

CITY OF AUSTIN
Board of Adjustment
Decision Sheet
E-3

DATE: Monday October 11, 2021

CASE NUMBER: C15-2021-0097

____ Thomas Ates
____ Brooke Bailey
____ Jessica Cohen
____ Melissa Hawthorne
____ Barbara McArthur
____ Rahm McDaniel
____ Darryl Pruett
____ Agustina Rodriguez
____ Richard Smith
____ Michael Von Ohlen
____ Nicholl Wade
____ Kelly Blume (Alternate)
____ Carrie Waller (Alternate)
____ Vacant (Alternate)

APPLICANT: Nathan Hobbs

OWNER: Gary J. Hobbs

ADDRESS: 4315 AVENUE A

VARIANCE REQUESTED: The applicant is requesting a variance(s) from the Land Development Code:

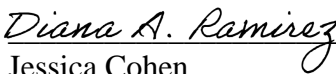
- a) **Section 25-2-492 (Site Development Regulations) to decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested)**
- and
- b) **Section 25-2-947 (Nonconforming Use Regulation Groups) (B) (2) to increase the improvement value from 20% (allowed) to 60% (requested) in order to complete a remodel and addition of an existing home in a “SF-3-NCCD-NP”, Single-Family-Neighborhood Conservation Combining District-Neighborhood Plan zoning district (Hyde Park Neighborhood Plan).**

BOARD’S DECISION: BOA Meeting Oct 11, 2021-POSTPONED TO NOVEMBER 8, 2021 BY BOARD MEMBERS** (Due to not enough Board Members present at the meeting)**

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 A. Ramirez for
Jessica Cohen
Madam Chair



October 5, 2021

Nathan Hobbs
4315 Avenue A
Austin TX, 78751

Property Description: W 76FT OF LOT 1-3 BLK 11 HYDE PARK ADDN NO 1

Re: C15-2021-0097

Dear Nathan,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from LDC 25-2-947 & 25-2-942 in order to build an addition onto single-family home.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1.10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Joseph Beeler, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6602

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2021-0097

BOA DATE: October 11th, 2021

ADDRESS: 4315 Avenue A

COUNCIL DISTRICT: 9

OWNER: Gary J. Hobbs

AGENT: Nathan Hobbs

ZONING: SF-3-NCCD-NP (Hyde Park NCCD)

LEGAL DESCRIPTION: W 76FT OF LOT 1-3 BLK 11 HYDE PARK ADDN NO 1

VARIANCE REQUEST: decrease the minimum Lot Size requirements from 5,750 square feet (required) to 5,700 square feet (requested) **and** increase the improvement value from 20% (allowed) to 60% (requested)

SUMMARY: complete a remodel and addition

ISSUES: lot configuration, location of heritage trees, unhabitable home

	ZONING	LAND USES
<i>Site</i>	SF-3-NCCD-NP	Single-Family
<i>North</i>	SF-3-NCCD-NP; MF-3-NCCD-NP	Single-Family; Multi-Family
<i>South</i>	SF-3-NCCD-NP; MF-4-NCCD-NP	Single-Family; Multi-Family
<i>East</i>	MF-4-NCCD-NP	Multi-Family
<i>West</i>	MF-4-NCCD-NP	Multi-Family

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Central Austin Community Development Corporation
 Friends of Austin Neighborhoods
 Friends of Hyde Park
 Homeless Neighborhood Association
 Hyde Park Neighborhood Assn.
 Hyde Park Neighborhood Plan Contact Team
 My Guadalupe
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group

E-6/5

TRIANGLE

GUADALUPE

46TH

45TH

AVENUE B

AVENUE C

44TH

AVENUE D

43RD

AVENUE A

42ND




41ST

SPEEDWAY

NOTIFICATIONS

CASE#: C15-2021-0097

LOCATION: 4315 AVENUE A

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 292'

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.





CITY OF AUSTIN

Development Services Department

Permitting & Development Center

Phone: 512.978.4000

6310 Wilhelmina Delco Dr, Austin, Texas 78752

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 4315 Avenue A

Subdivision Legal Description:

The West 76 ft of Lots 1, 2 and 3, Block 11, Hyde Park Addition

Lot(s): 1,2,3 Block(s): 11

Outlot: _____ Division: _____

Zoning District: _____

I/We Nathan Hobbs on behalf of myself/ourselves as
authorized agent for _____ affirm that on

Month October , Day 11 , Year 2021 , hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☒ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Single family residence.

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2-947 A person may improve, enlarge, or structurally alter a structure if the cost does not exceed 20 percent of the value of the structure before the improvement. Cost to make safe is around 60%

LDC 25-2-942 have an area of not less than 5,750 SF. Lot is 5,700 SF

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

I am unable to remodel existing uninhabitable structure, nor able to expand use of structure to a true single family home - one which is livable and safe for my two children.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

With the combination of the current lot configuration, mixed with current location of uninhabitable domicile and the location of heritage trees make it impossible to create an inhabitable home for my family.

b) The hardship is not general to the area in which the property is located because:

The combination of lot size, domicile location and heritage trees create a unique hardship for this property. In current state the structure is uninhabitable and unsuitable for a single family residence.

Area Character

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:

The renovation and expansion of the property will not alter the character of the unit as current plans utilize as much of the existing structure as allowed with environmental and safety considerations. The plans seek to maximize the lots use of living and personal yard space with impair the use of adjacent properties nor will it limit the purposes of the regulations as it will be utilized as a single family home while maintaining the character and charm of the neighborhood.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Nathan Hobbs Digitally signed by Nathan Hobbs
DN: CN=Nathan Hobbs, E=Nathan.hobbs@mitchelltimeandparking.com
Reason: I am the author of this document
Location:
P Date: 2021-09-10 08:19:55 Date: 09/10/2021

Applicant Name (typed or printed): Nathan Hobbs

Applicant Mailing Address: 4315 Avenue A

City: Austin State: Texas Zip: 78751

Phone (will be public information): (512) 801-5023

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Gary J Hobbs Digitally signed by Gary J. Hobbs
DN: C=US, O=MTP, CN=Gary J. Hobbs, E=gary.hobbs@mitchelltimeandparking.com
Reason: I am the author of this document
Location:
P Date: 2021-09-10 08:19:07 Date: 09/10/2021

Owner Name (typed or printed): Gary Hobbs

Owner Mailing Address: 20214 Hodde Ln

City: Pflugerville State: Texas Zip: 78660

Phone (will be public information): (512) 801-5600

Email (optional – will be public information): [REDACTED]

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

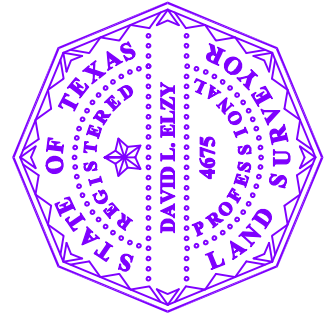
Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

W. 44th STREET
(60' R.O.W.)

ALLEY
(12' R.O.W.)

I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision.

DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675



DRAWN BY: EV
JOB #: 109282
SURVEY DATE: 8/31/2021

FIRM REGISTRATION NO.
10111700

Westar Alamo

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

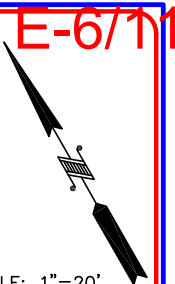
- Δ = CALCULATED POINT
 ⊙ = FND 1/2" PIPE
 () = RECORD INFORMATION
 B.S. = BUILDING SETBACK
 C.M. = CONTROLLING MONUMENT

The site plan illustrates Block 11, bounded by Avenue A to the north and an alley to the south. The block is divided into two lots, Lot 1 and Lot 2, each 44 feet wide. The total width of the block is 88 feet. The length of the block is 75.88 feet. The proposed building footprint is a rectangular structure with a total width of 20.2 feet (10.1 feet for each lot) and a total length of 30.5 feet (9.1 feet for the first lot and 21.4 feet for the second lot). The building is labeled "ONE STORY STUCCO". The area between the building and the alley is labeled "COV. WOOD". The alley is 12 feet wide and 11.89 feet deep. The surrounding streets are Avenue A (60' R.O.W.) and the alley (12' R.O.W.). The lot dimensions are: Lot 1 (76' x 44') and Lot 2 (76' x 44'). The block dimensions are: 75.88' x 88'.

LINE	BEARING	DISTANCE
L1	S 62°38'11" E	12.09' (12')

NOTE:
PRIOR SURVEY (WESTAR JOB #104105) WAS USED FOR
REFERENCE.

NOTE:
VERTICAL INFO. SHOWN HEREON IS BASED ON ACTUAL
GPS OBSERVATIONS, TEXAS STATE PLANE
COORDINATES, CENTRAL ZONE. T.B.M. = MAG NAIL ON
B.O.C. NORTHEAST OF NORTHWEST CORNER = 620.17'
T.B.M. # 1 →



W. 44th STREET (60' R.O.W.)

SCALE: 1"=20'

AVENUE A (60' R.O.W.)

TREE LEGEND

13	14 PECAN
32	20 PECAN
48	20 SYCAMORE
68	19 PECAN
166	21 PALM
167	35 PECAN
168	14 PALM
169	16 PALM
170	18 PALM
171	17 PECAN
172	23 PALM
188	27 PECAN
189	16 PALM

NOTE:

THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

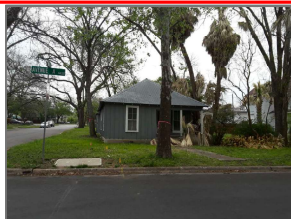
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS,
AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 180, PAGE 299, VOLUME 563,
PAGE 20, VOLUME 608, PAGE 322, VOLUME 608, PAGE 319, VOLUME 741, PAGE 339,
VOLUME 744, PAGE 403 AND VOLUME 828, PAGE 567, DEED RECORDS, TRAVIS COUNTY,
TEXAS.

NOTE:

Bearings shown hereon are based on actual GPS Observations, Texas State Plane
Coordinates, Central Zone, Grid.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE
AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey
appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0465 K, which is Dated 1/22/2020. By scaling from that FIRM, it
appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the
surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD
ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special
Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:

4315 AVENUE A

Property Description:

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK
ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF
TRAVIS COUNTY, TEXAS.

Owner:

JEAN LAFOSSE HOBBS

FIRM REGISTRATION NO.
10111700



P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- = FND. 3/8" IRON ROD
 - ⦿ = FND 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = WATER METER
 - ⊕ = ELECTRIC METER
 - ⊖ = ELECTRIC BOX
 - ⊗ = SEWER MANHOLE
 - ⊕ = OVERHEAD ELECTRIC
 - ⊖ = WOOD FENCE
 - ⦿ = FND. 1/2" IRON PIPE

DRAWN BY: AP/JA



I, DAVID L. ELZY, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual TREE AND TOPO survey made on
the ground under my supervision

David L. Elzy
DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. T-143098

JOB NO.

105273 TITLE COMPANY: N/A

DATE: 04/07/2021

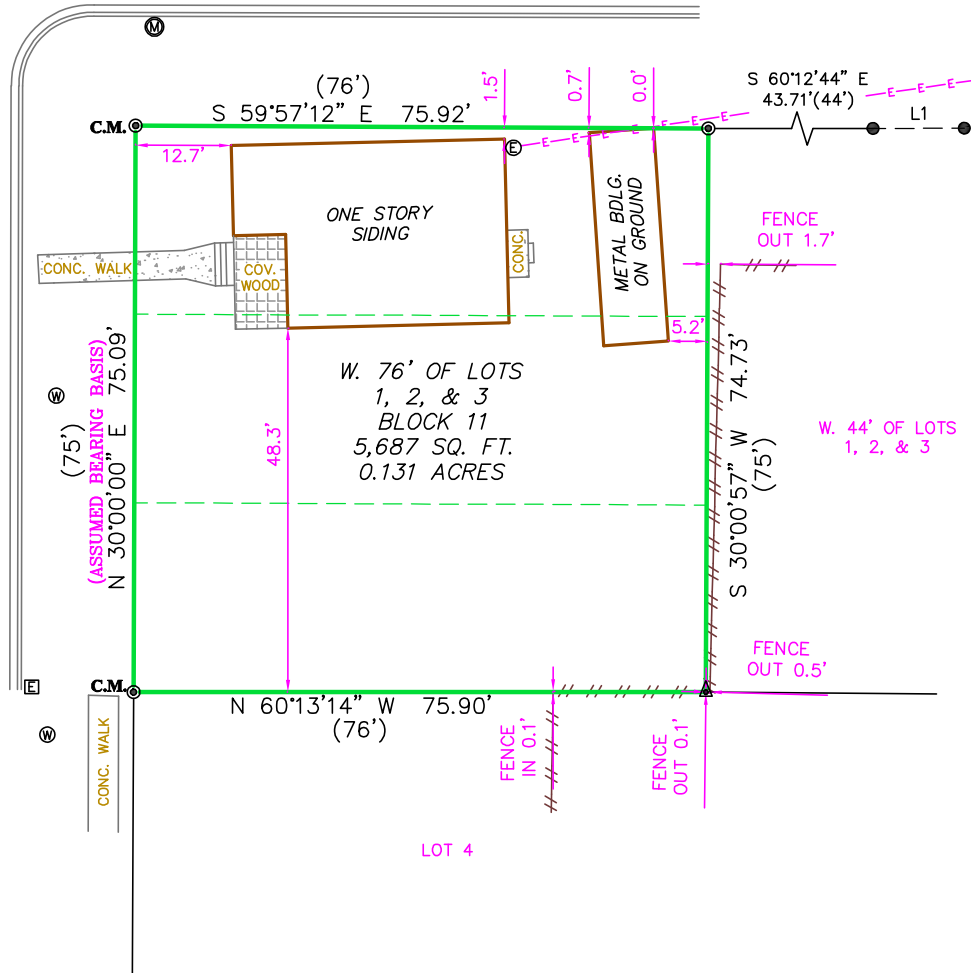
LINE	BEARING	DISTANCE
L1	S 60°23'49" E	12.09' (12')

E-6/12

W. 44th STREET
(60' R.O.W.)

SCALE: 1"=20'

AVENUE A
(60' R.O.W.)



NOTE:
THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 180, PAGE 299, VOLUME 563, PAGE 20, VOLUME 608, PAGE 322, VOLUME 608, PAGE 319, VOLUME 741, PAGE 339, VOLUME 744, PAGE 403 AND VOLUME 828, PAGE 567, DEED RECORDS, TRAVIS COUNTY, TEXAS.
NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0465 K, which is Dated 1/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtm>.



Property Address:
4315 AVENUE A

Property Description:

THE WEST 76' OF LOTS 1, 2, & 3, BLOCK 11, HYDE PARK ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 67, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Owner:

JEAN LAFOSSE HOBBS

FIRM REGISTRATION NO.
1011700

Westar
Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND
▲ = FND. 3/8" IRON ROD
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E = ELECTRIC BOX
S = SEWER MANHOLE
E = OVERHEAD ELECTRIC
W = WOOD FENCE
● = FND. 1/2" IRON PIPE

DRAWN BY: AP



I, DAVID L. ELZY, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

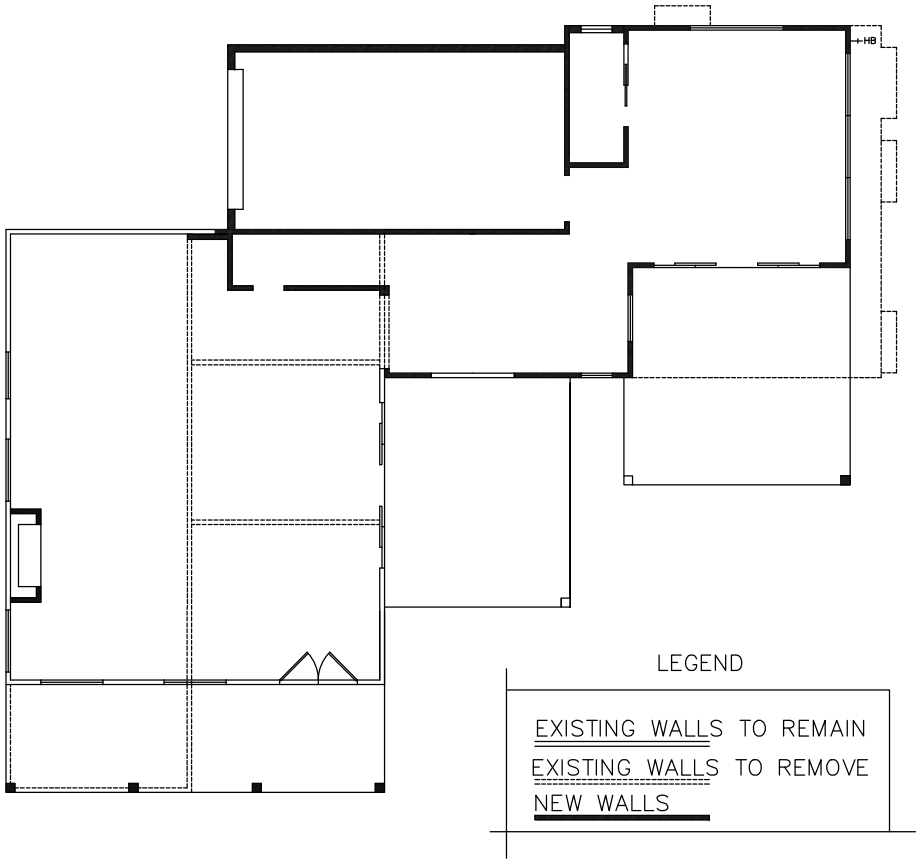
DAVID L. ELZY
Registered Professional Land Surveyor
Texas Registration No. 4675

G.F. NO. T-143098

JOB NO.

104105 TITLE COMPANY: N/A

DATE: 2/5/2021



EXISTING AREAS	
TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS	
FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
UNCOVERED BALCONY	451
TOTAL COVERED	2316

FOUNDATION	1935
CANTILEVERED	73

Design Originals is a Professional Building Design Firm. We are Not Qualified To Nor Licensed To Design Structural Framing Or Foundations. A Licensed Professional Engineer Should Be Consulted Regarding The Framing And Foundation. Should An Engineer's Seal Be Present On These Drawings, The Engineer Or Engineer-At-Large Shall Bear The Responsibility For The Structural Design. Design Originals, Inc. Will Not Be Held Responsible For The Structural Design In Any Way Or Any Problems Which May Arise.

DEMO PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

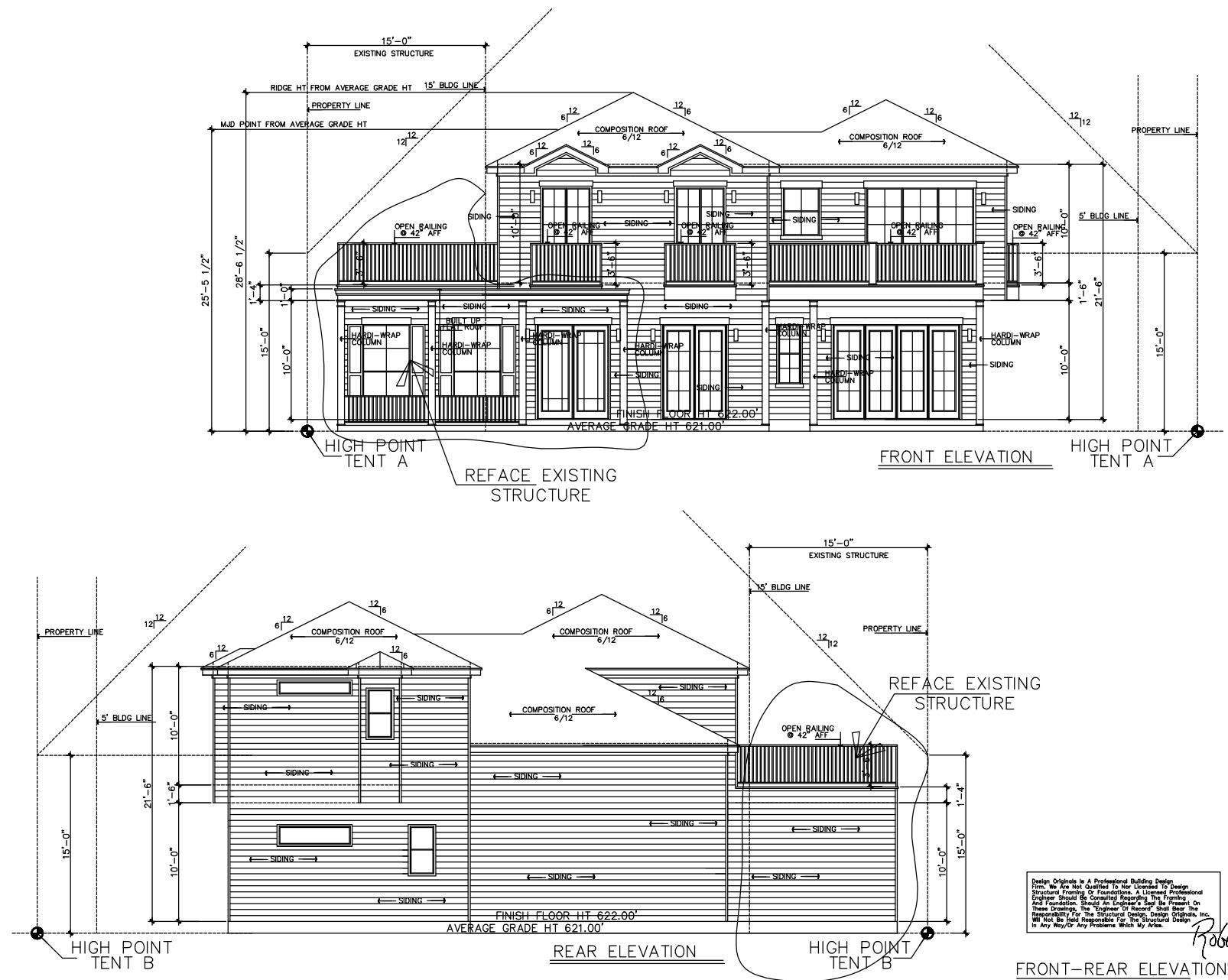
HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center
N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGN PROFESSIONALS
N.C.B.D.C. - 999-725

4315
AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGN PROFESSIONALS
N.C.B.D.C. - 999-725
2 OF 11



Design Originals is a Professional Building Design Firm. We are not qualified to nor licensed to design structural framing or foundations. A Licensed Professional Engineer should be consulted regarding the framing and foundation. Should an Engineer's Seal be present on these drawings, the Engineer or Record shall bear the responsibility for the structural design. Design Originals, Inc. will not be held responsible for the structural design in any way or for any problems which may arise.

Robert J. C. B. D. C.

FRONT-REAR ELEVATION 06/28/21
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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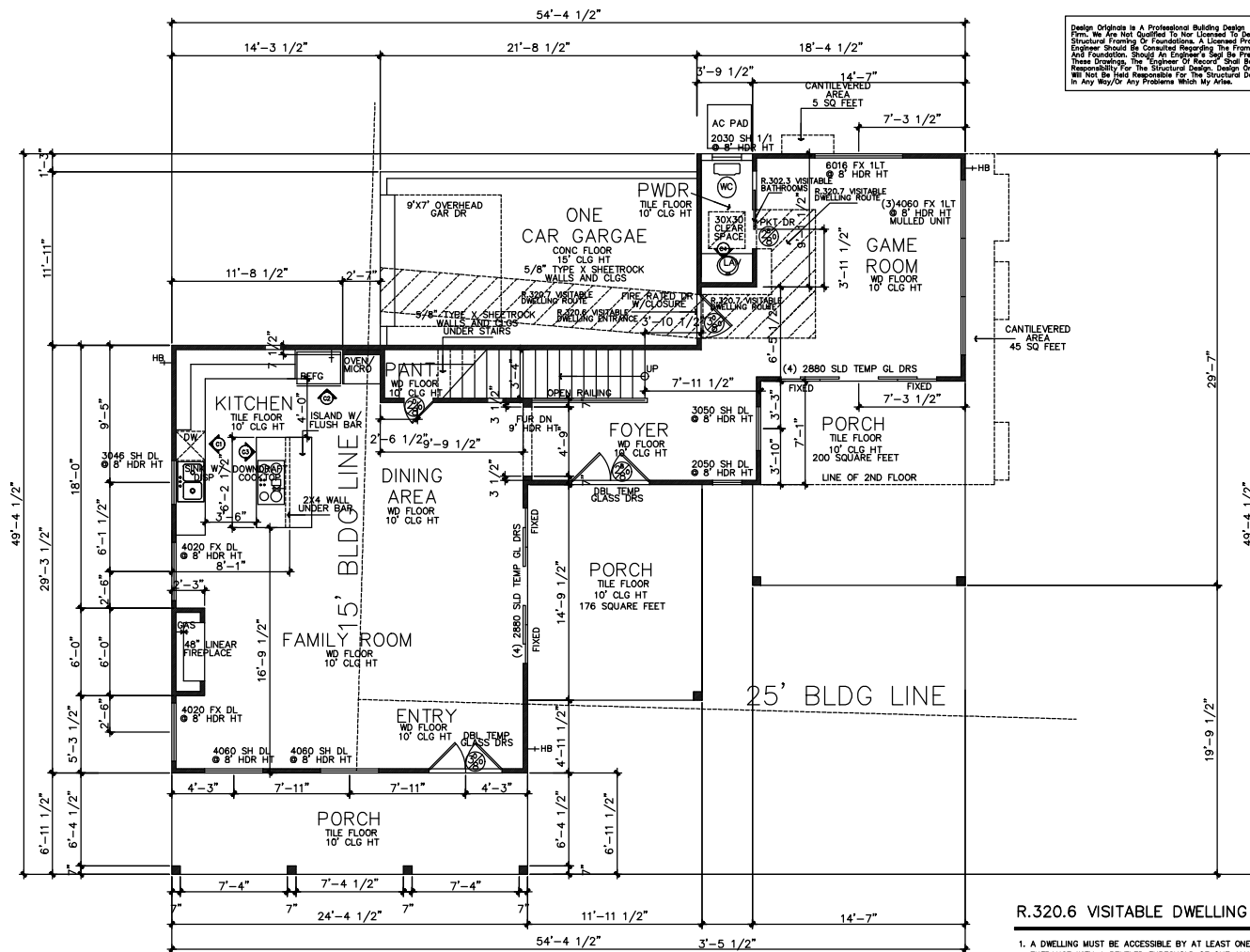
HOBBS
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

4315
AVENUE A

JOB# A10417
DATE: 06/28/21
REVISIONS:
DRAWN BY: JCD/TMD

N.C.B.D.C.
American Institute of Building Design
National Certified Building Designer
(AIA/CES - 000-720)
3 OF 11



Design Originals is a Professional Building Design Firm. We are Not Qualified to Provide Professional Engineering or Professional Surveying. Design Originals should be consulted regarding the framing and foundation. Should an Engineer's Seal be Present, On These Drawings, The Engineer or Surveyor shall Bear the Responsibility For The Structural Design, Design Originals, Inc. Will Not Be Held Responsible For The Structural Design in Any Way or Any Problems Which May Arise.

GENERAL NOTES:

- Design Originals assumes no responsibility for any changes or modifications made to these plans by others.
- These plans and specifications are intended to meet all applicable codes and ordinances. Contractor to comply with all local codes, ordinances and deed restrictions.
- Any discrepancies in plans to be brought to the attention of the designer prior to beginning construction. Contractors shall assume responsibility for errors that are not reported.
- Contractor shall insure compatibility of the building with all site requirements.
- Contractor to consult with a structural engineer for design of all solid framing, columns, beams, and other structural members.
- All wood, concrete and steel structural members shall be of a good quality and meet all applicable national, state and local building codes.
- All angles shown on plans are 45° unless noted otherwise.
- All dimensions should be read or calculated and never scaled.
- All window sizes are nominal rough opening, verify sizes with manufacturers details & specs.
- All windows will be dimensioned to center of rough openings unless otherwise noted.
- Weather strip attic access door(s).
- Contractor to provide a 3/4" plywood catwalk from attic access to HVAC unit, (if applicable). Units to be located within 20'-0" of access.
- All vents to rear of residence.
- Provide 1 s.f. net free area of attic ventilation per 150 s.f. of total covered roof area as per code.
- Floor truss area to be drafted stopped where trusses open to attic space.
- Divide floor truss area into equal areas of less than 1000 s.f. each for fire stops.
- Provide control and expansion joints as required on concrete drives, walks, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/2" or higher require 30"x60" R.O.
- Provide studs at all 4 corners of tub.
- Provide 5/8" type "X" gypsum board on common walls and ceilings.
- Do not use wood build-outs behind stucco, around windows and doors.
- Attach tops, sides and bottoms, of windows and doors shingle style.
- Apply 2 ply ALTM building paper shingle style over all exterior sheathing prior to installing metal roof.
- Stucco veneer must comply with 2015 IRC and the ASTM requirements.
- Provide weep screen properly installed.
- Provide expansion/contraction control joints to divide up stucco into 100 sq. ft. total sq. ft. area. Provide casing bead where stucco terminates around perimeter of windows, doors or dissimilar materials. Stop casing bead at least 1" to 1 1/2" away from window and door frames.

R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.3 VISITABLE BATHROOMS

- A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.7 VISITABLE DWELLING ROUTE

- A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

R.320.6 VISITABLE DWELLING ENTRANCE

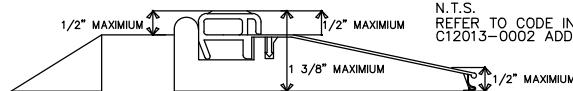
- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A REVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR PORCH, OF THE DWELLING.

SYMBOL LEGEND

- ⋈ GAS/PROPANE VALVE
- HB HOSE BIB
- SHOWER HEAD @ 80" AFF
- ⊗ DOOR SIZE TAG

THRESHOLD DETAIL

N.T.S.
REFER TO CODE INTERPRETATION
C12013-0002 ADDITIONAL INFORMATION



EXISTING AREAS

TOTAL LIVING	714
PORCH	86
TOTAL COVERED	800

NEW AREAS

FIRST FLOOR	428
SECOND FLOOR	1042
GREATER THAN 15'	15
TOTAL LIVING	1485
GARAGE	257
PORCHES	450
BALCONY	124
TOTAL COVERED	2316

FOUNDATION
CANTILEVERED

FIRST FLOOR

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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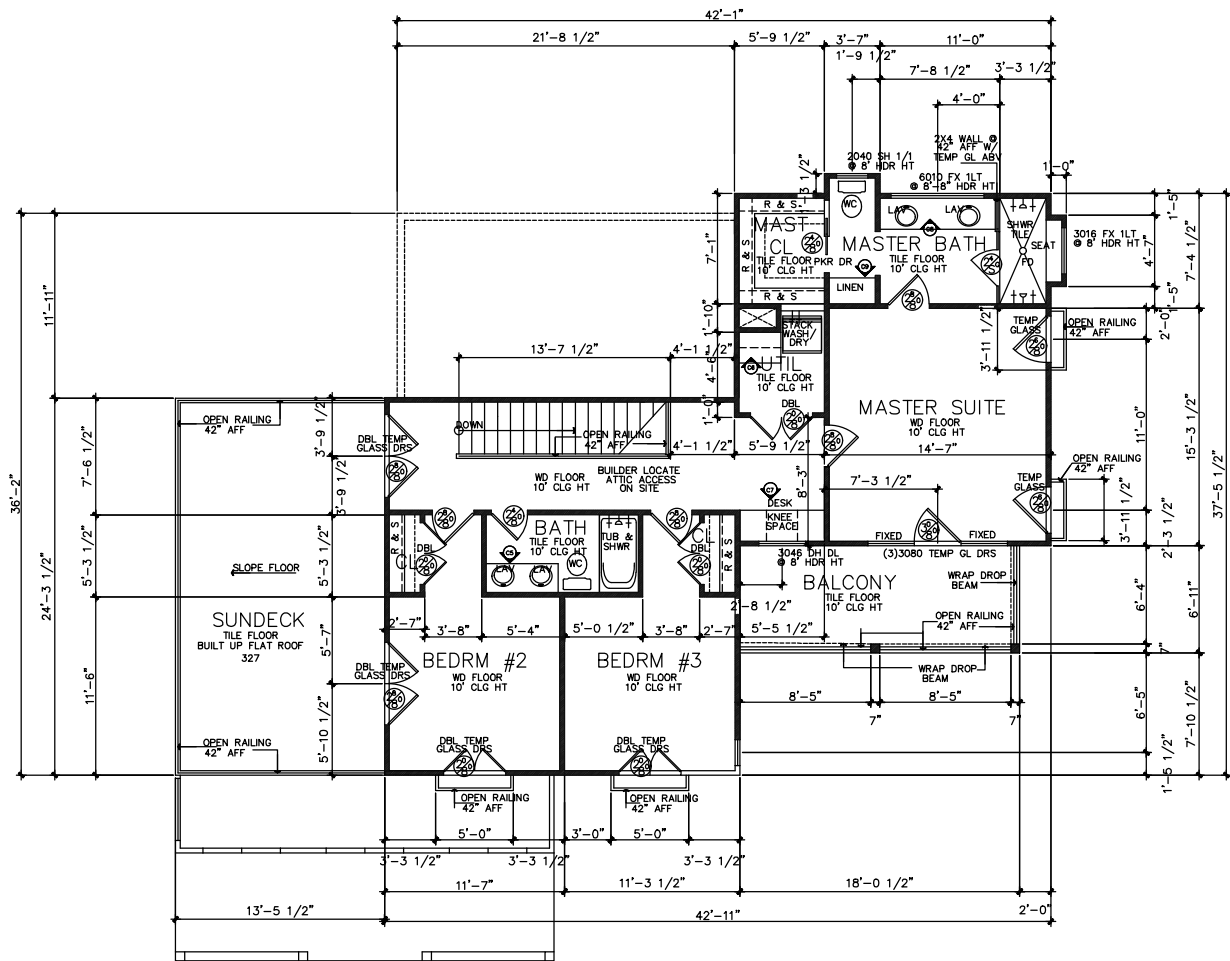
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06/28/21
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SECOND FLOOR
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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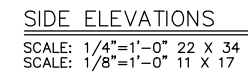
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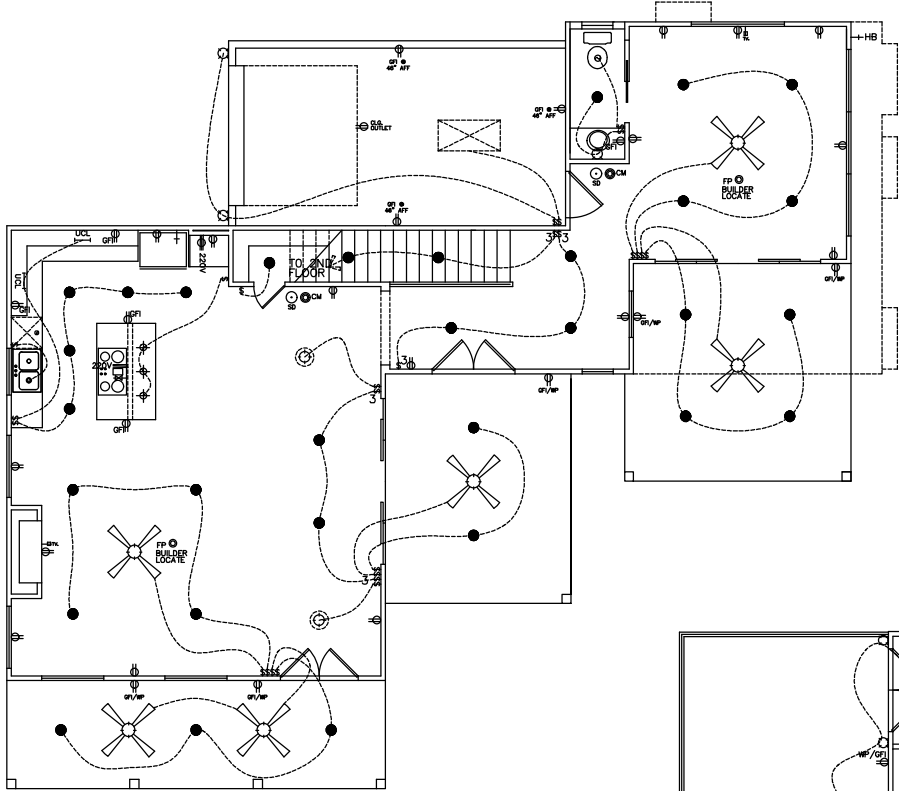
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Robert [Signature]
06/28/21
N.C.B.D.C.
Professional Engineer
State of Texas
Professional Engineer
No. 104417
Exp. 06/28/22
06/28/21
5 OF 11

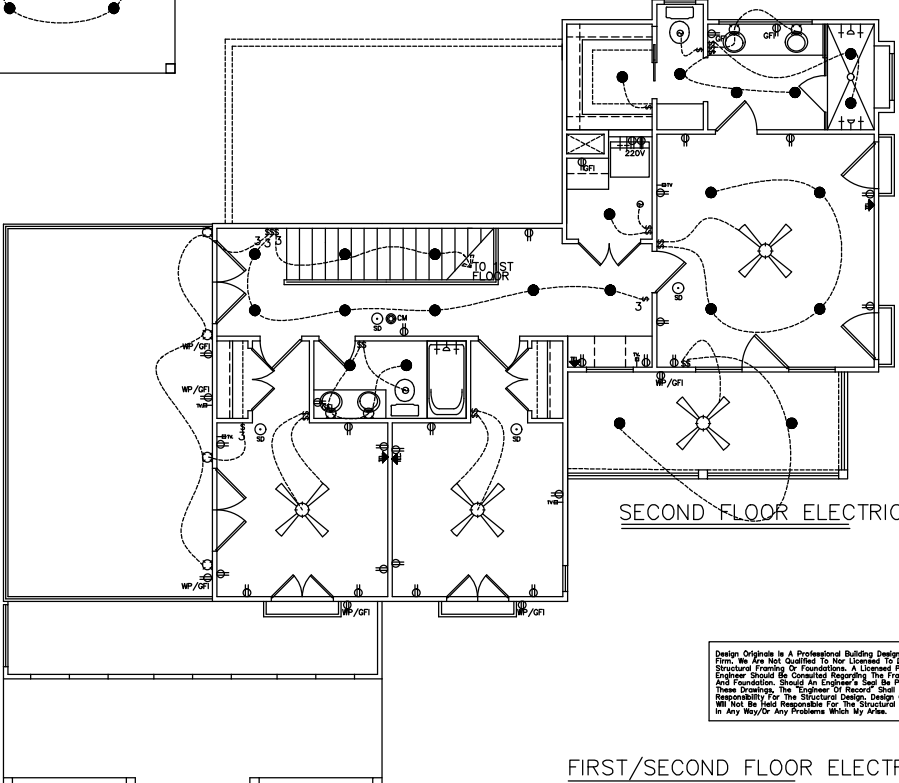




FIRST FLOOR ELECTRICAL

ELECTRICAL SYMBOL LEGEND	
SMOKE DETECTOR	RECESSED LIGHT
SINGLE POLE SWITCH	RECESSED EYEBALL LIGHT
4 WAY SWITCH	VENT
DIMMER SWITCH	UNDER COUNTER LIGHT
ELECTRICAL JUNCTION BOX	FLOOR, BOX FIXTURE
WALL OUTLET	4" FLOOR STRIP
4 PLEX WALL OUTLET	DOUBLE FLOOD LIGHTS
FLOOR PLUG	WALL MTD. PHONE OUTLET
WATER PROOF OUTLET	WALL MTD. CABLE T.V. OUTLET
220V OUTLET	STEREO SPEAKER JACK (WIRE ONLY)
SPEAKER	INTERCOM SYSTEM
HALOGEN LIGHT	COMPUTER DATA TERMINAL
SURFACE MOUNT LIGHT	DOOR BELL
HANGING LIGHT	DOOR CHIME
WALL MOUNT LIGHT	HEAT DETECTOR
CARBON MONOXIDE DETECTOR	

ELECTRICAL NOTES:
Provide smoke detectors per code.
Prewire for security system as spec.
Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit
Center light over pedestal lav, where shown.
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.
Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)
Provide light near HVAC unit(s) in attic.
Any discrepancies in plans are to be brought to the attention of the designer immediately.



SECOND FLOOR ELECTRICAL

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Robert J. C. D. C.

FIRST/SECOND FLOOR ELECTRICAL 06/28/21

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

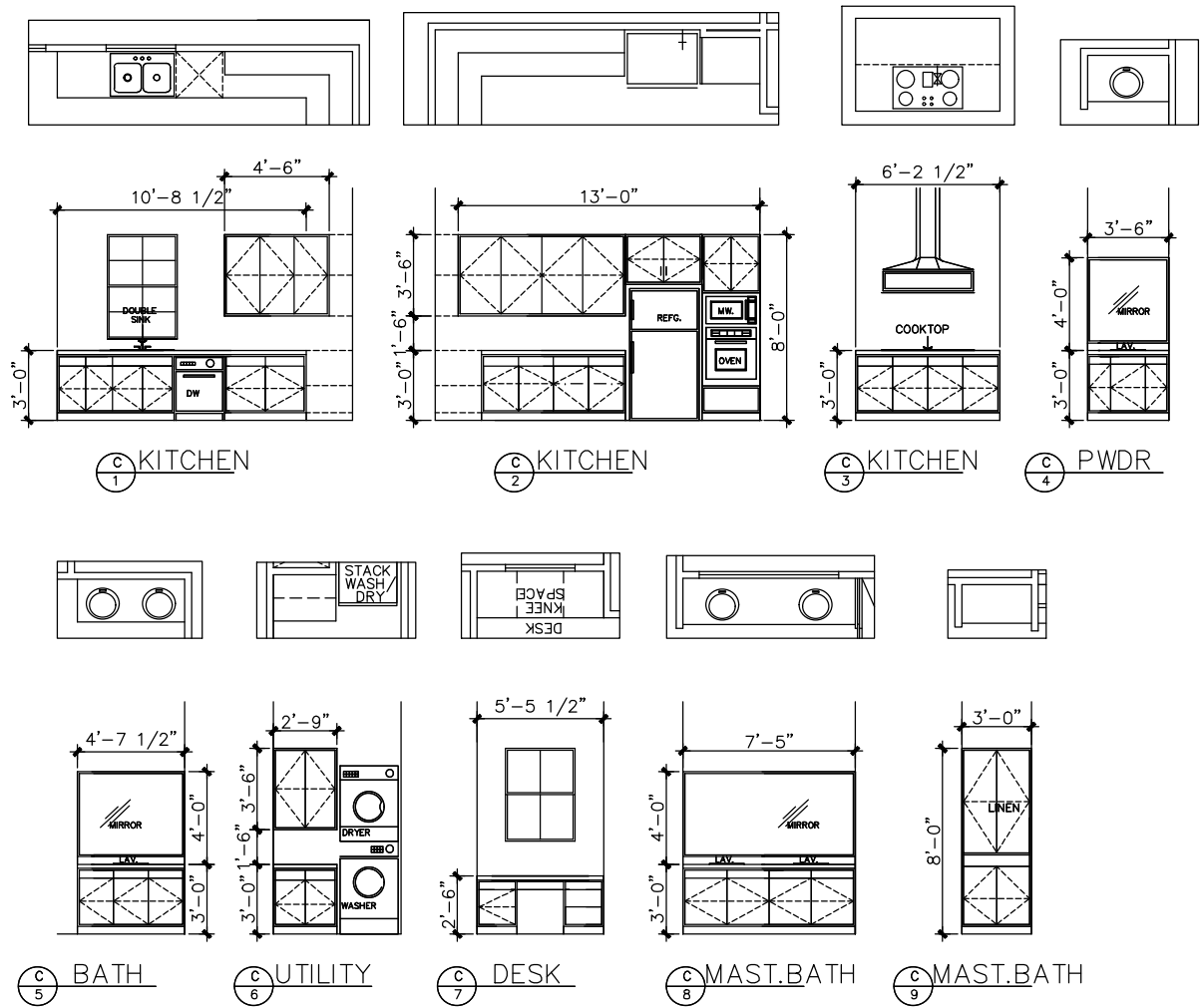
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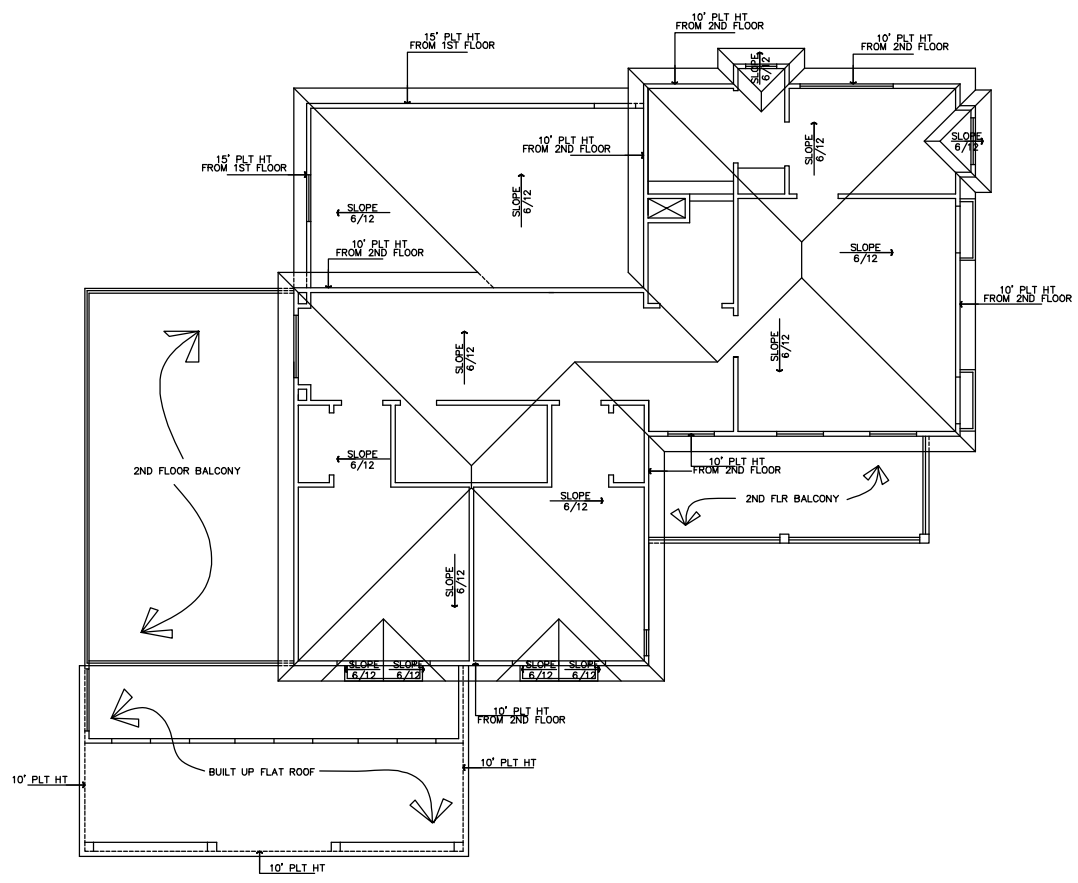
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CABINET ELEVATIONS
SCALE: 3/8"=1'-0" 22 X 34
SCALE: 3/16"=1'-0" 11 X 17

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ROOF PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

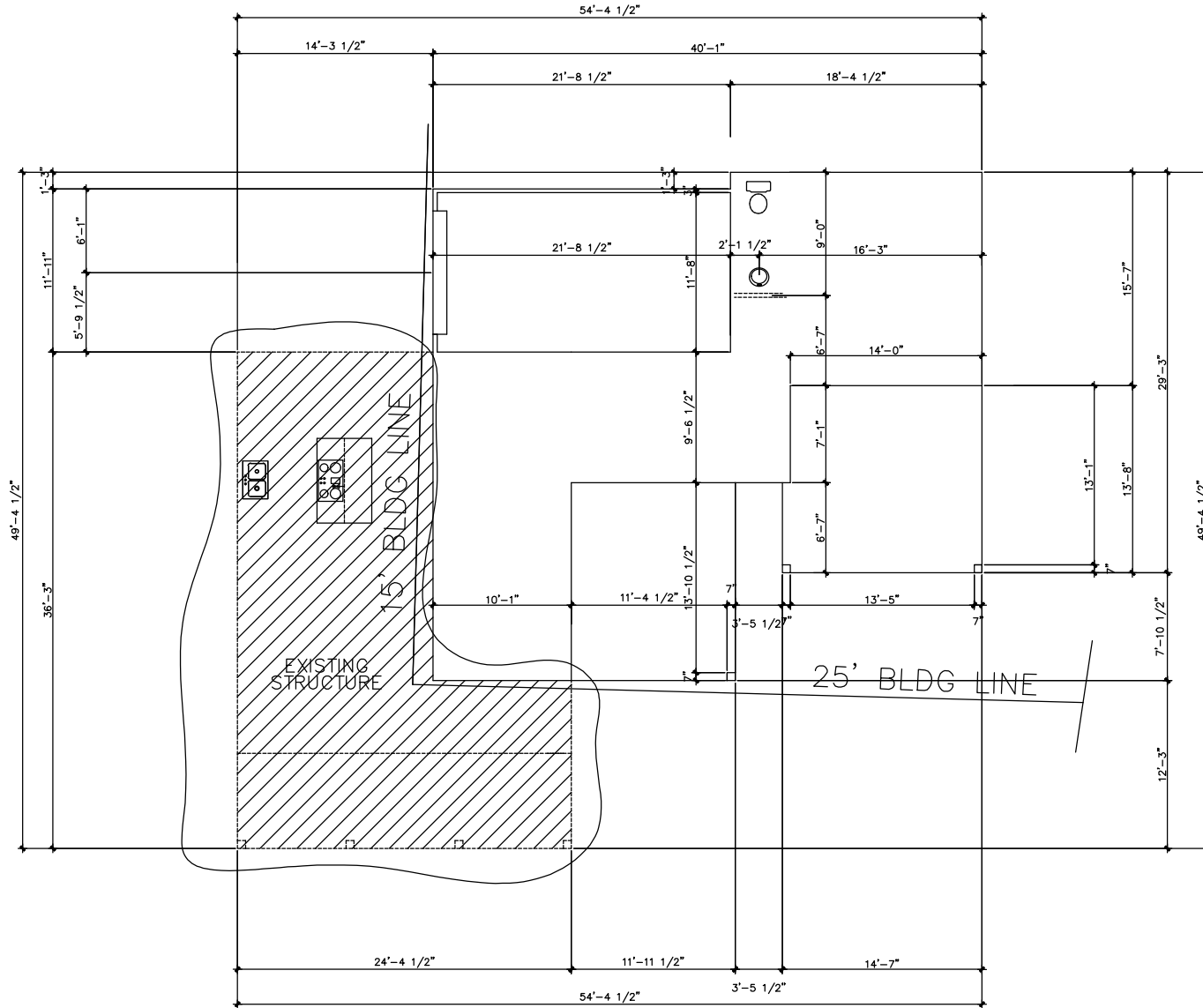
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SIDE ELEVATIONS
 SCALE: 1/4"=1'-0" 22 X 34
 SCALE: 1/8"=1'-0" 11 X 17

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DESIGNER: JCD, AIA, AIA-CES, AIA-CPD
REGISTERED ARCHITECT
STATE OF TEXAS

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<p style="font-size: 10pt; margin: 0;">12723 HAWK GLEN, STE. 417 DALLAS, TX 75249 TEL: 214-343-1775</p>									
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