



City of Austin Residential New Construction and Addition Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

Property Information

Project Address: 1714 CROMWELL HILL	Tax Parcel ID: PROPERTY ID: 112027
Legal Description: LOT 94 & W 10 FT OF LOT 95 ENFIELD C	
Zoning District:	Lot Area (sq ft): 12,919.00
Neighborhood Plan Area (if applicable): OLD ENFIELD (SFR)	Historic District (if applicable): OLD WEST AUSTIN

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input checked="" type="checkbox"/> Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 150 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N (Proximity to floodplain may require additional review time.)
Is there a protected sized tree on this lot or adjacent lot(s)? <input checked="" type="checkbox"/> Y N Note: Include tree location(s) on plot plan.	(If yes, application for a tree permit with the City Arborist is required)
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y N wastewater availability? <input checked="" type="checkbox"/> Y N	(If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N (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 <input checked="" type="checkbox"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="checkbox"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> 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

Existing Use:	vacant	<u>single-family residential</u>	duplex residential	two-family residential	other: _____
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? <input checked="" type="checkbox"/> Y N (Note: Removal of all or part of a structure requires a demolition permit application.)					
# of existing bedrooms: 5	# of bedrooms upon completion: 6	# of baths existing: 4.5	# of baths upon completion: 5.0		
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) <u>Partial demolition to existing residence & addition to west and North elevations. Remodel interior existing</u>					
Trades Permits Required (Circle as applicable): <u>electric</u> <u>plumbing</u> <u>mechanical (HVAC)</u> concrete (R.O.W.)					

Job Valuation						
Total Job Valuation: \$ <u>300,000.00</u> <small>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.</small>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>300,000.00</u> Amount for Primary Structure: \$ <u>300,000.00</u> Elec: <u>Y</u> N Plmbg: <u>Y</u> N Mech: <u>Y</u> N Amount for Accessory Structure: \$ _____ Elec: Y N Plmbg: Y N Mech: Y N			Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>125,000.00</u> Elec: \$ <u>25,000.00</u> Plmbg: \$ <u>25,000.00</u> Mech: \$ <u>25,000.00</u> TOTAL: \$ <u>200,000.00</u>		
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 <small>Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.</small>	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 st Floor conditioned area	1,337.00		1,201.00		2,538.00	0.00
b) 2 nd Floor conditioned area	1,560.00		307.00		1,867.00	0.00
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	367.00		238.00		605.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	706.00		-191.00		515.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	3,970.00	0.00	1,555.00	0.00	5,525.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
Building Coverage Information						
<small>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)</small>						
Total Building Coverage (sq ft): <u>3,658.00</u> % of lot size: <u>28</u>						
Impervious Cover Information						
<small>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)</small>						
Total Impervious Cover (sq ft): <u>5,307.00</u> % of lot size: <u>41</u>						
Setbacks						
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)						Y <u>N</u>
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)						Y <u>N</u>
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)						Y <u>N</u>
Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)			Parking (LDC 25-6 Appendix A & 25-6-478)			
Building Height: <u>25</u> ft <u>3</u> in Number of Floors: <u>2</u>			# of spaces required: _____ # of spaces provided: <u>3</u>			
Right-of-Way Information						
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input checked="" type="checkbox"/> N						
<small>*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.</small>						
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?						Y <input checked="" type="checkbox"/> N
Width of approach (measured at property line): <u>21.0</u> 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? (If yes, drainage review is required)						Y <input checked="" type="checkbox"/> N

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
1 st Floor		1,337.00	1,201.00	INCLUDES MASONRY		2,538.00
2 nd Floor		1,560.00	307.00	INCLUDES MASONRY		1,867.00
3 rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		561.00	-46.00	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	515.00	0.00
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	367.00	-43.00	<input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2b)	200.00	124.00
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached	0.00	281.00	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***	281.00	0.00
	Detached			<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		3,825.00	1,700.00			4,529.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 4,529.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 35 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.

SCALE: 1"=20'

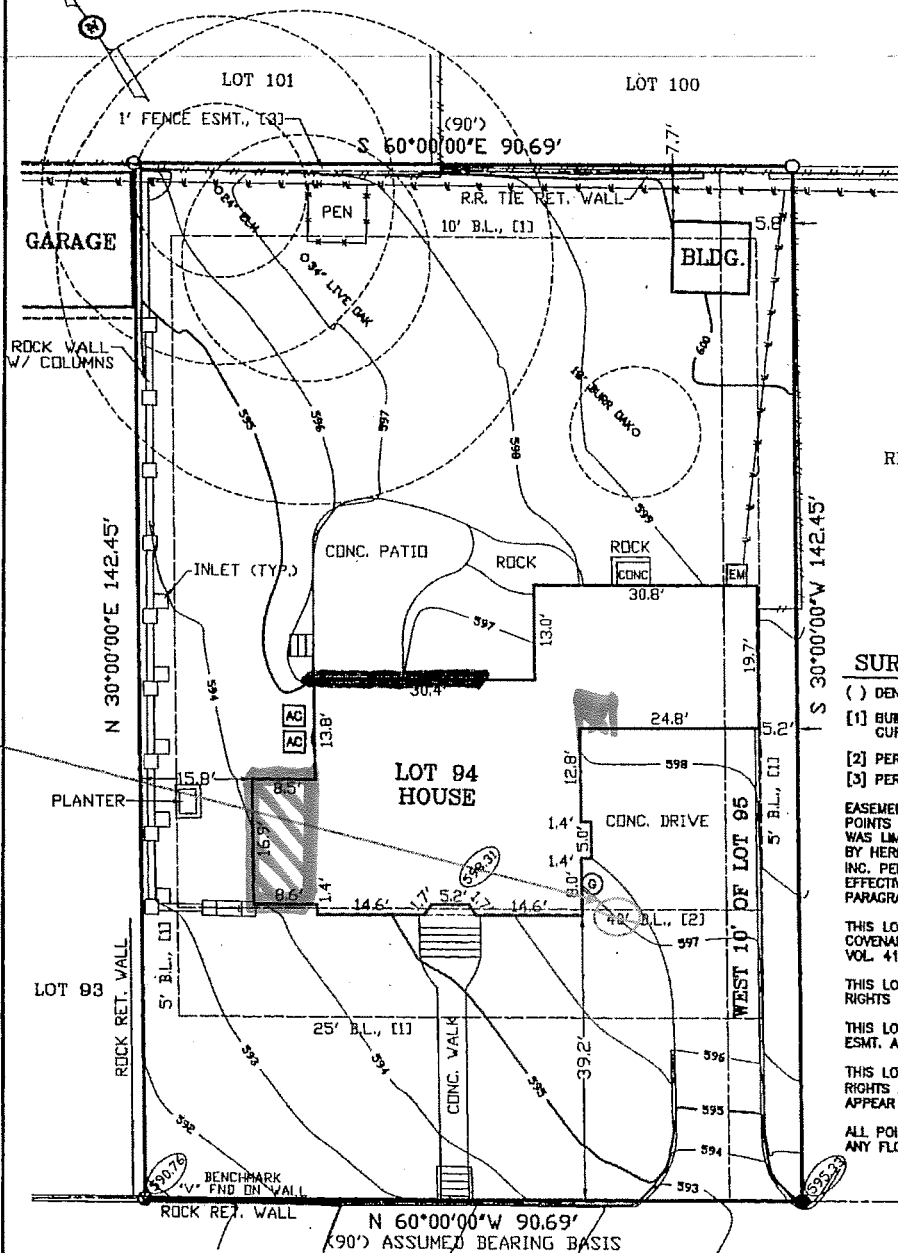
LEGEND

—/—	WOOD FENCE
—X—	WIRE FENCE
—U—	UTILITY LINE
AC	A/C UNIT
EM	ELEC. METER
⊙	GAS METER
●	IRON ROD FND.
○	CALCULATED POINT
⋈	V FND
⊙	UTILITY POLE
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

REMAINDER OF LOT 95

SURVEYOR'S NOTES

- () DENOTES RECORD INFORMATION
- [1] BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.
- [2] PER VOL. 414, PG. 471.
- [3] PER VOL. 7971, PG. 28.
- EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. PER COMMITMENT G.F. #201600611, EFFECTIVE MARCH 3, 2016; SCHEDULE B, PARAGRAPH 10.
- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 414, PG. 471 & VOL. 3, PG. 108.
- THIS LOT IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN VOL. 414, PG. 471.
- THIS LOT IS SUBJECT TO THE FENCE ESMT. AS STATED IN VOL. 7971, PG. 28.
- THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.
- ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.



1714 CROMWELL HILL
(40' R.O.W.)

To be demolished

** LOT 94 & W. 10' OF LOT 94

LOT No. ** BLOCK **
SECTION - PHASE -
CITY TRAVIS COUNTY, TEXAS
AUSTIN

SUBMISSION / ADDITION
Book - Page(s) 108 Cabinet - PLAT RECORDS
Volume 3 Slide -
Document No. - Official Public Records of - County, Texas
Reference: GLYNIS WOOD AND LEE WOOD

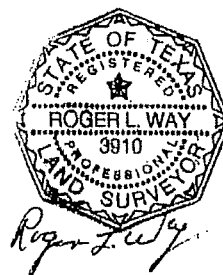
FIELD WORK By WW Date 03-23-16
DRAWING By SCN
SURVEY DATE: 03-25-16
Job No. 03R28016
SCALE: 1"=20'

TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR
HERITAGE TITLE COMPANY OF AUSTIN, INC.

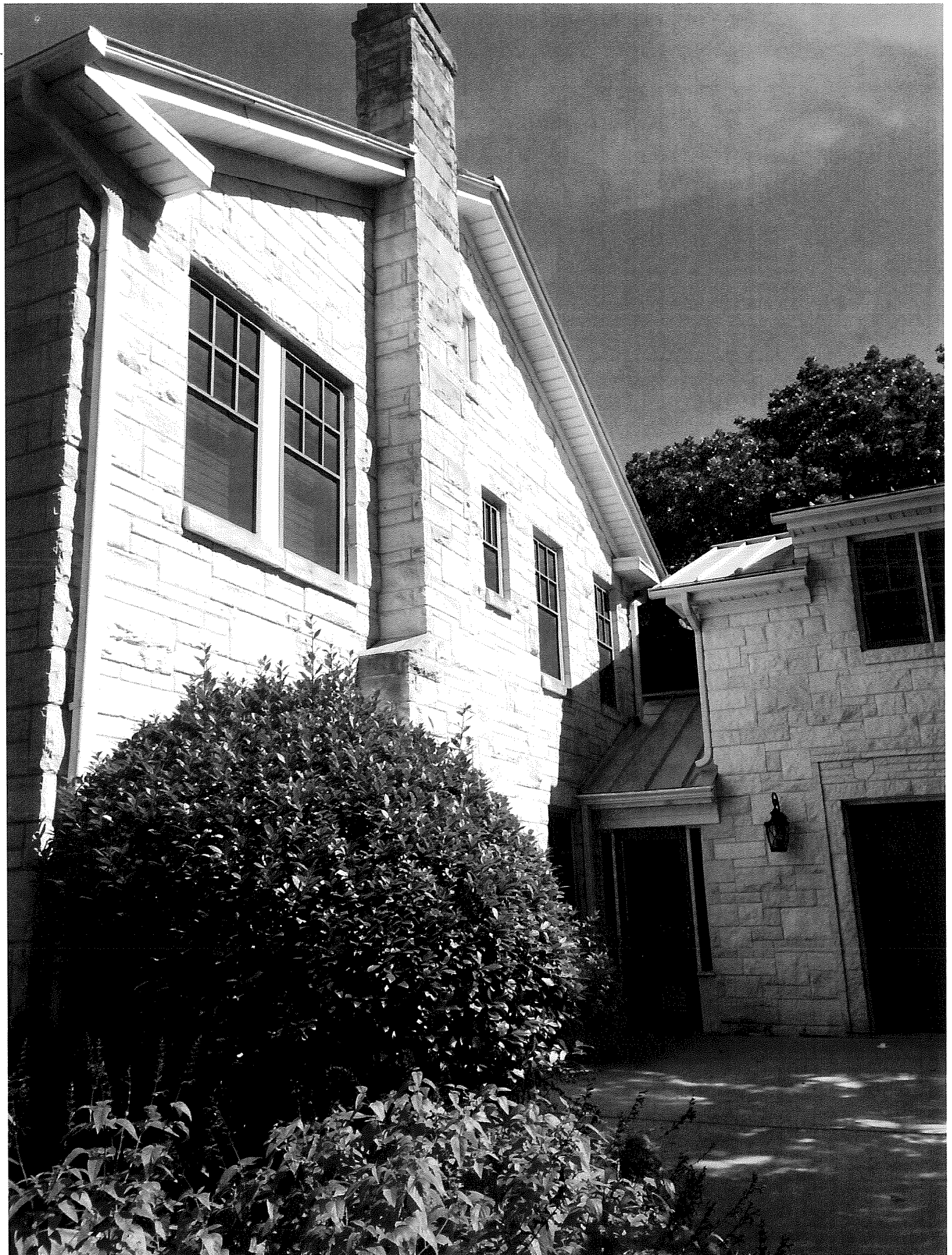
The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

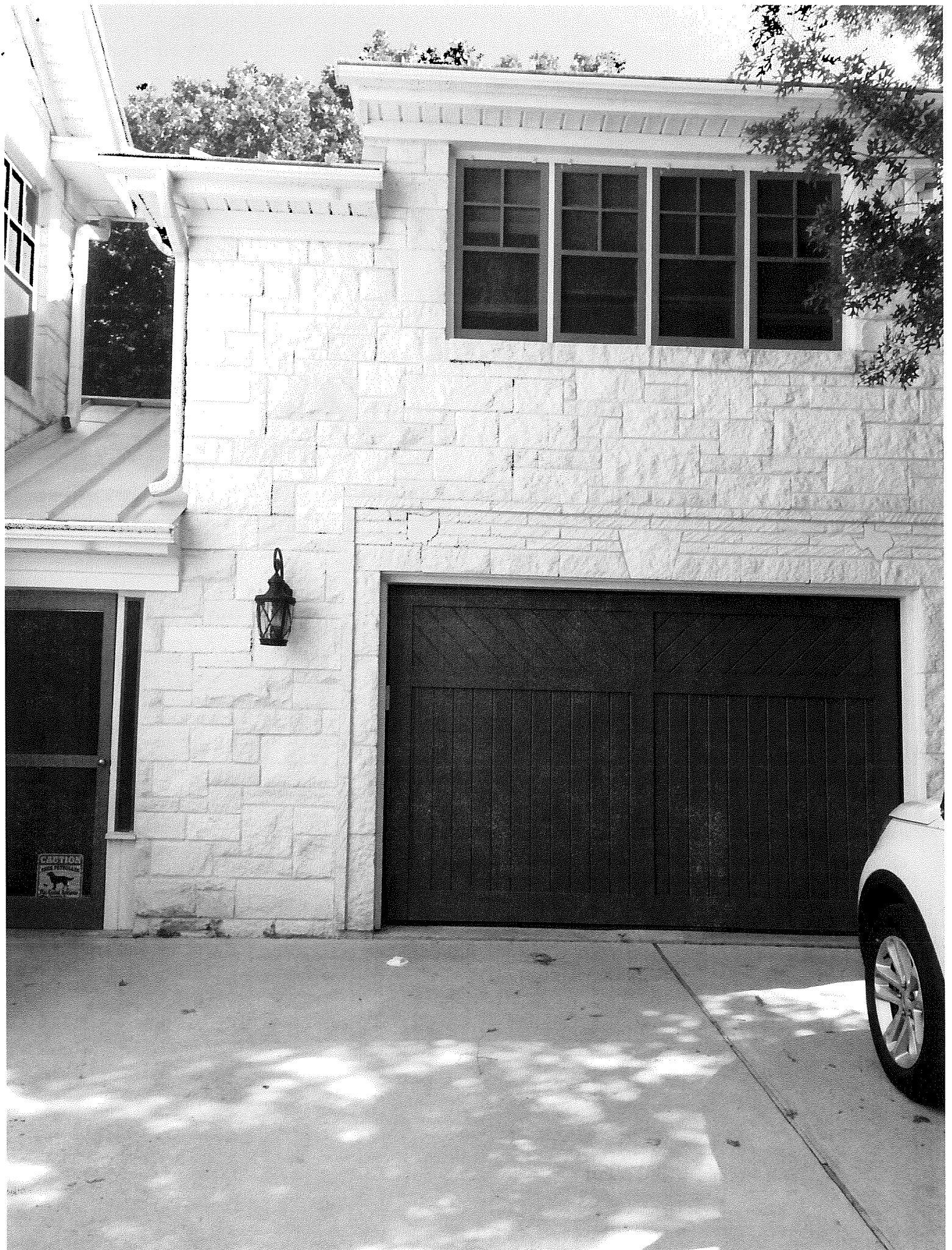


ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704
TELE: (512) 440-0071 - FAX: (512) 440-0190
FIRM REGISTRATION # 10118900











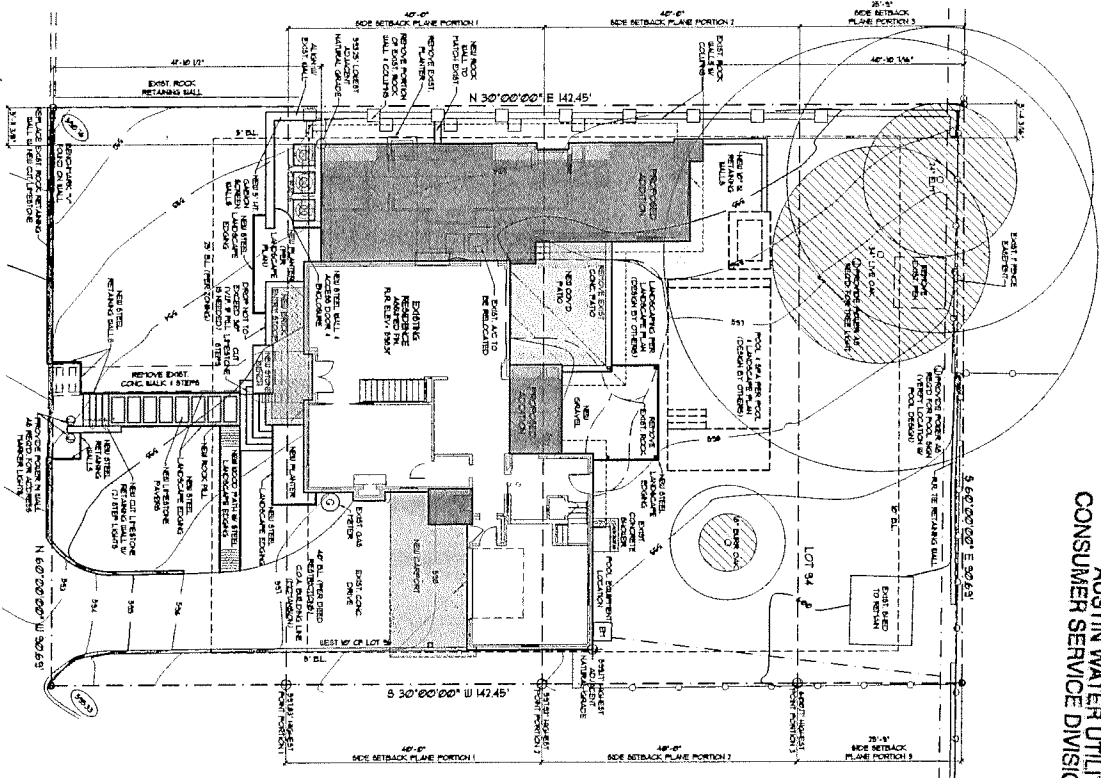




REVIEWED

JUN 27 2016

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS



- GENERAL SITE NOTES:**
- 1. ALL EXISTING UTILITIES SHOWN TO REMAIN. NEW UTILITIES TO BE INSTALLED AS SHOWN. ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
 - 2. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
 - 3. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
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 - 9. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
 - 10. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
 - 11. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
 - 12. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
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 - 16. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
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 - 19. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.
 - 20. ALL EXISTING UTILITIES TO BE REMOVED OR RELOCATED AS SHOWN. ALL UTILITIES TO BE REMOVED OR RELOCATED IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY CODES.

1714 CROMWELL HILL

AE APPROVED
JUN 27 2016
179-244
JGM

BUILDING COVERAGE CALCULATIONS

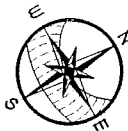
ITEM	AREA (SQ FT)	PERCENTAGE (%)	TOTAL (SQ FT)
EXISTING BUILDING	10,000	100%	10,000
NEW BUILDING	10,000	100%	10,000
TOTAL	20,000	200%	20,000

GRADE FLOOR AREA CALCULATIONS


ITEM	AREA (SQ FT)	PERCENTAGE (%)	TOTAL (SQ FT)
EXISTING BUILDING	10,000	100%	10,000
NEW BUILDING	10,000	100%	10,000
TOTAL	20,000	200%	20,000

PERMITS AND FEES

ITEM	AMOUNT (\$)
PERMIT FEE	1,000
SEWER FEE	2,000
WATER FEE	1,000
TOTAL	4,000



SITE PLAN
SCALE 1:30




CORNERSTONE ARCHITECTS
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.329.0007

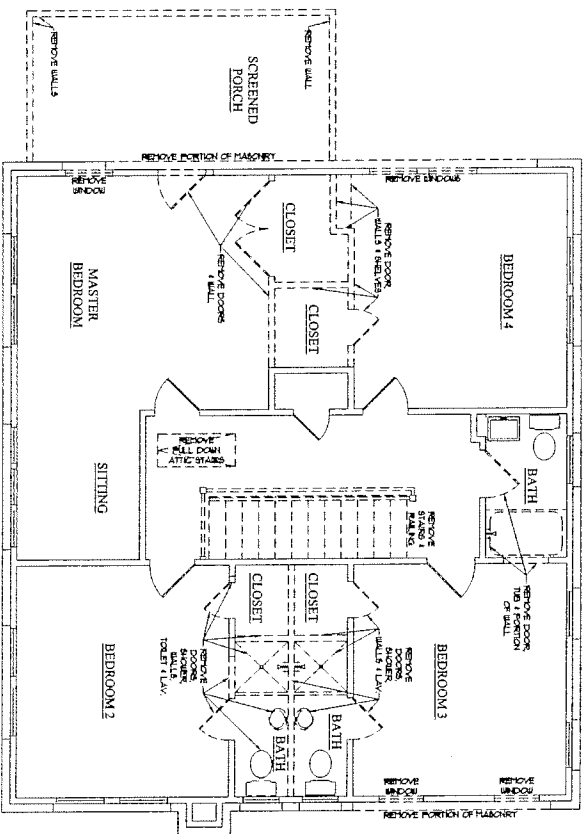
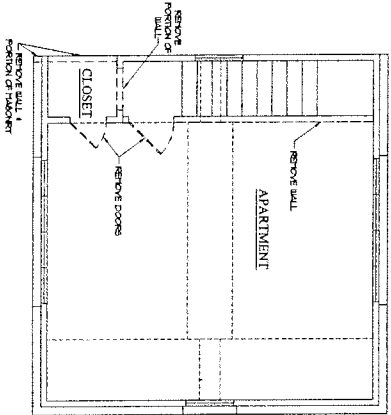
A CUSTOM REMODEL FOR:
WOOD RESIDENCE
1714 CROMWELL HILL
AUSTIN, TEXAS 78703

PROJECT NO. 1714
SHEET 1 OF 14
DATE 6/27/16
DRAWN BY JGM
CHECKED BY JGM

WOOD REMODEL
CROMWELL HILL
6-22-16
A-1



CITY OF AUSTIN
SEAL



SECOND FLOOR DEMO PLAN

Scale 3/8" = 1'-0"

CORNERSTONE
ARCHITECTS

REGISTERED ARCHITECT
STATE OF MASSACHUSETTS
NO. 10000
RENEWED 12/31/2014

WOODHOLME
CORNWELL HILL

6-22-14

SHEET **A-3**

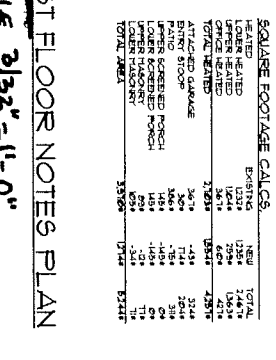
PROJECT NO. 3 of 14

DRAWN BY: 10017

CHECKED BY: 6-22-14

PROJECT WORK: RP

16. THE CONTRACTING DOCUMENTS ARE LIMITED TO THE CONTRACT, SPECIFICATIONS, ADDENDUMS, CONDITIONS OF CONTRACT, GENERAL CONDITIONS, PARTICULAR CONDITIONS, AND ANY OTHER DOCUMENTS THAT ARE PART OF THE CONTRACT. THE CONTRACTING DOCUMENTS SHALL BE THE BASIS FOR THE CONTRACT AND SHALL BE THE BASIS FOR THE CONTRACT. THE CONTRACTING DOCUMENTS SHALL BE THE BASIS FOR THE CONTRACT AND SHALL BE THE BASIS FOR THE CONTRACT.



FIRST FLOOR NOTES PLAN
SCALE 3/32" = 1'-0"

SQUARE FOOTAGE CALC.			
	HEATED	UNHEATED	TOTAL
LOBBY-HEATED	1324	1324	2648
OFFICE-HEATED	1324	7094	13618
STORAGE-HEATED	1324	1324	2648
TOTAL HEATED	3972	9348	13320
ATTACHED GARAGE			
BIRTH ROOM	367	448	815
PATIO	367	754	1121
LOBBY-UNHEATED	367	181	548
OFFICE-UNHEATED	1450	1450	2900
STORAGE-UNHEATED	891	427	1318
TOTAL UNHEATED	3515	3456	6971
TOTAL AREA	7487	12804	20291

WALL LEGEND

	EXISTING WALLS
	NEW BRICK WALLS
	NEW PLASTER VENEER

[illegible]

10. ALL DISPOSITIONS TO BE VESTED IN THE FIELD OFFICE SHALL BE APPROVED BY THE CHIEF OF THE FIELD OFFICE AND THE CHIEF OF THE DIVISION OF INVESTIGATION PRIOR TO CONSIDERATION FOR A NATIONAL, REGIONAL, AND/OR FIELD OFFICE REWARD. REWARD REQUESTS SHALL BE SUBMITTED TO THE CHIEF OF THE DIVISION OF INVESTIGATION AND FIELD OFFICE PRIOR TO CONSIDERATION FOR A NATIONAL, REGIONAL, AND/OR FIELD OFFICE REWARD.
11. DISPOSITIONS TO BE VESTED IN THE FIELD OFFICE SHALL BE APPROVED BY THE CHIEF OF THE FIELD OFFICE AND THE CHIEF OF THE DIVISION OF INVESTIGATION PRIOR TO CONSIDERATION FOR A NATIONAL, REGIONAL, AND/OR FIELD OFFICE REWARD.
12. THE CONVICTION SHALL BE A FACTOR IN ALL DISPOSITIONS TO BE VESTED IN THE FIELD OFFICE. THE CONVICTION SHALL BE A FACTOR IN ALL DISPOSITIONS TO BE VESTED IN THE FIELD OFFICE.

THESE CONTRACTORS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MAINTAINING AND REMOVING ALL SAFETY PRECAUTIONS AND MEASURES.

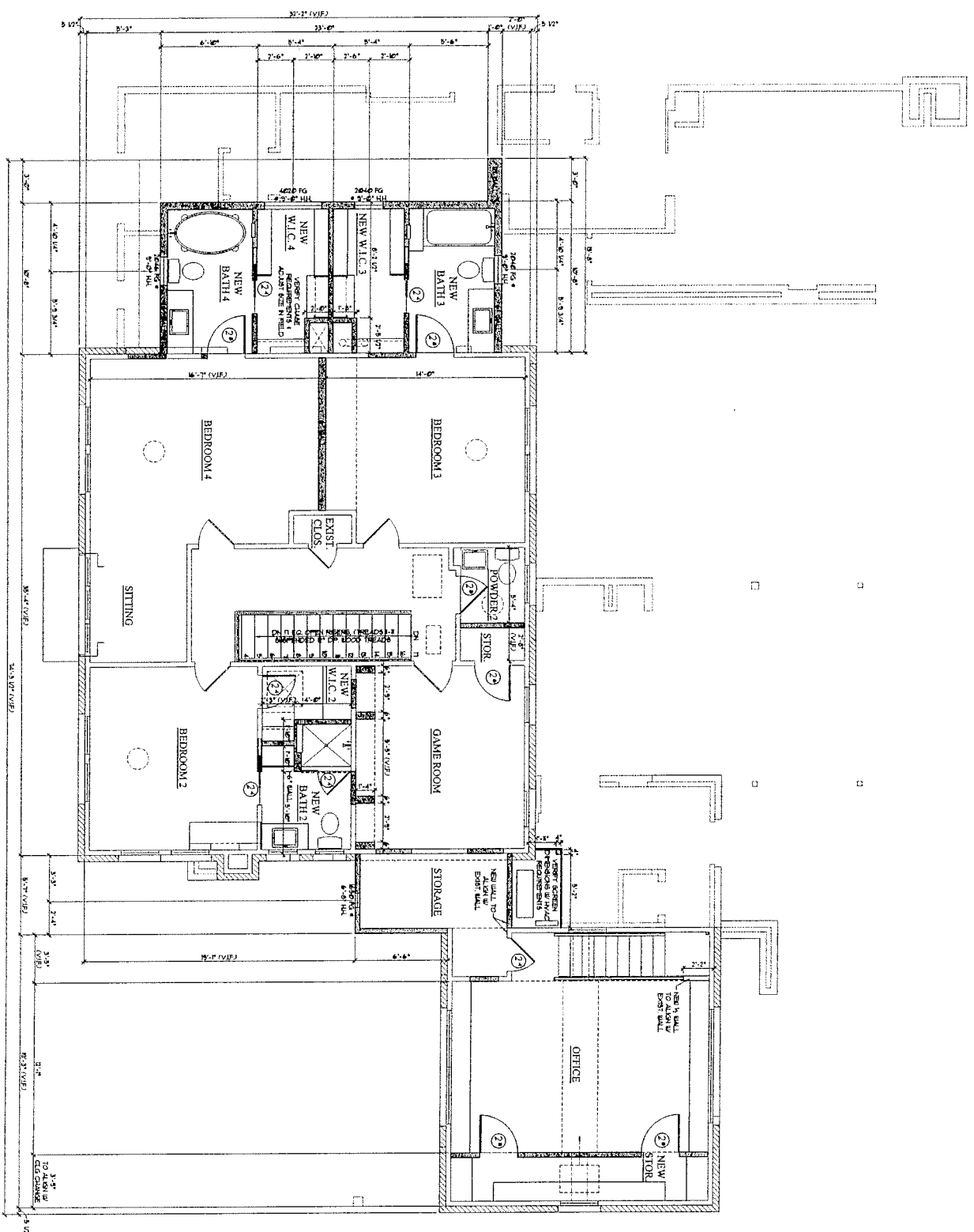
- 80 THE DOCUMENT DO NOT HAVE PHYSICAL CERTIFICATES FOR WATERPROOFING.
- 90 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PROOFING MATERIAL, SELECTING CONTRACTOR AGENTS IN RESPONSIBILITY FOR APPROVING AND PROOFING FOR AND BETWEEN ALL ACTUAL PROOFING MATERIALS SELECTED WHEN INSTALLED.
- 90 ALL COMPONENTS MATERIALS AND ATTACHMENTS ARE FINISHED TO BE COMPLETED AND INSTALLED PER MANUFACTURERS RECOMMENDATION, CARE REQUIREMENTS AND RELATED BUILDING PRACTICE.

- 30 BUILDER ACCEPTS ALL RESPONSIBILITY FOR CHANGING PLANS TO AVOID CONFLICTS TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THE PLANS, THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 40 ARCHITECTS ARE COVERED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS (TBAE) (90A-0001)
- 50 ALL THE MATERIALS ARE SUBJECT TO A QUALITY INSPECTION BY THE ARCHITECT. THE ARCHITECT HAS THE RIGHT TO REQUEST A REINSPECTION OF ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS. THE ARCHITECT HAS THE RIGHT TO REQUEST A REINSPECTION OF ANY MATERIALS THAT DO NOT MEET THE SPECIFICATIONS.
- 60 PORTIONS OF THIS WORK THAT HAVE BEEN COMPLETED BY A REINSPECTION ARCHITECT.

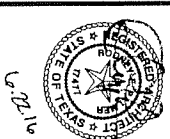
GENERAL PROJECT NOTES

15. THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO PROVIDE THE BASIS FOR THE DESIGN AND SPECIFICATIONS OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO RESOLVE ALL DISCREPANCIES TO COMPLY WITH THESE RESOLUTIONS.

16. ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.



SECOND FLOOR DIMENSION PLAN
SCALE 3/32" = 1'-0"

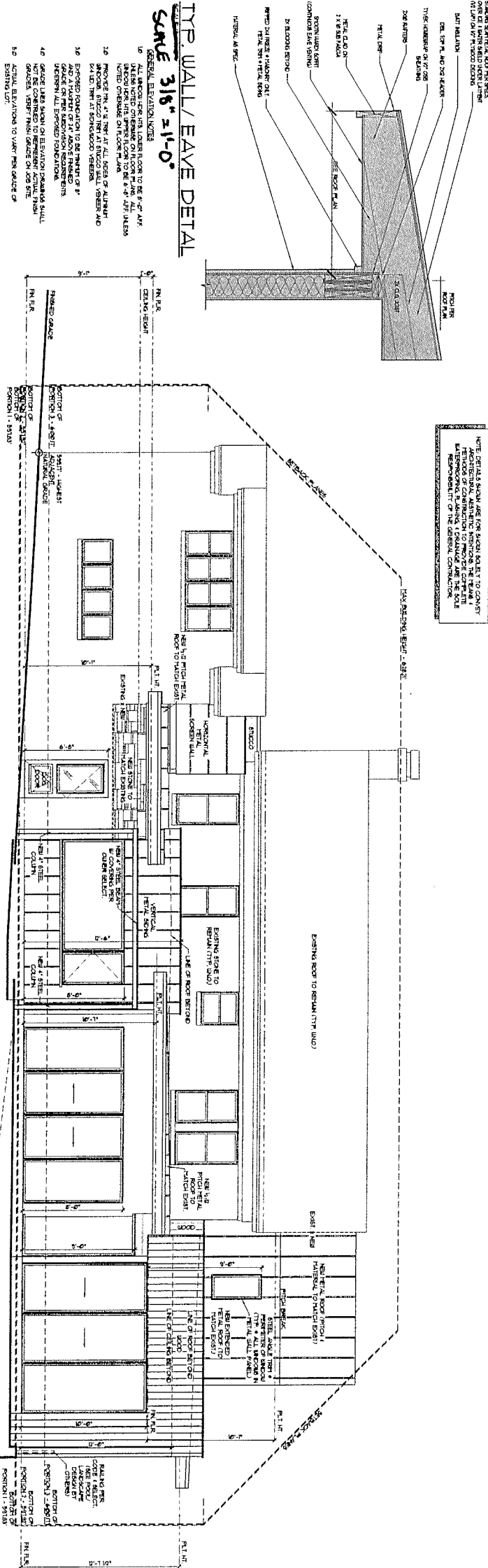
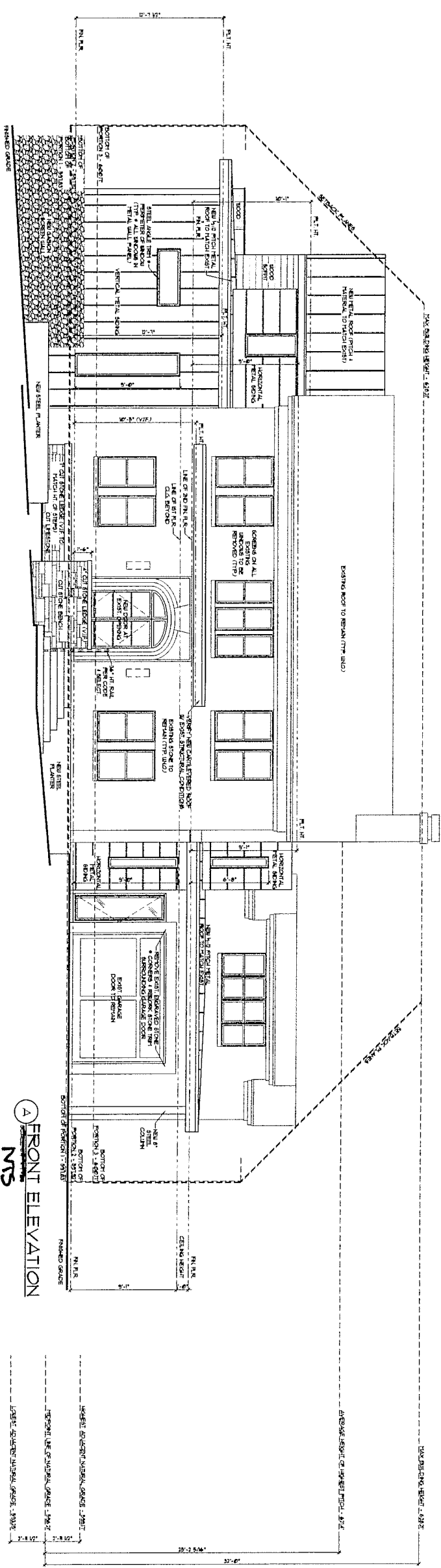


REVISION



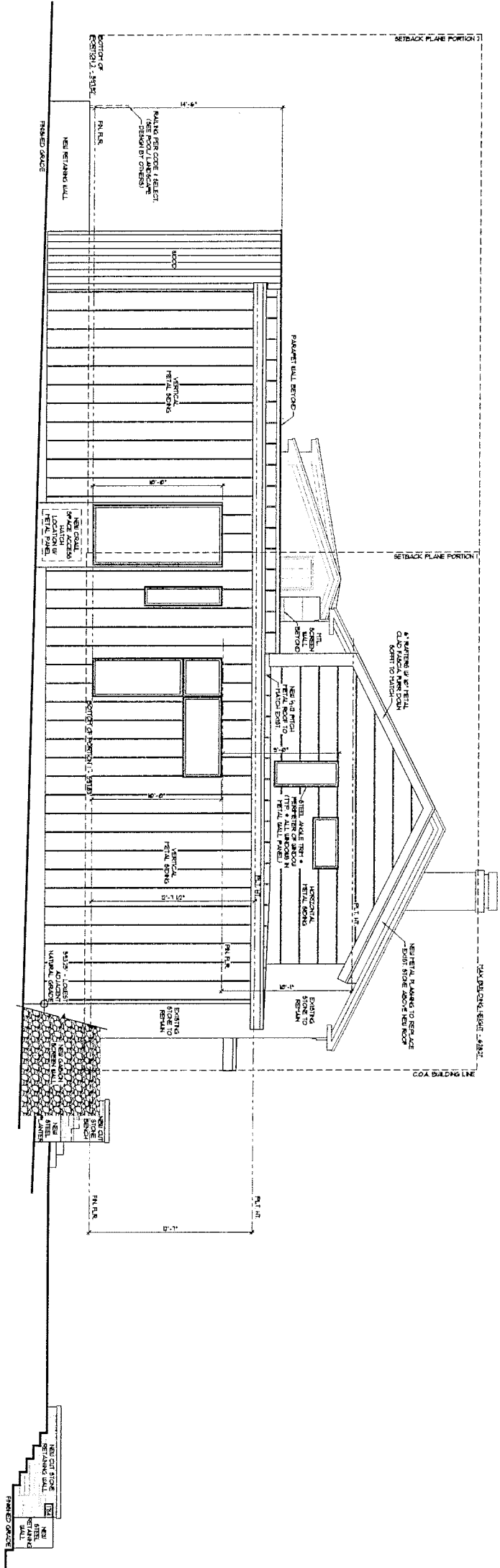
CORNERSTONE
ARCHITECTS

WOOD REMODEL
CROMWELL HILL
SHEET
A-7
7 of 14
PROJECT NO. 1604
DRAWN BY: K.M.
DATE: 6/22/13
CHECKED BY:
PROJECT MGR: R.M.

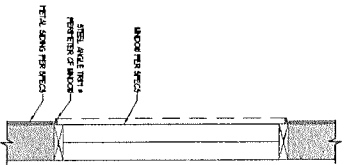


WOOD REMODEL
CROWWELL HILL
SHEET
A-8
PROJECT NO. 8 of 14
DRAWN BY: K.A.
CHECKED BY: K.A.
PROJECT DATE: 6/22/16
PROJECT NAME: RP

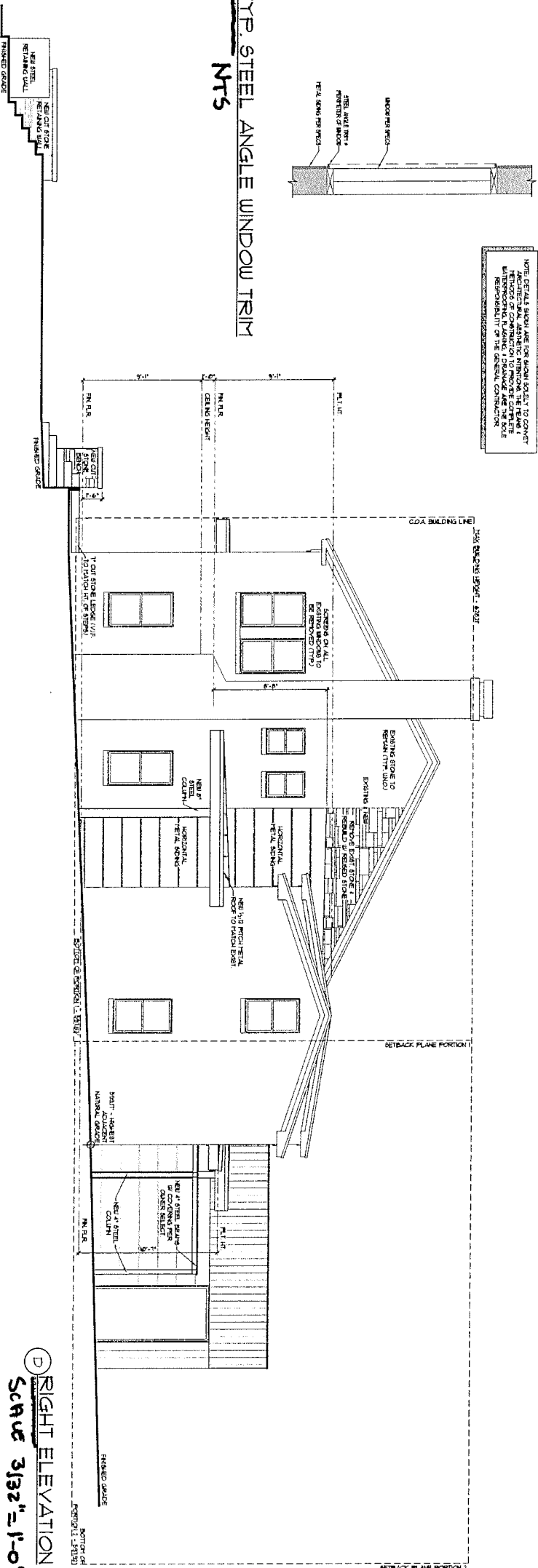
WOOD REMODEL
CROWWELL HILL
SHEET
A-8
PROJECT NO. 8 of 14
DRAWN BY: K.A.
CHECKED BY: K.A.
PROJECT DATE: 6/22/16
PROJECT NAME: RP



LEFT ELEVATION
SCALE 3/32" = 1'-0"



TYP. STEEL ANGLE WINDOW TRIM
NTS



RIGHT ELEVATION
SCALE 3/32" = 1'-0"

