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 electronically: Open with Internet Explorer, then Click Here to Save and continue.***

## Property Information

Project Address: 4302 Avenue D | Tax Parcel ID: 218132

Legal Description: E 78ft of Lot 20 & E 78ft of N54ft of Lot 19 & E 78ft of S 85.5' Lot 2' Blk 13 Hyde Park Addn No 1

Zoning District: SF-3-HD-NCCD-NP | Lot Area (sq ft): 3,042 SF

Neighborhood Plan Area (if applicable): Hyde Park | 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, click here for more information on the tree permit process.)

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
wastewater availability? (Y) N
(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)

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 more information)

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

Is Total New/Added Building Area > 5,000 Sq Ft? Y (N) (If yes, construction material recycling is required per LDC 25-11-39)

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.)

# existing bedrooms: 1 | # bedrooms upon completion: 1 | # baths existing: 1 | # baths upon completion: 1.5

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
demo back windows & replace; replace back door; complete interior remodel; dig out for Basement & bathroom addition

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

## Job Valuation

| Total Job Valuation: | Amount of Total Job Valuation dedicated to all Addition and/or New Construction: | Amount of Total Job Valuation dedicated to all Remodel/Repair: |
|---|---|---|
| $ 295,000 0 | $ 100,000 0 | Bldg: $ 100,000 |
| 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 for Primary Structure: $ 47,500<br>Elec: ☒Y ☐N \| Plmbg: ☒Y ☐N \| Mech: ☒Y ☐N | Elec: $ 20,000<br>Plmbg: $ 20,000<br>Mech: $ 7,500 |
| | Amount for Accessory Structure: $ _____<br>Elec: ☐Y ☐N \| Plmbg: ☐Y ☐N \| Mech: ☐Y ☐N | TOTAL: $ 147,500. 0 |

**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<br>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) 1st Floor conditioned area | 519 | 0 | 0 | 0 | 519 ~~0.00~~ | 0.00 |
| b) 2nd Floor conditioned area | 0 | 0 | 0 | 0 | 0 0.00 | 0.00 |
| c) 3rd Floor conditioned area | 0 | 0 | 0 | 0 | 0 0.00 | 0.00 |
| d) Basement | 0 | 0 | 461 | 0 | 461 ~~0.00~~ | 0.00 |
| e) Covered parking (garage or carport) | 0 | 148 | 0 | 0 | 0.00 | 148 ~~0.00~~ |
| f) Covered patio, deck, porch, and/or balcony area(s) | 0 | 0 | 0 | 0 | 0.00 | 0.00 |
| g) Other covered or roofed area WH closet | 11 | 0 | -11 | 0 | 0 0.00 | 0.00 |
| h) Uncovered wood decks | 0 | 0 | 0 | 0 | 0.00 | 0.00 |
| **Total Building Area** (total a through h) | 5300 ~~0.00~~ | 148 ~~0.00~~ | 4500 ~~0.00~~ | 0 0.00 | 980 ~~0.00~~ | 148 ~~0.00~~ |
| i) Pool | 0 | 0 | 0 | 0 | 0.00 | 0.00 |
| j) Spa | 0 | 0 | 0 | 0 | 0.00 | 0.00 |
| k) Remodeled Floor Area, excluding Addition / New Construction | 519 | — | — | — | 519 | |

### 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): 667 % of lot size: 21.9

### 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): 1,284.5 % of lot size: 42.2

### Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) (Y) N

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

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) (Y) N

### Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 22 ft 4 in Number of Floors: 1

### Parking (LDC 25-6 Appendix A & 25-6-478)

# of spaces required: 2 # of spaces provided: 1

### Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y (N) Already exist a sidewalk

*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? Y (N)

Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): N/A ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (Y) N
(If yes, drainage review is required)

N/A
Subchapter F Not Applicable per reviewer
lot in HD - NCCD - NP Zoning

## 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 519 \| 11 | | 530 | -11 | | | 519 ~~0.00~~ |
| 2nd Floor | | 0 | 0 | | | 0 0.00 |
| 3rd Floor | | 0 | 0 | | | 0 0.00 |
| Area w/ ceilings > 15' | | 0 | 70 | Must follow article 3.3.5 | 0 | 70 ~~0.00~~ |
| Ground Floor Porch* (check article utilized) | | 0 | 0 | ☐ Full Porch sq ft (3.3.3 A)<br>☐ 200 sq ft (3.3.3 A 2) | 0 | 0 0.00 |
| Basement | | 0 | 461 | Must follow article 3.3.3B, see note below | 461 | 0 0.00 |
| Attic | | 519 | -519 | Must follow article 3.3.3C, see note below | 0 | 0 0.00 |
| Garage**: (check article utilized) | Attached | 0 | 0 | ☐ 200 sq ft (3.3.2 B 1) | 0 | 0 0.00 |
| | Detached | 148 | 0 | ☒ 450 sq ft (3.3.2 A 1 / 2a)<br>☐ 200 sq ft (3.3.2 B 2a / 2b) | 148 | 0 0.00 |
| Carport**: (check article utilized) | Attached | 0 | 0 | ☐ 450 sq ft (3.3.2 A 3)<br>☐ 200 sq ft (3.3.2 B 1)*** | 0 | 0 0.00 |
| | Detached | 0 | 0 | ☐ 450 sq ft (3.3.2 A 1) | 0 | 0 0.00 |
| Accessory Building(s) (detached) | | 0 | 0 | | | 0 0.00 |
| Totals | | 1,197 0.00 | -1 0.00 | | -609 | 589 0.00 |

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 589

(Total Gross Floor Area ÷ Lot Area) x 100 = 19% 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) N/A

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

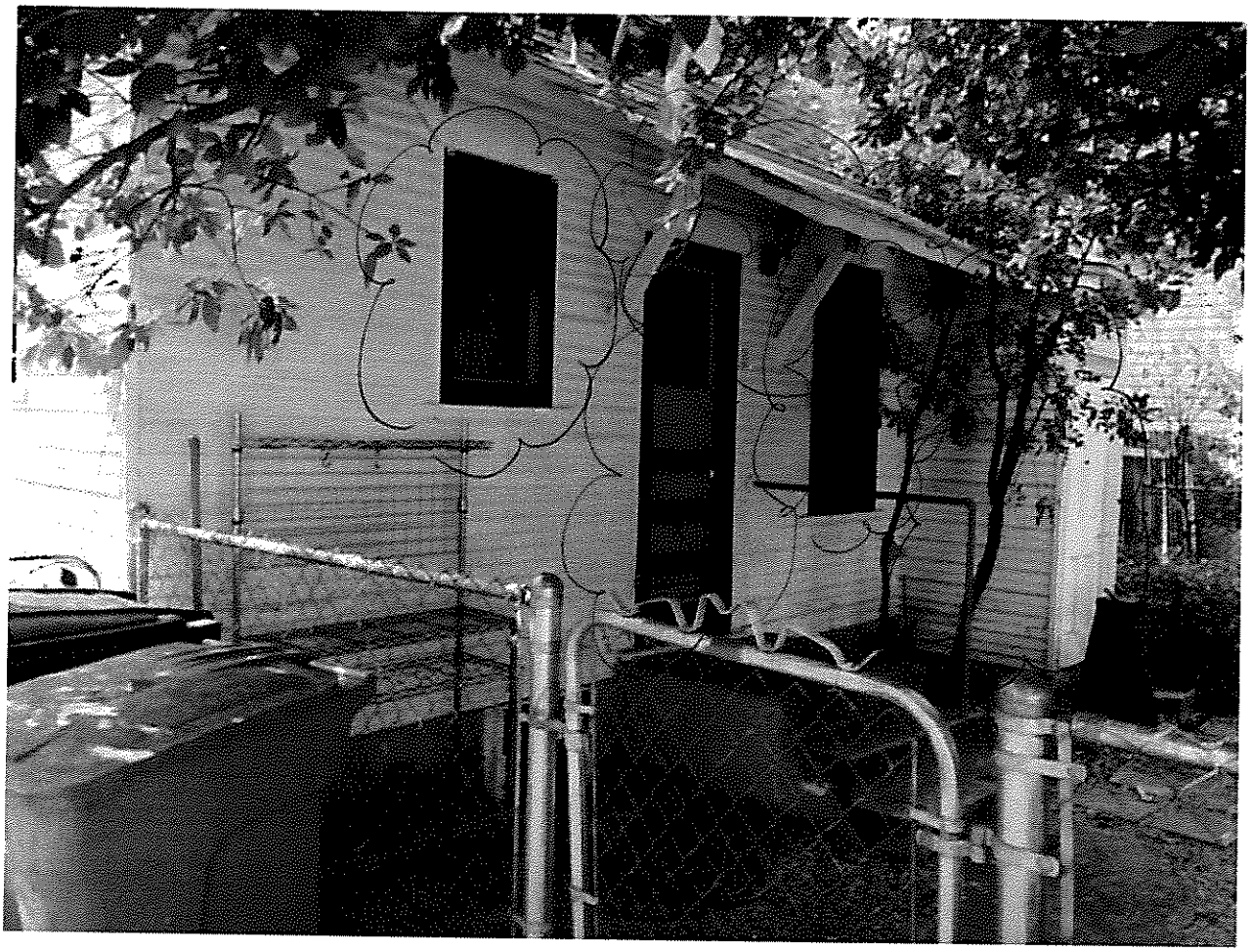
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter 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 a 450-square foot exemption 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.

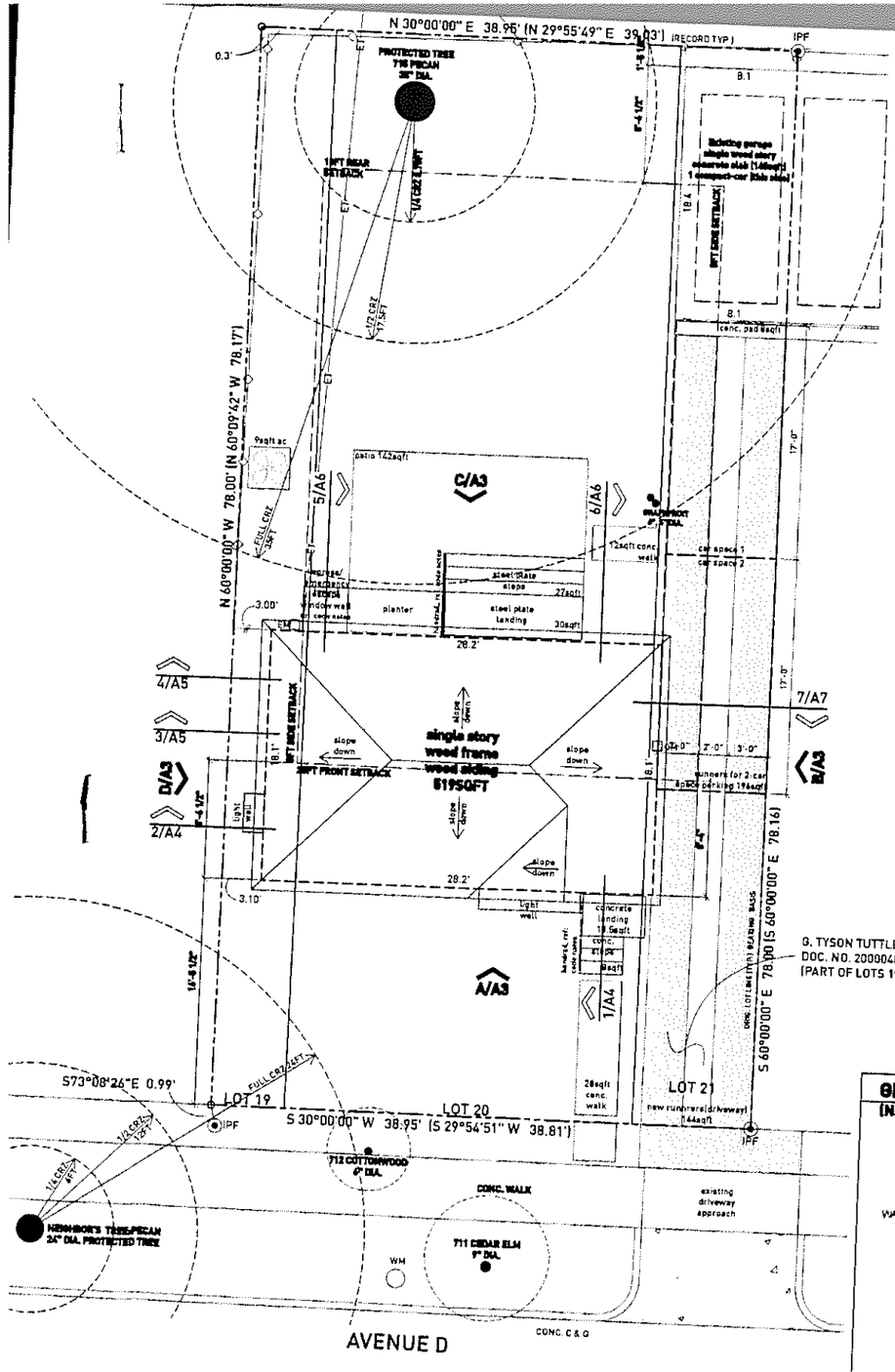
**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall 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.

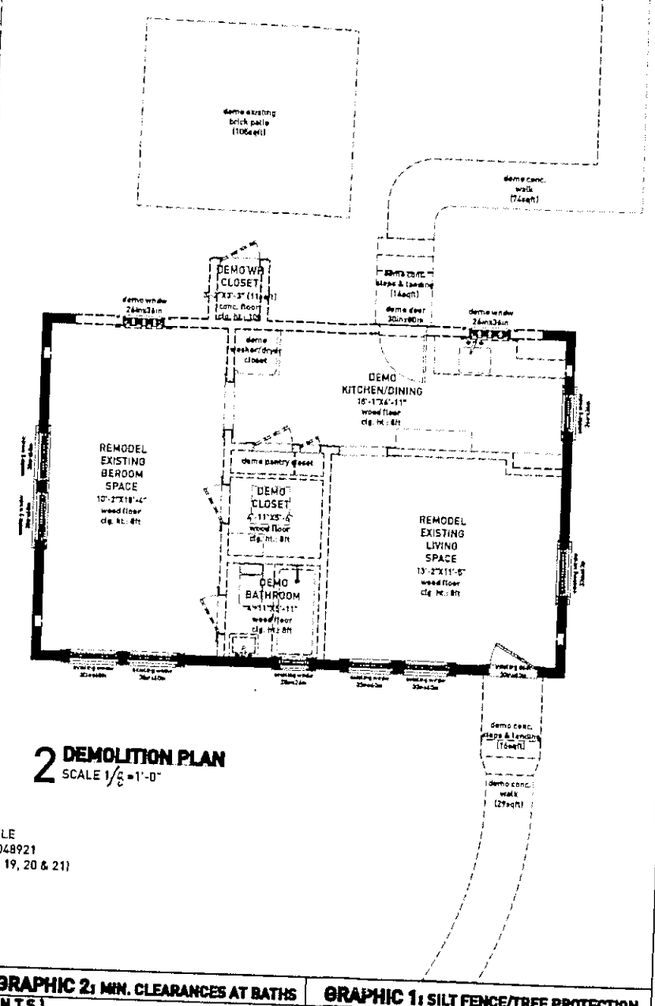


demo windows and door at back of house
demo awning over door
demo exterior w.h. closet

IMG_1523.JPG




1 SITE/ROOF PLAN
SCALE 3/32"=1'-0"




2 DEMOLITION PLAN
SCALE 1/4"=1'-0"

G. TYSON TUTTLE
DOC. NO. 2000048921
(PART OF LOTS 19, 20 & 21)

## PROJECT ADDRESS & LEGAL DESCRIPTION:

4302 AVENUE D, AUSTIN, TX. 787XX. LOT 19, 20 & 21. BLOCK 13, HYDE PARK ADDITION, BOOK 1, PAGE 67. PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

## SYMBOLS LEGEND

- EXISTING WALL
- DEMOLITION WALL
- NEW WALL
- NEW CONC. FOUNDATION
- X/AX EXTERIOR FACADE
- X/AX BUILDING SECTION
- (X) DOOR DESIGNATION
- (X) WINDOW DESIGNATION

## SITE PLAN LEGEND PER SURVEY

- PROPERTY LINE
- BUILDING LINE
- EGHT LINE
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE
- OVERHEAD ELEC/TELE LINE
- WM WATER METER
- GM GAS METER
- EM ELECTRIC METER
- IPF 1/2" IRON PIPE FOUND

## TREE LEGEND PER SURVEY

| TAG# | TREE TYPE | TREE # | DIA. |
|---|---|---|---|
| 711 | CEDAR ELM | 1 | 9IN |
| 712 | COTTONWOOD | 1 | 6IN |
| 714 | GRAPEFRUIT CITRUS | 1 | 6IN, 4IN |
| 715 | PECAN | 1 | 36IN |

## PROJECT INFO:

SF3 ZONING; FAMILY RESIDENCE. McMANSION ORDINANCE BOUNDARY AREA.
1 STORY, PIER AND BEAM FOUNDATION, WOOD FRAME. WOOD SIDING & ASPHALT COMPOSITION SHINGLE ROOF. 1 BEDROOM HOUSE, 1.5 BATHS.
FRONT SET BACK/B.L.: 25FT, SIDES SET BACKS: 5FT, REAR SEAT BACK: 10FT.

## PROJECT SCOPE:

DEMOLITION OF ALL INTERIOR NON-LOAD BEARING WALL PARTITIONS. DEMOLITION OF NON-ORIGINAL FRONT AWNING. DEMOLITION OF BACK ELEVATION WATER HEATER OUTHOUSE. RAISE STRUCTURE 1 FT IN GRADE FROM ORIGINAL F.F.E. REMODEL ALL INTERIOR GROUND FLOOR, OPEN VAULTED CEILING ! LIVING/DINING/KITCHEN AREAS. ADDITION OF WINDOWS AND DOOR IN BACK ELEVATION. BASEMENT ADDITION WITH POWDER ROOM, MASTER BEDROOM, MASTER BATHROOM AND UTILITY CLOSET. PROVIDE PARKING SPACE FOR 2 CARS WITH CONCRETE RUNNERS. REMODEL WALK TO FRONT DOOR AND WALK TO BACK DOOR.

## CALCULATIONS:

LOT SIZE: 3,042SQFT — MAX. 45% — IMPERVIOUS COVERAGE ALLOWED: 1,369SQFT
MAX. FAR. 40% — BUILDING COVERAGE ALLOWED: 1,217SQFT

| AREA DESCRIPTION | EXISTING | ADDITION | TOTALS | FAR APPLIED EXEMPTIONS | TOTAL FAR |
|---|---|---|---|---|---|
| 1ST LEVEL AIR-CONDITION AREA | 519SQFT | 0SQFT | 519SQFT | 0 | 519SQFT |
| BASEMENT AIR-CONDITION AREA | 0 | 461SQFT | 461SQFT | 461SQFT | 0SQFT |
| AREA W/CEILINGS →15FTHT. | 0 | 70SQFT | 70SQFT | 0 | 70SQFT |
| COVERED PARKING: GARAGE DETACHED (1 COMPACT CAR) | 148SQFT | 0 | 148SQFT | 148SQFT | 0SQFT |
| OTHER (COVERED OR ROOF AREA): WH CLOSET | 11SQFT | -11SQFT | 0 | 0 | 0SQFT |
| OTHER (ACCESSORY BLDGS DETACHED): | 0 | 0 | 0 | 0 | 0SQFT |
| TOTAL GROSS AREA | | | | | 589SQFT |
| TOTAL BUILDING AREA (INCLUDES BASEMENT AREA/EXCLUDES AREA W/CEILINGS →15FTHT.) | 678SQFT | 450SQFT | 1,128SQFT | | |
| TOTAL BUILDING COVER (EXCLUDES BASEMENT AREA) | 678SQFT (A) | -11SQFT (WH CLOSET) | 667SQFT (B) | | |
| DRIVEWAY AREA | 8SQFT | 340 | 348SQFT | | |
| FRONT SIDEWALKS/WALKWAYS | 133SQFT | -14.5 | 118.5SQFT | | |
| UNCOVERED BRICK PATIO | 105SQFT | 37SQFT | 142SQFT | | |
| AC PADS & AND OTHER CONC. FLATWORK | 9SQFT | 0 | 9SQFT | | |
| OTHER: | 0 | 0 | 0 | | |
| TOTAL IMPERVIOUS COVER | 933SQFT(C) | 351.5 | 1284.5SQFT(D) | | |
| OTHERS: (POOL/SPA) | 0SQFT | 0 | 0 | | |

**BUILDING COVERAGE INFORMATION**
EXISTING BUILDING COVERAGE: 678SQFT ..... 22.2% OF LOT SIZE
FINAL BUILDING COVERAGE: 667SQFT ..... 21.9% OF LOT SIZE

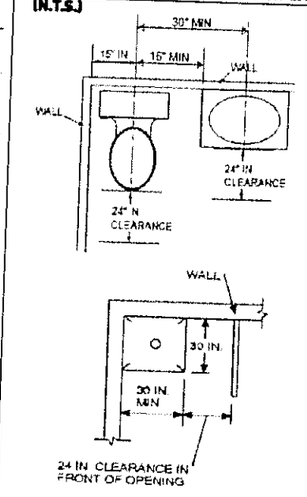
**IMPERVIOUS COVERAGE INFORMATION**
EXISTING TOTAL IMPERVIOUS COVERAGE: 933SQFT ..... 30.6% OF LOT SIZE
FINAL TOTAL IMPERVIOUS COVERAGE: 1284.5SQFT ..... 42.2% OF LOT SIZE

**SUBCHAPTER F INFORMATION**
TOTAL FAR: (589QFT/3042SQFT)X100 ..... 19.3% OF LOT SIZE

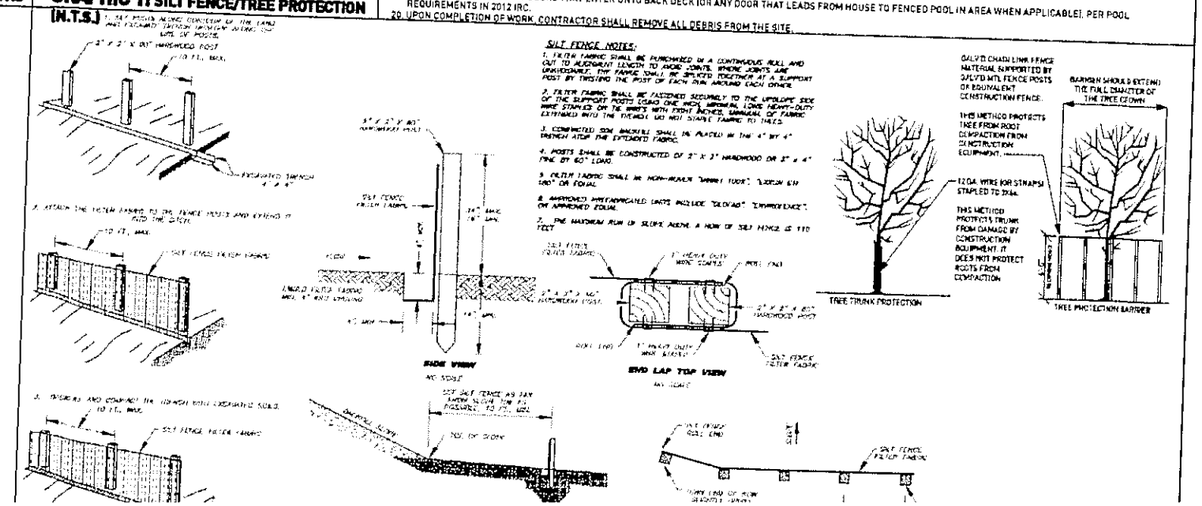
## GENERAL NOTES

1. DESIGN & CONSTRUCTION SHALL COMPLY WITH IRC 2012, 2012 IECC, 2011 NATIONAL ELECTRICAL CODE, 2012 INTERNATIONAL PLUMBING CODE, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL FIRE CODE, 2012 INTERNATIONAL FUEL GAS CODE AND THE CITY OF AUSTIN CURRENT BUILDING CODE & LOCAL AMENDMENTS. PERMITS AND INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. INSTALL ALL MECHANICAL, ELECTRICAL & PLUMBING EQUIPMENT ACCORDING REQUIREMENTS OF LOCAL CURRENT ENERGY CODE. 2012IECC.
3. EVERY EFFORT HAS BEEN MADE BY THE ARCHITECT TO ENSURE LOCAL CODE COMPLIANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE WORK CONFORMS WITH ALL APPLICABLE CODES, AND IF DISCREPANCIES ARE NOTED, TO NOTIFY THE DESIGNER PRIOR TO WORK.
4. REFER TO STRUCTURAL DRAWINGS FOR SPECIAL INSTRUCTIONS TO ENSURE INTEGRITY OF EXISTING STRUCTURE DURING EXCAVATION. PROTECTION OF THE EXISTING STRUCTURE IS RESPONSIBILITY OF THE GENERAL CONTRACTOR DURING EXCAVATION, DURING ERECTION OF NEW STRUCTURE, AND THROUGHOUT CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGHLY ACQUAINTING HIMSELF WITH THE WORKING DRAWINGS, INCLUDING ALL GENERAL NOTES, DIMENSIONS, M.E.P. NOTES, AND ALL OTHER NOTES PERTAINING TO ANY PARTICULAR DRAWING.
6. THE CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE EXISTING WORKING CONDITIONS.
7. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES.
8. VERIFY ALL DIMENSIONS, EQUIPMENT, FIXTURES, FITTINGS AND OTHERS BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
9. NOTIFY THE ARCHITECT OF ANY VARIATION IN NOTED DIMENSIONS IF SUCH VARIATION IS REQUIRED FOR EQUIPMENT, FIXTURES, OR FITTINGS TO FUNCTION AS INTENDED.
10. PROVIDE ALL ELECTRICAL & PLUMBING CONNECTIONS AS REQUIRED PER CODE AND MANUFACTURER FOR ALL LIGHTING/ PLUMBING FIXTURES,APPLIANCES, & OTHER EQUIPMENT.
11. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT BEFORE CONTINUING THE WORK.
12. FLOOR PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
13. MINIMUM CLEARANCE DIMENSIONS INDICATED SHALL BE MAINTAINED.
14. NEW EXTERIOR WALLS TO BE WOOD STUD GRADE 2 X 4 NO. 2 SYP AT 16" ON CENTER WITH 1/2" PLYWOOD SHEATHING ON THE OUTSIDE FACE AND 1/2" GYPSUM BOARD SHEATHING ON THE INSIDE FACE, UNLESS NOTED OTHERWISE.
15. NEW INTERIOR WALLS SHALL BE WOOD STUD GRADE 2 X 4 NO. 2 SYP AT 16" ON CENTER WITH 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES,UNLESS NOTED OTHERWISE.
16. PROVIDE R13 MIN BATTS INSULATION IN ALL EXTERIOR WALLS. PROVIDE R38 BATTS INSULATION IN ROOF
17. PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
18. CONCEAL ALL PIPING AND DUCTWORK IN WALLS AND CEILINGS.
19. PROVIDE ALARM ALL PATIO DOORS THAT ENTER ONTO BACK DECK (OR ANY DOOR THAT LEADS FROM HOUSE TO FENCED POOL IN AREA WHEN APPLICABLE), PER POOL REQUIREMENTS IN 2012 IRC.
20. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE.

## GRAPHIC 2: MIN. CLEARANCES AT BATHS (N.T.S.)




## GRAPHIC 1: SILT FENCE/TREE PROTECTION (N.T.S.)




AE APPROVED
AUG 08 2017
220-129
CDC

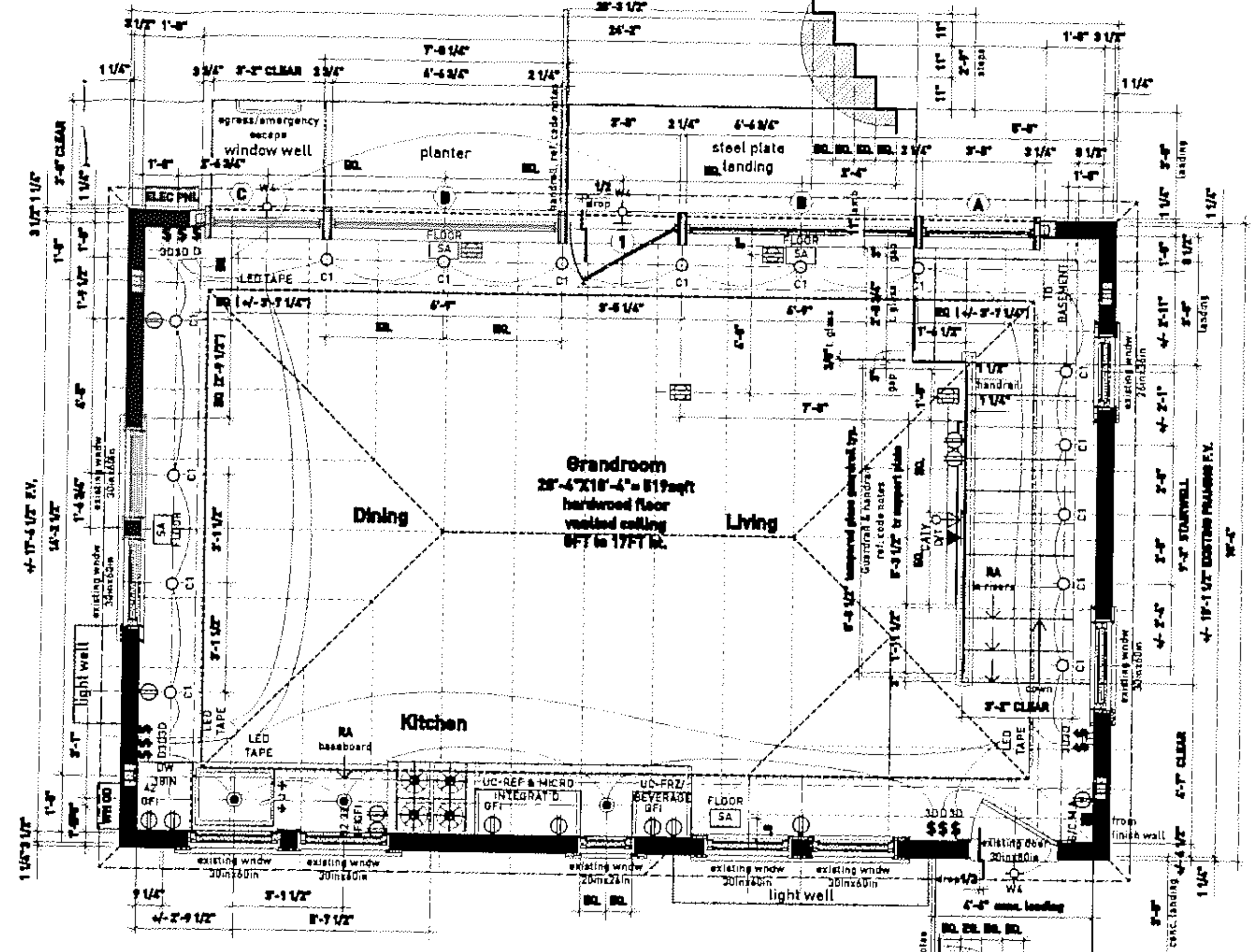
TUTTLE Residence
REMODEL/ADDITION
4302 Avenue D , Austin TX.

WoodEye
Construction and Design
1106 W. Keene Lane
Austin, Texas 78754

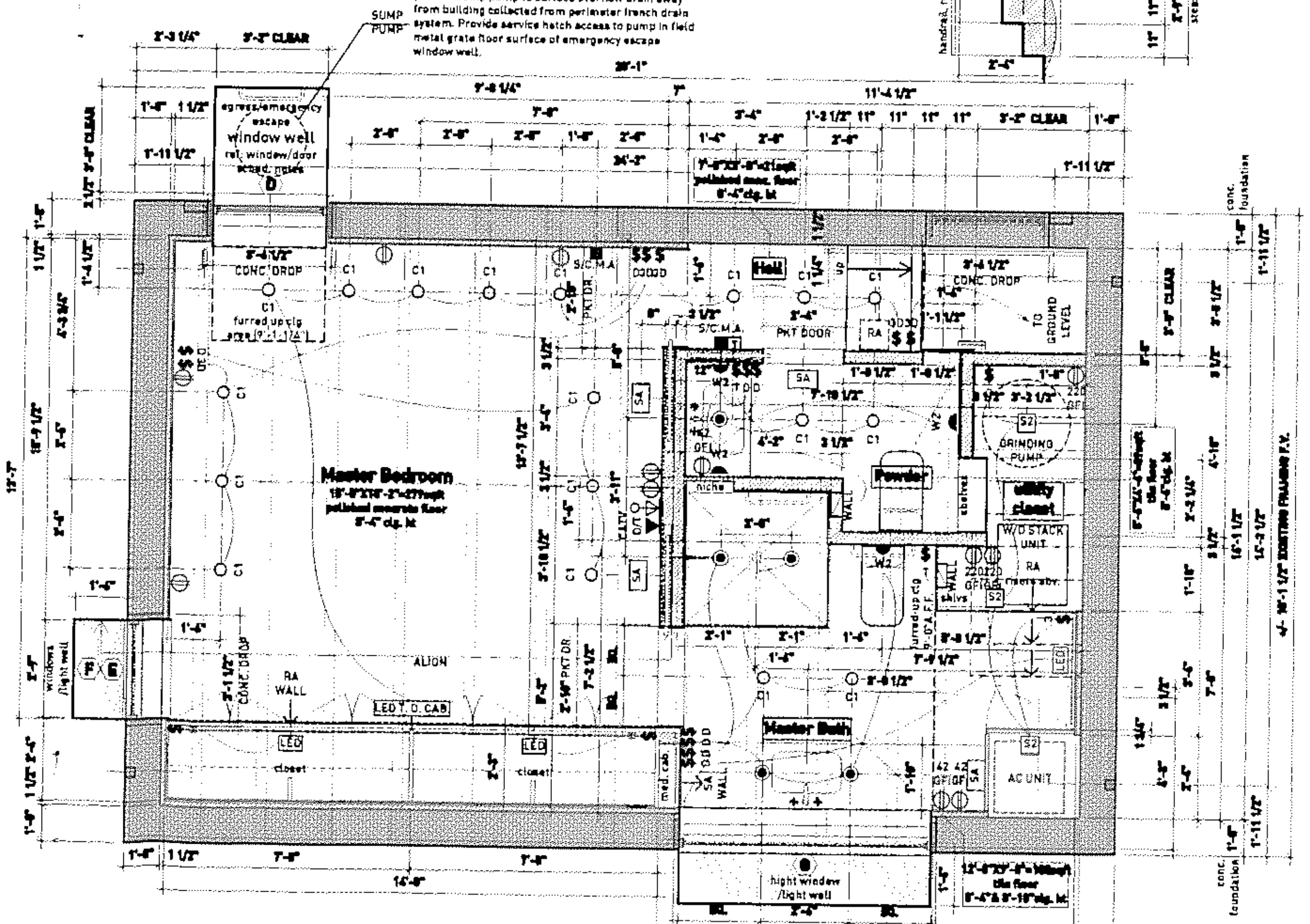
07/30/17

RECORD
07.30.2017

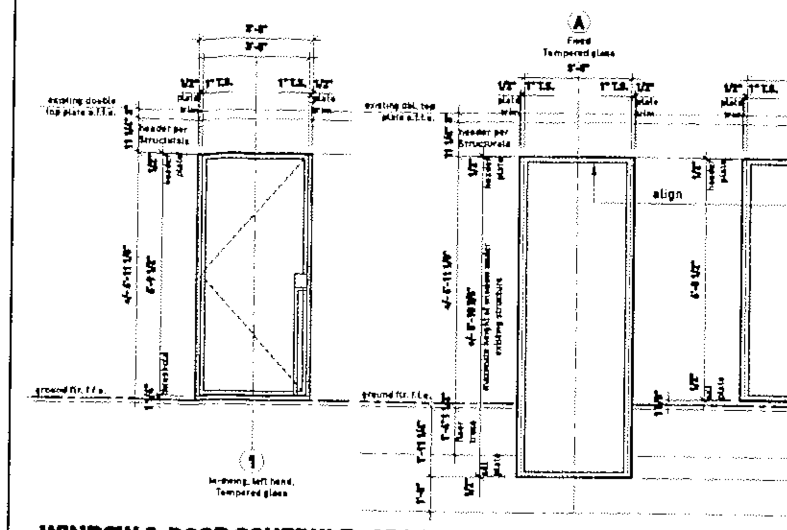
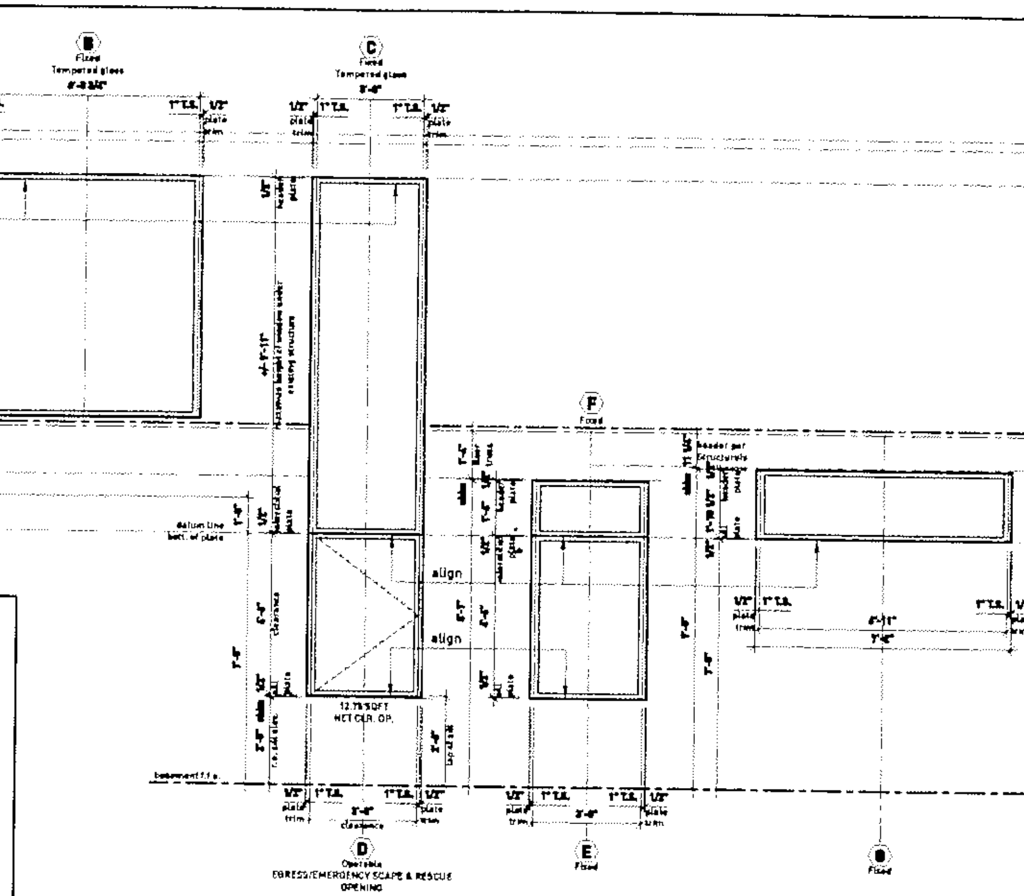
A1
SITE/ROOF PLAN
DEMOLITION PLAN




2 REMODELED & MEP GROUND FLOOR PLAN
SCALE 3/16"=1'-0"




3 NEW BASEMENT PLAN & MEP BASEMENT PLAN
SCALE 3/16"=1'-0"
3/16" = 1'


## WINDOW & DOOR SCHEDULE- GRAPHIC REPRESENTATION

SCALE 3/8"=1'-0"

### BUILDING CODE NOTES:

**STAIRS, HANDRAIL & GUARDRAILS SPECIFICATIONS:**
STAIRWAY WIDTH, HEADROOM, TREADS, RISERS, NOSING, LANDING AND HANDRAIL SHALL BE IN COMPLIANCE WITH 2012 IRC SEC. R311.7.
HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS, PER 2012 IRC SEC. R311.7.8.
HANDRAIL HEIGHT MEASURED FROM EDGE TO NOSING SHALL NOT BE LESS THAT 34IN OR MORE THAN 38IN HT. IN COMPLIANCE WITH 2012 IRC SEC. R311.7.8.1.
GUARDRAILS HEIGHT MEASURED FROM FINISH FLOOR SHALL BE NOT LESS THAN 36IN, PER 2012 IRC SEC. R312.1.2.
GUARDRAIL OPENINGS SHALL BE LESS THAN A 4" DIA. SPHERE, PER IRC 2012 SEC. R312.1.2.

**GLAZING IN HAZARDOUS LOCATION SPECIFICATIONS:**
FOR GLAZING IN GUARDRAIL, PROVIDE TEMPERED GLASS IN GUARD IN COMPLIANCE WITH 2012 IRC SEC. R308.4.4
FOR SHOWER ENCLOSURE, PROVIDE TEMPERED GLASS FOR SHOWER ENCLOSURE, GLAZING AND WET SURFACES IN COMPLIANCE WITH 2012 IRC SEC. R308.4.5

**ACCESSIBILITY SPECIFICATIONS:**
PROVIDE ACCESSIBILITY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO; DOOR CLEARANCE, REINFORCEMENT BLOCKING FOR FUTURE GRAB BARS INALL REQUIRED AREAS, IN COMPLIANCE WITH LOCAL AMENDMENTS & IRC 2012 SEC. R320

**MEANS OF EGRESS, ADDITIONAL GLAZING NOTE AND EMERGENCY ESCAPE AND RESCUE OPENING CODE NOTES FOUND UNDER WINDOW & DOOR NOTES.**

## MEP LEGEND

- CIRCUIT WIRING
- DUPLEX OUTLET, INSTALL AT 18" A.F.F. PER CODE.
- DUPLEX OUTLET, INSTALL HORIZONTAL AT 3" A.F.F. OR U.N.O. NUMBER INDICATING HT. IN INCHES A.F.F.
- DUPLEX OUTLET WITH GROUND FAULT INTERRUPTER. NUMBER INDICATING HT. IN INCHES A.F.F.
- SINGLE POLE, SINGLE THROW, INSTALL AT 34" A.F.F.
- SINGLE POLE, SINGLE THROW, DIMMABLE, INSTALL AT 34" A.F.F.
- SINGLE POLE, THREE WAY SWITCH, DIMMABLE, INSTALL AT 34" A.F.F.
- SINGLE POLE, SINGLE THROW, ON TIMER INSTALL AT 34" A.F.F.
- SINGLE POLE, SINGLE THROW, AT DOOR HINGE INSTALL AT 34" A.F.F.
- COMBINATION CABLE/DATA/TELEPHONE OUTLET, MOUNT HORIZONTAL WITHIN BASEBD.
- 4IN RECESSED DOWN LIGHT W/LENSE; WET LOCATION
- 4IN RECESSED DOWN LIGHT WITH ARTICULATED GIMBAL
- SURFACE MOUNT LIGHT
- SURFACE MOUNT LIGHT; WET LOCATION
- LED TAPE LIGHTING W/DIFUSER
- DECORATIVE WALL SCONCE; WET LOCATION
- DECORATIVE WALL SCONCE; EXTERIOR WET LOCATION TO LIGHT DOWN ONLY
- ON-DEMAND ELECTRIC WATER HEATER
- SUPPLY AIR DIFFUSER IN CEILING OR WALL
- RETURN AIR IN CEILING OR WALL
- EXHAUST FAN IN CEILING OR WALL AS SPECIFY IN DRAWING
- SMOKE DETECTOR; "Smoke Detector System- hard wired, interconnected, battery backup, at each sleeping room and vicinity" per IRC 2012 Sec R314.
  CARBON MONOXIDE ALARM; located at immediate common areas outside each sleeping area in dwelling units with fuel-burning appliances, fireplaces, or forced air furnaces and units with attached garages. Hard wired with battery backup except at existing bldg. where solely battery powered is allowed. per IRC 2012 Sec R315. Combination alarms carbon monoxide/smoke alarms shall be acceptable per code compliance IRC 2012 Sec R315.1.5

## MEP NOTES

1. INSTALL ALL PLUMBING FIXTURES & FITTINGS, APPLIANCES, LIGHTING & ELECTRICAL FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL INSTALLATIONS SHALL COMPLY WITH CURRENT NATIONAL ELECTRICAL CODE, UNIFORM PLUMBING CODE, UNIFORM MECHANICAL CODE, APPLICABLE LOCAL ORDINANCES, CODES, & LAWS. PERMITS AND INSPECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. INSTALL MECHANICAL, ELECTRICAL, & PLUMBING EQUIPMENT WITHIN REQUIREMENTS OF LOCAL ENERGY CODE.
4. PROVIDE ALL ELECTRICAL & PLUMBING CONNECTIONS AS REQUIRED FOR ALL LIGHTING/ PLUMBING FIXTURES, APPLIANCES, & OTHER EQUIPMENT.
5. MECHANICAL, ELECTRICAL, & PLUMBING PLAN (MEP PLAN) CONSTITUTE A GUIDE FOR GENERAL LOCATION OF OUTLETS, SWITCHES, & CONNECTIONS ONLY, UNLESS SPECIFICALLY DIMENSIONED. COORDINATE WITH ARCHITECT AND OWNER IN FIELD FOR FINAL LOCATIONS.
6. NEW ADDITION AND ALL EXTERIOR HOSE BIBBS WATER TO BE SUPPLIED BY CITY WATER.
7. ELECTRICAL CODE REQUIREMENTS, CIRCUITING, ROUTING, SIZING OF CONDUCTORS, PANELS, BREAKERS, SERVICE, & COORDINATION WITH OTHER TRADES ARE THE RESPONSIBILITIES OF THE MASTER ELECTRICAL CONTRACTOR.
8. MECHANICAL EQUIPMENT SIZING, REGISTER AND DUCT SIZING, HEAT LOAD CALCULATIONS, ROUTING, CODE COMPLIANCE, AND COORDINATION WITH OTHER TRADES ARE THE RESPONSIBILITIES OF THE MECHANICAL CONTRACTOR. DUCT AND REGISTER LOCATIONS ARE INDICATED ONLY AS A GUIDE. INDICATE WHERE STRUCTURAL SPACE FOR DUCTS SHOULD BE ANTICIPATED AND/OR HAS BEEN ALLOCATED IN THE DRAWINGS.
9. USE INSULATED FLEX DUCTS, TYP.
10. PROVIDE EMERGENCY HEAT SETTINGS FOR EXTREME COLD DAYS THROUGH HEAT STRIP INSIDE DUCTS. COORDINATE WITH ARCHITECT AND OWNER.
11. CEILING OUTLETS FOR ELECTRICAL AND MECHANICAL DEVICES SHALL BE ARRANGED IN A LOGICAL AND NEAT-APPEARING CONFIGURATION. COORD. W/ ARCHITECT & OWNER.
12. INSTALL REGISTERS AND LIGHT FIXTURES O.C. TYP.
13. ALL LIGHT SWITCHES TO BE INSTALLED AT CONSISTENT HEIGHT ABOVE FLOOR LEVEL AS INDICATED IN MEP LEGEND.
14. ALL OUTLETS SHALL BE GROUNDED.
15. CONDUCT ROUGH ELEC. BOX WALK THRU PRIOR TO RUNNING WIRES.
16. FINISH FOR OUTLET COVERS, SWITCH PLATES, & ALL OTHER RECEPTACLES TO BE SELECTED IN FIELD. COORDINATE WITH ARCHITECT AND OWNER.

## WINDOW SCHEDULE CHART

| WINDOW KEY | NOMINAL DIMENSION | | OPERATION | SILL TOP | HDR. BOT. | ENERGY INFO | | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | WIDTH | HEIGHT | | | | U-FACTOR | SHGC | |
| A | 3'-8" | +/- 9'-11" | FIXED | SEE GRAPHIC | +/- 6'-11 1/8" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TEMPERED GLASS, 2-3/8" JAMB. SEE ELEVATION FOR DETAILS. |
| B | 4'-8 3/4" | 6'-8 1/2" | FIXED | 1 5/8" A.F.F. | +/- 6'-11 1/8" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TEMPERED GLASS, 2-3/8" JAMB. SEE ELEVATION FOR DETAILS. |
| C | 3'-8" | 8'-11" | FIXED | SEE GRAPHIC | +/- 6'-11 1/8" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TEMPERED GLASS, 2-3/8" JAMB. SEE ELEVATION FOR DETAILS. |
| D | 3'-8" | 4'-8" | CASEMENT LIFT HAND | 2'-6" A.F.F. | 7'-8" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TEMPERED GLASS, 2-3/8" JAMB. - PER CODE COMPLIANCE IRC 2012 SEC R310 EMERGENCY SCAPE AND RESCUE OPENINGS. NET CLEAR OPENING:12.75SQFT, SILL HEIGHT: 30IN A.F.F.E., CLEAR WIDTH: 34IN. SEE ELEVATION FOR DETAILS. |
| E | 3'-8" | 4'-8" | FIXED | 3'-0" A.F.F. | 7'-8" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TRUE DEVIDED LITE. 2-3/8" JAMB. SEE DETAIL. |
| F | 3'-8" | 1'-6" | FIXED | 7'-0 1/2" A.F.F. | 8'-7 1/4" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TRUE DEVIDED LITE. 2-3/8" JAMB. SEE DETAIL. |
| G | 6'-11" | 1'-10 1/2" | FIXED | 7'-0 1/2" A.F.F. | 7'-8" A.F.F. | 0.34 | 0.18 | RAM WINDOW; ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE GLASS, TRUE DEVIDED LITE. 2-3/8" JAMB. SEE DETAIL. |

## DOOR SCHEDULE CHART

| DOOR NUMBER | NOMINAL DIMENSION | | OPERATION | HEADER BOTTOM | THICK-NESS | ENERGY INFO | | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | WIDTH | HEIGHT | | | | U-FACTOR | SHGC | |
| 1 | 3'-0" | 6'-9 1/2" | IN-SWING LIFT HAND | +/- 6'-11 1/8" A.F.F. | PER MFR. | 0.34 | 0.18 | DON YOUNG DOOR, ANODIZED ALUMINUM THERMALLY BROKEN FRAME. 1" INSULATED, LO E CARDINAL 366, ARGON FILLED, DOUBLE PANE, TEMPERED GLASS. SEE ELEVATION FOR DETAILS. |

**NOTES:**

**1. ALL WINDOWS, DOORS AND SKYLIGHT SHALL COMPLY WITH CURRENT CITY OF AUSTIN BUILDING CODE LOCAL AMENDMENTS & 2012 IRC AND CURRENT ENERGY CODE REQUIREMENTS.**
**2. PROVIDE TEMPERED GLAZING AS REQUIRED WHERE LOCATION SHALL CONSIDERED HAZARDOUS PER 2012 IRC SEC. R308.4.2 & R308.4.3 & R308.4.5 FOR SKYLIGHT GAZING. DESIGNATED UNITS DESIGNATED PER CHART ABOVE AND GRAPHIC REPRESENTATIONS TO THE SIDE.**
**3. EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED & DESIGNATED SHALL COMPLY WITH CURRENT CITY OF AUSTIN BUILDING CODE LOCAL AMENDMENTS & IRC 2012 SEC R311.2, R311.3 & LOCAL AMENDMENT. DESIGNATED UNITS PER CHART ABOVE AND GRAPHIC REPRESENTATIONS TO THE SIDE.**
**4. REQUIRED AND DESIGNATED MEANS EGRESS UNITS SHALL COMPLY WITH CURRENT CITY OF AUSTIN BUILDING CODE LOCAL AMENDMENTS & 2012 IRC SEC R311.2, R311.3. DESIGNATED UNITS PER CHART ABOVE AND GRAPHIC REPRESENTATIONS TO THE SIDE.**

**SECTION R308 GLAZING**
**R308.4.2 Glazing adjacent doors.**
Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface shall be considered a hazardous location.
**R308.4.3 Glazing in windows.**
Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered a hazardous location:
1. The exposed area of an individual pane is larger than 9 square feet;
2. The bottom edge of the glazing is less than 18 inches above the floor;
3. The top edge of the glazing is more than 36 inches above the floor; and
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.

**SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS**
**R310.1 Emergency escape and rescue required.**
Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.
Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet.
**R310.1.1 Minimum opening area.**
All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet.
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet.
**R310.1.2 Minimum opening height.**
The minimum net clear opening height shall be 24 inches.
**R310.1.3 Minimum opening width.**
The minimum net clear opening width shall be 20 inches.
**R310.1.4 Operational constraints.**
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

**R310.2 Window wells.**
The minimum horizontal area of the window well shall be 9SQFT with a min. horizontal projection and width of 36IN. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6IN into the required dimension of the window well.
**R310.2.1 Ladder and steps**
Window wells with a vertical depth greater than 44IN shall be equipped with a permanently affixed ladder usable with the window in the fully open position. Ladders required in this section shall not be required to comply with Sections R311.7 and R311.8. Ladders shall have an inside width of at least 12IN, shall project at least 3IN from the wall and shall be spaced not more than 18IN on center vertically for the full height of the window well.
**R310.2.2 Drainage.**
Window wells shall be designed with proper drainage by connection to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.
Exception: A drainage system for a window well is not required when the foundation is on well-drained soil or sand gravel mixture soil according to the United Soil Classification System, Group I Soils, as detailed in Table 405.1.

**SECTION R311 MEANS OF EGRESS**
**R311.2 Egress door.**
At least one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a minimum clear width of 32IN when measured between the face of the door and the stop, with the door open 90 degrees. The minimum clear height of the door opening shall not be less than 78IN in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.
**R311.3 Floors and landings at exterior doors.**
There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36IN measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed 1/4 unit vertical in 12 units horizontal (2 percent).

**TUTTLE Residence**
*REMODEL/ADDITION*
*4302 Avenue D, Austin TX.*

**WoodEye**
Construction and Design
1106 W. Koenig Lane
Austin, Texas 78756

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07/30/17

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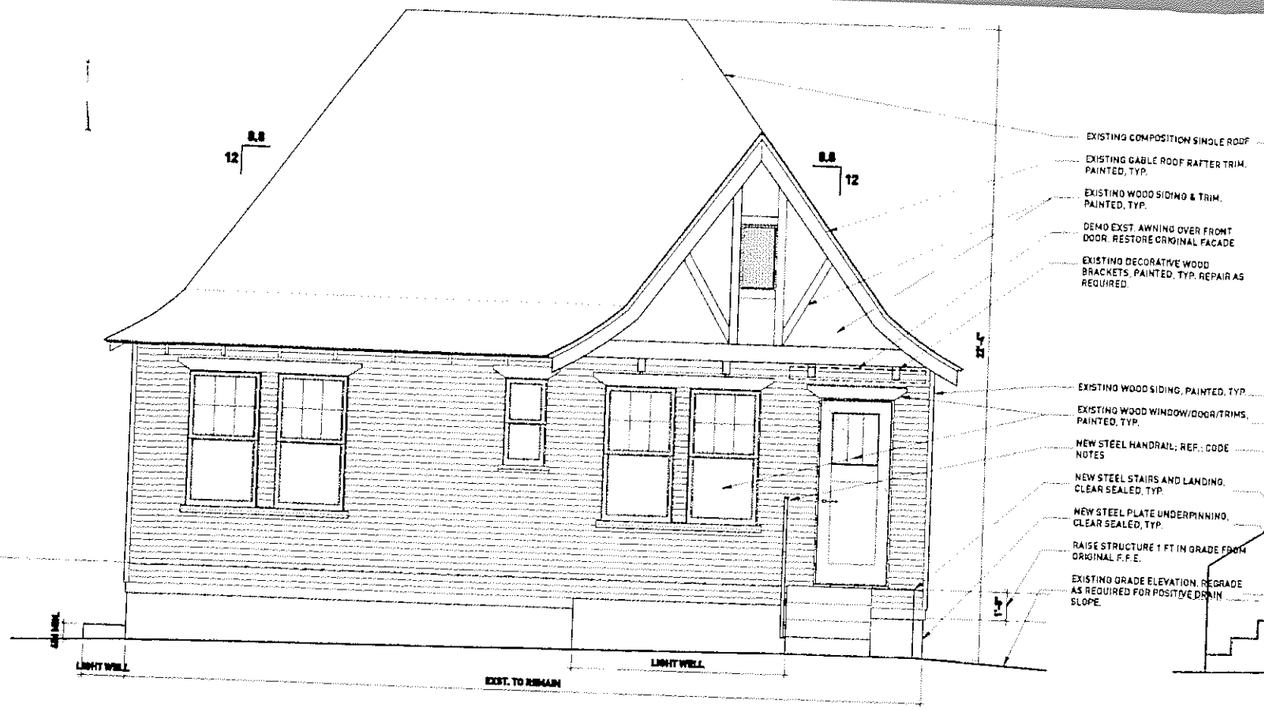
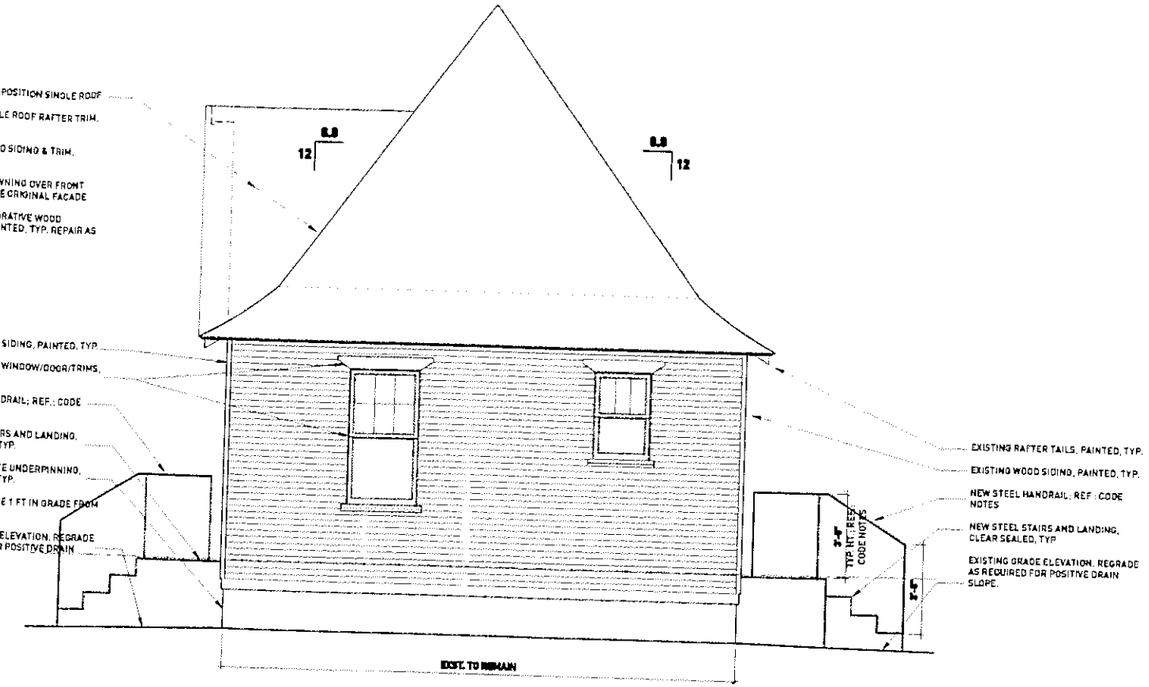
07.30.2017

# A2

REMODELED GROUND FLOOR PLAN
GROUND FLOOR MEP PLAN
NEW BASEMENT PLAN
BASMENT MEP PLAN
WINDOW & DOOR SCHED.
MEP NOTES & LEGEND




A EXTERIOR FACADE
SCALE 3/16 =1'-0"

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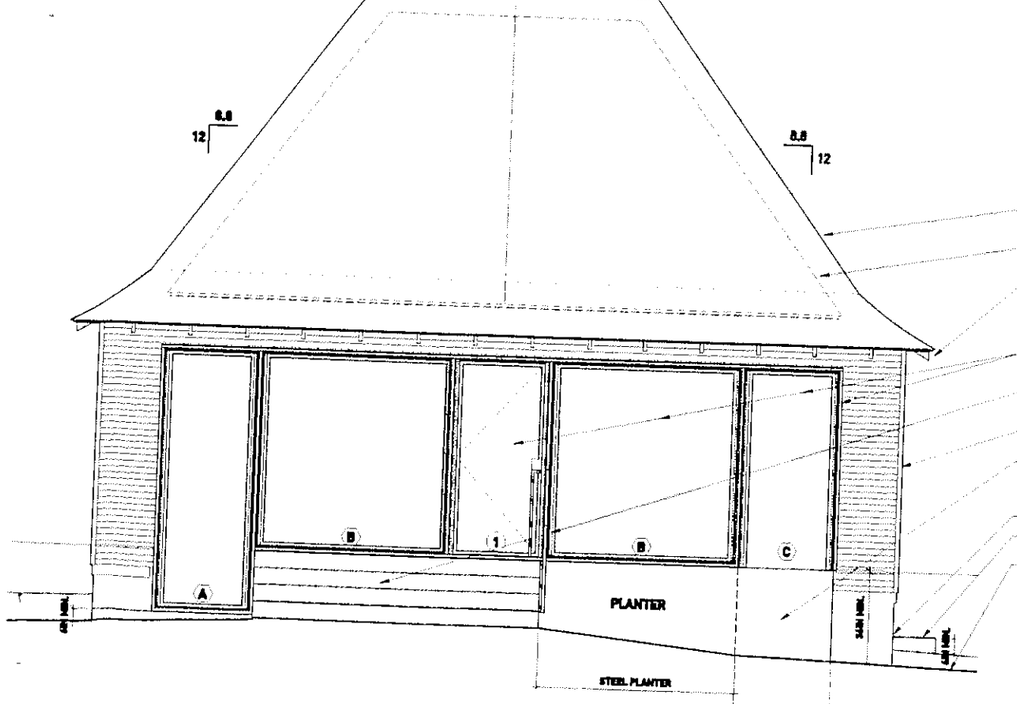


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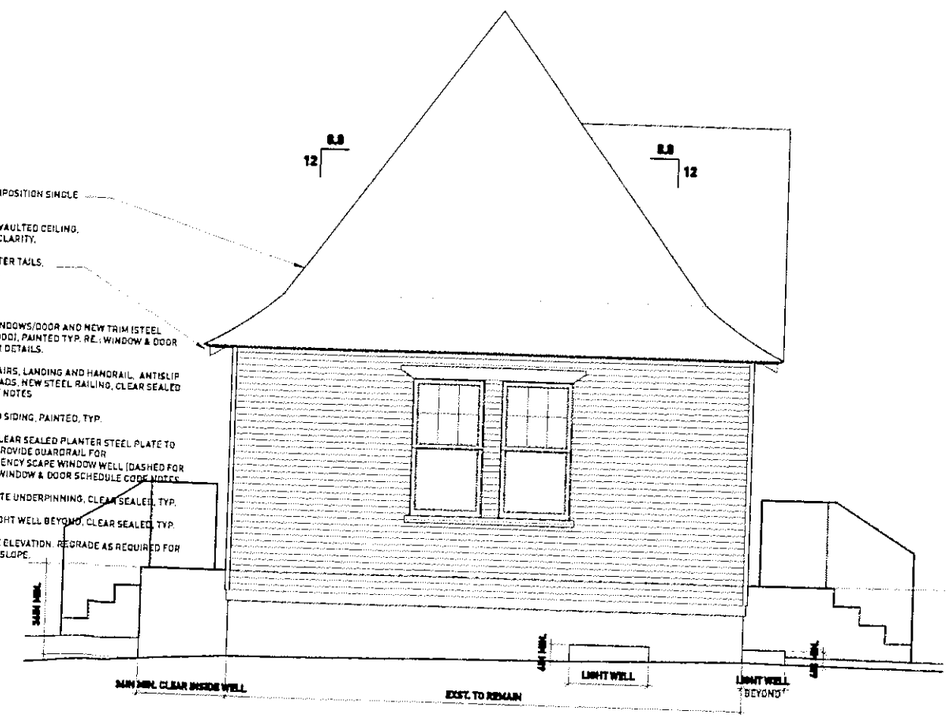


D EXTERIOR FACADE

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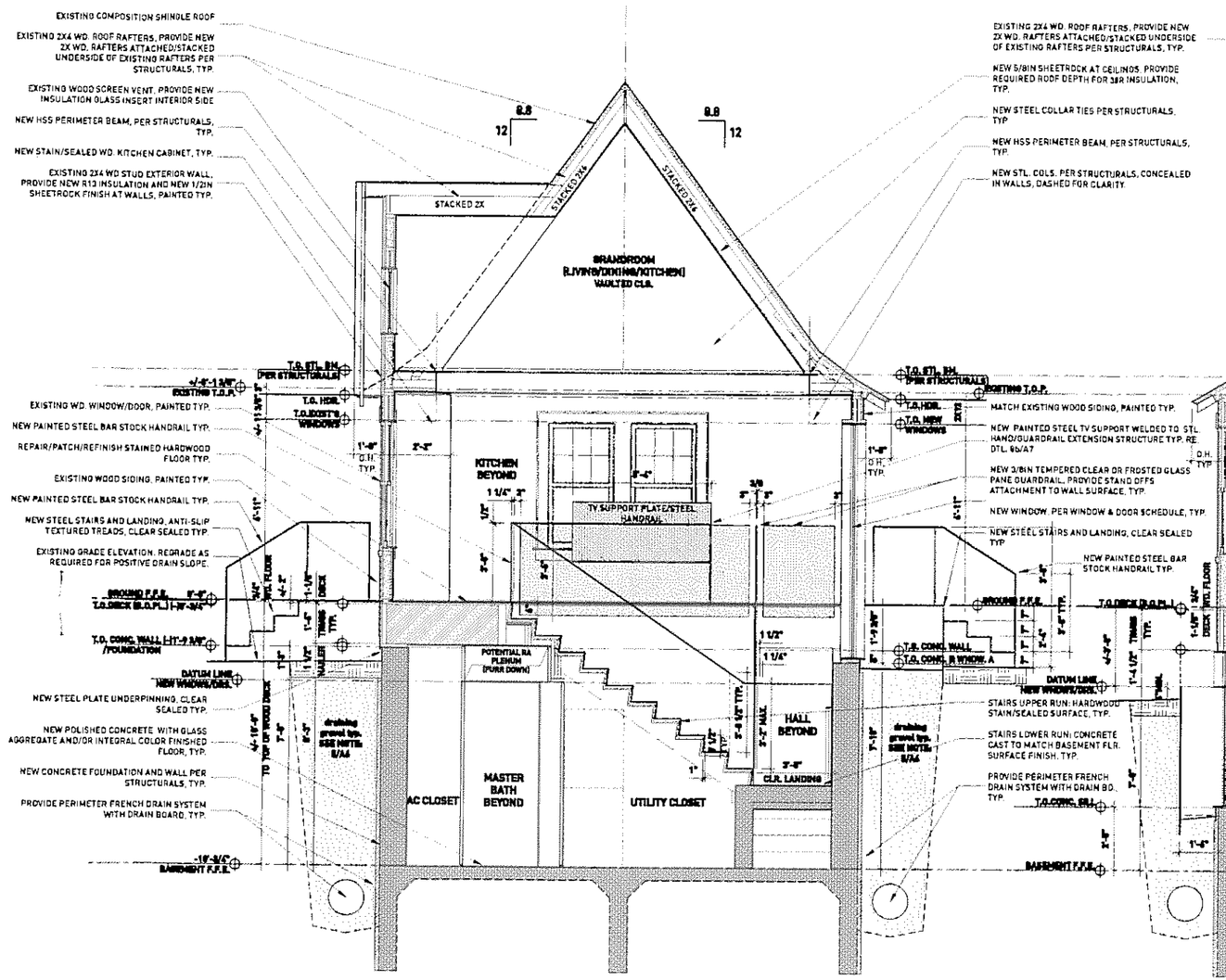
A3
EXTERIOR FACADES




1 **BUILDING SECTION**
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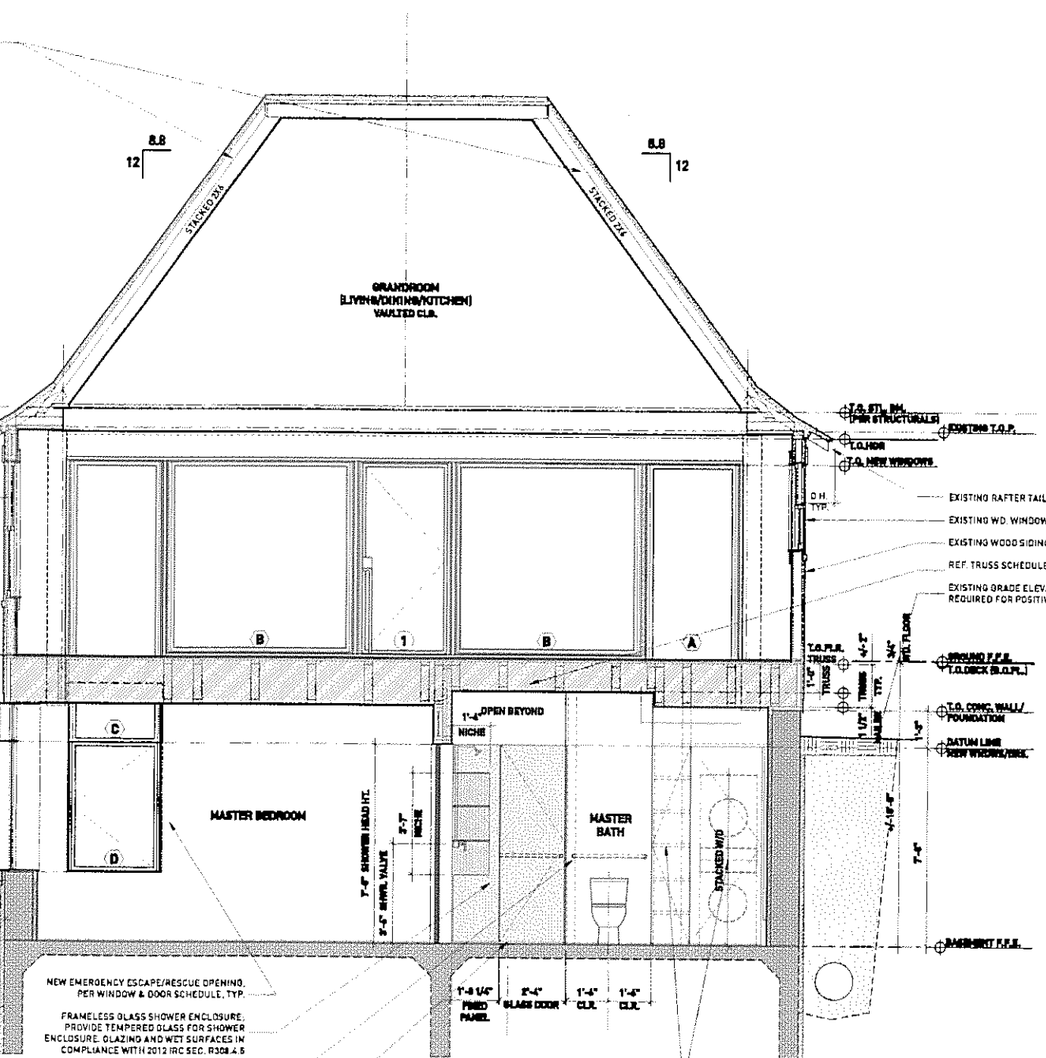


2 **BUILDING SECTION**
SCALE 3/16" = 1'-0"

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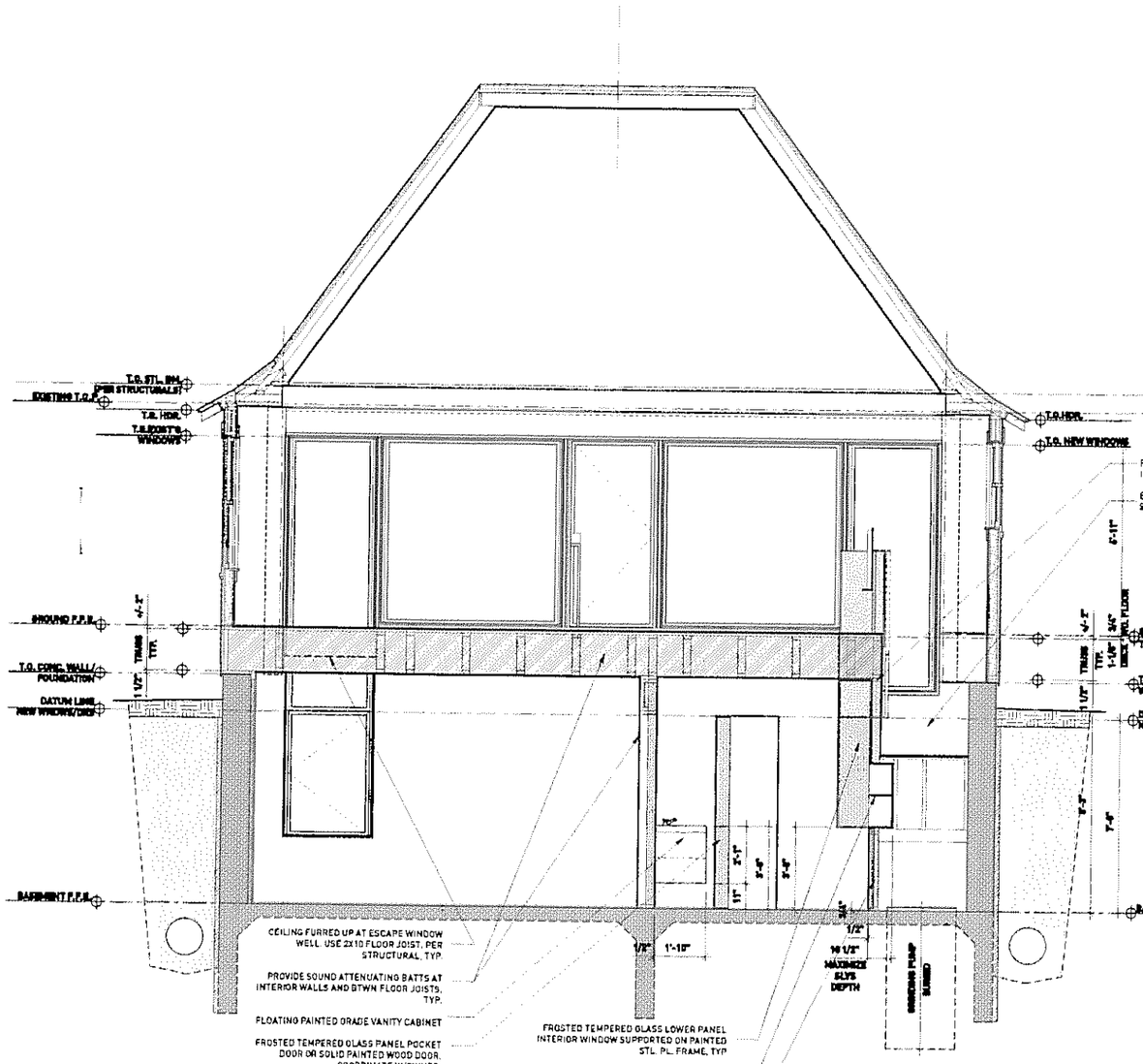
**A4**
BUILDING SECTIONS

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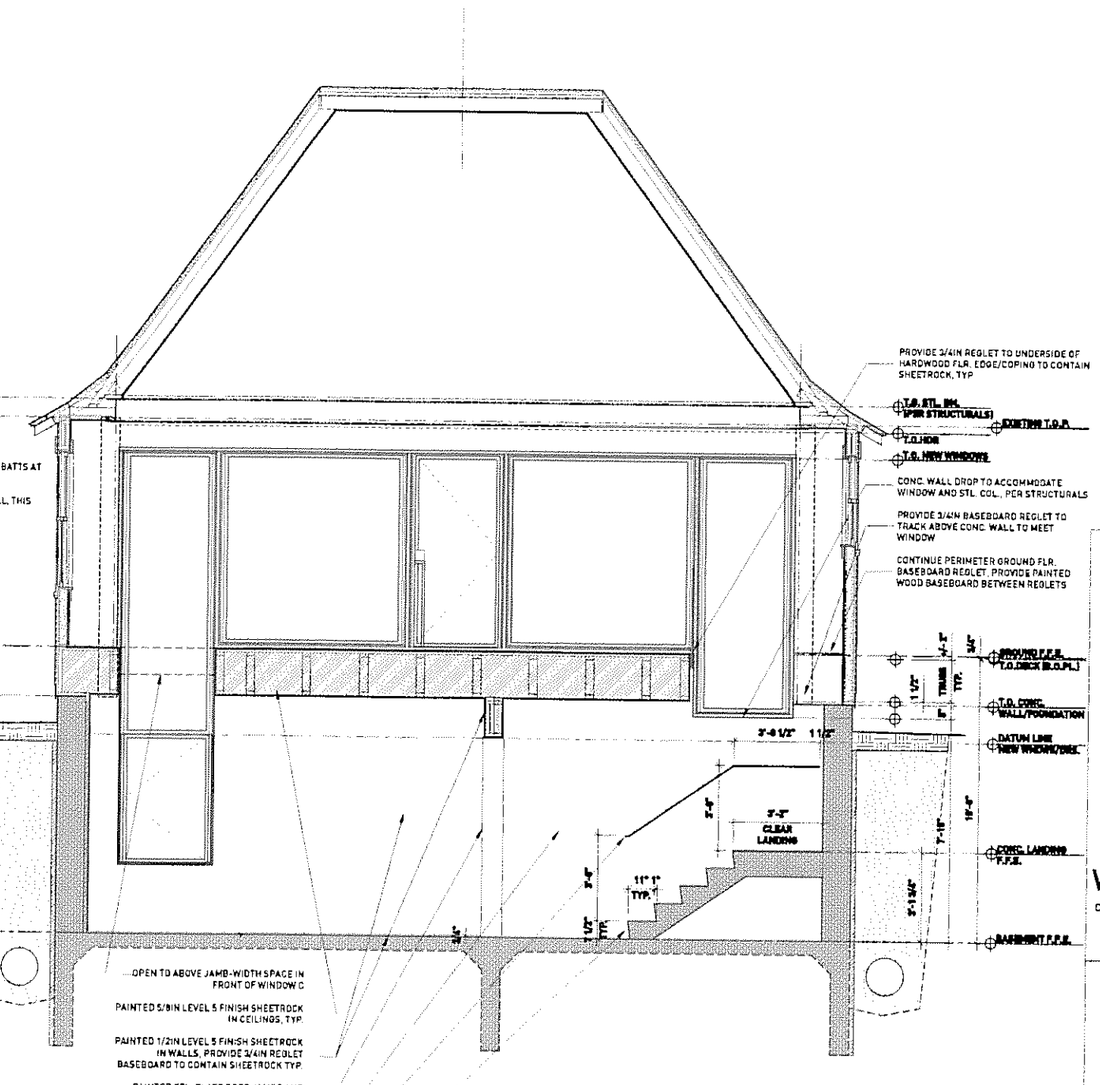


4 **BUILDING SECTION**
SCALE 3/16"=1'-0"

*TUTTLE Residence*
*REMODEL/ADDITION*
*4302 Avenue D , Austin TX.*

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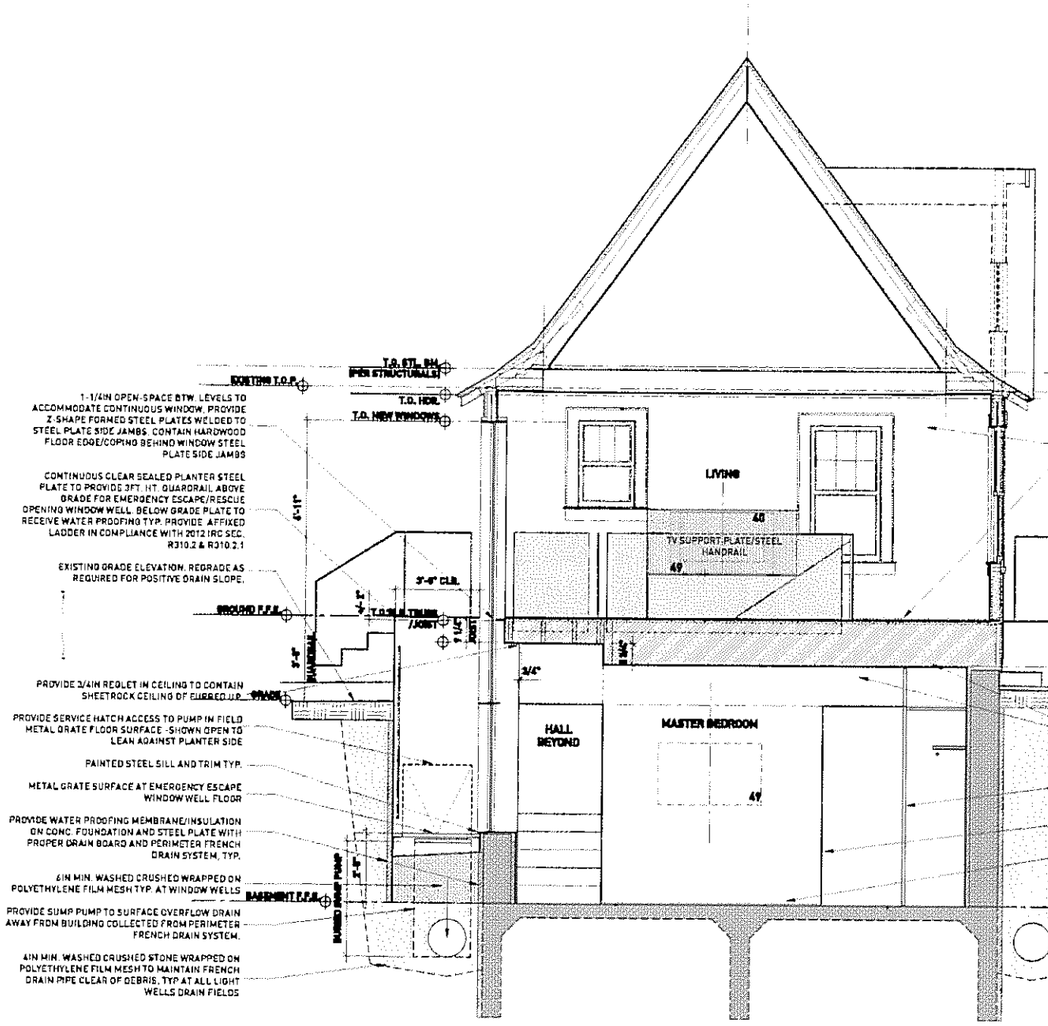
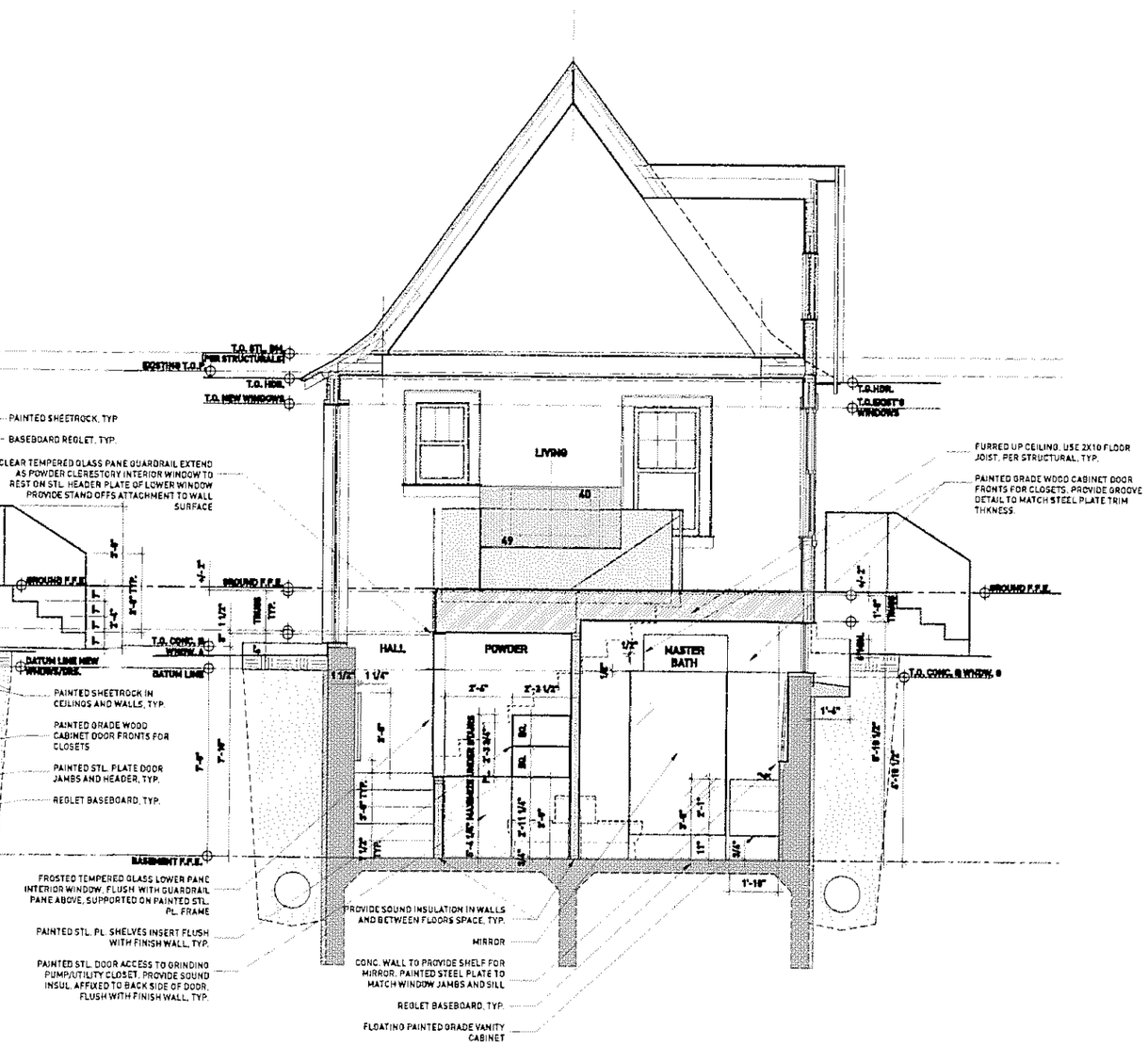
**A5**
BUILDING SECTIONS




5 **BUILDING SECTION**
SCALE 3/16"=1'-0"

6 **BUILDING SECTION**
SCALE 3/16"=1'-0"

*TUTTLE Residence*
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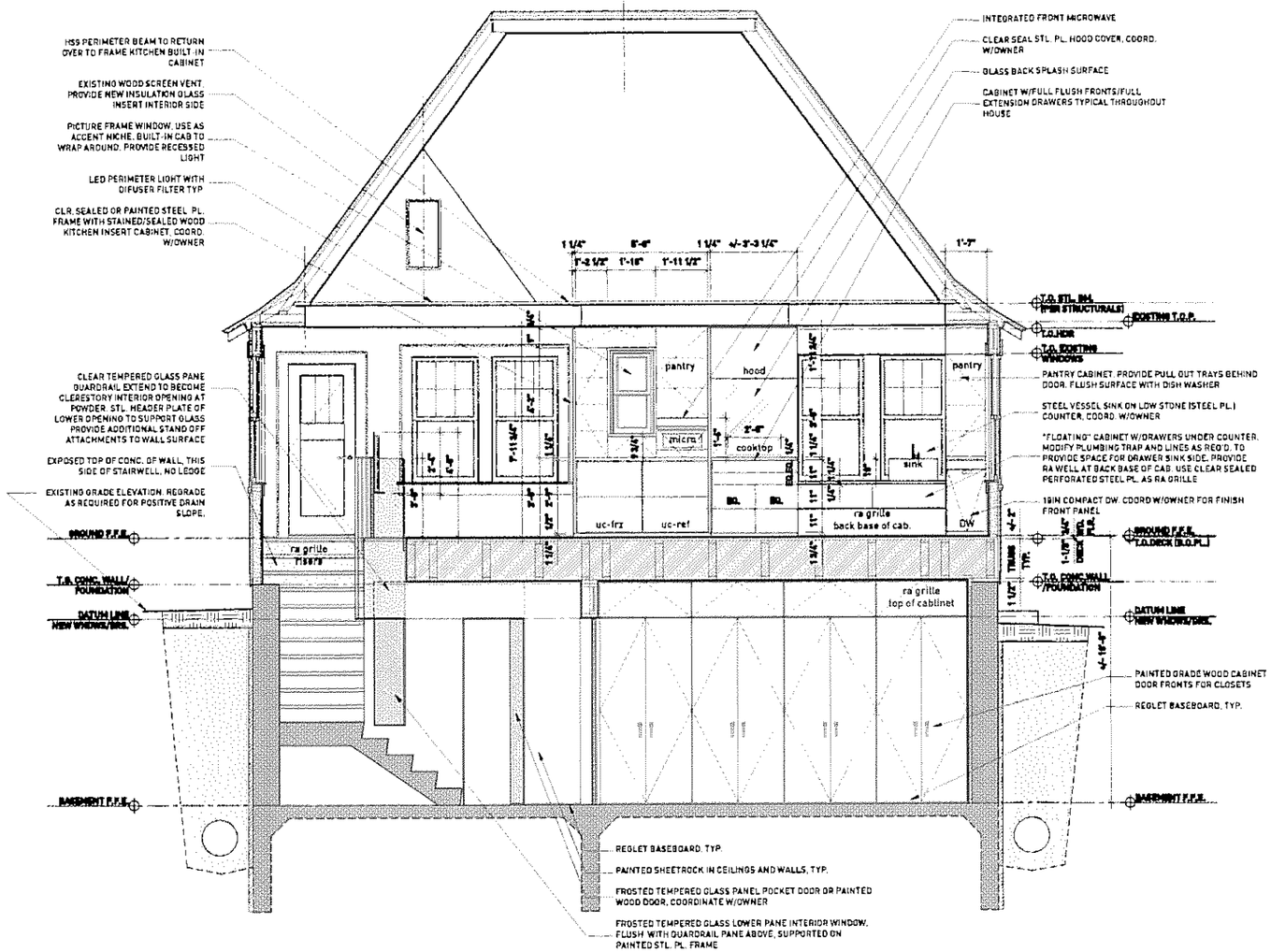
**A6**
BUILDING SECTIONS




## 7 BUILDING SECTION

SCALE 3/16"=1'-0"

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**A7**
BUILDING SECTIONS & DETAILS