



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

To complete this form electronically: Open with
Internet Explorer, then [Click Here to Save and continue.](#)

Property Information

Project Address: 1009 Willow, Austin

Tax Parcel ID: 190961

Legal Description: Lot 5 Blk 3 Olt 31-32

Zoning District: Sf-3_NP

Lot Area (sq ft): 6150

Neighborhood Plan Area (if applicable): East C. Chavez

Historic District (if applicable): Willow -Spence

Required Reviews

Is project participating in S.M.A.R.T. Housing? ☐ Y ☒ 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 ☒ N
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? ☐ Y ☒ N
(If yes, approval through Aviation is required)

Does this site have a septic system? ☐ Y ☒ N
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? ☐ Y ☒ N

(If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? ☐ Y ☒ N

(If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? ☐ Y ☒ N
(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain?
☐ Y ☒ N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ☒ 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) ☒ Y ☐ N

Does this site currently have: water availability? ☒ Y ☐ N
wastewater availability? ☒ 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 ☒ 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 ☒ N
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

(If yes, submit approved auxiliary and potable plumbing plans.)

Does this site require a cut or fill in excess of four (4) feet? ☐ Y ☒ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? ☐ Y ☒ N
(LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? ☐ Y ☒ N
(LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y ☐ N
(If no, contact Development Assistance Center for Site Plan requirements.)

Is this site adjacent to a paved alley? ☒ Y ☐ N
(Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? ☐ Y ☒ N Case # _____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? ☐ Y ☒ 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

Is Total New/Added Building Area > 5,000 Sq Ft? ☐ Y ☒ N (If yes, construction material recycling is required per LDC 25-11-39)

Existing Use: ☐ vacant ☒ single-family residential ☐ 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? ☒ Y ☐ N
(Note: Removal of all or part of a structure requires a demolition permit application.)

existing bedrooms: 2

bedrooms upon completion: 4

baths existing: 1

baths upon completion: 4

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Addition to first floor of existing single family residence. New second floor of existing residence. New garage with second floor dwelling.

Trades Permits Required (Circle as applicable):

electric

plumbing

mechanical (HVAC)

concrete (R.O.W.)

Job Valuation		
Total Job Valuation: \$ <u>300K</u> 0	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>400K</u> 0	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>85K</u> Elec: \$ <u>5K</u> Plmbg: \$ <u>5K</u> Mech: \$ <u>5K</u> TOTAL: \$ <u>100K</u> 0
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.	Amount for Primary Structure: \$ <u>250K</u> Elec: <input checked="" type="radio"/> Y <input type="radio"/> N Plmbg: <input checked="" type="radio"/> Y <input type="radio"/> N Mech: <input checked="" type="radio"/> Y <input type="radio"/> N	
	Amount for Accessory Structure: \$ <u>150K</u> Elec: <input checked="" type="radio"/> Y <input type="radio"/> N Plmbg: <input checked="" type="radio"/> Y <input type="radio"/> N Mech: <input checked="" type="radio"/> Y <input type="radio"/> N	

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	1030		371		1401	0.00
b) 2 nd Floor conditioned area			674	511	674	511
c) 3 rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)				467	0.00	467
f) Covered patio, deck, porch, and/or balcony area(s)	113				113	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks			134		134	0.00
Total Building Area (total a through h)	0.00	0.00	0.00	0.00	0.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	—	—	—	—		

Building Coverage Information	
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)	
Total Building Coverage (sq ft): <u>2115</u>	% of lot size: <u>32.5</u>

Impervious Cover Information	
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)	
Total Impervious Cover (sq ft): <u>2532</u>	% of lot size: <u>38.9</u>

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input checked="" type="radio"/> Y <input type="radio"/> N	
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="radio"/> Y <input type="radio"/> N	
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) <input type="radio"/> Y <input checked="" type="radio"/> N	

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>29</u> ft <u>—</u> in Number of Floors: <u>2</u>	# of spaces required: <u>2</u> # of spaces provided: <u>2</u>

Right-of-Way Information	
Is a sidewalk required for the proposed construction? (LDC 25-6-353) <input type="radio"/> Y <input checked="" type="radio"/> 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? <input type="radio"/> Y <input checked="" type="radio"/> N	
Width of approach (measured at property line): <u>10</u> ft Distance from intersection (for corner lots only): <u>—</u> ft	
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? <input type="radio"/> Y <input checked="" type="radio"/> N	
<small>(If yes, drainage review is required)</small>	

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	1030	371			1401 0.00
2 nd Floor		1185			1185 0.00
3 rd Floor					0.00
Area w/ ceilings > 15'			Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)	113		<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input checked="" type="checkbox"/> 200 sq ft (3.3.3 A 2)	113	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		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0.00
	Detached	467	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	450	17 0.00
Carport**: (check article utilized)	Attached		<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 3) <input checked="" type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0.00
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)					0.00
Totals	0.00	0.00			0.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0.00 2603

(Total Gross Floor Area ÷ Lot Area) x 100 = 39.98 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.

OWNER:
Mickey Peavler

ADDRESS:

1009 Willow Street, 78702

LEGAL:

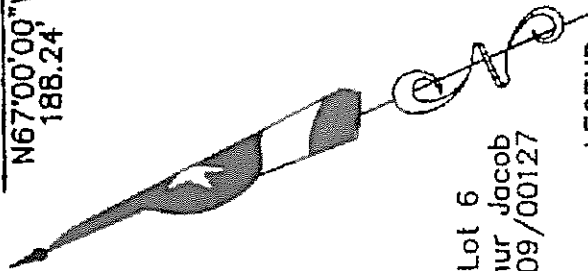
LOT 5, Block 3 Outlot 31-32,
Div OMK&T

Waterloo Surveyors Inc.
SURVEY PLAT

J14929

Bearing Base N67°00'00"W
Line Scaled N67°00'00"W
From Plat 47.00'(47.00')

Tree List	
#1	Elm 10"
#2	Elm 10"
#3	Elm 22"
#4	Pecan 16"
#5	Pecan 21"
#6	Pecan 22"
#7	Pecan 17"
#8	Pecan 24"
#9	Elm 24"



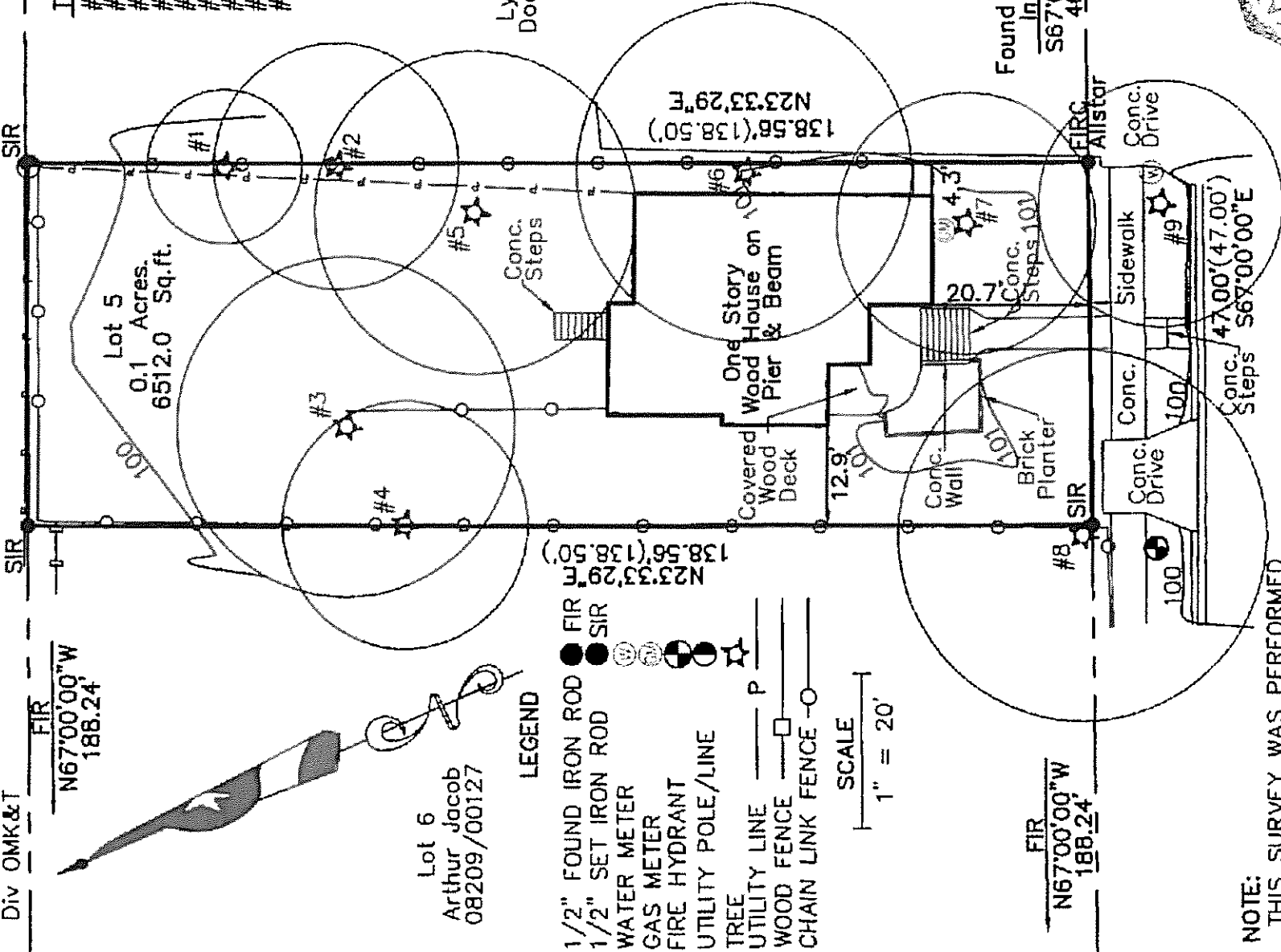
Lot 6
Arthur Jacob
08209/00127

LEGEND

1/2" FOUND IRON ROD ● FIR
1/2" SET IRON ROD ● SIR
WATER METER (W)
GAS METER (G)
FIRE HYDRANT (H)
UTILITY POLE/LINE (P)
TREE (T)
UTILITY LINE — P
WOOD FENCE — □
CHAIN LINK FENCE — O

SCALE
1" = 20'

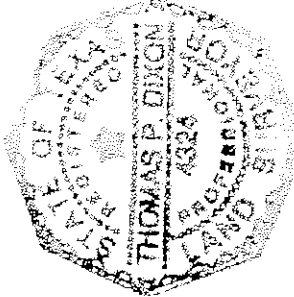
Lot 4
Lynne Wilkinson
Doc#2008050754



NOTE:
THIS SURVEY WAS PERFORMED
WITHOUT THE BENEFIT OF A
TITLE COMMITMENT AND OTHER
RIGHTS AND RESTRICTIONS MAY
APPLY.

State of Texas:
County of Travis:

Willow Street



The undersigned does hereby certify that this survey was this day made on the
properly legally described hereon and is correct, and this survey substantially
complies with the current Texas Society of Professional Surveyors Standards and
Specifications for a Category 1A3&6 Condition II Survey.

And I certify that the property shown hereon IS NOT within a special flood
hazard area as identified by the Federal Insurance Adm. Department of HUD Flood
hazard boundary map revised as per Map Number: 48453C0465J
Zone: "X" Dated: JANUARY 8th, 2016

Dated this the 20th day of September, 2016.

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Thomas P. Dixon R.P.L.S. 4324

P.O. Box 160176, Austin, Texas 78716-0176 Phone: 481-9602 FIRM #1012440

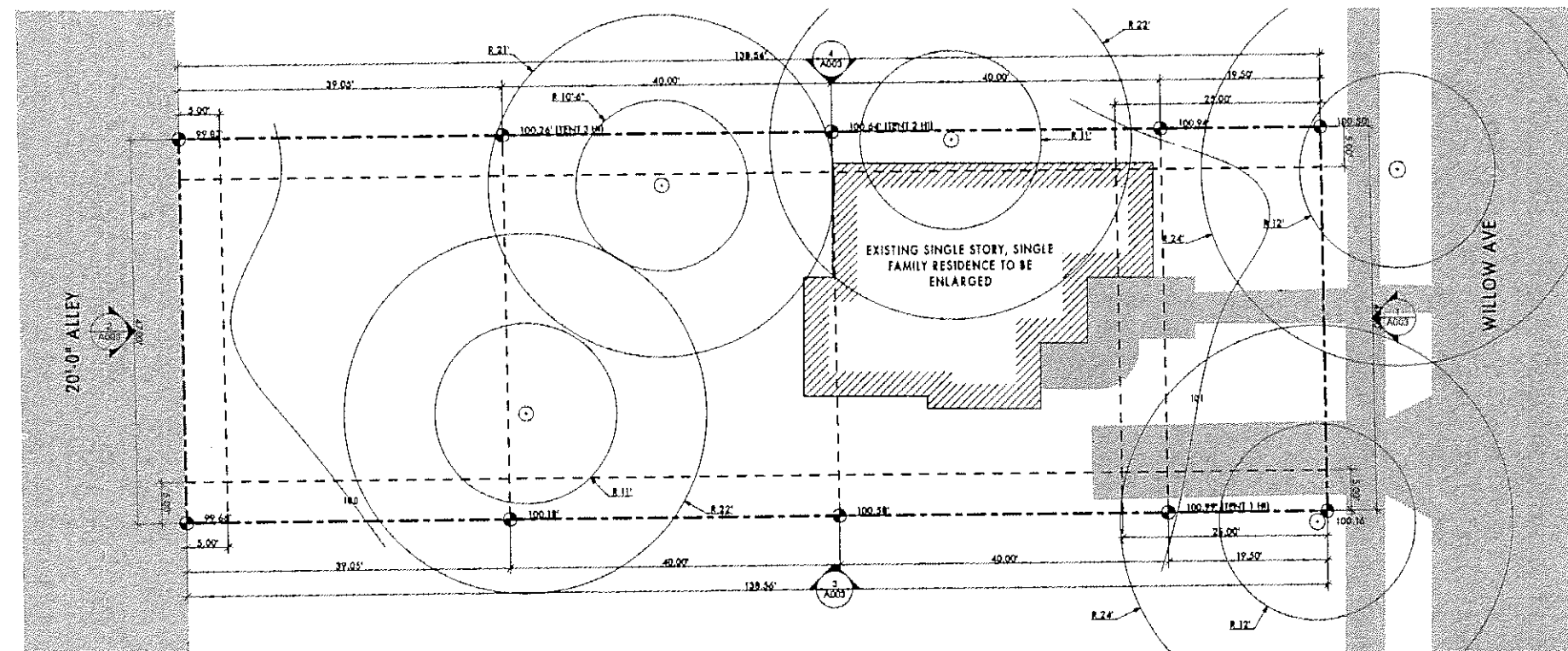
ARCHITECTURAL SHEETS	
ID	Name
A001	SITE AND GENERAL NOTES
A002	SPECIFICATIONS AND SCHEDULES
A003	SITE ELEVATIONS
A004	HOUSE PLANS
A005	HOUSE PLANS
A006	HOUSE ELEVATIONS
A007	GARAGE PLANS
A008	GARAGE ELEVATIONS
A009	HISTORIC ELEVATIONS

NOV 23 2016

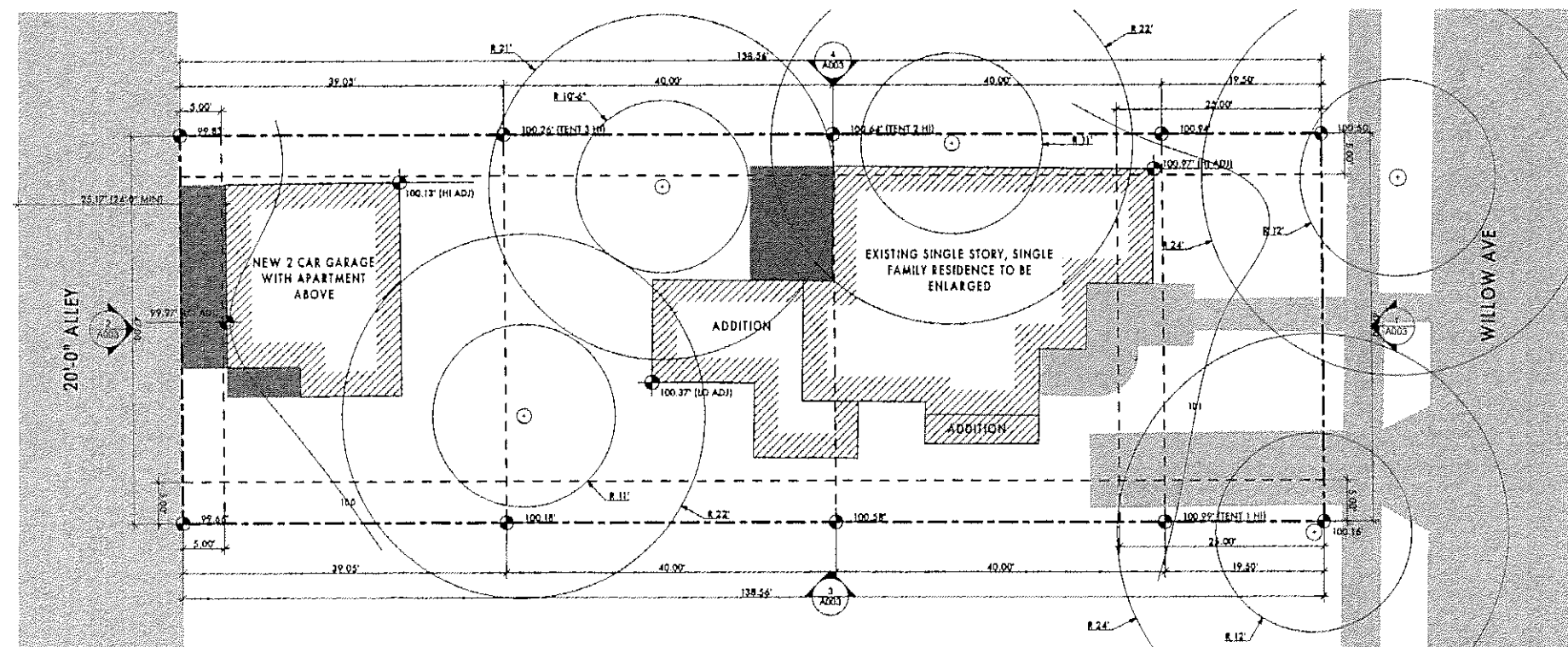
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

NOV 3 2 2016
328-303
JCD

A perspective sketch of a two-story house. The house features a complex roofline with multiple gables and a central chimney. It has several windows, including a large front window and a smaller one on the side. A small porch with a railing is visible on the right side. The drawing is done in a simple, sketchy style with cross-hatching for shading.



SCALE: 1" = 10'



SCALE: 1" = 10'

NOTE TO REVIEWER:
1) FOR CLARITY ONLY PROTECTED TREES ARE SHOWN ON THE ARCHITECTURAL SITE PLAN.

	EXISTING		NEW		TOTAL	
	BUILD 1 TOTAL	INTG 2	BUILD 1 371	BUILD 2 511	BUILD 1 874	BUILD 2 511
#1 1ST FLOOR CONVENTIONED AREA					0	0
#2 2ND FLOOR CONVENTIONED AREA			874	511	874	511
#3 2ND FLOOR CONVENTIONED AREA					0	0
#4 BASEMENT					0	2
#5 GARAGE (ATTACHED)					0	0
#6 GARAGE (DETACHED)			0	467	0	0
#7 GARPORT (ATTACHED)					0	0
#8 GARPORT (DETACHED)					0	0
#9 COVERED PATIO, GRASS OR PORCH	112				913	0
#10 OTHER COVERED OR ROOFED AREA					0	0
#11 UNCOVERED PAVED DECK			134		134	6
#12 POOL					2322	874
#13 TOTAL BUILDING AREA					0	0

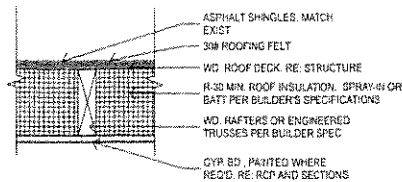
TOTAL BUILDING COVERAGE	SQUARE FEET	2119	% OF LOT SURF.	32.46%
SUMMED BUILDING COVERAGE				489
TOTAL IMPROVEMENT COVERAGE	SQUARE FEET	2632	% OF LOT SURF.	38.89%
ADDITIONAL				597.6

SUBCHAPTER F: GROSS FLOOR AREA (APPLICABLE PAGE 3)					
	EXISTING S.F.	REMOVED S.F.	PROPOSED ADDITION S.F.	APPROX. EXISTING AREA S.F.	TOTAL S.F.
1ST FLOOR	0	0	0	1185	1185
2ND FLOOR	0	0	0	0	0
3RD FLOOR	0	0	0	0	0
AREA W/ CEILING - 15'	0	0	0	0	0
GROUND FLOOR PORCH	113	0	0	113	0
BASEMENT	0	0	0	0	0
ATTIC	0	0	0	0	0
PORCH (ATTACHED)	0	0	0	0	0
PORCH (DETACHED)	0	487	487	487	17
CARPORT (ATTACHED)	0	0	0	0	0
CARPORT (DETACHED)	0	450	450	450	0
COVERED DRIVEWAY	0	0	0	0	0

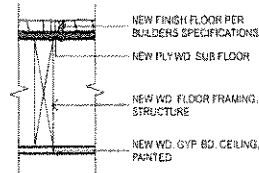
TOTAL GROSS FLOOR AREA	2603
(TOTAL GROSS FLOOR AREA / LOT AREA) X 100	10.00%

CALCULATION AND APPLICATION PAGE 75		REVISIONS		TOTAL S.F.
		1997	1997	
A) 1ST FLOOR CONDITIONED AREA		100	0	100
B) 2ND FLOOR CONDITIONED AREA		0	125	125
C) 3RD FLOOR CONDITIONED AREA		0	0	0
D) BASEMENT		0	0	0
E) GARAGE (ATTACHED)		0	0	0
F) GARAGE (DETACHED)		0	0	0
G) CARPORT (ATTACHED)		0	0	0
H) CARPORT (DETACHED)		0	0	0
I) COVERED PATIO/DECK ON PORCH	1.2	0	0	0
J) COVERED WOOD DECK	0	134	0	134
K) COVERED PATIO/PORCH	0	0	0	0
L) BALCONY	0	0	0	0
M) OTHER				
TOTAL BUILDING AREA	1143			3300
TOTAL BUILDING COVERAGE	1143			2178
N) DRIVEWAY		200		200
O) SIDEWALKS	166			120
P) UNCOVERED WOOD DECK (COUNTED AS 50%)		134		67
Q) AC PATIO AND THE CONCRETE PLAT WORK				0
R) OTHER (POOL COVER, RETAINING WALLS, ETC.)				0
TOTAL SITE IMPROVEMENT COVERAGE	1293			2532
S) POOLS	0			0

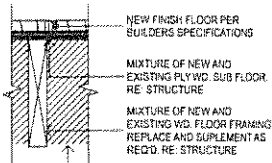
BUILDING COVERAGE INFORMATION			
LOT AREA	6810		
EXISTING BUILDING COVERAGE	SQUARE FEET	1143	% OF LOT
			17.64%
PAVED BUILDING COVERAGE	SQUARE FEET	2116	% OF LOT
			32.44%
IMPERVIOUS COVER INFORMATION			
EXISTING IMPERVIOUS COVERAGE	SQUARE FEET	1282	% OF LOT
			19.44%
PAVED IMPERVIOUS COVERAGE	SQUARE FEET	2152	% OF LOT
			34.24%
TOTAL IMPERVIOUS COVER AREA:		3434	



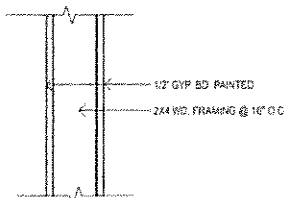
R1 ROOF



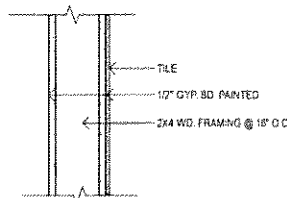
F1 FLOOR



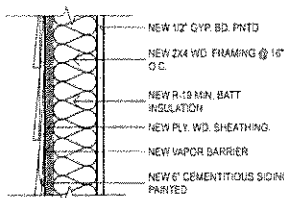
F2 FLOOR



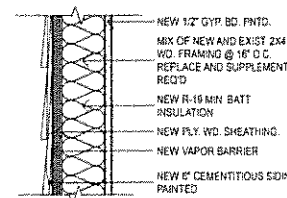
P1 PARTITION



P2 PARTITION



W1 WALL



W2 WALL

VISITABILITY STANDARDS

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

1. GENERAL

- CONTRACT DOCUMENTS - THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE ARCHITECT DATED 11.17.16, AND AS MAY BE AMENDED BY THE ARCHITECT IN SUBSEQUENT ISSUANCES.
- EXISTING CONDITIONS - BEFORE BEGINNING WORK EXAMINE THE SITE FOR COMPLIANCE WITH THE DRAWINGS. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.
- STANDARDS, CODES AND ORDINANCES - REFER TO INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH INDUSTRY STANDARDS OR MANUFACTURER'S INSTRUCTIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
- ALL WORK WILL COMPLY WITH ALL PRESIDING CODES AND ORDINANCES. WHERE THE CONTRACT DOCUMENTS CONFLICT WITH PRESIDING CODES AND ORDINANCES INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
- PURPOSE OF THE CONTRACT DOCUMENTS IS TO PROVIDE THE INFORMATION REQUIRED TO ACHIEVE THE ARCHITECTURAL INTENT. WHERE DETAILS OR PROCEDURES ARE IN CONFLICT WITH ANY OF THE TERMS OF THESE SPECIFICATIONS INFORM THE OWNER AND DO NOT PROCEED WITHOUT PRIOR APPROVAL.
- SAFETY - ERECT SUCH SAFETY EQUIPMENT AND SIGNAGE AS REQUIRED AND MAINTAIN THESE ELEMENTS FOR THE DURATION OF THE PROJECT.
- SUPPORT FACILITIES - CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL TEMPORARY FEATURES SUCH AS UTILITIES, TRASH AND RECYCLING, AND SANITARY FACILITIES. ALL TEMPORARY FEATURES MUST BE REMOVED BEFORE FINAL CLEANING.
- INSURANCE - PROVIDE AND COORDINATE ALL INSURANCE REQUIREMENTS AS PRESCRIBED BY THE CONSTRUCTION CONTRACT.
- WARRANTY - ALL WORK SHALL BE WARRANTED AS COMPLYING WITH THE CONTRACT DOCUMENTS AND AGAINST DEFECTS FOR THE PERIOD REQUIRED BY LAW AND THE CONSTRUCTION CONTRACT. REPAIRS REQUIRED DURING THE WARRANTY PERIOD WILL BE PROVIDED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PROTECTION OF EXISTING CONDITIONS - PROTECT ALL EXISTING CONDITIONS TO REMAIN OR TO BE REUSED DURING CONSTRUCTION. FINAL CLEANING WILL INCLUDE ALL EXTERIOR AND INTERIOR SURFACES. PATCHING AND REPAIRING WILL BE PERFORMED SUCH THAT NEW AND EXISTING ELEMENTS MAY NOT BE DIFFERENTIATED.
- SUBSTITUTIONS - WHERE A PARTICULAR MATERIAL, COLOR OR PRODUCT IS SPECIFIED AN ALTERNATE MAY ONLY BE SUBSTITUTED WITH THE EXPRESS PERMISSION OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING "AS-BUILT" DRAWINGS TO BE PROVIDED TO THE OWNER AT THE COMPLETION OF THE PROJECT.
- CONTRACTOR WILL RETAIN THE SERVICES OF RELEVANT ENGINEERS WHERE REQUIRED TO COMPLETE THE WORK.
- ALL PARTITION TYPES INDICATED ON THIS DRAWING MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.
- VERIFY THE REQUIREMENTS OF ALL OWNER SUPPLIED APPLIANCES AND PRODUCTS BEFORE BEGINNING THE WORK. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED FOR REASONS OF ERROR OR OMISSION.

2. SITE WORK

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

3. WOOD

- ROUGH FRAMING
 - RESERVED.
 - FRAMING TO BE INSTALLED TO RECEIVE INTERIOR FINISHES.
 - CONTRACTOR RESPONSIBLE FOR COORDINATION OF LUMBER TAKE OFFS, TRUSS SUBMITTALS, AND SHOP DRAWINGS.
 - STUD SPACING TO BE 16" O.C. U.N.O. THE PROJECT MANDATORY MAXIMUM ALLOWABLE DEFLECTION DESIGN CRITERIA RATIO IS 1/240 USING STUDS @ 16" O.C.
 - WHERE "BRITTLE" FINISHES WILL BE APPLIED SUCH AS PLASTER OR CERAMIC TILE, MAX. ALLOWABLE DEFLECTION CRITERIA RATIO IS 1/360.
- EXTERIOR CARPENTRY
 - RESERVED
 - INTERIOR FINISH CARPENTRY - ALL WORK TO COMPLY WITH MOST RECENT QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.
 - ALL FASTENERS TO BE COUNTERSUNK AND FILLED, SANDED SMOOTH AND PAINTED.
 - CORNERS TO BE MITERED UNLESS NOTED OTHERWISE.
 - INSTALL BLOCKING AS REQUIRED.
 - CABINERY AND MILLWORK FINISHES TO BE COORDINATED WITH THE OWNER.
 - ALL PARTITION TYPES INCLUDED IN THE DRAWINGS MAY NOT NECESSARILY BE USED ON THIS SPECIFIC PHASE OF THE PROJECT.

4. THERMAL AND MOISTURE PROTECTION

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

5. FINISHES

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

6. DOORS AND WINDOWS

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

7. MECHANICAL - HVAC AND PLUMBING

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

8. ELECTRICAL

- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INTEGRATION OF NEW ELECTRICAL SYSTEMS AND PRODUCTS.
- SMOKE DETECTORS INSTALLED PER CODE REQUIREMENTS
- INTEGRATE NEW DOORS AND WINDOWS WITH EXISTING SECURITY SYSTEMS
- ALL RECEPTICALS IN WET AREAS TO BE GFCI OR WATERPROOF GFCI AS REQUIRED BY CODE

9. SPECIALTY PRODUCTS

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

10. EXTERIOR SPECIALTIES

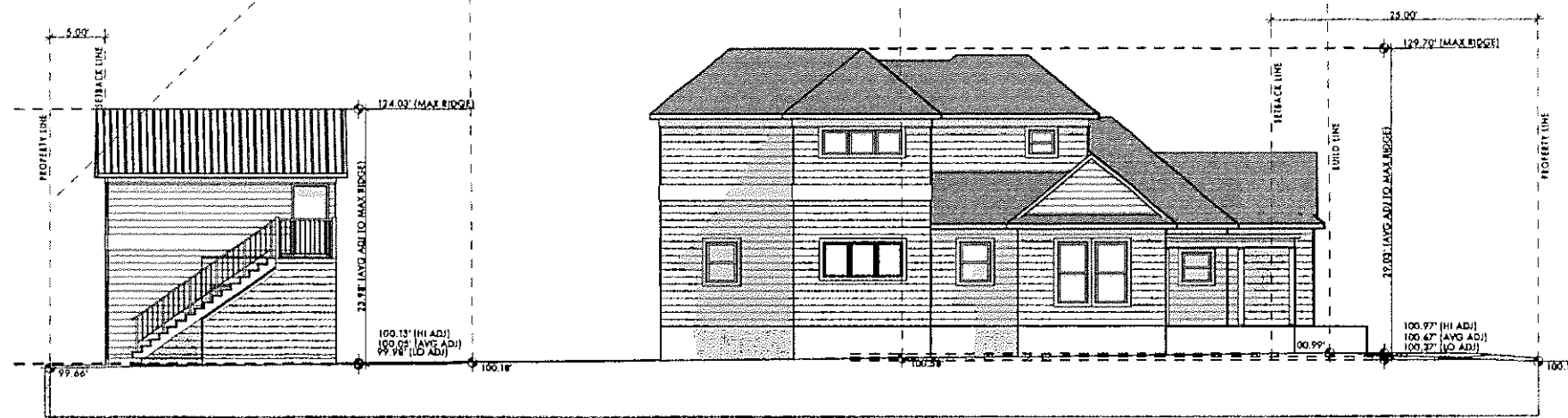
- RESERVED

11. ALTERNATES

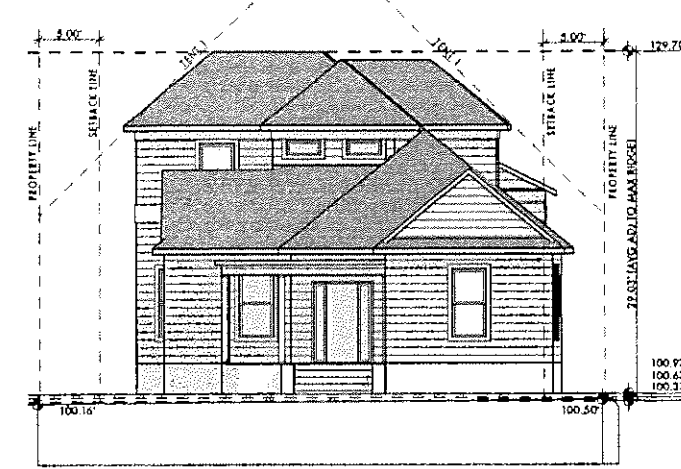
- RESERVED

12. ACCESSIBILITY AND VISITABILITY

- FOR ALL NEW SINGLE-FAMILY AND DUPLEX CONSTRUCTION THE CITY OF AUSTIN THE FOLLOWING WILL APPLY.
- AT LEAST ONE BATHROOM OR HALF BATH ON THE FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:
 - MINIMUM CLEAR OPENING OF 30 INCHES
 - LATERAL TWO-INCH BY SIX-INCH OR LARGER NOMINAL BLOCKING INSTALLED FLUSH WITH THE STUD EDGES OF BATHROOM WALLS; AND
 - THE CENTERLINE OF THE BLOCKING MUST BE 34" FROM PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY
- SWITCHES, RECEPTACLES AND ENVIRONMENTAL CONTROLS FIRST FLOOR MUST MEET THE FOLLOWING REQUIREMENTS:
 - LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE HIGHER THAN 48 INCHES ABOVE THE INTERIOR FLOOR LEVEL
 - OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 18 INCHES ABOVE THE INTERIOR FLOOR LEVEL, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES
- THE ROUTE TO A DESIGNATED VISITABLE BATH OR HALF BATH MUST BE ACCESSIBLE BY A ROUTE WITH A MINIMUM CLEAR OPENING OF 30 INCHES BEGINNING AT THE DESIGNATED VISITABLE ENTRANCE CONTINUING THROUGH THE LIVING ROOM, DINING ROOM, KITCHEN AND BE LEVEL WITH RAMPED OR BEVELED CHANGE DOOR THRESHOLDS
- THE DESIGNATED VISITABLE ENTRANCE MUST BE A NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES
- THE EXTERIOR VISITABLE ROUTE MUST HAVE A CROSS SLOPE OF NO GREATER THAN 2% THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH THE RESIDENTIAL CODE
- EXCEPTIONS FOR EXTERIOR VISITABLE ROUTES
 - LOTS WITH 10% OR GREATER SLOPE PRIOR TO DEVELOPMENT
 - PROPERTIES FOR WHICH COMPLIANCE CANNOT BE ACHIEVED WITHOUT THE USE OF SWITCHBACKS

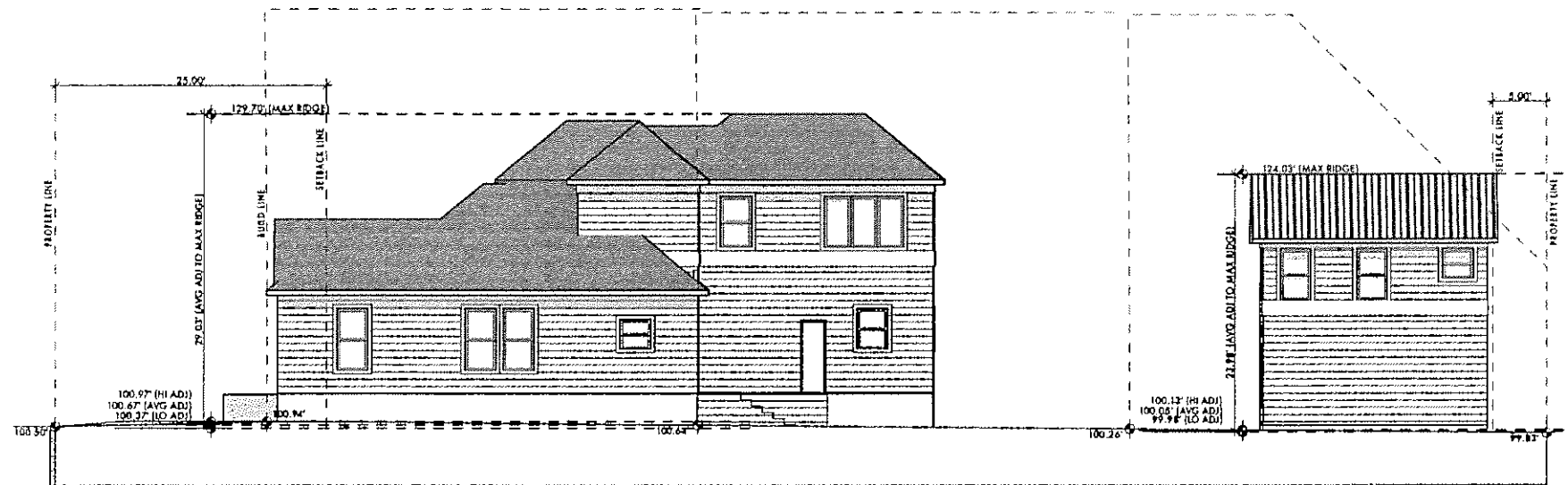


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

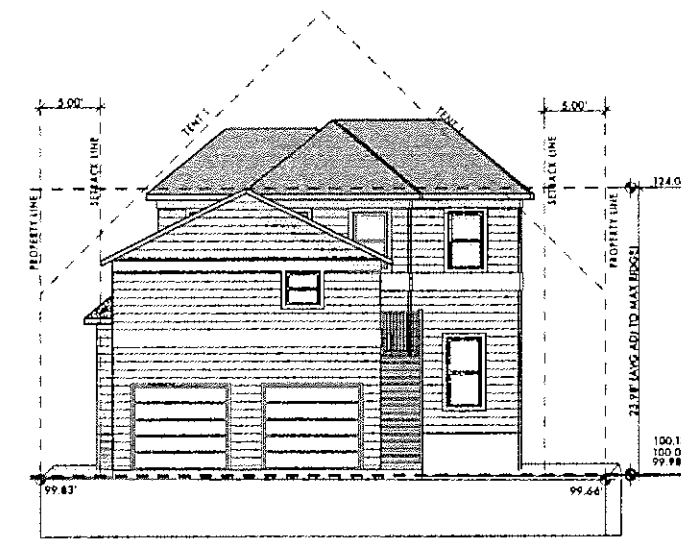


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"






















NOTE:
APPARENT NON-COMPLIANCE OF WEST WALL OF ACCESSORY BUILDING DUE TO NON-ORTHOGONAL SHAPE OF SITE. RE. SITE PLAN AND SOUTH SITE ELEVATION.
400' OVERHANG OF PRINCIPAL STRUCTURE IS OUTSIDE OF TENT 1 AND 2, HOWEVER, THE PLATE OF IT EASTERN MOST EXTERIOR WALL IS WITHIN THE TENT.

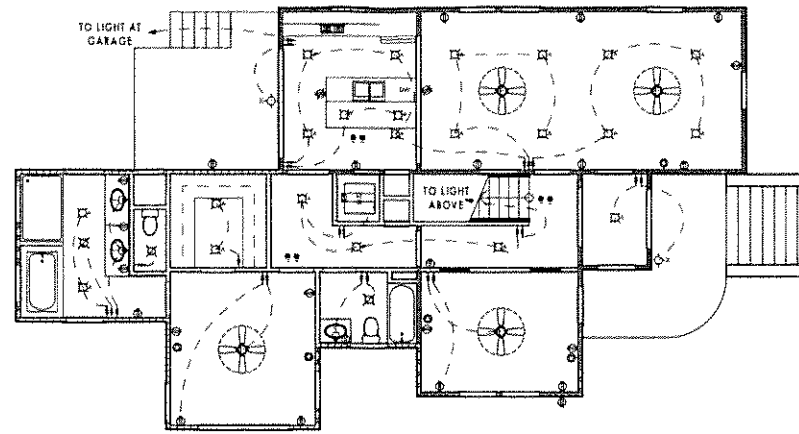


4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



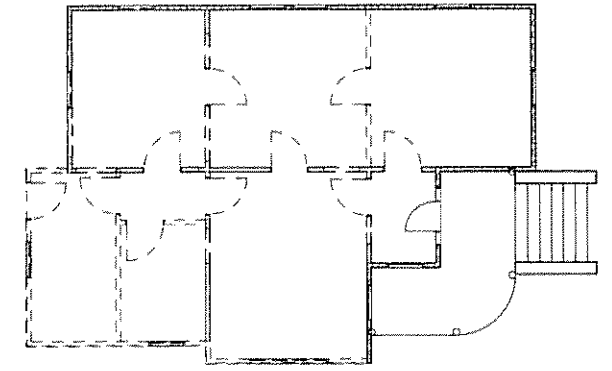
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

	RECESSED CAN LIGHT
	EXTERIOR WALL SCONCE WITH MOTION SENSOR SWITCH
	EXTERIOR WALL SCONCE
	INTERIOR WALL SCONCE
	VANITY SINK LIGHT
	PENDANT LIGHT
	PULL CHAIN LIGHT
	SURFACE MOUNTED FLOOR FIXTURE
	CEILING FAN
	JUNCTION BOX
	DUPLEX OUTLET
	UNDER COUNTER DUPLEX OUTLET
	CABLE TV/ INTERNET JACK
	SWITCH
	3 WAY SWITCH
	PUSH BUTTON SWITCH
	KEYPAD
	DOORBELL
	COMBO LIGHT/FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

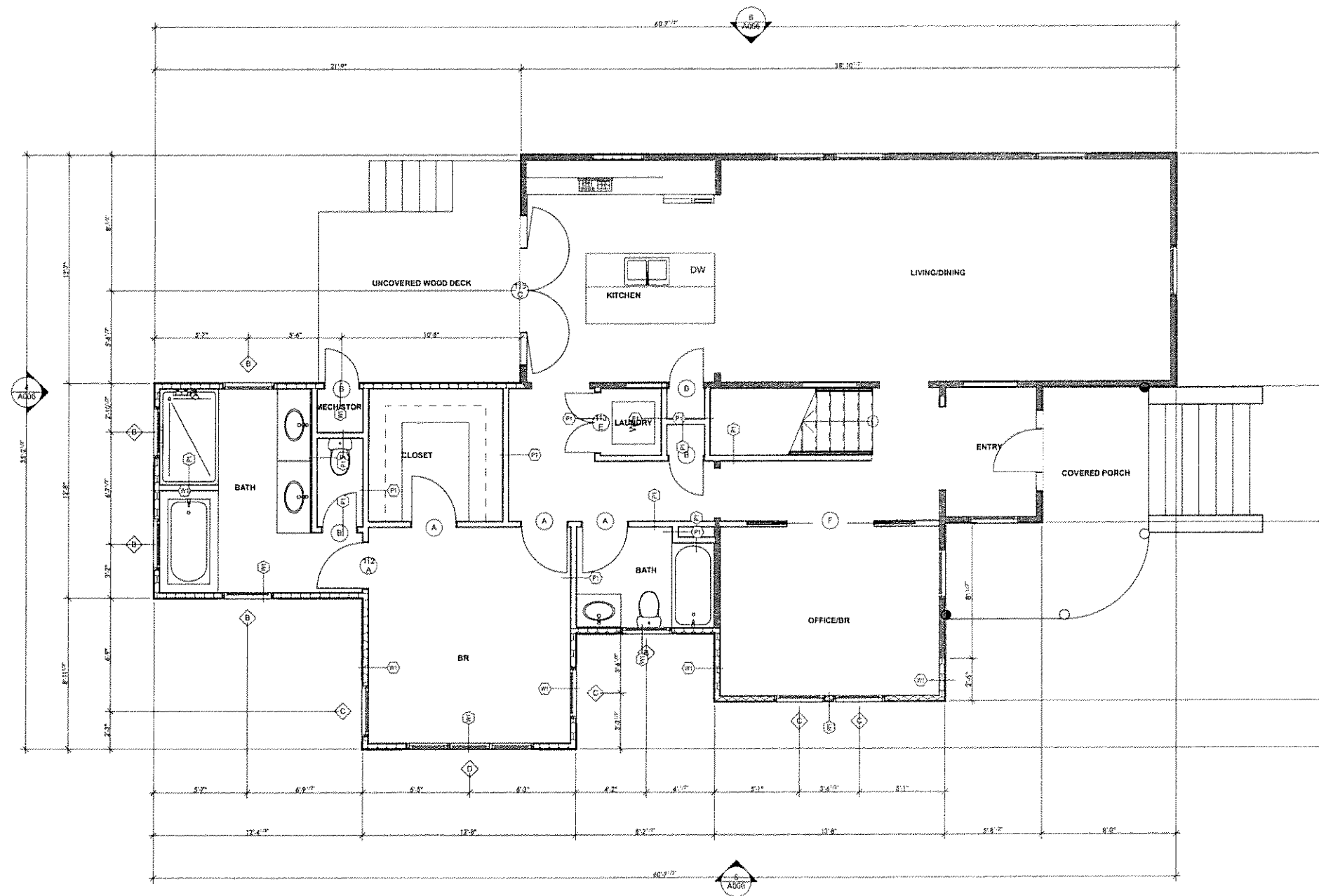


3 1ST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"






















- DEMOLITION CODED NOTES:
1. INTERIOR WALL TO BE REMOVED, TYP.
 2. DOOR OR WINDOW TO BE REMOVED OR REPLACED. RE: PLAN
 3. STOOP TO BE REMOVED
 4. RESERVED
 5. REMOVE EXTERIOR SIDING THIS AREA. PREP FOR INTERIOR FINISHES
- DEMOLITION GENERAL NOTES:
1. REMOVE EXISTING ROOF AND ROOF STRUCTURE. PREPARE WALLS FOR NEW SECOND FLOOR
 2. REMOVE EXISTING DRYWALL
 3. ALL INTERIOR WIRING TO BE REMOVED AND REPLACED WITH NEW

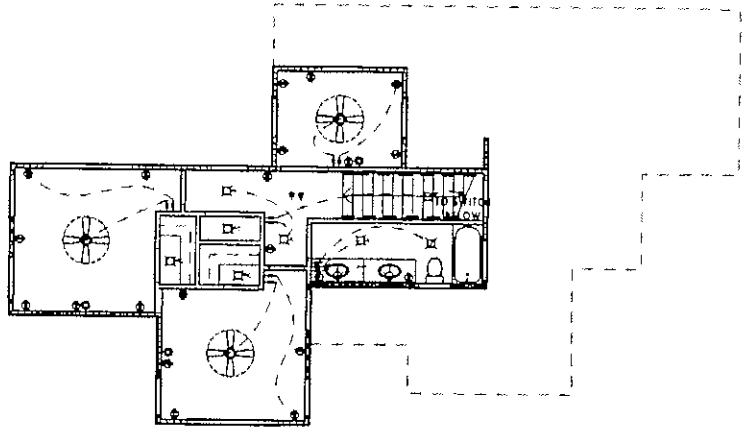


2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

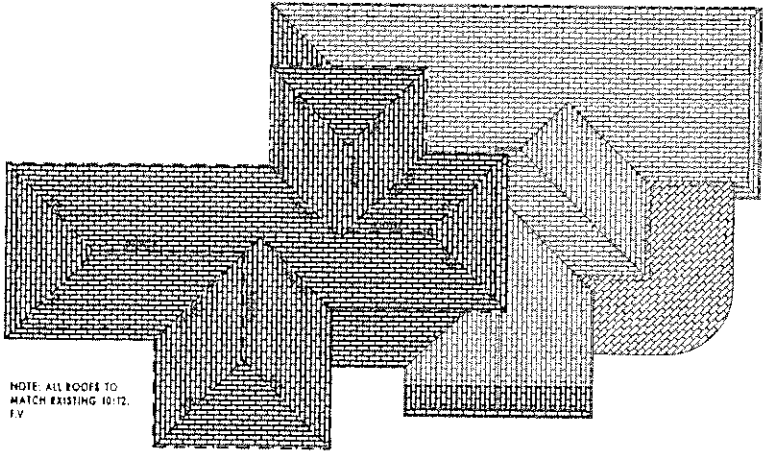


1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

	RECESSED CAN LIGHT
	EXTERIOR WALL SCONCE WITH MOTION SENSOR SWITCH
	EXTERIOR WALL SCONCE
	INTERIOR WALL SCONCE
	VANITY SINK LIGHT
	PENDANT LIGHT
	PULL CHAIN LIGHT
	SURFACE MOUNTED FLOOR FIXTURE
	Ceiling Fan
	JUNCTION BOX
	DUPLEX OUTLET
	UNDER COUNTER DUPLEX OUTLET
	CABLE TV/ INTERNET JACK
	SWITCH
	3 WAY SWITCH
	PUSH BUTTON SWITCH
	KEYPAD
	DOORBELL
	COMBO LIGHT/FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR

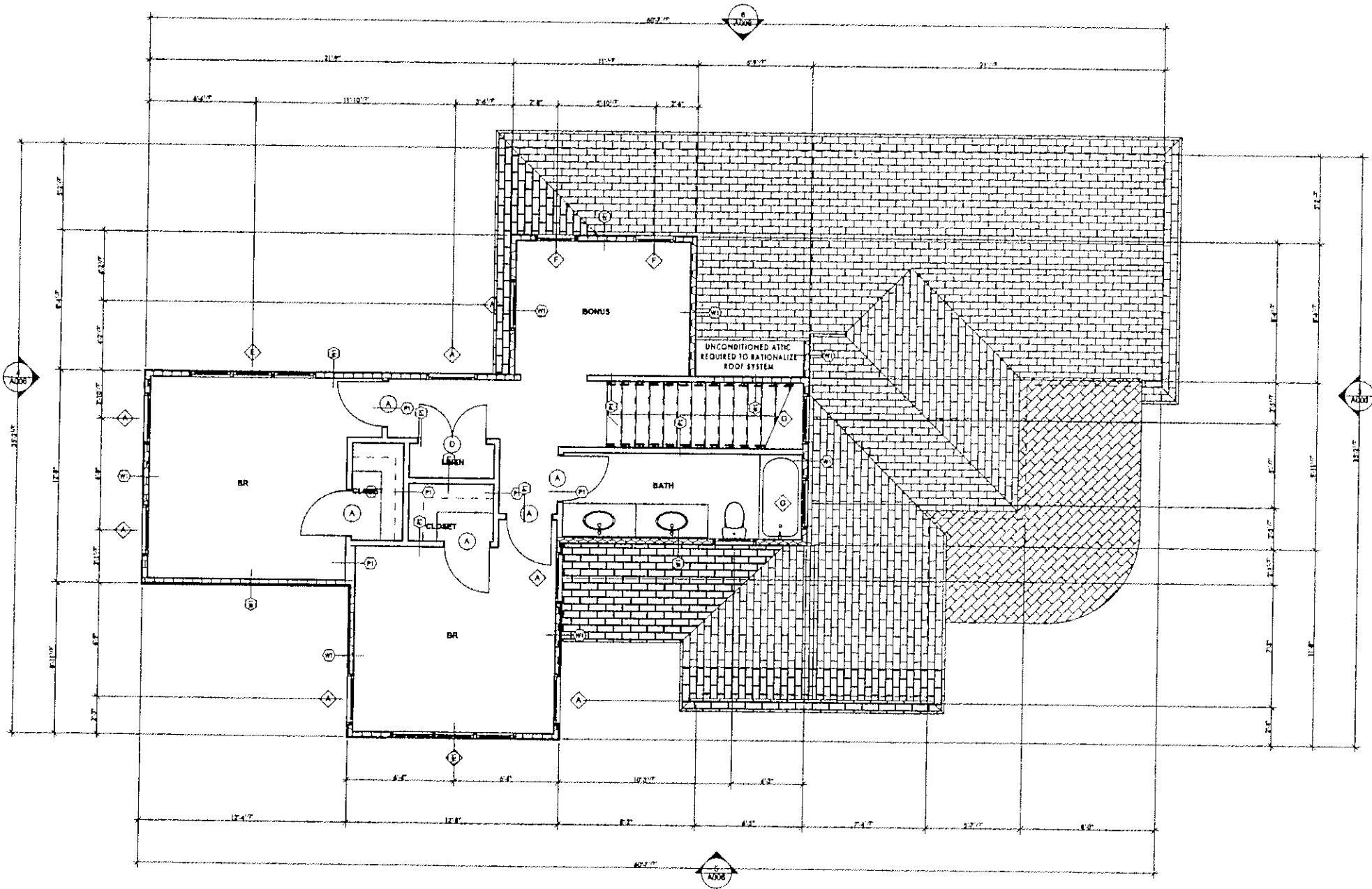


2 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



NOTE: ALL ROOFS TO MATCH EXISTING 10:12, E.V.

3 ROOF PLAN
SCALE: 1/8" = 1'-0"



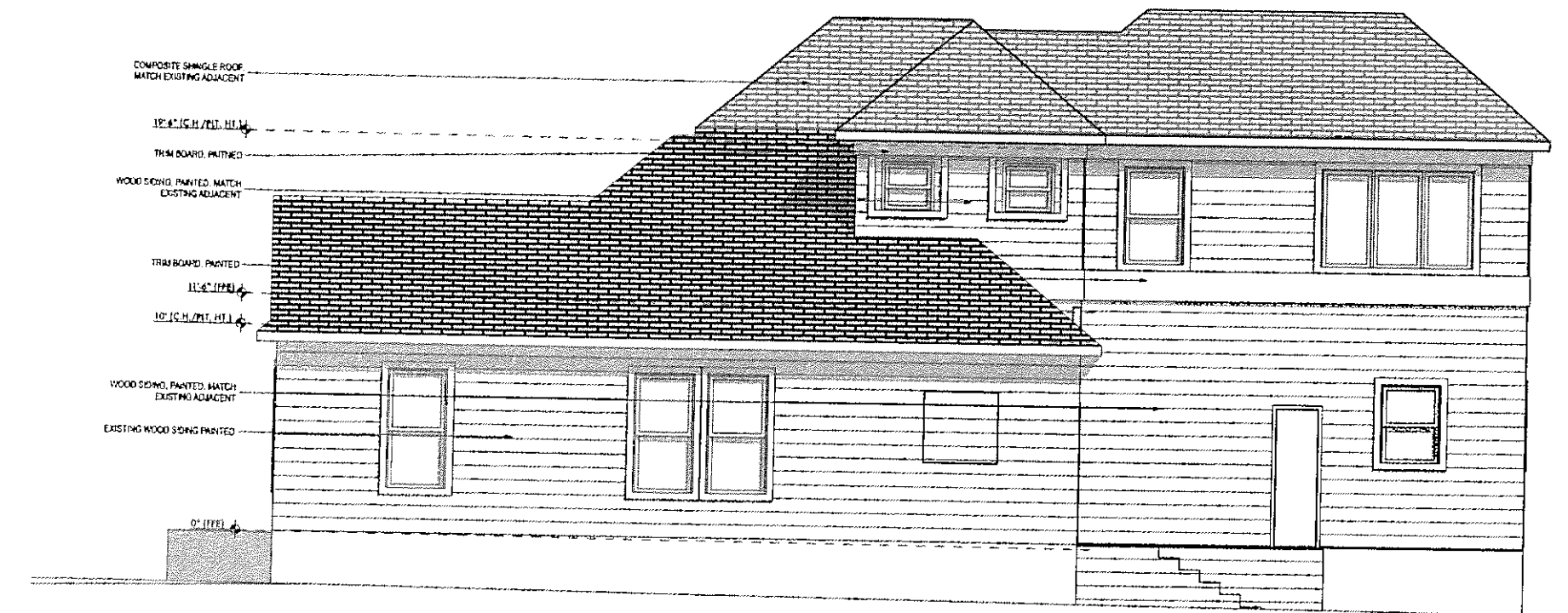
1 2ND FLOOR PLAN/LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"



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










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









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

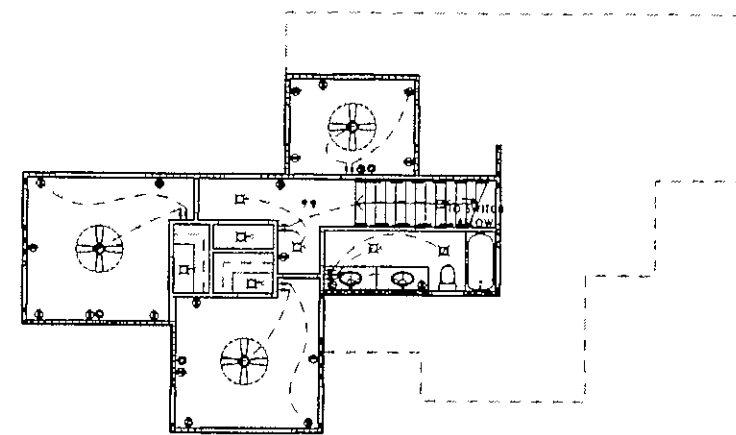


4 SOUTH HOUSE ELEVATION
SCALE: 1/4" = 1'-0"

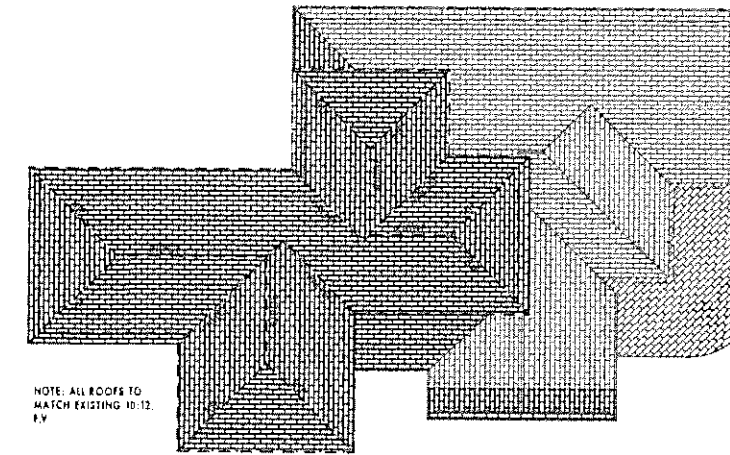
WINDOW ELEVATIONS							
ELEVATION							
ID	A	B	C	D	E	F	G
QUANTITY	7	5	4	1	2	3	2
NOMINAL SIZE	3'-0"x5'-0"	3'-0"x4'-0"	3'-0"x6'-0"	7'-6"x6'-0"	7'-6"x8'-0"	2'-6"x2'-6"	3'-0"x1'-6"
DESCRIPTION	SINGLE HUNG WINDOW, PAINTED	SINGLE HUNG WINDOW, PAINTED	SINGLE HUNG WINDOW, PAINTED	TRIPLE FIXED LITE WINDOW, MULLED AS UNIT, PAINTED	TRIPLE FIXED LITE WINDOW, MULLED AS UNIT, PAINTED	SINGLE HUNG WINDOW, PAINTED	FIXED LITE WINDOW, PAINTED

DOOR ELEVATIONS						
ELEVATION						
DOOR TYPE	A	B	C	D	E	F
QUANTITY	9	4	1	1	1	1
NOMINAL SIZE	2'-8"x6'-8"	2'-0"x6'-8"	5'-0"x8'-8"	4'-0"x8'-8"	3'-6"x8'-8"	5'-0"x8'-8"
DESCRIPTION	INTERIOR WOOD DOOR, PAINTED	INTERIOR WOOD DOOR, PAINTED	EXTERIOR FRENCH WOOD DOOR, (2) FULL LITE, SINGLES END	INTERIOR DOUBLE DOOR, PAINTED	INTERIOR DOUBLE DOOR, PAINTED	INTERIOR DOUBLE POCKET DOOR

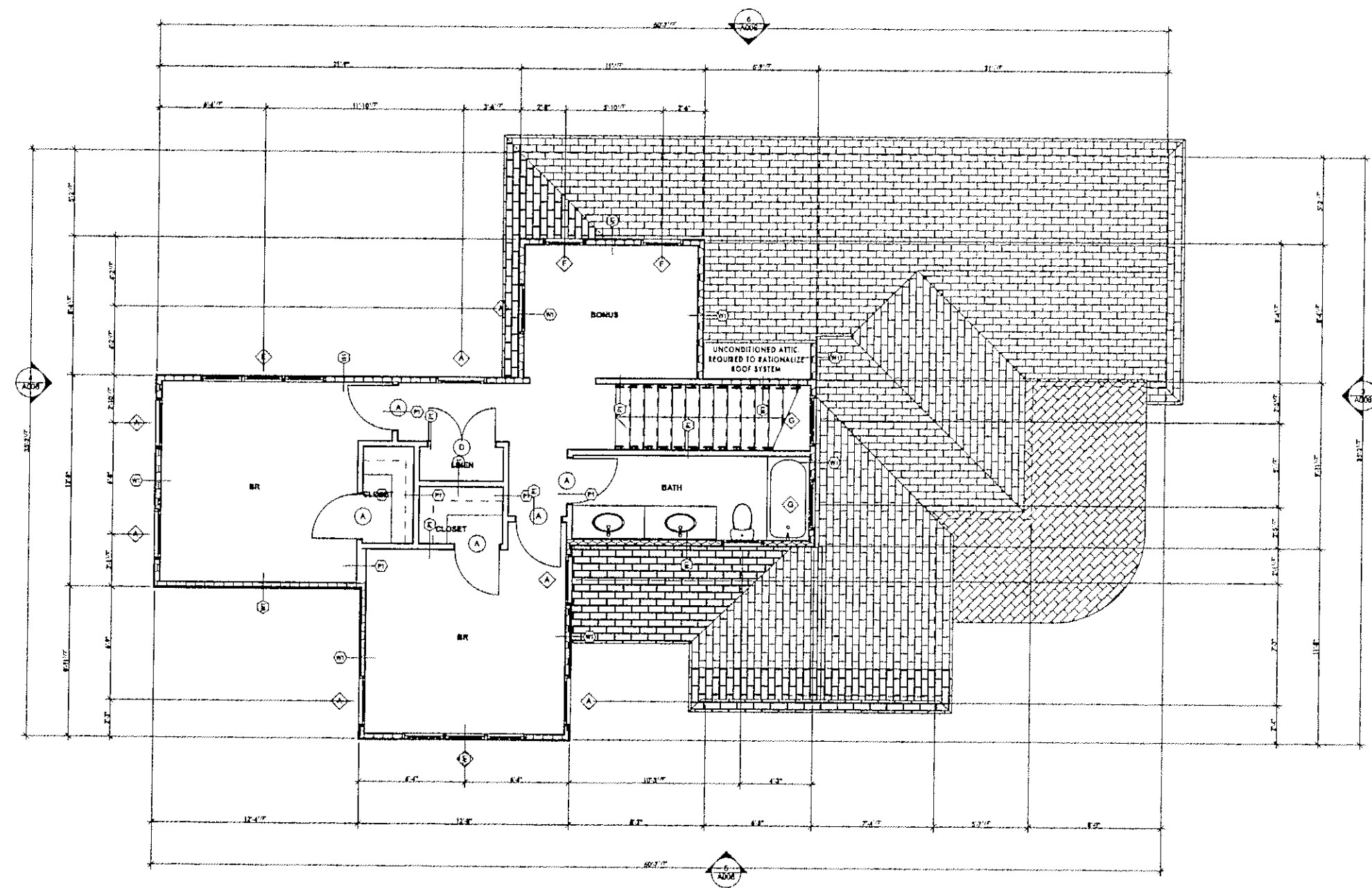
	RECESSED CAN LIGHT
	EXTERIOR WALL SCONCE WITH MOTION SENSOR SWITCH
	EXTERIOR WALL SCONCE
	INTERIOR WALL SCONCE
	VANITY SINK LIGHT
	PENDANT LIGHT
	PULL CHAIN LIGHT
	SURFACE MOUNTED FLOOR FIXTURE
	CEILING FAN
	JUNCTION BOX
	DUPLEX OUTLET
	UNDER COUNTER DUPLEX OUTLET
	CABLE TV/INTERNET JACK
	SWITCH
	3 WAY SWITCH
	PUSH BUTTON SWITCH
	KEYPAD
	DOORBELL
	COMBO LIGHT/FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



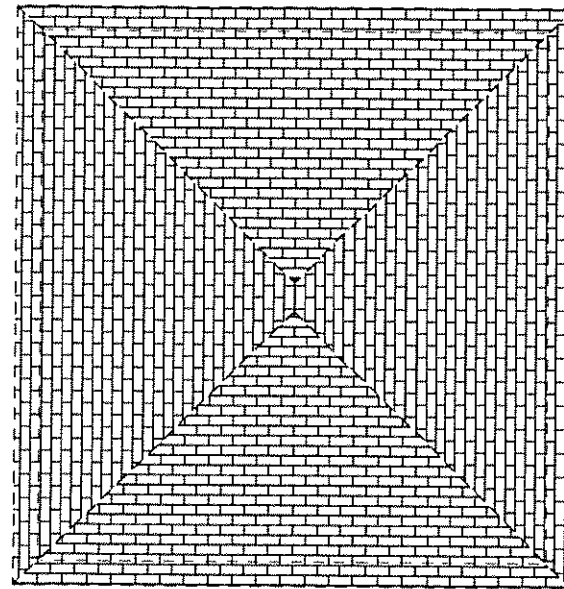
2 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



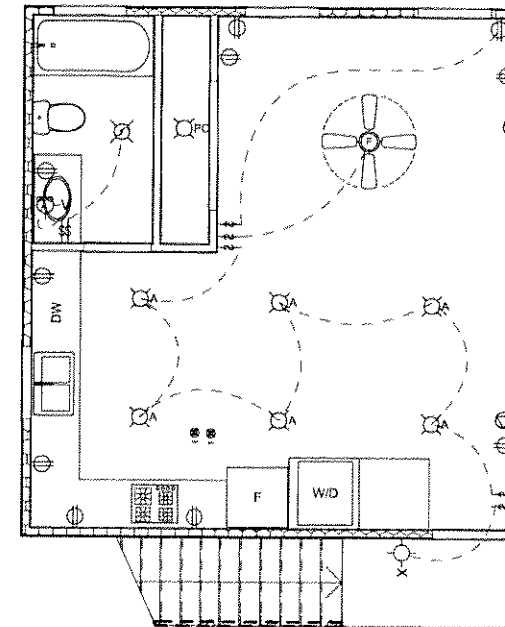
1 2ND FLOOR PLAN/LOWER ROOF PLAN
SCALE: 1/4" = 1'-0"



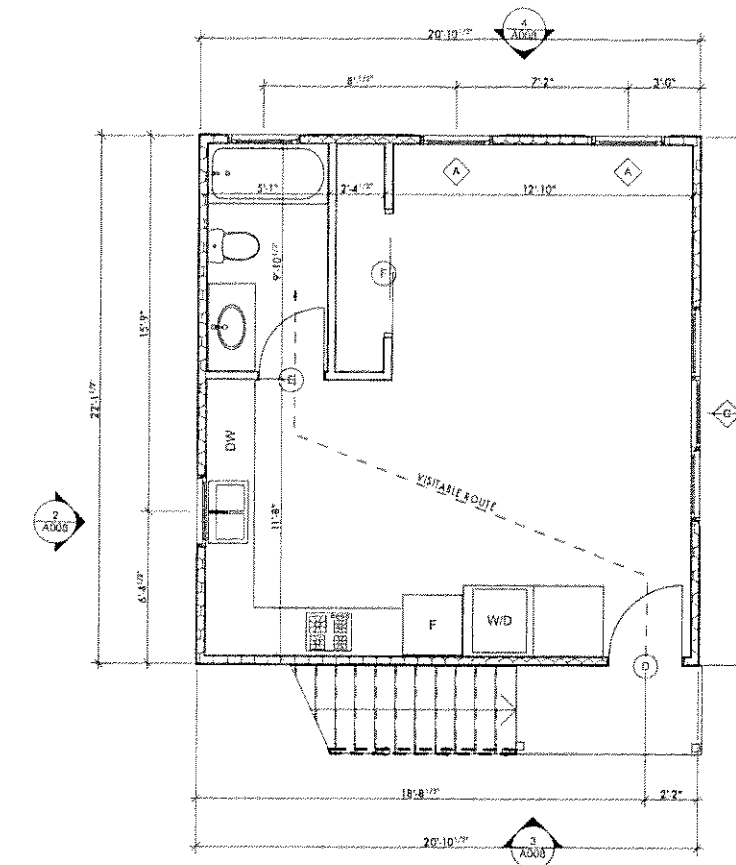
NOTE: ALL ROOFS TO
MATCH EXISTING 10:12,
P.V.

5 ROOF PLAN
SCALE: 1/4" = 1'-0"

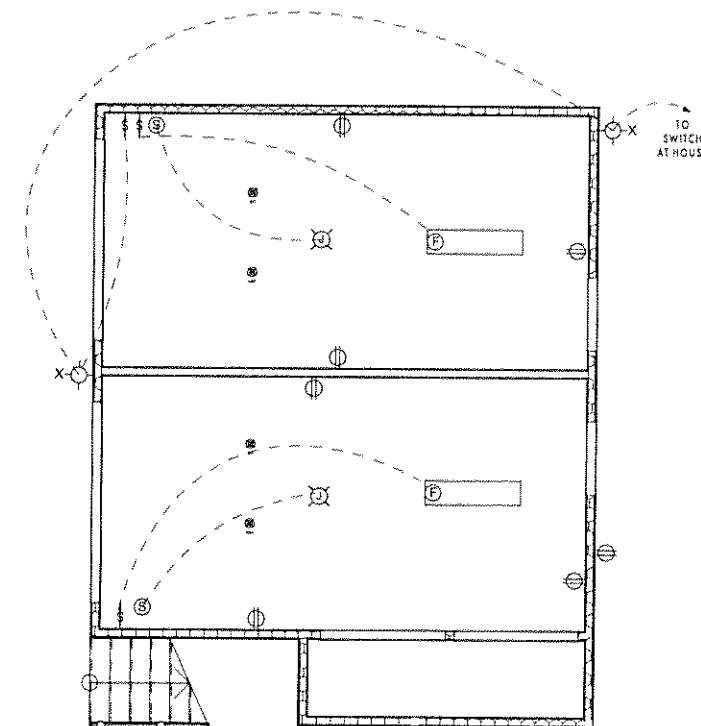
⊠	RECESSED CAN LIGHT
⊠-AA	EXTERIOR WALL SCONCE WITH MOTION SENSOR SWITCH
⊠-X	EXTERIOR WALL SCONCE
⊠-A	INTERIOR WALL SCONCE
⊠-V	VANITY SINK LIGHT
⊠	PENDANT LIGHT
⊠-O	PULL CHAIN LIGHT
⊠	SURFACE MOUNTED FLOOR FIXTURE
⊠	CEILING FAN
⊠	JUNCTION BOX
⊠	DUPLEX OUTLET
⊠	UNDER COUNTER DUPLEX OUTLET
⊠	CABLE TV/ INTERNET JACK
⊠	SWITCH
⊠	3 WAY SWITCH
⊠	PUSH BUTTON SWITCH
⊠	KEYPAD
⊠	DOORBELL
⊠	COMBO LIGHT/FAN
•	SMOKE DETECTOR
•	CARBON MONOXIDE DETECTOR



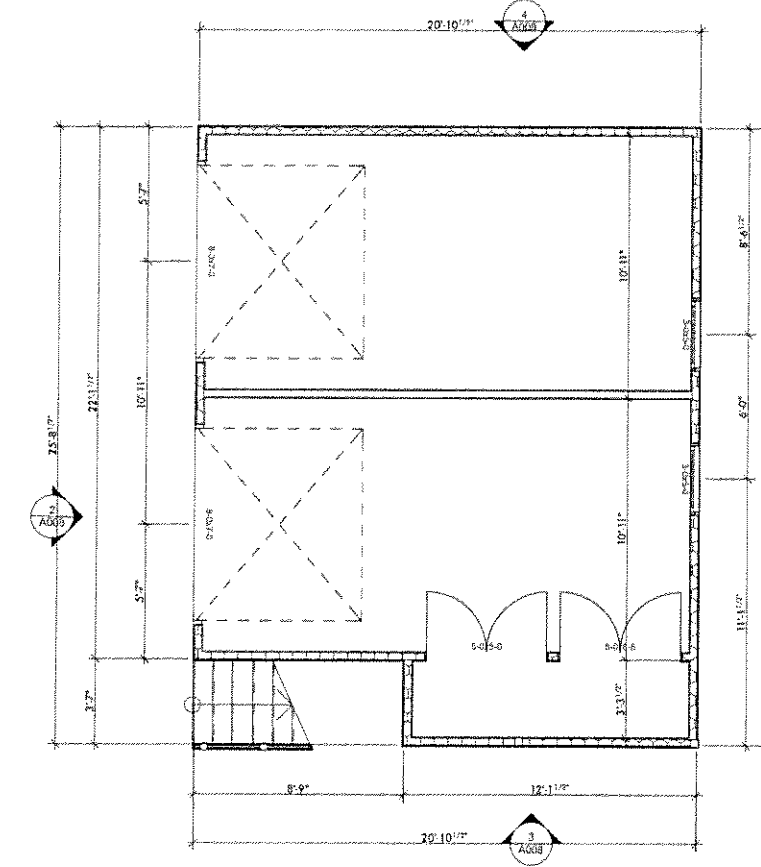
3 2ND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



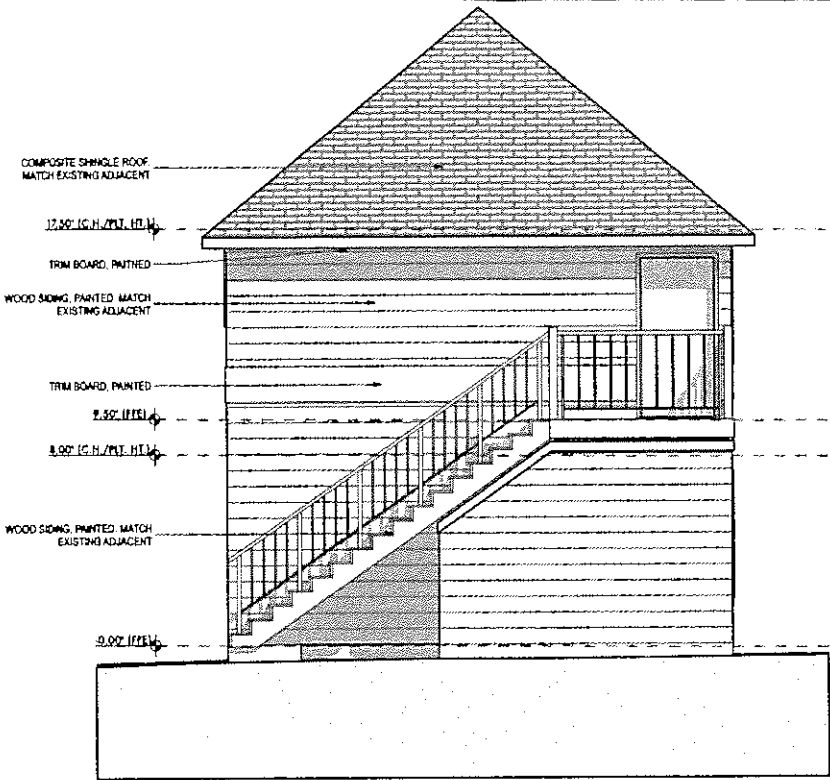
4 1ST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



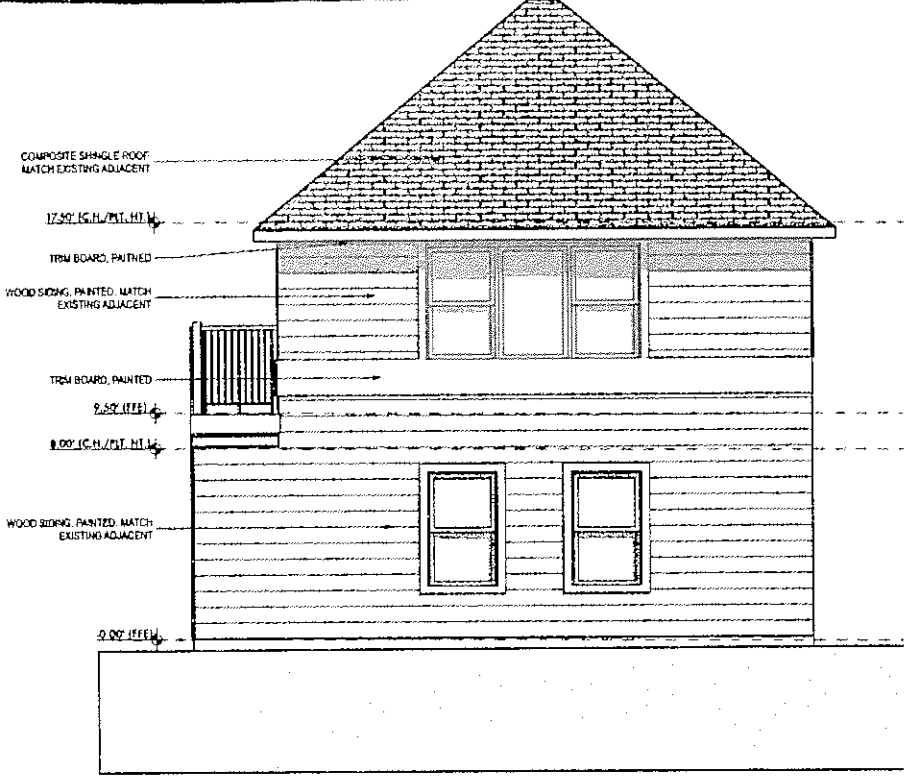
2 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR ELEVATIONS						
ELEVATION						
DOOR TYPE	A	B	C	D	E	F
QUANTITY	2	1	1	1	1	1
NOMINAL SIZE	8'-0"x7'-0"	5'-0"x5'-0"	5'-0"x5'-0"	3'-0"x6'-8"	2'-8"x6'-8"	5'-0"x6'-8"
DESCRIPTION	OVERHEAD GARAGE DOOR, FACTORY PRIMED AND PAINTED	INTERIOR WOOD DOUBLE DOOR, PAINTED	INTERIOR WOOD DOUBLE DOOR, PAINTED	EXTERIOR WOOD DOOR, PAINTED	INTERIOR WOOD DOOR, PAINTED	INTERIOR BI-PASS CLOSET DOOR, PAINTED

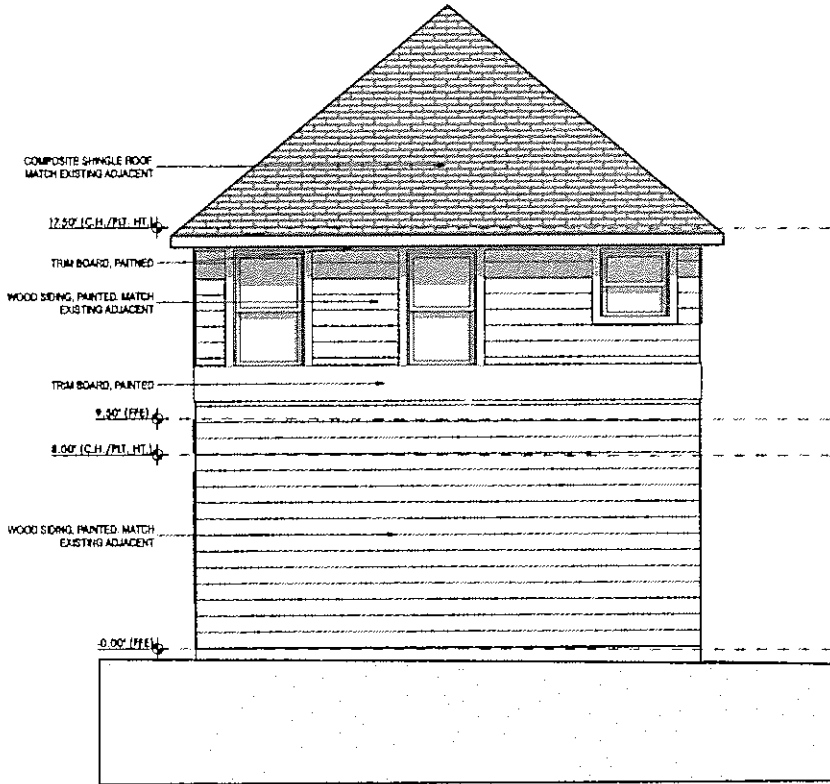
WINDOW ELEVATIONS			
ELEVATION			
ID	A	B	C
QUANTITY	4	2	1
NOMINAL SIZE	3'-0"x5'-0"	3'-0"x3'-0"	9'-0"x5'-0"
DESCRIPTION	SINGLE HUNG WINDOW, PAINTED	SINGLE HUNG WINDOW, PAINTED	TRIPLE SINGLE HUNG WINDOW, MULLED AS WINDOW, PAINTED



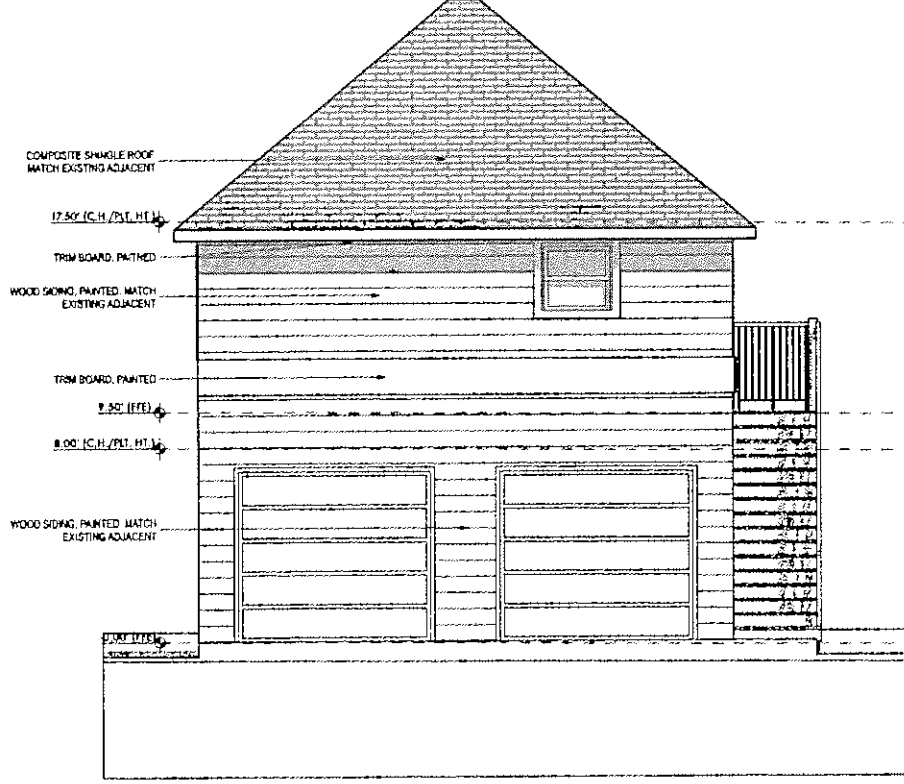
3 EAST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



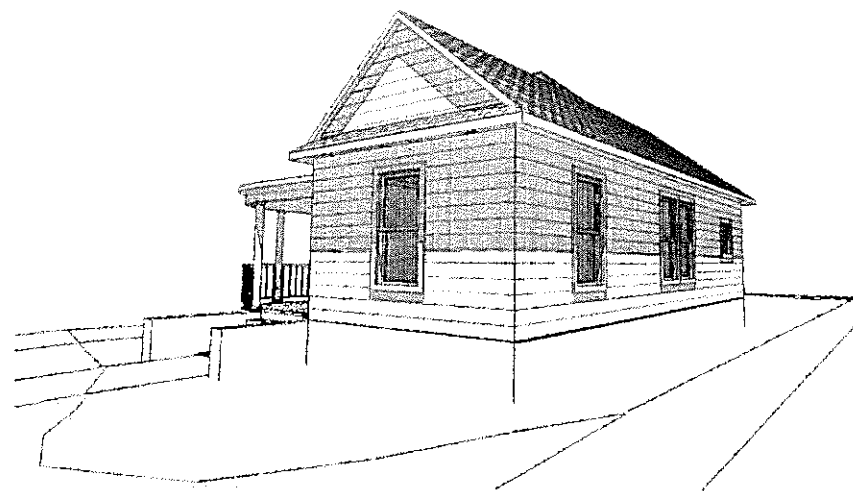
1 NORTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



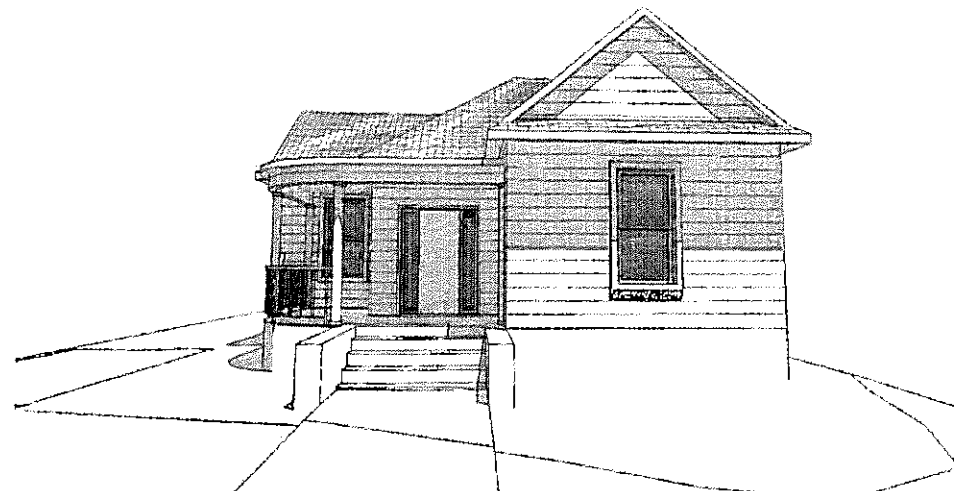
4 WEST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



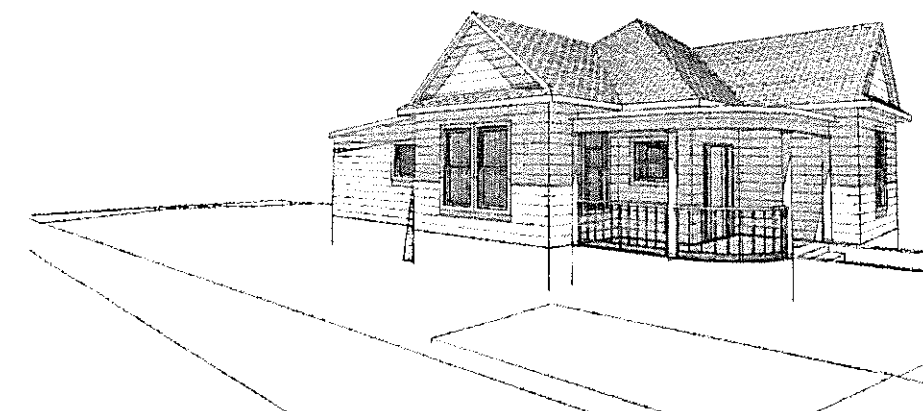
2 SOUTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



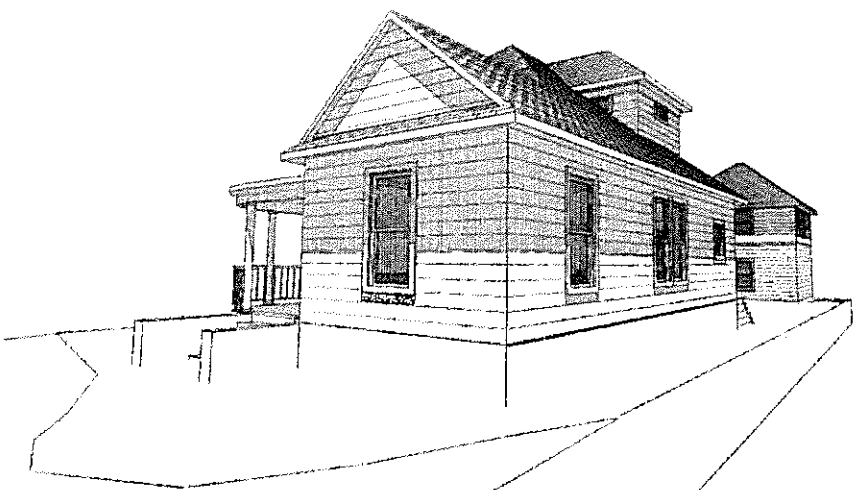
3 VIEW FROM NW - EXISTING



2 VIEW FROM NORTH - EXISTING



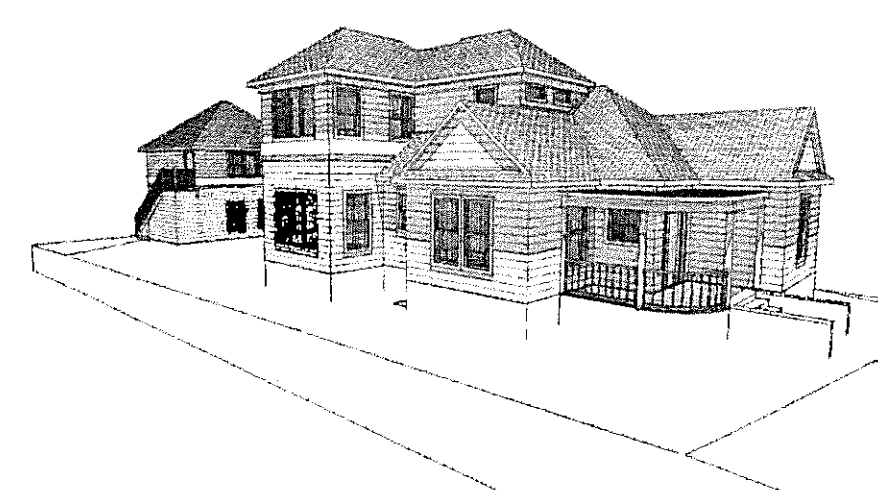
1 VIEW FROM NE - EXISTING



6 VIEW FROM NW - PROPOSED



5 VIEW FROM NORTH - PROPOSED



4 VIEW FROM NE - PROPOSED