



# 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: <b>1303 Lorrain St.</b>	Tax Parcel ID: <b>109066</b>
Legal Description: <b>0.2069 Ac of Lot 7 Division Z</b>	
Zoning District: <b>MF-3-NP</b>	Lot Size (sq ft): <b>9,012</b>
Neighborhood Plan Area (if applicable): <b>Old West Austin</b>	Historic District (if applicable): <b>Old West Austin National Historic District</b>

## Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="radio"/> 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 <input checked="" type="radio"/> N (If yes, contact Austin Energy for Green Building Rating requirements)
Is this site within an Airport Overlay Zone? Y <input checked="" type="radio"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="radio"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3600 square feet total under roof? Y <input checked="" type="radio"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="radio"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="radio"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="radio"/> N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="radio"/> Y N Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the City Arborist is required) <b>tree permit #: 2015-110636 TP</b>
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="radio"/> Y N	
Does this site currently have: water availability? <input checked="" type="radio"/> Y N wastewater availability? <input checked="" type="radio"/> Y N	(If no, contact Austin Water Utility to apply for 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 <input checked="" type="radio"/> 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 <input checked="" type="radio"/> N (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 <input checked="" type="radio"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="radio"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="radio"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="radio"/> Y N (If no, contact Development Assistance Center for Site Plan requirements)	Is this site adjacent to a paved alley? Y <input checked="" type="radio"/> N (Public Works approval required to take access from a public alley)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="radio"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="radio"/> 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	<u>two-family residential</u>	other: _____
Proposed Use:	vacant	single-family residential	duplex residential	<u>two-family residential</u>	other: _____
Project Type:	<u>new construction</u>	addition	addition/remodel	other: _____	
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="radio"/> Y N (Note: Removal of all or part of a structure requires a demolition permit application.)					
# of existing bedrooms:	<b>4</b>	# of bedrooms upon completion:	<b>5</b>	# of baths existing:	<b>3</b>
				# of baths upon completion:	<b>5</b>

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

**New construction of a two story single family residence. Demolish existing house; no new work on existing non-complying secondary apartment. New concrete drive & gravel fire strips.**

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

Job Valuation		
Total Job Valuation: \$ <u>300,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>300,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: \$ <u>-</u>
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.	Amount for Primary Structure: \$ <u>300,000</u> 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	Bldg: \$ _____ Elec: \$ _____ Plmbg: \$ _____ Mech: \$ _____
	Amount for Accessory Structure: \$ <u>-0-</u> 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	

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	(2,122)	111	1,578	-0-	1,578	111
b) 2 <sup>nd</sup> Floor conditioned area	-0-	632	1,066	-0-	1,066	632
c) 3 <sup>rd</sup> Floor conditioned area	-	-	-	-	-	-
d) Basement	-	-	-	-	-	-
e) Covered parking (garage or carport)	-0-	521	160	-0-	160	521
f) Covered patio, deck, porch, and/or balcony area(s)	-0-	-0-	205	-0-	205	-0-
g) Other covered or roofed area	-	-	-	-	-	-
h) Uncovered wood decks	-0-	63/2	380/2	-0-	190	32
<b>Total Building Area (total a through h)</b>					3,177	1,296
i) Pool	-	-	-	-	-	-
j) Spa	-	-	-	-	-	-
<b>Building Coverage Information</b>						
<small>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)</small>						
Total Building Coverage (sq ft): <u>2,575</u> % of lot size: <u>28.6%</u>						
<b>Impervious Cover Information</b>						
<small>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)</small>						
Total Impervious Cover (sq ft): <u>3,975</u> % of lot size: <u>44.1%</u>						
<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	(N)
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)					Y	(N)
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)					Y	(N)
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)			<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)			
Building Height: <u>26.9</u> ft Number of Floors: <u>2</u>			# of spaces required: <u>4</u> # of spaces provided: <u>4</u>			
<b>Right-of-Way Information</b>						
Is a sidewalk required for the proposed construction? (LDC 25-6-353)					(Y)	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?					Y	(N)
Width of approach (measured at property line): <u>9.67</u> ft					Distance from intersection (for corner lots only): <u>n/a</u> 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	(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	(2,122)	1,578			1,578
2 <sup>nd</sup> Floor	-0-	1,066			1,066
3 <sup>rd</sup> Floor	-	-			-
Area w/ ceilings > 15'	-	-	Must follow article 3.3.5	-	-
Ground Floor Porch* (check article utilized)	-0-	205	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	(205)	-0-
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	521	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)	(450)	71
Carport**: (check article utilized)	Attached?	-0-	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)***	(160)	-0-
	Detached	-	<input type="checkbox"/> 450 sq ft (3.3.2 A 1)	-	-
Accessory Building(s) (detached)	111 + 632 = 743	-			743
Totals					

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,458

(Total Gross Floor Area ÷ lot area) x 100 = 38.4 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)

see 4/A3.1

**\*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.

## Additional Information, Continued

### Calculation Aid

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 <sup>st</sup> floor conditioned area (garage apt.)	111	1,578	1,689
b) 2 <sup>nd</sup> floor conditioned area (garage apt.)	632	1,066	1,698
c) 3 <sup>rd</sup> floor conditioned area			
d) Basement			
e) Attached Covered Parking (garage or carport)		160	160
f) Detached Covered Parking (garage or carport)	521		521
g) Covered Wood Decks (counted at 100%)			
h) Covered Patio / Porch (separated values: / )		205	205
i) Balcony			
j) Other – Specify:			
<b>Total Building Area (TBA)</b> (add: a. through j)		3,007	4,273
<b>Total Building Coverage (TBC)</b> (from TBA subtract, if applicable: b, c, d, and i)	(A)		2,575 (B)
k) Driveway	404	756	1,160
l) Sidewalks (demo conc., new gravel)	128	(128)	0
m) Uncovered Patio 64 (front steps) + 316 (back deck)			
n) Uncovered Wood Decks (counted at 50%) 380 / 2 = 190 63/2 = 32 (back steps)		190	222
o) AC pads and other concrete flatwork			18
p) Other (Pool Coping, Retaining Walls)			
<b>Total Site Impervious Coverage</b> (add: TBC and k through p)	(C)		3,975 (D)
q) Pool			
r) Spa			

### Building Coverage Information

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)

Lot Area (sq ft): 9,012

Existing Building Coverage (see above A, sq ft): \_\_\_\_\_

Existing Coverage % of lot (A ÷ Lot area) x 100 : \_\_\_\_\_ %

Final Building Coverage (see above B, sq ft): 2,575

Final Coverage % of lot (B ÷ Lot area) x 100 : 28.6 %

### Impervious Cover Information

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. (LDC 25-1-23)

Existing Impervious Coverage (see above C, sq ft): \_\_\_\_\_

Existing coverage % of lot (C ÷ Lot area) x 100 : \_\_\_\_\_ %

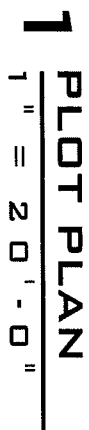
Final Impervious Coverage (see above D, sq ft): 3,975

Final coverage % of lot (D ÷ Lot area) x 100 : 44.1 %

AE APPROVED  
APR 20 2016  
111-207  
JGM



AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS



**ISSUE FOR PERMIT**



# ELLIS RESIDENCE

## OWNER

LUKE + PENI ELLIS  
1303 LORRAIN ST.  
AUSTIN, TEXAS 78703  
T 512.585.8081

## ARCHITECT

MERZBAU DESIGN COLLECTIVE  
1401 E. 7TH STREET  
AUSTIN, TX 78702  
T 512.636.5900  
CONTACT: J.C. SCHMEL, AIA

## CONTRACTOR

TIMELESS CONSTRUCT  
T: 512.563.2969  
CONTACT: JOHN DAVIS

# ENGINEERING

JM STRUCTURAL ENGINEERING  
JAVIER MARTIN, P.E.  
1905 N. LAMAR BLVD., SUITE 101  
AUSTIN, TX 78705  
T: 512.505.8533

**LEGAL DESCRIPTION:**

0.2069 AC OF OLT 7 DIVISION Z

## SCOPE:

NEW 2 STORY SINGLE FAMILY  
RESIDENCE

## ZONING:

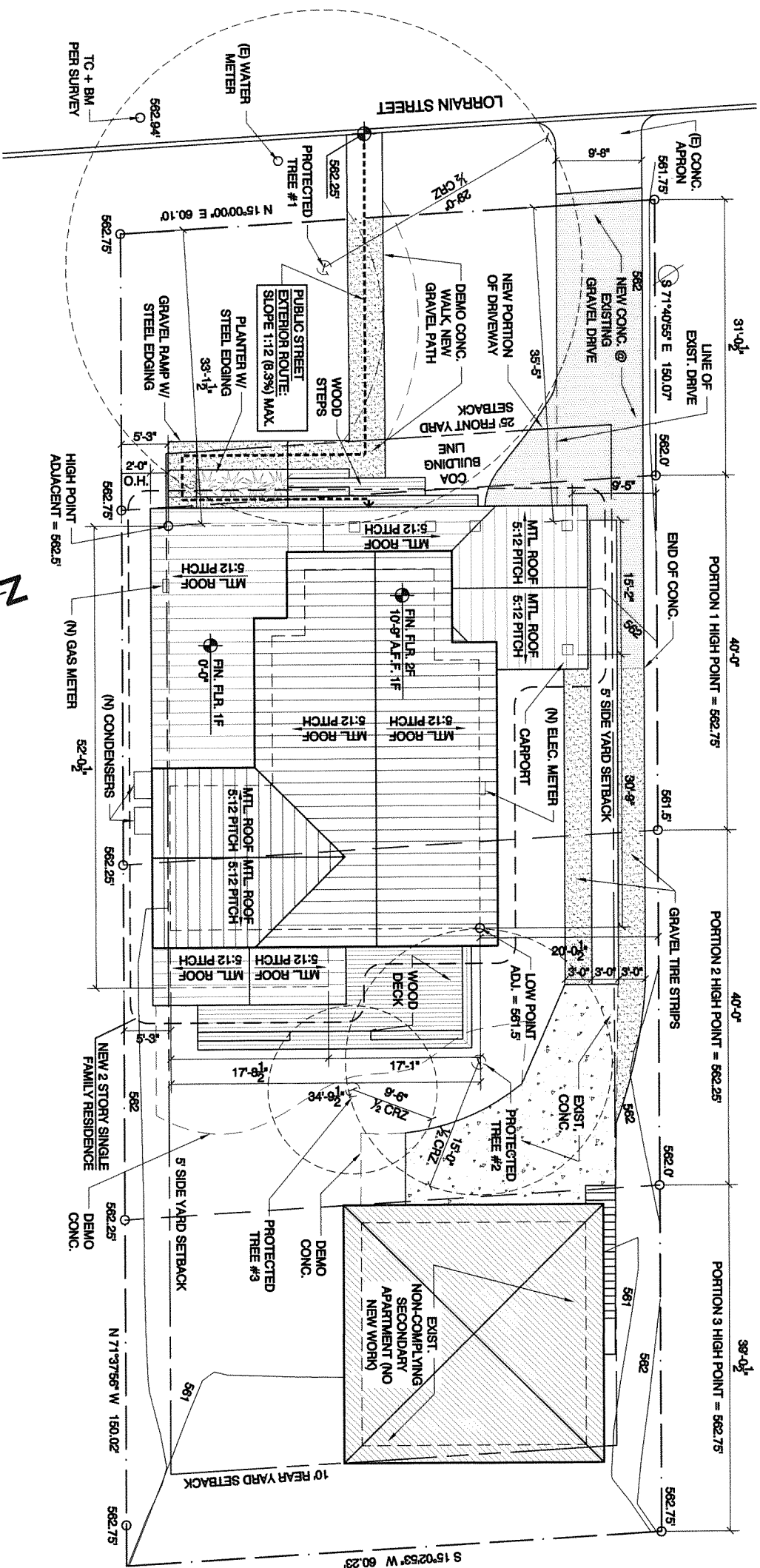
MF-3-NP (OLD WEST AUSTIN)

## SQUARE FOOTAGES:

MAIN RESIDENCE:  
GROUND FLOOR: 1,578 S.F.  
SECOND FLOOR: 1,066 S.F.  
NON-COMPLYING SECONDARY APARTMENT:  
GROUND FLOOR: 111  
SECOND FLOOR: 632  
GARAGE: 521  
TOTAL SQUARE FOOTAGE: 3,387 S.F.  
CONDITIONED AREA.

## CALCULATIONS:

PROPOSED INTERIOR SQ. FOOTAGE: 3,387 S.F.,  
F.A.R.: 3,458 S.F. (ALLOWABLE F.A.R.: 3,604 S.F.),  
PROPOSED BUILDING COVERAGE: 2,575 S.F.,  
ALLOWABLE BLDG. COVERAGE: 3,604 S.F. (40%  
OF 9,012 S.F.)  
TOTAL IMPERVIOUS COVER: 4,015 S.F.,  
ALLOWABLE IMPERVIOUS COVER: 4,055 S.F.  
(45% OF 9,012 S.F.)



## SHEET INDEX:

SHEET NAME		NO.		ISSUE FOR	
				PERMIT 4.19.16	
ARCHITECTURAL					
SITE PLAN	A1.1	●			
TREE EXHIBIT	A1.2	●			
GROUND FLOOR PLAN	A2.1	●			
SECOND FLOOR PLAN	A2.2	●			
BUILDING ELEVATIONS	A3.1	●			
BUILDING ELEVATIONS	A3.2	●			
TENT DIAGRAM	A3.3	●			
STRUCTURAL					
FOUNDATION PLAN	S1				
FOUNDATION DETAILS	S2				
FLOOR FRAMING PLAN	S3				
CEILING FRAMING PLAN	S4				
ROOF FRAMING PLAN	S5				

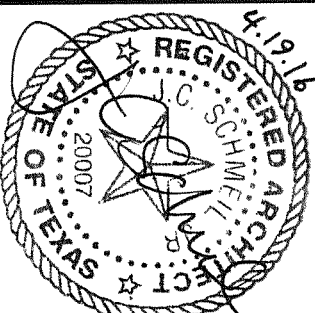
## ELLIS RESIDENCE

LUKE + PENI ELLIS  
1303 LORRAIN ST.  
AUSTIN, TX 78703

M E R Z B A U  
DESIGN COLLECTIVE

1401 E. 7th Street, Austin Texas 78702  
M | 512 636 5900 E | jcschmeil@merzbaum.com

J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 20007



ISSUE FOR PERMIT

ISSUE	DATE
PMT	4/20/16

ISSUE DATE:  
**4/20/16**  
 SITE PLAN

1/16" = 1'-0"

**1**  
**S I T E P L A N**  
**1/16" = 1'-0"**



# 1.1

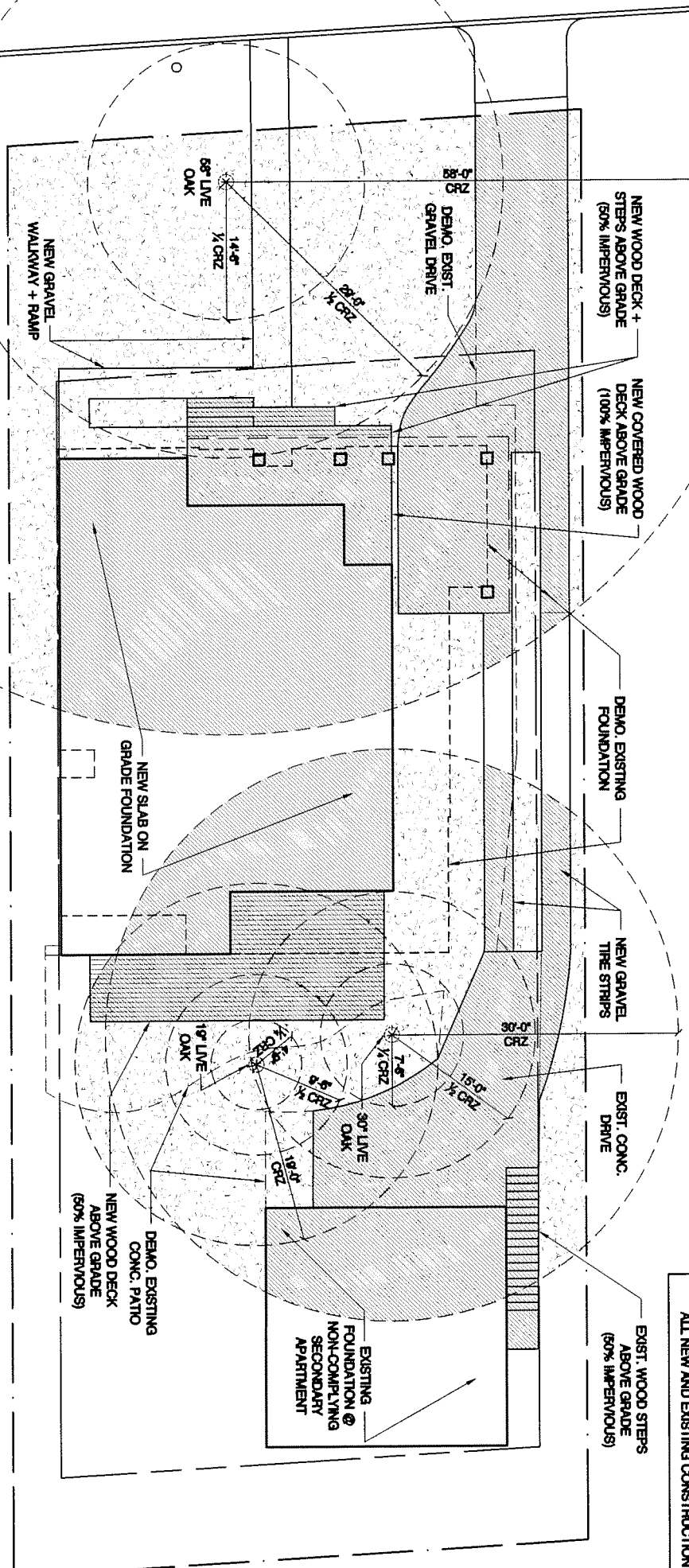
1  
TREE EXHIBIT -  
PROPOSED CONSTRUCTION  
1 / 16 " = 1' - 0 "



13,474 S.F. - TOTAL  
AREA OF CRZ

2,940 S.F. PERMISS ON LOT 21.8% OF CRZ  
3,315 S.F. IMPERVIOUS ON LOT 24.6% OF CRZ  
7,219 S.F. UNKNOWN 53.6% OF CRZ  
ALL NEW AND EXISTING CONSTRUCTION

NOTE: HATCHED AREA  
INDICATES EXISTING AND/OR  
NEW CONSTRUCTION IN CRZ



EXIST. GRAVEL DRIVE (TO  
BE REPLACED W/ CONC.)

CONC. PATIO TO BE  
PARTIALLY DEMOLISHED

13,474 S.F. - TOTAL  
AREA OF CRZ

EXIST. SLAB ON  
GRADE  
FOUNDATION (TO  
BE DEMOLISHED)

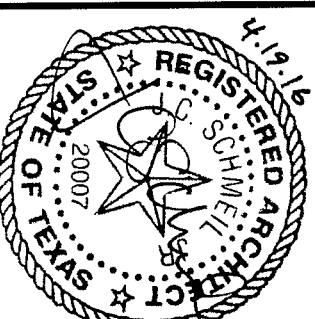
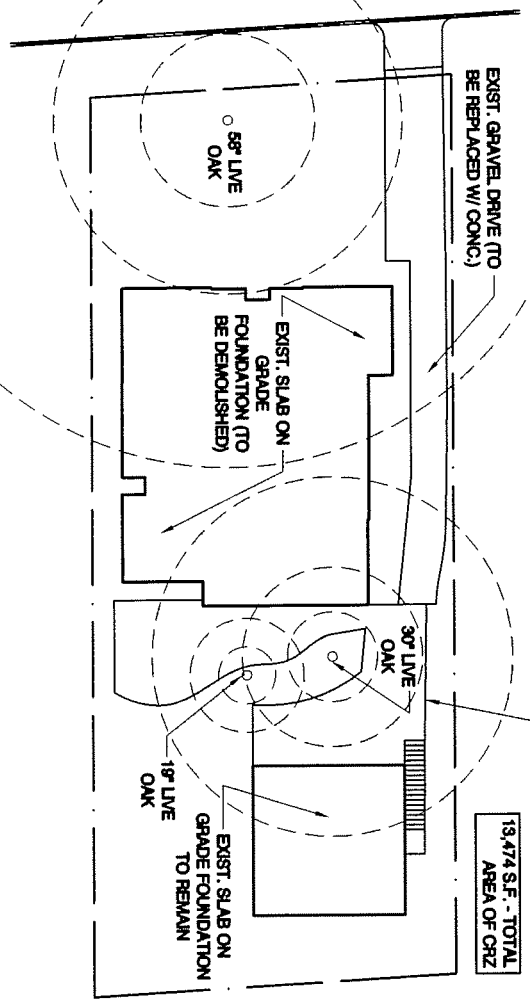
EXIST. SLAB ON  
GRADE FOUNDATION  
TO REMAIN

30' LIVE  
OAK

18' LIVE  
OAK

68' LIVE  
OAK

2  
TREE EXHIBIT -  
EXISTING CONSTRUCTION  
1 / 32 " = 1' - 0 "



ISSUE FOR PERMIT

M E R Z B A U  
DESIGN COLLECTIVE

1401 E. 7th Street, Austin Texas 78702  
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J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 20007

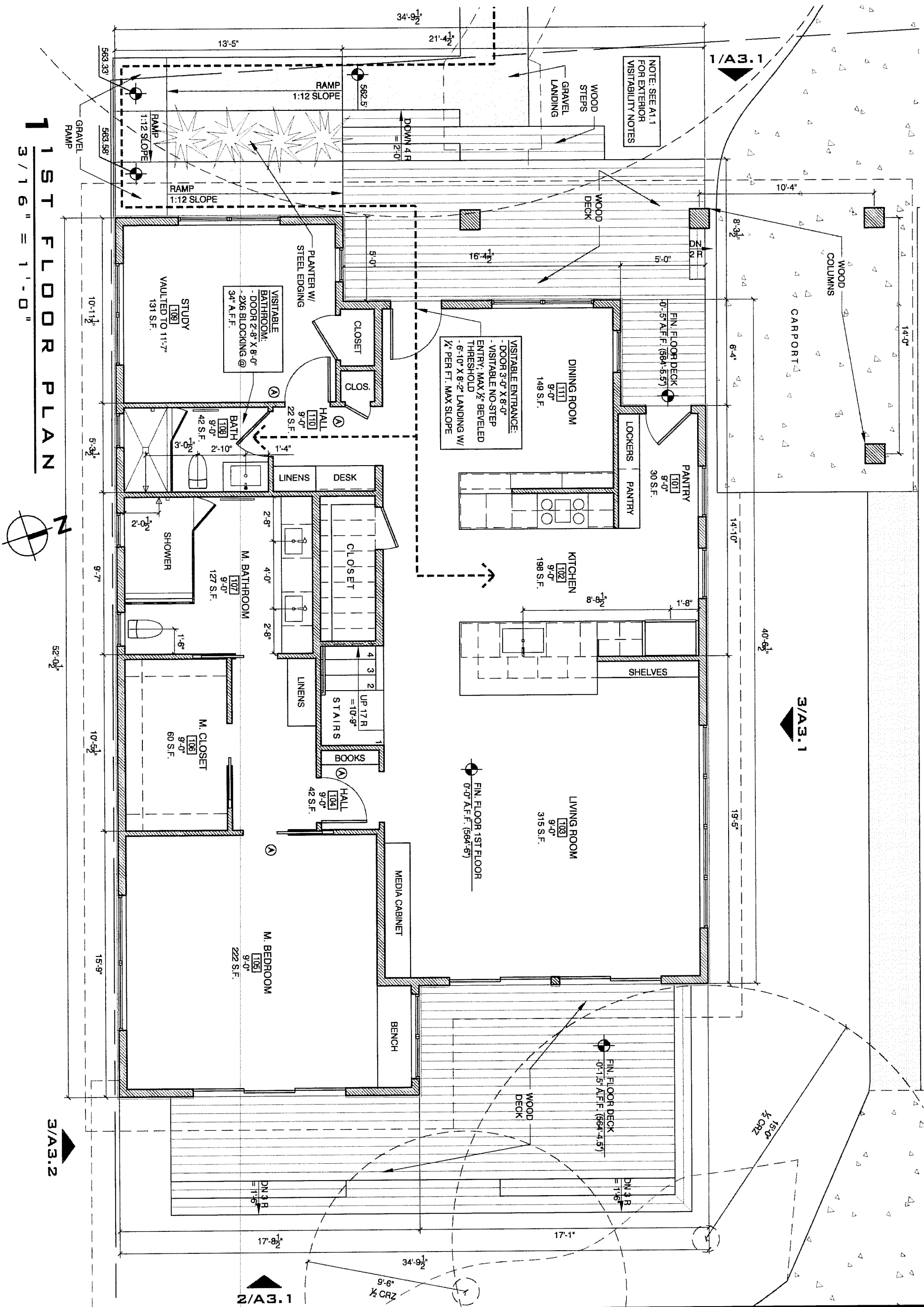
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AUSTIN, TX 78703

ISSUE	DATE
PMT	4/20/16

ISSUE DATE:  
4/20/16  
TREE EXHIBIT  
SCALE VARIES

A1.2



1ST FLOOR PLAN

3/16" = 1'-0"



A2.1

ISSUE	DATE
PAVT	4/20/16

ISSUE DATE:  
4/20/16

GROUND FLOOR PLAN

3/16" = 1'-0"

ELLIS RESIDENCE

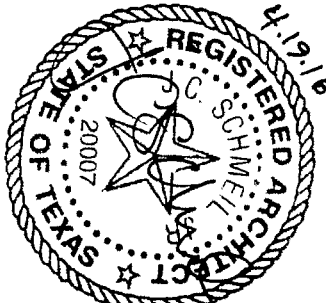
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MERZBAU  
DESIGN COLLECTIVE

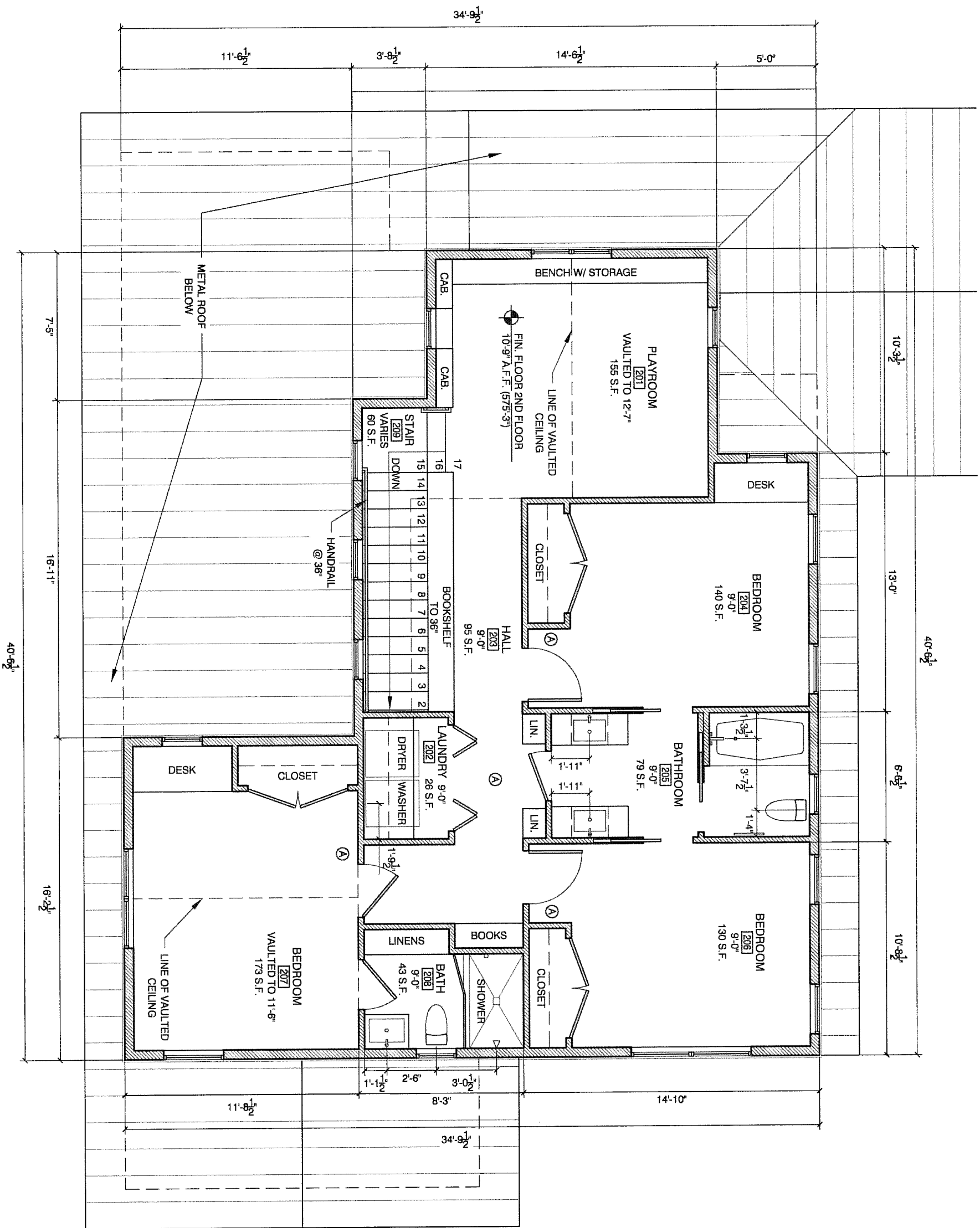
1401 E. 7th Street, Austin Texas 78702  
M | 512 636 5900 E | jcschmeil@merzbau.com

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ISSUE FOR PERMIT

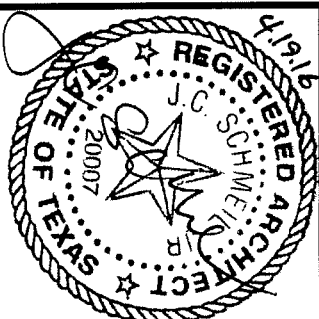






# 2ND FLOOR PLAN

3 / 16" = 1'-0"



ISSUE FOR PERMIT

M E R Z B A U  
DESIGN COLLECTIVE

1401 E. 7th Street, Austin Texas 78702  
M | 512 636 5900 E | jcschmeil@merzbau.com

J.C. SCHMEIL, ARCHITECT AIA | TEXAS LICENSE NO. 20007

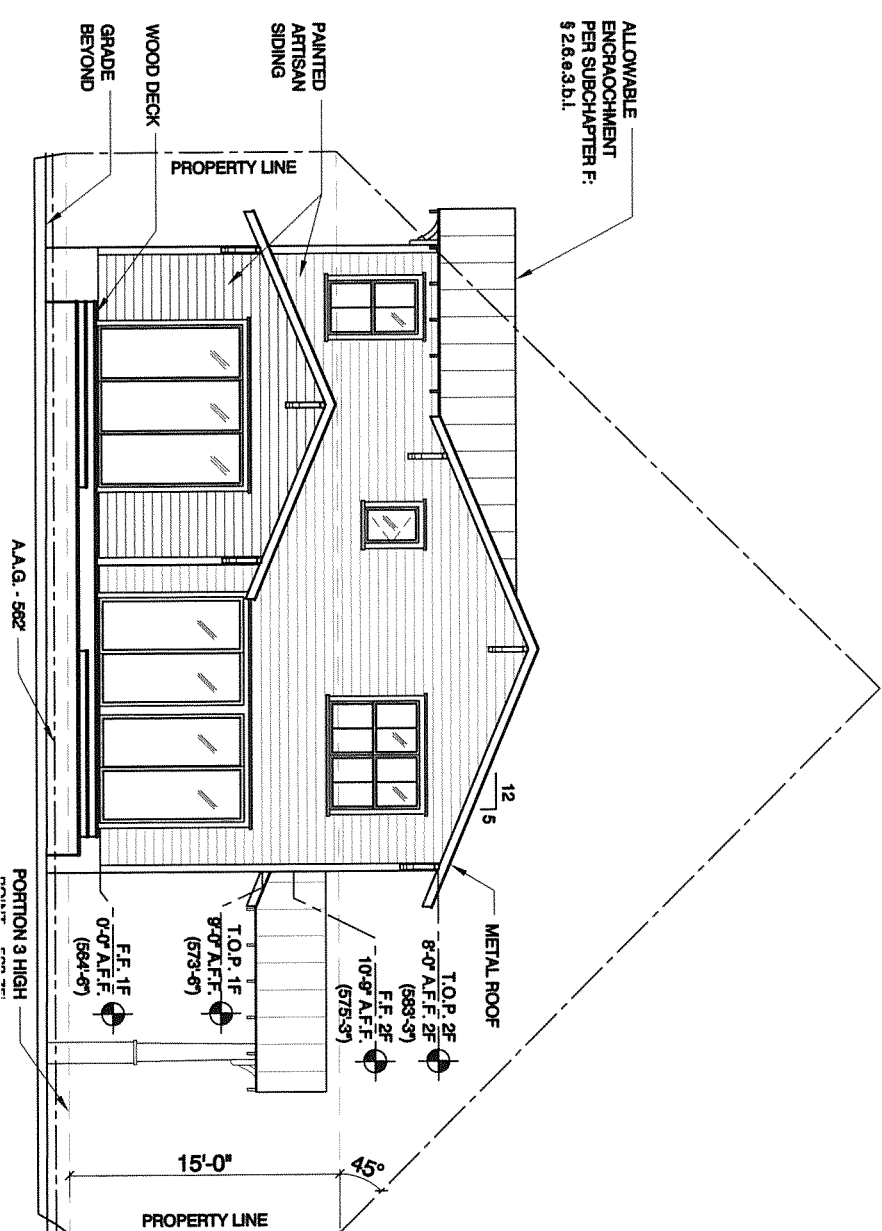
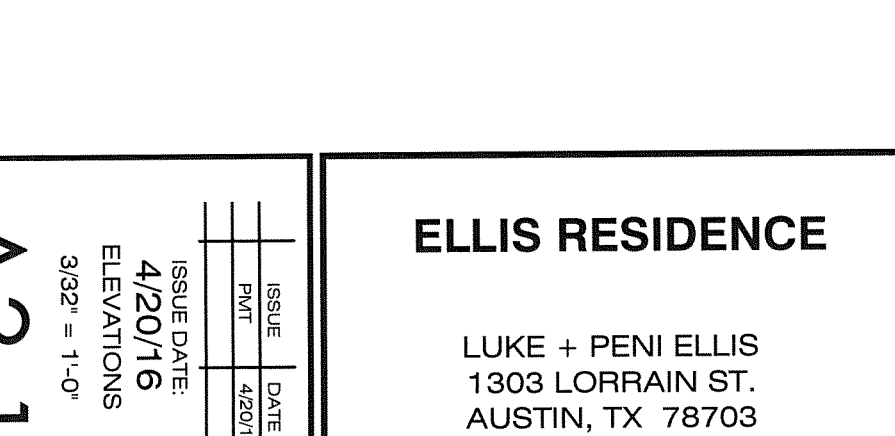
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ISSUE	DATE
PMIT	4/20/16

ISSUE DATE:  
4/20/16  
2ND FLOOR PLAN  
3/16" = 1'-0"

A2.2

$$3/32'' = 1'-0''$$

$$3/32 = 1 - 0$$


ISSUE FOR PERMIT

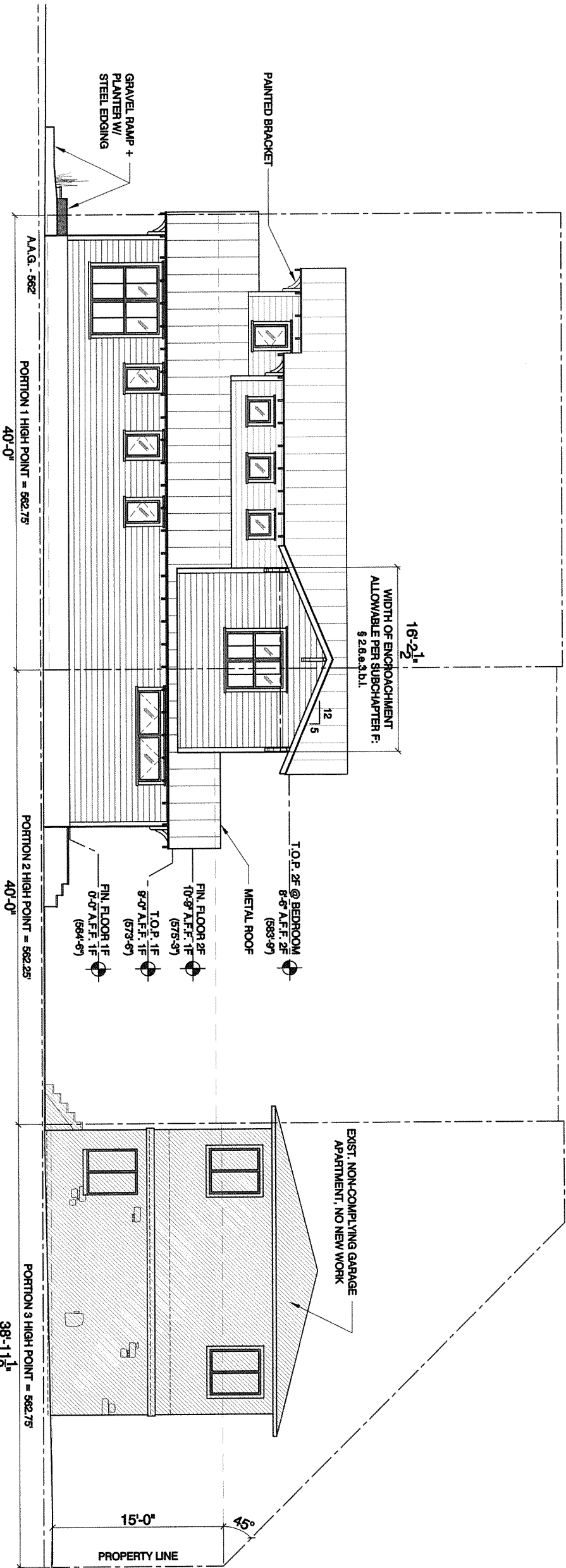
1401 E. 7th Street, Austin Texas 78702  
M | 512 636 5900 E | [jcschmeil@merzbaum.com](mailto:jcschmeil@merzbaum.com)

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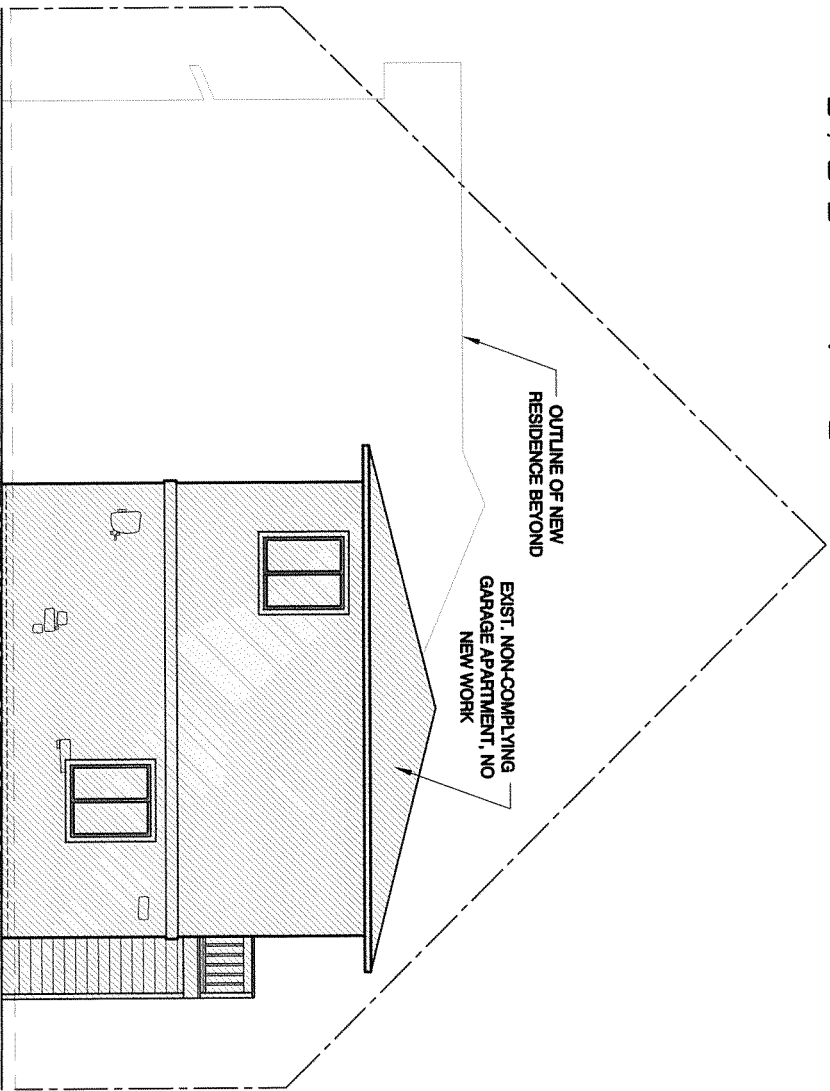
ISSUE DATE:  
4/20/16  
ELEVATIONS  
3/32" = 1'-0"

### A.3.1



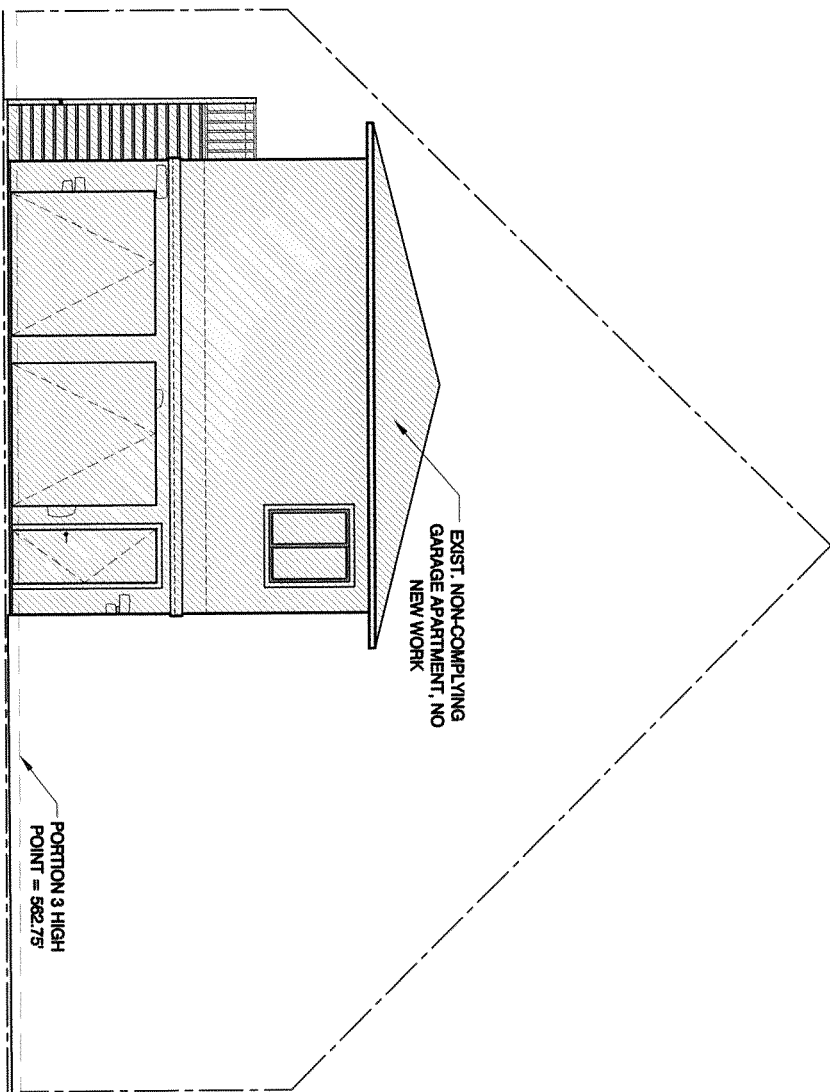
# 1 SOUTH ELEVATION

3 / 3 2 " = 1 ' - 0 "



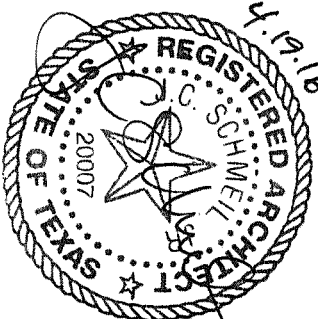
## 2 EAST ELEVATION

3 / 3 2 " = 1 ' - 0 "



## 3 WEST ELEVATION

3 / 3 2 " = 1 ' - 0 "



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AUSTIN, TX 78703

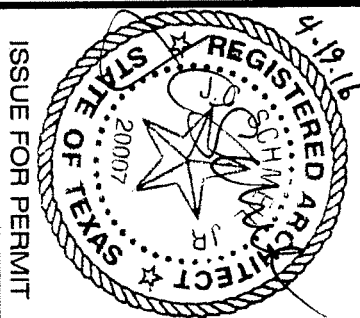
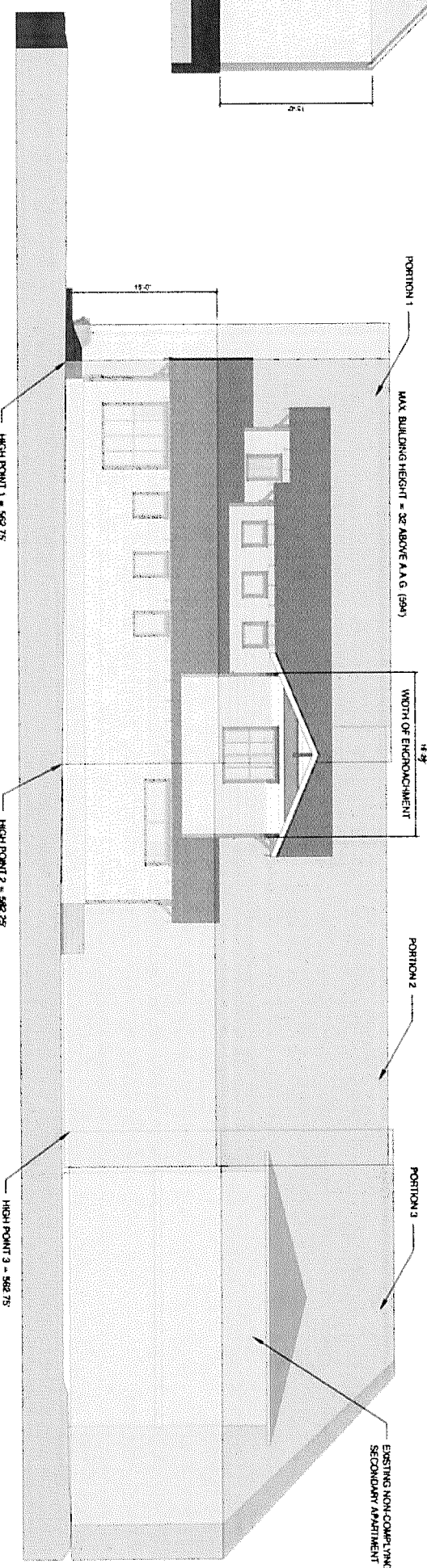
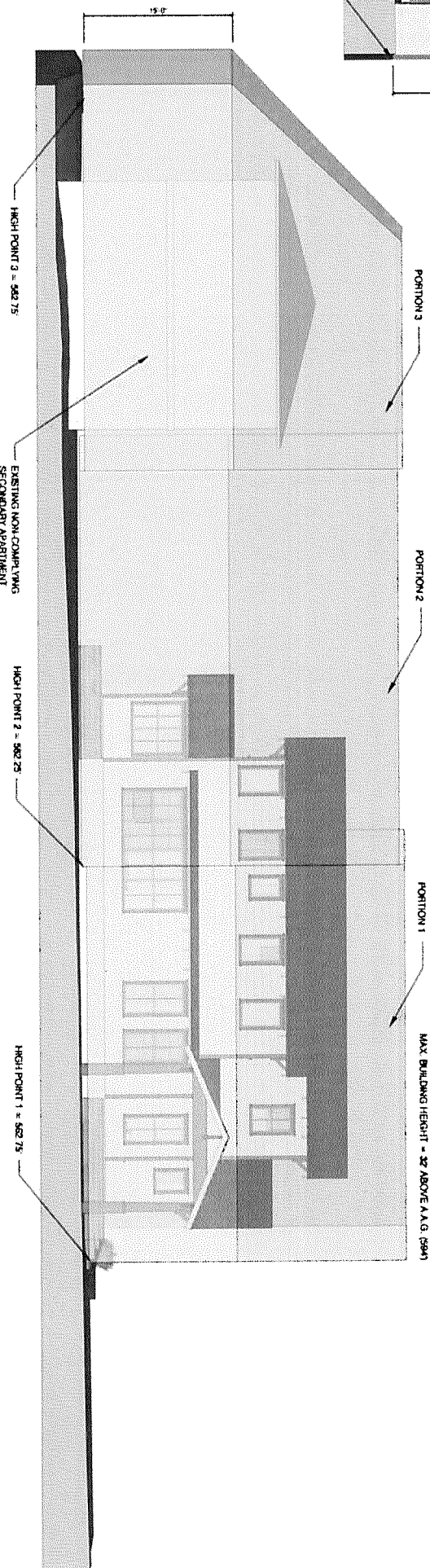
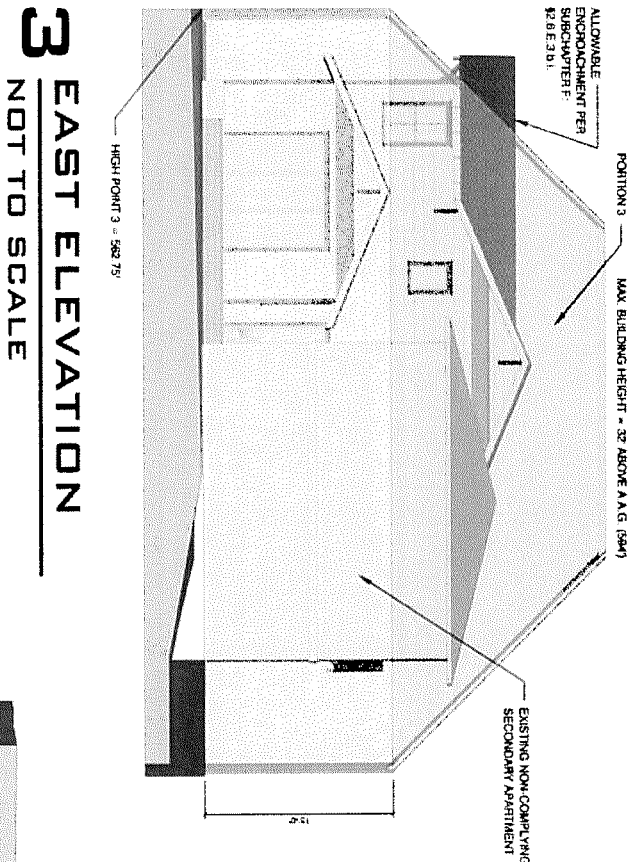
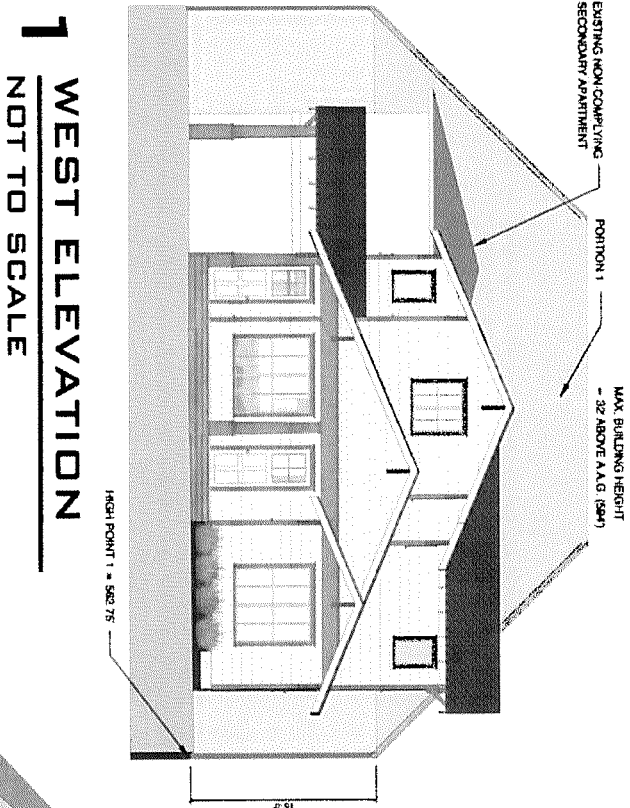
ISSUE DATE:  
4/20/16  
ELEVATIONS  
3/32" = 1'-0"

A3.2



TENT DIAGRAM: COMPUTER MODEL

SEE A3.1 FOR SUBCHAPTER-F NOTES AND DIMENSIONS  
\* VIEWS TAKEN PARALLEL TO PROPERTY LINES



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ISSUE	DATE
PMT	4/20/16

ISSUE DATE:  
4/20/16  
TENT DIAGRAM  
NOT TO SCALE

A3.3