



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD - _____

Property Name or LHD: _____ Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: \$ _____

HISTORIC PRESERVATION OFFICE

DATE: _____

Property Information

Address: _____

Scope of Work

Applicant

Name: _____

Address: _____

City/Zip: _____

Phone: _____

Email: _____

Owner

Name: _____

Address: _____

City/Zip: _____

Phone: _____

Email: _____

Architect or Contractor Information

Company: _____

Address: _____

City/Zip: _____

Phone: _____

Owner's Signature _____

Date _____

Applicant's Signature _____

Date _____

4006 AVENUE C

HISTORIC REVIEW CONSTRUCTION DOCUMENTS



GENERAL NOTES:

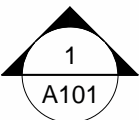
- THESE DRAWINGS MAY NOT REFLECT ACTUAL FIELD CONDIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH EXISTING FIELD CONTIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK.
- CONTRACTOR SHALL SCHEDULE AND OBTAIN PERMISSION FROM THE BUILDING OWNDER FOR ACCESS TO ANY BUILDING/SITE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR PROTECTING AND CLEANING ANY OF THESE ACCESS AREAS.
- ALL WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADOPTED CODES, LOCAL AMENDMENTS/RULES, AND STATE REGULATIONS. CONTRACTOR RESPONSIBLE FOR COORDINATION OF REQUIREMENTS.
- CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
- IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS, OR ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED.
- CONTRACTOR SHALL COMPLY WITH THE TEXAS STATUTE GOVERNING TRENCH SAFETY. ANY TRENCH EXCAVATION EXCEEDING 5 FEET SHALL COMPLY WITH TEXAS "OCCUPATIONAL SAFETY" AND "HEALTH ADMINISTRATION" STANDARDS. SEE STRUCTURAL/CIVIL FOR ANY SPECIAL SHORING REQUIREMENTS. GEOTECHNICAL INFORMATION MAY BE INCLUDED IN THE PROJECT MANUAL OR AVAILABLE FROM THE DESIGNER. CONTRACTOR'S PAY REQUEST MUST CONTAIN A SEPARATE PAY LINE FOR EXCAVATION SAFETY SYSTEMS. THE ABOVE TRENCH REQUIREMENTS ARE REQUIRED BY TEXAS LAW FOR BOTH PUBLIC AND PRIVATE PROJECTS.
- CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREWITHIN.
- FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10 AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHERE REQUIRED BY THE BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL/ELECTRICAL EQUIPMENT WHETHER OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH WORK OF ALL TRADES. ALL ACCESS PANELS SHALL RECEIVE APPROVAL OF THE DESIGNER.

GENERAL SITE NOTES:

- ANY WORK THAT INVOLVES CUTTING OR DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED TO MATCH EXISTING.
- LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UNDERGROUND UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. REPAIR ANY DAMAGED UTILITY LINES AT CONTRACTOR'S EXPENSE.
- CONFIRM WITH DESIGNER/OWNER LOCATION OF STAGING AREA AND CONSTRUCTION FENCE. VERIFY THAT STAGING AREA IS FREE OF OBSTACLES AND UTILITIES.
- CONTRACTOR STAGING AREA REQUIRES FENCING. THE CONTRACTOR SHALL PROVIDE SIGNAGE, TAPE BARRICADE AND/OR WARNING LIGHTS AS REQUIRED TO DESIGNATE THESE AREAS. PROVIDE FOR PUBLIC SAFETY AT ALL TIMES ON CONSTRUCTION SITE.
- CONSTRUCTION MATERIALS SHALL BE DELIVERED VIA PATH AND SITE ENTRANCE DETERMINED IN PRE-CONSTRUCTION MEETING.
- A LEVEL, ACCESSIBLE ROUTE, SLOPING LESS THAN 5% WITH A CROSS SLOPE LESS THAN 2% SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO THE ACCESSIBLE BUILDING ENTRY, AND SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS.
- PROVIDE REINFORCED HVAC UNIT, TRANSFORMER, AND GENERATOR PADS AS REQUIRED BY MECHANICAL AND ELECTRICAL. PAD SIZES SHOWN ARE APPROXIMATE SIZES. CONCRETE PADS SHALL BE SIZED TO ACCOMMODATE MANUFACTURER'S RECOMMENDATIONS.
- THE LIMITS OF CONSTRUCTION SHALL INCLUDE, BUT NOT BE LIMITED TO 12 FEET OUTSIDE OF ANY CONSTRUCTED OR RENOVATED AREA AND NOT TO EXTEND BEYOND THE PROPERTY LINE.
- STOCKPILING OF EXCAVATED OR FILL MATERIAL SHALL BE LIMITED TO AN AREA AS DEFINED BY THE ARCHITECT/OWNER.
- INDICATED (100.0') FINISH FLOOR ELEVATION IS A REFERENCE ELEVATION. ACTUAL FINISH FLOOR ELEVATION ABOVE SEA LEVEL DIFFERS. ALL ELEVATIONS ARE RELATIVE TO F.F. (100.0') UNLESS NOTED WITHOUT PARENTHESIS AS 729.2'
- SITE INFORMATION PROVIDED BY OWNER. DESIGNER IS NOT RESPONSIBLE FOR INACCURATE SITE INFORMATION OR PROBLEMS CAUSED BY INACCURATE SITE INFORMATION.

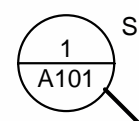
SYMBOLS LEGEND:

1 FLOOR PLAN
Scale: 1/8" = 1'-0"

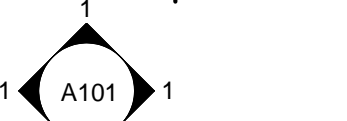


VIEW TITLE

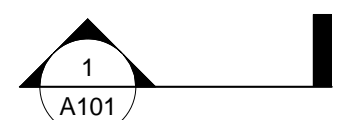
EXTERIOR
ELEVATION



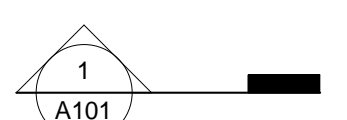
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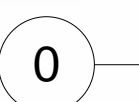
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ELEVATION



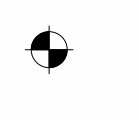
BUILDING
SECTION



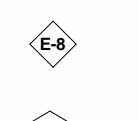
WALL
SECTION



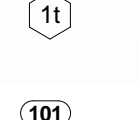
GRID LINE



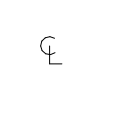
ELEVATION LEVEL



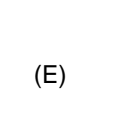
WALL TYPE



WINDOW TYPE



DOOR NUMBER



CENTERLINE



DOWNSPOUT



EXISTING

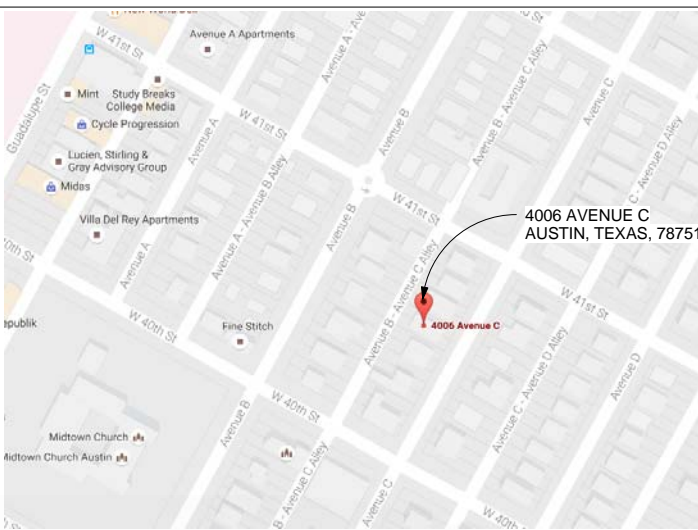


REVISION NUMBER

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A1.01 EXISTING PLANS
A1.02 DEMOLITION PLAN
A1.03 REFERENCE PLANS
A1.04 DIMENSION PLANS
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A2.03 EXTERIOR ELEVATIONS
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S5.0 FRAMING DETAILS
S5.1 FRAMING DETAILS
S5.2 BRACING DETAILS

VICINITY MAP:



DESIGN:

THOUGHTBARN LLC

4805 RED BLUFF RD /STUDIO A
AUSTIN TX 78702
O: 512.386.1579
C: 512.299.3068
RGAY@THOUGHTBARN.COM
WWW.THOUGHTBARN.COM

STRUCTURAL ENGINEER:

HOLLINGSWORTH PACK

3801 S CONGRESS AVE, SUITE 110
AUSTIN, TX 78704
512.275.6060
CHRIS.H@HOLL-PACK.COM

MEP ENGINEER:

POSITIVE ENERGY

1206-B SOUTH 3RD ST.
AUSTIN, TX 78704
512.462.1000
XX@POSITIVEENERGY.PRO
WWW.POSITIVEENERGY.PRO

GENERAL INFORMATION:

LEGAL DESCRIPTION: THE NORTH 2' OF LOT 24 & LOTS 25 & 26, BLK. 6, HYDE PARK, ADDITION TWO

ZONING: MF-4-HD-NCCD-NP
SITE AREA: 6,228.7 SQFT

BUILDING SQUARE FOOTAGE:
LEVEL 1: 2,192 SQFT
LEVEL 2: 789 SQFT

BUILDING CODE: 2012 INT. BUILDING CODE
2015 INT. ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRIC CODE
2012 INT. FIRE CODE
2012 UNIFORM MECHANICAL CODE
2012 UNIFORM PLUMBING CODE
2012 INT. EXISTING BUILDING CODE

CONSTRUCTION TYPE: V-B

MATERIALS LEGEND:

	CONCRETE		PLYWOOD
	EARTH		STEEL
	GRAVEL		TILE
	GWB		WOOD
	INSULATION		WOOD FLOORING

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TB/DS

THOUGHTBARN/DELINEATE STUDIO

ARCHITECT:

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AUSTIN, TX 78702
512.522.3511
WWW.THOUGHTBARN.COM
WWW.DELINEATESTUDIO.COM

PROJECT

4006 AVENUE C

**4006 AVENUE C
AUSTIN, TX 78751**

STAGE

**HISTORIC REVIEW
CONSTRUCTION
DOCUMENTS**

REVISIONS

NUMBER	DATE	DESCRIPTION

DRAWING

COVER

DATE

11/22/2016

PAGE NUMBER

COVER

ARCHITECT:
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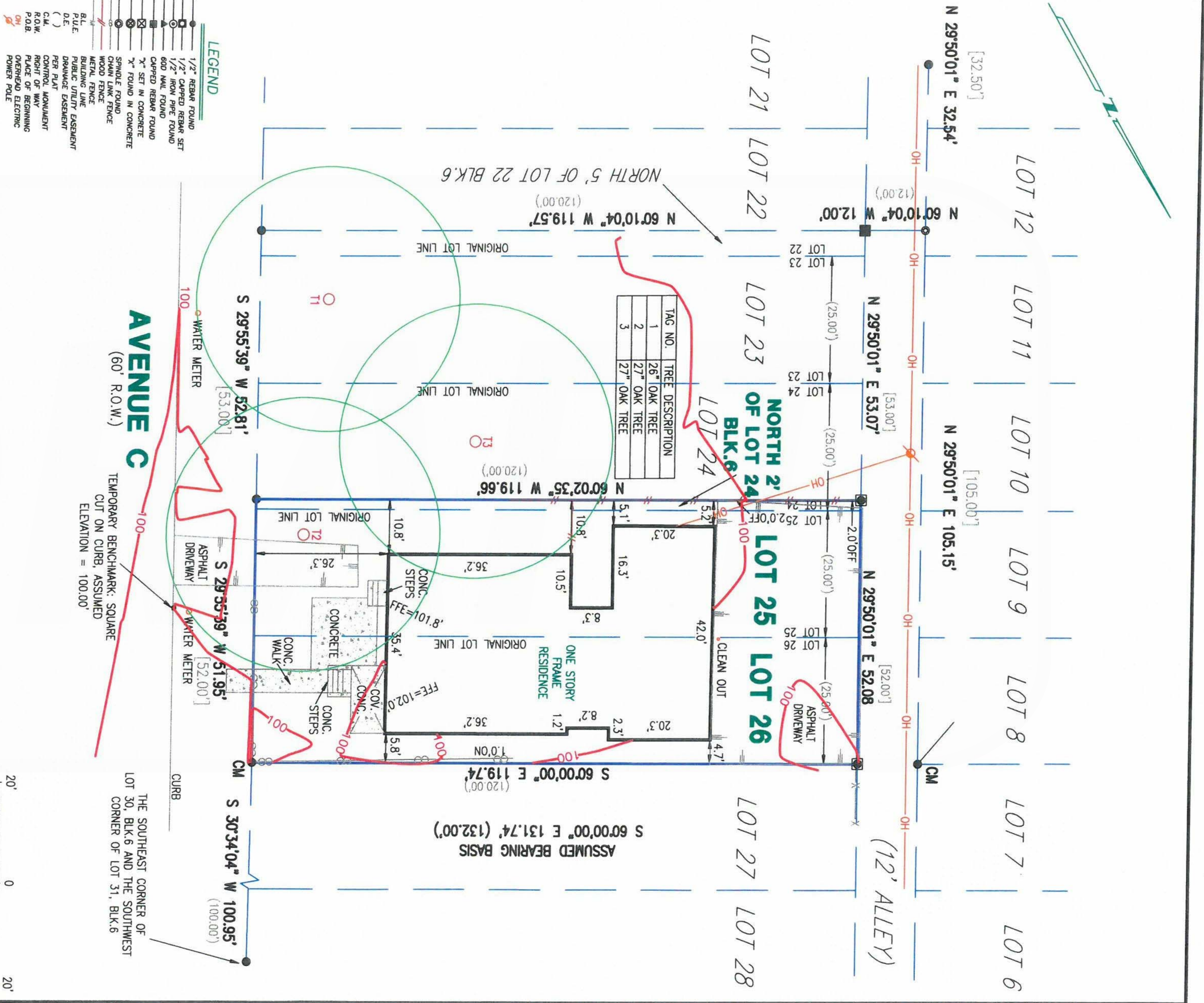
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EXISTING SURVEY

DATE
11/22/2016

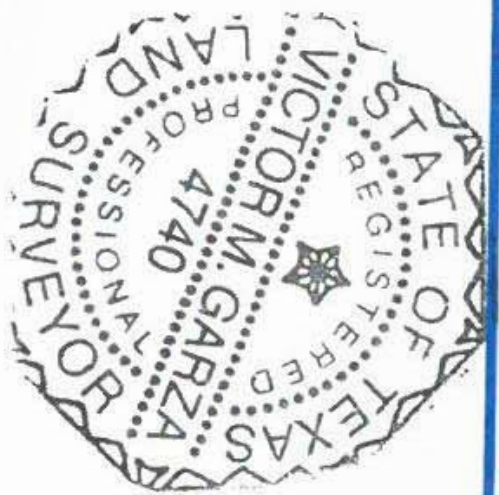
PAGE NUMBER

G1.01

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Note:
1) Subject to restrictions and easement rights as stlded in V.180, P.299 Deed Records.



[Signature]
TO THE LENDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO UNRECORDED EASEMENTS, ENCROACHMENTS, OR OTHER INTERESTS AFFECTING THE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0469H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND FLOOD STUDIES IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION, CONTACT YOUR FLOOD PLAN ADMINISTRATION.

STREET ADDRESS: **4006 AVENUE C**

LOT: **THE NORTH 2' OF LOT 24** SUBDIVISION: **HYDE PARK ADDITION TWO**

REFERENCE NAME: **DAVID RUDICK**

G.F. #: **CTA-03-CTA1300840P**

CITY: **AUSTIN**

COUNTY: **TRAVIS**

STATE OF TEXAS

VOL/CAB **1** PG./SLD **75** PLAT RECORDS

AMS TREE/TOPO SURVEY: **07/07/16**

AMS A & B APPLIED: **5-7-13**

B & G SURVEYING, INC.

DEWEY H. BURRIS & ASSOCIATES, INC.

Surveyed by: **B & G Surveying, Inc.**

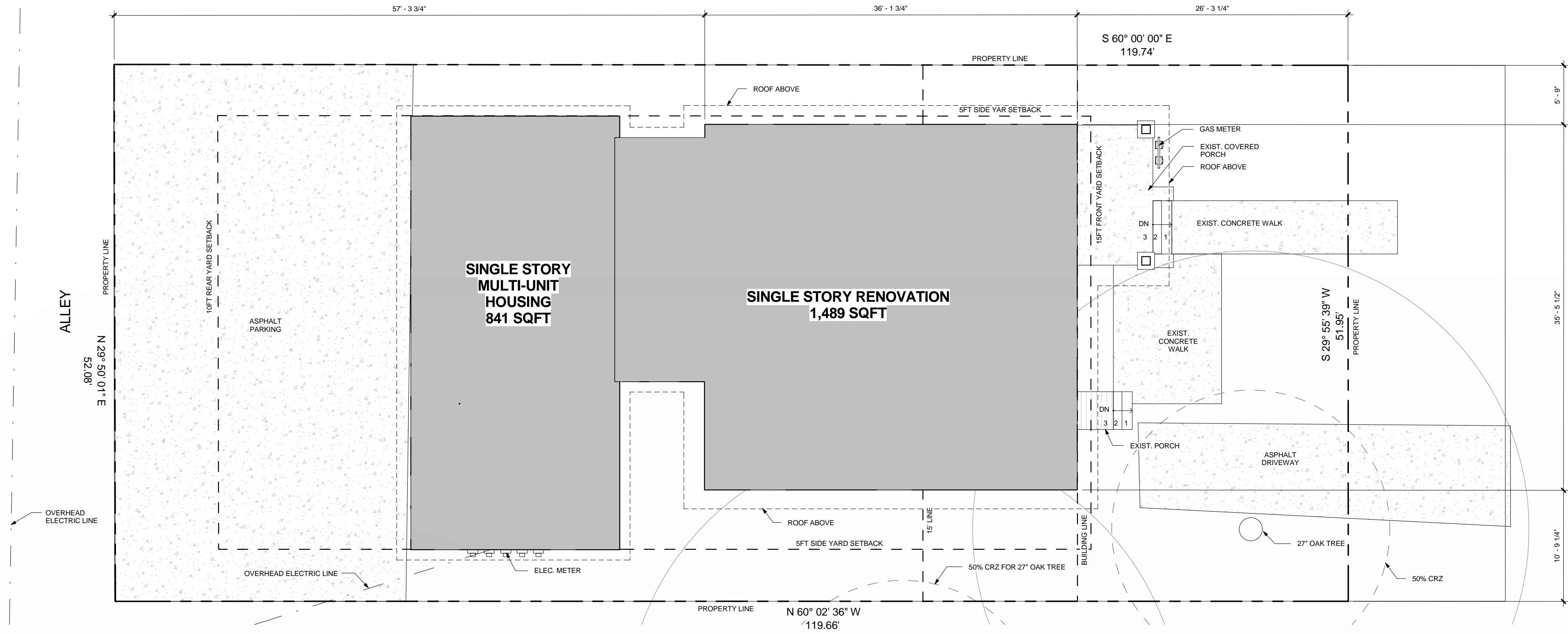
WWW.BANDGSURVEY.COM

1404 West North Loop Blvd, Austin, Texas 78756
Office 512*438-8969, Fax 512*438-9845

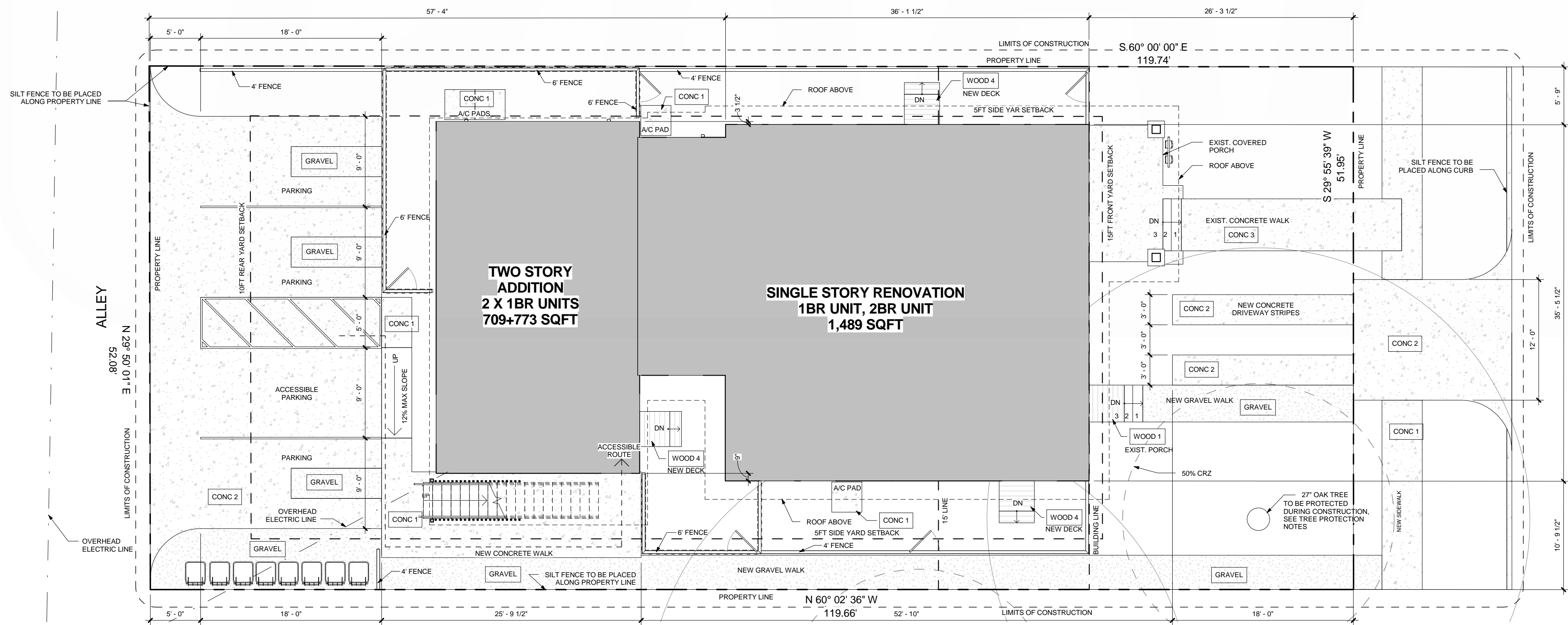
JOB #: **B0618916_TA**
DATE: **5-2-13**
SCALE: **1"= 20'**

FIELD WORK BY	DAVID
CALCD BY	TK
DRAWN BY	AMS
CHECKED BY	VG/ML

SURVEY



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



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

PROJECT DESCRIPTION
AN INTERIOR REMODEL OF A SINGLE STORY STRUCTURE WITH A TWO STORY ADDITION AT THE REAR

LEGAL DESCRIPTION
THE NORTH 2' OF LOT 24 & LOTS 25 & 26, BLK. 6, HYDE PARK, ADDITION TWO

ZONING	
ZONING	MF-4-HD-NCCD-NP
LAND USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	6,228.7 SQFT

TYPE OF CONSTRUCTION
TYPE V-B

BUILDING AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
FIRST FLOOR CONDITIONED	2,330	2,192	
SECOND FLOOR CONDITIONED	0	789	
TOTAL ZONING SQ FT (GROSS FLOOR AREA)	2,330 (0.37:1)	2,981 (0.48:1)	3,114 (0.5:1)
COVERED PARKING (GARAGE OR CARPORT)	0	0	
COVERED PATIO, DECK OR PORCH	114	222	
COVERED BALCONY	0	0	
BUILDING SQ FT (FLOOR AREA)	2,444	3,203	7,000
# OF BLDG FLOORS	1	2	
# OF UNITS	5	4	
# PARKING SPACES	4	5	

SITE AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
BUILDING SQ FT (FLOOR AREA)	2,444	3,203	
PARKING	1,818	982	
PAVED WALKWAYS	88	249	
UNCOVERED PATIOS	20	20	
UNCOVERED WOOD DECKS (50%)	0	22.5	
AC PADS	153	36	
TOTAL IMPERVIOUS COVER	4,513 (73%)	3,713 (60%)	3,737 (60%)

PARKING SUMMARY	
PARKING RATIO REQ'D PER UNIT	
- 1 BR	1.5 SPACES
- 2 BR	1.5 SPACES
# SPACES	6 SPACES
20% URBAN CORE REDUCTION	-1.2 SPACES
ADA SPACES REQUIRED	1 SPACE
TOTAL REQUIRED (NORMAL + ADA)	5 SPACES

TREE PROTECTION NOTES
THE FOLLOWING REQUIRMENTS APPLY TO ALL SIGNIFICANT TREES (TRUNK DIAMETER >8") WITHIN THE LIMITS OF CONSTRUCTION, AND MUST BE OBSERVED THROUGHOUT THE DURATION OF CONSTRUCTION
PROTECT TREE CRITICAL ROOT ZONES BY PUTTING UP CHAIN LINK FENCING, 5' MINIMUM, AT THE BOUNDARIES OF THE 50% CRITICAL ROOT ZONES (CRZ)
IF FENCING THE ENTIRE 50% CRZ IS INFEASIBLE, AN 8" LAYER OF MULCH MUST BE APPLIED TO AS MUCH OF THE CRZ AS POSSIBLE.
NOTWITHSTANDING FENCING OR MULCH LOCATIONS, NO MATERIALS OR EQUIPMENT MAY BE STORED WITHIN TREE CRITICAL ROOT ZONES.
ALL PRUNING OF SIGNIFICANT TREES, INCLUDING PRUNING TO ALLOW ACCESS TO MATERIALS AND EQUIPMENT, MUST BE DONE BY A LICENSED ARBORIST.

GENERAL NOTES - SITE PLAN
1 CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
2 TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3 SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY DATED 7/7/2016.
4 ONLY TREES 19" DIAMETER AND GREATER ARE NOTED ON SITE PLAN - REFERENCE SITE SURVEY FOR FULL LIST OF TREES, TRUNK SIZE AND LOCATION.
5 this is the end

EXTERIOR MATERIAL LEGEND	
MARK	DESCRIPTION
	EXTERIOR WESTERN RED CEDAR T&G
BRICK 1	EXISTING COMMON BRICK, PAINTED
CONC 1	CONCRETE WALKWAY:
CONC 2	CONCRETE DRIVEWAY:
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GRAVEL	GRAVEL
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 1	FIBER CEMENT BOARD
METAL 3	1/4" STEEL, PAINTED
SHINGLE 1	RECYCLED PLASTIC SHINGLE ROOF
SHINGLE 2	EXISTING ASPHALT SHINGLE ROOF
SOIL	PLANTING SOIL
WOOD 1	EXISTING WOOD DECK
WOOD 2	EXISTING WOOD SIDING, PAINTED
WOOD 3	NEW WOOD SIDING TO MATCH EXISTING, PAINTED
WOOD 4	NEW WOOD DECK
WOOD 7	NEW WOOD SIDING, VERTICAL BOARD & BATTEN, STAINED GRAY

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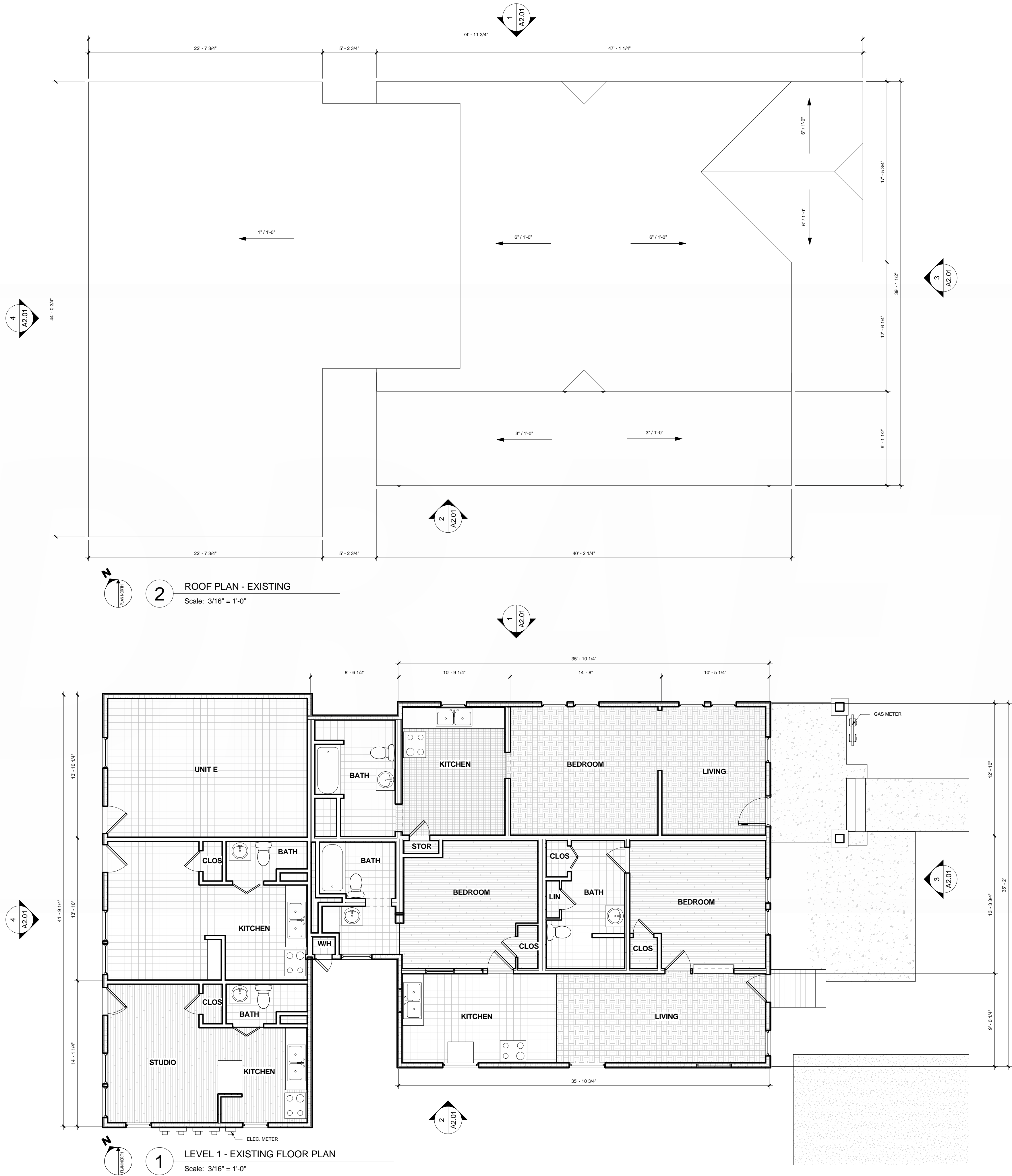
REVISIONS		
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SITE PLAN

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11/22/2016

PAGE NUMBER
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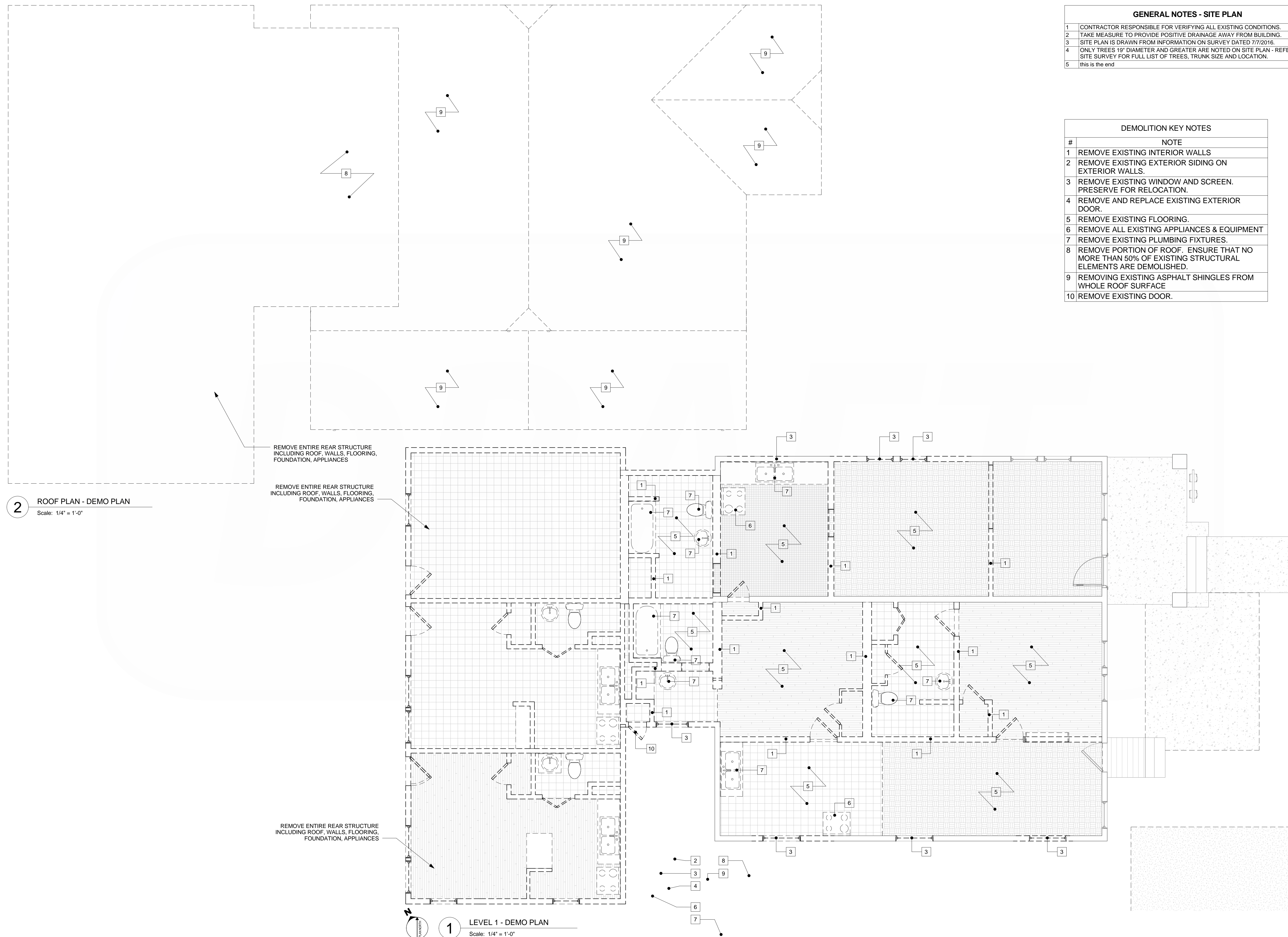
EXISTING PLANS

DATE

11/22/2016

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ARCHITECT:

PROJECT

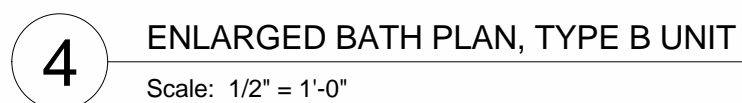
STAGE

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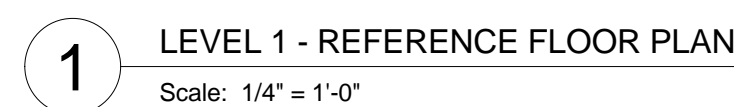
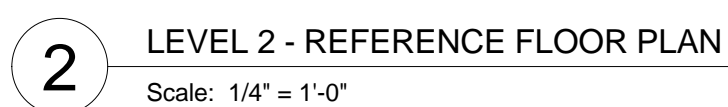
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#	TYPE	MANUFACTURER	MODEL	FINISH	COUNT	NOTES
APP1					9	
APP2					4	
APP3	STOVE & RANGE HOOD				8	
APP4					1	
APP5	WASHER & DRYER				3	
APP6					2	

MARK	COMPONENT	MANUFACTURER	MODEL	FINISH	COUNT	NOTES
					4	
SNK-1					4	
SNK-2					10	
TUB-1	TUB, TRIM & SHOWER HEAD				8	
WC-1	WATER CLOSET				9	

COL 1					
COUNTER 1	KITCHEN COUNTERTOP				F
GYP 1	5/8" GYPSUM BOARD @ WALLS, LEVEL 5 FINISH, PAINTED				F
GYP 2	5/8" GYPSUM BOARD @ CEILING, LEVEL 5 FINISH, PAINTED				F
MIRROR	WALL MOUNTED MIRROR				F
TILE 1	BATHROOM CERAMIC TILE SELECTED BY ARCHITECT				F
TILE 4	KITCHEN TILE BACKSPLASH				F
TRIM 1	4" BASE BOARD, PAINTED, COLOR BY ARCHITECT				F
WOOD 5	OAK WOOD FLOORING				F



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STAGE HISTORIC REVIEW CONSTRUCTION DOCUMENTS

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DRAWING

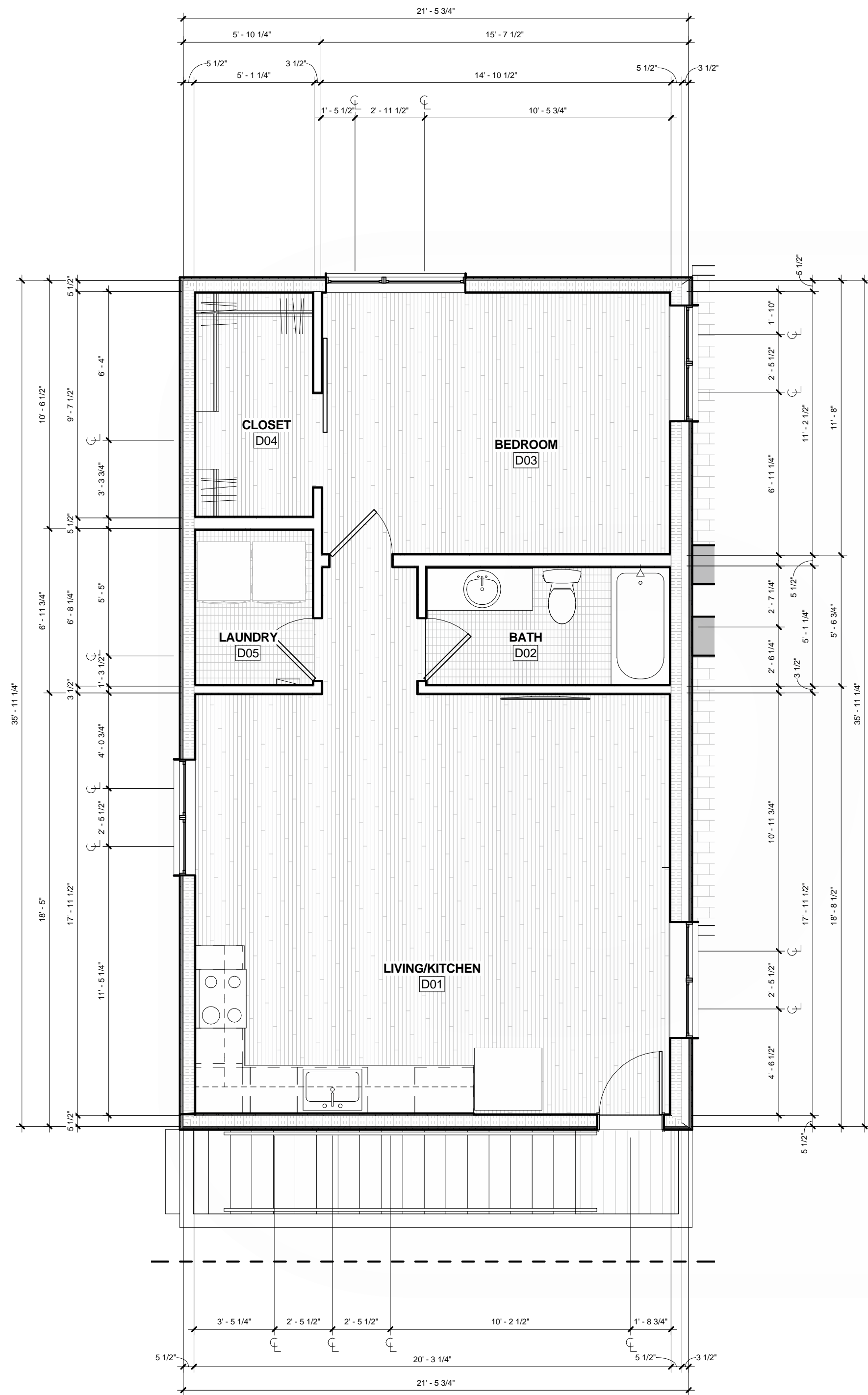
REFERENCE PLANS

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11/22/2016

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A1.03

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2 LEVEL 2 - DIMENSION FLOOR PLAN
Scale: 1/4" = 1'-0"



1 LEVEL 1 - DIMENSION FLOOR PLAN
Scale: 1/4" = 1'-0"

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PROJECT
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4006 AVENUE C
AUSTIN, TX 78751

STAGE
HISTORIC REVIEW
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REVISIONS		
NUMBER	DATE	DESCRIPTION

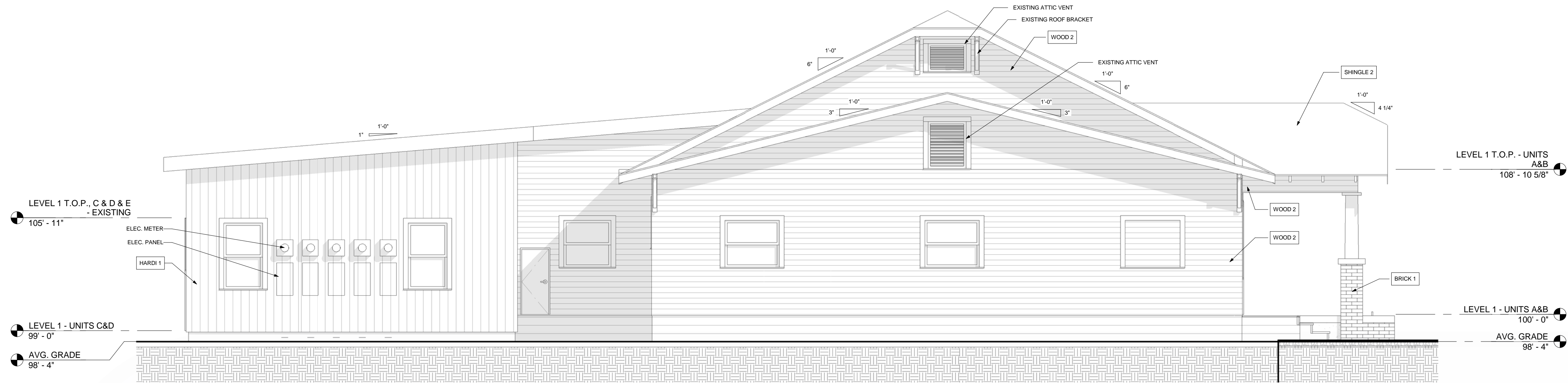
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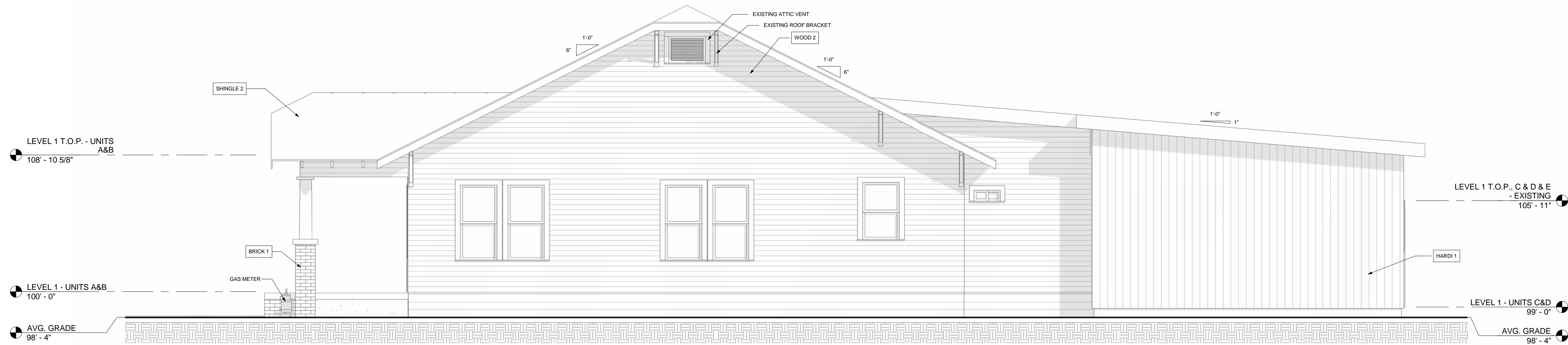
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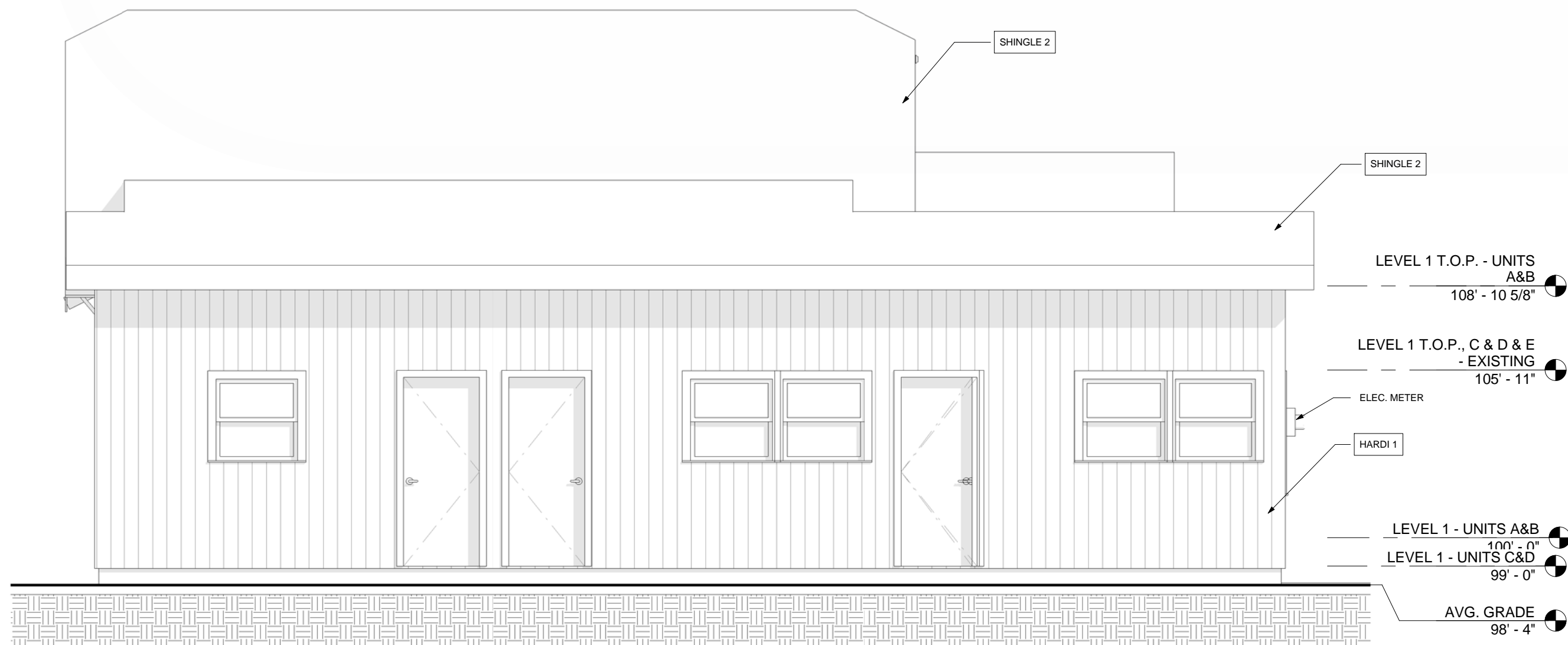
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2 SOUTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



1 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



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



3 EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND	
MARK	DESCRIPTION
BRICK 1	EXTERIOR WESTERN RED CEDAR T&G
CONC 1	EXISTING COMMON BRICK, PAINTED
CONC 2	CONCRETE WALKWAY:
CONC 3	CONCRETE DRIVEWAY:
GLASS 1	EXISTING CONCRETE
GRAVEL	GLAZING
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 1	FIBER CEMENT BOARD
METAL 3	1/4" STEEL, PAINTED
SHINGLE 1	RECYCLED PLASTIC SHINGLE ROOF
SHINGLE 2	EXISTING ASPHALT SHINGLE ROOF
SOIL	PLANTING SOIL
WOOD 1	EXISTING WOOD DECK
WOOD 2	EXISTING WOOD SIDING, PAINTED
WOOD 3	NEW WOOD SIDING TO MATCH EXISTING, PAINTED
WOOD 4	NEW WOOD DECK
WOOD 7	NEW WOOD SIDING, VERTICAL BOARD & BATTEN, STAINED GRAY

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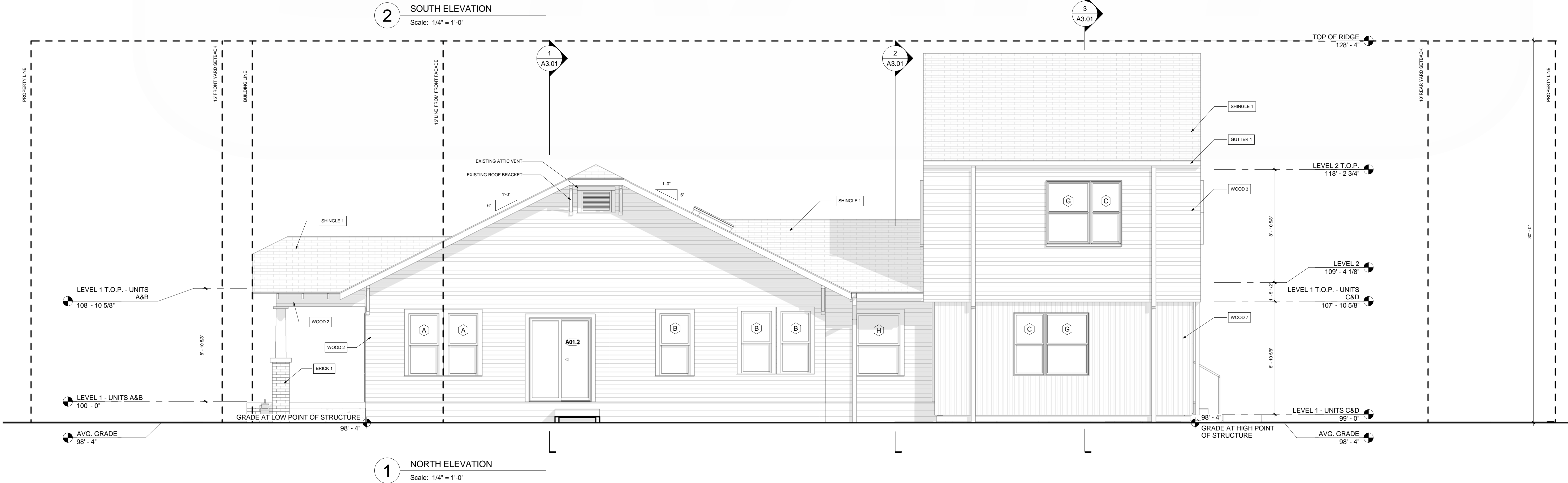
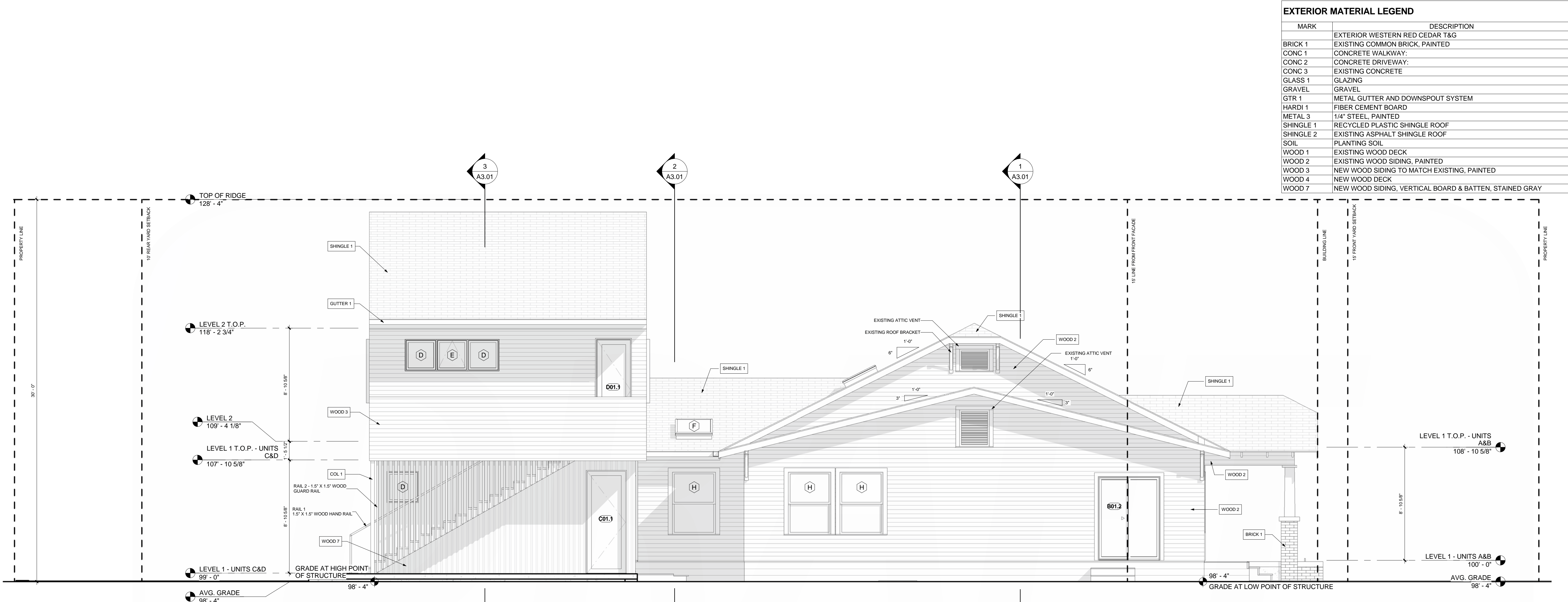
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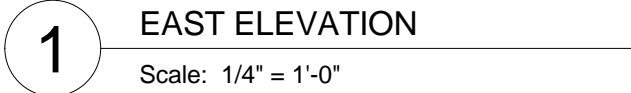
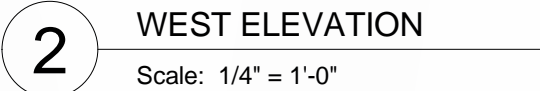
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