



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0075

LOCATION: 2215 Willow Street

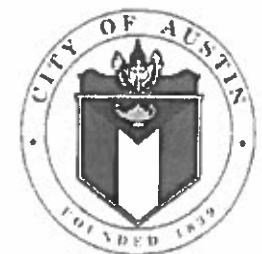
N



1" = 141'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





CITY OF AUSTIN
Development Services Department
One Texas Center | Phone: 512.978.4000
505 Barton Springs Road, Austin, Texas 78704

2/2

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0075 ROW # 1154 9079 Tax # 0201090508
CAD ✓

Section 1: Applicant Statement

Street Address: 2215 Willow Street

Subdivision Legal Description:

Lot 1 & the east 2' of Lot 2, Block c, Driving Park Addition

Lot(s): _____ Block(s): _____

Outlot: _____ Division: _____

Zoning District: SF-3 - NP(Holly)

I/We Ron Thrower on behalf of myself/ourselves as
authorized agent for Jessica Crowley affirm that on
Month May, Day 20, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☐ Attach ☐ Complete ☐ Remodel ☒ Maintain ☐ Other: _____

Type of Structure: Single family House and Accessory Structure

Portion of the City of Austin Land Development Code applicant is seeking a variance from:
LDC Section 25-2-492(D)

m2
3

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

See below -

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The house was built in 1907 and the plat recorded in 1910. The plat did not account for the existing structure. Subsequent deeds reflected a 2' purchase of the abutting lot thereby placing the structure on the ownership parcel. The property cannot be expanded to be in compliance with the setbacks with retaining the Main Structure. The accessory structure was constructed in 1970 and is located in a manner that preserves the heritage tree.

b) The hardship is not general to the area in which the property is located because:

The placement of the Main Structure prior to platting, the subsequent platting, and the subsequent 2' land purchase is not a common to the area. The accessory structure placement is due to a heritage tree located on the property.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The variance will memorialize the existing conditions of the property which have not impaired the use of any adjacent property for decades.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

m2
h

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: Jessica Crowley Date: 03/09/2016

Applicant Name (typed or printed): Jessica Crowley

Applicant Mailing Address: 2215 Willow Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Jessica Crowley Date: 03/09/2016

Owner Name (typed or printed): Jessica Crowley

Owner Mailing Address: 2215 Willow Street

City: Austin State: Texas Zip: 78702

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: Thrower Design/A. Ron Thrower

Agent Mailing Address: PO Box 41957

City: Austin State: Texas Zip: 78704

Phone (will be public information): (512) 476-4456

Email (optional – will be public information): ront@throwerdesign.com

Main house was constructed in 1907 and the plat was recorded 1910. The Main House did not die on Lot 1 and 2' of Lot 2 was conveyed to place the structure on an ownership parcel of land. Subsequently, the zoning laws were passed and the structure did not comply with the setbacks of the zoning code. The Accessory structure was constructed in 1970 and does not comply with the zoning setbacks. Both structures are more than 25 years old.

SAVE

Additional Space (continued)

m/2
6/12

Reasonable Use:

Zoning setbacks for front yard, side yard, rear yard, and street side yard are currently encroached by the Main Structure that was built prior to zoning regulations in Austin thereby making any improvements impossible. The accessory structure was built in a location to retain the large heritage trees on the lot. Maintaining the setbacks of the structures will provide reasonable use of the property.

The Main Structure was built in 1907 and the property was platted in 1910. At the time of the plat, there were not any requirements for setbacks associated with zoning regulations as zoning did not exist at the time. The platting placed the house not entirely within the lot. The current deed increased the lot width to 50.50' which places the building on the deeded area but with encroachments outside the zoning setbacks. There is also an accessory building at the rear of the property along the alley that lies within the rear setback. The owner wishes to maintain the setbacks for the two structures in order to seek permits for an addition to the main structure and permits for the accessory structure.

SAVE

m2
7

Reasonable Use

Zoning setbacks for front yard, side yard, rear yard, and street side yard are currently encroached by the Main Structure that was built prior to zoning regulations in Austin thereby making any improvements impossible. The accessory structure was built in a location to retain the large heritage trees on the lot. Maintaining the setbacks of the structures will provide reasonable use of the property.

The Main Structure was built in 1907 and the property was platted in 1910. At the time of the plat, there were not any requirements for setbacks associated with zoning regulations as zoning did not exist at the time. The platting placed the house not entirely within the lot. The current deed increased the lot width to 50.50' which places the building on the deeded area but with encroachments outside the zoning setbacks. There is also an accessory building at the rear of the property along the alley that lies within the rear setback. The owner wishes to maintain the setbacks for the two structures in order to seek permits for an addition to the main structure and permits for the accessory structure.

Hardship

a) The house was built in 1907 and the plat recorded in 1910. The plat did not account for the existing structure. Subsequent deeds reflected a 2' purchase of the abutting lot thereby placing the structure on the ownership parcel. The property cannot be expanded to be in compliance with the setbacks with retaining the Main Structure. The accessory structure was constructed in 1970 and is located in a manner that preserves the heritage tree.

b) The placement of the Main Structure prior to platting, the subsequent platting, and the subsequent 2' land purchase is not a common to the area. The accessory structure placement is due to a heritage tree located on the property.

Area Character

The variance will memorialize the existing conditions of the property which have not impaired the use of any adjacent property for decades.

LEGAL DESCRIPTION:

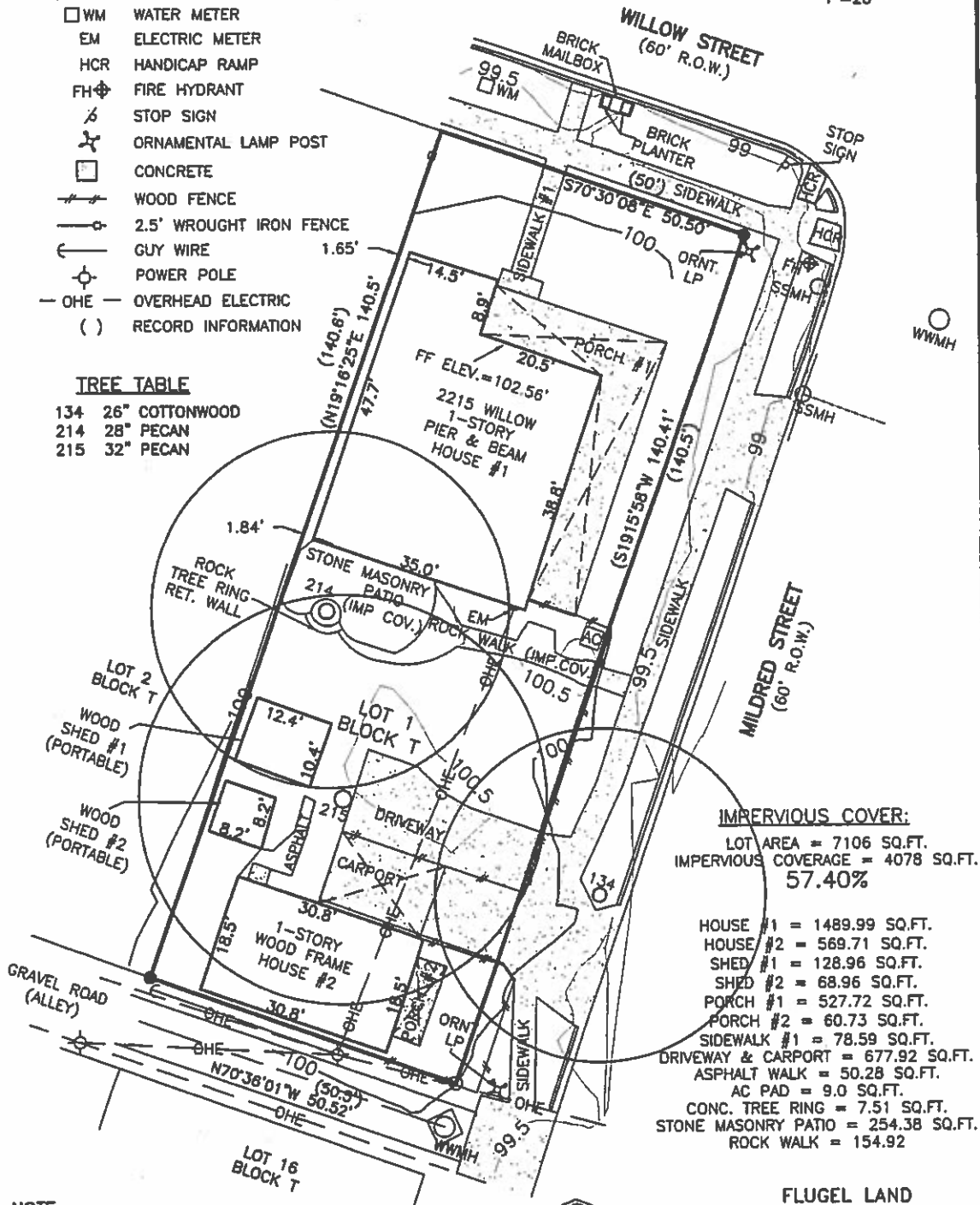
TREE AND TOPOGRAPHIC SURVEY OF LOT 1, & THE EAST 2' OF LOT 2, BLOCK C, DRIVING PARK ADDITION SUBDIVISION, RECORDED IN VOLUME 2, PAGE 206, T.C.P.R.

LEGEND

- 1/2" IRON ROD FOUND
- 3/4" IRON PIPE FOUND
- WWMH WASTEWATER MANHOLE
- SSMH STORM SEWER MANHOLE
- WM WATER METER
- EM ELECTRIC METER
- HCR HANDICAP RAMP
- FH FIRE HYDRANT
- STOP SIGN
- ORNAMENTAL LAMP POST
- CONCRETE
- WOOD FENCE
- 2.5' WROUGHT IRON FENCE
- GUY WIRE
- POWER POLE
- OHE OVERHEAD ELECTRIC
- () RECORD INFORMATION

TREE TABLE

134	26"	COTTONWOOD
214	28"	PECAN
215	32"	PECAN



IMPERVIOUS COVER:

LOT AREA = 7106 SQ.FT.
IMPERVIOUS COVERAGE = 4078 SQ.FT.
57.40%

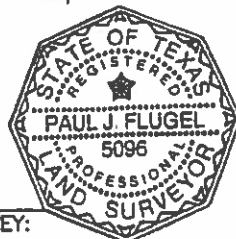
HOUSE #1 = 1489.99 SQ.FT.
HOUSE #2 = 569.71 SQ.FT.
SHED #1 = 128.96 SQ.FT.
SHED #2 = 68.96 SQ.FT.
PORCH #1 = 527.72 SQ.FT.
PORCH #2 = 60.73 SQ.FT.
SIDEWALK #1 = 78.59 SQ.FT.
DRIVEWAY & CARPORT = 677.92 SQ.FT.
ASPHALT WALK = 50.28 SQ.FT.
AC PAD = 9.0 SQ.FT.
CONC. TREE RING = 7.51 SQ.FT.
STONE MASONRY PATIO = 254.38 SQ.FT.
ROCK WALK = 154.92

NOTE:
BEARING BASIS ASSUMED

AS SURVEYED BY:

Paul J. Flugel
PAUL J. FLUGEL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5096

DATE OF FIELD SURVEY:
1-31-14



FLUGEL LAND
SURVEYING
14910 DORIA DRIVE
AUSTIN, TX 78728
(512) 633-3996

CLIENT: DONAVAN CROWLEY
FIELD BOOK: 6, PAGE 32
DRAWN BY: P.J.F.
PROJECT NO.: PRJ # 089-2014
DATE: 2-11-14
FILE: 2215WILLOW.DWG

3/2
8/2

NOT FOR CONSTRUCTION PERMITTING OR CONSTRUCTION

DEREGISTRATION
This plan was filed on 03/11/2014 and is hereby deregistered.
By: [Signature] Title: [Title]
[Stamp]

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

A1.02

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

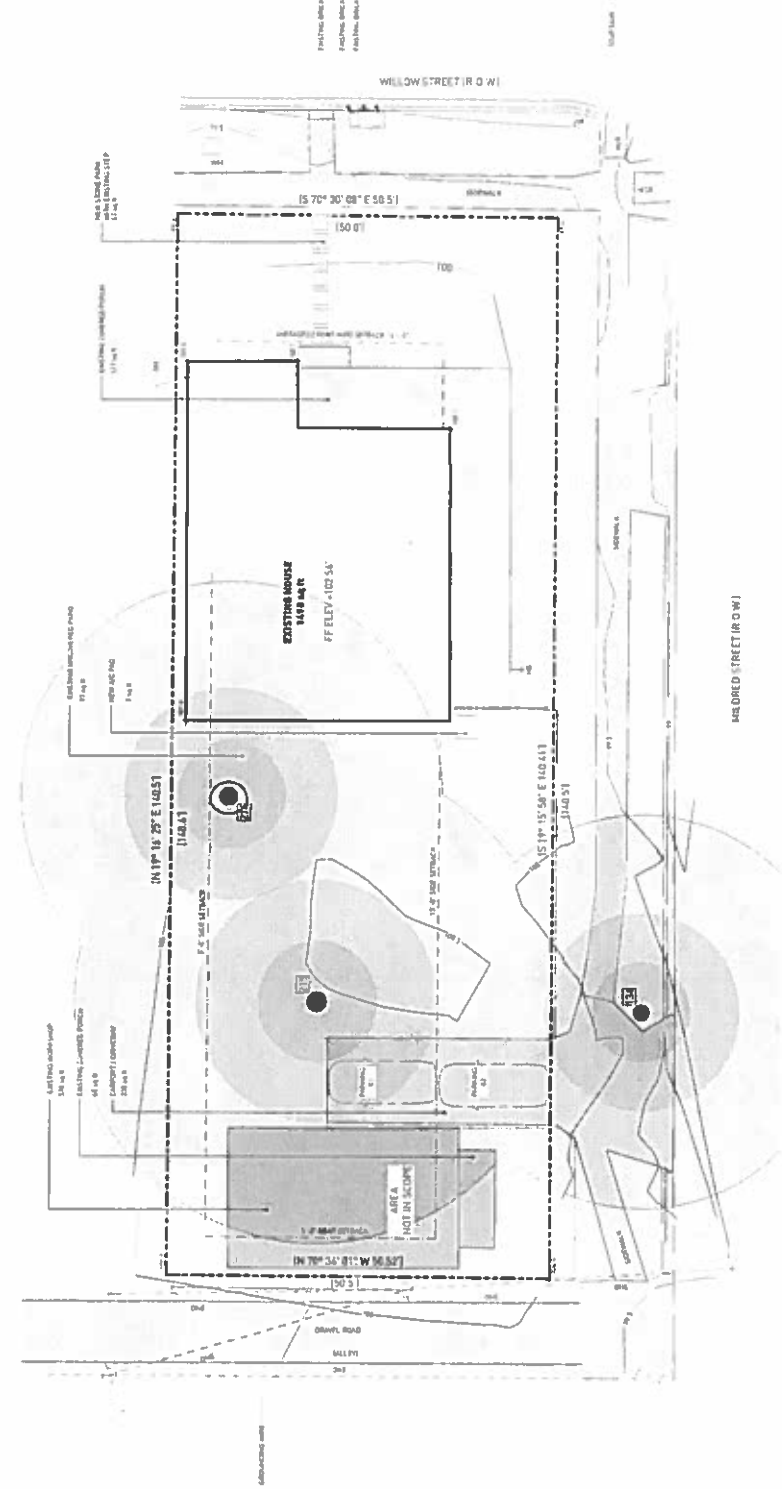
1

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

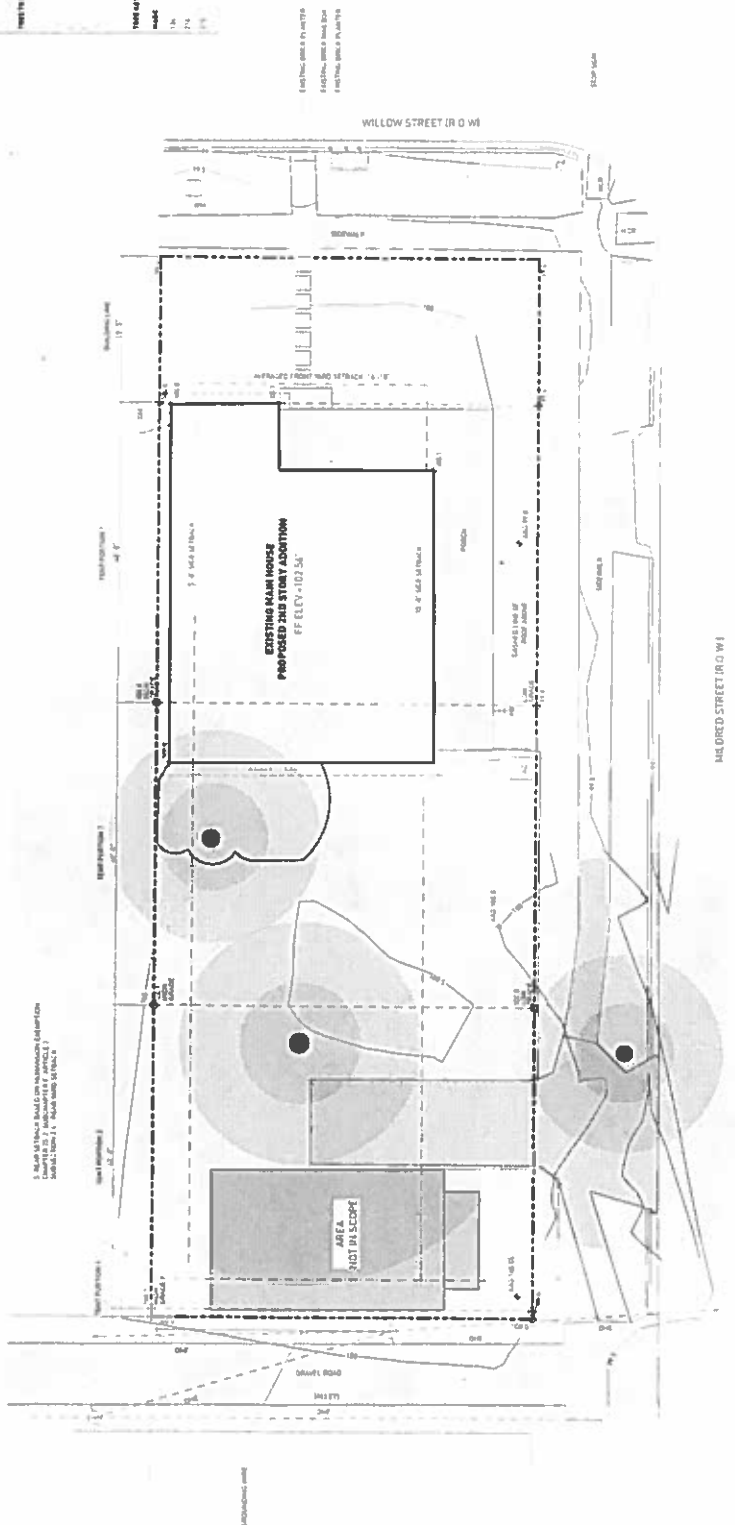
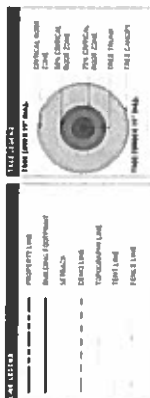
1

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

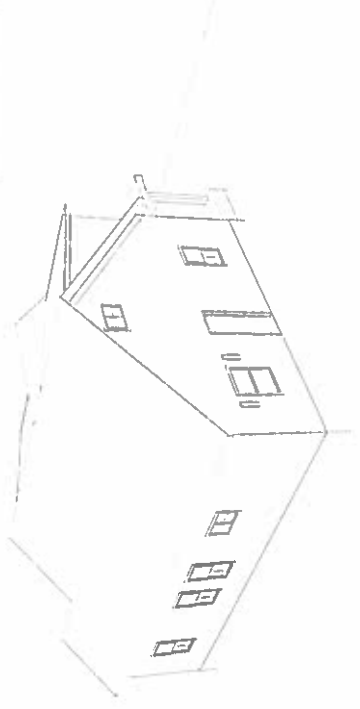
1



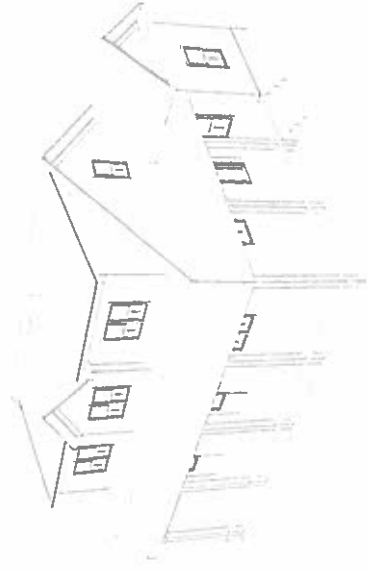
10/3/2



AXONOMETRIC 1
NOT TO SCALE
FLOOR PLANS AND SECTION
NOT TO SCALE

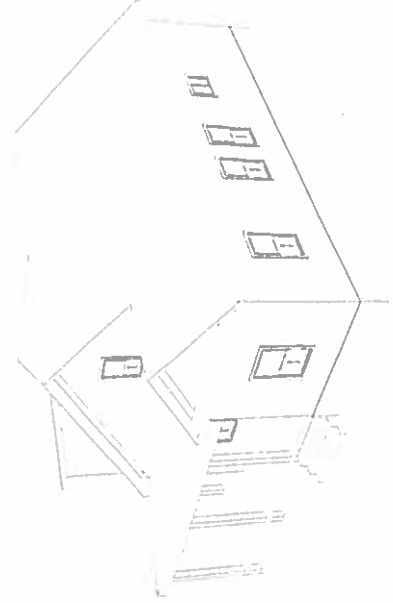


AXONOMETRIC 2
NOT TO SCALE

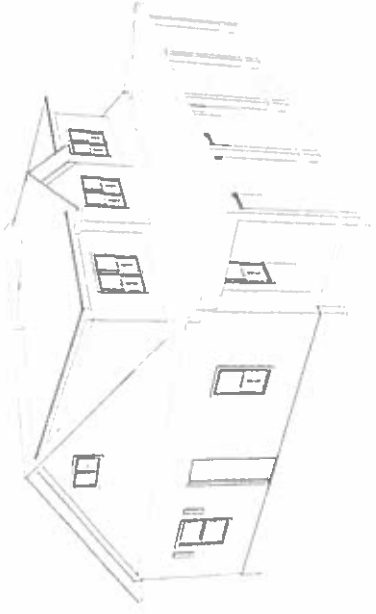


AXONOMETRIC 1
NOT TO SCALE

AXONOMETRIC 3
NOT TO SCALE



AXONOMETRIC 4
NOT TO SCALE



NOT FOR CONSTRUCTION
BIDDING, PERMITTING, OR CONSTRUCTION
DERRINGTON BUILDING STUDIO
2215 WILLOW STREET
AUSTIN, TX 78702
301.234.1111
www.derringtonstudio.com
© 2014 DERRINGTON BUILDING STUDIO
ALL RIGHTS RESERVED
THIS DOCUMENT IS THE PROPERTY OF DERRINGTON BUILDING STUDIO
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED
HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM
WITHOUT THE WRITTEN PERMISSION OF DERRINGTON BUILDING STUDIO
AUSTIN, TEXAS 78702
301.234.1111
www.derringtonstudio.com

2/13/2

**NOT FOR
REGULATORY
APPROVAL OR
CONSTRUCTION**

**DERRINGTON
BUILDING STUDIO**

1. The information on this drawing was prepared by the architect and is for informational purposes only. It is not intended to be used for regulatory approval or construction. The architect assumes no responsibility for the accuracy or completeness of the information provided on this drawing. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project.

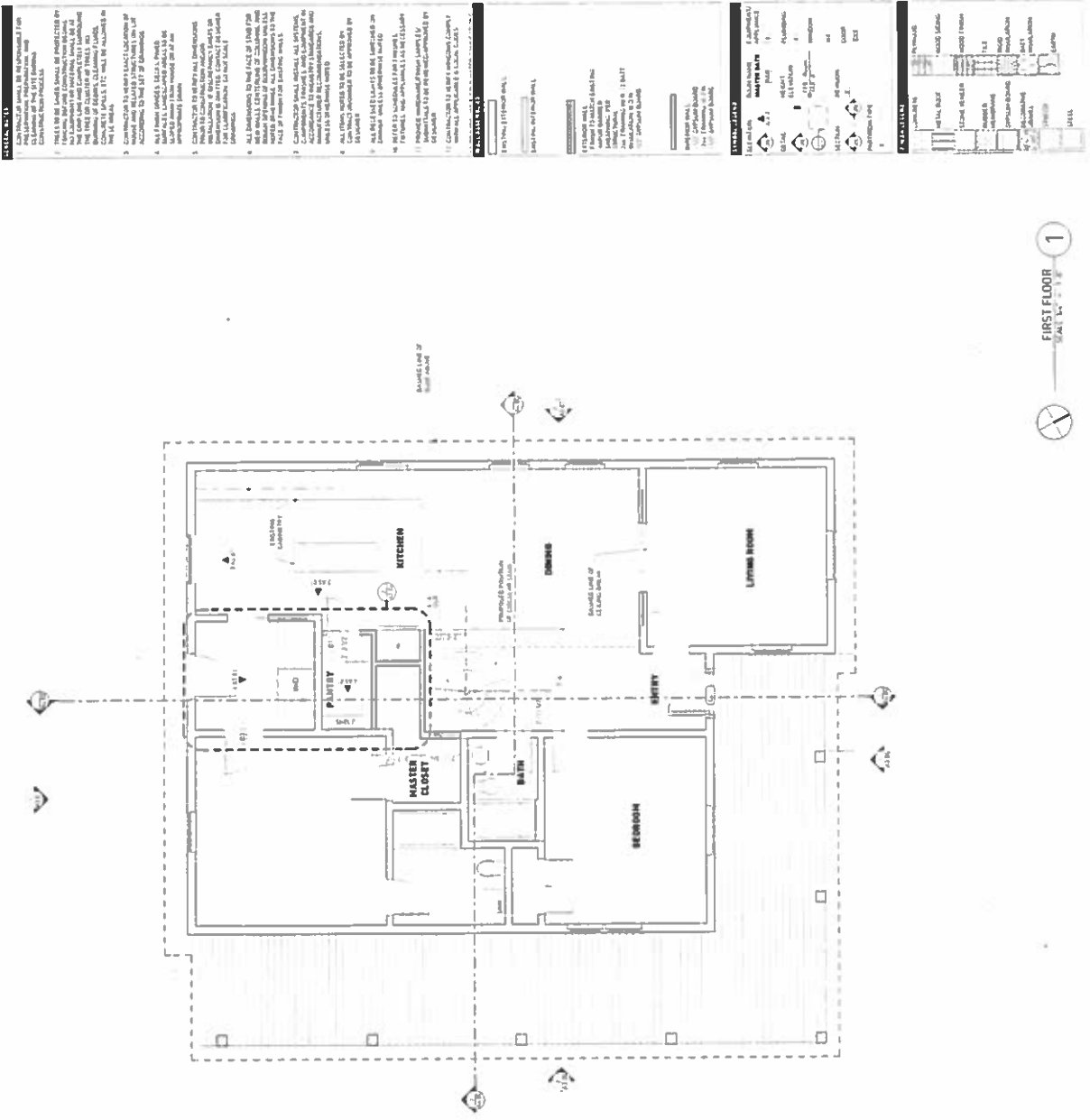
2. The information on this drawing was prepared by the architect and is for informational purposes only. It is not intended to be used for regulatory approval or construction. The architect assumes no responsibility for the accuracy or completeness of the information provided on this drawing. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project.

3. The information on this drawing was prepared by the architect and is for informational purposes only. It is not intended to be used for regulatory approval or construction. The architect assumes no responsibility for the accuracy or completeness of the information provided on this drawing. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project.

4. The information on this drawing was prepared by the architect and is for informational purposes only. It is not intended to be used for regulatory approval or construction. The architect assumes no responsibility for the accuracy or completeness of the information provided on this drawing. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project. The architect is not responsible for the design or construction of the project.

**FLOOR PLAN
FIRST FLOOR
A2.02**

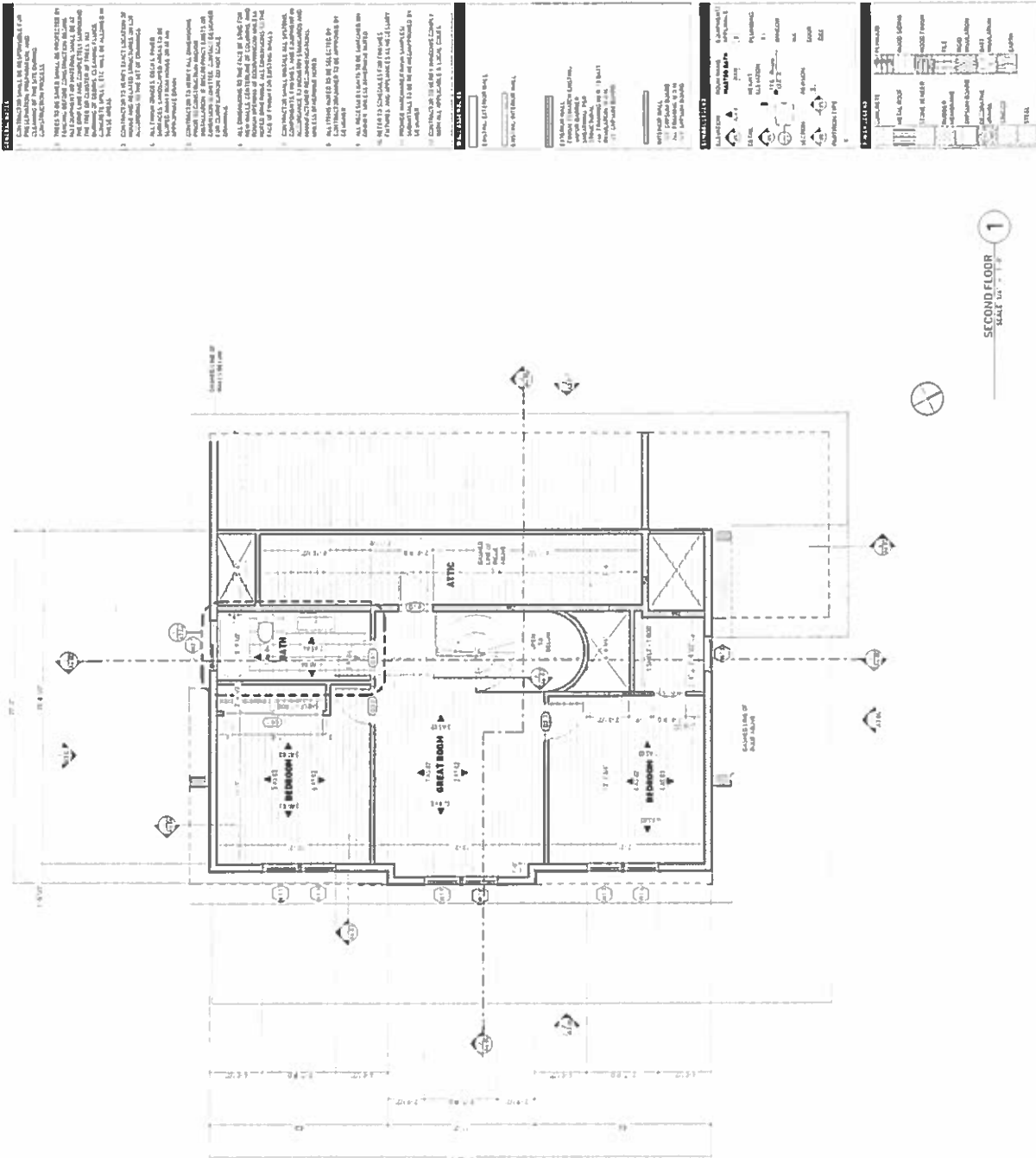
2/3



FIRST FLOOR
1

$$\frac{m^2}{15}$$

SECOND FLOOR



NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

DERRINGTON
55241 (10/14/51) 510000

Mr. C. G. GARDNER
1000 E. 10th St., S.W.
Albuquerque, N.M. 87102
Phone: 253-1111
Telex: 154100
Fax: 253-1111
E-mail: c.g.gardner@albuquerque.nm.us

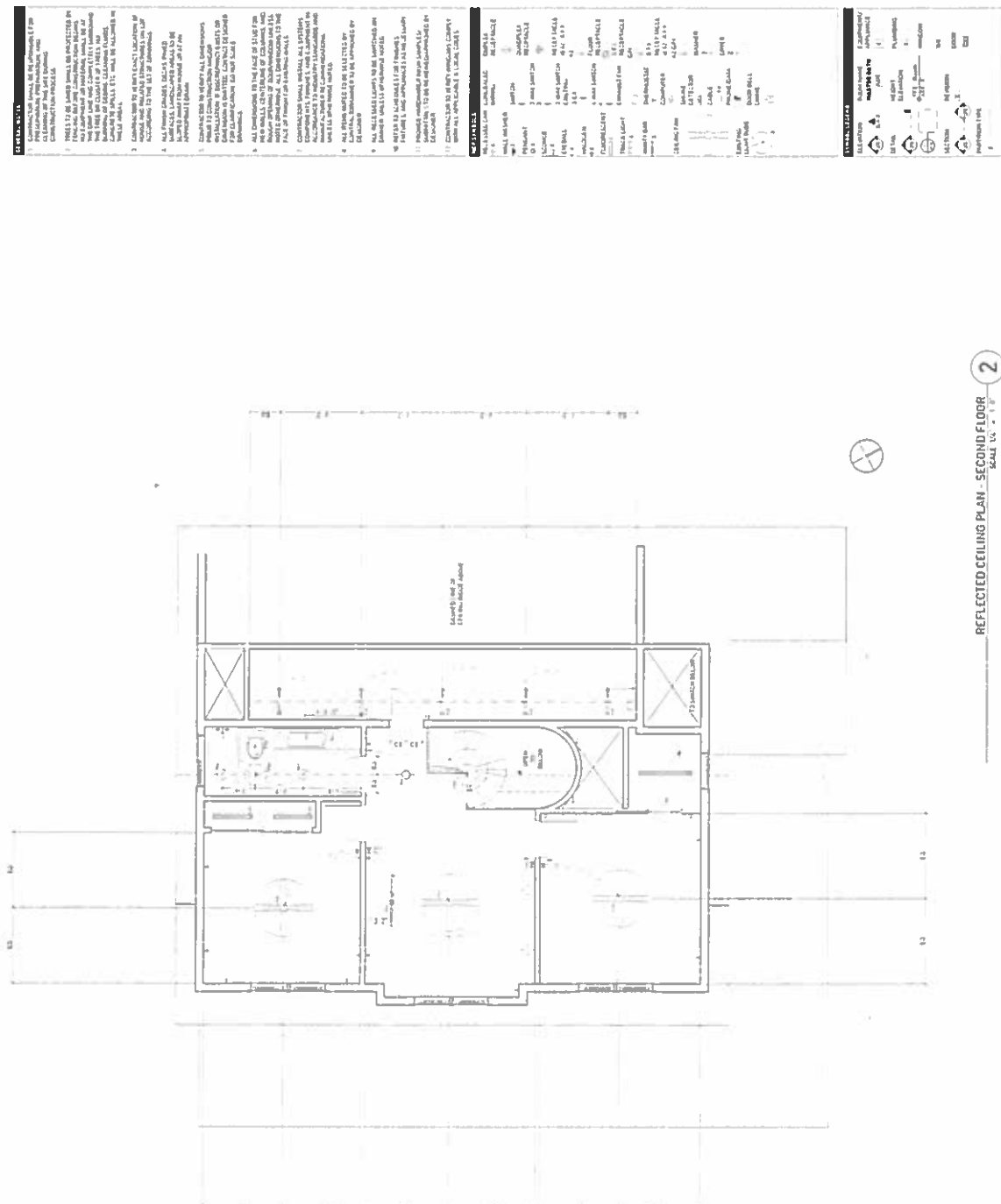
[illegible]

Albert Einstein

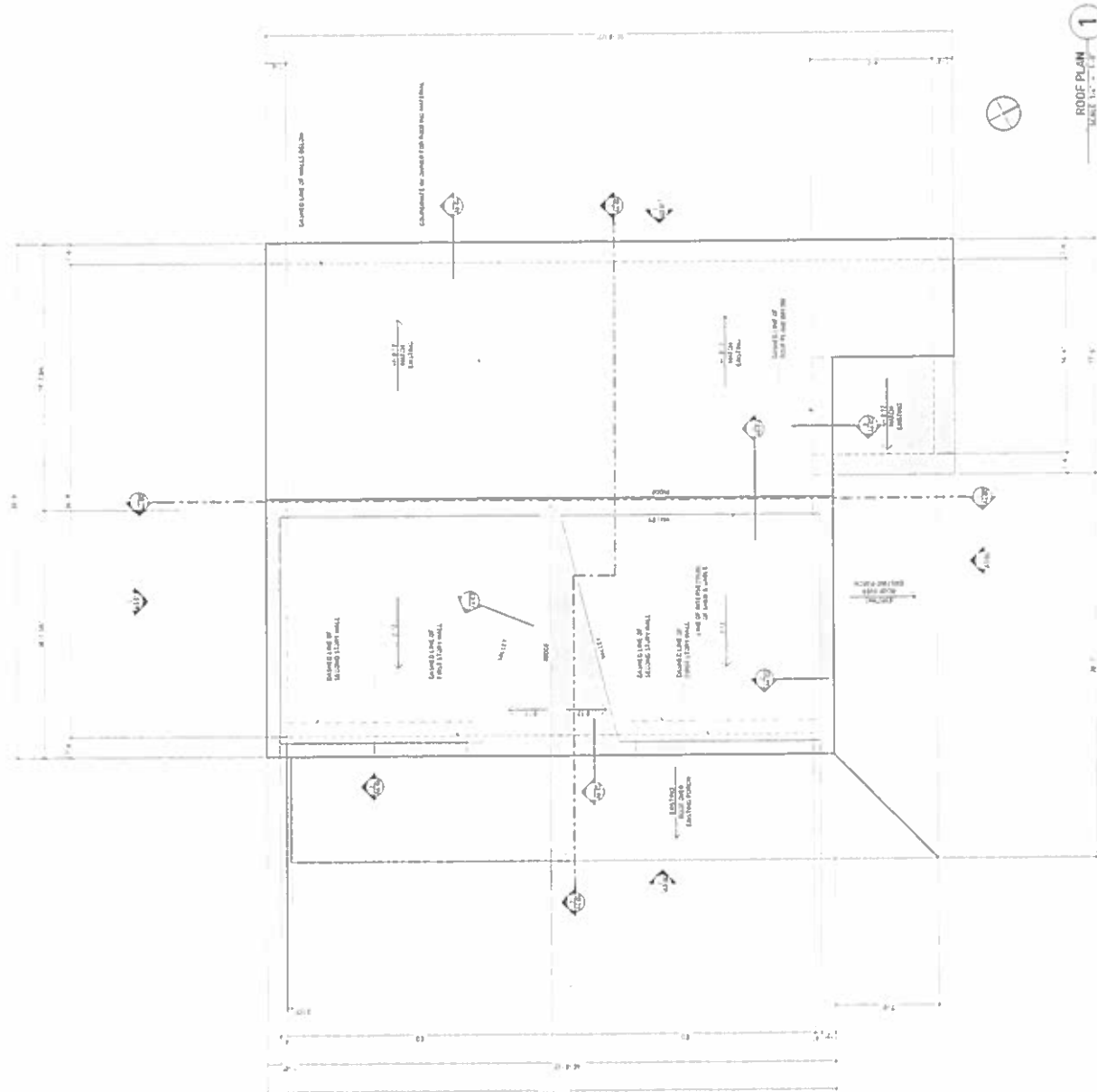
[illegible]

1990s, the number of people in the United States who are obese has increased by 50% (Flegal et al. 2002). The prevalence of obesity in the United States is 30% for men and 35% for women (Flegal et al. 2002). The prevalence of obesity in the United States is 30% for men and 35% for women (Flegal et al. 2002).

DEEP LAYOUT
SECOND FLOOR
A2.04

$$\frac{m^2}{16}$$


REFLECTED CEILING PLAN - SECOND FLOOR

$$\frac{m^2}{17}$$


ROOF PLAN 1

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION**

DERRINGTON

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

[illegible]

1. 377 60-6
 2. 377 60-6
 3. 377 60-6
 4. 377 60-6
 5. 377 60-6
 6. 377 60-6
 7. 377 60-6
 8. 377 60-6
 9. 377 60-6
 10. 377 60-6
 11. 377 60-6
 12. 377 60-6
 13. 377 60-6
 14. 377 60-6
 15. 377 60-6
 16. 377 60-6
 17. 377 60-6
 18. 377 60-6
 19. 377 60-6
 20. 377 60-6
 21. 377 60-6
 22. 377 60-6
 23. 377 60-6
 24. 377 60-6
 25. 377 60-6
 26. 377 60-6
 27. 377 60-6
 28. 377 60-6
 29. 377 60-6
 30. 377 60-6
 31. 377 60-6
 32. 377 60-6
 33. 377 60-6
 34. 377 60-6
 35. 377 60-6
 36. 377 60-6
 37. 377 60-6
 38. 377 60-6
 39. 377 60-6
 40. 377 60-6
 41. 377 60-6
 42. 377 60-6
 43. 377 60-6
 44. 377 60-6
 45. 377 60-6
 46. 377 60-6
 47. 377 60-6
 48. 377 60-6
 49. 377 60-6
 50. 377 60-6
 51. 377 60-6
 52. 377 60-6
 53. 377 60-6
 54. 377 60-6
 55. 377 60-6
 56. 377 60-6
 57. 377 60-6
 58. 377 60-6
 59. 377 60-6
 60. 377 60-6
 61. 377 60-6
 62. 377 60-6
 63. 377 60-6
 64. 377 60-6
 65. 377 60-6
 66. 377 60-6
 67. 377 60-6
 68. 377 60-6
 69. 377 60-6
 70. 377 60-6
 71. 377 60-6
 72. 377 60-6
 73. 377 60-6
 74. 377 60-6
 75. 377 60-6
 76. 377 60-6
 77. 377 60-6
 78. 377 60-6
 79. 377 60-6
 80. 377 60-6
 81. 377 60-6
 82. 377 60-6
 83. 377 60-6
 84. 377 60-6
 85. 377 60-6
 86. 377 60-6
 87. 377 60-6
 88. 377 60-6
 89. 377 60-6
 90. 377 60-6
 91. 377 60-6
 92. 377 60-6
 93. 377 60-6
 94. 377 60-6
 95. 377 60-6
 96. 377 60-6
 97. 377 60-6
 98. 377 60-6
 99. 377 60-6
 100. 377 60-6

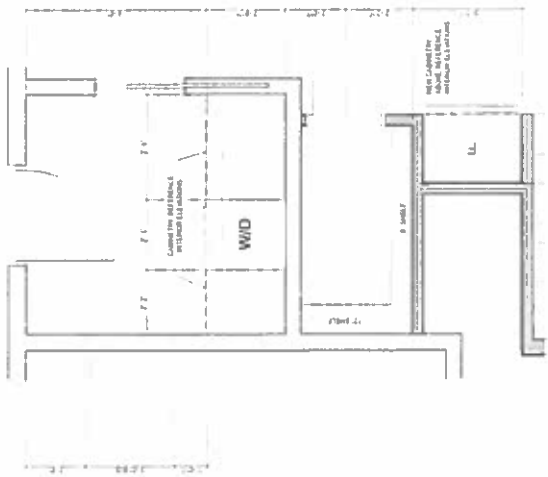
Received 1 August 2003; accepted 10 October 2003
 Address correspondence to: Dr. J. A. J. van den Biggelaar
 © 2004 The Authors
 Journal compilation © 2004 Blackwell Publishing Ltd

1. $\text{FeSO}_4 \cdot 7\text{H}_2\text{O}$ (aq) + H_2O_2 (aq) + H^+ (aq) $\rightarrow$ Fe^{3+} (aq) + H_2O (l) + O_2 (g)

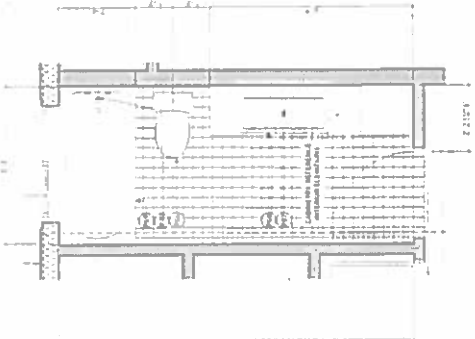
[illegible]

Abstract

A2.06

$$\frac{m^2}{18}$$


DIMENSION PLAN - KITCHEN / PANTRY / CLOSET ENLARGED PLAN



1
DIMENSION PLAN - BATHROOM ENLARGED PLAN
Scale 1/2" = 1'-0"

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

**DERRINGTON
ELEVATION SHEET**

1. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

2. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

3. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

4. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

5. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

6. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

7. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

8. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

9. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

10. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

11. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

12. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

13. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

14. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

15. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

16. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

17. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

18. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

19. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

20. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

21. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

22. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

23. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

24. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

25. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

26. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

27. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

28. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

29. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

30. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

31. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

32. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

33. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

34. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

35. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

36. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

37. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

38. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

39. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

40. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

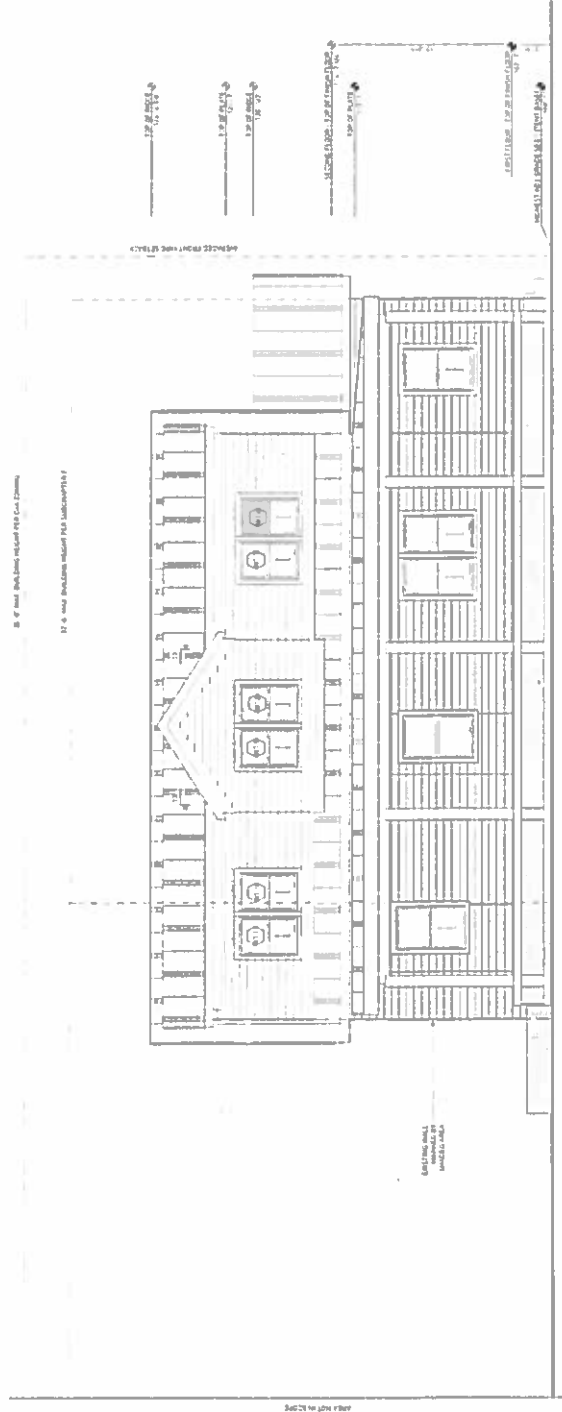
41. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

42. 1/2" = 1'-0" (Horizontal)
1/4" = 1'-0" (Vertical)

ELEVATIONS - MAIN
HOUSE

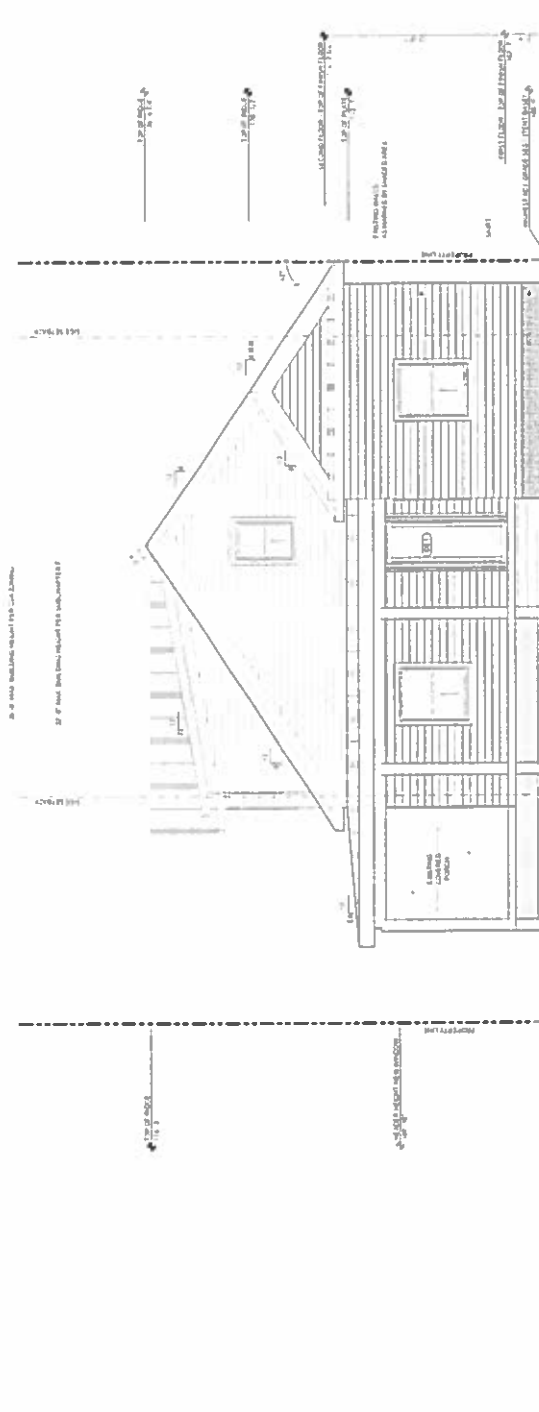
A3.00

19/3/2



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

2



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

1

**NOT FOR
CONSTRUCTION
PERMITTING OR
CONSTRUCTION**

**DERRINGTON
BUILDING STUDIOS**

THIS SET OF DRAWINGS IS THE PROPERTY OF DERRINGTON BUILDING STUDIOS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DERRINGTON BUILDING STUDIOS.

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMB).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODE BOOK (IFAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE BOOK (ISAC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE BOOK (IGBC).

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE BOOK (IAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL UNIVERSAL DESIGN CODE BOOK (IUD).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE BOOK (ISC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE BOOK (IHSC).

7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE BOOK (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE CODE BOOK (ICC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DEVELOPMENT CODE BOOK (ISDC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL RESPONSIBILITY CODE BOOK (ISRC).

9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY CODE BOOK (IQC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EXCELLENCE CODE BOOK (IEC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION CODE BOOK (IIC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FUTURE CODE BOOK (IFC).

**ELEVATIONS - MAIN FLOOR
A3.01**

2/3/2

LEGEND

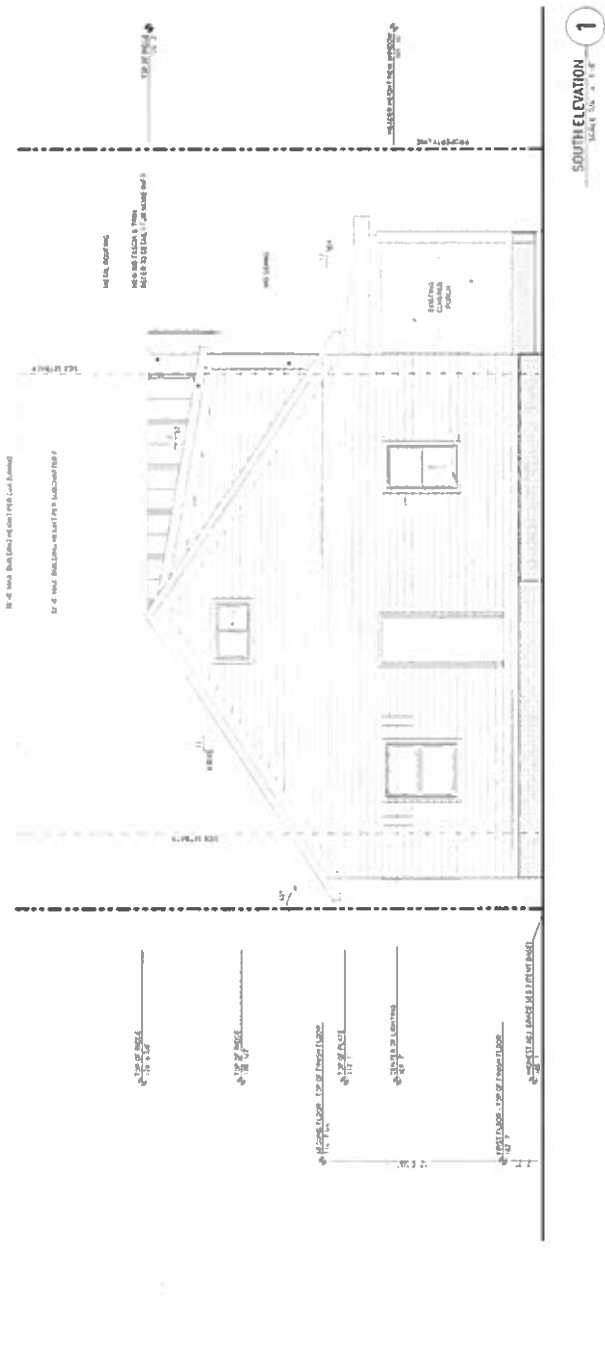
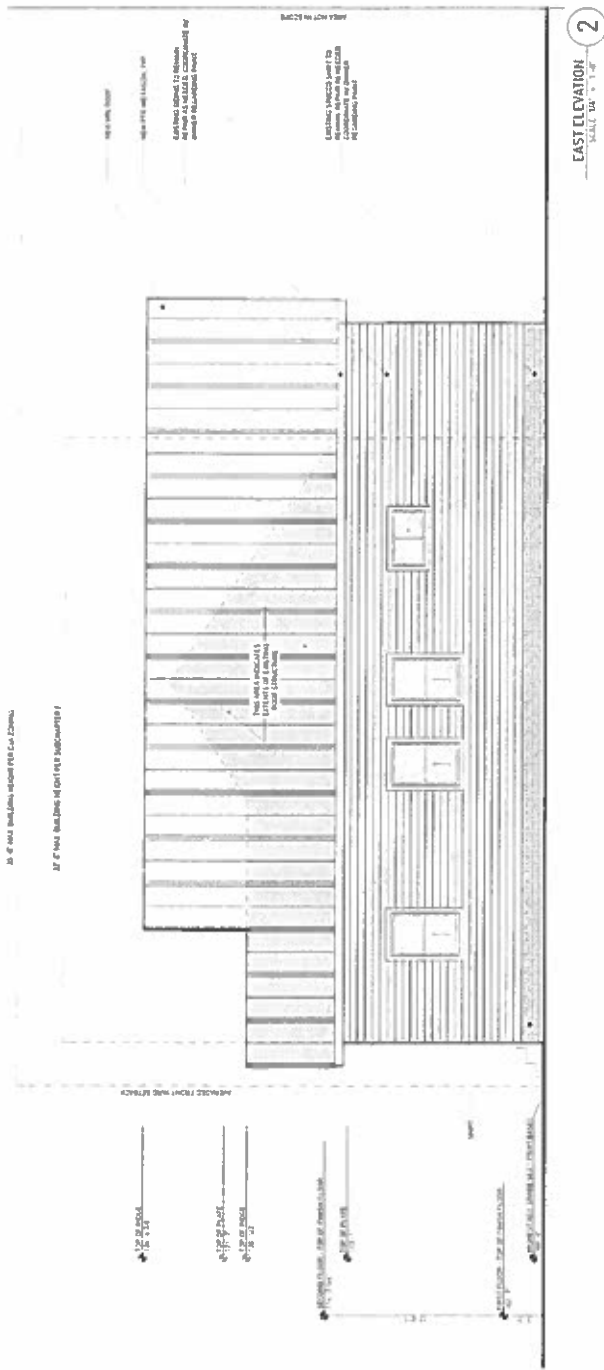
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"
1/4" = 1'-0"	1/4" = 1'-0"

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMB).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODE BOOK (IFAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE BOOK (ISAC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE BOOK (IGBC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE BOOK (IAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL UNIVERSAL DESIGN CODE BOOK (IUD).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE BOOK (ISC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE BOOK (IHSC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE BOOK (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE CODE BOOK (ICC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DEVELOPMENT CODE BOOK (ISDC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL RESPONSIBILITY CODE BOOK (ISRC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY CODE BOOK (IQC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EXCELLENCE CODE BOOK (IEC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION CODE BOOK (IIC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FUTURE CODE BOOK (IFC).

DETAILS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE BOOK (IMC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE BOOK (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE BOOK (IPMB).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND ALARM CODE BOOK (IFAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE BOOK (ISAC).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE BOOK (IEEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CODE BOOK (IGBC).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY CODE BOOK (IAC) AND THE LATEST EDITIONS OF THE INTERNATIONAL UNIVERSAL DESIGN CODE BOOK (IUD).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE BOOK (ISC) AND THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE BOOK (IHSC).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE BOOK (IEC) AND THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE CODE BOOK (ICC).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SUSTAINABLE DEVELOPMENT CODE BOOK (ISDC) AND THE LATEST EDITIONS OF THE INTERNATIONAL SOCIAL RESPONSIBILITY CODE BOOK (ISRC).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL QUALITY CODE BOOK (IQC) AND THE LATEST EDITIONS OF THE INTERNATIONAL EXCELLENCE CODE BOOK (IEC).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL INNOVATION CODE BOOK (IIC) AND THE LATEST EDITIONS OF THE INTERNATIONAL FUTURE CODE BOOK (IFC).



doi:10.1017/S0022292412001611 Printed in the United Kingdom

© 1997 by The McGraw-Hill Companies
All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from The McGraw-Hill Companies, Inc.

**NOT FOR
REGULATORY
APPEAL,
PERMITTING, OR
CONSTRUCTION**

MERRINGTON
LIVE MUSIC & DANCE

1. The first step is to identify the problem. This involves understanding the symptoms and the context in which they are occurring.

400 mit Glühbirnen
 400 mit 2,5
 400 mit 2,5
 400 mit 2,5
 400 mit 2,5

Abstract

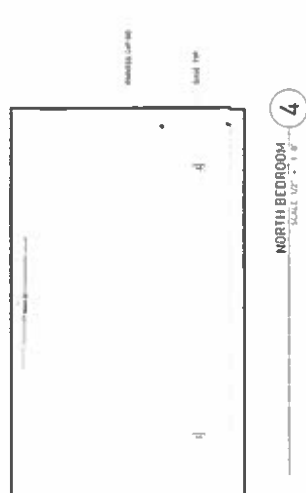
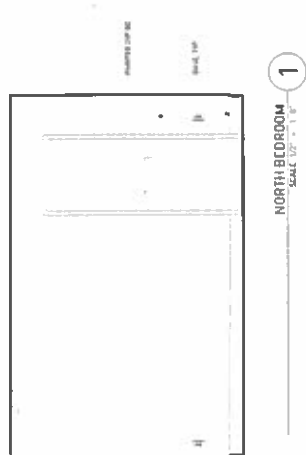
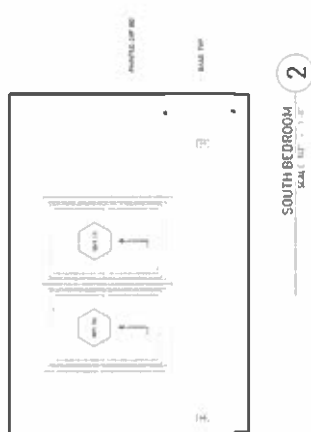
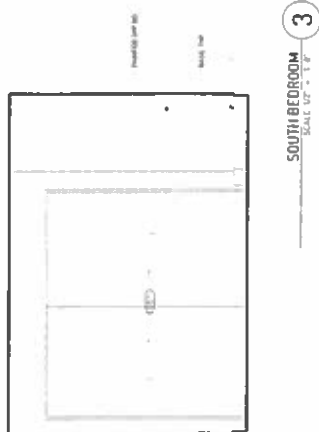
1111

© 2001 John Wiley & Sons, Inc.
 0885-4122/01/0000-0000\$10.00
 DOI 10.1002/eqa.1001

Problems and Issues

INTERIOR
ELEVATIONS - MAIN
HOUSE

A5.03

$$\frac{m^2}{24}$$


THIS DOCUMENT IS THE PROPERTY OF CROW ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CROW ARCHITECTS.

**NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION**

**DERIVATION
CLINICAL STUDY**

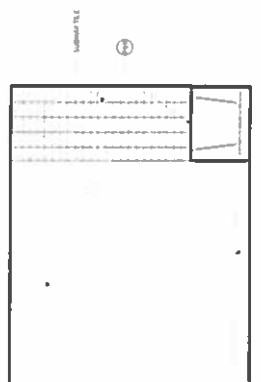
THIS DOCUMENT IS THE PROPERTY OF CROW ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CROW ARCHITECTS.

**INTERIOR
ELEVATIONS
HOUSE**

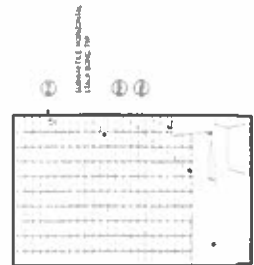
A5.04



SECOND FLOOR - BATHROOM
SCALE: 1/8" = 1'-0"



SECOND FLOOR - BATHROOM
SCALE: 1/8" = 1'-0"



SECOND FLOOR - BATHROOM
SCALE: 1/8" = 1'-0"



SECOND FLOOR - BATHROOM
SCALE: 1/8" = 1'-0"

25/32

