

Heldenfels, Leane

C19-2014-0117
Row 11249440
TAX 0100060602

From: David King <[REDACTED]>
Sent: Monday, October 20, 2014 3:16 PM
To: Guernsey, Greg
Cc: Camou, Juan; gardner sumner
Subject: 2015 Goodrich Avenue - Appeal Issuance of Building Permit - 2014-093888 PR
Attachments: 2015 Goodrich Avenue - Appeal.pdf; 2015 Goodrich appeal reasons.doc

Mr. Greg Guernsey, Director, Planning Development and Review Department,

Please find attached a completed Notice of Appeal for the issuance of the building permit for 2015 Goodrich Avenue, Austin, TX 78704, case # 2014-093888 PR. Gardner Sumner, President of the Zilker Neighborhood Association (ZNA), signed the Appeal. The ZNA Zoning Committee has identified the following problems with the building permit application.

The applicant has:

1. Failed to use the correct lot size,
2. Failed to measure McMansion FAR to the outside surface of the exterior walls,
3. Requested an attic exemption that does not comply with the requirements, and
4. Incorrectly calculated impervious cover. As a result, the house does not comply with the McMansion ordinance which requires that the FAR not exceed 40% nor with the impervious cover ordinance which requires that the impervious cover not exceed 45%.

Please acknowledge receipt of this appeal and let me know if you need any other information or have any questions.

Respectfully,

David King
Zilker Neighborhood Association VP 2

NOTICE OF APPEAL INFORMATION

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

Division 1. Appeals

(see page 2 of 2 for appeal process)



Planning and Development Review Department

Address of Property in Question

2015 Goodrich Ave

Permit Number

2014-093888 PR

Appellant Filing Appeal

Zilker Neighborhood Association

Relationship to Property

subject property is within the neighborhood boundaries

Appellant's status as Interested Party

neighborhood association in which subject property is located

Appellant Contact Information

Name

Gardner Sumner, President, ZNA

Street

1610 Treadwell Street

City

Austin

State

TX

Zip

78704

Telephone

512-468-6200

E-Mail

~~gsumner@zilker.org~~

Permit Holder Contact Information

Name

S.Austin Dev.Group LLC (Vance Cobb)

Street

802 Josephine St

City

Austin

State

TX

Zip

78704

Telephone

(512)550-2144

E-Mail

~~vancecobb@gmail.com~~

Date of Decision Being Appealed:

14 Oct 2014

Date Appeal is Filed:

20 Oct 2014

Decision being appealed: (use additional paper as required)

issuance of building permit 2014-093888 PR for 2015 Goodrich Ave

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

The applicant has 1) failed to use the correct lot size, 2) failed to measure McMansion FAR to the outside surface of the exterior walls, 3) requested an attic exemption that does not comply with the requirements, and 4) incorrectly calculated impervious cover. As a result, the house does not comply with the McMansion ordinance which requires that the FAR not exceed 40% nor with the impervious cover ordinance which requires that the impervious cover not exceed 45%.

See attached details.

BELOW FOR CITY USE ONLY

Hearing Date:

Board or Commission:

Action on Appeal:

Date of Action

Form Bldg 101 Page 1 of 2

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

Appeal Process

You may appeal by following the Land Development Code requirements below. You must complete the form with all required information.

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

Division 1. Appeals.

§ 25-1-181 STANDING TO APPEAL.

- (A) A person has standing to appeal a decision if:
- (1) the person is an interested party; and
 - (2) a provision of this title identifies the decision as one that may be appealed by that person.
- (B) A body holding a public hearing on an appeal shall determine whether a person has standing to appeal the decision.

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

§ 25-1-182 INITIATING AN APPEAL.

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

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

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

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

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

- (1) the name, address, and telephone number of the appellant;
- (2) the name of the applicant, if the appellant is not the applicant;
- (3) the decision being appealed;
- (4) the date of the decision;
- (5) a description of the appellant's status as an interested party; and
- (6) the reasons the appellant believes the decision does not comply with the requirements of this title.


Source: Section 13-1-251(a); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.

By signing this document, I attest to having read and understand my rights as granted by the Land Development Code for the process of appealing an administrative decision by the building official or the responsible director.

20 OCT. '14 G. SUMNER

Date:

Printed Name:



Signature:

2015 Goodrich Ave (Permit Number 2014-093888 PR)

Reasons the Decision Does Not Comply with the Requirements of the Land Development Code:

- 1) The applicant is using a lot size of 6,325 sq ft to make impervious cover and McMansion FAR calculations. This is the lot size shown at the Travis County Appraisal District (TCAD). However, the applicant presented an actual survey conducted by All Points Surveying on 21 Jul 2014. The property lines shown on this survey calculate to 6,296.6 sf. The surveyed area should be used since the TCAD areas are notoriously inaccurate. This will result in a higher impervious cover and McMansion FAR percentage.
- 2) The architectural plans of the first and second floor (Drawings A1.1 and A1.2) appear to be drawn to the outer edge of the wood framing and not to the "outside surface of the exterior walls" demonstrated by the fact that the first floor plan dimensions (Drawing A1.1) match the foundation plan dimensions (Drawing S-1). Normally, the edge of the framing is aligned with the foundation edge. When sheathing and siding is added, this dimension can increase by an inch or more on all sides. Since the criteria for calculating the McMansion FAR is measurement to the "outside surface of the exterior walls", the McMansion FAR is not calculated correctly. If one assumes a ½" sheathing and ¾" siding, the first floor area is increased to 1,301.6 sf and the second floor area is increased to 1285.3 sf. This is an additional 33.8 sf that must be added to the McMansion FAR calculation.
- 3) The attic exemption from McMansion FAR requested by the applicant is not allowable under the McMansion ordinance. The attic exemption is allowable only if it meets certain conditions:

"3.3.3. Porches, basements, and attics that meet the following requirements shall be excluded from the calculation of gross floor area:

C. A habitable portion of an attic, 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."*

We believe that not all of these requirements have been met and that the attic exemption requirements were intended to prevent exactly what the applicant is trying to do. The proposed plan is inconsistent with the attic exemption requirements for three reasons:

1. The dormers are not fully contained within the roof structure contrary to requirement #2. We believe the dormers are exactly what requirement #2 was specifically intended to prevent. It is hard to envision any other purpose of this provision. While there is a "dormer exception" from the setback plane as described in Section 2.6.E.4.b.ii of Subchapter F (Residential Design and Compatibility Standards), this exception is specifically related to the "Setback Planes" defined in Section 2.6, not to the "Gross Floor Area" defined in Section 3.3.
2. The dormers add additional mass to the structure contrary to requirement #5. In addition, the vertical wall with windows facing the side street which separates the two primary roof slopes also adds mass. If it weren't for that wall, the two slopes would meet at a peak much lower than the proposed peak, and the mass of the roof structure would be less.
3. The third floor deck (called a "roof deck" in the habitable attic plans) is accessible from the "habitable attic". While the deck itself would not be subject to McMansion FAR, the fact that it exists supports our contention that the habitable attic is actually a third floor rather than a fully contained attic.

The attic exemption should be disallowed and the applicant should recalculate the McMansion FAR as if this area is a third floor.

- 4) On page 2 of the application, the applicant has indicated that the impervious cover is 2,481 sf or 44.9%. However, 2,481 sf is 39.2% of their stated lot size of 6,325 sf, not 44.9%. We believe that they probably transposed numbers and that the impervious cover is probably 2,841 sf because 2,841 sf is 44.9%. However, it is not possible to tell because the applicant has not itemized or categorized the impervious cover. It is not clear whether the back deck stairs and landing are included in the impervious cover calculations because they are not shown on the site plan. Also, the A/C pads do not appear to have been included in the impervious cover calculations since they do not appear on the site plan. The applicant should be required to provide an itemized list of the impervious cover as do most applicants so the calculations and arithmetic can be checked. If the correct impervious cover is actually 2,841 sf rather than 2,481 sf, then the impervious cover percentage would be over the limit of 40% based on the correct lot square footage of 6,296.6 sf.

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neighborhood association in which subject property is located

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Name

Gardner Sumner, President, ZNA

Street

1610 Treadwell Street

City

Austin

State

TX

Zip

78704

Telephone

512-468-6200

E-Mail

[REDACTED]

Permit Holder Contact Information

Name

S.Austin Dev.Group LLC (Vance Cobb)

Street

802 Josephine St

City

Austin

State

TX

Zip

78704

Telephone

(512)550-2144

E-Mail

[REDACTED]

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issuance of building permit 2014-093888 PR for 2015 Goodrich Ave

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Source: Section 13-1-251(a); Ord. 990225-70; Ord. 010329-18; Ord. 031211-11.

By signing this document, I attest to having read and understand my rights as granted by the Land Development Code for the process of appealing an administrative decision by the building official or the responsible director.

20 Oct. '14 G. SUMNER

Date:

Printed Name:



Signature:

We believe that not all of these requirements have been met and that the attic exemption requirements were intended to prevent exactly what the applicant is trying to do. The proposed plan is inconsistent with the attic exemption requirements for three reasons:

1. The dormers are not fully contained within the roof structure contrary to requirement #2. We believe the dormers are exactly what requirement #2 was specifically intended to prevent. It is hard to envision any other purpose of this provision. While there is a "dormer exception" from the setback plane as described in Section 2.6.E.4.b.ii of Subchapter F (Residential Design and Compatibility Standards), this exception is specifically related to the "Setback Planes" defined in Section 2.6, not to the "Gross Floor Area" defined in Section 3.3.
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The attic exemption should be disallowed and the applicant should recalculate the McMansion FAR as if this area is a third floor.

- 4) On page 2 of the application, the applicant has indicated that the impervious cover is 2,481 sf or 44.9%. However, 2,481 sf is 39.2% of their stated lot size of 6,325 sf, not 44.9%. We believe that they probably transposed numbers and that the impervious cover is probably 2,841 sf because 2,841 sf is 44.9%. However, it is not possible to tell because the applicant has not itemized or categorized the impervious cover. It is not clear whether the back deck stairs and landing are included in the impervious cover calculations because they are not shown on the site plan. Also, the A/C pads do not appear to have been included in the impervious cover calculations since they do not appear on the site plan. The applicant should be required to provide an itemized list of the impervious cover as do most applicants so the calculations and arithmetic can be checked. If the correct impervious cover is actually 2,841 sf rather than 2,481 sf, then the impervious cover percentage would be over the limit of 40% based on the correct lot square footage of 6,296.6 sf.

2015 Goodrich Ave (Permit Number 2014-093888 PR)

Reasons the Decision Does Not Comply with the Requirements of the Land Development Code:

- 1) The applicant is using a lot size of 6,325 sq ft to make impervious cover and McMansion FAR calculations. This is the lot size shown at the Travis County Appraisal District (TCAD). However, the applicant presented an actual survey conducted by All Points Surveying on 21 Jul 2014. The property lines shown on this survey calculate to 6,296.6 sf. The surveyed area should be used since the TCAD areas are notoriously inaccurate. This will result in a higher impervious cover and McMansion FAR percentage.
- 2) The architectural plans of the first and second floor (Drawings A1.1 and A1.2) appear to be drawn to the outer edge of the wood framing and not to the "outside surface of the exterior walls" demonstrated by the fact that the first floor plan dimensions (Drawing A1.1) match the foundation plan dimensions (Drawing S-1). Normally, the edge of the framing is aligned with the foundation edge. When sheathing and siding is added, this dimension can increase by an inch or more on all sides. Since the criteria for calculating the McMansion FAR is measurement to the "outside surface of the exterior walls", the McMansion FAR is not calculated correctly. If one assumes a ½" sheathing and ¾" siding, the first floor area is increased to 1,301.6 sf and the second floor area is increased to 1285.3 sf. This is an additional 33.8 sf that must be added to the McMansion FAR calculation.
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C. A habitable portion of an attic, 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;*
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- 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."*

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

STREET ADDRESS: 2015 Goodrich Ave, Austin, TX 78704

LEGAL DESCRIPTION: Subdivision –
Fowler HTS

Lot (s) 1 Block D Outlot _____ Division _____

ZONING DISTRICT: SF-3

I/WE Dave Piper on behalf of myself/ourselves as
authorized

Agent for Zilker Neighborhood Association affirm that on 19th

Day of November, 20 14, hereby apply for an interpretation hearing before the Board of
Adjustment.

Planning and Development Review Department interpretation is: Re: 2014-093888 PR

PDRD interpretation is that project complies with Chapter 25-2 Subchapter F of the Land Development Code
(McMansion Ordinance)

1. PDRD accepted TCAD data instead of survey measurements.
2. PDRD accepted FAR measurements to edge of framing instead of to edge of exterior walls.
3. PDRD accepted the attic exemption that adds mass and is not contained within the roof structure.
4. PDRD accepted calculations for impervious cover that didn't include A/C pad and accurate
measurements.

I feel the correct interpretation is:

1. The application permit does not contain the correct lot size.
2. The application permit contains McMansion FAR measurements that are NOT to the outside surface of
the exterior walls.
3. The application permit contains an attic exemption that does not meet the requirements of Subchapter F,
Article 3,3.3.3. The habitable space adds mass and is not fully contained within the roof structure.
4. The application permit has incorrect calculations for impervious cover.

As a result of the 4 items listed above, the house does not comply with the McMansion Ordinance, which
requires FAR not exceed 40% and impervious cover not exceed 45%.

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.

1. There is a reasonable doubt of difference of interpretation as to the specific intent of the regulations or map in that:

- 1) The permit shows a lot size of 6,325 sq ft to make impervious cover and McMansion FAR calculations. ~~This is the lot size shown at the Travis County Appraisal District (TCAD).~~

~~However, the owner presented an actual survey conducted by All Points Surveying on 21 Jul 2014. The property lines shown on this survey calculate to 6,296.6 sf. The surveyed area should be used since the TCAD areas are notoriously inaccurate. This will result in a higher impervious cover and McMansion FAR percentage.~~

- 2) The architectural plans of the first and second floor (Drawings A1.1 and A1.2) are drawn to the outer edge of the wood framing and not to the outside surface of the exterior walls. demonstrated by the fact that the first floor plan dimensions of the building permit (Drawing A1.1) match the foundation plan dimensions (Drawing S-1). Normally, the edge of the framing is aligned with the foundation edge. When sheathing and siding is added, this dimension can increase by an inch or more on all sides. Since the criteria for calculating the McMansion FAR is measurement to the "outside surface of the exterior walls", the McMansion FAR is not calculated correctly. If one assumes a 1/2" sheathing and 3/4" siding, the first floor area is increased to 1,301.6 sf and the second floor area is increased to 1285.3 sf. This is an additional 33.8 sf that must be added to the McMansion FAR calculation.
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- 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."*

We believe that all of these requirements have NOT been met and that the attic exemption requirements were intended to prevent exactly what the owner is trying to do. The proposed plan is inconsistent with the attic exception requirements for three reasons:

1. The dormers are not fully contained within the roof structure contrary to requirement #2. We believe the dormers are exactly what requirement #2 was specifically intended to prevent. It is hard to envision any other purpose of this provision. While there is a

"dormer exception" from the setback plane as described in Section 2.6.E.4.b.ii of Subchapter F (Residential Design and Compatibility Standards), this exception is specifically related to the "Setback Planes" defined in Section 2.6, not to the "Gross Floor Area" defined in Section 3.3.

2. The dormers add additional mass to the structure contrary to requirement #5. The attic exemption should be disallowed and the applicant should recalculate the McMansion FAR.
- 4) Page 2 of the building permit shows that the impervious cover is 2,481 sf or 44.9%. However, 2,481 sf is 39.2% of the stated lot size of 6,325 sf, not 44.9. It is not clear whether the back deck stairs and landing are included in the impervious cover calculations because they are not shown on the site plan. Also, the A/C pads do not appear to have been included in the impervious cover calculations since they do not appear on the site plan. If the correct impervious cover is actually 2,841 sf rather than 2,481 sf, then the impervious cover percentage would be over the limit of 40% based on the correct lot square footage of 6,296.6 sf.

2. An appeal of use provisions could clearly permit a use which is in character with the uses enumerated for the various zones and with the objectives of the zone in question because: _____

Applicant is not appealing use provisions of the Code, but rather Subchapter F sections of the code. _____

3. The interpretation will not grant a special privilege to one property inconsistent with other properties or uses similarly situated in that: _____

The attic space does not meet the exempt attic requirements outlined in 25-2 Subchapter F, Article 3, 3.3.3. The habitable space adds mass and is not fully contained within the roof structure. _____

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

Signed Dave Piper--2nd Vice President, Zilker Neighborhood Assn

Printed _____

Mailing Address 607 Jessie St

City, State & Zip Austin, TX 78704

Phone 512-916-9636

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.

(Applicant is not the owner.)

Signed _____ Printed _____

Mailing Address _____

City, State & Zip _____

Phone _____

REQUESTS FOR INTERPRETATION
(Appeal of an Administrative Decision)

REQUIRED ITEMS FOR A COMPLETE APPLICATION:

The following items are required in order to file an application for interpretation to the Board of Adjustment.

- ☐ A completed application with all information provided. Additional information may be provided as an addendum to the application.
- ☐ Standing to Appeal Status: A letter stating that the appellant meets the requirements as an Interested Party as listed in Section 25-1-131(A) and (B) of the Land Development Code. The letter must also include all information required under 25-1-132(C).
- ☐ Site Plan/Plot Plan drawn to scale, showing present and proposed construction and location of existing structures on adjacent lots.
- ☐ Payment of application fee for residential zoning or for commercial zoning. See Current Fee Schedule (<http://www.austintexas.gov/departments/fees>) for Applicable Fees. Checks should be made payable to the City of Austin.

An appeal of an administrative decision must be filed by the 20th day after the decision is made (Section 25-1-182). Applications which do not include all the required items listed above will not be accepted for filing.

If you have questions on this process contact Leane Heldenfels at

512-974-2202 or leana.heldenfels@austintexas.gov.

**To access the Land Development Code, go to
<http://www.austintexas.gov/departments/online-tools-resources>**

Dave Piper
Zilker Neighborhood Association
607 Jessie St
Austin, TX, 78704

To: Board of Adjustment, Austin TX

November 19, 2014

Re:2014-093888 PR (2015 Goodrich Ave)

Dear BoA:

I, as a Vice President of the Zilker Neighborhood Association, meet the requirements as an Interested Party as listed in Section 25-1-131(A) and (B) of the Land Development Code.

Sincerely,
Dave Piper

Lot - 6325 sq. ft.

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: <u>2015 Goodrich Ave Austin, TX 78704</u>	Tax Parcel ID: <u>100468</u>
Legal Description: <u>Lot 1 Fowler Heights</u>	
Zoning District or PUD: <u>SF3</u>	Lot Size (square feet): <u>6325</u>
Neighborhood Plan Area (if applicable):	Historic District (if applicable):
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code.	
Does this site currently have water availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, contact the Development Assistance Center for a Site Plan Exemption.	
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Is this site adjacent to a paved alley? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Does this site have a Board of Adjustment (BOA) variance? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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. <input type="checkbox"/> Y <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Note: Proximity to a floodplain may require additional review time.	

Description of Work

Existing Use: <input checked="" type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other <u>To be demolished</u>			
Proposed Use: <input type="checkbox"/> vacant <input checked="" type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential other _____			
Project Type: <input checked="" type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> remodel/repair other _____			
# of existing bedrooms:	# of bedrooms upon completion: <u>4</u>	# of existing baths:	# of baths upon completion: <u>3.5</u>
Will all or part of an existing exterior wall be removed as part of the project? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <u>Complete demolition</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>Completely demolish house and detached garage, sidewalk and driveway. Build new 2 story residence, detached 2 car garage and pour new drive way/sidewalk & sidewalk in row.</u>			

Trades Permits Required: (circle all that apply)	<input checked="" type="checkbox"/> electric	<input checked="" type="checkbox"/> plumbing	<input checked="" type="checkbox"/> mechanical (HVAC)	<input checked="" type="checkbox"/> concrete (right-of-way)
--	--	--	---	---

Job Valuation

Total Job Valuation: \$ <u>250,000.00</u>	Portion of Total Job Valuation Dedicated to Addition/New Construction: \$ <u>250,000.00</u> Bldg: \$ <u>200,000</u> Elec: \$ <u>10,000</u> Plmbg: \$ <u>10,000</u> Mech: \$ <u>10,000</u> Primary Structure: \$ <u>200,000</u> Accessory Structure: \$ <u>50,000</u>	Portion of Total Job Valuation Dedicated to Remodel/Repair: \$ _____ Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
---	--	---

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.

Lot - 6325 sq. ft.

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.			
a) 1 st floor conditioned area		1285	1285
b) 2 nd floor conditioned area		1243	1243
c) 3rd floor conditioned area <i>habitable attic 5 ft tall + greater</i>		649	649
d) Basement			
e) Covered Parking (garage or carport)		448	448
f) Covered Patio, Deck or Porch <i>55 porch + 152 c. deck</i>		207	207
g) Balcony <i>roof deck</i>		159	159
h) Other <i>exterior steps</i>		24	24
i) Uncovered Wood Deck			
Total Gross Building Area (total A through I)		4015	4015
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): <u>1940</u>	% of lot size: <u>30.7</u>
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): <u>2841</u>	% of lot size: <u>44.9</u>
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>30.48</u> ft Number of Floors: <u>2 floors + habitable attic</u>	Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC-6-353) <input checked="" type="checkbox"/> Y <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Width of approach (measured at property line): <u>12</u> 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? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	

Subchapter F - 'McMansion'

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

	Existing	New	Exemption	Total
1 st Floor		1285		1285
2 nd Floor		1243		1243
3 rd Floor		-		-
Basement		-		-
Attic		649	649	649 0
Garage (attached)				
(detached)		448	448	0
Carport (attached)				
(detached)				
Accessory building(s)				
(detached)				
Ceilings over 15 ft				
TOTAL GROSS FLOOR AREA				2528

(Total Gross Floor Area / lot size) = 39.97 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 Article 3? ☒ 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.

Lot - 6325 sq. ft

Contact Information

Owner	South Austin Development Group LLC	Applicant or Agent	Owner
Mailing Address	1600 B Valleyridge Dr Austin TX 78704	Mailing Address	
Phone	512.550.2144	Phone	
Email	vaasec@sgllc.com	Email	
Fax		Fax	
General Contractor	Owner	Design Professional	LePP Overman / Overman Custom Design
Mailing Address		Mailing Address	11512 Trinity Hill Dr. Austin 78753
Phone		Phone	512.472.0975
Email		Email	lepp@overman.com
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: _____

Design Professional's signature: _____

Date: _____



Austin Water Utility

Water & Wastewater Service Plan Verification (WWWSPV)

Service Address: <u>2015 Goodrich Ave Austin, TX 78704</u>		
Lot: <u>1</u>	Block: _____	Subdivision: <u>Fowler Heights</u>
Existing Use: <u>Vacant</u> <u>Single-Family Res</u> <u>Demo</u>	Duplex	Garage Apt. Other _____
Proposed Use: 2 nd Structure <u>Single-Family Res.</u>	Duplex	Garage Apt. Other _____
Existing # Baths	Additional # Baths	Total number of bathrooms the meter will feed <u>3.5</u>

Vance Cobb 8/29/14 512-550-2144
Applicant's Name & Title Date Phone

City of Austin Office Use

Water main size _____	Service stub size <u>3/4"</u>	Service stub upgrade required: Yes <u>No</u>
Existing meter # <u>133718</u>	Existing meter size <u>5/8"</u>	Upgrade required: Y <u>N</u> New meter size <u>3/4"</u>
Existing water service line/meter location <u>35' L/R</u>		
WW main size _____ WW Service line/clean-out location <u>15' S/N</u>		
AWU Pipeline Engineering approval required: Yes REVIEWED		

Comments: Same driveway AUG 29 2014

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

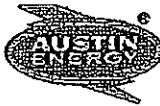
AWU Engineer Representative <u>[Signature]</u>	Date <u>8-29-14</u>	Phone <u>972-0000</u>
AWU Taps Representative _____	Date _____	Phone _____

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways.
Relocation of services necessary to remove them from proposed sidewalks or driveways shall be performed at the applicant's expense.

If the existing water meter was pulled for demolition, apply for a new building permit or contact Customer Care at 512-494-9400 to have the same size meter reinstalled within 120 days of meter removal to avoid city connect charges being applied.

Verification expires 180 days after date of submittal

One Stop Shop
505 Barton Springs Rd
(512) 974-2632 - phone
(512) 974-9112 - phone
(512) 974-9109 - fax
(512) 974-9779 - fax

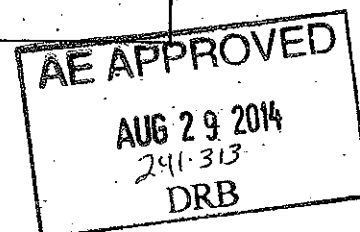


Austin Energy
Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only
For use in One Stop Shop Only

Responsible Person for Service Request <u>Vance Cobb</u>		
Email <u>vancecobb@gmail.com</u>	Fax _____	Phone <u>512-550-2144</u>
<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling
Project Address <u>2015 Goodrich Ave Austin TX 78704</u> OR		
Legal Description <u>Fowler Heights</u>	Lot <u>1</u>	Block _____
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____		
<input type="checkbox"/> Overhead Service	<input checked="" type="checkbox"/> Underground Service	<input type="checkbox"/> Single-phase (1Ø) <input type="checkbox"/> Three-phase (3Ø)
Location of meter _____		
Number of existing meters on gutter _____ (show all existing meters on riser diagram)		
Expired permit # _____		
Comments _____		
All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.		
BSPA Completed by (Signature & Print Name)	Date	Phone
Approved <input type="checkbox"/> Yes <input type="checkbox"/> No		
AE Representative	Date	Phone

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





ALL POINTS SURVEYING
1714 FORVIEW ROAD - SUITE 200
AUSTIN, TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEFECTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT, BOUNDARY ADJUSTMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT.

* IMPORTANT NOTICE *

LOT NO.	1	BLOCK	---	SUBMISSION / ADDITION	---
SECTION	---	PHASE	---	Book	---
CITY	AUSTIN	COUNTY, TEXAS	---	Volume	---
				Page(s)	---
				Official Public Records of	---
				County, Texas	---
				PLAT RECORDS	---

DATE	7-21-14	BY	JS
REVISION	7-21-14	BY	JS
DATE	7-21-14	BY	JS

SCALE: 1"=20'

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNERS ASSOCIATION.

THIS LOT IS SUBJECT TO ALL EASEMENTS RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR DETERMINATION.

WARRANT ANY FLOOD ZONE

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2015 GOODRICH AVENUE
(50' R.O.W.)

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

(1) BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNERS ASSOCIATION.

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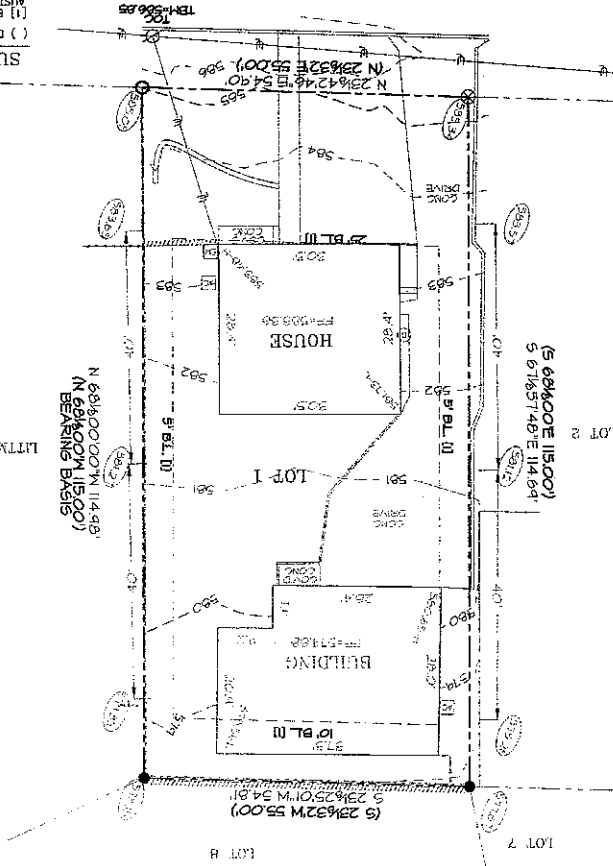
WARRANT ANY FLOOD ZONE

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WARRANT ANY FLOOD ZONE

- LEGEND
- IRON ROD FND.
 - PROP. FND.
 - X SET
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - UTILITY LINE
 - AFC LINE
 - ELEC. BOX
 - ELEC. METER
 - GAS METER
 - UTILITY POLE
 - BUILDING LINE
 - P.U.E.
 - EASEMENT



ORIGINAL SURVEY

SCALE: 1"=20' When Printed on 11x17 Paper

SCALE: 1"=20'

FIELD WORK	JS	7-21-14
DRAFTING	JS	7-21-14

DATE: 7-21-14
JOB NO. 07817214
SCALE: 1"=20'

TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10115900

ALL POINTS SURVEYING

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 1

* IMPORTANT NOTICE *

SUBMISSION / ADDITION	FOWLER HEIGHTS	Book	Volume	Page(s)	Slide	Official Public Records of	County, Texas	Reference:
							JACE S. MODILL	

SURVEYOR'S NOTES
() DENOTES RECORDED INFORMATION
(1) BUILDING LINE PER CITY OF
AUSTIN CURRENT ZONING ORDINANCE.
BRINGING REQUIREMENTS WHICH MAY
BE IMPOSED BY THE LOCAL
GOVERNING AUTHORITY OR HOME
OWNER'S ASSOCIATION.
THIS LOT IS SUBJECT TO ALL
CONDITIONS WHICH MAY APPEAR ON
THE PLAN OF RECORD.
ALL POINTS DOES NOT MAKE OR
PERMANENT. ANY FLOOD ZONE

2015 GOODRICH AVENUE
(50' R.O.W.)

AE APPROVED
AUG 29 2014
241313
RBB

All structures etc. must maintain 75' clearance from AE energized power lines. Enforced by AE & NESC codes.

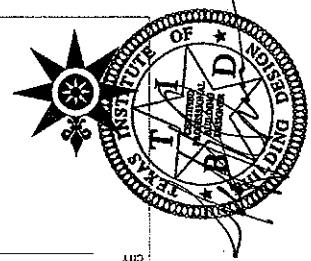
11-20
SITE PLAN
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS
SCALE: 1/8" = 1'-0" When Printed on 11X17 Paper

Aug 29 2014

REVIEWED

LEGEND	
IRON ROD END	
PIPE END	
X SET	
WOOD FENCE	
CHAIN LINK FENCE	
WIRE FENCE	
UTILITY LINE	
A/C UNIT	
ELEC. BOX	
ELEC. METER	
0-5 METER	
UTILITY POLE	
BUILDING LINE	
PAVE.	

SCALE: 1"=20'



ALL POINTS SURVEYING

*** IMPORTANT NOTICE ***

* IMPORTANT NOTICE *

LOT NO.	BLOCK	PHASE	COUNTY, TEXAS	Reference: Document No.	Original Public Records of County, Texas
1			AUSTIN		JACE S. MOBILL
				Volume	Page(s)
				Book	Coart
				SUBDIVISION / ADDITION	FOURER HEIGHTS
					PLAT RECORDS

FIELD WORK	JS	7-21-14
DRAFTING	JD	

By: _____ Date: _____

SURVEY DATE: 7-21-14
 JOB NO. 0787734
 SCALE: 1"=20'

AUSTIN TX 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

2015 GOODRICH AVENUE
(50' R.O.W.)

(50' R.O.W.)

() DENOTES RECORD INFORMATION
() BUILDING LINE PER CITY OF
ASTORIA CURRENT ZONING ORDINANCE.
THIS MAP DOES NOT REFLECT
BUILDING REQUIREMENTS WHICH MAY
BE IMPOSED BY THE LOCAL
OWNER'S ASSOCIATION.
ALL POINTS DOES NOT MAKE OR
WARRANT ANY FLOOD ZONE
DETERMINATION.

NOTES SURVEYOR'S

LITTMAN LYDIA NO. 2

TENT AND SETBACK SITE PLAN

1947-201

SCALE: 1"=20'

LEGEND	●	IRON ROD END
	○	PIPE END
	⊗	X SET
	— —	WOOD FENCE
	— —	CHAIN LINK FENCE
	— —	WIRE FENCE
	— —	UTILITY LINE
	— —	A/C UNIT
	□	ELEC. BOX
	□	ELEC. METER
	○	GAS METER
	⊗	UTILITY POLE
	— —	BUILDING LINE
	— —	PUBLIC UTILITY
	— —	ESSEMENT

HIGH POINT 40'
PORTION 4
602.35'

2015 GOODRICH AVENUE
AUSTIN, TX 78704

ZONING: 5F3
PROPERTY TAX ID: 100468
LOT AREA (TCAD): 6325 SQ.FT.

South Austin Development Group, LLC
David Jones
802 Collier Street
Austin, TX, 78704
469-396-6409

DESIGNER:

JEFF OVERMAN
OVERMAN CUSTOM DESIGN
TEXAS INSTITUTE OF BUILDING DESIGN SEAL #452
1512 TRINITY HILL DRIVE
AUSTIN, TX 78753
512-627-0746

ENGINEER: TO BE DETERMINED
ELECTRICAL CONTRACTOR: TO BE DETERMINED
PLUMBING CONTRACTOR: TO BE DETERMINED
MECHANICAL CONTRACTOR: TO BE DETERMINED

COVER SHEET
SITE PLAN - PROPOSED
TENT AND SETBACK SITE PLAN
HOUSE - 1ST FLOOR PLAN
HOUSE - 2ND FLOOR AND HABITABLE (EXEMPT) ATTIC PLANS

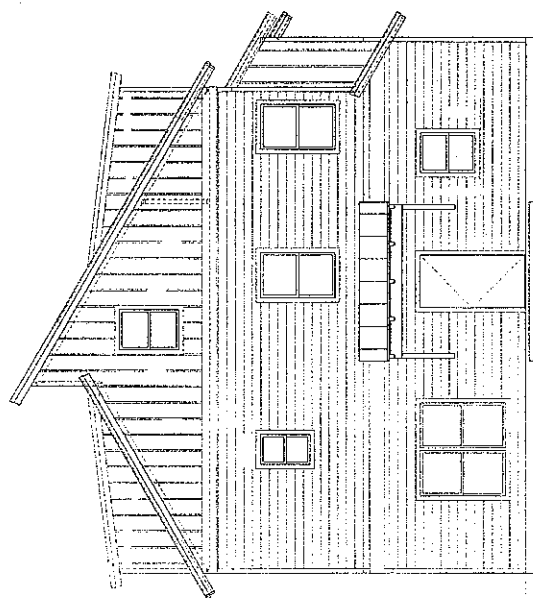
A2.1 HOUSE - FRONT and REAR ELEVATIONS
A2.2 HOUSE - LEFT ELEVATION
A2.3 HOUSE - RIGHT ELEVATION
A2.4 HOUSE - BUILDING SECTIONS A-B-C

A3.1 HOUSE ROOF PLAN and ATTIC EXEMPTION PLAN

A4.1	STAIR NOTES
A4.2	INTERIOR STAIR DETAILS
A4.3	EXTERIOR STAIR DETAILS
A5.1	VISIBILITY INFORMATION

1.1 1ST FLOOR ELECTRICAL PLANS (HOUSE AND GARAGE)
1.2 2ND FLOOR AND HABITABLE ATTIC ELECTRICAL PLANS

FIG. 1. GARAGE FLOOR PLAN, ROOF PLAN AND ELEVATIONS



City
ST

Human Custom Design, Com
 (512) 472-0915
 11512 Trinity Hill Drive
 Austin, Texas 78758
 Jeff Overman (CEO)

THIS PLAN IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF THE STRUCTURE TECHNOLOGY CORPORATION.

DATE: **Aug. 28, 2014**

NO. 102

406-1123-2950

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C1.0

PRINTED BY: OVERMAN-CORP. 475-440



ALL POINTS SURVEYING

1714 FORVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

DATE: 7-21-14
BY: JS
JOB NO. 07812214
SCALE: 1"=20'

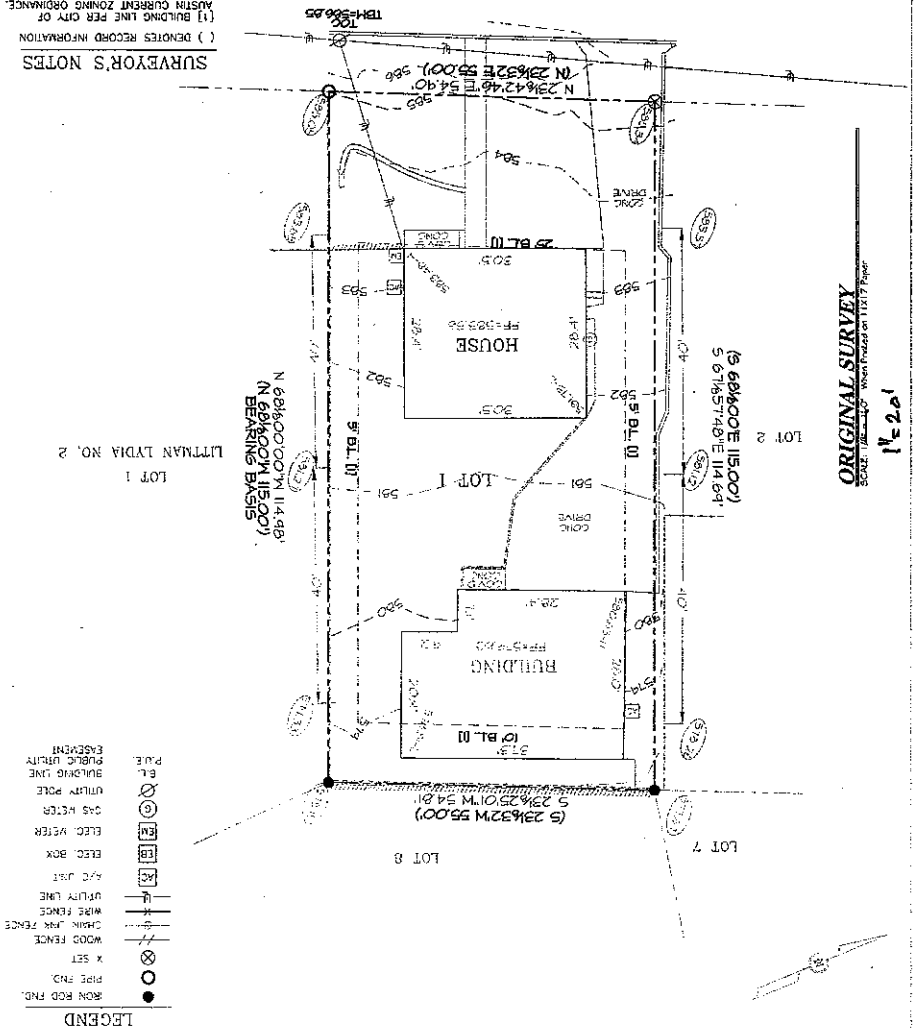
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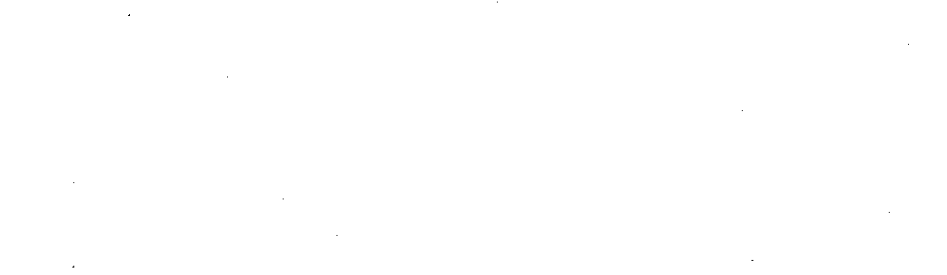
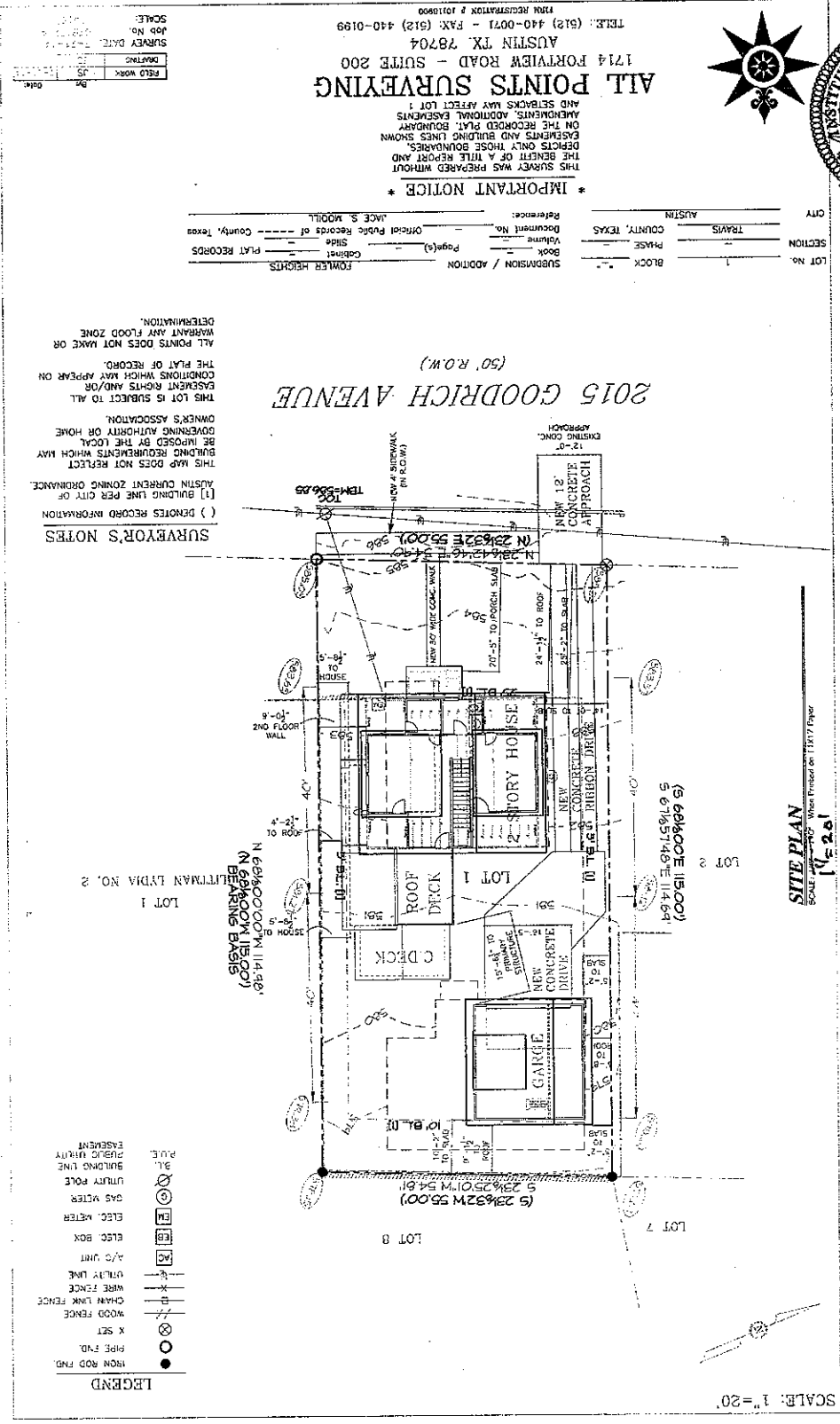
LOT NO.	1	SECTION	1	CITY	AUSTIN
BLOCK	1	PHASE	1	COUNTY, TEXAS	TRAVIS
SUBDIVISION / ADDITION		BOOK		REFERENCE	
		VOLUME		DOCUMENT NO.	
		PAGE(S)		OFFICIAL PUBLIC RECORDS OF	
				PLAT RECORDS	
				COMMITTEE HEIGHTS	
				PLAT RECORDS	
				PLAT RECORDS	
				PLAT RECORDS	

SURVEYOR'S NOTES
(1) BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.
THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.
THIS LOT IS SUBJECT TO ALL EASEMENTS WHICH MAY APPEAR ON THE PLAT OF RECORD.
ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

2015 GOODRICH AVENUE

(50' R.O.W.)





2015 GOODRICH AVENUE
AUSTIN, TX 78704

manCustomDesign.Com
11111 Austin Road 78704
(512) 472-9973

THIS PLAN IS NOT TO BE
REPRODUCED OR COPIED
WITHOUT THE WRITTEN
CONSENT OF THE
DESIGNER.
DATE: Aug. 28, 2014
JOB NO: 1406-1123-2950
CITY: Austin, TX
COUNTY: Travis
SECTION: 1
LOT NO: 1
SHEET: 1 OF 1



ALL POINTS SURVEYING

1714 FORTNEW ROAD - SUITE 200
AUSTIN, TX 78704
TEL: (512) 440-0071 - FAX: (512) 440-0199

THIS SURVEY WAS PREPARED WITHOUT
THE BEST OF A TIME REPORT AND
DEPENDING ON THE BUILDING LINES SHOWN
ON THE RECORDED PLAT, BOUNDARY
ADJUSTMENTS, ADJACENT EASEMENTS
AND SETBACKS MAY AFFECT LOT 1

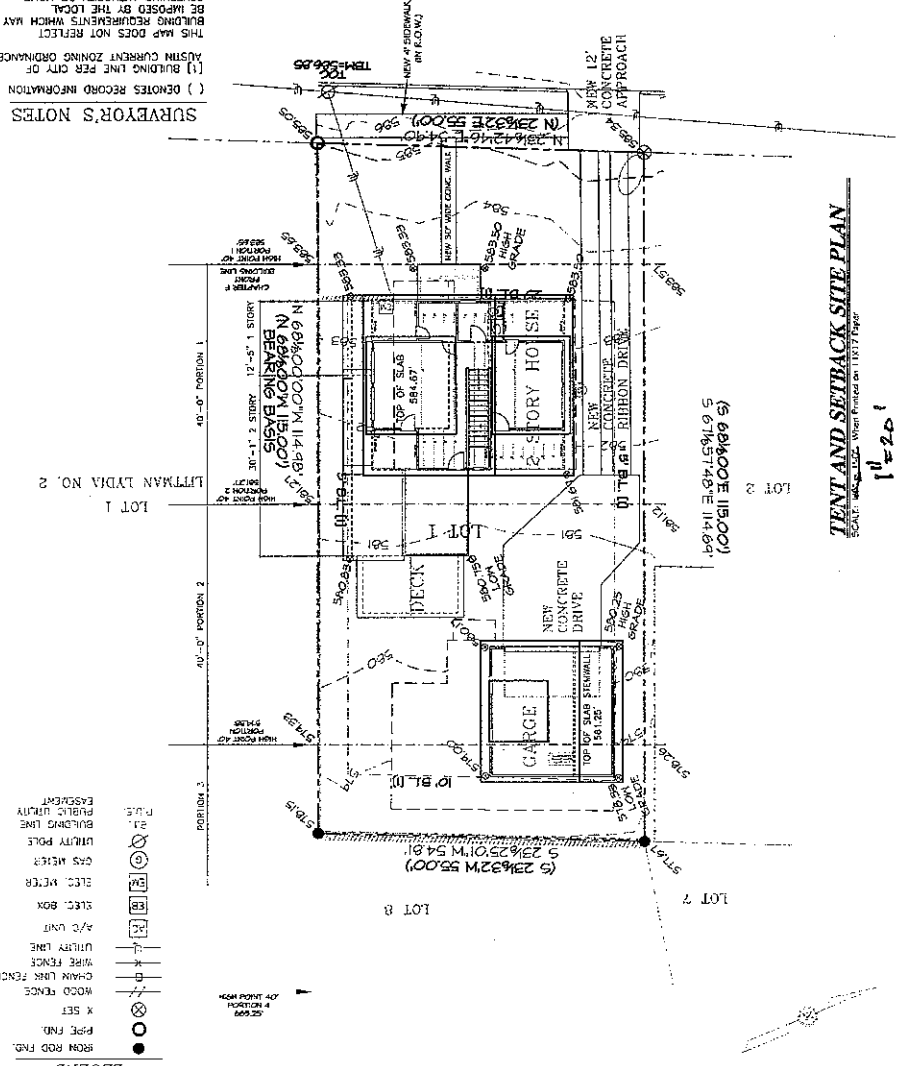
IMPORTANT NOTICE

Reference: AUGUST 28, 2014
SUBMISSION / ADDITION
FOLDER HEIGHTS
Page(s) 1
Volume 1
Document No. 1406-1123-2950
Official Public Record of
County, Texas

SCALE: 1"=20'
SURVEY DATE: 7-21-14
JOB NO: 1406-1123-2950
DATE: 7-21-14

SURVEYOR'S NOTES
(1) DENOTES RECORD INFORMATION
THIS MAP DOES NOT REFLECT
BUILDING REQUIREMENTS WHICH MAY
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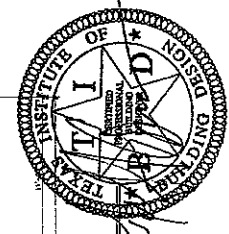
2015 GOODRICH AVENUE



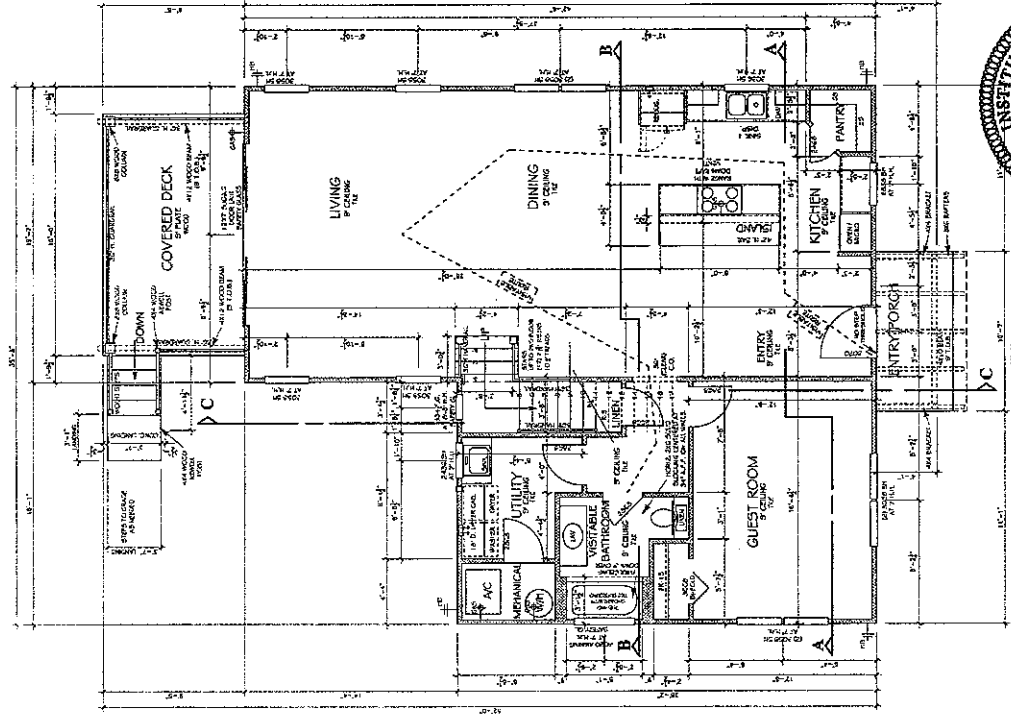
TENT AND SETBACK SITE PLAN

SCALE: 1"=20'

- LEGEND
- ROOM ROD PAB.
 - P.P.C. FND.
 - K SET
 - WOOD FENCE
 - CHAIN LINK FENCE
 - WIRE FENCE
 - UTILITY LINE
 - A/C UNIT
 - ELEC. BOX
 - ELEC. METER
 - GAS METER
 - UTILITY POLE
 - BUILDING LINE
 - EASEMENT

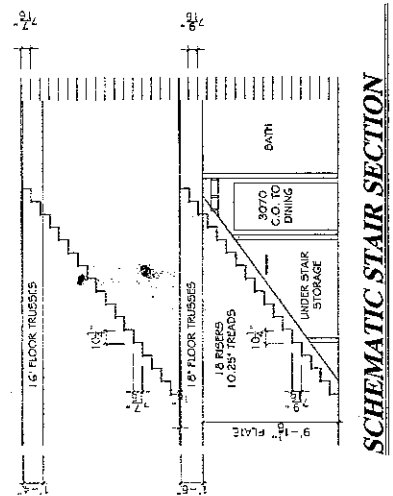


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" When Printed on 24" x 36" Paper
SCALE: 1/8" = 1'-0" When Printed on 11" x 17" Paper

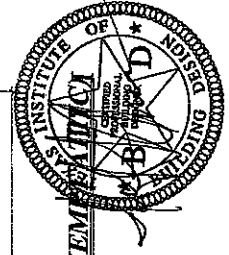
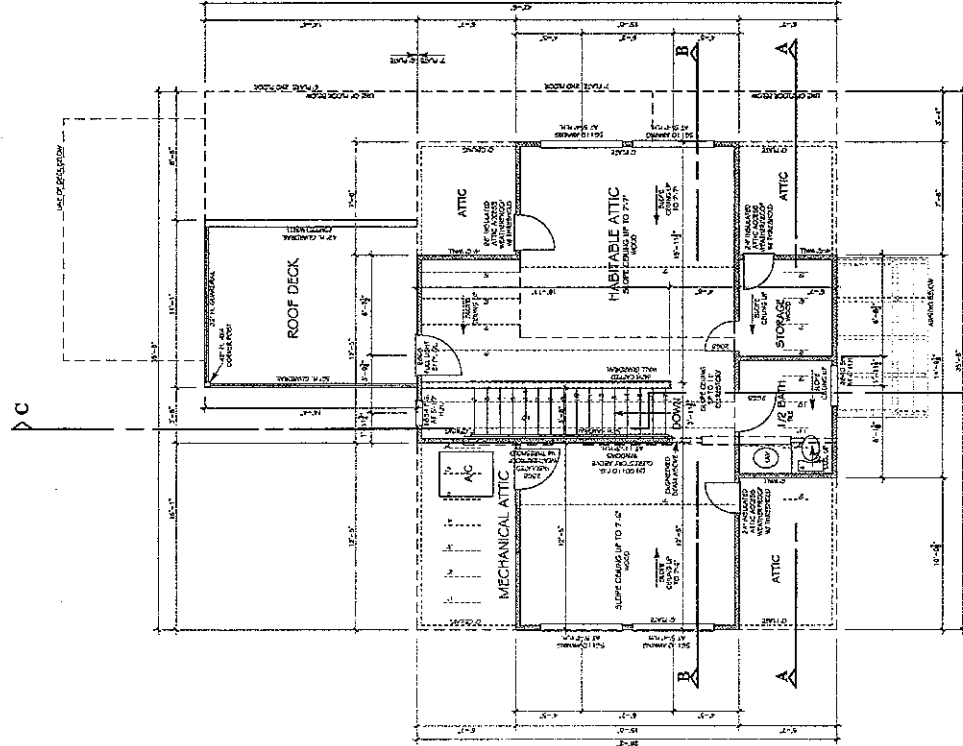
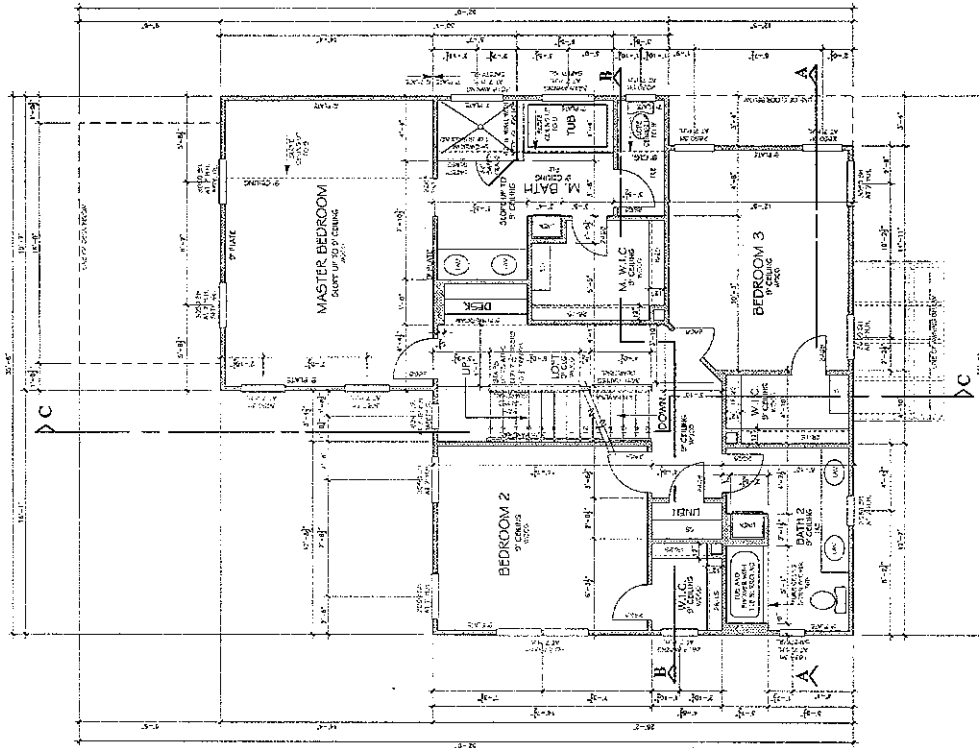


GENERAL NOTES:

1. PROVIDE ALL DIMENSIONS IN ALL DIRECTIONS.
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SCHEMATIC STAIR SECTION

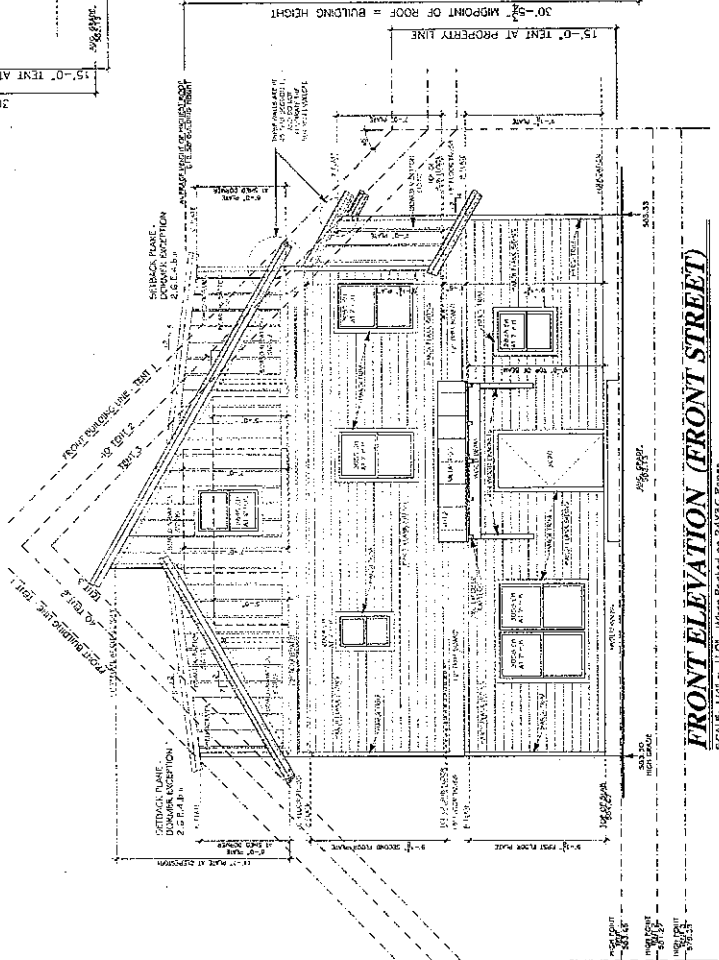
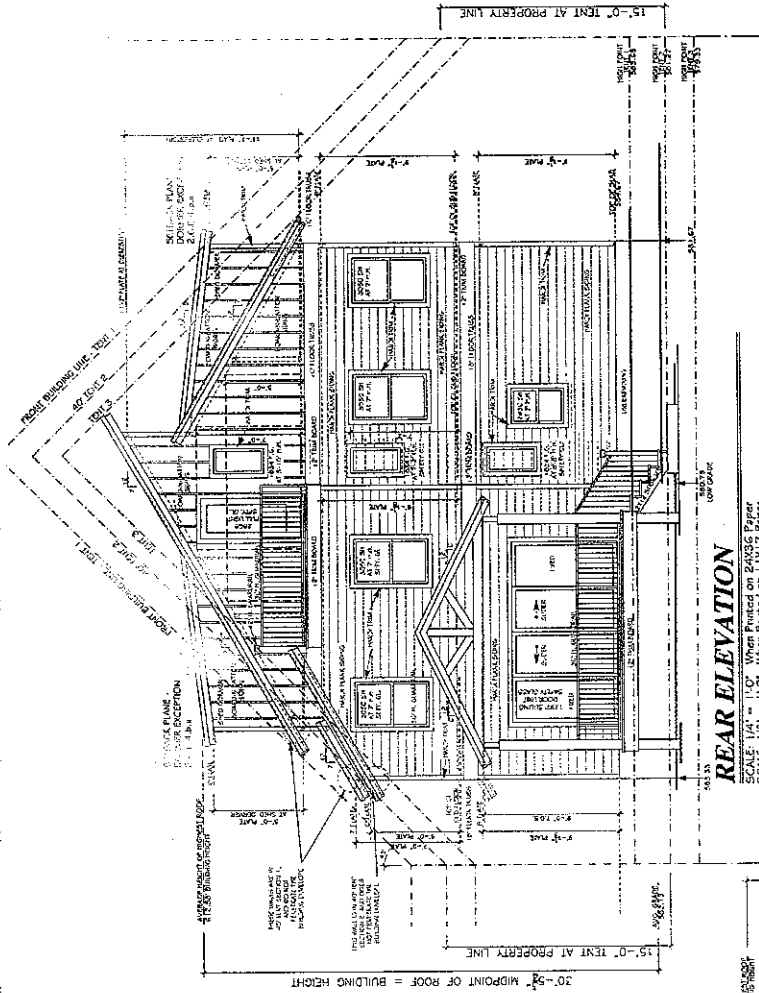
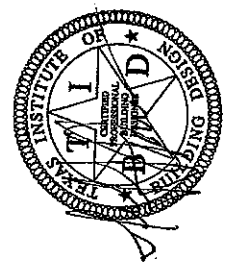


2015 GOODRICH AVENUE
AUSTIN, TX 78741

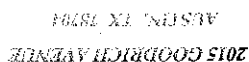
1st Custom Design, Inc.
Austin, Texas 78741
(512) 412-9715



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CONSENT OF THE
DESIGNER.
DATE: Aug. 28, 2014
PROJECT NO.: 1406-1123-2950
DRAWN BY: J. D. G. / J. D. G.
CHECKED BY: J. D. G. / J. D. G.
ALL RIGHTS RESERVED
A2.1



ITEM	QTY	UNIT	PRICE	TOTAL
1.00	1.00	SQ. FT.	5.00	5.00
2.00	1.00	SQ. FT.	5.00	5.00
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1512 Tandy Hill Drive
Austin, Texas 78753
(512) 472-0975



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MODIFIED OR USED TO
BUILD MORE THAN ONE

DATE: **Aug. 28, 2014**

Random Colors:
7-3-10 7-10-10 7-10-10
7-4-10 7-17-10 8-16-10
7-5-10 7-13-10 8-18-10

FOR NO. 1406-1123-2950

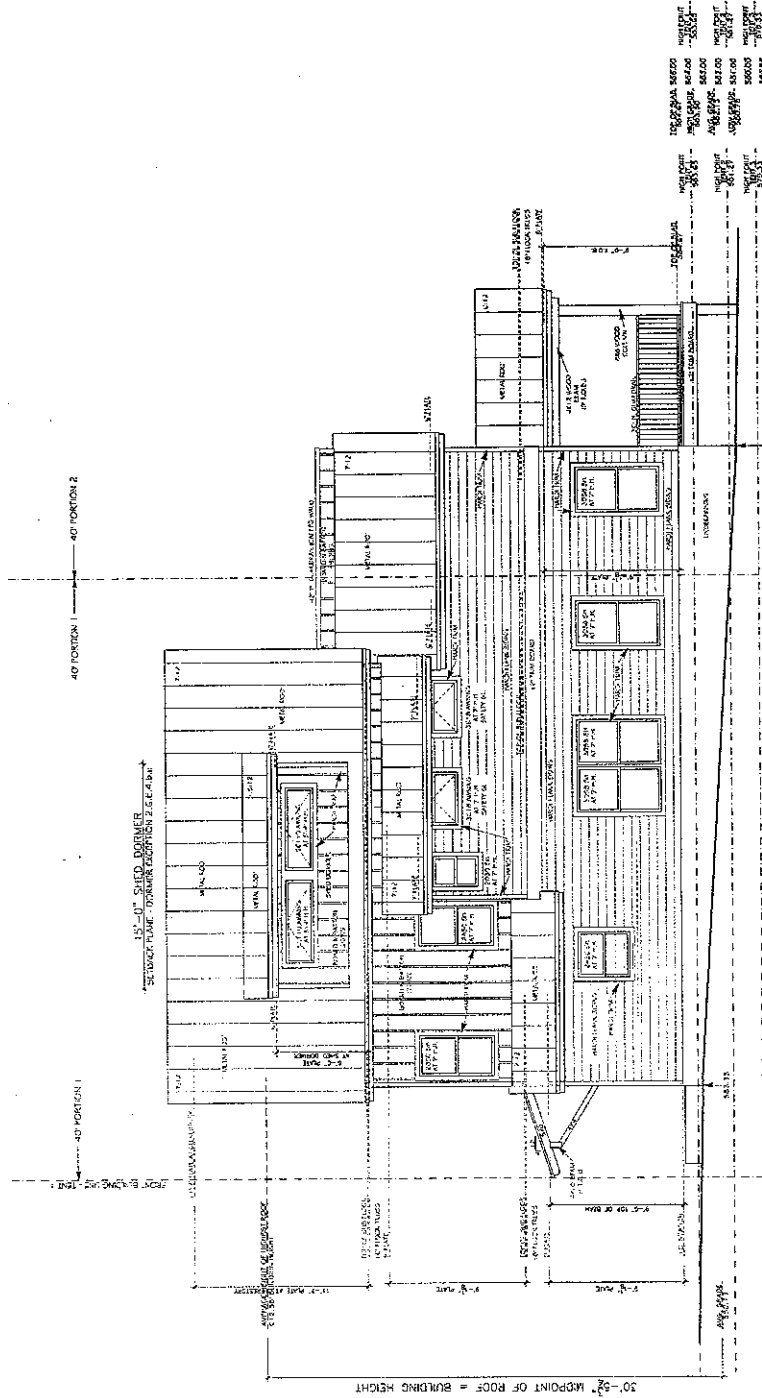
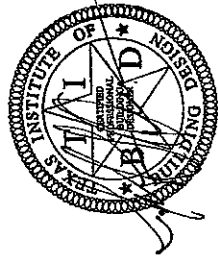
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A2.2

STANLEY A. GERSHMAN, CHAIR, STOSMAN



5SCALE: 1/4" = 1'-0" When Printed on 24X36 Paper
1/8" = 1'-0" When Printed on 11X17 Paper



RIGHT ELEVATION

SCALE: 1/4" = 1'-0" When Printed on 24X36 Paper
SCALE: 1/8" = 1'-0" When Printed on 11X17 Paper



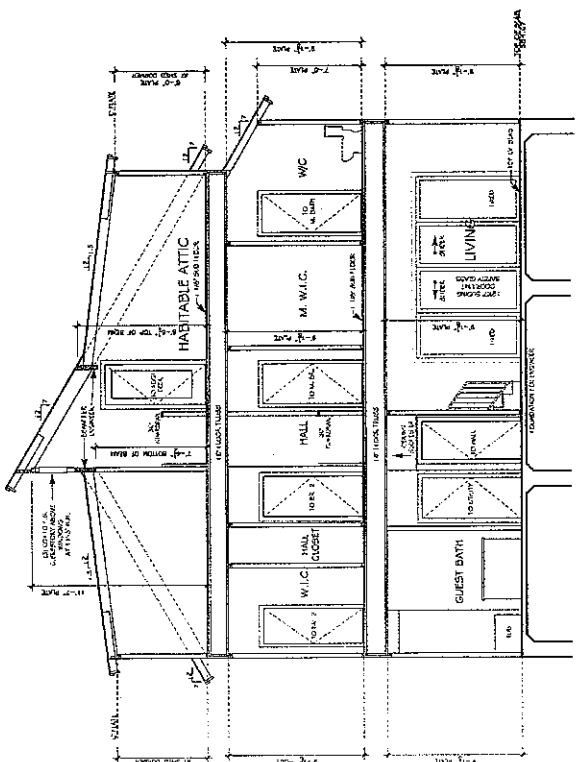
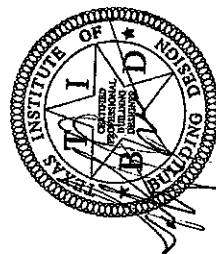
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HUMANCUSTOMDESIGN.COM

DATE: Aug. 28, 2014

PROJECT: 1406-1123-2950
1406-1123-2950
1406-1123-2950

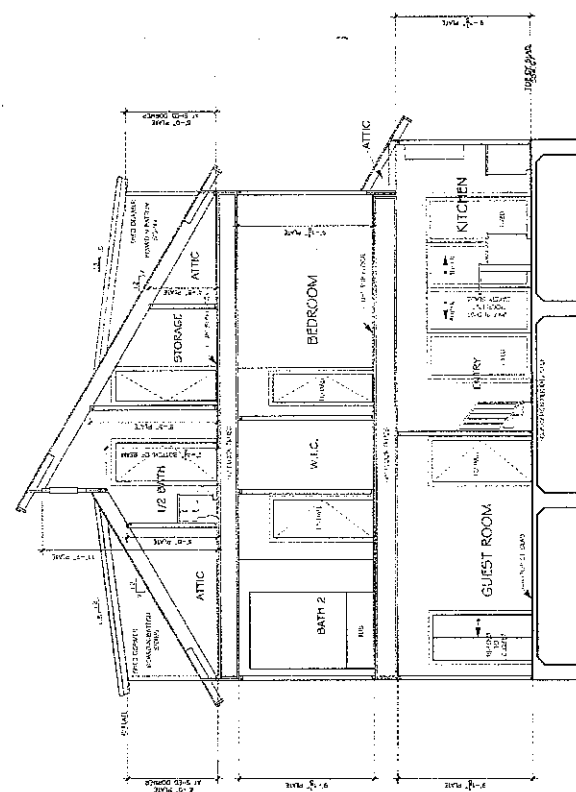
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ARCHITECT: A24
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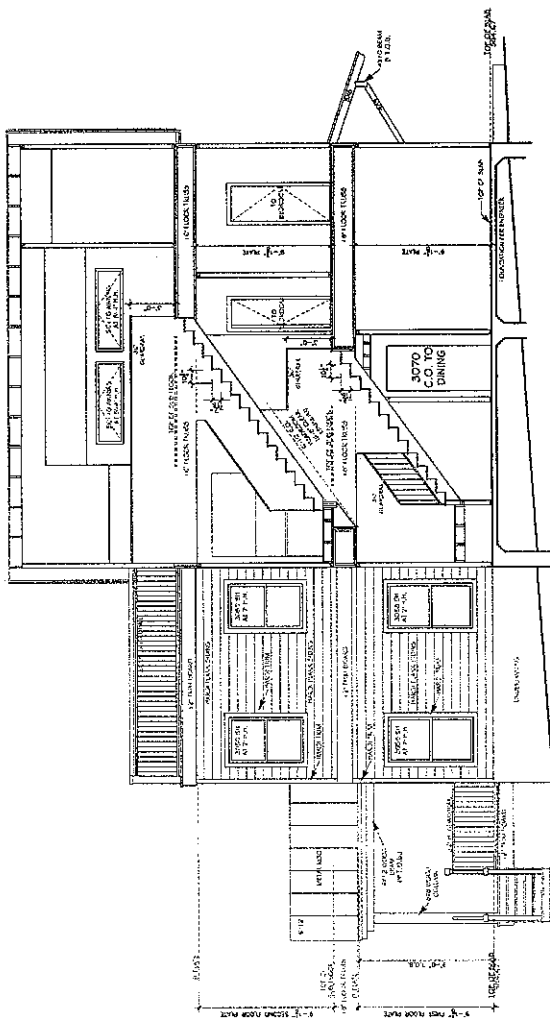
A-A SECTION

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B-B SECTION

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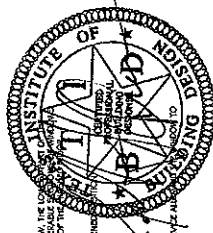
C-C SECTION

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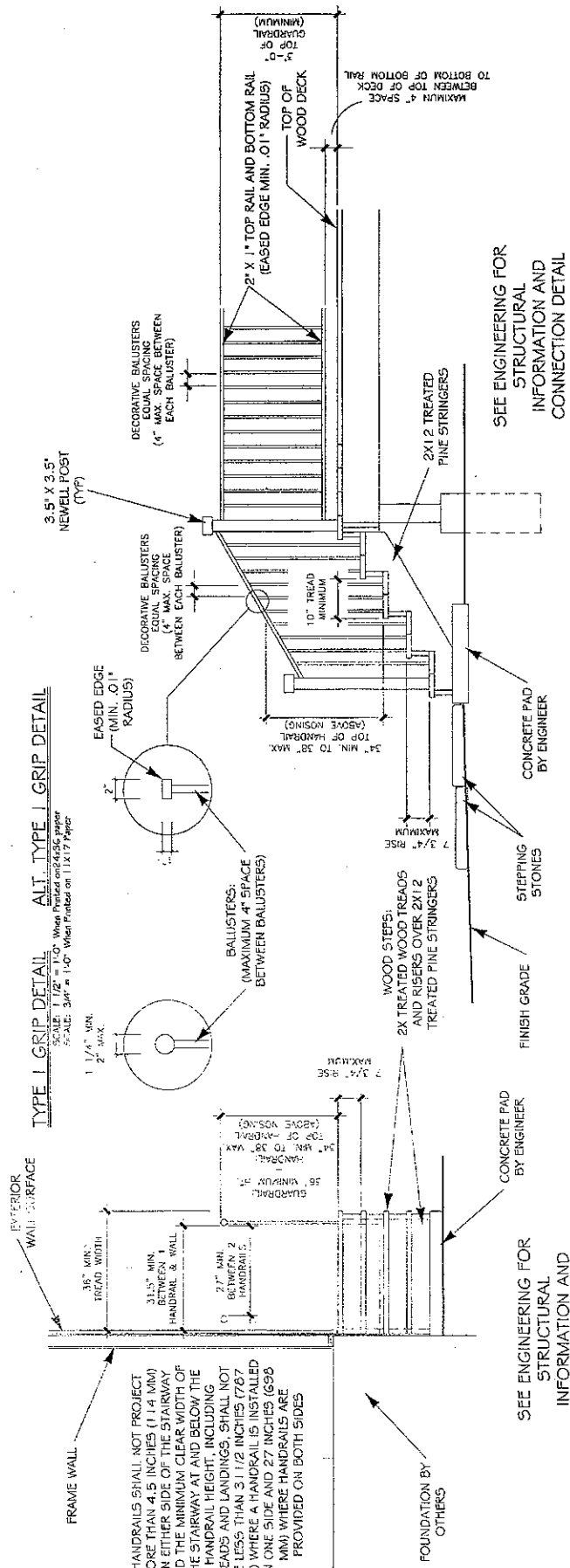
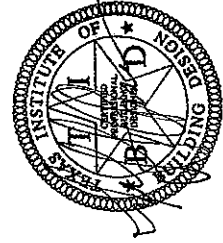
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CITY OF AUSTIN NO STEP THRESHOLD

CODE: 5-1-14.1 TITLE 5 CHAPTER 5-1.1

R320.6 VISITABLE DWELLING ENTRANCE.

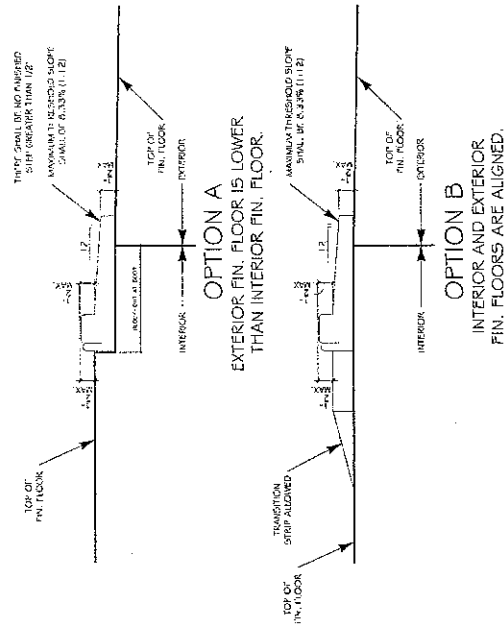
CODE REQUIREMENTS:

BUILDING ENTRANCE (C) OF THE AUSTIN CITY CODE REQUIRES A BUILDING ENTRANCE THAT INCLUDES A NO-STEP ENTRANCE TO HAVE A MAXIMUM DISTANCE BETWEEN THE INTERIOR FLOOR LEVEL OF THE BUILDING ENTRANCE AND THE ADJACENT WALKING SURFACE LEVEL TO BE NO GREATER THAN ONE-HALF INCH.

CODE INTERPRETATION:

THRESHOLD AND TRANSITION STRIP DESCRIPTION:

- CHANGE IN LEVELS ARE REQUIRED TO BE BEVELED, WITH A MAXIMUM VERTICAL RISE OF 1/2 INCH.
- HEIGHT FROM THE EXTERIOR SIDE OF THE WALKING SURFACE TO THE TOP OF THE THRESHOLD SHALL BE 1/2 INCH MAXIMUM.
- HEIGHT FROM THE TOP OF THE THRESHOLD TO THE TOP OF THE DOOR SEAL SHALL BE 1/2 INCH MAXIMUM.
- THE MAXIMUM THRESHOLD, INCLUDING THE DOOR SEAL, SHALL BE 1 3/8 INCHES.
- HEIGHT FROM THE TOP OF THE TRANSITION STRIP TO THE TOP OF THE DOOR SEAL SHALL BE 1/2" MAXIMUM, WHEN ABUTTED TO THRESHOLD.



THRESHOLD DETAILS

SCALE 3" = 1'-0" When Printed on 11X17 Paper

CITY OF AUSTIN CODE SECTION R320 VISITABILITY

R320.3 VISITABLE BATHROOM;

CODE REQUIREMENTS:

EACH VISITABLE DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE BATHROOM GROUP OR HALF BATH ON THE FIRST FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED;
2. LATERAL 2X6 (OR LARGER) NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
3. THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.

R320.4 VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS;

CODE REQUIREMENTS:

THE ENTIRE FIRST FLOOR OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENTS:

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL (WHEN MEASURED FROM THE ROUGH FLOOR TO THE TOP OF THE JUNCTION BOX); AND
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES (WHEN MEASURED FROM THE ROUGH FLOOR TO THE BOTTOM OF THE JUNCTION BOX).

R320.5 VISITABLE BATHROOM ROUTE;

CODE REQUIREMENTS:

A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY UNDER SECTION R320.3 MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING (AND ROUTE WIDTH) BEGINNING AT THE VISITABLE ENTRANCE, DESIGNED UNDER SECTION 320.6 AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.

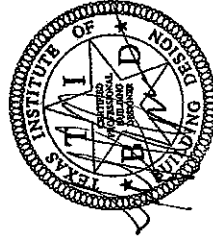
EXCEPTION:

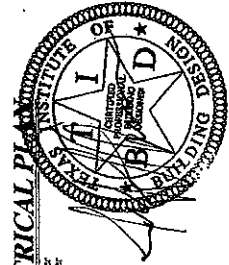
A VISITABLE ROUTE IS NOT REQUIRED THROUGH AN AREA LOCATED ON A SPLIT LEVEL OR SUNKEN FLOOR, PROVIDED AN ALTERNATIVE ROUTE (TO THE VISITABLE BATHROOM) IS AVAILABLE.

R320.6 VISITABLE DWELLING ENTRANCE;

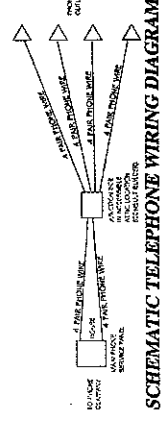
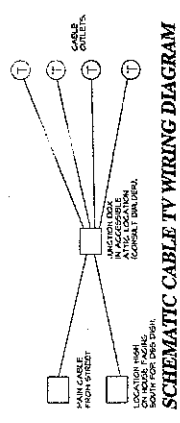
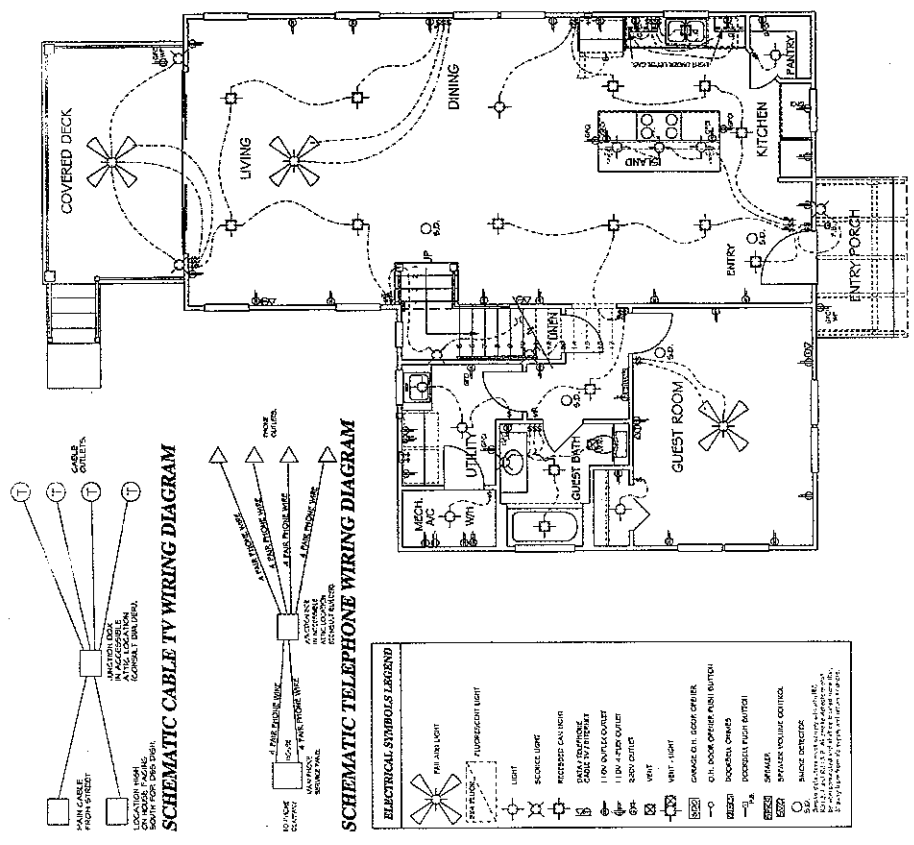
CODE REQUIREMENTS:

ALL DWELLINGS AND ALL HABITABLE BUILDINGS (WHERE A HABITABLE SPACE IS ON A GROUND FLOOR) MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE HALF INCH OR LESS AND A DOOR WITH A CLEAR OPENING WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MUST BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CANYON, OF THE DWELLINGS AND HABITABLE BUILDINGS.



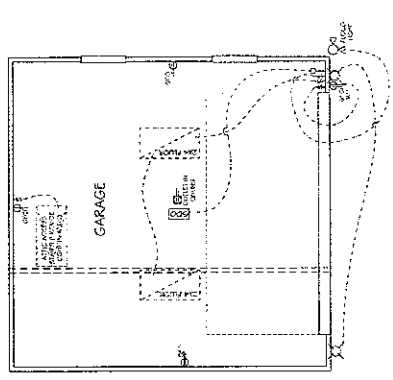


FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" When Printed on 24X36 Paper
SCALE: 1/8" = 1'-0" When Printed on 11X17 Paper

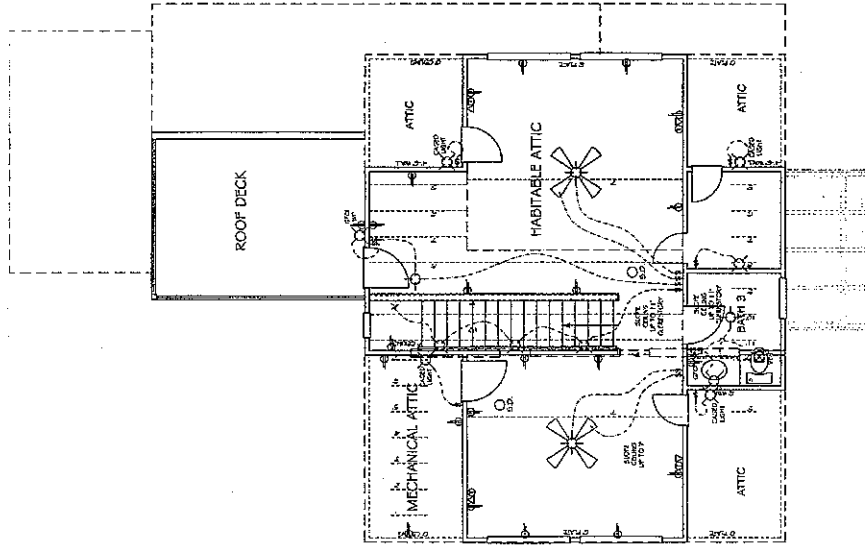


ELECTRICAL SYMBOLS LEGEND

	120V SINGLE PHASE OUTLET
	240V SINGLE PHASE OUTLET
	120V SINGLE PHASE SWITCH
	240V SINGLE PHASE SWITCH
	120V SINGLE PHASE LIGHT
	240V SINGLE PHASE LIGHT
	120V SINGLE PHASE FAN
	240V SINGLE PHASE FAN
	120V SINGLE PHASE MOTOR
	240V SINGLE PHASE MOTOR
	120V SINGLE PHASE TRANSFORMER
	240V SINGLE PHASE TRANSFORMER
	120V SINGLE PHASE BREAKER
	240V SINGLE PHASE BREAKER
	120V SINGLE PHASE GFI
	240V SINGLE PHASE GFI
	120V SINGLE PHASE AFCI
	240V SINGLE PHASE AFCI
	120V SINGLE PHASE SMCB
	240V SINGLE PHASE SMCB
	120V SINGLE PHASE SPD
	240V SINGLE PHASE SPD
	120V SINGLE PHASE SURGE PROTECTOR
	240V SINGLE PHASE SURGE PROTECTOR
	120V SINGLE PHASE GROUND FAULT INTERRUPTER
	240V SINGLE PHASE GROUND FAULT INTERRUPTER
	120V SINGLE PHASE ARC FAULT INTERRUPTER
	240V SINGLE PHASE ARC FAULT INTERRUPTER
	120V SINGLE PHASE SMOKE DETECTOR
	240V SINGLE PHASE SMOKE DETECTOR
	120V SINGLE PHASE CARBON MONOXIDE DETECTOR
	240V SINGLE PHASE CARBON MONOXIDE DETECTOR
	120V SINGLE PHASE INTERCOM
	240V SINGLE PHASE INTERCOM
	120V SINGLE PHASE DOORBELL
	240V SINGLE PHASE DOORBELL
	120V SINGLE PHASE BELL
	240V SINGLE PHASE BELL
	120V SINGLE PHASE CHIME
	240V SINGLE PHASE CHIME
	120V SINGLE PHASE SIREN
	240V SINGLE PHASE SIREN
	120V SINGLE PHASE ALARM
	240V SINGLE PHASE ALARM
	120V SINGLE PHASE FIRE ALARM
	240V SINGLE PHASE FIRE ALARM
	120V SINGLE PHASE SECURITY ALARM
	240V SINGLE PHASE SECURITY ALARM
	120V SINGLE PHASE PANIC ALARM
	240V SINGLE PHASE PANIC ALARM
	120V SINGLE PHASE EMERGENCY ALARM
	240V SINGLE PHASE EMERGENCY ALARM
	120V SINGLE PHASE MEDICAL ALARM
	240V SINGLE PHASE MEDICAL ALARM
	120V SINGLE PHASE FIRE ALARM PULL STATION
	240V SINGLE PHASE FIRE ALARM PULL STATION
	120V SINGLE PHASE FIRE ALARM SOUNDER
	240V SINGLE PHASE FIRE ALARM SOUNDER
	120V SINGLE PHASE FIRE ALARM HORN
	240V SINGLE PHASE FIRE ALARM HORN
	120V SINGLE PHASE FIRE ALARM BELL
	240V SINGLE PHASE FIRE ALARM BELL
	120V SINGLE PHASE FIRE ALARM CHIME
	240V SINGLE PHASE FIRE ALARM CHIME
	120V SINGLE PHASE FIRE ALARM SIREN
	240V SINGLE PHASE FIRE ALARM SIREN
	120V SINGLE PHASE FIRE ALARM ALARM
	240V SINGLE PHASE FIRE ALARM ALARM
	120V SINGLE PHASE FIRE ALARM NOTIFICATION
	240V SINGLE PHASE FIRE ALARM NOTIFICATION
	120V SINGLE PHASE FIRE ALARM CONTROL
	240V SINGLE PHASE FIRE ALARM CONTROL
	120V SINGLE PHASE FIRE ALARM POWER SUPPLY
	240V SINGLE PHASE FIRE ALARM POWER SUPPLY
	120V SINGLE PHASE FIRE ALARM BATTERY
	240V SINGLE PHASE FIRE ALARM BATTERY
	120V SINGLE PHASE FIRE ALARM CHARGER
	240V SINGLE PHASE FIRE ALARM CHARGER
	120V SINGLE PHASE FIRE ALARM TESTER
	240V SINGLE PHASE FIRE ALARM TESTER
	120V SINGLE PHASE FIRE ALARM MAINTENANCE
	240V SINGLE PHASE FIRE ALARM MAINTENANCE
	120V SINGLE PHASE FIRE ALARM INSPECTION
	240V SINGLE PHASE FIRE ALARM INSPECTION
	120V SINGLE PHASE FIRE ALARM CERTIFICATION
	240V SINGLE PHASE FIRE ALARM CERTIFICATION
	120V SINGLE PHASE FIRE ALARM TRAINING
	240V SINGLE PHASE FIRE ALARM TRAINING
	120V SINGLE PHASE FIRE ALARM EDUCATION
	240V SINGLE PHASE FIRE ALARM EDUCATION
	120V SINGLE PHASE FIRE ALARM RESEARCH
	240V SINGLE PHASE FIRE ALARM RESEARCH
	120V SINGLE PHASE FIRE ALARM DEVELOPMENT
	240V SINGLE PHASE FIRE ALARM DEVELOPMENT
	120V SINGLE PHASE FIRE ALARM PRODUCTION
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	120V SINGLE PHASE FIRE ALARM DISTRIBUTION
	240V SINGLE PHASE FIRE ALARM DISTRIBUTION
	120V SINGLE PHASE FIRE ALARM INSTALLATION
	240V SINGLE PHASE FIRE ALARM INSTALLATION
	120V SINGLE PHASE FIRE ALARM MAINTENANCE
	240V SINGLE PHASE FIRE ALARM MAINTENANCE
	120V SINGLE PHASE FIRE ALARM INSPECTION
	240V SINGLE PHASE FIRE ALARM INSPECTION
	120V SINGLE PHASE FIRE ALARM CERTIFICATION
	240V SINGLE PHASE FIRE ALARM CERTIFICATION
	120V SINGLE PHASE FIRE ALARM TRAINING
	240V SINGLE PHASE FIRE ALARM TRAINING
	120V SINGLE PHASE FIRE ALARM EDUCATION
	240V SINGLE PHASE FIRE ALARM EDUCATION
	120V SINGLE PHASE FIRE ALARM RESEARCH
	240V SINGLE PHASE FIRE ALARM RESEARCH
	120V SINGLE PHASE FIRE ALARM DEVELOPMENT
	240V SINGLE PHASE FIRE ALARM DEVELOPMENT
	120V SINGLE PHASE FIRE ALARM PRODUCTION
	240V SINGLE PHASE FIRE ALARM PRODUCTION
	120V SINGLE PHASE FIRE ALARM DISTRIBUTION
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	120V SINGLE PHASE FIRE ALARM INSTALLATION
	240V SINGLE PHASE FIRE ALARM INSTALLATION

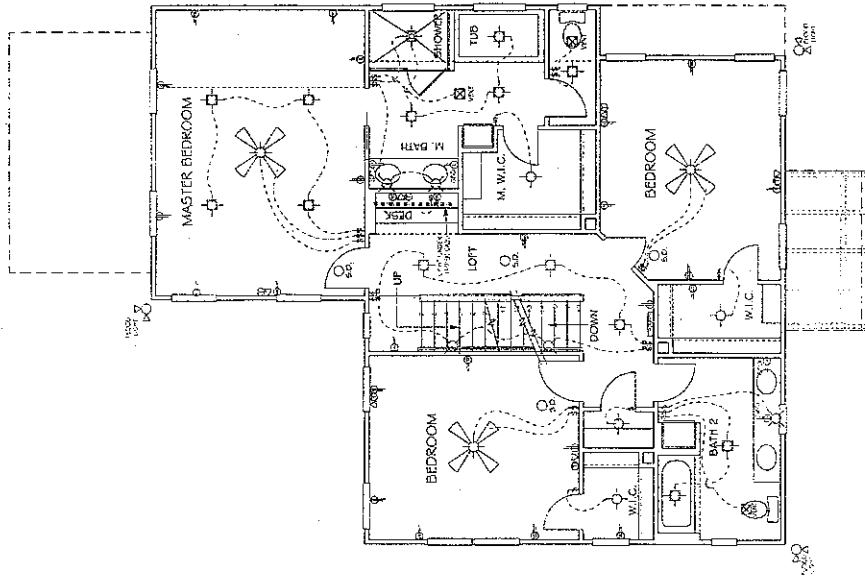
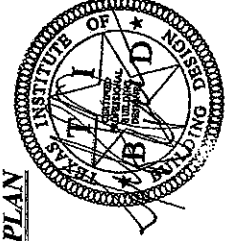


GARAGE ELECTRICAL PLAN
SCALE: 1/4" = 1'-0" When Printed on 24X36 Paper
SCALE: 1/8" = 1'-0" When Printed on 11X17 Paper



EXEMPT ATTIC ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" When Printed on 11x17 Paper



2nd FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0" When Printed on 11x17 Paper

