	4903 WOODROW AVE	3,045	11,652	26% Commercial Use
226384	4909 WOODROW AVE	1,878	11,051	17%
226385	4911 WOODROW AVE	758	11,077	7%
226388	5003 WOODROW AVE	2,539	11,007	23%
226406	5101 WOODROW AVE	697	6,137	11%
226431	1304 W 51 ST	2,050	6,572	31%
226430	1302 W 51 ST	1,328	6,611	20%
226428	1208 W 51 ST	976	6,625	15%
226407	5103 WOODROW AVE	2,174	6,249	35%
226408	5105 WOODROW AVE	896	5,955	15%
226409	5107 WOODROW AVE	1,778	6,170	29%
226410	5109 WOODROW AVE	1,118	6,247	18%
226411	5111 WOODROW AVE	2,424	6,167	39%
226412	5113 WOODROW AVE	744	6,388	12%
226413	1303 NORTH ST	1,132	7,035	16%
226414	5108 LYMAN PL	1,542	6,595	23%
226415	5106 LYMAN PL	1,223	9,419	13%
226416	1303 GEORGIAN ST	1,640	7,385	22%
226417	1301 GEORGIAN ST	1,519	5,963	25%
226418	1211 GEORGIAN ST	896	5,934	15%
226419	1209 GEORGIAN ST	1,184	5,824	20%
226421	1205 GEORGIAN ST	2,534	5,877	43%
226391	5004 LYNNDAL DR	1,040	9,338	11%
226392	5002 LYNNDAL DR	1,025	9,918	10%
226393	5000 LYNNDAL DR	2,042	8,401	24%
226394	4910 LYNNDAL DR	1,118	7,677	15%
226395	4908 LYNNDAL DR	1,792	8,310	22%

500 foot buffer around 1403 W. 51st St.
Imagery from February of 2009

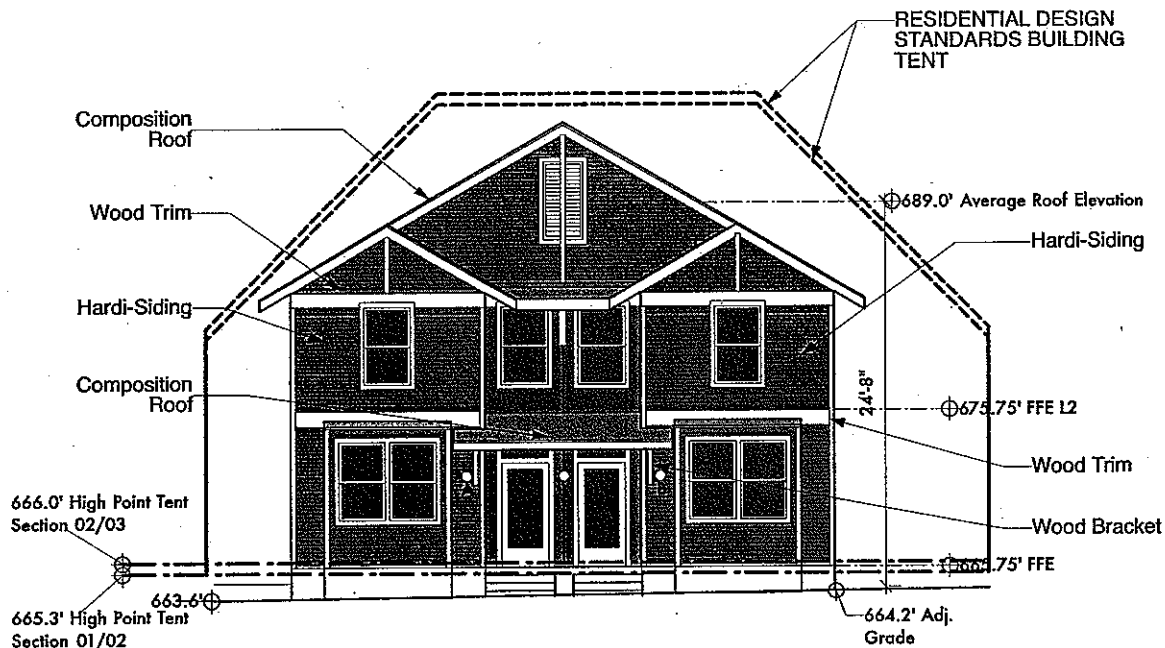


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Communications and Technology Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

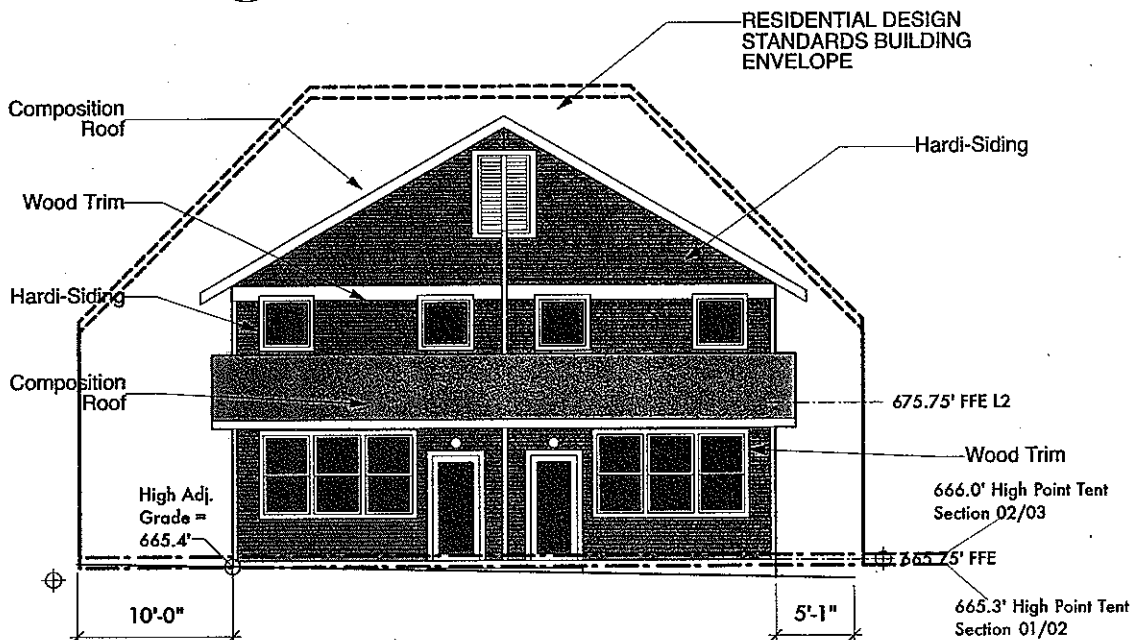
1403 W 51st St.

500 ft. Buffer

CL
16



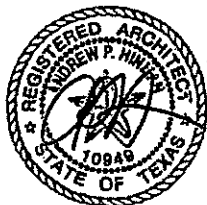
2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



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

aha

Andrew Hinman Architecture
601 East 49th Street
Austin, Texas 78751
512.289.1223
chinman1@oustin.tx.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

Scale:

Drawn By:

APH

Project No.
0102

Sheet No.

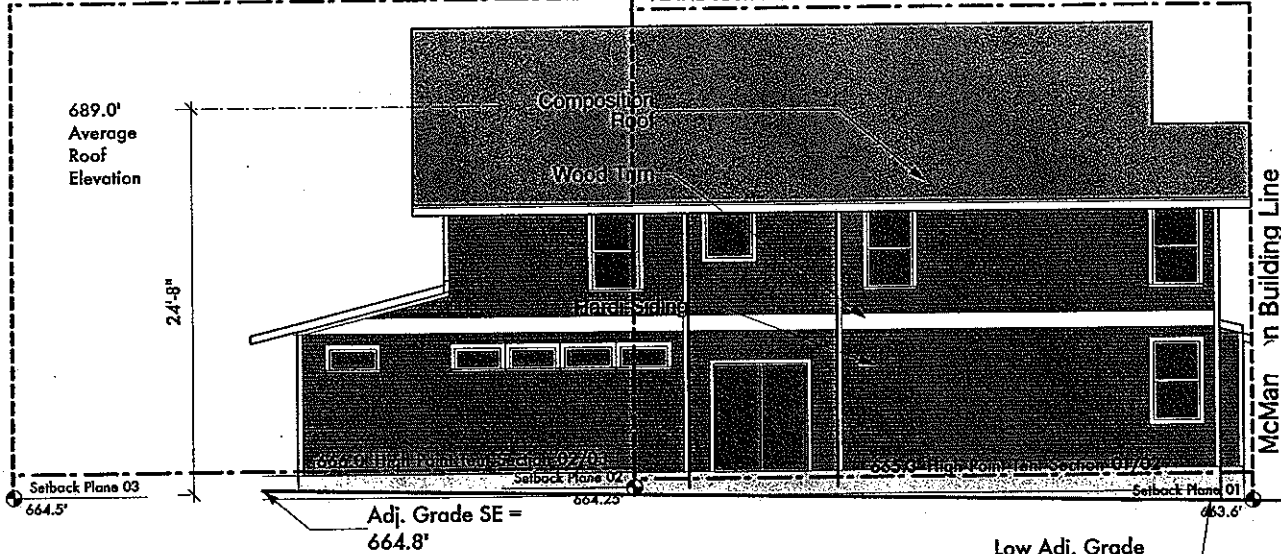
A2.0

Date:

17

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK
PLANE SECTION 02 HIGHPOINT OF THE ADJACENT GRADE +665.3"

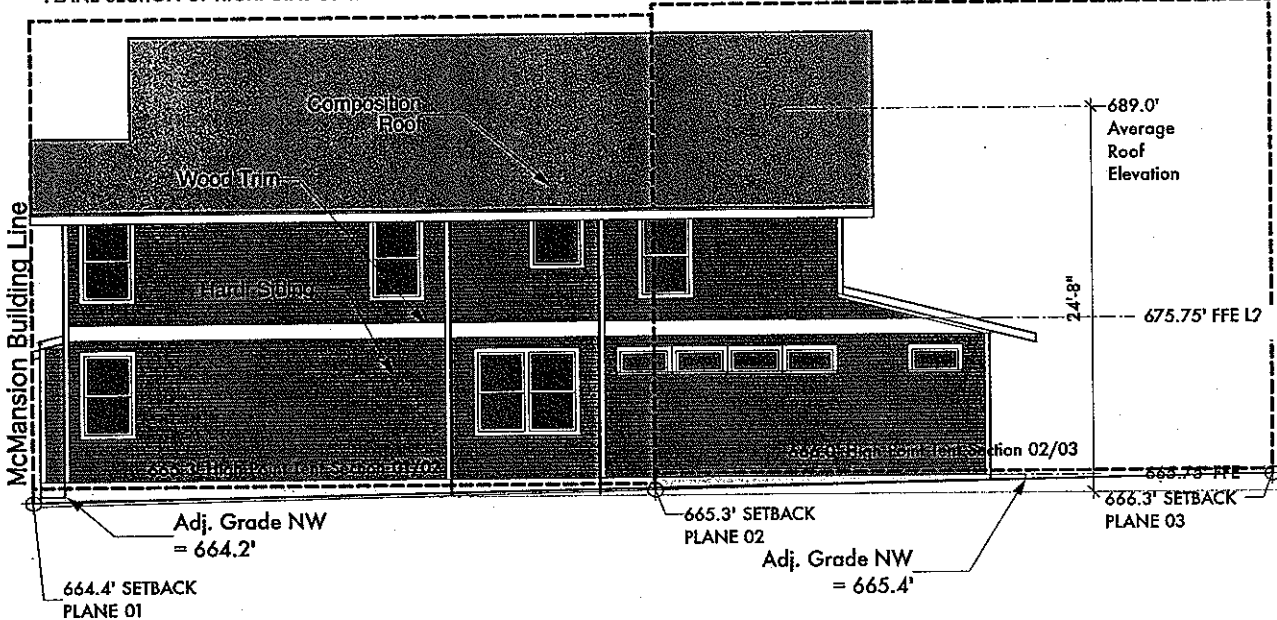
RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK
PLANE SECTION 01 HIGHPOINT OF THE ADJACENT GRADE +664.4"



3 EAST ELEVATION
Scale: 1/8" = 1'-0"

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK
PLANE SECTION 01 HIGHPOINT OF THE ADJACENT GRADE +664.4"

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK
PLANE SECTION 02 HIGHPOINT OF THE ADJACENT GRADE +665.3"



4 WEST ELEVATION
Scale: 1/8" = 1'-0"

ahA

Andrew Hinman Architecture
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Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

Scale:

Drawn By:
AP11

Project No.
0102

Sheet No.

A2.1

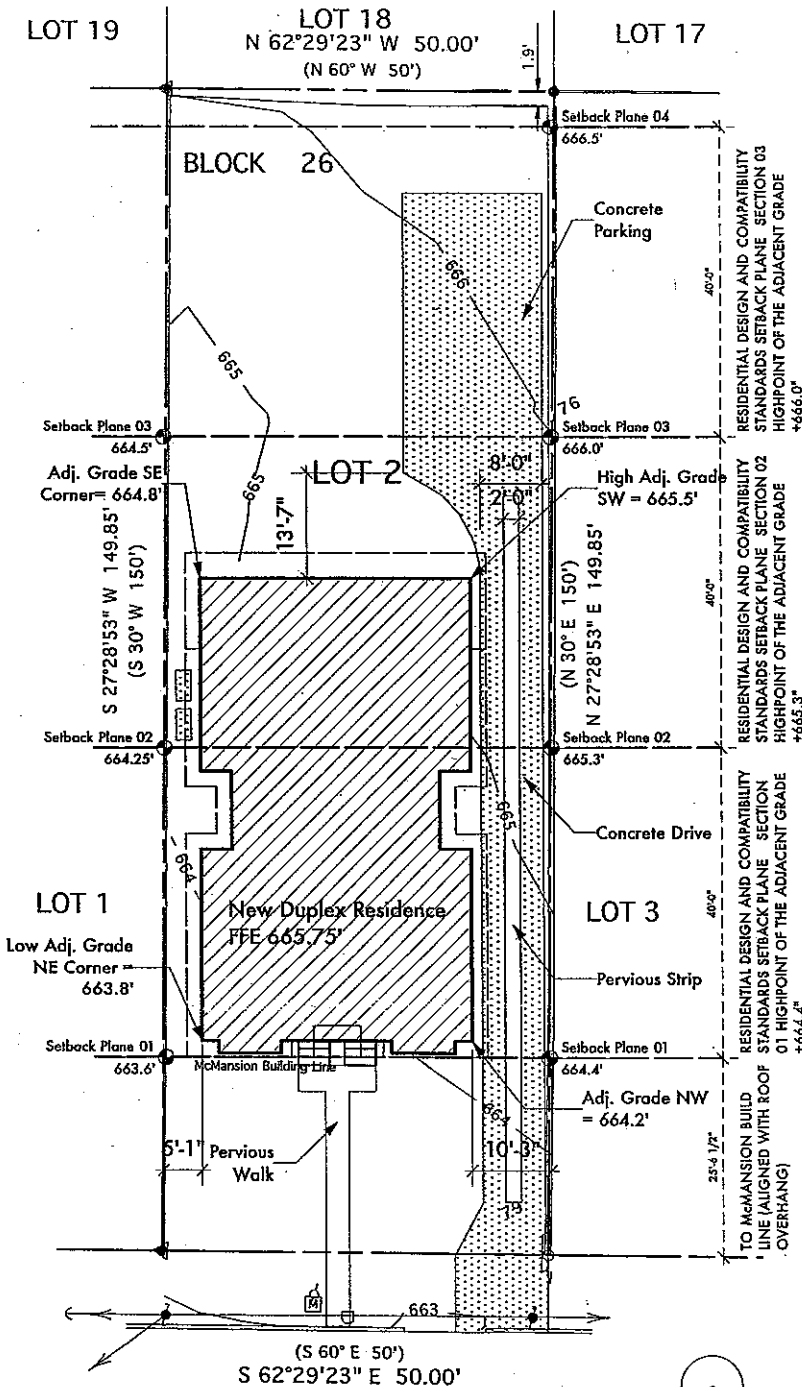
Date:

LOT 19

LOT 18
N 62°29'23" W 50.00'
(N 60° W 50')

LOT 17

BLOCK 26



WEST 51st STREET
S 62°29'23" E 50.00'

(50' R.O.W.)

1

SITE PLAN

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

COVERAGE CALCULATIONS

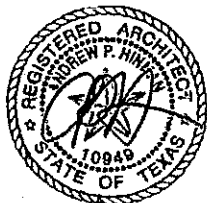
1403 West 51st Street; Austin, Texas

Lot No. 2, Block 26, A.F. Smith Addition, a subdivision in City of Austin, Travis County, Texas, of record in Plat Book 3, Page 137 of the Plat Records of Travis County, Texas

Existing Lot Area (sq.ft.)	7,496.6
Zoning	SF-3
Allowable Building Coverage @ 40% (s.f.)	2,998.6
Allowable Impervious Coverage @ 45% (s.f.)	3,373.5
Parking	
Spaces Required	4
Spaces Provided	4
Building Coverage (sq.ft.)	
1st Floor Conditioned Space	2,045
2nd Floor Conditioned Space	1,624
Covered Parking	0
Covered Porch	60
Total Gross Building Coverage on Lot	2,109
Percentage Gross Building Coverage	33.4%
Impervious Coverage	
Total Gross Building coverage on lot	2,031
Driveway (@ private property)	1,324
AC Pads	16
Total Impervious Cover (sq.ft.)	3,355
Percentage Impervious Coverage	44.7%
Subchapter F - McMansion	
Gross Floor Area	
1st Floor	2,031
2nd Floor	1,624
Covered Parking (exempted)	0
Total Gross Floor Area	3,655
Floor-to-Area Ratio	0.48

ah

Andrew H. Himmelman
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Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

Scale:

Drawn By:
APHProject No.
0102

Sheet No.

Date:

A1.0

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Building Coverage Information Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21) Existing Building Coverage (sq ft): 0 % of lot size: 0
 Proposed Building Coverage (sq ft): 2505 % of lot size: 33.4 ✓

Impervious Cover Information Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)
 Existing Impervious Cover (sq ft): 0 % of lot size: 0
 Proposed Impervious Cover (sq ft): 3351 % of lot size: 44.7 ✓

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

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) **Parking** (LDC 25-6 Appendix A & 25-6-478)
 Building Height: 30 ft Number of Floors: 2 # of spaces required: 4 # of spaces provided: 4

Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) Y ☒ N ☐
 *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N ☐
 Width of approach (measured at property line): 12 ft. Distance from intersection (for corner lots only): _____ ft.
 Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒

Job Valuation		
Total Job Valuation: \$ 465,000 Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ 465,000 Primary Structure: \$ 465,000 Accessory Structure: \$ _____	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____

4/21

Building and Site Area			
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
1 st floor conditioned area		2045	
2 nd floor conditioned area		1624	
3 rd floor conditioned area			
Basement			
Covered Parking (garage or carport)		400	
Covered Patio, Deck or Porch / /		60	
Balcony			
Other			
Total Building Coverage		2505	
Driveway		830	
Sidewalks			
Uncovered Patio /			
Uncovered Wood Deck (counts at 50%)			
AC pads		16	
Other (Pool Coping, Retaining Walls)			
Total Site Coverage		3351	
Pool			
Spa			

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

	Existing	New	Exemption	Total
1st Floor		2045		2045
2nd Floor		1624		1624
3rd Floor				
Basement				
Attic				
Garage (attached)				
(detached)		400	400	0
Carport (attached)				
(detached)				
Accessory building(s)				
(detached)				

TOTAL GROSS FLOOR AREA 3669

(Total Gross Floor Area /lot size) x 100 = 48.9 % **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3? Y ☒ N ☐
 Is this project claiming a "ground floor porch" exemption as described under Article 3? Y ☐ N ☒
 Is this project claiming a "basement" exemption as described under Article 3? Y ☐ N ☒
 Is this project claiming a "habitable attic" exemption as described under Article 3? Y ☐ N ☒
 Is a sidewall articulation required for this project? Y ☒ N ☐
 Does any portion of the structure extend beyond a setback plane? Y ☐ N ☒

(671 P **WALVER
REQUEST**)

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or 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 a parking area that is open on two or more sides, if it does not have habitable space above it; and 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. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure; or 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. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

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

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

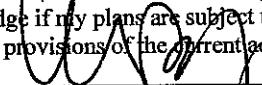
Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It

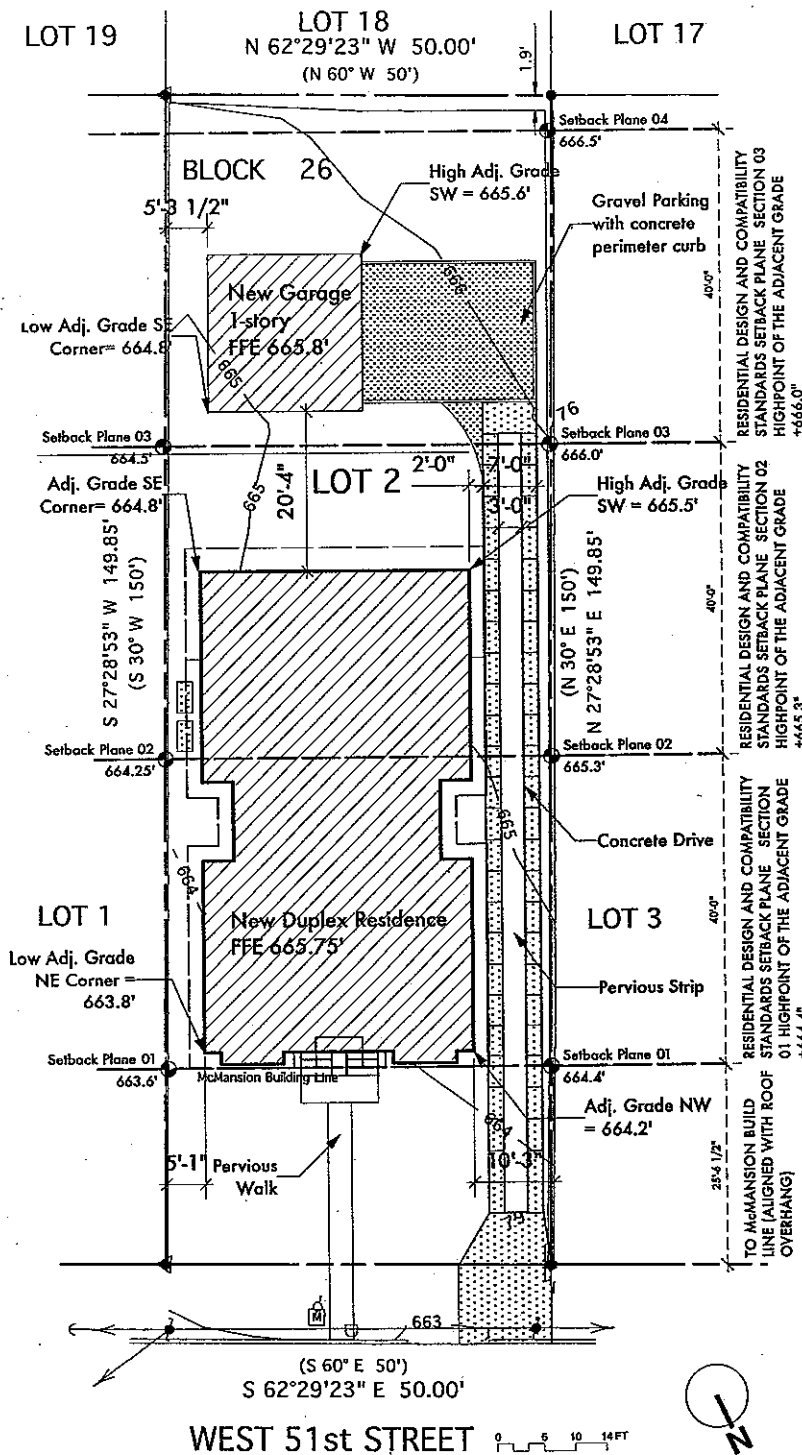
C/23

Owner	Carol Fagan Family Trust	Applicant or Agent	Kari Blachly
Mailing Address	7605 Mesa Drive Austin, TX 78731	Mailing Address	2401 E. 6th St. #4063 Austin, TX 78702
Phone		Phone	512-289-0010
Email		Email	kari@austinpermit.com
Fax		Fax	
General Contractor	Vista Verde Custom Homes	Design Professional	Andy Hinman Architecture
Mailing Address	P.O. Box 4064 Lago Vista, TX 78645	Mailing Address	601 East 49th Street Austin, Texas 78751
Phone	512-585-6912	Phone	512-289-1223
Email	jan@canyonbuilders.com	Email	andy@andrewhinman.com
Fax		Fax	

Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? Y ☐ N ☒

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 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 and compliance with current code may be required.** I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate. I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license. 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. Tree protection is required per Section 25-8-603. Erosion and Sedimentation Controls are required per Section 25-8-181. I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin. Applicant's signature:  Date: 6/20/12



COVERAGE CALCULATIONS

1403 West 51st Street; Austin, Texas

Lot No. 2, Block 26, A.F. Smith Addition, a subdivision in City of Austin, Travis County, Teas, of record in Plat Book 3, Page 137 of the Plat Records of Travis County, Texas

Existing Lot Area (sq.ft.)	7,496.6
Zoning	SF-3
Allowable Building Coverage @ 40% (s.f.)	2,998.6
Allowable Impervious Coverage @ 45% (s)	3,373.5
Parking	
Spaces Required	4
Spaces Provided	4
Building Coverage (sq.ft.)	
1st Floor Conditioned Space	2,045
2nd Floor Conditioned Space	1,624
Covered Parking	400
Covered Porch	60
Total Gross Building Coverage on Lot	2505
Percentage Gross Building Coverage	33.4%
Impervious Coverage	
Total Gross Building coverage on lot	2,475
Driveway (@ private property)	830
AC Pads	16
Total Impervious Cover (sq.ft.)	3,351
Percentage Impervious Coverage	44.7%
Subchapter F - McMansion	
Gross Floor Area	
1st Floor	2,045
2nd Floor	1,624
Covered Parking (exempted)	0
Total Gross Floor Area	3,669
Floor-to-Area Ratio	0.48

AE APPROVED

JUN 21 2012
173-2-8
JGM

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

REVIEWED

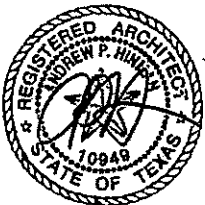
JUN 21 2012

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

1 SITE PLAN
Scale: 1/16" = 1'-0"

ahA

Andrew Hinman Architecture
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahinman1@austin.tx



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

Scale:

Drawn By:

AP1

Project No.
0102

Sheet No.

A1.0

Date:



C1
25

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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: Kari Blachny (Please Print or Type) Phone: 289 0010 Alternate Phone: _____
Service Address: 1403 W 51st
Lot: 2 Block: 26 Subdivision/Land Status: Smith A.F Tax Parcel ID No.: 02260401160000
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: 6 Number of proposed bathrooms: 6
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ___ No ___

City of Austin Office Use

Water Main size: 6" Service stub size: 3/4" Service stub upgrade required? Y New stub size: _____
Existing Meter number: removed Existing Meter size: 5/8" Upgrade required? Y New size: 1"
WW Service: Septic System/On-Site Sewage Facility (OSSF) ___ or WW Collection System N 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.

Kari Blachny 6/20/12 289-0010
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. 10th 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 6/21/12 Phone 972-0000
AWU 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.

Verification expires 180 days after date of Submittal

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

REVIEWED
JUN 21 2012
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

C/26

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 – phone
(512) 974-9112 – phone
(512) 974-9109 – fax
(512) 974-9779 – fax



Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

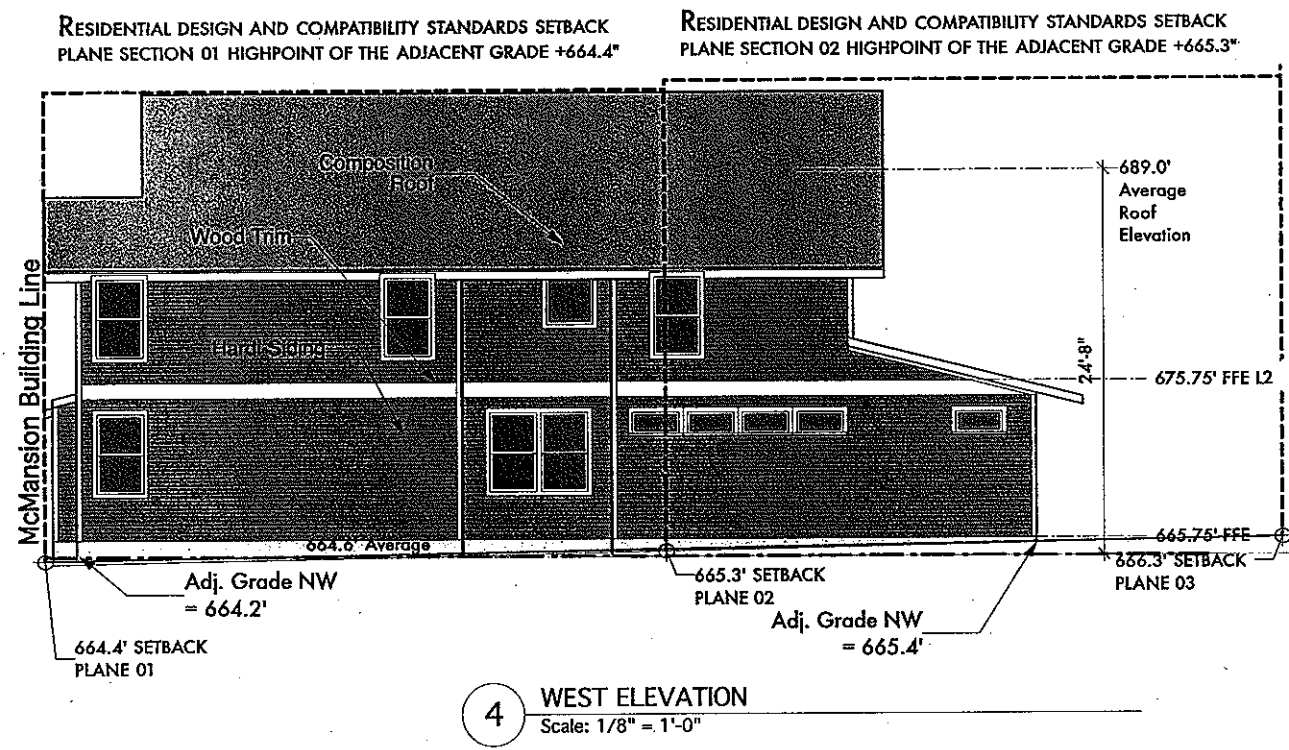
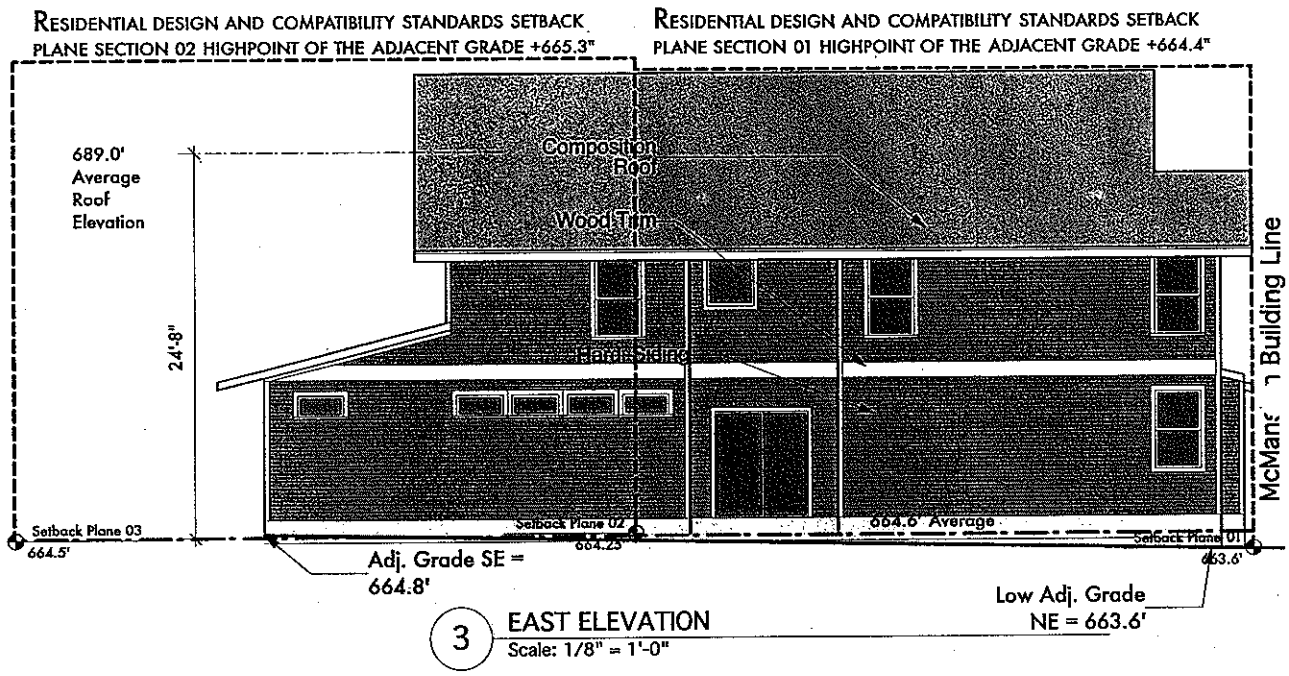
Responsible Person for Service Request <u>Kari Blackby</u>	
Email <u>kari@austnpermit.com</u>	Fax _____ Phone _____
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1403 W 51st</u> OR _____	
Legal Description _____ Lot _____ Block _____	
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input type="checkbox"/> Overhead Service <input type="checkbox"/> Underground Service <input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)	
Location of meter _____	
Number of existing meters on gutter _____ (show all existing meters on riser diagram)	
Expired permit # _____	
Comments <u>new duplex - new construction</u>	
<u>[Signature]</u> Kari Blackby 6/20/11 2890010	
BSPA Completed by (Signature & Print Name) Date Phone	
_____ AE Representative Approved <input type="checkbox"/> Yes <input type="checkbox"/> No Date Phone	

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

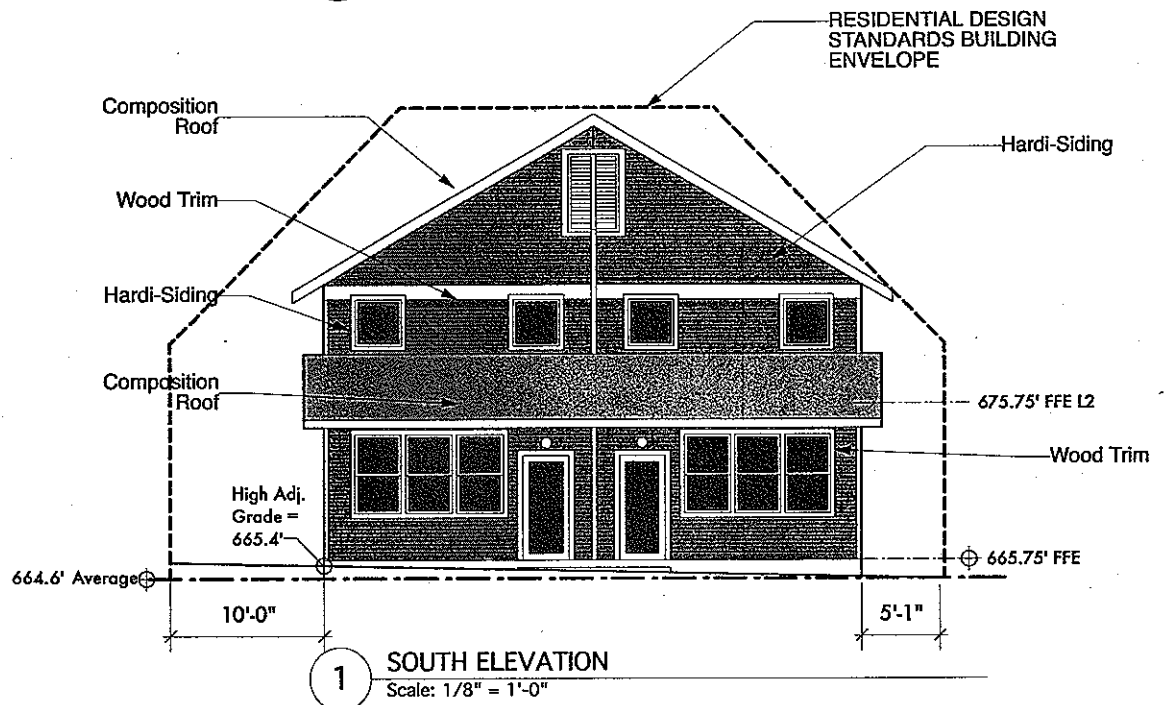
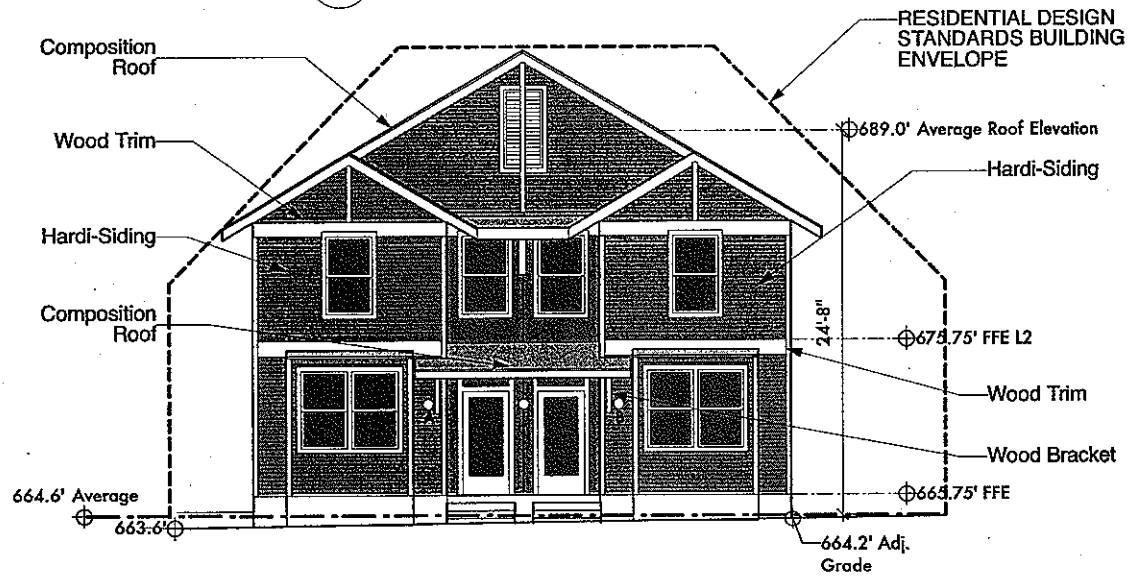
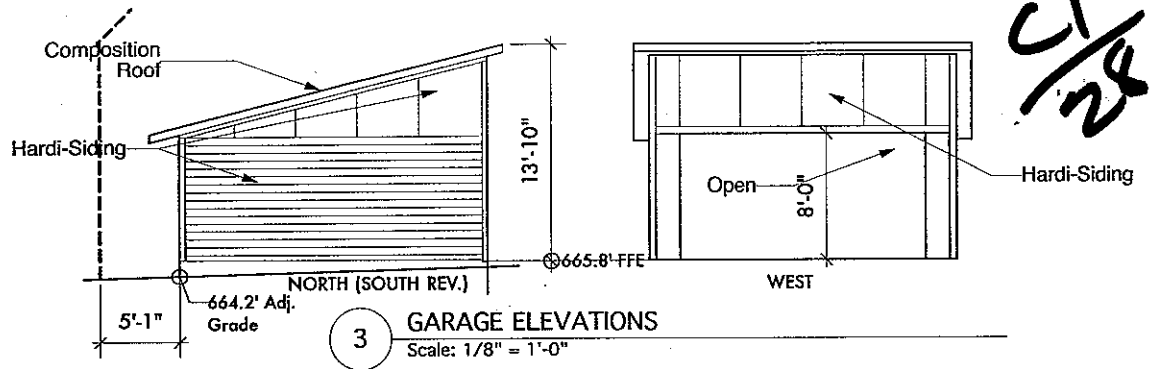
All structures etc. must maintain 7'5"
clearance from AE energized power
lines. Enforced by AE & NESC codes.

AE APPROVED JUN 21 2012 173-209 JGM

1/27

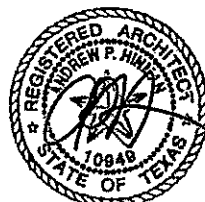


<p>Andrew Himman Architecture 601 East 49th Street Austin, Texas 78751 512.289.1223 ahimman1@austin.tx.us</p>		<p>Construction Documents</p> <p>1403 DUPLEX 1403 West 51st Street Austin, Texas</p>	Sheet Contents:	
			Scale:	
			Drawn By: APH	
			Project No. 0102	Sheet No. A2.1
Date:				



ahA

Andrew Hinman Architecture
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahinman1@austin.rr.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

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Drawn By:
APH

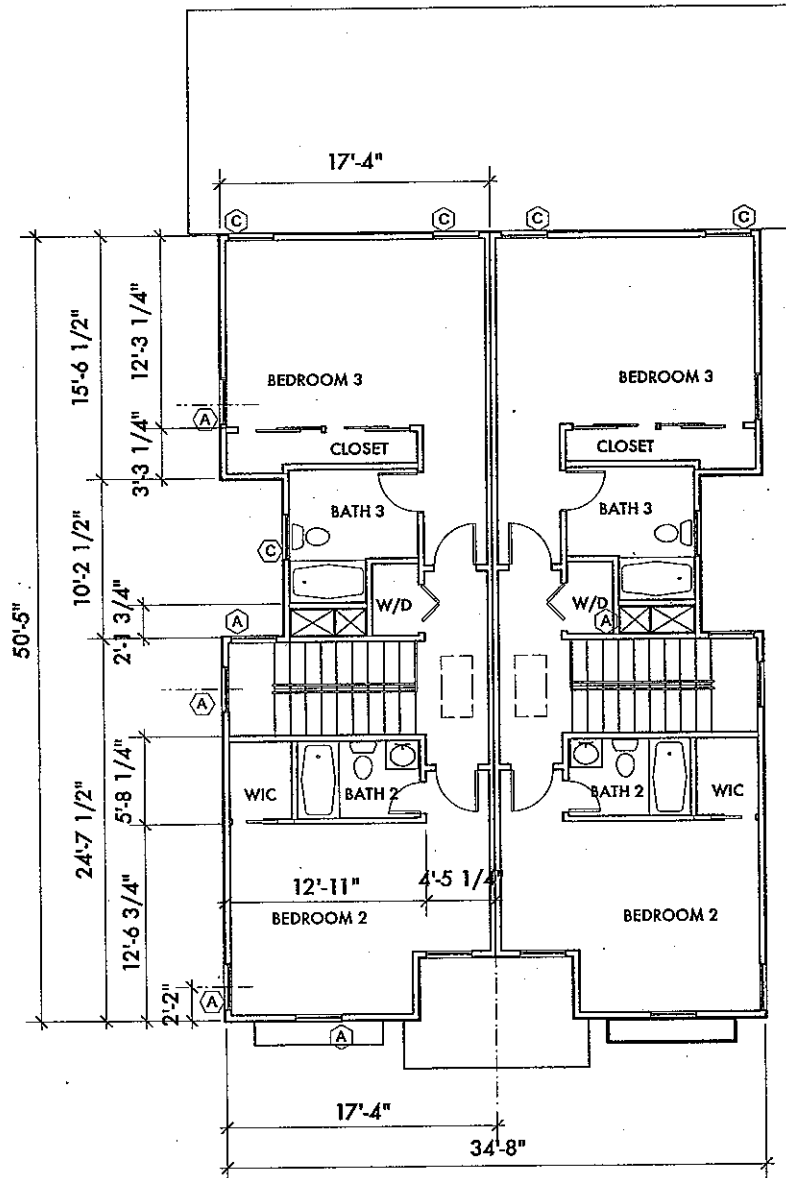
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0102

Sheet No.

Date:

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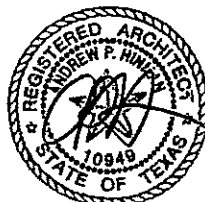


1 FLOOR PLAN - LEVEL 2
Scale: 1/8" = 1'-0"



ahA

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603 East 49th Street
Austin, Texas 78751
512.289.1223
ahinman1@austin.tx.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

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Project No.

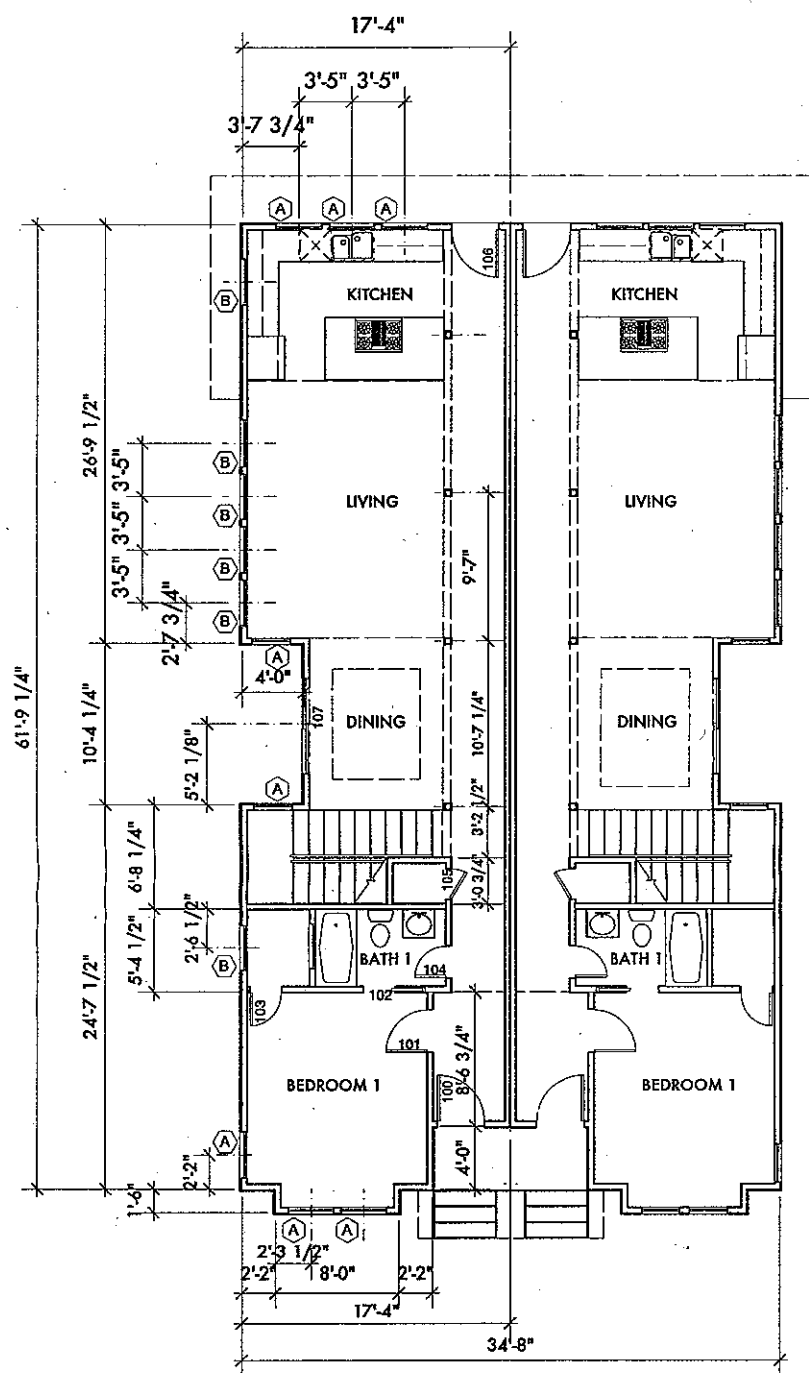
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Sheet No.

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Date:

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30

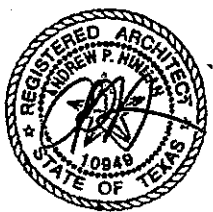


1 FLOOR PLAN -LEVEL 1
Scale: 1/8" = 1'-0"



aha

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Austin, Texas 78751
512.289.3223
chinman1@austin.tx.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

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APH

Project No.
0102

Sheet No.

Date:

A1.1

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31

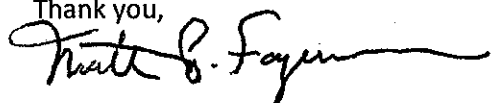
June 20, 2012

City of Austin Residential Review Department
505 Barton Springs Road
Austin, TX 78704

To whom it may concern:

Please allow this letter to serve as my formal authorization to allow Kari Blachly to serve as my agent to process the permit 1403 West 51st Street, Austin, TX 78731.

Thank you,

A handwritten signature in black ink, appearing to read "Matthew S. Fagan", with a long, sweeping horizontal line extending to the right.

Matthew Fagan, Trustee
Carol Fagan Family Trust
Owner

TAX CERTIFICATE
Tina Morton
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 1065334

41/32

ACCOUNT NUMBER: 02-2604-0116-0000

PROPERTY OWNER:

PROPERTY DESCRIPTION:

FAGAN CAROL FAMILY TRUST
% MATTHEW P FAGAN TRUSTEE
7605 MESA DR
AUSTIN, TX 78731

LOT 2 BLK 26 SMITH A F

ACRES .1721 MIN% .000000000000 TYPE

SITUS INFORMATION: 1403 W 51 ST

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2011	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2011 \$5,137.48

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/20/2012

Fee Paid: \$10.00

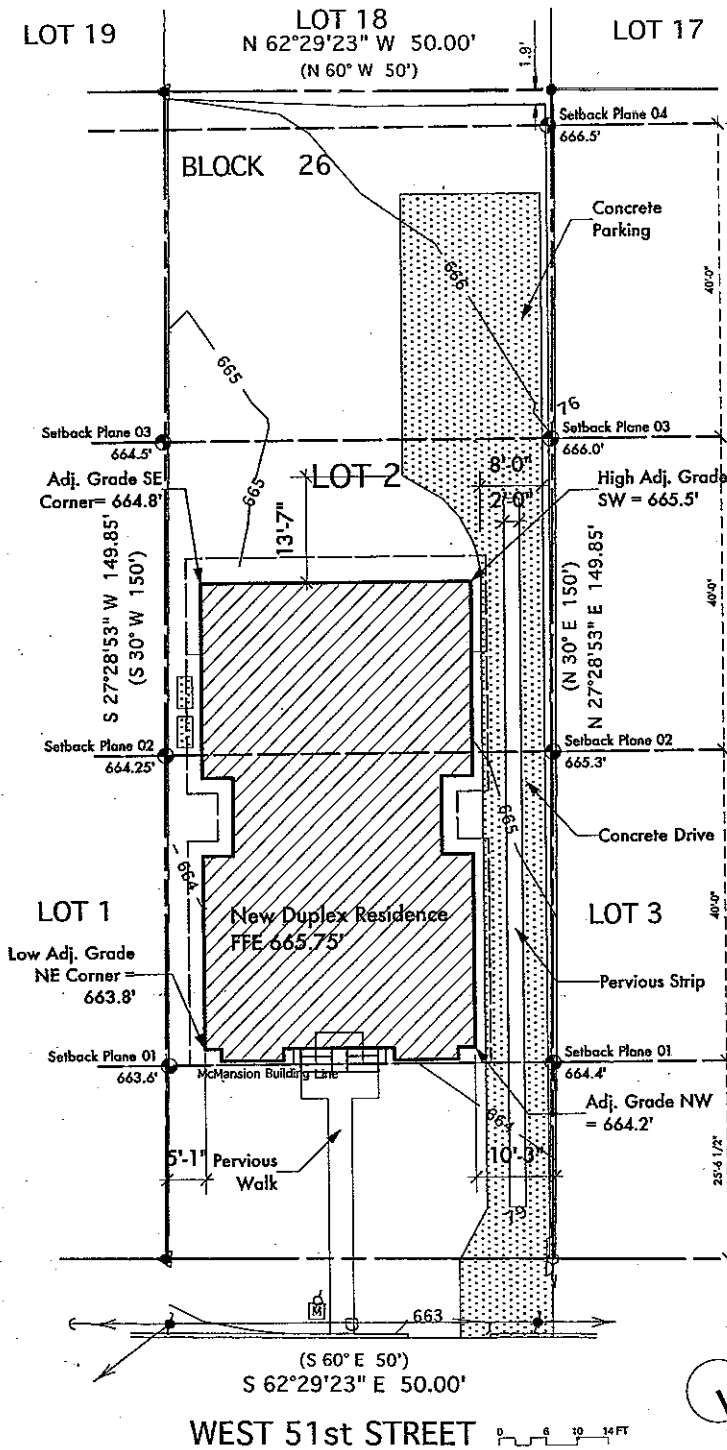
Tina Morton
Tax Assessor-Collector

By: 

U
33

LOT 19 LOT 18 LOT 17
N 62°29'23" W 50.00'
(N 60° W 50')

BLOCK 26



WEST 51st STREET

(50' R.O.W.)

1 SITE PLAN
Scale: 1/16" = 1'-0"

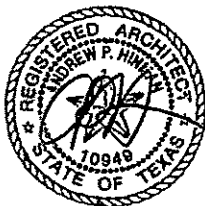
COVERAGE CALCULATIONS 1403 West 51st Street; Austin, Texas

Lot No. 2, Block 26, A.F. Smith Addition, a subdivision
in City of Austin, Travis County, Teas, of record in Plat
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County, Texas

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Allowable Impervious Coverage @ 45% (s.f.)	3,373.5
Parking	
Spaces Required	4
Spaces Provided	4
Building Coverage (sq.ft.)	
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2nd Floor Conditioned Space	1,624
Covered Parking	0
Covered Porch	60
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Percentage Gross Building Coverage	33.4%
Impervious Coverage	
Total Gross Building coverage on lot	2,031
Driveway (@ private property)	1,324
AC Pads	16
Total Impervious Cover (sq.ft.)	3,355
Percentage Impervious Coverage	44.7%
Subchapter F - McMansion	
Gross Floor Area	
1st Floor	2,031
2nd Floor	1,624
Covered Parking (exempted)	0
Total Gross Floor Area	3,655
Floor-to-Area Ratio	0.48

ahA

Andrew Himman Architecture
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahimman1@austin.rr.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

Scale:

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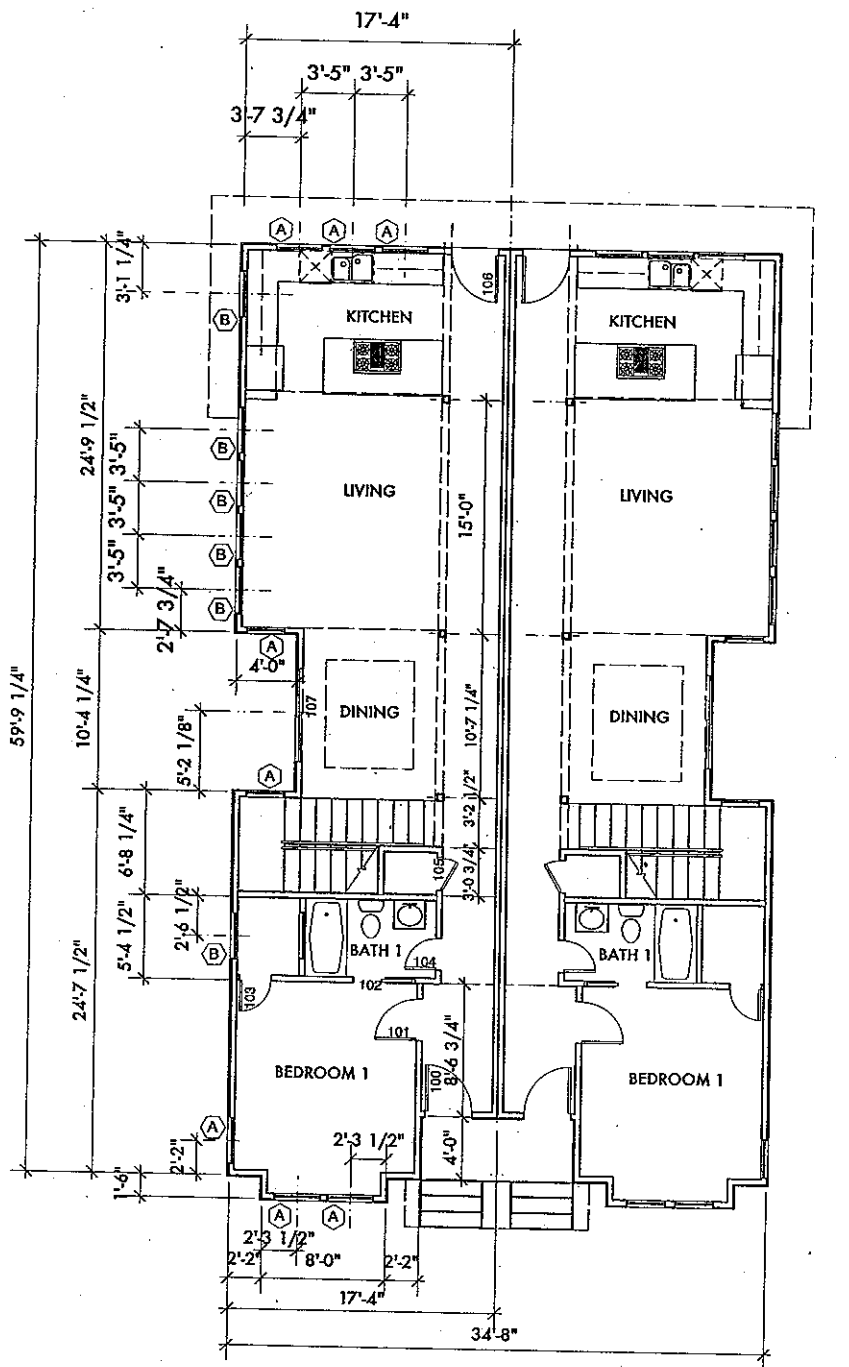
Project No.
0102

Sheet No.

A1.0

Date:

C1
34



1 FLOOR PLAN -LEVEL 1
Scale: 1/8" = 1'-0"

ah
Andrew Hinmon
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahinmon1@austin.tx.com

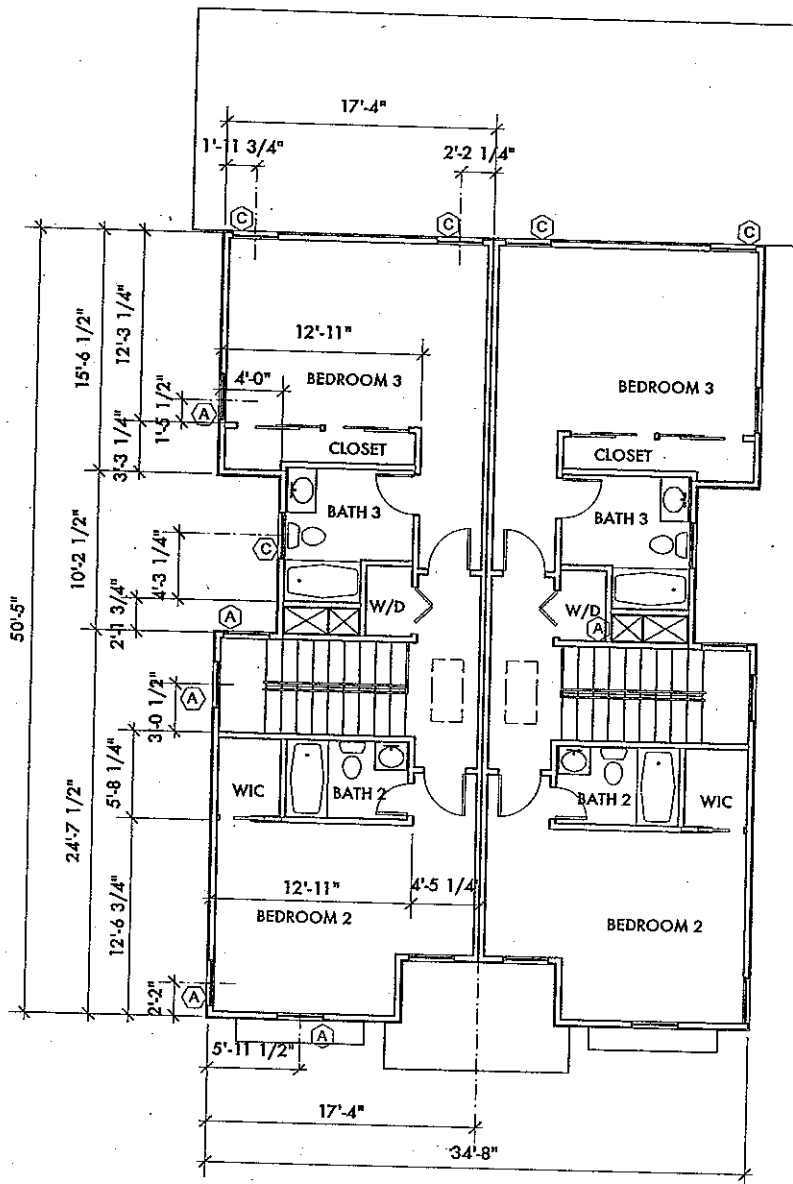


Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:	
Scale:	
Drawn By:	APH
Project No.	0102
Sheet No.	A1.1
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35

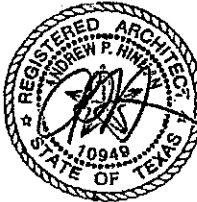


1 FLOOR PLAN -LEVEL 2
Scale: 1/8" = 1'-0"



ah

Andrew H. Hannon
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahannon1@austin.tx.com



Construction Documents

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1403 West 51st Street
Austin, Texas

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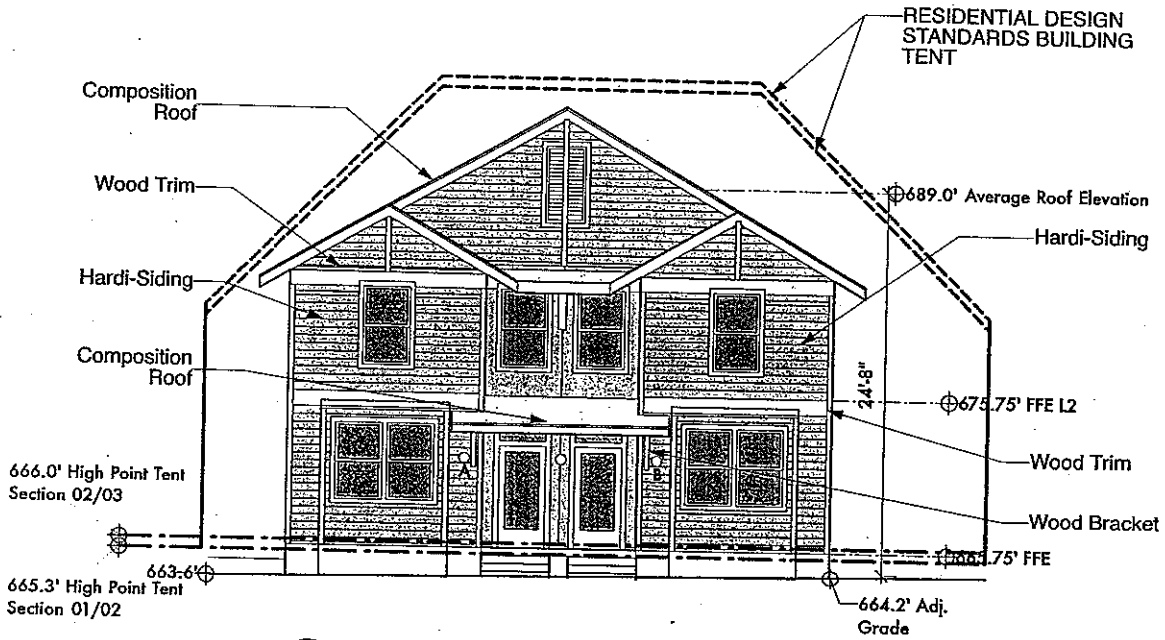
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Sheet No.

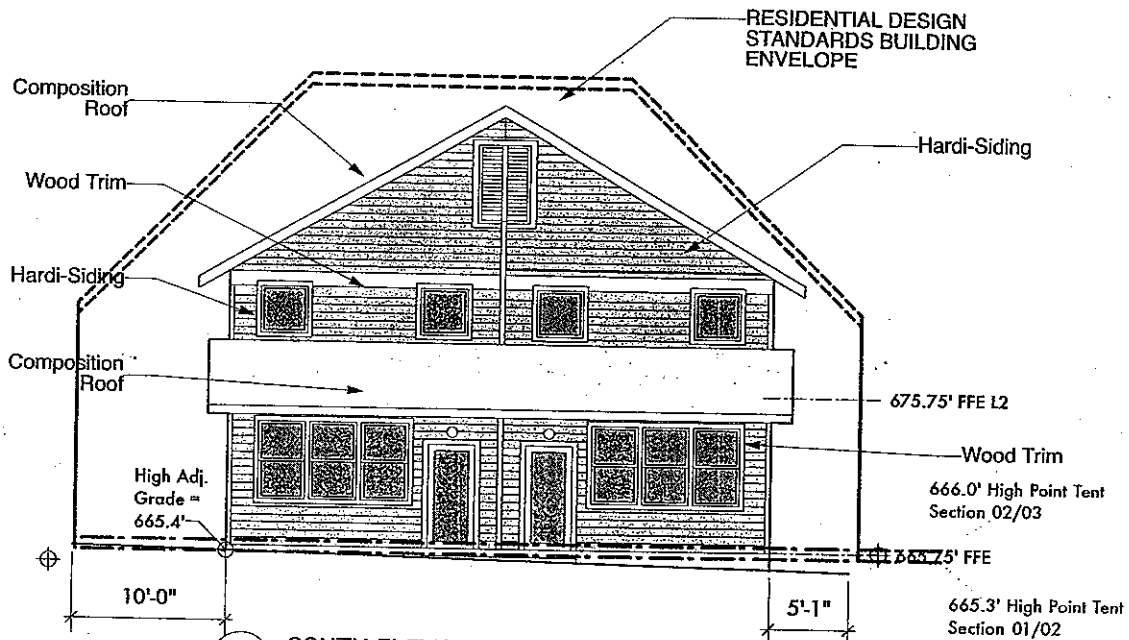
A1.2

Date:

41/36



2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



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

ah

Andrew H. Himmelman
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahhimmelman@austin.rr.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

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APH

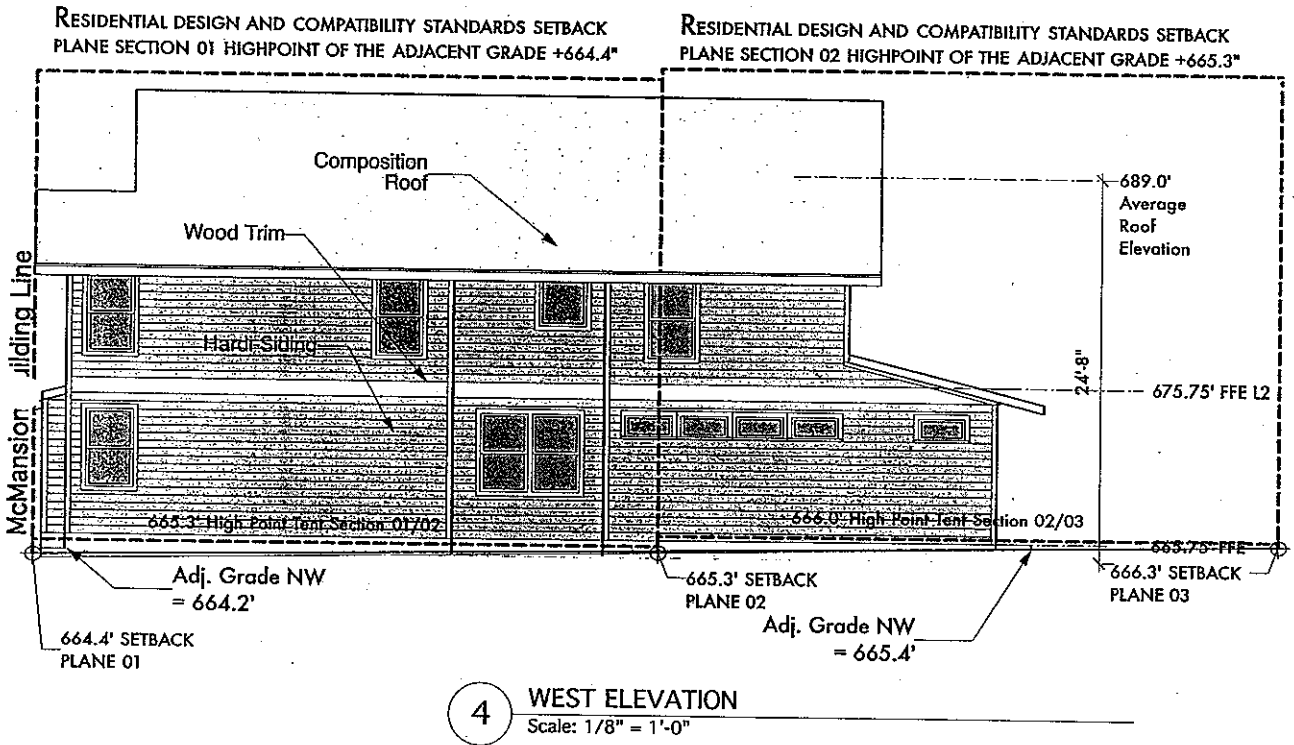
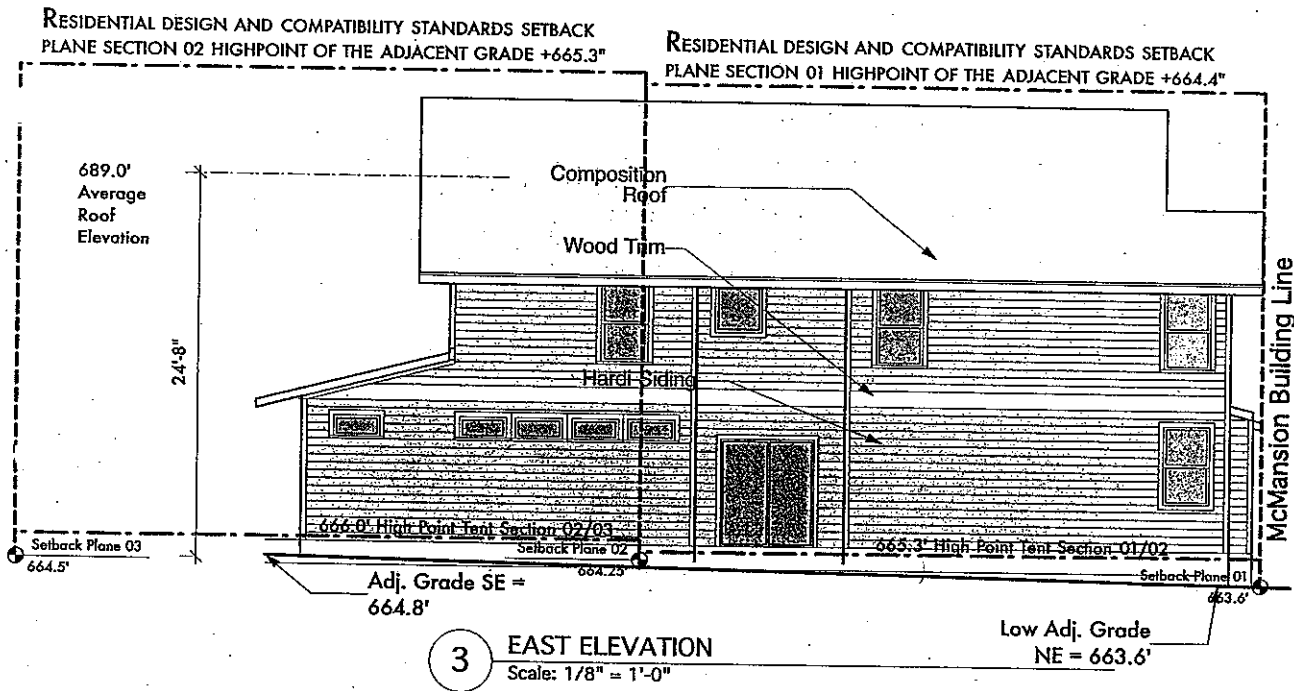
Project No.
0102

Sheet No.

Date:

A2.0

41/37



ah

Andrew Hinman
601 East 49th Street
Austin, Texas 78751
512.289.1223
ahinman1@austin.rr.com



Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

Sheet Contents:

Scale:

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APH

Project No.
0102

Sheet No.

Date:

A2.1

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
RESIDENTIAL PLAN REVIEW APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: 2012-062345 PR
CASE MANAGER: Darren Cain PHONE #: 974-9113

PROJECT NAME: 1403 W 51ST ST
LOCATION: LOT 2 BLK 26 SMITH A F

SUBMITTAL DATE: Thursday, June 21, 2012
FINAL REPORT DATE: June 28, 2012

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent residential application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE SUBMITTALS: An update submittal is required.

REVIEWERS:
Darren Cain

Residential Zoning Review - Darren Cain - 974-9113

1. The gravel parking surface in the rear outside of the detached garage is not a surface approved by transportation for a legal parking surface. Only solid surfaces can be used for legal parking spots. You will need to pave that entire area. This will not increase impervious coverage, however, given that gravel is counted at 100% as well.
Response: The parking area has been changed to concrete pavement.
2. The ribbon strips leading to the parking surface will need to be at least 3 feet wide with 2 feet in between. You have designed them the opposite way. This will add approximately 198 square feet to your impervious coverage figure. By my estimation, this will place your proposed IC at 47.34%, well over 45% max. Redesign or seek a BOA variance. You can also talk with transportation and see if they will allow a waiver to keep the ribbon strips at 2 feet. Another option is to make the rear parking area outside the garage smaller
Response: The ribbon strips have been adjusted to 3 feet with 2 feet in between. The overall impervious cover will be 44.7% based upon a redesign of the duplex.
3. All the high points of each tent on the site plan are not the highest points. Please correct and call out the highest point of the 4 intersecting points for each 40 foot tent section.
Response: The elevations have been corrected. See sheet A1.0.
4. On the elevations, you have averaged the high points for some reason. The elevations should have the same exact high points that are on the site plan. For example, for tent section , the highest point is 665.3. This should be called out on both the site plan and the elevations. This is the elevation that the tent starts at for the entire tent section. Each section has a different tent high point, for example tent 2's high point, according to the site plan is 666.'

Response: The high points have been corrected. See sheet A1.0

5. Are there any trees that are 19" or greater on site?

Response: No there are not any trees greater than 19".

6. The proposed plans exceed allowable FAR by 8.4%. RDCC variance needed

Response: We are scheduled to be heard at RDCC on August 3rd.

41
39

Please address every point above and turn in an update ONLY when ALL points have been corrected. This will reduce the times you are rejected, and thus your overall wait to be approved.

Updates are accepted M-F 8-11 at the intake counter.

LOT 19

LOT 18
N 62°29'23" W 50.00'
(N 60° W 50')

LOT 17

41
40

BLOCK 26

Setback Plane 04
666.5'Concrete
Parking

COVERAGE CALCULATIONS 1403 West 51st Street, Austin, Texas

Lot No. 2, Block 26, A.F. Smith Addition, a subdivision
in City of Austin, Travis County, Teas, of record in Plat
Book 3, Page 137 of the Plat Records of Travis
County, Texas

Existing Lot Area (sq.ft.)	7,496.6
Zoning	SF3
Allowable Building Coverage @ 40% (s.f.)	2,998.6
Allowable Impervious Coverage @ 45% (s.f.)	3,373.5
Parking	
Spaces Required	4
Spaces Provided	4
Building Coverage (sq.ft.)	
1st Floor Conditioned Space	2,045
2nd Floor Conditioned Space	1,624
Covered Parking	0
Covered Porch	60
Total Gross Building Coverage on Lot	2,109
Percentage Gross Building Coverage	33.4%
Impervious Coverage	
Total Gross Building coverage on lot	2,031
Driveway (@ private property)	1,324
AC Pads	16
Total Impervious Cover (sq.ft.)	3,355
Percentage Impervious Coverage	44.7%
Subchapter F - McMansion	
Gross Floor Area	
1st Floor	2,031
2nd Floor	1,624
Covered Parking (exempted)	0
Total Gross Floor Area	3,655
Floor-to-Area Ratio	0.48

Setback Plane 03
664.5'

Adj. Grade SE
Corner = 664.8'

S 27°28'53" W 149.85'
(S 30° W 150')

LOT 2

High Adj. Grade
SW = 665.5'Setback Plane 02
664.25'Setback Plane 02
665.3'

Concrete Drive

LOT 1

Low Adj. Grade
NE Corner =
663.8'

New Duplex Residence
FFE 665.75'

LOT 3

Pervious Strip

Setback Plane 01
663.6'Setback Plane 01
664.4'Adj. Grade NW
= 664.2'Pervious
Walk

(S 60° E 50')
S 62°29'23" E 50.00'

WEST 51st STREET

(50' R.O.W.)

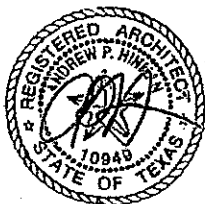
1

SITE PLAN

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

ah

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Construction Documents

1403 DUPLEX
1403 West 51st Street
Austin, Texas

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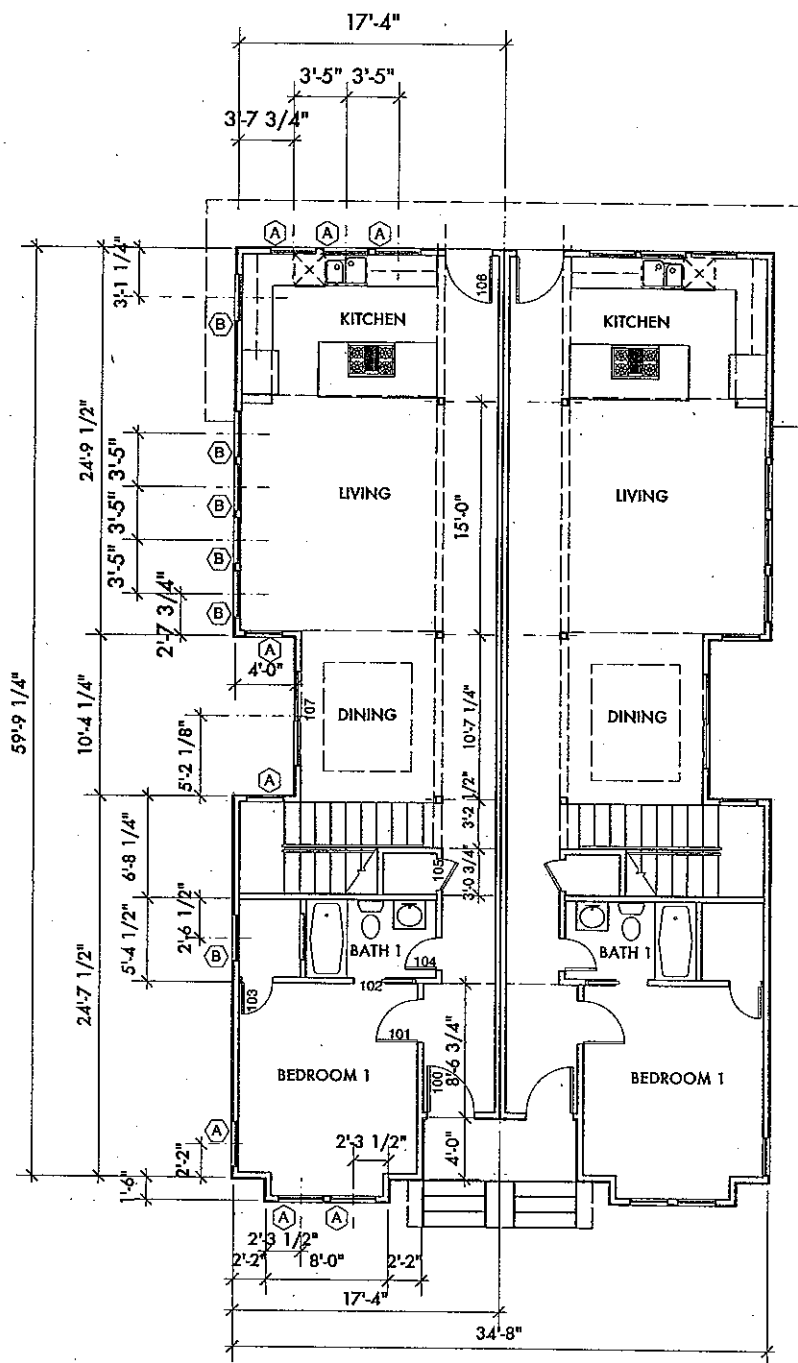
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Date:

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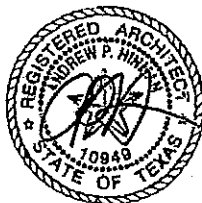
2/41



1 FLOOR PLAN -LEVEL 1
Scale: 1/8" = 1'-0"

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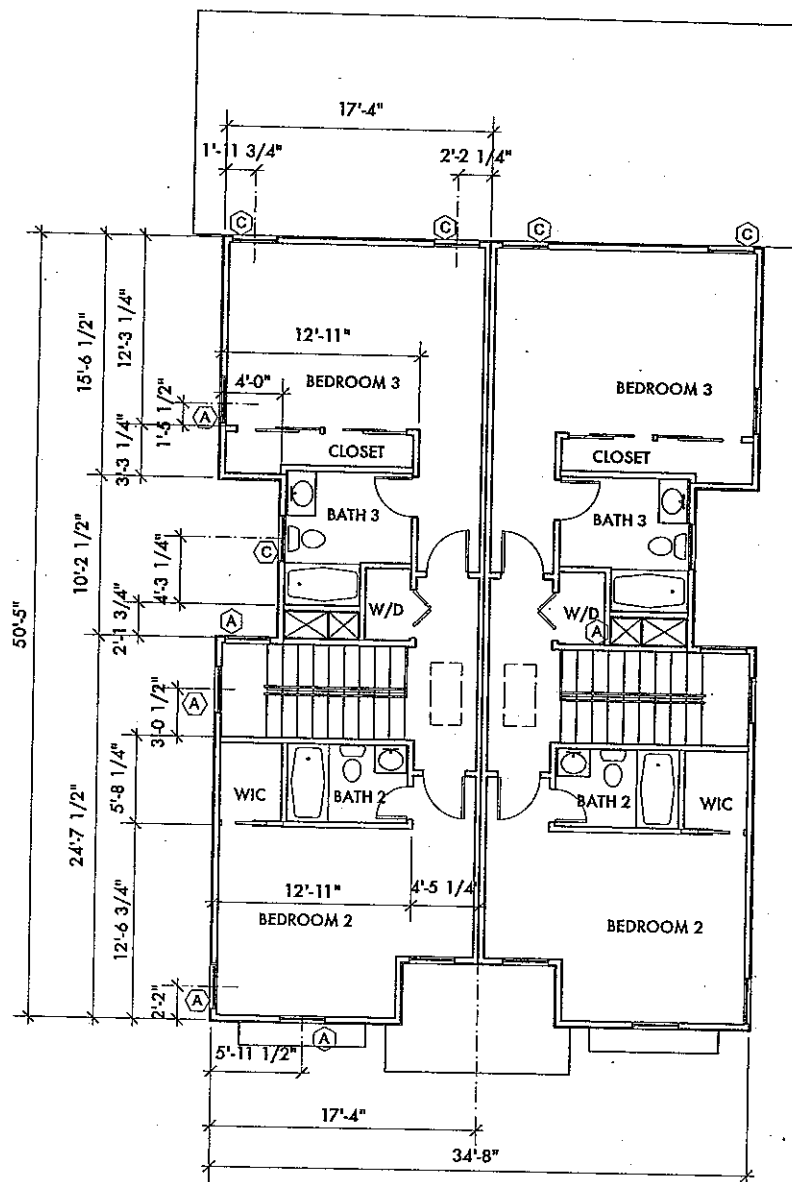
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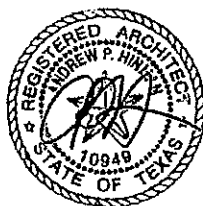
C1
42



1 FLOOR PLAN -LEVEL 2
Scale: 1/8" = 1'-0"

ah

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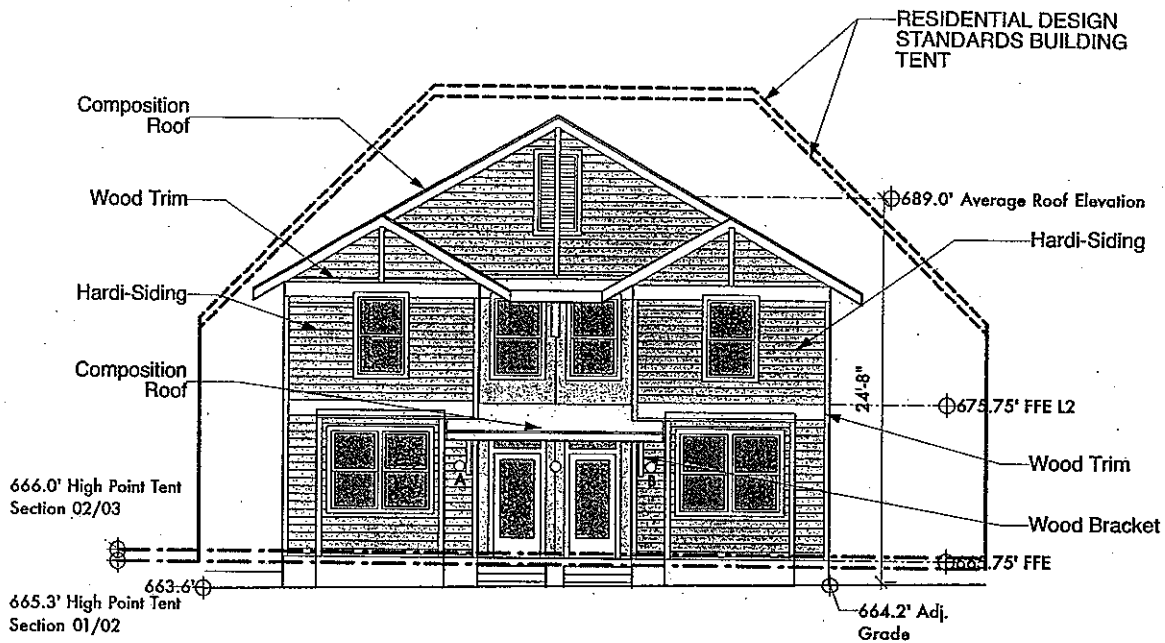
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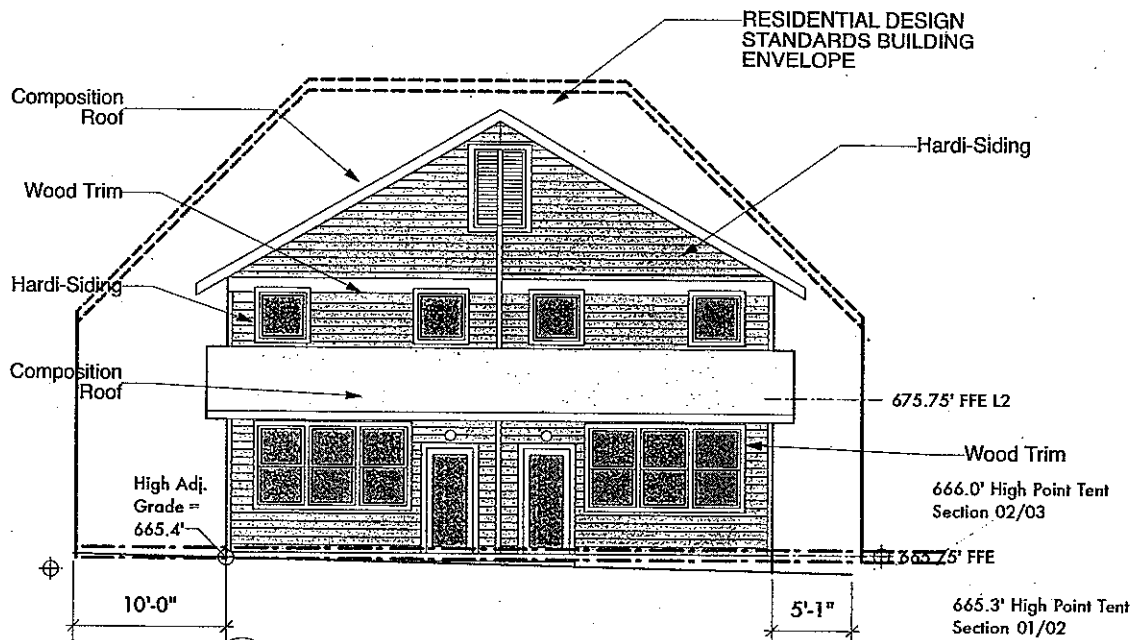
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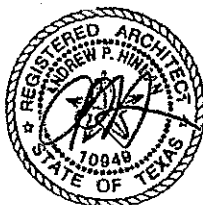
2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



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

ahm

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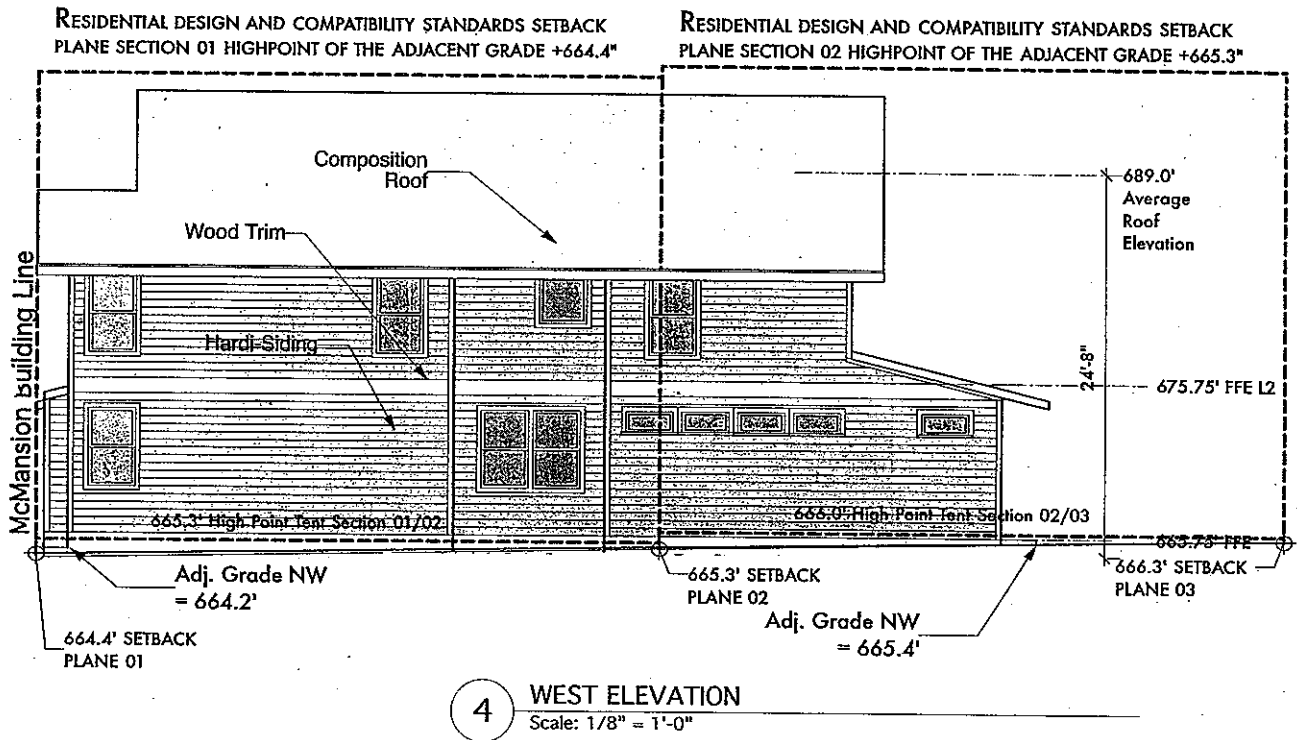
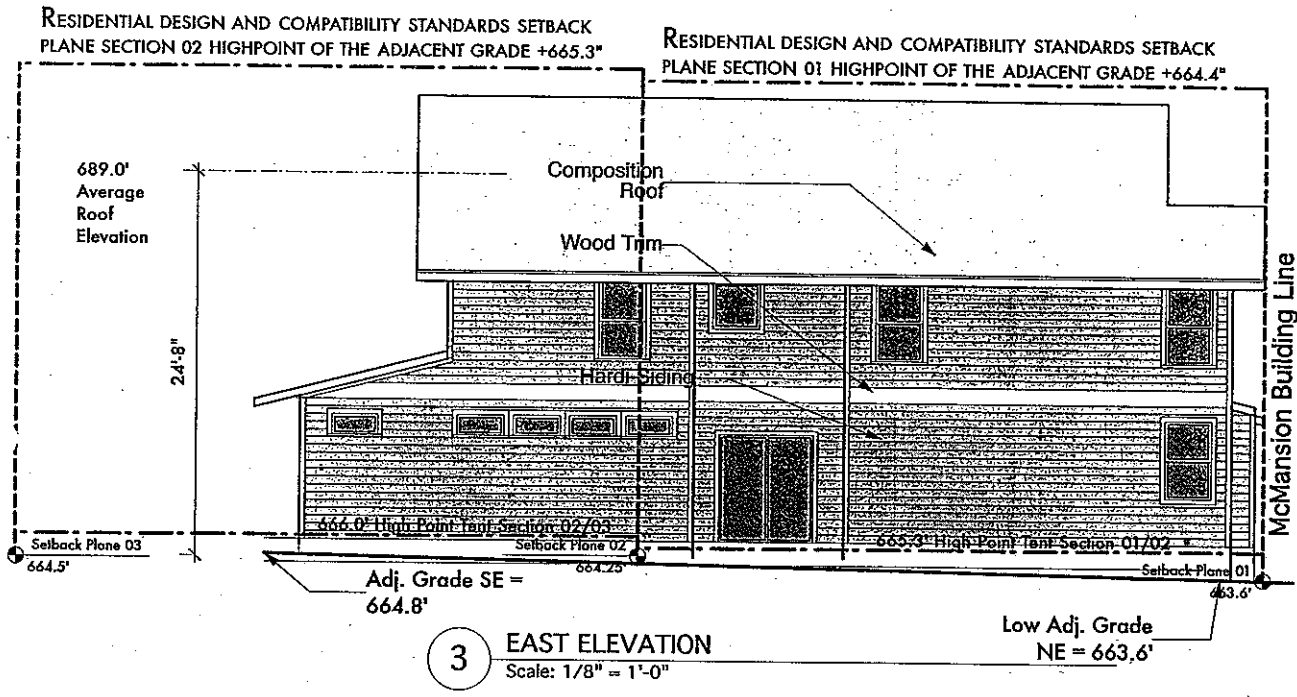
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Sheet No.

Date:

A2.0

C1
44



<p>ah</p> <p>Andrew Hinman 601 East 49th Street Austin, Texas 78751 512.289.1223 ahinman1@austin.rr.com</p>		<p>Construction Documents</p> <p>1403 DUPLEX 1403 West 51st Street Austin, Texas</p>	<p>Sheet Contents:</p> <p>Scale:</p> <p>Drawn By: APH</p> <p>Project No. 0102</p> <p>Sheet No. A2.1</p> <p>Date:</p>
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LOT 19

LOT 18
N 62°29'23" W 50.00'
(N 60° W 50')

LOT 17

41
45

BLOCK 26

Concrete
Parking

76

High Adj. Grade
SW = 665.5'

Concrete Drive

LOT 3

Pervious Strip

Adj. Grade NW
= 664.2'

Setback Plane 03
664.5'
Adj. Grade SE
Corner = 664.8'

Setback Plane 02
664.25'

LOT 1

Low Adj. Grade
NE Corner
663.8'

Setback Plane 01
663.6'

New Duplex Residence

FFE 665.75'

McMansion Building Line

5'-1" Pervious
Walk

(S 60° E 50')
S 62°29'23" E 50.00'

WEST 51st STREET

(50' R.O.W.)

1 SITE PLAN

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

RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS SETBACK PLANE SECTION 03
HIGHLIGHT OF THE ADJACENT GRADE
+666.0'

RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS SETBACK PLANE SECTION 02
HIGHLIGHT OF THE ADJACENT GRADE
+665.3'

RESIDENTIAL DESIGN AND COMPATIBILITY
STANDARDS SETBACK PLANE SECTION 01
HIGHLIGHT OF THE ADJACENT GRADE
+664.4'

TO McMansion BUILD
LINE (ALIGNED WITH ROOF
OVERHANG)

COVERAGE CALCULATIONS

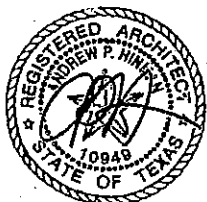
1403 West 51st Street; Austin, Texas

Lot No. 2, Block 26, A.F. Smith Addition, a subdivision
in City of Austin, Travis County, Teas, of record in Plat
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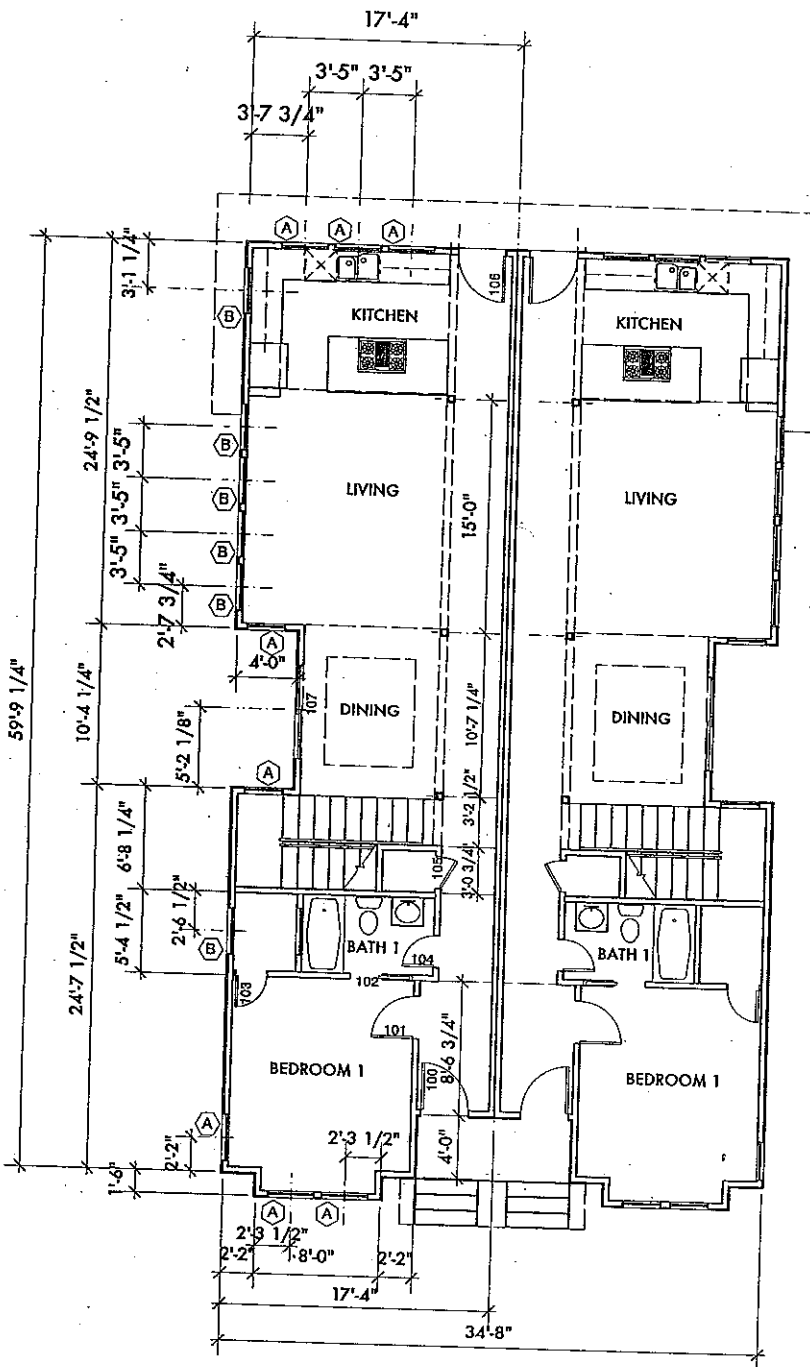
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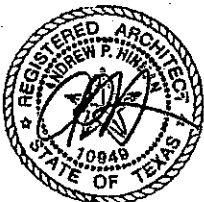
41/46



1 FLOOR PLAN -LEVEL 1
Scale: 1/8" = 1'-0"

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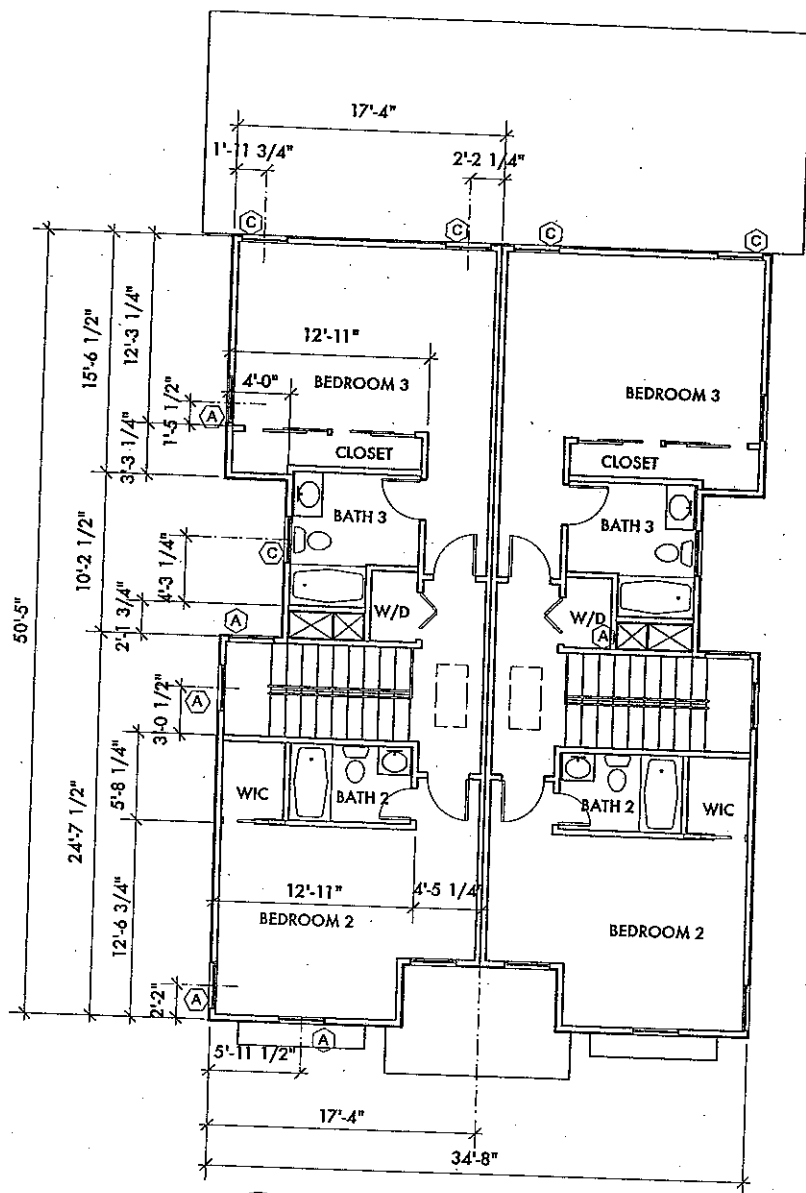
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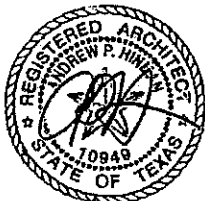


1 FLOOR PLAN - LEVEL 2
Scale: 1/8" = 1'-0"



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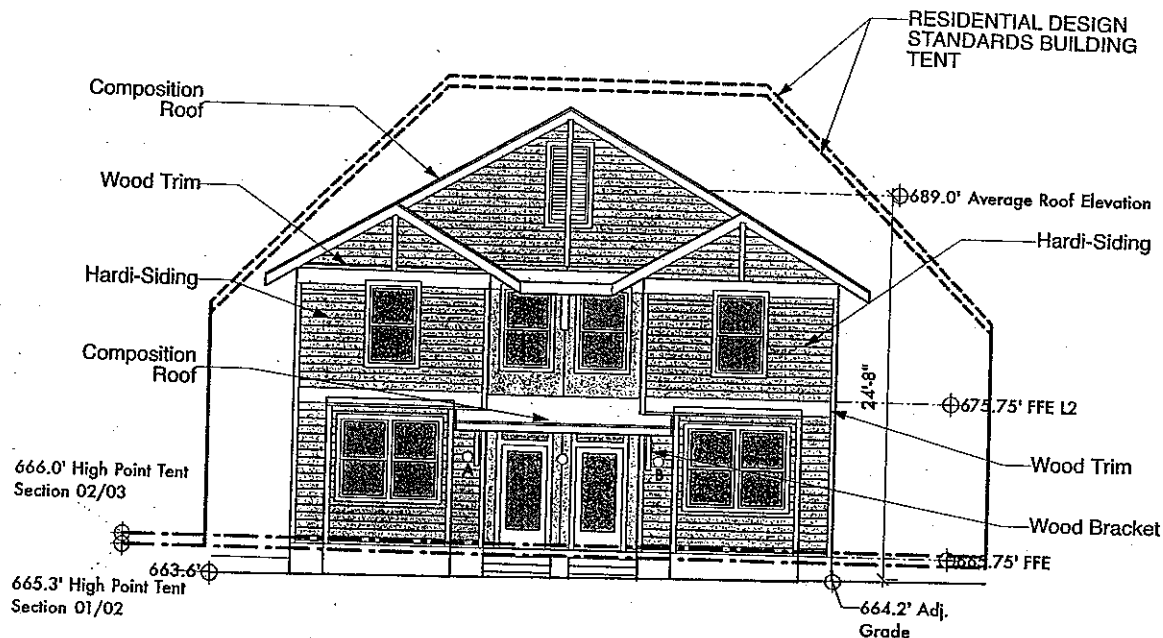
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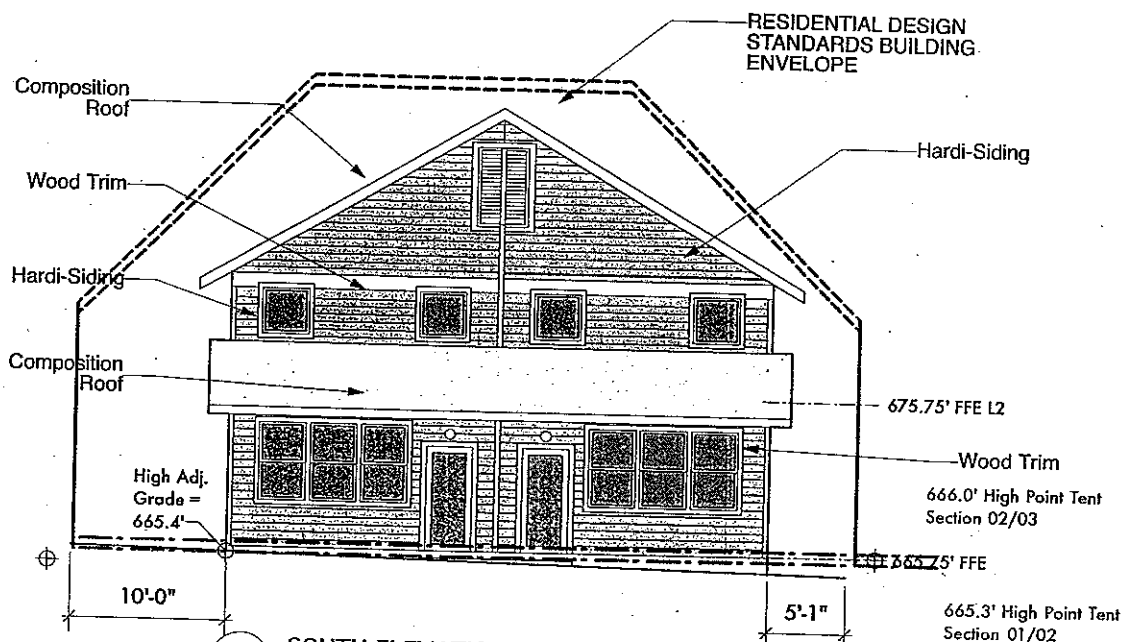
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Date:

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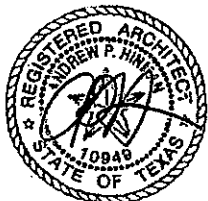
2 NORTH ELEVATION
Scale: 1/8" = 1'-0"



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

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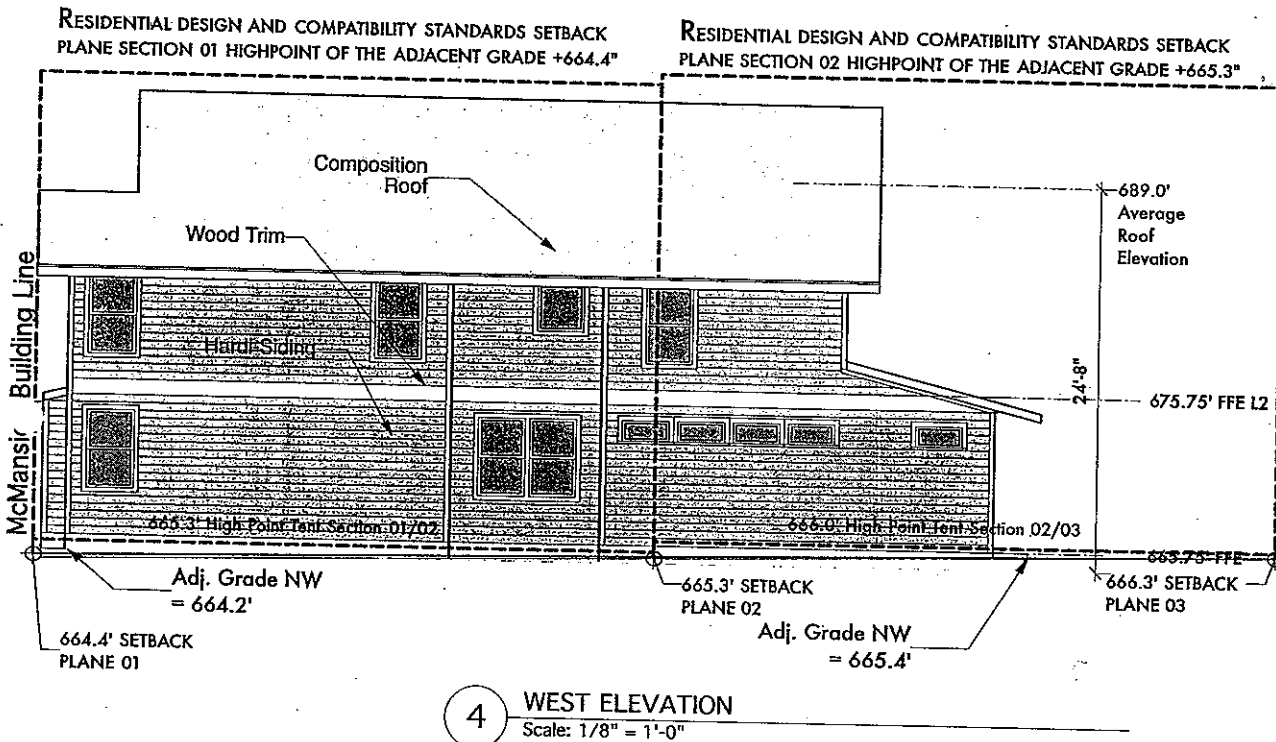
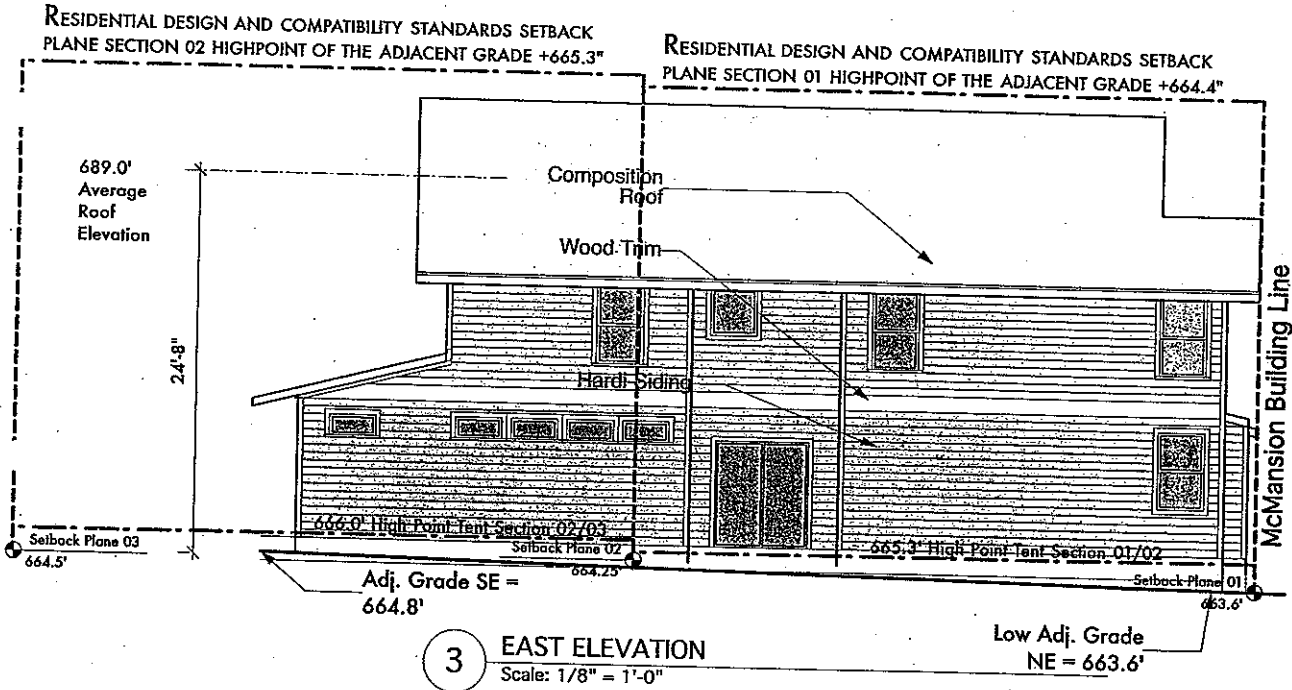
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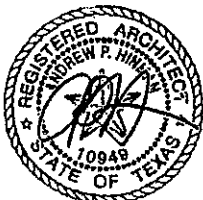
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