

Mike McHone

Real Estate

Frank Haught, Chair
Building and Fire Code Board of Appeals
City of Austin
P. O. Box 1088
Austin, Texas 78767

October 4, 2012

Re: Special Called Meeting of October 9th, 2012; 1917 David Street 2012-084972-BP

Dear Chairman Haught;

I am writing you on behalf of my client, Michael Said, the owner of 1917 David Street. I understand that you have been provided information from the appellant to which I will respond. In respect of your time, I will use a simple format and support my statements with the attached support documents:

- 1) Appeal should not be heard because it is/was not made within the time frame required by the City Code. 25-1-182 (Exhibit 1) requires an administrative appeal to be filed by the 20th day after the administrative decision. The administrative decision is an "approval". Approval and Approval Authority are defined terms in 25-1-21 (2 & 3 Exhibit 2). The Administrative Approval of this project was received by email on August 23rd (Exhibit 3). The 20th day from that date is September 12th, which is the date the appellant filed an appeal with the Board of Adjustments (Exhibit 3). The Appeal to the BFCBA was filed September 17th (Exhibit 4). The appellant had already registered as an interested party and was being informed of the decisions made by staff. In fact, the Planning and Development Review Department (PDR) has two full time employees whose job is to make sure neighborhoods and interested parties are kept fully and timely informed of all decisions. To say that the time for appeal starts when the owner "pays" for a permit is to put the "administrative decision" in the hands of the applicant. In a large project, the cost of first purchasing a permit and then waiting 20 days to have an appeal filed and go through the Boards and Commissions would be an unreasonable situation. I believe the code is clear on who makes the Administrative Decision and when it is made.
- 2) The basis of the Appellant's Appeal is that this structure is a "rooming house." The City Council adopted a special exception to the adopted international building codes for the definition of a "rooming house" (ordinance 20100408-052) which is contained in Chapter 13 of the Technical Code "Rooming House". A building, other than a hotel, where for lodging for more than six unrelated persons is provided without meals in return for compensation." (Exhibit 5) Lodging means that the persons residing there are "lodgers." A lodger is defined as a person living in another's house and paying for his accommodations. Our case is a permit to build a duplex. The occupants have a lease and pay their own utilities for each unit of the duplex.
- 3) A duplex consists of two dwelling units that are contained under one roof and must comply with the requirements of the Land Development Code and Technical Codes of the City of Austin for a permit to be issued. The Appellant offers a decision from May 10, 2010 in support of her claim.

That decision of the BFCBA was concerning a "two family" use not a "duplex." The decision concerned the rear structure the owner was attempting to "grandfather" which exceeded the current code requirements. The BFCBA found that the permitted work on this rear structure exceeded the limits of remodel and therefore constituted new construction. The BFCBA went on to say that if the permitted work (new construction) was allowed to proceed, it would have effectively been a "rooming house". The essential difference is that this permit at 1917 David is for a new duplex. The decision in 2010 is not relevant to this situation.

- 4) The appellant makes an assumption concerning the occupancy of this duplex prior to its being built. I have attached just 3 examples, and there are many more, of permitted and constructed duplexes in Austin which have rooms other than bedrooms (Exhibit 7).
- 5) The appellant has included an exhibit of a floor plan of a duplex which she offers as the permitted duplex. She then draws over the plans with a marker labeling rooms as bedrooms regardless of the actual label or walls of the structure. The exhibit is NOT of the permitted duplex. The appellant has submitted an appeal based on plans that are not the approved plans. I have attached a copy of the permitted plans. A side by side comparison will show numerous differences (attic, closets, doors, exterior walls) (Exhibit 8).
- 6) The appellant also includes a letter from a Licensed Real Estate Appraiser stating that in his "professional opinion" the duplex plans clearly exceed the three (3) bedrooms per unit duplex limit. There are several flaws with this letter, without going into whether an appraiser is qualified to judge a set of plans. The duplex ordinance does not limit the number of bedrooms; there are additional requirements if the 3 bedrooms per side are exceeded. The most critical fact is that the letter was written April 17th, 2012. The plans for this permitted duplex were submitted for review to the City Residential Plan Review on August 22, 2012, four (4) months after April 17th (Exhibit 9).
- 7) Most importantly, the appellant fails by defining a duplex as "a building"; under the technical code a "rooming house" is required to be a single building. The permitted duplex at 1917 David is a two story front and back duplex with a two hour firewall assembly between the two dwelling units. Under the technical codes adopted by the City of Austin, a duplex so constructed is "two buildings". (See approved plan pages A1.0, showing the site plan, page A 2.2 Floor Plans which shows the fire wall between the units on both floors, and page A 4.1, Details, which show the construction of the firewall.

This appeal is inaccurate and wrong. The City Review Staff has reviewed these plans for compliance with all Code requirements and found that these plans are compliant. The City's professional review staff has properly issued this permit and the appeal should be denied.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McHone", written in a cursive style.

Mike McHone

- (1) be prominently displayed at the original location of the hearing on the date and at the time of the original hearing;
 - (2) identify the hearing being relocated;
 - (3) state the time, date, and new location of the hearing; and
 - (4) provided an explanation for relocation.
- (C) The hearing shall be postponed a sufficient period of time to provide a reasonable opportunity for interested parties to travel from the original location to the new location of the hearing.

Source: Section 13-1-203; Ord. 990225-70; Ord. 031211-11.

§ 25-1-154 RECORD OF PUBLIC HEARING.

- (A) The body conducting a public hearing shall record each public hearing on audio tape or video tape.
- (B) The official record of a public hearing includes:
- (1) the audio tape or video tape recording of the public hearing;
 - (2) written staff reports; and
 - (3) documentary evidence submitted during a public hearing.
- (C) A person may review the official record of a public hearing.
- (D) The custodian of the records of the body conducting the hearing may establish rules regarding the time and location for review of the record.

Source: Section 13-1-242; Ord. 990225-70; Ord. 031211-11.

ARTICLE 7. APPEALS, VARIANCES, SPECIAL EXCEPTIONS, AND ADJUSTMENTS.

Division 1. Appeals.

§ 25-1-181 STANDING TO APPEAL.

(A) A person has standing to appeal a decision if:

- (1) the person is an interested party; and
- (2) a provision of this title identifies the decision as one that may be appealed by that person.

(B) A body holding a public hearing on an appeal shall determine whether a person has standing to appeal the decision.

Source: Section 13-1-250; Ord. 990225-70; Ord. 030828-65; Ord. 031211-11.

§ 25-1-182 INITIATING AN APPEAL.

An interested party may initiate an appeal by filing a notice of appeal with the responsible director or building official, as applicable, not later than:

- (1) the 14th day after the date of the decision of a board or commission; or
- (2) the 20th day after an administrative decision.

Source: Section 13-1-251(a); Ord. 990225-70; Ord. 031211-11.

§ 25-1-183 INFORMATION REQUIRED IN NOTICE OF APPEAL.

The notice of appeal must be on a form prescribed by the responsible director or building official and must include:

- (1) the name, address, and telephone number of the appellant;

Austin - Land Development

- (2) **ACCOUNTABLE OFFICIAL** means the City officer or employee designated by this title or the city manager with a particular administrative or enforcement responsibility.
- (3) **ADVISORY BODY** means a City board, commission, or other appointed body that does not make a final decision and whose review is not required by state law.
- (4) **APPROVAL** means:
 - (a) a final decision granting or approving an application; or
 - (b) an approval granted subject to modifications or conditions.
- (5) **APPROVAL AUTHORITY** means the City officer, employee, or body charged with reviewing and determining whether to approve an application.
- (6) **ATTACHED**, when used with reference to two or more buildings, means having one or more common walls or being joined by a covered porch, loggia, or passageway.
- (7) **BASE DISTRICT** means a zoning district established by this chapter to prescribe basic regulations governing land use and site development.
- (8) **BLOCK** means one or more lots, tracts, or parcels of land bounded by streets, railroads, or subdivision boundary lines.
- (9) **BUFFER ZONE** means a strip of land used to separate one land use from another incompatible land use.
- (10) **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.
- (11) **BUILDING LINE** means a line beyond which a building must be set back from the street line.
- (12) **BUILDING SERVICE EQUIPMENT** means plumbing, mechanical, electrical, and elevator equipment necessary for the occupancy or use of a structure.
- (13) **CARPORT** means a roofed space used as shelter for a parked vehicle.
- (14) **CHANGE**, when used in reference to a land use, means the replacement of an existing use with a new use, or a change in the nature of an existing use. A change of ownership, tenancy, name, or management, or a change in product or service within the same use classification where the previous nature of the use, line of business, or other function is substantially unchanged is not a change of use.
- (15) **COLLECTOR STREET** means a street collecting traffic from other streets and serving as the most direct route to a thoroughfare.
- (16) **COMBINING DISTRICT** means a zoning district established by this title to prescribe regulations to be applied to a site in combination with regulations applicable to a base district.
- (17) **COMMON AREA** means an area held, designed, or designated for the common use of the owners or occupants of a townhouse project, planned unit development, apartment, condominium, mobile home park, or subdivision.
- (18) **COMMON SIDE LOT LINE** means a side lot line between two or more lots.
- (19) **COMPREHENSIVE PLAN** means the plan adopted by the city council in accordance with Article X, Section 5, of the City Charter.

Exhibit B (note DATE)

Mike Mchone

From: Vigil, Edward [Edward.Vigil@austintexas.gov]
Sent: Thursday, August 23, 2012 1:38 PM
To: mchone1234@sbcglobal.net
Cc: Vigil, Edward
Subject: 1917 David Street

The residential building permit application for a new two story duplex located at 1917 David Street, Austin, Texas has been reviewed by the Residential Plan Review Department at the City of Austin. **All reviews have been completed and approved for this application only.** You can pay and pick up building permits on the 2nd floor at 505 Barton Springs Road from the hours of 8 am and 3pm Monday thru Friday. Please sign in for the Permit Center. If you have any questions, please feel free to call or email me.

Respectfully,

Edward Drake Vigil
Senior Planner
City of Austin
Planning & Development Review
505 Barton Springs Road, 2nd Floor
Austin, Texas 78704
Phone: 512-974-2635
Edward.Vigil@austintexas.gov

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2197 / Virus Database: 2437/5219 - Release Date: 08/23/12

EXHIBIT 4 (DATE)

**CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
INTERPRETATIONS
PART I: APPLICANT'S STATEMENT
(Please type)**

STREET ADDRESS: 1917 David Street, Austin Texas 78705

LEGAL DESCRIPTION: Subdivision --

LOT 18 BLK 2 OLT 26-28 DIV D CARRINGTON SUBD

Lot (s) 18 Block 2 Outlot 26-28 Division Carrington
Subdivision

ZONING DISTRICT: SF-3

I/WE Nuria Zaragoza on behalf of myself/ourselves as
authorized

Agent for Original West University NA affirm
that on 11th

Day of September, 2012, hereby apply for an interpretation hearing before the
Board of

Adjustment.

Watershed Protection and Development Review Department interpretation is:

Re: 2011-106377PR

- 1) The project does not exceed the LDC limitations placed on duplexes outlined on 25-2-555 D.
- 2) The project complies with 25-6-655 Apendix A.
- 3) The project complies with 25-2-981, Subchapter C, Article 9.
- 4) The proposed project is compatible with SF-3 use.

RECEIVED
SEP 12 2012

NOTICE OF APPEAL INFORMATION

Austin City Code ARTICLE 7. APPEALS, VARIANCES, SPECIAL EXCEPTIONS, AND ADJUSTMENTS.

Division 1. Appeals

(see page 2 of 2 for appeal process)



Planning and Development Review Department

Address of Property in Question

1917 DAVID ST AUSTIN TX 78705

Permit Number

2012-084972-BP

Appellant Filing Appeal

NURIA ZARAGOZA FOR OWUNA

Relationship to Property

INTERESTED PARTY

Appellant's status as Interested Party

PRESIDENT OF N/A & PROXIMITY TO PROPERTY

Appellant Contact Information

Name

NURIA ZARAGOZA

Street

1908 CLIFF ST

City

AUSTIN

State

TX

Zip

78705

Telephone

512 320 0351

E-Mail

TEDANDNURIA@HOTMAIL.COM

Permit Holder Contact Information

Name

MICHAEL SAID / MIKE McHONR.

Street

2459 WESTLAKE DR

City

AUSTIN

State

TX

Zip

78746

Telephone

E-Mail

Date of Decision Being Appealed:

8-28-2012

Date Appeal is Filed:

Decision being appealed: (use additional paper as required)

PROJECT IS EFFECTIVELY A "ROOMING HOUSE" AS DEFINED BY THE LDC AND BY PREVIOUS DECISION OF THIS BOARD (SEE ATTACHED DECISION SHEET) THEREFORE THIS PERMIT ~~SHOULD~~ SHOULD HAVE BEEN REVIEWED UNDER THE COMMERCIAL CODE.

Reason the appellant believes the decision does not comply with the requirements of the Land Development Code (Title 25)

THE LDC DEFINES "ROOMING HOUSE" AS A BUILDING OTHER THAN A HOTEL WHERE LODGING WITHOUT MEALS FOR MORE THAN SIX PERSONS (UNRELATED) IS PROVIDED.

BELOW FOR CITY USE ONLY

Hearing Date:

Board or Commission:

Action on Appeal:

Date of Action:

Form Bldg 101 Page 1 of 2

The applicant must complete page 2 of 2 and sign before this application of appeal is complete. The application will not be processed unless the applicant reads and signs page 2 of 2.

RECEIVED
SEP 17 2012
Planning & Development Review

**CHAPTER 13 HOTEL,
BOARDING HOUSE, ROOMING HOUSE,
AND BED AND BREAKFAST
ESTABLISHMENT REGULATIONS**

1301 DEFINITIONS

The following words and terms shall, for the purposes of this chapter, have the meanings shown herein.

BED AND BREAKFAST. The use of an owner-occupied single-family residential structure to provide rooms for temporary lodging for overnight guests in return for compensation.

BOARDING HOUSE. A building other than a hotel, where lodging and meals are provided for more than six unrelated persons in return for compensation. When used in this chapter, the term Boarding House includes a transient boarding house.

HOTEL/MOTEL. A building or a part of a building, in which there are guest rooms, rooming units, or apartments which may be rented on a daily basis and are used primarily for transient occupancy, and for which desk service is provided. In addition, one or more of the following services may be provided: maid, telephone, bellboy, or furnishing of linen. When used in this chapter, the term hotel includes a motel.

ROOMING HOUSE. A building, other than a hotel, where for* lodging for more than six unrelated persons is provided without meals in return for compensation.

* Editor's note:

As set forth in Ordinance 20100408-052. Intended text is probably "...where lodging for...." Future legislation will correct the text if needed.

1302 INSPECTIONS

The code official shall make inspections to determine the condition of boarding houses, hotels, rooming houses, and bed and breakfast establishments located within the City, to ensure compliance with this chapter

and other applicable laws. For the purpose of making inspections, the code official or the code official's representative may enter, examine, and survey, at all reasonable times, all buildings, dwelling units, guest rooms, and premises on presentation of the proper credentials. The owner or operator of a boarding house, hotel, rooming house, or bed and breakfast establishment, or the person in charge, shall give the code official free access to the building, dwelling unit, guest room and its premises, at all reasonable times, for the purpose of inspection, examination, and survey.

1303 LICENSES AND PERMITS REQUIRED

No person may operate a boarding house, hotel, rooming house, or bed and breakfast establishment unless a license for the operation, in the name of the operator and for the specific dwelling used, has been issued by the code official and is currently valid and in good standing. Unless specifically exempted by the provisions of Chapter 10-3 (*Food and Food Handlers*) of the City Code, each boarding house and bed and breakfast establishment is required to have a permit as a food service establishment issued by the Health Authority.

1304 LEASING OR RENTING ROOMS IN AN UNLICENSED HOTEL, BOARDING HOUSE, ROOMING HOUSE OR BED AND BREAKFAST ESTABLISHMENT IS AN OFFENSE

An owner, manager, or person in control of a hotel, boarding house, rooming house, or bed and breakfast establishment commits an offense if the owner or person leases, rents or otherwise induces occupancy of a room in a hotel, boarding house, rooming house, or bed and breakfast establishment which does not have a valid license issued and displayed as required by this chapter.

Each day that an owner, manager, or person in control of the property leases, rents or otherwise induces occupancy of a room in a hotel, boarding house, rooming house, or bed and breakfast establishment which does not have a valid license issued and

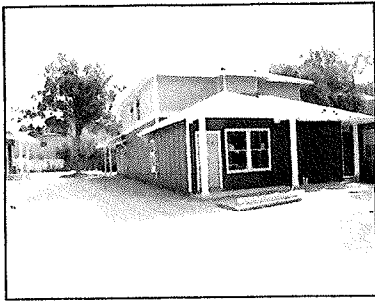
Airport H
Land

16

EXPIRATION

TITLE 30,
n / Travis County
sion | Regulations

Exhibit 7 (A)



ML# 9641134 Area #4 Region Austin - Central

Status A / MUL
List Price \$ 750,000
County #Travis
Also Listed 6274318
Mapsc0 #555# G

Address #704 W North Loop BLVD
City #Austin
PID #02260707250000
Subdivision #Northfield Add
Legal #Lot 9 *less S4.01ft Av Northfield Addn

St TX Zip #78751

School #Austin ISD Elem A #Reilly
Middle #Lamar
9/Hs N/A
Elem B Reilly
JrHS N/A
SrHS McCallum

General Information

Type Duplex Stories #1 Unit Mix 3/2, See Agent Disabilty
Foundation Slab SQFT 2,723 / Builder \$/Sqft \$ 275.43
Roof Asphalt Shingles YrBlt 2012 / Under Construction
Construction Frame, Vertical Siding

LotDes Curbs, Interior Acres #0.172 Blks to UT Shuttle Gated View
LotSize Land SQFT FEMA No Blks to Metro
Trees Sparse, Medium (20 Ft - 40 Ft) Condition New Construction

Owner Pays All Bills

Agent Information

Directions one block east of Lamar Blvd.

Agent
Remarks

Sign Y

Unit Information

UA	Ten	Lse	Exp	MtoM	Showing	Instruct	Special Show	Instruct	Access	Deposit	Pet/Deposit
UA	No				Call Agent for Code				Combo Lockbox	\$ 0	N
UB	No				Call Agent for Code				Combo Lockbox	\$ 0	N
UC											
UD											

UA	Unit	Leased	Liv	Din	Bed	FB	HB	G	C	FP	Rooms	Furnished	Actual
UA	A	N	1	0	3	2	0			N	Bedroom/Office, Kit/Din Combo, Porch	Unfurnished	\$ 0
UB	B	N	1	0	3	2	0			N	Bedroom/Office, Kit/Din Combo, Porch	Unfurnished	\$ 0
UC													
UD													

Tot. Actual Rent \$0

Utility Information

Utility Electricity on Property, Natural Gas on Property Water City Sewer City on Property

Financial Information

HOA Name HOA Trans Fee Est Tax # \$ 4,535 Tax Year #2012
Actual Tax # \$ 4,582 Tax Rate #2.382%

Office Information

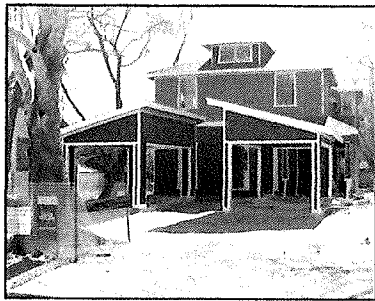
Listing Agent 305656 Jim Cotton	Agent Phone 512-472-2100	Fax	SubAgent 3.0 %
Listing Office 2503 McAllister And Associates	Office Phone 512-472-2100	Ext.	BuyerAgent 3.0 %
Listing Agent 2	LA2 Phone	Intermediary	Bonus
Owner Name #Urban Investments Llp	Owner Phone 0000000000	ADOM 10	List Date 09/21/2012
Agent Email jimbo@matexas.com	Own Oth Ph	CDOM 10	Exp Date
		VarCom	OLP \$ 750,000

Prepared by: Michael Said 512-789-6543 M.Said@RealtyAustin.com

Information Deemed Reliable But Not Guaranteed. Buyer Must Verify. Copyright: 2011 Austin Board of REALTORS(R), All Rights Reserved.

October 1, 2012 11:09 PM

Exhibit 7 (B)



ML# 3115012 Area #4 Region Austin - Central

Status S / MUL
List Price \$ 670,000
County #Travis
Also Listed 2532159
Mapsco #555# G

Address 609 Franklin Blvd
City #Austin
PID #02260707090000
Subdivision #Northfield Add
Legal #Lot 24 Northfield Addn

St Zip #78751

School #Austin ISD Elem A Reilly Middle Lamar 9/Hs N/A
Elem B Ridgetop JrHS N/A SrHS Mccallum

General Information

Type Duplex Stories 2 Unit Mix See Agent Disability
Foundation Slab SQFT 3,389 / Builder \$/Sqft \$ 197.70
Roof Composition Shingle YrBlt 2008 / New
Construction HardiPlank Type

LotDes Level
LotSize 50 x 160 Acres #0.183 Blks to UT Shuttle 1 Gated View
Land SQFT FEMA Unknown Blks to Metro 1
Trees Large (Over 40 Ft) Condition New Construction

Owner Pays None

Agent Information

Directions At Franklin and Lamar go east or from Guadalupe and Franklin go west. Units on South side of Street

Agent Call Agent for info. These units will be easy to rent and will rent between \$3000-3200 per month. 72k+ annual rental income. Buy
Remarks one or both_Condo?. Everything is covered 1st yr

Sign Y

Unit Information

UA	Ten	Lse Exp	MtoM	Showing	Instruct	Special Show	Instruct	Access	Deposit	Pet/Deposit
UA	No			Appointment w/ Agent				See Remarks	\$ 0	N
UB	No			Appointment w/ Agent				See Remarks	\$ 0	N
UC										
UD										

Unit	Leased	Liv	Din	Bed	FB	HB	G	C	FP	Rooms	Furnished	Actual
UA 609-	N	1	1	3	3	0	0	2	N	Breakfast Area, Porch, Storage, Office/Study		\$ 0
UB 609-	N	1	1	3	3	0	0	2	N	Storage, Porch, Breakfast Area	Unfurnished	\$ 0

UC

UD

Tot. Actual Rent \$0

Utility Information

Utility Natural Gas on Property, Electricity on Property Water City Sewer City at Street

Financial Information

HOA Name HOA Trans Fee Est Tax #4,942 Actual Tax Tax Year #2007 Tax Rate #2.525%

Office Information

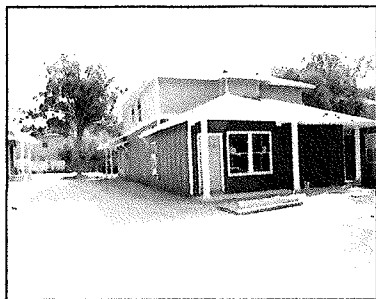
Listing Agent 511991 Chester Wilson Agent Phone 512-663-9096 Fax 512-218-1545 SubAgent 3.0 %
Listing Office 099101 Keller Williams Realty Office Phone 512-346-3550 Ext. 8213 BuyerAgent 3.0 %
Listing Agent 2 LA2 Phone Intermediary Y Bonus

Owner Name Wilsinger Builder, LLC Owner Phone ADOM 202 List Date 12/03/2007
Agent Email myrealtor@austin.rr.com Own Oth Ph CDOM 202 Exp Date 06/03/2009
VarCom OLP \$ 775,000

BA 511991 Chester Wilson Pend Date 06/22/08 Repairs \$ 0 Pend Date 06/22/2008
BO 099101 Keller Williams Realty BCCST \$ 0 Sold Date 08/01/2008
Terms Cash Sold Price \$ 630,000
SSQFT \$ 185.90

Prepared by: Michael Said 512-789-6543 M.Said@RealtyAustin.com

Exhibit 7(c)



ML# 9641134 Area #4 Region Austin - Central

Status A / MUL
List Price \$ 750,000
County Travis
Also Listed 6274318
Mapsc 555# G

Address #704 W North Loop BLVD

City #Austin

St TX Zip #78751

PID #02260707250000

Subdivision #Northfield Add

Legal #Lot 9 *less S4.01ft Av Northfield Addn

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Middle #Lamar
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Elem B Reilly
JrHS N/A
SrHS McCallum

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Construction Frame, Vertical Siding

LotDes Curbs, Interior Acres #0.172 Blks to UT Shuttle Gated View
LotSize FEMA No Blks to Metro
Land SQFT
Trees Sparse, Medium (20 Ft - 40 Ft) Condition New Construction

Owner Pays All Bills

Agent Information

Directions one block east of Lamar Blvd.

Agent
Remarks

Sign Y

Unit Information

	Ten	Lse Exp	MtoM	Showing	Instruct	Special Show	Instruct	Access	Deposit	Pet/Deposit
UA	No			Call Agent for Code				Combo Lockbox	\$ 0	N
UB	No			Call Agent for Code				Combo Lockbox	\$ 0	N
UC										
UD										

	Unit	Leased	Liv	Din	Bed	FB	HB	G	C	FP	Rooms	Furnished	Actual
UA	A	N	1	0	3	2	0			N	Bedroom/Office, Kit/Din Combo, Porch	Unfurnished	\$ 0
UB	B	N	1	0	3	2	0			N	Bedroom/Office, Kit/Din Combo, Porch	Unfurnished	\$ 0
UC													
UD													

Tot. Actual Rent \$0

Utility Information

Utility Electricity on Property, Natural Gas on Property Water City Sewer City on Property

Financial Information

HOA Name HOA Trans Fee Est Tax #4,535 Tax Year #2012
Actual Tax #4,582 Tax Rate #2.382%

Office Information

Listing Agent 305656 Jim Cotton	Agent Phone 512-472-2100	Fax	SubAgent 3.0 %
Listing Office 2503 McAllister And Associates	Office Phone 512-472-2100	Ext.	BuyerAgent 3.0 %
Listing Agent 2	LA2 Phone	Intermediary	Bonus
Owner Name #Urban Investments Lip	Owner Phone 0000000000	ADOM 10	List Date 09/21/2012
Agent Email jimbo@matexas.com	Own Oth Ph	CDOM 10	Exp Date
		VarCom	OLP \$ 750,000

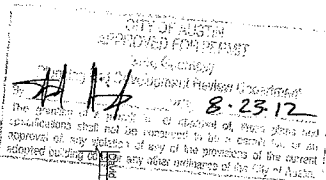
Prepared by: Michael Said 512-789-6543 M.Said@RealtyAustin.com

உயர்நீதிமன்றம்



ALLEY

SCALE: 1" = 10'



SCALE: 1" = 10'

Alfetructures etc. must maintain 75" clearance from AE energized power lines. Enforced by A.E. & N.E.S.C. codes.

185-218
JUL 5 3 2016

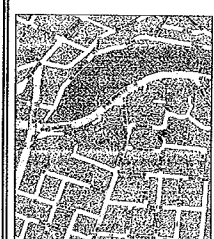
JGM

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A10	SITE DEVELOPMENT & LANDSCAPE PLANS - UNITS A & B.
A21	1ST & 2ND FLOOR PLANS - UNITS A & B.
A22	1/2 BUILDING PLANS, DOOR AND WINDOW SCHEDULE
A31	EXTERIOR ELEVATIONS - UNITS A & B.
A32	EXTERIOR ELEVATIONS - UNITS A & B.
A41	ROOF PLAN
A42	TYPICAL DETAILS
E10	ELECTRICAL PLANS

A1.0 SITE DEVELOPMENT & LANDSCAPE PLANS - UNITS A & B
A2.1 1ST & 2ND FLOOR PLANS - UNITS A & B.

A2.2 1/8" BUILDING PLANS, DOOR AND WINDOW
A3.1A EXTERIOR ELEVATIONS - UNITS A & B
A3.1B EXTERIOR ELEVATIONS - UNITS A & B
A3.2 ROOF PLAN



1917 David St. Austin Texas



5801 Mojave Drive Austin Texas 78745

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

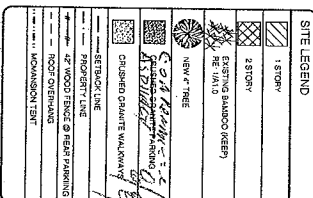
Jul 6 3 2012

THE FIRE FIGHTERS

DAVID STREET



SCALE: 1" = 10'



SF-3 REQUIRED YARDS LEGEND

LOT 10, BLOCK 2, CARROTONET SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1 PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 1917 DAVIS STREET.

PROJECT NO:	
DRAWN BY:	M
CHECK BY:	M
SET DATE:	
SCALE:	A-1 AND 1/2

SITE DEVELOPMENT

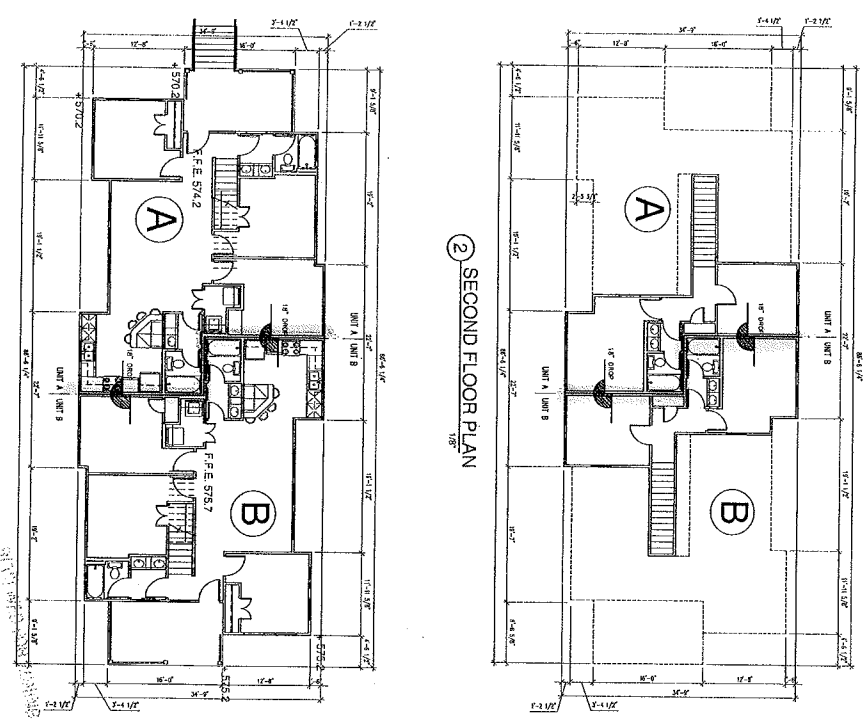
PERMIT SET



DOOR SCHEDULE (1)			
MARK	SIZE	TYPE	MATERIAL
1	3'-0" x 7'-0"	PRESET	ALUMINUM
2	3'-0" x 7'-0"	PRESET	ALUMINUM
3	3'-0" x 7'-0"	PRESET	ALUMINUM
4	3'-0" x 7'-0"	PRESET	ALUMINUM
5	3'-0" x 7'-0"	PRESET	ALUMINUM
6	3'-0" x 7'-0"	PRESET	ALUMINUM
7	3'-0" x 7'-0"	PRESET	ALUMINUM
8	3'-0" x 7'-0"	PRESET	ALUMINUM
9	3'-0" x 7'-0"	PRESET	ALUMINUM
10	3'-0" x 7'-0"	PRESET	ALUMINUM

WINDOW SCHEDULE (1)			
MARK	SIZE	TYPE	MATERIAL
1	3'-0" x 7'-0"	PRESET	ALUMINUM
2	3'-0" x 7'-0"	PRESET	ALUMINUM
3	3'-0" x 7'-0"	PRESET	ALUMINUM
4	3'-0" x 7'-0"	PRESET	ALUMINUM
5	3'-0" x 7'-0"	PRESET	ALUMINUM
6	3'-0" x 7'-0"	PRESET	ALUMINUM
7	3'-0" x 7'-0"	PRESET	ALUMINUM
8	3'-0" x 7'-0"	PRESET	ALUMINUM
9	3'-0" x 7'-0"	PRESET	ALUMINUM
10	3'-0" x 7'-0"	PRESET	ALUMINUM

ROOM FINISH SCHEDULE			
ROOM	FLOOR	BASE	WALLS
UNIT A	1ST FLOOR	WOOD	WOOD
UNIT B	1ST FLOOR	WOOD	WOOD
UNIT C	1ST FLOOR	WOOD	WOOD
UNIT D	1ST FLOOR	WOOD	WOOD
UNIT E	1ST FLOOR	WOOD	WOOD
UNIT F	1ST FLOOR	WOOD	WOOD
UNIT G	1ST FLOOR	WOOD	WOOD
UNIT H	1ST FLOOR	WOOD	WOOD
UNIT I	1ST FLOOR	WOOD	WOOD
UNIT J	1ST FLOOR	WOOD	WOOD



1 FIRST FLOOR PLAN
1/8" = 1'-0"

2 SECOND FLOOR PLAN
1/8" = 1'-0"

SHEET NUMBER: A2.2
FLOOR PLANS

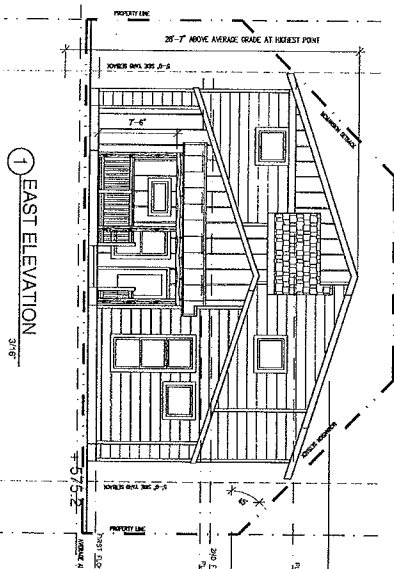
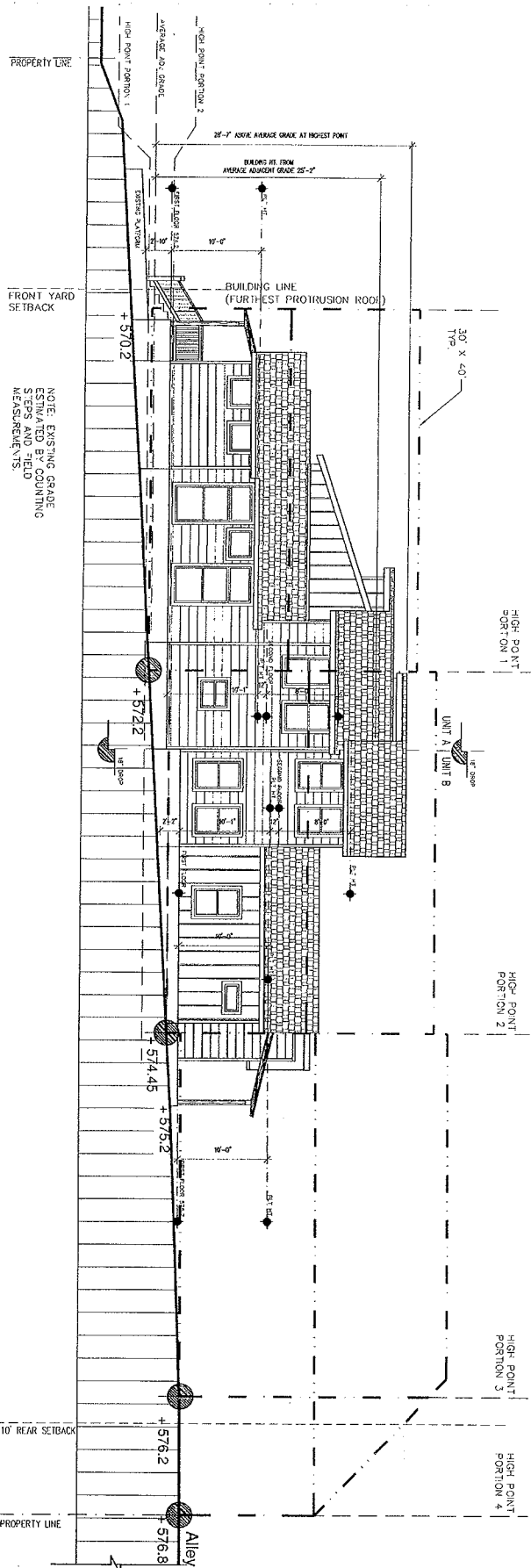
PROJECT NO.:
DRAWN BY: MAM
CHKD. BY: MAM
SET DATE:
SCALE: AS NOTED

REVISION #:
1
2
3
4
5
6
7
8
9
10

1917 David Street
1917 David St. Austin Texas



Mark Hart Architecture
Mark Hart, AIA.
512-680-7905
5801 Mojave Drive Austin Texas 78745



MATERIAL LEGEND	
	CLAY SHINGLE
	METAL ROOF
	VERTICAL SIDING
	BRICK
	STUCCO
	CONCRETE
	ASPHALT
	PERIMETER SET

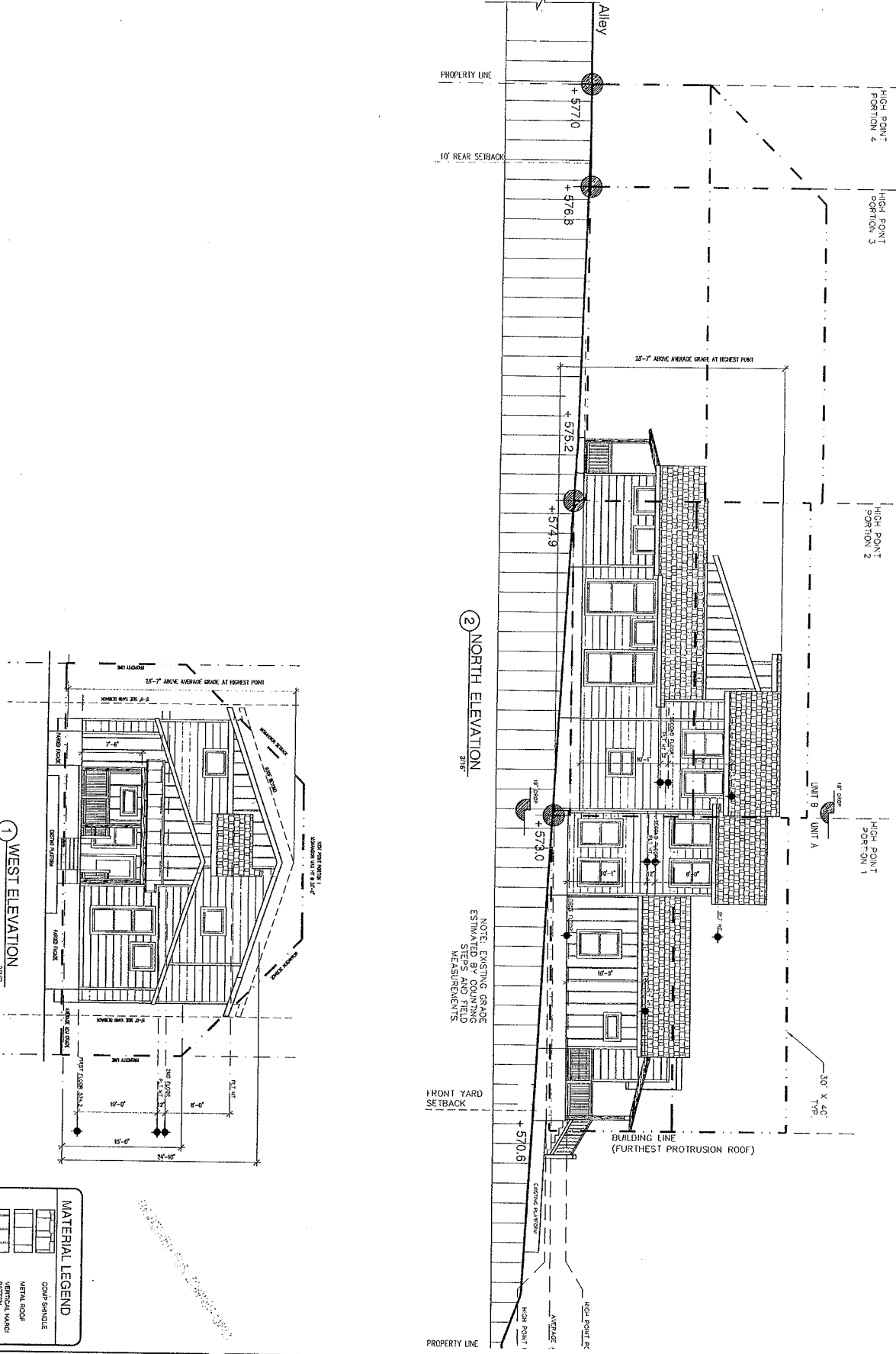
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EXTERIOR ELEVATIONS	

REVISION #	DATE

1917 David Street
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Mark Hart, AIA.
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5801 Mojave Drive Austin Texas 78745



MATERIAL LEGEND	
	COMPOSITE SHINGLE
	METAL ROOF
	VERTICAL SIDING
	HORIZONTAL SIDING
	PERIMETER SIDING

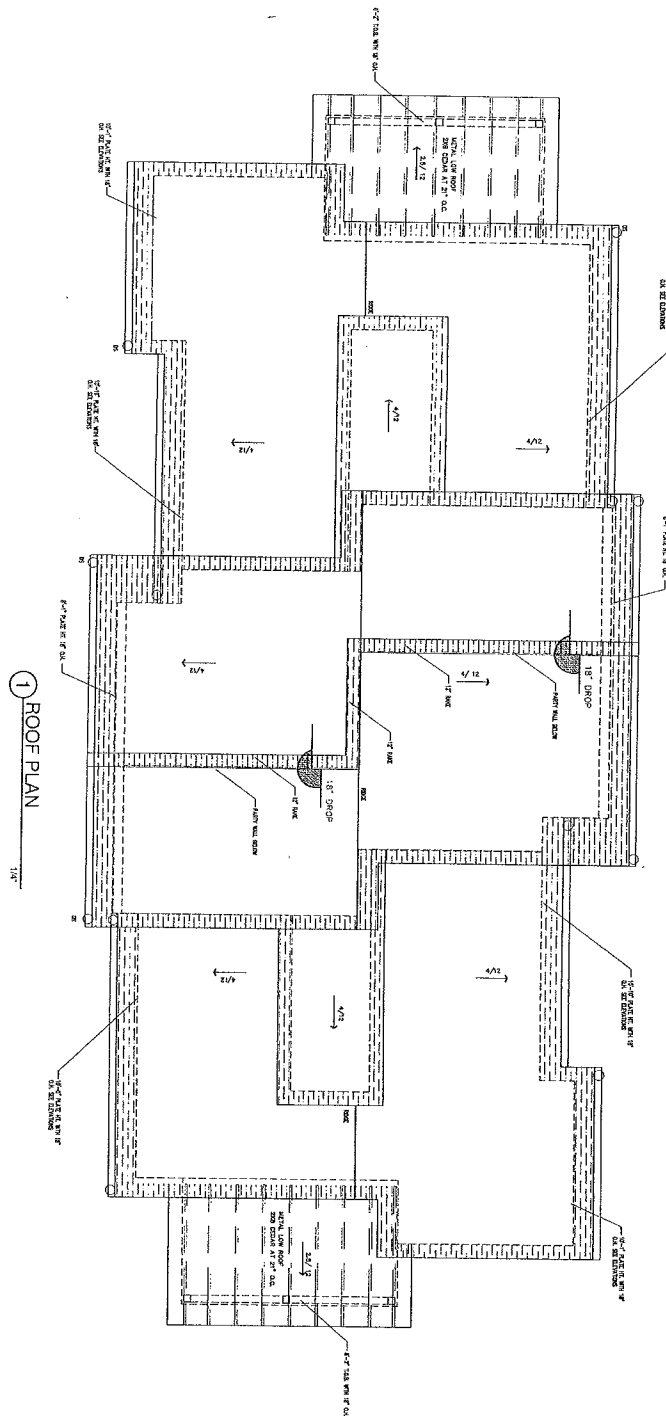
SHEET NUMBER: A3.1B	PROJECT NO: DRAWN BY: CHKD. BY: SET DATE: SCALE: AS NOTED
EXTERIOR ELEVATIONS	

REVISION #	DATE	DESCRIPTION

1917 David Street
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① ROOF PLAN
1/8"

(1/8" SCALE)

GENERAL NOTES	
1.	SEALED ATTIC
2.	2 HOUR AREA SEPARATION WALL TO EXTEND TO
3.	NO PENETRATIONS WITHIN 5' OF 2 HOUR FIREWALL
4.	PROVIDE 4" DOWNSPOUT AND 2" PERMIT SET

SHEET NUMBER:	PROJECT NO:	181
A3.2	DRAWN BY:	181
ROOF PLAN	CHKD. BY:	
	SET DATE:	
	SCALE:	AS NOTED

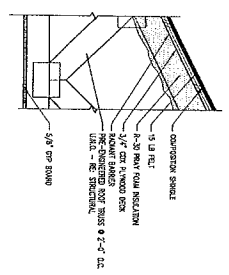
REVISION #	DESCRIPTION
1	
2	
3	

1917 David Street

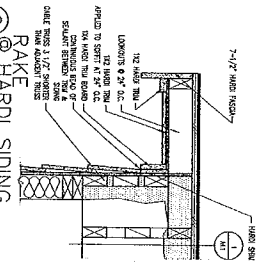
1917 David St. Austin Texas



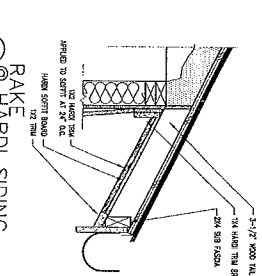
Mark Hart Architecture
Mark Hart, AIA.
512-680-7905
5801 Mojave Drive Austin Texas 78745



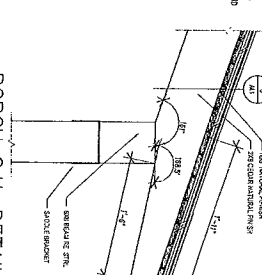
1 INTERIOR ROOF/CEILING ASSEMBLY
1 1/2"



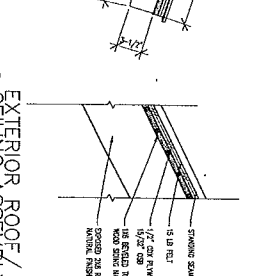
2 RAKE @ HARDI SIDING
1 1/2"



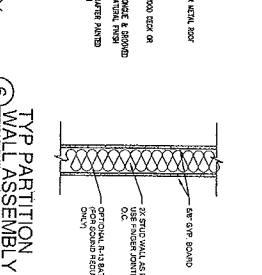
3 RAKE @ HARDI SIDING
1 1/2"



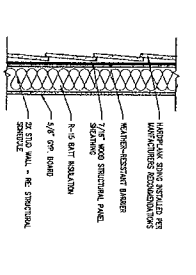
4 PORCH O.H. DETAIL
1 1/2"



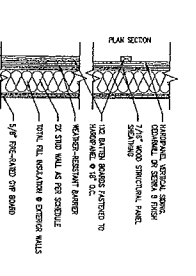
5 EXTERIOR ROOF/CEILING ASSEMBLY
1 1/2"



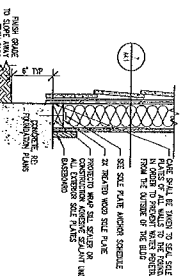
6 TYP PARTITION WALL ASSEMBLY
1 1/2"



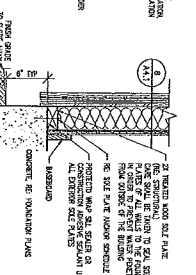
7 HARDIPLANK SIDING WALL ASSEMBLY
1 1/2"



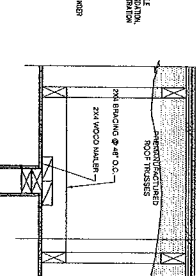
8 HARDI W/ BATTENS WALL ASSEMBLY
1 1/2"



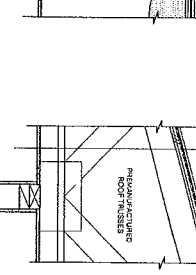
9 SOLE PLATE @ EXT. SIDING WALL
1 1/2"



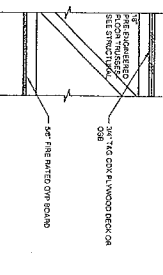
10 SOLE PLATE @ HARDI-BATTEN WALL
1 1/2"



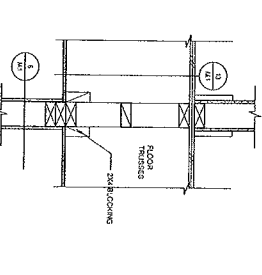
11 PARTITION WALL @ ROOF
1 1/2"



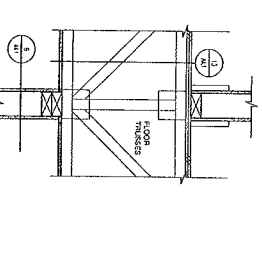
12 PARTITION WALL @ ROOF
1 1/2"



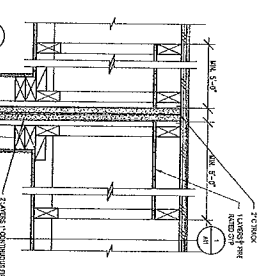
13 INTERIOR FLOOR/CEILING ASSEMBLY
1 1/2"



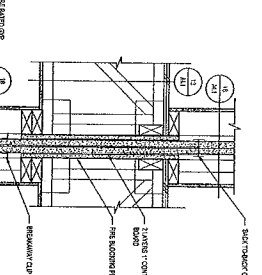
19 PARTITION WALL @ FLOOR
1 1/2"



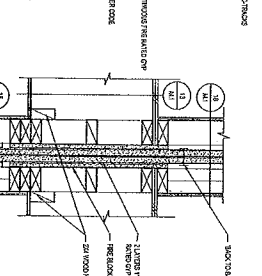
20 PARTITION WALL @ FLOOR
1 1/2"



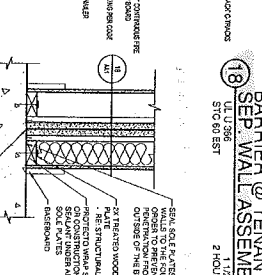
21 2 HR FIREWALL @ TENANT SEP
1 1/2"



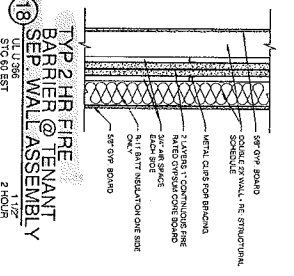
22 2 HR FIREWALL @ TENANT SEP
1 1/2"



23 2 HR FIREWALL @ TENANT SEP
1 1/2"



24 SOLE PLATE @ 2 HR WALL
1 1/2"



18 TYP 2 HR FIRE BARRIER @ TENANT SEP WALL ASSEMBLY
2 HOUR

SHEET NUMBER: A4.1

PROJECT NO. 116 SCALE

DRAWN BY: CHD

SET DATE:

SCALE: AS NOTED

REVISION #

1917 David Street

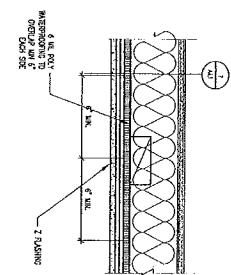
1917 David St. Austin Texas

Mark Hart Architecture

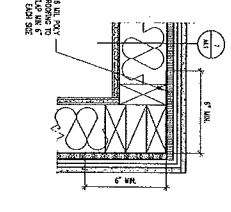
Mark Hart, AIA.

512-680-7905

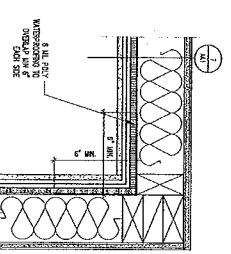
5801 Mojave Drive Austin Texas 78745



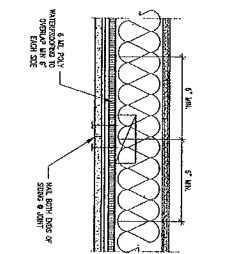
1 HARDI PANEL JOINT



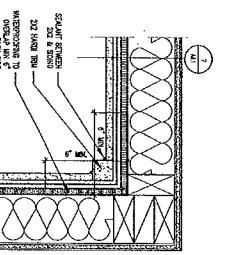
2 HARDI PANEL EXT. CORNER



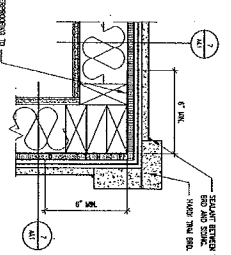
3 HARDI PANEL INT. CORNER



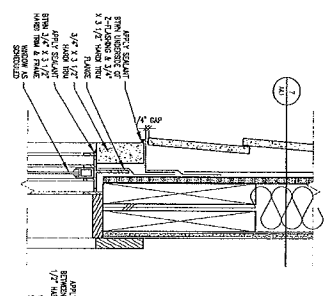
4 HARDI PLANK CONTROL JOINT



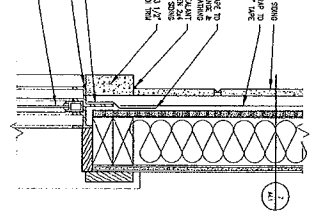
5 HARDI PLANK INT. CORNER



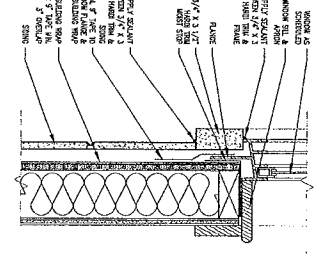
6 HARDI PLANK EXT. CORNER



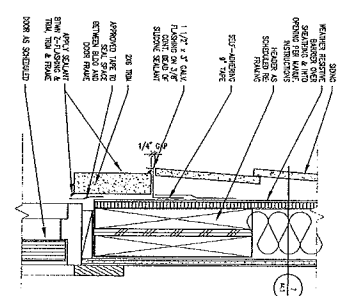
7 WINDOW HEAD



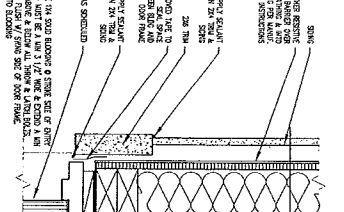
8 WINDOW JAMB



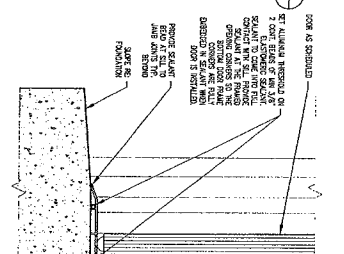
9 WINDOW SILL



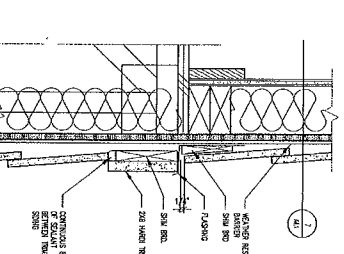
11 DOOR HEAD



12 DOOR JAMB



13 DOOR SILL



14 HARDI PLANK BAND

WOOD FRAMING NOTES

1. ALL FRAMING, INCLUDING EXTERIOR WALLS, SHALL BE CONSTRUCTED OF 2x4 OR 2x6 LUMBER, UNLESS OTHERWISE SPECIFIED.
2. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
3. JOIST SPACING SHALL BE 16" ON CENTER, UNLESS OTHERWISE SPECIFIED.
4. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
5. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
6. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
7. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
8. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
9. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.
10. ALL FRAMING SHALL BE TYPED OR GRADED LUMBER, UNLESS OTHERWISE SPECIFIED.

FOUNDATION NOTES

1. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
2. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
3. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
4. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
5. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
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7. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
8. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
9. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.
10. FOUNDATION SHALL BE CONSTRUCTED OF 12" DIA. REINFORCED CONCRETE PILES.

ALLOWABLE SPAN OF HEADERS

SPACING	2x4	2x6	2x8	2x10	2x12
16" OC	8'-0"	10'-0"	12'-0"	14'-0"	16'-0"
12" OC	10'-0"	12'-0"	14'-0"	16'-0"	18'-0"
8" OC	12'-0"	14'-0"	16'-0"	18'-0"	20'-0"
6" OC	14'-0"	16'-0"	18'-0"	20'-0"	22'-0"
4" OC	16'-0"	18'-0"	20'-0"	22'-0"	24'-0"

(1/2 scale)

PERMIT SET

SHEET NUMBER: A4.2

PROJECT NO. _____

DRAWN BY: _____

CHECKED BY: _____

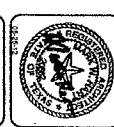
SET DATE: _____

SCALE: _____

AS NOTED

1917 David Street

1917 David St. Austin Texas



Mark Hart Architecture

Mark Hart, AIA.

512-660-7905

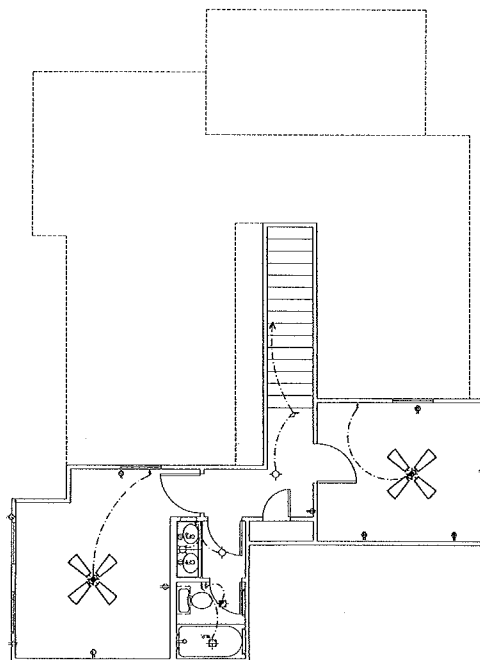
5801 Mojave Drive Austin Texas 78745

ELECTRICAL SYMBOLS LEGEND

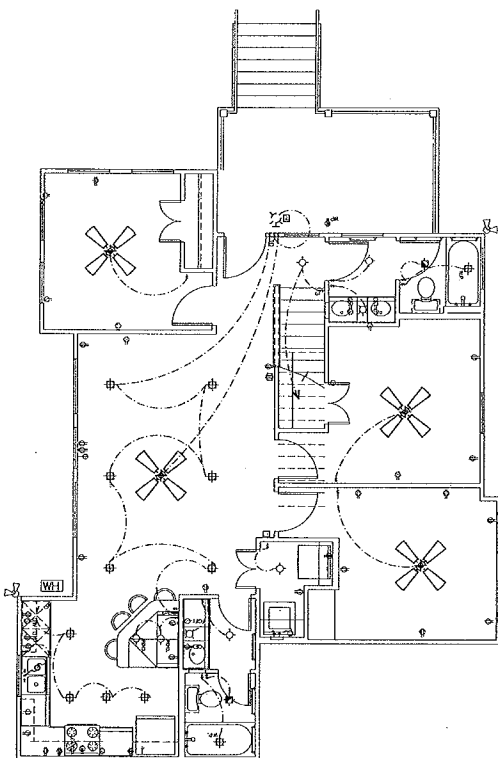
1	120/240V SINGLE PHASE
2	120/240V SINGLE PHASE
3	120/240V SINGLE PHASE
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5	120/240V SINGLE PHASE
6	120/240V SINGLE PHASE
7	120/240V SINGLE PHASE
8	120/240V SINGLE PHASE
9	120/240V SINGLE PHASE
10	120/240V SINGLE PHASE
11	120/240V SINGLE PHASE
12	120/240V SINGLE PHASE
13	120/240V SINGLE PHASE
14	120/240V SINGLE PHASE
15	120/240V SINGLE PHASE
16	120/240V SINGLE PHASE
17	120/240V SINGLE PHASE
18	120/240V SINGLE PHASE
19	120/240V SINGLE PHASE
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21	120/240V SINGLE PHASE
22	120/240V SINGLE PHASE
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95	120/240V SINGLE PHASE
96	120/240V SINGLE PHASE
97	120/240V SINGLE PHASE
98	120/240V SINGLE PHASE
99	120/240V SINGLE PHASE
100	120/240V SINGLE PHASE

GENERAL NOTES TO M.E.P.

1. ALL ELECTRICAL SYMBOLS AND NOTATIONS ARE TO BE USED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
2. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEC AND NFPA STANDARDS.
3. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEC AND NFPA STANDARDS.
4. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEC AND NFPA STANDARDS.
5. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEC AND NFPA STANDARDS.
6. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEC AND NFPA STANDARDS.
7. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NEC AND NFPA STANDARDS.
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2 SECOND FLOOR PLAN



1 FIRST FLOOR PLAN

(1/2 Scale)

PERMIT SET

SHEET NUMBER:	PROJECT NO:	REVISION #:
E1.1	DRAWN BY:	
FLOOR PLANS	CHECKED BY:	
	SET DATE:	
	SCALE:	AS NOTED

1917 David Street

1917 David St. Austin Texas



Mark Hart Architecture
Mark Hart, AIA.
512-680-7905
5901 Mojave Drive Austin Texas 78745

(NOTE APPLICATION DATE)



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FOLDER DETAILS

Section 25-11-94 Expiration and extension of permit (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection posted). If you allow this permit to expire you will be required to submit a new application & pay new fees.

Permit Case	Reference File Name	Description	Sub Type	Work Type	Project Name	Status	Application Date	Issue Date	Expiration Date
2012-084972 BP	2012-084972 BP	New two story Duplex with 6 bedrooms, 6 bathrooms, attached covered porches. No parking structures included.	R- 103 Two Family Bldgs	New	1917 DAVID ST	Active	Aug 22, 2012	Aug 28, 2012	Feb 24, 2013

Related Folders: [Yes](#)

FOLDER INFO

Information Description	Value
Smart Housing	No
Is this a one/two unit condo?	No
Total New/Addition Bldg Square Footage	3476
Total Job Valuation	350000
Building Inspection	Yes
Electric Inspection	Yes
Mechanical Inspection	Yes
Plumbing Inspection	Yes
Energy Inspection	No
Driveway Inspection	No
Sidewalks Inspection	Yes
Environmental Inspection	No
Landscaping Inspection	No
Tree Inspection	No
Water Tap Inspection	Yes
Sewer Tap Inspection	Yes
On Site Sewage Facility Inspection	No
Fire Inspection	No
Health Inspection	No
Current Zoning for Building	SF3NP
Name of Neighborhood Plan	West University
Is this property in MUD ?	No
Is Site Plan or Site Plan Exemption req?	No
Is there a Cut & Fill in excess of 4 ft	No
Parking Spaces Required	4
Number of Floors	2
Number of Units	2
Front Set Back	25
Rear Set Back	10
Side Set Back	5
Does property access a paved alley?	Yes
Proposed Use	New two story Duplex with 6 bedrooms, 6 bathrooms, attached covered porches. No parking structures included.
Square Footage of Lot	7999
Total Building Coverage on lot Sq. Ft.	2540
Total Building Coverage Percent, of Lot	31.7
Total Impervious Coverage Square Footage	3338
Total Impervious Coverage Percent of Lot	41.7
Certificate of Occupancy to be Issued	Yes
Code Year	2006
Code Type	International Residential Code
Hazardous Pipeline Review Required	No
Public or Private	Private
Usage Category	103
Number of Bathrooms	6
Size of Water Meter	1

PROPERTY DETAILS

Number	Pre.	Street	Street Type	Dir	Suite Type	Suite Number	City	State	Zip	Legal Desc
1917	DAVID	STREET					AUSTIN	TX	78705	Lot: 18 Block: 2 Subdivision: CARRINGTON SUBDN OUTLOT 11 26 27 28 DIV D 1895
Lot: 18 Block: 2 Subdivision: CARRINGTON SUBDN OUTLOT 11 26 27 28 DIV D 1895										

PEOPLE DETAILS

Desc.	Organization Name	Address	City	State	Postal	Phone1
Applicant	Premier Realty (Michael Said)	2459 WESTLAKE DR	AUSTIN	TX	78746	(512)479-9933
Billed To	Premier Realty (Michael Said)	2459 WESTLAKE DR	AUSTIN	TX	78746	(512)479-9933
General Contractor	BREWERTON CONSTRUCTION (Mark Brewerton)	908 PLATEAU CIR	Austin	TX	78745	(512)554-6275

FOLDER INFO