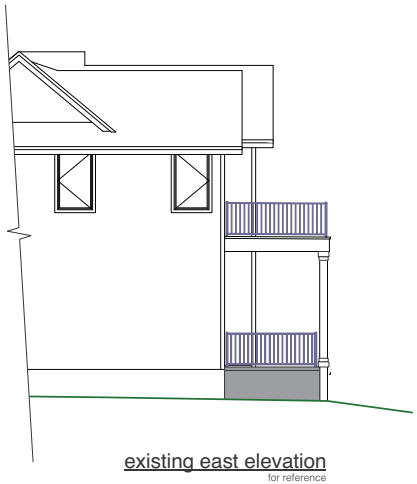






ITEM06/26



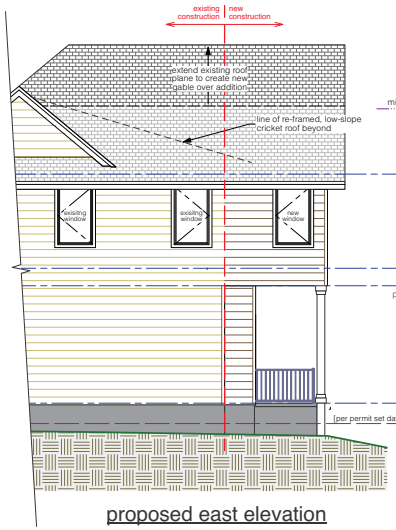
existing east elevation
for reference



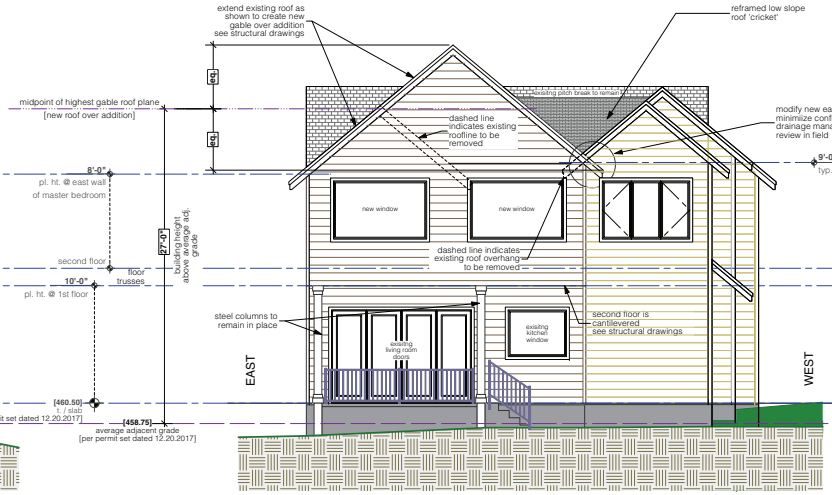
existing north elevation
for reference



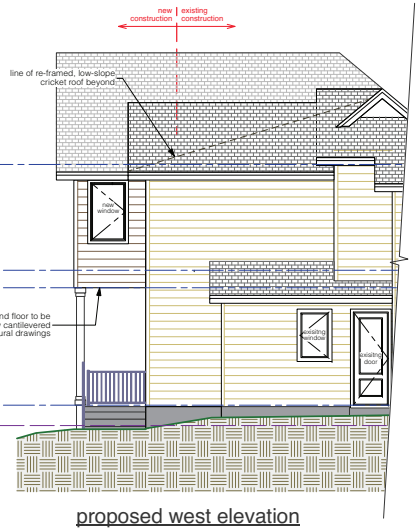
existing west elevation
for reference




proposed east elevation




proposed north elevation




proposed west elevation

0 2 4 6 8 10 FT

exterior elevations
*scale: 3/16" = 1'-0" on full size sheet*
*scale: 3/32" = 1'-0" on reduced [11x17] sheet*

THESE DRAWINGS ILLUSTRATE PRELIMINARY DESIGN CONCEPT

THIS DESIGN CONCEPT DOES NOT COMPLY WITH C.O.A. LAND DEVELOPMENT CODE - CHAPTER 25-2 -779 (J)
[gross floor area exceeds allowable entitlement for this property]

ELEVATION NOTES:
- existing elevation drawings and setback tent data were copied from approved permit set dated 12.20.2017
- VERIFY ALL EXISTING CONDITIONS - REVIEW DISCREPANCIES W/ OWNER & ARCHITECT
- match existing exterior materials, detailing, finishes, etc.


HEIDI GOEBEL ARCHITECT
ph. 512.454.9884
heidigoebel@sbcglobal.net

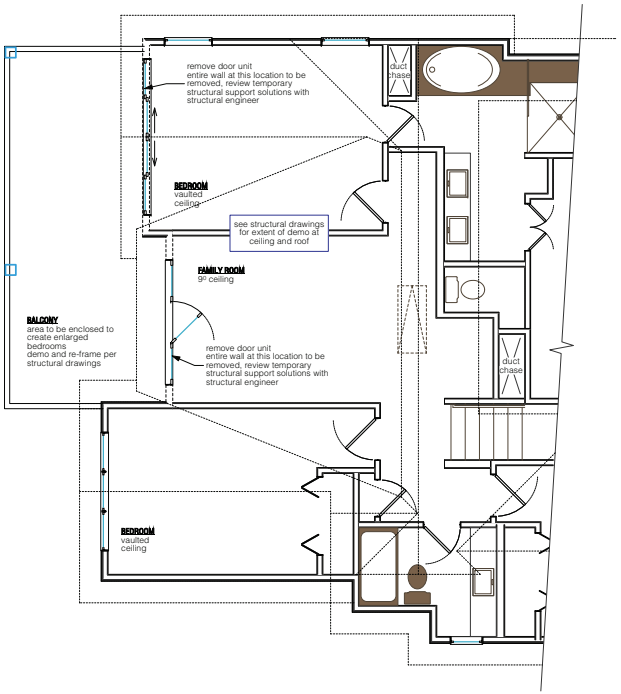

714 POST OAK STREET
remodel / addition

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

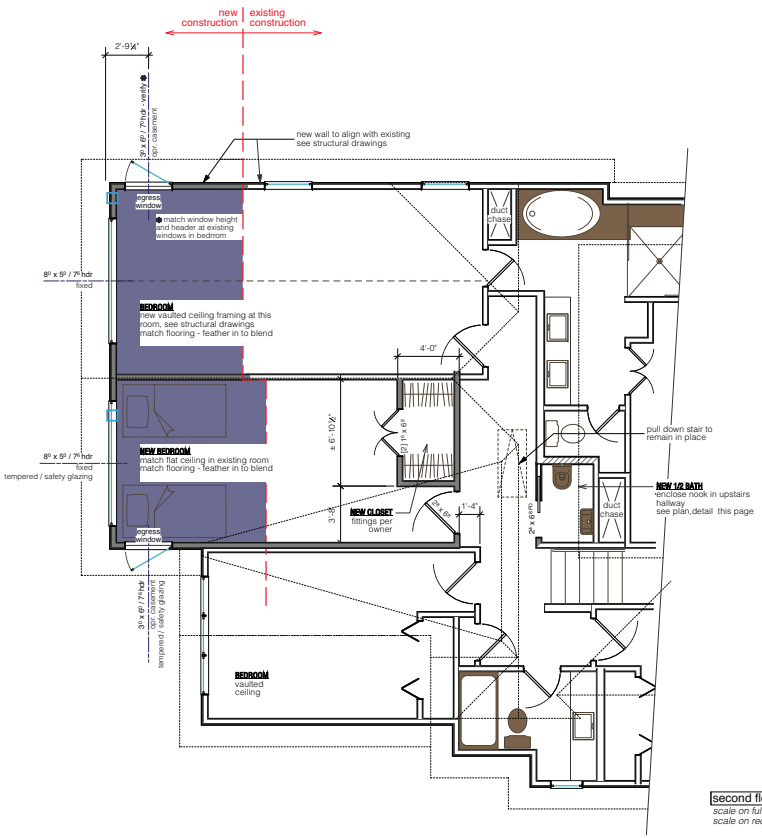
08.03.2026

p. 3a
elevations

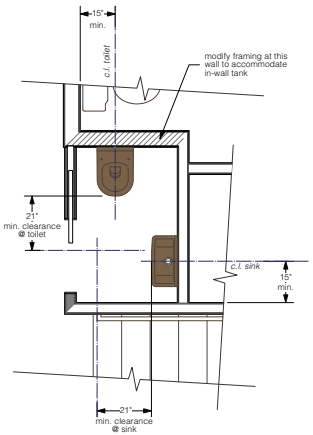
ITEM06/27




partial existing 2nd floor demo plan




partial 2nd floor proposed plan




plan detail - new 1/2 bath

*scale: 1/2" = 1'-0" on full size sheet*
*scale: 1/4" = 1'-0" on reduced [11x17] sheet*

provide or exceed clearances at fixtures as shown
dimensions shown are to face of finishes
[ref. 2024 IRC R327 & P2705]

**FINAL FIXTURE SELECTION & SPECIFICATION BY OWNER**
fixtures shown in drawings are for illustration only
select fixtures with care in order to insure required clearances
fixtures to be installed per manufacturer's instructions
toilet: DURAVIT Starck 3 compact wall-mounted toilet #222709 shown in drawing
tank is concealed in wall
sink: DURAVIT Starck 3 wall-mounted sink #07515 shown in drawing

provide a local exhaust system complying with 2024 IRC M1505
exhaust air from this bathroom shall be exhausted directly to the outdoors
[ref. 2024 IRC R325.2]

second floor plan
*scale on full size sheet: 1/4" = 1'-0"*
*scale on reduced sheet: 1/8" = 1'-0*

0 2 4 6 8 10 FT

THESE DRAWINGS ILLUSTRATE PRELIMINARY DESIGN CONCEPT

THIS DESIGN CONCEPT DOES NOT COMPLY WITH C.O.A. LAND DEVELOPMENT CODE - CHAPTER 25-2 -779 (J)
[gross floor area exceeds allowable entitlement for this property]

**PLAN NOTES:**
existing plan drawings were copied from approved permit set dated 12.20.2017
VERIFY ALL EXISTING CONDITIONS - REVIEW DISCREPANCIES W/ OWNER & ARCHITECT
dimensions are generally given to framing
PLATE HEIGHTS VARY AT SECOND FLOOR
match existing plate heights - verify in field

**WINDOWS AND DOORS:**
verify final frame & rough opening sizes with window / door supplier
header heights vary - see plans, sections and elevations
provide opening control devices at operable windows [ASTM F2090] at locations where bottom of clear opening is less than 24" above finished floor and greater than 72" above exterior surface or grade

**ELECTRICAL & LIGHTING**
not shown on plan, walk-thorough with Owner at electrical rough to locate fixtures and controls
provide outlets / GFCI devices to code and per Owner's direction
fixtures installed in closets shall comply with 2024 IRC E4003.12
provide wet / damp area rated fixtures where required

**SMOKE AND CARBON MONOXIDE ALARMS:**
provide if not existing:
smoke alarms [hard wired, interconnected with battery backup] at each sleeping room and immediate common area outside of sleeping rooms [but not less than 3 feet from a door to a bathroom with tub or shower, except when this requirement will prevent the installation of a smoke alarm in a required location, and on each additional story including basements and habitable attics.
[ref. 2024 IRC R310]

provide if not existing:
carbon monoxide alarms [hard wired with battery backup] outside each separate sleeping area in the immediate vicinity of the bedrooms.
[ref. 2024 IRC R311]

HEIDI GOEBEL ARCHITECT
ph. 512.454.6884
heidigoebelarch@original.net

714 POST OAK STREET
remodel / addition

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

08.03.2026

p. 2b
second floor plan

**From:** **FloodPro** floodpro@austintexas.gov
**Subject:** Re: addition to house in floodplain - are we good to go?
**Date:** June 18, 2026 at 3:02 PM
**To:** [redacted]

Heidi,

Apologies for the delay- this took a little longer than I anticipated. The floodplain elevations you have for the property are correct, it is our delineations in Floodpro that are mapping incorrectly. We are working to get those corrected. Please be aware that you will need to delineate the City of Austin 100-year floodplain to your on-site topographic survey based on the floodplain elevations for this property.

If all of your improvements are above the floodplain elevation and your improvements cost less than 50% of the value of the structure, then you should not have any issues.

The ten-year rule is referencing how we determine the FEMA substantial improvement calculations. You cannot improve a structure in the floodplain more than 50% of the value of the structure over a 10-year period without bringing the entire structure up to current floodplain code. So, when we calculate the improvement value, we would be looking at all the improvements done over the last 10 years. Since this structure is already raised 2-ft above the regulatory floodplain, it likely already meets our current floodplain code anyways.

Kind regards,

**Natalie Keuss, PE, CFM**
Floodplain Development Information
Austin Watershed Protection
512-974-2843
floodpro@austintexas.gov
www.austintexas.gov/watershed

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**From:** [redacted]
**Sent:** Friday, June 12, 2026 3:22 PM
**To:** FloodPro <floodpro@austintexas.gov>
**Subject:** Re: addition to house in floodplain - are we good to go?

External Email - Exercise Caution

Thanks for the response, sounds encouraging!
Here's a picture of the back of the house - the porch is already enclosed below the floor level. The steps are staying in place.
The cantilevered second floor will be re-framed to support the additional load - no new column.
Hope that helps.

Will look forward to hearing more.
I will say, I do not understand the 10-year period part of the rule . .

Heidi





On Jun 12, 2026, at 2:59 PM, FloodPro <floodpro@austintexas.gov> wrote:

Hello Heidi,

If the proposed improvements will not exceed more than 50% of the value of the house over a 10-year period, then you will not have to worry about bringing the existing structure up to current floodplain code.

If you are enclosing an area in the floodplain that is currently open, we would need an engineer to prove that is not causing an adverse floodplain impact (since flood waters can no longer be stored in that enclosed area). You would need to compensate for the "fill" by adding cut hydraulically connected to the creek.

I want to make sure the floodplain elevation you have for this property is correct. The floodplain delineation in this area appears to expand wider than the 458' contour, so I will take a look at the floodplain modeling in this area and confirm the floodplain elevation. I will get back to you with this information by early next week.

Kind regards,

<Outlook-A picture .png>

**Natalie Keuss, PE, CFM**
Floodplain Development Information
Austin Watershed Protection
512-974-2843
floodpro@austintexas.gov
www.austintexas.gov/watershed

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**From:** AustinTexas.gov <noreply@coadigital.onbehalfof.austintexas.gov>
**Sent:** Thursday, June 11, 2026 2:27 PM
**To:** FloodPro <floodpro@austintexas.gov>
**Subject:** addition to house in floodplain - are we good to go?

This message is from Heidi Goebel [redacted]
I am a residential architect and I have a client who wants to enclose a rear porch and a cantilevered 2nd floor balcony on the rear of his house at 714 Post Oak Street.
We are not proposing any new building footprint, the existing drilled piers would remain in place and we would frame up the walls and roof to create enclosed spaces. 140 sf on the 1st floor and 220 sf on the 2nd floor.

This property in the 100 year floodplain.
According to the permit set dated 12.20.2017, the FFE of the house is 460.50'
The current COA 100-year flood elevation is 457.23, so we seem OK there.

The cost of the proposed improvement will not exceed more than 50% of the value of the house.
Does that mean we can proceed?

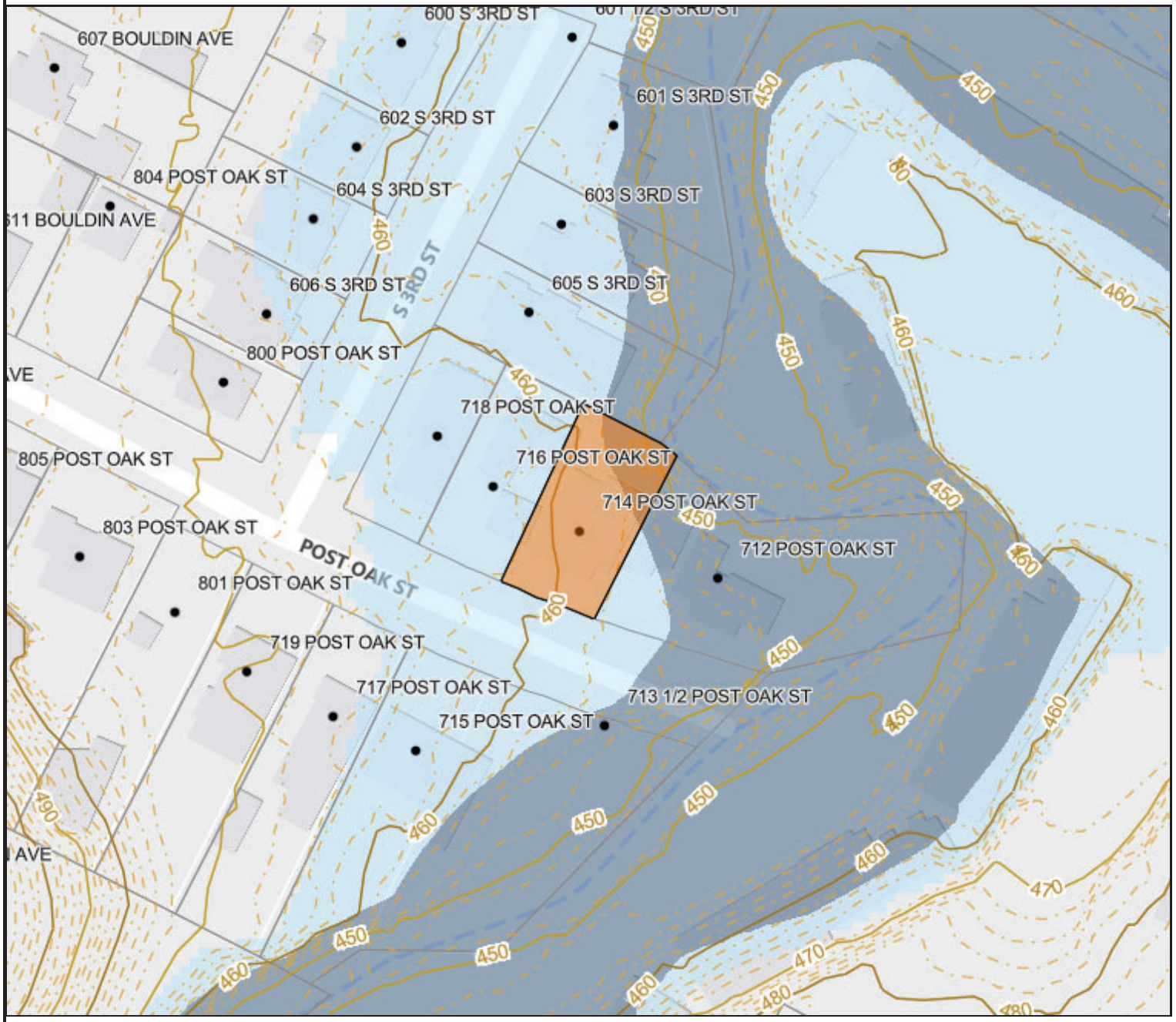
I'm hoping that I can have a pre-development consult with floodplain staff to ensure that I am on the right track.
What sort of documentation will I need to provide? Are there any additional requirements, etc.?

Let me know how this works - I have drawings!

Heidi
[redacted]

**CAUTION:** This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook.
For any additional questions or concerns, contact CSIRT at "cybersecurity@austintexas.gov".

# FEMA Floodplains




0 150 300 ft

Thursday, July 16, 2026

## Legend

FloodPro

Contour

- Minor
- Intermediate
- Major

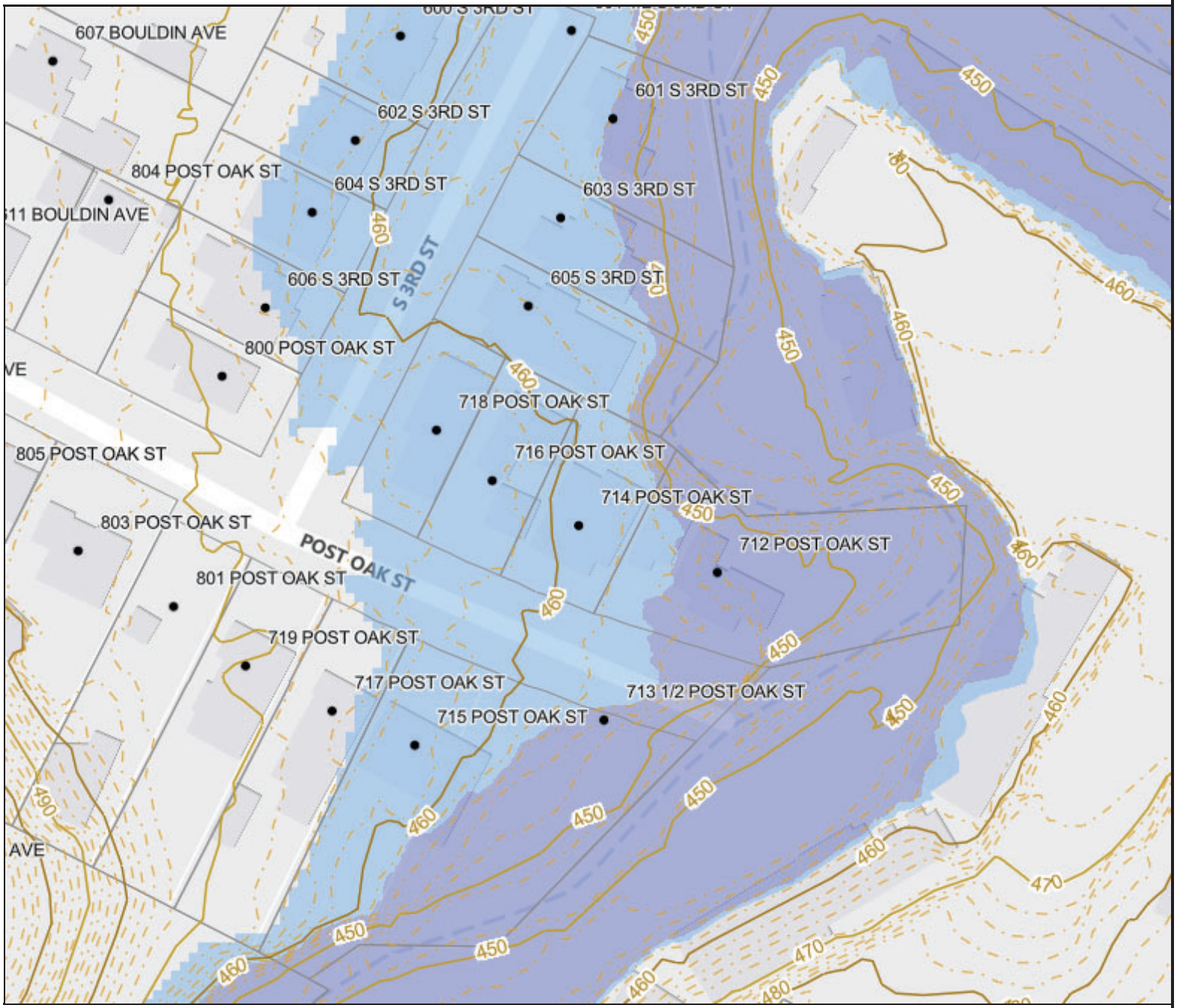
Parcel

FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 Year (Shallow-AO)
- 100 Year (Shallow-AO)
- 100 Year (Shallow-AO)
- 100 Year (Shallow-AO)
- 100 Year (Approx-A)
- 500 Year
- 500 Year
- X Protected by Levee

The City of Austin Watershed Protection Department produced this product for informationalpurposes.It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

# City of Austin Regulatory Floodplains




0 150 300 ft

Thursday, July 16, 2026

## Legend

FloodPro

Contour

- Minor
- Intermediate
- Major

Parcel

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Master Plan 25-Year
- COA 25-year (FEMA 100-Year Detailed-AE)
- COA 25-year (FEMA 100-Year Approx-A)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)
- COA 25-year (FEMA 100-Year Shallow-AO,AH)

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