

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, January 12, 2015

CASE NUMBER: C15-2014-0163

____ Jeff Jack - Chair
____ Michael Von Ohlen
____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding

APPLICANT: Steve Smith

OWNER: Amanda Ferrier

ADDRESS: 1303 East 2ND ST

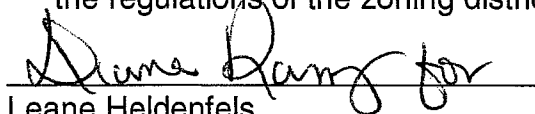
VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2, Subchapter F. Residential Design and Compatibility Standards, Article 2 (*Development Standards*) Section 2.1 (*Maximum Development Permitted*) to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to .49 to 1.0 floor-to-area ratio (requested) in order to add a 2nd story to the existing single family structure in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez)

BOARD'S DECISION: POSTPONED TO January 12, 2015 BY APPLICANT; Jan 12, 2015 POSTPONED TO February 9, 2015 AT THE APPLICANT'S REQUEST

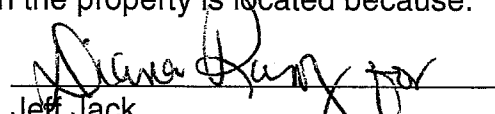
FINDING:

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



Leane Heldenfels
Executive Liaison



Jeff Jack
Chairman

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be mailed.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. Any comments received become part of the public record of the case.

Case Number: C15-2014-0163, 1303 East 2nd Street

Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 8th, 2014

ESmeralda Licon
Your Name (please print) ☐ I am in favor ☒ I object

1506 E 2nd St Austin TX 78702
Your address(es) affected by this application

Esmeralda Licon *Dec 14/14*
Signature Date

Daytime Telephone: *512 474 4702*, *512 636 4488*

Comments: *We really need to keep the feel of the old neighborhood. All these houses are built way to modern this. You cannot feel the same about our houses in East Austin. Otherwise those houses go down this way, the more we take so up. I also like Austin the same. Sub 30' to 40'.*
Note: all comments received become part of the public record of this case

If you use this form to comment, it may be returned to:

City of Austin-Planning & Development Review Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leaneheldenfels@austintexas.gov

Case # C15-2014-0163

Protest of Requested Variance for 1303 E. 2nd Street

December 11, 2104

Dear Ms. Heldenfels:

I'm writing to formally protest my next-door neighbors' request for a variance. My husband and I live at 1305 E. 2nd Street, a home we've owned for ten years, where we live with our two children. Our neighbors live directly to our west at 1303 E. 2nd Street.

While we understand and appreciate our neighbors' desire to add on to their home, we feel that we can only support their plans if they stay within the city's guidelines, which we followed closely when we added on to our home in 2011. We're protesting their request for a variance because the proposed structure would impose an undue hardship on us. It would directly impact us in two ways: 1) reduce the resale value of our house, and 2) diminish our quality of life on a daily basis.

Before I explain how this addition would impact my family, however, I would like to explain how it would affect all of my neighbors. Should this request for a variance be granted, it would dramatically change the appearance of our streetscape and be the only instance of a shed roof on our otherwise historically-intact block. Doing so would open the door to more projects like this in the years to come, setting a precedent that would fundamentally alter one of our city's oldest neighborhoods. (We contest the claim on our neighbors' application to the city, under "Area Character," which states that the proposed addition would be "consistent with other construction in the area.")

I would also like to explain the unusual design that this variance would allow. Right now, the eastern wall of our neighbors' home—which faces our house—is one story tall, topped with a gabled roof that slopes down toward the lot lines. Were the variance to be granted, that wall would turn into a shear, two-story wall facing our house with a shed roof pitching west. Given how close our neighbors' home sits to ours—less than fourteen feet apart—this would affect us in a profound way.

How would this monolithic two-story structure affect us? Here are a few examples:

- Our kitchen's and dining room's sole windows are on our western wall. The natural light in those rooms will be vastly diminished, if not blocked all together.
- Our living room, which also has a western window, will be dramatically affected as well. We fear that its natural light will be completely obstructed by the carport that my neighbors intend to build right up to the property line.

- The very tall boundary tree that we share will, I estimate, have to be cut back by one-third to one-half to make way for this structure. This tree is quite old and lends character to our property, but we could lose it if it were cut that severely.

As you can see, this structure would affect our day-to-day life tremendously. Our home is a single-story house that was built in 1910. Our neighbors' plans, if executed, would forever change our house's historic character as well as its resale value.

Please note that our neighbors already built another two-story structure—a garage apartment with two floors of living space—in their back yard, directly abutting our property. If this variance is granted, and my neighbors are allowed to build this addition, it would be the second two-story building on this very small parcel of land.

We feel that the city prohibits overbuilding with good reason: to protect the character of Austin's older neighborhoods. When we added on to our home in 2011, we put a lot of thought and energy into making sure that our addition not only blended in seamlessly with our historic home, but with our neighborhood as well. We did not change the elevation, and we took great pains to make sure that the new portion of our home that extended into our back yard looked like the original, down to the same board and batten exterior. While we certainly don't expect everyone to do this, we do think it's reasonable to ask that our neighbors abide by the city's reasonable restrictions.

It brings me no joy to write this email. We think very highly of our neighbors. We only wish that our neighbors had approached us about their plans long ago, so that we could have tried to resolve these differences earlier in the process. But for the reasons stated above, we feel that we can't support their request for a variance.

Please note: At a further date, I will be submitting drawings that our architect is currently preparing that will show a rendering of our neighbors' proposed addition alongside our house. That way, you can visualize some of what I have described above.

Should you have any further questions, please don't hesitate to contact me at pcolloff@texasmonthly.com or on my direct line at the office: 512-320-6983. Thanks very much for your time and consideration.

Best wishes,

Pamela Colloff
1305 East 2nd Street

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Case Number: C15-2014-0163, 1303 East 2nd Street

Contact: Leane Heldenfels, 512-974-2202, leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, December 8th, 2014

Gres Foulkes

Your Name (please print)

☐ I am in favor
☒ I object

1306 E Cesar Chavez

Your address(es) affected by this application

[Signature]
Signature

12/10/14
Date

Daytime Telephone: 512 448 2227

Comments: This is a 100 year old home on a block of other old, original styled, homes. This modern design does not fit in with the neighborhood. Further, this reconstruction, along with the modern two story second building which already exists, will greatly overshadow the adjacent properties.

Note: all comments received become part of the public record of this case

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City of Austin-Planning & Development Review Department/ 1st Floor
Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

Or fax to (512) 974-2934

Or scan and email to leane.heldenfels@austintexas.gov

C15-2014-0163

Heldenfels, Leane

From: Amy Thompson [mailto:amthompson@gmail.com]
Sent: Wednesday, December 10, 2014 2:37 PM
To: Heldenfels, Leane
Subject: request for variance 1303 E. 2nd St

Hi Leanne,

I do not support the request for a variance for 1303 E. 2nd Street.

I live at 1402 East Second St.

I believe this request would violate several of our neighborhood's planning priorities - including respect for the flood plane.

Please let me know if you have any questions.

Best,
Amy Thompson
512-499-0780

Heldenfels, Leane

From: Richard Roberts ~~clerstry@msn.com~~
Sent: Wednesday, January 07, 2015 11:35 AM
To: Heldenfels, Leane
Cc: Pamela Colloff; Capital Pedicab; Julio Perez; Eduardo Medina; Alberto; janine bergin
Subject: re: case number: C15-2014-0163, 1303 East 2nd St., variance request

Ms. Leane Heldenfels
City of Austin-Planning & Development Review Dept.
Austin, Tx 78767
Ph: 512.974.2202

Ms. Heldenfels:

The listed below East Cesar Chavez Neighborhood Planning Team Members oppose the granting of this variance in keeping with the neighborhood guidelines for compatibility of the ECC Neighborhood Plan and in keeping with the desires of their constituents. It has been a long accepted practice that variances need not be granted when other design options are available for increasing the footprint or square footage of a residence within the ECC boundaries. We recommend that this is not a precedence setting issue in that there are plenty of examples in the ECC area where greater dwelling density has been achieved within the guidelines of the neighborhood plan. The neighborhood plan is there for a reason and should be followed. We request this variance be denied.

Team Members additional to myself in support of this statement:
Eduardo Medina, Julio Perez, Greg Foulkes, Alberto Martinez

Respectfully,
Richard Roberts
Sector 7 Representative
1301 E. Cesar Chavez
512.351.9436

Heldenfels, Leane

From: Thompson, Jeff (KTAUS) ~~jeff@thompson@kantar.com~~
Sent: Thursday, January 08, 2015 5:12 PM
To: Heldenfels, Leane
Cc: ken j; Chris Kanipe
Subject: 2014-000162 BA, Permit Number - C15-2014-0163, Agenda Item L-8
Attachments: 1303 East 2nd Street.doc

Dear Ms. Heldenfels,

The East Cesar Chavez Neighborhood Planning Team is writing to officially request postponement of the item to consider the request to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to .49 to 1.0 floor-to-area ratio (requested) in order to add a 2nd story to the existing single family structure in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez).

We have as yet not had the opportunity to meet with the owner of this historic home and do not understand why the current zoning does not allow for a reasonable use of the property as a single family home when similar homes on the block have been used as single family homes for the past century. We would like to have the project team attend our next neighborhood meeting so we can learn directly why they feel they need this variance and why they have stated that receiving this variance would not change the character of the neighborhood even though it would mean changing the façade of this almost 100 year home nestled among similar homes on the block.

The East Cesar Chavez team has often welcomed redevelopment and we understand that to keep the neighborhood diverse and vibrant, there will be change. We would be happy to review the case and hear the owner's arguments; however, without meeting to understand the issues involved we would be forced to oppose any changes or variances from the official neighborhood plan that we have worked so hard to fashion. We meet regularly at 6:30 PM on the third Wednesday of every month at the Terrazas library. If the owner cannot meet at that time, we would be willing to consider an additional meeting at another more convenient time and place.

Sincerely,



Jeff Thompson
Land Use Chair
East Cesar Chavez Neighborhood Planning Team

1408 Willow Street • Austin, TX • 78702

Kantar Disclaimer

EAST CESAR CHAVEZ NEIGHBORHOOD PLANNING TEAM

January 12, 2015

Board of Adjustment
CITY HALL
301 W. 2nd Street

RE: 2014-000162 BA, Permit Number - C15-2014-0163, Agenda Item L-8

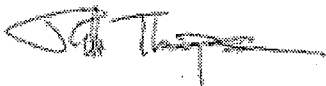
Dear Commissioners:

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Sincerely,



Jeff Thompson
Land Use Chair
East Cesar Chavez Neighborhood Planning Team

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, December 8, 2014

CASE NUMBER: C15-2014-0163

____ Jeff Jack - Chair
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____ Melissa Whaley Hawthorne - Vice Chair
____ Sallie Burchett
____ Ricardo De Camps
____ Brian King
____ Vincent Harding
____ Will Schnier - Alternate
____ Stuart Hampton - Alternate

APPLICANT: Steve Smith

OWNER: Amanda Ferrier

ADDRESS: 1303 East 2ND ST

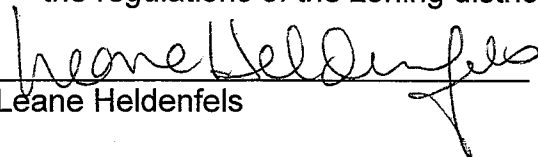
VARIANCE REQUESTED: The applicant has requested a variance from Section 25-2, Subchapter F. Residential Design and Compatibility Standards, Article 2 (*Development Standards*) Section 2.1 (*Maximum Development Permitted*) to increase the maximum amount of development permitted on a property from the greater of 0.4 to 1.0 floor-to-area ratio (required) to .49 to 1.0 floor-to-area ratio (requested) in order to add a 2nd story to the existing single family structure in a "SF-3-NP", Family Residence - Neighborhood Plan zoning district. (East Cesar Chavez)

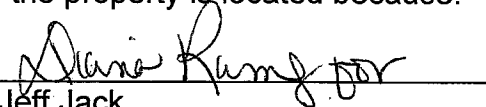
BOARD'S DECISION: POSTPONED TO January 12, 2015 BY APPLICANT

FINDING:

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


Leane Heldenfels


Jeff Jack



City of Austin Residential Permit Application Master Comment Report

Original Submittal Date: March 10, 2014
Application Expiration: September 6, 2014
Comment-report Sent Date: April 10, 2014
Comment-report #: 0
Property: 1303 E 2ND ST
Case #: 2014-023459 PR
Case Manager: Juan Camou
Manager Contact: Juan.Camou@austintexas.gov

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

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

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

Requirements:

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

Update Fees and Submittal:

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

Update Deadline (LDC 25-1) and extensions:

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

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

Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

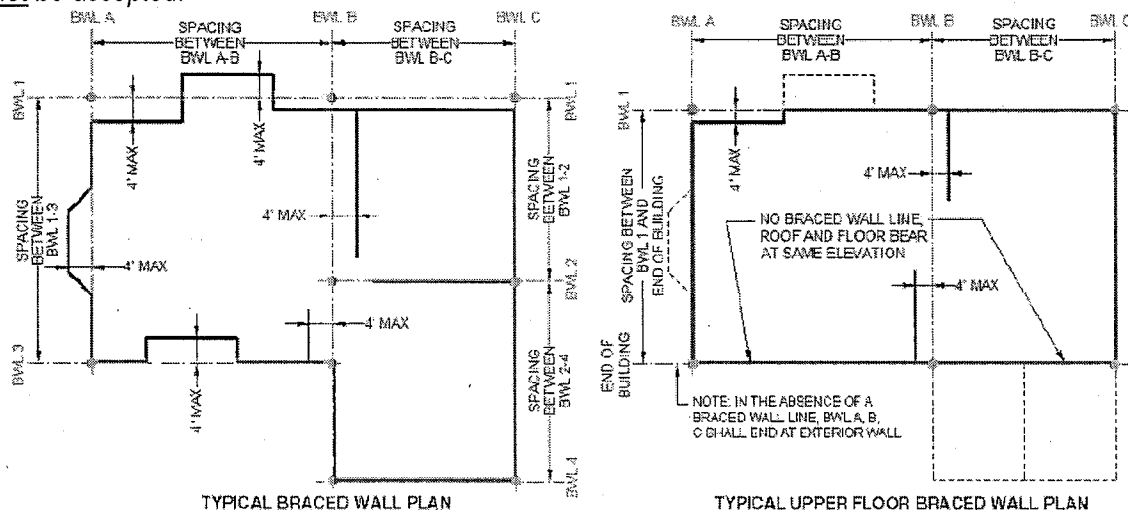
Residential Zoning Review - Juan Camou - 512-974-2621

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

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

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

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



For SI: 1 foot = 304.8 mm.

FIGURE R602.10.1.1
BRACED WALL LINES

C15-2014-0163

Heldenfels, Leane

From: Steve Smith [mailto:~~ssmith@pegasusconstruction.net~~]
Sent: Tuesday, November 25, 2014 3:48 PM
To: Heldenfels, Leane
Subject: Re: 1303 E 2nd St

Leane,
I will postpone and do the RDCC in January.

Thanks

Steve Smith
Pegasus Construction LLC
Office: 512.528.1700
Cell: 512.801.2358
Fax: 512.528.1776

On Tue, Nov 25, 2014 at 9:33 AM, Heldenfels, Leane <Leane.Heldenfels@austintexas.gov> wrote:

Hi Steve – sorry for my delayed response.

You can proceed to BOA 12/8, but you are asking for less than 25% FAR variance, so your case could also go to the RDCC (Residential Design Compatibility Commission), and they generally have lower standards for passing/approving the requests that come to them.

Or, you can postpone this case until you go to RDCC in Jan and see if the request gets approved by them 1st then go to the Board if you're not successful at RDCC.

The difference between the Board's is you have to make an argument for physical hardship for the Board, but just design issues for RDCC. I don't know for sure that RDCC will grant, but I think the Board will ask if you went to them first.

Sorry I didn't see that you were less than 25% until I started to work on the notices, should have advised you to go to RDCC first back when you applied if I recognized it was less than 25% - I think the cover sheet just said FAR increase but I didn't investigate further and should have.

Daniel Word and Elaine Ramirez in Residential Review can get you and RDCC application packet (it may also be online at austintexas.gov if you click on development then search for that application).

If you want to proceed to Board 12/08 we have sent notices, posted signs and can do so – I just don't want it to feel like a long evening w/ a surprise at the end if the Board postpones you until you go to RDCC.

Leane

From: Steve Smith [mailto:ssmith@pegasusconstruction.net]
Sent: Thursday, November 20, 2014 8:04 AM

Heldenfels, Leane

C15-2014-0163

From: Pamela Colloff pcolloff@cityofchicago.org
Sent: Tuesday, December 02, 2014 11:14 AM
To: Heldenfels, Leane
Cc: Chad
Subject: 1303 E. 2nd St.

Dear Leane:

I hope this finds you well. I own a home at 1305 E. 2nd Street, which is next door to a house whose owners are requesting a variance from the McMansion Ordinance. The variance is being requested for 1303 E. 2nd Street. I strongly oppose this request for reasons that I will detail in a subsequent letter to the city. First, however, I'm hoping that you might be able to answer a few quick questions, either by phone or via email (whichever is easiest for you). The Board of Adjusters will be evaluating this application this coming Monday night.

My questions are as follows:

- Is there a staff recommendation yet for this application?
- Do you know why this application is being evaluated by the BOA and not the RDCC?
- Our Neighborhood Planning Team has not had time to review this application yet. Given that fact, will the BOA still consider this application on Monday or postpone?
- The application lists no hardships. Does that mean that my neighbors will have difficulty obtaining the variance?
- These same neighbors applied for a variance a little over a year ago. (I'm not sure if it was for the same plans, or different ones--I was not paying close attention.) I recall neighborhood opposition, and then a permit ultimately being granted. How might that impact this application? (If it's for the same plans, presumably a permit would be granted again?) --Is there anything you'd suggest that I do, such as commission a solar study (the new construction would block most of our natural light) or a tree study (there's an old, large tree between our property and the proposed construction)?

I know you're very busy, so I greatly appreciate your time and help. You can email me anytime, or if you'd prefer to talk by phone, I'll be available all day tomorrow (but not today). My direct line at my office is 512-320-6983. Many thanks!

Best wishes,
Pam

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

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:

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

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 Ferrvier Phone 512-300-3182 Date 30 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 CUT IN TOP CURB RELATIVE ELEVATION -100.00'
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

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:

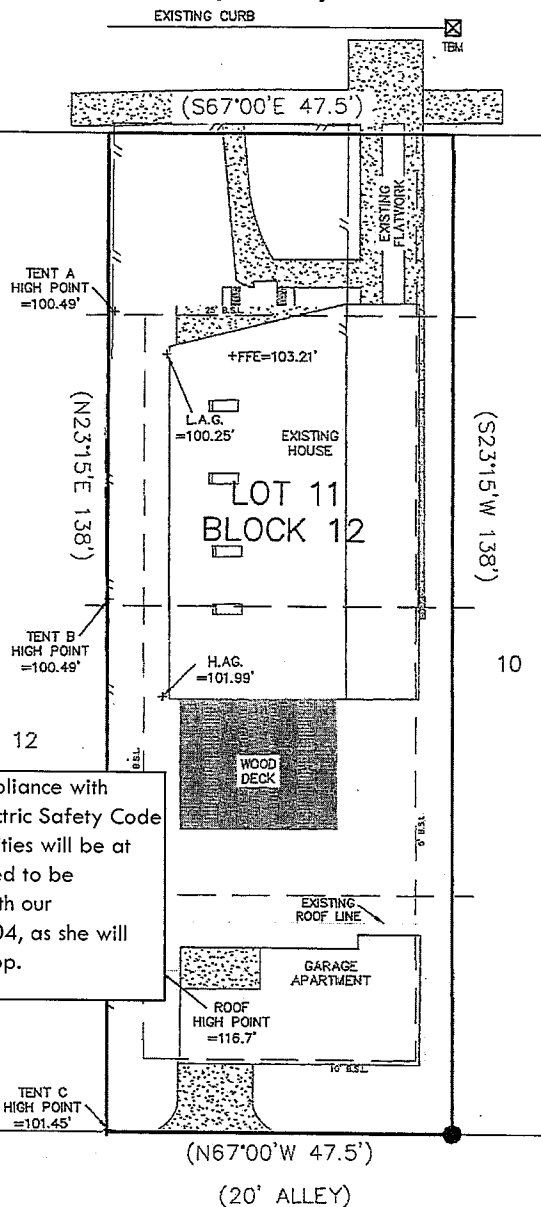
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
- 2) Building setback lines are per the current City of Austin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



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



ATS
www.ats-engineers.com
912 S CAPITAL OF TX HWY, STE 450
AUSTIN, TEXAS 78746

**Engineers
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& Surveyors**
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FAX: (512) 328-6396

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

ATS
iSchedule App
Schedule Inspections and surveys quickly and easily

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 OLT 19 DIV O Gary & Peck

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

Neighborhood Plan Area (if applicable): Historic District (if applicable):

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

Does this site currently have water availability? ☒ Y ☐ N wastewater availability? ☒ Y ☐ N

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

Does this site have a septic system? ☐ Y ☒ 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 applicable)

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

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

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

Note: If yes, application for a tree permit with the City Arborist may be required. Is this site within one hundred-fifty (150) feet of the one hundred (100) year floodplain? ☐ Y ☒ N

Note: Proximity to a floodplain may require additional review time.

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 3 # of existing baths: 1 # of baths upon 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. Remove roof and add second floor. Upgrade HVAC, replace siding, and carpet to side of home.)

ADDN TO EXISTING CARPET AND REMOVED WALL

2. permit PP # 2003-01784 PP

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

(circle all that apply)

Total Job Valuation: \$124,170.63

Portion of Total Job Valuation Dedicated to Addition/New Construction: \$124,170.63

Bldg: \$102,200.00 Elec: \$1,000.00

Plumbg: \$720.00 Mech: \$800.00

Primary Structure: \$5

Accessory Structure: \$5

Portion of Total Job Valuation Dedicated to Remodel/Repair: \$

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		Building and Site Area		
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.		Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area	Headspace ADT	1058/352	0/0	1410
b) 2 nd floor conditioned area	Headspace ADT	0/484	853/0	1337
c) 3 rd 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		500/0	311/0	361
i) Uncovered Wood Deck				
Total Gross Building Area (Total A through I)		0	0	0
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 25-1-23)

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)

Building Height: 29'10" ft Number of Floors: 2 Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: 2 # of spaces provided: 2

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 6-333) ☐ 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 F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. Areas with ceiling height over 15 feet are counted twice.

Subchapter F - McMansion

	Existing	New	Exemption	Total
1 st Floor	1058/352	0/0		1410
2 nd Floor	0/458	853/0		1311
3 rd Floor	0	0	0	0
Basement	0	0	0	0
Attic	0	0	0	0
Garage (attached)	0	0	0	0
(detached)	160/0	0/200	0	360
Carport (attached)	0	0	0	0
(detached)	0	0	0	0
Accessory building(s) (detached)	0	1		84
Ceilings over 15 ft	0			
TOTAL GROSS FLOOR AREA				3165

(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 a sidewall articulation required for this project? ☐ Y ☒ N

Does any portion of the structure extend beyond a setback plane? ☐ Y ☒ N

Are any ceilings over 15 feet in height? ☐ Y ☒ N

Parking Area exemption: Up to 450 square feet of a parking area may be deducted if it is a detached rear parking area that is separated from the principal structure by not less than 10 feet; or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width, or a parking area that is open on two or more sides, if it does not have habitable space above it, and the open sides are clear and unobstructed for at least 80% of the area measured below the top of the wall plate to the finished floor of the carport. Up to 200 square feet may be deducted if it is an attached parking area used to meet the minimum parking requirement; or a garage that is less than 10 feet from the rear of the principal structure, provided that the garage is either detached from the principal structure, or attached by a covered breezeway that is completely open on all sides, with a walkway not exceeding 6 feet in width and a roof not exceeding 8 feet in width. An applicant may receive only one 450-square foot exemption per site under Article 3. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under Article 3, but only for an attached parking area used to meet minimum parking requirements.

Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway, and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower, and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

		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	lmabresson@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	512-481-0092
Email	lmabresson@gmail.com	Email	
Fax	512-528-1776	Fax	512-476-7664

Acknowledgements

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

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

I understand that I am responsible for complying with any subdivision notes, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property.

If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.

I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or cityarborist@austintexas.gov. This initiates the tree permitting requirement needed to proceed with the development review process.

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

I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

Applicant's signature: _____

Date: 2/21/14

Design Professional's signature: _____

Date: _____



Pegasus Construction LLC

PO BOX 0970, Cedar Park, TX 78613.

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. 3rd Street Austin TX 78702

PR# _____

[Signature]
Owners Signature

10/24/2013
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.

N 23°18'17" E 138.02'
(N 23°15'00" E 138.00')

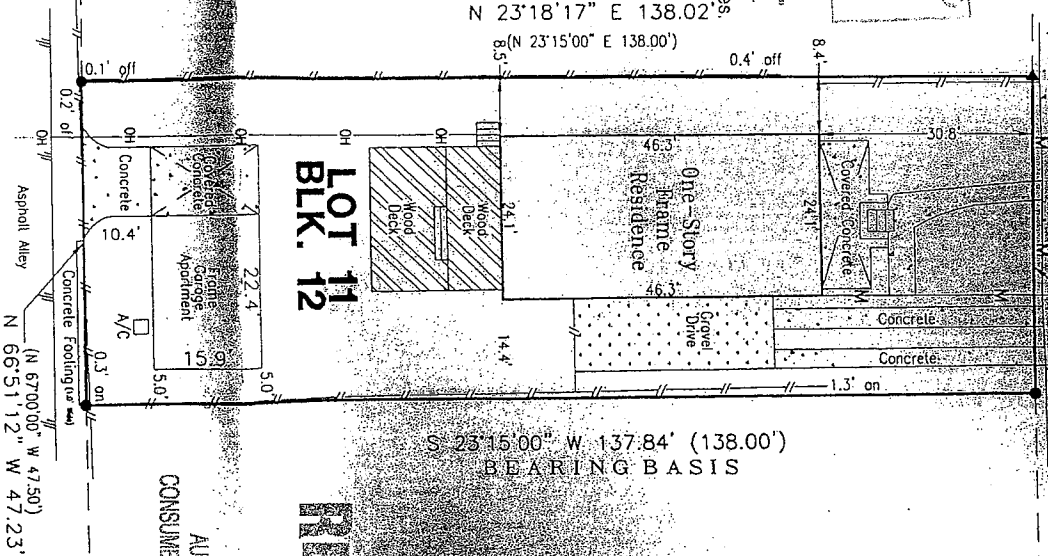
S 23°15'00" W 137.84' (138.00')
BEARING BASIS

LOT 11
BLK. 12

RECEIVED

AUG 15 2013

AUSTIN WATER UTILITIES
CONSUMER SERVICE DIVISION



YOUR DEDICATED TEAM OF REAL ESTATE PROFESSIONALS

MEMBERS MORTGAGE

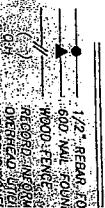
Kim McNeil
14901 Quorum Dr. #800
Dallas, TX 75255



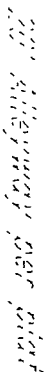
Chicago Title Insurance Company

Susan Outon
950 Weibank Dr. Ste. #101
Dallas, TX 75246

LEGEND



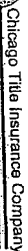
S 66°37'45" E 47.10
S 67°00'00" E 47.50)



LEGEND:

Kim McNeil

14901 Quorum Dr. #800
Dallas, TX 75254



Susan Outon
950 Westbank Dr. Ste. #101
Tulsa, OK 74114





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

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: Legasos 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: Green & Park Tax Parcel ID No.: 1911818
Existing Use: vacant single-family res. duplex garage apartment other _____
(Circle one) PROPOSED Use: vacant single-family res. duplex garage apartment other _____
(Circle one) Number of existing bathrooms: 2 Number of proposed bathrooms: 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: _____ New stub size: 1
Existing Meter number: 97604 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&W SPV Completed by (Signature & Print name) _____ Date 8/15/13 Phone 212 801 2358
OSSF (if applicable) Approved by UDS (Signature & Print name) _____ Date _____ Phone _____
AWU Representative Debra Dwyer Date 8/15/2013 Phone 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

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)

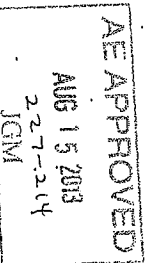
*This form to be used for review of Building Permit only
For use in One Stop Shop Only*

Responsible Person for Service Request <u>Peyman Construction LLC</u>	
Email <u>peyman@peymanconstruction.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>Grey & Pink Subdiv of order 1914001</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 _____	
AE 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.



Tucker Engineering, Inc.
Suite 303 at 1311 Chisholm Trail
Round Rock, TX 78681
(512) 255-7477 FAX (512) 244-3366
www.tuckerengineering.net

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. 2nd, 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.

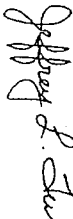

Drainage: No remedial work necessary.

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.

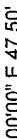
* * * * *

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, P. E.
Structural Engineer

AUSTIN, TEXAS



COVER STORY

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ABBREVIATIONS

ABBREVIATIONS

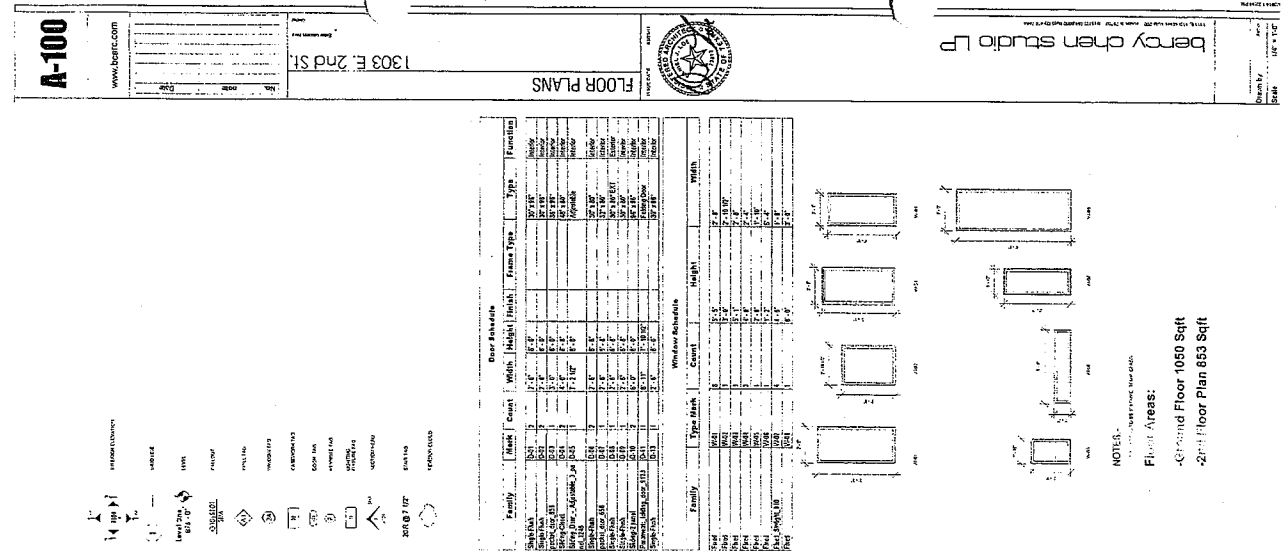
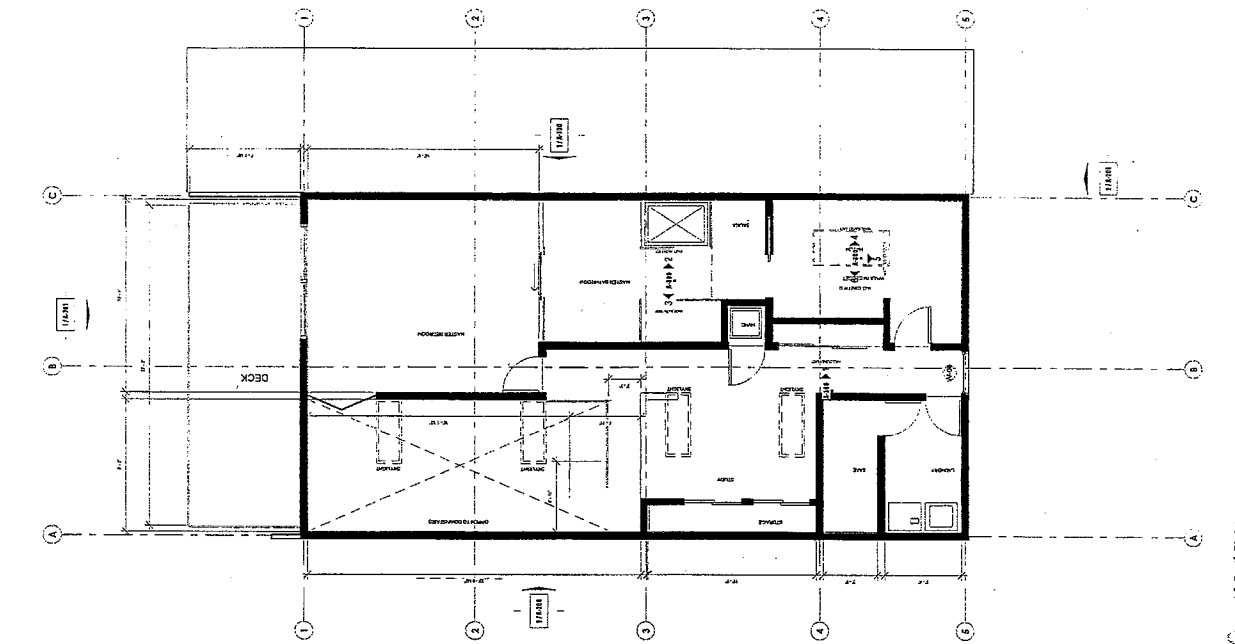
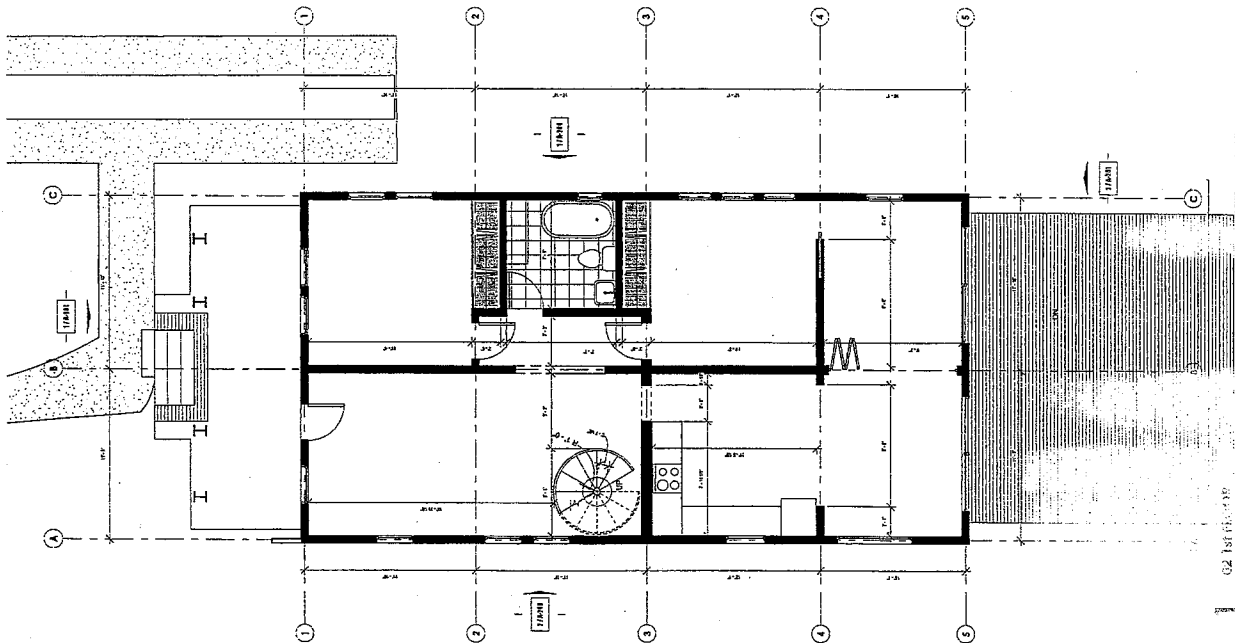
GENERAL NOTES

- ## GENERAL NOTES

INDEX OF DRAWINGS

171 pages





A-200

www.berry.com

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Project Number	2024
Scale	1/8" = 1'-0"
Date	2024

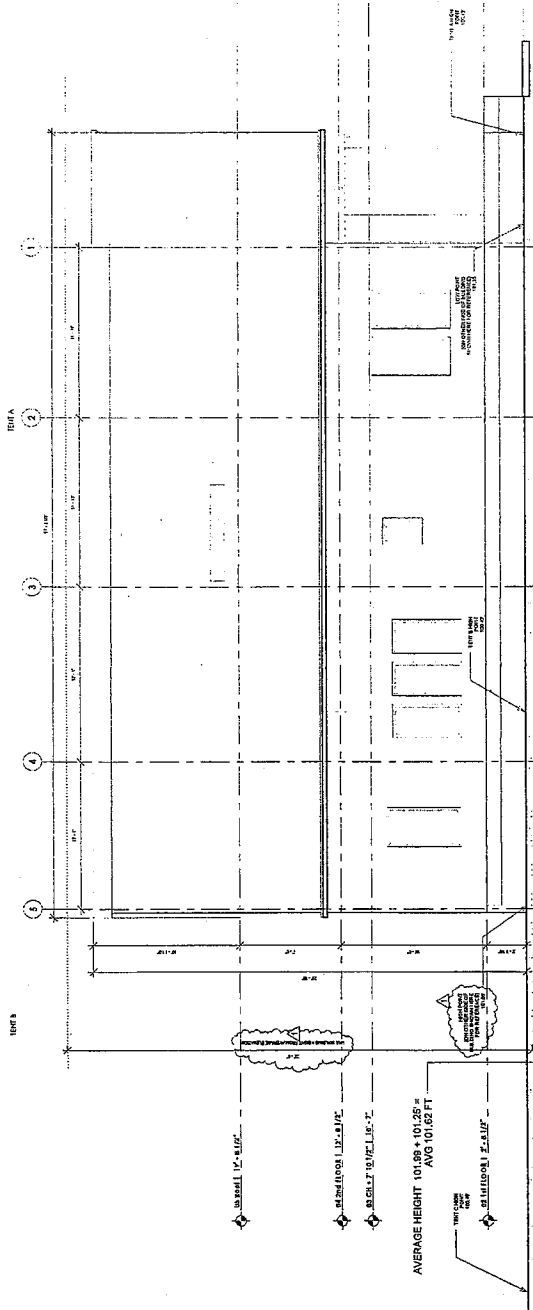
1303 E. 2nd St.

ELEVATIONS

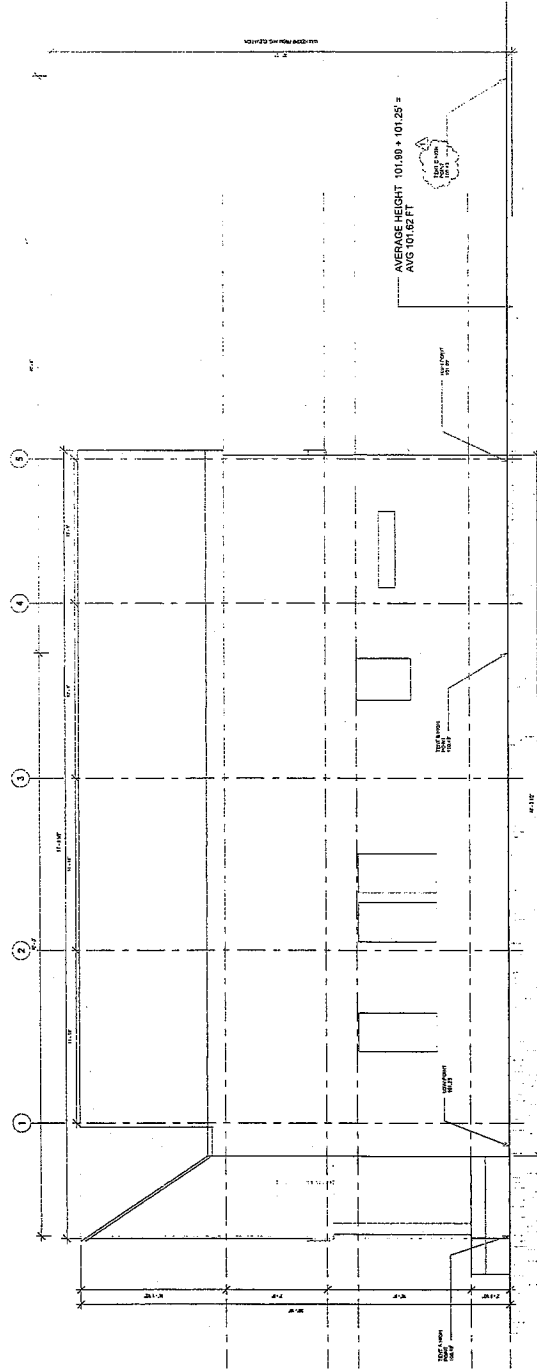


berry chen studio LP

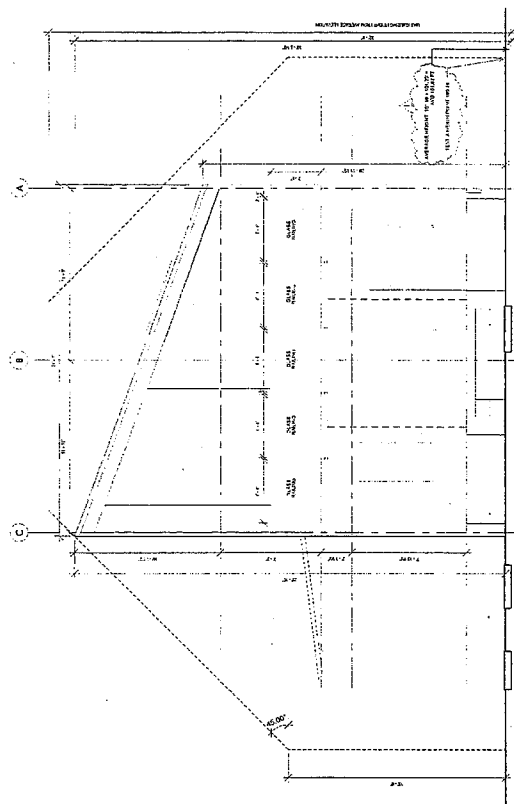
Drawn by
Scale
Date



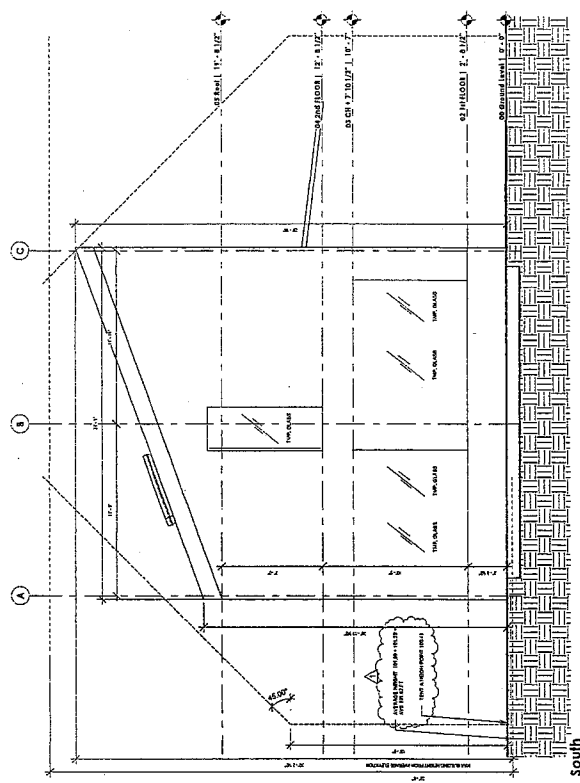
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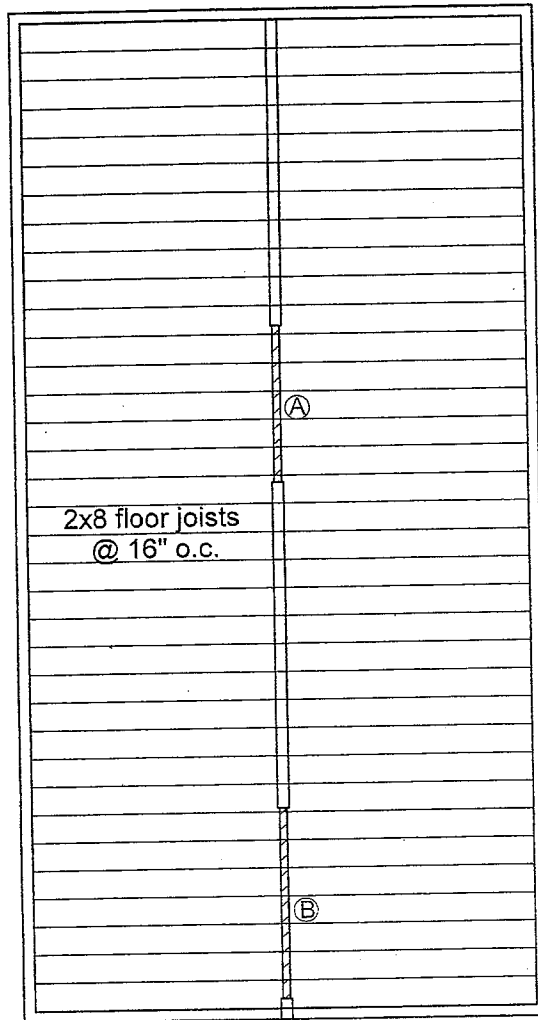
2 West
1/8" = 1'-0"



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_b
- (2) See architectural plans for dimensions.

TUCKER
■■■engineering

Tucker Engineering, Inc.
1311 Oakdale Trail, Suite 200, Round Rock, Texas 78664
Phone: (512) 245-2457 - Website: tuckerengineering.net

Floor Framing Plan
Second Floor

1303 E. 2nd Street, Austin

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

Page 1 of 2

Jeffrey L. Tucker



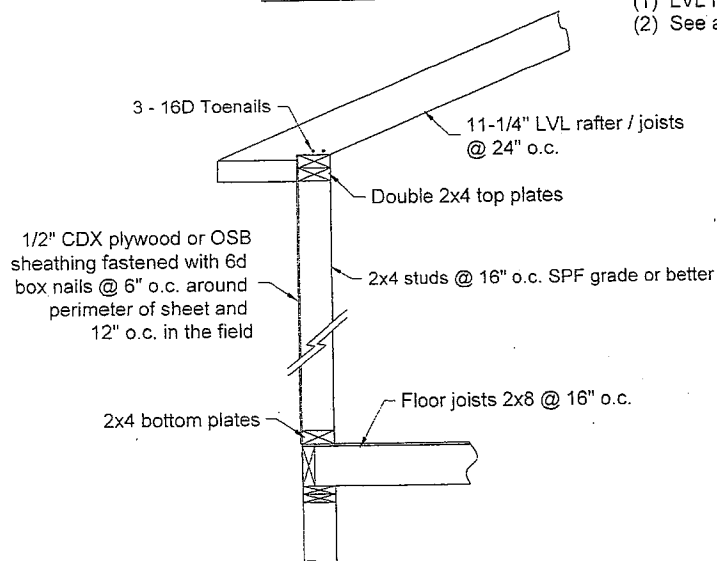
7-25-13

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

Notes:

- (1) LVL rafter/joists shall be 2600 F_b.
- (2) See architectural plans for dimensions.

Wall Section



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■■■■engineering

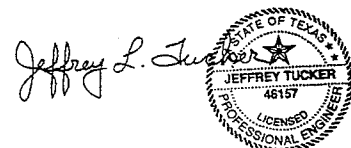
Tucker Engineering, Inc.
1303 E. 2nd Street, Austin, Texas 78701
Phone: 512.591.1111 Fax: 512.591.1112

Roof Rafter Plan

1303 E. 2nd Street, Austin

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

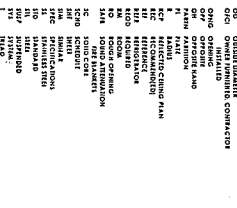
Page 2 of 2



7-30-13

AUSTIN, TEXAS

ABBREVIATIONS

[illegible][illegible]

TAD 145 DIFFERENTIAL POSITIONING
TILE REFERENCE
TO TOP OF
TYP TYPICAL
DNO UNITS NOTED ORIENTED
VCT VERTICAL COMPARISON THE
VIE VIEW IN FIELD
V VOT
W/ WIND
WC WATER CLOSET
WIE WATER REFERENCE (RESTAURANT)

GENERAL NOTES

[illegible]

Date _____

[illegible]

1303 E. 2d

Cover Sheet



LP

chen studio

bency

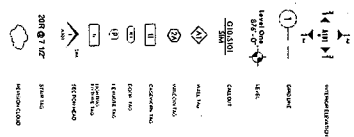
bercy chen studio LP

Project Status	Author	Drawn by	Scale
			As indicated

Project Status	Author	Drawn by	Scale
			As indicated

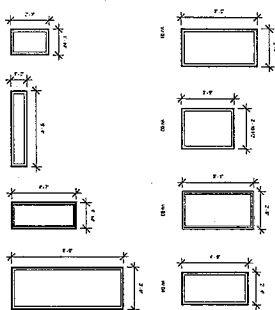
This architectural floor plan shows a building layout. On the left side, there is a large rectangular area, possibly a courtyard or a large room, with a grid of lines indicating a structure. To the right of this area is a circular feature, likely a well or a small circular room, with a central point and radiating lines. Further to the right is a large rectangular area, possibly a main hall or a large room, with a grid of lines indicating a structure. The plan includes various lines, dimensions, and annotations, typical of a technical drawing. A large letter 'W' is visible on the left side of the plan, and a large letter 'I' is visible on the right side. The plan is oriented with a north arrow pointing towards the top right.

This architectural floor plan depicts a single-story residence with a deck and a water deck. The layout includes a living room with a fireplace, a dining room, a kitchen, a bathroom, and a bedroom. A large deck is attached to the side of the house, and a water deck is located near the bedroom. The plan also shows a garage, a carport, and a driveway. The drawing is oriented with the house's front facing the top of the page. The deck is located on the right side of the house, and the water deck is located near the bedroom. The plan includes various annotations such as 'DECK', 'WATER DECK', 'GARAGE', 'CLO', 'BATH', 'BED', 'KITCHEN', 'DINING', 'LIVING', and 'HALL'. The drawing is a detailed architectural rendering showing walls, doors, windows, and furniture placement.



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Family 4	7	7	7	7	7	7
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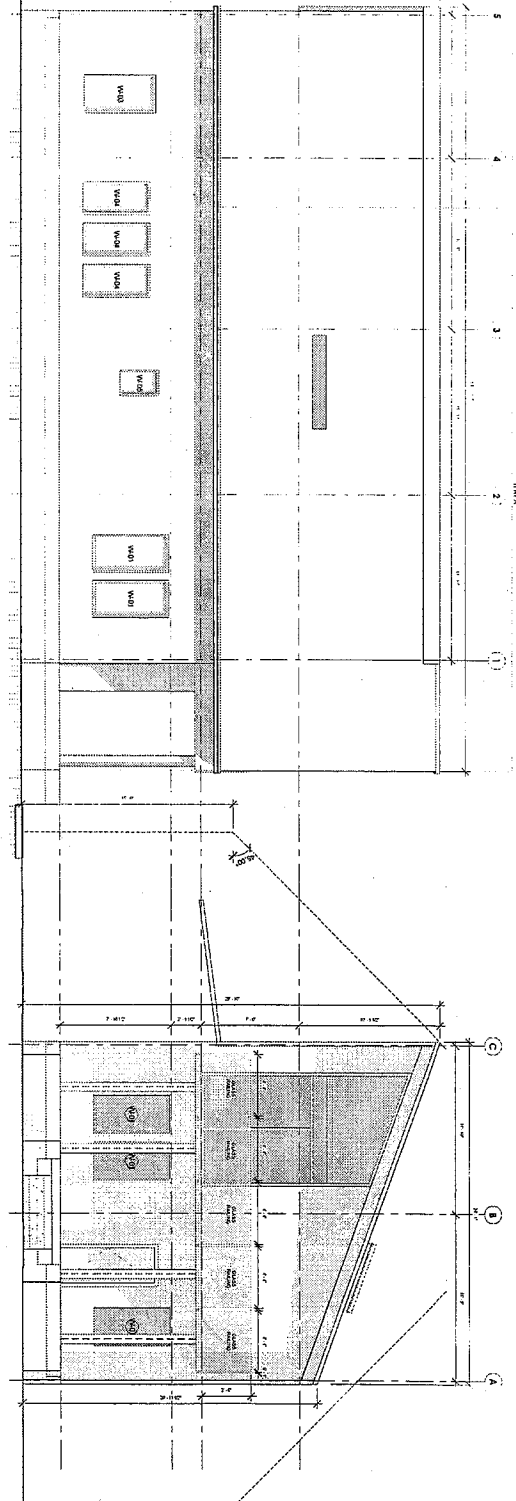
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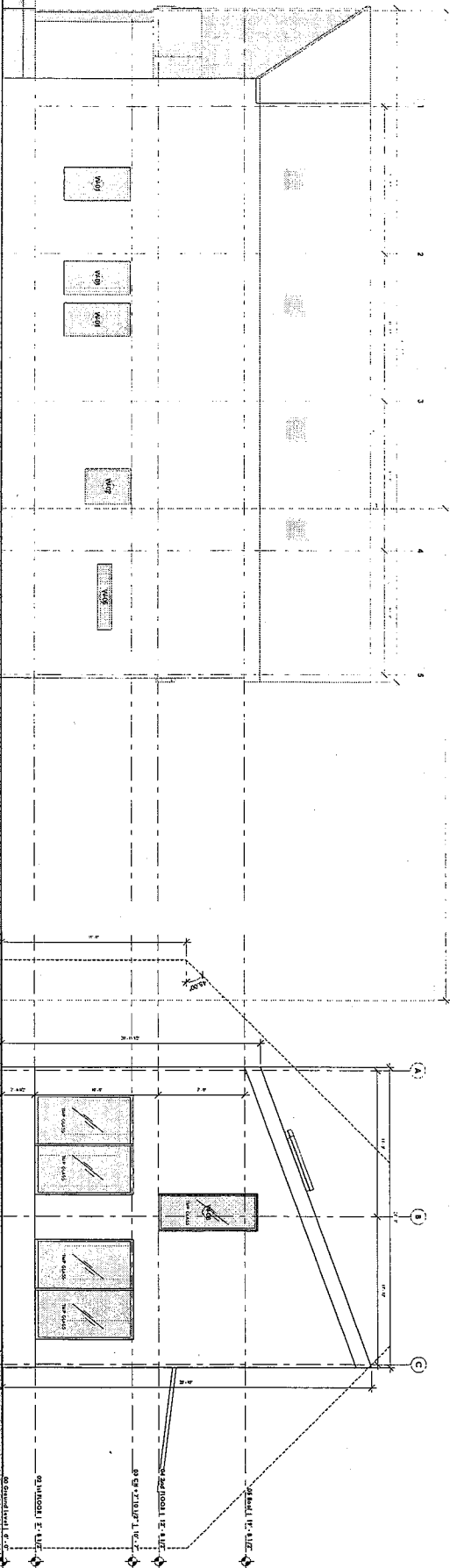
NOTES.

RESEARCH AND ANALYSIS

IFM



East



2 West
1/4" x 1/4" A-07

3
North
11th St. Ave.

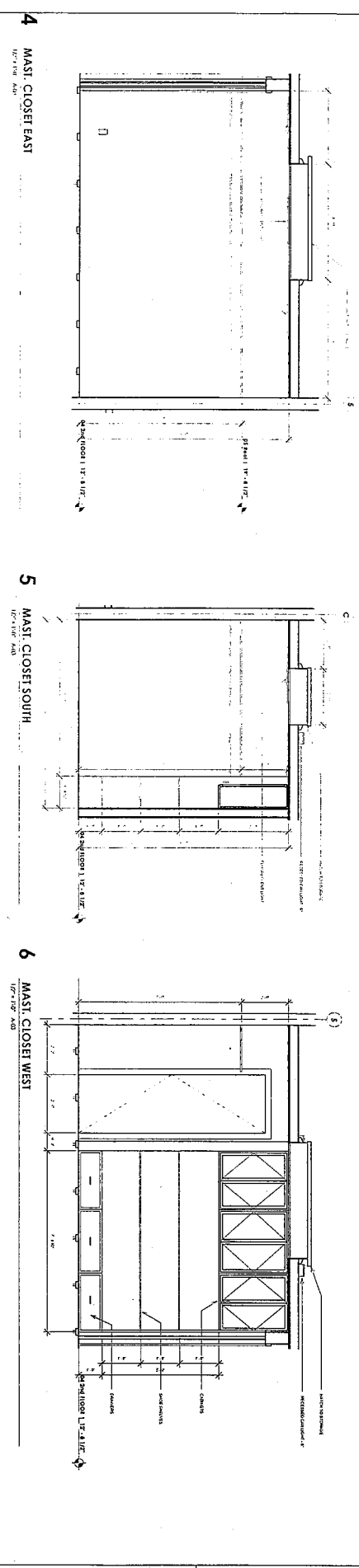
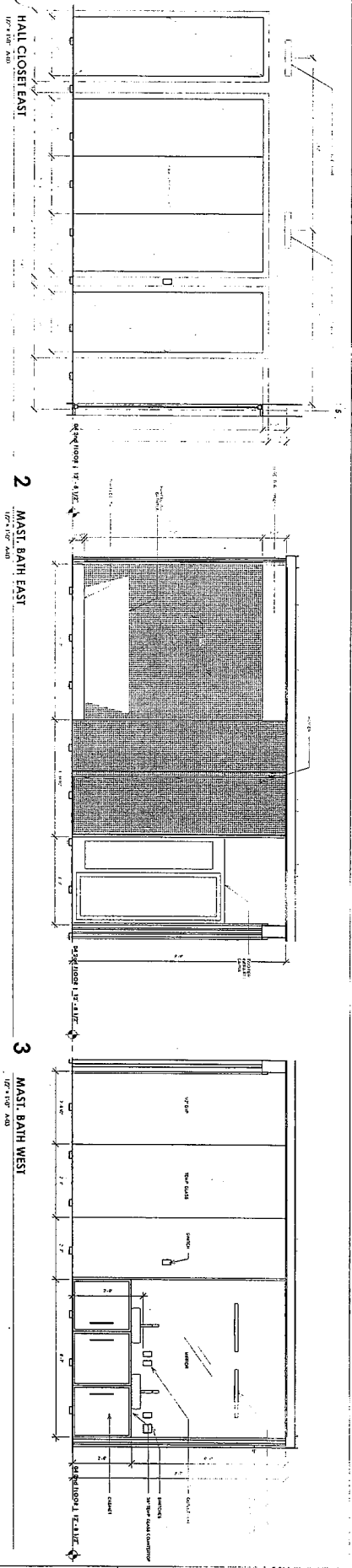
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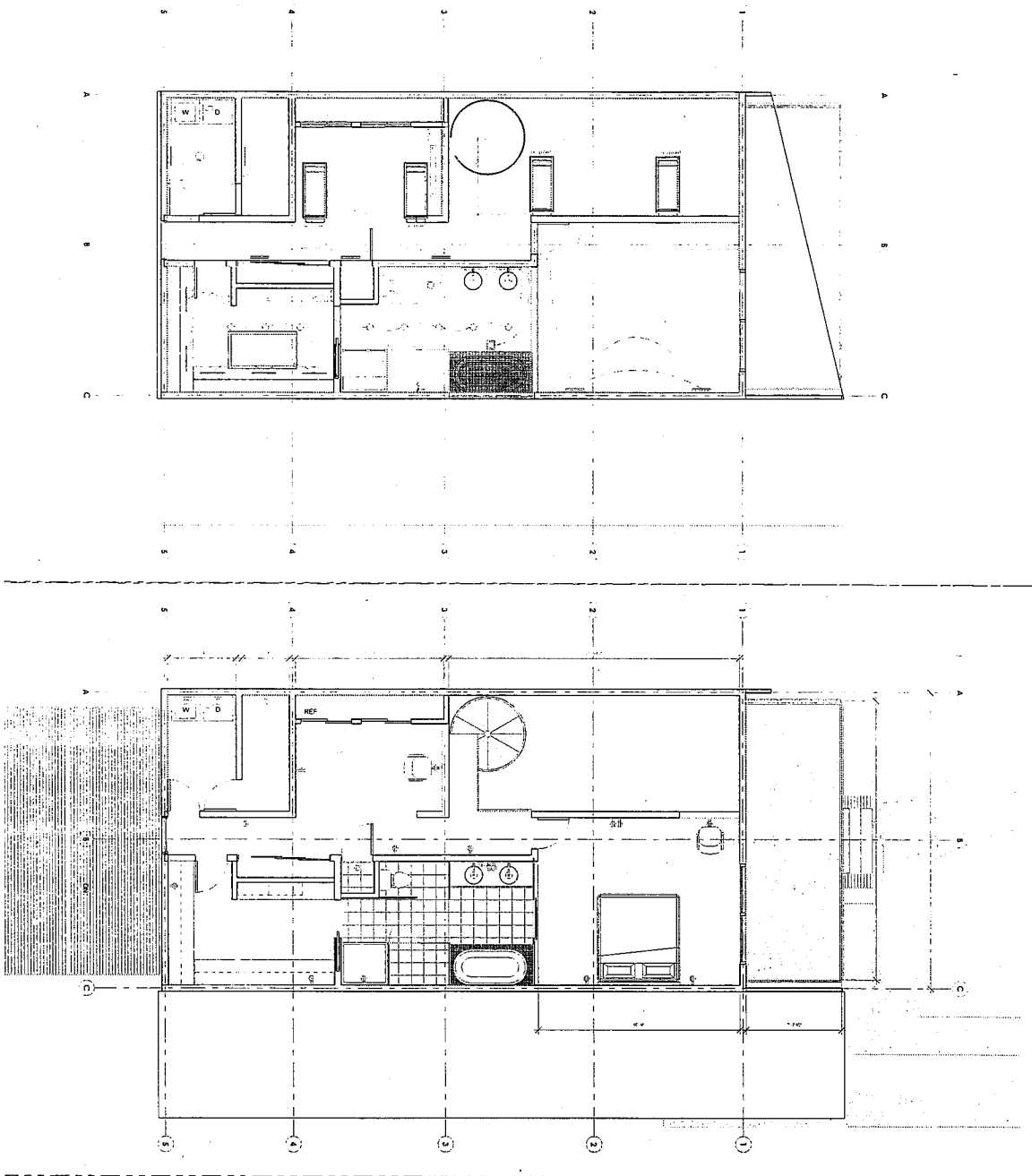
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1303 E. 2nd St.

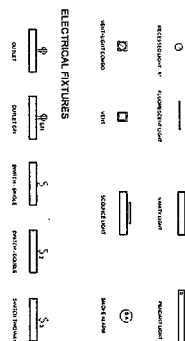
bercy chen studio LP

Project Start





LIGHT FIXTURES



ELECTRICAL FIXTURES

