

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.

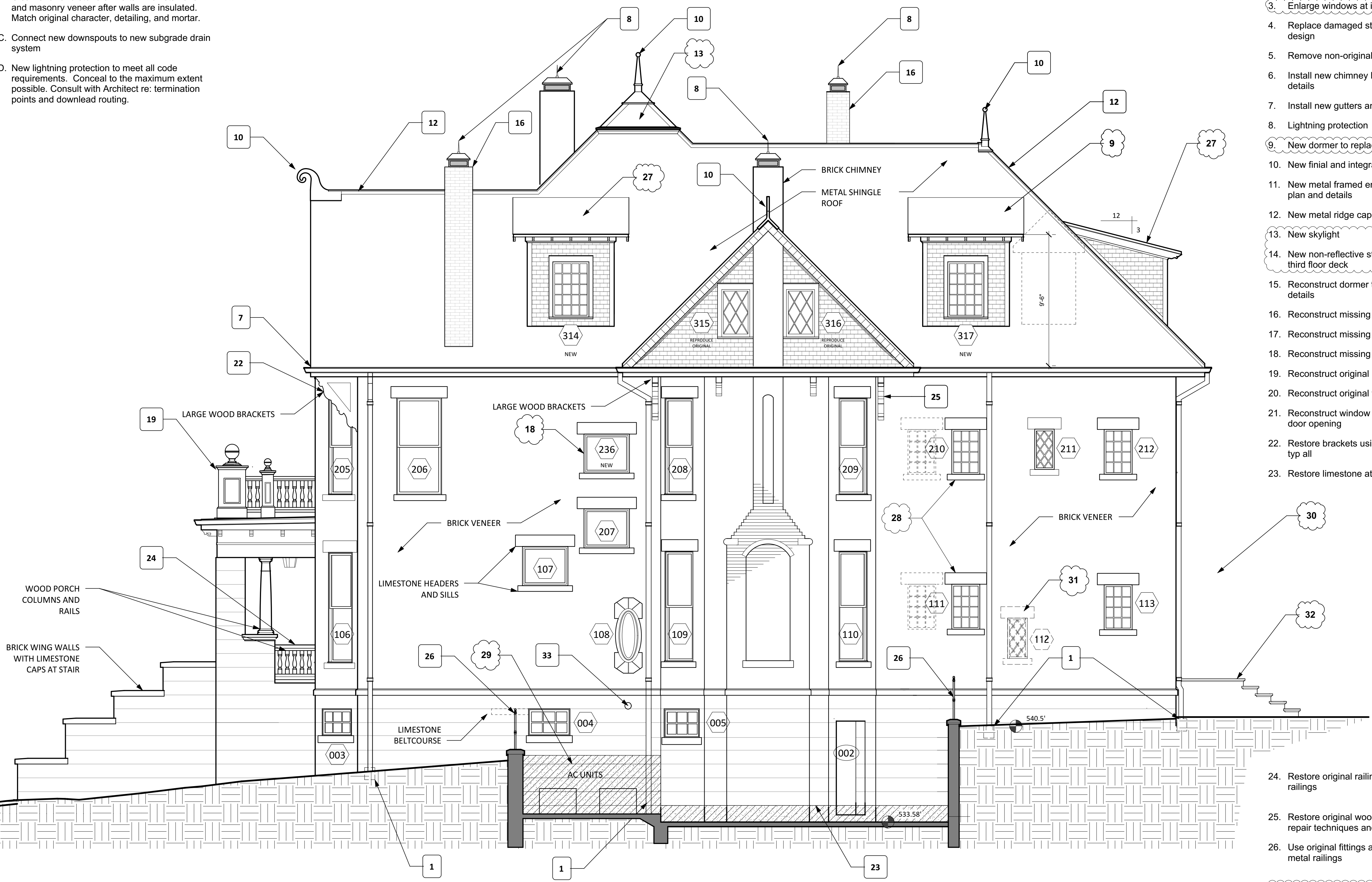
Roof
43' - 0"

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

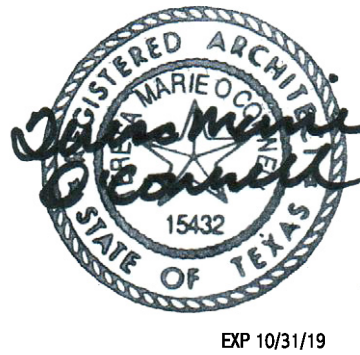
RESTORATION KEYNOTES

1. Connect downspout to new subgrade drainage system, typical all
2. Convert existing window to door
3. Enlarge windows at inset basement level
4. Replace damaged stones to match original design
5. Remove non-original dormer
6. Install new chimney brace per photograph and details
7. Install new gutters and downspouts
8. Lightning protection
9. New dormer to replace existing
10. New finial and integrated lightning protection
11. New metal framed entry door and windows; ref plan and details
12. New metal ridge cap to match historic
13. New skylight
14. New non-reflective structural glass handrail and third floor deck
15. Reconstruct dormer to match original design per details
16. Reconstruct missing brick chimney
17. Reconstruct missing dormer and finial
18. Reconstruct missing window
19. Reconstruct original balcony and piers
20. Reconstruct original windows per details
21. Reconstruct window opening from non-original door opening
22. Restore brackets using epoxy repair techniques, typ all
23. Restore limestone at exposed area

24. Restore original railing; use as pattern for new railings
25. Restore original wood brackets using epoxy repair techniques and Dutchman repairs, typ all
26. Use original fittings as a pattern for reproduction metal railings

27. New dormer
28. Relocate original window
29. Enlarge area well for new mechanical equipment
30. New exterior entry and arbor
31. Remove and salvage original window
32. Railing to be determined
33. Install Dutchman repair at damaged masonry

O'Connell
ARCHITECTURE
1405 W. 10TH STREET
AUSTIN, TEXAS 78703
512/751-1374



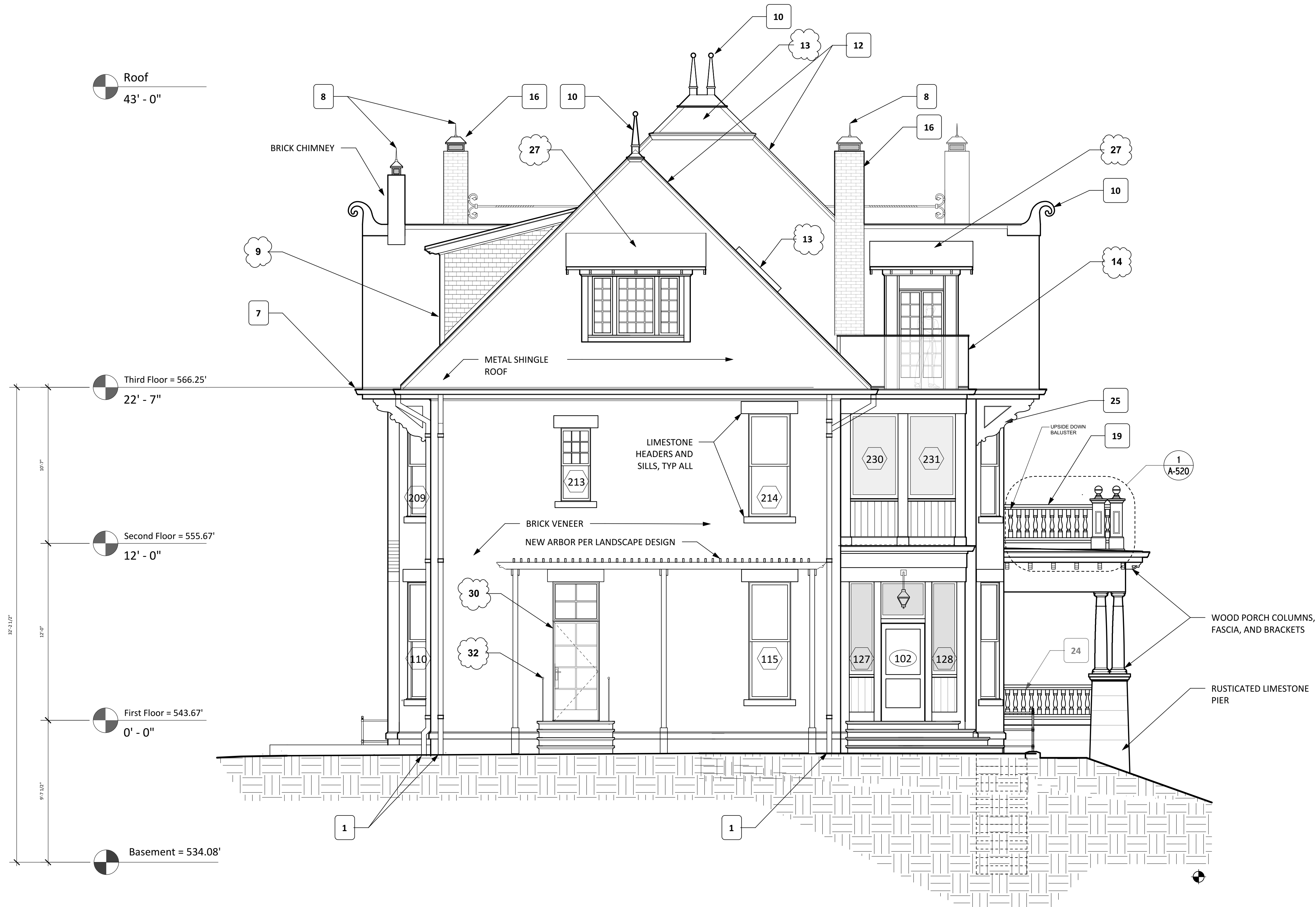
BALL-PERRY HOUSE
PHASE 2
610 BAYLOR STREET, AUSTIN, TEXAS 78703

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

SHEET NAME
NORTH
ELEVATION
RESTORATION

SHEET NUMBER

A-221



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

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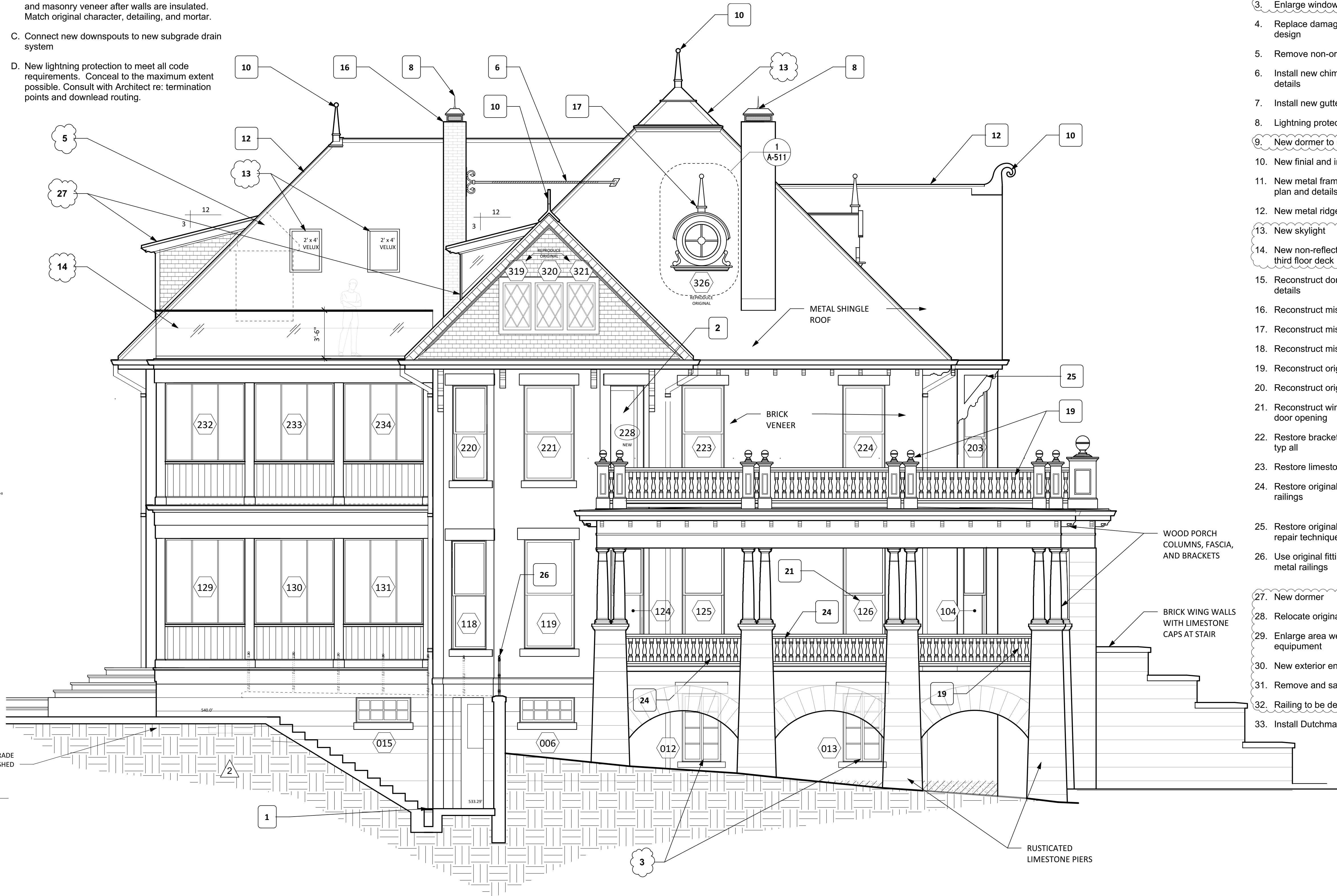
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12' - 0"

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LINE OF PRE-EXISTING GRADE
SHOWN DASHED



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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 7/7/2019

SHEET NAME
SOUTH
ELEVATION
RESTORATION

SHEET NUMBER

A-223