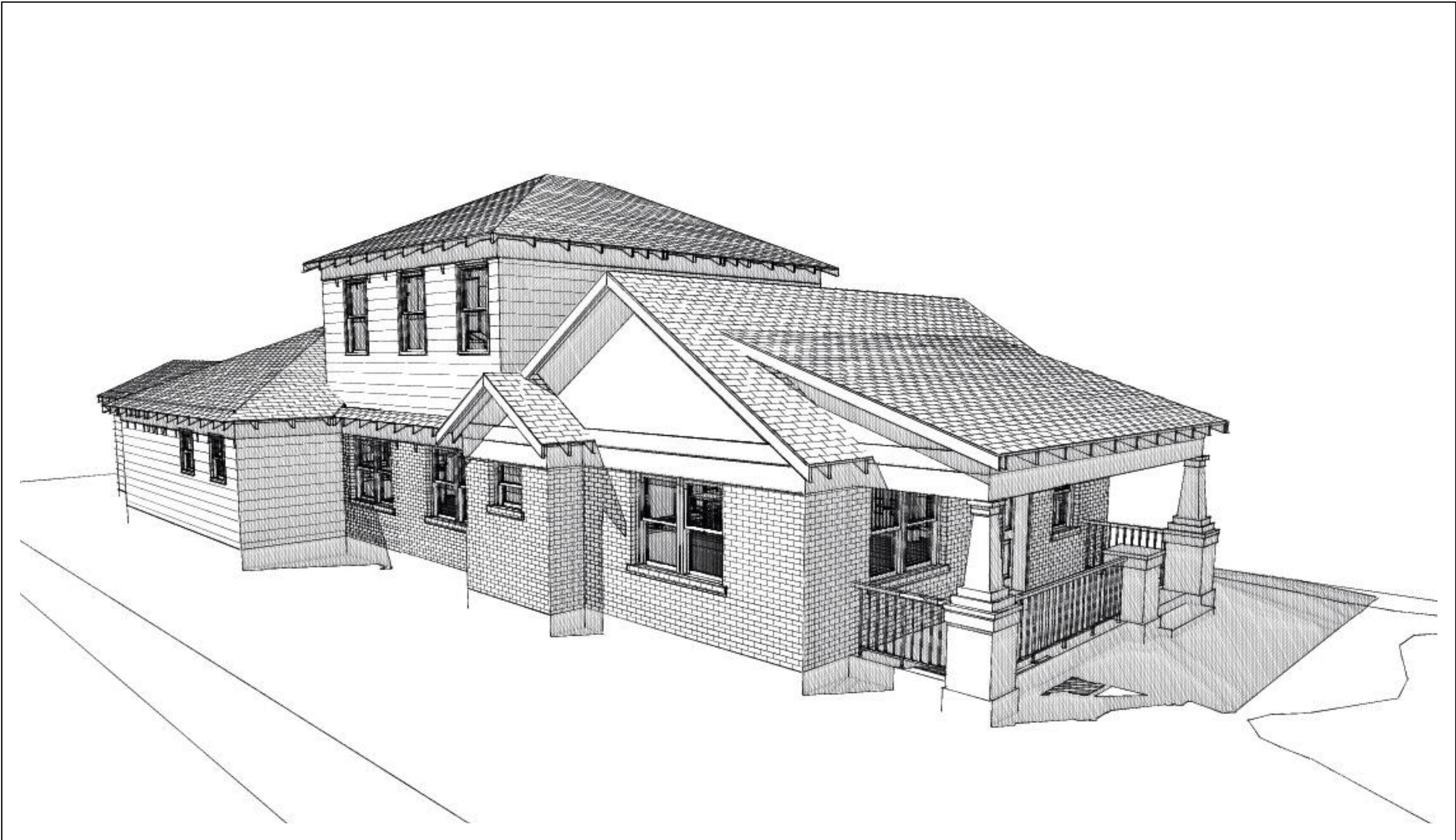


TURNER REMODEL

4004 AVENUE G AUSTIN TEXAS USA

ARCHITECTURAL SHEETS	
ID	Name
A.01	COVER AND GENERAL INFORMATION
A.02	SPECIFICATIONS AND SCHEDULES
A.03	SITE INFORMATION
A.04	HOUSE FIRST FLOOR PLANS
A.05	HOUSE SECOND FLOOR PLANS
A.06	HOUSE EXTERIOR ELEVATIONS
A.07	HOUSE EXTERIOR/INTERIOR ELEVATIONS
A.08	HISTORIC PRESERVATION EXHIBITS



4004 AVENUE G

BUILDING AND SITE AREA

SF-3-HD-NP ZONING
HYDE PARK NP

	EXISTING	NEW	TOTAL	
1ST FLOOR CONDITIONED AREA	1445	323	1768	
2ND FLOOR CONDITIONED AREA	0	728	728	
2ND FLOOR APARTMENT	0	0	0	
3RD FLOOR CONDITIONED AREA	0	0	0	
BASEMENT	0	0	0	
DETACHED GARAGE	446	-446	0	
ATTACHED GARAGE	0	254	254	
COVERED PATIO, DECK OR PORCH	169	176	345	
BALCONY	0	0	0	
OTHER	0	0	0	
TOTAL BUILDING COVERAGE				3095

	EXISTING	NEW	TOTAL	
DRIVEWAY	0	124	124	
SIDEWALKS	57	0	57	
UNCOVERED PATIO	104	-104	0	
UNCOVERED WOOD DECK	0	0	0	
AC PADS	18	0	18	
OTHER (ADJACENT PARKING LOT)	337	0	337	
TOTAL SITE COVERAGE				536

	EXISTING	NEW	TOTAL	
POOL	0	0	0	
SPA	0	0	0	
TOTAL AQUATIC COVERAGE				0

BUILDING COVERAGE	2367
TOTAL SITE AREA	6500
BUILDING COVERAGE PERCENTAGE	36.42%

TOTAL IMPERVIOUS COVERAGE	2903
TOTAL SITE AREA	6500
IMPERVIOUS COVERAGE PERCENTAGE	44.66%

IMPERVIOUS COVERAGE SURPLUS	22
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	EXISTING	NEW	EXEMPTION	TOTAL
1ST FLOOR CONDITIONED AREA	1445	323		1768
2ND FLOOR CONDITIONED AREA	0	728		728
2ND FLOOR APARTMENT	0	0		0
3RD FLOOR CONDITIONED AREA	0	0		0
BASEMENT	0	0		0
GARAGE (ATTACHED)	0	254	200	54
GARAGE (DETACHED)	446	-446	0	0
CARPORT (ATTACHED)	0	0		0
CARPORT (DETACHED)	0	0		0
ACCESSORY BUILDING (DETACHED)	0	0		0
TOTAL BUILDING COVERAGE				2550

TOTAL GROSS FLOOR AREA	2550
TOTAL SITE AREA	6500
FLOOR -TO-AREA RATIO	39.23%

F.A.R. SURPLUS (IN S.F.)	50
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06.11.15

OWNER

MYLES AND KATIE TURNER
4004 AVENUE G AUSTIN TEXAS USA

GENERAL CONTRACTOR

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

STRUCTURAL ENGINEER

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

SURVEYOR

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

GEOTECHNICAL ENGINEER

(NAME)
(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

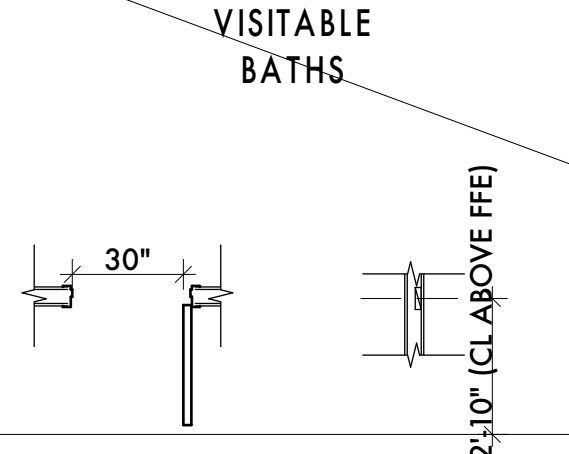
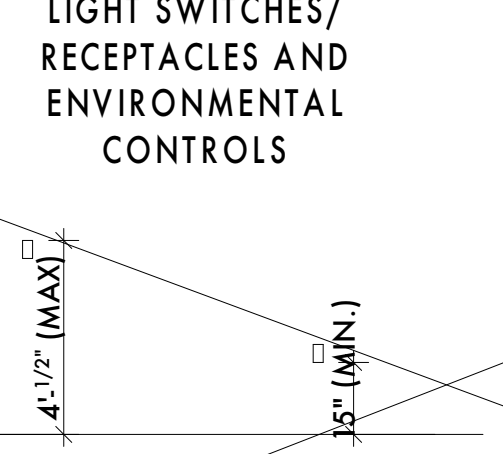
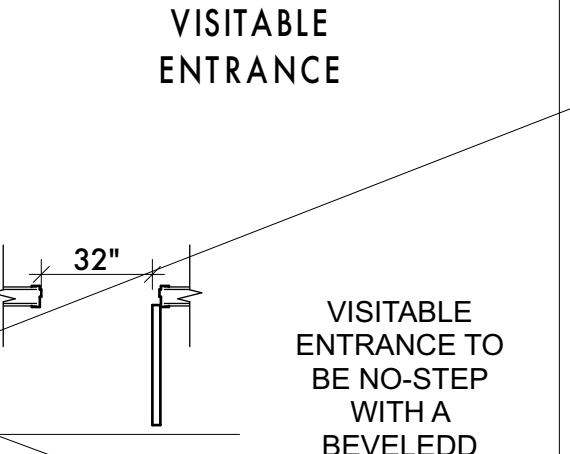
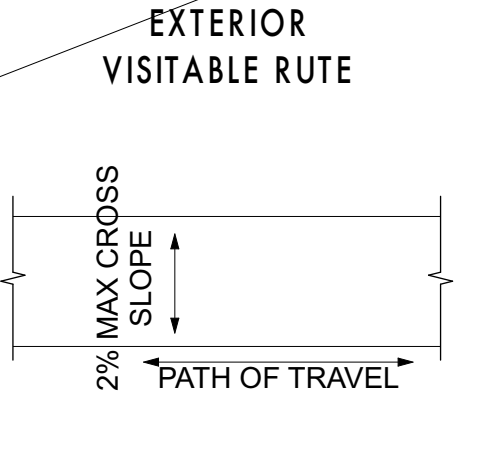
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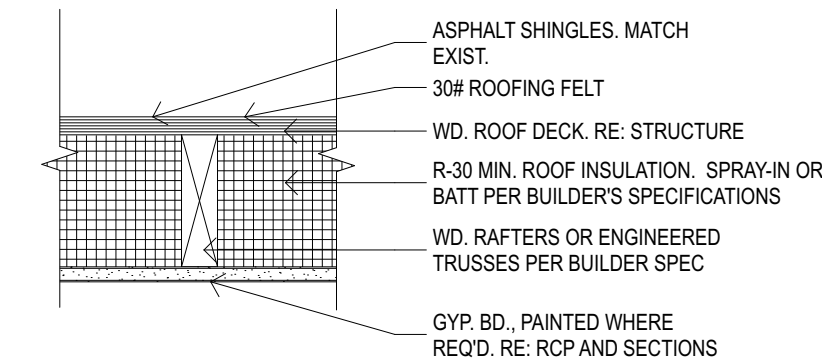
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(CITY, STATE ZIP)
(CONTACT)

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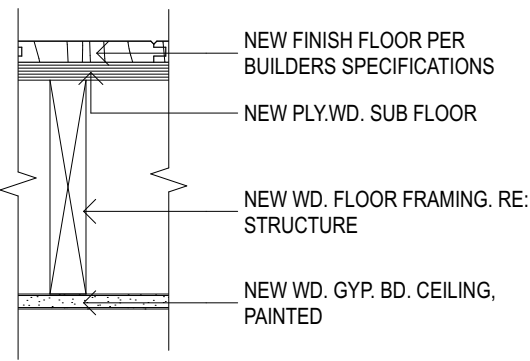
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(ADDRESS)
(CITY, STATE ZIP)
(CONTACT)

VISITABILITY STANDARDS

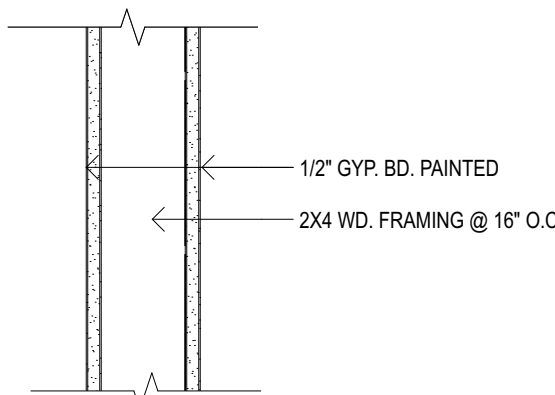
VISITABLE BATHS	LIGHT SWITCHES/ RECEPTACLES AND ENVIRONMENTAL CONTROLS	VISITABLE ENTRANCE	EXTERIOR VISITABLE ROUTE
			
VISITABLE BATHROOM DOOR CLEAR DIMENSIONS	MAXIMUM HEIGHT FOR LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS	VISITABLE ENTRANCE DOOR CLEAR DIMENSIONS	A VISITABLE ENTRANCE MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN 2% THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE
2X6 OR LARGER WD BLOCKING INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY	MINIMUM HEIGHT FOR UTILITY AND RECEPTACLES EXCEPT FLOOR OUTLETS AND RECEPTACLES	VISITABLE ENTRANCE TO BE NO-STEP WITH A BEVELED THRESHOLD OF ONE HALF INCH OR LESS	



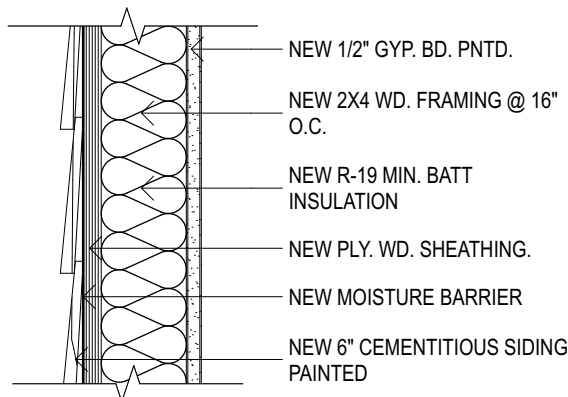
R1 ROOF



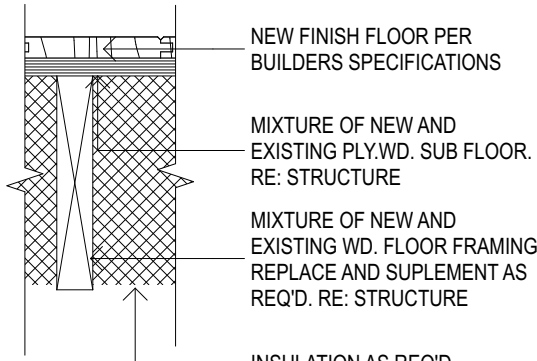
F1 FLOOR



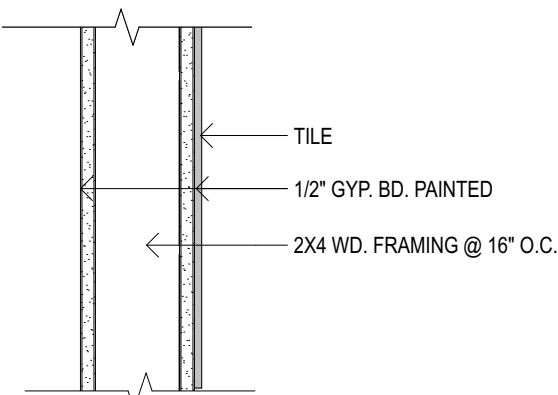
P1 PARTITION



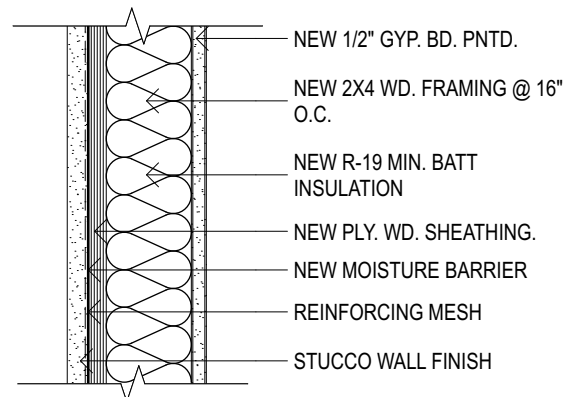
W1 WALL



F2 FLOOR



P2 PARTITION



W2 WALL

- GENERAL
 - CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT DATED 06.11.15, AND AS MAY BE AMENDED BY THE ARCHITECT IN SUBSEQUENT ISSUANCES.
 - EXISTING CONDITIONS - BEFORE BEGINNING WORK EXAMINE THE SITE FOR COMPLIANCE WITH THE DRAWINGS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.
 - STANDARDS, CODES AND ORDINANCES - REFER TO INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
 - ALL WORK WILL COMPLY WITH ALL PRESIDING CODES AND ORDINANCES. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH PRESIDING CODES AND ORDINANCES INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
 - PURPOSE OF THE CONTRACT DOCUMENTS IS TO PROVIDE THE INFORMATION REQUIRED TO ACHIEVE THE ARCHITECTURAL INTENT. WHERE DETAILS OR PROCEDURES ARE IN CONFLICT WITH ANY OF THE TERMS OF THESE SPECIFICATIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
 - SAFETY - ERECT SUCH SAFETY EQUIPMENT AND SIGNAGE AS REQUIRED AND MAINTAIN THESE ELEMENTS FOR THE DURATION OF THE PROJECT.
 - SUPPORT FACILITIES - CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TEMPORARY FEATURES SUCH AS UTILITIES, TRASH AND RECYCLING, AND SANITARY FACILITIES. ALL TEMPORARY FEATURES MUST BE REMOVED BEFORE FINAL CLEANING.
 - INSURANCE - PROVIDE AND COORDINATE ALL INSURANCE REQUIREMENTS AS PRESCRIBED BY THE CONSTRUCTION CONTRACT.
 - WARRANTY - ALL WORK SHALL BE WARRANTED AS COMPLYING WITH THE CONTRACT DOCUMENTS AND AGAINST DEFECTS FOR THE PERIOD REQUIRED BY LAW AND THE CONSTRUCTION CONTRACT. REPAIRS REQUIRED DURING THE WARRANTY PERIOD WILL BE PROVIDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - PROTECTION OF EXISTING CONDITIONS - PROTECT ALL EXISTING CONDITIONS TO REMAIN OR TO BE REUSED DURING CONSTRUCTION. FINAL CLEANING WILL INCLUDE ALL EXTERIOR AND INTERIOR SURFACES. PATCHING AND REPAIRING WILL BE PERFORMED SUCH THAT NEW AND EXISTING ELEMENTS MAY NOT BE DIFFERENTIATED.
 - SUBSTITUTIONS - WHERE A PARTICULAR MATERIAL, COLOR OR PRODUCT IS SPECIFIED AN ALTERNATE MAY ONLY BE SUBSTITUTED WITH THE EXPRESS PERMISSION OF THE OWNER.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING "AS-BUILT" DRAWINGS TO BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
 - CONTRACTOR WILL RETAIN THE SERVICES OF RELEVANT ENGINEERS WHERE REQUIRED TO COMPLETE THE WORK.
 - ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.
 - VERIFY THE REQUIREMENTS OF ALL OWNER SUPPLIED APPLIANCES AND PRODUCTS BEFORE BEGINNING THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.

- SITE WORK
 - PROTECTION
 - SEE SURVEY FOR EXISTING CONDITIONS AND PROTECTED TREES.
 - MINIMIZE IMPACT ON EXISTING SITE TO THE EXTENT POSSIBLE.
 - CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING LOCATION OF ON SITE UTILITIES.
 - PROTECT SITE ELEMENTS TO REMAIN DURING CONSTRUCTION.
 - DRAINAGE - NO WORK WILL INTERFERE WITH EXISTING DRAINAGE SYSTEMS WITHOUT CREATING EQUALLY EFFECTIVE SYSTEMS.
 - ROOF DRAINS AND FRENCH DRAINS WILL TIE INTO EXISTING DRAINAGE SYSTEMS WHERE POSSIBLE.

- WOOD
 - ROUGH FRAMING
 - RESERVED.
 - FRAMING TO BE INSTALLED TO RECEIVE INTERIOR FINISHES.
 - CONTRACTOR RESPONSIBLE FOR COORDINATION OF LUMBER TAKE OFFS, TRUSS SUBMITTALS, AND SHOP DRAWINGS.
 - STUD SPACING TO BE 16" O.C. U.N.O. THE PROJECT MANDATORY MAXIMUM ALLOWABLE DEFLECTION DESIGN CRITERIA RATIO IS L/ 240 USING STUDS @ 16" O.C.
 - WHERE "BRITTLE" FINISHES WILL BE APPLIED SUCH AS PLASTER OR CERAMIC TILE, MAX. ALLOWABLE DEFLECTION CRITERIA RATIO IS L/ 360.
 - EXTERIOR CARPENTRY
 - RESERVED
 - INTERIOR FINISH CARPENTRY - ALL WORK TO COMPLY WITH MOST RECENT QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.
 - ALL FASTENERS TO BE COUNTERSUNK AND FILLED, SANDED SMOOTH AND PAINTED.
 - CORNERS TO BE MITERED UNLESS NOTED OTHERWISE.
 - INSTALL BLOCKING AS REQUIRED.
 - CABINETRY AND MILLWORK FINISHES TO BE COORDINATED WITH THE OWNER.
 - ALL PARTITION TYPES INCLUDED IN THE DRAWINGS MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

- THERMAL AND MOISTURE PROTECTION
 - BUILDING WRAP - DUPONT TYVEK HOMEWRAP OR ALTERNATE APPROVED BY OWNER
 - FENESTRATION FLASHING - SELF ADHERED FLASHING TAPES WITH CORNER DETAILING SYSTEMS TO CREATE CONTINUOUS WATERPROOFED DETAILS. INSTALL WINDOW AND DOOR FLASHING PER FLASHING TAPE MANUFACTURER'S INSTRUCTIONS.
 - INSULATION - CAVITY INSULATION AT ROOF AND WALLS TO BE SPRAY-IN FOAM INSULATION. MINIMUM R-VALUES PER CITY REQUIREMENTS AND OWNER'S PREFERENCE.
 - RADIANT ROOF DECK AS REQUIRED BY FINAL ROOF TYPE APPROVED BY OWNER AND CITY ORDINANCE.
 - JOINT SEALANTS - ELASTOMERIC SEALANTS AT
 - DISIMILAR MATERIAL JOINTS
 - BETWEEN DOORS AND WINDOWS
 - SEALANT COLORS TO BE COMPATIBLE WITH ADJACENT FINISHES.
 - SIDING TO BE REAL WOOD GRAIN CEMENTITIOUS FIBERBOARD, PAINTED. SEE ALSO ASSEMBLIES.
 - EXTERIOR ACCENT BANDS TO BE SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINTED.
 - WHERE NOT DETAILED EXTERIOR SIDING CORNERS TO BE TRIMMED IN EITHER SMOOTH FINISH CEMENTITIOUS FIBERBOARD, PAINTED, OR MITERED.
 - ALL FLASHING DETAILS PER SMACNA.

- FINISHES
 - GYPSUM BOARD ASSEMBLIES
 - WALLS IN DRY LOCATIONS TO BE STANDARD 1/2 INCH GYPSUM BOARD.
 - WALLS IN WET LOCATIONS TO BE 1/2 INCH CEMENTITIOUS PANEL
 - CEILINGS TO BE 5/8" GYPSUM BOARD
 - CEILINGS IN WET AREAS TO BE 5/8" WATER RESISTANT GYPSUM BOARD
 - ALL OUTSIDE CORNERS TO HAVE CORNER BEADS
 - TILE
 - USE COMPATIBLE WATERPROOFING AND THIN SET CEMENT
 - TILE FLOORS TO BE THIN SET TILE OVER PLIABLE, SHEET-APPLIED, BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CRACK-BRIDGING CAPABILITIES
 - TILE WALLS TO BE THIN SET TILE OVER SHEET-APPLIED, BONDED WATERPROOF MEMBRANE AND VAPOR RETARDER WITH CRACK-BRIDGING CAPABILITIES, OR APPROVED ALTERNATE, OVER CEMENTITIOUS BOARD
 - COORDINATE TILE AND GROUT COLOUR SELECTIONS WITH OWNER.
 - TILE TRANSITIONS TO BE BULL-NOSE FINISH, O.A.A.
 - PAINT
 - COORDINATE PAINT COLOURS WITH OWNER.
 - EXTERIOR PAINTED WOOD TO MATCH EXISTING COLOR AND QUALITY.
 - PAINTED GYPSUM BOARD TO MATCH EXISTING COLOR AND QUALITY.
 - FILL ALL HOLES, LEVEL ALL SURFACES, SEAL ALL JOINTS, CRACKS AND INTERSECTIONS AND SAND SURFACES SMOOTH.
 - REMOVE HARDWARE PRIOR TO PAINTING.
 - PROVIDE MINIMUM ONE COAT OF PRIMER AND TWO COLOR COATS.
 - COORDINATE PAINT COLOUR SELECTIONS WITH OWNER.

- DOORS AND WINDOWS
 - NEW WINDOWS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.
 - NEW DOORS TO MATCH EXISTING TYPE, QUALITY, INSTALLATION AND TRIMS.
 - PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.

- MECHANICAL - HVAC AND PLUMBING
 - U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING HVAC SYSTEMS AND PRODUCTS.
 - DUCT WORK, GRILLS AND TERMINATIONS
 - PROVIDE SHEET METAL PRIMARY TRUNKS WITH FLEX DUCT SECONDARY DUCTS.
 - PROVIDED DUCTED RETURNS AT BEDROOM.
 - ROOF TERMINATIONS TO MATCH EXISTING.
 - NO VISIBLE EQUIPMENT, PENETRATIONS, GRILLS, METERS OR OTHER EQUIPMENT WITHOUT OWNER'S CONSENT.
 - RESERVED.
 - U.N.O. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING PLUMBING SYSTEMS AND PRODUCTS.
 - CONTRACTOR RESPONSIBLE FOR COORDINATION OF ROOF PENETRATIONS AND ROOFING.
 - PROVIDE AND INSTALL PLUMBING FIXTURES PER CONTRACT DOCUMENTS.
 - CONTRACTOR TO COORDINATE FIXTURE SELECTIONS WITH OWNER.
 - ENSURE PROPER CONNECTION OF NEW AND EXISTING PLUMBING SYSTEMS TO CITY SUPPLY AND SEWER.

- ELECTRICAL
 - CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW AND EXISTING ELECTRICAL SYSTEMS AND PRODUCTS.
 - SMOKE DETECTORS INSTALLED PER CODE REQUIREMENTS
 - INTEGRATE NEW DOORS AND WINDOWS WITH EXISTING SECURITY SYSTEMS
 - ALL RECEPTICALS IN WET AREAS TO BE GFCI OR WATERPROOF GFCI AS REQUIRED BY CODE
 - WHERE NO ELECTRICAL DIAGRAM IS SHOWN IT IS ASSUMED THE EXISTING SERVICES IS ADEQUATE.

- SPECIALTY PRODUCTS
 - RESERVED
- DEMOLITION
 - PROTECT ALL EXISTING, STRUCTURES, FENCING, LANDSCAPING, TREES, WALKS, ASPHALT PAVING TO REMAIN DURING CONSTRUCTION.
 - PROTECT ALL TREES AND LANDSCAPING TO REMAIN.
 - ANY EXISTING ELEMENTS TO REMAIN THAT ARE DAMAGED DURING CONSTRUCTION WILL BE REPLACE BY THE CONTRACTOR.
 - LOCATION AND PROTECTION OF UTILITIES TO REMAIN IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL AREAS OF DISTURBED LANDSCAPE WILL BE REPLANTED WITH NEW GRASS SEED.
 - RE: FLOOR PLAN FOR LOCATION OF WINDOWS TO BE REMOVED AND PATCHED AND WINDOWS TO BE REMOVED AND REPLACED.
 - ALL EXTERIOR SIDING TO BE REMOVED AND REPLACED. RE: ELEVATIONS
 - ALL ROOFS TO BE REMOVED AND REPLACED. RE: ROOF PLAN, ELEVATIONS AND STRUCTURE.

- EXTERIOR SPECIALTIES
 - RESERVED

- ALTERNATES
 - RESERVED
- ACCESSIBILITY AND VISITABILITY
 - FOR ALL NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION WITHIN THE CITY OF AUSTIN THE FOLLOWING WILL APPLY.
 - AT LEAST ONE BATHROOM OR HALF BATH ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM CLEAR OPENING OF 30 INCHES
 - LATERAL TWO-INCH BY SIX-INCH OR LARGER NOMINAL WOOD BLOCKING INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS; AND
 - THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM AND PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY
 - SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:
 - LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL; AND
 - OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES
 - THE ROUTE TO A DESIGNATED VISITABLE BATH OR HALF BATH MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 32 INCHES BEGINNING AT THE DESIGNATED VISITABLE ENTRANCE AND CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN AND BE LEVEL WITH RAMPED OR BEVELED CHANGES AT DOOR THRESHOLDS
 - THE DESIGNATED VISITABLE ENTRANCE MUST BE A NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES. THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT OF THE DWELLING
 - THE EXTERIOR VISITABLE ROUTE MUST HAVE A CROSS SLOPE LESS THAN TWO PERCENT THAT ORIGINATES FROM A GARAGE, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE
 - EXCEPTIONS FOR EXTERIOR VISITABLE ROUTES
 - LOTS WITH 10% OR GREATER SLOPE PRIOR TO DEVELOPMENT
 - PROPERTIES FOR WHICH COMPLIANCE CANNOT BE ACHIEVED WITHOUT THE USE OF SWITCHBACKS

TURNER REMODEL
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78708
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06.11.15

PROJECT phase:
ISSUED FOR
PERMITTING

REVISION HISTORY
06.11.15 - REVISED SECOND FLOOR ROOF PER CERTIFICATE OF APPROPRIATENESS REQUEST
1

SHEET Name:
SPECIFICATIONS AND
SCHEDULES

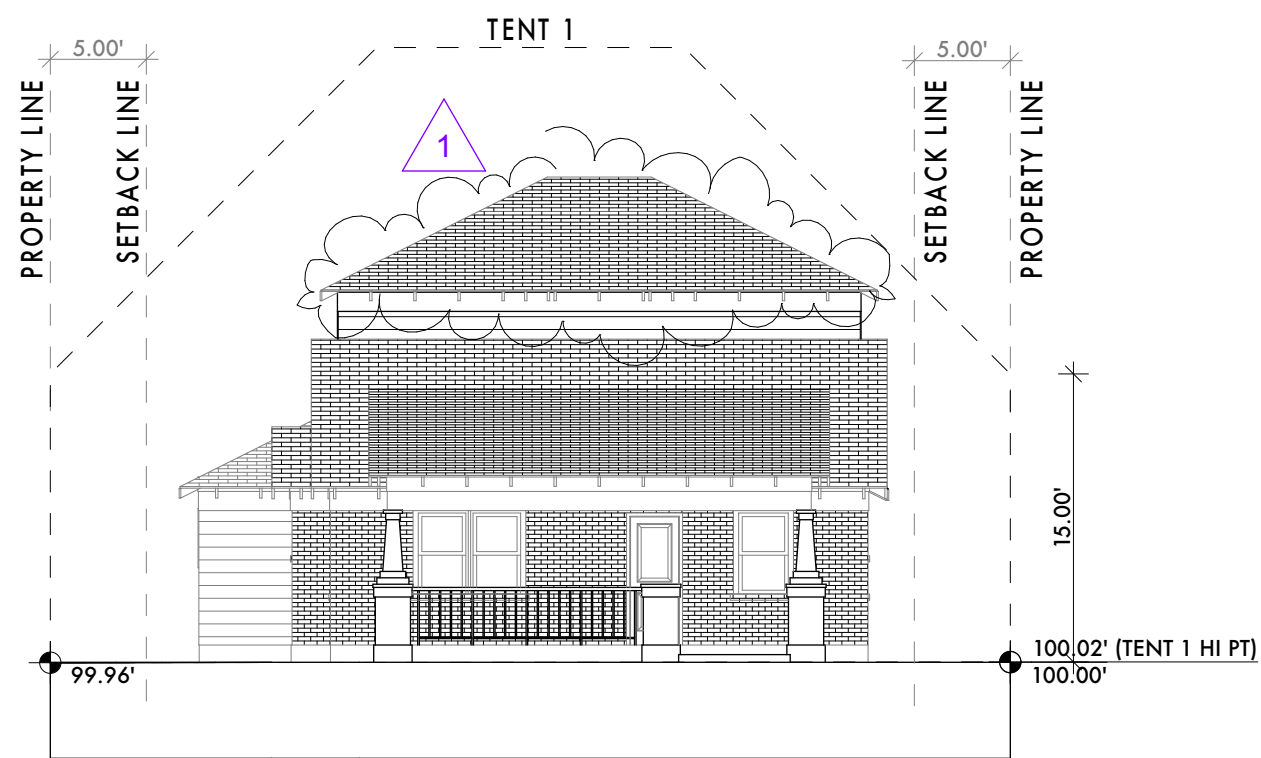
Project #:
140115

Date:
06.11.15

Drawn:
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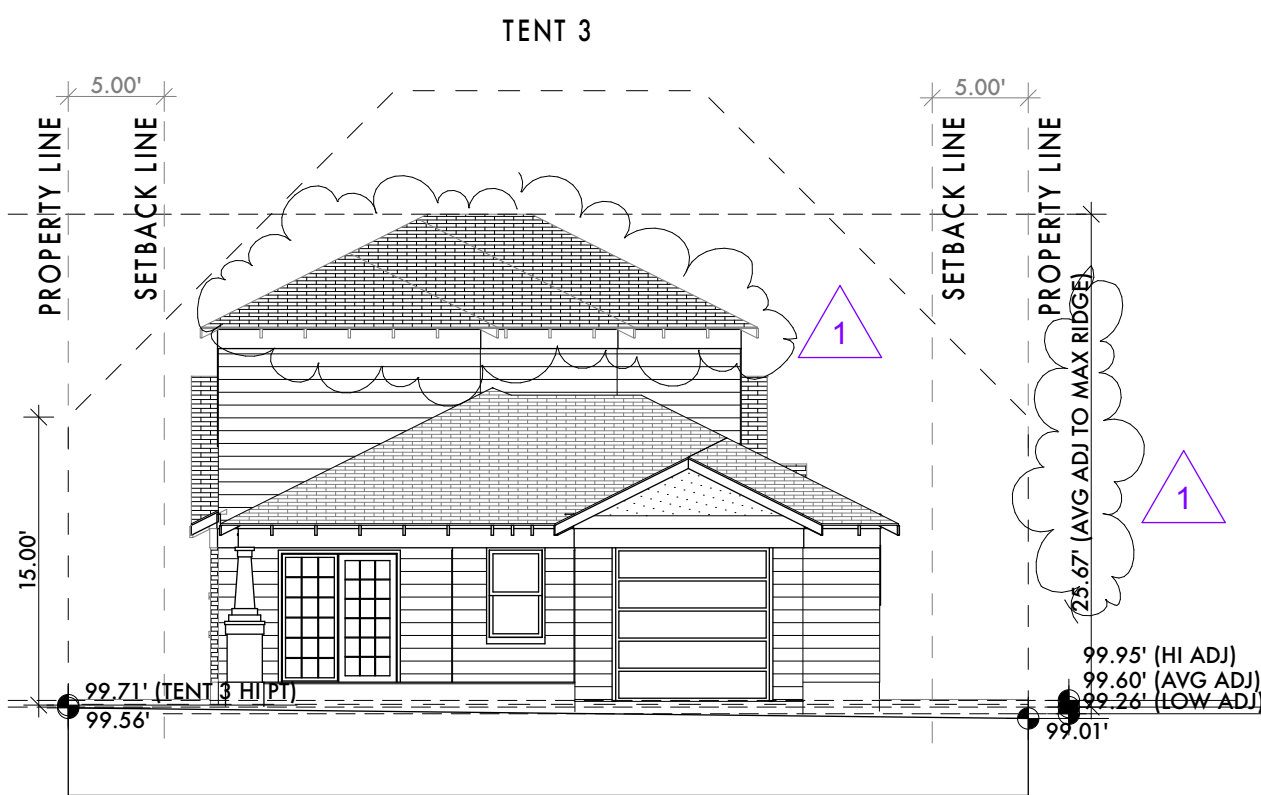
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Sheet Number
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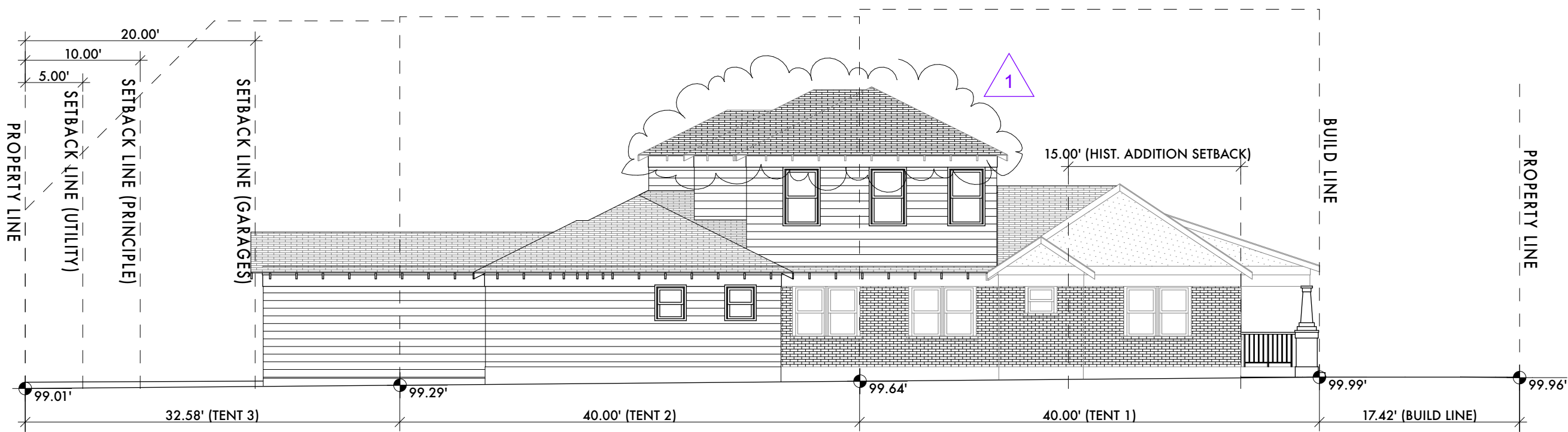
EAST SITE ELEVATION

SCALE: 1" = 10'



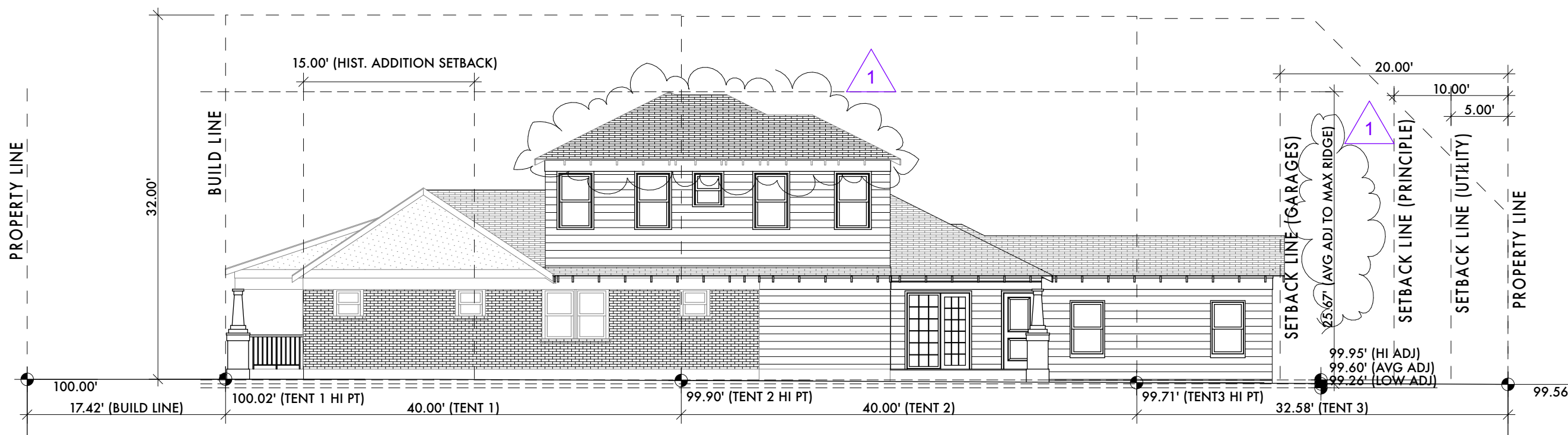
WEST SITE ELEVATION

SCALE: 1" = 10'



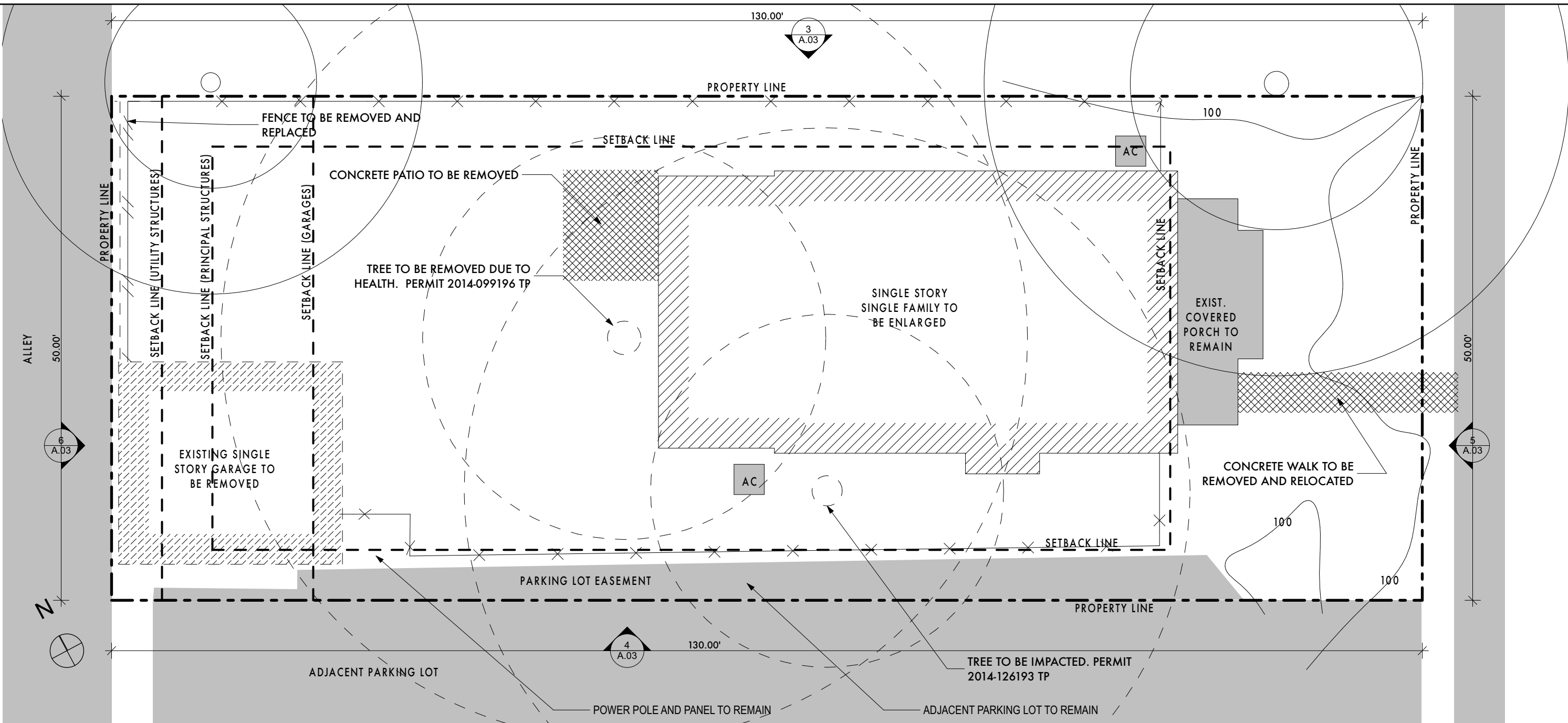
SOUTH SITE ELEVATION

SCALE: 1" = 10'



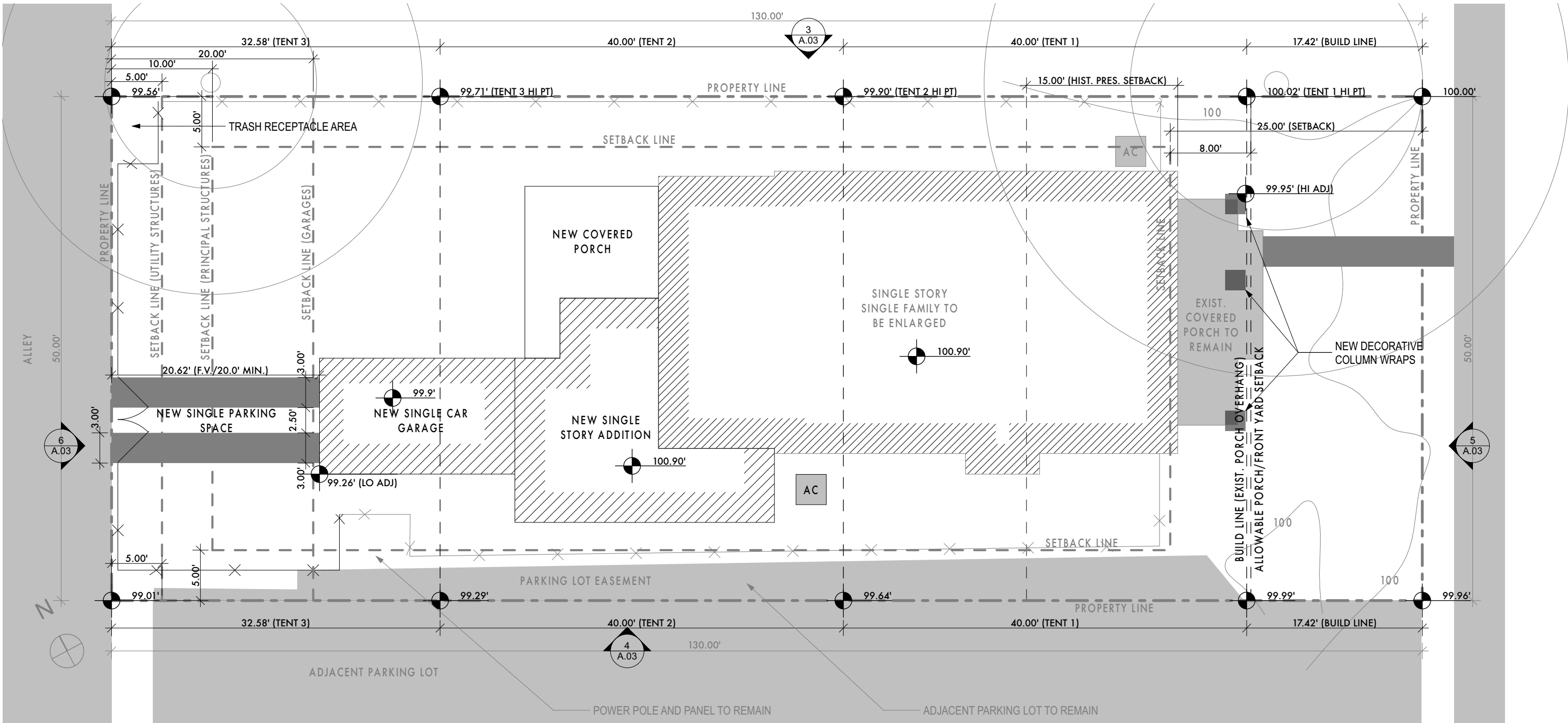
NORTH SITE ELEVATION

SCALE: 1" = 10'



DEMO SITE PLAN

SCALE: 1" = 10'



SITE PLAN

SCALE: 1" = 10'

TURNER REMODEL

4004 AVENUE G AUSTIN TEXAS USA

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REGISTERED ARCHITECT

DAVID MICHAEL REYNOLDS

STATE OF TEXAS

06.11.15

project phase:

ISSUED FOR PERMITTING

REVISION HISTORY

06.11.15 - REVISED SECOND FLOOR ROOF PER CERTIFICATE OF APPROPRIATENESS REQUEST

1

SITE INFORMATION

Sheet Name:

Project #:

140115

Date:

06.11.15

Drawn:

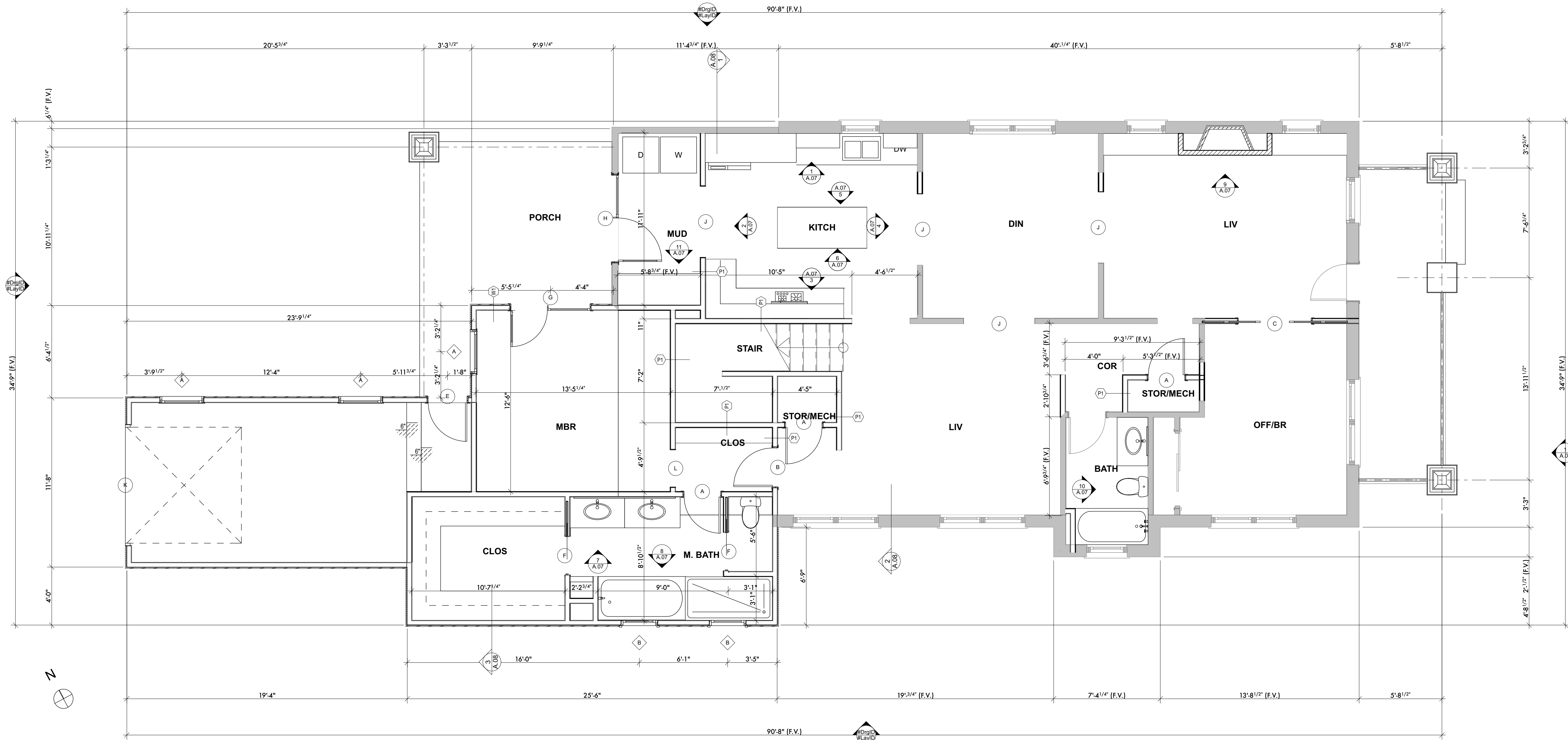
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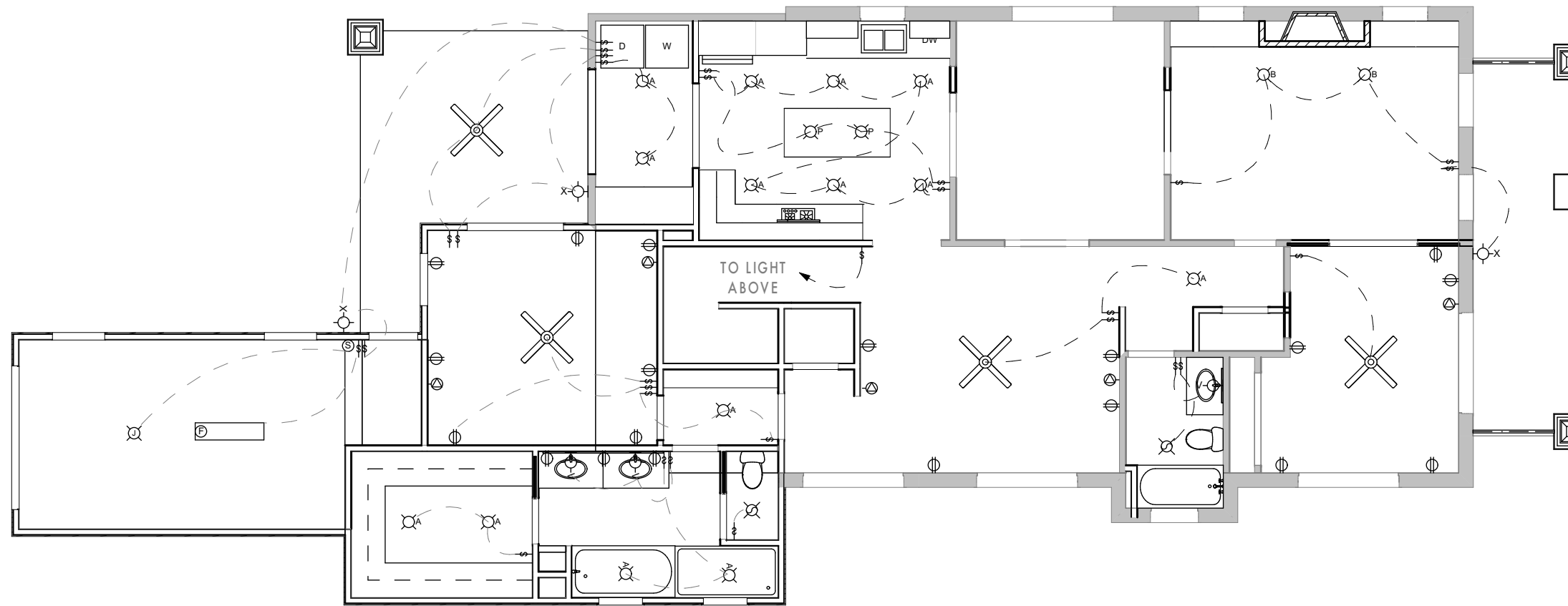
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A.03



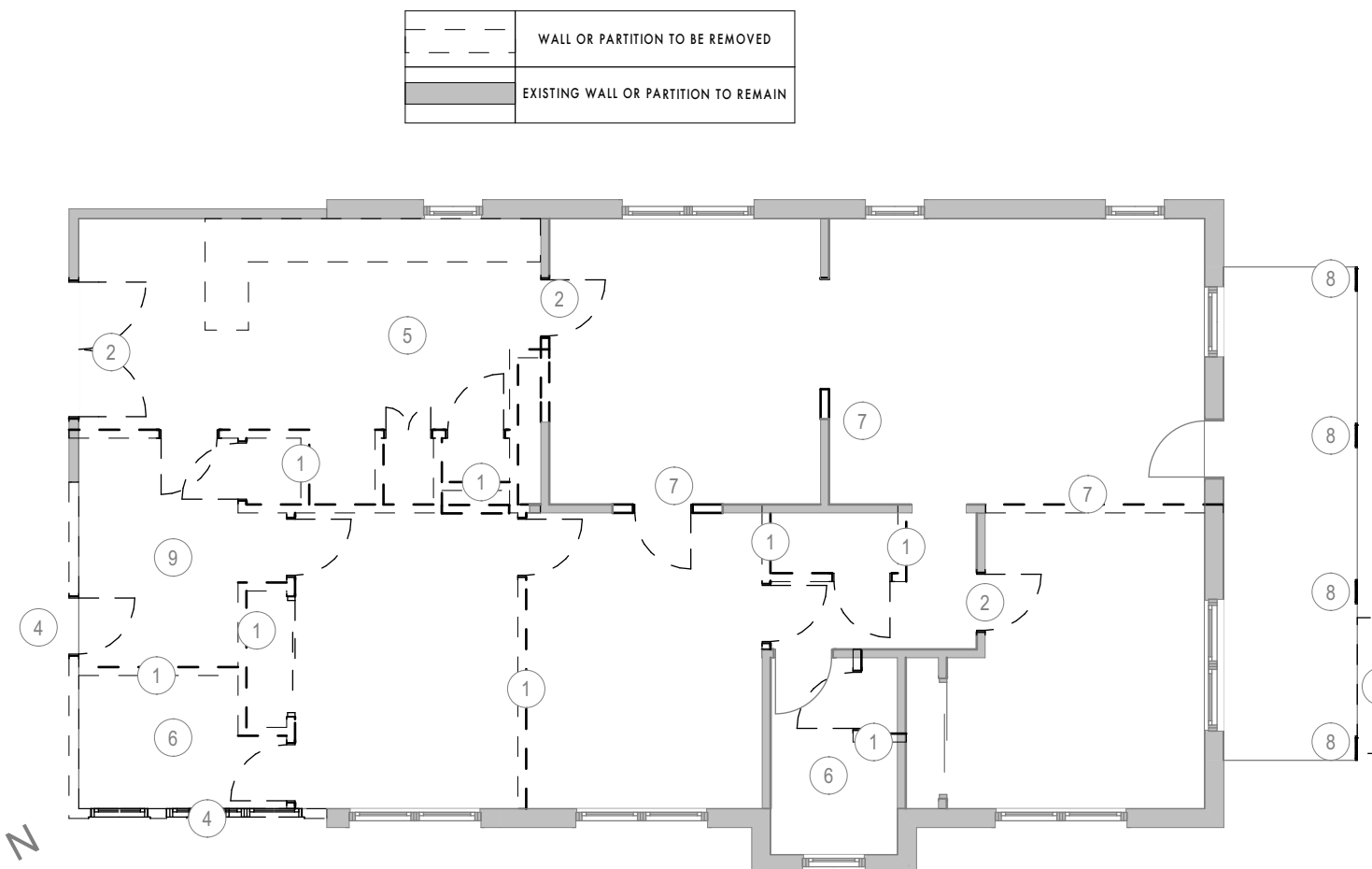
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

	RECESSED CAN LIGHT		UNDER COUNTER DUPLEX OUTLET
	DIRECTIONAL RECESSED CAN		CABLE TV/ INTERNET JACK
	EXTERIOR WALL SCONCE WITH MOTION DETECTOR SWITCH		SWITCH
	EXTERIOR WALL SCONCE		3 WAY SWITCH
	INTERIOR WALL SCONCE		JUNCTION BOX
	VANITY SINK LIGHT		PUSH BUTTON SWITCH
	PENDANT LIGHT		COMBO LIGHT/FAN
	SURFACE MOUNTED FLOOR FIXTURE		X\"/>
	CEILING FAN		SMOKE DETECTOR
	DUPLEX OUTLET		CARBON MONOXIDE DETECTOR



1ST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

- DEMOLITION CODED NOTES:
- 1_ INTERIOR WALL TO BE REMOVED, TYP.
 - 2_ DOOR OR WINDOW TO BE REMOVED OR REPLACED. RE: PLAN
 - 3_ CONCRETE STEP TO BE REMOVED
 - 4_ EXTERIOR WALL TO BE REMOVED
 - 5_ REMOVE ALL KITCHEN CABINETS AND APPLIANCES
 - 6_ REMOVE ALL BATHROOM CABINETS AND APPLIANCES
 - 7_ PREPARE EXISTING WALL OR PARTITION FOR NEW DOOR OR WINDOW. RE: PLAN
 - 8_ EXISTING IRON COLUMNS TO BE REPLACED
 - 9_ REMOVE LAUNDRY APPLIANCES
- DEMOLITION GENERAL NOTES:
- 1_ WHERE NEW SECOND FLOOR SPACE WILL BE ADDED REMOVE EXISTING ROOF AND ROOF STRUCTURE. PREPARE WALLS FOR NEW SECOND FLOOR
 - 2_ RESERVED
 - 3_ RESERVED



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

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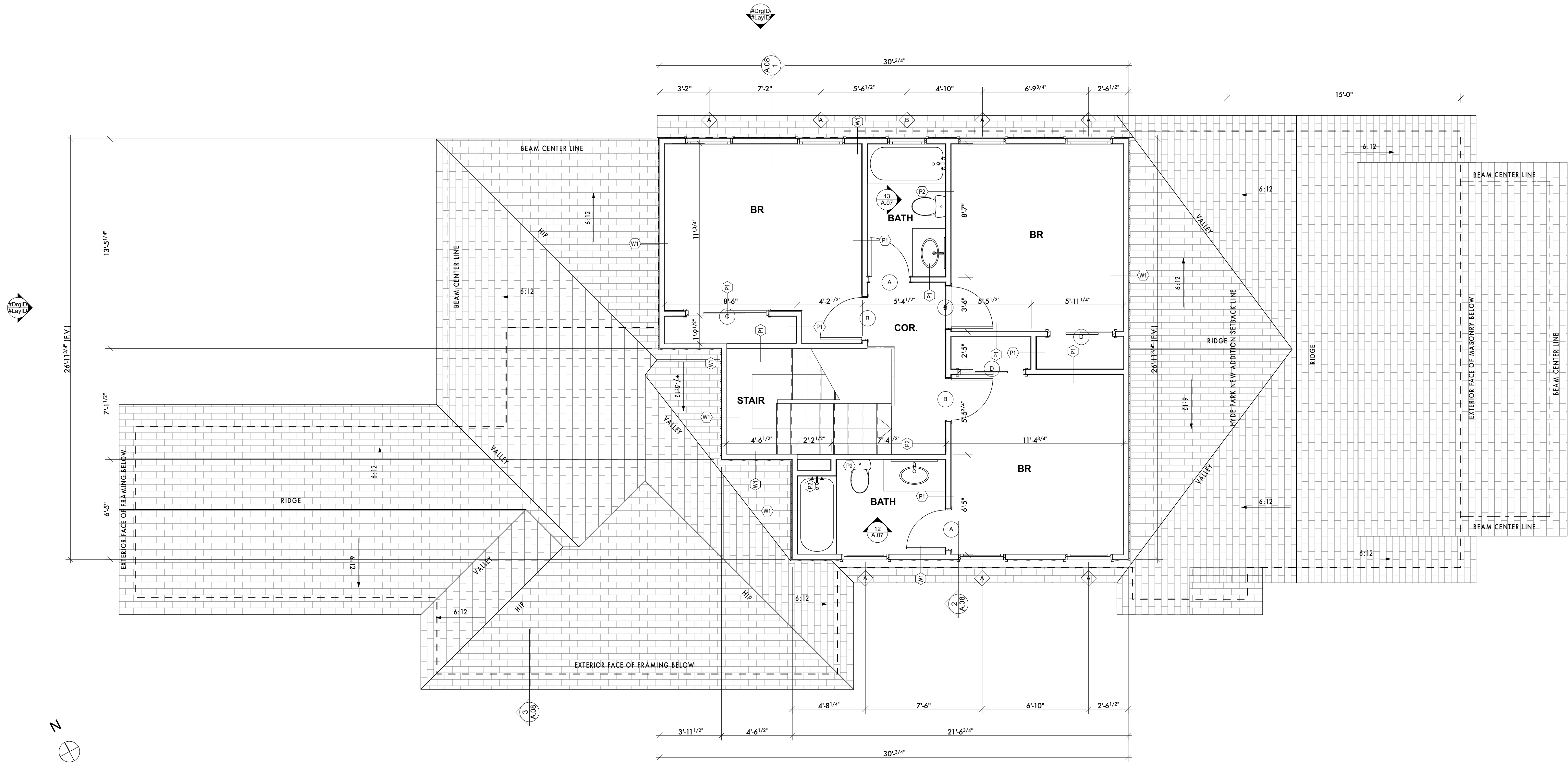
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1

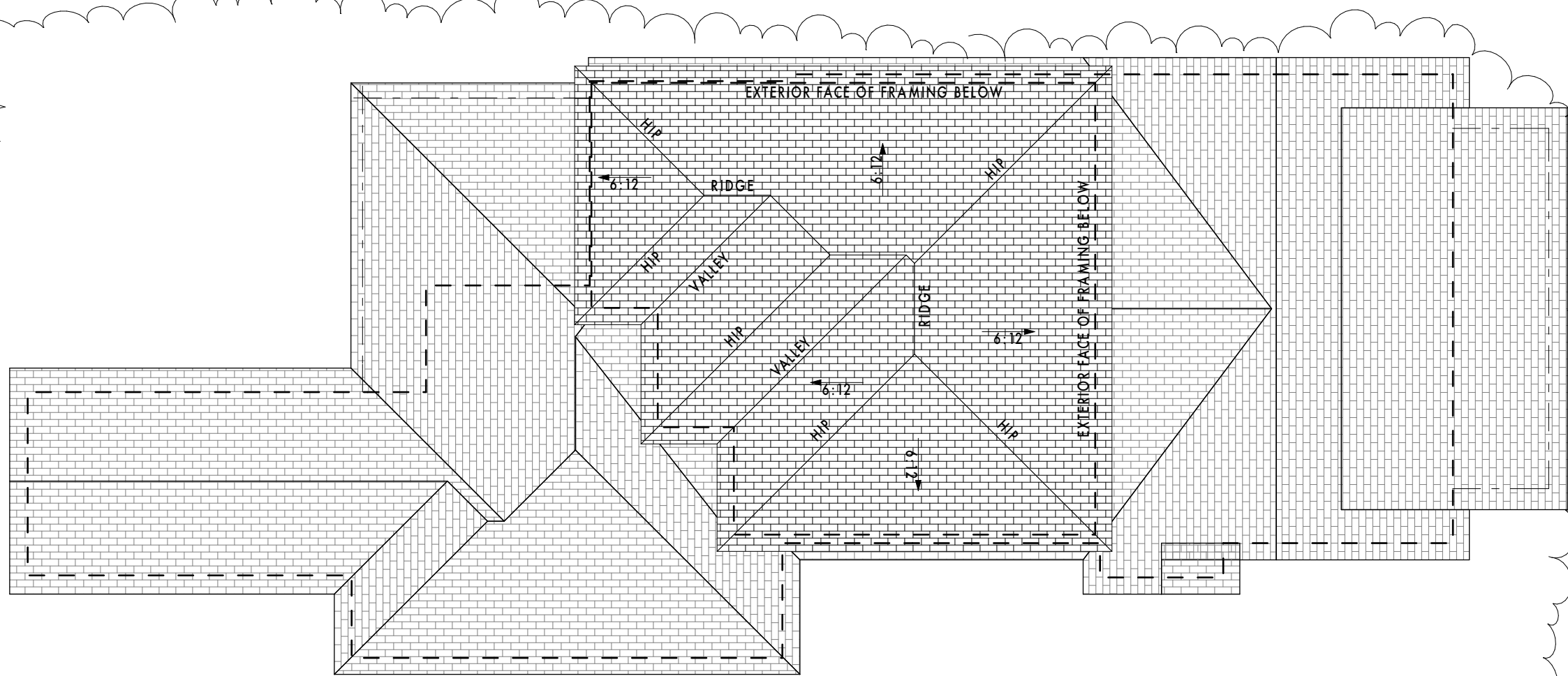
FIRST FLOOR PLANS

Project #:
140115
Date:
06.11.15
Drawn:
EMP
Ckcd:
EMP
Sheet Number
A.04



2ND FLOOR PLAN/LOWER ROOF PLAN

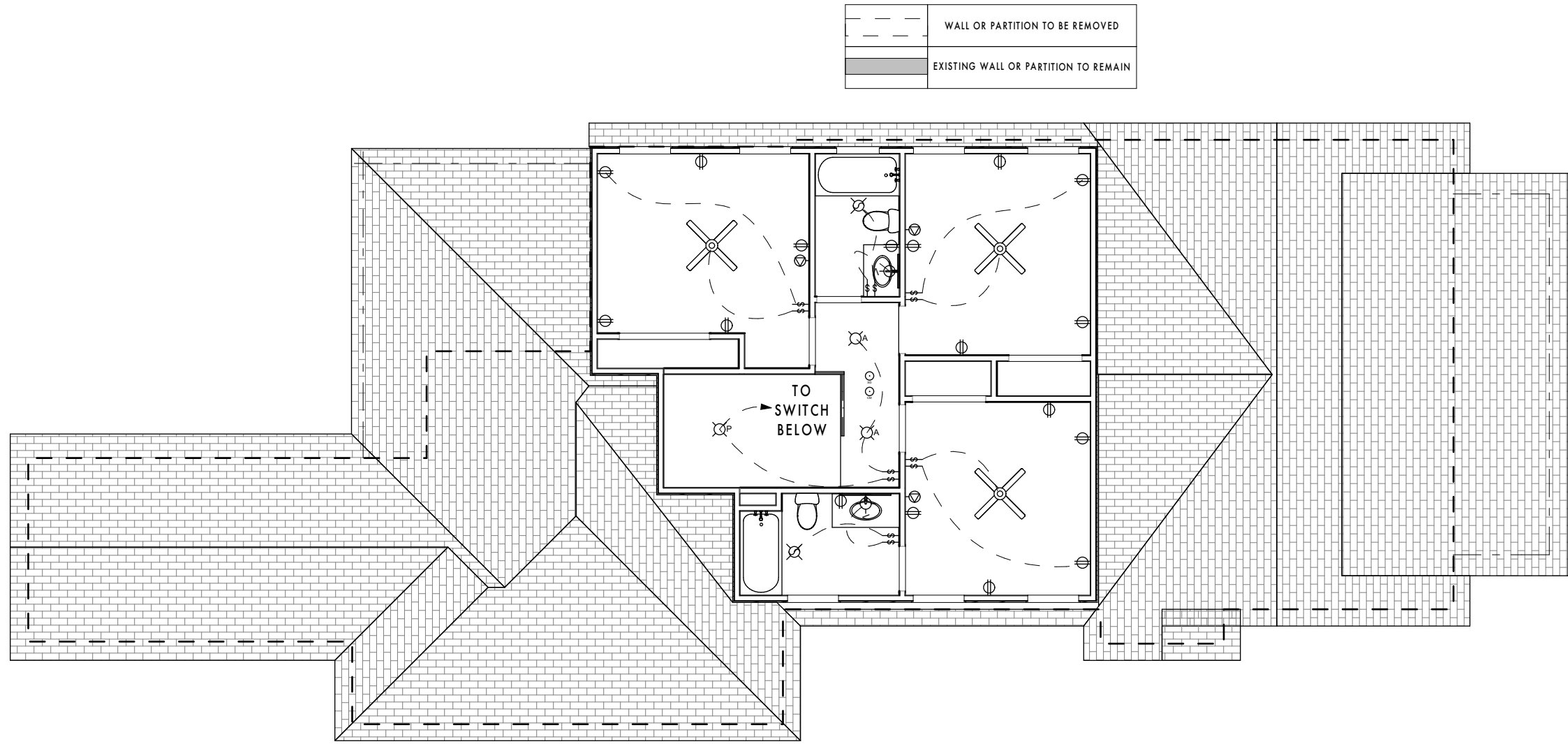
SCALE: 1/4" = 1'-0"



ROOF PLAN

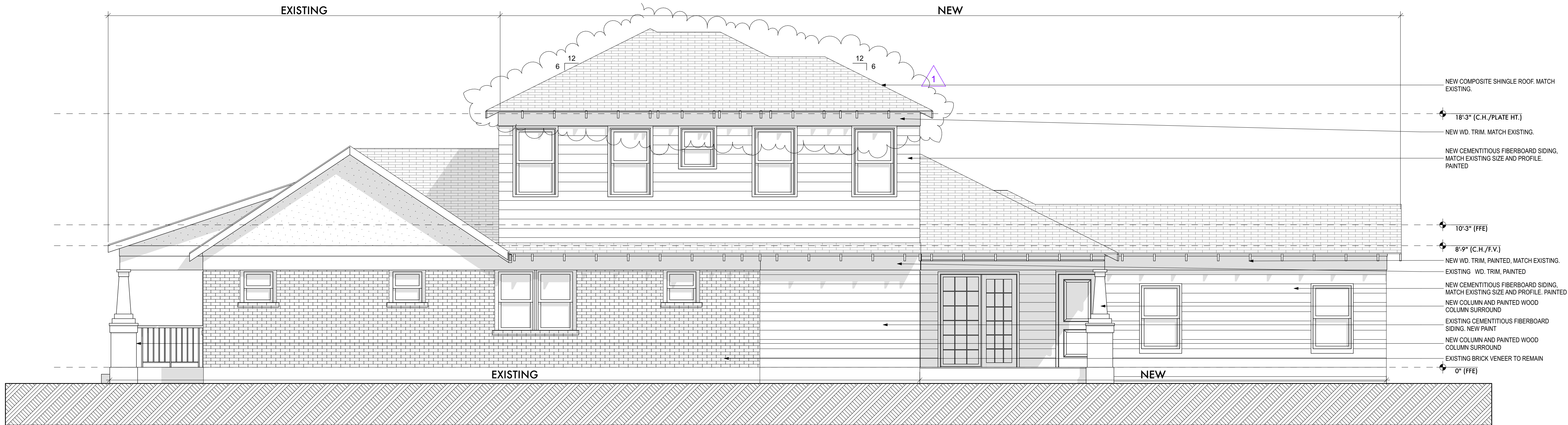
SCALE: 1/8" = 1'-0"

	RECESSED CAN LIGHT		UNDER COUNTER DUPLEX OUTLET
	DIRECTIONAL RECESSED CAN		CABLE TV / INTERNET JACK
	EXTERIOR WALL SCONCE WITH MOTION DETECTOR SWITCH		SWITCH
	EXTERIOR WALL SCONCE		3 WAY SWITCH
	INTERIOR WALL SCONCE		JUNCTION BOX
	VANITY SINK LIGHT		PUSH BUTTON SWITCH
	PENDANT LIGHT		COMBO LIGHT/FAN
	SURFACE MOUNTED FLOOR FIXTURE		X" HOSE BIB
	CEILING FAN		SMOKE DETECTOR
	DUPLEX OUTLET		CARBON MONOXIDE DETECTOR

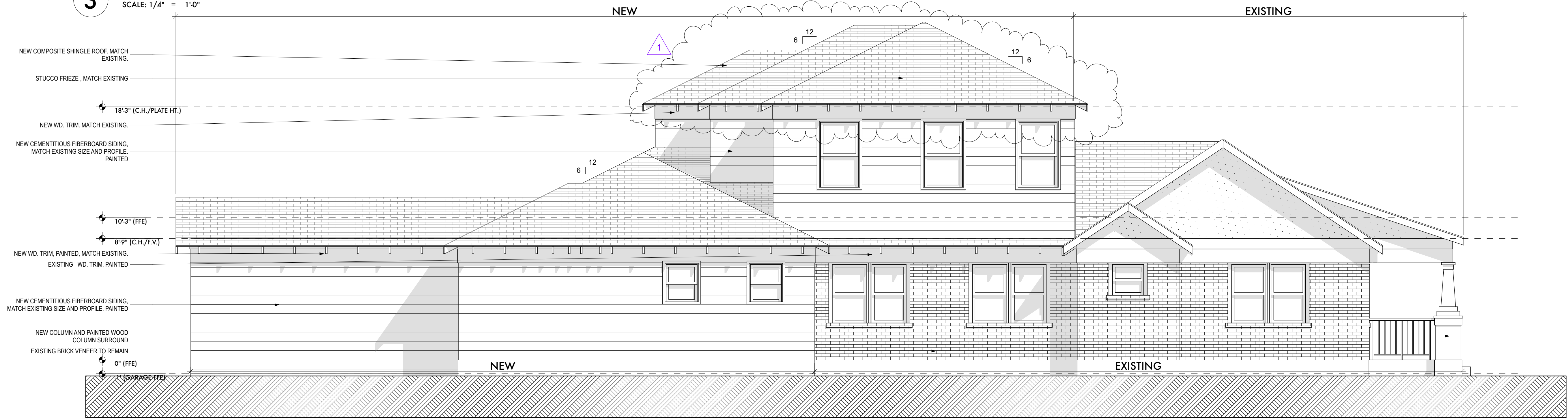


2ND FLOOR ELECTRICAL PLAN

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



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



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

WINDOW LEGEND		
ELEVATION		
DOOR TYPE	A	B
QUANTITY	10	3
NOMINAL SIZE	3'-0"x5'-0"	2'-6"x3'-0"
DESCRIPTION	NEW DOUBLE HUNG WINDOW. PAINTED	NEW DOUBLE HUNG WINDOW. PAINTED

DOOR ELEVATIONS											
ELEVATION											
DOOR TYPE	A	B	C	D	E	F	G	H	J	K	L
QUANTITY	6	4	2	2	1	2	1	1	4	1	1
NOMINAL SIZE	2'-6"x6'-8"	2'-8"x6'-8"	5'-0"x6'-8"	4'-0"x6'-8"	2'-8"x6'-8"	2'-6"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	5'-0"x7'-0"	8'-0"x8'-0"	2'-8"x6'-8"
DESCRIPTION	INTERIOR WOOD DOOR. PAINTED	INTERIOR WOOD DOOR. PAINTED	INTERIOR WOOD TWO WAY POCKET DOOR. PAINTED	BI-PASS CLOSET DOOR. PAINTED	INTERIOR WOOD DOOR. PAINTED	INTERIOR WOOD POCKET DOOR. PAINTED	EXTERIOR WOOD DOOR WITH FULL LIGHT LEAF AND FULL LIGHT SIDELIGHT. MATCH TRIM AND MULLIONS OF EXISTING ADJACENT DOOR AT NEW LAUNDRY	EXTERIOR WOOD DOOR WITH FULL LIGHT LEAF AND FULL LIGHT SIDELIGHT.	ARCHED TOP FRAMED OPENING. MATCH EXISTING ADJACENT SIZE, TRIM AND SHAPE. PAINTED	SEGMENTED, OVERHEAD GARAGE DOOR. FACTORY PAINTED AND PRIMED	FRAMED OPENING. PAINTED

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EXTERIOR ELEVATIONS

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Date: 06.11.15
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Ckld: EMP

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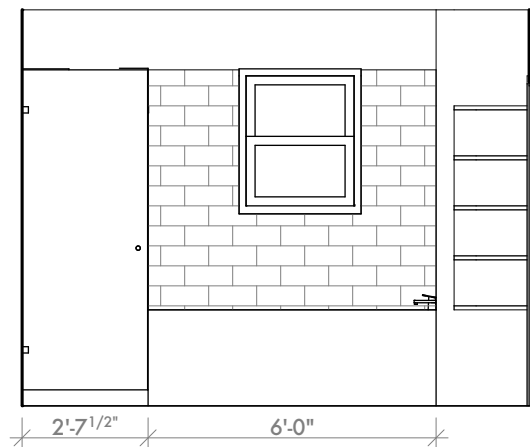


4 KITCHEN
SCALE: 1/4" = 1'-0"

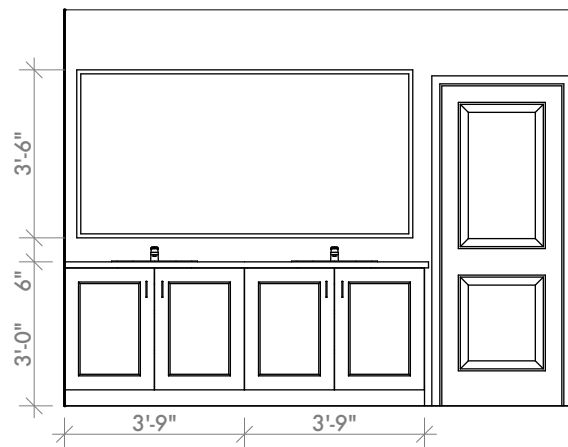
3 KITCHEN
SCALE: 1/4" = 1'-0"

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

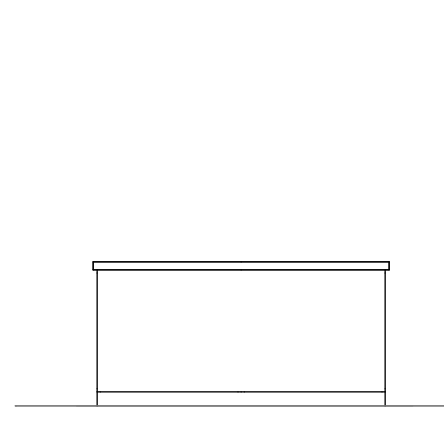
1 KITCHEN
SCALE: 1/4" = 1'-0"



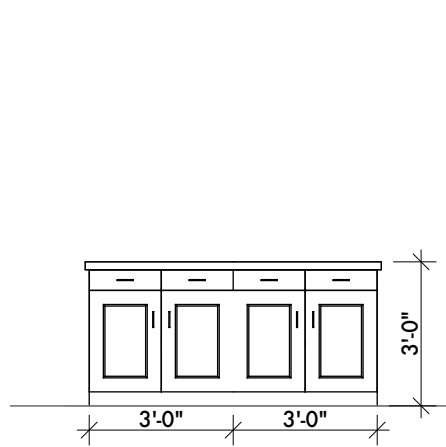
8 MASTER BATH
SCALE: 1/4" = 1'-0"



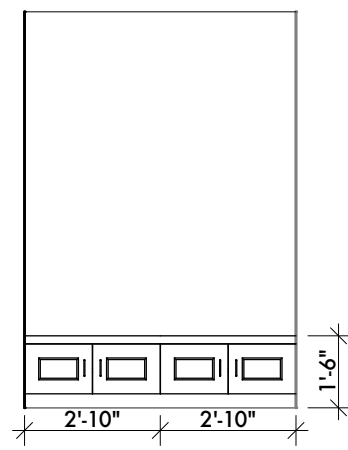
7 MASTER BATH
SCALE: 1/4" = 1'-0"



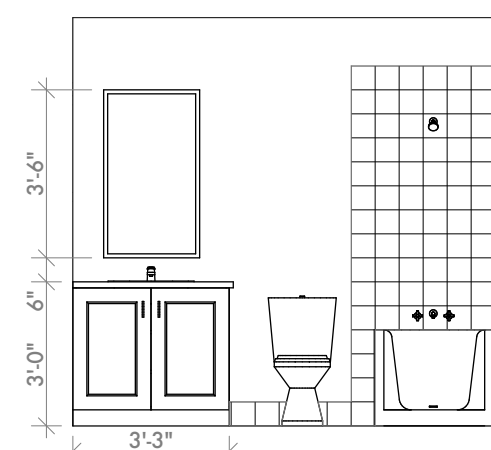
6 ISLAND
SCALE: 1/4" = 1'-0"



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



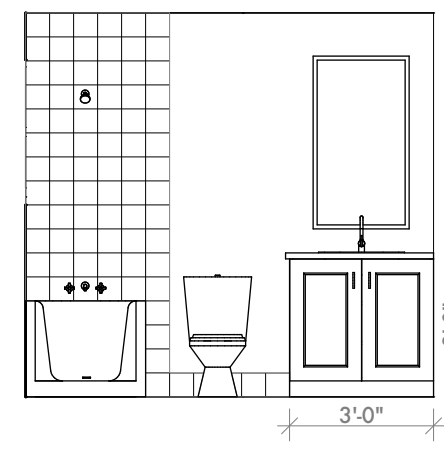
11 LAUNDRY
SCALE: 1/4" = 1'-0"



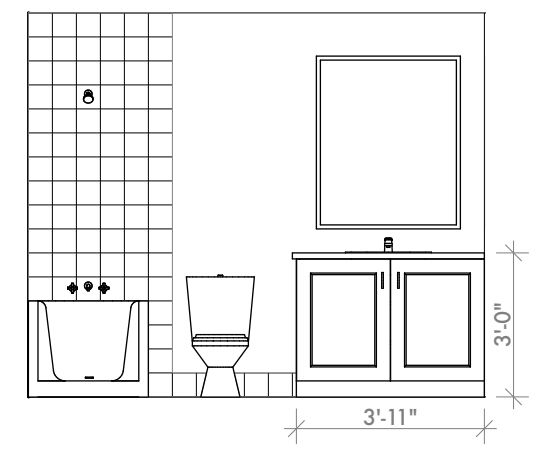
10 POWDER
SCALE: 1/4" = 1'-0"



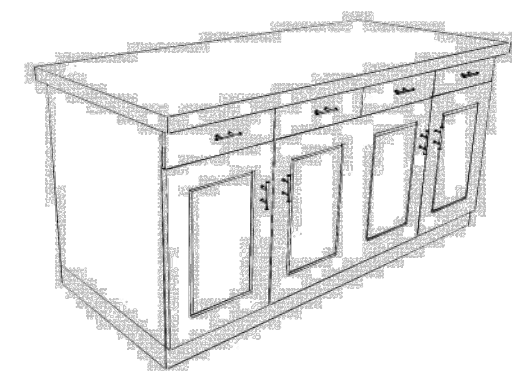
9 LIVING ROOM
SCALE: 1/4" = 1'-0"



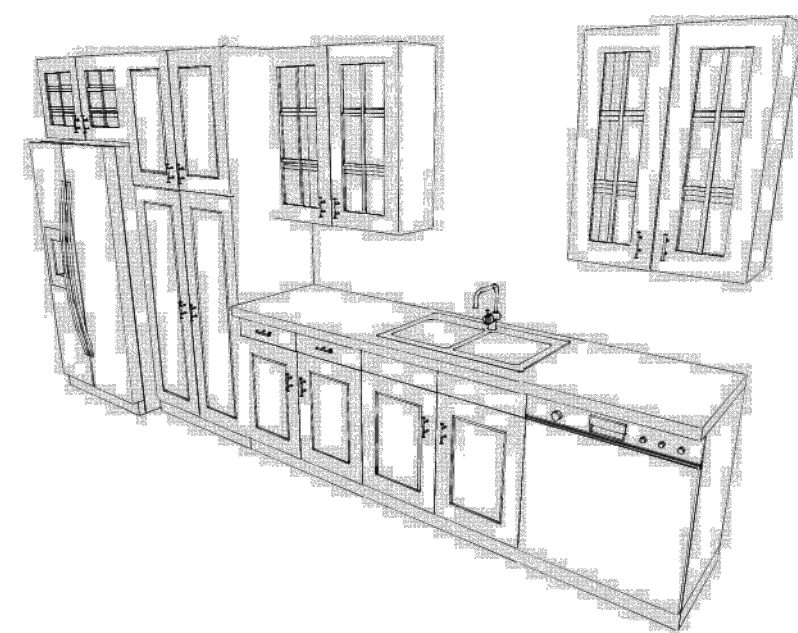
13 BATH
SCALE: 1/4" = 1'-0"



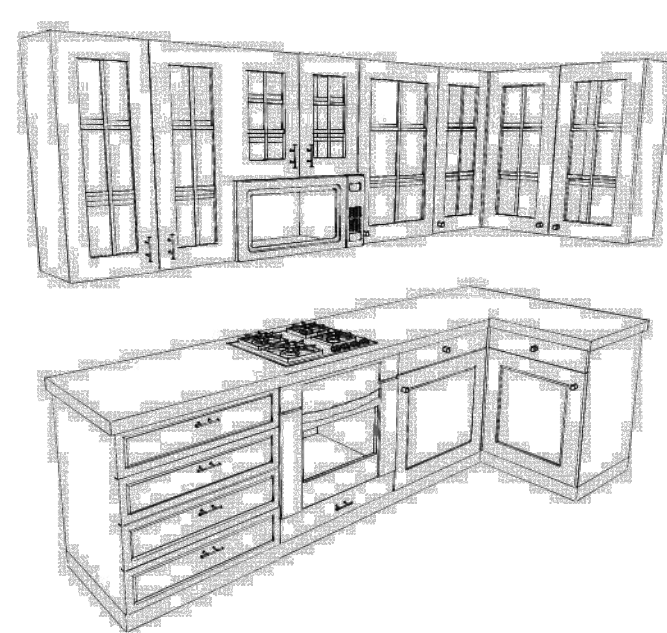
12 BATH
SCALE: 1/4" = 1'-0"



CABINET PERSPECTIVE



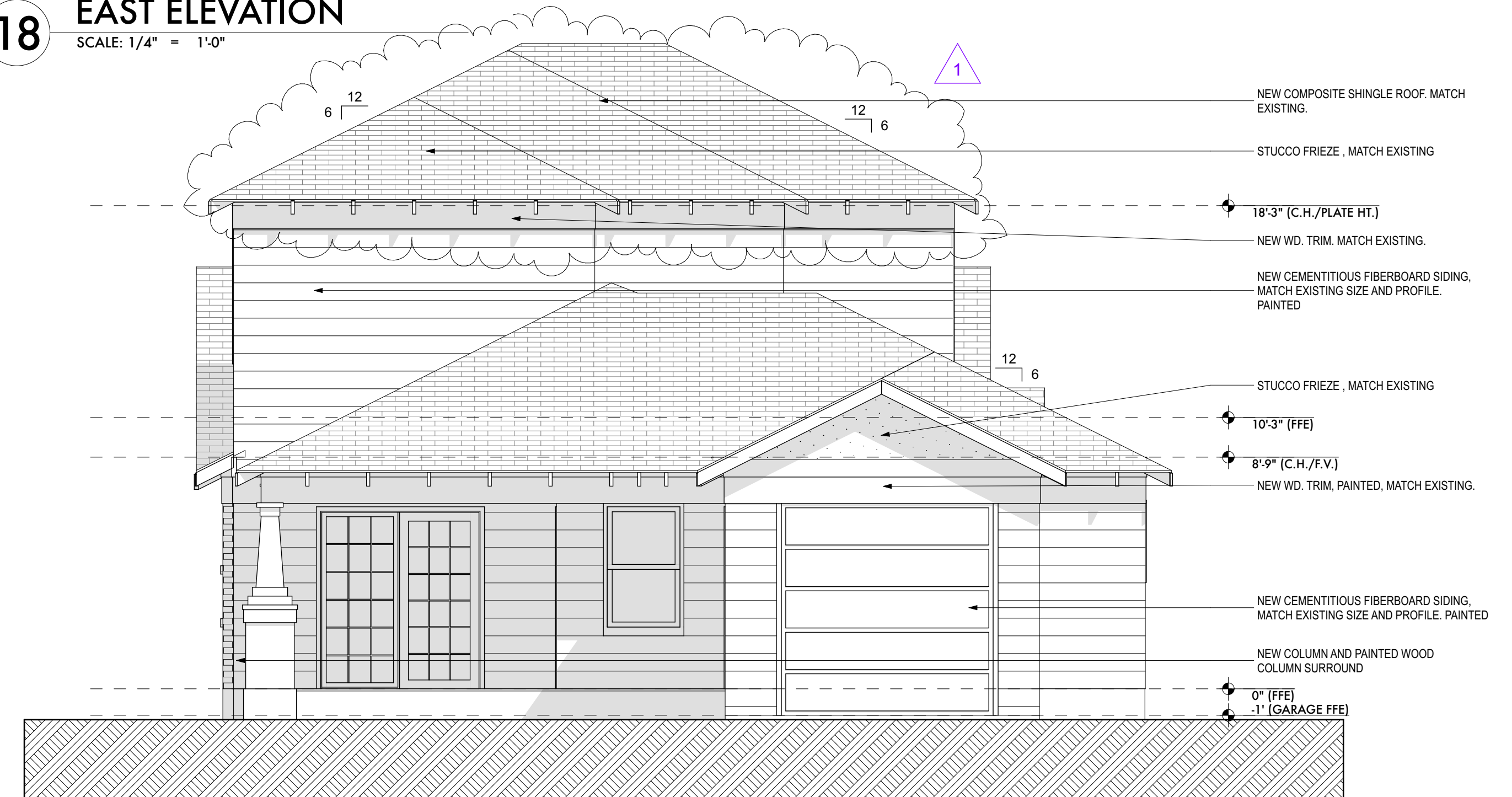
CABINET PERSPECTIVE



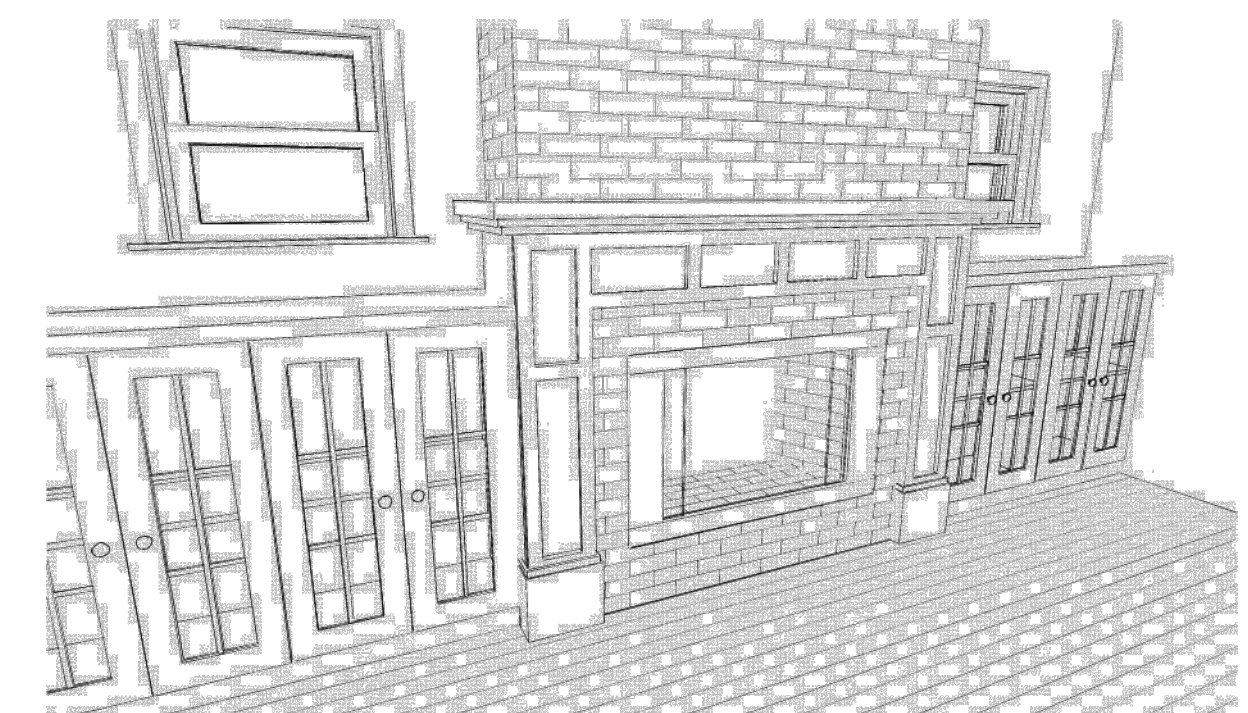
CABINET PERSPECTIVE



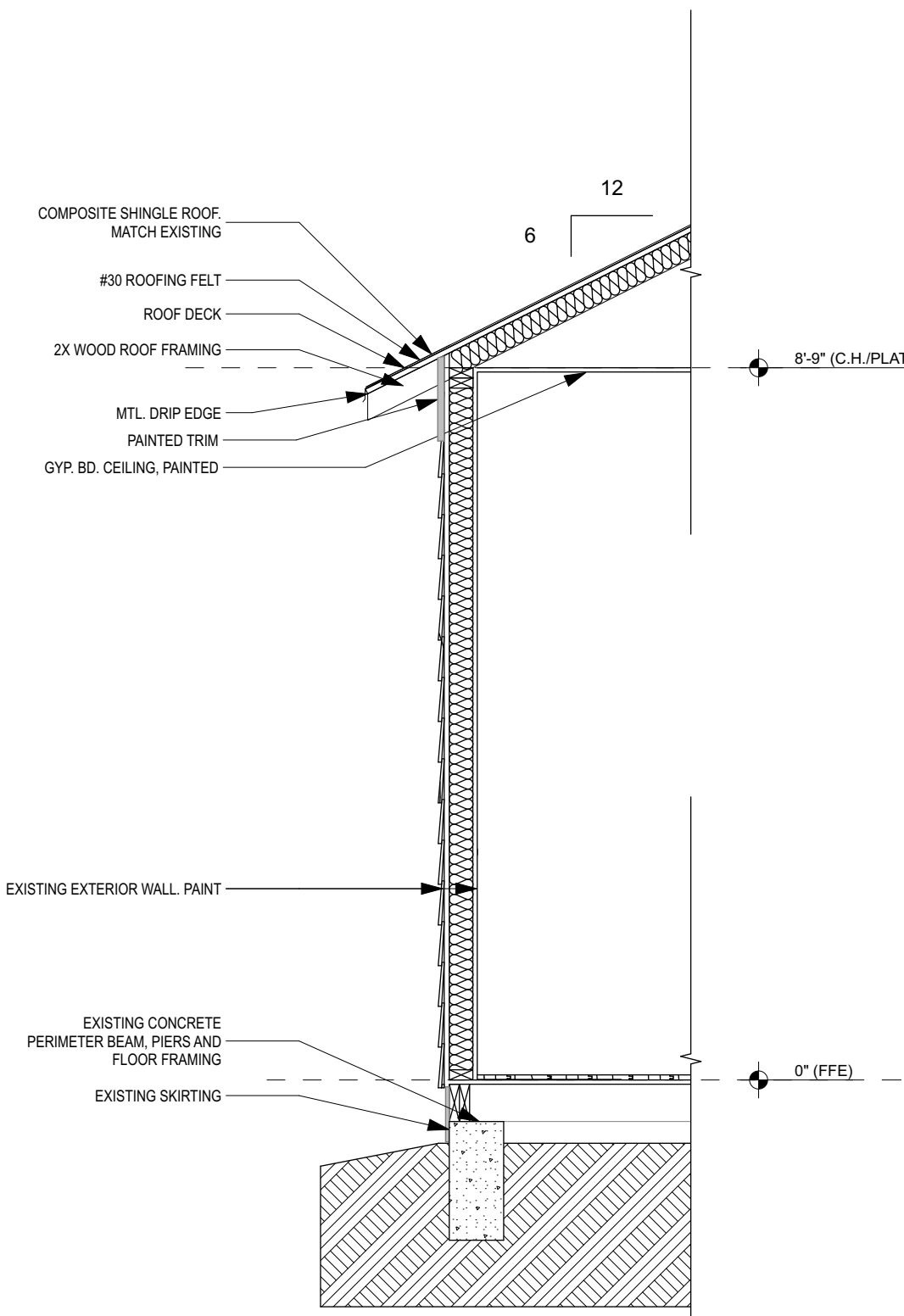
18 EAST ELEVATION
SCALE: 1/4" = 1'-0"



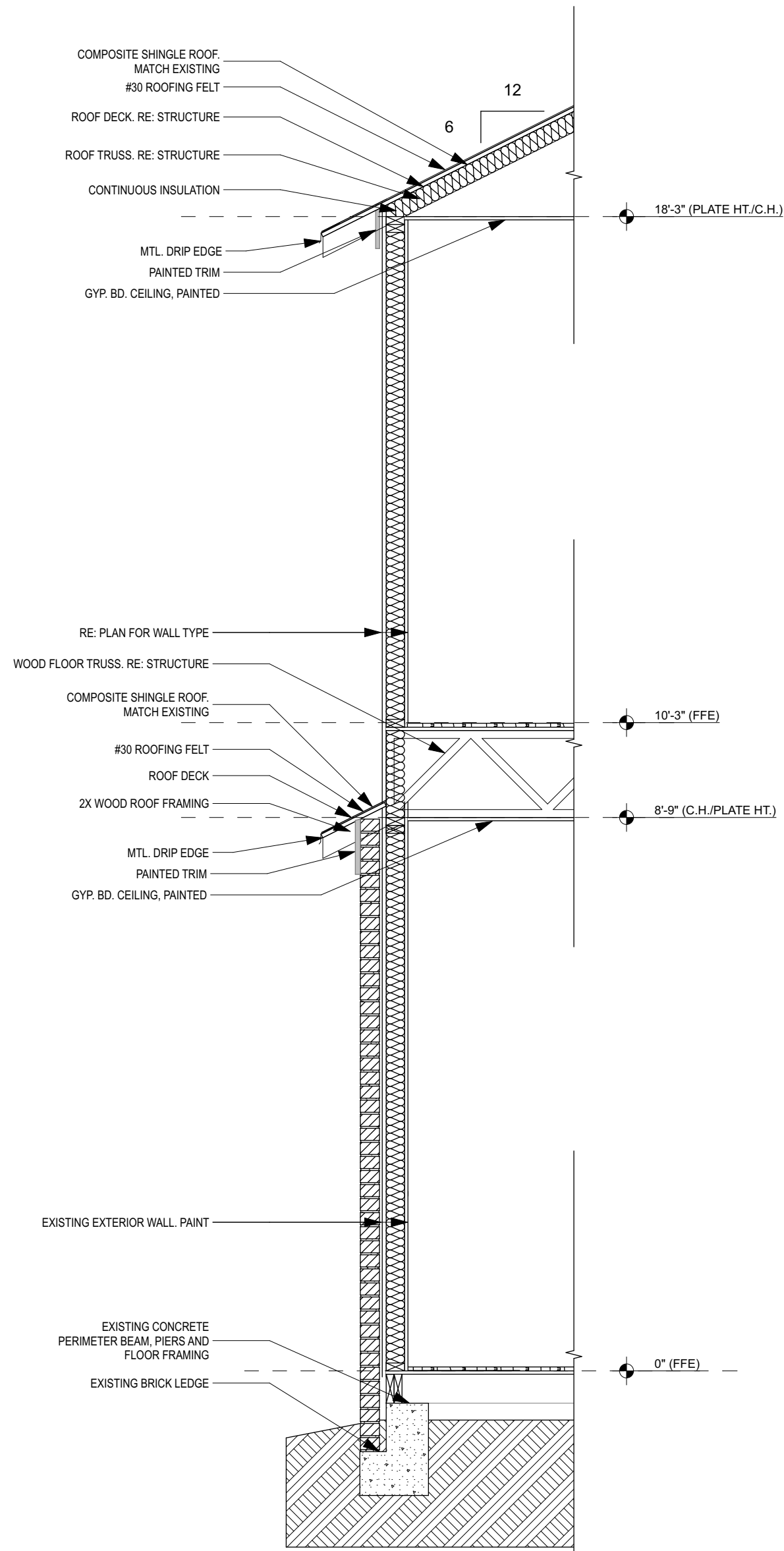
19 WEST ELEVATION
SCALE: 1/4" = 1'-0"



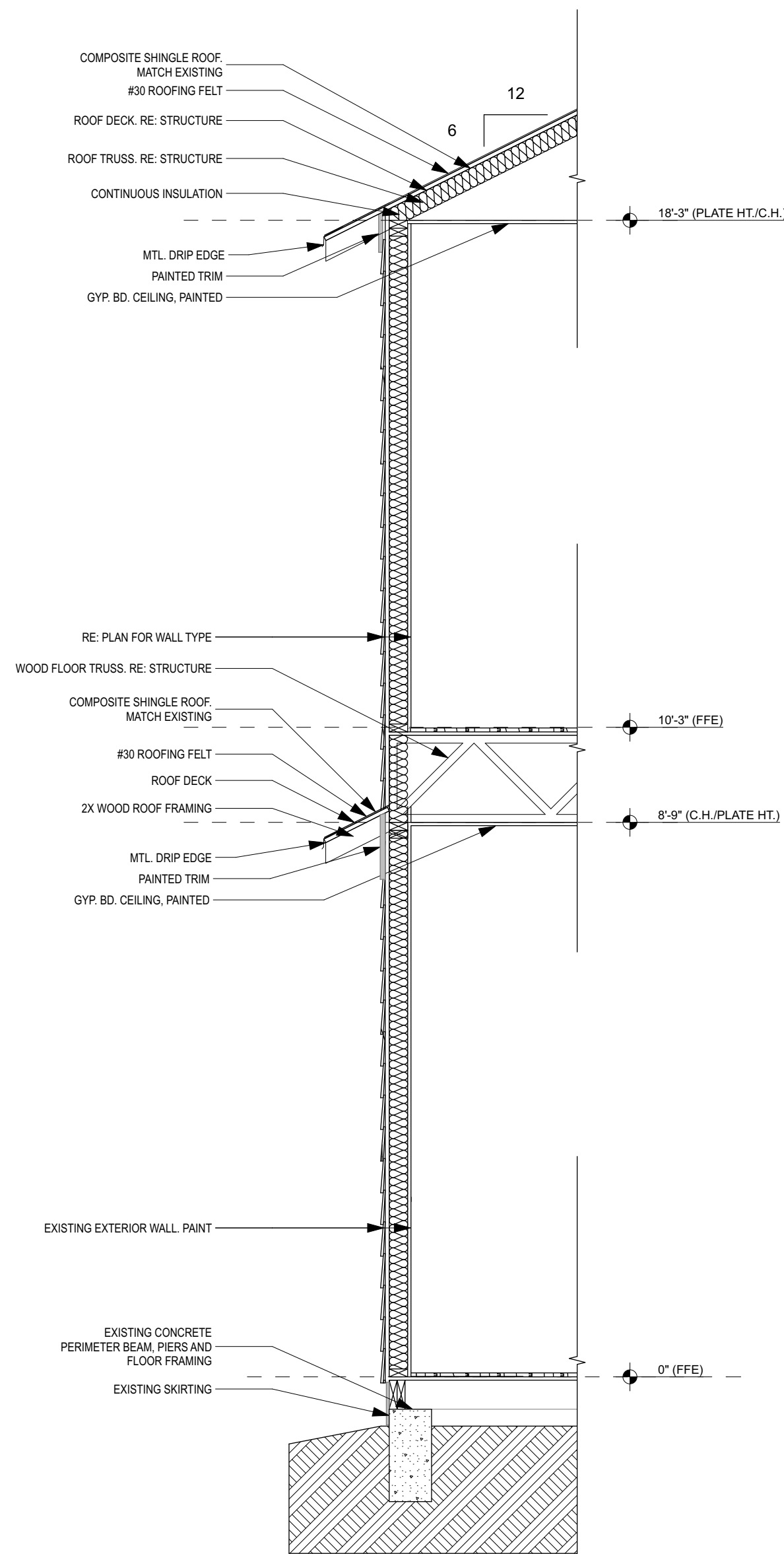
FIREPLACE PERSPECTIVE



3 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"

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1

WALL SECTIONS

Sheet Name:

Project #:
140115

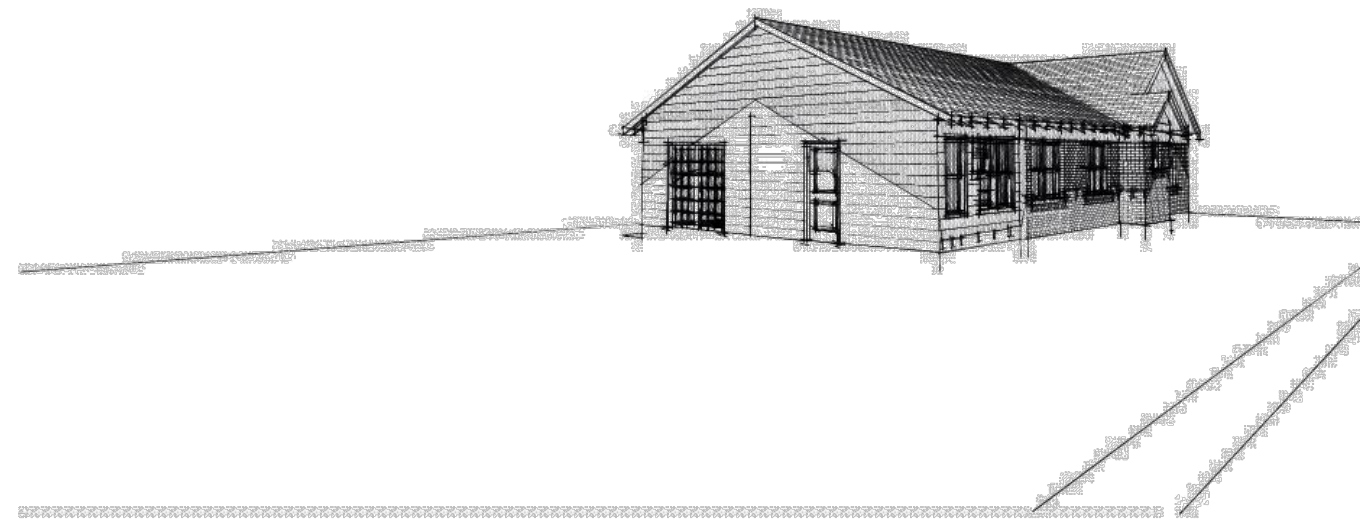
Date:
06.11.15

Drawn:
EMP

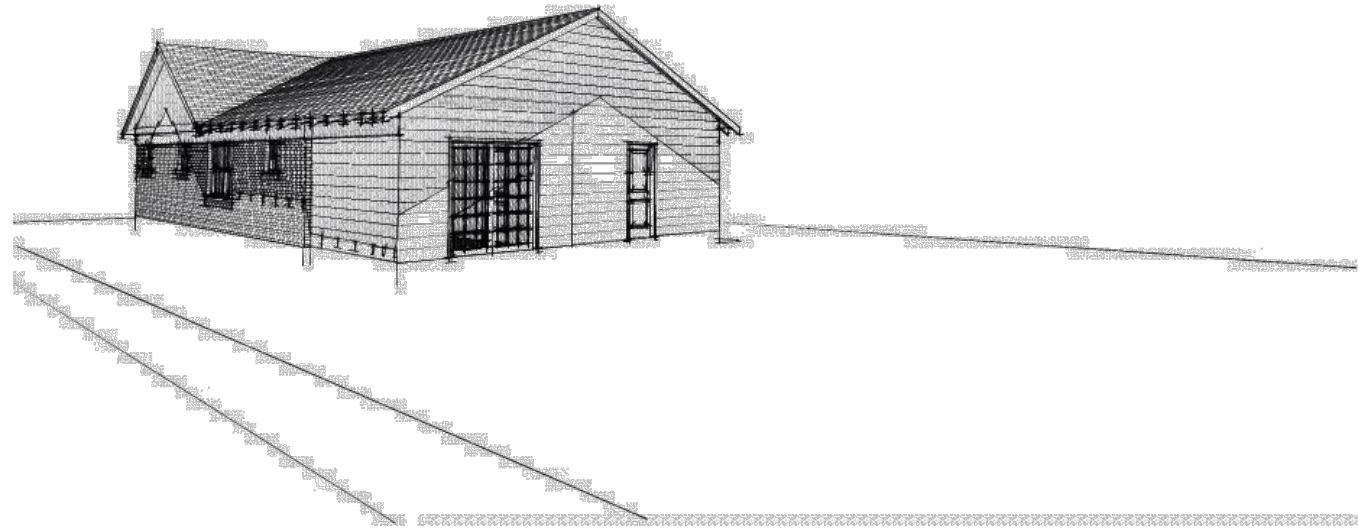
Chkd:
EMP

Sheet Number

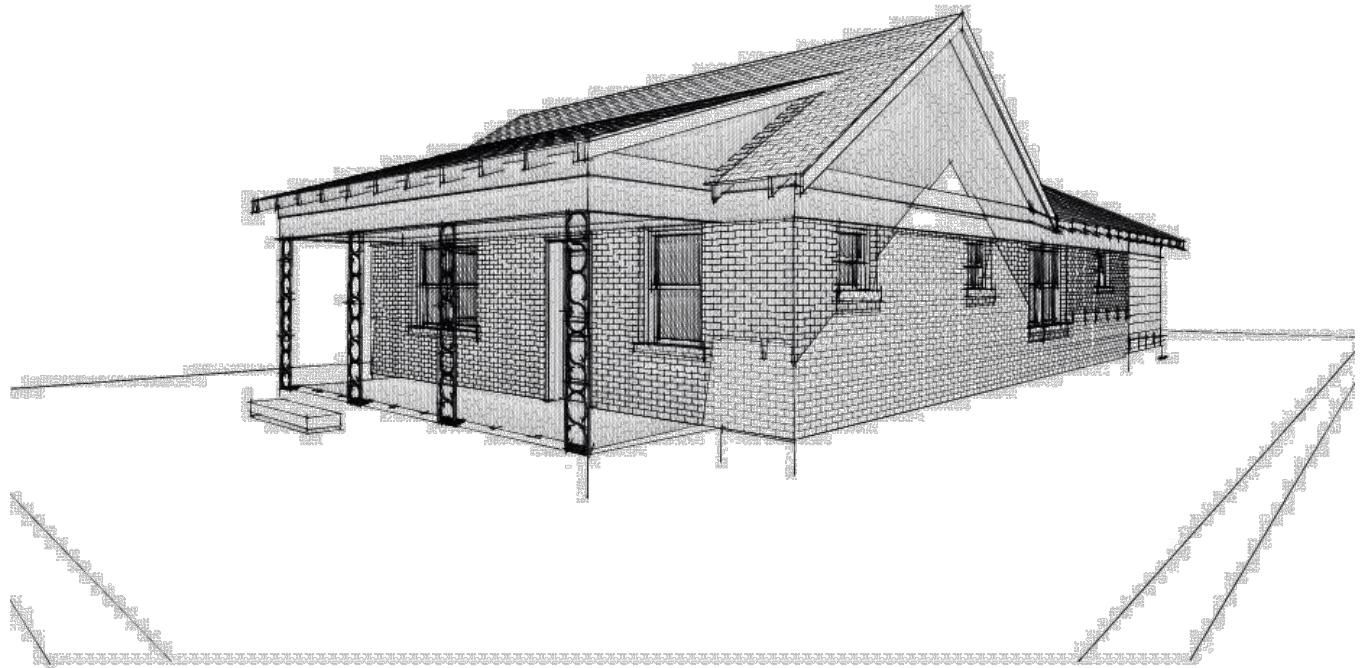
A.08



EXIST. VIEW FROM SW



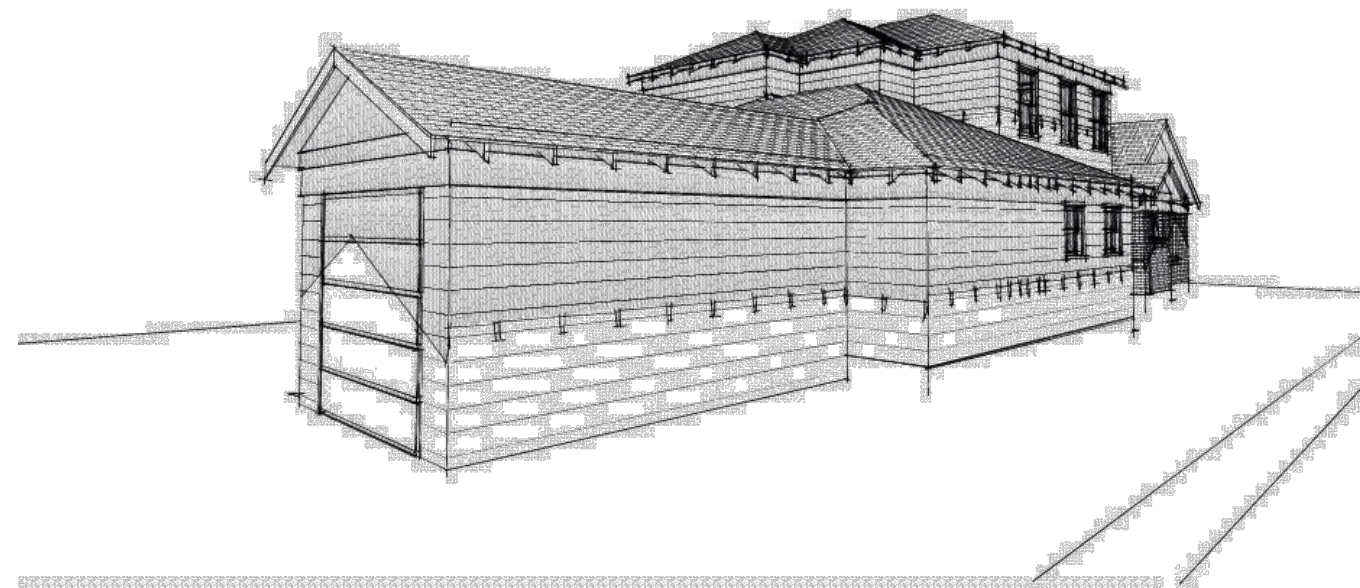
EXIST. VIEW FROM NW



EXIST. VIEW FROM NE



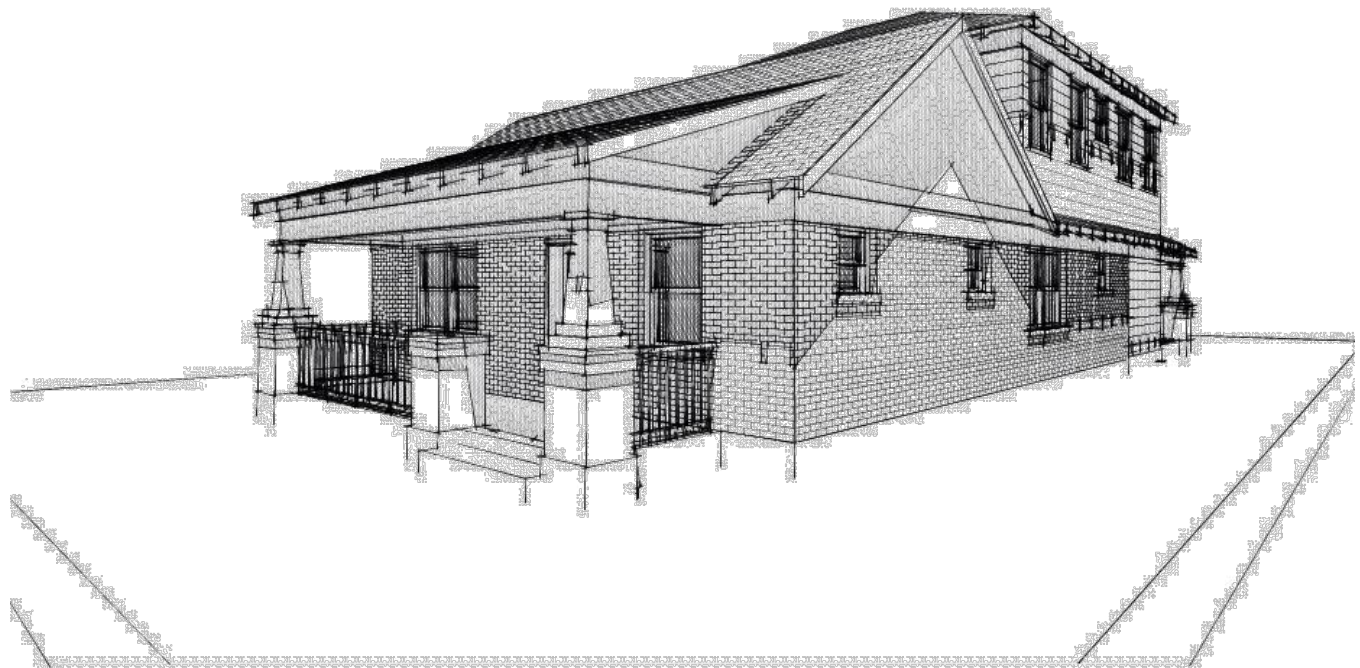
EXIST. VIEW FROM SE



PROPOSED VIEW FROM SW



PROPOSED VIEW FROM NW



PROPOSED VIEW FROM NE



PROPOSED VIEW FROM SE



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

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APPROPRIATENESS REQUEST

HISTORIC PRESERVATION
EXHIBITS

Project #:

140115

Date:

06.11.15

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Sheet Number

A.09