

SITE PLAN LEGEND

- WM WATER METER
- W WATER
- WW WASTEWATER
- CO CLEANOUT
- EM ELECTRIC METER
- E OVERHEAD ELECTRIC
- GAS GAS METER
- T TELEPHONE

TREE LIST			
Mark	Dia	Species	Action
518	10"	Live Oak	Retain
519	14" 16"	Pecan	Evaluate for Removal
520	23"	Pecan	Protect
521	22.5"	Cedar Elm	Protect
523	18"	Pecan	Remove
524	24.5"	Pecan	Protect

IMPERVIOUS COVER		
LOT AREA	20000.00	
IMPERVIOUS ALLOWED @ 45%	9000.00	
HOUSE	2865.13	
GARAGE (FUTURE PHASE)	1047.66	
DRIVEWAY	1015.83	
WALLS	618.47	
FLATWORK	1862.30	
STAIRS AND LANDINGS	740.67	
WOOD DECKS AND STAIRS (50%)	281.86	
GRAVEL (50%)	382.97	
STEP PADS	8.20	
EQUIPMENT PADS	124.95	
TOTAL IMPERVIOUS COVER	8948.04	45%

SITE PLAN GENERAL NOTES

A. Comply with LDC Section 25-8 Subchapter B Article 1 and Environmental Criteria Manual Section 3.5.2.

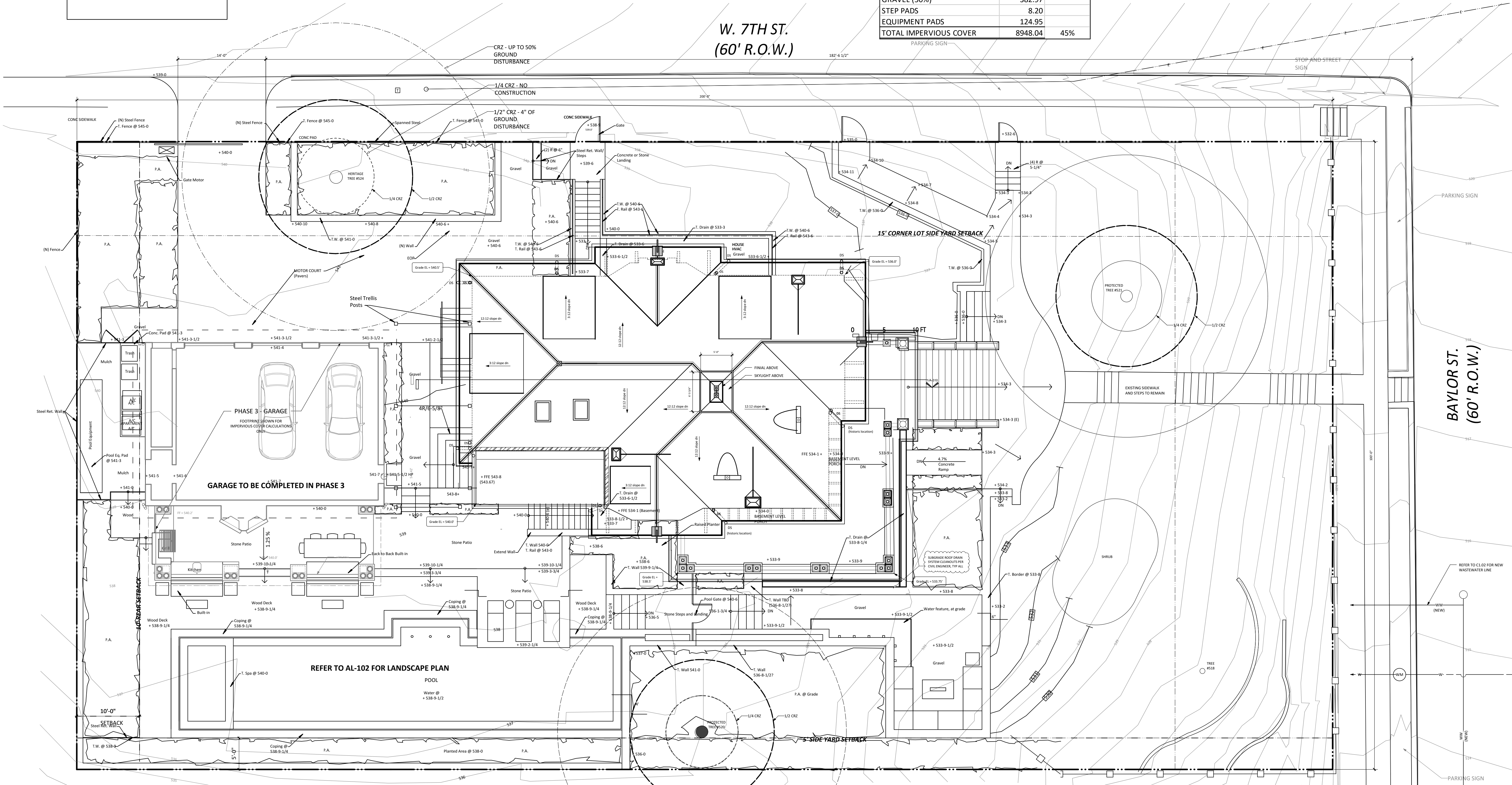
B. Comply with Erosion and Sedimentation Controls per LDC Section 25-8-181.

C. Refer to AL-102 for Landscape Plan

O'Connell
ARCHITECTURE

1405 W. 10TH STREET
AUSTIN, TEXAS 78703
512|751-1374

NOT FOR CONSTRUCTION
TERESA O'CONNELL
#15432



BALL-PERRY HOUSE
PHASE 2
610 BAYLOR STREET, AUSTIN, TEXAS 78703

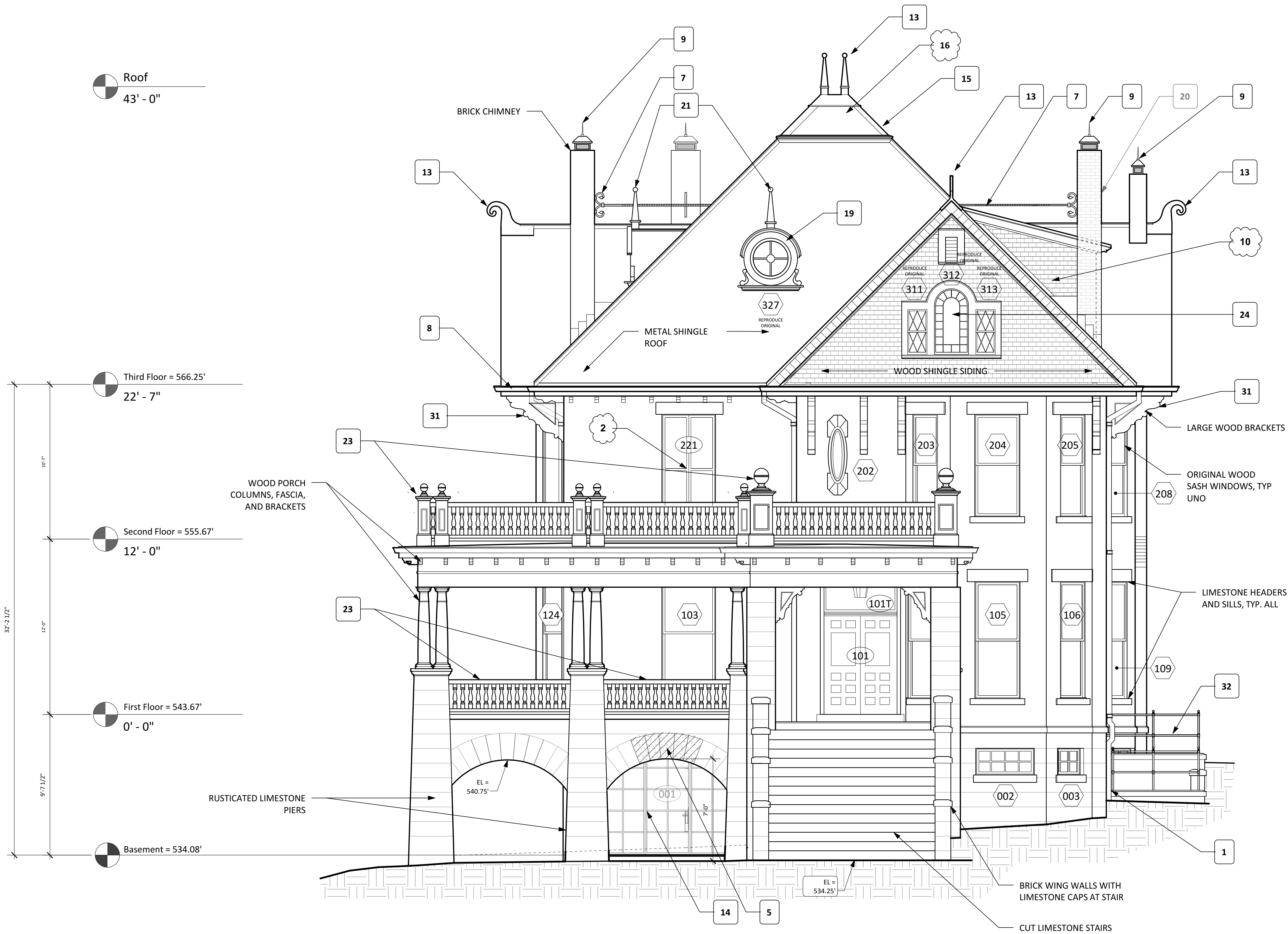
ISSUE DATE: 5/4/2018
PERMIT SET: 2
PRINT 7/11/2019
SHEET NAME: NEW SITE PLAN
SHEET NUMBER: A-102

GENERAL RESTORATION SCOPE NOTES

- A. Replace existing roof in its entirety. Replace damaged decking in kind. Install new self-adhering underlayment and 30 year architectural composition shingle roof.
- B. Clean brick and stone of mortar. Reinstall brick and masonry veneer after walls are insulated. Match original character, detailing, and mortar.
- C. Connect new downspouts to new subgrade drain system
- D. New lightning protection to meet all code requirements. Conceal to the maximum extent possible. Consult with Architect re: termination points and downlead routing.

RESTORATION KEYNOTES

1. Connect downspout to new subgrade drainage system, typical all
2. Convert existing window to door
3. Enlarge area well for new mechanical equipment
4. Enlarge windows at inset basement level
5. Replace damaged stones to match original design
6. Install Dutchman repair at damaged masonry
7. Install new chimney brace per photograph and details
8. Install new gutters and downspouts
9. Lightning protection
10. New dormer
11. New dormer to replace existing
12. New exterior entry and arbor
13. New finial and integrated lightning protection
14. New metal framed entry door and windows; ref plan and details
15. New metal ridge cap to match historic
16. New skylight
17. New non-reflective structural glass handrail and third floor deck
18. Railing to be determined
19. Reconstruct dormer to match original design per details
20. Reconstruct missing brick chimney
21. Reconstruct missing dormer and finial
22. Reconstruct missing window
23. Reconstruct original balcony and piers
24. Reconstruct original windows per details
25. Reconstruct window opening from non-original door opening
26. Relocate original window
27. Remove non-original dormer
28. Restore brackets using epoxy repair techniques, typ all
29. Restore limestone at exposed area
30. Restore original railing; use as pattern for new railings
31. Restore original wood brackets using epoxy repair techniques and Dutchman repairs, typ all
32. Use original fittings as a pattern for reproduction metal railings



1 EAST ELEVATION RESTORATION
Scale: 1/4" = 1'-0"

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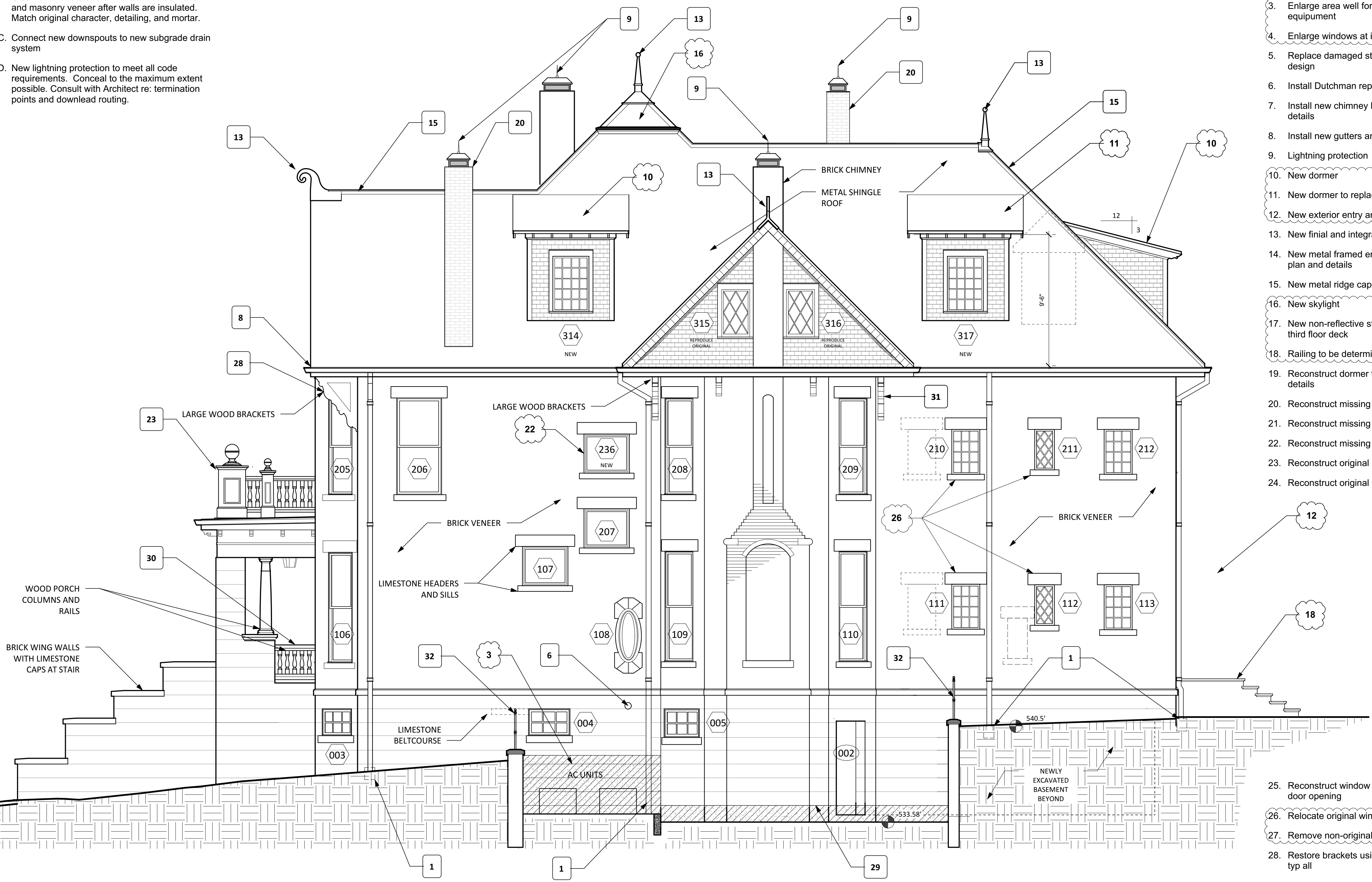
Roof
43' - 0"

Third Floor = 566.25'
22' - 7"

Second Floor = 555.67'
12' - 0"

First Floor = 543.67'
0' - 0"

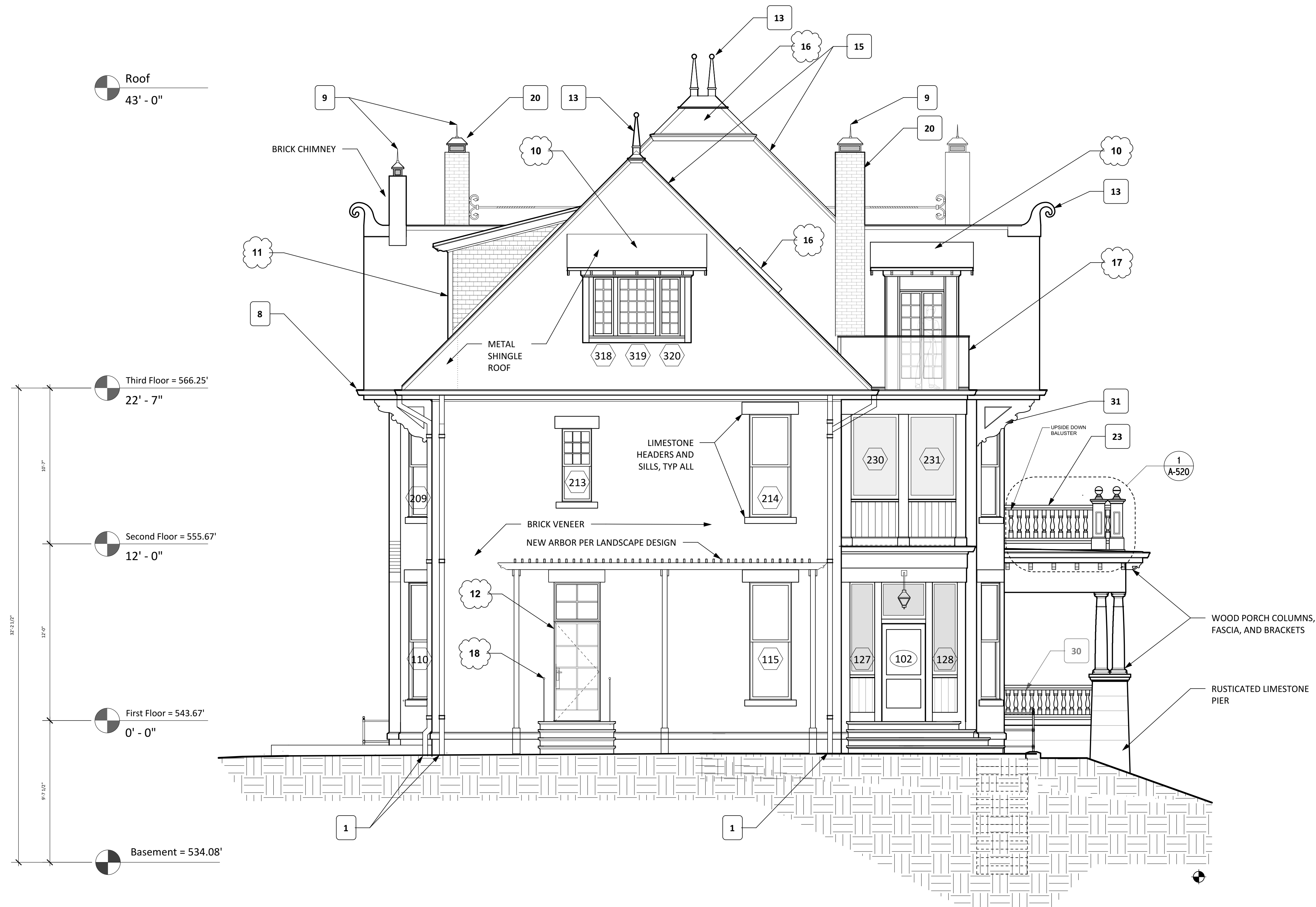
Basement = 534.08'



1 NORTH ELEVATION RESTORATION
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1 WEST ELEVATION RESTORATION
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GENERAL RESTORATION SCOPE NOTES

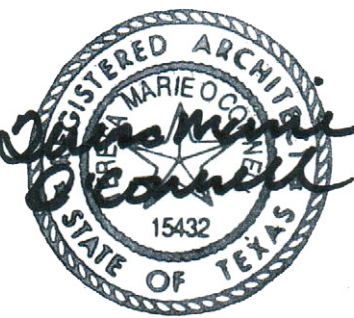
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EXP 10/31/19

BALL-PERRY HOUSE

PHASE 2

610 BAYLOR STREET, AUSTIN, TEXAS 78703

ISSUE DATE
PERMIT SET 5/4/2018
2 PRINT 7/11/2019

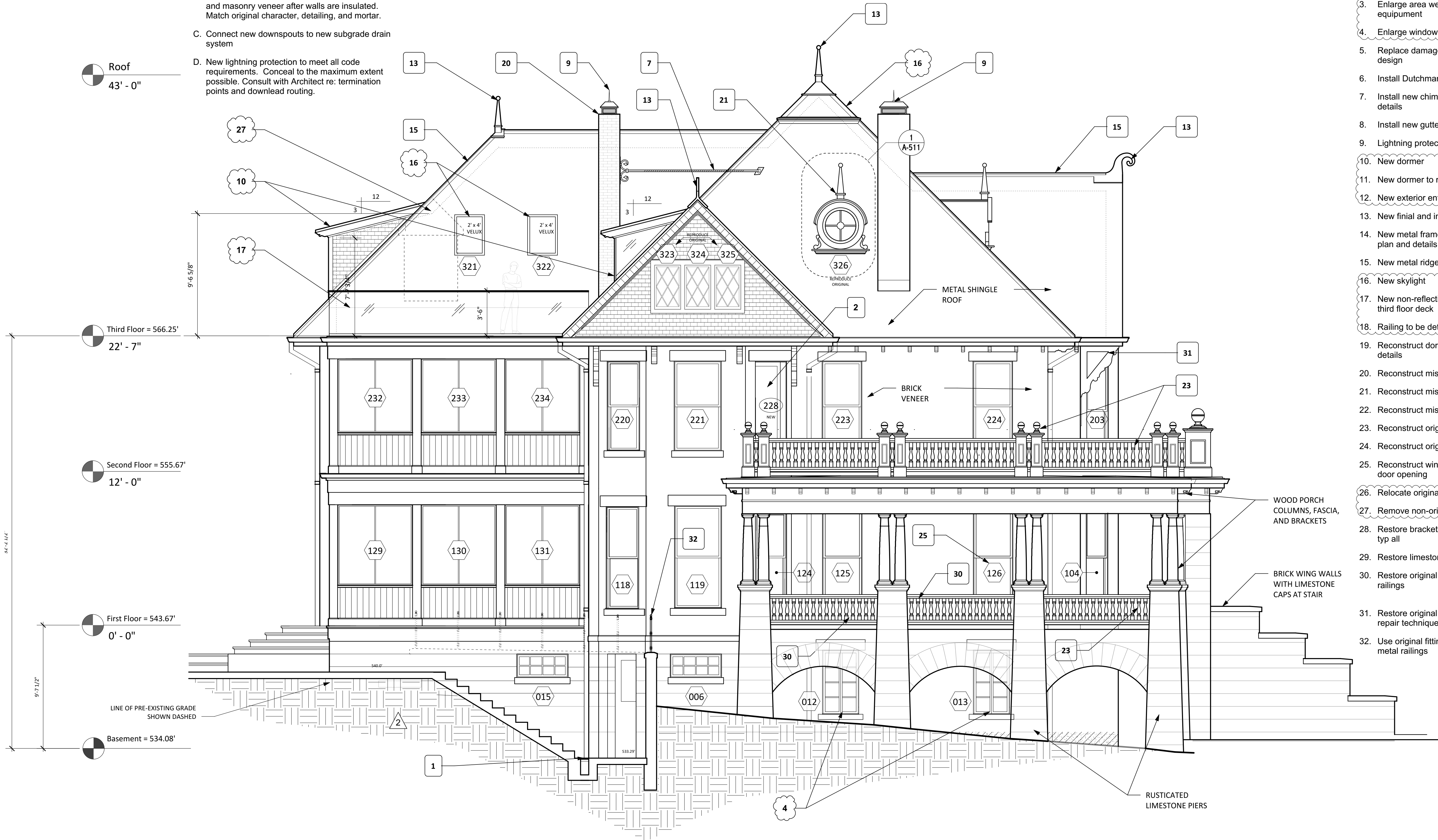
SHEET NAME
WEST
ELEVATION
RESTORATION

SHEET NUMBER

A-222

GENERAL RESTORATION SCOPE NOTES

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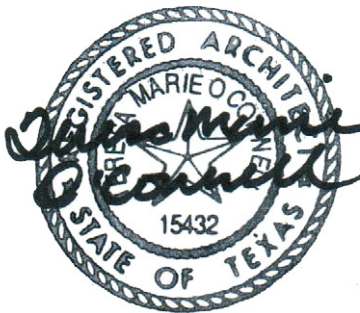


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BALL-PERRY HOUSE

PHASE 2

610 BAYLOR STREET, AUSTIN, TEXAS 78703

ISSUE DATE
PERMIT SET 5/4/2018
2 PRINT 7/11/2019

SHEET NAME
SOUTH
ELEVATION
RESTORATION

SHEET NUMBER

A-223

1 SOUTH ELEVATION RESTORATION
Scale: 1/4" = 1'-0"