

CASE # _____ ROW# _____

C15-2013-0076

10978123

TP-022510-04-14

**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: 5515 Duval St.

LEGAL DESCRIPTION: Subdivision - The Highlands

Lot(s) 15-16 Block 33 Outlot _____ Division _____

I/We Zach Reich on behalf of myself/ourselves as authorized agent for

Zach Reich affirm that on April 27th,

2013, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

 ERECT ATTACH COMPLETE X REMODEL X MAINTAIN

- 11557103
1. Grant variance for the total square footage for a secondary Apartment located on 5515 Duval St. (Secondary Apartment is 1500 sqft, limit is 850 sqft).
 2. Grant variance for the square footage for a 2nd story for a secondary Apartment located on 5515 Duval St. (2nd story of Secondary Apartment is 750 sqft, limit is 550 sqft).
 3. Grant variance for the total amount of impervious coverage for the property located on 5515 Duval St. (property has an impervious coverage of 47.1%, limit is 45%).

NOTE: This is due to the gravel and road base parking spot adjacent to the secondary apartment that is being counted as impervious coverage. If this parking space was not included, the impervious coverage would have been 43.9%.

4. Grant variance for the length of feet from the property line alleyway from an entrance of a secondary Apartment located on 5515 Duval St. (Secondary Apartment entrance is between 9.9 and 10 ft., limit is 10 ft).

in a North Loop (SF-3-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 Zoning regulations for this particular property are unique because of the layout of the original structure is shifted fairly far back on the lot. There also is a power line, a tree and the alleyway to consider as well. This is why this particular structure was placed in its current location in order to save a medium sized tree. In addition, this property will require MAJOR re-construction to comply with the current regulations, impacting the environment, the people living in the neighborhood, and natural resources. This property does not stand out as compared with other properties in the neighborhood in both appearance and size.

HARDSHIP:

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

The property and secondary apartment is currently built (See attached letter for more explanation). The size of the total habitable square footage on this property is still less than the allowable total habitable square footage allowed for this property (2460 sqft is built, 2498 sqft is allowed based on the square footage of this current lot). A variance is required in order to issue permits and subsequently inspections for this secondary apartment. Permits are needed to use the property and to move the electrical from a temporary service (site has temporary pole currently) to a permanent electrical service on the secondary apartment. My permit application in order to address this was denied by the Planning and Development Review Dept. The BOA will have to sign off on this property and the Planning and Development Review Department will need to sign off on this in order to make these changes happen. This will make the electrical service permanent, eliminating the meager 100 Amp temporary electrical service pole.

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

Most properties that are NOT in the construction phase of the building process don't have this type of electrical setup. Large structures and secondary apartments are quite common in this area as are Duplexes.

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:

This area of town does have a mixture of single family, single family with secondary apartments, and large residences and duplexes with or without secondary apartments. I have a few examples of development in this neighborhood supplied with this package (North Loop). My neighborhood is going through many changes due to the population boom of Central Austin. Large structures and secondary apartments are becoming very common in this area as are Duplexes. Most of these properties tear down the existing structures to the ground and build completely new construction. In my case I salvaged the small existing structure and built the secondary apartment in order to keep the overall character of the neighborhood. The secondary apartment, even though is a two-story structure is barely viewable from the street, keeping the original character of the neighborhood.

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:

11557103

I am **not** requesting any parking variances. This is because I made the decision to instead of asking for a parking variance, by using this Alley accessed parking spot on my site plan (even though it is not paved) it counts as impervious coverage. Subsequently, this will bring the property above the allowed 45% limit. My calculations show this new impervious coverage at 47.1% (Based on a 200 sqft parking area in the rear of the property). I feel it will be less impactful doing it this way.

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:

My concrete front driveway has a total of four (4) parking spots, thereby moving vehicles off the city streets. Also in the back, adjacent to the secondary apartment there is Alley accessed parking that allows one (1) extra parking spot. This will make the total number of parking spots for this property, 5515 Duval St. have a grand total of five (5) parking spots. This absolutely will be more than enough parking to allow the people to park and to NOT incur any additional street side parking. I feel it will be less impactful on the neighborhood and city doing it this way.

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

There are no safety hazards by granting these variances. These variances entail additional square footage, which is not a safety hazard. By granting this variance, it allows the temporary electrical service pole to be eliminated, allowing a permanent electrical service to be built, making the property even more safe and secure. NOTE: There is currently a permanent electric service built on the secondary apartment. This variance will be required in order to get the proper permitting in order to finish this construction.

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

This site will still be used within the Zoning standards of this neighborhood (See attached Permit application). Permits are needed to use the property and to move the electrical service from a temporary service pole to a permanent electrical service which is currently already built on the secondary apartment.

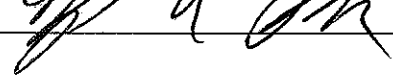
NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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 5515 Duval St.
City, State & Zip Austin, TX 78751

Printed Zach Reich Phone (512) 635-3695 Date 4/27/13

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  Mail Address 5515 Duval St.
City, State & Zip Austin, TX 78751

Printed Zach Reich Phone (512) 635-3695 Date 4/27/13



N



SUBJECT TRACT



ZONING BOUNDARY

CASE#: C15-2013-0076
LOCATION: 5515 Duval Street



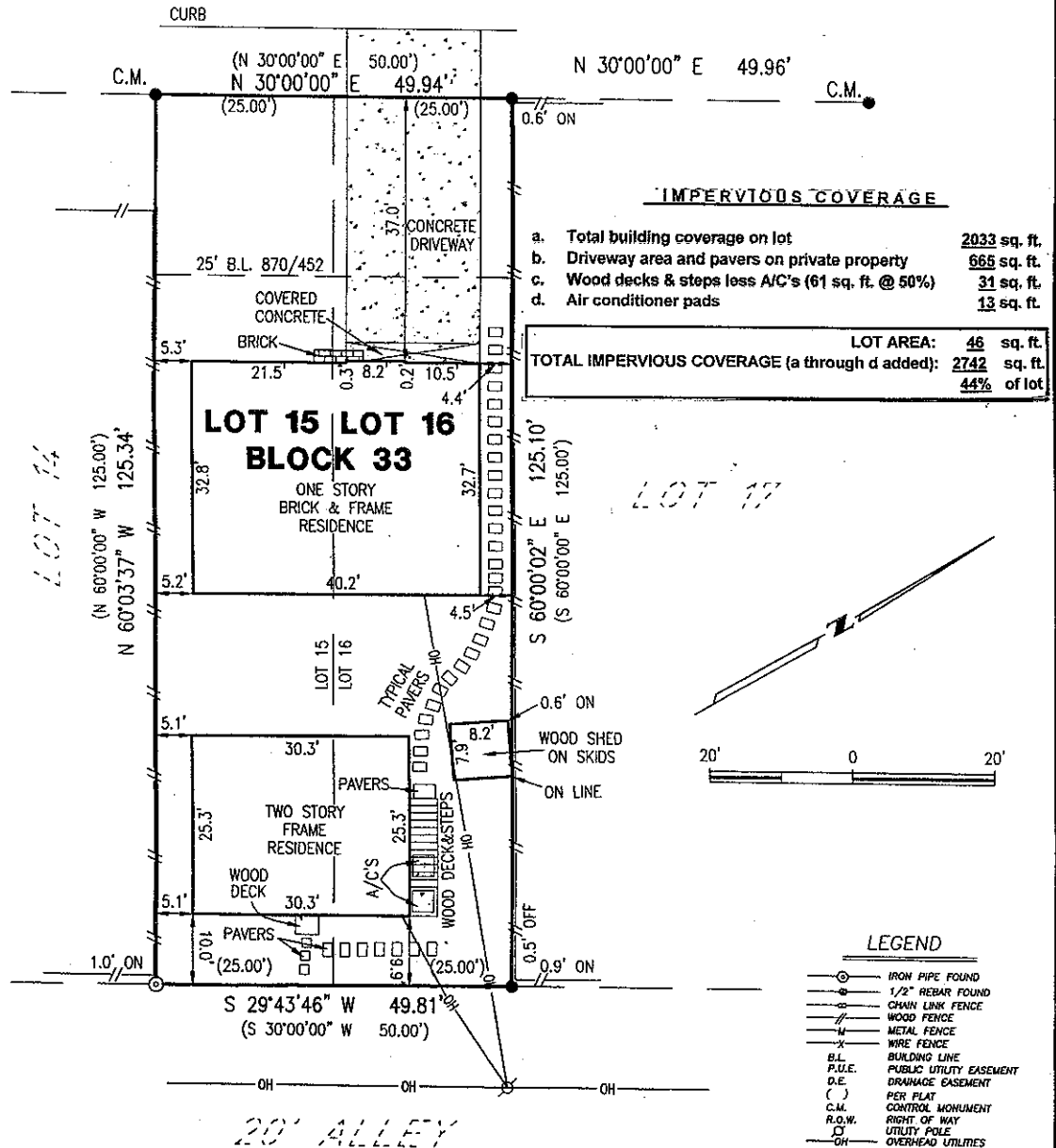
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

DUVAL STREET

(50' R.O.W.)

BEARING BASIS
N 30°00'00" E 99.90' (100.00')
C.M. TO C.M.



SUBDIVISION THE HIGHLANDS

LOT: 15 & 16 BLOCK: 33 VOLUME 3 PAGE 55 PLAT RECORDS

COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 5515 DUVAL STREET

CITY: AUSTIN REFERENCE NAME ZACH REICH



B&G Surveying, Inc.

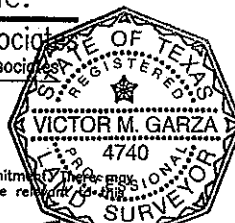
Dewey H. Burris & Associates

Surveyed by: Dewey H. Burris & Associates

1404 West North Loop Blvd., Austin, Texas 78756
Office 512*458-6969 - Fax 512*458-9845

IMPORTANT NOTICE

This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are not shown on this property and unknown to DEWEY BURRIS & ASSOCIATES, INC.



THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0455 H DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

JOB # R0810212_TA
DATE 09/06/12
SCALE 1" = 20'

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

FIELD WORK	REESE	09/06/12
CALCULATIONS	TONI	09/05/12
DRAFTING	BROOK	09/05/12
CORRECTIONS	M.L.	09/06/12
UP DATE		

Area Character:

Application must demonstrate to the Board how 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 zoning regulations of the zoning district in which the property is located.

NOTE: Parking variances require additional findings to be made. The additional findings are listed on the application and must also be completed for submittal of the application.

Board of Adjustment Staff:

**Susan Walker, Planner
974-2202**

**Diana Ramirez, Administrative Specialist, Board Secretary
974-2241**

Fax #974-6536

**Planning and Development Review Department
One Texas Center
505 Barton Springs Road, 2nd Floor**

**Mailing Address:
P. O. Box 1088
Austin, TX 78767-1088**

11557103

Note: Re-activation for "as-built" secondary apartment.

City of Austin Residential Permit Application Residential Review, 2 nd floor, One Texas Center 505 Barton Springs, Austin, TX 78704 (512) 974-2747	PR #	BP #
	Assigned	Due Date
	Review Date	Issue Date
	Reviewed/Approved	Issued

Project Information	
Project Address: <u>5515 Duval St.</u>	Tax Parcel ID: <u>225274</u>
Legal Description: <u>Lots 15-16, Block 33, The Highlands</u>	
Zoning: <u>SF-3-NP</u>	Lot Size (square feet): <u>6246</u>
Neighborhood Plan Area (if applicable): <u>North Loop</u>	Historic District (if applicable): <u>N/A</u>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <u>(Y)</u> N	
Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <u>(Y)</u> N wastewater availability? <u>(Y)</u> 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 <u>(N)</u> 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 <u>(N)</u>	
If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <u>(Y)</u> N Is this site adjacent to a paved alley? <u>(Y)</u> N	
Does this site have a Board of Adjustment (BOA) variance? Y N Case # (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y N	
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 would include canopy and/or critical root zone. Y <u>(N)</u>	
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 <u>(N)</u>	
Note: Proximity to a floodplain may require additional review time.	

Description of Work	
Existing Use: vacant single-family residential duplex residential two-family residential <u>other Secondary Apartment</u>	
Proposed Use: vacant single-family residential duplex residential <u>two-family residential</u> other <u>secondary Apt.</u>	
Project Type: new construction addition addition/remodel remodel/repair <u>other</u>	
# of bedrooms existing: <u>4</u> # of bedrooms proposed: <u>4</u> # of baths existing: <u>2</u> # of baths proposed: <u>2</u>	
Will all or part of an existing exterior wall be removed as part of the project? Y <u>(N)</u>	
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) <u>Modify existing secondary apartment. Note: structure was already built with old permit and due to the fact that I was uninformed about the permit/inspect/zoning rules and processes, I let the contractor talk me into building an extra story. The project will consist of demoing a sink, and making some electrical mods so that the electric service can be relocated to this structure. Also, the way the power was routed was not correct as the old service is old and inadequate. I also need to work with inspectors on inspecting the property as its complete and people are living there.</u>	
Trades Permits Required: <u>electric</u> <u>plumbing</u> mechanical (HVAC) concrete (right-of-way)	

Job Valuation		
Total Job Valuation: \$ <u>3000</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>0</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ <u>3000</u>
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.	Primary Structure: \$ <u>0</u> Accessory Structure: \$ <u>0</u>	Bldg: \$ <u>500</u> Elec: \$ <u>1500</u> Plmbg: \$ <u>500</u> Mech: \$ <u>0</u>

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): 2096 2096 % of lot size: 33.54% 33.56%
 Proposed Building Coverage (sq ft): 2096 2096 % of lot size: 33.54% 33.56%
 Note: Building is built already

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): 2774 2774 % of lot size: 44.41% 44.41% Lot size = 6246
 Proposed Impervious Cover (sq ft): 2774 2774 % of lot size: 44.41% 44.41%

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? 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)

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

Building Height: 24.5 ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 3

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): _____ 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

Building and Site Area

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
1 st floor conditioned area <u>960 main house, 750 secondary apt.</u>	1710	0	1710
2 nd floor conditioned area	250	0	250
3 rd floor conditioned area	0	0	0
Basement	0	0	0
Covered Parking (garage or carport) <u>covered garage</u>	323	0	323
Covered Patio, Deck or Porch	63	0	63
Balcony	0	0	0
Other	0	0	0
Total Building Coverage			
Driveway <u>665 or 602 if you use carport</u>	665	0	665
Sidewalks	0	0	0
Uncovered Patio	0	0	0
Uncovered Wood Deck (counts at 50%) <u>61 → @ 50% = 31</u>	31	0	31
AC pads	13	0	13
Other (Pool Coping, Retaining Walls)	0	0	0
Total Site Coverage			
Pool	0	0	0
Spa	0	0	0

count as driveway

Subchapter E - '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	
1 st Floor	1710	1710	0	1210	Main house = 960, Secondary A
2 nd Floor	750	750	0	750	Secondary Apt = 750 = 750
3 rd Floor	0	0	0	0	
Basement	0	0	0	0	Lot size = 6246
Attic	0	0	0	0	
Garage (attached)	323	323	0	323	→ 200 ft ² exemption
(detached)					450
Carport (attached)	0	0	0	0	
(detached)					
Accessory building(s) (detached)					
TOTAL GROSS FLOOR AREA				2460 + (323 - 200) = 2583	
				2783 - 323 = 2460	

(Total Gross Floor Area / lot size) x 100 = ~~39.54%~~ 39.38% Floor-To-Area Ratio (FAR)

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

N
 N
 N
 N
 N
 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.

1ST LEVEL

Overall Dimensions: 30' x 25'

Rooms and Dimensions:

- LIVING ROOM (15' 8" x 13' 8")
- BED 1 (13' 4" x 10' 4")
- BED 2 (13' 4" x 8' 8")
- KITCHEN (13' 10" x 4' 7")
- BATH (10' 4" x 5' 5")
- CLOSET 1
- CLOSET 2
- WASHER / DRYER (3' 4" x 4' 4")
- FRIDGE (3' 8" x 3' 8")
- DISH (9' 6" x 3' 0")
- WATER HEATER (2' 8" x 3' 2")

Other Features:

- 8' WIDE WALL
- 3/0x5/0
- 3/0x3/0
- 3/0x1/0
- 36"
- 4'
- 5'
- 6'
- 7'
- 9'
- 10'
- 13'
- 15'
- 25'
- 30'

1. NOTE THIS IS THE FIRST FLOOR OF APT.
2. APT. IS 25'X30'
3. APT. HAS 2 FLOORS.
4. 4 BED, 2 BATH
5. ROOF IS 5/12 PITCH
6. ALL ELECTRIC, NO GAS APPLIANCES
7. THIS FLOOR WILL BE STAINED CONCRETE

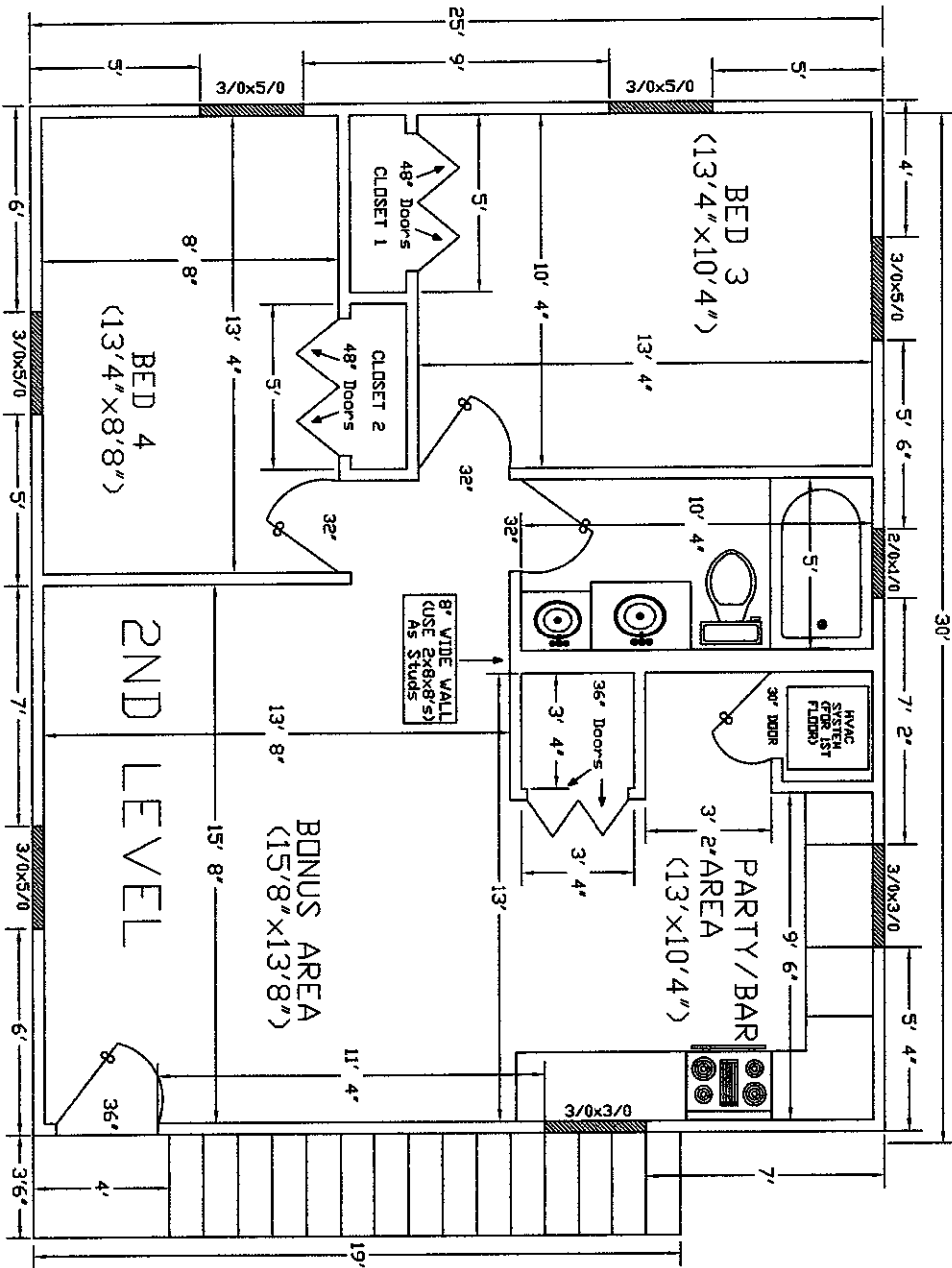
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

No.	Revision/Issue	Date
1	Initial Drawing	5/5/95

Project Name and Address

5515 Duval St.
Building #B
Austin, TX 78751
(First Floor, Ver. 4)

Unit	1
Address	Garage Apt.
DOB	08/22/2012
DOB	11n = 2ft



NOTE: The 30" HVAC door must be an outswing door!!

NOTE: All walls are assumed 4" wide unless noted!!!

<p>1. NOTE THIS IS THE SECOND FLOOR OF APT.</p> <p>2. APT. IS 25'X30'</p> <p>3. APT. HAS 2 FLOORS</p> <p>4. 4 BEDS, 2 BATHS</p> <p>5. ROOF IS 5/12 PITCH</p> <p>6. ALL ELECTRIC, NO GAS APPLIANCES</p> <p>7. THIS FLOOR WILL BE STAINED CONCRETE</p> <p>8.</p> <p>9.</p> <p>10.</p> <p>11.</p> <p>12.</p> <p>13.</p> <p>14.</p> <p>15.</p> <p>16.</p> <p>17.</p> <p>18.</p> <p>19.</p> <p>20.</p>	
<p>1 Initial Drawing 5/9</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p>	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p>

5515 Duval St.
Apartment #B
Austin, TX 78751
(2nd floor, 30" door)

Garage Apt.
09/02/2012

2

1/4" = 2'-0"

Low point 659ft

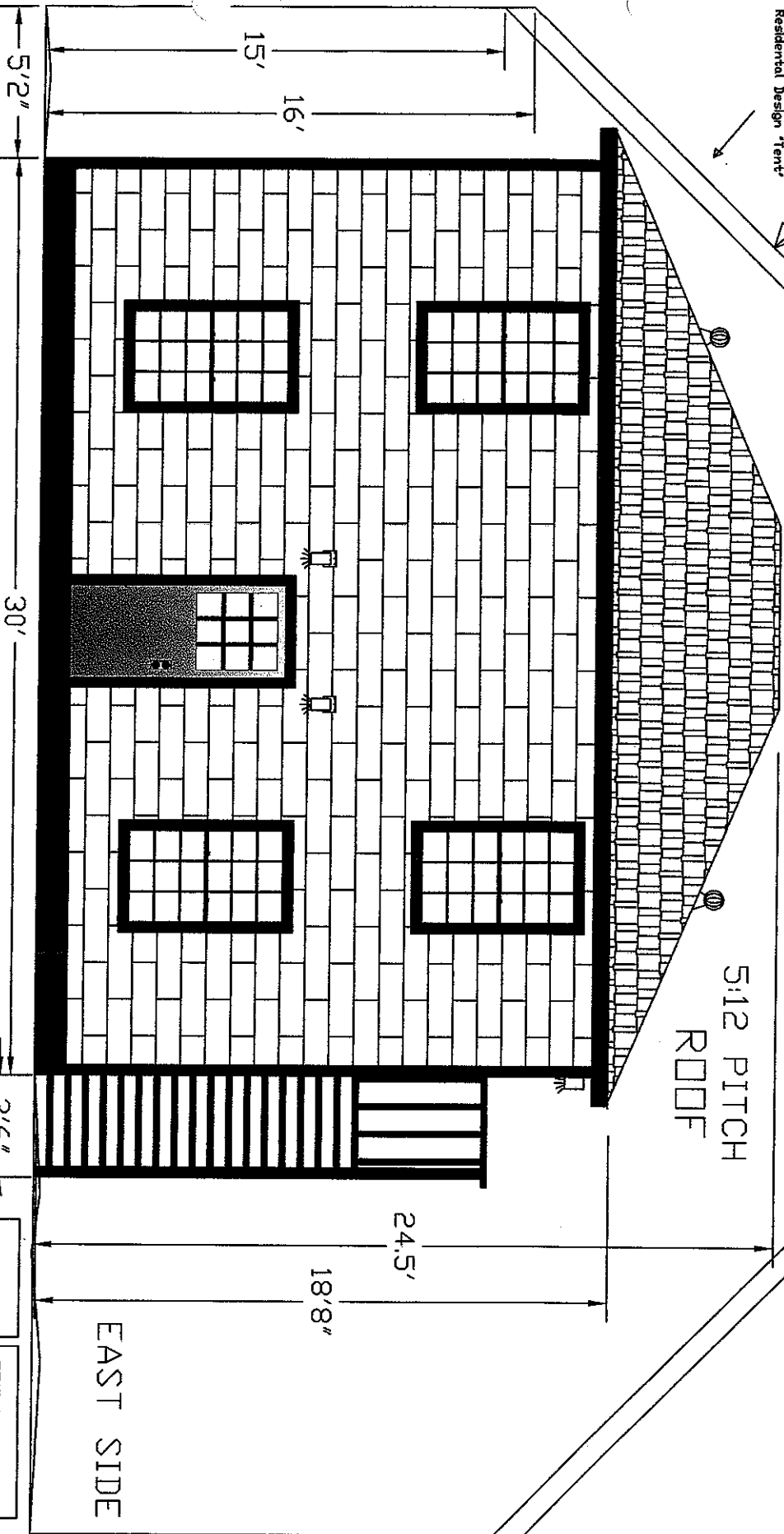
High point 660ft

Residential Design 'Tent'

AS-BUILT

5:12 PITCH
ROOF

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.



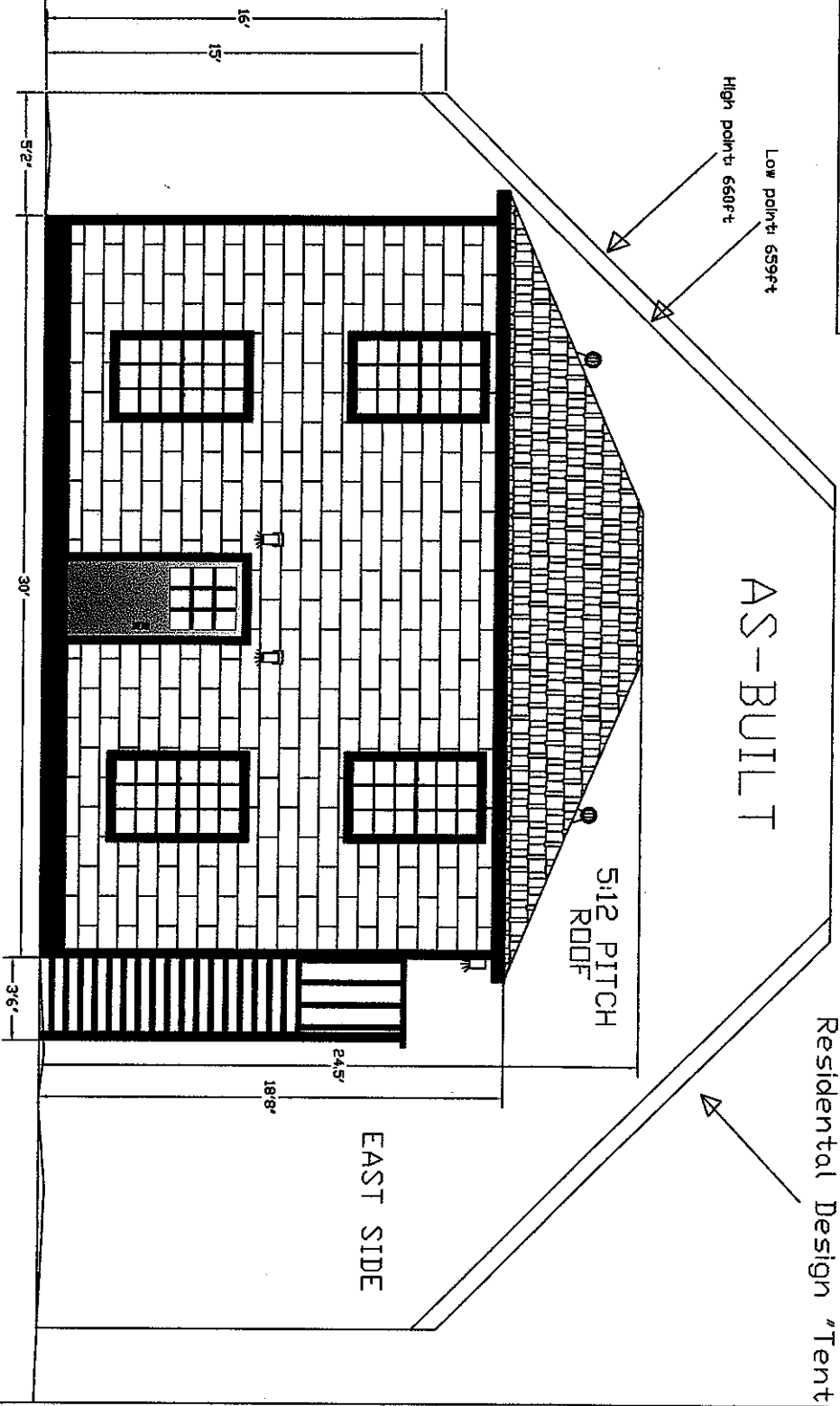
Elevation 659-660 ft

2B

Garage Apt.
09/02/2012
3/16" = 1'

5515 Duval St.
Apartment #B
Austin, TX 78751
(2nd Floor, 30' Door)

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confines this edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.



Elevation: 659-660 ft

EAST SIDE

AS-BUILT

Residential Design "Tent"

1. Roof Pitch 5:12
2. Siding Material: Hardiplank sheets
3. Roof overhang is 12 inches to fit hardiplank underside.
- 4.
- 5.
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- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

1	Initial Drawing	5/8
Rev.	Revised/Issue	Date

Reich Construction, LLC

5515 Duval St.
Apartment #B
Austin, TX 78751
(Front View, Ver. 4)

Garage Apt.	3
Date	09/05/2012
1 in = 2 ft	

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confines this edge of the structure is 51 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.

AS-BUILT

WEST SIDE

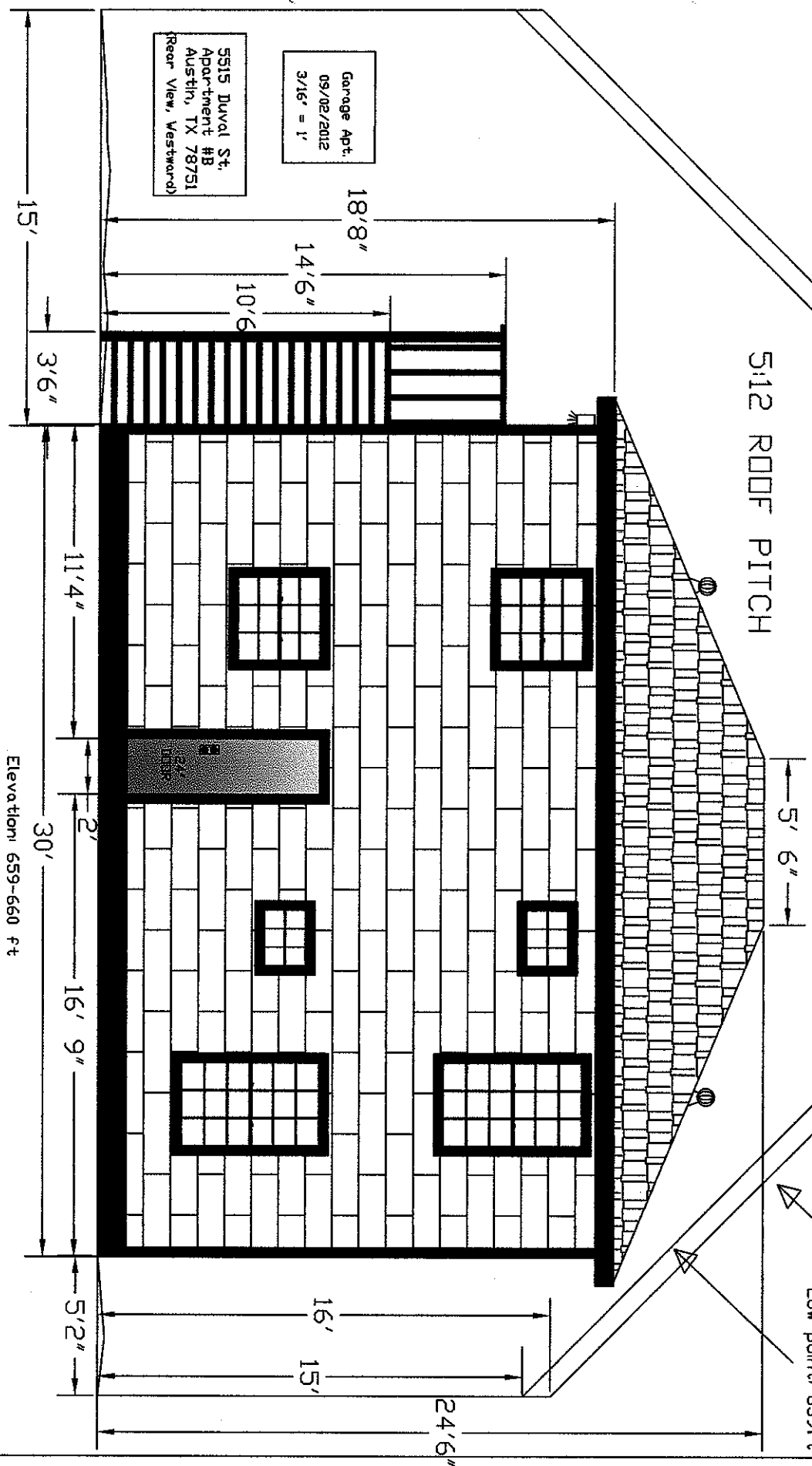
Residential Design "Tent"

5:12 ROOF PITCH

5' 6"

High point: 660ft

Low point: 659ft



Garage Apt.
09/02/2012
3/16' = 1'

5515 Duval St.
Apartment #B
Austin, TX 78751
(Rear View, Westward)

Elevation: 659-660 ft

Residential Area "B"

High point: 660ft

AS-BUILT

5:12 ROOF PITCH

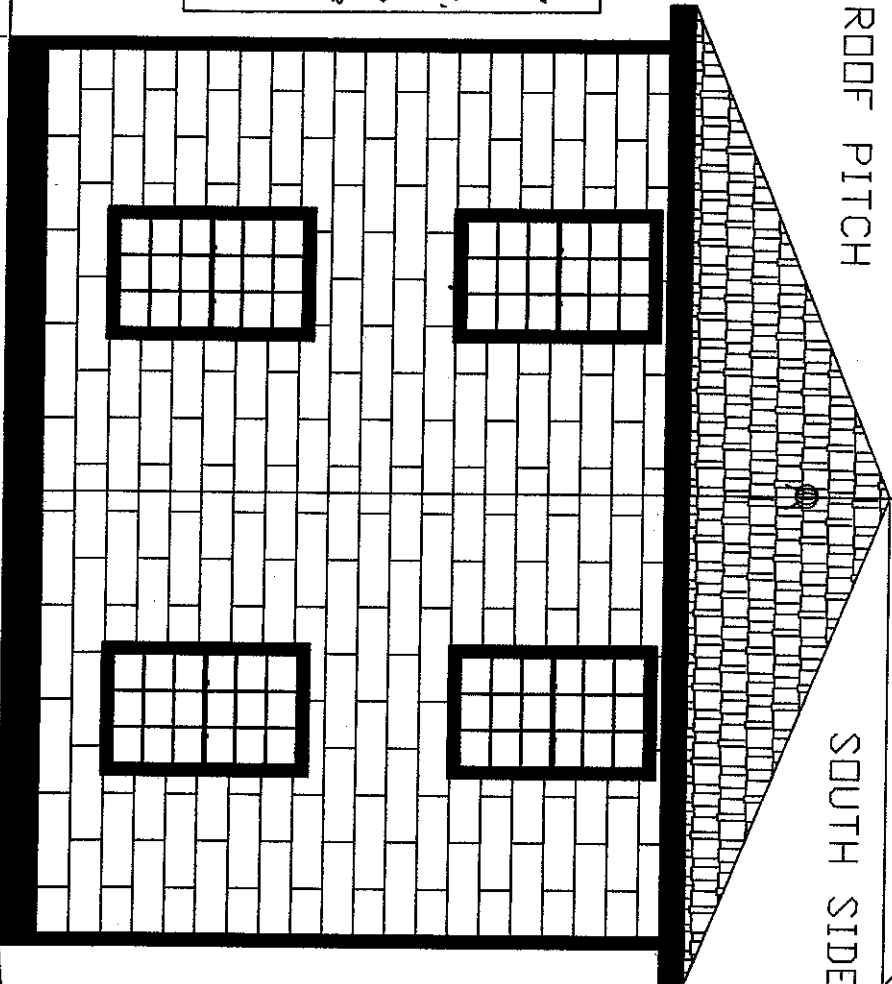
Residential Area "C"

Residential Design "Tent"

Low point: 659ft

SOUTH SIDE

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the "tent" boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this edge of the structure 5.1 feet from the property line. Therefore, this means that the structure is within the "tent envelope".



Elevation 659-660 ft

25'

10'

24.5'

18'8"

1. Roof Pitch 5:12
2. Siding Material: Hardplank sheets
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

5515 Duval St.
Apartment #B
Austin, TX 78751

Garage Apt.	4
09/02/2012	
3/16" = 1'	

Residential Area 'B'

Residential Area 'C'

Residential Design "Tent"

High point: 660ft

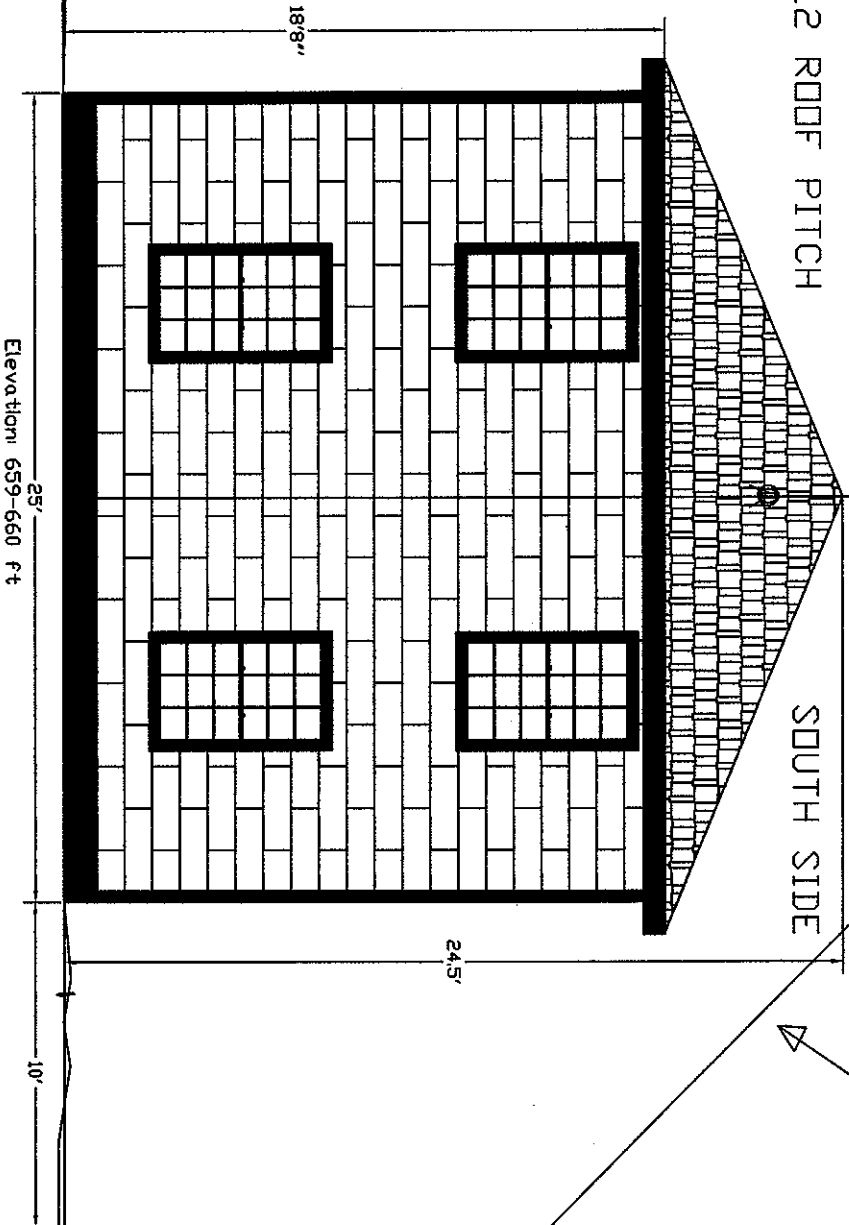
Low point: 659ft

AS-BUILT

5:12 ROOF PITCH

SOUTH SIDE

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.



- General Notes
1. Roof Pitch 5:12
 2. Siding Material Hardiplank Sides

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

| No. | Revision/Notes | Date |
|-----|---------------------|------|
| 1 | Initial Drawing 5/9 | |

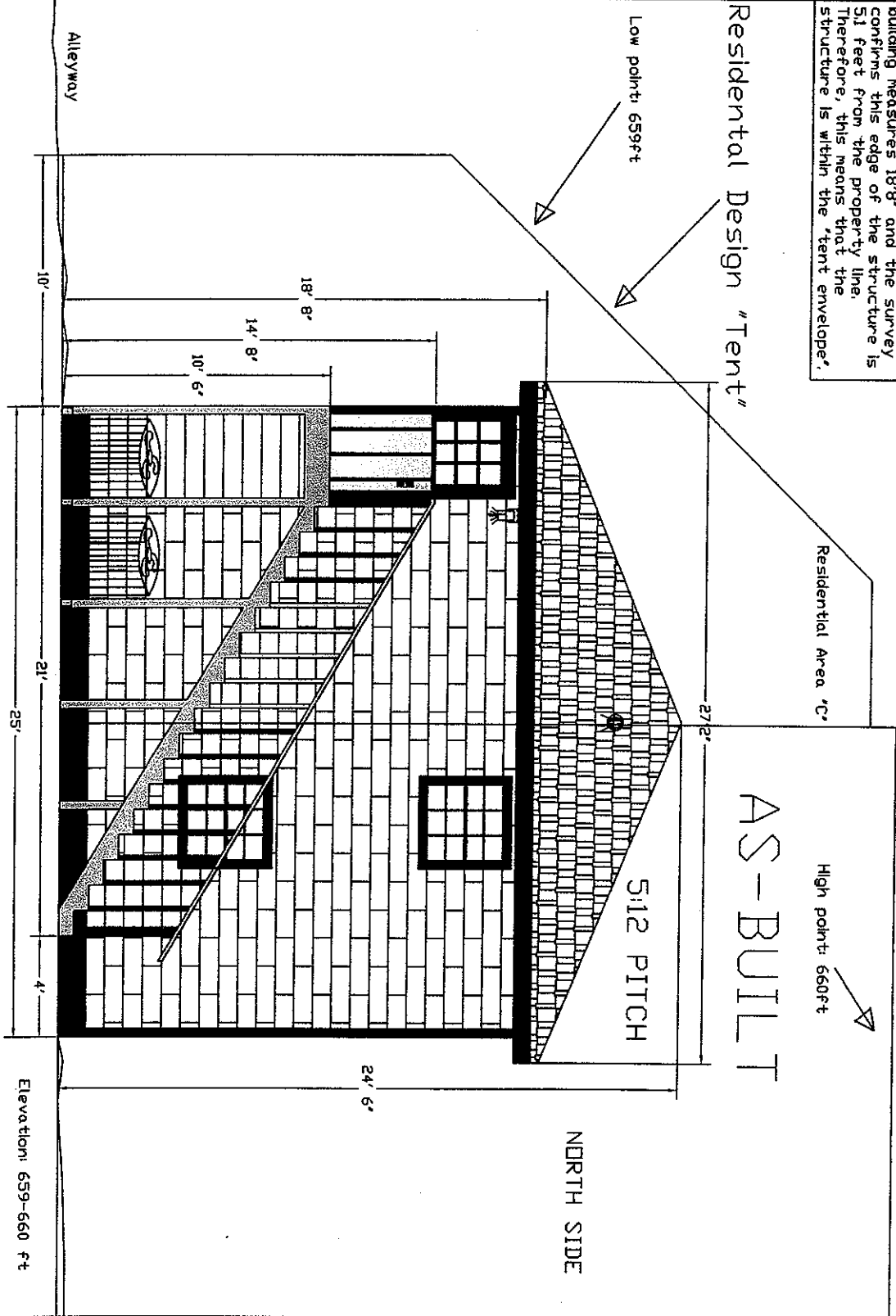
Prepared and Drawn
Reich Construction, LLC

Project Name and Address
**5515 Duval St.
Apartment #B
Austin, TX 78751
Left Side, Ver. 4)**

Project
Garage Apt.
Date
09/11/2012
Sheet
4
Total
31 = 2ft

NOTE: Lower edge of roof that protrudes outward measures 18'8" from the ground level. This edge is the closest edge to the 'tent' boundary at 20', and due to the fact that this building measures 18'8" and the survey confirms this edge of the structure is 5.1 feet from the property line. Therefore, this means that the structure is within the 'tent envelope'.

Residential Design "Tent"

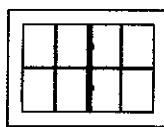


AS-BUILT

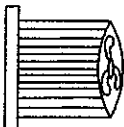
NORTH SIDE

Elevation: 659-660 ft

- 1. Roof Pitch 5:12
- 2. Siding Material: Hardplank sheets
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.
- 19.
- 20. Extra Window (below)



AC Condenser



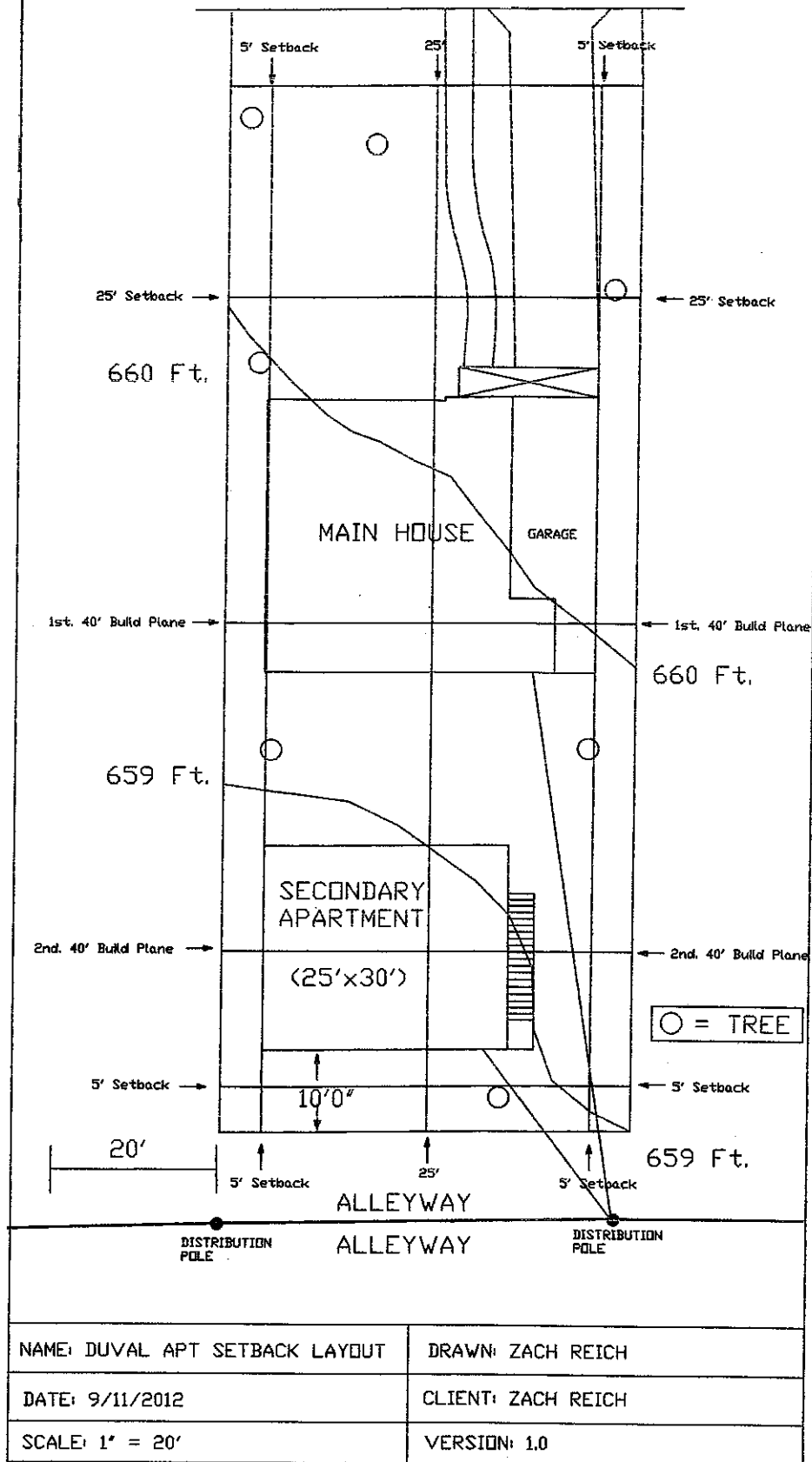
| | | |
|-----------------|-----------------|------|
| I | Initial Drawing | 5/9 |
| Revised/Revised | by | date |

Reich Construction, LLC

5515 Duval St.
Apartment #B
Austin, TX 78751
(Right View, Ver. 3)

Garage Apt. 6
09/02/2012
1in = 2ft

5515 DUVAL STREET





Kramer Service Center
2412 Kramer Lane, Bldg. "C"
Austin, Texas 78758
(512) 505-7206

Austin Energy
Electric Service Planning Application (ESPA)
(Please Print or Type)

St. Elmo Service Center
4411-B Meinardus Drive
Austin, Texas 78744
(512) 505-7500

Ron Solbach x7145

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name Zach Reich Phone (512) 635-3695
Address 5515 Duval St.
Legal Description Lot 15-16 Block 33 Highlands, The
Lot 15-16 Block 33 Commercial/Residential? Res

Service Main Size 300 (amps) Service Conductor 4/0 (type & size)
Service Length 25 (ft.) Number of Meters? 2 total Multi-Fuel Y (N)
Overhead/Underground? both Voltage 120/240 ☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 2460 Total A/C Load 2 (# of units) 1.5 (Tons)
Largest A/C unit 1.5 (Tons) LRA of Largest A/C Unit 50A (amps)
Electric Heating heat pump 10 (kw) Other Electric oven/stove 50A (kw)

Comments: Removing existing overhead service and moving to existing secondary apt building. Service to main house will be underground 2 meters.

Zy A M Zach Reich 8-30-12 (512) 635-3695
ESPA Completed by (Signature & Print name) Date Phone

AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

Application expires 90 days after date of Approval

FOLDER DETAILS

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

| Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|-------------------|---------------------|---|-------------|-----------|------------------|--------|------------------|--------------|-----------------|
| 2013-004477
EP | 2013-004477
EP | Homebuilders loop for **main residence** only | Residential | Remodel | 5515
DUVAL ST | Final | Jan 16, 2013 | Jan 16, 2013 | Feb 19, 2013 |

Related Folders: No

FOLDER INFO

| Information Description | Value |
|---|---|
| Is this in ETJ? | No |
| Electrical Valuation Remodel | 500 |
| Number of Floors | 0 |
| Number of Units | 0 |
| Usage Category | 4000 |
| Electrical Meter Provider | Austin Energy |
| Electric Service Planning Application? | Yes |
| ESPA Application Number | 16-211 KGM |
| ESPA Approval Date | Jan 16, 2013 |
| AE Awaiting Customer | Other |
| Quantity of Meters 1 | 1 |
| Actual Electrical Phase 1 | 1 |
| Wire Size 1 | 2 |
| Calculated Load 1 | 100 |
| Voltage 1 | 120/240 |
| Service 1 | Over |
| Released by Electrical Inspections Date | Jan 25, 2013 |
| Application Service Order Type | instcls |
| Last Action | Appointments 01/28/13 10:00 na/oh cutover |
| Last Action Date | JAN 25, 2013 |
| Public or Private | Private |
| Smart Housing | No |
| Electric Inspection | Yes |

PROPERTY DETAILS

| Number | Pre | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|--------|-----|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 5515 | | DUVAL | | | | | AUSTIN | TX | 78751 | Lot: 15 Block: Subdivision: HIGHLANDS THE |

Lot: 15 Block: Subdivision: HIGHLANDS THE

PEOPLE DETAILS

| Desc | Organization Name | Address | City | State | Postal | Phonel |
|-----------------------|---|-------------|---------|-------|--------|---------------|
| Electrical Contractor | Austin Electric B2K, Inc. dba (Bob Koester) | 1107 SEDONA | LEANDER | TX | 78641 | (512)833-8300 |
| Billed To | Austin Electric Service (Allen H. Koester) | 1107 SEDONA | Leander | TX | 78641 | (512)833-8300 |

FOLDER FEE

| Fee Description | Fee Amount | Balance |
|--------------------------------|------------|---------|
| Electrical Permit Fee | \$29.00 | \$0.00 |
| Development Services Surcharge | \$1.16 | \$0.00 |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|--------------------------|----------|---------------|--------------|--------------|----------------------------|---------------|
| 300 Electrical Slab | Open | | | | Mike Haley (512-974-2705) | 0 |
| 301 Electrical Rough | Open | | | | Mike Haley (512-974-2705) | 0 |
| 302 Electrical Grounding | Open | | | | Mike Haley (512-974-2705) | 0 |
| 304 Temporary Electric | Approved | Jan 24, 2013 | Jan 25, 2013 | Jan 25, 2013 | Marvin Pace (512-974-2729) | 1 |
| 305 Final Electric | Pass | Feb 19, 2013 | Feb 19, 2013 | Feb 19, 2013 | Marvin Pace (512-974-2729) | 1 |
| 114 Continuance of work | Open | | | | Mike Haley (512-974-2705) | 0 |
| Spot Location | Open | | | | | 0 |
| Meter Engineering | Open | | | | | 0 |
| Metering Operations | Open | | Jan 25, 2013 | | Amenda Cruz (512-505-7620) | 1 |
| Conduit Inspection | Open | | | | | 0 |
| Administrative Hold | Open | | | | | 0 |

Building Permit, 5515 Duval St.

FOLDER DETAILS

| Permit/Case | Reference File Name | Description | Sub Type | Work Type | Project Name | Status | Application Date | Issue Date | Expiration Date |
|-------------|---------------------|-------------|----------|-----------|--------------|--------|------------------|------------|-----------------|
|-------------|---------------------|-------------|----------|-----------|--------------|--------|------------------|------------|-----------------|

| | | | | | | | | | |
|----------------|--|--|---------------------------|---------|---------------|---------|--------------|--------------|--|
| 2012-096409 PR | | partial demo to remove upper level sink to conform to zoning regulations and bring electrical to code. The scope of work is for the detached rear structure. | R-435 Renovations/Remodel | Remodel | 5515 DUVAL ST | Expired | Sep 21, 2012 | Mar 20, 2013 | |
|----------------|--|--|---------------------------|---------|---------------|---------|--------------|--------------|--|

Related Folders: No

FOLDER INFO

| Information Description | Value |
|------------------------------------|--------------------------------|
| Smart Housing | No |
| Building Valuation Remodel | 0 |
| Electrical Valuation Remodel | 0 |
| Mechanical Valuation Remodel | 0 |
| Plumbing Valuation Remodel | 0 |
| 1704 Flag? | No |
| Change of Use | No |
| Building Inspection | Yes |
| Tree Inspection | No |
| On Site Sewage Facility Inspection | No |
| Usage Category | 435 |
| Code Year | 2006 |
| Code Type | International Residential Code |

PROPERTY DETAILS

| Number | Pre | Street | Street Type | Dir | Suite Type | Suite Number | City | State | Zip | Legal Desc |
|---|-----|--------|-------------|-----|------------|--------------|--------|-------|-------|---|
| 5515 | | DUVAL | STREET | | | | AUSTIN | TX | 78751 | Lot: 15 Block: Subdivision: HIGHLANDS THE |
| Lot: 15 Block: Subdivision: HIGHLANDS THE | | | | | | | | | | |

PROCESSES AND NOTES

| Process Description | Status | Schedule Date | Start Date | End Date | Assigned Staff | # of Attempts |
|----------------------------|----------|---------------|--------------|----------|-------------------------------|---------------|
| Plan Review Administration | Open | | | | | 0 |
| Tree Ordinance Review | Open | | | | Michael Embesi (512-974-1876) | 0 |
| Residential Zoning Review | Rejected | Sep 21, 2012 | Nov 27, 2012 | | Daniel Word (512-974-2719) | 1 |

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION "A"

BP Number 60-011821R
Building Permit No. _____
Plat No. _____ Date 2-11-1
Reviewer K. Batchelor

PRIMARY PROJECT DATA

Service Address 5515 Duval St. Tax Parcel No. 225274
Legal Description
Lot 15-16 Block 33 Subdivision The Highlands Section _____ Phase _____
If in a Planned Unit Development, provide Name and Case No.
(attach final approved copies of subdivision and site plan)
If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.
Description of Work
____ Remodel (specify) _____
____ New Residence
____ Duplex
____ Garage attached detached
____ Carport attached detached
____ Pool
____ Addition (specify) _____
____ Other (specify) Small secondary apartment build in my back yard.
Zoning (e.g. SF-1, SF-2...) SF-3-NP
- Height of Principal building 15 ft. # of floors 1 Height of Other structure(s) _____ ft. # of floors _____
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.
Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☐ No
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Yes ☐ No

VALUATIONS FOR REMODELS ONLY

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

VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 6222 sq.ft.
Job Valuation - Principal Building \$ 35,000
(Labor and materials)
Job Valuation - Other Structure(s) \$ _____
(Labor and materials)
TOTAL JOB VALUATION
(sum of remodels and additions)
\$ \$ 35,000
(Labor and materials)

PERMIT FEES
(For office use only)

| | NEW ADDITIONS | REMODEL |
|---------------------|------------------|----------|
| Building | \$ <u>827.00</u> | \$ _____ |
| Electrical | \$ <u>47.00</u> | \$ _____ |
| Mechanical | \$ <u>41.00</u> | \$ _____ |
| Plumbing | \$ <u>41.00</u> | \$ _____ |
| Driveway & Sidewalk | \$ _____ | \$ _____ |
| TOTAL \$ | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

| | | |
|--------------------------------|---|---|
| OWNER | Name <u>Zach Reich</u> | Telephone (h) (512) 635-36
(w) 505-724 |
| BUILDER | Company Name <u>Reich Construction, LLC</u> | Telephone (512) 635-36 |
| | Contact/Applicant's Name <u>Zach Reich</u> | Pager _____ |
| DRIVEWAY/
SIDEWALK | Contractor <u>N/A</u> | FAX _____ |
| | | Telephone <u>N/A</u> |
| CERTIFICATE
OF
OCCUPANCY | Name <u>Zach Reich</u> | Telephone (512) 635-36 |
| | Address <u>5515 Duval St.</u> | City <u>Austin</u> ST <u>TX</u> ZIP <u>7875</u> |

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

☒ telephone

☒ e-mail:

BOTH

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

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

| | Existing | | New / Addition | |
|--|----------|---------|----------------|-----|
| a. 1 st floor conditioned area | 960 | sq. ft. | 750 | sq. |
| b. 2 nd floor conditioned area | | sq. ft. | | sq. |
| c. 3 rd floor conditioned area | | sq. ft. | | sq. |
| d. Basement | | sq. ft. | | sq. |
| e. Garage / Carport | | sq. ft. | | sq. |
| ✓ attached | 323 | sq. ft. | | sq. |
| detached | | sq. ft. | | sq. |
| f. Wood decks [must be counted at 100%] | | sq. ft. | | sq. |
| g. Breezeways | | sq. ft. | | sq. |
| h. Covered patios | | sq. ft. | | sq. |
| i. Covered porches | 21 | sq. ft. | | sq. |
| j. Balconies | | sq. ft. | | sq. |
| k. Swimming pool(s) [pool surface area(s)] | | sq. ft. | | sq. |
| l. Other building or covered area(s) | | sq. ft. | | sq. |
| Specify _____ | | | | |

TOTAL BUILDING AREA (add a. through l.) 960 sq. ft. 750 sq.

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

90 - 2,488.9

Lot: 6222 sq. ft.

2,081
1710
33.45% of lot

IMPERVIOUS COVERAGE

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

| | | |
|---|--------|---------|
| a. Total building coverage on lot (see above) | 1710 | sq. ft. |
| b. Driveway area on private property | 392.5 | sq. ft. |
| c. Sidewalk / walkways on private property | 100 | sq. ft. |
| d. Uncovered patios | | sq. ft. |
| e. Uncovered wood decks [may be counted at 50%] | | sq. ft. |
| f. Air conditioner pads | | sq. ft. |
| g. Concrete decks (covered concrete) | 288.63 | sq. ft. |
| h. Other (specify) _____ | | sq. ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

95 - 2,799.9

Lot: 6222 sq. ft.

2,799.9
44.84% of lot

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

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

Service Address 5515 Duval St.

Applicant's Signature [Signature]

Date 2-4-10

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

| | <u>Existing</u> | <u>New / Addition</u> |
|---|-------------------|-----------------------|
| I. 1st Floor Gross Area | | |
| a. 1 st floor area (excluding covered or uncovered finished ground-floor porches) | <u>960</u> sq.ft. | <u>750</u> sq. |
| b. 1 st floor area with ceiling height over 15 feet. | _____ sq.ft. | _____ sq. |
| c. TOTAL (add a and b above) | <u>960</u> sq.ft. | <u>750</u> sq. |
| II. 2nd Floor Gross Area See note ¹ below | | |
| d. 2 nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft) | _____ sq.ft. | _____ sq. |
| e. 2 nd floor area with ceiling height > 15 feet. | _____ sq.ft. | _____ sq. |
| f. TOTAL (add d and e above) | _____ sq.ft. | _____ sq. |
| III. 3rd Floor Gross Area See note ¹ below | | |
| g. 3 rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft). | _____ sq.ft. | _____ sq. |
| h. 3 rd floor area with ceiling height > 15 feet | _____ sq.ft. | _____ sq. |
| i. TOTAL (add g and h above) | _____ sq.ft. | _____ sq. |
| IV. Basement Gross Area | | |
| j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines. | _____ sq.ft. | _____ sq. |
| V. Garage | | |
| k. attached (subtract 200 square feet if used to meet the minimum parking requirement) | _____ sq.ft. | _____ sq. |
| l. detached (subtract 450 square feet if more than 10 feet from principal structure) | _____ sq.ft. | _____ sq. |
| VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet) | _____ sq.ft. | _____ sq. |
| VII. TOTAL | _____ sq.ft. | _____ sq. |

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

1710.32 sq. ft.

GROSS AREA OF LOT

6222 sq. ft.

FLOOR AREA RATIO (gross floor area / gross area of lot)

.27.92 sq. ft.

¹ If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the foot print of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less.

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

**CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION**

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

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

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

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

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

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

APPLICANT'S SIGNATURE  DATE 1-28-10

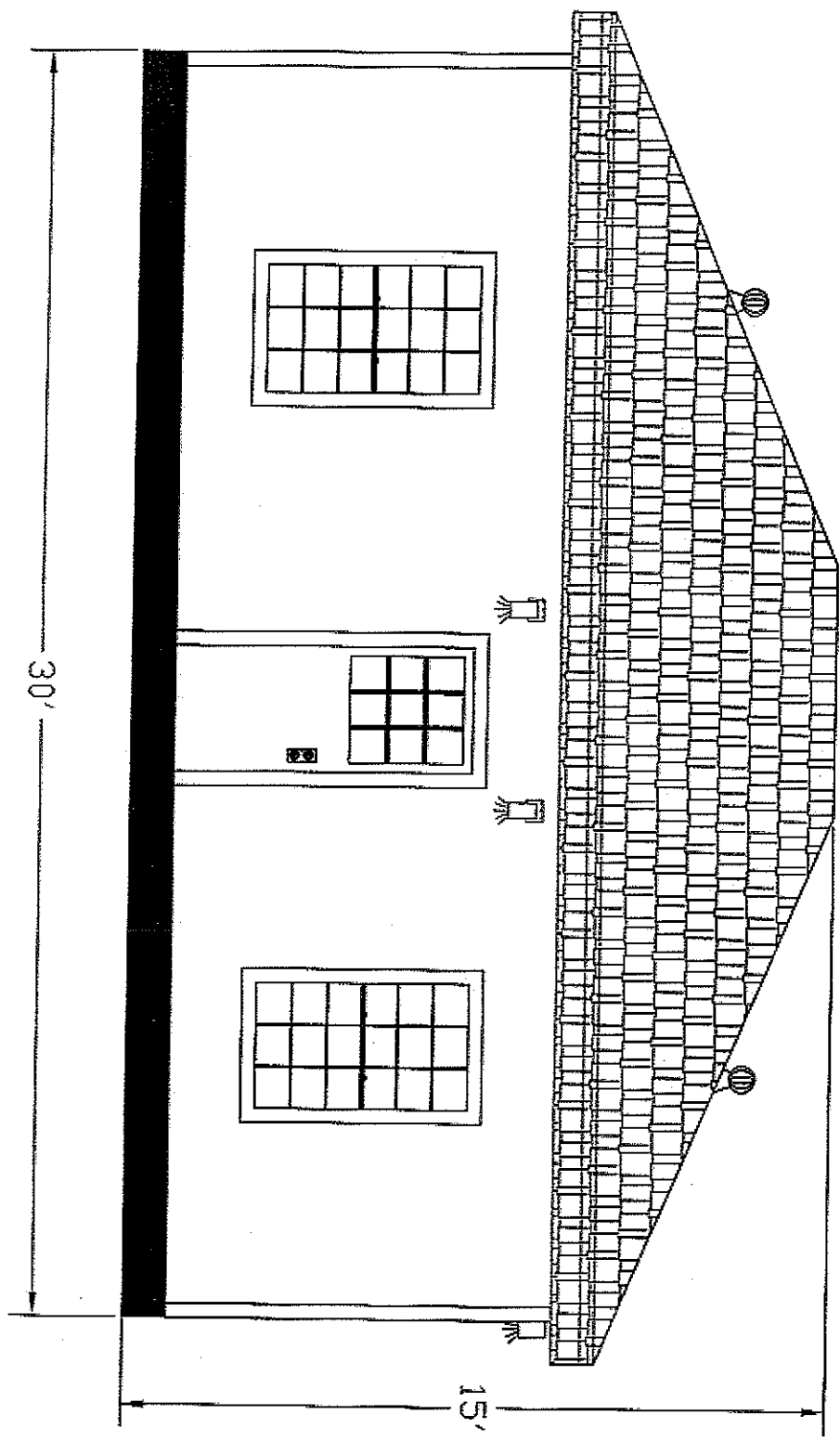
HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) 3204057878

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

Service Address 5515 Duval St.

Applicant's Signature  Date 1-28-10

REVIEWED FOR ZONING ONLY
KLB
 2-11-10



| General Notes | | |
|---------------|------------------|--|
| 1. | Roof Pitch 20 | |
| 2. | Slab Material | |
| 3. | Hardboard sheets | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |
| 11. | | |
| 12. | | |
| 13. | | |
| 14. | | |
| 15. | | |
| 16. | | |
| 17. | | |
| 18. | | |
| 19. | | |
| 20. | | |

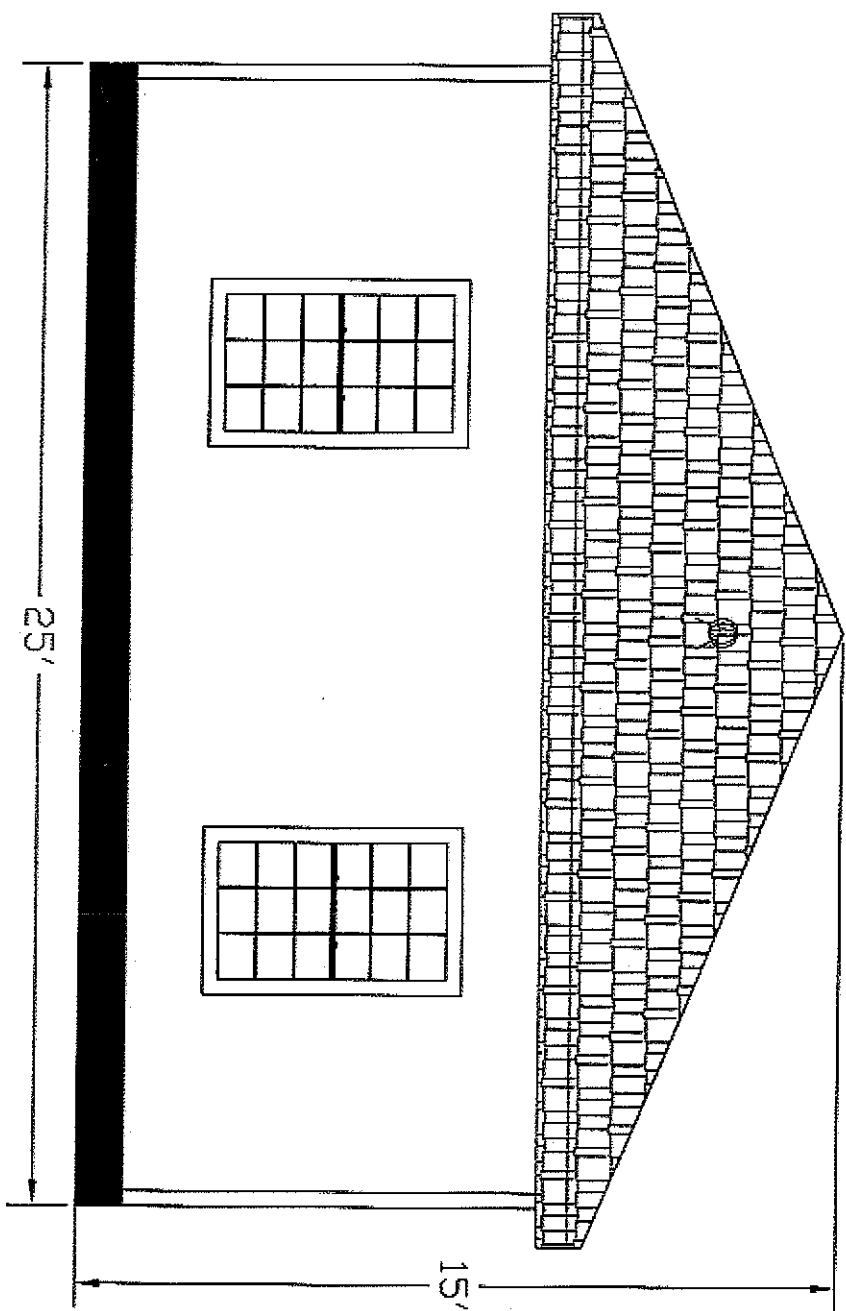
| 1 | Initial Drawing | 5/9 |
|------|-----------------|------|
| Rev. | Revision/Date | Date |

Reich
 Construction,
 LLC

5515 Duval St.
 Apartment #18
 Austin, TX 78751
 (Front View, Ver. 3)

| | |
|--------------|---|
| Storage Apt. | 2 |
| 03/22/2010 | |
| Lin = 3/4" | |

REVIEWED FOR ZONING ONLY
K.B. 2-11-10



| Revised Schedule | |
|------------------|------------------|
| 1. | Roof Pitch 2X |
| 2. | Shing Material |
| 3. | Hardplank sheets |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| 11. | |
| 12. | |
| 13. | |
| 14. | |
| 15. | |
| 16. | |
| 17. | |
| 18. | |
| 19. | |
| 20. | |

| | |
|----|---------------------|
| 1 | Initial Drawing 5/9 |
| 2. | Revised/Change |
| 3. | Other |

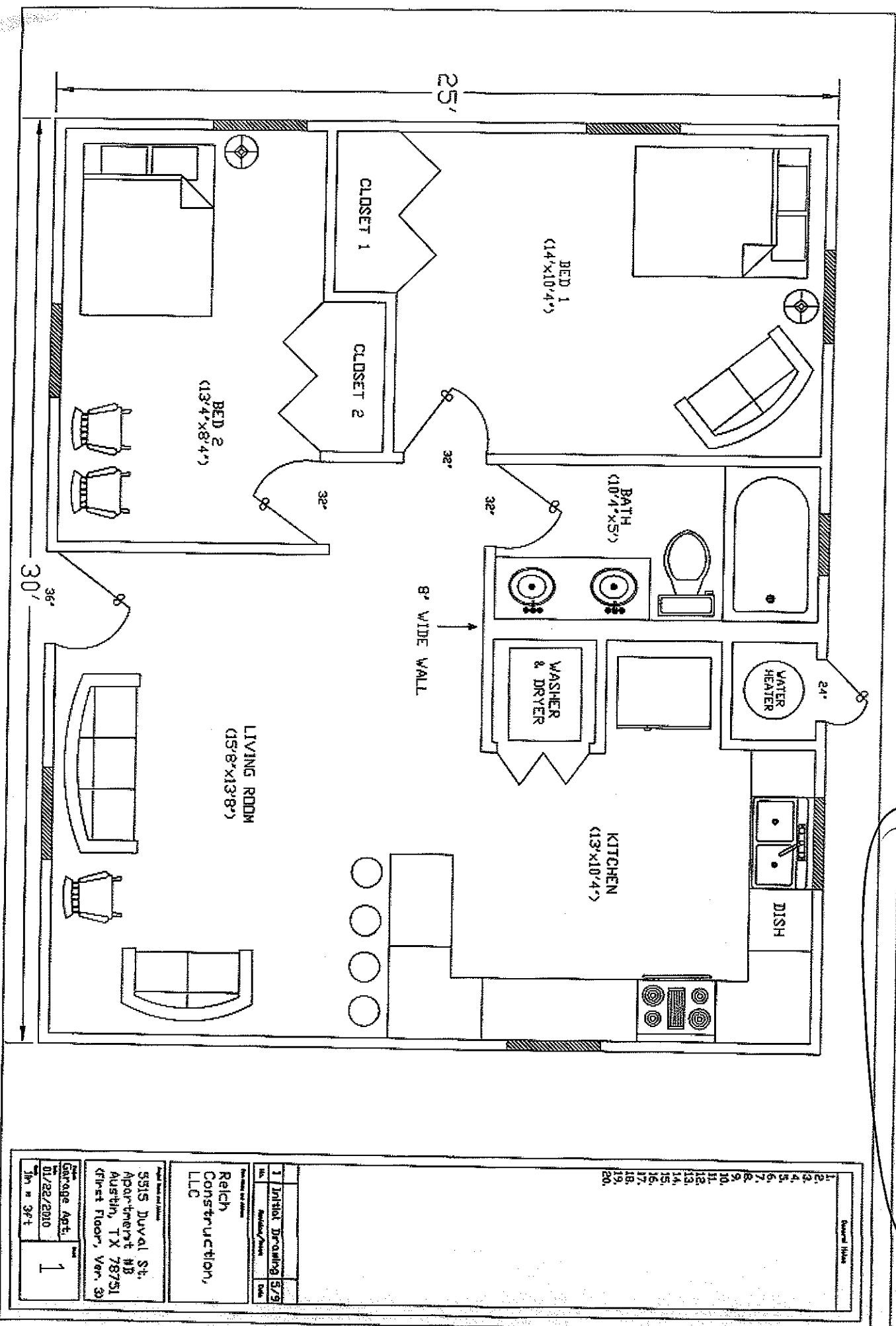
Reich
 Construction,
 LLC

Project Name and Address
 5515 Duval St.
 Apartment #B
 Austin, TX 78751
 (Left Side, View 3)

Garage Apt.
 01/22/2010
 3
 3in = 3ft

REVIEWED FOR ZONING ONLY

202 2-11-10



1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

1 Initial Drawing 5/9
 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20.

3515 Duval St.
 Apartment #B
 Austin, TX 78751
 First Floor, Ver. 30

Garage Apt. 1
 01/22/2010
 10' x 34' 1"

ENGINEER FOUNDATION DESIGN APPROVAL

TO: Whom it May Concern

FROM: Richard Reich, P.E., Design Engineer, Reich Construction, LLC

SUBJECT: Slab Design Approval for Apartment on 5515 Duval St. Austin, TX

I am writing this letter to approve the design of the foundation design plan presented to me for a small garage apartment on 5515 Duval St. Due to the somewhat high plasticity index (PI) of the soil in this area of Austin there were a few design parameters that were improved from the existing City of Austin code requirements to compensate for this factor. This design approval is contingent on proper trench depth, steel quality, tying and placement, proper fill, and the utilization of 3000 PSI Class A 4.5 sack concrete with the appropriate consistency.

In conclusion, I have analyzed and approved the foundation slab design for a garage apartment on 5515 Duval St. Austin, TX 78751 and have certified this design cleared for construction and proper inspection. I will entertain any further questions if any in regards to this design.

Regards,

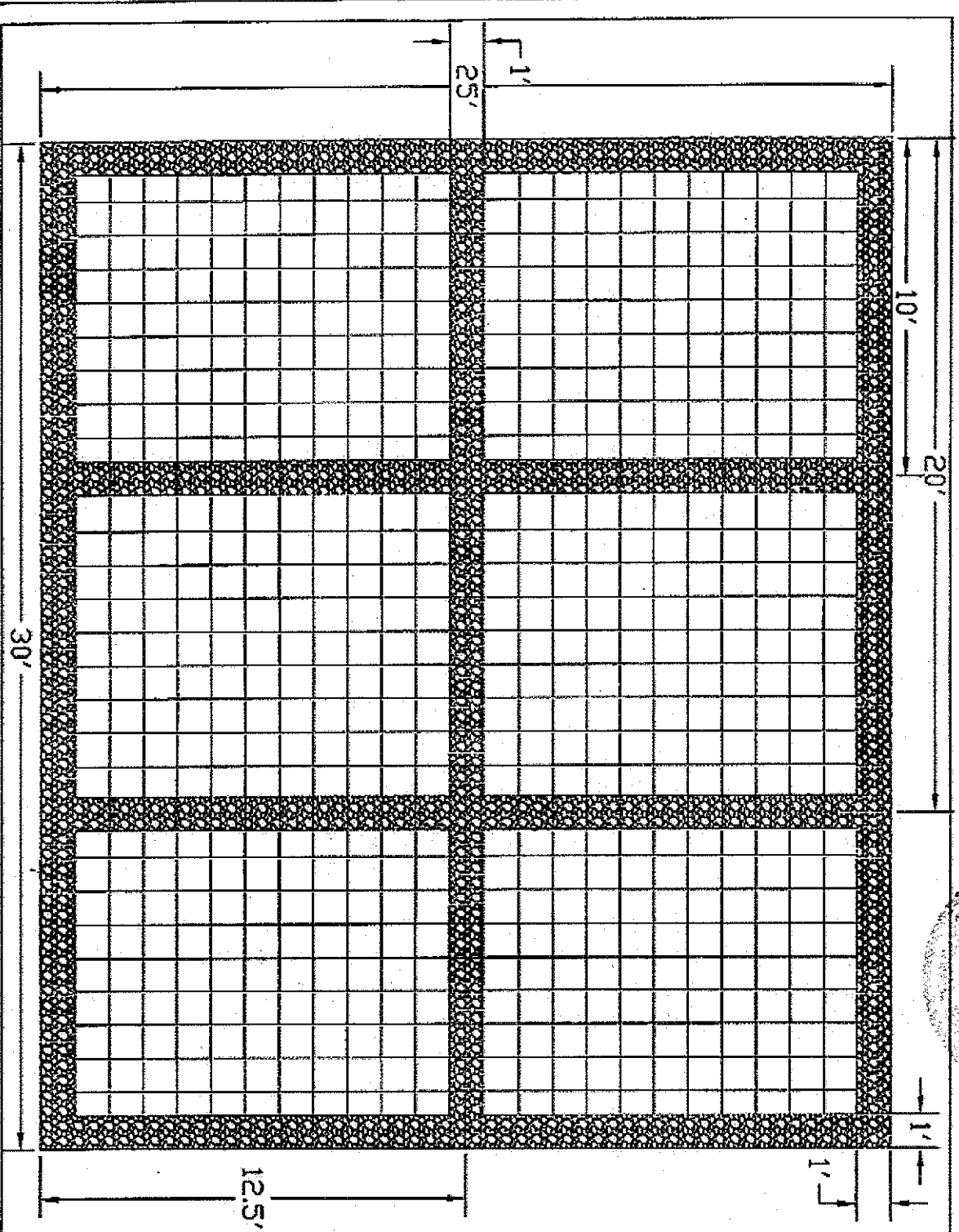
Richard A. Reich, P.E.
2/9/2010

Richard Reich, P.E.
Reich Construction, LLC
(512) 635-0996



Stamp: _____

2/9/2010
 48001
 1000 A. NICHOL
 1000 A. NICHOL



| | | |
|--|--|--|
| 1. All beams 24" deep
2. Beams have 4 #3
3. Beams 2 by 2 corr'd
4. #3 steel used 12"
5. 200psi 45-000
6. Fill is good back
7. Sub should be 12"
8. Non at lowest point
9. Sub 47 steel 40
10. All beams 12" wide
11. All steel must be
12. properly tied
13. Approx. 30yds of
14. concrete is used
15. Slope is relatively
16. flat with about 4"
17. of grade difference
18. from each side
19. Beams are about
20. 10-12' ft apart and
21. Rest access for
22. concrete truck
23. Sub is relatively
24. soft w/ few rocks
25. KUTIGOLE is 1/2"
26. 1/2" steel 40
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3515 Duval St.
 Apartment #8
 Austin, TX 78731
 Foundation Design
 Reich
 Construction,
 LLC
 7
 7/25/2010
 10 - 314



Kramer Service Center
2412 Kramer Lane, Bldg. "C"

Austin, Texas 78758
(512) 505-7206

Ron Salbach x7145

Austin Energy

Electric Service Planning Application (ESPA)

(Please Print or Type)

St. Elmo Service Center

4411-B Meinardus Drive

Austin, Texas 78744
(512) 505-7500

For Residential or Small Commercial "SERVICE ONLY" under 350 amps 1Ø or 225 amps 3Ø

Customer Name Zach Reich Phone (512) 635-3695
Address 5515 Duval St.
Legal Description Lot 15-16 Block 33 Highlands, The
Lot 15-16 Block 33 Commercial/Residential? Res

Service Main Size 200 (amps) Service Conductor 4/0 (type & size)
Service Length 25 (ft.) Number of Meters? 2 total Multi-Fuel Y (N)
Overhead/Underground? both Voltage 120/240 Permit Only
☒ Single-phase (1Ø) ☐ Three-phase (3Ø)
Total Square Footage 2460 AE for Building AE Total A/C Load 3 (# of units) 2 (Tons)
Largest A/C unit 2 (Tons) LRA of Largest A/C Unit 50A (amps)
Electric Heating 60A (kw) Other Electric oven/stove 50A (kw)

(Garage Apartment)
Comments: Removing existing overhead service and moving to new apt building. Service to main house will be underground.

Zach Reich 2-5-10 (512) 635-3695
ESPA Completed by (Signature & Print name) Date Phone

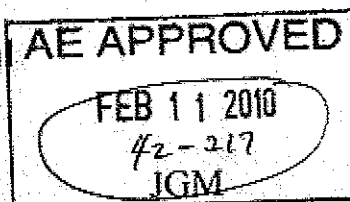
AE Representative

Date

Approved: ☐ Yes ☐ No (Remarks on back)

Phone

Application expires 90 days after date of Approval



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