

CASE# C15-2014-0163  
ROW# 11248091  
TAX# 0204060603  
(TCAD V)

CITY OF AUSTIN  
APPLICATION TO BOARD OF ADJUSTMENT  
GENERAL VARIANCE/PARKING VARIANCE

**WARNING:** Filing of this appeal stops all affected construction activity.

**PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.**

STREET ADDRESS: 1303 East 2nd St, Austin, TX 78702

LEGAL DESCRIPTION: Subdivision - \_\_\_\_\_

Lot(s) 11 Block 12 Outlot 19 Division 0

I/We Pegasus Construction on behalf of myself/ourselves as authorized agent for

\_\_\_\_\_ affirm that on Oct 3, 2014,

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

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☒ REMODEL ☐ MAINTAIN

A second floor over the existing first floor structure.

in a SF-3-NP district. (East Cesar Chavez)  
(zoning district)

**NOTE:** The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

**VARIANCE FINDINGS:** I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

**REASONABLE USE:**

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

Compliance with FAR does not allow for the reasonable use and expansion of the  
current home to accomodate current use.

**HARDSHIP:**

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**AREA CHARACTER:**

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The addition does not change the original footprint of the house and is consistent with  
other construction in the area.

**PARKING:** (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

\_\_\_\_\_  
\_\_\_\_\_

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

---

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

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---


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

---

---

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


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

Signed  Mail Address 3406 FM 112

City, State & Zip Taylor, TX 76574

Printed Steve Smith Phone 512-801-2358 Date 10/3/2014

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

Signed  Mail Address 1303 East 2nd

City, State & Zip Austin, TX 78702

Printed Amanda Ferrier Phone 512-300-3182 Date 3 Oct 2014



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: C15-2014-0163  
Address: 1303 E 2ND STREET

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

# GRIDLINE SURVEY

ATS Job # 13091122s

Reference: Pegasus Construction Address: 1303 East 2nd Street, Austin, Texas  
 Lot 11, Block 12, GARY AND PECK SUBDIVISION OF OUTLOT 19, DIVISION O, in the City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Vol. T, Pg. 273, Deed Records, Travis County, Texas.

**APPROVED BY  
 AUSTIN ENERGY  
 FOR BOA**

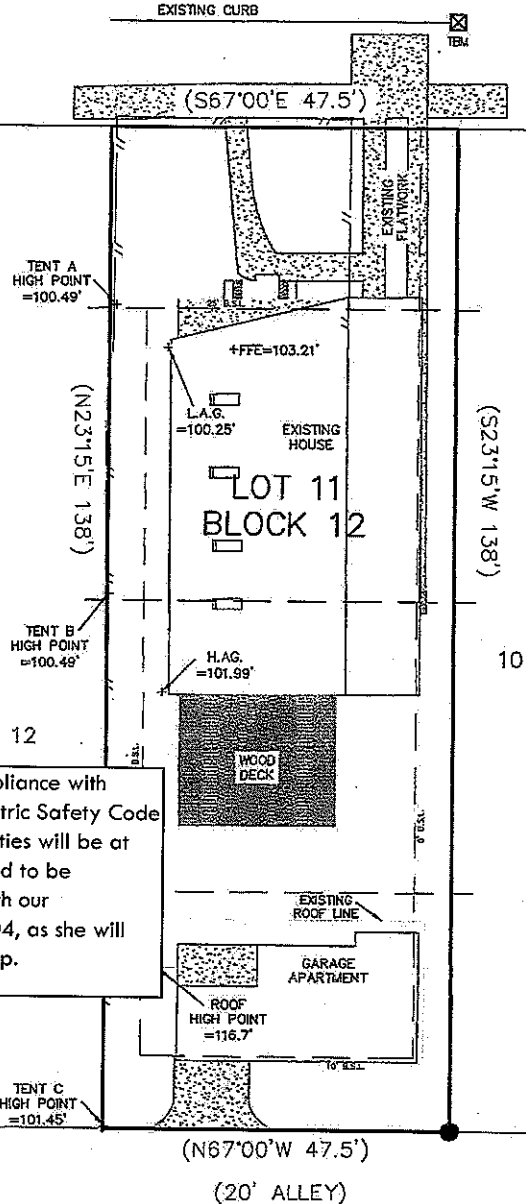
DATE: 10-10-2014

See box  
 BELOW

SCALE: 1"=20'

LEGEND	
●	1/2" (RF) IRON ROD FOUND
( )	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
B.S.L.	BUILDING SETBACK LINE
☒	TEMPORARY BENCHMARK BOX OUT IN TOP CURB RELATIVE ELEVATION=100.00'
TBM	
NG	NATURAL GROUND
L.A.G.	LOWEST ADJACENT GRADE
H.A.G.	HIGHEST ADJECT GRADE
EL	ELEVATION (RELATIVE)
FFE	FINISHED FLOOR ELEVATION (RELATIVE)
—	WOOD FENCE
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS

**EAST 2ND STREET  
 (60' R.O.W.)**



provided any proposed and existing improvements are in compliance with Austin Energy clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners/applicants expense. If our service drop is recommended to be relocated, when you obtain a building permit, please speak with our Distribution Construction Leader, Joan Wilhite, at 512-505-7604, as she will provide you with direction for the relocation of said service drop.

## Notes:

- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Building setback lines are per the current City of Austin Zoning Ordinance (Zoning SF-3-NP, per City of Austin Development Web Map).

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback, RPLS No. 5738

Client: Pegasus Construction

Date of Field Work: 9/26/13

Field: FHarris

Tech: MBolton

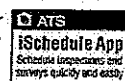
Date Drawn: 9/27/13

Path: Projects\BULK\2ndStE-1303\Production\DWGS\TENT\_2nd1303E\_130927.dwg



**ATS** Engineers Inspectors & Surveyors  
 www.ats-engineers.com  
 912 S CAPITAL OF TX HWY, STE 450  
 AUSTIN, TEXAS 78748  
 (512) 328-8996  
 FAX: (512) 328-8996

Schedule Inspections and Surveys faster and easier with the "ATS iSchedule" App for Android-powered devices now available on the Google Play Store.



# 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: 1303 E 2nd St Tax Parcel ID: 191818

Legal Description: Lot 11 Blk 12 OL T 19 DIV O Gary & Peck

Zoning District or PUD: SF-3-MP Lot Size (square feet): 6555

Neighborhood Plan Area (if applicable): Historic District (if applicable): ☒ Y ☐ N

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☒ Y ☐ N

Note: Boundaries are defined under Title 25-2 Subchapter F of the Land Development Code. ☒ Y ☐ N wastewater availability? ☒ Y ☐ N

Does this site currently have water availability? ☒ Y ☐ N If yes, submit approved auxiliary and potable plumbing plans

If no contact Austin Water Utility to apply for water/wastewater taps and/or service extension request. ☒ Y ☐ N

Does this site have or will it have an auxiliary water source? ☒ Y ☐ N If yes, submit a copy of approved septic permit to construct

(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.) ☒ Y ☐ N

Does this site have a septic system? ☒ Y ☐ N If yes, submit a copy of approved septic permit to construct

Does this site require a cut or fill in excess of four (4) feet? ☒ Y ☐ N Is this site adjacent to a paved alley? ☒ Y ☐ N

If yes, contact the Development Assistance Center for a Site Plan Exemption. ☒ Y ☐ N

Does this site front a paved street? ☒ Y ☐ N Case # (if applicable) ☒ Y ☐ N

Does this site have a Board of Adjustment (BOA) variance? ☒ Y ☐ N ☒ Y ☐ N

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? ☒ Y ☐ N

Does this site have a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. ☒ Y ☐ N

If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA. ☒ Y ☐ N

Does the project impact a tree protected by ordinance? This includes canopy and/or critical root zone impacts to nearby trees. ☒ Y ☐ N

Note: If yes, application for a tree permit with the City Arborist may be required. ☒ Y ☐ N

Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? ☒ Y ☐ N

Note: Proximity to a floodplain may require additional review time. ☒ Y ☐ N

Existing Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other

Proposed Use: ☐ vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other

Project Type: ☐ new construction ☐ addition ☒ addition/remodel ☐ remodel/repair ☐ other

# of existing bedrooms: 2 # of bedrooms upon completion: 3 # of existing baths: 1 # of baths upon completion: 2

Will all or part of an existing exterior wall be removed as part of the project? ☒ Y ☐ N

Note: Removal of all or part of a structure requires a demolition permit. Attach additional pages as necessary.

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Remove roof and add second floor. Upgrade HVAC, replace siding, and carpet to tone of home.

ADDITION TO EXISTING GARAGE AND UNFINISHED BASEMENT

as permit PP # 2003-01783 MP

## Job Valuation

Trades/Permits Required: ☒ electric ☒ plumbing ☒ mechanical (HVAC) ☐ concrete (right-of-way)

Total Job Valuation: \$123,170.63

Portion of Total Job Valuation Dedicated to Addition/New Construction: \$123,170.63

Bldg: \$102,920.63 Elec: \$1,000.00

Plumbg: \$700.00 Mech: \$800.00

Primary Structure: \$123,170.63

Accessory Structure: \$0.00

Bldg: \$ Elec: \$

Plumbg: \$ 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.

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 <sup>st</sup> floor conditioned area	House / Garage: AC	1058/352	0/0	1410
b) 2 <sup>nd</sup> floor conditioned area	House / Garage: AC	0/484	8630	1337
c) 3 <sup>rd</sup> floor conditioned area		0	0	0
d) Basement		0/160	200/0	360
e) Covered Parking (garage or carport)		114/0	0	114
f) Covered Patio, Deck or Porch		0/0	114/0	114
g) Balcony		0	0	0
h) Other		50/0	311/0	361
i) Uncovered Wood Deck				
Total Gross Building Area (Total A through I)				
j) Pool		0	0	0
k) Spa		0	0	0

### 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): 1884 % of lot size: 28.96

#### 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 25-1-22)

Total Impervious Cover (sq ft): 2064.5 % of lot size: 31.74

#### Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? ☐ Y ☒ N (LDC 25-2-513)

Does any structure (or an element of a structure) extend over or beyond a required yard? ☐ Y ☒ N (LDC 25-2-513)

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3) ☐ Y ☒ N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Parking (LDC 25-6 Appendix A & 25-6-478)

Building Height: 29'10" ft Number of Floors: 2 # of spaces required: 2 # of spaces provided: 2

#### Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 6-33) ☐ Y ☒ N

\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more. ☐ Y ☒ N

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? ☐ Y ☒ N

Width of approach (measured at property line):        ft Distance from intersection (for corner lots only):        ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? ☐ Y ☒ N

**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 P 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 <sup>st</sup> Floor	1058/352	0/0		1410
2 <sup>nd</sup> Floor	0/458	853/0		1311
3 <sup>rd</sup> Floor	0	0		0
Basement	0	0		0
Attic	0	0		0
Garage (attached)	0	0		0
(detached)	0	0		0
Carport (attached)	160/0	0/200		360
(detached)	0	0		0
Accessory building(s)	0	0		0
(detached)	0	1		84
Ceilings over 15 ft	0			
<b>TOTAL GROSS FLOOR AREA</b>				<b>3165</b>

(Total Gross Floor Area / lot size) = 48.65 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 this project claiming a "sidewall articulation" exemption as described under Article 3? ☐ 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-square 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.



Contact Information			
Owner	Mary Amanda Ferrier	Applicant or Agent	Pegasus Construction LLC
Mailing Address	1303 E 2nd St, Austin TX 78702	Mailing Address	PO Box 970 Cedar Park TX 78630
Phone		Phone	512-528-1700
Email	inabreson@gmail.com	Email	ssmith@pegasusconstruction.net
Fax		Fax	512-528-1776
General Contractor	Pegasus Construction LLC	Design Professional	Berry Chen Studio LP
Mailing Address	PO Box 970, Cedar Park TX 78630	Mailing Address	1111E 11th St. Austin TX 79702
Phone	512-528-1700	Phone	512-461-0092
Email	inabreson@gmail.com	Email	
Fax	512-528-1776	Fax	512-476-7864

#### Acknowledgments

Is this site registered as the owner's homestead for the current tax year with the appraisal district? ☒ Yes ☐ No

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, 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 cityarbors@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: 2/21/14

Design Professional's signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Pegasus Construction LLC

PO BOX 0970, Cedar Park, TX 78630.

Office 512-528-1700

Fax 512-528-1776

Cell 512-801-2358

### Owners Authorization Letter.

I/we hereby certify that I/we am/are the owner(s) of the property referenced below. I/we am/are respectfully requesting processing and approval of the below referenced permit(s) review. I/we hereby authorize the applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principle contact with the city in processing this application.

Property Address: 1603 E 1st Street Austin TX 78702

PR# \_\_\_\_\_

  
Owners Signature

16 July 2013  
Date

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Date

# EAST 2ND STREET

S 66°37'45" E 47.10'  
(S 67°00'00" E 47.50')

AE APPROVED

AUG 15 2013  
227-214  
JGM

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

LOT 12

N 23°18'17" E 138.02'

(N 23°15'00" E 138.00')

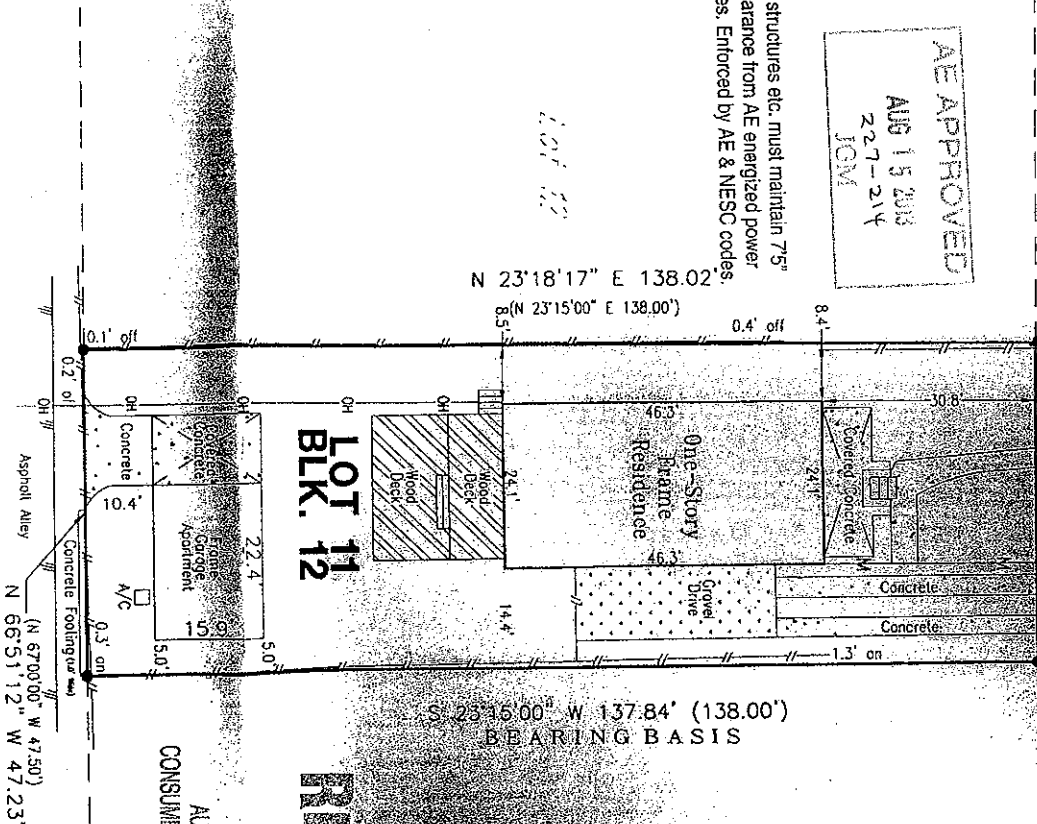
LOT 11  
BLK. 12

S 23°15'00" W 137.84' (138.00')  
BEARING BASIS

AUG 15 2013

REVIEWED

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION



YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

MEMBERS MORTGAGE

Kim McNeil  
14901 Quorum Dr. #600  
Dallas, TX 75254



Chicago Title Insurance Company

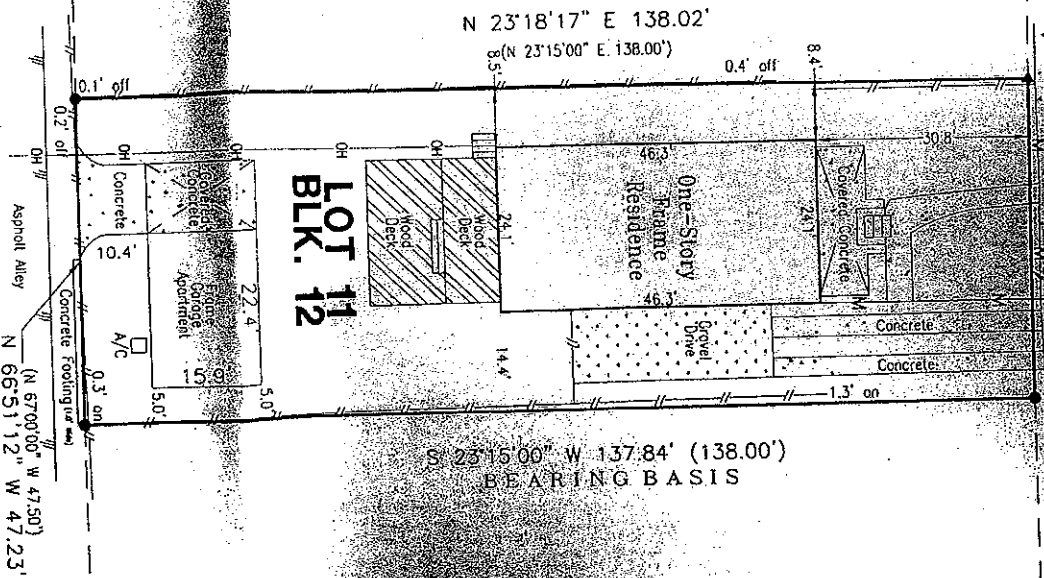
Susan Outon  
950 Westbank Dr. Ste. #101  
Austin, TX 78716

LEGEND

1/2" = 60'-0"  
600' = 100'-0"  
1000' = 100'-0"  
10000' = 100'-0"

# EAST 2ND STREET

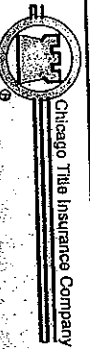
S 66°37'45" E 47.10'  
S 67°00'00" E 47.50'



YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

MEMBERS MORTGAGE

Kim McNeil  
14901 Quorum Dr. #800  
Dallas, TX 75254



Susan Outton  
960 Westbank Dr. Ste. #100  
Dallas, TX 75226

LEGEND

1/2" = 36" S.D.  
600' MAX. FOUN.  
WOOD FENCE  
RECORDED INSTRUM.  
05/28/2004 07/00



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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

Customer Name: Logans Construction Phone: 512 528 7000 Alternate Phone: 512 801 2358  
Service Address: 1303 E 2nd St Austin TX 78702  
Lot: 11 Block: 12 Subdivision/Land Status: Single-family res Tax Parcel ID No.: 1911818  
Existing Use: vacant single-family res duplex garage apartment other  
Proposed Use: vacant single-family res duplex garage apartment other  
(Circle one)  
Number of existing bathrooms: 2 Number of proposed bathrooms: 3-total  
Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes    No X

City of Austin Office Use  
Water Main size:    Service stub size:    Service stub upgrade required? NO New stub size:     
Existing Meter number: 97664 Existing Meter size: 5/8" Upgrade required? NO New size:     
W/W Service: Septic System/On-Site Sewage Facility (OSSF)    or W/W Collection System    W/W Main size:   

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

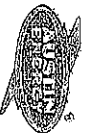
Auxiliary Water (if applicable): Approved by SSD (Signature & Print name) Date Phone  
Approved: ☐ Yes (see attached approved documents) ☐ No  
If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10th Street, Suite 715 for consultation and approval.  
W&WSPV Completed by (Signature & Print name) Date Phone  
[Signature] 8/15/13 512 801 2358

OSSF (if applicable) Approved by UDS (Signature & Print name) Date Phone  
A WU Representative [Signature] 8/15/2013 474-8734  
Approved: ☐ Yes (see attached approved documents) ☐ No

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

Verification expires 180 days after date of Submittal  
PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2  
**RECEIVED**

Page 1 of 2  
AUG 15 2013



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>Regius Construction LLC</u>	
Email <u>Regius@regiusconstruction.com</u>	Fax <u>512.528.1776</u> Phone <u>512.528.1700</u>
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling	
Project Address <u>1303 E 2nd Street Austin TX 78702</u> OR	
Legal Description <u>Greg &amp; Patti Subdiv of order 1921501</u> 11 Block <u>12</u>	
Who is your electrical provider? <input checked="" type="checkbox"/> AE <input type="checkbox"/> Other _____	
<input checked="" type="checkbox"/> Overhead Service <input 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 <u>2nd Story Addition on Existing House</u>	
_____	
_____	
BSPA Completed by (Signature & Print Name) _____ Date _____ Phone _____	
AB Representative _____ Approved <input type="checkbox"/> Yes <input type="checkbox"/> No _____ Date _____ Phone _____	

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

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

AE APPROVED

AUG 15 2013

227-214

JGM

***Tucker Engineering, Inc.***  
*Suite 303 at 1311 Chisholm Trail*  
*Round Rock, TX 78681*  
*(512) 255-7477 FAX (512) 244-3366*  
[www.TuckerEng.com](http://www.TuckerEng.com)

## STRUCTURAL INSPECTION REPORT

May 13, 2013

Reference No. 25977

Timothy Bresson & Amanda Ferrier  
222 E. Riverside #113  
Austin, TX 78704

Location of Property: 1303 E. 2<sup>nd</sup>, Austin, TX

Inspection Date: May 10, 2013

### TYPE OF STRUCTURE

This is a one-story, wood frame, single family house with horizontal lap siding around the exterior. The foundation is a pier and beam system. The roof structure is conventionally framed in gable configurations. The lot is fairly level.

### OBSERVATIONS

**Foundation:** Plans were presented at the site showing that a second-story addition is intended to be constructed. The upper floor system will be factory-built floor trusses, bearing on the exterior walls and the center wall running front to rear. The roof structure will be trusses or other structural members clear-spanning from exterior wall to exterior wall. I was asked to determine if the pier and beam foundation/floor system will support the imposed loads of the two-story addition or if the foundation needs to be strengthened.

The pier and beam foundation was constructed as follows:

**Piers** – The piers were cast-in-place, spread footing piers and were properly constructed and in good condition.

**Beams** – The perimeter beams were 4x6 and the three interior beams were 4x4.

**Floor Joists** – The joists were 2x6 and were properly constructed and in good condition.

The floor inside the house was fairly level.

The soil on this lot was sandy, rocky material.

**Drainage:** The drainage patterns around the house appeared to be satisfactory.

**Superstructure:** The studs of the original house are 2x4 at twenty-four inches on center with 1x6 horizontal boards nailed to each side of the studs. The rear addition studs are sixteen inches on center.

### CONCLUSIONS AND RECOMMENDATIONS

**Foundation:** In order to support the additional imposed loads of a two-story addition, I recommend that the following remedial work be performed:

- (1) The perimeter beam should have a 2x8 #2 So. pine member nailed alongside the existing 4x6 with two 16d box nails at eight inches on center.
- (2) The center beam should be strengthened by adding a 2x8 along each side of the existing 4x4. The 2x8 should be fastened with 16d box nails at six inches on center.

**Drainage:** No remedial work necessary.

It was dry during the time of the inspection and pooling of water and/or flow of water, which is not apparent at this time, may occur during heavy rains.



**Superstructure:** The walls of the house with 2x4 studs at twenty-four inches on center and 1x6 boards on each side of the studs are, in my opinion, structurally sound to support the imposed loads of a second-story addition.

\* \* \* \* \*

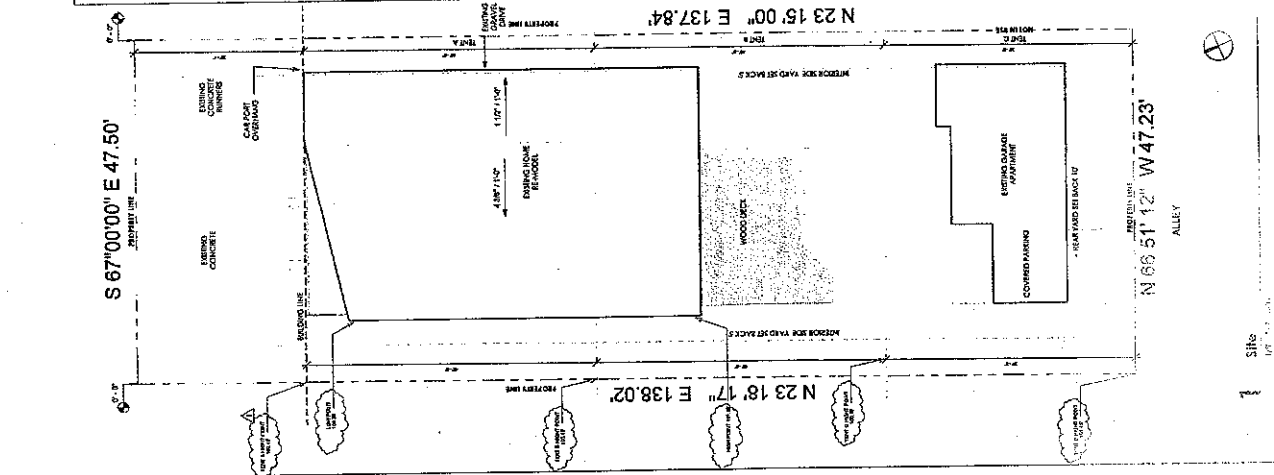
I certify that I (or my representative) made this inspection and have no interest, present or prospective, in this property or anyone involved with this property. I warrant that I (or my representative) visually inspected the components of this property as addressed in this report in a diligent manner and have honestly reported the findings existing conditions and have made recommendations based on my experience and opinion. Neither Tucker Engineering nor I express or imply any guarantee of specific future structural performance with the limited scope of this inspection; rather, this is my best effort to interpret my observations and develop an opinion as to structural significance. There may be rotten or termite damaged wood that is not visible without destructive investigation. The conditions of the various components of this property described in this report are true as of the date of inspection. Changes may occur in this property after the inspection date, which could make null and void the contents of this report. No other warranty, either expressed or implied, is hereby made.

*Jeffrey L. Tucker*



Jeffrey L. Tucker, P. E.  
Structural Engineer

HOUSE  
AUSTIN, TEXAS



AREA DESCRIPTION		AREA
BRUNING FOOTPRINT		10558
DECK		387
GRASS/PAVEMENT		352
LANDSCAPE/PAVEMENT		27
TOTAL		11225
655.5 ± 10'		257.74 MAZED 11.0000%

BUILDING CHARACTER		TOTAL
KEY	DESCRIPTION	
1	WALL FLOOR CONCRETE SLAB	10558
2	ASPHALT/GRASS CONCRETE SLAB	387
3	PAVEMENT	352
4	WOOD DECK	27
5	WOOD DECK	3
6	CONCRETE SLAB	11
7	PAVEMENT	11
8	PAVEMENT	352
9	PAVEMENT	352
TOTAL		11225

BUILDING CHARACTER		TOTAL
NAME	DESCRIPTION	
1	DECK FLOOR (CONCRETE SLAB)	15110
2	PAVEMENT	15110
3	WOOD DECK	15110
4	CONCRETE SLAB	15110
5	PAVEMENT	15110
6	PAVEMENT	15110
7	PAVEMENT	15110
8	PAVEMENT	15110
9	PAVEMENT	15110
TOTAL		15110

BUILDING CHARACTER		TOTAL
NAME	DESCRIPTION	
1	DECK FLOOR (CONCRETE SLAB)	15110
2	PAVEMENT	15110
3	WOOD DECK	15110
4	CONCRETE SLAB	15110
5	PAVEMENT	15110
6	PAVEMENT	15110
7	PAVEMENT	15110
8	PAVEMENT	15110
9	PAVEMENT	15110
TOTAL		15110

BUILDING CHARACTER		TOTAL
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TOTAL		15110

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TOTAL		15110

BUILDING CHARACTER		TOTAL
NAME	DESCRIPTION	
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8	PAVEMENT	15110
9	PAVEMENT	15110
TOTAL		15110

BUILDING CHARACTER		TOTAL
NAME	DESCRIPTION	
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2	PAVEMENT	15110
3	WOOD DECK	15110
4	CONCRETE SLAB	15110
5	PAVEMENT	15110
6	PAVEMENT	15110
7	PAVEMENT	15110
8	PAVEMENT	15110
9	PAVEMENT	15110
TOTAL		15110

BUILDING CHARACTER		TOTAL
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[illegible]

## ABBREVIATIONS

## GENERAL NOTES

# GENERAL NOTES

1. GENERAL NOTES: The General Notes are the first section of the contract documents and contain the general conditions of contract, the order of precedence of the contract documents, and the names of the parties to the contract.

2. SPECIFICATIONS: The Specifications are the second section of the contract documents and contain the detailed requirements for the materials, workmanship, and construction of the project.

3. DRAWINGS: The Drawings are the third section of the contract documents and contain the graphical representation of the project, including the site plan, section views, and detail views.

4. BIDDING: The Bidding section contains the instructions to bidders, the bid form, and the schedule of values.

5. CONTRACT ADMINISTRATION: The Contract Administration section contains the provisions for the management of the contract, including the roles and responsibilities of the parties.

6. PAYMENT: The Payment section contains the provisions for the payment of the contract, including the schedule of payments and the method of payment.

7. DISPUTE RESOLUTION: The Dispute Resolution section contains the provisions for the resolution of disputes, including the process for mediation and arbitration.

8. FORCE MAJEURE: The Force Majeure section contains the provisions for the handling of events that are beyond the control of the parties, such as natural disasters or war.

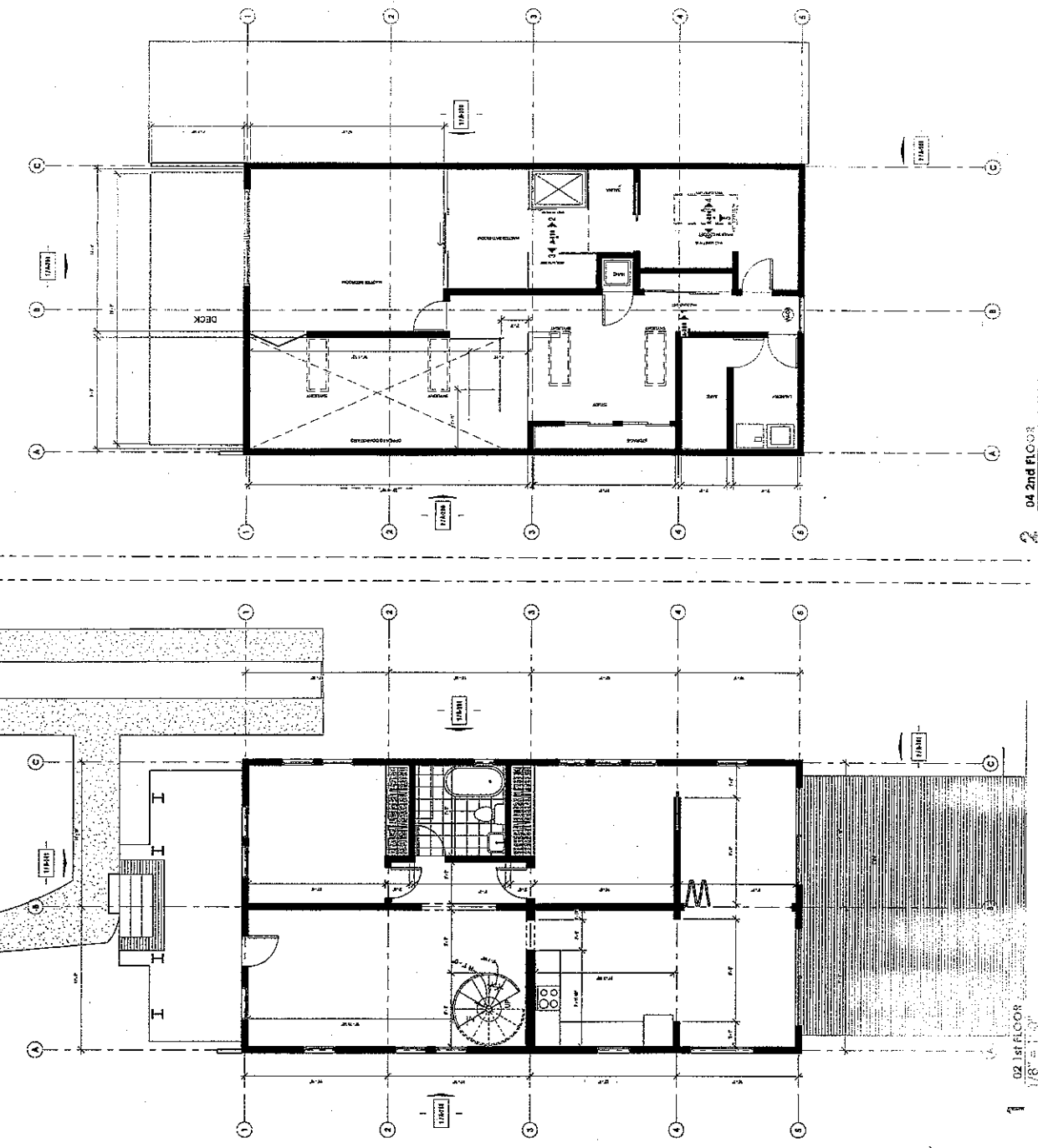
9. ASSIGNMENT: The Assignment section contains the provisions for the assignment of the contract to another party.

10. ENTIRE AGREEMENT: The Entire Agreement section contains the provisions for the entire agreement between the parties, including the contract documents and the drawings.

## INDEX OF DRAWINGS

Sheet Name	Sheet Number
Cover Sheet	A-00
FLOOR PLANS	A-100
ELEVATIONS	A-200
ELEVATIONS	A-201
INTERIOR ELEVATIONS	A-300
RCP & Electrical	A-400

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**A-100**

www.berryd.com

1303 E 2nd St

FLOOR PLANS

berry chen studio LP

1303 E 2nd St, Suite 100, Portland, OR 97214

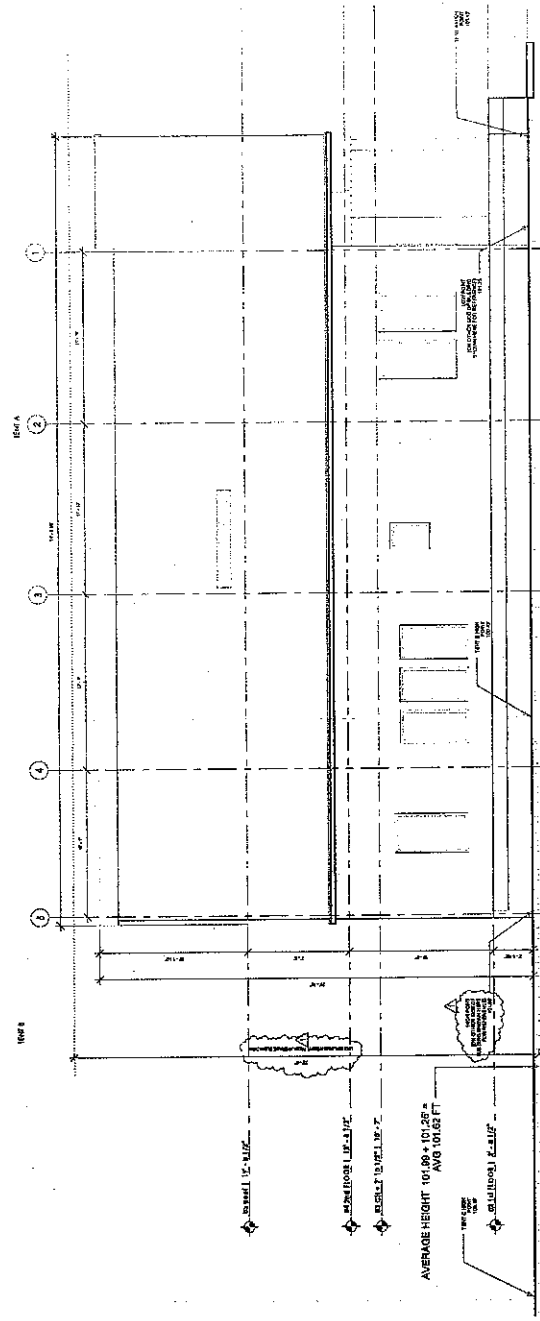
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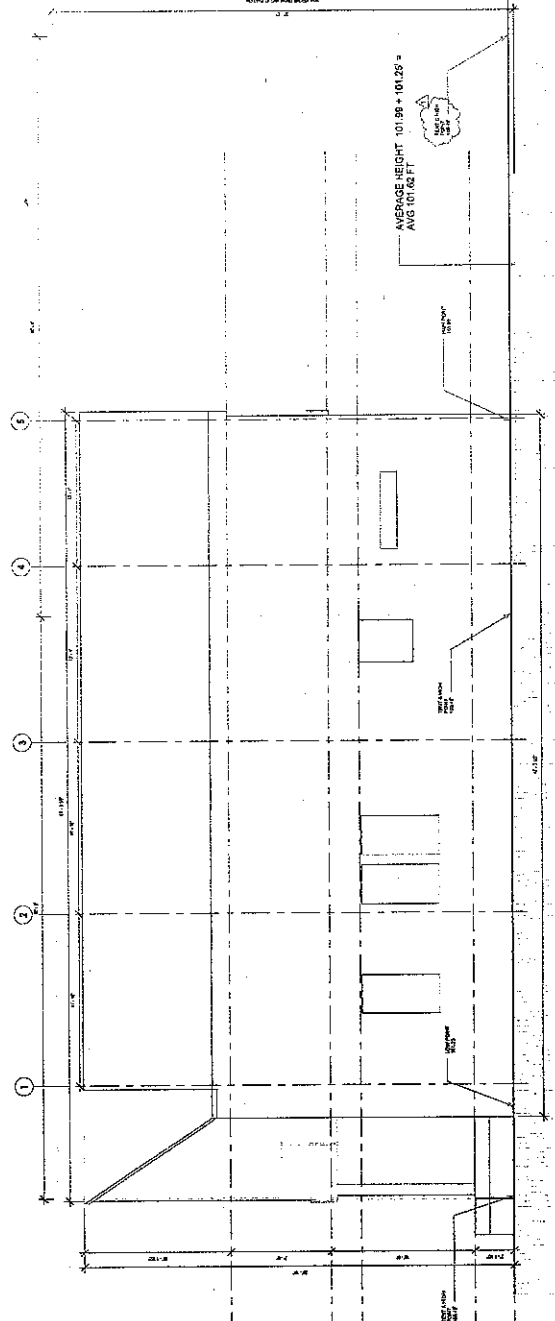
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**Legend**

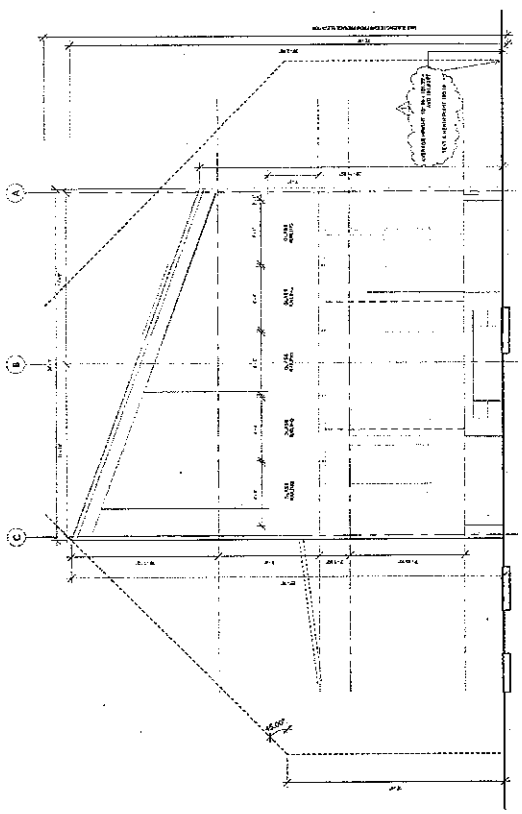
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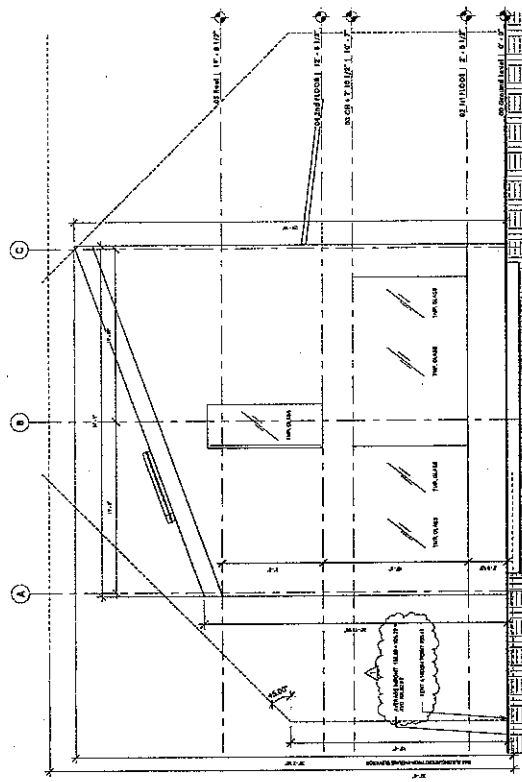
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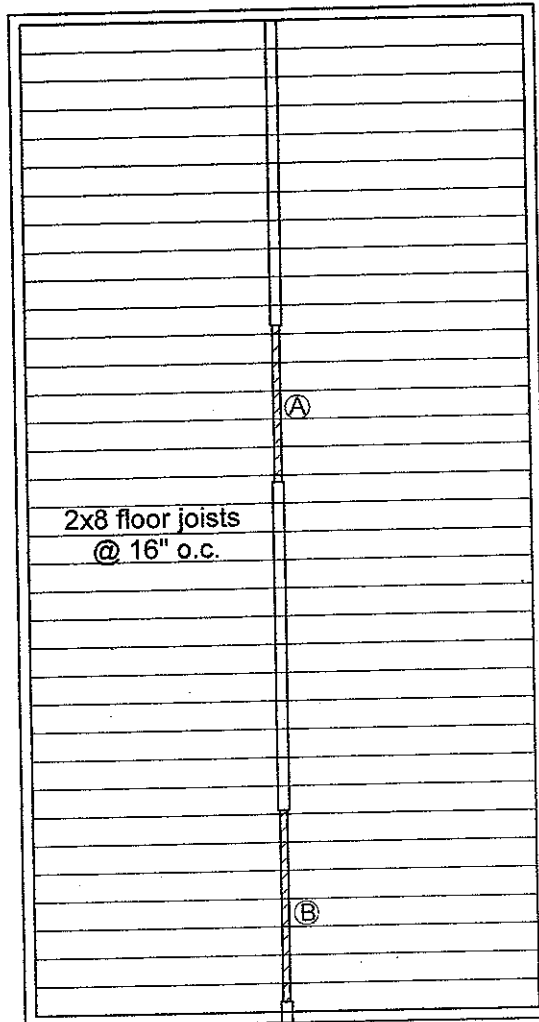
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1 North  
1/8" = 1'-0"



2 South  
1/8" = 1'-0"



**Notes:**

- (1) Header A and B shall Be 2 - 9-1/4" LVL's, 2600 f<sub>b</sub>
- (2) See architectural plans for dimensions.

**TUCKER**  
■■■■engineering

Licensed Engineering Firm  
1311 Chavira, Ste. 200, Austin, Texas 78701  
Phone: (512) 474-2427 - Website: www.tuckereng.com

**Floor Framing Plan**  
Second Floor

1303 E. 2nd Street, Austin

Scale: 3/16" = 1'-0"

Page 1 of 2

*Jeffrey L. Tucker*



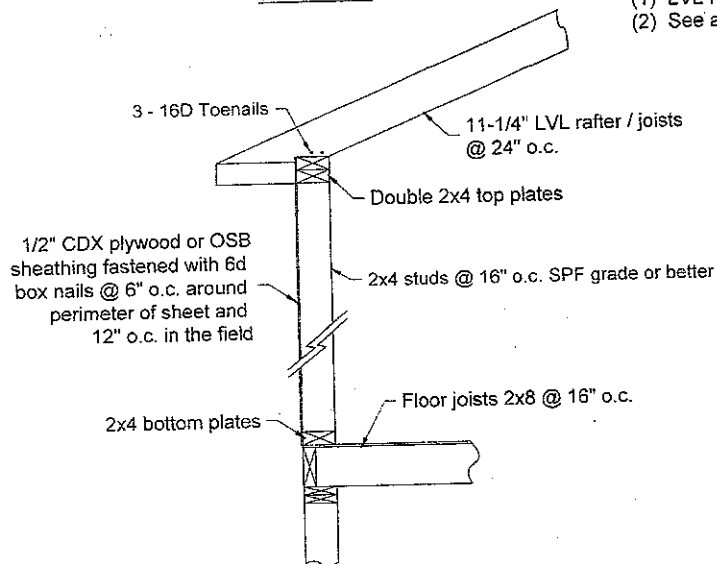
7-25-13

11-1/4" LVL rafter / joists  
@ 24" o.c.

**Notes:**

- (1) LVL rafter/joists shall be 260C Fb.
- (2) See architectural plans for dimensions.

Wall Section



**TUCKER**  
■■■■engineering

Tucker Engineering Inc.  
1111 Guadalupe Trail, Suite 300, Round Rock, Texas 78664  
Phone: (512) 255-7337 Fax: (512) 255-7338

**Roof Rafter Plan**

1303 E. 2nd Street, Austin

Scale: 3/16" = 1'-0"

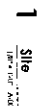
Page 2 of 2

*Jeffrey L. Tucker*

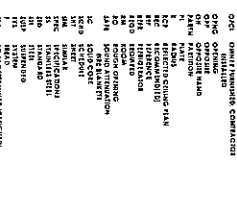


7-30-13

## AUSTIN, TEXAS



## ABBREVIATIONS

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## GENERAL NOTES

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Date \_\_\_\_\_

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**Cover S**



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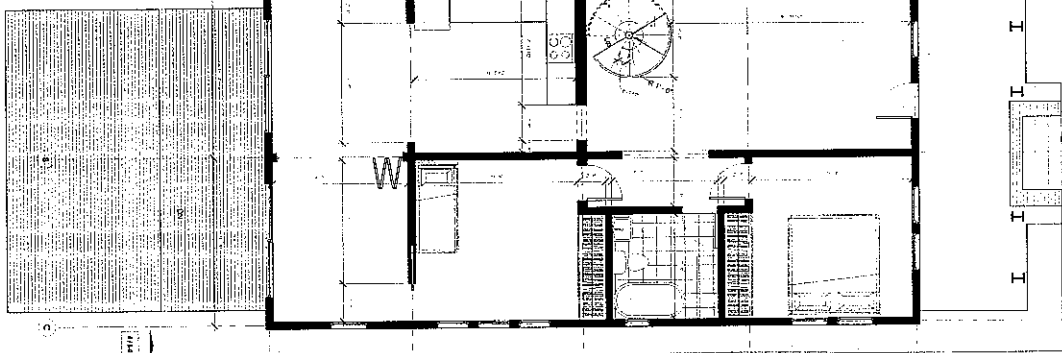
Project 5

Drawn by	
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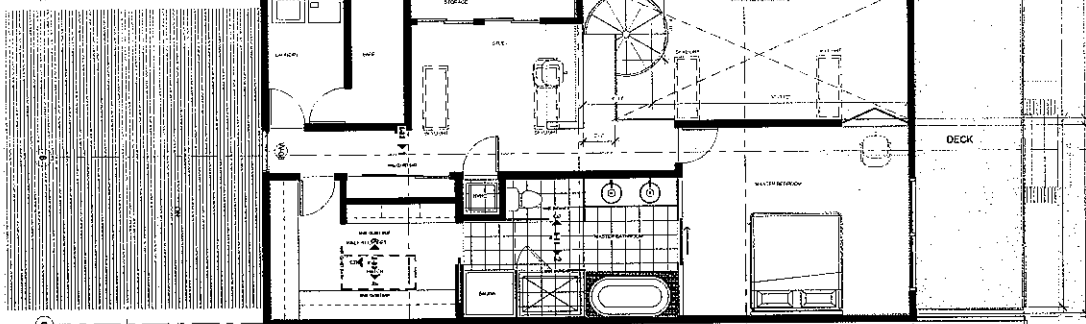
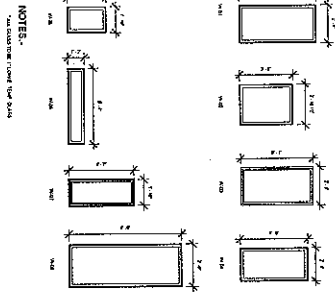
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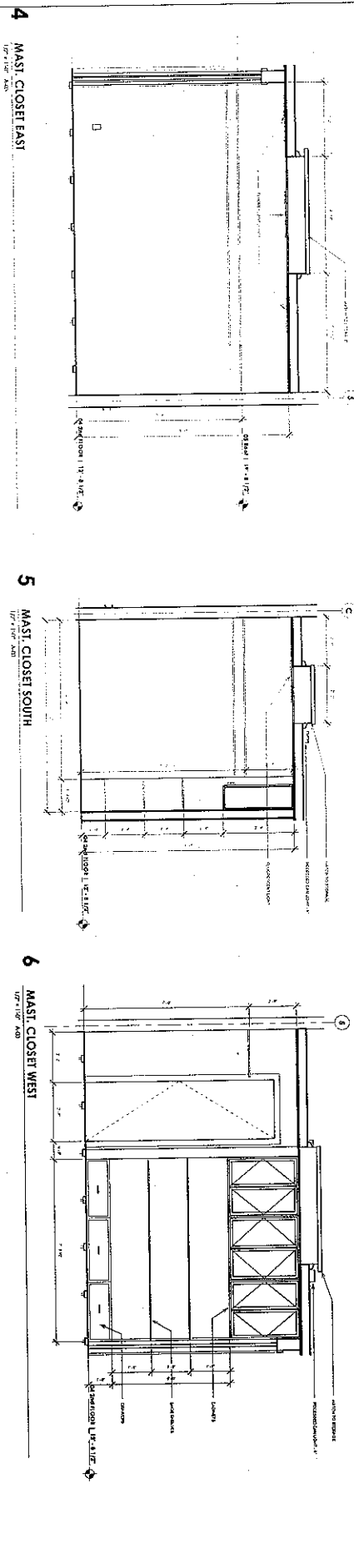
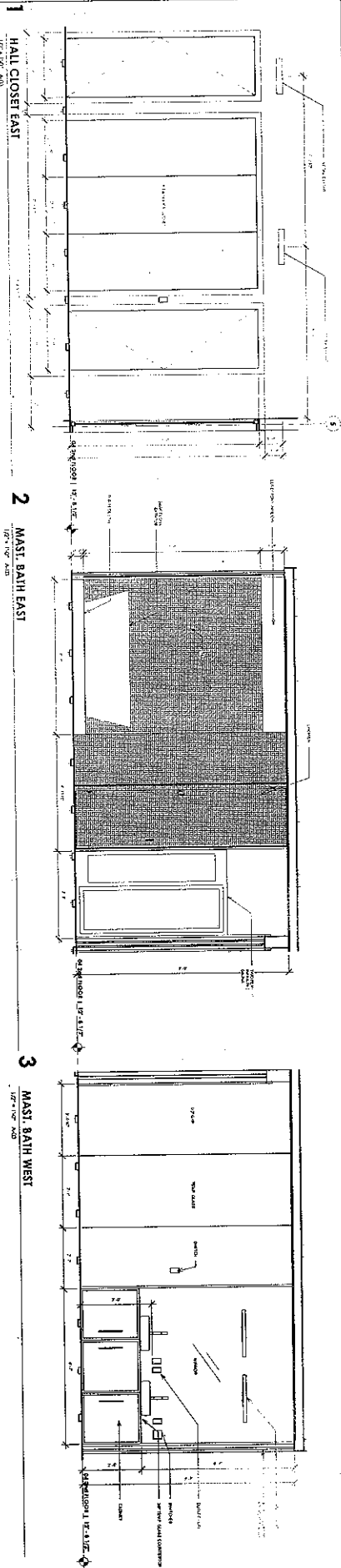


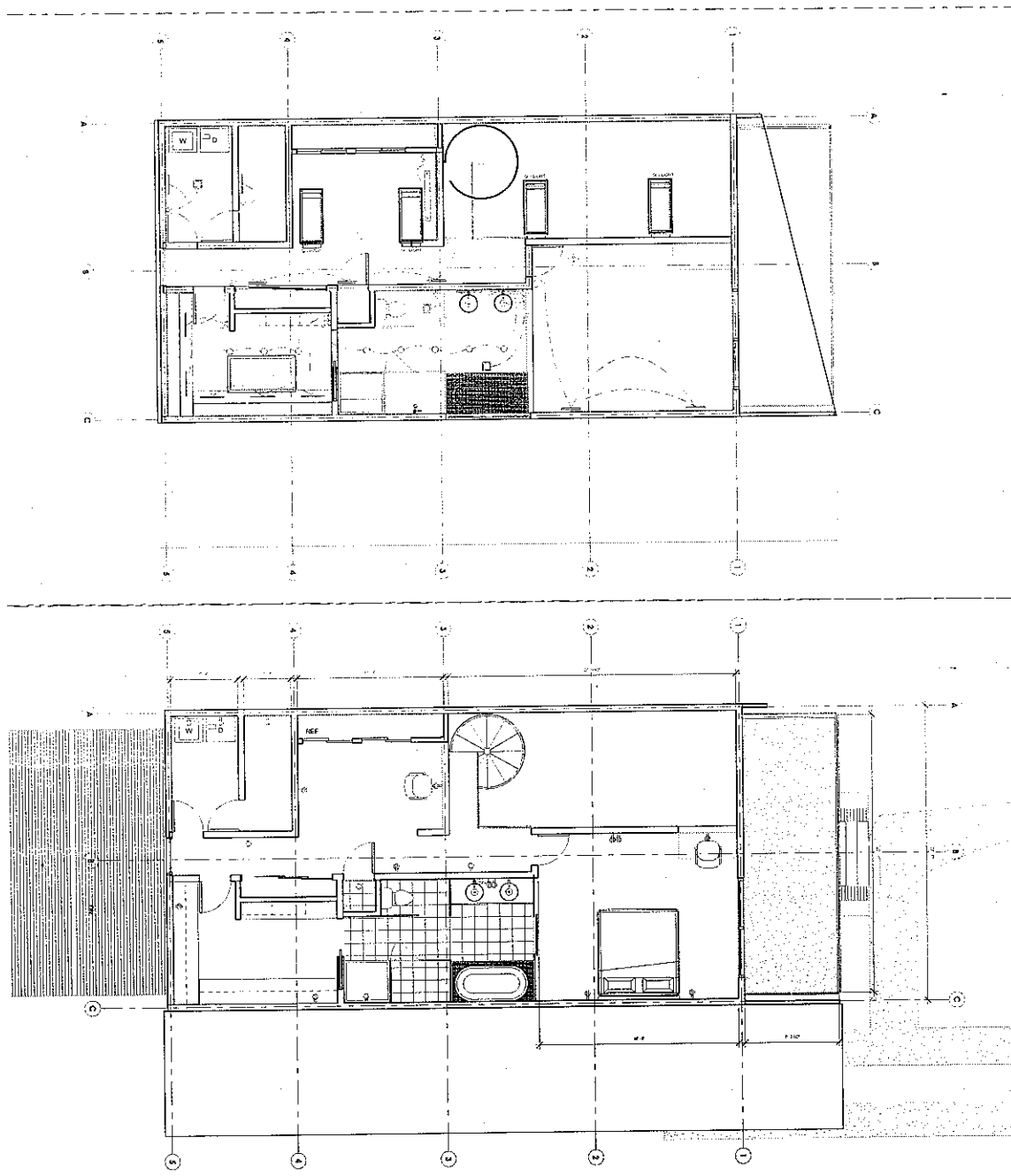
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### LIGHT FIXTURES

**ESSENCE OF THE MATTER**

10

INTEGRATED UNIT

## ELECTRICAL FIXTURES

INPUT	OUTPUT

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604129-1, 604129-2

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