

C15-2014-0163

\* Print this report and present it at the time of update submittal. \*

# City of Austin Residential Permit Application Master Comment Report



**Original Submittal Date:** March 10, 2014  
**Application Expiration:** September 6, 2014  
**Comment-report Sent Date:** April 10, 2014  
**Comment-report #:** 0

**Property:** 1303 E 2ND ST  
**Case #:** 2014-023459 PR  
**Case Manager:** Juan Camou  
**Manager Contact:** Juan.Camou@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

### Requirements:

- \* Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit updated drawings in 3 separated, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

### Update Fees and Submittal:

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1<sup>st</sup>) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2<sup>nd</sup>) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

### Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

### Online Reference:

Your project information is available online:  
<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

## Residential Zoning Review - Juan Camou - 512-974-2621

The application for 1303 E 2<sup>nd</sup> St has been rejected, see attached comments:

1. Project is over the maximum FAR allowed. May required RDCC waiver or BOA variance.
2. There is a discrepancy between the construction documents square footages and the application. Applicant must verify information. New application required.
3. New partial demolition application required. Also, the application needs to be reviewed by Historic Dept. since the residence is over 40 years. Existing/ Demolition plan required.
4. Applicant must provide new BSPA from Austin Energy and new AWU application from Austin Water.

## Technical Building Code Review - Juan Camou - 512-974-2621

5. Roof structural plans required for new carport roof.
6. Submit brace wall plan stamped by engineer showing compliance with the currently adopted IRC. The plan shall **clearly indicate the braced wall lines** (Refer to IRC Figure R602.10.1.1 for sample showing BWL), the braced wall methods used, locations of the methods used at new and modified wall, and reference applicable details already provided. *General notes regarding continuous sheathing or references to code sections will not be accepted.*

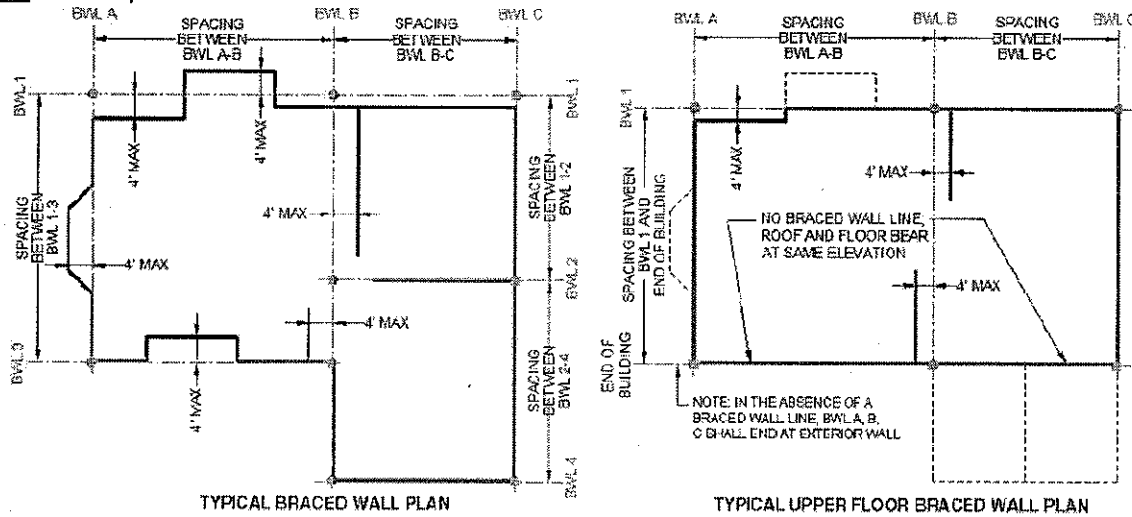


FIGURE R602.10.1.1  
BRACED WALL LINES