

BOA GENERAL REVIEW COVERSHEET

CASE: C15-2023-0031

BOA DATE: July 10th, 2023

ADDRESS: 607 Oakland Ave

COUNCIL DISTRICT: 9

OWNER: Kefetew Selassie

AGENT: N/A

ZONING: SF-3-HD-NP (Old West Austin)

LEGAL DESCRIPTION: LOT 15 BLK A OLT 3 DIV Z TERRACE PARK

VARIANCE REQUEST: a) decrease the interior side yard setback from 5 feet to 3 feet 3 inches and b) decrease the minimum rear yard setback from 10 feet to 6 feet 9 inches

SUMMARY: rebuild detached garage

ISSUES: original sewer tap located less than 2 ft. from detached garage, access to backyard, protecting critical root zone for 26" Live Oak

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

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Old West Austin Neighborhood Association
 Old West Austin Neighborhood Plan Contact Team
 Preservation Austin
 SELTexas
 Save Barton Creek Assn.
 Save Historic Muny District
 Shoal Creek Conservancy



Board of Adjustment General/Parking Variance Application

DevelopmentATX.com | Phone: 311 (or 512-974-2000 outside Austin)
For submittal and fee information, see austintexas.gov/digitaldevelopment

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 # **C15-2023-0031** ROW # **13154560** Tax # **0108031103**

Section 1: Applicant Statement

Street Address: _____

Subdivision Legal Description:

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: **(Old West Austin NP)** Council District: **9**

I/We _____ on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month , Day , Year , 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: _____

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

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:

Hardship

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:

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:

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: Kefetew S. Selassie Date: _____

Applicant Name (typed or printed): _____

Applicant Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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: Kefetew S. Selassie Date: _____

Owner Name (typed or printed): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

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).

SCALE 1" = 10'

Notes:
1.) This survey was prepared without the benefit of a current title commitment and therefore this lot may be subject to easements and restrictions not shown hereon.
2.) Refer to exhibit on page 2 for elevation view of electric line.

Legend

1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."

Wire Fence

Wood Board Fence

Overhead Utility Line

Clean-Out

(Record Bearing and Distance)

OAKLAND AVENUE (40' R.O.W.)


SURVEYED: MARCH 13, 2023.

BY 
Holt Carson
Registered Professional Land Surveyor No. 5166

SURVEY PLAT OF
LOT 15, BLOCK A, TERRACE PARK, A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 2, PAGE 242 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 607 OAKLAND AVENUE.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Texas Licensed Surveying Firm Registration No. 10050700

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SELASSIE
RESIDENCE

DESIGN ORIGINALS of Texas
home design center

SPEN 820, STE. 402
DALLAS, TX 75226
TEL 512/331-1775

607
OAKLAND AVE.

JOB # A10228
DATE: 05/15/23
REVISIONS:
DRAWN BY: JCD/TMD



OF 03



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
1st Floor	993				993
2nd Floor	1528				1528
3rd Floor					
Area w/ceilings > 15'					
Ground Floor Porch* (check article utilized)	101		<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	101	
Basement	535		Must follow article 3.3.3B, see note below Must follow article 3.3.3C, see note below	535	
Attic			<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)		
Garage**:	Attached				
(check article utilized)	Detached	311	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1/2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)	311	
Carport**:	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		
(check article utilized)	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)					
Totals	3157	311			
TOTAL GROSS FLOOR AREA (add Total Sq Ft column)					2521
LOT AREA = 6848 (Total Gross Floor Area + lot area) x 100 = 36.81% 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 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 25-2 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 450-square foot 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.					

IMPERVIOUS AREA	LOT 6848
FOUNDATION	1629
DETACHED GARAGE	311
AC PAD	9
DRIVEWAY	558
UNCOVERED WOOD DECK	150
TOTAL	2657
TOTAL IMPERV.	38.79%

NEW AREAS	
DETACHED GARAGE	311
EXISTING AREAS	
FIRST FLOOR	993
SECOND FLOOR	1528
BASEMENT	535
TOTAL LIVING	3056
UNCOVERED 1ST FLR. WOOD DECK	300
FRONT PORCH	101
TOTAL COVERED	3457
FOUNDATION	1629

SITE PLAN

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

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LIGHTING LEGEND

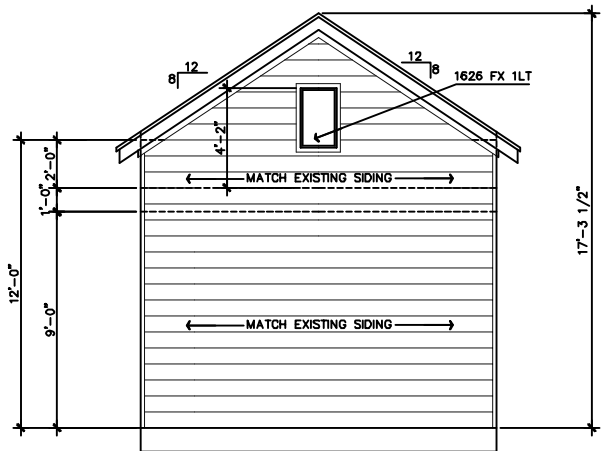
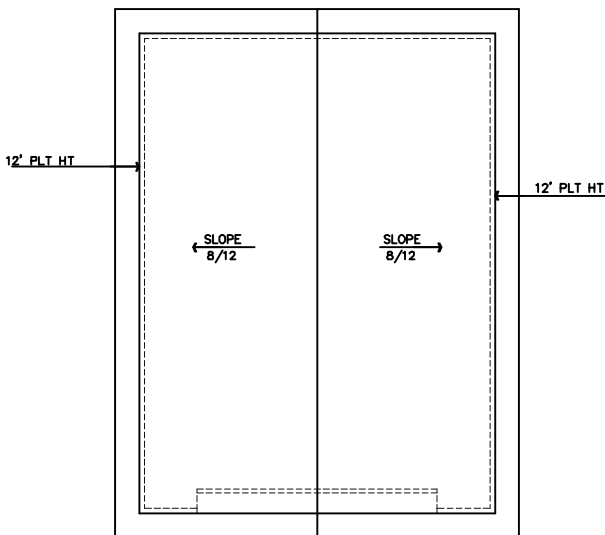
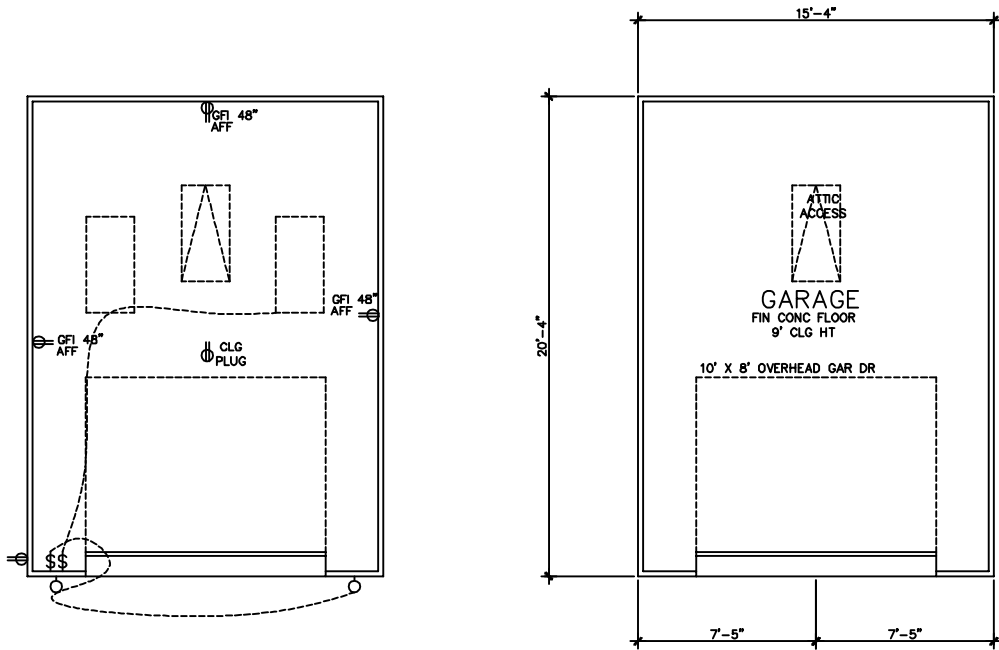
⌘	WALL SWITCH	⊙	RECESSED CAN LIGHT- FIXED	✂	CBLING FAN
⌘E	EXISTING WALL SWITCH	⊙	RECESSED CAN LIGHT- WET LOCATION	⊙	FLOOD LIGHTS
⌘3	3-WAY WALL SWITCH	⊙	RECESSED CAN LIGHT- DIRECTIONAL	⊙	LANDSCAPE LIGHTS
⌘0	DIMMABLE WALL SWITCH	⊙	SURFACE MOUNTED SCONCE	⊙	A/C REGISTER
⌘DS	DIMMABLE 3-WAY WALL SWITCH	⊙	BIG PENDANT	⊙	RETURN AIR REGISTER
⌘F	FAN SWITCH	⊙	SMALL PENDANT	⊙	FLUORESCENT LIGHT
⊙	SMOKE DETECTOR	⊙	WALL SCONCE	⊙	OUTDOOR STRING LIGHT
⊙	CO DETECTOR	⊙	UNDER-CABINET FIXTURE	⊙	STEP LIGHT
⊙	EXHAUST FAN				

NOTES

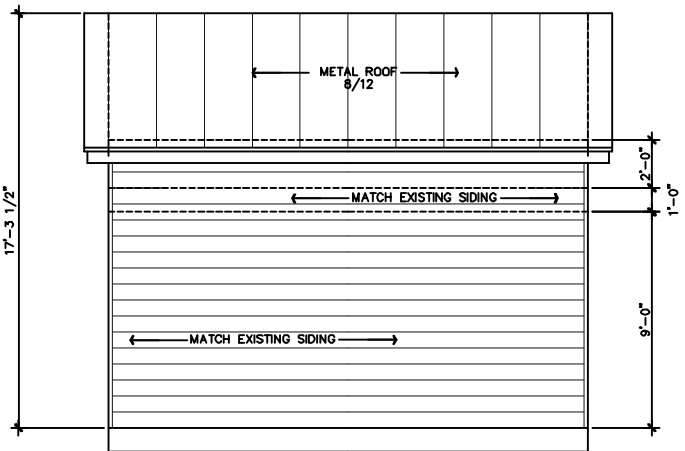
- HARD WIRED INTERCONNECTED, BATTERY BACK-UP SMOKE DETECTORS TO BE LOCATED INSIDE AND OUTSIDE OF EACH BEDROOM AS REQUIRED BY 2015 IRC SEC R314 CODE.
- HARD WIRED, WITH BATTERY BACK-UP, CO DETECTORS INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN ACCORDANCE WITH 2015 IRC SEC R 315 IF THERE ARE ANY GAS APPLIANCES IN THE HOUSE.

ELECTRICAL LEGEND

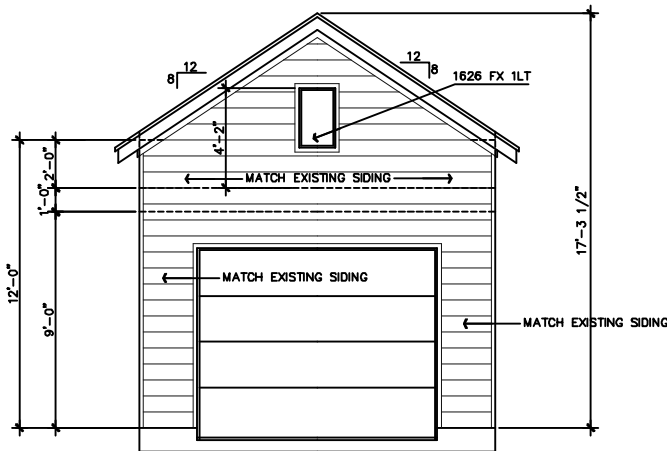
⊙	WALL-MOUNTED DUPLEX RECEPTACLE OUTLET	⊙	FLOOR-MOUNTED QUAD RECEPTACLE OUTLET
⊙	WALL-MOUNTED QUAD RECEPTACLE OUTLET	▼	WALL-MOUNTED DATA JACK
⊙	WALL-MOUNTED GROUND-FAULT INTERRUPTER RECEPTACLE OUTLET	⊙	WALL-MOUNTED CABLE TELEVISION JACK
⊙	WALL-MOUNTED WATERPROOF RECEPTACLE OUTLET	⊙	PUSH BUTTON FOR GARAGE DOOR OPENER
⊙	SPECIAL PURPOSE OUTLET	⊙	THERMOSTAT
⊙	FLOOR-MOUNTED DUPLEX RECEPTACLE OUTLET	⊙	JUNCTION BOX
		⊙	EXTERIOR DOOR BELL



REAR ELEVATION



SIDE ELEVATIONS



FRONT ELEVATION

NEW AREAS	
DETACHED GARAGE	311

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 units (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 draft 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, walls, patios and masonry walls.
- Pull down attic access to be standard 30"x54" R.O. all ceilings 11'-1 1/8" 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.

GARAGE PLANS

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

NAILING SCHEDULE: ALL NAILS MUST BE RING OR SPIRAL SHANK	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	16d AT 16" O.C. 3-16d PER 16" (406 MM)
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL DOUBLED TOP PLATES, LAP SPICE	16d AT 16" O.C. 8-16d
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
14. CONTINUOUS HEADER TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE	1-6" TRUSSLOK (DIAG. THRU TOP PLATE)
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT-UP CORNER STUDS	16d AT 24" O.C.
24. BUILT-UP GIRDER AND BEAMS	TRUSSLOK-Z PER MANUFACTURER INSTRUCTIONS
25. 2" PLANKS	2-16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING): (1 INCH=25.4 mm)	2 1/2" AND LESS 19/32"-3/4" 7/8"-1" 1 1/8"-1 1/4" COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING): 3/4" AND LESS 7/8"-1" 1 7/8"-1 1/4"
27. PANEL SIDING (TO FRAMING):	1/2" 5/8" 6d ³ 8d ³
28. FIBERBOARD SHEATHING: 4.5 1/2" (13 mm)	6d ⁴ 8d ⁴
29. INTERIOR PANELING:	1/4" 3/8" 4d ⁶ 6d ⁶
1. COMMON OR BOX NAILS MAY NOT BE USED. 2. NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS (10 INCHES INTERMEDIATE SUPPORTS FOR FLOORS), EXCEPT 6" AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD DIAPHRAGMS AND SHEAR WALLS, REFER TO PLANS. 3. CORROSION-RESISTANT RING OR SPIRAL SHANK NAILS ONLY. 4. FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. 5. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH-DIAMETER HEAD AND 1 1/2-INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 23/32-INCH SHEATHING. ROOF SHEATHING WITHIN 4' OF HIPS AND RIDGES TO BE NAILED 4" O.C. 6. PANEL SUPPORTS AT 16 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.	
CHANGE ORDERS	
THE USE OF CHANGE ORDERS IS A BASIC ELEMENT OF THE DESIGN AND CONSTRUCTION PROCESS IN THE UNITED STATES. WHILE EVERY CLIENT AND DESIGN PROFESSIONAL WANTS PLANS AND SPECIFICATIONS TO BE CAREFULLY COORDINATED AND UNAMBIGUOUS, THE REALITY OF THE SITUATION IS THAT IT IS NOT COST-EFFECTIVE FOR A CLIENT TO PAY A DESIGN PROFESSIONAL FOR THE LEVEL OF SERVICE NECESSARY TO ACHIEVE A "PERFECT" SET OF INSTRUMENTS OF SERVICE. AND NO MATTER HOW EXTENSIVE DESIGN SERVICES MAY BE, CERTAIN ASPECTS OF THE DESIGN WILL REQUIRE MODIFICATIONS TO REFLECT CONDITIONS AT THE CONSTRUCTION SITE. CONSTRUCTION IS NOT MANUFACTURING. THERE IS NO ABILITY TO REFINES THE PROJECT PROTOTYPES, DESTRUCTIVE TESTING, AND REDESIGN. REASONABLE PRACTICE INVOLVES A CERTAIN LEVEL OF FLEXIBILITY IN THE DEVELOPMENT OF A PROJECT AS IT MOVES FROM FINAL DESIGN THROUGH THE CONSTRUCTION PROCESS SO THAT CHANGE WILL IMPROVE THE OUTCOME. AMBIGUITIES OR DISCREPANCIES SHOULD BE IMMEDIATELY CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO PLACEMENT OF MATERIALS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORK IN PLACE DEVIATING FROM THE INFORMATION AND INTENT OF THESE DRAWINGS.	
GENERAL NOTES	
1. FINISH FLOOR SHALL BE MINIMUM 6" ABOVE ADJACENT GRADE. 2. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. (OR AS NOTED ON GRADING PLAN.) 3. IF UNDERGROUND RETURN AIR IS UTILIZED BUILD UP 18" ABOVE FLOOR. 4. MINIMUM INSULATION-DENSE OR WET PACK CELLULOSE EXTERIOR WALLS WILL HAVE 1"XPS(+RS) 2x2 - R7 2x4 - R13 2x6 - R21 2x8 - R28 CLG - R30	

FACTORY BUILT (PREFAB) FIREPLACES	
1. FACTORY BUILT FIREPLACE UNITS SHALL BE CERTIFIED BY A CURRENTLY APPROVED I.C.B.O./N.E.R. TESTING LABORATORY FOR CONFORMANCE WITH UNDERWRITERS LABORATORIES INC.'S TESTING STANDARD NUMBER 127 (UL 127) AND/OR HAVE AN ACTIVE I.C.B.O./N.E.R. EVALUATION REPORT. 2. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS, THEIR EVALUATION REPORTS, AND THE MANUFACTURER'S WRITTEN INSTRUCTIONS. 3. HEARTH EXTENSIONS SHALL HAVE THE MINIMUM DIMENSIONAL REQUIREMENTS AS SHOWN IN THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL. CENTERED ABOUT THE PRE-FAB FIREBOX OPENING. 4. HEARTH EXTENSIONS SHALL HAVE THEIR DECORATIVE NON-COMBUSTIBLE FINISH MATERIALS (i.e. TILE, STONE, MASONRY, ETC.) INSTALLED OVER A THERMAL RESISTING BARRIER WHICH COMPLIES WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL. 5. ALL CONSTRUCTION PROJECTING OUT BEYOND THE FACE OF THE PRE-FAB FIREBOX OPENING AND/OR WITHIN 12" OF THE PRE-FAB FIREBOX OPENING SHALL BE OF NON-COMBUSTIBLE MATERIALS AND IN CONFORMANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION MANUAL. 6. PROVIDE AOA LISTED AND APPROVED SHUT-OFF DAMPERS. DAMPERS SHALL BE WELDED OPEN 1" OR PROVIDED WITH A 3" x HOLE. 7. PROVIDE (U.L.) APPROVED RAINTIGHT GAS FITTING AT DISCHARGE. 8. PROVIDE A SCREENED MAKE-UP AIR VENT TO THE EXTERIOR FROM THE FIREBOX. 9. A FIREPLACE OR WOODSTOVE THAT DIRECTLY BURNS WOOD OR OTHER SOLID FUEL SHALL BE INSTALLED OR CONSTRUCTED. A GAS OR ELECTRIC STUB OUT FOR FUTURE INSTALLATION OF A LOG WILL NOT BE ACCEPTABLE.	

STRUCTURAL NOTES

FOUNDATION NOTES

1. A SOILS CONTAMINANT EVALUATION AND GEOTECHNICAL REPORT IS RECOMMENDED FOR THIS PROJECT PRIOR TO CLEARING AND GRUBBING OF SITE. IF NO SOILS REPORT IS AVAILABLE, CONTRACTOR SHALL ASSURE AN ALLOWABLE SOIL BEARING VALUE OF 1500 P.S.F. MINIMUM AT 18" BELOW UNDISTURBED SOIL OR ENGINEER CERTIFIED COMPACTED SOIL. 2. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MAXIMUM SLOPE OF 1/4" PER FOOT. 3. SEAL ALL VOIDS AROUND PENETRATIONS THRU FLOOR SLABS AND APPLY 3" OF DE. WITHIN 12" RADIUS OF PENETRATION. 4. PROVIDE #4'S AT 12" O.C. EACH WAY AT ALL INTERIOR AND EXTERIOR COLUMN FOOTINGS. 5. PROVIDE 4-#4'S CONTINUOUS MINIMUM AT INTERIOR BEARING FOOTING. 6. PROVIDE COPPER UFER AT SERVICE ENTRANCE (VERIFY WITH ELECTRICIAN). 7. PROVIDE 2-#4'S IN FOOTINGS OVER RETURN AIR DUCTS. EXTEND 12" EACH SIDE. 8. FIREPLACE FOOTING MINIMUM 18" BELOW UNDISTURBED SOIL WITH MINIMUM #4'S AT 6" O.C. EACH WAY WHEN MASONRY FIREPLACES ARE USED (VERIFY WITH FOUNDATION PLAN). 9. PROVIDE A NON-SLIP SURFACE ON ALL EXTERIOR CONCRETE.	
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MATERIAL SPECIFICATIONS

1. CONCRETE - F'C=5000 PSI AT 28 DAYS MINIMUM. 3500 PSI AT DRIVEWAY 2. MASONRY GRADE "M", F'M=1350 PSI 3. MORTAR - TYPE S, F_M=1800 PSI 4. GROUT - F'C=2000 PSI 5. REINFORCING STEEL - A-615, F_Y=40 KSI 6. STRUCTURAL STEEL - A-36, F_Y=36 KSI 7. BOLTS - A-307, F_Y=33 KSI 8. GLUE-LAM BEAMS - FB=2400 PSI, E=1.8x10 ⁶ PSI, F_V=165 PSI 9. ORIENTED STRAND BOARD, COMPOSITE BOARD WATER BOARD AND PLYWOOD SHALL CONFORM TO NER-124. 10. PLYWOOD WALL SHEATHING 1/2" STANDARD SHEATHING WITH EXTERIOR GLUE PANEL INDEX. 1/8" GAP REQUIRED. 11. PLYWOOD ROOF - 5/8" STANDARD SHEATHING WITH EXTERIOR GLUE, PANEL INDEX 32/16 1/8" GAP REQUIRED. 12. PLYWOOD ROOF (FOAM ROOF SYSTEM) 5/8" T&G STANDARD SHEATHING PANEL INDEX OF 32/16. 13. PLYWOOD FLOOR - 3/4" T&G STANDARD SHEATHING, PANEL INDEX 48/24. 14. USE TYPE S/I RATIO EDGE INTERMEDIATE WALL 3/8 32/16 6d AT 6" O.C. 6d AT 12" O.C. ROOF** 5/8 32/16 8d AT 6" O.C. 8d AT 12" O.C. FLOOR** 5/8 T&G 32/16 8d AT 6" O.C. 8d AT 12" O.C. ROOF 3/4 T&G 24" O.C. 10d AT 6" O.C. 10d AT 10" O.C. * SEE PLAN FOR TYPE AND LOCATION ** WITHIN 4' OF HIP & RIDGE 4" O.C.	
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LUMBER NOTES (KILN DRIED WOOD)

1. ALL LUMBER SHALL BEAR AN APPROVED GRADING STAMP.		
2. ALL JOIST AND RAFTERS SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER, KILN DRIED		
3. ALL LUMBER SHALL BE MINIMUM DOUGLAS FIR #2 OR BETTER.		
4.	JOISTS	Fb (psi) 1006 (REP)
	BEAMS	Fv (psi) 95
		E (psi) 1,700,000
	WIDTH 4" OR LESS	875 (SING) 95
	WIDTH GREATER THAN 4"	875 (SING) 85
	LEDGERS	875 (SING) 95
	STUDS	776 (REP) 95
		1,400,000
5. ALL GLUE-LAM BEAMS SHALL HAVE A 2400 Fb MINIMUM.		
6. PROVIDE REDWOOD OR PRETREATED BOTTOM PLATE AT ALL INTERIOR AND EXTERIOR BEARING WALLS.		
7. PROVIDE SOLID BLOCKING AT 8'-0" O.C. MAXIMUM AT RAFTERS AND ROOF JOISTS.		
8. PROVIDE SOLID BLOCKING AT +10'-0" ABOVE FINISH FLOOR AND AT ALL FURR DOWNS.		
9. MAXIMUM ALLOWABLE HEADER SPANS (UNLESS OTHERWISE NOTED)		
SIZE OF HEADER	SUPPORTING ONE FLOOR AND ROOF	SUPPORTING ROOF AND CEILING ONLY
6x6	3'-0"	4'-0"
6x8	5'-0"	5'-11"
ALL HEADERS SHALL BE PLACED ON EDGE AND SECURELY FASTENED TOGETHER.		

MASONRY WEEPS

1. USE MTI STONE CAVITY WEEPS SCV 5012 2. APPLY DRAINAGE PLANE (RAINSCREEN) FOR MASONRY OVER ENTIRE HEIGHT OF EXTERIOR WALL 3. USE MTI GRAVITY CAVITY GC1832	
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WEEP SCREED	
1. GALVANIZED CORROSION RESISTANT WEEP SCREED: A) WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". B) PLACE A MINIMUM OF 3/4" BELOW THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. C) PLACE A MINIMUM OF 4" ABOVE FINISH GRADE.	

SHOWERS / TUBS

1. SHOWER WALLS TO BE FINISHED WITH CEMENT BOARD AND CERAMIC TILE OR EQUAL TO CEILING. 2. SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL. 3. CENTER OF WATER CLOSET SHALL BE MINIMUM 15" TO VERTICAL FACE OF WALLS AT SIDES.	
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LUMBER

1. ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP. 2. BEARING WALL BOTTOM PLATES SHALL BE TREATED OR FOUNDATION REDWOOD. 3. FIRE BLOCK STUD WALLS AT DROPPED CEILING, SOFFITS, AND AT MAXIMUM 10' INTERVALS. 4. INTERIOR BEARING WALLS OVER 10' IN HEIGHT TO BE MIN. 2x6's AT 16" O.C. 5. PROVIDE MINIMUM 22"x30" ATTIC SCUTTLE TO ALL ATTIC AREAS.	
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SMOKE DETECTORS

1. SMOKE DETECTORS SHALL BE PROVIDED TO PROTECT EACH SEPARATE SLEEPING AREA AND 3' FROM DUCT OPENINGS. 2. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED WITH BATTERY BACKUP POWER. 3. WHERE THE HIGHEST POINT OF A CEILING IN A ROOM THAT OPENS TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE OPENING INTO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. 4. SMOKE DETECTOR TO BE CEILING MOUNTED AND IN CLOSE PROXIMITY TO THE STAIRWAY ON UPPER FLOOR LEVEL. (IF APPLICABLE) 5. PROVIDE A MINIMUM OF ONE SMOKE DETECTOR IN THE BASEMENT. (IF APPLICABLE)	
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HANDRAILS

HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH HAND GRIP PORTION OF HANDRAIL(S) SHALL NOT BE LESS THAN 1 1/2" IN CROSS-SECTIONAL DIMENSION. HANDRAIL(S) PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAIL ENDS SHALL BE RETURNED OR TERMINATE AT NEWEL POSTS, OR SAFETY TERMINALS EXTEND HANDRAILS 12" PLUS ONE TREAD LENGTH AND ON A HORIZONTAL PLANE AT 34" HT. (TYP. AT TOP AND FOOT OF ALL STAIRWAYS.)	
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PLUMBING

1. SOLDER FLUX HAVING A LEAD CONTENT IN EXCESS OF 2/10 OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NONRESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS. 2. PLUMBING FIXTURES SHALL BE AS FOLLOWS: (ORDINANCE #2785) WATER CLOSETS - 1.5 GALLON PER FLUSH MAXIMUM. SHOWER HEAD - 2.75 GALLON PER MINUTE MAXIMUM. LAVATORY/SINK FAUCETS - 3 GALLON PER MINUTE MAXIMUM. HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS. 3. COLD=PEX HOT=INSULATED COPPER	
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EXITS / DOORS

1. ALL EXIT DOORS SHALL BE DEAD BOLTED. 2. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS. 3. PROVIDE 5/8" TYPE "X" GYPSUM BOARD TO ALL COMMON WALLS AND CEILING, AT GARAGE, STORAGE AND MECHANICAL ROOMS. 4. DOOR INTO HOUSE FROM GARAGE TO BE TIGHT FITTING WITH GASKETS AND SWEEP 1 3/4" SOLID CORE.	
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JACUZZI TUB

1. PROVIDE REMOVABLE PANEL OF SUFFICIENT SIZE TO ACCESS PUMP. 2. CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. 3. PUMP AND CIRCULATION PIPING SHALL BE SELF-DRAINING. 4. SUCTION FITTINGS SHALL COMPLY WITH THE LISTED STANDARDS. 5. PROVIDE G.F.I.C. OUTLET FOR PUMP	
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MASONRY NOTES COLUMN BASE & WALL

1. PROVIDE #4 VERTICALS IN SOLID GROUT AT ALL CORNERS, ENDS AND JAMBS AND 4'-0" MAXIMUM VERTICAL SPACING. 2. PROVIDE 8" BOND BEAM WITH 1-#4 CONTINUOUS AT MASONRY PLATE HEIGHT, AT 8'-0" ABOVE FINISH FLOOR, AND AT TOP OF ALL PARAPET WALLS. 3. PROVIDE STANDARD JOINT REINFORCEMENT AT 16" O.C. VERTICAL (TYPICAL). 4. PROVIDE 4-#4 VERTICALS IN SOLID GROUTED CELLS AT MASONRY COLUMNS WITH #2 TIES AT 16" O.C. HORIZONTAL. 5. PROVIDE STANDARD EXPANSION JOINTS AT 20'-0" O.C. MAXIMUM.	
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I.C.B.O./N.E.R. NUMBERS

ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBER(S) SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION(S) FOR PRODUCT(S) LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORT(S) OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES. I.C.B.O. 2240 W.P. GYP. BD. N.E.R. 5019 DECKFLEX WATERPROOF DECKING I.C.B.O. 1998 SKYLIGHT I.C.B.O. 2856 CONCRETE FLAT TILE I.C.B.O. 2093 WARMER TILE I.C.B.O. 3869 WESTERN ONE-KOTE STUCCO I.C.B.O. 3523 MASON TILE I.C.B.O. 0254 K-THT I.C.B.O. 4525 "ROY LIGHT" EXPANDED POLYSTYRENE INSULATION BOARDS.	
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ALL PRODUCTS LISTED BY I.C.B.O./N.E.R. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE I.C.B.O. APPROVED EVALUATION REPORTS OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.	
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FIRE BLOCKING REQUIRED

1. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10' FT. INTERVALS BOTH VERTICAL AND HORIZONTAL. 2. AT ALL INTER-CONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS. 3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND THE BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS, IF THE WALLS UNDER THE STAIRS ARE UNFINISHED. 4. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USE NON-COMBUSTIBLE MATERIALS. 5. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS. 6. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER, OR OTHER APPROVED NON-RIGID MATERIAL. 7. THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.	
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CEILING JOIST SCHEDULE

SIZE	SPACING	MAX. SPAN	SIZE	SPACING	MAX. SPAN
2x4	16" O.C.	8'-8"	2x8	16" O.C.	18'-0"
2x6	16" O.C.	13'-8"	2x10	16" O.C.	22'-11"

CEILING JOISTS SHALL BE DOUGLAS FIR LARCH NUMBER 2 OR BETTER

RIPPER/BUILT-UP ROOF JOIST NOTE

1. WHERE RIPPERS ARE ATTACHED TO TOP OF ROOF JOISTS (i.e. TO OBTAIN SLOPE FOR DRAINAGE), THE RIPPERS SHALL BE NAILED TO THE JOIST WITH 16d AT 24" O.C. WHEN THE RIPPERS BECOME MORE THAN 1 1/2" DEEP, 3"x3"x1/2" (MINIMUM) PLYWOOD CLEATS SHALL BE NAILED TO THE SIDES AT 48" O.C. (MINIMUM) STAGGERED BETWEEN SIDES. EACH CLEAT SHALL BE SECURED WITH 4-8d (MINIMUM), 2 INTO THE JOIST AND 2 INTO THE RIPPER. 2. RIPPERS SHALL NOT RUN PERPENDICULAR TO MAIN FRAMING MEMBERS. IF RIPPERS ARE USED TO OBTAIN CROSS DRAINAGE TO MAIN FRAMING MEMBERS, THEY SHALL STAIR-STEP IN HEIGHT.	
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SEISMIC ZONE

SEISMIC ZONE C A) DESIGN AND CONSTRUCT TO MEET REQUIREMENTS OF ZONE C B) ZONE FACTOR, Z=0.075	
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CONSTRUCTION CODES

FROM A CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCE: 2021 International Building Code 2021 International Residential Code or IECC(east restrictive) 2021 Uniform Mechanical Code 2021 International Fire Code 2021 Uniform Plumbing Code 2020 National Electrical Code 2021 International Fuel Gas Code	
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DESIGN CRITERIA

DESIGN CRITERIA: This plan has been prepared based on the following design criteria. Any deviation in requirements due to geographical, or jurisdiction is to be verified by a local design professional, licensed to practice within that jurisdiction, who will make the necessary modifications and affix his seal. Roof: Live Load 16 LBS Dead Load (flat roofs) 15 LBS Dead Load (ile roofs) 25 LBS Minimum Footing Depth: 18" into undisturbed soil or engineered tested fill per the engineer's report. 1500 PSF to be verified by a geo-technical report	
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ENERGY REQUIREMENTS	
1. BUILDER PARTICIPATION IN A NATIONALLY RECOGNIZED THIRD PARTY ENERGY PROGRAM WILL BE ACCEPTED AS COMPLIANCE WITH THE REQUIREMENTS FOR THE ENERGY EFFICIENCY IN 2021 IRC/2021 IECC. A CERTIFICATE OR STICKER MUST BE PROVIDED AT THE SES PANEL AND WILL BE VERIFIED AT THE FINAL INSPECTION OF THE DWELLING. 2. AIR LEAKAGE: a. ALL OPENINGS IN BUILDING ENVELOPE MUST BE SEALED. b. RECESSED LIGHTS TYPE IC RATED 0.5" FOAM COMB. & 3" FROM INSULATION 3. SOLAR HEAT GAIN COEFFICIENT: a. SHGC = 0.4 4. MATERIALS AND INSULATION INFORMATION: a. MATERIALS & EQUIP. MUST BE INSTALLED PER MANUF. INSTRUCTIONS. b. BUILDER SHALL PROVIDE MANUF. MANUALS FOR HVAC & SERVICE WATER HEATING EQUIP. c. INSULATION VALUES: 2x2 - R7, 2x4 - R13, 2x6 - R21, 2x8 - R28, CLG. - R30 d. CLAZING U-FACTORS: .61 e. DOOR U-FACTORS: .46 f. HEATING & COOLING EQUIP. EFFICIENCY: SEER 10.0 MIN. g. A SEPARATE INSULATION INSPECTION MAY BE REQUIRED PRIOR TO DRYWALL OR AN INSTALLATION CERTIFICATE MAY BE REQUIRED AT THE TIME OF FINAL INSPECTION. 5. DUCT INSULATION: a. SUPPLY DUCTS - INSULATION R-VALUE = 8 b. RETURN-AIR DUCTS - INSULATION R-VALUE = 8 c. PLENUMS - INSULATION R-VALUE = 8 6. DUCT CONSTRUCTION: a. ALL JOINTS, SEAMS, CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS, MASTIC-PLUS-EMBEDDED-FABRIC OR TAPES (DUCT TAPE NOT PERMITTED). b. DUCTS MUST BE SUPPORTED EVERY 10 FEET OR PER MANUF. SPECS. c. COOLING DUCTS WITH EXTERIOR INSULATION COVERED WITH VAPOR RETARDER. d. AIR FILTERS REQUIRED IN RETURN-AIR. e. HVAC MUST PROVIDE MEANS FOR BALANCING AIR AND WATER SYSTEMS. 7. TEMPERATURE CONTROLS: a. THERMOSTAT REQUIRED FOR EACH SEPARATE HVAC SYSTEMS AS FOLLOWS: - HEATING ONLY - 55 DEGREES F TO 75 DEGREES F - COOLING ONLY - 70 DEGREES F TO 85 DEGREES F - HEATING & COOLING - 55 DEGREES F TO 85 DEGREES F b. PROVIDE MEANS TO PARTIALLY RESTRICT OR SHUT-OFF HVAC INPUT TO EACH ZONE OR FLOOR. c. HEAT PUMP THERMOSTAT MUST PREVENT BACK-UP HEAT FROM TURNING ON WHEN HEATING REQUIREMENTS CAN BE MET BY HEAT PUMP ALONE. 8. HVAC PIPING INSULATION: a. REQUIRED IN UNCONDITIONED SPACES CONVEYING FLUIDS ABOVE 105 DEGREES F OR CHILLED FLUIDS AT LESS THAN 55 DEGREES F MUST BE INSULATED. b. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPES MUST BE INSULATED. 9. SERVICE WATER HEATING: a. WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE HEAT TRAP ON BOTH INLET & OUTLET UNLESS WATER HEATER HAS INTEGRAL HEAT TRAP OR PART OF CIRCULATING SYSTEM. b. CIRCULATING HOT WATER SYSTEMS MUST HAVE AUTOMATIC OR MANUAL CONTROLS AND PIPES MUST BE INSULATED.	

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 Of 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 Any Problems Which My Arise.	
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JOB # A10228	
DATE: 05/15/23	
REVISIONS:	
DRAWN BY: JCD/TMD	

N.C.B.D.C. NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION #14-756 American Institute of Building Design Houston, Texas (N.E.A.C. - 644-725)	
GENERAL NOTES	
05/15/23	
3 OF 3	

LIST OF ABBREVIATIONS	
ABV ABOVE AB ANCHOR BOLT AC AIR CONDITIONING ADJ ADJACENT A.I.C. ALT. INTERRUPTING CAPACITY AFF ABOVE FINISHED FLOOR ALT ALTERNATE ALUM./AL ALUMINUM ARCH ARCHITECT (URAL) AUX AUXILIARY	4. C./COND. CHAM CLG CEILING CLO CLOSET CLR CLEAR (ANCE) CM CENTER(METER) CMU CONCRETE MASONRY UNIT COL COLUMN CONC CONCRETE CONN CONNECTION CONT CONTINUOUS CONTR CONTRACTOR CT CERAMIC TILE CTR CENTER C.W. COLD WATER
B.O. BOTTOM OF BO BOARD BLK'G BLOCKING BM BEAM BOT/BOTT BOTTOM BRG BEARING BRZ BRONZE	7 DIA DIA DIA DBL DOUBLE DF DINKING FOUNTAIN DIM DIMENSION DL DEAD LOAD DOOR DOOR D/T DRIVE-THRU DTL DETAIL DWG DRAWING E EAST EF EXHAUST FAN EA EACH ELEV ELEVATION EO EQUAL EQUIP EQUIPMENT E.W. EACH WAY EXT EXTERIOR
FCO FLOOR CLEAN OUT FLOOR DRAIN FE FIRE EXTINGUISHER FIN FINISH FLR FLOOR FND FOUNDATION FOM FACE OF MASONRY FOS FACE OF STUD F.A.P. FIRE RATED PANELING FS FLOOR SINK FT FOOT FTG FOOTING GA GAUGE GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS GPM GALLONS PER MINUTE GRD GROUND GW GREAST WASTE GYPS GYPSUM	HB HOSE BIBB HC HOLLOW CORE HD HEAVY DUTY HOR HEADER HORZ HORIZONTAL HT HEIGHT HW HOT WATER HP HORSE POWER/HIGH POINT ID INTERIOR DESIGN INSUL INSULATION INT INTERIOR JC JANITOR'S CLOSET JOINT JOINT J JOIST KIT KITCHEN
LAM LAMINATE (D) LAV LAVATORY LLV LONG LEG HORIZONTAL LLV LONG LEG VERTICAL LP LOW POINT LOC LOCATE LG LONG LT LIGHT LTL LINTEL	N NAT NIC NOT IN CONTRACT NTS NOT TO SCALE O/O OVER OA OVERALL OC ON CENTER OH OVERHANG ? PHASE, DIAMETER R / PL PLATE PK PARKING PLYWD PLYWOOD PLF PER LINEAL FOOT POS POINT OF SALE PREFAB PREFABRICATED PSF POUNDS PER SQ. FOOT PSI POUNDS PER SQ. INCH PT PRESSURE TREATED PTN PARTITION PVC POLYVINYL CHLORIDE
MAS MASONRY MAX MAXIMUM MCX MEDICINE CABINET MECH MECHANICAL MIN MINIMUM MM MILLIMETER (S) MO MASONRY OPENING MOUNT MOUNTED MTL METAL	RA ROOF RECEPT RECEPTACLE REF REFRIGERATOR REINF REINFORCING REQ'D REQUIRED RM ROOM R.O. ROOF OPENING ROW RIGHT OF WAY S SOUTH SC SOLID CORE SHT SHEET SM SMOKE SPEC SPECIFICATIONS SQ SQUARE SO STEEL STL STRUCTURAL SYS SYSTEM
RETURN AIR ROOF DRAIN RECEPTACLE REFRIGERATOR REINFORCING REQUIRED ROOM ROOF OPENING RIGHT OF WAY SOUTH SOLID CORE SHEET SM SMOKE SPECIFICATIONS SQUARE STEEL STRUCTURAL SYSTEM	T&G TONGUE AND GROOVE T TREADS TEL TELEPHONE THK THICK TOS TOP OF SLAB TV TELEVISION TYP TYPICAL VEN VENER VERT VERTICAL VIR VENT THRU ROOF W WEST W/ WITH WC WATER CLOSET WCO WALL CLEAN OUT WO WOOD WATER HEATER WATER PROOF WELDED WIRE FABRIC WELDED WIRE MESH

1000: SUPERIMPOSED DESIGN LOADS / BUILDING CODE

1) ROOF (UNREDUCED)	20 PSF
2) ATTIC STORAGE	20 PSF
3) GROUND FLOOR LEVEL LIVE LOAD	100 PSF
4) WIND LOADS: (20 PSF MINIMUM)	PER CODE
5) BUILDING CODE:	2018 I.R.C.

2260: SELECT FILL

1) THE SUBGRADE BELOW THE SLAB SHALL HAVE ALL VEGETATION AND "TOP SOIL" REMOVED. REMOVE A MINIMUM OF 1'-0" OF MATERIAL.

2) THE EXPOSED SURFACE OF THE SUBGRADE SHALL BE PROOF-ROLLED AND ALL WEAK AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED SELECT FILL.

3) THE EXPOSED SUBGRADE SHALL BE SCARIFIED JUST PRIOR TO SELECT FILL PLACEMENT TO A MINIMUM DEPTH OF 6" AND RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D698 COMPACTION TEST. THE WATER CONTENT OF THE SUBGRADE SHALL BE MAINTAINED AT TO 4% ABOVE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

4) A MINIMUM OF 2'-0" OF SELECT FILL SHALL BE PLACED BELOW THE SLAB. ADDITIONAL SELECT FILL MAY BE REQUIRED TO ELEVATE THE SUBGRADE BELOW THE SLAB.

5) THE SELECT FILL MATERIAL SHALL BE A NON-EXPANSIVE, WELL-GRADED SOIL WITH SUFFICIENT BINDER MATERIAL FOR COMPACTION PURPOSES. THE FILL SHALL CONFORM TO THE FOLLOWING:

MAXIMUM AGGREGATE	3"
% RETAINED ON #4 SIEVE	.25 TO 50
% RETAINED ON #40 SIEVE	.50-75
PLASTICITY INDEX	5-20

6) THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, 6" TO 8" THICK AND COMPACTED TO A MINIMUM 95% OF ASTM D 698 MAXIMUM DRY DENSITY @ TO 4% ABOVE OPTIMUM MOISTURE CONTENT. THE CONTRACTOR SHALL MAINTAIN THE MOISTURE CONTENT IN THE TOP LIFT UNTIL THE CONCRETE SLAB IS PLACED.

7) COMPACTION AND MOISTURE CONTENT OF THE SUBGRADE AND FILL SHALL BE VERIFIED BY AN INDEPENDENT TESTING LABORATORY.

2350: DRILLED PIERS

1) THE FOUNDATION DESIGN IS BASED ON AN ALLOWABLE VALUE OF 8000 POUNDS PER SQUARE FOOT IN END BEARING, AS SPECIFIED IN THE SOIL.

2) THE BEARING STRATA IS FIRM CLAY LOCATED APPROXIMATELY 12'-0" FEET BELOW EXISTING GRADE.

3) THE CONTRACTOR SHALL VERIFY THE DEPTHS OF THE PIERS BEFORE THE PIER STEEL IS CUT. THE PIER STEEL SHALL BE DELIVERED TO THE JOBSITE IN STANDARD 40'-0" LENGTHS AND CUT AS REQUIRED. PIER REINFORCING MAY BE SPLICED BUT, SHALL BE LAPPED A MINIMUM OF 30 BAR DIAMETERS.

4) PIER HOLES SHALL BE CONCRETED WITHIN 8 HOURS AFTER DRILLING.

5) ALL CONCRETE PLACED IN PIERS DEEPER THAN 10'-0" SHALL BE "TREMIED" TO PREVENT AGGREGATE SEPARATION.

6) EXCESS CONCRETE AT THE TOP OF THE PIER BEYOND THE PIER DIAMETER SHALL BE REMOVED PRIOR TO THE CONCRETE SETTING UP. THE SIDES OF PIER SHALL BE OF THE SAME DIAMETER AS THE SHAFT BELOW.

7) THE CONTRACTOR SHALL NOTIFY TK CONSULTING ENGINEERS PRIOR TO DRILLING ANY PIER HOLES. A REPRESENTATIVE OF TK CONSULTING ENGINEERS SHALL BE AT THE SITE DURING THE INITIAL PIER DRILLING OPERATION TO INSURE THAT THE CONTRACTOR CLEARLY RECOGNIZES THE SPECIFIED BEARING STRATA.

3000: CONCRETE MIX GUIDELINES

1) ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS AND A MINIMUM CEMENTITIOUS CONTENT OF 5 SACKS PER CUBIC YARD (CEMENT AND FLY ASH). AGGREGATE SHALL CONFORM TO ASTM C 33.

2) WORKABILITY ADMIXTURES MAY BE UTILIZED, PROVIDED THAT BATCH PROPORTIONS ARE DETERMINED PER THE MANUFACTURER AND APPROVED BY THE ENGINEER.

3) THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED.

4) CEMENT SHALL BE TYPE I OR III PER ASTM C 150.

5) CONCRETE SLUMP SHALL BE DETERMINED BY MIX DESIGN. THE DESIGN SLUMP SHALL BE SHOWN ON THE READY-MIX TICKET. THIS SPECIFIED SLUMP MAY BE USED AS QUALITY CONTROL CHECK ON THE CONCRETE AT THE SITE.

6) THE CONTRACTOR SHALL INCLUDE THE FOLLOWING FOR EACH SUBMITTED MIX DESIGN:

A) WEIGHT OF INDIVIDUAL ELEMENTS PER CUBIC YARD OF CONCRETE INCLUDING, CEMENT, SAND, AGGREGATE, WATER, AND EACH ADDITIVE.

B) THE MAXIMUM AGGREGATE SIZE.

C) 30 CONSECUTIVE TESTS (ACT 301/318)

OR

D) 5-28 DAY CYLINDER BREAKS (ACI 301)

3300: CAST-IN-PLACE CONCRETE

1) ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-2019.

2) ALL GRADE BEAMS BELOW GRADE SHALL BE FORMED STRAIGHT AND TO THE LINES AT GRADE DETAILED. **THE FULL HEIGHT OF THE OUTSIDE FACE OF THE PERIMETER BEAM SHALL BE FORMED AND NOT CAST DIRECTLY AGAINST THE EXCAVATED EARTH.**

3) THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

CAST AGAINST EARTH [ALL BARS]	3"
EXPOSED AGAINST EARTH OR WEATHER	2"
NOT EXPOSED	1 1/2"

THE MAXIMUM COVER AT A FORMED OR FINISHED SURFACE SHALL BE 1" GREATER THAN THE MINIMUM COVER LISTED.

4) CONTRACTOR SHALL REJECT ANY CONCRETE THAT IS OLDER THAN 75 MINUTES (BETWEEN BATCHING AND PLACING) WITH AIR TEMPERATURES 90° OR HIGHER UNLESS ICE IS USED IN THE MIX.

5) CONTRACTOR SHALL NOT USE A COMPANY WHICH DOES NOT BATCH THE CONCRETE IT DELIVERS.

6) CONTRACTOR SHALL COAT THE CONCRETE SLAB SURFACE IMMEDIATELY AFTER FINISHING WITH A CURING COMPOUND COMPATIBLE WITH ALL FLOOR FINISHES. AS AN ALTERNATE, THE CONTRACTOR MAY PROVIDE A WATERING SYSTEM OR COVER WITH APPROVAL BY ENGINEER.

3010: SLAB-ON-GRADE NOTES

1) SEE DETAILS FOR SLAB THICKNESS AND REINFORCING.

2) DO NOT INSTALL POLY. PLACE CONCRETE ON TOP OF MOISTENED SELECT FILL.

3) THE CONCRETE SLAB REINFORCING SHALL BE LOCATED WITH 1 1/2" CLEARANCE BELOW THE TOP OF THE SLAB.

4) CONTRACTOR SHALL APPLY CURING COMPOUND OR INITIATE MOISTURE RETENTION PROGRAM FOR SLAB SURFACE IMMEDIATELY AFTER FINISHING.

5) THE CONTRACTOR SHALL CONFIRM THAT ANY SEALER / CURING AGENTS APPLIED TO THE CONCRETE SURFACE ARE COMPATIBLE WITH THE WATER BASED ADHESIVES USED ON THE TILE / CARPET TO BE INSTALLED.

6) USE PREFABRICATED PLASTIC CHAIRS, METAL CHAIRS, OR SOLID CONCRETE OR BRICK BLOCKS TO ELEVATE THE SLAB REINFORCEMENT.

3200: CONCRETE REINFORCEMENT

1) REINFORCING STEEL SHALL BE NEW DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60. #3 AND #4 BARS MAY BE GRADE 40.

2) DETAIL REINFORCING BARS AND PROVIDE BAR SUPPORTS AND SPACERS IN ACCORDANCE WITH THE ACI DETAILING MANUAL.

3) SPLICE TOP BARS AT THE CENTERLINE BETWEEN MEMBER SUPPORTS. SPLICE BOTTOM BARS DIRECTLY OVER MEMBER SUPPORTS.

4) ALL BAR SPLICES SHALL BE 40 BAR DIAMETERS UNLESS NOTED OTHERWISE.

5) PROVIDE CORNER BARS FOR EACH BAR AT THE OUTSIDE FACES OF INTERSECTING BEAMS. THE CORNER BARS SHALL BE EQUAL IN SIZE (MAXIMUM SIZE #5) TO THE INTERSECTING HORIZONTAL BARS AND SHALL LAP 24" EACH LEG.

6) REINFORCING STEEL FOR SLABS AND BEAMS SHALL BE ELEVATED ON PREFABRICATED PLASTIC CHAIRS, METAL CHAIRS, OR SOLID CONCRETE OR BRICK BLOCKS TO ELEVATE THE SLAB REINFORCEMENT.

6100: WOOD FRAMING

1) ALL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE OR DOUGLAS FIR WITH AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI OR GREATER.

2) THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING OR FLOOR JOISTS).

3) STUDS SHALL BE DOUBLED AT CORNERS AND EACH SIDE OF AN OPENING LESS THAN 6'-0" WIDE. PROVIDE 4 STUDS EACH SIDE OF OPENINGS 6'-0" AND WIDER. TWO OF THE FOUR STUDS SHALL BE BELOW THE HEADER AND THE TWO REMAINING STUDS SHALL BE ADJACENT AND CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF FRAMING ABOVE.

4) PROVIDE SOLID BLOCKING IN ALL WOOD FRAMED STUD WALLS AT 4'-0" IN ALL UNSHEATHED LOAD BEARING WALLS.

5) PROVIDE "2X" BLOCKING BETWEEN STUDS AT THE INSIDE FACE OF ALL WALLS AT EACH LOCATION WHERE CURTAIN RODS, RAILS, RACKS, ETC. WILL BE ATTACHED AFTER INSTALLATION OF SHEETROCK.

6) PLACE A SINGLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS. "2X" SILL PLATES SHALL BE BELOW THE GRADE BEAM AT 4'-0" O.C. THE BOLTS SHALL BE 1/2" DIAM. X 10" LONG AND 1" WASHER(GALV.).

7) THE FOLLOWING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAY OR ROT OF 20 YEARS OR MORE:

- A) THE BOTTOM PLATE IN CONTACT WITH THE FOUNDATION CONCRETE.
- B) ALL EXTERIOR DECK FRAMING.
- C) ALL FRAMING IN CONTACT WITH OR WITHIN 6" OF THE GRADE. SEE PLAN AND DETAILS FOR OTHER TREATED WOOD LOCATIONS.

8) PROVIDE THE FOLLOWING FASTENERS IN CONTACT WITH THE TREATED WOOD MEMBERS

- A) ALL SCREWS AND NAILS SHALL BE RATED FOR TREATED WOOD.
- B) ALL COLD-FORMED PLATES/CONNECTORS SHALL HAVE A G180 ZINC COATING.
- C) ALL BOLTS AND ROLLED STEEL SHALL BE HOT DIPPED GALVANIZED.

9) PROVIDE BLOCKING OR BAND BOARDS AT ALL JOIST AND RAFTER BEARING LOCATIONS AND IN THE CENTER OF ALL SPANS OVER 8'-0" MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0"

10) UNLESS OTHERWISE DETAILED, USE FLUSH TYPE METAL CONNECTIONS FOR FLOOR OR ROOF JOIST CONNECTIONS TO SUPPORTING BEAMS. THE CONNECTION HANGERS SHALL BE TYPE LU AS MANUFACTURED BY SIMPSON COMPANIES. THE TYPE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE JOIST SUPPORTED.

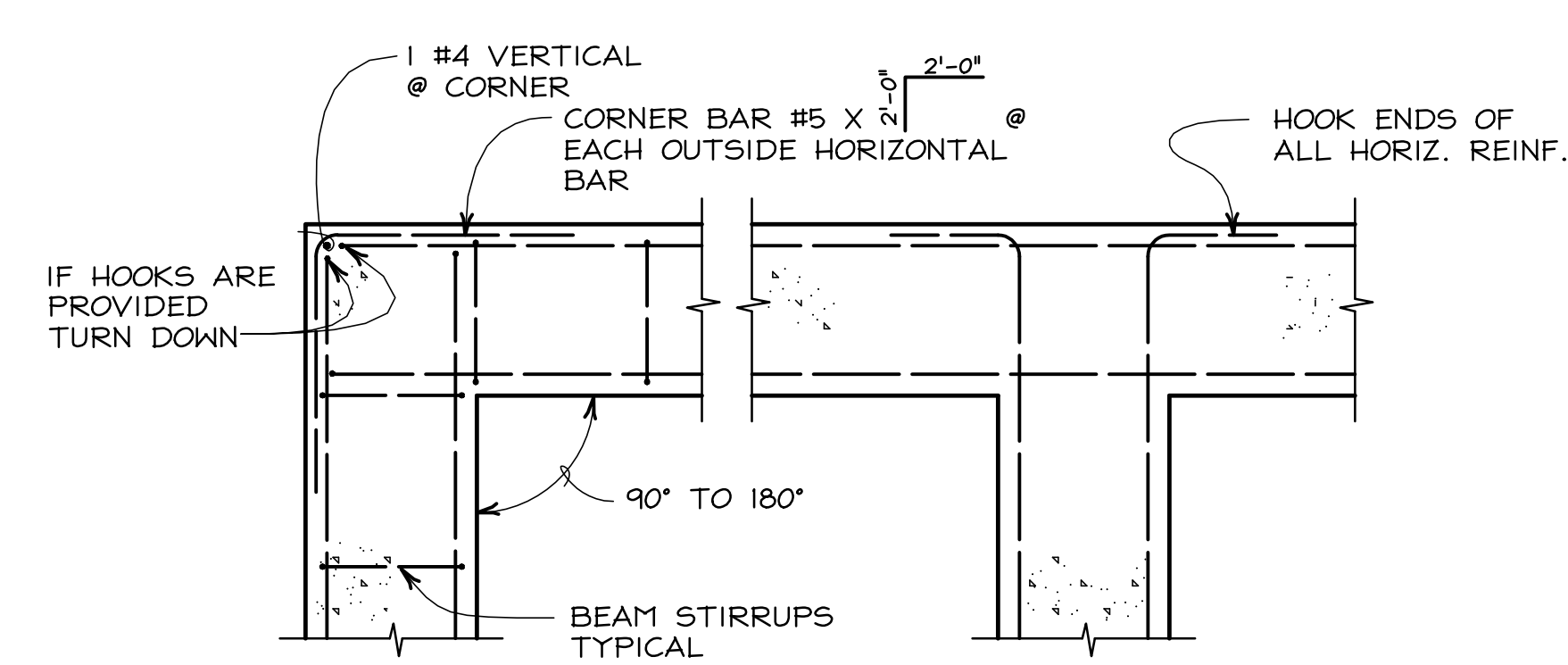
11) CONNECTIONS OF MAJOR STRUCTURAL WOOD MEMBERS AT LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE-NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.

12) INSTALL A SIMPSON H2.5A OR EQUAL HURRICANE ANCHOR AT EACH ROOF RAFTER TO PERIMETER WALL CONNECTION U.N.O.

13) CONTACT ENGINEER PRIOR TO NOTCHING OF ANY MEMBER.

14) HOLES TO 1" Ø MAY BE DRILLED THRU ANY MEMBER AT THE MID-DEPTH. CONTACT ENGINEER FOR ALL OTHER HOLES PRIOR TO DRILLING.

15) BOTTOM PLATE WASHERS
A) 2 X 4 WALL: PL 1/4 X 3 X 3 (3 GAGE MIN.)



PLAN VIEW

GRADE BEAM / REBAR DETAIL

N.T.S.

6150: PLYWOOD

1) THE OUTSIDE FACE OF ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" CDX PLYWOOD. THE PLYWOOD SHEATHING SHALL EXTEND FROM THE BOTTOM PLATE TO THE TOP PLATE OF THE WALL. SEE PLANS FOR ADDITIONAL PLYWOOD. ALLOW 1/8" SPACE AT EACH PANEL END AND EDGE. PROVIDE 8d NAILS @ 6" O.C. TO THE BACK-UP FRAMING.

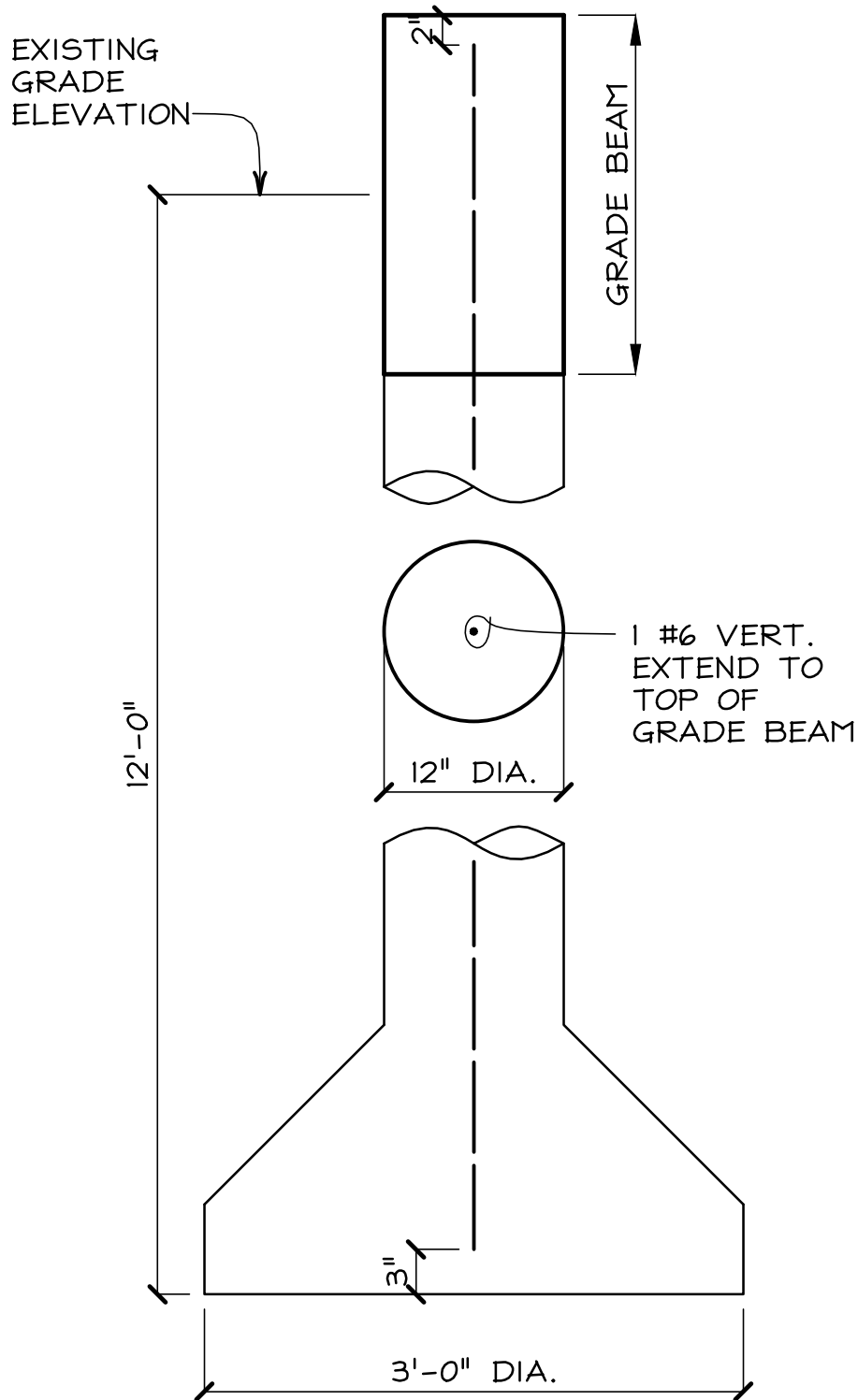
2) ALL PLYWOOD FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH THE FACE GRAIN ORIENTED PERPENDICULAR TO THE SPAN OF THE SUPPORTING MEMBER. SHEATHING SHALL BE CONTINUOUS FOR A MINIMUM OF 2 SPANS (3 SUPPORTS).

3) PROVIDE 5/8" CDX PLYWOOD RATED FOR 24" SUPPORT SPACING AT ROOF SHEATHING. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8d NAILS @ 6" O.C. @ PERIMETER SUPPORTS AND @ 12" O.C. @ INTERIOR SUPPORTS.

4) PROVIDE 3/4" PLYWOOD TONGUE AND GROOVED SUBFLOOR AT WOOD FLOORS. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8d SHANK NAILS OR 2 1/2" LONG DECK SCREWS @ 6" O.C. ALONG SUPPORTED PANEL EDGES AND @ 12" O.C. AT INTERMEDIATE SUPPORTS. IF ADHESIVE IS INSTALLED ON THE SUPPORTING JOISTS/TRUSSES, IT SHALL BE INSTALLED UNIFORMLY ACROSS ALL SUPPORTS. (SEE OWNER FOR ADHESIVE REQUIREMENTS.)

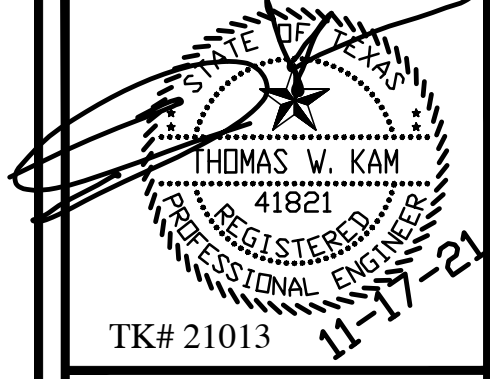
5) SHEATHING LESS THAN 24" WIDE SHALL BE SUPPORTED ON ALL EDGES. PROVIDE 2 X 4 BLOCKING BETWEEN SUPPORTS AS REQUIRED.

6) STANDARD O.S.B. [ORIENTED STRAND BOARD] IS "NOT" AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD. A TREATED O.S.B. SUCH AS "ADVANTECH" MAY BE SUBSTITUTED FOR PLYWOOD.



PIER DETAIL

1" = 1'-0"



TK# 21013

TK CONSULTING ENGINEERS

F#: 1836

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(512) 219-1574
TOM@TKAUSTIN.COM

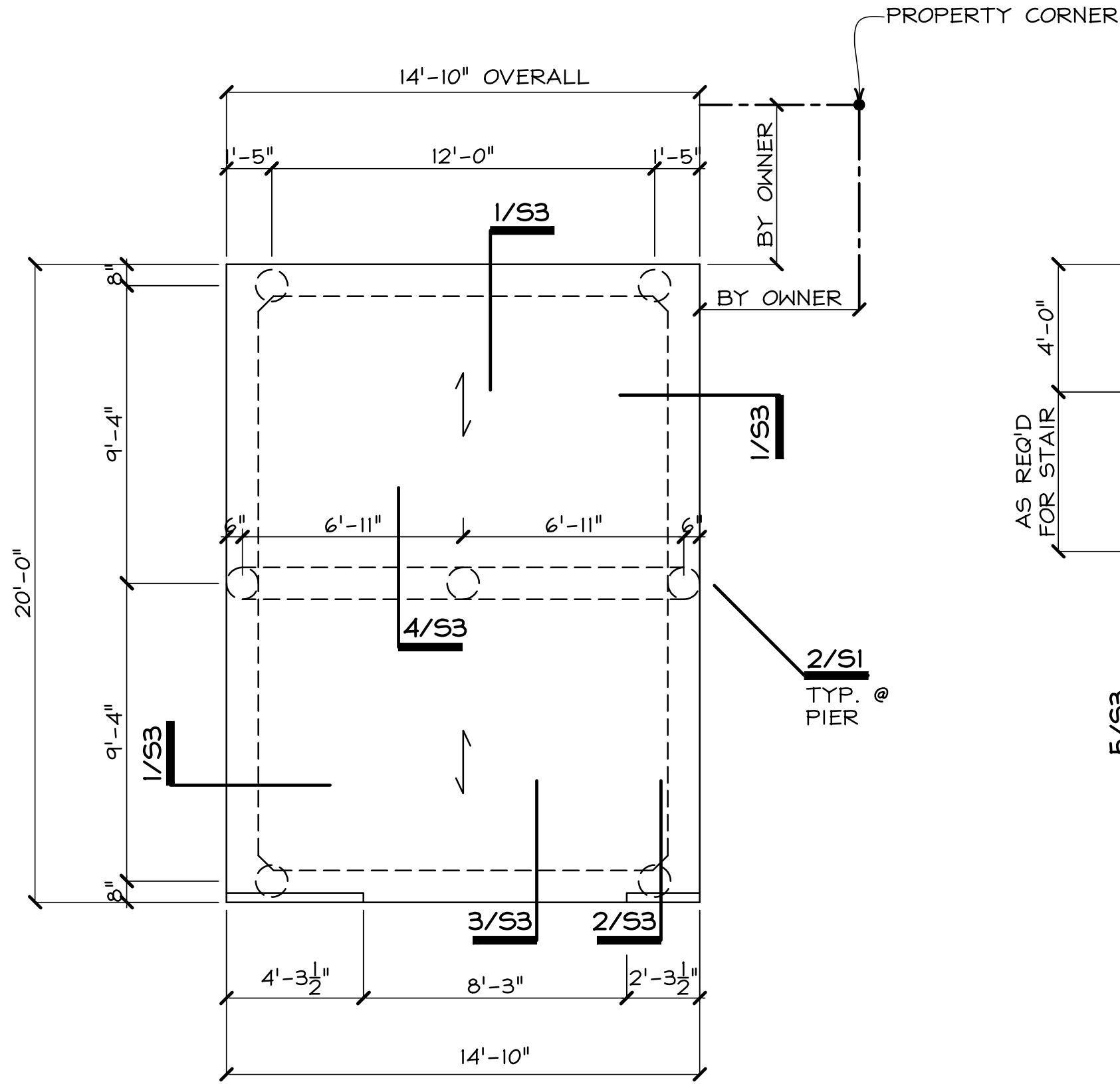
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607 OAKLAND
AUSTIN, TEXAS 78703

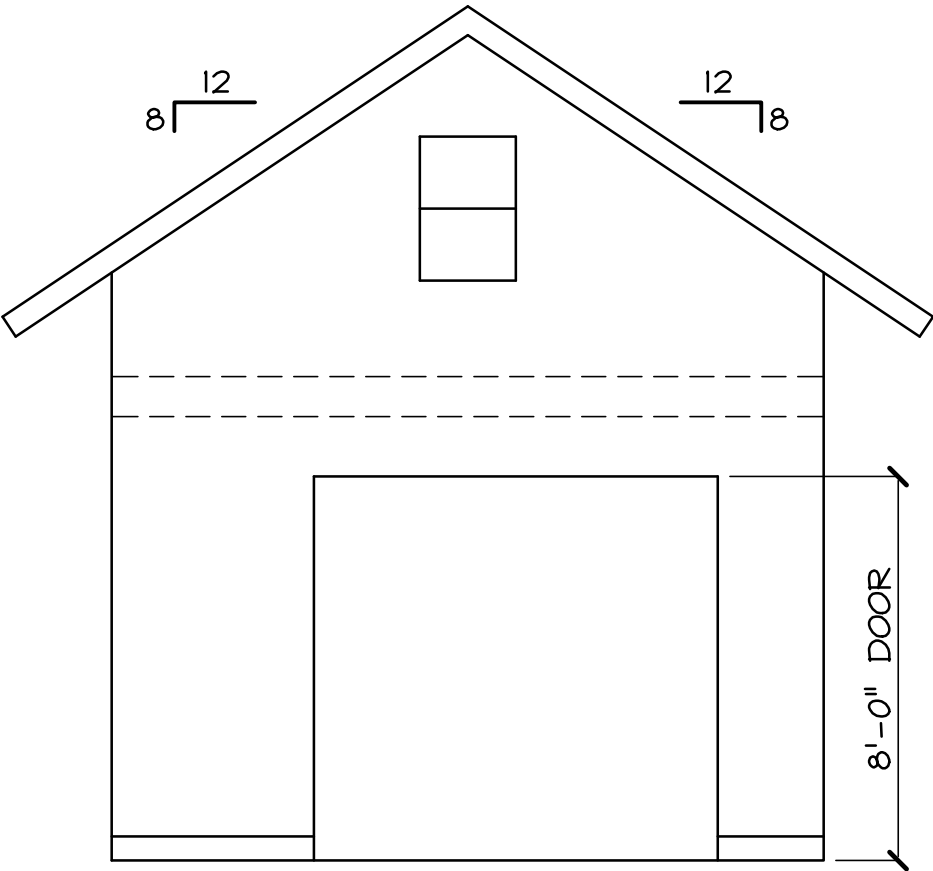
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S1

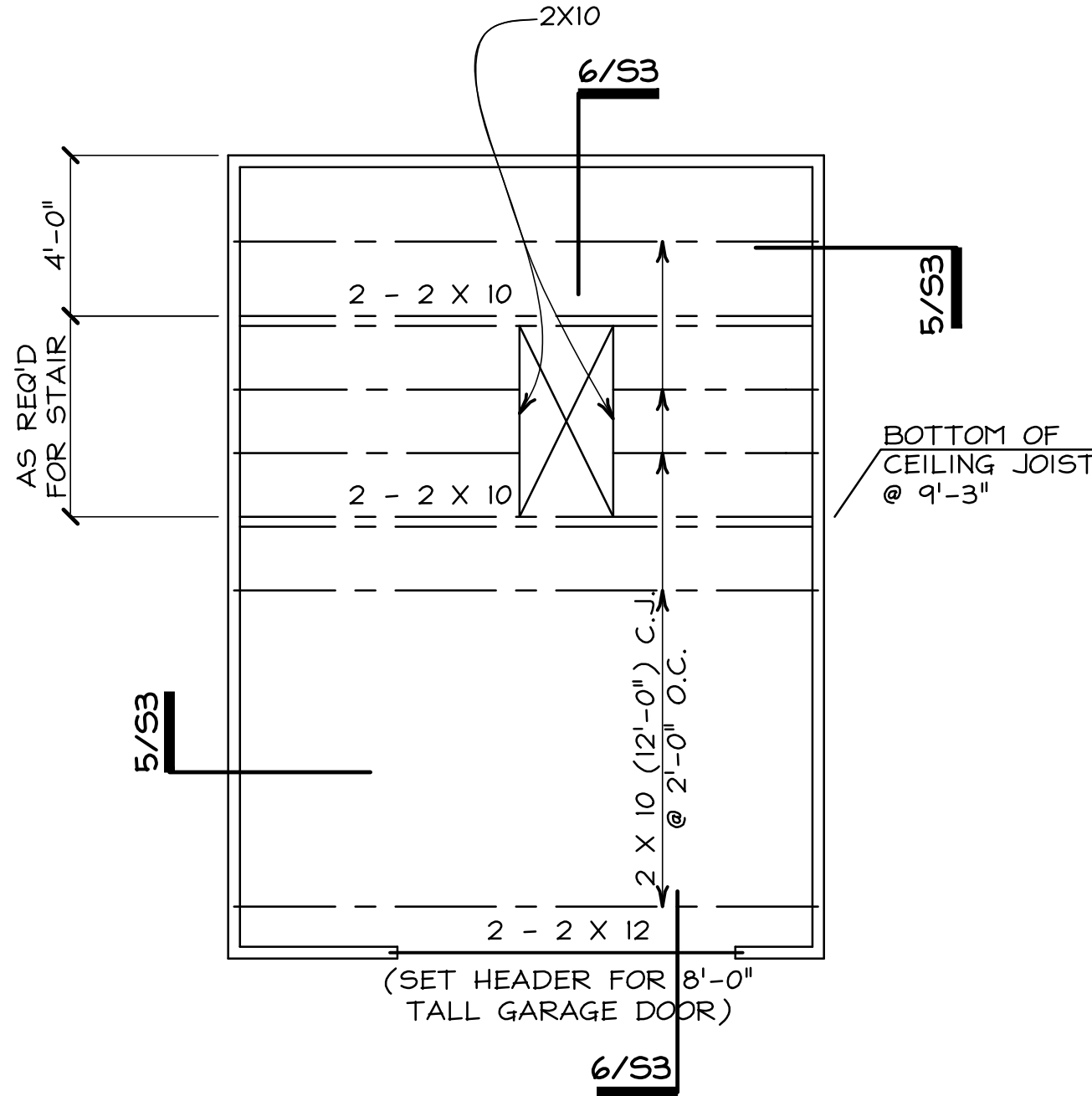
1" = 1'-0"



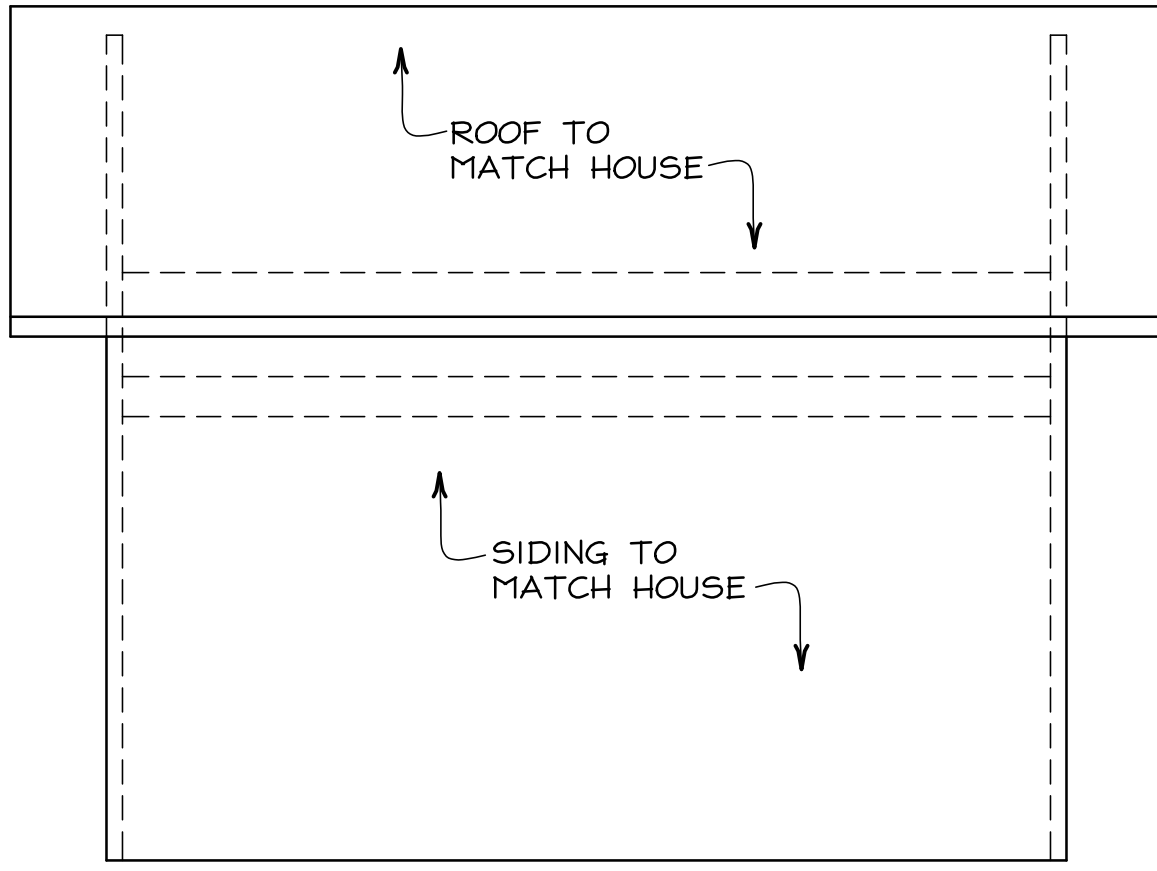
1 FOUNDATION PLAN
1/4" = 1'-0" @ 22 X 34
1/8" = 1'-0" @ 11 X 17
PLAN NOTES
1) ↓ INDICATES SLAB SPAN



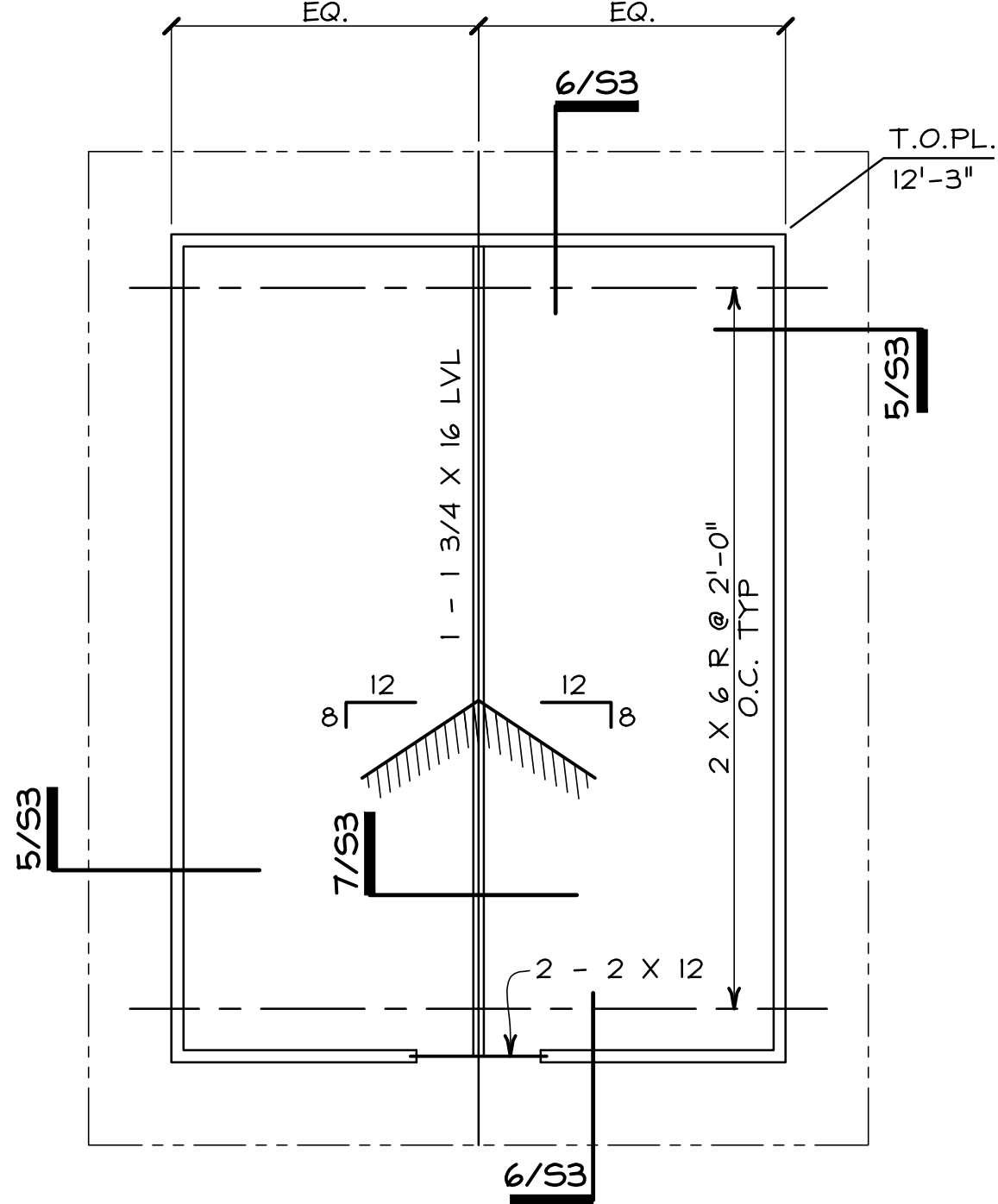
4 FRONT ELEVATION
1/4" = 1'-0" @ 22 X 34
1/8" = 1'-0" @ 11 X 17



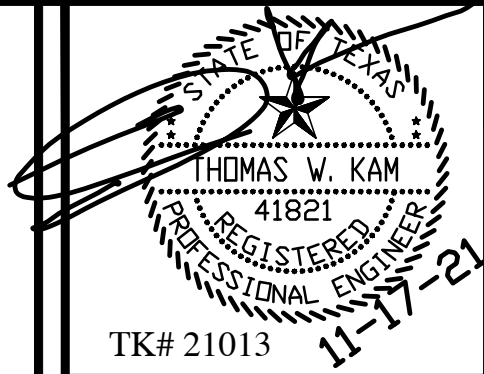
2 MEZZ. FRAMING PLAN
1/4" = 1'-0" @ 22 X 34
1/8" = 1'-0" @ 11 X 17



5 SIDE ELEVATION
1/4" = 1'-0" @ 22 X 34
1/8" = 1'-0" @ 11 X 17



3 HIGH ROOF PLAN
1/4" = 1'-0" @ 22 X 34
1/8" = 1'-0" @ 11 X 17



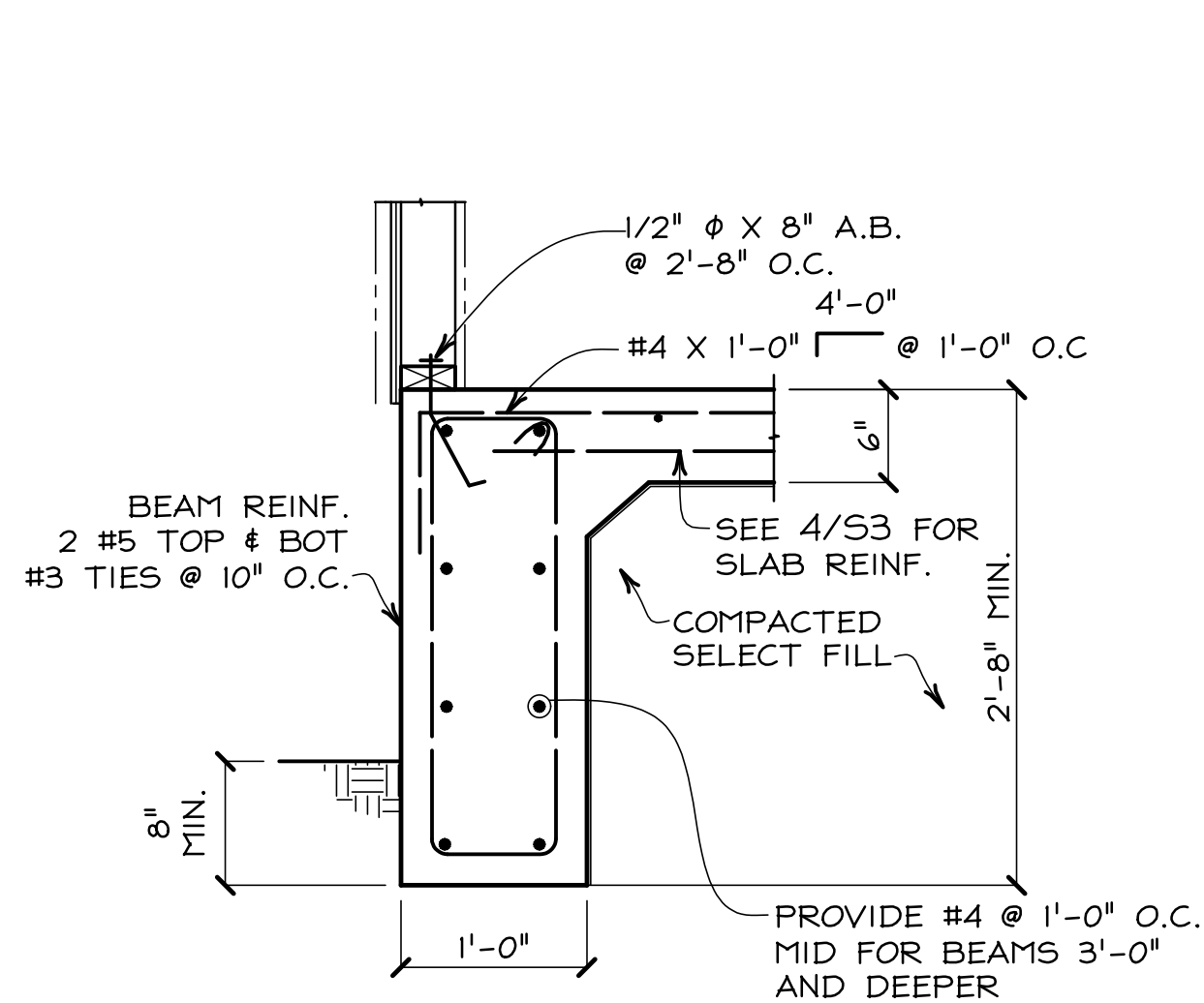
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7621 SPICEWOOD SPRINGS ROAD
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(512) 219-1574
TOM@TKAUSTIN.COM

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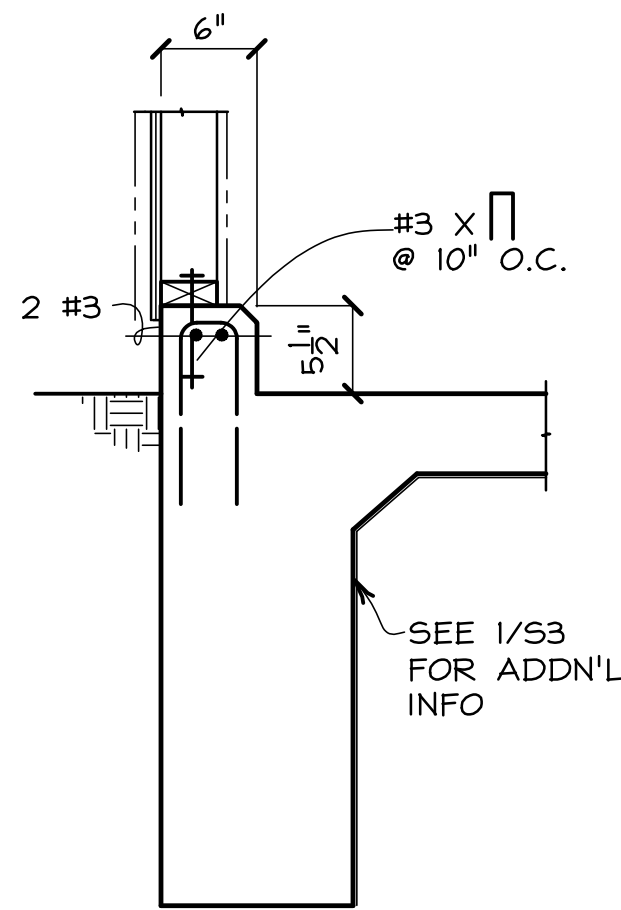
607 OAKLAND
AUSTIN, TEXAS 78703

DATE: NOV. 17, 2021

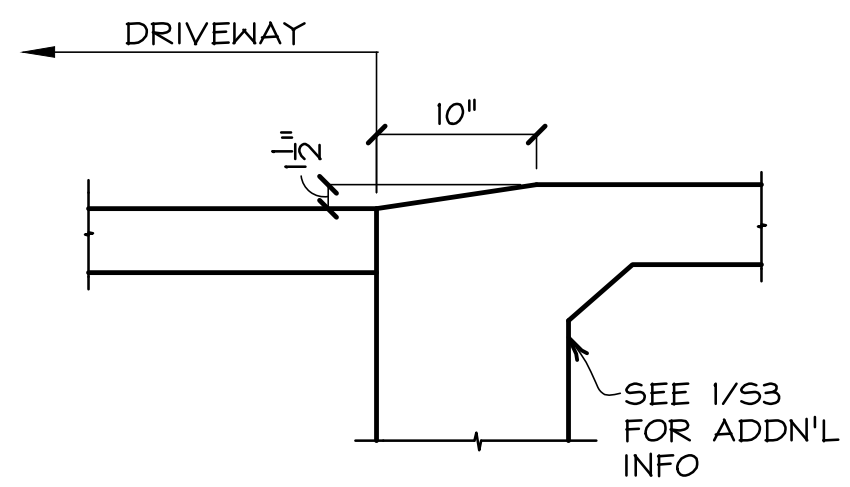
S2



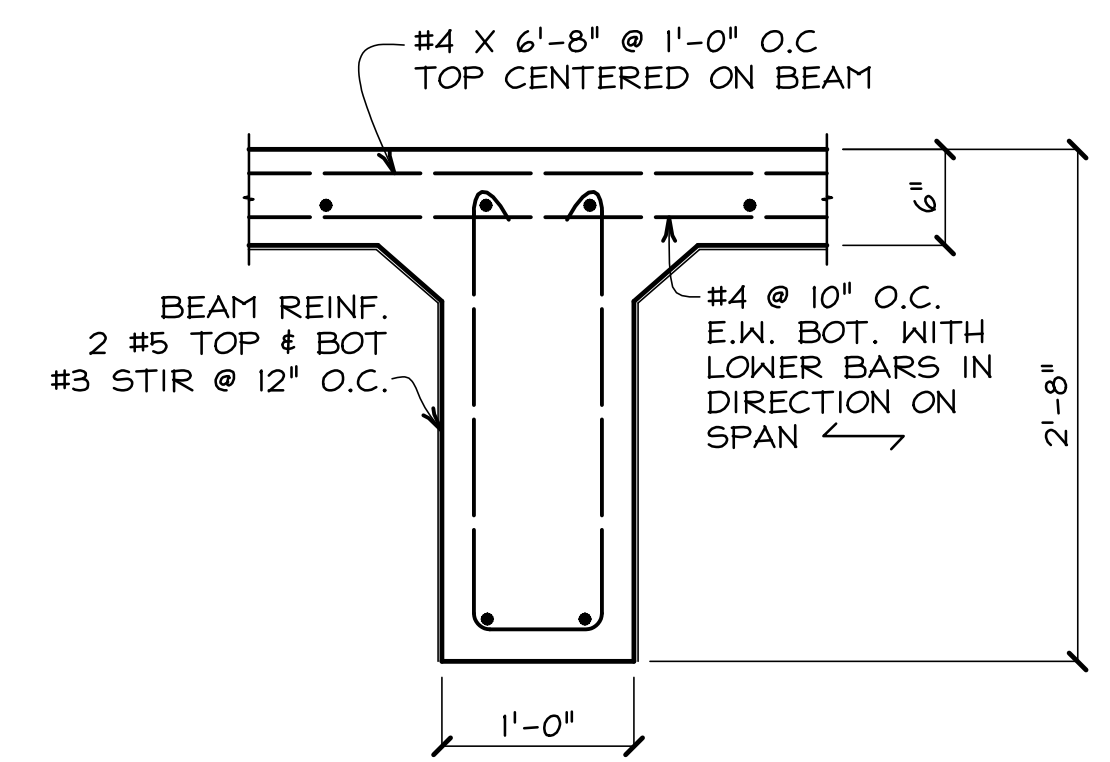
1 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



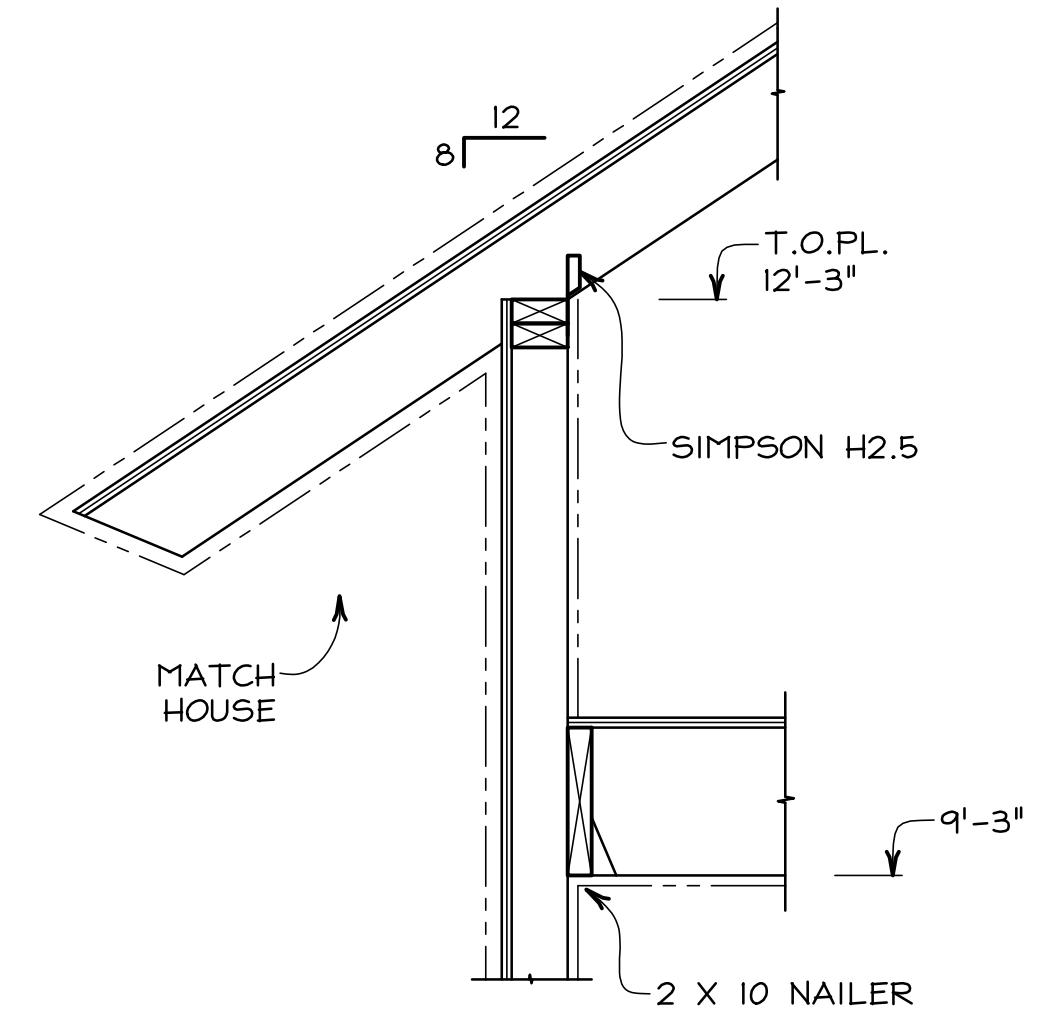
2 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



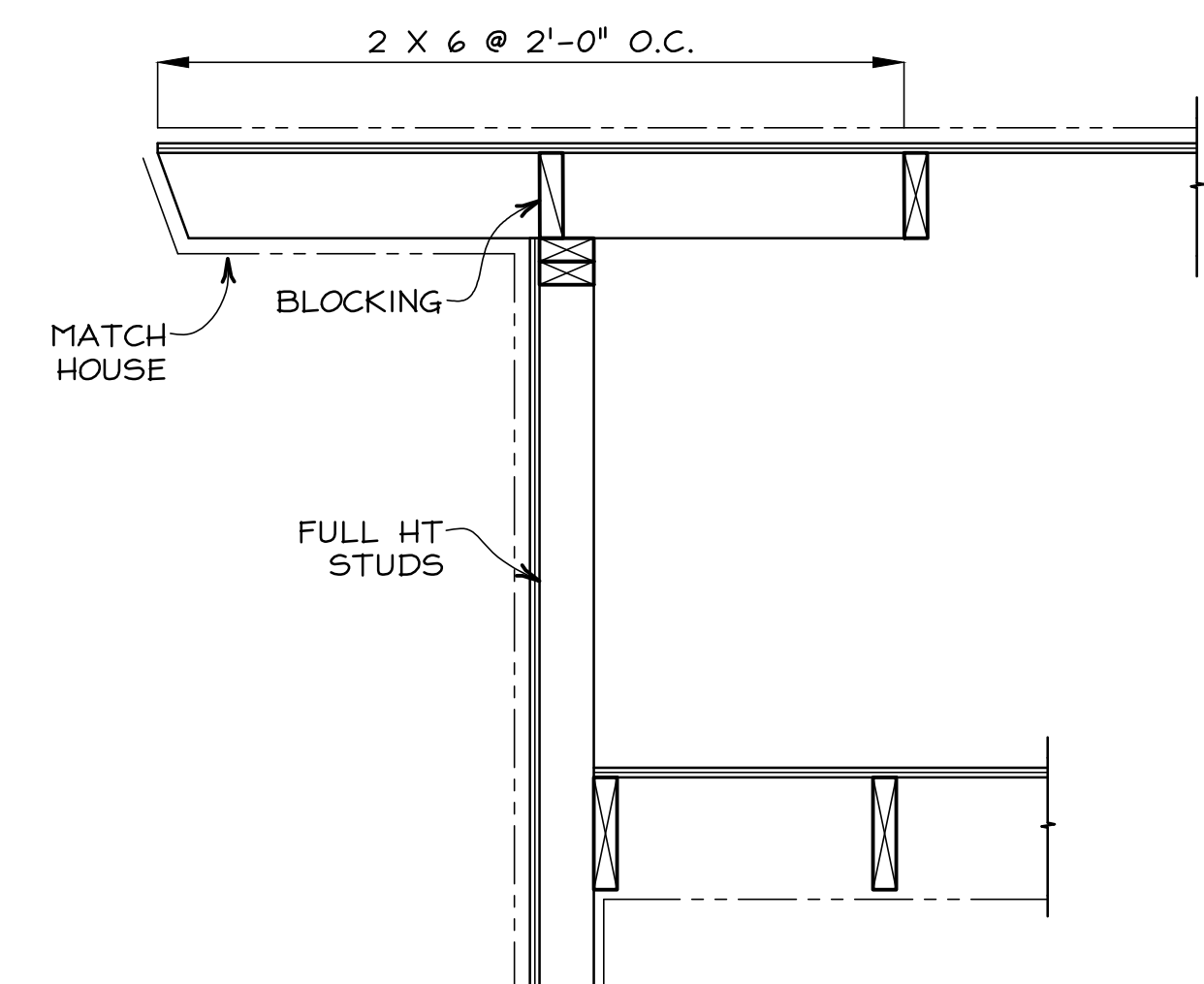
3 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



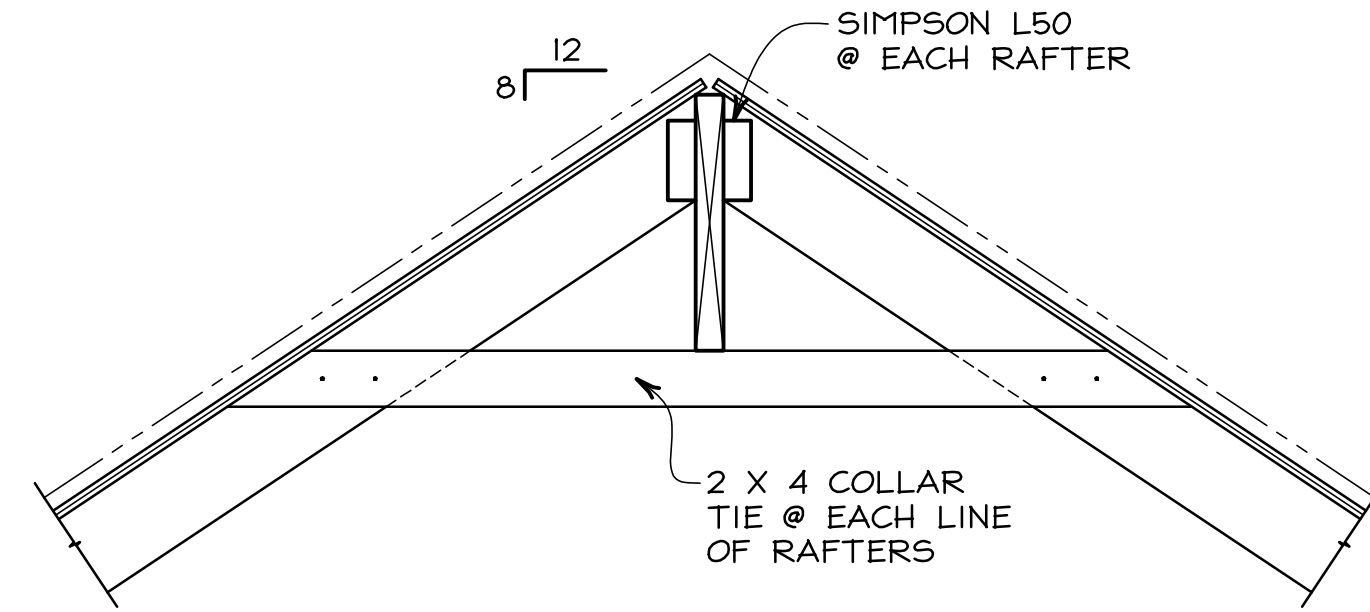
4 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



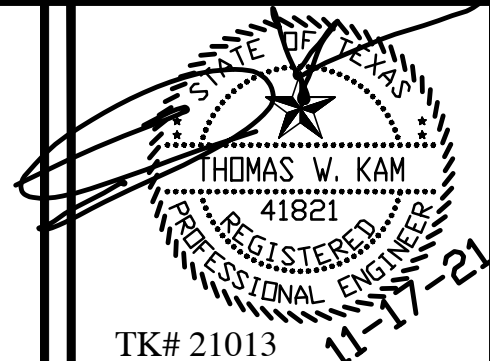
5 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



6 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



7 1" \approx 1'-0" @ 22 X 34
1/2" \approx 1'-0" @ 11 X 17



TK# 21013

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607 OAKLAND
AUSTIN, TEXAS 78703

DATE: NOV. 17, 2021

S3

SCALE 1" = 10'

EXHIBIT MAP OF
LOT 15, BLOCK A, TERRACE PARK,
A SUBDIVISION IN TRAVIS COUNTY,
TEXAS, ACCORDING TO THE MAP OR
PLAT THEREOF RECORDED IN
VOLUME 2 PAGE 242 OF THE PLAT
RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 607 OAKLAND AVENUE.

see map A1046058 for bearing basis
and additional boundary information

Legend

- ⊠ 1/2 Iron Rod Set with plastic cap
imprinted with "Holt Carson, Inc."
- x— Wire Fence
- //— Wood Board Fence
- Overhead Utility Line
- ⊙ Clean-Out
- (Record Bearing and Distance)

OAKLAND AVENUE (40')

curb

(57')
N30°11'52"E 57.00'

concrete walk

water meter

concrete

concrete

29.2'

One-Story with
Basement
Brick & Frame
No. 607

wood deck

LOT 15
BLOCK A
TERRACE PARK
Volume 2 Page 242

rock wall
1.4'
13'

LOT 5

corner of fence
on lot line

S30°10'39"W 57.00'
(57')

fenced deck

west side of fence

LOT 4

N58°58'09"W 120.16'
(120')

dirt

asphalt
concrete

frame garage

wall

concrete
conc. porch

neighboring house

LOT 16

This map was prepared without the benefit of a current title commitment.
This lot may be subject to easements and/or restrictions in addition
to those shown hereon.

PREPARED: February 3, 2020

BY:

Anne Thayer

Anne Thayer
Registered Professional Land Surveyor No. 5850
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700



C 1046058

607 Oakland Avenue – Detached Garage Setback Variance Request

Setback Variance Request
607 Oakland Avenue
Case #: 2023-000030 BA
Kefetew Selassie (Owner)
July 10, 2023



Content...

- Property description and owner's role
- Demonstrated compliance to city requirements
- Description of compliance issue with detached garage
- Intent and request for variance
- Reasonable use and hardship
- Area character and improvement
- Other collaterals submitted
- Current status and possible next steps
- Backup pictures

Property description and owner's role...

- 607 Oakland Avenue
 - Parcel ID: 106726 - Lot 15 Blk A OLT 3 Div Z Terrace Park
 - Smoot/Terrace Park Historic District
 - Two story building with partial basement and one car detached garage
 - Front patio and wood deck in the back
- Owner's role and experience
 - We took ownership of the GC role due to complexity of the restoration project, general contractors were not willing to engage or required fees were not financially feasible for the level of renovation required
 - Complete renovation/restoration per HLC and City requirements

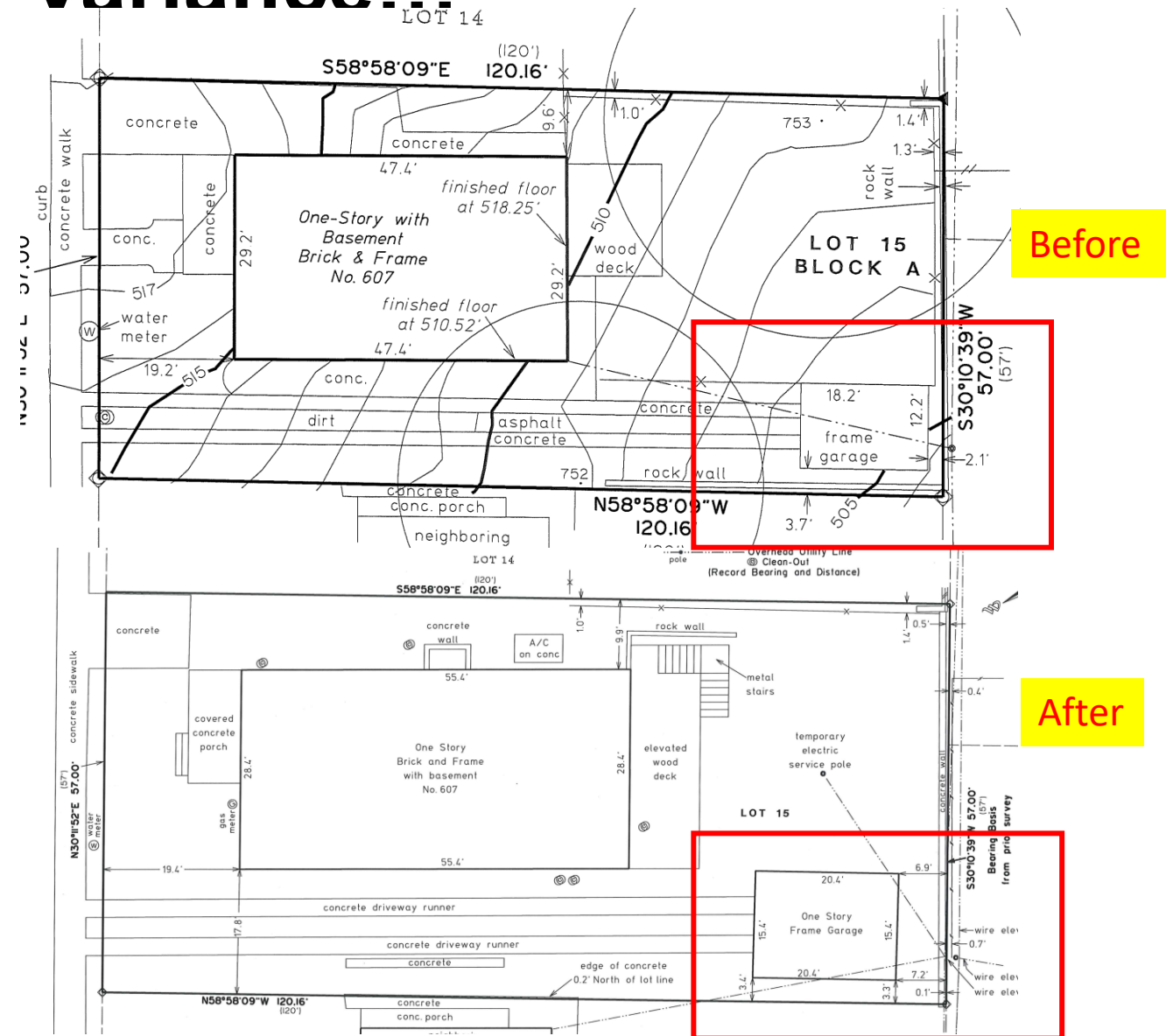
Demonstrated compliance to City requirements...

- Compliant to Historic Board requirements
 - Strengthened all structural elements of the main house without demo (studs, joist, rafters, floor and etc...)
 - Restored all old double hung windows including some original glass (all 16 windows on ground level)
 - Extended main house by 8 feet in the back (no change to side or roof profile)
 - Needed to rebuild the detached garage due to failing foundation and structure, compliant to Historic Board requirements
- Compliant to City of Austin requirements
 - Compliant to all City pre-construction and inspection process to date
 - Exception was we restored/rebuilt the original detached garage without permit



Intent and request for variance...

- Restored/rebuilt existing detached garage without permit and we take ownership and accountability for this miss
- Our intent was to restore the original garage similar to the main house (limited demolition) but garage foundation and structure was failing
- **Setback for Detached Garage:**
LDC, Section 25-2-492 Site Development Regulations for rear yard setback of 10ft (required) to 6ft 9in requested and interior side yard setback of 5ft (required) to 3ft 3in requested.
- AE 7.5ft clearance requirement – AE new wire layout design change complete pending execution (gated by outcome of the board review)



Reasonable use and hardship...

A

- Protecting critical root zone for 26" Live Oak located approx. 22ft from the front elevation (right corner) of the rebuilt detached garage. This constraint limited us to support approximately 7ft rear setback (vs 10ft).

**A****B**

- Original sewer tap: located less than 2ft from the detached garage left elevation, this affects/limits the south side setback to approx. 3.5ft (vs 5ft).

**C**

- Access to backyard: front-left corner of garage is approx. 6-7ft from deck post, only access to the back side of the lot for utility repair and other tasks with small lift or crane, this affects/limits the rear setback to approx. 7ft (vs 10ft).

B

- Reasonable use: increased total garage size (including wall depth), depth from 18ft to 20ft and width from 12ft to 15ft to support at least one car garage.

Area character and improvement...

A

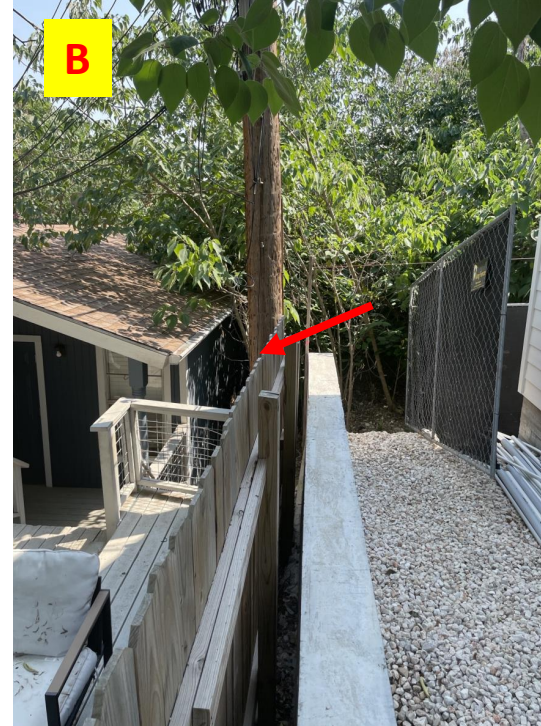
- Better than before:
 - Newly renovated 607 Oakland Avenue detached garage has improved setback in the rear (6.9ft vs 2ft) and no significant change to the side setback on the south side (approx. 3.3ft)
 - Over 40ft of the back yard has over 40ft of setback from our neighbors except the detached garage (south-east corner)

B

- Property in the back (East side): has detached structure in the rear side with less than 5ft setback

C

- Property to the left (North side): has a detached structure in the rear side with setback less than 2ft setback



Other collaterals...

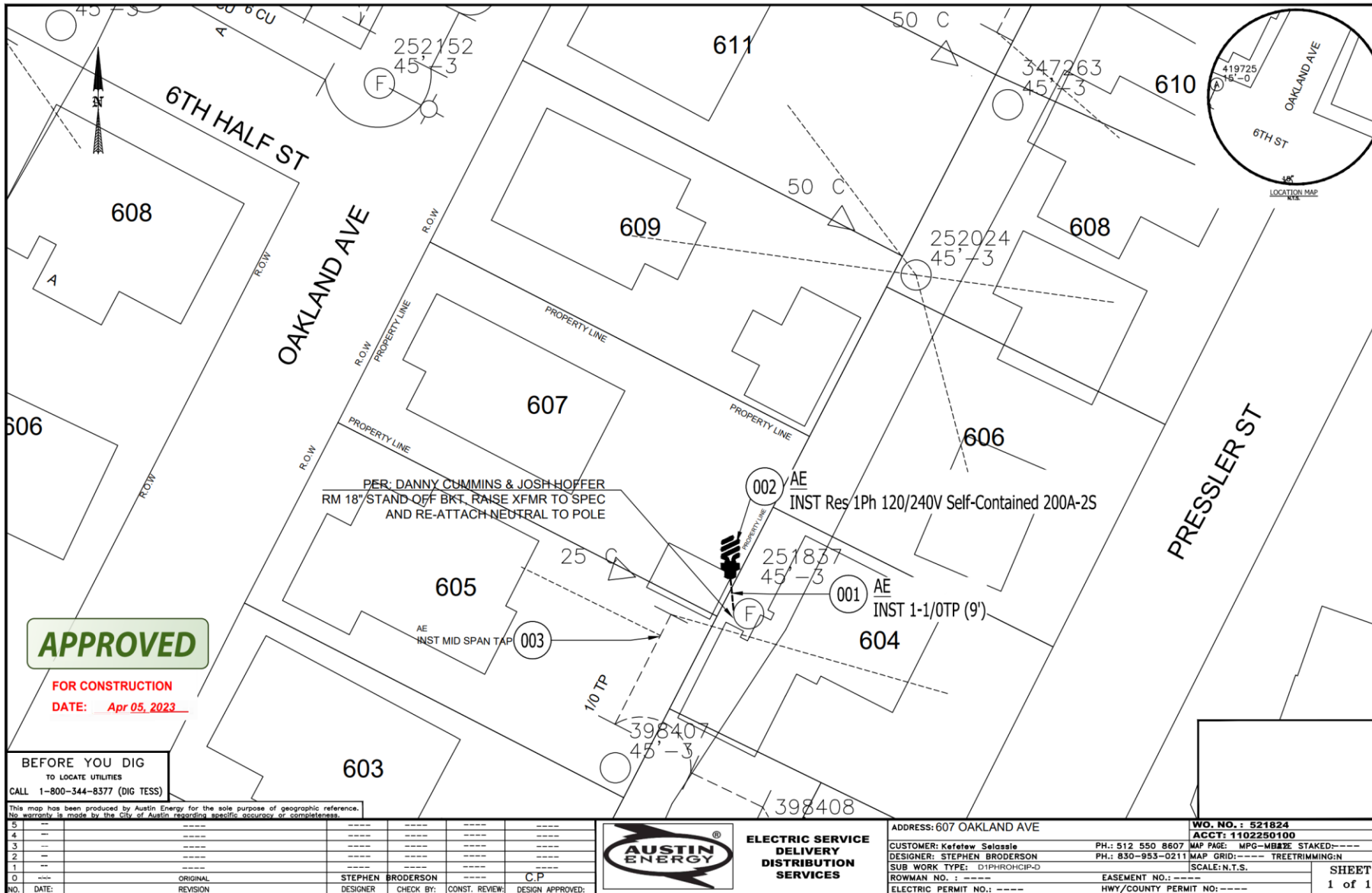
- Structural Engineer letter stating original garage structural failure
- Support letter from neighbors and example of past setback variance
 - 705 Oakland Avenue including testimonial of our work and past setback variance
 - 603 Oakland Avenue including testimonial of our work
 - 608 Oakland Avenue including testimonial of our work
 - 605 Oakland Avenue include support of the change
- AE pole design change approved for construction

Current status and possible next steps...

- Main house:
 - Final electrical inspection complete
 - Final gas and HVAC inspection pending electrical service connection from AE
 - AE approved design change and electrical service connection pending variance board decision on setback variance
- New detached garage:
 - New garage permit submitted
 - New detached garage electrical inspection complete through AMOC process
 - Electrical service meter and breaker infrastructure for main house and garage is complete and located at the back of the garage

BACK UP....

AE pole design change approved for construction....



AE pole design change payment complete...


City of Austin

Austin Energy

Austin Energy HQ - 4815 Mueller Blvd. - Austin, Texas - 78723

April 05, 2023

KEF SELASSIE

 607 Oakland Ave.
AUSTIN, TX null

ATTENTION KEF SELASSIE

SUBJECT: 521824 - 607 Oakland Ave.

Dear KEF SELASSIE:

Austin Energy will perform work to include XFMR & Secondary xnfr. Install new service. located at 607 OAKLAND AVE associated with Work Order #521824.

The charge for the work to be performed is \$ 607.78 . This charge is payable through the City of Austin's AMANDA system, a wire transfer or a check mailed to Attn: AE Corporate Accounting, 4815 Mueller Blvd Austin TX 78723. Please contact kristin.ward@austinenergy.com for further instructions on these payment options. **Please note that Austin Energy is currently not accepting walk-in payments due to the coronavirus social distancing requirements.** Payment is required in advance of the work being issued to construction for scheduling. The above charges are for electric facilities and do not include charges that may be incurred from telephone or television cable companies. The above cost is good for ninety (90) days.

1. Service shall be 1-Phase, 3-Wire, 120/240 Volts only, in accordance with the City's Electric Utility Criteria Manual.
2. Austin Energy cannot energize any transformer until an easement has been signed by the property owner. The easement must cover all Austin Energy equipment. For additional information concerning easements, please contact David Lambert at (512) 322-6109 and reference this Work Order #521824.
3. All metering installations shall be in accordance with Austin Energy's [Metering Specifications](#) and the Design Criteria Manual. For additional information concerning metering, please contact the Metering Representative at AEDistributionMetering@austinenergy.com.
4. The customer service point will be the Meter Can. The customer's secondary must have a full current neutral. Austin Energy will furnish and install all wire and electrical equipment on Austin Energy's side of the customer's service point.
5. Austin Energy's facilities must remain accessible for maintenance and replacement at all times. For information regarding construction scheduling, please contact AE Work Management at (512) 505-7537 or StElmoWM@austinenergy.com. In the case of work requiring civil inspection, the customer should allow a minimum of twenty (20) working days for construction scheduling after the inspector has approved the installed infrastructure.
6. The above charges are for electric facilities only and do not include charges that may be incurred from Communication companies.
7. Please distribute a copy of this letter to your contractor, engineer, electrician, etc.


City of Austin

Austin Energy

Austin Energy HQ - 4815 Mueller Blvd. - Austin, Texas - 78723

If the above conditions are acceptable, please sign this agreement, return it, and remit payment to Austin Energy, c/o Distribution Design, 2412 Kramer Lane, Bldg. C, Austin, Texas 78758-4007. Please make checks payable to Austin Energy.

Upon completion of the job, please visit www.austinenergy.com/go/ddsurvey and participate in a short survey so that we may continue to improve the services we provide. For further information, please feel free to contact me at 830-953-0211 or email me at stephen.broderon@austinenergy.com.

Sincerely,

 STEPHEN BRODERSON
Contractor
Distribution Design
St. Elmo Service Center
Austin Energy

Attachments:

Austin Energy Quote

Letter from Structural Engineer...

TK CONSULTING ENGINEERS
7621 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759
512-219-1574

Kefetew Selassie
607 Oakland
Austin, Texas

May 8, 2023

RE: 607 Oakland, Austin / TK # 21013 / Garage

Dear Kefetew,

I visited this site on multiple occasions in 2021 and observed the original unusable Garage located at the southeast corner of the lot.

The original Garage had an inadequate foundation and wood framed superstructure that would not conform to current code and had experienced significant deterioration.

As the original Garage had no remaining service life, it was reasonable and rational to remove it and replace it with a new Garage of approximately the same size at approximately the same location. The new Garage is constructed in accordance with current codes and good practice, and is a functional building.

Please call if you have any questions.

Sincerely,



Thomas W. Kam P.E.



MAY 8, 2023

Letter from 705 Oakland Avenue....

Katherine Ertle
705 Oakland Avenue
Austin, Texas 78703

Subject: Letter of Support for Setback Variance Request

Dear City of Austin,

I am writing to express my support for my neighbor, Kefetew Selassie, who is currently seeking a setback variance for his property located at 607 Oakland Ave. I have had the pleasure of residing in this unique and historic community for over 20 years and I believe that granting this variance will benefit both our neighbor and the neighborhood as a whole.

Mr. & Mrs. Selassie have demonstrated a deep commitment to maintaining the aesthetic appeal and integrity of their property in addition to preserving the uniqueness of our street and Smoot Terrace Park Historical district. In their efforts to make necessary improvements and renovations, they seek this setback variance, which I believe is justified given the circumstances.

Having carefully reviewed the details of their proposal, I firmly believe that granting the setback variance would have minimal adverse impact on the surrounding properties. And more importantly, it would enable Mr. Selassie to protect the heritage tree on the southeast side of his property. This tree's critical root zone would be in jeopardy should he have to move the structure to meet the side and rear setback restrictions.

Furthermore, in the Digital Sanborn Maps of 1867-1970, you will see this garage structure already existed in 1935 (see Map of Austin 1935, Sheet 36). At that time, it was quite common for these structures to be built right on the property line or quite close to the property lines. You will see this for 603, 605, 607, 609 and 611 Oakland Avenue. Requiring the current setback requirement I think would be unfair for existing structures and in my 20+ years of living on Oakland, I always remember seeing this structure in the back corner of the lot.

It is my belief that Mr. & Mrs. Selassie took all necessary precautions to ensure that any changes made to their garage structure was in accordance with relevant safety and code regulations. They have shown themselves to be diligent and attentive in all their projects, making them a reliable and trustworthy steward of their property.

Thank you for your time and consideration. Should you require any additional information or have any questions, please do not hesitate to contact me at 512-698-2018 or kjertle@gmail.com.

Sincerely,

Katherine Ertle

Letter from 608 Oakland Avenue....

From: Jacob Skrobarczyk <[REDACTED]>
 Sent: Tuesday, June 20, 2023 6:30 PM
 To: Kefetew Selassie <[REDACTED]>
 Subject: Re: Request for your support with described variance....

I support the garage layout. You have made reasonable decisions given the constraints on your property and others around you.

For reference, the setback to my neighbors garage is within 1 ft of my property line and their garage back wall creates the barrier between our properties.

Jacob Skrobarczyk
 608 Oakland Ave, Austin, TX 78703
 (512) 577-7987

On Tue, Jun 20, 2023 at 6:10 PM Kefetew Selassie <[REDACTED]> wrote:
 Hello Jacob, request for your feedback and support. Thank you in advance.

Thanks,
 Kef

Hello Neighbors, request for your support with described variance. Email reply with brief support note of our intent will be sufficient.

Request for setback variance for Detached Garage - LDC, Section 25-2-492 Site Development Regulations:

- Rear yard setback of 10ft (required) to 6ft 9in requested
- Interior side yard setback of 5ft (required) to 3ft 3in requested.

Current setback after detached garage renovation is better than before:

- Newly renovated 607 Oakland Avenue detached garage has improved setback in the rear (6.9ft vs 2ft) and no significant change to the side setback on the south side (approx. 3.3ft)
- Over 40ft of the back yard has over 40ft of setback from our neighbors except the detached garage (south-east corner)

Current constraints affecting setback compliance:

- Protecting critical root zone for 26" Live Oak located approx. 22ft from the front elevation (right corner) of the rebuilt detached garage. This constraint limited us to support approximately 7ft rear setback (vs 10ft).
- Original sewer tap: located less than 2ft from the detached garage left elevation, this affects/limits the south side setback to approx. 3.5ft (vs 5ft).

- Access to backyard: front-left corner of garage is approx. 6-7ft from deck post, only access to the back side of the lot for utility repair and other tasks with small lift or crane, this affects/limits the rear setback to approx. 7ft (vs 10ft).
- Reasonable use: increased total garage size (including wall depth), depth from 18ft to 20ft and width from 12ft to 15ft to support at least one car garage.

Neighboring situation:

- Property in the back (East side): has detached structure in the rear side with less than 5ft setback
- Property to the left (North side): has a detached structure in the rear side with setback less than 2ft setback

Attached survey showing before and after for your reference. Thank you in advance for your support and let me know if there are any questions.

Thanks,
 Kef
 +1 512 550 8607

d

Letter from 603 Oakland Avenue....

From: Kay Wicall [REDACTED]
Sent: Thursday, June 22, 2023 3:10 PM
To: Kefetew Selassie [REDACTED]
Cc: Desta Selassie [REDACTED]
Subject: Re: Request for your support with described variance....

Dear Kef and Desta,

Thank you for explaining your variance request to me as your close neighbor. I completely support your request, it's totally suitable and in keeping with other structures and setbacks in our neighborhood. Plus, it's all so tastefully and beautifully built. I'm 100% in support and hope you receive your variance!

Regards,
 Kay Wicall
 603 Oakland Avenue
 Austin, Texas 78703
 (512)947-9642

On Tue, Jun 20, 2023 at 3:32 PM Kefetew Selassie [REDACTED] wrote:
 Hello Kay, request for your feedback and support.

Thanks,
 Kef

Hello Neighbors, request for your support with described variance. Email reply with brief support note of our intent will be sufficient.

Request for setback variance for Detached Garage - LDC, Section 25-2-492 Site Development Regulations:

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- Over 40ft of the back yard has over 40ft of setback from our neighbors except the detached garage (south-east corner)

Current constraints affecting setback compliance:

- Protecting critical root zone for 26" Live Oak located approx. 22ft from the front elevation (right corner) of the rebuilt detached garage. This constraint limited us to support approximately 7ft rear setback (vs 10ft).
- Original sewer tap: located less than 2ft from the detached garage left elevation, this affects/limits the south side setback to approx. 3.5ft (vs 5ft).
- Access to backyard: front-left corner of garage is approx. 6-7ft from deck post, only access to the back side of the lot for utility repair and other tasks with small lift or crane, this affects/limits the rear setback to approx. 7ft (vs 10ft).

- Reasonable use: increased total garage size (including wall depth), depth from 18ft to 20ft and width from 12ft to 15ft to support at least one car garage.

Neighboring situation:

- Property in the back (East side): has detached structure in the rear side with less than 5ft setback
- Property to the left (North side): has a detached structure in the rear side with setback less than 2ft setback

Attached survey showing before and after for your reference. Thank you in advance for your support and let me know if there are any questions.

Thanks,
 Kef
 +1 512 550 8607

Letter from 605 Oakland Avenue....

From: Kate Stanford <[REDACTED]>

Sent: Wednesday, Jun 20, 2023 at 3:34 PM

To: Kefetew Selassie <[REDACTED]>

Cc: Desta Selassie <[REDACTED]>

Subject: Re: Request for your support with described variance....

Good morning, Kef and Desta,

Thank you for giving me an opportunity to review some of the specs and details.

The detached garage in its current state does not negatively affect our 605 Oakland Ave property, and you have my support for this variance.

Best of luck,

Kate Stanford
Resident in 605 Oakland Avenue, 78703
M: [512 565 2927](tel:5125652927)

Kate Stanford
University of Oxford
University of Denver

On Tue, Jun 20, 2023 at 3:34 PM Kefetew Selassie <[REDACTED]> wrote:

Hello Blake & Kate, request for your feedback and support.

Thanks,
Kef

Hello Neighbors, request for your support with described variance. Email reply with brief support note of our intent will be sufficient.

Request for setback variance for Detached Garage - LDC, Section 25-2-492 Site Development Regulations:

- Rear yard setback of 10ft (required) to 6ft 9in requested
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- Over 40ft of the back yard has over 40ft of setback from our neighbors except the detached garage (south-east corner)

Current constraints affecting setback compliance:

- Protecting critical root zone for 26" Live Oak located approx. 22ft from the front elevation (right corner) of the rebuilt detached garage. This constraint limited us to support approximately 7ft rear setback (vs 10ft).
- Original sewer tap: located less than 2ft from the detached garage left elevation, this affects/limits the south side setback to approx. 3.5ft (vs 5ft).
- Access to backyard: front-left corner of garage is approx. 6-7ft from deck post, only access to the back side of the lot for utility repair and other tasks with small lift or crane, this affects/limits the rear setback to approx. 7ft (vs 10ft).
- Reasonable use: increased total garage size (including wall depth), depth from 18ft to 20ft and width from 12ft to 15ft to support at least one car garage.

Neighboring situation:

- Property in the back (East side): has detached structure in the rear side with less than 5ft setback
- Property to the left (North side): has a detached structure in the rear side with setback less than 2ft setback

Attached survey showing before and after for your reference. Thank you in advance for your support and let me know if there are any questions.

Thanks,
Kef
[+1 512 550 8607](tel:5125508607)

Protecting passageway...



Protecting tree root-zone...



Old sewer tap...



Property on the east side with less than 5ft setback (vs 10ft)



**Property on the north side with less than 2ft setback
(vs10ft)**



607 Oakland Detached Garage with better setback than before (7ft vs 2ft)...

