






-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### NOTIFICATIONS

CASE#: C15-2016-0093  
LOCATION: 2911 East 3rd 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" = 134'

CASE# CL-2016-093  
ROW# \_\_\_\_\_  
TAX# \_\_\_\_\_

272

**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: 2911 E 3rd St.

LEGAL DESCRIPTION: Subdivision — Hartwell Sec 1.

Lot(s) 7 Block 3 Outlot 29 Division \_\_\_\_\_

I/We Phil Moncada on behalf of myself/ourselves as authorized agent for

Agustin Zavaleta affirm that on July, 13th,

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)**

X ERECT \_\_\_ ATTACH X COMPLETE \_\_\_ REMODEL \_\_\_ MAINTAIN

Request variances to base zoning district to build a duplex (minimum lot width).

in a SF-3-NP (Govalle) district.  
(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):

327  
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**REASONABLE USE:**

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

Variances are needed for minimum lot area and width in order to build desired duplex.

**HARDSHIP:**

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

Building a duplex will follow current pattern of neighborhood development while allowing maximum use of property. It will also contribute to current improvements in area.

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

Several lots in immediate vicinity currently have duplexes.

**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:

Duplexes are permitted in SF-3-NP and several exist in the area. The building of a duplex will not impair any Adjacent property and / or zoning district regulations because it is common to 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:

N/A

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:

N/A

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

N/A

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

N/A

**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 Phil Moncada Mail Address 1301 S IH 35 Ste 204

City, State & Zip Austin, Texas 78741

Printed Phil Moncada Phone 512-627-8815 Date \_\_\_\_\_

**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 Augusto Zavala Mail Address 8104 Posten Ln

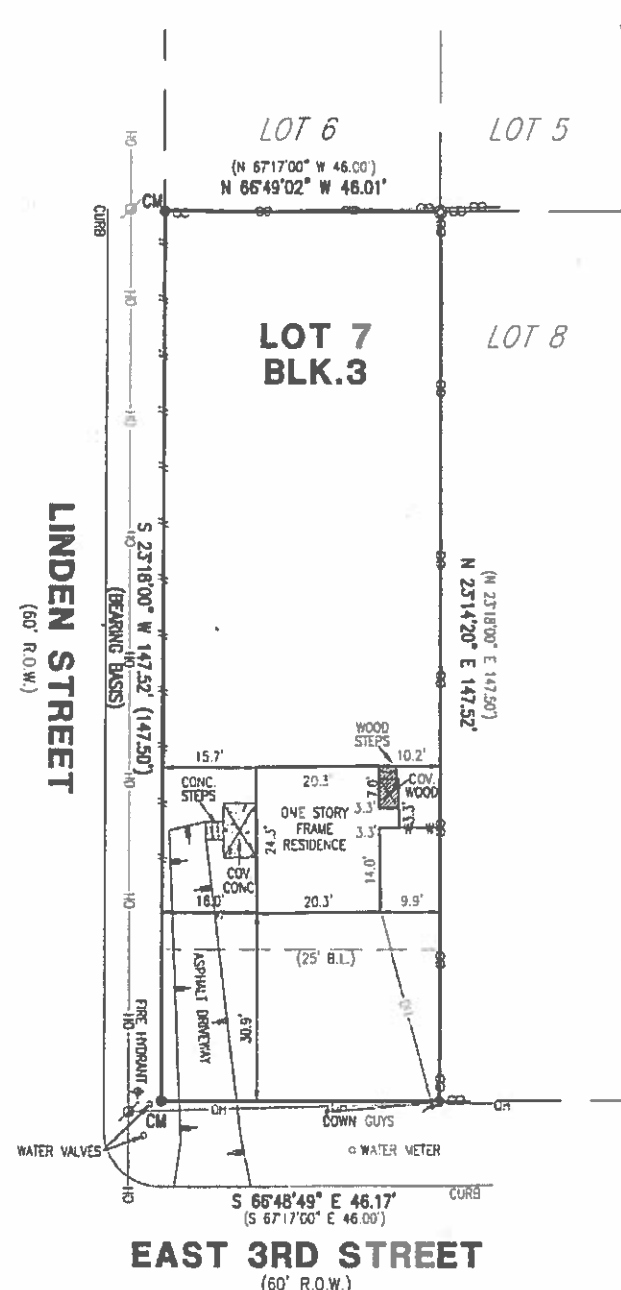
City, State & Zip Austin, Texas 78744

Printed Augusto Zavala Phone 512-633-4337 Date 7/13/16

3/13/14





- LEGEND**
- 1/2" REBAR FOUND
  - 1/2" CAPPED REBAR SET
  - 1/2" IRON PIPE FOUND
  - 600 NAIL FOUND
  - 600 NAIL SET
  - CAPPED REBAR FOUND
  - "X" SET IN CONCRETE
  - "X" FOUND IN CONCRETE
  - COTTON SPINDLE FOUND
  - PUNCH HOLE FOUND
  - CHAIN LINK FENCE
  - WOOD FENCE
  - METAL FENCE
  - BUILDING LINE
  - PUBLIC UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - PER PLAT
  - CM CONTROL MONUMENT
  - R.O.W. RIGHT OF WAY
  - P.O.B. PLACE OF BEGINNING
  - OVERHEAD ELECTRIC
  - POWER POLE
  - AIR CONDITIONER

**LINDEN STREET**  
(60' R.O.W.)



**EAST 3RD STREET**  
(60' R.O.W.)



<b>IMPORTANT NOTICE</b> This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to B & G SURVEYING.		  BY THE SURVEYOR AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED													
<b>FLOOD CERTIFICATION</b> THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP DATED 09/18/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED BY THIS FIRM AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED ON SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAN ADMINISTRATOR.		STREET ADDRESS: <b>2911 EAST 3RD STREET</b> CITY: <b>AUSTIN</b> COUNTY: <b>TRAVIS</b> STATE OF TEXAS LOT: <b>7</b> BLOCK: <b>3</b> SUBDIVISION: <b>HARTWELL ADDITION</b> VOL/CAB: <b>709</b> PG/SID: <b>93</b> DEED RECORDS REFERENCE NAME: <b>AGUSTIN ZAVALA</b>													
 		<b>B &amp; G SURVEYING, LLC</b> FIRM REGISTRATION NO. 101063-00 WWW.BANDGSURVEY.COM 1404 West North Loop Blvd. Austin, Texas 78756 Office 512*458-6969, Fax 512*458-9845													
		JOB #: <b>B0106614_TA</b> DATE: <b>01/17/14</b> SCALE: <b>1" = 20'</b> <table border="1"><tr><td>FIELD WORK BY:</td><td>JERRY</td><td>01/15/14</td></tr><tr><td>CALC'D BY:</td><td>WHL</td><td>01/17/14</td></tr><tr><td>DRAWN BY:</td><td>AMS</td><td>01/17/14</td></tr><tr><td>CHECKED BY:</td><td>ML</td><td>01/17/14</td></tr></table>		FIELD WORK BY:	JERRY	01/15/14	CALC'D BY:	WHL	01/17/14	DRAWN BY:	AMS	01/17/14	CHECKED BY:	ML	01/17/14
FIELD WORK BY:	JERRY	01/15/14													
CALC'D BY:	WHL	01/17/14													
DRAWN BY:	AMS	01/17/14													
CHECKED BY:	ML	01/17/14													

M/6

**CITY OF AUSTIN**  
**Board of Adjustment/Sign Review Board**  
**Decision Sheet**  
**(RECONSIDERATION REQUEST)**

**DATE:** Monday, January 12, 2015

**CASE NUMBER:** C15-2014-0135

☐ Y ☐ Jeff Jack - Chair  
☐ Y ☐ Michael Von Ohlen  
☐ Y ☐ Melissa Whaley Hawthorne - Vice Chair - 2<sup>nd</sup> the Motion  
☐ Y ☐ Sallie Burchett  
☐ Y ☐ Ricardo De Camps  
☐ Y ☐ Brian King - Motion to Grant  
☐ Y ☐ Vincent Harding

**APPLICANT:** Michael Benitez

**OWNER:** Augustine Zavaleta

**ADDRESS:** 2911 3RD ST

**VARIANCE REQUESTED:** The applicant has requested a variance(s) to Section 25-2-492 (D) (Site Development Regulations) to decrease the minimum lot width from 50 feet (required) to 47 feet (requested) and to decrease the minimum lot size from 5,750 (required) to 3,392.5 square feet (requested) in order to either subdivide the property into two lots or construct a second dwelling unit in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle)

The applicant has requested a variance to Section 25-2-774 (B) and (C) (7) (Two-family Residential Use) to decrease the minimum lot area from 7,000 square feet (required) to 5,785 square feet (requested) and to increase the gross floor area of the second dwelling unit from 850 square feet (required) to 1,200 square feet (requested) in order to construct a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle)

The applicant has requested a variance to Section 25-2-773 (B) (1) and (2) (Duplex Residential Use) to decrease the minimum lot area from 7,000 square feet (required) to 5,785 square feet (requested) and to decrease the minimum lot width from 50 feet (required) to 46 feet (requested) in order to construct a duplex unit in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle)ther

**BOARD'S DECISION:** The public hearing was closed on Board Member Jeff Jack motion to Deny (applicant no show), Board Member Bryan King second on a 5-2 vote (Board member Michael Von Ohlen, Ricardo De Camps nay); **DENIED.**

**RECONSIDERATION REQUEST:** The applicant has requested a variance(s) to Section 25-2-492 (D) (Site Development Regulations):

A. to decrease the minimum lot width from 50 feet (required) to 47 feet (requested) and;

B. to decrease the minimum lot size from 5,750 (required) to 3,392.5 square feet (requested) in order to either subdivide the property into two lots or construct a second dwelling unit in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle) The applicant has requested a variance to Section 25-2-774 (B) and (C) (7) (Two-family Residential Use);

C. to decrease the minimum lot area from 7,000 square feet (required) to 5,785 square feet (requested) and;

D. to increase the gross floor area of the second dwelling unit from 850 square feet (required) to 1,200 square feet (requested)


in order to construct a two family residential use in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Govalle).


**Nov 10, 2014 Board Member Bryan King motion to Reconsider request, Board Member Michael Von Ohlen second on a 6-0 vote; RECONSIDERED; the public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to January 12, 2015, Board Member Bryan King second on a 6-0 vote; POSTPONED TO January 12, 2015.**

**Jan 12, 2015 The public hearing was closed on Board Member Bryan King motion to Grant A. and B. of Section 25-2-773 (B) (1) and (2) (Duplex Residential Use) A. to decrease the minimum lot size to 6,785 square feet and B. to decrease the minimum lot width to 46 feet, applicant's request for variances to Section 25-2-774 was withdrawn with no Board consideration, Board Member Melissa Hawthorne second on a 7-0 vote; GRANTED A. AND B. OF SECTION 25-2-773 (B)(1) AND (2) (DUPLEX RESIDENTIAL USE) – A. TO DECREASE THE MINIMUM LOT SIZE TO 6,785 SQUARE FEET AND B. TO DECREASE THE MINIMUM LOT WIDTH TO 46 FEET, APPLICANT'S REQUEST FOR VARIANCES TO SECTION 25-2-774 WAS WITHDRAWN WITH NO BOARD CONSIDERATION.**

**FINDING:**

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: variance to minimum site development regulations to meet 25-4-232 small lot , lot is size of duplex use is only 3% short
2. (a) The hardship for which the variance is requested is unique to the property in that: 1937 house & subdivision took place prior to current development regulations  
(b) The hardship is not general to the area in which the property is located because: because it's a corner lot
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: surrounding lots are of equal size and developed in a compatible nature

  
Leane Heldenfels  
Executive Liaison

  
Jeff Jack  
Chairman

**\* PRINT THIS REPORT AND PRESENT IT AT THE TIME OF UPDATE SUBMITTAL \***

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City of Austin Residential Permit Application

## Master Comment Report



**Property:** 2911 E 3RD ST

**Case #:** 2016-055994 PR

**Case Manager:** Daniel Word

**Original Submittal Date:** May 13, 2016

**Application Expiration:** November 9, 2016

**Comment-report Sent:** June 17, 2016

**Comment-report #:** 1

**Manager Contact:** Daniel.Word@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, and/or information.*

The application will be approved when **ALL** comments from each review discipline have been addressed. Your application is considered disapproved until the update process occurs. (Additional comments may be generated as a result of information or design changes provided in your update.)

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report to schedule an appointment so that your concerns can be addressed. **Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-In Hours – we DO NOT take walk-ins for projects under review; you must schedule an appointment with your reviewer.**

### Requirements:

- Prepare a separate document **OR** use this report to explain how each comment is being addressed. **Include the document with this Master Comment Report upon time of re-submittal.**
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale (according to original intake requirements).
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- 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:

It is required that you submit all documents requested for the update together. Residential Review will **NOT** accept informal updates for any case – NO EXCEPTIONS. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** which will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1<sup>st</sup>) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2<sup>nd</sup>) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

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

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline. Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

### Online Reference:

Your project information is available online:

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

## Residential Zoning Review - Daniel Word - 512-974-3341

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1. BOA variance is expired. Must seek new variance for lot size (7000 sq ft minimum), lot width (50 ft minimum). Submit approved decision sheet from BOA with update.

2. Modify sheet A-1 to reflect Type I driveway per Standard 433s-1 or 433s-1A. Submit affected sheet with update.

[https://www2.municode.com/library/tx/austin/codes/standards\\_manual?nodeId=CITY\\_AUSTIN\\_TEXASST\\_SERIES\\_400COST](https://www2.municode.com/library/tx/austin/codes/standards_manual?nodeId=CITY_AUSTIN_TEXASST_SERIES_400COST)

3. If multiple Type I driveways are proposed, spacing must be provided per TCM 5.3.2. Modify sheet A.1 accordingly and submit affected sheet with update.

[https://www2.municode.com/library/tx/austin/codes/transportation\\_criteria\\_manual?nodeId=TRCRMA\\_S5DR\\_5.3.0DECR\\_5.3.2CRVATYDR](https://www2.municode.com/library/tx/austin/codes/transportation_criteria_manual?nodeId=TRCRMA_S5DR_5.3.0DECR_5.3.2CRVATYDR)

4. Compliance with sidewalk ordinance required. Show COA sidewalk along one of the two street frontages per Standard 432s-1 on sheet A-1 or contact Amber Mitchell in Development Assistance Center to request fee in lieu payment. If fee in lieu is chosen, provide approval memo from Amber and receipt of payment with update. Submit affected sheet with update.

<https://www.municode.com/webcontent/municodenext/15309/400/432S-1.pdf>

5. Label length of tent encroachment and line of intersection on west elevation (sheet A-2) and reference applicable tent exception by note as per 25-2 Subchapter F Art. 2.6.E. Submit affected sheet with update.

[https://www2.municode.com/library/tx/austin/codes/land\\_development\\_code?nodeId=TIT25LADE\\_CH25-2ZO\\_SUBCHAPTER\\_FREDECOST\\_ART2DEST\\_S2.6SEPL](https://www2.municode.com/library/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_FREDECOST_ART2DEST_S2.6SEPL)

6. Pull "building line" to front eave of front porch on unit B as per 25-2 Subchapter F Art. 3.2. Adjust 40 ft tent sections accordingly. Amend all affected sheets and submit with update.

[https://www2.municode.com/library/tx/austin/codes/land\\_development\\_code?nodeId=TIT25LADE\\_CH25-2ZO\\_SUBCHAPTER\\_FREDECOST\\_ART3DEME\\_S3.2BULI](https://www2.municode.com/library/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_FREDECOST_ART3DEME_S3.2BULI)

10/31

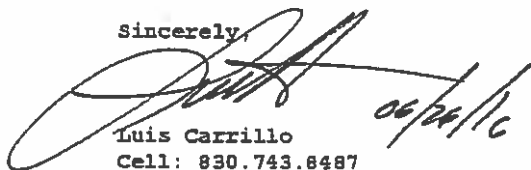
DATE: 06/26/15  
TO: City Of Austin Plan Review  
ATTN: Daniel Word  
Master Comment Report  
REF: 2911 East 3<sup>rd</sup> Street  
Austin, Texas

CASE# 2016-055994 PR

**Residential Zoning Review: Rev.1**

1. *Comment+ Noted.*
2. Please refer to the revised plans reflecting the changes and details to accommodate this requirement.
3. Please refer to the revised drawings reflecting one driveway to accommodate both units providing access to each garage.
4. I will get with Amber Mitchell in regards to being compliance with the requirements of the sidewalks.
5. Please see attach drawings showing the line of intersection of the tents.
6. Please see attached revised drawings reflecting the changes on pulling the building line front the face façade.

Sincerely,



Luis Carrillo  
Cell: 830.743.8487



RZR 3

FRONT ELEVATION UNIT A40 WEST ELEVATION

RZR 2

FRONT ELEVATION UNIT A40 EAST ELEVATION

R2 ARCHITECT

NEW DUPLEX:

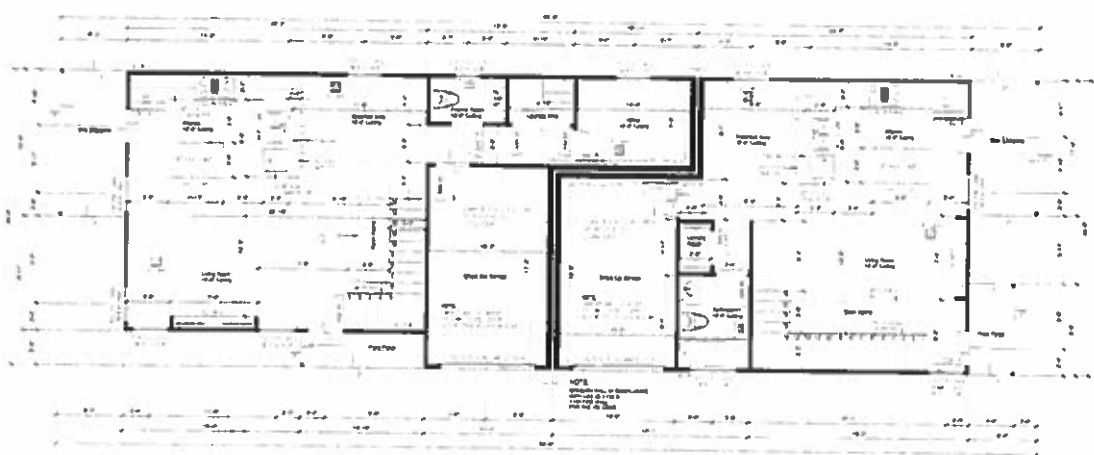
Agustin Zavaleta

2911 East 3rd St, Austin Texas 78702

For Zavaleta Drywall



1-43



First Floor Plan (Sheet 140)



Arch. Elevation (Not Detail)

**NOTES**  
 1. All work shall conform to the latest edition of the International Building Code, as amended by the City of Austin.  
 2. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.  
 3. All work shall be completed within the specified time frame.

**FLOOR PLAN NOTES**

1. All work shall conform to the latest edition of the International Building Code, as amended by the City of Austin.  
 2. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.  
 3. All work shall be completed within the specified time frame.

**ELECTRICAL NOTES**

1. All electrical work shall conform to the latest edition of the National Electrical Code, as amended by the City of Austin.  
 2. All wiring shall be installed in accordance with the manufacturer's instructions.  
 3. All work shall be completed within the specified time frame.

**MECHANICAL NOTES**

1. All mechanical work shall conform to the latest edition of the International Mechanical Code, as amended by the City of Austin.  
 2. All equipment shall be installed in accordance with the manufacturer's instructions.  
 3. All work shall be completed within the specified time frame.

**GENERAL NOTES**

1. All work shall conform to the latest edition of the International Building Code, as amended by the City of Austin.  
 2. All materials shall be of the highest quality and shall be installed in accordance with the manufacturer's instructions.  
 3. All work shall be completed within the specified time frame.

**MECHANICAL NOTES**

1. All mechanical work shall conform to the latest edition of the International Mechanical Code, as amended by the City of Austin.  
 2. All equipment shall be installed in accordance with the manufacturer's instructions.  
 3. All work shall be completed within the specified time frame.

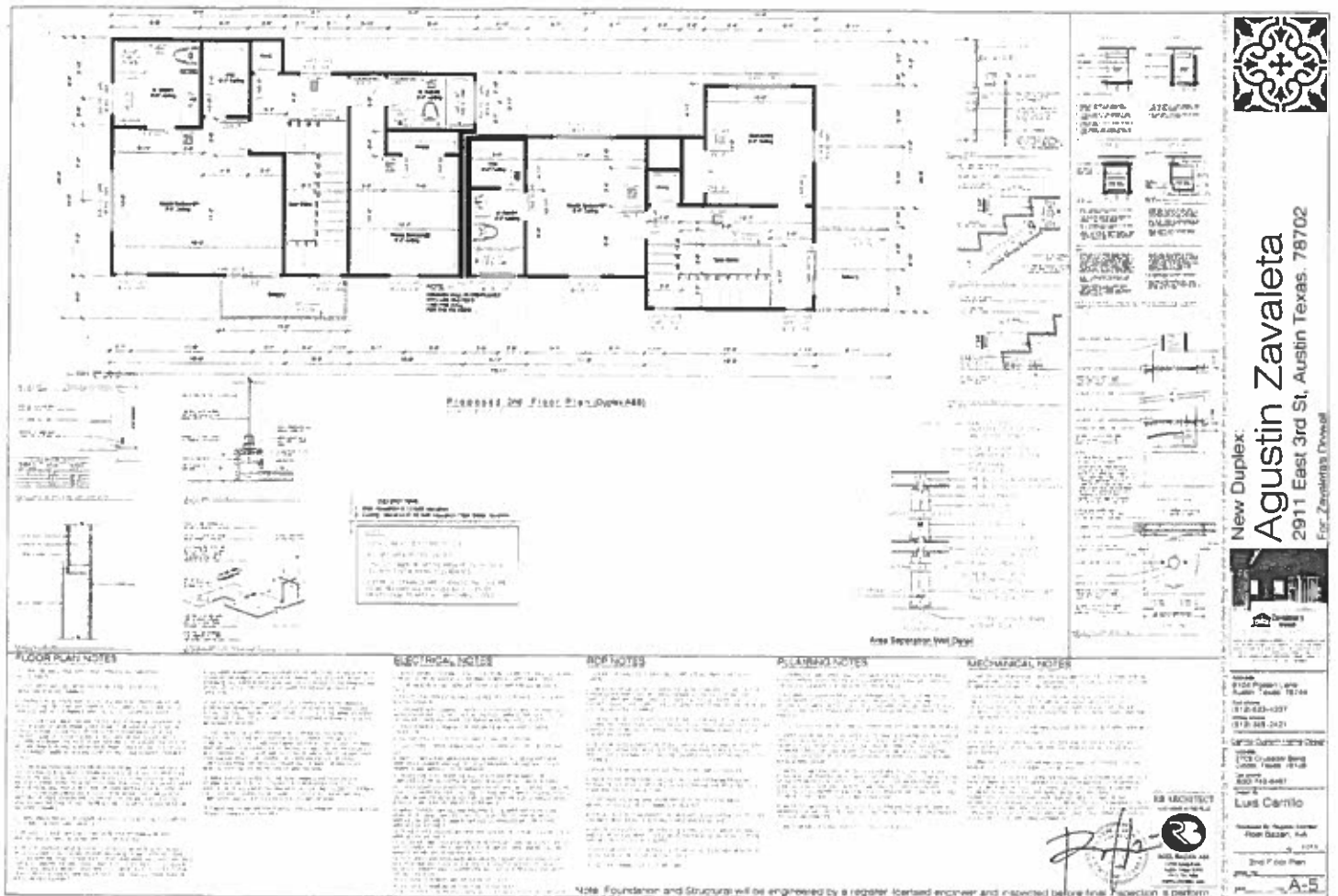


Note: Foundation and Structure will be engineered by a registered licensed engineer and inspected before final inspection is performed.



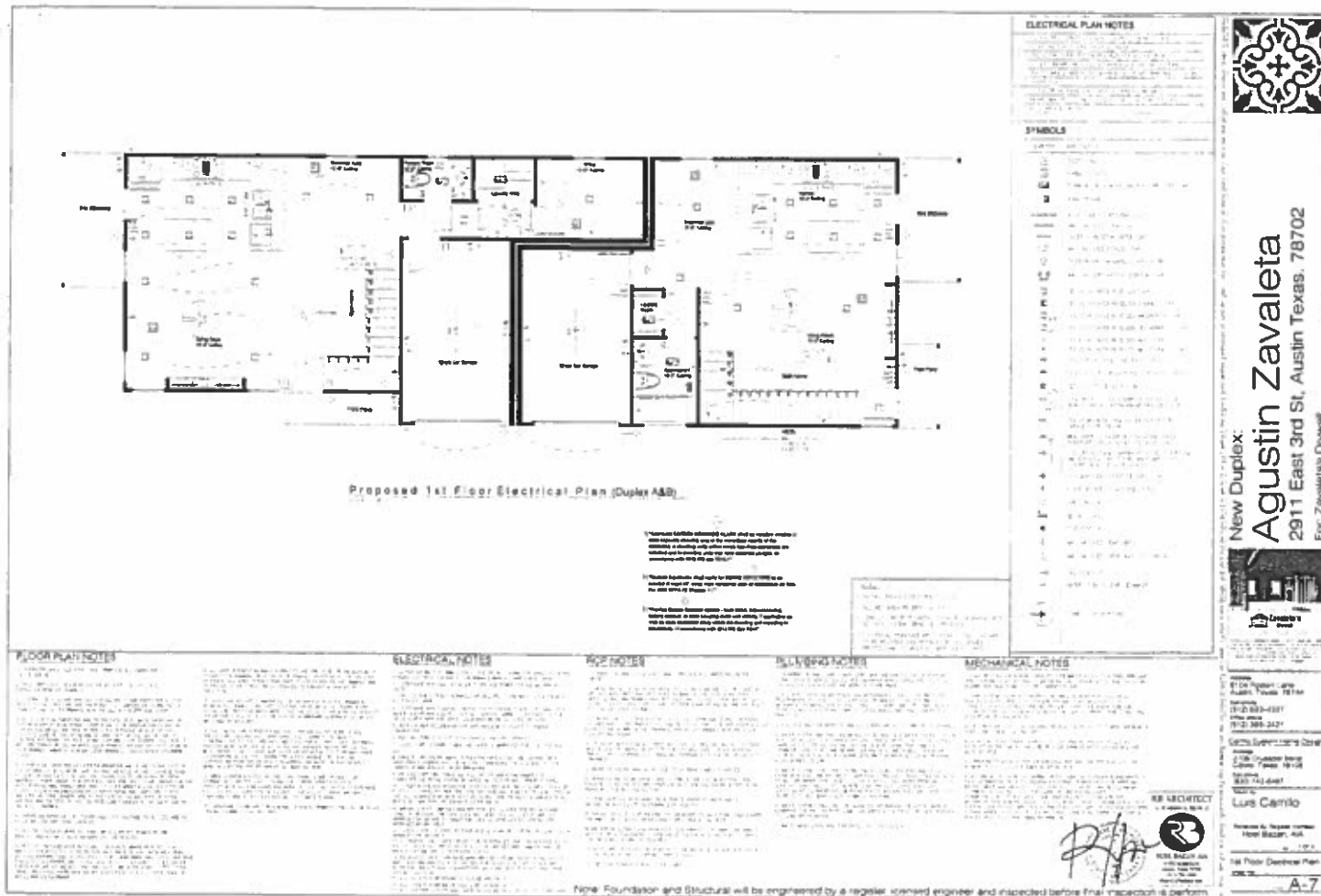
New Duplex:  
**Agustin Zavaleta**  
 2911 East 3rd St, Austin Texas, 78702  
 For Zavaleta Development

**Project Information**  
 Project Name: New Duplex  
 Location: Austin, Texas 78702  
 Owner: Agustin Zavaleta  
 Architect: Luis Camilo  
 Date: 10/10/2019  
 Sheet: A-4





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**Luis Camilo**  
 40-44 St. Register number  
 from Bazar, Ark.  
 2nd Floor Electrical Plan  
 100-100-100-100  
 A-8

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<sup>11</sup> "Healthy Green Tastes Great - The Best. Antioxidant. Extra Vitamins. It's the only green tea with 17 nutrients - 14 of the most powerful antioxidants, vitamins and minerals." [www.healthygreen.com](http://www.healthygreen.com)

[illegible][illegible][illegible][illegible]

MECHANICAL RECORD

1. NAME: [illegible] 2. ADDRESS: [illegible] 3. CITY: [illegible] 4. STATE: [illegible] 5. ZIP: [illegible]

6. PHONE: [illegible] 7. FAX: [illegible] 8. E-MAIL: [illegible]

9. OCCUPATION: [illegible] 10. EDUCATION: [illegible]

11. EXPERIENCE: [illegible]

12. REFERENCES: [illegible]

13. COMMENTS: [illegible]

14. SIGNATURE: [illegible]

15. DATE: [illegible]

16. REVIEWER: [illegible]

17. APPROVAL: [illegible]

18. REJECTION: [illegible]

19. REVISION: [illegible]

20. FINAL: [illegible]

21. CANCELLED: [illegible]

22. EXPIRED: [illegible]

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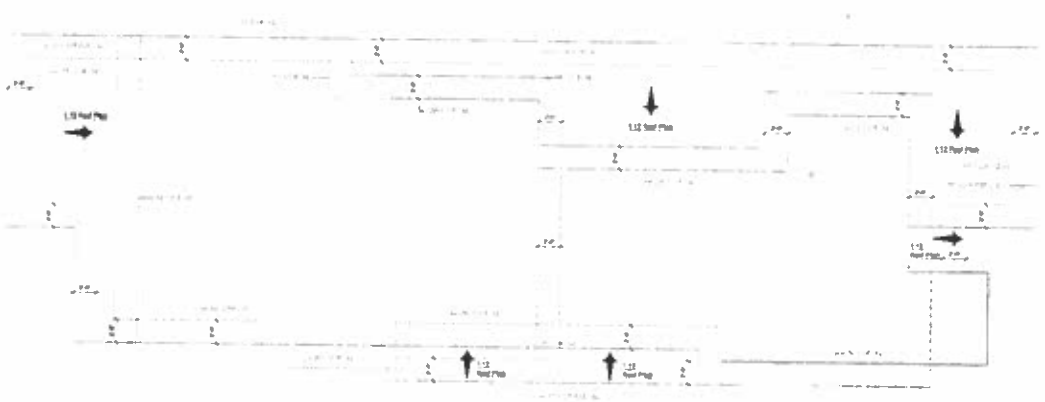
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**RB ARCHITECT**  
10000 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90210  
Tel: 310.277.1111  
Fax: 310.277.1112  
www.rbarchitect.com

Note: Foundation and Structural will be engineered by a register licensed engineer and inspected before final inspection is perform

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Proposed Roof Plan (Duplex A&B)

Note: Foundation and Structural will be engineered by a registered engineer and inspected before final inspection is performed.



New Duplex:  
**Agustin Zavaleta**  
 2911 East 3rd St, Austin Texas. 78702  
 For: Zavaletas Drivall



Address:  
 8104 Peyton Lane  
 Austin, Texas 78744  
 Tel: (512) 833-4337  
 Fax: (512) 385-2421  
 E-mail: agustin@zavaletas.com

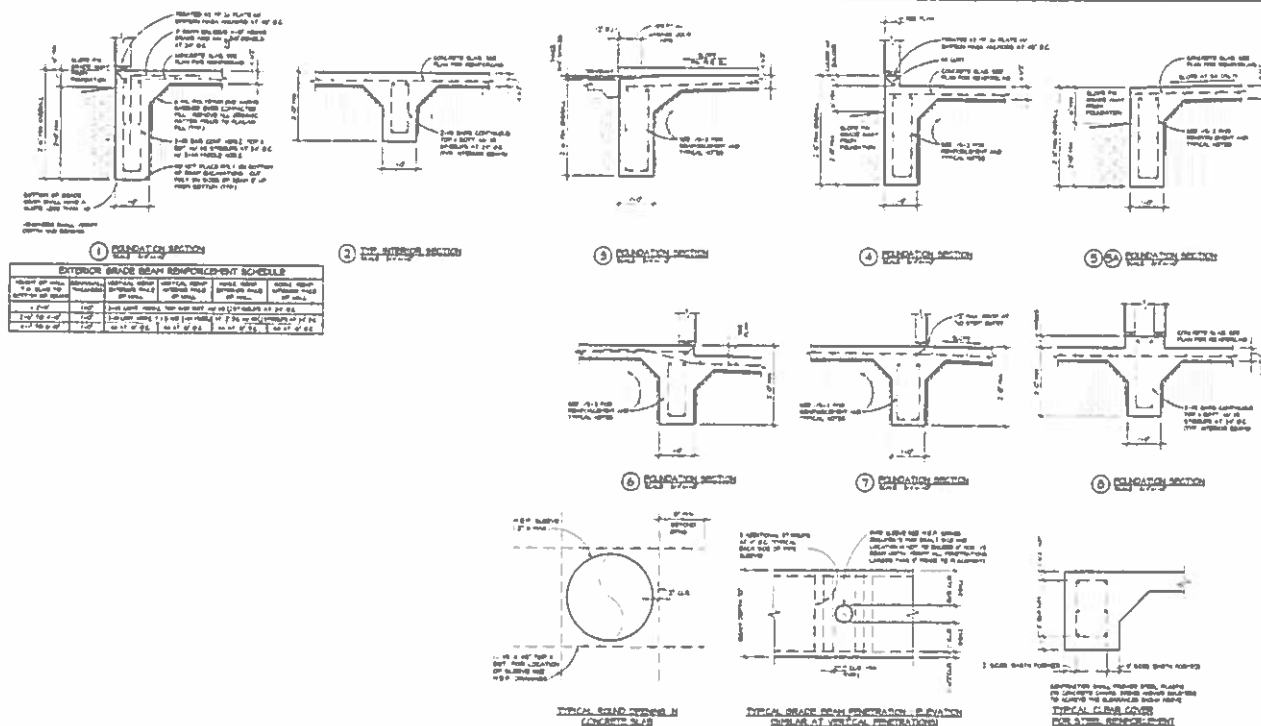
Architect:  
**Luis Carrillo**  
 Registered Professional Architect  
 State of Texas, License No. 10108  
 Tel: (512) 143-0467  
 E-mail: luis@luis-carrillo.com



Scale: As Shown



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**EXTERIOR GIRDER BEAM REINFORCEMENT SCHEDULE**

REINFORCEMENT	SECTION	BAR SIZE	SPACING	NOTES
TOP REINFORCEMENT	1-8	#5	12" O.C.	4 BARS
BOTTOM REINFORCEMENT	1-8	#5	12" O.C.	4 BARS
STIRRUPS	1-8	#3	6" O.C.	4 BARS
WELDS	1-8	6"	MIN.	WELDED JOINTS

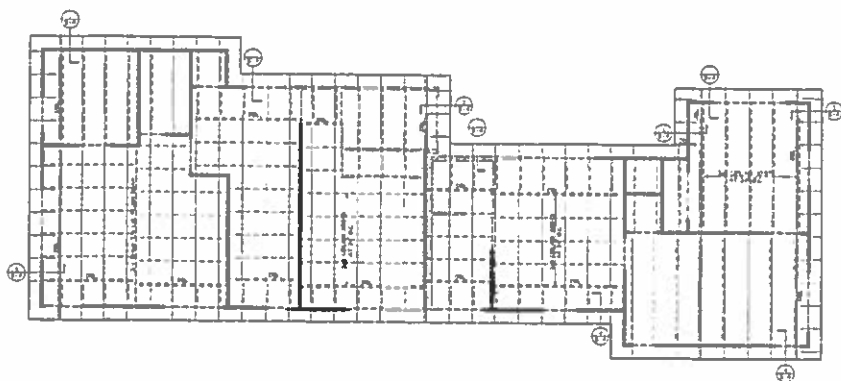
DETAIL SCALE:  
 3/8" = 1'-0" ON 11x17



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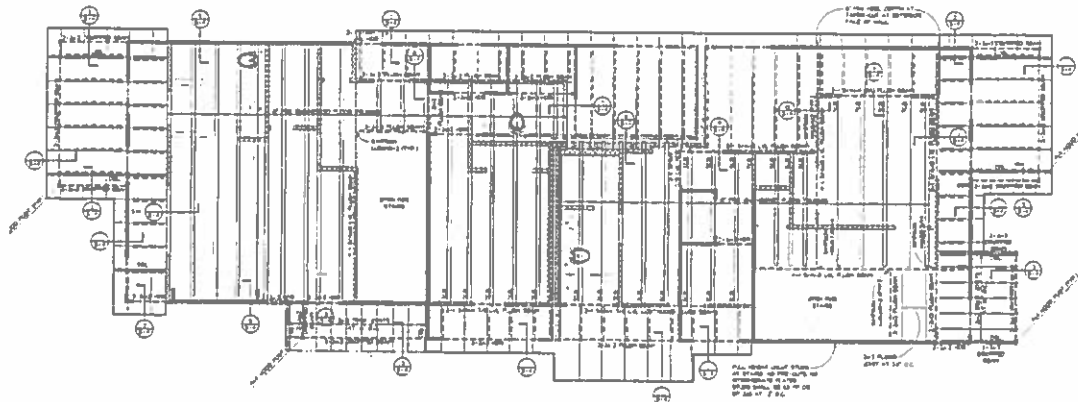


PLAN SCALE: 1/8" = 1'-0" ON x 17

### HIGH ROOF/CEILING FRAMING PLAN

SCALE: 1/8" = 1'-0"  
 --- JOIST  
 --- BEAM  
 --- GIRDER  
 --- COLUMN

- NOTES:**
1. ALL JOIST SPACING SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
  2. ALL BEAM AND GIRDER SPACING SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
  3. ALL LATHING SHALL BE 1/2" DIA. GALVANIZED STEEL LATHING, 12" O.C. UNLESS OTHERWISE NOTED.
  4. ALL WALLS SHALL BE 12" THICK CMU UNLESS OTHERWISE NOTED.
  5. ALL FLOORS SHALL BE 4" THICK CONCRETE SLAB ON 16" O.C. JOIST UNLESS OTHERWISE NOTED.
  6. ALL ROOFS SHALL BE 4" THICK CONCRETE SLAB ON 16" O.C. JOIST UNLESS OTHERWISE NOTED.



### LOW ROOF/CEILING 1st FLOOR FRAMING PLAN

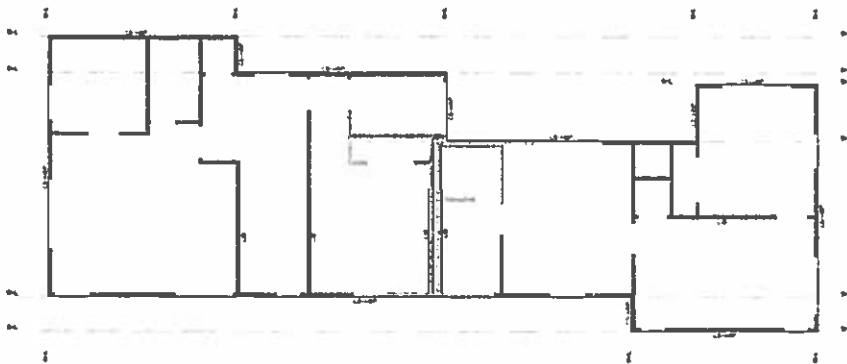
SCALE: 1/8" = 1'-0"  
 --- JOIST  
 --- BEAM  
 --- GIRDER  
 --- COLUMN

- NOTES:**
1. ALL JOIST SPACING SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
  2. ALL BEAM AND GIRDER SPACING SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
  3. ALL LATHING SHALL BE 1/2" DIA. GALVANIZED STEEL LATHING, 12" O.C. UNLESS OTHERWISE NOTED.
  4. ALL WALLS SHALL BE 12" THICK CMU UNLESS OTHERWISE NOTED.
  5. ALL FLOORS SHALL BE 4" THICK CONCRETE SLAB ON 16" O.C. JOIST UNLESS OTHERWISE NOTED.
  6. ALL ROOFS SHALL BE 4" THICK CONCRETE SLAB ON 16" O.C. JOIST UNLESS OTHERWISE NOTED.

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M2  
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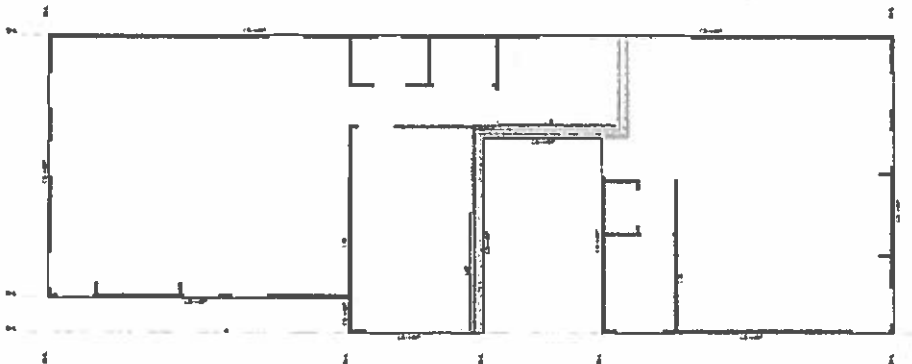


**SECOND FLOOR  
BRACED WALL PLAN**

SCALE: 1/8" = 1'-0"  
WALL BRACING NOTES

- 1.01. Reinforced Concrete Core Section (See 1.01.1) Not Shown
- 1.02. BRACED WALL SYSTEMS
- 1.03. (a) - (b) - (c) - (d) - (e) - (f) - (g) - (h) - (i) - (j) - (k) - (l) - (m) - (n) - (o) - (p) - (q) - (r) - (s) - (t) - (u) - (v) - (w) - (x) - (y) - (z)
- 1.04. (a) - (b) - (c) - (d) - (e) - (f) - (g) - (h) - (i) - (j) - (k) - (l) - (m) - (n) - (o) - (p) - (q) - (r) - (s) - (t) - (u) - (v) - (w) - (x) - (y) - (z)
- 1.05. (a) - (b) - (c) - (d) - (e) - (f) - (g) - (h) - (i) - (j) - (k) - (l) - (m) - (n) - (o) - (p) - (q) - (r) - (s) - (t) - (u) - (v) - (w) - (x) - (y) - (z)

PLAN SCALE: 1/8" = 1'-0" ON 11x17



**FIRST FLOOR  
BRACED WALL PLAN**

SCALE: 1/8" = 1'-0"  
WALL BRACING NOTES

- 1.01. Reinforced Concrete Core Section (See 1.01.1) Not Shown
- 1.02. BRACED WALL SYSTEMS
- 1.03. (a) - (b) - (c) - (d) - (e) - (f) - (g) - (h) - (i) - (j) - (k) - (l) - (m) - (n) - (o) - (p) - (q) - (r) - (s) - (t) - (u) - (v) - (w) - (x) - (y) - (z)
- 1.04. (a) - (b) - (c) - (d) - (e) - (f) - (g) - (h) - (i) - (j) - (k) - (l) - (m) - (n) - (o) - (p) - (q) - (r) - (s) - (t) - (u) - (v) - (w) - (x) - (y) - (z)
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3/24/16



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