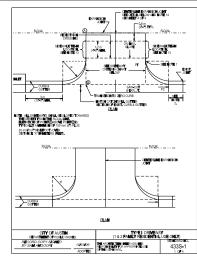
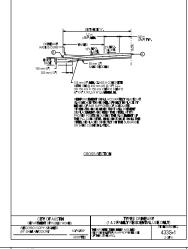
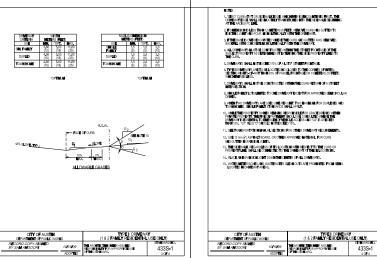
CURB CUT SPECS

PROJECT DATA







VARIANCE

CITY OF AUSTIN BOARD OF ADJUSTMENT

CASE NUMBER: C15-2020-0002

ARIANCES FROM THE LAND DEVELOPMENT CODE SECTION 25-2-492 (D) (SITE DEVELOPMENT REGULATIONS)

- ROM SETBACK REQUIREMENTS IN ORDER TO:
- A. DECREASE THE MINIMUN FRONT YARD SETBACK FROM 25 FEET (REQUIRED) TO 12 FEET 6 INCHES (REQUESTED/EXISTING)
- B. DECREASE THE MINIMUM REAR SETBACK FROM 10 FEET (REQUIRED) TO 5 FEET (REQUESTED/EXISTING), AND

2 SECTION 25-2-963 (E) (2) (MODIFICATION AND MAINTENANCE OF NON-COMPLYINGSTRUCTURES) TO EXCEED THE ADDITIONAL LENGTH OF A MODIFIED PORTION OF A BUILDING'S NON-CONFORMING WALL BY MORE THAN 25 EFET (PERMITTED) TO 32 FEET (REQUESTED) IN ORDER TO ADD A SECOND STORY TO A PORTION OF THE FIRST STORY FOOTPRINT OF AN EXISTING SINGLE-FAMILYHOME IN A SF-3-NP, SINGLE-FAMILY RESIDENCE-NEIGHBORHOOD PLAN ZONING DISTRICT (SOUTH RIVER CITY NEIGHBORHOOD PLANT

NOTE 1: PER LDC 25-2-963 (F) A PERSON MAY MODIFY A BUILDING THAT IS A NONCOMPLYING STRUCTURE BASED ON A YARD SETBACK REQUIREMENT OF THIS TITLE IE: (2) THE ADDITIONAL LENGTH OF A MODIFIED PORTION OF THE BUILDING DOES NOT EXCEED THE LESSER OF 50 PERCENT OF THE LENGTH OF THE NONCOMPLYING PORTION OF THE BUILDING OR 25 FEET MEASURED FROM THE EXISTING BUILDING AND PARALLEL TO THE LOT LINE

NOTE 2: THE PROPOSED ADDITION WILL NOT INCREASE THE BUILDING FOORPRINT OR THE IMPERVIOUS COVER OF THE SITE

GRANTED WITH CONDITION TO REDUCE THE CURRENT MPERVIOUS COVER AREA AS DISPLAYED PER DRAWING I-4/11.

CONTACTS

CLIENT

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CONTRACTOR

CONTACT: PHONE

STRUCTURAL ENGINEER

PCW CONSTRUCTION INC. CONTACT: FIDENCIO GONZALEZ

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PHONE: GEOTECH

GESSNER ENGINEERING CONTACT: MICHAE

MICHAEL FUCINARI

MFUCINARI@GESSNERENG.COM EMAIL: PHONE: 979. 680. 8840

DRAWING INDEX

ARCHITECTURAL

- A0.0 COVERSHEET
- A1.3 PLAN: ALL LEVELS
- A1.4 PLAN-1ST LEVEL NOTED
- A1.6 PLAN: 1ST LEVEL DIMENSIONED
- A1.7 PLAN: 2ND LEVEL DIMENSIONED
- A3.2 ELEVATIONS

- A0.2 SURVEY
- A1.1 PLAN: ASBUILT & DEMO
- A1.5 PLAN: 2ND LEVEL NOTED

- A3.1 ELEVATIONS

SYMBOLS

-NORTH ARROW PLAN:1ST LEVEL

7001 1/4" = 1'-0" DRAWING TITLE

DINING ROOM NAME

Oncrete ELEVATION MARKER



DOOR DESIGNATION NUMBER (200)

WINDOW DESIGNATION NUMBER $\langle \mathcal{I} \rangle$

CENTERLINE 02

FLOOR DROP

STAIRS DESIGNATION → DN

(12) INT. ELEVATION MRKER EXT. FI EVATION MRKER

GRAPHIC LEGEND

WALL FROM ABOVE-SEE PLAN NOTE FOR FINISH

-> FOR INT. WALL FINISHES SEE INT. ELEV. & SECT

-> FOR EXT. WALL FINSHES SEE EXT. ELEV. -> VERIFYALL DIMENSIONS IN FIFL D

ELECTRICAL METER

WATER METER

GAS METER

2X4 EXT'G. WD. STUD WALL 2X6 EXT'G. WD. STUD WALL WD. STUD WALL TO BE DEMO'D.

2X4 WD STUD WALL 2X6 WD STUD WALL

2X8 WD. STUD WALL 2X12 WD. STUD WALL

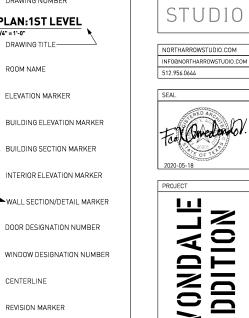
+++ HOSE BIB

DROP

++GAS GAS

NOTES:

(12)



DDITION \triangleleft \triangleleft 1016 AVONDALE ROAD AUSTIN, TX 78704

NORTH

DRAWN BY

SET ISSUED 3030-11-09 THIC'SET

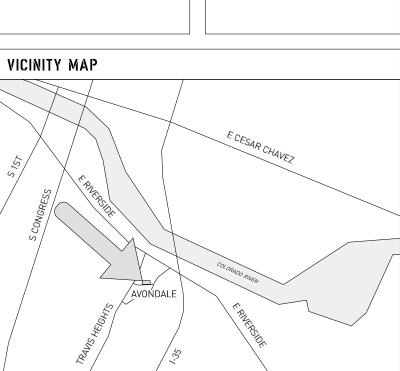
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COVER SHEET

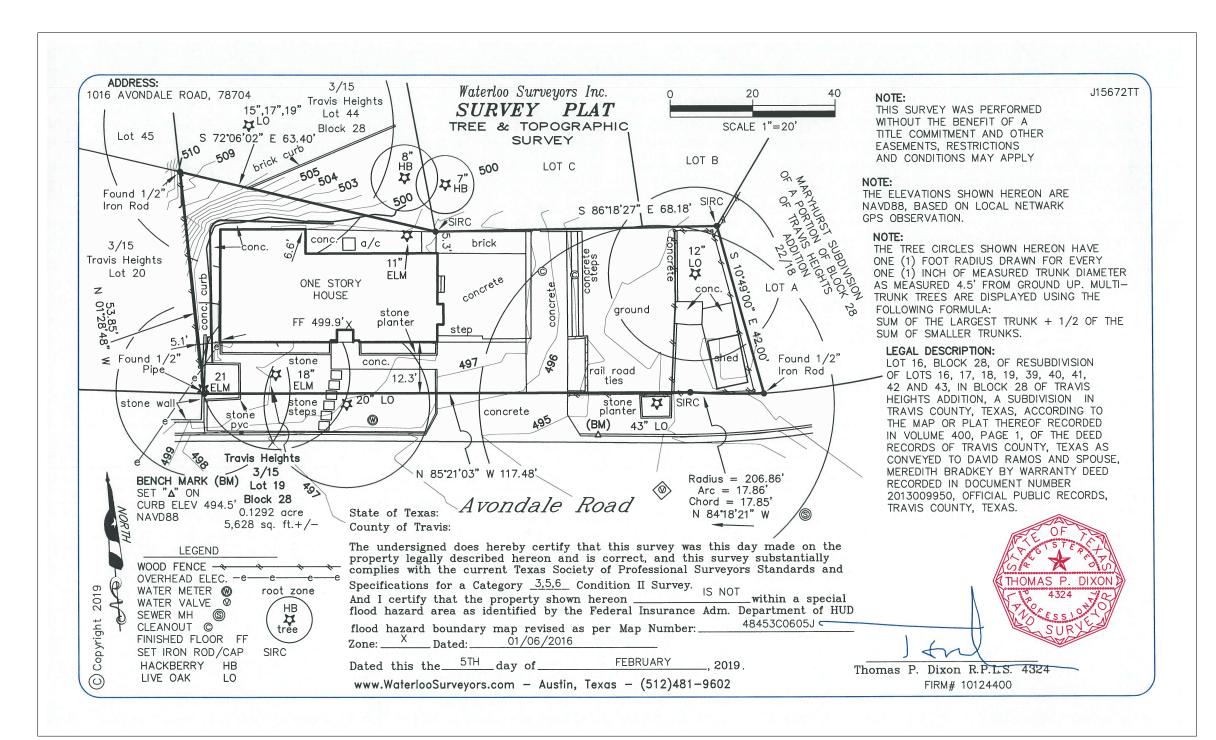
NUMBER OF SHEET

CAUTION

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PROJECT

A VONDALE A VOND

DRAWN BY
FXAV
AP

AUSTIN, TX 78704

ZOZO-11-09

TITLE OF SHEET

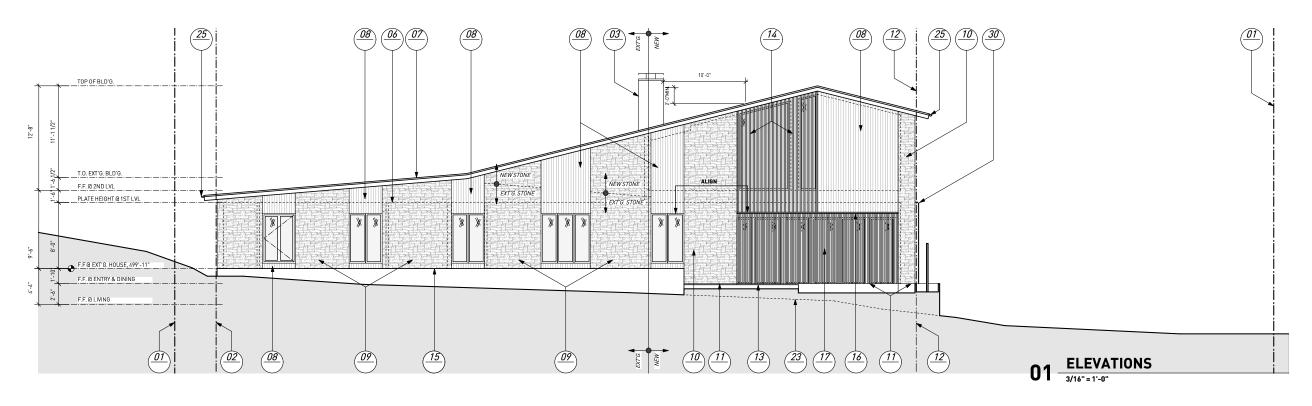
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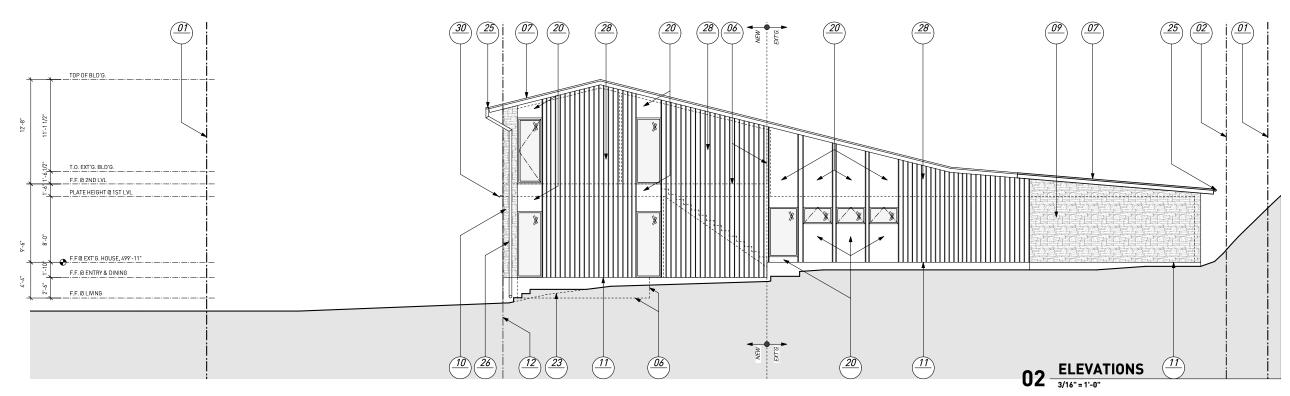
NUMBER OF SHEET

A0.2

CAUTION

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ELEVATION KEY

- 02. SETBACK LINE SEEVARIANCE INFO ON A0.0
- UZ. SELBACK LINE SEE VARIANCE INFO ON AUU
 OS. PTD. HARDIE PANEL CLADDING ON WATERPROPING MEMBRANE ON EXTENDED FIREPLACE FLUE & SURROUND,
 ADD FLUE CAP & SCREEN
 OE. EXPOSED BOARD FORMED CONCRETE RETAINING WALL
 OS. NEW STN. T&G PANELED WALL W/CONTINUOUS REVEAL® HEADER HGT. OF DOOR 102

- 06. DASH LINE OF STRUCTURE BEYOND

 07. NEW PRE-FINISHED MTL. FLASHING OVER NEW PTD. PRESSURE-TREATED 2X WD. FASCIA & RAFTER TAILS SEE STRUCT.
- 08. NEW PTD. T&G SMOOTH PINESIDING ON FURR'G, STRIPS

- 10. NEW STONE VENEER W/TROWELED MORTAR WASH TO MATCH EXT'G.
 11. CONCRETE FOUNDATION MIN. 6" ABOVE NAT. GRADE
- 12. MAX. ADDITIONAL LENGTH OF NONCONFORMING WALL SEE VARIANCE INFO ON SHEET AO.0
- 14. NEW PTD. PRESSURE-TREATED WD. 2 X 12 SCREEN IN FRONT OF WINDOWS 5 1/2" D.C., FACE OF SCREEN TO BE ALIGNED W/ FACE OF ADJ. T&G SIDING, PTD. HARDIE PANELS BETWEEN, ABOVE, AND BELOWWINDOWS SEE

- STRUCT.
 15.3/8" UNFINISHED PLT. STL. PLANTER W/ 4 WALLS
 16. NEW PTD. PLT. STL. AWNING SEE STRUCT.
 17. NEW STN. GRADE & SMOOTH 2 X 2 CLEAR CEDAR SCREEN 3 1/2" O.C., PTD. HARDIE PANELS BETWEEN WINDOWS
- 18. NEW 4" 1/2 ROUND PRE-FINISHED MTL. GUTTER
- 19. NEW ASPHALT SHINGLE ROOF 20. PTD. HARDIE PANEL ABOVE/BELOW WDW.; USE BATTENS IN PLACE OF WDW. TRIM; INCLUDING BETWEEN WDWS.
- TO MATCH BATTEN SIDING; HARDLE TO MATCH WDW. FINISH 21. GRASS & PLT. STL. EDGING STEPS 22. BLD'G. BEYOND
- 23. DASH LINE OF EXT'G. GRADE
- 23. DASH LINE OF EAN 0. GRAUDE

 24. DASH LINE OF EAV WELDED WIREFENCE ATTACHED TO 2" DIA, STL. TUBE FRAME, POSTS +/- 4'-0" O.C.

 25. NEW 1/2 ROUND PRE-FINISHED MTL. GUTTER TO BE SIZED BY ROOFER

 26. 4" PRE-FINISHED MTL. DOWNSPOUT

GENERAL NOTES:
- BOTTOM OF CLADDING TO BE MIN. 6" ABOVE FINISHED GRADE

32. BENT PLT. STL. GUARD RAIL CAP W/INTEGRATED LED STRIP

27. PRE-FINISHED MTL. DOWNSPOUT - TO BE SIZED BY ROOFER
28. NEW +/- 1-1/2" VERTICAL BOARD & BATTEN PTD. HARDIE SIDING; SPACED +/-6" APART

29. NEW PTD. BENT PLT. STL. AWNING - SEE STRUCT.
30. NEW STL. ANGLE GUTTER W/CUT FND CONT. WELDED TO AWNING; W/EXTENDED SCUPPER ENDS & RAIN CHAIN TO DRAIN TO UNFINISHED PLT. STL. CATCH BASIN - LOC ADD. OPENINGS WHERE REQ. - SEE STRUCT.
31. NEW PTD. PLT. STL. AWNING BRACE - ALIGN W/WDW. MULLIONS

NORTH **ARROW**

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AVONDALE ADDITION

1016 AVONDALE ROAD AUSTIN, TX 78704

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SET ISSUED 2020-11-09 HLC SET

TITLE OF SHEET

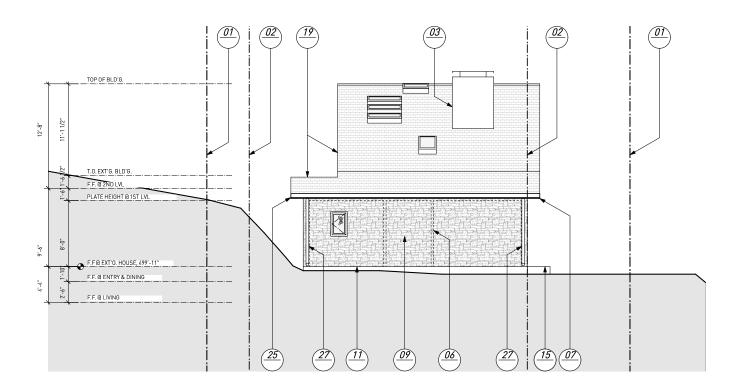
ELEVATIONS

NUMBER OF SHEET

A3.1

CAUTION

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01 ELEVATIONS

TOP OF BLD'G. T.O. EXT'G. BLD'G. F.F. @ 2ND LVL PLATE HEIGHT @1ST LVL F.F.@ EXT'G. HOUSE, 499'-11" F.F. @ ENTRY & DINING F.F. @ LIVING (01)(30) (31)

02 ELEVATIONS

ELEVATION KEY

01. PROPERTY LINE 02. SETBACK LINE - SEEVARIANCE INFO ON A0.0

UZ. SELBACK LINE - SEE VARIANCE INFO ON AUU
OS. PTD. HARDIE PANEL CLADDING ON WATERPROPING MEMBRANE ON EXTENDED FIREPLACE FLUE & SURROUND,
ADD FLUE CAP & SCREEN
OE. EXPOSED BOARD FORMED CONCRETE RETAINING WALL
OS. NEW STN. T&G PANELED WALL W/CONTINUOUS REVEAL® HEADER HGT. OF DOOR 102

06. DASH LINE OF STRUCTURE BEYOND

07. NEW PRE-FINISHED MTL. FLASHING OVER NEW PTD. PRESSURE-TREATED 2X WD. FASCIA & RAFTER TAILS - SEE STRUCT.

08. NEW PTD. T&G SMOOTH PINESIDING ON FURR'G, STRIPS

10. NEW STONE VENEER W/TROWELED MORTAR WASH TO MATCH EXT'G.
11. CONCRETE FOUNDATION - MIN. 6" ABOVE NAT. GRADE

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14. NEW PTD. PRESSURE-TREATED WD. 2 X 12 SCREEN IN FRONT OF WINDOWS - 5 1/2" D.C., FACE OF SCREEN TO BE ALIGNED W/ FACE OF ADJ. T&G SIDING, PTD. HARDIE PANELS BETWEEN, ABOVE, AND BELOWWINDOWS - SEE

STRUCT.
15.3/8" UNFINISHED PLT. STL. PLANTER W/ 4 WALLS
16. NEW PTD. PLT. STL. AWNING - SEE STRUCT.
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29. NEW PTD. BENT PLT. STL. AWNING - SEE STRUCT.
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31. NEW PTD. PLT. STL. AWNING BRACE - ALIGN W/WDW. MULLIONS

32. BENT PLT. STL. GUARD RAIL CAP W/INTEGRATED LED STRIP

GENERAL NOTES:
- BOTTOM OF CLADDING TO BE MIN. 6" ABOVE FINISHED GRADE

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TITLE OF SHEET

ELEVATIONS

NUMBER OF SHEET

A3.2

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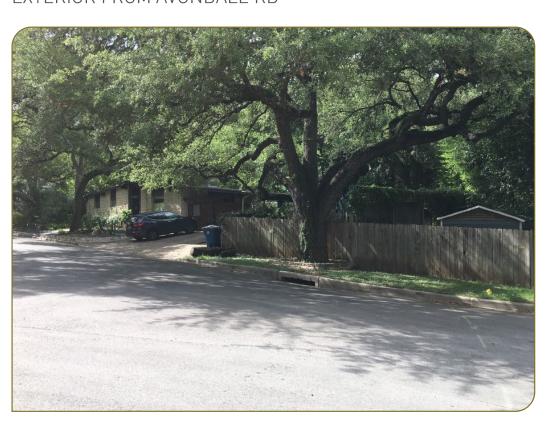
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EXTERIOR FROM AVONDALE RD



EXTERIOR FROM AVONDALE RD



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TITLE OF SHEET

EXISTING HOUSE PHOTOS

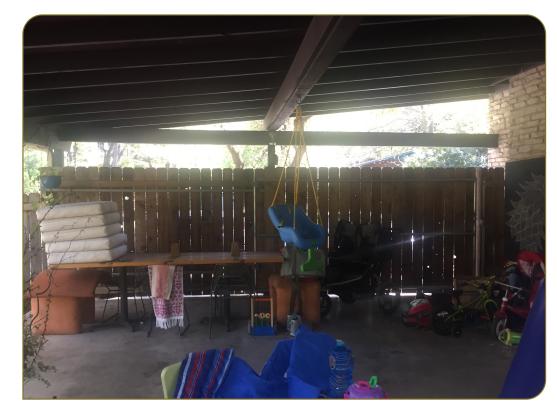
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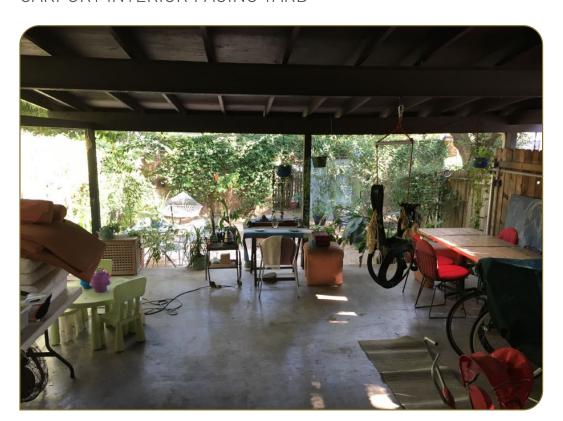
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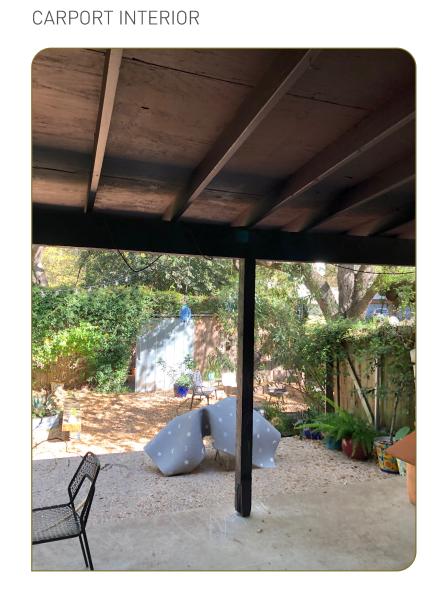
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TITLE OF SHEET

EXISTING HOUSE PHOTOS

NUMBER OF SHEET

ID.02

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