

ORIG. ISSUE DATE: 2020-06-19
SCALE: 3" = 1'-0"
DRAWN BY: PAB
FILE NAME: 2018-01-A501.dwg

PAUL BIELAMOWICZ, AIA, LEED AP
2111 Wilson Street
Austin, Texas 78704
(512) 484-3990

REVISION HISTORY		
REV.	DESCRIPTION	DATE

City of Austin
REVIEWED FOR CODE COMPLIANCE

GARAGE RENOVATION

Bielamowicz Residence
2111 Wilson Street
Austin, Texas 78704

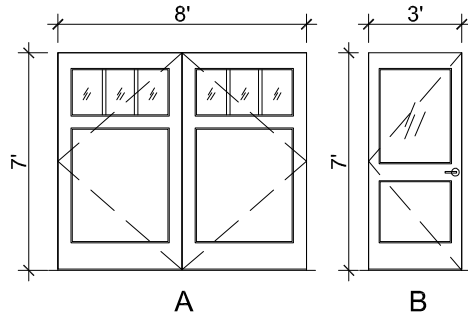


6/19/2020

WINDOW AND WALL FRAMING DETAILS

A-501

DOOR TYPES



DOOR SCHEDULE, HARDWARE SETS, AND NOTES

DOOR NO.	DOOR					FRAME					HDWR. SET	FIRE LABEL
	TYPE	WIDTH	HEIGHT	THICK.	MATL.	MATL.	HEAD	JAMB	JAMB	SILL		
1.01	A	8'-0" PR	7'-0"	1-3/4"	WD	WD	3/A502	2/A502	2/A502 (SIM)	1/A502	HW-1	N/A
1.02	B	3'-0"	7'-0"	1-3/4"	WD	WD	3/A502	2/A502	2/A502 (SIM)	1/A502	HW-2	N/A

HARDWARE SET #1 - OUTSWING CARRIAGE DOORS

QTY.	ITEM	MFR.	MODEL	FINISH	NOTES
8	HINGES	PBB	4B51-NRP	US32D	4.5"x4", SQUARE CORNERS
2	BOTTOM SEAL	PEMCO	313AN	GREY	FULLY MORTISED, 48"
1	WEATHERSTRIP	PEMCO	P-50W	WHITE	HEAD AND JAMBS
1	WEATHERSTRIP	PEMCO			ASTRAGAL
2	FLUSH BOLTS	HAGER	275D	S.S.	MOUNT AT HEAD

HARDWARE SET #2 - EXTERIOR ENTRANCE DOOR

QTY.	ITEM	MFR.	MODEL	FINISH	NOTES
1	EXT. HANDLESET	KWIKSET	800SE	15	SHELBURNE, SATIN NICKLE
1	INT. TRIM	KWIKSET	966TNL	15	TUSTIN, SATIN NICKLE
4	HINGES	PBB	BB51-NRP	US32D	4"x4", SQUARE CORNERS
1	BOTTOM SEAL	PEMCO	313AN	GREY	FULLY MORTISED, 36"
1	WEATHERSTRIP	PEMCO	P-50W	WHITE	HEAD AND JAMBS
1	KICKPLATE	ROCKWOOD	K1050	630 SS	8"x34", SATIN STAINLESS STL.

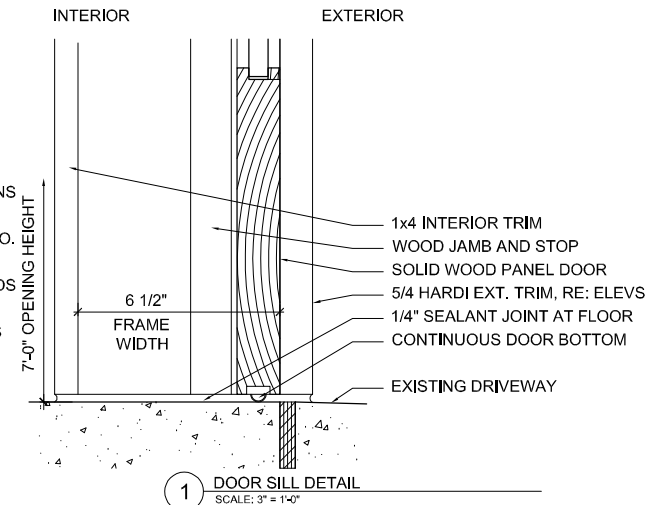
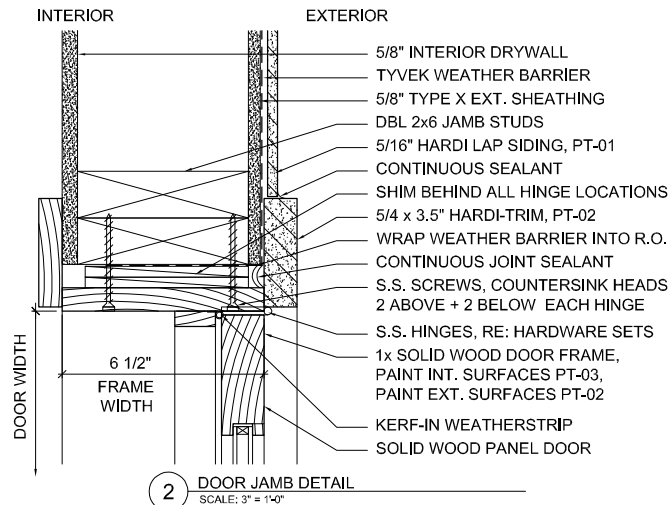
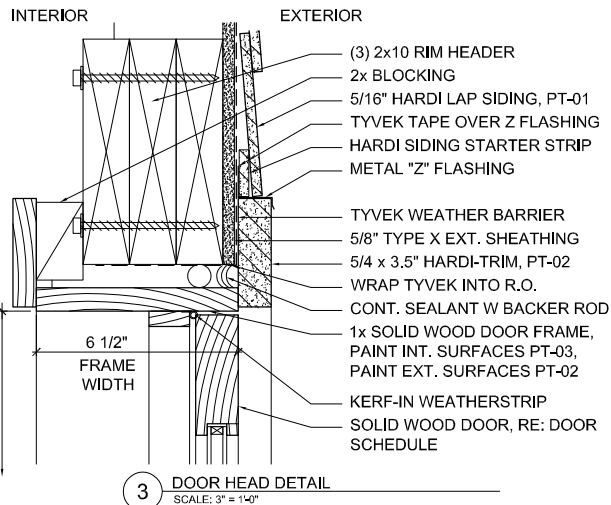
DOOR SPECIFICATION NOTES

1. DOOR TYPE "A" TO BE PAIR OF DOORS, EACH LEAF TO BE SIMPSON #6813, 1-3/4" THICK EXT. GRADE WOOD DOORS, SINGLE PANEL/THREE LITE W/ CLEAR 3/4" INSULATED GLASS (TDL), SQUARE STICKING, IN STAIN GRADE DOUGLAS FIR. EQUAL DOORS BY OTHER MANUFACTURERS ACCEPTABLE WITH ARCHITECTS APPROVAL

2. DOOR TYPE "B" TO BE SIMPSON #7081, 1-3/4" THICK EXT. GRADE WOOD DOOR, HALF-LITE W/ CLEAR 3/4" INSULATED GLASS, SQUARE STICKING, IN STAIN GRADE DOUGLAS FIR. EQUAL DOORS BY OTHER MANUFACTURERS ACCEPTABLE WITH ARCHITECTS APPROVAL

3. WOOD DOOR FINISH TO BE AS FOLLOWS:

- ONE COAT WOOD CONDITIONER
- ONE COAT MINWAX ENGLISH CHESTNUT STAIN
- 3-COATS MINWAX CLEAR SATIN SPAR URETHANE, LIGHT SANDING BETWEEN EACH COAT



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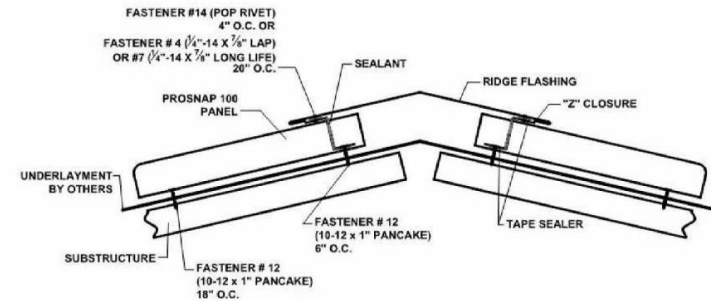


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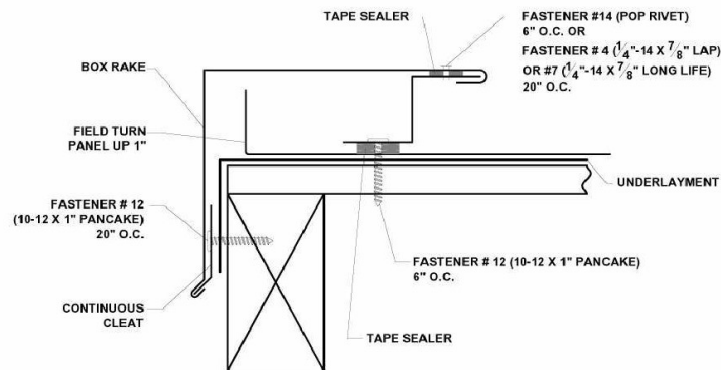
DOOR SCHEDULE AND DETAILS

A-502

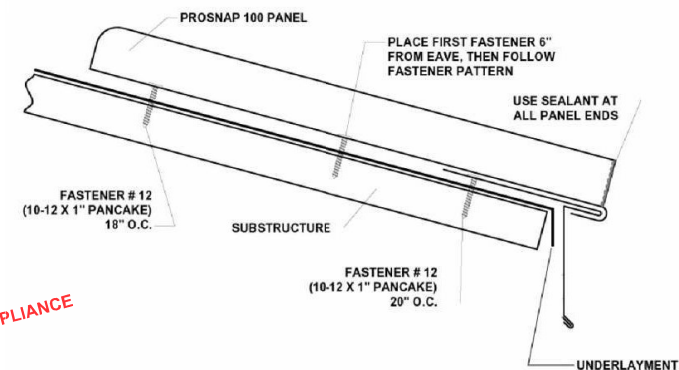
NOTE: DETAILS ON THIS PAGE ARE TAKEN FROM THE INSTALLATION INSTRUCTIONS FOR THE PROSNAP 100 ROOFING SYSTEM BY CENTRAL TEXAS METAL ROOFING SUPPLY CO., INC.



3 RIDGE DETAIL
SCALE: 6" = 1'-0"



2 TYPICAL FIXED RAKE EDGE DETAIL
SCALE: 6" = 1'-0"



1 TYPICAL EAVE DETAIL
SCALE: 6" = 1'-0"

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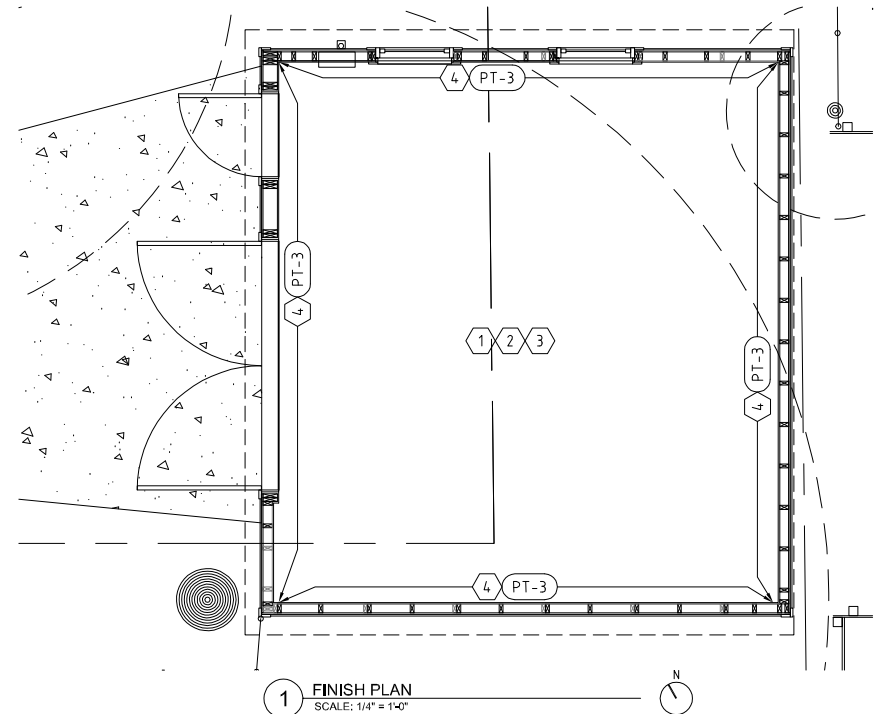
ROOF DETAILS

A-503

FINISH LEGEND					
TAG	MATERIAL	MANUFACTURER	SERIES	COLOR / NUMBER	COMMENTS
PT-01	EXT. LATEX PAINT	SHERWIN WILLIAMS	DURATION SERIES / FLAT	RYEGRASS / SW 6423	EXTERIOR SIDING
PT-02	EXT. LATEX PAINT	SHERWIN WILLIAMS	DURATION SERIES / SATIN	DOVER WHITE / SW 6385	EXTERIOR TRIM
PT-03	INT. LATEX PAINT	SHERWIN WILLIAMS	HARMONY SERIES / EG SHEL	DOVER WHITE / SW 6385	INTERIOR WALLS & TRIM
WD-01	STAINED WOOD	MINWAX	HELMSMAN SPAR URETHANE	CLEAR SATIN OVER ENGLISH CHESTNUT STAIN	WOOD DOORS (RE: DOOR NOTES)

FINISH PLAN GENERAL NOTES

- NO APPLIED FLOOR FINISH OVER EXISTING CONCRETE FLOOR
- NO APPLIED CEILING FINISH. ROOF FRAMING AND UNDERSIDE OF ROOF DECKING TO BE EXPOSED TO VIEW
- ALL BASE AND CASING TRIM TO BE PAINT GRADE WOOD 1x4, POPLAR OR PINE
- PROVIDE INTERIOR DRYWALL UP TO TOP PLATE OF ALL WALLS. PROVIDE CASING BEAD AT TOP EDGE OF DRYWALL.
- PROVIDE 1x4 WOOD BASE, TYP., PAINTED PT-3. REFER TO A-501 & A-502 FOR WINDOW AND DOOR TRIM



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GARAGE RENOVATION

Bielamowicz Residence
2111 Wilson Street
Austin, Texas 78704



FINISH PLAN AND FINISH LEGEND

A-601

PROJECT SPECIFICATIONS**DIVISION 1 - GENERAL REQUIREMENTS**

1. CODES: ALL WORK SHALL COMPLY WITH THE TECHNICAL CODES ADOPTED BY THE CITY OF AUSTIN, INCLUDING LOCAL AMENDMENTS.
2. NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL OF ARCHITECT.

DIVISION 2 - SITEWORK

1. PROVIDE TREE PROTECTION AS REQUIRED BY CITY OF AUSTIN
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND APPROPRIATE DISPOSAL OF ALL DEMOLISHED MATERIALS

DIVISION 3 - CONCRETE

NOT USED

DIVISION 6 - WOOD AND PLASTICS**06100 ROUGH CARPENTRY**

1. FRAMING MEMBERS TO BE MIN. NO. 2 GRADE, SYP., S4S
2. USE MOISTURE RESISTANT, PRESERVATIVE TREATED WHERE INDICATED, YELLA WOOD OR EQUAL
3. PROVIDE 2x BLOCKING AS NEEDED AT CEILING AND WALL HUNG FIXTURES AND DEVICES

06160 SHEATHING

1. EXTERIOR WALL SHEATHING SHALL BE 5/8", TYPE-X, GLASS-MAT FACED, AS LISTED IN UL DESIGN NO. W307
ACCEPTABLE MANUFACTURERS:
 - CERTAINTEED GYPSUM
 - AMERICAN GYPSUM
 - GEORGIA PACIFIC
 - NATIONAL GYPSUM
 - USG
2. ROOF DECKING SHALL BE 5/8" CDX EXTERIOR GRADE PLYWOOD
NO ADDED UREA FORMALDEHYDE

06200 FINISH CARPENTRY

1. INT. BASE AND CASING TRIM TO BE PAINT GRADE WOOD 1X4.
PINE OR POPLAR

DIVISION 7 - THERMAL AND MOISTURE PROTECTION**07270 WEATHER BARRIERS**

1. WEATHER BARRIER TO BE DUPONT TYVEK HOMEWRAP
 - MECH. FASTEN PER MFR'S INSTRUCTIONS, TAPE ALL SEAMS
2. TAPE/FLASHING IS TO BE DUPONT TYVEK FLEX WRAP
 - WRAP SILLS, JAMBS AND HEADS OF ALL ROUGH OPENINGS
3. METAL FLASHINGS AND DRIP EDGES TO BE GALVANIZED OR STAINLESS STEEL, MINIMUM 25 GAUGE.
 - INSTALL METAL Z-FLASHING AT HEADS OF ALL EXT. WINDOWS AND DOORS, AND AT TRANSITION BETWEEN SIDING AND STUCCO SKIRT

07310 ROOFING

1. STANDING SEAM METAL ROOFING
 - PROVIDE PRO-SNAP 100 BY CENTRAL TEXAS METAL ROOFING SUPPLY, OR ARCHITECT APPROVED EQUAL
 - 12" WIDE, 24 GA. PANELS
 - FINISH: KYNAR 500 PVDF RESIN W/ 30-YR WARRANTY
 - COLOR: STONE WHITE
 - PROVIDE CONTINUOUS DRIP EDGES, AND SEALED RIDGE
2. UNDERLAYMENT, #30 NON-BITUMEN SYNTHETIC, PER ASTM D226, TYPE 2

07460 CEMENT BOARD LAP SIDING

1. CEMENT BOARD SIDING TO BE HARDI-PLANK LAP SIDING
 - SMOOTH SURFACE (NO TEXTURE)
 - 5/16" THICK, 5-1/4" (4" EXPOSURE)
 - FACTORY PRIMED. FIELD APPLY PRIMER ON ANY FIELD CUTS
 - BLIND NAIL, WITH STARTER STRIPS AT FIRST PLANK
 - PROVIDE METAL FLASHING AT BUTT SEAMS BETWEEN BOARDS
 - INSTALL PER MFR'S HZ-10 INSTALLATION INSTRUCTIONS
2. EXTERIOR TRIM BOARDS TO BE HARDI-TRIM CEMENT BOARD
 - NOMINAL 5/4" SIZES AS PER DRAWINGS
 - FACTORY PRIMED. FIELD APPLY PRIMER ON ANY FIELD CUTS
 - INSTALL PER MFR'S HZ-10 INSTALLATION INSTRUCTIONS

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**GARAGE
RENOVATION**

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**PROJECT
SPECIFICATIONS****A-701**

DIVISION 7 - THERMAL AND MOISTURE PROTECTION (CONTINUED)

07900 JOINT SEALANTS

1. EXTERIOR CAULK/SEALANT: DAP "ALEX PLUS" ALL PURPOSE SILICON LATEX SEALANT, WHITE COLOR, PAINTABLE

DIVISION 8 - DOORS AND WINDOWS

08210 WOOD STILE AND RAIL PANEL DOORS

1. EXTERIOR WOOD STILE AND RAIL PANEL DOORS
 - SIMPSON DOORS: STYLE AND SIZES AS NOTED IN DWGS
 - DOOR THICKNESS: 1-3/4"
 - FLAT PANELS WITH SQUARE STICKING (SHAKER STYLE)
 - GLAZING TO BE INSULATED GLASS, MIN. 5/8" THICKNESS
 - PREFINISHED, WITH MANUFACTURER'S FINISH WARRANTY
 - REFER TO A-502 FOR SIZES, PANEL DESIGN, AND FINISH

08590 WINDOWS

1. ANDERSEN WINDOWS, 100 SERIES, MODEL 100SHS2626. RE: A-501

08700 DOOR HARDWARE

1. REFER TO HARDWARE SETS AS SPECIFIED ON SHEET A-502

DIVISION 9 - FINISHES

09200 CEMENT PLASTER STUCCO

1. INTENT IS TO MATCH STUCCO SKIRT OF THE HOUSE
2. PROVIDE PORTLAND CEMENT BASED, FACTORY PRE-MIXED, PRE-SANDED, ACRYLIC FIBER REINFORCED PLASTER STUCCO
3. INSTALL USING 3 COATS:
 - SCRATCH COAT - MIN. 3/8", FULLY BED IN METAL LATH
 - BROWN COAT - MIN. 3/8" THICK
 - FINISH COAT - MIN. 1/8" THICK
4. FINISH TO BE SMOOTH TROWEL FINISH
5. COLOR IS TO MATCH EXISTING GREY CEMENT COLOR ON HOUSE
6. METAL LATH TO BE GALVANIZED DIAMOND MESH
MIN. WEIGHT OF 3.4 LB PER SQ. YD.

DIVISION 9 - FINISHES (CONTINUED)

09250 INTERIOR DRYWALL

1. ACCEPTABLE MANUFACTURERS:

- CERTAINTEED GYPSUM
- AMERICAN GYPSUM
- GEORGIA PACIFIC
- NATIONAL GYPSUM
- USG

2. 5/8" THICK, TYPE-X DRYWALL PANELS, W/ TAPERED EDGES, AS LISTED IN UL DESIGN NO. W307

- USE TYPE W, 1-1/4" BUGLE-HEAD SCREWS, MIN. 8" O.C.
- TAPE AND FLOAT ALL JOINTS AND SCREW HOLES
- PROVIDE METAL CORNER BEADS AT ALL OUTSIDE CORNERS
- ALL PAINTED SURFACES TO BE TAPED & FLOATED TO SMOOTH LEVEL 4 FINISH, NO TEXTURE

09910 PAINT

1. EXTERIOR PAINT

- SHERWIN WILLIAMS - DURATION EXTERIOR ACRYLIC LATEX
- COLOR AND SHEEN PER FINISH SCHEDULE ON A-601
- MIN. TWO FINISH COATS OVER PRIMED SURFACES

2. INTERIOR PAINT

- SHERWIN WILLIAMS - HARMONY ZERO-VOC ACRYLIC LATEX
- COLOR AND SHEEN PER FINISH SCHEDULE ON A-601
- ONE COAT HARMONY LATEX PRIMER, W/ MIN. 2 FINISH COATS

09930 WOOD STAIN (FOR EXTERIOR WOOD DOORS)

- INTENT IS FOR GARAGE DOORS TO MATCH DOORS ON HOUSE
- STAIN: MINWAX OIL-BASED STAIN, COLOR: ENGLISH CHESTNUT
- EXTERIOR PROTECTIVE FINISH: MINWAX CLEAR SATIN SPAR-URETHANE, 3-COATS, SANDING BETWEEN COATS

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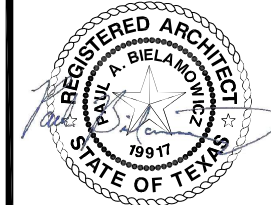
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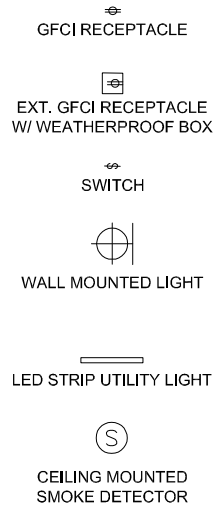
Bielamowicz Residence
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6/19/2020

**PROJECT
SPECIFICATIONS****A-702**

SYMBOL LEGEND



ELECTRICAL FIXTURE SCHEDULE

TAG	DESCRIPTION	MFR	MODEL	TRIM/COLOR	COMMENTS
LT01	STRIP LED UTILITY LIGHT	LITHONIA	MNSL L48 2LL MVOLT GZN 40K 80CRI M6	WHITE	120V, 50 WATT
LT02	OUTDOOR WALL SCNCE	Y DECOR	LDRA 1-LIGHT EL0523SG	SILVER TONE	120V
DR01	AUTOMATIC DOOR OPENER	FREEMONT	ADCM W PUSH RODS, 3/4 HP	N/A	120V AC (RE: REAL CARRAIGE DOOR CO.)
EV01	ELEC VEHICLE CHARGE STATION	TESLA	TESLA WALL CONNECTOR	SILVER	240V AC 8.5' CABLE

PANEL "B" GARAGE SUB-PANEL - 100 AMP

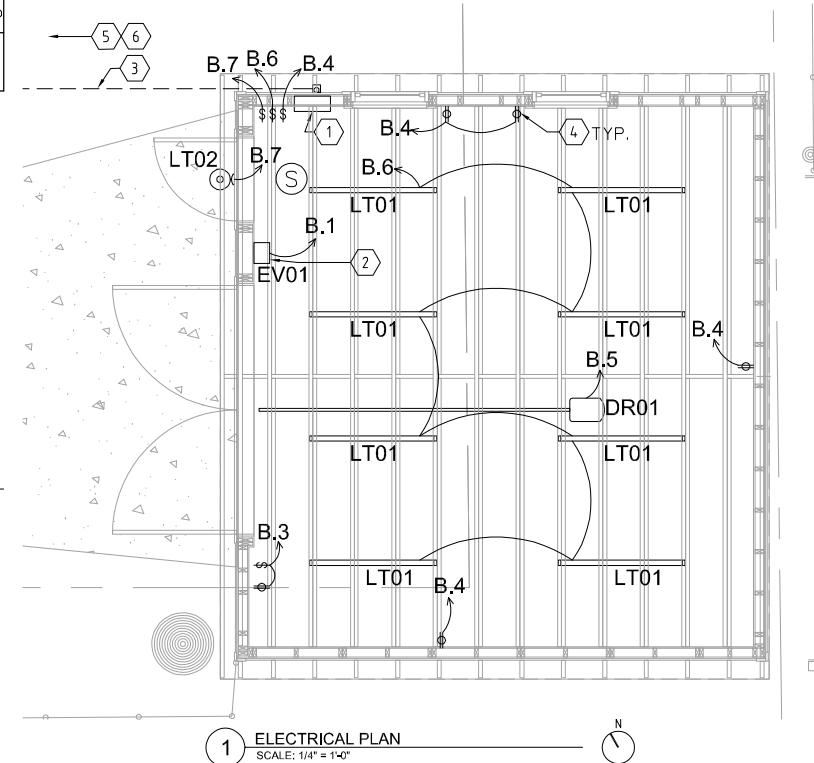
#	AMPS	VOLTAGE	USE / DESCRIPTION
B.1	60	240	TESLA WALL CONNECTOR VEHICLE CHARGER
B.2			
B.3	20	120	TABLE SAW RECEPTACLE
B.4	20	120	GENERAL RECEPTACLES
B.5	20	120	AUTOMATIC DOOR OPENER
B.6	20	120	INTERIOR LIGHTS
B.7	20	120	EXTERIOR LIGHTS
B.8	20	120	SPARE

ELECTRICAL GENERAL NOTES

- ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN, AND SHALL MEET ADOPTED CODES
- ALL DEVICES SHALL BE LISTED AND LABELED, IN ACCORDANCE WITH IRC E3403.3
- ALL CONDUCTORS SHALL BE COPPER, SIZED TO MEET IRC TABLE E3705.1 FOR AMPACITIES SHOWN
- ALL RECEPTACLES SHALL BE GFCI RECEPTACLES.
- ALL CIRCUITS TO BE PROPERLY LABELED IN PANEL BOXES.
- ELECTRICAL BOXES RECESSED INTO MEMBRANES OF FIRE-RATED PORTIONS OF EXTERIOR WALLS TO BE STEEL BOXES, LIMITED TO 16 SQ. INCHES EACH, AND NO MORE THAN 100 SQ. INCHES IN ANY 100 SF OF WALL, APPROPRIATELY SEPARATED, MEETING THE REQUIREMENTS OF IRC R302.4.2 EXCEPTION 1.

ELECTRICAL PLAN KEYED NOTES

- ① INSTALL NEW SUB-PANEL (PANEL B) 100-AMP, 20-SPACE, RECESSED PANEL
- ② TESLA CHARGER (O.F.C.I.)
- ③ CONFIRM CONDUCTOR SIZE BETWEEN HOUSE AND NEW GARAGE PANEL "B". UPGRADE CONDUCTOR AS REQ'D. RE: A-001 FOR MAIN PANEL LOCATION
- ④ CENTER GFCI RECEPTACLES 42" A.F.F.
- ⑤ MAIN BREAKER IN MAIN PANEL AT HOUSE TO BE UPGRADED TO 200-AMP. RE: A-001 FOR MAIN PANEL LOCATION
- ⑥ UPGRADE BREAKER IN MAIN PANEL FEEDING GARAGE TO 100-AMP BREAKER RE: A-001 FOR MAIN PANEL LOCATION



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ELECTRICAL PLAN AND SCHEDULES

E-101

EXHIBIT "G"

**Photos of Work Completed under
Building Permit 2020-113967 BP
(all work was stopped after notification
was sent on 10/26/2020)**

D-3/98



Photos of construction prior to stoppage

D-3/99



Photos of construction prior to stoppage

EXHIBIT

"H"

**E-Mail Notice from John Richards with
Residential Plan Review, sent on 10/26/2020
(work was stopped immediately upon
receipt)**

Paul Bielamowicz

From: Richards, John <John.Richards@austintexas.gov>
Sent: Monday, October 26, 2020 1:35 PM
To: Paul Bielamowicz
Cc: Barr, Susan
Subject: 2111 Wilson St; BP 2020-113967

Paul, it has been brought to my attention that this project should not have been approved due to section B4 of 25-2-963. This section states: "If a noncomplying portion of a structure is demolished, it loses its noncomplying status and may only be rebuilt in compliance with current code".

Unfortunately, a revision will need to be submitted and a variance requested for the structure to remain in the rear setback. Since this should have been caught during plan review, we will waive the revision fee. My apologies for not catching this during plan review. Let me know if you have any questions.

John Richards

Planner Senior, Residential Review
City of Austin Development Services Department
6310 Wilhelmina Delco Dr, Austin, Texas 78752
Office: 512-974-9155



Please contact my direct supervisor with any kudos or concerns at susan.barr@austintexas.gov

PER CITY ORDINANCE: All individuals scheduling or accepting a meeting invitation with a City Official are requested to provide responses to the questions at the following link: [DSD Visitor Log](#).

Please note that all information provided is subject to public disclosure via DSD's open data portal. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)

EXHIBIT

"I"

Letters of support from neighbors

November 1, 2020

Board of Adjustments Committee
City of Austin
RE: Garage Project – Paul Bielamowicz, owner

To whom it may concern:

This is a letter of support for a project under review regarding a variance request. We reside behind Paul Bielamowicz's home and share a back fence line. We have owned our home for over 15 years and Paul has been our neighbor for the last 12 years. In 2018, Paul reached out to us in writing to describe his garage project, request our permission to remove and replace a small part of our fence, if necessary, and to allow construction workers on our lot when they were constructing the back walls of the garage. Paul also asked us to attend a joint meeting with the other neighbors who would be impacted to go over the entire project and to answer our questions.

We discussed the project with him at length (both separately and with the larger group of neighbors), all our questions were answered, had no problem with any of Paul's requests, and agreed to all the conditions without hesitation or concerns. Paul was extremely conscientious and thorough in how he presented the project to us, and did so well before any work began.

We support the completion of Paul's garage project and have no problems with how he has conducted himself in informing us and requesting our agreement to the conditions involved in its construction.

Thank you,

Debra and Michael Jones
2108 Newton St.
Austin, TX 78704

November 2, 2020

Board of Adjustments
Austin, Texas 78704

Re: Variance request for Paul Bielamowicz – character reference

Dear Board Members:

I'm writing to support my next door neighbor, Paul Bielamowicz, in his request for a variance to complete his garage. Paul has been nothing but open and honest with his plans to re-side and move the perimeter of the garage within his property line. I certainly have no objection.

He held an informal meeting with all of the neighbors whose property might be touched several months ago. He gave me ample notice that some workers would be accessing my property to take down the old (very old and dilapidated) garage and to re-side it. I was elated because the old siding was seriously rotting on our side and the structure was attracting various critters.

Paul has been a great neighbor for 12 years, lending me tools, offering me good advice from his architectural background and being friendly and neighborly.

To my mind, this variance is needed and sensible to all parties. If you would like to contact me, please do at [REDACTED] or 512/576-9666.

Sincerely,



Dale Thompson
2113 Wilson St.
Austin, TX 78704


November 3, 2020

To Whom It May Concern,

I am writing in support of the current construction project of my neighbor Paul Bielamowicz at 2111 Wilson St. I and my husband, Stephen Schafer have known Paul since he moved into his house in 2008. We have gotten to know him quite well as we both moved to the neighborhood at the same time. Paul has been quite friendly and outgoing and has been excellent at communicating with us plans he has for work on his home. With regard to his current project, he let us know that work was planned prior to its start and encouraged us to let him know if we found any issue with regard to noise and the crew that would be working onsite throughout the project. This is standard practice for him as he had significant work done on the house in 2012. During that process, the work was performed without any damage to our property or interference in our daily routine. There was one small incident in which we did find nails from that project in our driveway but once we brought it to Paul's attention he was quick to act as, being an architect himself, he understood the need for a safe work environment.

During the current project, we have had no issue to date with the work currently ongoing on Paul's property with regard to disruptions to access to our property and in daily life (which is important these days given that most are working from home).

Sincerely,

A handwritten signature in black ink, appearing to read 'Maria Croyle', with a stylized, cursive script.

Maria Croyle
2109 Wilson St

Joyce Murdock Feilke

2112 Newton St

Austin, Texas 78704

November 30, 2020

Elaine Ramirez

Planner Senior/Board of Adjustment Liaison

City of Austin Development Services Dept

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Dear Board of Adjustments,

Re: Variance Case Number C15-2020-0080

I am writing in support of your approval for the variance submitted by my neighbor Paul Bielamowicz for his remodel project at 2111 Wilson Street. I have met with Paul to discuss his project plan, and I approve of his plan wholeheartedly. I will cooperate in any way that I can to help him complete his project as proposed. Thank you for considering this variance plan, and I hope your approval is granted. Please feel free to contact me if I can provide additional information.

Best regards,

Joyce Murdock Feilke