

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
F-2

DATE: Monday March 8, 2021

CASE NUMBER: C15-2020-0083

☐ Y ☐ Brooke Bailey
☐ Y ☐ Jessica Cohen
☐ - ☐ Ada Corral OUT
☐ Y ☐ Melissa Hawthorne
☐ - ☐ VACANT
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ Y ☐ Darryl Pruett
☐ Y ☐ Veronica Rivera
☐ - ☐ Yasmine Smith NO SHOW
☐ Y ☐ Michael Von Ohlen
☐ Y ☐ Kelly Blume (Alternate)
☐ - ☐ VACANT (Alternate)
☐ Y ☐ Donny Hamilton (Alternate)

APPLICANT: Daniel Salazar

OWNER: Enez Salinas

ADDRESS: 2810 GONZALES ST

VARIANCE REQUESTED: The applicant is requesting variance(s) from the Land Development Code, Section 25-2-774 (Two-Family Residential Use) (C) (2) (a) for a Two-Family Residential use location at least 10 feet to the rear or side of the principal structure (required) to 5 feet (requested) in order to erect a Secondary Dwelling Unit in an “SF-3-NP”, Single-Family Residence-Neighborhood Plan zoning district. (Govalle Neighborhood Plan)

Note: Per LDC the second Dwelling Unit must be contained in a structure other than the principal structure and must be located at least 10 feet to the rear or side of the principal structure

BOARD’S DECISION: BOA MEETING JAN 11, 2021 Board Member Jessica Cohen motions to postpone to February 8, 2021 due to technical difficulties, Board member Michael Von Ohlen seconds on a 9-0 vote; POSTPONED TO February 8, 2021 DUE TO TECHNICAL DIFFICULTIES. February 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Brooke Bailey motions to postpone to March 8, 2021; Board Member Darryl Pruett seconds on a 10-0 vote; POSTPONED TO MARCH 8, 2021. March 8, 2021 The public hearing was closed by Chair Don Leighton-Burwell, Board Member Michael Von Ohlen motions to Postpone to April 12, 2021 Board Member Rahm McDaniel seconds on a 10-0 vote; POSTPONED TO APRIL 12, 2021.
 (RENOTIFICATION NEEDED)

VARIANCE REQUESTED: RENOTICE APRIL 12, 2021

BOARD'S DECISION:

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:


Elaine Ramirez
Executive Liaison

Diana Ramirez for
Don Leighton-Burwell
Chairman



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2020-0083
LOCATION: 2810 GONZALES STREET



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 175'

BOA GENERAL REVIEW COVERSHEET RE-NOTIFICATION

CASE: C15-2020-0083

BOA DATE: April 12th, 2021

ADDRESS: 2810 Gonzales St

COUNCIL DISTRICT: 3

OWNER: Enez Salinas

AGENT: Daniel Salazar

ZONING: SF-3-NP (Govalle NP)

LEGAL DESCRIPTION: LOT 3 BLK 1 *LESS SW TRI OLT 26-27 DIV A CHERNOSKY NO 11

VARIANCE REQUEST: decrease the minimum rear yard setback from 10 feet to 4 feet 6 inches

SUMMARY: erect 2 story secondary dwelling unit

ISSUES: no alley and setback requirements

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Single-Family
<i>North</i>	SF-3-NP	Single-Family
<i>South</i>	P-NP	Public
<i>East</i>	SF-3-NP	Single-Family
<i>West</i>	CS-V-NP	General Commercial Services-Vertical Mixed Uses

NEIGHBORHOOD ORGANIZATIONS:

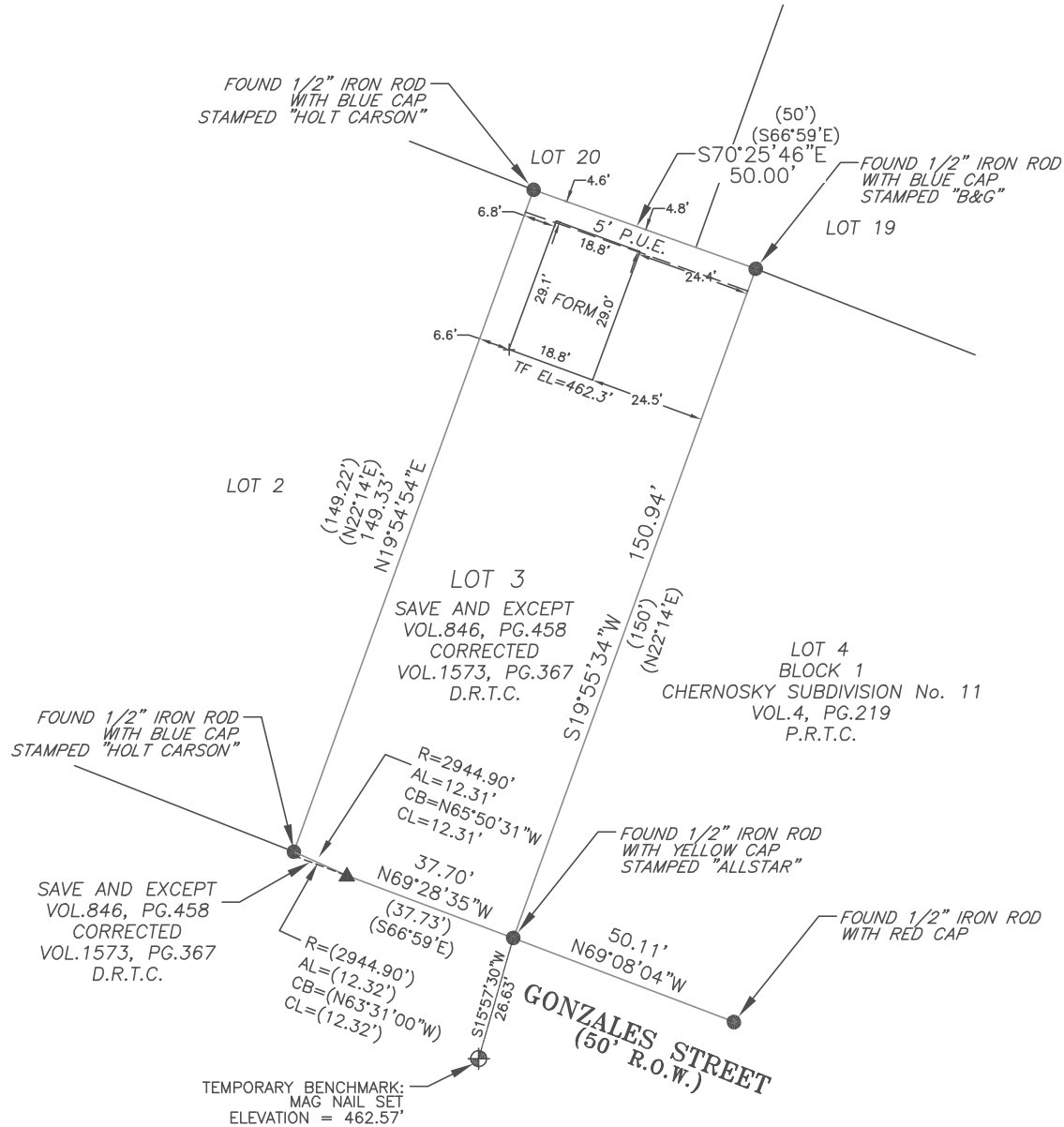
Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Govalle Neighborhood Association
 Govalle/Johnston Terrace Neighborhood Plan Contact Team
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Parque Zaragosa Neighborhood Association
 Preservation Austin
 SEL Texas
 Sierra Club, Austin Regional Group

NOTES:

- 1) This property is subject to any and all recorded and unrecorded easements. Surveyor has made no investigation for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 2) This survey only shows above ground improvements.
- 3) Any FEMA flood zone data shown is for informational purposes only. Data was obtained at: www.fema.gov
- 4) Subject to all applicable city of Austin development codes and zoning ordinances.
- 5) Due to differing building practices, building dimensions are approximate.

LEGEND

- (+TF EL) RECORD INFORMATION
- R.O.W. TOP OF FORM ELEVATION
- D.R.T.C. RIGHT OF WAY
- P.R.T.C. DEED RECORDS TRAVIS COUNTY
- VOL./PG. PLAT RECORDS TRAVIS COUNTY
- P.U.E. VOLUME & PAGE
- PUBLIC UTILITY EASEMENT
- ⊕ PROPERTY LINE
- ▲ 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ▲ TEMPORARY BENCH MARK
- ▲ CALCULATED POINT



FORM SURVEY

PAGE 1 OF 1

DESCRIPTION: REMAINDER OF LOT 3, BLOCK 1, CHERNOSKY SUBDIVISION No. 11, VOLUME 4, PAGE 219, PLAT RECORDS, TRAVIS COUNTY, TEXAS.		SURVEYED FOR: Daniel Salazar SITE ADDRESS: 2810 Gonzales St., Austin, TX	
I certify that this survey has been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Texas to the best of my knowledge and belief.		FLOOD INFORMATION: Per www.fema.gov , this property appears to be located in Zone X ₁ (area of minimal flood hazard). This property was found in map number 48453C0465J, dated 01/06/2016.	
Signature: <i>Derek Kinsaul</i> Derek Kinsaul, R.P.L.S. No. 6356 April 12, 2019		STATE OF TEXAS REGISTERED DEREK KINSAUL 6356 PROFESSIONAL LAND SURVEYOR	
SURVEYWORKS SURVEYWORKSAUSTIN.COM INFO@SURVEYWORKSAUSTIN.COM FIRM #10194157 (512) 599-8067 1207 UPLAND DRIVE AUSTIN, TX 78741		Bearings based on State Plane Coordinate System, Texas Central Zone, Nad 1983. All distances in US Survey Feet and displayed as GRID. Elevation data (if present) based on NAVD 88, Geoid 12b.	
PROJECT: 19-0099 SURVEYOR: D. KINSAUL DRAWN BY: E. OLDEN FIELDBOOK: see file		SCALE: 1 INCH = 30 FEET	



CITY OF AUSTIN Development SERVICES DEPARTMENT

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

Residential New Construction and Addition Permit Application

Property Information

Project Address: 2800 Gonzalez St	Tax Parcel ID: 192373
Legal Description: Lot 3 BLK LESS SW TR 10 LT 26-27 DIVA Chernosky No. 11	
Zoning District: SF3 NP	Lot Area (sq ft): 7460
Neighborhood Plan Area (if applicable): Goulie	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input checked="" type="radio"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input checked="" type="radio"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? Y <input checked="" type="radio"/> N (If yes, click here for more information on the tree permit process.)	Was there a pre-development consultation for the Tree Review? Y <input checked="" type="radio"/> N Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal None/Uncertain
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y <input type="radio"/> N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y <input type="radio"/> N wastewater availability? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input checked="" type="radio"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="radio"/> N (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="radio"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y <input type="radio"/> N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="radio"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="radio"/> N (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="radio"/> N (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: vacant <input checked="" type="radio"/> single-family residential duplex residential two-family residential other: _____	
Proposed Use: vacant single-family residential duplex residential <input checked="" type="radio"/> two-family residential other: _____	
Project Type: new construction addition addition/remodel other: _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <input checked="" type="radio"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 2	# bedrooms upon completion: 5
# baths existing: 1	# baths upon completion: 3 1/2

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

New Add

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

Job Valuation		
Total Job Valuation: \$ <u>0</u>	Amount for Primary Structure: \$ <u>150,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area <u>0</u> sq ft. (work within existing habitable square footage)
Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.	Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N	

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	984			546	0	0
b) 2 nd Floor conditioned area				546	0	0
c) 3 rd Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)					0	0
f) Covered patio, deck, porch, and/or balcony area(s)	98			113	0	0
g) Other covered or roofed area	220				0	0
h) Uncovered wood decks					0	0
Total Building Area (total a through h)	1082	220	0	1259	0	2501
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					0	0

Building Coverage Information
Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)
Total Building Coverage (sq ft): 1961 % of lot size: 26.2 *40% max of lot size*

Impervious Cover Information
Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)
Total Impervious Cover (sq ft): 2937 % of lot size: 39.37 *45% max*

Setbacks
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y ☒ N ☐
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☐ N ☒
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y ☐ N ☒

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) **Parking** (LDC 25-6 Appendix A & 25-6-478)
Building Height: 27 ft 7 in Number of Floors: 2 # of spaces required: 4 # of spaces provided: 4

Right-of-Way Information
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ☒ N ☐
*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☐ N ☒
Width of approach (measured at property line): _____ ft Distance from intersection (for corner lots only): _____ ft
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☐ N ☒
(If yes, drainage review is required)

Subchapter F**Gross Floor Area**

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

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 st Floor	984	1204	546	1530	1750
2 nd Floor		546			546
3 rd Floor					0
Area w/ ceilings > 15'			Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)	98	113	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	211	0
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)	220				220
Totals	0	0			2296

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 30.77 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project?

Y (N)

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

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

Y (N)

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

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

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

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

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

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

Contact Information			
Owner	Ene2 Prieto	Applicant/Agent	Daniel Salazar
Mailing Address	2810 Gonzales St Austin 78702	Mailing Address	2810 Gonzales St
Phone	512-888-1118	Phone	512-888-1118
Email		Email	
General Contractor	Daniel Salazar	Design Professional	Rod Baran
Mailing Address	2810 Gonzales St Austin 78702	Mailing Address	11502 Knapp Lane ^{Acute} 78737
Phone	512-888-1118	Phone	512-791-2986
Email		Email	

Authorization

☒ I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.

☒ I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.

☒ I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.

☒ I agree that this application is good for twelve (12) months after the date it is filed, and will expire if not approved for compliance within that time frame. If the application expires, a new submittal will be required and compliance with current code may be required.

☒ I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.

☒ I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.

☒ As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted. I understand that without consent the review process may be delayed.

☒ I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or ossf@austintexas.gov. This initiates the septic system permitting requirement needed to proceed with the development review process.

☒ Erosion and Sedimentation Controls are required per Section 25-8-181 of the LDC. **Failure to comply with this requirement may result in a Stop Work Order and/or legal action by the City of Austin including criminal charges and fines of up to \$2,000.00 per day.**

☒ I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

☒ I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.

☒ I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf.

Owner's signature: Ene2 Prieto Date: _____

Applicant's signature: [Signature] Date: _____

Design Professional's signature: _____ Date: _____

General Contractor's signature: Daniel Salazar Date: _____



Acknowledgement of Expired Permits

1. I Ence Salinas acknowledge that I have one or more expired permits at the following address for which no Certificate of Compliance/Occupancy has been approved as required under applicable regulations:

2004-00-3040 BP

2002-00-0416 BP

2015-14-2747 BP

2. The expired permit(s) acknowledged under Paragraph 1, above, means either that: (a) the project approved by the expired permit(s) was never begun; or (b) work was done on my property, but did not receive or pass the inspections required to obtain a Certificate of Compliance/Occupancy under applicable city regulations.

3. By signing this form, I am requesting that the City of Austin issue a new permit for the same property (as listed above) that is associated with the expired permit(s). In making this request, I acknowledge that I am responsible for the expired permits and for any uninspected work that was done on my property, including all actions required to remedy the violations resulting from the unpermitted work.

4. I further acknowledge that a decision by the City of Austin to issue a new permit for my property, as I am requesting, will not relieve me of my responsibility to correct any violations resulting from unpermitted work that may exist on my property. Depending on the nature of any such violations, the required corrections may entail substantial expenses and/or structural modifications, may result in code enforcement actions, and may impact the value of my property.

2810 Gonzales St. Austin TX 78702

SUBJECT ADDRESS

Ramon Duran Jr.

APPLICANT

9-26-2016

DATE

Ence Salinas

OWNER

9-26-2016

DATE

OWNER

DATE

September 27, 2016

City of Austin Permits,

We will be suspending all open permits for 2810 Gonzales St. Austin, TX until further notice. I will be contacting The City of Austin Permits as soon possible for further assistance.

Sincerely

A handwritten signature in black ink, appearing to read "Enez Preto". The signature is stylized with a large, looped "E" and a cursive "Preto".

Enez Preto

September 27, 2016

City of Austin Permits,

We are allowing, Ramon Duran Jr. to acquire all permits that are required by the city of Austin for residential build. We appreciate your cooperation and time.

Sincerely

A handwritten signature in black ink, appearing to read "Enez Preto". The signature is written in a cursive, flowing style.

Enez Preto



AUSTIN ENERGY

One Texas Center | 505 Barton Springs Road

Phone: (512) 974-2632, (512) 974-9112

Email: aebpaespa@austinenergy.com

Building Service Planning Application (BSPA)

This form to be used for review of Building Permit only

For use in DAC only

Responsible Person for Service Request: Ramui Dumas

Email: [REDACTED] Fax: Phone:

☒ Residential ☐ Commercial ☒ New Construction ☐ Remodeling

Project Address: 2010 Guadalupe St - Unit B -OR-

Legal Description: A. Chernosky Lot: 3 Block: 1

Who is your electrical provider? ☒ AE ☐ Other:

☒ Overhead Service ☐ Underground Service ☒ Single-Phase (1Ø) ☐ Three-Phase (3Ø)

Location of meter: SW corner of bldg. (new house)

Number of existing meters on gutter: 1 (show all existing meters on riser diagram)

Expired permit #:

Comments: New (2) Story Apartment (Detached) AE APPROVED

SEP 23 2016

267-114
CDC

AE APPROVED

BSPA Completed by (print name)

Phone

BSPA Completed by (signature)

Date

AUG 28 2018

241-222

JGM

Application expires 180 days after the date of approval
(Any change to the above information requires a new BSPA)

SAVE Form

Office Use Only

AE Representative

Approved ☐ Yes ☐ No

All structures must maintain
7'-6" clearance from AE energized
distribution power lines. Enforced
by AE and NESC codes-this review
DOES NOT include transmission
power lines.



Development
CITY OF AUSTIN
SERVICES DEPARTMENT

Residential Review – One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512-978-4000

Water & Wastewater Service Plan Verification (WWWSPV)

All fields are required

Service Address: 2810 Gonzalez St

Lot: 3 Block: 1 Subdivision: A. Armstrong

Dwelling Units demolished? Y ☐ N ☒

New Dwelling Units to be built? Y ☒ N ☐

Multiple Dwelling Units on same Lot? Y ☒ N ☐

Corner Lot? Y ☐ N ☒

Land Status/Re-subdivision? Y ☐ N ☒

Original Address: _____

Existing Use: _____

Proposed Use: ☒ Single-Family Res. 984 sq. ft.

☐ Two-Family Res.

Duplex

☒ Accessory Dwelling Unit (< 1,100 sq. ft.)

☐ Other: _____

Existing # Baths: 1 Additional # Baths: 2 1/2

Total # bathrooms the meter(s) will serve: 3.5

First Meter: _____ Second Meter: _____

Water meters & wastewater clean-outs are not permitted in sidewalks or driveways

Relocation of services from proposed sidewalks or driveways shall be performed at the applicant's expense.

Signing this form verifies that the information provided is deemed accurate and complete based on available records. The customer is responsible to confirm the location and suitability of existing water and wastewater services. The customer may be responsible for costs associated to corrections due to invalid information provided.

Daniel Salazar

8-29-18

512-888-1118

Applicant Name & Signature

Date

Phone

City of Austin Office Use Only

Water main size: 6" Service stub size: 3/4" Service stub change required: Y ☐ N ☒

Shared Service? Y ☐ N ☒ If Yes, meter #, size & address:

Existing meter #: 2997 Existing meter size: 5/8"

Existing water service line/meter location: 3' R / LLL

Upgrade required: Y ☒ N ☐ New meter(s) size: 3/4"

Existing water or wastewater main located on the property: Y ☐ N ☐

WW main size: 8" WW Service line/clean-out location: 23' W / ELL

Secondary address needed at property: Y ☐ N ☒

Utility Plan required: Y ☐ N ☒

Instruction sheet provided to Customer: Y ☒ N ☐

Is the lot legally Platted? Y ☒ N ☐

Comments: SF to remain -

ADU to be added - one meter to serve both -
upgrade to 3/4" meter

AW Engineer

[Signature]

Date

8/27/18

Phone

AW Taps

APPROVED AUG 29 2018

Date

Phone



Residential Review – One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512-978-4000

Instructions:

The intent of the WWWSPV is to ensure that prior to beginning a residential project, adequate water and wastewater services can be provided to the site and is planned for as part of the overall project and to ensure the applicant is aware of the potential costs and lead times associated with any requirement of relocation, new installation, or upgrade of services to the site.

A WWWSPV is required prior to submitting a residential plan review for the following project types:

- Construction of a new home, duplex, garage apartment, or secondary structure unless identified as a volume builder project
- Remodeling to an existing structure that increases the number of total bathrooms to more than three
- Remodeling to an existing structure to increase the number of units on the site (i.e. converting a single family home to a duplex)
- Remodeling to an existing structure/site causing change to driveway location, garage entry/approach that would impact water/wastewater service placement.

A WWWSPV is NOT required prior to submitting for a residential plan review for the following project types:

- Remodel of an existing structure that keeps the total bathroom count to three or less
- Construction of a swimming pool
- Additions to an existing residence, such as decks
- Projects that are part of a large commercial site project where utility plans must be reviewed by AW engineers

If a WWWSPV form is required, complete the verification form and provide a copy of the plot plan for the site.

The plot plan should be to a standard scale and show all existing, included water meter and wastewater cleanout locations, in order to complete verification, as well as any proposed improvements. Submit the verification form and planning materials to AW Taps for approval prior to submitting for a residential building permit.

If Residential Plan Review deems a different use for the proposed structure(s) than what was submitted in the review, this could trigger different meter requirements for the site. If this is the case, please contact the AW Taps Office, at either location below, for a new assessment:

Austin Water – Waller Creek Center
 625 E. 10th St, Austin, TX 78701
 Taps Office – Suite 200 - 512-972-0000
 Engineering Office – Suite 300 – 512-972-0220

Development Assistance Center – One Texas Center
 505 Barton Springs Rd, Austin, TX 78704
 512-978-4000

Applicant must contact AW Taps office at either location above to submit an application for a meter upgrade or a new service after plan review has been submitted and before issuance of the building permit. **If a Utility Plan is required, the tap plan must be approved by Austin Water Engineering before taps can be sold.**

If the existing water meter was pulled for non-billing account during demolition, contact Customer Care at 512-494-9400 to request account set-up and same size meter reinstalled within 120 days of meter removal (with an active building permit) to avoid city reconnect charges.

WWWSPV form is only valid for the life of Plan Review permit.

Utility Criteria Manual

- 2.9.2 Water Meters shall be placed within the public right of way or in an easement. Water meter boxes are not allowed in sidewalks or driveways.
- 2.9.4 Services to lots without a water/wastewater easement will terminate at the property line with a clean-out; service to lots having a 5' x 5' water/wastewater easement will terminate within the easement. For details, see the City of Austin Standard Details. Wastewater cleanouts are not allowed in sidewalks or driveways.

* PRINT THIS REPORT AND PRESENT IT AT THE TIME OF UPDATE SUBMITTAL *

City of Austin Residential Permit Application

Master Comment Report

**Property:** 2810 GONZALES ST**Case #:** 2018-155180 PR**Case Manager:** Inbar Yaar**Original Submittal Date:** August 29, 2018**Application Expiration:** August 29, 2019**Comment-report Sent:** October 2, 2018**Comment-report #:** 1.0**Manager Contact:** inbar.yaar@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.

The application will be approved when ALL comments from each review discipline have been addressed. Your application is considered disapproved until the update process occurs. *(Additional comments may be generated as a result of information or design changes provided in your update.)*

Please contact your case manager or appropriate reviewer(s) if you have any questions, concerns, or require additional information about this report **to schedule an appointment** so that your concerns can be addressed. **Please understand that you CANNOT meet with your reviewer(s) during General Information Walk-In Hours** – we **DO NOT** take walk-ins for projects under review; **you must schedule an appointment with your reviewer.**

Requirements:

- Prepare a separate document **OR** use this report to explain how each comment is being addressed. **Include the document with this Master Comment Report upon time of re-submittal.**
- Submit 3 separate sets of updated drawings (assembled and stapled) – correctly sized and to-scale *(according to original intake requirements)*.
- Label all additional reviewer-specific paperwork accordingly.
- If information on the application changed from the initial submittal, you must provide a new application with the appropriate revisions.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

It is required that you submit all documents requested for the update together. Residential Review will **NOT** accept informal updates for any case – NO EXCEPTIONS. If there are remaining comments to be addressed on this comment report, it will be **REJECTED** and may incur a resubmittal fee or application processing fee on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (M/W/F 8am to noon).

Update Deadline (LDC 25-1):

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Online Reference:

Your project information is available online:

<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Residential Zoning Review - Inbar Yaar – inbar.yaar@austintexas.gov

1. There is an expired permit on this lot that was not included in the Acknowledgement of Expired permits form, 02-007770 BP for the detached garage. This expired permit needs to be addressed. It can be addressed one of these ways:
 - a. Request the Acknowledgement of Expired Permits form. Fill this out and send it back in with the update.
 - b. Request to add the expired permit to the current residential permit application for no additional review fee.
 - c. Reactivate the expired permit and call in inspections separately.
 - d. Call the permit center to see if this permit can be voided.
2. DEMOLITION PERMIT: Our records show an existing shed on the lot. If this shed to be removed, please obtain a demolition permit. Take in mind that if the shed that is being demolished is the same as the expired permit referencing, the demolition permit will also clear the expired permit.
3. ADMINISTRATIVE - APPLICATION FORM: Please correct the following:
 - a. The application form seems to be a copy of a previous application. This application has been expired and a new form will need to be resubmitted. Please make sure the new application is clear to read.
 - b. Legal description to match Travis County Appraisal District description (page2).
 - c. Bedroom and bathroom count shall include both existing and proposed (page2). Please Revise.
4. TWO-FAMILY RESIDENTIAL REGULATIONS: The second dwelling unit may not exceed (a) 1,100 total square feet; and (b) the second story is limited to 550 square feet (LDC 25-2-774(5)).
5. SITE DEVELOPMENT INFORMATION TABLE: Square footage on page 2 of the application form seem to be calculated incorrectly. Please separate all existing and proposed structures and separate the square footage for all floors. Make sure the architectural calculations on sheet A0 are coordinate with the square footage shown on the application form and coordinated with the dimensions on floor plans.
6. BUILDING COVERAGE: After revising the square footage on the site development information table, please correct building coverage. Take in mind, building coverage shall not exceed 40% of lot size.
7. IMPERVIOUS COVERAGE is not coordinate with the architectural plans: Impervious coverage for driving ribbons seems to be calculated incorrectly.
Please correct the impervious cover (in square feet and %) for the gross site area on the second page of the application form.
Please be aware that this site will most likely require an as-built survey to show compliance with IC from the inspector.
8. GROSS FLOOR AREA on page 3 of application form shall be revised following the changes on the site development information table. Take in mind, gross floor area shall not exceed 40% of lot size.

9. BUILDING HEIGHT: Building height shall be measured vertically from the average of the highest and lowest grades adjacent to the building (LDC 25-2, Subchapter F, 3.4). Please show on site plan and elevations.
10. SETBACK PLANES for rear and left elevations are missing from the set. Please provide.
11. Ribbon driveway dimensions must have a minimum width of 3' for each tire and 2' in the middle as pervious material; please correct the plan and add the ribbons to the impervious cover calculations.

Technical Building Code Review - Inbar Yaar - 512-974-2367

RT1. CURRENT BUILDING CODE: The plans submitted refer to IRC 2012. The currently adopted building code is the 2015 IRC. Update code references and ensure that plans comply with all currently adopted codes and City of Austin Amendments. The current building code 2015 IRC and City of Austin amendments can be found online:

<https://codes.iccsafe.org/public/document/toc/553/>

https://library.municode.com/tx/austin/ordinances/land_development_code?nodeId=827676

RT2. VISITABILITY: Compliance required at plan review. Provide visitability plan or clear indication on plan(s) showing compliance with R320 Visitability (See Ordinance No. 20140130-021 and Building Criteria Manual 4.4.7.) including:

- a. Detailed visitability plans must be prepared by a Texas-Registered Architect or a Certified Building Designer holding a National Council of Building Designers Certification Seal.
- b. Exterior visitable route including origination point, landings, slope of ramps/sidewalks/landings
- c. Landings at each end of ramp and at visitable entrance must be no less than 3'-0" x 3'-0" with a slope not to exceed 1/4" / ft.
- d. Visitable Entrance including no-step entry, threshold, door size
- e. No-step entry must be reflected on foundation plan. If foundation plan shows more than a 1-1/2" drop, design professional must provide threshold detail showing how the difference is made up.
- f. 32" clear Visitability bathroom route including living room, dining room, and kitchen
- g. Visitable bathroom minimum opening and wood blocking
- h. Visitable light switches, receptacles, and environmental controls
- i. Door swings shall not impede the 30" x 30" clear floor space within the visitable bathroom per BCM 4.4.7.6. Doors.
- j. If ramp is constructed of material other than concrete, submit ramp details.
- k. Per R311.8.1 Exception, ramps may have a maximum slope of 1:8 (12.5%).
- l. Handrails are required for ramps with a slope greater than 1:12.
- m. General notes will not be accepted, specific information must be provided.
- p. Visitability Ordinance: <http://www.cityofaustin.org/edims/document.cfm?id=205386>

RT3. STRUCTURAL DRAWINGS SEAL REQUIREMENTS: A Texas Registered Engineer is required for foundation plans and details for private dwellings and accessory structures located on expansive soils and pre-engineered systems or members.

* PRINT THIS REPORT AND PRESENT IT AT THE TIME OF UPDATE SUBMITTAL *

City of Austin Residential Permit Application

Master Comment Report

**Property:** 2810 GONZALES ST**Case #:** 2018-155180 PR**Case Manager:** Inbar Yaar**Original Submittal Date:** August 29, 2018**Application Expiration:** September 9, 2019**Comment-report Sent:** November 30, 2018**Comment-report #:** 2.0**Manager Contact:** inbar.yaar@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, and/or information.

The application will be approved when ALL comments from each review discipline have been addressed. Your application is considered disapproved until the update process occurs. *(Additional comments may be generated as a result of information or design changes provided in your update.)*

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Requirements:

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Online Reference:

Your project information is available online:

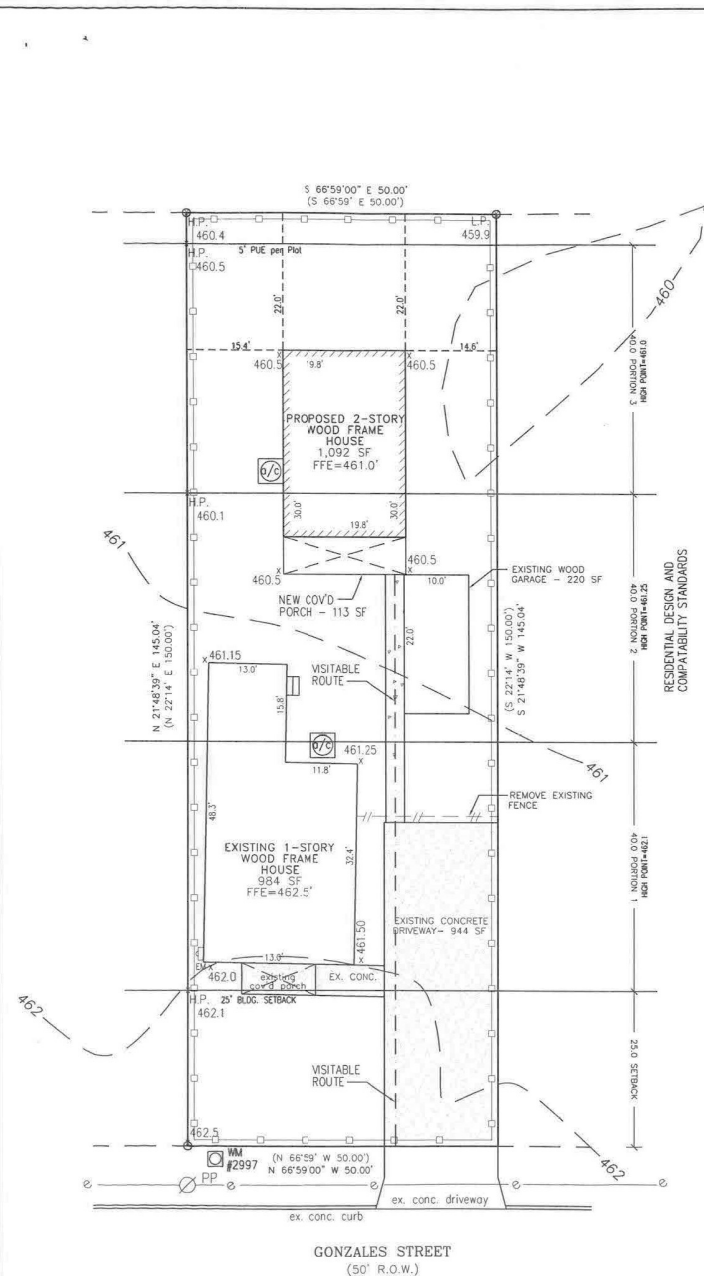
<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Residential Zoning Review - Inbar Yaar – inbar.yaar@austintexas.gov

As some of the comments have not been addressed and the building layout has changed, this case is subject for additional comments. Please see below:

1. There is an expired permit (**1999 013780 BP**) that describes a similar scope of work to an active building permit (2002-007770 BP) for the detached storage shed. This expired permit needs to be addressed. It can be addressed one of these ways:
 - a. Request the Acknowledgement of Expired Permits form. Fill it out and send it back in with the update.
 - b. Call the permit center to see if this permit can be voided.
2. The existing storage shed above, is described on the site plan as a garage. As this structure is not permitted as a garage, please remove note.
3. SUBCHAPTER F: Part of the architectural plans are missing architect's signature. This lot is located in the Subchapter F overlay boundaries and is more than one story or is greater than 20 feet. The plan set must be signed and sealed by Texas Licensed Architect or Certified Building Design Profession. Please refer to documentation requirements on the application – Design Professionals.

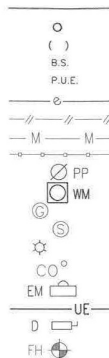
** Please provide only the necessary sheets and not a complete set.



SCALE: 1"=20'-0"

LEGEND

BOUNDARY LINE
1/2" REBAR SET
RECORDED ON PLAT
BUILDING SETBACK
PUBLIC UTILITY EASEMENT
OVERHEAD ELECTRIC
WOOD FENCE
WROUGHT IRON FENCE
CHAIN LINK FENCE
UTILITY POLE
WATER METER
GAS METER
SEWER MANHOLE
LIGHT POLE
CLEAN OUT
ELECTRIC METER
UNDERGROUND ELECTRIC
DISCONNECT
FIRE HYDRANT



CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT AUSTIN AREA "ONE CALL CENTER" AT (800) 344-8377 FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ONSITE EXISTING UTILITIES.

BUILDING AND SITE COVERAGE

AREA DESCRIPTION	EXISTING S.F.	NEW/DEMO S.F.	TOTAL S.F.
A) 1ST FLR. CONDITIONED AREA:	984 S.F.	546 S.F.	1530 S.F.
B) 2ND FLR. CONDITIONED AREA:	0 S.F.	546 S.F.	546 S.F.
C) 3RD FLR. CONDITIONED AREA:	0 S.F.	0 S.F.	0 S.F.
D) BASEMENT:	0 S.F.	0 S.F.	0 S.F.
E) COVERED PARKING (GARAGE):	0 S.F.	0 S.F.	0 S.F.
F) COVERED PATIO:	98 S.F.	113 S.F.	211 S.F.
G) BALCONY:	0 S.F.	0 S.F.	0 S.F.
H) OTHER: (WOOD SHED)	220 S.F.	0 S.F.	0 S.F.
TOTAL BLDG COVG. (EXCLUDE R,C&D):	1302 S.F.	1205 S.F.	2287 S.F.
I) DRIVEWAY:	944 S.F.	0 S.F.	944 S.F.
J) SIDEWALKS:	0 S.F.	26 S.F.	0 S.F.
K) UNCOVERED PATIO: (DEMO)	0 S.F.	0 S.F.	0 S.F.
L) UNCOVD WOOD DECK:	0 S.F.	0 S.F.	0 S.F.
M) A/C PAD:	16 S.F.	16 S.F.	32 S.F.
N) OTHER (POOL COPING, RET. WALLS):	0 S.F.	0 S.F.	0 S.F.
TOTAL SITE COVERAGE:	2282 S.F.	853 S.F.	3236 S.F.
O) POOL:	0 S.F.	0 S.F.	0 S.F.
P) SPA:	0 S.F.	0 S.F.	0 S.F.

SITE DEVELOPMENT INFORMATION

NET SITE AREA: 7,460 S.F. (0.1713 ACRES)
FLOOR TO AREA RATIO: 1:0.306
ZONING: SF-3
MAX. I.C. ALLOWED (45%): 3,357 S.F.
EXISTING COVERAGE INFORMATION
EXISTING BUILDING COVERAGE (S.F.): 1302 S.F. % OF LOT SIZE: 17.5%
PROPOSED BUILDING COVERAGE (S.F.): 2287 S.F. % OF LOT SIZE: 30.6%
IMPERVIOUS COVER INFORMATION
EXISTING IMPERVIOUS COVER (S.F.): 2282 S.F. % OF LOT SIZE: 30.3%
PROPOSED IMPERVIOUS COVER (S.F.): 3283 S.F. % OF LOT SIZE: 43.7%

ELECTRIC NOTES

ALL ELECTRICAL SHALL COMPLY WITH: THE 2011 NATIONAL ELECTRIC CODE (NEC), CITY OF AUSTIN ORDINANCE #2011020-089, THE CITY OF AUSTIN ORDINANCE #20100408-051, THE 2013 CITY OF AUSTIN ELECTRIC UTILITY DESIGN CRITERIA MANUAL, THE ENERGY CODE 2015 IECC, AND THE CITY OF AUSTIN DESIGN STANDARDS FOR EXTERIOR LIGHTING.

OWNER INFORMATION

ENEZ SALINAS
2810 GONZALES STREET
AUSTIN, TEXAS 78702
TEL. (512) 888-1118

LEGAL DESCRIPTION

LOT 3, BLOCK 1, DIVISION 'A' A. CHERNOBYL
SUBDIVISION, VOLUME 4, PAGE 219, PLAT RECORDS
TRAVIS COUNTY, TEXAS.

STORM INLET NOTE

THERE ARE NO EXISTING STORM INLETS ADJACENT OR OPPOSITE OF THE SITE.

City of Austin
REVIEWED FOR CODE COMPLIANCE



1-7-2019

REVISIONS

RB ARCHITECT

AND ASSOCIATES, PLLC



ROEL BAZAN, AIA

11502 Kripp Cove
Austin, Texas 78759
(512) 791-2066
rbazan@rbarchitect.com

The Salazar Residence
2810 Gonzales St.
Austin, Texas 78702
SITE PLAN

ATX design group

1301 S. H. 35, Suite 315
Austin, Texas 78704
(512) 443-4300
e-mail: atxdesign@atxdesign.com



DATE: 12/27/2018

SCALE: 1"=20'-0"

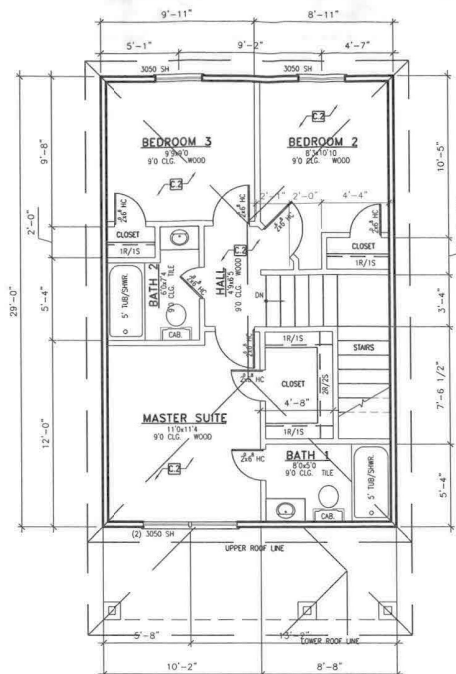
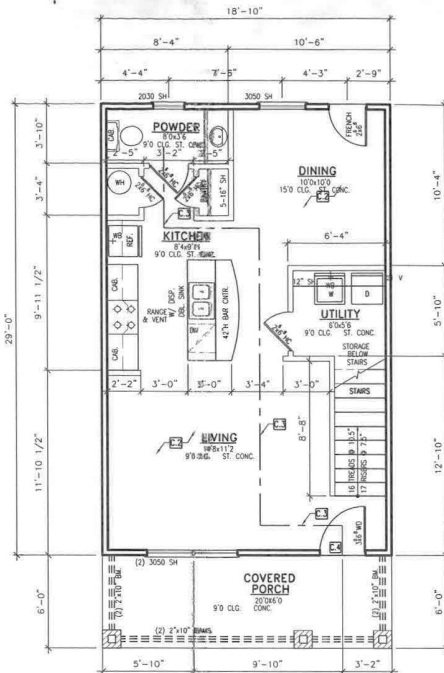
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SHEET 1

AO

OF 7 SHEETS



LEGEND	
[Symbol]	KEY NOTE
[Symbol]	VISITABILITY ROUTE
[Symbol]	6" PLUMBING WALL
[Symbol]	4" STUD WALL
[Symbol]	STONE VENEER WALL

BUILDING H/C AREAS	
1ST FLR. H/C AREA:	546 S.F.
2ND FLR. H/C AREA:	546 S.F.
TOTAL HEATING/COOLING AREA:	1,092 S.F.
COVERED AREA:	113 S.F.
TOTAL BUILDING AREA:	1,205 S.F.

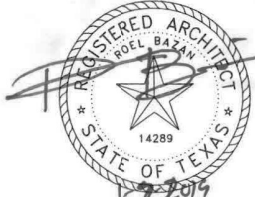
- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS OTHERWISE INDICATED.
 2. WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
 3. INTERIOR PARTITIONS ARE 5/8" GYP. BOARD ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE INDICATED. IT IS THE CONTRACTOR'S OPTION TO USE 3/4" 1/2" G. METAL STUDS IN LIEU OF WOOD. NO FINGER JOINTED WOOD ALLOWED.
 4. HARDI SIDING TO MATCH EXISTING EXTERIOR PANELS.
 5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT PRIOR TO SETTING WALLS.
 6. EXTERIOR WALL INSULATION SHALL BE R-13 MINIMUM.
 7. ALL CEILING INSULATION SHALL BE R-25 MINIMUM.
 8. ALL WINDOWS TO BE LOW-E, DOUBLE PANELED INSULATED.
 9. ROOF SHINGLES TO MATCH EXISTING ROOF SHINGLES.
 10. ALL EXTERIOR DOORS TO BE HOLLOW METAL DOOR AND INSULATED. SELECTION BY OWNER.
 11. ALL EXTERIOR FACED BOARD AND CONTINUOUS SOFFIT VENT TO BE DURABLE HANDPLANS.
 12. DIMENSIONAL FIBERGLASS SHINGLES TO HAVE 25-YEAR WARRANTY. SELECTION BY OWNER.
 13. ALL INTERIOR WALLS TO BE SQUARE.
 14. ALL WOOD CABINETS/FINISH TO BE SELECTED BY OWNER.
 15. NEW FAMILY ROOM, GUEST ROOM AND COVERED PORCH TO BE BLOCKED AND WIRED FOR CEILING FANS.
 16. PRE-WIRE (CAT 5) FOR TELEPHONE IN FAMILY ROOM.
 17. PRE-WIRE (RG6) FOR TELEVISION IN FAMILY ROOM.
 18. DECORATOR PAINT TO BE SELECTED BY OWNER.
 19. NEW MECHANICAL 12x10 GRILLES TO BE INSTALLED IN FAMILY ROOM (2) AND GUEST ROOM (1) WITH 8" DIAMETER FLEX DUCT, R-8.
 20. NEW CEILING JOISTS TO BE 2x8 @ 24" O.C.
 21. DOOR BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE. PER 2015 IBC 10302.5.1

- FIRE SPRINKLER SYSTEMS NOTES**
1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS. EXCEPTION: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.
 2. AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION 7209.4 OR NFPA 130. SOURCE: 2015 IRC SECTION 831.2.2

- SMOKE/CARBON MONOXIDE ALARMS**
1. INSTALL SMOKE DETECTORS AT EACH SLEEPING AREA OF BEDROOMS AND/OR DWELLING UNITS ATTACHED TO GARAGES PER 2015 IRC SECTION 314.
 2. INSTALL CARBON MONOXIDE ALARMS OUTSIDE OF EACH SLEEPING AREA OF BEDROOMS AND/OR DWELLING UNITS ATTACHED TO GARAGES PER 2015 IRC SECTION 315.
 3. GENERAL CONTRACTOR SHALL VERIFY THAT ALL SMOKE DETECTORS BE LOCATED AT LEAST 36" AWAY FROM HORIZONTAL PATH OF MECHANICAL AIR FLOW. PER 2007 NFPA 72 CHAPTER 11.

- VISITABILITY NOTES**
- ALL NEW CONSTRUCTION ARE TO COMPLY WITH SECTION 4302 VISITABILITY ORDINANCE NO. 20140130-021.
- C.1. R320.3 VISITABILITY BATHROOMS - A VISITABILITY DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE BATHROOM GROUP OR A HALF BATH ON THE FIRST FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:**
1. MINIMUM DOOR SIZE: A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED. (32" DOOR)
 2. GRAB BAR PROVISION: LATERAL TWO-INCH BY SIX-INCH OR LARGER HORIZONTAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD CODES OF BATHROOM WALLS.
 3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.
- C.2. R320.4 VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS: THE FIRST FLOOR OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENT:**
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL.
 2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.
- C.3. R320.5 VISITABILITY BATHROOM ROUTE: A BATHROOM GROUP OR HALF BATH DESIGNED FOR VISITABILITY UNDER SECTION R320.3 MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE VISITABLE ENTRANCE DESIGNATED UNDER SECTION 320.6 AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS. EXCEPTION: A VISITABLE ROUTE IS NOT REQUIRED THROUGH AN AREA LOCATED ON A SPLIT-LEVEL OR SUNKEN FLOOR, PROVIDED AN ALTERNATIVE ROUTE IS AVAILABLE.**
- C.4. R320.6 VISITABLE DWELLING ENTRANCE: A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.**

City of Austin
REVIEWED FOR CODE COMPLIANCE



REVISIONS	
2	RB ARCHITECT AND ASSOCIATES, PLLC
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rbazan2@att.net

The Salazar Residence
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FLOOR PLANS

ATX design group
1301 S. 9th St., Suite 215
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Mobile: 312.554.0271
e-mail: carney.atx@gmail.com



DATE: 12/27/2018
SCALE: 1/8"=1'-0"
DRAWN: RD
FILE: C:\DESIGN\ALAM\RES\2810-21-2018
SHEET 1
A1
OF 7 SHEETS

RB ARCHITECT
AND ASSOCIATES, P.L.C.



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MAXIMUM CLEAR SPAN FOR RAFTERS NO GYPSUM BOARD			
SIZE	24" O.C.	16" O.C.	12" O.C.
2x6	11'-5"	14'-0"	16'-2"
2x8	15'-1"	18'-5"	21'-4"
2x10	19'-3"	23'-7"	27'-2"

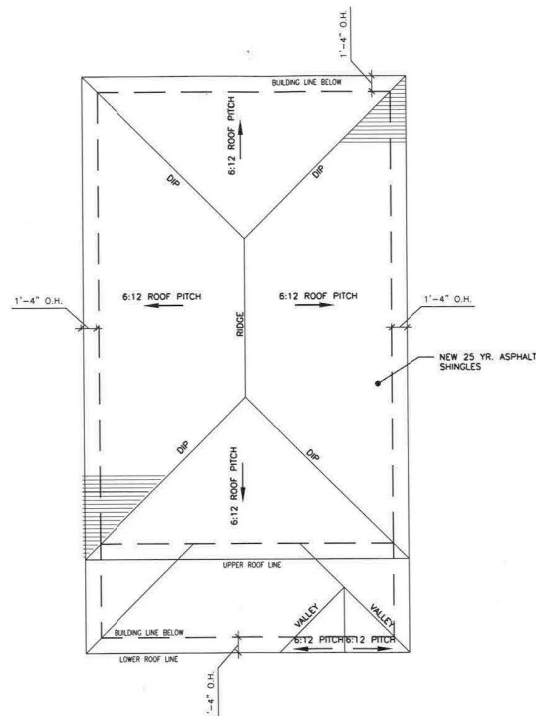
FOR MATERIAL WITH E=1.6 Fb=1400 i.e. #2 KOD
DESIGN LOADS 20 psf LIVE 7 psf DEAD

MAXIMUM CLEAR SPAN FOR RAFTERS WITH GYPSUM BOARD			
SIZE	24" O.C.	16" O.C.	12" O.C.
2x6	10'-0"	12'-4"	14'-2"
2x8	13'-3"	16'-3"	18'-9"
2x10	16'-11"	20'-8"	23'-1"
2x12	20'-6"	25'-2"	29'-1"

FOR MATERIAL USE $E = 1.6$ $F_b = 1400$ $i.e. \#2$ KD
 DESIGN LOADS 20 cpl LVE 15 cpl DEAD

NOTE:

1. UNLESS NOTED OTHERWISE: ALL JOIST TO BE #2 KDYP.
2. UNLESS NOTED OTHERWISE: ALL BEAMS TO BE #2 KDYP.
3. UNLESS NOTED OTHERWISE: FRAMING UNDER HVAC TO BE 2"x6" @ 24" O.C. WITH 3/4" PLYWOOD DECKING AS REQUIRED.
4. BUILDER TO VERIFY SIZING AND SPACING OF JOIST AND BEAMS PRIOR TO CONSTRUCTION.
5. UNLESS NOTED OTHERWISE: ALL JOIST TO BE 2"x6"s @ 24" O.C. WITH NO ATTIC STORAGE UNLESS NOTED.



3 ROOF PLAN

City of Austin
REVIEWED FOR CODE COMPLIANCE

The Salazar Residence
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Austin, Texas 78702
ROOF PLAN

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e-mail: edwardc@bnet.com

DATE: 10/8/2018

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

DRAWN: RD

FILE: C:\DWOS\SALAZAR RES\
-2810-A1.2.DWG

SHEET 1

A1.2

OF 9 SHEETS



REVISIONS

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2
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ELEVATIONS

ATX design group
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e-mail: rdazay@atxdesign.com

DATE: 10/8/2018

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

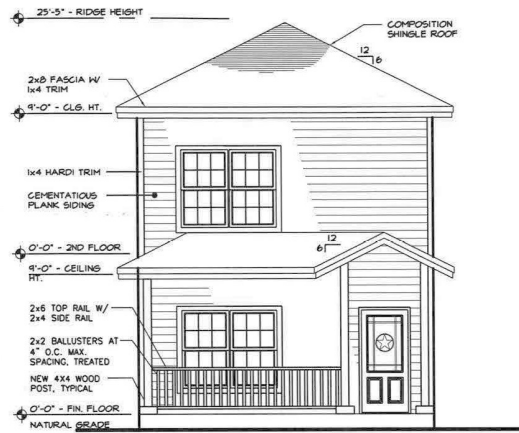
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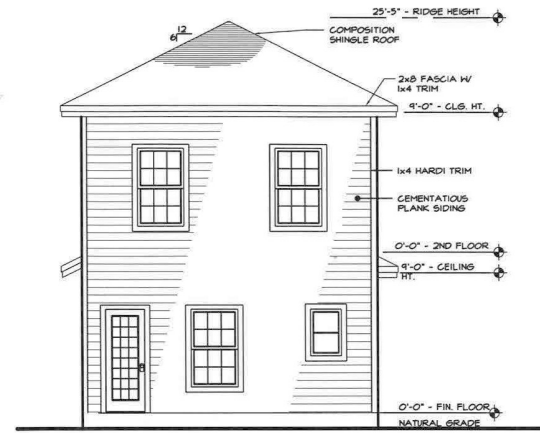
SHEET 2

A2

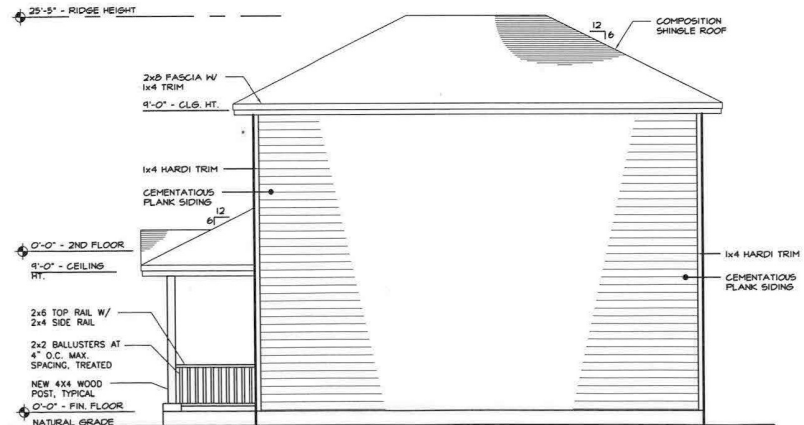
OF 9 SHEETS



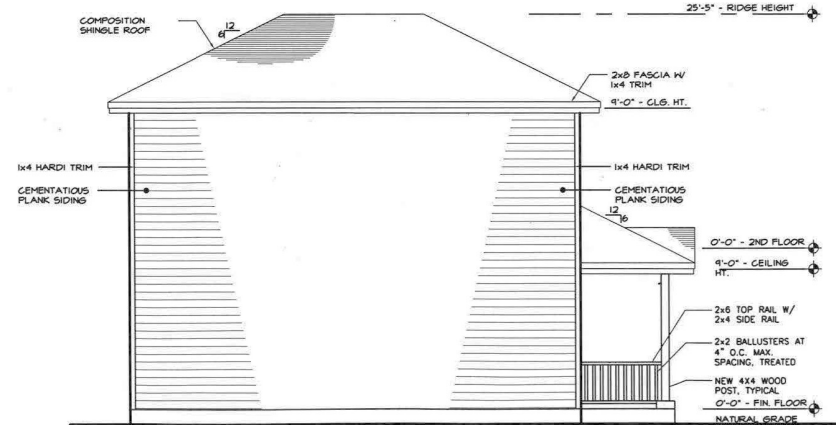
1 FRONT ELEVATION
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2 REAR ELEVATION
SCALE: 1/8"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/8"=1'-0"



4 LEFT ELEVATION
SCALE: 1/8"=1'-0"

City of Austin
REVIEWED FOR CODE COMPLIANCE