



# 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

### Property Information

Project Address: 2622 Wooldridge Dr. Austin TX 78703	Tax Parcel ID: 115659
Legal Description: Lot 16A Pemberton Heights Sec 8 Amended Plat LTS 16&17 Blk 17 (no land status required per. M. Casillas)	
Zoning District: SF-2	Lot Area (sq ft): 15,900.00
Neighborhood Plan Area (if applicable): West Austin Neighborhood Group	Historic District (if applicable): Old West Austin

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? <input checked="" type="checkbox"/> Y N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N (Proximity to floodplain may require additional review time)
Are there protected size trees onsite or on adjacent sites? <input checked="" type="checkbox"/> Y N (If yes, <a href="#">click here</a> for more information on the tree permit process)	Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal <input checked="" type="checkbox"/> None/Uncertain
Was there a pre-development consultation for the Tree Review? <input checked="" type="checkbox"/> Y N	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y N wastewater availability? <input checked="" type="checkbox"/> Y N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input checked="" type="checkbox"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="checkbox"/> N (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="checkbox"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="checkbox"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> N (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

### Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? Y <input checked="" type="checkbox"/> N (If yes, construction material recycling is required per LDC 25-11-39)			
Existing Use:	vacant <input checked="" type="checkbox"/> single-family residential duplex residential two-family residential other: _____		
Proposed Use:	vacant <input checked="" type="checkbox"/> single-family residential duplex residential two-family residential other: _____		
Project Type:	new construction addition <input checked="" type="checkbox"/> addition/remodel other: _____		
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="checkbox"/> Y N (Note: Removal of all or part of a structure requires a demolition permit application.)			
# existing bedrooms: 4	# bedrooms upon completion: 4	# baths existing: 3.5	# baths upon completion: 3.5
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) Two story addition to the rear of a single-family residence. Interior remodel of existing home.			
Trades Permits Required (Circle as applicable): <input checked="" type="checkbox"/> electric <input checked="" type="checkbox"/> plumbing <input checked="" type="checkbox"/> mechanical (HVAC) concrete (R.O.W.)			

<b>Job Valuation</b>		
Total Job Valuation: \$ <u>315,000</u>	Amount for Primary Structure: \$ <u>315,000</u> Elec: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Total Remodeled Floor Area <u>3,282</u> sq ft. (work within existing habitable square footage)
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.	Amount for Accessory Structure: \$ _____ Elec: <input type="checkbox"/> Y <input type="checkbox"/> N   Plmbg: <input type="checkbox"/> Y <input type="checkbox"/> N   Mech: <input type="checkbox"/> Y <input type="checkbox"/> 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.

<b>Site Development Information</b>						
<b>Area Description</b> Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	<b>Existing Sq Ft</b>		<b>New/Added Sq Ft</b>		<b>Total Sq Ft</b>	
	<b>Bldg 1</b>	<b>Bldg 2</b>	<b>Bldg 1</b>	<b>Bldg 2</b>	<b>Bldg 1</b>	<b>Bldg 2</b>
a) 1 <sup>st</sup> Floor conditioned area	1,921		167		2,088	0
b) 2 <sup>nd</sup> Floor conditioned area	1,841	624	68		1,909	624
c) 3 <sup>rd</sup> Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)	624				624	0
f) Covered patio, deck, porch, and/or balcony area(s)	238				238	0
g) Other covered or roofed area	71				71	0
h) Uncovered wood decks	289		16		305	0
<b>Total Building Area</b> (total a through h)	<b>4,984</b>	<b>624</b>	<b>251</b>	<b>0</b>	<b>5,235</b>	<b>624</b>
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction	3,282				3,282	0
<b>Building Coverage Information</b>						
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>3,021.00</u> % of lot size: <u>19</u>						
<b>Impervious Cover Information</b>						
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>5,074.00</u> % of lot size: <u>32</u>						
<b>Setbacks</b>						
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N						
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N						
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y <input checked="" type="checkbox"/> N						
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)						
Building Height: <u>23</u> ft <u>5</u> in      Number of Floors: _____						
<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)						
# of spaces required: <u>2</u> # of spaces provided: <u>2</u>						
<b>Right-of-Way Information</b>						
Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> N						
Width of approach (measured at property line): <u>17.0</u> ft      Distance from intersection (for corner lots only): <u>84.0</u> ft						
Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y <input checked="" type="checkbox"/> 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 <sup>st</sup> Floor	1,921	167			2,088
2 <sup>nd</sup> Floor	2,465	68			2,533
3 <sup>rd</sup> Floor					0
Area w/ ceilings > 15'			Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)	238		<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	238	0
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached	624	<input checked="" type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)	450	174
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)	71				71
Totals	5,319	235			4,866

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 4,866.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 31 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.



# CITY OF AUSTIN Development SERVICES DEPARTMENT

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

## Demolition Permit Application

Application Type: ☐ Commercial ☐ Residential

Fee Paid: \$ \_\_\_\_\_ Submission Date: \_\_\_\_\_

### For Office Use Only – Permit Information

BP- \_\_\_\_\_ PR- \_\_\_\_\_ LHD\_NRD\_HDP- \_\_\_\_\_ Ca. \_\_\_\_\_

Referred By: \_\_\_\_\_ NRHD/LHD: \_\_\_\_\_

☐ Release Permit

☐ Do Not Release Permit

☐ HLC Review- \_\_\_\_\_

Historic Preservation Office

Date

**IMPORTANT:** Inspections are required for all demolition projects. If you do not call for a final inspection, the permit will expire after twelve (12) months from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

**DO NOT LET YOUR PERMIT EXPIRE!!!!**

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office (see <http://www.austintexas.gov/departments/historic-preservation>).

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

### Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of the next page, OR a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply
- ☐ 2. Dimensioned Site Plan or Survey that shows all existing structures and what is being demolished
- ☐ 3. Certified tax certificate(s) from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 512-854-9473)
- ☐ 4. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street
- ☐ 5. Review Fee (see [fee schedule](#) for applicable fees)

#### Additional requirements for Commercial Demolitions:

- ☐ 6. Approved/Red-stamped Site Plan OR an approved Site Plan Exemption Form
- ☐ 7. Completed Texas Department of Health Asbestos Notification Form; must be filled out by a licensed inspector or contractor

### Property Information

Address: 2622 Wooldridge Dr.

City: Austin TX Zip: 78703

Current Use: Single-Family Residence

### Demolition Type

☐ Total ☒ Partial – identify the exterior wall(s), roof, or portion of wall(s) and roof to be demolished:

A portion of the rear wall will be demolished to allow for a two-story addition.

### Demolition Contractor Information

Company: TBD

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_

### Structural Information

Square Feet: \_\_\_\_\_

Building Materials: rock, wood, glass

Foundation Type: slab

Estimated Cost of Demolition: \_\_\_\_\_





North Elevation





Northeast Elevation

2622





North/Northwest Elevation





East Elevation





South Elevation



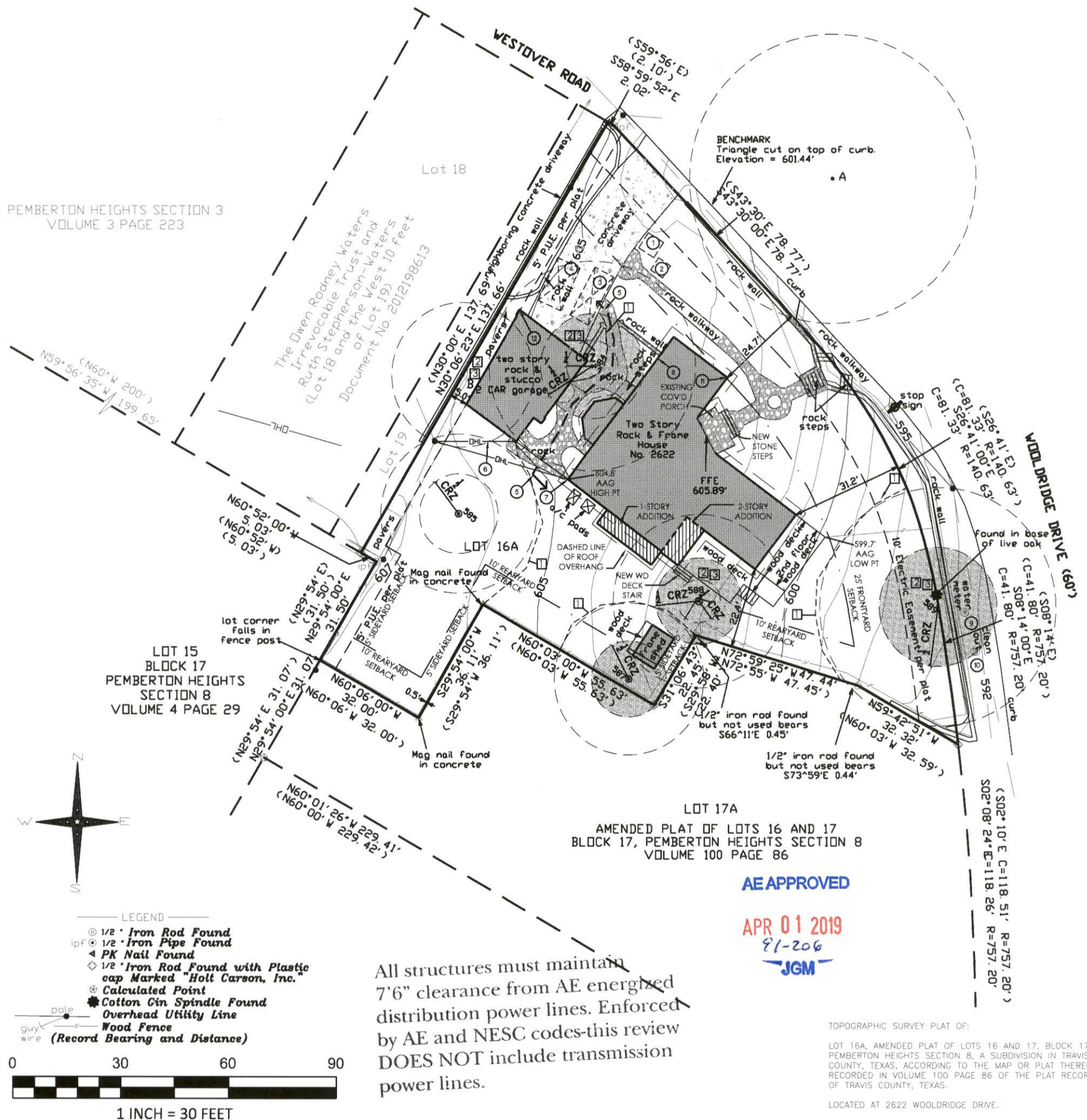
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700

1. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND THEREFORE THIS LOT MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS IN ADDITION TO THE ONES SHOWN HEREON.
2. TREE "CROWNS" SHOWN HEREON ARE DRAWN AS A FUNCTION OF ONE INCH OF TRUNK DIAMETER EQUALS ONE FOOT OF "CROWN" RADIUS.
3. THIS LOT IS SUBJECT TO RESTRICTIONS RECORDED IN VOLUME 4 PAGE 29 AND VOLUME 100 PAGE 86 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 757 PAGE 706 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
4. BENCHMARK BASIS: TRIANGLE ON TOP OF CURB AT CENTER OF INLET NORTH SIDE OF GASTON AVENUE AND WEST OF WOOLDRIDGE DRIVE.  
ELEVATION 576.34' SOURCE: CITY OF AUSTIN FIELD BOOK 3935 PAGE 66.

TREE TABLE		CRZ (RADIUS)	1/2 CRZ	1/4 CRZ
A	40" LIVE OAK	40'	20'	10'
B	20" PECAN	20'	10'	5'
584	29" SYCAMORE	29'	14.5'	7.25'
585	22" ARIZONA ASH	22'	11'	5.5'
587	21" TEXAS ASH	21'	10.5'	5.25'
588	24" SPANISH OAK	24'	12'	6'
589	33" LIVE OAK	33'	16.5'	8.25'

- 1 TREE PROTECTION FENCING: FENCING SHOULD PROTECT THE ENTIRE CRITICAL ROOT ZONE (CRZ) AREA OR AS MUCH OF THE CRZ AS IS PRACTICAL. FENCING REQUIRED: CHAIN-LINK MESH AT 5' MIN HEIGHT.
- 2 WHEN THE PROTECTIVE FENCING CANNOT ENCOMPASS THE FULL CRZ OF A PROTECTED TREE, AN 8" LAYER OF MULCH IS REQUIRED FOR ANY UNFENCED AREA WITHIN THE FULL CRZ. THE AREA WITHIN THE FENCE RECEIVES A 3" LAYER OF MULCH WHEN NATURAL GROUND COVER (GRASS) IS NOT PRESENT.
- 3 WHERE PROTECTIVE FENCING DOES NOT INCORPORATE THE ENTIRE 1/2 CRZ FOR ANY REASON AT ANY TIME DURING THE PROJECT, 2X4 OR GREATER SIZE PLANKS (MIN 6' TALL) ARE REQUIRED TO BE STRAPPED SECURELY AROUND THE PROTECTED TREE TRUNKS AND ROOT FLARES.

- ① PORTACAN
- ② CONCRETE WASHOUT AREA
- ③ MATERIAL STAGING AREA
- ④ DUMPSTER
- ⑤ CONSTRUCTION ACCESS
- ⑥ OVERHEAD UTILITIES
- ⑦ ELECTRICAL METER
- ⑧ GAS METER
- ⑨ WATER METER
- ⑩ SEWER CLEAN OUT
- ⑪ EXISTING FRONT CORNER WITHIN FRONT SETBACK APPROX. 0.28' (LEGAL NONCOMPLIANT)
- ⑫ EXISTING FRONT CORNER WITHIN FRONT SETBACK APPROX. 0.34' (LEGAL NONCOMPLIANT)



PP

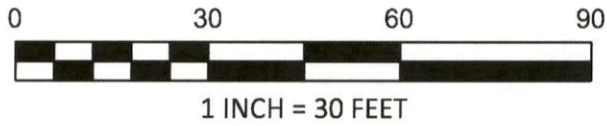
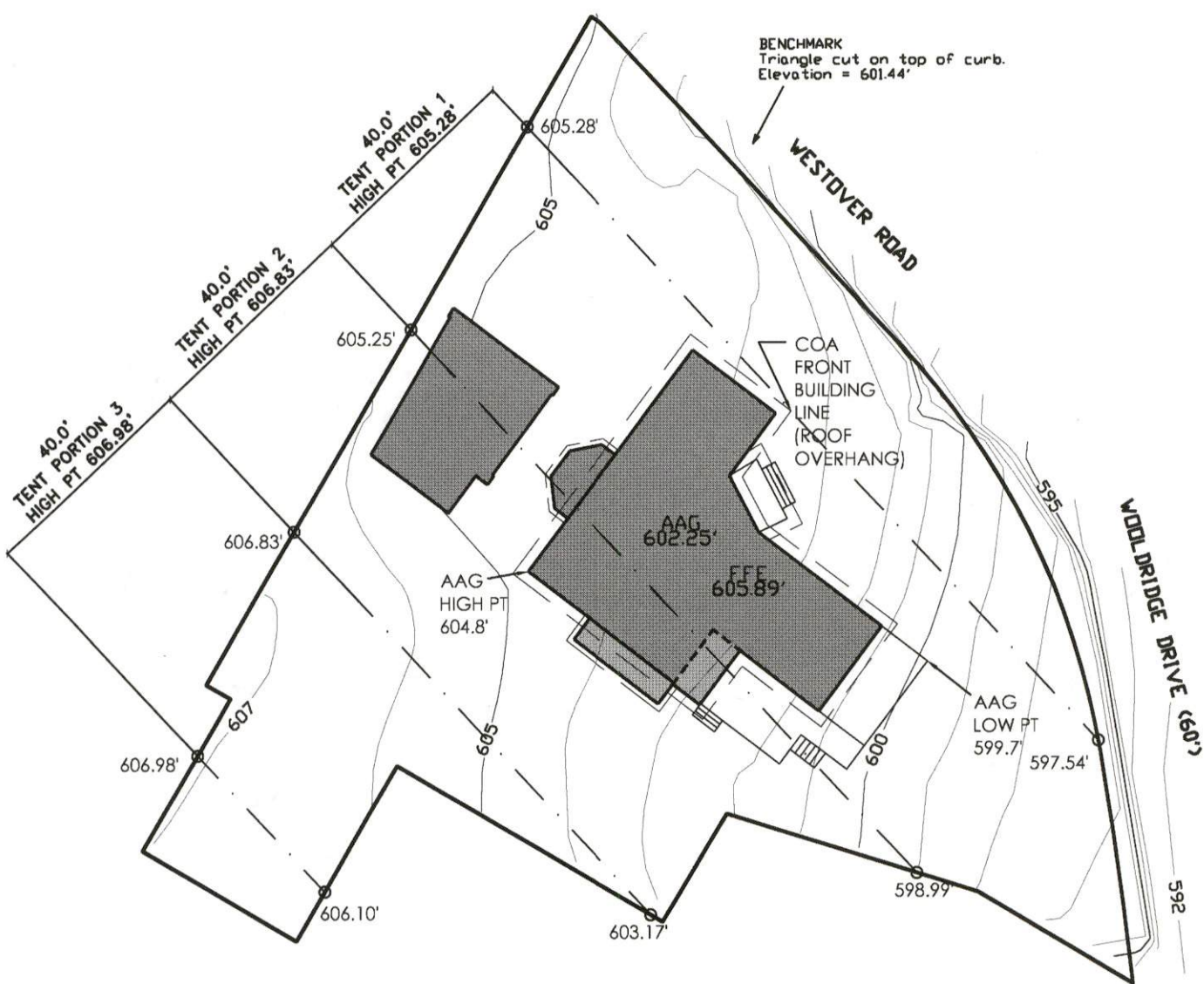
**ARCHITECT:**  
Sarah Bullock McIntyre, AIA  
BULLOCK MCINTYRE STUDIO  
1313 Dwyce Drive  
Austin, TX 78757  
512.921.4224 cell  
sarah@bullockmcintyre.com





BACKGROUND INFORMATION PROVIDED BY:

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990  
Firm Registration Number 10050700



SETBACK PLANE  
COMPLIANCE

SPC

PERMIT SET

ARCHITECT:  
Sarah Bullock McIntyre, AIA  
BULLOCK McINTYRE STUDIO  
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Austin, TX 78757  
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FEBRUARY 4, 2019

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SMITH RESIDENCE

2622 WOOLDRIDGE DRIVE  
AUSTIN, TEXAS 78703







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BULLOCK MCINTYRE STUDIO & SARAH  
BULLOCK MCINTYRE, ARCHITECT.



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STRUCTURAL ENGINEER:  
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Richard Luevano, Jr. P.E.  
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Austin, TX 78749

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rich@slstructures.com



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



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

PERMIT SET  
FEBRUARY 4, 2019

SMITH RESIDENCE  
2622 WOOLDRIDGE DRIVE  
AUSTIN, TX 78703

EXTERIOR  
ELEVATIONS

**A2.0**





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BULLOCK MCINTYRE STUDIO & SARAH  
BULLOCK MCINTYRE, ARCHITECT.

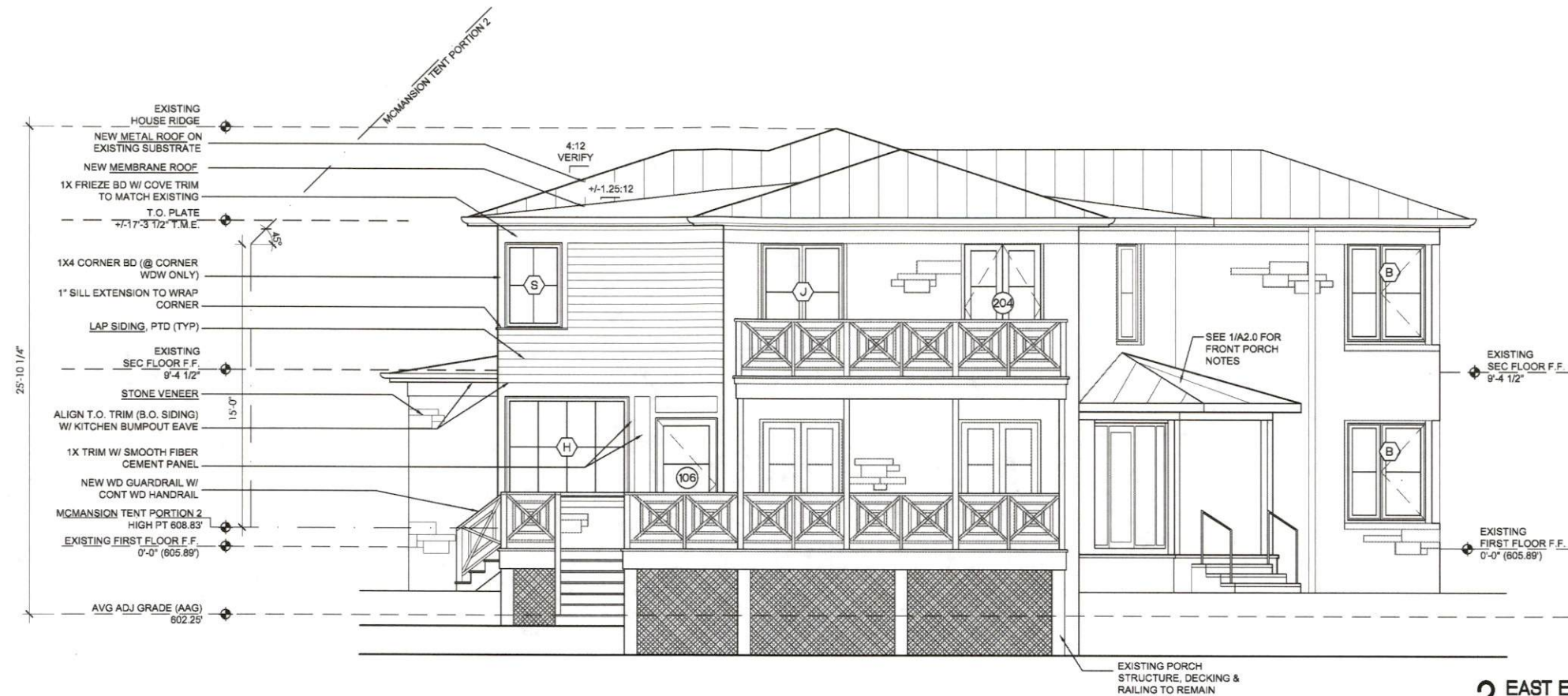
**SARAH BULLOCK  
MCINTYRE  
ARCHITECT**

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Austin, TX 78757

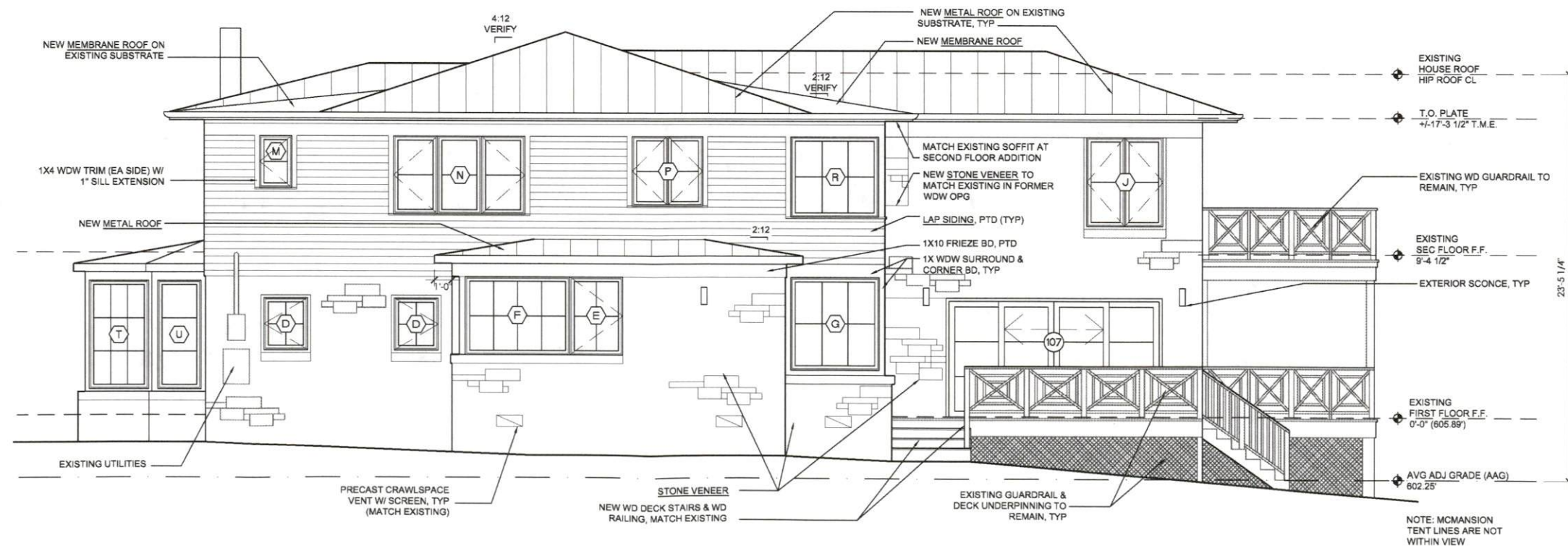
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sarah@bullockmcintyre.com

**STRUCTURAL ENGINEER:**  
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Richard Luevano, Jr. P.E.  
5901 Old Fredericksburg Rd, I  
Austin, TX 78749

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**2 EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



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

PERMIT SET  
FEBRUARY 4, 2019

**SMITH RESIDENCE**

2622 WOOLDRIDGE DRIVE  
AUSTIN, TX 78703

EXTERIOR  
ELEVATIONS

**A2.1**





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Austin, TX 78749

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## DOOR SCHEDULE

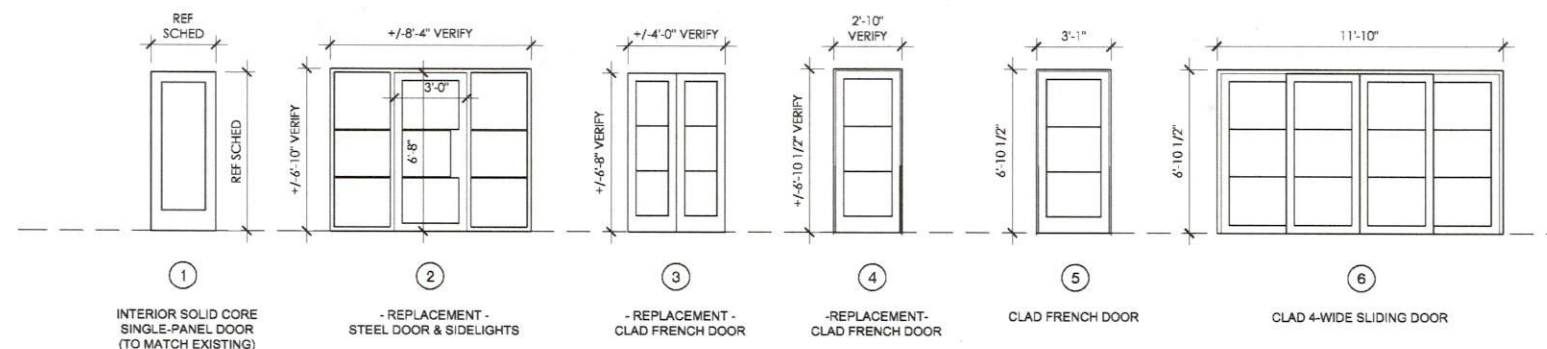
DOOR NO.	DOOR TYPE	WIDTH	HEIGHT	THICK	FINISH	HARDWARE	NOTES
FIRST FLOOR							
100	2	SEE SCHEDULE				KEYED	VERIFY DIMENSIONS
101	1	2'-8"	6'-8"	1-3/8"	PTD		
102	1	2'-4"	6'-8"	1-3/8"	PTD	PRIVACY	POCKET DOOR
103	1	2'-6"	6'-8"	1-3/8"	PTD		
104	1	2'-8"	6'-8"	1-3/8"	PTD		
105	4	SEE SCHEDULE				KEYED	VERIFY DIMENSIONS
106	5	SEE SCHEDULE				KEYED	
107	6	SEE SCHEDULE					
108	3	SEE SCHEDULE					VERIFY DIMENSIONS
SECOND FLOOR							
200	1	2'-8"	6'-8"	1-3/8"	PTD		
201	1	2'-8"	6'-8"	1-3/8"	PTD		POCKET DOOR
202	1	2'-6"	6'-8"	1-3/8"	PTD		POCKET DOOR
203	1	2'-6"	6'-8"	1-3/8"	PTD	PRIVACY	POCKET DOOR
204	3	SEE SCHEDULE					VERIFY DIMENSIONS

### DOOR NOTES:

1. INTERIOR DOOR HARDWARE: REPLACE ALL EXISTING, TBD; ALLOW \$90 PER SET.

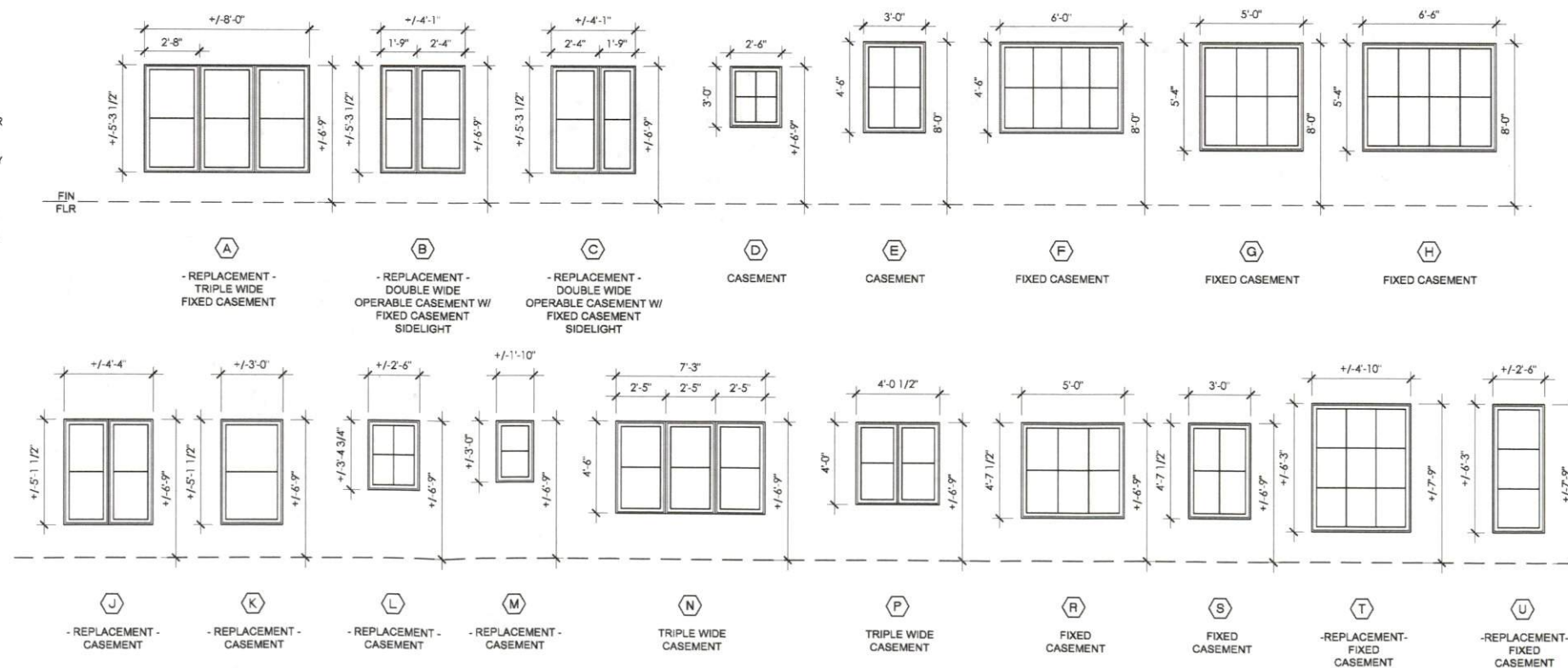
## DOOR TYPES

1. INTERIOR DOOR FINISH - PAINTED
2. INTERIOR DOOR HARDWARE - TBD. EXISTING DOOR HARDWARE AND HINGES TO BE REPLACED.
3. EXTERIOR DOOR HARDWARE - TBD.
4. DOOR HINGING INDICATED ON PLANS.
5. SLIDING DOOR MANUFACTURER: MARVIN CLAD. BRONZE EXTERIOR FINISH TO MATCH WINDOWS. PRIMED INTERIOR. SIMULATED DIVIDED LIGHT W/ SPACER SERIES. REFER TO SCHEDULE FOR MUNTIN LAYOUT. DOOR HARDWARE FINISH T.B.D.
6. OPERABLE SLIDING DOOR PANELS SHOWN ON PLAN & EXTERIOR ELEVATIONS.
7. CONTRACTOR TO ORDER TEMPERED GLASS IN UNITS REQ'D BY CODE. GLAZING SHALL BE INSULATED.
8. WALL THICKNESS AS INDICATED ON PLANS.
9. ENTRY DOOR SYSTEM TO BE STEEL, THERMALLY BROKEN WITH INSULATED, LOW-E GLAZING. FINISH T.B.D. CONTRACTOR TO PROVIDE OPTIONS FOR MANUFACTURER.
10. WHERE SCHEDULE INDICATES "REPLACEMENT", CONTRACTOR TO VERIFY OVERALL DIMENSIONS IN THE FIELD.



## WINDOW TYPES

1. NEW EXTERIOR WINDOW SIZES SHOWN ARE FOR MARVIN CLAD WINDOWS. BRONZE EXTERIOR. PRIMED INTERIOR. WINDOWS TO HAVE INSULATED, LOW-E GLASS. SIMULATED DIVIDED LIGHT WITH SPACER SERIES (REFER TO SCHEDULE FOR MUNTIN LAYOUT). HARDWARE FINISH TBD. WHERE SCHEDULE INDICATES "REPLACEMENT" WINDOW, CONTRACTOR TO VERIFY OVERALL SIZE AND DETERMINE IF A REPLACEMENT WINDOW IS REQUIRED.
2. TEMPERED GLAZING LOCATIONS INDICATED ON PLANS MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY ALL WINDOWS.
3. WALL THICKNESS AS INDICATED ON PLANS. REFER TO FINISH SCHEDULE FOR CUSTOM JAMB.
4. EGRESS WINDOWS: SILL HEIGHT ABOVE FIN FLOOR MAX = 44"
5. WHERE A WINDOW SILL HEIGHT IS > 72" ABOVE FINISHED GRADE, THE LOWEST PART OF THE CLEAR OPENING SHALL BE A MINIMUM OF 24" ABOVE THE FIN FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE LOWEST PART OF THE CLEAR OPENING IS BELOW 24" AFF, AN INHIBITOR (WINDOW GUARD) SHALL BE INSTALLED. WINDOW GUARD LOCATIONS INDICATED ON PLANS. CONTRACTOR TO VERIFY.
6. THE WINDOWS WITHIN 2'-0" OF DOOR SWINGS OR WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FINISH FLOOR SHALL HAVE TEMPERED GLASS.
7. VERIFY WINDOW SCREEN LOCATIONS WITH OWNER.
8. MATCH EXISTING MASONRY OPENING DETAIL BRICK MOULDING FOR NEW MASONRY OPENINGS.



PERMIT SET  
FEBRUARY 4, 2019

SMITH RESIDENCE

2622 WOOLDRIDGE DRIVE  
AUSTIN, TX 78703

WINDOW & DOOR  
SCHEDULES

A6.0