

LOT SIZE

6320

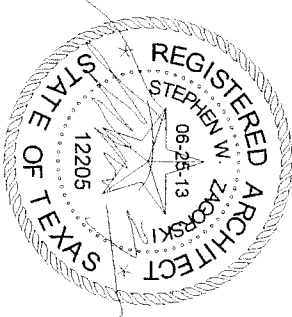
SITE DEVELOPMENT INFORMATION

	EXISTING SQ FT		NEW SQ FT		TOTAL SQ FT	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a 1st floor conditioned area	914	0	437	0	1,351.0	0.0
b 2nd floor conditioned area	0	522	570	0	1,092.0	0.0
c 3rd floor conditioned area	0	0	0	0	0.0	0.0
d Basement	0	0	0	0	0.0	0.0
e Covered Parking (Garage or Carport)	522	0	0	0	522.0	0.0
f Covered patio, deck, porch and/or balcony areas	0	0	408	0	408.0	0.0
g Other covered or roofed area	0	0	0	0	0.0	0.0
h Uncovered wood decks	0	0	0	0	0.0	0.0
Total Gross Building Area	1436	522	1415	0	3,373.0	0.0
i. Pool	0	0	0	0	0.0	0.0
k. Spa	0	0	0	0	0.0	0.0

a 1st floor conditioned area	914	0	437	0	1,351.0	0.0
e Covered Parking	522	0	0	0	522	0.0
f Covered Patio, Deck, or Porch	0	0	408	0	408.0	0.0
h Other(BUILDING OVERHANG)	0	0	0	0	0.0	0.0
Building Coverage Information	1436	0	845	0	2,281.0	0.0
Total Building Coverage					2,281.0	
Percentage of lot size					36.09%	

	EXISTING		NEW		TOTAL	
i Driveway	244	0	0	0	244.0	0.0
j Sidewalks	0	0	0	0	0.0	0.0
k Uncovered Patio	97	52.5	0	0	149.5	0.0
l Uncovered Wood Deck (50%)	0	0	0	0	0.0	0.0
m AC pads	18	0	0	0	18.0	0.0
n Other	79	0	0	0	79.0	0.0
Impervious cover Information	1874	897.5			2,771.5	
Percentage of lot size	29.65%	14.20%			43.85%	
Allowed Impervious					2,844.0	

	Existing	New	Prop Exemption	Applied Exemption	Total
1st Floor	914	437			1,351.0
2nd Floor	522	570			1,092.0
3rd Floor	0	0.0			0.0
Area w ceilings >15'			Follow Article 3.3.5		0.0
Ground Floor Porch			Full Porch sq ft 3.3.3 A		0.0
Basement	0	0	200 sq ft 3.3.3 A.2		0.0
Attic	0	0	Art. 3.3.3 B		0.0
Garage			Art. 3.3.3 C		0.0
Attached	0	0	200 sq ft 3.3.2 B.2b		0.0
Detached	522	0	450 Sq ft 3.3.2 A1/2a	450	72.0
Carport			200 sq ft. 3.3.2 B.2a		
Attached	0	0	450 sq ft 3.3.2 A3		0.0
Detached	0	0	200 sq ft 3.3.2 B.1		0.0
Accessory Buildings			450 sq ft 3.3.2 A.1		0.0
Detached	0	0			0.0
Total FAR					2,515.0
					39.79%



1 3D View 1

LORRAIN RESIDENCE

1101 LORRAIN ST. AUSTIN, TX 78703

STEVE ZAGORSKI
ARCHITECT

PROJECT NO:Project Number

DRAWN BY: CC

CHECKED BY: SZ

ISSUE DATE: 04/05/2016

DRAWING TITLE

COVER SHEET

DRAWING NO

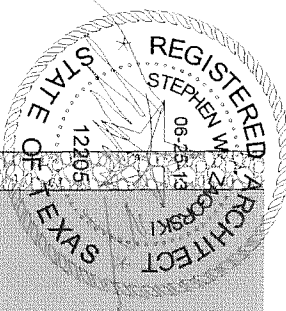
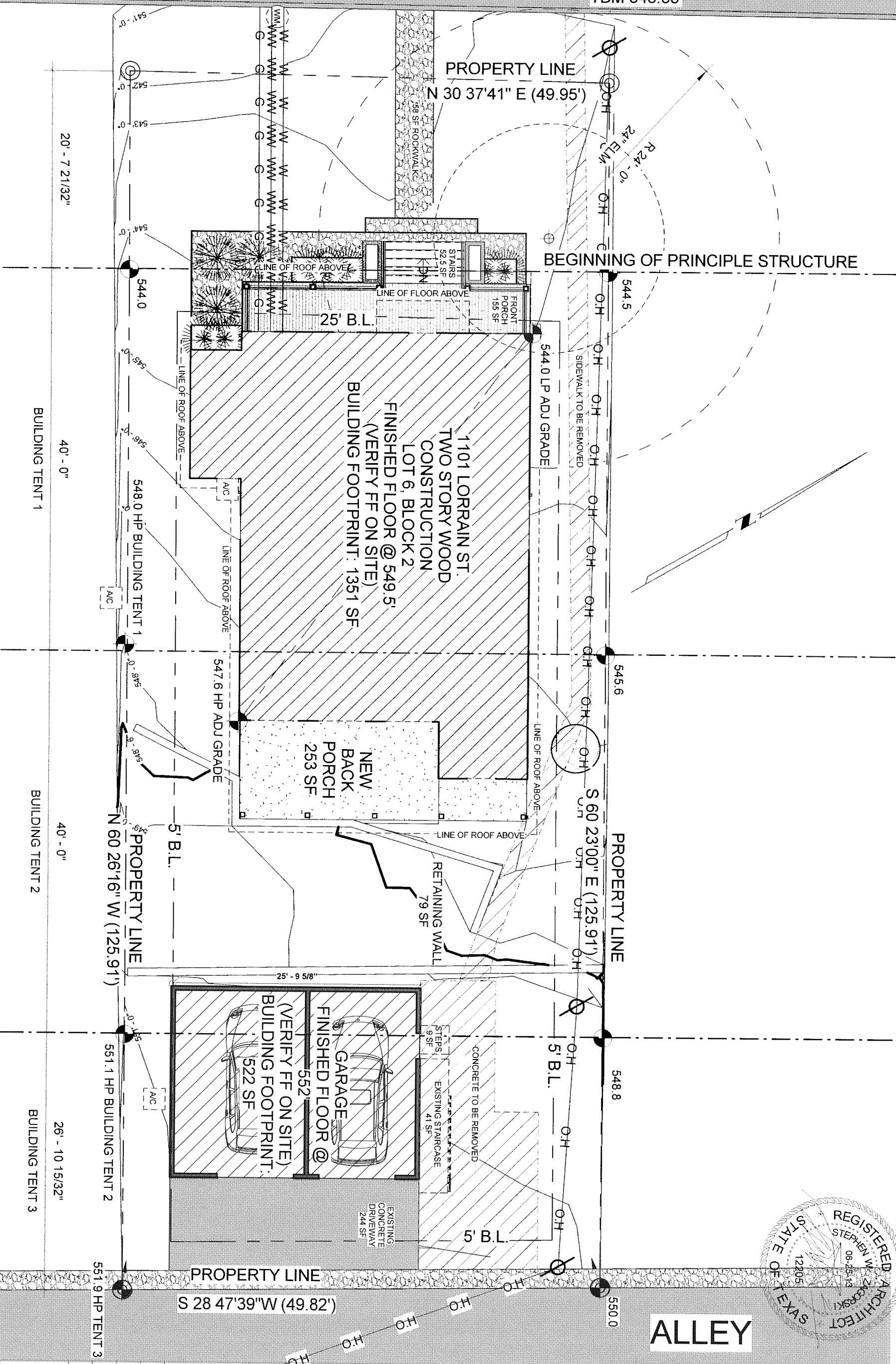
P 0.0

P SITE
1" = 10' 0"

LORRAIN STREET

(50' R.O.W.)

TBM 543.85'



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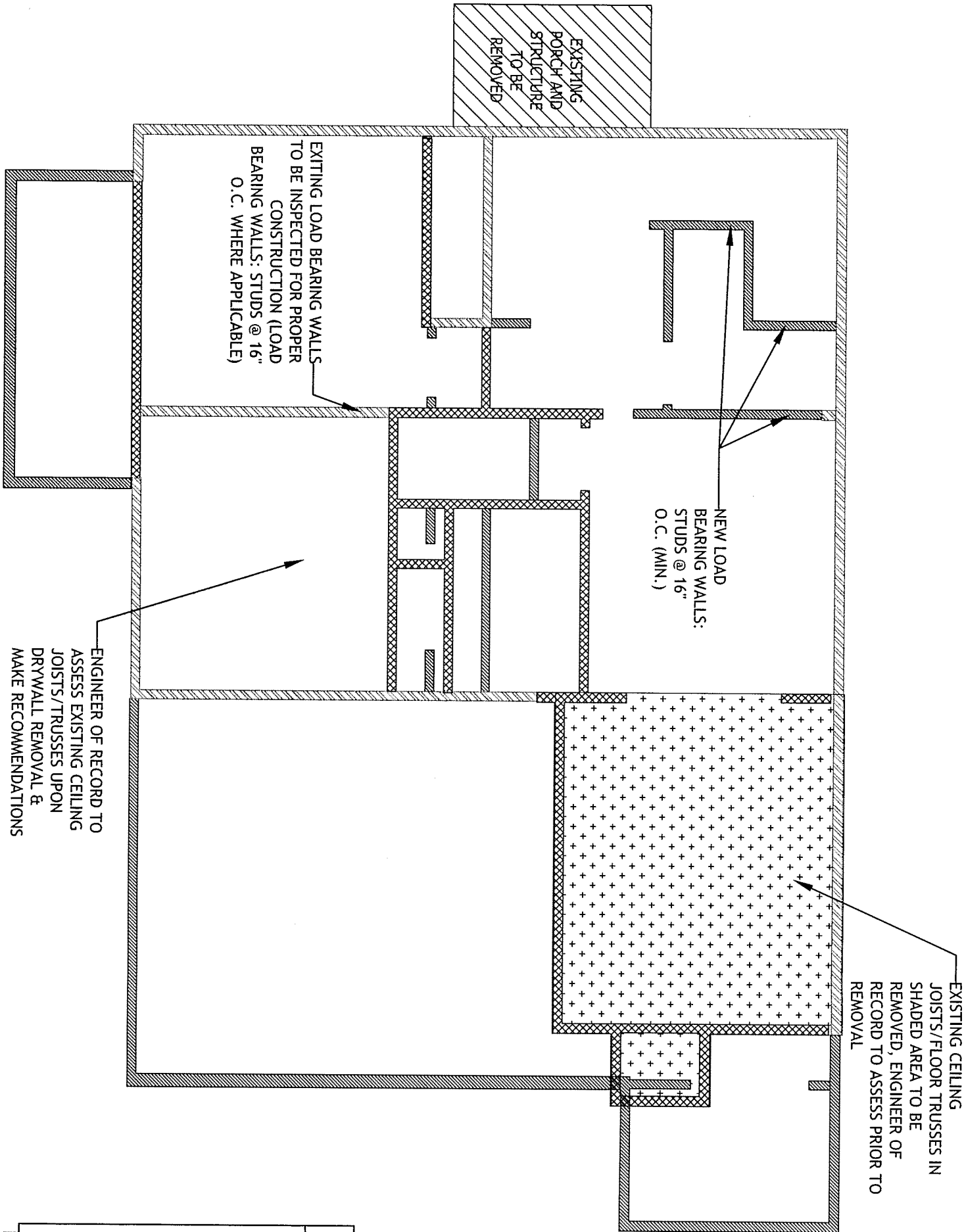
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ISSUE DATE:	04/05/2016
DRAWING TITLE	SITE PLAN
DRAWING NO	

P 1.0

No.	Revision

GENERAL DEMOLITION NOTES

1. VERIFY FIELD CONDITIONS PRIOR TO START OF DEMOLITION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
2. ALL NEW CONSTRUCTION TO COMPLY TO THE 2009 EDITION OF THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL RESIDENTIAL CODE.
3. REMOVAL OF ANY STRUCTURAL COMPONENT BEYOND THE SCOPE OF THESE DRAWINGS (LOAD BEARING WALL, CEILING/FLOOR JOISTS, ETC) IS PROHIBITED WITHOUT THE CONSENT OF THE ENGINEER OF RECORD.
4. PROTECT ALL STRUCTURAL COMPONENTS OF THE EXISTING BUILDING TO REMAIN DURING DEMOLITION/ CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY/ALL DAMAGES CAUSED BY HIMSELF OR ANY OF HIS SUB-CONTRACTORS.
5. PROVIDE ADEQUATE BRACING AND SHORING OF EXISTING BEARING AND NON-BEARING WALLS TO REMAIN. ALSO PROVIDE ADEQUATE BRACING AT ALL AREAS OF CEILING CUTTING.



DEMO PLAN LEGEND

EXISTING WALLS TO BE DEMOLISHED

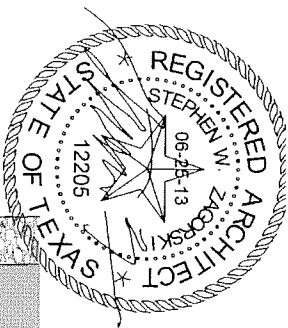
EXISTING WALLS TO REMAIN

NEW WALLS

CEILING STRUCT. TO BE REMOVED

DEMOLITION PLAN

SCALE: 3/16"=1'-0"



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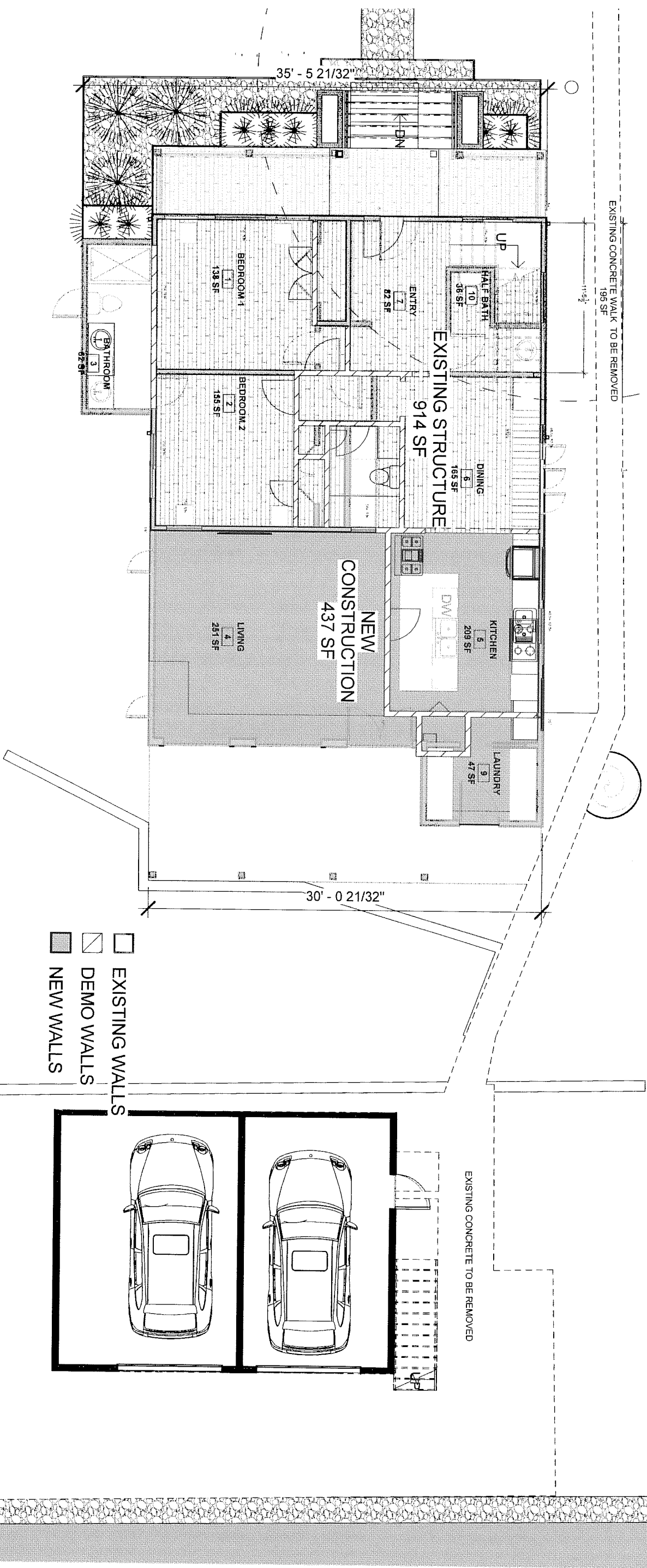
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DEMO PLAN

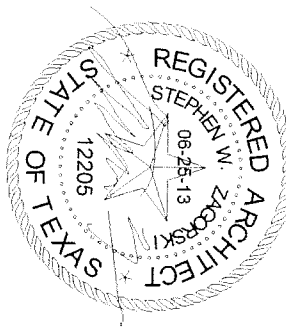
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P AS BUILT NEW/OLD CONSTRUCTION

1/8" = 1'-0"



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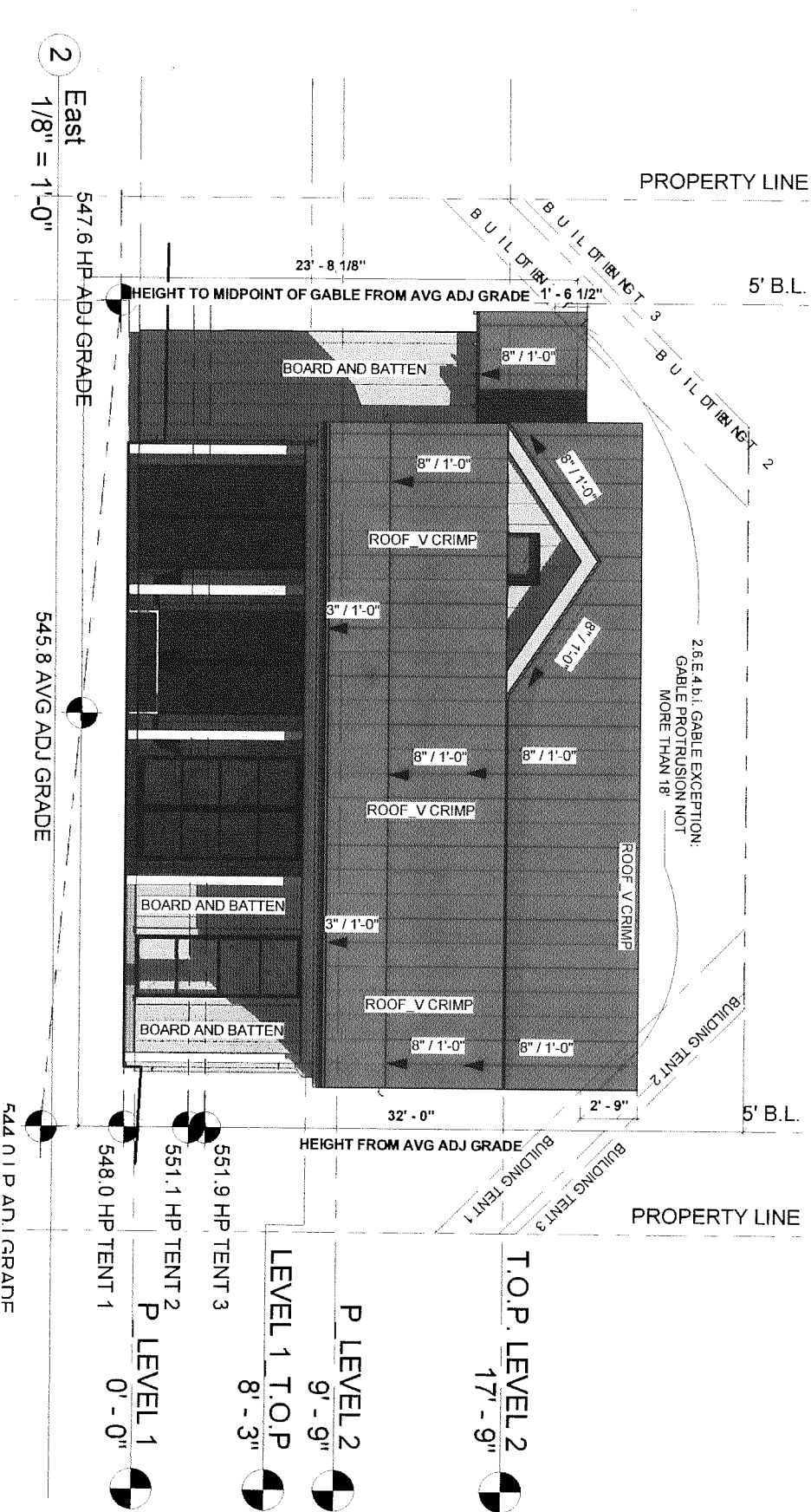
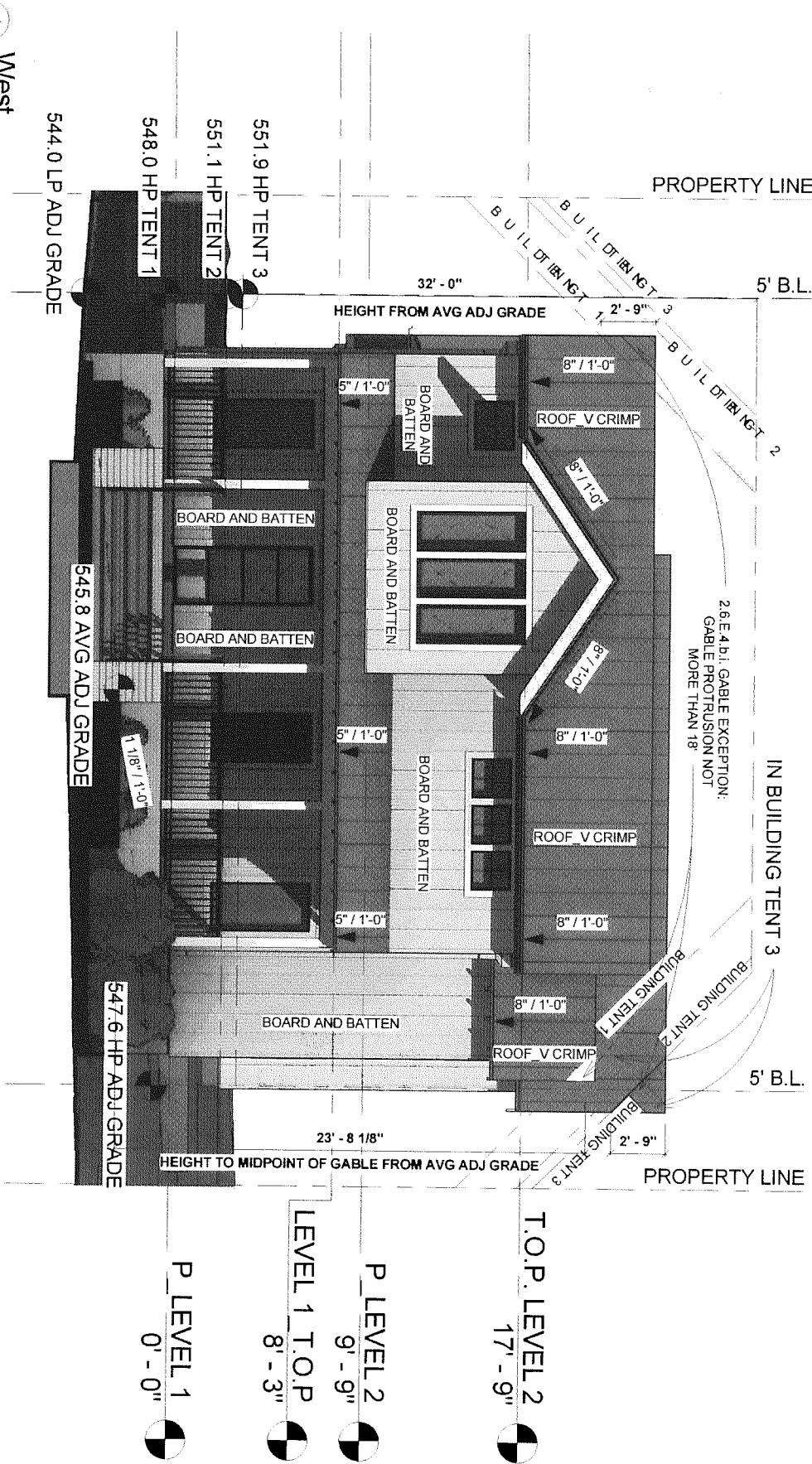
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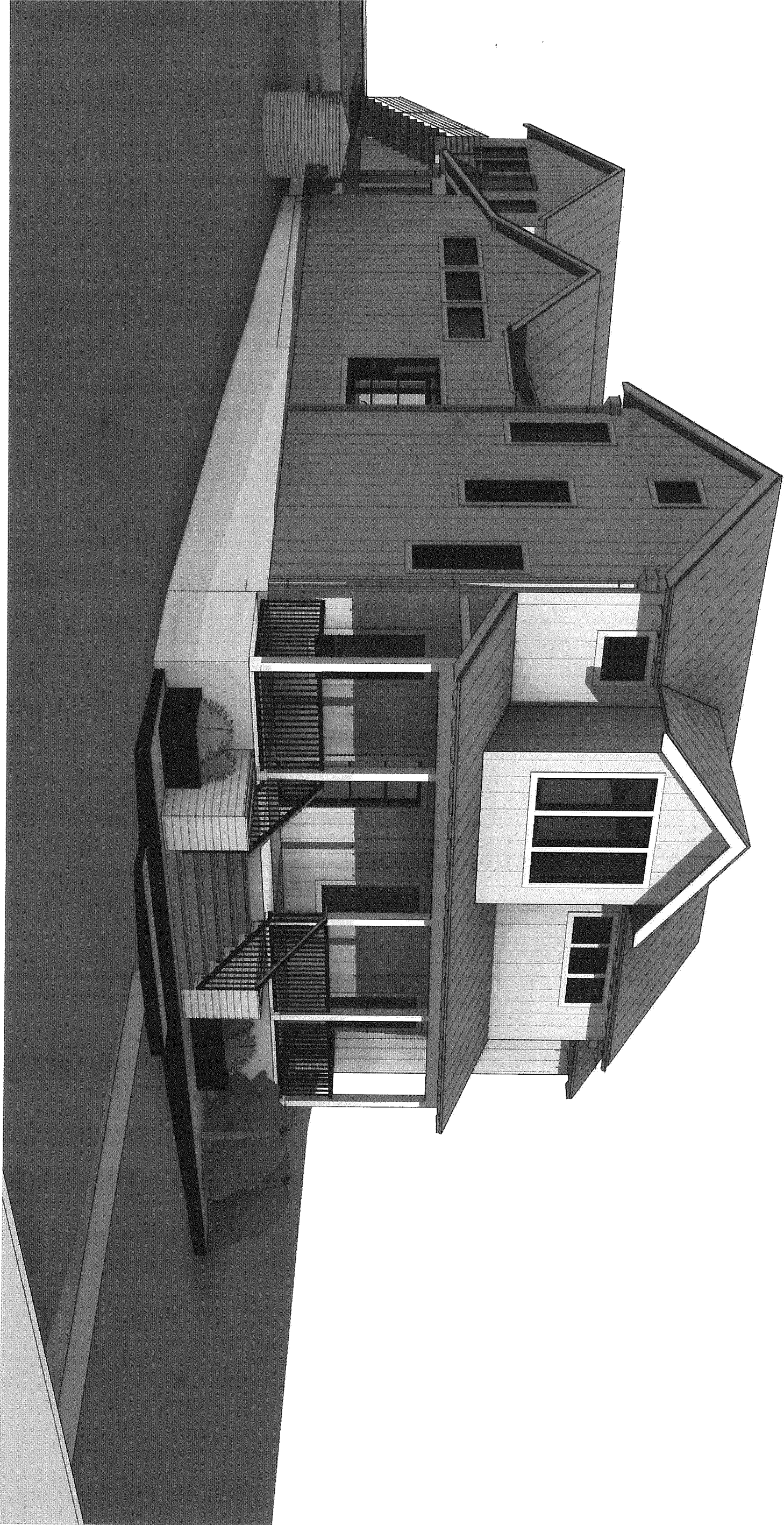
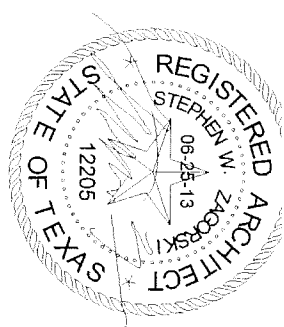
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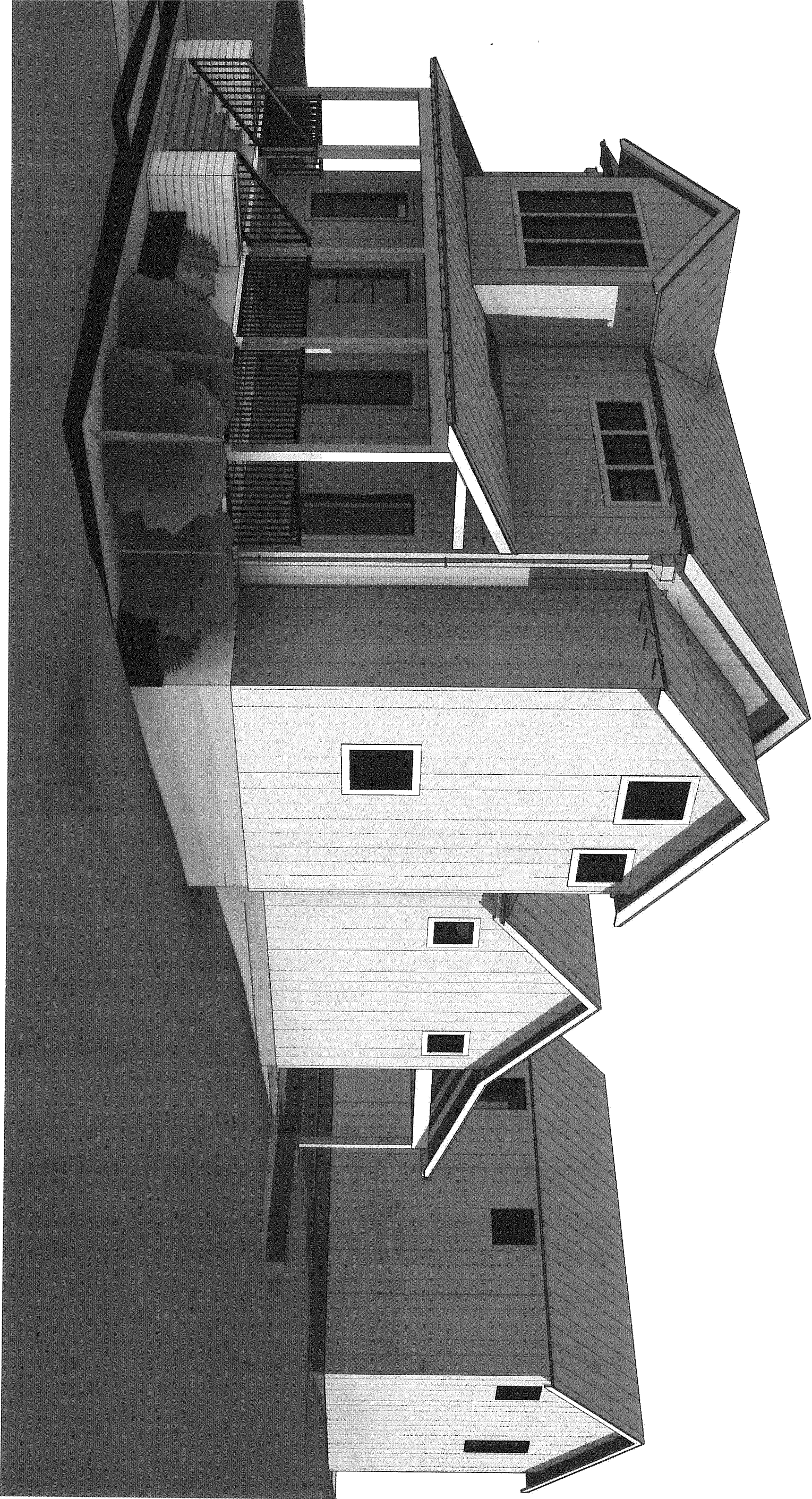
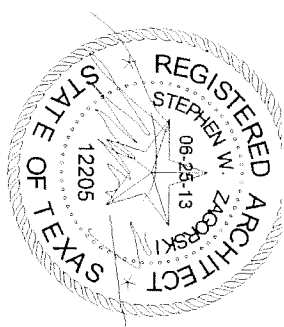
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PERSPECTIVE

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P 5.0

PERSPECTIVE 1



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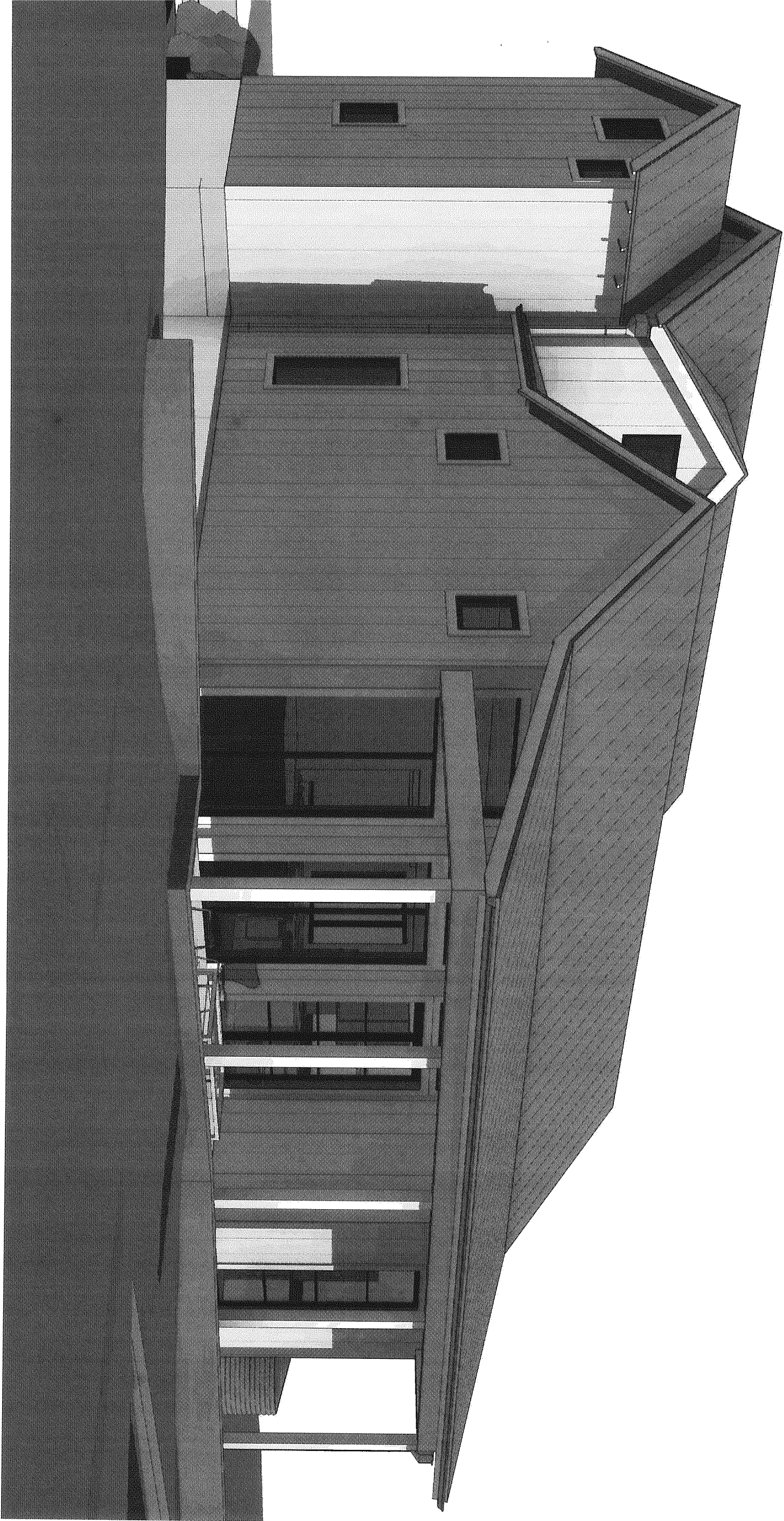
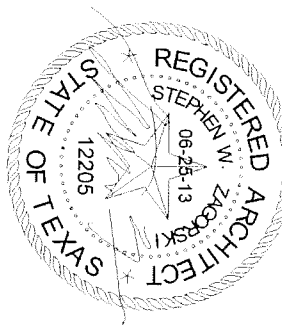
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PERSPECTIVE

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PERSPECTIVE 2



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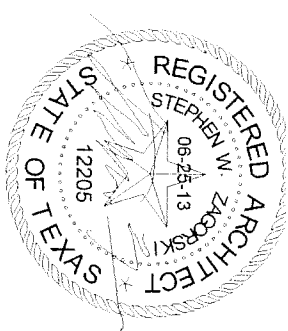
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PERSPECTIVE

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PERSPECTIVE 3



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ARCHITECT

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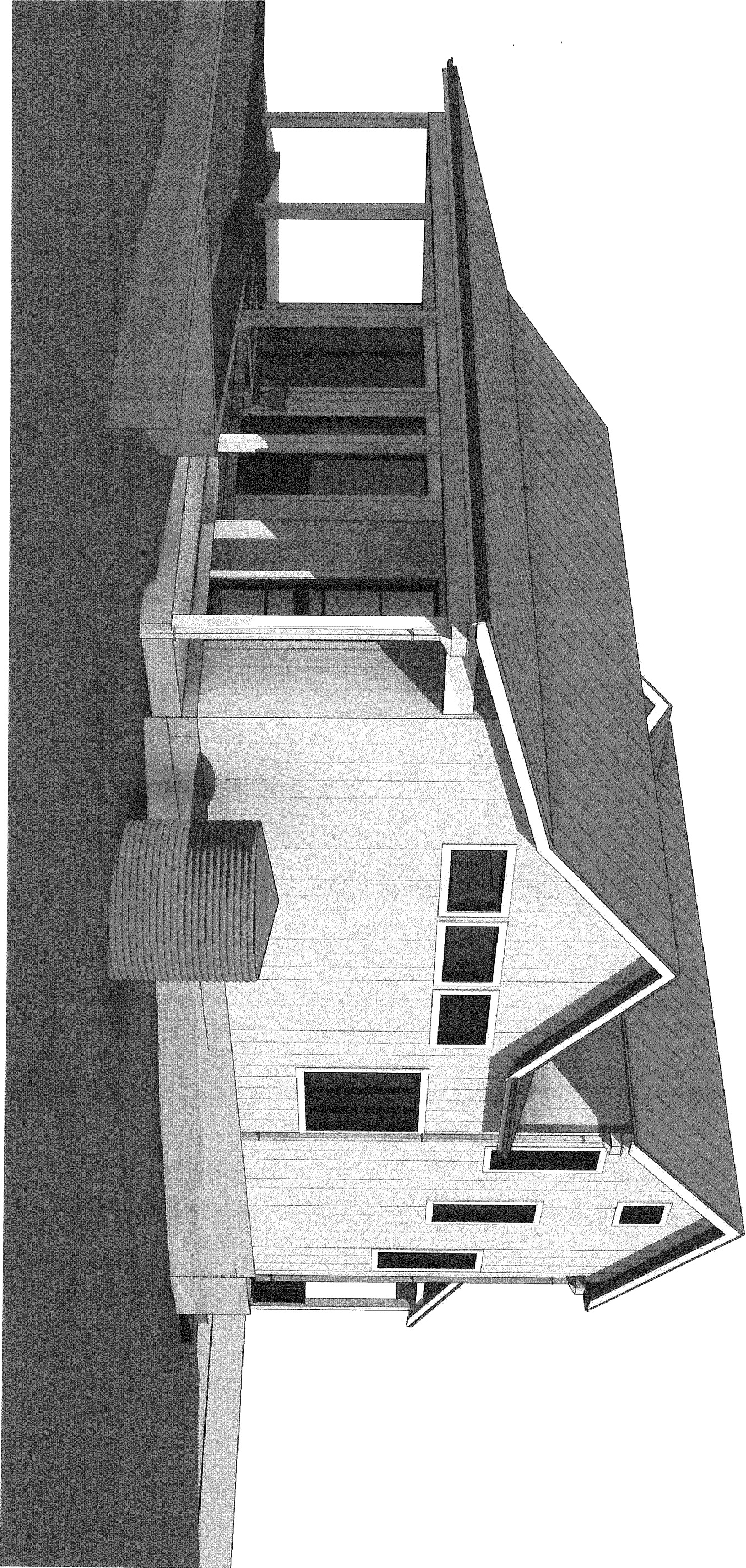
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PERSPECTIVE 4