

M01/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0045

LOCATION: 2017 E 11th 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" = 167'

CASE# C15-2017-0045

ROW# 11774398

TAX# 0209100102

TLADV

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:.

2017 East 11th Street

LEGAL DESCRIPTION: Subdivision -

Lot 2, Block 9 Grandview Place

I, Guillermo Sach Sanchez on behalf of myself self affirm that on July 10th, 2017, hereby apply for a hearing

before the Board of Adjustment for consideration to:

Zoning - SF-3-NR(Central East Austin)

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

from)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

An 850 square foot Accessory Dwelling Unit in a SF-3 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 base 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:

ADU's are allowed on nearby lots smaller than 5,750 square feet and the Blackshire/Prospect Hill

Neighborhood Association recently voted 11-0-1 to allow an ADU to be built on my property.

HARDSHIP;

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

Right of way widths within the neighborhood vary from 40 to 55 feet wide. My property on East 11th St fronts on a 55 foot wide ROW. My lot is 128 square feet smaller than the minimal required 5,750 square feet. If the road width was more typical of the average ROW width in the area, my lot would exceed the minimal lot size.

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

Most of the surrounding lots are larger than 5,750 square feet, and the nearby substandard lots are already approved for ADU's. I have been told by the City's Residential Review Department that because my neighborhood subdistrict voted in 2001 to not allow ADU's on lots smaller than 5,750 square feet, that vote cannot now be changed, except by the BOA.

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:

Most of the surrounding lot are larger than 5,750 square feet, and the nearby substandard lots are already approved for ADU's. My property will still conform with impervious cover, setbacks, and FAR regulations. Off street parking will be provided, and the ADU will have alley access.

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:

1. NA

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:

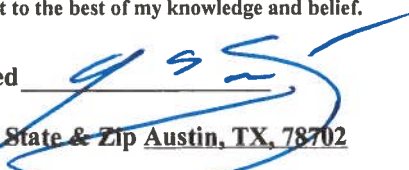
N/A

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.

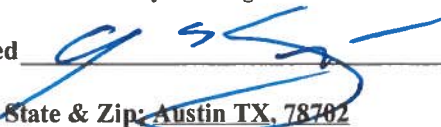
Signed 

Mail Address 2017 E 11TH ST

City, State & Zip Austin, TX, 78702

Printed Guillermo Sach Sanchez Phone 512.701.8868 Date, July, 10th, 2017

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 2017 e 11th St

City, State & Zip: Austin TX, 78702

Printed Guillermo Sach Sanchez Phone 512.701.8868 Date, July, 10th, 2017

566°54'49"E
 45.27'
 (45')
 LOT 1
 BLOCK 9
 GRANDVIEW
 PLACE
 BOOK 8
 PAGE 17
 N23°00'49"E 124.40'
 (N22°49'E 125')
 (N22°49'E)
 (125')
 N22°58'30"E
 124.19'
 32'
 0.7'
 45.36'
 S67°10'55"E
 new
 N65°51'04"W
 45.00'
 45.00'
 66°49'39"E
 45.00'
 33.60'
 32.52'
 566°49'19"E
 33.60'
 19'
 asphalt drive
 0.5'
 4-3.0'
 20'
 36'3"
 15.3'
 4'
 8'5"
 40'3"
 15.9'
 0.5'
 4.9'
 0.5'
 12.3'
 5.3'
 3/4
 wood porch
 water heater
 LOT 2
 LOT
 M

BLOCK 9
GRANDVIEW
PLACE
BOOK 8
PAGE 17

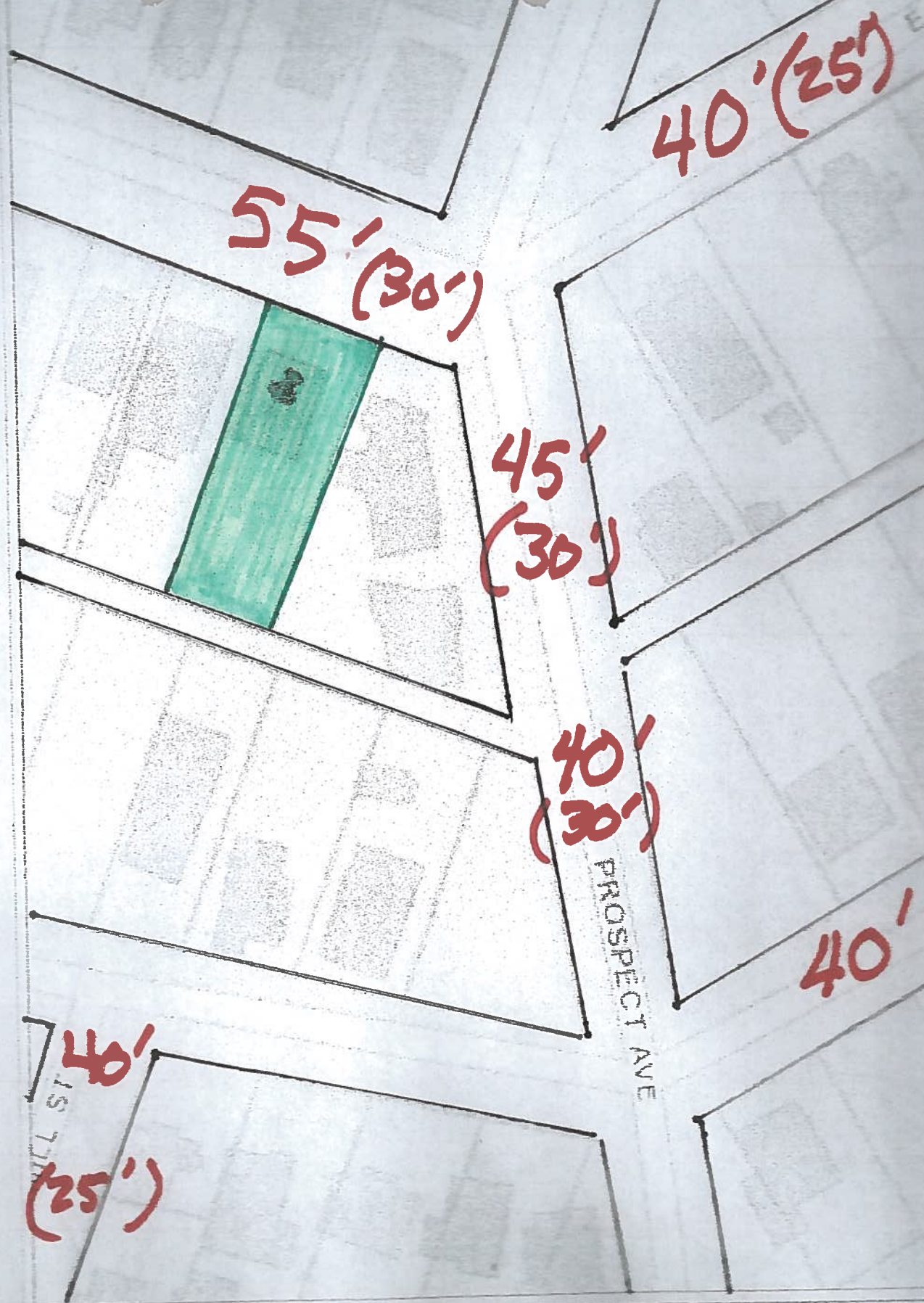
LOT 2

aspalt drive

wood porch
water heater

107

M01/7



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PI
REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUND



Blackshear Prospect Hill Neighborhood Association

President: David Thomas

(703) 898-2392

RE: 2017 E 11TH ST, Austin, TX, 78702/ Permit

Date: June 21, 2017

To: City of Austin

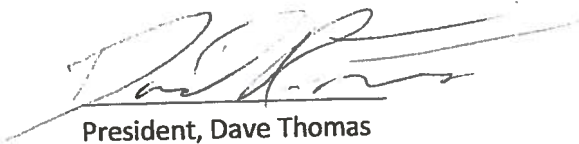
Residential Permitting

From: Blackshear Neighborhood Association

Subject: Authorization for Guillermo "Sach" Sanchez to construct a Secondary Apartment on a
Substandard Lot at 2017 East 11th Street

Please note that on May 25, 2017, the Blackshear Neighborhood Association voted (11-0-1) to allow
Mr. Sanchez to construct a secondary apartment on his 5,622 square foot lot, provided he does not
exceed 45% impervious cover and 0.4 floor area ratio.

Sincerely,



President, Dave Thomas

Ticket 1756641103 for CPW - does not require a locate

austinwatershedprs@korweb.com [REDACTED]

Wed, Apr 12, 2017 at 9:50 AM

To: [REDACTED]

Ticket 1756641103 for CPW - does not require a locate

=====

Company: GUILLERMO SANCHEZ Email: [REDACTED]

=====

Ticket Number: 1756641103

Work to Begin Date/Time: 03/09/2017 09:30:00 am

County: TRAVIS

City: AUSTIN

Address: 2017 E 11TH ST

Contact: GUILLERMO SANCHEZ

Phone: (512) 701-8868

Member Code Facility Last Completion Date/Time

CPW CUSTOM2 N/A

** No Locate Required **

Notes:
THIS IS A POSITIVE RESPONSE FOR AUSTIN WATERSHED.



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

To complete this form: Open with Internet Explorer,
then Click Here to Save and continue.

Property Information

Project Address: 2017 E 11th St. Austin Tax Parcel ID: 193-289
Legal Description: LOT 2 BIK 9 OLT 862-DIV B Grandview PLACE
Zoning District: SF3 Lot Area (sq ft): 5588
Neighborhood Plan Area (if applicable): East Austin Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☒ N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a Green Building requirement? Y ☐ N
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ☒ N
(If yes, approval through Aviation is required)

Does this site have a septic system? Y ☐ N
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? Y ☒ N (If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? Y ☒ N (If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ☒ N (If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? Y ☒ N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? Y ☒ N (If yes, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y ☐ N

Does this site currently have: water availability? ☒ Y ☐ N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
wastewater availability? ☒ Y ☐ N

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ☐ N
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

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 require a cut or fill in excess of four (4) feet? Y ☒ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ☒ N (LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ☐ N (LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y ☐ N (If no, contact Development Assistance Center for Site Plan requirements)

Is this site adjacent to a paved alley? Y ☐ N (Public Works approval required to take access from a public alley.)

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

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.)

Description of Work

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 other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y ☐ N
(Note: Removal of all or part of a structure requires a demolition permit application.)

of existing bedrooms: 2 # of bedrooms upon completion: 4 # of baths existing: 1 # of baths upon completion: 3

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
Build 2 bedrm secondary Apartment/one carport single

Trades Permits Required (Circle as applicable): ☒ electric ☒ plumbing ☒ mechanical (HVAC) concrete (R.O.W.)

Job Valuation						
Total Job Valuation: \$ <u>50,000.00</u> 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.	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>50,000.00</u>			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>42,500</u> Elec: \$ <u>5,000</u> Plmbg: \$ <u>5,000.00</u> Mech: \$ <u>2,500.00</u> TOTAL: \$ <u>0</u>		
Amount for Primary Structure: \$ <u>0</u> Elec: ☐ Y ☐ N Plmbg: ☐ Y ☐ N Mech: ☐ Y ☐ N						
Amount for Accessory Structure: \$ <u>50,000.00</u> Elec: ☒ Y ☐ N Plmbg: ☒ Y ☐ N Mech: ☒ Y ☐ N						
Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.						
Site Development Information						
Area Description 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	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	<u>9009</u>	<u>0</u>	<u>0</u>	<u>474</u>	<u>9009.00</u>	<u>474.00</u>
b) 2 nd Floor conditioned area	<u>0</u>	<u>0</u>	<u>0</u>	<u>327</u>	<u>0.00</u>	<u>327.00</u>
c) 3 rd Floor conditioned area					<u>0.00</u>	<u>0.00</u>
d) Basement					<u>0.00</u>	<u>0.00</u>
e) Covered parking (garage or carport)					<u>0.00</u>	<u>0.00</u>
f) Covered patio, deck, porch, and/or balcony area(s)					<u>0.00</u>	<u>0.00</u>
g) Other covered or roofed area					<u>0.00</u>	<u>0.00</u>
h) Uncovered wood decks					<u>0.00</u>	<u>0.00</u>
Total Building Area (total a through h)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
i) Pool					<u>0.00</u>	<u>0.00</u>
j) Spa					<u>0.00</u>	<u>0.00</u>
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): <u>1336</u> % of lot size: <u>23.9%</u>						
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): <u>1973</u> % of lot size: <u>35.31%</u>						
Setbacks Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y <u>N</u> Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y <u>N</u> Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y <u>N</u>						
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>21</u> ft <u>10</u> in Number of Floors: <u>2</u>			Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>3</u> # of spaces provided: <u>3</u>			
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <u>N</u> *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 Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <u>Y</u> N Width of approach (measured at property line): <u>12</u> ft Distance from intersection (for corner lots only): <u>NA</u> ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required) Y <u>N</u>						

01/16/2017
 SITE PLAN
 SCALE: 1"=20'-0"
 2017 DESIGN ORIGINALS OF TEXAS
 COPYRIGHT ©

01/16
10/24/17
EXTERIOR ELEVATIONS
SCALE: 3/32"=1'-0"
COPYRIGHT © 2017 DESIGN ORIGINALS OF TEXAS

AE APPROVED
FEB 17 2017
48-225
JGM

All structures must maintain 7'0" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

REVIEWED

FEB 17 2017
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

EXISTING	
FRONT YARD PERCENTAGE	1125
DRIVEWAY	200
SIDEWALK	31
FOUNDATION	289
TOTAL	520
TOTAL PERCENTAGE	46.22%

IMPERVIOUS AREA	
FOUNDATION	1613
AC PAD	18
DRIVEWAY/SIDEWALK	342
TOTAL IMPERV.	1973
TOTAL PERCENTAGE	35.31%

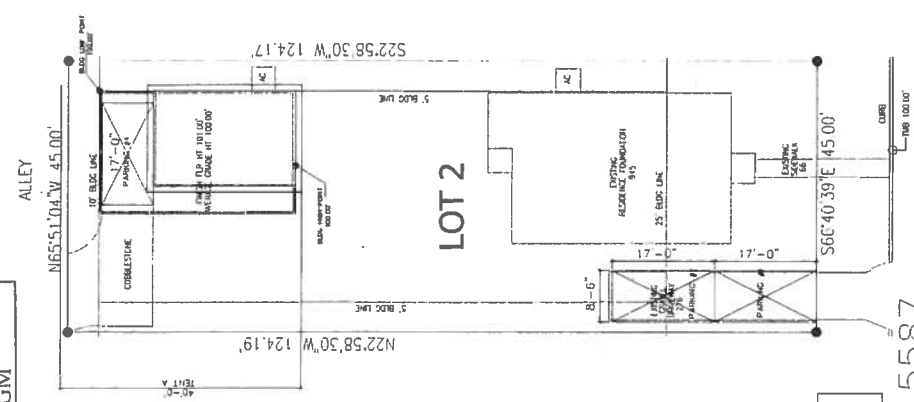
LEGEND

- 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
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WOOD FENCE
- WOOD FENCE
- B.L.
- P.U.E.
- PUBLIC UTILITY EASEMENT
- D.E.
- PER PLAT
- CONTROL MONUMENT
- RIGHT OF WAY
- PLACE OF BEGINNING
- P.O.B.
- CONCRETE
- COVERED ELECTRIC
- POWER POLE

AVERAGE GRADE HT 99.00'

TOTAL LOT AREA 5587
TOTAL IMP. 2514
TOTAL FAR 2234

ALL AREA MEASUREMENTS ARE TAKEN FROM OUTSIDE SURFACE OF EXTERIOR WALLS



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01/18/17
106621
SITE PLAN
SCALE: 1"=20'-0"
COPYRIGHT © 2017 DESIGN ORIGINALS OF TEXAS

DESIGN ORIGINALS OF TEXAS
home design center
SACH

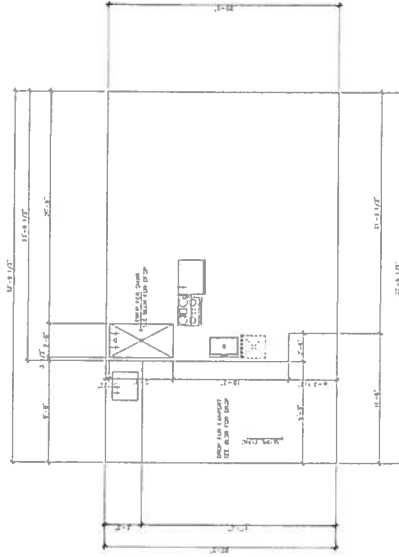
2017 E 11 ST.
AUSTIN TX

DATE: 01/18/17
DRAWN BY: JGM
REVIEWED: JGM
APPROVED: JGM

N.C.B.D.
106621
106621
106621
106621

SACH	DESIGN ORIGINALS of Texas home design center	2017 E 11 ST. AUSTIN TX	JOB # 10000 DATE: 01/18/17 REVISIONS: DRAWN BY: JCH CHECKED BY: JCH	

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01/18/17
EXTERIOR ELEVATIONS
SCALE: 3/32"=1'-0"
COPYRIGHT © 2017 DESIGN ORIGINALS OF TEXAS

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
✓ Norma Alvarado	2010 E 10TH Street	Norma Alvarado
✓ Kenneth W. Pico	2012 E 10 Street	Kenneth Pico
✓ Brigida Holmes	2010 East 11th St.	Brigida Holmes
✓ Harold	2015 Tillotson Ave	[Signature]
✓ Darrell Pierce	2012 East 11	[Signature]
✓ Amanda Black	2008 East 11th	Amanda Black
✓ Inman White	2005 East 11th	Inman White
✓ Inman White	2007 East 11th	Inman White
✓ Inman White	2009 East 11th	Inman White
✓ 2005 E 10th	2005 E 10th	[Signature]
Needs:	2005 E 10th 2013 E 11th	Ryan
2006 E 11th	2004 E 10th	Austin Housing Finance Corp / nearby
Wagner	2006 E 10th	Martinez / nearby
2101 E 10th Nelson	2004 E 10th	Agredita
2103 E 10th Stewart / nearby	2015 E 10th	Parks, Ruby Lee Davis Est 14
2105 E 10th Hurley / ✓	2015 E 11th	IRWIN / nearby
2016 E 11th Puate	2016 E 11th	[Signature]

36 total, needs 29, has 24



I, Sach Sanchez, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land

Development Code. The variance would allow me the ability to Build an ADU (separate Apt) in rear of yard. 850 sq ft with one car garage. Approved by Neighborhood Association

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Katrina Simpson	2302 E 11th St	
Antonio	2303 H + St	
Jennifer Anderson	2104 e 10th St	
David A. Williams	2102 E. 10TH ST.	
Rich & Heidi Williams	2100 E. 10 St	
Jacy Huth - Dennis Goss	1007 Prospect Ave.	
Kathy Dearborn	8201 East 71	

USKovich

M01/20

7

By signing this form, I understand that I am declaring my support for the variance being requested.

Property Owner Name (Printed)	Address	Signature
Neal Gihbrenth	2014 E. 11th St.	
Mark Ryberg	2202 E 10th St	
Craig Yaw	2204 E 10th St	
Robert Maloney	2016 E. 10th St	
Nick Lomonte	1006 Prospect	
G. Sach Sanchez	2017 E 11th St	
Amara Montes Escobedo	2014 E 18th Street	CAUDRE KAZOURY
Amara Montes Escobedo	2301 E 11th St	Amara Montes Escobedo
Amara Montes Escobedo	2011 Tinsford St	
Amara Montes Escobedo	2013 Tillotson	
NOAH LEE	1017 TILLOTSON	
Meghan Jordan	2305 E. 11th Street	
John Bush	2200 E. 10th St	

EXISTING FRONT YARD PERCENTAGE	
FRONT YARD AREA	1125
DRIVEWAY	200
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TOTAL PERCENTAGE	46.22%

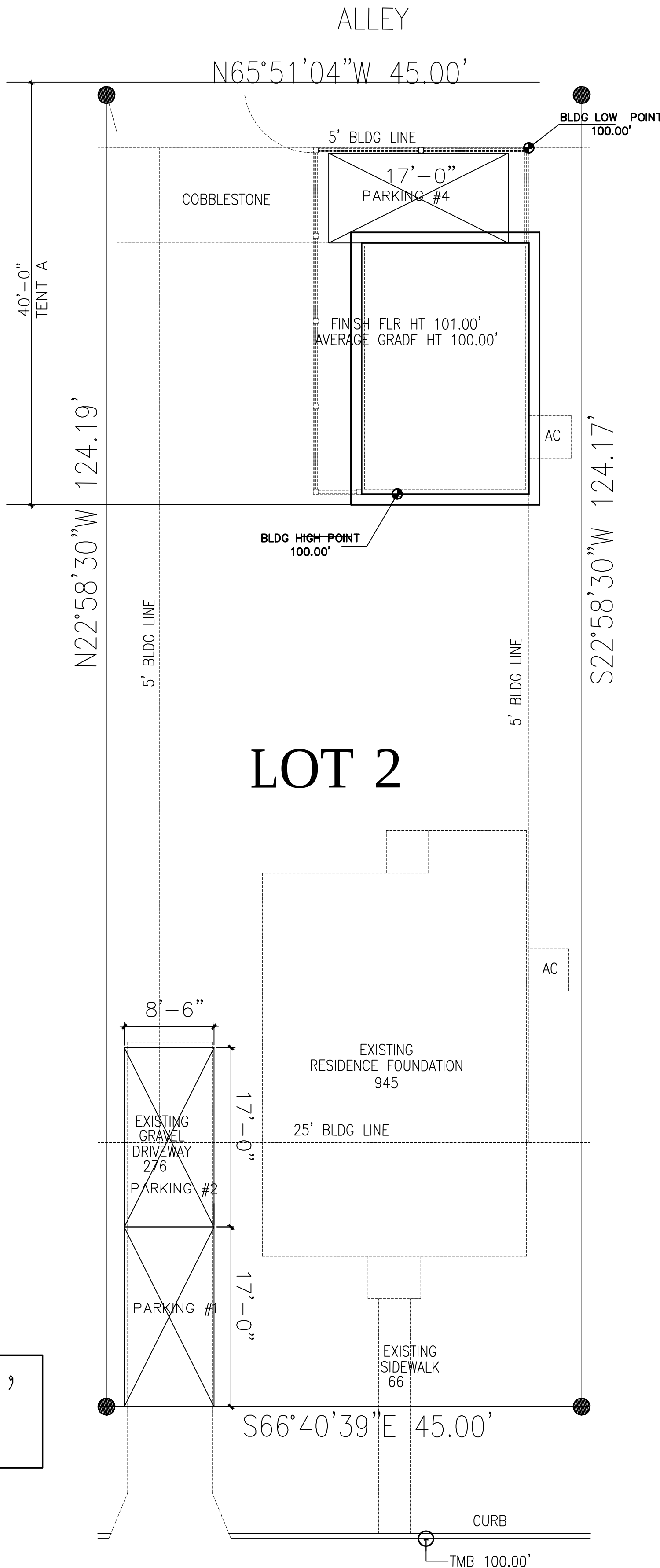
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- LEGEND
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 - WOOD FENCE
 - METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER PLAT
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - P.O.B. PLACE OF BEGINNING
 - AC AIR CONDITIONER
 - OH OVERHEAD ELECTRIC POWER POLE

AVERAGE GRADE HT 99.00'

TOTAL LOT AREA 5587
TOTAL IMP. 2514
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ALL AREA MEASUREMENT'S ARE TAKEN FROM OUTSIDE SURFACE OF EXTERIOR WALLS



SUBCHAPTER F					
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.					
	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1st Floor	909	474			1383
2nd Floor		327			327
3rd Floor					
Area w/ceilings > 15'		49	Must follow article 3.3.5		49
Ground Floor Porch* (check article utilized)	36		☒ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)		
Basement			Must follow article 3.3.3B, see note below		
Attic			Must follow article 3.3.3C, see note below		
Garage** (check article utilized)	Attached		☐ 200 sq ft (3.3.2 B 2b)		
	Detached		☐ 450 sq ft (3.3.2 A 1/2a) ☐ 200 sq ft (3.3.2 B 2a)		
Carport** (check article utilized)	Attached	194	☒ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		
	Detached		☐ 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)					
Totals	945	1044			
TOTAL GROSS FLOOR AREA (add Total Sq Ft column)					1759
LOT AREA = 5587					
(Total Gross Floor Area + lot area)x100= 31.48% Floor-To-Area Ratio (FAR)					
Is a sidewall articulation required for this project? Y ☒ N ☐					
(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)					
Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☐ N ☒					
(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings)					
*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 has habitable space or a balcony above it.					
**Garage and carport exemptions(in relation to primary structure):Exemptions must follow the code as outlined in Title 25-2 Subchapter 25-2 F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives 450-square foot may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."					
***Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.					
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.					

R.302.3 VISITABLE BATHROOMS

1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.6 VISITABLE DWELLING ENTRANCE

1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

R.320.7 VISITABLE DWELLING ROUTE

1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

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SITE PLAN

SCALE: 1/8"=1'-0" 22 X 34
SCALE: 1/16"=1'-0" 11 X 17

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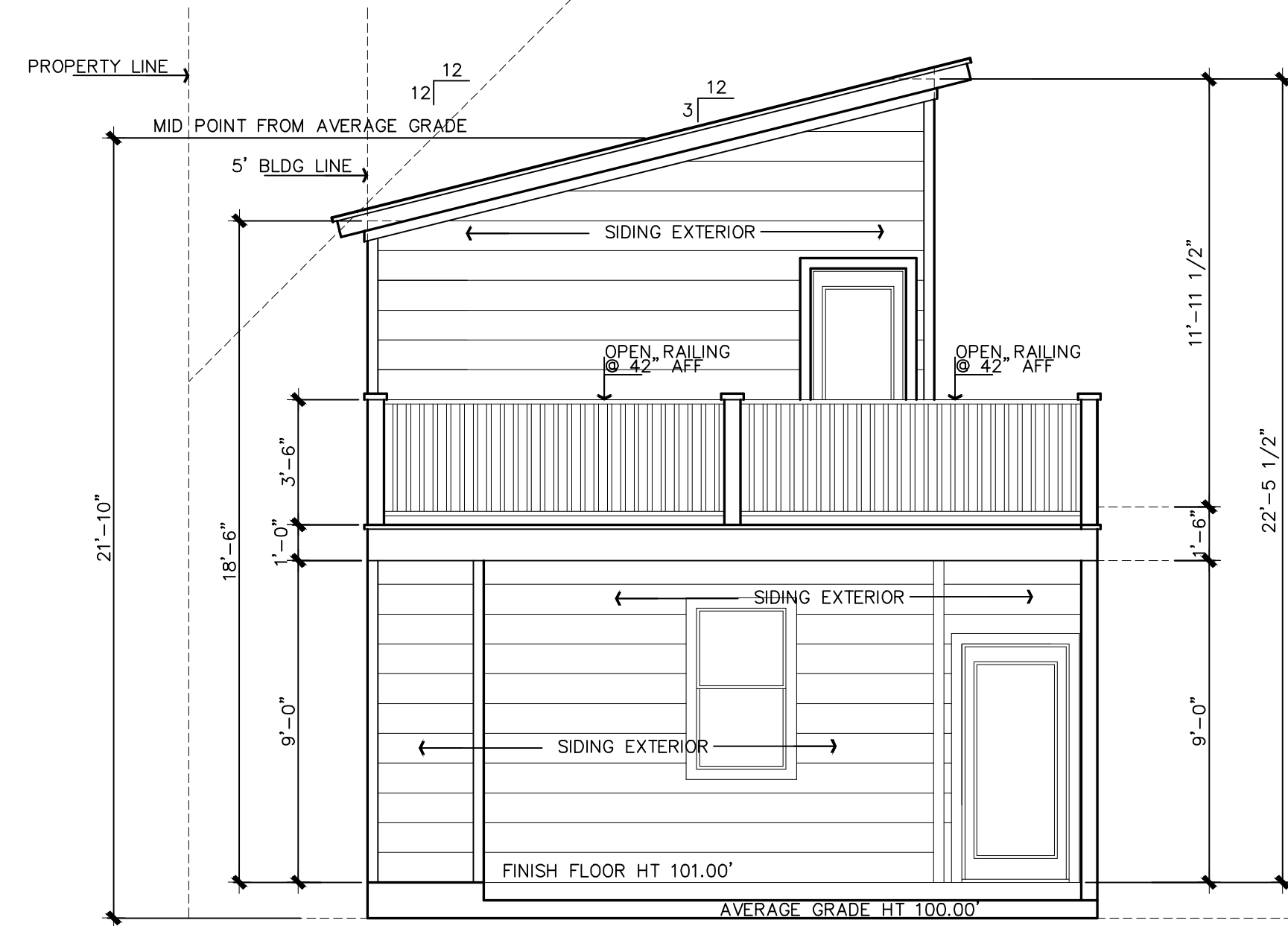
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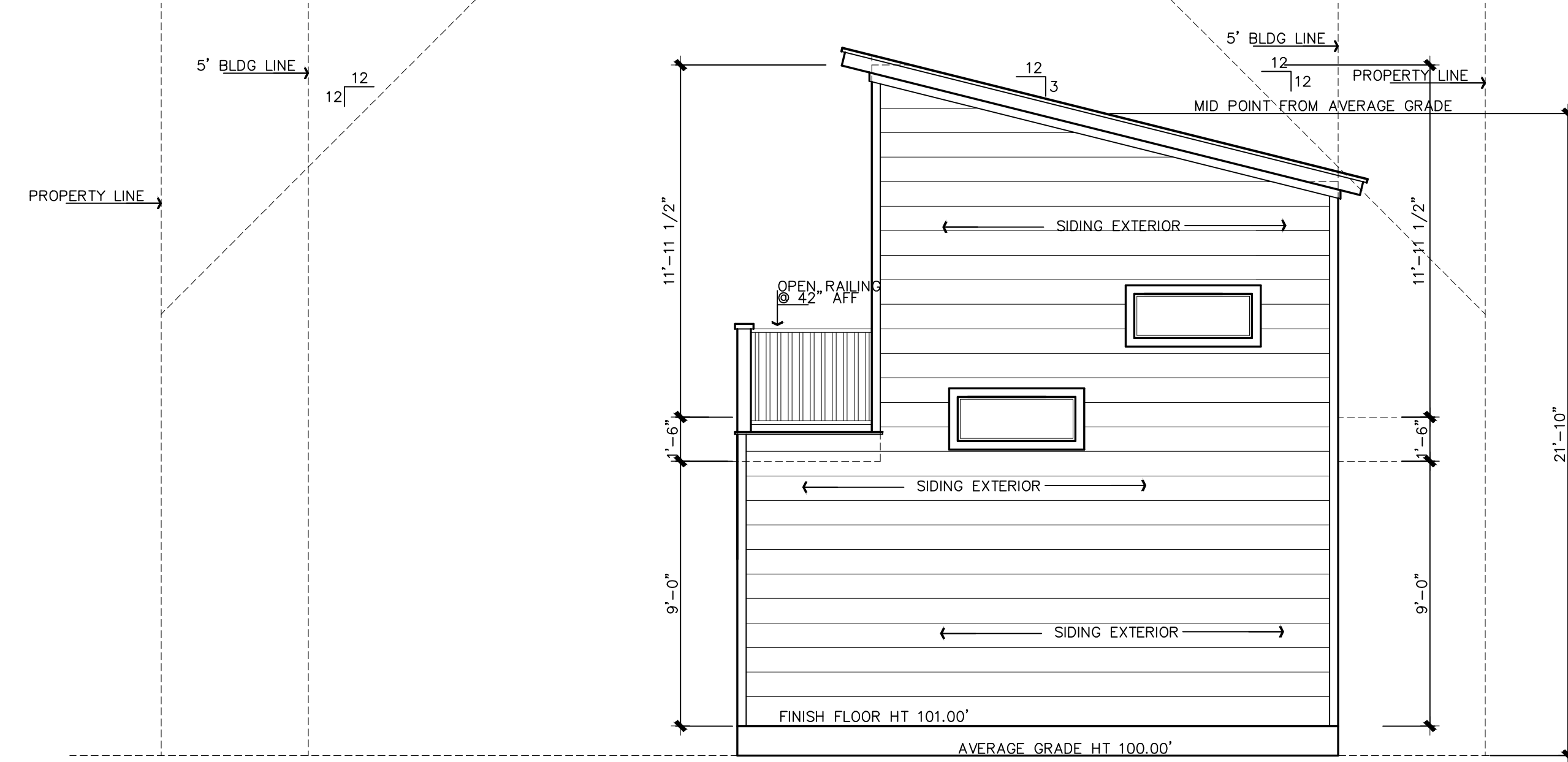
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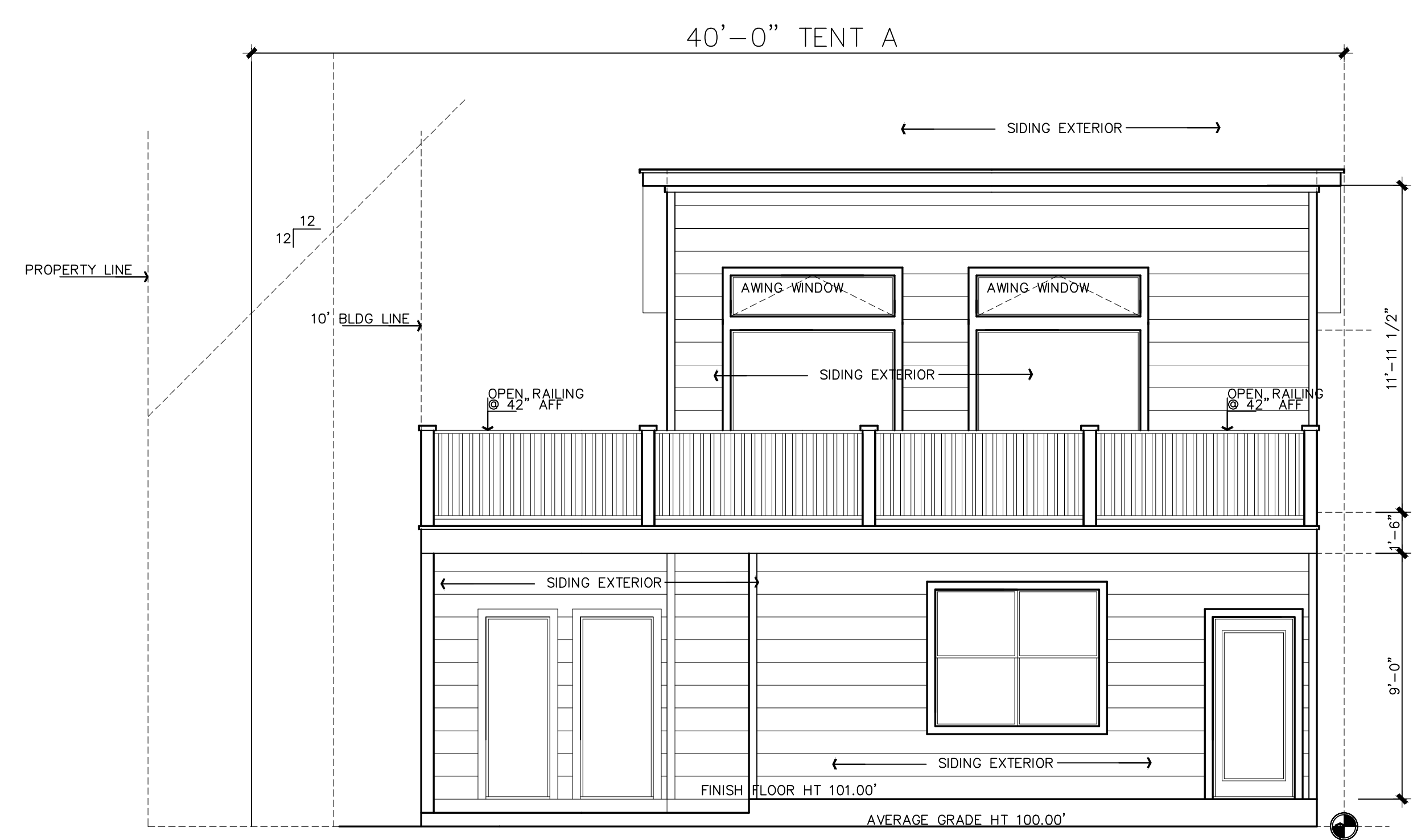




REAR ELEVATION

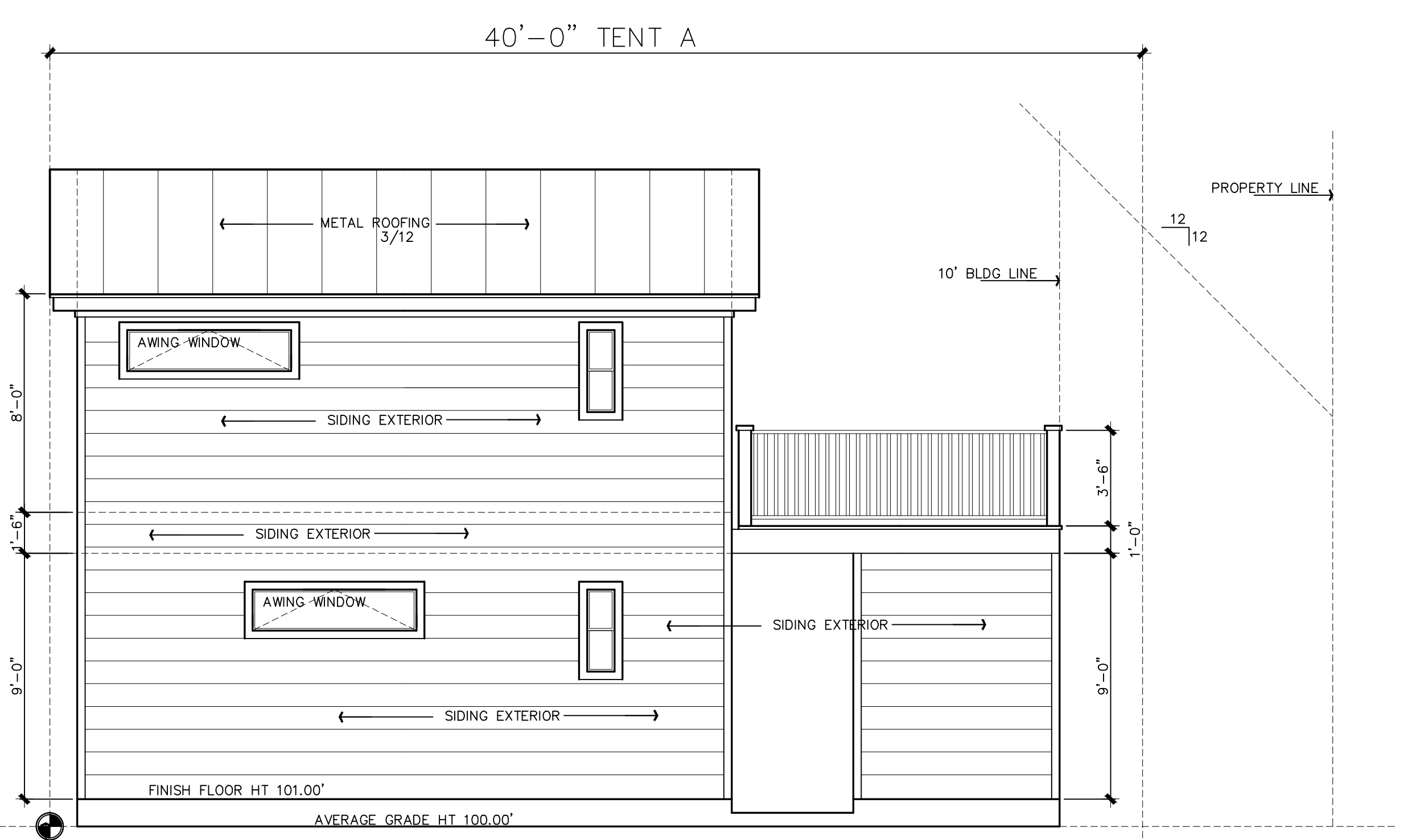


FRONT ELEVATION



LEFT SIDE ELEVATION

HIGH POINT
TENT A
100.00'



RIGHT SIDE ELEVATION

HIGH POINT
TENT A
100.00'

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EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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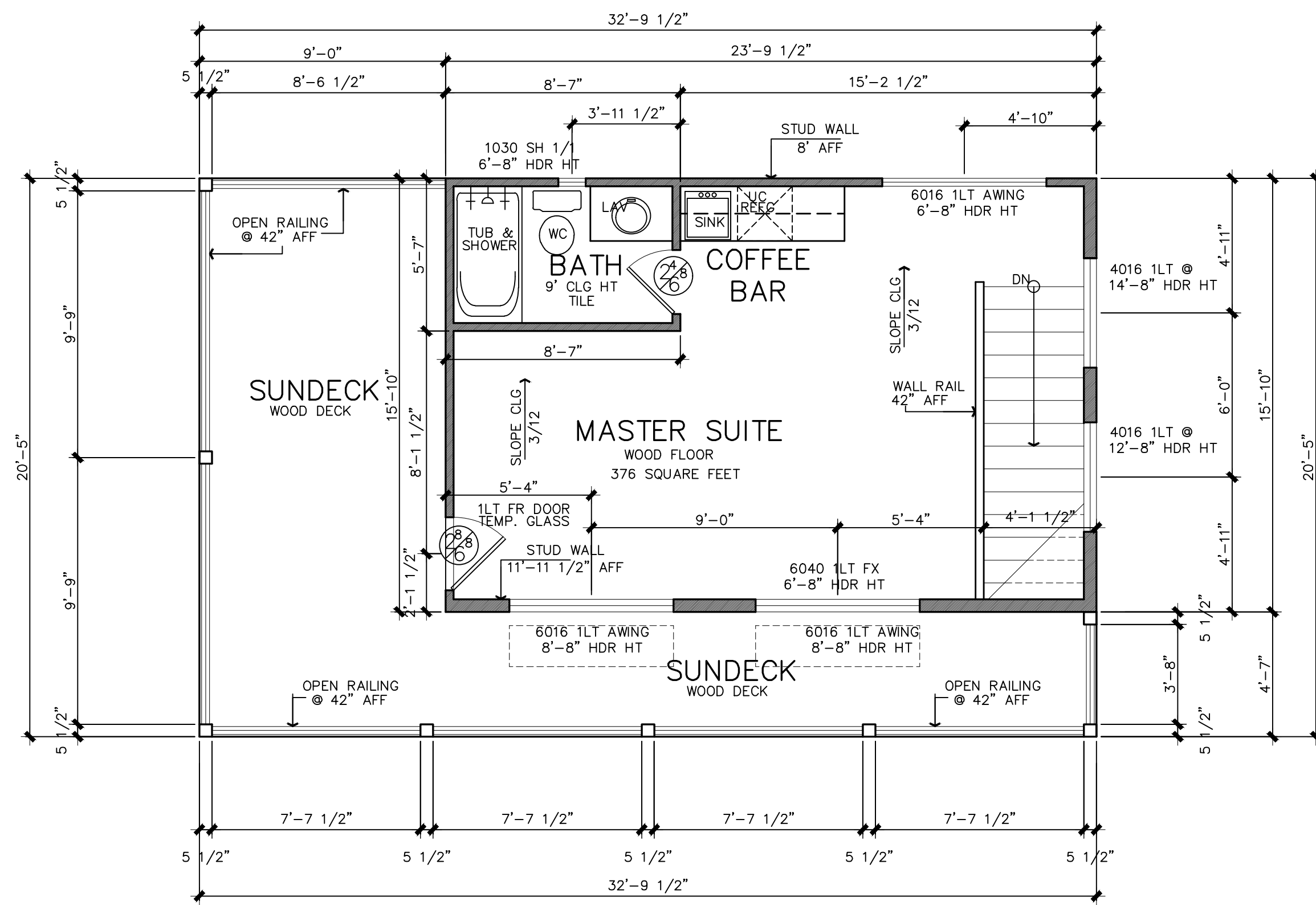
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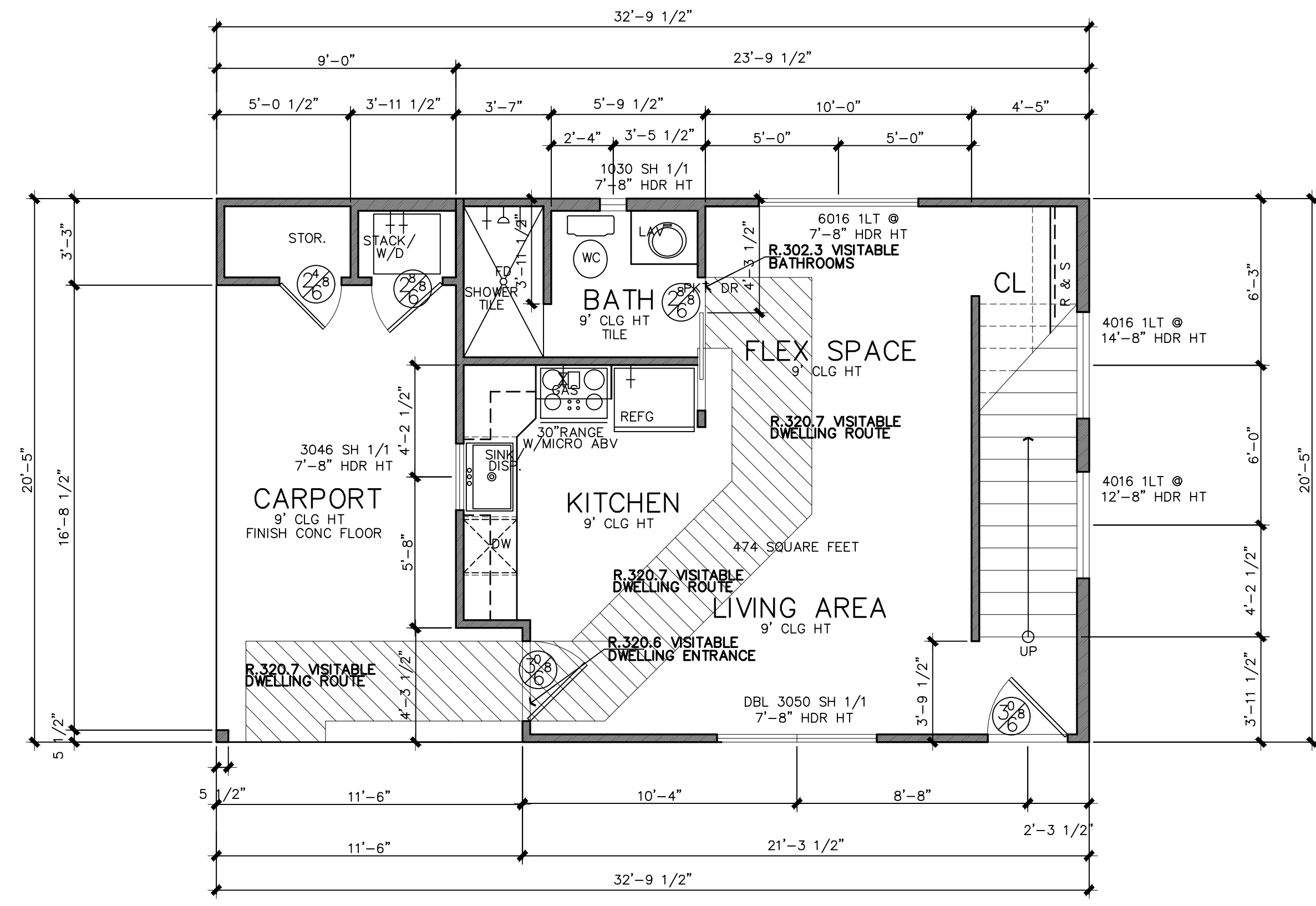
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CERTIFICATION NO. 44-725
American Institute of Building Design
National Council of Building Designers
(N.C.B.D.C. - #44-725)
2 OF 5



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ELECTRICAL NOTES:

Provide smoke detectors per code.

Prewire for security system as spec.

Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit.

Center light over pedestal lav, where shown.

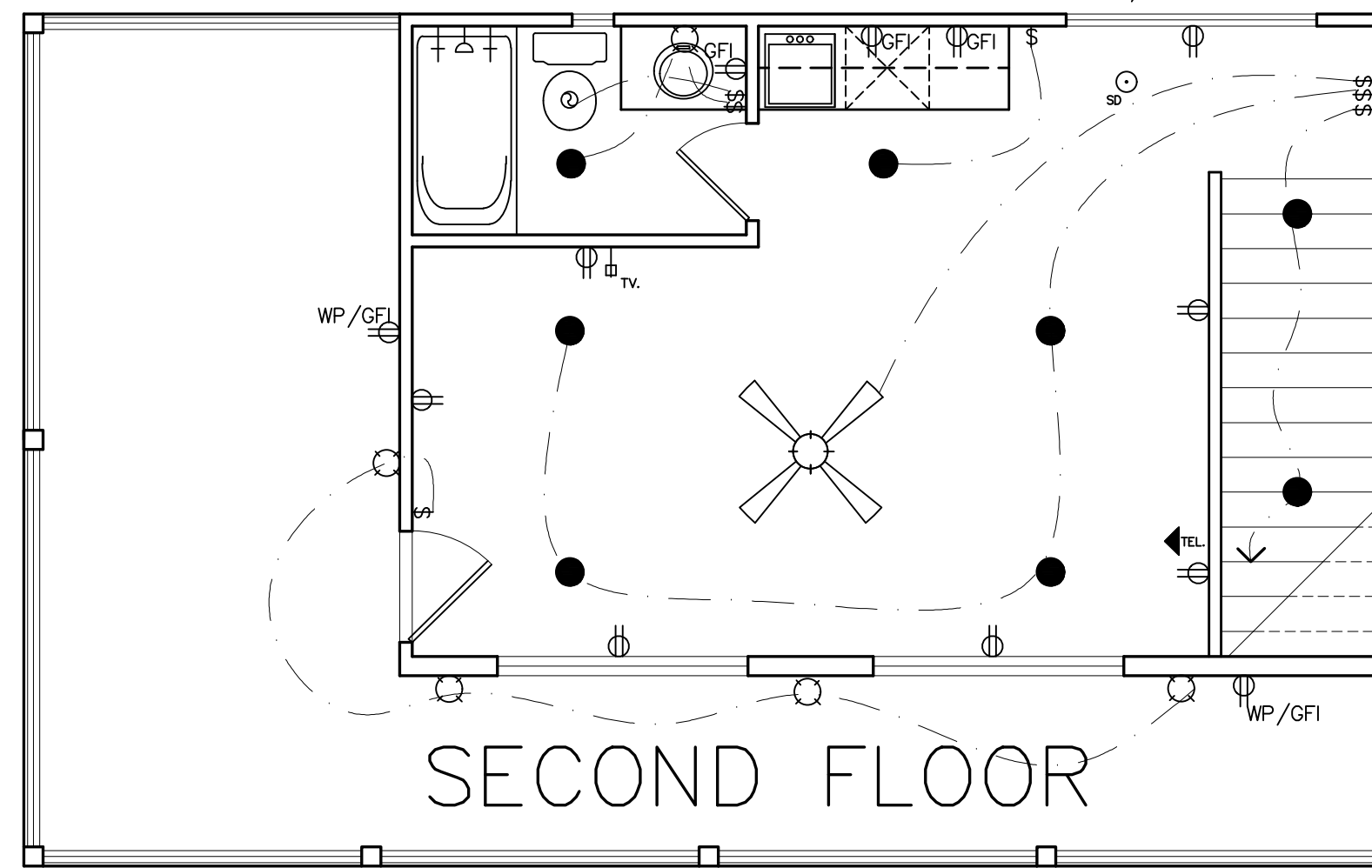
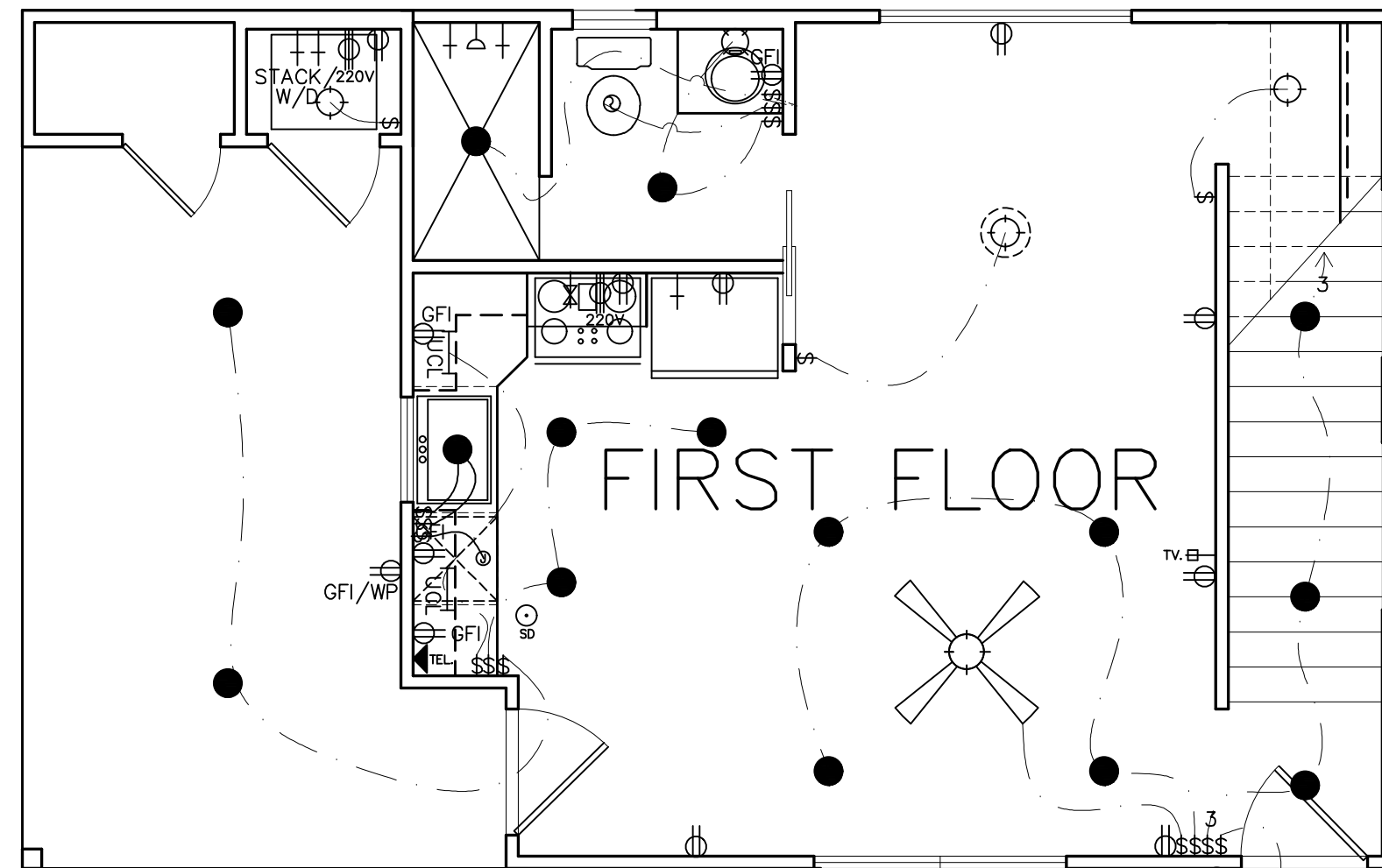
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.

Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)

Provide light near HVAC unit(s) in attic

Any discrepancies in plans are to be brought to the attention of the designer immediately.

ELECTRICAL SYMBOL LEGEND			
	SMOKE DETECTOR		RECESSED LIGHT
	SINGLE POLE SWITCH		RECESSED EYEBALL LIGHT
	3 WAY SWITCH		VENT
	4 WAY SWITCH		UNDER COUNTER LIGHT
	DIMMER SWITCH		FLOOR BOX FIXTURE
	ELECTRICAL JUNCTION BOX		4" FLOOR STRIP
	WALL OUTLET		DOUBLE FLOOD LIGHTS
	4 PLEX WALL OUTLET		WALL MTD. PHONE OUTLET
	FLOOR PLUG		WALL MTD. CABLE T.V. OUTLET
	WATER PROOF OUTLET		STEREO SPEAKER JACK (WIRE ONLY)
	220v OUTLET		INTERCOM SYSTEM
	SPEAKER		COMPUTER DATA TERMINAL
	HALOGEN LIGHT		DOOR BELL
	SURFACE MOUNT LIGHT		DOOR CHIME
	HANGING LIGHT		HEAT DETECTOR
	WALL MOUNT LIGHT		
	CARBON MONOXIDE DETECTOR		



SYMBOL LEGEND	
	GAS/PROPANE VALVE
	HOSE BIB
	SHOWER HEAD @ 80" AFF
	DOOR SIZE TAG

AREA'S	
FIRST FLOOR	474
SECOND FLOOR	327
15' GREATER CLG HT	49
TOTAL LIVING	850
CARPORT	194
SUNDECK	292
TOTAL COVERED	1336

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FIRST-SECOND FLOOR PLAN ELECTRICAL PLANS

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

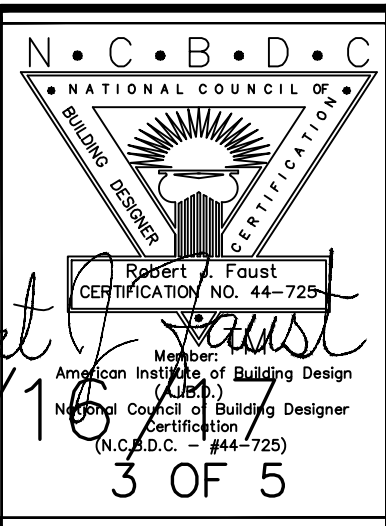
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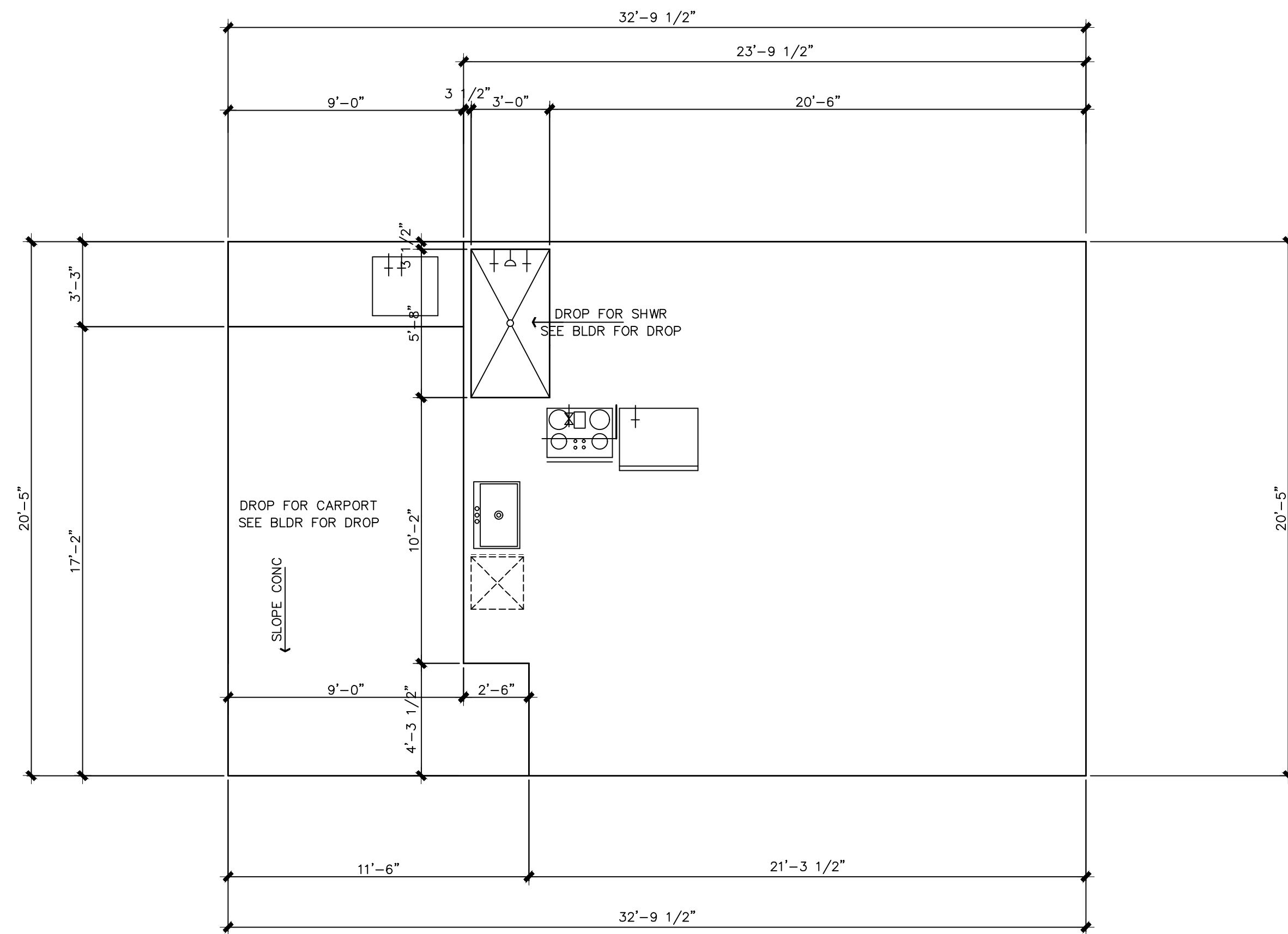
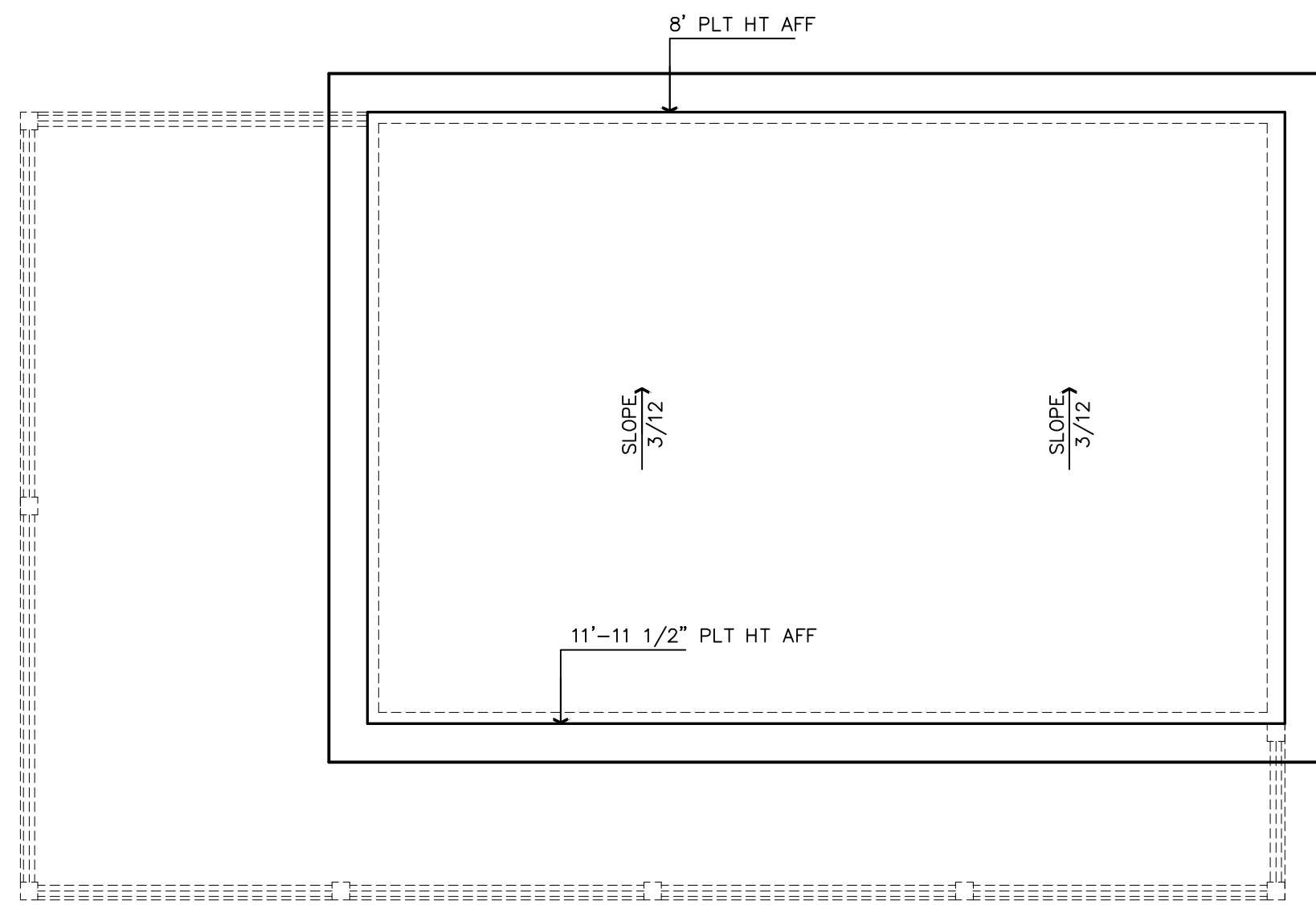
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ROOF-FORM SETTING PLAN
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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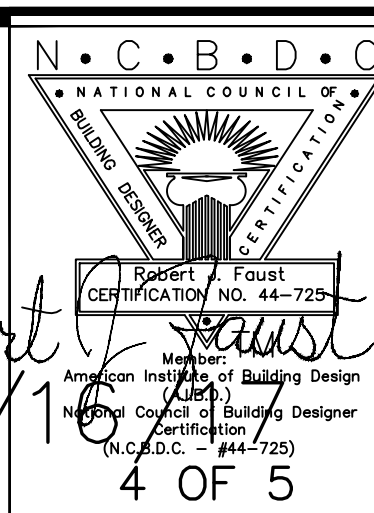
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