

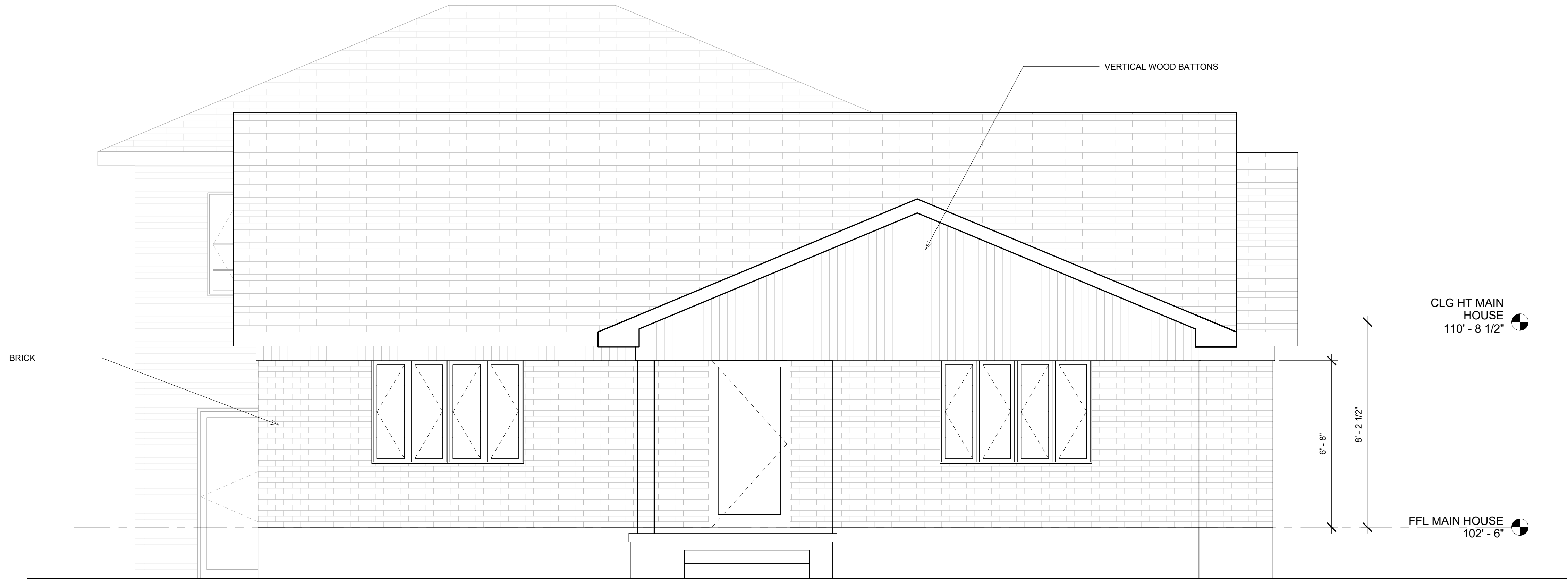
AS-BUILTS

DATE ISSUED FOR
2018.09.05 AS-BUILTS

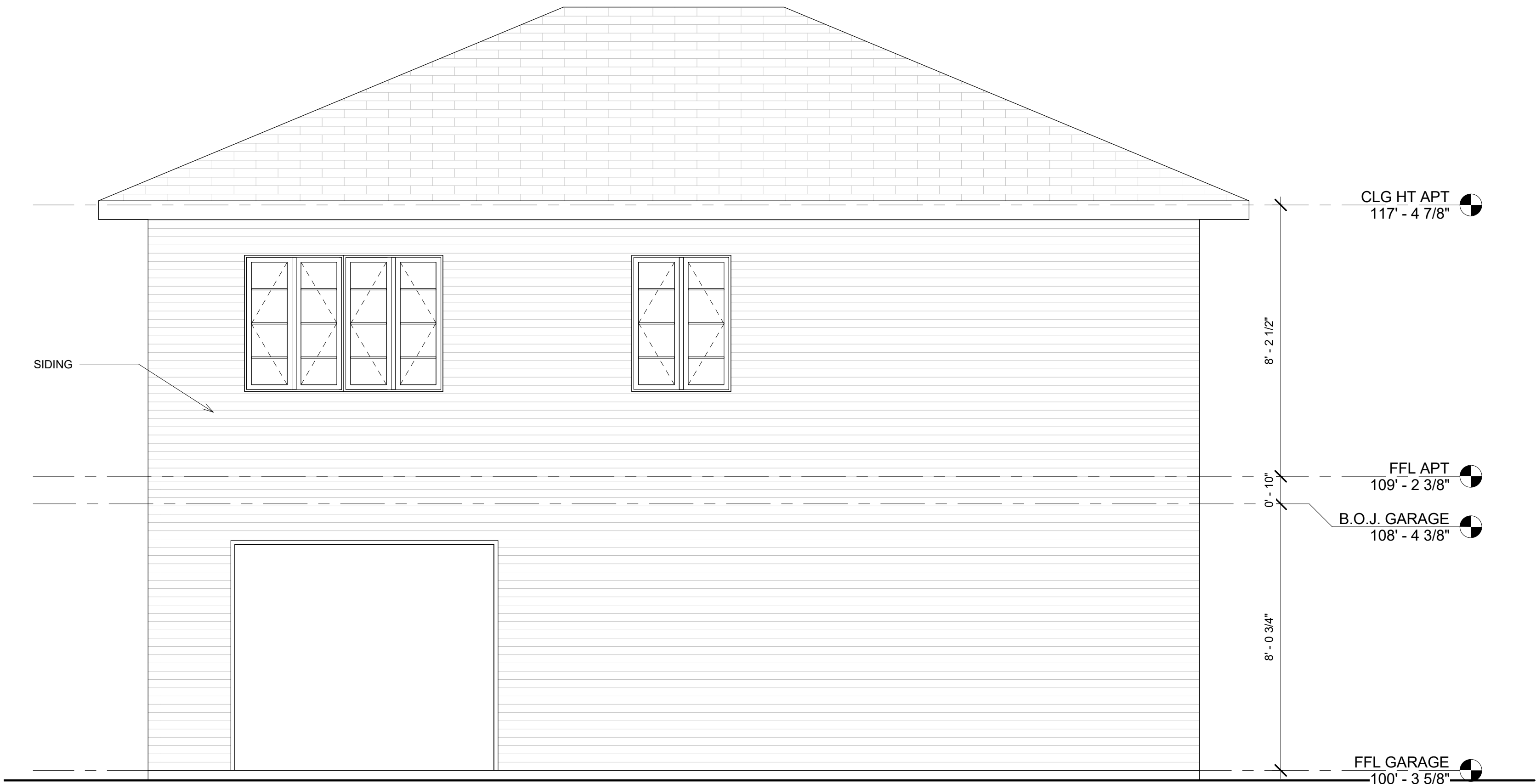
PROJECT NUMBER: 03

SITE PLAN

A1.0



1 WEST ELEVATION
3/8" = 1'-0"



2 WEST ELEVATION - APT
3/8" = 1'-0"

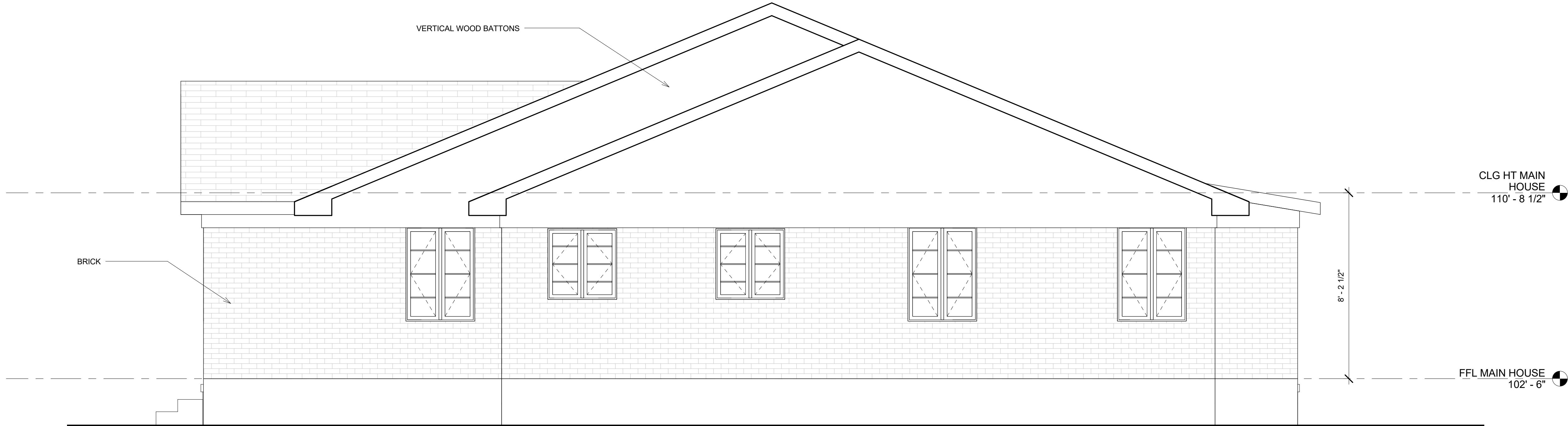
AS-BUILTS

DATE ISSUED FOR
2018.09.05 AS-BUILTS

PROJECT NUMBER: 03

ELEVATIONS

A1.3



① SOUTH ELEVATION
3/8" = 1'-0"



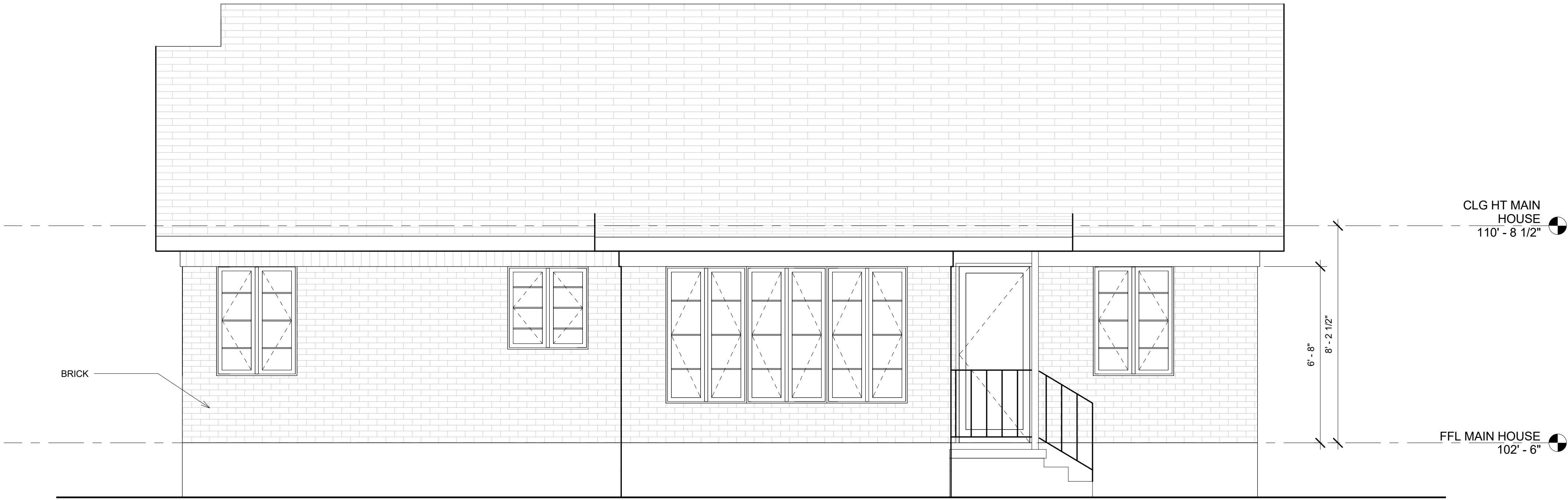
② SOUTH ELEVATION - APT
3/8" = 1'-0"

AS-BUILTS

DATE ISSUED FOR
2018.09.05 AS-BUILTS

PROJECT NUMBER: 03

ELEVATIONS



① EAST ELEVATION
3/8" = 1'-0"



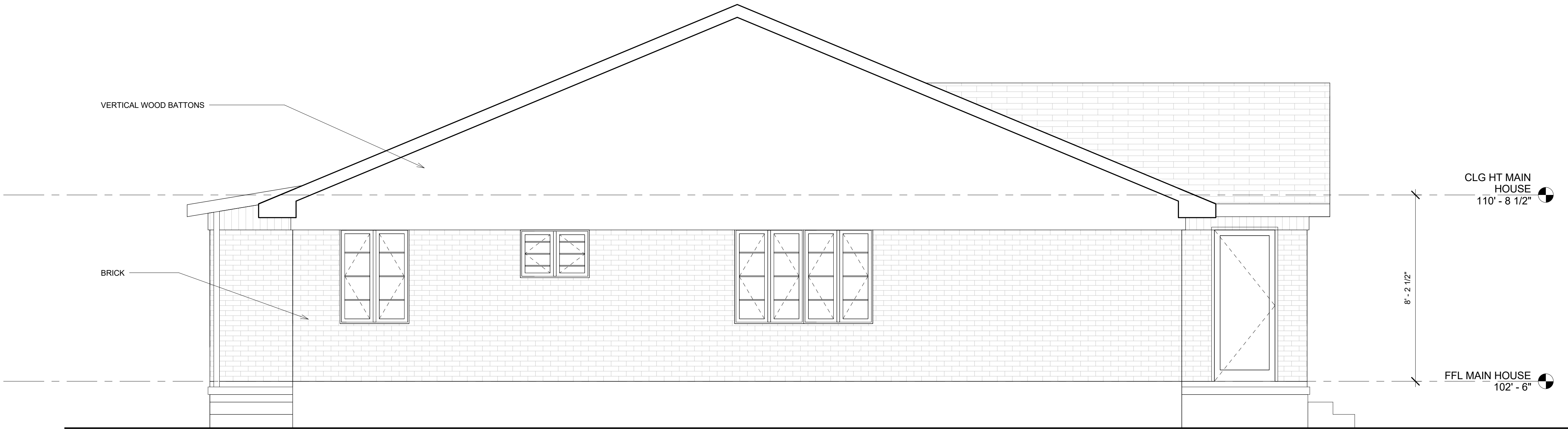
② EAST ELEVATION - APT
3/8" = 1'-0"

AS-BUILTS

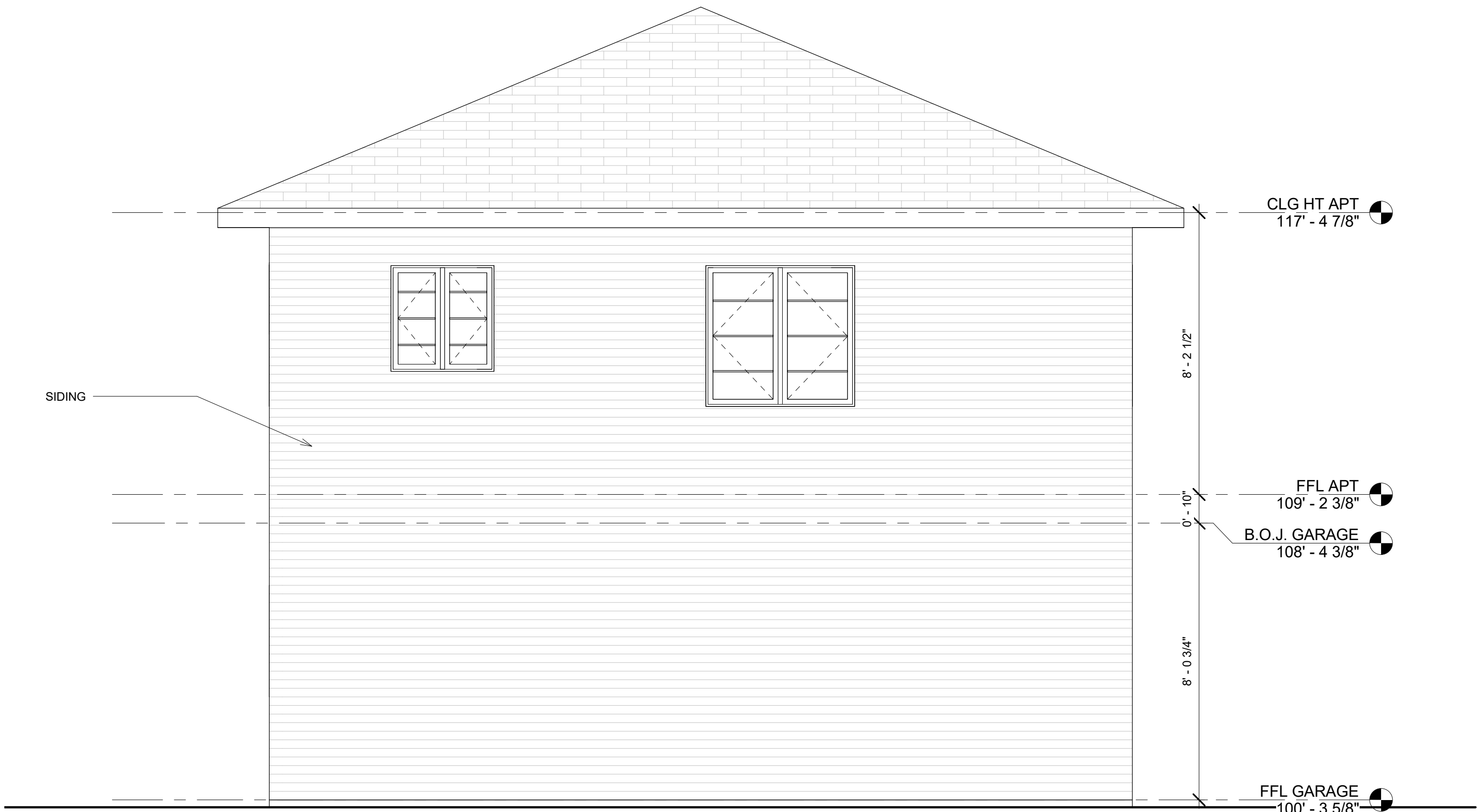
DATE ISSUED FOR
2018.09.05 AS-BUILTS

PROJECT NUMBER: 03

ELEVATIONS



① NORTH ELEVATION
3/8" = 1'-0"



② NORTH ELEVATION -APT
3/8" = 1'-0"

AS-BUILTS

DATE ISSUED FOR
2018.09.05 AS-BUILTS

PROJECT NUMBER: 03

ELEVATIONS

A1.6



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

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

Property Information

Project Address: 1301 Lorrain Street, Austin TX 78703

Tax Parcel ID: 109065

Legal Description: 70 x 150 FT OLT 7 DIVISION Z

Zoning District: ~~SP-3~~ MF-3

Lot Area (sq ft): 11,051.85

Neighborhood Plan Area (if applicable): Old West Austin

Historic District (if applicable): Old West Austin

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: _____

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: 2

bedrooms upon completion: 5

baths existing: 2.0

baths upon completion: 4.0

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

Existing brick building will be remodeled. A portion will be demolished to expand to a second story.

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

Job Valuation		
Total Job Valuation: \$ <u>600,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>200,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair:
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>200,000</u>	Bldg: \$ <u>300,000</u>
	Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Elec: \$ <u>50,000</u>
	Amount for Accessory Structure: \$ <u>0</u>	Plmbg: \$ <u>25,000</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	Mech: \$ <u>25,000</u>
		TOTAL: \$ <u>400,000</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	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	1,642.80		75.00		1,717.80	0.00
b) 2 nd Floor conditioned area		762.00	1,431.80		1,431.80	762.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)		700.00			0.00	700.00
f) Covered patio, deck, porch, and/or balcony area(s)	48.00		345.57		393.57	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks			136.25		136.25	0.00
Total Building Area (total a through h)	1,690.80	1,462.00	1,988.62	0.00	3,679.42	1,462.00
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): 2,776.00 % of lot size: 25

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): 4,751.73 % of lot size: 43

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

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>25</u> ft <u>10</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 ☐ 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): 70.0 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 st Floor	1,642.00	75.00			1,717.00
2 nd Floor		1,431.80			1,431.80
3 rd Floor	0.00				0.00
Area w/ ceilings > 15'	25.80		Must follow article 3.3.5		25.80
Ground Floor Porch* (check article utilized)	48.00	345.57	<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	193.57
Basement	0.00		Must follow article 3.3.3B, see note below		0.00
Attic	0.00		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 1)		0.00
	Detached	700.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	450.00	250.00
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		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)	762.00				762.00
Totals	3,177.80	1,852.37			4,380.17

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 4,380.17

(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.

70x150
H. J. Curston Tract

WATER-SERVICE PERMIT
Austin, Texas

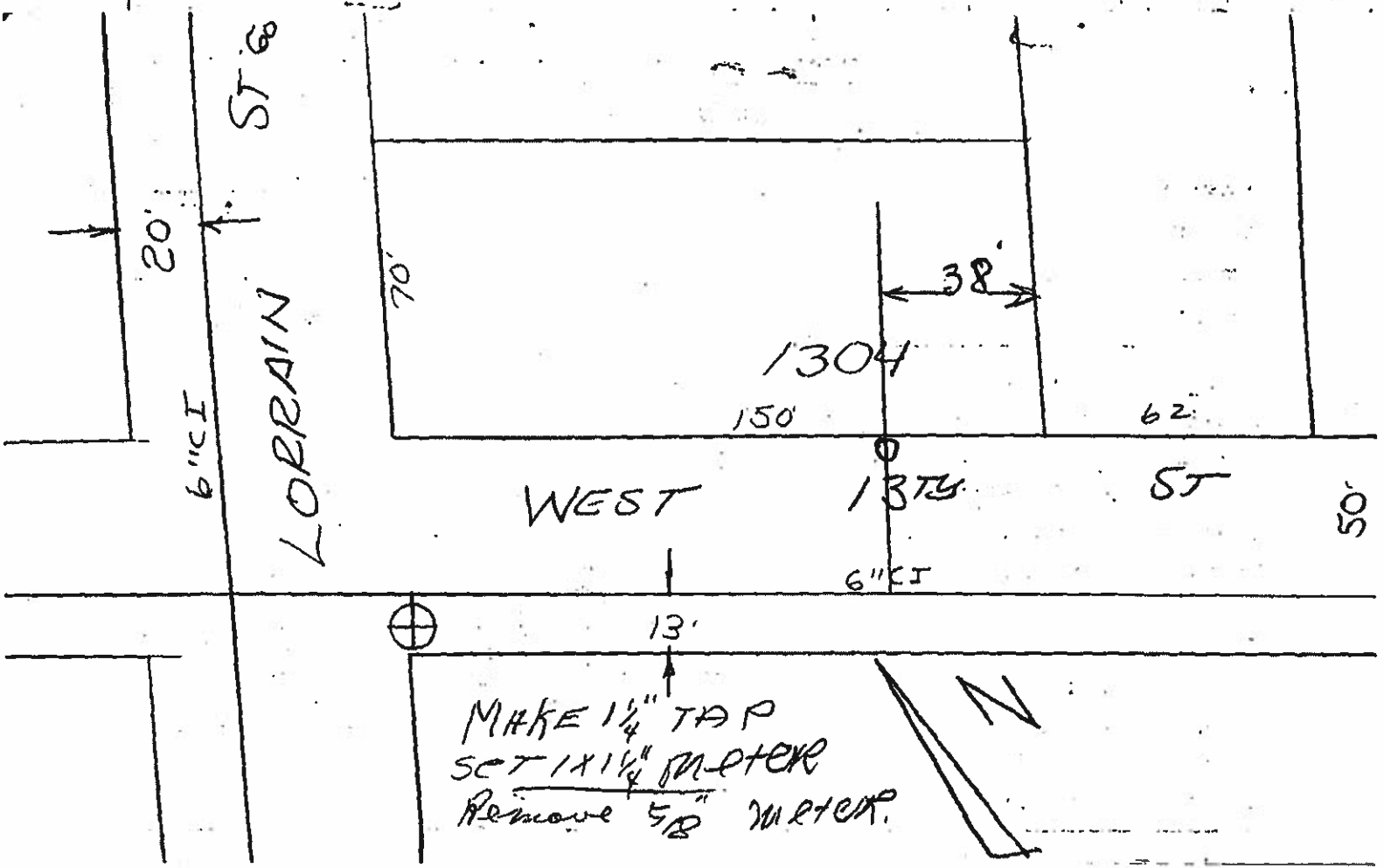
MM 141
E N° 55673

Received of Garry Hubert Date 7-2-68
Address 1304 West 13th St.
Amount Eighty dollars
Plumber 10" Inconcrete Size Size of Tap 1 1/4"

Date of Connection 8-15-68
Size of Tap Made 1 1/4"
Size Service Made 1 1/4"
Size Main Tapped 6" C.I.
From Front Prop. Line to Curb Cock
From E Prop. Line to Curb Cock 38"
Location of Meter Curb
Type of Box Round (L)
Depth of Main in St. 3'
Depth of Service Line 2'
From Curb Cock to Tap on Main 25'
Checked by Engr. Dept. 9-13-68 AA

No. Fittings	Size
27" Pipe	1 1/4" Cop.
1 Corp. Cock	1 1/4"
1 Cop. to Iron ell	1 1/4"
1 Cop. to Cop. ell	
1 Cop. to Iron Coupling	1 1/4"
1 Cop. to Cop. Coupling	1 1/4"
Angle Stop	
Stop	
Bushing	9" x 1 1/4"
Nipples	6" x 1 1/4"
Service Clamp	1 1/4"
Valve	
Meter Box	Round (L)
Lock Lid	
Drain Tile	
Drain Tile Lid	
Stop & Drain	
Job No.	82132300502
Foreman	A. Powell

RESIDENTIAL WATER PAID DIV SEE 101



WATER SERVICE PERMIT

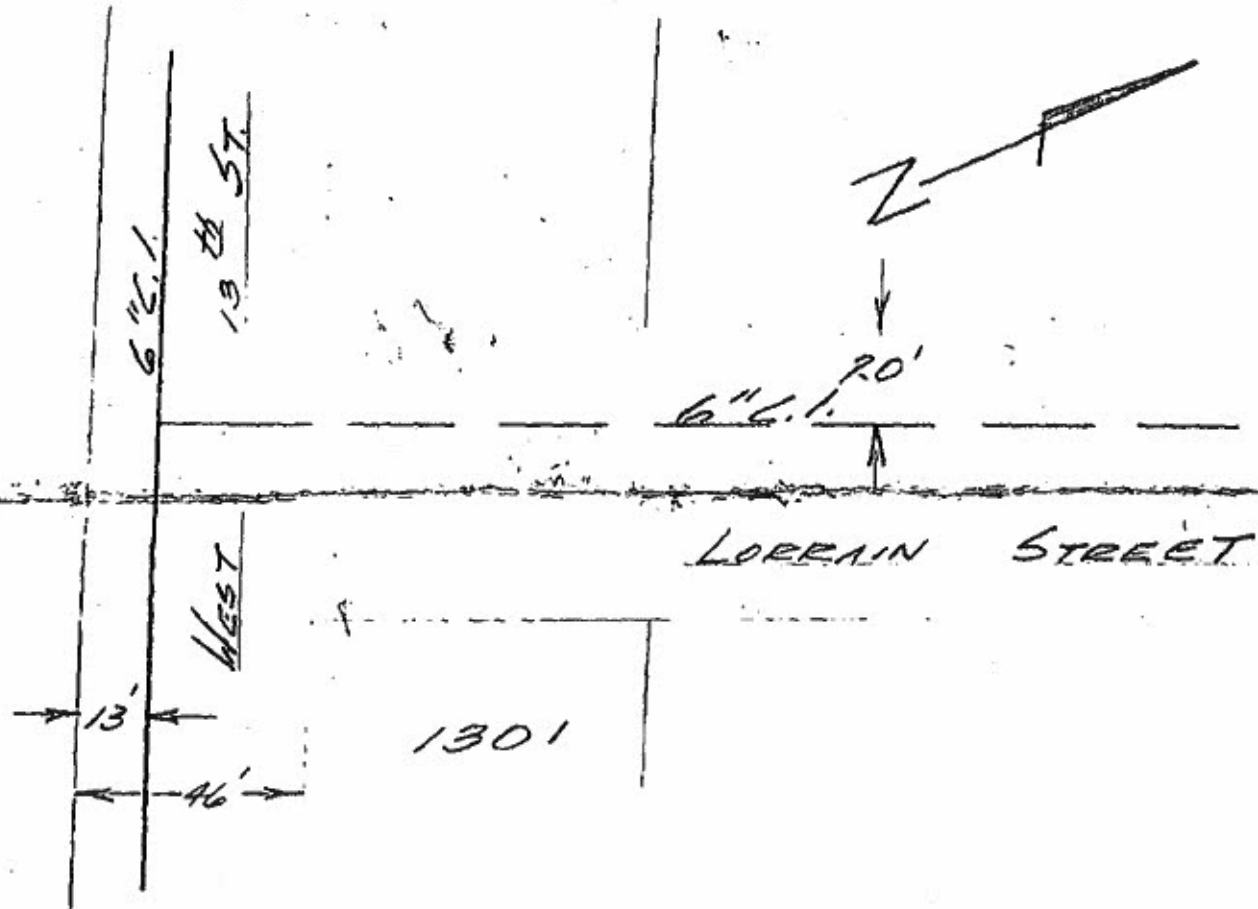
Austin, Texas

E No 38505

Received of NO RECORD OF SERVICE Date _____
 Address 1301 LORRAIN STREET
 Amount LOCATE & RENEW IF NOT 3/4" COP. 10 Day
 Plumber feeding off West 13th St. Size of Tap _____

Date of Connection _____
 Size of Tap Made _____
 Size Service Made _____
 Size Main Tapped _____
 From Front Prop. Line to Curb Cock _____
 From E Prop. Line to Curb Cock 18'
 Location of Meter _____
 Type of Box _____
 Depth of Main in St. _____
 Depth of Service Line _____
 From Curb Cock to Tap on Main _____
 Checked by Engr. Dept. 7-20-62 SNP

No. Fittings	Size
Pipe	
Corp. Cock	
Cop. to Iron ell	
Cop. to Cop. ell	
Cop. to Iron Coupling	
Cop. to Cop. Coupling	
Angle Stop	
Stop	
Bushing	
Nipples	
Service Clamp	
Valve	
Meter Box	
Lock Lid	
Drain Tile	
Drain Tile Lid	
Stop & Drain	
Job No.	
Foreman	



GENERAL REQUIREMENTS

CODE SUMMARY
THIS PROJECT IS DESIGNED TO COMPLY WITH THE 2016 INTERNATIONAL RESIDENTIAL CODE, AS ADOPTED BY THE CITY OF WIMBERLEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THESE CODES. ANY DISCREPANCIES THAT EXIST IN THE DESIGN SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACT DOCUMENT COORDINATION
CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE PROJECT, AND TO REPORT AND VARIATION BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS TO ARCHITECT PRIOR TO CONSTRUCTION.

GENERAL CONDITIONS
CONTRACTOR TO PROVIDE LIABILITY AND BUILDERS RISK INSURANCE, TEMPORARY SITE UTILITIES, EROSION CONTROLS, TREE PROTECTION, SITE SECURITY, DEBRIS REMOVAL, RECYCLING PICKUP, PERFORMANCE TESTING, ENGINEERING AND ANY SURVEYING SERVICES REQUIRED FOR THE PROJECT. CONTRACTOR'S SUBCONTRACTORS TO PROVIDE PERMITS & FEES REQUIRED FOR THEIR TRADE AND ALL INSPECTIONS REQUIRED.

ALLOWANCES
CERTAIN MATERIALS AND EQUIPMENT ARE SPECIFIED IN THE CONTRACT DOCUMENTS BY ALLOWANCES. ALLOWANCES HAVE BEEN ESTABLISHED IN LIEU OF ADDITIONAL REQUIREMENTS AND TO DEFER SELECTION OF ACTUAL MATERIALS AND EQUIPMENT TO A LATER DATE WHEN ADDITIONAL INFORMATION IS AVAILABLE FOR EVALUATION. IF NECESSARY, ADDITIONAL REQUIREMENTS WILL BE ISSUED BY CHANGE ORDER. LABOR TO BE INCLUDED IN CONTRACTOR'S BASE BID WHEN ALLOWANCES INCLUDE INSTALLATION.

CHANGE ORDERS
FOR MINOR CHANGES IN THE WORK NOT INVOLVING ADJUSTMENT TO THE CONTRACT SUM OR THE CONTRACT TIME, THE ARCHITECT WILL ISSUE SUPPLEMENTAL INSTRUCTIONS TO THE CONTRACTOR.

FOR OWNER INITIATED PROPOSED REQUESTS, THE ARCHITECT WILL ISSUE A DETAILED DESCRIPTION OF PROPOSED CHANGES IN THE WORK THAT MAY REQUIRE ADJUSTMENT TO THE CONTRACT SUM OR THE CONTRACT TIME. IF NECESSARY, THE DESCRIPTION WILL INCLUDE SUPPLEMENTAL OR REVISED DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS TO PROMPTLY ADVISE THE ARCHITECT AS TO CREDIT OR COST PROPOSED FOR THE DESCRIBED CHANGE IN WRITING. THIS IS NOT AN AUTHORIZATION TO PROCEED WITH THE CHANGE. UPON ACCEPTANCE, THE ARCHITECT WILL ISSUE A CHANGE ORDER FOR SIGNATURES OF CONTRACTOR AND OWNER.

FOR CONTRACTOR INITIATED PROPOSAL REQUESTS, IF LATENT OR UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, THE CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO THE ARCHITECT. ONLY CLAIMS SUBMITTED FOR INCREASED COSTS BECAUSE OF A CHANGE IN SCOPE OR NATURE OF THE ALLOWANCE DESCRIBED IN THE CONTRACT DOCUMENTS WILL BE REVIEWED.

WARRANTY
EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE WARRANTED BY THE CONTRACTOR IN ACCORDANCE WITH THE EXPRESS HOME WARRANTY PROMULGATED BY THE TEXAS ASSOCIATION OF BUILDERS, REVISED SEPTEMBER 2008.

HEATING, VENTILATION & AIR CONDITIONING
LOCATE DUCTED MINI-SPLIT UNIT IN FLOOR TRUSS SPACE. PROVIDE CUSTOM FLOOR REGISTERS AT LEVEL 2 TO MATCH WOOD FLOORING.

EQUIPMENT & DUCT SIZING
DETERMINED BY MANUAL J CALCULATION BASED UPON ORIENTATION, PLANS AND SPECIFICATIONS USING ACCA MANUAL J INPUTS. CONTRACTOR SHALL PROVIDE A DUCT LAYOUT DIAGRAM SHOWING SUPPLY & RETURN DUCTS, GRILL SIZES AND FLOWS MATCHING THE APPROVED MANUAL J FOR APPROVAL BY ARCHITECT PRIOR TO STARTING WORK. CONTRACTOR SHALL ALSO SUBMIT AHR/CERTIFICATE SHOWING SPLIT SYSTEM MATCH.

PERFORMANCE TESTING
CONTRACTOR SHALL TEST DUCT LEAKAGE AT ROUGH AND PROVIDE RESULTS TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL TEST & BALANCE SYSTEM IN ACCORDANCE WITH CITY OF WIMBERLEY CODES PRIOR TO THE INSTALLATION OF ANY FINISH MATERIALS AND PROVIDE DOCUMENTATION TO ARCHITECT FOR APPROVAL. NEW CONCRETE DRIVEWAY.

VENTILATION FANS (OWNER SELECTED ALLOWANCE)

ADDITIONAL REQUIREMENTS:

1. MINIMUM 1" PLATED MEDIA FILTER
2. INDEPENDENT WHOLE HOME DEHUMIDIFIER EQUAL TO HONEYWELL PRO
3. INDEPENDENT MAKEUP AIR VENTILATION PROVIDED IN KITCHEN
4. PRE-FABRICATED SUPPLY BOOTS
5. DUCTED RETURNS FROM ALL BEDROOMS
6. OUTSIDE AIR MECHANICAL VENTILATION WITH DAMPER TO RETURN AIR PLENUM
7. ALL DUCTWORK TO BE SEALED DURING CONSTRUCTION & TESTED AT ROUGH STAGE

ELECTRICAL

SINGLE PHASE ELECTRICAL WIRING WITH GFI CIRCUITS. ELECTRICAL OUTLETS AND WIRING IN ACCORDANCE WITH ALL APPLICABLE NATIONAL AND LOCAL BUILDING CODES. NEW OVERHEAD SERVICE. LOCATION PER PLAN. ALL LIGHTS TO BE DIMMABLE.

CONTROLS
LEVITON DECORA, WHITE
38" A.F.F. UNO

OUTLETS
LEVITON DECORA, WHITE
15" A.F.F. UNO

SMOKE DETECTORS
STRUCTURED CABLING N/A
SECURITY SYSTEM
RECESSED LIGHTING \$100/CAN
DECORATIVE LIGHTING (OWNER-SELECTED ALLOWANCE)

PLUMBING
NATURAL GAS (PROPANE)
ALLOW 3" PER PLAN
PERMANENT OWNER/ARCH APPROVED EQUAL
CROSS LINKED POLYETHYLENE (PEX)
MINIMUM R-4 INSULATION IN EXTERIOR WALLS

WASTEWATER PIPING
SCHEDULE 40 PVC
ALL VENT PENETRATIONS TO BE APPROVED BY ARCHITECT

PLUMBING FIXTURES (OWNER-SELECTED ALLOWANCE)
APPLIANCES (OWNER-SELECTED ALLOWANCE)

EXTERIOR

FOUNDATION
REINFORCED CONCRETE SLAB ON GRADE PER ENGINEERS PLAN

COMPLIANCE: ALL CONCRETE WORK SHALL COMPLY WITH CURRENT ACI PRACTICES AND ASTM STANDARDS REFER TO STRUCTURAL DRAWINGS, DETAILS AND NOTES FOR SPECIFIC EXTENSION AND PERFORMANCE REQUIREMENTS. INSPECTION: CONTRACTOR SHALL HAVE STEEL REINFORCING AND FRAMEWORK INSPECTED BY STRUCTURAL ENGINEER HIRED BY OWNER AND ARCHITECT PRIOR TO POURING CONCRETE.

SLAB AS FINISH FLOOR: THE FOUNDATION IS ALSO THE FINISH FLOOR MATERIAL. ATTENTION SHALL BE GIVEN TO A CONSISTENT, SMOOTH, LEVEL, STEEL THROWELED FINISH TO SLAB. CONTRACTOR SHALL PROVIDE SAMPLE FOR ARCHITECT AND OWNER APPROVAL.

FINISHED CONCRETE SURFACES SHALL BE SEALED WITH APPROPRIATE COORDINATING PRODUCTS: SCHOFFIELD, KEMUR, OR OTHER AS APPROVED BY ARCHITECT.

PROTECTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING SLAB DURING CONSTRUCTION AND ALERTING SUBCONTRACTORS OF POTENTIAL DAMAGE TO SURFACE. PROTECT FINISH FLOORS AFTER SEAL. MANUFACTURERS RECOMMENDED CURE TIME USING FZ COVER BY MCTECH GROUP OR SIMILAR.

DRIVEWAY
ROCK SALT FINISH CONCRETE. APPLY MURIATIC ACID TO CONCRETE TO ENHANCE DEPTH OF COLOR.

FENCE AND GATE
STEEL AND WOOD FENCE AND GATE AS SHOWN ON SITE PLAN. DESIGN TO BE DETERMINED (ALLOW \$100/ LINEAR FOOT).

EXTERIOR WALL FRAMING
2X8 WOOD STUD WALLS @ 24" ON CENTER 7/16" ZIP SYSTEM SHEATHING PER PLANS. BLOCKING AS REQUIRED PER CODE.

PARTITION WALL FRAMING
2X4 WOOD STUDS @ 16" ON CENTER UNO. BLOCKING AS REQUIRED BY CODE.

FLOOR SYSTEM
PRE-MANUFACTURED FLOOR TRUSSES PER ENGINEERS PLAN.

ROOF / CEILING SYSTEM
WOOD RAFTERS & JOIST PER ENGINEERS PLAN 7/16" ZIP SYSTEM DECKING PER PLANS.
PORCH SOFFITS 1X6 STAINED T&G.

WATERPROOFING
15 LB BUILDING FELT OVER ZIP SYSTEM INSTALLED PER MANUFACTURERS SPECS. QUICK FLASH OR EQUAL USED AT ALL EXTERIOR PENETRATIONS. INSPECTED AND APPROVED BY ARCHITECT PRIOR TO COVER-UP.

ROOFING
LEVEL 2 ROOF - STANDING SEAM GALVALUME
CARPORT ROOF - 26 GAUGE, C PANEL CORRUGATED GALVALUME. PROVIDE ROOF PANELS IN CONTINUOUS VERTICAL RUNS. ALL GUTTERS, DOWNSPOUTS AND ROOF FLASHING TO MATCH.

EXTERIOR DOORS & WINDOWS
SLIDING DOORS - QUANTUM SIGNATURE SERIES LIFT AND SLIDE
PRICE ALTERNATE: DYNAMIC
PRICE ALTERNATE: WESTERN SERIES 800 OR 7650 SLIDING GLASS DOOR - DARK BRONZE.

ANODIZED FINISH

ENTRY DOOR - MATCH MANUFACTURER AND FINISH OF SLIDING DOORS. CUSTOM WOOD DOOR LEAF.

WOOD WINDOWS - QUANTUM SIGNATURE SERIES
PRICE ALTERNATE: WINDSOR PINNACLE SERIES CLAD - DARK BRONZE ANODIZED FINISH.

CLAD WINDOWS - WINDSOR PINNACLE SERIES CLAD - DARK BRONZE ANODIZED FINISH.

GLAZING TO BE DOUBLE PANE SOUTHERN LOW-E II WITH SOLAR HEAT GAIN COEFFICIENT NO HIGHER THAN 0.25, U-VALUE NO HIGHER THAN 0.4 OR COMPLIANT WITH APPLICABLE CODE. PROVIDE SCREENS AT OPERABLE WINDOWS.

ALL WINDOWS SUPPLIED SHALL MEET THE DESIGN PRESSURE RATINGS FOR THE SITE LOCATION AND ORIENTATION AS DETERMINED BY THE INTERNATIONAL RESIDENTIAL CODE.

CONTRACTOR TO PROVIDE 3/8" STEEL SUPPORT & STRIPS AT ALL EXTERIOR DOORS.

STUCCO
USE 3/4" 3 COAT SYSTEM WITH RIBBERGLASS IMPREGNATION AT SCRATCH AND BROWN COATS. HAND STRUCK CORNERS, (NO METAL CORNERS NEEDED) SMOOTH BURNISHED FINISH. DISCUSS ADDED PIGMENT WITH OWNER AND ARCHITECT. PROVIDE 24" X 24" SAMPLE PANELS PRIOR TO BEGINNING WORK.

DO NOT APPLY STUCCO UNLESS TEMPERATURE IS 40 DEGREES F AND RISING (OR HIGHER). APPLY BEDDING COAT. STUCCO FINISH 24-48 HOURS AFTER BROWNING. WATER CURE FIRST COAT 24 TO 48 HOURS. WATER CURE COAT 24 HOURS. CLEAN ADJACENT WORK AFTER APPLYING STUCCO AS REQUIRED.

DO NOT EXCESS CRACKING. STRUCTURE SHOULD BE STABILIZED BEFORE APPLICATION OF STUCCO. IDEALLY, SHOULD BE COMPLETE SO THAT ALL DEAD LOADS TO BE IMPOSED ON THE WALLS ARE IN PLACE, AND THE INSTALLATION OF INTERIOR FINISHES THAT BACK UP TO THE STUCCO WALLS AND CEILINGS SHOULD BE COMPLETE.

APPLICATION OF STUCCO SHOULD BE PLANNED SO THAT EACH SURFACE COAT, ESPECIALLY THE BROWN AND FINISH COATS, ARE COMPLETE IN THEIR ENTIRETY FROM TOP TO BOTTOM, AND SIDE TO SIDE AT THE SAME TIME SO THAT A COLD JOINT IS NOT ALLOWED TO FORM. DO NOT STOP A JOINT MIDWAY AND STOP FOR A BREAK. RATHER FINISH THE WORK FROM TOP TO BOTTOM.

PAINTING

N/A

STAINING

1 COAT PRO TECH CLEANER, 1 PRO TECH COAT BRIGHTNER, 2 COATS RED LABEL FINISH BY PENNIN SAMPLE AND MOCK-UP REQUIRED FOR ARCHITECT APPROVAL.

ROOF DECK

CEDER

INTERIOR

INSULATION
ROOF - OPEN-CELL 1 SPRAY APPLIED POLYURETHANE FOAM INSULATION EQUAL TO BAYSEAL OC BY BAYER (R-25 MIN).
CEILING - N/A
WALLS - OPEN-CELL 1 SPRAY APPLIED POLYURETHANE FOAM INSULATION EQUAL TO BAYSEAL OC BY BAYER (R-15 MIN).
FLOORS - N/A
SOUND ATTENUATION BATT'S TO BE INSTALLED ON ALL EXPOSED INTERIOR WALLS.
METALS N/A.

GLAZING
CLEAR SAFETY GLASS IN 1" THICK STAINED WOOD SHADOW BOX AT TUB WINDOW.

DRYWALL

1/2" SHEETROCK ON ALL WALLS WITH SQUARE CORNERS
5/8" TYPE X SHEETROCK ON CEILINGS
1/2" FIBER CEMENT BACKER BOARD IN ALL WET AREAS
LEVEL 4 FINISH WITH LIGHT ORANGE PEBL TEXTURE (SPRAY APPLIED)
MOCKUPS REQUIRED FOR ARCHITECT APPROVAL.

INTERIOR DOORS & TRIM

DOORS - TRUSTEER PLANT SLAB (PAINTED) SIZES & LOCATIONS PER PLAN.
DOOR CASING - 3/4" THICK JAMB EXTENSION TO PROJECT 3/4" PAST FACE OF DRYWALL.
WINDOW CASING - 1" THICK JAMB EXTENSION PROJECTS 3/4" PAST FACE OF DRYWALL.
BASE - 1" FRY REGLET.
CROWN - N/A
HARDWARE (OWNER-SELECTED ALLOWANCE).

PAINTING

WALL & CEILINGS
MAX VOC LEVEL OF 50G-1
1 COAT LOW-ODOR LATEX PRIMER
2 COATS LOW-ODOR LATEX, ROLLER APPLIED EQUAL TO SHERWIN WILLIAMS.

PROMAR 200 ZERO VOC

CASERWORK & DOORS
MAX VOC LEVEL OF 500G-1
1 COAT ENAMEL PRIMER
2 COATS INTERIOR ALKYLID ENAMEL SPRAY APPLIED EQUAL TO SHERWIN WILLIAMS PRO CLASSIC
OWNER/ARCHITECT SELECTED COLORS & SHEENS.

ADD ALTERNATE

CABINETRY
CABINET HARDWARE
COUNTER TOPS
FLOORING
TILE
PROVIDE PRICE FOR 3 COAT PLASTER FINISH THROUGHOUT
PAINTED MDX CABINET DOOR AND DRAWER FACES
RECESSED PULLS, NO HARDWARE
CARRIER MARBLE (OWNER-SELECTED ALLOWANCE)
RECLAIMED WOOD
(OWNER-SELECTED ALLOWANCE)

LORRAIN HOUSE

1301 LORRAIN STREET, AUSTIN, TX 78703



OWNER INFORMATION

SARAH SCOTT MITCHELL & ERNESTO HUMPIERRES
1301 LORRAIN STREET, AUSTIN, TX 78703

CONTACTS

ARCHITECT: SIDE ANGLE SIDE
119 WEST 8th STREET
AUSTIN, TEXAS 78701
ANNIE LAURIE GABRIELL
(305) 904-8318 or (305) 450-0806

ENGINEER: DUFFY ENGINEERING
CONTACT: KERRY CRANE
PHONE: (512) 402-0074

CONTRACTOR: T.B.D.
CONTACT: T.B.D.
PHONE: T.B.D.
FAX: T.B.D.

CODE ANALYSIS

BUILDING CODE:	INTERNATIONAL RESIDENTIAL BUILDING CODE 2012, WITH AUSTIN AMENDMENTS
BUILDING DESCRIPTION:	1 STORY WOOD FRAME (W/ MASONRY AND WOOD VENEER), 2 STORY ACCESSORY STRUCTURE
LEGAL JURISDICTION:	AUSTIN, TEXAS, TRAVIS COUNTY

VICINITY MAP



LEGAL DESCRIPTION

70 X 150 FT. 0.77 DIMENSION 2

SITE INFORMATION

SITE INFORMATION TAKEN FROM WATERLOO SURVEYORS INC.
SURVEY DATE: 08/17/17

ZONING INFORMATION

Zoning: MF3 - H SF 3
Previous Land Use: SF-3
Future Land Use: SF-3
Property ID: 108065
Geographic ID: 0110010713
Legal Description: 70 X 150 FT. 0.77 DIMENSION 2
Date built: 1952
Historic: Yes, older than 50 years
Neighborhood: Old West Austin
Neighborhood Plan: Owens, Old West Austin
Neighborhood Plan: No
Residential Design Standards: No
Overlay District: No
Floodplain: No
Watershed: No
Easements: No
Minimum Setbacks: No
Max. Bldg. Height: 32' per McManison
Lot Size: 11,051.87 sq. ft. per survey (per TCAD)
Max Bldg. Coverage: 40% of 4,420 SF
Max Impervious Cover: 45% of 4,973 SF
Max F.A.R.: 40% of 4,420 SF as existing SF-3 use
Parking: 2 Per building with proposed
(Code 25-6 Zoning Transportation/Appendix A)

INDEX OF DRAWINGS

- G0.1 COVER SHEET
- A1.0 EXISTING SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A1.2 FIRST FLOOR DEMO PLAN
- A1.3 FIRST FLOOR PLAN
- A1.4 SECOND FLOOR PLAN
- A1.5 ROOF PLAN
- A2.0 ELEVATIONS
- A2.1 ELEVATIONS

SYMBOLS

- 1/A1.01 ELEVATION SYMBOL
- X SECTION SYMBOL
- X PARTITION TYPE SYMBOL
- Room name ROOM NAME & NUMBER SYMBOL
- XXX DOOR NUMBER SYMBOL
- X DETAIL SYMBOL
- X WINDOW SYMBOL

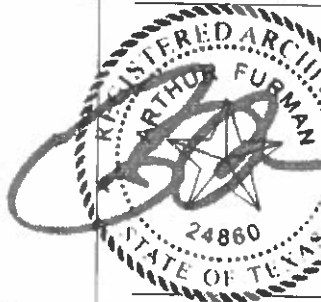
AREA CALCULATIONS:

LOT SIZE - 11,052 S.F. (TCAD)	EXISTING	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	1,642 S.F.	73 S.F.	1,717 S.F.
2ND FLOOR CONDITIONED	762 S.F.	1,431 S.F.	2,193 S.F.
BASEMENT (EXEMPT)	0 S.F.	0 S.F.	0 S.F.
COVERED PATIO	48 S.F.	311 S.F.	359 S.F.
BALCONY	0 S.F.	0 S.F.	0 S.F.
GARAGE	700 S.F.	0 S.F.	700 S.F.
TOTAL CONDITIONED AREA	2,404 S.F.	1,506 S.F.	3,910 S.F.
TOTAL BUILDING COVERAGE	2,390 S.F.	386 S.F.	2,728 S.F.
% BUILDING COVERAGE (2,728 / 11,052) = 25%			
DRIVEWAY	1,483 S.F.	282 S.F.	1,221 S.F.
SIDEWALKS	406 S.F.	279 S.F.	283 S.F.
UNCOVERED PATIO	420 S.F.	420 S.F.	0 S.F.
UNCOVERED WOOD DECK	0 S.F.	272 S.F.	272 S.F.
AC PADS	36 S.F.	9 S.F.	45 S.F.
OTHER	275 S.F.	0 S.F.	275 S.F.
TOTAL SITE COVERAGE (IMPERVIOUS)	5,911 S.F.	293 S.F.	4,717 S.F.
% IMPERVIOUS COVER (4,717 / 11,052) = 43%			

NOTE: EXISTING AREAS TAKEN FROM TCAD

SIDE ANGLE SIDE

119 West 8th Street
Austin, TX 78701



FIELD INSPECTION REQUIRE

Prior to performing any adding new construction, and/or repair, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

LORRAIN HOUSE

1301 LORRAIN STREET, AUSTIN TX 78703

ISSUE SETS

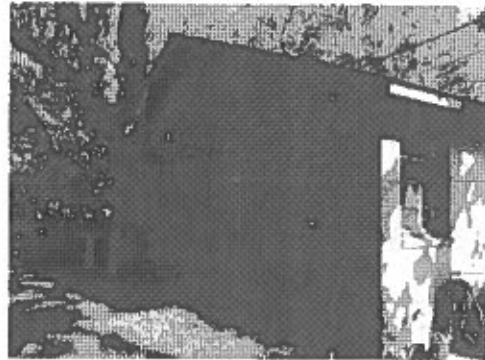
DATE ISSUED FOR
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COVER SHEET

G0.1



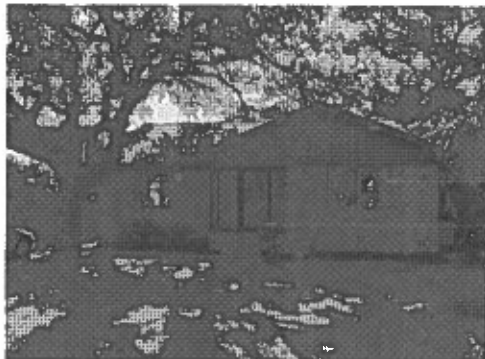
⑥ NORTH-WEST CORNER
1/4" = 1'-0"



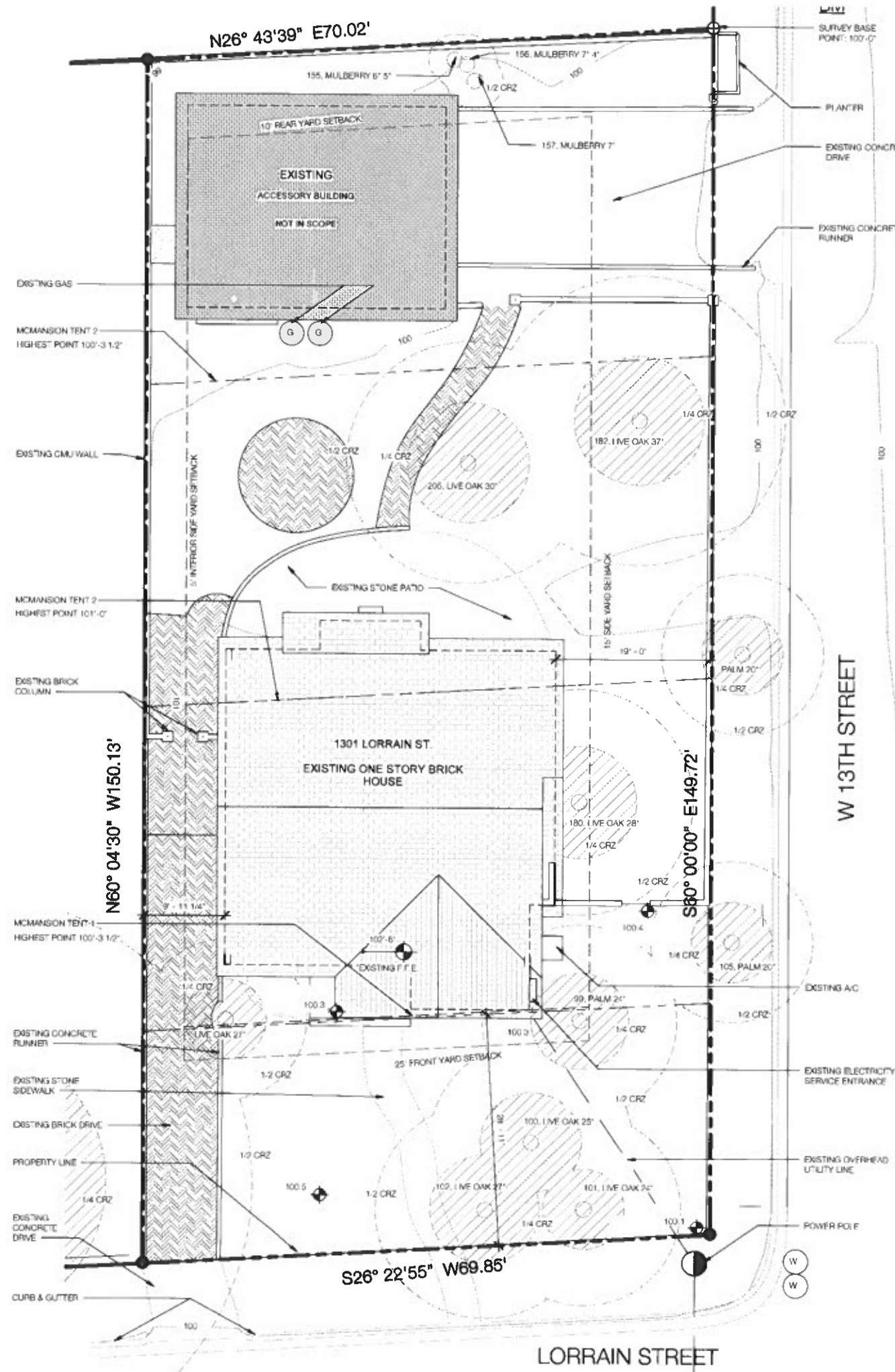
④ SOUTH-EAST CORNER OF HOUSE
1/4" = 1'-0"



③ EAST SIDE OF HOUSE
1/4" = 1'-0"



② WEST SIDE OF HOUSE
1/4" = 1'-0"



SITE INFORMATION NOTES:

SITE INFORMATION TAKEN FROM WATERLOO SURVEYORS INC.

SURVEY DATE: 03.17.17

TREE PROTECTION NOTES:

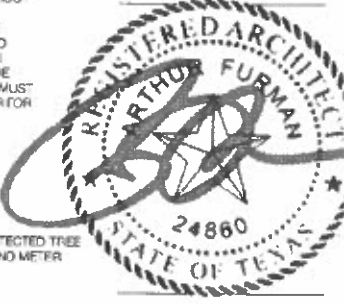
- MULCH TRAFFIC AREA AND SET PROTECTIVE FENCING AROUND TREES IN CRITICAL ROOT ZONES.
- NO CONSTRUCTION STAGING WITHIN CRITICAL ROOT ZONES.
- FOOTINGS WITHIN CRITICAL ROOT ZONES TO BE EXCAVATED USING AN AIR SPADE BY A CERTIFIED ARBORIST ON SITE AND USING PRESCRIBED SOIL TREATMENT. IF ANY ROOTS 1.5" OR GREATER ARE ENCOUNTERED DURING EXCAVATION, FOOTING MUST BE MOVED TO AVOID ROOT. CONTACT ENGINEER FOR DIRECTION OF SHIFT.

NOTE:

- AVERAGE GRADE @ NEW STRIKING SURF = 100.6'
- AVOID THE 1/2 CRITICAL ROOT ZONE OF ANY PROTECTED TREE WITH ANY NEWLY PROPOSED UTILITY ROUTES AND METER LOCATIONS

**SIDE
ANGLE
SIDE**

119 West 8th Street
Austin, TX 78701



FIELD INSPECTION REQUIRED

Pror to performing any adding, new construction, and/or repairs, general contractor shall visit the site, respect all existing conditions, and report any discrepancies to the architect.

LORRAIN HOUSE
1301 LORRAIN STREET, AUSTIN TX 78703

ISSUE SETS

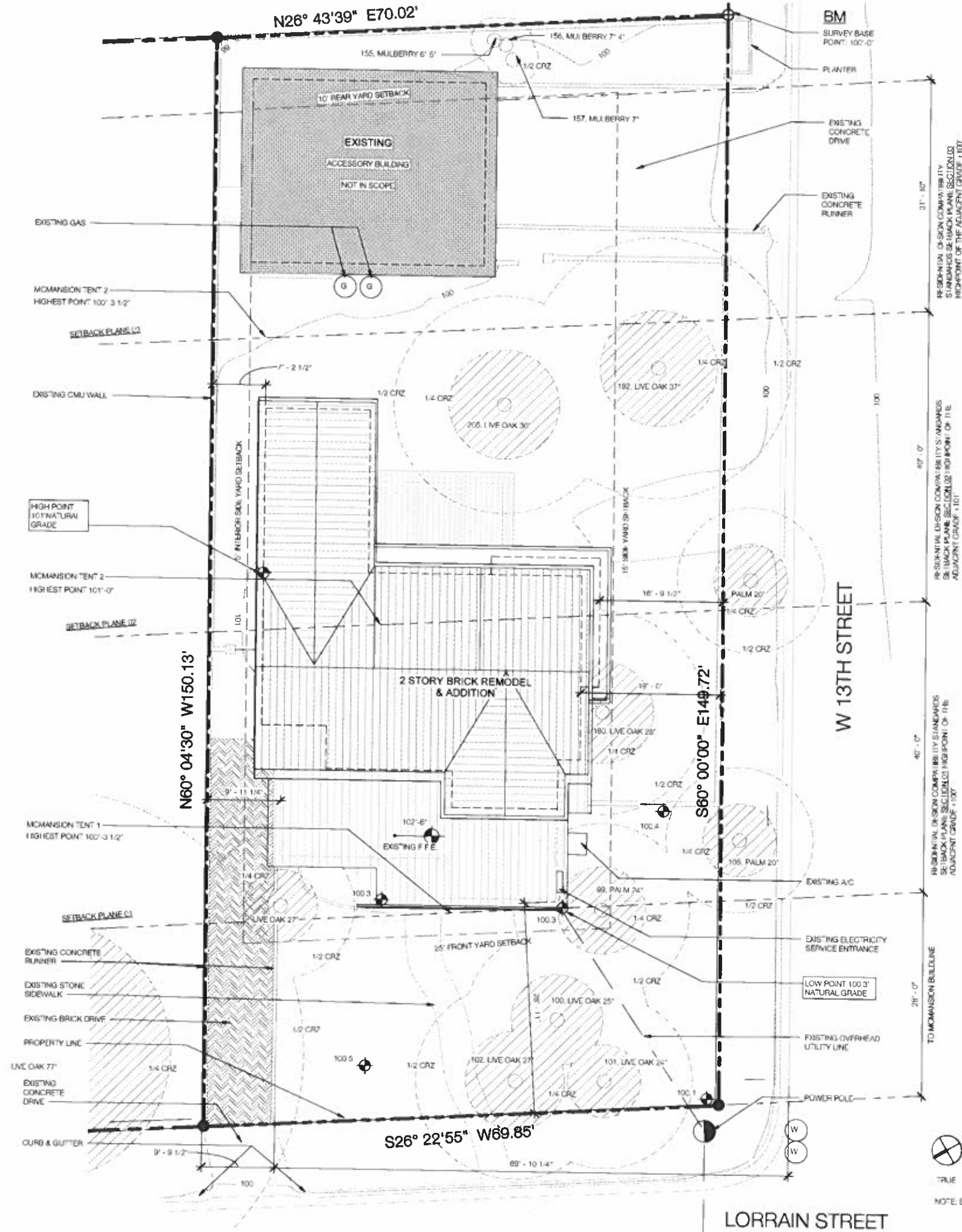
DATE ISSUED FOR:
03.23.18 PERMIT SET

EXISTING SITE PLAN

A1.0



NOTE: BUILDING LOCATION BASED OFF SURVEY



SITE INFORMATION NOTES:
SITE INFORMATION TAKEN FROM WATERLOO SURVEYORS INC.

SURVEY DATE: 08/17/17

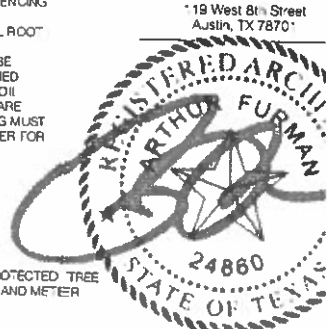
TREE PROTECTION NOTES:

- MULCH TRAFFIC AREA AND SET PROTECTIVE FENCING AROUND TREES IN CRITICAL ROOT ZONES.
- NO CONSTRUCTION STAGING WITHIN CRITICAL ROOT ZONES.
- FOOTINGS WITHIN CRITICAL ROOT ZONES TO BE EXCAVATED USING AN AIR SPADE BY A CERTIFIED ARBORIST ON SITE AND USING PRESCRIBED SOIL TREATMENT. IF ANY ROOTS 1" OR GREATER ARE ENCOUNTERED DURING EXCAVATION, FOOTING MUST BE MOVED TO AVOID ROOT. CONTACT ENGINEER FOR DIRECTION OF SHIFT.

NOTE:

- AVERAGE GRADE @ NEW STRUCTURE = 100.6'
- AVOID THE 1/2" CRITICAL ROOT ZONE OF ANY PROTECTED TREE WITH ANY NEWLY PROPOSED UTILITY ROUTES AND METER LOCATIONS.

SIDE ANGLE SIDE
119 West 8th Street
Austin, TX 78701



FIELD INSPECTION REQUIRE

Prior to performing any building new construction, and/or repair, general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

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.

AE APPROVED
94-506
APR 04 2018

MCP

REVIEWED
APR 4 2018

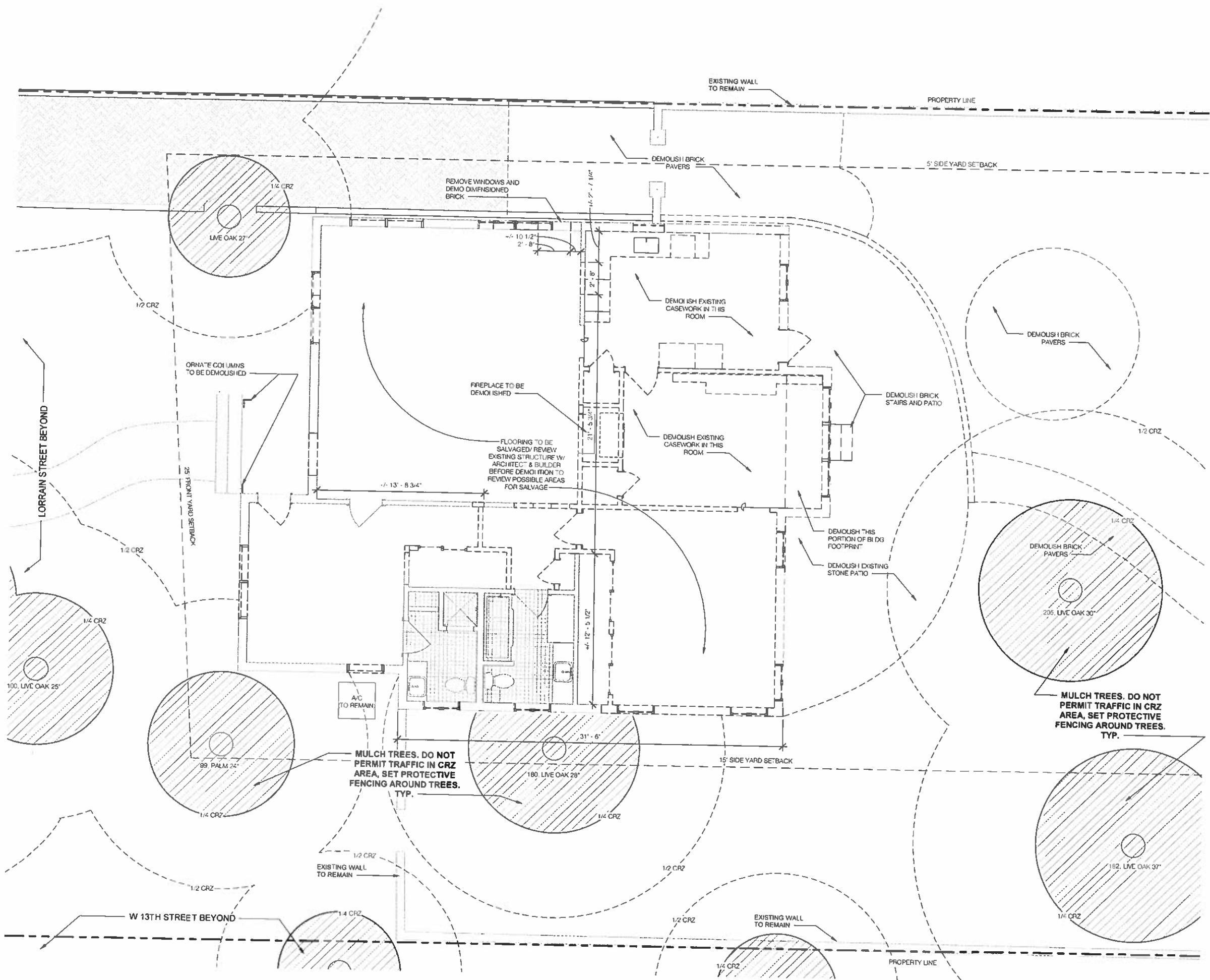
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

LORRAIN HOUSE
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PROPOSED SITE PLAN

A1.1



DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING EXTERIOR WALLS TO REMAIN TO COUNT TOWARDS 50% PER COA Section 25-2-963

DEMOLITION NOTES

1. ALL EXISTING COMPONENTS TO REMAIN TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGES MATERIAL IS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
2. THE G.C. IS RESPONSIBLE FOR ALL NECESSARY DEMOLITION OF THE BUILDING SYSTEMS, AND PATCHING OR REPAIR OF EXISTING BUILDING FINISHED/SITE FEATURES AFFECTED BY NEW CONSTRUCTION.
3. DAMAGES TO PROPERTY OF THE OWNER SHALL BE REPAIRED OR PAID FOR BY THE G.C. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, DAMAGES TO THE BUILDING GROUNDS, PLANTINGS, WALLS, PAVEMENT, UTILITIES, FINISHES, FURNISHINGS, ETC.
4. WINDOWS AND DOORS IN EXISTING WALLS TO REMAIN TO BE PROTECTED REPAIR AS REQUIRED DURING CONSTRUCTION.
5. CONTRACTOR TO BRACE/SHORE EXISTING CONSTRUCTION TO REMAIN AS REQUIRED.
6. PROTECT TREES PER CITY OF AUSTIN REQUIREMENTS.
7. NEW ELECTRICAL THROUGHOUT.
8. REMOVE ALL WINDOWS AND DOORS.
9. TAP TO BE UPGRADED.
10. REMOVE ENTIRE ROOF.

EXISTING EXTERIOR WALLS
EXISTING EXTERIOR WALLS TO REMAIN 177 B.L.F. (100%)
116 L.F. (MIN REQ. 89 L.F.)

VISITABILITY, PER COA

NOTE: AS STATED IN CITY OF AUSTIN (SEE SECTION 25-2-963) NO MORE THAN FIFTY PERCENT OF EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS OF THE EXISTING STRUCTURE MAY BE DEMOLISHED OR REMOVED, INCLUDING LOAD BEARING MASONRY WALLS, AND IN WOOD CONSTRUCTION, STUDS, SOLE PLATE AND TOP PLATE. FOR PURPOSES OF THIS SUBSECTION, EXTERIOR WALLS AND SUPPORTING STRUCTURAL ELEMENTS ARE MEASURED IN LINEAR FEET AND DO NOT INCLUDE THE ROOF OF THE STRUCTURE OR INTERIOR OR EXTERIOR FINISHES (SEE SECTION 25-2-963)

SIDE ANGLE SIDE
119 West 8th Street
Austin, TX 78701

REGISTERED ARCHITECT
ARTHUR FURMAN
24860
STATE OF TEXAS

FIELD INSPECTION REQUIRE
Prior to performing any existing new construction, and/or repair, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

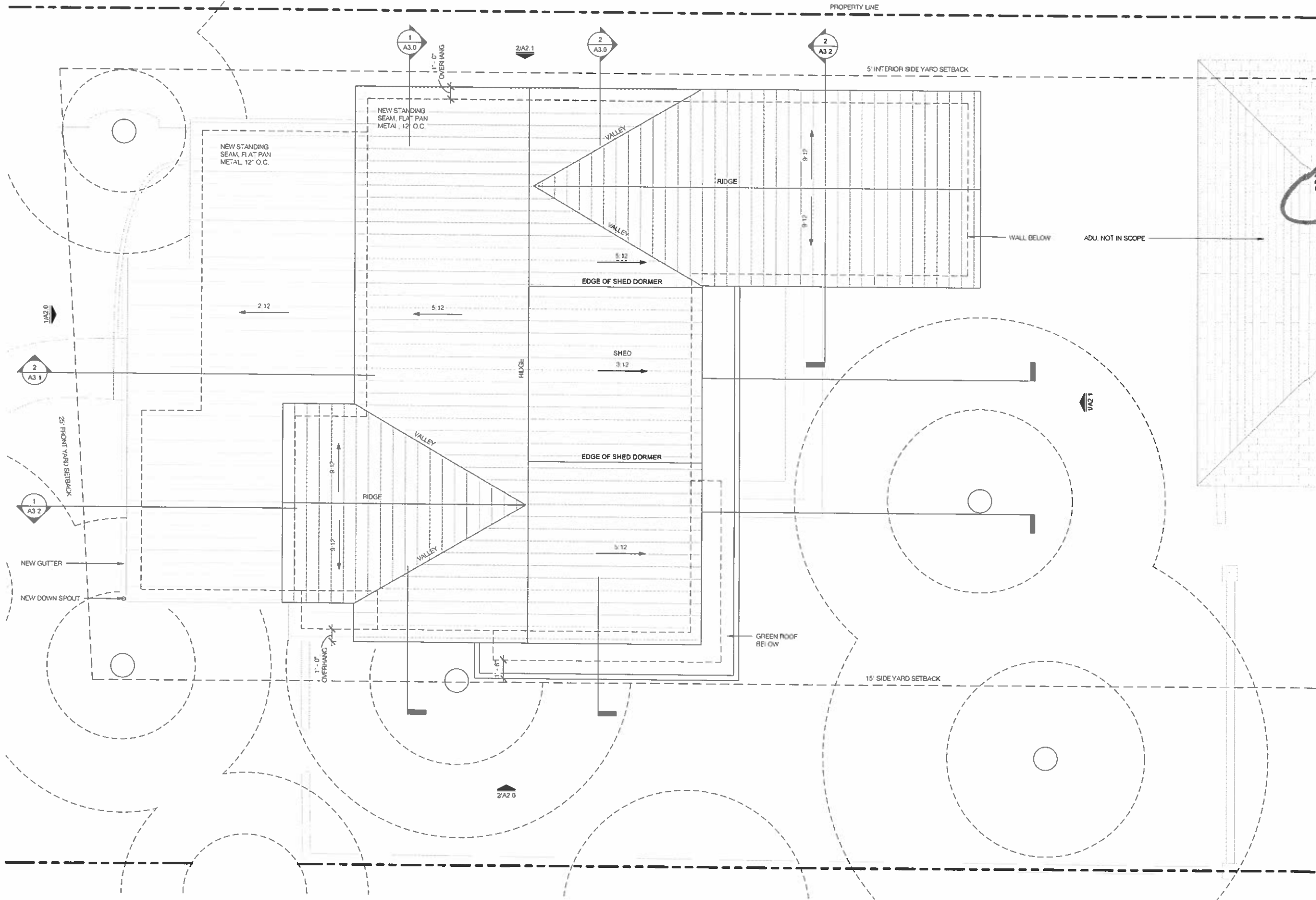
LORRAIN HOUSE
1301 LORRAIN STREET, AUSTIN TX 78703

ISSUE SETS

DATE	ISSUED FOR
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1 FIRST FLOOR DEMO PLAN
1/8" = 1'-0"

TRUE PROJECT



SIDE
ANGLE
SIDE

119 West 8th Street
Austin, TX 78701

REGISTERED ARCHITECT

ARTHUR FURMAN

24860

STATE OF TEXAS

FIELD INSPECTION REQUIRED

Pr or to performing any adding
new construction and/or repair
general contractor shall visit the
site, inspect all existing
conditions, and report any
discrepancies to the architect.

LORRAIN HOUSE

1301 LORRAIN STREET, AUSTIN TX 78703

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1 ROOF PLAN

1/8" = 1'-0"

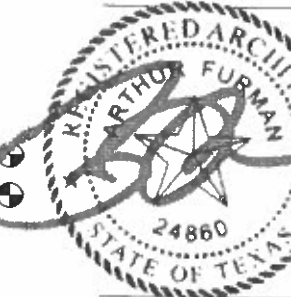
TRUE PROJECT

ROOF PLAN

A1.5

SIDE
ANGLE
SIDE

119 West 8th Street
Austin, TX 78701



FIELD INSPECTION REQUIRED

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LORRAIN HOUSE

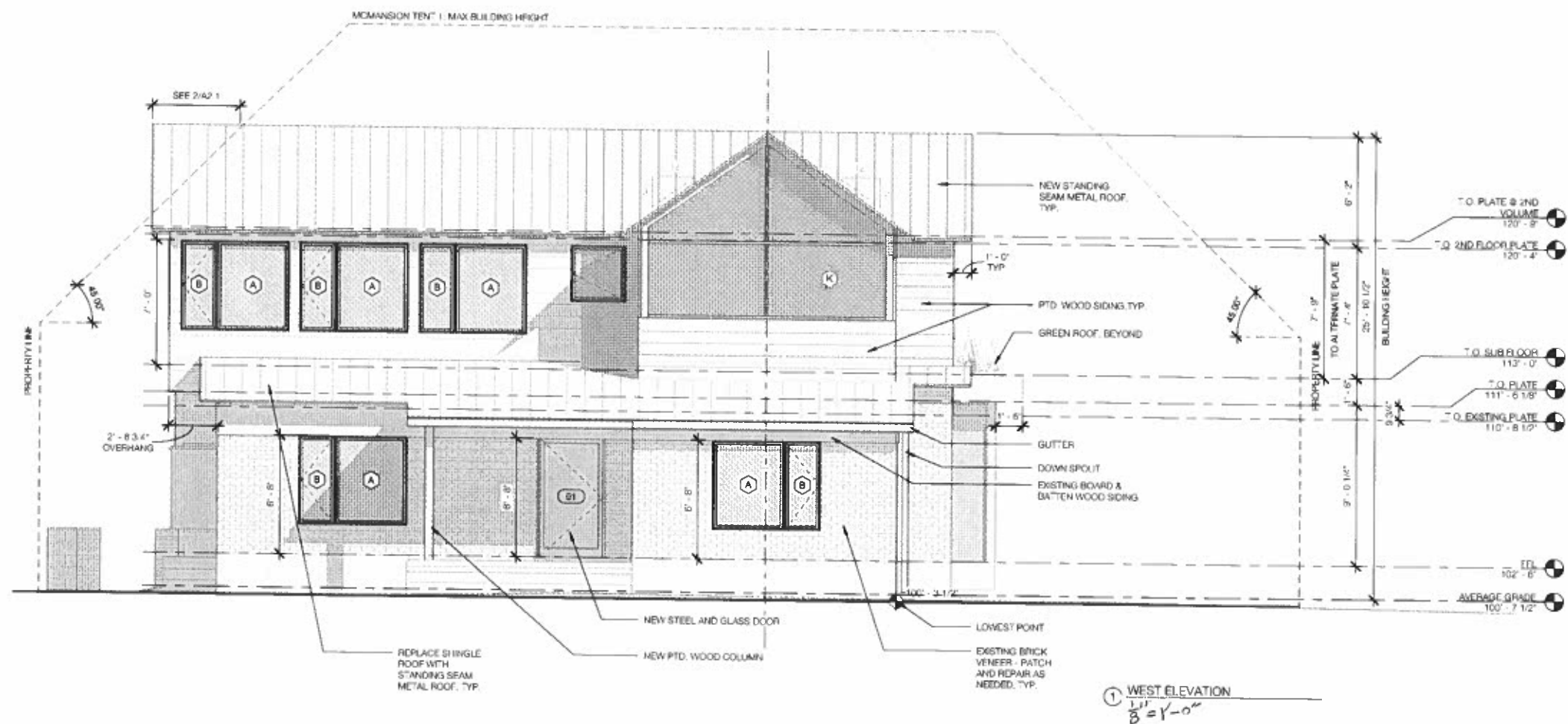
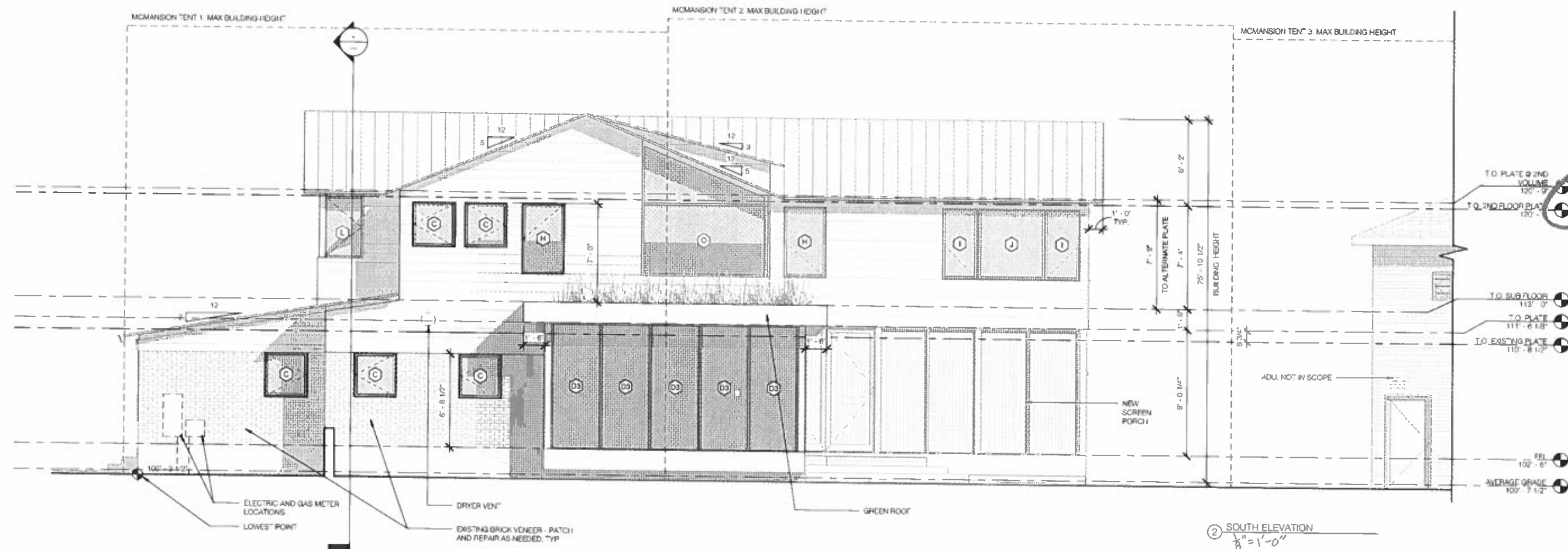
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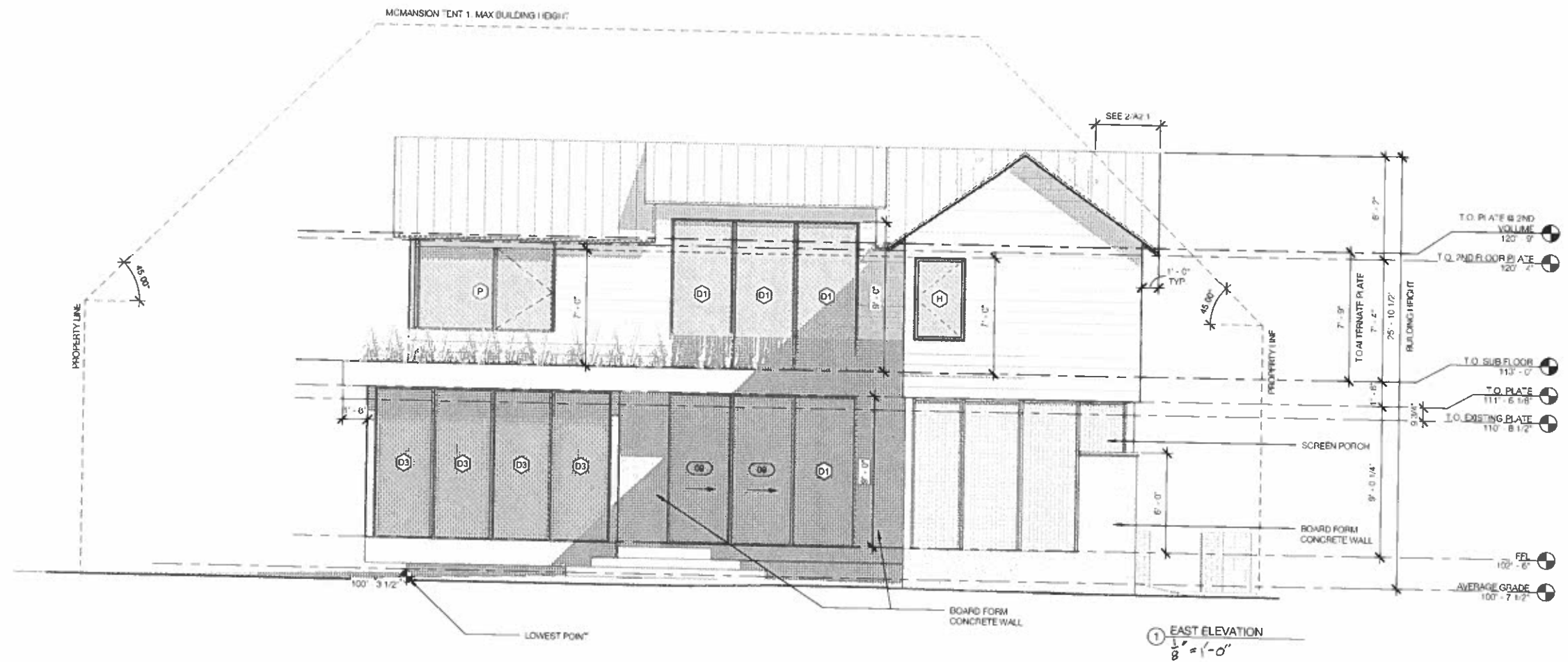
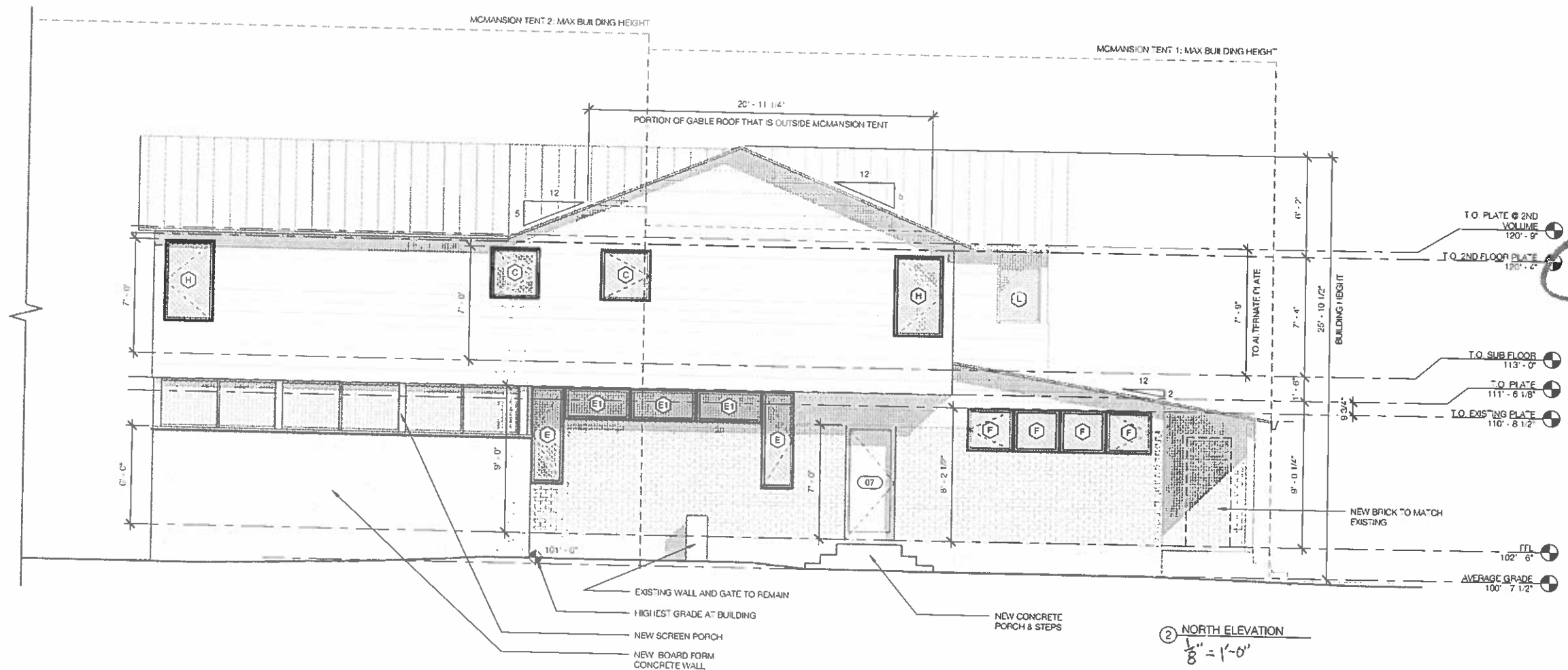
ISSUE SETS

DATE ISSUED FOR:
03.23.18 PERMIT SET

ELEVATIONS

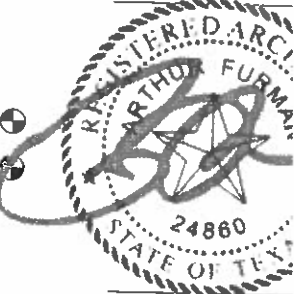
A2.0





**SIDE
ANGLE
SIDE**

119 West 8th Street
Austin, TX 78701



FIELD INSPECTION REQUIRED

Prior to performing any additional new construction, and/or repair, the general contractor shall visit the site, inspect all existing conditions, and report any discrepancies to the architect.

LORRAIN HOUSE
1301 LORRAIN STREET, AUSTIN TX 78703

ISSUE SETS

DATE ISSUED FOR
03.23.18 PERMIT SET

ELEVATIONS

A2.1