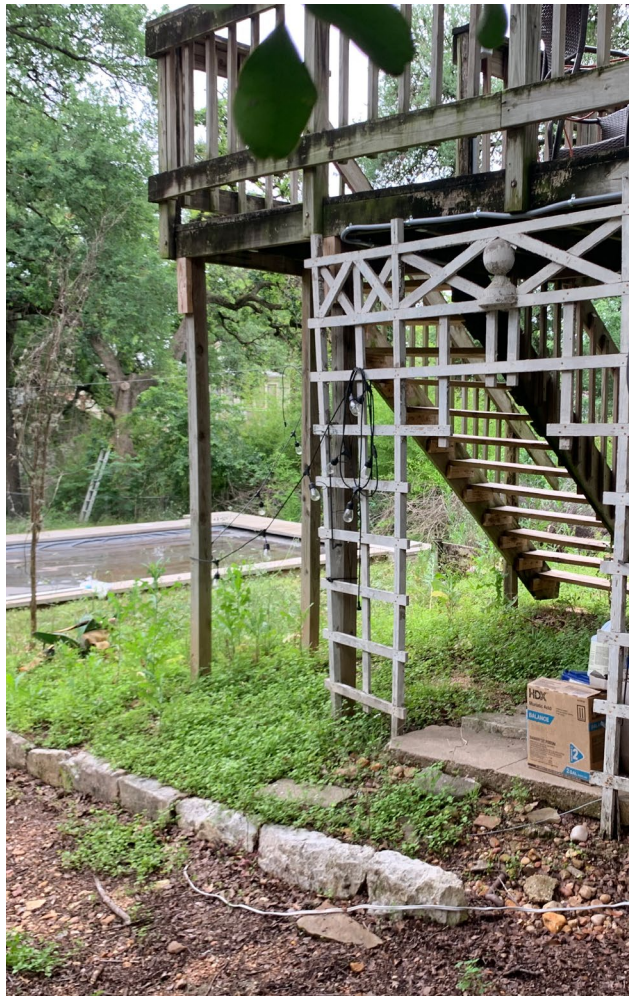


# 613 WEST LYNN

01 JULY 2021



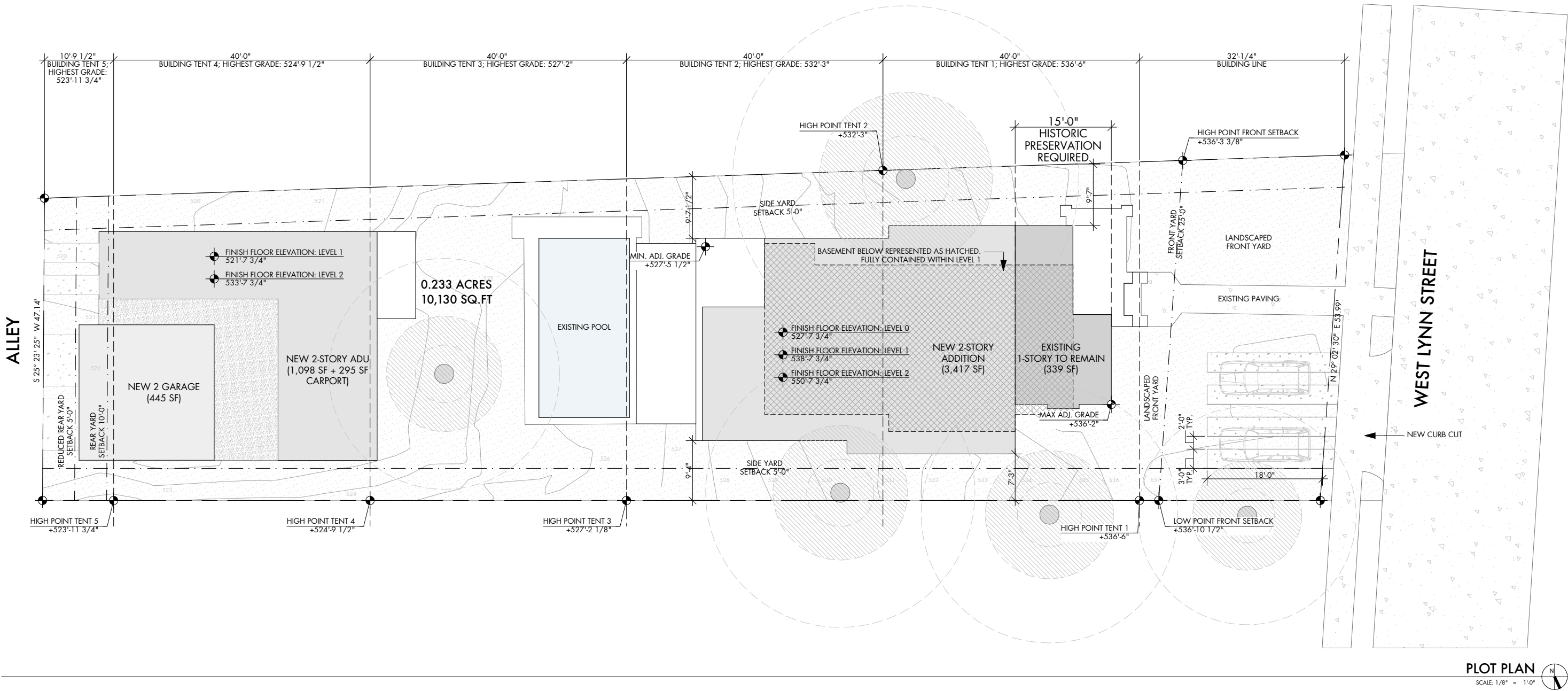


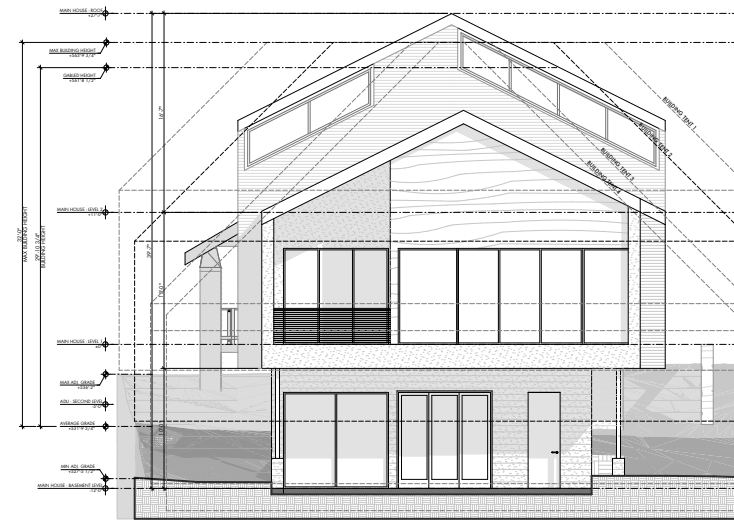




PROJECT CODE ANALYSIS

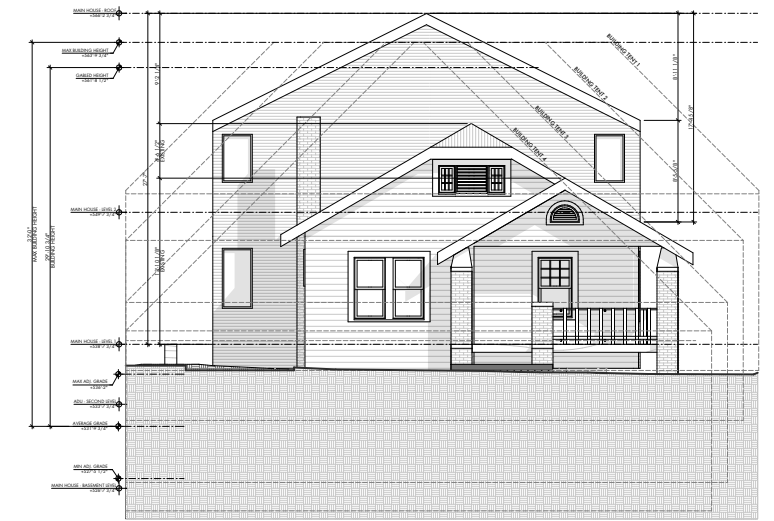
ZONING:	MF-4 NP
PARCEL ID:	106602
CONSTRUCTION TYPE:	V.B
LOT SIZE:	10,130 SQFT (.233 ACRES)
FLOOR AREA RATIO:	PROVIDED: 39% (3,934 SQFT) ALLOWED: MAX 40% (4,052 SQFT)
IMPERVIOUS COVERAGE:	PROVIDED: 44% (4473.5) ALLOWED: 45% (4558.5)
AIR CONDITIONED AREA:	4,854 SQFT
MAIN HOUSE	
BASEMENT FLOOR:	1,187 SQFT
LEVEL 01:	1,868 SQFT
LEVEL 02:	701 SQFT
TOTAL:	3,756 SQFT
ADU	
LEVEL 01:	549 SQFT
LEVEL 02:	549 SQFT
TOTAL:	1,098 SQFT
CARPORT:	267 SQFT
GARAGE:	445 SQFT





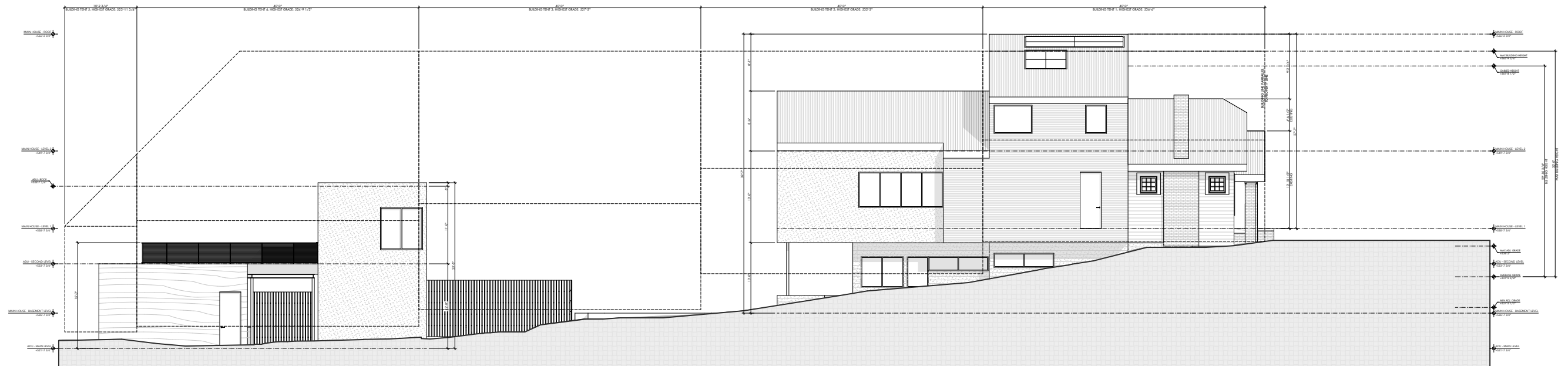
EXTERIOR ELEVATION @ EAST

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



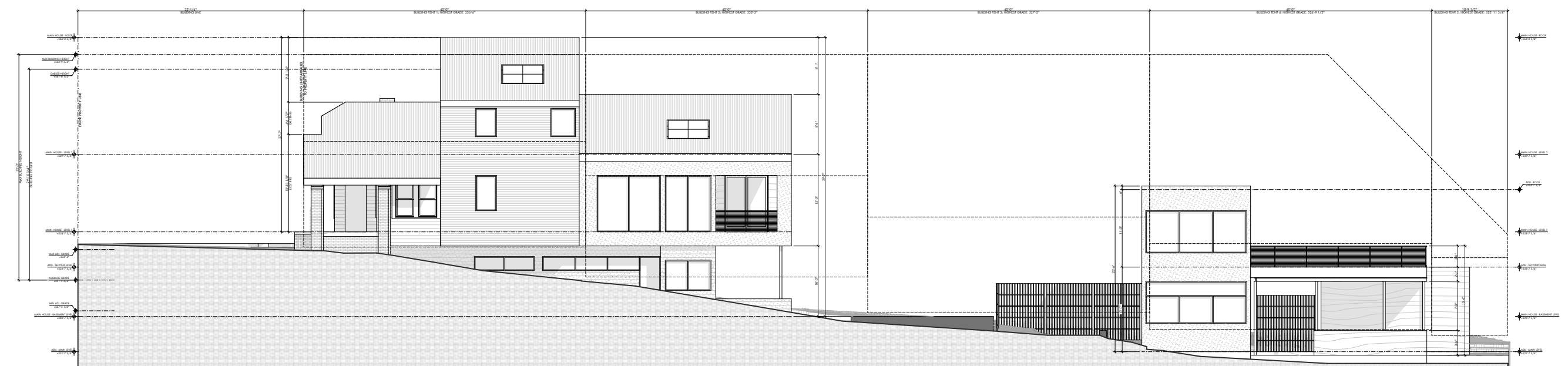
EXTERIOR ELEVATION @ WEST

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



EXTERIOR ELEVATION @ NORTH

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

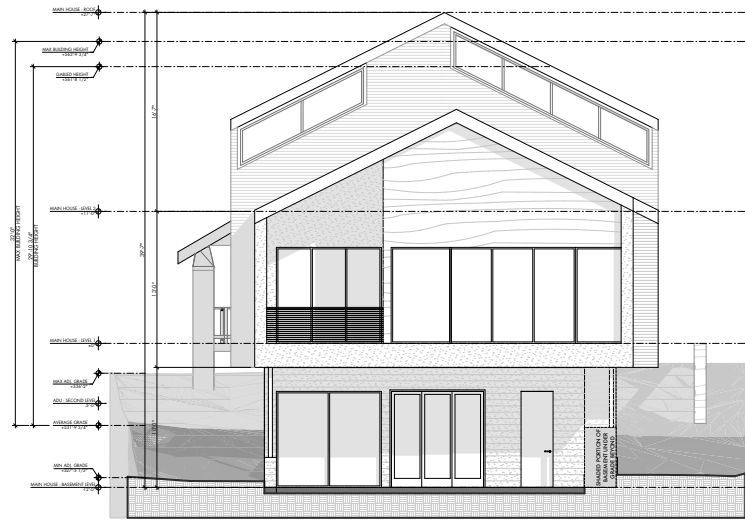


EXTERIOR ELEVATION @ SOUTH

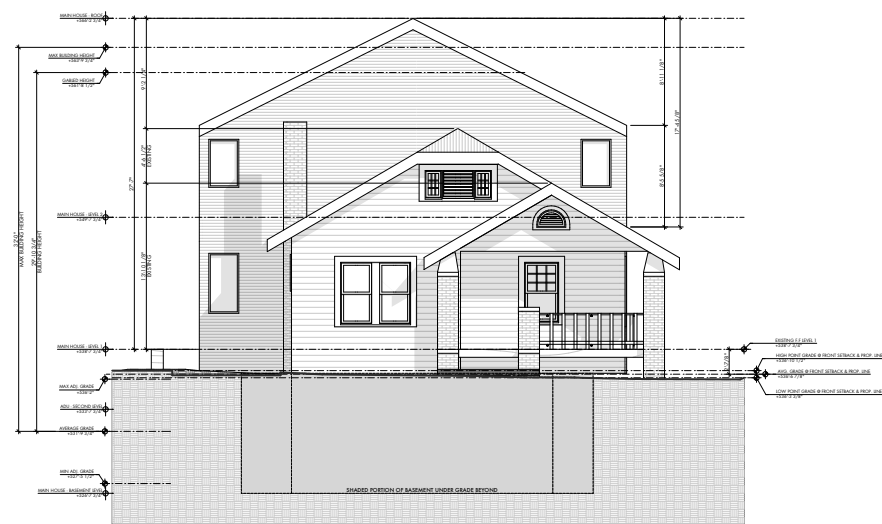
SCALE: 1/8" = 1'-0"

## AUSTIN MCMANSION BUILDING TENTS





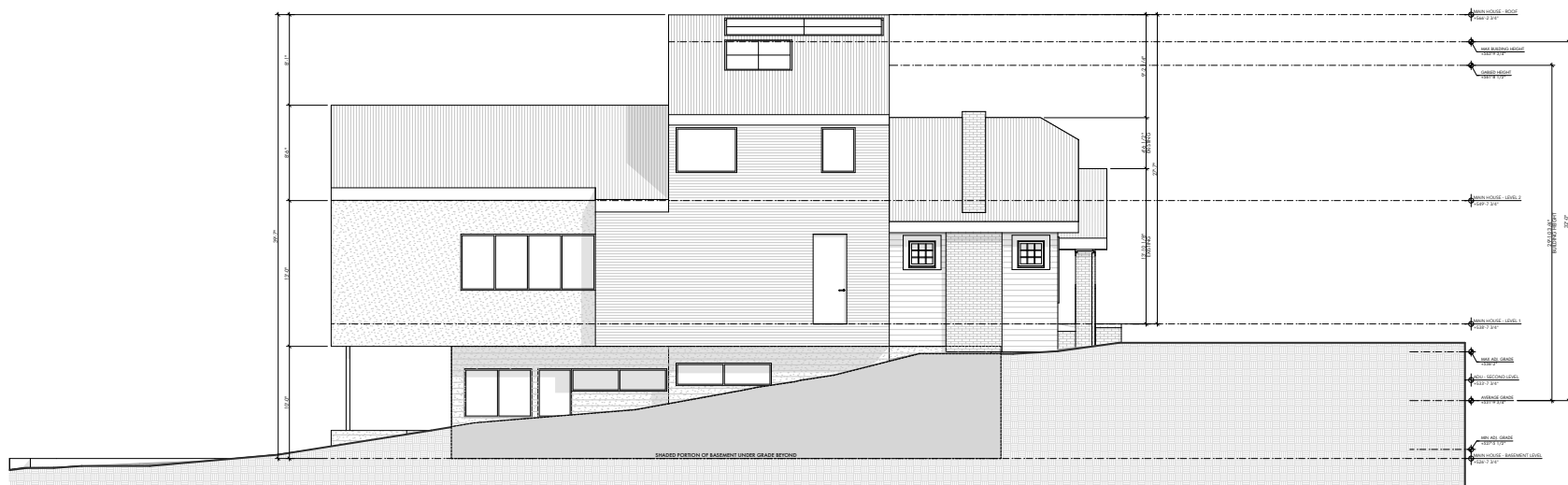
EXTERIOR ELEVATION @ EAST  
SCALE: 1/8" = 1'-0"



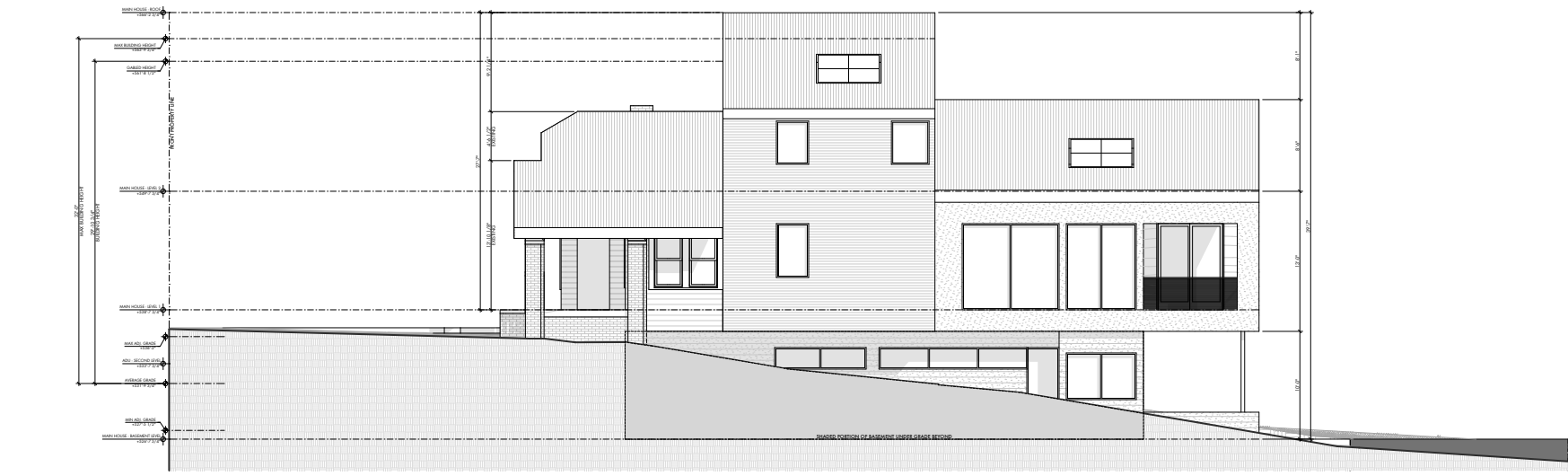
EXTERIOR ELEVATION @ WEST  
SCALE: 1/8" = 1'-0"

BASEMENT EXEMPTION LEGEND			
	WALL AREA BELOW GRADE		
	PERIMETER OF BASEMENT WALL		

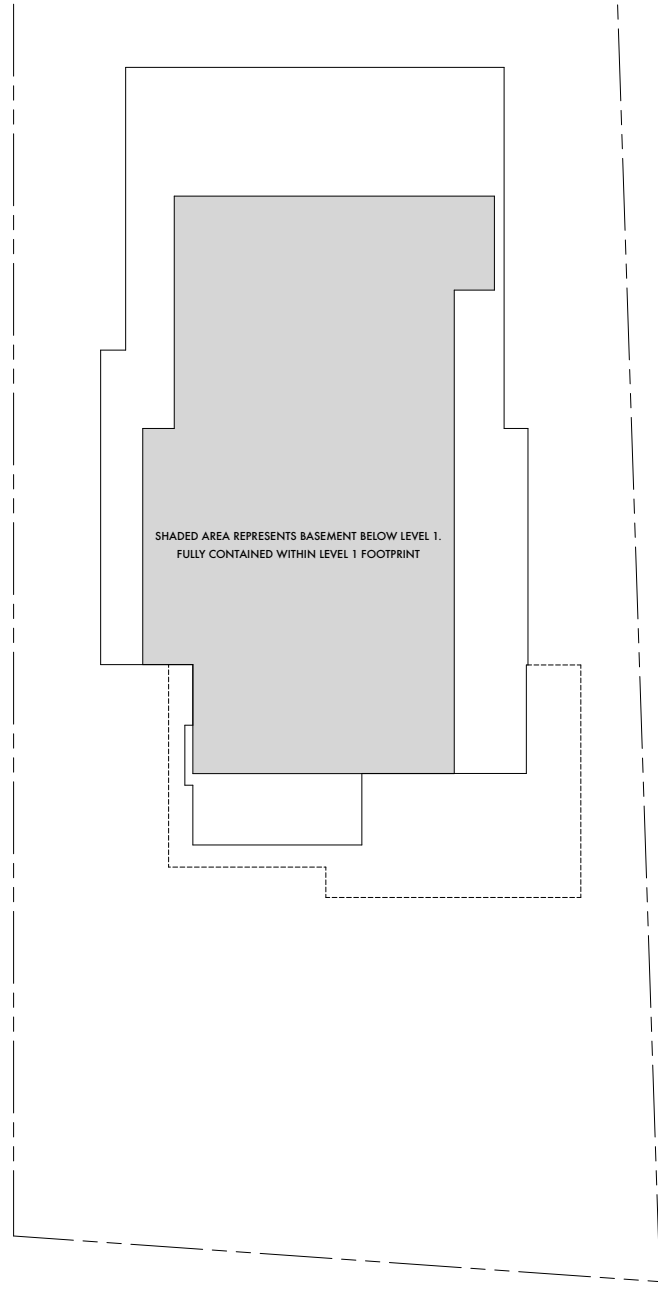
WALL AREA CALCULATIONS			
	TOTAL WALL AREA	WALL AREA BELOW GRADE	% BELOW GRADE
TOTAL	1,566 SF	869 SF	55.49 %
NORTH	490 SF	296 SF	60.4%
SOUTH	490 SF	272 SF	55.5%
EAST	293 SF	13 SF	4.4%
WEST	293 SF	288 SF	98.3%



EXTERIOR ELEVATION @ NORTH  
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION @ SOUTH  
SCALE: 1/8" = 1'-0"






BASEMENT BUILDING FOOTPRINT DIAGRAM  
SCALE: 1/8" = 1'-0" A1

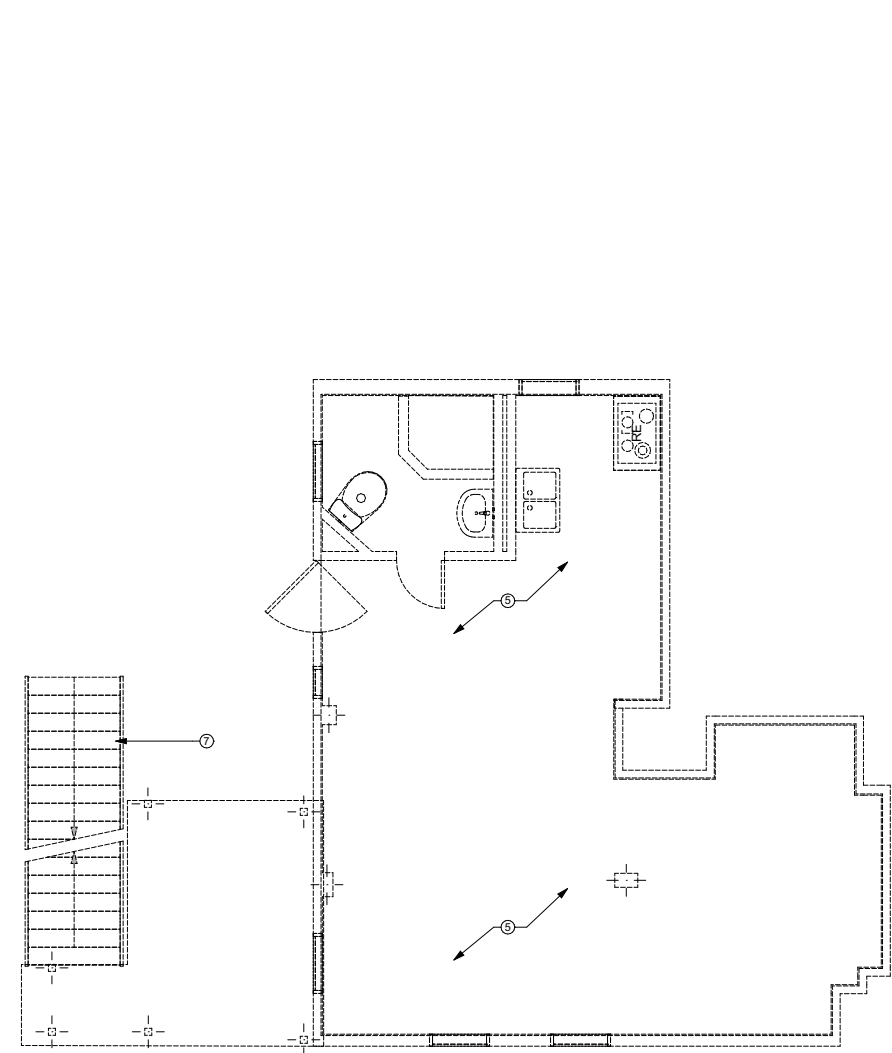
# AUSTIN BASEMENT EXEMPTION EXHIBIT



- GENERAL NOTES | DEMO PLAN**
1. Do not scale the drawings. If a specific dimension is not given, contract Designtrait for clarification.
  2. Dimensions are to face of frame or centerline of frame as noted.
  3. Keynotes located on this sheet are for this sheet only.
  4. Contractor shall exercise reasonable precaution in the protection of all existing finishes to remain and/or all existing substrates to receive new finish; Contractor shall: provide protective coverings and impact protection for all floor, partition, ceiling, window, glass, and all other existing finishes in the project area and for all finishes which may be subject to traffic or construction activity in adjacent areas; extend protection from building entry(ies) to project area(s).
  5. Patch and repair all finishes and materials that occur from the removal or demolition procedure.
  6. The Contractor shall remove from demolished walls or portions of walls all power circuits and switch legs back to first junction box. Remove any millwork or wall-mounted fixtures from walls indicated to be demolished and not otherwise shown. Any building fixtures removed from the Project and not disposed of shall be salvaged as directed by the Owner Representative. The Contractor shall take care not to unreasonable cause damage to the building fixtures.
  7. Contractor to remove at least one side of gyp at all existing walls for the installation new sound batt insulation.
  8. Contractor to remove ALL wall panelling from project. Replace with 5/8" Gyp Bd.
  9. Existing walls might carry or transfer roof and/or ceiling loads. Consult with a qualified structural engineer to verify load bearing status for all existing walls prior to any demolition work. Provide transfer beams or alternate structure if necessary. Provide temporary shoring where required.
  10. Contractor shall walk project site with Architect and Owner to review extent of demolition and identify any additional components that need to be removed in order to provide proposed new construction or that the Owner wishes to be removed as part of the scope of project.

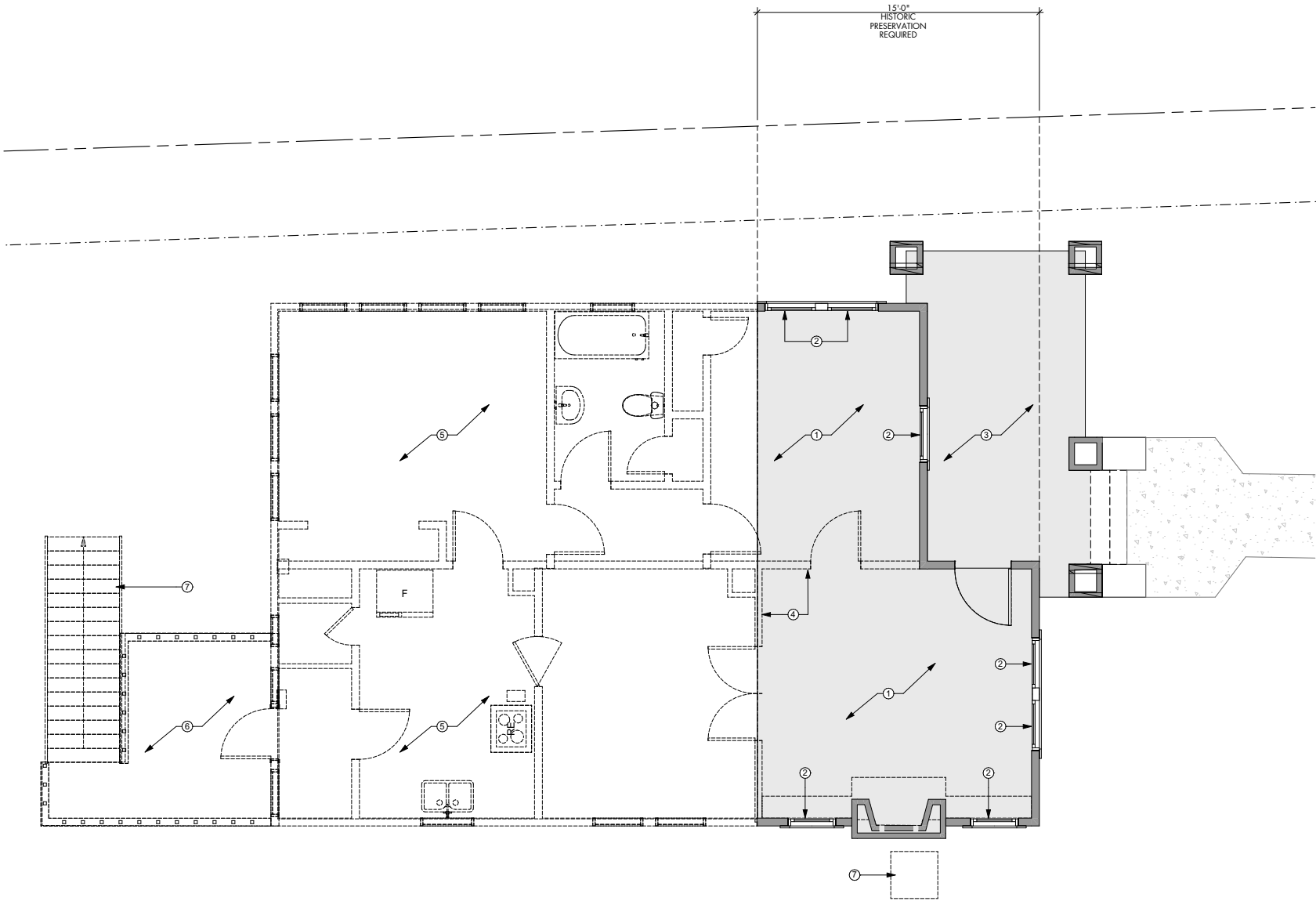
KEYNOTES - DEMO PLAN	
1	Shaded area shown as extent of first 15'-0" of the structure to remain. Patch and repair all exterior walls, roofs and slab to remain within area, U.N.O.
2	Existing glazing to remain. Repair/replace as needed.
3	Existing front porch to remain.
4	Interior partitions to be demo'd.
5	Demo all exterior & interior walls, slabs, roof, plumbing fixtures & appliances outside of first 15'-0" of existing structure.
6	Demo existing wood rear patio.
7	Demo existing wood patio stairs.

WALL LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	DEMO EXISTING WALL



DEMO PLAN - MAIN HOUSE - BASEMENT LEVEL

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



DEMO PLAN - MAIN HOUSE - LEVEL 1

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



DEMO PLAN



- GENERAL NOTES | FLOOR PLAN
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3.

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4.

Provide tempered glazing as required by local codes.
5.

Provide submittals and shop drawings showing number of windows, locations of tempered glazing, finishes, etc.
6.

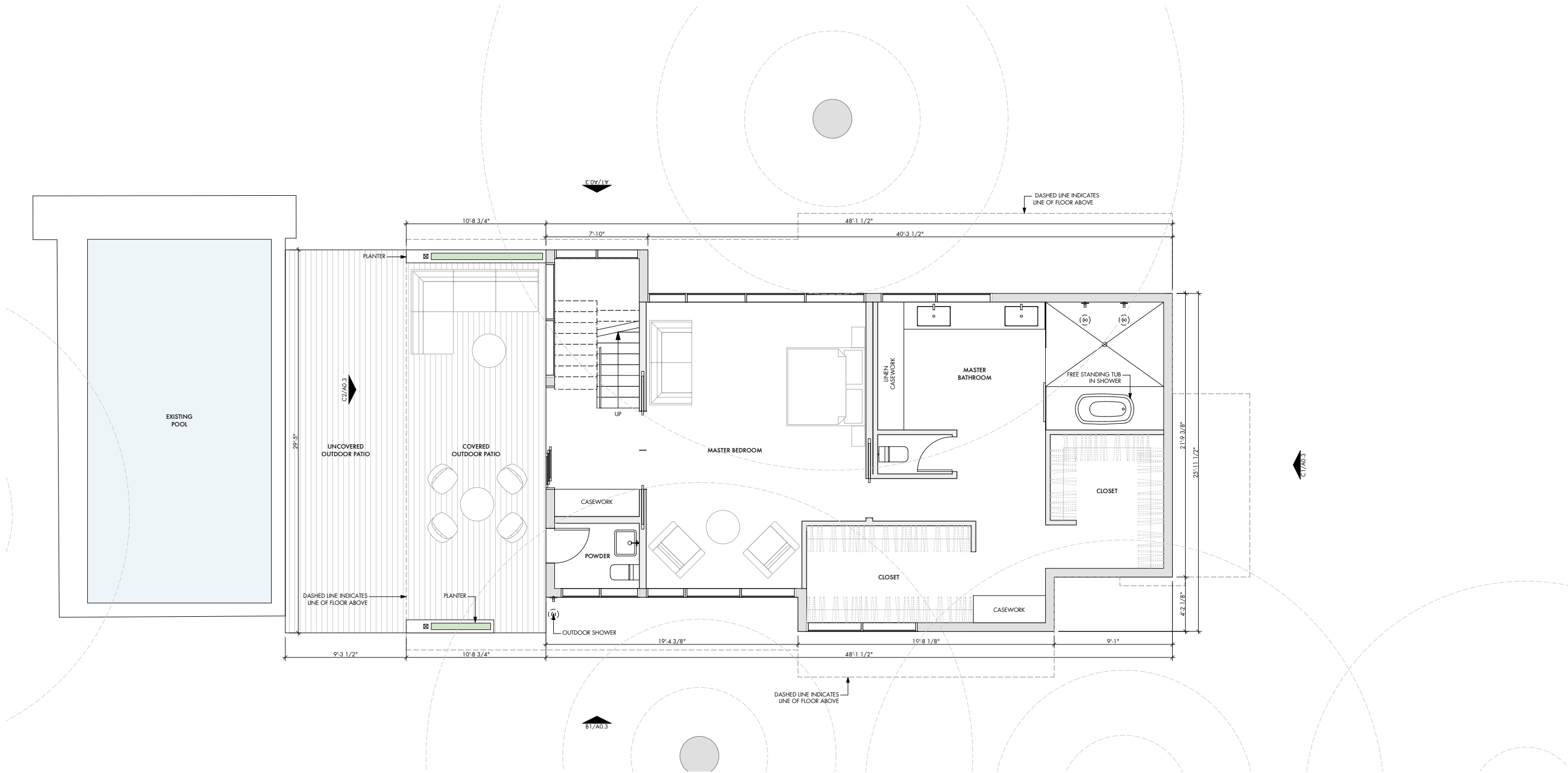
Window and door types indicate rough sizes only. GC shall field verify the appropriate glazing and leaf sizes in the field prior to ordering. For any questions, contact Designtrait for clarification.
7.

Patch and repair all finishes and materials that occur from the removal or demolition procedure.
8.

Contractor to remove at least one side of gyp at all existing walls for the installation new sound batt insulation.
9.

Existing walls might carry or transfer roof and/or ceiling loads. Consult with a qualified structural engineer to verify load bearing status for all existing walls prior to any demolition work. Provide transfer beams or alternate structure if necessary. Provide temporary shoring where required.
10.

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FLOOR PLAN - BASEMENT LEVEL

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

BASEMENT FLOOR PLAN



- GENERAL NOTES | FLOOR PLAN
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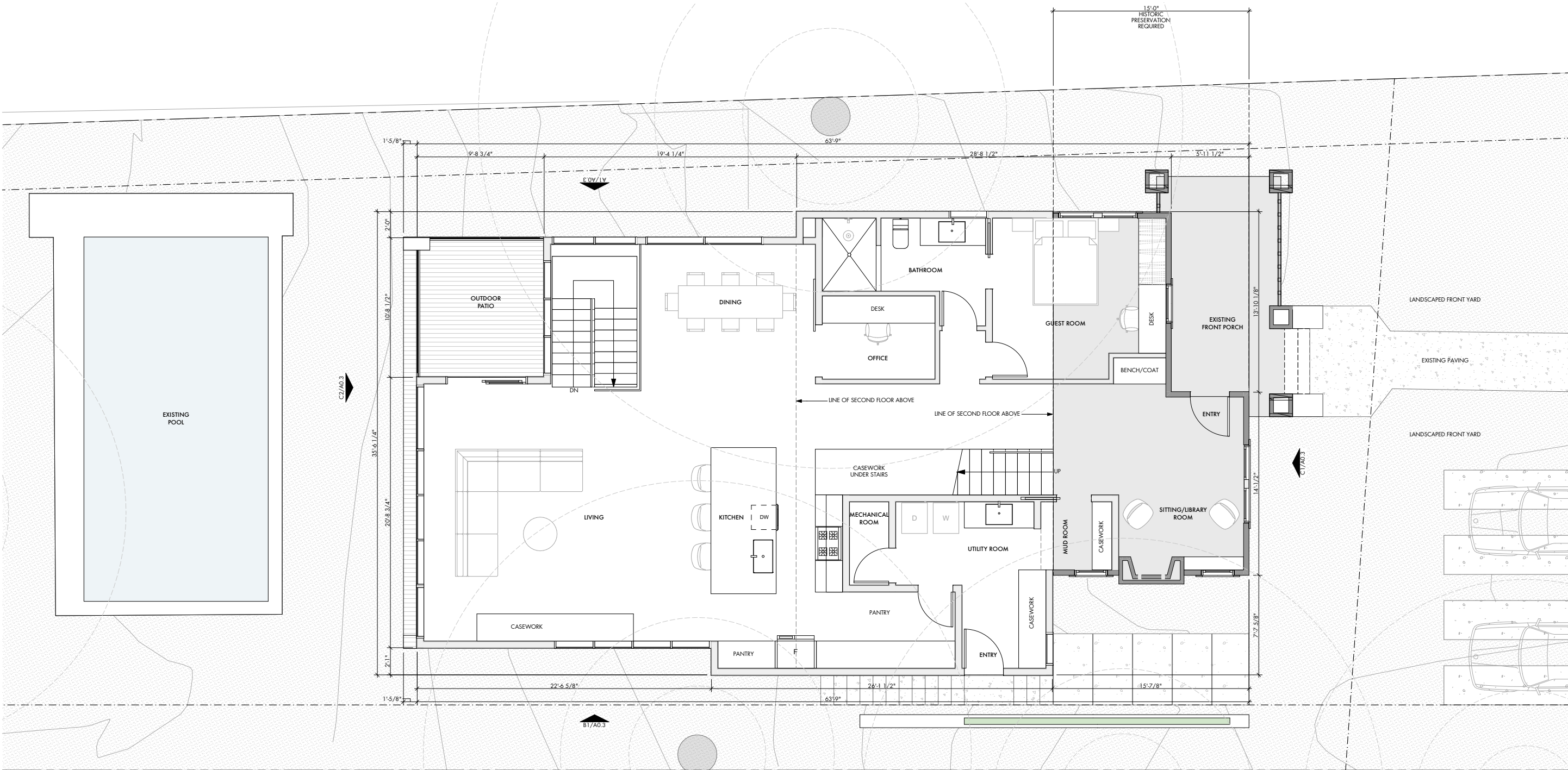
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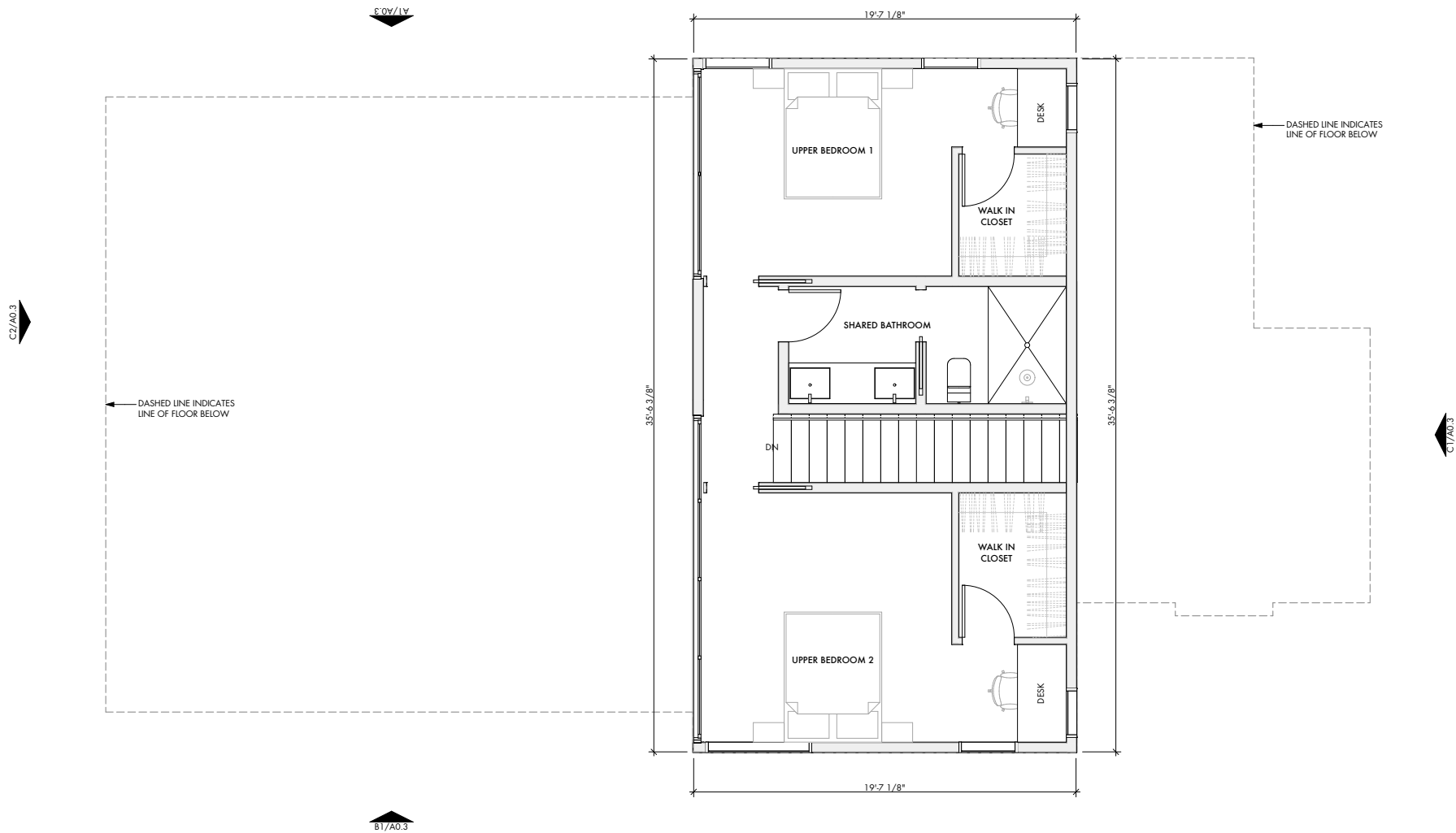


FLOOR PLAN - LEVEL 1

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



GENERAL NOTES   FLOOR PLAN	
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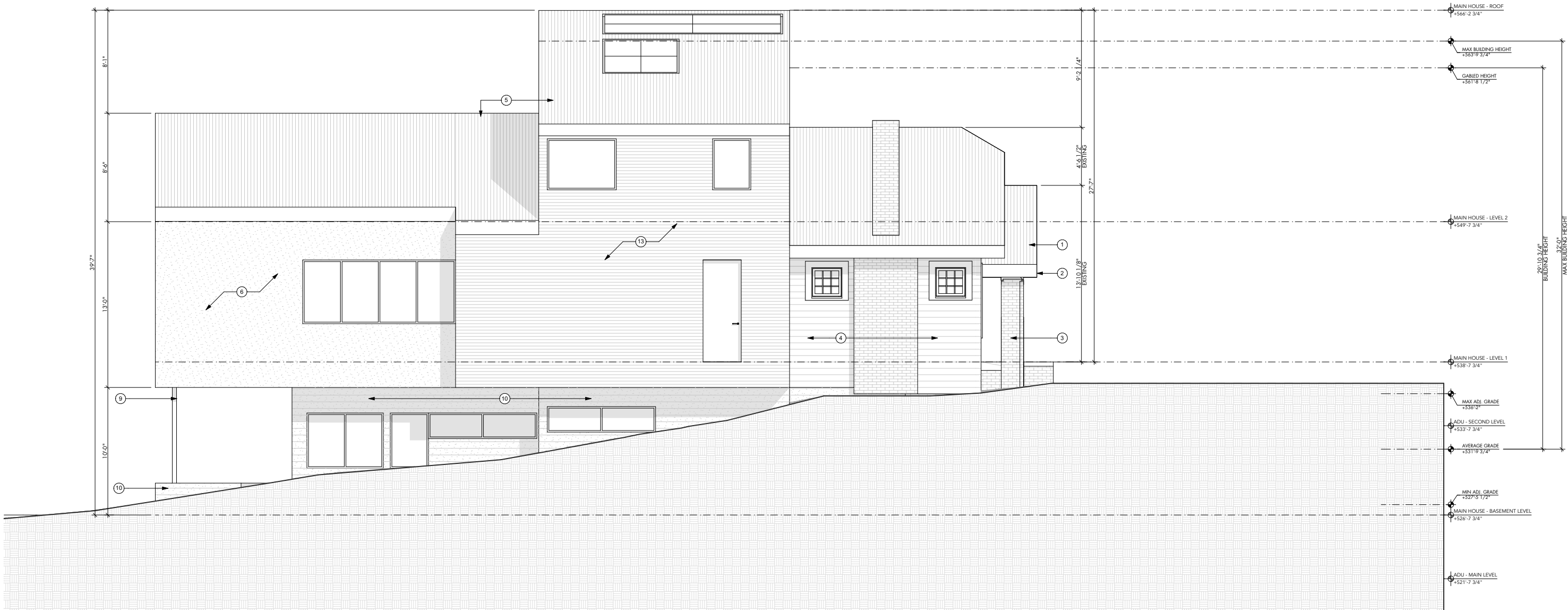
FLOOR PLAN - LEVEL 2

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





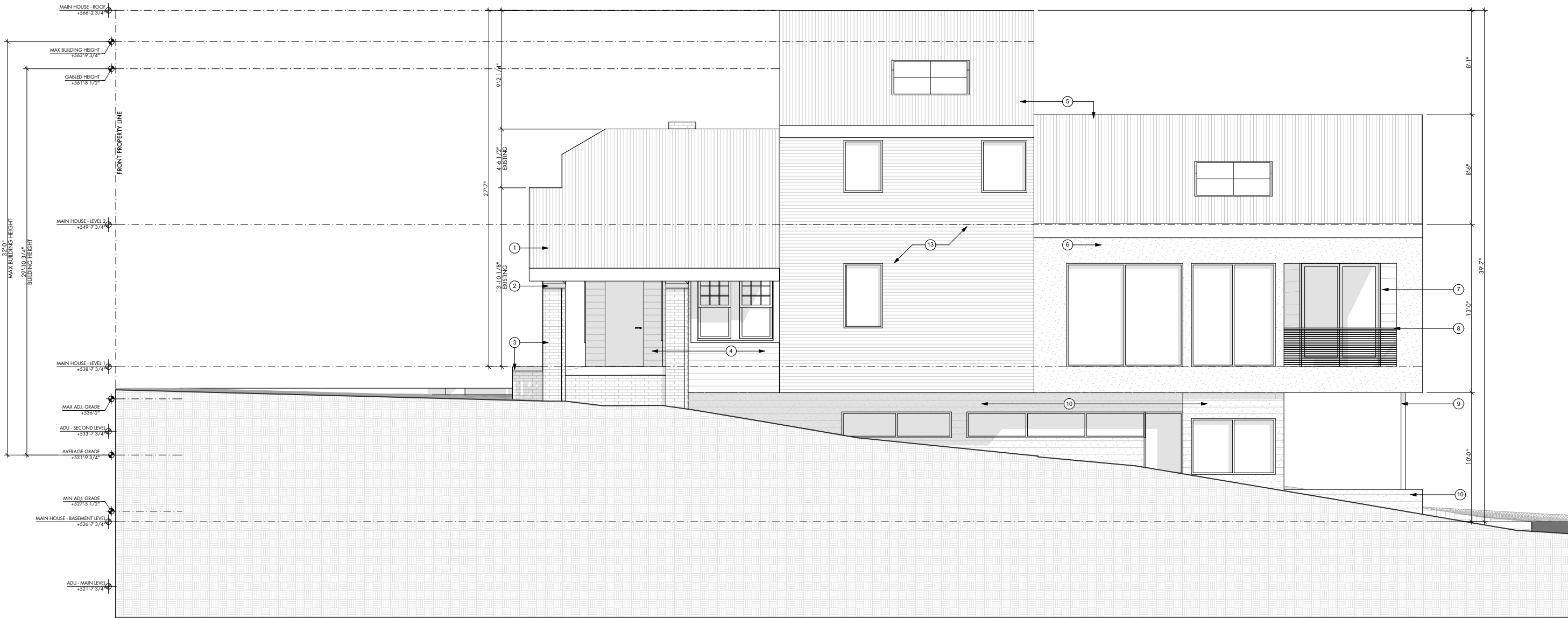
KEYNOTES - EXTERIOR ELEVATIONS	
1	First 15'-0" of existing metal roof @ existing structure to remain, clean/repair as needed.
2	First 15'-0" of existing fascia @ existing structure to remain, clean/repair as needed.
3	First 15'-0" of existing masonry columns, chimney & stairs @ existing structure to remain, patch/repair as needed.
4	First 15'-0" of existing siding @ existing structure to remain, patch/repair as needed. Finish as directed, coordinate & verify with Designtrait.
5	New standing seam metal roof, match slope to existing roof.
6	Smooth stucco finish, paint and finish as directed by Designtrait.
7	Exterior wood clad.
8	Painted metal railing.
9	Painted structural column.
10	Board formed concrete walls, finish as directed.
11	Wood privacy fence.
12	Painted structural beam with wood joist infill.
13	Exterior ship lap siding.



MAIN HOUSE - NORTH EXTERIOR ELEVATION A1



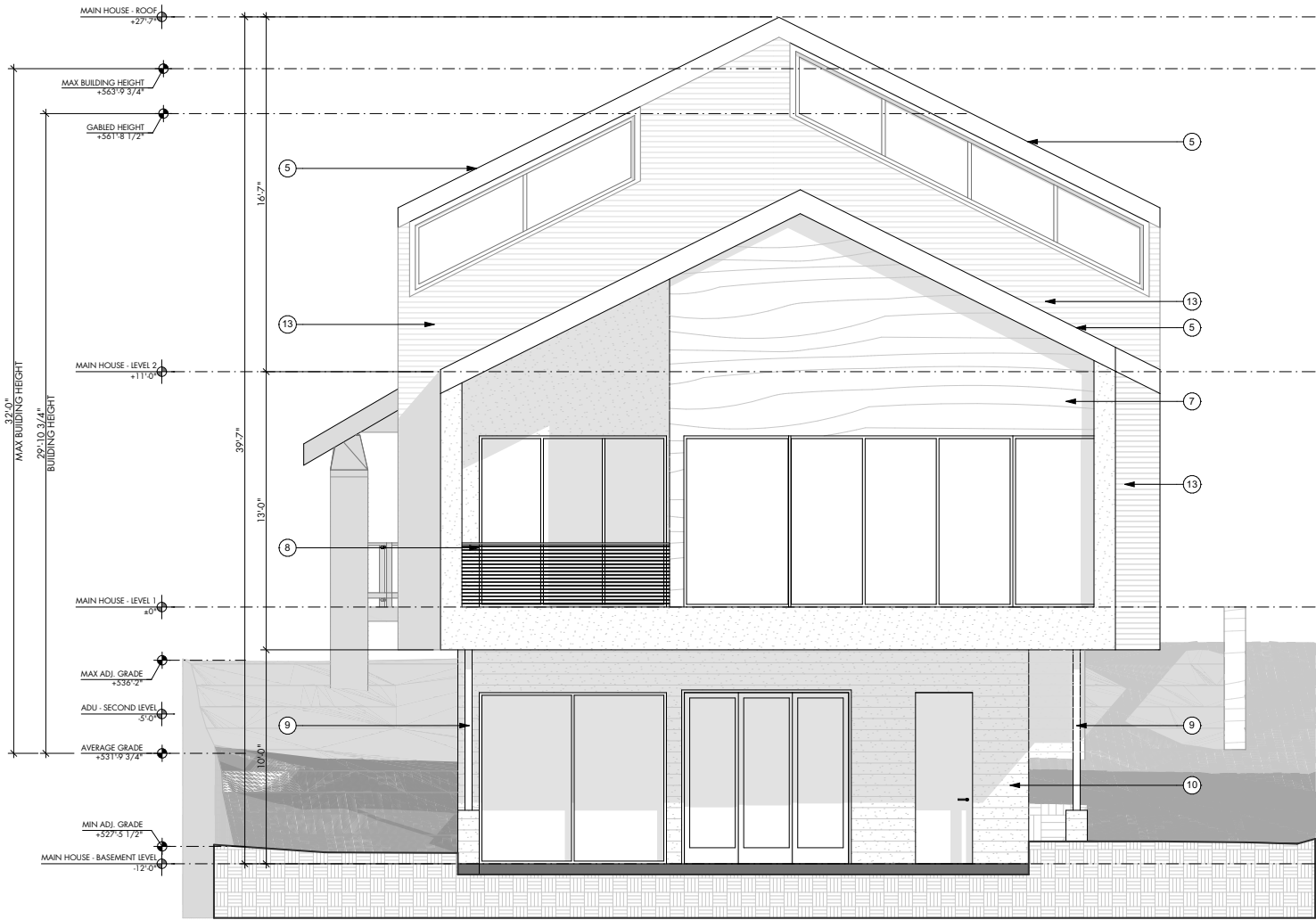
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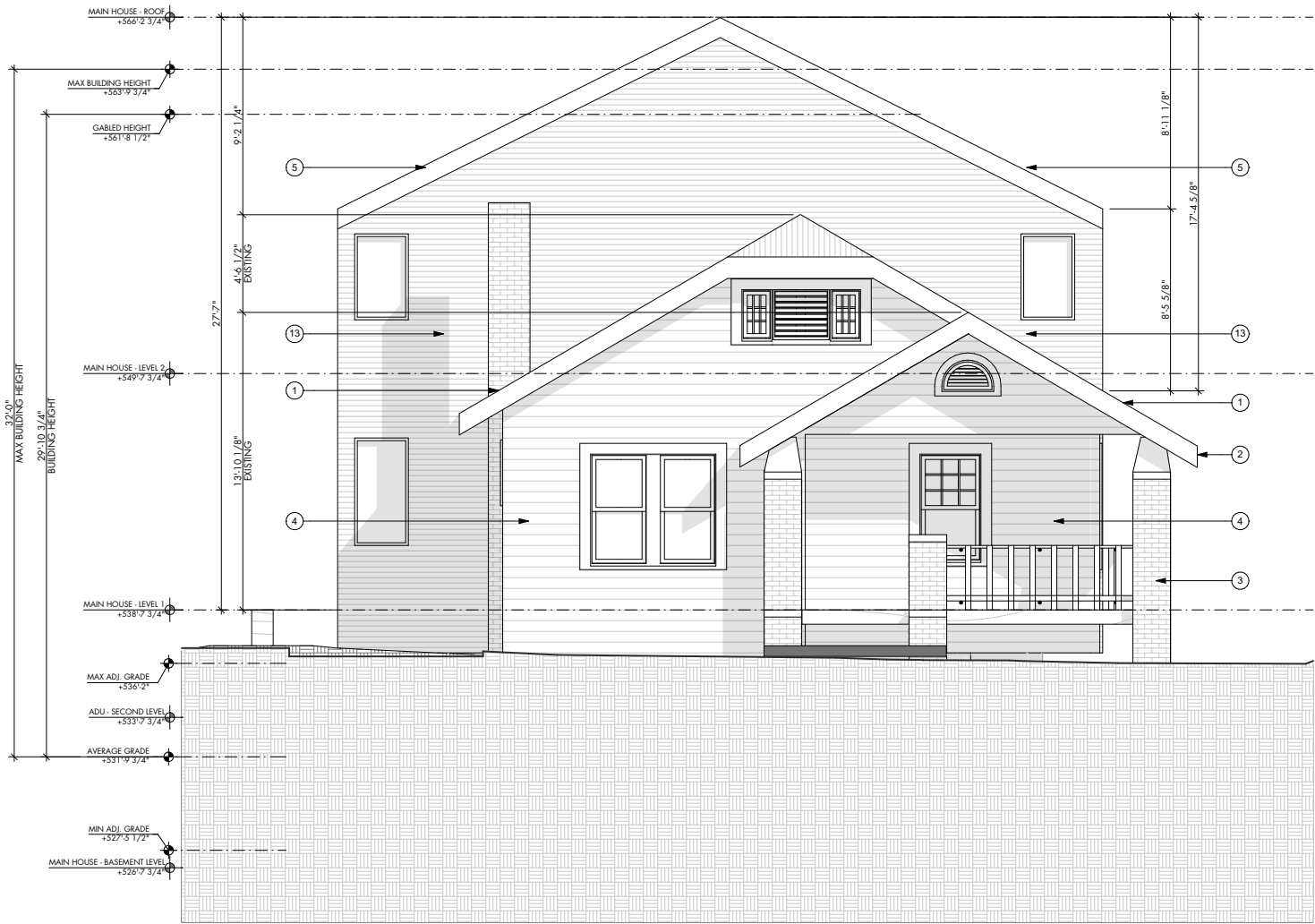
MAIN HOUSE - SOUTH EXTERIOR ELEVATION A1  
SCALE: 1/4" = 1'-0"



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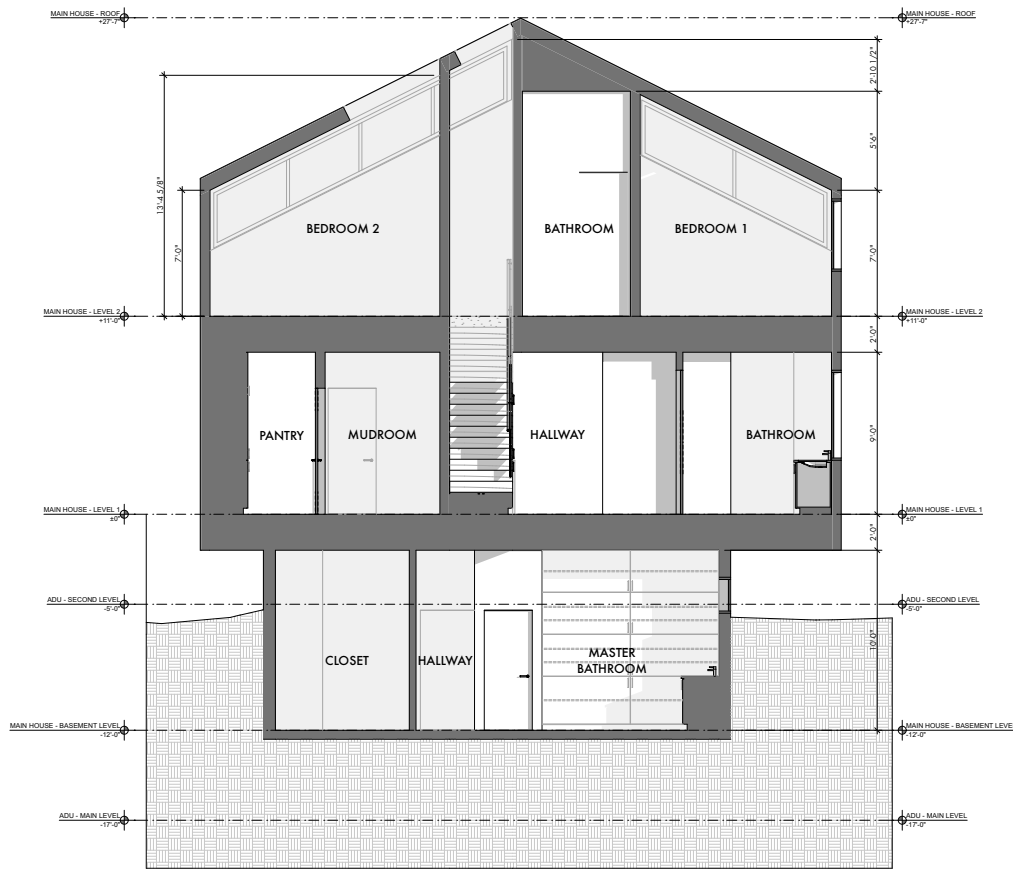
MAIN HOUSE - EAST EXTERIOR ELEVATION A3  
SCALE: 1/4" = 1'-0"



MAIN HOUSE - WEST EXTERIOR ELEVATION A1  
SCALE: 1/4" = 1'-0"

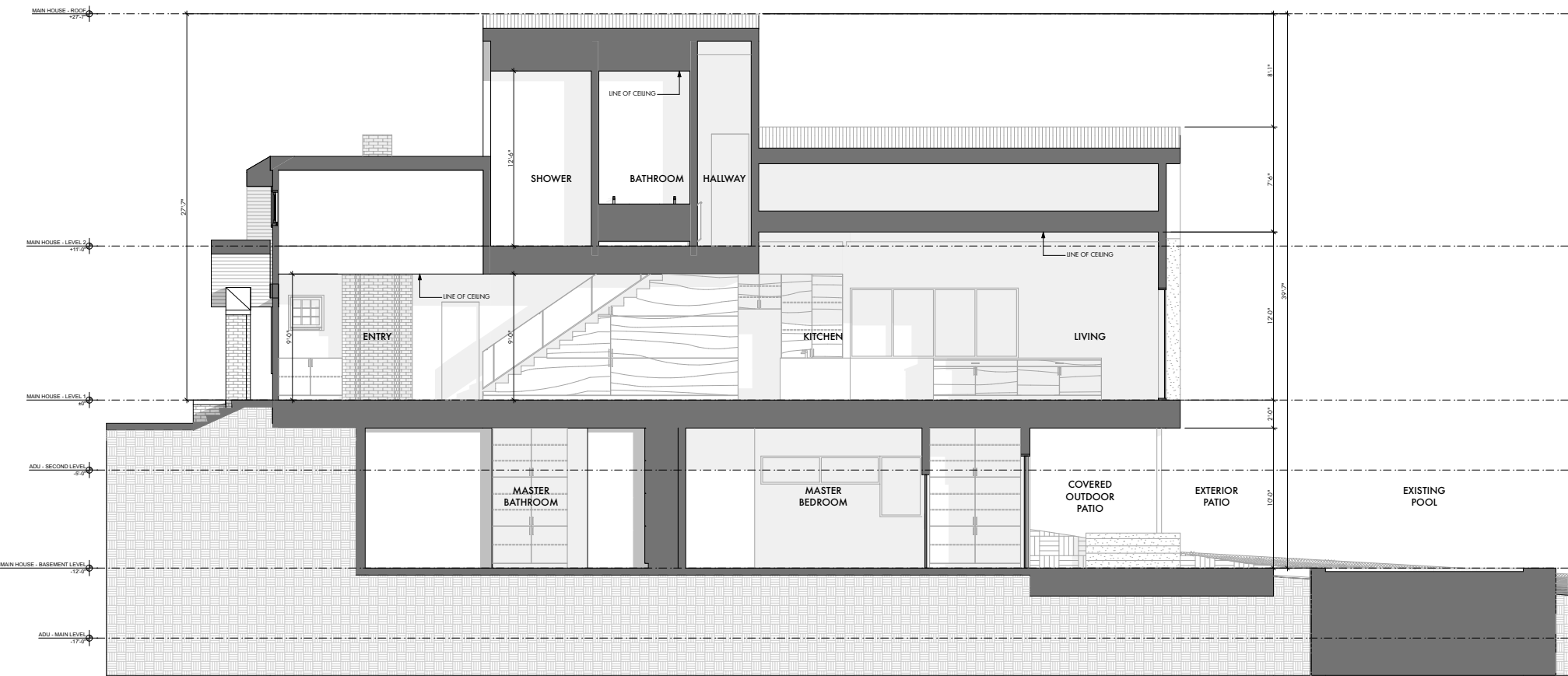
MAIN HOUSE - EAST & WEST EXTERIOR ELEVATIONS





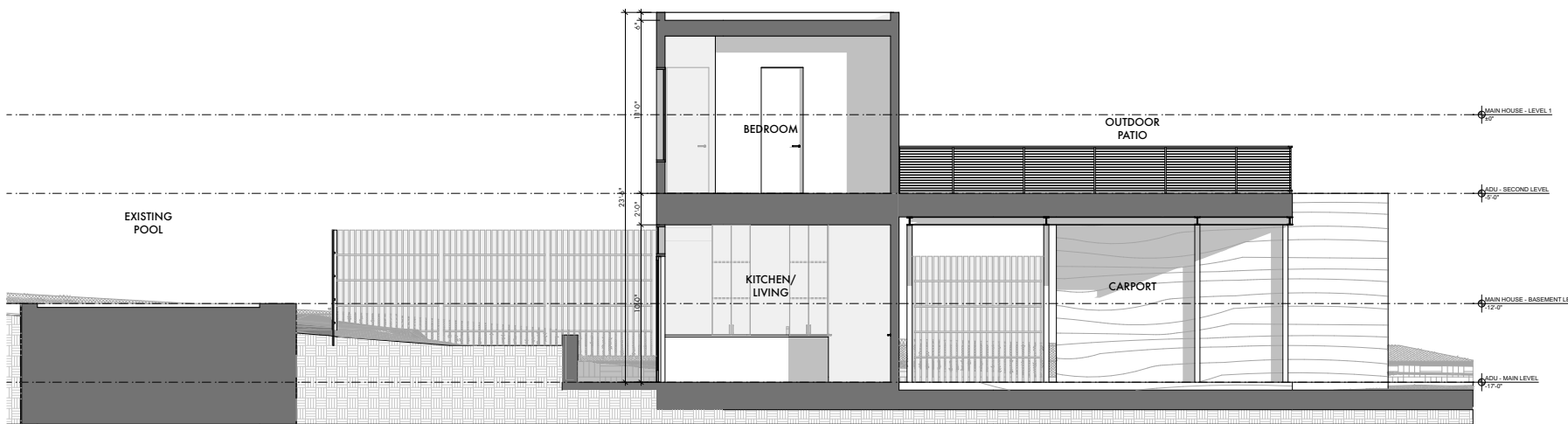
CROSS SECTION THROUGH MAIN HOUSE

SCALE: 3/16" = 1'-0"



LONGITUDINAL SECTION THROUGH MAIN HOUSE

SCALE: 3/16" = 1'-0"



CROSS SECTION THROUGH ADU

SCALE: 3/16" = 1'-0"





MAIN HOME - FRONT PERSPECTIVE





MAIN HOME - SIDE PERSPECTIVE





MAIN HOME - SIDE PERSPECTIVE





MAIN HOME - REAR PERSPECTIVE





MAIN HOME - REAR PERSPECTIVE

**WEST LYNN SPEC**  
613 W LYNN ST, AUSTIN TX 78703  
01 JULY 2021





**MAIN HOME - REAR PERSPECTIVE**



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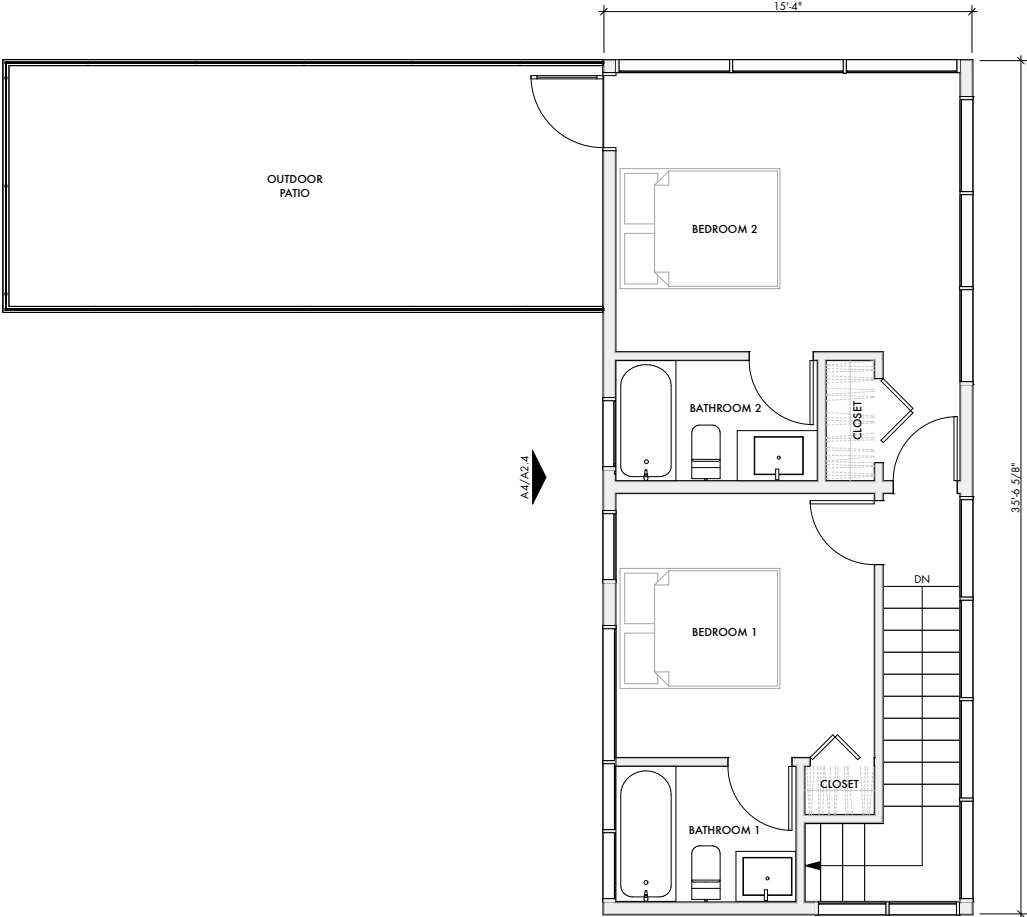
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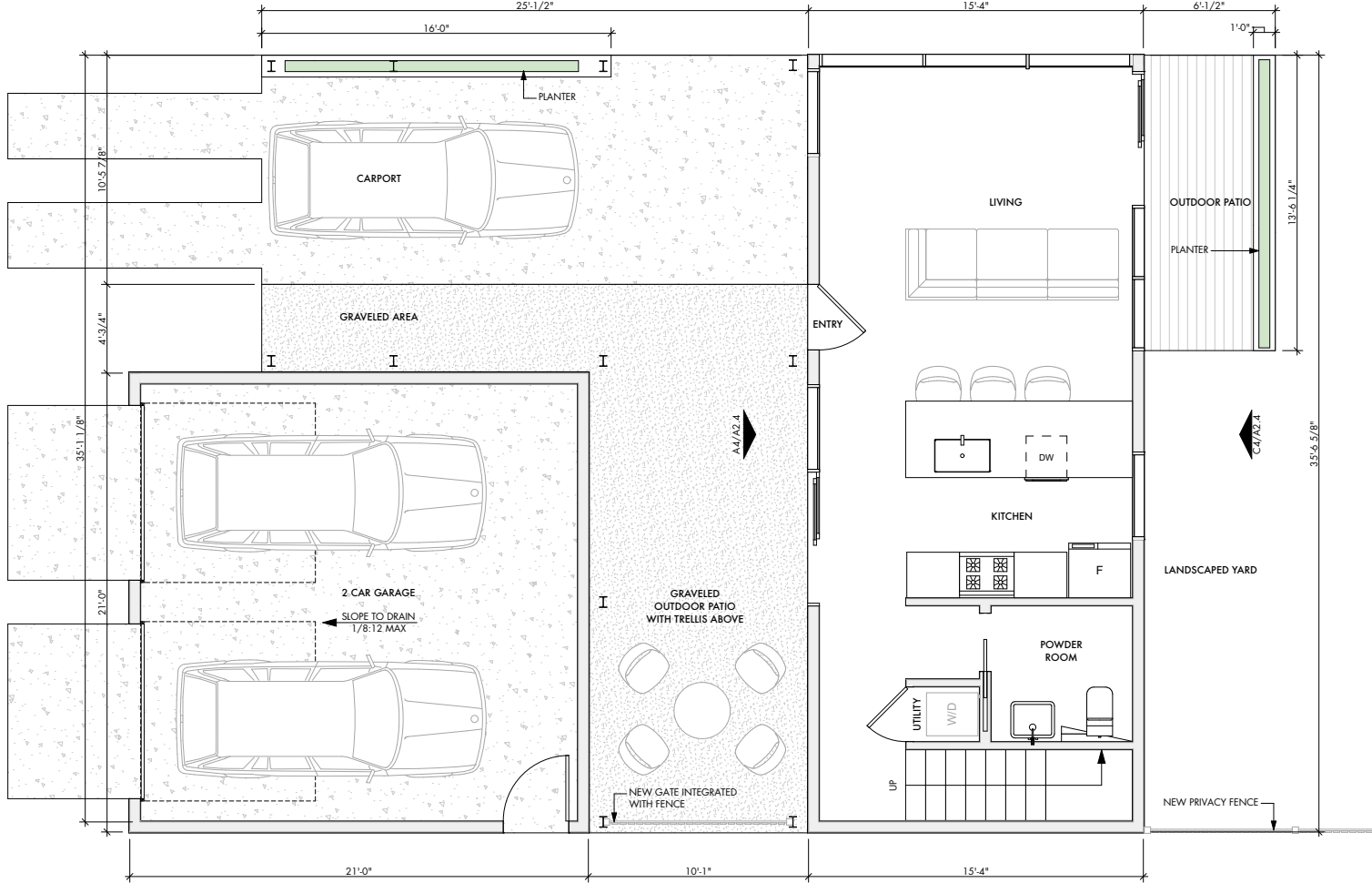
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ADU FLOOR PLAN - LEVEL 2

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

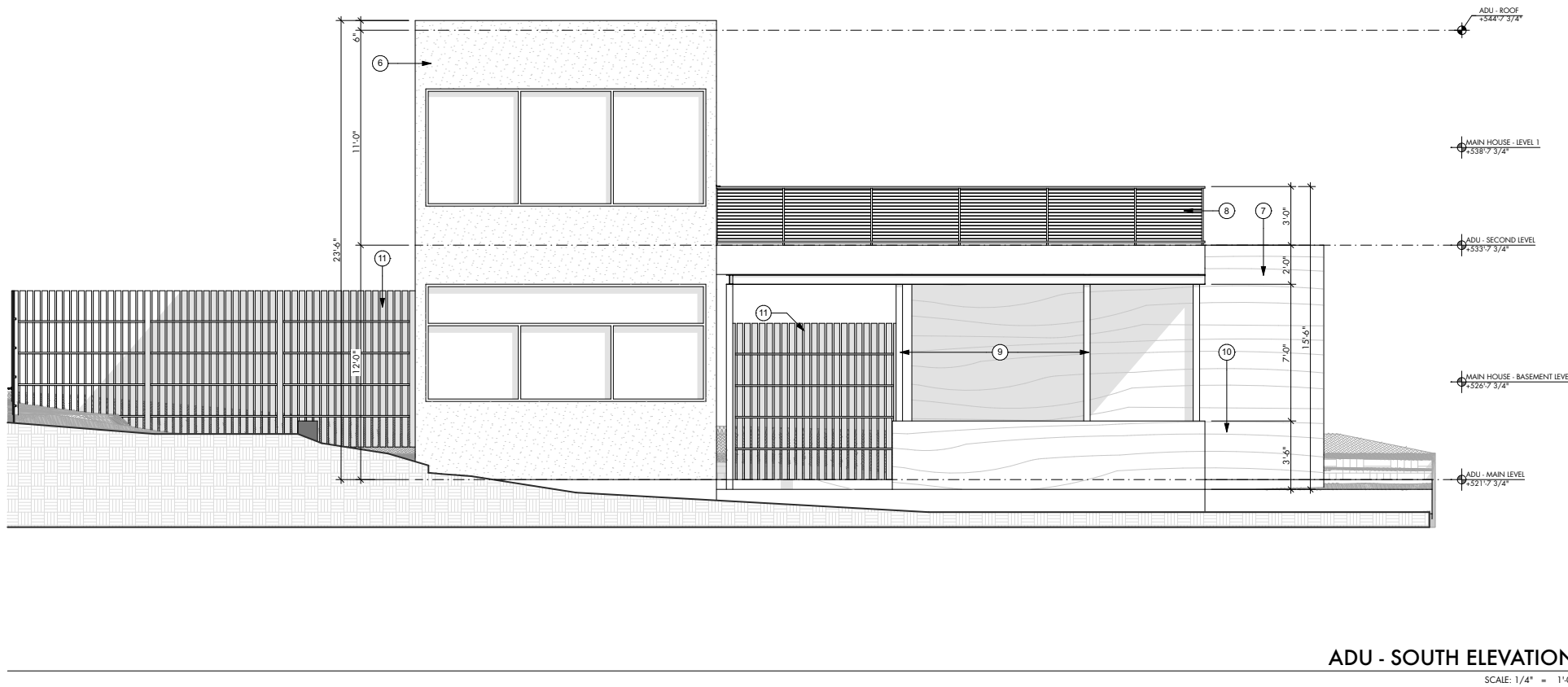
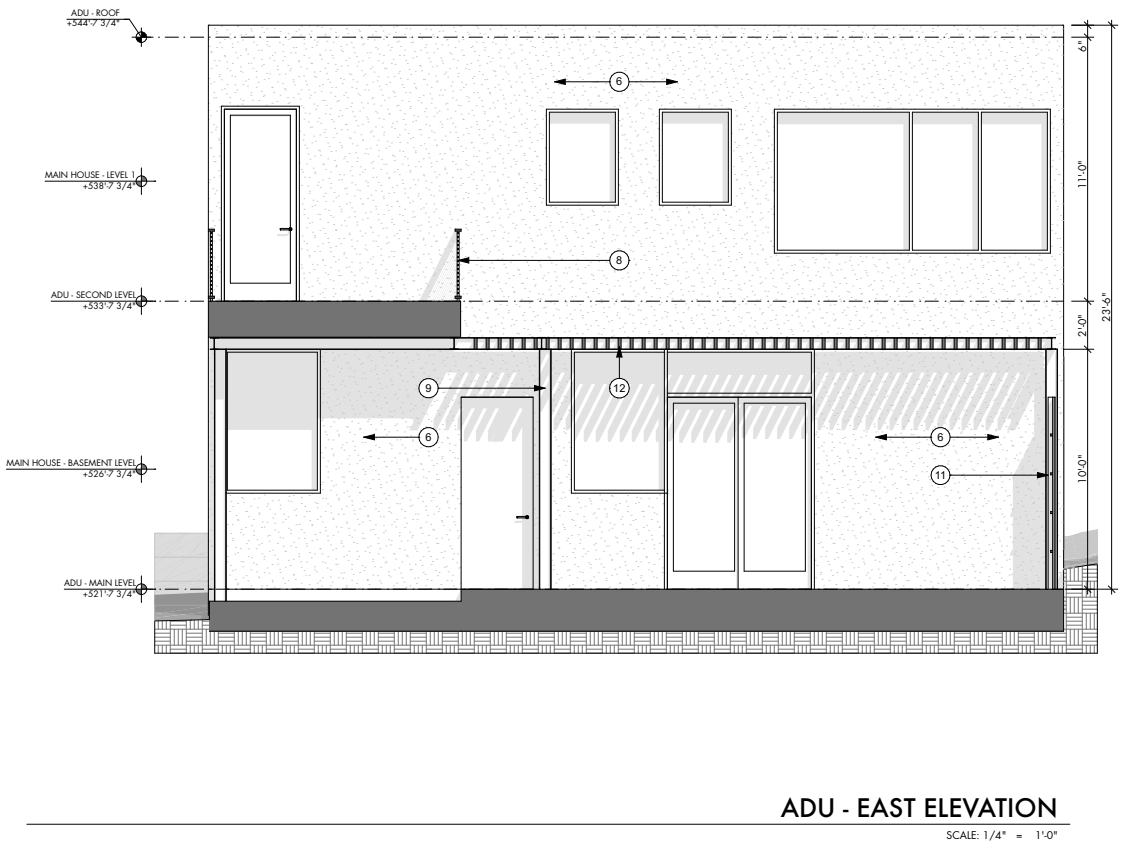
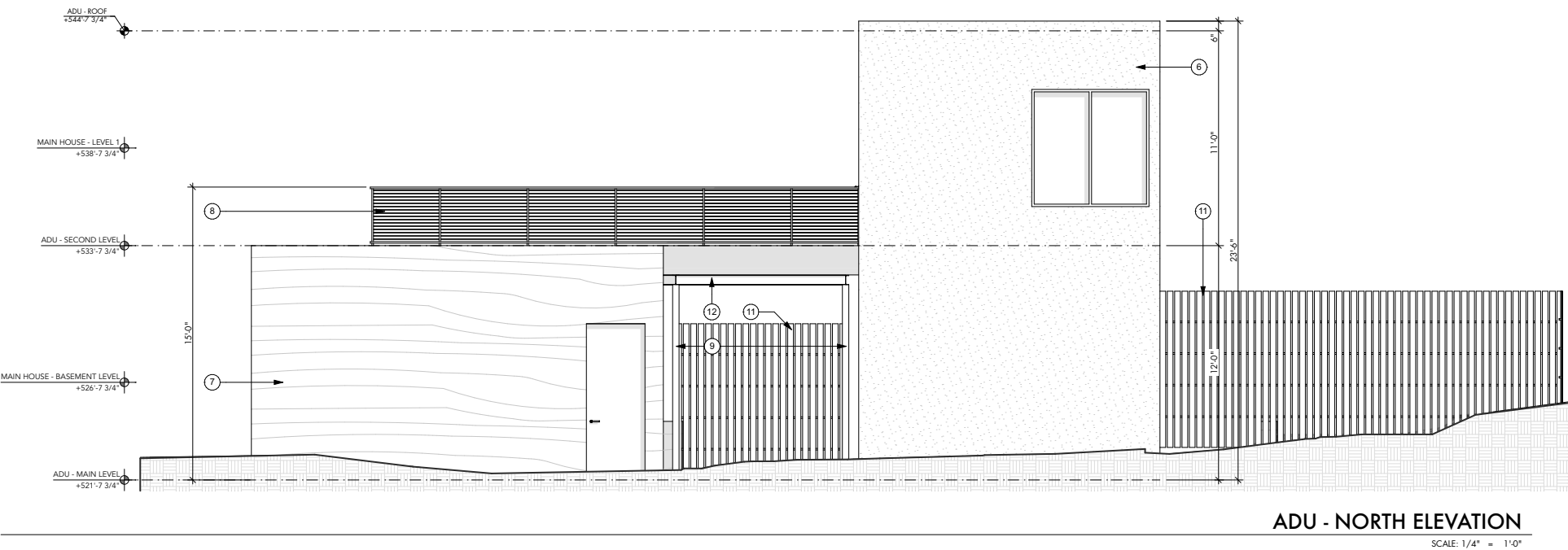
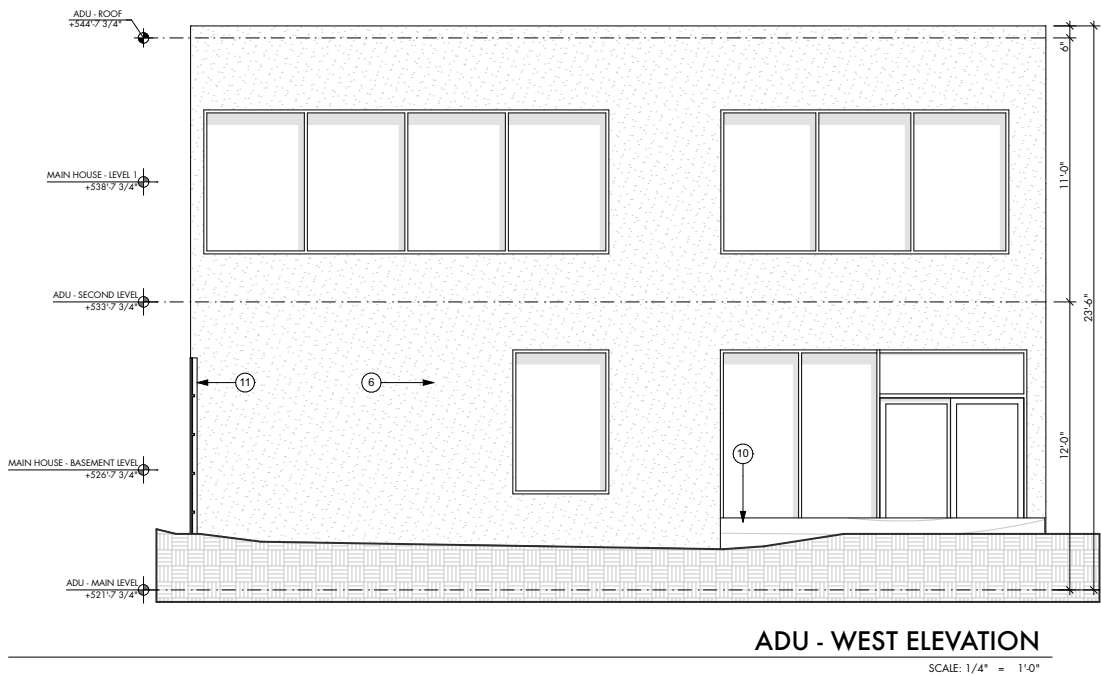


ADU FLOOR PLAN - LEVEL 1

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



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13	Exterior ship lap siding.



ADU - EXTERIOR ELEVATIONS



LONGITUDINAL SIDE PERSPECTIVE





ADU - EXTERIOR REAR PERSPECTIVE





**ADU - EXTERIOR REAR PERSPECTIVE**





ADU - EXTERIOR REAR PERSPECTIVE





ADU - EXTERIOR FRONT PERSPECTIVE





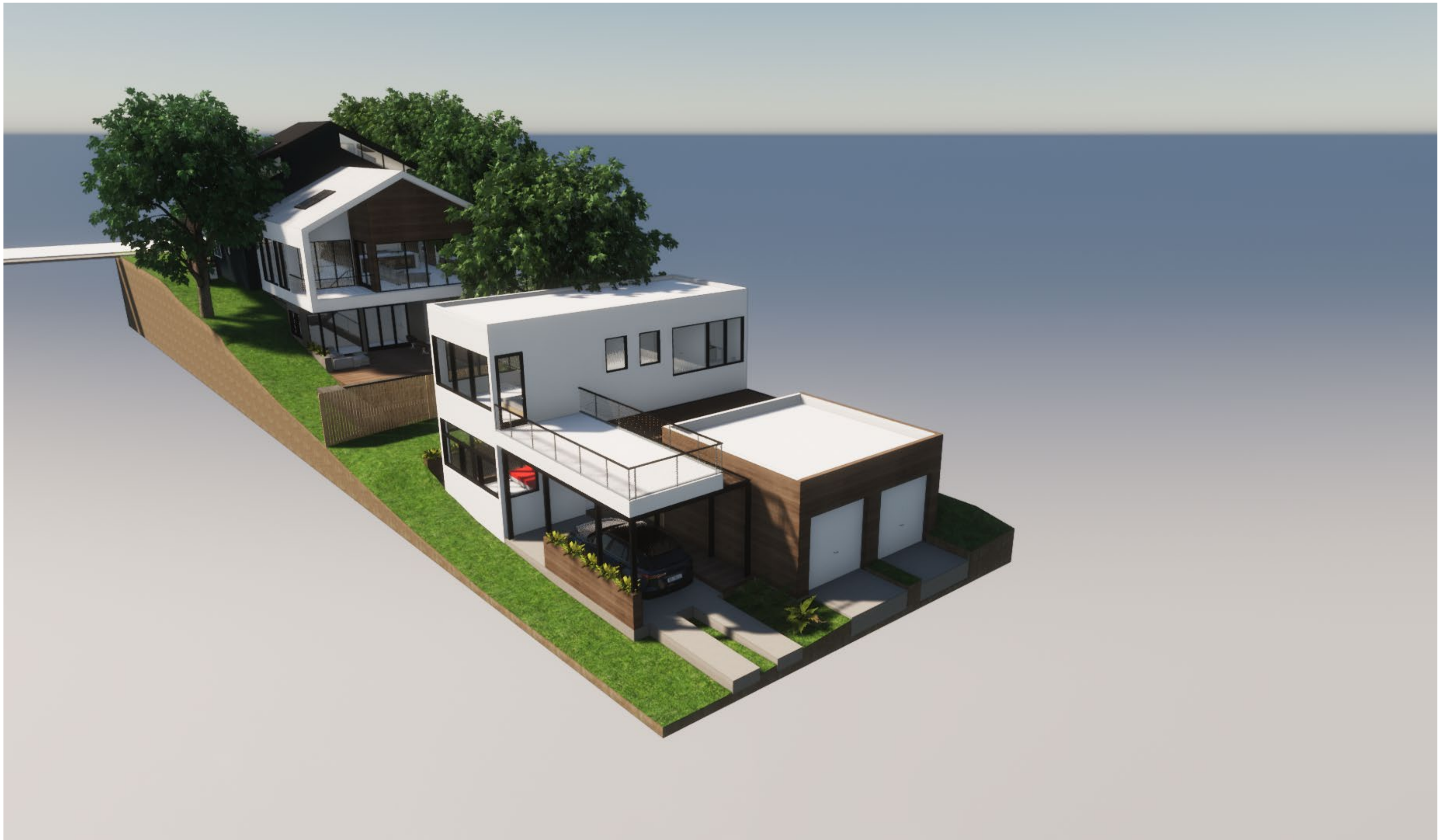
LONGITUDINAL SIDE PERSPECTIVE





**BIRDSEYE - SITE PERSPECTIVE**





**BIRDSEYE - SITE PERSPECTIVE**





**BIRDSEYE - SITE PERSPECTIVE**





**BIRDSEYE - SITE PERSPECTIVE**