



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

Plan Review Revision Form

Plan Review #: 2017-043148 PR

Property Address: 1401 E 3rd St 78702

Description of Revision:

Enlargement of structure currently under construction. Enlargement of roof deck to extend full length of structure.

Also small change to impervious coverage.

RECEIVED FOR CREDIT COMPLIANCE
City of Austin

NOTE: By signing below, you acknowledge once a revision is submitted, all permits will be put in a "pending" status. No inspections can be called until the revision is approved.

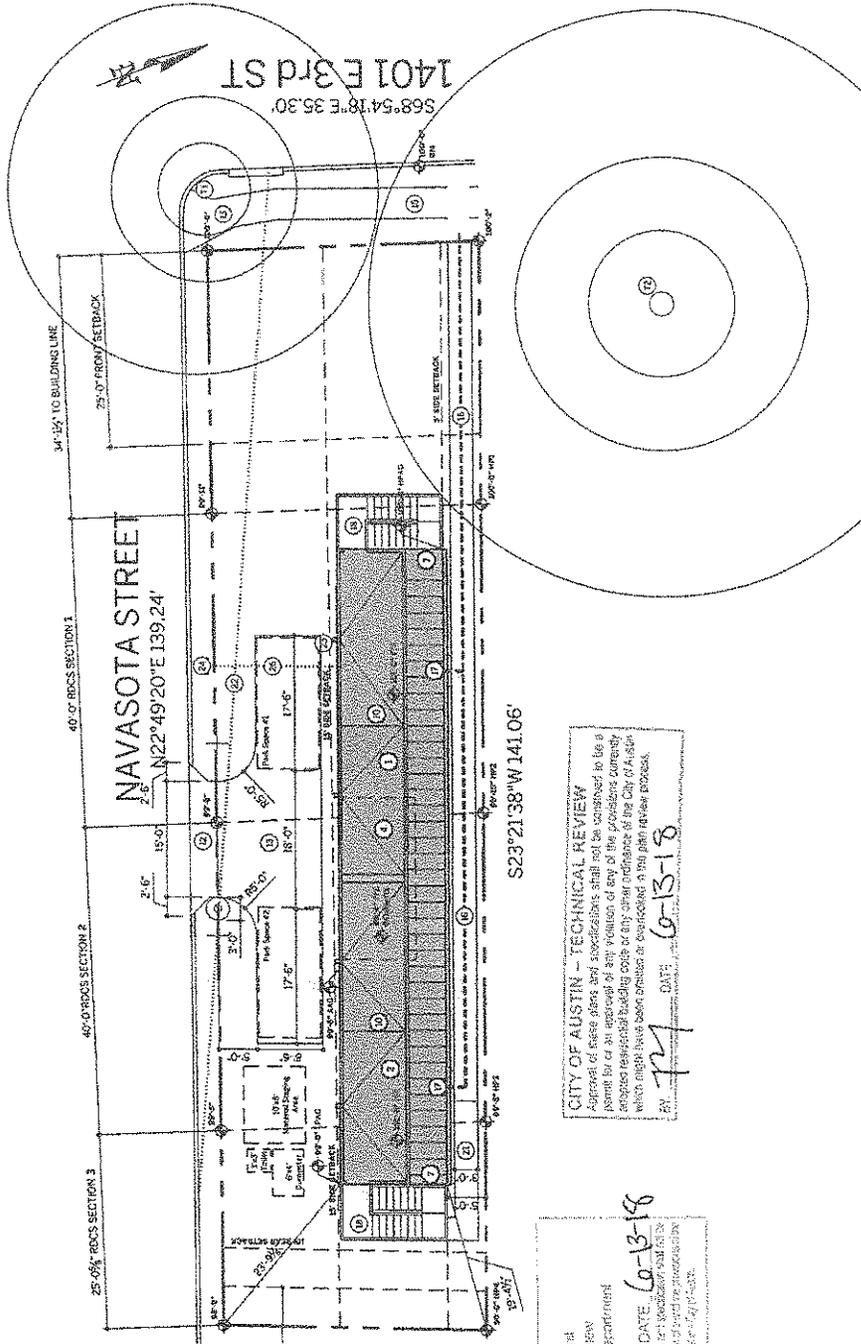
Name: William Hodge N/A Email: hodge@ochona.com

SAVE Form

For Office Use Only

<input type="radio"/> Major Revision	<input type="radio"/> Minor Revision	Accepted By: _____
Assigned Reviewer: _____		
Approved By: _____	Date: _____	

6-11-2018
 Parking configuration
 is acceptable
 Mitchell, DAC



CITY OF AUSTIN - TECHNICAL REVIEW
 Approval of these plans and specifications shall not be construed to be a permit for or an approval of any violation of any of the provisions currently in effect of the City of Austin Code of Ordinances or any other ordinance of the City of Austin which might have been created or amended in the plan review process.

DATE: 6-13-18

CITY OF AUSTIN
 Approved for: Permit Expedited Plan Review
 Development Services Department

DATE: 6-13-18

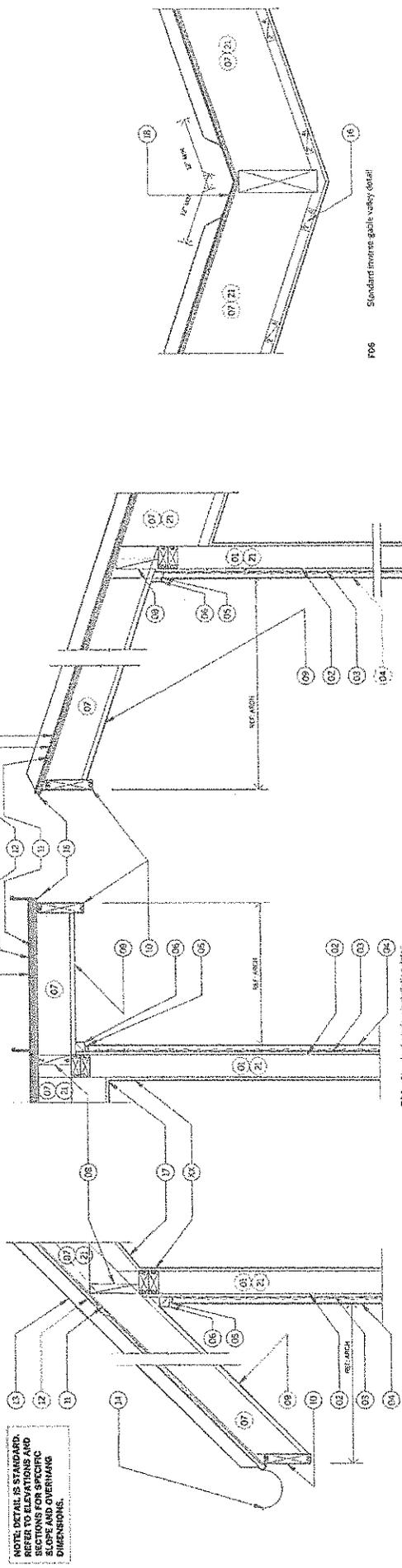
1 Site Plan
 Scale: 1/8" = 1'-0"
 CITY OF AUSTIN
 SINGLE-PHASE DEVELOPMENT
 1401 E 3RD ST
 AUSTIN, TEXAS 78704
 SHEET TYPE
 A001

REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

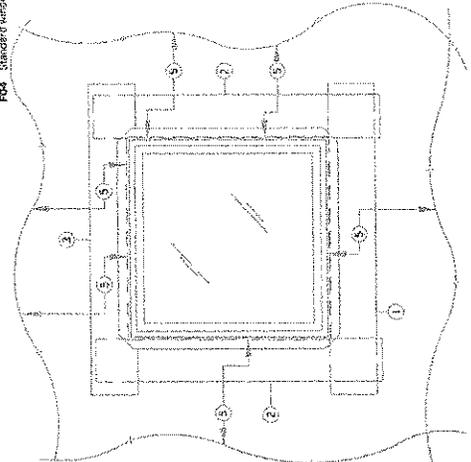
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	CRITICAL ROOT ZONES AT PROTECTED TREES	LIST OF PROTECTED TREES	DESIGNERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
01 New primary residence.	23 New slab-free entry into residence. Minimum vertical clearance.	23 New slab-free entry into residence. Minimum vertical clearance.	23 New slab-free entry into residence. Minimum vertical clearance.	23 New slab-free entry into residence. Minimum vertical clearance.	23 New slab-free entry into residence. Minimum vertical clearance.
02 New accessory residence.	24 New pre-fabricated shed.				
03 New attached garage.	25 New concrete patio.				
04 New detached garage.	26 New wood deck, uncovered, with stairs.				
05 New detached carport.	27 Existing overhead electric service.				
06 New covered porch w/ deck or habilita space above.					
07 New covered porch w/ deck or habilita space above.					
08 New uncovered deck.					
09 New uncovered deck.					
10 New uncovered roof deck.					
11 New 1/2" Type I driveway approach per City of Austin standard.					
12 New 1/2" Type I driveway approach per City of Austin standard.					
13 New conc. driveway ribbon.					
14 New conc. driveway ribbon.					
15 Existing sidewalk in right-of-way.					
16 New existing roof from Minimum cross-slope 1.50. REFER TO SHEET A001 FOR CONTINUATION OF ROOF TO INTERIOR OF WALK.					
17 New slab-free entry into residence. Minimum vertical clearance.					
18 New pre-fabricated shed.					
19 New concrete patio.					
20 New wood deck, uncovered, with stairs.					
21 New wood deck, uncovered, with stairs.					
22 Existing overhead electric service.					
23 New slab-free entry into residence. Minimum vertical clearance.					
24 New pre-fabricated shed.					
25 New concrete patio.					
26 New wood deck, uncovered, with stairs.					
27 Existing overhead electric service.					

STANDARD FRAMING DETAILS (WOOD-FRAMED CONSTRUCTION).
Scale 3/8" = 1'-0" @ 1/8" = 1'-0" @ 1/4" = 1'-0" @ 1/2" = 1'-0" @ 3/4" = 1'-0"

NOTE: DETAIL IS STANDARD. REFER TO ELEVATIONS AND SECTIONS FOR DIMENSIONS AND OVERLAPS.



- ORDER OF INSTALLATION
- 1 Seal flashing, wrap into opening
 - 2 Jam flashing, wrap into opening
 - 3 Head flashing, wrap into opening
 - 4 Window
 - 5 Building wrap



City of Austin
REVIEWED FOR CODE COMPLIANCE

ocb
SINGLE-FAMILY RESIDENCE
ACCESSIBLE ELEMENTS AT
AUSTIN, TEXAS 78702
SHEET NO. 5
GO32

SEAL OF ARCHITECT

ISSUE DATE: 14 Mar 2018

DISCLAIMERS:
The drawings are prepared by the architect in accordance with the provisions of the Texas State Board of Architectural Registration. This document is not for regulatory purposes. It is not intended to be used as a basis for any legal action. The architect does not assume any liability for any damage or injury resulting from the use of these drawings. The architect is not responsible for any errors or omissions in these drawings. The architect is not responsible for any damage or injury resulting from the use of these drawings. The architect is not responsible for any damage or injury resulting from the use of these drawings.

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)	REFER TO
01 Wall framing, 2x4 (2x6 similar), REFER TO PLANS FOR	10 Insulation (REFER TO SPECIFICATIONS)
02 V-joist, L/2 OSB, attached per S2	11 Insulation (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)
03 Building wrap	12 Ice and water shield
04 Exterior cladding, Anxco (sliding sash), REFER TO	13 Standing seam metal roof (composition shingle similar)
05 Sill seal as required	14 Metal drip edge
06 Wood joist (or joist similar), REFER TO ENGINEERING	15 Wood framing
07 PLANS FOR PLACEMENT	16 Gypsum board at ceiling, 5/8" thick
08 Wood sheat blocking between rafters or trusses	17 Valley flashing, stop ice and water proud with
09 Ventrated soft board (unless roof cavity is served with foam insulation)	18 Flashing, 11/4" x 11/4" back
	19 Flashing, 11/4" x 11/4" back
	20 Truss or floor joist

SEAL OF ARCHITECT



ISSUE DATE
 14 Mar 2009

DISCLAIMERS:
 This document is based upon the use and application of the building code and regulatory authority. The document is not for regulatory approval and is not intended to be used as such. The document is not intended to be used as a substitute for the professional services of an architect or engineer. The architect and engineer are not responsible for the construction of the project. All construction shall be in accordance with the approved set of construction documents. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations. The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project. The contractor shall be responsible for the construction of the project.

REVISIONS:
 01 Foundation, 2nd material (REFER TO SPECIFICATIONS)
 02 Wall framing, 2nd (2x6 instead of 2x4) (REFER TO SPECIFICATIONS)
 03 Floor decking (2x8 instead of 2x10) (REFER TO SPECIFICATIONS)
 04 Exterior cladding, sloped (using similar; REFER TO SPECIFICATIONS)
 05 Standing seam metal roof (composition shingle similar)
 06 Similar
 07 Similar
 08 Similar
 09 Similar
 10 Similar
 11 Similar
 12 Similar
 13 Similar
 14 Similar
 15 Similar
 16 Similar
 17 Similar
 18 Similar
 19 Similar
 20 Similar

REVISIONS:
 21 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 22 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 23 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 24 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 25 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 26 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 27 Insulation (REFER TO SPECIFICATIONS)

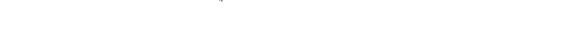
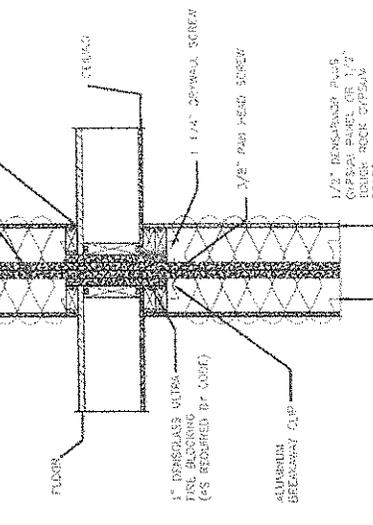
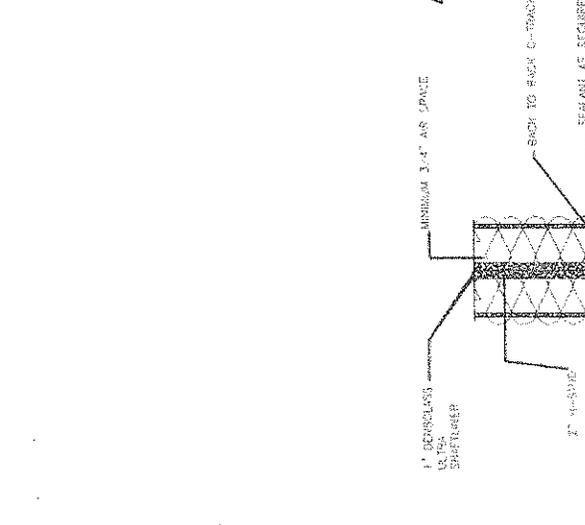
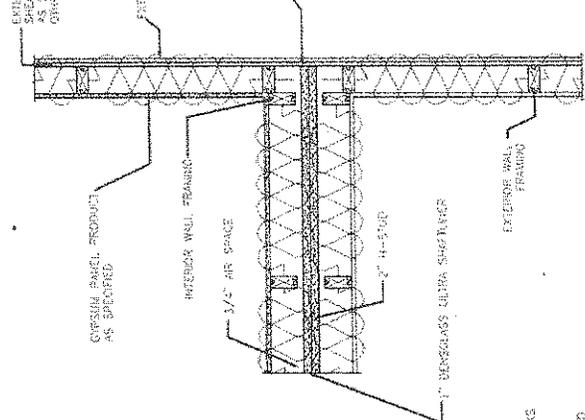
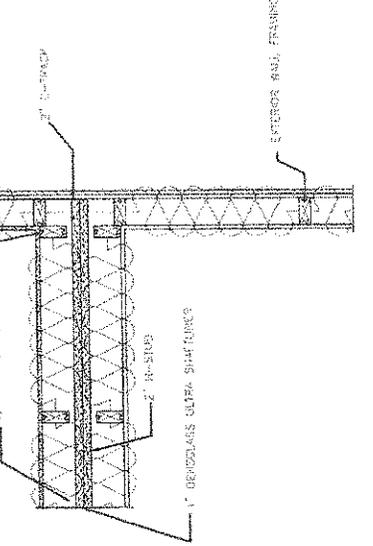
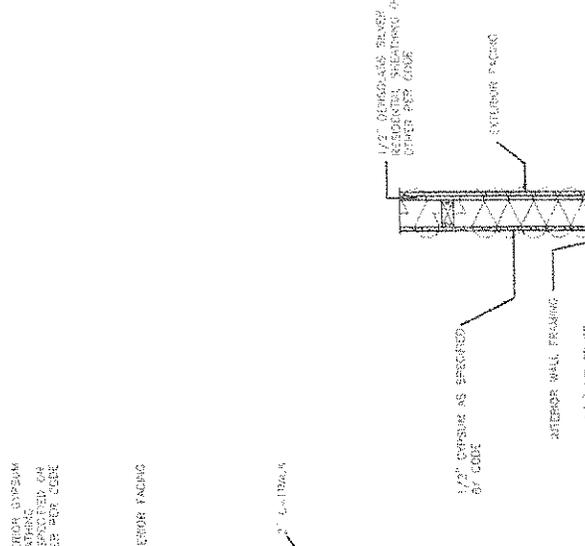
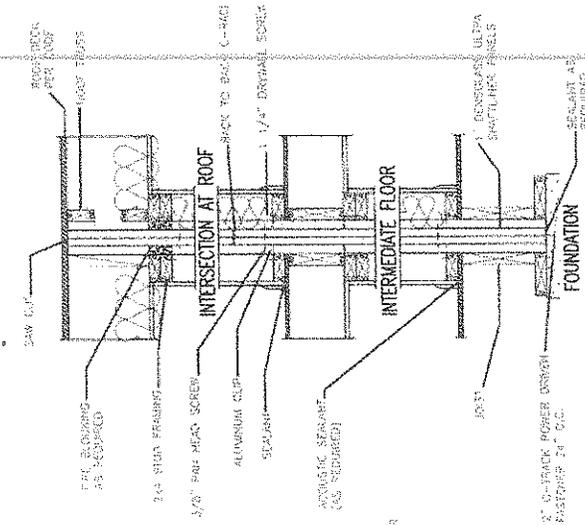
REVISIONS:
 28 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 29 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 30 Insulation (REFER TO SPECIFICATIONS)

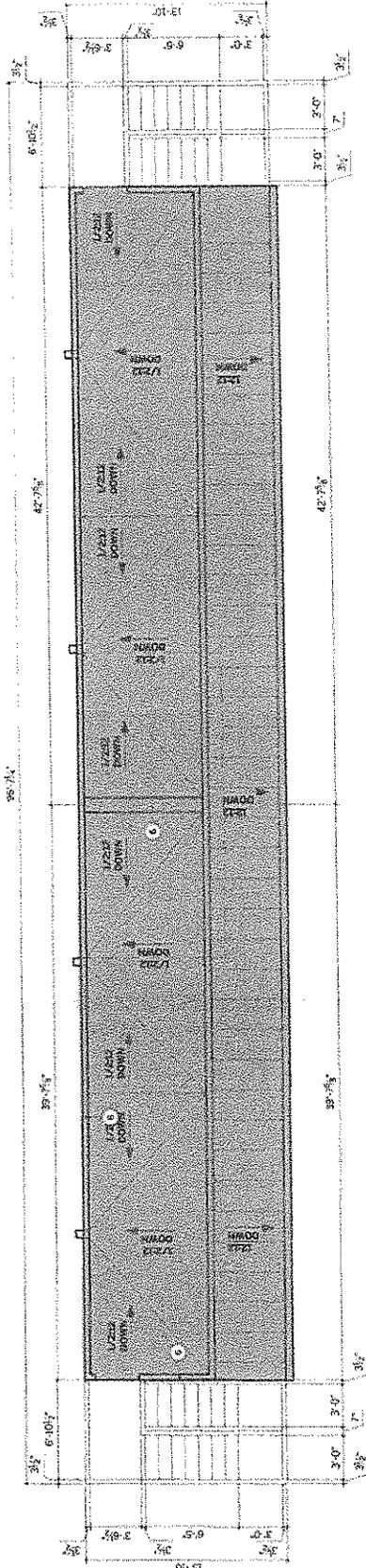
REVISIONS:
 31 Insulation (REFER TO SPECIFICATIONS)

REVISIONS:
 32 Insulation (REFER TO SPECIFICATIONS)



CITY OF AUSTIN
 REVIEWED FOR CODE COMPLIANCE

- REVISIONS:**
- 01 Foundation, 2nd material (REFER TO SPECIFICATIONS)
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 - 31 Insulation (REFER TO SPECIFICATIONS)
 - 32 Insulation (REFER TO SPECIFICATIONS)



REVIEWED FOR CODE COMPLIANCE
City of Austin

1 Floor & Roof Plan, Level 03

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

REMARKS	NOTES	DATE	ISSUED FOR	ISSUE DATE	SCALE
01 New slip-free entry into residence from outside.	06 Finish or improve all exterior height 36" above finish floor. Railing or particle height well at interior. Minimum height 36" above finish floor.			14 Mar 2016	1/8" = 1'-0" @ 11x17
02 New slip-free entry into residence from garage or carport. Maximum vertical rise 1/2". Railing marks through and to Level 01 public spaces. Minimum clear width 32".	07 Railing or particle height well at interior. Minimum height 36" above finish floor.				
03 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".	08 Power receptacles and data ports on all floors shall be located no less than 18" (48 junction boxes) above finish floor level. At least one receptacle to be provided for each 120' x 120' area. A suitable outlet shall be provided from public way to the no-stop entrance of each dwelling unit. Said suitable outlet shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.				
04 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".	09 Line of 5' ceiling height.				
05 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".	10 Line of 7' ceiling height.				
06 New accessible door into residence from outside.	11 Line of 19' ceiling height.				
07 Minimum clear width 32".	12 Temperature glass.				
08 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".					
09 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".					
10 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".					
11 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".					
12 New 120 minute-rated fire door with 1 1/2" fire rating. Minimum clear width 32".					

DISCLAIMERS: This document is not for regulatory purposes. It is not a contract. It is not a warranty. It is not a guarantee. It is not a license. It is not a permit. It is not a certificate. It is not a seal. It is not a stamp. It is not a signature. It is not a mark. It is not a symbol. It is not a sign. It is not a symbol. It is not a sign. It is not a symbol. It is not a sign.

SEAL OF ARCHITECT

ISSUE DATE: 14 Mar 2016

FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT)

- 2x4 wood framing
- 2x6 wood framing
- 3.5" depth cold-formed metal framing
- 6" depth cold-formed metal framing
- 12" depth insulated concrete form framing

USABILITY NOTES (REPEATED FROM SHEET 0023)

- Barriers on the first floor shall receive an entry show with minimum 30" clear opening.
- Barriers on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind vestibules). Blocking shall be installed such that the concrete or masonry surface shall be located no greater than 45" (10 junction box centerline) above finish floor level.
- Power receptacles and data ports on all floors shall be located no less than 18" (48 junction boxes) above finish floor level.
- At least one receptacle to be provided for each 120' x 120' area.
- A suitable outlet shall be provided from public way to the no-stop entrance of each dwelling unit. Said suitable outlet shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.
- Temperature glass.

REMARKS

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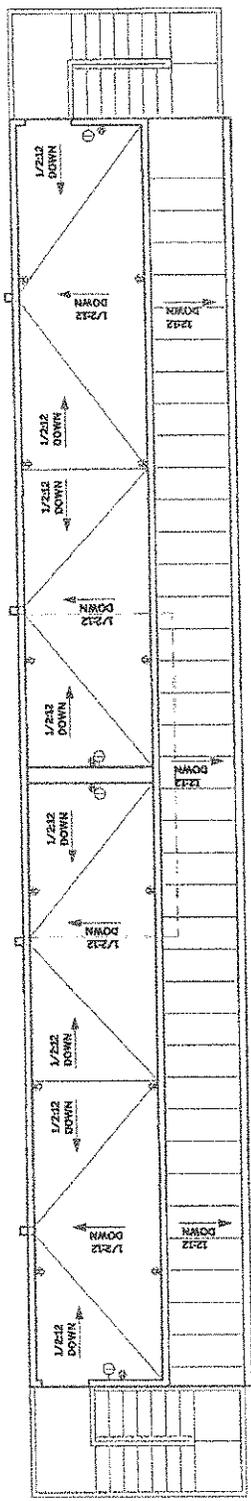
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REVIEWED FOR CODE COMPLIANCE:
 City of Austin

1 MEP Plan, Level 03
 Scale: 1/4" = 1'-0" @ 24x36

SEAL OF ARCHITECT:

 SEAL OF MUNICIPAL APPROVAL:

 ISSUE DATE: 14 Mar 2018

DISCLAIMERS:
 This document is based upon the work of the architect and is not intended to constitute a contract. The architect is not responsible for any errors or omissions in this document. The architect is not responsible for any construction methods or materials used in the construction of the project. The architect is not responsible for any conditions or circumstances that may arise during the construction of the project. The architect is not responsible for any conditions or circumstances that may arise during the construction of the project. The architect is not responsible for any conditions or circumstances that may arise during the construction of the project.

FIGURE SYMBOLS (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

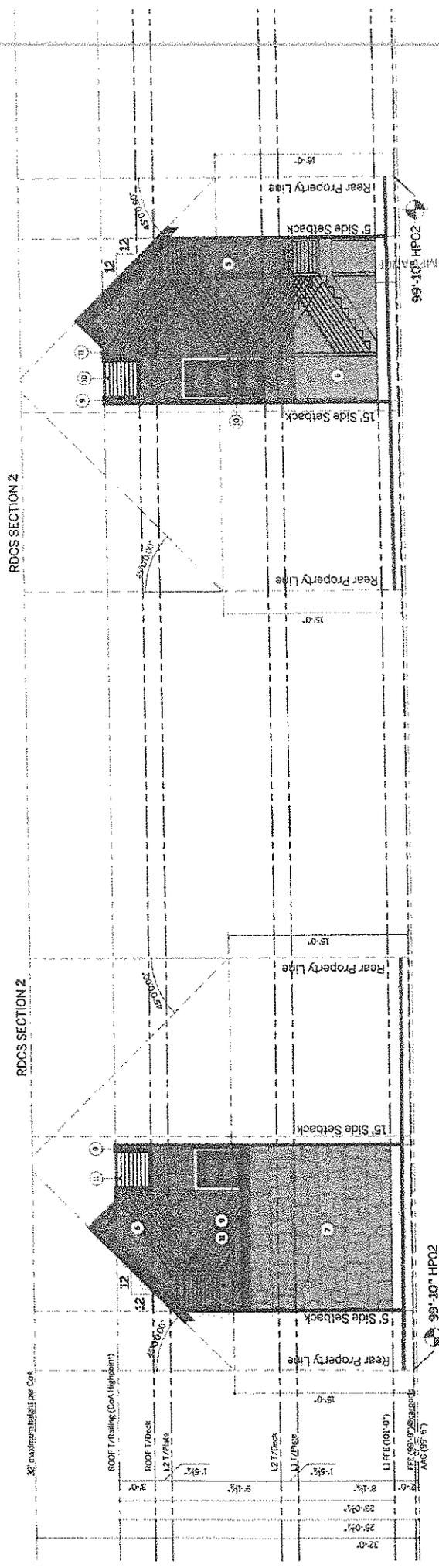
	Door swing
	Door hardware
	Fire-rated wall
	Fire-rated door
	Fire-rated window
	Fire-rated glass
	Fire-rated floor
	Fire-rated ceiling
	Fire-rated partition
	Fire-rated enclosure
	Fire-rated shaft enclosure
	Fire-rated curb
	Fire-rated door frame
	Fire-rated window frame
	Fire-rated floor frame
	Fire-rated ceiling frame
	Fire-rated partition frame
	Fire-rated enclosure frame
	Fire-rated shaft enclosure frame
	Fire-rated curb frame
	Fire-rated door frame frame
	Fire-rated window frame frame
	Fire-rated floor frame frame
	Fire-rated ceiling frame frame
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	Fire-rated enclosure frame frame frame frame frame
	Fire-rated shaft enclosure frame frame frame frame frame
	Fire-rated curb frame frame frame frame frame

OCHON
 SINGLE FAMILY RESIDENCE
 ACCESSORY STRUCTURE AT
 1401 E. 3RD ST.
 AUSTIN, TEXAS 78702
 SHEET TYPE: B1
A20

LOC. TITLE 25, CHAPTER 25.2, SUBCHAPTER F, ARTICLE 2.6, SUBCHAPTER F, ARTICLE 2.6.1, E.A.B.(8)

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building (or a plane or the roof, the gabled roof or dormer with the highest slope) to the top of the structure, not extended beyond a setback plane, except for porches or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IF ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



1 Elevation, Bldg 1, Front
 Scale 1/8" = 1'-0" @ 11x17"
 Scale 1/4" = 1'-0" @ 24x36"

2 Elevation, Bldg 1, Rear
 Scale 1/8" = 1'-0" @ 11x17"
 Scale 1/4" = 1'-0" @ 24x36"

DISCLAIMERS: The information is provided for the use of WILLIAM LAWRENCE ARCHITECT, P.C. and is not intended to constitute an offer of any financial product or service. The information is provided for the use of WILLIAM LAWRENCE ARCHITECT, P.C. and is not intended to constitute an offer of any financial product or service. The information is provided for the use of WILLIAM LAWRENCE ARCHITECT, P.C. and is not intended to constitute an offer of any financial product or service.

SEAL OF ARCHITECT: [Seal of William Lawrence Architect, P.C.]

SCALE OF MUNICIPAL APPROVAL: [Seal of City of Austin]

ISSUE DATE: 16 Mar 2018

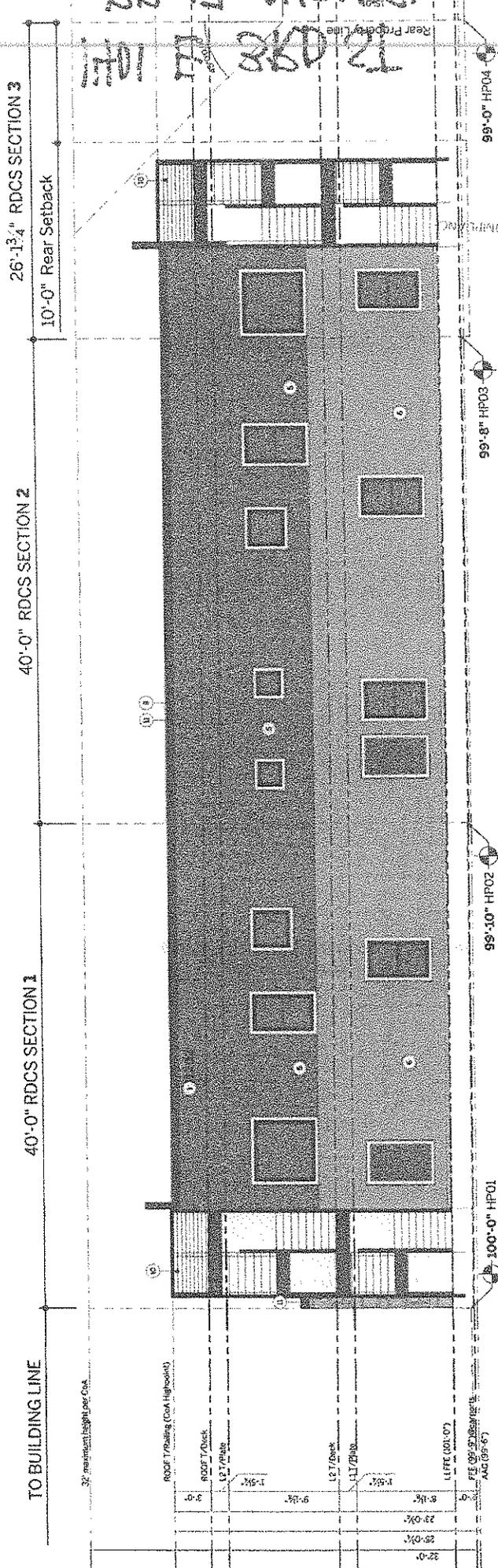
KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):

- 01 New standing seam metal roof
- 02 30-year composition shingle roof
- 03 New horizontally-oriented cement-board siding
- 04 Exposure 6" vertically-oriented cement-board siding
- 05 Exposure 12" vertically-oriented cement-board canopy
- 06 New 2" over finished cement board
- 07 New 3.5" thick stone masonry veneer, random-stellar bond
- 08 New brick masonry veneer, common bond
- 09 New metal rafter exposure
- 10 New metal rafter at exterior porch deck, minimum height 36" above finish floor
- 11 New 2" over 1" exterior porch deck, minimum height 36" above finish floor

UDO TITLE 25, CHAPTER 25-2, SUBCHAPTER 7, ARTICLE 2.6, 3.4.1
 E. 4.5.(9)

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to... for a pitched or gabled roof, the gable roof or dormer... the FINISH FLOOR LINE.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IF ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROVIDE INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



1 Elevation, Bldg 1, Right
 Scale 1/8" = 1'-0" @ 11/17
 Scale 1/4" = 1'-0" @ 2/16

1 Elevation, Bldg 1, Right
 Scale 1/8" = 1'-0" @ 11/17
 Scale 1/4" = 1'-0" @ 2/16

SEAL OF ARCHITECT

SEAL OF MUNICIPAL APPROVAL

ISSUE DATE: 14 Mar 2015

PROJECT: 14 Mar 2015

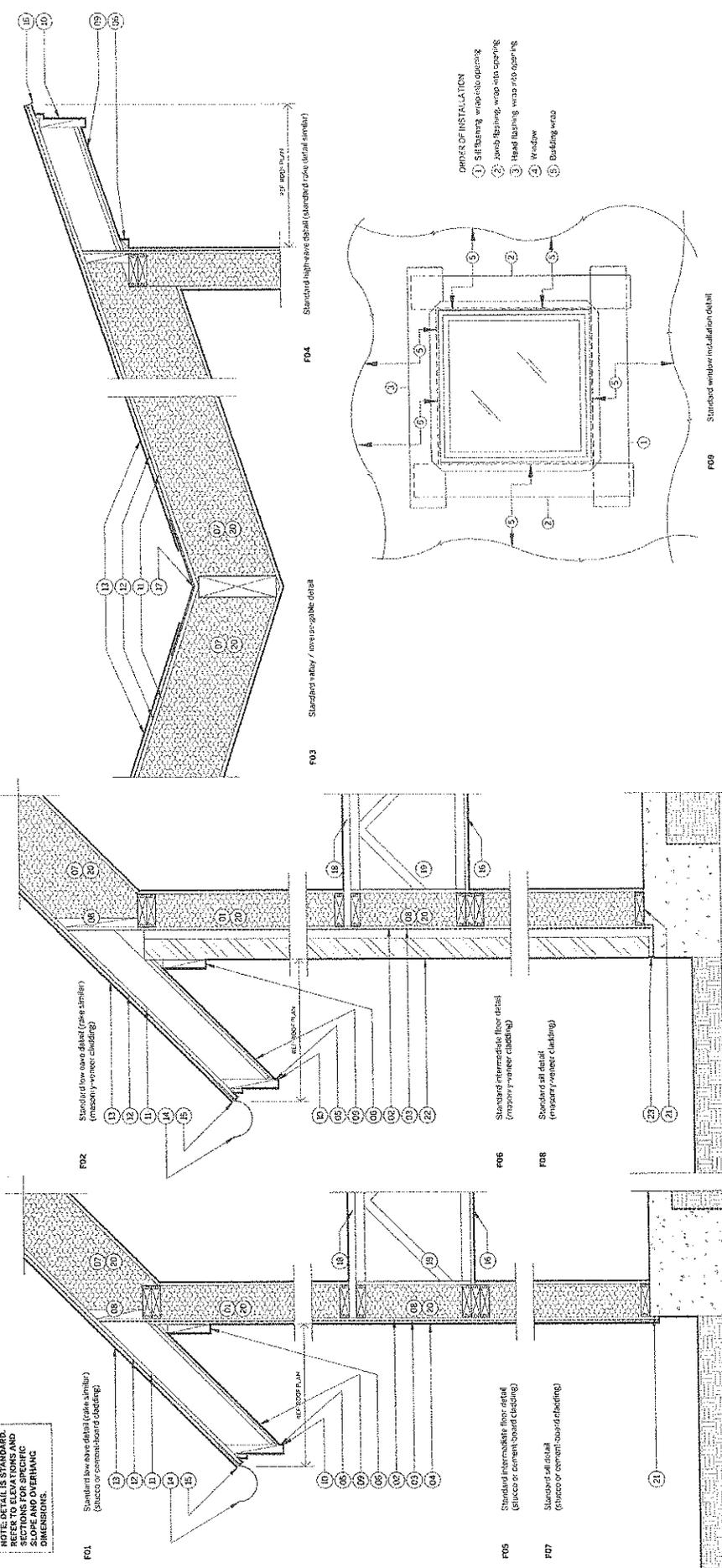
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 Scale 1/8" = 1'-0" @ 11/17
 Scale 1/4" = 1'-0" @ 2/16

- 1** Elevation, Bldg 1, Right
 Scale 1/8" = 1'-0" @ 11/17
 Scale 1/4" = 1'-0" @ 2/16
- REVISIONS (NOT ALL NOTES MAY BE RELEVANT TO THIS SPECIFIC PROJECT)
- 01 Banding unarmitted
 - 02 New 30 year composition shingle roof.
 - 03 New horizontal-slatted cement board siding.
 - 04 New horizontal-slatted cement board siding.
 - 05 New vertical-slatted exposure 12" above finish floor.
 - 06 New 2" x 4" board and batten siding on metal half 3rd and 4th floor.
 - 07 New 3.5" thick stone masonry veneer, random ashlar bond, common bond.
 - 08 New metal coping, Exposure 6".
 - 09 New metal coping, Exposure 6".
 - 10 New metal coping, Exposure 6".

UDO TITLE 25, CHAPTER 25-2, SUBCHAPTER 7, ARTICLE 2.6, 3.4.1
 E. 4.5.(9)

STANDARD FRAMING DETAILS (WOOD-FRAMED CONSTRUCTIONS).
Scale 3/4" = 1'-0" @ 1/4" / Scale 1/2" = 1'-0" @ 24x36.

NOTE: DETAIL IS STANDARD. REFER TO ELEVATIONS AND SECTIONS FOR SLOPE AND OVERHANG DIMENSIONS.



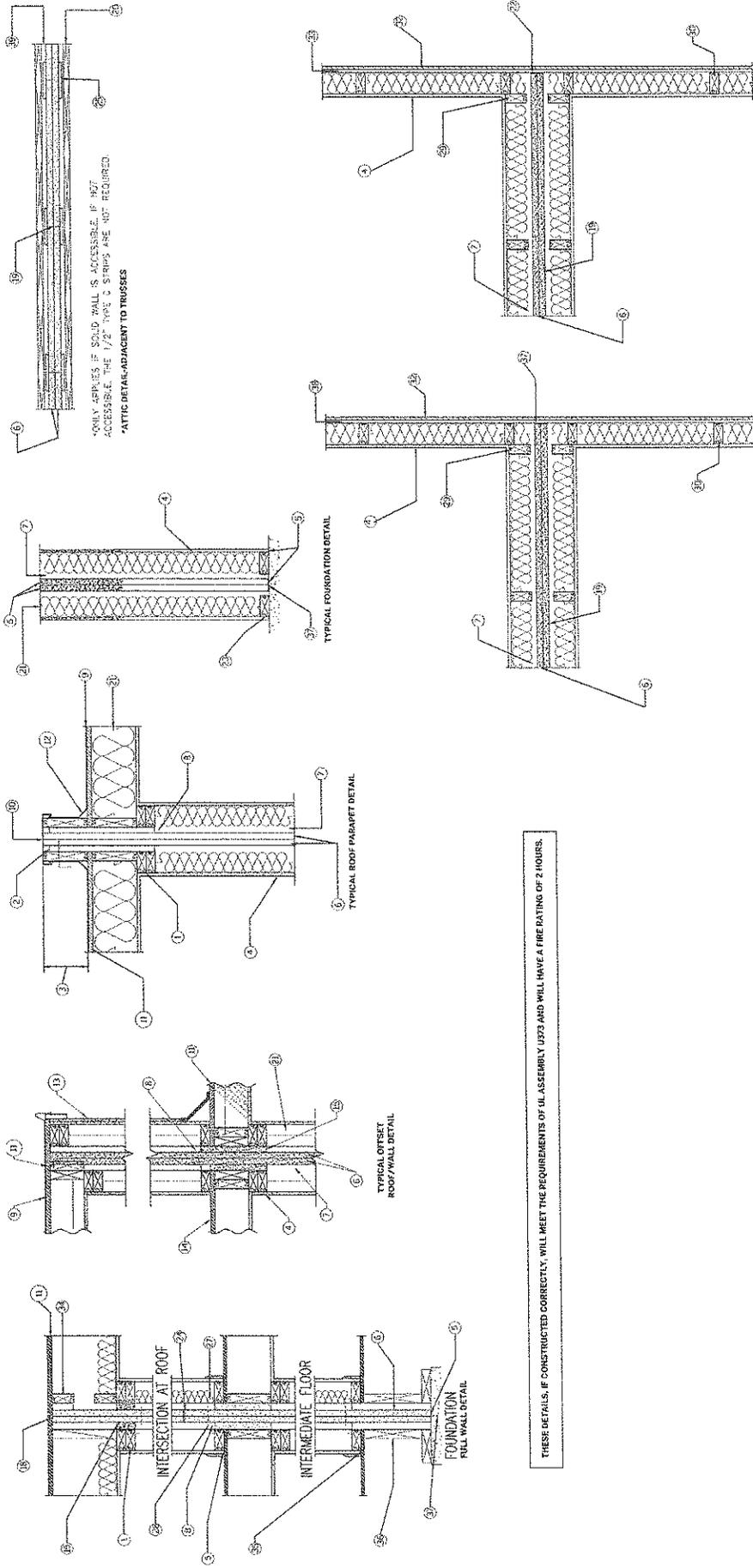
- ORDER OF INSTALLATION
1. Sill flashing, waterproofing opening
 2. Sash flashing, wrap into opening
 3. Head flashing, wrap into opening
 4. Window
 5. Building wrap



SEAL OF ARCHITECT
 SEAL OF MUNICIPAL APPROVAL
 21 May 2020
 ISSUE DATE

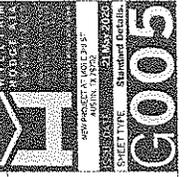
DISCLAIMERS:
 This document is issued under the seal of the Architect. It is not to be used for any purpose other than that for which it was prepared. The Architect is not responsible for the design or construction of any structure or for the safety of any person or property. The Architect is not responsible for the design or construction of any structure or for the safety of any person or property. The Architect is not responsible for the design or construction of any structure or for the safety of any person or property.

- KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT):
- 01 Eaves wall framing. 2x6 (2x4 MAY BE SUBSTITUTED)
 - 02 Insulation. 2" rigid foam insulation
 - 03 Vapor barrier. 6 mil polyethylene
 - 04 Metal gutter (REF: ROOF PLAN)
 - 05 Metal drip edge
 - 06 Gypsum board ceiling, 5/8" thick
 - 07 Exterior cladding. 1/2" cement board or wood
 - 08 Sill flashing (REF: ELEVATIONS)
 - 09 Sill flashing (REF: ELEVATIONS)
 - 10 Wood blocking at eaves wall junction
 - 11 Wood blocking at eaves wall junction
 - 12 Wood blocking at eaves wall junction
 - 13 Wood blocking at eaves wall junction
 - 14 Wood blocking at eaves wall junction
 - 15 Wood blocking at eaves wall junction
 - 16 Wood blocking at eaves wall junction
 - 17 Wood blocking at eaves wall junction
 - 18 Wood blocking at eaves wall junction
 - 19 Wood blocking at eaves wall junction
 - 20 SF seal (REF: ELEVATIONS)
 - 21 SF seal (REF: ELEVATIONS)
 - 22 Masonry veneer (REF: ELEVATIONS)
 - 23 Masonry veneer (REF: ELEVATIONS)



*ONLY FERRES IF SOLID WALL IS ACCESSIBLE. IF NOT ACCESSIBLE, THE 1/2" TYPE C STRIPS ARE NOT REQUIRED
 *ATTIC METAL ADJACENT TO TRUSSES

THESE DETAILS, IF CONSTRUCTED CORRECTLY, WILL MEET THE REQUIREMENTS OF UL ASSEMBLY U73 AND WILL HAVE A FIRE RATING OF 2 HOURS.



SEAL OF ARCHITECT
 SEAL OF ARCHITECT



DISCLAIMERS:
 The designer is not liable for any error or omission in these drawings. The architect is not responsible for the construction of the building. The contractor is responsible for the construction of the building. The manufacturer is responsible for the performance of the product. The user is responsible for the use of the product. The product is not intended for use in any other manner than that specified in these drawings. The product is not intended for use in any other manner than that specified in these drawings.

37 2" U-Track power driven fastener 2x4, U.C.
 38 Exterior gypsum sheathing as specified or other per code
 39 Minimum as shown w/ (other) strips

26 2x6 w/ 1" square C or gypsum board between strips
 27 1" Drywall Screw
 28 1" Plan head screw
 29 Interior wall framing
 30 Exterior wall framing
 31 2x2 ledger strips
 32 Exterior facing
 33 1/2" residential sheathing or other per code
 34 Roof truss
 35 Insulative Sheath
 36 Joist

12 Flashing
 13 Insulation
 14 Floor
 15 Fire blocking (as required)
 16 1 layer of 1/2" 1/2" square gypsum panel (or as required)
 17 2x2 ledger strips
 18 Sawcut
 19 2" x 10" stud
 20 2" x 4" floor joist
 21 Insulation (REFER TO SPECIFICATIONS)
 22 2" C-Track
 23 2x4 Stud
 24 2x4 Track C-Tracks

11 Wall framing 2x4 (6g similar) REFER TO PLANS FOR
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 13 Insulation
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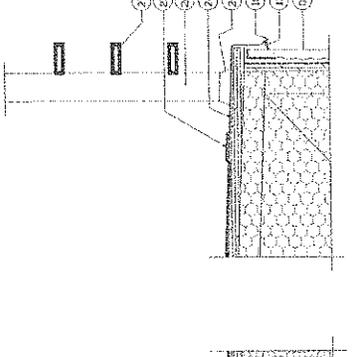
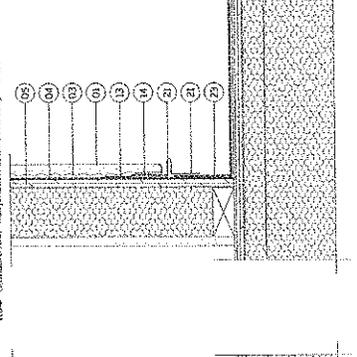
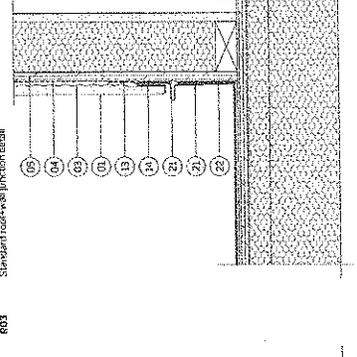
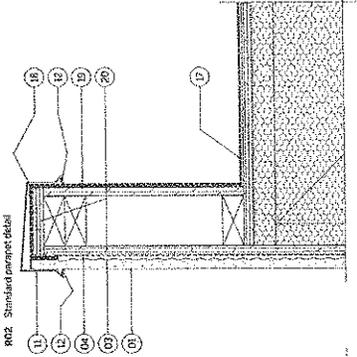
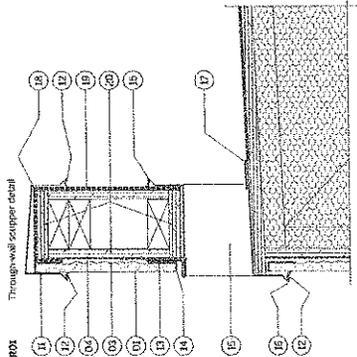
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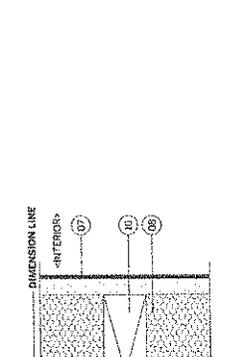
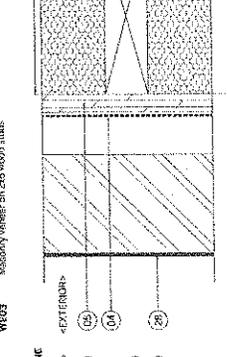
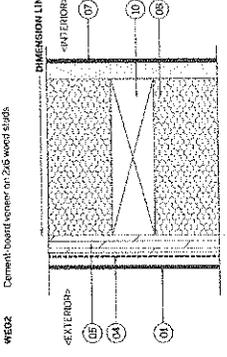
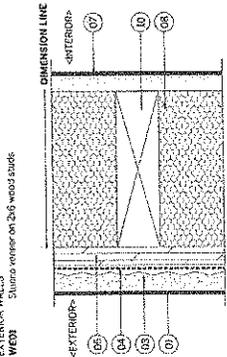
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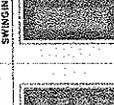
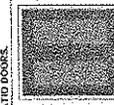
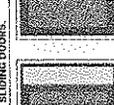
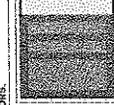
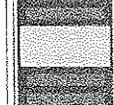
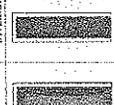
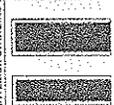
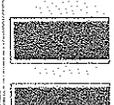
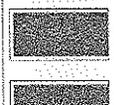
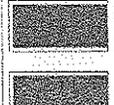
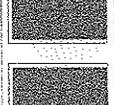
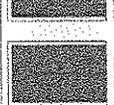
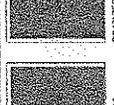
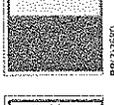
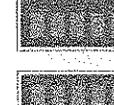
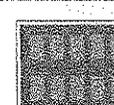
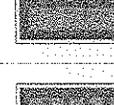
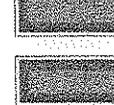
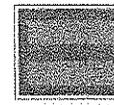
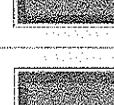
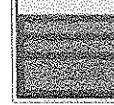
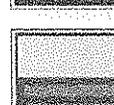
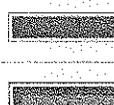
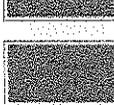
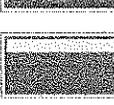
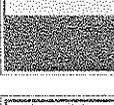
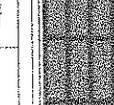
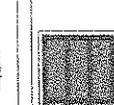
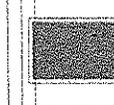
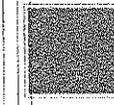
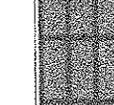
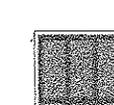
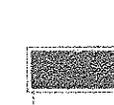
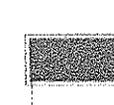
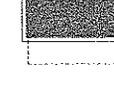
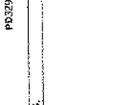
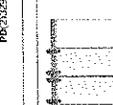
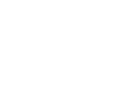
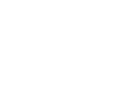
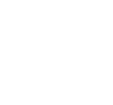
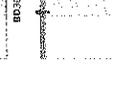
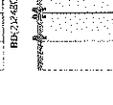
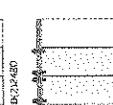
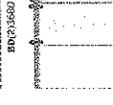
STANDARD OCCUPIED ROOF DETAILS (WOOD-FRAMED CONSTRUCTION).
 Scales 1/4" = 1'-0" @ 11/16" / Scale 3" = 1'-0" @ 24/32".



STANDARD PARTITION TYPES (WOOD-FRAMED CONSTRUCTION).
 Scales 3/4" = 1'-0" @ 11/16" / Scale 5" = 1'-0" @ 24/32".



<p>REVISIONS (DO NOT ALTER ANY PART OF THIS SPECIFIC PROJECT).</p> <table border="1"> <tr><td>1</td><td>5</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>2</td><td>6</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>3</td><td>7</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>4</td><td>8</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>5</td><td>9</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>6</td><td>10</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>7</td><td>11</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>8</td><td>12</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>9</td><td>13</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>10</td><td>14</td><td>5/24/20</td><td>Revised to show 2x6 wood joist</td></tr> <tr><td>11</td><td>15</td><td>5/24/20</td><td>Revised to 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DOOR SCHEDULES.	SWINGING ENTRY DOORS.	EXTERIOR SLIDING DOORS.	INTERIOR SLIDING DOORS.	INTERIOR BYPASS DOORS.	GARAGE DOORS.
 EN3590  EN3595  EN3596  EN3597  EN3598  EN3599  EN3600  EN3601  EN3602  EN3603  EN3604  EN3605  EN3606  EN3607  EN3608  EN3609  EN3610  EN3611  EN3612  EN3613  EN3614  EN3615  EN3616  EN3617  EN3618  EN3619  EN3620	 SD3590  SD3595  SD3596  SD3597  SD3598  SD3599  SD3600  SD3601  SD3602  SD3603  SD3604  SD3605  SD3606  SD3607  SD3608  SD3609  SD3610  SD3611  SD3612  SD3613  SD3614  SD3615  SD3616  SD3617  SD3618  SD3619  SD3620	 SD3590  SD3595  SD3596  SD3597  SD3598  SD3599  SD3600  SD3601  SD3602  SD3603  SD3604  SD3605  SD3606  SD3607  SD3608  SD3609  SD3610  SD3611  SD3612  SD3613  SD3614  SD3615  SD3616  SD3617  SD3618  SD3619  SD3620	 SD3590  SD3595  SD3596  SD3597  SD3598  SD3599  SD3600  SD3601  SD3602  SD3603  SD3604  SD3605  SD3606  SD3607  SD3608  SD3609  SD3610  SD3611  SD3612  SD3613  SD3614  SD3615  SD3616  SD3617  SD3618  SD3619  SD3620	 SD3590  SD3595  SD3596  SD3597  SD3598  SD3599  SD3600  SD3601  SD3602  SD3603  SD3604  SD3605  SD3606  SD3607  SD3608  SD3609  SD3610  SD3611  SD3612  SD3613  SD3614  SD3615  SD3616  SD3617  SD3618  SD3619  SD3620	 SD3590  SD3595  SD3596  SD3597  SD3598  SD3599  SD3600  SD3601  SD3602  SD3603  SD3604  SD3605  SD3606  SD3607  SD3608  SD3609  SD3610  SD3611  SD3612  SD3613  SD3614  SD3615  SD3616  SD3617  SD3618  SD3619  SD3620

GENERAL NOTES REGARDING DOORS AND WINDOWS.

01 This is a STANDARD schedule and no alterations and no alterations are indicated above may be made. If any changes are made, the contractor shall be responsible for the design and construction of the window and/or door unit. The contractor shall coordinate with the architect and/or manufacturer to ensure that the window and/or door unit meets the requirements of the applicable code and/or manufacturer's specifications.

02 The manufacturer shall be responsible for the design and construction of the window and/or door unit. The contractor shall coordinate with the architect and/or manufacturer to ensure that the window and/or door unit meets the requirements of the applicable code and/or manufacturer's specifications.

03 The manufacturer shall be responsible for the design and construction of the window and/or door unit. The contractor shall coordinate with the architect and/or manufacturer to ensure that the window and/or door unit meets the requirements of the applicable code and/or manufacturer's specifications.

04 The manufacturer shall be responsible for the design and construction of the window and/or door unit. The contractor shall coordinate with the architect and/or manufacturer to ensure that the window and/or door unit meets the requirements of the applicable code and/or manufacturer's specifications.

DOOR DESCRIPTIONS TO ALLEGED.

DOOR TYPES:
 EN - Entry door
 PA - Patio door
 SL - Exterior sliding door
 SD - Sliding door
 BP - Bypass door
 PD - Pocket door
 BG - Barn door

HEIGHT OF DOOR LEAF (NOMINAL) (IN INCHES)
 E.G. 80 - 80 INCHES

WIDTH OF DOOR LEAF (NOMINAL) (IN INCHES)
 E.G. 30 - 30 INCHES

HEIGHT OF DOOR LEAF (NOMINAL) (IN INCHES)
 E.G. 80 - 80 INCHES

WIDTH OF DOOR LEAF (NOMINAL) (IN INCHES)
 E.G. 30 - 30 INCHES

DISCLAIMERS.

The Architect is not responsible for the design and construction of the window and/or door unit. The contractor shall be responsible for the design and construction of the window and/or door unit. The contractor shall coordinate with the architect and/or manufacturer to ensure that the window and/or door unit meets the requirements of the applicable code and/or manufacturer's specifications.

SEAL OF ARCHITECT.

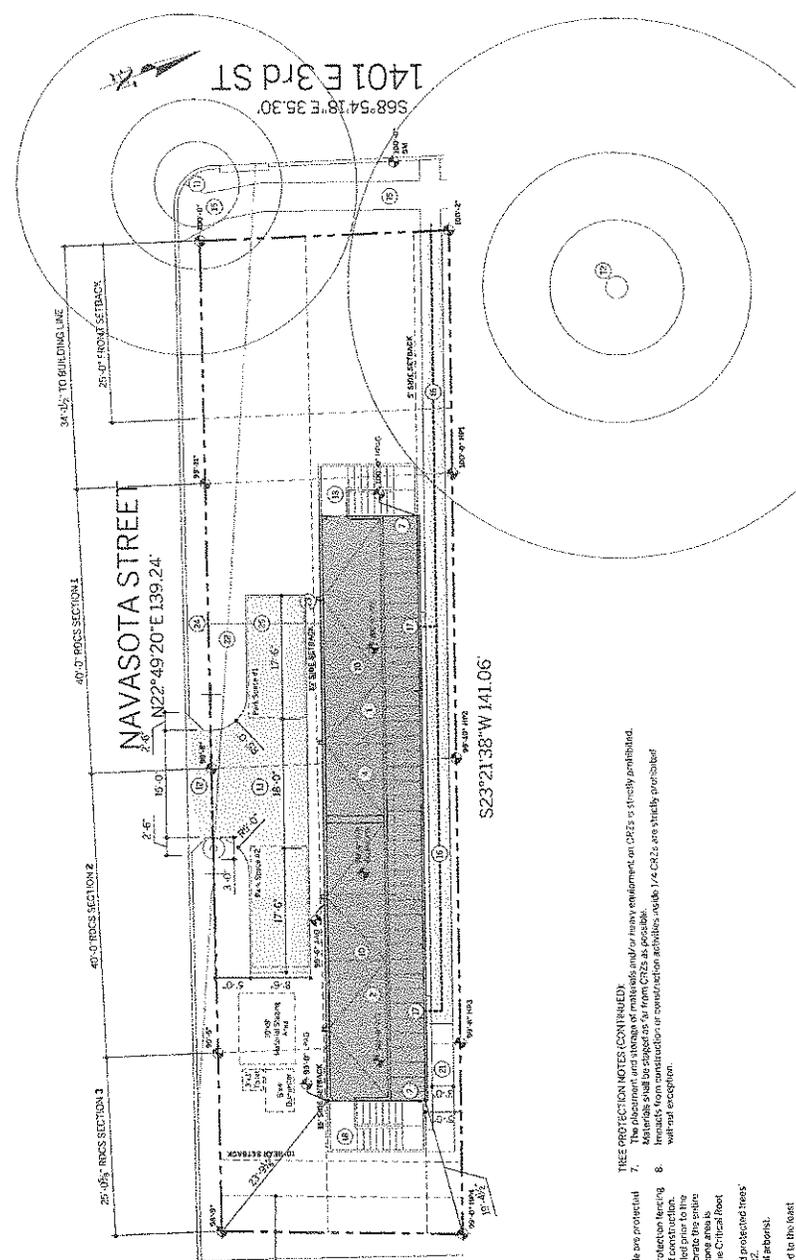
SEAL OF MUNICIPAL APPROVAL.

ISSUED DATE: 21 May 2020

G0008

ISSUED DATE: 21 May 2020

SITE PLAN AS ORIGINALLY APPROVED



REFER TO SHEET G005 FOR DETAILS OF 2-HR-RATED DEMISING WALLS (UL U373).
 REFER TO SHEET G007 FOR ENVIRONMENTAL AND TREE-PROTECTION DETAILS.
 REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
 STRUCTURES SHALL BE PLACED ON SITE BY LICENSED PROFESSIONAL SURVEYOR.

1 Site Plan
 Scale: 1/8" = 1'-0" @ 24.35'

1

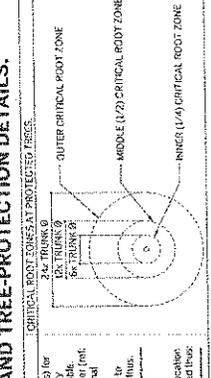
PROJECT: 1401 E 3rd ST
 SHEET TYPE: SITE PLAN
A000

SEAL OF ARCHITECT

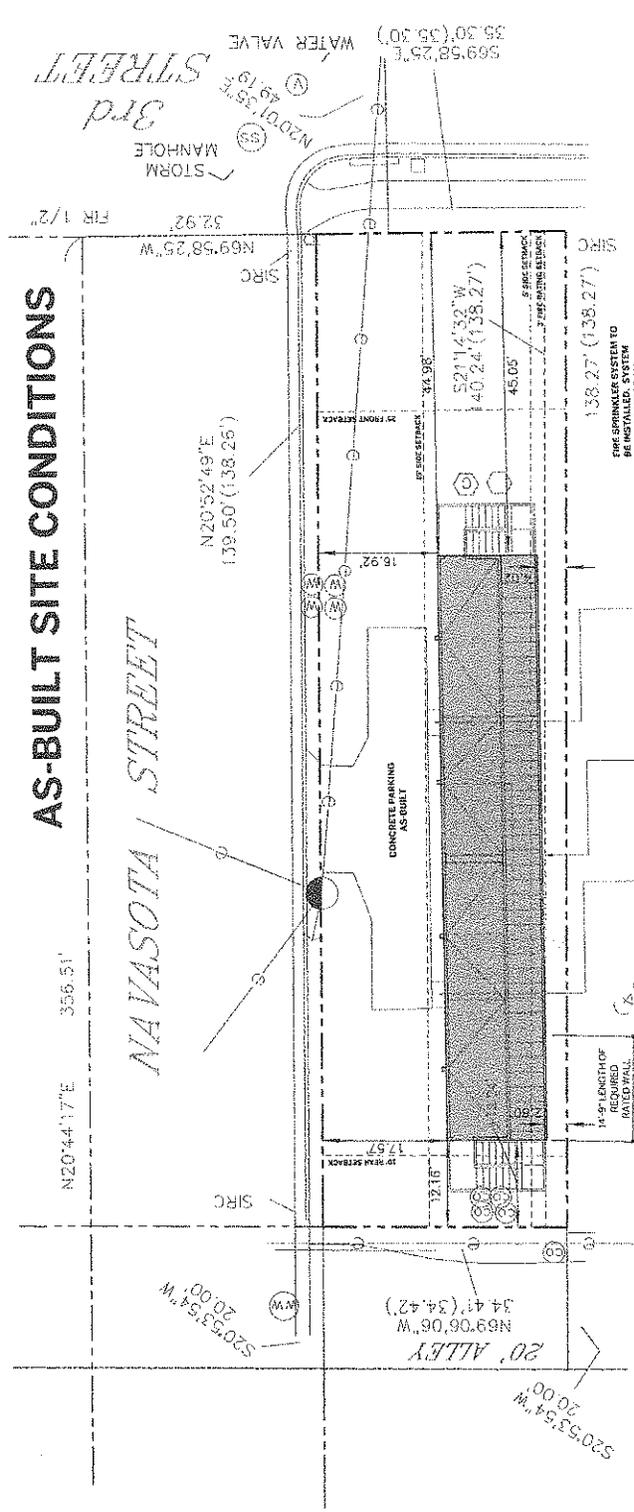
SEAL OF MUNICIPAL APPROVAL

ISSUE DATE: 21 May 2020

- TREE PROTECTION NOTES:**
- All trees 19" or trunk diameter and greater at a height of 4'-6" above adjacent grade are principal trees. No principal trees shall be removed or damaged. Tree protection fencing shall be installed for all principal trees within the limits of construction. Extents of fencing are shown on this sheet. Tree protection fencing shall be installed prior to the commencement of construction. When the tree protection fencing is installed, the tree protection zone shall be established. The tree protection zone shall be established within any portion of the Critical Root Zone.
 - 2x4 or greater size poles 8'-6" minimum length shall be installed around protected trees.
 - 2x4 or greater size poles shall be installed around protected trees.
 - Protective fencing shall be installed under the strict oversight of a licensed professional arborist.
 - PRUNING OR SUBJECT TREES SHALL EXCEED 20% OF TREE CANOPY.
 - Pruning for all utility or CRZs shall be performed by a licensed professional arborist.
 - Work shall be taken during construction that activities requiring vertical movement (e.g., drilling, rigging) shall not disturb existing tree canopies.



- CRITICAL ROOT ZONES AT PROTECTED TREES**
- | | | |
|---|----------------------------------|--|
| 01 New primary residence | 12 New wood deck, uncovered | 20 New electrical meter(s) for primary residence |
| 02 New secondary residence | 13 New concrete patio | 21 Location of water meter (incl. call engineering for final location) |
| 03 New attached garage | 14 New concrete driveway | 22 Supply line to new water meter |
| 04 New detached garage | 15 New concrete driveway | 23 New water meter |
| 05 New detached porch | 16 New concrete sidewalk | 24 New water meter |
| 06 New detached porch w/ deck | 17 New "T" pipe | 25 Approach per City of Austin standards |
| 07 New covered porch w/o deck or hhabitable space above | 18 New electrical conduit | 26 New electrical conduit |
| 08 New covered porch w/o deck or hhabitable space above | 19 New overhead electric service | 27 New overhead electric service |
| 09 New uncovered deck | 20 New overhead electric service | 28 New overhead electric service |
| 10 New spiral stair to roof deck | 21 New overhead electric service | 29 New overhead electric service |



DAVID BRUCE
(201) 217-7864

1 Site Plan
Scale: 1/8" = 1'-0"
SHEET NO. 1 OF 2

REFER TO SHEET G001 FOR PROJECT INFORMATION AND AREA CALCULATIONS.
CONDITIONS DERIVED FROM CAD FILE OF SURVEY PROVIDED TO ARCHITECT.

THIS SHEET IS FOR DEPICTION OF AS-BUILT SITE CONDITIONS ONLY.
REFER TO SHEETS A101 AND A102 FOR EXTENTS OF RATED EXTERIOR WALLS.

REVISION	DATE	DESCRIPTION
01	05/21/2020	Initial design
02	05/21/2020	Revised design
03	05/21/2020	Final design
04	05/21/2020	As-built conditions
05	05/21/2020	Site plan
06	05/21/2020	Site plan
07	05/21/2020	Site plan
08	05/21/2020	Site plan
09	05/21/2020	Site plan
10	05/21/2020	Site plan
11	05/21/2020	Site plan

SEAL OF ARCHITECT

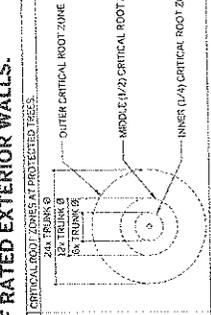
SEAL OF MUNICIPAL APPROVAL

SEAL OF ENGINEER

SEAL OF SURVEYOR

ISSUE DATE: 21 May 2020

DISCLAIMER: The Architect is not liable for any errors or omissions in this drawing. The Architect is not responsible for any conditions not shown on this drawing. The Architect is not responsible for any conditions not shown on this drawing. The Architect is not responsible for any conditions not shown on this drawing.

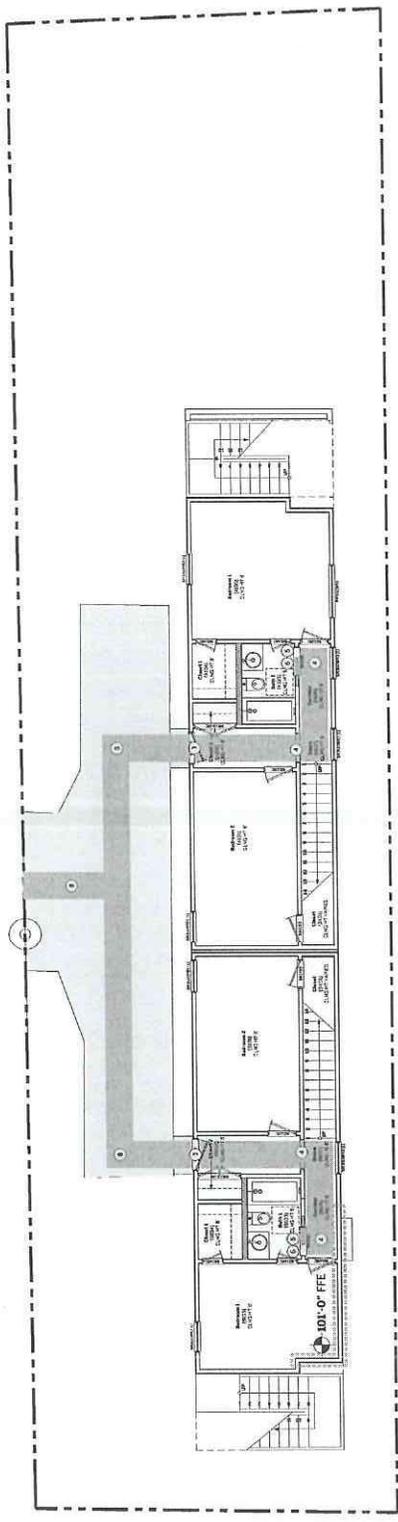


- CRITICAL ROOT ZONES AT PROTECTED TREES:
- 24' TRUNK
 - 27' TRUNK
 - 30' TRUNK
 - OUTER CRITICAL ROOT ZONE
 - MIDDLE (1/2) CRITICAL ROOT ZONE
 - INNER (1/4) CRITICAL ROOT ZONE

THIS SHEET IS FOR DEPICTION OF AS-BUILT SITE CONDITIONS ONLY.
REFER TO SHEETS A101 AND A102 FOR EXTENTS OF RATED EXTERIOR WALLS.

NAVASOTA STREET

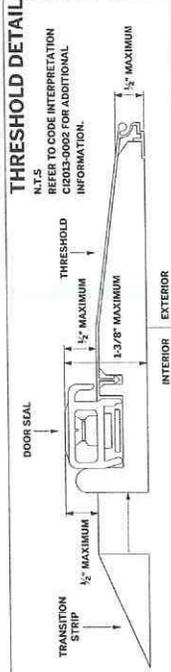
1401 E 3rd ST



1 Visitability Plan

Scale: 3/32" = 1'-0" @ 11x17
Scale: 3/16" = 1'-0" @ 24x36

- 1. **GENERAL NOTES:**
 - 4. The junction box contains of all light switches and shall be no higher than 5' above finished floor.
 - 5. 32" clear visible route.
 - 6. 2x6 blocking at all walls in bathrooms (except directly above finished floor).
 - 7. 32" wide door to bathroom.
 - 8. Door shall not require required clearances in bathroom.
- 2. **GENERAL NOTE:**
 - 1. Clearances of all ovals, rectangles and data ports shall be no lower than 18" above finished floor.
 - 2. Clearances in minimum threshold height of 1/2" minimum nominal 35" width.
- 3. Exterior visible route via driveway.



THRESHOLD DETAIL
N.J.S. REFER TO CODE INTERPRETATION C2003-0002 FOR ADDITIONAL INFORMATION.

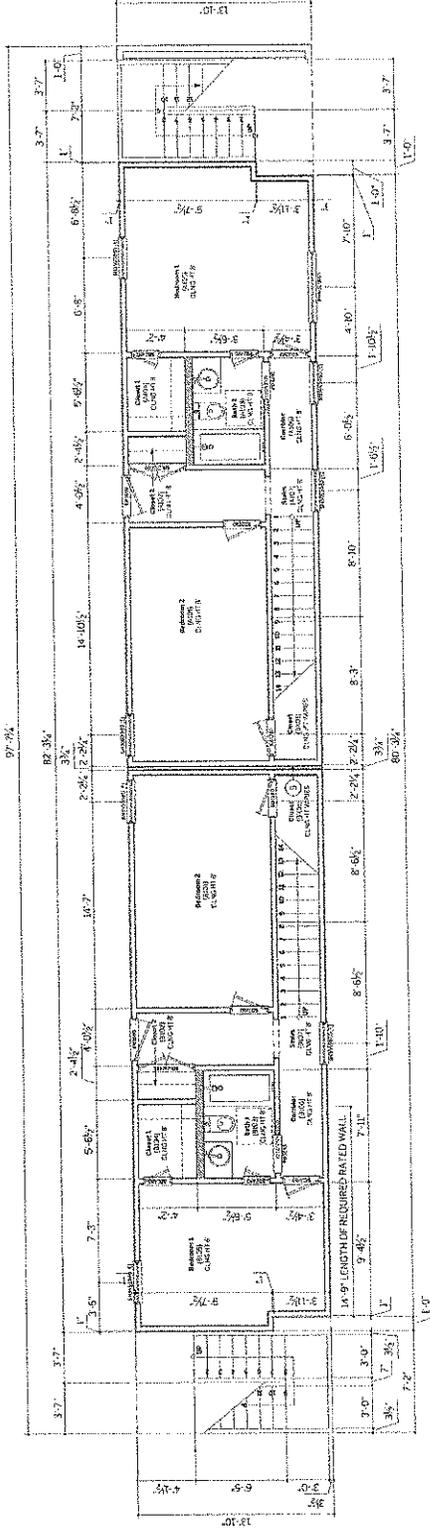
GENERAL NOTE:
Refer to sheet G002 for notes regarding VISIBILITY REQUIREMENTS.
Exterior visible route shall have a minimum clear height of 32" unless handrails are provided in which case minimum clear height shall not exceed 18". Cross slope shall in no case exceed 1:50.

DISCLAIMERS:
THIS DOCUMENT IS ISSUED UNDER THE SEAL OF WILLIAM LAWRENCE BRIDGE, LEADS ARCHITECTS, REGISTERED PROFESSIONAL ARCHITECT, 1401 E. 3RD ST., SUITE 100, AUSTIN, TEXAS 78702.
THIS DOCUMENT IS NOT A CONTRACT. THE CONTRACT IS THE SET OF CONTRACT DOCUMENTS ON FILE WITH THE ARCHITECTURAL BOARD OF TEXAS. THIS DOCUMENT IS NOT A CONTRACT. THE CONTRACT IS THE SET OF CONTRACT DOCUMENTS ON FILE WITH THE ARCHITECTURAL BOARD OF TEXAS.
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WILLIAM LAWRENCE BRIDGE LEADS ARCHITECTS
REGISTERED PROFESSIONAL ARCHITECT
1401 E. 3RD ST., SUITE 100
AUSTIN, TEXAS 78702
NOW PROJECT AT: 1401 E. 3RD ST.
ISSUE DATE: 21 May 2020
SHEET TYPE: VISIBILITY PLAN
A100

SEAL OF ARCHITECT
SEAL OF MUNICIPAL APPROVAL

ISSUE DATE: 21 May 2020



1 Floor Plan, Bldg 1, Level 01
 Scale 1/4" = 1'-0" 2-24.05

SEAL OF MUNICIPAL APPROVAL

SEAL OF ARCHITECT

DISCLAIMERS

FRAMING AND ROOFING LEGEND

NOTES ON FRAMING

REVISION NOTES (ONLY ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

This document is not valid until the seal of the architect is placed on the drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing. The architect is not responsible for the accuracy of the information provided in this drawing.

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FRAMING AND ROOFING LEGEND

2x6 wood framing

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NOTES ON FRAMING

1. Bathrooms on the first floor shall receive an entry door with minimum 2x4 wood blocking parallel to the door frame. Blocking shall be installed with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of the door frame shall be located no greater than 45" (9' junction) centerline above finish floor level.

REVISION NOTES (ONLY ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01 New 2x4-rated demising wall between duplex units.

02 Railing or partition height 36" above finished floor.

03 Open metal or wood casking at stair. Minimum height 36" above existing floor.

04 Stair break.

05 Lined duplex (balcony).

06 Privacy (balcony).

07 Approved to A.C.

08 Approved to A.C.

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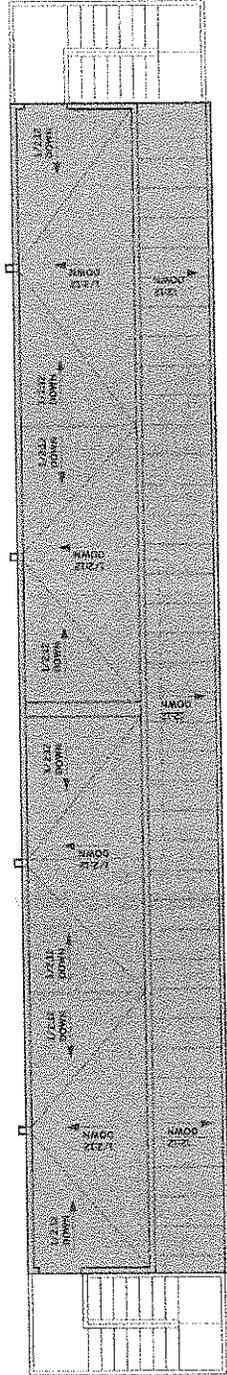
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1 Roof Plan, Bldg 1
 Scale 1/8" = 1'-0" @ 11x17
 Sheet 14 of 14 @ 24x36

DISCLAIMER
 The undersigned hereby certifies that the drawings and specifications herein were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly Licensed Professional Engineer in the State of Texas, License No. 10000, and is duly registered in the State of Texas, License No. 10000. The undersigned hereby certifies that the drawings and specifications herein were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly Licensed Professional Engineer in the State of Texas, License No. 10000, and is duly registered in the State of Texas, License No. 10000.

SEAL OF ARCHITECT

SEAL OF MUNICIPAL APPROVAL

ISSUE DATE 21 May 2020

ISSUE NO. A104

NOTES ON FRAMING

- Structures on the first floor shall receive an entry floor with minimum 30' clear opening.
- Structures on the first floor shall receive a 2x4 wood blocking capable of supporting the floor joists (per local codes). Blocking shall be installed such that the centerline of blocking is 24" above finish floor level.
- Structures with impoundment on all floors shall be located no greater than 48" (9 panels) and shall rest on all floors shall be located no less than 18" (3 panels) above finish floor level.
- At least one entrance to the first floor of the structure shall be a minimum of 36" in clear width and shall have a minimum clearance of 120".

FRAMING AND JOISTING LEGEND

	2x4 wood framing
	2-hour rated firewall (per USBC)
	1-hour rated firewall (per USBC)
	1/2-hour rated firewall (per USBC)
	15-minute fire-resistance-rated assembly (per USBC)

COMPOSITION STRING MARKING

2x4 wood framing

2-hour rated firewall (per USBC)

1-hour rated firewall (per USBC)

1/2-hour rated firewall (per USBC)

15-minute fire-resistance-rated assembly (per USBC)

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	New 2 1/2" rated fire-resistance-rated wall	03	New 2 1/2" rated fire-resistance-rated wall
02	Construction to comply with UL 1377	04	Construction to comply with UL 1377
03	Minimum height 3.5'	05	Minimum height 3.5'
04	Minimum height 3.5'	06	Minimum height 3.5'
05	Minimum height 3.5'	07	Minimum height 3.5'
06	Minimum height 3.5'	08	Minimum height 3.5'

NOTES ON FINISHES

- 01 New 2 1/2" rated fire-resistance-rated wall
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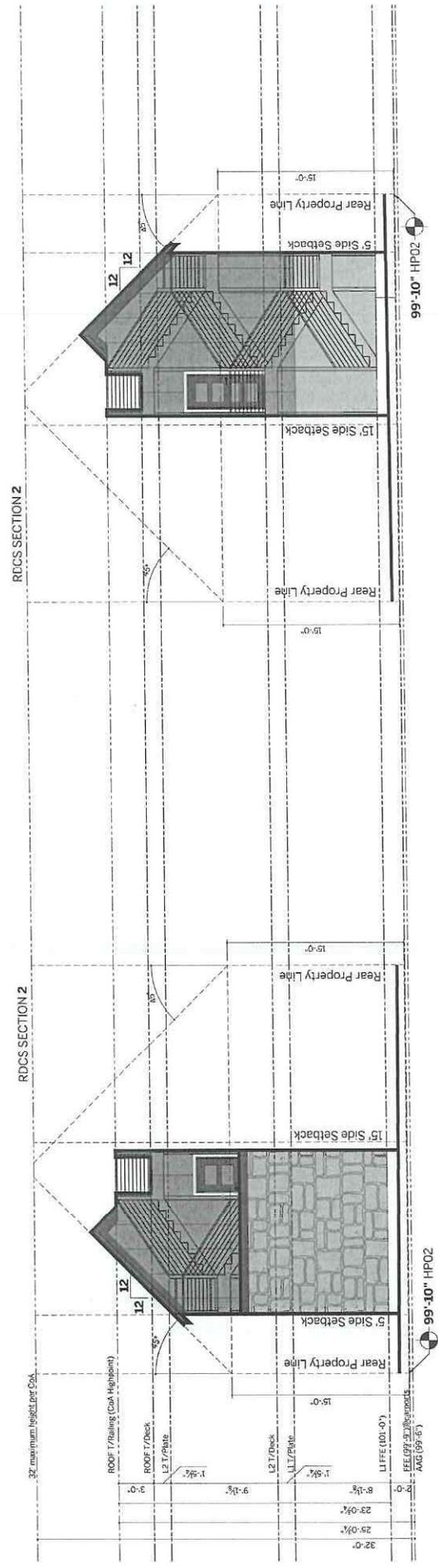
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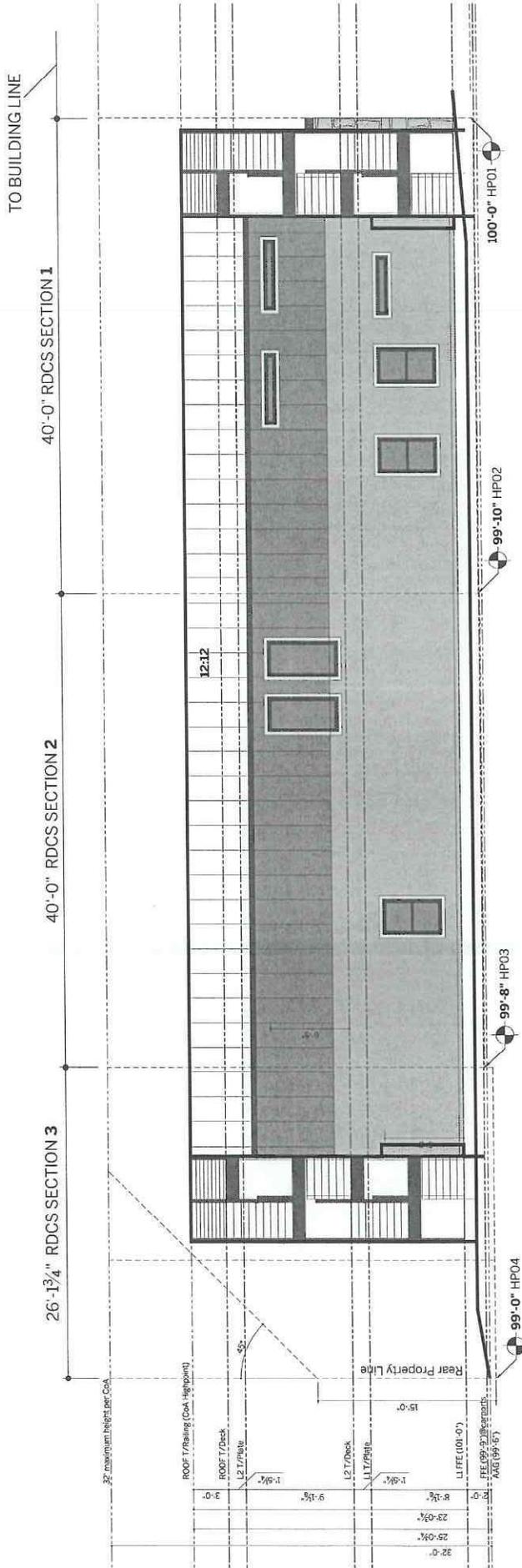
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1 Elevation, Bldg 1, Front
 Scale 1/4" = 1'-0" @ 24.36

<p>NOTED NOTES:</p> <p>01 New metal coping, Exposure 6"</p> <p>02 New metal railing, Exposure 6"</p> <p>03 New metal railing at exterior porch or deck. Minimum height 36" above finished floor.</p> <p>04 New parapet at exterior porch or deck. Minimum 36" above finished floor.</p> <p>05 New metal downspout.</p> <p>07 Shed column (not structural)</p>	<p>CODE REFERENCES (City of Austin RDCS area only):</p> <p>LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6 E, 4, D, (9)</p> <p>A structure may not extend beyond a setback plane unless a shed roof is provided with a pitch of at least 18 feet on each side of the building, measured along the intersection with the setback plane.</p> <p>ARCHITECT'S NOTE: NO PROVISIONS FOR HABITABILITY OF SPACE (E.g. ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION).</p> <p>LDC TITLES 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1</p> <p>Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to... for a pitched or hip roof, the gabled roof or dormer with the highest average height.</p>	<p>MATERIAL LEGEND:</p> <ul style="list-style-type: none"> Standing-seam metal roofing Cement board or Real Tru brick 6" horizontal cement board 6" horizontal stained wood cement board 24" vertical cement board Stone veneer (axial bond) Composition-shingle roofing Cement board trim or Real Tru 	<p>DISCLAIMERS:</p> <p>This document is issued under the seal of the State Architect, State of Texas, and is not to be construed as a warranty, representation, or contract. The State Architect is not responsible for the accuracy of the information provided herein. The State Architect is not responsible for the accuracy of the information provided herein. The State Architect is not responsible for the accuracy of the information provided herein.</p>	<p>SEAL OF ARCHITECT:</p> <p>SEAL OF MUNICIPAL APPROVAL:</p> <p>21 May 2020</p> <p>ISSUE DATE</p>	<p>WILLIAM HODGE AIA</p> <p>NEW PROJECT NUMBER: 2020-05-01</p> <p>DATE: 21 MAY 2020</p> <p>A201</p> <p>SHEET TYPE: Elevations.</p>
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1 Elevation, Bldg 1, Left
Scale 1/8" = 1'-0" @ 1/4" = 1'-0"

<p>KEYED NOTES:</p> <ul style="list-style-type: none"> 01 New metal coping, Exposure 5" 02 New metal flashing, Exposure 5" minimum 03 New metal railing at exterior porch or deck, Minimum Maximum opening 3.5'. 04 New parapet at exterior porch or deck, Minimum 36" above New through-wall zipper. 05 New metal downspout. 07 Steel column (for structural). 	<p>CODE REFERENCES (City of Austin RDCS Area Only):</p> <p>LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 25.04.4.5.(7)</p> <p>A sidewalk with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.</p> <p>NOTES: (SEE NOTE NO. PROVISIONS FOR VARIABILITY OF SPACE ARE MADE IN THE LANGUAGE CITED ABOVE.)</p> <p>IF ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.</p> <p>LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1</p> <p>Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to, for a pitched or hip roof, the gabled roof or dormer with the highest average height.</p>	<p>MATERIALS LEGEND:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50px;">Standing-sloam metal roofing</td> <td style="width: 50px;">Cement board or RealTrim fascia</td> </tr> <tr> <td>Cement board (4" or RealTrim)</td> <td>6" horizontal stained wood cement board</td> </tr> <tr> <td>24" vertical cement board</td> <td></td> </tr> </table>	Standing-sloam metal roofing	Cement board or RealTrim fascia	Cement board (4" or RealTrim)	6" horizontal stained wood cement board	24" vertical cement board		<p>DISCLAIMERS:</p> <p>This document is issued under the seal of the Architect, and is not to be construed as a warranty, approval, or endorsement of any product. The document is not approved for use in any jurisdiction other than the jurisdiction in which it was prepared. No part of this document shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the Architect.</p>	<p>SEAL OF ARCHITECT:</p> <p>SEAL OF MUNICIPAL APPROVAL:</p> <p>ISSUE DATE: 21 May 2020</p>	<p>WILLIAM HODGES AIA ARCHITECT 1100 W. BRUNNEN AUSTIN, TX 78702 NEW PROJECT: A1101E3431 ISSUE DATE: 21 May 2020 SHEET TYPE: Elevations Bldg 1 A204</p>
Standing-sloam metal roofing	Cement board or RealTrim fascia										
Cement board (4" or RealTrim)	6" horizontal stained wood cement board										
24" vertical cement board											

June 18, 2020

Re: Case #C15-2020-0020

Ms. Elaine Ramirez
Senior Planner/Board of Adjustment Liaison
City of Austin Development Services Department
One Texas Center
505 Barton Springs Road
(512) 974-2202

via email: Elaine.ramirez@austintexas.gov

Dear Ms. Ramirez:

I am writing to support the applicants requested variance for the property located at 1401 E. 3rd Street, Austin, Texas, which is the subject of the case referenced above.

Nexus Private Capital is a [95% minority owned] private lender that routinely finances the acquisition and redevelopment of mostly infill properties, including the subject property, throughout Austin, Texas. We care about our borrowers, we care about the neighborhoods in which they operate and we're proud of the fact that we directly and indirectly contribute to hundreds of mostly minority occupied jobs.

As I believe you know, the request for the property owner's variance results from a surveyor's error that caused the house to be constructed roughly two feet too far to the east and within a 5 foot setback area.

My understanding is that a number of mitigating steps can be taken that would substantially mitigate if not entirely alleviate life safety concerns expressed by certain stakeholders and that options are also available to address privacy concerns. If that is the case and in the absence of any actual hardship imposed on anyone as a result of permitting the structure to remain in its current position, it seems senseless to require the property to be torn down.

Moreover, if the property owner has no choice but to tear down the property, he has indicated that he intends to default on his loan to our company because he cannot afford to tear it down and rebuild it. While that outcome would naturally be adverse to our firm, I believe it would also be adverse to the neighborhood as a whole. Nothing good can come from having a vacant property sit idle waiting to be vandalized – or worse – while we pursue a claim against the surveyor's insurance company.

I submit that granting a variance that requires reasonable mitigation of life safety and/or privacy concerns is far better for all parties involved – neighbors, owner, lender, surveyor, surveyor insurance company and the City of Austin - than the alternative, which is a denial.

I just don't understand how a denial, which could lead to a cascading series of prolonged adverse consequences for all parties involved, can be preferable for any reason other than spite. And, respectfully, that is not an appropriate reason to enforce a denial.

G-1/70

Thank you in advance for considering our view on this matter and please feel free to contact me if you would like to discuss our thoughts in any greater detail.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Chalfant', written over the printed name.

Cortlandt Chalfant
Managing Member

Cc: Jeffrey Blatt

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday May 11, 2020

CASE NUMBER: C15-2020-0020

- Y Brooke Bailey
- Y Jessica Cohen
- Y Ada Corral
- Y Melissa Hawthorne
- * William Hodge (abstained)
- Y Don Leighton-Burwell
- Y Rahm McDaniel
- Y Darryl Pruet
- Veronica Rivera (out)
- Y Yasmine Smith
- Y Michael Von Ohlen
- Y Kelly Blume (Alternate)
- Y Martha Gonzalez (Alternate)

APPLICANT: Jennifer Hanlen

OWNER: Durham Trading Partners XII, LLC

ADDRESS: 1401 3RD ST

VARIANCE REQUESTED: The applicant is requesting a variance(s) from Section 25-2-492 (Site Development Regulations) from setback requirements to decrease the minimum interior side setback from 5 feet (required) to 2.77 feet (requested) in order to complete a Single-Family residence in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

Note: currently under construction, layout error

BOARD'S DECISION: BOA meeting April 13, 2020 CANCELLED MEETING; MAY 11 2020 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to postpone to June 8, 2020, Board Member Rahm McDaniel seconds on a 10-1 vote (Board member Darryl Pruet nay, William Hodge abstained); POSTPONED TO JUNE 8, 2020.

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (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:

3. 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:



Elanie Ramirez
Executive Liaison

Diana Ramirez for

Don Leighton-Burwell
Chairman



May 5, 2020

Jennifer Hanlen
1401 E 3rd St
Austin TX, 78702

Property Description: W 35.6FT OF N138FT OF W193.4 OLT 20 DIVISION O

Re: C15-2020-0020

Dear Jennifer,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from the following section of the Land Development Code; Section 25-2-492 (*Site Development Regulations*) setback requirements; to decrease the minimum interior side setback from 5 feet (required) to 2.77 feet (requested)

In order to complete a Single-Family residence in an "SF-3-NP", Single-Family Residence-Neighborhood Plan zoning district. (East Cesar Chavez Neighborhood Plan)

Austin Energy does not oppose the above variance request provided any proposed and existing improvements follow Austin Energy's clearance criteria requirements, the National Electric Safety Code and OSHA. Any removal or relocation of existing electric facilities will be at owners /applicants' expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action: <https://austinenergy.com/wcm/connect/8bb4699c-7691-4a74-98e7-56059e9be364/Design+Criteria+Manual+Oct+2015.pdf?MOD=AJPERES>

If you require further information or have any questions regarding the above comments, please contact our office.

Thank you for contacting Austin Energy.

Eben Kellogg, Property Agent

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6050

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2020-0020

BOA DATE: April 13, 2020

ADDRESS: 1401 E. 3rd St

COUNCIL DISTRICT: 3

OWNER: Durham Trading Partners

AGENT: Jennifer Hanlen

ZONING: SF-3-NP

LEGAL DESCRIPTION: W 35.6FT OF N138FT OF W193.4 OLT 20 DIVISION O

VARIANCE REQUEST: reduce interior side setback from 5 ft. to 2.77 ft.

SUMMARY: complete construction of a Single-Family residence

ISSUES: layout error during construction

	ZONING	LAND USES
Site	SF-3-NP	Single-Family
North	SF-3-NP	Single-Family
South	SF-3-H-NP	Single-Family
East	SF-3-NP	Single-Family
West	SF-3-NP	Single-Family

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Barrio Unido Neighborhood Assn.
- Bike Austin
- Capital Metro
- Del Valle Community Coalition
- East Austin Conservancy
- East Cesar Chavez Neighborhood Association
- East Cesar Chavez Neighborhood Plan Contact Team
- El Concilio Mexican-American Neighborhoods
- Friends of Austin Neighborhoods
- Greater East Austin Neighborhood Association
- Guadalupe Neighborhood Development Corporation
- Homeless Neighborhood Association
- Neighborhood Empowerment Foundation
- Neighbors United for Progress
- Preservation Austin
- SELTexas
- Sierra Club, Austin Regional Group
- Tejano Town