



# City of Austin

## Residential New Construction and Addition

### Permit Application

Residential Review, 2<sup>nd</sup> floor, One Texas Center  
505 Barton Springs, Austin, TX 78704 (512) 978-4000

#### Property Information

Project Address: 1817b W. 10th St., Austin, TX 78703 Tax Parcel ID: 110215  
Legal Description: Lot 1, Block 3 Washington Heights  
Zoning District: SF-3-NP Lot Size (sq ft): 6,075  
Neighborhood Plan Area (if applicable): Old West Austin Historic District (if applicable):

#### Required Reviews

Is project participating in S.M.A.R.T. Housing? ☒ Y ☐ N (If yes, contact Austin Energy for Green Building Rating requirements. Attach signed certification letter from NHCD.) Does project have a Green Building requirement? ☒ Y ☐ N (If yes, contact Austin Energy for Green Building Rating requirements)

Is this site within an Airport Overlay Zone? Y ☒ N (If yes, approval through Aviation is required) Does this site have a septic system? Y ☒ N (If yes, submit a copy of approved septic permit)

Does the structure exceed 3600 square feet total under roof? Y ☒ N (If yes, Fire review is required)  
Is this property within 200 feet of a hazardous pipeline? Y ☒ N (If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ☒ N (If yes, EHZ review is required) Is this property within 150 feet of the 100 year floodplain? Y ☒ N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ☒ Y ☐ N (If yes, application for a tree permit with the City Arborist is required)  
Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ☒ Y ☐ N

Does this site currently have: water availability? ☒ Y ☐ N (If no, contact Austin Water Utility to apply for wastewater availability? ☒ Y ☐ N water/wastewater taps and/or service extension request.)

Are there existing water/waste water infrastructure, appurtenances or existing water/ wastewater easements located on site? Y ☒ N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? Y ☒ N (If yes, submit approved auxiliary and potable plumbing plans)  
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill in excess of four (4) feet? Y ☒ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ☒ N (LDC 25-2 Subchapter C Article 3) Is this site within the Lake Austin Overlay? Y ☒ N (LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y ☐ N (If no, contact Development Assistance Center for Site Plan requirements) Is this site adjacent to a paved alley? Y ☒ N (Public Works approval required to take access from a public alley)

Does this site have a Board of Adjustment (BOA) variance? Y ☒ N Case # \_\_\_\_\_ (if applicable)  
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☒ N  
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

#### Description of Work

Existing Use: vacant ☒ single-family residential ☐ duplex residential ☐ two-family residential ☐ other: \_\_\_\_\_  
Proposed Use: vacant ☐ single-family residential ☐ duplex residential ☐ two-family residential ☒ other: ☒ secondary apartment  
Project Type: ☒ new construction ☐ addition ☐ addition/remodel ☐ other: \_\_\_\_\_  
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y ☒ N  
(Note: Removal of all or part of a structure requires a demolition permit application.)  
# of existing bedrooms: 2 # of bedrooms upon completion: 4 # of baths existing: 1 # of baths upon completion: 3

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary)  
New construction of secondary apartment

Trades Permits Required (Circle as applicable): ☒ electric ☒ plumbing ☒ mechanical (HVAC) ☒ concrete (R.O.W.)

Job Valuation		
<b>Total Job Valuation:</b> \$ 141,650  Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	<b>Amount of Total Job Valuation dedicated to all Addition and/or New Construction:</b> \$ 141,650  <b>Amount for Primary Structure:</b> \$ 0 Elec: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N   Plmbg: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N   Mech: <input type="checkbox"/> Y <input checked="" type="checkbox"/> N  <b>Amount for Accessory Structure:</b> \$ 141,650 Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<b>Amount of Total Job Valuation dedicated to all Remodel/Repair:</b> \$ 141,650  Bldg: \$ 113,400 Elec: \$ 10,500 Plmbg: \$ 11,500 Mech: \$ 6,250

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information						
Area Description <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	970.35			528.44	970.35	528.44
b) 2 <sup>nd</sup> Floor conditioned area				318.41		318.41
c) 3 <sup>rd</sup> Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)						
f) Covered patio, deck, porch, and/or balcony area(s)	96			68	96	65
g) Other covered or roofed area						
h) Uncovered wood decks						
<b>Total Building Area</b> (total a through h)	1066.35			914.85	1066.35	914.85
i) Pool						
j) Spa						
<b>Building Coverage Information</b>  Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)  Total Building Coverage (sq ft): 1,498.79      % of lot size: 24.7%						
<b>Impervious Cover Information</b>  Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)  Total Impervious Cover (sq ft): 2,233      % of lot size: 36.8%						
<b>Setbacks</b> Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)      Y <input checked="" type="radio"/> N  Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)      Y <input checked="" type="radio"/> N Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)      Y <input checked="" type="radio"/> N						
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: 26.9 ft      Number of Floors: 2			<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) # of spaces required: 1      # of spaces provided: 1			
<b>Right-of-Way Information</b> Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input checked="" type="radio"/> Y <input type="radio"/> N *Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.  Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input checked="" type="radio"/> Y <input type="radio"/> N Width of approach (measured at property line): 8.5 ft      Distance from intersection (for corner lots only): 125 ft  Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required)      Y <input checked="" type="radio"/> N						

## Subchapter F

### Gross Floor Area

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor	970.35	528.44			1,498.79
2 <sup>nd</sup> Floor		318.41			318.41
3 <sup>rd</sup> Floor					
Area w/ ceilings > 15'			Must follow article 3.3.5		
Ground Floor Porch* (check article utilized)	96	68	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		164
Basement			Must follow article 3.3.3B, see note below		
Attic			Must follow article 3.3.3C, see note below		
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		
Accessory Building(s) (detached)		914.85			914.85
Totals	1,066.35	914.85			1,981.2

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 1,981.2

(Total Gross Floor Area ÷ lot area)x100 = .326 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project?

Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")?

☒ Y N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings) LDC 25-2 SUBCHAPTER F 2.6-E Gable Exception < 18': @ 15'-3"

**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\* Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less.

Contact Information			
Owner	Clarksville CDC	Applicant/Agent	Austin Community Design and Development Center
Mailing Address	P.O. Box 5975, Austin, TX 78763	Mailing Address	1210 Rosewood Ave., Austin, TX 78702
Phone		Phone	512.220.4254
Email		Email	michael.gatto@acddc.org
General Contractor		Design Professional	Michael Gatto
Mailing Address		Mailing Address	1210 Rosewood Ave., Austin, TX 78702
Phone		Phone	512.220.4254
Email		Email	michael.gatto@acddc.org

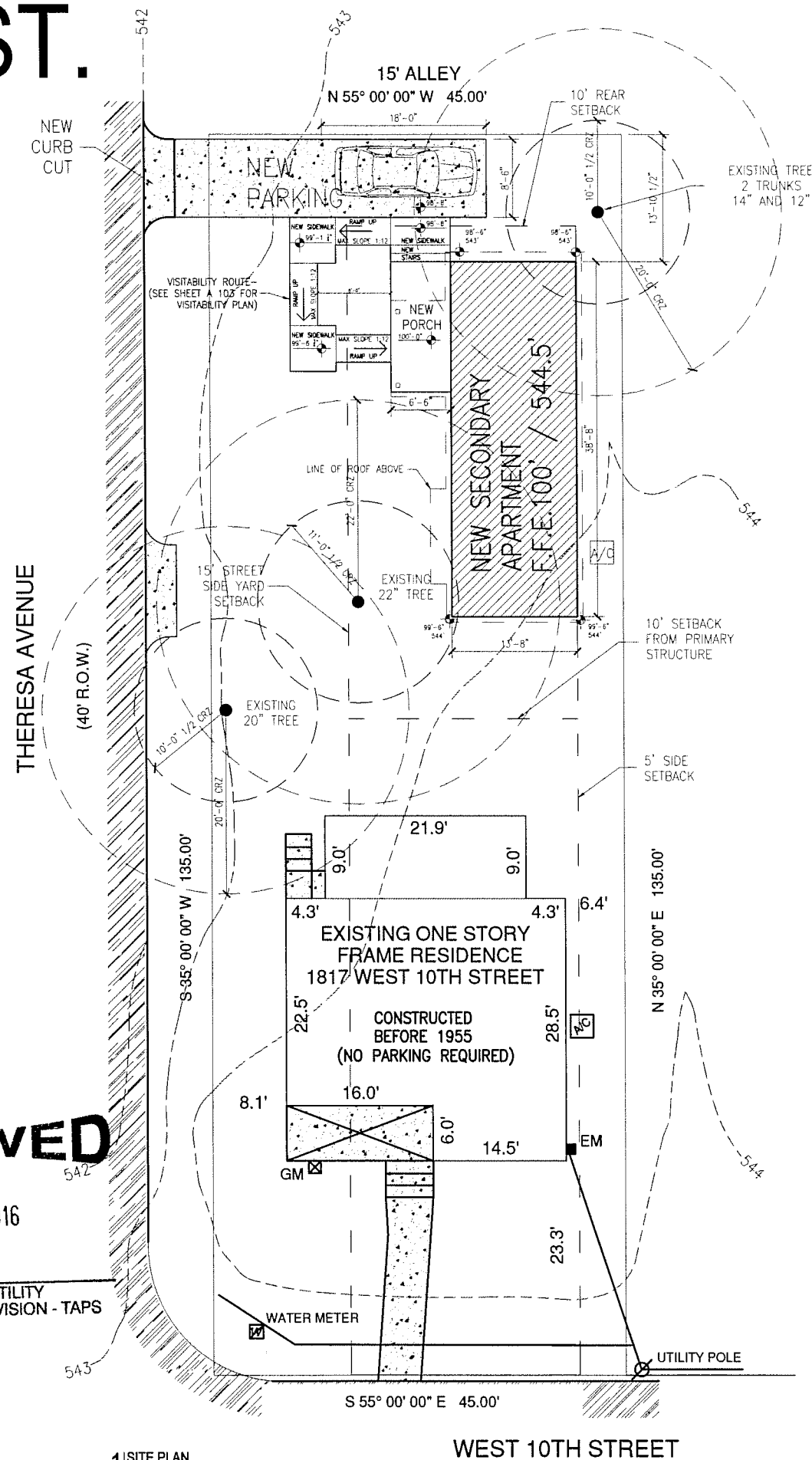
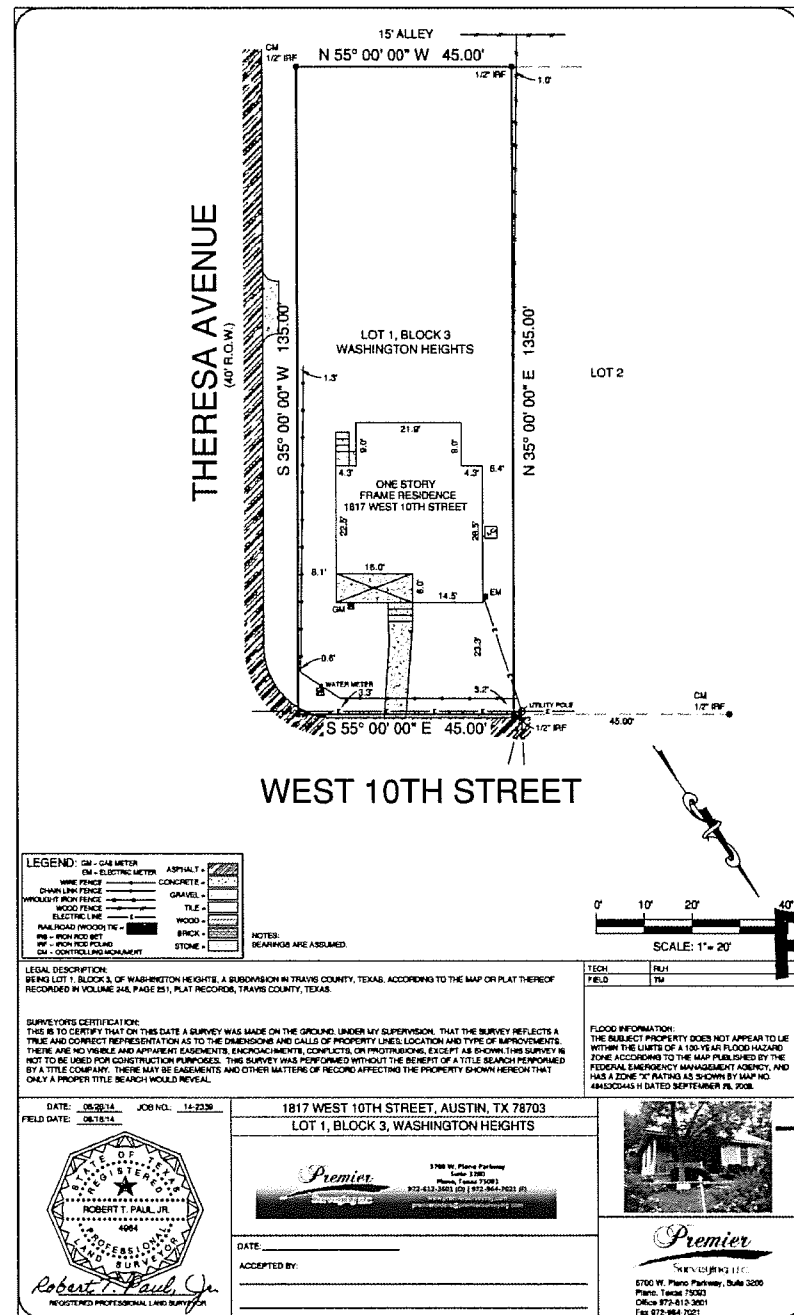
Authorization
<p><input checked="" type="checkbox"/> I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license.</p> <p><input checked="" type="checkbox"/> I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC. I understand that nothing may be built upon or over an easement.</p> <p><input checked="" type="checkbox"/> I further understand that no portion of any roof structure may overhang in any public utility or drainage easement. I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction. Water services, meters, and wastewater cleanouts are not permitted within or beneath driveways or sidewalks. Private plumbing appurtenances will not be located in public right-of-way or public easements. Private plumbing lines will not cross lot lines.</p> <p><input checked="" type="checkbox"/> I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required and compliance with current code may be required.</p> <p><input checked="" type="checkbox"/> I hereby certify that to the best of my knowledge and ability, the information provided in this application is complete and accurate.</p> <p><input checked="" type="checkbox"/> I further acknowledge that, should any information contained herein prove incorrect, the building official may suspend or revoke any resulting permit and/or license.</p> <p><input checked="" type="checkbox"/> I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the site, I am required to complete a Tree Ordinance Review Application by contacting (512) 974-1876 or <a href="mailto:cityarborist@austintexas.gov">cityarborist@austintexas.gov</a>. This initiates the tree permitting requirement needed to proceed with the development review process.</p> <p><input checked="" type="checkbox"/> I also understand that if there is a septic system located on the property, I am required to complete an On-site Sewage Facility (a.k.a. an OSSF or septic system) application by contacting Austin Water at (512) 972-0050 or <a href="mailto:ossf@austintexas.gov">ossf@austintexas.gov</a>. This initiates the septic system permitting requirement needed to proceed with the development review process.</p> <p><input checked="" type="checkbox"/> Erosion and Sedimentation Controls are required per Section 25-8-181.</p> <p><input checked="" type="checkbox"/> I acknowledge that a sidewalk will be required on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.</p> <p><input checked="" type="checkbox"/> I acknowledge if my plans are subject to a technical review it will not be construed to be a permit for, or an approval of any violation of any of the provisions of the current adopted building codes or another ordinance of the City of Austin.</p> <p><input checked="" type="checkbox"/> I am the record owner of this property and authorize the agent/applicant listed above to apply for and acquire a permit on my behalf. SEE AUTHORIZATION LETTER FROM OWNER</p>

Owner's signature: <u>Rose Mahiel</u>	Date: <u>1/7/16</u>
Applicant's signature: <u>Michael J. Gatto</u>	Date: <u>1/7/16</u>
Design Professional's signature: <u>Michael J. Gatto</u>	Date: <u>1/7/16</u>
General Contractor's signature: <u>N/A</u>	Date: _____

**All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.**

AE APPROVED  
JAN 08 2016  
8-103  
CDC



<b>IMPERVIOUS COVER:</b>		<b>36.8%</b>
<hr/>		
NEW BLDG:		528 SF
NEW PORCH:		83 SF
EXISTINGNEW SIDEWALKS:		217 SF
EXISTINGNEW DRIVEWAYS:		260 SF
EXISTINGNEW STAIRS & AC PAD:		88 SF
EXISTING HOUSE:		970 SF
EXISTING PORCH:		96 SF
<b>TOTAL IMPERVIOUS:</b>		<b>2,235 SF</b>
<hr/>		
<b>TOTAL LOT SIZE:</b>		<b>6,075 SF</b>
<hr/>		
<b>BUILDING COVERAGE:</b>		<b>24.7%</b>
<hr/>		
NEW BUILDING:		528 SF
EXISTING BUILDING:		970 SF
<b>TOTAL BUILDING COVERAGE:</b>		<b>1,498 SF</b>

A100	SITE PLAN + GENERAL INFORMATION
A101	FLOOR AND REFLECTED CEILING/ELECTRICAL PLANS
A102	EXTERIOR ELEVATIONS
A103	VISITABILITY PLAN
A104	BUILDING SECTIONS + SCHEDULES
S0.0	STRUCTURAL NOTES
S1.0	FOUNDATION PLAN
S1.0A	HOLDOWN PLAN AT FOUNDATION
S2.0	2ND FLOOR & ROOF FRAMING PLANS
S2.0A	1ST AND 2ND FLOOR LATERAL BRACING PLANS
S3.0	TYPICAL FOUNDATION DETAILS
S3.1	FOUNDATION DETAILS
S4.0	TYPICAL WOOD FRAMING DETAILS
S4.1	TYPICAL WOOD FRAMING DETAILS
S4.2	TYPICAL WOOD FRAMING DETAILS
S5.0	WOOD FRAMING DETAILS

1. THE ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION BY ANYONE ON THE PROJECT IF THAT PERSON HAS ANY KNOWLEDGE OF AND ACTS ON ANY DISCREPANCY, OMISSION AND AMBIGUITY IN THE DRAWINGS OR SPECIFICATIONS.
2. ANY AND ALL WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
3. THE GENERAL CONTRACTOR AND ALL APPROPRIATE SUB-CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING FOR ALL FEES REQUIRED TO CONSTRUCT THE PROJECT AS DESCRIBED OR IMPLIED BY THESE DRAWINGS INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, DRIVEWAY AND ENVIRONMENTAL PERMITS.
4. OWNER SHALL BE RESPONSIBLE FOR COST OF WATER METERS, ELECTRICAL METERS, SEWER CONNECTION FEES AND ANY REQUIRED TESTING.
5. WORK NOT SPECIFICALLY SET FORTH IN THESE DOCUMENTS, BUT REASONABLY IMPLIED SHALL BE INCLUDED AND INSTALLED IN A WORKMAN LIKE MANNER.
6. GENERAL CONTRACTOR SHALL CONSULT WITH THE REPRESENTATIVES OF THE WATER, ELECTRIC, GAS AND TELECOM COMPANIES TO VERIFY AVAILABLE FACILITIES ABOVE AND BELOW GROUND AND THE FEE AND CHARGES FOR CONNECTION TO THESE FACILITIES. OWNER SHALL PAY THE COST OF SUCH FEES.
7. PROJECT SHALL BE CONSTRUCTED TO ACHIEVE AT LEAST 3 STARS ON THE AUSTIN ENERGY GREEN BUILDING SINGLE FAMILY RATING TOOL.

1. INSTALL SILT FENCING, TOILETS AND SAFETY MEASURE REQUIRED BY THE CITY OF AUSTIN BEFORE WORK.
2. STAKE OUT WORK.
3. ALL CONCRETE REMOVED DURING WORK SHALL BE PROPERLY RECYCLED AND DIVERTED FROM THE LANDFILL.
4. ALL EXCESS DIRT AND TRASH SHALL BE REMOVED FROM THE SITE AT THE END CONSTRUCTION.

**1817B W. 10th St.**



Project:  
Clarksville  
Alley Flat #1

Project Address:  
1817B West 10th St.  
Austin, TX 78703

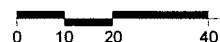
PERMIT SET  
01/07/2016

Sheet Name:

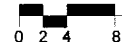
**SITE PLAN +  
GENERAL  
INFORMATION**

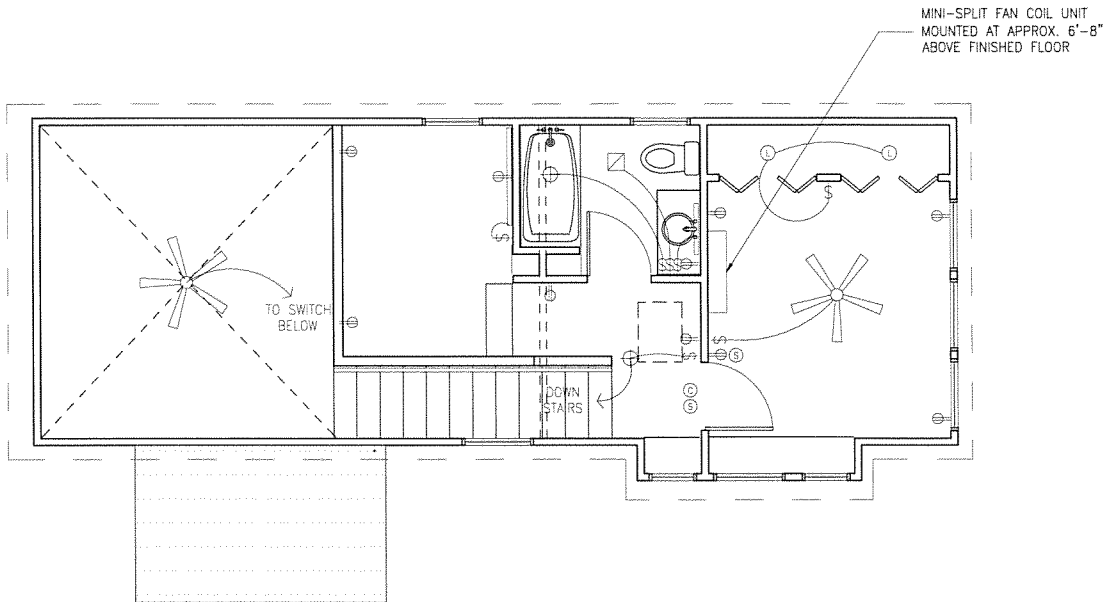
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**A100**

2	<u>SURVEY</u>
	1" = 20'-0" FOR 24" X 36" PLOT SIZE
	1" = 40' FOR 11" X 17" PLOT SIZE

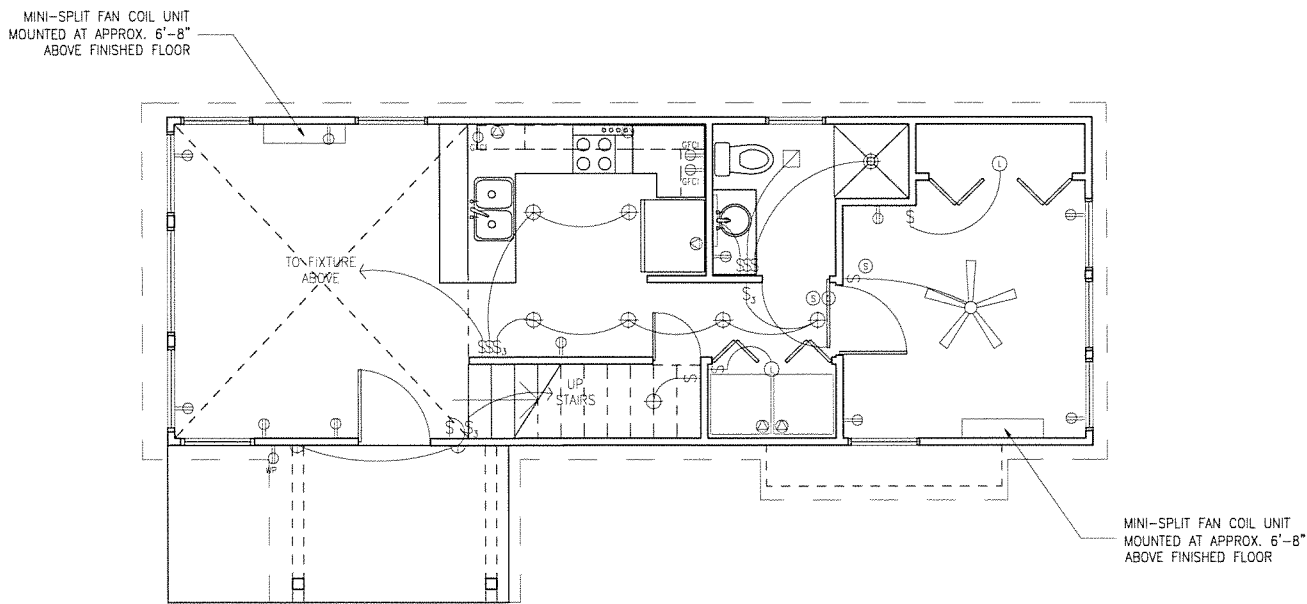


1 SITE PLAN  
1/8" = 1'-0" FOR 24' X 36' PLOT SIZE  
1/16" = 1'-0" FOR 11' X 17' PLOT SIZE





**3 SECOND FLOOR ELECTRICAL PLAN**  
 1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
 1/8" = 1'-0" FOR 11" X 17" PLOT SIZE

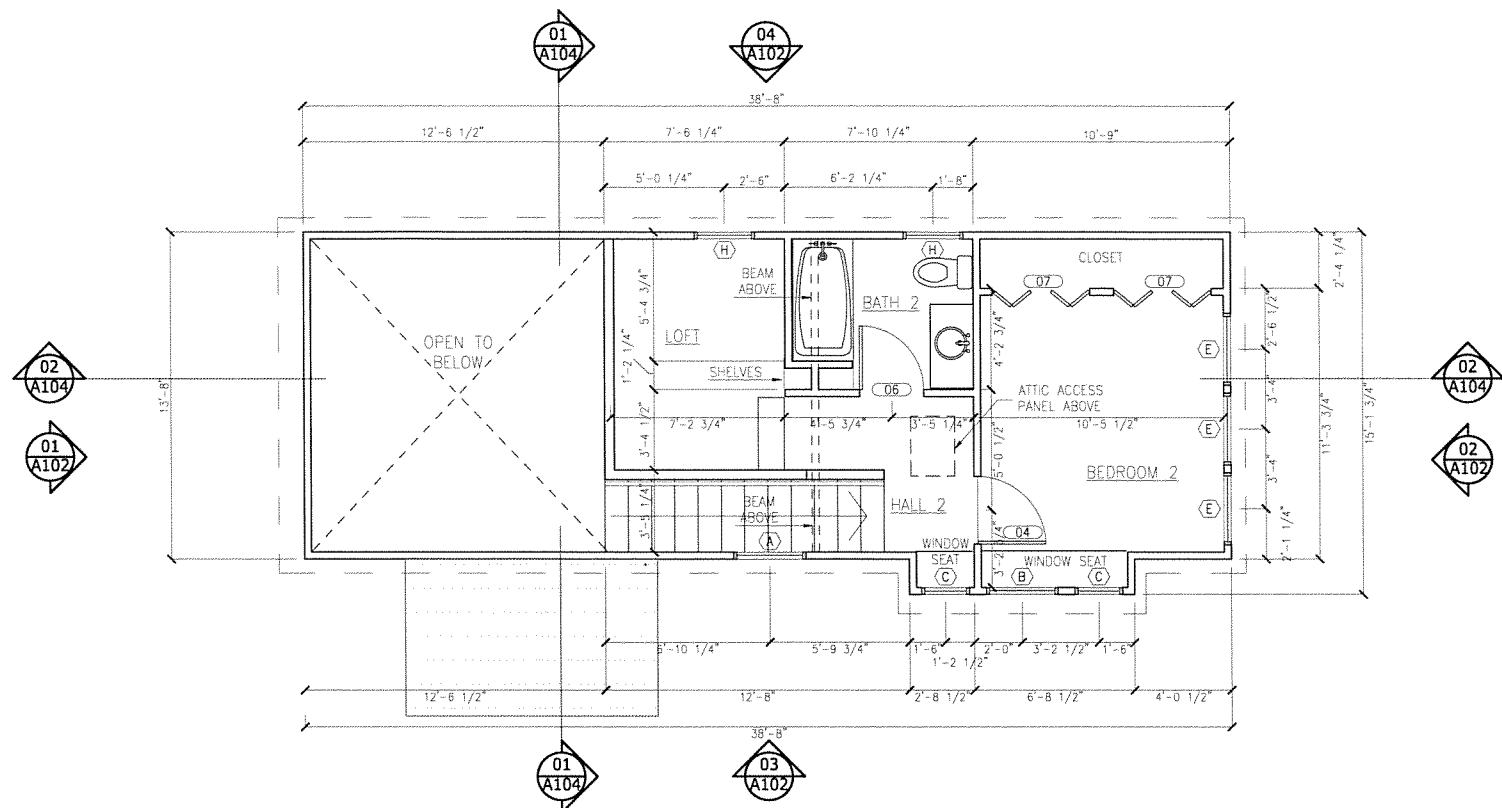


**4 FIRST FLOOR ELECTRICAL PLAN**  
 1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
 1/8" = 1'-0" FOR 11" X 17" PLOT SIZE

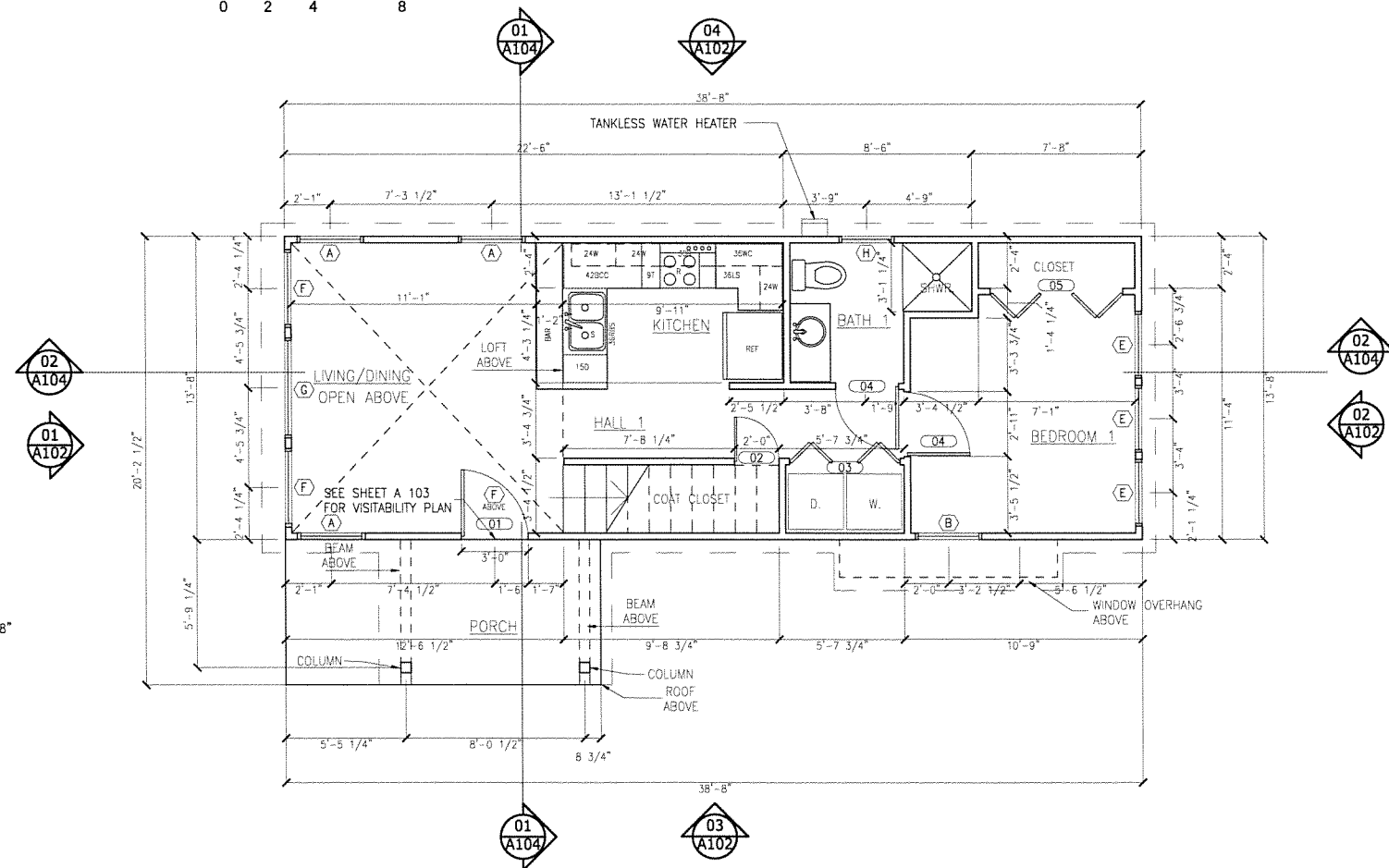


LEGEND:

TV	CABLE	○	RECESSED CAN FIXTURE	⊕	CEILING FIXTURE
Ⓢ	ELECTRICAL OUTLET GROUND FAULT CIRCUIT INTERRUPT	⊗	CEILING FAN WITH LIGHT	Ⓢ	SMOKE DETECTOR
Ⓢ	ELECTRICAL OUTLET	Ⓢ	APPLIANCE OUTLET	Ⓢ	CARBON MONOXIDE ALARM
Ⓢ	SWITCH	Ⓢ	WATER PROOF ELECTRICAL OUTLET	—	VANITY LIGHT
Ⓢ	3 WAY SWITCH	Ⓢ		Ⓢ	EXHAUST FAN VENT TO OUTSIDE
Ⓢ	6" LED DOWNLIGHT	Ⓢ		Ⓢ	EXTERIOR WALL MOUNTED FIXTURE



**2 SECOND FLOOR PLAN**  
 1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
 1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



**1 FIRST FLOOR PLAN**  
 1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
 1/8" = 1'-0" FOR 11" X 17" PLOT SIZE



Owner:  
**Clarksville Community Development Corporation**  
 P.O. Box 5975,  
 Austin, TX 78763

Architect:  
**ACDDC**  
 Austin Community Design and Development Center  
 Design Matters

1210 Rosewood Ave.  
 Austin, Texas 78702  
 p: 512.220.4254

**1817B W. 10th St.**



Project:  
**Clarksville Alley Flat #1**

Project Address:  
 1817B West 10th St.  
 Austin, TX 78703

**PERMIT SET**  
**01/07/2016**

Sheet Name:  
**FLOOR PLANS**

Sheet No.:  
**A101**

Owner:  
**Clarksville Community  
Development Corporation**  
P.O. Box 5975,  
Austin, TX 78763

Architect:  
**ACDDC**  
Austin Community Design and Development Center  
Design Matters

1210 Rosewood Ave.  
Austin, Texas 78702  
p: 512.220.4254

1817B W. 10th St.



Project:  
**Clarksville  
Alley Flat #1**

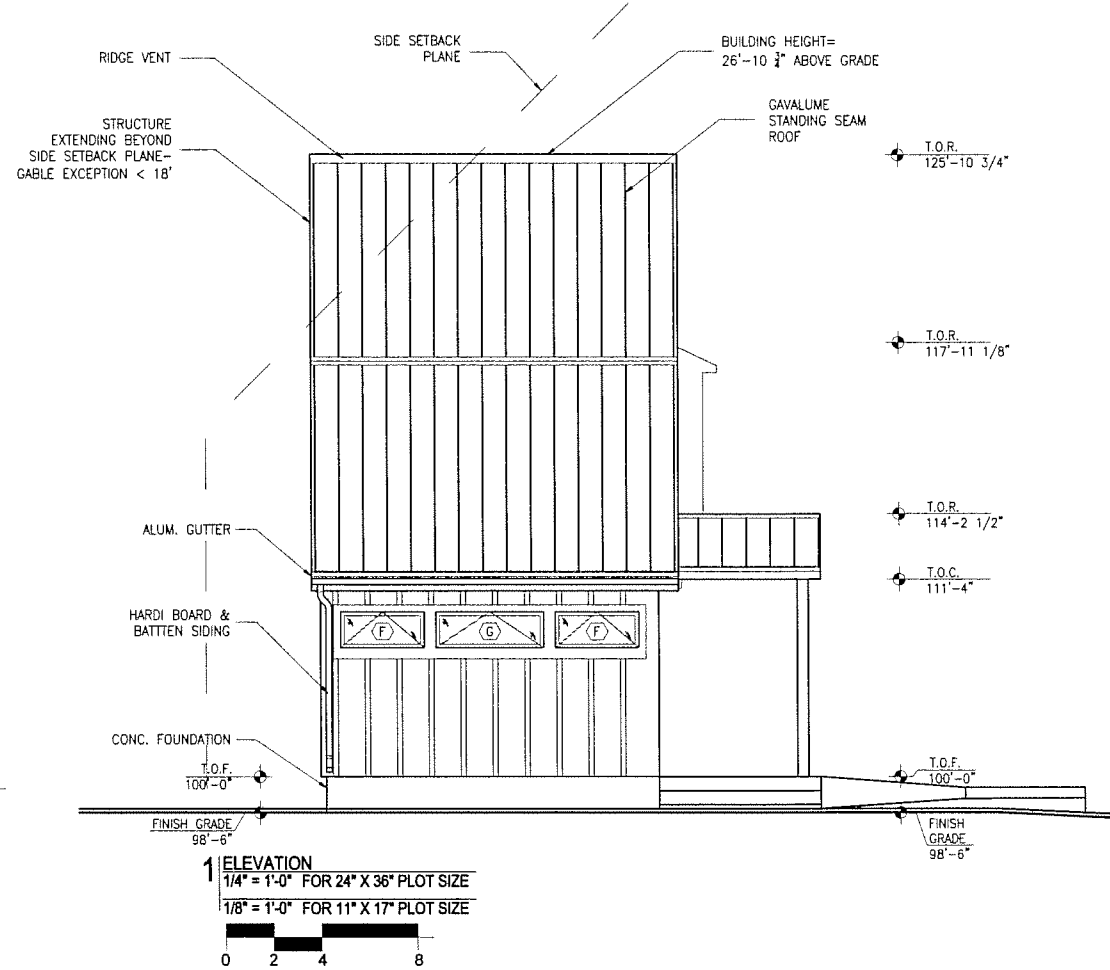
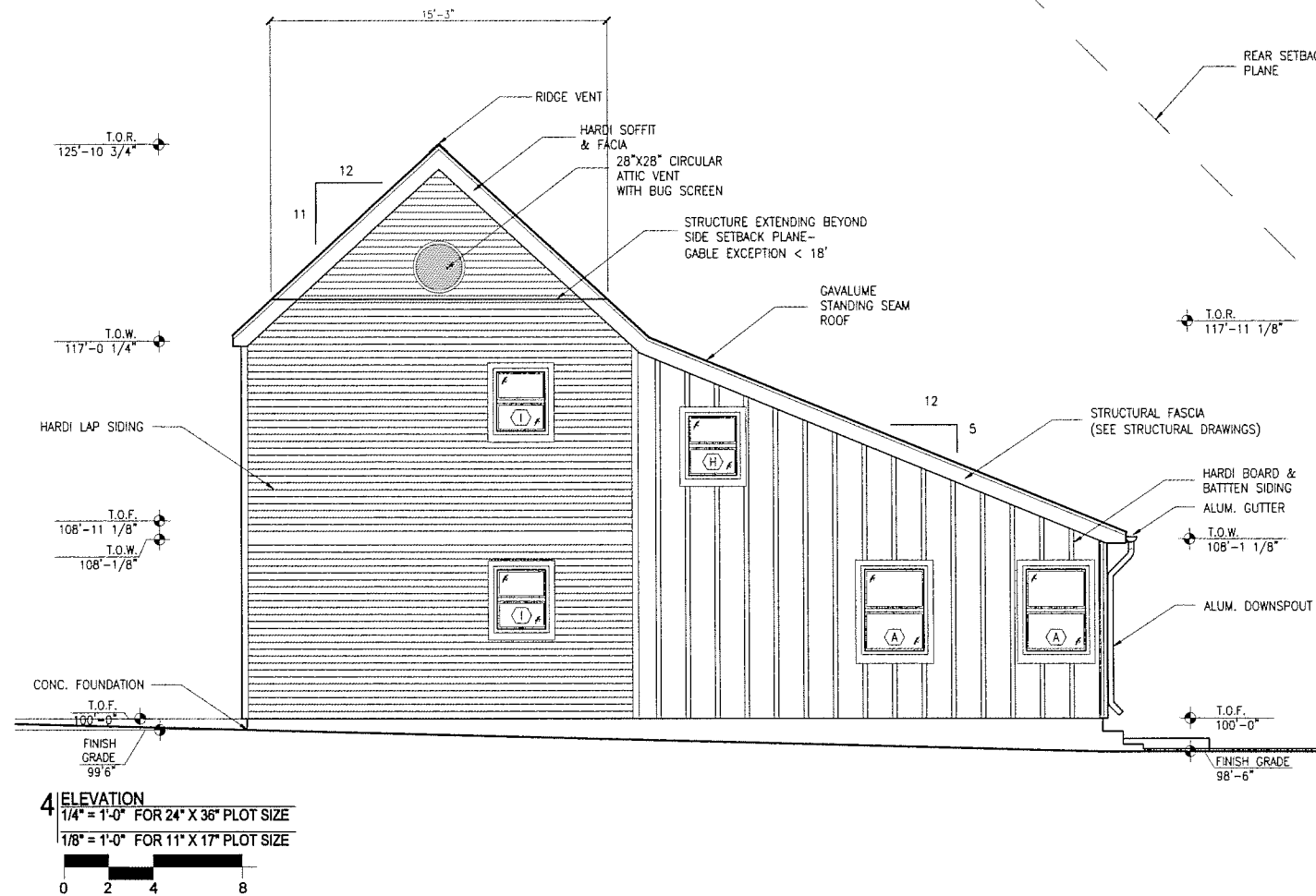
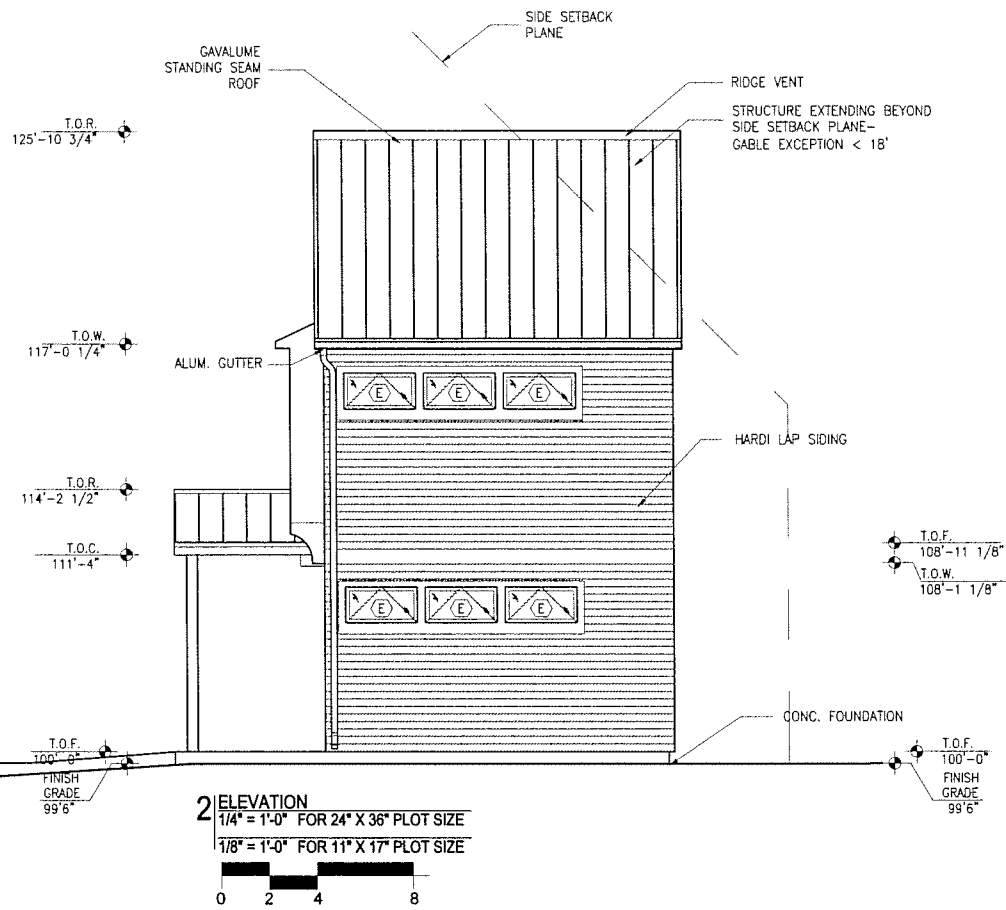
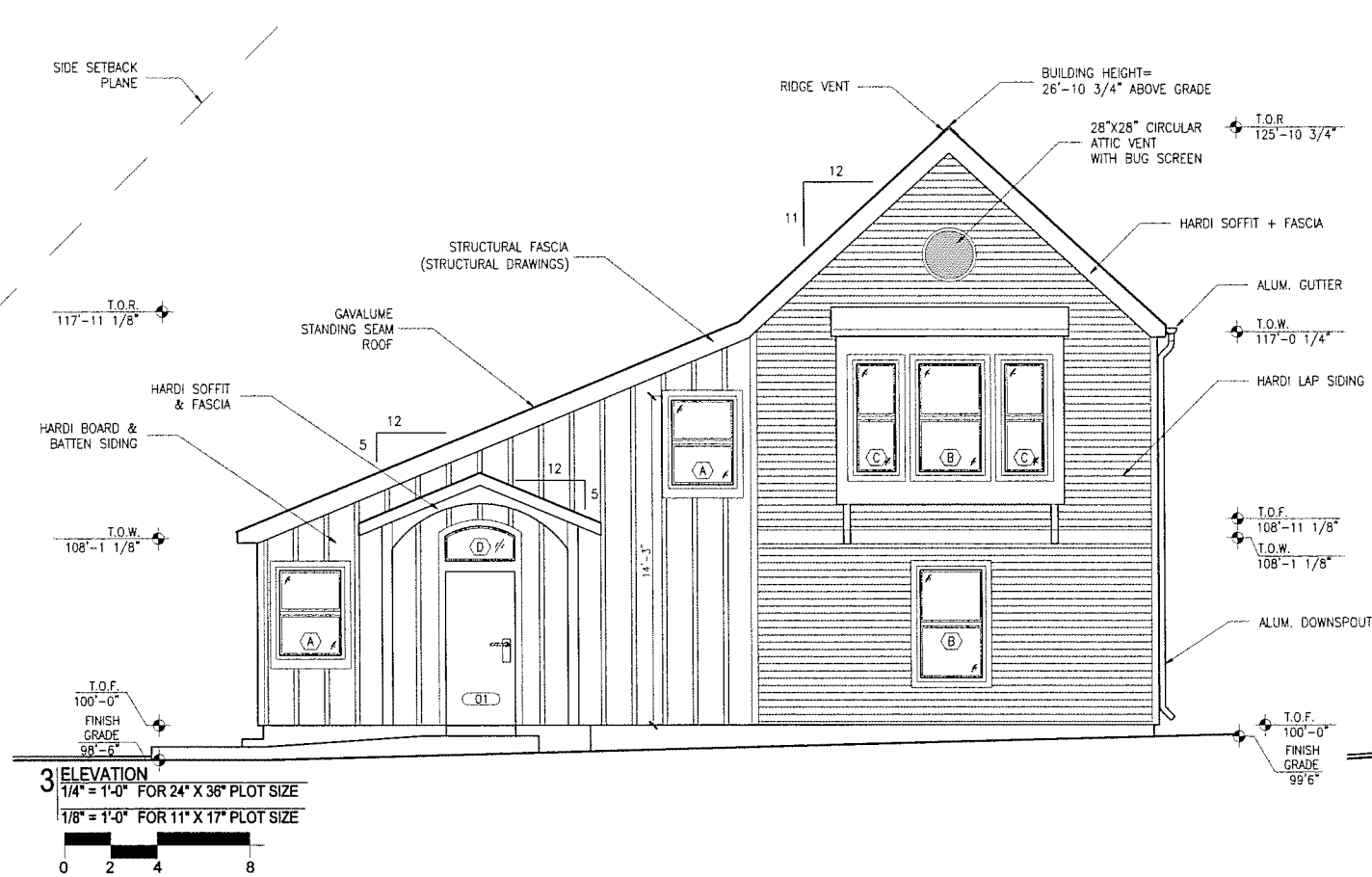
Project Address:  
1817B West 10th St.  
Austin, TX 78703

**PERMIT SET**  
**01/07/2016**

Sheet Name:  
**EXTERIOR  
ELEVATIONS**

Sheet No.:

**A102**





1817B W. 10th St.



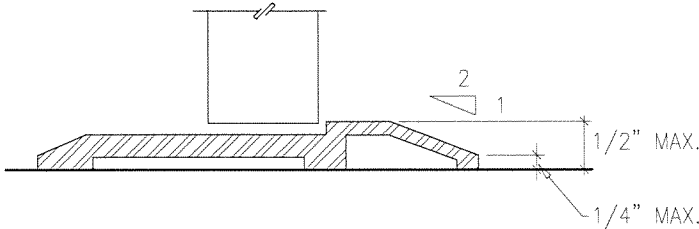
Project:  
**Clarksville  
Alley Flat #1**

Project Address:  
1817B West 10th St.  
Austin, TX 78703

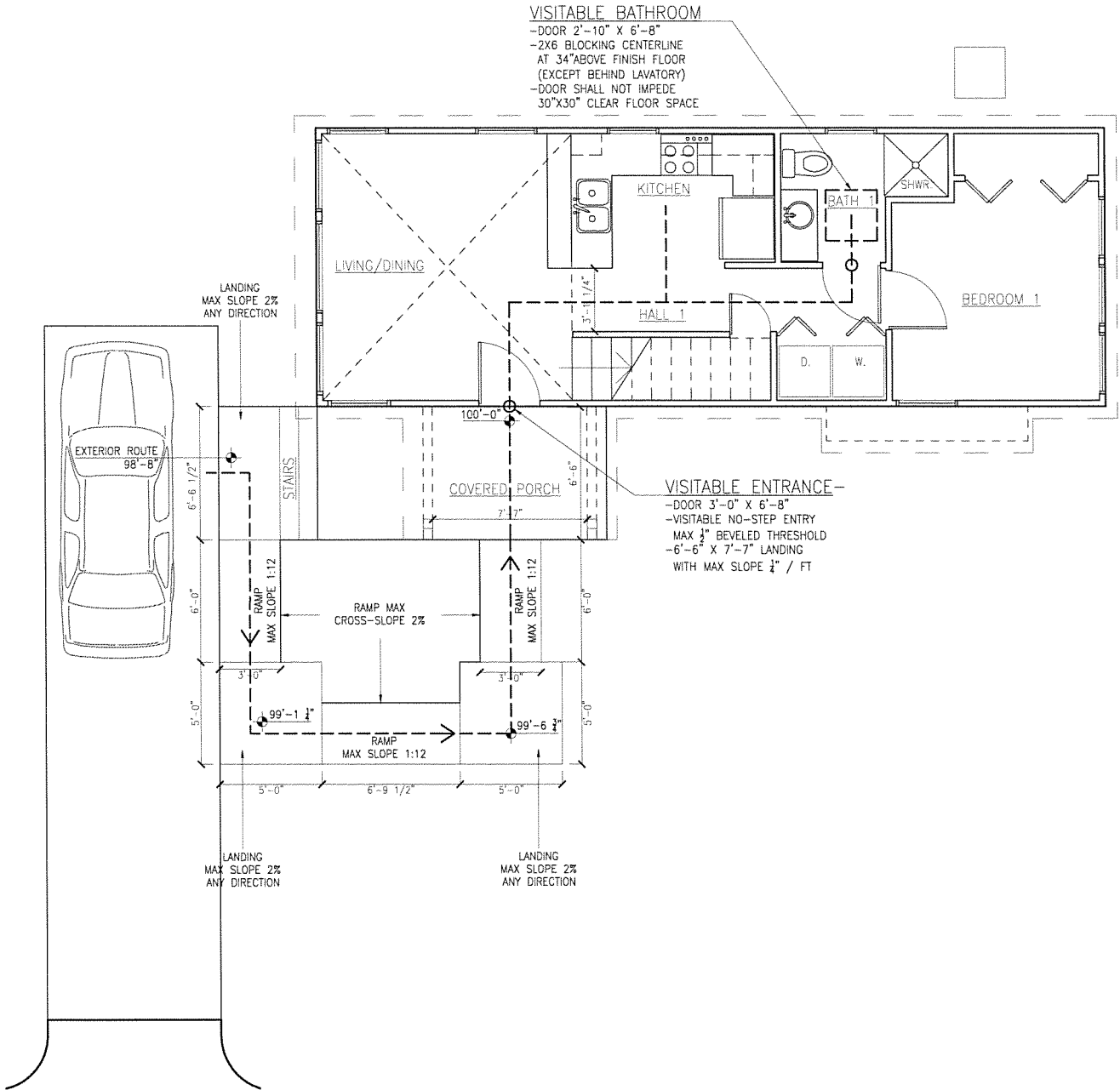
**PERMIT SET**  
**01/07/2016**

Sheet Name:  
**VISITABILITY PLAN**

Sheet No.:  
**A103**



**2 FRONT DOOR THRESHOLD DETAIL**  
1'-0" = 1'-0" FOR 24" X 36" PLOT SIZE  
6" = 1'-0" FOR 11" X 17" PLOT SIZE



**1 FIRST FLOOR PLAN**  
1/4" = 1'-0" FOR 24" X 36" PLOT SIZE  
1/8" = 1'-0" FOR 11" X 17" PLOT SIZE

