CASE REVIEW SHEET

CASE: C15-2019-0001

BOA DATE: January 14, 2019

ADDRESS: 902 Herndon Lane

COUNCIL DISTRICT AREA: 3

OWNER: Susan Hays

AGENT: Same

ZONING: SF-3

AREA: La Perla Subdivision, a few blocks south of the South Austin Tennis Center

VARIANCE REQUEST: Section 25-2-492 (D) to decrease rear setback from 10' to 5'; and 25-2-774 to decrease the distance a 2nd dwelling unit can be from the principal structure from 10' to the side or rear to 5'

SUMMARY: Existing 892 sf house and existing 330 sf detached garage with storage; garage to be reconstructed with 2nd story Additional Dwelling Unit added to 2nd floor

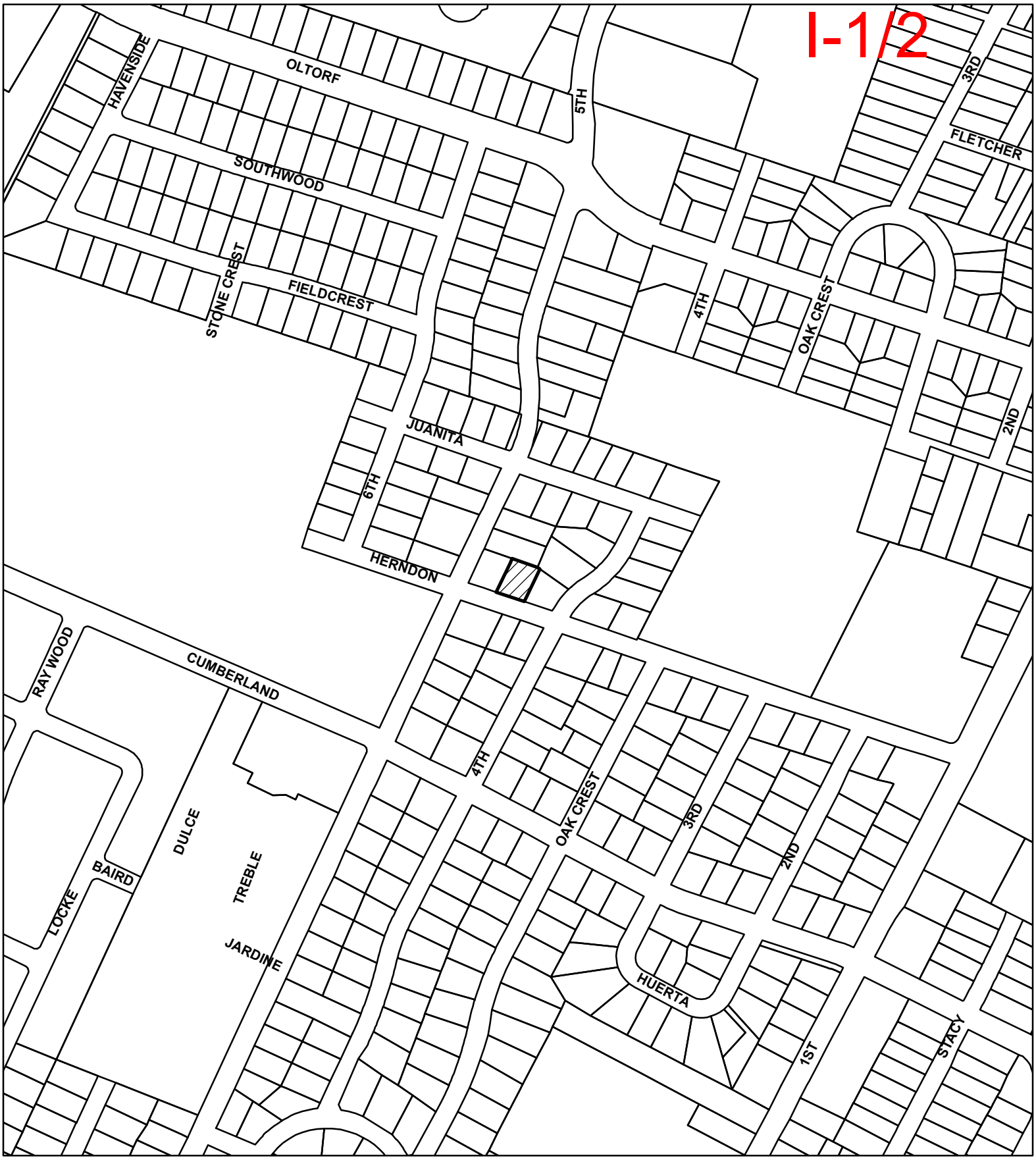
ISSUES: Trees, location of existing principal structure on the lot

DEPARTMENT COMMENTS: Residential Design Standards apply

	ZONING	LAND USES
Site	SF-3	Residential
North	SF-3	Residential
South	SF-3	Residential
East	SF-3	Residential
West	SF-3	Residential

NEIGHBORHOOD ORGANIZATIONS: Austin Neighborhood Council; Bike Austin; Friends of Austin Neighborhoods; Galindo Area Patriotic People's Porch; Galindo Elementary Neighborhood Association; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; Perry Grid G14; Preservation Austin; SEL Texas; Sierra Club, Austin Regional Group; South Central Coalition

I-1/2



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 333 '

NOTIFICATIONS

CASE#: C15-2019-0001

LOCATION: 902 HERNDON LANE

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.

CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment
General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, click here to Save the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 902 Herndon Lane, Austin, Texas 78704

Subdivision Legal Description:

LA PERLA

Lot(s): 11 Block(s): B

Outlot: _____ Division: _____

Zoning District: SF-3

I/We Susan Hays on behalf of myself/ourselves as authorized agent for _____ affirm that on Month December, Day 11, Year 2018, hereby apply for a hearing before the Board of Adjustment for consideration to (select appropriate option below):

○ Erect ○ Attach ○ Complete ○ Remodel ○ Maintain ◉ Other: _____

Type of Structure: Replace rotted garage with altered footprint/2d story habitable structure.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

25-2-492 (10' rear yard set back), and to the extent applicable 25-2-774 (10' distance between main and second structure)

Section 2: Variance Findings

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 supporting documents.

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.

I contend that my entitlement to the requested variance is based on the following findings:

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

This and surrounding properties were originally developed with a 5' rather than a 10' rear set back. Given the placement of trees on the lot, the existing home was constructed toward the back of the lot. Given the placement of a 24" live oak and the main house, replacing the subject structure with a 10' setback is unreasonable.

Hardship

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

The large amount and placement of trees on the lot limit the ability to replace the deteriorated structure in a usable fashion. The design alters the original footprint in order to take into account a protected 24" live oak as well as smaller trees on the east and north sides of the structure. The homeowner wishes to preserve not only the protected trees, but all trees on the property.

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

The amount and location of the trees are unique to this property.

Area Character
The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The placement and design of the structure is in keeping with the original development of the neighborhood as secondary structures were built with a 5' rear set back. The three adjacent properties all have back structures positioned approximately 5' from the back property line. (See attached.) The design of the rebuild accomodates privacy of surrounding homeowners by placing windows high in the north wall and orientating the structure around a courtyard of the subject property focused on the 24" live oak.

Parking (additional criteria for parking variances only)
Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

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

N/A

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

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: _____ Date: 12/11/2018

Applicant Name (typed or printed): Susan Hays

Applicant Mailing Address: 902 Herndon Lane

City: Austin State: Texas Zip: 78704

Phone (will be public information): (214) 557-4819

Email (optional – will be public information): [redacted]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: _____ Date: 12/11/2018

Owner Name (typed or printed): Susan Hays

Owner Mailing Address: 902 Herndon Lane

City: Austin State: Texas Zip: 78704

Phone (will be public information): (214) 557-4819

Email (optional – will be public information): [redacted]

Section 5: Agent Information

Agent Name: N/A

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 2 Reasonable Use. The property's washer and dryer are in the existing rotted garage and have no sewage connection. The small size of the house (892 sq ft) surrounded by trees leaves no space to expand the house to add a properly plumbed utility room or additional bathroom without having a negative impact on parking or other amienities.

Additional Space (continued)

This property has thirteen trees, three of which are over 19" diameter and are thus protected including a 24" live oak between the main house and the garage and a 24" live oak growing out of the front porch. In addition there are four 18" live oaks on the property (i.e., near protected size) including one growing over the driveway which pushes parking toward the back of the lot.

Please note that since the attached 2014 tree survey was made a storm severely damaged "T14" a 19" invasive species (Parasol) which then had to be removed. See 2015-131984-TP. The loss of this protected tree allowed the owner to adjust the footprint of the structure to the west to give the 24" live oak's CRZ more space. The owner also opted to adust the structure back to the north a few feet so that the leaning-slightly-to-the-west trunk of the tree has more clearance and the structure has the appearance of a tree house.

Area Character. As the Property Profile does not accurately show the placement of the buidings on the property behind 902 Herndon (2507 South 5th) and to west (2509 South 5th), annotated plats are attached. As for the property to the east (900 Herndon) the placement of the closest structure is noted on the attached tree survey. Each of these surrounding properties were originally designed and still have structures within 10' of the rear lot lines. Thus, a variance of the 10' set back for this property is in keeping with the character of the area.

I have shown the plans and a color rendering of the structure to every property owner within 300 feet that I have been able to locate and none are opposed.

NOTE: Out of an abundance of caution, this request asks for a variance of the 10' distance between a main and secondary dwelling unit under Section 25-2-774 although it is unclear to the applicant whether the proposed bedroom/bathroom/utility room design is a "dwelling unit" as it has no provisions for eating and cooking. See Section 25-1-21(37); Interpretation Number CI2010-0004. The adjusted footprint of the structure increases the distance between it and the main house from approximately 5' to approximately 8'.

Attachments:
1:1200 Scale Property Profile with structure size and placement
1:300 Scale Property Profile with structure size and placement
Survey of 902 Herndon Lane with tree placement
Site Plan showing existing and proposed footprint
Annotated site plant of 2507 South 5th for exact building placement
Annotated site plant of 2509 South 5th for exact building placement

SAVE

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Susan Hays Digitally signed by Susan Hays Date: 2018.12.11 13:23:55 -06'00' Date: 12/11/2018

Applicant Name (typed or printed): Susan Hays

Applicant Mailing Address: 902 Herndon Lane

City: Austin State: Texas Zip: 78704

Phone (will be public information): (214) 557-4819

Email (optional – will be public information): [redacted]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Susan Hays Digitally signed by Susan Hays Date: 2018.12.11 13:24:06 -06'00' Date: 12/11/2018

Owner Name (typed or printed): Susan Hays

Owner Mailing Address: 902 Herndon Lane

City: Austin State: Texas Zip: 78704

Phone (will be public information): (214) 557-4819

Email (optional – will be public information): [redacted]

Section 5: Agent Information

Agent Name: N/A

Agent Mailing Address:

City: State: Zip:

Phone (will be public information):

Email (optional – will be public information):

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 2 Reasonable Use. The property's washer and dryer are in the existing rotted garage and have no sewage connection. The small size of the house (892 sq ft) surrounded by trees leaves no space to expand the house to add a properly plumbed utility room or additional bathroom without having a negative impact on parking or other amienities.

CASE: C15-2019-0001
ADDRESS: 902 Herndon Lane

To the Members of the Board of Adjustment,

I live in a live oak forest. There are 13 trees covering my approximately 7500 sq. ft. lot. Google Earth cannot see my house from the extensive tree canopy — a feature I love and wish to keep. This portion of the Galindo neighborhood was originally developed in the early 1950s. The original homes are very small (less than 1000 sq. ft.) and were often built with garages or back houses very close to the back-property line. My house is the original home, built in 1951, expanded twice over the years yet still is barely 900 sq. ft. with two bedrooms, one bathroom, and very little storage. The only utility space is an extension to the original 1950s garage which has a washer/dryer, but no sewage line and lots of spiders and dirt. The garage was built (or sank) below grade. When it rains, water pours into it resulting in extensive rotting.

The trees have grown up around the property over the last nearly seventy years and now surround the house tightly on three sides including two protected (19"+ diameter) trees, one six feet from the front door growing out of the porch at an angle (the "Front Porch Tree") and one, a 25" live oak, about a foot from the existing back stoop between the house and the garage (the "Back Porch Tree"). There are four other trees around the property with an 18" diameter (just under the threshold for protected status). Regardless of size, I wish to protect all the trees and accommodate both their root zones and canopies with any repairs and improvements to the property. I have consulted with the city arborist's office multiple times both before and after I bought the property on how to best accommodate the trees. The roots of the Front Porch Tree have cracked the front porch extensively and are leveraging on the house itself. Rather than remove the tree, I am replacing the concrete slab porch with a deck using "diamond piers" as recommended by the arborist.

The proposed garage renovation would replace the garage space with a utility room with proper plumbing, a second bathroom, and an additional living space. Because there is adequate space under the tree canopy to add a second story, the design includes one to serve as an office, with decking and stairs built around the Back Porch Tree like a tree house — incorporating the unique features of the lot. After my initial plans were drafted which overlapped the garage footprint exactly, a storm severely damaged a large (invasive) Parasol tree in the northwest corner of the property to the side of the garage. That and a cockroach nest in the tree's core worthy of a scene in an Indiana Jones movie required the removal of the tree. With that additional space opened up, my architect and I modified the floor plan to give the Back Porch Tree's ¼ CRZ more room as well as allow more clearance for its trunk which tilts to the west.

To accomplish this goal of giving the tree more room, we moved the west wall of the structure 5' to the west, the east wall 3' to the west, and the south wall back 3' toward the north. Because there are two live oaks (14" and 15") within inches of the eastern most wall of the garage, we moved that wall back 6".

The structure's design takes into account privacy by placing windows on the north wall high on both floors so that it would be difficult to see into the neighbor's yard or into the structure from that yard. The design also orientates ingress/egress and large windows to the south and east to create a courtyard around the Back Porch Tree so that activity is not visible from the neighbors' houses.

To give you a better idea of the site and what the proposed building would bring to the site I attach:

- GIS view of tree cover
- Photos of house, existing garage, and tree placement
- Rendering of proposed structure in relation to house
- Annotated Site Plans showing existing and proposed structure and CRZs for trees of protected size
- Complete Set of Construction Plans

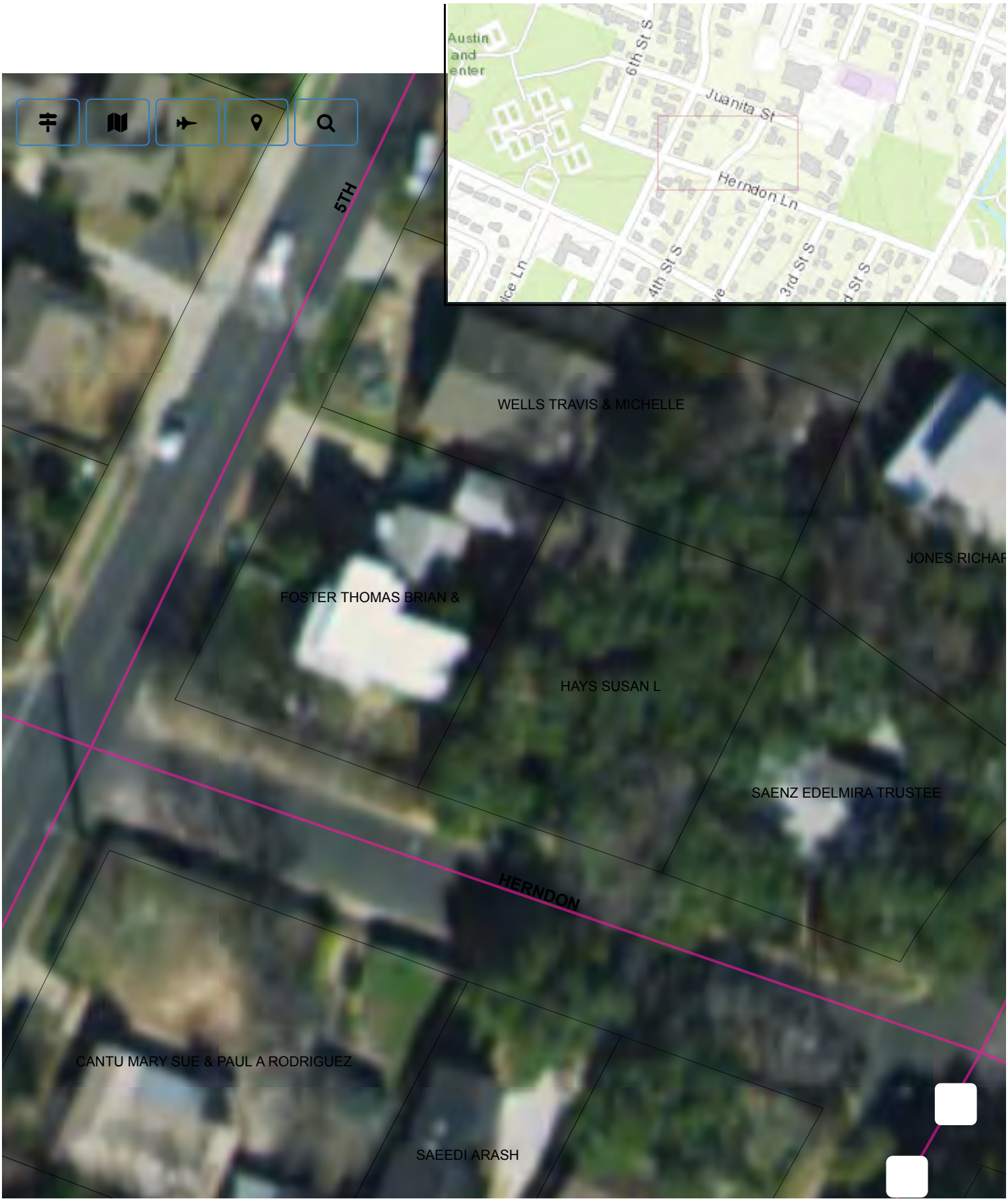
Thank you for your time and attention. I look forward to answering any questions you may have.

Sincerely,

Susan Hays

Susan Hays

I-1/11


Austin
and
enter
6th St S
Juanita St
Herndon Ln
4th St S
3rd St S
5TH
WELLS TRAVIS & MICHELLE
JONES RICHAR
FOSTER THOMAS BRIAN &
HAYS SUSAN L
SAENZ EDELMIRA TRUSTEE
HERNDON
CANTU MARY SUE & PAUL A RODRIGUEZ
SAEEDI ARASH

902 Herndon Lane

Driveway Tree (T3 on Survey)

Front Porch Tree (T5 on Survey)

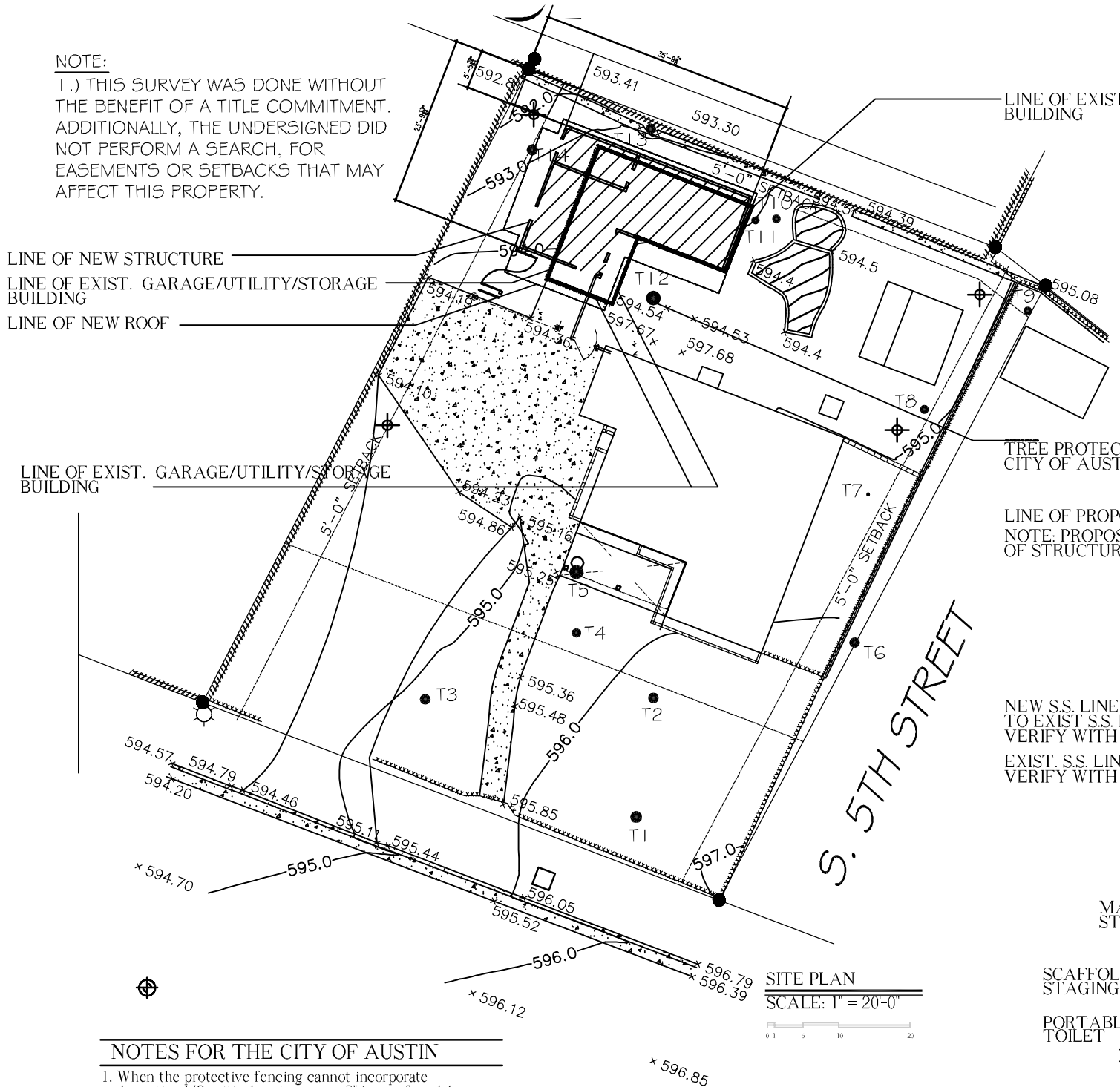
Garage (to be demolished) with Back Porch Tree (T12 on Survey) visible over fence

View up driveway with house on right

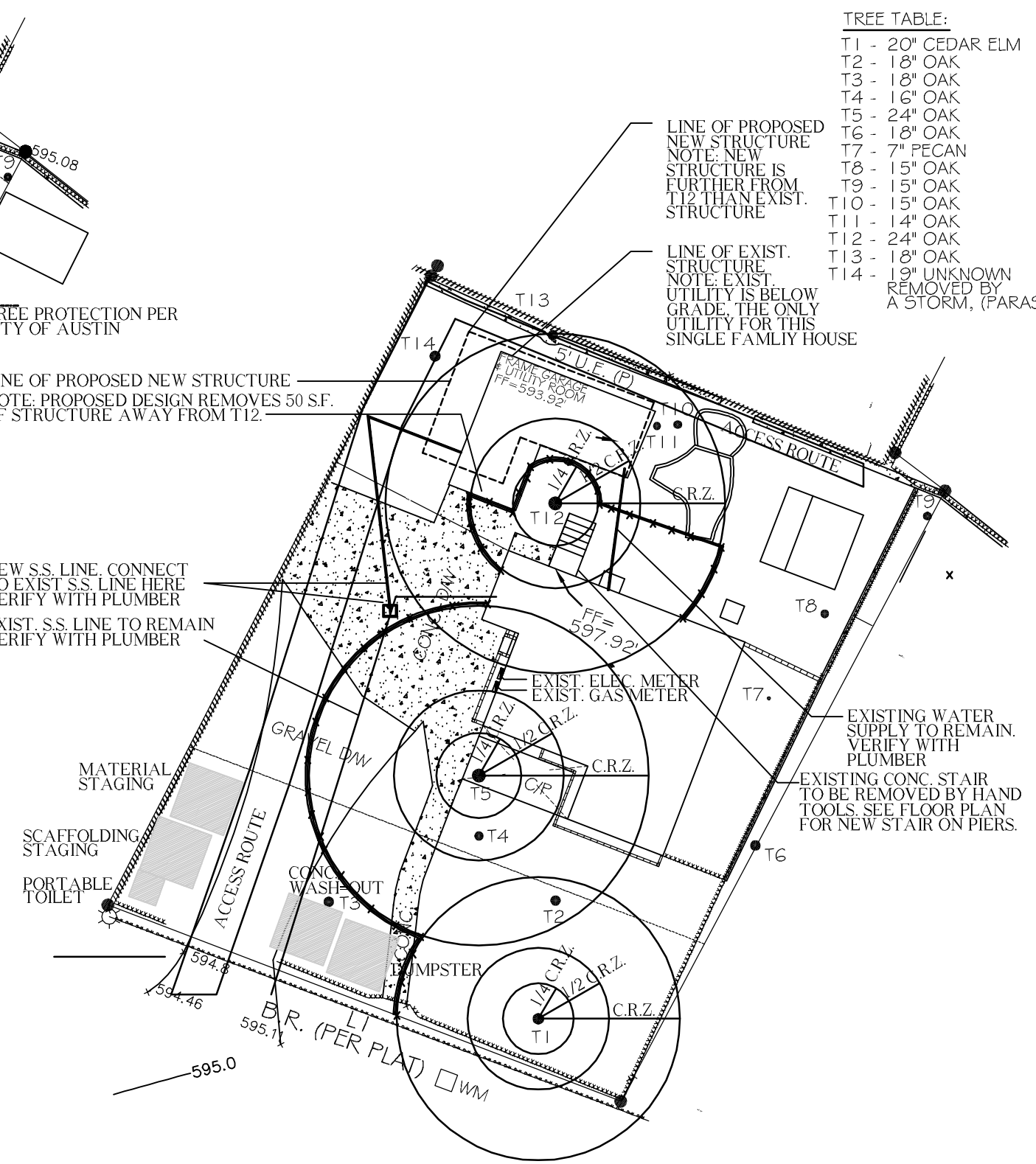
THE HERNDON LANE ADDITION
MANNING ARCHITECTURE 12/7/16

I-1/14

NOTE:
1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH, FOR EASEMENTS OR SETBACKS THAT MAY AFFECT THIS PROPERTY.



SITE PLAN
SCALE: 1" = 20'-0"



TREE TABLE:

T1 -	20" CEDAR ELM
T2 -	18" OAK
T3 -	18" OAK
T4 -	16" OAK
T5 -	24" OAK
T6 -	18" OAK
T7 -	7" PECAN
T8 -	15" OAK
T9 -	15" OAK
T10 -	15" OAK
T11 -	14" OAK
T12 -	24" OAK
T13 -	18" OAK
T14 -	19" UNKNOWN REMOVED BY A STORM, (PARASOL)

NOTES FOR THE CITY OF AUSTIN

1. When the protective fencing cannot incorporate the entire 1/2 critical root zone, an 8" layer of mulch within the entire available root zone is required for all trees which have any disturbance indicated within any portion of the critical root zone.
2. Demolition in the 1/4 and 1/2 critical root zones of protected trees shall be done with hand tools.
3. NOTE: This is an addition to a 915 S.F. single family home, which is a home for two. The only Utility Room is in the existing garage to be demolished. The existing Utility Room is below grade. The new second floor will be used for home office and additional closet to this 915 s.f. home.
4. There are two concrete stoops for the two front doors. There are no new ground floor porches. The calculations for impervious cover for the open wood deck above take that into account.
5. Note: The existing structure is in the 1/4 critical root zone. The proposed structure is designed to be outside of the 1/4 critical root zone.
6. City of Austin Department of Arborists has been consulted multiple times by the owner on the best course of action for this project. That office has That office has contibuted to the approach taken in order to preserve the magnificent trees on this property.

NOV. 30, 2016

REGISTERED ARCHITECT
DAVID W MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
4930 Burnet Rd.
Suite 203
Austin,Texas 78756

NOT CONSTRUCTION

THE HERNDON ADDITION HERNDON AUSTIN, TEXAS

SITE PLAN

REVISIONS	
1	11/30/16 CITY COMMENTS

JUNE 16, 2016

SP-1
OF ___

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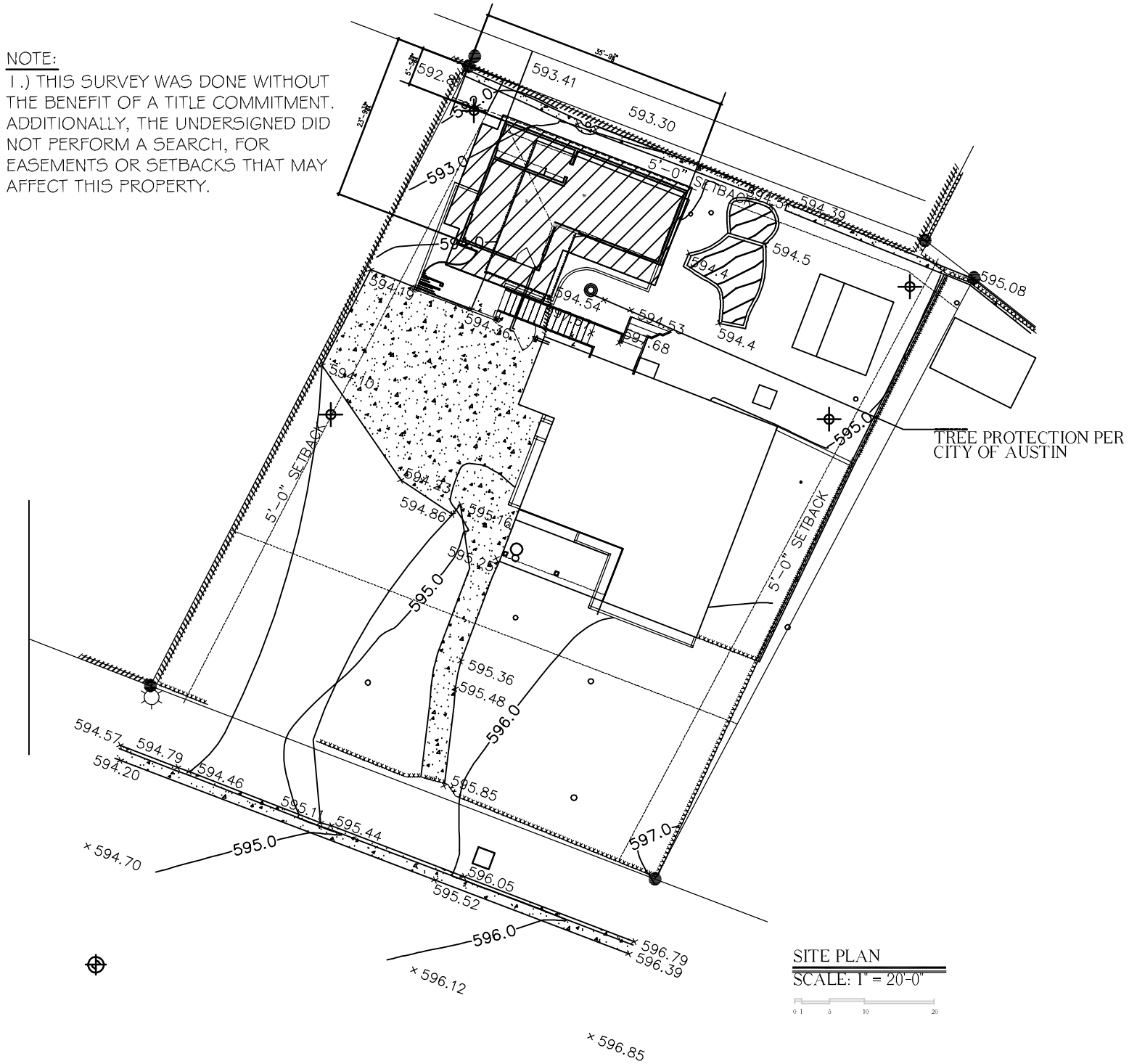
I-1/15

NOTE:
1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH, FOR EASEMENTS OR SETBACKS THAT MAY AFFECT THIS PROPERTY.



SITE PLAN
SCALE: 1" = 20'-0"

SUB-CHAPTER F "McMANSION GROSS FLOOR AREA				
AREAS	EXIST.	NEW	EXEMPTION	TOTAL
1ST FLOOR	915	401		1,316
2ND FLOOR INCLUDES	0	401		401
BASEMENT	0	0		0
ATTIC	0	0		0
GARAGE	0	0	0	0
CARPORT (ATTACHED)	0	0		0
ACCESSORY BLDG.	91	0		91
CEILINGS OVER 15 FEET	0	0	0	0
TOTAL GROSS FLOOR AREA				2,708
FLOOR-TO-AREA RATIO			2,708/7,768=	34.9%

BUILDING & SITE AREA			
AREA DESCRIPTION	EXIST. S.F.	NEW/ADDED S.F.	TOTAL S.F.
a) 1st FLOOR CONDITIONED AREA	915	401	1,316
b) 2nd FLOOR CONDITIONED AREA	0	401	401
c) n/a			
d) n/a			
e) COVERED PARKING (CARPORT, GAR.)	0	0	0
f) COVERED PATIO, DECK OR PORCH	113	0	113
g) BALCONY	0	214	214
h) OTHER	0	0	0
i) UNCOVERED WOOD DECK	0	88	88
TOTAL GROSS BUILDING AREA (a-i)	1,028	1,273	2,132
j) POOL		0	
k) SPA		0	
BUILDING COVERAGE INFORMATION		LOT SIZE= 7,768	
TOTAL BLDG. COVERAGE = 2,132		PERCENTAGE OF LOT SIZE=27.4%	

IMPERVIOUS COVER			
AREAS	COVERAGE		
	EXIST.	NEW	
AREA OF EXIST. HOUSE	915	401	1,316
AREA OF EXIST. GARAGE	339	0	0
NEW PATIO	0	0	0
EXIST. CONC. DRIVE	777	0	777
EXIST. GRAVEL DRIVE 701/2	351	0	351
EXIST. CONC. WALKS	163	0	163
POND COPING	26	0	26
PATIO	321	0	321
PADS	7	0	7
EXIST. PLANTER WALLS	18	0	18
TOTAL COVERED	3,784	0	3,969
AREA OF LOT	7,768		7,768
PERCENTAGE COVERED	36.4%		38.2%

SCHEDULE OF DRAWINGS	
SP-1	SITE PLAN
A-1.1	FIRST FLOOR PLAN/DEMOLITION PLAN
A-1.2	SECOND FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	DETAILS AND TYPICAL WALL SECTION
A-3.1	ROOF PLAN
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL PLANS
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS

BUILDER TO VERIFY METES AND BOUNDS, BUILDING LINES AND EASEMENTS PRIOR TO PERFORMING ANY LOT IMPROVEMENTS.

SEE SURVEY FOR ADDITIONAL INFORMATION

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JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
4930 Burnet Rd.
Suite 203
Austin,Texas 78756

100% CONSTRUCTION DOCUMENTS

THE HERNDON ADDITION
HERNDON
AUSTIN, TEXAS

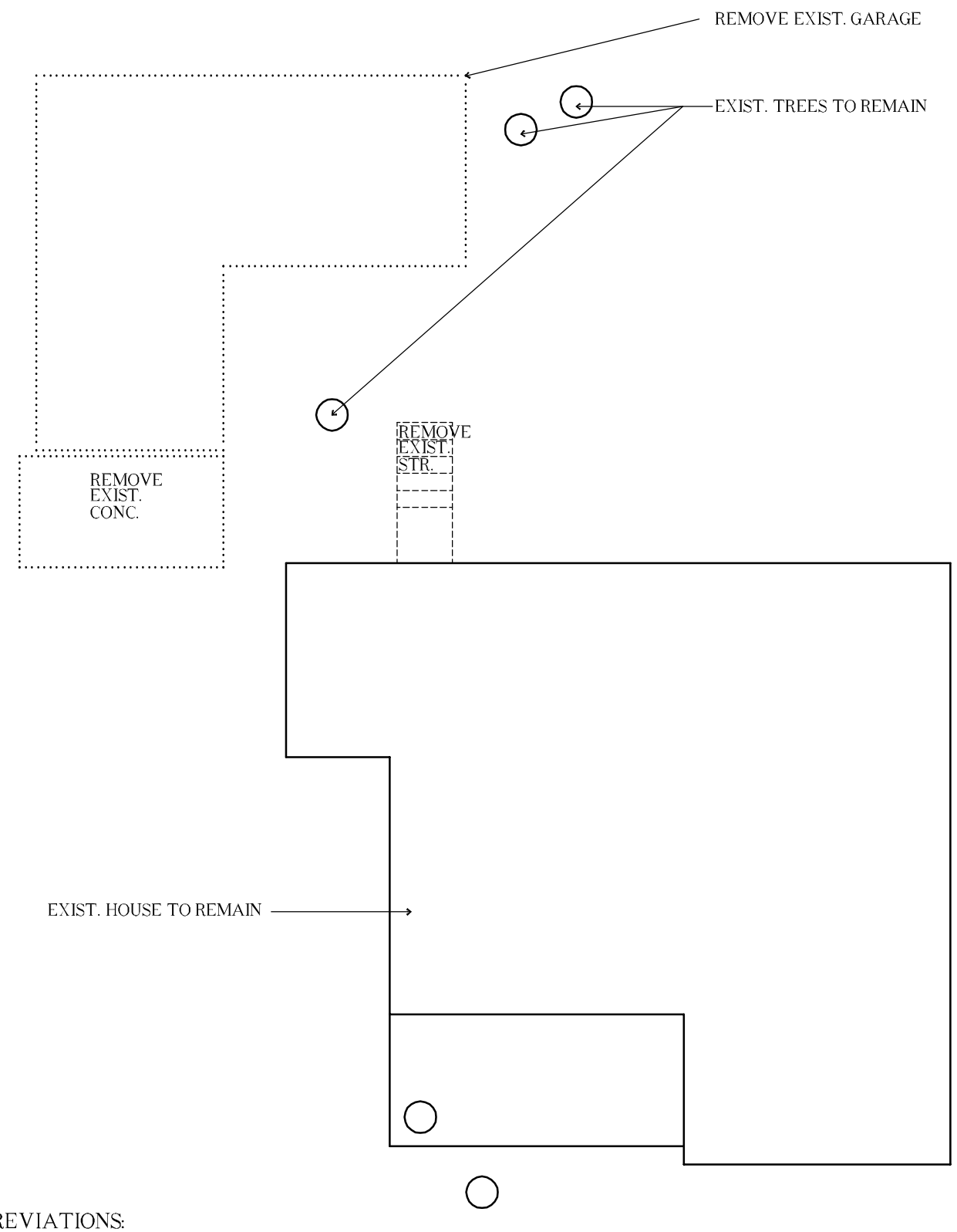
SITE PLAN

REVISIONS

JUNE 16, 2016

SP-1
OF ___

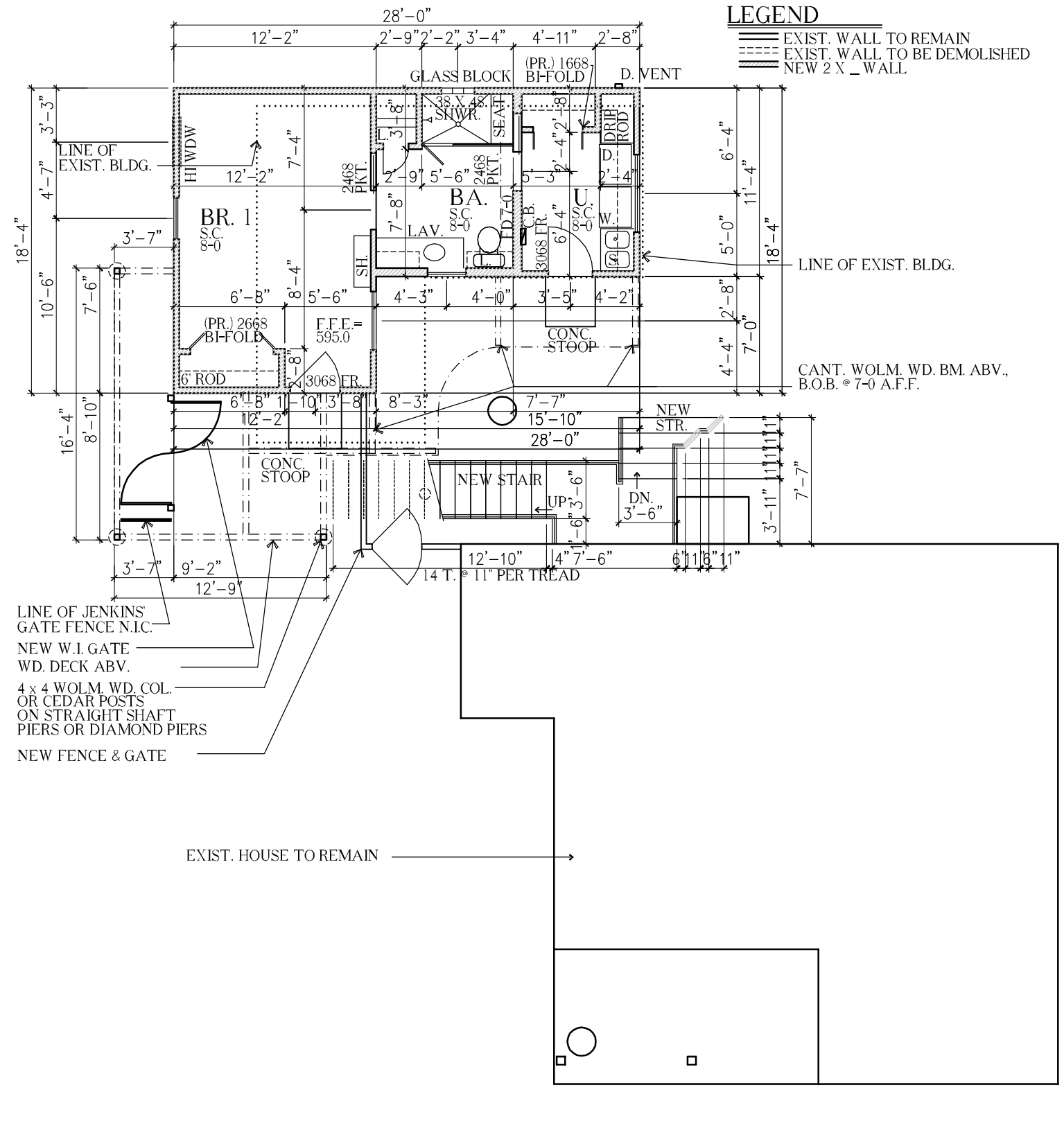
I-1/16



FIRST FLOOR DEMOLITION PLAN

SCALE : 1/8" = 1'-0"

0 1 5 10



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

0 1 5 10 20

LEGEND

- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE DEMOLISHED
- NEW 2 X _ WALL

ABBREVIATIONS:

CLG. - CEILING
C.O. - CASED OPENING
COL. - COLUMN
CONC - CONCRETE
CRPT - CARPET
D.V. - DRYER VENT
ELL. - ELLIPTICAL
FD - FURR DOWNN
F.V. - FIELD VERIFY
GWB - GYPSUM WALL BOARD
HB - HOSE BIBB
MAS - MASONRY
OPT - OPTIONAL
R.A.G. - RETURN AIR GRILL
S.C. - STAINED CONC.
S.R.O. - SHEET ROCK OPENING
S.T. - STONE TILE
TEMP - TEMPERED GLASS
WD - WOOD

JUNE 16, 2016

REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

FIRST FLOOR PLANS

REVISIONS

JUNE 16, 2016

A1.1

OF __

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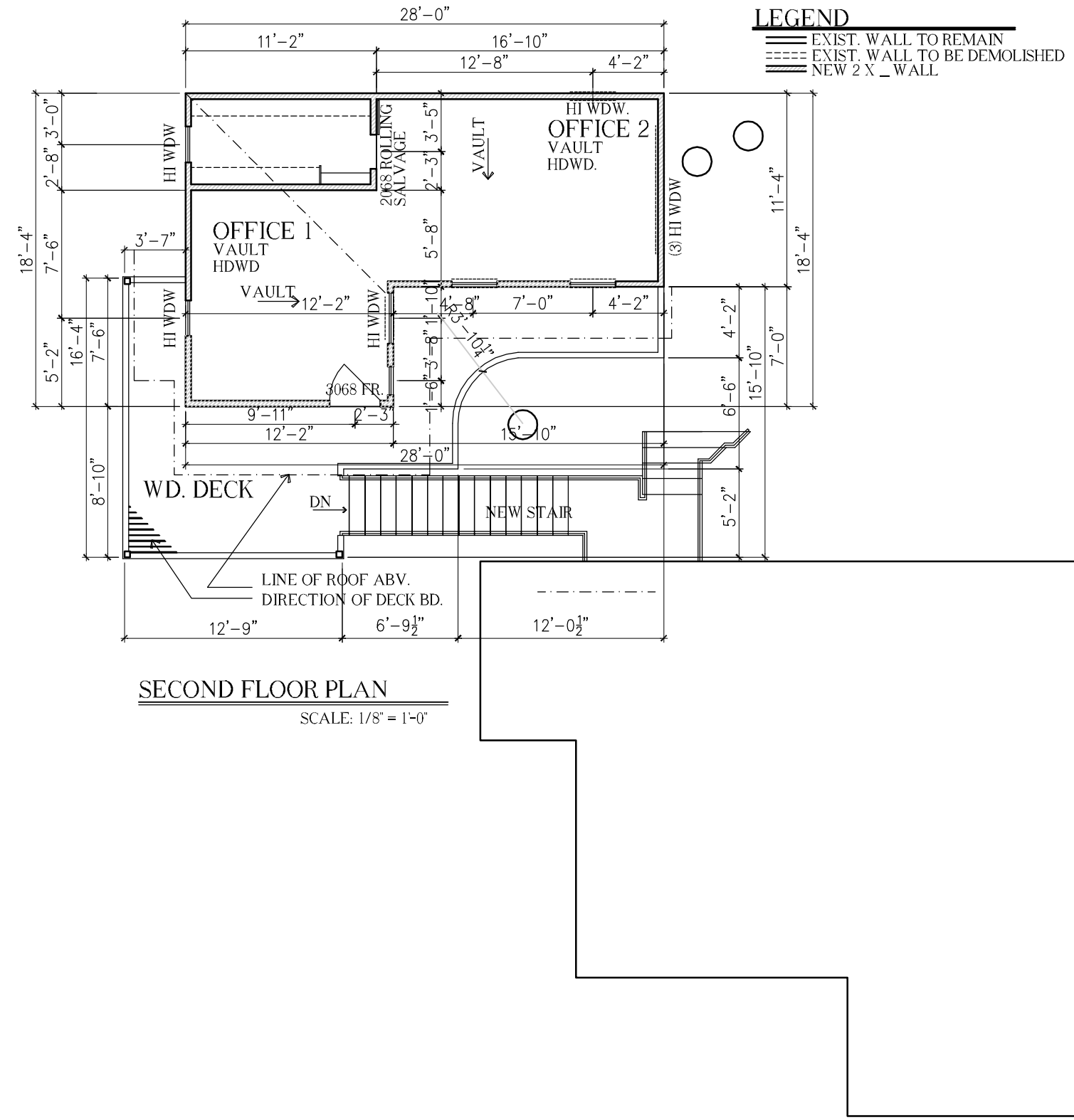
I-1/17



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

JUNE 16, 2016

REGISTERED ARCHITECT LOUIS W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

SECOND FLOOR PLAN

REVISIONS

JUNE 16, 2016

A1.2

OF __

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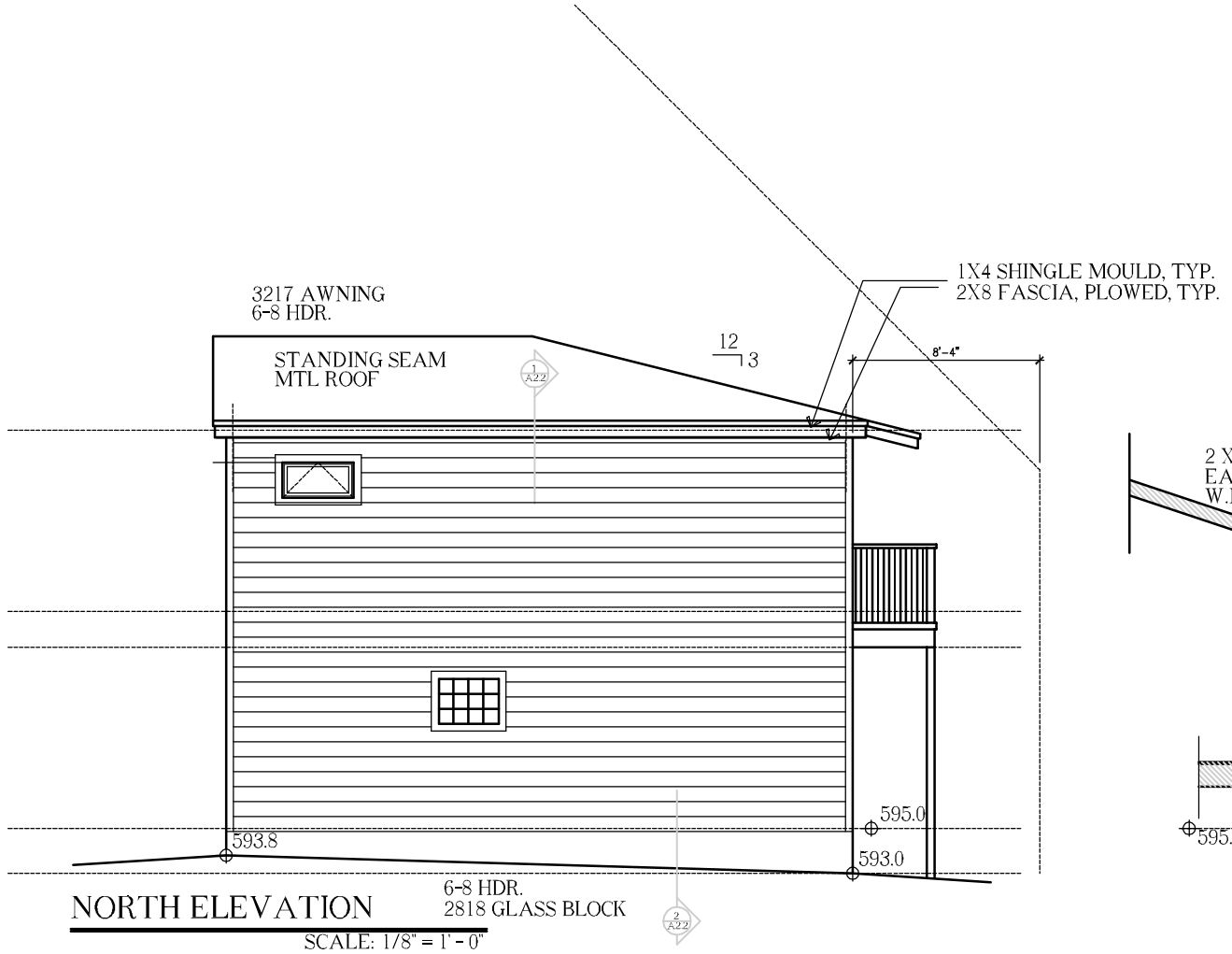
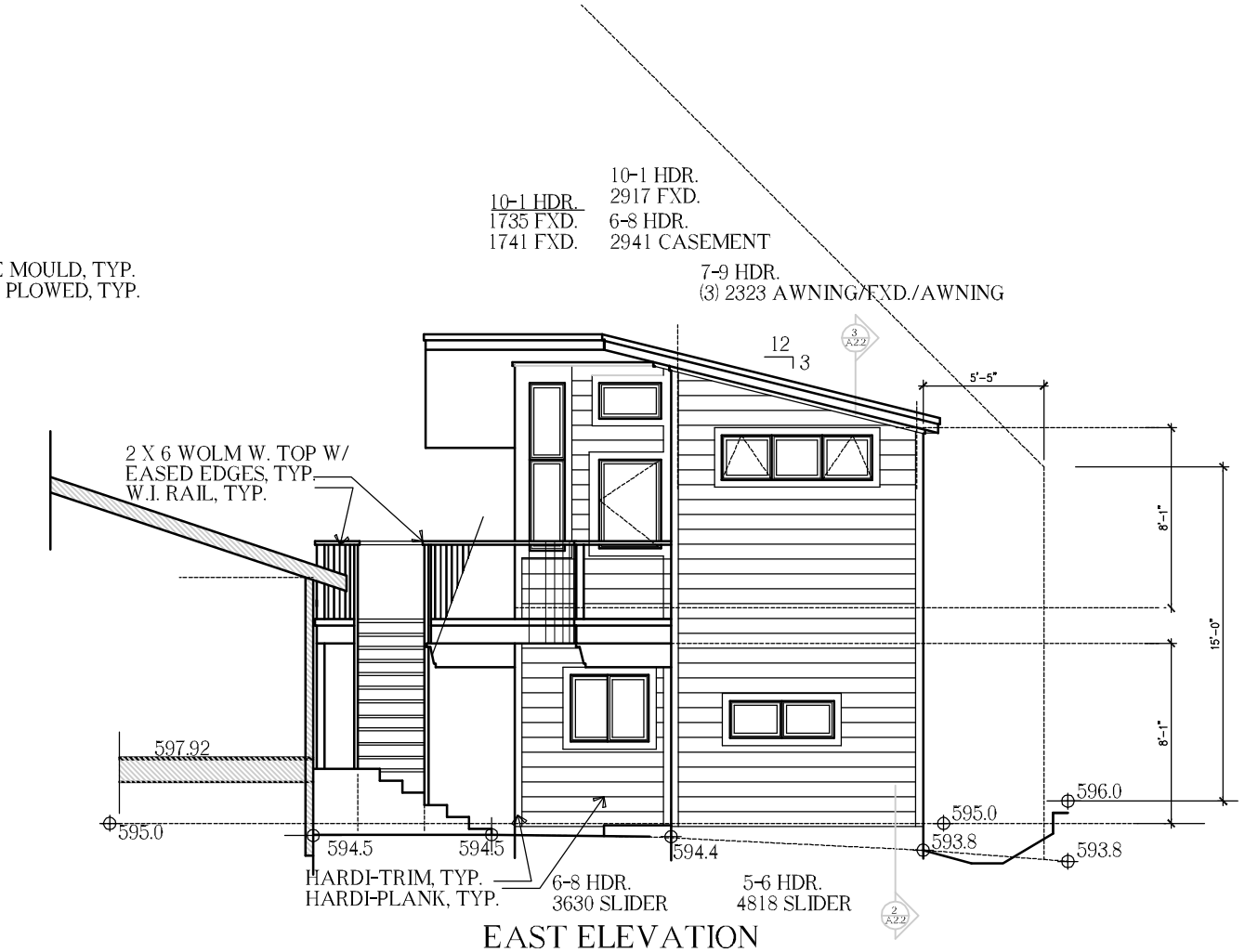


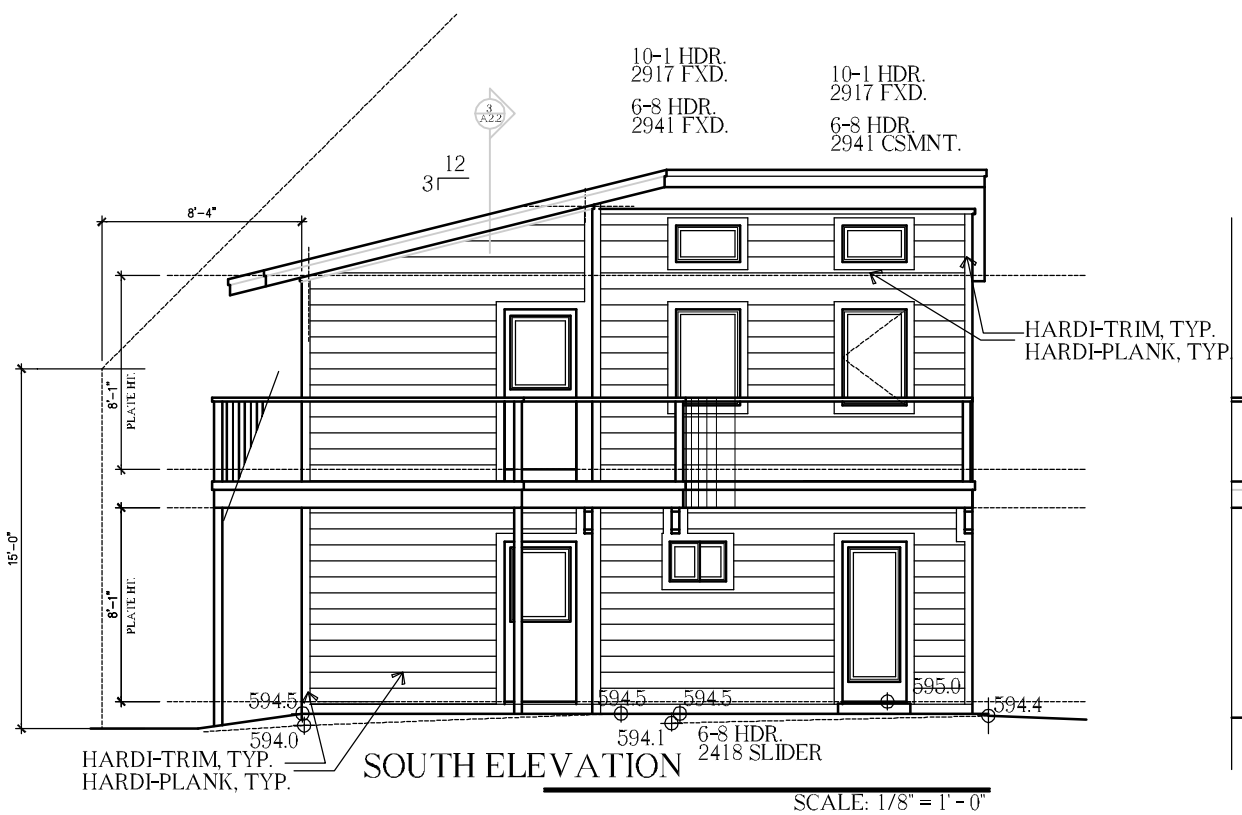
NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



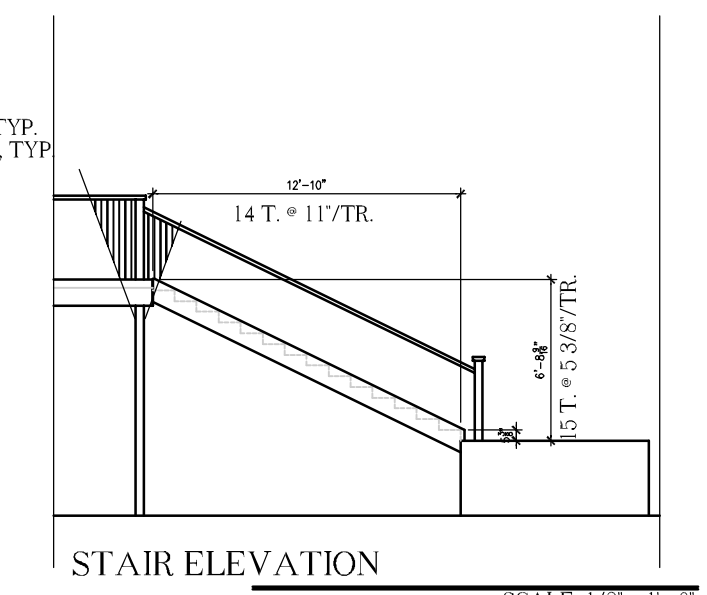
EAST ELEVATION

SCALE: 1/8" = 1' - 0"



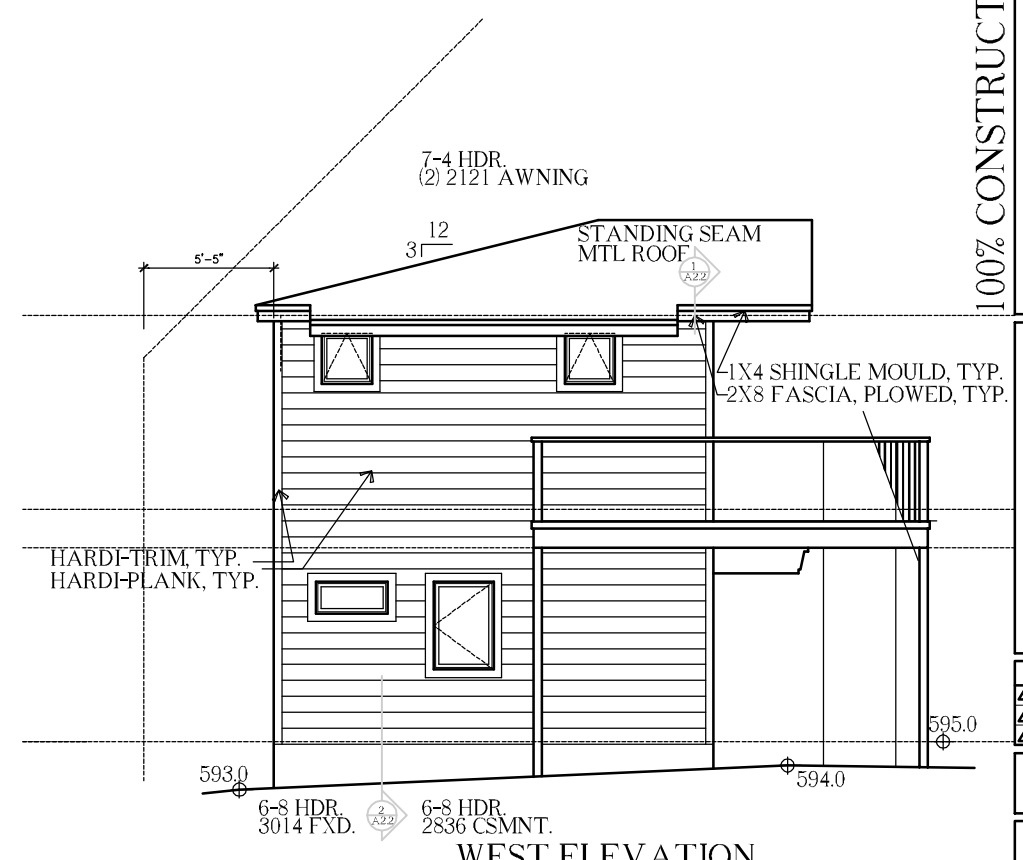
SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"



STAIR ELEVATION

SCALE: 1/8" = 1' - 0"



WEST ELEVATION

SCALE: 1/8" = 1' - 0"

NOTE: BUILDER TO VERIFY THAT ALL EGRESS WINDOWS ARE CODE COMPLIANT.

JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W. MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
2211 Hancock Dr., #C
Austin, Texas 78756

100% CONSTRUCTION DOCUMENTS

THE HERNDON
LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

ELEVATIONS

REVISIONS

JUNE 16, 2016

A2.1

OF

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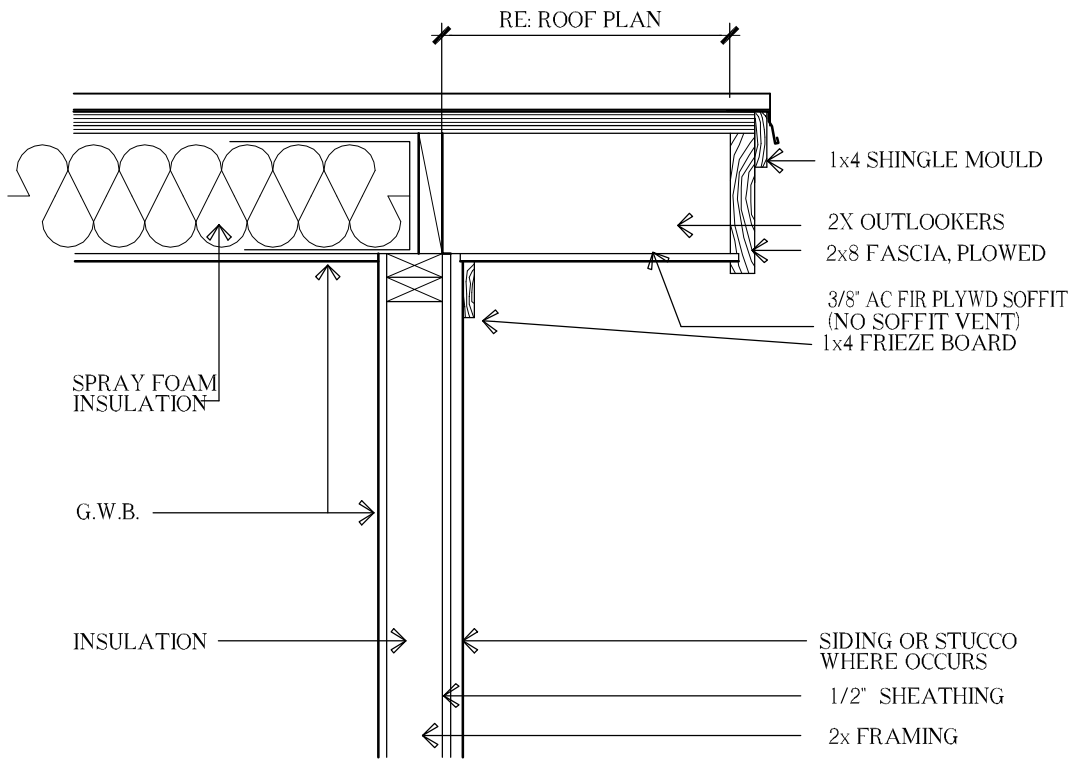
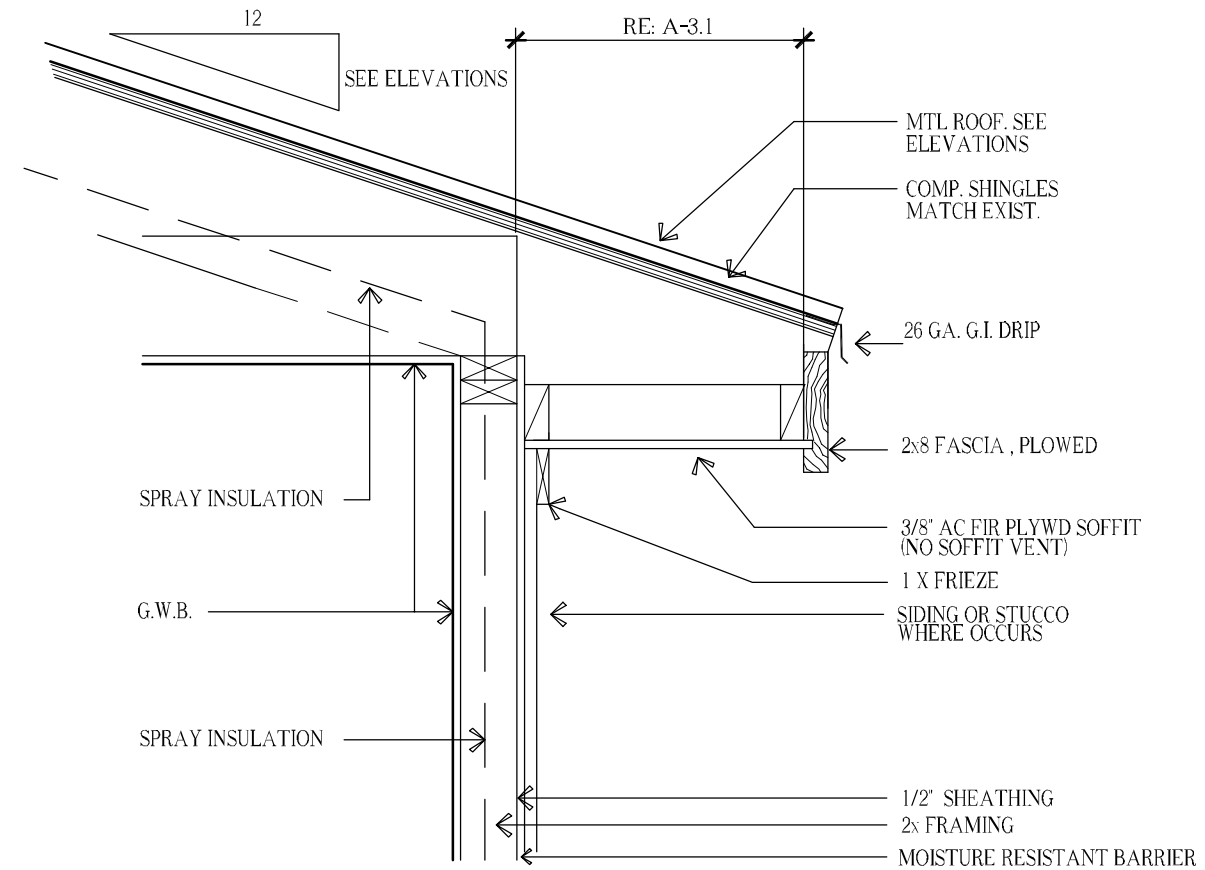


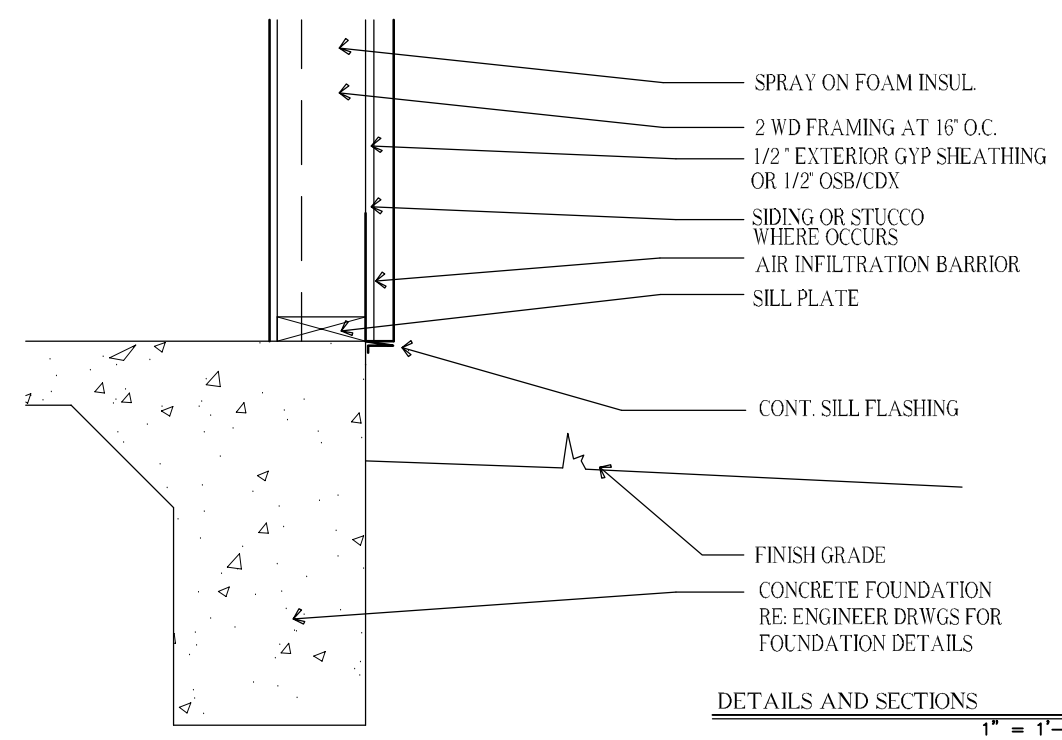
3. SECTION @ RAKE

1" = 1'-0"



1. FASCIA DETAIL

1" = 1'-0"



DETAILS AND SECTIONS
1" = 1'-0"

2. SILL DETAIL

1" = 1'-0"

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REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

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(512) 785 3629

100% WORKING DRAWINGS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

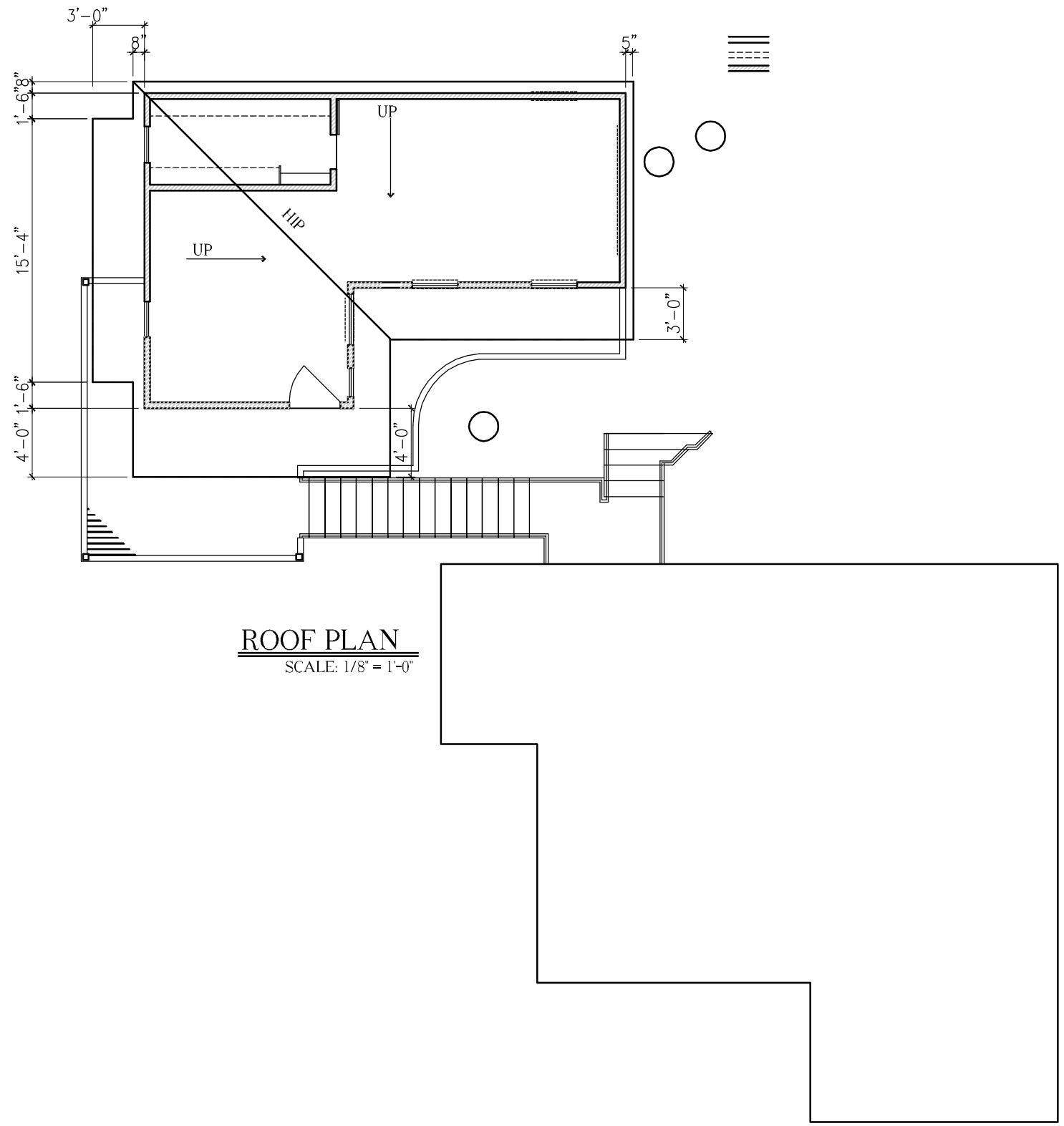
DETAILS, TYPICAL WALL SECTION

REVISIONS

JUNE 16, 2016

A2.2

I-1/20



ROOF PLAN
SCALE: 1/8" = 1'-0"

JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

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THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

ROOF PLAN

REVISIONS

JUNE 16, 2016

A3.1
OF __

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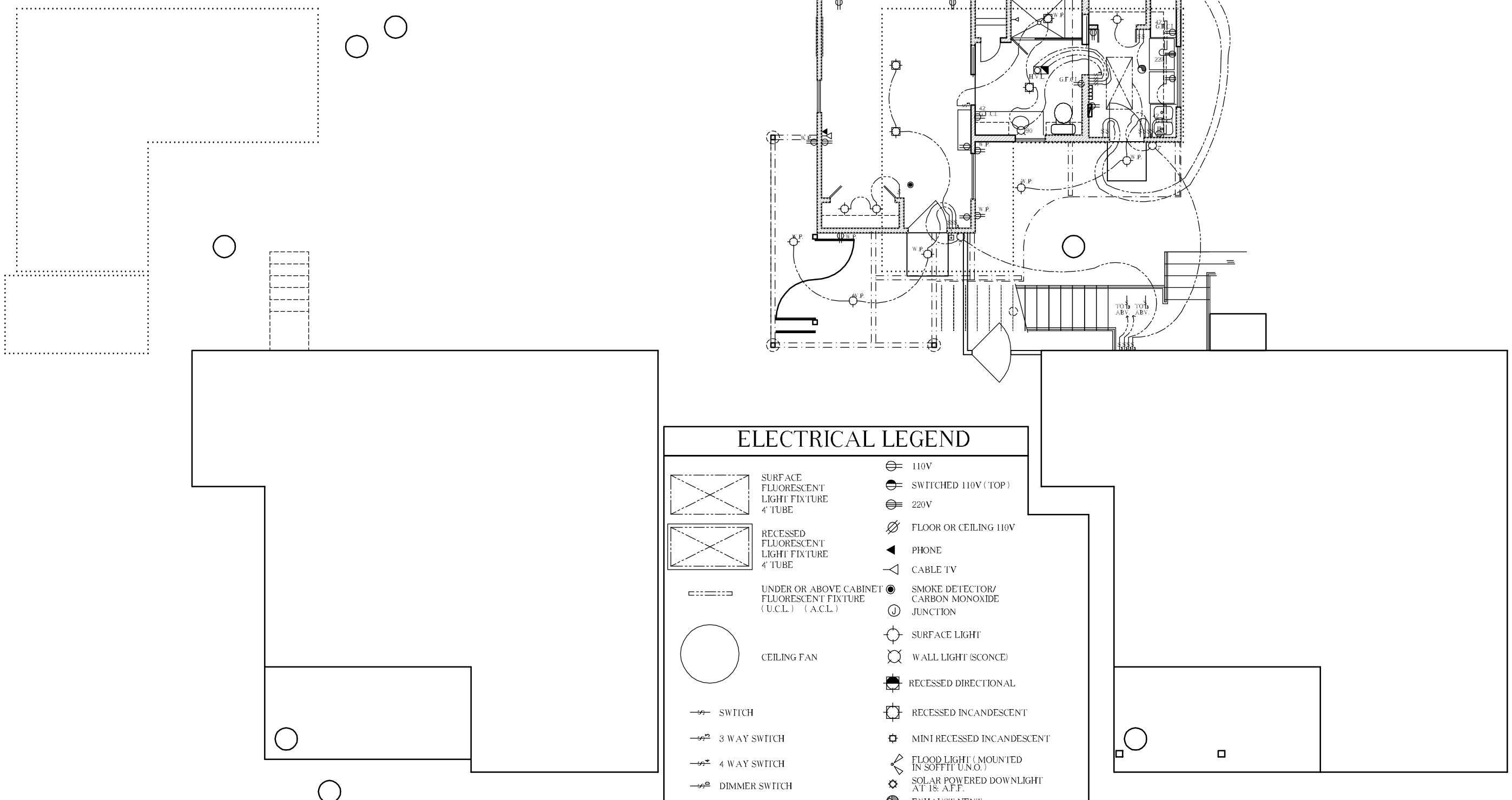

LEGEND

EXIST. WALL TO REMAIN
EXIST. WALL TO BE DEMOLISHED
NEW 2 X _ WALL

ELECTRICAL LEGEND

SURFACE FLUORESCENT LIGHT FIXTURE 4' TUBE

RECESSED FLUORESCENT LIGHT FIXTURE 4' TUBE

UNDER OR ABOVE CABINET FLUORESCENT FIXTURE (U.C.L.) (A.C.L.)

CEILING FAN

SWITCH

3 WAY SWITCH

4 WAY SWITCH

DIMMER SWITCH

RHEOSTAT SWITCH

JAMB SWITCH

DOORBELL

110V

SWITCHED 110V (TOP)

220V

FLOOR OR CEILING 110V

PHONE

CABLE TV

SMOKE DETECTOR/ CARBON MONOXIDE

JUNCTION

SURFACE LIGHT

WALL LIGHT (SCONCE)

RECESSED DIRECTIONAL

RECESSED INCANDESCENT

MINI RECESSED INCANDESCENT

FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)

SOLAR POWERED DOWNLIGHT AT 18: A.F.F.

EXHAUST VENT

HEAT VENT LIGHT SWITCH AS REQUIRED

CHIME

1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS. VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.
4. VERIFY LATEST REQUIREMENTS FOR GFCI COMPONENTS.

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REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

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THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

FIRST FLOOR ELECTRICAL PLAN

REVISIONS

JUNE 16, 2016

A4.1

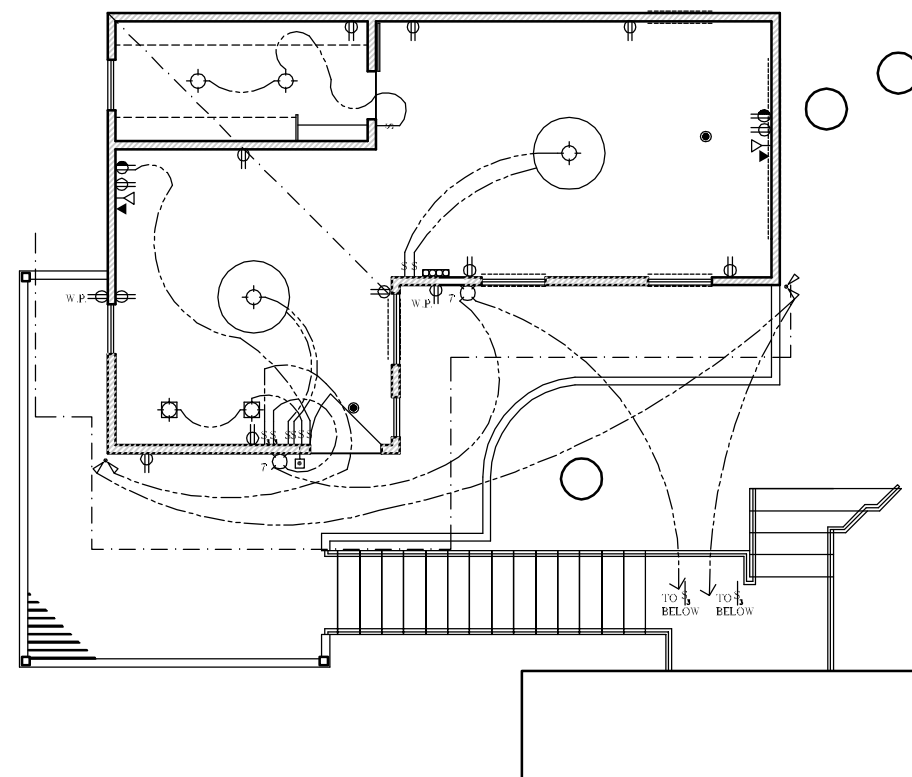
OF __

I-1/22

ELECTRICAL LEGEND

- SURFACE FLUORESCENT LIGHT FIXTURE 4' TUBE
- RECESSED FLUORESCENT LIGHT FIXTURE 4' TUBE
- UNDER OR ABOVE CABINET FLUORESCENT FIXTURE (U.C.L.) (A.C.L.)
- CEILING FAN
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- RHEOSTAT SWITCH
- JAMB SWITCH
- DOORBELL
- 110V
- SWITCHED 110V (TOP)
- 220V
- FLOOR OR CEILING 110V
- PHONE
- CABLE TV
- SMOKE DETECTOR/ CARBON MONOXIDE
- JUNCTION
- SURFACE LIGHT
- WALL LIGHT (SCONCE)
- RECESSED DIRECTIONAL
- RECESSED INCANDESCENT
- MINI RECESSED INCANDESCENT
- FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
- SOLAR POWERED DOWNLIGHT AT 18: A.F.F.
- EXHAUST VENT
- HEAT VENT LIGHT SWITCH AS REQUIRED
- CHIME

1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS. VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.
4. VERIFY LATEST REQUIREMENTS FOR GFCI COMPONENTS.



JUNE 16, 2016

REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

SECOND FLOOR ELECTRICAL PLAN

REVISIONS

JUNE 16, 2016

A4.2

OF __

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CASE: C15-2019-0001
ADDRESS: 902 Herndon Lane

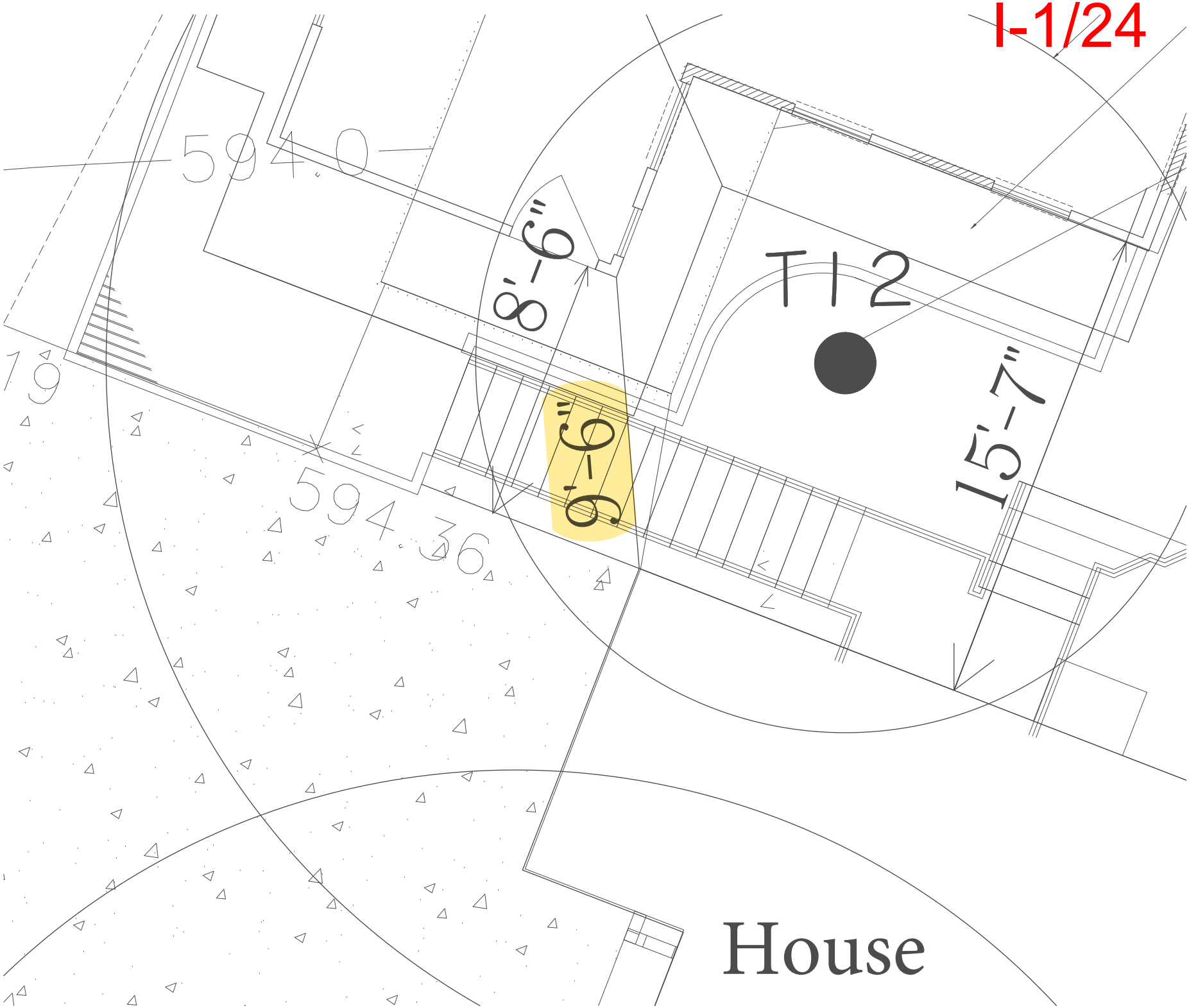
Addendum re: distance between the structures

Given the small size of the structure and the scale of the plans, it is difficult to see the difference in the space between the current garage and the main house and the proposed structure and the main house.

As the NOTE in Section 6 of my Application explains, while it is unclear whether the proposed structure is an Accessory Dwelling Unit (ADU) as it has no provisions for eating and cooking, out of caution the Application also asks for a variance for the 10′ distance requirement under Section 25-2-774.

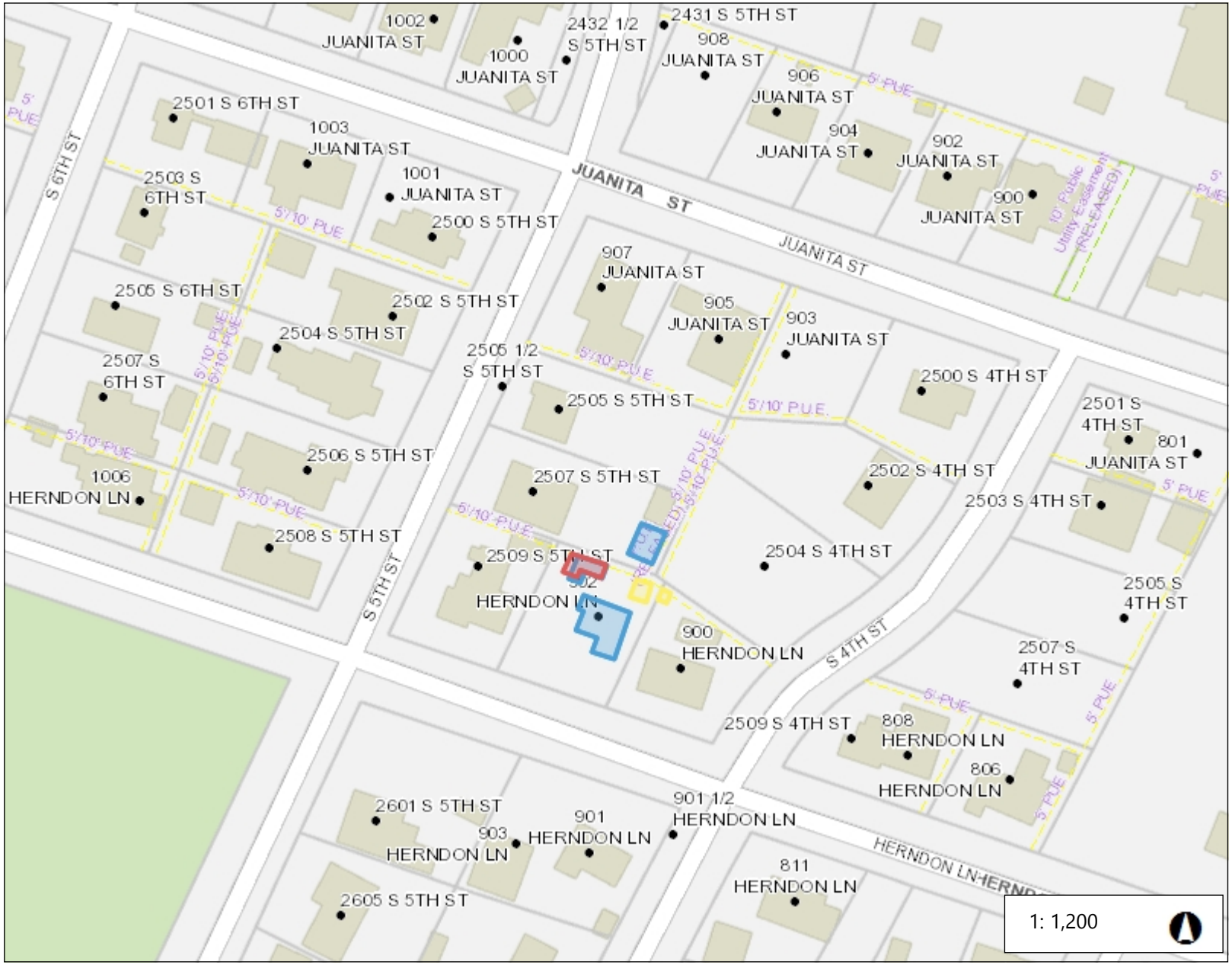
Attached is a blow up of the portion of the site plan illustrating the current footprint and that of the proposed second structure noting that it will be 9′6″ from the main house (as opposed to the current approximately 5′ distance between the existing garage and the main house.)

I-1/24



I-1/25

Property Profile



0.0 0 0.02 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Legend

- Addresses
- Street Labels
- Easement Annotation
- Easement Lines

UNKNOWN
DEDICATED
PROPOSED
RELEASED

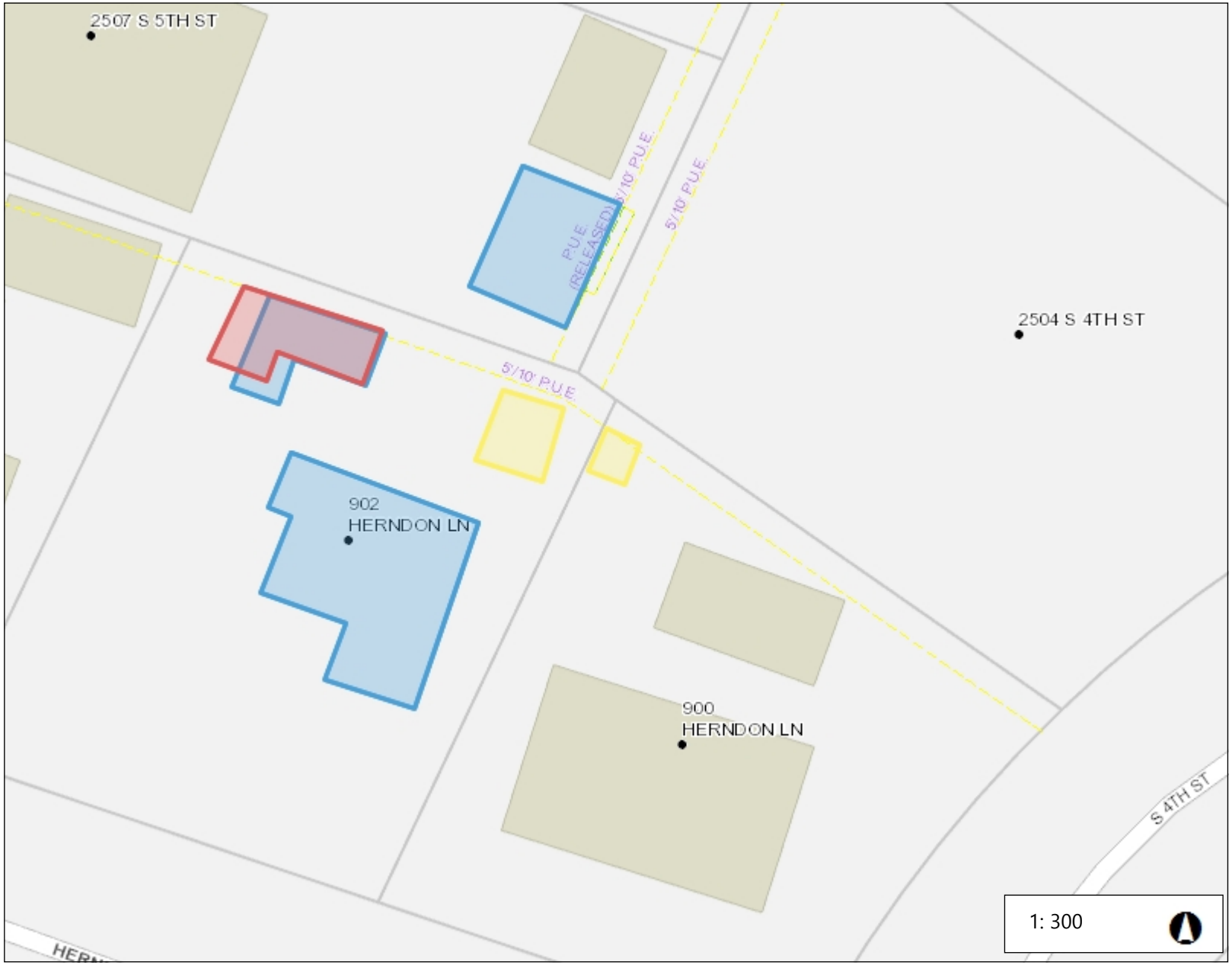
Blue boxes are existing buildings not visible on map software.
Yellow boxes are existing sheds.
Red is the proposed change in footprint of the back structure.

Notes

902 Herndon Lane

I-1/26

Property Profile



0.0 0 0.00 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Legend

- Addresses
- Street Labels
- Easement Annotation
- Easement Lines

UNKNOWN
DEDICATED
PROPOSED
RELEASED

Blue boxes are existing buildings not visible on map software.

Yellow boxes are existing sheds.

Red is the proposed change in footprint of the back structure.

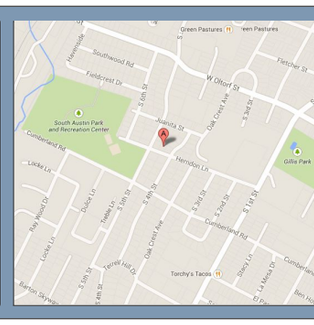
Notes

902 Herndon Lane

PREPARED BY:

EXACTA
TEXAS SURVEYORS, INC.

www.exacta365.com
P. 281.763.7766 - F. 281.763.7767
250 W. Oak Loop, Cedar Creek, TX 78612



PROPERTY ADDRESS: 902 HERNDON LANE AUSTIN, TEXAS 78704

SURVEY NUMBER: 1408.2630

FIELD WORK DATE: 9/3/2014 REVISION DATE(S): (REV.1 9/5/2014)

1408.2630
BOUNDARY SURVEY
TRAVIS COUNTY

NOTE:
1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH, FOR EASEMENTS OR SETBACKS THAT MAY AFFECT THIS PROPERTY.

TREE TABLE:
T1 - 20" CEDAR ELM
T2 - 18" OAK
T3 - 18" OAK
T4 - 16" OAK
T5 - 24" OAK
T6 - 18" OAK
T7 - 7" PECAN
T8 - 15" OAK
T9 - 15" OAK
T10 - 15" OAK
T11 - 14" OAK
T12 - 24" OAK
T13 - 18" OAK
T14 - 19" UNKNOWN

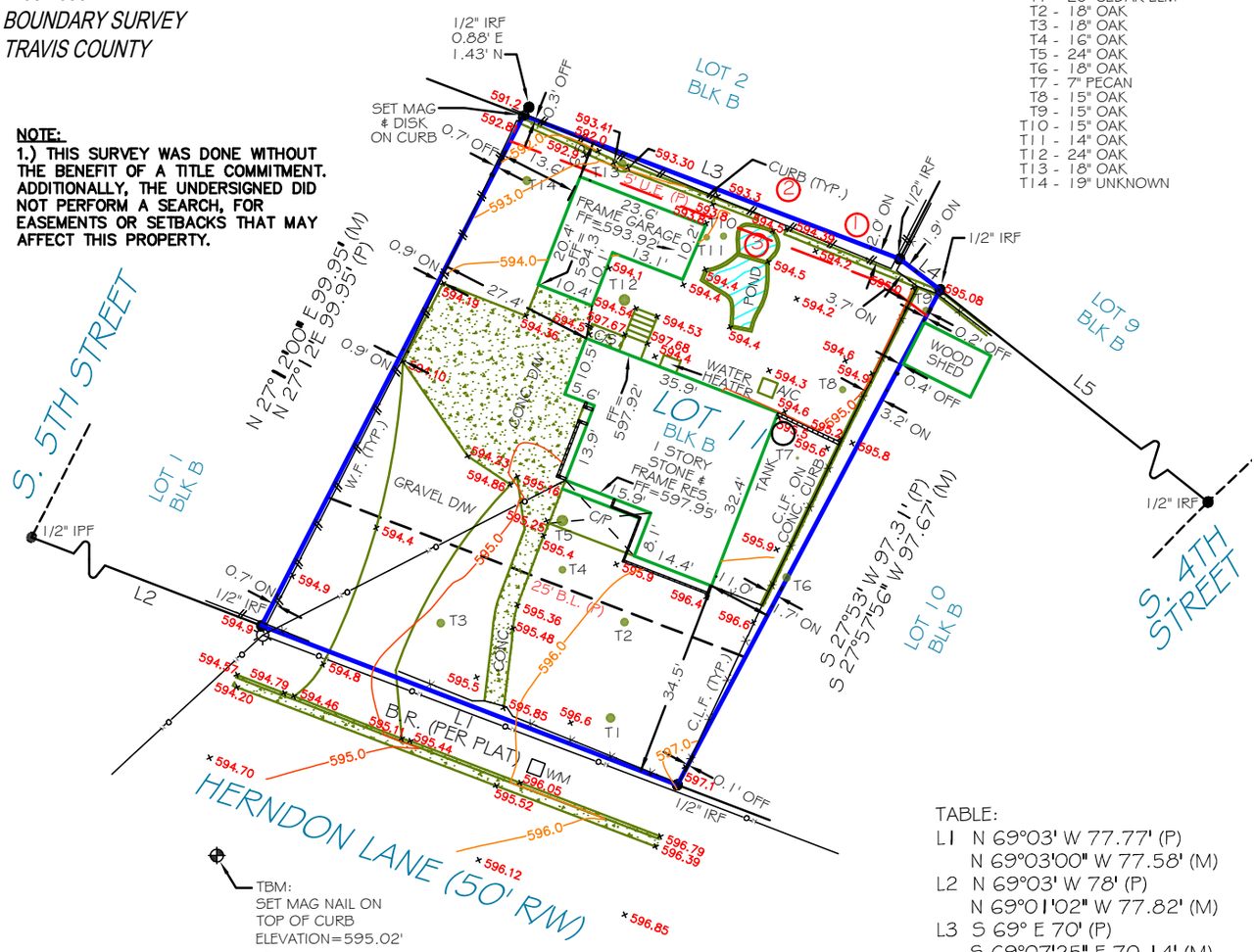


TABLE:

L1	N 69°03' W 77.77' (P)	
	N 69°03'00" W 77.58' (M)	
L2	N 69°03' W 78' (P)	
	N 69°01'02" W 77.82' (M)	
L3	S 69° E 70' (P)	
	S 69°07'25" E 70.14' (M)	
L4	S 51°42' E 9.06' (P)	
	S 52°37'46" E 8.86' (M)	
L5	S 51°42' E 93' (P)	
	S 51°37'28" E 93.00' (M)	

NOTES:
FENCE OWNERSHIP NOT DETERMINED
THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH GEONET RTK GPS/GNSS NETWORK

STATE OF TEXAS REGISTERED
RACHEL LYNN HANSEN
6358
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 3RD DAY OF SEPTEMBER 2014.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, THERE MAY BE EASEMENTS OR OTHER RESTRICTIONS AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON.

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN, COMMUNITY NUMBER 480624, DATED 09/26/08.

POINTS OF INTEREST
(1) FENCES OVER 5' UTILITY EASEMENT (2) CURB OVER 5' UTILITY EASEMENT (3) POND OVER 5' UTILITY EASEMENT

CLIENT NUMBER:

DATE: 9/5/2014

BUYER:

SELLER:

CERTIFIED TO: CAPSTONE TITLE

This is page 1 of 2 and is not valid without all pages.

Your Exacta Contact
Laura Paredes Caffey Director of Sales
Laura@Exacta365.com www.exacta365.com

EXACTA
TEXAS SURVEYORS, INC.
LB# 10193731
www.exacta365.com
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F. 281.763.7767
250 W. Oak Loop
Cedar Creek, TX 78612

REPORT OF SURVEY 1408.2630

LEGAL DESCRIPTION:

LOT 11, BLOCK B, LA PERLA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 273, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 69 DEGREES 03 MINUTES 00 SECONDS WEST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 11, BLOCK B, LA PERLA, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 273, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. Due to varying construction standards, house dimensions are approximate.
3. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
4. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
5. Surveying services performed by the Austin branch of Exacta Texas Surveyors, Inc ., 250 W. Oak Loop, Cedar Creek, TX 78612
6. If there is a septic tank, well or drain field on this survey, the location of such items was showed to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey if for informational purposes only. Research to obtain such data was performed at www.fema.gov
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 1/2 diameter, 18" iron rebar.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in conflict with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor . These POI's may not represent all items of interest to the viewer.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK or WIRE FENCE
- EASEMENT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES — OHL — OHL — OHL —
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- BRICK or TILE
- CONCRETE
- COVERED AREA
- WATER
- WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

- BENCH MARK
- CENTERLINE
- CENTRAL ANGLE or DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FND OR SET MONUMENT
- GUYWIRE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
BW	BAYBOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CSW	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
D/W	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISK
FRRSPK.	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER

ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENENCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

EXACTA

25% off

(UP TO$500)

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed $500.

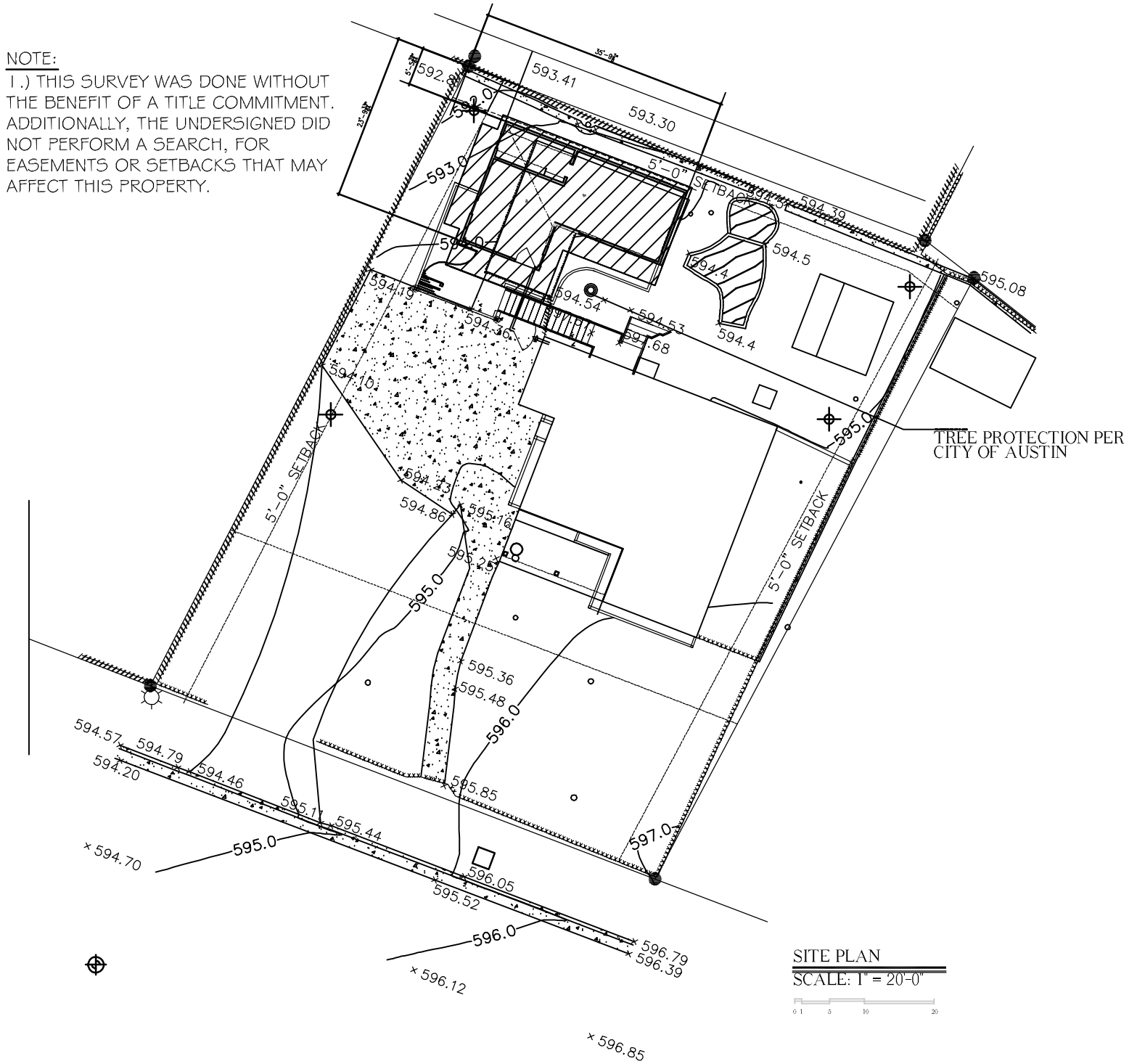
EXACTA Exacta Texas Surveyors, Inc.

LB# 10193731

www.exacta365.com
P. 281.763.7766
F. 281.763.7767
250 W. Oak Loop
Cedar Creek, TX 78612

I-1/29

NOTE:
1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH, FOR EASEMENTS OR SETBACKS THAT MAY AFFECT THIS PROPERTY.



SITE PLAN
SCALE: 1" = 20'-0"

SUB-CHAPTER F "McMANSION GROSS FLOOR AREA				
AREAS	EXIST.	NEW	EXEMPTION	TOTAL
1ST FLOOR	915	401		1,316
2ND FLOOR INCLUDES	0	401		401
BASEMENT	0	0		0
ATTIC	0	0		0
GARAGE	0	0	0	0
CARPORT (ATTACHED)	0	0		0
ACCESSORY BLDG.	91	0		91
CEILINGS OVER 15 FEET	0	0	0	0
TOTAL GROSS FLOOR AREA				2,708
FLOOR-TO-AREA RATIO			2,708/7,768=	34.9%

BUILDING & SITE AREA			
AREA DESCRIPTION	EXIST. S.F.	NEW/ADDED S.F.	TOTAL S.F.
a) 1st FLOOR CONDITIONED AREA	915	401	1,316
b) 2nd FLOOR CONDITIONED AREA	0	401	401
c) n/a			
d) n/a			
e) COVERED PARKING (CARPORT, GAR.)	0	0	0
f) COVERED PATIO, DECK OR PORCH	113	0	113
g) BALCONY	0	214	214
h) OTHER	0	0	0
i) UNCOVERED WOOD DECK	0	88	88
TOTAL GROSS BUILDING AREA (a-i)	1,028	1,273	2,132
j) POOL		0	
k) SPA		0	
BUILDING COVERAGE INFORMATION		LOT SIZE= 7,768	
TOTAL BLDG. COVERAGE = 2,132		PERCENTAGE OF LOT SIZE=27.4%	

IMPERVIOUS COVER			
AREAS	COVERAGE		
	EXIST.	NEW	
AREA OF EXIST. HOUSE	915	401	1,316
AREA OF EXIST. GARAGE	339	0	0
NEW PATIO	0	0	0
EXIST. CONC. DRIVE	777	0	777
EXIST. GRAVEL DRIVE 701/2	351	0	351
EXIST. CONC. WALKS	163	0	163
POND COPING	26	0	26
PATIO	321	0	321
PADS	7	0	7
EXIST. PLANTER WALLS	18	0	18
TOTAL COVERED	3,784	0	3,969
AREA OF LOT	7,768		7,768
PERCENTAGE COVERED	36.4%		38.2%

SCHEDULE OF DRAWINGS	
SP-1	SITE PLAN
A-1.1	FIRST FLOOR PLAN/DEMOLITION PLAN
A-1.2	SECOND FLOOR PLAN
A-2.1	ELEVATIONS
A-2.2	DETAILS AND TYPICAL WALL SECTION
A-3.1	ROOF PLAN
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL PLANS
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	STRUCTURAL DETAILS
S-4	STRUCTURAL DETAILS

BUILDER TO VERIFY METES AND BOUNDS, BUILDING LINES AND EASEMENTS PRIOR TO PERFORMING ANY LOT IMPROVEMENTS.

SEE SURVEY FOR ADDITIONAL INFORMATION

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JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
4930 Burnet Rd.
Suite 203
Austin,Texas 78756

100% CONSTRUCTION DOCUMENTS

THE HERNDON ADDITION
HERNDON
AUSTIN, TEXAS

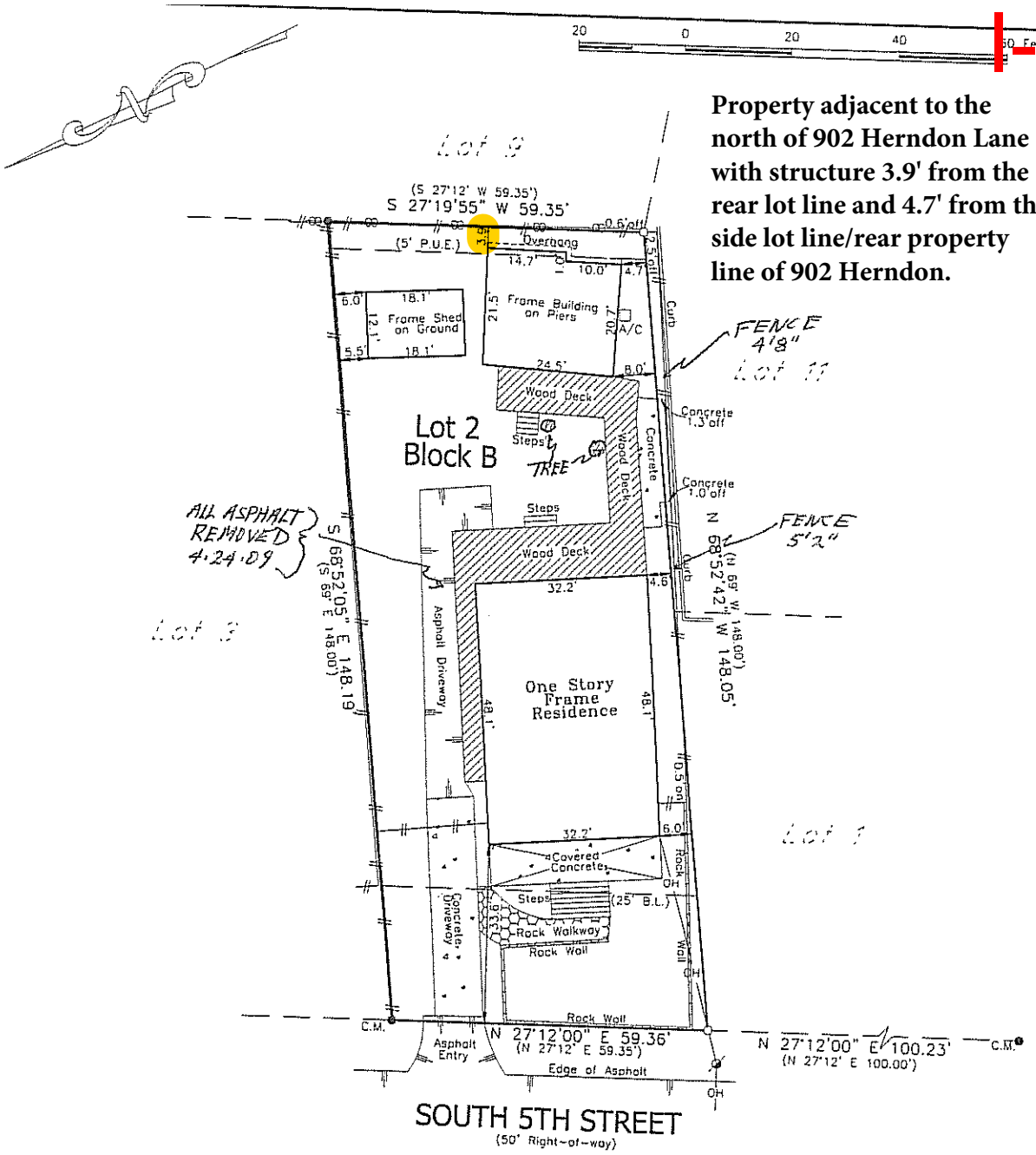
SITE PLAN

REVISIONS

JUNE 16, 2016

SP-1
OF ___

Property adjacent to the north of 902 Herndon Lane with structure 3.9' from the rear lot line and 4.7' from the side lot line/rear property line of 902 Herndon.



(Bearing Basis C.M. to C.M.)
N 27°12'00" E 159.59' (159.35')

SUBDIVISION: LA PERLA
LOT: 2 BLOCK: B VOLUME: 4 PAGE: 273 PLAT RECORDS
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS: 2507 S. 5TH STREET
CITY: AUSTIN REFERENCE NAME: ARTHUR J. & ELLENOR H. LINK

Dewey H. Burris & Associates, Inc.
Land Surveying Services
1404 West North Loop Blvd.
Austin, Texas 78756
512*458-6969
Fax 512*458-9849

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0585 H DATED 9-26-08. IT IS REPRESENTED AS IN ZONE X. HOWEVER AT PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STATE OF TEXAS REGISTERED MICHAEL J. LANCASTER 5529 PROFESSIONAL LAND SURVEYOR

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED

IMPORTANT NOTICE
This Survey was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to Dewey H. Burris & Assoc., at the time of this survey. Therefore those are not depicted on this survey.

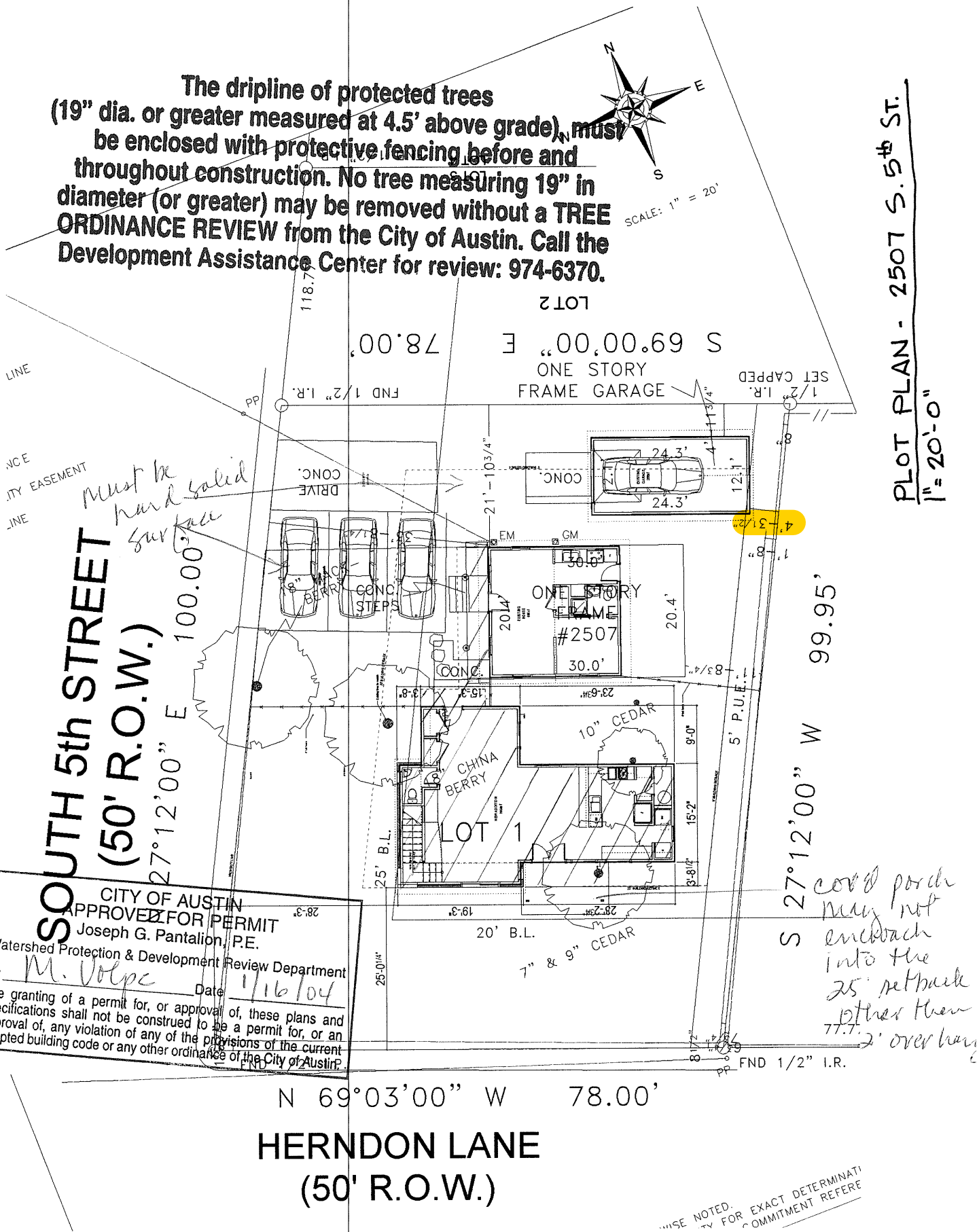
DATE 04/08/09
JOB # R0400309_TA
SCALE 1"= 20'

LEGEND
- 1/2" REBAR FOUND
- 1/2" REBAR SET
- CHAIN LINK FENCE
- WOOD FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- ( ) PER PLAT
- POWER POLE
- O.H. OVERHEAD UTILITIES
- C.M. CONTROL MONUMENT

CHERYL_TBLK

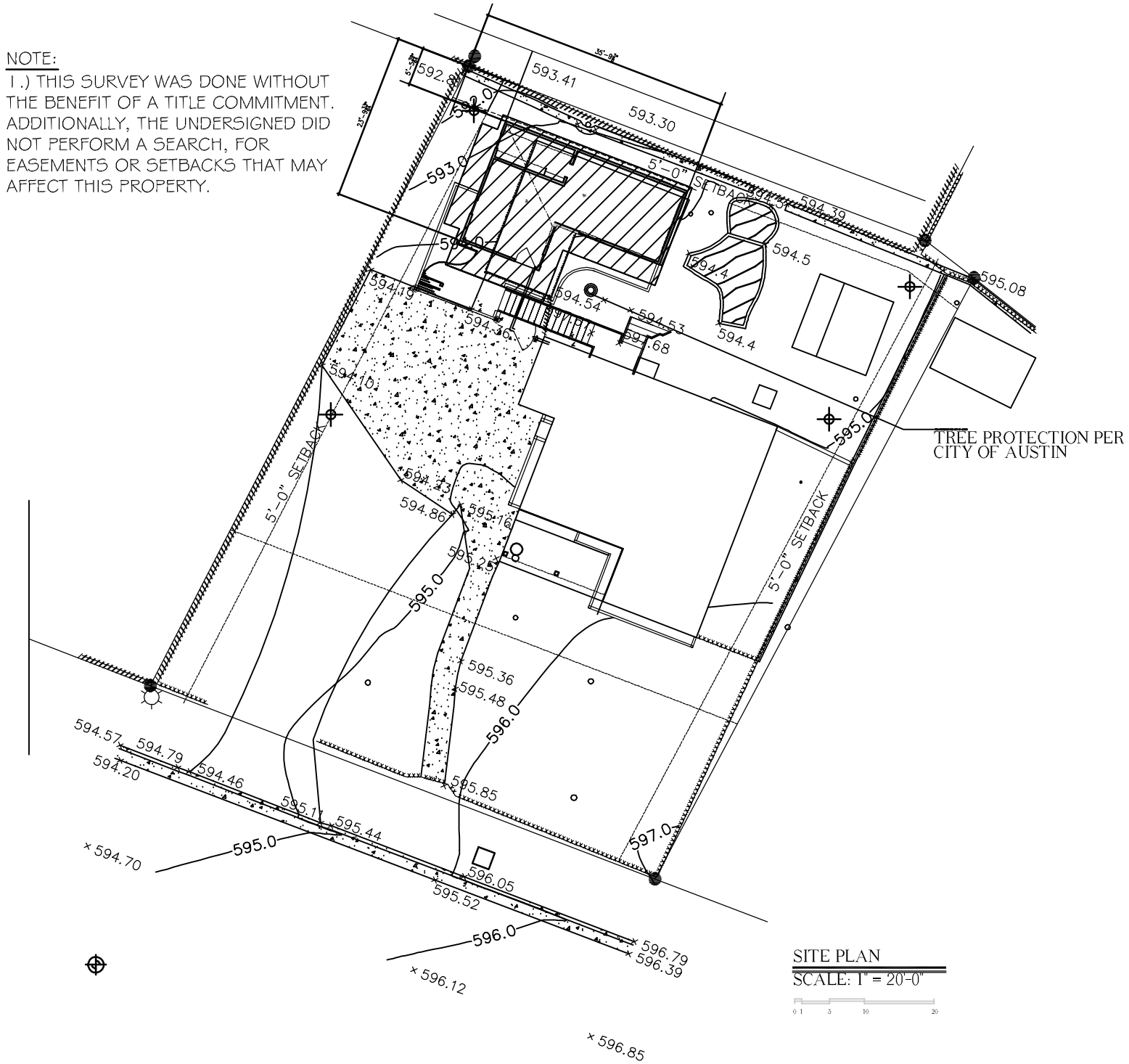
FIELD WORK	T.K.	04/08/09
CALCULATIONS	JACK	04/08/09
DRAFTING	JACK	04/08/09
FINAL CHECK	M.L.	04/08/09
CORRECTIONS	JACK	04/08/09
UP DATE		

Property to the west of 902 Herndon with original garage 4' 3 1/2" from its rear lot line.



I-1/32

NOTE:
1.) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ADDITIONALLY, THE UNDERSIGNED DID NOT PERFORM A SEARCH, FOR EASEMENTS OR SETBACKS THAT MAY AFFECT THIS PROPERTY.



SITE PLAN
SCALE: 1" = 20'-0"

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AREA OF EXIST. GARAGE	339	0	0
NEW PATIO	0	0	0
EXIST. CONC. DRIVE	777	0	777
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BUILDER TO VERIFY METES AND BOUNDS, BUILDING LINES AND EASEMENTS PRIOR TO PERFORMING ANY LOT IMPROVEMENTS.

SEE SURVEY FOR ADDITIONAL INFORMATION

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JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
4930 Burnet Rd.
Suite 203
Austin,Texas 78756

100% CONSTRUCTION DOCUMENTS

THE HERNDON ADDITION
HERNDON
AUSTIN, TEXAS

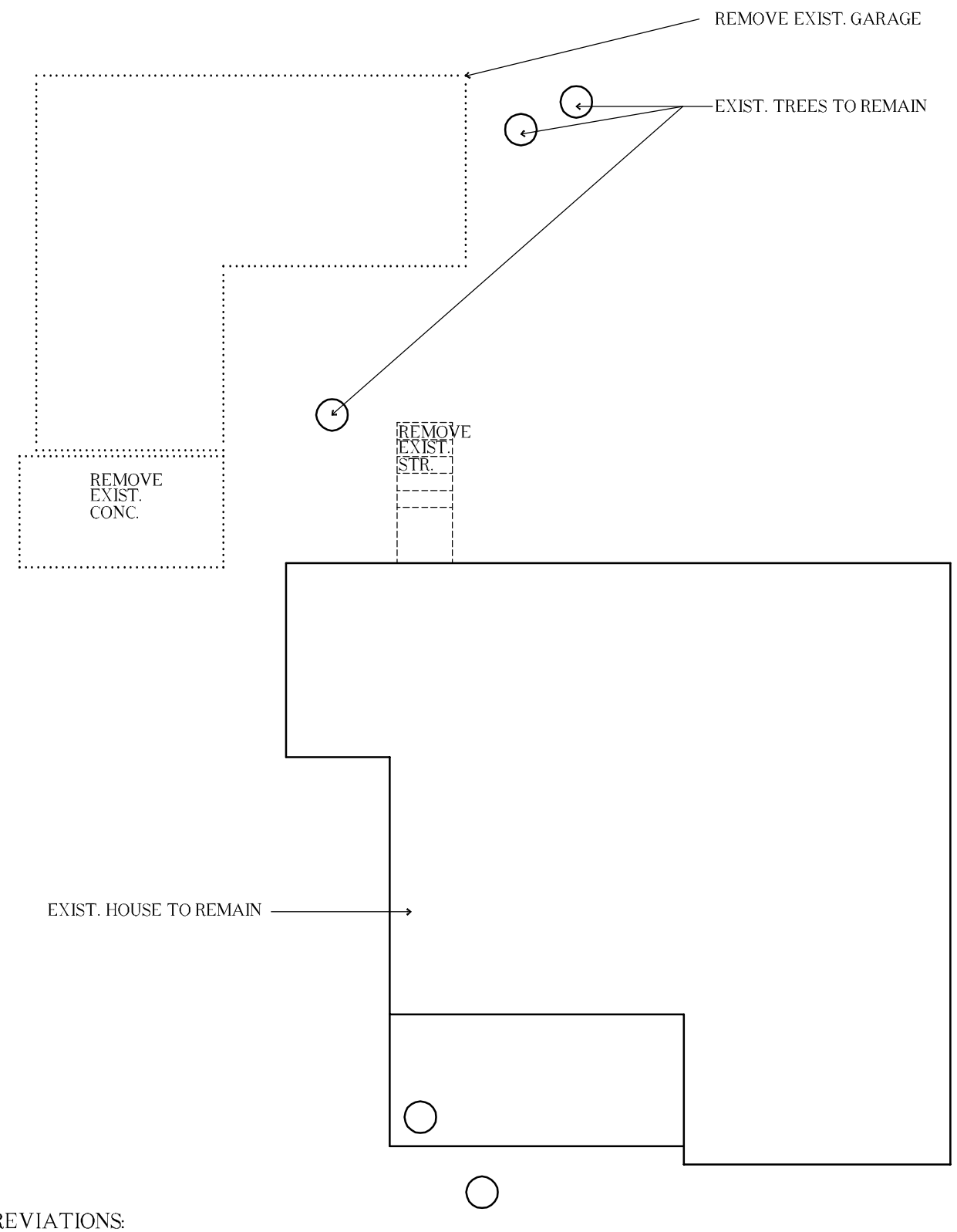
SITE PLAN

REVISIONS

JUNE 16, 2016

SP-1
OF ___

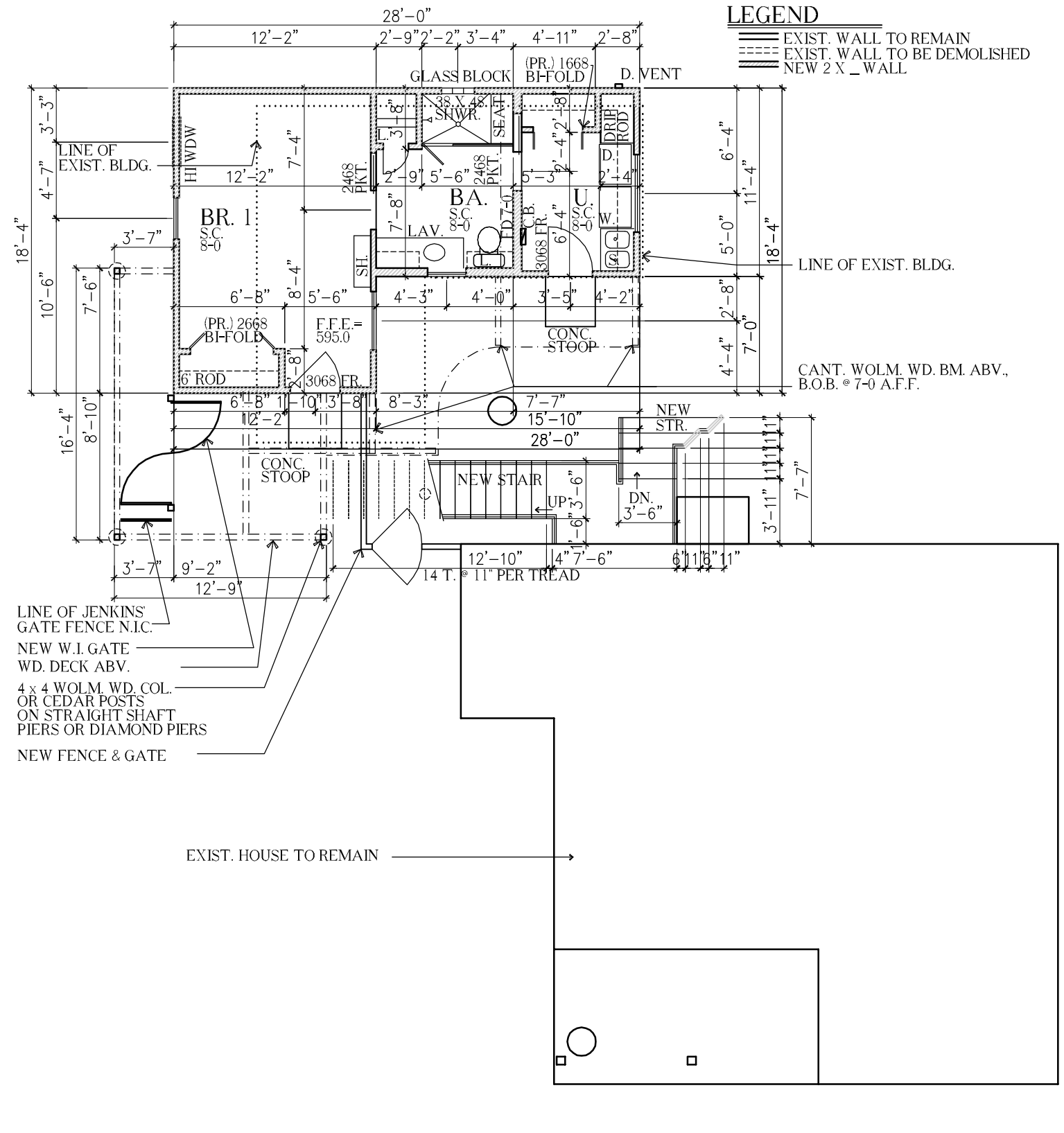
I-1/33



FIRST FLOOR DEMOLITION PLAN

SCALE : 1/8" = 1'-0"

0 1 5 10



FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"

0 1 5 10 20

ABBREVIATIONS:

CLG. - CEILING
C.O. - CASED OPENING
COL. - COLUMN
CONC - CONCRETE
CRPT - CARPET
D.V. - DRYER VENT
ELL. - ELLIPTICAL
FD - FURR DOWNN
F.V. - FIELD VERIFY
GWB - GYPSUM WALL BOARD
HB - HOSE BIBB
MAS - MASONRY
OPT - OPTIONAL
R.A.G. - RETURN AIR GRILL
S.C. - STAINED CONC.
S.R.O. - SHEET ROCK OPENING
S.T. - STONE TILE
TEMP - TEMPERED GLASS
WD - WOOD

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EXPIRES 1-31-17

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THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

FIRST FLOOR PLANS

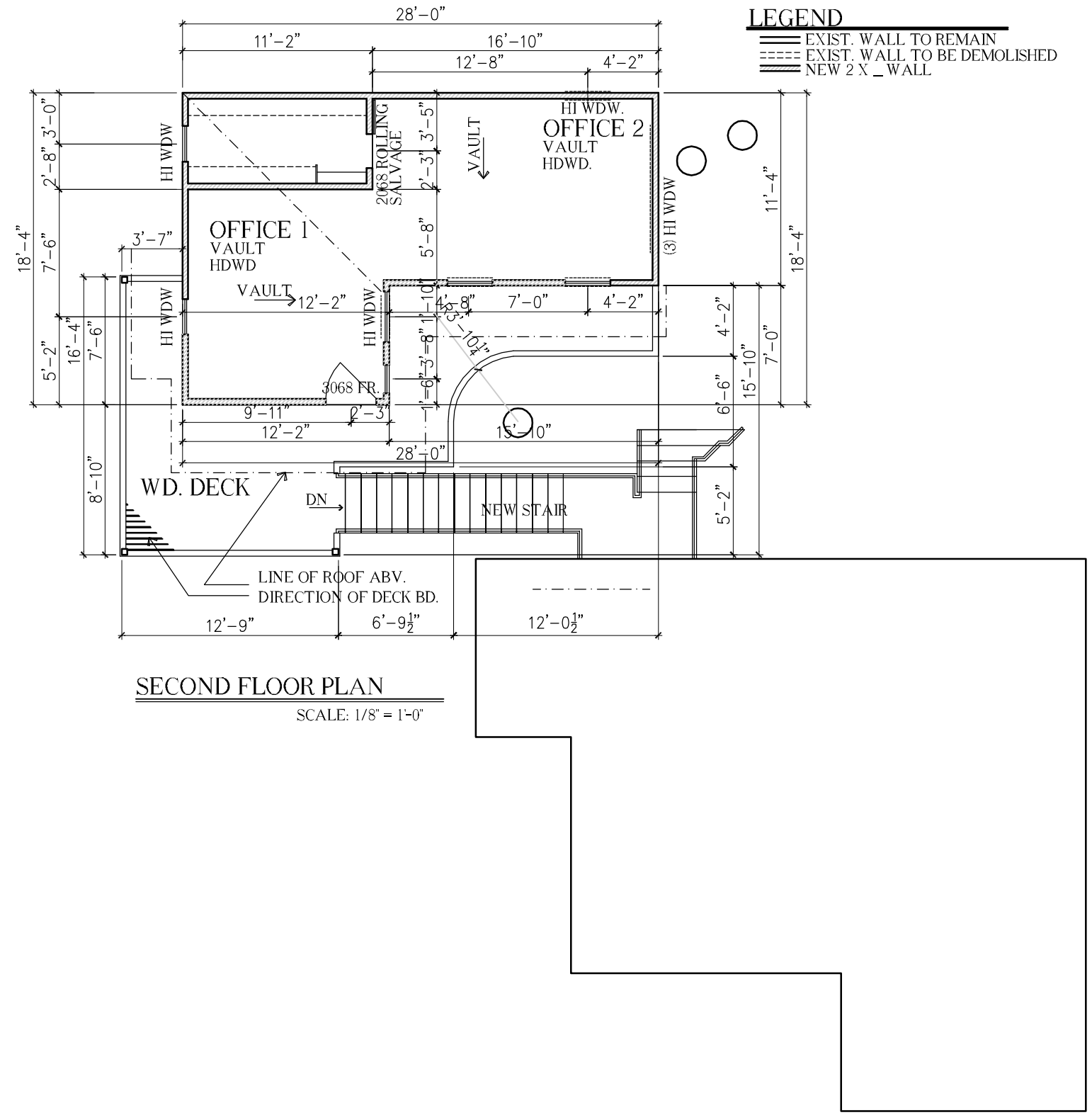
REVISIONS

JUNE 16, 2016

A1.1

OF __

I-1/34



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W. MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

SECOND FLOOR PLAN

REVISIONS

JUNE 16, 2016

A1.2
OF __

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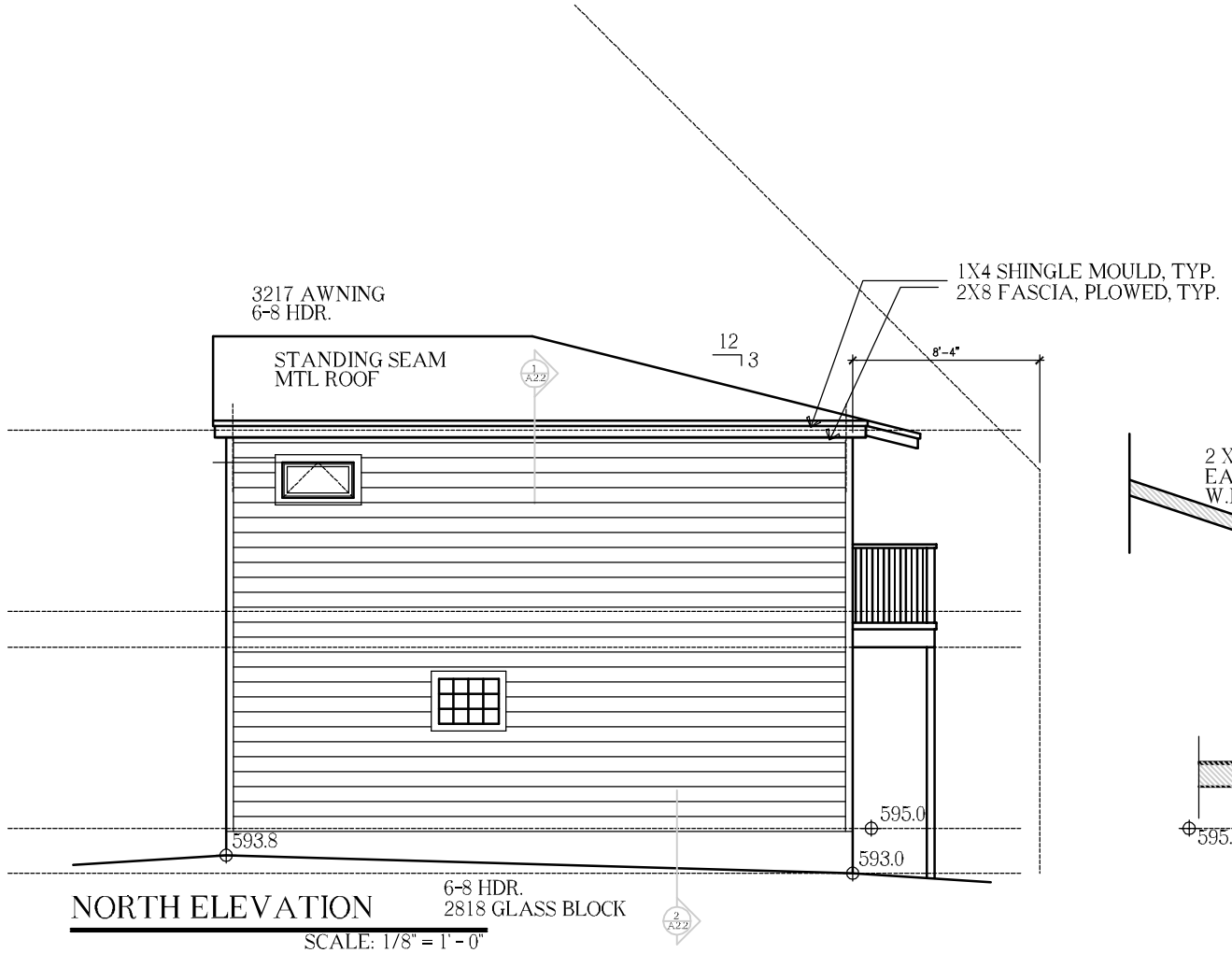
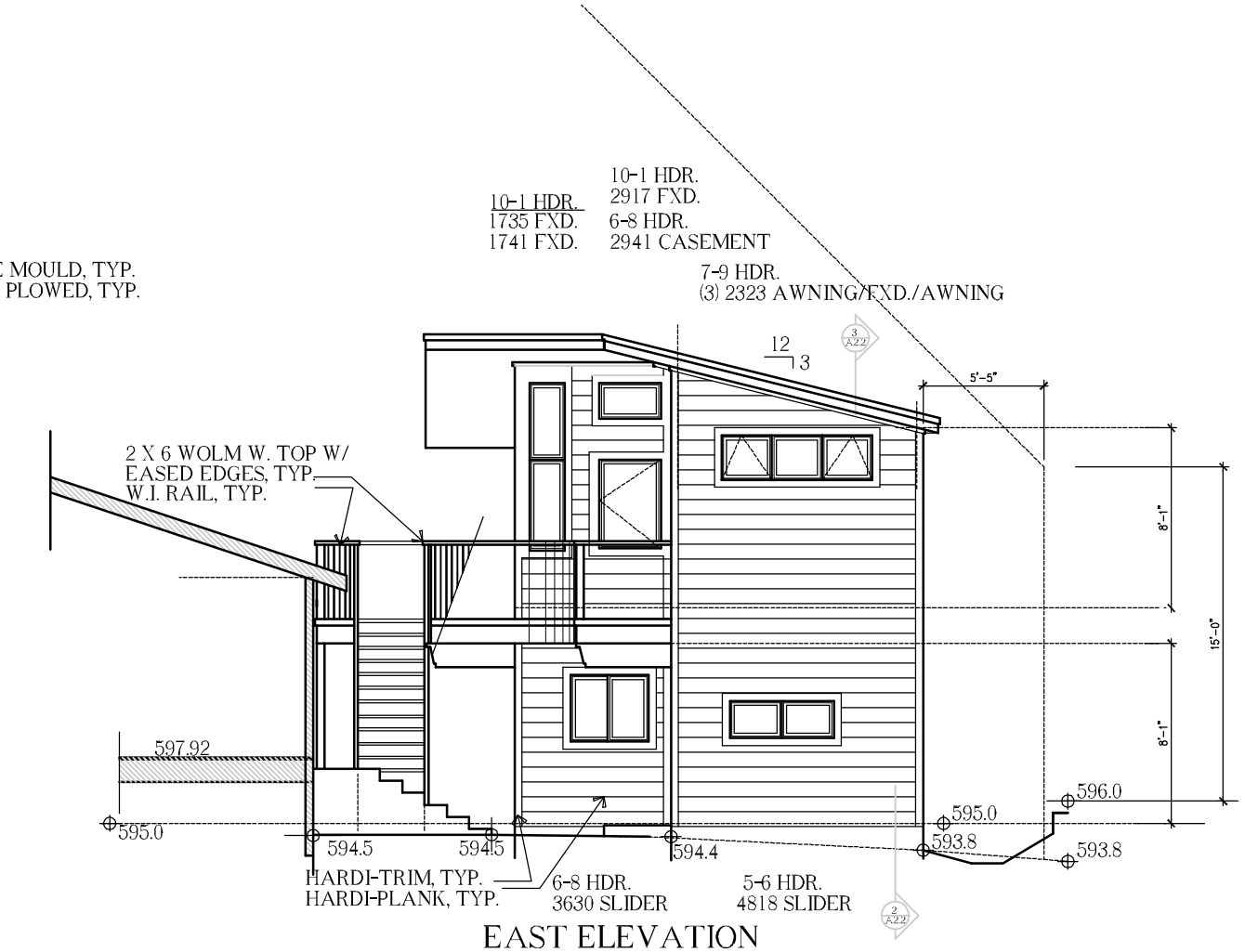
I-1/35



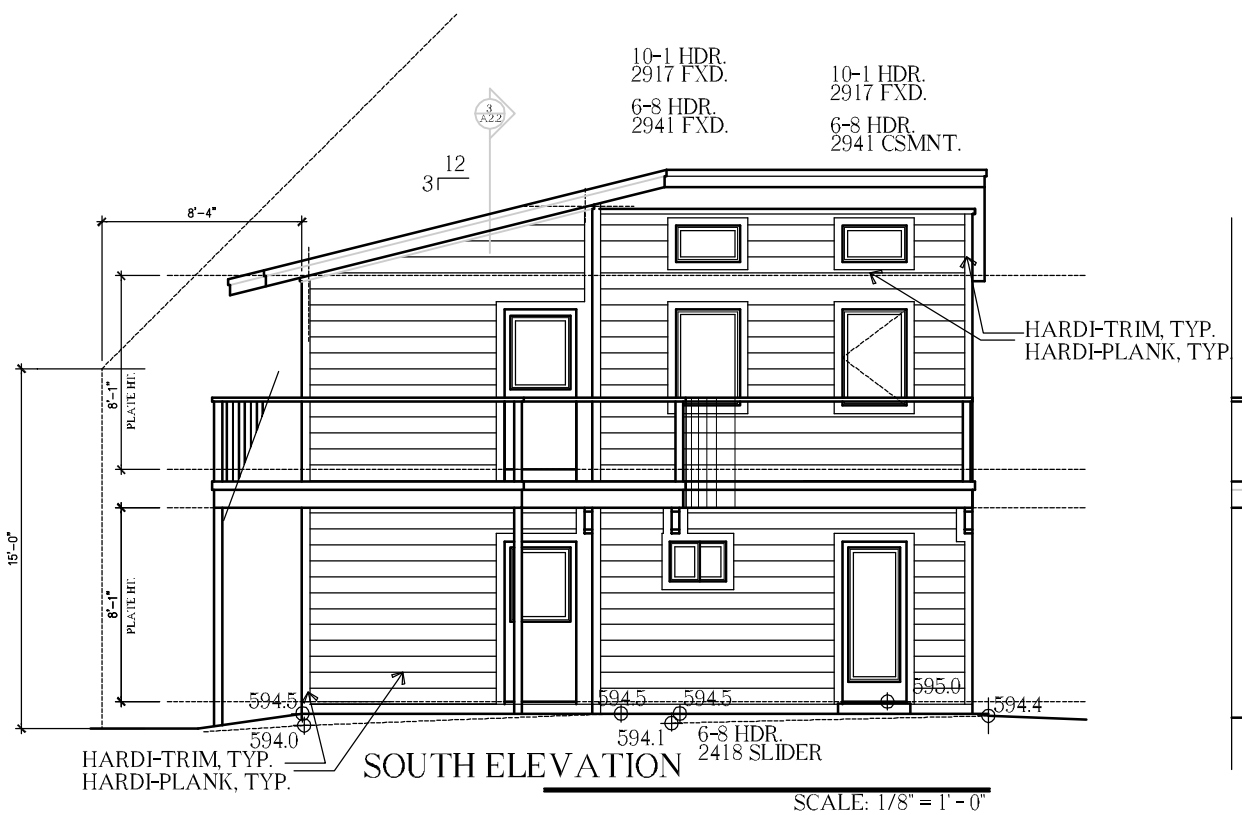
NORTH ELEVATION

SCALE: 1/8" = 1' - 0"



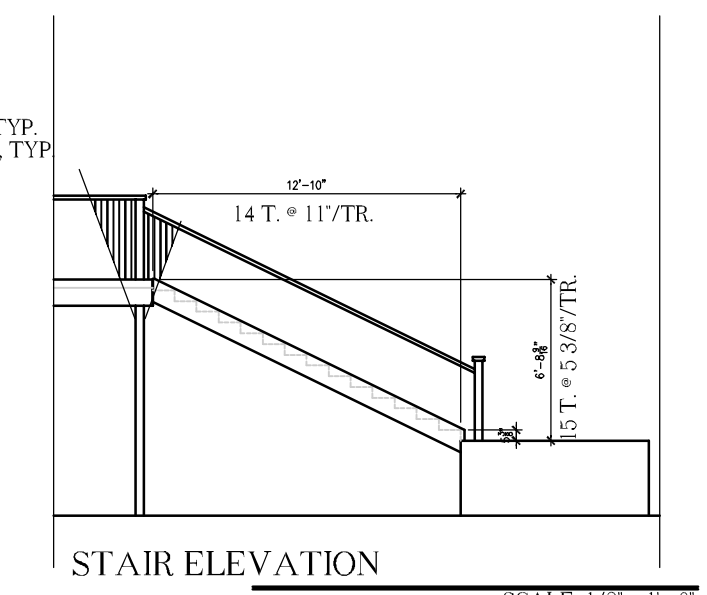
EAST ELEVATION

SCALE: 1/8" = 1' - 0"



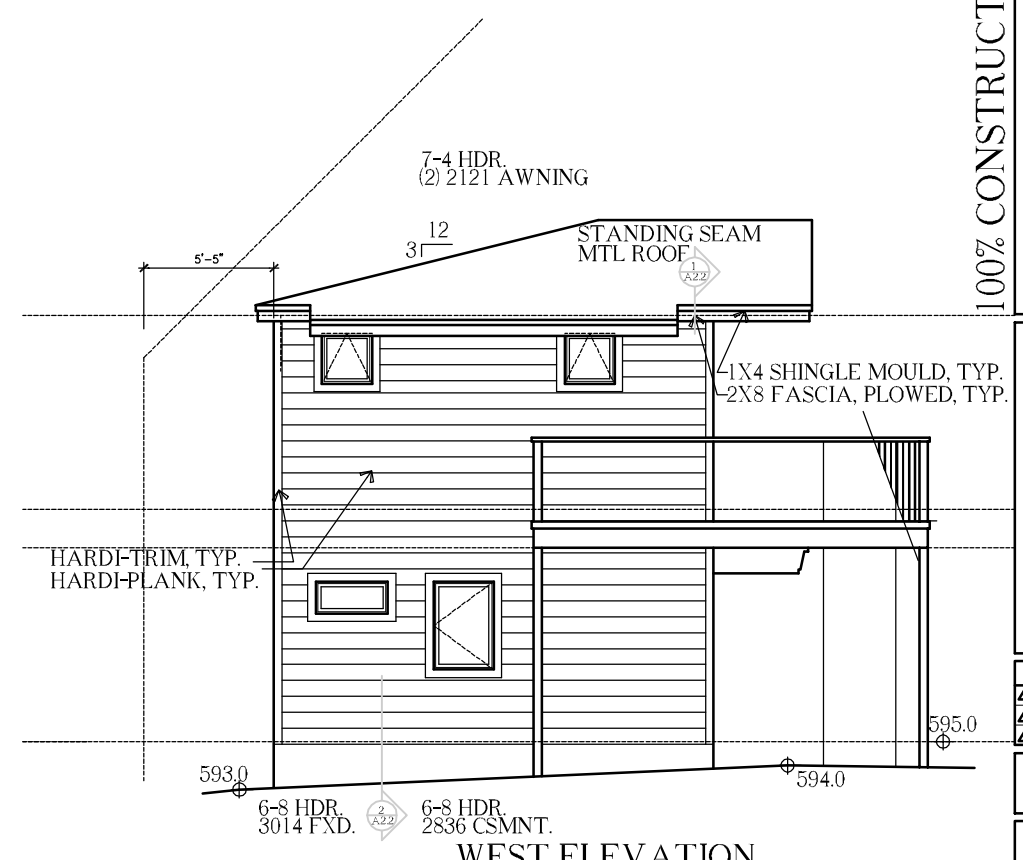
SOUTH ELEVATION

SCALE: 1/8" = 1' - 0"



STAIR ELEVATION

SCALE: 1/8" = 1' - 0"



WEST ELEVATION

SCALE: 1/8" = 1' - 0"

NOTE: BUILDER TO VERIFY THAT ALL EGRESS WINDOWS ARE CODE COMPLIANT.

JUNE 16, 2016

REGISTERED ARCHITECT
DAVID W. MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
2211 Hancock Dr., #C
Austin, Texas 78756

100% CONSTRUCTION DOCUMENTS

THE HERNDON
LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

ELEVATIONS

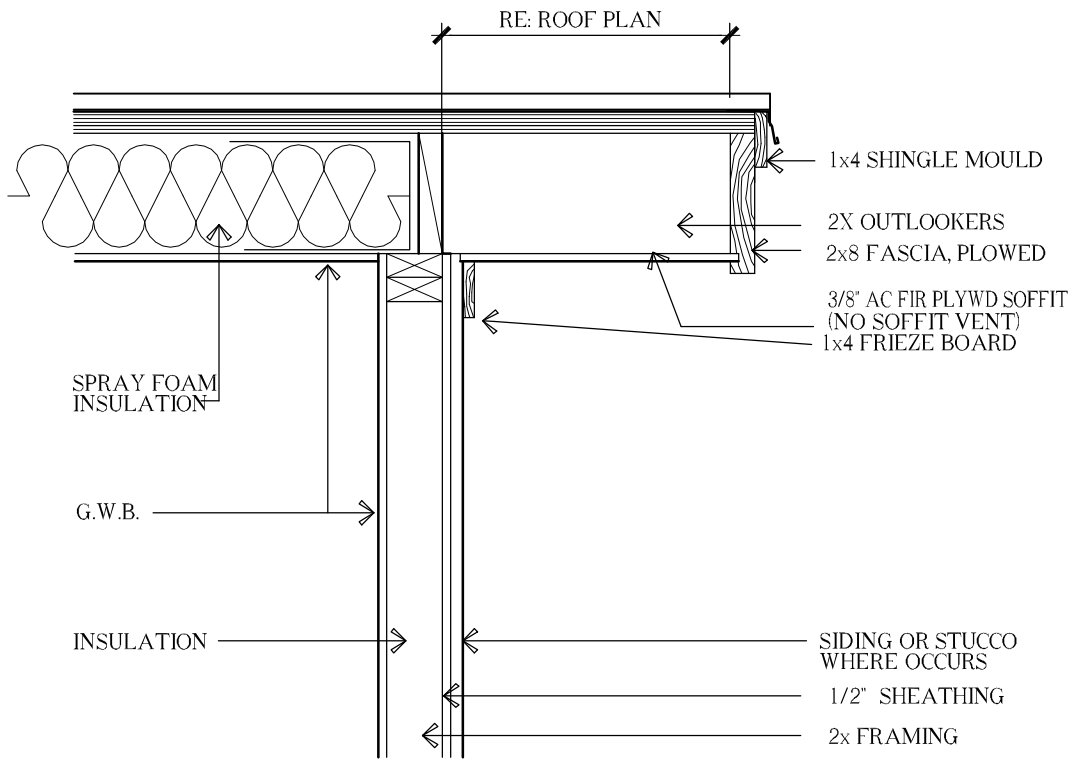
REVISIONS

JUNE 16, 2016

A2.1

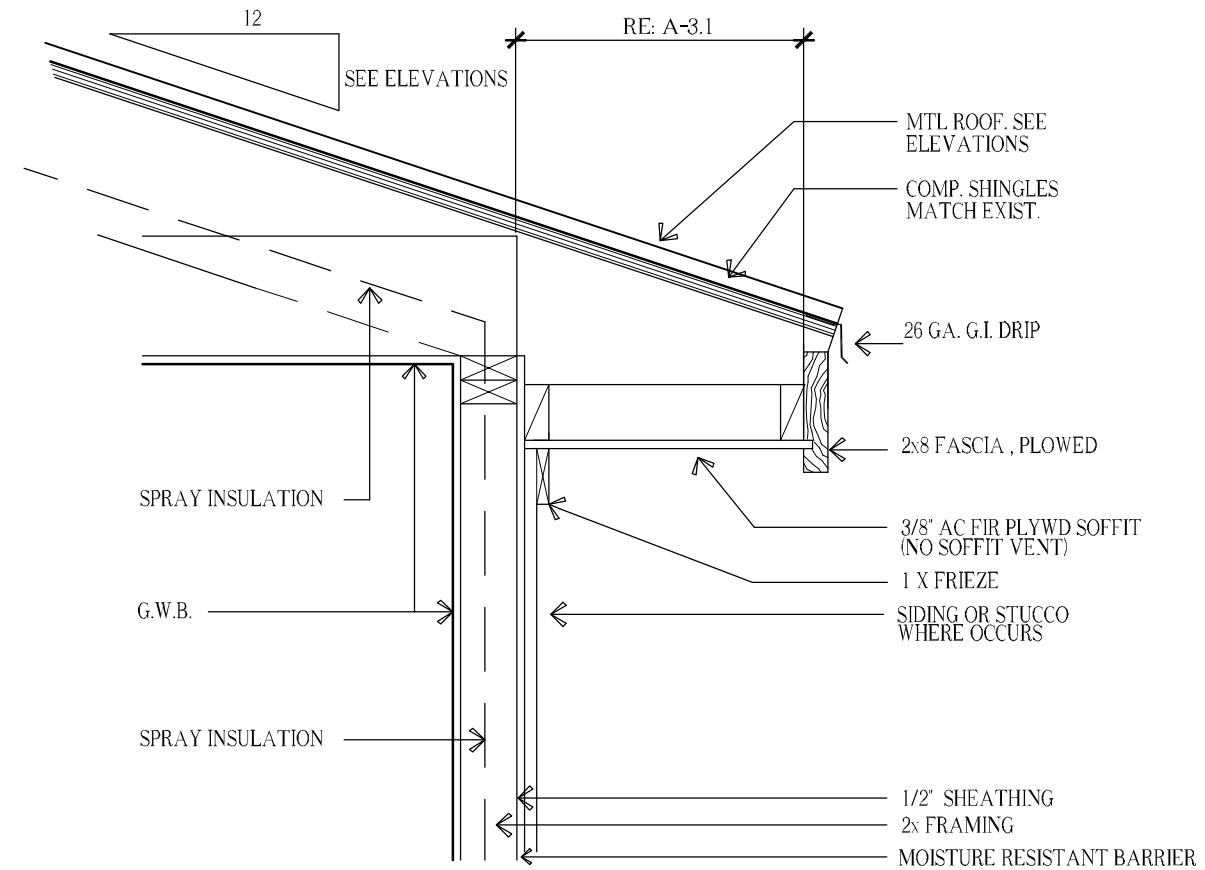
OF

I-1/36



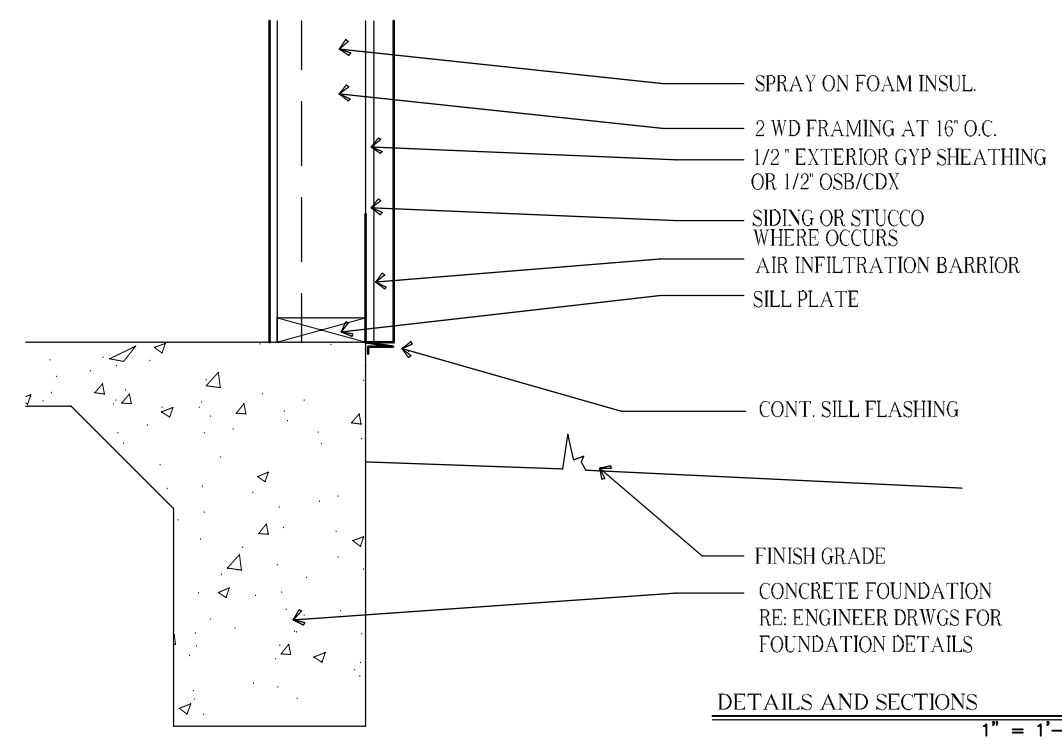
3. SECTION @ RAKE

1" = 1'-0"



1. FASCIA DETAIL

1" = 1'-0"



DETAILS AND SECTIONS

1" = 1'-0"

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2. SILL DETAIL

1" = 1'-0"

JUNE 16, 2016

REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

Manning Architecture
2211 Hancock Dr. #C
Austin, Texas 78751
(512) 785 3629

100% WORKING DRAWINGS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

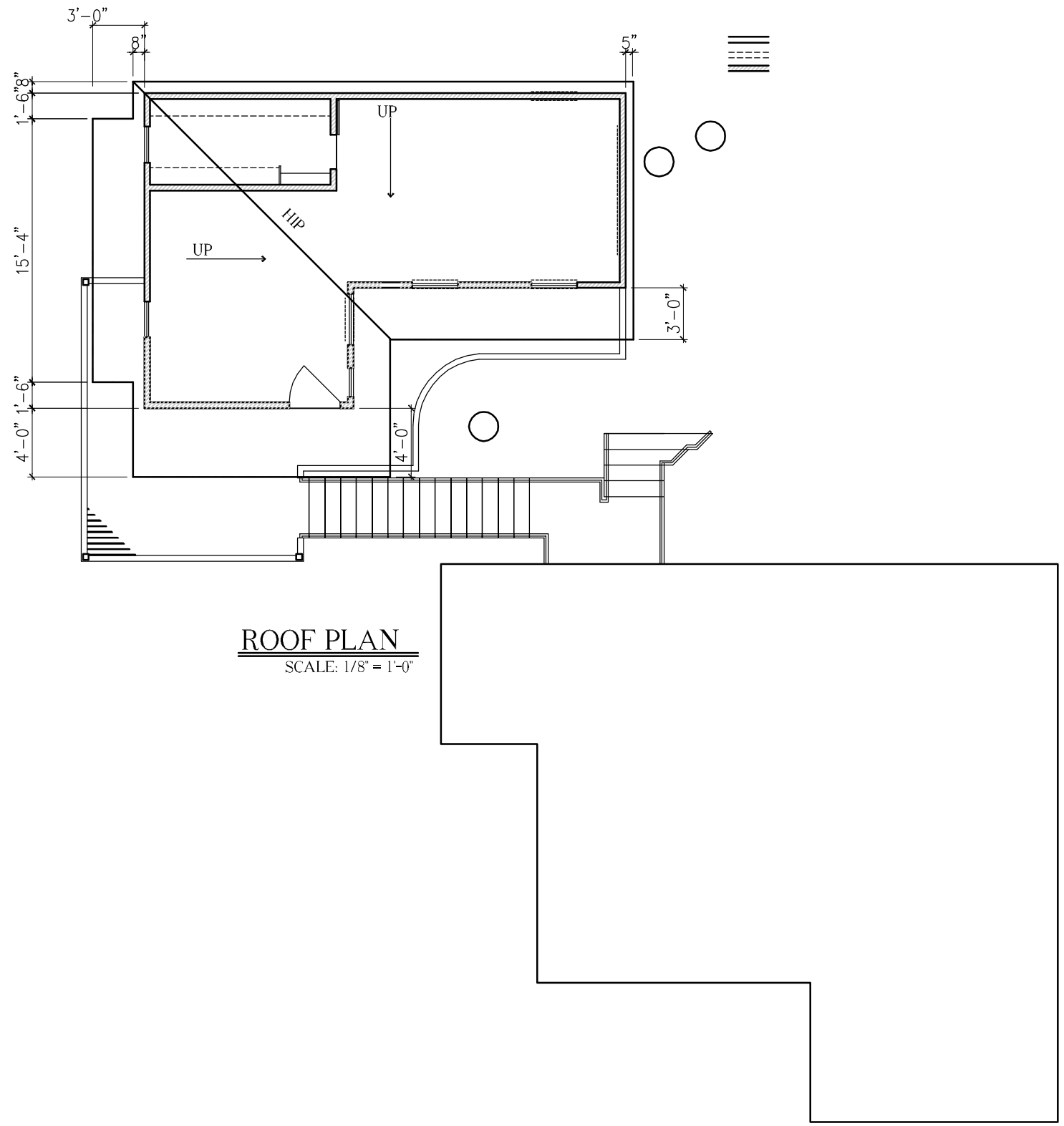
DETAILS, TYPICAL WALL SECTION

REVISIONS

JUNE 16, 2016

A2.2

I-1/37



ROOF PLAN
SCALE: 1/8" = 1'-0"

JUNE 16, 2016

REGISTERED ARCHITECT
DOUGLAS W. MANNING
12925
STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

ROOF PLAN

REVISIONS

JUNE 16, 2016

A3.1
OF __

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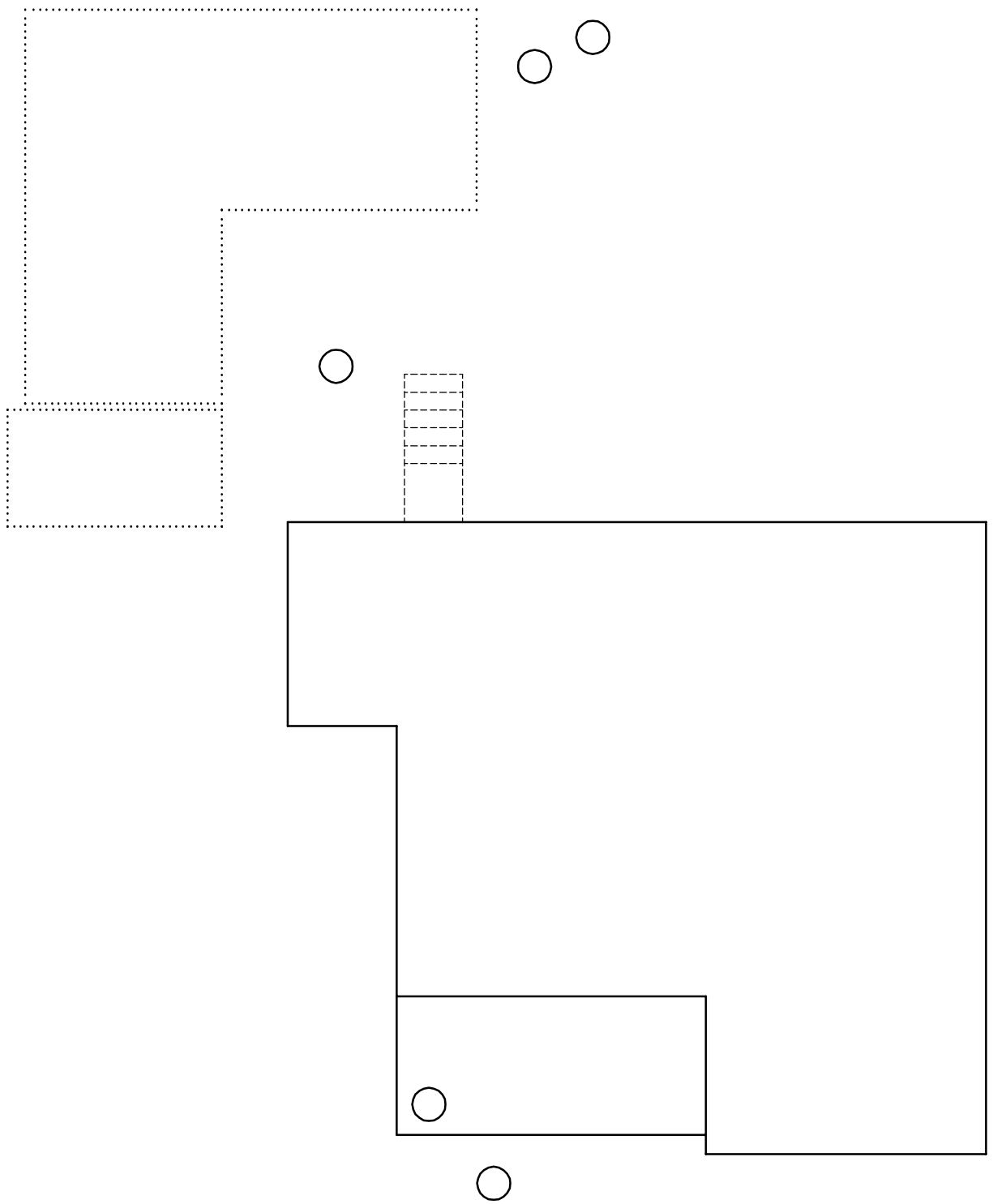
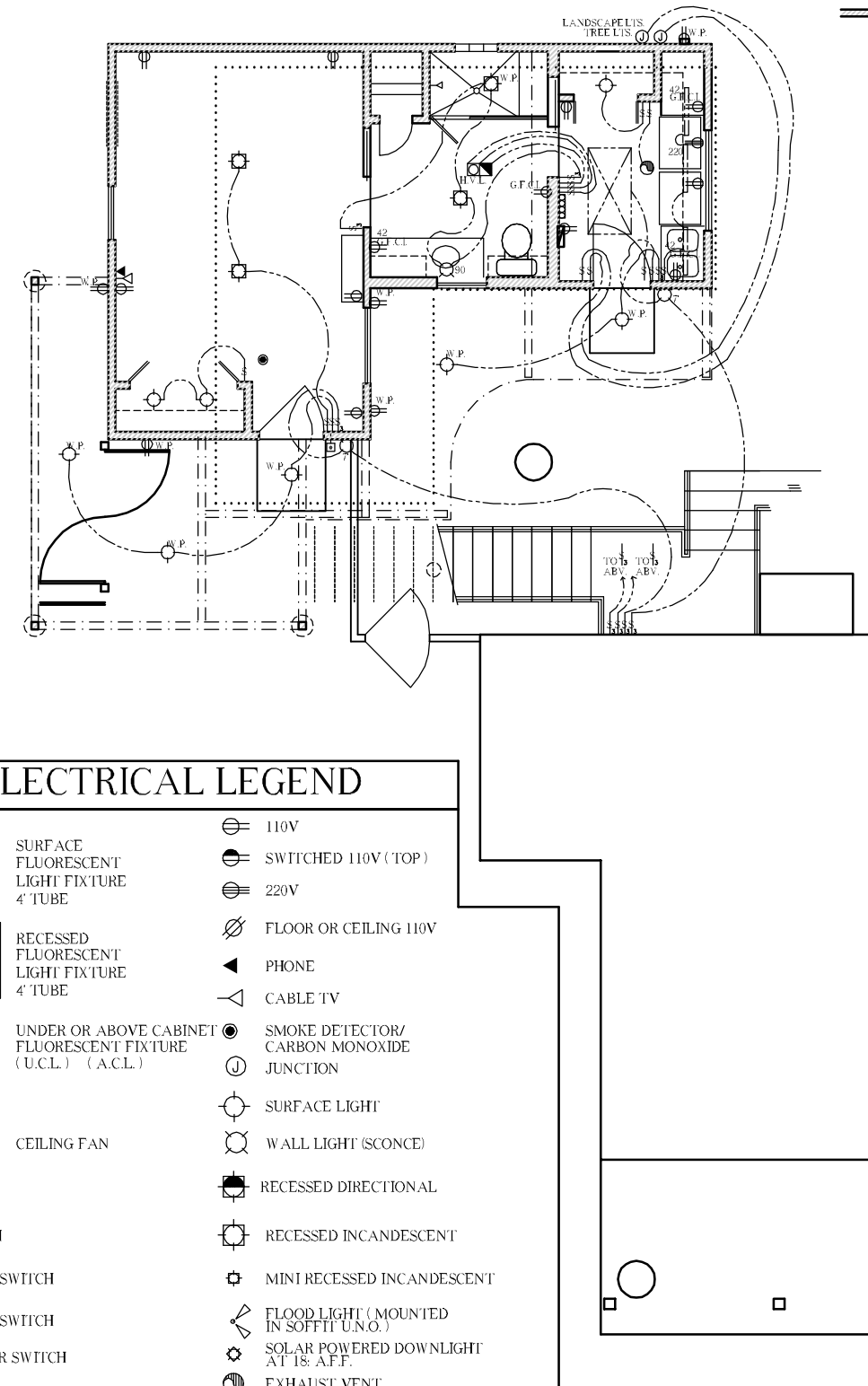
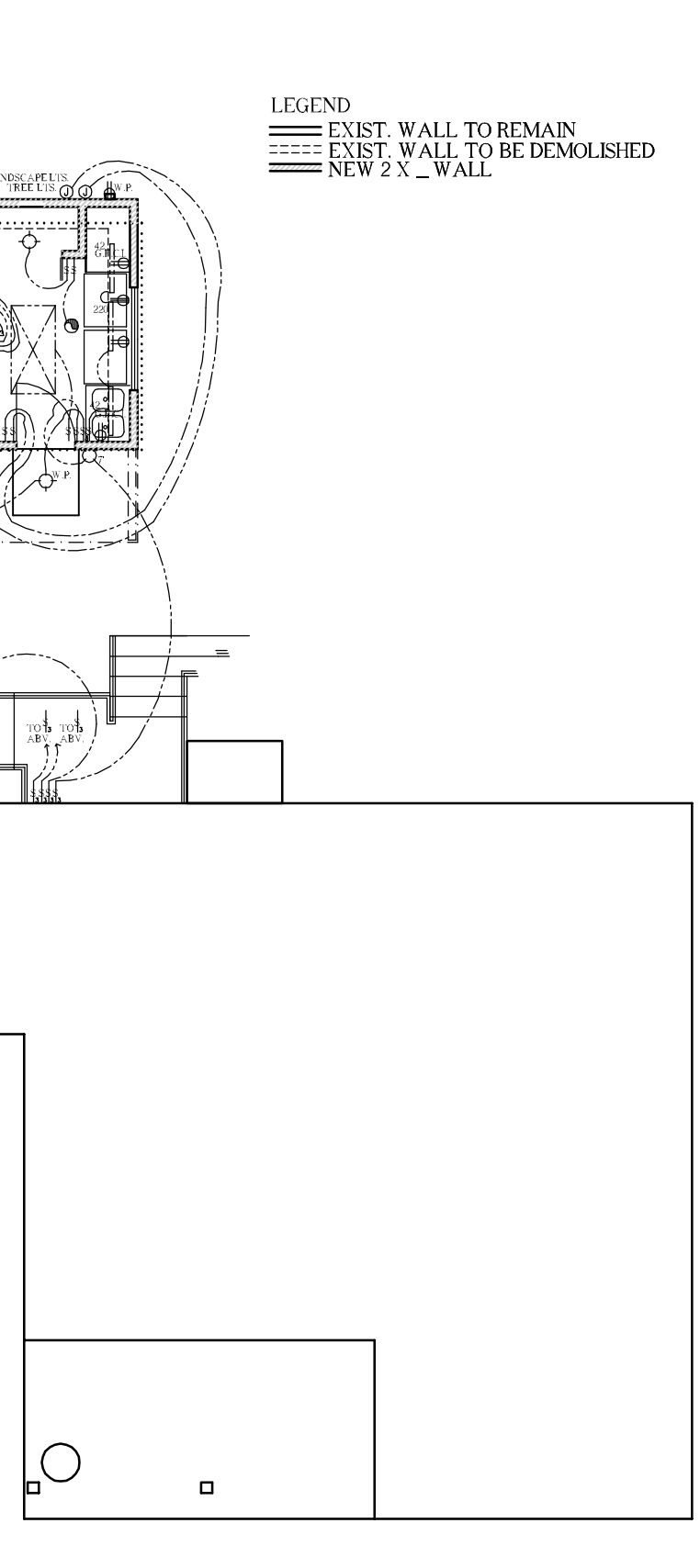
I-1/38





LEGEND
EXIST. WALL TO REMAIN
EXIST. WALL TO BE DEMOLISHED
NEW 2 X _ WALL



ELECTRICAL LEGEND

- SURFACE FLUORESCENT LIGHT FIXTURE 4' TUBE
- RECESSED FLUORESCENT LIGHT FIXTURE 4' TUBE
- UNDER OR ABOVE CABINET FLUORESCENT FIXTURE (U.C.L.) (A.C.L.)
- CEILING FAN
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- RHEOSTAT SWITCH
- JAMB SWITCH
- DOORBELL
- 110V
- SWITCHED 110V (TOP)
- 220V
- FLOOR OR CEILING 110V
- PHONE
- CABLE TV
- SMOKE DETECTOR/ CARBON MONOXIDE
- JUNCTION
- SURFACE LIGHT
- WALL LIGHT (SCONCE)
- RECESSED DIRECTIONAL
- RECESSED INCANDESCENT
- MINI RECESSED INCANDESCENT
- FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
- SOLAR POWERED DOWNLIGHT AT 18: A.F.F.
- EXHAUST VENT
- HEAT VENT LIGHT SWITCH AS REQUIRED
- CHIME

1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS. VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.
4. VERIFY LATEST REQUIREMENTS FOR GFCI COMPONENTS.

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JUNE 16, 2016

REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

FIRST FLOOR ELECTRICAL PLAN

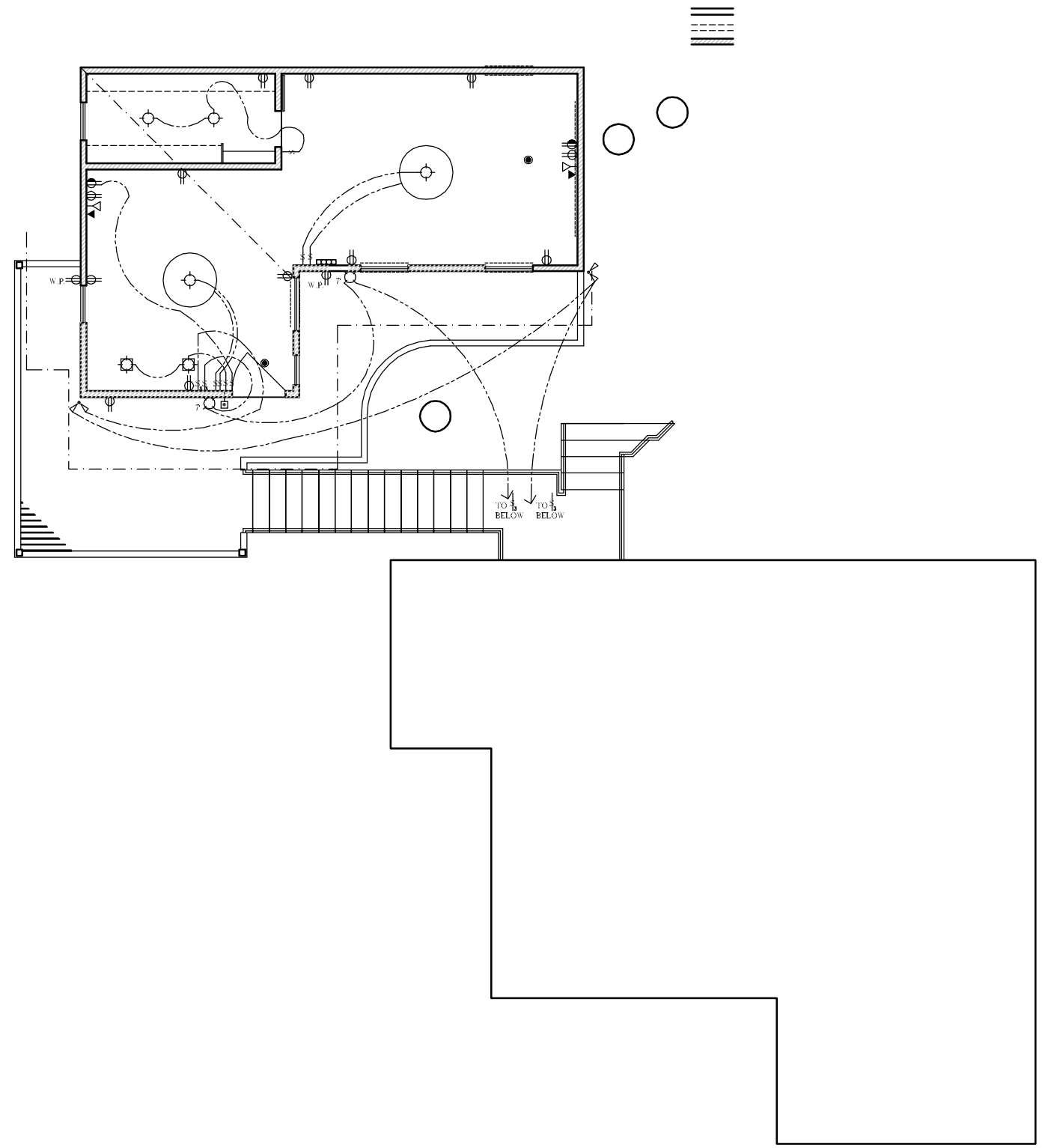
REVISIONS

JUNE 16, 2016

A4.1

OF __

I-1/39



ELECTRICAL LEGEND

- SURFACE FLUORESCENT LIGHT FIXTURE 4' TUBE
- RECESSED FLUORESCENT LIGHT FIXTURE 4' TUBE
- UNDER OR ABOVE CABINET FLUORESCENT FIXTURE (U.C.L.) (A.C.L.)
- CEILING FAN
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- RHEOSTAT SWITCH
- JAMB SWITCH
- DOORBELL
- 110V
- SWITCHED 110V (TOP)
- 220V
- FLOOR OR CEILING 110V
- PHONE
- CABLE TV
- SMOKE DETECTOR/ CARBON MONOXIDE
- JUNCTION
- SURFACE LIGHT
- WALL LIGHT (SCONCE)
- RECESSED DIRECTIONAL
- RECESSED INCANDESCENT
- MINI RECESSED INCANDESCENT
- FLOOD LIGHT (MOUNTED IN SOFFIT U.N.O.)
- SOLAR POWERED DOWNLIGHT AT 18: A.F.F.
- EXHAUST VENT
- HEAT VENT LIGHT SWITCH AS REQUIRED
- CHIME

1. VERIFY WITH BUILDER THE SCOPE OF WORK FOR 220V AND GAS SERVICE.
2. CONFIRM ELECTRICAL REQUIREMENTS FOR FIREPLACE WITH BUILDER/MANUFACTURER
3. BLOCK AND BRACE ALL SURFACE FIXTURES AND CEILING FANS. VERIFY WEIGHT AND SIZE OF FIXTURES WITH MANUFACTURERS.
4. VERIFY LATEST REQUIREMENTS FOR GFCI COMPONENTS.

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JUNE 16, 2016

REGISTERED ARCHITECT DAVID W. MANNING 12925 STATE OF TEXAS

EXPIRES 1-31-17

100% CONSTRUCTION DOCUMENTS

THE HERNDON LANE ADDITION
902 HERNDON LANE
AUSTIN, TEXAS

SECOND FLOOR ELECTRICAL PLAN

REVISIONS

JUNE 16, 2016

A4.2

OF __

I-1/40

I, Susan Hays, am applying for a variance from the Board of Adjustment regarding Sections 25-2-492, 25-2-774 of the Land Development Code, and any other relevant sections. The variance would allow me the ability to build a **two-story structure** on the approximate footprint of the existing garage (modified to better accommodate trees) with a **5' set back** from the rear property line rather than a 10' set back.

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

	Property Owner Name (Printed)	Address	Signature
1	ARASH SAEEDI	903 HERNDON LN	
2	Arthur Link	2507 S. 5th St	Anthony J. Link
3	Chris Ruiz	2504-A S 5th	
4	Chris Ruiz	2506-A S 5th	
5	Chris Ruiz	2506-B S 5th	

I-1/41

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

	Property Owner Name (Printed)	Address	Signature
6	Tom Foster	2509 S. 5th St. 78704	[illegible]
7	Mary Cantu	2601 S. 5th 78704	Mary Cantu
8	Daniel Campa	2605 5 4TH 78704	Daniel Campa
9	Frank Nunez	811 Herndon Ln.	Frank Nunez
10	Theresa Peña	901 Herndon Ln.	Mrs. Theresa Peña
11	Saenz Family Trust	901 Herndon Ln.	E.J. Saenz
12	Patrick McCord	2504 S 5th St Unit B	[illegible]
13	Rachel Ward	905 Juanita	[illegible]
14	Richard Jones	2504 S. 4th St	[illegible]
15	GEORGE HAMMOND	2507 S. 4TH ST.	[illegible]
16	Charlie Sandefur	2500 S 4th St.	Charlie Sandefur
17	Urban Gravity LLC	2500 S 5th St.	[illegible]
18	Jesus Mejia	2508 S 5th St	Jesus Mejia

I-1/42

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

	Property Owner Name (Printed)	Address	Signature
19	Andrew Rios	2503 S. 4th St	Andrew R. Rios
20	Henry Guerra	903 Juniper S	Henry Guerra
21	Cynthia H Flint	2502 S 5th St ATX 78704	Cynthia H Flint
22	Robert B McIntire	1204 Fieldcrest	[illegible]
23	Susan Littleton	808 Herndon	Susan Littleton
24	Glory Arroyos	3100 Garden Ville Ln	[illegible]
25			
26			
27			
28			
29			
30			
31			

I-1/43

I, Susan Hays, am applying for a variance from the Board of Adjustment regarding Sections 25-2-492, 25-2-774 of the Land Development Code, and any other relevant sections. The variance would allow me the ability to build a **two-story structure** on the approximate footprint of the existing garage (modified to better accommodate trees) with a **5' set back** from the rear property line rather than a 10' set back.

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

	Property Owner Name (Printed)	Address	Signature
1	Hailey garber	2505 S. 5th St. Unit B Austin TX 78704	Hailey G
2	Michelle Wells	2507 S. 5th street AUSTIN, TX 78704	
3	Joshua B Miller	2502 S. 4th Street Austin TX 78704	
4	Kevin Geradin	1001 Juan fa st	
5	Erin Condron	2505 S. 5th St. Unit A Austin TX 78704	E Condron.

902 Herndon Lane
Susan Hays
214.557.4819

I-1/44

I, Susan Hays, am applying for a variance from the Board of Adjustment regarding Sections 25-2-492, 25-2-774 of the Land Development Code, and any other relevant sections. The variance would allow me the ability to build a **two-story structure** on the approximate footprint of the existing garage (modified to better accommodate trees) with a **5' set back** from the rear property line rather than a 10' set back.

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

	Property Owner Name (Printed)	Address	Signature
1	JOE L. ROMERO	2607 South 5th St Austin 78704	Joe L. Romero
2			
3			
4			
5			

I, Susan Hays, am applying for a variance from the Board of Adjustment regarding Sections 25-2-492, 25-2-774 of the Land Development Code, and any other relevant sections. The variance would allow me the ability to build a **two-story structure** on the approximate footprint of the existing garage (modified to better accommodate trees) with a **5' set back** from the rear property line rather than a 10' set back.

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

	Property Owner Name (Printed)	Address	Signature
1	Clark Richards	2505 S. 4th Street	CR.
2			
3			
4			
5			

I, Susan Hays, am applying for a variance from the Board of Adjustment regarding Sections 25-2-492, 25-2-774 of the Land Development Code, and any other relevant sections. The variance would allow me the ability to build a **two-story structure** on the approximate footprint of the existing garage (modified to better accommodate trees) with a **5' set back** from the rear property line rather than a 10' set back.

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

	Property Owner Name (Printed)	Address	Signature
1	VERYAN THOMPSON	2606 S. 4th St.	Veryan Thompson
2	GREG THOMPSON	2606 S. 4th St.	Greg Thompson
3			
4			
5			