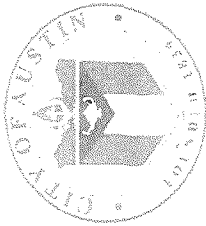


18444

DATE OF SUBMISSION: 2014 / 01 / 24



Application for Review of a Building Permit
within a National Register Historic District

PDRD/CHPO

JAN 27 2014

Permit Information	
BP- _____	PR- _____
NRHD: <u>Nistine</u>	NRD - <u>2014 - 0015</u>
Contributing / Non-Contributing <u>Q</u>	
☒ RELEASE PERMIT	☐ DO NOT RELEASE PERMIT
☐ HLC REVIEW	FEE PAID: \$ <u>104</u>
For Office Use Only	
HISTORIC PRESERVATION OFFICE	
DATE: _____	
Property Information	
Address: <u>1104 Lorrain Street Austin, Texas 78703</u>	
Scope of Work	
500 square foot addition to attached to southwest corner of existing structure. New construction to lightly touch existing structure. Addition to include an "accessory apartment" for the Owners parents, program to include a 1 bed / 1 bath with living / kitchen area plus a second level office / guest loft with small bath.	
Applicant	
Name: <u>Ed Hughey (Project Architect)</u>	
Address: <u>2235 East 6th unit #104</u>	
City Zip: <u>Austin, Texas 78702</u>	
Phone: <u>412-780-4397</u>	
Email: <u>ed@arbibhughey.com</u>	
Owner	
Name: <u>Kelly & Stan Martin</u>	
Address: <u>1104 Lorrain Street</u>	
City Zip: <u>Austin, Texas 78703</u>	
Phone: <u>512-426-2196</u>	
Email: <u>kelly@hriley.com ; smartin@us.ibm.com</u>	
Architect or Contractor Information	
Company: <u>Arbib Hughey Design</u>	
Address: <u>2235 East 6th unit #104</u>	
City Zip: <u>Austin, Texas 78702</u>	
Phone: <u>412-780-4397</u>	

~~for HLC Chair~~

HISTORIC LANDMARK COMMISSION

APPROVED BY

APPROVED BY

HISTORIC LANDMARK COMMISSION

DATE: 1-30-14

BY: Steve Sadouny
for HLC Chair

Owner's Signature [Signature] Date 1-21-14

Applicant's Signature [Signature] Date 01/24/2014

2/5/15



HISTORIC REVIEW APPLICATION SET
SUBMIT DATE: JANUARY 27TH, 2014

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1-30-14
BY: *Steve R. Hughes*
for HLC Chair

OWNER
Shen and Kelly Menden
1104 Lorrain Street
Austin, Texas 78703
512.428.2186

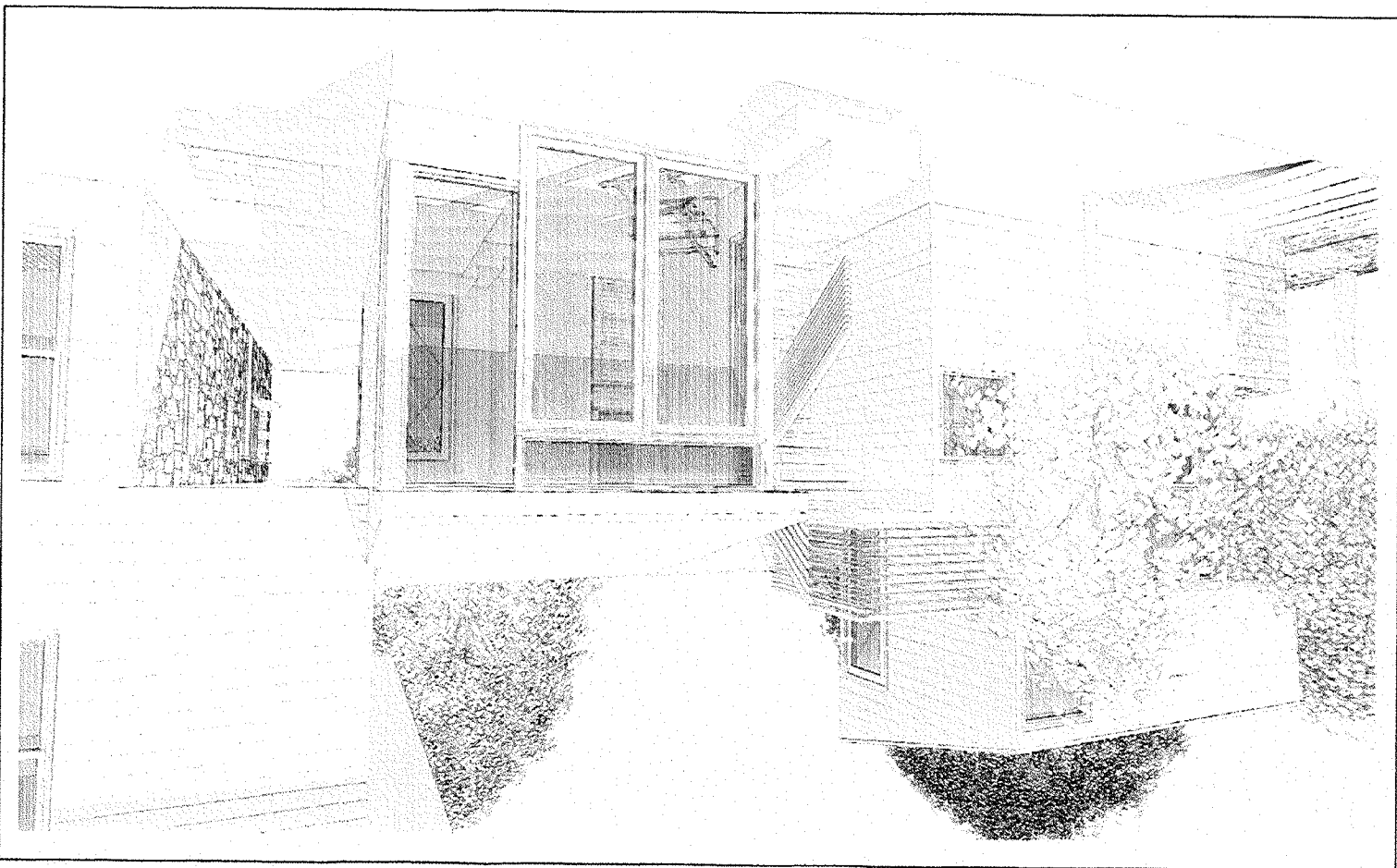
PROJECT LOCATION
1104 Lorrain Street
Austin, Texas 78703

GENERAL CONTRACTOR
David Wilkes Builders
5450 Blue Cross Road
West Lake Hills, Texas 78746
512.328.8888

ARCHITECT
Arbib Hughes Design
2235 E. 8th Street #104
Austin, Texas 78703
412.750.4387

STRUCTURAL ENGINEER
LEAP Structures
1000 East Cesar Chavez St. #201
Austin, Texas 78702
512.288.3988

LORRAIN STREET RESIDENCE



DRAWING SHEET INDEX

GENERAL

- 000 COVER SHEET
- 001 GENERAL NOTES
- 002 PROJECT RENDERINGS
- 003 PROJECT RENDERINGS

PLANS

- A-101 PLANS, SITE & CALCULATIONS
- A-104 PLANS, FLOOR PLANS
- A-105 PLANS, ROOF PLAN
- A-106 PLANS, RCP & ELECTRICAL

- A-201 EAST & SOUTH ELEVATIONS
- A-202 WEST & NORTH ELEVATIONS

- A-301 NOT USED

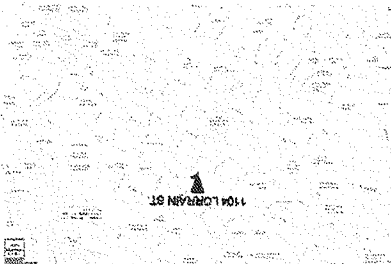
- A-401 NOT USED

- A-501 NOT USED

- A-601 DOOR / WINDOW SCHEDULE

STRUCTURAL

TO BE SUBMITTED AFTER PLAN REVIEW AND APPROVAL



2/2
G-002

UNLESS SHOWN AND SEALED BY
THE ARCHITECT, THESE CHANGES
MAY NOT BE USED FOR
PERMITTING OR CONSTRUCTION.

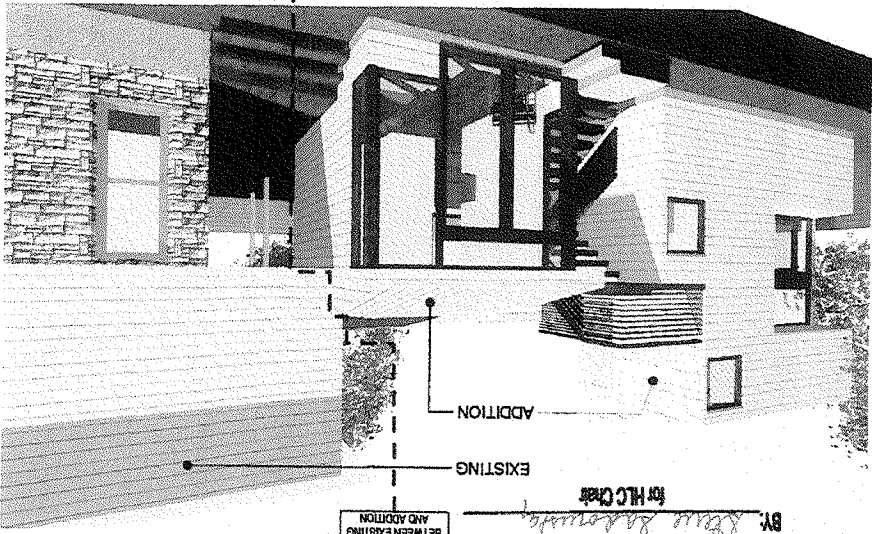


DATE: 10/11/14
BY: [Signature]
FOR THE CITY OF AUSTIN
1451010 REVIEW APPLICATION

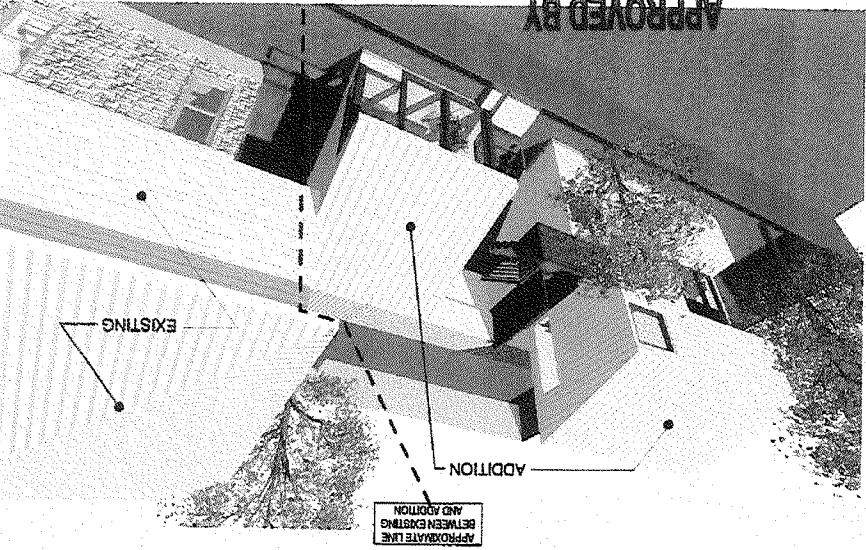
PROJECT INFO
ARCHITECT: ARRB HUGHES DESIGN
11111 LANTANA STREET
AUSTIN, TEXAS 78704
OWNER: [Name]
12345 LANTANA STREET
AUSTIN, TEXAS 78704
DATE: 10/11/14
PROJECT NO: 12345



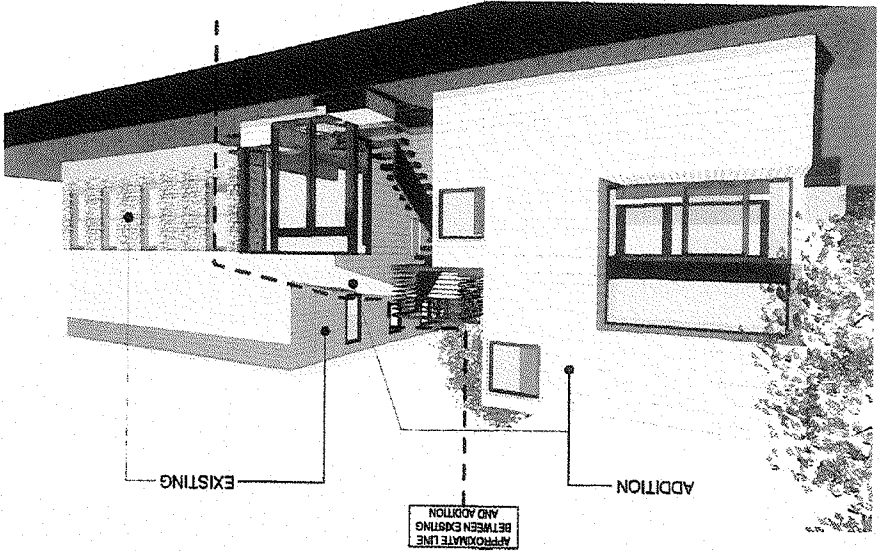
VIEW FROM SOUTH 1



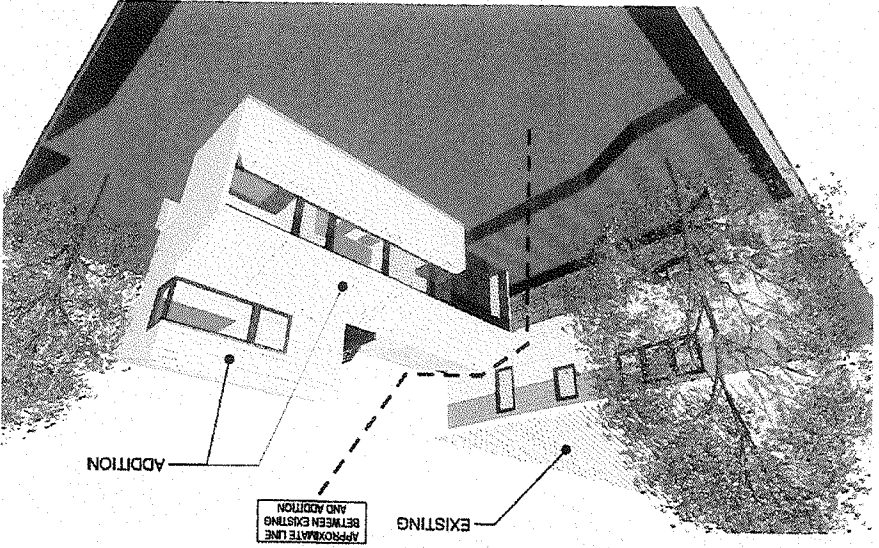
BIRDSEYE VIEW 1



VIEW FROM SOUTH 2



BIRDSEYE VIEW 2





ARBITR HUGHES DESIGN
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202

Project Name

Project Address

Project City/State/Zip

Project Phone/Fax

Project Email

Project Website

Project Description

Project Status

Project Date

Project Owner

Project Architect

Project Engineer

Project Designer

Project Draftsman

Project Checker

Project Approver

Project Reviewer

Project Consultant

Project Advisor

Project Observer

Project Participant

Project Stakeholder

Project Interest Group

Project Advisory Board

Project Steering Committee

Project Task Force

Project Working Group

Project Sub-Committee

Project Task Group

Project Sub-Group

Project Sub-Team

Project Sub-Unit

Project Sub-Element

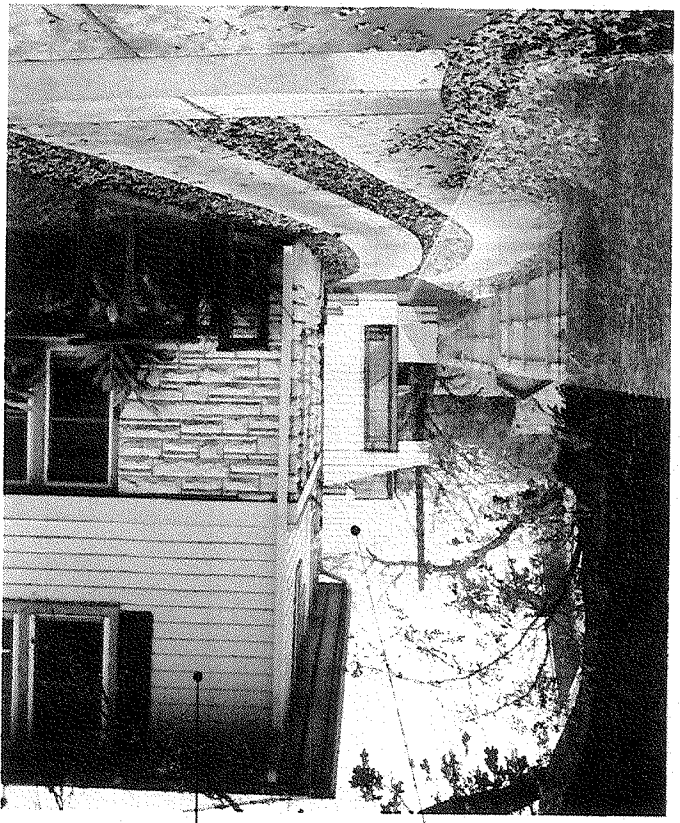
Project Sub-Component

Project Sub-Part

Project Sub-Item

APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1-30-14
BY: *Steve Koberwitzky*
for HLC Chair

NEW AND EXISTING
SIDING MATERIALS
TO MATCH



APARTMENT VIEW FROM LORRAIN STREET



VIEW FROM NEIGHBOR PROPERTY TO WEST

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Phase Info
As Noted
HISTORIC REVIEW APPLICATION
SET FOR THE CITY OF AUSTIN
Keep in mind
2014.01.24
Revisions

Project Name
Project Address
Project City/State/Zip
Project Phone/Fax
Project Email
Project Website
Project Description
Project Status
Project Date
Project Owner
Project Architect
Project Engineer
Project Designer
Project Draftsman
Project Checker
Project Approver
Project Reviewer
Project Consultant
Project Advisor
Project Observer
Project Participant
Project Stakeholder
Project Advisory Board
Project Steering Committee
Project Task Force
Project Working Group
Project Sub-Committee
Project Task Group
Project Sub-Group
Project Sub-Team
Project Sub-Unit
Project Sub-Element
Project Sub-Component
Project Sub-Part
Project Sub-Item

G-003
2/19

5/1/98

A-104

FIRST FLOOR PLAN 1

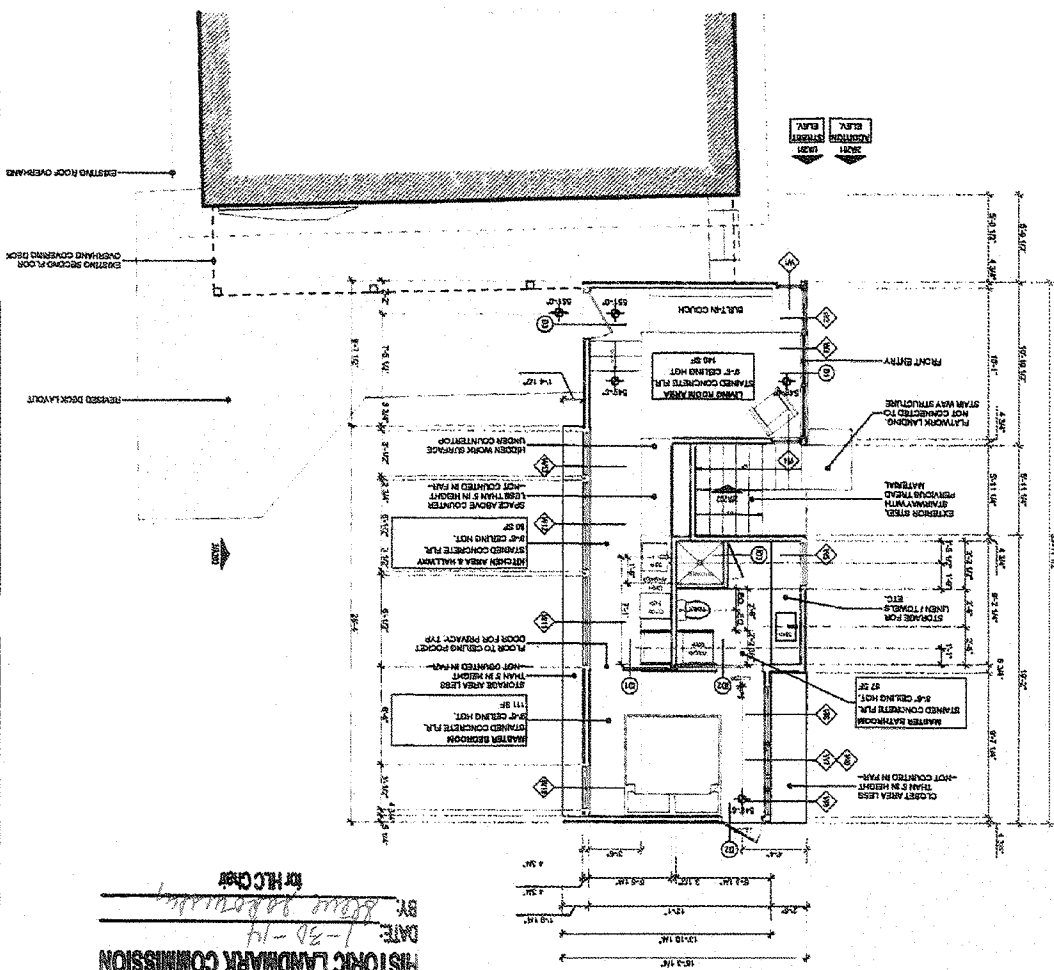
FLOOR PLANS

UNLESS NOTED AND SIGNED BY THE ARCHITECT, THESE DRAWINGS MAY NOT BE USED FOR PERMITTING OR CONSTRUCTION.



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PROJECT NO. 10000
DATE: 1-30-98
BY: [Signature]
FOR HLC CHURCH

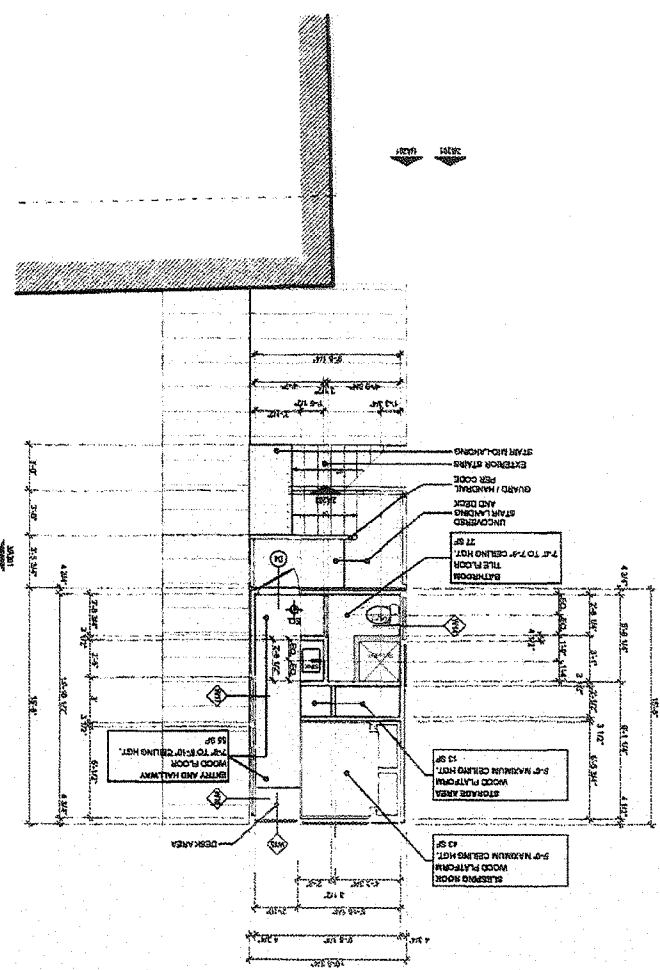


APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1-30-98
BY: [Signature]
FOR HLC CHURCH



ARBIB HUGHEY DESIGN, INC.
1100 LEXINGTON AVENUE, SUITE 1000
NEW YORK, NY 10017
TEL: 212-633-1000
FAX: 212-633-1001

SECOND FLOOR PLAN 2



5/12

A-105

ROOF PLAN

Drawing No.

THIS ROOF PLAN AND ELEVATIONS
SHALL BE USED FOR THE ARCHITECTURAL
REPRESENTATION OF THE BUILDING
AND SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES.

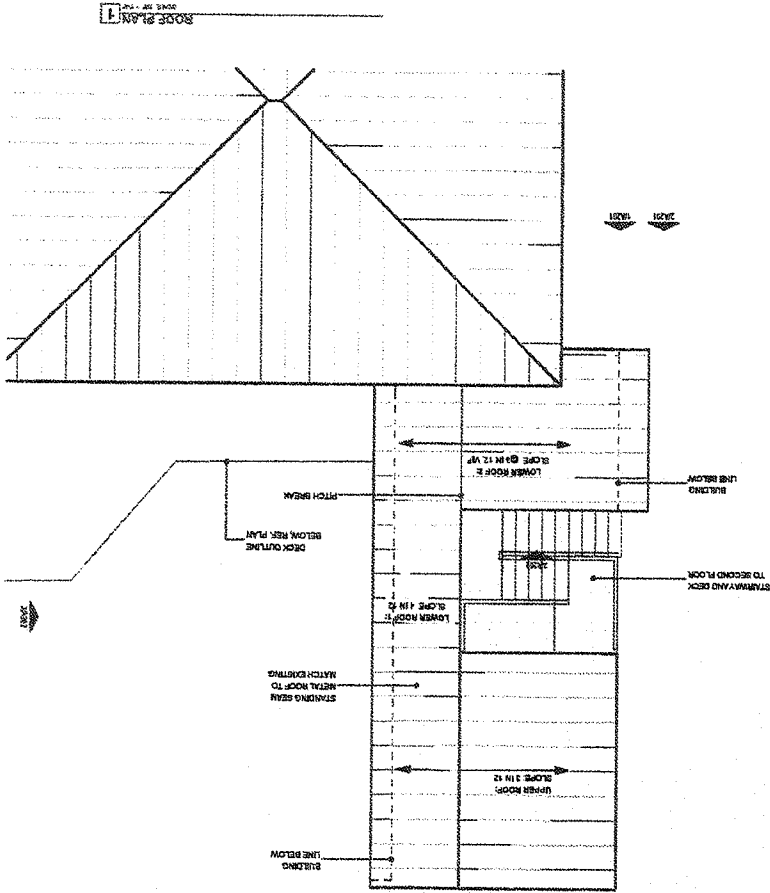


THIS ROOF PLAN AND ELEVATIONS
SHALL BE USED FOR THE ARCHITECTURAL
REPRESENTATION OF THE BUILDING
AND SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES.

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REPRESENTATION OF THE BUILDING
AND SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES.



APPROVED BY
HISTORIC LANDMARK COMMISSION
DATE: 1-30-14
BY: [Signature]
HLC Chair



ROOF PLAN

[illegible]

[illegible]



ARBIS HUGHEY DESIGN

21/60

Travis CAD

Property Search Results > 109207 MARTIN STANLEY R & for Year 2013

Property

Account

Property ID: 109207 Legal Description: LOT 13 BLK 3 OLT 4 DIV Z SHELLEY HEIGHTS 2
Geographic ID: 0110020404 Agent Code:

Type: Real

Property Use Code:

Property Use Description:

Location

Address: 1104 LORRAIN ST Mapsco: 584R
TX 78703
Neighborhood: OLD WEST AUSTIN (SFR) Map ID: 011008
Neighborhood CD: Z2000

Owner

Name: MARTIN STANLEY R & Owner ID: 1281928
Mailing Address: KELLY R CARNEE-MARTIN % Ownership: 100.000000000000%
1104 LORRAIN ST
AUSTIN, TX 78703-4831 Exemptions: HS, SO

Values

(+) Improvement Homesite Value: + \$377,410
(+) Improvement Non-Homesite Value: + \$0
(+) Land Homesite Value: + \$220,000
(+) Land Non-Homesite Value: + \$0 Ag / Timber Use Value
(+) Agricultural Market Valuation: + \$0
(+) Timber Market Valuation: + \$0

(=) Market Value: = \$597,410
(-) Ag or Timber Use Value Reduction: - \$0

(=) Appraised Value: = \$597,410
(-) HS Cap: - \$0

(=) Assessed Value: = \$597,410

Taxing Jurisdiction

Owner: MARTIN STANLEY R &
% Ownership: 100.000000000000%
Total Value: \$597,410

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.242000	\$597,410	\$550,670	\$6,839.32
02	CITY OF AUSTIN	0.502700	\$597,410	\$565,670	\$2,843.62
03	TRAVIS COUNTY	0.494600	\$597,410	\$446,188	\$2,206.85
0A	TRAVIS CENTRAL APP DIST	0.000000	\$597,410	\$565,670	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.129000	\$597,410	\$446,188	\$575.58
68	AUSTIN COMM COLL DIST	0.094900	\$597,410	\$559,696	\$531.16
Total Tax Rate:		2.463200			
			Taxes w/Current Exemptions:		\$12,996.53
			Taxes w/o Exemptions:		\$14,715.40

Improvement / Building

Improvement #1: 1 FAM State Code: A1 Living Area: 2304.0 sqft Value: \$345,670
DWEELLING

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	WW - 5		1951	1044.0
2ND	2nd Floor	WW - 5		1951	1260.0
031	GARAGE DET 1ST F	WW - 5		1951	264.0
095	HVAC RESIDENTIAL	* - *		1951	2304.0
251	BATHROOM	* - *		1951	1.0
512	DECK UNCOVERED	* - 5		1951	150.0
011	PORCH OPEN 1ST F	* - 5		1951	120.0

Improvement #2: Detail Only State Code: A3 Living Area: 0.0 sqft Value: \$15,717

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D25 - 1		2006	0.0
411	SOLAR DEVICES RESIDENTIAL	D25 - 1		2006	3.1

Improvement #3: Detail Only State Code: A3 Living Area: 0.0 sqft Value: \$16,023

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
1ST	1st Floor	D25 - 1		2008	0.0
411	SOLAR DEVICES RESIDENTIAL	D25 - 1		2008	2.9

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.1214	5288.51	50.00	105.30	\$220,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014		N/A	N/A	N/A	N/A	N/A
2013		\$377,410	\$220,000	0	597,410	\$0
2012		\$319,099	\$225,000	0	544,099	\$0
2011		\$305,398	\$225,000	0	530,398	\$0
2010		\$292,362	\$225,000	0	517,362	\$0
2009		\$335,602	\$225,000	0	560,602	\$58,088
						\$502,514

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/4/2005	QD	QUIT CLAIM DEED	ASPECT INVESTMENT INC	BANK ONE N A TRUSTEE			2005022723TR

Questions Please Call (512) 834-9317

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B/62

Travis CAD - Map of Property ID 109207 for Year 2013



Property Details

Account

Property ID: 109207
Geo ID: 0110020404

Type: Real

Legal Description: LOT 13 BLK 3 OLT 4 DIV Z SHELLEY HEIGHTS 2

Location

Situs Address: 1104 LORRAIN ST TX 78703

Neighborhood: OLD WEST AUSTIN (SFR)

Mapsc0: 584R

Jurisdictions: 0A, 01, 02, 03, 21, 68

Owner

Owner Name: MARTIN STANLEY R &

Mailing Address: KELLY R CARNEE-MARTIN, 1104 LORRAIN ST, , AUSTIN, TX 78703-4831

Property

Appraised Value: \$597,410.00

<http://propaccess.traviscad.org/Map/View/Map/1/109207/2013>

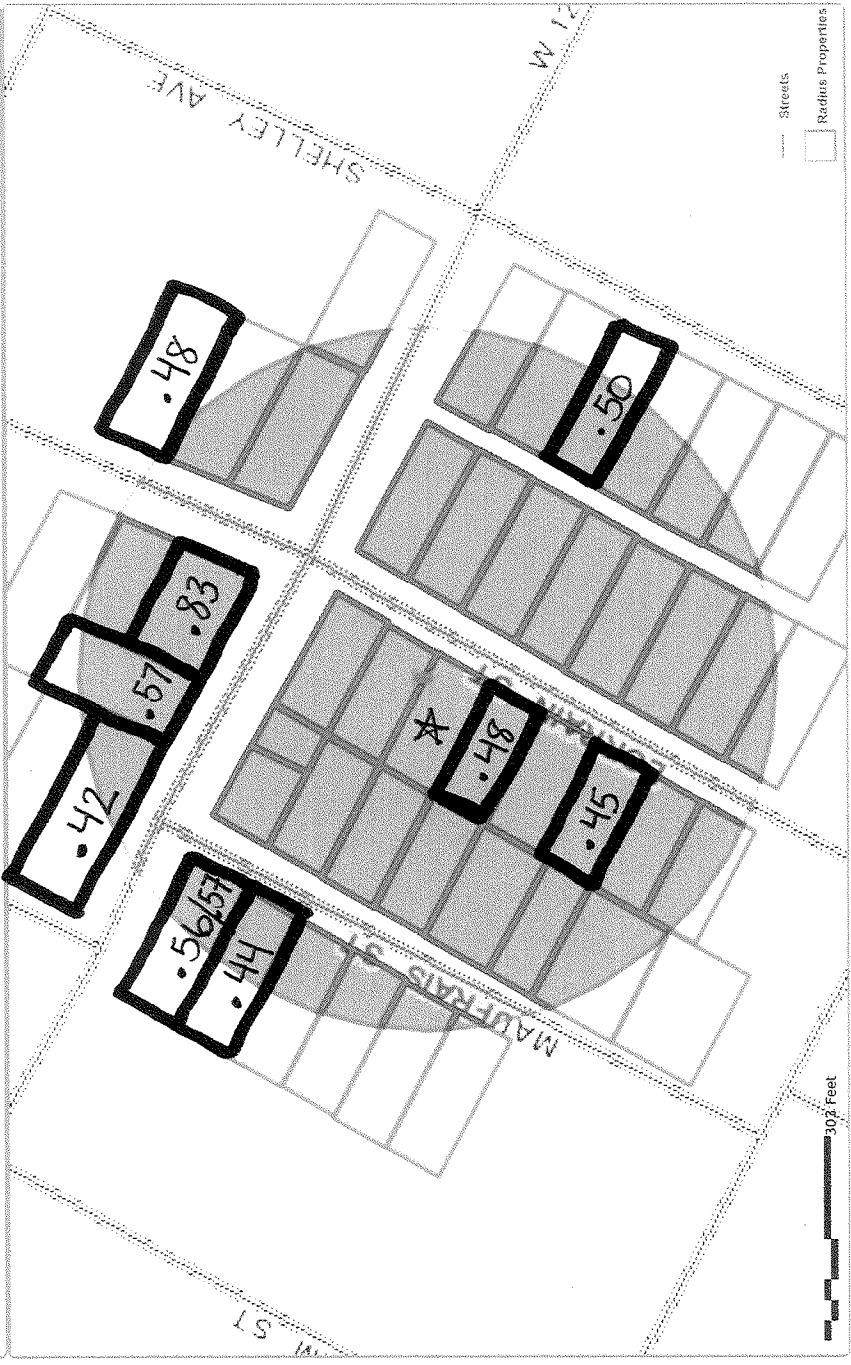
Property/ACCESS

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B1/3
6/3

Properties Over 40% FAR

Travis CAD - Map of Property ID 109207 for Year 2013



Property Details

Account

Property ID: 109207
Geo ID: 0110020404
Type: Real

Legal Description: LOT 13 BLK 3 OLT 4 DIV Z SHELLEY HEIGHTS 2

Location

Situs Address: 1104 LORRAIN ST TX 78703 = ★
Neighborhood: OLD WEST AUSTIN (SFR)
Mapsc0: 584R
Jurisdictions: 0A, 01, 02, 03, 21, 68

Owner

Owner Name: MARTIN STANLEY R &
Mailing Address: KELLY R CARNEE-MARTIN, 1104 LORRAIN ST, , AUSTIN, TX 78703-4831

Property

Appraised Value: \$597,410.00

<http://propaccess.traviscad.org/Map/View/Map/1/109207/2013>

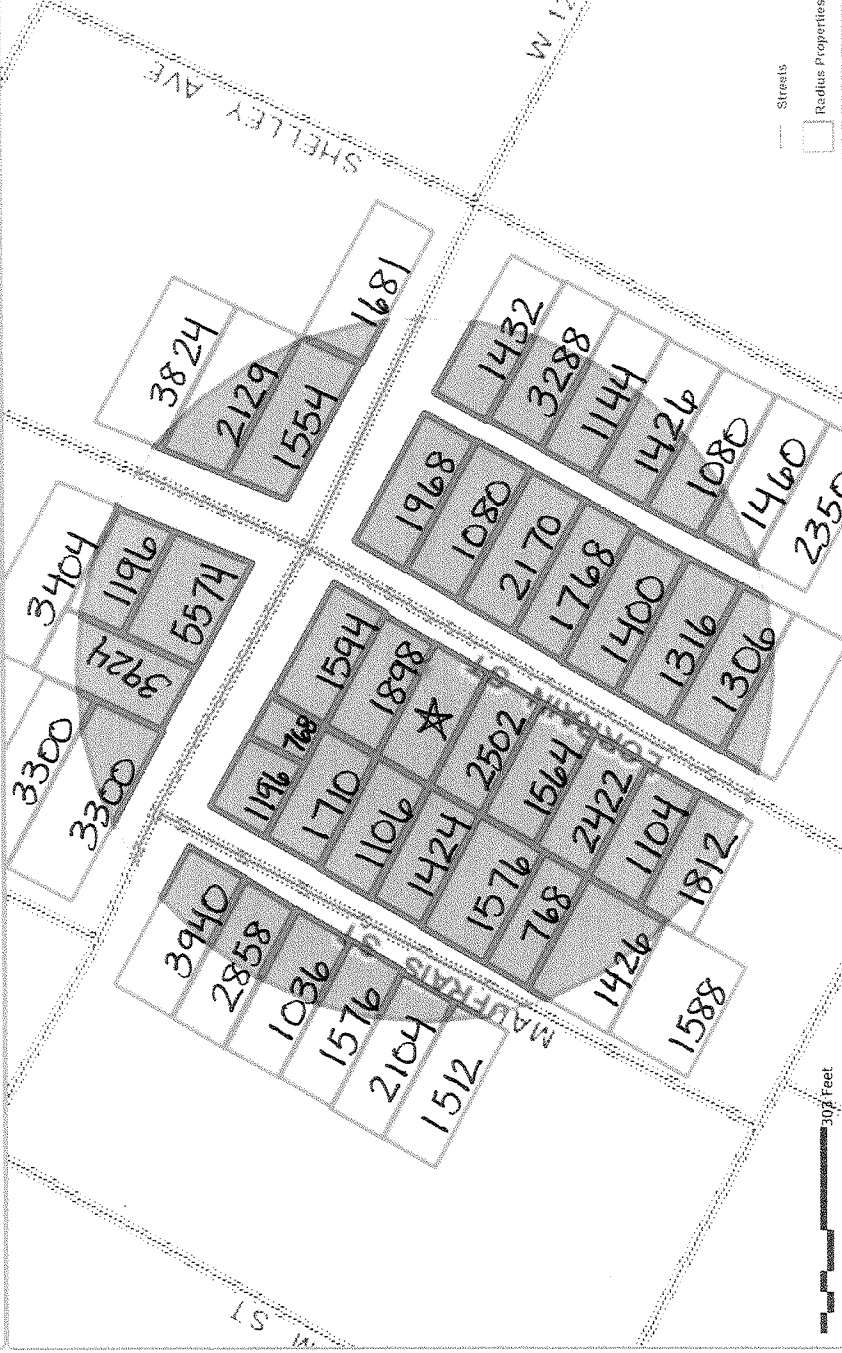
PropertyACCESS

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B1
64

Total Square Footage

Travis CAD - Map of Property ID 109207 for Year 2013



Property Details

Account

Property ID: 109207
Geo ID: 0110020404

Type: Real

Legal Description: LOT 13 BLK 3 OLT 4 DIV Z SHELLEY HEIGHTS 2

Location

Situs Address: 1104 LORRAIN ST TX 78703 -A
Neighborhood: OLD WEST AUSTIN (SFR)
Mapsc: 584R

Jurisdictions: 0A, 01, 02, 03, 2J, 68

Owner

Owner Name: MARTIN STANLEY R &
Mailing Address: KELLY R CARNEE-MARTIN, 1104 LORRAIN ST, , AUSTIN, TX 78703-4831

Property

Appraised Value: \$597,410.00

<http://propaccess.traviscad.org/Map/View/Map/1/109207/2013>

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B1/5

Key:		Subject Property		Adjacent Properties					
Property ID	Address	Street	Land Size Sqft	Home Sq Ft	Apartment Sq Ft	Total Sq Footage	FAR	Within 300 Feet?	Over 40% FAR?
109210	1004	Lorain St	5351	1812		1812	0.34	Y	
109223	1006	Lorain St	5113	1104		1104	0.22	Y	
109237	1007	Lorain St	6344	1306		1306	0.21	Y	
109222	1008	Lorain St	5400	2422		2422	0.45	Y	Y
109238	1009	Lorain St	6371	1316		1316	0.21	Y	
109209	1100	Lorain St	5396	1564		1564	0.29	Y	
109239	1101	Lorain St	6502	880	520	1400	0.22	Y	
109208	1102	Lorain St	5231	2502		2502	0.48	Y	Y
109240	1103	Lorain St	5985	1368	400	1768	0.30	Y	
109207	1104	Lorain St	5389	2257		2257	0.42	Y	Y
109241	1105	Lorain St	6319	2170		2170	0.34	Y	
109206	1106	Lorain St	5183	1898		1898	0.37	Y	
109242	1107	Lorain St	6210	1080		1080	0.17	Y	
109128	1200	Lorain St	6686	5574		5574	0.83	Y	Y
109141	1201	Lorain St	7027	1554		1554	0.22	Y	
109127	1202	Lorain St	4821	1196		1196	0.25	Y	
109142	1203	Lorain St	7759	2129		2129	0.27	Y	
109126	1204	Lorain St	8447	3404		3404	0.40	Y	
109143	1205	Lorain St	8006	3142	682	3824	0.48	Y	Y
109134	1201	Marshall	7860	3300		3300	0.42	Y	Y
109130	1203	Marshall	9724	3300		3300	0.34	Y	
109214	1003	Maufrais	7828	988	600	1588	0.20	Y	
109215	1007	Maufrais	7823	1426		1426	0.18	Y	
109187	1008	Maufrais	6432	1512		1512	0.24	Y	
109216	1009	Maufrais	4268	768		768	0.18	Y	
109186	1100	Maufrais	6432	2104		2104	0.33	Y	
109217	1101	Maufrais	6443	1576		1576	0.24	Y	
109185	1102	Maufrais	6347	1216	360	1576	0.25	Y	
109218	1103	Maufrais	5105	1424		1424	0.28	Y	
109184	1104	Maufrais	6759	1036		1036	0.15	Y	
109219	1105	Maufrais	5244	1106		1106	0.21	Y	
109183	1106	Maufrais	6471	2858		2858	0.44	Y	Y
109220	1107	Maufrais	5242	1386	324	1710	0.33	Y	
109221	1109	Maufrais	3492	1196		1196	0.34	Y	
109230	1006	Shelley	6561	1394	956	2350	0.36	Y	
109229	1008	Shelley	6550	1460		1460	0.22	Y	
109228	1010	Shelley	6608	1080		1080	0.16	Y	
109227	1012	Shelley	6597	1426		1426	0.22	Y	
109226	1014	Shelley	6517	1144		1144	0.18	Y	
109225	1016	Shelley	6575	3288		3288	0.50	Y	Y
109224	1018	Shelley	6518	1432		1432	0.22	Y	
109140	1200	Shelley	6825	1681		1681	0.25	Y	
109243	1307	W 12th St	6003	1968		1968	0.33	Y	
109205	1311	W 12th St	5324	1594		1594	0.30	Y	
109264	1313	W 12th St	1904	768		768	0.40	Y	
725806	1403	W 12th St	3478	1942		1942	0.56	Y	Y
725807	1403	W 12th St	3478	1968		1968	0.57	Y	Y
109128	1404	W 12th St	6940	2392	1532	3924	0.57	Y	Y
109173	1000	Elm	6234	1988	736	2724	0.29		
109172	1002	Elm	6662	1218	420	1638	0.25		
109192	1003	Elm	6667	1333		1333	0.20		
109171	1004	Elm	6489	2064	484	2548	0.39		
109170	1006	Elm	6673	2178		2178	0.33		
109193	1007	Elm	13371	2894	1033	3927	0.29		
109169	1008	Elm	6597	1664		1664	0.25		
109167	1102	Elm	6620	1538	440	1978	0.30		
109195	1103	Elm	3858	2181		2181	0.57		Y
109196	1103	Elm	3536	1949		1949	0.55		Y

9/18

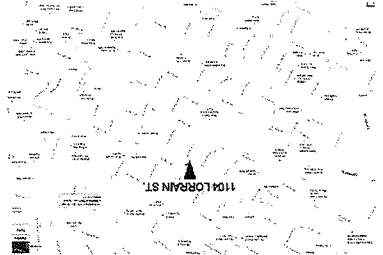
Property ID	Address	Street	Land Size Sqft	Home Sq Ft	Apartment Sq Ft	Total Sq Footage	FAR	Within 300 Feet?	Over 40% FAR?
109166	1104 Elm		6631	3013		3013	0.45		Y
109197	1105 Elm		3412	1880		1880	0.55		Y
109165	1106 Elm		6480	1838		1838	0.28		
109198	1107 Elm		3102	1708		1708	0.55		Y
109164	1108 Elm		7632	1604		1604	0.21		
109202	1109 Elm		4802	2645		2645	0.55		Y
109212	1000 Lorrain St		5348	1366		1366	0.26		
109234	1001 Lorrain St		6877	2890		2890	0.42		Y
109211	1002 Lorrain St		5336	2220	256	2476	0.46		Y
109235	1003 Lorrain St		6455	728	600	1328	0.21		
109125	1206 Lorrain St		12777	3537		3537	0.28		
109145	1207 Lorrain St		11919	3460		3460	0.29		
109124	1210 Lorrain St		12040	5940		5940	0.49		Y
109147	1211 Lorrain St		12987	3820		3820	0.29		
109044	1300 Lorrain St		4430	1780		1780	0.40		
109065	1301 Lorrain St		11051	1704	900	2604	0.24		
109043	1302 Lorrain St		3959	976		976	0.25		
109066	1303 Lorrain St		9012	2122	625	2747	0.30		
455153	1305 Lorrain St		8909	5369	876	6245	0.70		Y
109042	1306 Lorrain St		27400	9263	340	9603	0.35		
109189	1004 Maufrais		9992	1984		1984	0.20		
109188	1006 Maufrais		6434	2148		2148	0.33		
109233	1000 Shelley		6658	2191	896	3087	0.46		Y
106898	1001 Shelley		7491	1983		1983	0.26		
109232	1002 Shelley		6612	994	640	1634	0.25		
106899	1003 Shelley		7608	952		952	0.13		
109231	1004 Shelley		6619	1300		1300	0.20		
106900	1005 Shelley		7667	1980		1980	0.26		
106901	1007 Shelley		7536	1210		1210	0.16		
106903	1009 Shelley		10149	1680		1680	0.17		
106918	1011 Shelley		8869	3311		3311	0.37		
106905	1013 Shelley		7253	1586		1586	0.22		
109139	1202 Shelley		7609	2760		2760	0.36		
109138	1204 Shelley		7881	1326		1326	0.17		
109137	1206 Shelley		7936	4282		4282	0.54		Y
106916	1204 W 10th St		7811	1578		1578	0.20		
106893	1205 W 10th St		4428	2184		2184	0.49		Y
106917	1206 W 10th St		8844	1305		1305	0.15		
106892	1207 W 10th St		4965	1752		1752	0.35		
109298	1209 W 10th St		5887	1180		1180	0.20		
109297	1211 W 10th St		5110	2714		2714	0.53		Y
109293	1301 W 10th St		7130	1807		1807	0.25		
109292	1303 W 10th St		6630	2102		2102	0.32		
109291	1305 W 10th St		6977	2184		2184	0.31		
109290	1307 W 10th St		5366	1926	551	2477	0.46		Y
109289	1309 W 10th St		4740	2394		2394	0.51		Y
109288	1311 W 10th St		5469	1989		1989	0.36		
109213	1312 W 10th St		5177	936		936	0.18		
	23% of properties within 300 feet are over 40% FAR (11 of 48)								
	17% of properties within 300 feet have secondary dwelling units (8 of 48)								
	25% of properties in the larger area are over 40% FAR (27 of 106)								
	21% of properties in the larger area have secondary dwelling units (22 of 106)								

2/5

ARBIB HUGHEY DESIGN



RDCC APPLICATION SET
SUBMIT DATE: FEBRUARY 11TH, 2014



TO BE SUBMITTED AFTER PLAN REVIEW AND APPROVAL

- STRUCTURAL**
- A-601 DOOR / WINDOW SCHEDULE
- A-501 NOT USED
- A-401 NOT USED
- A-301 NOT USED
- A-201 EAST & SOUTH ELEVATIONS
- A-202 WEST & NORTH ELEVATIONS
- A-106 PLANS: RCP & ELECTRICAL
- A-105 PLANS: ROOF PLAN
- A-104 PLANS: FLOOR PLANS
- A-102 PLANS: SITE CONTEXT AND NEIGHBORHOOD
- A-101 PLANS: SITE & CALCULATIONS

- PLANS**
- 000 COVER SHEET
- 001 GENERAL NOTES
- 002 PROJECT RENDERINGS
- 003 PROJECT RENDERINGS
- GENERAL**
- DRAWING SHEET INDEX**



Plans also provided electronically

OWNER
Shan and Kelly Martin
1104 LORRAIN STREET
AUSTIN, TEXAS 78703
512.428.2156

PROJECT LOCATION
1104 LORRAIN STREET
AUSTIN, TEXAS 78703

GENERAL CONTRACTOR
DAVID MARRAS BUILDERS
5450 DEAN CREEK ROAD
WILLOW LAKE HILLS, TEXAS 78746
512.328.8888

ARCHITECT
ARBIB HUGHEY DESIGN
2235 EARTH DR. STREET #104
AUSTIN, TEXAS 78702
512.382.0878

STRUCTURAL ENGINEER
LEAP STRUCTURES
1000 EAST CHASE CHURCH ST., #201
AUSTIN, TEXAS 78702
512.388.8888

drawing info:

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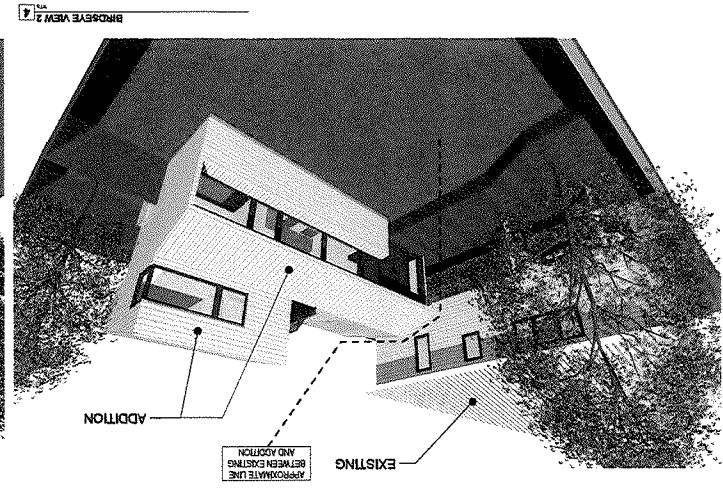
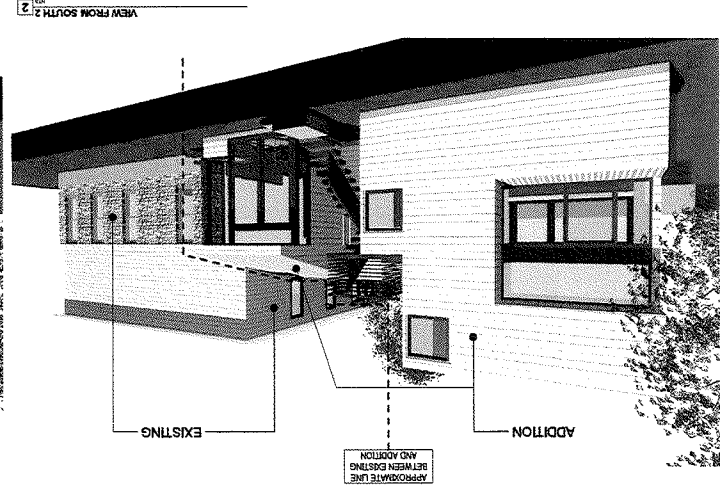
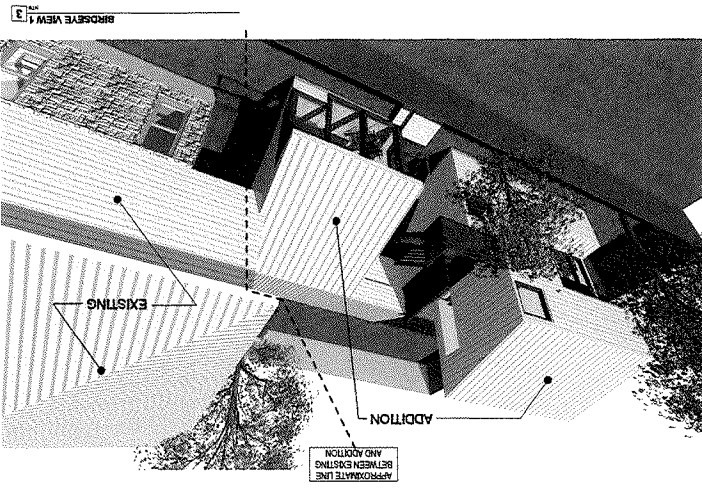
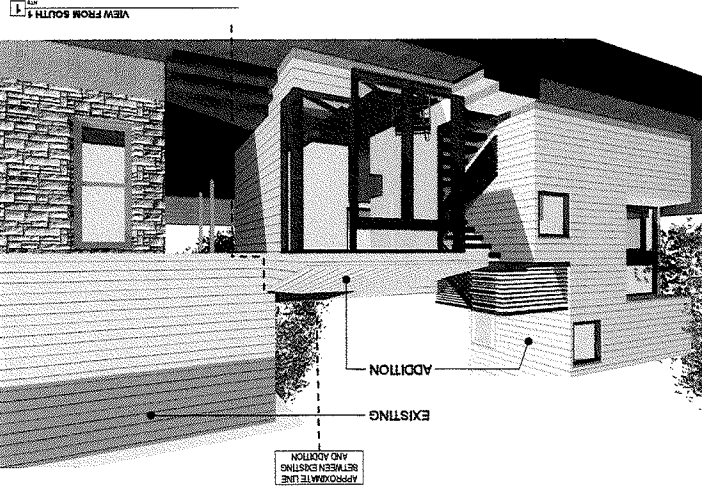
DATE: 08/04/2024
TIME: 11:00 AM
PROJECT: RDC APPLICATION SET
DRAWING: 001

phase info:

PROJECT NAME: MARTIN RESIDENCE
PROPERTY LOCATION: 1104 LORRAINE STREET, AUSTIN, TEXAS 78703
OWNER: JOHN AND KIMMY MARTIN
DESIGNER: ARRIB HUGHEY DESIGN, LLC
DATE: 08/04/2024
TIME: 11:00 AM
PROJECT: RDC APPLICATION SET
DRAWING: 001

project info:

2025 EAST 10TH ST, #104, AUSTIN, TX 78702



01/13
G-003

PROJECT
RENDERINGS

drawing info:

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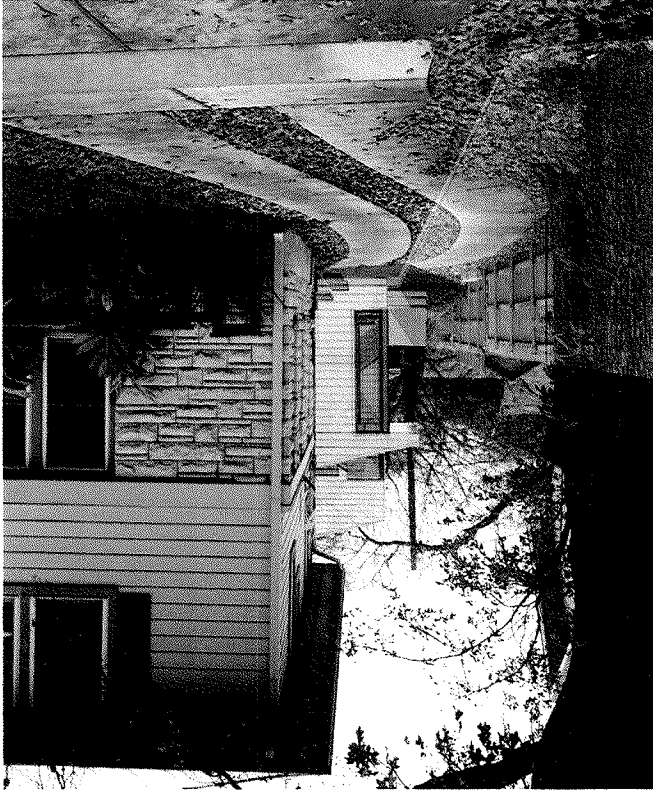
DATE: 01/13/14
DRAWN BY: JH
CHECKED BY: JH
PROJECT: 0000000000
PROJECT NAME: MARTIN RESIDENCE
PROJECT ADDRESS: 1104 LORAIN AVE, AUSTIN, TX 78703
PROJECT PHONE: 512.208.1393
PROJECT FAX: 512.208.1393
PROJECT EMAIL: info@arbibhugheydesign.com

phone info:

PROJECT NAME: MARTIN RESIDENCE
PROJECT ADDRESS: 1104 LORAIN AVE, AUSTIN, TX 78703
PROJECT PHONE: 512.208.1393
PROJECT FAX: 512.208.1393
PROJECT EMAIL: info@arbibhugheydesign.com

project info:

ARBIB HUGHEY DESIGN
2014 EAST 17TH ST, AUSTIN, TX 78702



A-102

SITE CONTEXT MAP

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PERMITTING, OR CONSTRUCTION



THE UNIVERSITY OF CHICAGO

ROCC APPLICATION SET

not published

2000

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617.294.3990
 1900 E. Tenth Street
 ALBANY, TEXAS 76702
 LEAF STRUCTURES
 The signpost
 617.294.6885
 West Lake Hills, Texas, 76748
 4549 Ross Court Road
 Davis Valley Builders
 617.294.1990
 Albany, TX 76702
 1134 Tenth Street
 Albany and Kelly Street
 ALBANY
 617.294.7623
 1164 CORNHILL STREET
 ALBANY, TEXAS 76702
 perfect manor
 ALBANY RESIDENCE

Project #10:

Project #10:

ARBIB HUGHEY DESIGN
2235 EAST 6TH ST. #104 AUSTIN, TX 78702



1105 LORRAIN ST.



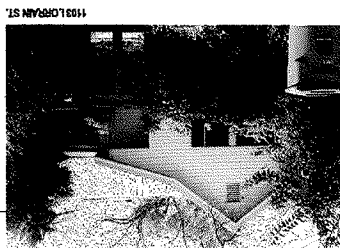
5107 LEBLANC S.I.



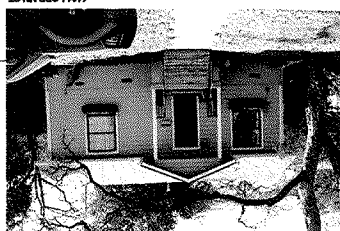
104 LORRAINE ST.



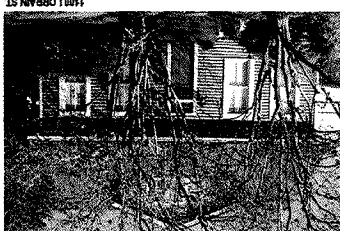
106 LORRAIN ST.



1103 LORAIN ST.



1101 LORAIN ST.



110485030001



702000



NEIGHBORHOOD CONTEXT MAP
SCALE 1:27 = 1" = 10'

DATE = 2015/05/20

LORRAIN STREET

LORRAIN STREET

NEW ADDITION

EXISTING GARAGE

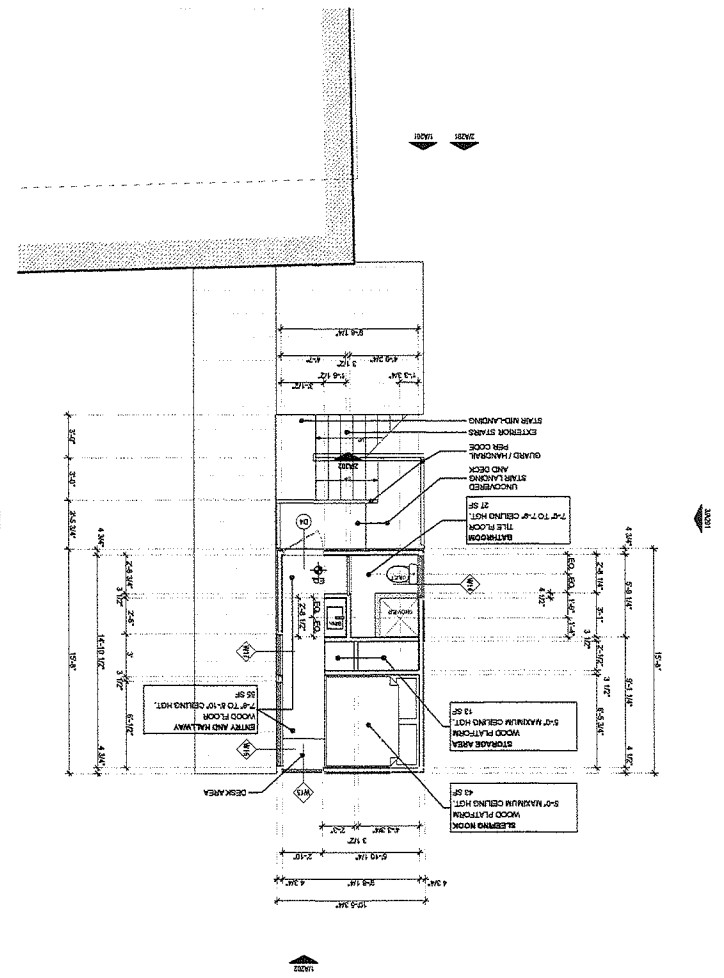
MAUFRAIS STREET

12TH STREET

300' RADIUS

FLOOR PLANS

1924] *W. H. Silliman*





2025 EAST 67th AVE, AUSTIN, TX 78752

Project Info:

Architect: MARTIN MEDENEC
Project Location: 1700 COMBINE STREET
Project Name: JOINT TEXAS TROOP
Client: ARMY AND NAVY
Address: 1100 LAMAR STREET
Austin, TX 78702
Phone: 512.426.2100
Fax: 512.426.2100
Email: info@afbibhughes.com
Website: www.afbibhughes.com
LEAD STRUCTURES
1000 E. CHASE DRIVE, DC, 8201
Austin, Texas 78702
Phone: 512.290.3559

Phase Info:

Set Back
RDC APPLICATION SET
Date Submitted: 2016.02.11
Reference:
0.0214 AFBIB HUGHES DESIGN



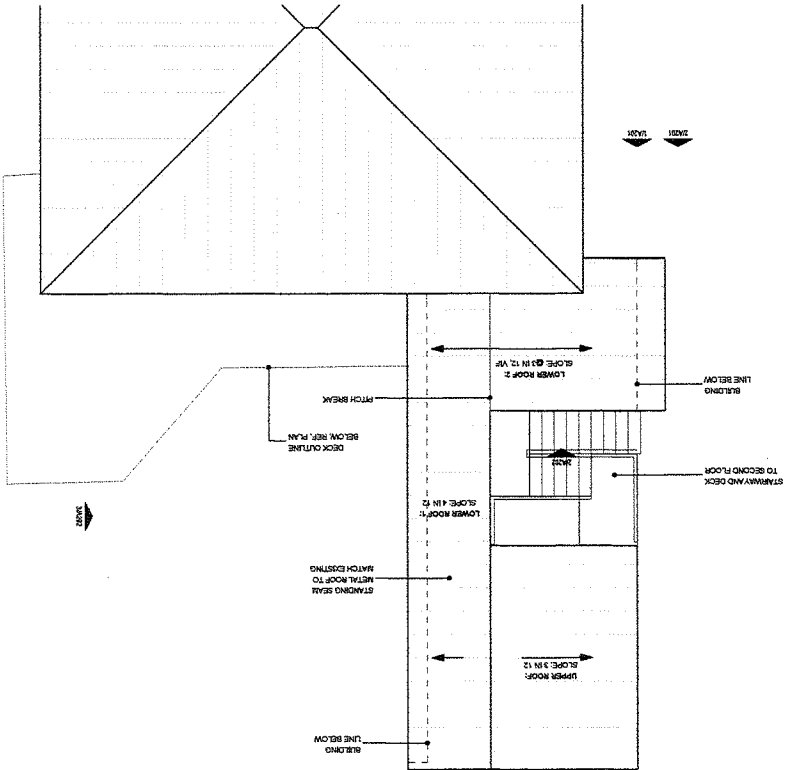
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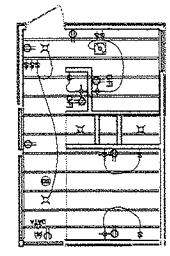
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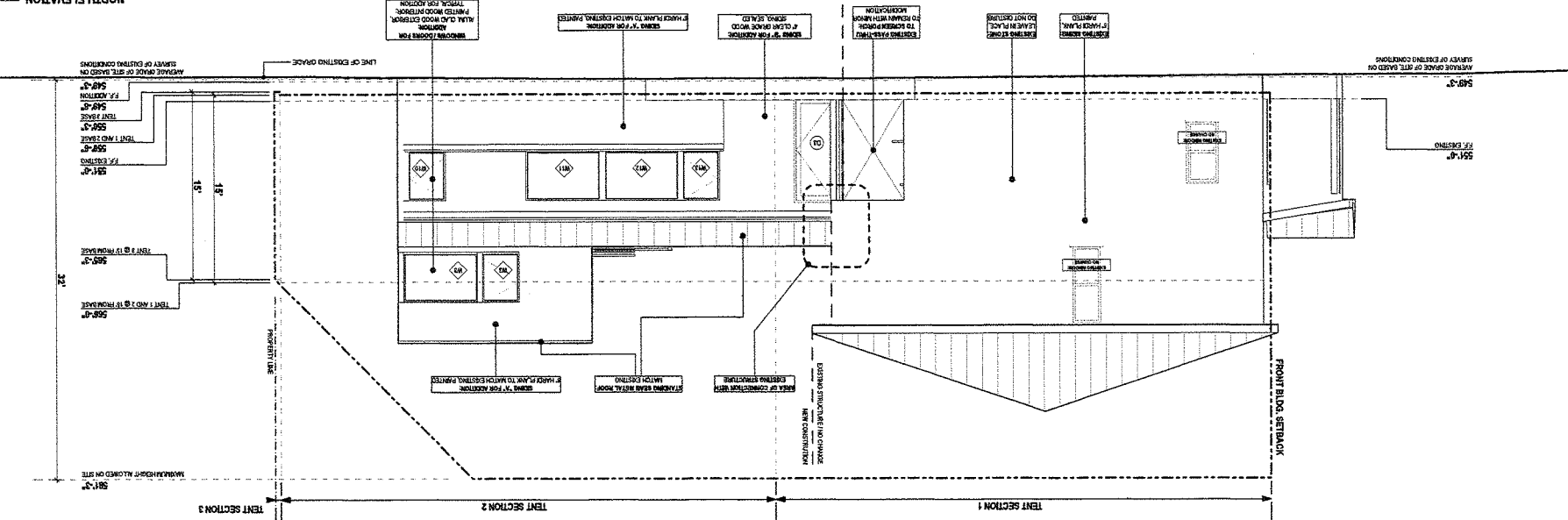
A-105

ROOF PLAN

ROOF PLAN
SCALE: 1/8" = 1'-0"



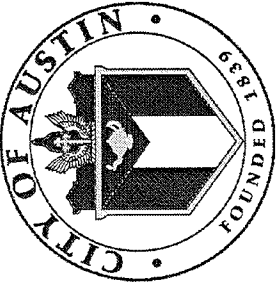




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79

* Print this report and present it at the time of update submittal. *

City of Austin Residential Permit Application Master Comment Report



Original Submittal Date: January 31, 2014
Application Expiration: July 30, 2014
Comment-report Sent Date: February 28, 2014
Comment-report #: 0
Property: 1104 LORRAIN ST
Case #: 2014-009479 PR
Case Manager: Daniel Word
Manager Contact: Daniel.Word@austintexas.gov

This report includes all staff comments received to date concerning your most recent residential permit application submittal. The comments may include requirements, recommendations, or information.

The application will be approved when all comments from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager or the appropriate reviewer(s).

Requirements:

- Write a separate letter or use this report to explain how each comment is being addressed and to note any questions you may have addressed with the reviewer.
- Submit updated drawings in 3 separated, assembled and stapled sets – correctly sized, and to-scale according to original intake requirements.
- Label any additional reviewer-specific paperwork accordingly.
- If information on the application is required or needs to be revised, you must provide these new sheets.
- If revisions of the site plan are required, the small format set must be re-stamped by Austin Energy and Austin Water Utility – as necessary.

Update Fees and Submittal:

You are advised to submit all requested information to clear these comments one (1) time. If there are comments remaining to be addressed on this comment report, it will be REJECTED and you will incur a review update fee (\$342.00 plus 4% development surcharge) on all subsequent update submittals. Invoices will use the billing information obtained during Intake. The fee must be paid at the Cashier on the first (1st) floor of the One Texas Center (OTC) before the update will be accepted. Your update must be formally submitted to the Residential Intake desk on the second (2nd) floor of the OTC during Intake hours (MWF 8a – 11p, W 1p – 3p).

Update Deadline (LDC 25-1) and extensions:

It is the responsibility of the applicant or his/her agent to update this application. The final update to clear all comments must be submitted by the application expiration date. Otherwise, the application will automatically expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Contact your case manager to request an extension. Note that an extension may be granted only one (1) time and must be requested prior to expiration.

Online Reference:

Your project information is available online:
<http://www.austintexas.gov/page/interactive-development-review-permitting-and-inspection>

Tree Ordinance Review - Jim Gobel - 512-974-2639

A tree permit review is required for this proposal. Please contact the City Arborist to initiate the tree review.

Residential Zoning Review - Daniel Word - 512-974-3341

1. Per 25-2-901, applicant must provide signed affidavit acknowledging that at least one occupant of the accessory apartment is either 60 yrs of age or older or physically disabled.
2. Proposed project exceeds maximum allowable gross floor area (2300 sq ft) per 25-2 Subchapter F Article 2.1.
3. "Building line" as related to 40ft tent segments placed incorrectly per 25-2 Subchapter F Article 3.1. Re-orient building line to be parallel w/ front property line and intersecting the principal building at the closest point to the front lot line (perhaps the front eave or stoop). Adjust 40 ft tent segments and high point elevation call-outs as needed on sheet A-101, A-201, A-202.
4. Ribbon driveway leads to "gravel" area. New gravel surfacing is not permitted for vehicular use. Modify gravel to asphaltic concrete or other all-weather surface on sheet A-101. Adjust impervious cover cales if not originally included.
5. Sheet A-101 seems to indicate wood deck encroaching into side yard setback along northern property line. Remove from sheet A-101 or show compliance with 25-2-513 regarding allowed encroachments into required yards.
6. Sheet A-101 shows new exterior stair landing in side yard setback along southern property boundary. May encroach 3ft into required yard if less than 3ft above grade. Provide note demonstrating compliance with 25-2-513 on sheet A-101.
7. Provide north arrow on sheet A-101.
8. Exterior stairs on sheet A-101 indicate "pervious tread material". Please clarify what this means and provide code documentation allowing for such material to be excepted from impervious cover cales.
9. Provide note indicating gross floor area measurements taken to outside surface of exterior walls on sheet A-101.
10. Gross floor area measurements should include all enclosed space with a ceiling height of 5ft or more. This measurement should be taken from the finished floor to the bottom of top chord of roof truss or underside of roof rafters, and ignore interior finish work (like counters/cabinets) and should not be measured to collar ties, ceiling joists or any type of furred-down ceiling. See 25-2 Subchapter F Article 3.3.4. Adjust gross floor area cales on sheet A-101 accordingly.
11. Provide plate heights on sheet A-201 and A-202.
12. Proposed design does not meet requirement for accessory apartment (25-2-901). The accessory apartment must be "contained within" the principal structure. While the current design is "attached" it does not meet the staff understanding of the intent of "contained within" as written. A Board of Adjustment variance is necessary to pursue the current design as an accessory apartment.

Technical Building Code Review - Jose Rascon - 512-974-2635

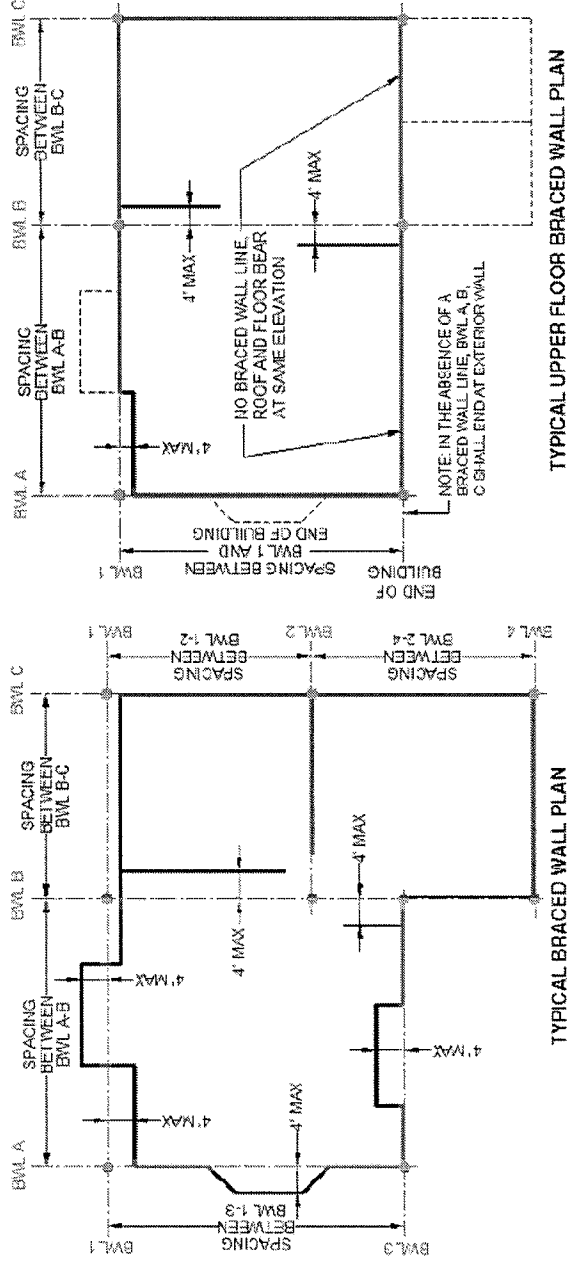
The application for **1104 LORRAIN STREET** has been rejected. See comments:

A. Missing Structural documents:

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- A.1. Submit Foundation Plan Showing layout and specifications as size, material and location for monolithic foundation, continuous footing, spread footings, stem footings, etc. with dimensions, reinforcing steel description and general specifications. The plan shall have the stamp and signature of a Texas Registered Structural Engineer.
- A.2. Submit Floor Framing Plan: Provide specifications such as location, size and material for girders, beams, headers, floor joists/trusses, columns and posts. The plan shall have the stamp and signature of a Texas Registered Structural Engineer or a Texas Registered Architect.
- A.3. Submit Roof Framing Plan: Provide specifications such as location, size and material for girders, beams, headers, roof joists/trusses, columns and posts. The plan shall have the stamp and signature of a Texas Registered Structural Engineer or a Texas Registered Architect.
- A.4. Submit Brace Wall/Shearwall Plan: The plan shall clearly indicate the braced wall lines and the braced wall method use as bracing or shear wall panels. The plan shall have the stamp and signature of a Texas Registered Structural Engineer or a Texas Registered Architect.
This is an application requirement. Below is the definition for Braced Wall Lines per 2012 IRC.
- A.5. Submit Foundation Details, Framing Details and Wall Sections showing foundation to floor/ wall, wall-floor and wall-roof conditions. The drawings shall have the stamp and signature of a Texas Registered Structural Engineer or a Texas Registered Architect.

BRACED WALL LINE, as defined by 2012 IRC R202: A straight line through the building plan that represents the location of the lateral resistance provided by the wall bracing. See diagram below for graphical description. *Please note the definition for braced wall line is different from the 2006 IRC and 2012 IBC. See fig R602.10.1.1. You're encouraged to ask questions if this requirement is not clear.*



If you have questions about the above comments that cannot be addressed via email or telephone and you would like to set up an appointment, please feel free to email at jose.rascon@austintexas.gov or call at 512-974-2635

Additional review fee active 10/1/2013: All resubmittals after the initial combined review (zoning and technical) are subject to an additional fee (enacted 10/1/2013).

B1
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It is highly advised that you clear comments by submitting all updates together at once. You will only be able to submit one (1) free update. If your initial update does not clear all comments from your reviewer and results in another rejection, you will be subject to an update fee for every update thereafter. This fee is \$342.00 plus 4% development surcharge.

Resubmittal Set: Building permit application require at least one scaled reduction set, it has to be to be not larger than 11"x17" and not smaller than 8.5"x11". The documents shall be entirely legible and shall contain the same information that the full size set.