# CITY OF AUSTIN
# Board of Adjustment/Sign Review Board
# Decision Sheet

**DATE: Monday, June 10, 2013** **CASE NUMBER: C15-2013-0036**

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Nora Salinas
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne absent
_____ Sallie Burchett
_____Cathy French (SRB only)

**APPLICANT: Darby A. Noonan**

**OWNER: Luis Sentis & Adela Ben-Yakar**

**ADDRESS: 1512 29TH ST**

**VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum separation requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 4 inches in order to erect an addition to an existing two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.**

**BOARD'S DECISION:** POSTPONE TO JUNE 10, 2013

**BOARD'S DECISION:** JUNE 10, 2013 POSTPONED TO JULY 8, 2013

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

2. (a) The hardship for which the variance is requested is unique to the property in that:

   (b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Susan Walker
Executive Liaison

Jeff Jack
Chairman

## Walker, Susan

C15-2013-0036

**From:** Hernandez, Tony [PDRD]
**Sent:** Monday, June 10, 2013 7:37 AM
**To:** Walker, Susan
**Subject:** FW: 1512 West 29th St building code compliance issues

Good morning Susan I have talking to Ms. Basciano about this address and attempting to maintain two separate structures would be a problem. Below are questions she provided with answer I replied with. It would be much easier to make it one structure or even a duplex than it could still be a 1 hour common wall the biggest issue is trying to maintain to separate structures.

Thank you,

Tony Hernandez, Residential Building Inspector Supervisor

City of Austin, Planning Development Review Department

505 Barton Springs Road, Suite 300
Austin, Texas 78704
Office (512) 974-2323

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**From:** Hernandez, Tony [PDRD]
**Sent:** Wednesday, June 05, 2013 10:03 AM
**To:** 'Joyce Basciano'
**Cc:** Barba, Leon
**Subject:** RE: 1512 West 29th St building code compliance issues

1) The 4" gap between an existing secondary dwelling and the proposed addition to the existing main house.

   *A 4" gap left in the floor system isn't directly covered in the building codes but would not be allowed this would be creating a safety issue especially for a child.*

2) The openings (doors) in the walls separated by the 4" gap

   *Two structures less than 6' apart would trigger the requirements of table R302.1 which would require a 1 hour fire separation on both walls with no openings. There would be a possibility that the Building official would approve a 1 hour fire rated door assembly however this would not be the ideal situation for the fact that it would require two fire rated door assemblies 4" apart one for each structure. Providing only one door would leave an opening in one wall which would not be allowed as per R302.1.*

3) The overhang of the proposed addition's roof above the secondary dwelling's roof.

For structures less than four feet apart an overhang would not be allowed as per code section R302.1 which states (Projections beyond the exterior wall shall not extend more than 12 inches (305 mm) into the areas where openings are prohibited.) Openings are prohibited on a single lot when the structures are located less than six feet apart as per table R302.1

R302.1 Exterior walls.
Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1. These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separation distance. Projections beyond the exterior wall shall not extend more than 12 inches (305 mm) into the areas where openings are prohibited.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:
1. To the closest interior lot line; or
2. To the centerline of a street, an alley or public way; or
3 *To an imaginary line between two buildings on the lot.*

**Fire separation distance definition works with table R302.1**

**Table R302.1**
**Exterior Walls and Soffit**

| EXTERIOR WALL ELEMENT | | MINIMUM FIRE-RESISTANT RATING | MINIMUM FIRE SEPARATION DISTANCE |
|---|---|---|---|
| Walls | (Fire-resistance rated) | 1 hour with exposure from both sides | 0 feet |
| | (Radiant assembly) | Radiant exposure | 3 feet |
| | (Not fire-resistance rated) | 0 hours | 5 feet |
| Projections | (Fire-resistance rated) | 1 hour on the underside | 2 feet |
| | (Radiant assembly) | Radiant exposure | 3 feet |
| | (Not fire-resistance rated) | 0 hours | 5 feet |
| Openings | Not allowed | N/A | < 3 feet |
| | 25% Maximum of Wall Area | Radiant exposure | 3 feet |
| | Unlimited | 0 hours | 5 feet |
| Penetrations | All | Comply with Section R317.3 | < 5 feet |
| | | None required | 5 feet |

Hope this helps please let me know if there is an additional questions.

Thank you,

Tony Hernandez, Residential Building Inspector Supervisor

City of Austin, Planning Development Review Department

505 Barton Springs Road, Suite 300
Austin, Texas 78704
Office (512) 974-2323

C15-2013-0034

**From:** Joyce Basciano [redacted]
**Sent:** Tuesday, June 04, 2013 3:01 PM
**To:** Hernandez, Tony [PDRD]
**Cc:** Barba, Leon
**Subject:** FW: 1512 West 29th St building code compliance issues

Mr. Hernandez,

Attached are elevations and floor plans for a proposed addition to the house at 1512 West 29th . There are conditions on the plans (circled in red) that we are concerned about:

1) the 4" gap between an existing secondary dwelling and the proposed addition to the existing main house.

2) the openings (doors) in the walls separated by the 4" gap

3) the overhang of the proposed addition's roof above the secondary dwelling's roof.

We are wondering if these conditions are code compliant. Please advise, and reference the sections of code pertaining to these conditions.

Thank you for your time.

Joyce Basciano
Bryker Woods Neighborhood Association
[redacted]

# CITY OF AUSTIN
# Board of Adjustment/Sign Review Board
# Decision Sheet

**DATE: Monday, May 13, 2013** **CASE NUMBER: C15-2013-0036**

_____ Jeff Jack
_____ Michael Von Ohlen
_____ Nora Salinas
_____ Bryan King
_____ Fred McGhee
_____ Melissa Hawthorne absent
_____ Sallie Burchett
_____Cathy French (SRB only)

**APPLICANT: Darby A. Noonan**

**OWNER: Luis Sentis & Adela Ben-Yakar**

**ADDRESS: 1512 29TH ST**

**VARIANCE REQUESTED: The applicant has requested a variance to decrease the minimum separation requirement of Section 25-2-774 (C) (2) (a) from 15 feet to 4 inches in order to erect an addition to an existing two-family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district.**

**BOARD'S DECISION:** POSTPONE TO JUNE 10, 2013

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:

2. (a) The hardship for which the variance is requested is unique to the property in that:

   (b) The hardship is not general to the area in which the property is located because:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Susan Walker
Executive Liaison

Jeff Jack
Chairman

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

**Case Number: C15-2013-0036 – 1512 W 29th Street**
**Contact:** Susan Walker, 512-974-2202
**Public Hearing: Board of Adjustment, May 13th, 2013**

FRED T. WARD
*Your Name (please print)*

☐ **I am in favor**
☒ **I object**

1102 KERBEY LANE
*Your address(es) affected by this application*

Fred T. Ward
*Signature*

5/4/13
*Date*

Daytime Telephone: 512-478-6007

Comments:

**If you use this form to comment, it may be returned to:**
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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

**Case Number: C15-2013-0036 – 1512 W 29th Street**
**Contact:** Susan Walker, 512-974-2202
**Public Hearing: Board of Adjustment, May 13th, 2013**

FRED T. WARD
*Your Name (please print)*

☐ I am in favor
☒ I object

1532 KERBEY LANE
*Your address(es) affected by this application*

Fred T. Ward
*Signature*

5/4/13
*Date*

Daytime Telephone: 512-478-6007

Comments:

**If you use this form to comment, it may be returned to:**
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

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

**Case Number: C15-2013-0036 – 1512 W 29th Street**
**Contact:** Susan Walker, 512-974-2202
**Public Hearing: Board of Adjustment, May 13th, 2013**

Cove Land And Capital
*Your Name (please print)*

☐ I am in favor
☒ I object

1517 Mohle Dr, 78703
*Your address(es) affected by this application*

*Signature*

5/8/13
*Date*

Daytime Telephone: 832-8546221

Comments: 4" Set back is effectively a zero lot line and is NOT aligned to our neighborhood standards. I object to this permit.

- A.S. Lerner
Cove land and Capital

**If you use this form to comment, it may be returned to:**
City of Austin-Planning & Development Review Department/ 1st Floor
Susan Walker
P. O. Box 1088
Austin, TX 78767-1088

## Walker, Susan

**From:** Joyce Basciano <[redacted]>
**Sent:** Monday, May 06, 2013 2:44 PM
**To:** Walker, Susan
**Cc:** Ramirez, Diana
**Subject:** C15-2013-0036 1512 W 29th St

Hello Susan,

Would you or Diana see that this email is included in the BOA members' packets? I just received notification of this hearing Saturday May 4, 2013 and it's my understanding that the deadline for submitting materials to the BOA for the packets is 5 pm the following Monday, which is today.

Please let me know that you received this in time for inclusion in the packet.

Thank you,

Joyce Basciano

**********

Chair Jack and Members of the Board of Adjustment,

The Bryker Woods Neighborhood Association Board of Directors **opposes** this variance request. For a **substantial deviation from code** there needs to be an articulated hardship. We are having trouble discerning a real hardship in this case.

In addition, there are 4 permits for previous projects on this site that are still open.

Also, as we understand the code, an agreement for the carport's incursion into the public utility easement on the west side of the house is required before the building permit can be approved. It is our understanding that this issue should have been resolved before applying for a variance. There is no agreement in the file.

There is a question about the second floor "emergency doors" between the structures. Shouldn't the doors swing outward from the structures if they are intended to allow emergency egress?

Finally, the cottage is a separate dwelling. Should it ever be rented is there enough on-site parking?

Thank you for your service to the community.

Joyce Basciano
Bryker Woods Neighborhood Association

CASE # C15-2013-0036
ROW # 10926788
TP-0118011018

**CITY OF AUSTIN**
**APPLICATION TO BOARD OF ADJUSTMENT**
**GENERAL VARIANCE/PARKING VARIANCE**

**WARNING: Filing of this appeal stops all affected construction activity.**

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1512 West 29th Street, 78703

LEGAL DESCRIPTION: Subdivision – Bryker-Woods

Lot(s) 29 Block____ Outlot____ Division____

I Darby A. Noonan on behalf of myself as authorized agent for

Luis Sentis and Adela Ben-Yakar affirm that on March 18, 2013,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

_X_ ERECT ___ ATTACH ___ COMPLETE _X_ REMODEL ___ MAINTAIN

*This application seeks to obtain a variance of the 15' separation to 4" between the main residence and a renovated garage built in 1937. Reason for request: to connect buildings for rare and emergency access only from second floors of both buildings. Note! impervious cover has been brought down substantially in this solution to meet code, as well as FAR being maintained at or below maximum.*

in a SF3-NP district.
(zoning district)

**NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.**

**VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):**

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

*The property consists of a two-story house with a two-story cottage located behind it. The owner wishes to SEMI-CONNECT connect the two structures in order to allow rare or for emergency connection between the structures. One facility does not depend on the other for function, power, water or sewer except for main connections underground. The non-conforming garage structure was renovated under permit in 2010 from the original garage construction in 1937 (at which time side and rear yard setbacks did not exist). The garage/auxiliary building does not meet, and has never met, setback requirements, and may not unless bulldozed. The Owner has made every effort over the past three years to have the property designed and constructed to code with the express intent to comply with the meanings and intentions of the "McMansion Ordinance," while carefully maintaining the scale and appropriate character of existing residential setting.*

**HARDSHIP:**

2. (a) The hardship for which the variance is requested is unique to the property in that:

*The property is pre-existing non-conforming with two pre-existing hardships: a) the cottage was built in the 1930s, before setback codes were in place, and b) the pool and walks were built prior to the "McMansion" ordinance. The minimum side setback is 5 feet, and the existing cottage has a side setback of 2.7 feet. The minimum rear setback is 10 feet, and the existing cottage has a rear setback of 2.9 feet. The Architect has designed a plan that reduces the existing impervious coverage down to that which is allowed by code, as well keeping the FAR to the code maximum. Austin Power has signed off on the design scheme, and does not oppose the 4" separation proposal.*

(b) The hardship is not general to the area in which the property is located because:

*Few "out-buildings" or garages built in the 1930's remain. Many have been bulldozed to construct large homes that are insensitive to the scale and residential ambiance of historic neighborhoods. The garage structure, built in 1937, was constructed prior to any setback requirements while the property was still in the County. Every effort has been made to obtain the necessary and required permits as the garage has been renovated and converted to a bedroom with bathroom, living room with small dining and kitchenette. The design for the main residence guts a non-functional interior and repositions the gained square footage over existing impervious cover, in order to semi-connect to the rear building. In this way, the entirety of the development stays within the residential scale and meets all other zoning and building safety requirements. The hardship is*

*inherited, but worth saving, worth working with, and worth the effort and additional expense of doing it right.*

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

*The character of the area adjacent to the property will not be altered because the non-conforming structure in the proposed design is pre-existing and will not be altered. The "quaint cottage" look, feel and scale of the original building and site is preserved in the proposed design, and new architectural elements are introduced, which are in accord with the original motif of the neighborhood and existing building, both in building materials and details, but particularly in scale. The view from the street is unchanged as well, since the proposed addition is located behind the existing two-story house. The proposed design is for residential use, which is compliant with the use of adjacent properties. The approval of this variance would, in fact, enhance the purpose of the regulations of the zoning district in which the property is located. The property is currently non-conforming with regards to impervious coverage, at 57.3%. The maximum allowable impervious coverage for properties that are zoned SF-3 is 45%. The proposed design would bring the impervious coverage down to 44.88%. The proposed design also transforms the energy-inefficient house on the property into a modern, energy-efficient, and environmentally friendly example of why this ordinance exists, and shall focus on maintaining the "traditional neighborhood motif" of scale and style appropriateness.*

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

*No changes.*

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

*No changes, and we maintained the drive-in and drive-out headfirst circular driveway.*

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

*No changes.*

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

*No changes.*

| | |
|---|---|
| **NOTE:** | **The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.** |

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

Signed _____ Mail Address 4415-A Garnett St.

City, State & Zip Austin, TX 78745

Printed Darby Noonan Phone 512-608-8092 Date 03-18-2013

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

Signed Ben-Yakar Mail Address 1512 West 29th St.

City, State & Zip Austin, TX 78703

Printed Luis Sentis Phone 650-906-1196 Date 3/18/13

ADELA BEN-YAKAR 650 - 704 - 0764

## GENERAL INFORMATION FOR SUBMITTAL OF A VARIANCE REQUEST TO THE BOARD OF ADJUSTMENT

(The following is intended to provide assistance in explaining the variance process. These suggestions are not intended to be a complete or exhaustive guide in assisting you through this process.)

**VARIANCE REQUIREMENTS:**

**General Requirements:**

**A.** A variance may be granted if, because of special circumstances of a property, the strict application of the Land Development Code regulations deprives the property owner of privileges that are enjoyed by another person who owns property in the area that has the same zoning designation as the property for which the variance is requested.

**B.** A variance to a regulation may not grant special privileges that are inconsistent with the limitations on other properties in the area or in the district in which the property is located.

**SUBMITTAL REQUIREMENTS: (Failure to complete the application or to submit all the required materials will result in non-acceptance of the application.)**

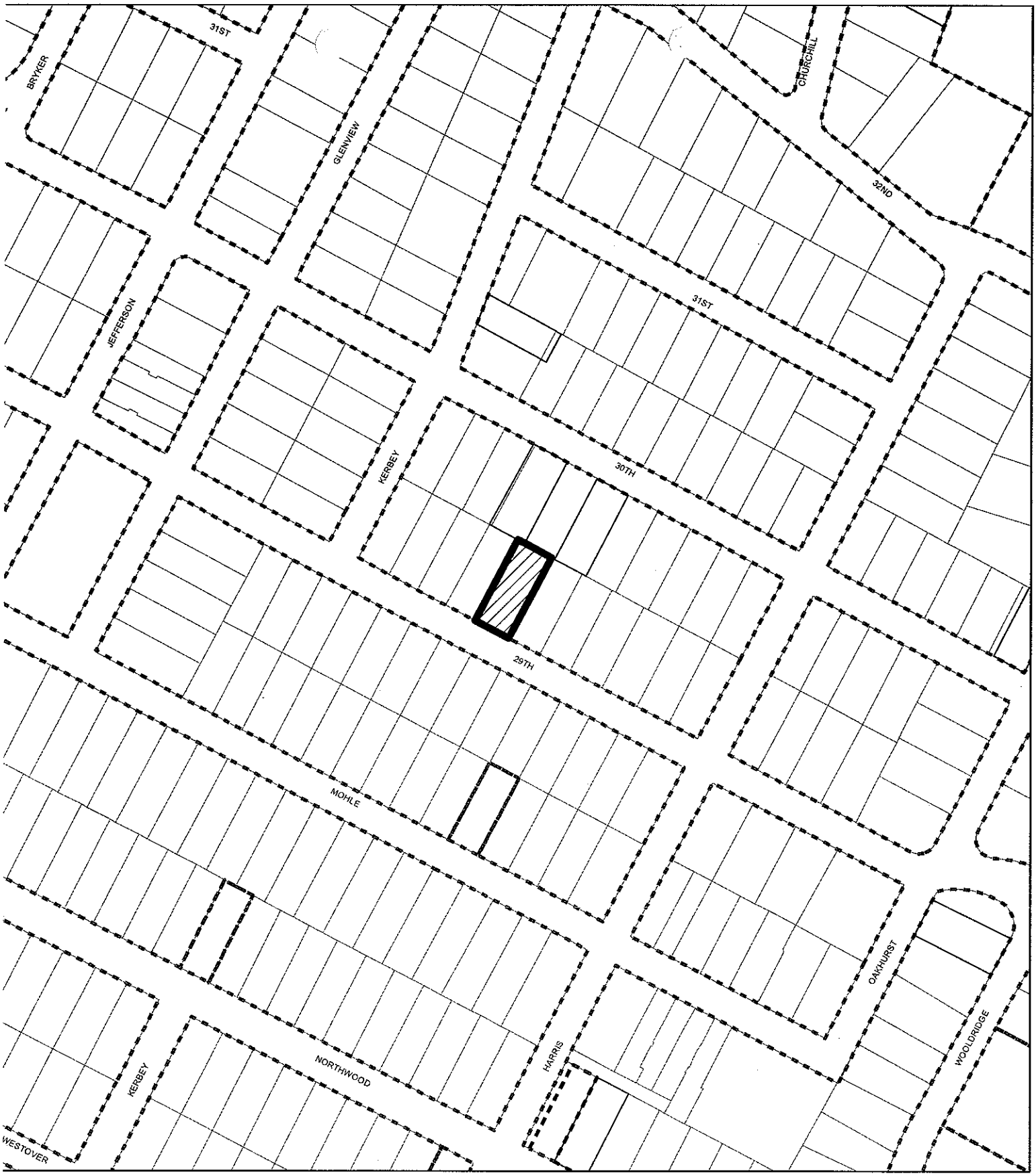
**(1) A completed application indicating all variances being requested. An application must include proposed findings that will support requested variances. The required findings must address each variance being sought.**
**(2) A site plan to scale indicating present and proposed construction and location and use of structures on adjacent lots.**
**(3) Check made payable to the City of Austin for the Board of Adjustment application fee. (Residential zoning - $360. All other zonings - $660.)**
**(4) Other Information – Although the following is not a requirement of submittal you may wish to include additional information that may assist the Board in making an informed decision regarding your request such as: photos of the site or visual aids to support the request, letters from the neighborhood association(s) etc. Any additional information you wish to submit must be in our office one week prior to the meeting. The Board will receive a packet with all information that has been submitted on the Thursday prior to the meeting.**
**(5) Austin Energy approval**

Variances approved by the Board are limited to and conditioned upon the plans and specifications presented by the applicants, except as modified by the Board.

**REQUIRED FINDINGS:** All variance findings must be met in order for the Board to grant a variance. An application must include proposed findings that will support the requested variance. Incomplete applications will not be accepted.

**Reasonable Use:**

Application must demonstrate to the Board how the zoning regulations applicable to the property do not allow for a reasonable use of the property. [Note: The Board cannot approve a variance for a use that is not allowed in the zoning district in which the property is located. This requires a change in zoning.]




N

SUBJECT TRACT

ZONING BOUNDARY

CASE#: C15-2013-0036
LOCATION: 1512 WEST 29TH ST

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 Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Gmail by Google

Darby Noonan <darby@livingarchitecture.com>

# Updated response - Prelim BOA request for 1512-W. 29th

1 message

**Lund, Lena** <Lena.Lund@austinenergy.com> Tue, Mar 5, 2013 at 2:22 PM
To: darby@livingarchitecture.com, marley@livingarchitecture.com, "Walker, Susan" <Susan.Walker@austintexas.gov>, "Ramirez, Diana" <Diana.Ramirez@austintexas.gov>

Based on the additional information supplied by Living Architecture on the above referenced request, it is my understanding that the BOA request will be changed. The new request is for a variance to reduce the required separation between the main front residence and a secondary rear residence from 15 ft to 4 inches. Austin Energy does not oppose this request as proposed and shown on the attached red-stamped sketch provided the front structure is not attached to the rear structure. Any modifications and/or additions to the rear building must meet current clearance criteria. Austin Energy still opposes the previous request to reduce the rear and west side setbacks.

If you need any additional information, please let me know.

Lena Lund

Austin Energy

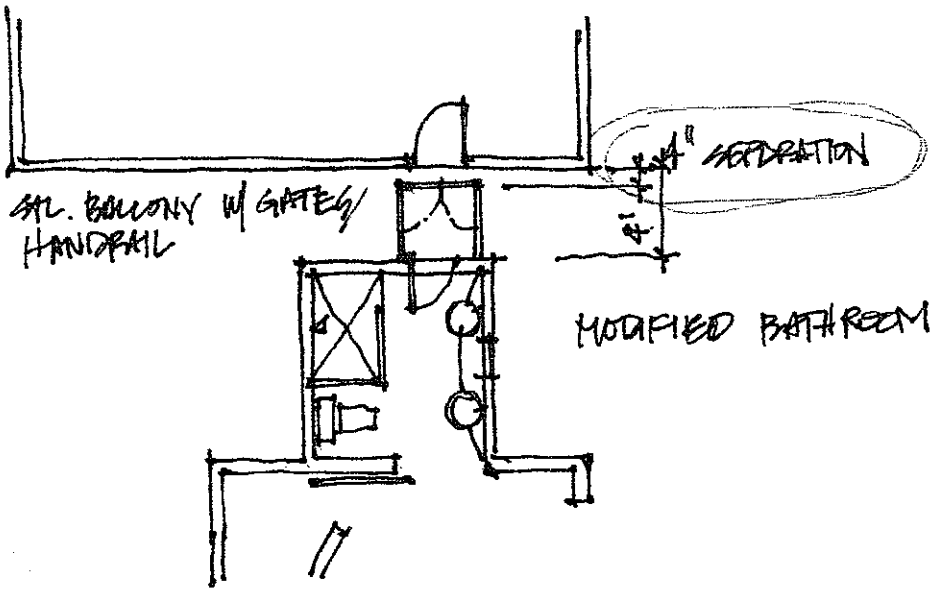
Public Involvement/Real Estate Services

512-322-6587

**Scan 3.PDF**
539K

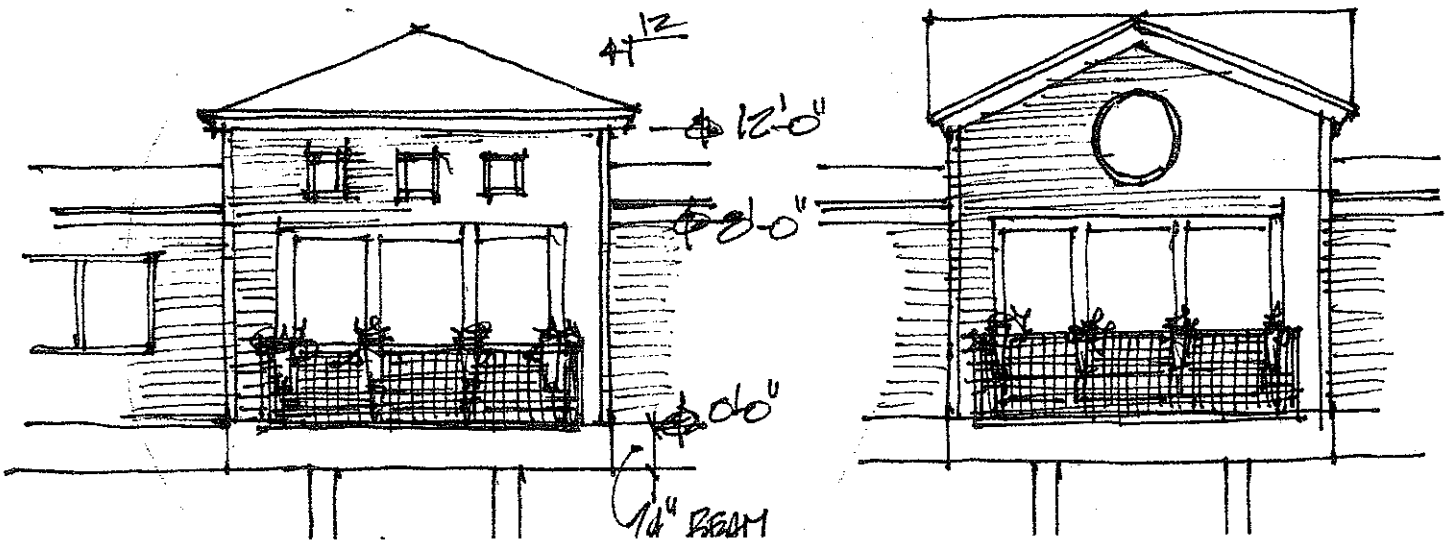
Roger Solbach

cons:
- underground lines - clearances are dft.
- moving poles to neighbors




APPROVED BY
AUSTIN ENERGY
FOR BOA
DATE: 3/5/13

PROVIDED NOTHING IS ATTACHED TO THE STRUCTURE.



*Waterloo Surveyors Inc.*

# *SURVEY PLAT*

MCMANSON SURVEY

J13108

**OWNER:**
LUIS SENTIS and
ADELA BEN-YAKAR

**ADDRESS:**
1512 WEST 29TH STREET
AUSTIN, TEXAS 78703

**LEGAL DESCRIPTION**
LOT 29, BRYKER-WOODS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 242, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO LUIS SENTIS AND ADELA BEN-YAKAR RECORDED IN DOCUMENT NO. 2004092985, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**LOT 29 IS SUBJECT TO**
RESTRICTIONS AND EASEMENT RIGHTS OF RECORD.

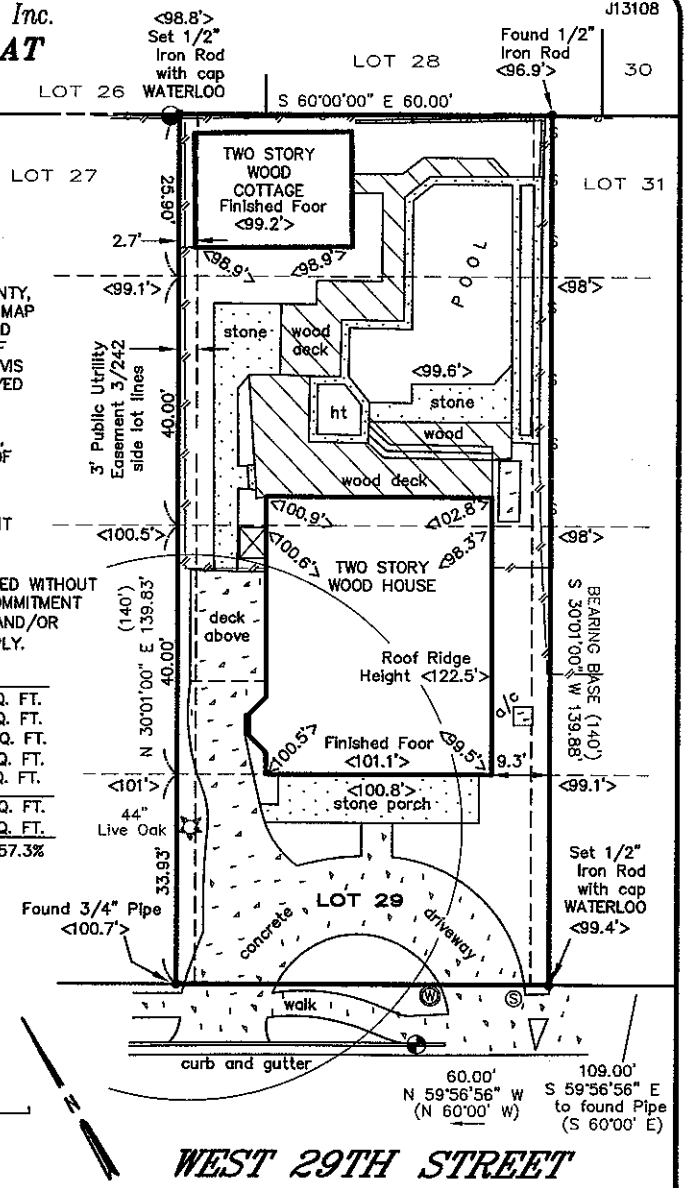
**NOTE:**
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER RESTRICTIONS AND/OR EASEMENT RIGHTS MAY APPLY.

**IMPERVIOUS COVERAGE**

| | |
|---|---|
| HOUSE | 1,640 SQ. FT. |
| COTTAGE | 467 SQ. FT. |
| WOOD DECK 835X.50= | 417 SQ. FT. |
| STONE & CONCRETE | 2,267 SQ. FT. |
| STORAGE BLDG | 21 SQ. FT. |
| TOTAL COVER | 4,812 SQ. FT. |
| LOT AREA | 8,396 SQ. FT. |
| TOTAL PERCENT COVER | 57.3% |

**LEGEND**
WOOD FENCE
CHAIN LINK
OVERHEAD ELECTRIC
UTILITY POLE
WATER METER
SEWER LID
SPOT ELEVATION <101'>
Benchmark with assumed elevation of 100'
TREE
drip edge

SCALE 1"=20'




**State of Texas:**
**County of Travis:**

**The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category** 1B **Condition II Survey.**

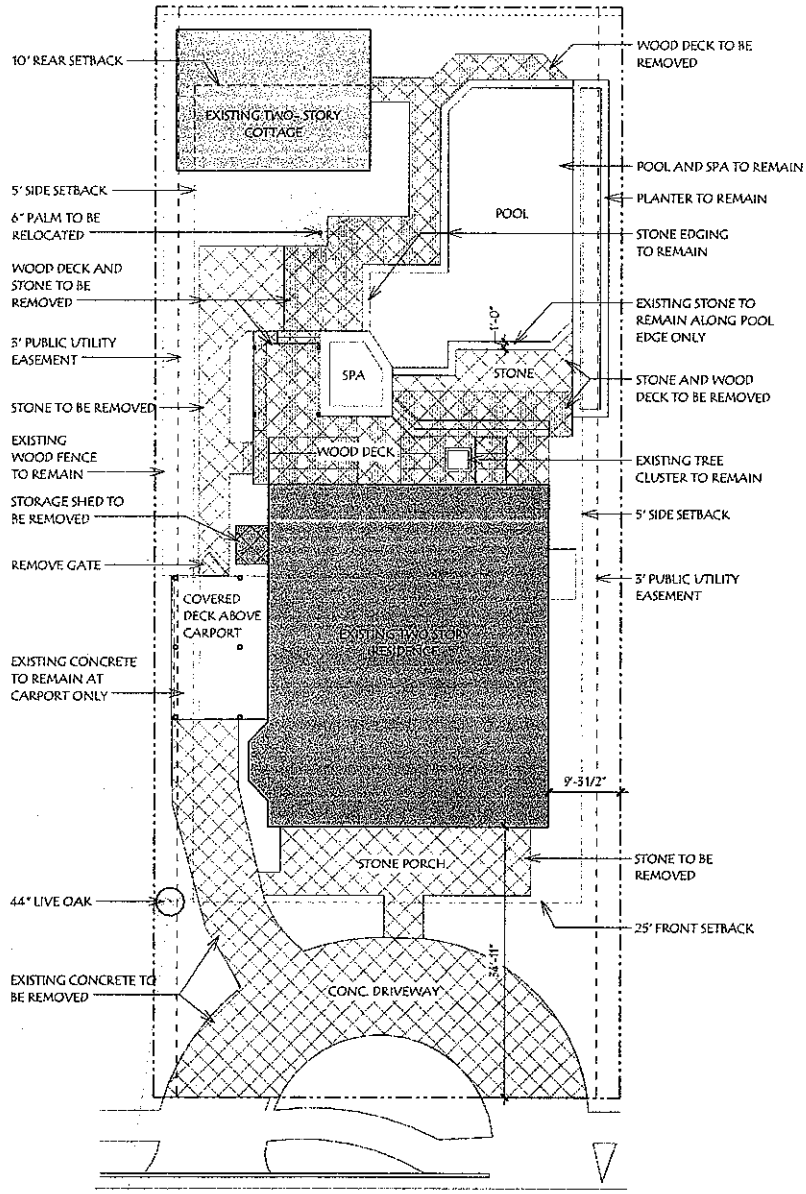
**Dated this the** 31ST **day of** JANUARY, 2012.

**And I certify that the property shown hereon** IS NOT **within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number:** 48453C0445H

**Zone:** X **Dated:** 09/26/08

**Thomas P. Dixon R.P.L.S. 4324**

 **1005 East St. Elmo Road, Austin, Texas 78745 Phone: 512-481-9602**




CROSS-HATCHED AREAS INDICATE MATERIALS THAT ARE TO BE REMOVED PRIOR TO CONSTRUCTION

| IMPERVIOUS COVERAGE | | FLOOR TO AREA RATIO | |
|---|---|---|---|
| HOUSE | 1,640 S.F. | HOUSE, LOWER LEVEL | 1,640 S.F. |
| COTTAGE | 467 S.F. | HOUSE, UPPER LEVEL | 758 S.F. |
| STORAGE BLDG. | 21 S.F. | COTTAGE, LOWER LEVEL | 467 S.F. |
| STONE/CONC. | 2,267 S.F. | COTTAGE, UPPER LEVEL | 450 S.F. |
| WOOD DECK | 835X.50=417.5 S.F. | GROSS FLOOR AREA | 3,315 S.F. |
| TOTAL COVER | 4,812.5 S.F. | LOT AREA | 8,396 S.F. |
| LOT AREA | 8,396 S.F. | FLOOR TO AREA RATIO | 39.5 % |
| TOTAL PERCENT COVER | 57.3% | | |

1 SITE PLAN - EXISTING
1/16" = 1'-0"

**SENTIS RESIDENCE**
AUSTIN, TEXAS

| REVISIONS | DATE |
|---|---|
| | |

CONSTRUCTION GUIDE DOCUMENTS
These documents are issued as a guide for construction purposes. Contractors are encouraged to provide shop drawings, request or provide clarification drawings or specifications, submittals for review by the Architect and final details to carry out the intention of the design herein portrayed.



LIVING ARCHITECTURE
& CONSTRUCTION MANAGEMENT
MARLEY PORTER
ARCHITECT
4401 COTTONWOOD DR.
COTTONWOOD, TX 78657
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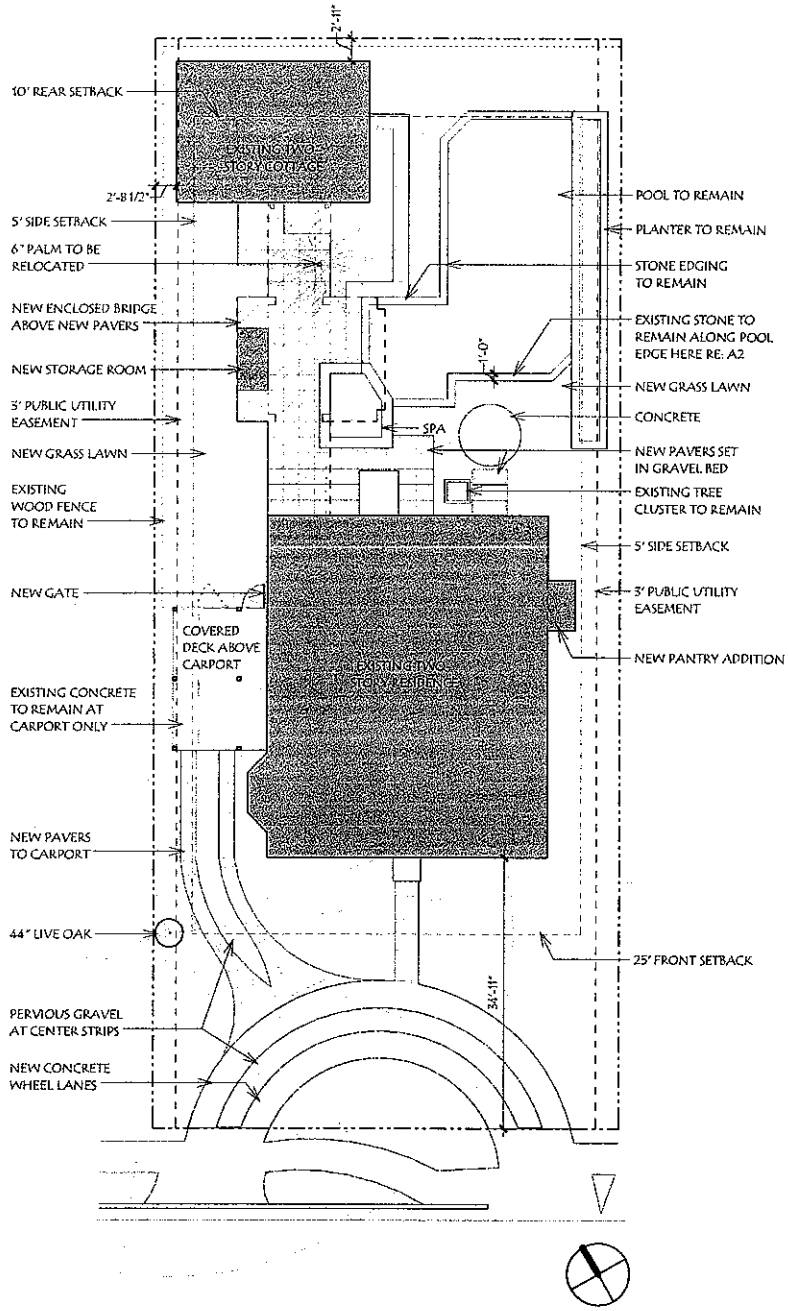
A2.1




| IMPERVIOUS COVERAGE | |
|---|---|
| HOUSE | 1,640 S.F. |
| PANTRY ADDITION | 25 S.F. |
| NEW BRIDGE | 452 S.F. |
| COTTAGE | 467 S.F. |
| STONE/CONC. | 878.63 S.F. |
| PAVERS | 384X.80=307 S.F. |
| TOTAL COVER | 3,767.83 S.F. |
| LOT AREA | 8,396 S.F. |
| TOTAL PERCENT COVER | 44.88% |

| FLOOR TO AREA RATIO | |
|---|---|
| HOUSE, LOWER LEVEL | 1,640 S.F. |
| PANTRY ADDITION | 25 S.F. |
| HOUSE, UPPER LEVEL | 759.83 S.F. |
| COTTAGE, LOWER LEVEL | 467 S.F. |
| COTTAGE, UPPER LEVEL | 450 S.F. |
| GROSS FLOOR AREA | 3,319.83 S.F. |
| LOT AREA | 8,396 S.F. |
| FLOOR TO AREA RATIO | 39.54% |

1 SITE PLAN - NEW
1/16" = 1'-0"

**SENTIS RESIDENCE**
AUSTIN, TEXAS

| REVISIONS | DATE |
|---|---|
| | |

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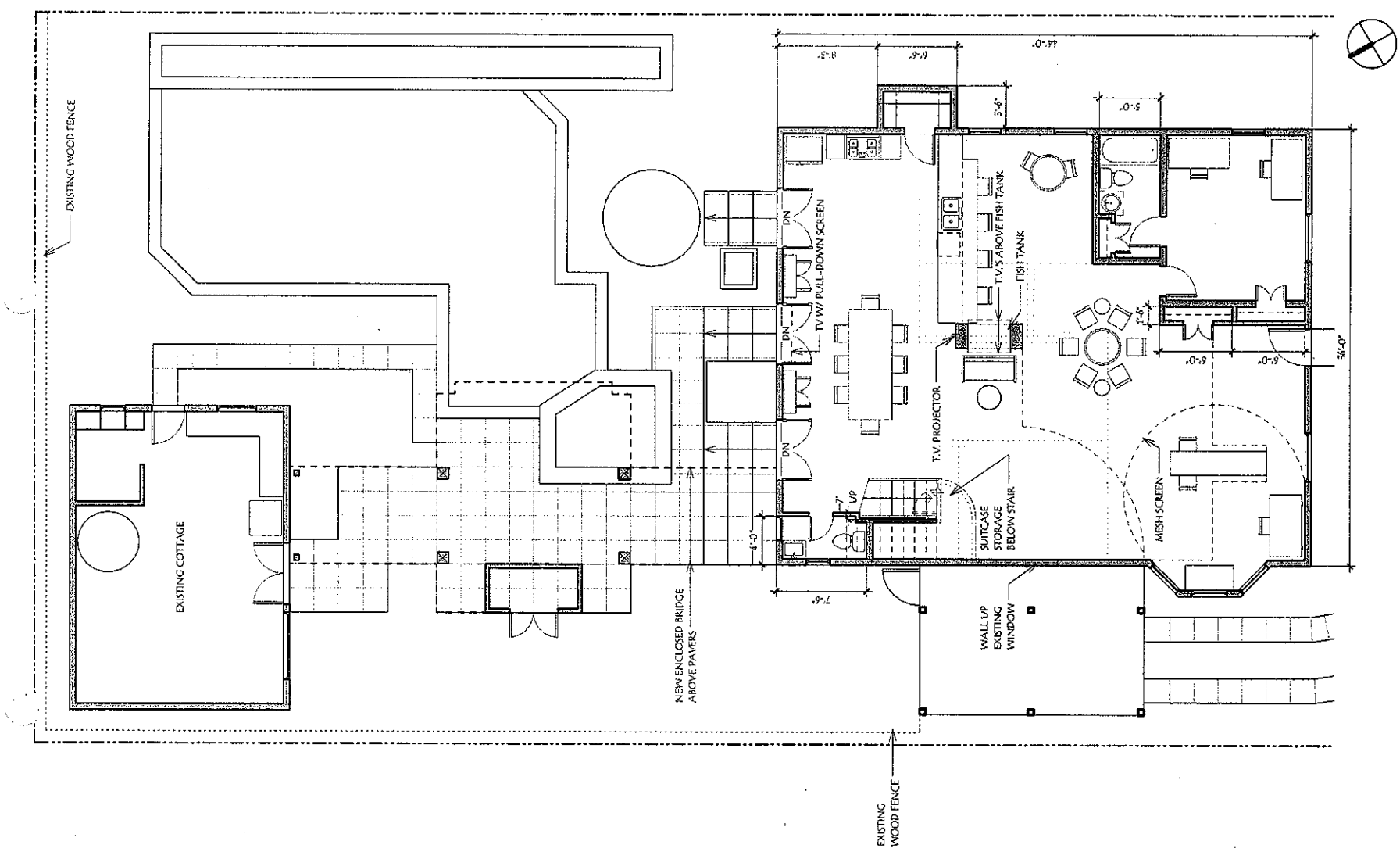
A2.2




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

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|---|---|
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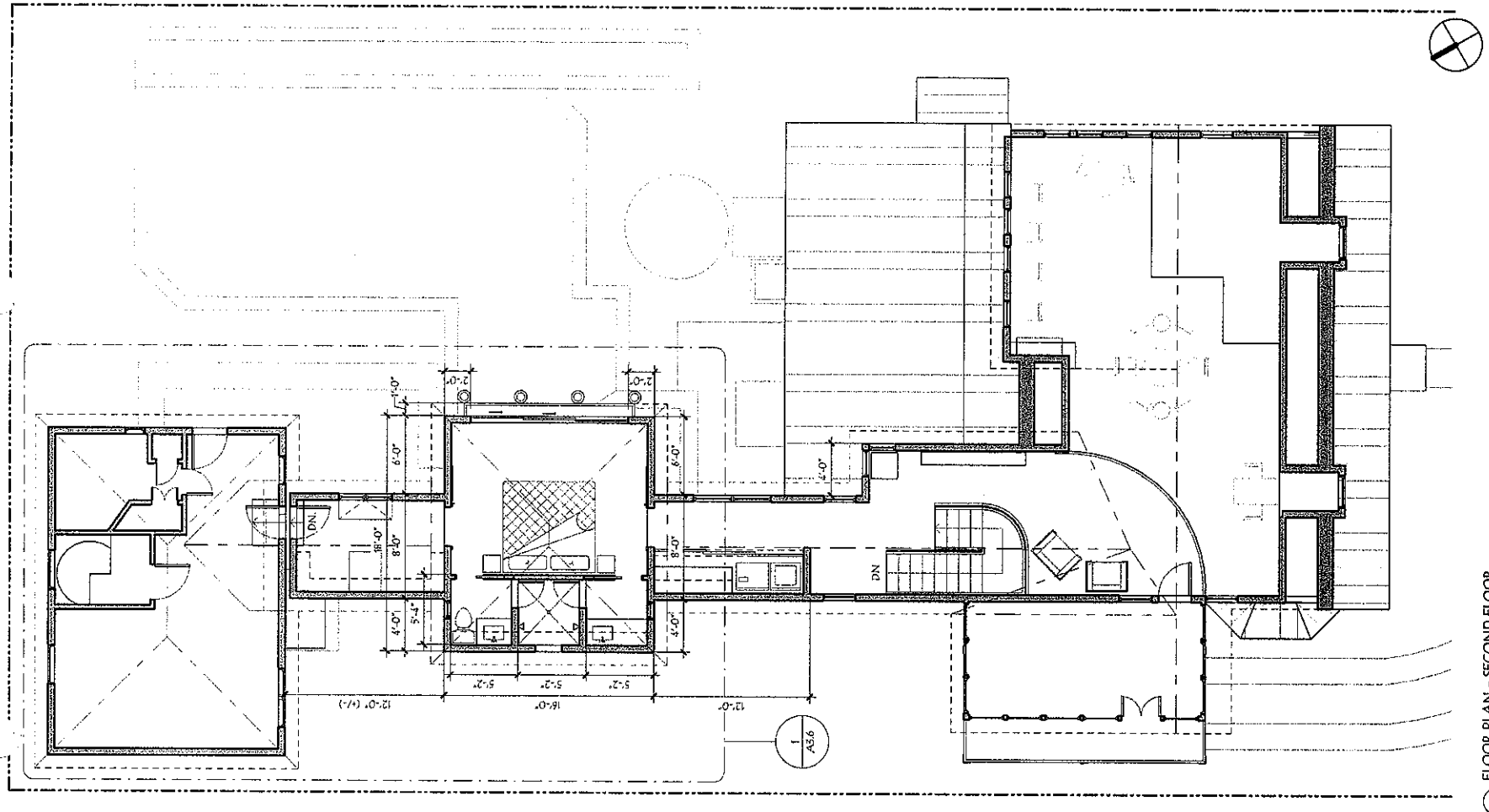


1 FLOOR PLAN - SECOND FLOOR
1/8" = 1'-0"

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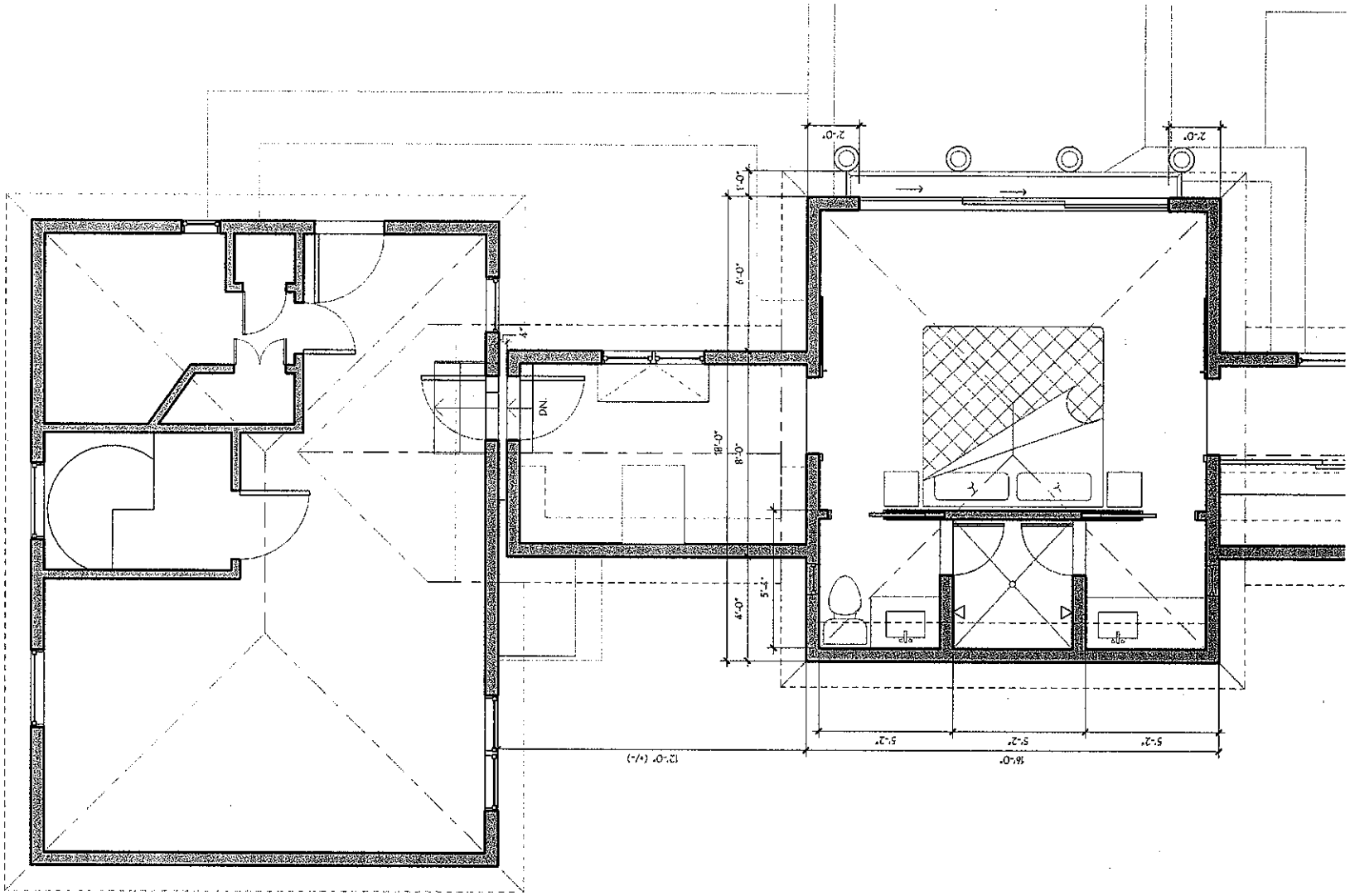


1 ENLARGED FLOOR PLAN - SECOND FLOOR - NORTH
1/4" = 1'-0"

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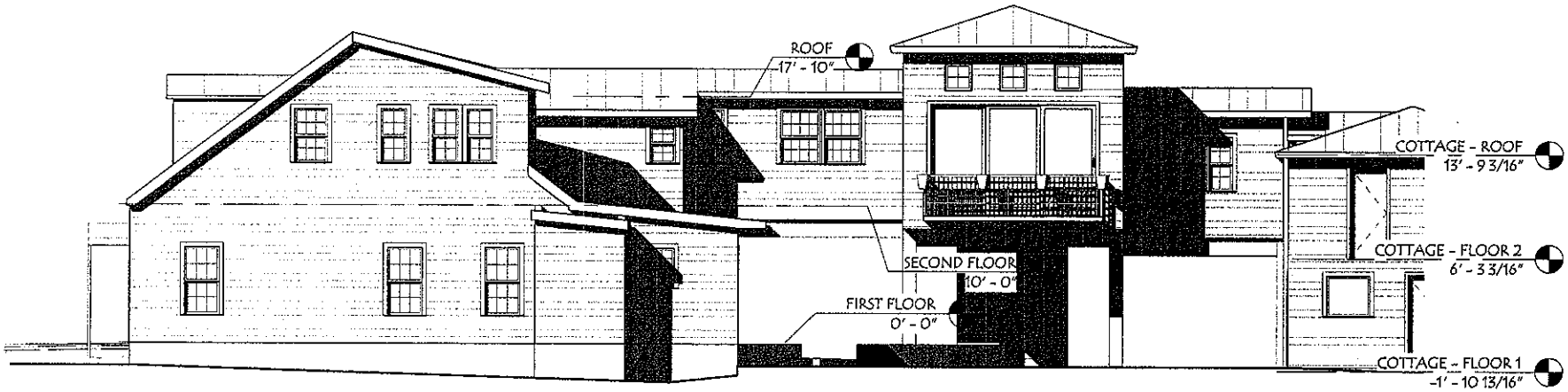
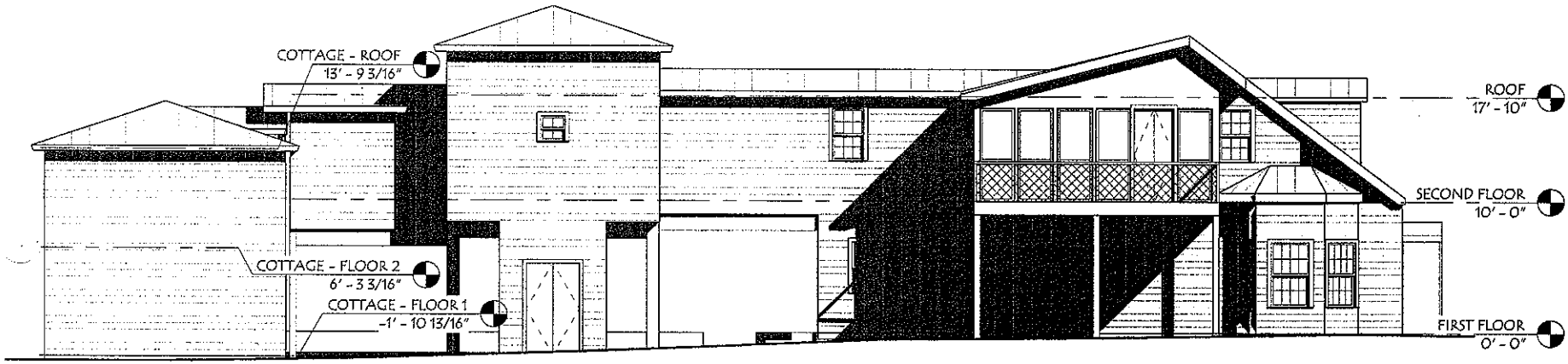



1 EAST ELEVATION
1/8" = 1'-0"




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

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