



CITY OF AUSTIN Development SERVICES DEPARTMENT

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

Residential New Construction and Addition Permit Application

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Property Information

Project Address: 1207 E 9th street	Tax Parcel ID:
Legal Description: lot 12, Mayes sub. of part of block 2 in Stuart & Mairr's sub. of outlot no 4 div."B"	
Zoning District: SF3	Lot Area (sq ft): 3,328.00
Neighborhood Plan Area (if applicable): CENTRAL EAST AUSTIN	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, click here for more information on the tree permit process.)	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input type="checkbox"/> Y <input type="checkbox"/> N	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input type="checkbox"/> N <input type="checkbox"/> (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: <input type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____	
Proposed Use: <input type="checkbox"/> vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____	
Project Type: <input type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> other: _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <input type="checkbox"/> N <input type="checkbox"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 0	# bedrooms upon completion: 3
# baths existing: 0.0	# baths upon completion: 3.0

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

new construction single family

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

Subchapter F

Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor		883.00			883.00
2 nd Floor		968.00			968.00
3 rd Floor					0.00
Area w/ ceilings > 15'		160.00	Must follow article 3.3.5		160.00
Ground Floor Porch* (check article utilized)		169.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	169.00	0.00
Basement			Must follow article 3.3.3B, see note below		0.00
Attic			Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	277.00	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)	200.00	77.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	0.00	2,457.00			2,088.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,088.00

(Total Gross Floor Area ÷ Lot Area) x 100 = _____ Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? ☒ Y ☐ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y ☒ N

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

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

****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

*****Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

Additional Information, Continued

Calculation Aid

Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
a) 1 st floor conditioned area		883.00	883.00
b) 2 nd floor conditioned area		968.00	968.00
c) 3 rd floor conditioned area			0.00
d) Basement			0.00
e) Attached Covered Parking (garage or carport)		277.00	277.00
f) Detached Covered Parking (garage or carport)			0.00
g) Covered Wood Decks (counted at 100%)			0.00
h) Covered Patio		169.00	169.00
i) Covered Porch			0.00
j) Balcony			0.00
k) Other – Specify:			0.00
Total Building Area (TBA) (add: a through k)	0.00	2,297.00	2,297.00
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d, and j)	(A) 0.00	1,329.00	(B) 1,329.00
l) Driveway		326.00	326.00
m) Sidewalks		28.00	28.00
n) Uncovered Patio		108.00	108.00
o) Uncovered Wood Decks (counted at 50%)		69.00	69.00
p) AC pads and other concrete flatwork			0.00
q) Other (Pool Coping, Retaining Walls)			0.00
Total Site Impervious Coverage (add: TBC and l through q)	(C) 0.00	1,860.00	(D) 1,860.00
r) Pool			0.00
s) Spa			0.00

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Lot Area (sq ft): 3,328.00

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

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

Final Building Coverage (see above B, sq ft): 1,329.00

Final Coverage % of lot (B ÷ **Lot Area**) x 100 : 40 %

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

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

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

Final Impervious Coverage (see above D, sq ft): 1,860.00

Final coverage % of lot (D ÷ **Lot Area**) x 100 : 56 %

SARAH DYKEMA AND DANIEL HAMPTON

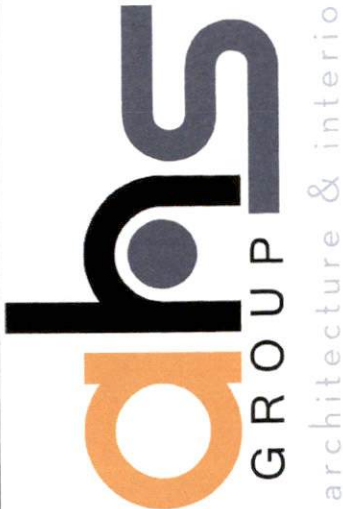
1207 E 9TH STREET
AUSTIN, TX 78702

SINGLE FAMILY
NEW CONSTRUCTION
ZONING SF3



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1207 E 9TH STREET
AUSTIN - TX - 78702
SINGLE FAMILY
NEW CONSTRUCTION



COVER SHEET

SCALE

G-001

GENERAL NOTES:

1.
- THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.
2.
- ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.
3.
- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
4.
- WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE DESIGNER IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.
5.
- THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS DESIGNER.
6.
- THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING AND/OR WATERPROOFING.
7.
- THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.
8.
- DESIGNER IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.
9.
- ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.
10.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.
11.
- ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE DESIGNER PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.

12.
- UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
13.
- ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
14.
- THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.
15.
- THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.
16.
- VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.
17.
- IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE DESIGNER OR OWNER BEFORE PROCEEDING WITH THE WORK.
18.
- CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.

FLOOR PLAN NOTES:

1.
- ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.
2.
- ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
3.
- ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
4.
- WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.
5.
- PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.
6.
- PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.
7.
- BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
8.
- WEATHERSTRIP ATTIC ACCESS DOOR(S).
9.
- CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
10.
- PROVIDE 1 S.F. NET FREE AREA OF ATTIC VENTILLATION PER 150 S.F. OF TOTAL COVERED ROOF AREA AS PER CODE.
11.
- ALL DOORS ON FIRST FLOOR TO BE 8'0" HT AND WINDOWS HEAD OPENINGSTO BE PLACED AT 8' HT. ALL DOORS ON SECOND FLOOR TO BE 6'8" HT AND WINDOWS HEAD OPENINGSTO BE PLACED AT 7' HT, UNLESS OTHER WISE NOTED.
12.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
13.
- PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
14.
- PROVIDE WEATHERSEAL AND A 9 1/2" MAS.ONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.
15.
- UNLESS NOTED OTHERWISE STANDARD PANTRY SHELIVING TO BE AS FOLLOWS:
LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 10" CLEAR.REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.
16.
- ALL WALLS OVER 10'-0"-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS. IF WALLS OVER 10'-0"-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.
17.
- THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
18.
- THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
19.
- PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
20.
- PROVIDE SMOKE DETECTORS AND CARBON MONOXIDE TO CODE.
21.
- BUILDER TO VERIFY SIZING AND LOCATIONS OF ALL APPLIANCES TO INSURE PROPER SIZING OF APPLIANCE BLACKOUTS AND RELATED COMPONENTS.
22.
- BATHROOM ON 1ST FLOOR TO COMPLY WITH R320.3 VISITABLE BATHROOMS:A MIN. CLEAR OPENING OF 30 " IS REQUIRED; LATERAL 2"x2" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF POWDER ROOM WALLS; AND THE CENTER LINE OF BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.
23.
- BATHROOM ON 1ST FLOOR NEEDS TO BE ACCESSIBLE BY A ROUTE WITH A MIN. CLEAR OPENING OF 32" BEGINNING AT THE VISITABLE ENTRANCE.
24.
- GARAGE ENTRANCE TO COMPLY WITH R320.6 VISITABLE DWELLING ENTRANCE: NO STEP ENTRANCE WITH A BEVELED THRESHOLD OF 1- 1/2" OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST.
25.
- FIRST FLOOR TO OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENT TO MEET R320.4:LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL; AND OUTLETS AND RECEPTACLES MUST BE OF 15" ABOVE THE INTERIOR FLOOR LEVEL

PLUMBING NOTES

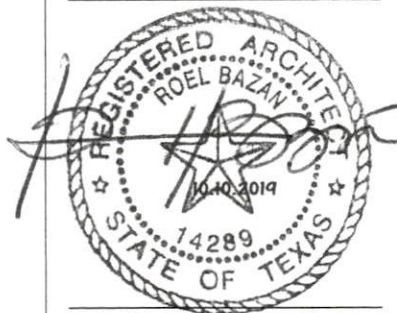
1.
- CONTRACTOR SHALL VERIFY AND COORDINATE THE EXACT LOCATION OF PIPING, FITTINGS,OFFSETS, BENDS, DEVICES AND EQUIPMENT WITH EXISTING SITE CONDITIONS, THE BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
2.
- ALL WORK INCLUDING MATERIALS AND WORKMANSHIP, SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, LAWS AND ORDINANCES.
3.
- THE UNIFORM MECHANICAL, PLUMBING AND BUILDING CODES, THE WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH ACCEPTED AND ESTABLISHED CONSTRUCTION PRACTICES.
4.
- THE COLD AND HOT WATER PLUMBING SYSTEMS ARE NOT SHOWN ON THE DRAWINGS.
5.
- WATER HEATER: NATURAL GAS WHOLE HOUSE TANK-LESS WATER HEATER, OUTDOOR INSTALLATION, VENT-LESS,ENERGY EFFICIENT FREEZE PROTECTION TO FIVE DEGREES FAHRENHEIT, ELECTRONIC IGNITION, OPTIONAL REMOTE THERMOSTAT. ENDLESS HOT WATER SUPPLY FOR 2 MAJOR APPLICATIONS AT A TIME. MODEL: AQUASTAR 2400E0 NG BY BOSCH, OR 'AQUASTAR 2S0SXX NG OR APPROVED EQUAL OR RINNAI MODELS RESE (2532W) IF APPLYCABLE.
6.
- WATER SYSTEM PIPING PEX, CROSS-LINKED FLEXIBLE, POLYETHYLENE PLASTIC PIPING WITH HIGH TEMPERATURE POLYMER FITTINGS PROVIDE 1" THICK FOAM INSULATION AT ALL HOT WATER PIPING, AND 1/2" THICK AT ALL COLD WATER PIPING ABOVE THE SLAB, INCLUDING UNDER THE CONCRETE SLAB. PROVIDE CONTINUOUS PLASTIC SHEATHING AT ALL WATER SYSTEM PIPING PLACED BENEATH THE SLAB; COLOR CODED TO PROTECT THE TUBING - NOT SHOWN IN THIS PLAN.
7.
- WATER SYSTEM PIPING SHALL BE INSTALLED UNDERNEATH THE VAPOR BARRIER MEMBRANE FOR THE CONCRETE SLAB. NO JOINTS IN THE PIPING OR TUBING BENEATH THE SLAB ARE PERMITTED.
8.
- WASTE WATER DRAIN AND VENT PIPING: PVC, SCHEDULE 40

1207 E 9TH STREET

AUSTIN - TX - 78702

SINGLE FAMILY

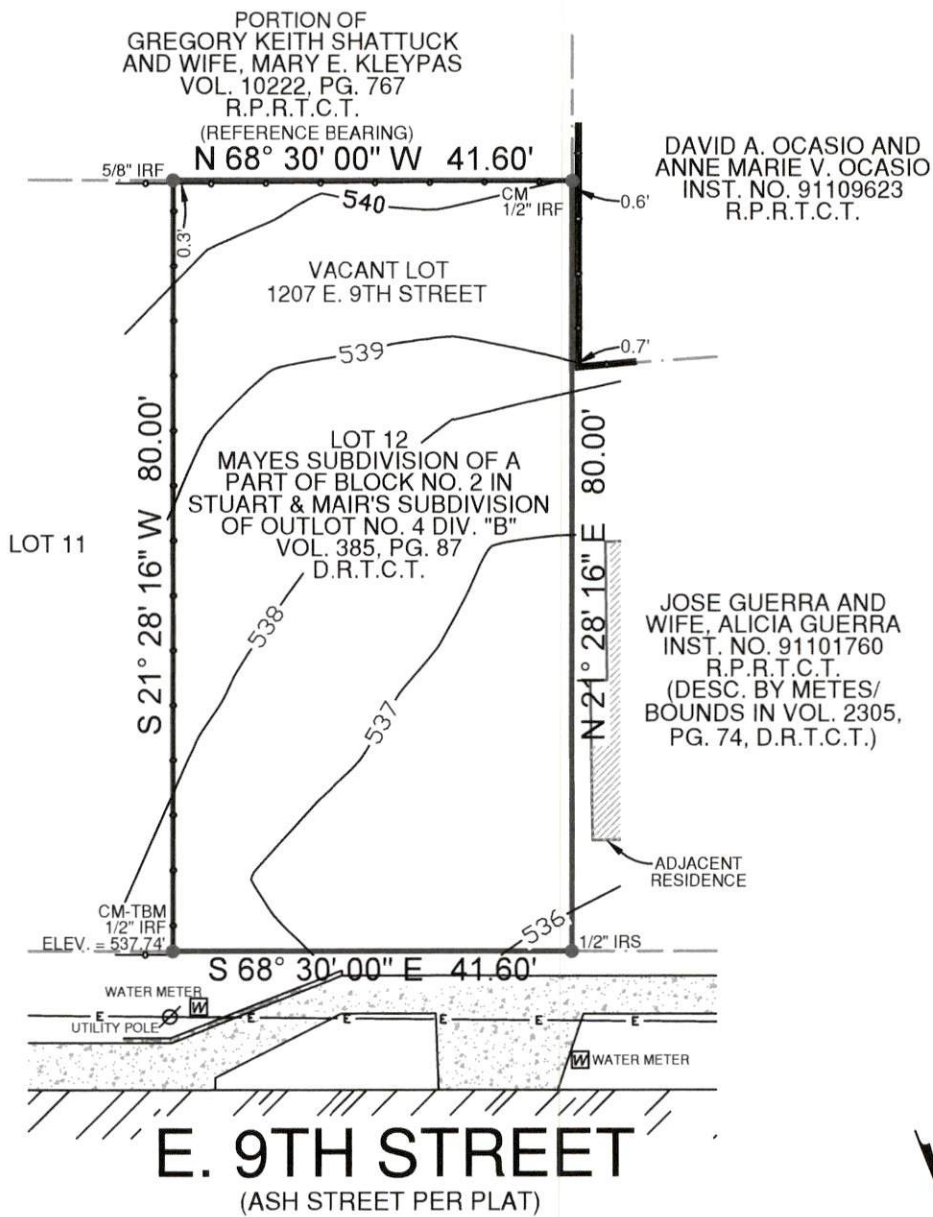
NEW CONSTRUCTION



NOTES

SCALE
1" = 1'-0"

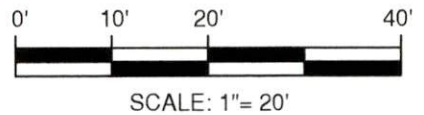
G-002



LEGEND:

—x—x—	WIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—x—x—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—v—v—	VINYL FENCE	WOOD	
—E—E—	ELECTRIC LINE	BRICK	
GM	GAS METER	STONE	
EM	ELECTRIC METER	(WOOD) RAILROAD TIE	
IPF	IRON PIPE FOUND		
IRS	IRON ROD FOUND		
IRS	IRON ROD SET W/PREMIER CAP		
CM	CONTROLLING MONUMENT		

NOTES:
TBM = TEMPORARY BENCHMARK.
CONTOUR INTERVAL EQUALS ONE FOOT.
ELEVATIONS ARE BASED ON BENCHMARK "K-22-1004"
WITH AN ELEVATION OF 531.58' (NAVD 1988).
BEARINGS ARE BASED ON THE DEED RECORDED IN VOL. 2305, PG. 74, D.R.T.C.T.



LEGAL DESCRIPTION:
BEING LOT 12, OF MAYES SUBDIVISION OF A PART OF BLOCK NO. 2 IN STUART & MAIR'S SUBDIVISION OF OUTLOT NO. 4 DIV. "B", IN THE CITY OF AUSTIN, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 385, PAGE 87, DEED RECORDS, TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

TECH	MSP
FIELD	TM

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 J, DATED JANUARY 6, 2016.

DATE: 09/11/19 JOB NO.: 19-00391TOPO
FIELD: 09/06/19

1207 E. 9TH STREET, AUSTIN, TX 78702
LOT 12, MAYES SUBDIVISION OF A PART OF BLOCK NO. 2
IN STUART & MAIR'S SUBDIVISION OF OUTLOT NO. 4 DIV. "B"



Robert T. Paul, Jr.
Registered Professional Land Surveyor

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

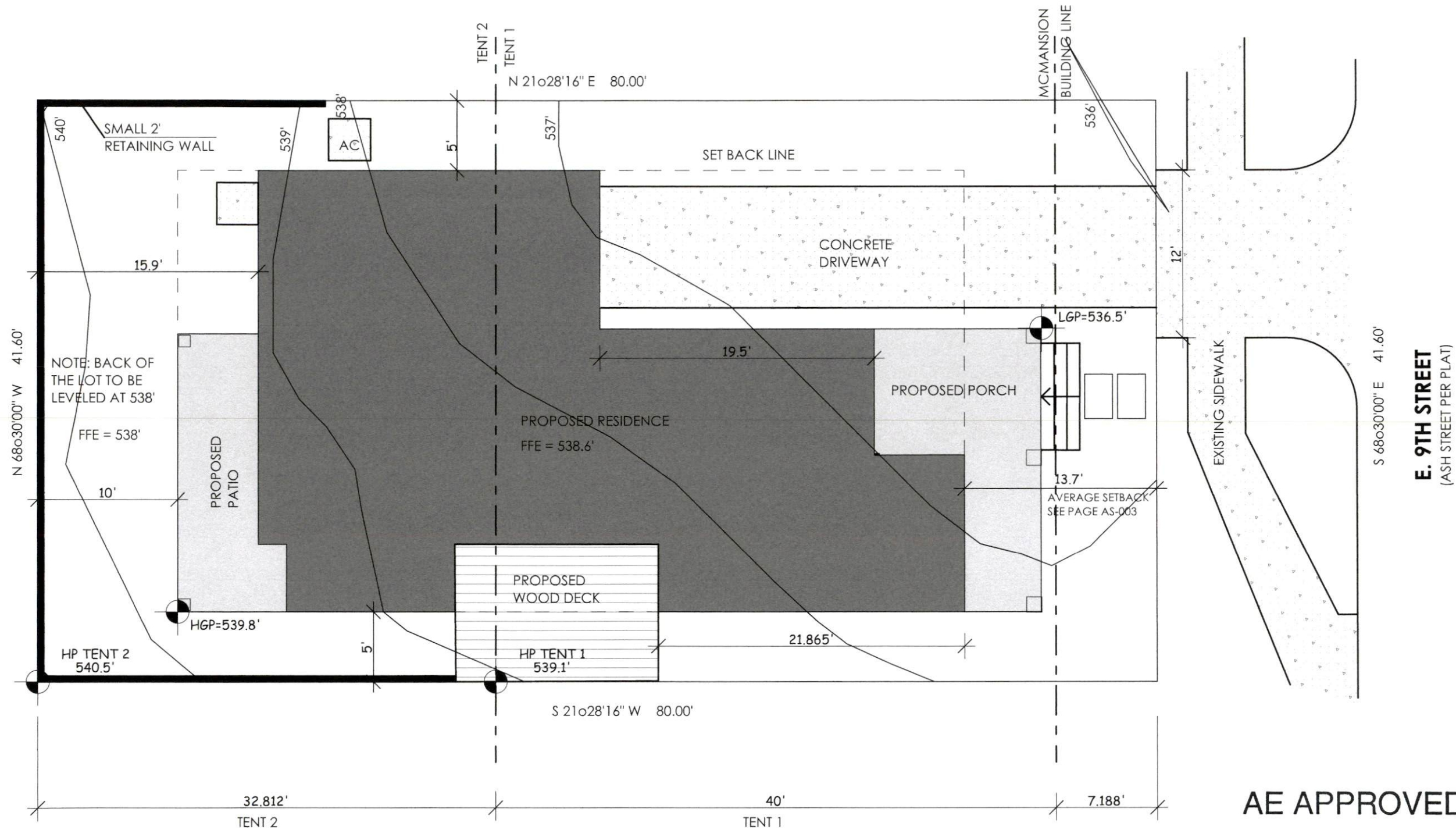
DATE: _____
ACCEPTED BY: _____

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

SITE PLAN

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



CALCULATIONS

1ST FLOOR PLAN
2ND FLOOR PLAN
TOTAL
GARAGE
FRONT PORCH

883 SQFT
968 SQFT
1,851 SQFT
277 SQFT
169 SQFT

LOT SIZE

3,328 SQFT (SMALL LOT)

BUILDING COVERAGE
IMPERVIOUS
FAR

1,329 SQFT 40%
1,860 SQFT 56%
2,088 SQFT

AE APPROVED

OCT 11 2019

MCP

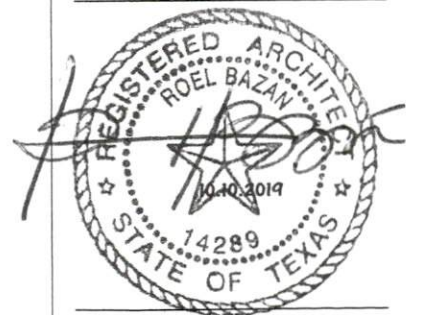
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

OCT 11 2019

REVIEWED

www.ahsdesigngroup.com
512-577-3644

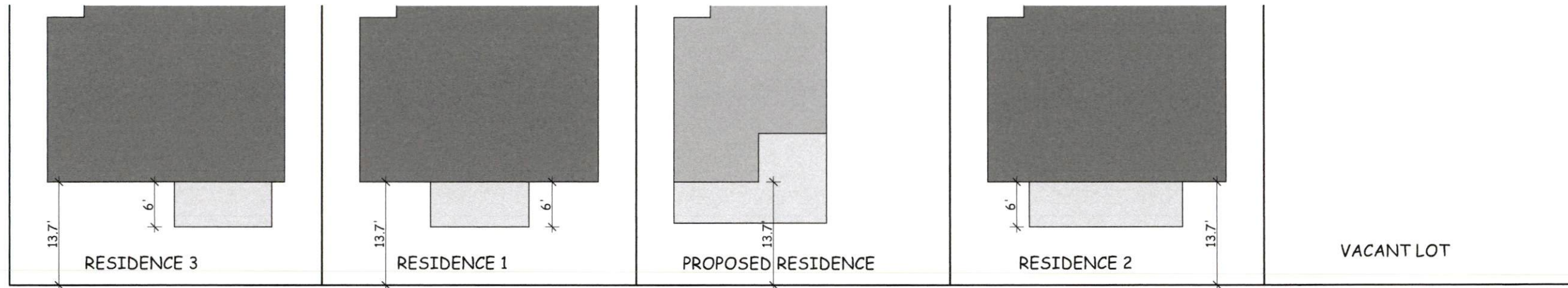
1207 E 9TH STREET
AUSTIN - TX - 78702
SINGLE FAMILY
NEW CONSTRUCTION



SITE PLAN

SCALE
1/8" = 1'-0"

AS-002



AVERAGE SET BACK

SCALE: 1/16" = 1'-0"

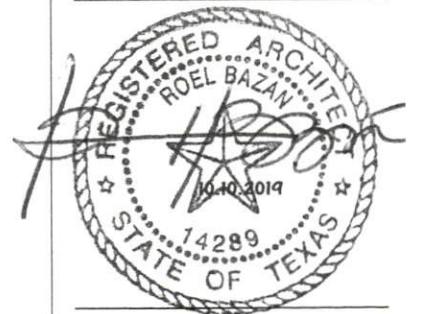
CALCULATION

RESIDENCE 1 FRONT SET BACK = 13.7'
 RESIDENCE 2 FRONT SET BACK = 13.7'
 RESIDENCE 3 FRONT SET BACK = 13.7'
 TOTAL = 41.1'/3

PROPOSED FRONT SET BACK = 13.7'

NOTE : THESE ARE THE ONLY LOTS ON THIS STREET. THE TWO LOT ON THE OTHER SIDE OF THE STREET BELLONG TO A CHURCH.

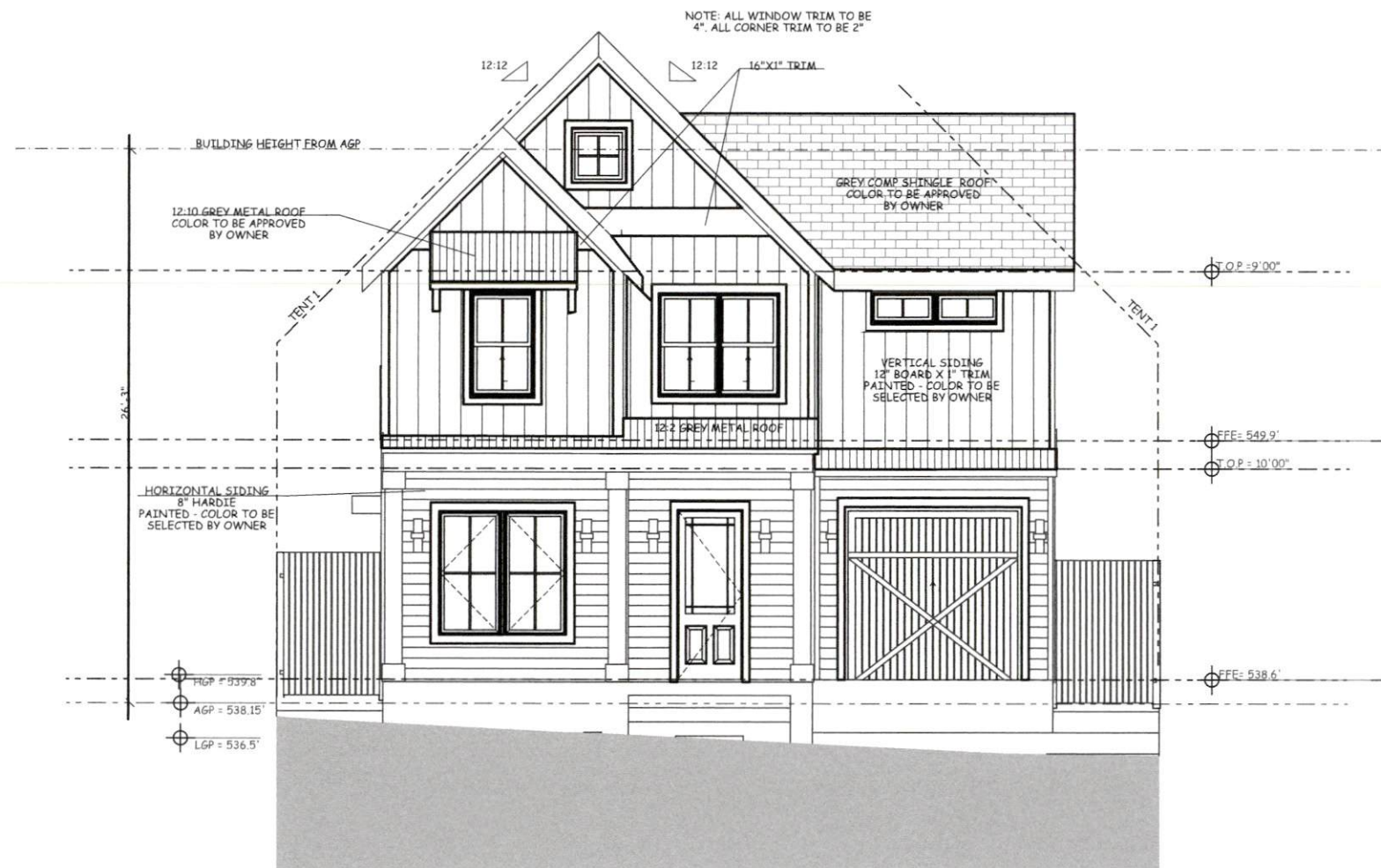
1207 E 9TH STREET
 AUSTIN - TX - 78702
 SINGLE FAMILY
 NEW CONSTRUCTION



AVERAGE SET
 BACK

SCALE
 1/16" = 1'-0"

AS-003

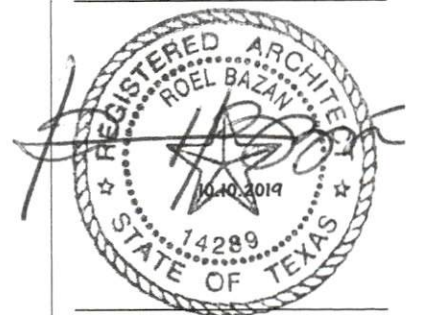


NORTHEAST ELEVATION

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

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512-577-3644

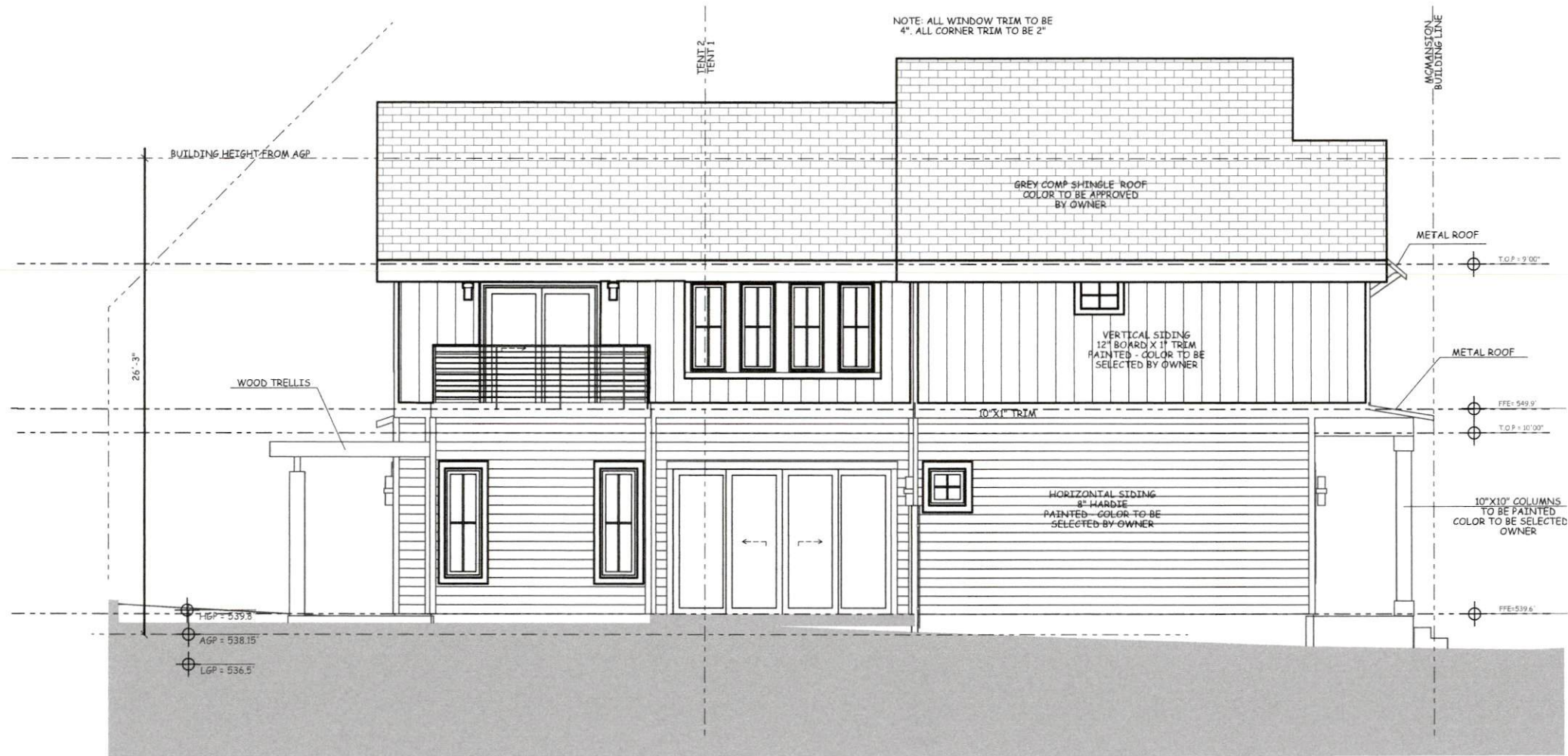
1207 E 9TH STREET
AUSTIN - TX - 78702
SINGLE FAMILY
NEW CONSTRUCTION



NORTHEAST
ELEVATION

SCALE
1/8" = 1'-0"

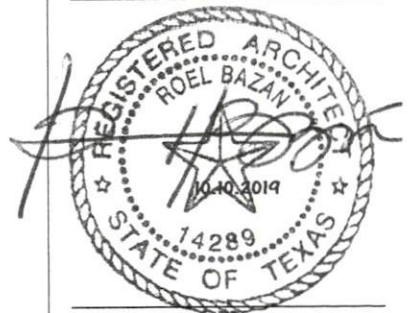
A-201



SOUTHEAST ELEVATION

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

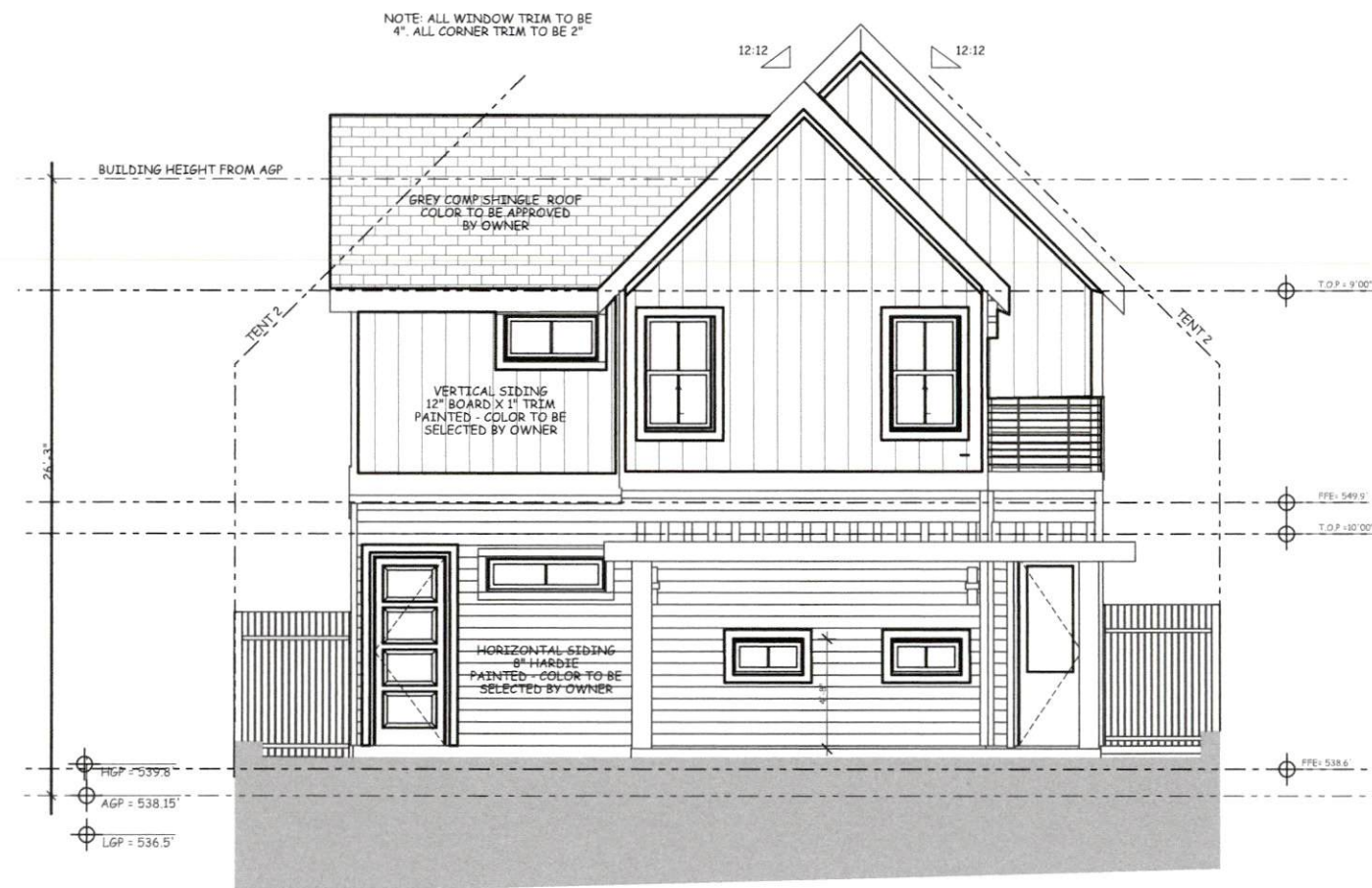
1207 E 9TH STREET
AUSTIN - TX - 78702
SINGLE FAMILY
NEW CONSTRUCTION



SOUTHEAST
ELEVATION

SCALE
1/8" = 1'-0"

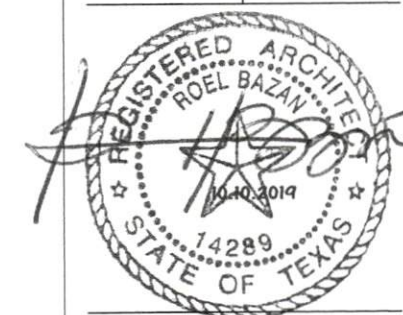
A-202



SOUTHWEST ELEVATION

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

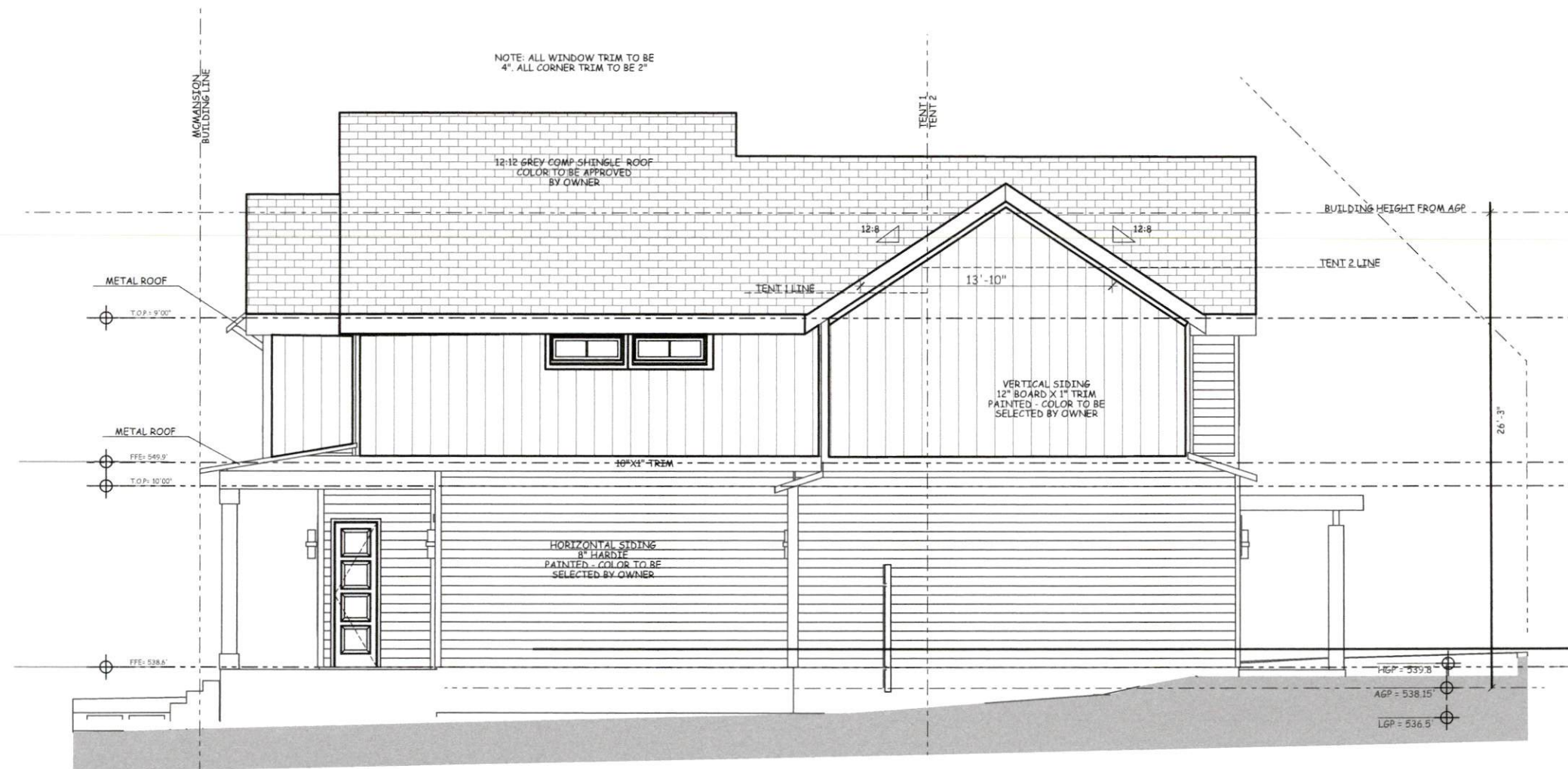
1207 E 9TH STREET
AUSTIN - TX - 78702
SINGLE FAMILY
NEW CONSTRUCTION



SOUTHWEST
ELEVATION

SCALE
1/8" = 1'-0"

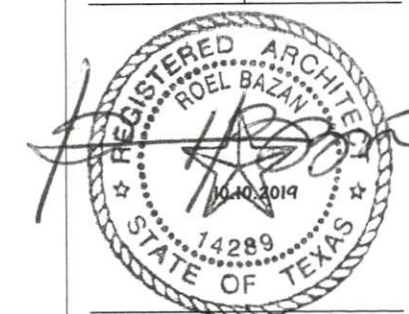
A-203



NORTHWEST ELEVATION

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

1207 E 9TH STREET
AUSTIN - TX - 78702
SINGLE FAMILY
NEW CONSTRUCTION

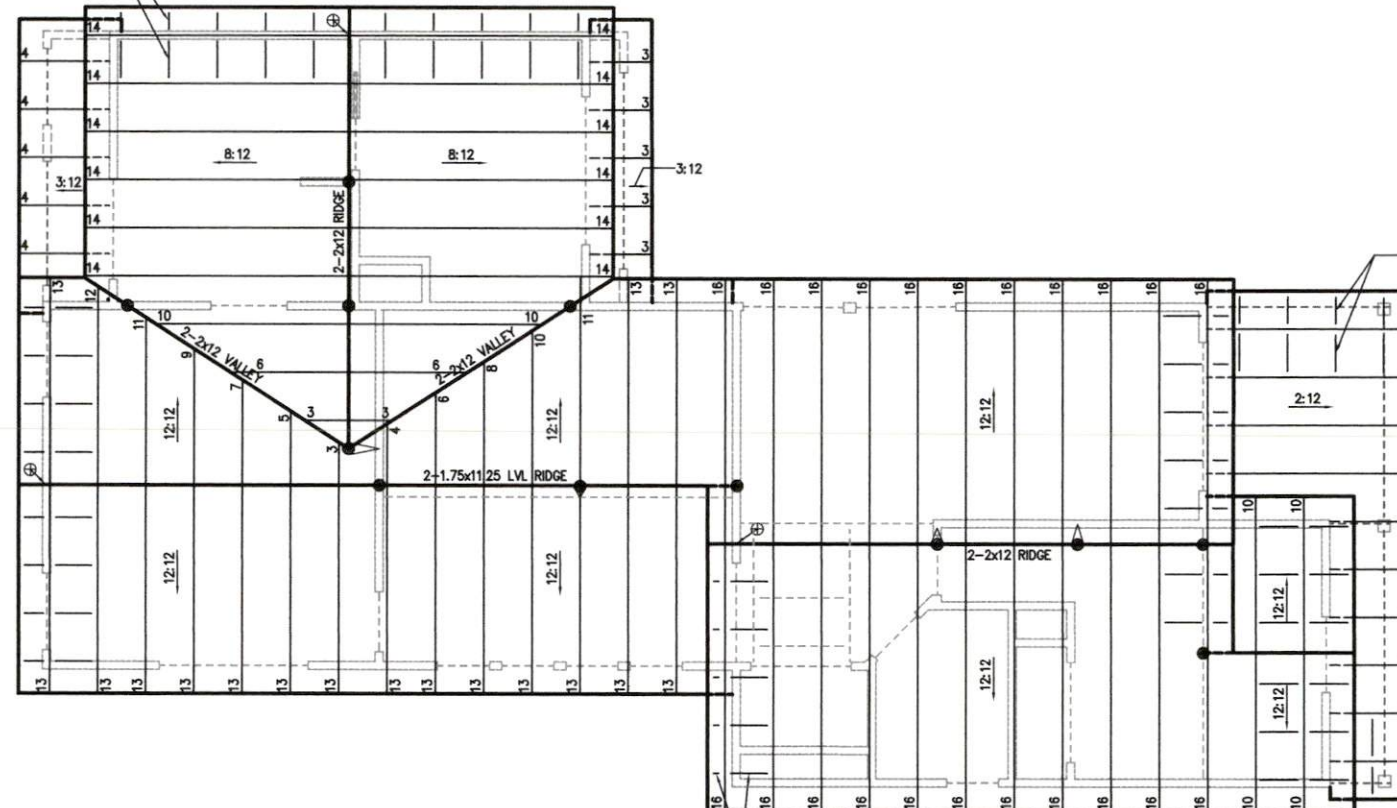


NORTHWEST
ELEVATION

SCALE
1/8" = 1'-0"

A-204

PROVIDE 2x8
BLOCKINGS @ 24"
O.C. WITHIN THE LAST
2 BAYS OF RAFTERS
TO BRACE FACIA
BOARDS (TYP)



PROVIDE 2x8
BLOCKINGS @ 24"
O.C. WITHIN THE LAST
2 BAYS OF RAFTERS
TO BRACE FACIA
BOARDS (TYP)

PROVIDE 2x8
BLOCKINGS @ 24"
O.C. WITHIN THE LAST
2 BAYS OF RAFTERS
TO BRACE FACIA
BOARDS (TYP)

LEGEND

- ROOF STRUT - SEE 12/S-9
- ⊕ EXTEND WALL STUDS TO THE UNDERSIDE OF ROOF FRAMING TO PROVIDE SUPPORT

NOTES:

1. ALL ROOF FASCIA BOARDS SHALL CONSIST OF #2 SOUTHERN PINE 2x12'S UNLESS NOTED OTHERWISE.
2. ALL ROOF RAFTERS SHALL CONSIST OF #2 SOUTHERN PINE 2x8'S AT 24" ON CENTER UNLESS NOTED OTHERWISE.
3. ALL ROOF PURLINS SHALL CONSIST OF #2 SOUTHERN PINE 2x8'S UNLESS NOTED OTHERWISE.

1 ROOF FRAMING PLAN

CAUTION!

CONTRACTOR SHALL VERIFY LOCATIONS OF MECHANICAL EQUIPMENTS IN THE ATTIC AND PROVIDE #2 2x6 CEILING JOISTS SPACED AT 12" O.C. MAX. TO SUPPORT THE WEIGHT OF THE MECHANICAL EQUIPMENTS.

METROTECH
P.O. BOX 180988
AUSTIN, TEXAS 78718
TEL. (512) 889-7964
FAX (512) 322-0715



1207 E. 9th STREET
AUSTIN, TEXAS 78702
NEW CONSTRUCTION

ROOF FRAMING PLAN

PROJECT NO.: 0345
SCALE: 1/8" = 1'-0"
DATE: 10/4/2019
SHEET NO.

S-6