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CASE #
PLAN REVIEW # 14-009479

APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

APPLICANT: Kelly and Stan Martin

AUTHORIZED AGENT (if applicable): N/A

STREET ADDRESS: 1104 Lorrain Street

LEGAL DESCRIPTION: Subdivision – SHELLEY HEIGHTS NO 2.

Lot(s) 13 Block 3 Outlot _____ Division _____

ZONING DISTRICT AND NEIGHBORHOOD PLAN: SF-3-NP / Old West Austin

LAND STATUS DETERMINATION CASE NUMBER (if applicable) _____

REQUEST: up to 25% increase in one or more of the following:

- ☑ Maximum Floor to area ratio .4 or gross floor area >2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

- ☐ Side Wall Length Articulation

Please briefly and thoroughly

We are requesting an increase in our allowed FAR of 510 SF (22.17%) in order to build an accessory apartment for our aging parents and still have enough room for a family and home offices in the main (existing) areas of the house.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) – case goes to RDCC first. National Register Historical District (NRHD) Overlay: without H or HD - case goes to Historic Landmark Commission first.

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APPLICATION TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

DESIGN GUIDELINE CONSIDERATIONS:

1. Are there any recommendations from the neighborhood plan team for this development?

See attached pages.

2. Does the development:

a. Comply with the neighborhood design guidelines, if any

See attached pages.

b. Provide consistency with the streetscape of the properties in the vicinity

See attached pages.

c. Provide consistency with the massing, scale and proximity of structures located on either side of or behind the development

See attached pages.

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d. Impact the privacy of adjacent rear yards

See attached pages.

e. Impact the topography or lot shape

See attached pages.

3. For a development of an entire block, will the development have a negative impact on the adjacent property?

See attached pages.

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

Mailing Address 1104 Lorrain Street

City, State Austin, Texas Zip 78703

Phone 512-426-2196 Printed Name Kelly Martin & Stan Martin

Signature Date 02/11/2014

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

Mailing Address 1104 Lorrain Street

City, State Austin, Texas Zip 78703

Phone 512-426-2196 Printed Name Kelly Martin & Stan Martin

Signature Date 02/11/2014

GENERAL INFORMATION FOR SUBMITTAL OF A MODICATION REQUEST TO THE RESIDENTIAL DESIGN AND COMPATIBILITY COMMISSION

B1/5

RDCC APPLICATION: 1104 Lorrain Street

1. Are there any recommendations from the neighborhood plan team for this development?

Yes. We have recommendations from both the neighborhood plan team (OWANA Steering Committee) and many neighbors:

1. After presenting the design in January, 2014 we have unanimous support for our proposal from the OWANA Steering Committee. The committee is submitting a letter of support directly to the RDCC prior to the March meeting.
2. We have support for our proposal from numerous neighbors and have collected 23 letters of support in agreement with the development in their neighborhood (see support section in the application binder.)

2. Does the development:

a. Comply with the neighborhood design guidelines, if any:

Yes. The proposed accessory apartment, used specifically for family members 60 years or older, is consistent with OWANA's neighborhood design guidelines for the following reasons:

1. Promotes diversity of architectural styles but also preserves the integrity of the original structure and those structures surrounding it. The design has been fully approved by the Historic Review Department in relation to size, scale, style, and materiality.
2. Promotes density and diversity within the neighborhood
3. Maintains consistent massing and scale with the structures surrounding it
4. Maintains historic land use patterns by developing a "back-building" like structure towards the rear of the lot. Our new structure will conform to all setbacks while the existing garage structure (to be torn down) does not conform to either the side yard or rear yard setbacks required.
5. Parking will remain on the side of structure, rather than the front, and the curb cut size minimized to protect the street scape of the neighborhood
6. Existing garage door is removed from street view which is preferred in the neighborhood plan.

In addition, OWANA has also adopted the use of special infill options found in the Neighborhood Plan Combining District (NPCD) including:

1. Secondary apartments are allowed, and promoted, for increased diversity within the area.
2. Small lot amnesty was granted for lots under 5,750 sq. ft. allowing unusually small lots, such as ours at 5,264 SF, the same option of a secondary unit / garage apartment.

Our proposal asks for an increase of 510 SF above the 0.40 limit for a total of 2,810 SF (53.3% total FAR) which is 22.17% above the 2,300 SF allowed for our size lot.

Our proposal is in line with an average size lot in our neighborhood. Properties within a 500' radius of our lot (106 samples) have an average size of 6,840 SF and would allow for 2,737 SF of development. We would like to be able to develop our lot to a similar level of FAR as our average neighbor's lot.

Precedent has been set in our neighborhood to allow for FAR above the zoning limit, 25% of the homes within a 500' radius of our lot are over their 40% FAR maximum.

Secondary dwellings are also very common in our neighborhood, 21% of the properties within a 500' radius of our lot have these types of structures.

We did not develop a secondary dwelling / apartment for these reasons:

1. It is critical that our parents are able to easily access all areas of their apartment and the existing structure and therefore our development needs to have a level and navigable connection to one another. Secondary apartments do not allow this type of configuration and must be fully separated per code.
2. With our small lot size, the separation requirement for secondary apartment would promote a much longer driveway, using almost all of the existing green space which is important to our family and children. In addition, we would like to place the accessory apartment in the same general vicinity and arrangement as the garage to disturb as little of the lot as possible.

b. **Provide consistency with the streetscape of the properties in the vicinity?**

Yes, for the following reasons:

1. The immediate area of Old West Austin is very eclectic in both design and scale, especially along 12th street where apartments, condos, and duplex buildings co-exist with single family structures. Our home is 3 houses away from 12th street and several homes within the block have secondary units.
2. The proposed addition is only visible from the street when viewed directly down our driveway and is less visible than the original garage structure. You cannot see this addition when driving north/south on Lorrain Street, the existing structures and existing trees block all site lines.

c. **Provide consistency with massing, scale, and proximity of structures located on either side of or behind the development?**

The proposed addition will nullify non-conforming setback encroachments of the existing garage, both side and rear yard setbacks.

Special attention was paid to the rooflines which are designed pitch towards the southern neighbor and to reduce the scale of the structure as much as possible at the setback line.

The proposed addition is consistent with, or shorter in overall height, than the existing adjacent 2 story structures to its north and the south.

d. **Impact the privacy of adjacent rear yards?**

No. Special attention was paid to reduce or block site lines to and from the accessory apartment in order to protect privacy for the lots directly to the north, south, and west. All windows on the addition were carefully located high on the walls of the structure to block any views to, and from, these neighboring yards.

In addition, we plan to plant additional tree screening on the south side of the addition to reduce the small increase in massing for our southern neighbors.

e. **Impact the topography or lot shape?**

No. The design will have no impact of on topography and existing drainage conditions will be improved after construction is complete.

2. **For a development of an entire block, will the development have a negative impact on the adjacent property?**

No. This question is not applicable for this project.

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

Case Number: 2014-009479PR
ADDRESS: 1104 Lorrain Street
Contact: Daniel Word, 512-974-3341
Public Hearing: March 5, 2014
Residential Design and Compatibility Commission

☐ **I am in favor**
☒ **I object**

BRIAN PAPE & PAIGE FREDERICK-PAPE
Your Name *(please print)*

1202 SHELLEY AVE
Your address(es) affected by this application

Signature 2/24/14 Date

Comments: OUR DEFAULT POSITION ON CHANGES TO THE LDC IS TO OBJECT. HOWEVER, IF THE APPLICANT CAN SHOW THEY HAVE THE SUPPORT OF THEIR 5 CONTIGUOUS NEIGHBORS ON LORRAIN & MAUFRAIS, THEN WE WOULD WITHDRAW OUR OBJECTION. THOSE 5 CONTIGUOUS NEIGHBORS ARE AFFECTED BY ANY CHANGES MADE TO 1104 LORRAIN & ARE THE ONES WHO WILL FEEL ANY NEGATIVE FINANCIAL REPRODUSIONS.

If you use this form to comment, it may be returned to:
City of Austin
Daniel Word
P.O. Box 1088
Austin, TX 78767-8810

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

Case Number: 2014-009479PR
ADDRESS: 1104 Lorrain Street
Contact: Daniel Word, 512-974-3341
Public Hearing: March 5, 2014
Residential Design and Compatibility Commission

☑ **I am in favor**
☐ **I object**

Wendy Foster
Your Name *(please print)*

1000 Shelley Austin 78703
Your address(es) affected by this application

Wendy Foster — 2/22/14
Signature — Date

Comments:
I have reviewed and support the Martin application. They are respectful and responsible neighbors.

If you use this form to comment, it may be returned to:
City of Austin
Daniel Word
P.O. Box 1088
Austin, TX 78767-8810

31/a

City of Austin Residential Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704
(512) 978-4000

Project Information

Project Address: 1104 Lorrain St

Tax Parcel ID: 0110020404

Legal Description: Lot 13 Blk 3 OLT 4 DIV Z Shelley Heights 2

Zoning District or PUD: SF-3NP

Lot Size (square feet): 5264

Neighborhood Plan Area (if applicable): OWANA

Historic District (if applicable):

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

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

Does this site have or will it have an auxiliary water source? [ ] Y [X] N If yes, submit approved auxiliary and potable plumbing plans
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site have a septic system? [ ] Y [X] N 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 [X] N
If yes, contact the Development Assistance Center for a Site Plan Exemption.

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

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

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? [ ] Y [X] 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 includes canopy and/or critical root zone impacts to nearby trees. [ ] Y [ ] 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
Note: Proximity to a floodplain may require additional review time.

Description of Work

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

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

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

# of existing bedrooms: 4 | # of bedrooms upon completion: 6 | # of existing baths: 3 | # of baths upon completion: 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)
Construct new 2 story, 2 bedroom, 2 bath accessory apartment

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

Job Valuation

Total Job Valuation: $ 70,000

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.

Portion of Total Job Valuation Dedicated to Addition/New Construction: $_____
Bldg: $ 40,000 Elec: $ 10,000
Plmbg: $ 10,000 Mech: $ 10,000
Primary Structure: $_____
Accessory Structure: $ 40,000

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

5264

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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	1040.6	524.5	1565.1
b) 2nd floor conditioned area	1219.8	100	1319.8
c) 3rd floor conditioned area	–	–	–
d) Basement	–	–	–
e) Covered Parking (garage or carport) Removed 271	–	–	–
f) Covered Patio, Deck or Porch	325.4		325.4
g) Balcony	–		–
h) Other	–		–
i) Uncovered Wood Deck			–
Total Gross Building Area (total A through I)	2585.8	624.5	3210.3
j) Pool	–	–	–
k) 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)

Total Building Coverage (sq ft): 1890.5 % of lot size: 35.9

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. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 2345.5 % of lot size: 44.5

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: 15 ft Number of Floors: 2

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

# of spaces required: 3 # 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

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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. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1st Floor	1649.	441.6		1490.6
2nd Floor	1219.8	100		1319.8
3rd Floor				—
Basement				—
Attic				—
Garage (attached)				—
(detached)				—
Carport (attached)				—
(detached)				—
Accessory building(s) (detached)				—
Ceilings over 15 ft				—

TOTAL GROSS FLOOR AREA 2810.4

(Total Gross Floor Area /lot size) = 53.3 **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
Are any ceilings over 15 feet in height?	☐ 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.

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Contact Information

Owner	Stan Martin	Applicant or Agent	Rodney Bennett
Mailing Address	1104 Lorrain Austin 78703	Mailing Address	11505 Ridge Austin TX 78748
Phone	426-2196	Phone	627-7227
Email		Email	jb.rbconsulting@yahoo.com
Fax		Fax	
General Contractor	DAVID WILKES Builders	Design Professional	ARBIB Hughey Design
Mailing Address	5450 Bee Caves RD Austin 78746	Mailing Address	6707 Bee Caves Austin 78746
Phone		Phone	512-780-4307
Email		Email	
Fax		Fax	

Acknowledgments

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

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

I understand that I am responsible for complying with any subdivision notes, 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, 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 site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

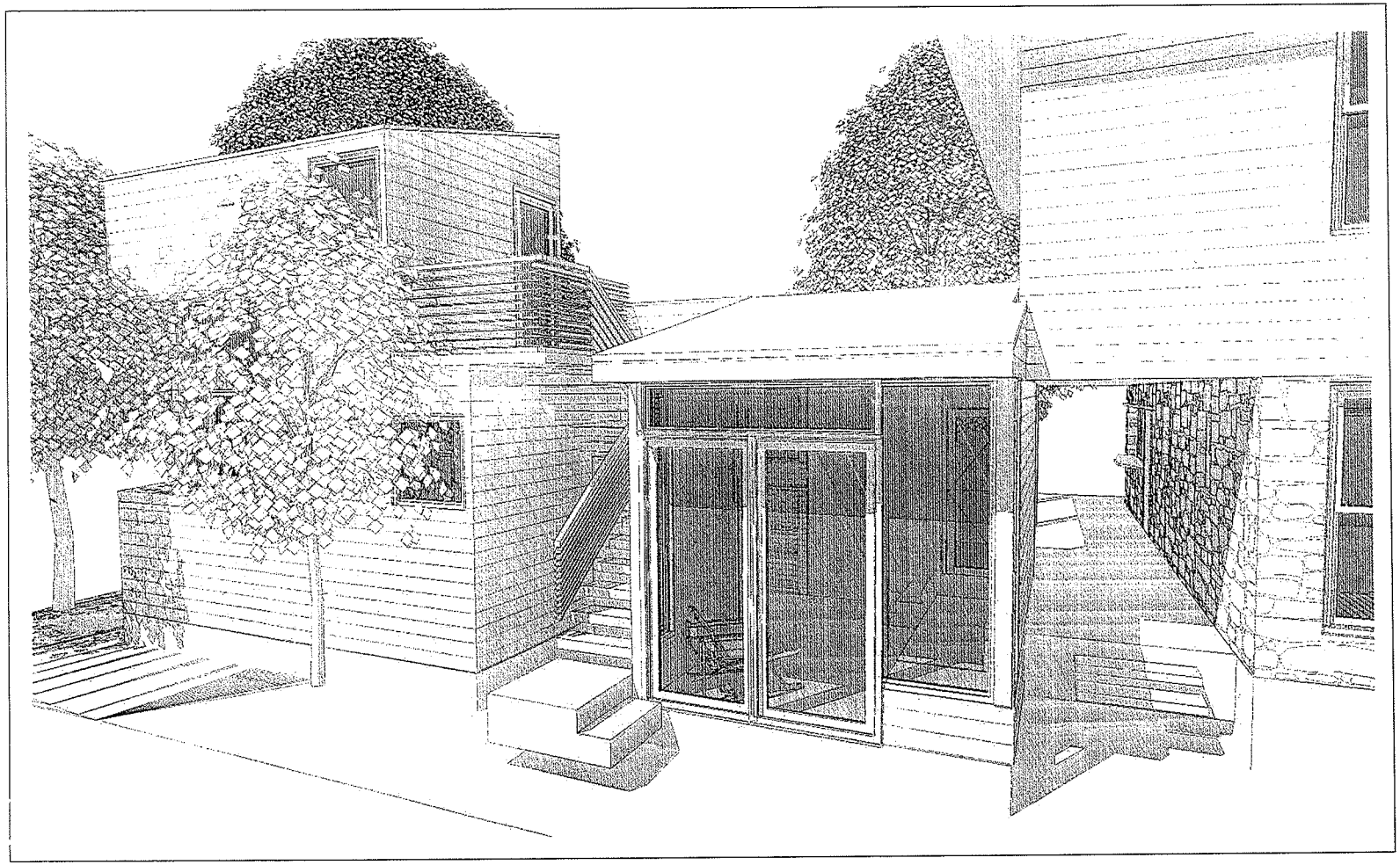
Erosion and Sedimentation Controls are required per Section 25-8-181.

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: 1-27-14

Design Professional's signature: _____ Date: _____



DRAWING SHEET INDEX

GENERAL

000 COVER SHEET
001 GENERAL NOTES

PLANS

A-101 PLANS: SITE & CALCULATIONS
A-104 PLANS: FLOOR PLANS
A-105 PLANS: ROOF PLAN
A-106 PLANS: RCP & ELECTRICAL

A-201 EAST & SOUTH ELEVATIONS
A-202 WEST & NORTH ELEVATIONS

A-301 NOT USED

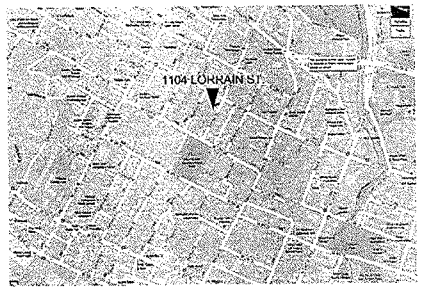
A-401 NOT USED

A-501 NOT USED

A-601 DOOR / WINDOW SCHEDULE

STRUCTURAL

TO BE SUBMITTED AFTER PLAN REVIEW AND APPROVAL



LORRAIN STREET RESIDENCE

PERMIT APPLICATION SET
SUBMIT DATE: JANUARY 17TH, 2014

OWNER

Stan and Kelly Martin

1104 Lorrain Street
Austin, Texas 78703
512.426.2196

PROJECT LOCATION

1104 Lorrain Street
Austin, Texas 78703

GENERAL CONTRACTOR

David Wilkes Builders

5450 Bee Cave Road
West Lake Hills, Texas 78746
512.328.9888

ARCHITECT

Arbib Hughey Design

6707 Bee Caves Road
Austin, Texas 78746
412.780.4307

STRUCTURAL ENGINEER

LEAP! Structures

Attn: Tats Kiguchi
1000 East Cesar Chavez St., #201
Austin, Texas 78702
512.298.3999

ARBIB HUGHEY DESIGN

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PLEASE REVIEW ALL GENERAL NOTES BEFORE BID & COMMENCING WORK:

ARBIB HUGHEY DESIGN
6707 BEE CAVE ROAD AUSTIN, TX 78746

GENERAL NOTES AND CONDITIONS

Variations and/or revisions to this document shall be noted in the contract between the Owner and the General Contractor. The General Conditions shall include, but not be limited to, the following:

OWNERSHIP AND USE OF ARBIB HUGHEY DESIGN DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

1. The drawings, specifications and other documents prepared by **ARBIB HUGHEY DESIGN** are instruments of said service through which the work to be executed by the contractor is described. The contractor may retain one contract record set. Neither the contractor nor any subcontractor, shall own claim to a copyright in the drawings, specifications, and other documents prepared by **ARBIB HUGHEY DESIGN** and unless otherwise indicated, **ARBIB HUGHEY DESIGN** shall be deemed the author of them and will retain all common law, statutory and other reserved rights in addition to the copyright. All copies of them, except the contractor's record set, shall be returned or suitably accounted for to **ARBIB HUGHEY DESIGN** on request, upon completion of the work. The Drawings, Specifications, and other documents prepared by **ARBIB HUGHEY DESIGN** and copies thereof furnished to the contractor, are for use solely with respect to this Project.

2. The designer will be the interpreter of the requirements of the construction documents and the judge of the performance thereunder by both the owner and the contractor.

3. All work to conform to current versions of Codes or Guidelines as required by the local governing authorities.

REVIEW OF CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

1. The Contractor shall carefully study and compare the Construction Documents with each other and with other pertinent information furnished by the Owner. Should a discrepancy appear in the specifications or drawings or in the work done by others from the construction documents that affect any work, notify the designer at once for instruction on how to proceed. If the Contractor proceeds with the work knowing of an error, inconsistency, or omission in the contract documents without instructions from the designer, the Contractor shall make good any resulting damage or defect to the satisfaction of the designer.

2. The Contractor shall take field dimensions and verify field conditions and shall carefully compare such field measurements and conditions and other information known to the Contractor with the Construction Documents before starting work. Errors, inconsistencies, or omissions discovered shall be reported to the designer and owner.

3. The Contractor shall be responsible for the accurate placement of the building on the site.

4. Should a conflict occur in or between drawings and specifications, the specifications should take precedence, unless a written decision from the designer or owner has be obtained which describes a clarification or alternate method and/or materials.

SUPERVISION AND CONSTURCTION PROCEDURES

1. The Contractor shall supervise and direct the Work, using the contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work under the contract, unless Construction Documents give other specific instructions concerning those matters.

2. The Working Drawings and Specifications represent the finished Project and do not indicate the methods of construction. The Contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques and shoring. Observation visits to the site by field representatives of the designer shall not include inspections of the protective measures or the construction procedures. Any support services performed by the designer during the construction shall be distinguished from continuous and detailed inspection services which are furnished by others. These support services performed by the designer whether of material or work and whether performed prior to, during, or after completion of construction, are performed solely for the purpose of assisting in quality guarantee the Contractor's performance and shall not be construed as supervision of construction.

3. The contractor shall be responsible for compliance with all applicable codes and regulations. Responsibility for specific sections of the work, including but not limited to foundation, framing, mechanical, plumbing, and electrical, may be delegated to each applicable subcontractor, but IN NO CASE shall extra compensation be awarded for additional work or changes due to code requirements not specifically noted in the Construction Documents.

4. The contractor shall maintain at the site on record a copy of the Drawings, Specifications, Addenda, Change Orders and other modifications, in good order and marked current to record changes and selections made during construction, and in addition approved Shop Drawings, Product Data, Samples and similar required materials.

5. The Contractor shall be responsible for all cutting, fitting, or patching of his work that may be required to make its several parts fit together properly and shall not endanger any other work by cutting, excavating, or otherwise altering the work or any part of it. All patching, repairing and replacing of materials and surfaces, cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.

6. The Contractor shall be responsible for obtaining the permits for the mechanical, electrical, and plumbing systems. These systems shall meet the requirements of all local codes and ordinances and the requirements of all current state and federal codes.

USE OF THE SITE

1. The contractor shall confine operations on the site to areas permitted by law, ordinances, permits and the Owner. The work shall be done in accordance with applicable laws, local ordinances, permits and the construction documents.

2. The Contractor shall maintain the premises and surrounding area free of debris and litter caused by operations under the Contract. The site shall not be unreasonably encumbered with any materials or equipment. Each Sub-contractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. At completion of the Work the Contractor shall remove from and about the Project waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials.

3. All materials stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

4. Construction site must be maintained in a neat fashion and debris shall be containerized or hauled regularly.

5. Approved toilet facilities shall be provided at all times during construction. Chemical toilet when used shall not be placed within front yard setback.

LABOR AND MATERIALS

1. The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of an unfit person or persons not skilled in tasks assigned to them.

2. All materials stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

SHOP DRAWINGS, PRODUCT DATAAND SAMPLES

1. The Contractor shall prepare and submit to the designer or to the Owner, Shop Drawings, Product Data, Samples and similar submittals required by the construction documents with reasonable promptness and in such sequence as to cause no delay in the work or in the activities of the Owner or of separate contractors. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been approved by the designer or owner. All such portions of the work shall be in accordance with approved shop drawings and samples.

2. When professional certification of performance criteria of materials, systems, or equipment is required by the construction documents, the designer shall be entitled to rely upon the accuracy and completeness of such calculations and certifications.

3. Samples of all colors and materials shall be submitted to the designer or owner for review and approval prior to ordering of products or commencing related work.

4. Substitutions of materials having like quality to those specified or noted will be considered by the designer. Where design or detail modifications are require to incorporate these substitutions, the Contractor shall provide all drawings and data to the designer for review and approval prior to ordering of products or commencing in related work.

5. Substitutions of materials having like quality to those specified or noted will be considered by the designer, where design or detail modifications are required to incorporate those substitutions, the Contractor shall provide all drawings and data to the designer for approval as requested to verify the quality and character of the products and showing their correct incorporation into the project. The Contractor shall not make changes without the prior written approval of the designer.

ACCESS TO WORK

1. The contractor shall provide the Owner and Designer access to the Work in preparation and process wherever located.

CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

1. Unless otherwise provided in the construction documents, when the Owner performs construction or operations related to the project with the Owner's own forces, the Owner shall be deemed to be subject to the same obligations and to have the same rights which apply to the Contractor under the Conditions of the Contract.

PROTECTION OF PERSONS AND PROPERTY

1. The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall take reasonable precautions for safety of and shall provide reasonable protection to prevent damage, injury or loss to:
   a.) employees of the Work and other persons who may be affected thereby,
   b.) the Work and materials and equipment to be incorporated therein,
   c.) other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation, or replacement in the course of construction

2. The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

3. The Contractor shall erect and maintain, as required by existing conditions and performance under the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent sites and utilities.

UNCOVERING AND CORRECTION OF WORK

1. If a portion of the Work is covered contrary to the request of the Owner or Designer or to requirements specifically expressed in the construction documents, it must, if required in writing by the designer or owner, be uncovered for the observation of the designer.

2. The Contractor shall promptly correct Work rejected by the Designer or failing to conform to the requirements of the construction documents, whether observed before or after substantial completion and whether or not fabricated, installed or completed. The Contractor shall bear costs of correcting such rejected Work, including additional testing and inspections and compensation for the services and expenses of the Designer made necessary thereby.

MISCELLANEOUS

1. Dimensions:
   (A) All dimensions shall have precedence over scale.
   (B) All dimensions are to the framing unless otherwise noted.
   (C) Ceiling height dimensions are from the finish floor slab to the face of ceiling finish material unless otherwise noted.
   (D) Verify all dimensions prior to beginning construction.

2. Provide adequate temporary support as necessary to assure the structural value or integrity of any portion of the building affected by the work.

3. All posts in walls shall have posts in walls below continuously to the foundation.

4. Interior walls on concrete slab floors shall be anchored with ramset #3348 or equal at 36" o.c. and within 2" of corners and sill ends.

5. Stud walls shall be fire-blocked at floor, ceiling (including furred areas), and mid-height of stud spaces more than 8'-0" high.

6. Flash exterior openings with Sisalkraft or equal. Window head flashing to lap over jamb flashing and jamb flashing to lap over sill flashing.

7. Provide 26 ga. G.I. saddle flashing and counter flashing. Provide 26 ga. G.I. diverters at all door heads.

8. 26 ga. G.I. cricket flashing shall be used at all connections to the roof. Apply over plywood frames.

9. Lath and plaster shall conform to I.B.C. Chapter 25.

10. Exterior stucco wire shall be nailed to top and bottom plates w/ 8d nails @ 8" o.c.

11. Inspection required for all lath, plaster, and/or wall board prior to the application of any plaster or covering of any joints or fasteners.

12. The long dimension of gypsum wall board shall span perpendicular to the supports.

13. Not Used

14. All framing shall be installed meeting the requirements of both the structural and lighting design. The Contractor shall surpass the specified structural and add additional framing where necessary to accommodate the location of the electrical and lighting fixtures as located in the plans.

15. Provide all necessary blocking, backing, and framing for light fixtures, electric units, A.C. equipment, and all other items as required.

16. Provide all access panels as required by governing code to all concealed spaces, voids, attics, etc. Verify type required with Designer prior to installation.

17. Where larger studs or furring is required to cover piping and conduits, the larger stud size or furring shall extend the full length of the wall width and length where the furring occurs.

18. Use approved 1.6 gallon per flush water closets. Water closets shall be located in a clear space not less than 30 inches in width and have a clear space in front of the water closet stool of not less than 24 inches.

19. Showers shall have floors and walls finished with smooth, hard, non-absorbent surfaces such as portland cement, concrete, ceramic tile, or other approved material to a height of not less than 70 inches above the drain inlet. Materials other than structural elements used in such walls shall be of a type which is not adversely affected by moisture.

20. Glazing used in doors and panels of shower and bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used it shall have a minimum thickness of not less than 1/8 inch when fully tempered, or ¼ inch when laminated, and shall pass the test requirements of applicable code.

21. Provide under floor ventilation in area of raised wood floors per applicable code. Under floor areas shall be ventilated with openings having a net area of not less than 1 sq. ft. for each 150 sq. ft. of area. Openings shall be located as close to the corners as practical and shall provide cross-ventilation. The openings shall be approximately equally distributed along the length of at least two opposite sides and shall be covered with corrosion-resistant wire mesh with mesh openings of ¼ inch in dimension.

22. Attic area shall be ventilated with openings having a net area of not less than 1 sq. ft. for each 150 sq. ft. of area. The openings shall be covered with corrosion-resistant wire mesh with mesh opening of ¼ inch in dimension.

23. Not Used.

24. All windows, skylights, and glass doors to be dual-glazed.

SECURITY REQUIREMENTS

1. Entry Vision. All entry doors shall be provided with a door viewer, view ports, or viewing windows. Such view ports or windows shall be constructed of fully tempered glass.

2. General. Single swing door, the active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a deadbolt and deadlocking latch. The deadbolt and latch may be activated by one lock or individual locks. The lock or locks shall be key-operated from the exterior side of the door and openable from the interior side by a device which does not require a key, special knowledge, or special effort to operate.

3. Swinging Doors. Swinging wood doors shall be of construction of one of the followings:
   1. Solid-core doors not less than 1-3/8 inches in thickness.
   2. Hollow-core doors or doors less than 1-3/8 inches in thickness either of which are covered on the inside face with 16-gauge sheet metal attached with screw at 6 inch maximum centers around the perimeter, or
   3. Wood panel type doors with panels fabricated of lumber not less than 9/16 inch in thickness, provided shaped portions of the panels are not less than ½ inch thick. Individual panels shall not exceed 300 sq in. in area. Stiles and rails shall be of solid lumber with overall dimensions of not less than 1-3/8 inches in thickness and 3 inches in width. Mullions shall be considered a part of adjacent panels unless sized as required herein for stiles and rails, except mullions over 16 inches long may have as overall width of not less than 2 inches. Carved areas shall have a thickness of not less than 3/8 inch. Dimensional tolerances published in recognized industry standards may be utilized.

4. Door Stops. Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb.

5. Hinges. All pin-type hinges which are accessible from outside the secured area when the door is closed shall have nonremovable hinge pins. In addition, they shall have minimum ¼ inch diameter steel jamb stud with ¼ inch minimum protection unless the hinges are shaped to prevent removal of the door if the hinge pins are removed.

6. Strike Plates. The strike plate for latches and the holding device for projecting deadbolts in wood construction shall be secured to the jamb and the wall framing with screws not less than 2-1/2 inches in length.

7. Cylinder Guards. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools.

8. Deadbolt. Deadbolts shall contain hardened inserts to repel cutting tools. A straight deadbolt shall have a minimum throw of 1 inch and embedment of not less than 5/8 inch into the holding device receiving the projected bolt.

9. Glazing. Glazed openings within 40 inches of the required locking device of the door, when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2 inches.

10. Sliding Doors and Windows. Sliding doors and windows shall be equipped with locking devices, and shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position.

11. All locking hardware, skylights, sliding glass doors, and operable windows to be used must be on the approve products list. Lighting diagrams indicating required footcandle levels and light fixture product information sheets must be submitted for approval.

12. Horizontal sliding doors shall be equipped with a metal guide track at top and bottom, and a cylinder lock and/or padlock with a hardened steel shackle which locks at both heel and toe, and a minimum five-pin lumber operation with nonremovable key when in a unlocked position. The bottom track shall be so designed that the door cannot be lifted from the track when the door is in a locked position.

EMERGENCY ESCAPES

1. Emergency Egress. Every sleeping room shall have at least one operable window or exterior door approved for emergency escape. These emergency escape windows or doors must provide a full clear opening and shall be operable from the inside without the use of special tools. All emergency escape windows shall have a minimum net opening of 5.7 square feet with a minimum net clear height of 24 inches and width of 20 inches. The sill height of emergency escape windows shall not be more than 44 inches above the floor.

SMOKE DETECTORS

1. General. Smoke detectors are required for new construction of sleeping rooms and corridors or areas giving access to sleeping rooms.

2. Location. The required smoke detectors shall be mounted on the ceiling or wall of the sleeping room, and at a point centrally located on the wall of the sleeping room, and at a point centrally located on the wall or ceiling of the corridor or area giving access to the sleeping room. All required detectors shall be located in accordance with the manufacturer's instructions, with no part of the detector located more than 12 inches below the finished surface of the ceiling of the room or corridor in which the detector is required to be installed.

3. Power. Required smoke detectors for new construction shall receive their primary power from the building wiring.

ENERGY NOTES

1. General. Construction shall minimize air leakage for windows, doors, caulking, and all other applicable requirements.

2. Windows. Fixed windows constructed and or erected on site shall be sealed to limit air infiltration in accordance with Sec. 08400 of the specifications.

3. Doors. All exterior doors shall be designed to limit air leakage around their perimeter when in the closed position.
   a. All doors shall be provided with a seal astragal, or baffle at the head and sill.
   b. Doors mounted on either side or outside of an exterior wall shall have a minimum one inch lap at each jamb.
   c. Doors requiring vertical track or guides shall use a continuous mounting angle, sealed at each jamb.
   d. Doors mounted between the jambs shall have a continuous seal or baffle at each jamb.
   e. Meeting rails of sectional doors and meeting stiles or rails of bi-parting doors shall be provided with a seal, astragal, or baffle.

4. Caulking and sealing: Open exterior joints around window and door frames, between foundations, between wall and roof, between wall soleplate and floors, between wall panels, at penetrations of utility services, through walls, floors, roof and all other openings in the exterior envelope shall be sealed, caulked, gasketed, or weatherstopped to limit air leakage.

5. Not Used

6. All insulating materials shall have been installed in compliance with the flame spread rating and smoke density requirements of the I.B.C.

7. Site constructed doors, windows, and skylights shall be caulked between the unit and the building and shall be weatherstripped.

8. All openings (doors and windows) shall be properly weatherstripped, certified, and labeled.

9. Doors and windows between conditioned and outside of unconditioned spaces such as garages and compartments for central air gas furnaces shall be fully weatherstripped.

10. Backdraft dampers for all exhaust and fan systems shall be provided.

project info:

project name:
MARTIN RESIDENCE

physical location:
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AUSTIN TEXAS 78703

owners:
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2196

contractor:
David Wilkes Builders
5450 Bee Cave Road
West Lake Hills, Texas, 78746
512.328.9888

engineer:
Tats Kiguchi
LEAPI STRUCTURE
1000 E. Cesar Chav-
Austin, Texas 78702
512.298.3909

phase info:

set title:
PERMIT APPLICATION
SET FOR THE CITY OF AUSTIN

date submitted:
2014.01.17

revisions:

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REGISTERED ARCHITECT RICHARD W. HUGHEY III STATE OF TEXAS

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drawing info:

GENERAL NOTES

G-001

GENERAL SITE INFORMATION

Lot Size: 5,264 SQ. FT.
Zoning Designation: SF-3-NP
Subchapter F Boundary: Applicable
Historic Designation: Yes, Contributes to Old West Austin Historic District
Protected Trees: Yes, [2] per survey -- No trees are within proposed development area

SITE DEVELOPMENT INFORMATION

BUILDING COVERAGE INFORMATION

Existing Building Coverage (Sq. Ft.):	1,637.0	% of Lot Size:	31.09 %
Proposed Building Coverage (Sq. Ft.):	1,890.5	% of Lot Size:	35.91 %

IMPERVIOUS COVER INFORMATION

Existing Impervious Coverage (Sq. Ft.):	2,403.2	% of Lot Size:	45.65 %
Proposed Impervious Coverage (Sq. Ft.):	2,365.0	% of Lot Size:	44.92 %

SETBACKS

Are any existing structures on this site a non-compliant structure based on the yard setback requirement?	YES
Does any structure (or an element of a structure) extend over or beyond a required yard?	YES
Is front yard setback averaging being utilized on this property?	NO

HEIGHT INFORMATION

Existing Height: xxx (approx) Number of Floors: 2
Addition Height: xxx

PARKING

# of spaces required: 3 # of spaces provided: 2

BUILDING AND SITE AREA

	EXISTING SQ. FT.	NEW/ADDED SQ. FT	TOTAL SQ. FT
a) 1st floor conditioned area	1,040.6	524.5	1,565.1
b) 2nd floor conditioned area	1,219.8	100.0	1,319.8
c) 3rd floor conditioned area	--	--	--
d) Basement	--	--	--
e) Covered Parking (garage or carport)	271	-271	0
f) Covered Patio, Deck or Porch	325.4	0	325.4
g) Balcony	--	--	--
h) Other	--	--	--
Total Building Coverage (exclude b, c, and d from total)	**1,637.0**	**253.5**	**1,890.5**
i) Driveway	493.9	-210	283.9
j) Sidewalks	73.3	-65.3	8
k) Uncovered Patio	--	--	--
l) Uncovered Wood Deck (counted at 50%)	192.0	-28.8	163.2
m) AC pads	9.4	--	9.4
n) Other	--	--	--
Total Site Coverage	**690**	**-255**	**435**
o) Pool	--	--	--
p) Spa	--	--	--

GROSS FLOOR AREA

	Existing	New	Exemption	Total
1st Floor	1,049.0	441.6		1,490.6
2nd Floor	1,219.8	100.0		1,319.8
3rd Floor	--	--	--	--
Basement	--	--	--	--
Attic	--	--	--	--
Garage (attached)	--	--	--	--
(detached)	271	-271	0	0
Carport (attached)	--	--	--	--
(detached)	--	--	--	--
Accessory Building(s) (detached)	--	--		

(Total Gross Floor Area / Lot Size) x 100 =

TOTAL GROSS FLOOR AREA: 2,810.4 2300 max

0.53 **Floor-To-Area Ratio (FAR)**

Is this project claiming a "parking area" exemption as described under Article 3?	NO
Is this project claiming a "ground floor porch" exemption as described under Article 3?	YES, 330 SF OF 388.4 EXISTING
Is this project claiming a "basement" exemption as described under Article 3?	NO
Is this project claiming a "habitable attic" exemption as described under Article 3?	NO
Is a sidewalk articulation required for this project?	NO
Does any portion of the structure extend beyond the setback plane?	YES, EXISTING ONLY

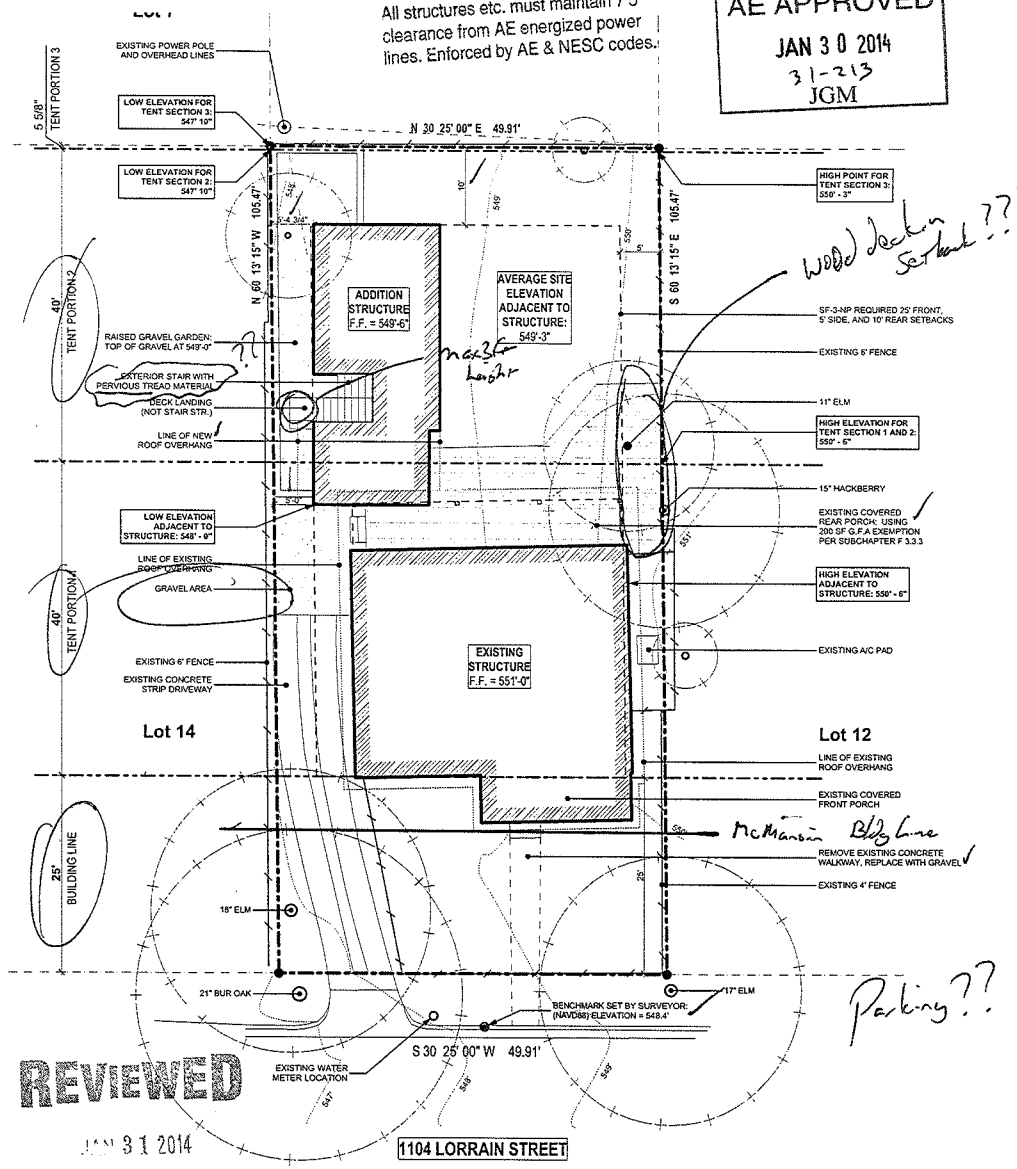
PERMIT CALCULATIONS 2
NTS

2875 max GFA for NBCC elevations

alternative??

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

AE APPROVED
JAN 30 2014
31-213
JGM



Wood deck in setback???

McMansion Bldg Line

Parking??

REVIEWED
JAN 31 2014
AUSTIN WATER UTILITY
CONSTRUCTION SERVICE DIVISION - TAPS

SITE PLAN / PLOT PLAN 1
SCALE: 1/16" = 1'-0"

ARBIB HUGHEY DESIGN
6707 BEE CAVE ROAD AUSTIN, TX 78746

project info:

project name:
MARTIN RESIDENCE

physical location:
1104 LORRAIN STREET
AUSTIN TEXAS 78703

owners:
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2196

contractor:
David Wilkes Builders
5450 Bee Cave Road
West Lake Hills Texas, 78746
512.328.9838

engineer:
Tats Kiguchi
LEAP! STRUCTURE:
1000 E. Cesar Chavez St.
Austin, Texas 78702
512.298.3989

phase info:

set title:
PERMIT APPLICATION
SET FOR THE CITY OF AUSTIN

date submitted:
2014.01.17

revisions:

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drawing info:

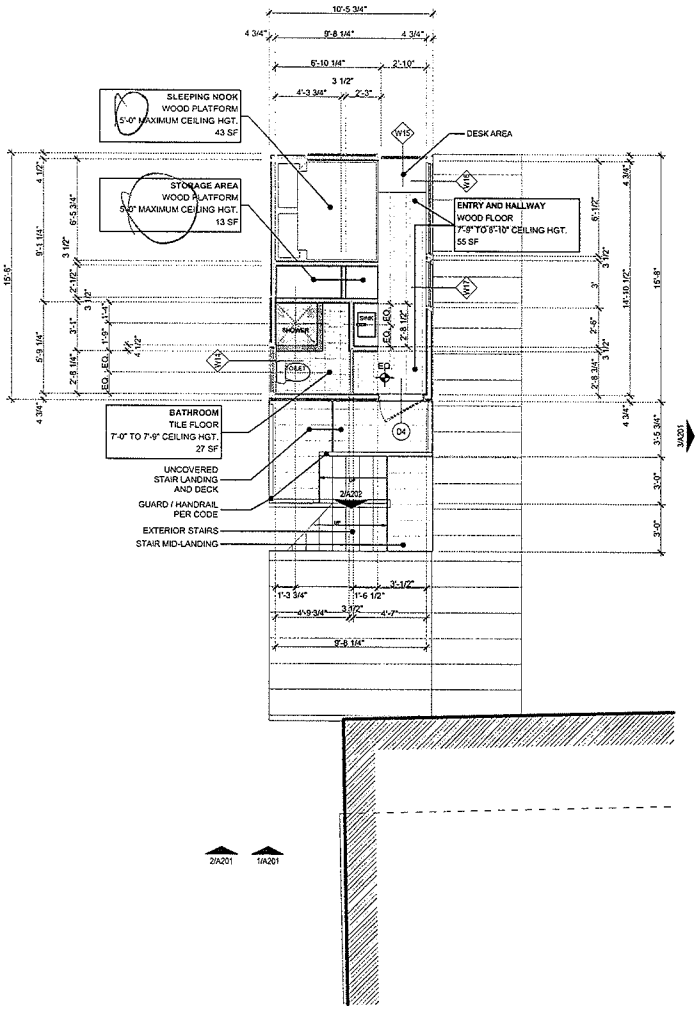
SITE PLAN & CALCULATIONS

A-101

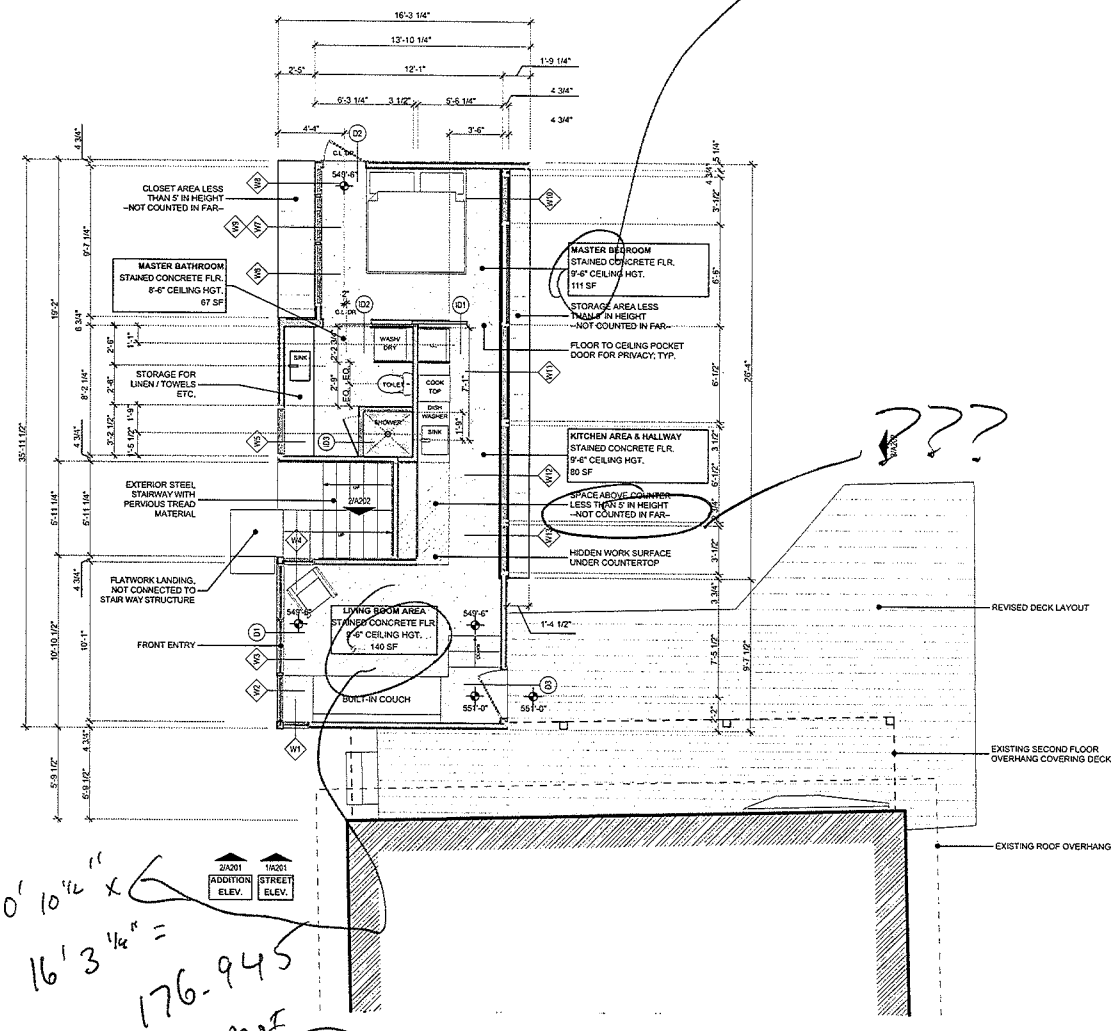
5/8

measure GFA 1' outside surface of ext wall

12' 1" + 4 3/4" 12' 5 3/4" x 10' = 124.79



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



10' 10 1/2" x 16' 3 1/4" = 176.945 not 140

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

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David Wilkes Builders
5450 Bee Cave Road
West Lake Hills Texas, 78746
512.328.9888

engineer:
Teiz Kiguchi
LEAPI STRUCTURE.
1000 E. Cesar Chavez St.
Austin, Texas 78702
512.298.3999

phase info:

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REGISTERED ARCHITECT GEORGE W. HUGHEY STATE OF TEXAS 23064

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drawing info:

FLOOR PLANS

A-104

6/5

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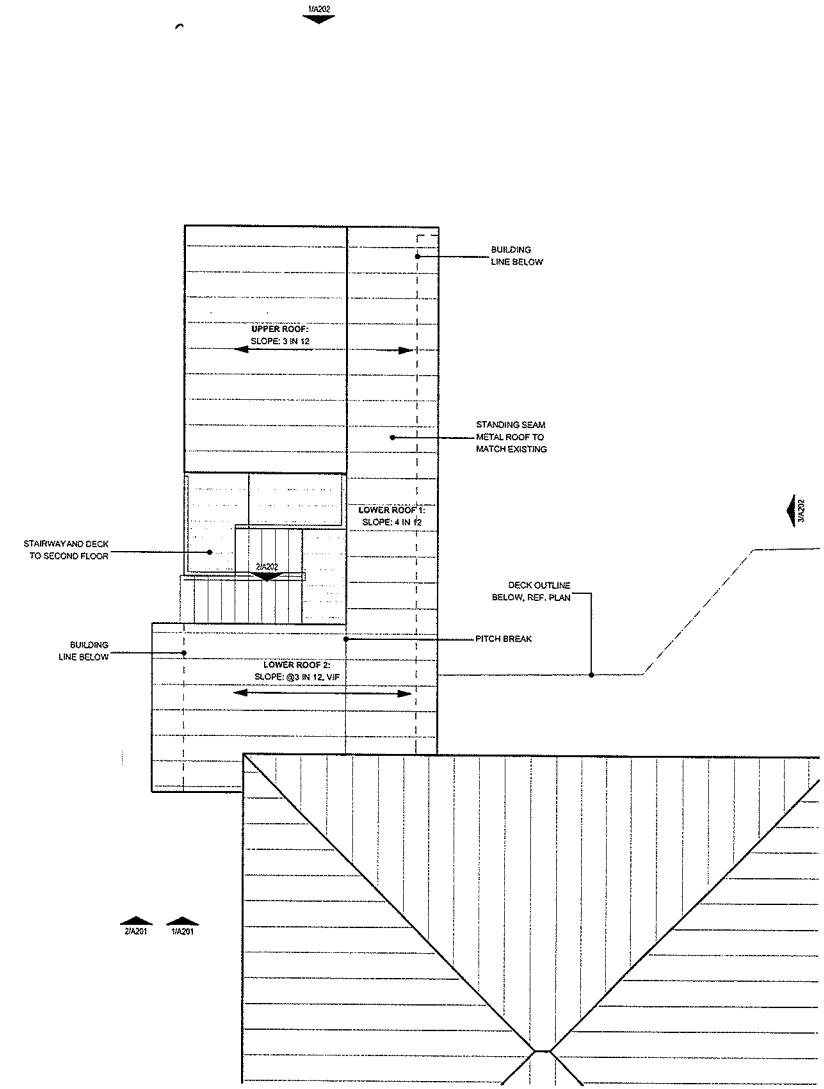
6707 BEE CAVE ROAD AUSTIN, TX 78746



ROOF PLAN 1
SCALE: 1/8" = 1'-0"

project info:

project name:
MARTIN RESIDENCE

physical location:
1104 LORRAIN STREET
AUSTIN TEXAS 78703

owners:
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2156

contractor:
David Wilkes Builders
5450 Bee Cave Road
West Lake Hills, Texas, 78746
512.328.9858

engineer:
Tatsi Kiguchi
LEAP! STRUCTURE.
1000 E. Cesar Chavez St., Suite 1
Austin, Texas 78702
512.298.3999

phase info:

set title:
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REGISTERED ARCHITECT EDWARD W. HUGHEY III STATE OF TEXAS

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drawing info:

ROOF PLAN

A-105

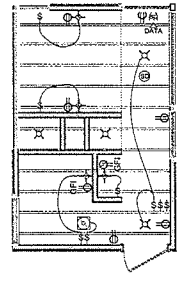
7/31

ELECTRICAL LEGEND

C.S.	CENTER ON SPACE INDICATED		DUPLEX RECEPTACLE
	WIRING	GFI	GFI RECEPTACLE MOUNTED 4" ABOVE COUNTERTOP
	SURFACE LIGHT	WP	WATERPROOF DUPLEX RECEPTACLE
	RECESSED LIGHT	GFI	GROUND FAULT INTERRUPT OUTLET
	RECESSED WALL WASHER SPOT LIGHT	220	220 LINE FOR DRYER
	PUCK LIGHT IN CABINET		FLOOR OUTLET
	SCONCE LIGHT	$	SWITCH
	PENDANT LIGHT	$3	3-WAY SWITCH
	DIRECTIONAL LIGHT	$D	DIMMABLE SWITCH
	MOTION DETECTOR SECURITY LIGHT	$3D	3-WAY DIMMABLE SWITCH
	UP-LIGHT		EXHAUST VENT
	WALL MOUNTED FLOURESCENT		EXHAUST VENT & LIGHT
TEL	TELEPHONE OUTLET		LANDSCAPE PATH LIGHT
DATA	DATA OUTLET		
	CABLE TELEVISION CONNECTION		
SD	SMOKE DETECTOR		
	CEILING FAN		

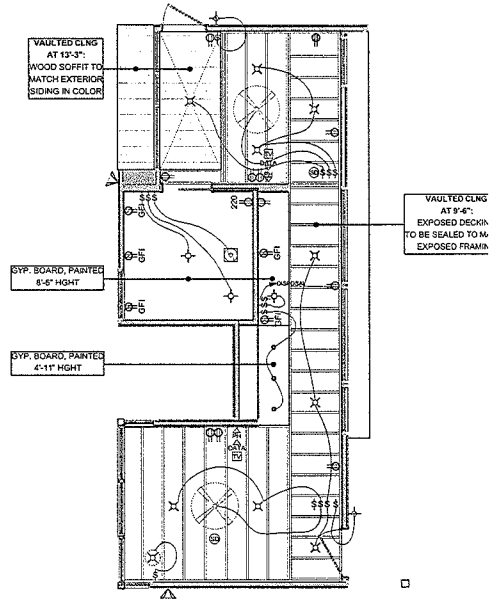
ELECTRICAL NOTES

1. ELECTRICAL OUTLETS SHOWN ARE ONLY THOSE REQUIRED FOR DESIGN PURPOSES. ELECTRICIAN TO DETERMINE LOCATION AND TYPE OF ALL NECESSARY ADDITIONAL OUTLETS IN ORDER TO MEET APPLICABLE BUILDING CODE. **USE EXISTING OUTLET AND SWITCH LOCATION WHERE POSSIBLE.**
2. ELECTRICIAN TO PROVIDE GFI OUTLETS WHERE REQUIRED BY APPLICABLE CODE.
3. ELECTRICIAN TO DETERMINE NECESSARY POWER NEEDS FOR SPECIAL USE DEVICES AND CONDITIONS (I.E. HIGH-VOLTAGE, EXTERIOR, GFI, ETC.) AND ENSURE PROPER INSTALLATION OF DEVICES WHERE REQUIRED.
4. ALL WIRE, INCLUDING SERVICE WIRE, TO BE COPPER
5. ALL DIMENSIONS ARE TO FACE OF FRAMING
6. ALL INTERIOR SWITCHES, RECEPTACLES AND COVER PLATES PER SPEC, UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR SURFACE AND RECESSED FIXTURES PER SPEC.
8. PROVIDE SMOKE DETECTORS AS NEEDED TO FULFILL ALL CITY OF AUSTIN CODE REQUIREMENTS.



RCP & ELEC. PLAN: SECOND FLOOR 2

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



RCP & ELEC. PLAN: FIRST FLOOR 1

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

ARBIB HUGHEY DESIGN
6707 BEE CAVE ROAD AUSTIN, TX 78746

project info:

project name:
MARTIN RESIDENCE

physical location:
1104 LORRAIN STREET
AUSTIN TEXAS 78703

owners:
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2196

contractor:
David Wilkes Builders
5450 Bee Cave Road
West Lake Hills Texas, 78746
512.328.9688

engineer:
Tots Kiguchi
LEAP! STRUCTURES
1000 E. Cesar Chavez St.
Austin, Texas 78702
512.298.3999

phase info:

set title:
PERMIT APPLICATION
SET FOR THE CITY OF AUSTIN

date submitted:
2014.01.17

revisions:

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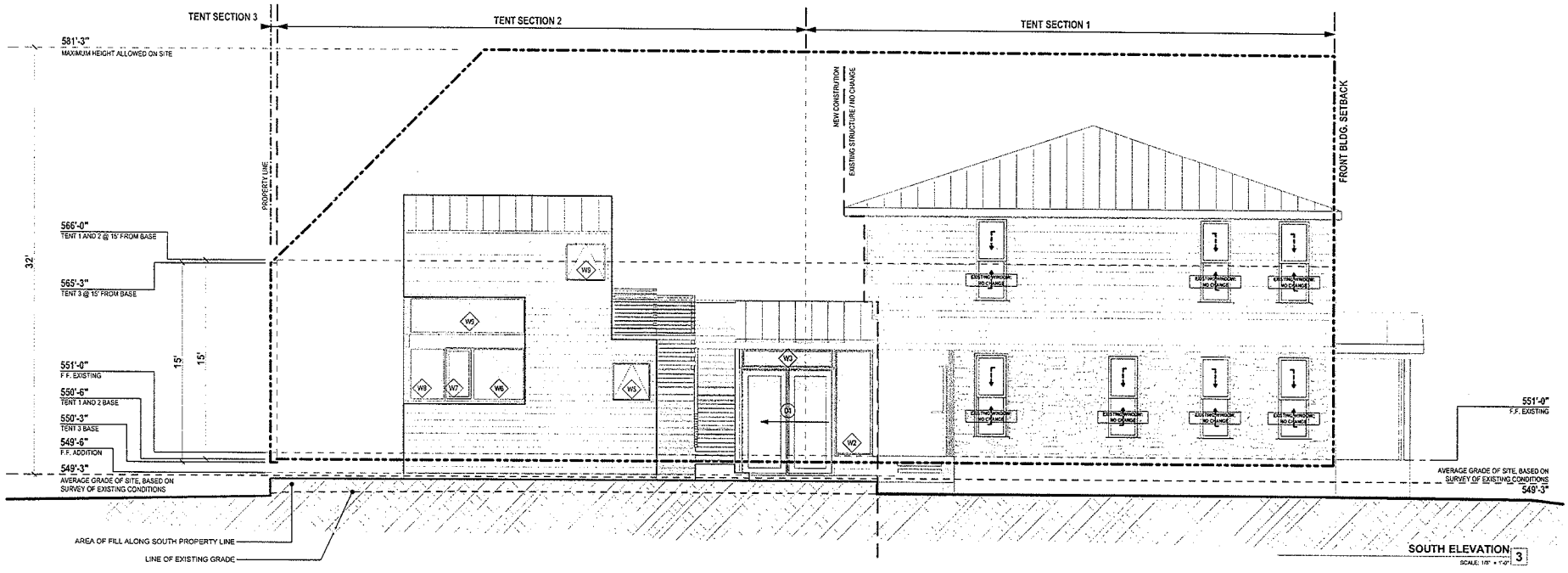
drawing info:

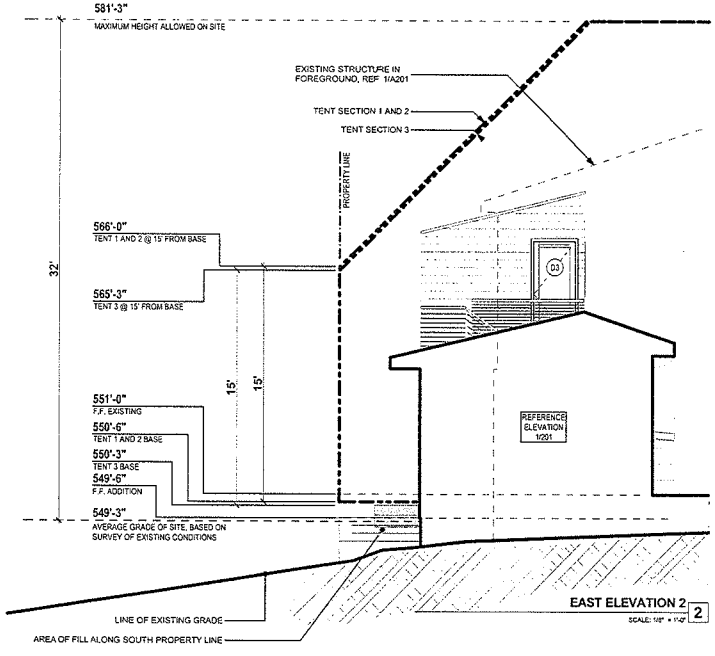
REF. CEILING & ELEC. PLANS

A-106

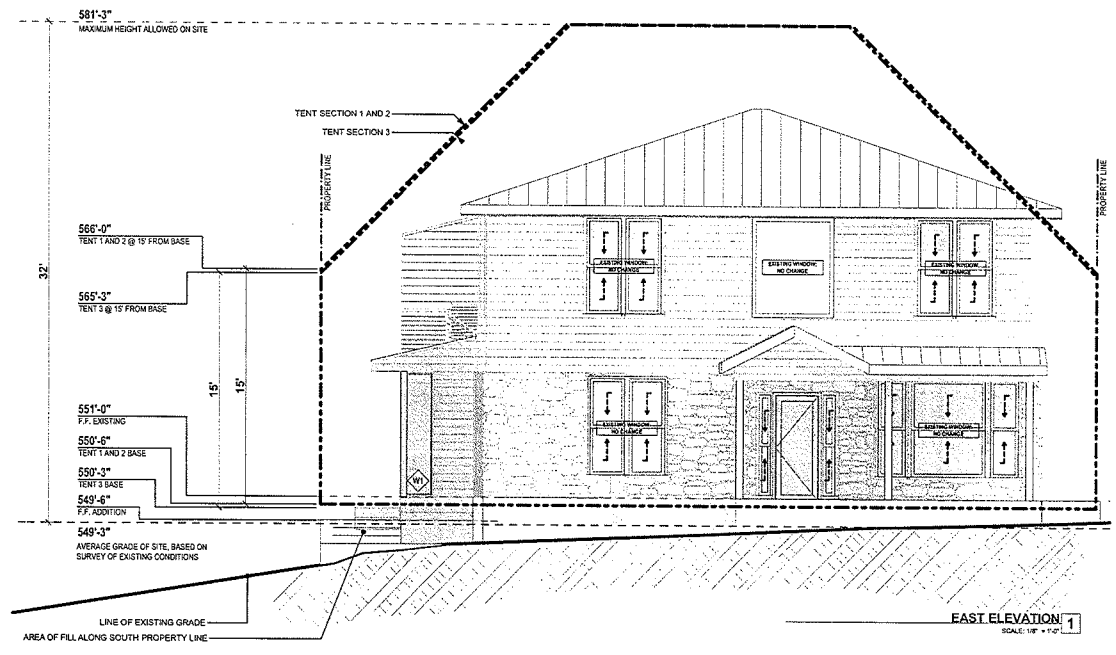
2/8



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



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



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

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6707 BEE CAVE ROAD AUSTIN, TX 78746

project info:

project name:
MARTIN RESIDENCE

physical location:
1104 LORRAIN STREET
AUSTIN TEXAS 78703

owners
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2106

contractor:
David Wilkins Builders
5456 Bee Cave Road
West Lake Hills Texas, 78746
512.328.9668

engineer:
Tats Kiguchi
LEAP! STRUCTURES
1000 E. Cesar Chavez St., #201
Austin, Texas 78702
512.298.3999

phase info:

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PERMIT APPLICATION
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date submitted.
2014.01.17

revisions:

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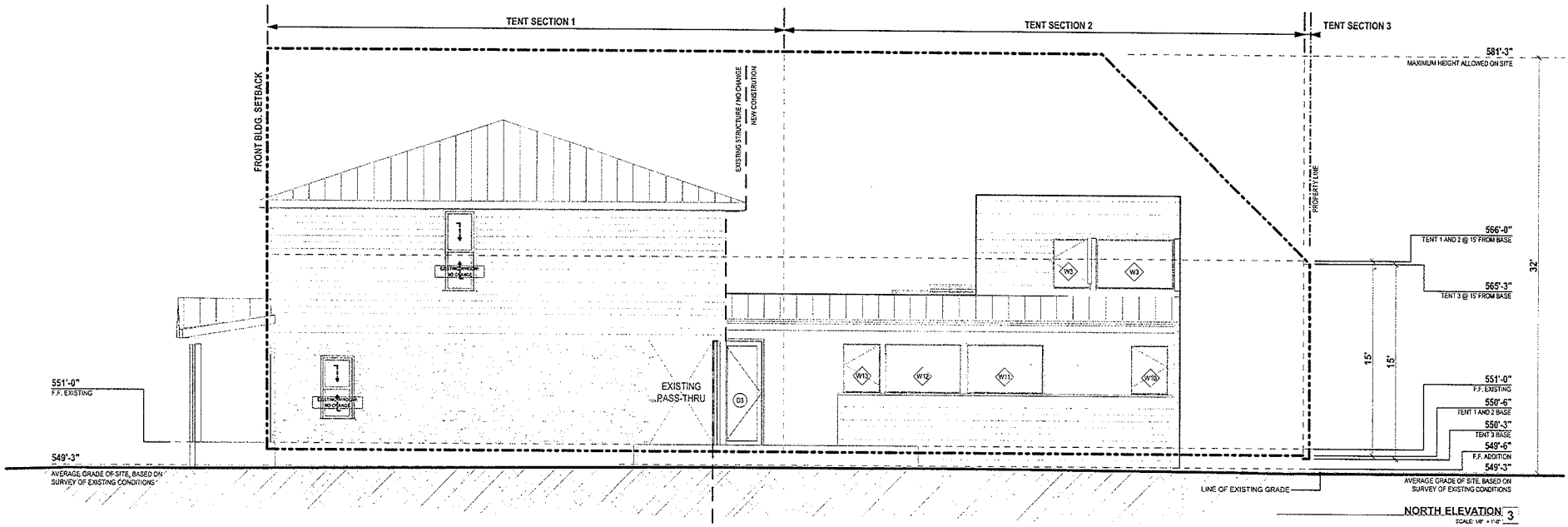
drawing info:

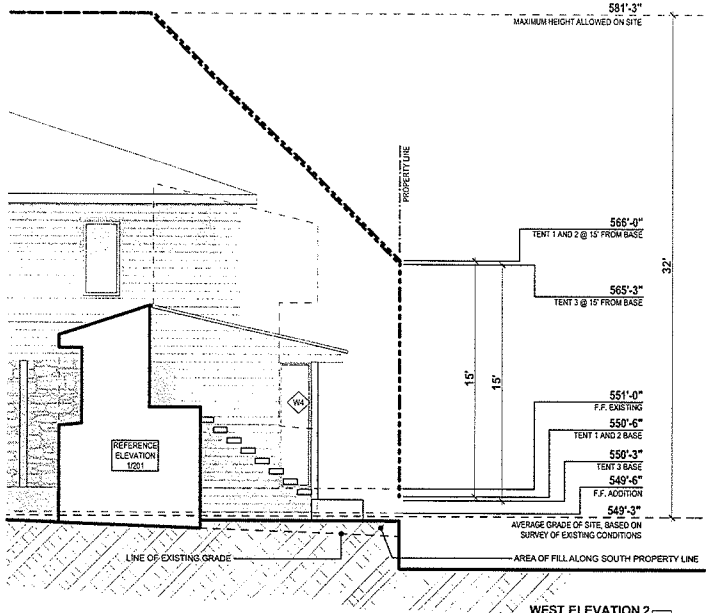
EAST & SOUTH ELEVATIONS

A-201

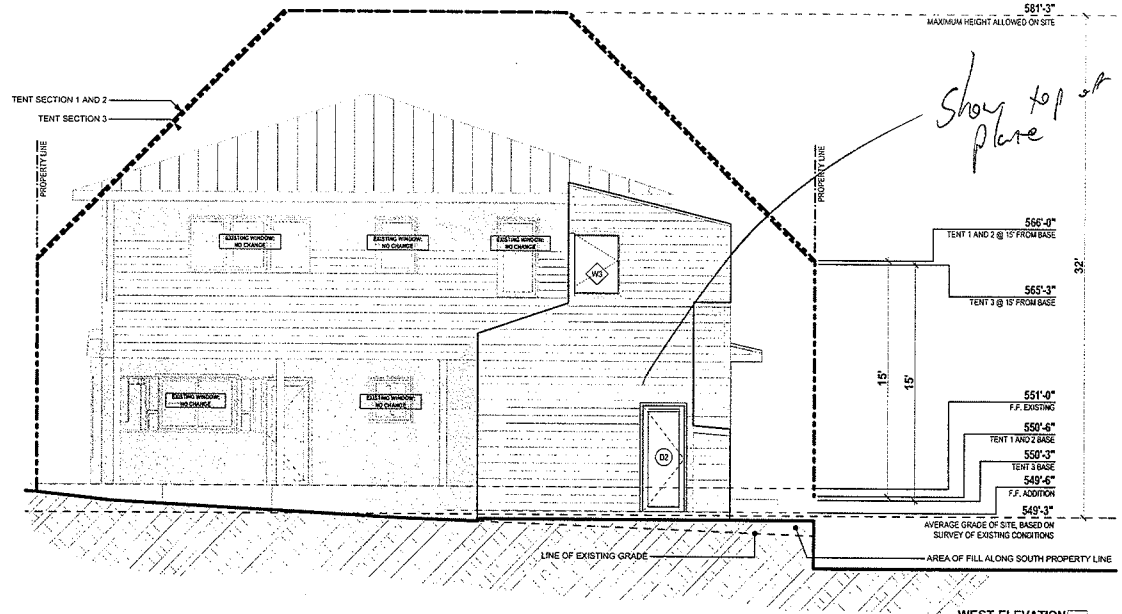
1/2/2



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



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



WEST ELEVATION 1
SCALE: 1/8" = 1'-0"

ARBIB HUGHEY DESIGN
6707 BEE CAVE ROAD AUSTIN, TX 78746

project info:

project name:
MARTIN RESIDENCE

physical location:
1104 LORRAIN STREET
AUSTIN TEXAS 78703

owners:
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2196

contractor:
David Wilkes Builders
5450 Bee Cave Road
West Lake Hills Texas, 78746
512.328.9888

engineer:
Taiji Kiguchi
LEAPI STRUCTURE.
1000 E. Cesar Chavez St., [illegible]
Austin, Texas 78702
512.296.3896

phase info:

set title:
PERMIT APPLICATION
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2014.01.17

revisions:

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drawing info:

WEST & NORTH ELEVATIONS

A-202

2/8

ARBIB HUGHEY DESIGN
6707 BEE CAVE ROAD AUSTIN, TX 78746

PROJECT: 1104 LORRAIN STREET AUSTIN, TEXAS 78703
DATE: 1/17/2014

NOTES:
DIMENSIONS LISTED IN SCHEDULE BELOW ARE THE ROUGH OPENING (EXACT UNIT SIZE TO BE DETERMINED BY MANUFACTURER)

ALL DIMENSIONS ON PLANS INDICATE ROUGH OPENING SIZE (NOT UNIT SIZE)

EXACT DIMENSIONS FOR ALL REPLACEMENT WINDOWS ARE RESPONSIBILITY OF G.C. AND WINDOW MANUFACTURER TO ENSURE PROPER FIT

WINDOW UNIT SPEC.: MARVIN ULTIMATE FIXED (ALUM. CLAD EXTERIOR, PRE-PRIMED PAINT GRADE INTERIOR)
CLADDING COLOR: TBD, PER OWNER
HARDWARE: SATIN NICKEL OR EQUIVALENT
ACCESSORIES: SCREEN FOR OPERABLE PANEL

WINDOW UNIT SPEC.: MARVIN ULTIMATE AWNING / CASEMENT (ALUM. CLAD EXTERIOR, PRE-PRIMED PAINT GRADE INTERIOR)
CLADDING COLOR: TBD, PER OWNER
HARDWARE: SATIN NICKEL OR EQUIVALENT
ACCESSORIES: SCREEN FOR OPERABLE PANEL

DOOR SPEC: SIMPSON EXTERIOR ENTRY HINGE DOOR (OR EQUIVALENT, SUBSTITUTIONS ALLOWED IF CONFIRMED WITH OWNER/ARCHITECT)
EXTERIOR MATERIAL: PAINT GRADE
EXT. COLOR: TBD, PER OWNER
INTERIOR FINISH: TBD, PER OWNER
HINGE COLOR SATIN NICKEL OR EQUIVALENT
HARDWARE TBD, PER OWNER

MARVIN EXTERIOR SLIDING DOOR (ALUM. CLAD EXTERIOR, PRE-PRIMED PAINT GRADE INTERIOR)
EXTERIOR MATERIAL: TBD, PER OWNER
HARDWARE: SATIN NICKEL OR EQUIVALENT
ACCESSORIES: SCREEN FOR OPERABLE PANEL
HINGE COLOR SATIN NICKEL OR EQUIVALENT
HARDWARE TBD, PER OWNER

PRICE ALL INTERIOR DOORS TO MATCH EXISTING UNITS, G.C. TO VERIFY
FINISH: PAINT GRADE WOOD
HINGE COLOR SATIN NICKEL OR EQUIVALENT
HARDWARE TBD, PER OWNER

WINDOW NUMBER	TYPE	MATERIAL	EXT. FINISH	INT. FINISH	SIZE (WXH)	ALTERNATE	MULLED / STACKED	TEMPER	NOTES
W1	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	2'-0" X 8'-0"	-	-	Y	-
W2	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	2'-10" X 8'-0"	-	-	Y	-
W3	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	7'-0" X 1'-8"	-	Y	Y	SITE STACK WITH DOOR 1
W4	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	2'-0" X 8'-0"	-	-	Y	-
W5	AWNING	ALUM. EXT / WOOD INT.	CLAD.	PAINTED	3'-0" X 3'-0"	-	-	-	-
W6	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	4'-0" X 4'-0"	-	Y	Y	SITE MULLED WITH WINDOW 7 & 8
W7	CASEMENT	ALUM. EXT / WOOD INT.	CLAD.	STAINED	2'-0" X 4'-0"	-	Y	-	SITE MULLED WITH WINDOW 6 & 8
W8	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	2'-8" X 4'-0"	-	Y	Y	SITE MULLED WITH WINDOW 6 & 7
W9	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	8'-8" X 2'-9"	-	-	-	-
W10	CASEMENT	ALUM. EXT / WOOD INT.	CLAD.	STAINED	3'-0" X 4'-0"	-	-	-	-
W11	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	6'-0" X 4'-0"	-	-	-	-
W12	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	6'-0" X 4'-0"	-	-	-	-
W13	CASEMENT	ALUM. EXT / WOOD INT.	CLAD.	STAINED	3'-0" X 4'-0"	-	-	-	-
W14	AWNING	ALUM. EXT / WOOD INT.	CLAD.	PAINTED	3'-0" X 3'-0"	-	-	-	-
W15	CASEMENT	ALUM. EXT / WOOD INT.	CLAD.	STAINED	3'-0" X 4'-0"	-	-	-	-
W16	FIXED	ALUM. EXT / WOOD INT.	CLAD.	STAINED	6'-0" X 4'-0"	-	-	-	-
W17	CASEMENT	ALUM. EXT / WOOD INT.	CLAD.	STAINED	3'-0" X 4'-0"	-	-	-	-
W18 - NOT USED									
W19 - NOT USED									
W20 - NOT USED									

DOOR NUMBER	TYPE	MATERIAL	EXT. FINISH	INT. FINISH	WXH SIZE	ALTERNATE		TEMPER	NOTES
D1	SLIDING DOOR UNIT	ALUM. EXT. / WOOD INT.	CLAD	STAIN GRADE	7'-0" X 8'-0"	-	Y	Y	SITE STACK WITH WINDOW 3
D2	SINGLE LITE EXTERIOR DOOR	WOOD	PAINT GRADE	PAINT GRADE	3'-0" X 8'-0"	-	-	Y	-
D3	SINGLE LITE EXTERIOR DOOR	WOOD	PAINT GRADE	STAIN GRADE	2'-8" X 6'-8"	-	-	Y	-
D4 - NOT USED									
ID1	POCKET DOOR	WOOD	PAINT GRADE	PAINT GRADE	3'-6" X 9'-6"	-	-	-	FLOOR TO CLNG WITH CUSTOM INSTALLED HIDDEN TRACK
ID2	POCKET DOOR	WOOD	PAINT GRADE	PAINT GRADE	3'-0" X 6'-8"	-	-	-	
ID3	GLASS SHOWER DOOR	GLASS	-	-	2'-6" X 7'-6"	-	-	Y	
ID4 - NOT USED	-	-	-	-	-	-	-	-	

DOOR AND WINDOW SCHEDULE 1
NTS

project info:

project name:
MARTIN RESIDENCE

physical location:
1104 LORRAIN STREET
AUSTIN TEXAS 78703

owners:
Stan and Kelly Martin
1104 Lorrain Street
Austin, TX 78703
512.426.2196

contractor:
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5450 Bee Cave Road
West Lake Hills, Texas, 78746
512.328.9898

engineer:
Tala Kiguchi
LEAP! STRUCTURE
1000 E. Cesar Chavez
Austin, Texas 78702
512.298.3999

phase info:

set title:
PERMIT APPLICATION
SET FOR THE CITY OF AUSTIN

date submitted:
2014.01.17

revisions:

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drawing info:

SCHEDULE

A-601

2/2

B1/22

Austin WATER

Austin Water Utility

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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Kelly MARTIN Phone: 426-2196 Alternate Phone: _____

Service Address: 1104 Lorraine St

Lot: 13 Block: 3 Subdivision/Land Status: OLT4 DIV 2 Shelley Heights Tax Parcel ID No.: 0110020404

Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Proposed Use: vacant single-family res. duplex garage apartment other _____
(Circle one)

Number of existing bathrooms: 2 Number of proposed bathrooms: 4

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ___ No X

City of Austin Office Use

Water Main size: 8" Service stub size: 3/4" Service stub upgrade required? NO New stub size: _____

Existing Meter number: 101326 Existing Meter size: 5/8" Upgrade required? YES New size: 3/4"

WW Service: Septic System/On-Site Sewage Facility (OSSF) ___ or WW Collection System ___ WW Main size: 6"

If a pressurized auxiliary water system is or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) Date Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.

Rodney K Bennett Rodney K Bennett 1/27/14 627-7227
W&WWSPV Completed by (Signature & Print name) Date Phone

OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone

AWU Representative Date Phone

Approved: ☐ Yes (see attached approved documents) ☐ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

REVIEWED

Verification expires 180 days after date of Submittal

JAN 31 2014

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

JAN 31 2014

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

31/23

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 Kelly Martin

Email _____ Fax _____ Phone 426-2196

☒ Residential ☐ Commercial ☐ New Construction ☐ Remodeling

Project Address 1104 Lorrain OR

Legal Description OLT 4 DIV Z Shelley Hgts Lot 13 Block 3

Who is your electrical provider? ☒ AE ☐ Other _____

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

Location of meter Rear Pt

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

Expired permit # _____

Comments New 2 story Accessory Dwelling
Owner to relocate Electrical Service

Rodney K Butt Rodney K Butt 627-7227
BSPA Completed by (Signature & Print Name) / Date Phone

_____ Approved ☐ Yes ☐ No _____
AE Representative Date Phone

AE APPROVED
JAN 30 2014
31-213
JGM

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

st maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.