



City of Austin

Residential New Construction and Addition

Permit Application

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

Property Information

Project Address: 1508 W 9TH ST AUSTIN, TX 78703	Tax Parcel ID: 109275
Legal Description: LOT 7 WENDLENDT'S SUBDIVISION OF OUTLOT 4	
Zoning District: <u>MU-3-H-NP</u>	Lot Area (sq ft): 13,183.00
Neighborhood Plan Area (if applicable): OLD WEST AUSTIN	Historic District (if applicable): WEST LINE

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input checked="" type="checkbox"/> Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> 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="checkbox"/> Y N Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the <u>City Arborist</u> is required)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y N wastewater availability? <input checked="" type="checkbox"/> Y N	(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input checked="" type="checkbox"/> 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="checkbox"/> 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="checkbox"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="checkbox"/> 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="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> 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: _____
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 <input checked="" type="checkbox"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)					
# of existing bedrooms: 2	# of bedrooms upon completion: 3	# of baths existing: 0.0	# of baths upon completion: 4.0		
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Existing 1912 house with 1,321sf. to be remodeled. An addition of 2,949 sf. will connect to the back of the house with a second floor studio and a central courtyard connecting them.					
Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)					

Job Valuation						
Total Job Valuation: \$ <u>615,000</u> <small>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.</small>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>535,500</u> Amount for Primary Structure: \$ <u>535,500</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 Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N Mech: <input type="checkbox"/> Y <input type="checkbox"/> N			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>60,000</u> Elec: \$ <u>8,000</u> Plmbg: \$ <u>3,500</u> Mech: \$ <u>8,000</u> TOTAL: \$ <u>79,500</u>		
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 st Floor conditioned area	1,139.00		2,949.00		4,088.00	0.00
b) 2 nd Floor conditioned area	523.00		462.00		985.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)			412.00		412.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	182.00				182.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	1,844.00	0.00	3,823.00	0.00	5,667.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
Building Coverage Information <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>4,682.00</u> % of lot size: <u>36</u>						
Impervious Cover Information <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>5,917.00</u> % of lot size: <u>45</u>						
Setbacks 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="checkbox"/> 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="checkbox"/> 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="checkbox"/> N						
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4) Building Height: <u>25</u> ft <u>11</u> in Number of Floors: <u>2</u>			Parking (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>2</u>			
Right-of-Way Information Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input checked="" type="checkbox"/> Y N <small>*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.</small> Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? <input checked="" type="checkbox"/> Y N Width of approach (measured at property line): <u>11.6</u> ft Distance from intersection (for corner lots only): _____ ft Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> N <small>(If yes, drainage review is required)</small>						

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 st Floor		1,139.00	2,949.00			4,088.00
2 nd Floor		523.00	462.00			985.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		182.00		<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		182.00
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached			<input type="checkbox"/> 200 sq ft (3.3.2 B 2b)		0.00
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		0.00
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)***		0.00
	Detached		412.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1)	450.00	-38.00
Accessory Building(s) (detached)						0.00
Totals		1,844.00	3,823.00			5,217.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 5,217.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 40 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.)

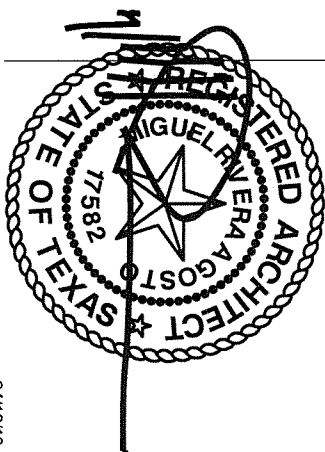
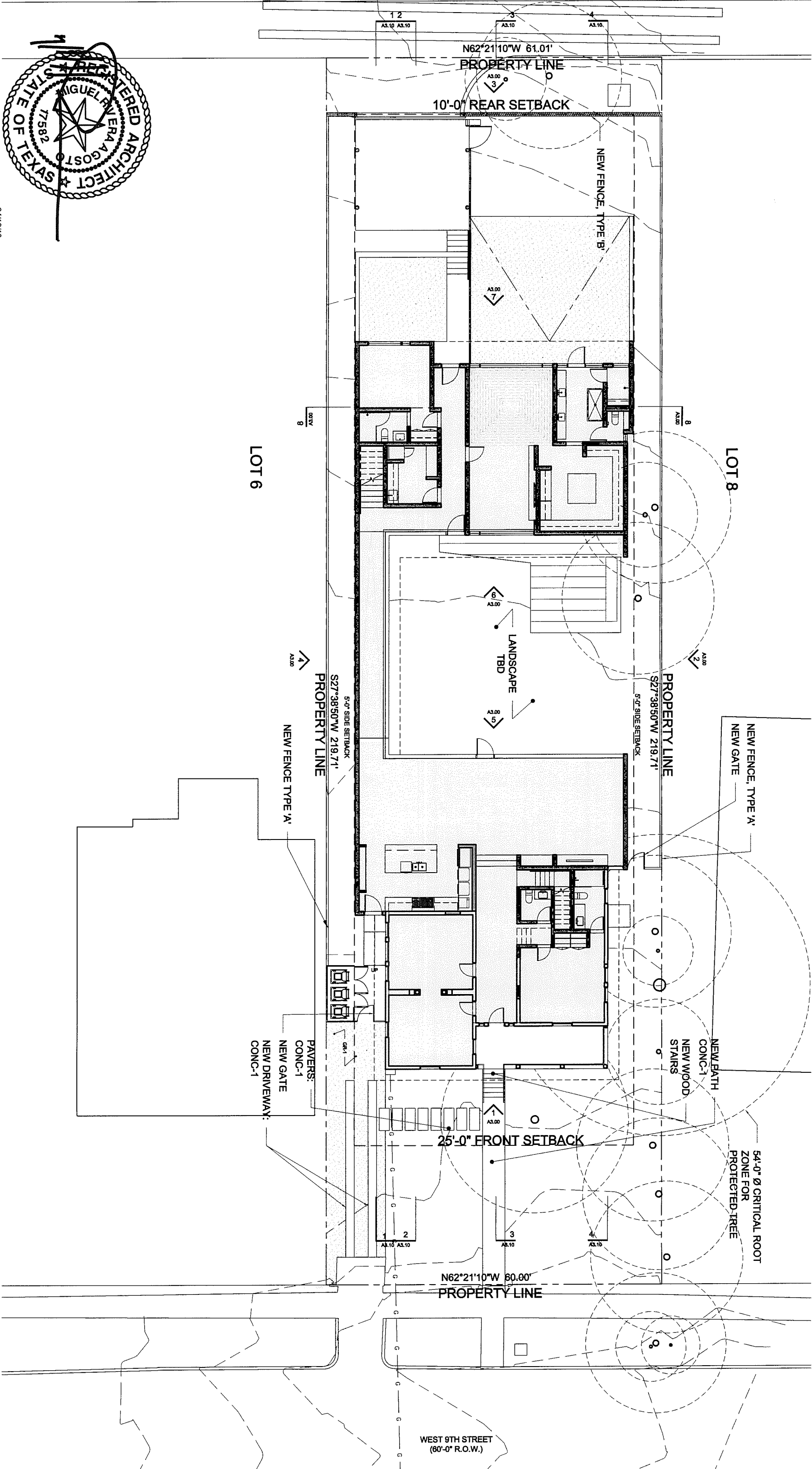
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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.



04/18/16

Miró Rivera Architects

505 Powell Street
Austin, Texas 78703
Phone: 512.477.7016
Fax: 512.476.7672



PROJECT INFORMATION

OWNER:

TOM BENTLEY AND CAROL RYLANDER

OCCUPANCY GROUP:

RESIDENCE (SF-3)

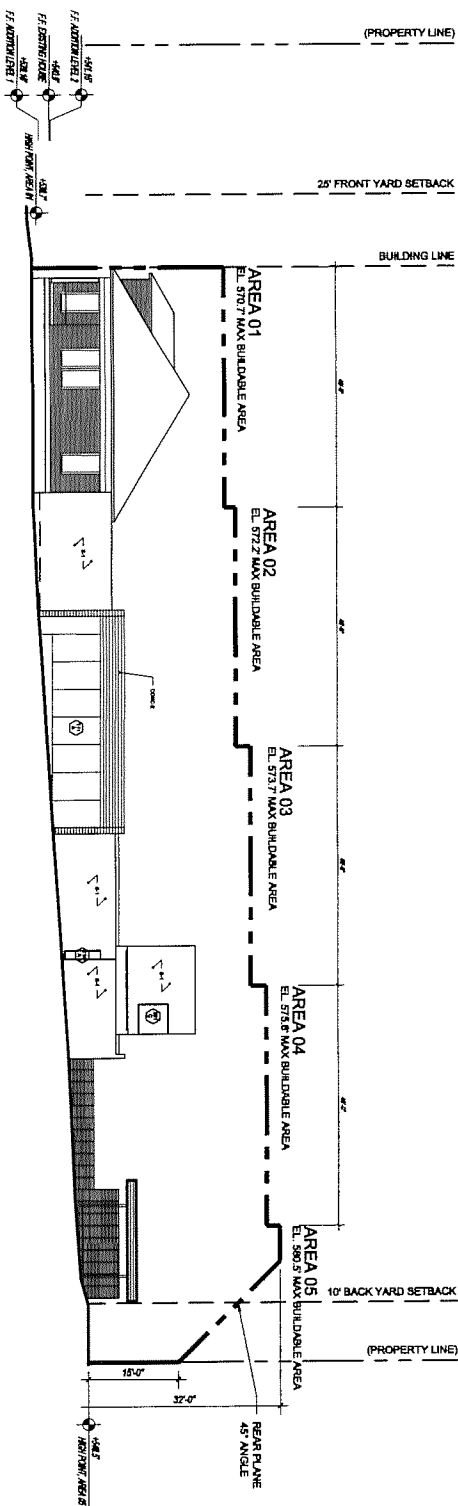
LEGAL DESCRIPTION:

LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4

BENTLEY RESIDENCE

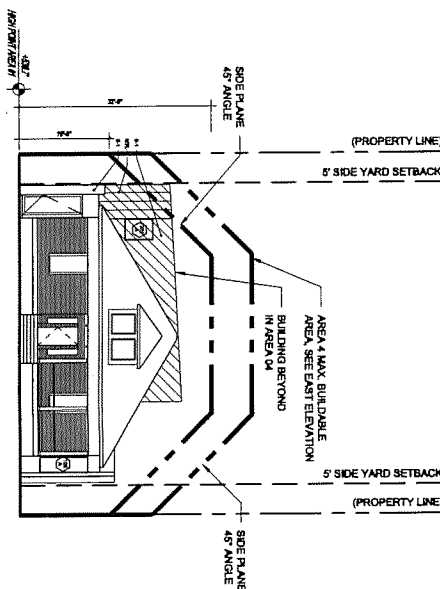
1508 W 9TH ST
AUSTIN, TX 78703

PLOT PLAN
Scale: 1/16" = 1'
Date: 04/18/16



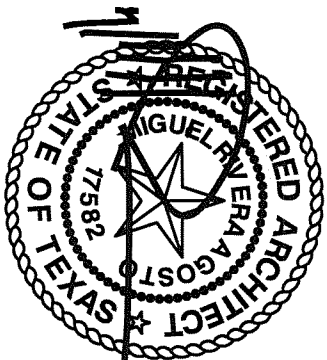
2 EAST ELEVATION

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



3 SOUTH ELEVATION

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



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1 COMPLIANCE PLAN

SCALE: 3/32"=1'-0"

PROJECT INFORMATION

OWNER: TOM BENTLEY AND CAROL RYLANDER
OCCUPANCY GROUP: RESIDENCE (SF-3)
LEGAL DESCRIPTION: LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4

BUILDING COVERAGE (#'s)				CONTRIBUTES TO TOTAL BUILDING COVERAGE*
	EXISTING TO REMAIN	PROPOSED	TOTAL	
RESIDENCE	1139	2949	4088	4088
1ST FLOOR (CONDITIONED)	523	462	985	0
2ND FLOOR (CONDITIONED)	-	-	-	-
3RD FLOOR (CONDITIONED)	-	-	-	-
BASEMENT	-	-	-	-
CLARGE / CARPORT	-	412	412	412
WOOD DECKS (100%)	-	-	-	-
BREEZEWAYS	-	-	-	-
COVERED PATIOS	-	-	-	-
COVERED PORCHES	182	0	182	182
BALCONIES	-	-	-	-
SWIMMING POOL(S)	0	0	0	0
OTHER BUILDING OR COVERED AREA	0	0	0	0
TOTAL BUILDING COVERAGE ON LOT*				4682

* (SUBTRACT IF APPLICABLE, 2ND FLOOR CONDITIONED, 3RD FLOOR CONDITIONED, BASEMENT, SWIMMING POOL, AND WOOD DECKS IF UNCOVERED)

FLOOR AREA RATIO (#'s)

	EXISTING	NEW	TOTAL
BASEMENT FLOOR AREA	0	0	0
BASEMENT FLOOR AREA W/CLING HGT. ABV. 15'-0"	0	0	0
1ST FLOOR AREA (MAIN HOUSE)	1139	2949	4088
1ST FLOOR AREA W/CLING HGT. ABV. 15'-0"	0	0	0
2ND FLOOR AREA (INCLUDING PORCH)	705	531	1197
2ND FLOOR AREA W/CLING HGT. ABV. 15'-0"	0	0	0
CARPORT (ATTACHED, -200 SQ. FT. IF USED TO MEET MIN. PARKING REQUIREMENT)	0	0	0
CARPORT (DETACHED, -450 SQ. FT. ALLOWANCE IF +10'-0" FROM PRINCIPAL STRUCTURE)	0	0	0
CARPORT (OPEN ON 2 OR MORE SIDES W/O HORIZONTAL SPILL ABOVE IT), SUBTRACT 450 SQ. FT.	0	412	412
TOTAL GROSS FLOOR AREA		5217	13183
GROSS SITE AREA			13183
FLOOR AREA RATIO (MAXIMUM F.A.R. ALLOWED .40 PER MANHATTAN ORDINANCE)			0.39

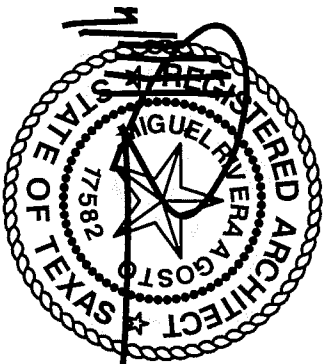
IMPERVIOUS COVERAGE (#'s)			
	EXISTING TO REMAIN	PROPOSED	TOTAL
TOTAL BUILDING COVERAGE ON LOT	1321	3359	4682
ADDITIONAL ROOF OVERHANG (IF OVER 2')	0	309	309
DRIVEWAY	0	362	362
SIDEWALKS/MARKINGS	0	323	323
UNCOVERED WOOD DECK (50%)	0	0	0
AIR COND. & EQUIP. PADS	0	32	32
CONCRETE DECKS	0	150	150
OTHER (SITE WALLS), STORAGE	0	59	59
TOTAL IMPERVIOUS COVERAGE	1321	4178	5917
TOTAL LOT SIZE			13183
% IMPERVIOUS COVER (45% MAX (SF-3) = 5932 SF.)			44.88%
REMAINING (UNUSED) IMPERVIOUS COVER = 0.12%			15

PROJECT INFORMATION

OWNER: THOMAS BENTLEY AND CAROL RYLANDER
ADDRESS: 1508 W 8TH ST
AUSTIN, TEXAS 78703
OCCUPANCY GROUP: RESIDENCE (SF-3)
LEGAL DESCRIPTION: LOT 7 WENDLENDT'S SUBDIVISION OF OUTLOT 4

BENTLEY RESIDENCE

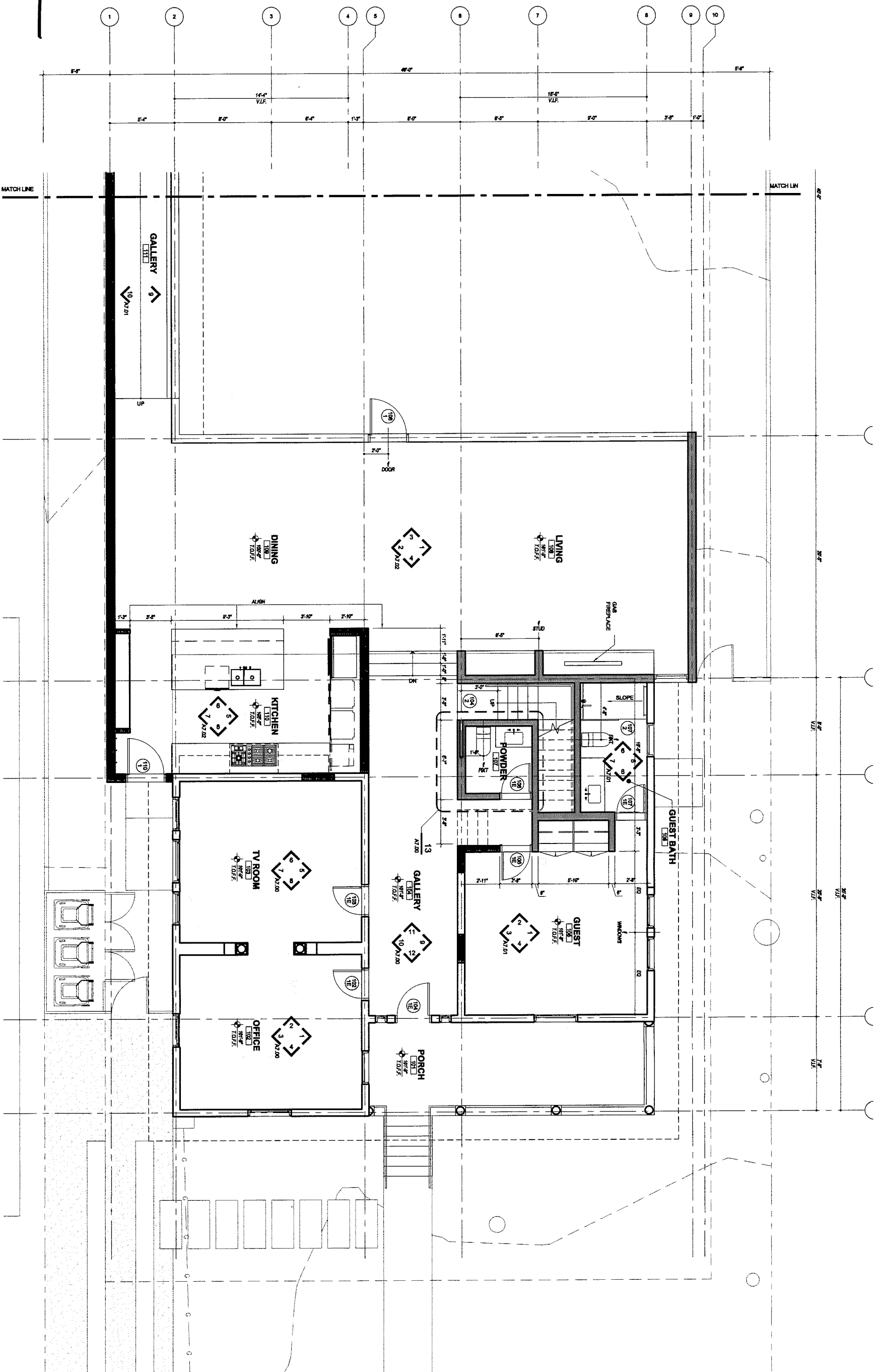
SITE COMPLIANCE
PLAN
Scale: 1/32" = 1'
Date: 04/18/16



04/18/16

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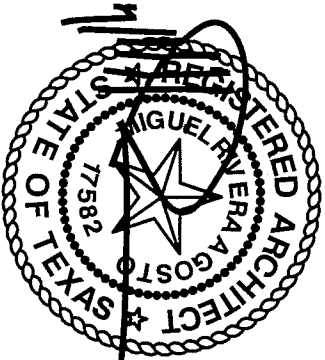


PROJECT INFORMATION

OWNER: TOM BENTLEY AND CAROL RYLANDER
OCCUPANCY GROUP: RESIDENCE (SF-3)
LEGAL DESCRIPTION: LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4

BENTLEY RESIDENCE

1508 W 9TH ST
AUSTIN, TX 78703
1ST FLOOR SOUTH
PLAN
Scale: 1/8" = 1'
Date: 04/18/16



04/18/16

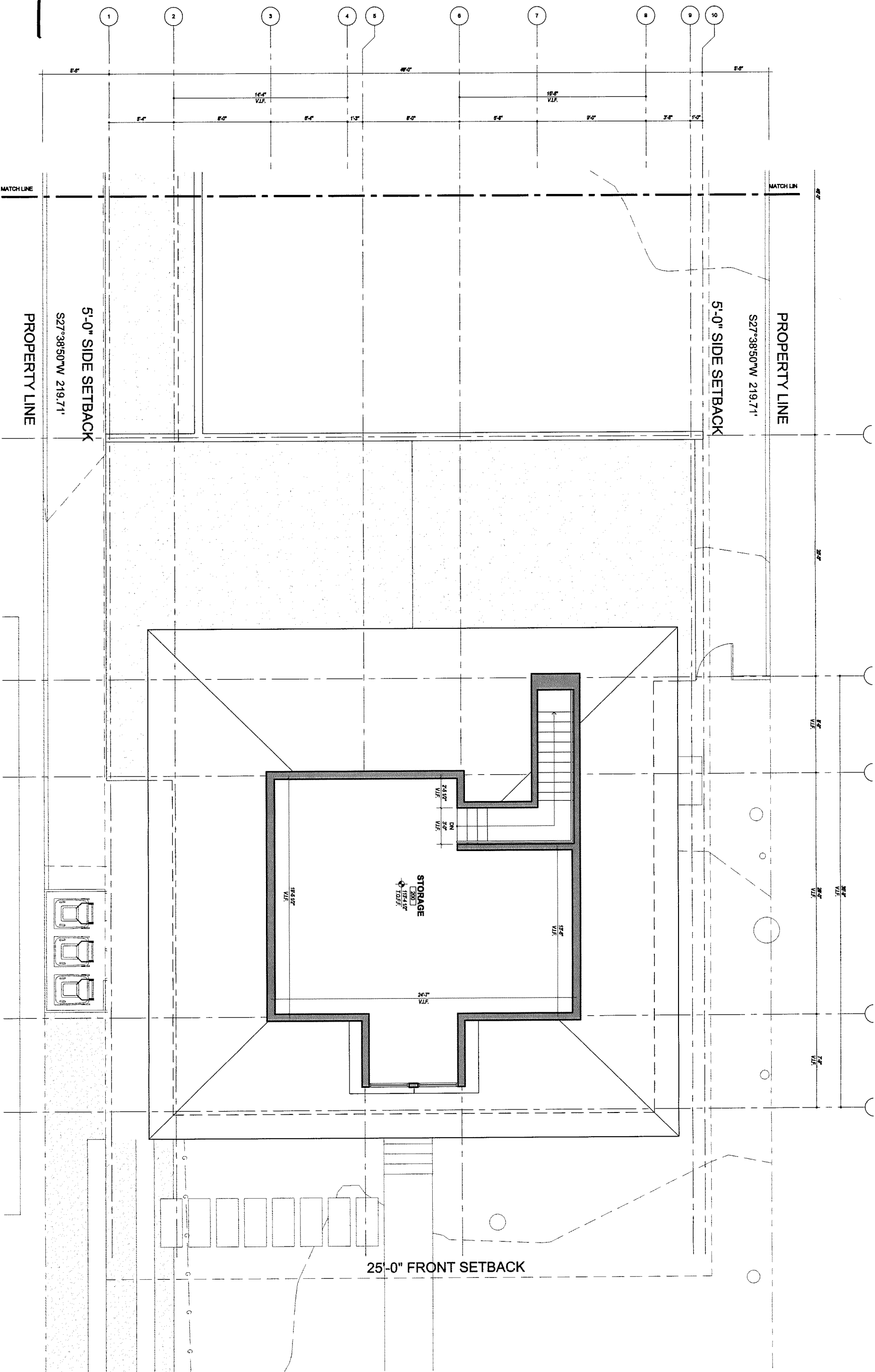
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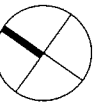
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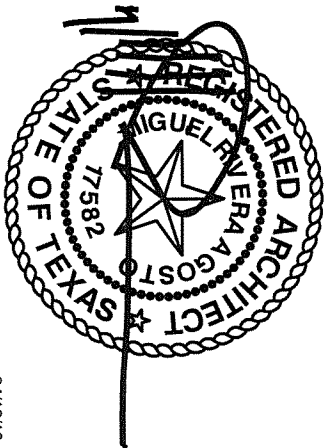
OWNER: TOM BENTLEY AND CAROL RYLANDER
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BENTLEY RESIDENCE

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AUSTIN, TX 78703
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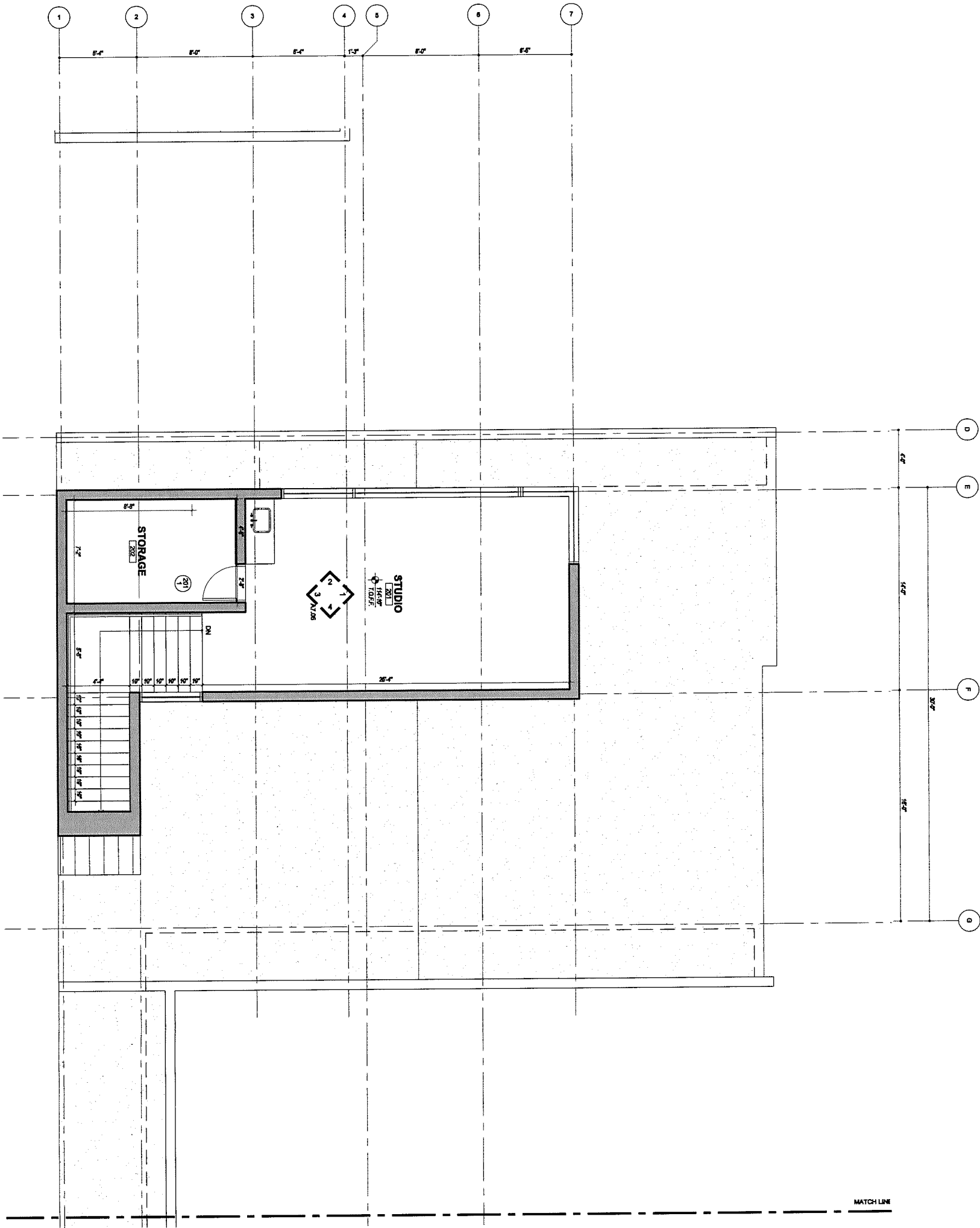




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1 CONSTRUCTION PLAN

PROJECT INFORMATION

OWNER:

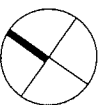
TOM BENTLEY AND CAROL RYLANDER

OCCUPANCY GROUP:

RESIDENCE (SF-3)

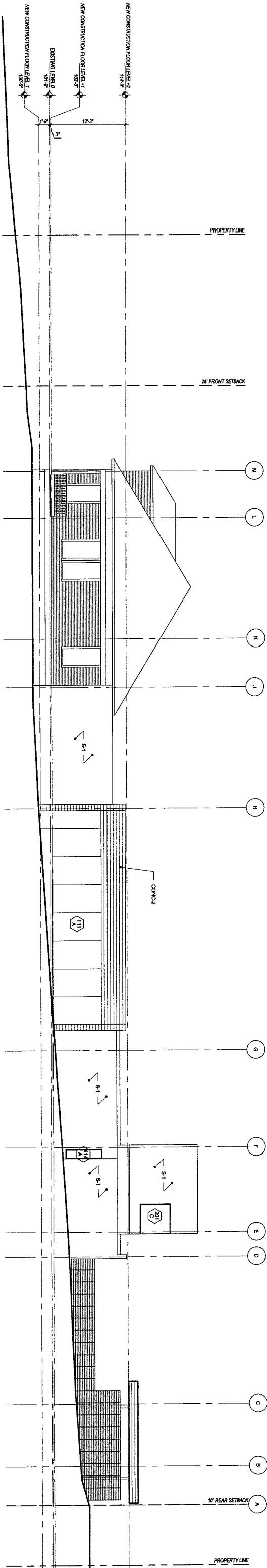
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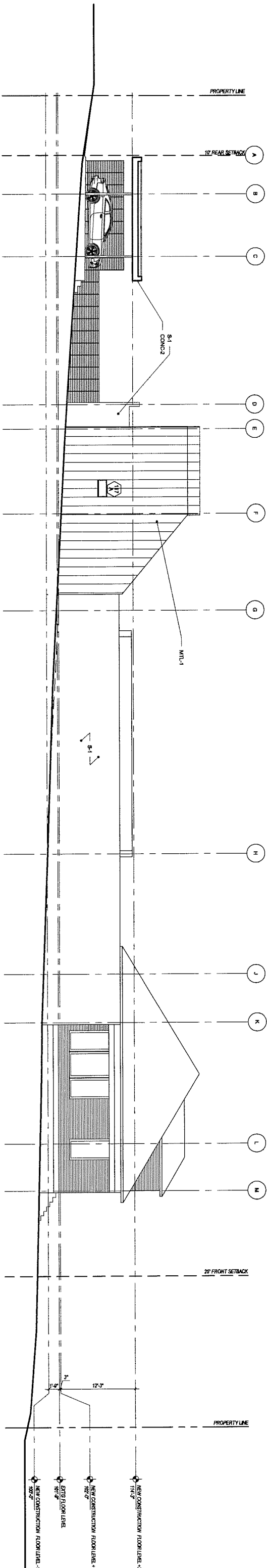


BENTLEY RESIDENCE

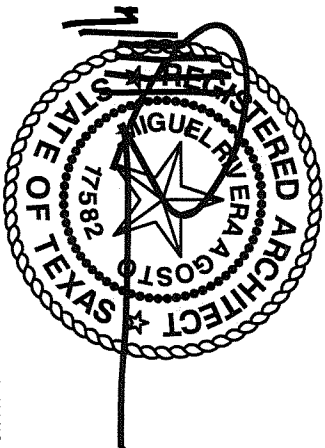
2ND FLOOR NORTH
PLAN
Scale: 1/8" = 1'
Date: 04/18/16



2 EAST ELEVATION



4 WEST ELEVATION



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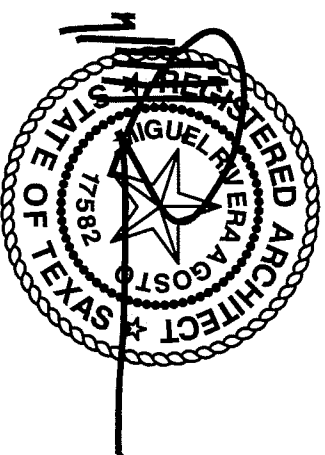
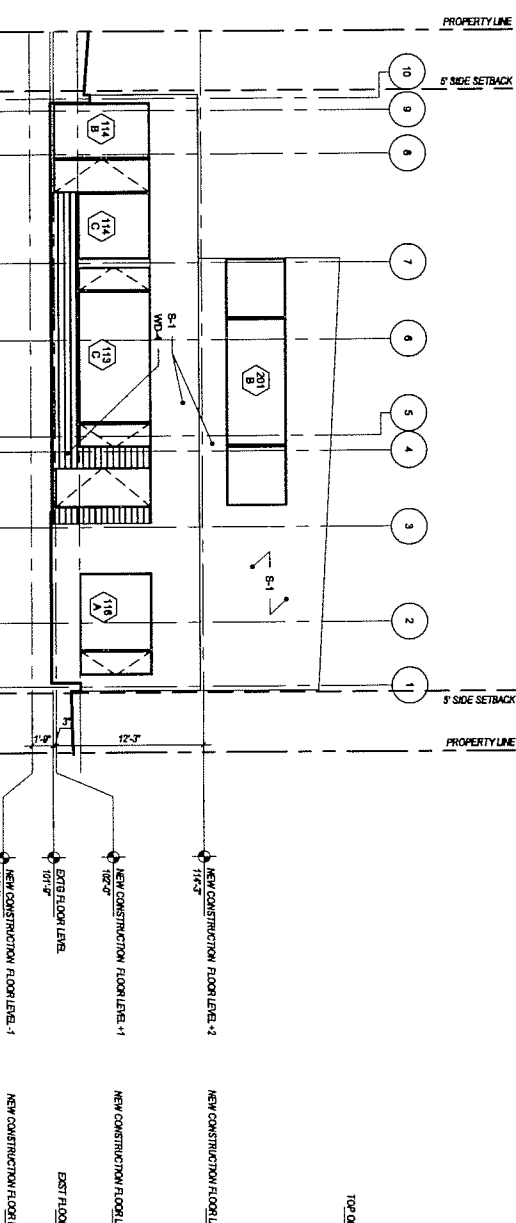
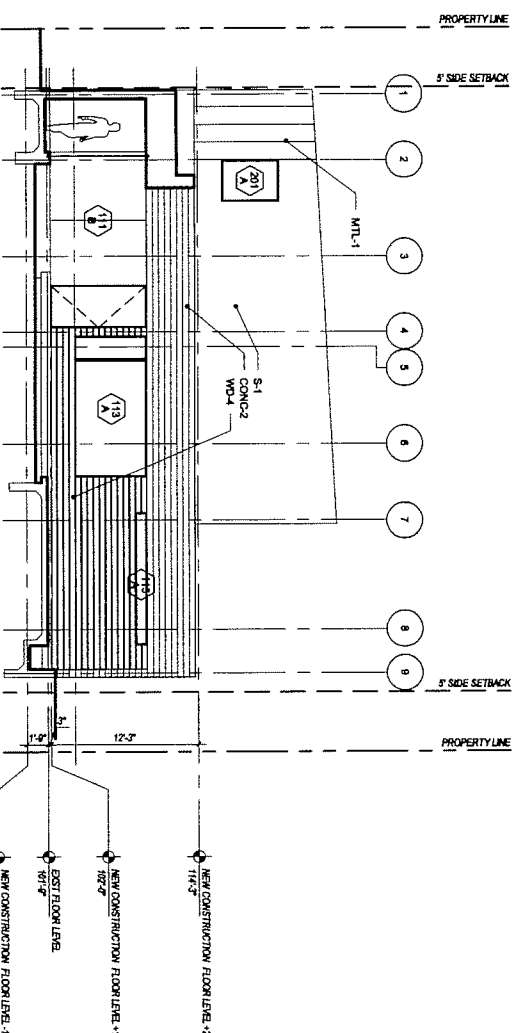
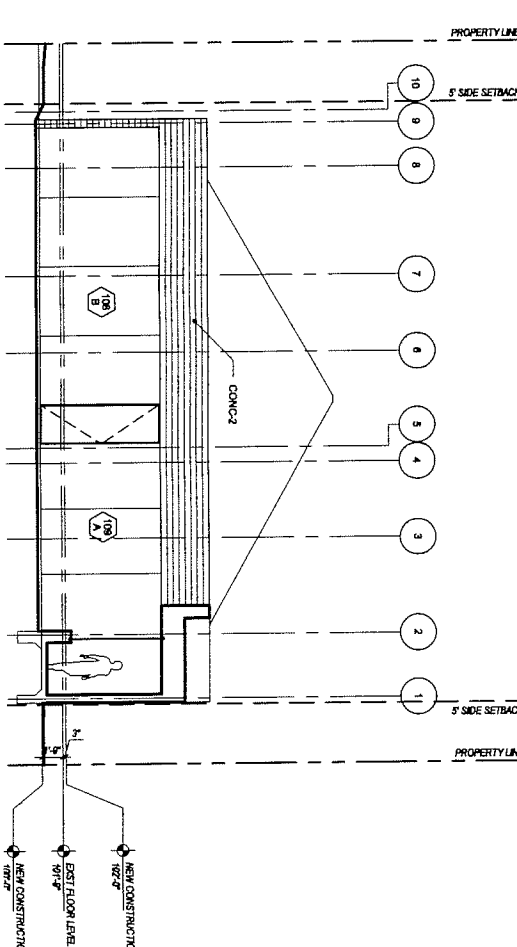
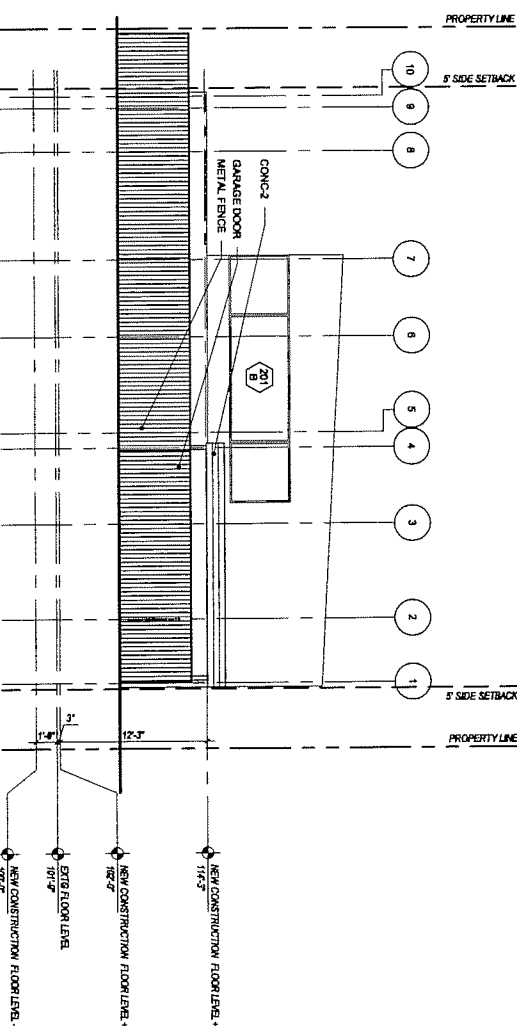
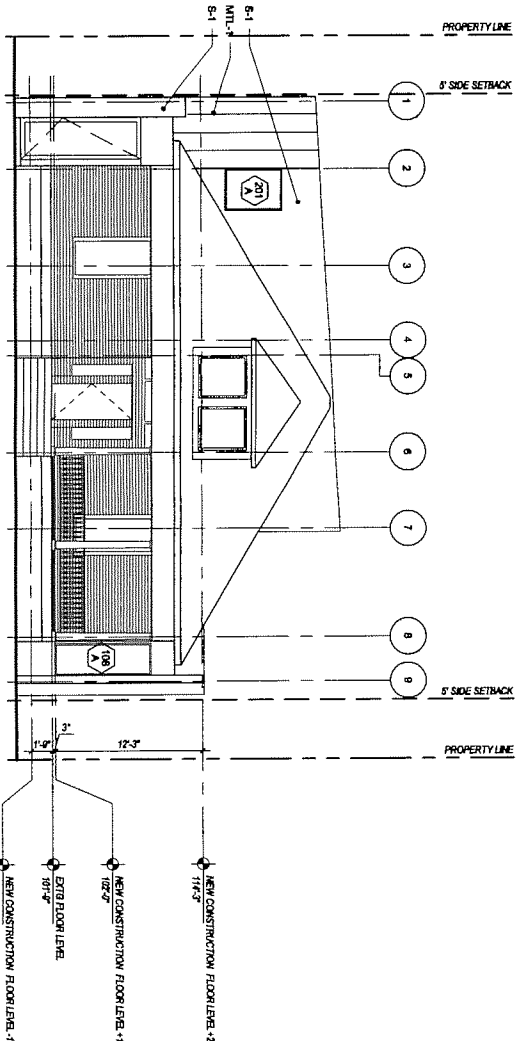
PROJECT INFORMATION

OWNER: TOM BENTLEY AND CAROL RYLANDER
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BENTLEY RESIDENCE

1508 W 9TH ST
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EAST AND WEST
ELEVATIONS
Scale: 1/16" = 1'
Date: 04/18/16



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RESIDENCE (SF-3)

LEGAL DESCRIPTION:

LOT 7 OF WENDLENDT'S SUBDIVISION OF OUTLOT 4

5 PARTIAL ELEVATION

7 PARTIAL ELEVATION

1 SOUTH ELEVATION

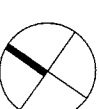
3 NORTH ELEVATION

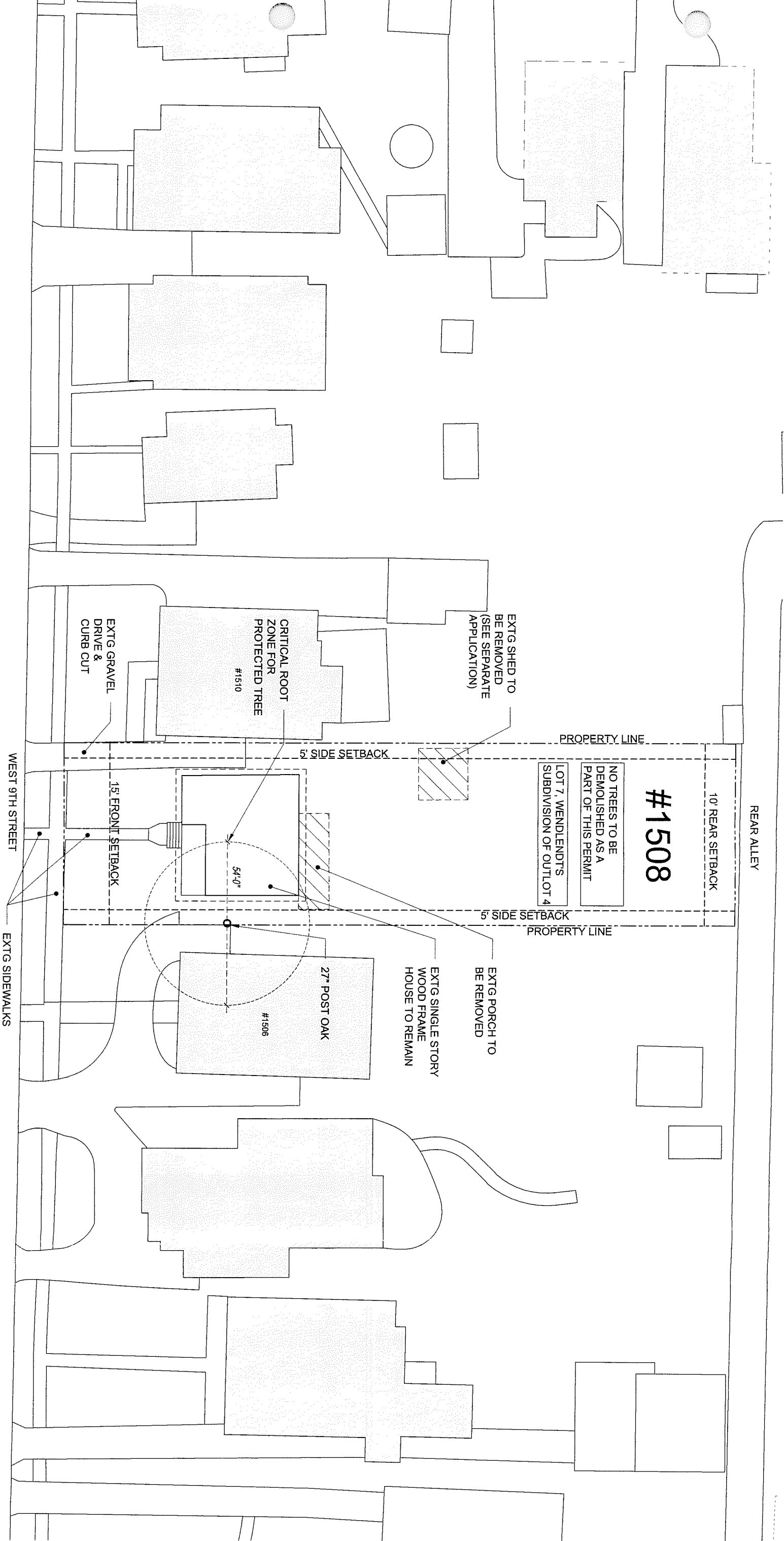
6 PARTIAL ELEVATION

BENTLEY RESIDENCE
NORTH, SOUTH AND
PARTIAL

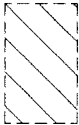
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AUSTIN, TX 78703

ELEVATIONS
Scale: 1/16" = 1'
Date: 04/18/16

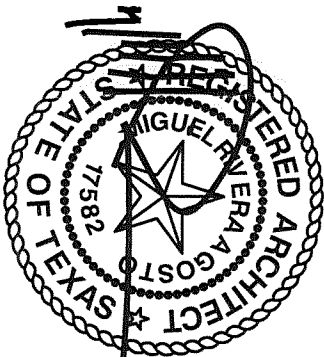




DEMO LEGEND



AREA TO BE DEMOLISHED



Miró Rivera Architects

505 Powell Street
Austin, Texas 78703
Phone: 512.477.7016
Fax: 512.476.7672

09/04/15

1508 West 9th Street Residence

Demo

Location Plan

FINAL

D 1.0

Scale: 1/32"=1'-0"
Date: 09/04/2015

REAR ALLEY

10' REAR SETBACK

NO TREES TO BE DEMOLISHED AS A PART OF THIS PERMIT

LOT 7, WENDLENDT'S SUBDIVISION OF OUTLOT 4

PROPERTY LINE

16'-2 3/8"

16'-10 3/4"

1'-7 7/8"

29'-2 3/4"

EXTG SHED TO BE REMOVED (SEE SEPARATE APPLICATION)

31'-9 5/8"

5'-2 3/4"

EXTG PORCH TO BE REMOVED

EXTG SINGLE STORY WOOD FRAME HOUSE TO REMAIN

D3.0, D3.1

2

5'-9 5/8"

5' SIDE SETBACK

38'-3 5/8"

10'-6"

D3.0, D3.1

4

#1510

54'-0"

9'-8 5/8"

D3.0, D3.1

3

#1506

27" POST OAK

CRITICAL ROOT ZONE FOR PROTECTED TREE

PROPERTY LINE

15' FRONT SETBACK

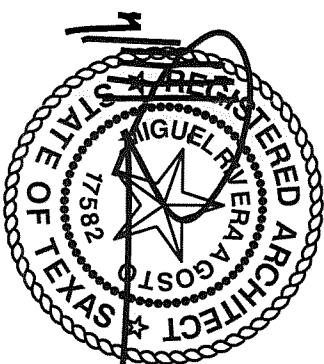
38'-7 1/4"

EXTG GRAVEL DRIVE & CURB CUT

WEST 9TH STREET

EXTG SIDEWALKS

AREA TO BE DEMOLISHED



EXTG SHED TO
BE REMOVED
SEE SEPARATE
APPLICATION)

EXTG PORCH TO
BE REMOVED

EXTG SINGLE STORY
WOOD FRAME
HOUSE TO REMAIN

#1506

27" POST OAK

CRITICAL ROOT
ZONE FOR
PROTECTED TREE

EXTG SIDEWALKS

WEST 9TH STREET

EXTG GRAVEL
DRIVE &
CURB CUT

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Demo Plan

1508 West 9th Street Residence

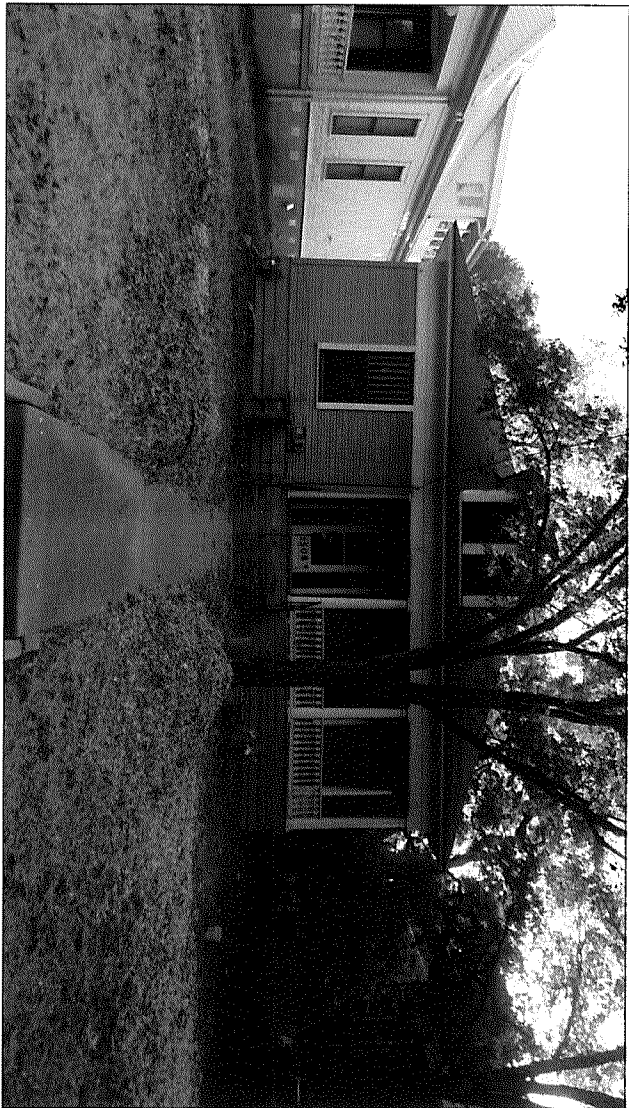
D2.0

Plan

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

09/04/15

Date: 09/04/2015



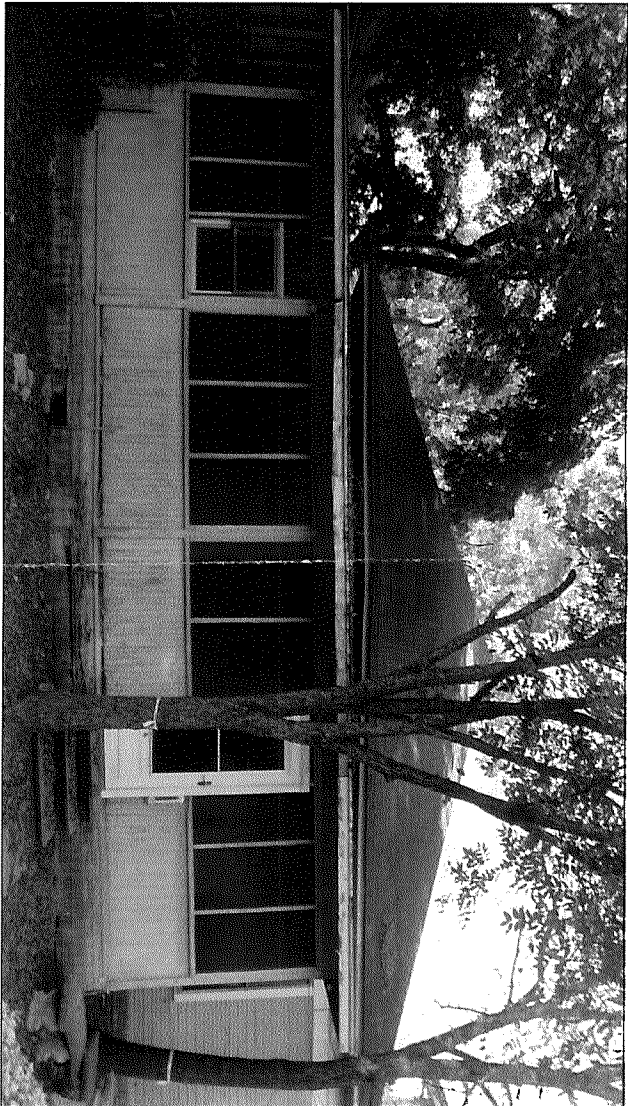
1 SOUTH ELEVATION

SEE D4 FOR CORRESPONDING ELEVATIONS OF ORIGINAL CONSTRUCTION



3 EAST ELEVATION

SEE D4 FOR CORRESPONDING ELEVATIONS OF ORIGINAL CONSTRUCTION



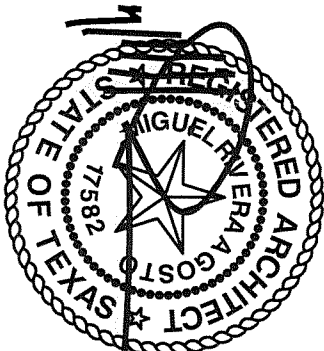
2 NORTH ELEVATION

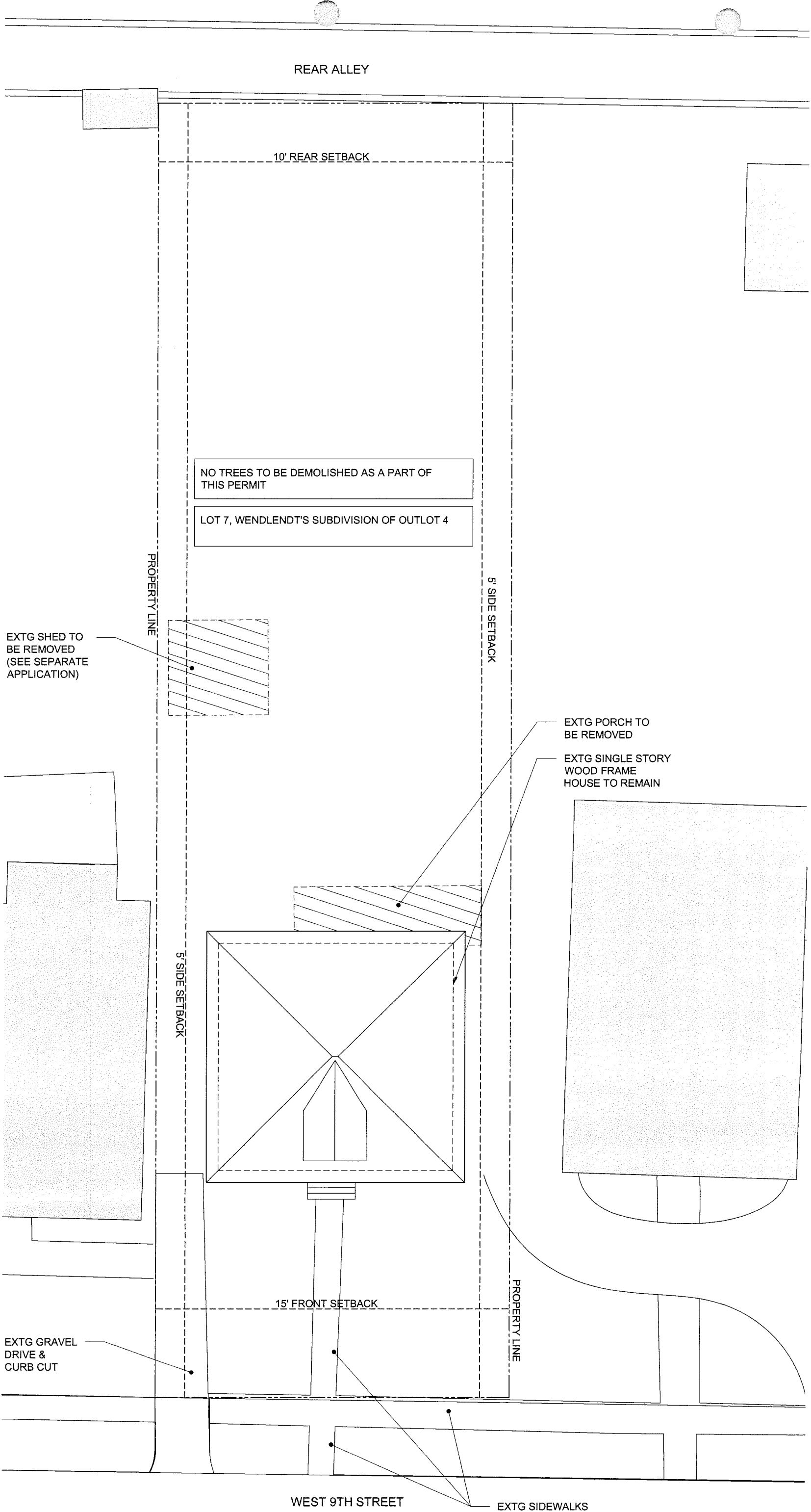
SEE D4 FOR CORRESPONDING ELEVATIONS OF ORIGINAL CONSTRUCTION



4 WEST ELEVATION

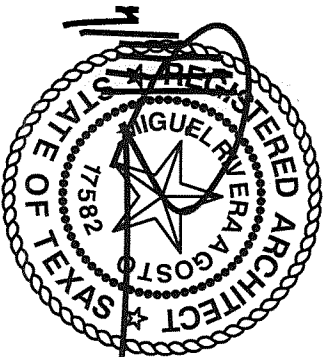
SEE D4 FOR CORRESPONDING ELEVATIONS OF ORIGINAL CONSTRUCTION





AREA TO BE DEMOLISHED

DEMO LEGEND



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09/04/15

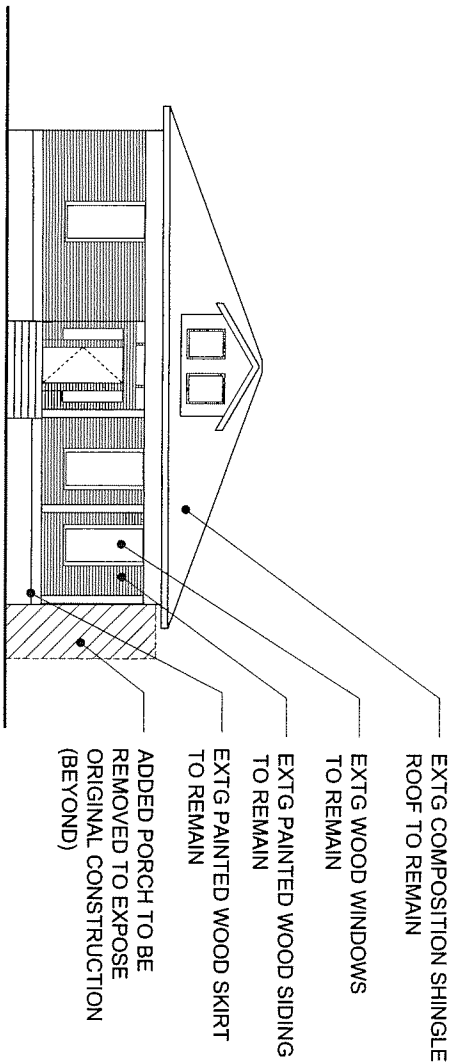


Demo
Roof Plan

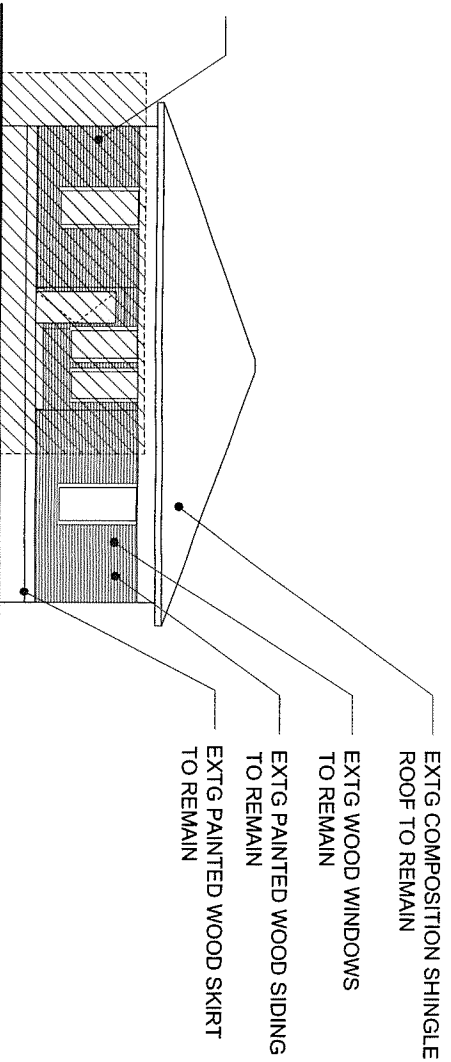
1508 West 9th Street Residence

D 2.1

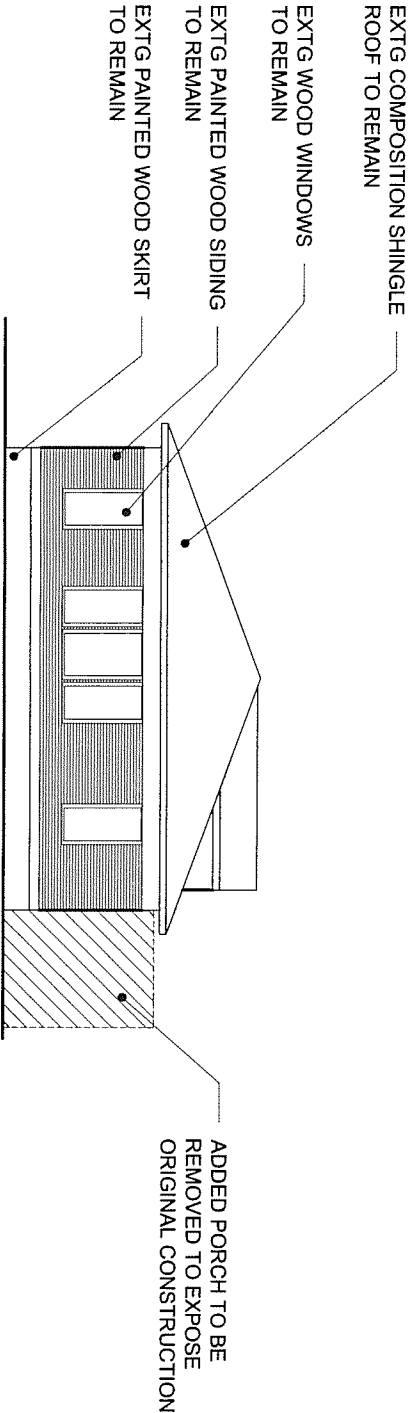
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Date: 09/04/2015



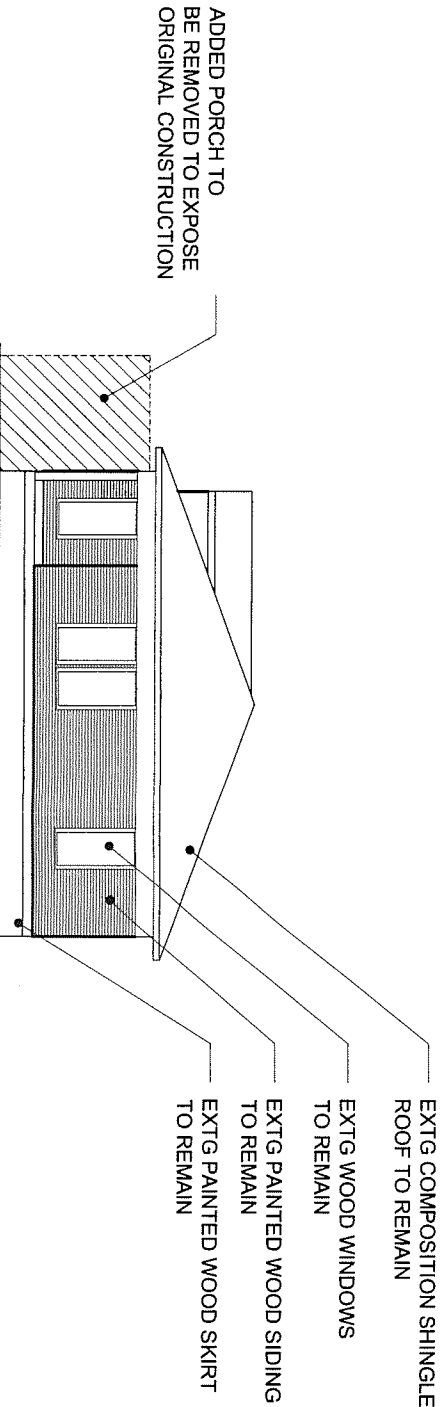
1 SOUTH ELEVATION
SEE D5 FOR CORRESPONDING PHOTOS



2 NORTH ELEVATION
SEE D5 FOR CORRESPONDING PHOTOS

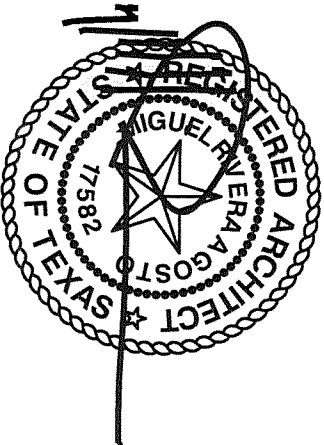


3 EAST ELEVATION
SEE D5 FOR CORRESPONDING PHOTOS



4 WEST ELEVATION
SEE D5 FOR CORRESPONDING PHOTOS

NOTE: SEE PHOTOS FOR NON-ORIGINAL
CONSTRUCTION TO BE REMOVED



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1508 West 9th Street Residence

Demo Elevations (Original Construction)	D 3.0
Scale:	1/16"=1'-0"
Date:	09/04/2015