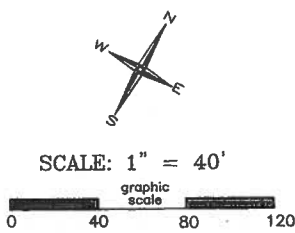
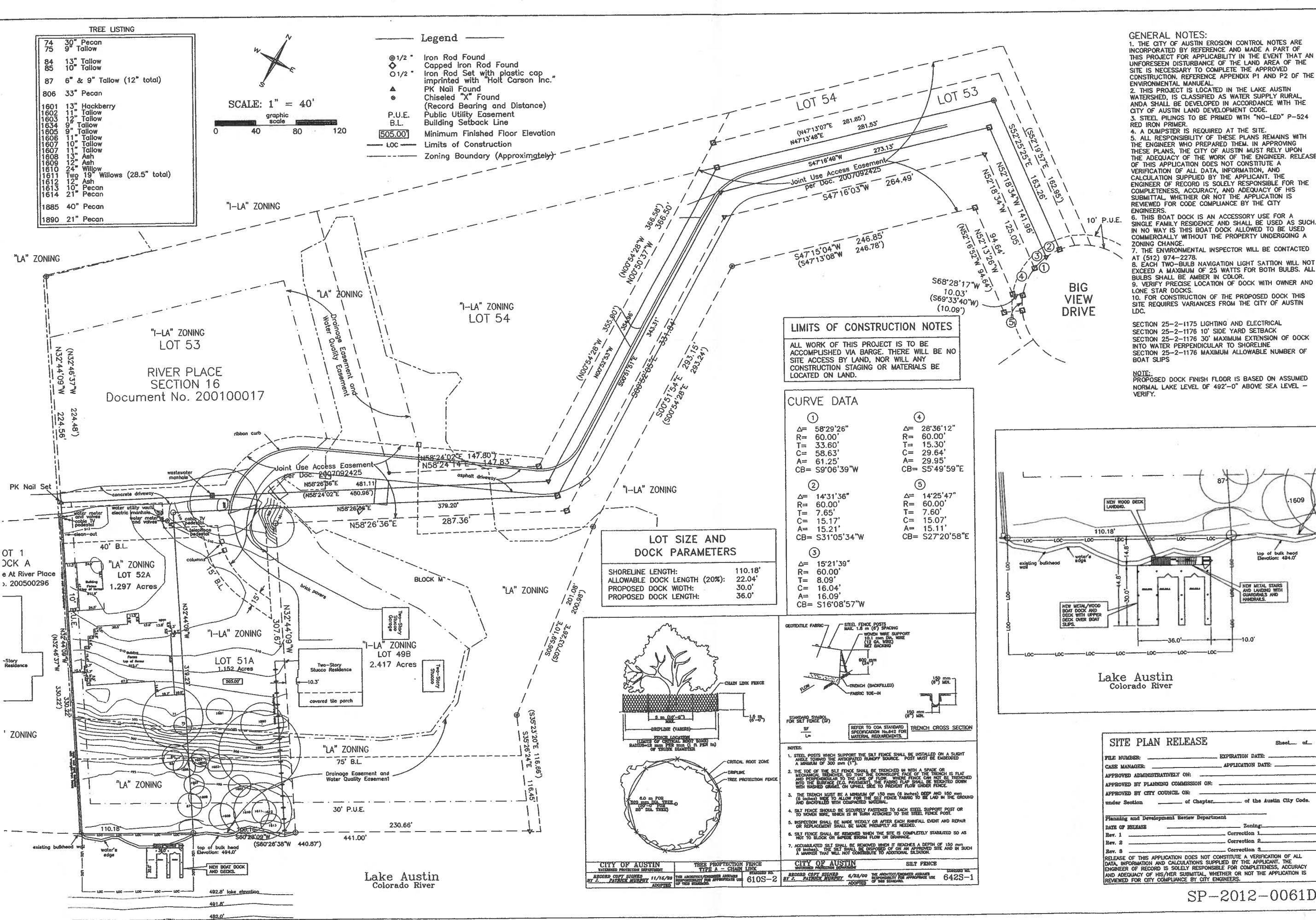


TREE LISTING

74	30"	Pecan
75	9"	Tallow
84	13"	Tallow
85	10"	Tallow
87	6" & 9"	Tallow (12" total)
806	33"	Pecan
1601	13"	Hackberry
1602	11"	Tallow
1603	12"	Tallow
1634	9"	Tallow
1605	9"	Tallow
1606	11"	Tallow
1607	10"	Tallow
1607	11"	Tallow
1608	13"	Ash
1609	12"	Ash
1610	2"	Willow
1611	Two 19"	Willows (28.5" total)
1612	12"	Ash
1613	10"	Pecan
1614	21"	Pecan
1885	40"	Pecan
1890	21"	Pecan



- Legend**
- ⊙ 1/2" Iron Rod Found
 - ⊕ Capped Iron Rod Found
 - 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson Inc."
 - ▲ PK Nail Found
 - Chiseled "X" Found (Record Bearing and Distance)
 - P.U.E. Public Utility Easement
 - B.L. Building Setback Line
 - 505.00' Minimum Finished Floor Elevation
 - LOC Limits of Construction
 - - - Zoning Boundary (Approximately)



LIMITS OF CONSTRUCTION NOTES

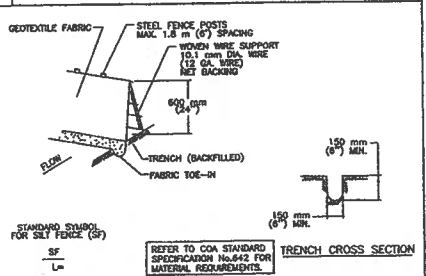
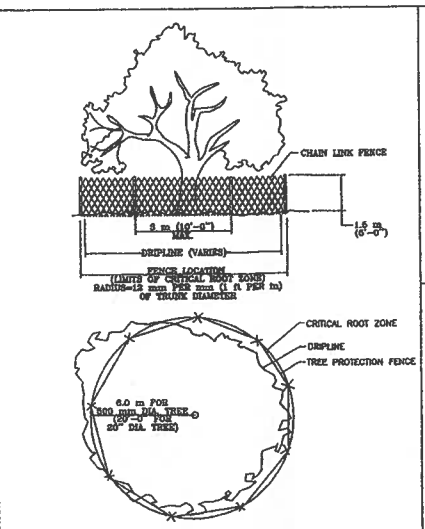
ALL WORK OF THIS PROJECT IS TO BE ACCOMPLISHED VIA BARGE. THERE WILL BE NO SITE ACCESS BY LAND, NOR WILL ANY CONSTRUCTION STAGING OR MATERIALS BE LOCATED ON LAND.

CURVE DATA

① Δ = 58°29'26" R = 60.00' T = 33.60' C = 58.63' A = 61.25' CB = S9°06'39"W	② Δ = 14°31'36" R = 60.00' T = 7.65' C = 15.17' A = 15.21' CB = S31°05'34"W	③ Δ = 15°21'39" R = 60.00' T = 8.09' C = 16.04' A = 16.09' CB = S16°08'57"W	④ Δ = 28°36'12" R = 60.00' T = 15.30' C = 29.64' A = 29.95' CB = S5°49'59"E	⑤ Δ = 14°25'47" R = 60.00' T = 7.60' C = 15.07' A = 15.11' CB = S27°20'58"E
---	---	---	---	---

LOT SIZE AND DOCK PARAMETERS

SHORELINE LENGTH:	110.18'
ALLOWABLE DOCK LENGTH (20%):	22.04'
PROPOSED DOCK WIDTH:	30.0'
PROPOSED DOCK LENGTH:	36.0'

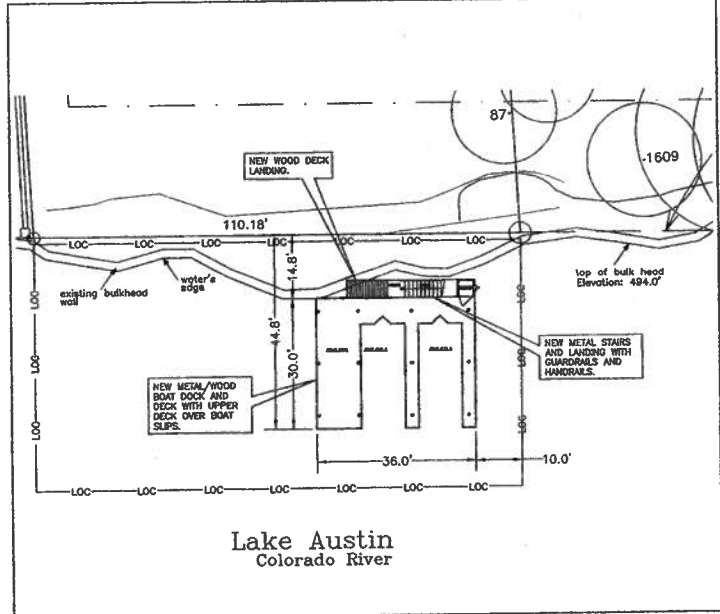


- NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12").
 - THE TOE OF THE SILT FENCE SHALL BE TRIMMED WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. RUBBER FENCE CANNOT BE TRIMMED INTO THE TRENCH (E.G. PREVENTING THE FABRIC FLAP FROM BEING TRIMMED DOWN WITH RUBBER SHOULDER ON LEVEL) SO TO PREVENT FLOW UNDER FENCE.
 - THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAD IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST.
 - INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROPERLY AS NEEDED.
 - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPURE DOWN FLOW OR DRAINAGE.
 - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DEPOSITED ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL EROSION.

CITY OF AUSTIN
RECORDED COPY SIGNED BY J. PATRICK MURPHY 11/16/09
RECORDED COPY SIGNED BY J. PATRICK MURPHY 6/23/10

TREE PROTECTION FENCE TYPE A - CHAIN LINK
REVISIONS: 610S-2

SILT FENCE
REVISIONS: 642S-1



- GENERAL NOTES:**
- THE CITY OF AUSTIN EROSION CONTROL NOTES ARE INCORPORATED BY REFERENCE AND MADE A PART OF THIS PROJECT FOR APPLICABILITY IN THE EVENT THAT AN UNFORESEEN DISTURBANCE OF THE LAND AREA OF THE SITE IS NECESSARY TO COMPLETE THE APPROVED CONSTRUCTION. REFERENCE APPENDIX P1 AND P2 OF THE ENVIRONMENTAL MANUAL.
 - THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, IS CLASSIFIED AS WATER SUPPLY RURAL, AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 - STEEL PILING TO BE PRIMED WITH "NO-LED" P-524 RED IRON PRIMER.
 - A DUMPSTER IS REQUIRED AT THE SITE.
 - ALL RESPONSIBILITY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE ENGINEER. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATION SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
 - THIS BOAT DOCK IS AN ACCESSORY USE FOR A SINGLE FAMILY RESIDENCE AND SHALL BE USED AS SUCH. COMMERCIAL USE IS THIS BOAT DOCK ALLOWED TO BE USED COMMERCIAL WITHOUT THE PROPERTY UNDERGOING A ZONING CHANGE.
 - THE ENVIRONMENTAL INSPECTOR WILL BE CONTACTED AT (512) 974-2278.
 - EACH TWO-BULB NAVIGATION LIGHT SATION WILL NOT EXCEED A MAXIMUM OF 25 WATTS FOR BOTH BULBS. ALL BULBS SHALL BE AMBER IN COLOR.
 - VERIFY PRECISE LOCATION OF DOCK WITH OWNER AND LONE STAR DOCKS.
 - FOR CONSTRUCTION OF THE PROPOSED DOCK THIS SITE REQUIRES VARIANCES FROM THE CITY OF AUSTIN LDC.
- SECTION 25-2-1175 LIGHTING AND ELECTRICAL
SECTION 25-2-1176 10' SIDE YARD SETBACK
SECTION 25-2-1176 30' MAXIMUM EXTENSION OF DOCK INTO WATER PERPENDICULAR TO SHORELINE
SECTION 25-2-1176 MAXIMUM ALLOWABLE NUMBER OF BOAT SLIPS
- NOTE:**
PROPOSED DOCK FINISH FLOOR IS BASED ON ASSUMED NORMAL LAKE LEVEL OF 492'-0" ABOVE SEA LEVEL - VERIFY.

SITE PLAN RELEASE

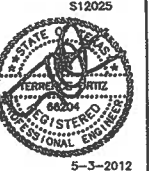
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CASE MANAGER: _____ APPLICATION DATE: _____
APPROVED ADMINISTRATIVELY ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
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under Section _____ of Chapter _____ of the Austin City Code.

Planning and Development Review Department
DATE OF RELEASE: _____ Zoning: _____
Rev. 1 _____ Correction 1 _____
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Rev. 3 _____ Correction 3 _____

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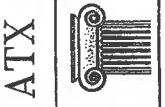
REVISIONS

LoC Consultants
Civil, Structural and Environmental Engineers
Texas Registered Engineering Firm #77296
1700 Terr Road #501 Austin, TX 78758
Tel: (512) 854-0211 Fax: (512) 498-9070
e-mail: ralmayr@locmail.com



7913 BIG VIEW ROAD MORRIS BOAT DOCK
7913 Big View Road
Austin, Texas 78730
Site Plan

ATX design group
1700 Terr Road #501
Austin, TX 78758
e-mail: ralmayr@locmail.com



DATE: 5/3/12
SCALE: 1"=40'-0"
DRAWN: RD
FILE: 642S-1 (SEE DOCS)
SHEET 2
OF 4 SHEETS

SP-2012-0061DS

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STUD OR MANORNY UNLESS OTHERWISE INDICATED.
2. WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
3. INTERIOR PARTITIONS ARE HARDI BOARD/PANEL ON 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE INDICATED. IT IS THE CONTRACTORS OPTION TO USE 3-5/8" 25 GA. METAL STUDS IN LIEU OF WOOD.
4. ALL WOOD SIDING SIZE, TYPE AND FINISH TO BE SELECTED BY OWNER, AND TO BE PRESSURE TREATED.
5. VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT AND STEEL FRAMING PRIOR TO SETTING WALLS.
6. ALL EXTERIOR DOORS TO BE HOLLOW METAL DOORS AND INSULATED. SELECTION BY OWNER.
7. PAINT COLOR BY OWNER.
8. ALL EXTERIOR FASCIA BOARD AND CONTINUOUS SOFFIT VENT TO BE DURABLE HARDIPLANK.
9. ALL STEEL PILES AND FLOOR DECKING TO BE DESIGNED AND CONSTRUCTED BY LONE STAR DOCKS.

LEGEND OF ELECTRICAL SYMBOLS

- WR/WR/GFCI \oplus 110-120 VOLT RECEPTACLE WEATHER RATED WEATHER RESISTANT, GFCI PROTECTED
- \diamond INCANDESCENT OUTLET FIXTURE, SURFACE MOUNTED
- WV \diamond NAVIGATION LIGHT FIXTURE, SURFACE MOUNTED
- \ddagger SWITCH
- $\#$ TWO WAY SWITCH

CONTRACTOR VERIFICATION RESPONSIBILITIES

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. CONTACT AUSTIN AREA "ONE CALL CENTER" AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS.

NAVIGATION LIGHT NOTES

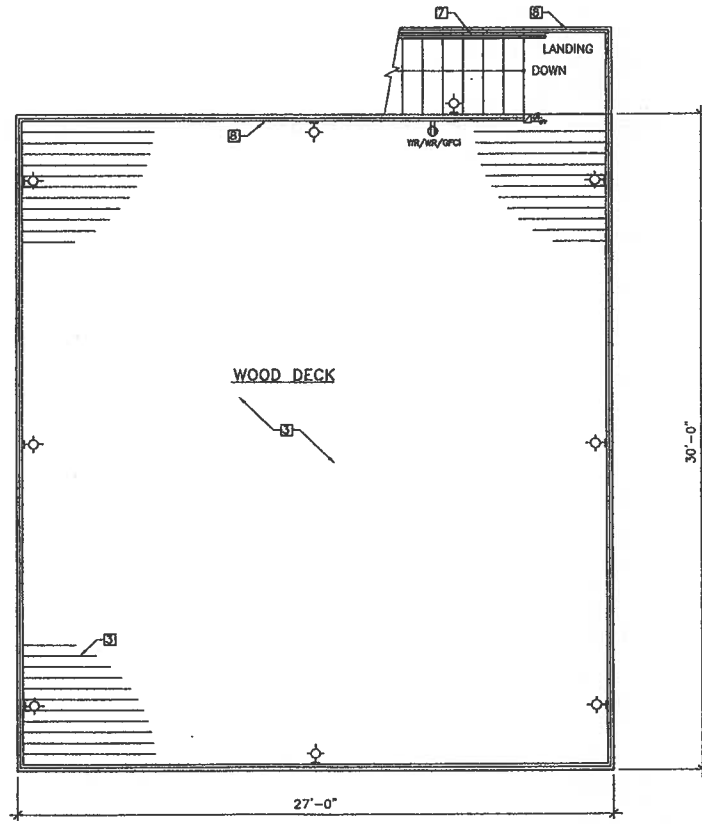
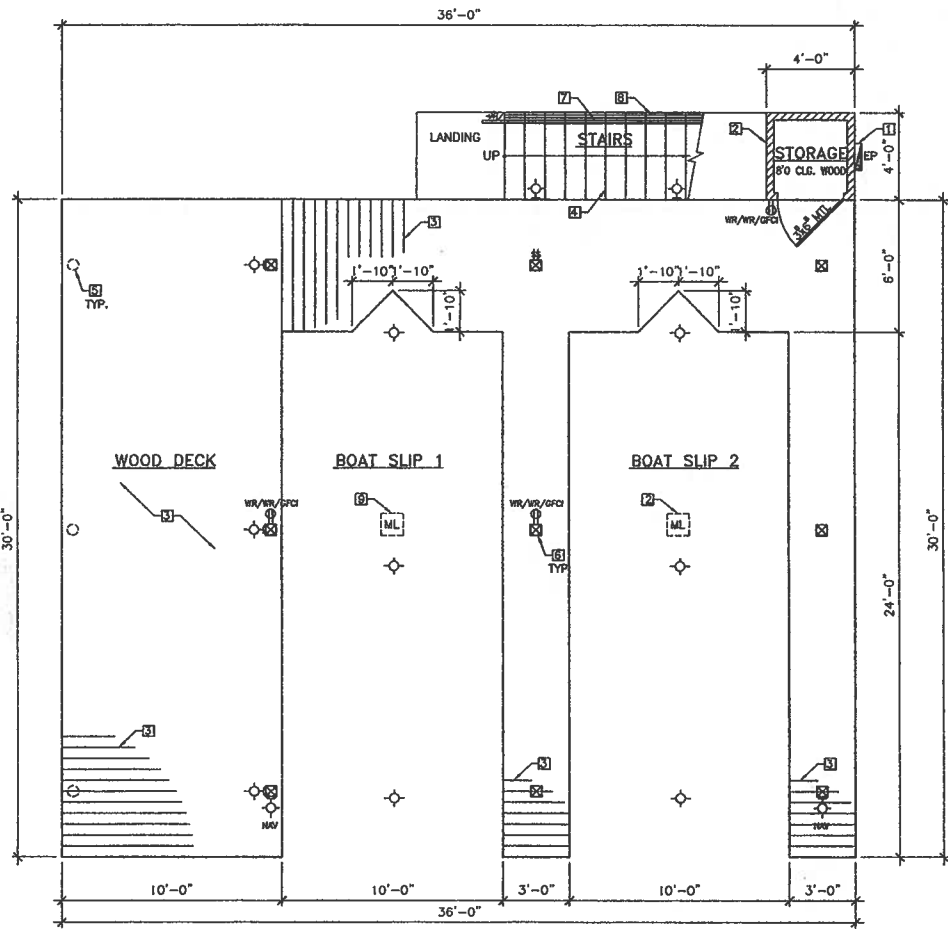
NAVIGATION LIGHTS MUST BE A 2-BULB FIXTURE, WITH TWO WORKING LIGHT BULBS RATED BETWEEN 7.5-25 WATTS INCLUSIVE. LIGHT BULB OR LIGHT BULB COVER MUST BE AMBER, AND WHITE LIGHT MUST NOT RADIATE FROM THE FIXTURE. WEATHER-PROOF LAMP HOLDERS AND JUNCTION BOXES ARE REQUIRED. EACH LIGHT FIXTURE MUST BE WIRED WITH A SWITCH OPERATED BY A PHOTOELECTRIC CELL SO THAT THE LIGHTS WILL OPERATE AUTOMATICALLY DURING THE HOURS THAT THE DOCK IS REQUIRED TO BE LIGHTED BY THIS SECTION.

BOAT DOCK CONSTRUCTION NOTES

THE PROPOSED BOAT DOCK MUST COMPLY WITH ALL REQUIREMENTS OF LDC 25-2-1174 ("STRUCTURAL REQUIREMENTS"), AND MUST COMPLY WITH CHAPTER 25-12, ARTICLE (UNIFORM BUILDING CODE) AND THE BUILDING CRITERIA MANUAL.

SPECIAL CONSTRUCTION TECHNIQUES

1. PRIOR TO EXCAVATION WITHIN TREE DRIPLENS, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREAS THAT CAN NOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF SOIL AND MULCH. ADDITIONAL MATERIALS SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO ROOT ZONE OF TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.



APPENDIX P-6
REMEDIAL TREE CARE NOTES
AERATION AND SUPPLEMENTAL NUTRIENTS REQUIREMENTS
FOR TREES WITHIN CONSTRUCTION AREAS

As a component of an effective remedial tree care program per Environmental Criteria Manual section 3.5.4, preserved trees within the limits of construction may require soil aeration and supplemental nutrients. Soil and/or foliar analysis should be used to determine the need for supplemental nutrients. The City Arborist may require these analyses as part of a comprehensive tree care plan. Soil pH shall be considered when determining the fertilization composition as soil pH influences the tree's ability to uptake nutrients from the soil. If analyses indicate the need for supplemental nutrients, then humate/nutrient solutions with mycorrhizae components are highly recommended. In addition, soil analysis may be needed to determine if organic material or beneficial microorganisms are needed to improve soil health. Materials and methods are to be approved by the City Arborist (512-974-1876) prior to application. The owner or general contractor shall select a fertilization contractor and ensure coordination with the City Arborist.

Pre-construction treatment should be applied in the appropriate season, ideally the season preceding the proposed construction. Minimally, areas to be treated include the entire critical root zone of trees as depicted on the City approved plans. Treatment should include, but not limited to, fertilization, soil treatment, mulching, and proper pruning.

Post-construction treatment should occur during final revegetation or as determined by a qualified arborist after construction. Construction activities often result in a reduction in soil macro and micro pores and an increase in soil bulk density. To ameliorate the degraded soil conditions, aeration via water and/or air injected into the soil is needed or by other methods as approved by the City Arborist. The proposed nutrient mix specifications and soil and/or foliar analysis results need to be provided to and approved by the City Arborist prior to application (Fax # 512-974-3010). Construction which will be completed in less than 90 days may use materials at 1/2 recommended rates. Alternative organic fertilizer materials are acceptable when approved by the City Arborist. Within 7 days after fertilization is performed, the contractor shall provide documentation of the work performed to the City Arborist, Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767. This note should be referenced as Item #1 in the Sequence of Construction.

7913 BIG VIEW MORRIS BOAT DOCK
7913 Big View Road
Austin, Texas 78730
Floor Plans

design group
1700 Tull Road #215
Mabank, TX 76249
e-mail: rdum@designgroup.com



DATE: 2/8/12
SCALE: 1/4"=1'-0"
DRAWN: RD
FILE: C:\ONE STAR DOCKS\SP-2012-0061DS
SHEET 3
C3
OF 4 SHEETS

FLOOR PLAN KEY NOTES

1. ELECTRIC PANEL, 100 AMPS.
2. WOOD FRAME WALL: 4" STUDS AT 16" O.C. INSTALL HARDI BOARD OR PANELS ON BOTH SIDES AND PAINT.
3. WOOD DECKING: 2x6 WOOD PLANKS, TREATED. SEAL DECK WITH GREY WATERPROOF ELASTOMERIC POLYURETHANE.
4. METAL FRAME STAIRS. REFER TO SHEET C4.
5. STEEL PILE.
6. STEEL COLUMNS.
7. 1-1/2" HANDRAIL AT 34" A.F.F.
8. 1-1/2" GUARDRAIL AT 42" A.F.F.
9. BOAT MOTOR LIFT.

BOAT DOCK AREA		STRUCTURAL NOTES
BOAT DECK COVERAGE		ALL STRUCTURAL DRAWINGS FOR STEEL PILES, LOWER DECK/UPPER DECK FRAMING, BOAT SLIPS, METAL GUARDRAILS / HANDRAILS, AND METAL STAIRS TO BE DONE BY LONE STAR DOCKS OR OTHER CONSULTANTS.
BOAT DOCK:	780 S.F.	
LOWER DECK (UNCOVERED):	300 S.F.	
UPPER DECK (UNCOVERED):	810 S.F.	
TOTAL BUILDING COVERAGE:		1,890 S.F.

1 LOWER DECK FLOOR PLAN
SCALE: 1/4"=1'-0"

2 UPPER DECK FLOOR PLAN
SCALE: 1/4"=1'-0"

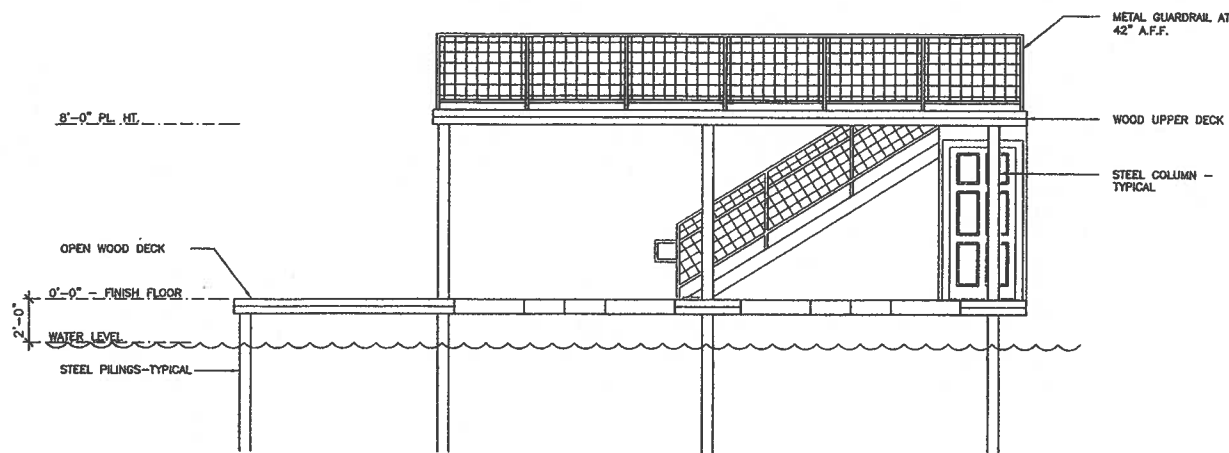
SITE PLAN RELEASE

FILE NUMBER: _____ EXPIRATION DATE: _____
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under Section _____ of Chapter _____ of the Austin City Code.

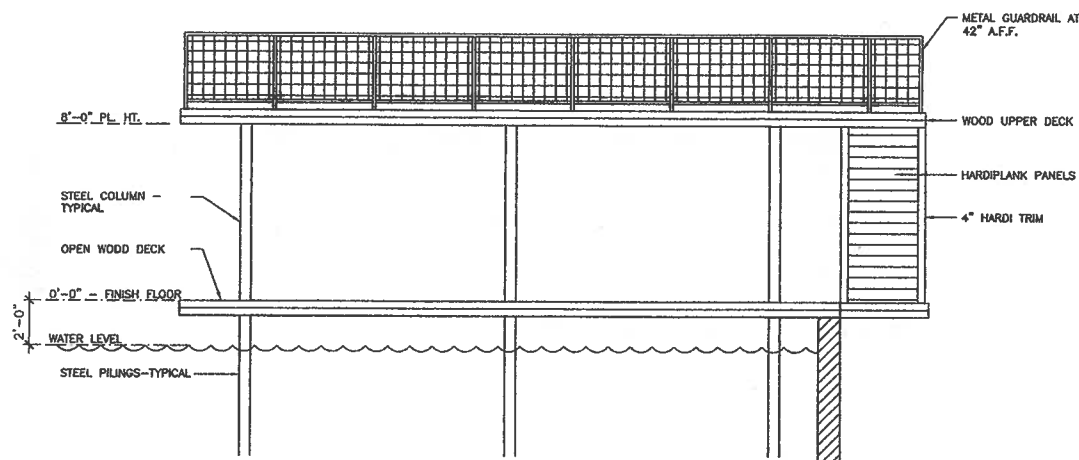
Planning and Development Review Department
DATE OF RELEASE _____ Zoning: _____
Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

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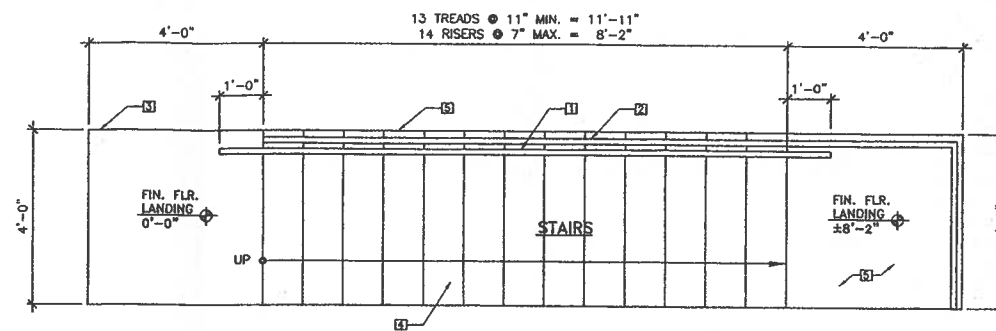
SP-2012-0061DS



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



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



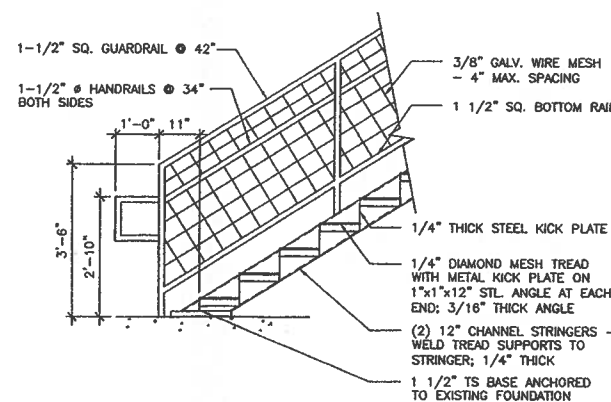
3 STAIR PLAN
SCALE: 1/2"=1'-0"

STAIR PLAN KEY NOTES

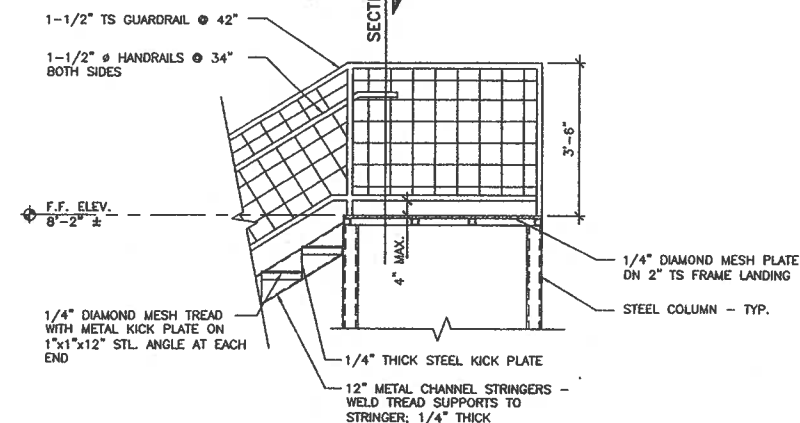
- 1) INSTALL NEW 1 1/2" TS HANDRAIL PIPE AT 34" A.F.F.
- 2) INSTALL NEW 1 1/2" GUARDRAIL PIPE AT 42" A.F.F.
- 3) NEW CONCRETE STOOP.
- 4) NEW 11" METAL TREADS WITH METAL KICK PLATE.
- 5) NEW METAL FRAME LANDING WITH DIAMOND PLATE FLOORING.

STAIR NOTES

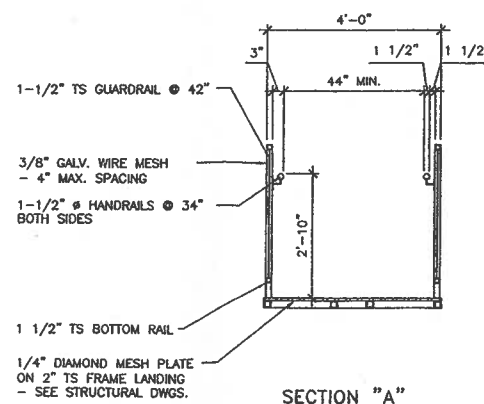
- 1) ALL RISERS AT 7" MAXIMUM AND TREADS AT 11" MINIMUM.
- 2) ALL HEAD CLEARANCES AT LANDING OR STAIRS TO BE 6'-8" MINIMUM.
- 3) CONTRACTOR TO FIELD VERIFY ALL FINISH FLOOR HEIGHTS AND HEAD CLEARANCES PRIOR TO STAIR AND LANDING CONSTRUCTION.
- 4) ALL METAL TO BE PRIMED.
- 5) REFER TO STRUCTURAL DRAWINGS FOR ALL STAIR DETAILS.



STAIR BASE ELEVATION



TOP LANDING ELEVATION



SECTION "A"

4 STAIR DETAILS
SCALE: 1/2"=1'-0"

SITE PLAN RELEASE Sheet of

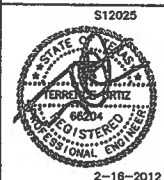
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REVISIONS

LoConsultants
Civil, Structural and Environmental Engineers
Texas Registered Professional Engineers
1000 L. COLE CIRCLE, ST. ST. 100
AUSTIN TEXAS 78702-4208
Tel: (512) 451-9907
Fax: (512) 451-9907



7913 BIG VIEW MORRIS BOAT DOCK
7913 Big View Road
Austin, Texas 78730
Elevations, Stair Plan and Details

ATX design group
1700 Ted Road #315
Austin, Texas 78744
Mobile: 512.984.0211
e-mail: rdunlap_atx@gmail.com



DATE: 2/8/12
SCALE: VARIES
DRAWN: RD
FILE: C:\WORKSPACE\SPR\DOCS\SP-2012-0061DS.dwg
SHEET 4
C4
OF 4 SHEETS