



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: 1602 WILSHIRE BLVD, AUSTIN, TX 78722	Tax Parcel ID: 213435
Legal Description: LOT 17 WILSHIRE PARK	
Zoning District: SF3	Lot Area (sq ft): 8,111.00
Neighborhood Plan Area (if applicable): D2000	Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input type="checkbox"/> N <input type="checkbox"/> (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input type="checkbox"/> N <input type="checkbox"/> (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/>	
Does this site currently have: water availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> wastewater availability? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, contact the Development Assistance Center for more information)	
Is this site within the Waterfront Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input type="checkbox"/> N <input type="checkbox"/> (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input type="checkbox"/> N <input type="checkbox"/> (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input type="checkbox"/> N <input type="checkbox"/> Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input type="checkbox"/> N <input type="checkbox"/> (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 type="checkbox"/> N <input type="checkbox"/> (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use:	vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Proposed Use:	vacant <input type="checkbox"/> single-family residential <input type="checkbox"/> duplex residential <input type="checkbox"/> two-family residential <input type="checkbox"/> other: _____
Project Type:	<input type="checkbox"/> new construction <input type="checkbox"/> addition <input type="checkbox"/> addition/remodel <input type="checkbox"/> other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y <input type="checkbox"/> N <input type="checkbox"/> (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 0	# bedrooms upon completion: 4
# baths existing: 0.0	# baths upon completion: 3.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) 2455 SF, 1-STORY, SINGLE FAMILY RESIDENCE WITH 4 BEDROOMS AND 3 BATHS	
Trades Permits Required (Circle as applicable): <input type="checkbox"/> electric <input type="checkbox"/> plumbing <input type="checkbox"/> mechanical (HVAC) <input type="checkbox"/> concrete (R.O.W.)	

Job Valuation

Total Job Valuation:
\$ 426,450

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 of Total Job Valuation dedicated to all Addition and/or New Construction: \$ 426,450

Amount for Primary Structure: \$ 426,450
Elec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ N

Amount for Accessory Structure: \$ _____
Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ N

Amount of Total Job Valuation dedicated to all Remodel/Repair:

Bldg: \$ _____

Elec: \$ _____

Plmbg: \$ _____

Mech: \$ _____

TOTAL: \$ 0

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**

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

	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			2,455.00		2,455.00	0.00
b) 2 nd Floor conditioned area			0.00		0.00	0.00
c) 3 rd Floor conditioned area			0.00		0.00	0.00
d) Basement			0.00		0.00	0.00
e) Covered parking (garage or carport)			363.00		363.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)			163.00		163.00	0.00
g) Other covered or roofed area			336.00		336.00	0.00
h) Uncovered wood decks			0.00		0.00	0.00
Total Building Area (total a through h)	0.00	0.00	3,317.00	0.00	3,317.00	0.00
i) Pool			0.00		0.00	0.00
j) Spa			0.00		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): 3,317.00 % of lot size: 41

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): 3,611.00 % of lot size: 45

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)

Building Height: 22 ft 5 in Number of Floors: 1

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: 2 # of spaces provided: 2

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): 18.0 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 st Floor		2,455.00			2,455.00
2 nd Floor		0.00			0.00
3 rd Floor		0.00			0.00
Area w/ ceilings > 15'		0.00	Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		163.00	<input type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	163.00	0.00
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	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	364.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***	364.00	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
Totals	0.00	2,982.00			2,455.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,455.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 30 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.

1602 WILSHIRE BLVD



ARCHITECTURAL ABBREVIATIONS

ABV	ABOVE
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATELY
AWP	ACOUSTICAL WALL PANEL
BD	BOARD
BLDG	BUILDING
BOT	BOTTOM
BW	BOTH WAYS
BM	BENCH MARK
C	CHANNEL
CC	CUBICAL CURTAIN
CK	CORK
CAB	CABINET
CB	CHALK BOARD
CFCI	CONTRACTOR FURNISH CONTRACTOR INSTALL
CFOI	CONTRACTOR FURNISH OWNER INSTALL
CFT	CUBIC FOOT
CG	CORNER GUARD
CL	CENTER LINE
CLG	CEILING
CI	CAST IRON
CLO	CLOSET
CLR	CLEAR
CMP	CROWN MOLDING PAINTED
CMS	CROWN MOLDING STAINED
CMT	CERAMIC MOSAIC TILE
CMTB	CERAMIC MOSAIC TILE BASE
CMTW	CERAMIC MOSAIC TILE WALL
CMU	CONCRETE MASONRY UNIT
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CR	CHAIR RAIL
CORR	CORRIDOR
CPT	CARPET
CPTB	CARPET BASE
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTW	CERAMIC TILE WALL
CTSK	COUNTERSINK
CYD	CUBIC YARD

D	DRAIN
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA or Ø	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DL	DEAD LOAD
DN	DOWN
DS	DOWN SPOUT
DSP	DRY STAND PIPE
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EF	EPOXY FLOOR
EFB	EPOXY FLOOR BASE
EJ	EXPANSION JOINT
EG	END GUARD
EL	ELEVATION
ET	EPOXY TERRAZZO FLOOR
ETB	EPOXY TERRAZZO BASE
ELECT	ELECTRICAL
EM	ENTRANCE MAT
EMER	EMERGENCY
ENCL	ENCLOSURE
EP	EPOXY PAINT
EQ	EQUAL
EQUIP	EQUIPMENT
EW	ELECTRIC WATER COOLER
EXP	EXPANSION
EXIST	EXISTING
EXT	EXTERIOR
FA	FIRE ALARM
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FHVC	FIRE HOSE VALVE CABINET
FE	FINISHED END
FLR	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FPRF	FIREPROOFING

FRT	FIRE RESISTANT TREATED
FT	FOOT
FURR	FURRING
FV	FIELD VERIFY
FWC	FABRIC WALL COVERING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCLU	GLAZED CMU
GI	GALVANIZED IRON
GL	GLASS
GLB	GLASS BLOCK
GMT	GLASS MOSAIC TILE
GMTW	GLASS MOSAIC TILE WALL
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HC	HOLLOW CORE
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HANDRAIL
HVAC	HEATING VENTILATION AIR CONDITIONING
ID	INSIDE DIAMETER
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
IPS	IRON PIPE SIZE
J	JOIST
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
L	LENGTH/LONG
LAB	LABORATORY
LAM	LAMINATE
LH	LEFT HAND
LI	LINOLEUM
LIB	LINOLEUM COVERED BASE
LT	LINOLEUM TILE
LL	LIVE LOAD

M	METER
MAS	MASONRY
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBER BOARD
MED	MEDIUM
MEMB	MEMBRANE
MTL	METAL
MFGR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MO	MASONRY OPENING
MOD	MODULAR
MTD	MOUNT(ED) (ING)
MUL	MULLION
N	NORTH
NAT	NATURAL
NIC	NOT IN CONTRACT
NO or #	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW ROOF DRAIN
OFF	OFFICE
OFOI	OWNER FURNISH OWNER INSTALL
OFCI	OWNER FURNISH CONTRACTOR INSTALL
OVH	OVERHEAD
OH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
P	PAINT(ED)
PARA	PARALLEL
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERI	PERIMETER
PFL	POUNDS PER LINEAR FOOT
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLYWD	PLYWOOD
PP	PORCELAIN PAVER
PPB	PORCELAIN PAVER BASE
PPW	PORCELAIN PAVER WALL
PR	PAIR

PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
QT	QUARRY TILE
QTB	QUARRY TILE BASE
RI	RISER
R	RADIUS
RB	RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REQ	REQUIRE(D) (ING)
REV	REVISION
RH	RIGHT HAND
RM	ROOM(S)
ROW	RIGHT OF WAY
RVWC	RIGID VINYL WALL COVERING
S	SOUTH
SB	SPLASH BLOCK
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SHR	SHOWER
SIM	SIMILAR
SPECS	SPECIFICATION(S)
SPK	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
ST	STONE
STC	STONE COUNTERTOP
STW	STONE WALL
STB	STONE BASE
STC	STAINED CONCRETE
STD	STANDARD
STL	STEEL
STO	STORAGE
STRUCT	STRUCTURAL
SV	SHEET VINYL
SVB	SHEET VINYL COVERED BASE
SYM	SYMMETRICAL
SYS	SYSTEM

DRAWING INDEX - PERMIT

ARCHITECTURAL	
A0.00	COVER SHEET
A0.1	NOTES
A1.0	ACCESSIBILITY PLAN
A1.1	SITE PLAN
A1.3	IMPERVIOUS COVER
A1.4	TREE PROTECTION PLAN
A3.1	FLOOR PLAN
A3.5	ROOF PLAN
A4.0	MCMANSION ELEVATIONS
A4.5	3D VIEWS



1205 east cenar chavez
austin, tx 78702
p 512.436.1901
www.forsitestudio.com

CONSULTANTS

LEGEND

NOTES

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------



1602 WILSHIRE BLVD

1602 Wilshire Blvd.

COVER SHEET

SHEET

SCALE

ISSUE DATE

JOB #

A0.00

1/4" = 1'-0"

03/07/201

181

IMPERVIOUS COVER = 44.5%	
SITE	
LOT	8,111 SF
	8,111 SF
IMPERVIOUS COVER	
BUILDING COVERAGE	3,317 SF
DRIVEWAY	294 SF
	3,611 SF

NO.	DESCRIPTION	DATE
-----	-------------	------

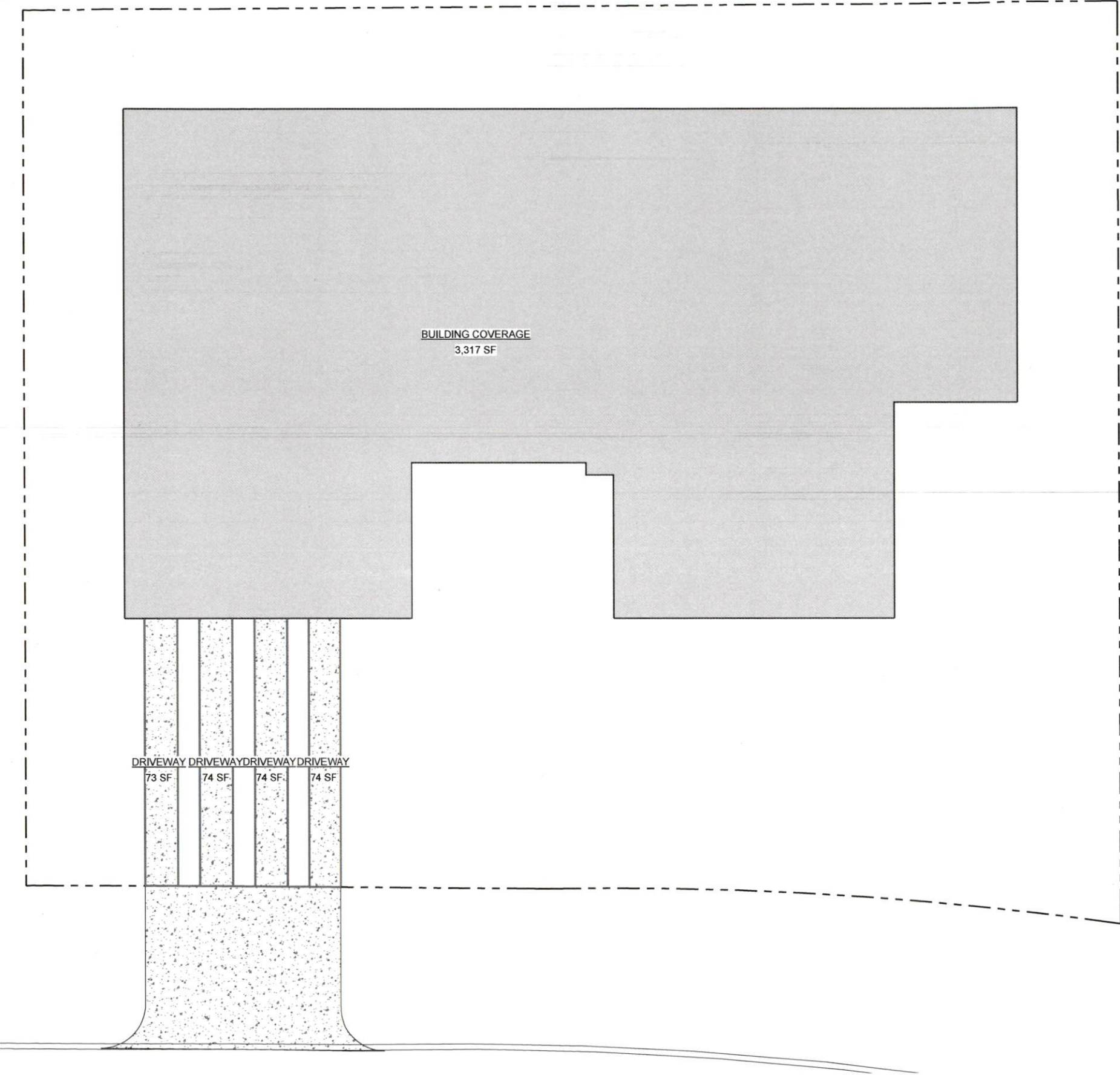
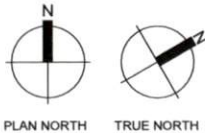


03/21/201

1602 WILSHIRE BLVD

1602 Wilshire Blvd.

IMPERVIOUS COVER



KEYNOTE LEGEND	
243	STANDING SEAM METAL ROOF
244	ROOF GUTTER
245	TPO LOW SLOPE ROOF
601	CHANGE IN ROOF PLANE
605	TRELLIS
606	CHIMNEY STACK

F5
FORSITE STUDIO
ARCHITECTURE / CONSTRUCTION
1205 east cesar chavez
austin, tx 78702
p 512.436.1901
www.forsitestudio.com

CONSULTANTS

LEGEND

NOTES

REVISIONS

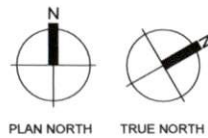
NO.	DESCRIPTION	DATE
-----	-------------	------



1602 WILSHIRE BLVD

1602 Wilshire Blvd.

ROOF PLAN



KEYNOTE LEGEND

112	EGRESS WINDOW - MINIMUM SIZE 5.7SF, 24" X 20"W
182	ROOF OVERHANG EXCEPTION - MAXIMUM OF 2'-0" BEYOND SETBACK LINE
211	CHANGE OF WALL PLANE - REFERENCE PLAN
213	STEEL COLUMNS

FS
FORSITE STUDIO
 ARCHITECTURE / CONSTRUCTION

1205 east cesar chavez
 austin, tx 78702
 p 512.436.1901
 www.forsitestudio.com

CONSULTANTS

LEGEND

NOTES

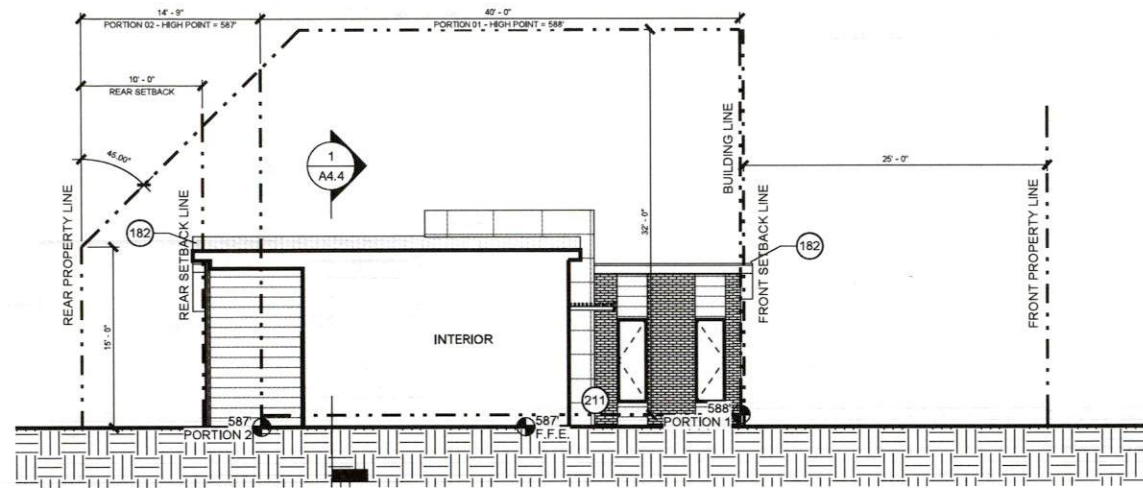
REVISIONS
 NO. DESCRIPTION DATE



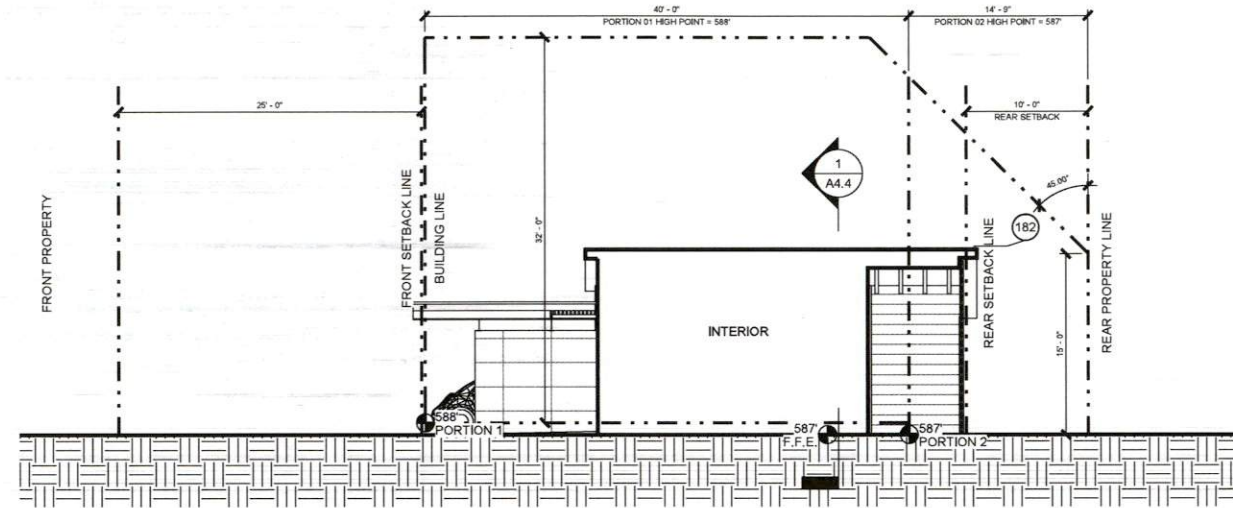
1602 WILSHIRE BLVD

1602 Wilshire Blvd.
MCMANSION
ELEVATIONS

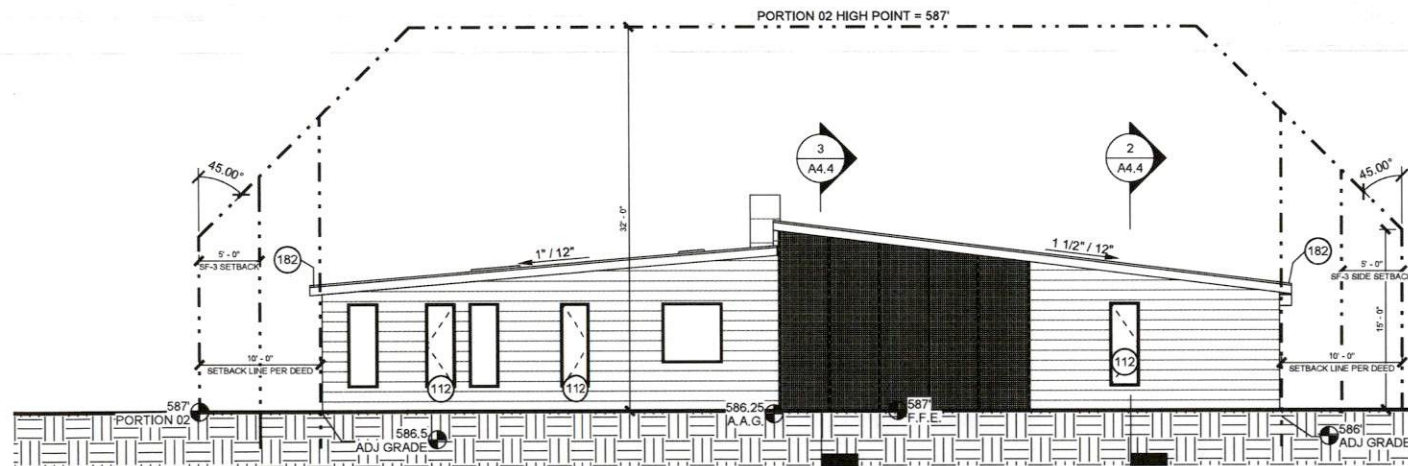
SHEET **A4.C**
 SCALE 1/8" = 1'-0"
 ISSUE DATE 03/07/201
 JOB # 181



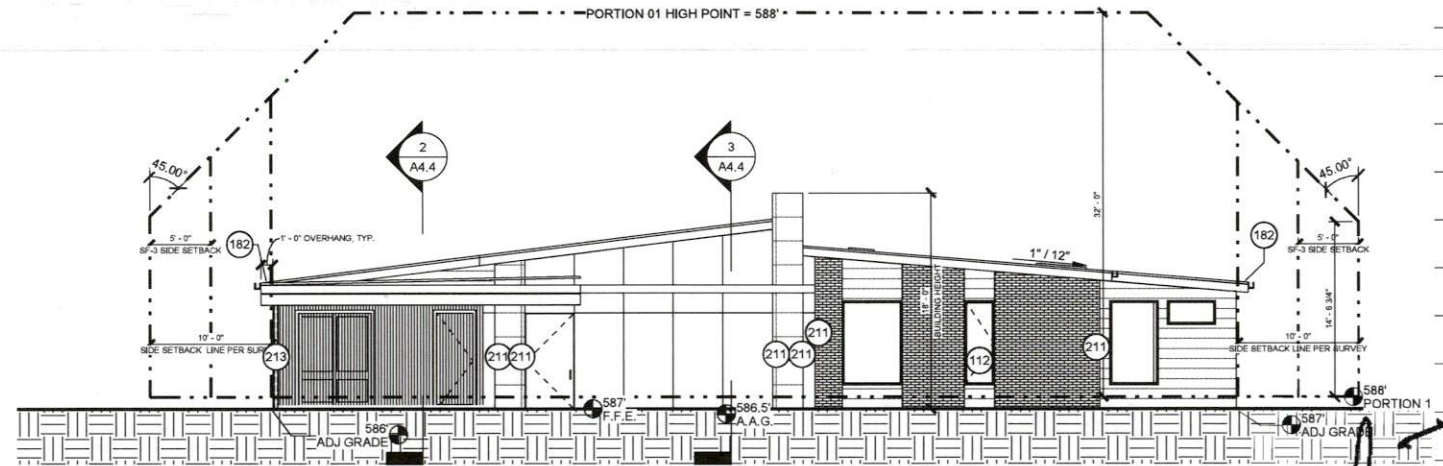
6 MCMANSION - NORTH WING SOUTH
 SCALE: 1/8" = 1'-0"



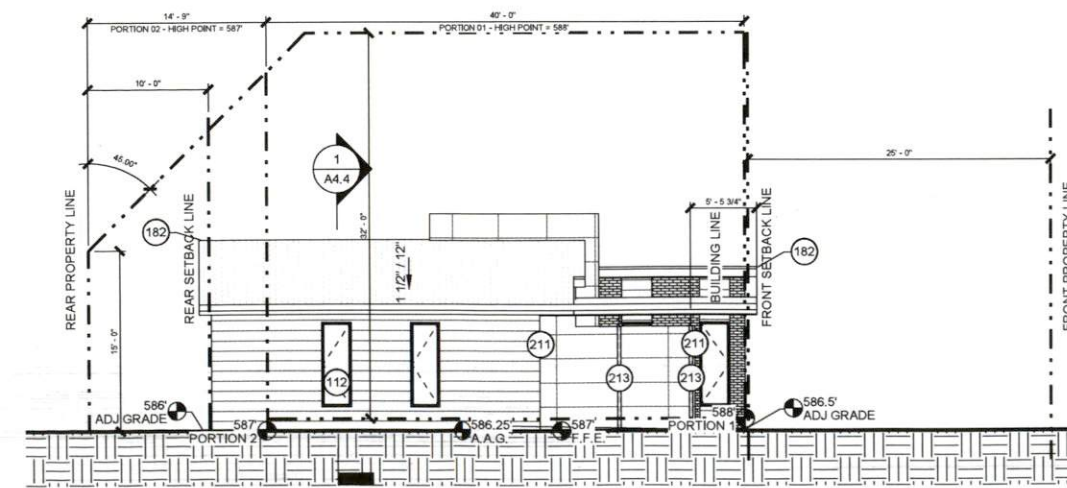
5 MCMANSION - SOUTH WING NORTH
 SCALE: 1/8" = 1'-0"



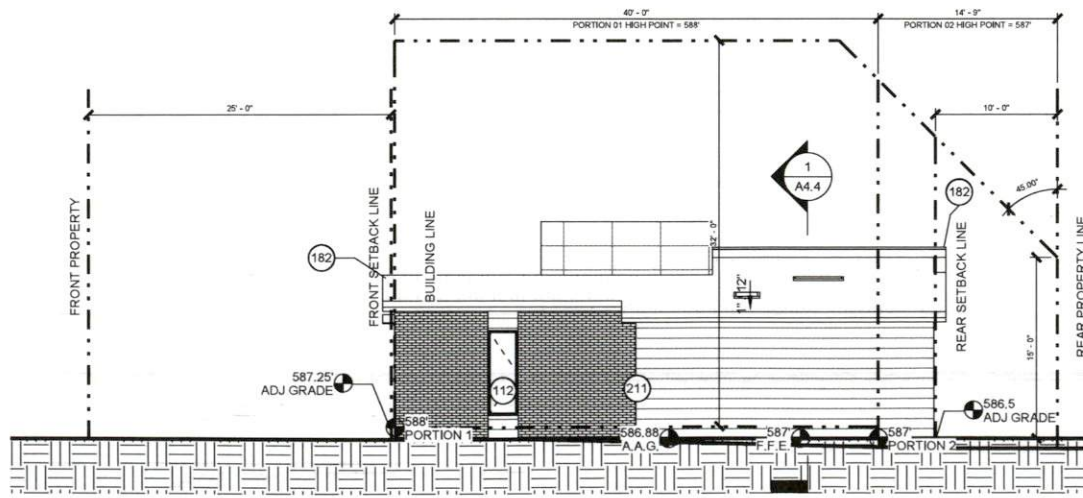
4 MCMANSION - WEST
 SCALE: 1/8" = 1'-0"



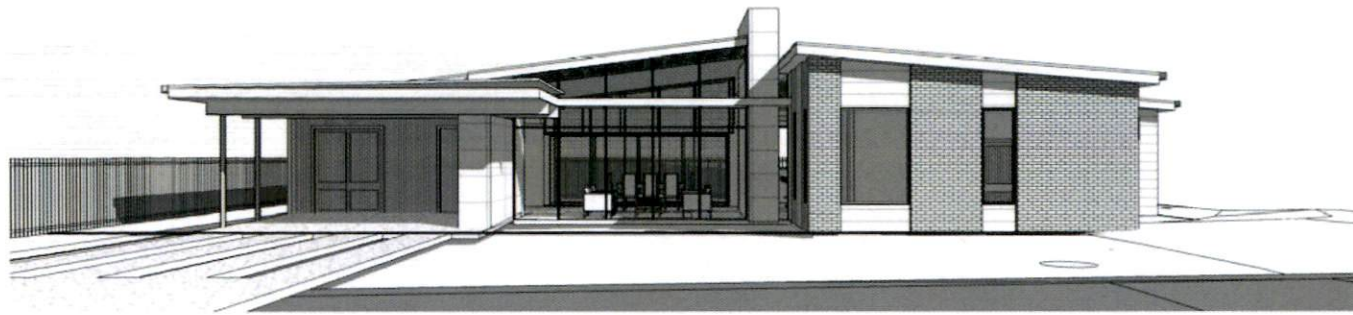
3 MCMANSION - EAST
 SCALE: 1/8" = 1'-0"



2 MCMANSION - SOUTH
 SCALE: 1/8" = 1'-0"



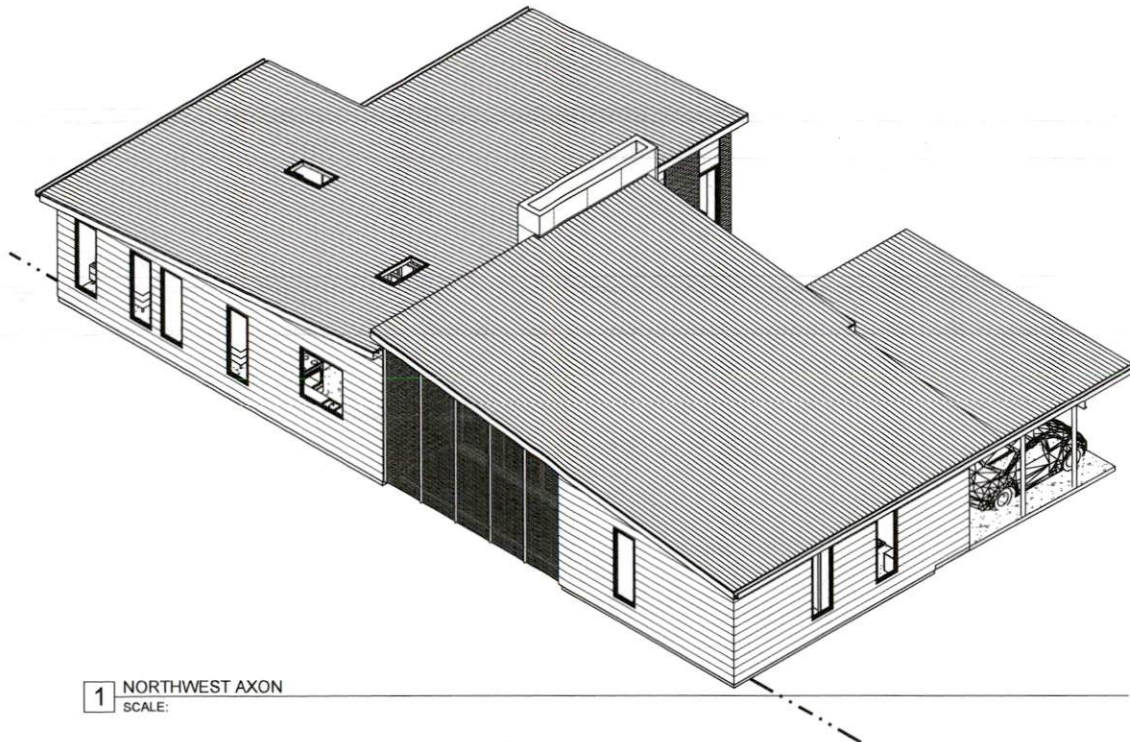
1 MCMANSION - NORTH
 SCALE: 1/8" = 1'-0"



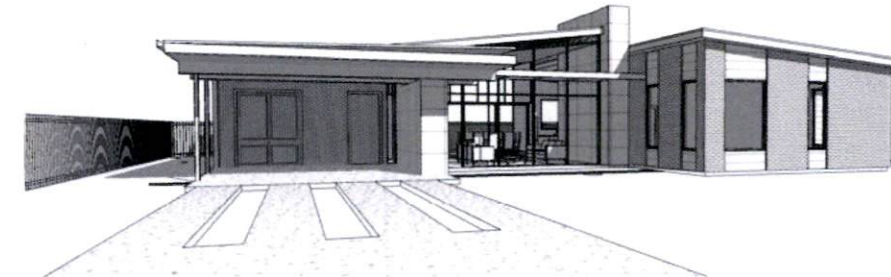
3 01 Street
SCALE:



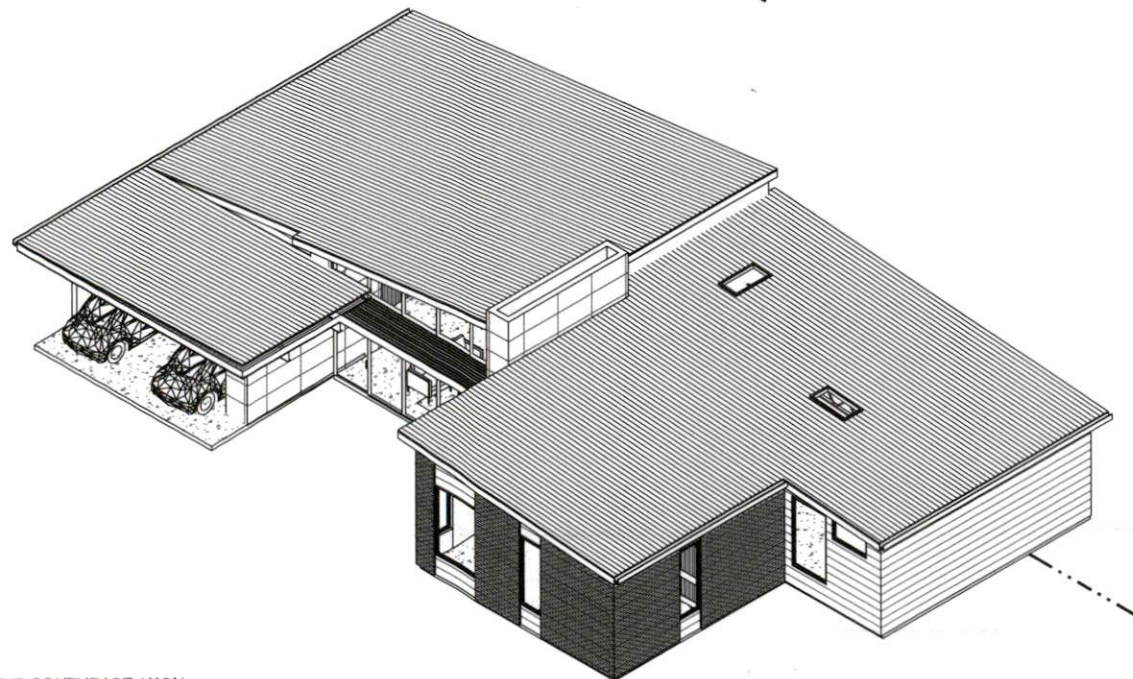
4 3D View 6
SCALE:



1 NORTHWEST AXON
SCALE:



5 3D View 7
SCALE:



2 SOUTHEAST AXON
SCALE:



03/21/201

1602 WILSHIRE BLVD

1602 Wilshire Blvd.
3D VIEWS

SHEET

SCALE

ISSUE DATE

JOB #

A4.5

03/07/201

181