

BOB HARRISON
HISTORIC PRESERVATION & ADDITION

1206 E 13TH STREET
AUSTIN, TEXAS 78702

SITE LOCATION MAP



PROJECT ZONING & SITE REGULATIONS

ADDRESS & LOCATION
PROJECT ADDRESS: 1206 E 13TH STREET, AUSTIN, TX 78702
LEGAL DESCRIPTION: E 46' OF LOT 3 1/4 W 21ST LOT 4 BLK 6 DLT 38 DV B O'REILLY JAMES
NEIGHBORHOOD PLAN: CENTRAL EAST AUSTIN
WATERSHED: WALLER CREEK (URBAN)

APPLICABLE REGULATIONS
JURISDICTION: CITY OF AUSTIN FULL PURPOSE
BASE ZONING DISTRICT: SF-3 NP
OVERLAY DISTRICTS: NONE
ZONING CASES: N/A
PRINCIPAL STREET: EAST 13TH STREET

BUILDING CODE INFORMATION

APPLICABLE CODES & STANDARDS
BUILDING CODE: 2021 IRC, AUSTIN LOCAL AMENDMENTS
ENERGY CODE: 2021 IECC, AUSTIN LOCAL AMENDMENTS

ENERGY CODE & GREEN BUILDING INFORMATION

APPLICABLE CODES & STANDARDS
ENERGY CODE: 2021 IECC [RESIDENTIAL], AUSTIN LOCAL AMENDMENTS
GREEN BUILDING: N/A

THERMAL ENVELOPE PERFORMANCE
GLAZING U VALUE: 0.40 (IECC R402.1.3)
GLAZING SHGC VALUE: 0.25 (IECC R402.1.3)
EXTERIOR WALL INS (WOOD): R-15 (IECC R402.1.3)
ROOF INS (ATTIC): R-49 (IECC R402.1.3)

RADIANT BARRIER REQUIRED FOR ROOFING WITH LESS THAN 0.50 SRI OR FOR SEALED ATTICS.

OWNER INFORMATION

NINE B PROPERTIES LLC
20505 Auk Rd
Pflugerville TX 78660-7836

PROJECT TEAM

ARCHITECT
HATCH + ULLAND OWEN ARCHITECTS
1010 East 11th Street
Austin, Texas 78702
P: 512.474.8548

STRUCTURAL ENGINEER
BUPON ENGINEERING, INC.
2309 WEST 8TH STREET
AUSTIN, TEXAS 78703
512.236.8070

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1206 E 13TH RESTORATION

1206 E 13TH
RESTORATION

Preservation
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1206 E 13TH

Construction Documentation

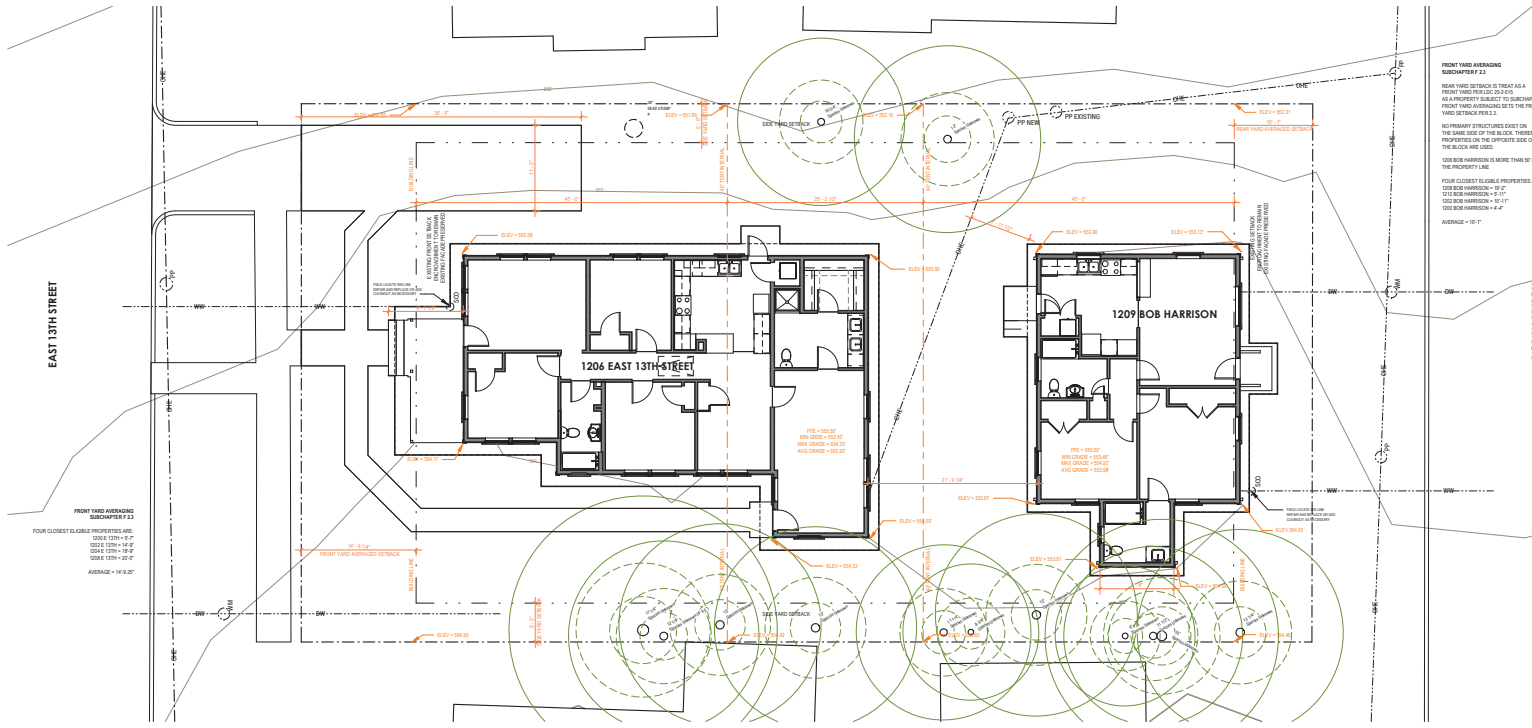
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DATE	NOTES

COVER SHEET

G-001

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01 GROUND FLOOR SITE PLAN

SITE DATA	
LEGAL DESCRIPTION E 46' OF LOT 3 1/4 W 23RD LOT 4 BLK 6 OLT 30 DIV B OREILLY JAMES	
GROSS SITE AREA	LOT 1 8998.30 SF
NET SITE AREA	8998.30 SF
EXISTING LAND USE	TWO FAMILY RESIDENTIAL
PROPOSED LAND USE	SF-3-NP
PROPOSED ZONING	SF-3-NP
WPA	CENTRAL EAST AUSTIN
SITE AREA CALCULATIONS INCLUDING BOTH HOUSES	
GROSS FLOOR AREA	3504.38 SF
BUILDING COVERAGE	3442.23 SF
IMPERVIOUS COVER	38.20%
BUILDING HEIGHT	1 STORY

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1209 LEFT SIDE VIEW



1209 BACK SIDE VIEW



1209 RIGHT SIDE VIEW



1209 FROM BOB HARRISON ST.

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EXISTING TITLE

1209 EXISTING
CONDITIONS

EXISTING NUMBER

AH101

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Construction Documentation

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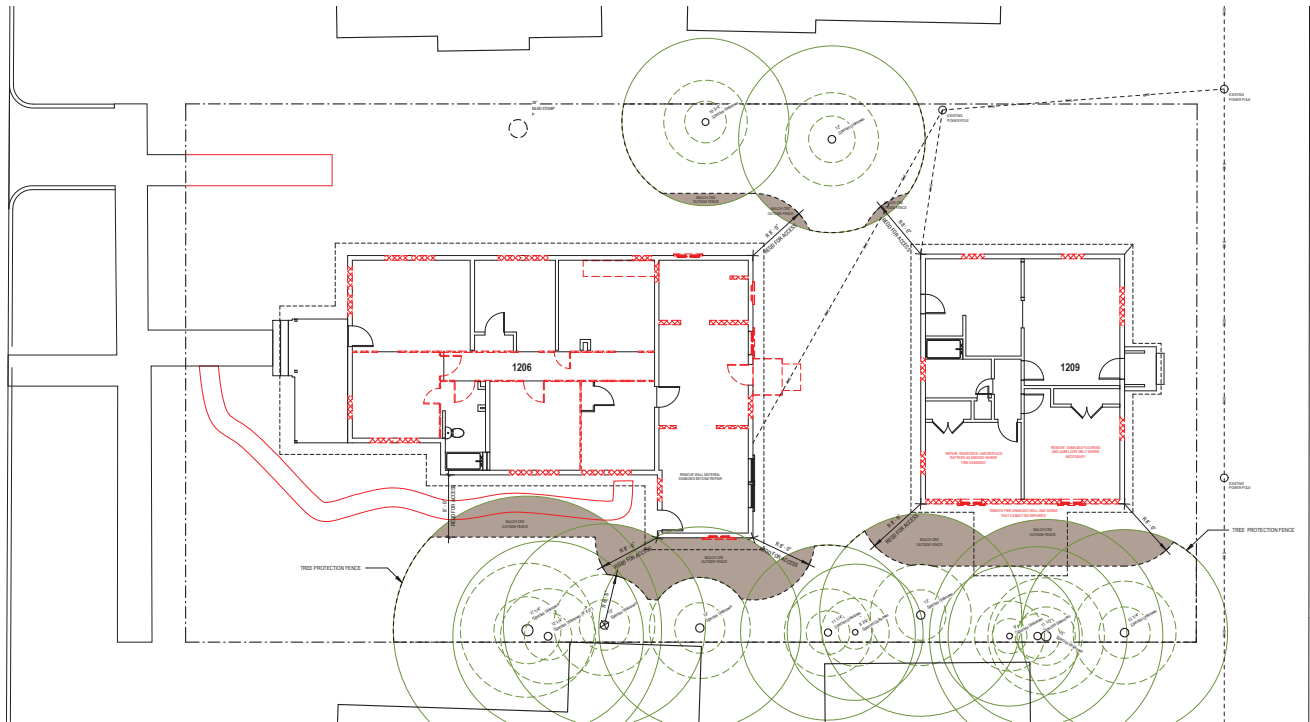
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1206 EXISTING
CONDITIONS

QUESTIONS

AH102

EAST 13TH STREET



1 SITE PLAN FOR DEMOLITION
SCALE: 1/8" = 1'-0"

BOB HARRISON

GENERAL SITE NOTES

1. ZONING DISTRICT IS SF-3-MP.
2. CURRENT USE IS VACANT TWO FAMILY RESIDENTIAL.
3. NOTICE OF CODE VIOLATION 2022-00789-CV PERTAINS TO PROGRAMS TO EXISTING STRUCTURES. THIS SCOPE OF WORK IS NECESSARY TO FULLY ADDRESS THIS NOV.
4. NO LIVING TREES GREATER THAN OR EQUAL TO 10" TRUNK DIAMETER EXIST ON THE SITE.
5. THE PROJECT SITE IS NOT LOCATED IN A FLOODPLAIN AND DOES NOT CONTAIN CRITICAL WATER QUALITY ZONE OR CRITICAL ENVIRONMENTAL FEATURE SETBACKS.

DEMOLITION ENVIRONMENTAL NOTES

BEFORE CONSTRUCTION

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED PER ECM 3.5.1.
2. TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE WORK, INCLUDING DEMOLITION OR SITE PREPARATION. REFER TO ECM 3.6.1.1.A.
3. FENCING FOR TREE PROTECTION SHALL BE CHAIN LINK MESH WITH A MINIMUM HEIGHT OF 5 FEET AND SHALL BE INSTALLED AROUND OR BEYOND THE CRITICAL ROOT ZONE EXCEPT AS ALLOWED IN ECM 3.6.1.8.4.
4. UNFENCED SECTIONS OF THE CRITICAL ROOT ZONE SHALL BE COVERED WITH MULCH AT A MINIMUM DEPTH OF 8 INCHES AND A MAXIMUM DEPTH OF 12 INCHES PER ECM 3.6.1.C.
5. WHERE FENCING IS LOCATED 5 FEET OR LESS FROM THE TRUNK OF A PRESERVED TREE, TRUNK WRAPPING SHALL BE INSTALLED PER ECM 3.6.1.D.
6. EROSION AND SEDIMENTATION CONTROLS SHALL BE INSTALLED AND MAINTAINED SO AS NOT TO CAUSE IMPACTS THAT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.3.D.

DURING CONSTRUCTION

1. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER THAT DOES NOT EXCEED PRESERVATION CRITERIA FOR THE TREES TO REMAIN. REFER TO ECM 3.5.2.A.
2. FENCING MAY NOT BE TEMPORARILY MOVED OR REMOVED DURING DEVELOPMENT WITHOUT PRIOR AUTHORIZATION. THE FENCED CRITICAL ROOT ZONE SHALL NOT BE USED FOR TOOL OR MATERIAL STORAGE OF ANY KIND AND SHALL BE KEPT FREE OF LITTER. REFER TO ECM 3.6.1.8.3.
3. PRUNING SHALL BE IN COMPLIANCE WITH THE CURRENT ANSI AND STANDARDS FOR TREE CARE.

AFTER CONSTRUCTION

1. TREE PROTECTION SHALL BE REMOVED AT THE END OF THE PROJECT AFTER ALL CONSTRUCTION AND FINAL GRADING IS COMPLETE, BUT BEFORE FINAL INSPECTION. REFER TO ECM 3.5.3.A.
2. LANDSCAPE INSTALLATION WITHIN THE COE OF PRESERVED TREES, INCLUDING IRRIGATION, SOIL, AND PLANTINGS, SHALL NOT EXCEED PRESERVATION CRITERIA LISTED IN ECM 3.5.2.
3. DOCUMENTATION OF TREE WORK PERFORMED MUST BE PROVIDED TO INSPECTOR PER ECM APPENDIX P-6.

THIS LIST IS NOT EXHAUSTIVE. REFER TO APPROPRIATE ECM SECTIONS FOR FULL REQUIREMENTS.



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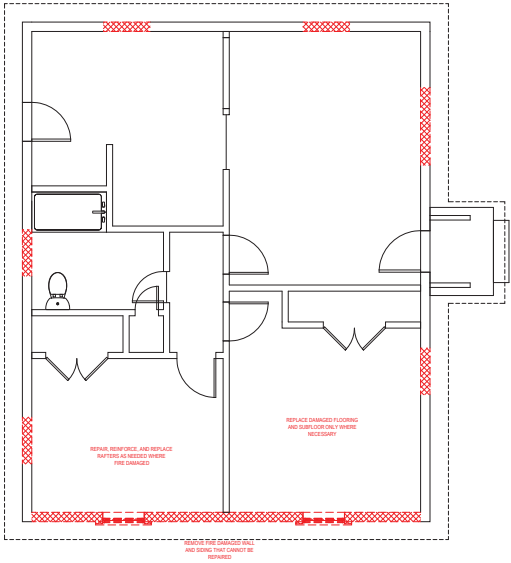
Construction Documentation

DATE	REVISION	DATE	NOTES

SITE PLAN PARTIAL DEMOLITION

DATE: 1/27/2024

AD101



GENERAL DEMOLITION NOTES

1. NO TREES ARE TO BE REMOVED AS PART OF THE SCOPE OF DEMOLITION.
2. SCOPE OF DEMOLITION IS LESS THAN 50% OF TOTAL EXTERIOR WALLS.
3. AFTER ACTIVATION OF PERMIT, PLACE TREE AND ENVIRONMENTAL PROTECTING AND CAP-ADDRESS UTILITIES FOR CDA PRE-CONSTRUCTION INSPECTION PRIOR TO PROCEEDING WITH DEMOLITION.
4. EXISTING ORIGINAL MATERIALS ARE TO BE RETAINED AND RESTORED TO THE GREATEST EXTENT POSSIBLE. ALL WINDOWS, TRIM, SIDING, AND ALL FINISH MATERIALS REMOVED ARE TO BE PRESERVED FOR REINSTALLATION OR SALVAGE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING MATERIAL.
5. STABILIZE AND REPAIR ELEMENTS THAT ARE EXPOSED WHEN DAMAGED OR NON-HISTORIC ADDITIONS OR FEATURES ARE REMOVED.
6. DIVERT DEMOLITION WASTE TO SALVAGE OR RECYCLING TO THE GREATEST EXTENT POSSIBLE.

GENERAL DEMOLITION NOTES - EXTERIOR

1. RETAIN BRACKETS AND DECORATIVE ROOF ELEMENTS TO GREATEST EXTENT POSSIBLE. REMOVE AND REPLACE RAFTER ENDS AND FASCIA DAMAGED BEYOND REPAIR WITH IN-KIND MATERIAL.
2. SIDING IS TO BE REPAIRED RATHER THAN REPLACED. REMOVE NON-HISTORIC ALUMINUM SIDING ON 1206 IN A MANNER THAT DOES NOT FURTHER DAMAGE ORIGINAL WOOD SIDING BENEATH. REMOVE SIDING DAMAGED BEYOND REPAIR FOR REPLACEMENT WITH IN-KIND MATERIAL.
3. SALVAGEABLE/FABRIL OR REPAIRABLE MATERIAL, INCLUDING SIDING AND WINDOWS, FROM AREAS TO BE REMOVED SHALL BE SAVED FOR REINSTALLATION AND REPAIR OF OTHER PORTIONS OF THE BUILDING, PARTICULARLY FOR USE ON THE FRONT FACADES.
4. REOPEN HISTORIC OPENINGS THAT HAVE BEEN CLOSED OFF OR WHOSE OPENING SIZES HAVE BEEN LATER MODIFIED.
5. PRESERVE WINDOW SCREENS LOCATED IN 1206 FOR REPAIR AND REINSTALLATION.
6. REMOVE PLASTER SKIRT AT 1206 FOUNDATION CRAWLSPACE.

GENERAL DEMOLITION NOTES - INTERIOR

1. REMOVE ALL MATERIAL DAMAGED BY FIRE MINIMIZING IMPACT TO ANY EXISTING MATERIAL THAT CAN BE REPAIRED OR SALVAGED.
2. PRESERVE ALL INTERIOR TRIM IF LOOSE OR IN THE WAY OF NECESSARY WORK. REMOVE WITHOUT FURTHER DAMAGE AND RETAIN FOR REPAIR AND REINSTALLATION.
3. REMOVE INTERIOR WALL FINISHES DAMAGED BEYOND REPAIR BUT RETAIN WALL BOARD AND OTHER MATERIAL THAT IS INTACT.
4. REMOVE EXISTING KITCHEN CABINETS.
5. EXISTING HVAC AND ELECTRICAL WILL BE REPLACED IN BOTH STRUCTURES. REMOVE ALL EXISTING EQUIPMENT TO PREPARE FOR REPLACEMENT.

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AUSTIN, TEXAS 78702

h-u-o # 22-006

Construction Documentation

DATE	DATE	NOTES

01 GROUND FLOOR SITE PLAN
1/27/2024

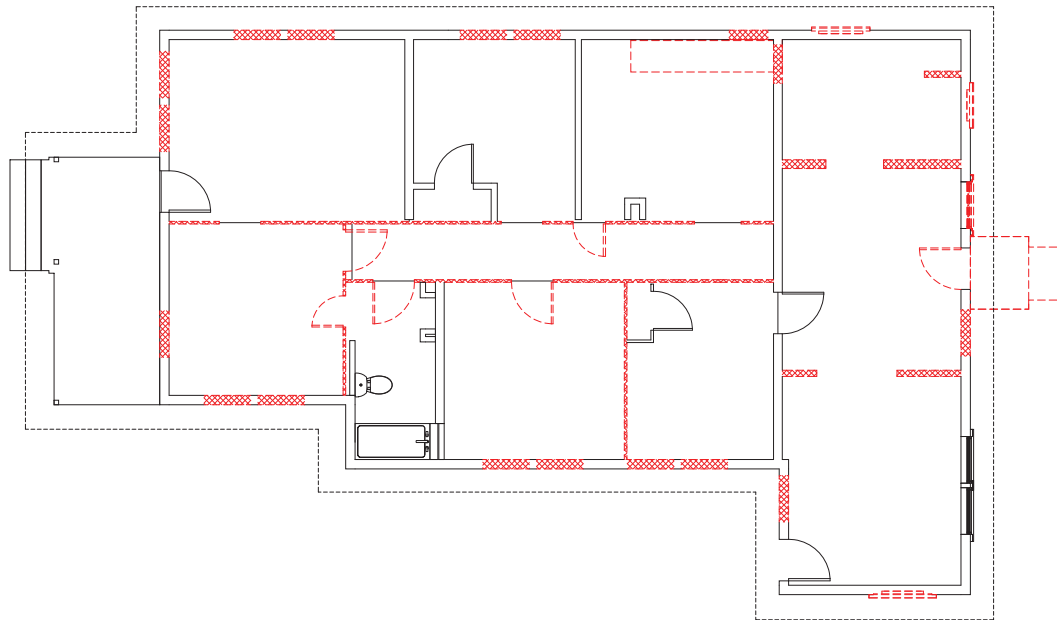
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AD102

1. NO TREES ARE TO BE REMOVED AS PART OF THE SCOPE OF DEMOLITION.
2. SCOPE OF DEMOLITION IS LESS THAN 50% OF TOTAL EXTERIOR WALLS.
3. AFTER ACTIVATION OF PERMIT, PLACE TREE AND ENVIRONMENTAL PROTECTIONS AND CAPADDRESS UTILITIES FOR CDA PRE-CONSTRUCTION INSPECTION PRIOR TO PROCEEDING WITH DEMOLITION.
4. EXISTING ORIGINAL MATERIALS ARE TO BE RETAINED AND RETURNED TO THE GREATEST EXTENT POSSIBLE. ALL WINDOWS, TRIM, SIDING, AND ALL FINISH MATERIALS REMOVED ARE TO BE PRESERVED FOR RESTORATION OR SALVAGE UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING MATERIAL.
5. STABILIZE AND REPAIR ELEMENTS THAT ARE EXPOSED WHEN REMOVED OR NON-HISTORIC ADDITIONS OR FEATURES ARE REMOVED.
6. DIVERT DEMOLITION WASTE TO SALVAGE OR RECYCLING TO THE GREATEST EXTENT POSSIBLE.

1. RETAIN BRACKETS AND DECORATIVE ROOF ELEMENTS TO GREATEST EXTENT POSSIBLE. REMOVE AND REPLACE RAFTER ENDS AND FASCIA DAMAGED BEYOND REPAIR WITH IN-KIND MATERIAL.
2. SIDING IS TO BE REPAIRED RATHER THAN REPLACED. REMOVE NON-HISTORIC ALUMINUM SIDING ON 1206 IN A MANNER THAT DOES NOT DAMAGE THE ORIGINAL WOOD SIDING BENEATH. REMOVE SIDING DAMAGED BEYOND REPAIR FOR REPLACEMENT WITH IN-KIND MATERIAL.
3. SALVAGEABLE OR REPAIRABLE MATERIAL, INCLUDING SIDING AND WINDOWS, FROM AREAS TO BE REMOVED SHALL BE SAVED FOR REINSTALLATION AND REPAIR OF OTHER PORTIONS OF THE BUILDING, PARTICULARLY FOR USE ON THE FRONT FACADES.
4. REOPEN HISTORIC OPENINGS THAT HAVE BEEN CLOSED OFF OR WHOSE OPENING SIZES HAVE BEEN LATER LOOSED.
5. PRESERVE WINDOW SCREENS LOCATED IN 1206 FOR REPAIR AND REINSTALLATION.
6. REMOVE PLASTER SKIRT AT 1206 FOUNDATION CRAWLSPACE.

1. REMOVE ALL MATERIAL DAMAGED BY FIRE MINIMIZING IMPACT TO ANY EXISTING MATERIAL THAT CAN BE REPAIRED OR SALVAGED.
2. PRESERVE ALL INTERIOR TRIM IF LOOSE OR IN THE WAY OF NECESSARY WORK, REMOVE WITHOUT FURTHER DAMAGE AND RETAIN FOR REPAIR AND REINSTALLATION.
3. REMOVE INTERIOR WALL FINISHES DAMAGED BEYOND REPAIR BUT RETAIN WALL BOARD AND OTHER MATERIAL THAT IS INTACT.
4. REMOVE EXISTING KITCHEN CABINETS.
5. EXISTING HVAC AND ELECTRICAL WILL BE REPLACED IN BOTH STRUCTURES. REMOVE ALL EXISTING EQUIPMENT TO PREPARE FOR REPLACEMENT.



02 | GROUND FLOOR SITE PLAN
SCALE: 1/4" = 1'-0"



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STIN, TEXAS 78702

Do # 22-006

Instruction Documentation

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DATE	NOTES

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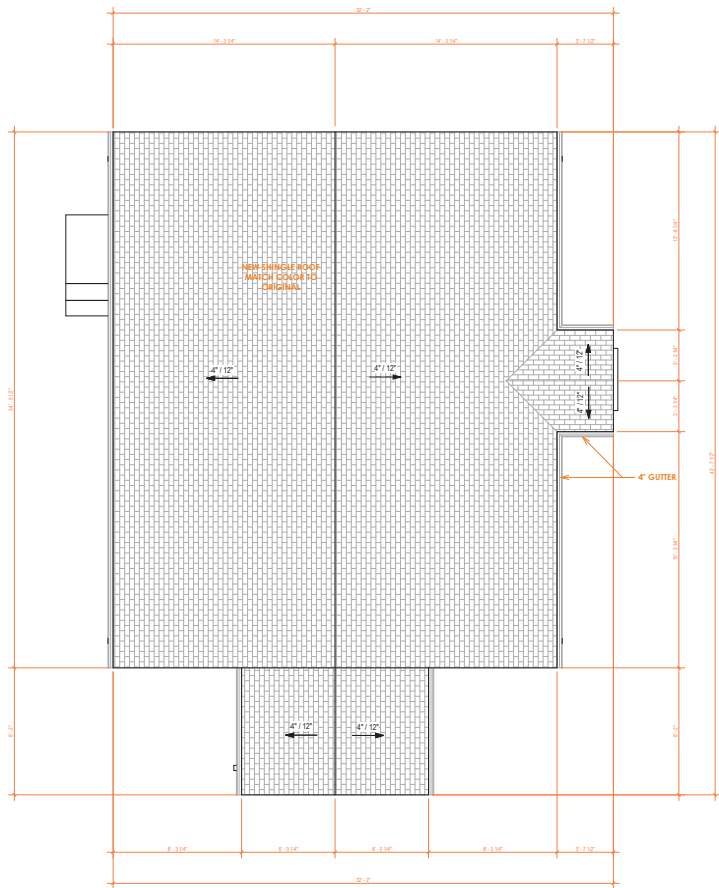
1304 DEMO PLAN

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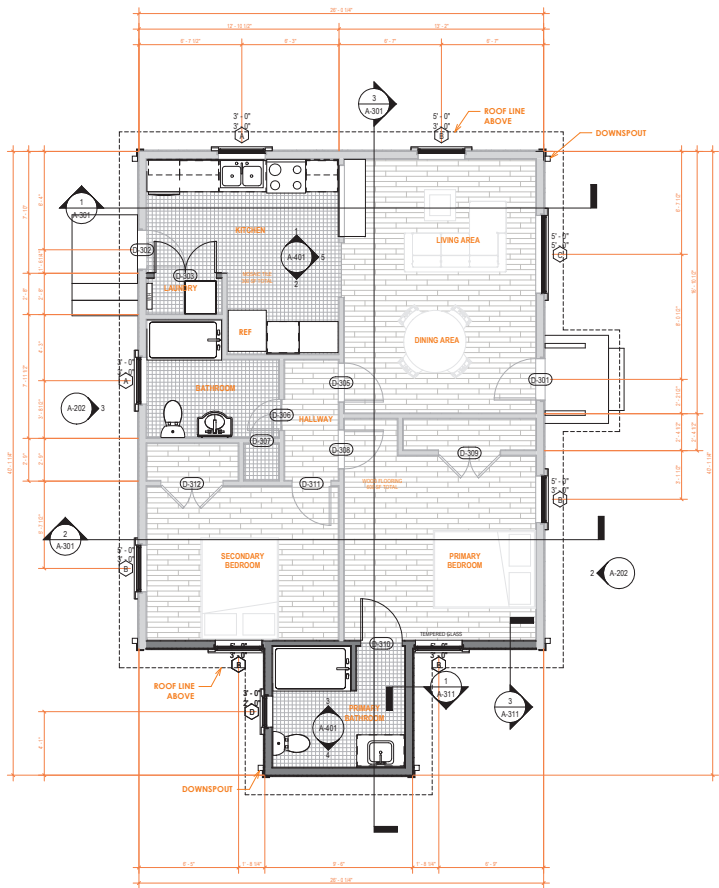
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02 ROOF PLAN
1209 FLOOR + ROOF PLAN



01 GROUND FLOOR PLAN
1206 FLOOR + ROOF PLAN

GENERAL NOTES

1. REFER TO DWELLING UNIT MATRIX DIAGRAM FOR LOCATION AND DISTRIBUTION OF ACCESSIBLE UNITS.
2. DIMENSIONS OF FRAMED WALLS ARE TO FACE OF STUD U.N.O.
3. EXTERIOR FACE OF WOOD FRAMING IS ALIGNED TO STRUCTURAL GRID LINES U.N.O.
4. DIMENSIONS OF OPENINGS ARE TO CENTER OF OPENING U.N.O.

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1209 FLOOR + ROOF PLAN

DATE

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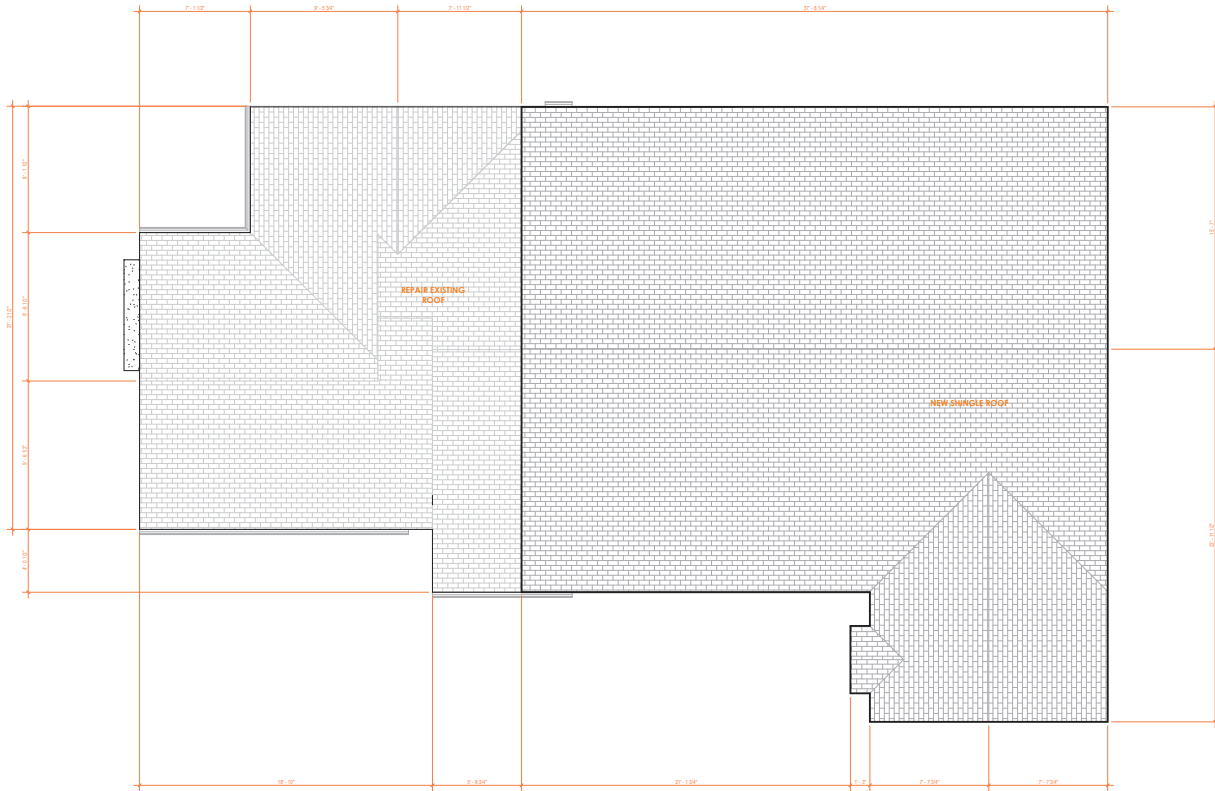
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1206 ROOF PLAN

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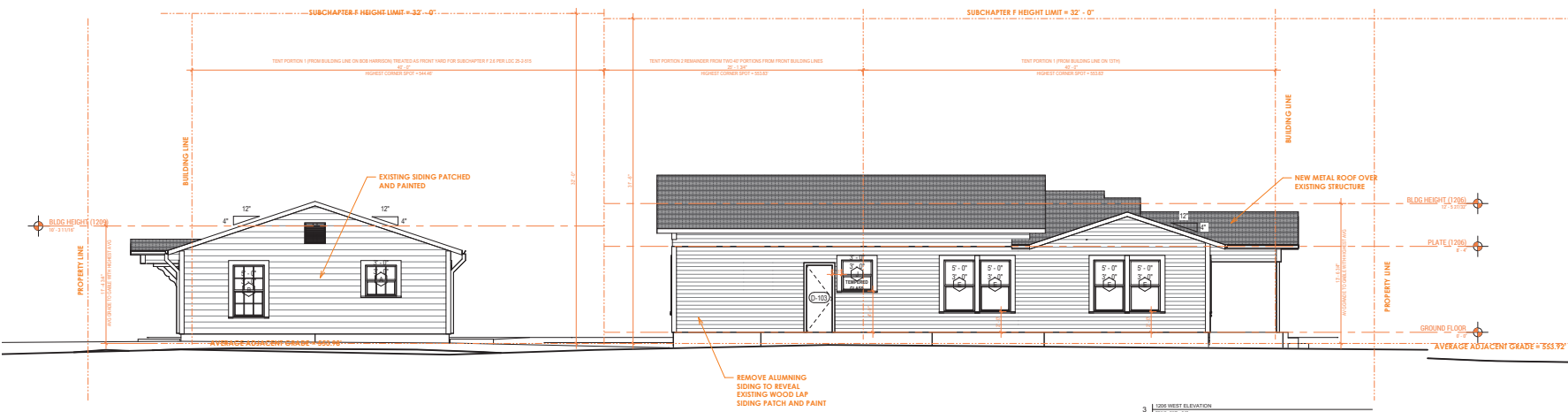
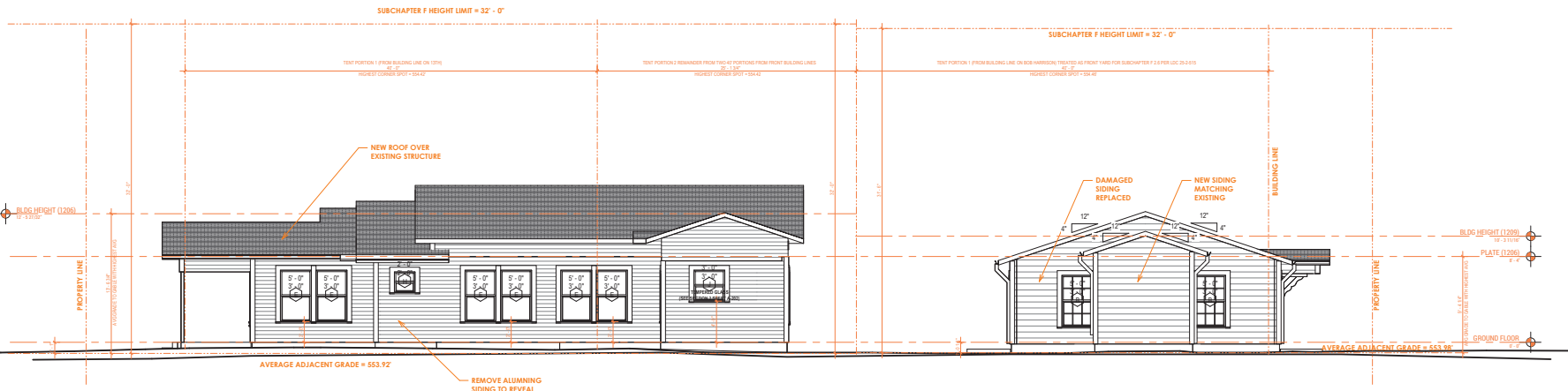
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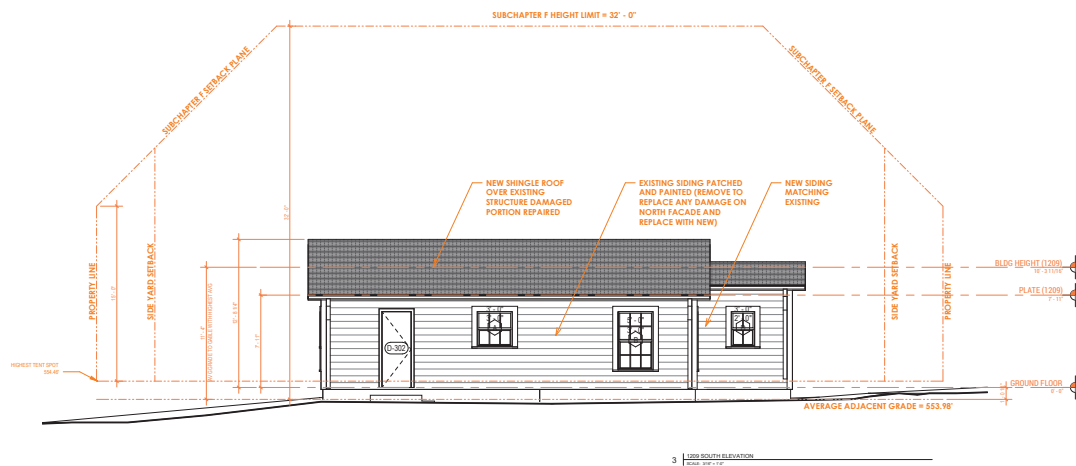


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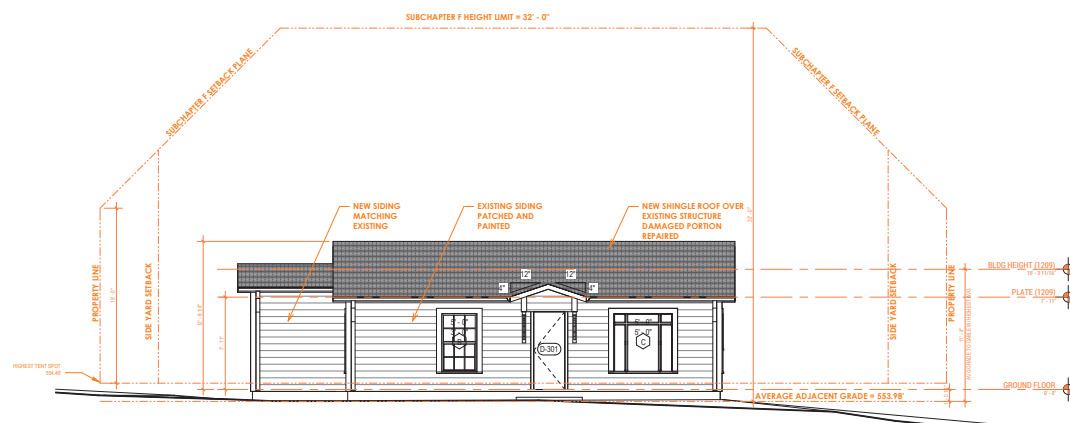
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Construction Documentation

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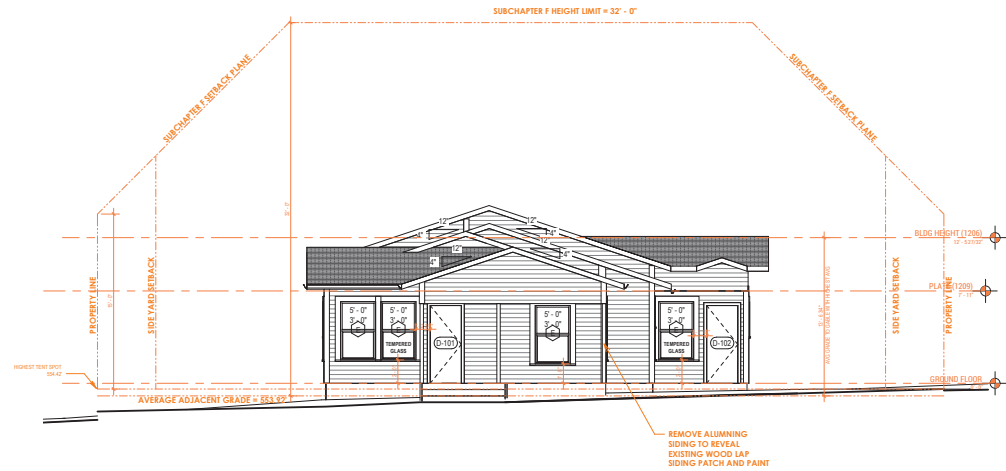
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1209 ELEVATIONS

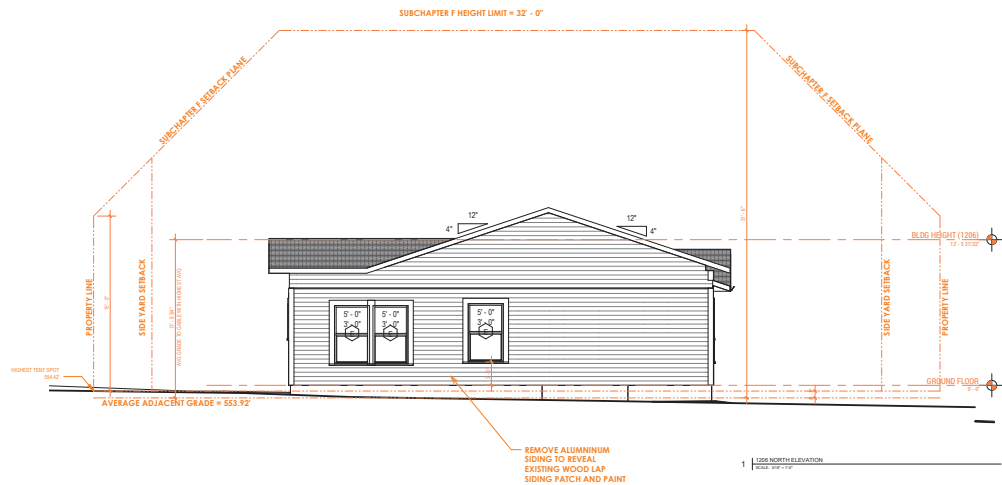
QUESTIONS

A-202

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2 | 1205 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 | 1205 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1206 E 13TH
RESTORATION

Preservation
1209 BOB HARRISON
1206 E 13TH STREET
AUSTIN, TEXAS 78702

Issue # 22-005

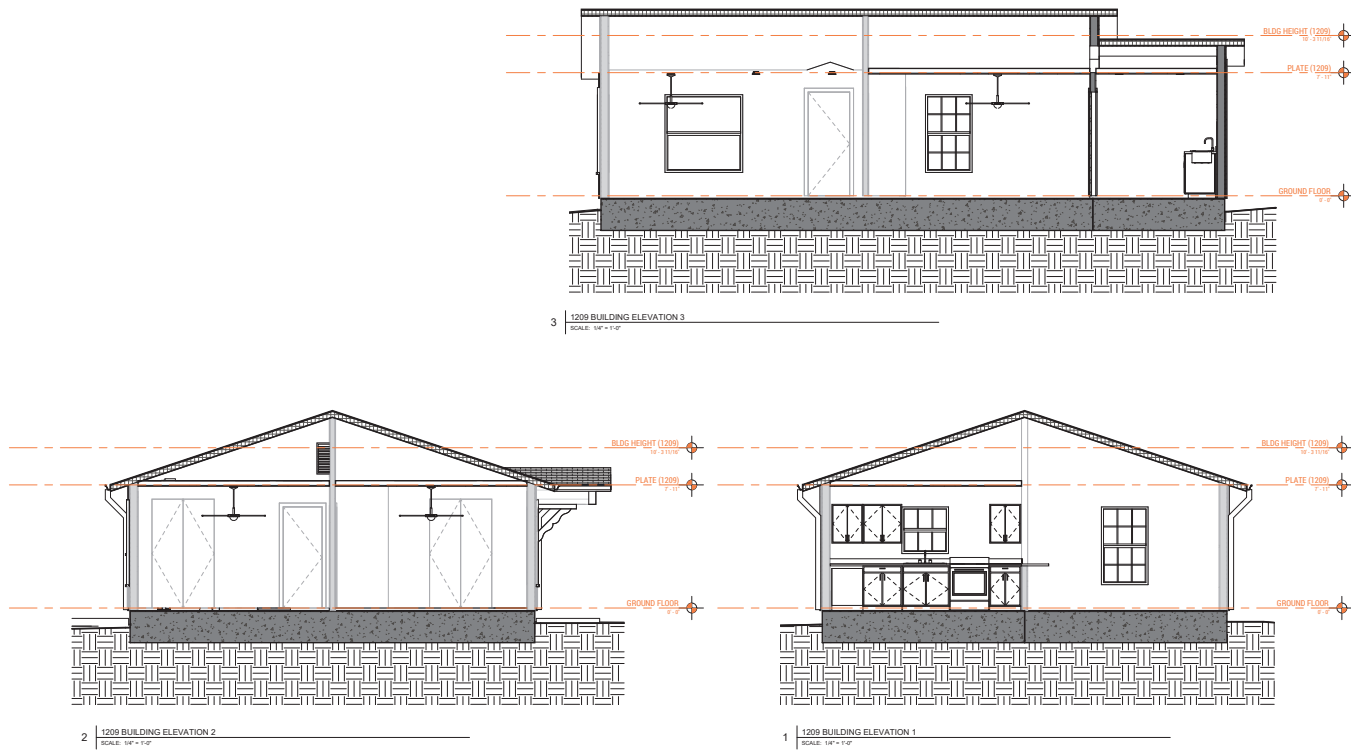
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1206 ELEVATIONS

A-203

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1206 E 13TH
RESTORATION

Preservation
1209 BOB HARRISON
1206 E 13TH STREET
AUSTIN, TEXAS 78702

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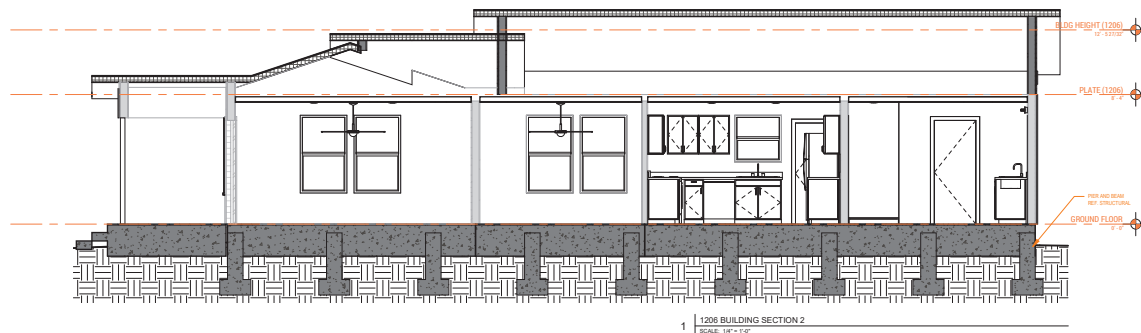
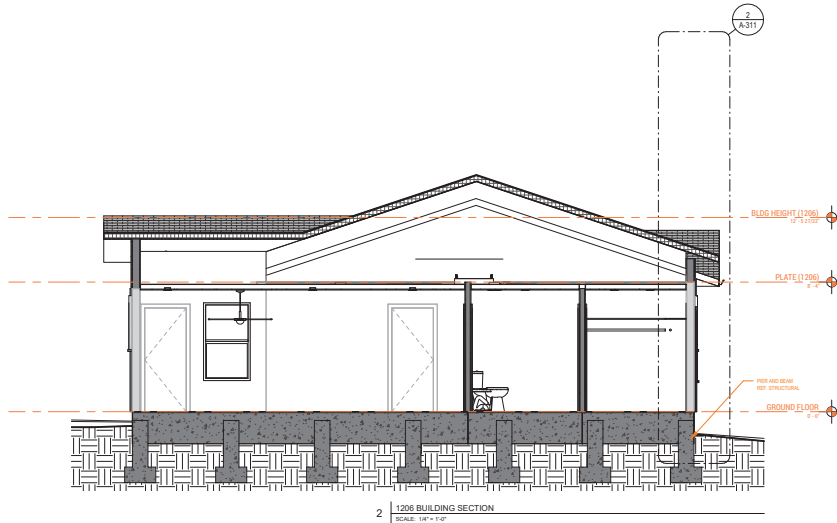
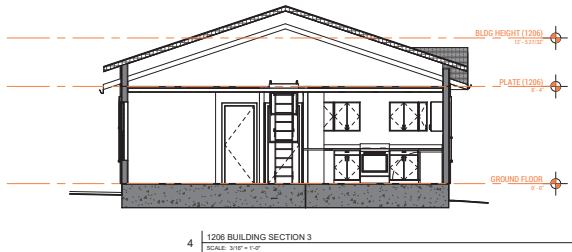
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1209 BUILDING
SECTIONS

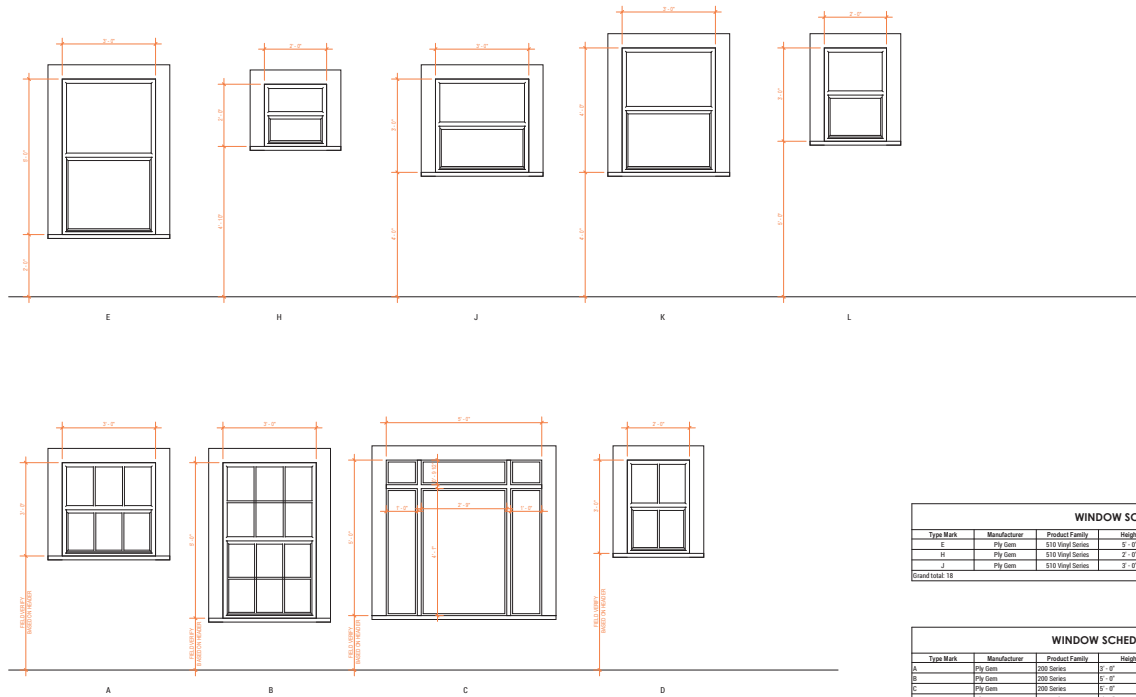
1209 BUILDING

A-301



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WINDOW LEGEND 1206
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE - 1206 E 13TH							
Type Mark	Manufacturer	Product Family	Height	Width	Rough Height	Rough Width	Count
E	Ply Gem	510 Vinyl Series	3'-0"	2'-0"	3'-0 1/2"	2'-0 1/2"	16
H	Ply Gem	510 Vinyl Series	2'-0"	2'-0"	2'-0 1/2"	2'-0 1/2"	1
J	Ply Gem	510 Vinyl Series	3'-0"	3'-0"	3'-0 1/2"	3'-0 1/2"	2
Grand total: 19							

WINDOW SCHEDULE - 1209 BOB HARRISON							
Type Mark	Manufacturer	Product Family	Height	Width	Rough Height	Rough Width	Count
A	Ply Gem	200 Series	2'-0"	2'-0"	2'-0 1/2"	2'-0 1/2"	2
B	Ply Gem	200 Series	5'-0"	2'-0"	5'-0 1/2"	2'-0 1/2"	5
C	Ply Gem	200 Series	5'-0"	2'-0"	5'-0 1/2"	2'-0 1/2"	1
D	Ply Gem	200 Series	2'-0"	2'-0"	2'-0 1/2"	2'-0 1/2"	1
Grand total: 9							

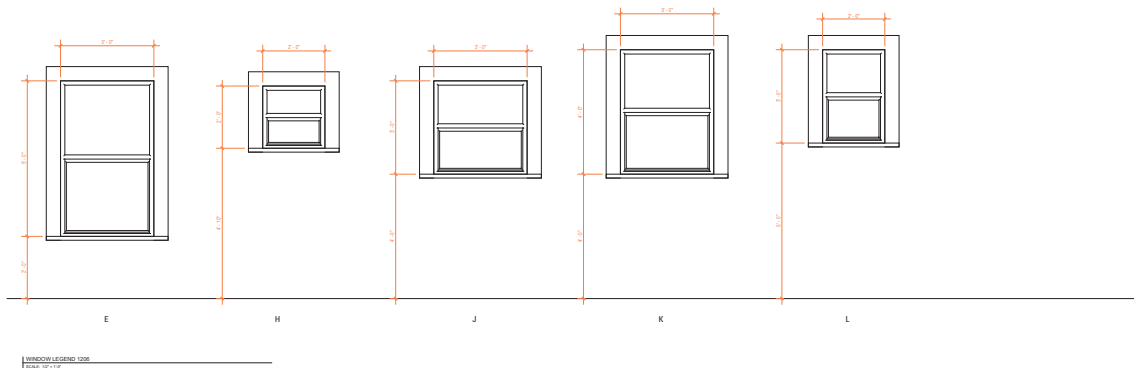
DOOR SCHEDULE - 1206 E 13TH				
MARK	LOCATION	DOOR TYPE	DOOR SIZE	THICKNESS
D-101	FRONT ENTRY	BA	32' x 80' ENTRY	1 3/4"
D-102	REAR ENTRY	BA	32' x 80' ENTRY	1 3/4"
D-103	REAR ENTRY	BA	30' x 80' ENTRY	1 3/4"
D-104	SECONDARY CLOSET	BB	30' x 80'	1 3/8"
D-105	SECONDARY BEDROOM	BB	32' x 80'	1 3/8"
D-106	BATHROOM	BB	30' x 80'	1 3/8"
D-107	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-108	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-109	SECONDARY CLOSET	BB	30' x 80'	1 3/8"
D-110	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-111	SECONDARY CLOSET	BB	30' x 80'	1 3/8"
D-112	LAUNDRY CLOSET	BB	30' x 80'	1 3/8"
D-113	PRIMARY BEDROOM	BA	32' x 80'	1 3/8"
D-114	PRIMARY BATHROOM	BA	32' x 80'	1 3/8"
D-115	PRIMARY CLOSET	BA	32' x 80'	1 3/8"

DOOR SCHEDULE - 1209 BOB HARRISON				
MARK	LOCATION	DOOR TYPE	DOOR SIZE	THICKNESS
D-301	FRONT ENTRY	BA	32' x 80' ENTRY	1 3/4"
D-302	REAR ENTRY	BA	30' x 80' ENTRY	1 3/4"
D-303	LAUNDRY CLOSET	AA	48' x 84'	1 3/8"
D-304	HALLWAY	BB	30' x 82'	1 3/8"
D-305	BATHROOM	BB	24' x 72'	1 3/8"
D-306	BATHROOM LINEN	BC	18' x 82'	1 3/8"
D-307	PRIMARY BEDROOM	BB	30' x 82'	1 3/8"
D-310	PRIMARY BATHROOM	BA	32' x 80'	1 3/8"
D-311	SECONDARY BEDROOM	BB	30' x 82'	1 3/8"
D-312	SECONDARY CLOSET	AA	48' x 84'	1 3/8"

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

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#	DATE	NOTES

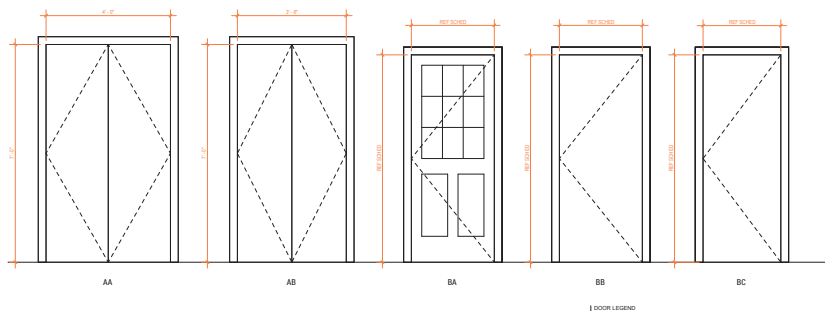


WINDOW LEGEND - 1206

WINDOW SCHEDULE - 1206 E 13TH							
Type Mark	Manufacturer	Product Family	Height	Width	Rough Height	Rough Width	Count
E	Ply Gem	510 Vinyl Series	3'-0"	3'-0"	3'-0 1/2"	3'-0 1/2"	16
H	Ply Gem	510 Vinyl Series	2'-0"	2'-0"	2'-0 1/2"	2'-0 1/2"	1
J	Ply Gem	510 Vinyl Series	3'-0"	3'-0"	3'-0 1/2"	3'-0 1/2"	2

Ground Floor - 10

DOOR SCHEDULE - 1206 E 13TH				
MARK	LOCATION	DOOR TYPE	DOOR SIZE	THICKNESS
D-101	FRONT ENTRY	BA	32' x 80' ENTRY	1 3/4"
D-102	SIDE ENTRY	BA	32' x 80' ENTRY	1 3/4"
D-103	REAR ENTRY	BA	32' x 80' ENTRY	1 3/4"
D-104	SECONDARY CLOSET	BB	30' x 80'	1 3/8"
D-105	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-106	BATHROOM	BB	30' x 80'	1 3/8"
D-107	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-108	SECONDARY CLOSET	BB	30' x 80'	1 3/8"
D-109	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-110	SECONDARY CLOSET	BB	30' x 80'	1 3/8"
D-111	SECONDARY BEDROOM	BA	32' x 80'	1 3/8"
D-112	LAUNDRY CLOSET	BB	30' x 80'	1 3/8"
D-113	PRIMARY BEDROOM	BA	32' x 80'	1 3/8"
D-114	PRIMARY BATHROOM	BA	32' x 80'	1 3/8"
D-115	PRIMARY CLOSET	BA	32' x 80'	1 3/8"



DOOR LEGEND

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1206 E 13TH RESTORATION

Preservation
1206 E 13TH STREET
AUSTIN, TEXAS 78702

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1206 OPENING SCHEDULES

A-502

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