



# 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

### Property Information

Project Address: 3306 Oakmont Blvd. Tax Parcel ID: #0120010408  
Legal Description: N 1/2 of Lot 1 Bryher Woods G  
Zoning District: SF-3-NP Lot Area (sq ft): 6031 sq ft  
Neighborhood Plan Area (if applicable): CENTRAL WEST AUSTIN COMBINED NPA 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 100 feet of the 100 year floodplain? Y ☒ N  
(Proximity to floodplain may require additional review time.)

Are there protected size trees onsite or on adjacent sites? Y ☒ N  
(If yes, [click here](#) for more information on the tree permit process.)

Was there a pre-development consultation for the Tree Review? Y ☒ N  
Proposed impacts to trees: (Circle all that apply)  
Root zone Canopy Removal None/Uncertain

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  
(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

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: 3 # bedrooms upon completion: 2 # baths existing: 2 # baths upon completion: 2.5

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)  
Removal of Back add-on, Add Master Bed, Bath laundry, Closets  
Remodel to Existing to include Vaulting Ceiling, remove wall

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



Job Valuation		
Total Job Valuation: \$ <u>429,100</u> 0 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.	Amount for Primary Structure: \$ <u>270,500</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Amount for Accessory Structure: \$ <u>158,600</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area <u>941</u> 0 sq ft. (work within existing habitable square footage)

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 <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	<u>1241</u>	<u>—</u>	<u>456</u>	<u>—</u>	<u>1697</u>	<u>0</u>
b) 2 <sup>nd</sup> Floor conditioned area	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
c) 3 <sup>rd</sup> Floor conditioned area	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
d) Basement	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
e) Covered parking (garage or carport)	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
f) Covered patio, deck, porch, and/or balcony area(s)	<u>200</u>	<u>—</u>	<u>31</u>	<u>—</u>	<u>231</u>	<u>0</u>
g) Other covered or roofed area	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
h) Uncovered wood decks	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
<b>Total Building Area</b> (total a through h)	<u>1441</u> 0	<u>—</u> 0	<u>487</u> 0	<u>—</u> 0	<u>1928</u> 0	<u>—</u> 0
i) Pool	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
j) Spa	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</u>
k) Remodeled Floor Area, excluding Addition / New Construction	<u>941</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>0</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): 1928 % of lot size: 32.0%

#### 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): 2448 % of lot size: 40.6%

#### 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: 15 ft 10 in Number of Floors: 1

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

# of spaces required: \_\_\_\_\_ # of spaces provided: 1

#### Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ☒ N ☐  
 \*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

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

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

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

## Additional Information, Continued

### Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

### Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

### Tree Survey –

Provide a tree survey per [ECM 3.3.2](#) that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of [ECM 3.5.2](#).

## Calculation Aid

Area Description	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.						
a) 1 <sup>st</sup> floor conditioned area	1241		456		1697	0
b) 2 <sup>nd</sup> floor conditioned area	—		—		—	0
c) 3 <sup>rd</sup> floor conditioned area	—		—		—	0
d) Basement	—		—		—	0
e) Attached Covered Parking (garage or carport)	—		—		—	0
f) Detached Covered Parking (garage or carport)	—		—		—	0
g) Covered Wood Decks (counted at 100%)	—		31		31	0
h) Covered Patio	—		—		—	0
i) Covered Porch	200		—		200	0
j) Balcony	—		—		—	0
k) Other – Specify:	—		—		—	0
Total Building Area (TBA) (add: a through k)	1441	0	487	0	1928	0
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 1441	0	487	0	(B) 1928	0
l) Driveway (GRAVEL)	202		—		202	0
m) Sidewalks	82		41		123	0
n) Uncovered Patio	154		—		154	0
o) Uncovered Wood Decks (counted at 50%)	3		26		29	0
p) AC pads and other concrete flatwork	12		—		12	0
q) Other (Pool Coping, Retaining Walls)	—		—		—	0
Total Site Impervious Coverage (add: TBC and l through q)	(C) 1894	0	554	0	(D) 2448	0
r) Pool	—		—		—	0
s) Spa	—		—		—	0



**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)

**Lot Area** (sq ft): 6031

**Existing Building Coverage** (see above A, sq ft): 0.00 1441

Existing Coverage % of lot (A ÷ **Lot Area**) x 100 : 23.9 %

**Final Building Coverage** (see above B, sq ft): 0.00 1928

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 32.0 %

**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. (LDC 25-1-23)

**Existing Impervious Coverage** (see above C, sq ft): 0.00 1894

Existing coverage % of lot (C ÷ **Lot Area**) x 100 : 31.4 %

**Final Impervious Coverage** (see above D, sq ft): 0.00 2448

Final coverage % of lot (D ÷ **Lot Area**) x 100 : 40.6 %



7700 CHERRY DRIVE, JACKSONVILLE, FL 32210





5704 CARMANT S. side/front 6-21-2010







5720 DHE WORTH DR. PRICE VIEW 6-27-18





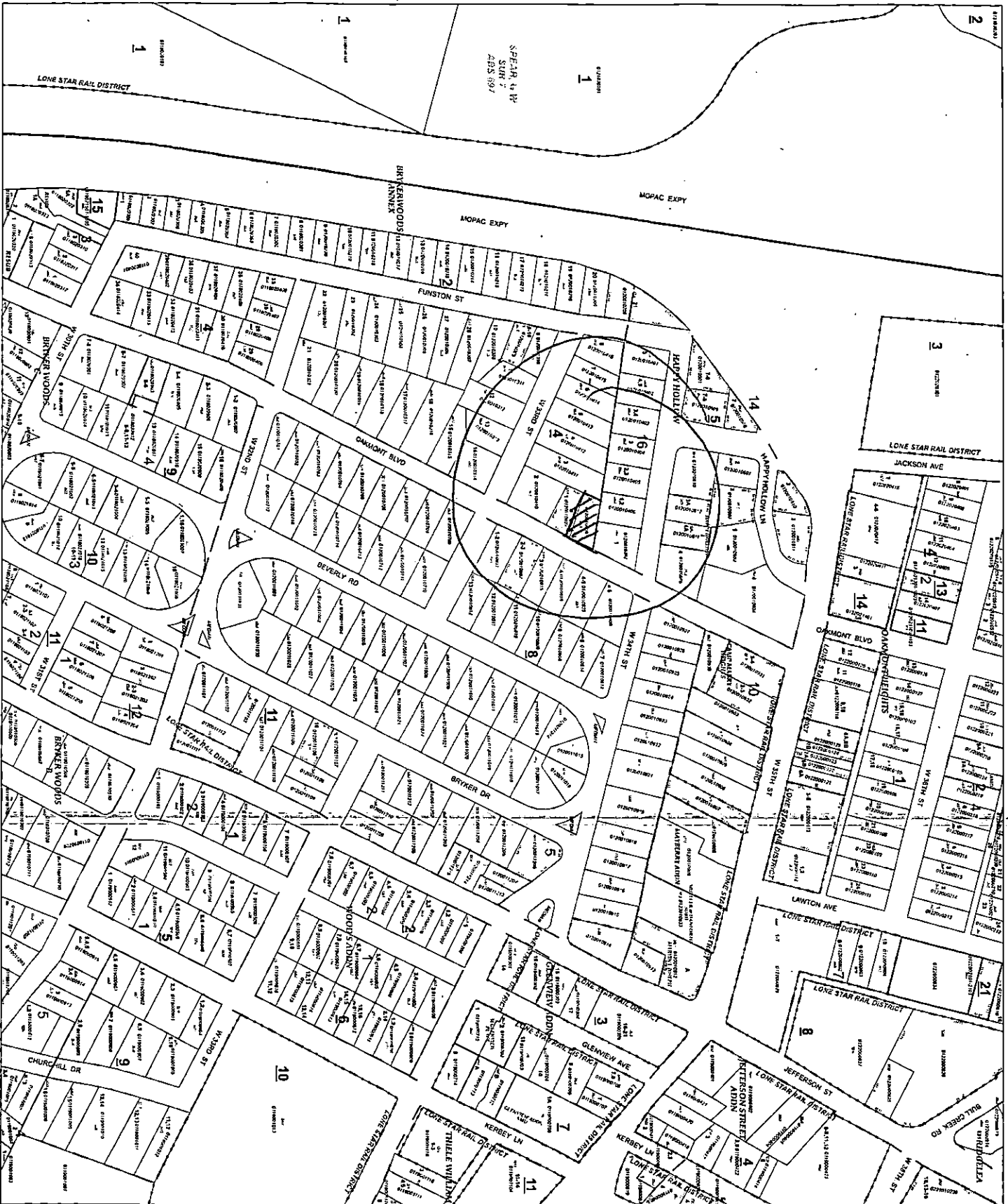
3306 Oakmont Drive - front view 6-27-18



5500 CHARMANT DR. S-SIDE VIEW







<p style="font-size: 24pt; font-weight: bold;">12001</p>	<p>Revision Date: 12/22/2014</p>	<p>0 120 Feet</p>	<p><b>NAD 1983 StatePlane Texas_Central_FIPS 4203 Feet Projection: Lambert Conformal Conic</b></p>	<p>This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.</p>	<p style="text-align: center;"><b>Travis Central Appraisal District</b></p> <p>8314 Cross Park Drive Austin, Texas 78754</p> <p>Internet Address: <a href="http://www.traviscad.org">www.traviscad.org</a></p> <p>Main Telephone Number (512) 834-0317 Appraisal Information (512) 834-9318 TDD (512) 835-3328</p>
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# WATER SERVICE PERMIT

No. B 2597

208

Austin, Texas

Received of HAWES CAMPBELL Date 1-28-47

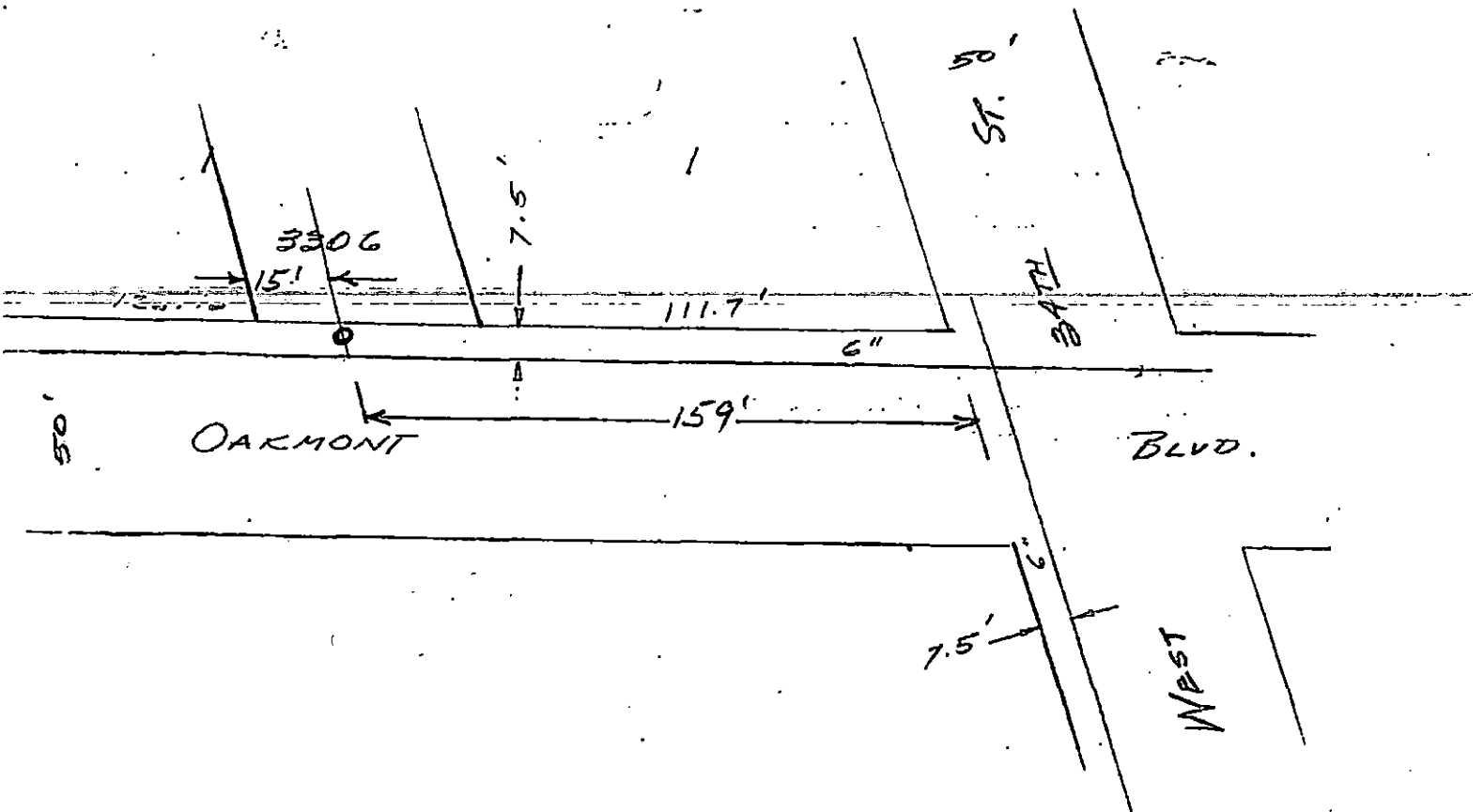
Address 3306 OAKMONT BLVD.

Amount TWENTY AND NO/100 \$ 20.00

Plumber C. M. LANIER Size of Tap 3/4"

Date of Connection <u>4-5-47</u>	No. Fittings	Size
Size of Tap Made <u>3/4"</u>	1 Curb Cock	<u>5/8"</u>
Size Service Made <u>3/4"</u>	1 Elbow	<u>3/4" COP</u>
Size Main Tapped <u>6"</u>	1 St. Elbow	<u>3/4" S.C.E.V.C.</u>
From Front Prop. Line to Curb Cock <u>7'</u>	1 Bushing	<u>3/4" COP-C.V.C.</u>
From <u>80</u> Prop. Line to Curb Cock <u>15'</u>	Reducer	
Location of Meter <u>CURB</u>	3 Pipe	<u>FT 3/4" C.O.P.</u>
Type of Box <u>LOCK</u>	Lead Comp.	
Depth of Main in St. <u>3'</u>	Nipples	
Depth of Service Line <u>24"</u>	Union	
From Curb Cock to Tap on Main <u>3'</u>	Plug	<u>DRAIN 1110</u>
Checked by Engr. Dept. <u>MM 97-5-10-47</u>	1 Tee	<u>DRAIN 1110</u>
	1 Stop	<u>DRAIN 1110</u>
	1 Box	
	1 Lid	
	Valves	
	Job No. <u>66-323-502</u>	
	Req. No.	

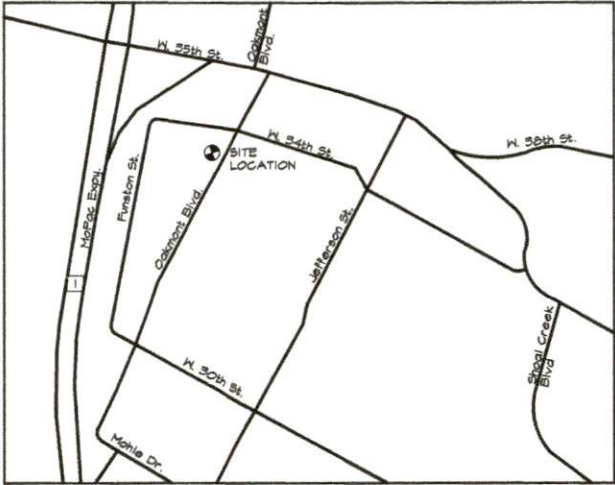
INDEXED





A REMODEL FOR  
MISSY MANDELL & J.B. BLECKLEY

AUSTIN, TEXAS



LOCATOR MAP  
N.T.S.



PERMIT SET  
NOT FOR CONSTRUCTION

PROJECT INFORMATION:

**SITE ADDRESS:**  
3306 OAKMONT BLVD.  
AUSTIN, TX 78703

**SCOPE OF WORK:**  
REMODEL AND ADDITION TO  
SINGLE FAMILY RESIDENCE  
AND ALL ASSOCIATED SITE  
WORK.

**PARCEL I.D. NUMBER:**  
0120010408

**OWNER:**  
MISSY MANDELL & J.B. BLECKLEY

**BUILDER:**  
STEVE JEWETT

GENERAL NOTES:

- ALL CONSTRUCTION MUST COMPLY WITH:
  - International Building Code - 2015 Edition
  - International Residential Code for One- and Two-Family Dwellings - 2015 Edition
  - International Energy Conservation Code - 2015 Edition
  - International Mechanical Code - 2015 Edition
  - International Fire Code - 2015 Edition as amended by Travis County Emergency Service District No. 6
  - International Gas Code - 2015 Edition
  - National Electrical Code - 2017 Edition
  - Uniform Plumbing Code - 2015 Edition or as adopted by the service provider
- DOOR & WINDOW SIZES ARE GIVEN IN FEET AND INCHES IN WIDTH & HEIGHT RESPECTIVELY.
- DOOR EXAMPLE: 3'0" x 8'0" WIDE BY 8'0" TALL.
- WINDOW EXAMPLE: 1'0" x 6'0" WIDE BY 2'6" TALL.
- ALL NEW EXTERIOR WALLS 2x6
- ALL OPERABLE WINDOWS ARE TO BE PROVIDED WITH SCREENS.
- REPLACE ALL WINDOWS W/ METAL CLAD WOOD LOOK E. INSUL. GLASS DH UNO. SIZES TO MATCH EXISTING OPENINGS UNO. CONFIRM EGRESS AT ALL BEDROOMS
- REWIRE WHOLE HOUSE
- ALL SHOWER GLASS, ALL GLAZING IN DOORS TO BE TEMPERED.
- PROVIDE BACK SIPHONAGE PROTECTION AT ALL NEW SILL COCKS.
- ALL VENTS TO REAR ROOF WHERE POSSIBLE.
- PLUMB FOR LAWN IRRIGATION SYSTEM.
- ISOLATE NEW GAS WH. AND/OR FURNACE FROM LIVING SPACE AND DRAIN COMBUSTION AIR FROM OUTSIDE IF ANY.
- PROVIDE HVAC SUPPLY VENTS IN ALL NEW CLOSETS AND BATHS.
- INSULATE FOR SOUND AT ALL NEW BATHS, MECH., AND UTILITY.
- ALL NEW WINDOWS TO MEET OR EXCEED IECC.
- ALL NEW WINDOWS AND DOORS TO MEET ENERGY STAR REQUIREMENTS.
- WATER HEATER SET ON DRAIN PAN, DRAIN TO EXTERIOR.
- INSULATE HOT WATER SUPPLY LINES.
- IF GAS WATER HEATER SPECIFIED IT MUST BE 95% EFFICIENCY.
- PROVIDE GAS, ELEC., LTS., PLATFORM & CATHALK AT ANY MECH. AS REQ'D.
- PROVIDE MIN. 120 S.F. PLYND. DECKING IN ADDN. TO MECH. PLATFORMS AT ANY NEW ATTIC ACCESS.
- ALL TRIM, TEXTURE AND FINISHES TO MATCH EXISTING UNO.
- BLOCK FOR GRAB BARS AT ANY NEW BATHS.
- ANY NEW SHOWER HEAD SUPPLY AT 7'-6" A.F.F.
- ALL TIMBERS CALLED OUT ARE TO BE SMOOTH SAWN, NOT ROUGH SAWN.
- AS-BUILTS PROVIDED BY OTHERS, CONTRACTOR TO FIELD VERIFY.
- ALL DIMENSIONS ON SITE.
- CONTRACTOR TO INFORM DESIGNER OF ANY DISCREPANCY BETWEEN AS-BUILT DRAWINGS AND EXISTING CONDITIONS FOUND ON SITE.

AREA TABULATIONS:

AREA	FRAME	MAS.
EXISTING LIVING	1252	1254
NEW LIVING	456	456
EXIST. LIVING (REMOVED)	-18	-18
TOTAL LIVING	1670	1692
EXIST. SCREENED PORCH	151	
EXISTING COVD PORCH	44	
NEW COVD PORCH	51	
TOTAL COVD	1428	
EXIST. PATIO (REMOVED)	176	

WALL LEGEND:

EXISTING WALL W/ MASONRY TO REMAIN	EXISTING WALL TO REMAIN	EXISTING WALL TO BE REMOVED	NEW HALL	NEW HALL W/ MASONRY
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ROOF PLAN NOTES:

- ALL NEW RAFTERS PER ENGR. - MIN. 2X8'S IN ALL CASES FOR INSULATION AND HEIGHT OF EAVE.
- CONSTRUCT CRICKET ON TOP OF ROOF DECKING.
- ALL BEAMS TO BE SIZED PER SEPARATE ENGINEER DRAWINGS. SIZES CALLED OUT ARE MINIMUM SIZES FOR VISUAL AESTHETIC PURPOSES ONLY.

SHEET INDEX

1. COVER PAGE / INDEX / LEGENDS / NOTES
2. SITE PLAN / IMP. COVER / F.A.R.
3. EXISTING FLOOR PLAN
4. DEMOLITION PLAN
5. PROPOSED FLOOR PLAN
6. DIMENSION PLAN
7. ELEVATION DEMOLITION PLAN
8. ELEVATIONS - FRONT, RIGHT
9. ELEVATIONS - REAR, LEFT
10. ELECTRICAL PLAN
11. ROOF LAYOUT PLAN

COVER SHEET/INDEX

ELECTRICAL SYMBOLS

DOORBELL	STEP LIGHTS	SW. CONTROLLED BY T-STAT	RECESS. RECP.
SPEAKER	EXHAUST FAN	DUPLEX OUTLET	JUNCTION BOX
MULTI-MEDIA RECP.	EXHAUST FAN/LIGHT	SWITCHED DUPLEX OUTLET	TELEVISION CABLE
RECESSED CAN - EYEBALL	UNDER/OVER CAB. LED TAPE	QUAD OUTLET	FLOOD LIGHTS
RECESSED CAN-LOW VOLTAGE	SURFACE MOUNT LED	220 OUTLET	TELEPHONE
RECESSED CAN	SMOKE DETECTOR	GFI OUTLET	CEILING FAN
RECESSED CAN, WATERPROOF	SWITCH	WATERPROOF OUTLET	CEILING FAN/W. LIGHT
CEILING SURFACE MOUNT	3-WAY SWITCH	CEILING OUTLET	HEAT DETECTOR
WALL MOUNT	4-WAY SWITCH	FLOOR PLUG	CARBON MONOXIDE/SMOKE DET.
GAS	DIMMER SWITCH	GARAGE DOOR OPENER	THERMOSTAT
PENDANT LIGHT			

ABBREVIATIONS:

AT FOUND(S)	DIM. DIMENSION	GA. GAUGE	M.C. MECHANICAL	R. RADIUS	STD. STANDARD
ABV. ABOVE	DISP. DISPOSAL	GALV. GALVANIZED	MFG. MANUFACTURER	R.A.S. RETURN AIR GRILL	STL. STEEL
A/C AIR CONDITIONER	D/L DIVIDED LIGHT	GAR. GARAGE	MIN. MINIMUM	R.D. REFRIGERATOR	SYP SOUTHERN YELLOW PINE
A.F.F. ABOVE FINISHED FLOOR	DN. DOWN	GL. GLASS	MTL. METAL	REF. REFERENCE	SYS. SYSTEM
BD. BOARD	DP. DEEP	GYP. GYPSUM	REIN. REINFORCE	T&G TONGUE & GROOVE	T&G TONGUE & GROOVE
BKS. BOOKCASE	DRNRS. DRAWERS	H.B. HOSE BIBB	NOM. NOMINAL	T.B.D. TO BE DETERMINED	TEMP. TEMPERED GLASS
BL. BUILDING LINE	D.S. DOWN SPOUT	H.C. HOLLOW CORE	N.T.S. NOT TO SCALE	TH. THRESHOLD	T.O.B. TOP OF BEAM
BLDG. BUILDING	D.V. DOWN VALVE	HDR. HT. HEADER HEIGHT	O.C. ON CENTER	T.O.J. TOP OF JOIST	T.O.W. TOP OF WALL
BLK. BLOCK	D.W.R. DISHWASHER	HT. HEIGHT	O.C.E.H. ON CENTER EACH WAY	T.S. TUBE STEEL	TYP. TYPICAL
BM. BEAM	ELEC. ELECTRICAL OR ELECTRIC	H.RAIL. HANDRAIL	O.D. OUTSIDE DIAMETER	UNF. UNFINISHED	UNO. UNLESS NOTED OTHERWISE
CAB. CABINET	ELEV. ELEVATION	HS. HORIZONTAL SLIDER	O.H. OVER HEAD	V.I.F. VERIFY IN FIELD	W. WASHER
C.L. CENTER LINE	EXH. EXHAUST	HVAC HEATING, VENTILATION & AIR CONDITIONING	OPNS. OPENING	W. WATER CLOSET	WD. WOOD
C.L.G. CEILING	F.A.U. FORCED AIR UNIT	I.D. INSIDE DIAMETER	O.S.B. ORIENTED STRAND BOARD	W.H. WATER HEATER	
CMU CONCRETE MASONRY UNIT	FLR. FLOOR	INT. INTERIOR	P.B. PUSH BUTTON		
C.O. CASED OPENING	F.D. FLOOR DRAIN OR FUR DOWN	INSUL. INSULATION	PERF. PERFORATED		
CONC. CONCRETE	FDN. FOUNDATION	J-BOX JUNCTION BOX	PKT. POCKET		
CRN. CROWN (TOP) OF ARCH	P.F. FINISHED FLOOR	LAM. LAMINATE	PL. HT. PLATE HEIGHT		
CSMT. CASEMENT	P.F.F. FINISHED FLOOR	LAV. LAVATORY	P.L. PROPERTY LINE		
D. DRYER	F.G. FINISHED GRADE	L.T. LIGHT	PLAS. PLASTIC		
D.B. DOOR BELL	F.G. FIXED GLASS (WINDOW)	LTS. LIGHTING	PLYND. PLYWOOD		
DBL. DOUBLE	F.P. FIREPLACE	L.SCAPE LANDSCAPE	POLY. POLYETHYLENE		
DECOR. DECORATIVE	P.R. FIRE RATED	MAX. MAXIMUM	P.V.C. POLYVINYL CHLORIDE		
DH. DOUBLE HUNG			PWR. POWER		
DIA. DIAMETER			QTY. QUANTITY		



REVISION DATE:  
12 APR 18  
12 APR 18  
7 JUN 18  
6 AUG 18

JOB NAME: A REMODEL FOR M MANDELL AND JB BLECKLEY  
BUILDER: STEVE JEWETT  
TYPE WORK: REMODEL  
ADDRESS: 3306 OAKMONT BLVD, AUSTIN, TX 78703  
LEGAL DESCRIPTION: NORTH 1/2 OF LOT 1, BRYKERWOOD "C"

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SHEET NO.

1 OF 12

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MANDELL\_OAKMONT.DWG



BLECKLEY FAMILY TRUST  
3306 OAKMONT BOULEVARD  
AUSTIN, TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION:  
NORTH 1/2 OF LOT 1,  
BRYKERWOOD "G"  
VOLME 4, PAGE 226  
BLECKLEY FAMILY TRUST  
(DOC. NO. 2008082810)

LEGEND

- 1/2" ROD SET
- 1/2" ROD FOUND
- 1/2" IRON PIPE FOUND
- CALCULATED POINT
- RECORD INFORMATION
- WATER METER
- DOWN GUY
- UTILITY POLE
- OVERHEAD UTILITY LINE(S)
- AIR CONDITIONER
- GAS METER
- CLEAN OUT
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- P.O.B. POINT OF BEGINNING
- SQUARE CUT FOR TBM
- PUE PUBLIC UTILITY ESMT

0.14 ACRES  
(6,030.8 SQ. FT.)  
NORTH 1/2 OF LOT 1  
BRYKERWOODS "G"  
(VOL. 4, PG. 226)  
BLECKLEY FAMILY TRUST  
(DOC. 2008082810)

\*\*\*NOTICE\*\*\*  
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER  
SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT  
BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:  
BEARINGS ARE BASED TO THE TEXAS COORDINATE SYSTEM CENTRAL  
TEXAS ZONE NAD83 HARN HORIZONTAL CONTROL

PERMIT SET  
NOT FOR CONSTRUCTION

HIGHEST NAT. GRADE ADJACENT TO BUILDING:	625'
LOWEST NAT. GRADE ADJACENT TO BUILDING:	624.2'
AVERAGE NAT. GRADE ADJACENT TO BUILDING:	624.6'
HT. OF BUILDING FROM AVERAGE GRADE:	15.842'

SCALE 1" = 20'



AE APPROVED  
AUG 10 2018  
222-200  
JGM

TREE LIST	
35	18" PECAN (M)
36	17.25" SPANISH OAK (P)
37	10" CREPE MYRTLE (M)
71	11.5" CREPE MYRTLE (M)
72	9.75" PECAN
78	14.5" ELM
82	28" SPANISH OAK (H)
85	21.5" PECAN (P)
94	6" PECAN
95	37.5" LIGUSTRUM (M) - REMOVE SEE SEPARATE TREE REMOVAL APP.

LEGAL DESCRIPTION:  
NORTH 1/2 OF LOT 1, BRYKERWOOD "G"  
VOLME 4, PAGE 226  
BLECKLEY FAMILY TRUST  
(DOC. NO. 2008082810)

NOTE:  
- THIS HOME BUILT PRIOR TO OFF-STREET  
PARKING REQUIREMENTS  
- WILL PAY FEE IN LIEU OF REQ'D WALK

	EXISTING	NEW	TOTAL IMP.	FRONT YARD
			COVER	IMPERVIOUS COVER:
LOT AREA =	6031		6031	1575
BUILDING COVERAGE:				
LOWER LEVEL CONDITIONED SPACE =	1241	456	1697	-
*UPPER LEVEL CONDITIONED SPACE =	-	-	-	-
COVERED PARKING =	-	-	-	-
COVERED/SCREENED PORCHES =	200	31	231	49
UNCONDITIONED MECH./STOR.	-	-	-	-
TOTAL BUILDING COVERAGE ON LOT =	1441	487	1928	49
% GROSS BUILDING COVERAGE =	23.9%	8.1%	32.0%	3.1%
IMPERVIOUS COVERAGE:				
DRIVEWAY (GRAVEL)=	202	-	202	202
UNCOVERED STONE PATIO=	154	-	154	-
WALK & STEPS =	82	41	123	123
A/C PADS =	12	-	12	-
HARDSCAPE & RETAINING WALLS =	-	-	-	-
UNCOVD WOOD DECK & STEPS (X.5) =	3	26	29	-
TOTAL IMP. COV. =	1894	554	2448	374
% IMPERVIOUS COVERAGE =	31.4%	9.2%	40.6%	23.7% (FRONT)
(TOTAL)				

\* NOT INCLUDED IN IMP. COVERAGE  
\*\* INCLUDES ANY REMOVED S.F.

SITE PLAN

SCALE: 1" = 10' AT 22X34, 1" = 20' AT 11X17  
SEE COVER SHEET FOR NOTES, LEGENDS AND CHARTS

All structures must maintain  
7'6" clearance from AE energized  
distribution power lines. Enforced  
by AE and NESC codes-this review  
DOES NOT include transmission  
power lines.

F.A.R.  
NOTE:  
TOTAL SQ. FT. IS UNDER  
2300 SQ. FT.

**ALLSTAR**  
Land surveying  
9020 ANDERSON MILL RD  
AUSTIN, TEXAS 78729  
(512) 249-8149 PHONE  
(512) 331-5217 FAX  
TBPLS FIRM NO. 10135000

REVISION DATE:  
12 APR 18  
15 APR 18  
1 JUN 18  
6 AUG 18

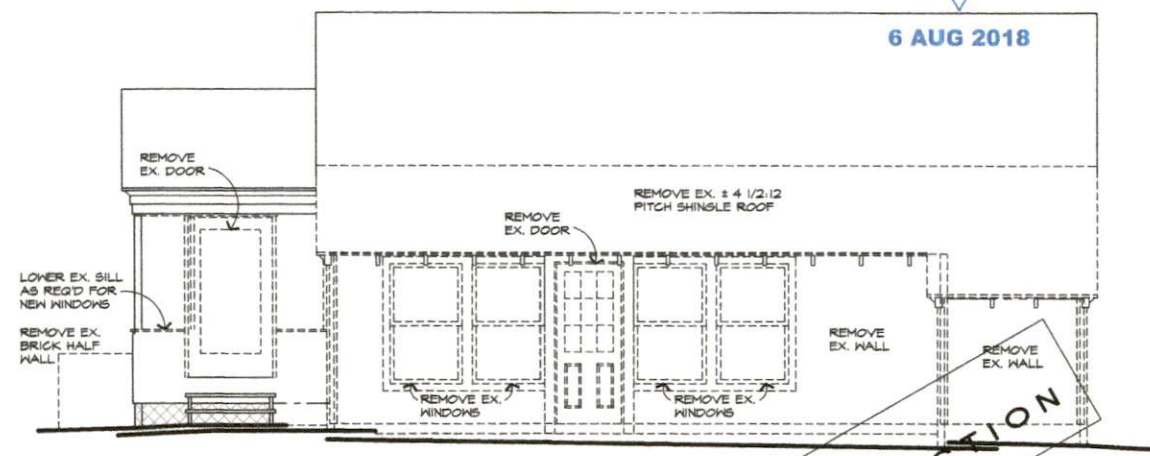
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SHEET NO.  
**2 OF 12**  
MANDELL OAKMONT SP.DWG

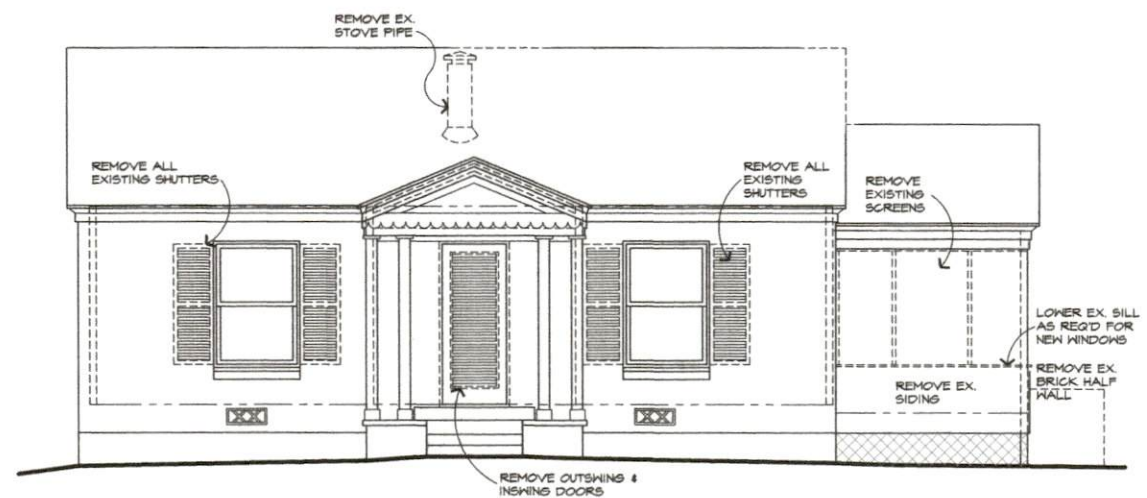




REAR

Diagram illustrating the removal of existing windows and the construction permit status:

- Annotations: "REMOVE EX. WINDOWS" (twice) with arrows pointing to the windows to be removed.
- Permit Status: "PERMIT SET NOT FOR CONSTRUCTION" (diagonal text).
- Orientation: "REAR" (vertical text).

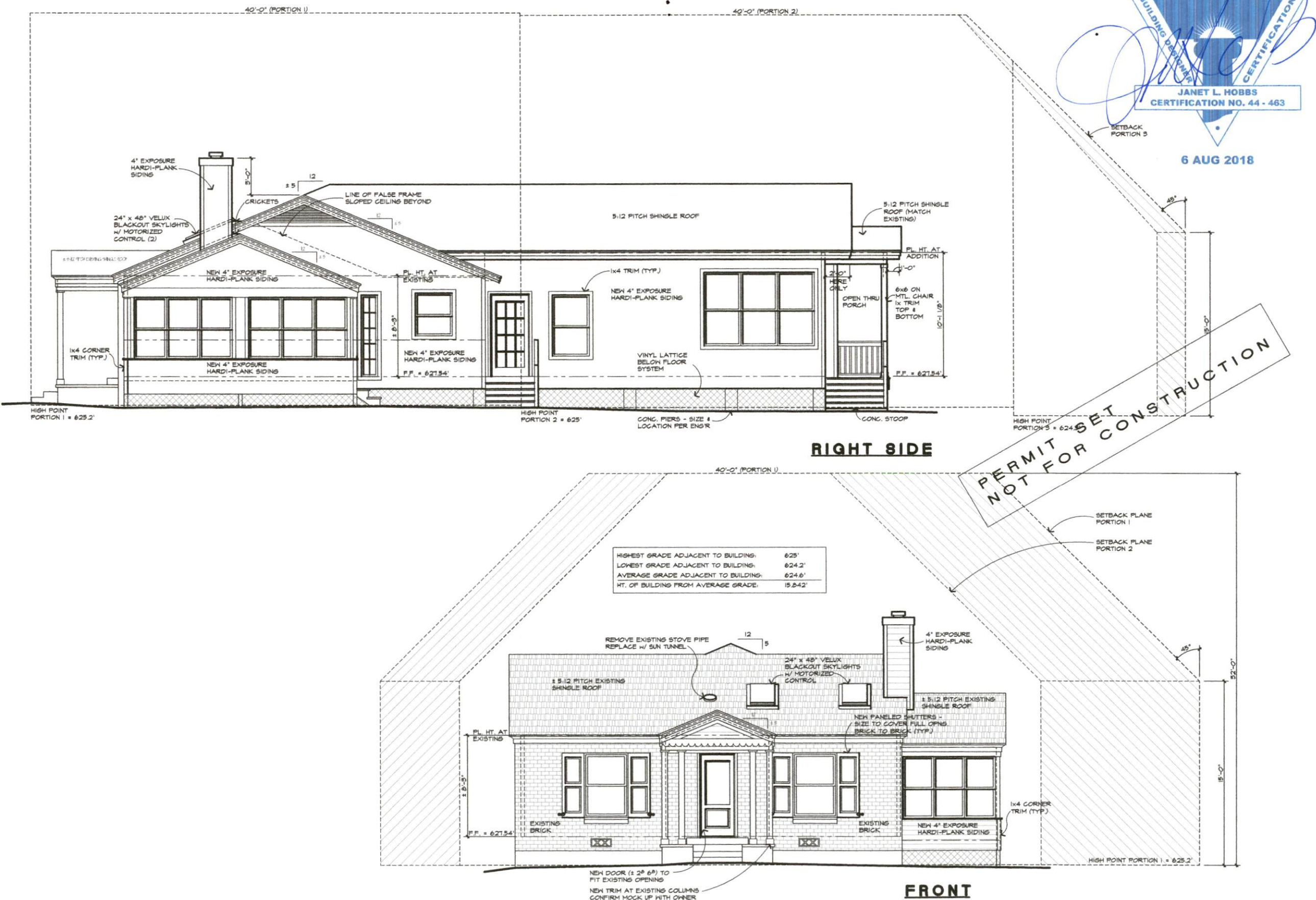


FRONT

SCALE: 1/4" = 1'-0" AT 22X34, 1/8" = 1'-0" AT 11X17  
SEE COVER SHEET FOR NOTES, LEGENDS AND CHARTS



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PERMIT SET  
NOT FOR CONSTRUCTION

**PROPOSED ELEVATIONS**  
SCALE: 1/4" = 1'-0" AT 22X34, 1/8" = 1'-0" AT 11X17  
SEE COVER SHEET FOR NOTES, LEGENDS AND CHARTS

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JANET L. HOBBS

CERTIFICATION NO. 44 - 463

REVISION DATE:  
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BUILDER: STEVE JEWETT

TYPE WORK: REMODEL

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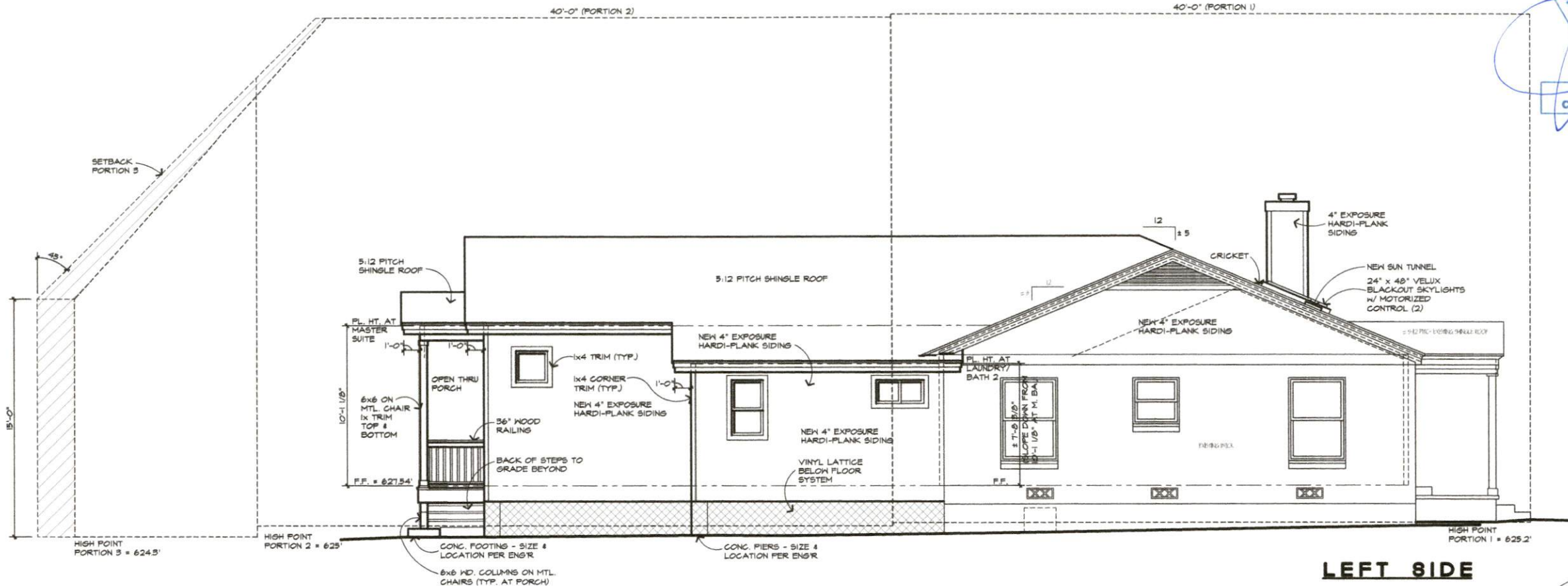
SHEET NO.

8 OF 12

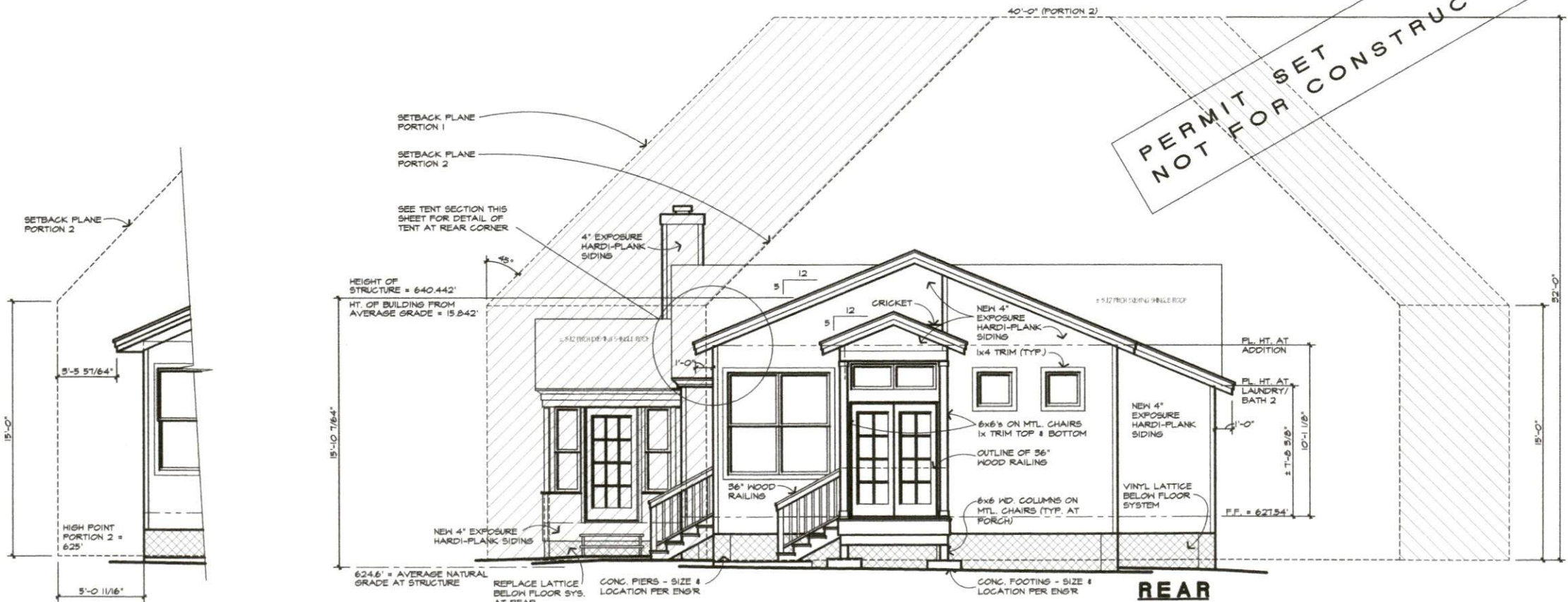
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LEFT SIDE



REAR

TENT SECTION

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0" AT 22X34, 1/8" = 1'-0" AT 11X17  
SEE COVER SHEET FOR NOTES, LEGENDS AND CHARTS

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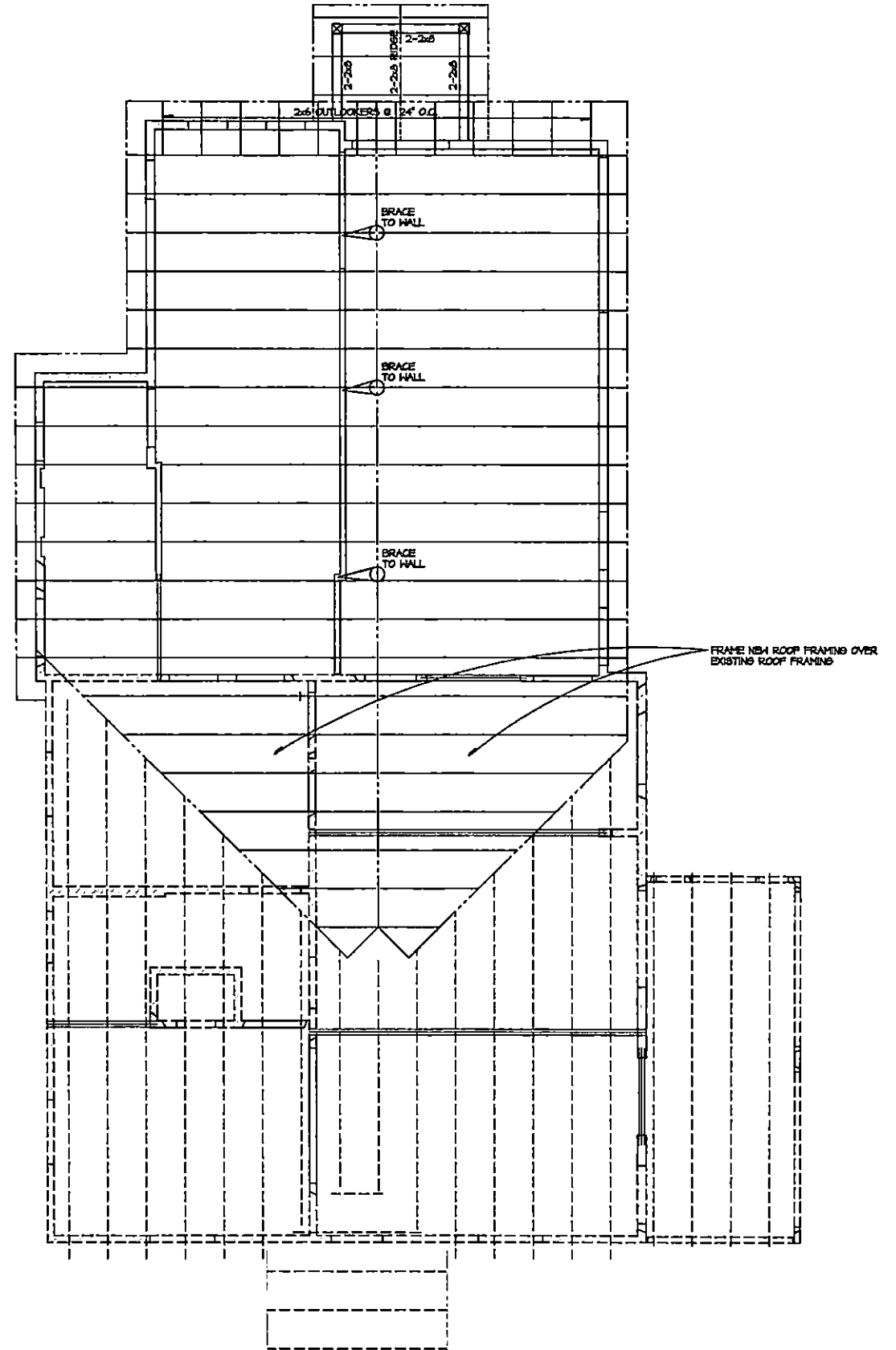




### ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

- NOTES:
1. ALL RAFTERS SHALL BE 2x6 @ 24" O.C. UNLESS NOTED OTHERWISE - MAX SPAN 12'-0".
  2. ALL HIP, VALLEY & RIDGE RAFTERS SHALL BE 2x10 UNLESS NOTED OTHERWISE - MAX SPAN 10'-0".
  3. EXISTING LOAD BEARING WALLS INDICATED AS    TO REMAIN.
  4. LOAD BEARING WALLS INDICATED AS    SHALL BE 2x STUDS @ 16" O.C.
  5. PROVIDE MINIMUM 3-2x STUDS BELOW ALL WOOD BEAMS. PROVIDE 2-2x CRIPPLES BELOW ALL HEADERS LARGER THAN 2-2x10.
  6. HEADERS IN 2x4 LOAD BEARING WALLS SHALL BE 2-2x6 UNLESS NOTED OTHERWISE. HEADERS IN 2x6 LOAD BEARING WALLS SHALL BE 3-2x6 UNLESS NOTED OTHERWISE.



## BLECKLEY RESIDENCE ADDITION

3306 OAKMONT BLVD. AUSTIN, TEXAS 78703

REVISIONS



JOB NUMBER: 20185490

DRAWN BY: A.A.

CHECKED BY: R.L.

DATE: 7/20/2018

DRAWING NO.

# S3