

BOA CASE REVIEW SHEET

CASE: C15-2019-0015

BOA DATE: April 8, 2019

ADDRESS: 910 Berrywood Drive

COUNCIL DISTRICT: 1

OWNER: Vanessa Tate

AGENT: Michael Kane

ZONING: SF-2

AREA: Lot 8, Block B, North Oaks Hillside Section One

VARIANCE REQUEST: encroach into 5 feet into the 25 front building setback

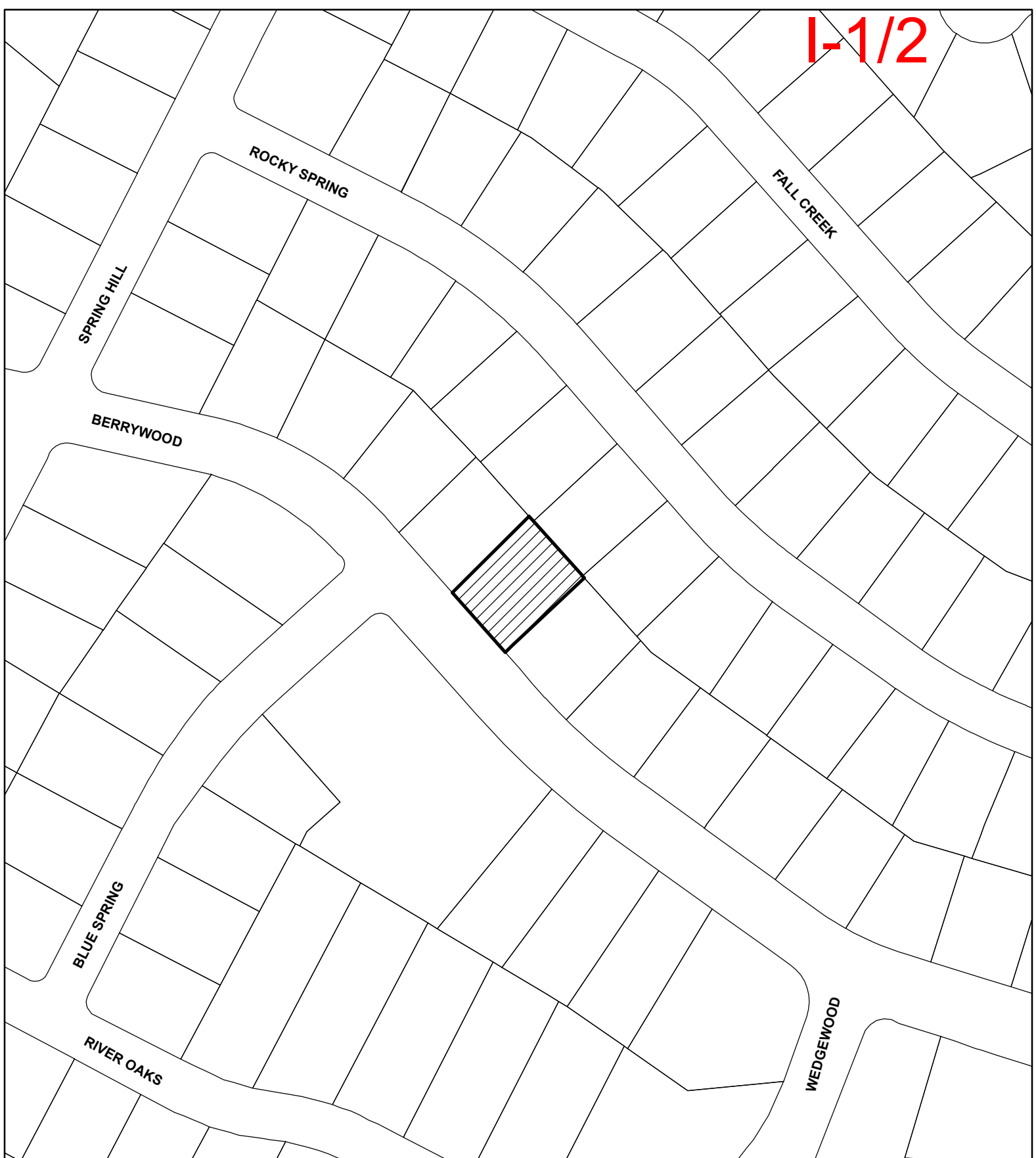
SUMMARY: replacing an existing carport

ISSUES: existing trees

	ZONING	LAND USES
<i>Site</i>	SF-2	Single Family Residential
<i>North</i>	SF-2	Single Family Residential
<i>South</i>	SF-2	Single Family Residential
<i>East</i>	SF-2	Single Family Residential
<i>West</i>	SF-2	Single Family Residential

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District; Austin Neighborhoods Council; Bike Austin; Friends of Austin Neighborhoods; Homeless Neighborhood Association; Neighborhood Empowerment Foundation; North Growth Corridor Alliance; Northeast Walnut Creek Alliance; Northeast Walnut Creek Neighborhood Association; SEL Texas; Sierra Club, Austin Regional Group; TechRidge Neighbors; Yager Planning Area

I-1/2



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2019-0015
LOCATION: 910 Berrywood Drive



1" = 134'

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

I-1/3

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: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: _____

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month _____, Day _____, Year _____, 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: _____

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

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:

Hardship

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

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

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:

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:

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:

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

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

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: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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

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 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: 01/21/2019

Applicant Name (typed or printed): Michael Kane

Applicant Mailing Address: 5401 Rusk Ct

City: Austin State: Tx Zip: 78723

Phone (will be public information): (512) 921-4299

Email (optional – will be public information): austinexpresspermits@gmail.com

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: 01/21/2019

Owner Name (typed or printed): Vanessa Tate

Owner Mailing Address: PO Box 142493

City: Austin Texas State: TX Zip: 78714

Phone (will be public information): (512) 785-1771

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Michael Kane

Agent Mailing Address: 5401 Rusk CT

City: Austin State: Tx Zip: 78723

Phone (will be public information): (512) 921-4299

Email (optional – will be public information): austinexpresspermits@gmail.com

Section 6: Additional Space (if applicable)

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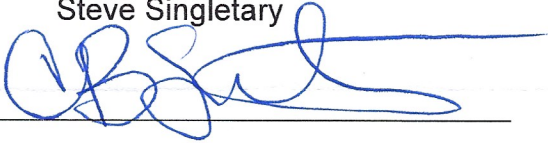
March 7, 2019

Vanessa Tate Matocha
910 Berrywood Dr
Austin Texas 78753

I, Vanessa Tate am applying for a variance from the Board of Adjustment regarding section ____ of the Land Development Code. The variance would allow me to build/replace the original carport to the house at 910 Berrywood Drive with in the North Oaks Hillside subdivision. As officers of North East Walnut Creek Neighborhood Association, I am asking you to sign below indicating you have no objections to this project.



Vice President – North Oaks
Steve Singletary



Vice President – Four Seasons
Cody Scott



Vice President Hillside
Bill Dunham

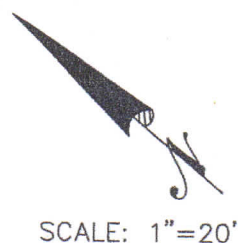
Thank you,

Vanessa Tate Matocha

AS-BUILT, TOPOGRAPHIC AND TREE LOCATION SURVEY

ATS Job # 18080322s

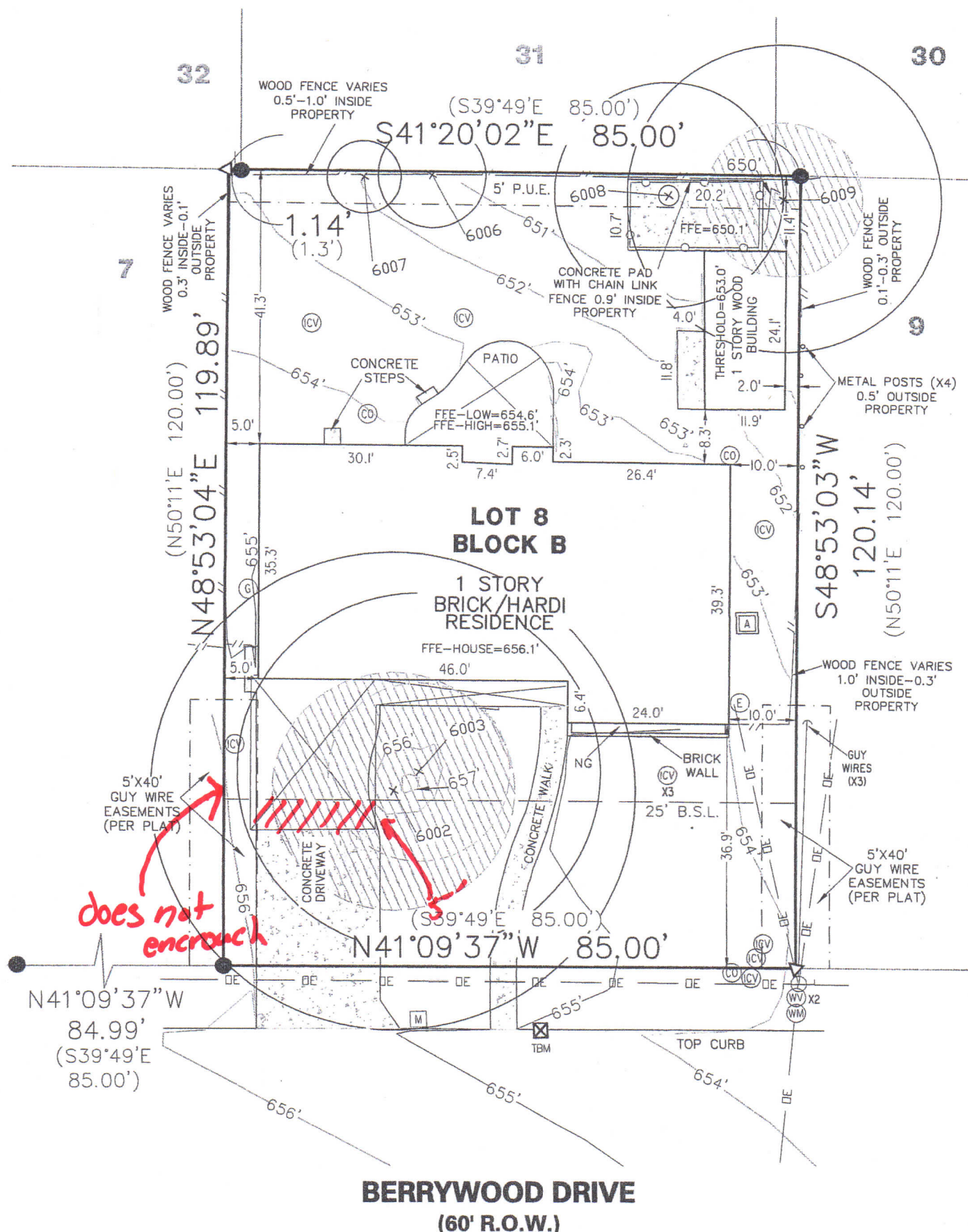
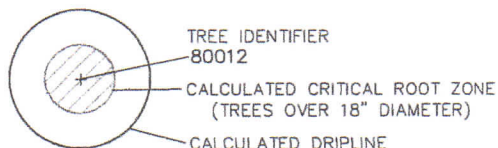
Reference: Matocha Address: 910 Berrywood Drive, Austin, Texas
 Lot 8, Block B, NORTH OAKS HILLSIDE, SEC. 1, a subdivision in Travis County, Texas,
 according to the map or plat as recorded in Vol. 12, Pg. 16, Plat Records, Travis County,
 Texas.



LEGEND	
	1/2" (IRF) IRON ROD FOUND
	CALCULATED POINT
	RECORD INFORMATION
	B.S.L. BUILDING SETBACK LINE
	P.U.E. PUBLIC UTILITY EASEMENT
	R.O.W. RIGHT OF WAY
	COVERED AREA
	CHAINLINK FENCE
	WOOD FENCE
	CONCRETE
	OE OVERHEAD ELECTRIC LINE
	POWER POLE AND GUY WIRE
	(ICV) IRRIGATION CONTROL VALVE
	(CO) WASTEWATER CLEANOUT
	(WM) WATER METER
	(WV) WATER VALVE
	(M) MAILBOX
	(A) AIR CONDITIONER
	(G) GAS METER
	(E) ELECTRIC METER
	TBM TEMPORARY BENCHMARK: BOX CUT IN TOP CURB ELEVATION=654.90'
	654' 1' CONTOUR INTERVALS
	NG NATURAL GROUND
	FFE FINISHED FLOOR ELEVATION

TREE LEGEND	
TREE #	TREE TYPE & DIAMETER SIZE IN INCHES
6002	36" LIVE OAK
6003	27" LIVE OAK
6006	8" HACKBERRY
6007	5.5" HACKBERRY
6008	17" HACKBERRY
6009	13"-12.5"-8" MEXICAN ASH

GRAPHIC REPRESENTATION OF TREE DRIPLINE:
 EXAMPLE: A TRIPLE STEM TREE WITH STEMS
 10", 8", 6" SHALL RENDER A GRAPHICAL
 RADIUS OF $10 + (8/2) + (6/2) = 17'$ FEET



Surveyor's Note:
 Bearings shown hereon are based on Texas State
 Plane Coordinate System, Central Zone (FIPS Code
 4203), NAD 83, Grid Coordinates & Grid North.
 VERTICAL DATUM: NAVD 88 (GEOID 12A)

- Notes:
- 1) This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances or other circumstances affecting the title to the property shown hereon.
 - 2) Easements and building setback lines are per the recorded subdivision plat, unless noted otherwise.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon;
 that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments,
 overlapping of improvements, easements or right-of-way, except as shown; that said property has access to
 and from a public roadway; and that this plat is an accurate representation of the property to the best of
 my knowledge.

Paul Utterback, RPLS No. 5738

Client: Matocha, David
 Date of Field Work: 7/25/18 & 7/26/18

Field: MAlfaro

Tech: MBolton

Date Drawn: 8/6/18

Path: Projects\BULK\A-F\BerrywoodDr910\Production\DWGs\TTAB-BerrywoodDr910-180803.dwg

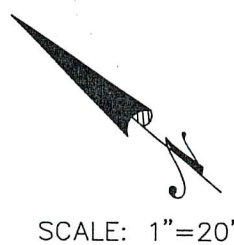


eileen merriitt's
ATS Engineers
 Inspectors
 & Surveyors
 www.ats-engineers.com
 TBPLS FIRM REG. #10126000
 4910 West Hwy 290
 AUSTIN, TEXAS 78735
 (512) 328-6995
 FAX: (512) 328-6996

AS-BUILT, TOPOGRAPHIC AND TREE LOCATION SURVEY

ATS Job # 18070322s

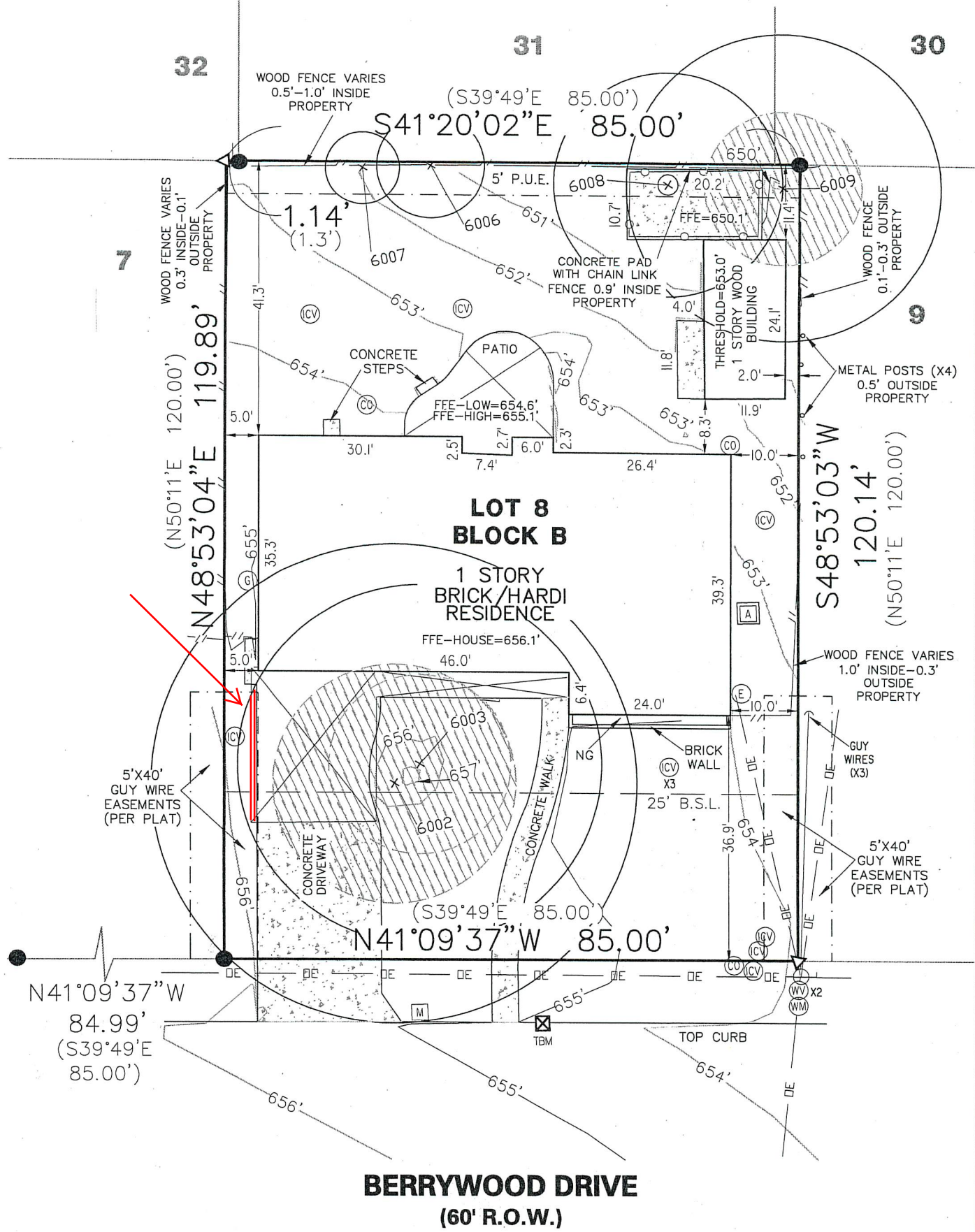
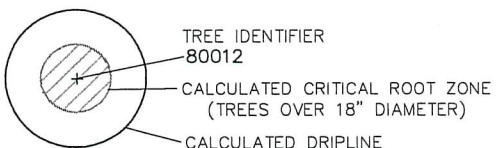
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& Surveyors**

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ARCHITECTURAL & STRUCTURAL PLANS AND DETAILS FOR CAR- PORT REPLACEMENT

910 BERRYWOOD DRIVE
AUSTIN, TEXAS, 78753

GENERAL NOTES:

APPLICABLE CODES:

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 13TH EDITION
- INTERNATIONAL BUILDING CODE (IBC) 2015
- INTERNATIONAL RESIDENTIAL CODE (IRC) 2015
- ASCE 07-10 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
- ANDS 2005 DESIGN OF WOOD STRUCTURES
- ACI 318-11: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

LOADS (ASDI):

- BUILDING CATEGORY II
- WIND VELOCITY 115 MPH
- EXPOSURE CATEGORY C
- ROOF LIVE LOAD 20 PSF
- DEAD LOAD 15 PSF
- ALLOWABLE BEARING BASED ON HISTORIC GEOTECHNICAL INFORMATION ON THE AREA.

- ALLOWABLE BEARING - 1500 PSF
- MIN BEARING DEPTH - 1'-6" +/-, OR UNTIL LIMESTONE STRATUM IS ENCOUNTERED

MATERIAL GRADES:

- A. CONCRETE
 - i. FOUNDATIONS 3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MIN WATER TO CEMENT RATIO
- B. STEEL
 - i. REBAR 60 KSI DEFORMED REBAR
- C. TIMBER
 - ALL WOOD FRAMING TO BE SOUTHERN PINE
 - i. WOOD STUD COLUMN - Fc = 1660 PSI OR GREATER
 - ii. WOOD ROOF AND CEILING FRAMING - Fb = 1,350 PSI OR GREATER, Emin 1600ksi
 - iii. WALL SHEATHING = 15/32" OR THICKER, ATTACH PER S-002.
 - iv. ROOF SHEATHING = 1/2" OR THICKER ATTACH PER S-002.
 - v. PURLIN SPACING TO BE AT 16" OR LESS UNLESS NOTED OTHERWISE
 - vi. REFER TO A3/S-002 FOR ADDITIONAL FRAMING CONSTRUCTION DETAILS

FOUNDATIONS:

- A. SCARIFY AND REMOVE TOP 6"-12" OF SOIL AND ALL ORGANIC DEBRIS. PLACE COMPACTED FILL IN 6" MAX LIFTS. SOILS TO HAVE P1 INBETWEEN 3 AND 15 IN WITH NO MORE THAN 15% FINES RETAINED BELOW #200 SIEVE.
- B. GRADE BEAMS/CONTINUOUS STRIP FOOTINGS MAY BE FORMED WITH EARTH FORMS, PROVIDED THE EXCAVATIONS ARE KEPT WITHIN A TOLERANCE OF +/-1" AND ALL MINIMUM CLEARANCES ON DRAWINGS ARE MET.
- C. SUPPORT ALL REBAR WITH PLASTIC OR CONCRETE CHAIRS SPACED AT 3'-0" MAX. PIECES OF DEBRIS AND WOOD ARE UNACCEPTABLE CHAIRS.
- D. CURE CONCRETE WITH ASTM APPROVED WET CURE OR CURING COMPOUND FOR 7 DAYS AFTER POUR. MAINTAIN ACI MIN REQUIRED TEMPERATURE FOR 7 DAYS. IF COLD WEATHER ISSUES ARISE, CONTACT ENGINEER OF RECORD (EOR) FOR COLD WEATHER PROCEDURES. IF CURING COMPOUND IS USED, USE LOW VOC, WATER BASED COMPOUND, THAT CAN BE REMOVED TO ALLOW ADHERED FLOORING, COLORING, STAINING, ETC.
- E. DO NOT PLACE CONCRETE WHEN TEMPERATURES EXCEED 100 F. CONTACT EOR FOR HOT WEATHER PLACEMENT TECHNIQUES IF TEMPERATURES EXCEED 100F.
- F. CONTRACTION JOINTS ARE TO BE SAW CUT INTO THE SLAB AS SOON AS THE SLAB HAS CURED ENOUGH TO ALLOW THE



IMPERVIOUS COVER	LOT SIZE 10,201 SQ. FT. +/-	SQ. FT.
EXIST RESIDENCE	2927	SQ. FT.
EXIST 1 STORY BLDG	287	SQ. FT.
EXIST UNCVRD SIDE WALK	142	SQ. FT.
EXIST CVRD SIDE WALK	87	SQ. FT.
EXIST CVRD PATIO & STEPS	180	SQ. FT.
EXIST UNCVRD CONC DRIVE	382	SQ. FT.
EXIST CVRD CONC DRIVE	381	SQ. FT.
EXIST CONC PAD	216	SQ. FT.
EXIST AC PAD	6	SQ. FT.
TOTAL	4208	SQ. FT.
PERCENTAGE	4208/10201*100% =	41.3%

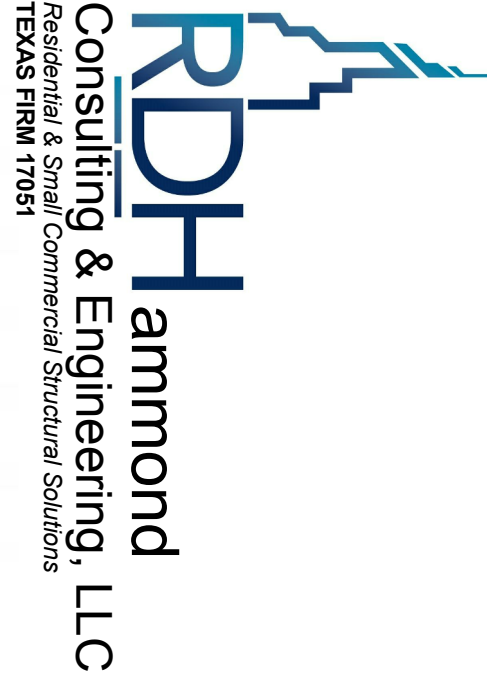
SHEET INDEX:

- G-001 GENERAL NOTES & SHEET INDEX
- G-002 TREE PROTECTION PLAN
- A-101 EXISTING PLAN & PROPOSED CAR-PORT PLANS
- AD101 DEMOLITION PLAN
- A-201 EXISTING & PROPOSED ELEVATIONS
- S-001 FOUNDATION & FRAMING DETAILS
- S-101 FOUNDATION PLAN
- S-111 ROOF FRAMING PLAN

ABBREVIATIONS LIST:

-BOT	BOTTOM	-MANFR	MANUFACTURER
-COL	COLUMN	-MAX	MAXIMUM
-CONC	CONCRETE	-MIN	MINIMUM
-CONST	CONSTRUCTION	-OC	ON CENTER
-CONT	CONTINUOUS	-REF	REFER
-DIA	DIAMETER	-REIN	REINFORCING
-EW	EACH WAY	-SLD	SLIDE
-EOR	ENGINEER OF RECORD	-TOS	TOP OF STEEL
-EXIST	EXISTING	-TOB	TOP OF BEAM
-FOUND	FOUNDATION	-TYP	TYPICAL
-HWD	HOLLOW WOOD DOOR	-UNO	UNLESS NOTED OTHERWISE
-JBE	JOIST BEARING ELEVATION	-VERT	VERTICAL

NOTE:
SHEETS ARE DRAWN TO SCALE ON ANSI D
SIZE SCALE. THESE DRAWINGS SCALE BY
HALF WHEN PRINTING TO 11x17 SHEETS



910 BERRYWOOD DRIVE
AUSTIN, TEXAS 78753

STRUCTURAL PLANS
DESCRIPTION OF WORK

Rev	Date	Description
00	11/29/2018	100% CONST DWGS
Project Number :		1230.18
Sheet:		
G-001		
GENERAL NOTES & SHEET INDEX		
Scale:		1/16" = 1'-0"

D


C

B

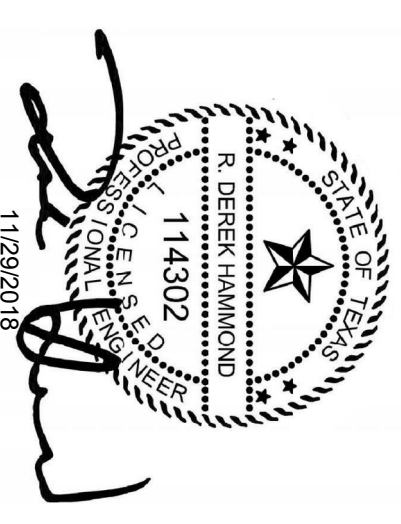
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TREE PROTECTION PLAN NOTES

1. EXCAVATION/CONSTRUCTION ROUTE
-CONTRACTOR SHALL PROVIDE 2x4 OR GREATER SIZE PLANKS SIX FEET IN HEIGHT STRAPPED SECURELY TO THE PROTECTED TREE TRUNKS AND ROOTS FLARES.
2. DRIVEWAYS
-THE CONSTRUCTION OF THE DRIVEWAY SHALL TAKE INTO ACCOUNT THE PROTECTION OF THE TREES. THE DRIVE SHALL BE ON GRADE. ALL DIGGING AND EXCAVATION SHALL BE ACHIEVED BY HAND DIGGING OR AIR SPADING. NO ROOTS GREATER THAN 1" SHALL BE CUT EXCEPT BY AN APPROVED ARBORIST.
3. FLATWORK
-FLATWORK WITHIN THE ROOTZONE TO BE NO DEEPER THAN 4".
4. FENCING/CHAIN LINK FENCING
-REQUIRED TO BE CHAINLINK MESH AT A MINIMUM HEIGHT OF 5'-0". WHEN TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN 8" LAYER OF MULCH IS REQUIRED WITHIN THE ENTIRE ZONE WITH 2x6 PLACED HORIZONTALLY. WITH ANOTHER LAYER OF 2x6 LAYED CROSS DIRECTION AND TOPPED WITH PLYWOOD.
-FENCING SHALL BE ON GRADE WITH FLAT POSTS WEIGHTED DOWN WITH SAND BAGS.
-FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF 5'-0". WHEN TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN 8" LAYER OF MULCH IS REQUIRED WITHIN THE ENTIRE ZONE.
-CHAIN LINK FENCING SHALL NOT IMPACT THE 1/2 CRZ. ANY DIGGING OR TRENCHING WITHIN THE TREES FULL CRZ SHALL BE HAND DUG OR AIR SPADED. ALL TREE PROTECTION SHALL LAST THROUGH THE END OF CONSTRUCTION.
5. TREE CANOPY
NO MORE THAN 25% OF THE TREE CANOPY SHALL BE REMOVED DURING THE CONSTRUCTION. NO LIMBS OR BRANCHES SHALL BE CUT EXCEPT BY A CERTIFIED ARBORIST WITH APPROVAL FROM THE CITY'S GOVERNING BODY.
6. UTILITY LINES
ALL UTILITY LINES WITHIN THE VICINITY OF THE TREE CRZ SHALL TAKE INTO ACCOUNT PROTECTION OF THE TREES FULL CRITICAL ROOT ZONE AS WELL AS THE CANOPY. ROOTS SHALL BE WRAPPED WITH POLYURETHANE. MINERAL SHEATH TO PROVIDE NUTRIENTS DURING THE CONSTRUCTION. ANY DIGGING OR TRENCHING WITHIN THE TREES FULL CRZ SHALL BE HAND DUG OR AIR SPADED. ALL TREE PROTECTION SHALL LAST THROUGH THE END OF CONSTRUCTION.
7. FOUNDATIONS/ CONCRETE FORMWORK
-NO BATTER BOARD OR CONCRETE FORMWORK STAKES WITHING 1/2 CRZ EXCEPT #5 WITH POINTED TIP. USE A STRONG BACK DESIGN TO GET ANY LARGER STAKES OUT OF 1/2 CRZ.
-ANY DIGGING OR TRENCHING WITHIN THE TREES FULL CRZ SHALL BE HAND DUG OR AIR SPADED. ALL TREE PROTECTION SHALL LAST THROUGH THE END OF CONSTRUCTION.
8. CRITICAL ROOT ZONE IMPACTS
-THERE SHALL BE NO IMPACT ON THE TREES 1/4 CRZ WITH THE EXCEPTION OF THE TREE TO BE REMOVED.



RDH ammond
Consulting & Engineering, LLC
Residential & Small Commercial Structural Solutions
TEXAS PERMITS 117091



11/29/2018



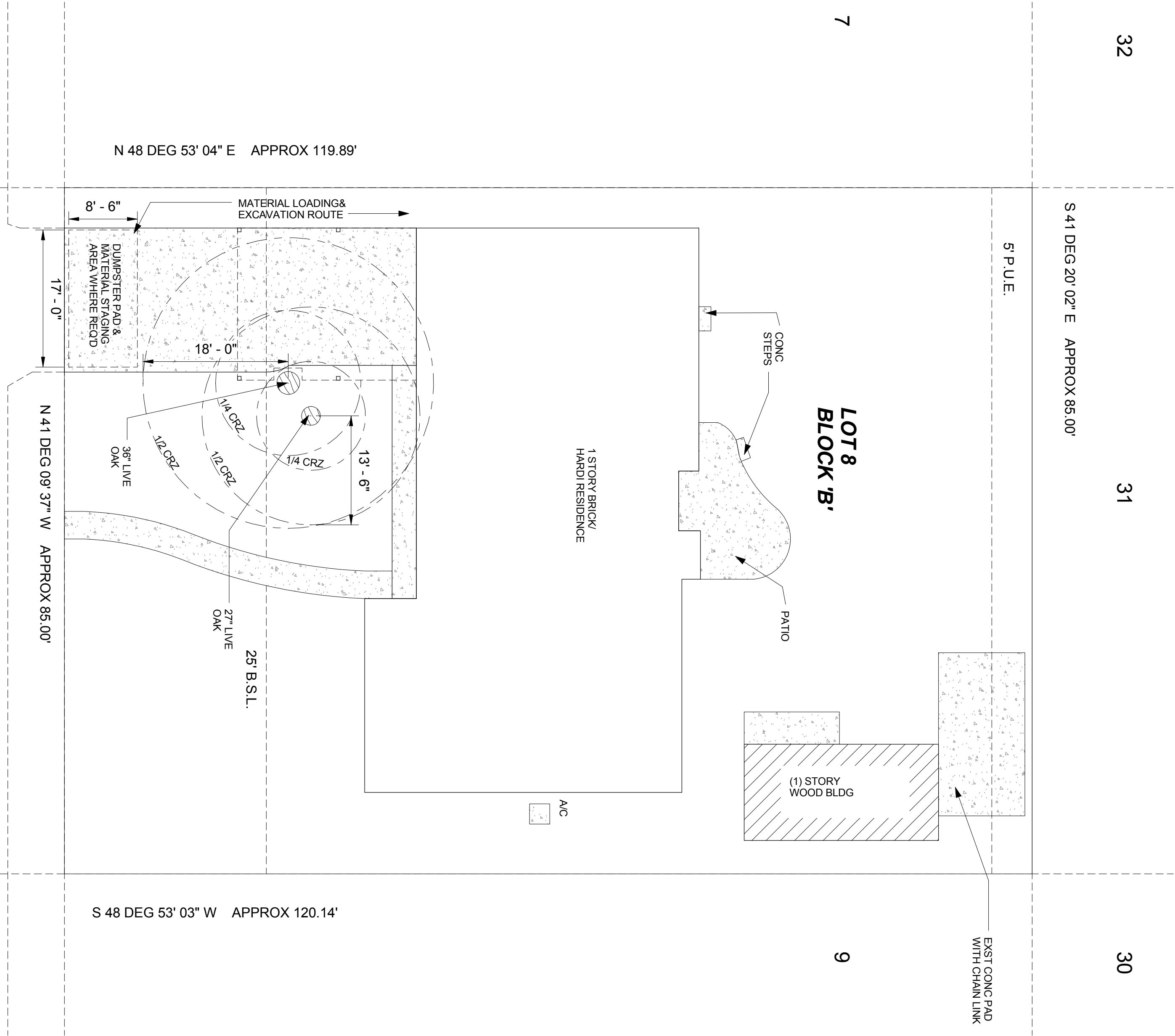
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
Sheet:
G-002
TREE PROTECTION
PLAN

Scale: 1" = 10'-0"



TREE PROTECTION PLAN
1" = 10'-0"

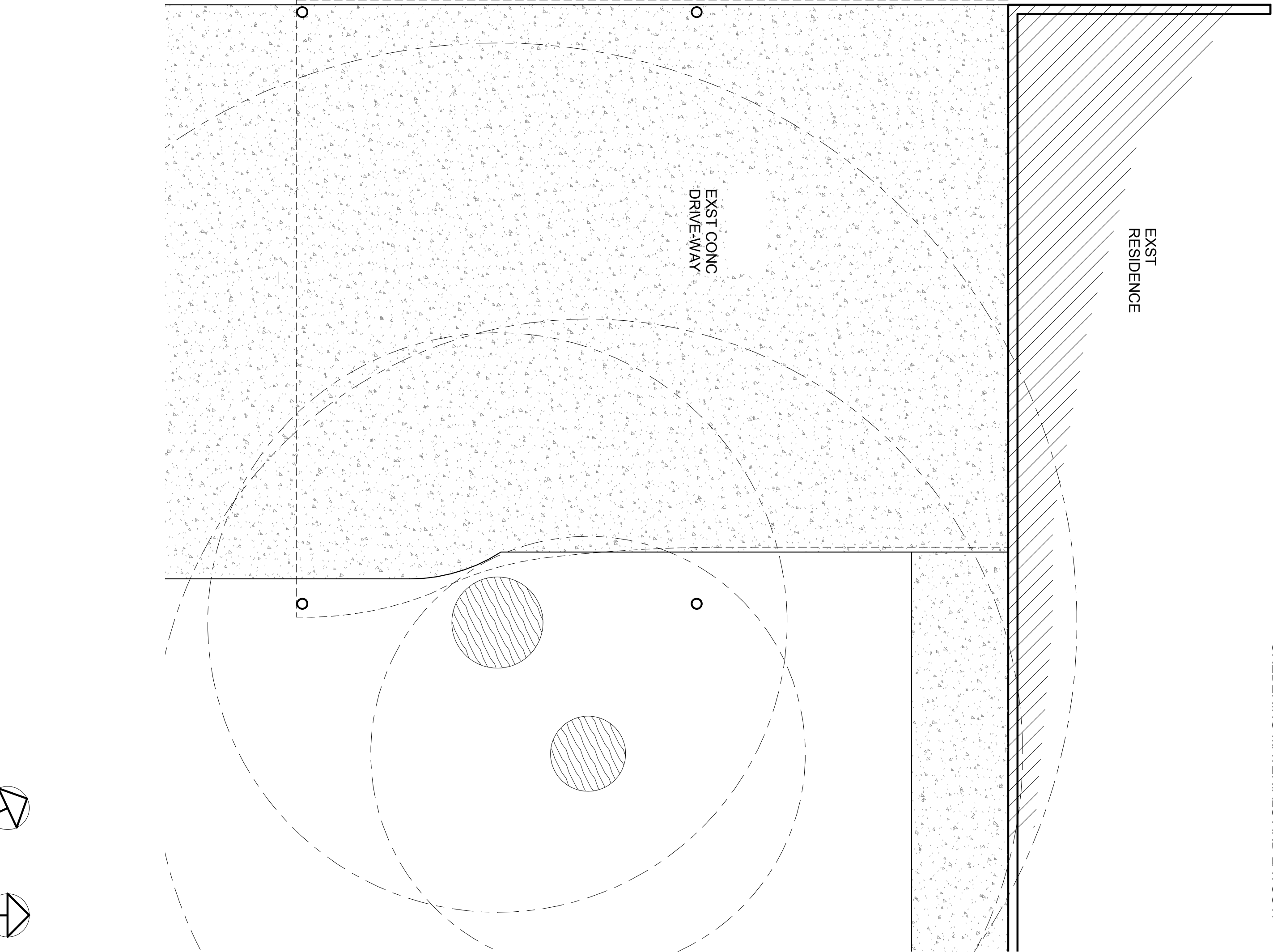
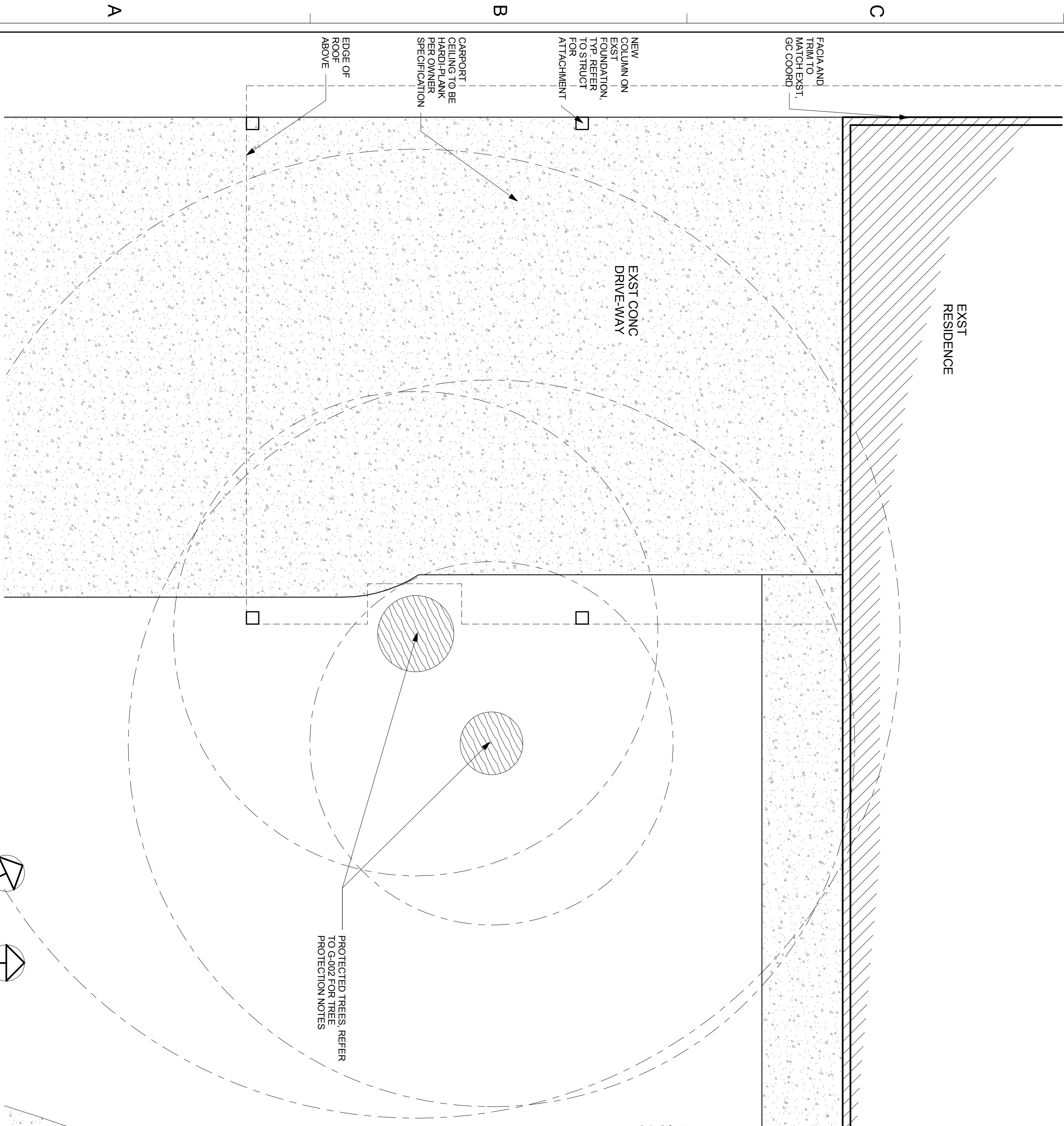
GENERAL NOTE:

1.  REPRESENTS EXISTING RESIDENCE
2.  REPRESENTS EXISTING DRIVEWAY
3. NEW TRIM, FACIA, & PAINT TO MATCH EXST.
4. CEILING HEIGHT VARIES, REFER TO ELEVATION

SPECIFICATIONS:

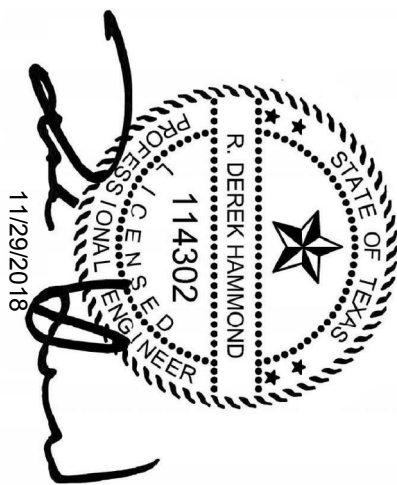
- A) General Contractor shall install an Approved Smoke Detector system - hard wired, interconnected, battery backup, at each sleeping room and vicinity. In accordance with 2015 IRC Sec R314".
- B) Smoke alarms shall be installed not less than 36" horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by 2015 IRC Sec R314.3
- C) Smoke alarms shall be located at least 36" away from horizontal path of mechanical air flow. Per 2007 NFPA 72 Chapter 11.
- D) Approved Carbon Monoxide Alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages. In accordance with 2015 IRC sec R315.1

PROPOSED FLOOR PLAN NOTE:
1. ALL DIMENSION INDICATED WITH +/-, ARE EXISTING CONDITIONS, AND TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND LAYOUT.



EXISTING PLAN NOTE:
1. ALL DIMENSION INDICATED WITH +/-, ARE EXISTING CONDITIONS, AND TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND LAYOUT.

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910 BERRYWOOD DRIVE
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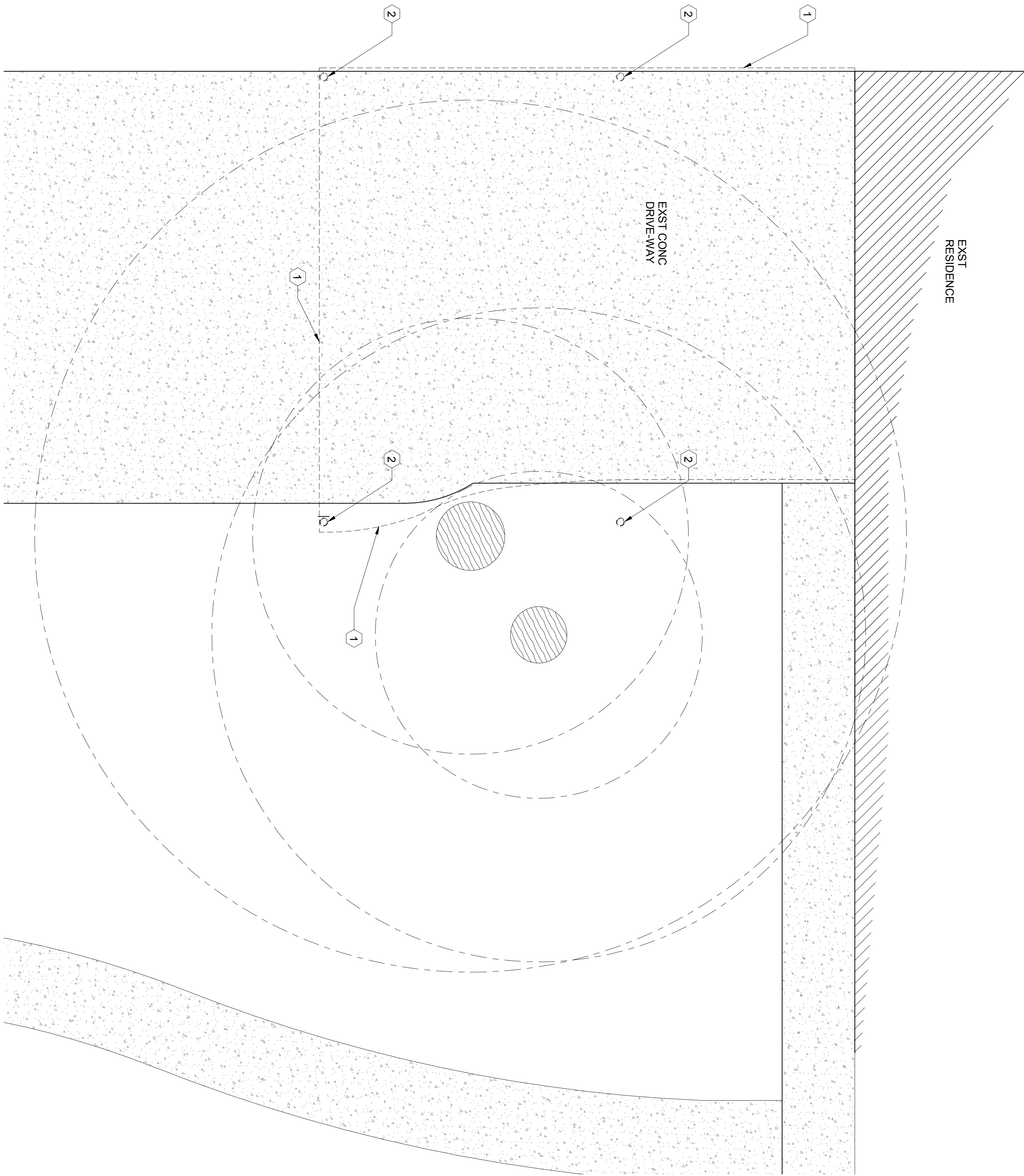
STRUCTURAL PLANS
DESCRIPTION OF WORK

Rev	Date	Description
00	11/29/2018	100% CONST DWGS
Project Number :		1230.18


Sheet:
A-101
EXISTING &
PROPOSED
CAR-PORT PLANS

Scale: 3/8" = 1'-0"

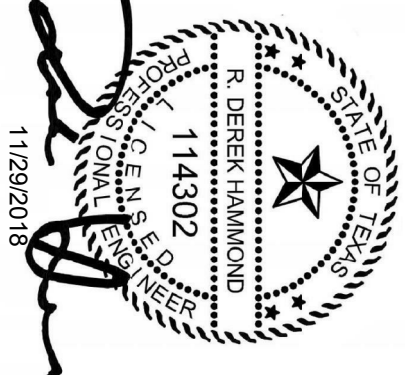
KEYED DEMOLITION NOTES:
INDICATED WITH #
1. ALUMINUM CARPORT AND ROOFING
2. EXST RUSTED STEEL COLUMNS
REFER TO TREE PROTECTION PLAN FOR MATERIAL EXCAVATION ROUTES.
REMOVE MATERIALS WITHOUT DAMAGING TREES, AND BY TAKING MATERIAL IN DIRECTLY TO ROUTE.



A3 DEMOLITION PLAN
3/8" = 1'-0"



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STRUCTURAL PLANS
DESCRIPTION OF WORK

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00	11/29/2018	100% CONST DWGS
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Sheet:
AD101
DEMOLITION PLAN

Scale: 3/8" = 1'-0"

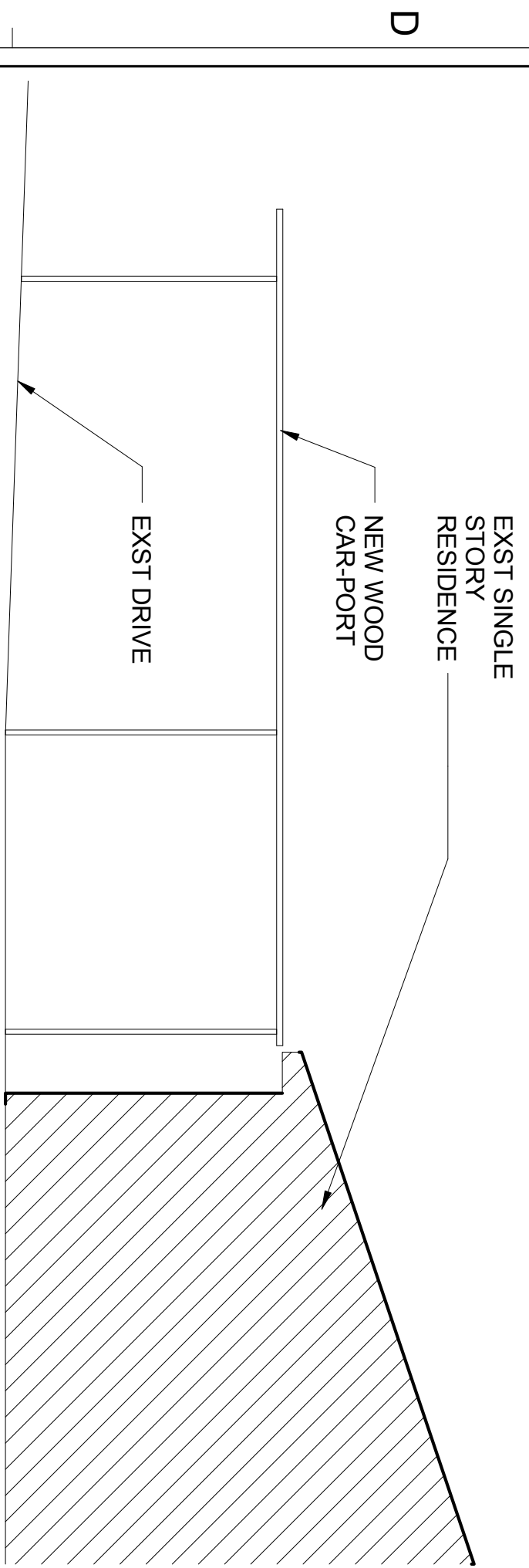
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2

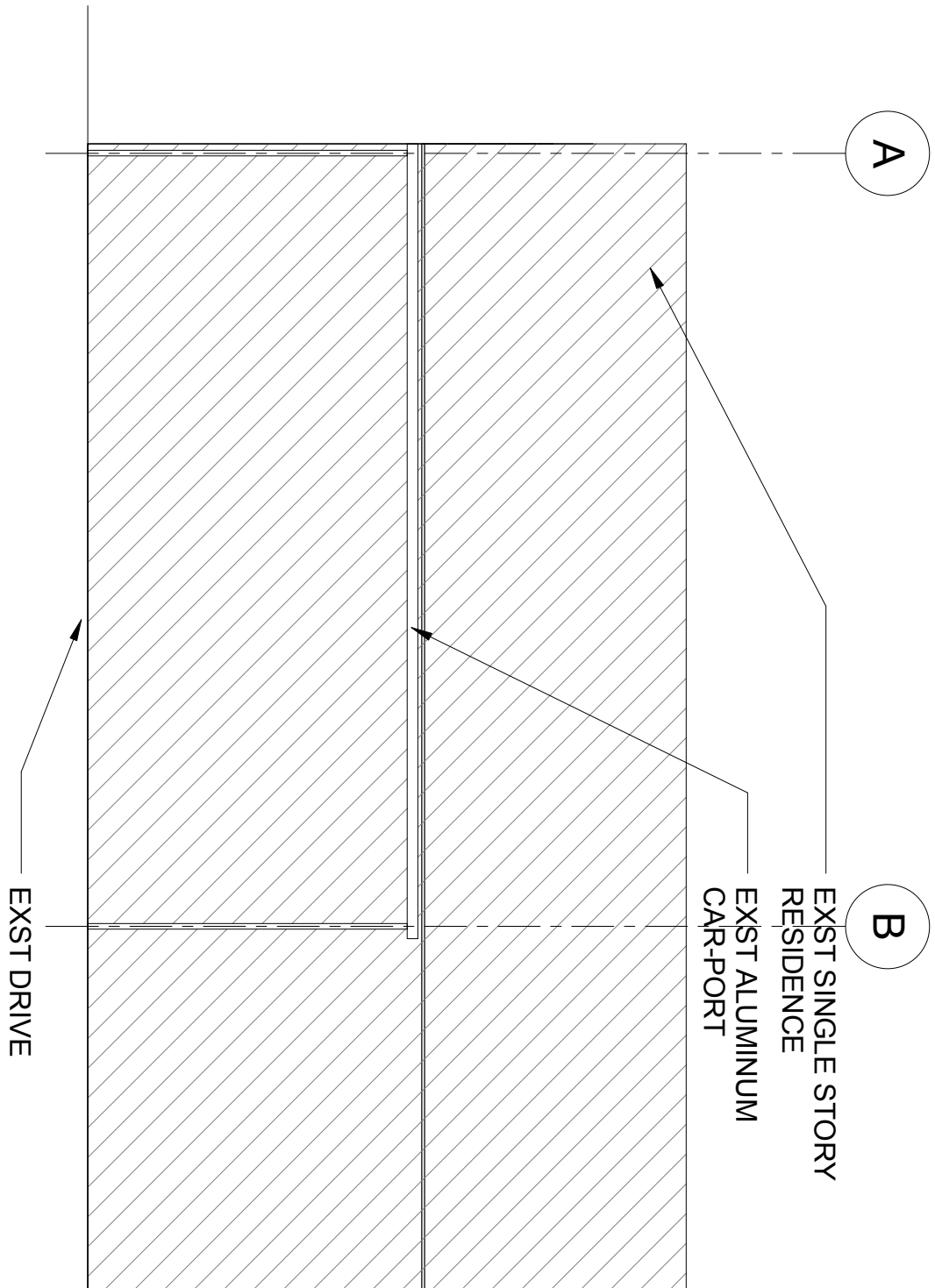
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4

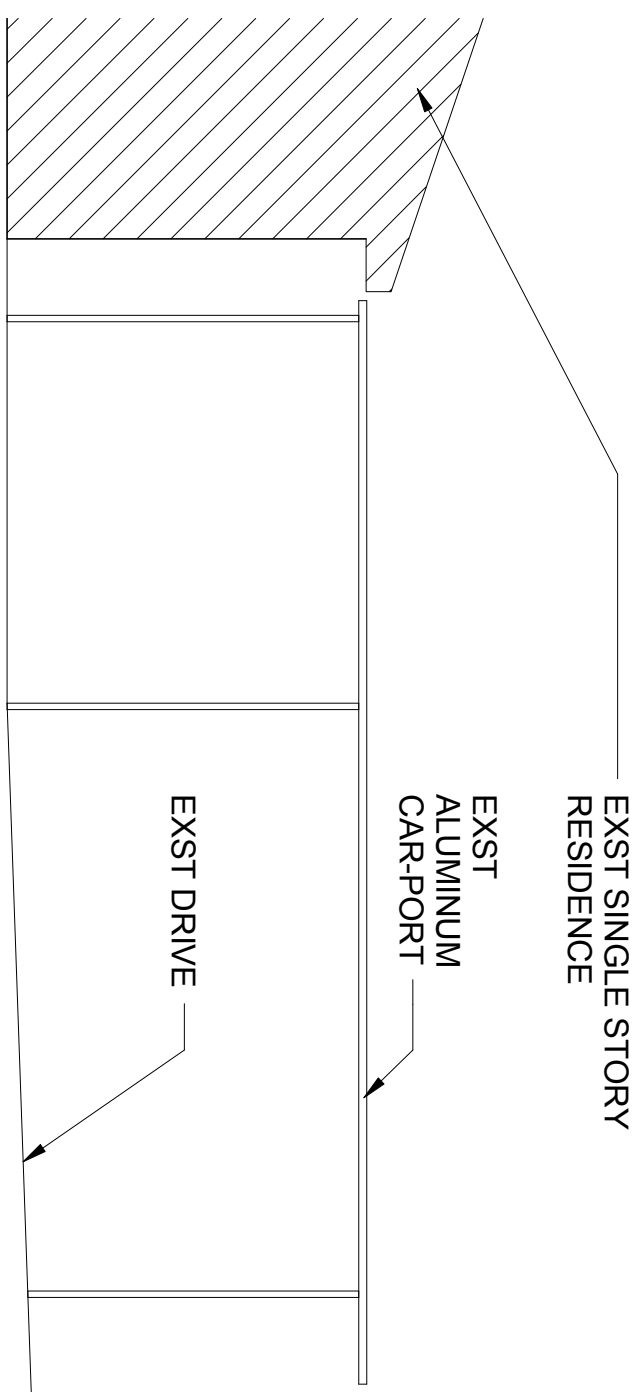
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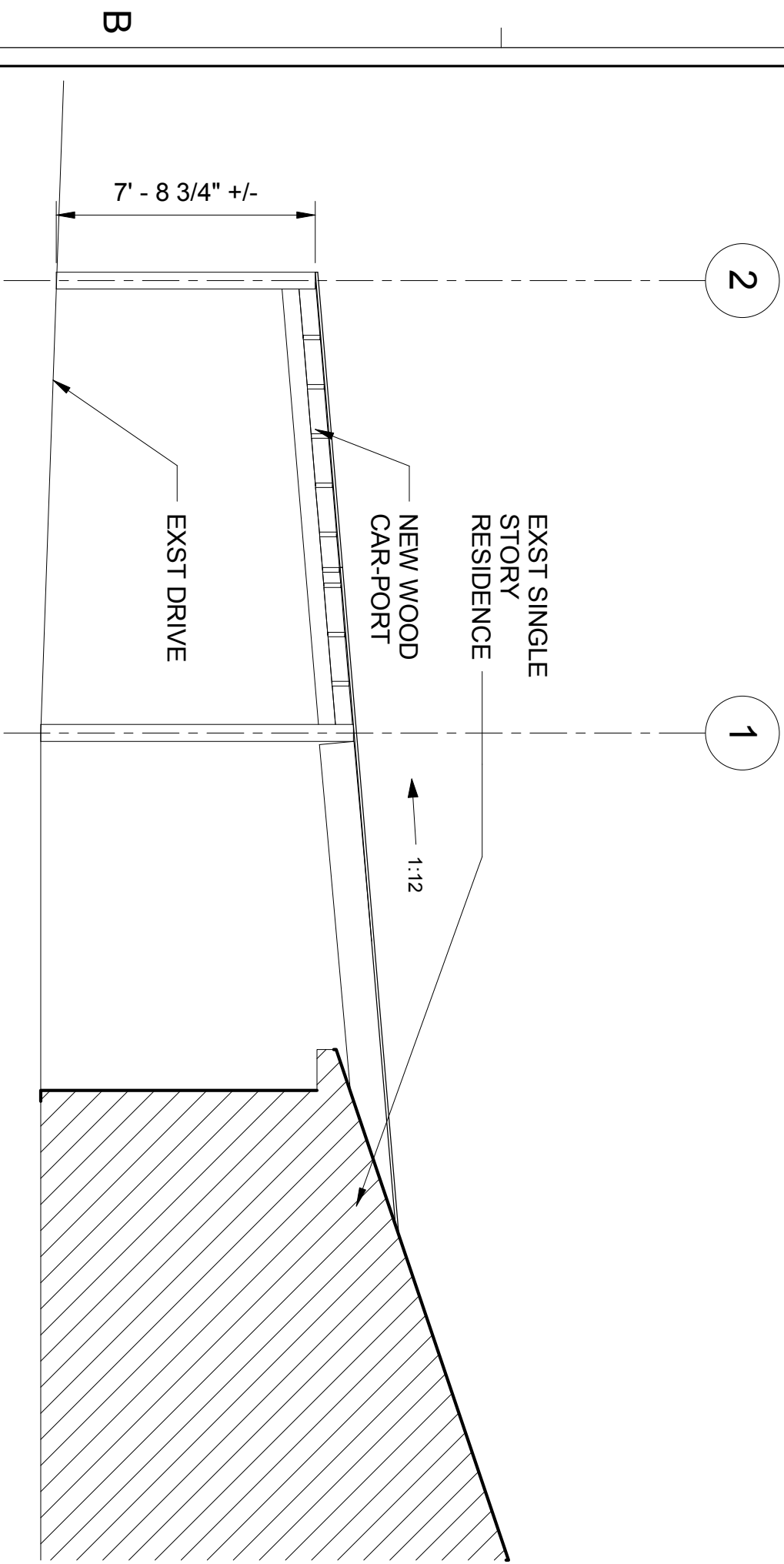
D) EXISTING EAST ELEVATION
1/4" = 1'-0"



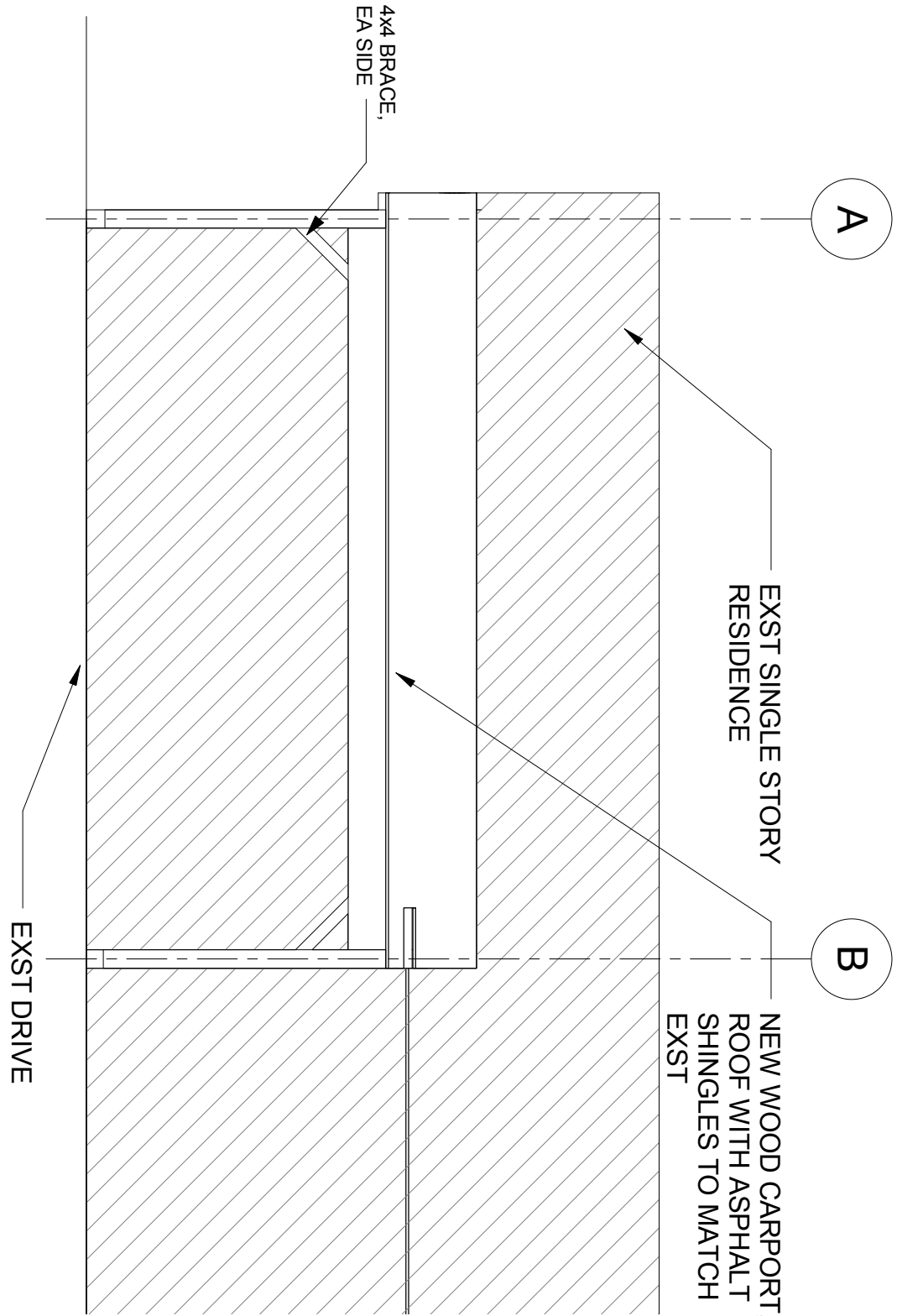
D3) EXISTING SOUTH ELEVATION
1/4" = 1'-0"



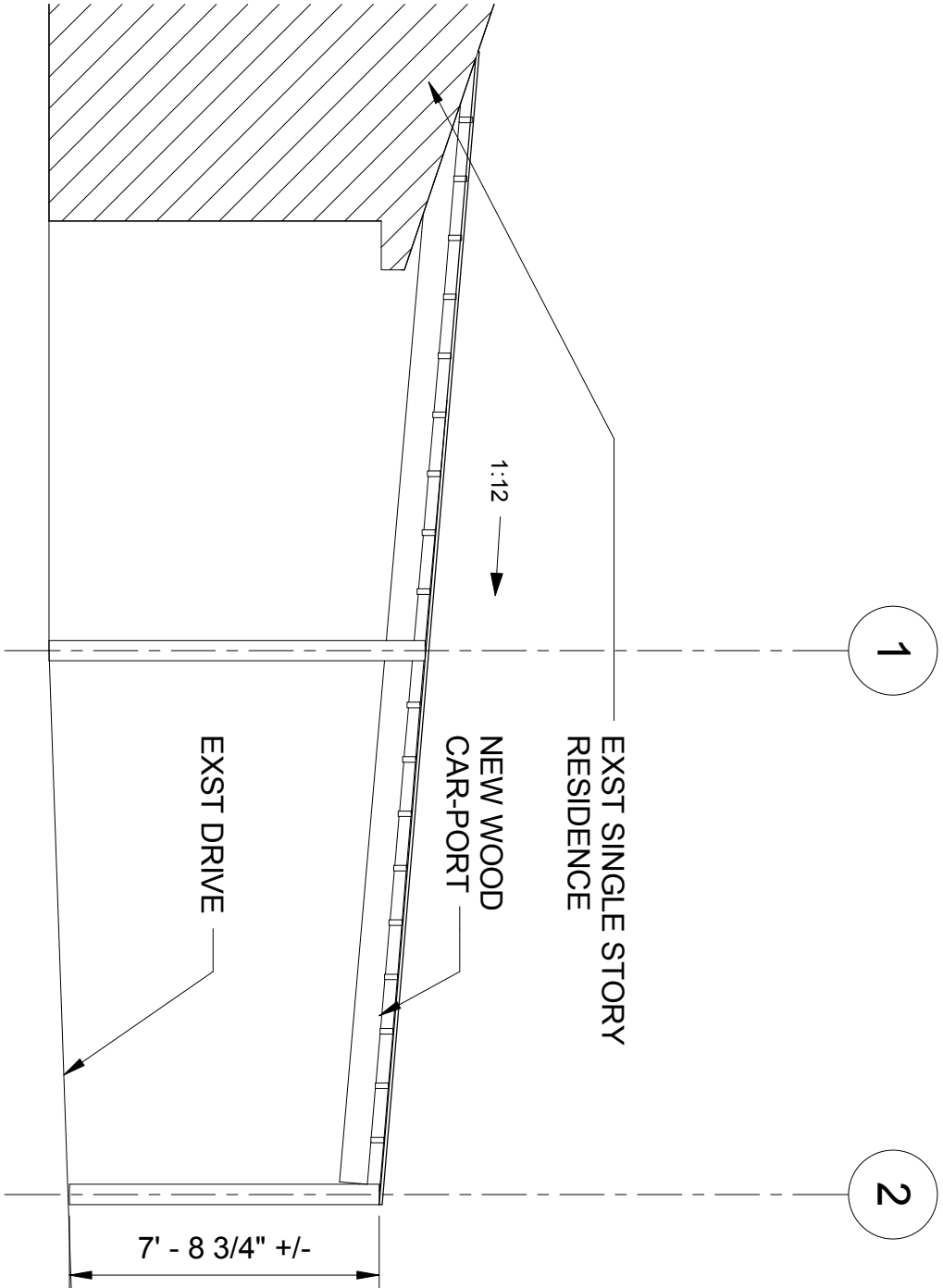
D2) EXISTING WEST ELEVATION
1/4" = 1'-0"



B1) PROPOSED EAST ELEVATION
1/4" = 1'-0"



B3) PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



B4) PROPOSED WEST ELEVATION
1/4" = 1'-0"



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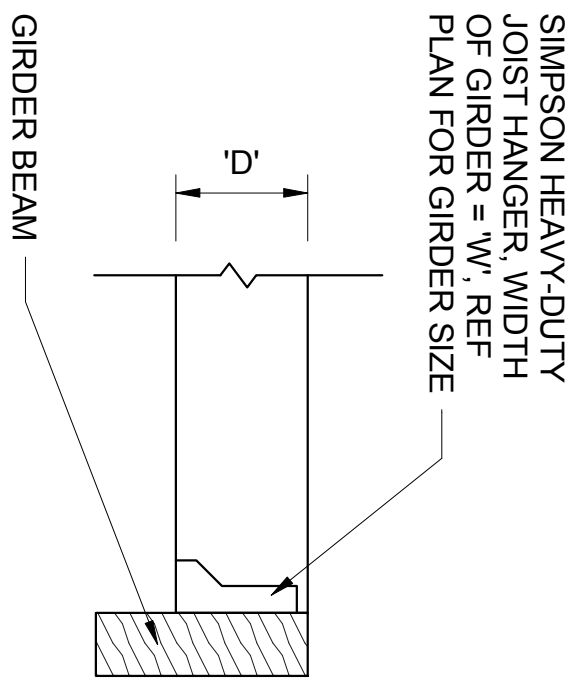
STRUCTURAL PLANS
DESCRIPTION OF WORK

Rev	Date	Description
00	11/29/2018	100% CONST DWGS
Project Number :		1230.18

Sheet:
A-201
EXISTING &
PROPOSED
ELEVATIONS

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

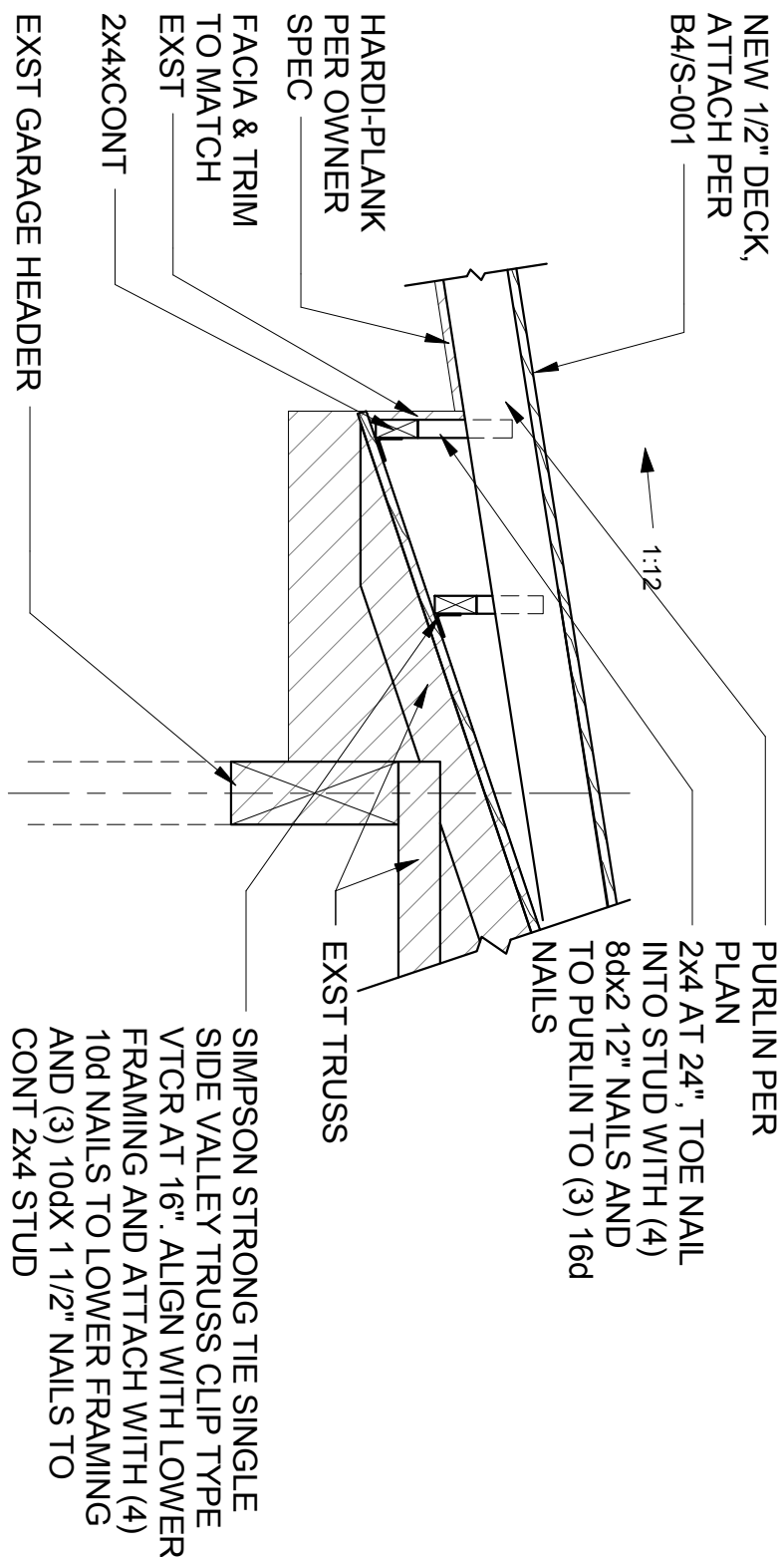
D



BEAM SIZE	HANGER SIZE	SDS SCREWS TO GIRDER	SDS SCREWS COL/BEAM
(2) 2x12	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
(3) 2x12	HUCQ612-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
3 1/2"x11 7/8" V-LAM	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"

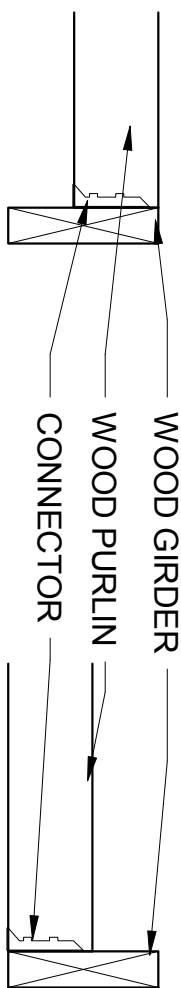
D2 WOOD GIRDER CONNECTION SCHEDULE
3/4" = 1'-0"

D5 TYPICAL BUILT UP ROOF
3/4" = 1'-0"



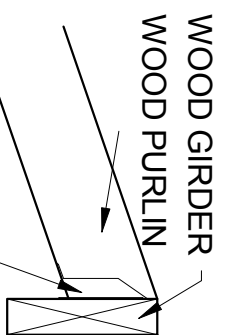
C

SIMPSON STRONG-TIE FACE MOUNT HANGAR			
PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x4	LU24	(2) 10d x 1 1/2"	(4) 16d
2x6	LU26	(4) 10d x 1 1/2"	(6) 16d
2x8	LU28	(6) 10d x 1 1/2"	(8) 16d
2x10	LU210	(6) 10d x 1 1/2"	(10) 16d
2x12	LU210	(6) 10d x 1 1/2"	(10) 16d



<PERPENDICULAR NON-SLOPING CONNECTION>

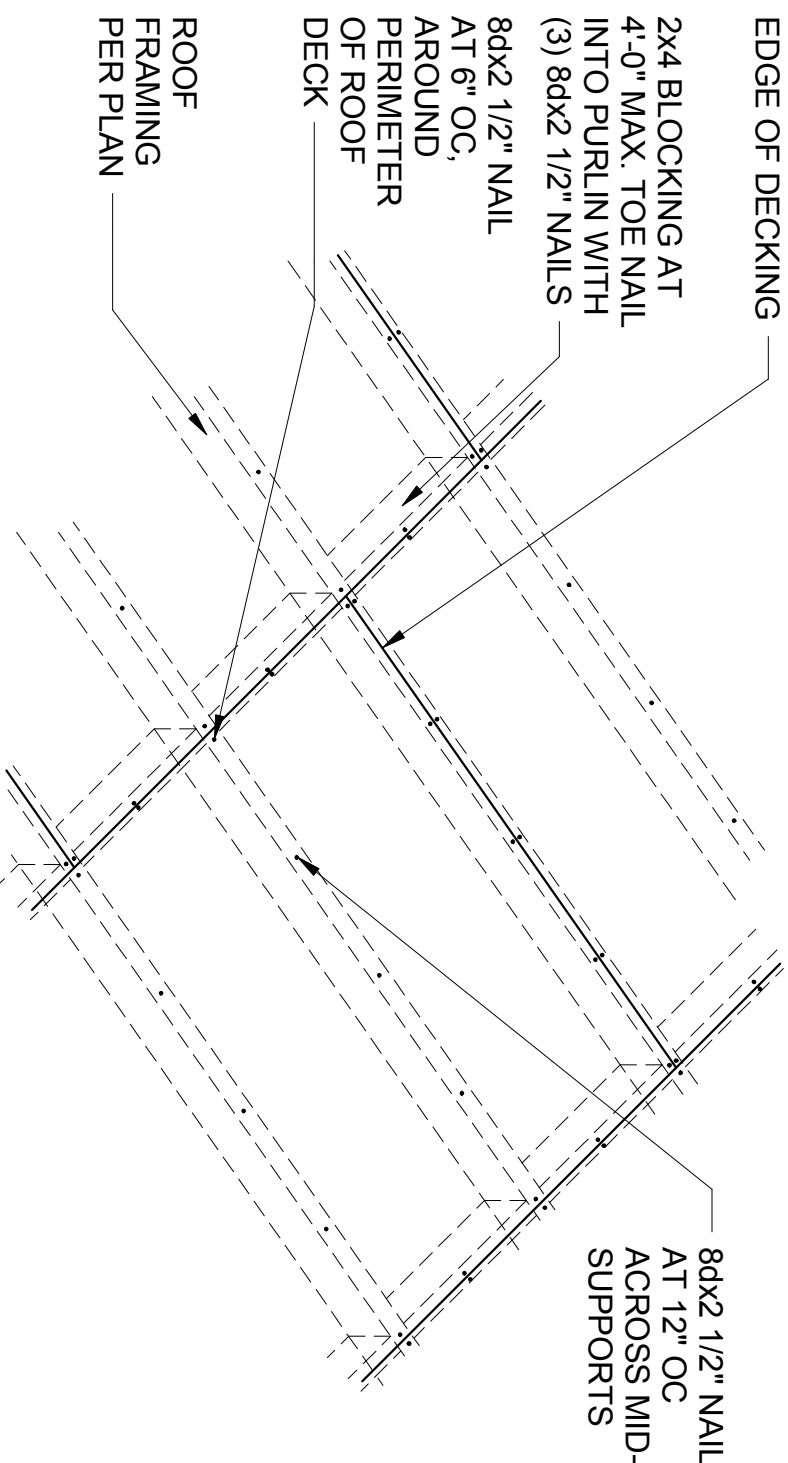
SIMPSON STRONG-TIE FACE MOUNT HANGAR			
PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x6	LSU26	(6) 10d x 1 1/2"	(6) 10d
2x8	LSSU28	(6) 10d x 1 1/2"	(10) 10d
2x10	LSSU210	(7) 10d x 1 1/2"	(10) 10d
2x12	LSSU210	(7) 10d x 1 1/2"	(10) 10d



<SLOPED/SKEWED/SLOPED AND SKEWED CONNECTION>

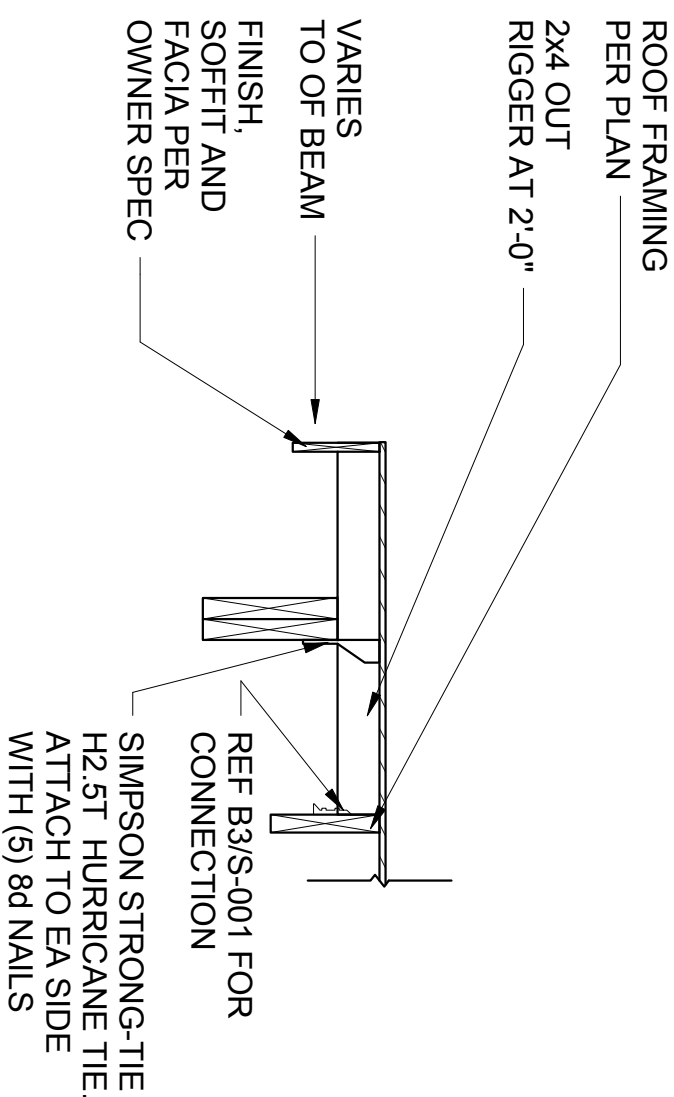
TYPICAL WOOD BEAM TO TRUSS/BEAM

B3 1 1/2" = 1'-0"

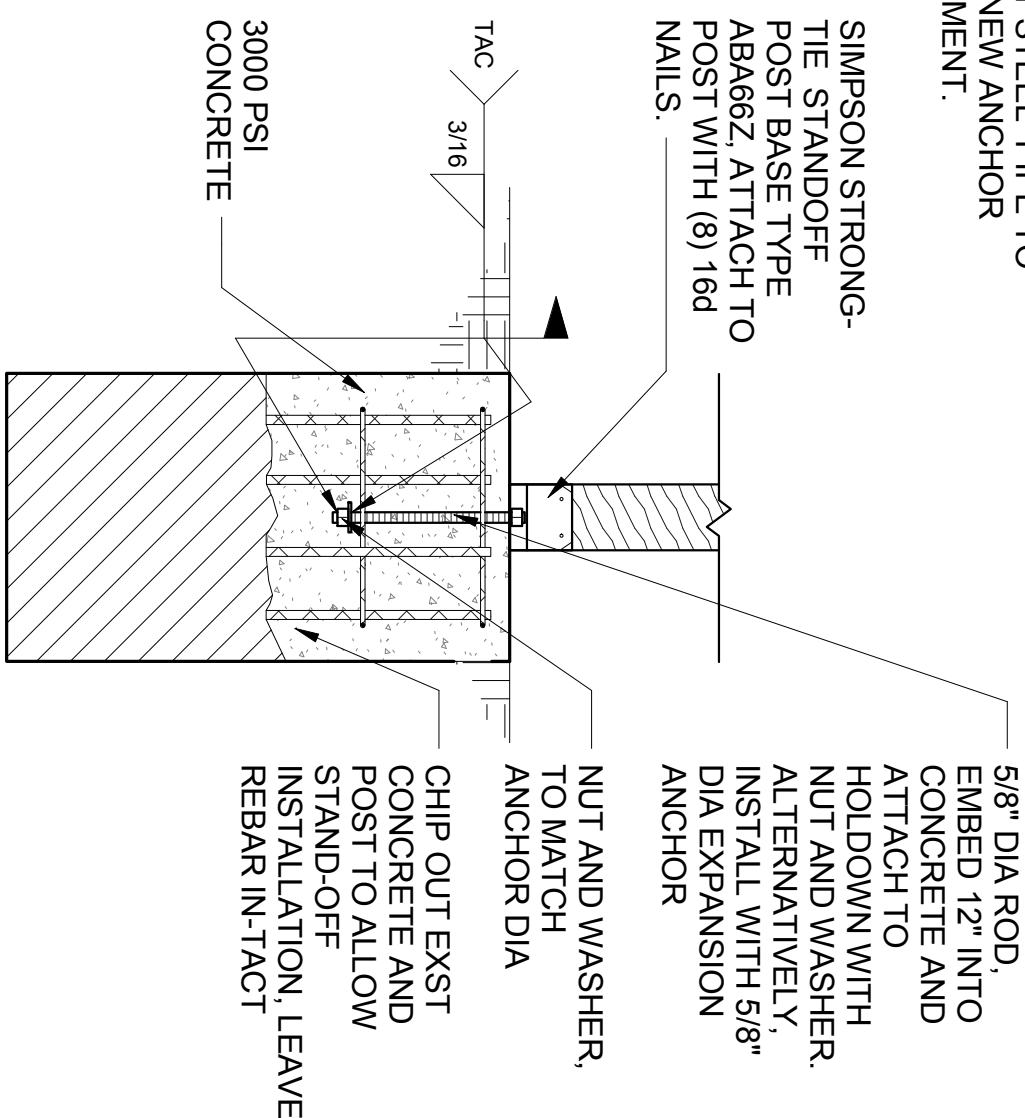


B4 TYPICAL ROOF DECKING ATTACHMENT
3/4" = 1'-0"

B5 SECTION
3/4" = 1'-0"

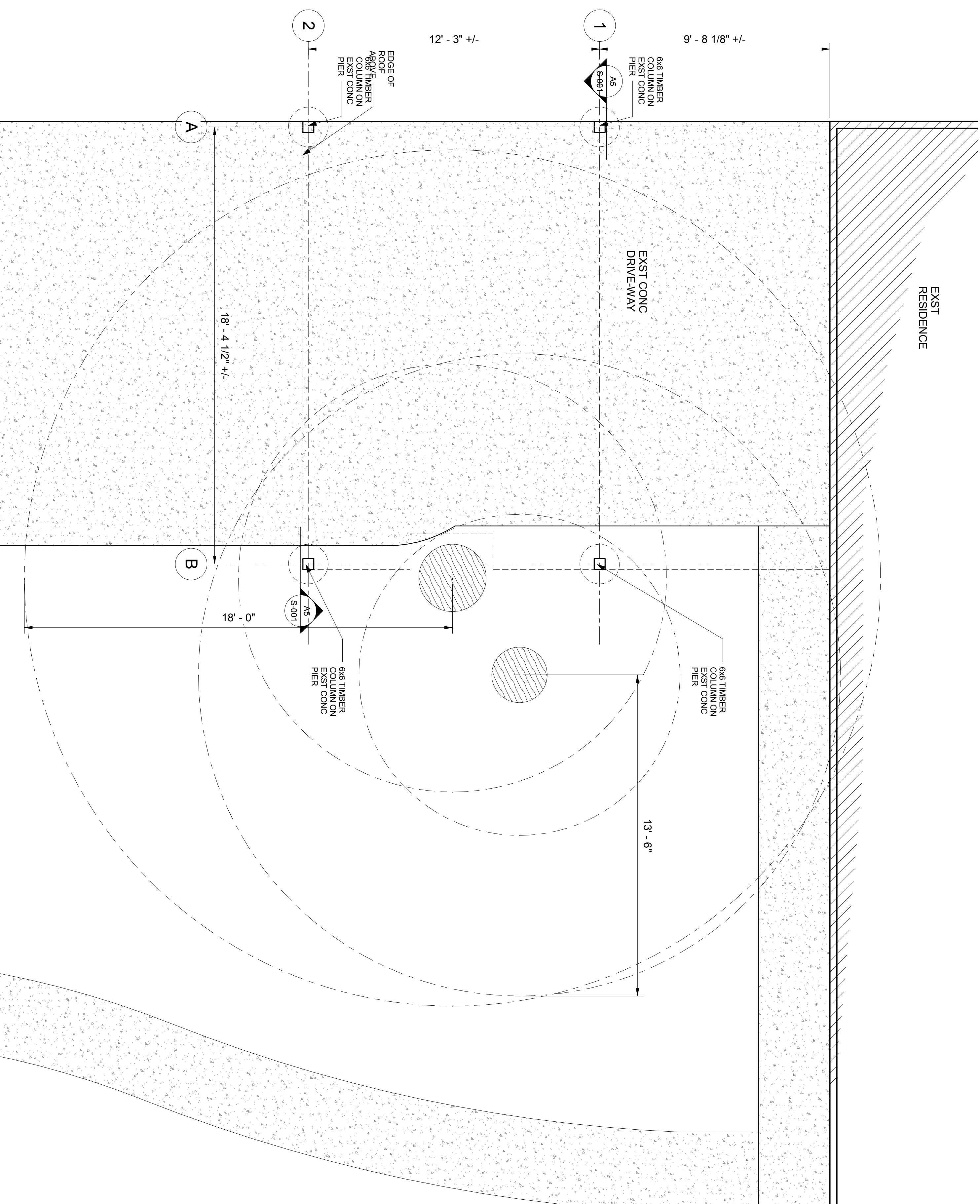


NOTE: CONCRETE DEMO IS NECESSARY TO REMOVE LARGE ENOUGH PORTION OF EXST STEEL PIPE TO ALLOW NEW ANCHOR ATTACHMENT.

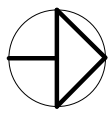



A5 SECTION
3/4" = 1'-0"

FOUNDATION PLAN NOTES:
1. ALL DIMENSION INDICATED WITH +/-, ARE EXISTING CONDITIONS, AND TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND LAYOUT.
2. COLUMNS TO BE 6x6 TIMBER COL, UNO




A2 FOUNDATION PLAN
3/8" = 1'-0"





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STRUCTURAL PLANS
DESCRIPTION OF WORK

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00	11/29/2018	100% CONST DWGS
Project Number :		1230.18
Sheet:		
S-101		
FOUNDATION PLAN		
Scale:		3/8" = 1'-0"

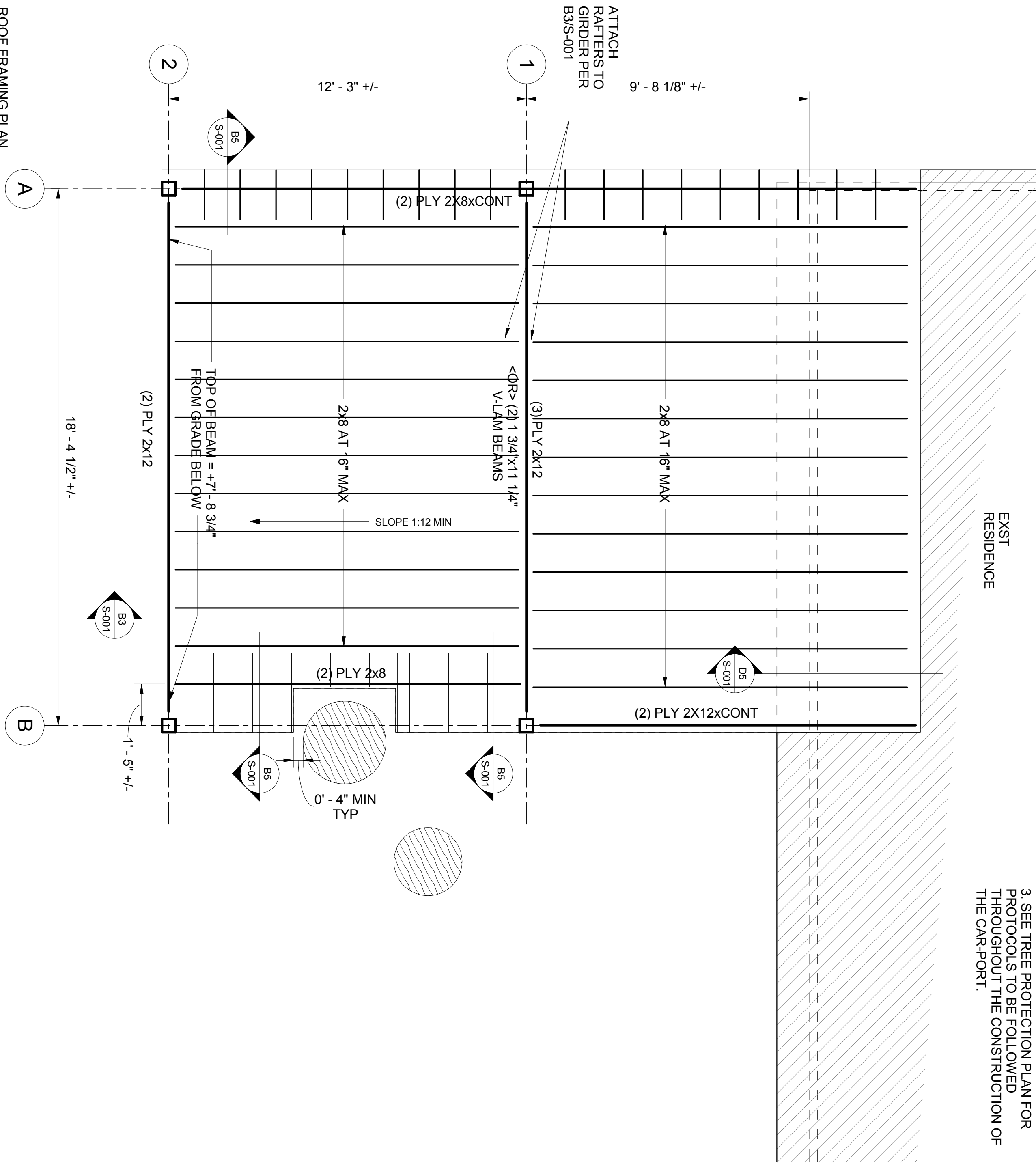
D

C


B

A

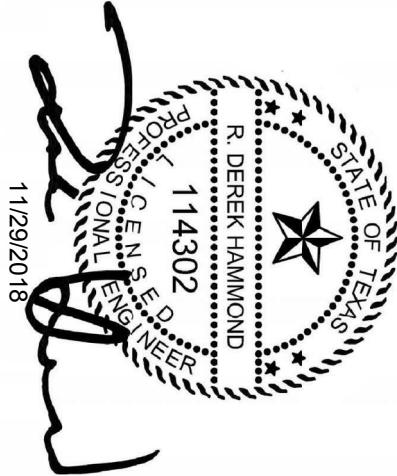
FRAMING PLAN NOTE:
1. ALL DIMENSION INDICATED WITH +/-, ARE EXISTING CONDITIONS, AND TO BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS AND LAYOUT.
2. VERSALAM BEAMS (V-LAM) BEAMS TO BE GRADE 2800 Fb 2.0 E.
3. SEE TREE PROTECTION PLAN FOR PROTOCOLS TO BE FOLLOWED THROUGHOUT THE CONSTRUCTION OF THE CAR-PORT.



A3 ROOF FRAMING PLAN
3/8" = 1'-0"



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STRUCTURAL PLANS
DESCRIPTION OF WORK

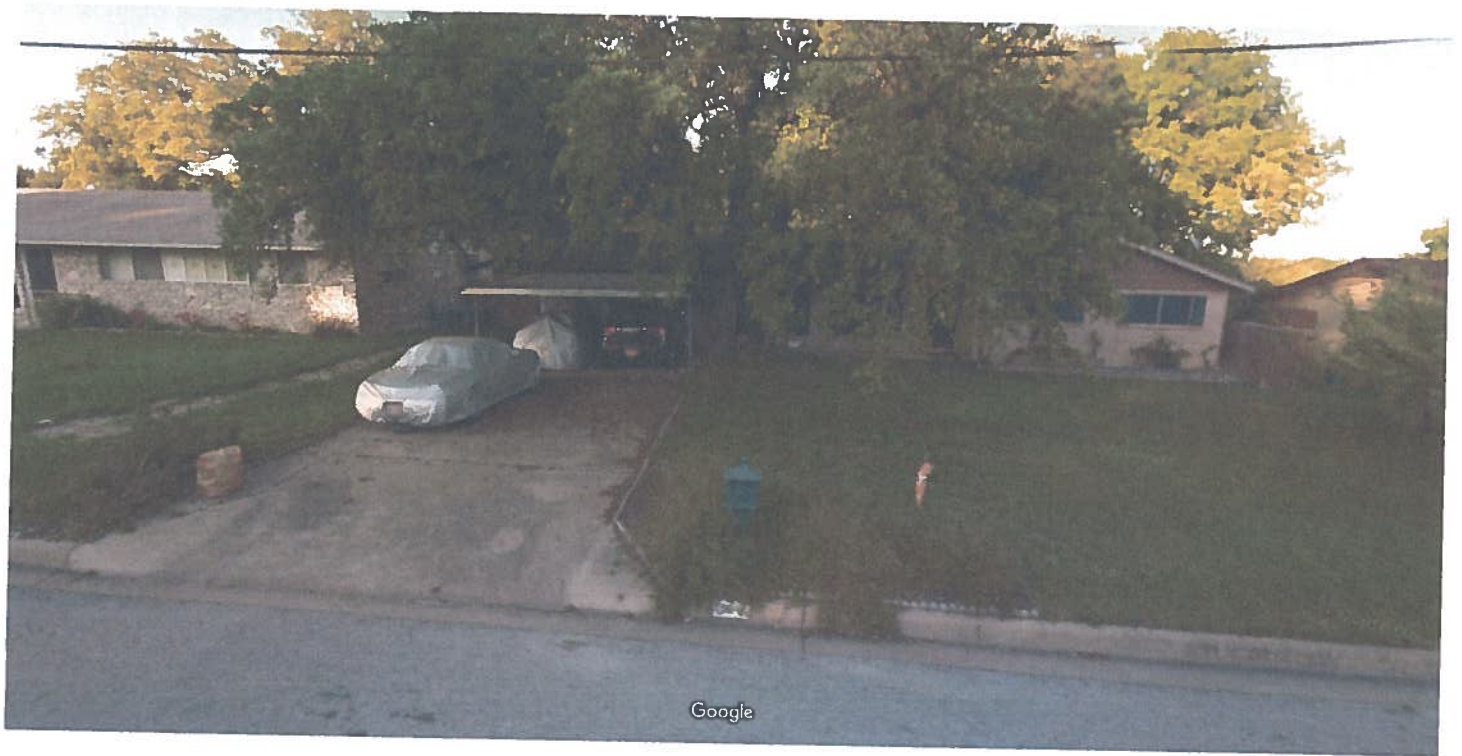
Rev	Date	Description
00	11/29/2018	100% CONST DWGS
Project Number :		1230.18

Sheet:
S-111
ROOF FRAMING
PLAN

Scale: 3/8" = 1'-0"

I-1/19

Google Maps 910 Berrywood Dr



Austin, Texas

Image capture: Apr 2016 © 2019 Google

Google

Street View - Apr 2016





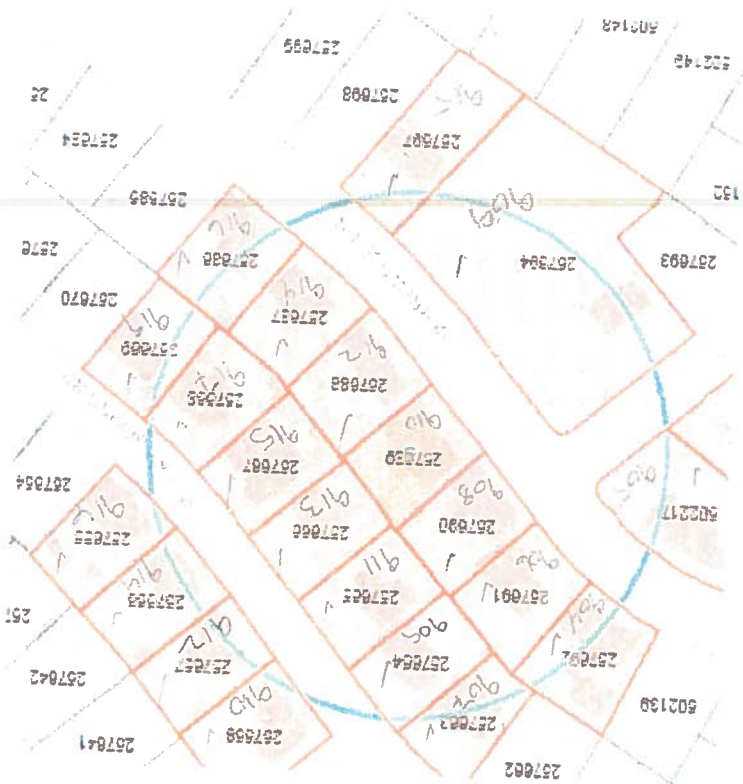
I, Lanessa L. McArthur, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land Development Code. The variance would allow me the ability to replace an existing carport

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

Property Owner Name (Printed)	Address	Signature
Devin Newton	904 Berrywood Dr	[Signature]
Melanie LaPorte	906 Berrywood Dr	M. LaPorte
[Signature]	908 Berrywood Dr	[Signature]
Jessy Harvey	912 Berrywood	[Signature]
Wayne Kilven	914 Berrywood	[Signature]
BRIAN MEIXELL	916 Berrywood	[Signature]
Raven Taylor	905 Berrywood	[Signature]

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

Property Owner Name (Printed)	Address	Signature
<i>Cathleen Day</i>	909 Berrywood Dr	<i>[Signature]</i>
KAREN WENTRICKS	915 Berrywood Dr	<i>[Signature]</i>
SANESS TATE	910 Berrywood Dr	<i>[Signature]</i>
Sonia Herrera	907 Rocky Spring Rd	<i>[Signature]</i>
MARY JANE DARRAGH	909 Rocky Spring Rd	<i>[Signature]</i>
Gerardo J. Hernandez	911 Rocky Spring Rd	<i>[Signature]</i>
	913 Rocky Spring Rd	
X MELVIN ATKINSON	915 Rocky Spring Rd	<i>[Signature]</i>
Nancy Anderson	917 Rocky Spring Rd	<i>[Signature]</i>
J. L. Parker	919 Rocky Spring Rd	<i>[Signature]</i>
	916 Rocky Spring Rd	<i>[Signature]</i>
LESLIE WHEELER	914 Rocky Spring Rd	<i>[Signature]</i>
Courtney Alexander Meyer	912 Rocky Spring Rd	<i>[Signature]</i>
Theresa Aung	910 Rocky Spring Rd	<i>[Signature]</i>
Paula McCormick	1161 1/2 Olive Springsway	<i>[Signature]</i>
	2 Paula McCormick	



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