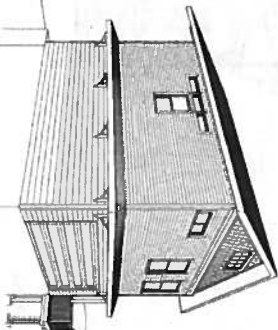
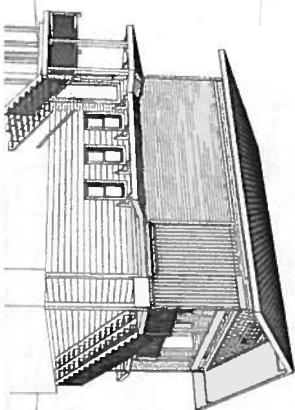
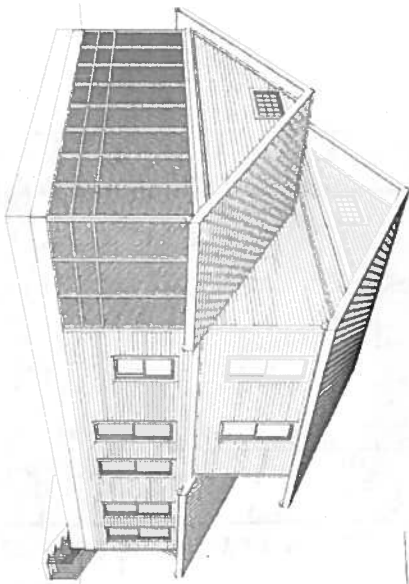
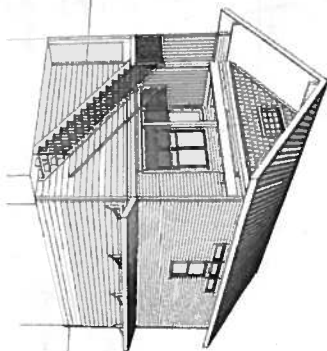
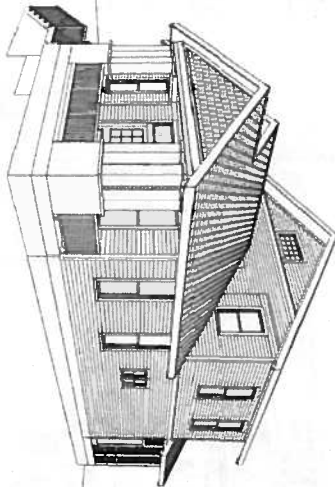


This architectural drawing shows a building with a complex, multi-level facade. A prominent staircase with a metal railing leads up from the ground level to a higher entrance. The building features several windows, some with shutters, and a series of horizontal slats or louvers on the upper levels. The drawing is a black and white line sketch, showing the building's form and structure in detail.



ENGINEERING FOR FOUNDATION TO BE PROVIDED BY  
LOCAL CONTRACTOR

BUILDER TO VERIFY PLANS AND SPECIFICATIONS AND  
COMPLY WITH IRC AND LOCAL BUILDING CODES AS  
REQUIRED

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL FIRE CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2012 INTERNATIONAL SOLAR ENERGY CODE
- 2015 UNIFORM MECHANICAL CODE
- 2015 UNIFORM PLUMBING CODE
- 2017 NATIONAL ELECTRICAL CODE

**ENGINEER:**  
Lester Germano

**BUILDING DESIGNER:**  
 **CUSTOM DESIGN SERVICES**  
 sustainable design solutions

P.O. Box 93003  
Austin, Texas 78764-3003  
Phone/Fac 512 590-9304

|      |                           |     |
|------|---------------------------|-----|
| CVR  | COVER SHEET               |     |
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| D10  | AS BUILT/WHO FLOOR PLANS  | 3   |
| A10  | PROPOSED FLOOR PLANS      | 4   |
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| A36  | PROPOSED EXTERIOR ELEV.   | 13  |
| A37  | PROPOSED EXTERIOR ELEV.   | 14  |
| A38  | PROPOSED EXTERIOR ELEV.   | 15  |
| A39  | PROPOSED EXTERIOR ELEV.   | 16  |
| A40  | PROPOSED EXTERIOR ELEV.   | 17  |
| A41  | PROPOSED EXTERIOR ELEV.   | 18  |
| A42  | PROPOSED EXTERIOR ELEV.   | 19  |
| A43  | PROPOSED EXTERIOR ELEV.   | 20  |
| A44  | PROPOSED EXTERIOR ELEV.   | 21  |
| A45  | PROPOSED EXTERIOR ELEV.   | 22  |
| A46  | PROPOSED EXTERIOR ELEV.   | 23  |
| A47  | PROPOSED EXTERIOR ELEV.   | 24  |
| A48  | PROPOSED EXTERIOR ELEV.   | 25  |
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| A51  | PROPOSED EXTERIOR ELEV.   | 28  |
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| A54  | PROPOSED EXTERIOR ELEV.   | 31  |
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| A56  | PROPOSED EXTERIOR ELEV.   | 33  |
| A57  | PROPOSED EXTERIOR ELEV.   | 34  |
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| A59  | PROPOSED EXTERIOR ELEV.   | 36  |
| A60  | PROPOSED EXTERIOR ELEV.   | 37  |
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| A67  | PROPOSED EXTERIOR ELEV.   | 44  |
| A68  | PROPOSED EXTERIOR ELEV.   | 45  |
| A69  | PROPOSED EXTERIOR ELEV.   | 46  |
| A70  | PROPOSED EXTERIOR ELEV.   | 47  |
| A71  | PROPOSED EXTERIOR ELEV.   | 48  |
| A72  | PROPOSED EXTERIOR ELEV.   | 49  |
| A73  | PROPOSED EXTERIOR ELEV.   | 50  |
| A74  | PROPOSED EXTERIOR ELEV.   | 51  |
| A75  | PROPOSED EXTERIOR ELEV.   | 52  |
| A76  | PROPOSED EXTERIOR ELEV.   | 53  |
| A77  | PROPOSED EXTERIOR ELEV.   | 54  |
| A78  | PROPOSED EXTERIOR ELEV.   | 55  |
| A79  | PROPOSED EXTERIOR ELEV.   | 56  |
| A80  | PROPOSED EXTERIOR ELEV.   | 57  |
| A81  | PROPOSED EXTERIOR ELEV.   | 58  |
| A82  | PROPOSED EXTERIOR ELEV.   | 59  |
| A83  | PROPOSED EXTERIOR ELEV.   | 60  |
| A84  | PROPOSED EXTERIOR ELEV.   | 61  |
| A85  | PROPOSED EXTERIOR ELEV.   | 62  |
| A86  | PROPOSED EXTERIOR ELEV.   | 63  |
| A87  | PROPOSED EXTERIOR ELEV.   | 64  |
| A88  | PROPOSED EXTERIOR ELEV.   | 65  |
| A89  | PROPOSED EXTERIOR ELEV.   | 66  |
| A90  | PROPOSED EXTERIOR ELEV.   | 67  |
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| A93  | PROPOSED EXTERIOR ELEV.   | 70  |
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| A110 | PROPOSED EXTERIOR ELEV.   | 87  |
| A111 | PROPOSED EXTERIOR ELEV.   | 88  |
| A112 | PROPOSED EXTERIOR ELEV.   | 89  |
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| A123 | PROPOSED EXTERIOR ELEV.   | 100 |
| A124 | PROPOSED EXTERIOR ELEV.   | 101 |
| A125 | PROPOSED EXTERIOR ELEV.   | 102 |
| A126 | PROPOSED EXTERIOR ELEV.   | 103 |
| A127 | PROPOSED EXTERIOR ELEV.   | 104 |
| A128 | PROPOSED EXTERIOR ELEV.   | 105 |
| A129 | PROPOSED EXTERIOR ELEV.   | 106 |
| A130 | PROPOSED EXTERIOR ELEV.   | 107 |
| A131 | PROPOSED EXTERIOR ELEV.   | 108 |
| A132 | PROPOSED EXTERIOR ELEV.   | 109 |
| A133 | PROPOSED EXTERIOR ELEV.   | 110 |

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THESE DRAWINGS ARE NOT COMPLETE

**SHEET**  
**CVR**  
**1 of 8**

COVER SHEET

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.

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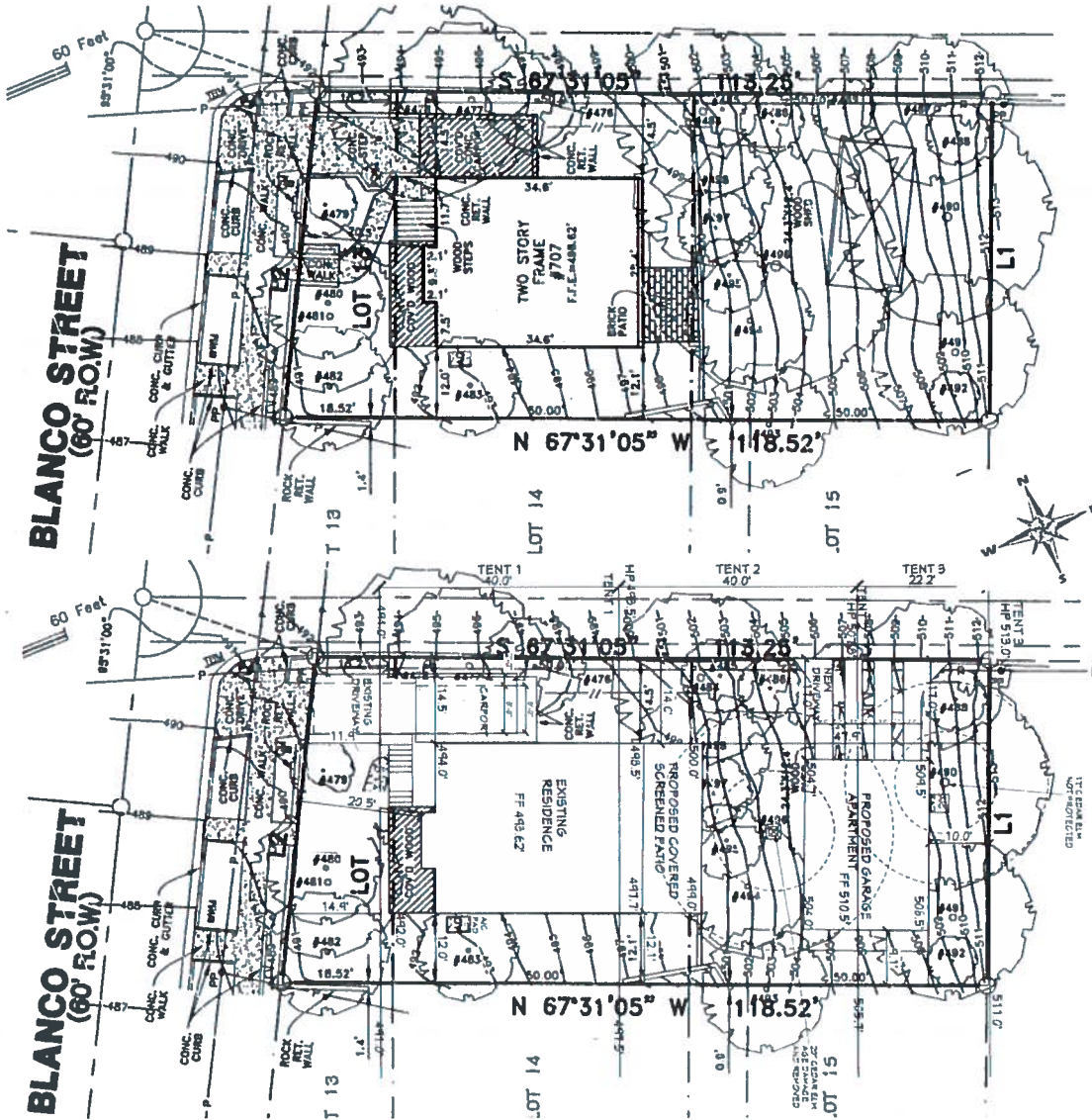


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EXISTING SURVEY  
SCALE: 1" = 40' ON 8" SHEET, 1" = 20' ON 1/2" SHEET

EXISTING SURVEY PLAN WITH PROPOSED CHANGES  
SCALE: 1" = 20' ON 8" SHEET, 1" = 10' ON 1/2" SHEET



**TREE TABLE**

| TAG NO. | DESCRIPTION  | TAG NO. | DESCRIPTION  |
|---------|--------------|---------|--------------|
| 482     | 6" CEDAR ELW | 492     | 6" CEDAR ELW |
| 483     | 6" CEDAR ELW | 493     | 6" CEDAR ELW |
| 484     | 6" CEDAR ELW | 494     | 6" CEDAR ELW |
| 485     | 6" CEDAR ELW | 495     | 6" CEDAR ELW |
| 486     | 6" CEDAR ELW | 496     | 6" CEDAR ELW |
| 487     | 6" CEDAR ELW | 497     | 6" CEDAR ELW |
| 488     | 6" CEDAR ELW | 498     | 6" CEDAR ELW |
| 489     | 6" CEDAR ELW | 499     | 6" CEDAR ELW |
| 490     | 6" CEDAR ELW | 500     | 6" CEDAR ELW |
| 491     | 6" CEDAR ELW | 501     | 6" CEDAR ELW |
| 492     | 6" CEDAR ELW | 502     | 6" CEDAR ELW |
| 493     | 6" CEDAR ELW | 503     | 6" CEDAR ELW |
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| 497     | 6" CEDAR ELW | 507     | 6" CEDAR ELW |
| 498     | 6" CEDAR ELW | 508     | 6" CEDAR ELW |
| 499     | 6" CEDAR ELW | 509     | 6" CEDAR ELW |
| 500     | 6" CEDAR ELW | 510     | 6" CEDAR ELW |

**PRELIMINARY**  
NOT FOR CONSTRUCTION OR FINAL BID  
THESE DRAWINGS ARE NOT COMPLETE

SHEET  
C1.0  
2 of 8

EXISTING SURVEY  
SITE PLAN  
SCALE: 1/8" = 10' ON 8" SHEET, 1/4" = 10' ON 1/2" SHEET

REVISIONS:  
1. PRELIMINARY  
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98. REVISIONS  
99. REVISIONS  
100. REVISIONS

**BUILDING COVERAGE**

| EXTING | NEW | TTL | DESCRIPTION               |
|--------|-----|-----|---------------------------|
| 0      | 0   | 0   | 1004 HOUSE                |
| 0      | 0   | 0   | 116 FRONT PORCH           |
| 0      | 0   | 0   | 215 REAR COV SCREEN PORCH |
| 0      | 0   | 0   | 234 CARPORT               |
| 0      | 0   | 0   | 310 WOOD SHED             |
| 0      | 0   | 0   | DETACHED GARAGE           |
| 0      | 0   | 0   | TOTAL                     |
| 0      | 0   | 0   | LOT SIZE                  |
| 0      | 0   | 0   | 40% ALLOWED IN SF 3       |

**FLOOR AREA RATIO (FAR)**

| EXTING | NEW | TTL | DESCRIPTION               |
|--------|-----|-----|---------------------------|
| 0      | 0   | 0   | 1004 HOUSE 1ST FLR        |
| 0      | 0   | 0   | 116 FRONT PORCH           |
| 0      | 0   | 0   | 215 REAR COV SCREEN PORCH |
| 0      | 0   | 0   | 234 CARPORT               |
| 0      | 0   | 0   | 310 WOOD SHED             |
| 0      | 0   | 0   | DETACHED GARAGE           |
| 0      | 0   | 0   | TOTAL                     |
| 0      | 0   | 0   | LOT SIZE                  |
| 0      | 0   | 0   | 40% ALLOWED IN SF 3       |

**FLOOR AREA RATIO (FAR)**

| EXTING | NEW | TTL | DESCRIPTION               |
|--------|-----|-----|---------------------------|
| 0      | 0   | 0   | 1004 HOUSE 1ST FLR        |
| 0      | 0   | 0   | 116 FRONT PORCH           |
| 0      | 0   | 0   | 215 REAR COV SCREEN PORCH |
| 0      | 0   | 0   | 234 CARPORT               |
| 0      | 0   | 0   | 310 WOOD SHED             |
| 0      | 0   | 0   | DETACHED GARAGE           |
| 0      | 0   | 0   | TOTAL                     |
| 0      | 0   | 0   | LOT SIZE                  |
| 0      | 0   | 0   | 40% ALLOWED IN SF 3       |

**FLOOR AREA RATIO (FAR)**

| EXTING | NEW | TTL | DESCRIPTION               |
|--------|-----|-----|---------------------------|
| 0      | 0   | 0   | 1004 HOUSE 1ST FLR        |
| 0      | 0   | 0   | 116 FRONT PORCH           |
| 0      | 0   | 0   | 215 REAR COV SCREEN PORCH |
| 0      | 0   | 0   | 234 CARPORT               |
| 0      | 0   | 0   | 310 WOOD SHED             |
| 0      | 0   | 0   | DETACHED GARAGE           |
| 0      | 0   | 0   | TOTAL                     |
| 0      | 0   | 0   | LOT SIZE                  |
| 0      | 0   | 0   | 40% ALLOWED IN SF 3       |

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ALL EXISTING AND NEW EXTERIOR WALL PLT HEIGHTS ARE AS NOTED

ALL EXTERIOR FINISHES AT MAIN HOME ARE SIDING AND ARE TO ALIGN WITH MATCH EXISTING

MAIN HOME FRONT PORCH GABLE IS CHANGED TO SHAKE STYLE

MAIN HOME TRIM DETAILING IS TO REMAIN OR BE MATCHED

MAIN HOME FRONT PORCH COLUMN STUCCO MATERIAL IS TO BE REMOVED AND CORNER POSTS TO BE FINISHED TO MATCH EXISTING / POORTRIM POSTS.



SCALE: 1/8" = 1 ft on "B" sheet, 1/4" on "D" sheet and so



**SECTION - MAIN RESIDENCE - LIVING/LOFT**



**PRELIMINARY**  
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THESE DRAWINGS ARE NOT COMPLETE

SHEET  
A2.0  
5 of 8

### ELEVATIONS

SCALE 1/8" = 1 ft on "B" sheet, 1/4" on "D" sheet u n o

**Revisions:**  
PRELIM 4-15-13  
PRELIM 4-14-13  
PRELIM 10-1-13  
REVIEW MEETING  
11-3-13  
HISTORICAL  
REVIEW 11-17-13

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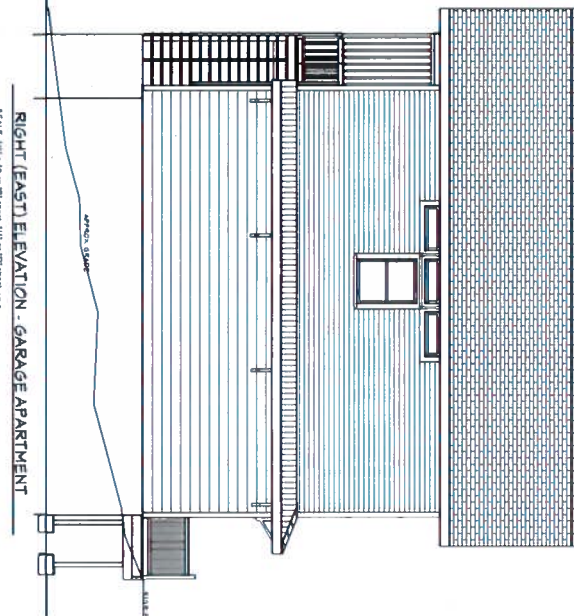
**Revisions:**  
PRELIM 4.13.15  
PRELIM 4.14.15  
PRELIM 10.1.15  
REVIEW MEETINGS  
11.9.15  
HISTORICAL  
REVIEW 11.17.15

### ELEVATIONS

SCALE 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u n o

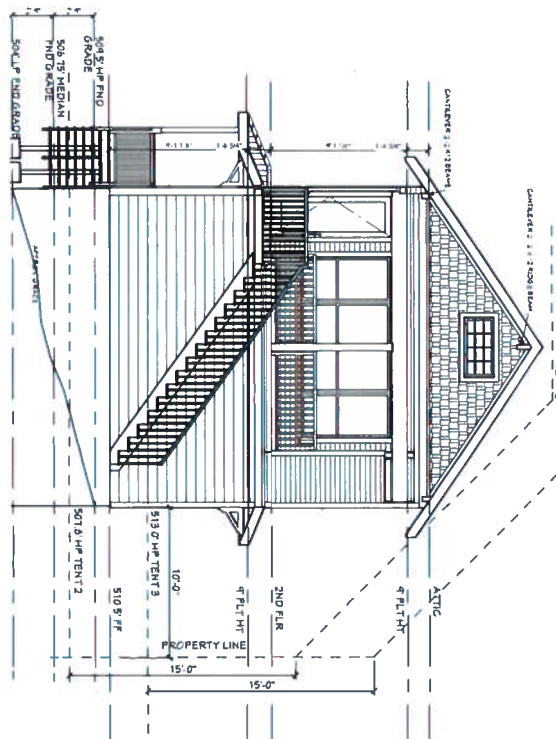
**SHEET**  
**A2.1**  
**6 of 8**

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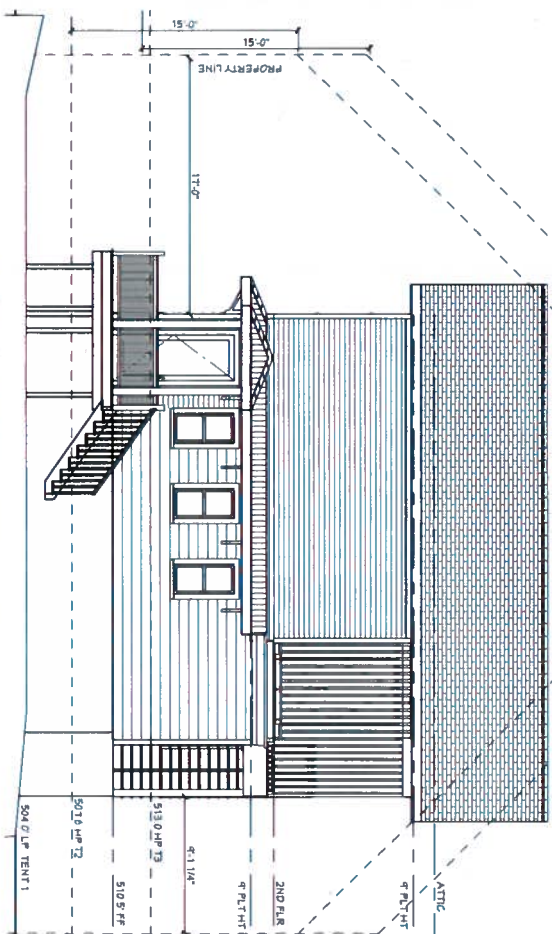
RIGHT (EAST) ELEVATION - GARAGE APARTMENT

SCALE 1/8" = 1'-0" on "B" sheet, 1/4" on "D" sheet and "E"



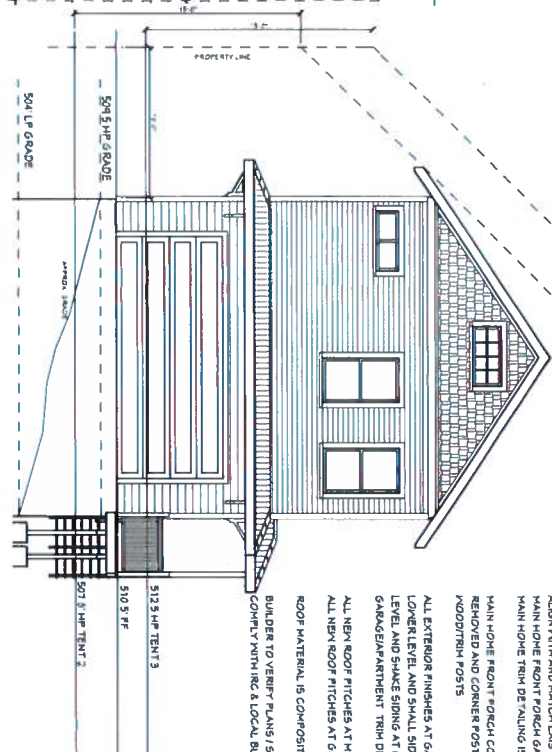
FRONT (SOUTH) ELEVATION - GARAGE APARTMENT

SCALE 1/8" = 1'-0" on "B" sheet, 1/4" on "D" sheet and "E"



LEFT (WEST) ELEVATION - GARAGE APARTMENT

SCALE 1/8" = 1'-0" on "B" sheet, 1/4" on "D" sheet and "E"



REAR (NORTH) ELEVATION - GARAGE APARTMENT

SCALE 1/8" = 1'-0" on "B" sheet, 1/4" on "D" sheet and "E"

# ELEVATION NOTES

- ALL EXISTING AND NEW EXTERIOR WALL FLT HEIGHTS ARE AS NOTED
- ALL EXTERIOR FINISHES AT MAIN HOME ARE SIGNED AND ARE TO ALIGN WITH AND MATCH EXISTING
- MAIN HOME FRONT PORCH GABLE IS CHANGED TO SHAKE STYLE
- MAIN HOME TRIM DETAILING IS TO REMAIN OR BE MATCHED
- MAIN HOME FRONT PORCH COLUMN STUCCO MATERIAL IS TO BE REMOVED AND CORNER POSTS TO BE FINISHED TO MATCH EXISTING WOODTRIM POSTS
- ALL EXTERIOR FINISHES AT GARAGE/APARTMENT IS TO SIGN AT LOWER LEVEL AND SHALL SIGN TO MATCH MAIN HOME AT UPPER LEVEL AND SHAKE SIDING AT GABLE
- GARAGE/APARTMENT TRIM DETAILING IS TO MATCH MAIN HOME.
- ALL NEW ROOF PITCHES AT MAIN HOME ARE TO MATCH EXISTING
- ALL NEW ROOF PITCHES AT GARAGE/APARTMENT ARE AS NOTED
- ROOF MATERIAL IS COMPOSITION
- BUILDER TO VERIFY PLANS / SPECIFICATIONS & COMPLY WITH IRC & LOCAL BUILDING CODES

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ELEVATIONS -  
GARAGE/APT.

SCALE 1/8" = 1'-0" on "B" sheet, 1/4" on "D" sheet and "E"

SHEET  
A3.1  
8 of 8

Revisions  
1. PRELIM 4-18-19  
2. PRELIM 6-14-19  
3. PRELIM 10-11-19  
4. PRELIM 11-11-19  
5. PRELIM 11-11-19

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