MEMORANDUM

TO: Board of Adjustment

FROM: Daniel Word, Planner Principal, Residential Review

DATE: December 31, 2014

SUBJECT: Appeal of Building Permit Approval at 904 Jessie Street

Timeline

An application was submitted to Residential Review on September 24, 2014 proposing to construct a new two-story single-family residence. The construction plans (Attachment A) related to the permit application were approved on November 24, 2014 and the subsequent building permit was activated on the same day.

An appeal (Attachment B) of the building official's administrative decision to approve the permit request was received on December 12, 2014.

Arguments

The appeal raises two issues. Firstly, the appellant (Zilker Neighborhood Association) challenges the applicant's method for measuring gross floor area as defined in Title 25-2 Subchapter F Article 3.3. The appellant asserts that the approved plans show measurements taken to the outside edge of framing only and does not include the exterior finish.

Secondly, the appeal questions the application of the "carport exception" provided in Title 25-2 Subchapter F Article 3.3.2.A.3. as it relates to the requirement that the open sides of the carport be clear and unobstructed for at least 80% of the area measured below the top plate to the finished floor. This particular case proposes a carport that is bounded by six "sides" rather than four, referred to by the appellant as an "L-shaped" carport.

The appellant also takes issue with the location of a covered porch immediately adjacent to the carport structure. In this particular case, the appellant argues that placing the porch in the proposed location should disallow the adjacent "side" of the carport area to be used towards the required "open sides" necessary to obtain the exception from gross floor area.

Commentary

Related to the first issue, gross floor area is defined in the code under Title 25-1-21 (44) as the total enclosed area of all floors of a building, measured to the *outside surface of the exterior walls*. Subchapter F essentially adopts this same language, only making further provisions for parking areas, porches, attics, and basements. It appears that the applicant has taken measurements to the outside edge of the framing, which would align with the foundation edge. Such a method would ignore the thickness of the exterior finish material.

The second issue raised is a challenging subject. The code requires that the parking area be "open on two or more sides" and that 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". This section of code is very specific regarding the vertical dimensions to be calculated, but is vague when describing the horizontal dimensions to be considered. The appellant outlines various possible interpretations and circumstances that can arise given the vagueness and lack of clarity or specificity in the code.

The Land Development Code offers no direction or definition as to what should constitute a "side" of a carport. The LDC defines a carport in Title 25-1-22 as "a roofed space used as shelter for a parked vehicle". The International Residential Code (2012 IRC) simply defines a carport as being "open on at least two sides". The Transportation Criteria Manual does provide minimum depths and widths for parking stalls. For residential 90° head-in, back-out parking, staff requires stalls to be a minimum of 8.5 feet in width and 17 feet in depth.

The location of the entry porch also creates a difficult assessment. The code exempts ground floor porches less than 200 square feet from the gross floor area calculation provided that they are not accessible by automobile and not connected to a driveway. In this case, the porch is not capable of being driven into by an automobile and does not connect to the driveway.

So while the question as to whether the porch itself is exempted from gross floor area is not being appealed, the location of the porch places the "carport" exemption in question. The 2012 IRC does provide for minimum widths for egress doors (R311.2) and hallways (R311.6). The porch area provides an egress door of 42 inches (32 inches minimum requirement) and a porch width of 67.5 inches. Were the porch area treated as a hallway under the IRC, the minimum width would be 36 inches.

Recommendation

Regarding the first issue, staff concurs with the position of the appellant that gross floor area measurements should be taken to the "outside surface of the exterior walls" as written in the code, which in the opinion of staff, should include exterior finishes, inclusive of masonry, siding, stucco or other materials. Staff respectfully requests the Board uphold the appeal and require the construction plans be corrected to comply with the interpretation of both staff and the appellant as it relates to the calculation of gross floor area.

Regarding the second issue, as a control to the potential absurdities created by the limited language in the code, staff suggests using the minimum stall width and depth requirements as a guide in determining a "side" of a carport. For instance, if an applicant is proposing a two-car carport, with parking stalls adjacent (side-by-side) to one another, such as is the case presented tonight, that no "side" used toward the minimum opening requirement be less than 17 feet in length.

The code does not openly prohibit porches from being located adjacent to carport areas provided that the porch cannot reasonably be used as additional parking space. This fact, coupled with the finding that the covered porch adjacent to the carport area meets the minimum dimensions for egress, landings, and hallways, staff suggests the porch area be analyzed independently of the carport area. Thus staff recommends that the Board deny the appeal and support the staff interpretation as it relates to the "carport exemption".

Attachment A

NOT REVIEWED FOR TECHNICAL BUILDING CODE

DATA CLARIFICATION NOTE

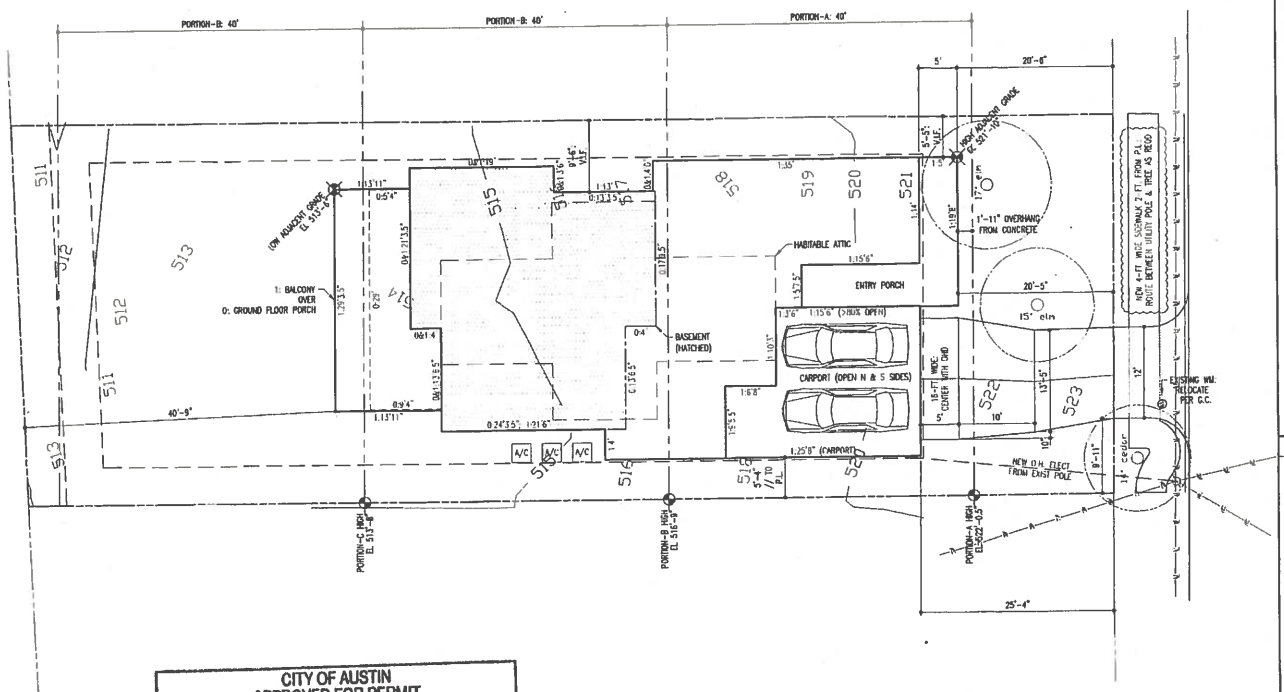
ROOM NAMES ON PLANS AND IN DATA TABLES THIS SHEET HAVE THE LEVEL AS PART OF THE DESIGNATION:
* THE "0: " PREFIX REFERS TO "LEVEL-0" (THE LOWEST BUILDING LEVEL)
* THE "1: " PREFIX REFERS TO "LEVEL-1" (THE MAIN BUILDING LEVEL – OR "STREET LEVEL")
* THE "2: " PREFIX REFERS TO "LEVEL-2" (THE UPPERMOST LEVEL – OR "HABITABLE ATTIC" LEVEL)

SITE AREA DATA

A. TOTAL BUILDING COVERAGE ON LOT:
2850 SF
B. DRIVEWAY AREA ON PROPERTY:
355
C. SIDEWALKS / WALKWAYS ON PRIVATE PROPERTY:
N/A
D. UNCOVERED PATIOS:
N/A
E. UNCOVERED WOOD DECKS:
N/A
F. AIR CONDITIONER PADS:
19 SF (3 @ 6.25 SF EACH) (2.5'x2.5')
G. OTHER:
N/A

TOTAL IMPERVIOUS COVERAGE AREA:
3224 SF FOR 44.7% OF SITE AREA

TOTAL SITE AREA:
7206 SF
* MAX I.C. = 45% OF SITE AREA OR 3242.7 SF



CITY OF AUSTIN
APPROVED FOR PERMIT
Greg Guernsey
Planning and Development Review Department
By SHC Date 11-24-14
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

SITE PLAN
FULL-SCALE (22x34): 1/8" = 1'
HALF-SCALE (11x17): 1/16" = 1'
S

BUILDING AREA DATA

A. FIRST FLOOR CONDITIONED AREAS:
1893 SF * BUILDING COVERAGE
B. SECOND FLOOR CONDITIONED AREAS:
748 SF
C. THIRD FLOOR CONDITIONED AREAS:
NOT APPLICABLE
D. BASEMENT CONDITIONED AREAS:
970 SF
E. COVERED PARKING:
438 SF 1: CARPORT * BUILDING COVERAGE
F. COVERED PATIOS, DECKS & PORCHES:
197 SF 0: GROUND FLOOR PORCH
186 SF 1: ENTRY PORCH * BUILDING COVERAGE
TOTAL:
383 SF
G. BALCONY:
333 SF 1: BALCONY * BUILDING COVERAGE
H. OTHER:
NOT APPLICABLE
TOTAL:
4765 SF

TOTAL BUILDING COVERAGE:
2850 SF
39.6 % OF SITE AREA
(SITE AREA = 7206 SF)

GROSS FLOOR AREA DATA

	NEW:	EXEMPT:	TOTAL:
I. FIRST FLOOR:	* 2412 SF	** 519 SF	1893 SF
II. SECOND FLOOR:	SEE ATTIC	SEE ATTIC	SEE ATTIC
III. THIRD FLOOR:	-	-	-
IV. BASEMENT:	*** 970 SF	**** 0 SF	970 SF
V. ATTIC:	**** 748 SF	**** 748 SF	0 SF
VI. PARKING STRUCTURE:	438 SF	438 SF	0 SF
VII. ACCESSORY BUILDING:	-	-	-
TOTALS:	4844 SF	1964 SF	2880 SF

SITE AREA = 7206 SF: MAX F.A.R. = 40% OR 2882.4 SF

THIS PROJECT COMPLIANT @ 39.97 % (2.4 SF BELOW MAX)

NOTES:
* INCLUDES 1: BALCONY & 1: ENTRY PORCH
** 1: BALCONY + 1: ENTRY PORCH
*** DATA REVISED TO NOT INCLUDE 0: GROUND FLOOR PORCH
**** DATA REVISED AS A RESULT OF DORMER ROOF PITCH REVISION (PER CITY COMMENT)

QUESTIONS:
YES PARKING EXEMPTION?
YES GROUND FLOOR PORCH EXEMPTION?
NO BASEMENT EXEMPTION?
YES HABITABLE ATTIC EXEMPTION?
NO SIDEWALL ARTICULATION REQUIRED?
NO SETBACK PLANE PROTRUSION?

REVISION	DESCRIPTION	DATE

31 OCTOBER 2014
ISSUED FOR REGULATORY APPROVAL

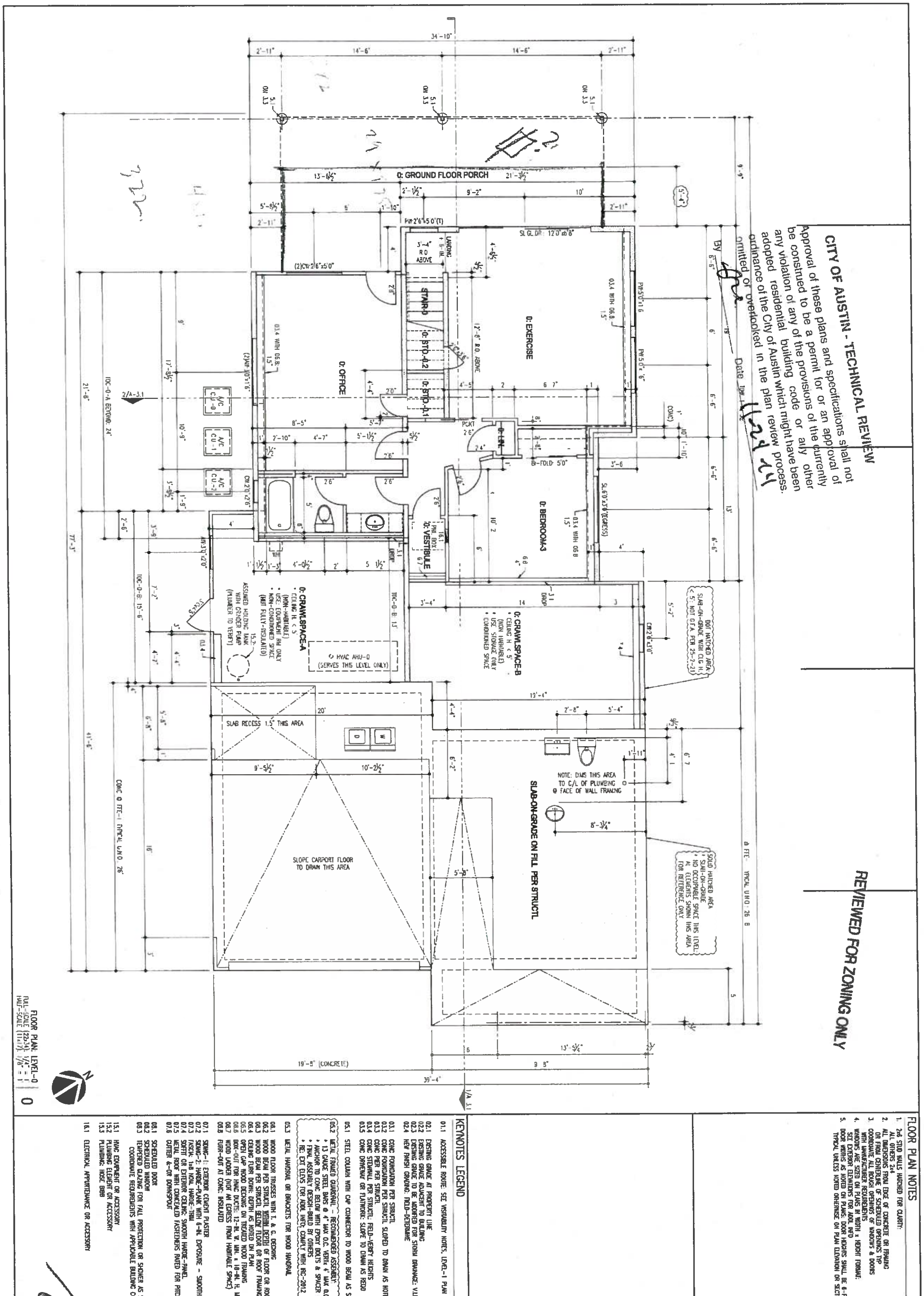
UPDATE-1
ORIGINAL ISSUE 09-23-14

904 JESSIE STREET
NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
ZILKER NEIGHBORHOOD
ZIPCODE 78704
ZONING SF-3
CRAIG PARKER HOMES

BOREN ARCHITECTS
512.514.5474
DAVE@BORENARCHITECTS.COM

DATE: 31 OCT 2014
ISSUE-2 FOR REGULATORY APPROVAL
PROJECT: 1424
SCALE: AS NOTED
DRAWN: DPB
SHEET: A0.1

Attachment A(2)

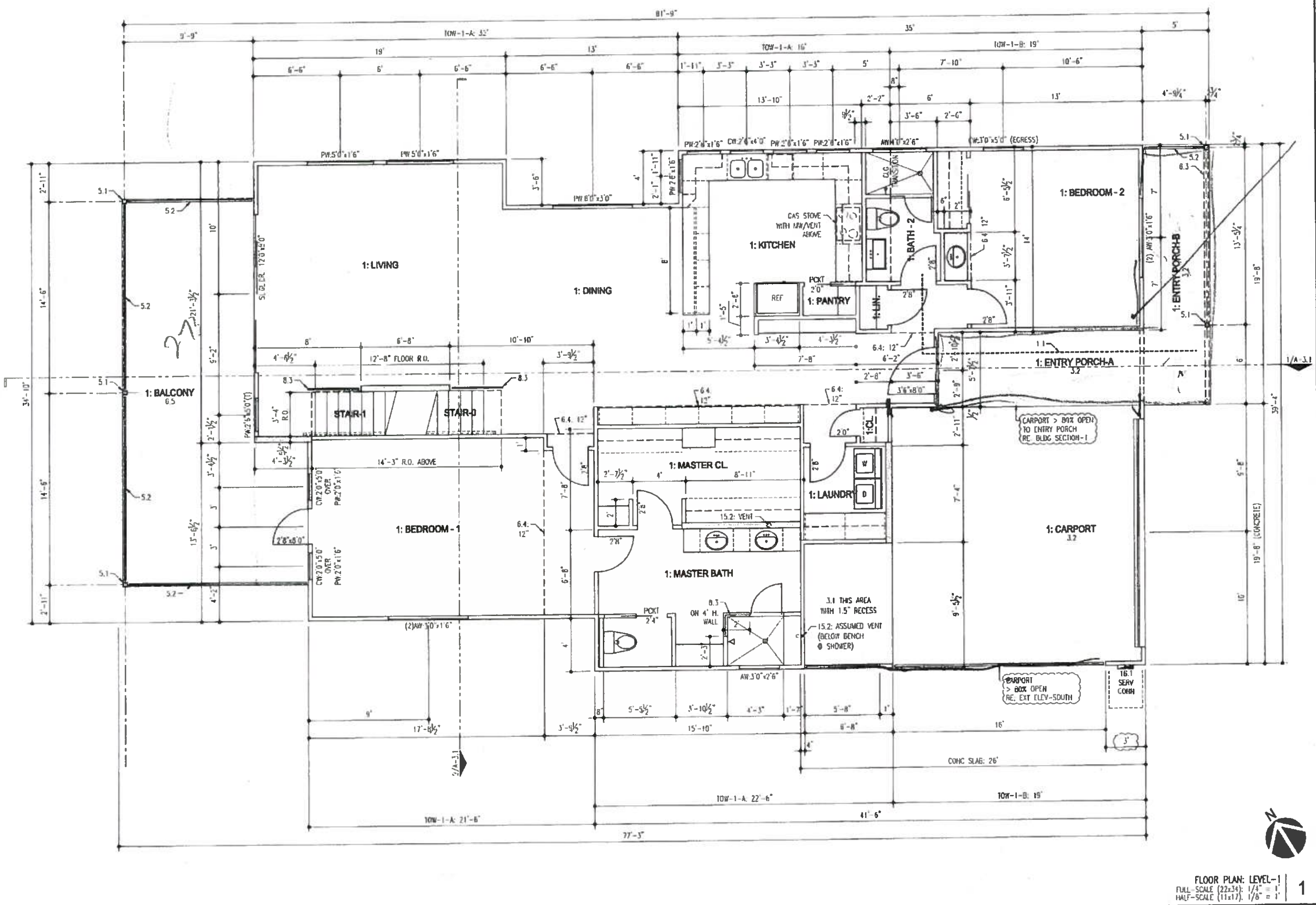


Attachment A (3)

NOT REVIEWED FOR TECHNICAL BUILDING CODE

REVIEWED FOR ZONING ONLY

9.75 x 1?



FLOOR PLAN: LEVEL-1
FULL-SCALE (22x34): 1/4" = 1'
HALF-SCALE (11x17): 1/8" = 1'

1

FLOOR PLAN NOTES

1. 2x6 STUD WALLS HATCHED FOR CLARITY: ALL OTHERS 2x4
2. ALL DIMENSIONS FROM EDGE OF CONCRETE OR FRAMING OR FROM CENTERLINE OF SCHEDULED OPENINGS TYP
3. COORDINATE ALL ROUGH OPENINGS OF WINDOWS & DOORS WITH MANUFACTURER REQUIREMENTS
4. WINDOWS ARE SIZED ON PLANS IN WIDTH x HEIGHT FORMAT: SEE EXTERIOR ELEVATIONS FOR ADDL INFO
5. DOOR WIDTHS AS NOTED ON PLANS. DOOR HEIGHTS SHALL BE 6-FT. 8-IN. TYPICAL UNLESS NOTED OTHERWISE ON PLAN ELEVATION OR SECTION

6 x 2?
4.7

VISITABILITY NOTES

R320.3: VISITABLE BATHROOMS
- DOOR SHALL HAVE A MINIMUM CLEAR OPENING OF 30"
- LATERAL 2x6 BLOCKING SHALL BE INSTALLED @ 34" A.F.F. FLUSH WITH STUD EDGES OF WALL
- SEE PLAN FOR GRAPHIC INFO THIS ELEMENT (KEYNOTE-01.1)

R320.4: MISC ELECTRICAL APPURTENANCES
- ALL LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS THIS LEVEL MUST BE NO HIGHER THAN 48" A.F.F.
- ALL OUTLETS AND RECEPTACLES THIS LEVEL MUST BE 15" A.F.F.

R320.5: VISITABILITY ROUTE
- SEE PLAN FOR GRAPHIC INFO THIS ELEMENT (KEYNOTE-01.1)

R320.6: VISITABLE DWELLING ENTRANCE
- DOOR THRESHOLD AT ENTRANCE ALONG VISITABILITY ROUTE PER R320.5 SHALL HAVE A 0.5" MAX HIGH THRESHOLD
- SEE PLAN FOR GRAPHIC INFO THIS ELEMENT (KEYNOTE-01.1)

KEYNOTES LEGEND

01.1 ACCESSIBLE ROUTE: SEE VISITABILITY NOTES, LEVEL-1 PLAN ONLY

02.1 EXISTING GRADE AT PROPERTY LINE
02.2 EXISTING GRADE ADJACENT TO BUILDING
02.3 EXISTING GRADE TO BE MODIFIED FOR STORM DRAINAGE. V.I.F
02.4 NEW FINISH GRADING: FIELD-DETERMINE

03.1 CONC FOUNDATION PER STRUCTL
03.2 CONC FOUNDATION PER STRUCTL SLOPED TO DRAIN AS NOTED
03.3 CONC PIER PER STRUCTL
03.4 CONC STEMWALL PER STRUCTL: FIELD-VERIFY HEIGHTS
03.5 CONC DRIVEWAY OR FLATWORK: SLOPE TO DRAIN AS REQD

05.1 STEEL COLUMN WITH CAP CONNECTOR TO WOOD BEAM AS SHOWN

05.2 METAL FRAMED GUARDRAIL – RECOMMENDED ASSEMBLY:
- 13 GAUGE STEEL BARS @ 4" MAX O.C. VERT x 4' MAX O.C. HORIZ
- ANCHOR TO CONC BELOW WITH EPOXY BOLTS & SPACER @ CONN.
- FINAL ASSEMBLY DESIGN-BUILD BY OTHERS
- RE: EXT ELEVS FOR ADDL INFO; COMPLY WITH IRC-2012

05.3 METAL HANDRAIL OR BRACKETS FOR WOOD HANDRAIL

06.1 WOOD FLOOR TRUSSES WITH T. & G. DECKING
06.2 WOOD BEAM PER STRUCTL WITHIN DEPTH OF FLOOR OR ROOF FRAMING
06.3 WOOD BEAM PER STRUCTL BELOW FLOOR OR ROOF FRAMING
06.4 CEILING FURR DOWN: DEPTH AS NOTED ON PLAN
06.5 OPEN GAP WOOD DECKING ON TREATED WOOD FRAMING
06.6 BOX-OUT FOR HVAC DUCTS: 12-IN. W. MIN. x 18-IN. H. MAX.
06.7 WOOD LADDER (NOT AN EGRESS FROM HABITABLE SPACE)
06.8 FURR-OUT AT CONC: INSULATED

07.1 SIDING-1: EXTERIOR CEMENT PLASTER
07.2 SIDING-2: HARDIE-PLANK WITH 6-IN. EXPOSURE – SMOOTH
07.3 FASCIA: 1x8 NOM. HARDIE-TRIM
07.4 SOFFIT OR EXTERIOR CEILING: SMOOTH HARDIE-PANEL
07.5 METAL ROOF WITH CONCEALED FASTEENERS RATED FOR PITCH
07.6 GUTTER &-OR DOWNSPOUT

08.1 SCHEDULED DOOR
08.2 SCHEDULED WINDOW
08.3 TEMPERED GLAZING FOR FALL PROTECTION OR SHOWER AS SHOWN: COORDINATE REQUIREMENTS WITH APPLICABLE BUILDING CODE(S)

15.1 HVAC EQUIPMENT OR ACCESSORY
15.2 PLUMBING ELEMENT OR ACCESSORY
15.3 PLUMBING: HOSE BIBB

16.1 ELECTRICAL APPURTENANCE OR ACCESSORY

3

REVISION	DESCRIPTION	DATE

REGISTERED ARCHITECT DAVID P. BOREN 20004 STATE OF TEXAS

31 OCTOBER 2014
ISSUED FOR
REGULATORY APPROVAL

UPDATE-1
ORIGINAL ISSUE 09-23-14

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration law, Texas Civil Statutes, Article 249a.

904 JESSIE STREET

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DATE: 31 OCT 2014
ISSUE-2 FOR REGULATORY APPROVAL

PROJECT: 1424

SCALE: AS NOTED

DRAWN: DPB

SHEET: A1.1

Attachment A (4)

ATTIC EXCEPTION SUMMARY

"2: HABITABLE ATTIC":
* HABITABLE SPACE TO BE CONDITIONED
* FLOOR AREA > 7' IN HEIGHT = 272 SF
* FLOOR AREA BTWN 5' & 7' = 276 SF
* TOTAL FLOOR AREA = 553 SF

"STAIR-1":
* CONDITIONED SPACE - NOT CONSIDERED HABITABLE BY IRC
* FLOOR AREA > 7' IN HEIGHT = 057 SF
* FLOOR AREA BTWN 5' & 7' = 0 SF
* TOTAL FLOOR AREA = 057 SF

ATTIC-A:
* NON-HABITABLE SPACE FOR NON-CONDITIONED MECHANICAL SPACE
* FLOOR AREA > 7' IN HEIGHT = 021.5 SF
* FLOOR AREA BTWN 5' & 7' = 050 SF
* TOTAL FLOOR AREA = 071.5 SF

ATTIC-B:
* NON-HABITABLE SPACE FOR NON-CONDITIONED MECHANICAL SPACE
* FLOOR AREA > 7' IN HEIGHT = 021.5 SF
* FLOOR AREA BTWN 5' & 7' = 050 SF
* TOTAL FLOOR AREA = 071.5 SF

ATTIC-C:
* NO CEILING HEIGHT > 5' - NOT INCLUDED IN FLOOR AREA DATA

ATTIC-D:
* NO CEILING HEIGHT > 5' - NOT INCLUDED IN FLOOR AREA DATA

ATTIC-E:
* NO CEILING HEIGHT > 5' - NOT INCLUDED IN FLOOR AREA DATA

TOTALS:
* FLOOR AREA > 7' IN HEIGHT = 372 SF
* FLOOR AREA BTWN 5' & 7' = 376 SF
* TOTAL FLOOR AREA = 748 SF

ATTIC EXCEPTION NOTES

1. ONLY "2: HABITABLE ATTIC" IS CONSIDERED "HABITABLE SPACE" BY THE IRC-2012
2. AREAS THIS PLAN WITH A SOLID SHADE = AREAS WITH A CEILING HEIGHT OF 7' OR GREATER
3. AREAS THIS PLAN WITH A DOT HATCH = AREAS WITH A CEILING HEIGHT OF BETWEEN 5' & 7'
4. AREAS THIS PLAN WITHOUT A HATCH = AREAS WITH A CEILING HEIGHT OF < 5' WHICH ARE NOT REQUIRED TO BE INCLUDED IN CALCULATIONS
5. HABITABLE SPACE IS OUTLINED WITH A THIN DASHED LINE

NOT REVIEWED FOR TECHNICAL BUILDING CODE

REVIEWED FOR ZONING ONLY

ATTIC EXCEPTION FLOOR DATA

TOTAL FLOOR AREA OF HABITABLE ATTIC (> 5' CEILING HEIGHT):
748 SF
100 %

FLOOR AREA OF HABITABLE ATTIC WITH CEILING HEIGHT BETWEEN 5' & 7':
376 SF
50.3 %

FLOOR AREA OF HABITABLE ATTIC WITH CEILING HEIGHT > 7':
372 SF
49.7 %

REFER TO BUILDING SECTION-1 FOR ADDL GRAPHIC INFO REGARDING HEIGHTS

FLOOR PLAN NOTES

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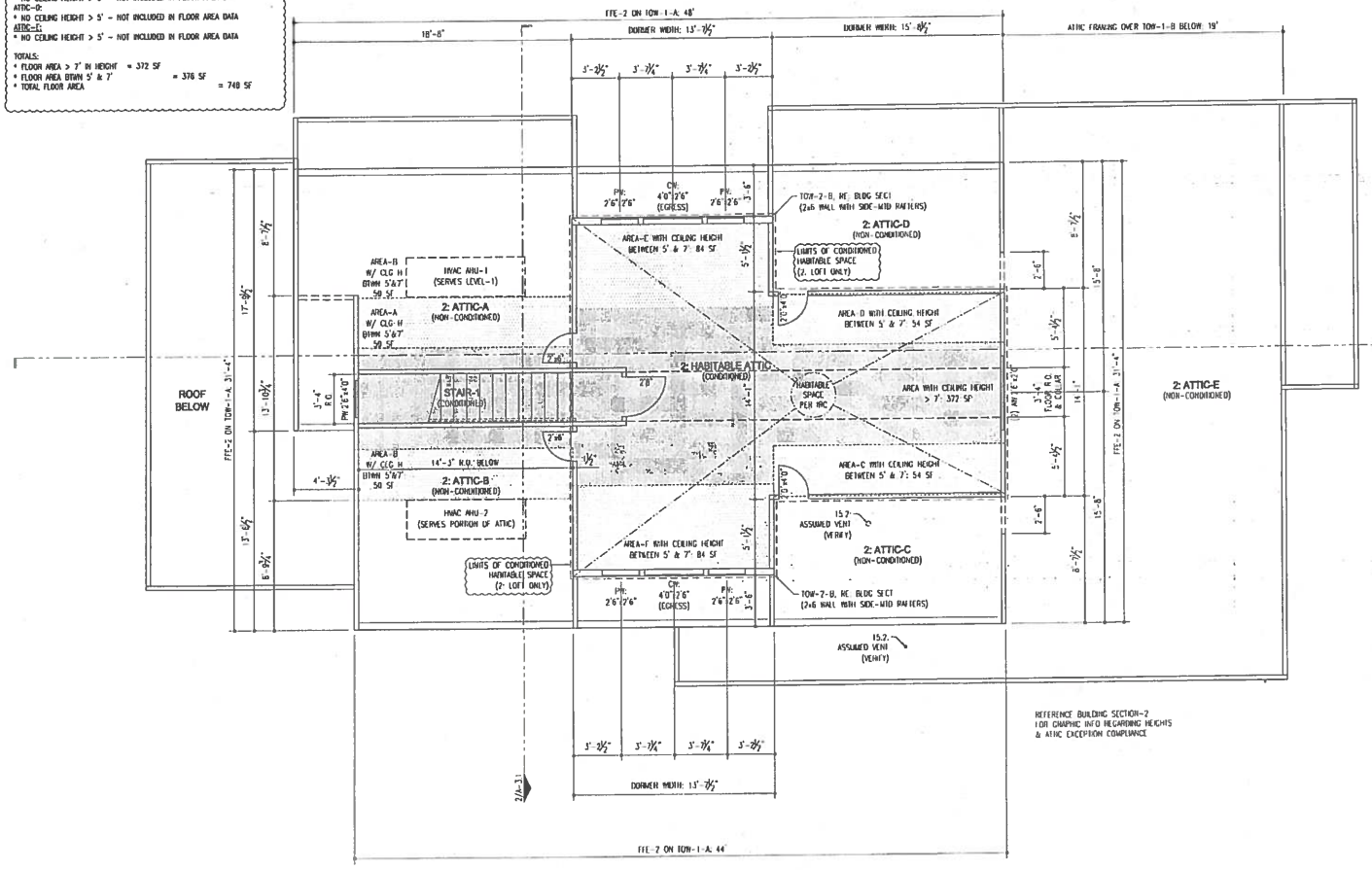
REVISION	DESCRIPTION	DATE
1C	CLARIFICATIONS PER CITY REVIEWER PERTAINING TO ATTIC EXCEPTION	11.5.14



KEYNOTES LEGEND

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08.3 TEMPERED GLAZING FOR FALL PROTECTION OR SHOWER AS SHOWN: COORDINATE REQUIREMENTS WITH APPLICABLE BUILDING CODE(S)

15.1 HVAC EQUIPMENT OR ACCESSORY
15.2 PLUMBING ELEMENT OR ACCESSORY
15.3 PLUMBING: HOSE BIBB

16.1 ELECTRICAL APPURTENANCE OR ACCESSORY

FLOOR PLAN: LEVEL-2 (HABITABLE ATTIC) 2
FULL-SCALE (22x34): 1/4" = 1'
HALF-SCALE (11x17): 1/8" = 1'

31 OCTOBER 2014
ISSUED FOR REGULATORY APPROVAL

UPDATE-1:
ORIGINAL ISSUE 09-23-14

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NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
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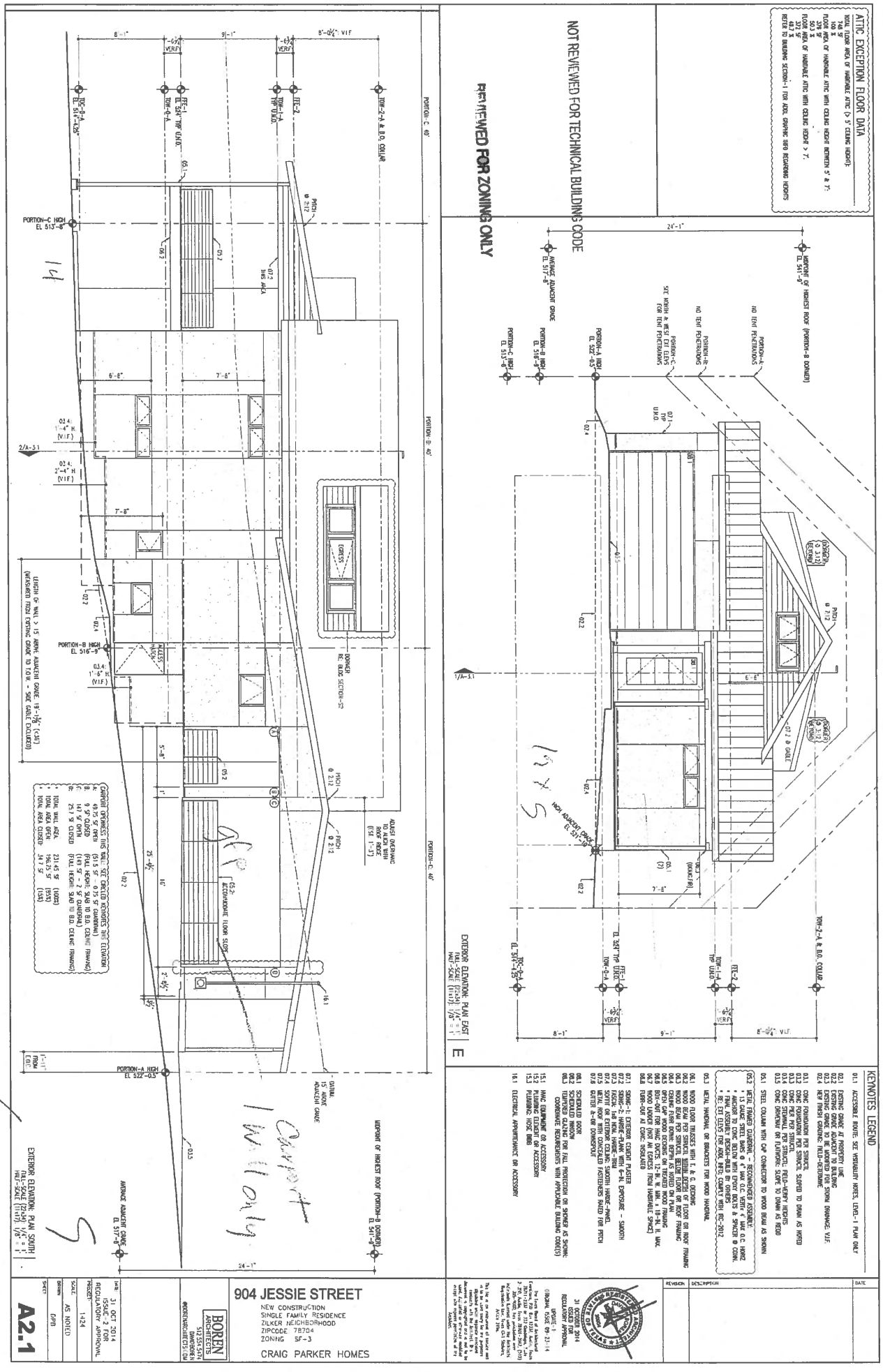
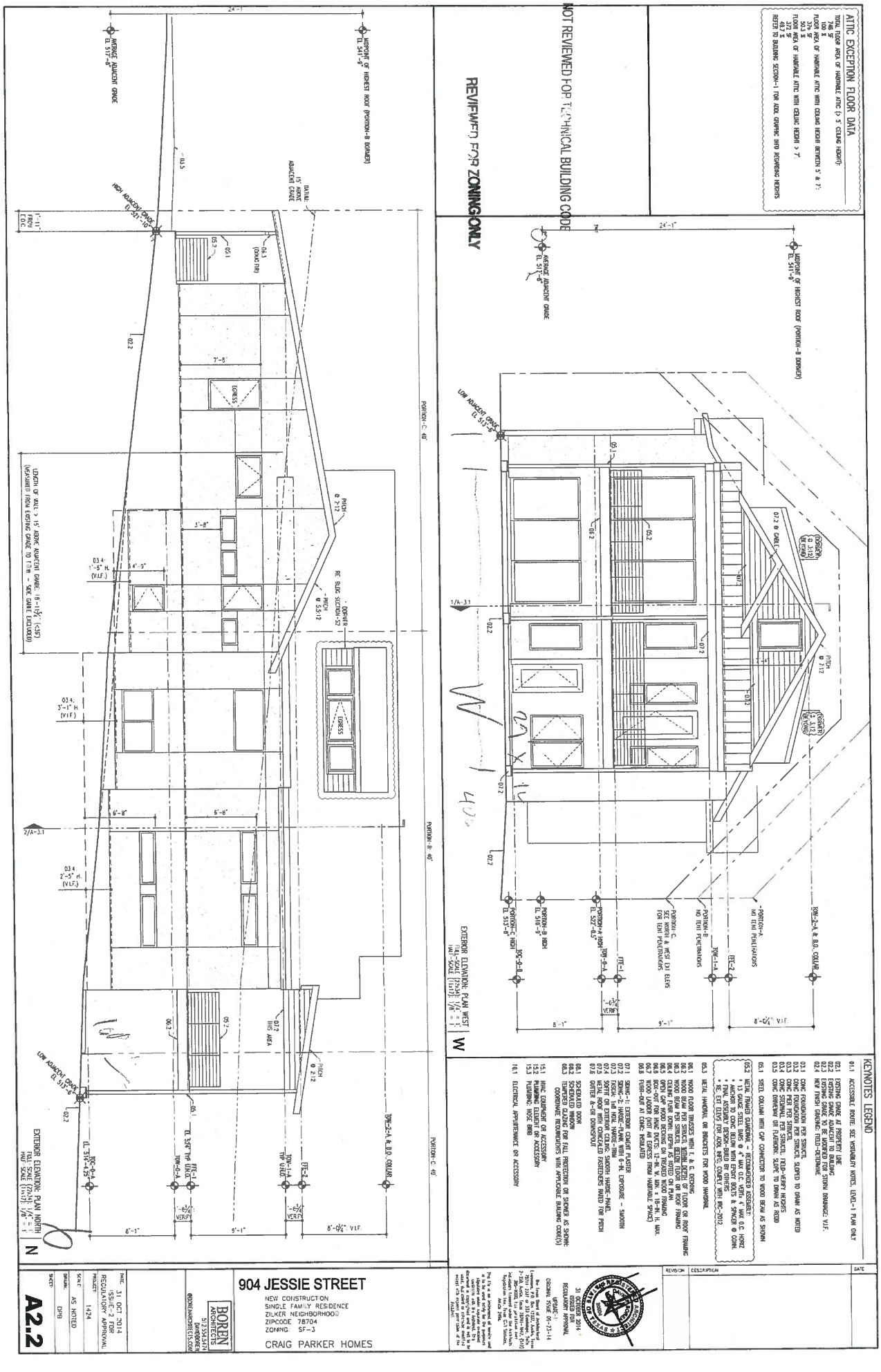
DATE: 31 OCT 2014
ISSUE-2 FOR REGULATORY APPROVAL
PROJECT: 1424
SCALE: AS NOTED
DRAWN BY: DPB
SHEET: A1.2

Attachment A (5)



Attachment A (6)



Attachment A (7)

ATTIC EXCEPTION SUMMARY

"J" HABITABLE ATTIC:
* HABITABLE SPACE TO BE CONDITIONED
* FLOOR AREA > 7' IN HEIGHT = 272 SF
* FLOOR AREA BTWN 5' & 7' = 276 SF
* TOTAL FLOOR AREA = 553 SF

"SAW-1":
* CONDITIONED SPACE - NOT CONSIDERED HABITABLE BY IRC
* FLOOR AREA > 7' IN HEIGHT = 057 SF
* FLOOR AREA BTWN 5' & 7' = 0 SF
* TOTAL FLOOR AREA = 057 SF

ATTIC-A:
* NON-HABITABLE SPACE FOR NON-CONDITIONED MECHANICAL SPACE
* FLOOR AREA > 7' IN HEIGHT = 021.5 SF
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ATTIC-B:
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ATTIC-C:
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ATTIC-D:
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ATTIC-E:
* NO CEILING HEIGHT > 5' - NOT INCLUDED IN FLOOR AREA DATA

TOTALS:
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ATTIC EXCEPTION NOTES

1. ONLY "J" HABITABLE ATTIC" IS CONSIDERED "HABITABLE SPACE" BY THE IRC-2012
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5. HABITABLE SPACE IS OUTLINED WITH A THIN DASHED LINE

ATTIC EXCEPTION FLOOR DATA

TOTAL FLOOR AREA OF HABITABLE ATTIC (> 5' CEILING HEIGHT)
748 SF
100 %
FLOOR AREA OF HABITABLE ATTIC WITH CEILING HEIGHT BETWEEN 5' & 7'
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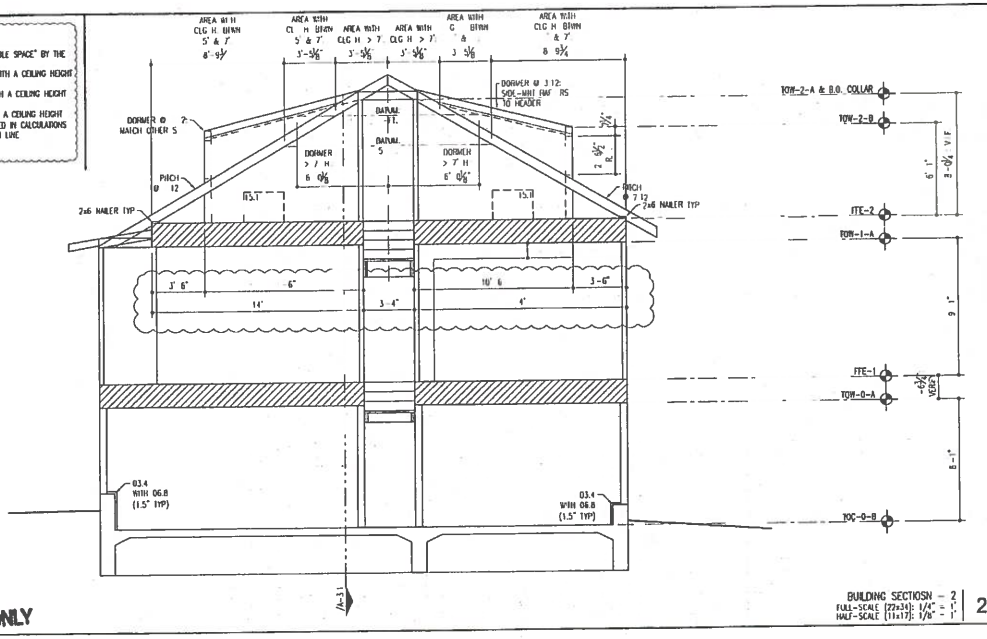
FLOOR AREA OF HABITABLE ATTIC WITH CEILING HEIGHT > 7'
372 SF
49.7 %
REFER TO BUILDING SECTION-1 FOR ADDL GRAPHIC INFO REGARDING HEIGHTS

REVIEWED FOR TECHNICAL BUILDING CODE

REVIEWED FOR ZONING ONLY



KEYNOTES LEGEND

01.1 ACCESSIBLE ROUTE: SEE VISITABILITY NOTES, LEVEL 1 PLAN ONLY

02.1 EXISTING GRADE AT PROPERTY LINE
02.2 EXISTING GRADE ADJACENT TO BUILDING
02.3 EXISTING GRADE TO BE MODIFIED FOR STORM DRAINAGE. V.I.F.
02.4 NEW FINISH GRADING. FIELD-DETERMINE

03.1 CONC FOUNDATION PER STRUCTL
03.2 CONC FOUNDATION PER STRUCTL SLOPED TO DRAIN AS NOTED
03.3 CONC PIER PER STRUCTL
03.4 CONC STEMWALL PER STRUCTL; FIELD-VERIFY HEIGHTS
03.5 CONC DRIVEWAY OR FLATWORK; SLOPE TO DRAIN AS REQD

05.1 STEEL COLUMN WITH CAP CONNECTOR TO WOOD BEAM AS SHOWN

05.2 METAL FRAMED GUARDRAIL - RECOMMENDED ASSEMBLY:
* 13 GAUGE STEEL BARS @ 4" MAX O.C. VERT'L & 4" MAX O.C. HORIZ
* ANCHOR TO CONC BELOW WITH EPOXY BOLTS & SPACER @ CONN.
* FINAL ASSEMBLY DESIGN-BUILD BY OTHERS
* RE. EXIT ELEVS FOR ADDL INFO; COMPLY WITH IRC-2012

05.3 METAL HANDRAIL OR BRACKETS FOR WOOD HANDRAIL

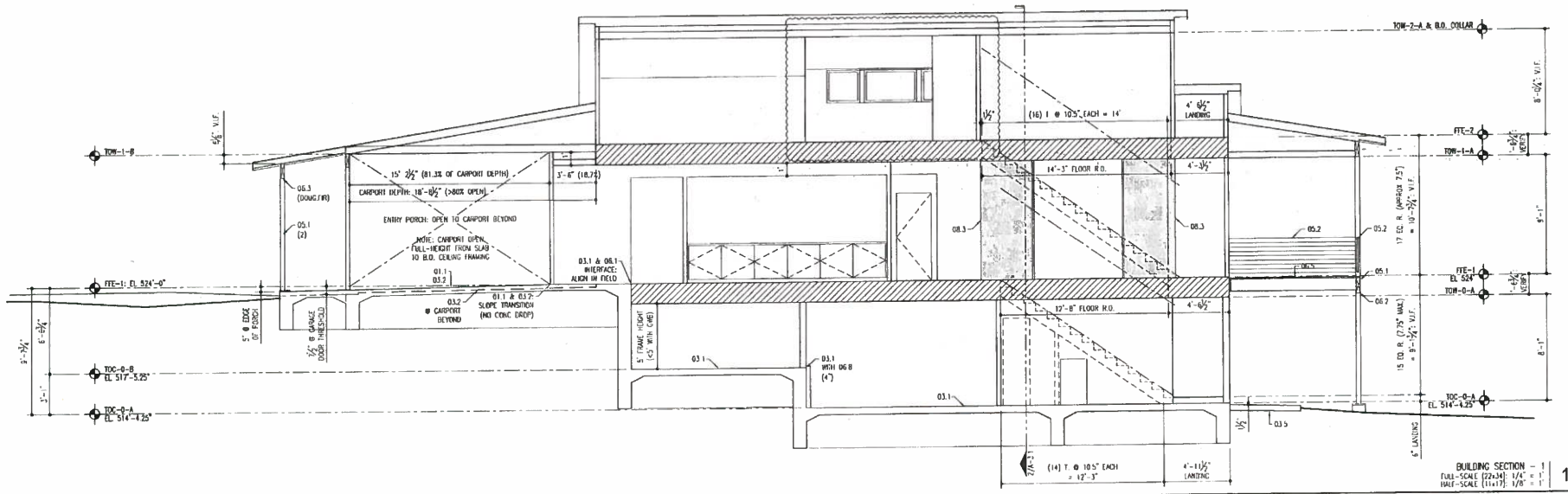
06.1 WOOD FLOOR TRUSSES WITH T. & G. DECKING
06.2 WOOD BEAM PER STRUCTL WITHIN DEPTH OF FLOOR OR ROOF FRAMING
06.3 WOOD BEAM PER STRUCTL BELOW FLOOR OR ROOF FRAMING
06.4 CEILING FURR DOWN: DEPTH AS NOTED ON PLAN
06.5 OPEN GAP WOOD DECKING ON TREATED WOOD FRAMING
06.6 BOX-OUT FOR HVAC DUCTS: 12-IN. W. MIN. x 10-IN. H. MAX.
06.7 WOOD LADDER (NOT AN EGRESS FROM HABITABLE SPACE)
06.8 FURR-OUT AT CONC. INSULATED

07.1 SIDING-1: EXTERIOR CEMENT PLASTER
07.2 SIDING-2: HARDIE-PLANK WITH 6-IN. EXPOSURE - SMOOTH
07.3 FASCIA: 1x8 NOM. HARDIE-TRIM
07.4 SOFFIT OR EXTERIOR CEILING: SMOOTH HARDIE-PANEL
07.5 METAL ROOF WITH CONCEALED FASTENERS RATED FOR PITCH
07.8 GUTTER &-OR DOWNSPOUT

08.1 SCHEDULED DOOR
08.2 SCHEDULED WINDOW
08.3 TEMPERED GLAZING FOR FALL PROTECTION OR SHOWER AS SHOWN: COORDINATE REQUIREMENTS WITH APPLICABLE BUILDING CODE(S)

15.1 HVAC EQUIPMENT OR ACCESSORY
15.2 PLUMBING ELEMENT OR ACCESSORY
15.3 PLUMBING: HOSE BIBB

16.1 ELECTRICAL APPURTENANCE OR ACCESSORY



31 OCTOBER 2014
ISSUED FOR REGULATORY APPROVAL

UPDATE-1
ORIGINAL ISSUE 09-23-14

The Texas Board of Architectural Examiners, P.O. Box 12337, Austin, Texas 78711-2337 or 333 Guadalupe, Suite 2-350, Austin, Texas 78701-3942, (512) 305-9000, has jurisdiction over individuals licensed under the Architects' Registration Law, Title Civil Statutes, Article 249a

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REVISION	DESCRIPTION
1	CLARIFICATIONS FOR CITY REVIEWER PERTAINING TO ATTIC EXCEPTION

904 JESSIE STREET

NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
ZILKER NEIGHBORHOOD
ZIPCODE 78704
ZONING SF-3

CRAIG PARKER HOMES

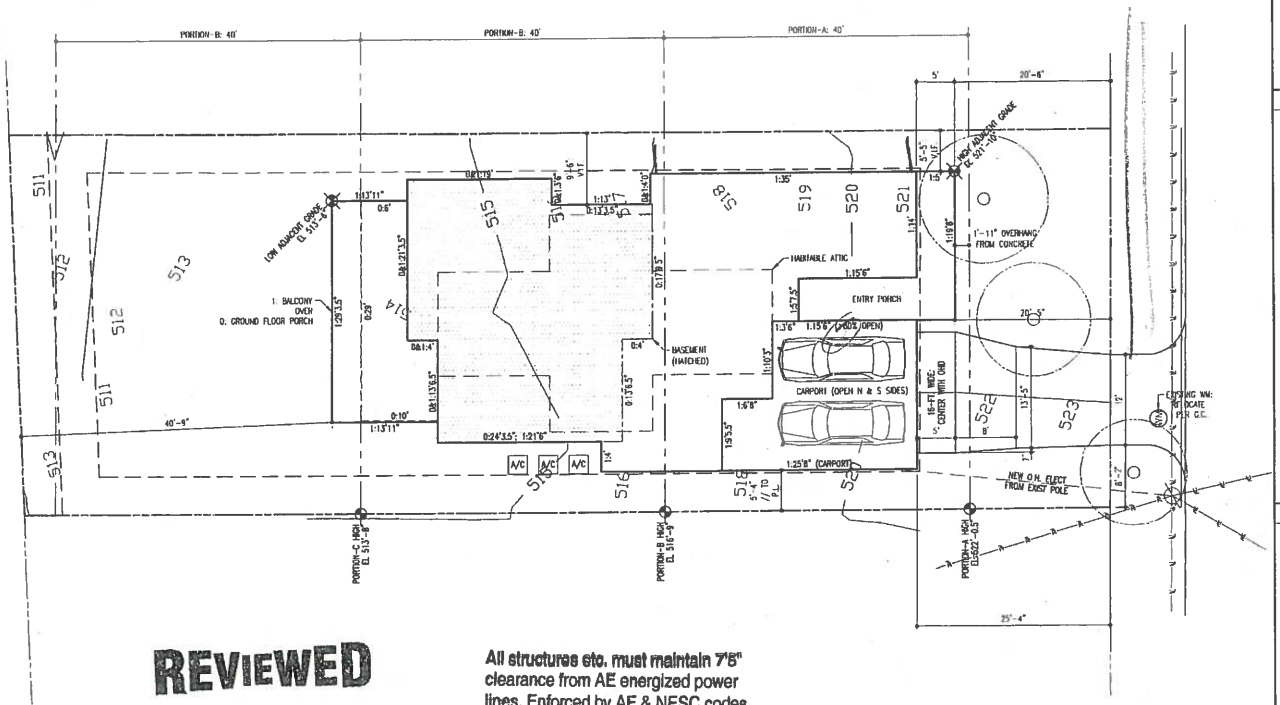
BOREN ARCHITECTS
512.554.5474
DAVID@BOREN
@BOREARCHITECTS.COM

DATE: 31 OCT 2014
ISSUE-2 FOR REGULATORY APPROVAL
PROJECT: 1424
SCALE: AS NOTED
DRAWN: DPD
SHEET: A3.1

Attachment A (8)

NOT REVIEWED FOR TECHNICAL BUILDING CODE

REVIEWED FOR ZONING ONLY



REVIEWED

SEP 24 2014

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

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

AE APPROVED
SEP 24 2014
RLS 267-27

SITE PLAN
FULL-SCALE (22x34): 1/8" = 1'
HALF-SCALE (11x17): 1/16" = 1'

S

SITE AREA DATA

A. TOTAL BUILDING COVERAGE ON LOT
2850 SF

B. DRIVEWAY AREA ON PROPERTY:
355

C. SIDEWALKS / WALKWAYS ON PRIVATE PROPERTY:
N/A

D. UNCOVERED PATIOS:
N/A

E. UNCOVERED WOOD DECKS:
N/A

F. AIR CONDITIONER PADS:
19 SF (3 @ 6.25 SF EACH) (2.5'x2.5')

G. OTHER:
N/A

TOTAL IMPERVIOUS COVERAGE AREA:
3224 SF FOR 44.7% OF SITE AREA

TOTAL SITE AREA:
7206 SF
* MAX I.C. = 45% OF SITE AREA OR 3242.7 SF

BUILDING AREA DATA

A. FIRST FLOOR CONDITIONED AREAS:
1893 SF * BUILDING COVERAGE
B. SECOND FLOOR CONDITIONED AREAS.
807 SF
C. THIRD FLOOR CONDITIONED AREAS:
NOT APPLICABLE
D. BASEMENT CONDITIONED AREAS.
970 SF
E. COVERED PARKING:
438 SF 1: CARPORT * BUILDING COVERAGE
F. COVERED PATIOS, DECKS & PORCHES:
217 SF 0: GROUND FLOOR PORCH
186 SF 1: ENTRY PORCH * BUILDING COVERAGE
TOTAL:
403 SF
G. BALCONY:
333 SF 1: BALCONY * BUILDING COVERAGE
H. OTHER:
NOT APPLICABLE

TOTAL:
4844 SF

TOTAL BUILDING COVERAGE:
2850 SF
39.6 % OF SITE AREA
(SITE AREA = 7206 SF)

GROSS FLOOR AREA DATA

	NEW:	EXEMPT:	TOTAL:
I. FIRST FLOOR:	* 2412 SF	** 519 SF	1893 SF
II. SECOND FLOOR:	SEE ATTIC	SEE ATTIC	SEE ATTIC
III. THIRD FLOOR:	-	-	-
IV. BASEMENT:	*** 1187 SF	**** 200 SF	987 SF
V. ATTIC:	807 SF	807 SF	0 SF
VI. PARKING STRUCTURE:	438 SF	438 SF	0 SF
VII. ACCESSORY BUILDING:	-	-	-
TOTALS:	4844 SF	1964 SF	2880 SF

SITE AREA = 7206 SF MAX F.A.R. = 40% OR 2882.4 SF

THIS PROJECT COMPLIANT @ 39.97 % (2.4 SF BELOW MAX)

NOTES
* INCLUDES 1: BALCONY & 1: ENTRY PORCH
** 1: BALCONY + 1: ENTRY PORCH
*** 0: BASEMENT + 0: GROUND FLOOR PORCH
**** GROUND FLOOR PORCH EXCEPTION BELOW BALCONY ABOVE

QUESTIONS:
YES PARKING EXEMPTION?
YES GROUND FLOOR PORCH EXEMPTION?
NO BASEMENT EXEMPTION?
YES HABITABLE ATTIC EXEMPTION?
NO SIDEWALL ARTICULATION REQUIRED?
NO SETBACK PLANE PROTRUSION?

DATE	DESCRIPTION

23 SEPTEMBER 2014
ISSUED FOR
REGULATORY APPROVAL

904 JESSIE STREET

NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
ZILKER NEIGHBORHOOD
ZIPCODE 78704
ZONING SF-3

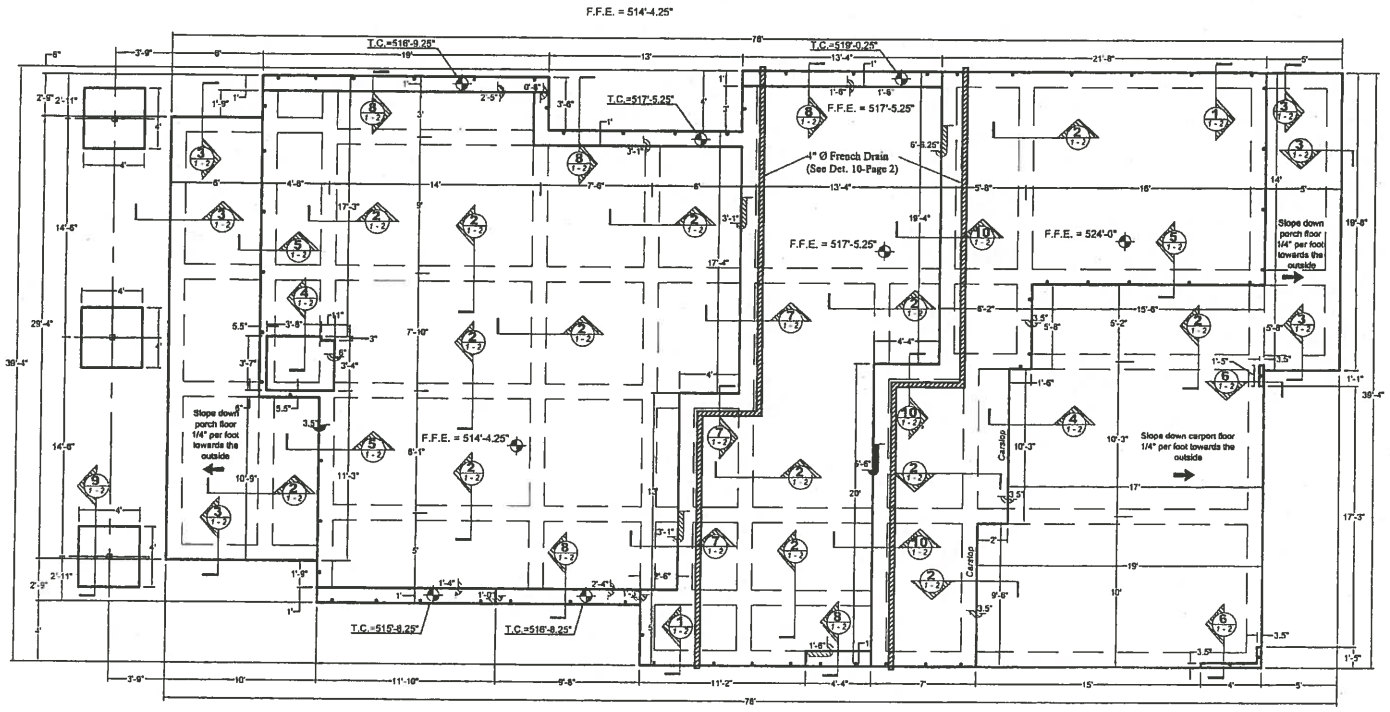
CRAIG PARKER HOMES

BOREN ARCHITECTS
512.554.5474
DAN@BORENARCHITECTS.COM
©BORENARCHITECTS.COM

DATE: 23 SEP 2014
ISSUED FOR
REGULATORY APPROVAL
PROJECT: 1424
SCALE: AS NOTED
DRAWING: DPB
SHEET:

A0.1

Attachment A (9)



FRONT OF STRUCTURE

NOTE:
Dimensions for interior beams are taken from edge of foundation to center of interior beam.

FINISHED FLOOR ELEVATION:
To be set min. 10" to 12" above highest point of natural ground inside the perimeter of the proposed concrete foundation.

DIMENSION NOTES:
1. Do NOT scale off dimensions on plans.
2. For discrepancies contact design engineer.

DIMENSIONAL NOTE:
Concrete contractor shall verify all foundation dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability

LEGEND:
- SLAB DROP. See Height
- B — L-BD ANCHOR BOLT
- 4" Ø FRENCH DRAIN

NOT REVIEWED FOR TECHNICAL BUILDING CODE

SLAB-ON-GRADE CONCRETE FOUNDATION
SCALE: 1/8" = 1'-0"

General Notes

GENERAL NOTES:

1. The design of this project is the property of Genesis 1 Engineering Co. Any changes without prior written permission is not permitted.
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4. All contractors and subcontractors shall at least five years experience in the construction industry.
5. Job site shall be cleaned daily of all excess debris and spoils.
6. The site and building shall be designed in accordance with the 2012 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

STATE OF TEXAS — JORDEN L. RENFRO — 78525 — LICENSED PROFESSIONAL ENGINEER
4/05/19

No.	Revision/Issue	Date

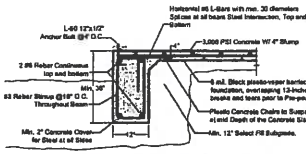
G/E
Genesis 1 Engineering Company
T.B.P.E.-Registered Firm #F-2565
6104 S. Pleasant Street, Suite 105, Austin, Tx. 78745
(512) 899.2246 Office
(512) 899.2203 Fax
engineer1@genesis1engineering.com

Project Name and Address
PROPOSED RESIDENTIAL FOUNDATION AND STRUCTURAL FRAMING PLANS

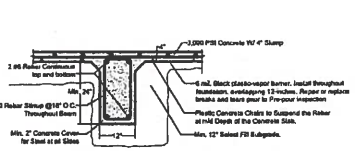
904 JESSIE ST
AUSTIN, TEXAS ,78704

Project: AU-14-339	Sheet: CE 1 OF 7
Version: 2.00	
Date:	
Scale: As Shown	

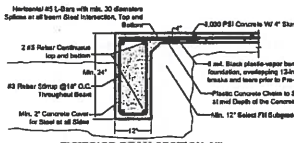
Attachment A (10)



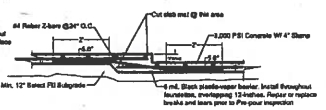
1 EXTERIOR BEAM SECTION N.T.S.



2 INTERIOR BEAM SECTION N.T.S.

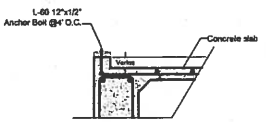


3 EXTERIOR BEAM SECTION AT COVERED PORCH and PATIO N.T.S.

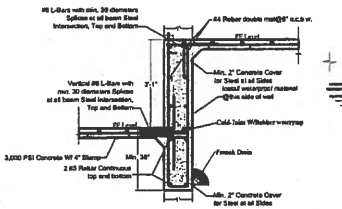


4 Z-BAR CROSS SECTION N.T.S

INSPECTION NOTE:
Detail 5-Z Bars; Contractor shall assure that Z-Bars shall be installed at all foundation level differentials. Failure to comply with this note might result in third party-inspection non-compliance and contractor shall assume all liability

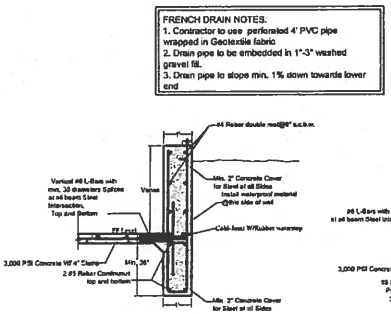


6 EXTERIOR BEAM SECTION AT GARAGE WALL W/STUCCO VENEER N.T.S.

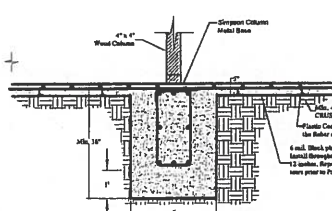


7 RETAINING WALL CROSS SECTION N.T.S.

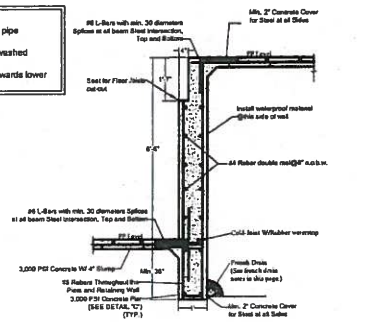
FRENCH DRAIN NOTES.
1. Contractor to use perforated 4' PVC pipe wrapped in Geotextile fabric
2. Drain pipe to be embedded in 1"-3" washed gravel fill.
3. Drain pipe to slope min. 1% down towards lower end



8 RETAINING WALL CROSS SECTION N.T.S



9 COLUMN FOOTER CROSS SECTION N.T.S.



10 RETAINING WALL CROSS SECTION N.T.S.

NOT REVIEWED FOR TECHNICAL BUILDING CODE

SLAB-ON-GRADE CONCRETE FOUNDATION DETAILS

SITE WORK PREPARATION (OPTIONAL FOR RESIDENTIAL PROJECTS):

1. The excavation shall consist of removing ALL top soil (shallower if rock strata encountered-verify with field engineer) within the exterior perimeter of the foundation foot print, relocating the removed soils to the designated excess spoils staging area. The site work contractor shall install the required (where applicable) temporary erosion controls and maintain them during the extent of the storage of excess spoils
2. SUBGRADE-After the subgrade has been excavated, the contractor shall scarify the subgrade, moisture condition the surface of the subgrade, roll and compact with a 10-ton roller to achieve a compaction of 90% of the optimum compaction density in accordance with TxDOT Method TEX-114-E. Once the subgrade has been compacted, the site work contractor shall have the subgrade tested for compaction. If the results of the subgrade testing are inadequate, the site work contractor shall rework the subgrade, retested until the subgrade has achieved the acceptable compaction.
3. SELECT FILL-After the desired compaction of the subgrade is achieved, the site work contractor shall commence to install at the lower grade elevation at the eastern perimeter of the foundation (front of house) in 8-inch loose lifts the select fill (TxDOT Item No. 300-Flexible Road Base Material, Grade No. 2 (large aggregate less than 1.5" largest diameter)). The lifts shall be installed in uniform layers, graded, wetted, and compacted in accordance with TxDOT Method TEX-113 E with an optimum variation of ±2% of the moisture contents. After the first lift is successfully compacted, the site work contractor shall continue installing successive layers in 8" loose lifts, each lift being tested for compaction. The contractor shall extend the limits of the select fill pad up to five feet beyond the exterior lines of the concrete foundation
4. The final lift shall be constructed up to 5-inches below the top elevation of the proposed concrete foundation or flat work, graded to within a tolerance of 0.10 feet throughout the foundation slab pad. The blue-topping of the select fill pad shall be field verified for this tolerance. The site work contractor shall have the surveyor of record verify the finished pad elevation prior to continuing the conclusion of the construction of the select fill pad
5. (Optional) The testing lab shall forward the results of the all the testing to the owner and the foundation design engineer (Genesis 1 Engineering, 6104 S First Street, Suite #105, Austin, Texas 78745, 512-899-2246)
6. SELECT FILL AT NON-FOUNDATION CONCRETE FLAT WORK-The contractor shall install in similar fashion to Item No. 8 with the following depths for the select fill (No. 2 Road Base Material):

a. Concrete driveways: eight (8) inches
b. Concrete Parking Area: six (6) inches
c. Sidewalks: six (6) inches
d. Other areas: field verified with Engineer

NOTE: The Owner, at their discretion, shall call for a pre-construction conference with the Owner, the Civil Engineer, the contractor and all related sub-contractor prior to star of work

FOUNDATION NOTES:

1. Typical section marks and details shown are "typical" and shall apply to similar situations.
2. All beams are to be a minimum of 12" wide by 36" deep (exterior) and 12" wide by 24" deep(interior), slab to be 4.0" thick, unless noted otherwise (U.N.O.) on foundation layout
3. All exterior beams must extend a minimum of 12" into undisturbed soil or to rock. If solid rock is encountered beneath the beam, the beam depth may be reduced. The maximum reduction in beam depth may not exceed 50% of the orginal depth. Specific permission must be obtained from the engineer prior to beam construction.
4. No accelerators are to be used in the event of cold weather.
5. All concrete shall be consolidated by use of a mechanical vibrator.
6. Reinforcing bars shall be designed, fabricated, and placed in accordance with the latest edition of the ACI Code.
7. Reinforcing bars shall be ASTM A615 Grade 60.
8. Continuous reinforcing bars shall have a minimum lap of 30 diameters or 24", whichever is greater. Provide corner bars for all continuous reinforcing bars at all corners with a minimum lap of 30 diameters or 24" whichever is greater.
9. Welded wire mesh (W.W.F.) shall conform to ASTM A185.
10. Place concrete at such rate that concrete which is being integrated with fresh concrete is still plastic.
11. Deposit concrete as nearly as possible to its final location to avoid aggregation due to rehandling and flowing. Do not subject concrete to any procedure which might cause segregation. Do not use mechanical vibrators to relocate concrete.
12. All p.v.c., copper and pipe insulation run horizontally shall be a minimum of 5.5" from the top of the slab.

MATERIALS:

1. All concrete shall be normal weight and shall have a minimum compressive strength of 3,000 p.s.i. at 28-days. Concrete design mix shall be as per ACI 318.
2. All reinforcing bars shall conform to ASTM A-615.
3. (Optional) Concrete cylinders shall be poured for the purpose of verifying the strength of the poured concrete by a geotechnical testing lab. A set of four cylinders shall be prepared for every 100 yards of placed in the ground concrete. The testing lab shall forward the results of the testing (slump and strength) to the owner and the design engineer.

General Notes

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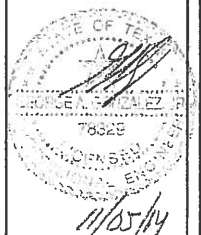
2. Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.
3. All required permits by City of Austin, TX shall be secured prior to start of construction.
4. All contractors and subcontractors shall at least five years experience in the construction industry.
5. Job site shall be cleaned daily of all excess debris and spoils.
6. The site and building shall be designed in accordance with the 2012 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.



No.	Revision/Issue	Date

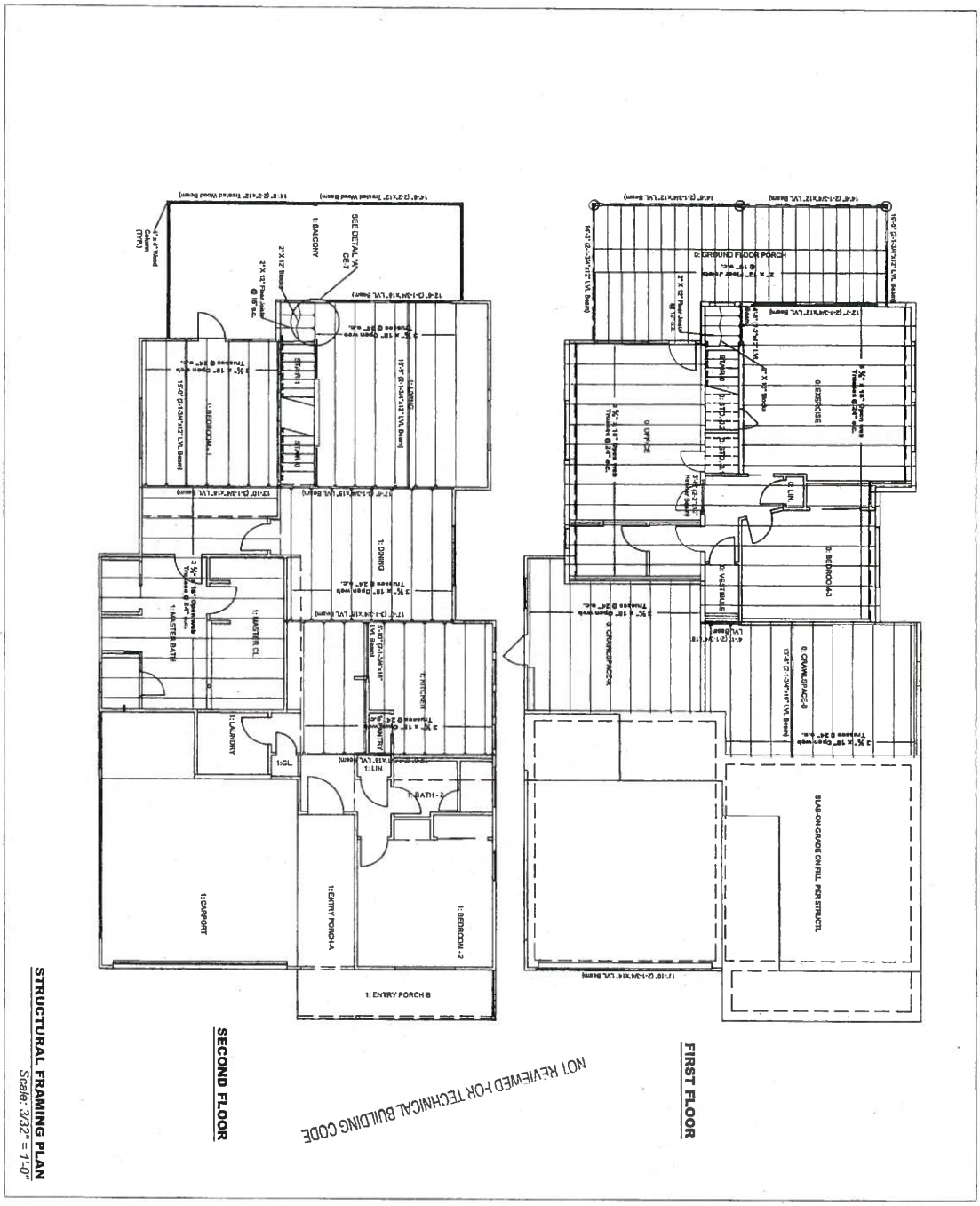
G/E
Genesis 1 Engineering Company
T.B.P.E.-Registered Firm #F-2565
6104 S. First Street, Suite 105, Austin, Tx. 78745
(512) 899-2246 Office
(512) 899-2203 Fax
engineer1@genesis1engineering.com

Project Name and Address
PROPOSED RESIDENTIAL FOUNDATION AND STRUCTURAL FRAMING PLANS

904 JESSIE ST
AUSTIN, TEXAS ,78704

Project	AU-14-339	Sheet
Version	2.00	CE 2 OF 7
Date		
Scale	As Shown	

Attachment A (11)



SECOND FLOOR

FIRST FLOOR

NOT REVIEWED FOR TECHNICAL BUILDING CODE

STRUCTURAL FRAMING PLAN

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

General Notes

GENERAL NOTES:

1. The design of this project is the property of Genesis I Engineering Co. Any changes without prior written permission is not allowed.
2. Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2245.
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5. The site and building shall be designed in accordance with the 2012 Edition of the International Residential Code and local amendments adopted by City of Austin, TX.

No.	Revisions/Status	Date

STATE OF TEXAS
GEORGE A. CUNNINGHAM
78329
LICENSED PROFESSIONAL ENGINEER
12/05/14

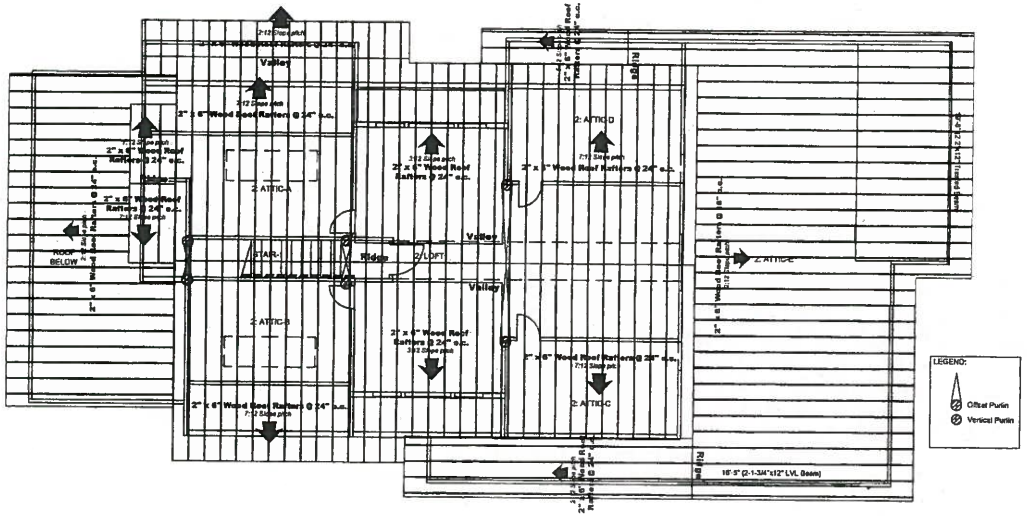
G/E Genesis I Engineering Company
T.B.P.E.-Registered Firm #F-3245
4504 S. Pleasant Valley Road, Austin, Tx. 78745
(512) 899-2245 Office
(512) 899-2203 Fax
reg4everf@genesisengineering.com

Project Name and Address
PROPOSED RESIDENTIAL FOUNDATION AND STRUCTURAL FRAMING PLANS

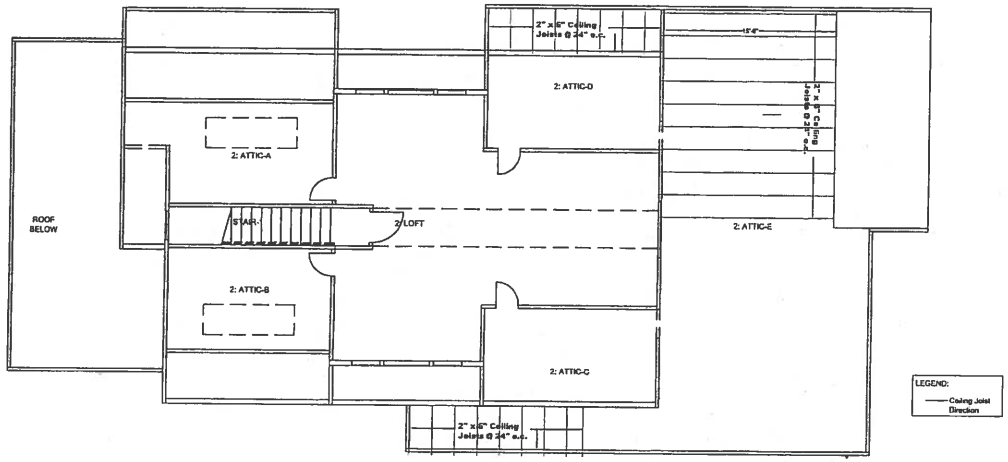
994 HESSE ST
AUSTIN, TEXAS 78704

Project	AUI-14-339
Version	2.00
Date	
Scale	As Shown
Sheet	CE 3 OF 7

Attachment A (12)



ROOF FRAMING PLAN
Scale: 3/32" = 1'-0"



CEILING FRAMING PLAN
Scale: 3/32" = 1'-0"

NOT REVIEWED FOR TECHNICAL BUILDING CODE

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STATE OF TEXAS
REGISTERED
78329
LICENSED
PROFESSIONAL ENGINEER
4/15/14

No.	Revision/Issue	Date

G/E
Genesis 1 Engineering Company
T.B.P.E. Registered Firm #F-2565
6104 S. First Street, Suite 105, Austin, Tx. 78745
(512) 899.2246 Office
(512) 899.2203 Fax
engineer1@genesis1engineering.com

Project Name and Address
PROPOSED RESIDENTIAL FOUNDATION AND STRUCTURAL FRAMING PLANS

904 JESSIE ST
AUSTIN, TEXAS 78704

Project	AU-14-339	Sheet
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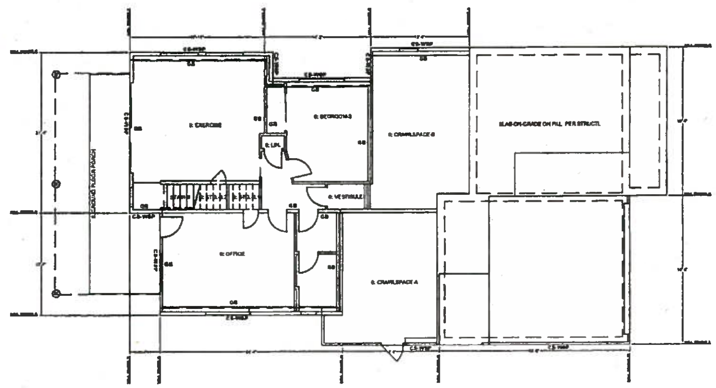
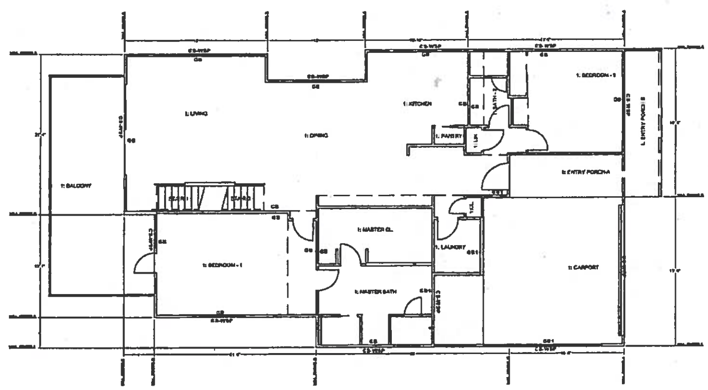
Attachment A (13)



FIRST FLOOR



SECOND FLOOR

WALL BRACING NOTES

[illegible]	
Building Code	International Residential code 2012 Edition, Section [illegible]
WALL BRACING LEGEND	
CS-WSP	[illegible]
GB	[illegible]
GB1	[illegible]

NOT REVIEWED FOR TECHNICAL BUILDING CODE

WALL BRACING PLAN
Scale: 1/16" = 1'-0"

General Notes

GENERAL NOTES:

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3. All required permits by City of Austin, TX shall be secured prior to start of construction.
4. All contractors and subcontractors shall at least five years experience in the construction industry.
5. Job site shall be cleaned daily of all excess debris and spoils.
6. The site and building shall be designed in accordance with the 2012 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

WALL BRACING NOTES:
1. The design of the wall bracing for this new project is based on the 2012 edition of the International Residential Code (IRC 2012)
2. Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
3. If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

DIMENSION NOTE:
1. Wall bracing dimension presented only for City of Austin plan review purposes
2. For framing dimensions refer to Architectural floor plans

11/05/14

No.	Revision/Issue	Date

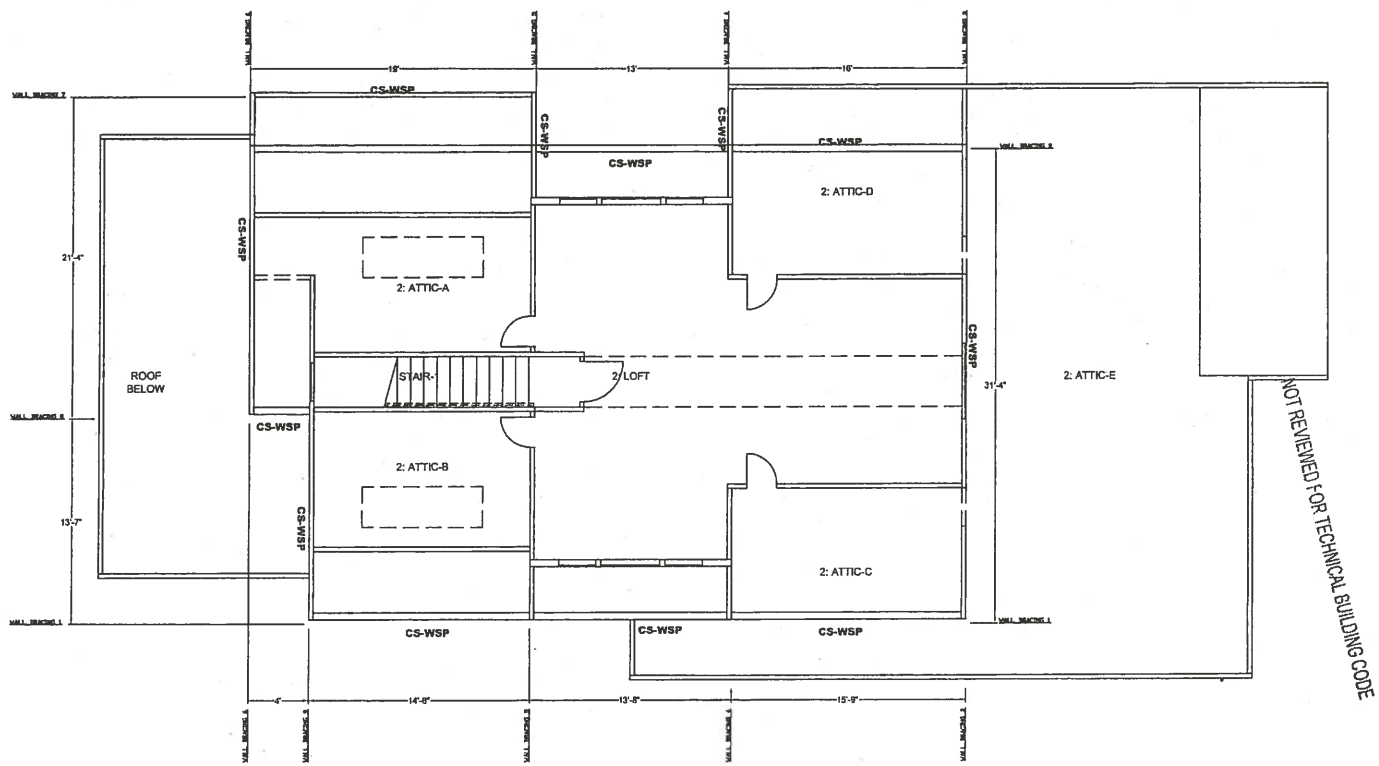
G/E
Genesis 1 Engineering Company
T.B.P.E.-Registered Firm #F-2565
6104 S. First Street, Suite 105, Austin, Tx. 78745
(512) 899.2246 Office
(512) 899.2203 Fax
engineer1@genesis1engineering.com

Project Name and Address
PROPOSED RESIDENTIAL FOUNDATION AND STRUCTURAL FRAMING PLANS

904 JESSIE ST
AUSTIN, TEXAS ,78704

Project AU-14-339	Sheet
Version 2.00	CE 5
Date	OF 7
Scale As Shown	

Attachment A (14)



THIRD LEVEL WALL BRACING PLAN
Scale: 1/8" = 1'-0"

General Notes

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3. If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

DIMENSION NOTE:
1. Wall bracing dimension presented only for City of Austin plan review purposes
2. For framing dimensions refer to Architectural floor plans

STATE OF TEXAS
GEORGE A. GONZALEZ, JR.
78329
LICENSED
PROFESSIONAL ENGINEER
11/05/14

No.	Revision/Issue	Date

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T.B.P.E.-Registered Firm #F-2565
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Project	AU-14-339	Sheet
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Attachment A (15)

HEADER LIST

Opening (span)	Header Beam
Less than 4'-0"	2 -2"x6"
Between 4'-0" and 6'-0"	2 -2"x8"
Between 6'-0" and 12'-0"	2 -2"x10"
More than 12'-0"	Must be engineered

OPTIONAL:

FOR THIS APPLICATION, USE 2-2" x 12" HEADERS AT ALL DOOR AND WINDOW OPENINGS

FLAT CEILING JOIST

(International Residential Code Table R802.4(1))

LL=10 psf; DL=5 psf L/Δ=240

Southern pine #2	Spacing (in)	Max. Span
2" x 4"	@16" o.c.	11'-3"
	@24" o.c.	9'-10"
2" x 6"	@16" o.c.	17'-8"
	@24" o.c.	15'-6"
2" x 8"	@16" o.c.	23'-4"
	@24" o.c.	20'-1"

Additional Framing notes:

1. Framing contractors to install temporary wind bracing while main structure frame is being constructed
2. Contractor to use 2" x 6" strong backs for roof rafter purlins, set a top load bearing walls beneath.
3. Contractor to install 2" x 6" wall blocking at accessible bathroom walls for accessible grab bars
4. Contractor to install 2" x 6" wall blocking @ upper kitchen cabinet areas.

FRAMING NOTES:

1. All framing shall be done in accordance with nationally-recognized framing standards, as reference to International Residential Code 2012
2. Special pre-final framing inspection shall be conducted prior to installation of insulation
3. Contractor shall contact the Design Engineer for clarifications to discrepancies found on the field
4. All exterior and interior walls shall have 2" x 4" wood studs at 16" o.c. unless noted otherwise
5. All wood beams and other wood structural members shall be supplied by a qualified manufacturer
6. Joist manufacturer shall submit a list of the wood structural elements to the owner to secure concurrence from the Design Engineer

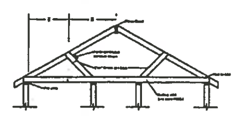
INTERNATIONAL RESIDENTIAL CODE CHAPTER 8-SECTION R802.5

ROOF RAFTERS TABLE R802.5.1(1) LD=20 psf. DD=10 psf

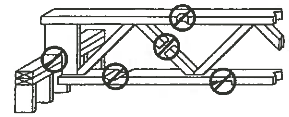
RAFTERS SPACING (in)	SPECIES AND GRADE	MAXIMUM RAFTER SPAN 2"x4"	2"x6"	2"x8"	2"x10"	2"x12"
16	SOUTHERN PINE #2	10'-10"	17'-0"	22'-8"	*	*
24	SOUTHERN PINE #2	8'-7"	12'-3"	15'-10"	18'-11"	22'-2"

* = Span exceeds 26 feet in length.

TABLE R802.5.1 Purlins. Purlins are permitted to be installed to reduce the span of rafters as shown in DETAIL "A". Purlins shall be sized no less than the required size of the rafters that they support. Purlins shall be continuous and shall be supported by 2"x4" braces installed to bearing walls at a slope not less than 45° (degrees) from the horizontal. The braces shall be spaced not more than 4 feet on center and the unbraced length of braces shall not exceed 8 feet.

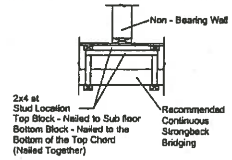


DETAIL "A"
N.T.S.



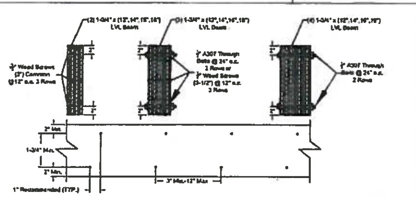
THESE CONDITIONS ARE NOT PERMITTED

Source: ASC Allegheny Structural Components, Inc. Scale: N.T.S.



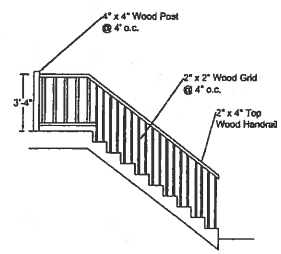
NON - BEARING WALL PARALLEL WITH JOISTS

Source: ASC Allegheny Structural Components, Inc. Scale: N.T.S.



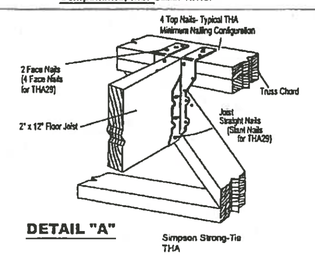
MULTIPLE LVL's FASTENING DETAIL

Scale: N.T.S.



HANDRAIL DETAIL

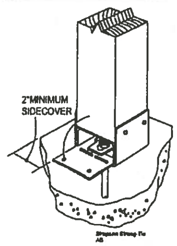
Scale: N.T.S.



DETAIL "A"

SIMPSON FLOOR JOIST-TRUSS ATTACHED DETAIL

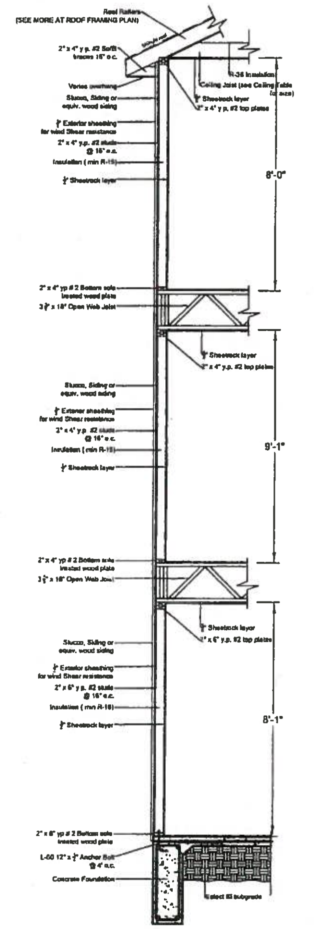
Scale: N.T.S.



SIMPSON COLUMN METAL BASE DETAIL

Scale: N.T.S.

NOT REVIEWED FOR TECHNICAL BUILDING CODE



TYPICAL 3-STORY WALL FRAMING PLAN

Scale: N.T.S.

SPECIFICATIONS AND NOTES

General Notes

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STATE OF TEXAS
GEORGE N. GONZALEZ, JR.
78329
LICENSED PROFESSIONAL ENGINEER
11/05/14

No.	Revision/Issue	Date

G/E
Genesis 1 Engineering Company
T.B.P.E.-Registered Firm #F-2563
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engineer1@genesis1engineering.com

Project Name and Address
PROPOSED RESIDENTIAL FOUNDATION AND STRUCTURAL FRAMING PLANS
904 JESSIE ST
AUSTIN, TEXAS ,78704

Project	AU-14-339	Sheet
Version	2.00	CE 7 OF 7
Date		
Scale	As Shown	

Attachment B

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	Permit Number
904 Jessie St	2014-102999 PR

Appellant Filing Appeal	Relationship to Property
Zilker Neighborhood Association	subject property is within the neighborhood boundaries

Appellant's status as Interested Party
neighborhood association in which subject property is located

Appellant Contact Information	Permit Holder Contact Information
Name: David King, President, ZNA	Name: Homes By Parker(Darrell C. Parker)
Street: 1808 Kerr Street	Street: P. O. Box 162942
City: Austin State: TX Zip: 78704	City: Austin State: TX Zip: 78716
Telephone: (512)415-6016	Telephone: (512)327-2877
E-Mail: dking@austin.rr.com	E-Mail: info@craigparkerhomes.com
Date of Decision Being Appealed: 24 Nov 2014	Date Appeal is Filed: 12 Dec 2014

Decision being appealed: (use additional paper as required)
issuance of building permit 2014-102999 PR for 904 Jessie St

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 measure McMansion FAR to the outside surface of the exterior walls and 2)has not complied with the requirements of the carport exemption. As a result, the house does not comply with the McMansion ordinance which requires that the FAR not exceed 40%.
See attached details.

BELOW FOR CITY USE ONLY

Hearing Date:	Board or Commission:

Action on Appeal:	Date of Action

The applicant must compete 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.

Attachment B (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.

Attachment B (3)

904 JESSIE STREET (PERMIT NUMBER 2014-102999 PR)

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

1) The Land Development Code (LDC) requires that the gross floor area be measured to the outside surface of the exterior walls:

> *SUBCHAPTER F: RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS*
> *§ 3.3. GROSS FLOOR AREA.*
> *In this Subchapter, GROSS FLOOR AREA has the meaning assigned by Section 25-1-21 (Definitions), with the following modifications:*
> *3.3.1. In this Subchapter, GROSS FLOOR AREA means all enclosed space, regardless of its dimensions, that is not exempted under subsections 3.3.2, 3.3.3, or 3.3.4.*
>
> *§ 25-1-21 DEFINITIONS.*
> *(44) GROSS FLOOR AREA means the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. The term includes loading docks and excludes atria airspace, parking facilities, driveways, and enclosed loading berths and off-street maneuvering areas.*

The architectural plans of the first and second floor appear to be drawn to the outer edge of the wood framing and <u>not</u> to the "outside surface of the exterior walls" which is demonstrated by the fact that the first floor plan dimensions match the foundation plan dimensions. Normally, the edge of the framing is aligned with the foundation edge. When sheathing and siding are added, this dimension is typically increased by more than an inch 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 22.9 sq ft and the basement floor area is increased by 10.3 sq ft. This is an additional 33.2 sq ft that must be added to the McMansion FAR calculation. Using AutoCAD and the applicant's dimensions, ZNA calculated an area of 1,893.0 sq ft for the first floor and 968.9 sq ft for the basement floor as measured to the edge of framing, for a total of 2,861.9 sq ft. Adding the additional 33.2 sq ft for the area from the edge of framing to the outside surface of the exterior wall makes the total FAR 2,895.1 sq ft. This is 40.17% or 12.7 sq ft over the maximum limit of 40%. The gross floor area contained in the floor plans must be reduced to comply with the LDC.

For the record, please note that the applicant's math and the total gross floor area shown on the McMansion calculation sheet on page 3 of the application are in error (1893 sq ft + 970 sq ft = 2,863 sq ft, not 2,880 sq ft).

Attachment B (4)

2) For the record, please note that this project is claiming a "parking area" exemption even though the checkbox is not correctly checked on page 3 of the application. The Land Development Code (LDC) requires that the carport (parking area) be open 80% on at least two sides to be exempted from gross area floor calculations:

> *SUBCHAPTER F: RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS*
> *§ 3.3. GROSS FLOOR AREA.*
> *In this Subchapter, GROSS FLOOR AREA has the meaning assigned by Section 25-1-21 (Definitions), with the following modifications:*
> . . .
> *3.3.2. Subject to the limitations in paragraph C below, the following parking areas and structures are excluded from gross floor area for purposes of this Subchapter:*
> *A. Up to 450 square feet of:*
> . . .
> *3. A parking area that is open on two or more sides, if:*
> *i. it does not have habitable space above it; and*
> *ii. 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.*

ZNA believes the applicant does not meet this requirement because the applicant's calculation of the carport opening on the north side is a) not greater than 80% and b) not clear and unobstructed.

a) The applicant is utilizing an L-shaped carport, which creates issues in calculating the percentage of the opening on the north side of the carport. ZNA believes utilizing an L-shaped carport allows one to misinterpret the intent of the ordinance and circumvent it. There is no real question as to the length of the opening. However, there is a difference of interpretation with respect to the overall length of the wall to be used in calculating the percentage of the opening. There are three ways one might calculate the overall length of the north wall as shown in Exhibit A. The applicant is utilizing Method 2 although some applicants are even arguing for the use of Method 3. ZNA believes Method 1 is the correct way to calculate the opening. Using this method, the opening is only 59.3%. Using Method 2, the opening is almost exactly 80%. Please note that in using Method 2, the applicant calculates the opening percentage to be 81.3% as shown in Drawing A3.1. This is because the applicant incorrectly uses an overall length of 18'-8½" instead of the actual 19' as shown on the first floor plan in Drawing A1.1.

ZNA believes it is a misinterpretation of the ordinance to not require the overall measurement along the full length of the entire carport. The problem associated with using Method 2 is illustrated more fully in Examples 1 through 6 of Exhibit B. As part of

the internal carport wall shifts from Example 1 to Example 6, it becomes more and more apparent that the overall length of the wall opening should be measured using Method 1. If one were to accept the use of Method 2, then it must be decided at which point (from Example 1 to Example 6) the measurement of the overall length should be switched to Method 1 from Method 2.

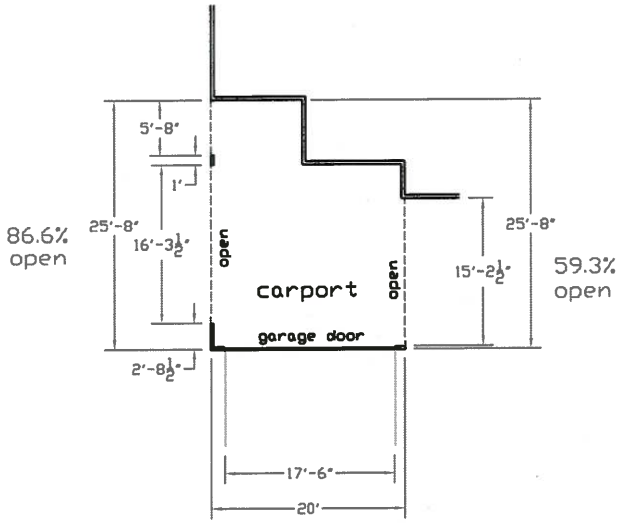
b) The applicant is claiming that the north side of the carport is clear and unobstructed. ZNA believes that an assertion that a carport opening is clear and unobstructed when it is immediately adjacent to an enclosed and covered entry way is not only inconsistent with the plain wording of the ordinance, it is completely inconsistent with the intent of the ordinance. Since the ordinance grants only a 200 sq ft exemption for an enclosed parking area, we believe that the clear and unobstructed wall openings required for a carport were specifically intended to prevent the additional mass that would be created by constructing an enclosed parking area (i.e., a garage) to the front of a house. The idea was that an open carport could qualify for the larger 450 sq ft exemption because this type of parking area would not seem so massive. The applicant for 904 Jessie, as well as other applicants, are attempting to use the carport exemption to essentially allow construction of something that very closely resembles an enclosed garage. ZNA does not believe the carport exemption was ever intended to allow garage doors on carports. However, the ordinance does seem to permit this as the current project demonstrates. What the ordinance does not permit, and should not be interpreted to permit, is for the "carport" to become even more similar to a garage by allowing one side of it to be completely enclosed with an entry way that is itself also enclosed and covered.

   Exhibit B illustrates possible examples of parking areas that are adjacent to covered and enclosed entry ways. ZNA believes that Examples 1 through 6 are instances where the carport opening is not clear and unobstructed. We believe Examples 7 and 8 are acceptable under the current wording of the ordinance.

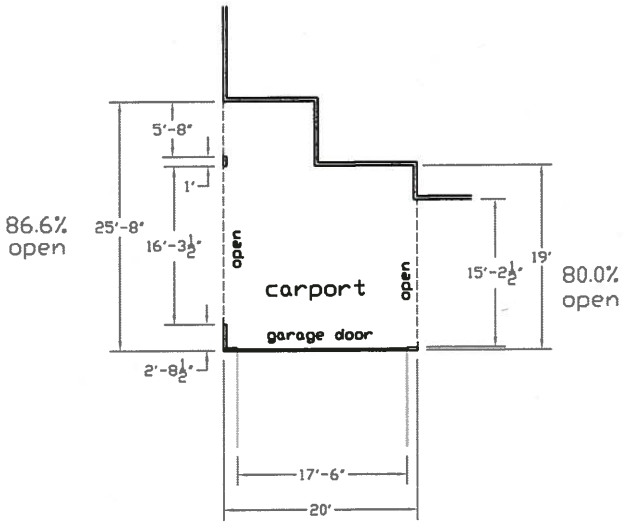
   Under what ZNA believes is the correct interpretation of the LDC, the applicant should only be entitled to a 200 sq ft exemption for the attached parking area. With only a 200 sq ft exemption, another 238 sq ft must be added to the McMansion FAR. This pushes the FAR percentage well over the 40% requirement.

EXHIBIT A

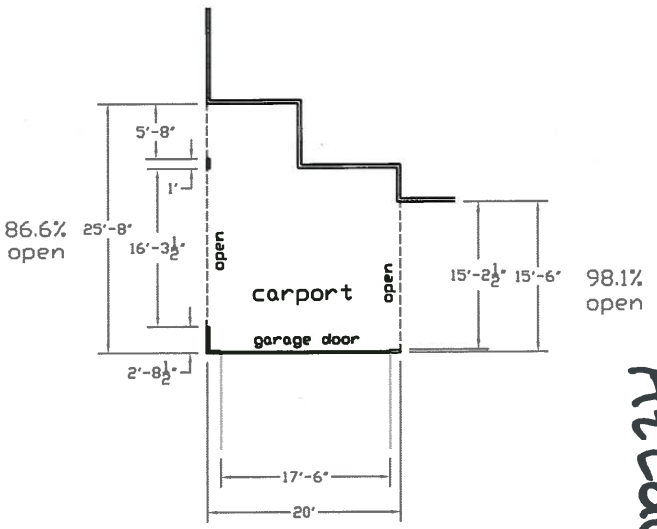
Method 1



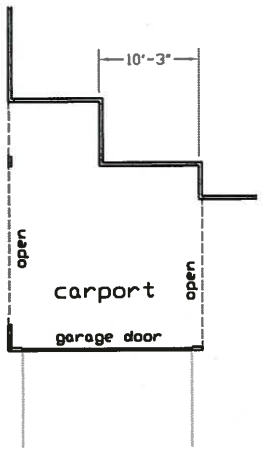
Method 2



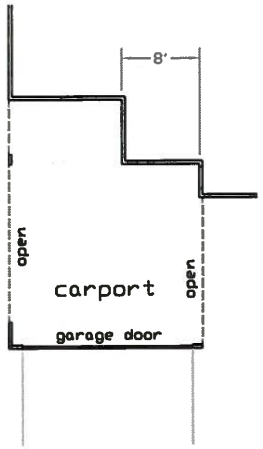
Method 3



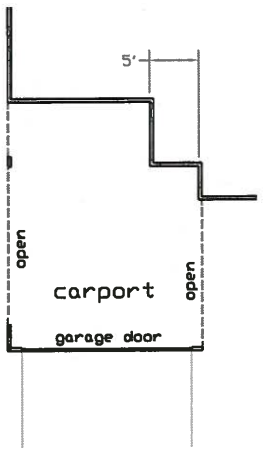
Example 1



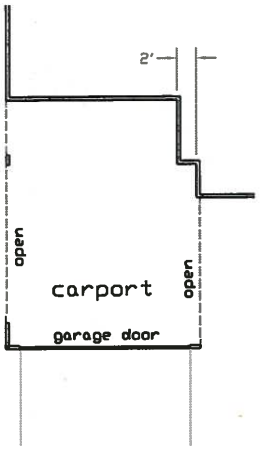
Example 2



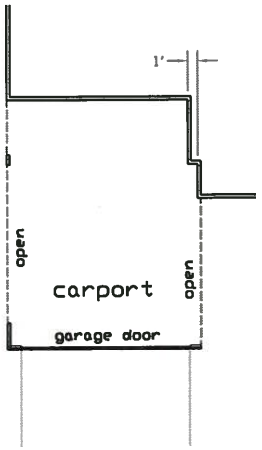
Example 3



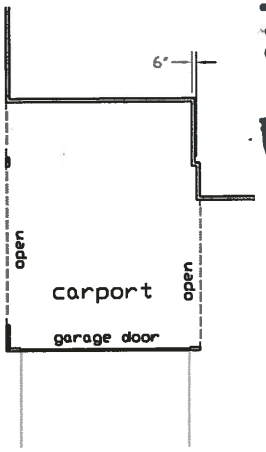
Example 4



Example 5



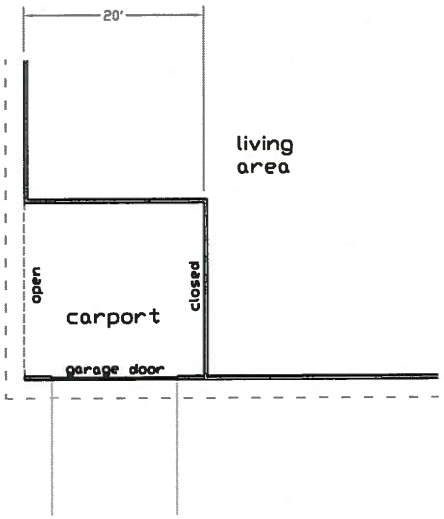
Example 6



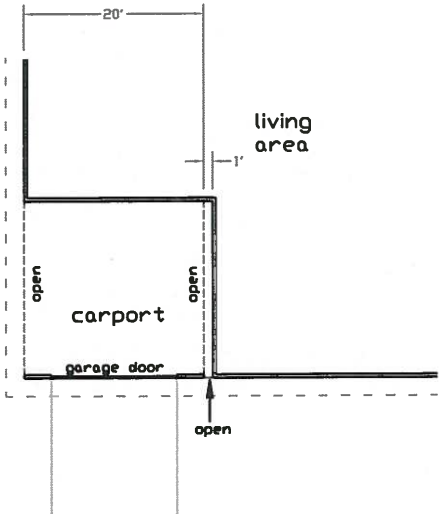
Attachment B (6)

EXHIBIT B

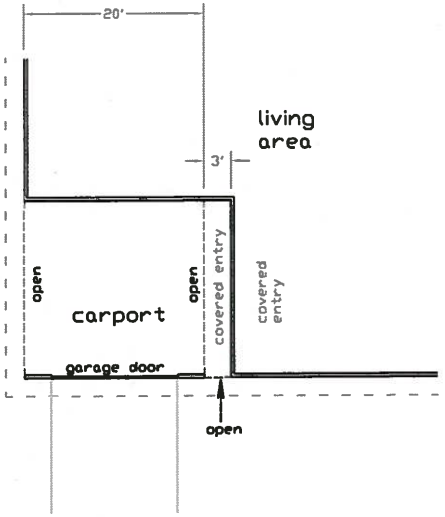
Example 1



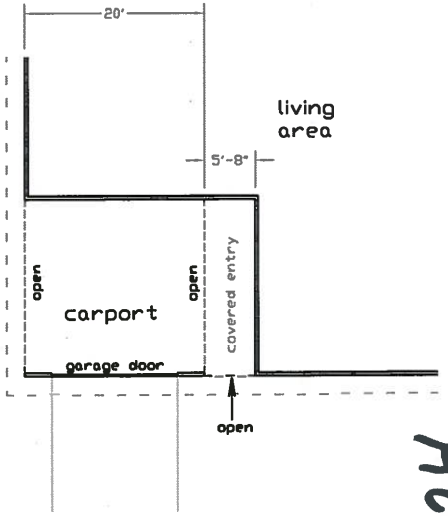
Example 2



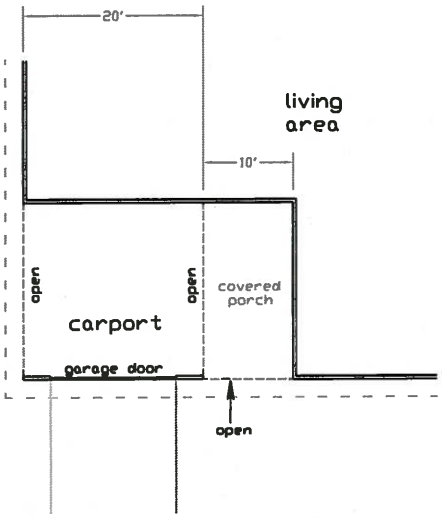
Example 3



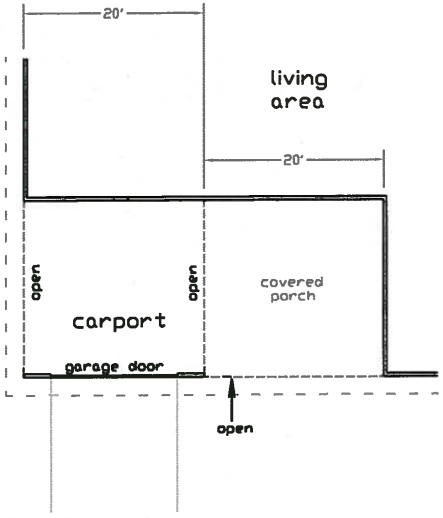
Example 4



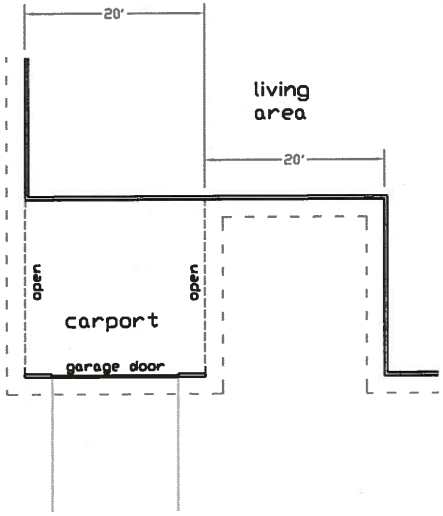
Example 5



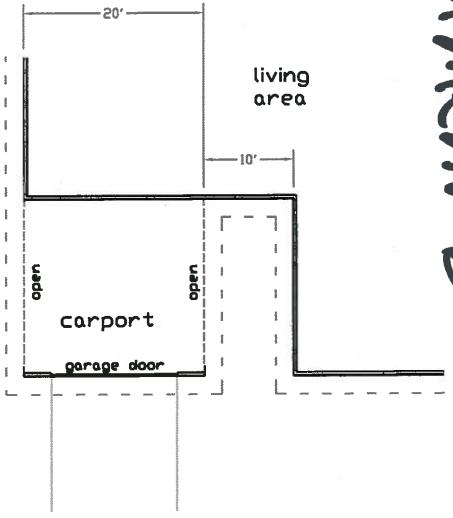
Example 6



Example 7



Example 8



solid wall

roofline

opening underneath roof

driveway

Attachment B (7)