

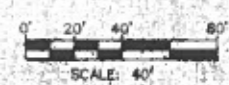
**HANRAHAN • PRITCHARD ENGINEERING, INC.**  
 CONSULTING ENGINEERS  
 (TX. PE PERM REG. #418)  
 8335 Cross Park Drive  
 AUSTIN, TEXAS 78754  
 OFFICE 512.438.0734 FAX 512.438.4782  
 info@hp-eng.com

**HPE**



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONC. SLAB	11	SQ. YD.	8.12	89.32
2	CONC. SLAB	7.8	SQ. YD.	8.12	63.34
3	CONC. SLAB	19	SQ. YD.	8.12	154.28
4	CONC. SLAB	22.8	SQ. YD.	8.12	185.14
5	CONC. SLAB	80	SQ. YD.	8.12	649.60
6	CONC. SLAB	53	SQ. YD.	8.12	430.36
7	CONC. SLAB	48	SQ. YD.	8.12	390.96
8	CONC. SLAB	48	SQ. YD.	8.12	390.96
9	CONC. SLAB	48	SQ. YD.	8.12	390.96
10	CONC. SLAB	48	SQ. YD.	8.12	390.96
TOTAL					2883.92

- TRAFFIC CONTROL:**
1. NOTIFY HWY MANAGEMENT AT 874-7100 6 DAYS PRIOR TO WORKING IN A.M.
  2. PROVIDE TRAFFIC CONTROL FOR COMPETENT PERSON ASSIGNED TO TRAFFIC CONTROL TO A.G.V. PRIOR TO STARTING WORK.
  3. ROADWAY AND SIDEWALK TO BE RETURNED TO FULL USE AT END OF DAY.
  4. NO STORAGE OF EO OF MATERIAL IN THE R.O.W.
  5. SIDEWALK (P.A.V.) MUST BE MAINTAINED THROUGHOUT WITH EXCEPTION OF ACTUALLY PUTTING IN DRIVEWAY.



**LEGEND**

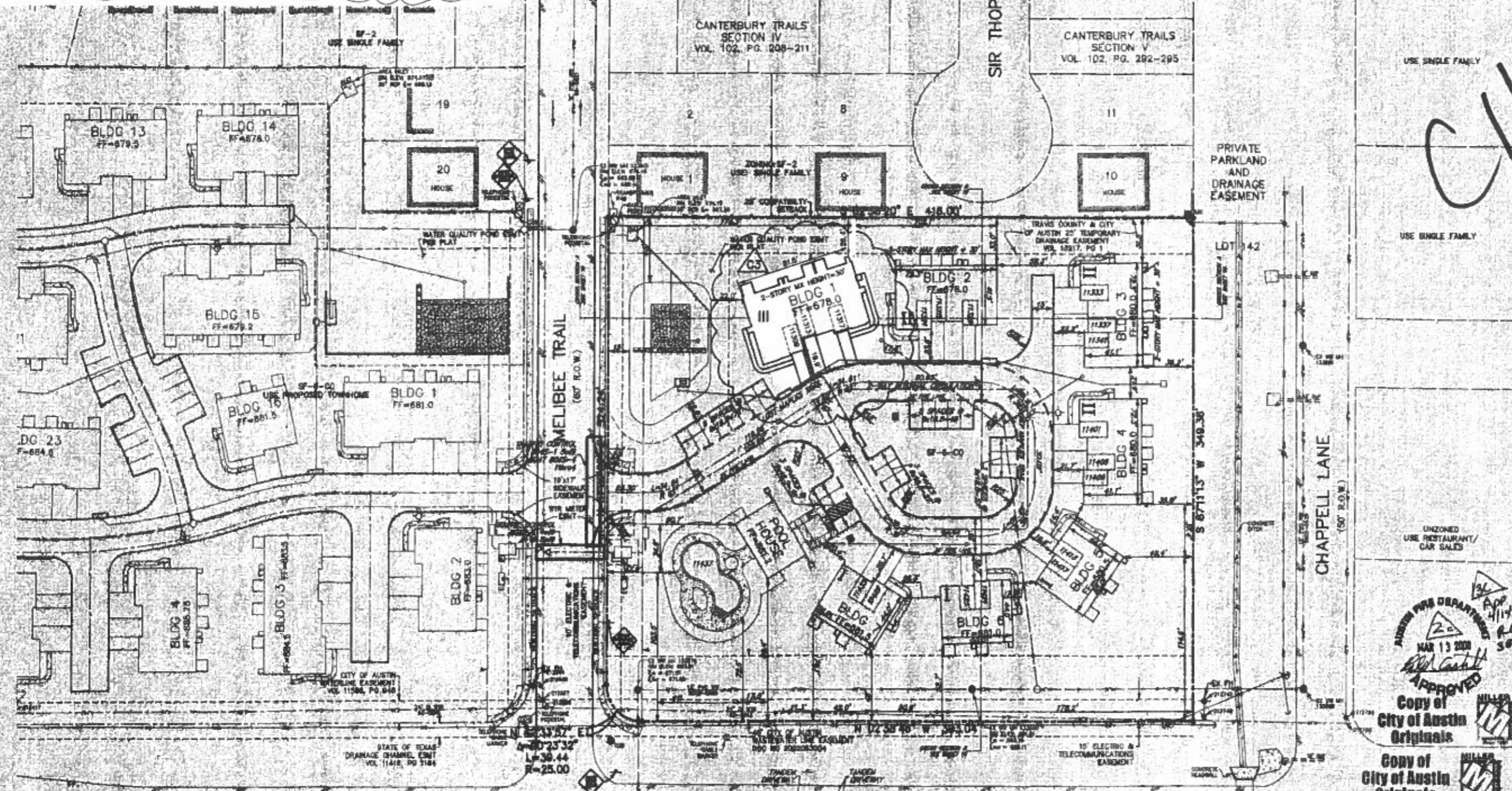
- PROPERTY BOUNDARY
- EASEMENT
- FIRE LANE
- BUILDING TYPE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 30" x 60" TRANSFORMER PAD

BUILDING TYPE	NUMBER OF BLDGS	SQUARE FOOTAGE	UNITS PER BLDG	BEDROOMS/UNIT	PROPOSED LAND USE
HOUSE	3	3187	48	3	MULTI-FAMILY RESIDENTIAL
TOWNHOME	3	3187	3	3	MULTI-FAMILY RESIDENTIAL

IMPERVIOUS COVER	EXIST	PRO
CROSS SITE AREA	3.34 AC	3.34
IMPERVIOUS COVER (%)	6	52.32
IMPERVIOUS COVER (SQ. FT.)	0	35.98
BUILDING COVER (%)	0	22.00
BUILDING COVER (SQ. FT.)	0	19.15

NUMBER OF BLDGS	NUMBER OF UNITS	ADDRESS	UNITS PER ACRE
3	1		6

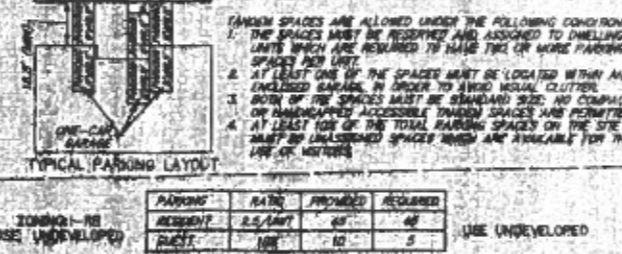
- NOTES:**
1. CONSULT FOUNDATION PLANS FOR BUILDING DIMENSIONS PRIOR TO ANY STAKING OF BUILDING PERMS.
  2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. FRONT-YARD GARAGE PICKUP THROUGH INDIVIDUAL REAR/PORCHES IS PROPOSED.
  4. ALL BUILDINGS SHALL BE TWO STORES WITH A MAXIMUM OF 30' IN HEIGHT.
  5. SCREENING MATERIALS FOR SOLID MASTER COLLECTOR AND LOADING AREAS SHALL BE THE SAME AS OR OF EQUAL QUALITY TO THE MATERIALS USED FOR THE PRINCIPAL BUILDING.
  6. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS SUCH AS A 4" CONCRETE CURB ARE REQUIRED. IF A STANDARD 4" CURB AND OUTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH 2004 SECTION 8.4.7, "PROTECTION OF LANDSCAPE AREAS".
  7. ALL CURB SHALL BE STANDARD 4" BASED CURB AN OUTLET EXCEPT ALONG TYPICAL SUBWAYS BASED CURB WILL TRANSITION TO 5" MOUNTABLE CURB.
  8. ALL BUILDING FOUNDATIONS WILL BE SLAB ON GRADE WITH GRADE BEAMS.
  9. ALL BUILDING UNITS WITH TWO OR MORE STORES IN A NEW-CONSTRUCTION BUILDING NEED NOT BE ACCESSIBLE (2004 IBC 1102.6).
  10. ALL INTERNAL WALLS TO BE 2-HOUR FIRE RATED.
  11. 30" DIA. AND 6" MIN. WALLS & 4" MIN. DIA. LAYOUT 12" DIA. UNDER PHASIS. UPDATED FOOTPRINTS & L.L. NO. DATE: 11/03/07



**OWNER:**  
 PORTRAIT HOMES  
 2835 BALCONY DRIVE  
 SUITE 300  
 AUSTIN, TX 78721

**LEGAL DESCRIPTION:**  
 LOT 1, BLOCK B, RAVENSCROFT SUBDIVISION  
 DAMESS, 1/2 ACRES  
 P.A. 821, 500.00

**MANCHACA ROAD**  
 (F.M. 2304)  
 (R.O.W. VARIES)



**ALL SHEETS RELEASE**

YEAR NUMBER: 02-2007-0304 EXPIRATION DATE: 03/31/2008  
 CASE NUMBER: 0208A-0000 APPLICATION DATE: JULY 8, 2007  
 APPROVED ADMINISTRATIVELY BY: [Signature]  
 APPROVED BY CITY ENGINEER OR A.G.V. APPROVED BY: [Signature]  
 DATE OF RELEASE: 07/11/2007  
 NAME: [Signature]  
 TITLE: [Signature]  
 ADDRESS: [Signature]  
 PHONE: [Signature]

PORTRAIT HOMES  
 TRAVIS COUNTY

RAVENSCROFT SOUTH TOWNHOMES  
 501 W. 20TH ST.

**SITE PLAN**

**JC JONES & CARTER, INC.**  
 ENGINEERS, PLANNERS, SURVEYORS  
 908 Lee Street, Suite 200, Austin, Texas 78704-6902 (512) 476-1000

SCALE: 1"=40' (SHEET 1 OF 2)  
 DATE: JULY 2007  
 JOB NO. 0208A-0000 DWG. NO. 0208A-0000  
 SUBMITTED: [Signature] DATE: [Signature]



**REPLACEMENT SHEET**