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: 1105 West 9th Street	Tax Parcel ID: 106930
Legal Description: Lot 9 Blk A Olt 2 Div Z Rayond Subd	
Zoning District: MF-4	Lot Area (sq ft): 9,168.00
Neighborhood Plan Area (if applicable): Old West Austin	Historic District (if applicable): Castle Hill LHD

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: 3-family

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: 3	# bedrooms upon completion: 3	# baths existing: 3.0	# baths upon completion: 3.5

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

Complete exterior and interior rahabilitation, new addition; central HVAC, new electrical, site improvements

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

Job Valuation

Total Job Valuation:	Amount of Total Job Valuation dedicated to all Addition and/or New Construction:	Amount of Total Job Valuation dedicated to all Remodel/Repair:
$ 400,000	$ 250,000	Bldg: $ 230,000
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: $ 250,000 Elec: ■ Y ☐ N | Plmbg: ■ Y ☐ N | Mech: ■ Y ☐ N	Elec: $ 70,000 Plmbg: $ 40,000 Mech: $ 60,000
	Amount for Accessory Structure: $ _____ Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ N	TOTAL: $ 400,000

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) 1st Floor conditioned area	1,070.00		13.00		1,083.00	0.00
b) 2nd Floor conditioned area	1,180.00		-221.00		959.00	0.00
c) 3rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)					0.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	127.00		731.00		858.00	0.00
g) Other covered or roofed area	149.00		-149.00		0.00	0.00
h) Uncovered wood decks	51.00		-51.00		0.00	0.00
Total Building Area (total a through h)	2,577.00	0.00	323.00	0.00	2,900.00	0.00
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): 1,580.00 % of lot size: 17

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): 3,987.00 % 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)

Building Height: 31 ft 5 in Number of Floors: 2

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): _____ 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
1st Floor		1,064.00	19.00			1,083.00
2nd Floor		1,188.00	-229.00			959.00
3rd Floor		0.00	0.00			0.00
Area w/ ceilings > 15'		0.00	0.00	Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		178.00	319.00	☐ Full Porch sq ft (3.3.3 A) ■ 200 sq ft (3.3.3 A 2)	200.00	297.00
Basement		0.00	0.00	Must follow article 3.3.3B, see note below		0.00
Attic		0.00	0.00	Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	0.00	0.00	☐ 200 sq ft (3.3.2 B 1)		0.00
	Detached	0.00	0.00	☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)		0.00
Carport**: (check article utilized)	Attached	0.00	0.00	☐ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***		0.00
	Detached	0.00	0.00	☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)		0.00	0.00			0.00
Totals		2,430.00	109.00			2,339.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 2,339.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 25 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.

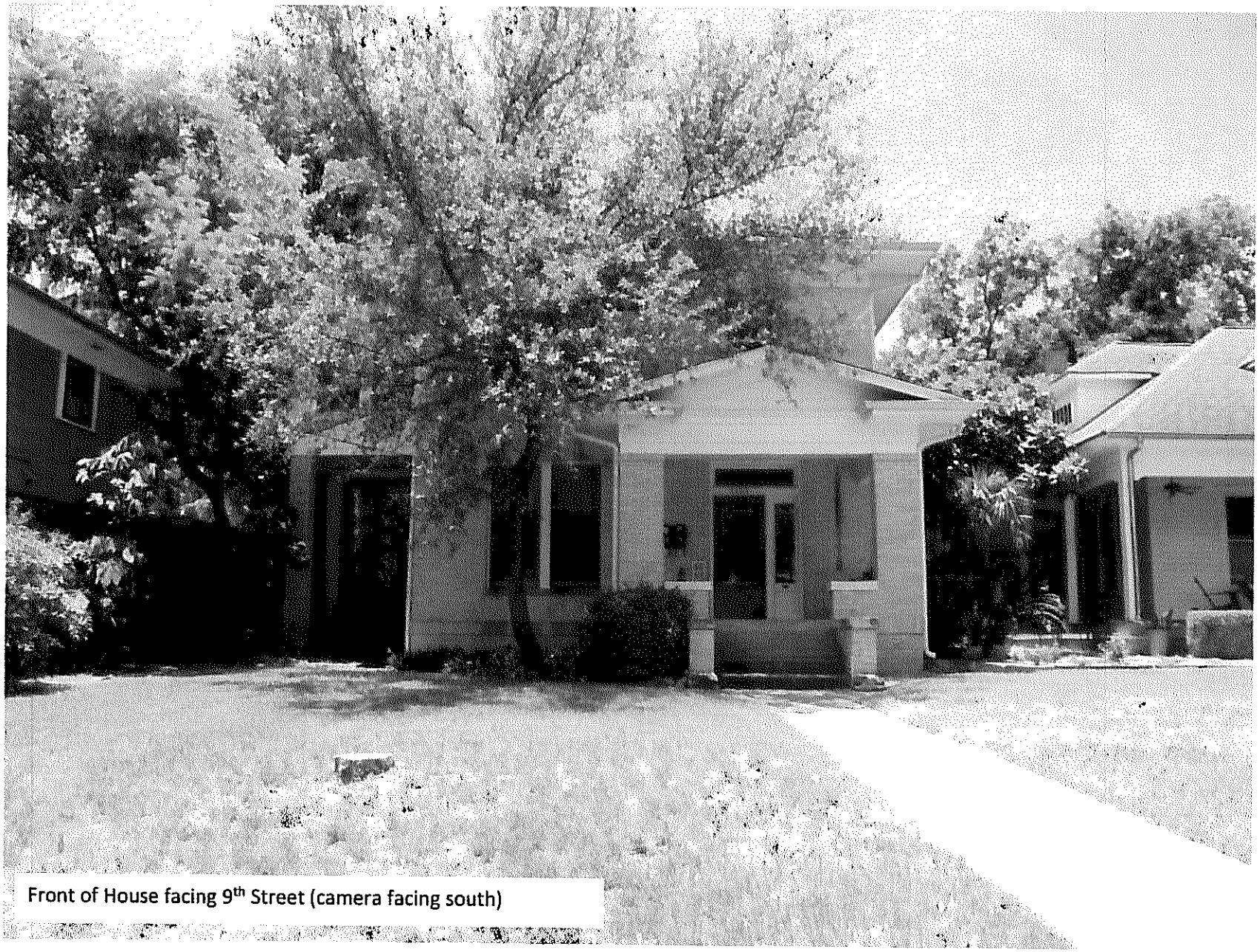
****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 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.

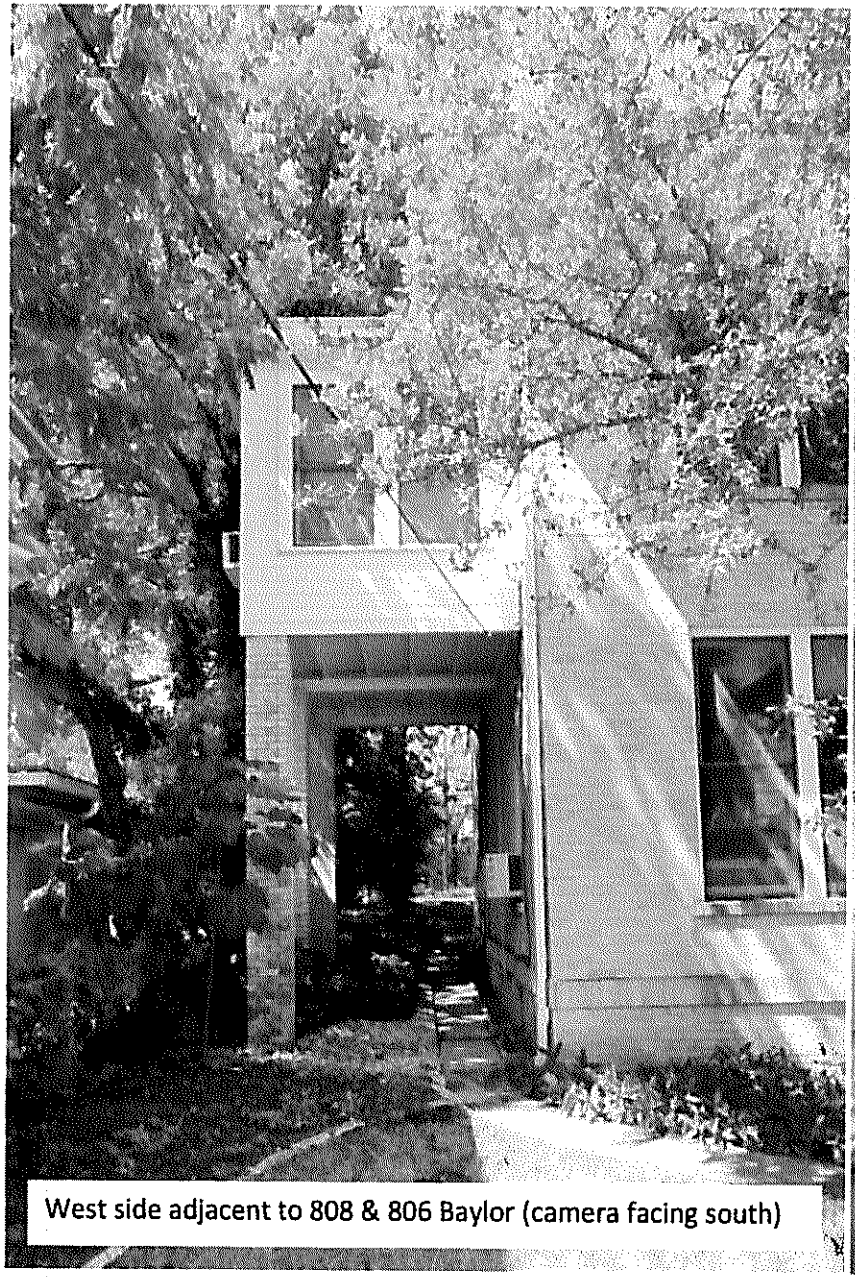
Front of House facing 9th Street (camera facing southeast)



Front of House facing 9th Street (camera facing south)

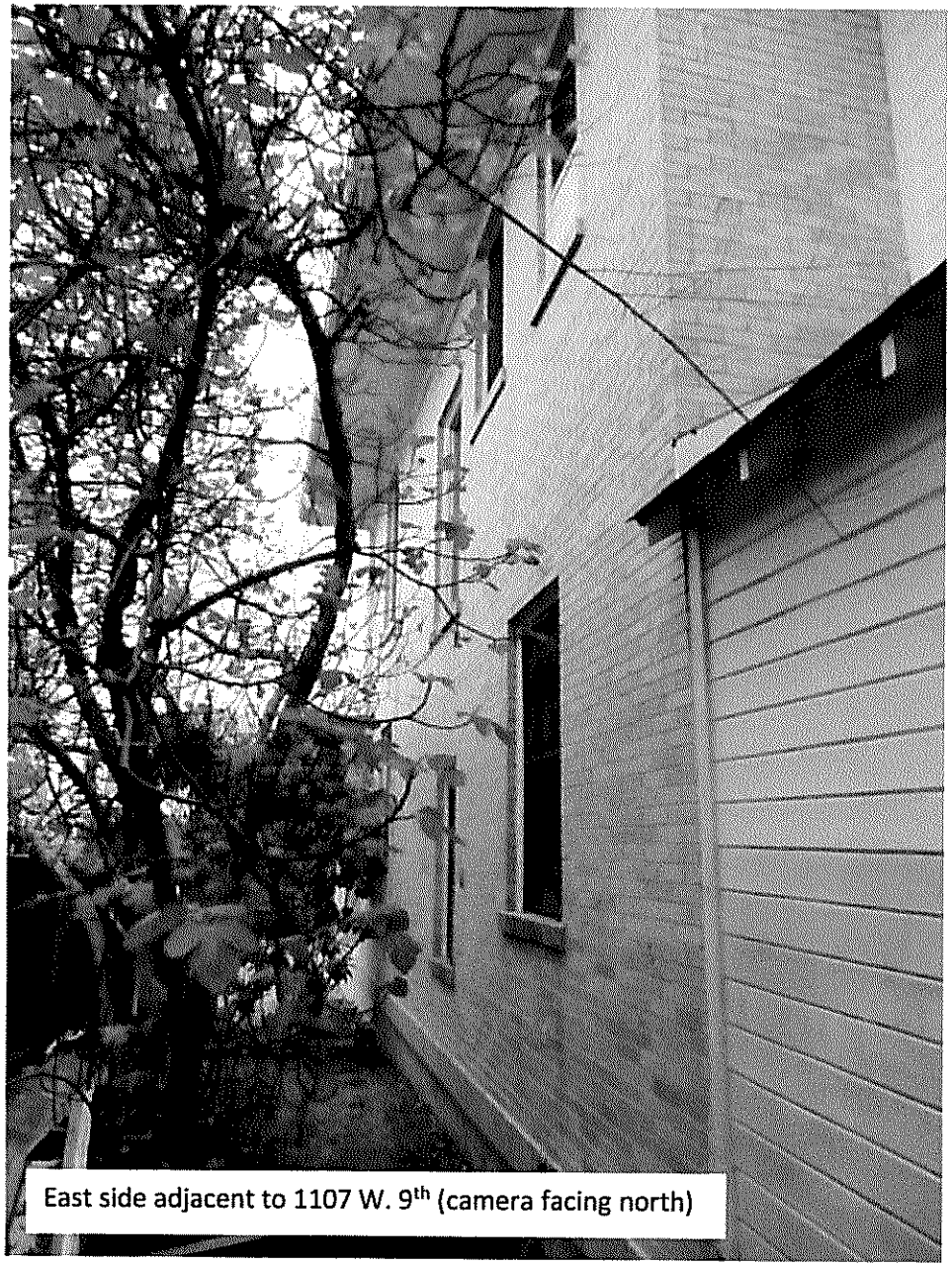
Rear of house adjacent to alley (camera facing north)

Rear of house adjacent to alley (camera facing north)



West side adjacent to 808 & 806 Baylor (camera facing south)

(camera facing north)



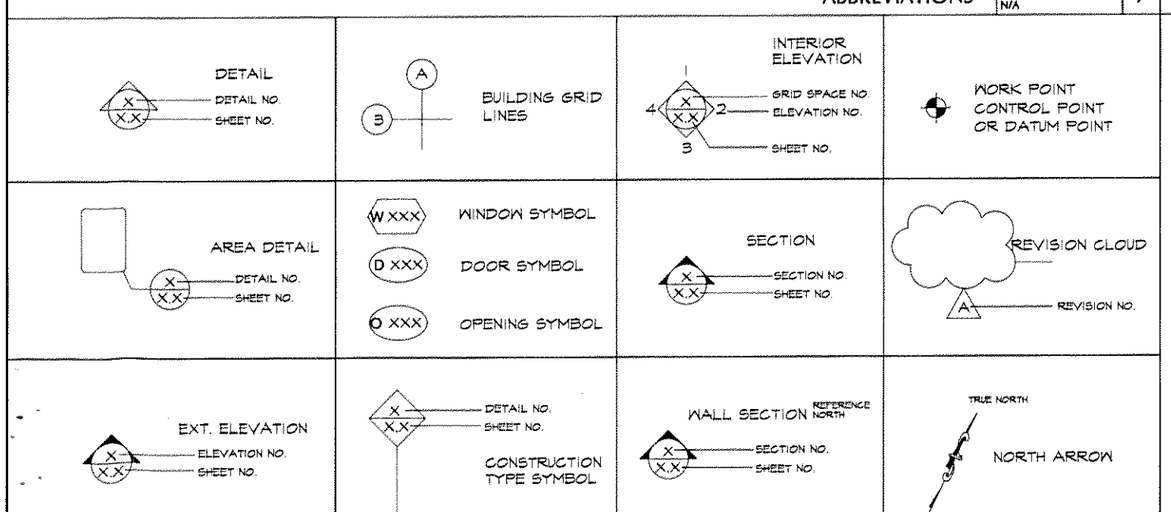
East side adjacent to 1107 W. 9th (camera facing north)

1105 9TH. W. STREET
AUSTIN, TEXAS

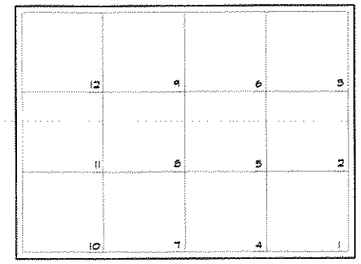
PROJECT TITLE | SCALE: N/A | 6

&	And
<	Angle
@	At
℄	Centerline
Ø	Diameter or Round
⊥	Perpendicular
#	Number
(E)	Existing
A.A.P.E.	Abv. Approved Pad Elev.
A.B.	Anchor Bolt
A/C	Air Condition(ing)
A.C.	Asphaltic Concrete
AC.T.	Acoustical Tile
ACOUS.	Acoustical
ADJ.	Adjustable
A.E.F.F.	Abv. Exterior Finished Flr.
A.F.F.	Above Finish Floor
ALT.	Alter or Alternate
ALUM.	Aluminum
ANOD.	Anodized
A.P.	Access Panel
APPROX	Approximately
ARCH.	Architectural
ASPH.	Asphalt
BD.	Board
BITUM.	Bituminous
BLDG.	Building
BLK.	Block
BLKG.	Blocking
BM.	Beam
BOT.	Bottom
B.R.	Bedroom
BSMT.	Basement
B.U.R.	Built Up Roofing
CAB.	Cabinet
CARP.	Carpet
C.B.	Catch Basin
CEM.	Cement
CER.	Ceramic
C.I.	Cast Iron
CLG.	Ceiling
CLO.	Closet
CLR.	Clear
C.M.U.	Concrete Masonry Unit
CNTR.	Counter
COL.	Column
CONC.	Concrete
COND.	Condition
CONN.	Connection
CONST.	Construction
CONT.	Continuous
CONTR.	Contractor
CORR.	Corridor
C.T.	Ceramic Tile
CTR.	Center
CTSK.	Countersunk
C.W.	Cold Water
D.	Deep, Depth
DBL.	Double
DET.	Detail
D.F.	Drinking Fountain
DIA.	Diameter
DIM.	Dimension
DISP.	Dispenser
DN.	Down
D.O.	Door Opening
DR.	Door
DRY	Dryer
D.S.	Downspout
D.S.P.	Dry Standpipe
D.W.	Dishwasher
DWG.	Drawing
DWR.	Drawer
E.	East
EA.	Each
E.J.	Expansion Joint
EL.	Elevation
ELEC.	Electrical
ELEV.	Elevator
EMER.	Emergency
ENCL.	Enclosure
E.O.S.	Edge of Slab
EQ.	Equal
EQUIP.	Equipment
E.W.	Each way
E.W.C.	Electric Water Heater
EXIST.	Existing
EXP.	Expansion
EXPO.	Exposed
EXT.	Exterior
F. A.	Fire Alarm
F.D.	Floor Drain
FDN.	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab
F.F.	Finish Floor
F.G.	Finish Grade
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FLASH.	Flashing
FLR.	Floor
FLUOR.	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.P.	Face of Plywood
F.O.S.	Face of Stud
FPRF.	Fireproof
FR.	Frame
F.S.	Full Size
FT.	Foot, Feet
FTG.	Footing
FURR.	Furring, Furred
FUT.	Future
GA.	Gauge
GALV.	Galvanized
G.B.	Grab Bar
G.I.	Galvanized Iron
GL.	Glass, Glazing
GND.	Ground
GR.	Grade
GYP. BD.	Gypsum Board
H.	High
H.B.	Hose Bib
H.C.	Hollow Core
HCP.	Handicapped
HDWD.	Hardwood
HDWR.	Hardware
H.M.	Hollow Metal
H.P.	High Point
HORIZ.	Horizontal
HR.	Hour
HT.	Height
HVAC.	Heating, Ventilation and Air Conditioning
H.W.	Hot Water
INCL.	Including
I.D.	Inside Diameter
INSUL.	Insulation
INT.	Interior
JAN.	Janitor
JST.	Joist
JT.	Joint
KIT.	Kitchen
LAM.	Laminate
LAV.	Lavatory
L.F.	Lineal Foot
L.H.	Left Hand
LKR.	Locker
L.R.	Living Room
LT.	Light
LVR.	Louver
MATL.	Material
MAX.	Maximum
M.B.	Machine Ball
MECH.	Mechanical
MEMB.	Membrane
MET.	Metal
MFR.	Manufacture
MH.	Manhole
MIN.	Minimum
MIR.	Mirror
MISC.	Miscellaneous
M.O.	Masonry Opening
M.R.	Moisture Resistant
MTD.	Mounted
MUL.	Mullion
N.	North
N.I.C.	Not in Contract
NO.	Number
NOM.	Nominal
N.S.	No Scale
N.T.S.	Not to Scale
O/	Over
O.A.	Overall
OBSC.	Obscure
O.C.	On Center
O.D.	Outside Diameter
O.D.	Overflow Drain (Roof Plan)
O.F.C.I.	Owner Furnish-Contract Installed
OFF.	Office
O.H.	Overhang
OVHD.	Overhead
OV.	Oven
OPNG.	Opening
OPP.	Opposite
O.T.S.	Off the Shelf
PC.	Piece
P.D.	Planter Drain
PL.	Plate
P.L.	Property Line
PLBG.	Plumbing
P.LAM.	Plastic Laminate
PLAS.	Plaster
PLYWD.	Plywood
PR.	Pair
PT.	Paint
P.T.D.	Paper Towel Dispenser
PTN.	Partition
Q.T.	Quarry Tile
RI.	Riser
RAD.	Radius
R.D.	Roof Drain
REF.	Reinforced or Reinforcing
REFR.	Reference
REINF.	Refrigerator
REQ.	Required
RESIL.	Resilient
REV.	Revised
RFG.	Roofing
R.H.	Right Hand
RM.	Room
R.O.	Rough Opening
RWD.	Redwood
S.	South
S.C.	Solid Core
SCHED.	Schedule
SECT.	Section
SEP.	Separation, Separate
SH.	Shelf
SHR.	Shower
SHT.	Sheet
SIM.	Similar
SLDG.	Sliding
SPEC.	Specification
SQ.	Square
S.S.	Stainless Steel
S.SK.	Service Sink
STD.	Standard
STL.	Steel
STOR.	Storage
STRUCT.	Structural
SUSP.	Suspended
SW.	Switch
SYM.	Symmetrical
SYS.	System
T.B.	Towel Bar
T&G	Tongue & Groove
T.C.	Top of Curb
T.D.	Top of Drain
T.P.	Top of Pavement
TEL.	Telephone
TEMP.	Tempered, Temperate
TER.	Terrazzo
THK.	Thick, Thickness
THR.	Threshold
TOIL.	Toilet
THR. PT.	Through Put
T.P.	Toilet Paper Dispenser
T.O.S.	Top Of Pad
T.P.	Top Of Sheathing
T.P.D.	Top of Pavement
TRASH	Trash Compactor
T.S.	Tube Steel
T.V.	Television
T.W.	Top of Wall
TYP.	Typical
UNF.	Unfinished
U.O.N.	Unless Otherwise Noted
UR.	Urinal
U.S.P.	Under Separate Permit
VERT.	Vertical
VEST.	Vestibule
VOL.	Volume
W.	West
W/	With
WASH	Washer
W.H.	Water Heater
W/0	Without
W.C.	Water Closet
WD.	Wood
WP.	Waterproof
WPM.	Waterproof Membrane
WSCT.	Wainscot
W.S.P.	Wet Stand Pipe
WT.	Weight

ABBREVIATIONS | SCALE: N/A | 7



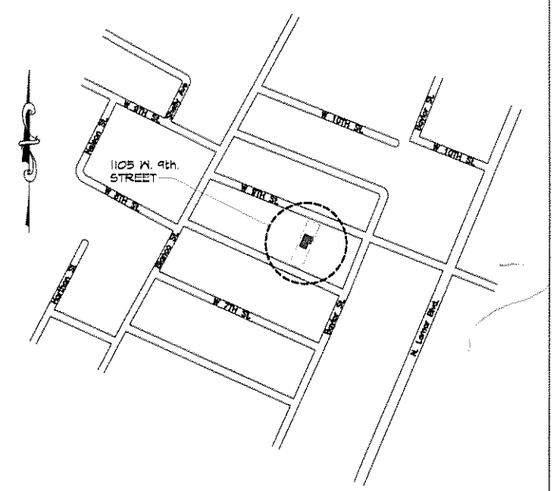
PROJECT SYMBOLS | SCALE: N/A | 8



ALL DRAWINGS AND DETAILS ARE IDENTIFIED BY THE GRID NUMBER IN THE LOWER RIGHT HAND CORNER. ALL NUMBER LOCATIONS CONFORM TO THIS GRID SYSTEM.

SHEET GRID SYSTEM | SCALE: N/A | 3

AUSTIN, TEXAS



VICINITY MAP | SCALE: N/A | 4

ARCHITECTURAL DRAWINGS

A 1.0	COVER SHEET
A 2.0	ARCHITECTURAL SITE PLAN - EXISTING
A 2.1	ARCHITECTURAL SITE PLAN - NEW PROPOSED
A 3.0	FIRST & SECOND FLOOR DEMOLITION PLAN
A 3.1	FIRST & SECOND FLOOR ANNOTATION PLAN
A 3.2	FIRST & SECOND FLOOR DIMENSION PLANS
A 3.3	ROOF PLAN
A 4.0	BUILDING SECTIONS
A 5.0	NORTH & EAST EXTERIOR ELEVATIONS
A 5.1	SOUTH & WEST EXTERIOR ELEVATIONS
A 5.2	EXTERIOR ELEVATION MAXIMUM HEIGHT ENVELOPES
A 6.0	DOOR SCHEDULE
A 6.1	WINDOW SCHEDULE
A 7.0	STAIR DETAILS
A 8.0	EXTERIOR DETAILS
A 8.1	EXTERIOR DETAILS
AE 3.0	EXTERIOR DETAILS
AE 3.1	EXTERIOR DETAILS

DRAWING INDEX | SCALE: N/A | 1

PROJECT LEAGL DESCRIPTION:

PROJECT ADDRESS
1105 W. 9th. Street, Austin, TX

Lot #9, Block - A . Olt 2 Div. Z (Old West Austin)

Parcel I.D. 106930

Zoning District: MF-4

Historic District: Castle Hill LHD

Lot Size: 9,168 Sq. Ft.

PROJECT DATA | SCALE: N/A | 5

CONTRACTORS AND CONSULTANTS

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DIRECTORY | SCALE: N/A | 2

HABLINSKI

Architecture

THESE DRAWINGS, DESIGN CONCEPTS, AND IDEAS ARE THE PROPERTY OF WILLIAM HABLINSKI ARCHITECTURE AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING

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AUSTIN OFFICE
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AUSTIN, TX 78746
TEL: (310) 600-6940

REGISTERED ARCHITECT WILLIAM M. HABLINSKI 5480 STATE OF TEXAS

W. M. HABLINSKI, AIA DATE 04-26-17

PROJECT TITLE AND ADDRESS:
1105 W. 9th ST.
AUSTIN, TEXAS

NOTES:
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REVISION DATE:

SHEET NAME AND SCALE: AS NOTED
COVER SHEET

APRIL 4th. 2017

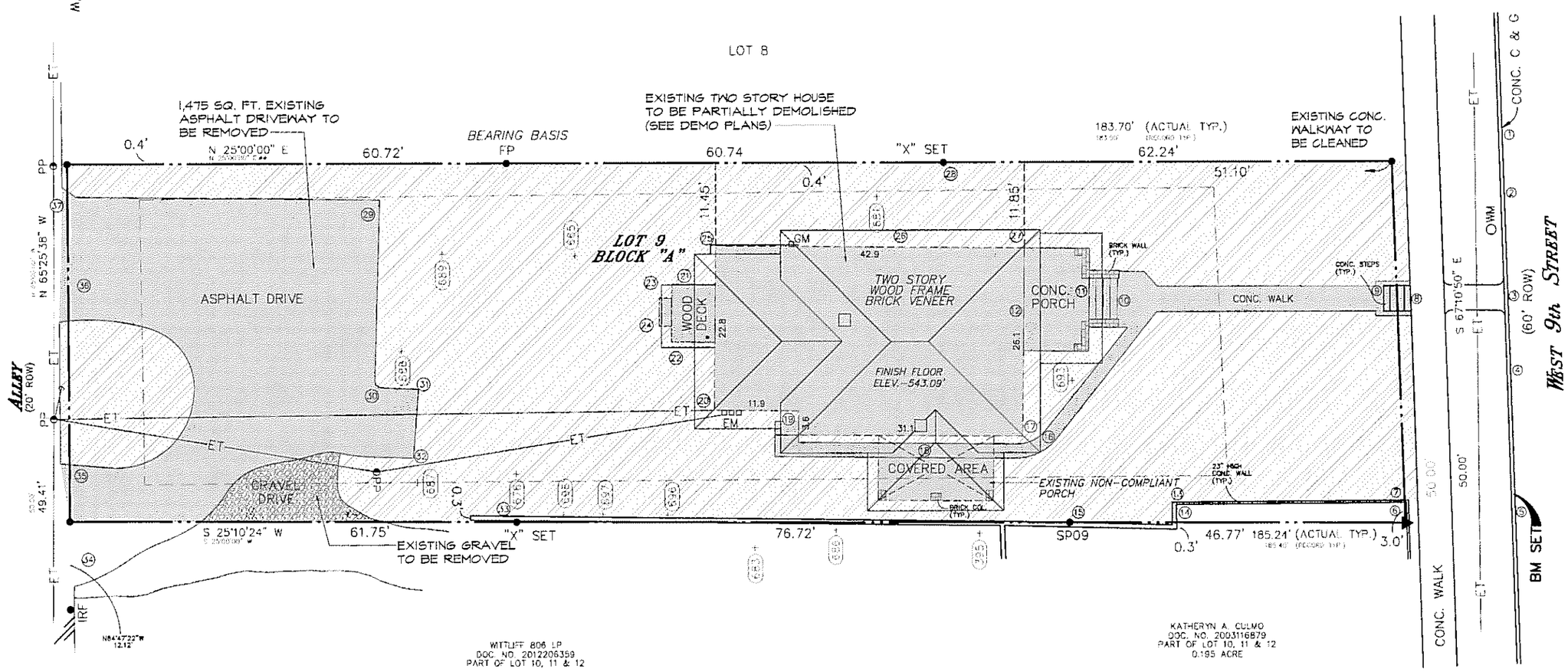
DRAWING DATA:

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

A 1.0



PERVIOUS COVERAGE

IMPERVIOUS COVERAGE

SPOT ELEVATIONS

1	538.83'	26	541.75'
2	538.72'	27	542.91'
3	538.20'	28	542.92'
4	535.73'	29	542.33'
5	534.55'	30	542.27'
6	538.44'	31	541.93'
7	537.14'	32	541.11'
8	538.59'	33	540.84'
9	538.93'	34	538.44'
10	539.87'	35	543.46'
11	542.88'	36	543.44'
12	543.00'	37	543.32'
13	539.69'	38	543.35'
14	540.05'	39	543.00'
15	537.87'	40	543.00'
16	540.18'	41	543.42'
17	540.27'	42	543.83'
18	540.44'	43	543.83'
19	541.49'		

TREE LEGEND

TAG #	TREE TYPE	TREE #	DIAMETER OF TREE/INCHES
395	PECAN	1	9"
678	PECAN	1	11"
681	UNKNOWN	3	7", 5", 5"
683	PECAN	1	17"
685	UNKNOWN	1	13"
686	PECAN	1	15"
687	CEDAR ELM	1	15"
688	CEDAR ELM	1	20"
689	CEDAR ELM	1	18"
693	LIVE OAK	1	10"
696	HACKBERRY	1	9"
697	HACKBERRY	1	15"
698	HACKBERRY	1	12"

LEGEND

- PP● POWER POLE
- —> GUY WIRE
- —ET— OVERHEAD ELEC./TELE. LINE
- METAL/WIRE FENCE
- WIRE FENCE
- GM □ GAS METER
- EM □ ELECTRIC METER
- WM○ WATER METER
- IRF● 1/2" IRON ROD FOUND
- 60dS● 60D NAIL SET
- FP● FENCE POST
- ▲ CALCUALTED POINT (POINT LIES IN DECORATIVE BUSH)
- (XXX) TREE TAG NO.

EXISTING COVERAGE

IMPERVIOUS COVER CALCULATIONS	
EXISTING HOUSE	1080 S.F.
EXISTING DRIVEWAY	1475 S.F.
EXISTING STEPS & WALKWAYS	536 S.F.
TOTAL	3,091 S.F.
AREA OF LOT	9168 S.F.
IMPERVIOUS COVER	33.70%

BENCH MARK USED:
CITY OF AUSTIN MONUMENT
REFERENCE NO. H-23-3001, BRASS DISK ON SIDEWALK SOUTH SIDE OF WEST 10th STREET 13 FT. EAST OF CENTER LINE OF LORRAIN STREET. ELEV.=530.56'

BENCH MARK SET:
"X" SET TOP OF CURB AT NORTHEAST PROPERTY CORNER. ELEV.=534.66'

0 10' 20' 40'

EXISTING SITE PLAN | SCALE: 1/8"=1'-0" | 1

HABLINSKI

Architecture

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TEL: (713) 600-6940

REGISTERED ARCHITECT WILLIAM M. HABLINSKI 5418 STATE OF TEXAS

W. M. HABLINSKI, AIA DATE 04-26-17

PROJECT TITLE AND ADDRESS:
1103 W. 9th ST.
AUSTIN, TEXAS

NOTES:
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REVISION DATE

SHEET NAME AND SCALE AS NOTED
EXISTING SITE PLAN

APRIL 4th 2017

DRAWING DATA:

PROJECT NO: CHECKED:

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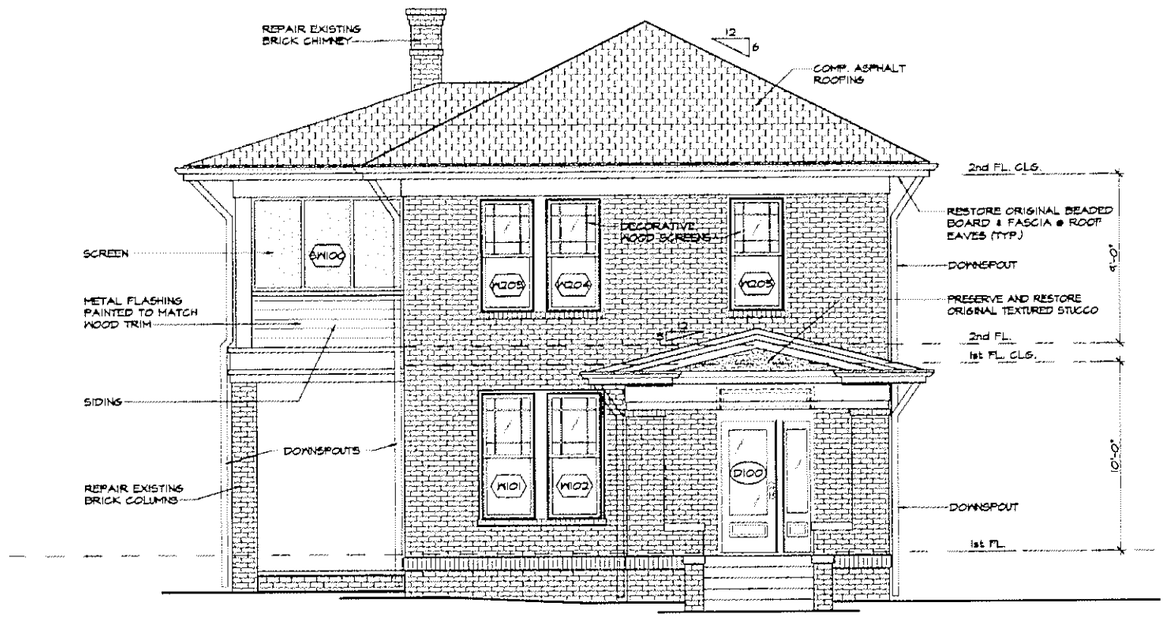
SHEET NUMBER:

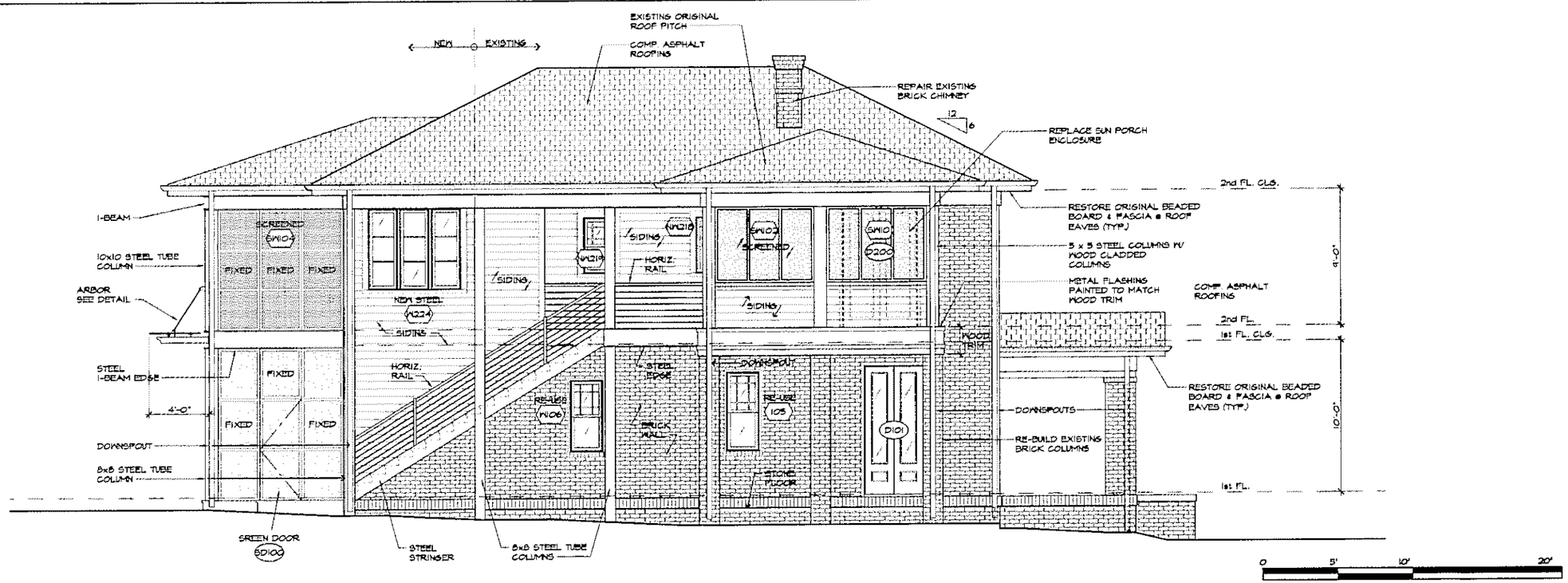
A 2.0



EXTERIOR ELEVATION GENERAL NOTES:

1. DOCUMENT BRICK ASSEMBLY AND COURSING RELATIVE TO EXISTING TRIM AND FASCIA TO REMAIN TO ALLOW FOR ACCURATE RECONSTRUCTION FOLLOWING INSTALLATION OF VAPOR BARRIER.
2. REMOVE AND SALVAGE BRICK VENEER.
3. INSTALL NEW VAPOR BARRIER AND INSULATION IN WALLS PER DETAILS
4. REINSTALL BRICK VENEER WITH 1 INCH AIR BARRIER - COORDINATE AIR BARRIER PRIOR TO DISASSEMBLY.
5. REFER TO ELEVATIONS AND SCHEDULES FOR SPECIFIC SCOPES.

NORTH EXTERIOR ELEVATION | SCALE: 1/4"=1'-0" | 1



EAST EXTERIOR ELEVATION | SCALE: 1/4"=1'-0" | 2

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Architecture

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REGISTERED ARCHITECT WILLIAM M. HABLINSKI 5480 STATE OF TEXAS

W. M. HABLINSKI, AIA DATE 04-26-17

PROJECT TITLE AND ADDRESS:
1105 N. 4th ST.
AUSTIN, TEXAS

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SHEET NAME AND SCALE: AS NOTED
EXTERIOR ELEVATIONS

APRIL 4th 2017

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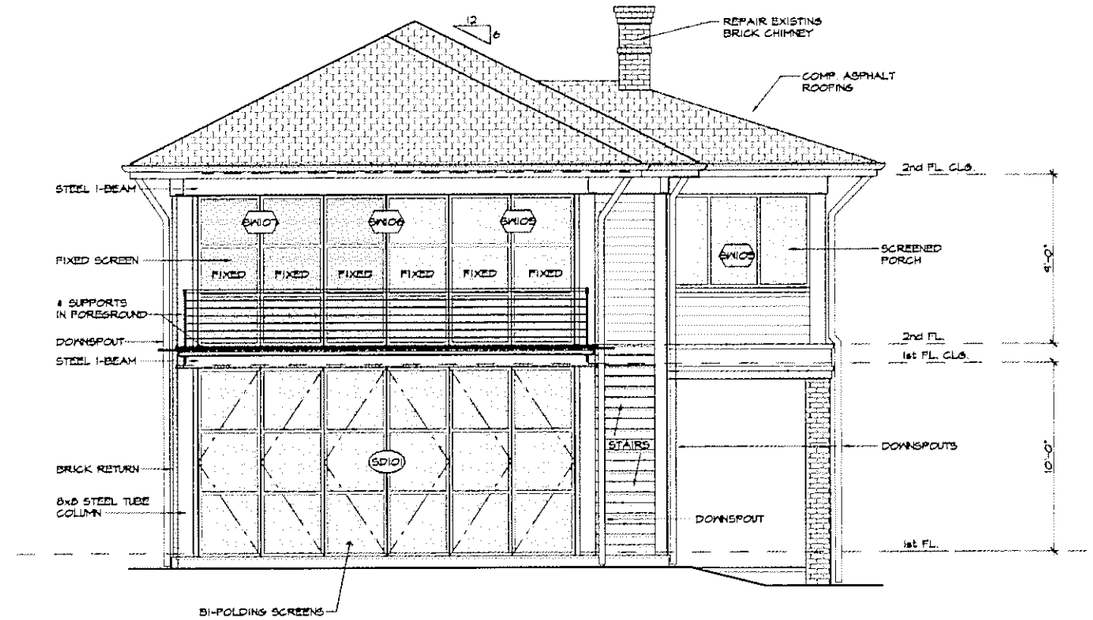
ISSUE DATE DRAWN BY:

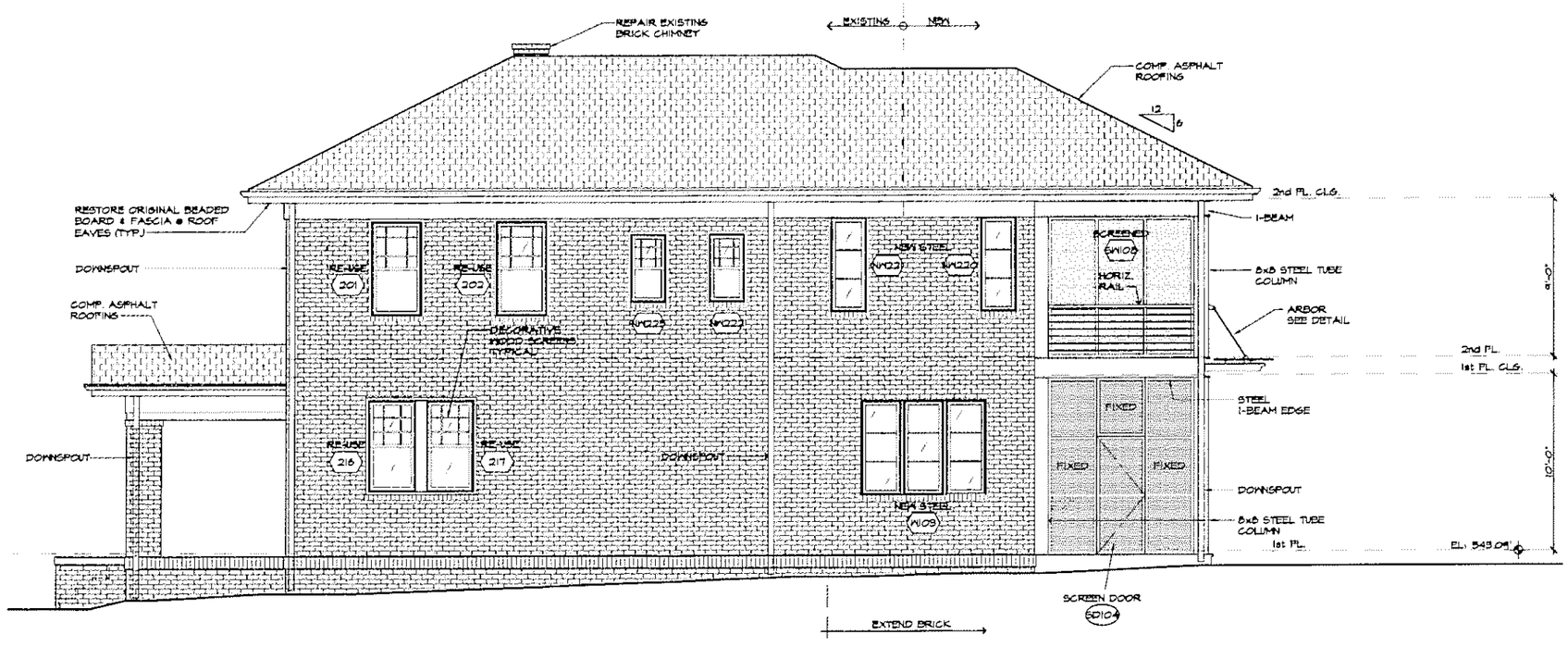
SHEET NUMBER:

A 5.0

SOUTH HIDDEN EXTERIOR ELEVATION LOOKING BEYOND SCREENS | SCALE 1/4"=1'-0" | 3



SOUTH EXTERIOR ELEVATION | SCALE 1/4"=1'-0" | 1



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5. REFER TO ELEVATIONS AND SCHEDULES FOR SPECIFIC SCOPES.

0 5' 10' 20'

WEST EXTERIOR ELEVATION | SCALE 1/4"=1'-0" | 2

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REGISTERED ARCHITECT WILLIAM M. HABLINSKI 5481 STATE OF TEXAS

W. M. HABLINSKI, AIA DATE 04-26-17

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AUSTIN, TEXAS

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SHEET NAME AND SCALE AS NOTED
EXTERIOR ELEVATIONS

APRIL 4th 2017

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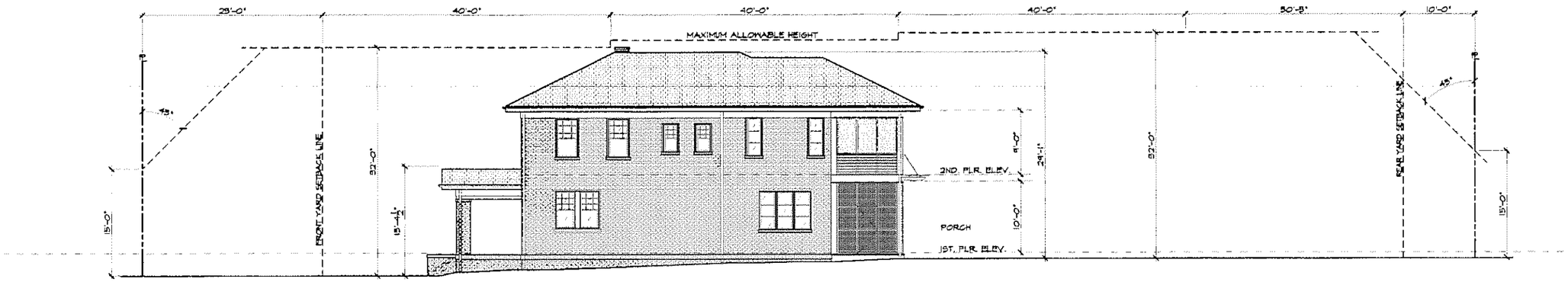
PROJECT NO: CHECKED:

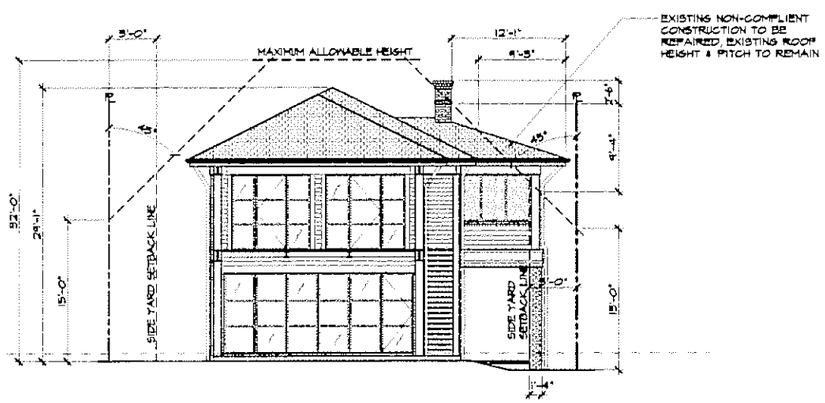
ISSUE DATE: DRAWN BY:

SHEET NUMBER:

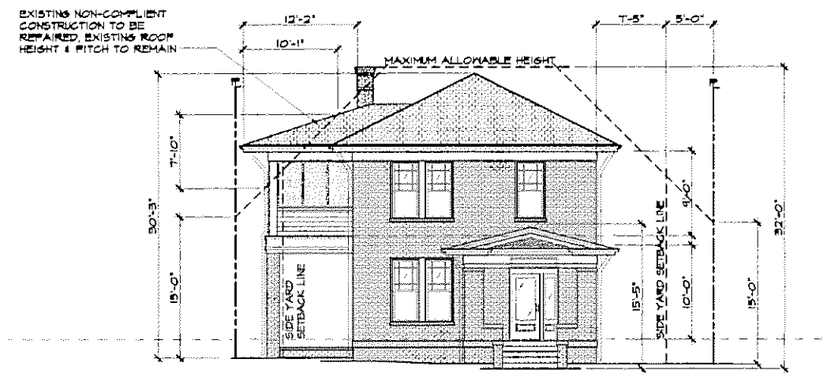
A 5.1



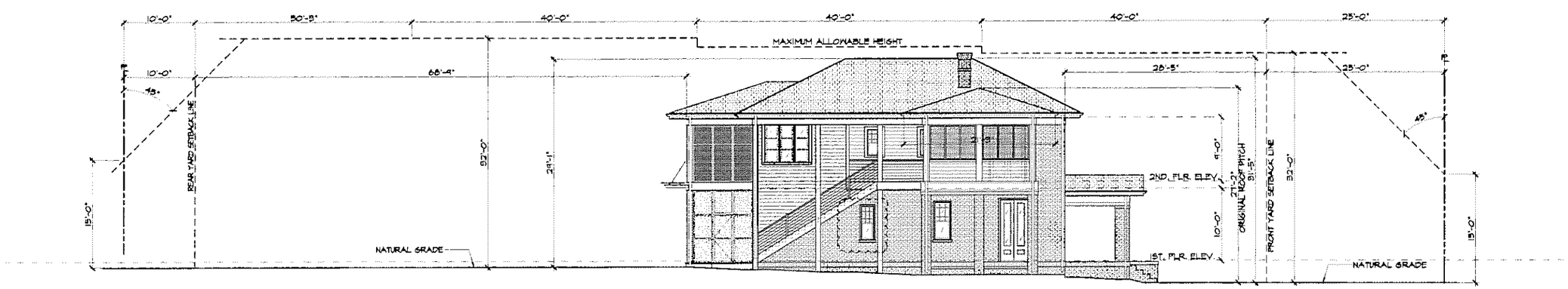
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

0 10' 20' 40'

EXTERIOR ELEVATION HEIGHT ENVELOPE | SCALE 1/8"=1'-0" | 1

HABLINSKI

Architecture

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REGISTERED ARCHITECT
WILLIAM M. HABLINSKI
3480
STATE OF TEXAS

W. M. HABLINSKI, AIA DATE 04-26-17

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SHEET NAME AND SCALE: AS NOTED
HEIGHT ENVELOPE

APRIL 4th 2017
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SHEET NUMBER:

A 5.2

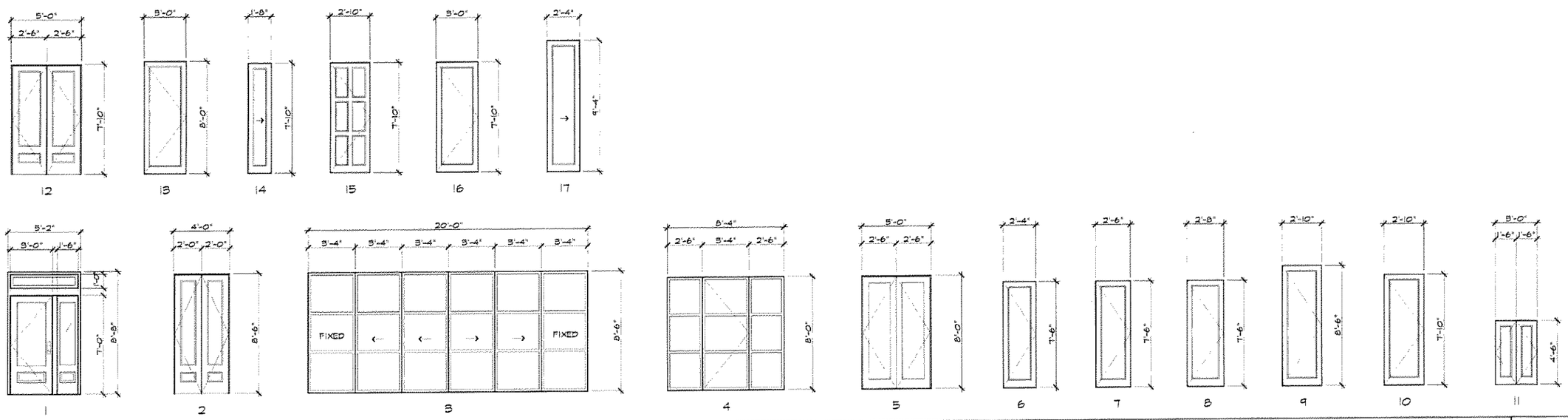
MARK	ROOM	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	TYPE	DESCRIPTION	TO BE CLEANED	NEW DOOR	REMARKS
FIRST FLOOR								
D100	OFFICE / LIVING ROOM	5'-0"	8'-8"	1	ENTRY DOOR UNIT	*		3'-0" 7'-0" DOOR WITH SIDE LIGHTS & TRANSOM
D101	BEDROOM	4'-0"	8'-6"	2	FRENCH DOOR UNIT		*	WOOD
D102	LOUNGE	20'-0"	8'-6"	3	SLIDING UNIT		*	
D103	BEDROOM	2'-8"	7'-6"	8	HINGED RAISED PANEL DOOR		*	
D104	CLOSET	2'-4"	7'-6"	6	POCKET DOOR		*	
D105	BATH	2'-6"	7'-6"	7	HINGED RAISED PANEL DOOR		*	
D106	POWDER ROOM	2'-8"	7'-6"	8	HINGED RAISED PANEL DOOR		*	
D107	A / V CLOSET	3'-0"	4'-6"	11	VERIFY FRENCH DOORS		*	
D108	KITCHEN	2'-10"	8'-6"	9	HINGED RAISED PANEL DOOR		*	
D109	PANTRY	2'-6"	7'-6"	7	HINGED RAISED PANEL DOOR		*	
SD100	REAR PORCH	8'-4"	10'-0"		SCREEN DOOR STEEL FRAME		*	OPERABLE CENTER UNIT (6'-8" HIGH W/ TRANSOM) WITH 2 FULL HEIGHT FIXED SIDE UNITS
SD101	REAR PORCH	20'-0"	10'-0"		BI-FOLD SCREENS STEEL FRAME		*	
SD102	- NOT USED -							
SD103	- NOT USED -							
SD104	REAR PORCH	8'-4"	10'-0"		SCREEN DOOR STEEL FRAME		*	OPERABLE CENTER UNIT (6'-8" HIGH W/ TRANSOM) WITH 2 FULL HEIGHT FIXED SIDE UNITS
SECOND FLOOR								
D200	SITTING ROOM	5'-0"	7'-10"	12	FRENCH DOOR UNIT		*	WOOD
D201	SITTING ROOM	2'-10"	7'-10"	15			*	
D202	SITTING ROOM	2'-10"	7'-10"	15			*	
D203	SITTING ROOM	8'-4"	7'-10"	4	STEEL UNIT		*	OPERABLE CENTER UNIT (3'-4") WITH 2 FIXED SIDE UNITS (2'-6")
D204	BEDROOM	8'-4"	7'-10"	4	STEEL UNIT		*	OPERABLE CENTER UNIT (3'-4") WITH 2 FIXED SIDE UNITS (2'-6")
D205	BEDROOM	8'-0"	7'-10"	14	4 SLIDING UNITS WITH POCKET IN WALL		*	
D206	BATH	2'-10"	7'-10"	10			*	
D207	CLOSET	3'-0"	7'-10"	16			*	
D208	UTILITY	2'-10"	7'-10"	10			*	
D209	- NOT USED -			x			*	
D210	UTILITY	2'-10"	7'-10"	10			*	
D211	CLOSET	3'-0"	7'-10"	16			*	
D212	BATH	2'-10"	7'-10"	10			*	
D213	BEDROOM	9'-4"	7'-10"	17	4 SLIDING UNITS WITH POCKET IN WALL		*	

NOTE: INTERIOR DOOR STYLES PENDING

DOOR SCHEDULE

SCALE: NONE

2



DOOR TYPES

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

1

HABLINSKI

Architecture

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TEL: (310) 600-6940

REGISTERED ARCHITECT WILLIAM M. HABLINSKI 5480 STATE OF TEXAS

W. M. HABLINSKI, AIA — DATE 04-26-17

PROJECT TITLE AND ADDRESS:

1105 W. 4th ST.
AUSTIN, TEXAS

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SHEET NAME AND SCALE: AS NOTED

DOOR SCHEDULE

APRIL 4th, 2017

DRAWING DATA:

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SHEET NUMBER:

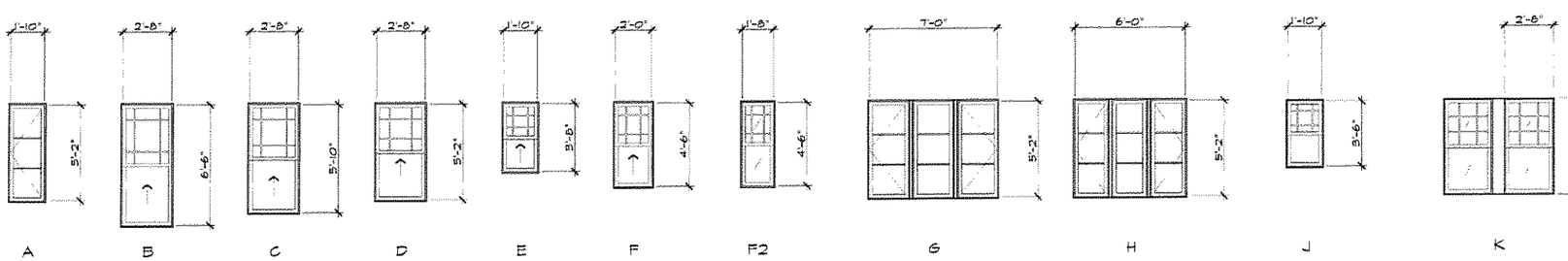
A 6.0

MARK	ROOM	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	HEAD HEIGHT	MFG.	TYPE	DESCRIPTION	TO BE CLEANED & RE-USED	TO BE MOVED	NEW WINDOW	REMARKS
FIRST FLOOR											
W101	BEDROOM	2'-8"	5'-10"	8'-6"		C		*			DECORATIVE WOOD SCREEN
W102	BEDROOM	2'-8"	5'-10"	8'-6"		C		*			DECORATIVE WOOD SCREEN
W103	LOUNGE	7'-0"	5'-2"	8'-6"		G	STEEL UNIT			*	
W104	- NOT USED -							*			
W105	BATH	2'-0"	4-6"	8'-6"		F		*	*		DECORATIVE WOOD SCREEN
W106	POWDER ROOM	1'-8"	4-6"	7'-6"		F2		*	*		DECORATIVE WOOD SCREEN
W216	OFFICE/LIVING	2'-0"	4-6"	8'-6"		F		*	*		DECORATIVE WOOD SCREEN
W217	OFFICE/LIVING	2'-0"	4-6"	8'-6"		F			*		DECORATIVE WOOD SCREEN
SECOND FLOOR											
W201	SITTING ROOM	2'-8"	5'-2"	7'-10"		D		*	*		DECORATIVE WOOD SCREEN
W202	SITTING ROOM	2'-8"	5'-2"	7'-10"		D		*	*		DECORATIVE WOOD SCREEN
W203	SITTING ROOM	2'-8"	5'-10"	7'-10"		C		*			DECORATIVE WOOD SCREEN
W204	SITTING ROOM	2'-8"	5'-10"	7'-10"		C		*			DECORATIVE WOOD SCREEN
W205	BEDROOM	2'-8"	5'-10"	7'-10"		C		*			DECORATIVE WOOD SCREEN
NW216		2'-8"	5'-2"	8'-6"		K		*			
NW217		2'-8"	5'-2"	8'-6"		K		*			
NW218	KITCHENETTE	1'-10	3'-6"	7'-10"		J	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW219	KITCHENETTE	1'-10"	3'-6"	7'-10"		J	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW220	BEDROOM	1'-10"	5'-2"	7'-10"		A	STEEL UNIT			*	
NW221	BEDROOM	1'-10"	5'-2"	7'-10"		A	STEEL UNIT			*	
NW222	BATH	1'-10"	3'-8"	7'-10"		E	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW223	BATH	1'-10"	3'-8"	7'-10"		E	WOOD, DOUBLE HUNG			*	DECORATIVE WOOD SCREEN
NW224	SITTING ROOM	6'-0"	5'-2"	7'-10"		H	STEEL UNIT			*	
										*	
										*	
SW100	SCREENED PORCH	8'-0"	5'-0"	8'-0"			STEEL UNIT			*	
SW101	SCREENED PORCH	6'-8"	5'-0"	8'-0"			STEEL UNIT			*	
SW102	SCREENED PORCH	6'-8"	5'-0"	8'-0"			STEEL UNIT			*	
SW103	SCREENED PORCH	7'-6"	5'-0"	8'-0"			STEEL UNIT			*	
SW104	SCREENED PORCH	8'-4"	8'-0"	8'-0"			STEEL UNIT			*	
SW105	SCREENED PORCH	6'-8"	8'-0"	8'-0"			STEEL UNIT			*	
SW106	SCREENED PORCH	6'-8"	8'-0"	8'-0"			STEEL UNIT			*	
SW107	SCREENED PORCH	6'-8"	8'-0"	8'-0"			STEEL UNIT			*	
SW108	SCREENED PORCH	8'-4"	8'-0"	8'-0"			STEEL UNIT			*	

WINDOW SCHEDULE

SCALE: NONE

2



NOTES ON WINDOWS:

1. WINDOW RESTORATION TO INCLUDE:
2. REMOVAL OF ALL LOOSE AND UNSOUND PAINT
3. REPLACEMENT OF ALL GLAZING COMPOUND
4. REPLACEMENT OF ALL BROKEN GLASS WITH NEW POLISHED GLASS
5. REPAIR OR REPLACEMENT OF SASH LOCKS, LIFTS, WEIGHTS AND SASH CORDS
6. NEW INTEGRATED "T" WEATHER-STRIPPING TO ALLOW FUNCTIONING OF LOWER SASH
7. SEAL UPPER SASH SHUT
8. PREP, PRIME AND PAINT

WINDOW TYPES

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

1

HABLINSKI

Architecture

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TEL: (310) 600-6940

REGISTERED ARCHITECT WILLIAM M. HABLINSKI 2480 STATE OF TEXAS

W. M. HABLINSKI, AIA DATE 04-26-17

PROJECT TITLE AND ADDRESS:

1105 W. 4th ST.
AUSTIN, TEXAS

NOTES:

THE GENERAL CONTRACTOR MUST SUBMIT SAMPLES OF WINDOWS, DOORS, MOLDINGS, CABINETRY, AND FLOORING TO THE OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. ANY WINDOWS, DOORS, MOLDINGS, CABINETRY, AND FLOORING FABRICATED WITHOUT THE WRITTEN APPROVAL OF THE OWNER AND ARCHITECT MAY BE REJECTED AT THE DISCRETION OF THE OWNER AND ARCHITECT AND SUBJECT TO REPLACEMENT AT THE EXPENSE OF THE GENERAL CONTRACTOR.

REVISION DATE:

SHEET NAME AND SCALE: AS NOTED

WINDOW SCHEDULE

APRIL 4th 2017

DRAWING DATA:

PROJECT NO: CHECKED:

ISSUE DATE: DRAWN BY:

SHEET NUMBER:

A 6.1