

AGENDA

CITY OF TAYLOR, TEXAS ZONING BOARD OF ADJUSTMENTS AND APPEALS MEETING

Taylor City Hall, 400 Porter Street
City Hall Council Chambers
May 1, 2018 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes for the December 5, 2017 meeting.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-2018-1085 - Conduct Hearing** on a request from Juventino Posada, at Lot 3, Block 8, Washington Heights, City of Taylor, located at 804 Maple Street, for the following Variances to the noted sections of the City of Taylor Zoning Ordinance: 2.7.3.7.a, to encroach 5' 10" into the front 25' yard setback; 2.7.3.7.8, to reduce by 200 square feet the minimum dwelling size (1,400 SF); 2.7.3.10, to provide zero masonry veneer facades on the structure (3 sides of the first story are required); 6.4.4, to utilize gravel road base as a driveway & parking surface (paved surface, free from dust and loose particles is required); 4.3.4.4, to omit the required covered front porch.
2. **PZ-2018-1085 – Take Action** on a request from Juventino Posada, at Lot 3, Block 8, Washington Heights, City of Taylor, , located at 804 Maple Street, for the following Variances to the noted sections of the City of Taylor Zoning Ordinance: 2.7.3.7.a, to encroach 5' 10" into the front 25' yard setback; 2.7.3.7.8, to reduce by 200 square feet the minimum dwelling size (1,400 SF); 2.7.3.10, to provide zero masonry facades on the structure (3 sides of the first story are required); 6.4.4, to utilize gravel road base as a driveway & parking surface (paved surface, free from dust and loose particles is required); 4.3.4.4, to omit the required covered front porch.

ADJOURN

Next Meeting Date: Tuesday, June 5, 2018 - TBD

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 P.M. on April 27, 2018 and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press

Posted By: Carrie Orts
Carrie Orts, Administrative Assistant Development Services

Date: 4.27.18

MINUTES
CITY OF TAYLOR, TEXAS
ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING
City Hall Council Chambers
Taylor City Hall, 400 Porter Street
Tuesday, December 5, 2017
6:00 P.M.

PRESENT:

Gayle Collins
Nancy Talley
Craig Eulenfeld
David Paul
Michael Prillaman
Suzanne Bice

ABSENT:

OTHERS PRESENT:

Ashley Lumpkin, Director, Development Services
Michael Elabarger, Senior Planner
Carrie Orts, Administrative Assistant, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZENS COMMUNICATION

None

Review and approve Minutes from November 7, 2017

Mrs. Bice made a motion to approve the minutes with corrections. Second by Mr. Eulenfeld. All voted Aye.

PZ-2017-1075 - Conduct Hearing on a request from Orlando Cardona, at Lot 14, Block E, Steger Addition, City of Taylor, for a Variance to the Taylor Zoning Ordinance Section 2.8.3.7.b, Single Family Residential (R-1) District, to reduce the required minimum rear yard setback from 10' to 6', located at 502 Lenora Street.

Hearing opened. Mr. Elabarger made a presentation on the request, including the technical recommendation of denial as none of the 7 criteria for approval are met. Mr. Cardona was present to answer questions. There was discussion between and the Board. Hearing closed.

PZ-2017-1075 – Take Action on a request from Orlando Cardona, at Lot 14, Block E, Steger Addition, City of Taylor, for a Variance to the Taylor Zoning Ordinance Section 2.8.3.7.b, Single Family Residential (R-1) District, to reduce the required minimum rear yard setback from 10' to 6', located at 502 Lenora Street.

Mrs. Bice made motion to approve request. Second by Mr. Paul.
3 voted in favor (Suzanne Bice, David Paul, and Gayle Collins)
2 voted against (Nancy Talley and Craig Eulenfeld)
Motion passed.

Adjourn

Mr. Eulenfeld made motion to adjourn meeting. Second by Mrs. Bice. Meeting adjourned at 6:28 PM

Carrie Orts
Administrative Assistant, Development Services

Gayle Collins
Chair of the Board

MEMORANDUM

TO: City of Taylor Zoning Board of Adjustment (ZBA)
FROM: Michael Elabarger, City Senior Planner
RE: Variance Request PZ-2018-1085
DATE: April 27, 2018

Hearing Date: May 1, 2018
Property Owner/Applicant: Juventino Posada
Location/Address: 804 Maple Street Lenora Drive
Legal Description: Washington Height Addition, Block 8, Lot 3
Current Land Use: Single family residence
Current Zoning: R-1 – Residential Single Family District
Future Land Use Map designation: Single Family
Right of Way Issues: None; one driveway can be attained

Development Objective and Code Section Request:

The applicant is seeking five (5) separate Variance requests from the Zoning Ordinance, to permit the current, existing conditions and allow the active Building Permit to be completed, and the property to pass the Final Inspection relative to the Zoning Ordinance requirements. The property has multiple Building Code issues (*see Background section in this report):

1. Section 2.7.3.7.a – to allow the structure encroach 5’ 10” into the front 25’ yard setback;
2. Section 2.7.3.7.8 – to reduce by 200 square feet the minimum dwelling size (1,400 SF) of the structure;
3. Section 2.7.3.10 – to provide zero masonry veneer facades on the structure (where three [3] sides of the first story are minimally required);
4. Section 6.4.4 – to utilize gravel road base as a driveway & parking surface (where a paved surface, free from dust and loose particles is required);
5. Section 4.3.4.4 – to omit the required covered front porch.

Zoning and Land Use of Surrounding Property:

North: R-1 – Single Family Residential (R-1) District (vacant)
East: R-1 – Single Family Residential (R-1) District (vacant)
West: R-1 – Single Family Residential (R-1) District (Developed - Single family residence)
South: R-1 – Single Family Residential (R-1) District (undeveloped)

Appeals Process:

The Board shall have the power to authorize upon appeal in specific cases such Variance from the terms of this Ordinance where a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, not solely for financial gain, including the following:

7.4.3.1

Permit a variance in the setback requirements of any district where there are unusual and practical difficulties or unnecessary hardships on the carrying out of these provisions due to an irregular shape of the lot, topographical or other conditions, provided such variance will not seriously affect any adjoining property or the general welfare.

7.4.3.2

Authorize upon appeal, whenever property owner can show that a strict application of the terms of this Ordinance relating to the use, construction, or alterations of buildings or structures or the use of the land will impose upon him unusual and practical difficulties or particular hardship, such variances from the strict application of the terms of this Ordinance as are in harmony with its general purpose and intent, but only when the Board is satisfied that a granting of such variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship or difficulty.

Neighborhood 200' mailing:

Staff has not received any responses to the mailing.

Background:

The applicant began conversations with City staff about developing the property in 2015. The following timeline describes the history to date:

- o **04/04/2016** – The applicant submitted a New Residential Construction Building Permit application (Permit #1169)
- o **05/06/2016** – Permit #1169 was approved and issued for construction – see Attachment A, the approved set of plans). It had a 6 month expiration date, valid through 11/05/2016.
 - o Records, being Inspection Reports which indicate progress in the building process, are lacking, indicating that the applicant never exercised that permit, and it thus expired.
- o **12/30/2016** - An Inspection Report (no Permit # reference, but it does state the Address, and the Bureau Veritas (BV) Project Number of 2016-021292) dated nearly 2 months after expiration states “moved house to location”, and Failed status related to Water and Sewer services.
- o **01/04/2017** - An Inspection Report for Permit #1169 (BV2016-021292) indicates the property Passing for Water and Sewer service.

A document stamped “Received **April 20, 2017**” exists that proposes a revised plan (concept), whereby the existing structure from 802 Maple would be moved onto 804 Maple. It is unclear if this document was, or was not, approved by Staff to take the place of the approved set of plans with Permit 1169.

- o **05/19/2017** – An Inspection Report for Permit #1169 (BV2016-021292) indicates Passing for a Construction Electrical Meter.

A survey (see Attachment B), from Bryan Technical Services, dated **05/26/2017**, exists in the file for Permit 1169 that shows the moved structure from the April 20, 2017 sketch on the lot. Analysis of this “existing conditions” survey resulted in the finding by Staff that property, now in this built state, was NOT in compliance with the 5 Zoning Ordinance requirements detailed in this Variance request.

- o **10/25/2017** – An Inspection Report for Permit #1169 (BV2016-021292) states “Moved in home”, “Already occupied”, and ten plus (10+) comments describing deficiencies. Failures regarding the Building, Plumbing, Electrical, and Mechanical final inspections are all marked - the property Failed the final inspections.
- o **01/08/2018** – Applicant submitted a new Permit application (2018-2204) for a Residential Fence.
- o **01/31/2018** – Staff made the applicant aware that because the property Failed the final inspections (over two months prior), no new permits would be issued until the Applicant completed the New Residential Permit and passed all required inspections.
- o **02/02/2018** – City Planner spoke with applicant about the Variance application process.
- o **03/16/2018** – Applicant makes first attempt at submitting a Variance application (PZ-APP2464). It is rejected for lack of full detail.
- o **03/21/2018** – City Planner provides applicant a full analysis of the situation of the property, based on the 05/26/2017 survey which is an “existing condition” – not a “proposed development” – thereby representing actual violations of the various Zoning Ordinance sections, not just aspects of a proposed development that do not comply with the Zoning requirements.
- o **04/12/2018** – Applicant revises the application, and it accepted for processing as PZ-2018-1085. It is advertised for the May 1, 2018 ZBA meeting.

Variance Criteria:

The Variance application poses seven (7) questions for consideration of the request. Below are the questions, with the applicants' response (verbatim from their submitted application), followed by the staff position.

1. *What particular physical conditions or characteristics make the property unique compared to others in the same neighborhood or zoning district?*
 - a. Applicant: The lot is only 45' wide 127' long I have no asphalt road the street is Road base
 - b. Staff: There are no unique physical conditions or characteristics of the property that necessitates the Variance request.
2. *Were the conditions or characteristics listed in Question #1 caused by the property owner/applicant?*
 - a. Applicant: Yes
 - b. Staff: There are no unique physical conditions or characteristics of the property that necessitates the Variance request, so the question does not apply.
3. *If the conditions or characteristics were caused by the owner or applicant, could the use of the property be enjoyed in the current zoning district without the requested Variance?*
 - a. Applicant: Yes.
 - b. Staff: The situation is entirely created by the applicant. The property is fully capable of developing within the Zoning requirements.
4. *What difficulty or unnecessary hardship would result (not just an inconvenience) if the Variance were not granted?*
 - a. Applicant: I will have to pay to move the house it will cost about \$9000 dollars to move it the extra 5' back required.
 - b. Staff: There are no hardships or inconveniences, as the lot is fully capable of developing within the Zoning requirements.
5. *Is the amount of the Variance requested the minimum necessary to meet the needs of the applicant or property owner?*
 - a. Applicant: Yes
 - b. Staff: The Variances are not necessary at all; they are chosen by the applicant in lieu of complying with the Zoning requirements, all of which can be accomplished on this property, as evidenced by the issued Permit 1169, which expired.
6. *To what extent is the request for a Variance based upon a desire of the owner, occupant, or applicant for increased financial gain from the property, or to reduce an existing financial hardship?*

- a. Applicant: No gain just don't have the money to move it.
 - b. Staff: The request is solely based on the applicants desire to not correct the violations they willfully made in developing the property in the manner in which they did, and the costs to do so.
7. *What affect, if any, would the Variance have on the rights of owners or occupants of surrounding property, on the supply of light or air to adjacent property, on traffic or parking congestion in the public streets, on public safety, and on property values within the neighborhood?*
- a. Applicant: No effect I'm the last house on the street.
 - b. Staff: Impacts would be upon the adjacent properties, which both have the right to develop within the confines of the Zoning Ordinance, and Building Code, requirements.

Analysis:

The subject platted lot, zoned Single Family Residential (R-1) District, measures 45' wide by 127.2' deep (5,724 square feet). It can be developed in compliance with all the minimally required Zoning Ordinance regulations. The applicant developed the property into the existing conditions at some point during the middle portion of 2017, and failed every major Inspection in October of 2017, and is believed to have been inhabited since at least that time. A site inspection by the City Planner on 03/21/2018 (see Attachment C) indicated occupancy of the property (a vehicle parked outside, a boat parked on the property, toys and personal items on the property).

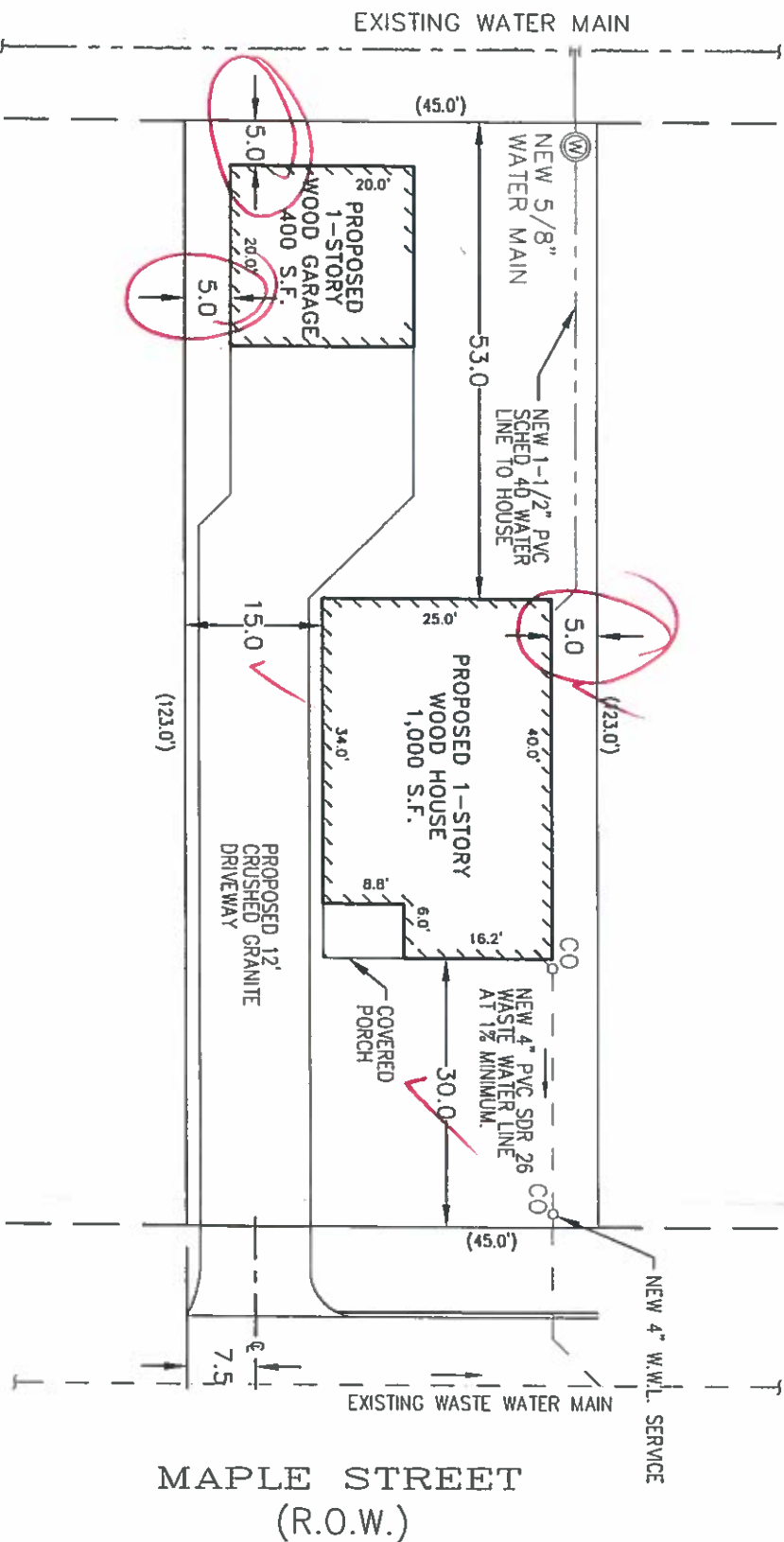
From the known background, and the applicant's answers to the Criteria questions, the applicant simply has chosen not to comply with the requirements, and is now choosing to ask forgiveness, claiming monetary constraints, which is an alternate way to state that the requests are for financial gain. The applicant had issued to him a Building Permit that complied with the requirements, but chose not to build according to those plans.

Recommendation:

Staff's recommendation is denial of this request, as the lot is buildable under all the Zoning requirements.

ATTACHMENTS:

- A – Permit 1169 – Approved Plans for Construction issued 05-06-16
- B – BTS Survey dated 05-26-17
- C – Site Photo take 03-21-18



SCALE: 1"=20'-0"

LEGEND

RECORD CALL	()
OVERHEAD ELECTRIC	—○—
WOOD FENCE	—//—
WROUGHT IRON FENCE	—M—M—
CHAIN LINK FENCE	—o—o—
UTILITY POLE	⊙
WATER METER	⊙
GAS METER	⊙
SEWER MANHOLE	⊙
LIGHT POLE	⊙
CLEAN OUT	⊙
ELECTRIC METER	⊙
UNDERGROUND ELECTRIC DISCONNECT	⊙

APPROVED

CITY COPY

CONTRACTOR VERIFICATION RESPONSIBILITIES

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

IMPERVIOUS COVER CALCULATIONS

NET SITE AREA: 5,535 S.F. (0.1271 AC.)		
FLOOR TO AREA RATIO: 1:0.181		
ZONING: CS		
IMPERVIOUS COVER:	EXISTING	NEW
BUILDING:	0 S.F. (0.0%)	947 S.F. (17.1%)
COVERED PATIO:	0 S.F. (0.0%)	53 S.F. (1.0%)
GARAGE (DETACHED):	0 S.F. (0.0%)	400 S.F. (7.2%)
TOTAL:	0 S.F. (0.0%)	1,400 S.F. (25.3%)
DRIVEWAY:	0 S.F. (0.0%)	0 S.F. (0.0%)
TOTAL IMPERVIOUS COVER:	0 S.F. (0.0%)	1,400 S.F. (25.3%)
TOTAL PERVIOUS COVER:	5,535 S.F. (100%)	4,135 S.F. (74.7%)

OWNER INFORMATION

MR. JOSEPHINO POSADA
804 MAPLE ST.
TAYLOR, TEXAS 76574
TEL (512) 312-8475

RECEIVED

APR 04 2016

POSADA RESIDENCE
804 Maple Street
Taylor, Texas 76574
SITE PLAN

ATX design group



1700 Teri Road #301
Austin, Texas 78744
Mobile: 512 584 0211
e-mail: rdurenj.atx@gmail.com

DATE: 03/16/2016

SCALE: 1"=20'-0"

DRAWN: SR

FILE: 20160316_P1.dwg

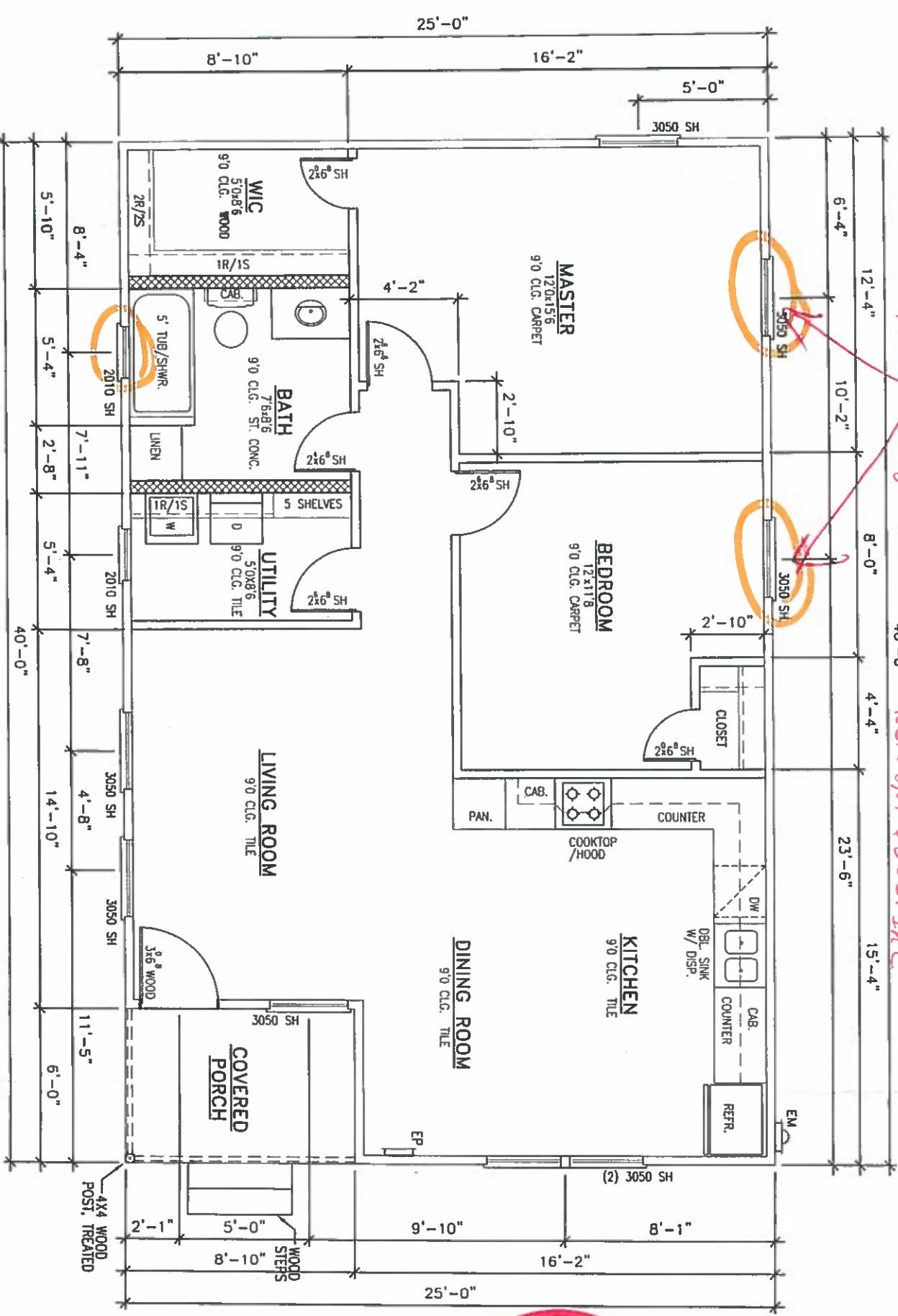
SHEET 1

A0

OF 7 SHEETS

REVISIONS

All sleeping areas shall be equipped with smoke alarms with a battery backup as required with R310 of the 2004 IRC.



PLAN NORTH
1 FLOOR PLAN
SCALE: 3/16"=1'-0"

LEGEND OF WALLS	
	NEW 4" WOOD FRAME WALL

BUILDING H/C AREAS	
H/C AREA:	947 S.F.
COVERED PORCH:	53 S.F.
GARAGE (DETACHED):	400 S.F.
TOTAL AREA:	1,400 S.F.

- SMOKE/CARBON MONOXIDE ALARMS**
1. SMOKE ALARMS MUST BE PROVIDED, HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS IN ACCORDANCE WITH 2012 IRC SEC R314.
 2. PROVIDE CARBON MONOXIDE ALARM - HARD WIRED WITH BATTERY BACKUP (OR SOLELY BATTERY POWERED DUE TO RENOVATION), INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOM IN ACCORDANCE WITH 2012 IRC SEC R315.

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE OF STUD OR MANSIONRY UNLESS OTHERWISE INDICATED.
 2. WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
 3. INTERIOR PARTITIONS ARE 5/8" GYP. BOARD ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE INDICATED. IT IS THE CONTRACTOR'S OPTION TO USE 3-5/8" 25 GA. METAL STUDS IN LIEU OF WOOD. NO FINGER JOINTED WOOD ALLOWED.
 4. HARD SIDING TO BE SELECTED BY OWNER.
 5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT PRIOR TO SETTING WALLS.
 6. EXTERIOR WALL INSULATION SHALL BE R-13 MINIMUM.
 7. ALL CEILING INSULATION SHALL BE R-25 MINIMUM.
 8. ALL WINDOWS TO BE LOW-E, DOUBLE PANED INSULATED.
 9. ROOF SHINGLES TO BE SELECTED BY OWNER.
 10. ALL EXTERIOR DOORS TO BE HOLLOW METAL DOOR AND INSULATED. SELECTION BY OWNER.
 11. ALL EXTERIOR FASCIA BOARD AND CONTINUOUS SOFFIT VENT TO BE DURABLE HARDPLANK.
 12. DIMENSIONAL FIBERGLASS SHINGLES TO HAVE 25-YEAR WARRANTY. SELECTION BY OWNER.
 13. ALL INTERIOR WALLS TO BE SQUARED.
 14. ALL WOOD CABINETRY FINISH TO BE SELECTED BY OWNER.
 15. NEW LIVING ROOM, AND COVERED PORCH TO BE BLOCKED AND WIRED FOR CEILING FANS.
 16. PRE-WIRE (CAT 5) FOR TELEPHONE IN LIVING ROOM.
 17. PRE-WIRE (RG6) FOR TELEVISION IN LIVING ROOM.
 18. DECORATOR PAINT TO BE SELECTED BY OWNER.
 19. NEW MECHANICAL 12x10 GRILLES TO BE INSTALLED IN LIVING ROOM (2) AND BEDROOMS (1) WITH 8" DIAMETER FLEX DUCT, R-B.
 20. NEW CEILING JOISTS TO BE 2x8 AT 24" O.C.

MAXIMUM CLEAR SPAN FOR CEILING JOISTS LIMITED ATTIC STORAGE			
SIZE	24" O.C.	16" O.C.	12" O.C.
2x6	10'-10"	13'-1"	15'-2"
2x8	14'-3"	17'-3"	19'-11"
2x10	18'-3"	22'-1"	25'-5"

FOR MATERIAL WITH E=1.6 Fb=1400 i.e. #2 KDYP
DESIGN LOADS 20 psf LIVE 10 psf DEAD

- NOTE:
1. UNLESS NOTED OTHERWISE: ALL JOIST TO BE #2 KDYP.
 2. UNLESS NOTED OTHERWISE: ALL BEAMS TO BE #2 KDYP.
 3. UNLESS NOTED OTHERWISE: FRAMING UNDER HVAC TO BE 2x8's @ 16" O.C. WITH 3/4" PLYWOOD DECKING AS REQUIRED. PROVIDE 36" WIDE CATWALK FROM STAIRCASE.
 4. BUILDER TO VERIFY SIZING AND SPACING OF JOIST AND BEAMS PRIOR TO CONSTRUCTION.
 5. UNLESS NOTED OTHERWISE: ALL JOIST AT HALL # 1 AND #2 TO BE 2x6's AT 16" O.C. WITH NO ATTIC STORAGE.

ROOF FRAMING SPAN CHARTS & NOTES

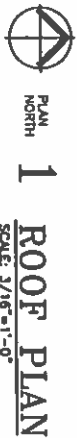
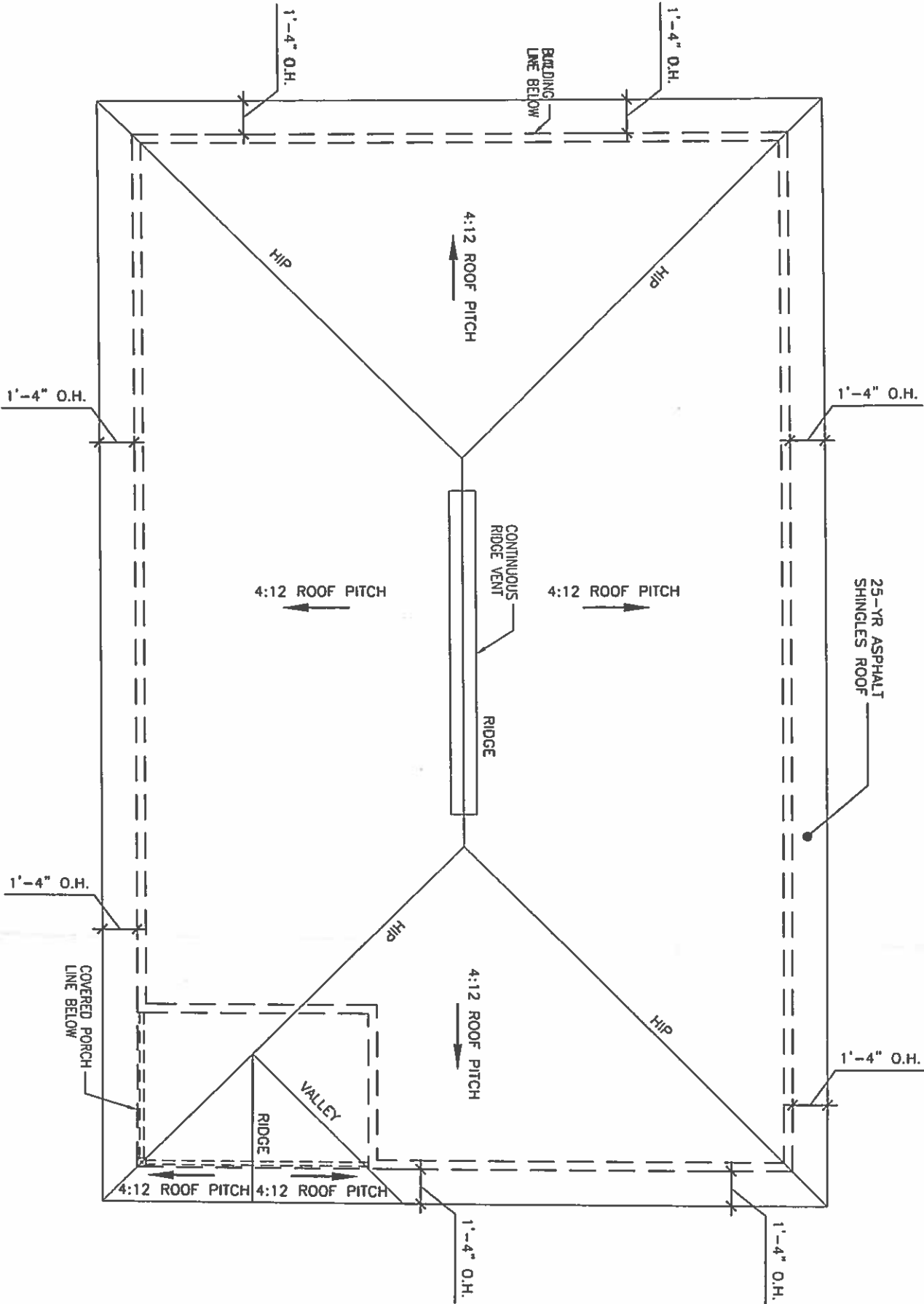
MAXIMUM CLEAR SPAN FOR RAFTERS NO GYPSUM BOARD			
SIZE	24" O.C.	16" O.C.	12" O.C.
2x6	11'-5"	14'-0"	16'-2"
2x8	15'-1"	18'-5"	21'-4"
2x10	19'-3"	23'-7"	27'-2"

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

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

FOR MATERIAL WITH E=1.6 Fb=1400 i.e. #2 KDYP
DESIGN LOADS 20 psf LIVE 15 psf DEAD

- NOTE:
1. UNLESS NOTED OTHERWISE: ALL JOIST TO BE #2 KDYP.
 2. UNLESS NOTED OTHERWISE: ALL BEAMS TO BE #2 KDYP.
 3. UNLESS NOTED OTHERWISE: FRAMING UNDER HVAC TO BE 2x8's @ 24" O.C. WITH 3/4" PLYWOOD DECKING AS REQUIRED.
 4. BUILDER TO VERIFY SIZING AND SPACING OF JOIST AND BEAMS PRIOR TO CONSTRUCTION.
 5. UNLESS NOTED OTHERWISE: ALL JOIST TO BE 2x6's @ 24" O.C. WITH NO ATTIC STORAGE UNLESS NOTED.



1 ROOF PLAN

SCALE: 3/16"=1'-0"

POSADA RESIDENCE
804 Maple Street
Taylor, Texas 76574
EXTERIOR ELEVATIONS

design group

ATX



P.O. BOX 41684
AUSTIN, Texas 78704
Mobile: 512 584 0211
e-mail: rdrawn@atxdesign.com

DATE: 03/16/2016

SCALE: 3/16"=1'-0"

DRAWN: SR

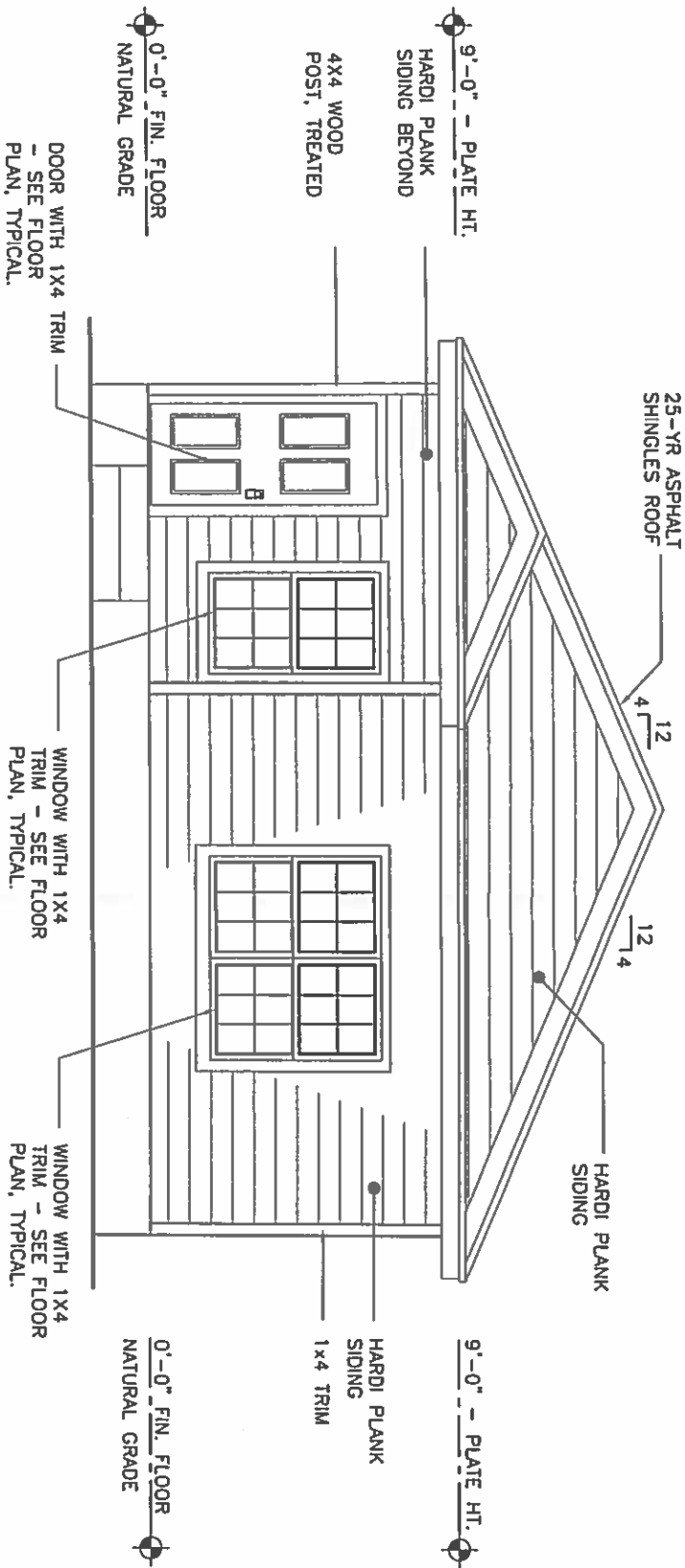
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SHEET 4

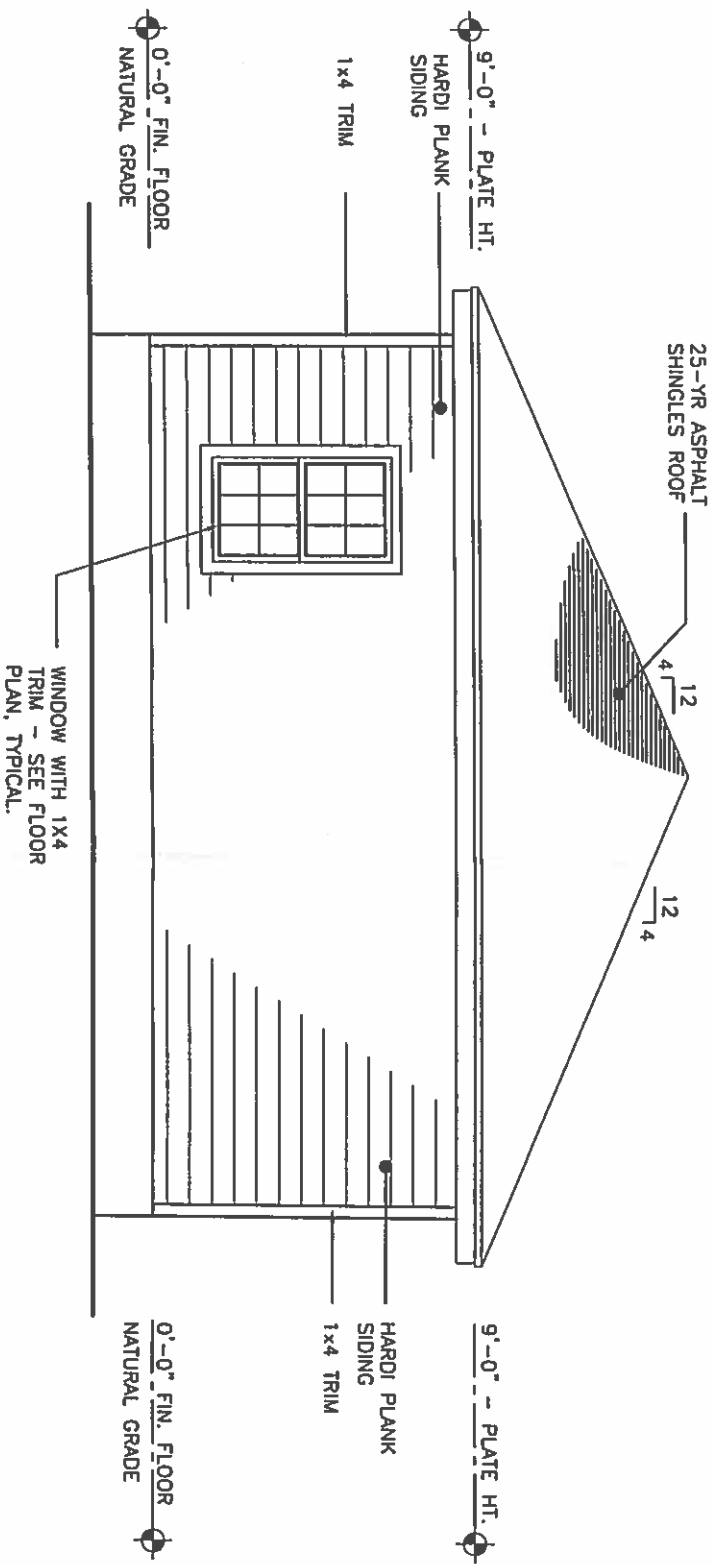
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OF 7 SHEETS

1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 REAR ELEVATION
SCALE: 3/16"=1'-0"



POSADA RESIDENCE
804 Maple Street
Taylor, Texas 76574
EXTERIOR ELEVATIONS

P.O. BOX 41664
AUSTIN, Texas 78704
Mobile: 512 554 0211
e-mail: rduranj.atx@gmail.com



design group

DATE: 03/16/2016

SCALE: 3/16"=1'-0"

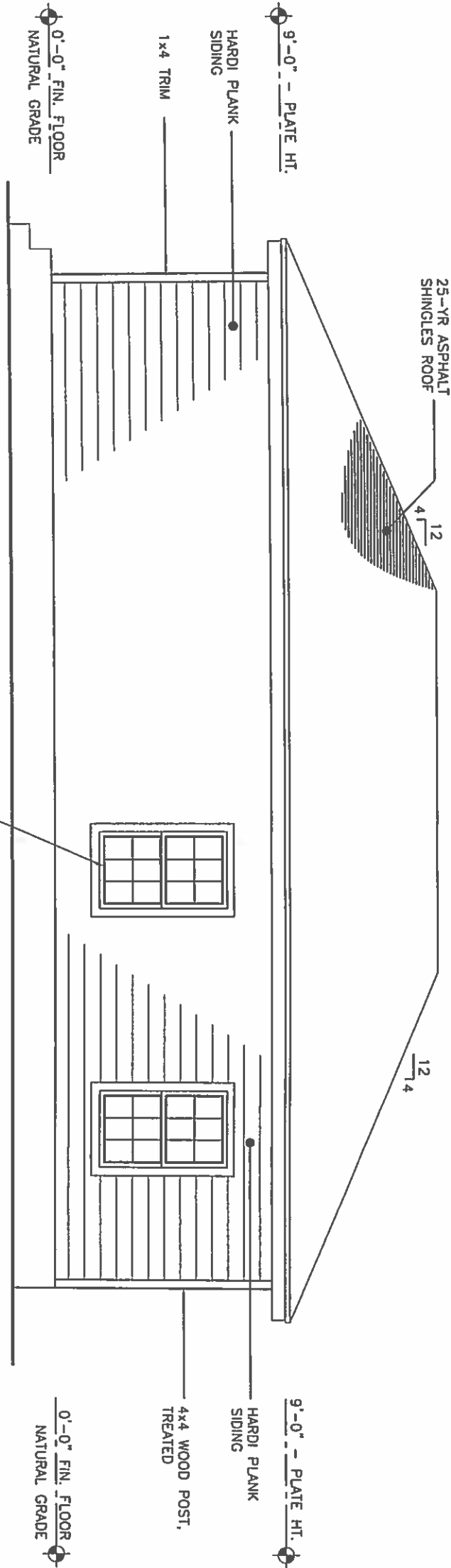
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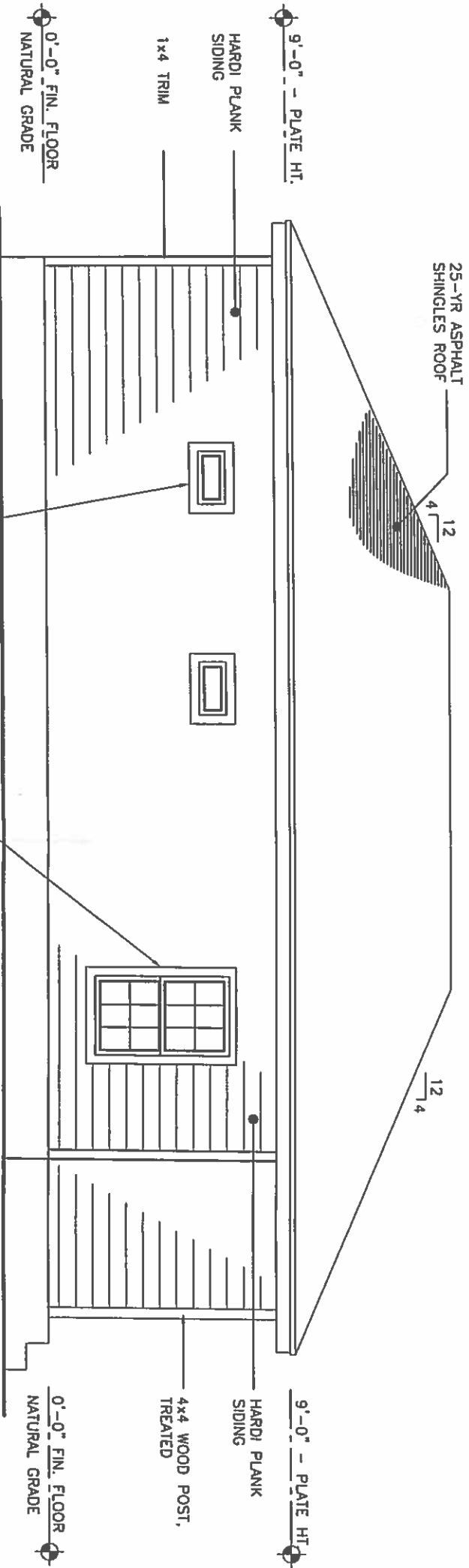
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OF 7 SHEETS



1 RIGHT ELEVATION
SCALE: 3/16"=1'-0"



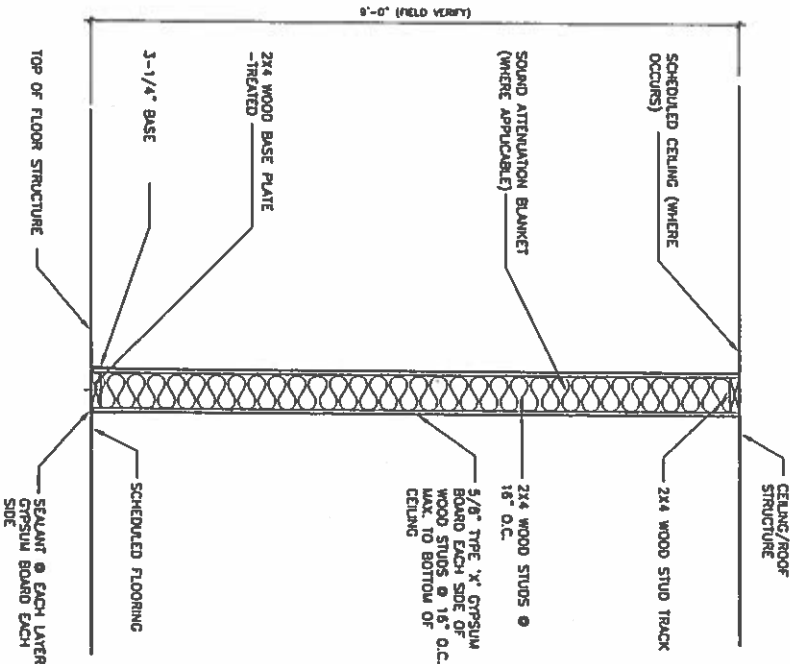
2 LEFT ELEVATION
SCALE: 3/16"=1'-0"



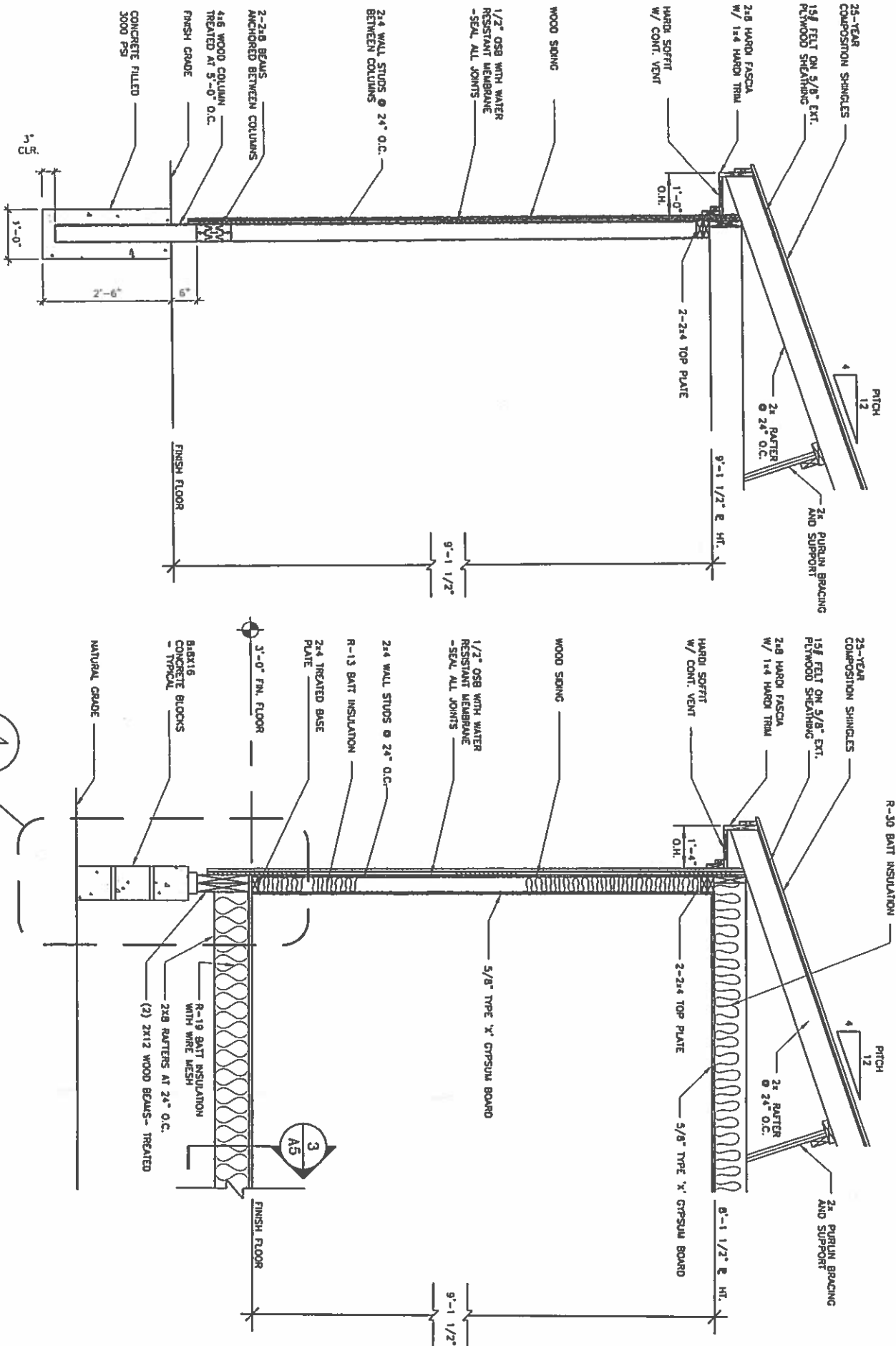
WALL TYPE LEGEND	
X	X - WALL TYPE
A5	S - SOUND ATTENUATION
A4	4 - 4" WOOD STUD WALL
A6	6 - 6" WOOD STUD WALL

STRUCTURAL NOTES

SEE STRUCTURAL DRAWINGS FOR ALL NEW WALL TYPES AND FLOOR CONSTRUCTION.

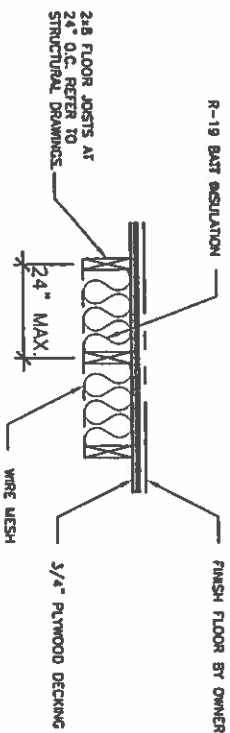


2 INTERIOR PARTITION
SCALE: 3/8"=1'-0"

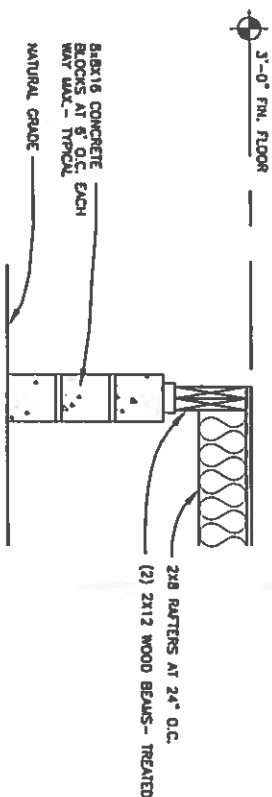


TYPICAL SIDING WALL

1 EXTERIOR WALL SECTION
SCALE: 3/8"=1'-0"

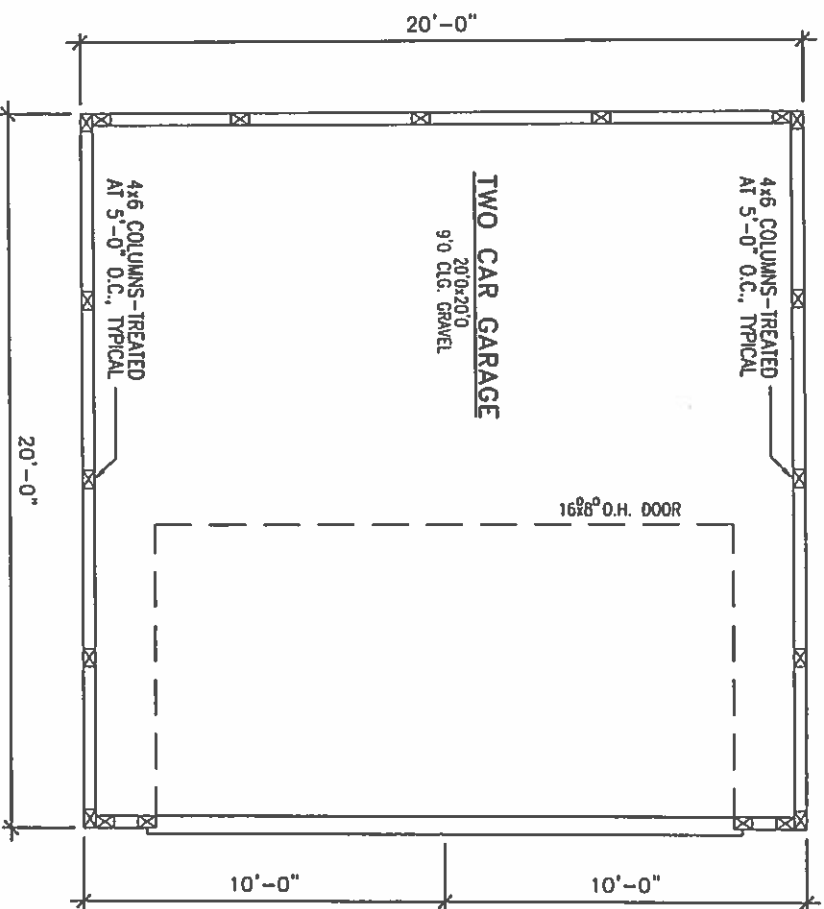


4 A5

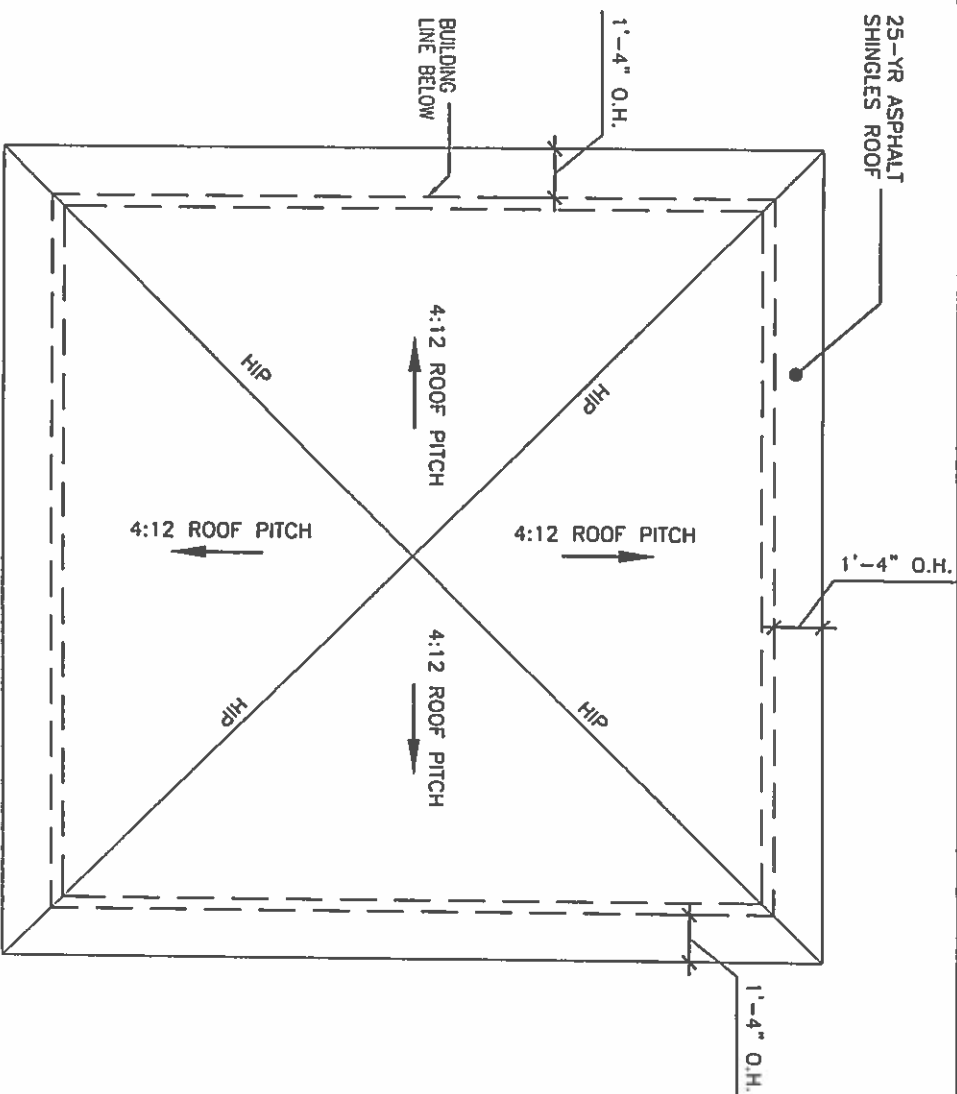


4 PIER DETAIL
SCALE: 3/8"=1'-0"

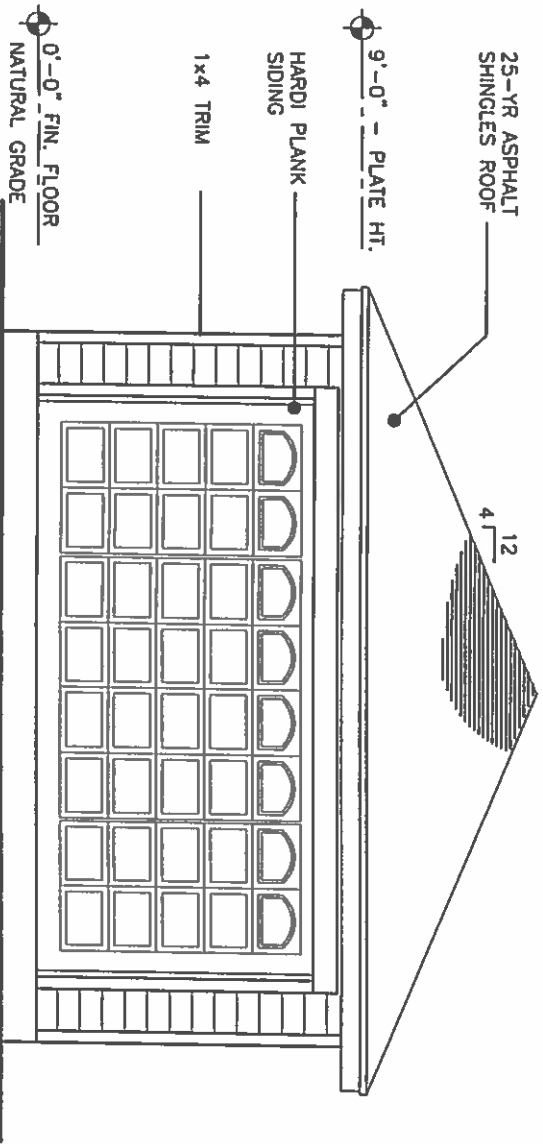
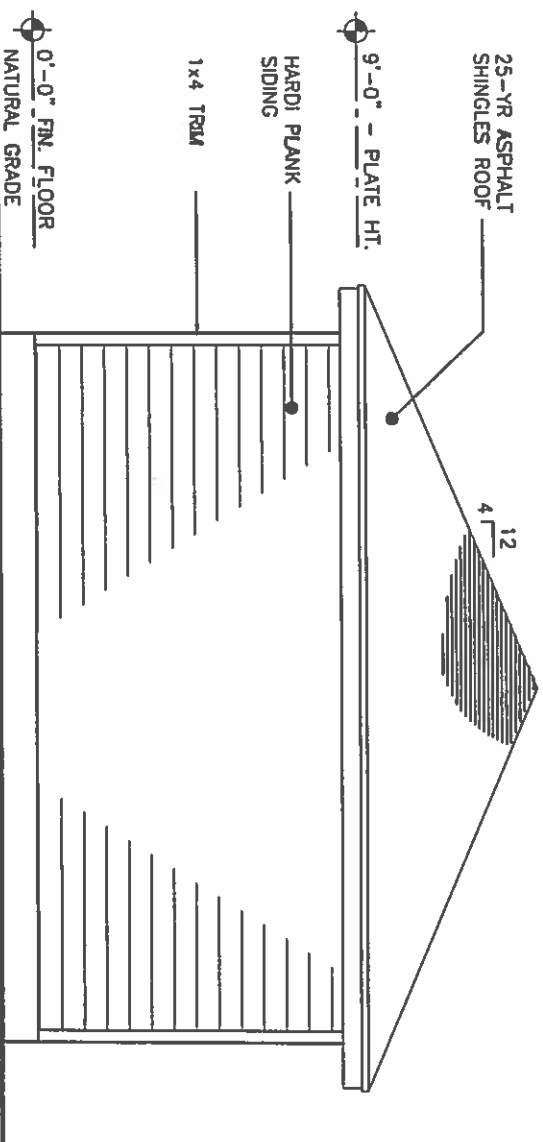
3 FLOOR FRAMING
SCALE: 3/8"=1'-0"



1 FLOOR PLAN
SCALE: 3/16"=1'-0"



2 ROOF PLAN
SCALE: 3/16"=1'-0"



REVISIONS

POSADA RESIDENCE
804 Maple Street
Taylor, Texas 76574
GARAGE PLANS

P.O. BOX 41684
AUSTIN, Texas 78704
Mobile: 512 584 0211
e-mail: rduranj.atx@gmail.com

ATX

design group



DATE: 03/16/2016

SCALE: 3/16"=1'-0"

DRAWN: SR

FILE: 804MapleGarage.dwg

SHEET 7

A6

OF 7 SHEETS

3 SIDE ELEVATION
SCALE: 3/16"=1'-0"

4 FRONT ELEVATION
SCALE: 3/16"=1'-0"

ALL OUTDOOR ELECTRIC SERVICE TO BE UNDERGROUND.	PREWIRE FOR SECURITY SYSTEM.
PREWIRE FOR (CAT 5)	PREWIRE FOR (RG6) FOR ENTIRE HOUSE.

CONTRACTOR VERIFICATION RESPONSIBILITIES

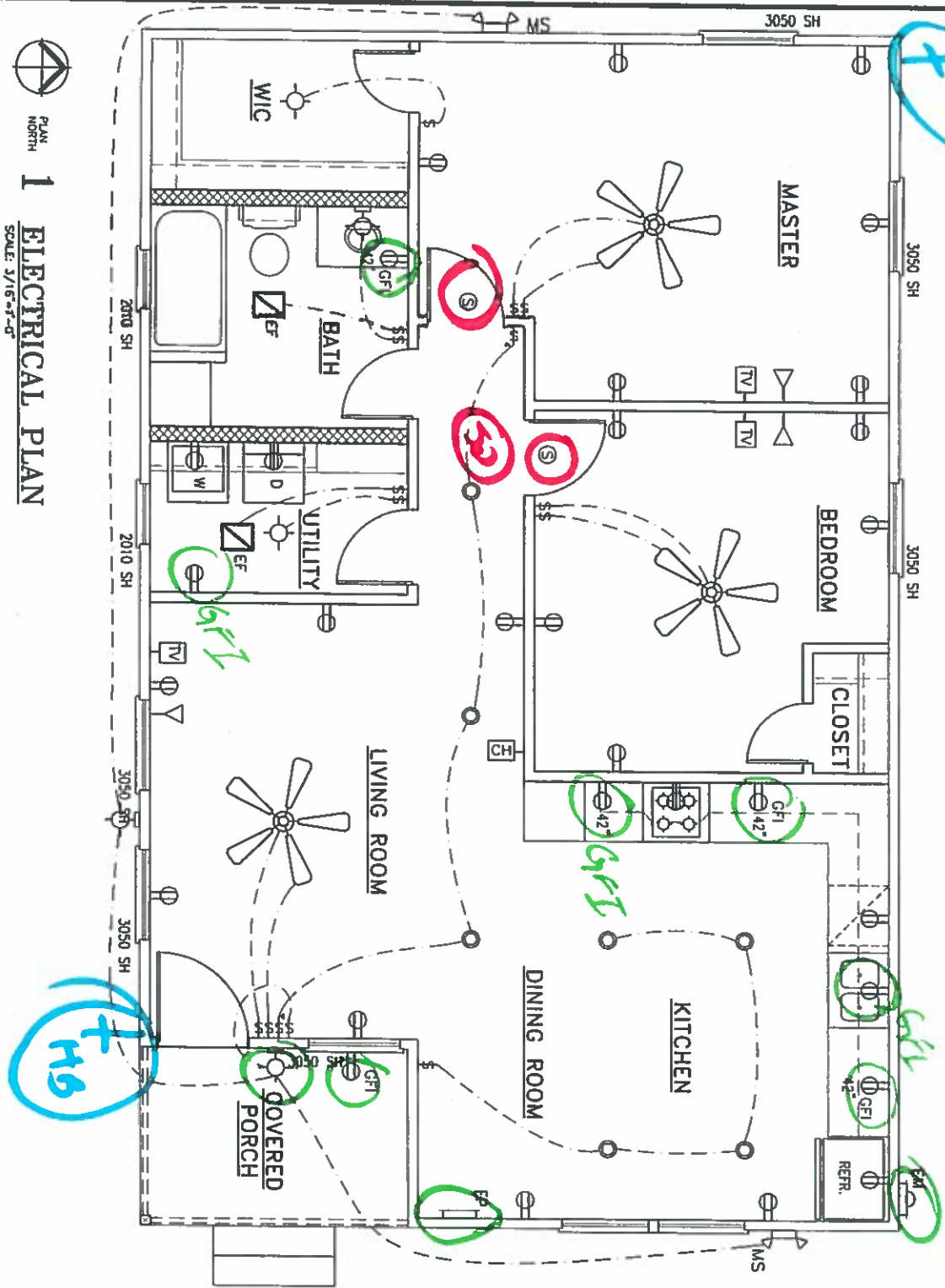
THIS ELECTRICAL FLOOR PLAN DRAWING IS FOR LAYOUT INFORMATION ONLY. MASTER ELECTRICIAN TO VERIFY NATIONAL ELECTRIC CODE REQUIREMENTS AND MANUFACTURERS' EQUIPMENT REQUIREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE DESIGNER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND DESIGNER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ONSITE EXISTING UTILITIES.

** Smoke detectors shall be hardwired and interconnected with battery backup. They shall be located in each sleeping area and adjacent.*

** One fault is required as per the 2008 NEC*

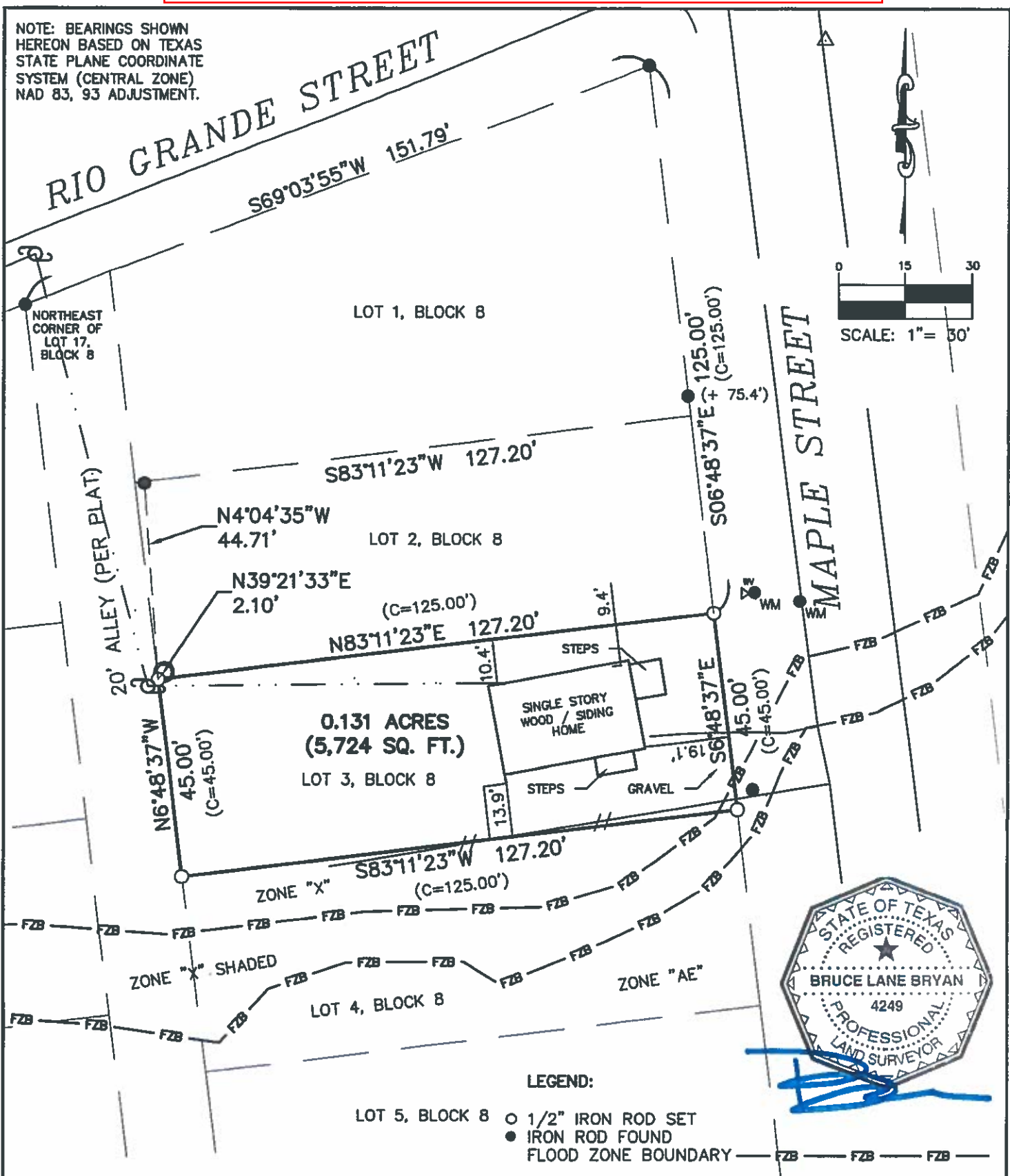
LEGEND OF ELECTRICAL SYMBOLS

- PROVIDE WIRING FOR SPEAKER INSTALLATION
- CHIME
- SMOKE DETECTOR
- TELEPHONE JACK
- TV/CABLE OUTLET
- OUTLET BOX
- GAS METER
- 110-120 VOLT RECEPTACLE
- 110-120 VOLT RECEPTACLE WEATHER PROOF
- 110-120 VOLT GFI (44" A.F.F.)
- 110-120 VOLT SURFACE MOUNTED RECEPTACLE
- 220-240 VOLT RECEPTACLE
- RECESSED INCANDESCENT LIGHT
- INCANDESCENT CEILING OUTLET FIXTURE
- INCANDESCENT WALL MOUNTED OUTLET FIXTURE
- FLOOD LIGHT
- MOTION SENSOR FLOOD LIGHT
- CHANDELIER
- ONE-WAY SWITCH
- TWO-WAY SWITCH
- THREE-WAY SWITCH
- ONE-WAY SWITCH WITH DIMMER
- ONE-WAY SWITCH FOR SPEAKER VOLUME CONTROL
- EXHAUST FAN
- HOUSE WIRE CONCEALED IN WALL OR CEILING
- CEILING FAN WITH LIGHT
- 4' FLOURESCENT LIGHT
- JUNCTION BOX



PLAN NORTH
1 ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

NOTE: BEARINGS SHOWN
HEREON BASED ON TEXAS
STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE)
NAD 83, 93 ADJUSTMENT.



THIS IS TO CERTIFY THAT, ON THIS DATE, A TRUE AND ACCURATE SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION OF PROPERTY LOCATED AT 804 MAPLE STREET IN WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS: LOT 3, BLOCK 8, WASHINGTON HEIGHTS, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET A, SLIDE 93 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

FLOOD NOTE:
THE PROPERTY DEPICTED HEREON IS PARTIALLY WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F. I. R. M. PANEL NO. 48491 C0545E EFFECTIVE 9-28-2008 LOCATED IN ZONE "X"

NOTE: THIS TRACT IS SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RIGHT TO CREATE ADDITIONAL PUBLIC UTILITY EASEMENTS, IF ANY, ACROSS SUBJECT PROPERTY AS SHOWN IN CABINET A, SLIDE 93 PRWC.

AND ZONE "X" SHADED.

TO: JUVENTINO POSADA
RE: 804 MAPLE STREET. PROJ. NO. 17-424

NOTE: NO TITLE COMMITMENT SUPPLIED OR REVIEWED FOR THIS PROJECT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.

SURVEYORS CERTIFICATE

THE PLAT SHOWN HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN, ALL IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY, SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.

DATE: MAY 26, 2017

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.tx.com
bryantechnicalservices.com

Z:\AUTOCAD\PROJECT DRAWINGS\2017 DRAWINGS\17-424.dwg

6/16/2017 4:35 PM

ATTACHMENT C - SITE PHOTO TAKEN 03-21-18

