



# CITY OF AUSTIN 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

### Property Information

Project Address: 1709 Northwood Road	Tax Parcel ID:
Legal Description: 0.3 Acre out of Lot 4-7, Blk. 4, Bryerwoods C, a subdivision rec'd in B. 4, P 46 Trav. Co. Doc 2015144939	
Zoning District: SF-3-NP	Lot Area (sq ft): 13,009.00
Neighborhood Plan Area (if applicable): Windsor Rd; Cent. W. Aus CNPA	Historic District (if applicable):

### 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? Y <input checked="" type="checkbox"/> 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 100 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? <input checked="" type="checkbox"/> Y N (If yes, click here for more information on the tree permit process.)	Proposed impacts to trees: (Circle all that apply) ✓ Root zone ✓ Canopy ✓ Removal None/Uncertain
Was there a pre-development consultation for the Tree Review? Y <input checked="" type="checkbox"/> N	
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

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="checkbox"/> N (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use: <u>vacant</u> single-family residential duplex residential two-family residential other: _____	
Proposed Use: <u>vacant</u> <u>single-family residential</u> duplex residential two-family residential 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? Y <input checked="" type="checkbox"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: <u>0</u>	# bedrooms upon completion: <u>3</u>
# baths existing: <u>0</u>	# baths upon completion: <u>3.5</u>
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>New Construction SF House 1st fl.</u>	
Trades Permits Required (Circle as applicable): <u>electric</u> <u>plumbing</u> <u>mechanical (HVAC)</u> concrete (R.O.W.)	

Job Valuation		
<b>Total Job Valuation:</b> \$ <u>165,000</u> 0	<b>Amount for Primary Structure:</b> \$ <u>165,000</u> 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 <b>Amount for Accessory Structure:</b> \$ _____ 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	<b>Total Remodeled Floor Area</b> _____ sq ft. (work within existing habitable square footage)
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.		

**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			2,655		2,655	0
b) 2 <sup>nd</sup> Floor conditioned area					0	0
c) 3 <sup>rd</sup> Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)			520		520	0
f) Covered patio, deck, porch, and/or balcony area(s)			331		331	0
g) Other covered or roofed area					0	0
h) Uncovered wood decks					0	0
<b>Total Building Area</b> (total a through h)	0	0	3,506	0	3,506	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction					0	0

**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): 3,506.00      % of lot size: 27

**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): 5,143.00      % of lot size: 40

**Setbacks**  
 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) Building Height: <u>18</u> ft <u>2</u> in      Number of Floors: <u>1</u>	<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478) # of spaces required: <u>2</u> # of spaces provided: <u>4</u>
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**Right-of-Way Information**  
 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): 10.0 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 ☒ N  
(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 <sup>st</sup> Floor		2,655			2,655
2 <sup>nd</sup> Floor					0
3 <sup>rd</sup> Floor					0
Area w/ ceilings > 15'			Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)		331	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)		331
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached		<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
Carport**: (check article utilized)	Attached	202	<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		202
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)					0
Totals	0	3,188			3,188

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 3,188.00

(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.

### 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): 13,009.00

Existing Building Coverage (see above A, sq ft): 0.00

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

Final Building Coverage (see above B, sq ft): 3,506.00

Final Coverage % of lot (B ÷ Lot Area) x 100 : 27 %

### 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): 0.00

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

Final Impervious Coverage (see above D, sq ft): 5,143.00

Final coverage % of lot (D ÷ Lot Area) x 100 : 40 %

GENERAL NOTES:

- LETTERS FROM STRUCTURAL ENGINEER WILL BE PROVIDED
- BATT INSULATION PER ENERGY CODE
- ALL WORK WILL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL (CITY OF AUSTIN) CODE AND SHALL SATISFY ALL UTILITY COMPANY REQUIREMENTS
- IN ADDITION, WORK WILL COMPLY WITH ALL APPLICABLE CODES INCLUDING NATION PLUMBING AND MECHANICAL CODE

LIFE SAFETY:

- MAXIMUM SILL HEIGHT FOR EMERGENCY EGRESS WINDOW SHALL MEASURE 44" OR LESS FROM INTERIOR FINISH FLOOR TO THE EDGE FO THE OPENINGS.
- MINIMUM NET OPENING FOR EMERGENCY EGRESS WINDOW SHALL BE NO LESS THAN 5.7 SQ. FT.
- MINIMUM OPENING WIDTH FOR EMERGENCY EGRESS WINDOW SHALL BE NO LESS THAN 20"
- MINIMUM OPENING HEIGHT FOR EMERGENCY EGRESS WINDOW SHALL BE NO LESS THAN 24"
- PROVIDE SMOKE DETECTOR SYSTEM, HARD WIRED, INTERCONNECTED, BATTERY BACKUP AT EACH SLEEPING ROOM AND VICINITY (IF APPLICABLE) AS WELL ON EACH ADDITIONAL STORY WITHIN THE DWELLING UNIT INCLUDING IN BASEMENTS. SYSTEM MUST COMFY WITH IRC2012 SEC. R315
- APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES IN ACCORDANCE WITH IRC2012 SEC. R315
- PROVIDE COMBUSTION AIR VENTILATION PER IRC2012 SEC. R317 & G2507
- GARAGES BENEATH HABITABLE ROOMS MUST HAVE A MINIMUM 5/ 8" TPE X GYPSUM BOARD CEILING SEPARATION FROM ALL HABITAL ROOMS ABOVE IN ACCORDANCE WITH IRC2012 TABLE R302.6
- DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT NESS THAN 1 3/ 8" IN THICKNESS, SOLID OR HONEYCOMBED CORE STEEL DOORS NOT LESS THAN 1 3/ 8" THICK OR 20-MINUTE FIRE RATED DOORS, EQUIPPED WITH SELF CLOSING DEVICE PER IRC2012 SEC. R302.5.1

VISITABILITY:

- WORK WILL COMPLY WITH VISITABILITY REQUIREMENTS PER IRC2012 SEC. R320 AND CITY OF AUSTIN ORDINANCE #20140130-021, INCLUDING VISITABLE BATHROOMS, LIGHT SWITCHES, RECEPTACLES, ENVIRONMENTAL CONTROLS, BATHROOM ROUTE AND DWELLING ENTRANCE
- GRAB BAR PROVISION: LATERAL 2" X 6" OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF DOWNSTAIRS BATHROOM WALLS. THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY IN COMPLIANCE WITH R320.3
- R320.4 COMPLIANCE: FIRST FLOOR LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" ABOVE THE INTERIOR FLOOR LEVEL. OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES.

STAIRS & RAILS:

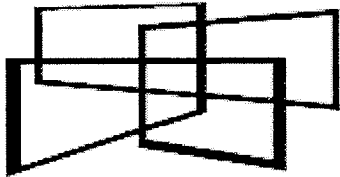
- HANDRAIL HEIGHT MEASURED FROM THE EDGE OF NOSING SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN COMPLIANCE WITH IRC2012 SEC. 4311.7.8.1
- GUARDRAIL HEIGHT MEASURED FROM FINISH FLOOR SHALL BE NOT LESS THAN 36" PER IRC2012 SEC. R312.2
- GUARDRAIL OPENINGS SHALL BE LESS THAN A 4" DIA. SPHERE PER IRC2012 SEC. R312.1.3
- OPENINGS IN GUARDRAIL ON SIDE OF STAIR SHALL BE LESS THAN A 4 3/ 8" DIA. SPHERE PER IRC2012 SEC. R312.1.3

WINDOW SCHEDULE				
TYPE #	TYPE	SIZE	COUNT	COMMENTS
66	3 UNIT MULLED	36" x 144"	4	SOME UNITS MUST MEET EGRESS REQUIREMENTS
67	3 UNIT MULLED	60" x 144"	3	
68	3 UNIT MULLED	32" x 144"	1	MUST MEET EGRESS REQUIREMENTS
69	3 UNIT MULLED	72" x 144"	3	
70	3 UNIT MULLED	24" x 144"	2	
71	3 UNIT MULLED	30" x 144"	1	
72	Skylight	20" x 48"	3	VERIFY WIDTH COMPLIES WITH ROOF FRAMING

WINDOW NOTES:

- REFER TO FLOOR PLAN FOR NOTES ON WINDOWS REQUIRED TO BE EGRESS, TEMPERED, ETC.
- REFER TO WINDOW MANUFACTURER CUT SHEET FOR 3 PANEL CONFIGURATION OF FIXED, OPERABLE, TEMPERED, ETC.

DOOR SCHEDULE			
DOOR #	TYPE	SIZE	DESCRIPTION
1	Multi Panel Aluminum Glass Slider	108" x 120" 3 Panel	
2	Multi Panel Aluminum Glass Slider	120" x 144" 3 Panel	
8	Single-Flush	32" x 108"	
9	Single-Flush	32" x 108"	
10	Single-Flush	32" x 108"	
11	Single-Flush	32" x 108"	
12	Sliding-Closet	48" x 108"	
13	Sliding-Closet	48" x 108"	
14	Sliding-Closet	60" x 108"	
15	Sliding-Closet	60" x 108"	
16	Sliding-Closet	60" x 108"	
17	Single-Flush	32" x 108"	
18	Packet Door 1 Panel	32" x 108"	
19	Single-Flush	32" x 108"	
20	Single-Flush	28" x 108"	
21	Single-Flush	32" x 108"	
22	Packet Door 1 Panel	32" x 108"	



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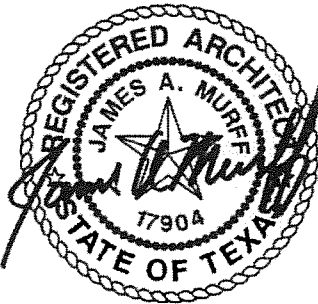
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SHEET LIST	
Sheet #	Sheet Name
A-0	NOTES & SCHEDULES
A-1	SITE, VISITABILITY PLAN
A-2	FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	CEILING
A-6	INTERIOR
A-8	TREE PROTECTION PLAN

A-0 NOTES & SCHEDULES

JAHAN AHMADI  
SPEC SCANDINAVIAN

1709 NORTHWOOD ROAD  
AUSTIN, TEXAS 78703



03 APR 2018

1709 NORTHWOOD ROAD  
LOT SIZE: 13,009 S.F.

IMPERVIOUS COVER:  
HOUSE: 2655  
AC PADS: 18  
CARPORT: 520  
COVERED PORCH: 331  
CONCRETE WALKS: 202  
DRIVE & PARKING: 1417  
TOTAL IMPERVIOUS: 5143  
PERCENT: 39.53

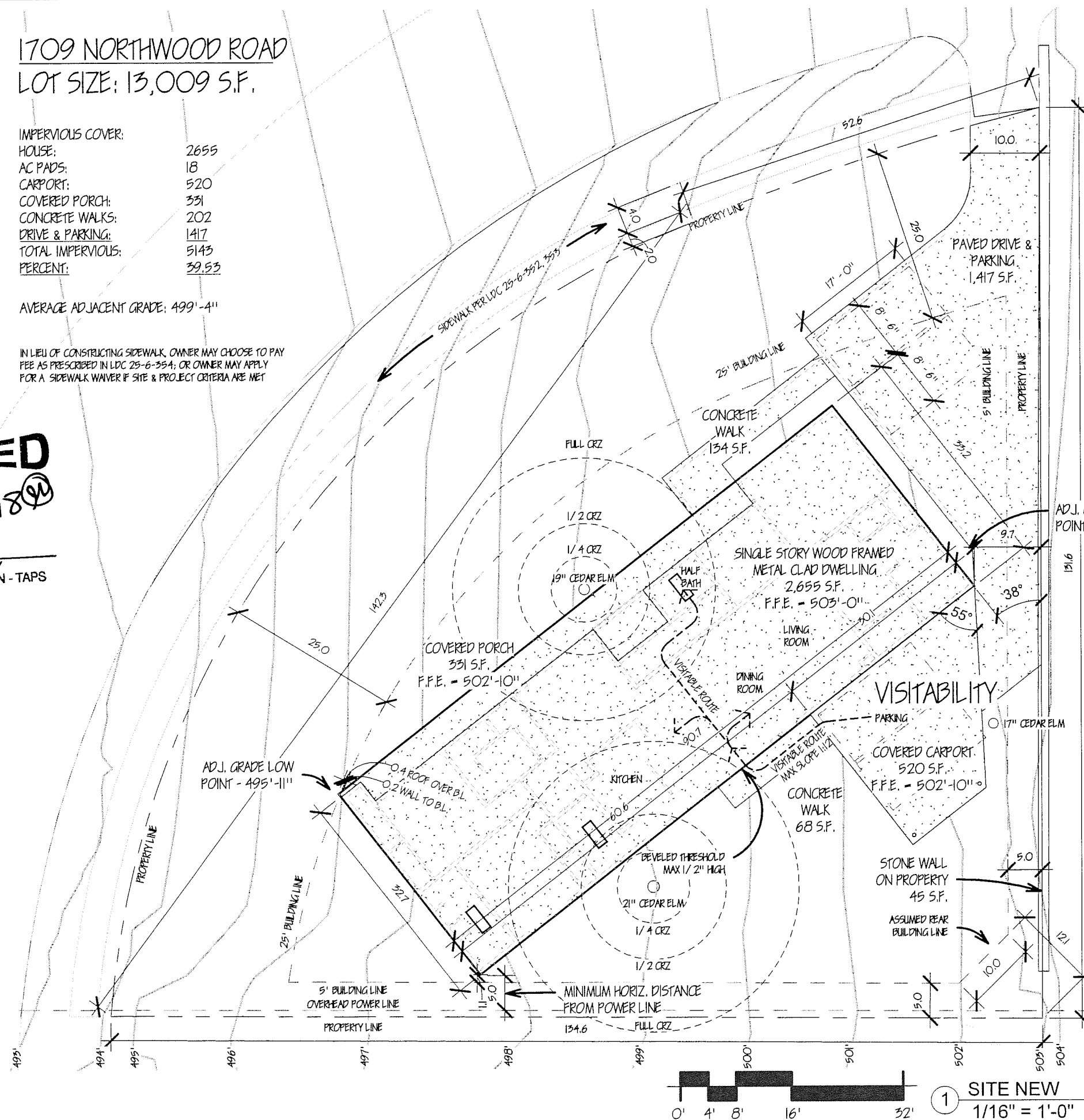
AVERAGE ADJACENT GRADE: 499'-4"

IN LIEU OF CONSTRUCTING SIDEWALK, OWNER MAY CHOOSE TO PAY  
FEE AS PRESCRIBED IN LDC 25-6-354; OR OWNER MAY APPLY  
FOR A SIDEWALK WAIVER IF SITE & PROJECT CRITERIA ARE MET

**REVIEWED**

APR 13 2018

AUSTIN WATER UTILITY  
CONSUMER SERVICE DIVISION - TAPS



**MURFFBADA**  
512-569-3289 | MURFFBADA.COM

**AE APPROVED**

APR 12 2018  
103-205  
JGM

ADJ. GRADE HIGH  
POINT - 502'-9"

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

A-1 SITE, VISITABILITY PLAN

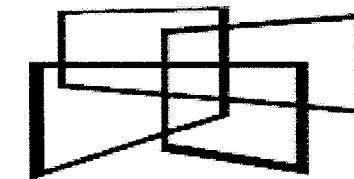
JAHAN AHMADI  
SPEC SCANDINAVIAN

1709 NORTHWOOD ROAD  
AUSTIN, TEXAS 78703



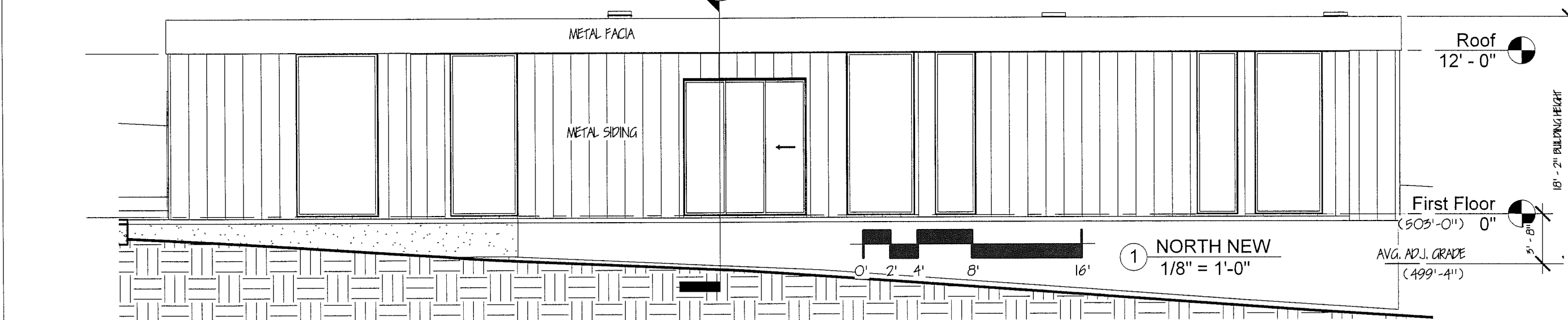
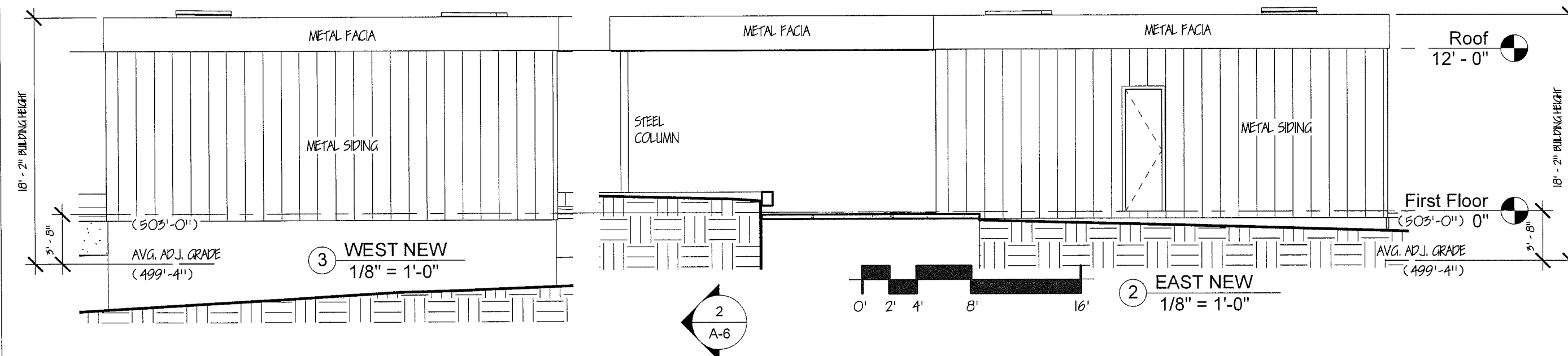
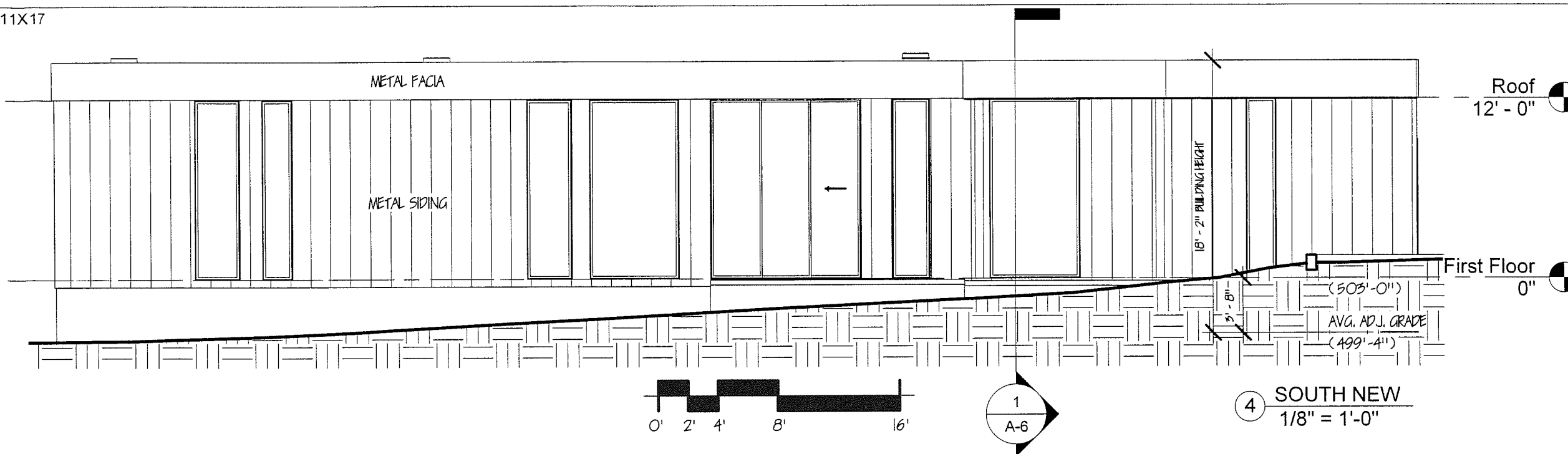
12 APR 2018

1 SITE NEW  
1/16" = 1'-0"



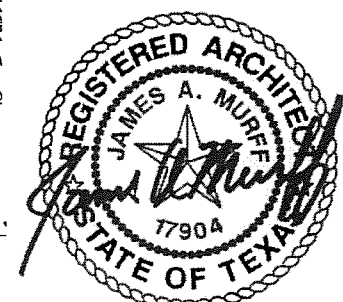
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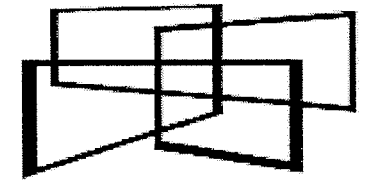


A-4 ELEVATIONS

JAHAN AHMADI  
SPEC SCANDINAVIAN  
1709 NORTHWOOD ROAD  
AUSTIN, TEXAS 78703

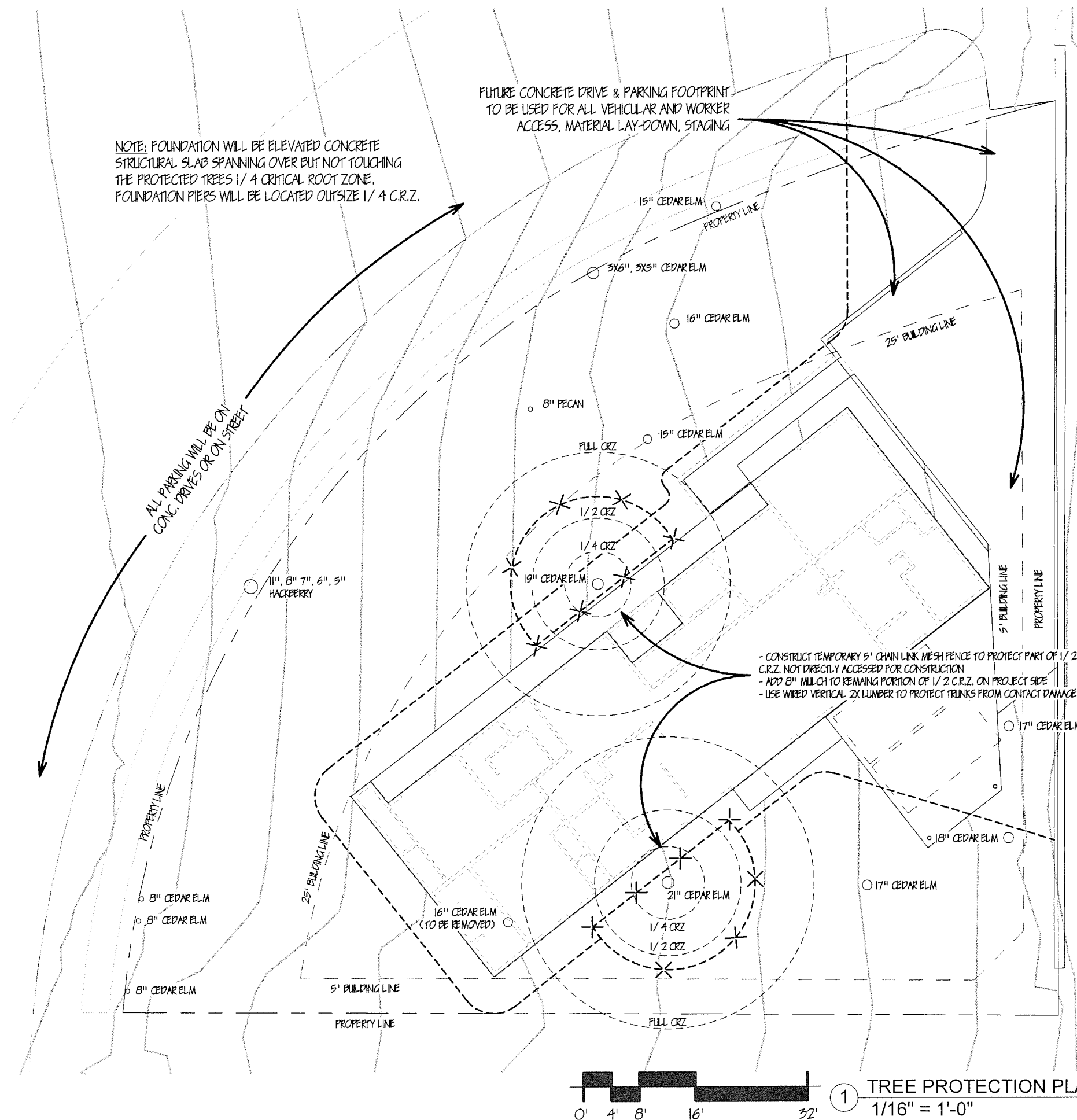


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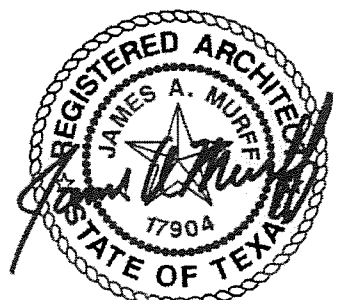
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## A-8 TREE PROTECTION PLAN

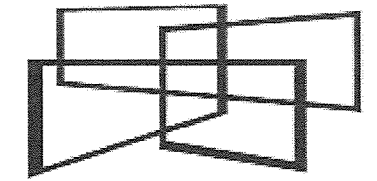
JAHAN AHMADI  
SPEC SCANDINAVIAN

1709 NORTHWOOD ROAD  
AUSTIN, TEXAS 78703



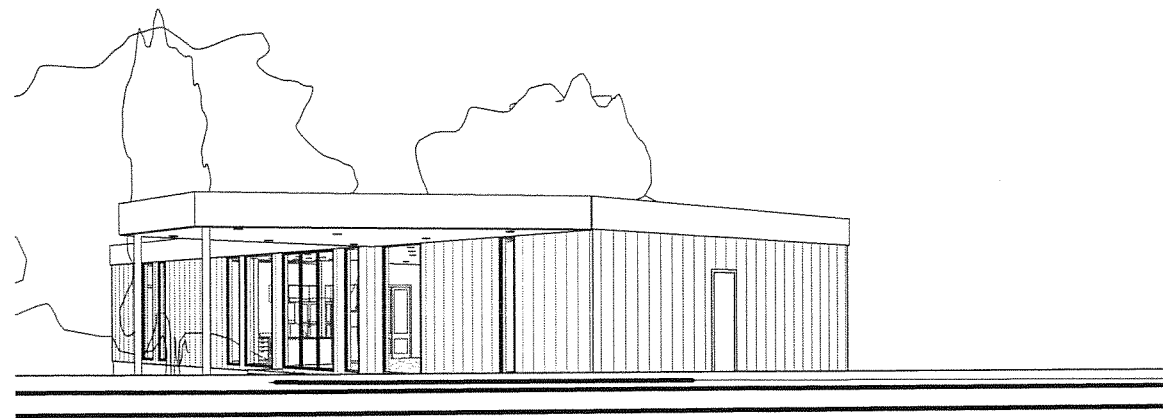
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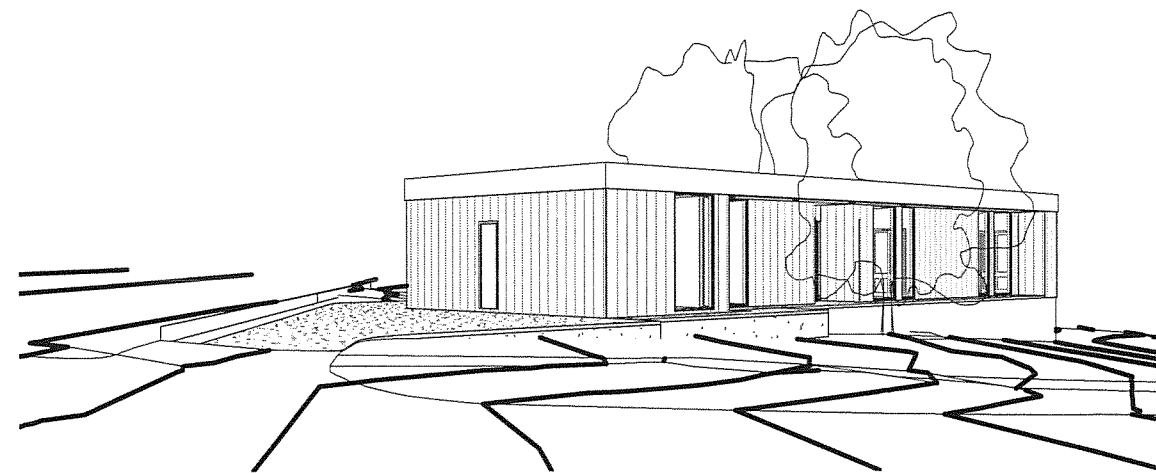


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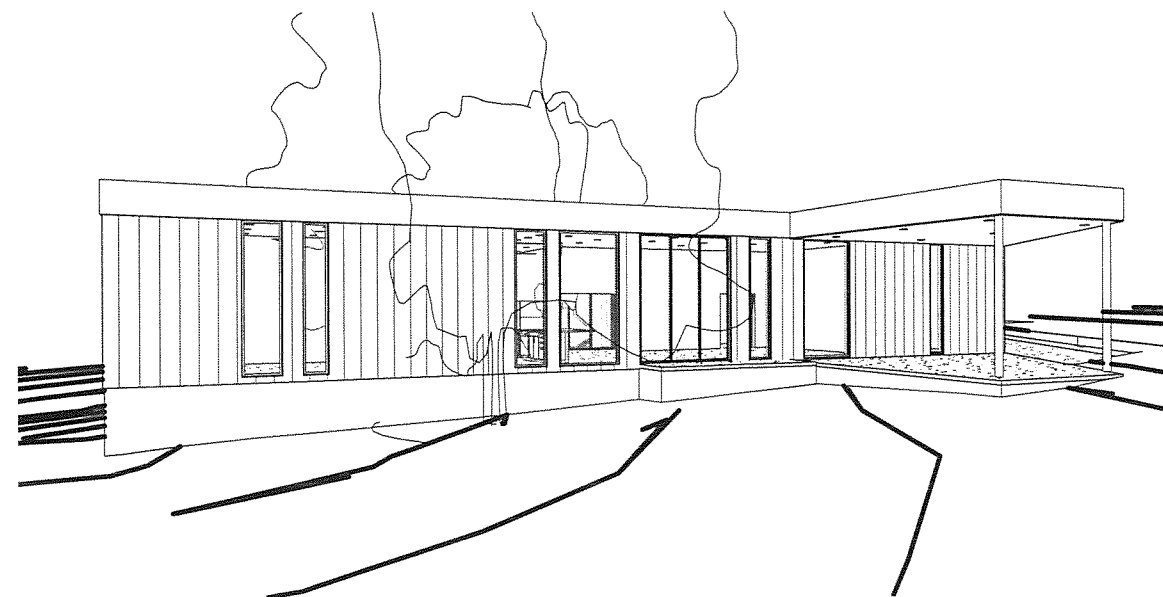
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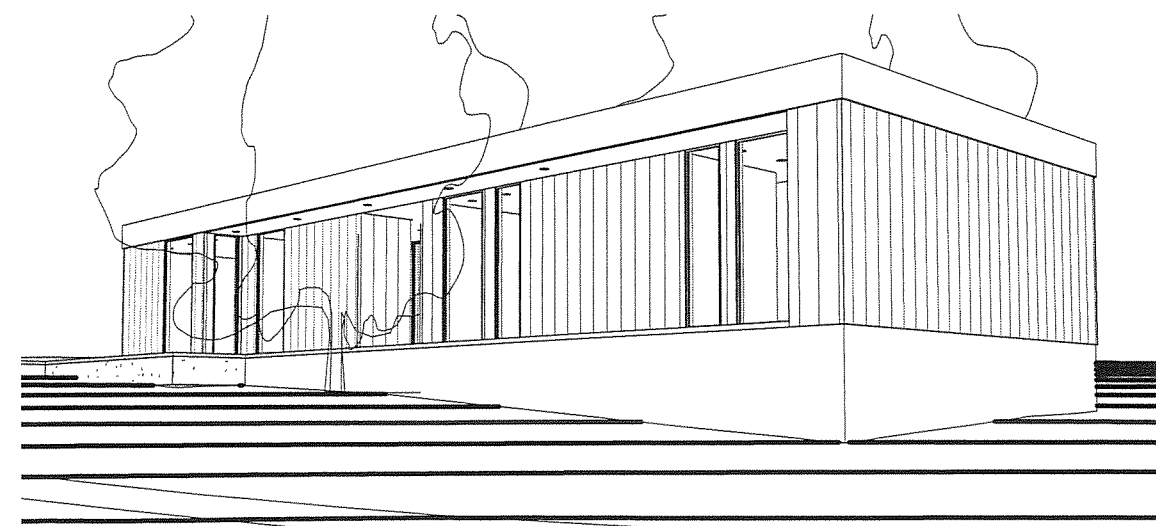
④ SOUTHEAST



③ NORTHEAST



② SOUTHWEST



① NORTHWEST LOW

## D-1 PERSPECTIVES

JAHAN AHMADI  
SPEC SCANDINAVIAN

1709 NORTHWOOD ROAD  
AUSTIN, TEXAS 78703

**INTERIM REVIEW  
DOCUMENT**

(NOT FOR REGULATORY  
APPROVAL, PERMITTING,  
OR CONSTRUCTION)

JAMES A. MURFF, AIA

03 APR 2018