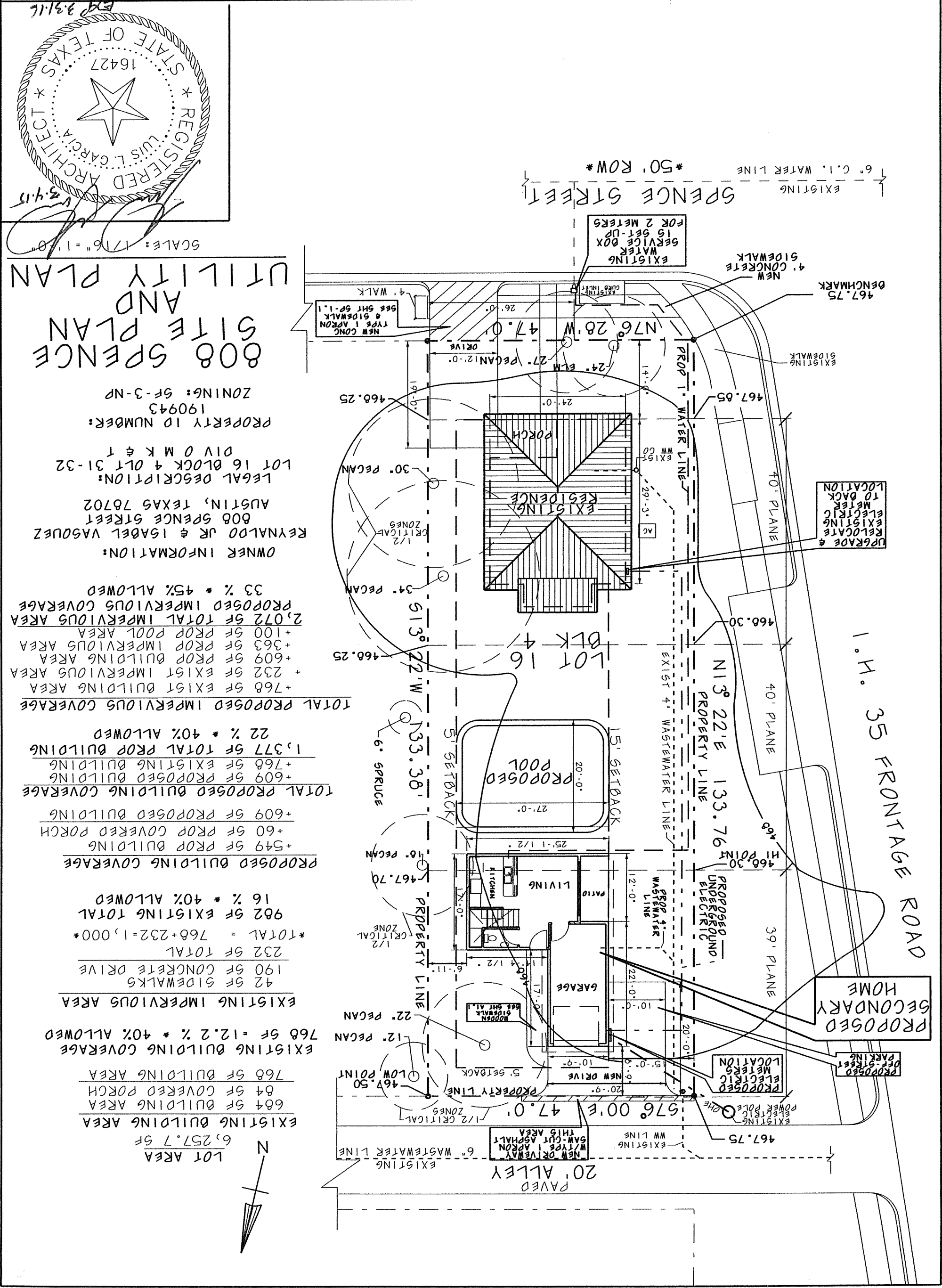
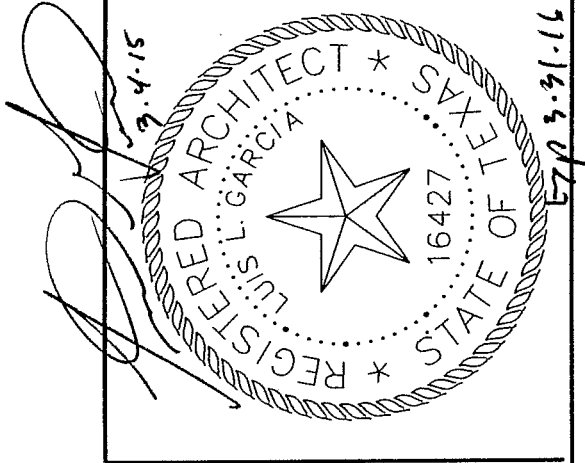


SHEET NUMBER: SP-1	SHEET NAME: SITE AND UTILITY PLAN	DATE: FEB 24, 2015	PROJECT: REYNALDO JR & ISABEL VASQUEZ LOCATION: AUSTIN, TEXAS 78702 OWNER: KEY VASQUEZ, *512*921-2272	LG ARCHITECTURE AUSTIN, TEXAS 512-784-6467
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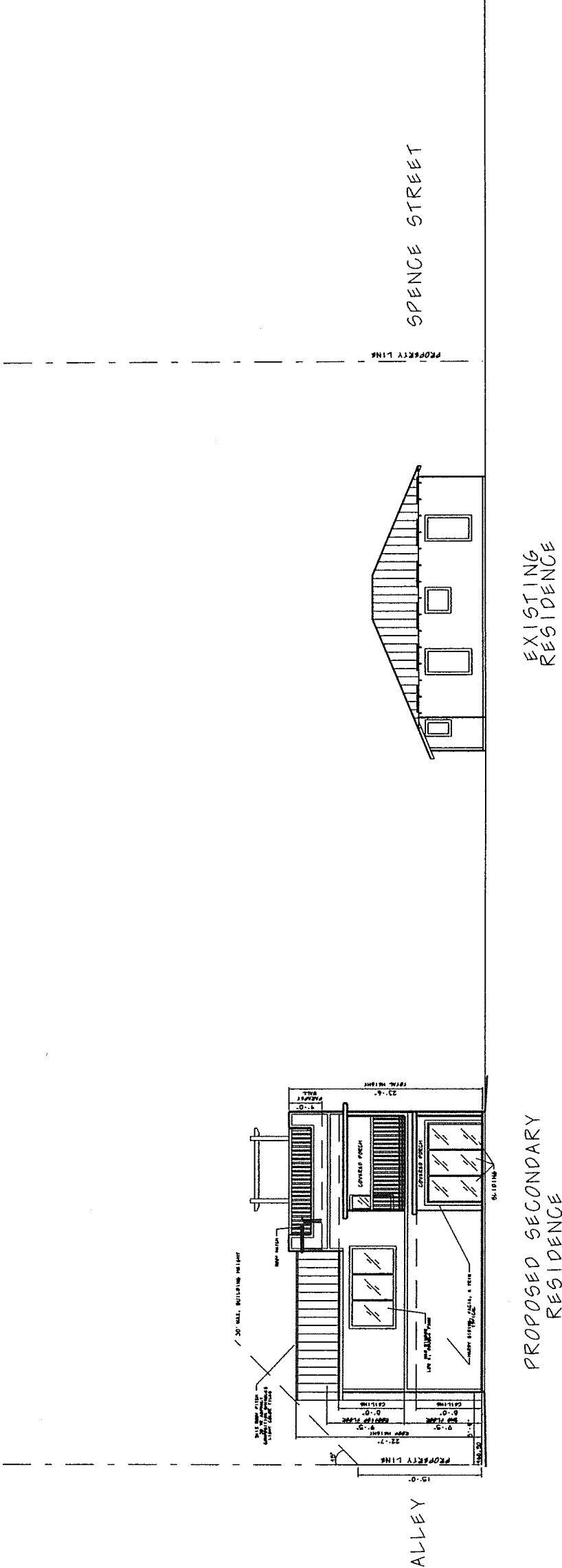
PROJECT: REYNALDO JR & ISABEL VASQUEZ	LOCATION: AUSTIN, TEXAS 78702	OWNER: REY VASQUEZ, *512*921-2272
	808 SPENCE STREET	
	PROJECT: LG ARCHITECTURE	
	AUSTIN, TEXAS 512-784-6467	

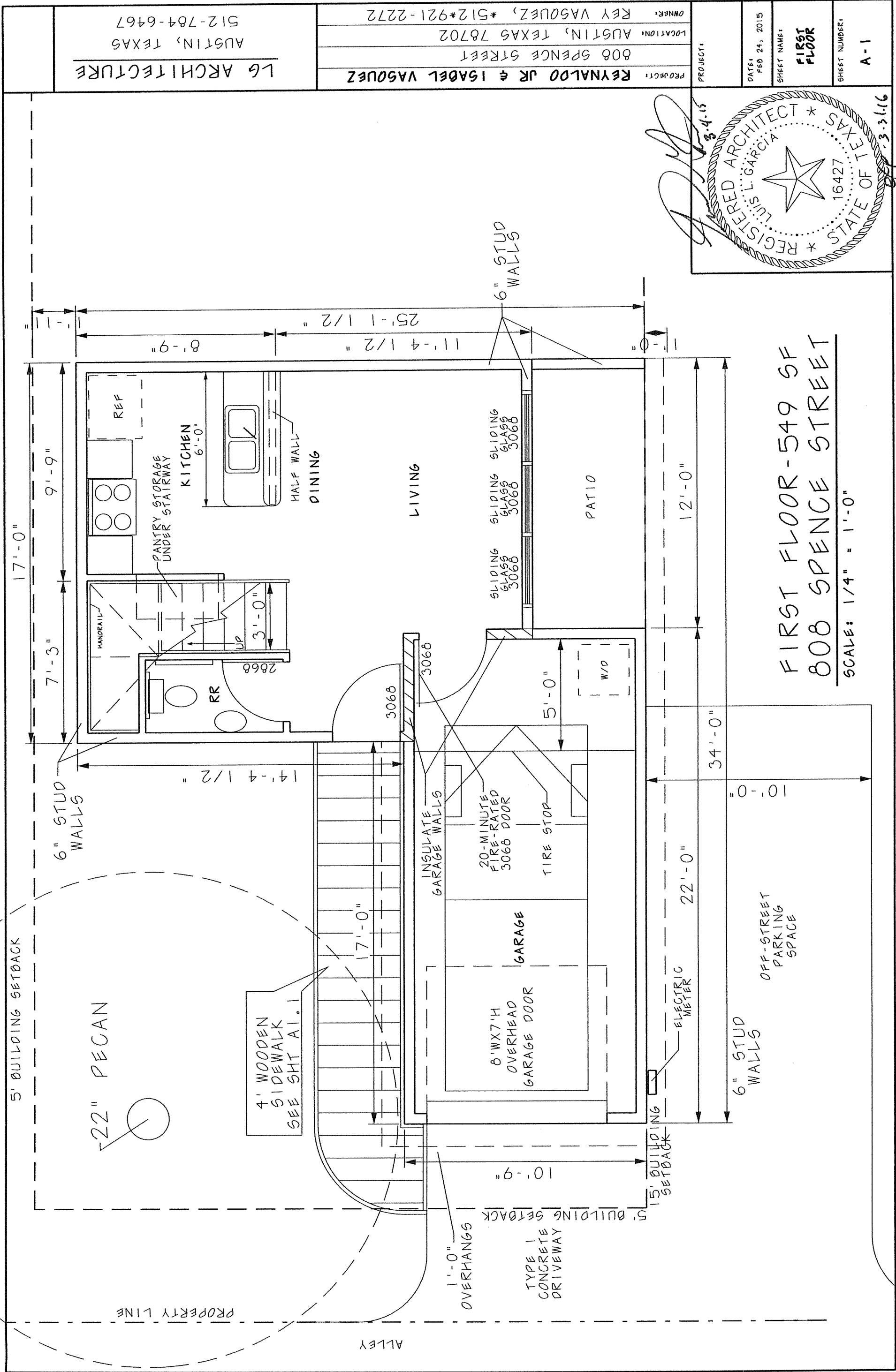
DATE: FEB 24, 2015	SHEET NAME: SITE SECTION EAST ELEVATION	SHEET NUMBER: SP-2
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808 SPENCE
EAST ELEVATION

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





LG ARCHITECTURE
AUSTIN, TEXAS
512-784-6467

PROJECT: REYNALDO JR & ISABEL VASQUEZ
LOCATION: AUSTIN, TEXAS 78702
OWNER: REY VASQUEZ, *512*921-2272

PROJECT: 3-4-15

DATE: FEB 24, 2015

SHEET NAME: FIRST FLOOR

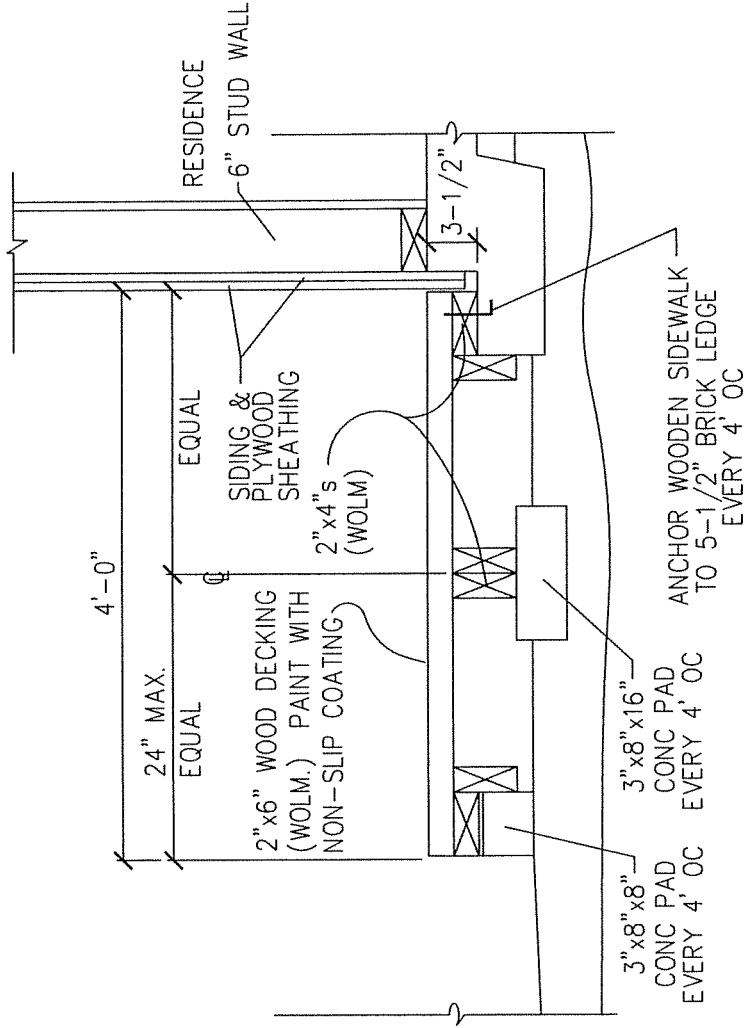
SHEET NUMBER: A-1

REGISTERED ARCHITECT *
LUIS L. GARCIA
16427
STATE OF TEXAS

FIRST FLOOR-549 SF
808 SPENCE STREET
SCALE: 1/4" = 1'-0"

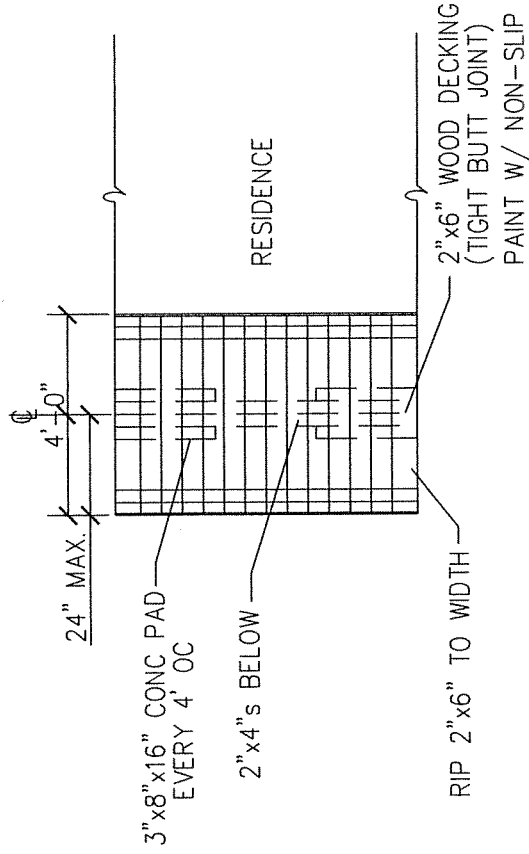
VISITABILITY NOTES:

0. VISITABILITY *REQUIRED AT NEW CONSTRUCTION*
SECTION R320 VISITABILITY ORDINANCE *20140130-021
- 0.1 R320.3 VISITABLE BATHROOMS.
A VISITABLE DWELLING MUST BE DESIGNED AND CONSTRUCTED WITH AT LEAST ONE BATHROOM GROUP OR A HALF BATH ON THE FIRST FLOOR THAT MEETS THE FOLLOWING REQUIREMENTS:
1. MINIMUM DOOR SIZE: A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED: *32" DOOR*
2. GRAB BAR PROVISION: LATERAL TWO-INCH BY SIX-INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS AND THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY.
- 0.2 R320.4 VISITABLE LIGHT SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS, THE FIRST FLOOR OF A VISITABLE DWELLING MUST MEET THE FOLLOWING REQUIREMENTS:
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL AND 2. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS.
- 0.3 R320.5 VISITABILITY BATHROOM ROUTE.
A BATHROOM GROUP OR HALF BATH DESIGNATED FOR VISITABILITY UNDER SECTION R320.3 MUST BE ACCESSIBLE BY A ROUTE BEGINNING BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE VISITABILITY ENTRANCE DESIGNATED UNDER SECTION 320.6 AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN, AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS.
- 0.4 R320.6 VISITABLE DWELLING ENTRANCE.
A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OF DWELLING.



SECTION: WOODEN SIDEWALK

NTS



PLAN: WOODEN SIDEWALK

NTS

ARBORIST NOTES:

1. PRIOR TO DEVELOPMENT, PROVIDE A ROOT ZONE MULCH LAYER AND MAINTAIN TREE PROTECTION FENCING THROUGHOUT PROJECT.
2. PROVIDE A RECEIPT FROM A CERTIFIED ARBORIST FOR ANY REQUIRED TREE PRUNING.

FIRST FLOOR
NOTES AND DETAILS
808 SPENCE STREET

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

LG ARCHITECTURE

AUSTIN, TEXAS
512-784-6467

REYNALDO JR & ISABEL VASQUEZ

808 SPENCE STREET
AUSTIN, TEXAS 78702

OWNER: REY VASQUEZ, *512*921-2272

PROJECT:

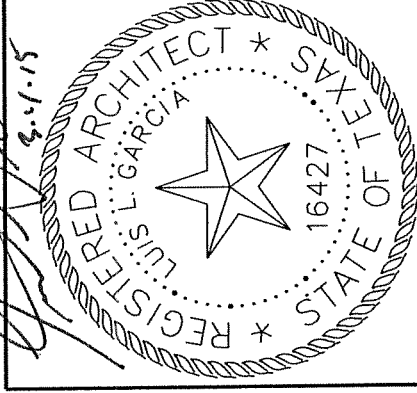
DATE: FEB 24, 2015

SHEET NAME:

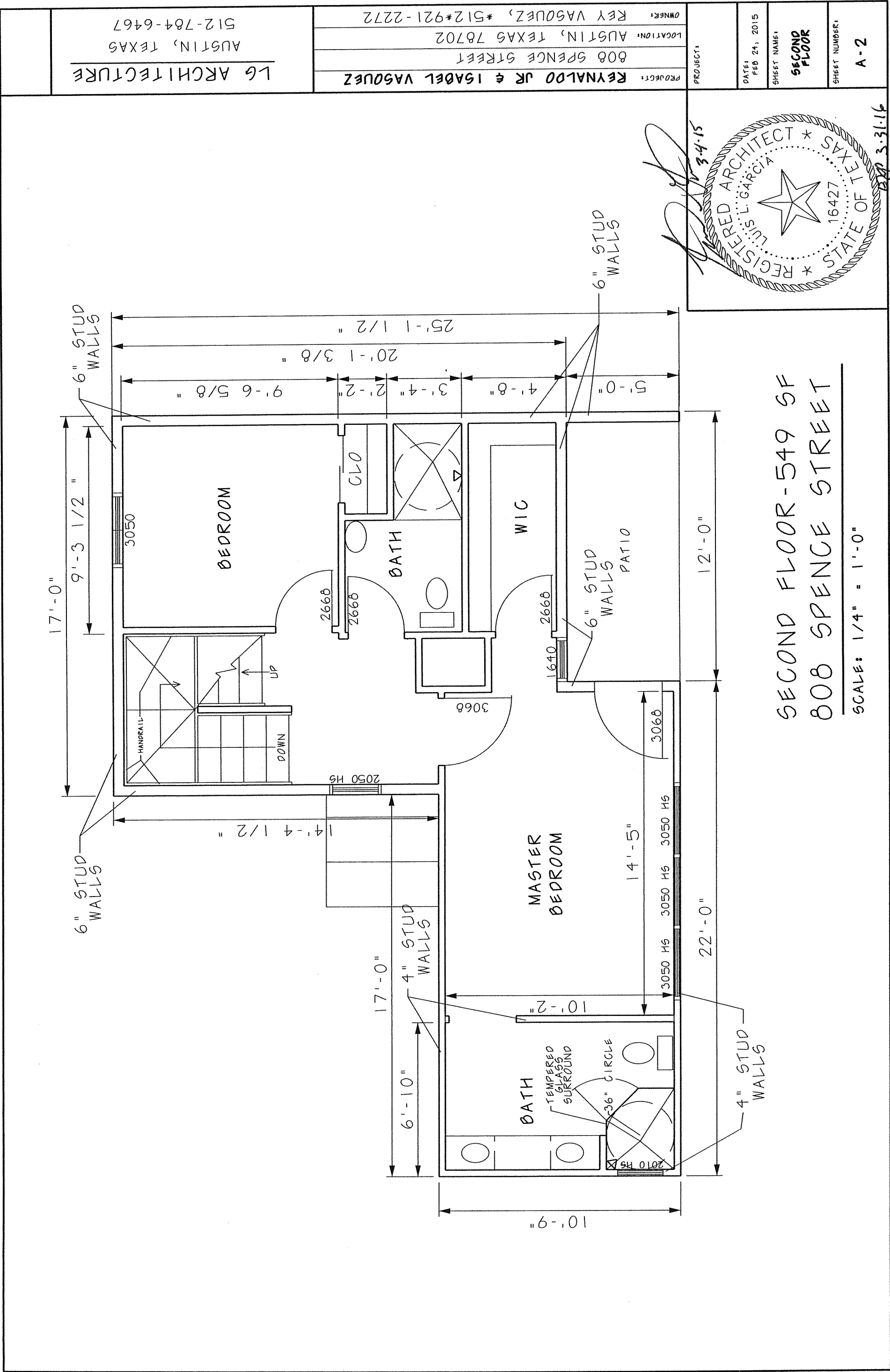
FIRST FLOOR
NOTES &
DETAILS

SHEET NUMBER:

A-1.1



6711 9-31-16



AUSTIN, TEXAS
512-784-6467

808 SPENCE STREET
AUSTIN, TEXAS 78702
OWNER: KEY VASQUEZ, *512*921-2272

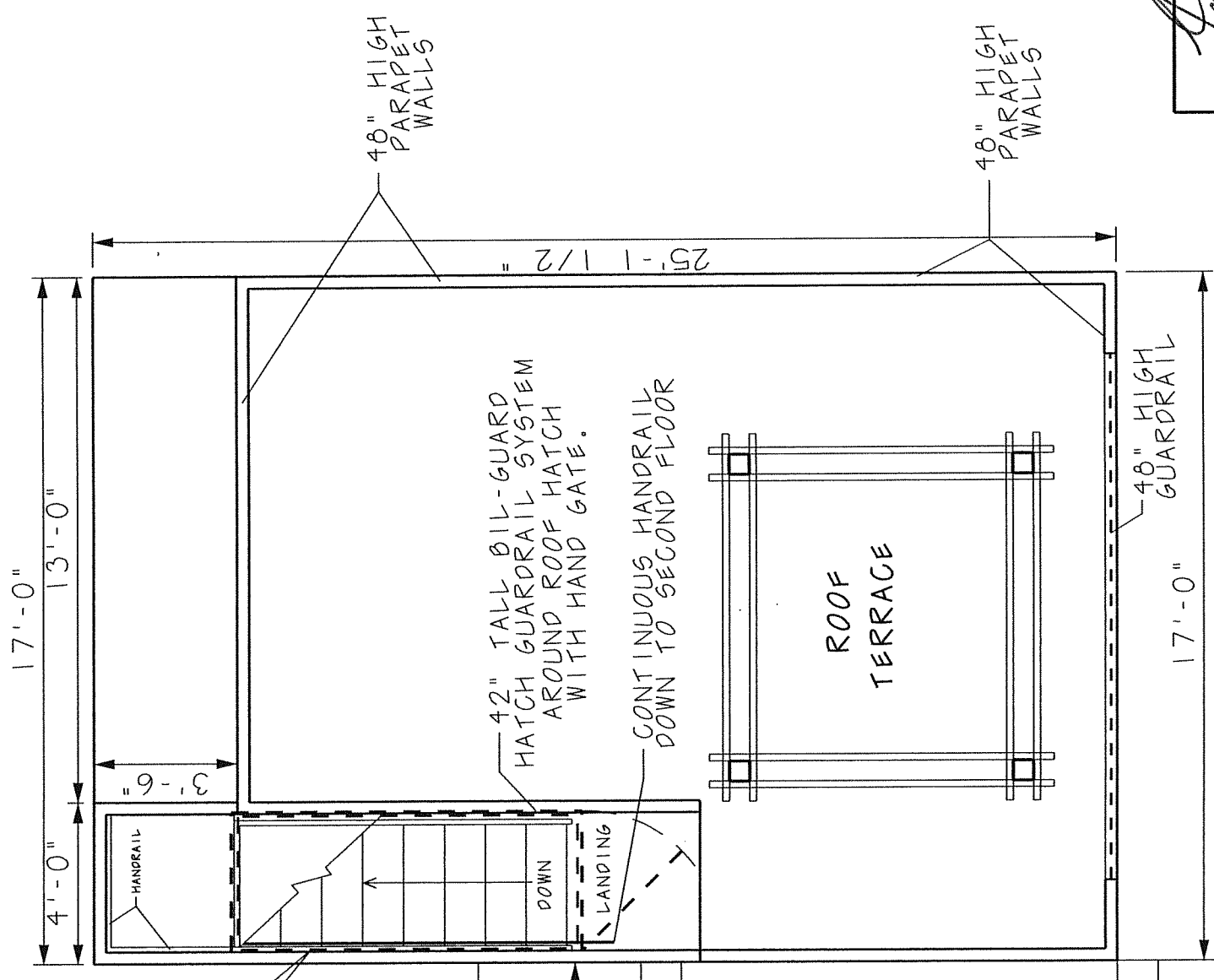
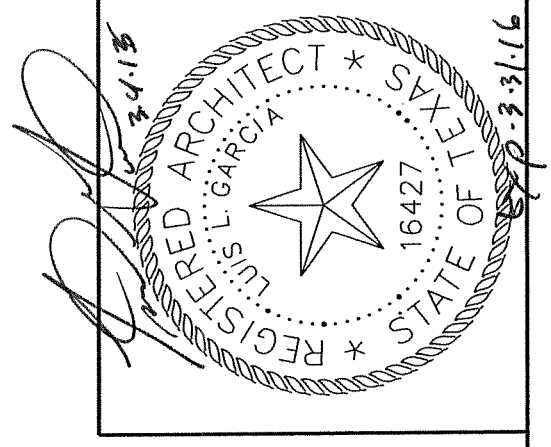
PROJECT:

DATE: FEB 24, 2015

SHEET NAME:
ROOF
TERRACE
PLAN

SHEET NUMBER:

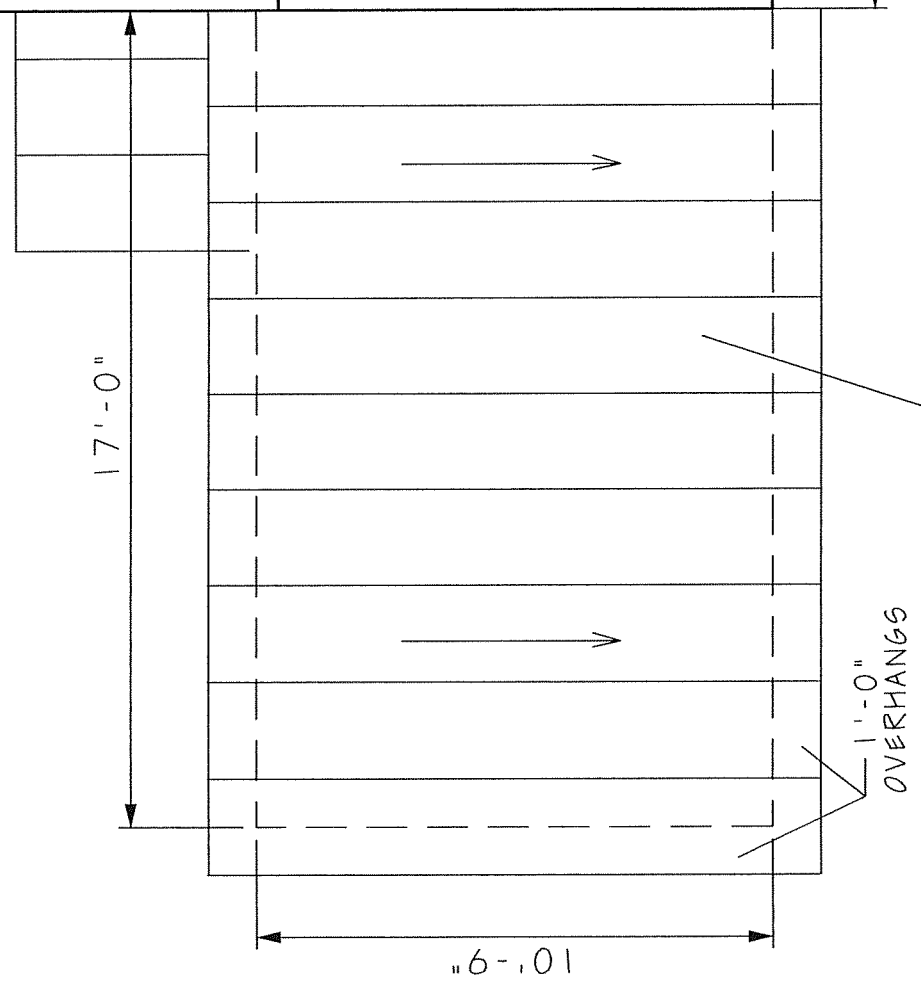
A-3



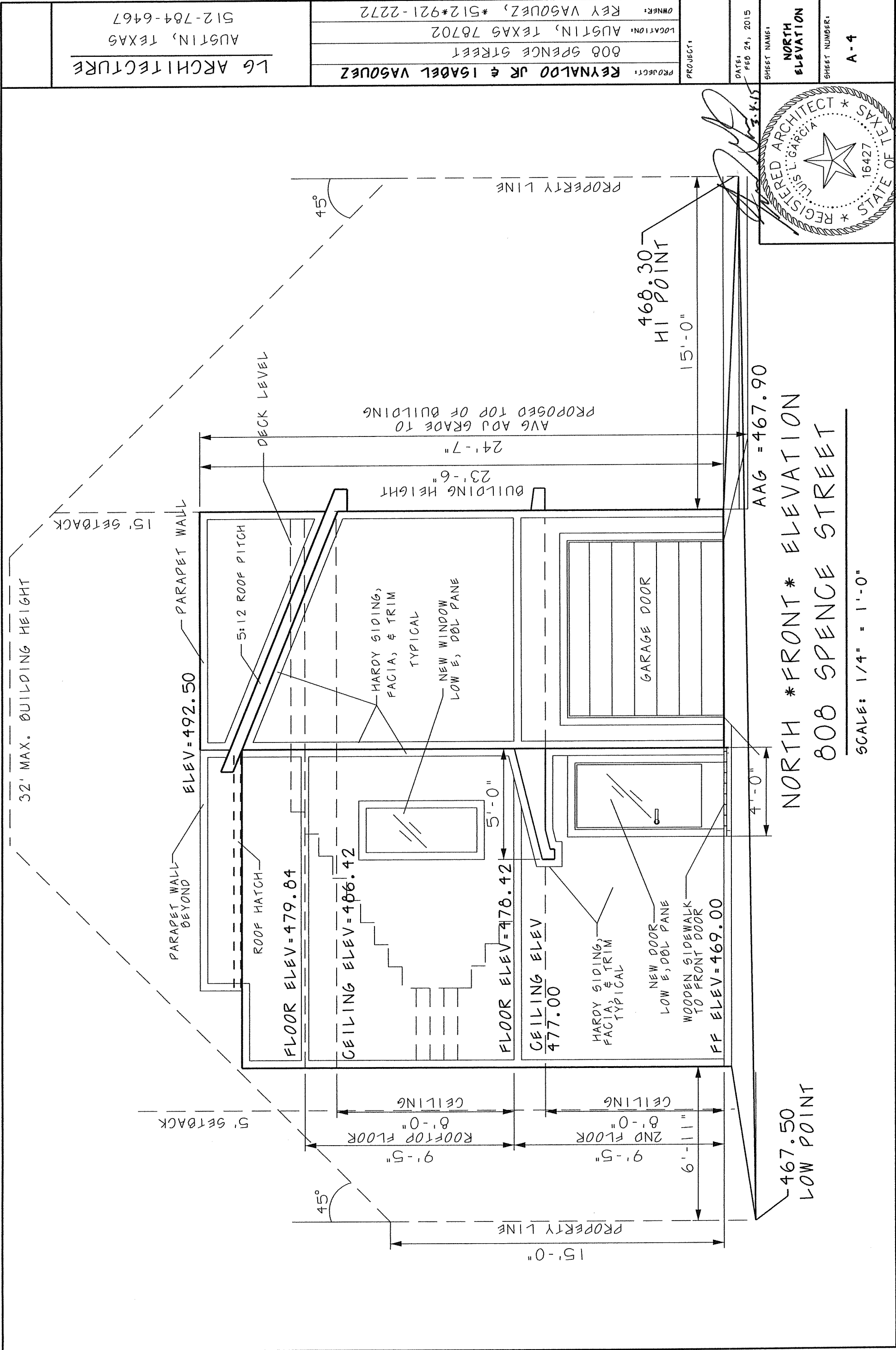
ROOF TERRACE PLAN
808 SPENCE STREET

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

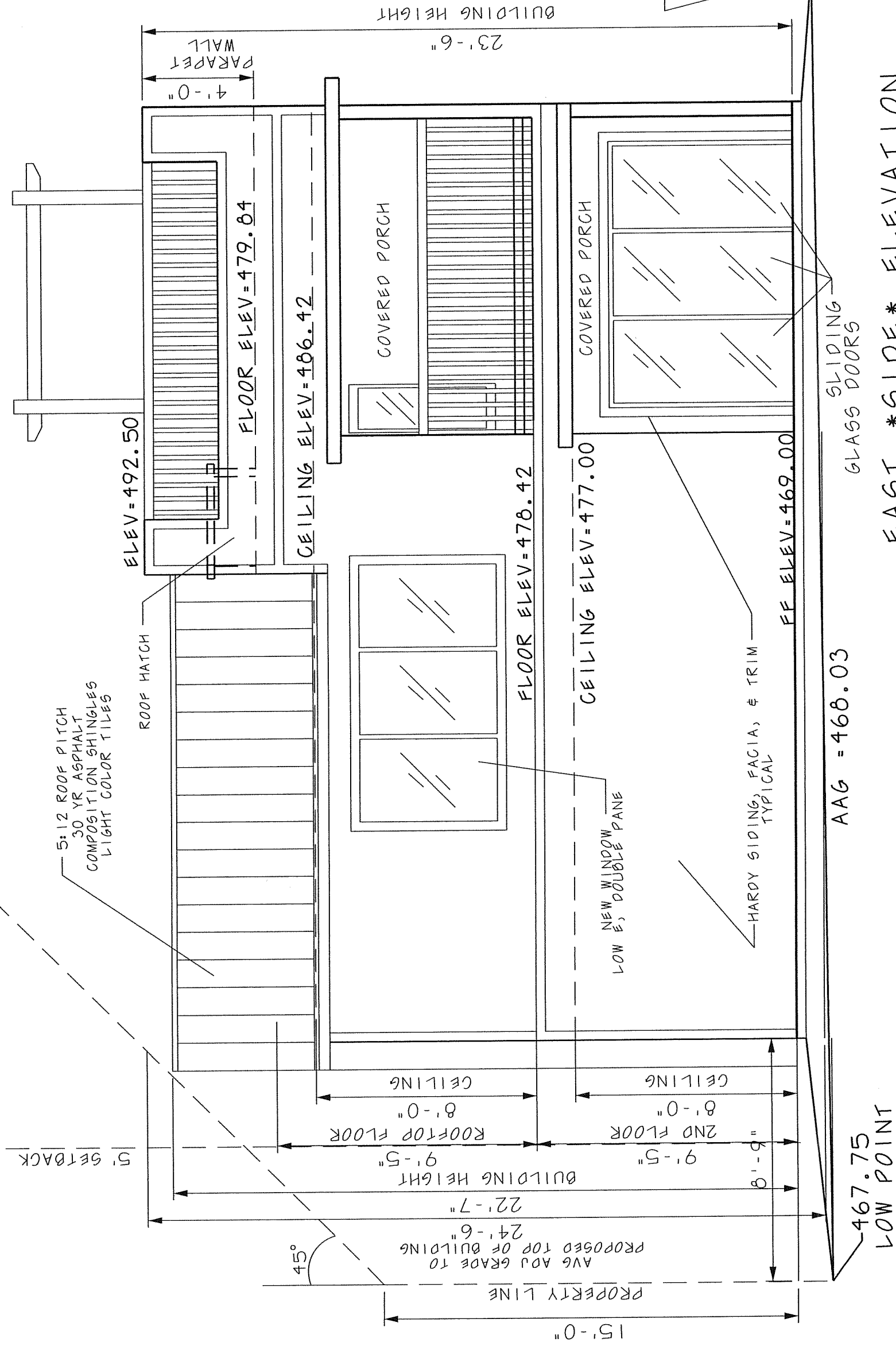
ROOF HATCH NOTE:
42" X 96" BILCO TYPE L-50T
SINGLE LEAF ROOF ACCESS HATCH
11 GAUGE MILL FINISH ALUMINUM COVER
WITH 12" CURB, HEAVY DUTY HINGES
COMPLIES WITH UL790 CLASS A
PROVIDE 42" HIGH BIL-GUARD GUARDRAIL
HATCH RAIL SYSTEM WITH LEFT HAND GATE.
REFER TO ATTACHED SPECIFICATION SHEETS.



— 6:12 ROOF PITCH
30 YR ASPHALT
COMPOSITION SHINGLES
LIGHT COLOR TILES



32' MAX. BUILDING HEIGHT



LG ARCHITECTURE

AUSTIN, TEXAS
512-784-6467

PROJECT: REYNALDO JR & ISABEL VASQUEZ

808 SPENCE STREET
AUSTIN, TEXAS 78702

OWNER: REY VASQUEZ, *512*921-2272

PROJECT:

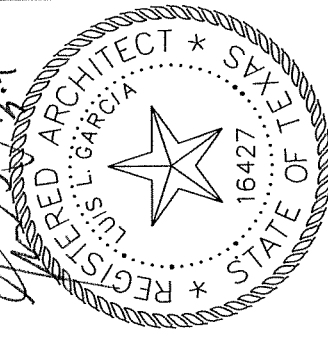
DATE: FEB 24, 2015

SHEET NAME:

EAST
ELEVATION

SHEET NUMBER:

A-5



6/23/16

32' MAX. BUILDING HEIGHT

15' SETBACK

45°

PROPERTY LINE

15'-0"

AVG ADJ GRADE TO
PROPOSED TOP OF BUILDING
24'-6"

23'-6"
BUILDING HEIGHT

15' SETBACK

ELEV=492.50 PARAPET WALL

3'-6"

DECK LEVEL

FLOOR ELEV=479.84

CEILING ELEV=486.42

HARDY SIDING,
FACIA, & TRIM
TYPICAL

FLOOR ELEV=478.42

CEILING ELEV=477.00

HARDY SIDING,
FACIA, & TRIM
TYPICAL

FF ELEV=469.00

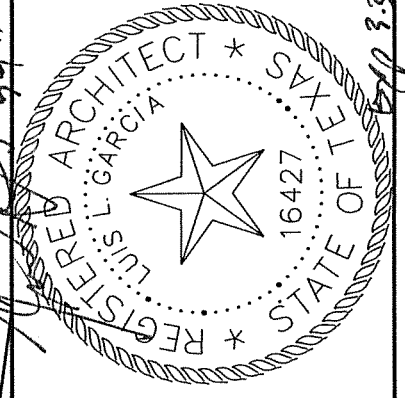
AAG =468.00

468.30

467.70

9.4.15

8'-0"
CEILING
9'-5"
2ND FLOOR
23'-6"
ROOFTOP FLOOR
45°
BUILDING HEIGHT
15'-0"
PROPERTY LINE
5' SETBACK



SOUTH *BACK* ELEVATION
808 SPENCE STREET

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

11/1/16
APP 3.3.1.16

LG ARCHITECTURE
AUSTIN, TEXAS
512-784-6467

PROJECT: REYNALDO JR & ISABEL VASQUEZ
LOCATION: AUSTIN, TEXAS 78702
OWNER: REY VASQUEZ, *512*921-2272

DATE: FEB 24, 2015
SHEET NAME: SOUTH ELEVATION
SHEET NUMBER: A-6

