



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

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Property Information

Project Address: 2305 Hartford Rd, Austin Texas 78703	Tax Parcel ID: 114014
Legal Description: LOT 32 & N 16.4 FT OF LOT 31 SUNSET HILL ENFIELD	
Zoning District: SF-3	Lot Area (sq ft): 17,859.60
Neighborhood Plan Area (if applicable): N/A	Historic District (if applicable): Old West Austin

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 (If yes, application for a tree permit with the City Arborist is required) Note: Include tree location(s) on plot plan.	
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 (If no, contact Austin Water Utility to apply for 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 ☒ (If yes, submit approved auxiliary and potable plumbing plans.) (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 ☐ 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: 5	# bedrooms upon completion: 1	# baths existing: 5.5	# baths upon completion: 3.0
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Please refer to attached narrative.			

Trades Permits Required (Circle as applicable): ☐ electric ☐ plumbing ☐ mechanical (HVAC) ☐ concrete (R.O.W.)

Job Valuation		
Total Job Valuation: \$ <u>1,408,000</u>	Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ <u>704,000</u>	Amount of Total Job Valuation dedicated to all Remodel/Repair: Bldg: \$ <u>507,000</u> Elec: \$ <u>98,000</u> Plmbg: \$ <u>51,000</u> Mech: \$ <u>48,000</u> TOTAL: \$ <u>704,000</u>
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>704,000</u> Elec: ☒ Y ☐ N Plmbg: ☒ Y ☐ N Mech: ☒ Y ☐ N Amount for Accessory Structure: \$ <u>N/A</u> Elec: ☐ Y ☐ N Plmbg: ☐ Y ☐ N Mech: ☐ Y ☐ 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 Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	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	2,813.00		-325.00		2,488.00	0.00
b) 2 nd Floor conditioned area	2,288.00		617.00		2,905.00	0.00
c) 3 rd Floor conditioned area	0.00		0.00		0.00	0.00
d) Basement	324.00		0.00		324.00	0.00
e) Covered parking (garage or carport)	980.00		-426.00		554.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	1,407.00		-810.00		597.00	0.00
g) Other covered or roofed area	110.00		131.00		241.00	0.00
h) Uncovered wood decks	0.00		0.00		0.00	0.00
Total Building Area (total a through h)	7,922.00	0.00	-813.00	0.00	7,109.00	0.00
i) Pool	709.00		0.00		709.00	0.00
j) Spa	0.00		0.00		0.00	0.00
k) Remodeled Floor Area, excluding Addition / New Construction	---	---	---	---	5,393.00	

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>3,428.00</u>	% of lot size: <u>19</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>7,891.00</u>	% of lot size: <u>44</u>

Setbacks	
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)	☒ Y ☐ N
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)	Y ☒ N
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)	Y ☒ 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>23</u> ft <u>4</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) Y ☒ N	
*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.	
Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N	
Width of approach (measured at property line): _____ 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? Y ☒ N (If yes, drainage review is required)	

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	2,813.00	-325.00			2,488.00
2 nd Floor	2,288.00	617.00			2,905.00
3 rd Floor	0.00	0.00			0.00
Area w/ ceilings > 15'	0.00	151.00	Must follow article 3.3.5	0.00	151.00
Ground Floor Porch* (check article utilized)	337.00	-87.00	☐ Full Porch sq ft (3.3.3 A) ☒ 200 sq ft (3.3.3 A 2)	200.00	50.00
Basement	324.00	0.00	Must follow article 3.3.3B, see note below	324.00	0.00
Attic	0.00	0.00	Must follow article 3.3.3C, see note below	0.00	0.00
Garage**: (check article utilized)	Attached	0.00	☐ 200 sq ft (3.3.2 B 1)	0.00	0.00
	Detached	0.00	☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a / 2b)	0.00	0.00
Carport**: (check article utilized)	Attached	980.00	☐ 450 sq ft (3.3.2 A 3) ☒ 200 sq ft (3.3.2 B 1)***	200.00	354.00
	Detached	0.00	☐ 450 sq ft (3.3.2 A 1)	0.00	0.00
Accessory Building(s) (detached)	0.00	0.00			0.00
Totals	6,742.00	-70.00			5,948.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 5,948.00

(Total Gross Floor Area + Lot Area) x 100 = 33 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.

Architects
Clayton&Little
1001 East 8th Street
Austin Texas 78702
512 477 1727

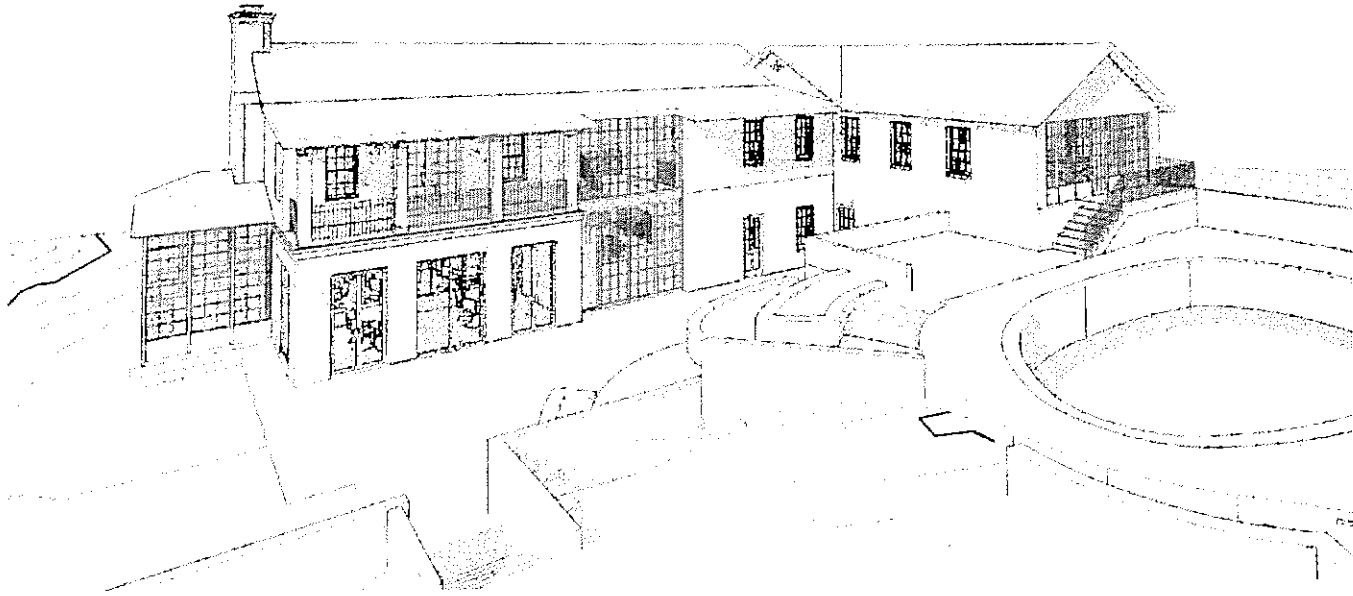
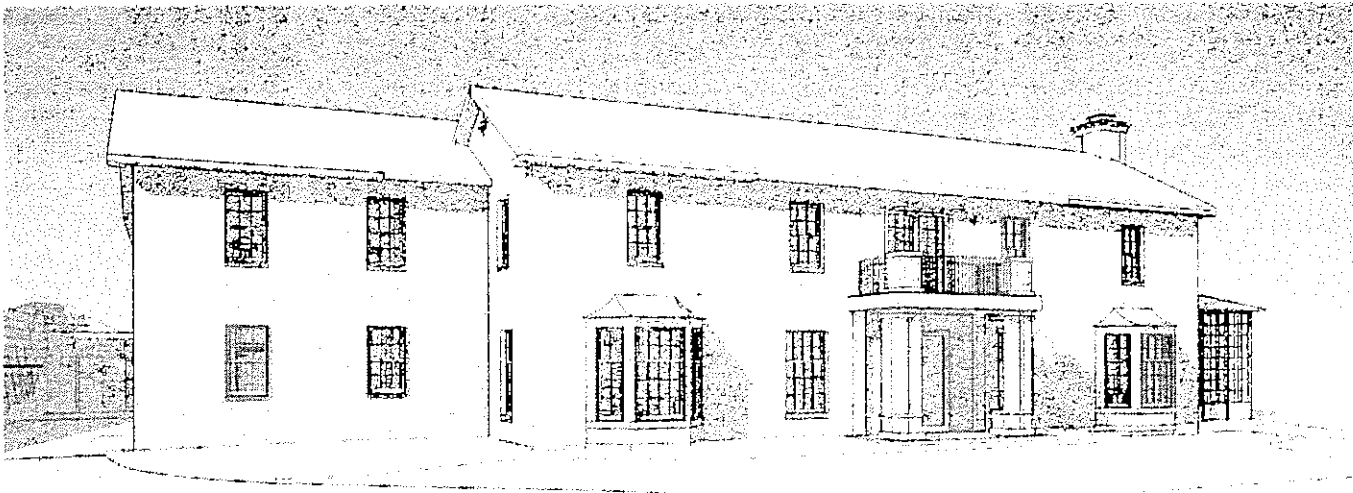
Project Description:

The scope of work will largely focus on the rear elevation and interior spaces. The existing street front elevation will remain except for the removal of an existing two-story metal covered patio. This will be replaced with a smaller patio and balcony with metal work to match the existing. The south elevation (plan east) will remain intact except for the addition of a solarium on the ground floor. The rear board and batten elevation will be demolished and replaced to reduce the size of the structure. It will be replaced with a brick wall to match existing. The large Upper Deck will be demolished and replaced with a conditioned addition to the second floor. The carport and north (plan west) board and batten elevation will also be demolished and replaced with brick walls to match existing.

The existing drive will remain, but a new path will be added from the street to the house. The existing pool and deck will remain and the landscape will be demolished and reworked to accommodate the pool, pool deck, and additional outdoor space.

WEST RESIDENCE

2305 HARTFORD RD
AUSTIN, TEXAS 78703



ARCHITECTS: CLAYTON & LITTLE ARCHITECTS
1001 EAST 6TH STREET
AUSTIN, TEXAS 78702
CONTACT: CHARLOTTE OLSCHNIGER
PHONE: (512) 477-1797
FAX: (512) 477-9876

OWNER INFORMATION

TRAVIS & SHERI WEST
2304 WOODLAWN BLVD
AUSTIN, TEXAS 78703

LEGAL DESCRIPTION

LOT 37 & R 1 & 4 FT OF LOT 31 SHIRSETT TRS IMPROV

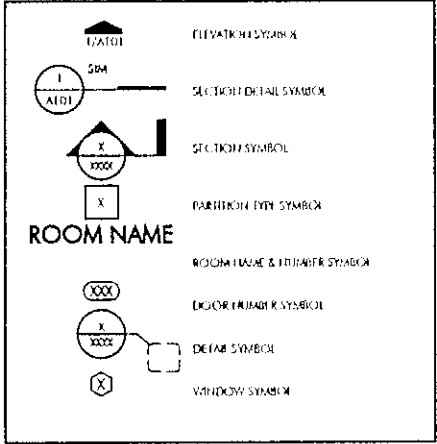
SITE INFORMATION

SITE INFORMATION TAKEN FROM SURVEY PERFORMED
ON 1/30/04 BY LICENSED SURVEYOR LICH AND M.
COOKSTON WORKING FOR CLAYTON &
ASSOCIATES SURVEYING & MAPPING

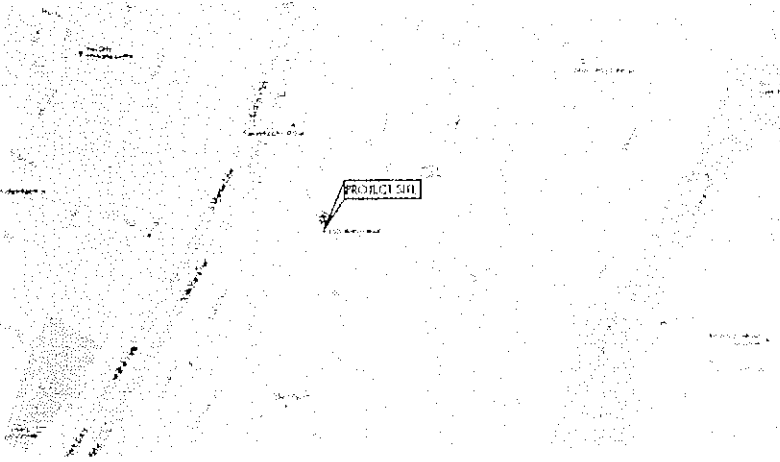
ZONING INFORMATION

SP-2

SYMBOL LEGEND



VICINITY MAP



INDEX OF DRAWINGS

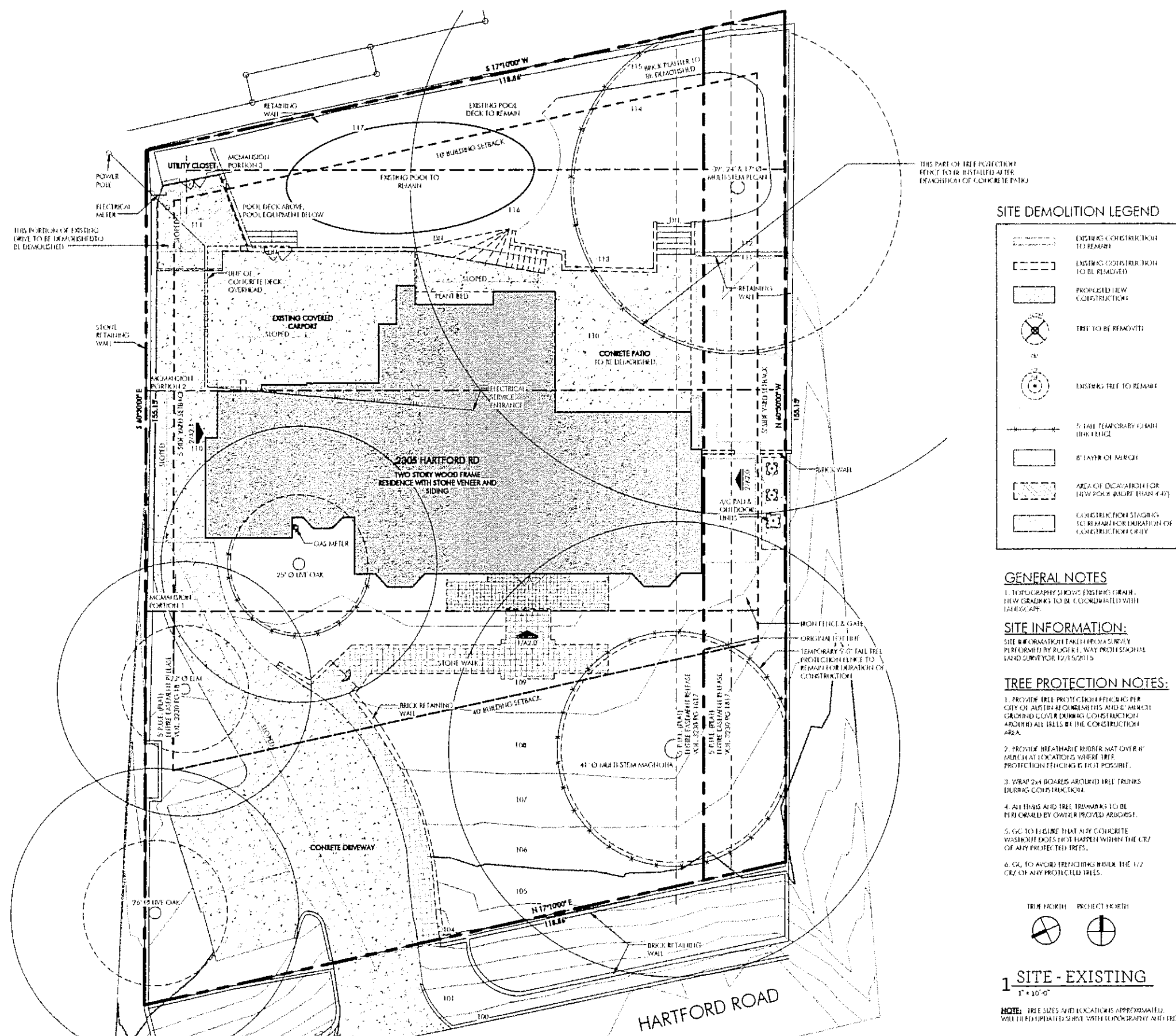
GL0	COVER SHEET
AO.1	SITE PLAN
AO.2	DEMOLITION SITE PLAN
AO.3	DEMOLITION PHOTOS
01.0	BASEMENT DEMO PLAN
01.1	GROUNDFLOOR DEMO PLAN
01.2	SECOND FLOOR DEMO PLAN
A1.0	BASEMENT FLOOR PLAN
A1.1	GROUNDFLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	WALL SECTIONS
A4.0	SCHEDULES

1

AREA CALCULATIONS:

LOT SIZE = 17,860 S.F.	EXISTING	DEMO	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED	2,813 S.F.	325 S.F.	0 S.F.	3,488 S.F.
2ND FLOOR CONDITIONED	2,280 S.F.	0 S.F.	617 S.F.	2,905 S.F.
BASEMENT	224 S.F.	0 S.F.	4 S.F.	224 S.F.
COVERED PATIO	241 S.F.	241 S.F.	0 S.F.	0 S.F.
SCREENED PORCH - 1ST FLOOR	178 S.F.	0 S.F.	86 S.F.	264 S.F.
SCREENED PORCH - 2ND FLOOR	110 S.F.	110 S.F.	241 S.F.	0 S.F.
SCREENED PORCH - 2ND FLOOR	176 S.F.	176 S.F.	0 S.F.	0 S.F.
SCREENED PORCH - 2ND FLOOR	741 S.F.	741 S.F.	0 S.F.	0 S.F.
BAY CORN	0 S.F.	0 S.F.	229 S.F.	229 S.F.
TOTAL BUILDING COVERAGE				
3-BUILDING COVERAGE (3,488 / 17,860) = 19%	4,260 S.F.	1,469 S.F.	0 S.F.	3,428 S.F.
CORNER LOT DRIVE, CARPORT, PATIO	1,285 S.F.	1,080 S.F.	0 S.F.	3,225 S.F.
SIDEWALKS	545 S.F.	545 S.F.	0 S.F.	0 S.F.
POOL DECK	628 S.F.	0 S.F.	216 S.F.	244 S.F.
UNCOVERED WOOD DECK	0 S.F.	0 S.F.	0 S.F.	0 S.F.
AC PATIO	75 S.F.	75 S.F.	0 S.F.	0 S.F.
OTHER - STAIRS, RETAINING WALLS, FURNITURE	404 S.F.	404 S.F.	208 S.F.	208 S.F.
TOTAL LIGHT BUILDING COVERAGE				
3-BUILDING COVERAGE (3,488 / 17,860) = 19%	5,937 S.F.	2,084 S.F.	667 S.F.	4,515 S.F.
TOTAL SITE COVERAGE (BYPASSING)				
3-BUILDING COVERAGE (3,488 / 17,860) = 19%	10,917 S.F.	0 S.F.	0 S.F.	7,943 S.F.
F.A.R. CALCULATIONS				
1ST FLOOR CONDITIONED	2,813 S.F.	325 S.F.	0 S.F.	3,488 S.F.
2ND FLOOR CONDITIONED	2,280 S.F.	0 S.F.	617 S.F.	2,905 S.F.
AREA W/ CEILING > 15	40 S.F.	40 S.F.	151 S.F.	151 S.F.
1ST FLOOR PATIOS/PORCHES	337 S.F.	87 S.F.	0 S.F.	290 S.F.
BASEMENT	224 S.F.	0 S.F.	0 S.F.	224 S.F.
CARPORT	980 S.F.	426 S.F.	0 S.F.	594 S.F.
UNIMPROVED				
GROUNDFLOOR PORCH				200 S.F.
BASEMENT				324 S.F.
CARPORT				200 S.F.
TOTAL FLOOR AREA				
3-BUILDING COVERAGE (3,488 / 17,860) = 19%				5948 S.F.





West Residence

DATE 11-20-2017 IS 11

PROJECT NUM

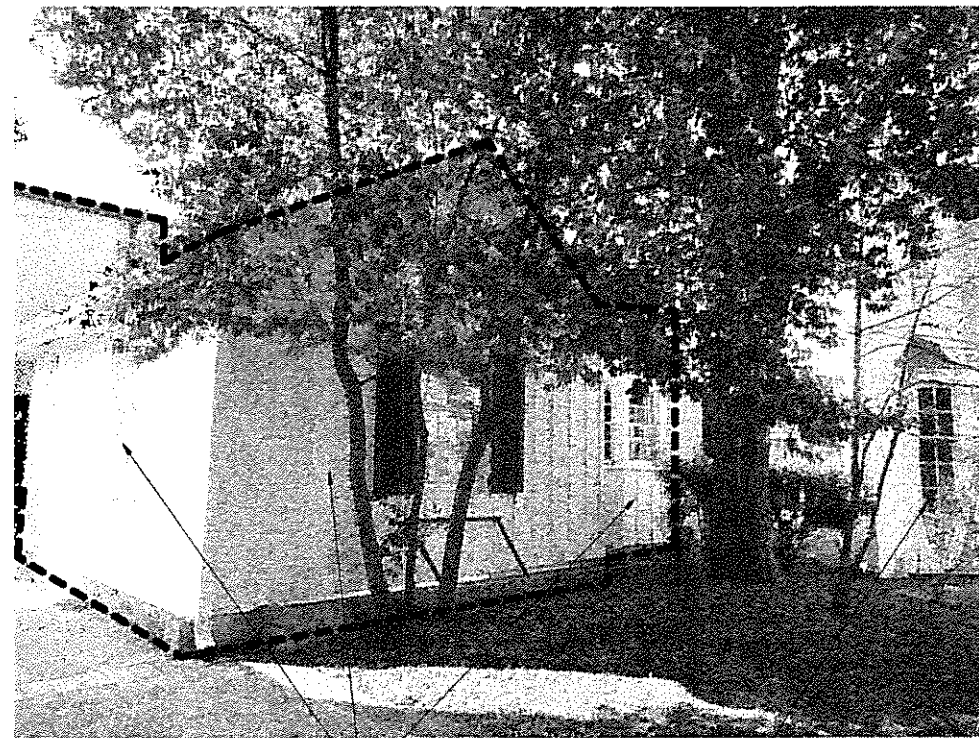
CONCLUSIONS

Dc



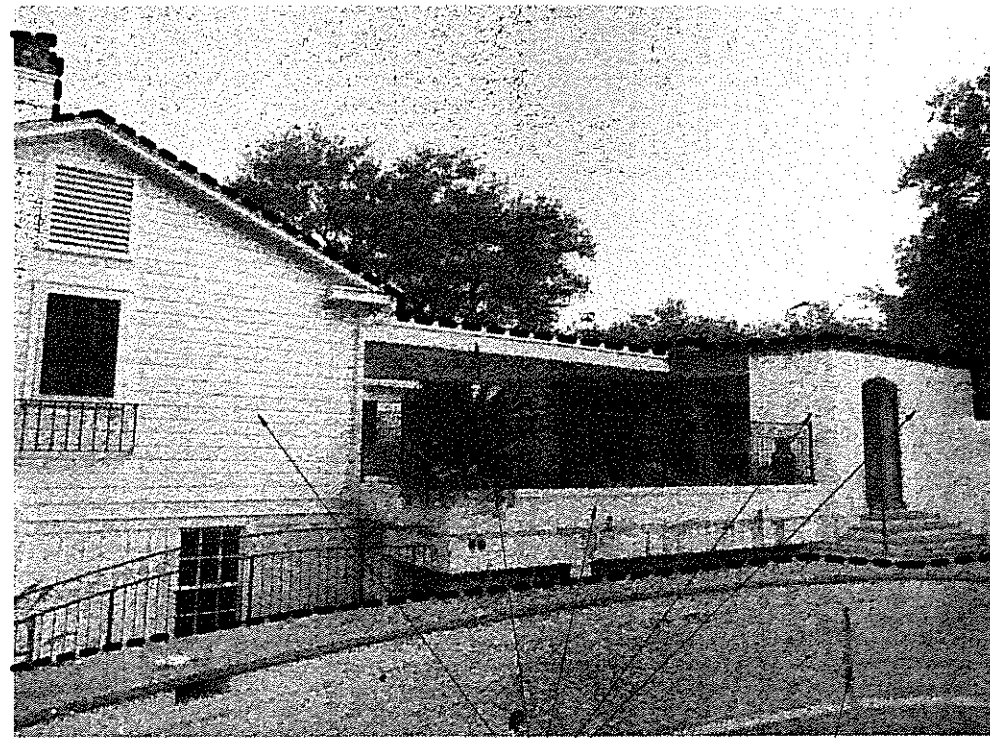
FIELD INSPECTION

When performing
new construction, a
general contractor
should inspect all
existing walls and
foundations to the



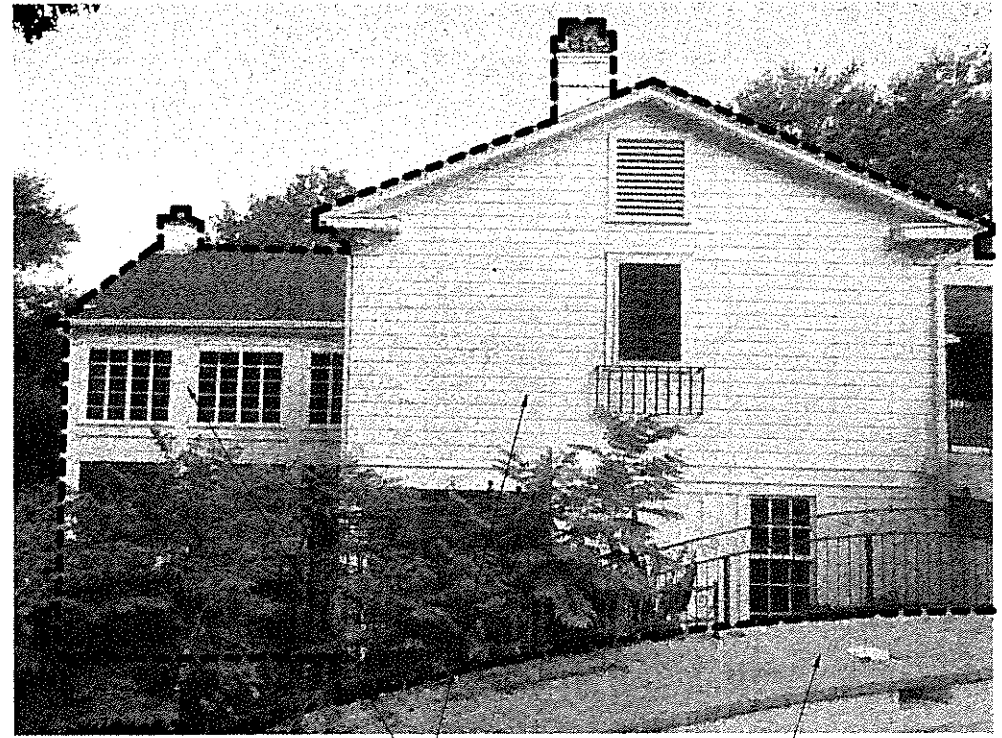
PARTIAL NORTHEAST ELEVATION

EXISTING WALL AND WINDOWS TO BE DEMOLISHED
EXISTING WALL AND WINDOWS TO REMAIN



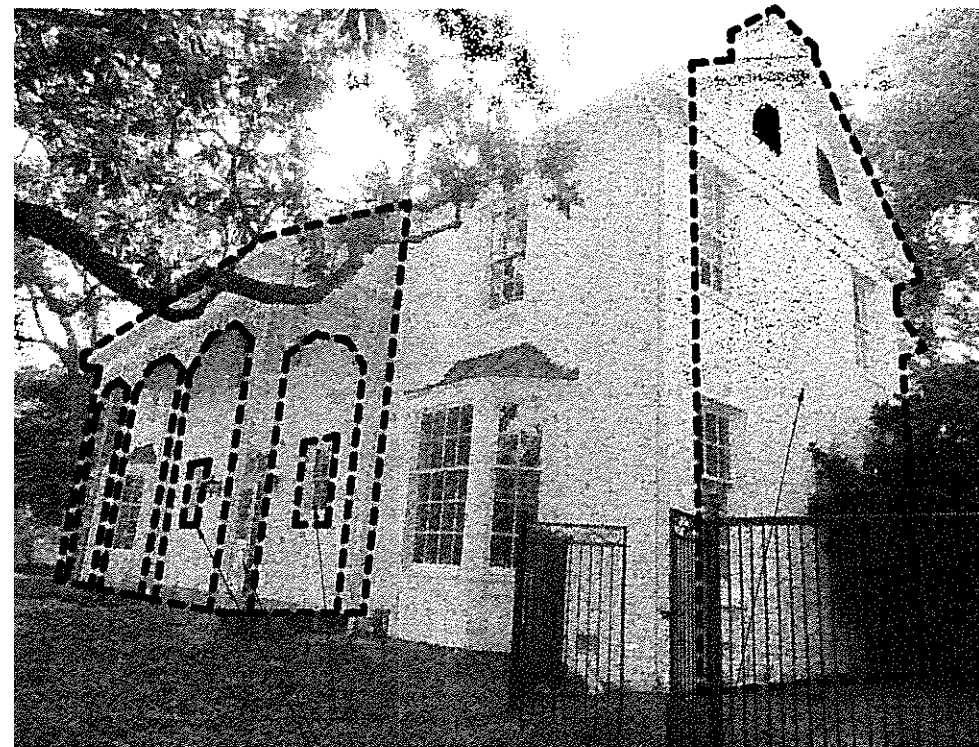
PARTIAL EAST ELEVATION

EXISTING WALL AND OPENINGS TO BE DEMOLISHED
EXISTING POOL AND DECK TO BE RESTORED



PARTIAL EAST ELEVATION

EXISTING WALL AND OPENINGS TO BE DEMOLISHED
EXISTING POOL AND DECK TO BE RESTORED



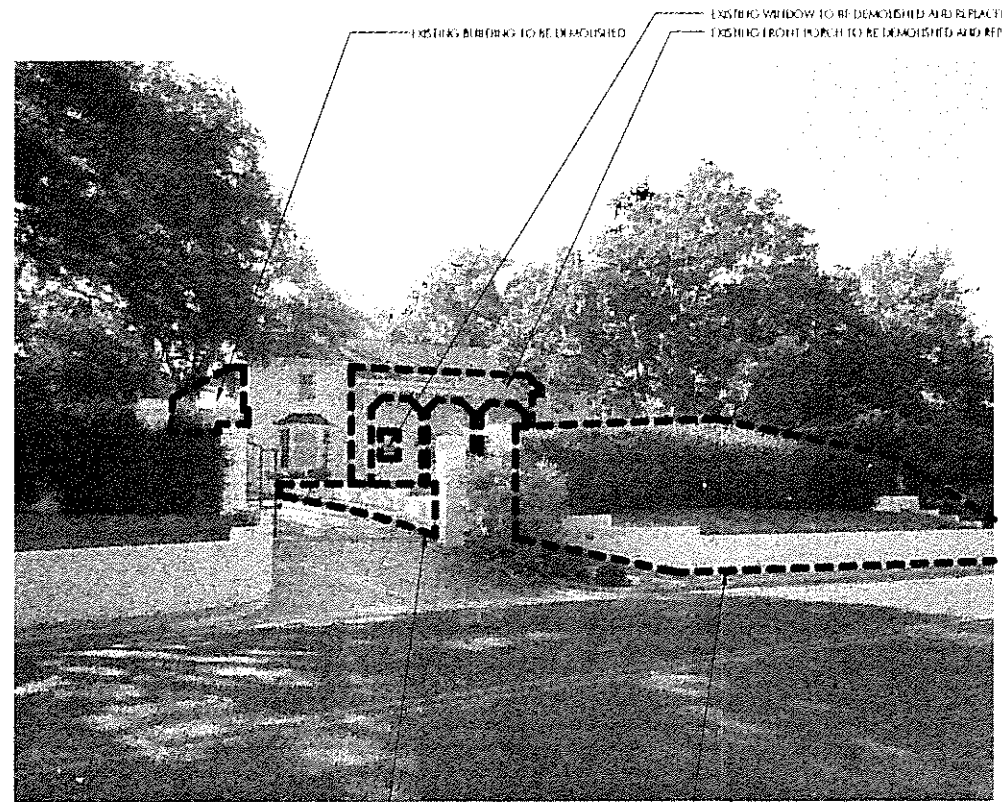
PARTIAL SOUTHWEST ELEVATION

EXISTING WALL AND WINDOWS TO BE DEMOLISHED
EXISTING PORCH AND WINDOWS TO BE DEMOLISHED AND REPLACED



WEST ELEVATION

EXISTING WALL AND WINDOWS
TO BE DEMOLISHED
EXISTING WINDOW TO BE DEMOLISHED AND REPLACED
EXISTING PORCH TO BE DEMOLISHED AND REPLACED



WEST ELEVATION FROM STREET

EXISTING LANDSCAPE TO BE DEMOLISHED AND REPLACED
TO ACCOMMODATE NEW PEBBLE PATH APPROACHING PORCH

West Residence

DATE ISSUED

DESIGN PERIOD

CONSTRUCTION 4-22

2018 & 2019

PROJECT NUMBER

1000 MARYLAND STREET

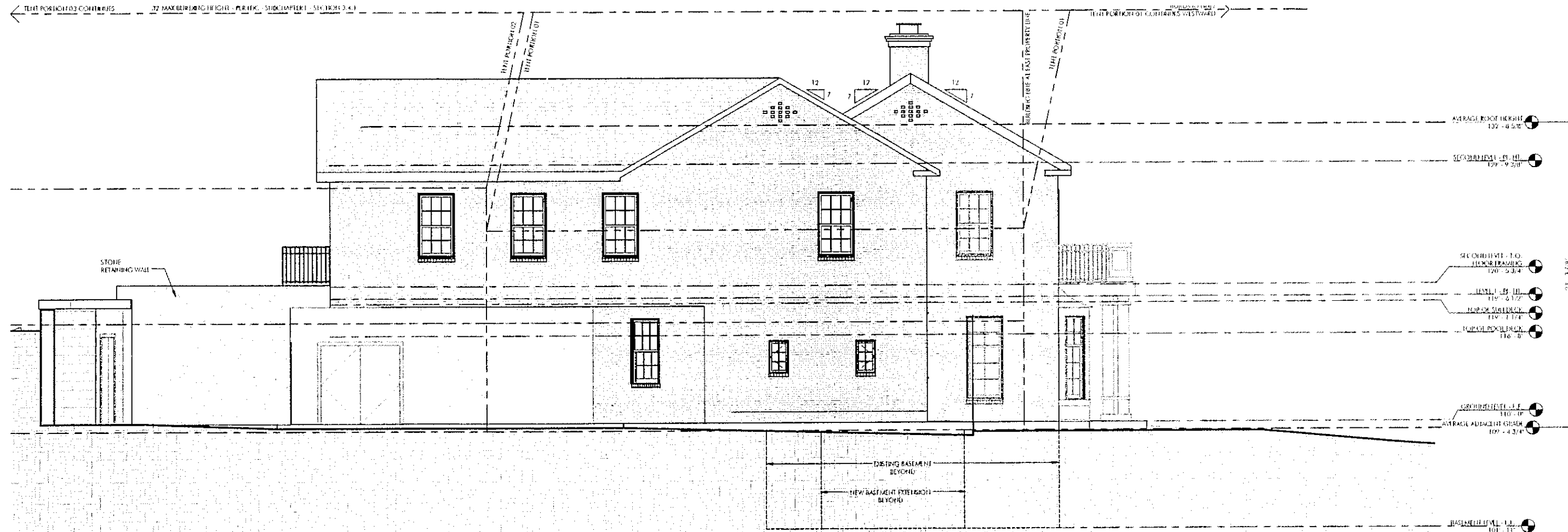
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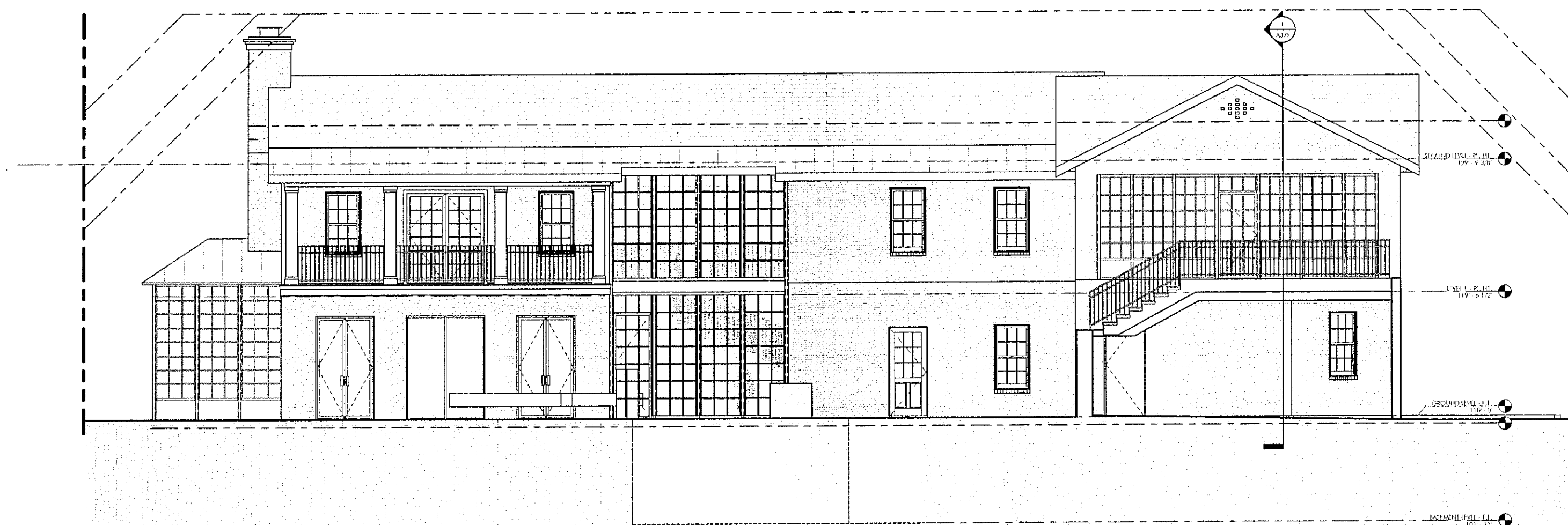


FIELD INSPECTIVE

There are people, indeed, how unjustly, a general counter-revolution, triumph of all our institutions, and our disapprobation to the



2 WEST ELEVATION - SIDE
1/4" = 1'-0"



1 NORTH ELEVATION - BACK

West Residence

DATE ISSUED
6/20/2007 1:10 PM

PROJECT NUMBER

EXPERIMENTAL

A2

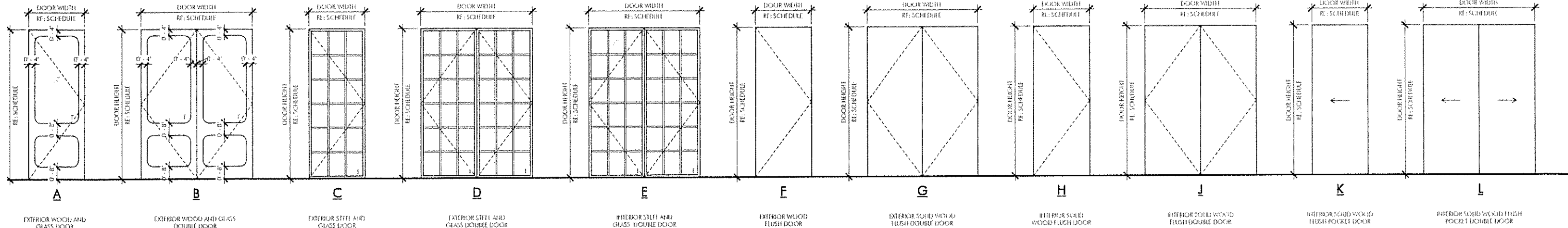


DOOR SCHEDULE

DOOR #	WIDTH	HEIGHT	DOOR		COMMENTS
			TYPE	MATERIAL	
01	6'-0"	8'-0"	B	WOOD & GLASS	EXISTING FRONT DOOR, TEMPERED GLASS
02	3'-0"	8'-0"	F	WOOD	
03	3'-0"	7'-0"	A	WOOD & GLASS	TO MATCH EXISTING
04	3'-0"	7'-0"	A	WOOD & GLASS	TO MATCH EXISTING
05	2'-11"	8'-2"	C	STEEL & GLASS	IN CURTAIN WALL, TEMPERED GLASS
06	4'-3"	7'-9"	P	WOOD & SCREEN	
07	4'-3"	7'-9"	P	WOOD & SCREEN	
08	6'-0"	8'-0"	L	WOOD	DOUBLE POCKET DOOR
09	6'-3 3/4"	9'-0"	D	STEEL & GLASS	TEMPERED GLASS
10	6'-3 3/4"	9'-0"	D	STEEL & GLASS	TEMPERED GLASS
11	6'-0"	8'-6"	E	STEEL & GLASS	TEMPERED GLASS
12	6'-0"	8'-6"	E	STEEL & GLASS	TEMPERED GLASS
13	2'-6"	7'-0"	K	WOOD	POCKET DOOR
14	2'-8"	7'-0"	H	WOOD	
15	3'-0"	7'-0"	M	HM	ELEVATOR DOOR
16	3'-0"	7'-0"	H	WOOD	
17	2'-10"	7'-0"	J	WOOD	
18	3'-0"	8'-0"	O	METAL	DOUBLE ACTING DOOR, TEMPERED GLASS
19	2'-8"	6'-8"	B	WOOD	
20	2'-8"	7'-0"	H	WOOD	
21	2'-8"	7'-0"	K	WOOD	POCKET DOOR
22	6'-0"	6'-0"	G	WOOD	
23	5'-0"	6'-8"	G	WOOD	
24	5'-0"	6'-8"	G	WOOD	
01	6'-0"	7'-0"	D	STEEL & GLASS	TEMPERED GLASS
02	3'-0"	6'-8"	C	STEEL & GLASS	IN STOREFRONT, TEMPERED GLASS
03	6'-0"	7'-0"	D	STEEL & GLASS	TEMPERED GLASS
04	6'-0"	7'-0"	L	WOOD	DOUBLE POCKET DOOR
05	2'-8"	8'-0"	H	WOOD	
06	3'-0"	7'-0"	M	HM	ELEVATOR DOOR
07	2'-8"	8'-0"	H	WOOD	
08	6'-0"	8'-0"	J	WOOD	
09	2'-10"	8'-0"	H	WOOD	
10	3'-0"	8'-0"	Q	WOOD	
11	3'-0"	8'-0"	Q	WOOD	
12	6'-0"	8'-0"	J	WOOD	
13	6'-0"	6'-6"	N	WOOD	W/ MIRRORS ON HALLWAY SIDE
14	2'-8"	7'-0"	H	WOOD	W/ MIRRORS ON HALLWAY SIDE
15	2'-8"	7'-0"	H	WOOD	
16	2'-8"	7'-0"	H	WOOD	
17	2'-6"	6'-8"	H	WOOD	
18	2'-8"	7'-0"	K	WOOD	POCKET DOOR
19	5'-0"	7'-0"	J	WOOD	W/ MIRRORS ON HALLWAY SIDE

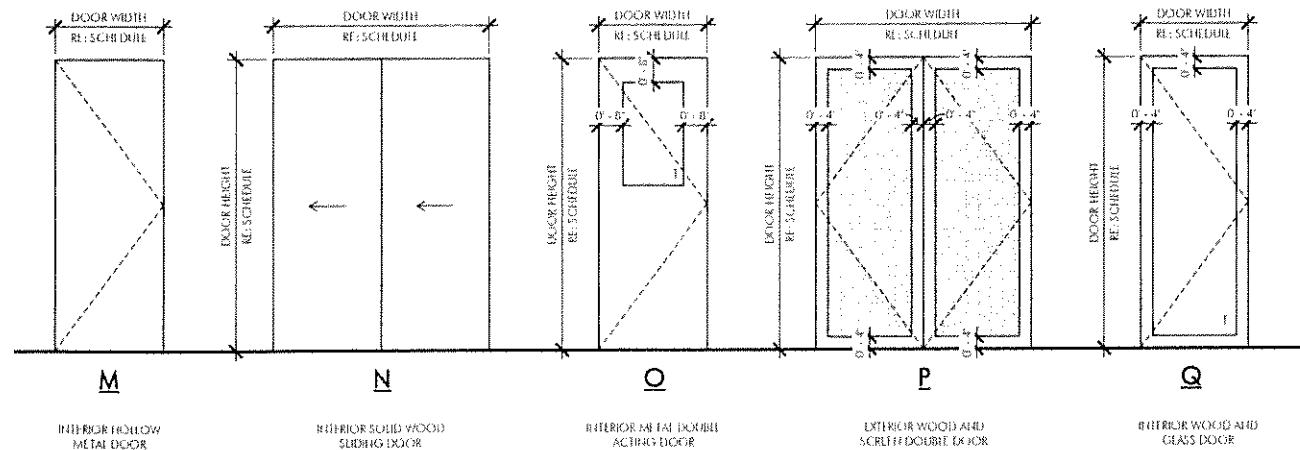
DOOR NOTES:

- ALL SIZES TO BE VERIFIED ON SITE BY DOOR FABRICATOR. SIZES NOTED IN THIS SCHEDULE ARE GENERAL.
- ALL EXTERIOR DOORS TO MEET CURRENT ENERGY CODES.
- PROVIDE TEMPERED GLASS AS NOTED AND AS REQUIRED BY CODE - TO BE VERIFIED.
- FOR PANEL AND SITE CONFIGURATION, RE: ELEVATIONS.
- EXTERIOR DOORS TO BE WINDOOR FRAMING, GLASS DOORS OR EQUIVALENT ALTERNATE, EXTERIOR FINISH TO MATCH EXISTING.
- INTERIOR DOORS TO BE SOLID-CORE WOOD, PAINTED.



2 WINDOW ELEVATIONS

3/8" = 1'-0"



1 DOOR ELEVATIONS

3/8" = 1'-0"

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