City of Austin
Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 974-2747

For Departmental Use Only		
PR# 2012-066340R	BP #	
Assigned: JLD	Due Date:	
Review Date: 9/11/13	Issue Date:	
Reviewed/Approved: 9/11/13	Issued:	

Project Information

Project Address: 2904 RAE DELL AVE

Tax Parcel ID: 0400100112

Legal Description: LOT 17 BLK B BARTON HILLS SEC 1 TRAVIS CO.

Zoning District or PUD: SF3

Lot Size (square feet): 9754

Neighborhood Plan Area (if applicable):

Historic District (if applicable):

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? Y [X] N [ ]
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.

Does this site currently have water availability? Y [X] N [ ] wastewater availability? Y [X] N [ ]
If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.

Does this site have a septic system? Y [ ] N [X] If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? Y [ ] N [X]
If yes, contact the Development Assistance Center for a Site Plan Exemption.

Does this site front a paved street? Y [X] N [ ] Is this site adjacent to a paved alley? Y [ ] N [X]

Does this site have a Board of Adjustment (BOA) variance? Y [ ] N [X] Case # 2012-066340R (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? DENIED Y [ ] N [X]
If yes, provide a copy of decision sheet. **Note: A permit cannot be approved within 10 days of approval of a variance from BOA.**

Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees.
Y [X] N [ ]
Note: If yes, application for a tree permit with the City Arborist may be required.

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? Y [ ] N [X]
Note: Proximity to a floodplain may require additional review time. Drainage Apprvd - JAY Baker

Description of Work

Existing Use: vacant [ ] single-family residential [X] duplex residential [ ] two-family residential [ ] other ____

Proposed Use: vacant [ ] single-family residential [X] duplex residential [ ] two-family residential [ ] other ____

Project Type: new construction [X] addition [ ] addition/remodel [ ] remodel/repair [ ] other ____

# of bedrooms existing: | # of bedrooms proposed: 4 | # of baths existing: | # of baths proposed: 5

Will all or part of an existing exterior wall be removed as part of the project? Y [X] N [ ]
Note: Removal of all or part of a structure requires a demolition permit.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)
TEAR DOWN EXISTING HOUSE & BUILD
NEW 2 STORY HOUSE AND DETACHED GARAGE

Trades Permits Required: electric [X] plumbing [X] mechanical (HVAC) [X] concrete (right-of-way) [ ]

Job Valuation

Total Job Valuation: $ 750000

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: $____
Bldg: $____ Elec: $____
Plmbg: $____ Mech: $____

Primary Structure: $600000
Accessory Structure: $150000

Portion of Total Job Valuation Dedicated to Remodel/Repair: $____
Bldg: $____ Elec: $____
Plmbg: $____ Mech: $____

ESPA - ✓
FAR - ✓
Tree - ✓
Sidewalk -
Historical - Demo - ✓
Extension Request - ✓

Contact Information

Owner	KEVIN & ALICIA LYN KASPRZAK	Applicant or Agent	JEFF OVERMAN
Mailing Address	3311 GALESBURG ~~AVE~~ DR	Mailing Address	11512 TRINITY HILL DR
Phone	713 398 3707	Phone	512 ~~[illegible]~~ 627 0746
Email		Email	JOVERMAN @ AUSTIN.RR.COM
Fax		Fax	491 0975
General Contractor	Urban Home Builders, LLC ~~SAME~~	Design Professional	JEFF OVERMAN ↑
Mailing Address		Mailing Address	SAME
Phone		Phone	
Email		Email	
Fax		Fax	

Acknowledgements

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: 12-4-12

9754 LOT

Building and Site Area

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1st floor conditioned area	—	1572	1572
b) 2nd floor conditioned area	—	1550	1550
c) 3rd floor conditioned area	—	—	—
d) Basement	—	—	—
e) Covered Parking (garage or carport)	—	601	601
f) Covered Patio, Deck or Porch 52 / 357 / 41	—	450	450
g) Balcony	—	—	—
h) Other (non-habitable attic space 623#)	—	—	—
Total Building Coverage (exclude b, c & d from total)	—	2623 ✓	2623
i) Driveway	—	1083	1083
j) Sidewalks	—	131	131
k) Uncovered Patio	—		
l) Uncovered Wood Deck (counts at 50%)			
m) AC pads	—	60	60
n) Other (Pool Coping, Retaining Walls)			
Total Site Coverage		3897	3897
o) Pool			
p) Spa			

Site Development Information

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): _____ % of lot size: _____

Proposed Building Coverage (sq ft): 2623 % of lot size: 26.9 ✓

Max 3901.6

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): _____ % of lot size: _____

Proposed Impervious Cover (sq ft): 3897 % of lot size: 40% ✓

Max 4389.30

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) Y ☐ N ☒

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☐ N ☒

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)

Building Height: 31'-10" ft Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 2 # of spaces provided: 2

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 ☒

Subchapter F – 'McMansion'

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		1572		1572
2nd Floor		1550		1550
3rd Floor				
Basement				
Attic		623		623
Garage (attached)				
(detached)		601	450	151
Carport (attached)				—
(detached)				—
Accessory building(s) (detached)				—

TOTAL GROSS FLOOR AREA 3896 ✓

Mark 3901.6

39.9% ✓

(Total Gross Floor Area /lot size) x 100 = 39.9 **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 Article3?	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 ☑

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 is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

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 JEFF OVERMAN

Email JOVERMAN@AUSTIN.RR.COM Fax 491 0975 Phone 627 0746

☒ Residential ☐ Commercial ☒ New Construction ☐ Remodeling

Project Address 2904 RAE DELL AVE OR

Legal Description _____ Lot _____ Block _____

Who is your electrical provider? ☒ AE ☐ Other _____

☒ Overhead Service ☐ Underground Service ☐ Single-phase (1Ø) ☐ Three-phase (3Ø)

Location of meter RIGHT REAR OF EXISTING STRUCTURE
RIGHT SIDE OF PROPOSED DETACHED GARAGE

Number of existing meters on gutter 1 (show all existing meters on riser diagram)

Expired permit # _____

Comments New home with detached 2-story accessory dewelling
No overhang in building line setback

BSPA Completed by (Signature & Print Name) Date Phone

AE Representative Approved ☒ Yes ☐ No Date Phone

AE APPROVED
FEB 26 2013
57-218
JGM

All structures etc. must maintain 7'6" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
DEC 04 2012
RLS 3395

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

ROW I.D. 10884658

Mapsco Pg 614J

Tree Ordinance Review Application

Planning and Development Review Department
One Texas Center, 505 Barton Springs Road, 4th floor, Austin, TX 78704
Phone: (512) 974-1876 Fax: (512) 974-3010
Email: cityarborist@austintexas.gov Website: www.austintexas.gov/department/city-arborist

Application request* (specify all that apply):

- ☒ Tree removal (LDC 25-8-602[3])
- ☐ Critical Root Zone impacts (ECM 3.5.2 A)
- ☐ Live canopy impacts of more than 25% (ECM 3.5.2 B)

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

Address and zip code of property: 2904 Rae Dell

Name of owner or authorized agent: Alicia Lyn Kasprzak

Building permit number (if applicable):

Telephone #: 773398-3707 Fax #: E-mail: aKasprzaK@hotmail.com

Tree Species: ~~various~~ Cedar Elm Tree location on lot: various

Trunk size (in inches) at 4 ½ feet above ground: circumference (around) _____ or diameter (across) 22", 19"

General tree condition: ☒ Good / ☐ Fair / ☐ Poor / ☐ Dead

Reason for request: ☐ Development ☐ Tree condition ☒ Other: Building new house

1/18/13

Owner/ Authorized Agent Signature Date

- Proposed development projects are to include a plan view drawing that depicts the location of the tree and the planned improvements (e.g. structure, driveway, utility and irrigation lines).
- This permit application only reviews for compliance with tree regulations.
- The application fee must be paid prior to permit issuance. No fee is required for dead or diseased trees.

Application Determination – To be completed by City Arborist Program Personnel

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

Comments Preconstruction with Doug Dear (974-6353) required to address TPF issues. Pre-pour inspection with Doug Dear also required prior to foundation being poured. other than front step, no impacts to ½ CRZ of 22" CE.

☐ Heritage Tree(s) ☐ A heritage tree variance is required: ☐ Administrative / ☐ Land Use Commission

Conditions of Approval: ☐ None or ☒ As described within Arborist Comments (see above); and

☐ Applicant agrees to plant ____ caliper inches of central Texas native trees (see ECM Appendix F) on the lot prior to obtaining a final inspection (if applicable). Trees are to have a minimum 2-inch trunk diameter. Examples include Oaks, Cedar Elm, Bald Cypress, Desert Willow, Mountain Laurel, Texas Persimmon, Mexican Plum, etc.

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

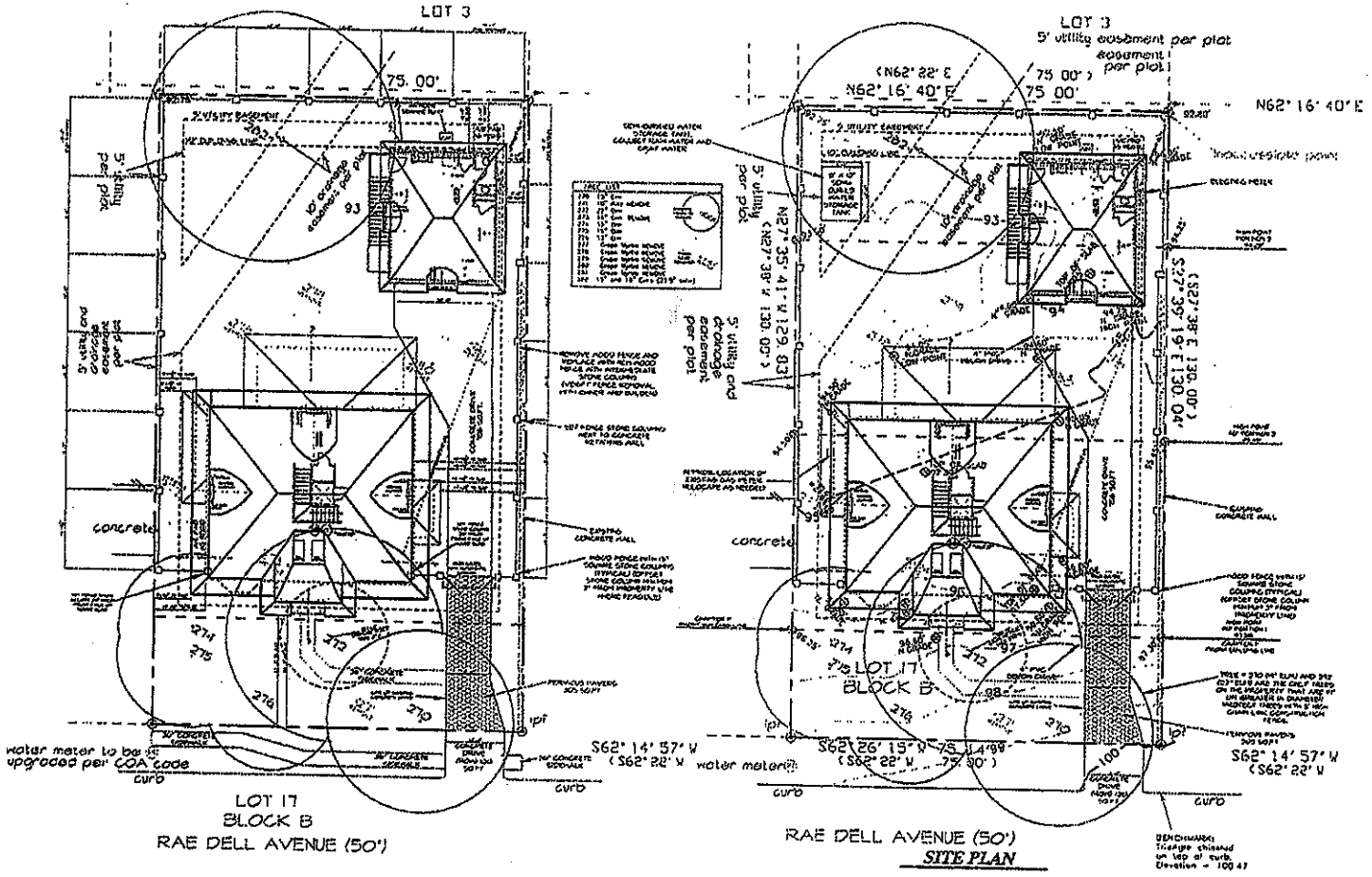
☒ No additional impacts are permitted within the ½ Critical Root Zone, including utility trenching.

☐ Provide a receipt from a certified arborist for: ☐ remedial root care ☐ any required pruning

Applicant Signature Date City Arborist Signature 1/30/13 Date

Post this document on site while any proposed work is in progress.
Conditions for approval of this application must be met within 1 year of the effective date.

v.7/2012



Kasprzak Residence

2904 Rae Dell AVENUE
Austin, TX

OvermanCustomDesign.Com

Dec. 04, 2012

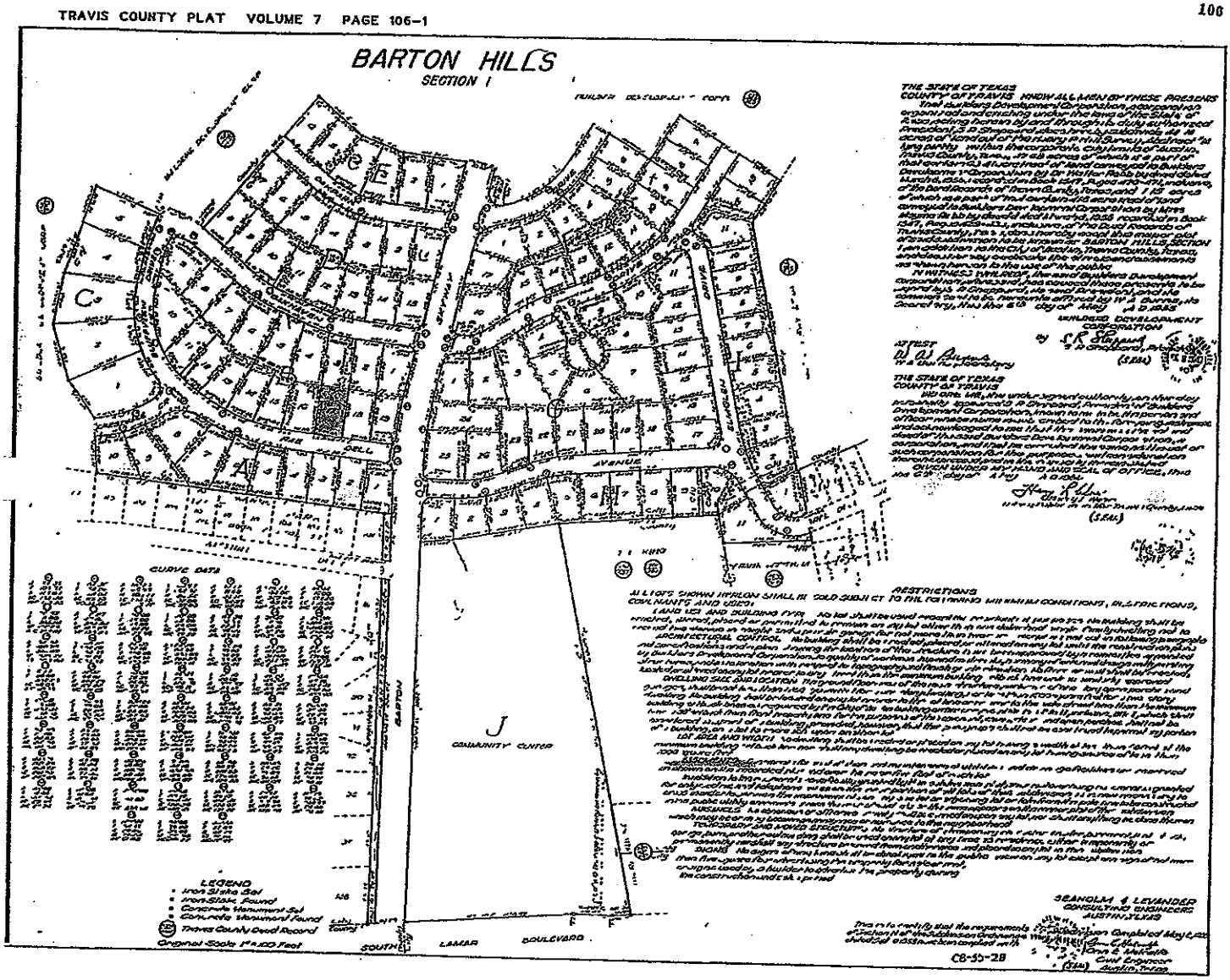
1" = 10.00'

1106-1039-2619

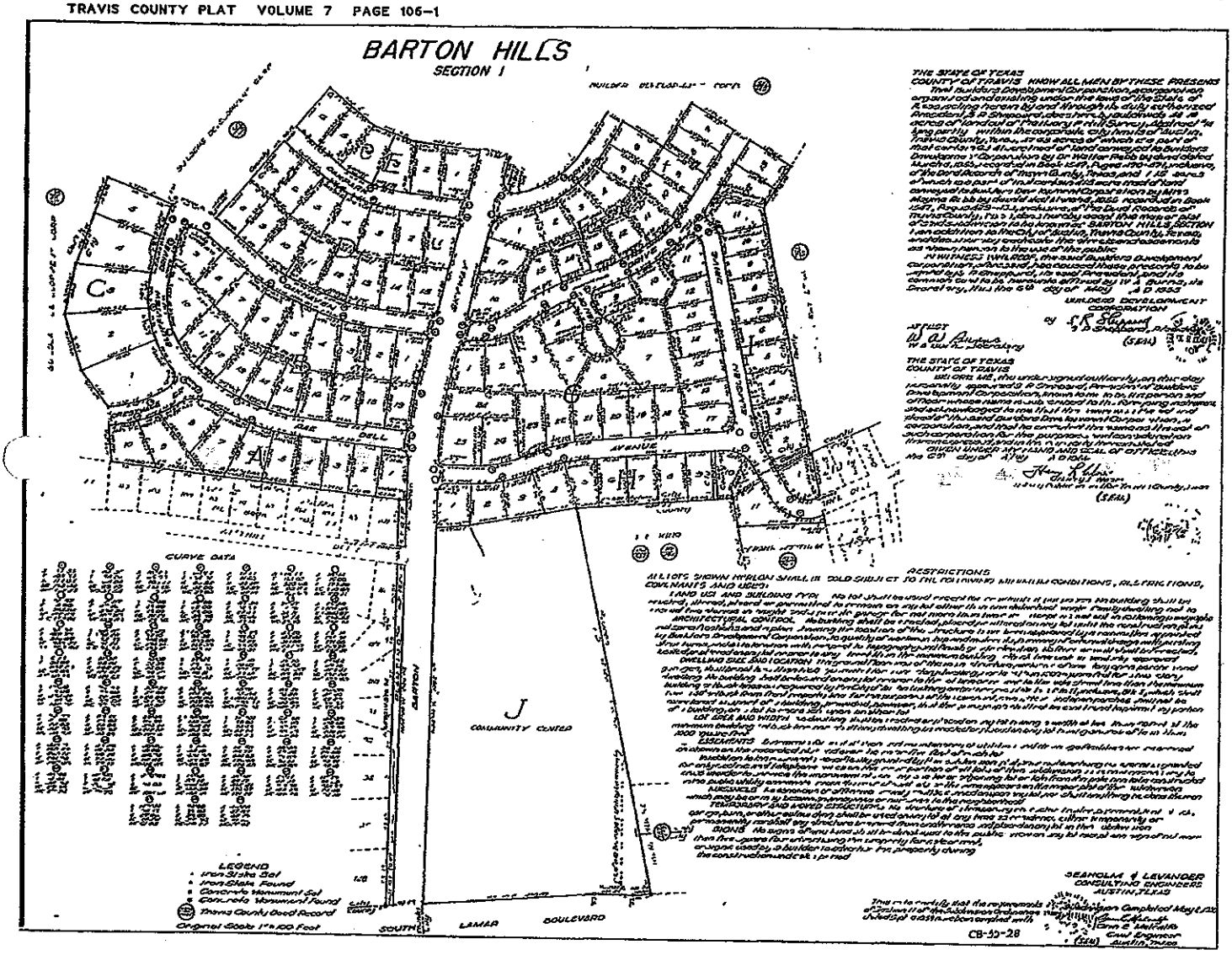
C1.1

BARTON HILLS

SECTION 1



BARTON HILLS
SECTION 1



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Applicant Signature — Date — City Arborist Signature — Date 1/30/13

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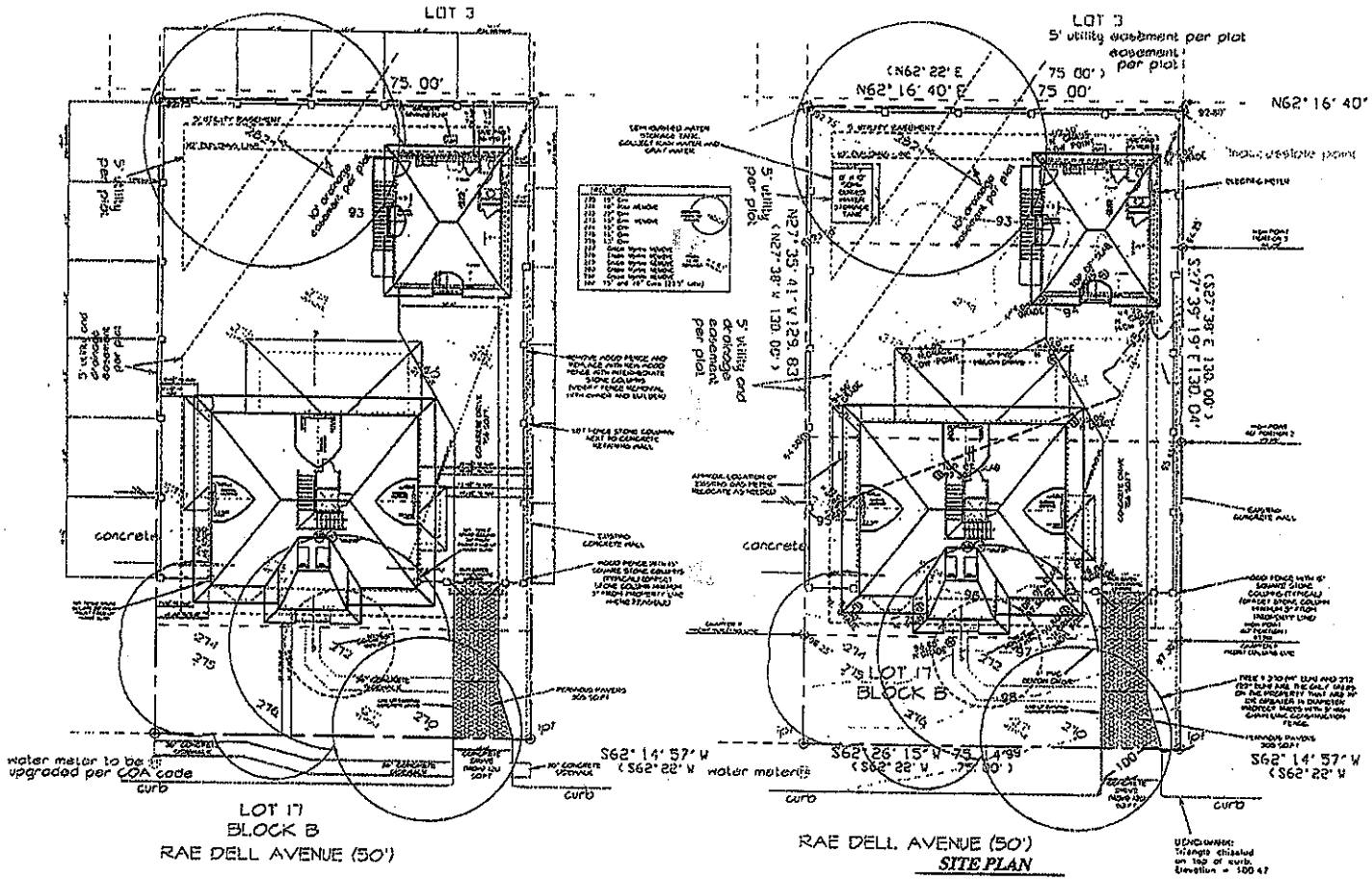

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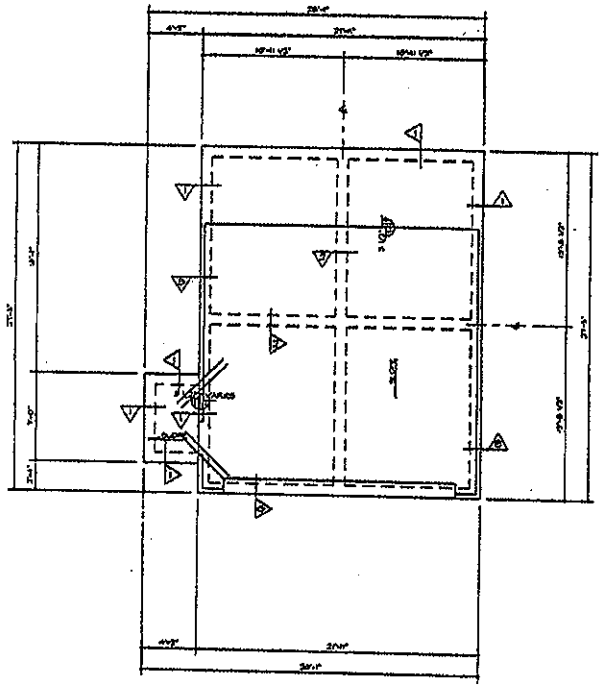
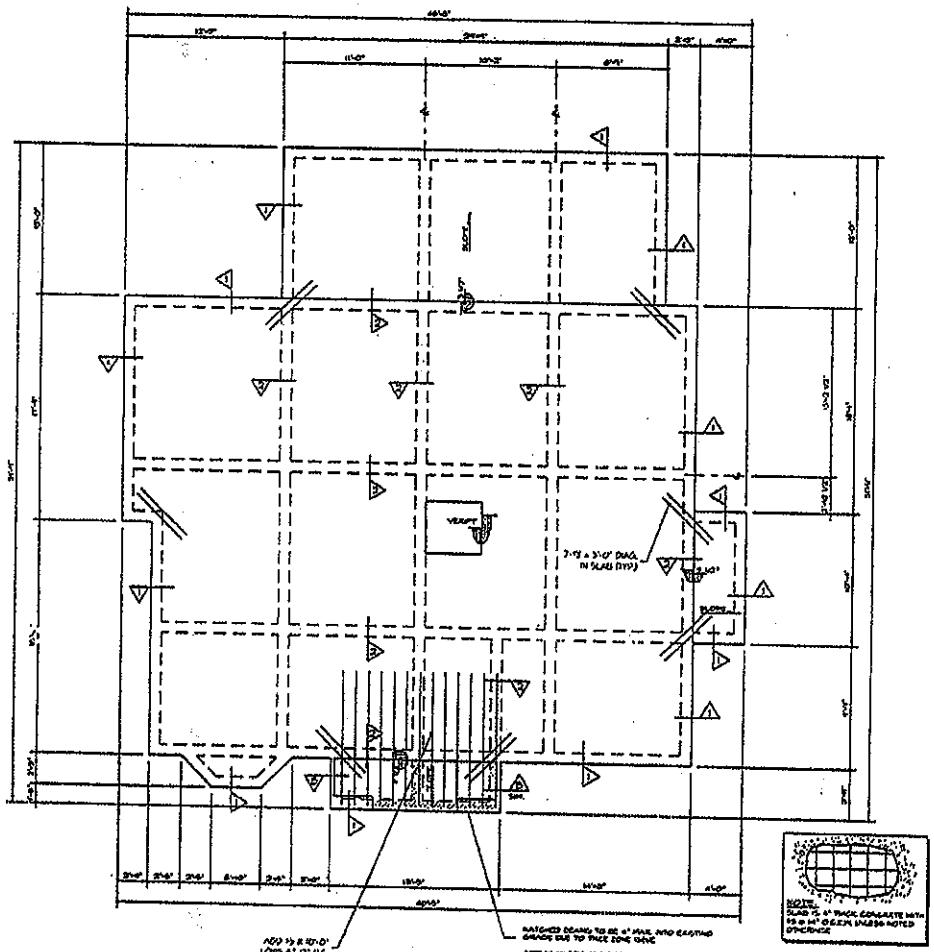




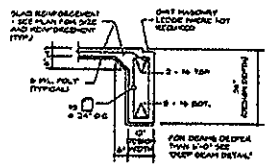
FOUNDATION PLAN
1/4" = 1'-0"

MLAW ENGINEERS

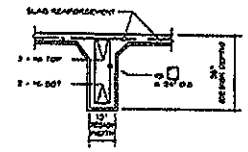
2904 RAE DELL AVENUE
AUSTIN, TEXAS

SOIL DATA

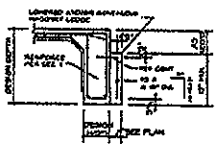
S1
SHEET 1 OF 2



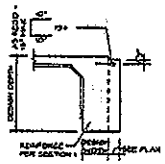
1 TYPICAL EXTERIOR REBAR BEAM



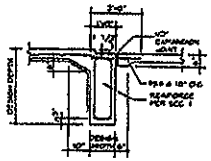
2 TYPICAL INTERIOR REBAR BEAM



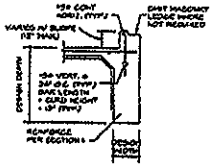
LOWERED BRICK LEDGE



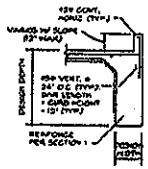
3 EXTENDED MASONRY LEDGE



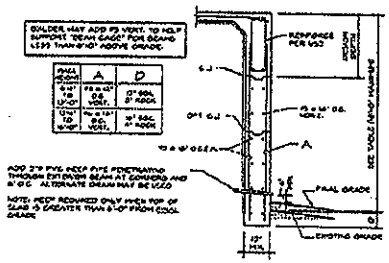
C GARAGE APRON



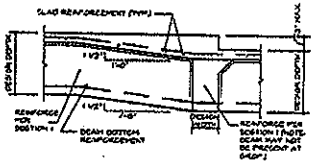
A TYPICAL CURB SECTION



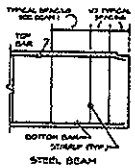
B TYPICAL CURB SECTION



TYPICAL DEEP BEAM DETAIL

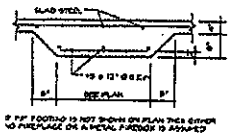


TYPICAL DROP IN SLAB UP TO 12"

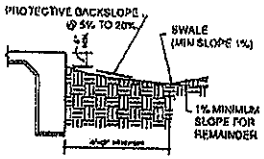


STEEL BEAM

TYPICAL BEAM SIDE VIEW



4 INT. FIREPLACE FOOTING



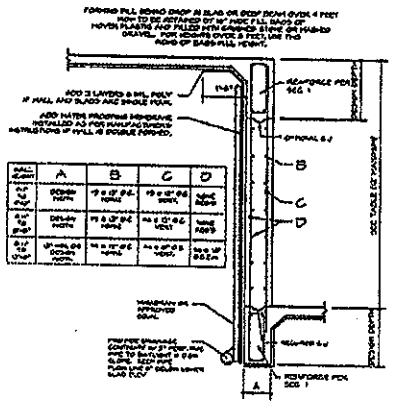
PROTECTIVE BACKSLOPE @ 5% TO 20%

SWALE (MIN SLOPE 1%)

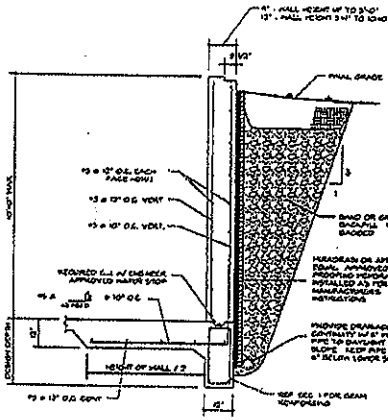
1% MINIMUM SLOPE FOR REMAINDER

THIS PROTECTIVE BACKSLOPE DETAIL IS TO BE USED AROUND ENTIRE SLAB ONLY IF DRAINAGE DESIGN IS NOT PERFORMED BY A TEXAS REGISTERED PROFESSIONAL ENGINEER

PROTECTIVE BACK SLOPES



5 DROP IN SLAB 13" TO 12'-0"



6 RETAINING WALL ON SLAB DETAIL

GENERAL

1. THE LATEST P.T.I. CRITERIA ALONG WITH THE LATEST AISC CODES HAVE BEEN USED IN ESTABLISHING THE DESIGN REQUIREMENTS FOR THIS FOUNDATION. FOUNDATION CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS WILL GENERALLY MEET THE REQUIREMENTS OF 2006 INTERNATIONAL RESIDENTIAL CODE AND STANDARDS OF GOOD ENGINEERING PRACTICE
2. THESE PLANS ARE EXPRESSED IN INCHES OF THE TEXAS DATUM.
3. ALL DIMENSIONS ARE INTERPRETED FROM AND SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS BY BUILDER AND BE COORDINATED WITH ELECTRICAL, PLUMBING AND MECHANICAL DRAWINGS.
4. DO NOT SCALE PLANS. CONTACT ENGINEER FOR CLARIFICATIONS
5. ENGINEER'S INSPECTION REQUIRED FOR:
   - CONCRETE PRE - POUR SETUP
   - ENGINEER'S INSPECTION REQUIRED FOR:
   - CONCRETE PLACEMENT AND PERIODICAL TESTING
   - ENGINEER INSPECTIONS TO BE PAID BY THE CLIENT.
6. SHOULD CONDITIONS ARISE THAT ARE NOT COVERED BY DETAILS ON THIS PLAN, CONTACT ENGINEER AT ONCE FOR ADDITIONAL INSTRUCTIONS

CONCRETE

1. CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. SUBMITTAL OF MIX DESIGN REQUIRED FOR CONCRETE INSPECTION
2. CONCRETE SHALL BE WELL CONSOLIDATED USING PROPER MECHANICAL VIBRATION, ESPECIALLY IN THE VICINITY OF THE FORMS AND BOND.
3. GROUT IN BAND REQUIRED PRIOR TO CONCRETE PLACEMENT. LOCATION TO BE VERIFIED IN FIELD
4. NO CONDUIT, PIPING OR VENTS LARGER THAN 3" O.D. SHALL BE IN STRUCTURAL CONCRETE MEMBERS UNLESS SHOWN ON STRUCTURAL DRAWINGS. CONDUIT PIPES AND VENTS TO BE POSITIONED SO AS TO NOT REDUCE SLAB THICKNESS OR BEAM DEPTH.
5. MINIMUM CONCRETE CLEAR COVER FOR REINFORCED STEEL SHALL BE
   IN SLABS:
   3/4" ADJACENT TO INTERIOR SLAB SURFACES
   1 1/2" ABOVE SUB-GRADE
   IN STIFFENED BEAMS, WALLS AND FOOTINGS:
   1 1/2" ADJACENT TO EXTERIOR OR INTERIOR SURFACES
   3" FROM SURFACES IN CONTACT WITH EARTH
   AT PT TENDON LOCATION:
   3" FOR REBAR

REINFORCEMENT

1. REINFORCING STEEL TO BE GRADE 60 FOR #4 AND LARGER AND GRADE 40 FOR #3
2. THE FIRST REBAR IN THE FOUNDATION SLAB SHALL BE A MINIMUM OF 12" AND A MAXIMUM OF 6" FROM THE OUTSIDE FACE OF THE FOUNDATION
3. ADD 2-#3X24" CORNER BARS AT ALL DISCONTINUOUS HORIZONTAL STEEL EQUAL TO HORIZ STEEL SIZE

MINIMUM OVERLAP

FOR SPLICES IN REINFORCING STEEL, 30 x 18" = 4 x 45" = 6 x 54"
40 x 23", 1 x 27" = 6 x 32"

CONCRETE CRACK CONTROL

1. INSTALL CRACK CONTROL JOINTS @ 15'-0" O.C.E.W. IF CRACK CONTROL IS NOT A CONSIDERATION AS DETERMINED BY BOTH THE BUILDER AND THE OWNER, THEN THE JOINTS MAY BE ELIMINATED.
2. CREATE CRACK CONTROL JOINTS BY TOOLING (DO NOT SAWCUT) TO A DEPTH OF ONE THIRD THE SLAB THICKNESS. TOOL THE EDGE OF ALL CONTROL JOINTS TO PREVENT CHIPPING TO FUNCTION AS CONTROL JOINTS.
3. THE JOINTS SHOULD CROSS TILE AREAS AT ARCHITECTURALLY ACCEPTABLE LOCATIONS (SUCH AS DOORWAY THRESHOLDS) AND THE BUILDER SHOULD COORDINATE THE JOINT LOCATIONS WITH THE OWNER AND TILE CONTRACTOR.
4. FLOOR TILE INSTALLATION MUST COMPLY WITH CERAMIC TILE INSTITUTE OF AMERICA'S MASTER GUIDE SPECIFICATION FOR TILE. USE SLIP SHEETS AND/OR ANTI-FRACTURE MEMBRANES IN ACCORDANCE WITH THE TILE MANUFACTURER'S RECOMMENDATIONS. PROFESSIONALLY MOVE FLOOR TILES OVER CRACK CONTROL JOINTS AND RANDOM CONCRETE CRACKS.
5. INSTALL VERTICAL EXPANSION JOINTS IN MASONRY AND STUCCO VENEERS AT EACH CONTROL JOINT AND AT APPROXIMATELY 15 FEET ON CENTER.

BACKFILLING

1. ALL MATERIAL FILL TO BRING FILL SHALL HAVE A PI LESS THAN 20 AND BE FREE OF ORGANICS
2. DO NOT BACKFILL CRACKS WITH PORTLAND CEMENT PRIOR TO THE PLACEMENT OF FINISHING MATERIALS.
3. ALL DEPTH DIMENSIONS OF BEAMS ARE MINIMUM UNLESS INDICATED OTHERWISE AND EXCAVATED AREA LESS DEPTH INSPECTOR MAY APPROVE DEPTH CONT. ON ROCK TO A MIN. BEAM DEPTH OF 12"

GENERAL FOUNDATION NOTES

FOUNDATION DETAILS
N.T.S.

MLAW ENGINEERS
FIRM REGISTRATION
1101 LONGHORN BLVD
AUSTIN, TEXAS 78758
(512) 331-7000
SPECIALTIES: DESIGN
CONSTRUCTION
FORENSICS

2904 RAE DELL AVENUE
AUSTIN, TEXAS

JOB NO. 13-0002S1 ASCE
DATE 12-13-13
DRAWN MK
CHECK

REVISIONS
1 FEB 2014 Alex

SOIL DATA
Source: MLA Lab
Date: 11-2013
Design PI: 40
PB SOIL PARAMETERS

	Center	Edge
C-P	0.47	0.0
Y-M	0.6	1.25

S2
SHEET 2 OF 2

CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED
AUG 03 2012

BP-____ PR-12-078476-RD NRD-____ HDP-12-03064 NPZD/CHPO
REFERRED BY: BRYAN WALKER NRHD:

☑ RELEASE PERMIT
☐ DO NOT RELEASE PERMIT
☐ PENDING HLC REVIEW- Steve Sadowsky 8-7-12
Historic Preservation Office Date

Ca. 1956 1 story 1620 ft

A [X] TOTAL or ☐ PARTIAL Demolition of the [X] Single Family Residence, ☐ Duplex, ☐ Tri-plex or ☐ Other Located at: 2904 Rae Dell AVE Austin, Lot 17, Block B, Barton Hills Section 1

INSPECTIONS ARE REQUIRED FOR ALL DEMOLITION PROJECTS

PARTIAL DEMOLITION ONLY - Identify (specify location North, South, East West, etc.) the exterior wall(s), roof or portion of wall(s) and roof to be demolished.

Applicant's Company Name: Overman Custom Design Owner's Company Name: n/a

Applicant: Jeff Overman	Owner's Name: Kevin and Alicia Lyn Kasprzak
Address: 11512 Trinity Hill Drive	Address:3311 Galesburg Dr
City: Austin	City: Austin
State: TX ZIP:78753	State: TX ZIP:78745
Phone: (512) 627-0746 Fax: (512)491-0975	Phone: (773)398-8707 Fax: ( )
E-mail:joverman@austin.rr.com	E-mail:akasprzak@hotmail.com

Please submit the following to complete this application:

☐ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 ½" x 14" (ON FILE WITH PERMIT OFFICE)

☐ Certified Tax Certificates-Travis Co. Tax Assessor's Office-5501 Airport Boulevard, 854-9473 Copies will NOT be accepted - If Tax Certificate is in a name other than the current owner, proof of ownership must be shown through connecting documents (ON FILE w/ PERMIT OFFICE)

☐ Photographs - showing the structure(s) or portion of the structure(s) proposed for demolition. Digital photographs are acceptable

☐ $25 Fee per application for Historic Preservation Office Review

IMPORTANT: Verify with Watershed Protection and Development Review Department (Development Assistance Center) that new construction will be permitted at this location before filing for a Residential Demolition Permit. Once the Historic Preservation Office has reviewed the property for historic significance, a demolition permit may be obtained from the Permit Center, 2nd Floor, One Texas Center, 505 Barton Springs Road. Additional fees will be assessed at that time.

Revised 7/18/2012 11:01:00 AM

RESIDENTIAL DEMOLITION PERMIT APPLICATION

1. [X] No ☐ Yes - Will the proposed work require the use of City right-of-way? *If "Yes" a Right of Way Management (Rowman) Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center 974-7180, or at* http://www.ci.austin.tx.us/rowman/index.cfm
2. ☐ No [X] Yes - Is the structure currently tied onto water and/or sewer services provided by the City of Austin? *Please contact 494-9400 for water and sewer service information.*
3. [X] No ☐ Yes - Will the proposed work require the removal of a protected size tree or impact the critical root zone as defined within the City of Austin tree protection ordinance? *"If "Yes" a Tree Ordinance Review Application must be approved by the City Arborist prior to any such activity. Applications may be obtained in the Development Assistance Center, One Texas Center 974-6370. Any demolition or relocation work, which results in damage or destruction of a protected tree without authorization is a City ordinance violation. Additional information may be obtained from the City Arborist, 974-1876, or at* http://www.ci.austin.tx.us/trees/

CERTIFICATION

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review.

☒ I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application, OR

☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Owner's Signature — Date: 7/18/12

Owner's Signature — Date: 7/18/12

1st Owner's Printed Name: Kevin Kasprzak

2nd Owner's Printed Name: Alicia Lyn Kasprzak

Sworn and subscribed before me this 18 day of July, 2012

Katie Critchlow

Notary Public in and for the State of Texas

My commission expires on: 7-28-15

KATHERINE CRITCHLOW
Notary Public, State of Texas
My Commission Expires
July 28, 2015

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

I understand that no work may begin prior to review by the Historic Preservation Office and issuance of the demolition permit by the Permit Center. I understand that the Historic Preservation Office review does not imply approval of the demolition permit, and that if the structure(s) is determined to be potentially historic as defined by §25-11-274 of the City of Austin Land Development Code, additional review by the Historic Landmark Commission may be required.

Applicant's Signature — Date: 7-19-12

TAX CERTIFICATE NO 1065525

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

ACCOUNT NUMBER: 04-0010-0112-0000

PROPERTY OWNER:

KASPRZAK ALICIA LYN & KEVIN
3311 GALESBURG DR
AUSTIN, TX 78745-5811

PROPERTY DESCRIPTION:

LOT 17 BLK B BARTON HILLS SEC 1

ACRES .2238 MIN% .000000000000 TYPE

SITUS INFORMATION: 2904 RAE DELL AVE

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 $6,456.04

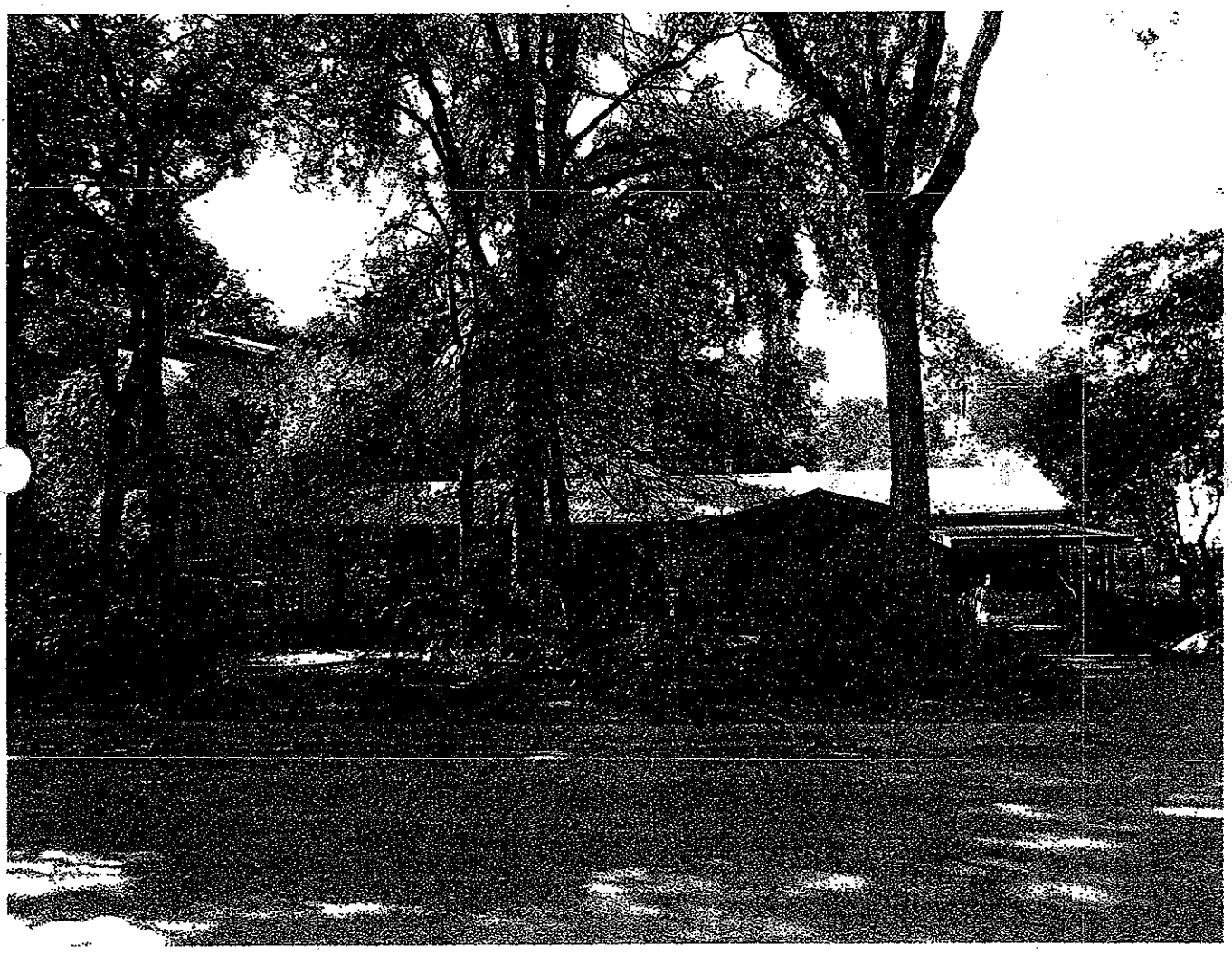
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the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

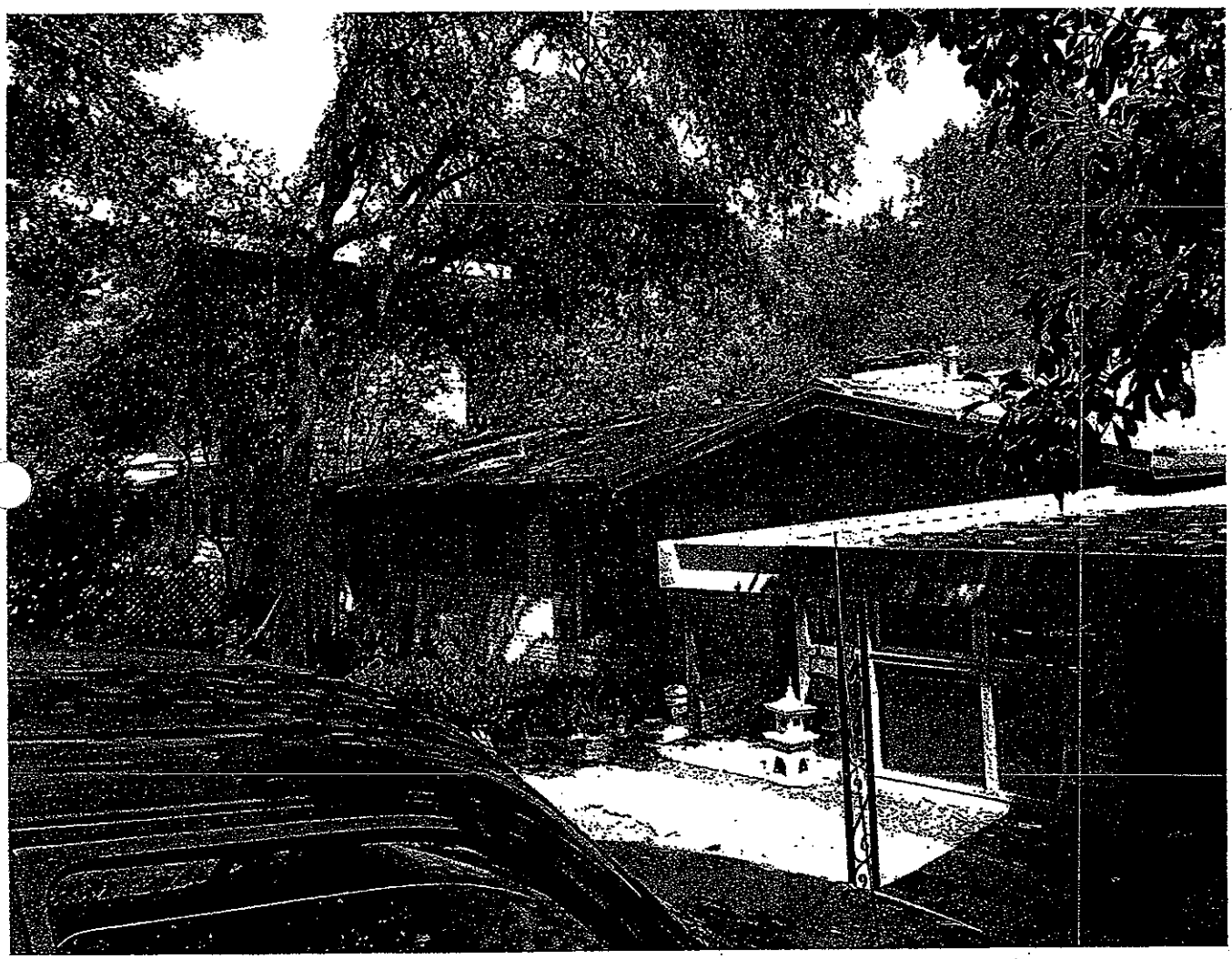
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/29/2012

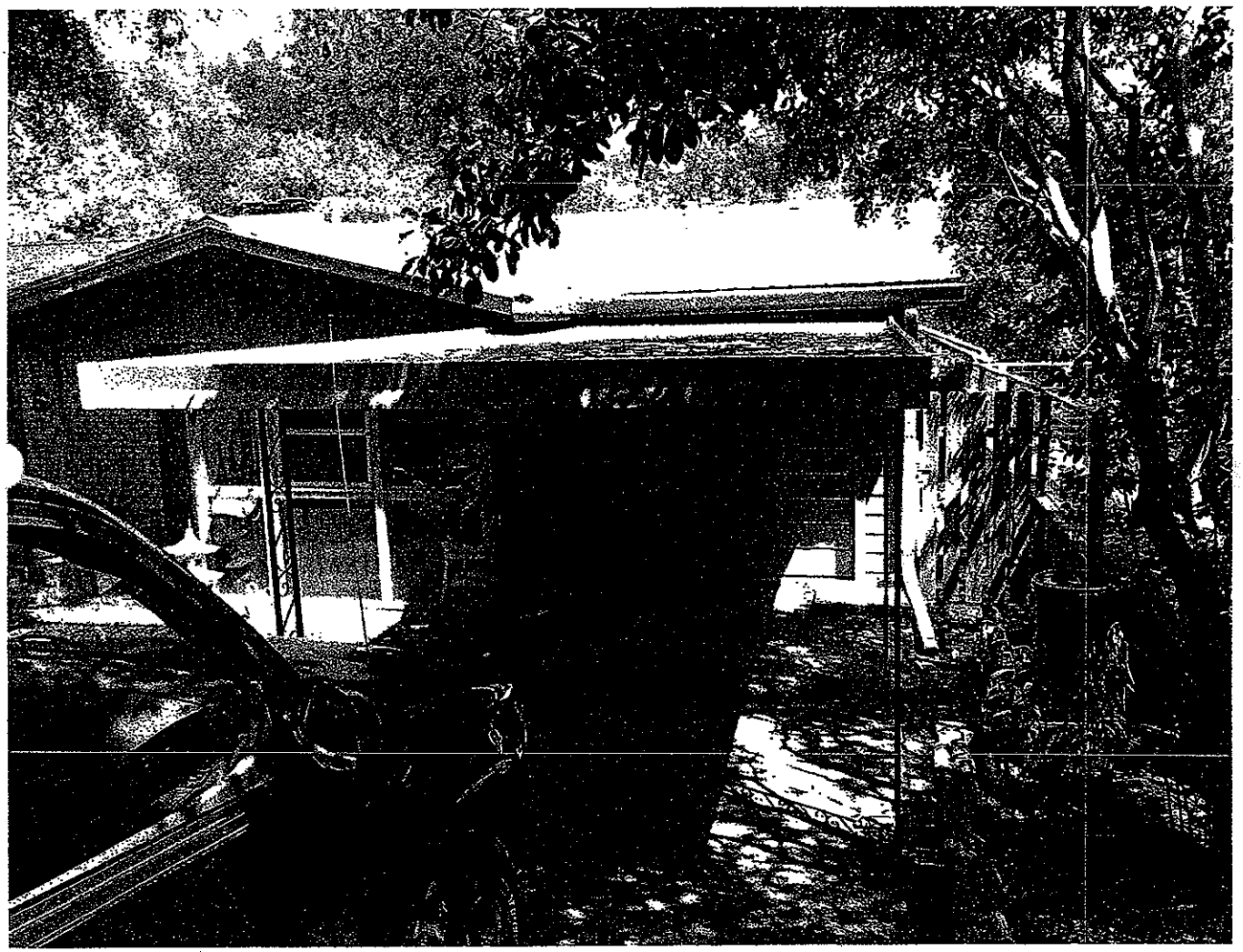
Fee Paid: $10.00

Tina Morton
Tax Assessor-Collector

By: Sandra Martinez







Frank Barron 2904 ~~2902~~ Rae Dell Ave

296 ~~16~~ 17 B

Barton Hills Sect # 1

Fr Res and Att Carport

64516 8-15-56 12000.00

Owner 9

OWNER Mrs. Barbara Downs ADDRESS 2904 Rae Dell Ave.

PLAT 296 LOT 17 BLK B

SUBDIVISION Barton Hills, Sec. #1

OCCUPANCY Carport

BLD PERMIT # 109106 DATE 7/30/68 OWNERS ESTIMATE 250.00

CONTRACTOR Dills-Challstrom NO. OF FIXTURES ------

WATER TAP REC # ---------- SEWER TAP REC # ----------

Metal Addn to Res. 200 Sq. Ft.

TaxNetUSA: Travis County — Property ID Number: 302397 Ref ID2 Number: 04001001120000

Owner's Name	KASPRZAK ALICIA LYN & KEVIN
Mailing Address	3311 GALESBURG DR AUSTIN, TX 78745-6311
Location	2904 RAE DELL AVE 78704
Legal	LOT 17 BLK B BARTON HILLS SEC 1

Value Information	2012 Certified
Land Value	235,000.00
Improvement Value	36,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	271,000.00
10% Cap Value	0.00
Total Value	271,000.00

Property Details	
Deed Date	04162011
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2049
Land Acres	0.2236
Block	B
Tract or Lot	17
Docket No.	2011053928TR
Abstract Code	S00969
Neighborhood Code	L2300

Data up to date as of 2012-08-03

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		271,000.00	271,000.00	271,000.00	271,000.00
01	AUSTIN ISD	1.242000	271,000.00	271,000.00	271,000.00	271,000.00
02	CITY OF AUSTIN	0.481100	271,000.00	271,000.00	271,000.00	271,000.00
03	TRAVIS COUNTY	0.455500	271,000.00	271,000.00	271,000.00	271,000.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.076900	271,000.00	271,000.00	271,000.00	271,000.00
68	AUSTIN COMM COLL DIST	0.094800	271,000.00	271,000.00	271,000.00	271,000.00

Improvement Information

Improvement ID	State Category	Description
251130		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
251130	293062	1ST	1st Floor	WW4+	1956	1,620
251130	1324736	011	PORCH OPEN 1ST F	*4+	1956	70
251130	1324737	061	CARPORT ATT 1ST	*4+	1956	200
251130	1324738	085	HVAC RESIDENTIAL	**	1956	1,620
251130	1324739	251	BATHROOM	**	1956	2
251130	1324741	522	FIREPLACE	*4+	1956	1
251130	1324743	591	MASONRY TRIM SF	AVG*	1956	250
251130	1324744	613	TERRACE COVERED	*4+	1956	144
251130	4369609	252	BEDROOMS	*	1956	3
					Total Living Area	1,620

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
294155	LAND	A1	T	0.224	0	0	9,760

CITY OF AUSTIN
Neighborhood Planning and Zoning Department
RESIDENTIAL DEMOLITION PERMIT APPLICATION

RECEIVED
AUG 03 2012

BP-__-_____ PR-12-079476-RD NRD-__-_____ HDP-12-037044 NPZD/CAPC
REFERRED BY: BRYAN WALKER NRHD: _____
☑ RELEASE PERMIT
☐ DO NOT RELEASE PERMIT
☐ PENDING HLC REVIEW- Steve Sadowsky 8-7-12
Historic Preservation Officer Date

Ca. 1956 1 story 1620 ☑

A [X] TOTAL or ☐ PARTIAL Demolition of the [X] Single Family Residence, ☐ Duplex, ☐ Tri-plex or ☐ Other Located at: 2904 Rae Dell AVE Austin, Lot 17, Block B, Barton Hills Section 1

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Applicant's Company Name: Overman Custom Design Owner's Company Name: n/a

Applicant: Jeff Overman	Owner's Name: Kevin and Alicia Lyn Kasprzak
Address: 11512 Trinity Hill Drive	Address:3311 Galesburg Dr
City: Austin	City: Austin
State: TX ZIP:78753	State: TX ZIP:78745
Phone: (512) 627-0746 Fax: (512)491-0975	Phone: (773)398-3707 Fax: ( )
E-mail:joverman@austin.rr.com	E-mail:akasprzak@hotmail.com

Please submit the following to complete this application:

- ☐ Site Plan or Survey showing the street address, location of structure on site and dimensions of the structure. Clearly identify the structure(s) or portion of the structure(s) to be demolished. Plan not to exceed 8 ½" x 14" (ON FILE WITH PERMIT OFFICE)
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Revised 7/18/2012 11:01:00 AM

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☐ As owner(s) of the above described property, I/we hereby file as the Applicant for the processing and presentation of this request. I/we shall be the principal contact with the City in processing this application.

Owner's Signature — Date: 7/18/12

Owner's Signature — Date: 7/18/12

1st Owner's Printed Name: Kevin Kasprzak — 2nd Owner's Printed Name: Alicia Lyn Kasprzak

Sworn and subscribed before me this 18 day of July, 2012

Notary Public in and for the State of Texas

My commission expires on: 7-28-15

KATHERINE CRITCHLOW
Notary Public, State of Texas
My Commission Expires
July 28, 2015

I certify that the information provided is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid. I agree to comply with the requirements in all applicable codes. I understand that any substantial modifications or additions to this application can mean the requirement of an additional review.

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TAX CERTIFICATE NO 1065525

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

ACCOUNT NUMBER: 04-0010-0112-0000

PROPERTY OWNER:

KASPRZAK ALICIA LYN & KEVIN
3311 GALESBURG DR
AUSTIN, TX 78745-5811

PROPERTY DESCRIPTION:

LOT 17 BLK B BARTON HILLS SEC 1

ACRES .2238 MIN% .000000000000 TYPE

SITUS INFORMATION: 2904 RAE DELL AVE

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 $6,456.04

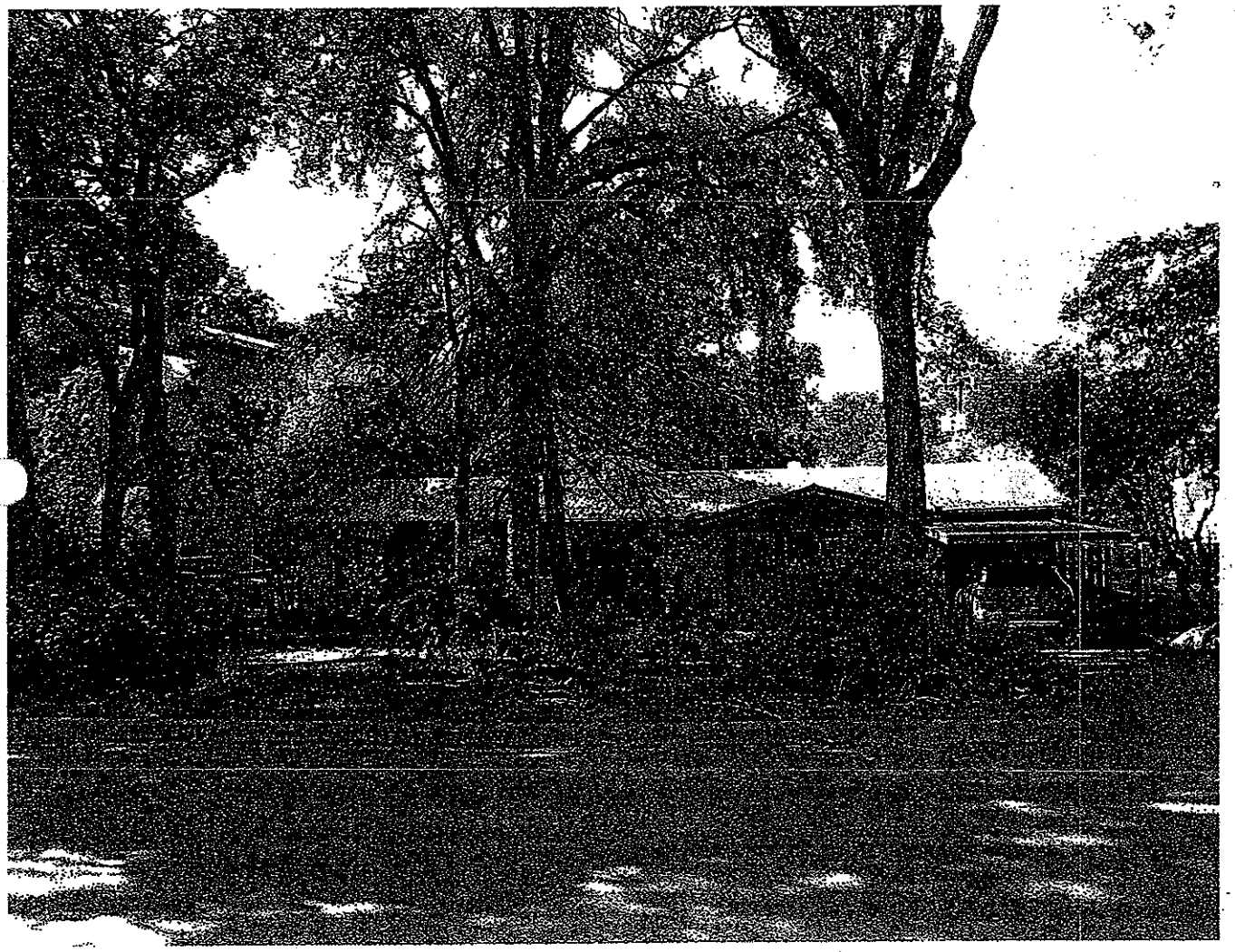
ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 EXCEPT FOR UNPAID YEARS LISTED ABOVE.
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).
Pursuant to Section 31.08 of the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

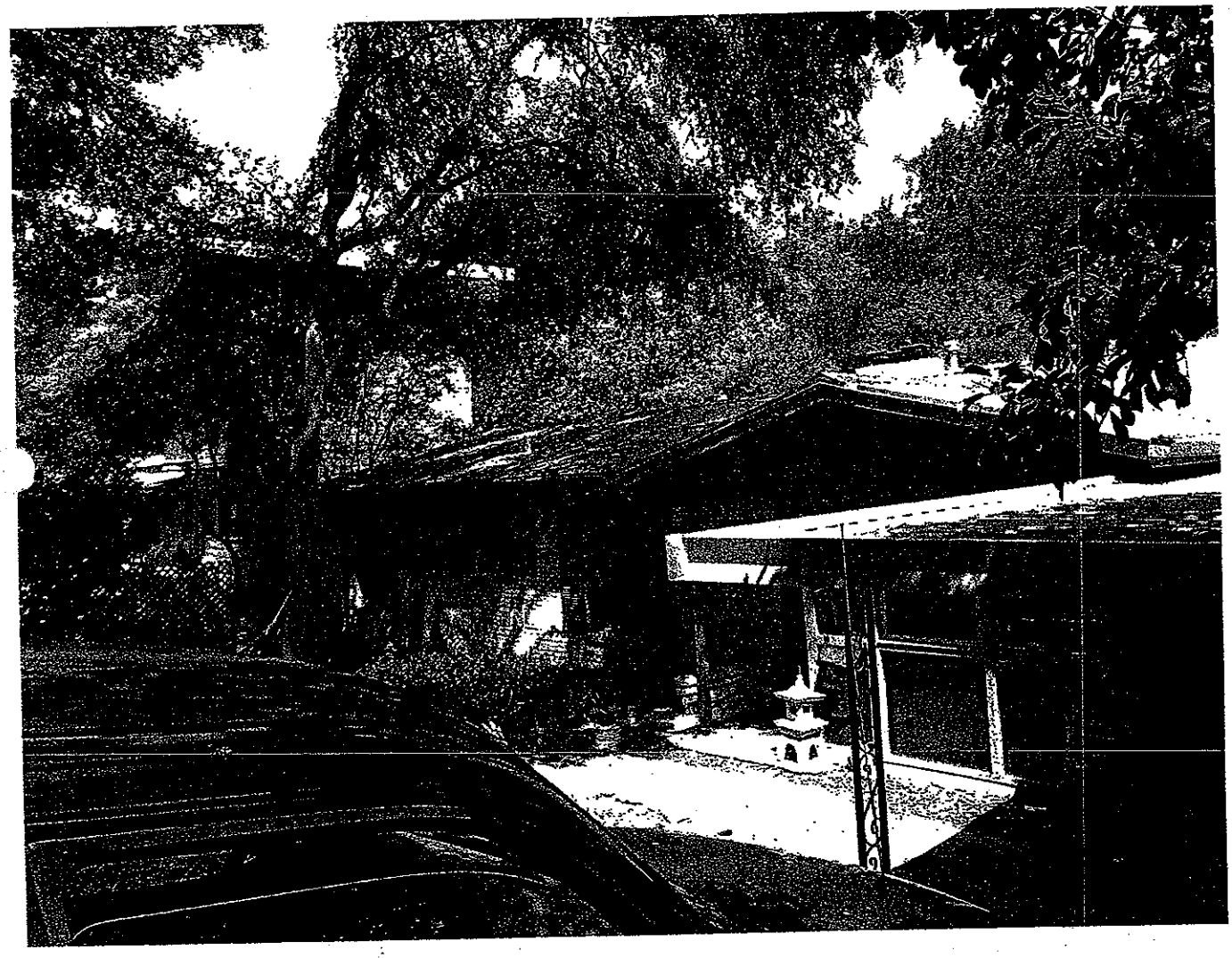
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 06/29/2012

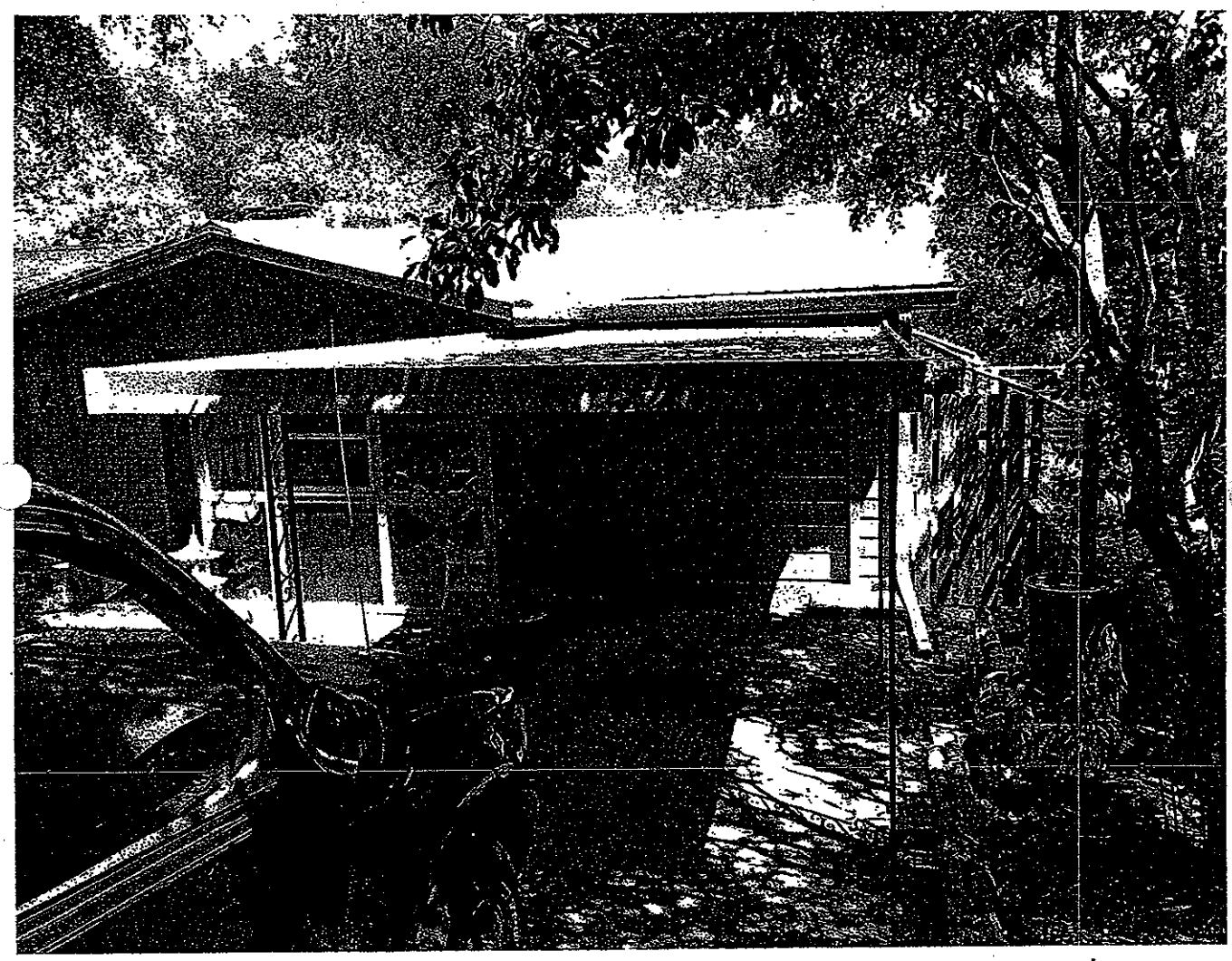
Fee Paid: $10.00

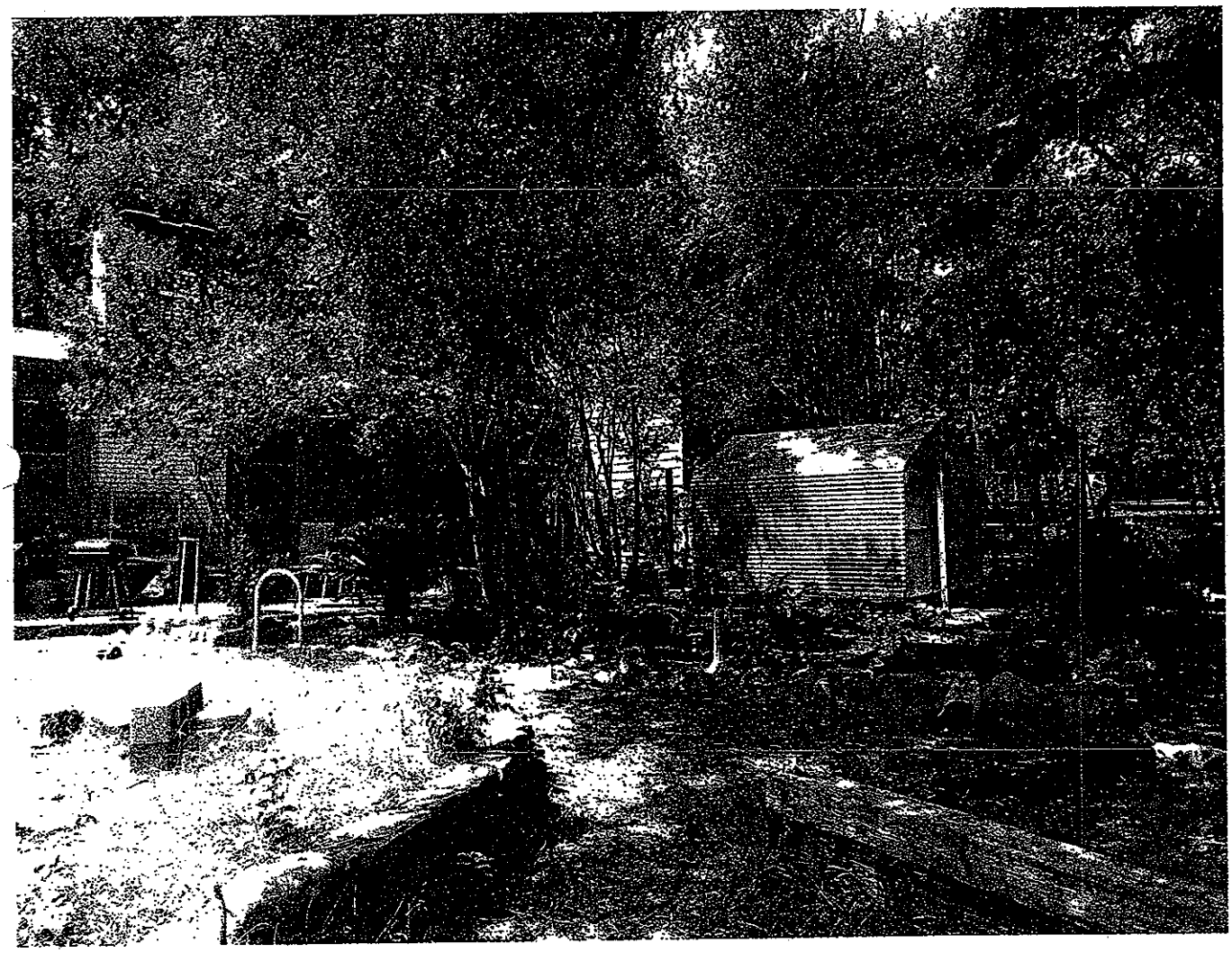
Tina Morton
Tax Assessor-Collector

By: Sandra Martinez









Frank Barron 2904 ~~2902~~ Rae Dell Ave

296 ~~16~~ 17 B

Barton Hills Sect # 1

Fr Res and Att Carport

64516 8-15-56 12000.00

Owner 9

OWNER Mrs. Barbara Downs ADDRESS 2904 Rae Dell Ave.

PLAT 296 LOT 17 BLK B

SUBDIVISION Barton Hills, Sec. #1

OCCUPANCY Carport

BLD PERMIT # 109106 DATE 7/30/68 OWNERS ESTIMATE 250.00

CONTRACTOR Dills-Challstrom NO. OF FIXTURES ------

WATER TAP REC # ---------- SEWER TAP REC # ----------

Metal Addn to Res. 200 Sq. Ft.

TaxNetUSA: Travis County Property ID Number: 302397 Ref ID2 Number: 04001001120000

Owner's Name	KASPRZAK ALICIA LYN & KEVIN
Mailing Address	3311 GALESBURG DR AUSTIN, TX 78745-6811
Location	2004 RAE DELL AVE 78704
Legal	LOT 17 BLK B BARTON HILLS SEC 1

Property Details

Deed Date	04152011
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	2049
Land Acres	0.2238
Block	B
Tract or Lot	17
Docket No.	2011053928TR
Abstract Code	S00988
Neighborhood Code	L2300

Value Information 2012 Certified

Land Value	235,000.00
Improvement Value	36,000.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	271,000.00
10% Cap Value	0.00
Total Value	271,000.00

Data up to date as of 2012-08-03

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		271,000.00	271,000.00	271,000.00	271,000.00
01	AUSTIN ISD	1.242000	271,000.00	271,000.00	271,000.00	271,000.00
02	CITY OF AUSTIN	0.481100	271,000.00	271,000.00	271,000.00	271,000.00
03	TRAVIS COUNTY	0.488500	271,000.00	271,000.00	271,000.00	271,000.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	271,000.00	271,000.00	271,000.00	271,000.00
68	AUSTIN COMM COLL DIST	0.094800	271,000.00	271,000.00	271,000.00	271,000.00

Improvement Information

Improvement ID	State Category	Description
251130		1 FAM DWELLING

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
251130	293062	1ST	1st Floor	WM4+	1956	1,620
251130	1324736	011	PORCH OPEN 1ST F	*4+	1956	70
251130	1324737	061	CARPORT ATT 1ST	*4+	1956	200
251130	1324738	095	HVAC RESIDENTIAL	**	1956	1,620
251130	1324739	251	BATHROOM	**	1956	2
251130	1324741	522	FIREPLACE	*4+	1956	1
251130	1324743	591	MASONRY TRIM SF	AVG*	1956	250
251130	1324744	613	TERRACE COVERED	*4+	1956	144
251130	4369009	252	BEDROOMS	*	1956	3
					Total Living Area	1,620

Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
204155	LAND	A1	T	0.224	0	0	9,750

Frank Barron 2904 ~~2902~~ Rae Dell Ave

296 ~~18~~ 17 B

Barton Hills Sect # 1

Fr Res and Att Carport

64516 8-15-56 12000.00

Owner 9

Frank Barron 2904 ~~2902~~ Rae Dell Ave

296 ~~18~~ 17 B

Barton Hills Sect # 1

Fr Res and Att Carport

64518 8-15-56 12000.00

Owner 9

OWNER Mrs. Barbara Downs ADDRESS 2904 Rae Dell Ave.

PLAT 296 LOT 17 BLK B

SUBDIVISION Barton Hills, Sec. #1

OCCUPANCY Carport

BLD PERMIT # 109106 DATE 7/30/68 OWNERS ESTIMATE 250.00

CONTRACTOR Dills-Challstrom NO. OF FIXTURES ------

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Metal Addn to Res. 200 Sq. Ft.

OWNER Mrs. Barbara Downs ADDRESS 2904 Rae Dell Ave.

PLAT 296 LOT 17 BLK B

SUBDIVISION Barton Hills, Sec. #1

OCCUPANCY Carport

BLD PERMIT # 109106 DATE 7/30/68 OWNERS ESTIMATE 250.00

CONTRACTOR Dills-Challstrom NO. OF FIXTURES ------

WATER TAP REC # ---------- SEWER TAP REC # ----------

Metal Addn to Res. 200 Sq. Ft.

ADDRESS: 2904 Rae Dell ave | PERMIT 109106 | PLAT 296

LOT: 17 | BLOCK B | SUB. Barton Hills #1

OUTLOT

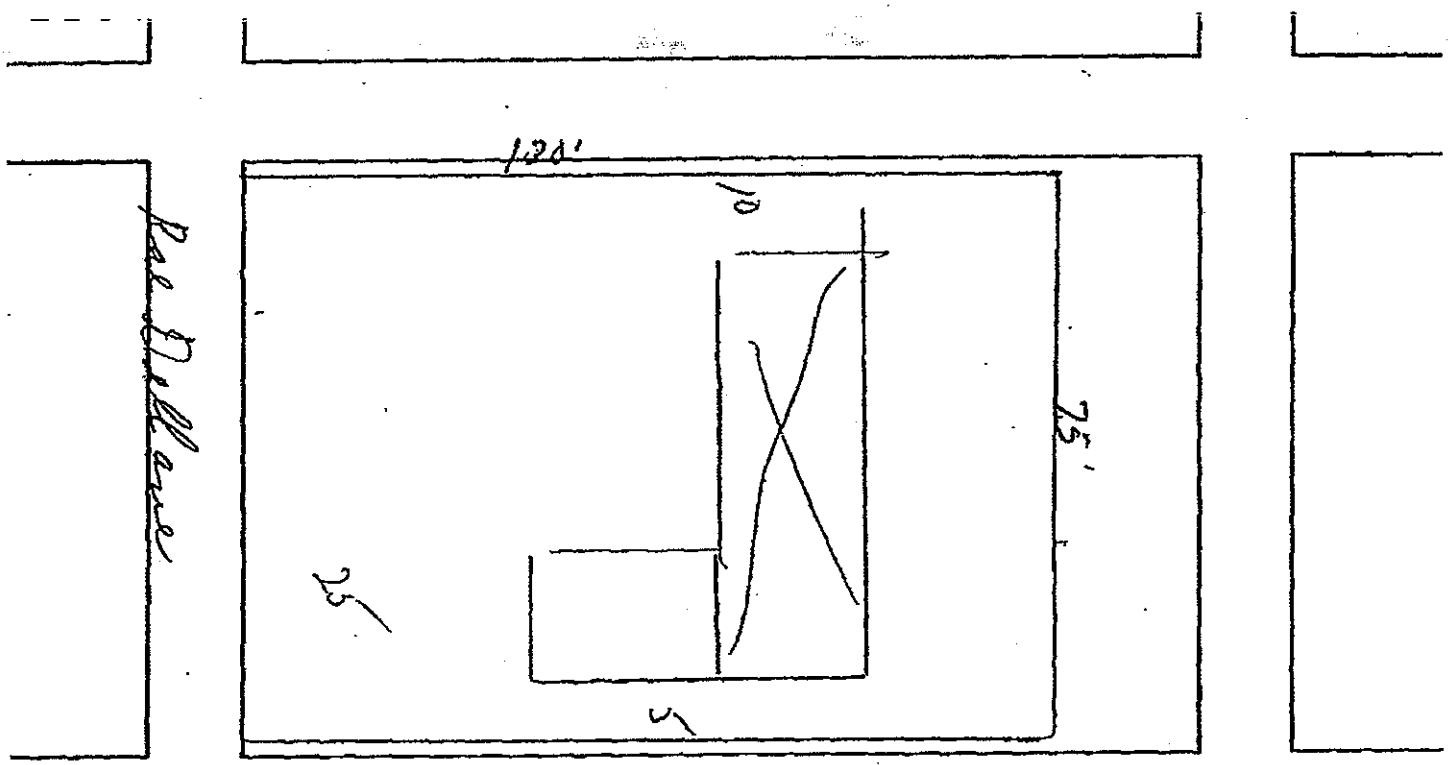
FIRE ZONE 3 | USE DIST: A-1 | OCCUPANCY: addn to Res. (C.P.)

call	LAYOUT			FRAMING		8-22-68	FINAL		ROOF OVERHANG	
8-22-68	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.	OK	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	18
FOUNDATION	S		FLOOR JOIST SIZE & O.C.	✓		NECESSARY BLDG. CONN.	✓		ACC. BLDG.	
FR. SETBACK	25		CEILING JOIST SIZE & O.C.	✓		ROOM VENTILATION			PAVED PARKING	
TOTAL & MIN. SIDE YD.	15 / 5		STUD SIZE & O.C.			STAIRS REQ. & NO.				
SIDE STREET YARD			MASONRY WALL			ATTIC FIRE STOPS REQ.				

OWNER: Mrs Barbara Downs CONTRACTOR: Dills-Challstrom

10 X 20 = 200 ~~00~~

EB 7-30-68



Barton Skyway

INSPECTOR ED

ADDRESS: 2904 Rae Dell ave | PERMIT 109106 | PLAT 296

LOT: 17 | BLOCK B | SUB. Barton Hills #1

OUTLOT

FIRE ZONE 3 | USE DIST: A-1 | OCCUPANCY: addn to Res. (C.P.)

call	LAYOUT			FRAMING		8-22-68	FINAL		ROOF OVERHANG	
8-22-68	PRINC. BLDG.	ACC. BLDG.		PRINC. BLDG.	ACC. BLDG.	OK	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	18
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FR. SETBACK	25		CEILING JOIST SIZE & O.C.	✓		ROOM VENTILATION			PAVED PARKING	
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OWNER: Mrs Barbara Downs CONTRACTOR: Dills-Challstrom

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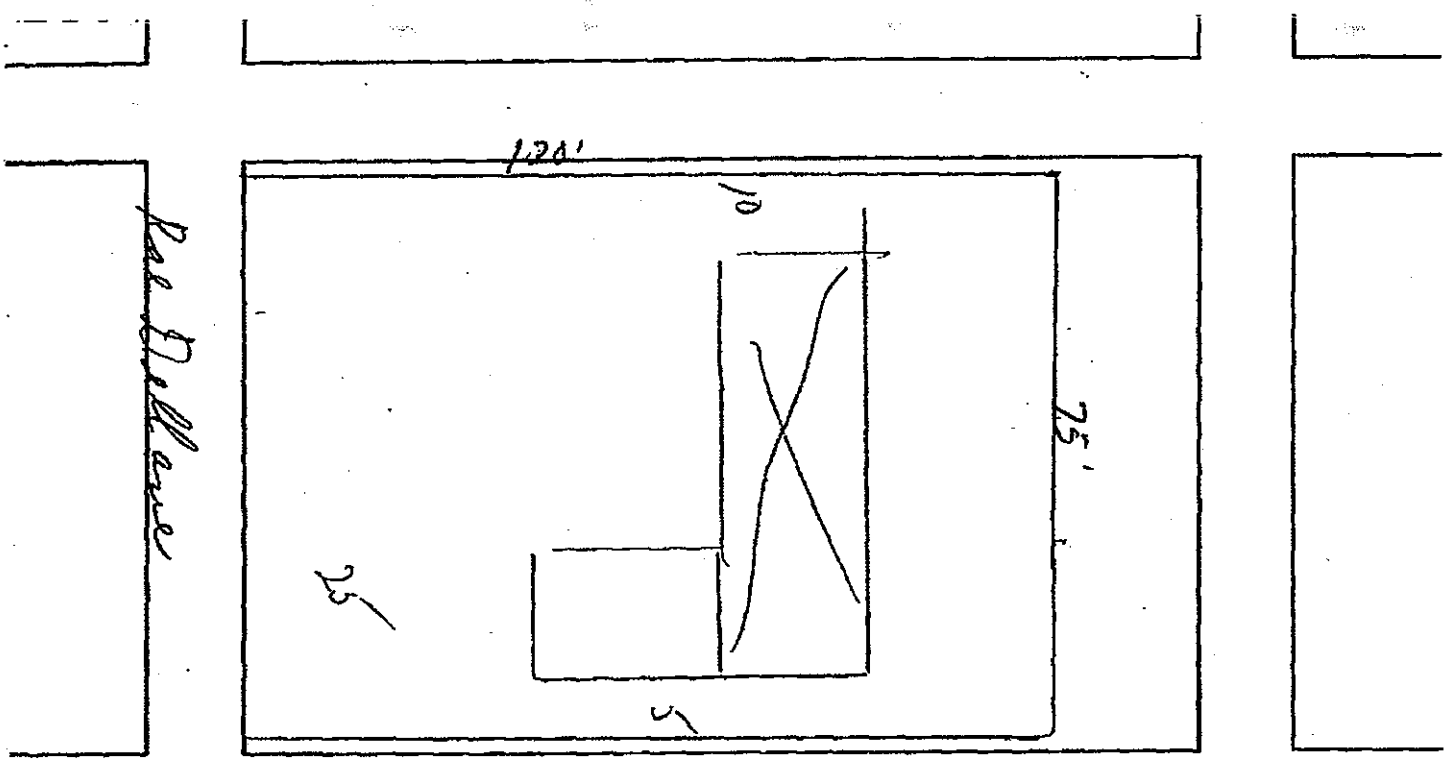
EB 7-30-68



Barton Skyway

INSPECTOR EB

Austin City Code 20100624-143

Planning & Development Review Department This application will not be processed until filled out completely

Address of Property	Permit Number(s)	Today's Date
2904 RAE DELL AUSTIN	12066340 PR	12-4-12

Applicant Contact Information	Permit Holder Contact Information
Name JEFF OVERMAN	Name
Street 11512 TRINITY HILL DR	Street
City AUSTIN State TX Zip 53	City State Zip
Telephone ( ) 512 6270746 Fax ( ) 4915470	Telephone ( ) Fax ( )
E-Mail JOVERMAN@AUSTIN.RR.COM	E-Mail

*** REQUEST of APPLICATION EXTENSION or APPLICATION WITHDRAWAL REQUEST**

Plan Review Application Extension: Request for an extension. ☒-YES ☐-NO

JO Initials: I understand that the plan review application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless a permit has been issued; except that the building official is authorized to grant a one-time extension for an additional period not to exceed 180 days.

Plan Review Application Withdraw: Request for a withdraw of application: ☐-YES ☐-NO

State reason for withdraw of the application:

***REQUEST of PERMIT EXTENSION or PERMIT WITHDRAWAL REQUEST**

Permit Extension: Request for a permit extension. ☐-YES ☐-NO

_____ Initials: I understand that prior to the expiration date, the building official is authorized to grant a one-time extension for a period not to exceed 180 days.

Permit Withdraw: Request to withdraw the Permit(s). ☐-YES ☐-NO

State reason for withdraw of the Permit(s):

*** PERMIT REACTIVATION REQUEST**

Request for Reactivation of an Expired Permit ☐-YES ☐-NO

_____ Initials: I have included evidence demonstrating that substantial work required to complete the project was commenced within the 180-day period prior to the expiration date provided for under City Code Section 25-12-267 (Expiration) or Subsection (B). I have included receipts or invoices for work performed on the project, photographs of the work performed on the project, or other evidence acceptable to the building official.

_____ Initials: I understand that a permit that is reactivated in accordance with City Code section 25-12-269B expires on the 181st day after the date that the permit is reactivated if the project has received no inspections as required under the Code.

_____ Initials: I understand that no more than one reactivation may be approved for one & two family residential structure, in accordance with City Code section 25-12-269C unless the project complies with all codes and ordinances in effect on the date that the application for reactivation is submitted.

_____ Initials: I understand it is solely the responsibility of the permit holder to keep a permit active by actively performing work towards the completion of the project as permitted by scheduling an inspection. If you are permitting projects where structural or other conditions exist that do not allow for intervals of inspections less than 180 days, you will need to keep the permit active by scheduling a #114 continuance of work inspection. I understand I may schedule #114 continuance of work inspection in order for the inspector to verify if work has continued. If the inspector has determined that work has not continued the permit will not receive a passed inspection, and the permit will expire at the end of 180 days from the time of issuance or the last documented pass or fail inspection. An inspection result of "failed/no work performed" or "cancelled" will not keep a permit active.

Signature:	Print Name: JEFFREY D OVERMAN	
FOR CITY STAFF ONLY		
Print Received by: Taylor Hopton	Print Approved Extension by: TAYLOR HOPTON	Date: 12/4/12
Print Approved Reactivation by:	Print Name:	Date:
Print Denied by:	Reason for Denial:	Date:
Print Withdrawn by:	Reason for Withdrawn:	Date:

SHEET NUMBERING GUIDE

C1.0 COVER SHEET
C1.1 SITE PLAN - PROPOSED
C1.2 SITE PLAN - ORIGINAL

A1.1 1ST FLOOR HOUSE PLAN
A1.2 2ND FLOOR HOUSE PLAN
A1.3 ATTIC PLAN
A1.4 GARAGE - FLOOR PLAN, ELECTRICAL PLAN

A2.1 FRONT ELEVATION - HOUSE
A2.2 REAR ELEVATION - HOUSE
A2.3 LEFT SIDE ELEVATION - HOUSE
A2.4 RIGHT SIDE ELEVATION - HOUSE
A2.5 GARAGE ELEVATIONS
A2.6 BUILDING SECTIONS

A3.1 INTERIOR ELEVATIONS
A3.2 INTERIOR ELEVATIONS
A3.3 SCHEMATIC STAIR SECTIONS
A3.4 EAVE DETAILS
A3.5 EAVE DETAILS
A3.6 STONE TRIM DETAILS

A4.1 ROOF PLANS
A4.2 GUTTER PLAN

E1.1 1ST AND 2ND FLOOR ELECTRICAL PLAN
E1.2 GARAGE ELECTRICAL PLAN

LOT AREA	9754 SF	
F.A.R. ALLOWABLE	3901.6 SF	40%
FIRST FLOOR	1572 SF	
SECOND FLOOR	1550 SF	
TOTAL LIVING	3122 SF	
HOUSE ATTIC 5' AND GREATER	623 SF	
GARAGE	601 SF	
ENTRY PORCH	52 SF	
STOOP	41 SF	
COVERED VERANDA	357 SF	
SUB TOTAL F.A.R.	4346 SF	
DETACHED GARAGE EXEMPTION	-450 SF	
TOTAL F.A.R.	3896 SF	39.9%
SQ.FT. UNDER F.A.R.	5.6 SF	
ALLOWABLE BUILDING COVER	3901.6 SF	40%
TOTAL ALLOWABLE IMPERVIOUS COVER	4389.3 SF	45%
FLATWORK (DRIVE AND SIDEWALK)	1214 SF	
A.C PADS	60 SF	
TOTAL BUILDING COVER	2623 SF	26.9%
TOTAL IMPERVIOUS COVER	3897 SF	40%
ROW (City of Austin)	120 SF	

REVIEWED FOR ZONING ONLY

PROJECT:
2904 RAE DELL
AUSTIN, TX 78704

OWNER - BUILDER:
KEVIN AND ALICIA LYN KASPRZAK
3311 GALESBURG DRIVE
AUSTIN, TX 78745
773-398-3707

DESIGNER:
JEFF OVERMAN
OVERMAN CUSTOM DESIGN
TEXAS INSTITUTE of BUILDING DESIGN SEAL #452
11512 TRINITY HILL DRIVE
AUSTIN, TX 78753
512-627-0746

ENGINEER TO BE DETERMINED

ELECTRICAL CONTRACTOR TO BE DETERMINED

PLUMBING CONTRACTOR TO BE DETERMINED

MECHANICAL CONTRACTOR TO BE DETERMINED

TEXAS INSTITUTE OF BUILDING DESIGN
JEFFREY D. OVERMAN, CPBD, TEXAS

Kasprzak Residence
2904 Rae Dell AVENUE
Austin, TX

OvermanCustomDesign.Com

THIS PLAN IS NOT TO BE REPRODUCED, COPIED, OR MODIFIED.

CONCEPTUAL DRAWING ONLY. NOT FOR CONSTRUCTION.

DATE: Feb. 06, 2013

SCALE:

JOB NO.: 1106-1039-2619

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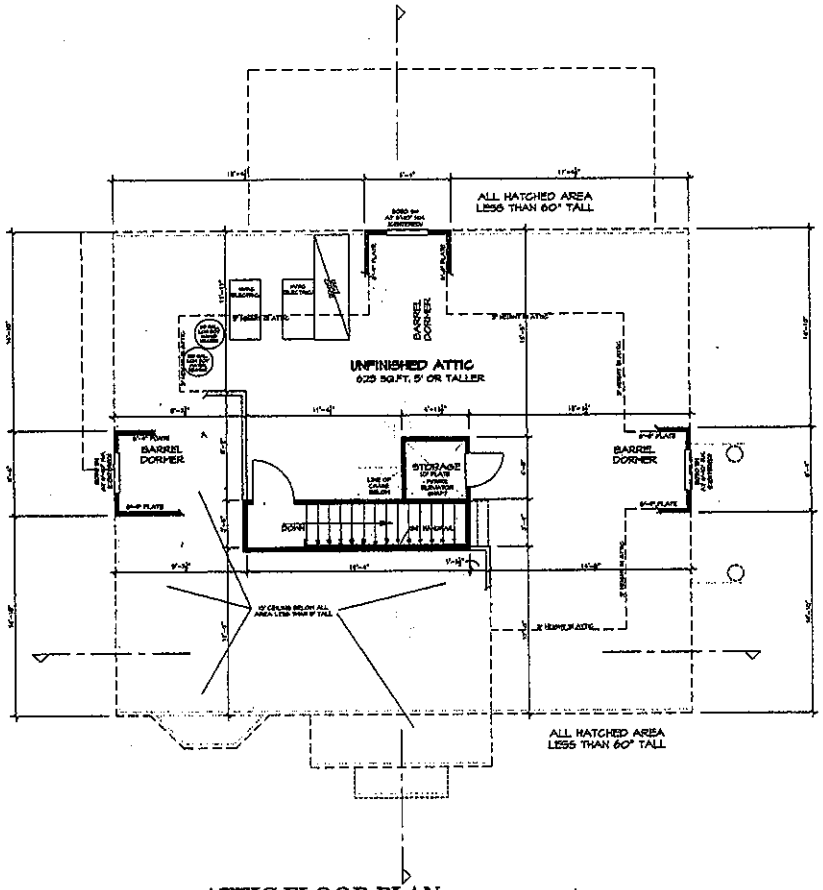
DWG. NO.: C1.0



ATTIC FLOOR PLAN

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

3/32"

REVISED FOR ZONING ONLY

TEXAS INSTITUTE OF BUILDING DESIGN

JEFFREY D. OVERMAN, CPBD, #TX-452

Kasprzak Residence

2904 Rue Dell AVENUE

Austin, TX

Jeff Overman CPBD
11111 Jollyville Road Drive
Austin, Texas 78759
(512) 472-8975

OvermanCustomDesign.Com

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CONCEPTUAL DRAWING ONLY. NOT FOR CONSTRUCTION.

DATE: Feb. 06, 2013

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

JOB NO.: 1106-1039-2619

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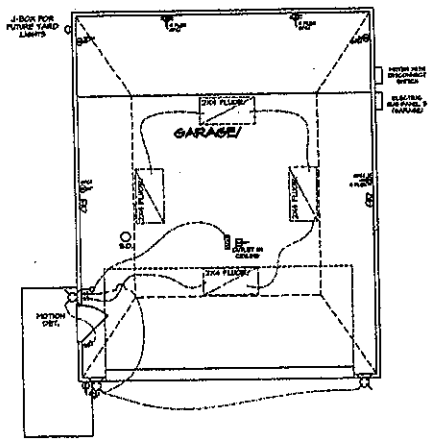
DRWG. NO.: A1.3

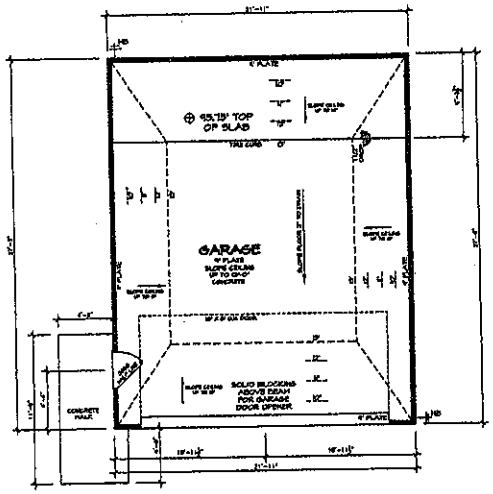
Revisions: Feb. 18, 2013 Jan. 22, 2013 Jan. 18, 2013 Feb. 06, 2013



ELECTRICAL PLAN
DETACHED GARAGE

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

3/32"



FLOOR PLAN
DETACHED GARAGE

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

3/32"

TEXAS INSTITUTE OF BUILDING DESIGN

JEFFREY D. OVERMAN, CPBD, #TX-452

Kasprzak Residence
2504 Rae Dell AVENUE
Austin, TX

Jeff Overman CPBD
11337 Hidden Hill Drive
Austin, Texas 78759
(512) 402-8975

OvermanCustomDesign.Com

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DATE: Feb. 06, 2013

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

JOB NO.: 1106-1039-2619

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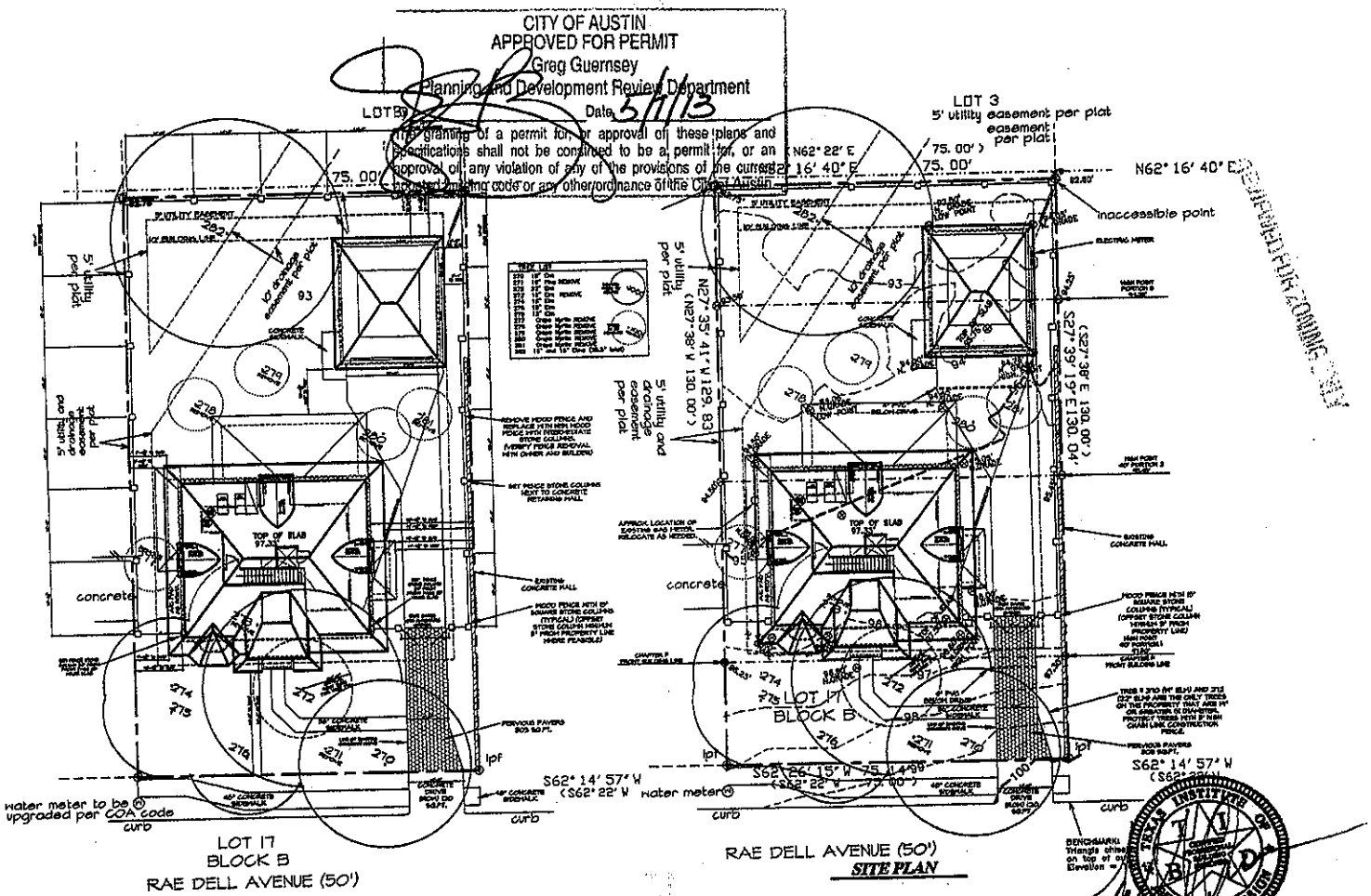
SHEET NO.: A1.4

JEFFREY D. OVERMAN, CPBD, #TX-452

Revision Dates: Oct. 18, 2012 Jan. 22, 2013 Jan. 28, 2013 Feb. 06, 2013

CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
Date 3/1/13

The granting of a permit for or approval of these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.



Kasprzak Residence
2904 Rae Dell AVENUE
Austin, TX

OvermanCustomDesign.Com

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DATE: Feb. 06, 2013

SCALE:

JOB NO.: 1106-1039-2619

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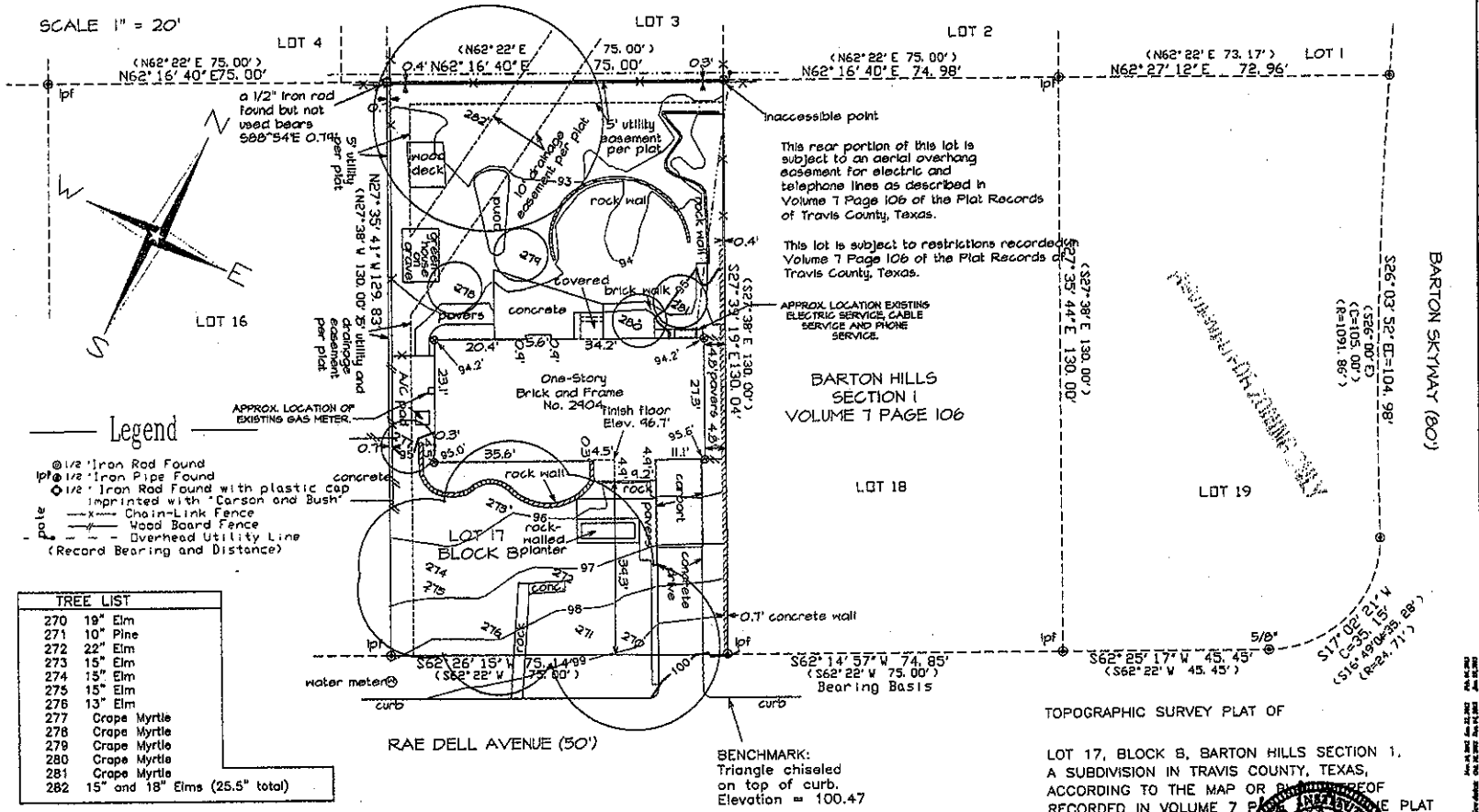
DRWG. NO.: C1.1

SCALE 1" = 20'



Legend

- ⊙ 1/2" Iron Rod Found
- ipf ⊙ 1/2" Iron Pipe Found
- ◇ 1/2" Iron Rod Found with plastic cap imprinted with "Carson and Bush"
- —x— Chain-Link Fence
- —/— Wood Board Fence
- pole — Overhead Utility Line
- (Record Bearing and Distance)

TREE LIST	
270	19" Elm
271	10" Pine
272	22" Elm
273	15" Elm
274	15" Elm
275	15" Elm
276	13" Elm
277	Crape Myrtle
278	Crape Myrtle
279	Crape Myrtle
280	Crape Myrtle
281	Crape Myrtle
282	15" and 18" Elms (25.5" total)

PREPARED: March 2nd, 2012

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Elevations shown hereon are not based upon sea-level datum.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

TOPOGRAPHIC SURVEY PLAT OF

LOT 17, BLOCK B, BARTON HILLS SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 106 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2904 RAE DELL AVENUE.

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
TBPLS FIRM NO. 10194693
A 874066

Kasprzak Residence
2904 Rae Dell Avenue
Austin, TX

OvermanCustomDesign.Com

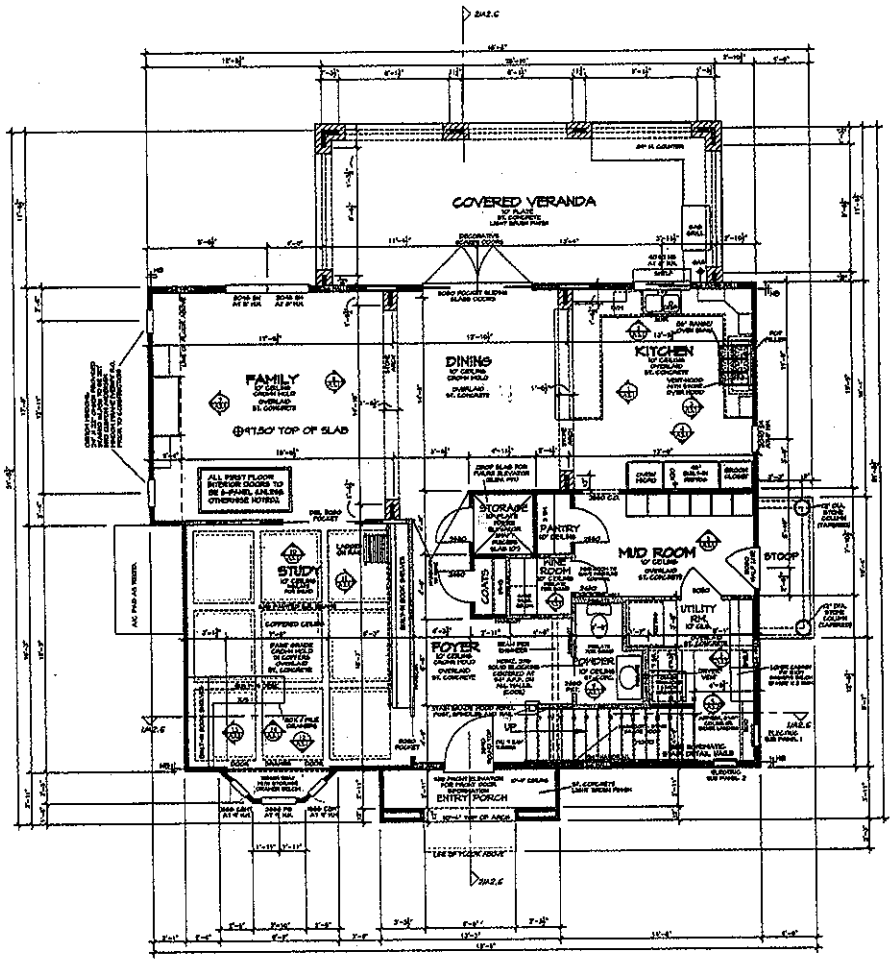
Feb. 06, 2013

1" = 10'-0"

1106-1039-2619

C1.2

30.001



FIRST FLOOR PLAN

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

3/32"

GENERAL NOTES:

1. SEAM REQUIREMENTS TO BE DETERMINED ON JOB SITE BY GENERAL CONTRACTOR.
2. PROVIDE SOLID BLOCKING AT ALL CEILING FANS AND AT GARAGE DOOR OPENING.
3. PROVIDE PLYWOOD IN ATTIC BELOW HVAC AND WATER HEATERS AND FOR STORAGE
4. ALIGN ALL WINDOW HEADERS WITH ADJACENT DOOR HEADERS EXCEPT AS NOTED.
5. INSULATE HOUSE EXTERIOR WALLS AND ATTIC/ROOF DECK WITH CITHERE SPRAY FOAM INSULATION (OR SIMILAR PRODUCT)
6. INSULATE ALL DUCTS IN NON-CONDITIONED SPACE AND ALL WATER LINES IN SLAB AND NON-CONDITIONED SPACES.
7. INSULATE ALL INTERIOR BATHROOMS, DRESSING AREAS, UTILITY ROOM, AND WATER HEATER CLOSETS WITH BATT INSULATION.
8. LOCATE ALL PLUMBING VENTS TO REAR ROOF PLANE.
9. PROVIDE 4" SOFFIT VENTS AS DIRECTED BY BUILDER.
10. SUPPLY FAN BELOW WATER HEATERS WITH DRAIN THROUGH SLAB TO OUTSIDE WHERE REQUIRED.
11. WATER HEATER TO BE ON RE-CIRCULATING LOOP. RE-CIRCULATION PUMP TO HAVE MOTION DETECTORS AT KITCHEN, MASTER BATH AND BATH 2.
12. PREWIRE FOR SECURITY SYSTEM
13. HVAC SYSTEM TO BE GEOTHERMAL TYPE
14. CONTRACTOR TO INSTALL TERMINEX TERMITE CONTROL SCREEN AT ALL SLAB PENETRATIONS PRIOR TO POURING SLAB.
15. TREAT ALL ALL FLOOR SYSTEM WITH A BORIC ACID PEST CONTROL SPRAY TO A MINIMUM OF 50" ABOVE SLAB.
16. INTERIOR SHEETROCK TO HAVE SQUARE CORNERS WITH LIGHT ORANGE PEEL TEXTURE.
17. FLOOR TRUSSES TO BE 16" (2nd FLOOR AND BONUS ROOM) WOOD TRUSSES WITH 1 1/8" CDX TGE PLYWOOD SUBFLOOR.
18. WINDOWS: ANDERSEN OR MARVIN INTERIOR - WOOD EXTERIOR - CLAD - BRONZE / DK. BROWN
19. WOOD FLOORS: QUARTER SAWN WHITE OAK
20. ROOF- ARCHITECTURAL SHINGLES- OWENS CORNING - "BARKSDALE" (COLOR TO BE DETERMINED) OR CERTAINTEED - "GRAND MANOR" - STONEGATE GRAY
21. PLUMBER TO INSTALL SEMI-BURIED WATER STORAGE TANK IN REAR YARD (SEE SITE PLAN). COLLECT RAIN WATER AND GRAY WATER (IF ALLOWED BY CITY) TO BE USED FOR OUTDOOR WATERING (CONSULT OWNER)
22. INSTALL LAWN WATER SPRINKLER SYSTEM (CONSULT OWNER)

TEXAS INSTITUTE OF BUILDING DESIGN

JEFFREY D. OVERMAN, CBSD, #TX-452

Kasprzak Residence

2904 Rae Dell AVENUE
Austin, TX

Jeff Overman CBSD
11517 Bluffy Hill Drive
Austin, TX 78759
(512) 474-8975

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DATE: Feb. 06, 2013

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

JOB NO.: 1106-1039-2619

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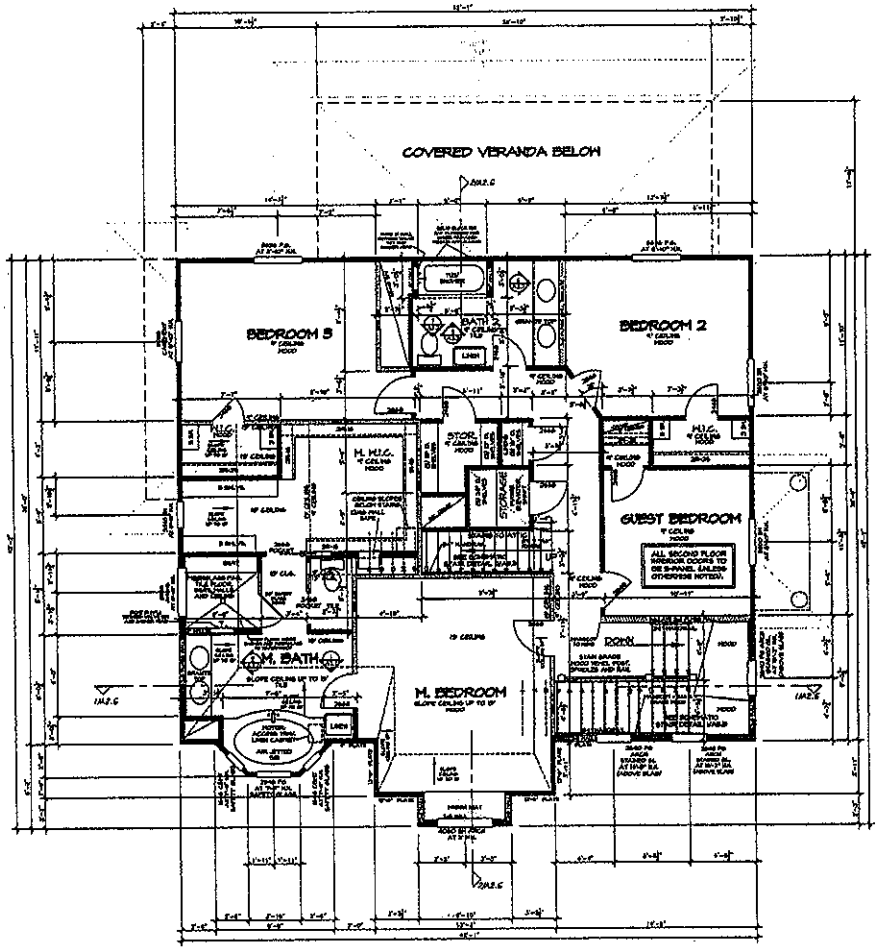
DWG. NO.: A1.1

Revision Dates: Oct. 15, 2012 Dec. 14, 2012 Feb. 14, 2013 Jan. 23, 2013 Feb. 04, 2013



SECOND FLOOR PLAN

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

3/32"

JEFFREY D. OVERMAN, CPBD, #TX-452

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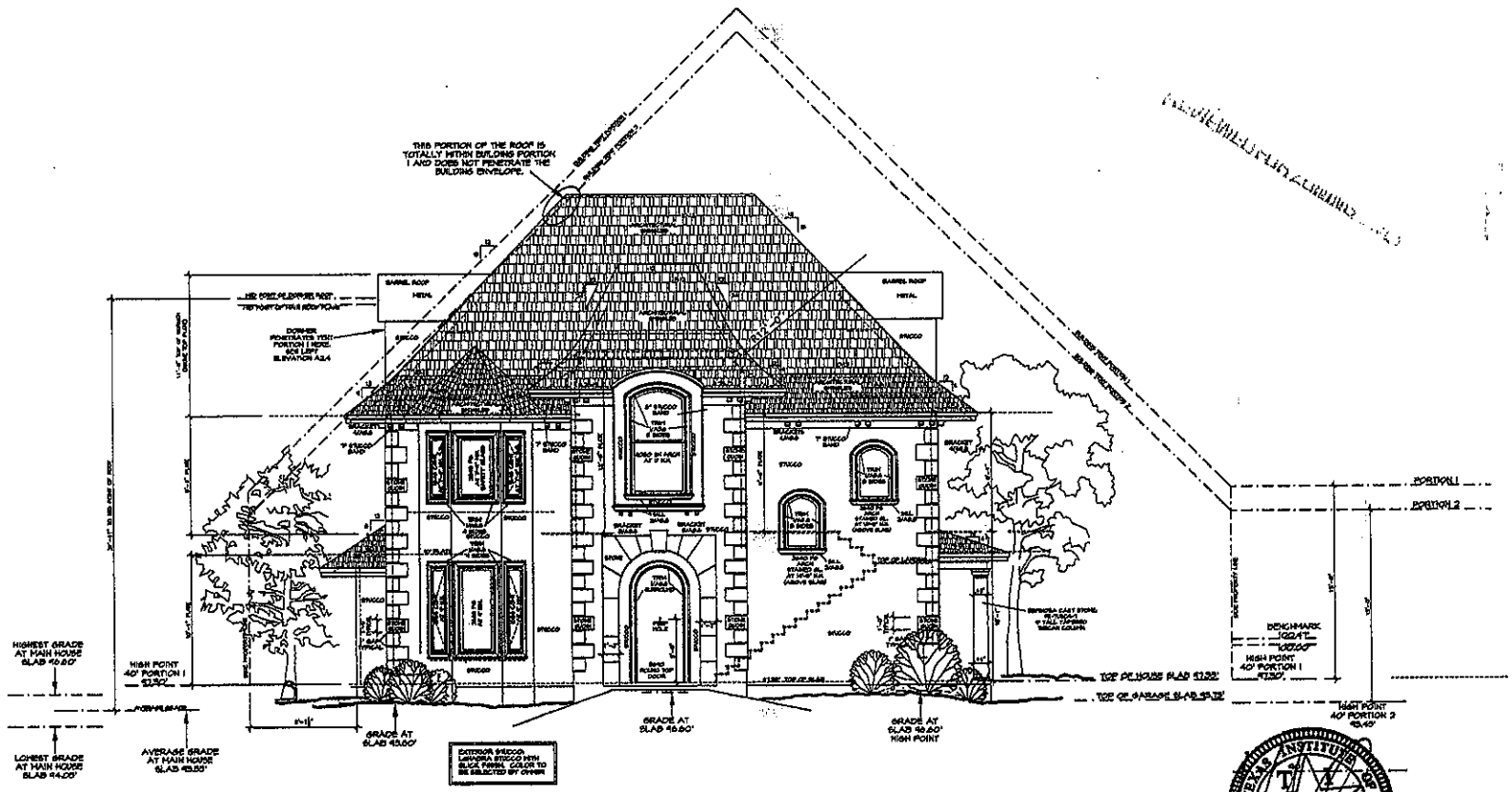
DRWG. NO.: A1.2

Revision dates: Oct. 15, 2012 Oct. 26, 2012 Nov. 15, 2012 Jan. 22, 2013 Jan. 25, 2013 Feb. 06, 2013



FRONT ELEVATION

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

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2504 Bee Cave AVENUE

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512 263-8195

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SCALE:

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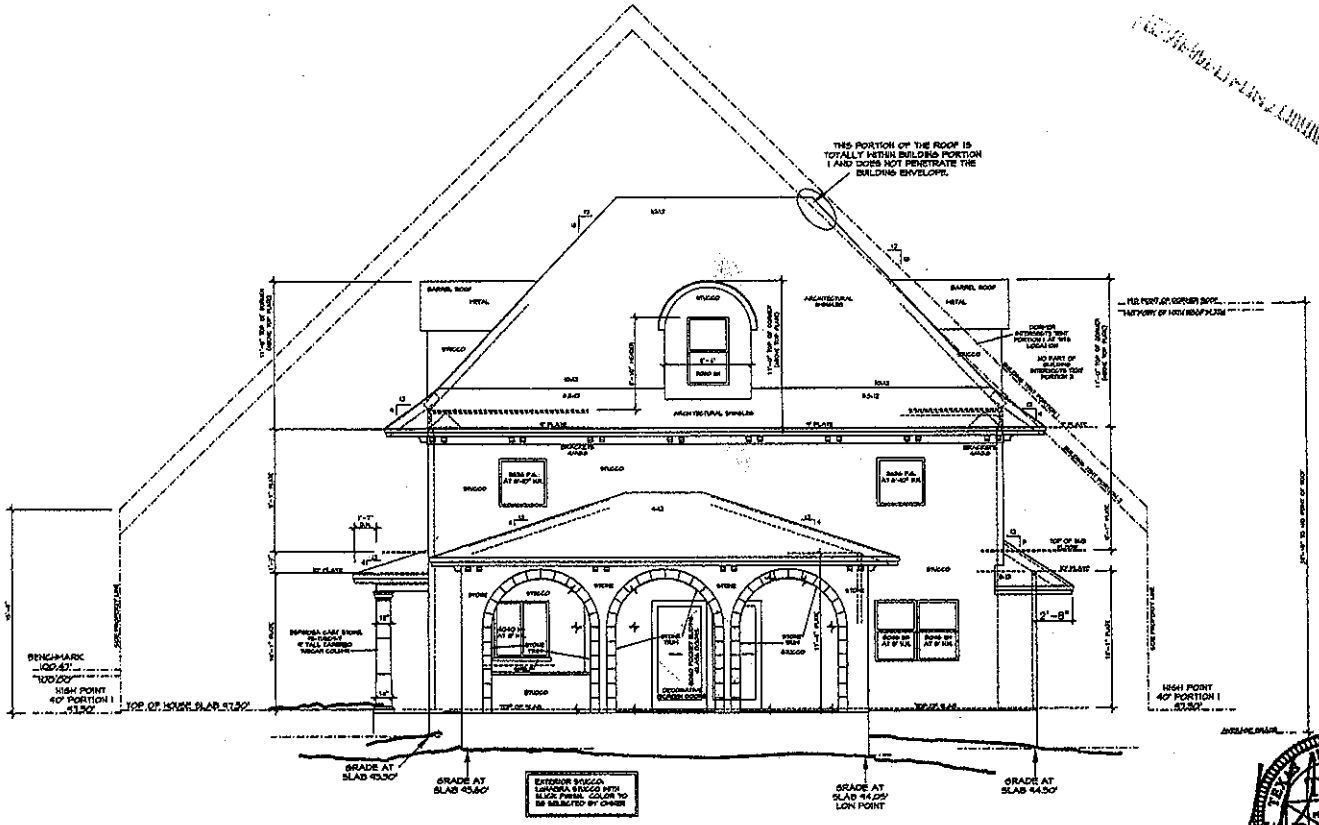
DRWG. NO.: A2.1

Revision dates: Nov. 16, 2012; Oct. 22, 2012; Jan. 11, 2013; Jan. 14, 2013; Jan. 16, 2013; Feb. 06, 2013



REAR ELEVATION

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

3/32"

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JEFFREY D. OVERMAN, CPBD, #TX-452

Kasprzak Residence

2904 Rue Dell AVENUE

Austin, TX

Jeff Overman CPBD
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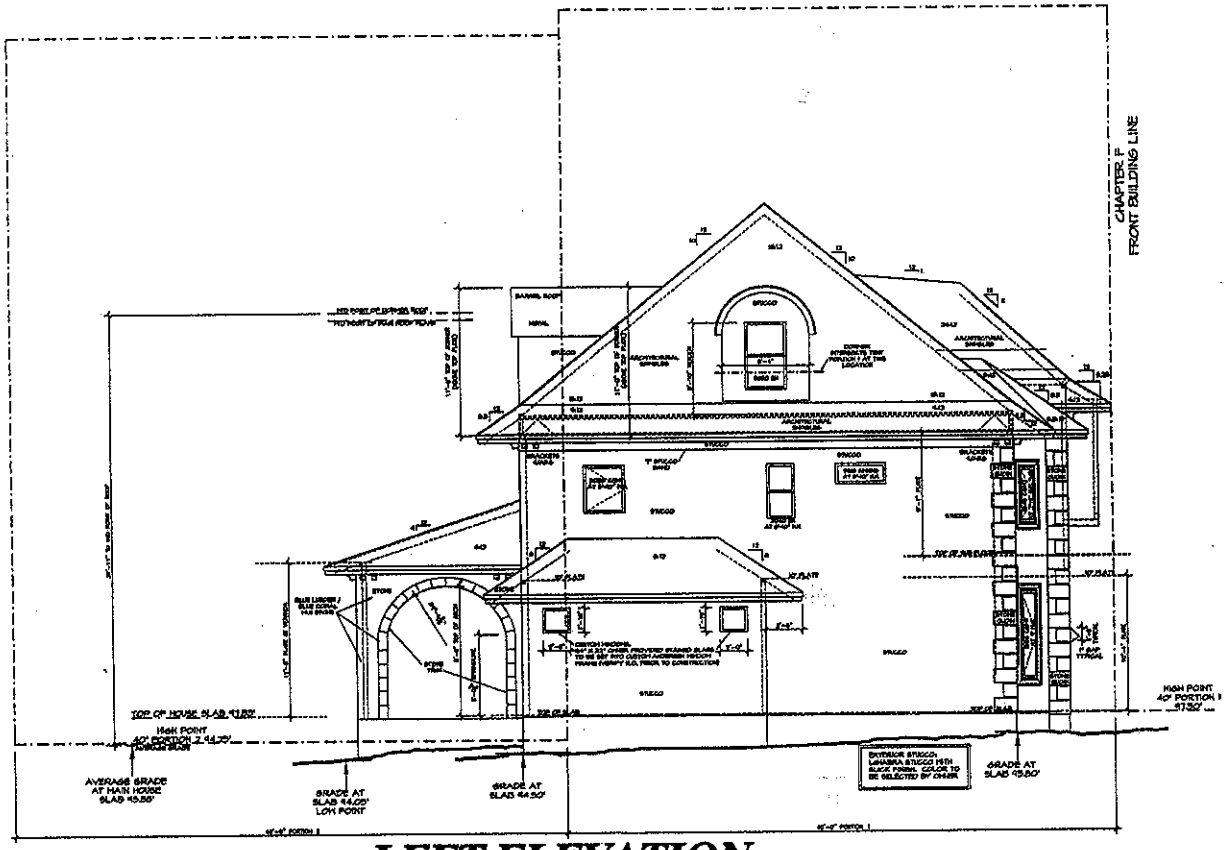
DRAW. No.: A2.2

Review dates: Feb. 06, 2013; Nov. 15, 2012; Jun. 22, 2012; Oct. 25, 2012; Oct. 24, 2012



LEFT ELEVATION

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

Kasprzak Residence
2304 Jon Dell AVENUE
Austin, TX

Jeff Overman CPDS
11621 Valley Mill Road
Austin, Texas 78733
(512) 413-8311

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SCALE:

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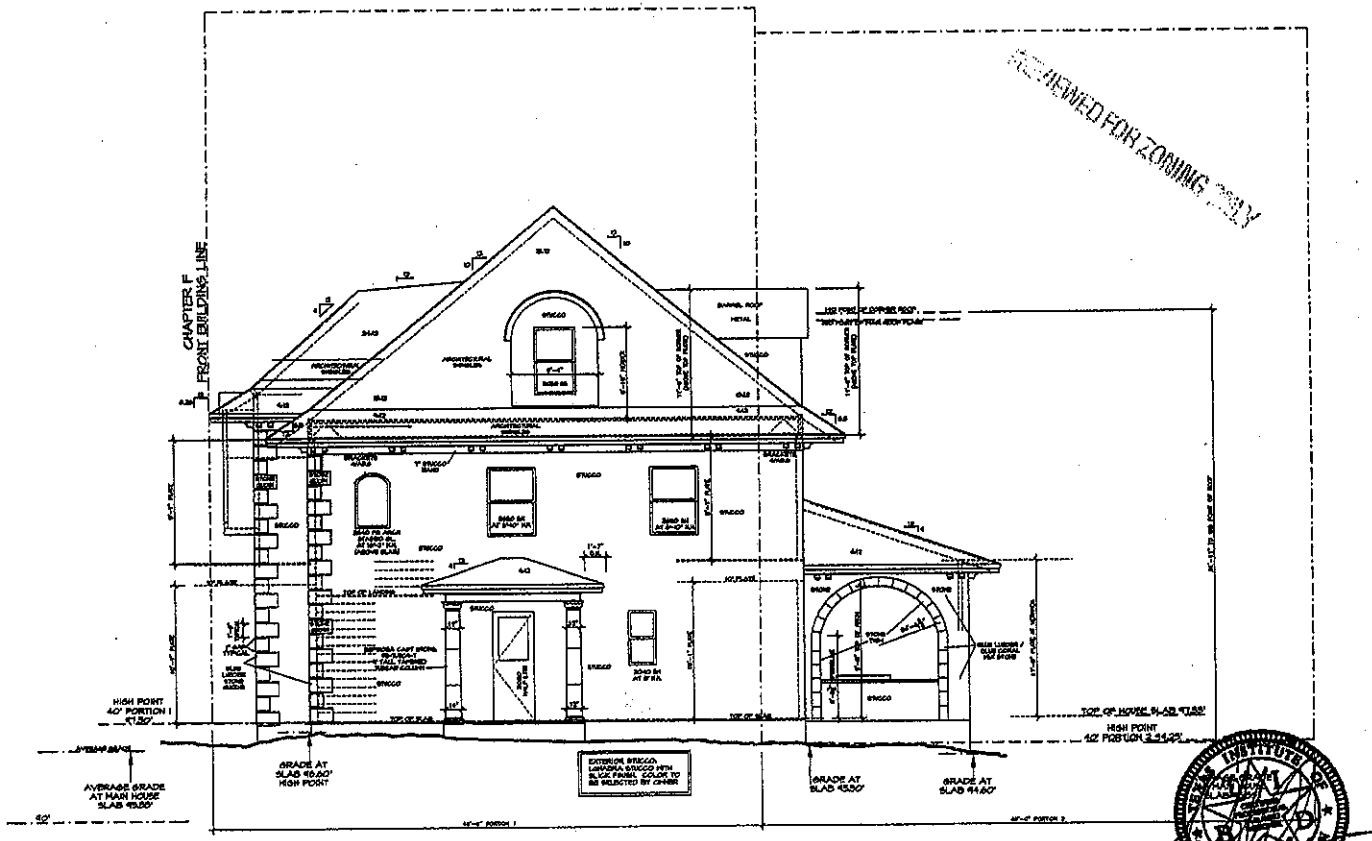
SHEET: A2.3

TEXAS REGISTERED DESIGNER
JEFFREY D. OVERMAN, CPDS, RTX-422



RIGHT ELEVATION

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

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2304 East Dean AVENUE
Austin, TX

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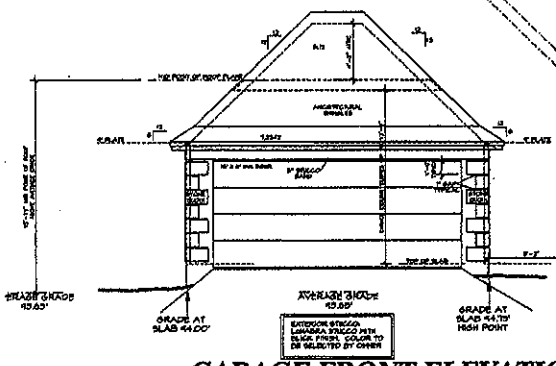
DRWG. NO.: A2.4

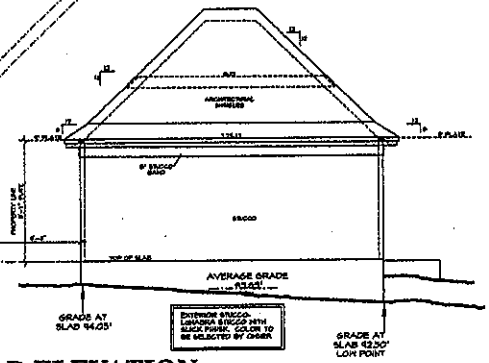
REVISIONS & PRELIMINARY ISSUES

JEFFREY D. OVERMAN, CPBD, #22432



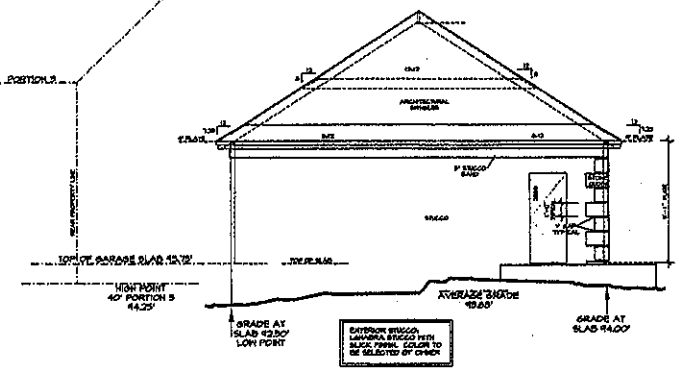
GARAGE FRONT ELEVATION

SCALE: ~~1/4"~~ = 1'-0"
3/32"



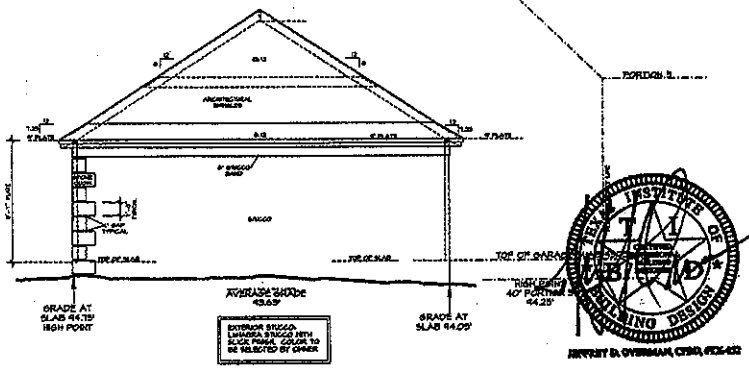
GARAGE REAR ELEVATION

SCALE: ~~1/4"~~ = 1'-0"
3/32"



GARAGE LEFT ELEVATION

SCALE: ~~1/4"~~ = 1'-0"
3/32"



GARAGE RIGHT ELEVATION

SCALE: ~~1/4"~~ = 1'-0"
3/32"

JEFFREY D. OVERMAN, CPBD, #TDLR-022

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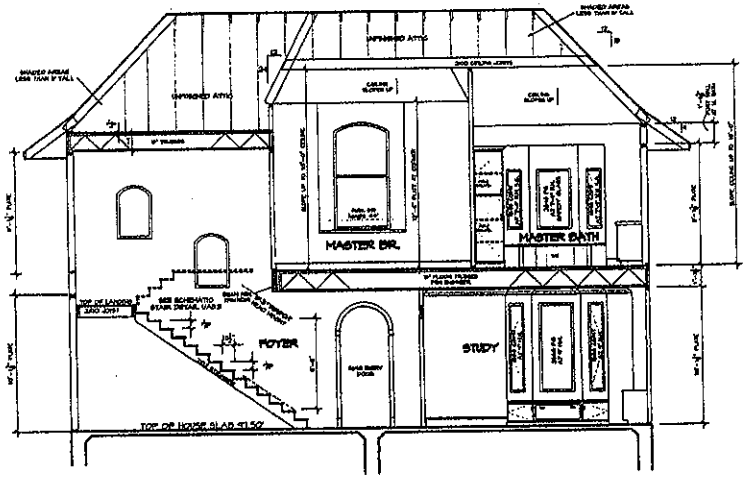
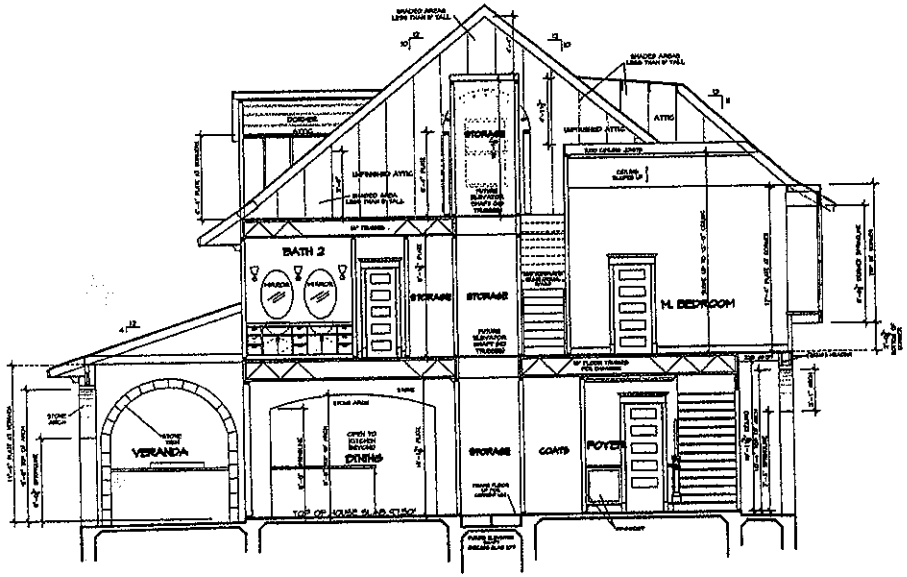
Revision dates: Dec. 12, 2012 Jan. 22, 2013 Feb. 06, 2013



1 BUILDING SECTION

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

3/32"



2 BUILDING SECTION

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

3/32"

TEXAS INSTITUTE OF BUILDING DESIGN

JEFFREY D. OVERMAN, CPBD, #TX-452

Kasprzak Residence

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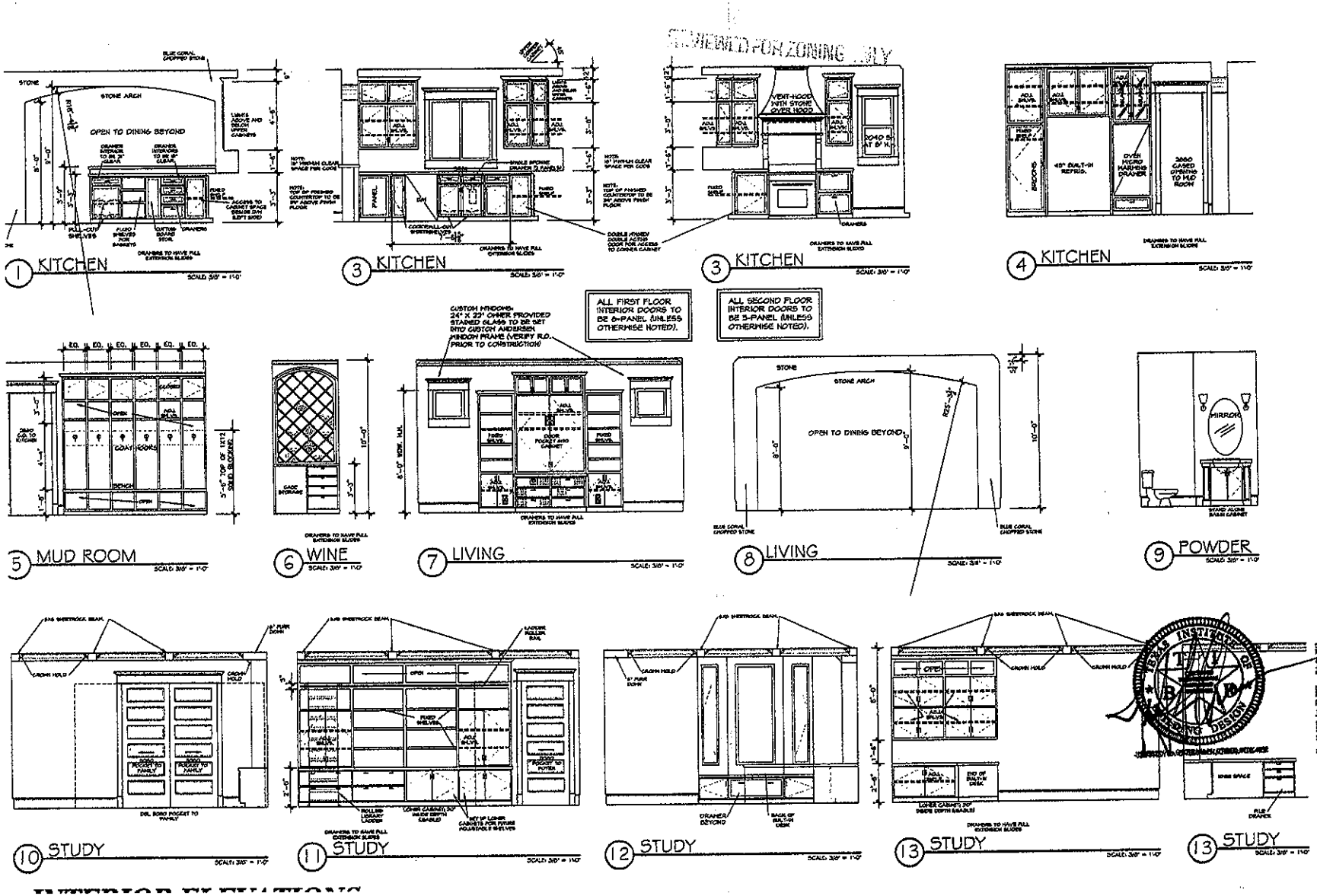
DWG. NO.: A2.6

Revision dates: Oct. 05, 2012 Jan. 22, 2013 Jan. 24, 2013 Jan. 28, 2013 Feb. 06, 2013



INTERIOR ELEVATIONS

Kasprzak Residence

2904 Rue Dell AVENUE
Austin, TX

Jeff Overman CPBD
11547 Tilney Hill Drive
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(512) 472-5975

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DATE: Feb. 06, 2013

SCALE: ~~3/8"~~ = 1'-0" 9/64" = 1'-0"

JOB NO. 1106-1039-2619

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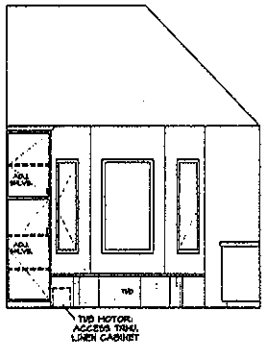
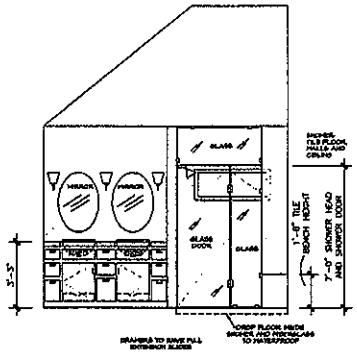
DRAWG. NO.: A3.1

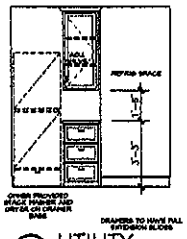
Revisions Among: Feb. 06, 2013 Jan. 22, 2013 Jan. 16, 2013 Nov. 16, 2012



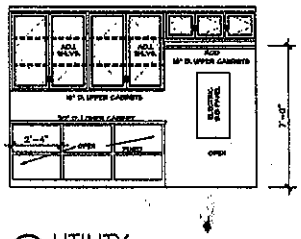
1 MASTER BATH
SCALE: 3/8" = 1'-0"



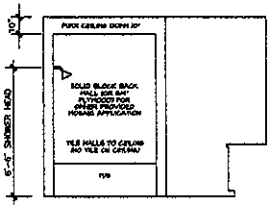
2 MASTER BATH
SCALE: 3/8" = 1'-0"



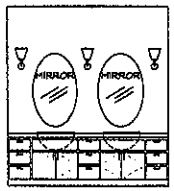
3 UTILITY
SCALE: 3/8" = 1'-0"



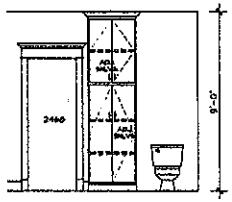
4 UTILITY
SCALE: 3/8" = 1'-0"



5 BATH 2
SCALE: 3/8" = 1'-0"



6 BATH 2
SCALE: 3/8" = 1'-0"



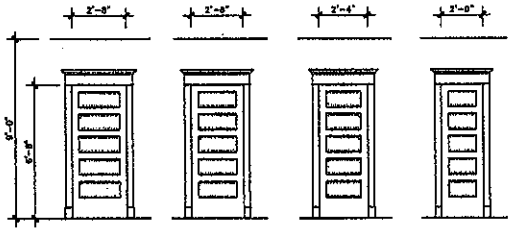
7 BATH 2
SCALE: 3/8" = 1'-0"

INTERIOR ELEVATIONS

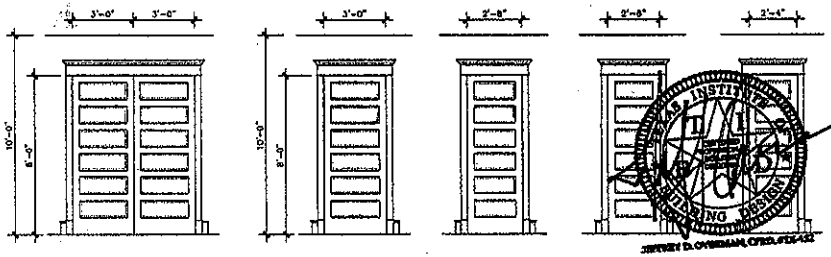
REVIEWED FOR ZONING ONLY

ALL SECOND FLOOR INTERIOR DOORS TO BE 5-PANEL (UNLESS OTHERWISE NOTED).

ALL FIRST FLOOR INTERIOR DOORS TO BE 6-PANEL (UNLESS OTHERWISE NOTED).



12 SECOND FLOOR DOOR ELEVATIONS
SCALE: 3/8" = 1'-0"



11 FIRST FLOOR DOOR ELEVATIONS
SCALE: 3/8" = 1'-0"

Kasprzak Residence
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Austin, TX

Jeff Overman CPSD
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SCALE: ~~3/8" = 1'-0"~~ 9/64" = 1'-0"

JOB NO.: 1106-1039-2619

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DRAWN BY: JDO

Revisions Log:
Feb. 06, 2013 - Conceptual Drawing Only
Jan. 22, 2013 - Conceptual Drawing Only
Jan. 15, 2013 - Conceptual Drawing Only
Dec. 21, 2012 - Conceptual Drawing Only
Nov. 16, 2012 - Conceptual Drawing Only

SHEET NO.: A3.2

JEFFREY D. OVERMAN, CPSD, CGD, CKD

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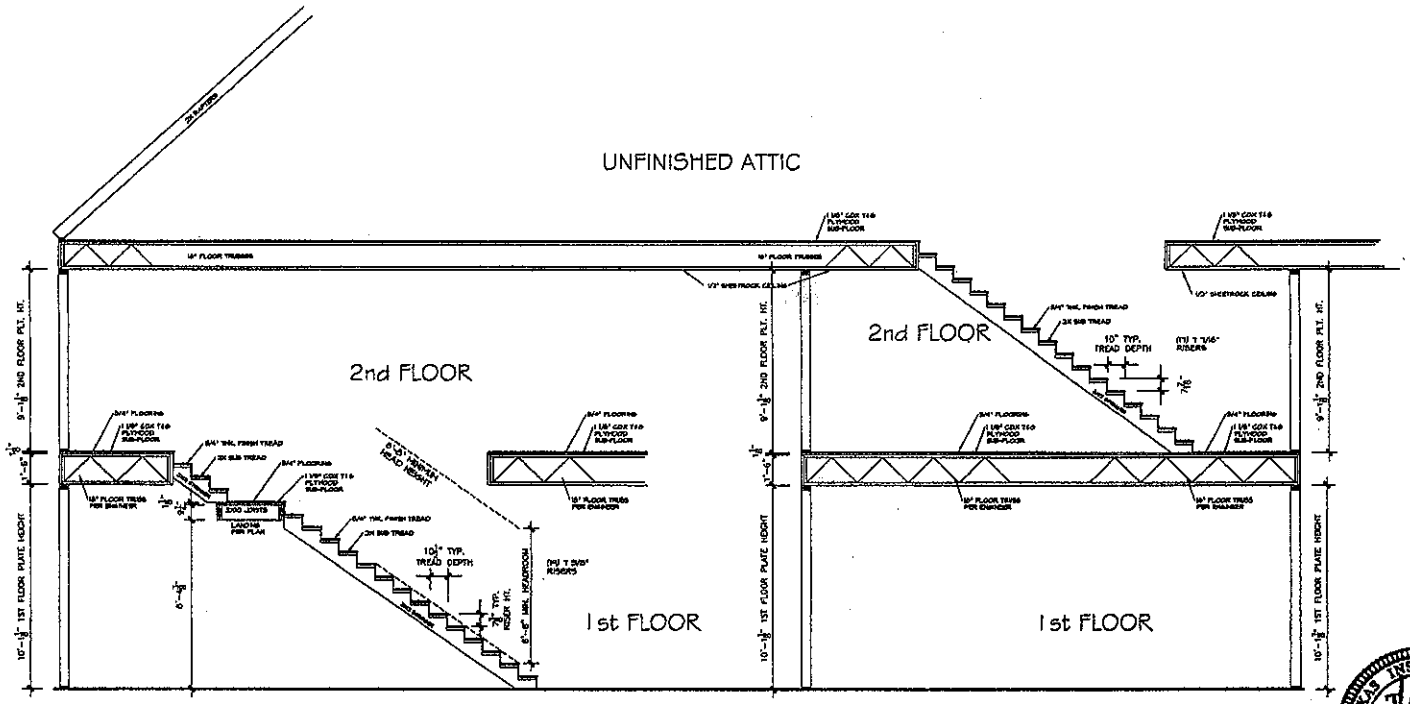

1 1st FLOOR STAIR DETAIL - SCHEMATIC
SCALE: 3/8" = 1'-0"
9/64"

2 2nd FLOOR STAIR DETAIL - SCHEMATIC
SCALE: 3/8" = 1'-0"
9/64"

SCHEMATIC STAIR SECTIONS

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SCALE: 3/8" = 1'-0"

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DWG. NO.: A3.3

Revision Dates: Nov. 16, 2012 · Dec. 12, 2012 · Dec. 20, 2012 · Jan. 22, 2013 · Feb. 06, 2013

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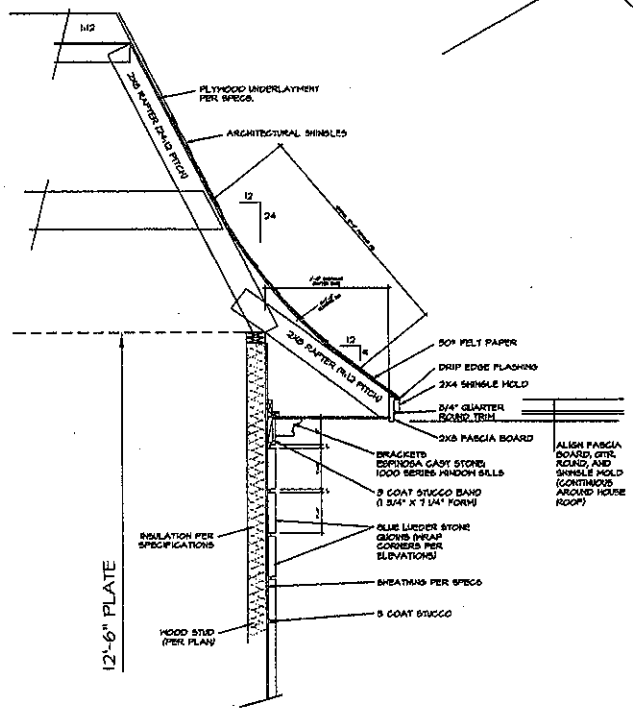
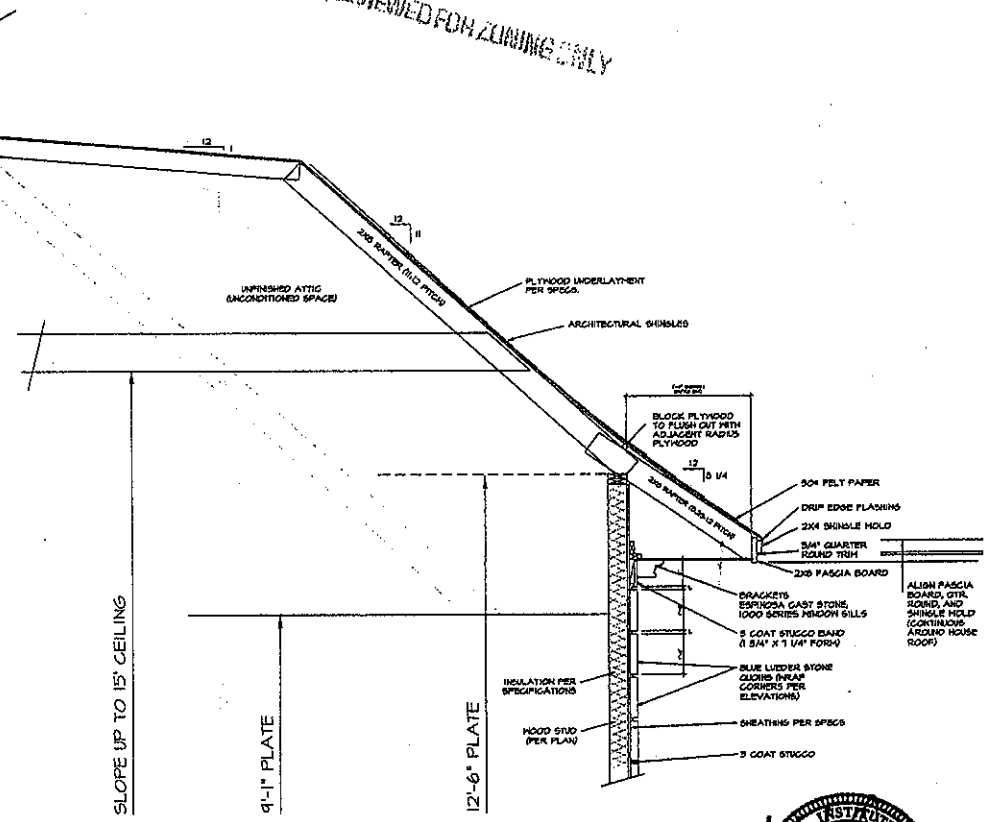


1 EAVE DETAIL
9:12 TO 24:12 MIXED PITCH

SCALE: ~~3/4"=1'-0"~~ 9/32"=1'-0"



2 EAVE DETAIL
8.25:12 TO 11:12 MIXED PITCH

SCALE: ~~3/4"=1'-0"~~ 9/32"=1'-0"

TEXAS INSTITUTE OF ARCHITECTURE & LANDSCAPING DESIGN

JEFFREY D. OVERMAN, CPBD, #TX-432

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Austin, TX

Jeff Overman CPBD
1501 Valley Hill Drive
Austin, TX 78703
512-371-8973

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SCALE: 3/8"=1'-0"

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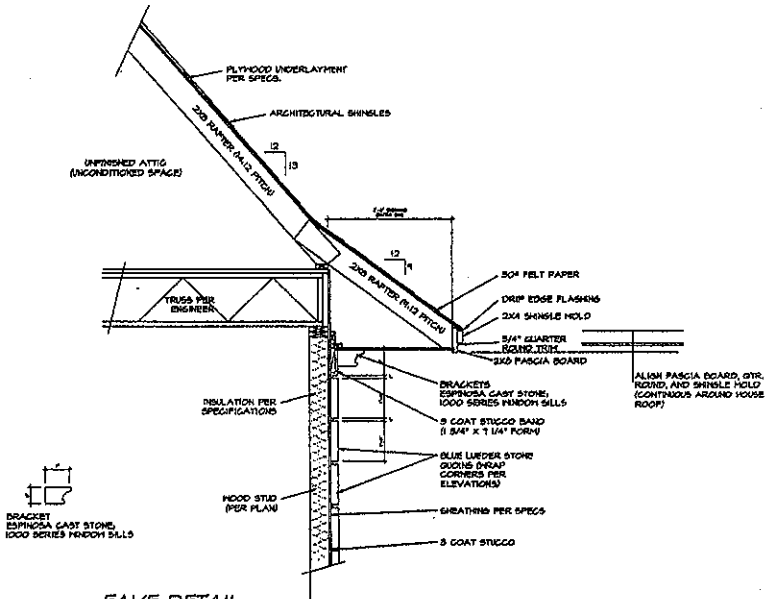
DRWG. NO.: A3.4

Revision dates: Feb. 06, 2013 · Jan. 22, 2013 · Dec. 22, 2012 · Oct. 26, 2012 · Oct. 16, 2012

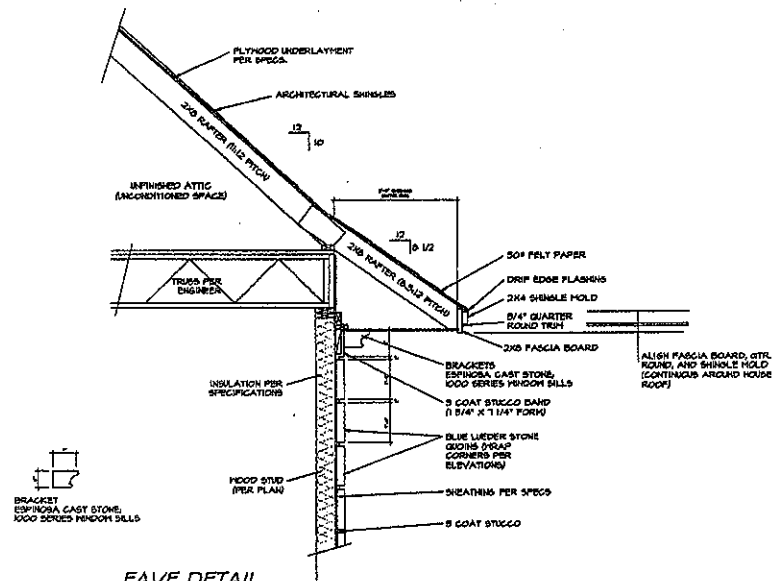


1 EAVE DETAIL
9:12 TO 14:12 MIXED PITCH

SCALE: 3/4" = 1'-0"

9/32"

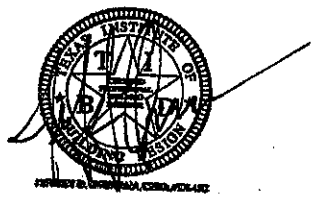
REVIEWED FOR ZONING ONLY



2 EAVE DETAIL
8.5:12 TO 11:12 MIXED PITCH

SCALE: 3/4" = 1'-0"

9/32"



Kasprzak Residence
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Jeff Overman CPBD
11212 Hickory Cliff Drive
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SCALE: 3/4" = 1'-0"

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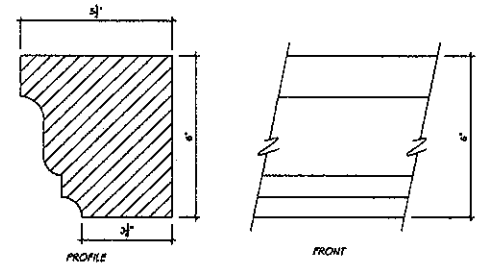
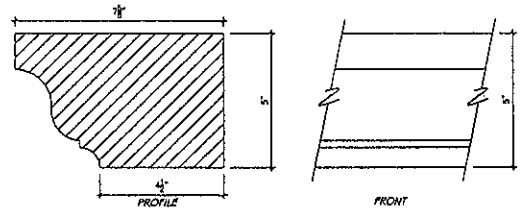
DRWG. NO. A3.5



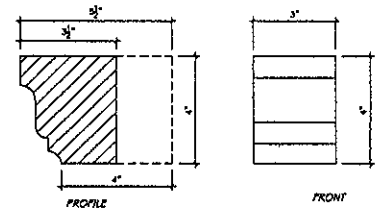
ESPINOSA CAST STONE,
100 SERIES WINDOW AND
DOOR SURROUNDS

1 WINDOW SURROUND
HALF SCALE



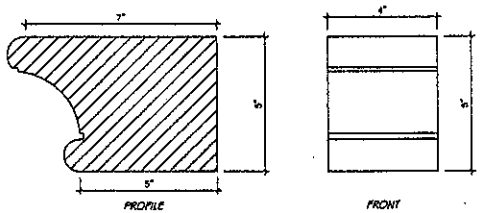
ESPINOSA CAST STONE,
800 SERIES WINDOW SILLS

2 WINDOW SILL (UNLESS NOTED OTHERWISE)
HALF SCALE



ESPINOSA CAST STONE,
100 SERIES WINDOW AND
DOOR SURROUNDS
(MODIFIED)

3 WINDOW SILL BRACKET (MODIFIED)
HALF SCALE



ESPINOSA CAST STONE,
1000 SERIES WINDOW SILLS

4 ROOF SOFFIT BRACKET DETAIL
HALF SCALE

REVIEWED FOR ZONING ONLY

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TEXAS INSTITUTE OF ARCHITECTURE
CERTIFIED
ARCHITECTURAL DESIGNER

JEFFREY D. OVERMAN, CRSD, #TX-452

Kasprzak Residence

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(512) 632-8975

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CONCEPTUAL DRAWING ONLY. NOT FOR CONSTRUCTION.

DATE: Feb. 06, 2013

SCALE: 3/4" = 1'-0"

JOB NO.: 1106-1039-2619

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SHEET NO.: A3.6

Revision dates: Oct. 22, 2011 Dec. 16, 2012 Jan. 22, 2013 Jan. 28, 2013 Feb. 6, 2013

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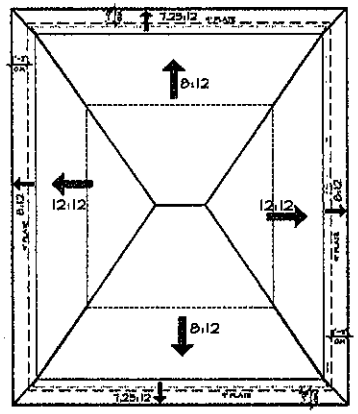
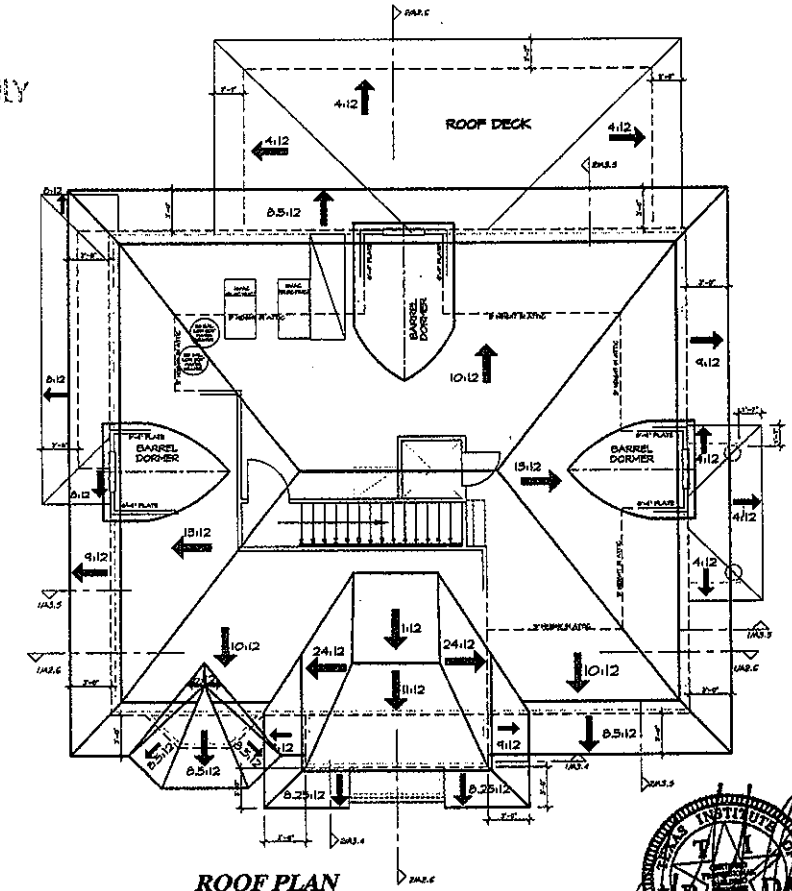


GARAGE ROOF PLAN

MIXED PITCH ROOF

SCALE: 3/32" = 1'-0"



ROOF PLAN
MAIN HOUSE

SCALE: 3/32" = 1'-0"

13:12 PITCH SIDE TO SIDE (W/ 9:12 FLAIR)
10:12 PITCH FRONT TO BACK (W/ 8.25:12 FLAIR)
UNLESS OTHERWISE NOTED

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DATE: Feb. 06, 2013

SCALE: 3/32" = 1'-0"

JOB NO.: 1106-1039-2619

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DRAWING NO.: A4.1

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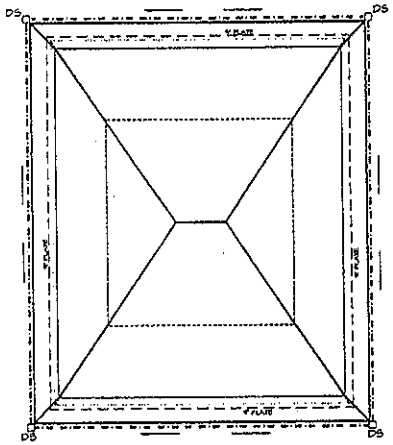
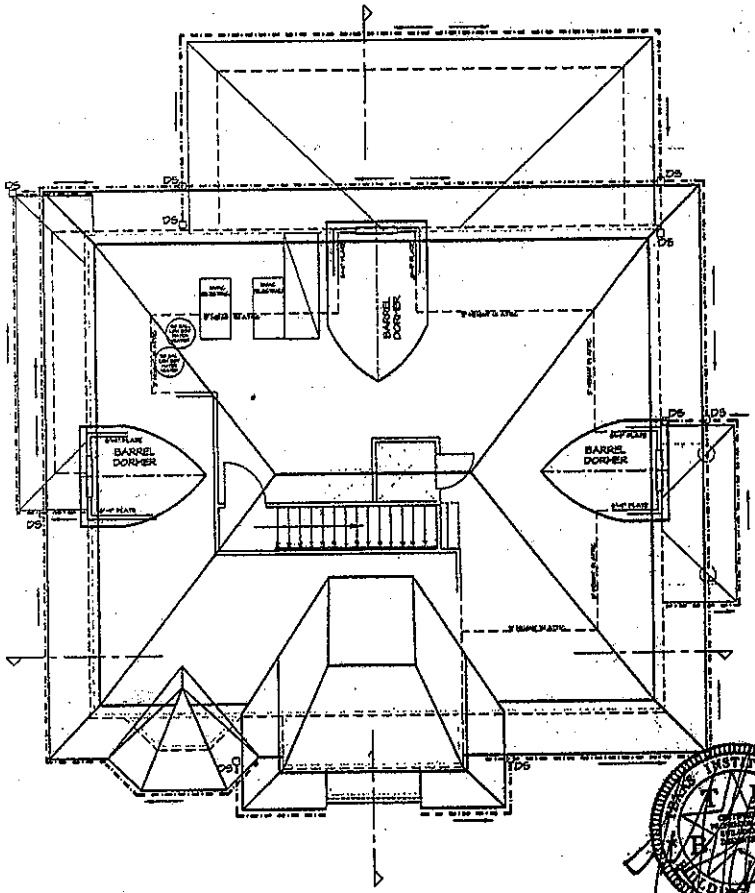


GUTTER PLAN
GARAGE

SCALE: 1/4" = 1'-0"
3/32"



GUTTER PLAN
MAIN HOUSE

SCALE: 1/4" = 1'-0"
3/32"

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DRWG. NO.: A4.2

Revision Dates: Jan 07, 2013 Jan 22, 2013 Jan 28, 2013 Jan 30, 2013 Feb 06, 2013

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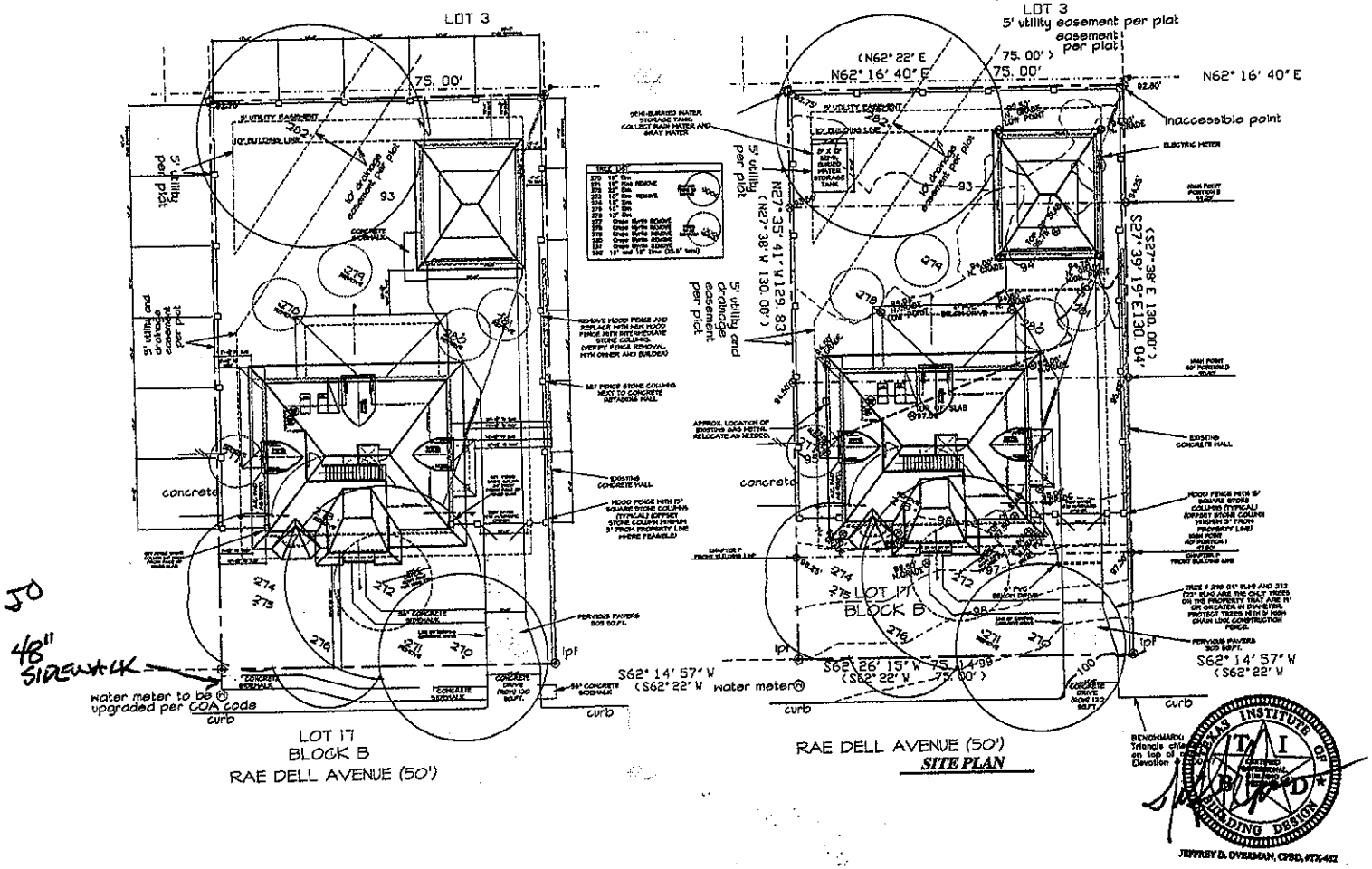

JEFFREY D. OVERMAN, CPBD, #TX-452

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Austin, TX

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DATE: Feb. 06, 2013

SCALE: 1" = ~~10.00'~~

JOB NO: 1106-1039-2619

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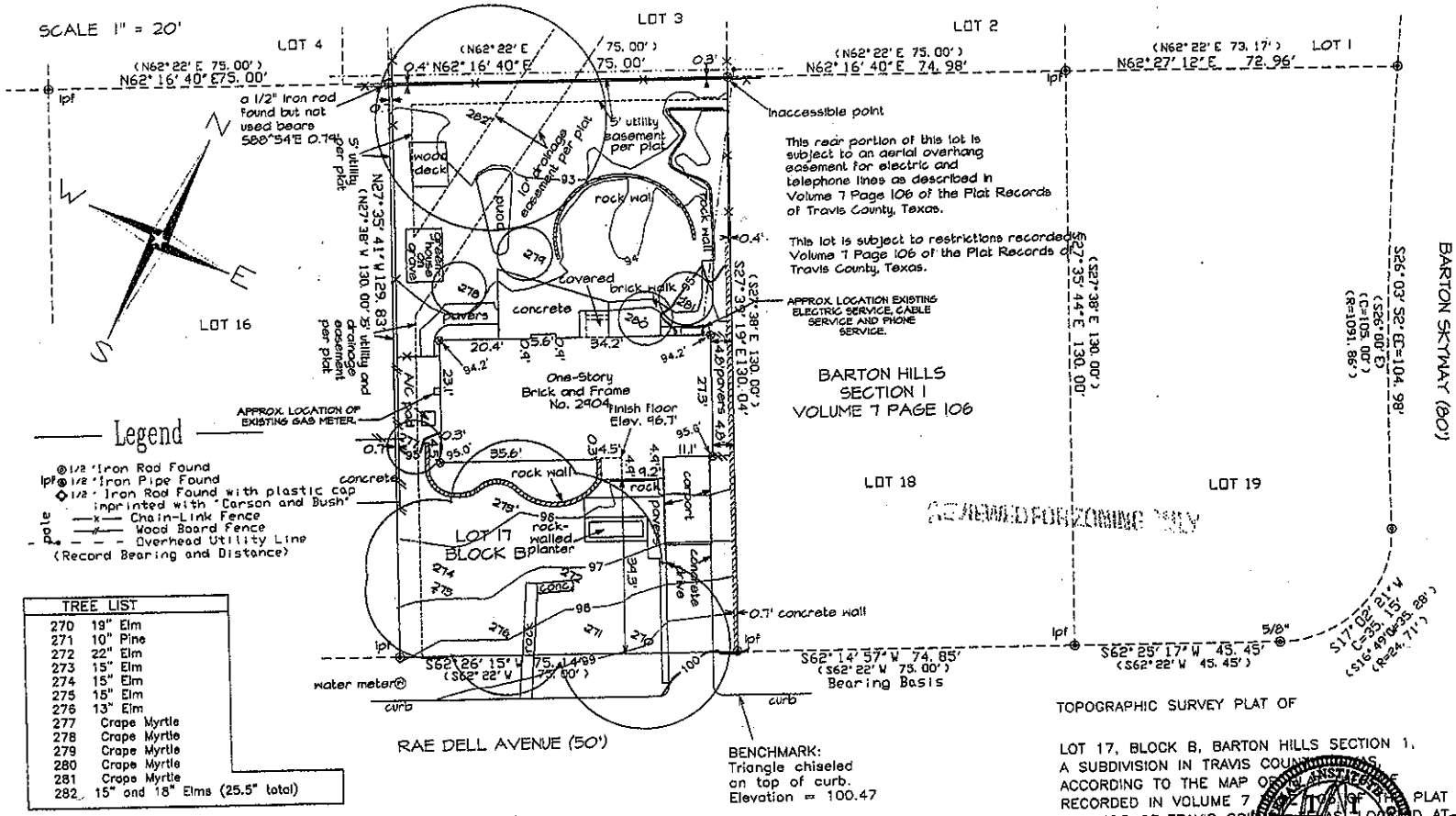
DRAWING NO: C1.1

SCALE 1" = 20'



Legend

- ⊗ 1/2" Iron Rod Found
- lpf ⊗ 1/2" Iron Pipe Found
- ◇ 1/2" Iron Rod Found with plastic cap imprinted with "Carson and Bush"
- —x— Chain-Link Fence
- —//— Wood Board Fence
- — — — Overhead Utility Line
- (Record Bearing and Distance)

TREE LIST	
270	19" Elm
271	10" Pine
272	22" Elm
273	15" Elm
274	15" Elm
275	15" Elm
276	13" Elm
277	Crape Myrtle
278	Crape Myrtle
279	Crape Myrtle
280	Crape Myrtle
281	Crape Myrtle
282	15" and 18" Elms (25.5" total)

PREPARED: March 2nd, 2012

BY:

Holt Carson
Registered Professional Land Surveyor No. 5166

NOTES:

1. This map was prepared without the benefit of a current title commitment, and therefore this lot may be subject to easements and/or restrictions in addition to the ones shown hereon.
2. Elevations shown hereon are not based upon sea-level datum.
3. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius.

TOPOGRAPHIC SURVEY PLAT OF

LOT 17, BLOCK B, BARTON HILLS SECTION 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 106 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, LOCATED AT 2904 RAE DELL AVENUE

HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
(512) 442-0990

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TBPLS Firm No. 10194000

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DATE: Feb. 06, 2013

SCALE: 1" = 10'-0"

30.00'

Job No. 1106-1039-2619

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C1.2

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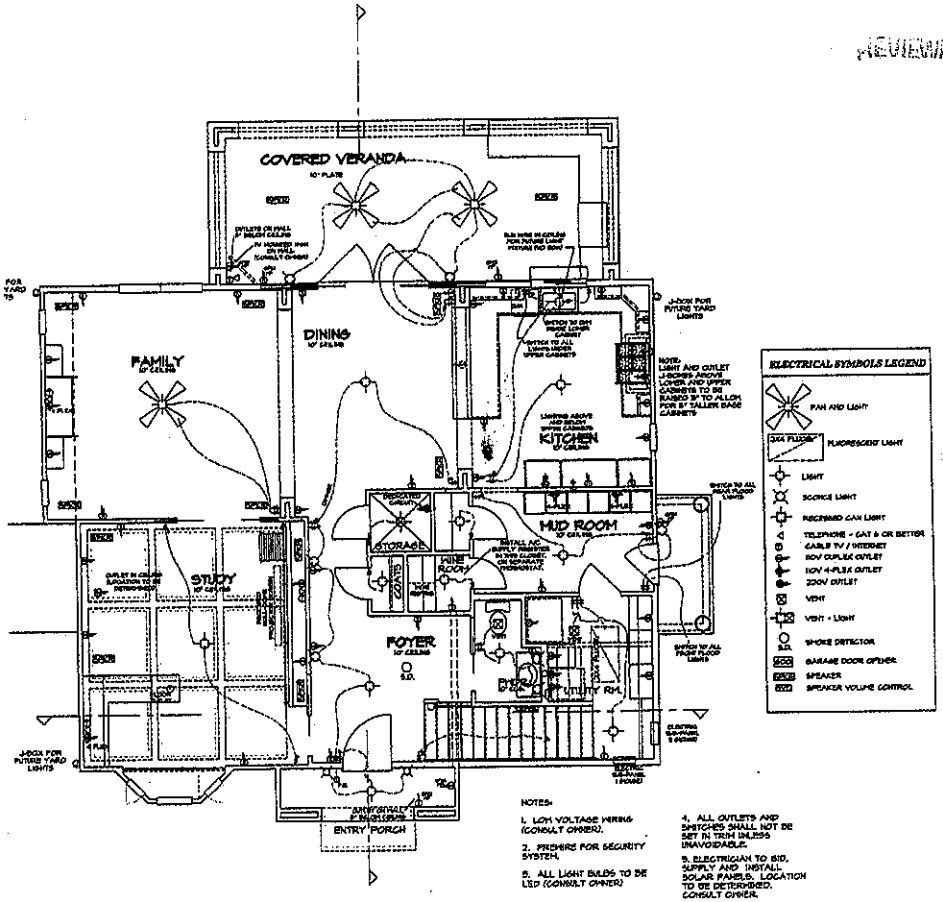


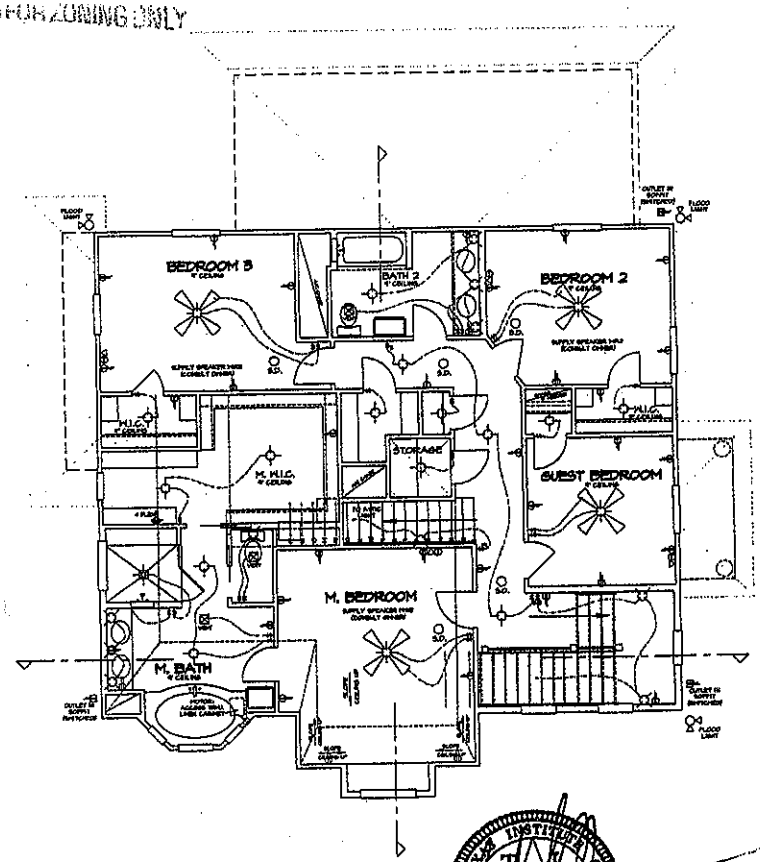
NOTES:

1. LOW VOLTAGE WIRING (CONSULT OWNER).
2. PREWIRE FOR SECURITY SYSTEM.
3. ALL LIGHT BULBS TO BE LED (CONSULT OWNER)
4. ALL OUTLETS AND SWITCHES SHALL NOT BE SET IN TRIM UNLESS UNAVOIDABLE.
5. ELECTRICIAN TO SUP, SUPPLY AND INSTALL SOLAR PANELS. LOCATION TO BE DETERMINED. CONSULT OWNER.

FIRST FLOOR ELECTRICAL PLAN
HOUSE

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

3/32"



SECOND FLOOR ELECTRICAL PLAN
HOUSE

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

3/32"

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DATE: Feb. 06, 2013

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

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