



Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

To complete this form electronically: Open with
Internet Explorer, then [Click Here to Save and continue.](#)

Property Information

Project Address: 1105 West 9th Street

Tax Parcel ID: 106930

Legal Description: Lot 9 Blk A Olt 2 Div Z Rayond Subd

Zoning District: MF-4

Lot Area (sq ft): 9,168.00

Neighborhood Plan Area (if applicable): Old West Austin

Historic District (if applicable): Castle Hill LHD

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☐ 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 ☐ N

(If yes, attach signed conditional approval letter from Austin Energy Green Building)

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 3,600 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, [click here](#) for more information on the tree permit process.)

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/wastewater 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 more information)

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

Is Total New/Added Building Area > 5,000 Sq Ft? Y ☐ N

(If yes, construction material recycling is required per LDC 25-11-39)

Existing Use: vacant single-family residential duplex residential two-family residential ☐ other: 3-family

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 ☐ N

(Note: Removal of all or part of a structure requires a demolition permit application.)

existing bedrooms: 3

bedrooms upon completion: 3

baths existing: 3.0

baths upon completion: 3.5

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

Complete exterior and interior rehabilitation, new addition; central HVAC, new electrical, site improvements

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

Job Valuation		
Total Job Valuation: \$ <u>400,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>250,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>230,000</u> Elec: \$ <u>70,000</u> Plmbg: \$ <u>40,000</u> Mech: \$ <u>60,000</u> TOTAL: \$ <u>400,000</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>250,000</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	
	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	

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	1,070.00		13.00		1,083.00	0.00
b) 2 nd Floor conditioned area	1,180.00		-221.00		959.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	127.00		731.00		858.00	0.00
g) Other covered or roofed area	149.00		-149.00		0.00	0.00
h) Uncovered wood decks	51.00		-51.00		0.00	0.00
Total Building Area (total a through h)	2,577.00	0.00	323.00	0.00	2,900.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction						

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)	
Total Building Coverage (sq ft): <u>1,580.00</u>	% of lot size: <u>17</u>

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. 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): <u>3,987.00</u>	% of lot size: <u>43</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 type="checkbox"/> N <input type="checkbox"/>
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 <input type="checkbox"/>
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 <input type="checkbox"/>

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)	Parking (LDC 25-6 Appendix A & 25-6-478)
Building Height: <u>31</u> ft <u>5</u> in Number of Floors: <u>2</u>	# 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) Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
*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="checkbox"/> Y <input type="checkbox"/> N	
Width of approach (measured at property line): _____ 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 <input type="checkbox"/> (If yes, drainage review is required)	

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	1,064.00	19.00			1,083.00
2 nd Floor	1,188.00	-229.00			959.00
3 rd Floor	0.00	0.00			0.00
Area w/ ceilings > 15'	0.00	0.00	Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	178.00	319.00	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	200.00	297.00
Basement	0.00	0.00	Must follow article 3.3.3B, see note below		0.00
Attic	0.00	0.00	Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	0.00	<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	0.00	<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached	0.00	<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	0.00	<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)	0.00	0.00			0.00
Totals	2,430.00	109.00			2,339.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,339.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 25 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.)

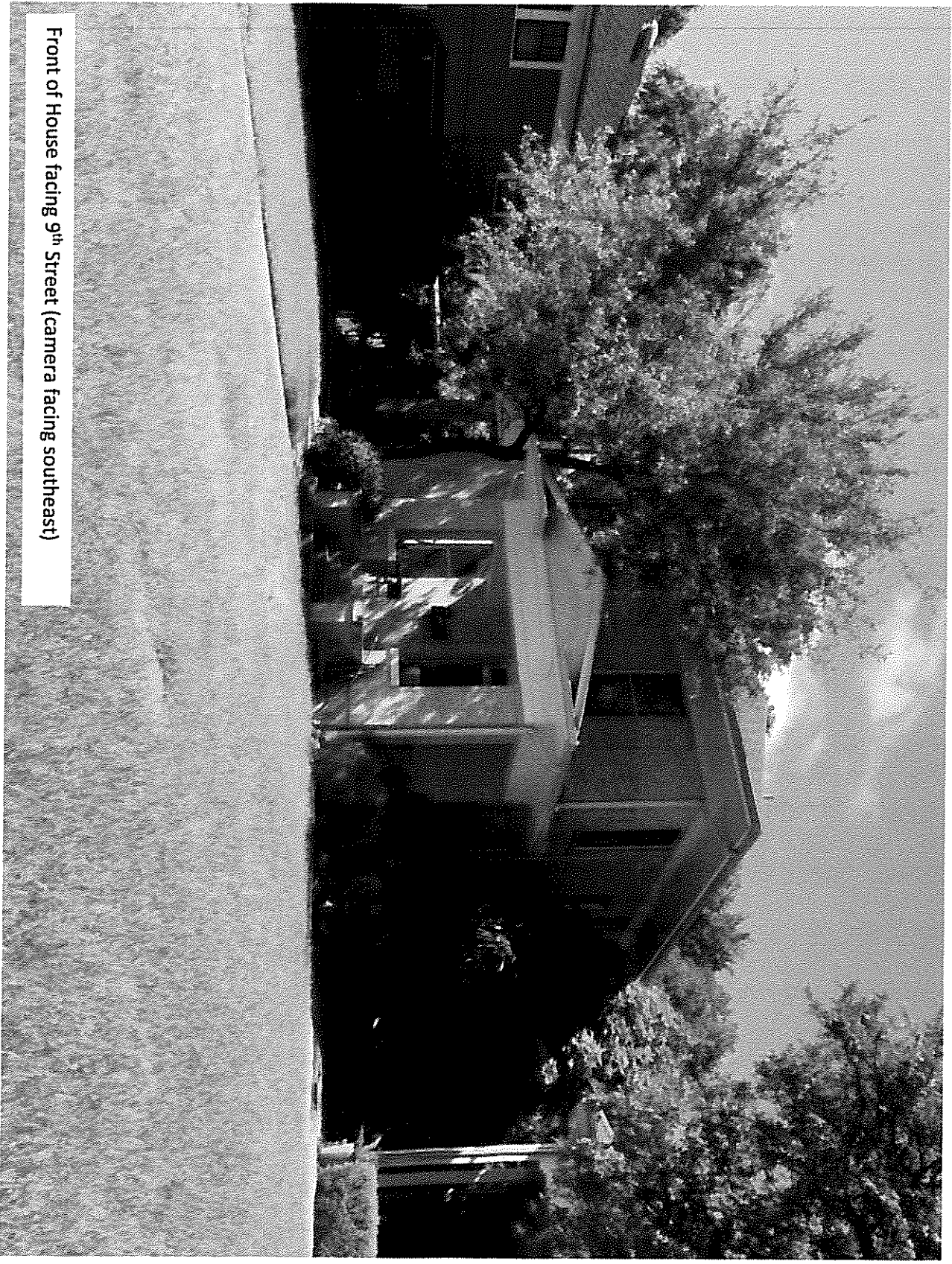
***Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

****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.



Front of House facing 9th Street (camera facing southeast)

1105 West 9th Street

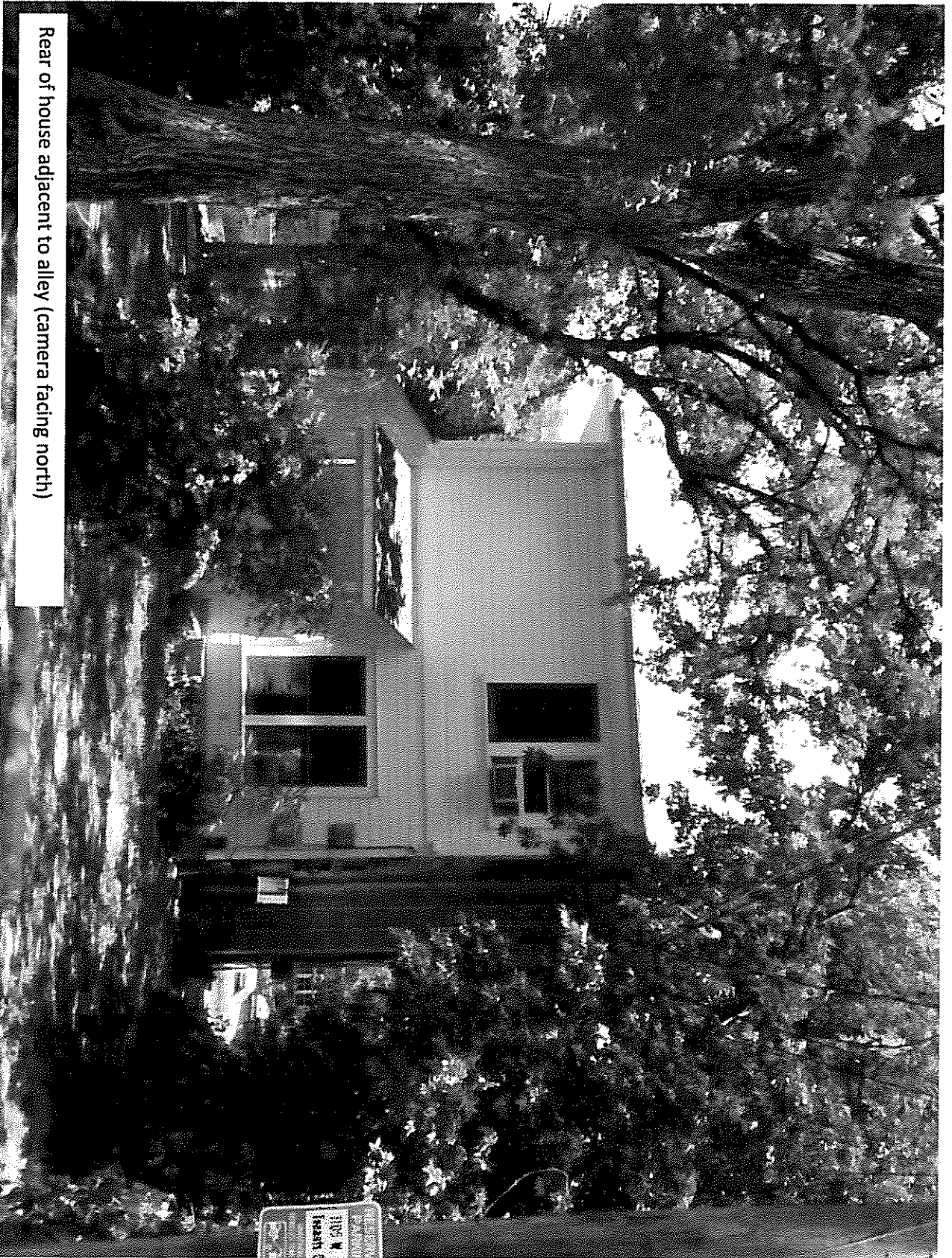
Demolition Permit Application



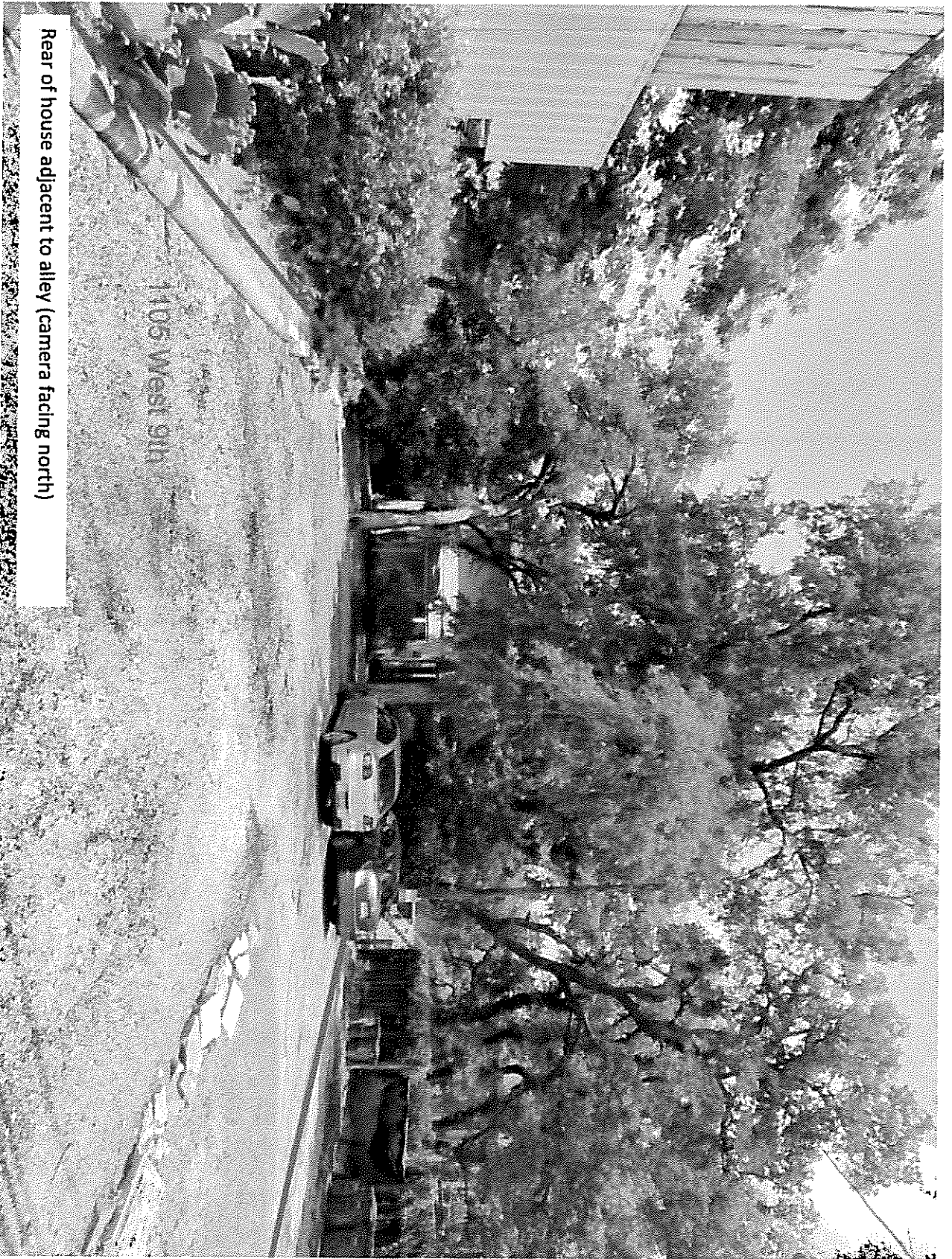
Front of House facing 9th Street (camera facing south)

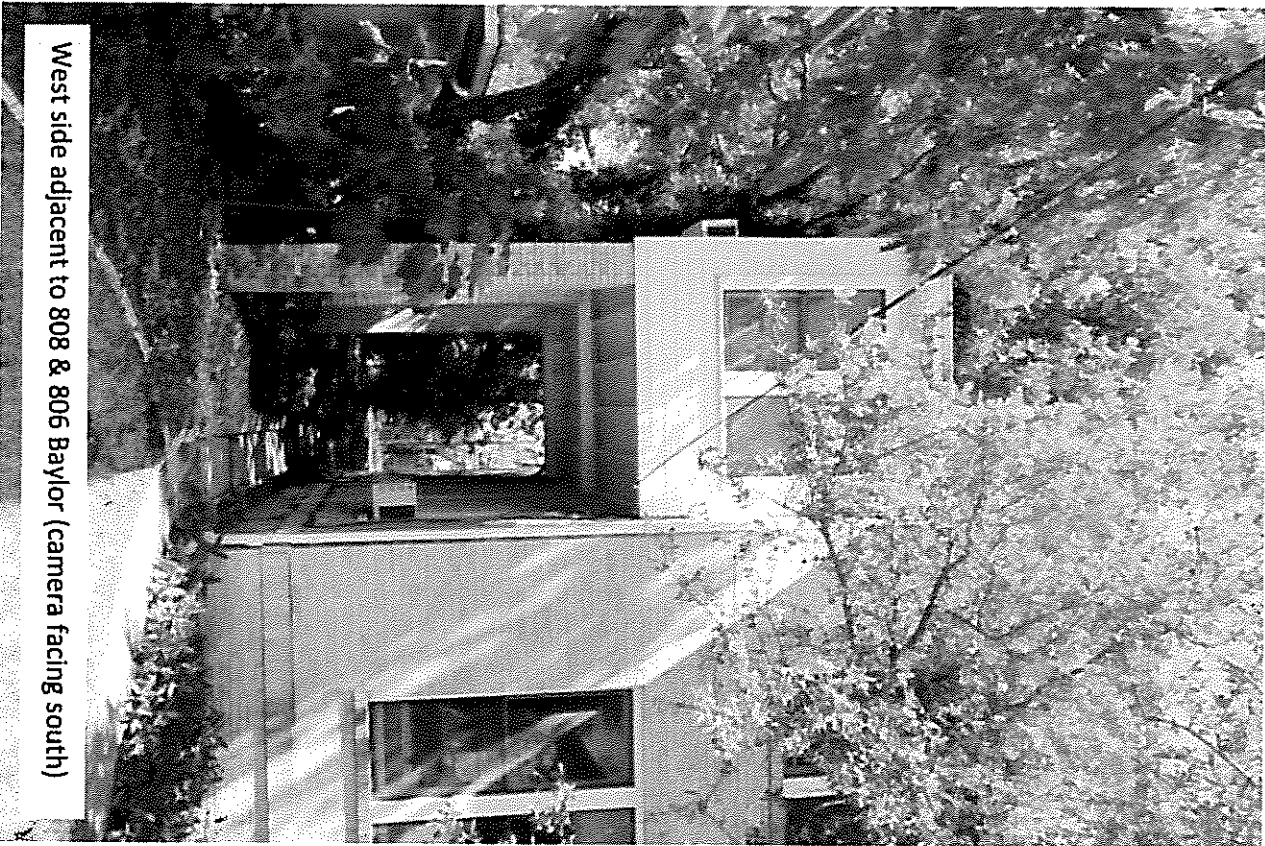
1105 West 9th Street

Demolition Permit Application



Rear of house adjacent to alley (camera facing north)





West side adjacent to 808 & 806 Baylor (camera facing south)



(camera facing north)



East side adjacent to 1107 W. 9th (camera facing north)

1105 9TH. W. STREET
AUSTIN, TEXAS

PROJECT TITLE

SCALE
N/A

6

& @ # I J # (E)	And Angle At Centerline Diameter or Round Perpendicular Number Existing	D. DBL. DET. D.F. DIA. DIM. DISP. DN. D.O. DR. DRY. D.S. D.S.P. D.W. DWG. DWR.	Deep, Depth Double Detail Drinking Fountain Diameter Dimension Dispenser Down Door Opening Door Dryer Downspout Dry Standpipe Dishwasher Drawing Drawer	G.A. GALV. G.B. G.I. GL. GND. GR. GYP. BD	Gauge Galvanized Grab Bar Galvanized Iron Glass, Glazing Ground Grade Gypsum Board	N. N.I.C. NO. NOM. N.S. N.T.S.	North Not in Contract Number Nominal No Scale Not to Scale	SHR. SHT. SIM. SLDG. SPEC. SQ. S.S. S.S.K. STD. STL. STOR. STRUCT. SUSP. SW. SYM. SYS.	Shower Sheet Similar Sliding Specification Square Stainless Steel Service Sink Standard Steel Storage Structural Suspended Switch Symmetrical System
A.A.P.E. A.B. A/C A.C. A.C.T. ACOUS. ADJ. A.E.F.F. A.F.F. ALT. ALUM. ANOD. A.P. APPROX ARCH. ASPH.	Abv. Approved Pad Elev. Anchor Bolt Air Condition(ing) Asphaltic Concrete Acoustical Tile Acoustical Adjustable Abv. Exterior Finished Flr. Above Finish Floor Alter or Alternate Aluminum Anodized Access Panel Approximately Architectural Asphalt	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.O.S. EQ. EQUIP. E.W. E.W.C. EXIST. EXP. EXPO. EXT.	East Each Expansion Joint Elevation Electrical Elevator Emergency Enclosure Edge of Slab Equal Equipment Each way Electric Water Heater Existing Expansion Exposed Exterior	JAN. JST. JT. KIT. LAM. LAV. L.F. L.H. LKR. L.R. LT. LVR.	Janitor Joist Joint Kitchen Laminate Lavatory Lineal Foot Left Hand Locker Living Room Light Louver	PC. P.D. P.L. P.L.B. P.LAM. PLAS. PLYWD. PR. PT. P.T.D. PTN. Q.T.	Piece Plaster Drain Plate Property Line Plumbing Plastic Laminate Plaster Plywood Pair Paint Paper Towel Dispenser Partition Quarry Tile	T.B. T&G T.C. T.D. T.P. TEL. TEMP. TER. THK. THR. TOIL. THR. PT. T.P. T.O.S. T.P. T.P.D. TRASH T.S. T.V. T.W. TYP.	Towel Bar Tongue & Groove Top of Curb Top of Drain Top of Pavement Telephone Tempered, Temperate Terrazzo Thick, Thickness Threshold Toilet Through Put Toilet Paper Dispenser Top of Pad Top of Sheathing Top of Pavement Trash Compactor Tube Steel Television Top of Wall Typical
BD. BITUM. BLDG. BLK. BLKG. BM. BOT. B.R. BSMT. B.U.R.	Board Bituminous Building Block Blocking Beam Bottom Bedroom Basement Built Up Roofing	F.A. F.D. FDN. F.E. F.E.C. F.F. F.G. F.H.C. FIN. FLASH. FLR. FLUOR. F.O.C. F.O.F. F.O.M. F.O.P. F.O.S. FPRF. FR. F.S. FT. FTG. FURR. FUT.	Fire Alarm Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cab Finish Floor Finish Grade Fire Hose Cabinet Finish Flashing Floor Fluorescent Face of Concrete Face of Finish Face of Masonry Face of Plywood Face of Stud Fireproof Frame Full Size Foot, Feet Footing Furring, Furred Future	MATL. MAX. M.B. MECH. MEMB. MET. MFR. MHL. MIN. MIR. MISC. M.O. M.R. MTD. MUL.	Material Maximum Machine Ball Mechanical Membrane Metal Manufacture Manhole Minimum Mirror Miscellaneous Masonry Opening Moisture Resistant Mounted Mullion	R. RAD. R.D. REF. REFR. REINF. REQ. RESIL. REV. RFG. R.H. RM. R.O. RWD. S. S.C. SCHED. SECT. SEP. SH.	Riser Radius Roof Drain Reinforced or Reinforcing Reference Refrigerator Required Resilient Revised Roofing Right Hand Room Rough Opening Redwood South Solid Core Schedule Section Separation, Separate Shelf	UNF. U.O.N. UR. U.S.P. VERT. VEST. VOL. W. W/ WASH. W.H. W/O. W.C. WD. WP. WPM. WSCT. W.S.P. WT.	Unfinished Unless Otherwise Noted Urinal Under Separate Permit Vertical Vestibule Volume West With Washer Water Heater Without Water Closet Wood Waterproof Waterproof Membrane Wainscot Wet Stand Pipe Weight

ABBREVIATIONS

SCALE
N/A

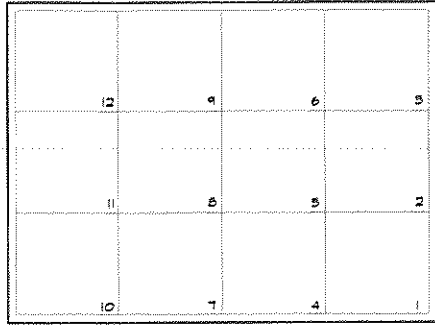
7

DETAIL DETAIL NO. SHEET NO.	BUILDING GRID LINES	INTERIOR ELEVATION GRID SPACE NO. ELEVATION NO. SHEET NO.	WORK POINT CONTROL POINT OR DATUM POINT
AREA DETAIL DETAIL NO. SHEET NO.	WINDOW SYMBOL DOOR SYMBOL OPENING SYMBOL	SECTION SECTION NO. SHEET NO.	REVISION CLOUD REVISION NO.
EXT. ELEVATION ELEVATION NO. SHEET NO.	CONSTRUCTION TYPE SYMBOL	WALL SECTION SECTION NO. SHEET NO.	TRUE NORTH NORTH ARROW

PROJECT SYMBOLS

SCALE
N/A

8



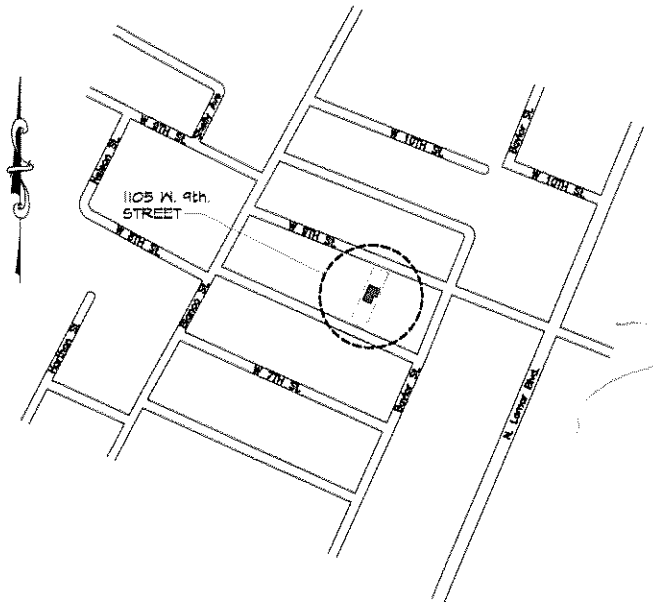
ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

SHEET GRID SYSTEM

SCALE
N/A

3

AUSTIN, TEXAS



VICINITY MAP

SCALE
N/A

4

PROJECT LEAGL DESCRIPTION:

PROJECT ADDRESS
1105 W. 9th Street, Austin, TX
Lot #9, Block - A . Old 2 Div. Z (Old West Austin)
Parcel I.D. 106930
Zoning District: MF-4
Historic District: Castle Hill LHJ
Lot Size: 9,168 Sq. Ft.

DRAWING INDEX

SCALE
N/A

1

CONTRACTORS AND CONSULTANTS

ARCHITECT:
William Hablinski
2905 Westlake Cove
Austin, TX 78746
(310) 600-6940
whablinski@williamhablinski.com
Contact: Charlotte Grant (512) 419-8888
grantarchitecture@gmail.com

CONTRACTOR:
J Pinnelli Company
1507 West 6th Street
Austin, TX 78703
(512) 478-5958
Contact: Mike Austin (512) 844-5600
mike@pinnelli.com

STRUCTURAL ENGINEER:
Smith Structural Engineers
9701 Brodie Lane, Suite A-204
Austin, TX 78748
(512) 478-5281
Contact: Jeff Smith

CIVIL ENGINEER:
Urban Design Group
Don Sansome
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(512) 633-6552
dsansom@udg.com

HISTORICAL CONSULTANT:
O'Connell Architecture
1405 West 10th Street
Austin, Texas 78703
Contact: Tere O'Connell
512 751-1374

HVAC & AIR QUALITY:
Positive Energy
1206 B S 3rd St
Austin, TX, 78704
512 462 3221 office

LIGHTING DESIGN:
Joe Kaplan
203 Lakeridge Dr.
San Antonio, TX 78229
210-822-7124 Land
310-701-9090 Cell
texlights@abglobal.net

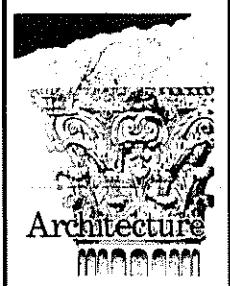
LANDSCAPE DESIGN:
Christy Ten Eyck
512 813-9999 office
512 492-5805 cell
teneyck@teneyckia.com

REVISION DATE	
SHEET NAME AND SCALE	AS NOTED
COVER SHEET	
APRIL 4th. 2017	
DRAWING DATA	
PROJECT NO.	CHECKED:
ISSUE DATE	DRAWN BY:
SHEET NUMBER:	
A 1.0	

ARCHITECTURAL DRAWINGS

- A 10 COVER SHEET
- A 20 ARCHITECTURAL SITE PLAN - EXISTING
- A 21 ARCHITECTURAL SITE PLAN - NEW PROPOSED
- A 30 FIRST & SECOND FLOOR DEMOLITION PLAN
- A 31 FIRST & SECOND FLOOR ANNOTATION PLAN
- A 32 FIRST & SECOND FLOOR DIMENSION PLANS
- A 33 ROOF PLAN
- A 40 BUILDING SECTIONS
- A 50 NORTH & EAST EXTERIOR ELEVATIONS
- A 51 SOUTH & WEST EXTERIOR ELEVATIONS
- A 52 EXTERIOR ELEVATION MAXIMUM HEIGHT ENVELOPES
- A 60 DOOR SCHEDULE
- A 61 WINDOW SCHEDULE
- A 70 STAIR DETAILS
- A 80 EXTERIOR DETAILS
- A 81 EXTERIOR DETAILS
- AE 30 EXTERIOR DETAILS
- AE 31 EXTERIOR DETAILS

HABLINSKI



THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING

ARCHITECT:
WILLIAM HABLINSKI
ARCHITECTURE, INC.

AUSTIN OFFICE
2905 WESTLAKE COVE
AUSTIN, TX 78746
TEL: (310) 600-6940



W. M. HABLINSKI, AIA DATE 04-26-17

PROJECT TITLE AND ADDRESS:

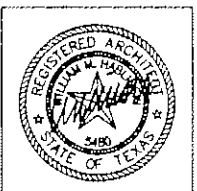
1105 W. 9th ST.
AUSTIN, TEXAS

NOTES
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABINETS, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ANY WINDOWS, DOORS, MOLDINGS, CABINETS, AND FLOORING FABRICATED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT MAY BE REJECTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.



THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING.

ARCHITECT: WILLIAM HABLINSKI ARCHITECTURE, INC.
AUSTIN OFFICE: 2905 WESTLAKE COVE AUSTIN, TX 78746 TEL: (512) 600-6940



W. M. HABLINSKI, AIA DATE 04-26-17

PROJECT TITLE AND ADDRESS:
1105 N. 9th ST.
AUSTIN, TEXAS

NOTES:
THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABBINETS, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATING ANY WINDOWS, DOORS, MOLDINGS, CABBINETS, AND FLOORING. APPROVAL OF THE OWNER AND ARCHITECT MAY BE REQUESTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE

SHEET NAME AND SCALE: AS NOTED
EXISTING SITE PLAN

APRIL 4th 2017

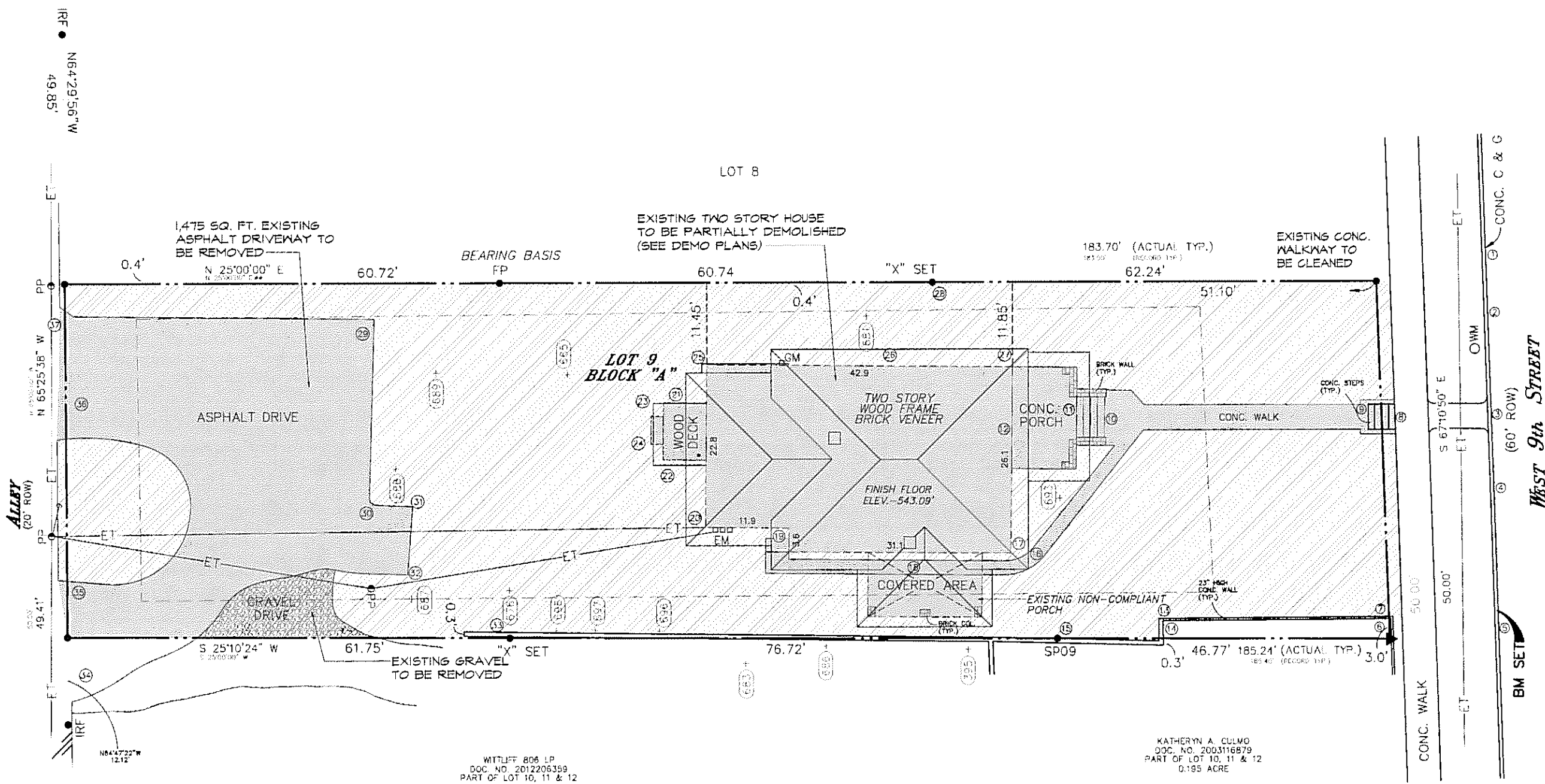
DRAWING DATA:

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

A 2.0



SPOT ELEVATIONS

1 536.83'	29 641.75'
2 536.72'	30 542.91'
3 536.20'	31 542.92'
4 535.73'	32 542.33'
5 534.25'	33 542.27'
6 538.44'	34 541.93'
7 537.14'	35 541.11'
8 538.59'	36 540.84'
9 538.93'	37 538.44'
10 539.87'	38 543.46'
11 542.86'	39 543.44'
12 543.00'	40 543.32'
13 539.69'	41 543.35'
14 540.05'	42 543.00'
15 537.87'	43 543.00'
16 540.16'	44 543.42'
17 540.27'	45 543.83'
18 540.44'	46 543.83'
19 541.49'	47 543.83'

TREE LEGEND

TAG #	TREE TYPE	TREE #	DIAMETER OF TREE (INCHES)
395	PECAN	1	9"
678	PECAN	1	11"
681	UNKNOWN	3	7", 5", 5"
683	PECAN	1	17"
685	UNKNOWN	1	13"
686	PECAN	1	15"
687	CEDAR ELM	1	15"
688	CEDAR ELM	1	20"
689	CEDAR ELM	1	18"
693	LIVE OAK	1	10"
696	HACKBERRY	1	9"
697	HACKBERRY	1	15"
698	HACKBERRY	1	12"

- LEGEND
- PIP POWER POLE
 - GUY WIRE
 - ET- OVERHEAD ELEC./TELE. LINE
 - METAL/WIRE FENCE
 - WIRE FENCE
 - GM GAS METER
 - EM ELECTRIC METER
 - WM WATER METER
 - IRF 1/2" IRON ROD FOUND
 - 60ds 60D NAIL SET
 - FP FENCE POST
 - ▲ CALCULATED POINT (POINT LIES IN DECORATIVE BUSH)
 - (XXX) TREE TAG NO.

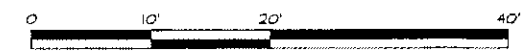
EXISTING COVERAGE

IMPERVIOUS COVER CALCULATIONS	
EXISTING HOUSE	1080 S.F.
EXISTING DRIVEWAY	1475 S.F.
EXISTING STEPS & WALKWAYS	536 S.F.
TOTAL	3,091 S.F.
AREA OF LOT	9168 S.F.
IMPERVIOUS COVER	33.70%

PERVIOUS COVERAGE
IMPERVIOUS COVERAGE

BENCH MARK USED:
CITY OF AUSTIN MONUMENT
REFERENCE NO. H-23-3001; BRASS
DISK ON SIDEWALK SOUTH SIDE OF
WEST 10th STREET 13 FT.
EAST OF CENTER LINE OF
LORRAINE STREET, ELEV. -530.56'

BENCH MARK SET:
"X" SET TOP OF CURB AT
NORTHEAST PROPERTY CORNER.
ELEV. -534.66'

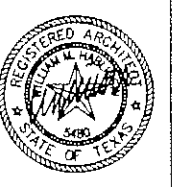


EXISTING SITE PLAN

SCALE
1/8"=1'-0"

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AUSTIN OFFICE
2905 WESTLAKE COVE
AUSTIN, TX 78746
TEL: (710) 600-6940



W. M. HAZLINSKI, AIA DATE 04-26-17

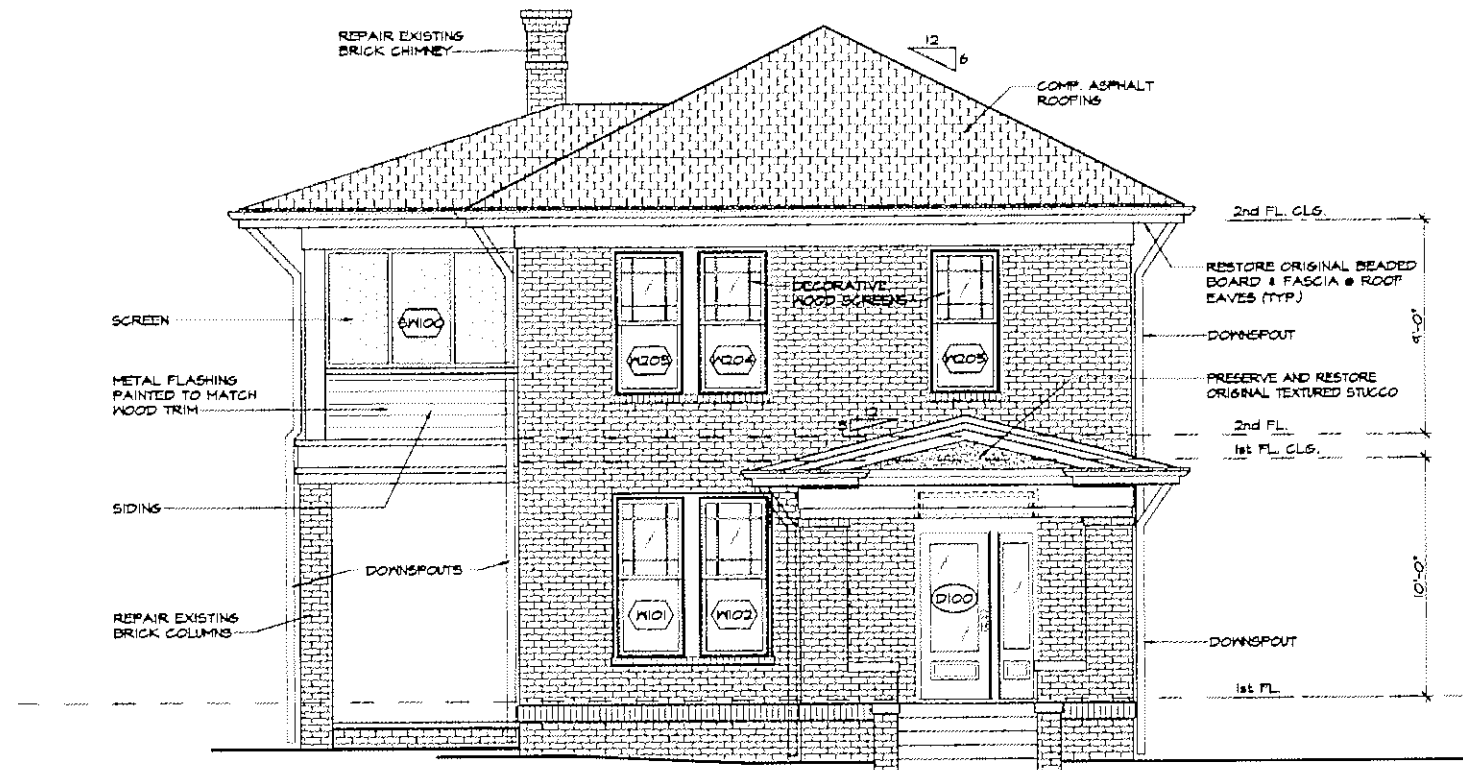
1105 HL 9th ST.
AUSTIN, TEXAS

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SHEET NAME AND SCALE: AS NOTED
EXTERIOR ELEVATIONS

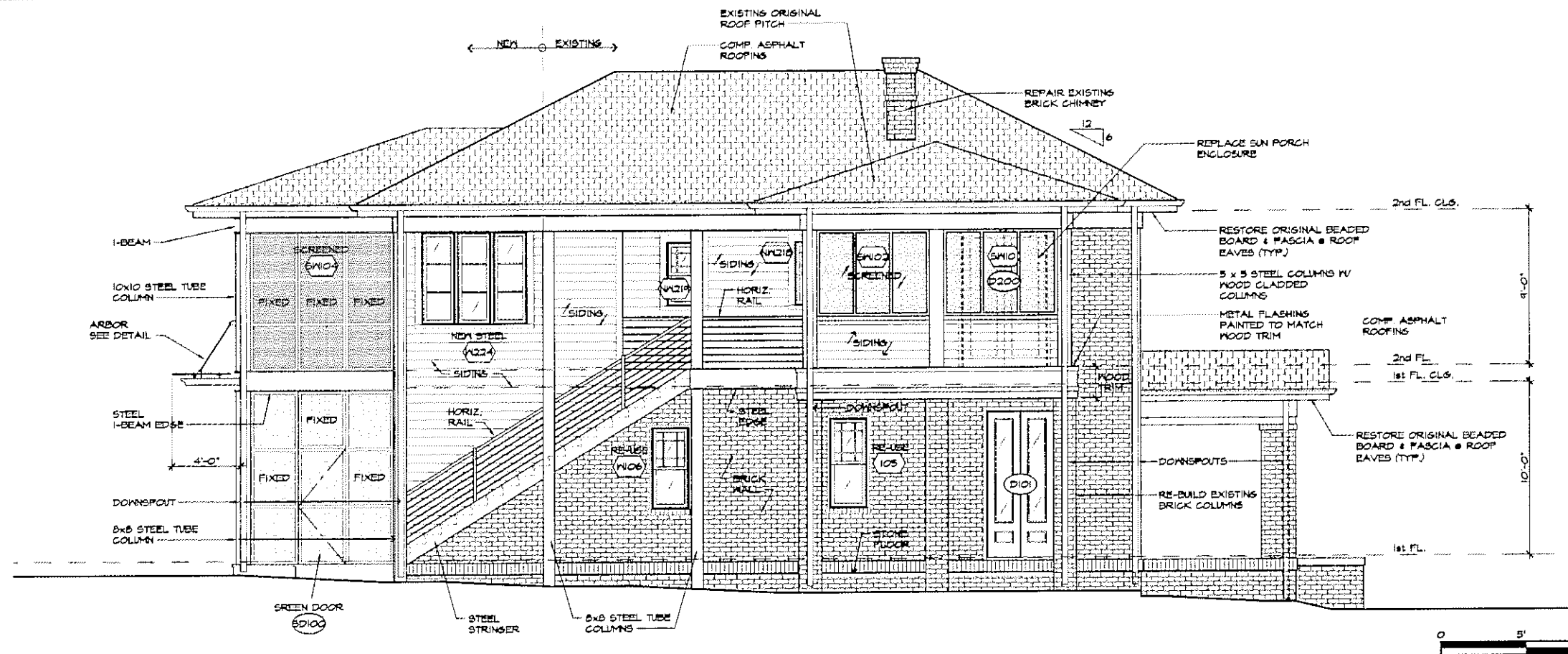
A 5.0

1. DOCUMENT BRICK ASSEMBLY AND COURSING RELATIVE TO EXISTING TRIM AND FASCIA TO REMAIN TO ALLOW FOR ACCURATE RECONSTRUCTION FOLLOWING INSTALLATION OF VAPOR BARRIER.
2. REMOVE AND SALVAGE BRICK VENEER.
3. INSTALL NEW VAPOR BARRIER AND INSULATION IN WALLS PER DETAILS
4. REINSTALL BRICK VENEER WITH 1 INCH AIR BARRIER - COORDINATE AIR BARRIER PRIOR TO DISASSEMBLY.
5. REFER TO ELEVATIONS AND SCHEDULES FOR SPECIFIC SCOPES



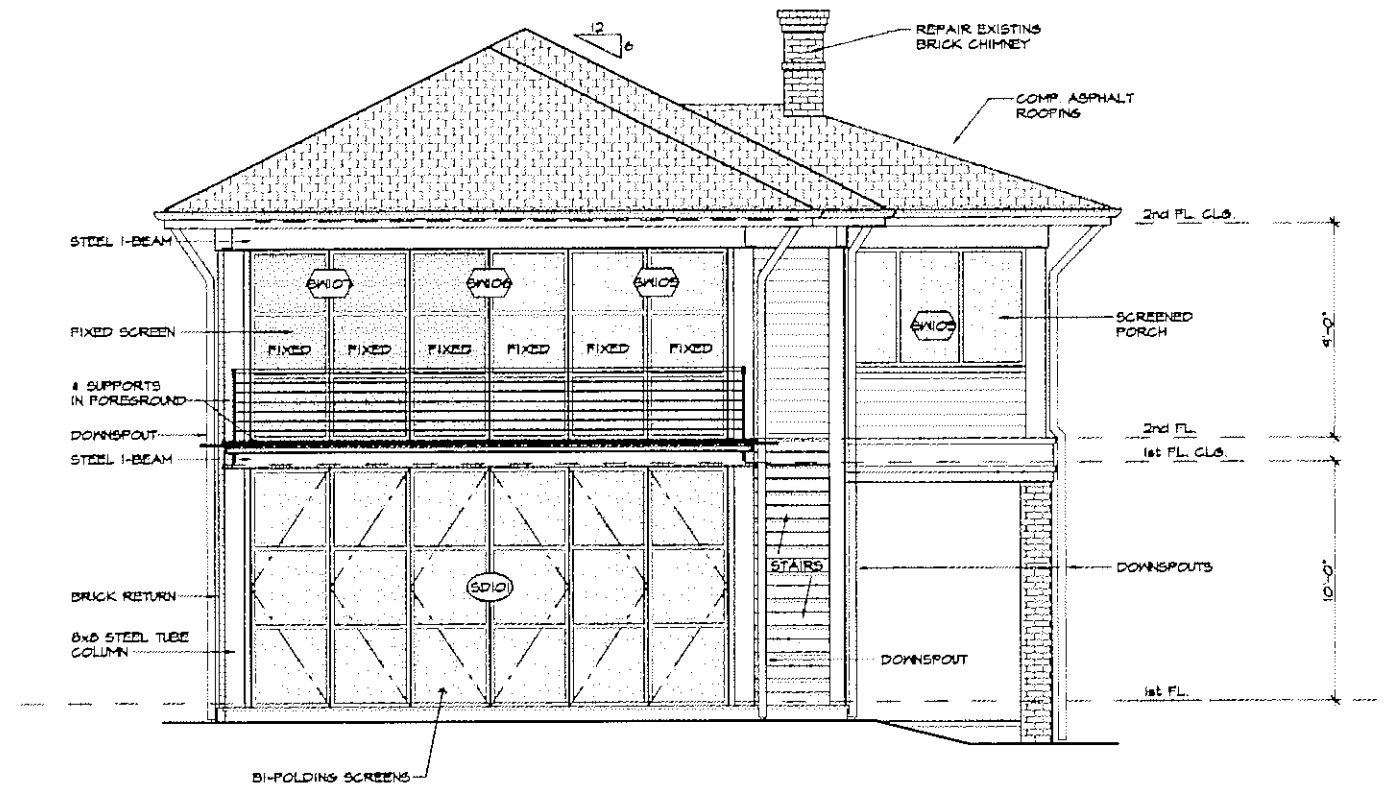
SCALE:
1/4"=1'-0"

1



SCALE
1/4"=1'-0"

2



SCALE	3
1/4"=1'-0"	

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



1. DOCUMENT BRICK ASSEMBLY AND COURSING RELATIVE TO EXISTING TRIM AND FASCIA TO REMAIN TO ALLOW FOR ACCURATE RECONSTRUCTION FOLLOWING INSTALLATION OF VAPOR BARRIER.
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NOTES:
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FURNISHED WITHOUT THE WRITTEN
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ARCHITECT AND SUBJECT TO
REPLACEMENT AT THE EXPENSE OF THE
GENERAL CONTRACTOR.

REVISION DATE

SHEET NAME AND SCALE AS NOTED
EXTERIOR ELEVATIONS

APRIL 4th 2017

DRAYING DATA:

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

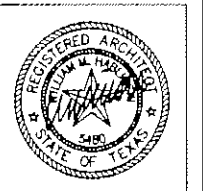
SCALE	2
1"=10'-0"	

A 5.1

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TEL: (817) 600-6540



W. M. HASLINGS, AIA DATE 04-28-17

PROJECT TITLE AND ADDRESS:

1105 N. 4th ST.
AUSTIN, TEXAS



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AUSTIN, TX 78746
TEL: (512) 600-6940



W. M. HABLINSKI, AIA DATE
04-26-17

PROJECT TITLE AND ADDRESS:
1105 PL. 9th ST.
AUSTIN, TEXAS

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REVISION DATE

SHEET NAME AND SCALE: AS NOTED
HEIGHT ENVELOPE

APRIL 4th 2017

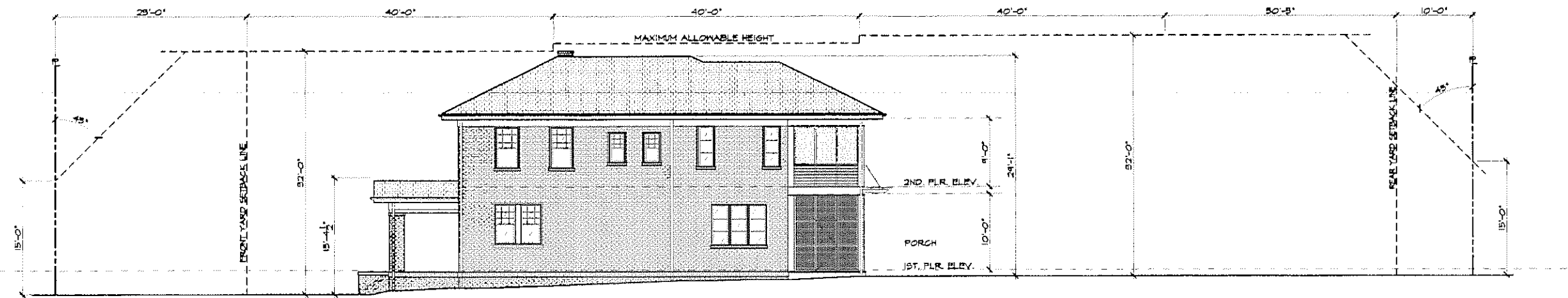
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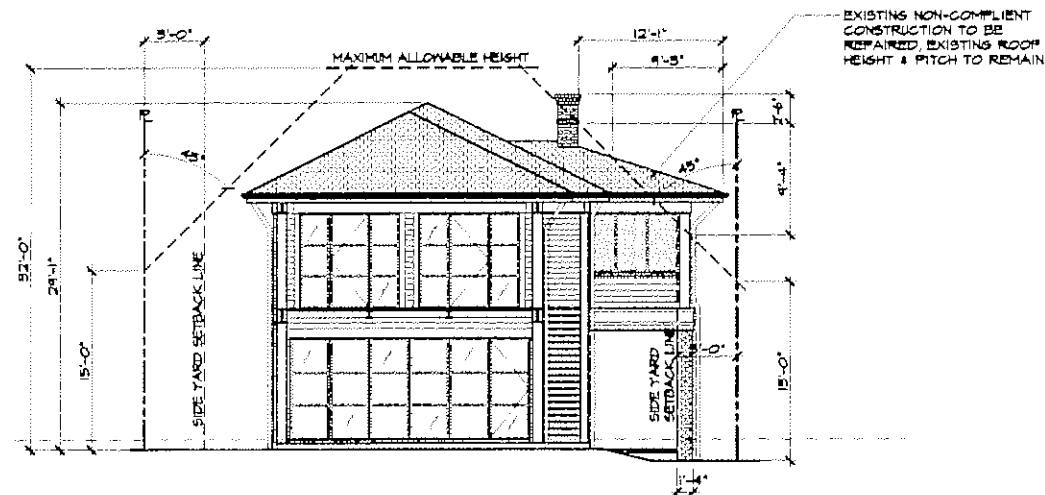
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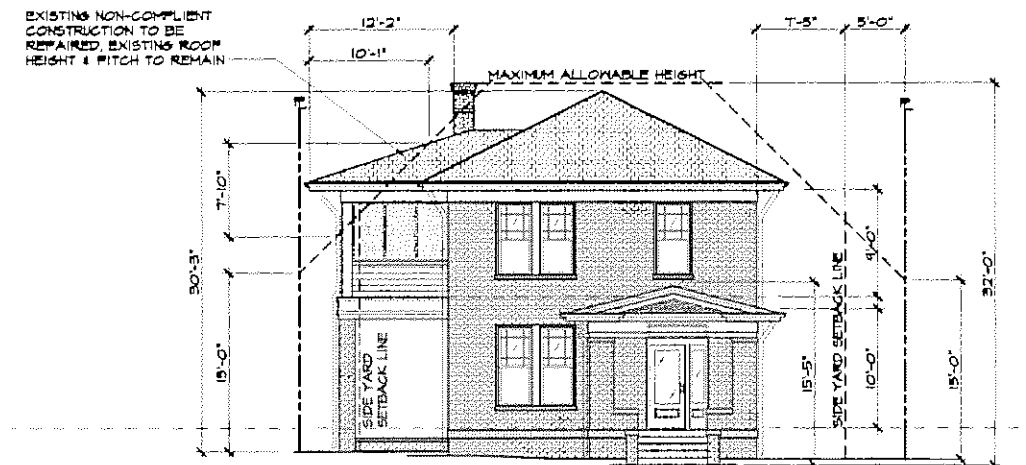
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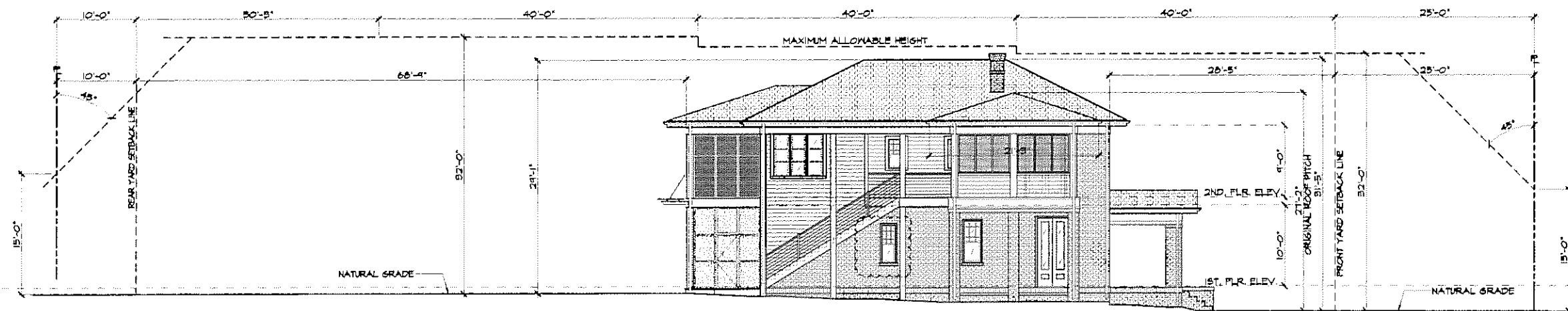
WEST ELEVATION



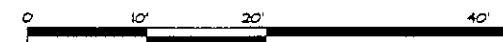
SOUTH ELEVATION



NORTH ELEVATION



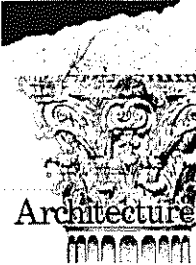
EAST ELEVATION



MARK	ROOM	NOMINAL WIDTH	SIZE HEIGHT	TYPE	DESCRIPTION	TO BE CLEANED	NEW DOOR	REMARKS
FIRST FLOOR								
D100	OFFICE / LIVING ROOM	5'-0"	8'-8"	1	ENTRY DOOR UNIT	*		3'-0" T-0" DOOR WITH SIDE LIGHTS & TRANSOM
D101	BEDROOM	4'-0"	8'-6"	2	FRENCH DOOR UNIT		*	WOOD
D102	LOUNGE	20'-0"	8'-6"	3	SLIDING UNIT		*	
D103	BEDROOM	2'-8"	7'-6"	8	HINGED RAISED PANEL DOOR		*	
D104	CLOSET	2'-4"	7'-6"	6	POCKET DOOR		*	
D105	BATH	2'-6"	7'-6"	7	HINGED RAISED PANEL DOOR		*	
D106	POWDER ROOM	2'-8"	7'-6"	8	HINGED RAISED PANEL DOOR		*	
D107	A / V CLOSET	3'-0"	4'-6"	11	VERIFY FRENCH DOORS		*	
D108	KITCHEN	2'-10"	8'-6"	9	HINGED RAISED PANEL DOOR		*	
D109	PANTRY	2'-6"	7'-6"	7	HINGED RAISED PANEL DOOR		*	
SD100	REAR PORCH	8'-4"	10'-0"		SCREEN DOOR STEEL FRAME		*	OPERABLE CENTER UNIT (6'-8" HIGH W/ TRANSOM) WITH 2 FULL HEIGHT FIXED SIDE UNITS
SD101	REAR PORCH	20'-0"	10'-0"		BI-FOLD SCREENS STEEL FRAME		*	
SD102	- NOT USED -							
SD103	- NOT USED -							
SD104	REAR PORCH	8'-4"	10'-0"		SCREEN DOOR STEEL FRAME		*	OPERABLE CENTER UNIT (6'-8" HIGH W/ TRANSOM) WITH 2 FULL HEIGHT FIXED SIDE UNITS
SECOND FLOOR								
D200	SITTING ROOM	5'-0"	7'-10"	12	FRENCH DOOR UNIT		*	WOOD
D201	SITTING ROOM	2'-10"	7'-10"	13			*	
D202	SITTING ROOM	2'-10"	7'-10"	15			*	
D203	SITTING ROOM	8'-4"	7'-10"	4	STEEL UNIT		*	OPERABLE CENTER UNIT (3'-4") WITH 2 FIXED SIDE UNITS (2'-6")
D204	BEDROOM	8'-4"	7'-10"	4	STEEL UNIT		*	OPERABLE CENTER UNIT (3'-4") WITH 2 FIXED SIDE UNITS (2'-6")
D205	BEDROOM	8'-0"	7'-10"	14	4 SLIDING UNITS WITH POCKET IN WALL		*	
D206	BATH	2'-10"	7'-10"	10			*	
D207	CLOSET	3'-0"	7'-10"	16			*	
D208	UTILITY	2'-10"	7'-10"	10			*	
D209	- NOT USED -			x			*	
D210	UTILITY	2'-10"	7'-10"	10			*	
D211	CLOSET	3'-0"	7'-10"	16			*	
D212	BATH	2'-10"	7'-10"	10			*	
D213	BEDROOM	9'-4"	7'-10"	17	4 SLIDING UNITS WITH POCKET IN WALL		*	

NOTE: INTERIOR DOOR STYLES PENDING

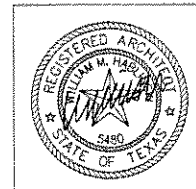
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AUSTIN, TX 78746
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W. M. HABLINSKI, AIA DATE
04-26-17

PROJECT TITLE AND ADDRESS

1105 N. 9th ST.
AUSTIN, TEXAS

NOTES:

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REVISION DATE

SHEET NAME AND SCALE AS NOTED

DOOR SCHEDULE

APRIL 4th 2017

DRAWING DATA

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

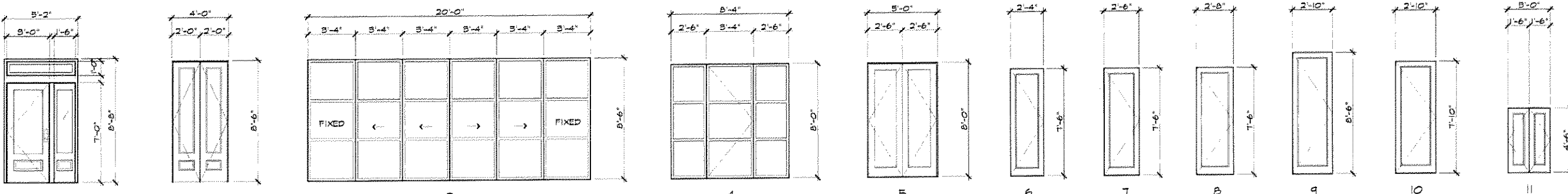
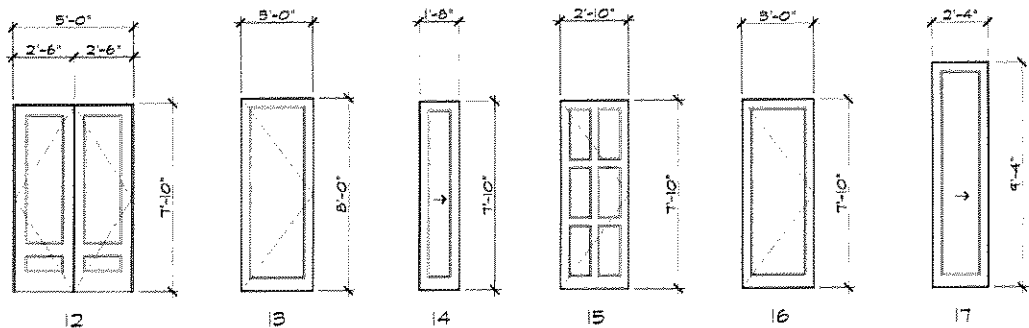
SHEET NUMBER:

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DOOR SCHEDULE

SCALE
NONE

2



DOOR TYPES

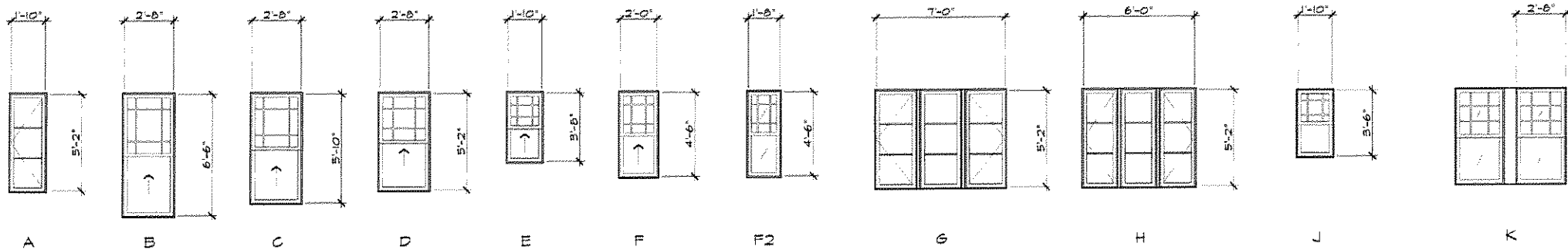
SCALE
1/4" = 1'-0"

1

MARK	ROOM	NOMINAL WIDTH	SIZE HEIGHT	HEAD HEIGHT	MFG.	TYPE	DESCRIPTION	TO BE CLEANED & RE-USED	TO BE MOVED	NEW WINDOW	REMARKS
FIRST FLOOR											
W101	BEDROOM	2'-8"	5'-10"	8'-6"		C		*			DECORATIVE WOOD SCREEN
W102	BEDROOM	2'-8"	5'-10"	8'-6"		C		*			DECORATIVE WOOD SCREEN
W103	LOUNGE	7'-0"	5'-2"	8'-6"		G	STEEL UNIT			*	
W104	- NOT USED -							*			
W105	BATH	2'-0"	4'-6"	8'-6"		F		*	*		DECORATIVE WOOD SCREEN
W106	POWDER ROOM	1'-8"	4'-6"	7'-6"		F2		*	*		DECORATIVE WOOD SCREEN
W116	OFFICE/LIVING	2'-0"	4'-6"	8'-6"		F		*	*		DECORATIVE WOOD SCREEN
W117	OFFICE/LIVING	2'-0"	4'-6"	8'-6"		F			*		DECORATIVE WOOD SCREEN
SECOND FLOOR											
W201	SITTING ROOM	2'-8"	5'-2"	7'-10"		D		*	*		DECORATIVE WOOD SCREEN
W202	SITTING ROOM	2'-8"	5'-2"	7'-10"		D		*	*		DECORATIVE WOOD SCREEN
W203	SITTING ROOM	2'-8"	5'-10"	7'-10"		C		*			DECORATIVE WOOD SCREEN
W204	SITTING ROOM	2'-8"	5'-10"	7'-10"		C		*			DECORATIVE WOOD SCREEN
W205	BEDROOM	2'-8"	5'-10"	7'-10"		C		*			DECORATIVE WOOD SCREEN
NW216		2'-8"	5'-2"	8'-6"		K		*			
NW217		2'-8"	5'-2"	8'-6"		K		*			
NW218	KITCHENETTE	1'-10"	3'-6"	7'-10"		J	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW219	KITCHENETTE	1'-10"	3'-6"	7'-10"		J	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW220	BEDROOM	1'-10"	5'-2"	7'-10"		A	STEEL UNIT			*	
NW221	BEDROOM	1'-10"	5'-2"	7'-10"		A	STEEL UNIT			*	
NW222	BATH	1'-10"	3'-8"	7'-10"		E	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW223	BATH	1'-10"	3'-8"	7'-10"		E	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW224	SITTING ROOM	6'-0"	5'-2"	7'-10"		H	STEEL UNIT			*	
										*	
										*	
SW100	SCREENED PORCH	8'-0"	5'-0"	8'-0"			STEEL UNIT			*	
SW101	SCREENED PORCH	6'-8"	5'-0"	8'-0"			STEEL UNIT			*	
SW102	SCREENED PORCH	6'-8"	5'-0"	8'-0"			STEEL UNIT			*	
SW103	SCREENED PORCH	7'-6"	5'-0"	8'-0"			STEEL UNIT			*	
SW104	SCREENED PORCH	8'-4"	8'-0"	8'-0"			STEEL UNIT			*	
SW105	SCREENED PORCH	6'-8"	8'-0"	8'-0"			STEEL UNIT			*	
SW106	SCREENED PORCH	6'-8"	8'-0"	8'-0"			STEEL UNIT			*	
SW107	SCREENED PORCH	6'-8"	8'-0"	8'-0"			STEEL UNIT			*	
SW108	SCREENED PORCH	8'-4"	8'-0"	8'-0"			STEEL UNIT			*	

WINDOW SCHEDULE

SCALE: NONE 2



NOTES ON WINDOWS:

1. WINDOW RESTORATION TO INCLUDE:
2. REMOVAL OF ALL LOOSE AND UNSOUND PAINT
3. REPLACEMENT OF ALL GLAZING COMPOUND
4. REPLACEMENT OF ALL BROKEN GLASS WITH NEW POLISHED GLASS
5. REPAIR OR REPLACEMENT OF SASH LOCKS, LIFTS, WEIGHTS AND SASH CORDS
6. NEW INTEGRATED "T" WEATHER-STRIPPING TO ALLOW FUNCTIONING OF LOWER SASH
7. SEAL UPPER SASH SHUT
8. PREP, PRIME AND PAINT

WINDOW TYPES

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

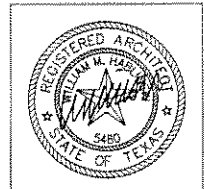
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W. M. HABLINSKI, AIA DATE: 04-26-17

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REVISION DATE:

SHEET NAME AND SCALE: AS NOTED

WINDOW SCHEDULE

APRIL 4th 2017

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SHEET NUMBER:

A 6.1