



01.06.2016

4405 Avenue B | Certificate of Appropriateness Review

Background

This project is a whole house renovation and addition to a contributing historic structure located in the Hyde Park Historic District. We're seeking initial comments on the proposed design from the Committee before we proceed further with the design. From photos provided by the neighboring business, the Avenue B Sandwich Shop, it appears that the initial house was a simple single gable structure with wood siding, a wood front porch and wood porch columns. Sometime later, perhaps in the 1950's it appears that a cross gable with additional bedrooms were added and the house was reclad in a composite siding (which is failing). The previous wood porch and wood porch columns were demolished to make way for steel columns and a concrete front porch. More recently, the rear screen porch slab was converted to conditioned space as a laundry / family room.

We're proposing a two story addition to the rear of the house, setback from the front façade 15' per the minimum preservation guidelines. The addition will easily fit within the 30' NCCD max height. The screen porch will be demolished as part of this addition. We're proposing to reside the entire structure with James Hardie Siding and install Marvin Integrity double hung clad windows at the addition to match the style of the existing. The existing house will receive a new foundation, be leveled and re-roofed. The existing rear workshop and rear rental unit are not part of this scope.

We've provided the basic information on FAR and McMansion Envelope for reference. The project is fully compliant as designed.

Questions

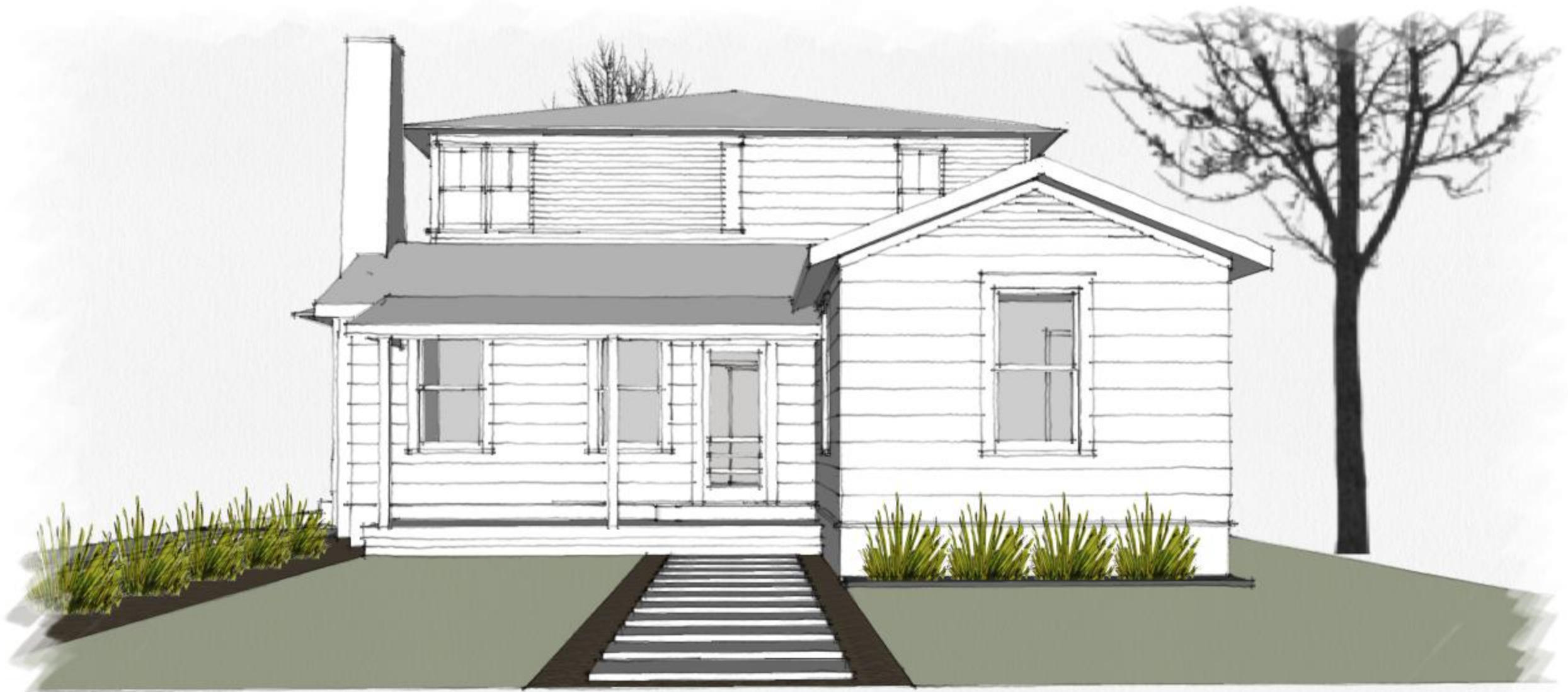
1. At the front façade, the owner would like to remove the steel columns added in the 1950's and put in wood columns to match the original house. At the front façade, the owner would like to remove the concrete porch and install a wood porch to match the original house. Please confirm that this is acceptable.



2. In the existing historic house all the window sizes were the same height. In the 1950 addition, a kitchen was added to the north side of the house and the adjacent window sill was raised. As this kitchen is being demolished on the interior, we'd like to change that window to match the typical sill depth throughout the house, this would also match the original house design.
3. Please review the location and disposition of the addition volume and screen porch and let us know if there are any comments.
4. Please review the location and disposition of the proposed fireplace volume and let us know if there are any comments.
5. We welcome any general comments or questions.



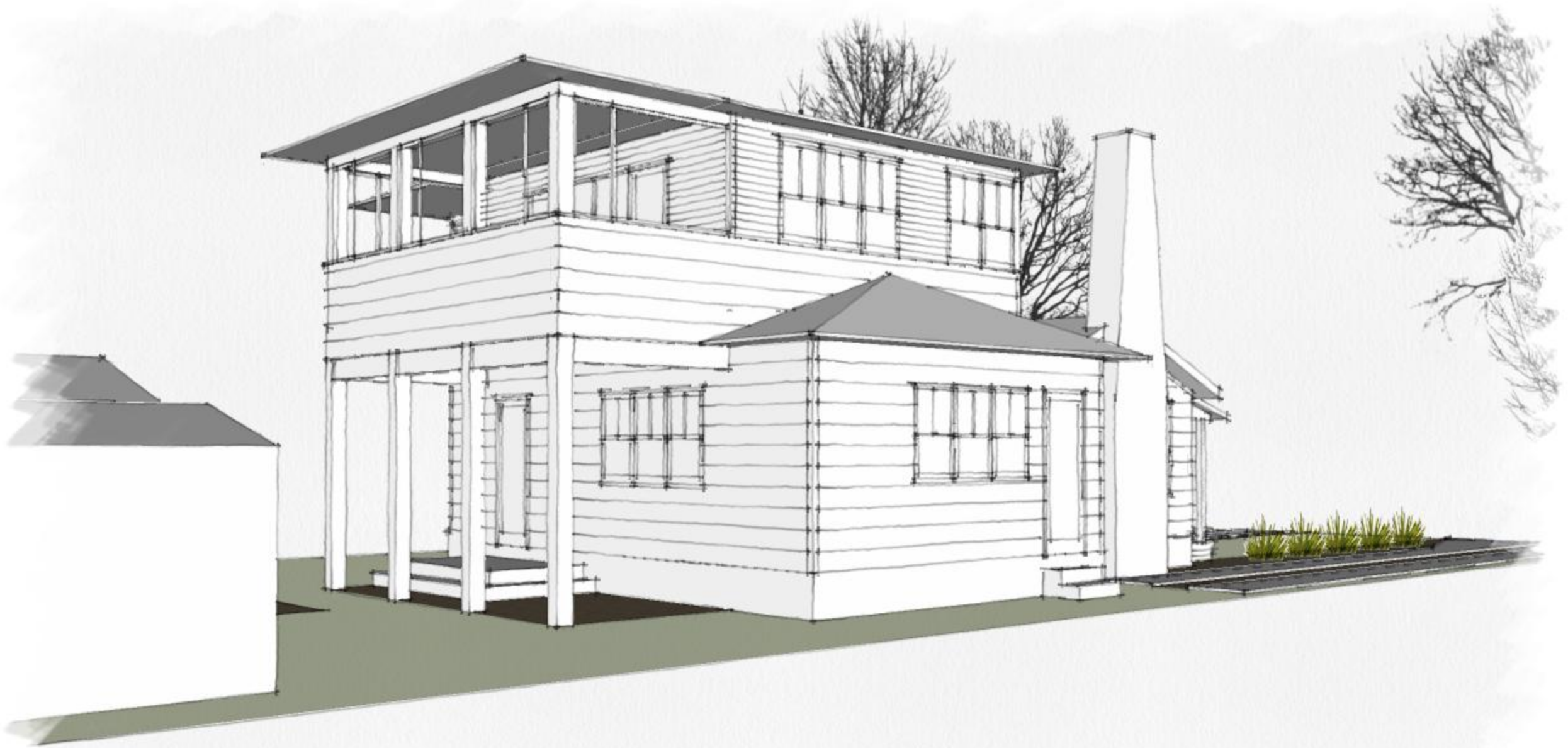
AXONOMETRIC



WEST (FRONT) FACADE



NORTH FACADE



VIEW OF REAR PORCH AND SCREENED PORCH



SOUTH FACADE



VIEW FROM STREET TO NORTH



VIEW FROM STREET TO SOUTH



EAST FACADE WITH EXISTING TO REMAIN GARAGE & BACK HOUSE

SAWTELLE RESIDENCE


4405 AVENUE B, AUSTIN, TEXAS 78751

DRAWING INDEX	
ARCHITECTURAL	SECTIONS
A0.00 COVER SHEET	A3.00 BUILDING SECTION DIAGRAMS
A0.01 EXISTING PHOTOS	
A0.10 SURVEY, CODE REVIEW, & NOTES	DETAILS
PLANS	A5.00 DOOR & WINDOW DETAILS
A1.00 EXIST. & DEMO. SITE PLAN	A5.10 EXTERIOR DETAILS
A1.01 SITE PLAN	A5.20 PARTITION TYPES
A1.10 EXIST. & DEMO. FLOOR PLAN	A5.30 INTERIOR DETAILS
A1.11 EXIST. & DEMO. ROOF PLAN	DOOR & WINDOW TYPES
A1.20 FLOOR PLAN	A6.00 DOOR & WINDOW TYPES & SCHEDULE
A1.21 SECOND FLOOR PLAN	
A1.22 ROOF PLAN	INTERIOR ELEVATIONS
A1.30 EXIST. & DEMO. REFLECTED CLG PLAN	A7.00 INTERIOR ELEVATIONS
A1.31 REFLECTED CEILING PLAN	
A1.40 EXIST. & DEMO. POWER PLAN	SCHEDULES
A1.41 POWER PLAN	A8.00 FINISH PLANS & SCHEDULES
ELEVATIONS	STRUCTURAL
A2.00 EXIST. & DEMO. EXTERIOR ELEVATIONS	
A2.01 EXTERIOR ELEVATIONS	
A2.02 EXTERIOR ELEVATION COMPARISONS	
* ITALIC FONT DENOTES FUTURE SHEET.	

REVISION INDEX		
RVS.	DATE	DESCRIPTION
XX	XX/XX/20XX	XX SHEETS: AX.XX



ARCHITECTURAL SYMBOLS			
<p>DRAWING TITLE</p> <p>DRAWING NUMBER → 1</p> <p>FIRST FLOOR PLAN</p> <p>SCALE 1/4" = 1'-0"</p>	<p>DETAIL KEY</p> <p>DRAWING NUMBER → X</p> <p>SHEET NUMBER → AX.X</p>	<p>REVISION MARKER</p> <p>REVISION ADDENDA NUMBER → SKT</p>	<p>DOOR & WINDOW NUMBERS</p> <p>1 DOOR DESIGNATION NUMBER</p> <p>A WINDOW DESIGNATION NUMBER</p> <p>WP-3 MATERIAL TAG</p> <p>N PARTITION TYPE</p>
<p>INTERIOR ELEVATION KEY</p> <p>SOLID ARROW W/ CORRESPONDING LETTER DESIGNATION INDICATES DRAWING</p> <p>1/A4.1 B</p> <p>C SHEET NUMBER</p>	<p>WALL SECTION KEY</p> <p>3 / A4.1</p> <p>DRAWING NUMBER</p> <p>SHEET NUMBER</p>	<p>BUILDING SECTION CUT LINE</p> <p>1 / A3.2a</p> <p>1 / A3.2a</p> <p>DRAWING NUMBER/SHEET NUMBER</p>	<p>FINISH FLOOR ELEVATION</p> <p>FIN. FLR. ENTRY</p> <p>0'-0" F.F.</p> <p>FINISH FLOOR ELEVATION</p>



CLARK | RICHARDSON
ARCHITECTS

PROJECT:

SAWTELLE RESIDENCE
RENOVATION & ADDITION
4405 AVENUE B
AUSTIN, TEXAS 78751

ARCHITECT:

CLARK | RICHARDSON LLC
1715 E. 6th SUITE #206
AUSTIN, TX 78702
CONTACT: EDWARD RICHARDSON
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ARCHITECT'S SEAL:

April Clark - Texas Architect
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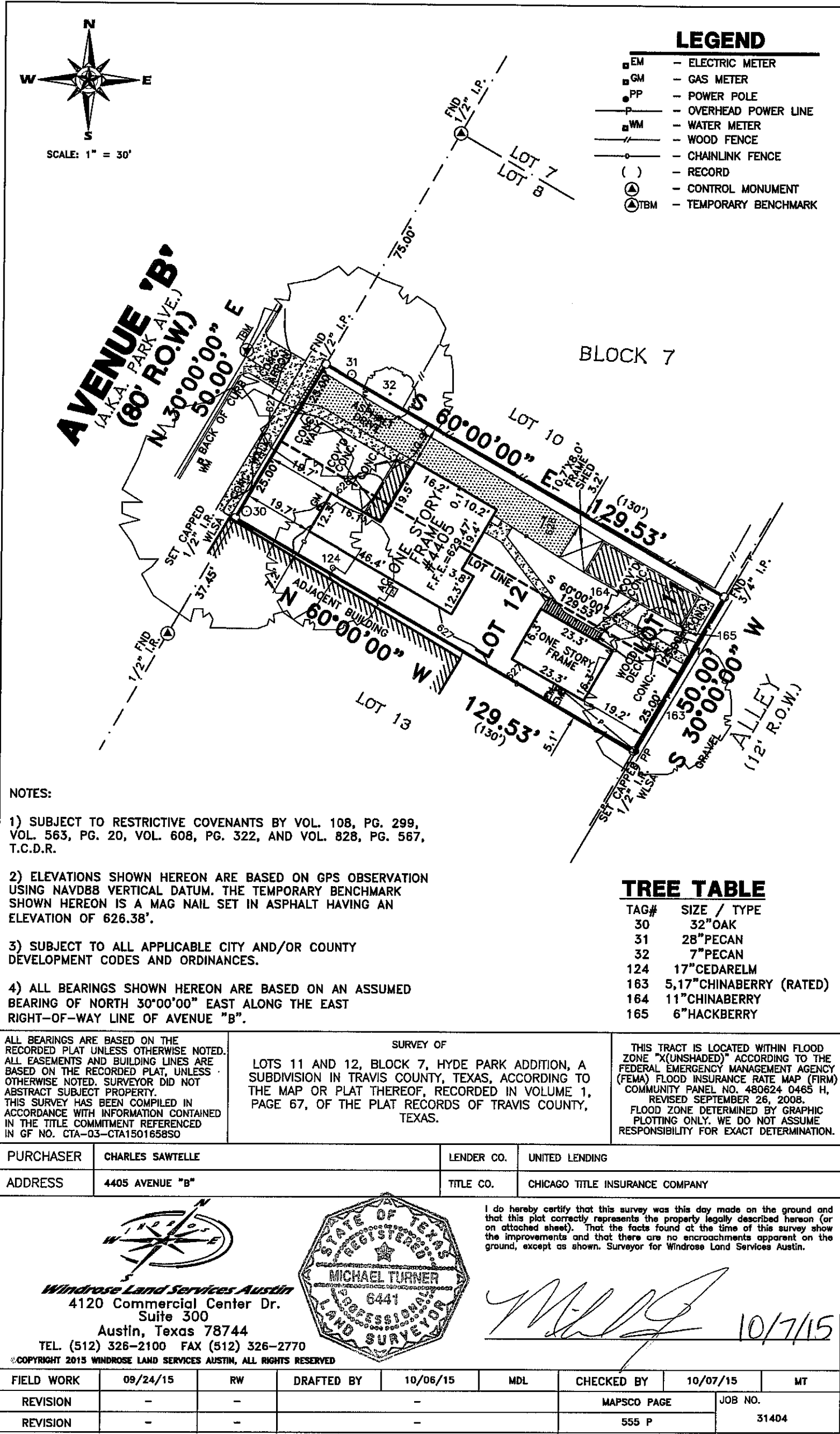
SCALE:
22X34: NTS
11X17: NTS

DATE:
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COVER

A0.00

SITE SURVEY



PROJECT INFORMATION

PROJECT DESCRIPTION:
THE PROJECT SCOPE INCLUDES THE RENOVATION & EXPANSION OF AN EXISTING SINGLE STORY HOUSE AND THE ADDITION OF A SECOND STORY MASTER SUITE. STACKED REAR COVERED PORCHES ARE ALSO INCLUDED. NEW DRIVE, NEW ENTRY WALK, AND NEW FRONT PORCH ARE ALSO INCLUDED. AN EXISTING ALLEY-ACCESS STRUCTURE IS NOT INCLUDED IN THE SCOPE.

ZONING:
SF-3-HD-NCCD-NP

NEIGHBORHOOD:
HYDE PARK

PARKING:
(2) TWO REQUIRED FOR THE SINGLE FAMILY DWELLING

MAX BUILDING HEIGHT:
32' PER SUBCHAPTER F

FLOODPLAIN:
UNSHADED ZONE X PER SURVEY

MINIMUM SETBACKS:
FRONT YARD: TBD AVERAGE OF 4 HOUSES ON SAME SIDE OF STREET
STREET YARD: 15'
SIDE YARD: 5'
REAR YARD: 10'

LANDSCAPING:
PROTECTED TREES ARE LOCATED ON THE LOT.

OCCUPANCY:
OWNER OCCUPIED SINGLE FAMILY RESIDENCE

APPLICABLE BUILDING CODES:
2012 IRC, 2012 IECC, 2011 NEC, 2012 IFC, 2012 UMC, 2012 UPC, TAS, AND LOCAL AMENDMENTS

SITE NOTES

- TREES TO BE SAVED SHALL BE PROTECTED BY FENCING BEFORE CONSTRUCTION BEGINS. NO EQUIPMENT OR MATERIAL SHALL BE OPERATED OR STORED WITHIN THE FENCED-IN AREA. FENCES SHALL BE AT THE DRIP LINE AND COMPLETELY SURROUND THE TREE OR CLUSTER OF TREES. NO BURNING OF DEBRIS, CLEANING FLUIDS, CONCRETE SPILLS, ETC. WILL BE ALLOWED WITHIN THESE AREAS.
- CONTRACTOR TO VERIFY EXACT LOCATION OF STRUCTURES, AND RELATED STRUCTURES ON LOT ACCORDING TO THE SET OF DRAWINGS.
- ALL EXISTING CONDITIONS MUST BE VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR MUST NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES TO THE DRAWINGS.

GENERAL NOTES

- AT NO TIME ARE CHANGES TO THE CONSTRUCTION METHODS, MATERIALS, DETAILS, SPECIFICATIONS, GENERAL NOTES OR SCHEDULES, OR DELETION OF ANY REQUIREMENT SHOWN ON THESE DRAWINGS ACCEPTABLE WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE ARCHITECT AND CLIENT. TO OBTAIN PERMISSION - PRICING, RELEVANT DRAWINGS AND DOCUMENTS MUST BE PROVIDED.
- ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SITE & CONSTRUCTION CONDITIONS AFFECTING WORK UNDER THIS CONTRACT.
- COORDINATE MECHANICAL PLUMBING AND ELECTRICAL DIVISIONS WITH OTHER TRADES AFFECTING OR AFFECTED BY SAME.
- CONTRACTOR TO COORDINATE STAGING AREAS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING THE PROJECT IN ACCORDANCE WITH ALL PROVISIONS OF APPLICABLE CODES AND ORDINANCES. WORKMANSHIP AND MATERIALS TO BE OF THE HIGHEST INDUSTRY STANDARDS.
- THE PLANS AND SPECIFICATIONS HAVE BEEN DEVELOPED WITH THE INTENT OF MEETING OR EXCEEDING THE MINIMUM REQUIRED STANDARDS. SHOULD THE PLANS AND SPECIFICATIONS DISAGREE WITH THEMSELVES, THE GREATER QUALITY OR GREATER QUANTITY SHALL BE PERFORMED OR FURNISHED.
- NOTICE TO ALL SUBCONTRACTORS: IT IS YOUR RESPONSIBILITY TO BID YOUR SCOPE OF WORK USING THE COMPLETE SET OF PLANS AND SPECIFICATIONS. THE FACT THAT SOMETHING WAS NOT INDICATED ON YOUR PORTION OF THE DRAWINGS WILL NOT BE ACCEPTABLE AS A REASON FOR AN EXTRA SERVICES, IF IT CAN BE FOUND ELSEWHERE IN THE DRAWINGS OR SPECIFICATIONS OR IF IT IS IMPLIED AS PART OF THE SCOPE OF WORK.
- THE CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS AND ITEMS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- IN THE EVENT OF THEFT OR DAMAGE OF MATERIALS STORED ON SITE, EACH PRIME CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL AFFECTED MATERIALS.
- PROVIDE FIRST AID AND FIRE PROTECTION AS REQUIRED BY OSHA.
- GENERAL CONTRACTOR AND SUB-CONTRACTOR ARE TO BID THIS PROJECT AS DESIGNED. VALUE ENGINEERING IS WELCOMED IN AN EFFORT TO GET THE BEST VALUE. GENERAL CONTRACTOR SHALL SUBMIT THEIR BID PER PLANS AND SPECIFICATIONS AND SUBMIT VALUE ENGINEERING ITEMS SEPARATELY.
- PROVIDE ARCHITECT W/SHOP DWGS. OF ALL MILLWORK, SHOP FABRICATED STRUCTURAL TRUSSES AND FRAMING AS WELL AS WINDOWS.
- ALL NEW & ORIGINAL CONSTRUCTION SHALL BE THOROUGHLY CLEANED AND PAINTED, BOTH EXTERIOR & INTERIOR PRIOR TO OWNERS OCCUPANCY.
- SEE FINISH SCHEDULE FOR ALL MATERIALS, FINISHES, FIXTURES AND PAINT COLORS.
- CONTRACTOR SHALL PROVIDE APPROPRIATE WRITTEN DOCUMENTS THAT REFLECT ANY CHANGES TO ORIGINAL DRAWINGS, FINISH AND MATERIAL SPECIFICATIONS OR LAYOUT.
- SITE MEETINGS ARE REQUIRED TO BE HELD WITH THE ARCHITECT, CONTRACTOR AND EACH TRADE SUBCONTRACTOR AT THE START OF EACH PHASE INCLUDING THE FOLLOWING PHASES: PRE-CONSTRUCTION, MILLWORK.
- EMPLOY THE FOLLOWING IN COMPLIANCE WITH THE ENERGY STAR CERTIFIED HOME CHECKLIST (MOST RECENT VERSION): ENSURE FULL AND PROPER INSULATION WITHOUT MISALIGNMENTS, COMPRESSIONS, GAPS, VOIDS, OR SAGGING IN ALL EXTERIOR WALL CAVITIES AT ALL EXTERIOR WALL CONDITIONS; USE RECESSED CORNERS OF NO MORE THAN 3 STUDS PER CORNER TO ALLOW FOR MAXIMUM THERMAL COVERAGE, UNLESS OTHERWISE STRUCTURALLY REQUIRED, AND LIMIT FRAMING TO MAX. OF ONE PAIR OF KING STUDS AND ONE PAIR OF JACK STUDS PER WINDOW OPENING. LIMIT EXTERIOR FRAMING IN GENERAL TO ONLY WHAT IS NECESSARY. INSTALL HEADERS OF R-5 MIN. INSULATION VALUE FOR ALL 2X6 EXTERIOR WALL ASSEMBLIES, UNLESS STRUCTURALLY INFEASIBLE. DOORS ADJACENT TO UNCONDITIONED SPACE OR AMBIENT CONDITIONS TO BE GASKETED OR OTHERWISE MADE TO BE AIR-TIGHT. ATTIC ACCESS PANELS AND DROP-DOWN STAIRS TO BE CONTINUOUSLY GASKETED AND EQUIPED WITH A DURABLE R-10 INSULATED COVER.

PROJECT CALCULATIONS



PROJECT:
SAWTELLE RESIDENCE
RENOVATION & ADDITION
4405 AVENUE B
AUSTIN, TEXAS 78751

ARCHITECT:
CLARK | RICHARDSON LLC
1715 E. 6th SUITE #206
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SCALE:
22X34: 1/8" = 1'
11X17: 1/16" = 1'

DATE:
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SURVEY, CODE REVIEW,
& NOTES

A0.10



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EXISTING & DEMO
SITE PLAN

A1.00

CONTRACTOR NOTES

CONTRACTOR TO VIF ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

WALL LEGEND

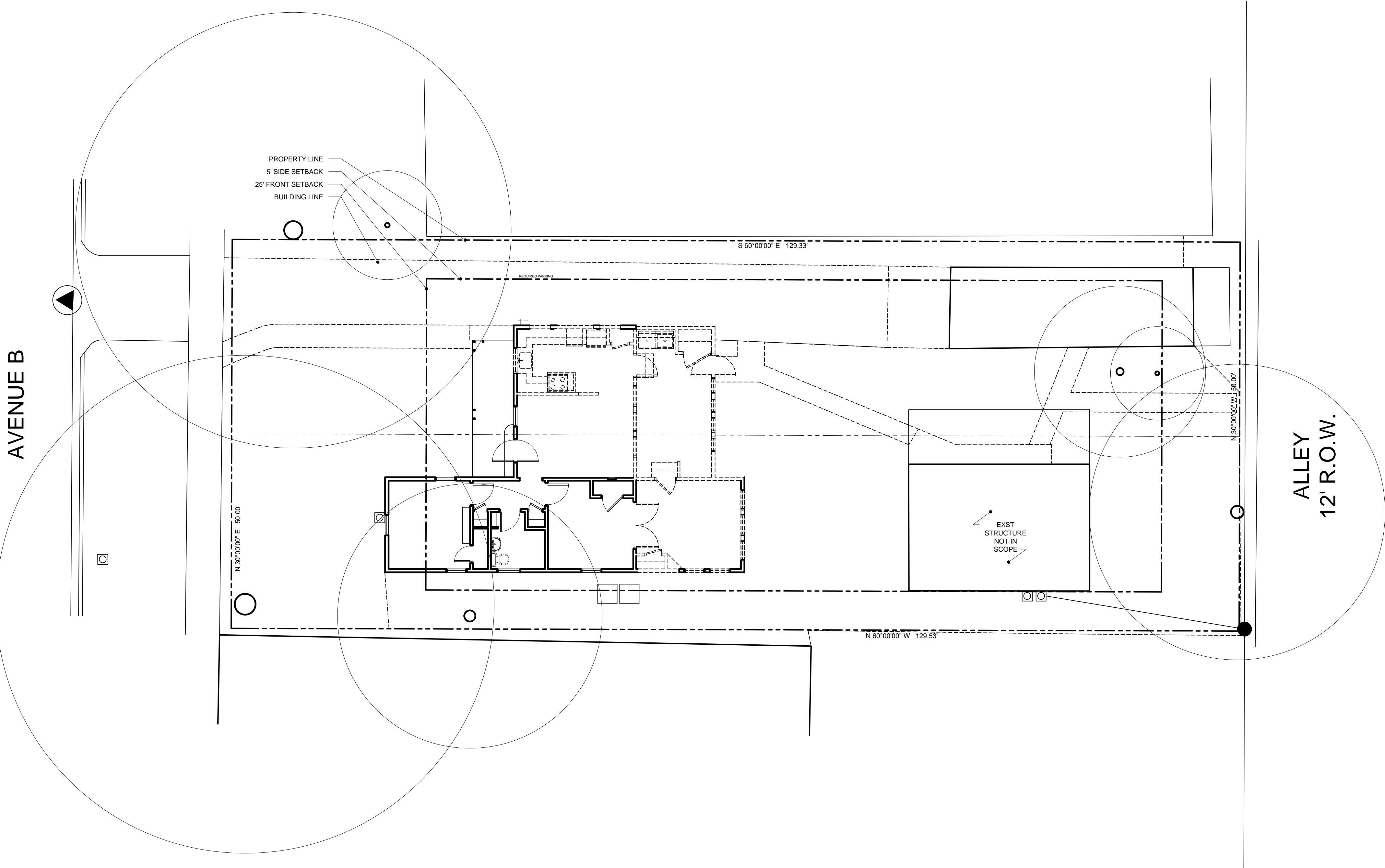
- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- AREA TO BE DEMOLISHED
- NEW WOOD FRAME WALL

DEMOLITION NOTES

- PERFORM DEMOLITION IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS
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- PROTECT FINISH WORK THAT IS TO REMAIN IN PLACE FROM DAMAGE
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- CAP ALL WATER / WASTEWATER & GAS LINES WITHIN DEMO AREAS.

SITE NOTES

1. SEE SURVEY ON A0.10 FOR ALL TREE CALIPERS. PLEASE NOTE, PER MICHAEL EMBESI THE EXISTING POMEGRANATE IS NOT PROTECTED.
2. ALL ROOT ZONES ARE FULL CRZ UNLESS NOTED OTHERWISE.
3. DASHED OVERHEAD LINES TO REMAIN NOT SHOWN FOR CLARITY.



EXISTING & DEMOLITION SITE PLAN

22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"

1





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SITE PLAN

A1.01

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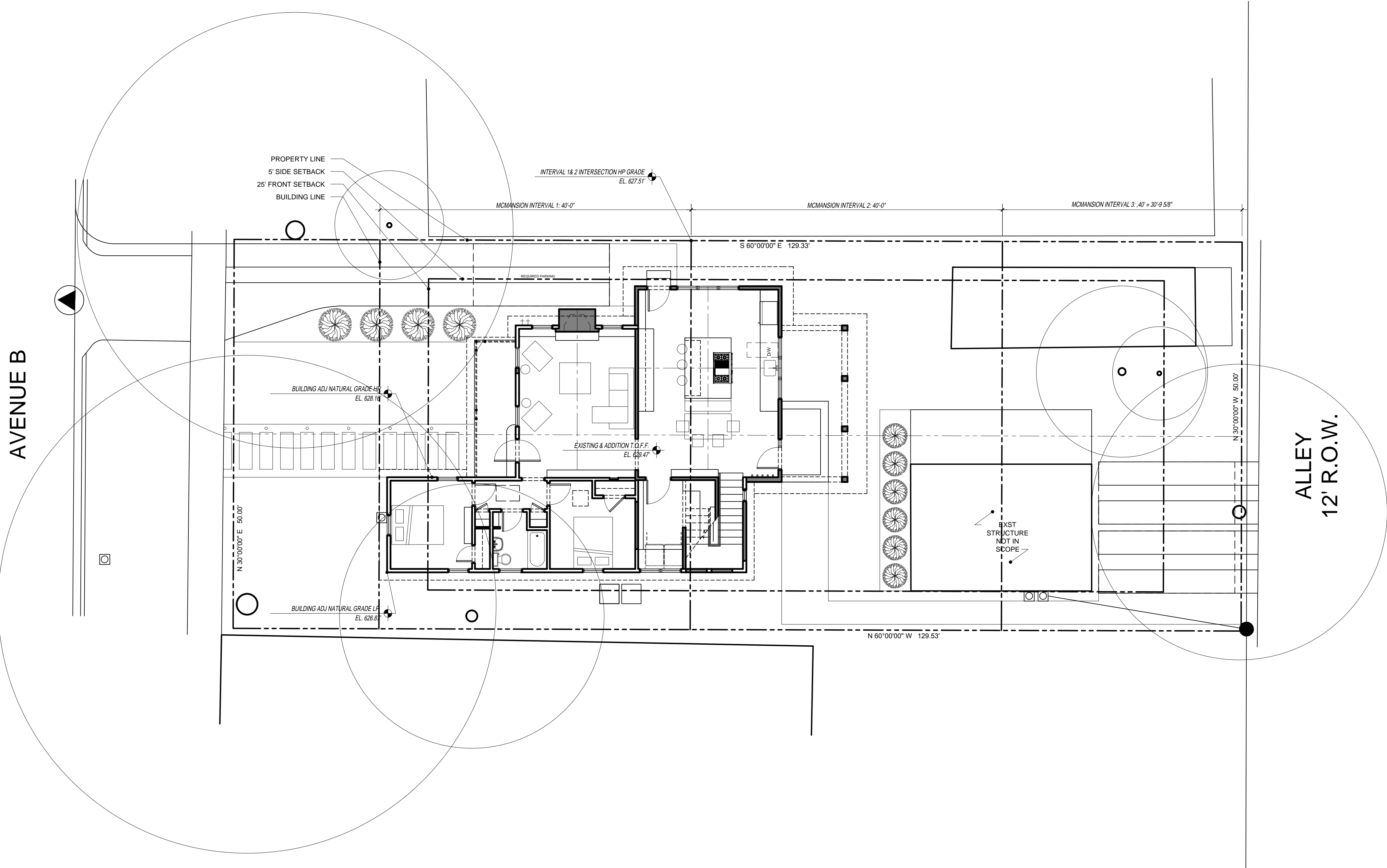
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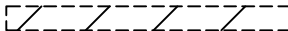
EXISTING & DEMO
FLOOR PLAN

A1.10

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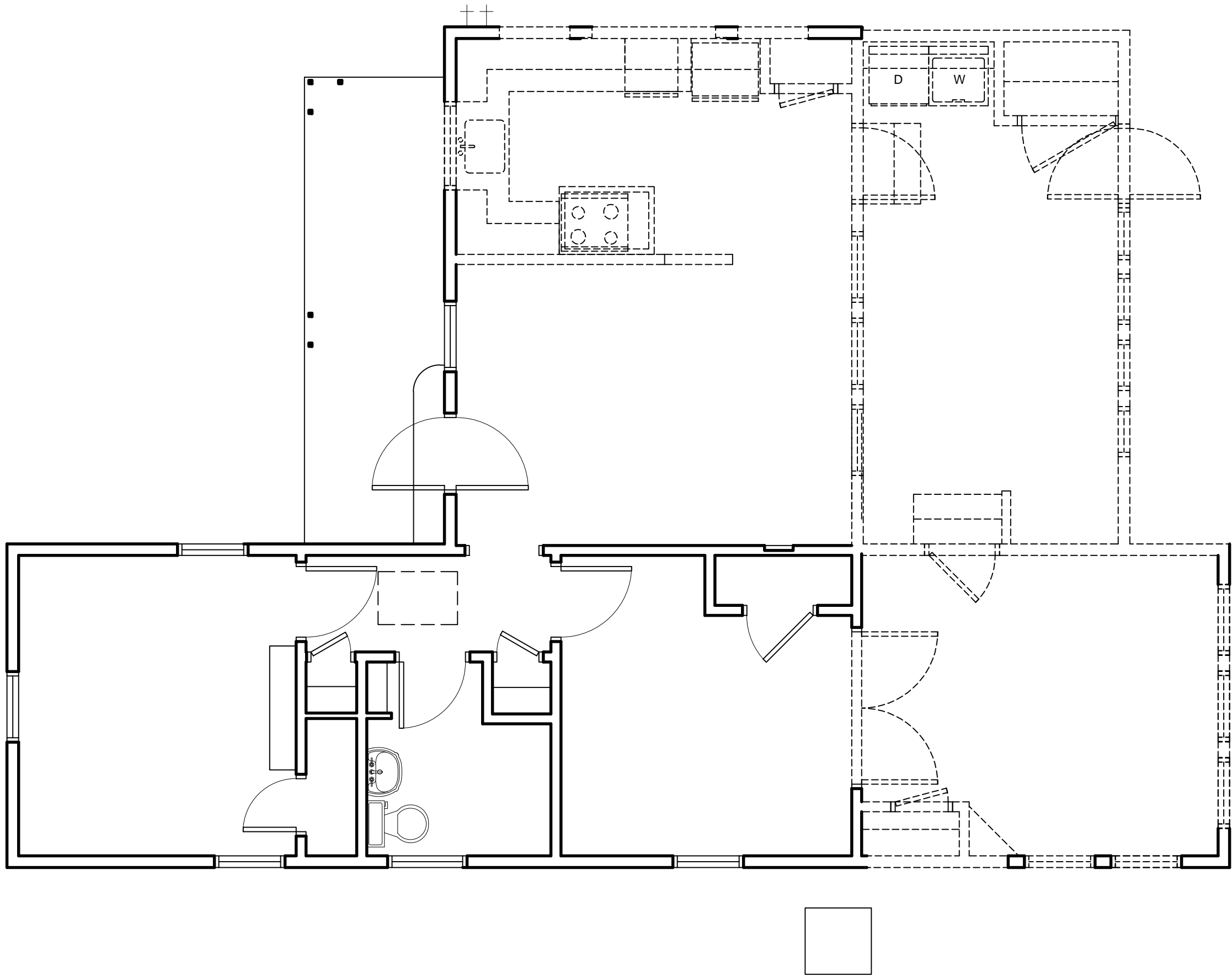
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|---|-------------------------|
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GENERAL NOTES

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EXISTING & DEMO FLOOR PLAN

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1





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EXISTING & DEMO
ROOF PLAN

A1.11

CONTRACTOR NOTES

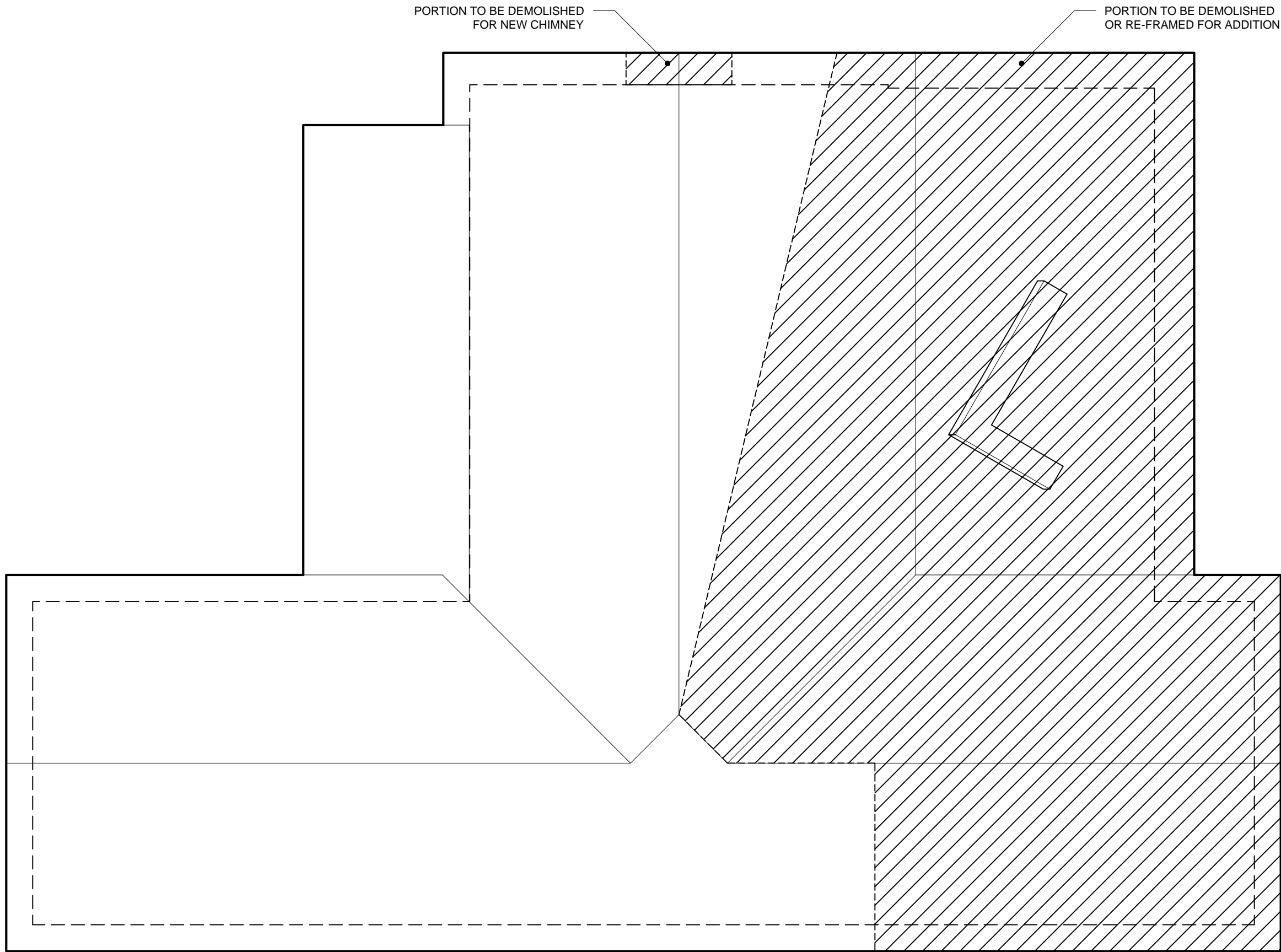
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WALL LEGEND

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- REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE CLEAN AND FREE OF DEBRIS.
- REPAIR ALL DEMOLITION OR DAMAGE CAUSED IN EXCESS OF THAT REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- ALL WALLS AND ROOF STRUCTURES TO REMAIN ARE TO BE PROPERLY SHORED PRIOR TO THE REMOVAL OF ANY STRUCTURAL ELEMENTS. SHORING IS RESPONSIBILITY OF CONTRACTOR AND IS TO BE ENGINEERED BY A REGISTERED ENGINEER. INSTALLED SHORING MUST BE REVIEWED BY ENGINEER RESPONSIBLE.
- CAP ALL WATER / WASTEWATER & GAS LINES WITHIN DEMO AREAS.



EXISTING & DEMO ROOF PLAN

22X34 SCALE: 1/4" = 1'-0"
11X17 SCALE: 1/8" = 1'-0"

1





CLARK | RICHARDSON
ARCHITECTS

PROJECT:
SAWTELLE RESIDENCE
RENOVATION & ADDITION
4405 AVENUE B
AUSTIN, TEXAS 78751

ARCHITECT:
CLARK | RICHARDSON LLC
1715 E. 6th SUITE #206
AUSTIN, TX 78702
CONTACT: EDWARD RICHARDSON
512-529-9047
ed@clarkrichardson.com

ARCHITECT'S SEAL:

April Clark - Texas Architect
Registration # 22149
This document is incomplete and
may not be used for regulatory
approval, permitting or construction.

SCALE: 22X34: 1/4" = 1'-0" 11X17: 1/8" = 1'	DATE: 01.06.2016
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FLOOR PLAN

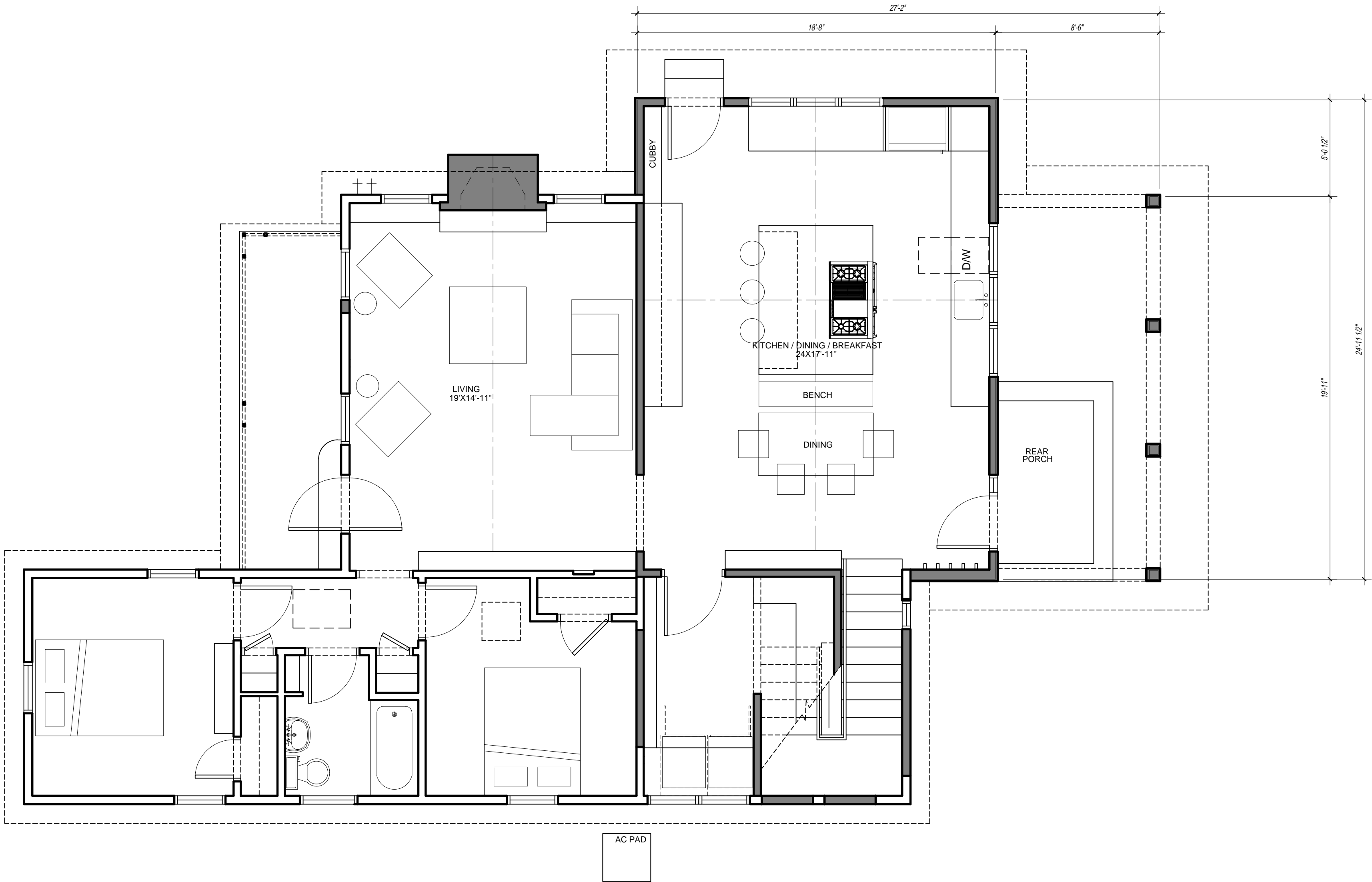
A1.20

CONTRACTOR NOTES

CONTRACTOR TO VIF ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

WALL LEGEND

- | | |
|--|-------------------------|
| | EXISTING WALL TO REMAIN |
| | WALL TO BE DEMOLISHED |
| | AREA TO BE DEMOLISHED |
| | NEW WOOD FRAME WALL |



FLOOR PLAN

22X34 SCALE: 1/4" = 1'-0"
11X17 SCALE: 1/8" = 1'-0"

1





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DATE:
01.06.2016

SECOND FLOOR PLAN

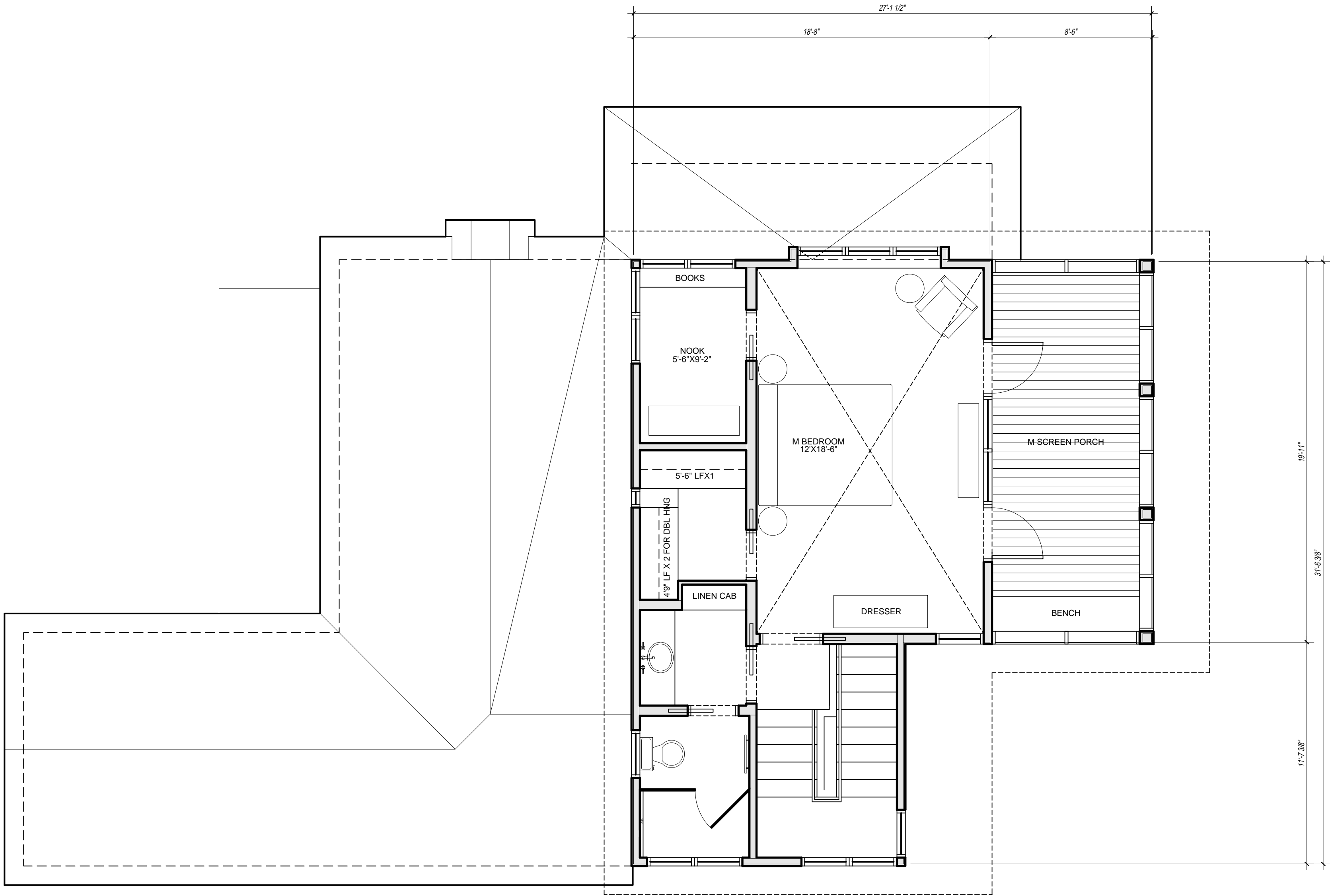
A1.21

CONTRACTOR NOTES

CONTRACTOR TO VIF ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- AREA TO BE DEMOLISHED
- NEW WOOD FRAME WALL



SECOND FLOOR PLAN

22X34 SCALE: 1/4" = 1'-0"
11X17 SCALE: 1/8" = 1'-0"

1





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SCALE:
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11X17: 1/8" = 1'-0"

DATE:
01.06.2016

ROOF PLAN

A1.22

CONTRACTOR NOTES

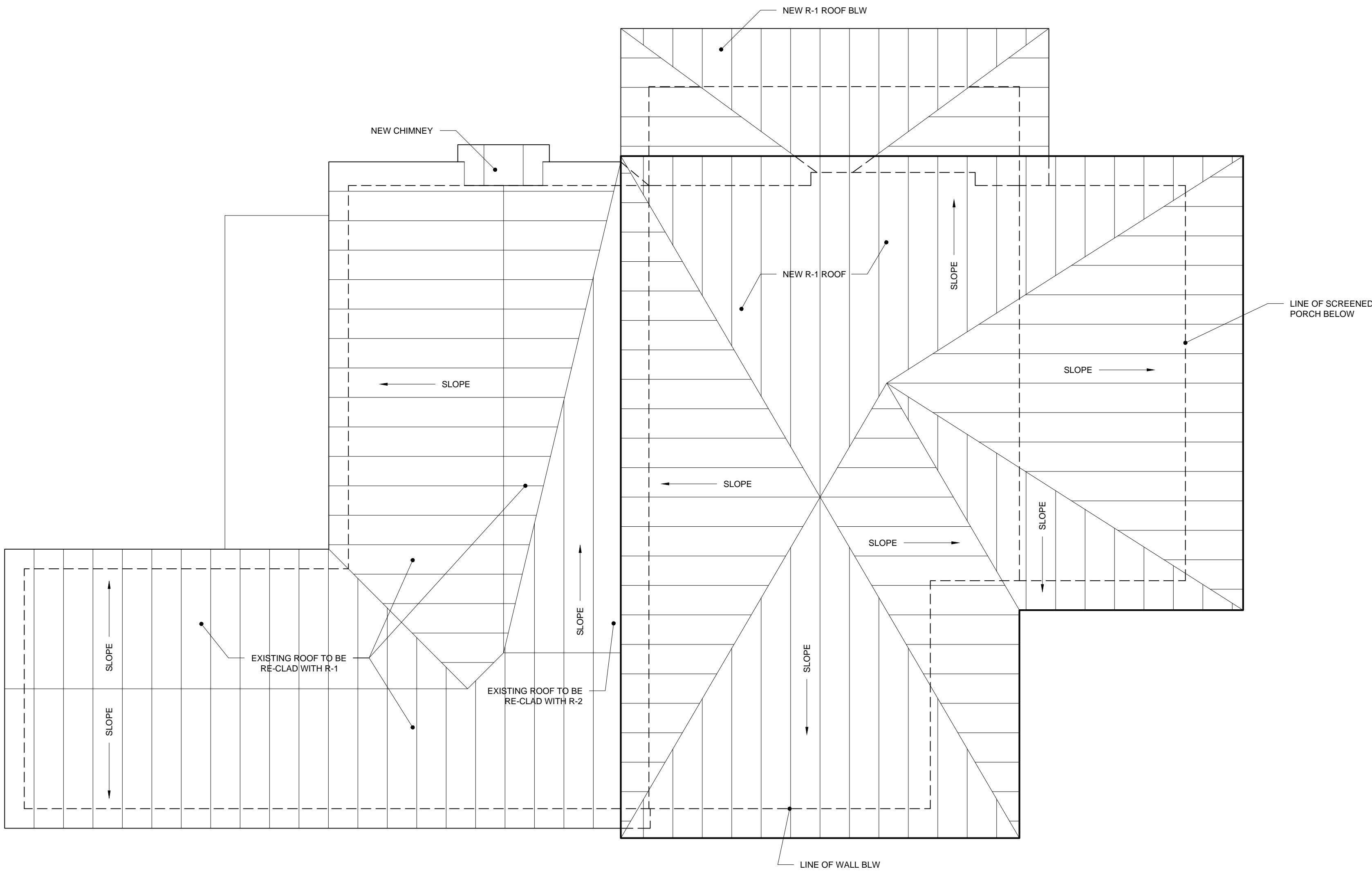
CONTRACTOR TO VIF ALL EXISTING CONDITIONS & NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.

WALL LEGEND

- EXISTING WALL TO REMAIN
- WALL TO BE DEMOLISHED
- AREA TO BE DEMOLISHED
- NEW WOOD FRAME WALL

MATERIALS LEGEND

- R-1: STANDING SEAM DBL LOCK, ANNODIZED
- R-2: R-1 W/ICE AND WTRSHILD UNDERLAYMENT



ROOF PLAN

22X34 SCALE: 1/4" = 1'-0"
11X17 SCALE: 1/8" = 1'-0"

1





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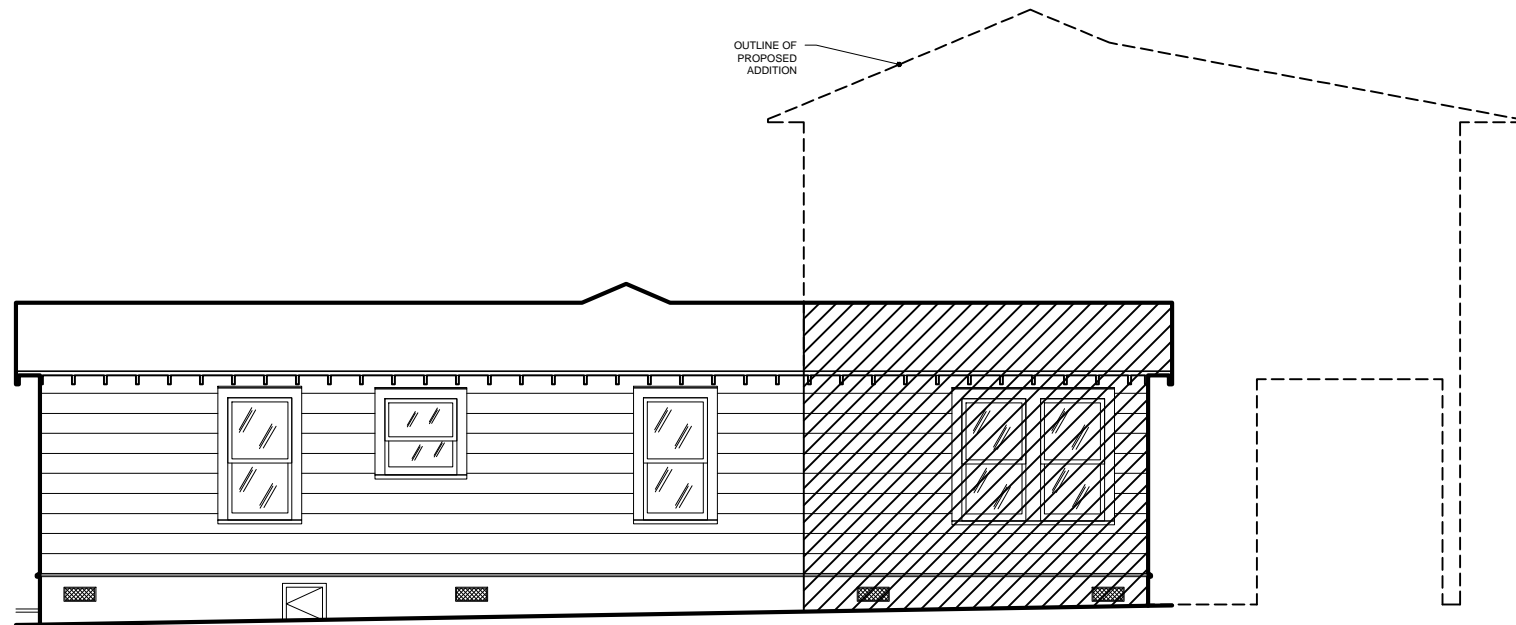
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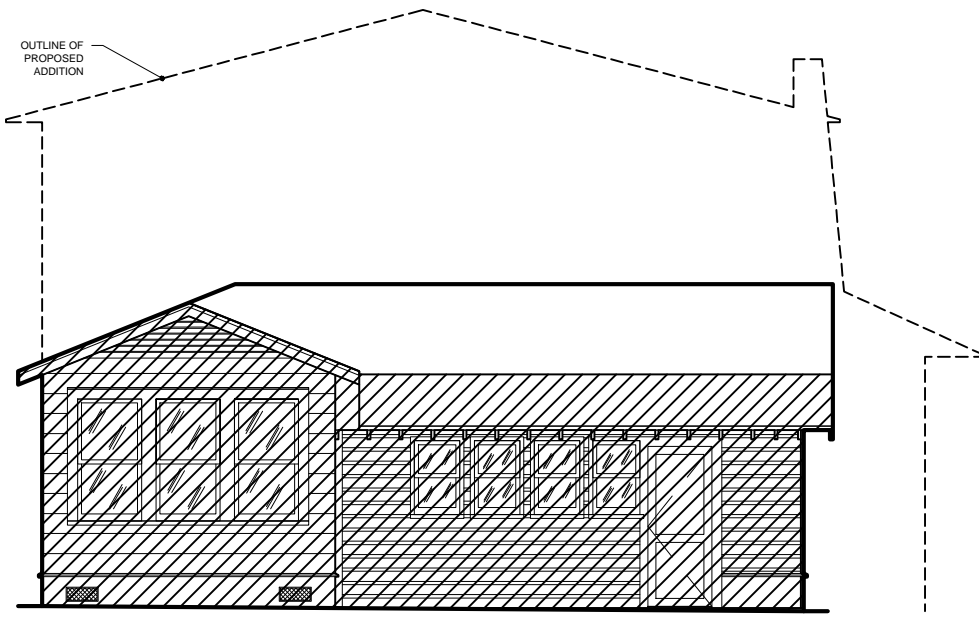
SCALE: 22X34: 1/8" = 1' 11X17: 1/16" = 1'	DATE: 01.06.2016
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EXISTING & DEMO
ELEVATIONS

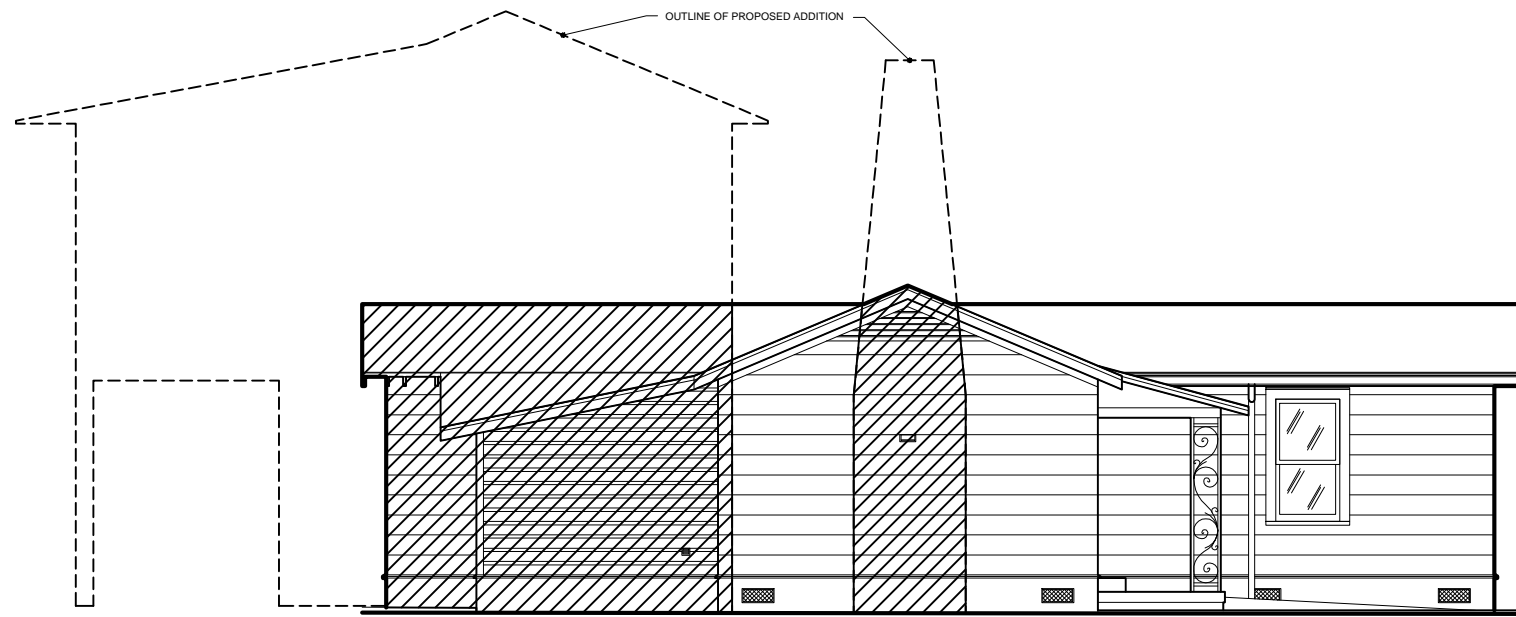
A2.00



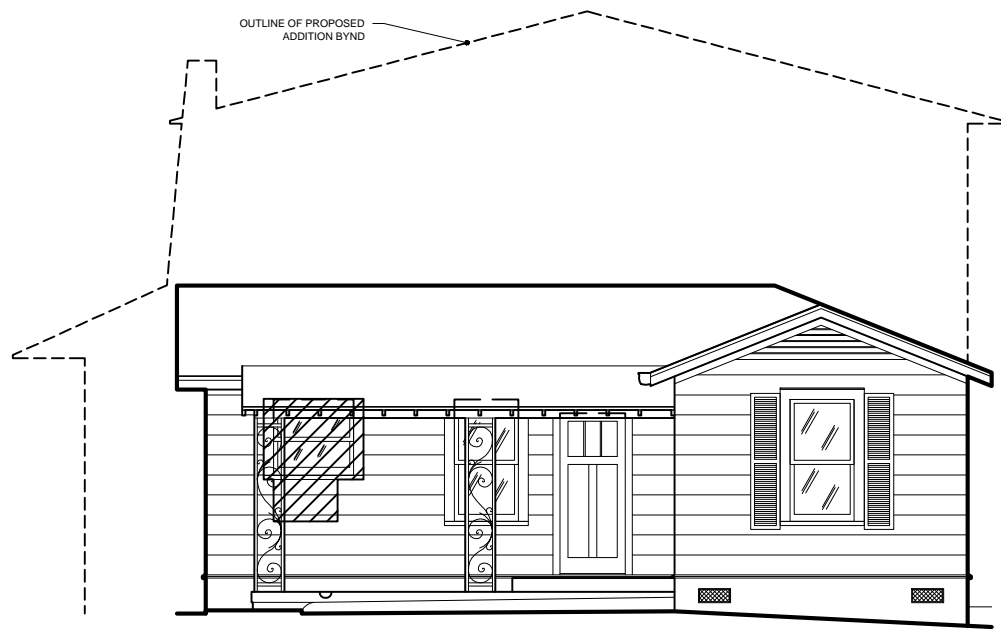
EXISTING & DEMO SOUTH ELEVATION 4
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



EXISTING & DEMO EAST ELEVATION 3
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



EXISTING & DEMO NORTH ELEVATION 2
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



EXISTING & DEMO WEST ELEVATION 1
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"



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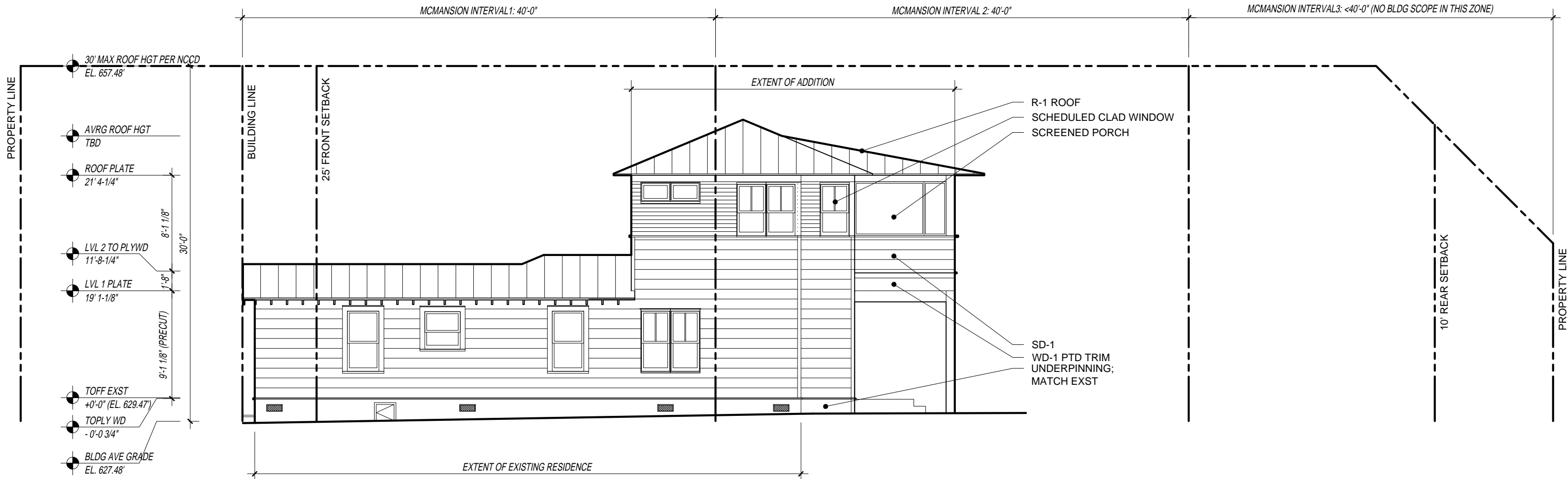
SCALE:
22X34: 1/4" = 1'
11X17: 1/8" = 1'

DATE:
01.06.2016

ELEVATIONS

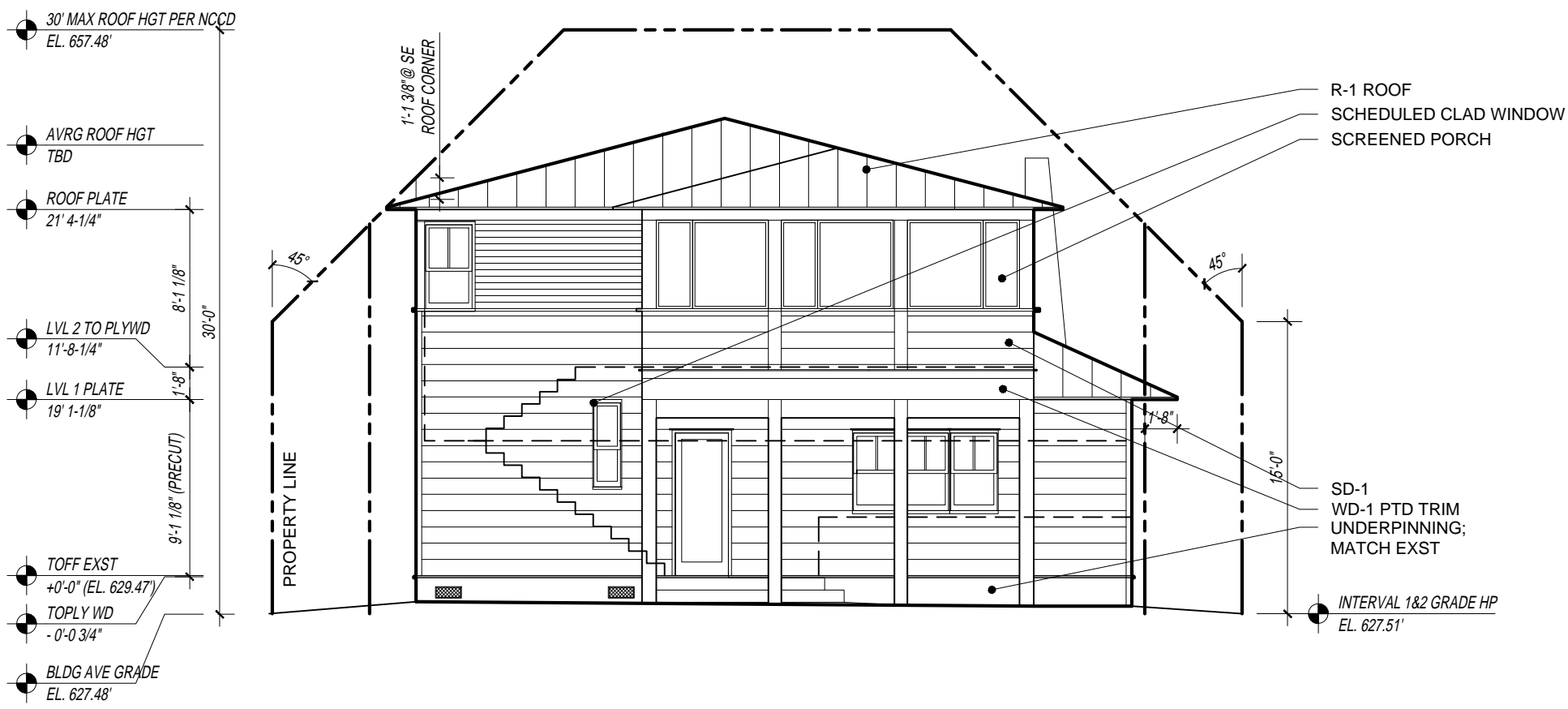
A2.01

LEGEND	
SD-1:	12" HARDIE SIDING
SD-2:	4" HARDIE SIDING
WD-1:	PTD WD SIDING
R-1:	STANDING SEAM DBL LOCK, ANNOIDIZED
R-2:	R-1 W/ ICE AND WTRSHIELD UNDERLAYMNT
* ALL WINDOWS TO BE MARVIN INTEGRITY CLAD WOOD WINDOWS	



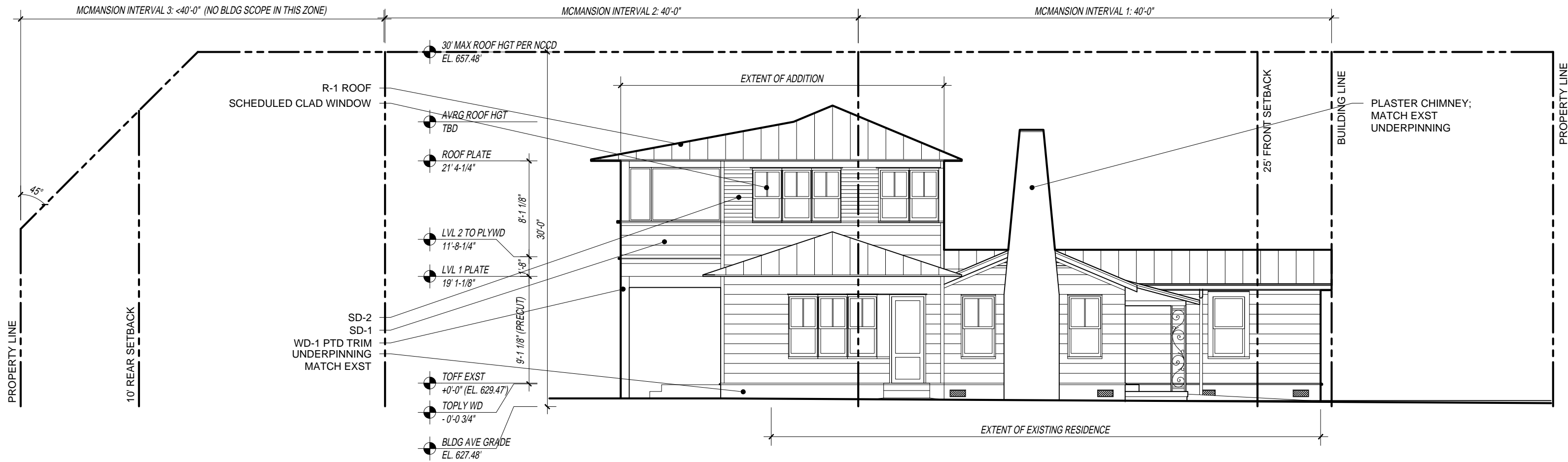
SOUTH ELEVATION
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"

4



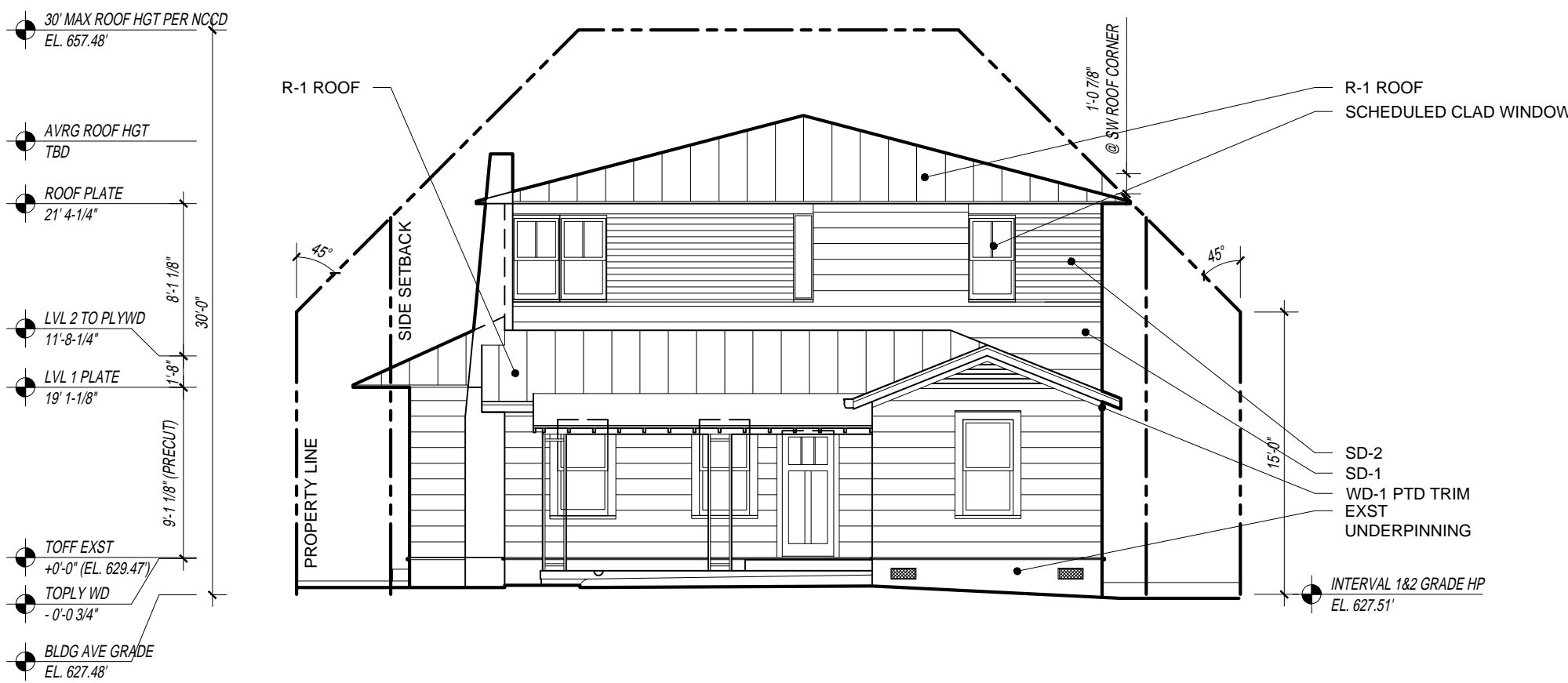
EAST ELEVATION
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"

3



NORTH ELEVATION
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"

2



WEST ELEVATION
22X34 SCALE: 1/8" = 1'-0"
11X17 SCALE: 1/16" = 1'-0"

1



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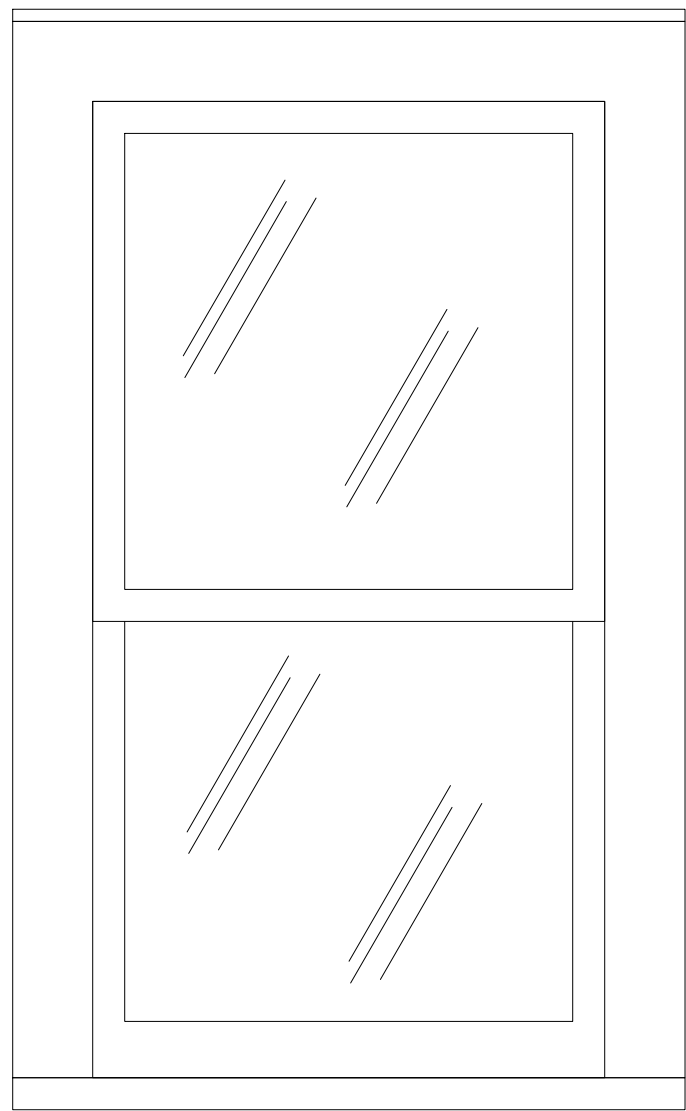
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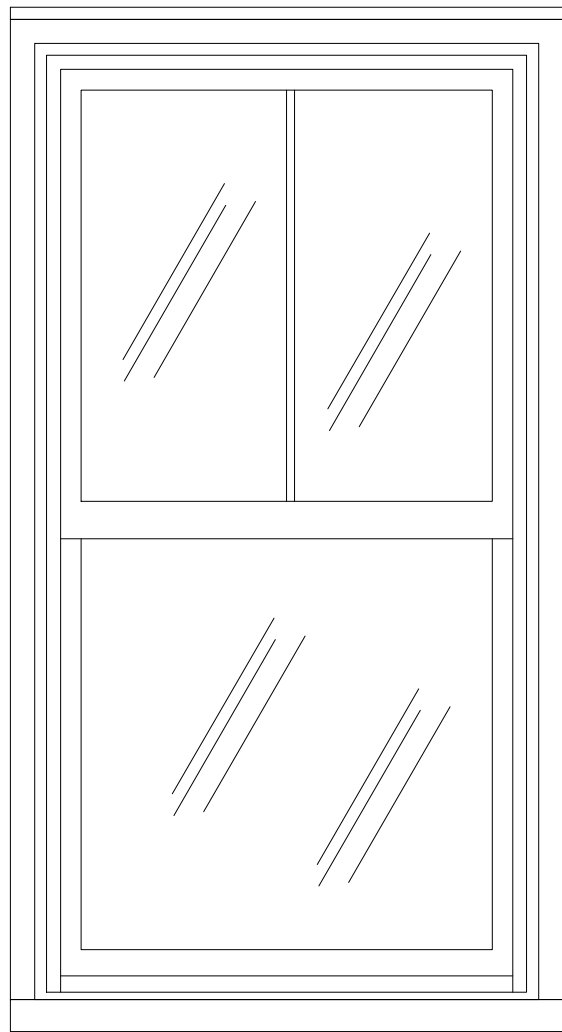
SCALE: 22X34: AS NOTED 11X17: AS NOTED	DATE: 01.06.2016
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ENLARGED
ELEVATION
COMPARISONS

A2.02



TYPICAL EXISTING
DOUBLE HUNG WOOD
FRAME WINDOWS



TYPICAL NEW DOUBLE
HUNG INTEGRITY STYLE
WOOD CLAD WINDOWS BY
MARVIN WINDOWS & DOORS



OLDEST KNOWN PHOTOGRAPH OF
FRONT FACADE SHOWING:

ORIGINAL WALK AND ENTRY
MATCHING LOW-SILL WINDOWS
COVERED WOOD DECK
WOOD COLUMNS
VERTICAL BOARD & BATTAN SIDING

LEGEND	
SD-1:	12" HARDIE SIDING
SD-2:	4" HARDIE SIDING
WD-1:	PTD WD SIDING
R-1:	STANDING SEAM DBL LOCK, ANNOXIDIZED
R-2:	R-1 W/ ICE AND WTRSHIELD UNDERLAYMNT
* ALL WINDOWS TO BE MARVIN INTEGRITY CLAD WOOD WINDOWS	

EXISTING WINDOW STYLE

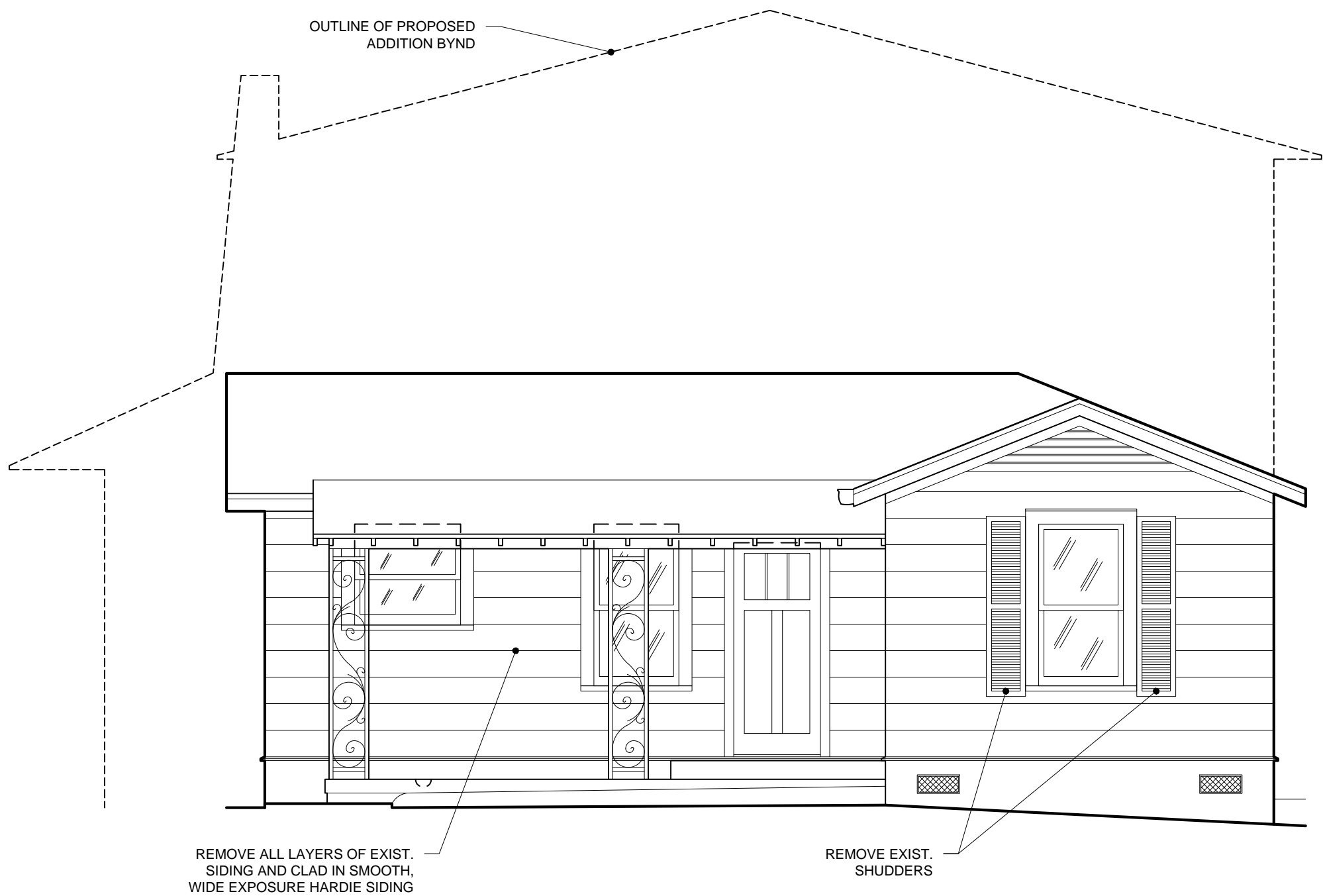
22X34 SCALE: 1" = 1'-0"
11X17 SCALE: 1/2" = 1'-0"

PROP. NEW WNDW. STYLE

22X34 SCALE: 1" = 1'-0"
11X17 SCALE: 1/2" = 1'-0"

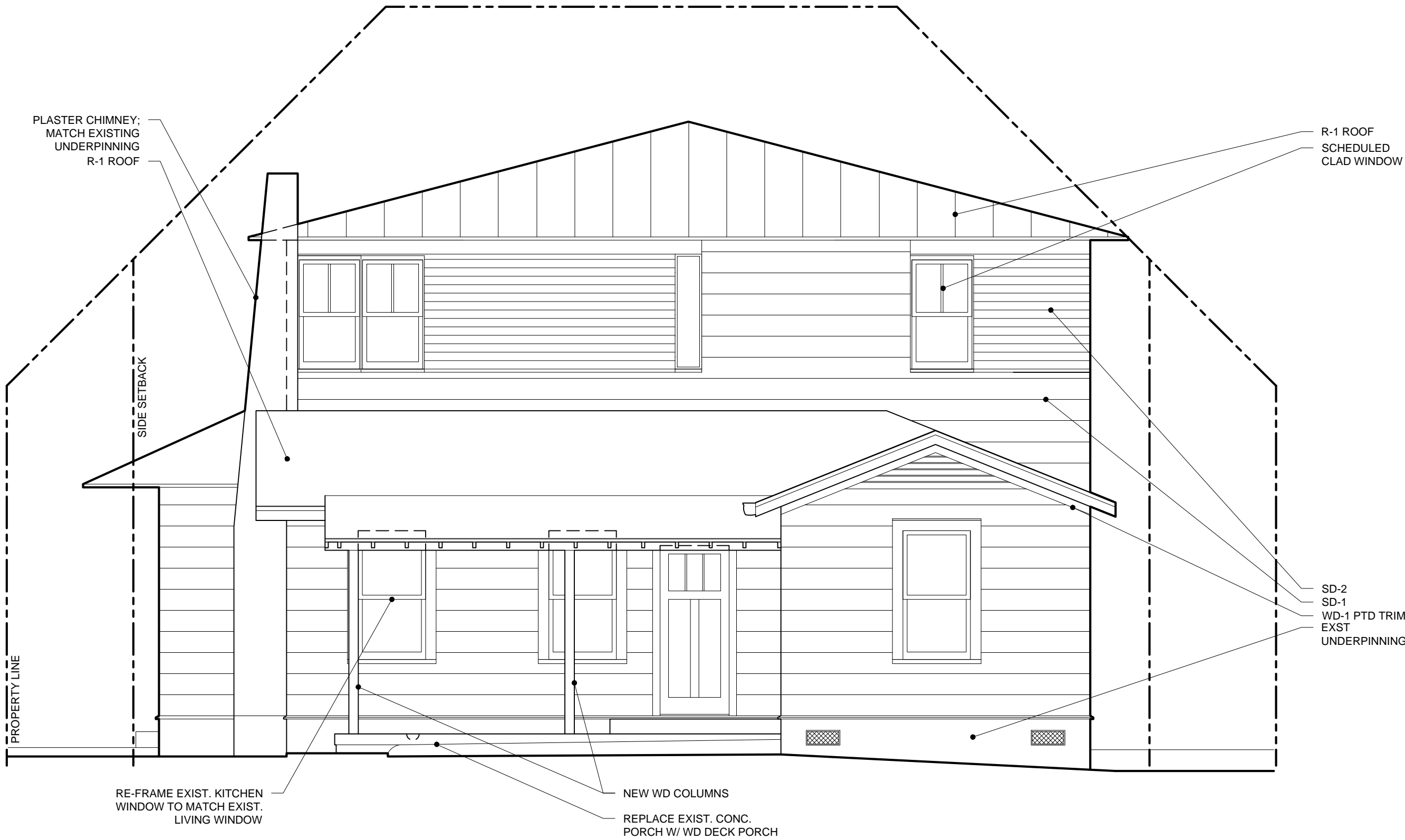
ORIGINAL FACADE (dated 1930's?)

22X34 SCALE: N/A
11X17 SCALE: N/A



EXISTING WEST (FRONT) ELEVATION

22X34 SCALE: 1/4" = 1'-0"
11X17 SCALE: 1/8" = 1'-0"



PROPOSED WEST (FRONT) ELEVATION

22X34 SCALE: 1/4" = 1'-0"
11X17 SCALE: 1/8" = 1'-0"