

**Site Plan General Notes:**

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3. If a specific dimension is not provided, contact Chico Design for clarification.
4. Verify all spot elevations prior to construction. Notify Designer of any discrepancies.
5. Refer to approved Site Plan Exemption #XXXXXX.

**Site Plan Key Notes:**

1. Existing brick paving.
2. Existing metal awning.
3. Existing metal stair.
4. Existing Tree well.
5. Existing stone wall.
6. Existing concrete retaining wall.
7. Existing wood bridge.
8. Existing light pole.
9. Existing planter.
10. Existing steps.
11. New stone paved courtyard at basement level.
12. New concrete retaining wall.
13. New exterior stair to replace existing.
14. New planter.

**ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.**

**CHIOCO design LLC**  
 1306 rosewood avenue  
 512.374.0288  
 austin, tx 78702  
 contact@chicodesign.com

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project

**SPECTRE OFFICE**  
 701 East 6th St.  
 Austin, Texas 78701

drawn by  
 m. chaveriat  
 j. chioco

issue  
 ● 08/15/19 DD / Pricing Set

sheet title  
**Site Plan**

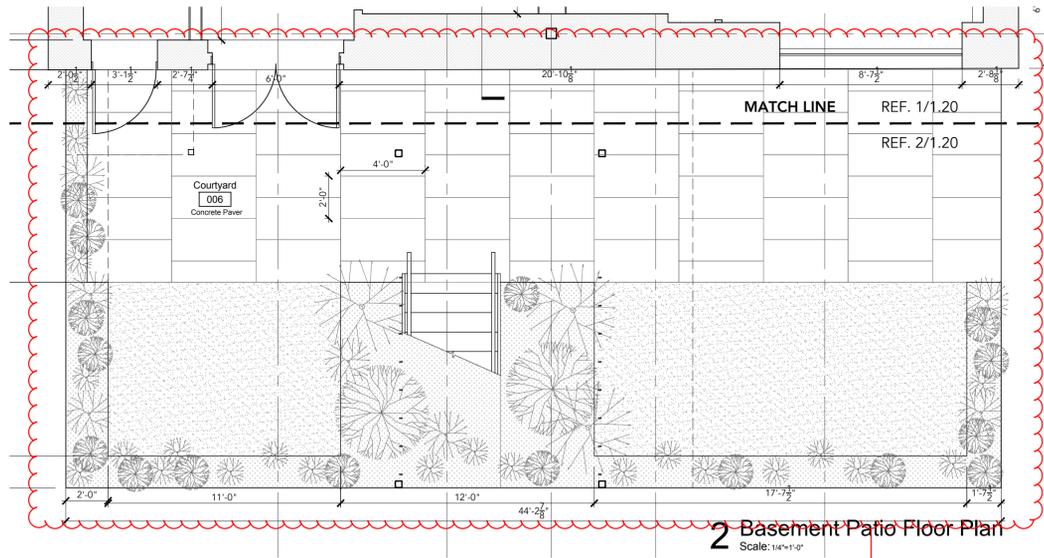
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**1 Site Plan**  
 Scale: 1/8" = 1'-0"

**ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.**



**2 Basement Patio Floor Plan**  
Scale: 1/4"=1'-0"

**NEW COURTYARD AT BASEMENT LEVEL**

**Plumbing Fixture Schedule**

Label	Description	Manufacturer	Style/Model/Color	Finish	Notes
WC	Water Closet	Kohler	Cimarron Conf. Ht. K-3828	0-White	
SK1	Lavatory	Duravit	Vero Washbasin 045450	00-White	
SK2	Break Rm. Sink	Kohler	Vault K-3894.4	Stainless Steel	Undermount - maintain ADA clearance
FA1	Restrm. Faucet	Grohe	Eurosmart Cosmopolitan E 36328	Starlight Chrome	6V lithium battery
FA2	Br. Rm. Faucet	Grohe	Minka Touch 31359002	Starlight Chrome	6V lithium battery
DF	Drinking Fountain	Elkay	SwirFlo Bi-Level LRPBMV28K	Stainless Steel	
SH	Shower Fixture	Delta	Trinsic T14259-BL		

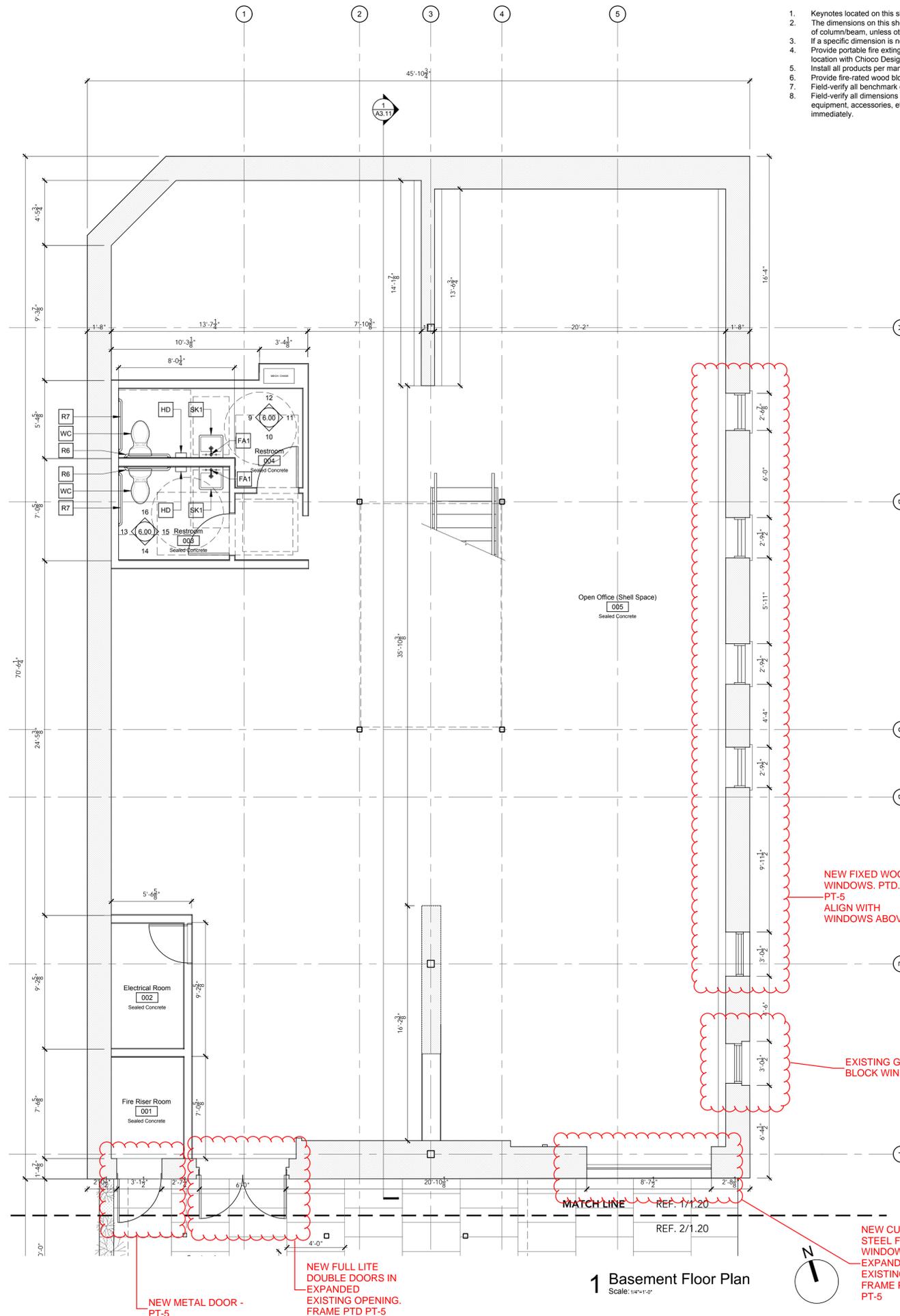
\*Refer to 2012 TAS standards for all accessible conditions with respect to mounting heights and clearances.  
\*Provide blocking as required for wall-mounted fixtures. Coordinate final locations with Designer.

**Equipment Schedule**

Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSCI	OSCI	CSCI
HD		Hand Dryer	Dyson	airblade V AB12 - Nickel			
R1		Built-in Refrigerator	Sub Zero	BI-36RG/S			
R2		Under-Counter Refrigerator	Sub Zero	UC-24BG/S			
DW		Dishwasher	Bosch	SHX89P260N			
MW		Microwave	Bosch	HMB5742UC			
CF		Ceiling Fan	Big Ass Fans	MK-161-06-19-A728			
H		Heater	TBD				

**Finish Schedule**

Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
Paint / Stains	PT-1	Interior Paint Color	Sherwin-Williams	SW 7005 - Pure White	Eggshell Walls	Yes	
	PT-2	Interior Paint Color	Sherwin-Williams	SW 7067 - Iron Ore	*	Yes	
	PT-3	Interior Paint Color	Sherwin-Williams	Color to match plaster	*	Yes	
	PT-4	Exterior Steel	Sherwin-Williams	SW 7670 - Gray Shingle	*	Yes	
	PT-5	Exterior Trim	Sherwin-Williams	SW 7667 - Natural Tan	*	Yes	
Tile	TL-1		Health Ceramics	TBD		Yes	
	TL-2		TBD			Yes	
	TL-3		TBD			Yes	
	TL-4		TBD			Yes	
Wood	WD-1	T&G White Oak Flooring			Clear Sealed	Yes	
	WD-2	White oak ply w/ 1x solid white oak trim			Clear Sealed	Yes	
	WD-3	Solid white oak			Clear Sealed	Yes	
	WD-4	2x2 Wood Tile	Bison		Clear Sealed	Yes	
	WD-5	T&G Ext Wood Soffit			Clear Sealed	Yes	
	WD-6	Solid Wood Handrail			Clear Sealed	Yes	
	WD-7	T&G Ext Wood Cladding			Clear Sealed	Yes	
	WD-8	1-1/2" X 3-1/2" Wood Slat			Clear Sealed	Yes	
Metal	MTL-1	1/8" Cold rolled steel plate			blackened, clear sealed	Yes	
	MTL-2	1/2" steel rod			blackened, clear sealed	Yes	
	MTL-3	1.5"x.9" Steel flat bat				Yes	
	MTL-4	Painted Perforated Metal	McNichols				
	MTL-5	Stainless St. Wire Netting					
	MTL-6	Brake Metal		Color to match office front frames			
	MTL-7	Brake Metal		PT-4			
Concrete	CON-1	Exposed Board-formed Concrete				Yes	
	CON-2	Polished concrete			Clear sealed	Yes	
Base	BS-1	Painted 1x poplar base board				Yes	
	BS-2	Painted 1x poplar base board to match plaster				Yes	
Solid Surface	SS-1	Marble Slab				Yes	
	SS-2	Quartz Countertop	Caesarsstone	TBD		Yes	
Plaster	PLR	Venetian Plaster				Yes	
Succo	STC-1					Yes	
Upholstery	FAB-1						
Other	GYP	Gypsum Board					
	PVR	Stone Paver				Yes	



**1 Basement Floor Plan**  
Scale: 1/4"=1'-0"

**NEW METAL DOOR - PT-5**

**NEW FULL LITE DOUBLE DOORS IN EXPANDED EXISTING OPENING. FRAME PTD PT-5**

**NEW CUSTOM STEEL FRAME WINDOW IN EXPANDED EXISTING OPENING. FRAME PAINTED PT-5**

**NEW FIXED WOOD WINDOWS. PTD. PT-5 ALIGN WITH WINDOWS ABOVE.**

**EXISTING GLASS BLOCK WINDOW**



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4. Provide portable fire extinguishers per local requirements. Coordinate final location with Chiocho Design.
5. Install all products per manufacturer's recommendations.
6. Provide fire-rated wood blocking as required.
7. Field-verify all benchmark elevations. TBD
8. Field-verify all dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chiocho Design immediately.

**CHIOCHO design LLC**  
austin, tx 78702  
1306 rosewood avenue  
512.374.0288  
contact@chiocho.com

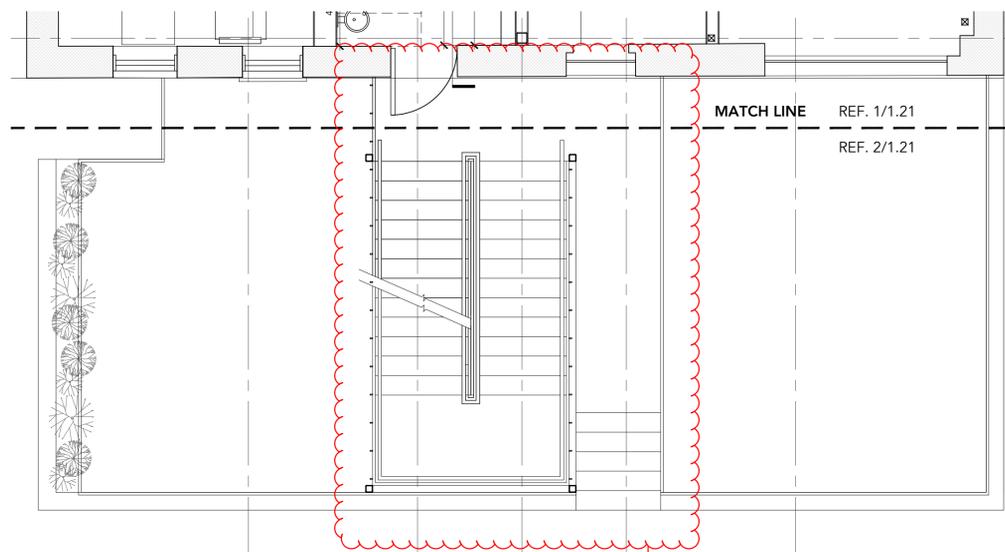
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**SPECTRE OFFICE**  
701 East 6th St.  
Austin, Texas 78701

drawn by  
m. chaveriat  
j. chiocho  
issue  
08/15/19 DD / Pricing Set

sheet title  
**Basement Floor Plan**  
sheet

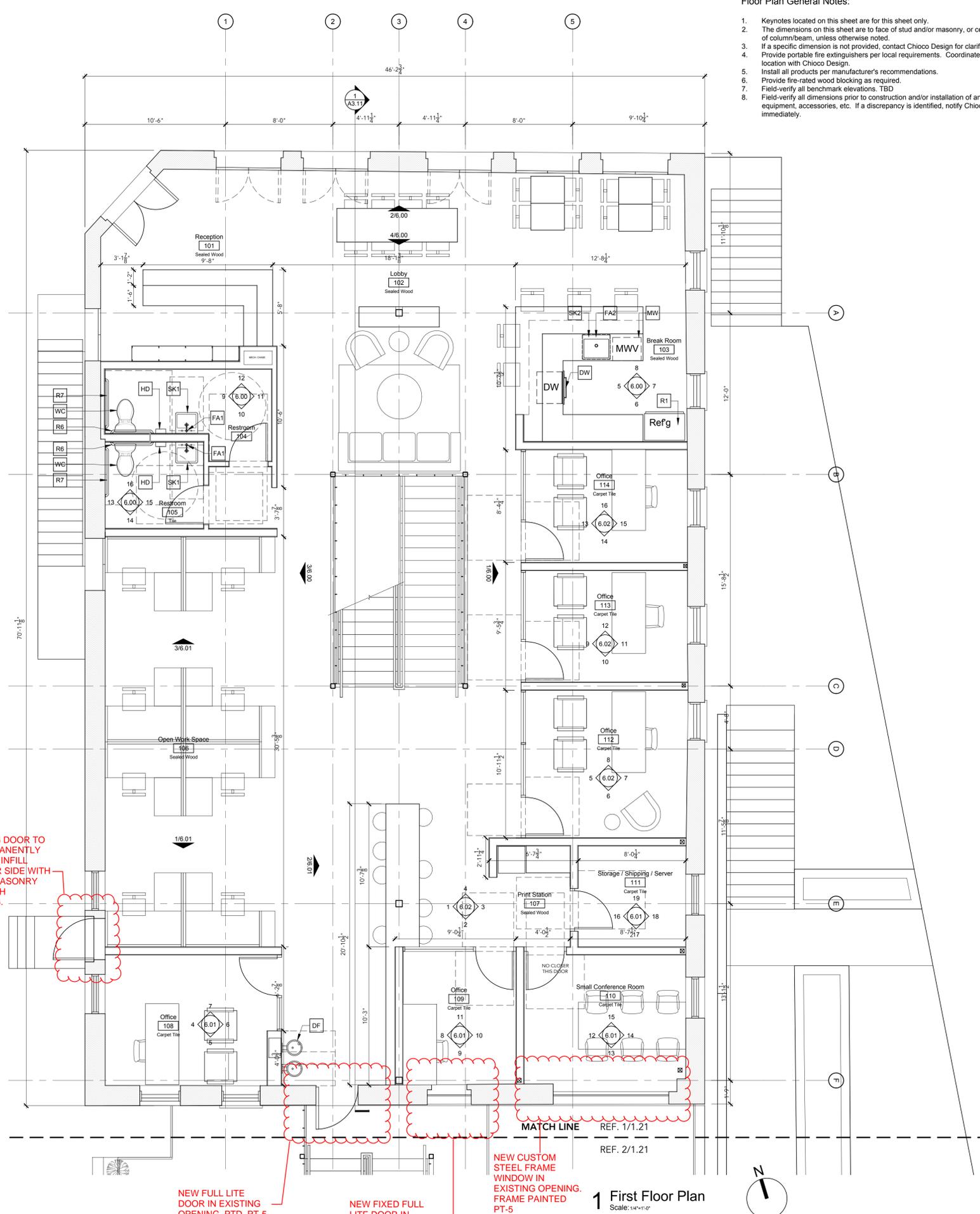
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**2 First Floor Stair Plan**  
Scale: 1/4"=1'-0"

**ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.**

**NEW STEEL STAIR TO REPLACE EXISTING**



**NEW CUSTOM STEEL FRAME WINDOW IN EXISTING OPENING. FRAME PAINTED PT-5**

**NEW FULL LITE DOOR IN EXISTING OPENING. PT-D. PT-5**

**NEW FIXED FULL LITE DOOR IN EXISTING OPENING. PT-D. PT-5**

**EXISTING DOOR TO BE PERMANENTLY CLOSED. INFILL INTERIOR SIDE WITH STONE MASONRY TO MATCH EXISTING.**

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**Plumbing Fixture Schedule**

Label	Description	Manufacturer	Style/Model/Color	Finish	Notes
WC	Water Closet	Kohler	Cimarron Conf. Ht. K-3828	0-White	
SK1	Lavatory	Duravit	Vero Washbasin 045450	00-White	
SK2	Break Rm. Sink	Kohler	Vault K-3894.4	Stainless Steel	Undermount - maintain ADA clearance
FA1	Restm. Faucet	Grohe	Eurosmart Cosmopolitan E 36328	Starlight Chrome	6V lithium battery
FA2	Br. Rm. Faucet	Grohe	Minka Touch 31359002	Starlight Chrome	6V lithium battery
DF	Drinking Fountain	Elkay	SwirFlo Bi-Level LRPBMV28K	Stainless Steel	
SH	Shower Fixture	Delta	Trinsic T14259-BL		

\*Refer to 2012 TAS standards for all accessible conditions with respect to mounting heights and clearances.  
\*Provide blocking as required for wall-mounted fixtures. Coordinate final locations with Designer.

**Equipment Schedule**

Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSOI	OSCI	CSCI
HD		Hand Dryer	Dyson	airblade V AB12 - Nickel			
R1		Built-in Refrigerator	Sub Zero	BI-36RG/S			
R2		Under-Counter Refrigerator	Sub Zero	UC-24BG/S			
DW		Dishwasher	Bosch	SHX89P260N			
MW		Microwave	Bosch	HMB5742UC			
CF		Ceiling Fan	Big Ass Fans	MK-161-06-19-A728			
H		Heater	TBD				

**Finish Schedule**

Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
Paint / Stains	PT-1	Interior Paint Color	Sherwin-Williams	SW 7005 - Pure White	Eggshell Walls	Yes	
	PT-2	Interior Paint Color	Sherwin-Williams	SW 7067 - Iron Ore		Yes	
	PT-3	Interior Paint Color	Sherwin-Williams	Color to match plaster		Yes	
	PT-4	Exterior Steel	Sherwin-Williams	SW 7670 - Gray Shingle		Yes	
	PT-5	Exterior Trim	Sherwin-Williams	SW 7667 - Natural Tan		Yes	
Tile	TL-1		Health Ceramics			Yes	
	TL-2		TBD			Yes	
	TL-3		TBD			Yes	
	TL-4		TBD			Yes	
Wood	WD-1	T&G White Oak Flooring			Clear Sealed	Yes	
	WD-2	White oak ply w/ 1x solid white oak trim			Clear Sealed	Yes	
	WD-3	Solid white oak			Clear Sealed	Yes	
	WD-4	2x2 Wood Tile	Bison		Clear Sealed	Yes	
	WD-5	T&G Ext Wood Soffit			Clear Sealed	Yes	
	WD-6	Solid Wood Handrail			Clear Sealed	Yes	
	WD-7	T&G Ext Wood Cladding			Clear Sealed	Yes	
	WD-8	1-1/2" X 3-1/2" Wood Slat			Clear Sealed	Yes	
Metal	MTL-1	1/4" Cold rolled steel plate			blackened, clear sealed	Yes	
	MTL-2	1/2" steel rod			blackened, clear sealed	Yes	
	MTL-3	1.5"x9" Steel flat bat				Yes	
	MTL-4	Painted Perforated Metal	McNichols				
	MTL-5	Stainless St. Wire Netting					
	MTL-6	Brake Metal		Color to match office front frames			
	MTL-7	Brake Metal		PT-4			
Concrete	CON-1	Exposed Board-formed Concrete				Yes	
	CON-2	Polished concrete			Clear sealed	Yes	
Base	BS-1	Painted 1x poplar base board				Yes	
	BS-2	Painted 1x poplar base board to match plaster				Yes	
Solid Surface	SS-1	Marble Slab				Yes	
	SS-2	Quartz Countertop	Caesarsone	TBD		Yes	
Plaster	PLR	Venetian Plaster				Yes	
	STC-1	Stucco				Yes	
Upholstery	FAB-1						
	GYP	Gypsum Board					
Other	PVR	Stone Paver				Yes	

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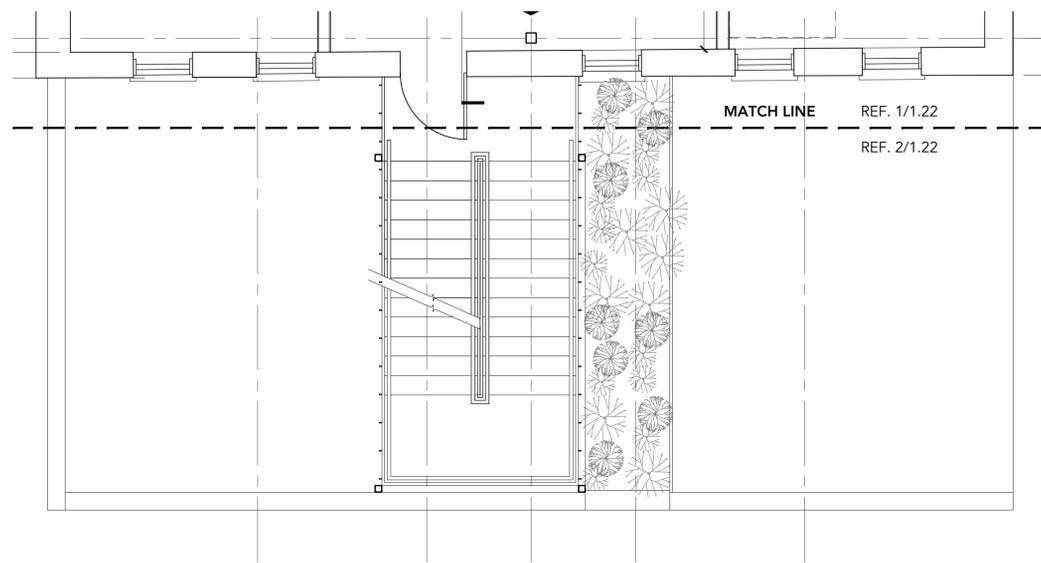
project

**SPECTRE OFFICE**  
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Austin, Texas 78701

drawn by  
m. chaveriat  
j. chico  
issue  
● 08/15/19 DD / Pricing Set

sheet title  
**First Floor Plan**  
sheet

**1.21**  
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**2 Second Floor Stair Plan**  
Scale: 1/4"=1'-0"

ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.

**Plumbing Fixture Schedule**

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SK1	Lavatory	Duravit	Vero Washbasin 045450	00-White	
SK2	Break Rm. Sink	Kohler	Vault K-3894.4	Stainless Steel	Undermount - maintain ADA clearance
FA1	Restm. Faucet	Grohe	Eurosmart Cosmopolitan E 36328	Starlight Chrome	6V lithium battery
FA2	Br. Rm. Faucet	Grohe	Minka Touch 31359002	Starlight Chrome	6V lithium battery
DF	Drinking Fountain	Elkay	SwirFlo Bi-Level LRPBMV28K	Stainless Steel	
SH	Shower Fixture	Delta	Trinsic T14259-BL		

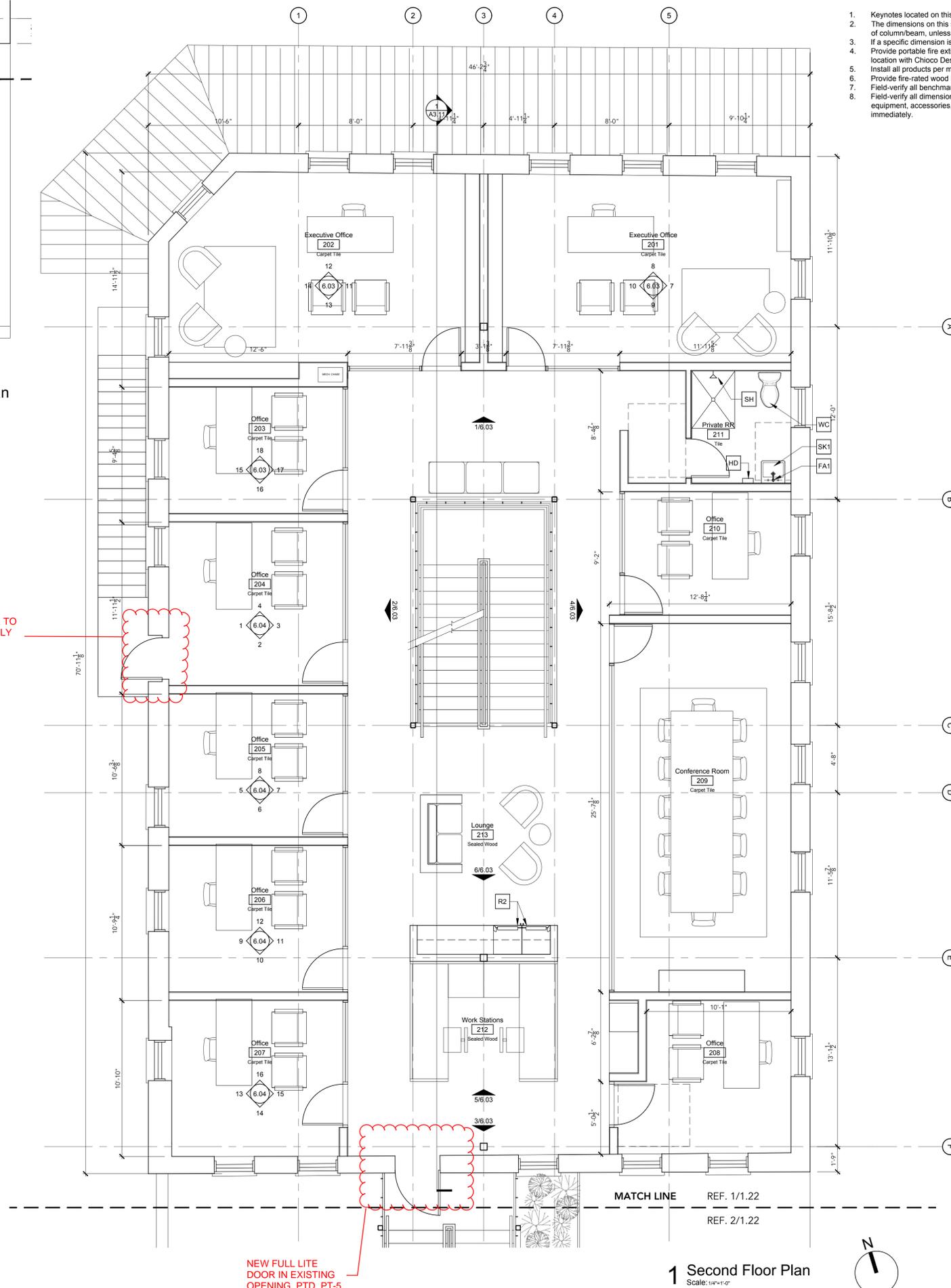
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**Equipment Schedule**

Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSCI	OSCI	CSCI
HD		Hand Dryer	Dyson	airblade V A812 - Nickel			
R1		Built-in Refrigerator	Sub Zero	BI-36RG/S			
R2		Under-Counter Refrigerator	Sub Zero	UC-24BG/S			
DW		Dishwasher	Bosch	SHX89P260N			
MW		Microwave	Bosch	HMB5742UC			
CF		Ceiling Fan	Big Ass Fans	MK-161-06-19-A728			
H		Heater	TBD				

**Finish Schedule**

Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
Paint / Stains	PT-1	Interior Paint Color	Sherwin-Williams	SW 7005 - Pure White	Eggshell Walls	Yes	
	PT-2	Interior Paint Color	Sherwin-Williams	SW 7067 - Iron Ore	*	Yes	
	PT-3	Interior Paint Color	Sherwin-Williams	Color to match plaster	*	Yes	
	PT-4	Exterior Steel	Sherwin-Williams	SW 7670 - Gray Shingle	*	Yes	
	PT-5	Exterior Trim	Sherwin-Williams	SW 7567 - Natural Tan	*	Yes	
Tile	TL-1		Health Ceramics	SW 7567 - Natural Tan	TBD	Yes	
	TL-2		TBD			Yes	
	TL-3		TBD			Yes	
	TL-4		TBD			Yes	
Wood	WD-1	T&G White Oak Flooring			Clear Sealed	Yes	
	WD-2	White oak ply w/ 1x solid white oak trim			Clear Sealed	Yes	
	WD-3	Solid white oak			Clear Sealed	Yes	
	WD-4	2x2" Wood Tile	Bison		Clear Sealed	Yes	
	WD-5	T&G Ext Wood Soffit			Clear Sealed	Yes	
	WD-6	Solid Wood Handrail			Clear Sealed	Yes	
	WD-7	T&G Ext Wood Cladding			Clear Sealed	Yes	
	WD-8	1-1/2" X 3-1/2" Wood Slat			Clear Sealed	Yes	
Metal	MTL-1	1/4" Cold rolled steel plate			blackened, clear sealed	Yes	
	MTL-2	1/2" steel rod			blackened, clear sealed	Yes	
	MTL-3	1.5"x.9" Steel flat bat			blackened, clear sealed	Yes	
	MTL-4	Painted Perforated Metal	McNichols			Yes	
	MTL-5	Stainless St. Wire Netting				Yes	
	MTL-6	Brake Metal		Color to match office front frames		Yes	
	MTL-7	Brake Metal		PT-4		Yes	
Concrete	CON-1	Exposed Board-formed Concrete				Yes	
	CON-2	Polished concrete			Clear sealed	Yes	
Base	BS-1	Painted 1x poplar base board				Yes	
	BS-2	Painted 1x poplar base board to match plaster				Yes	
Solid Surface	SS-1	Marble Slab				Yes	
	SS-2	Quartz Countertop	Caesarsstone	TBD		Yes	
Plaster	PLR	Venetian Plaster				Yes	
	STC-1	Stucco				Yes	
Upholstery	FAB-1	Fabric				Yes	
	GYP	Gypsum Board				Yes	
Other	PVR	Stone Paver				Yes	



NEW FULL LITE DOOR IN EXISTING OPENING. PTD. PT-5

**1 Second Floor Plan**  
Scale: 1/4"=1'-0"



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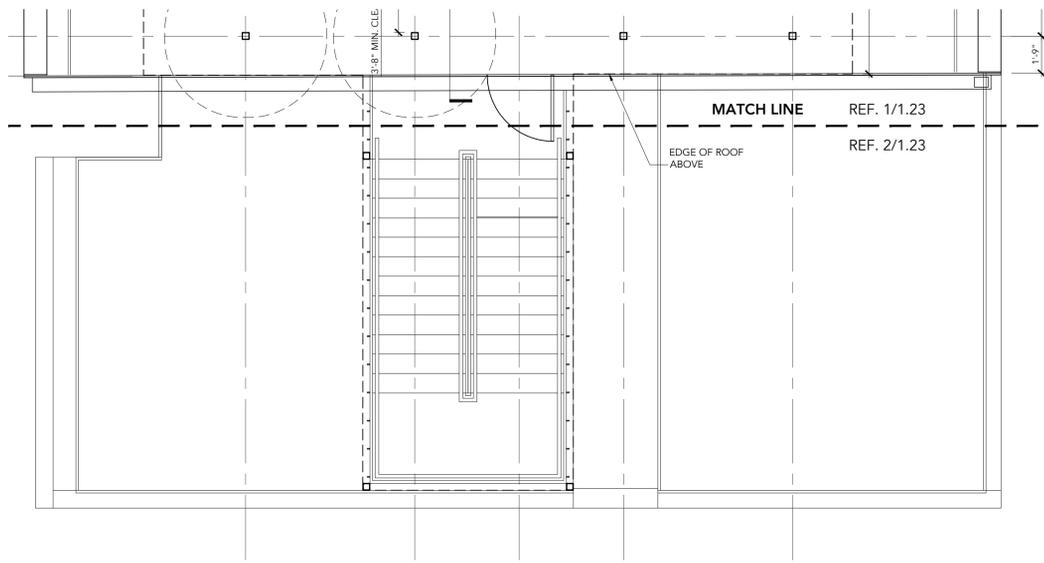
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sheet title  
**Second Floor Plan**

sheet

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**2 Roof Deck Stair Plan**  
Scale: 1/4"=1'-0"

**ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.**

**Plumbing Fixture Schedule**

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SH	Shower Fixture	Delta	Trinsic T14259-BL		

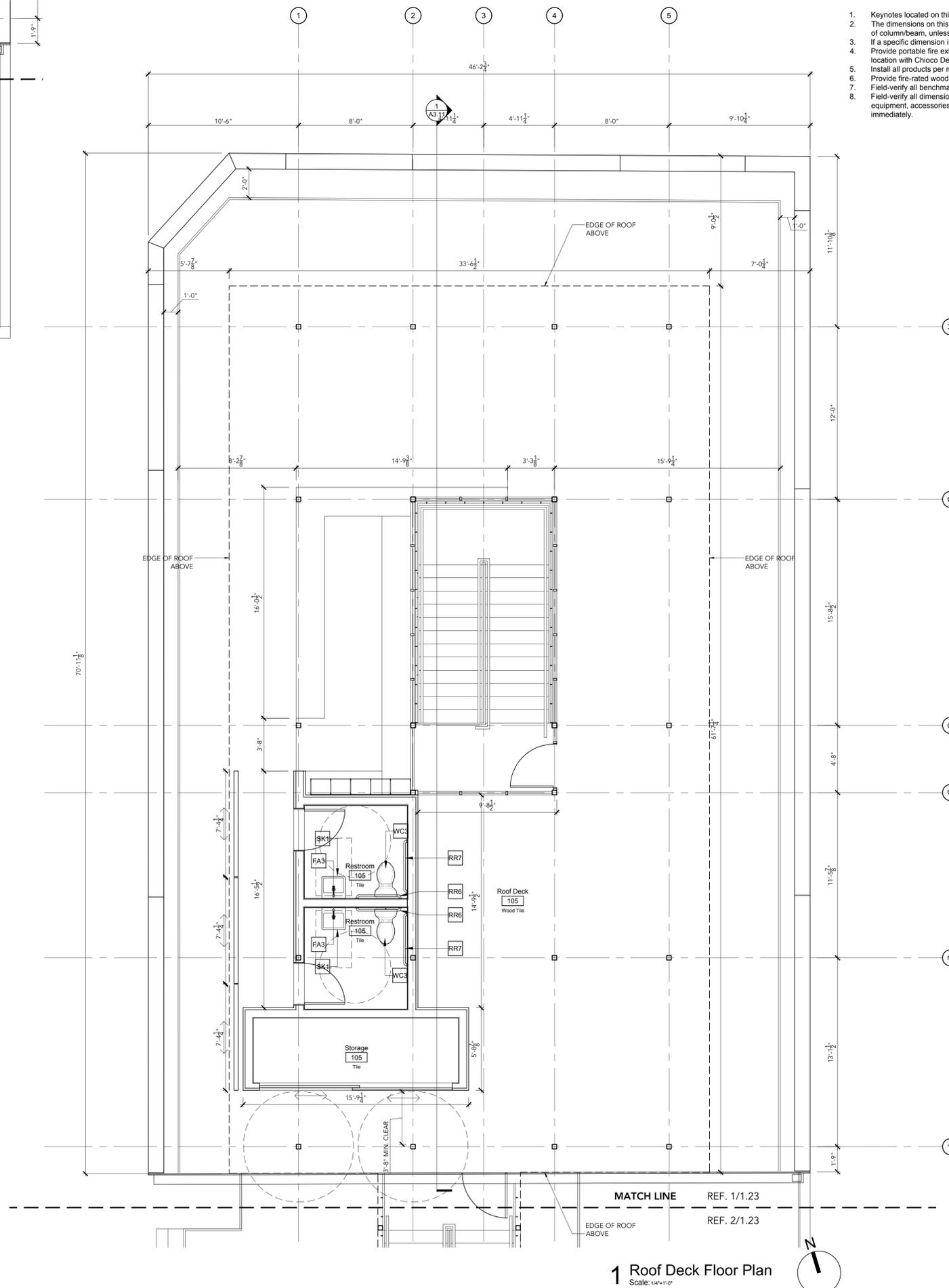
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Solid Surface	SS-1	Marble Slab				Yes	
	SS-2	Quartz Countertop	Caesarsone	TBD		Yes	
Plaster	PLR	Venetian Plaster				Yes	
	STC-1	Succo				Yes	
Upholstery	FAU-1						
	GYP	Gypsum Board					
Other	PVR	Stone Paver				Yes	



**1 Roof Deck Floor Plan**  
Scale: 1/4"=1'-0"

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sheet title

**Roof Deck Plan**

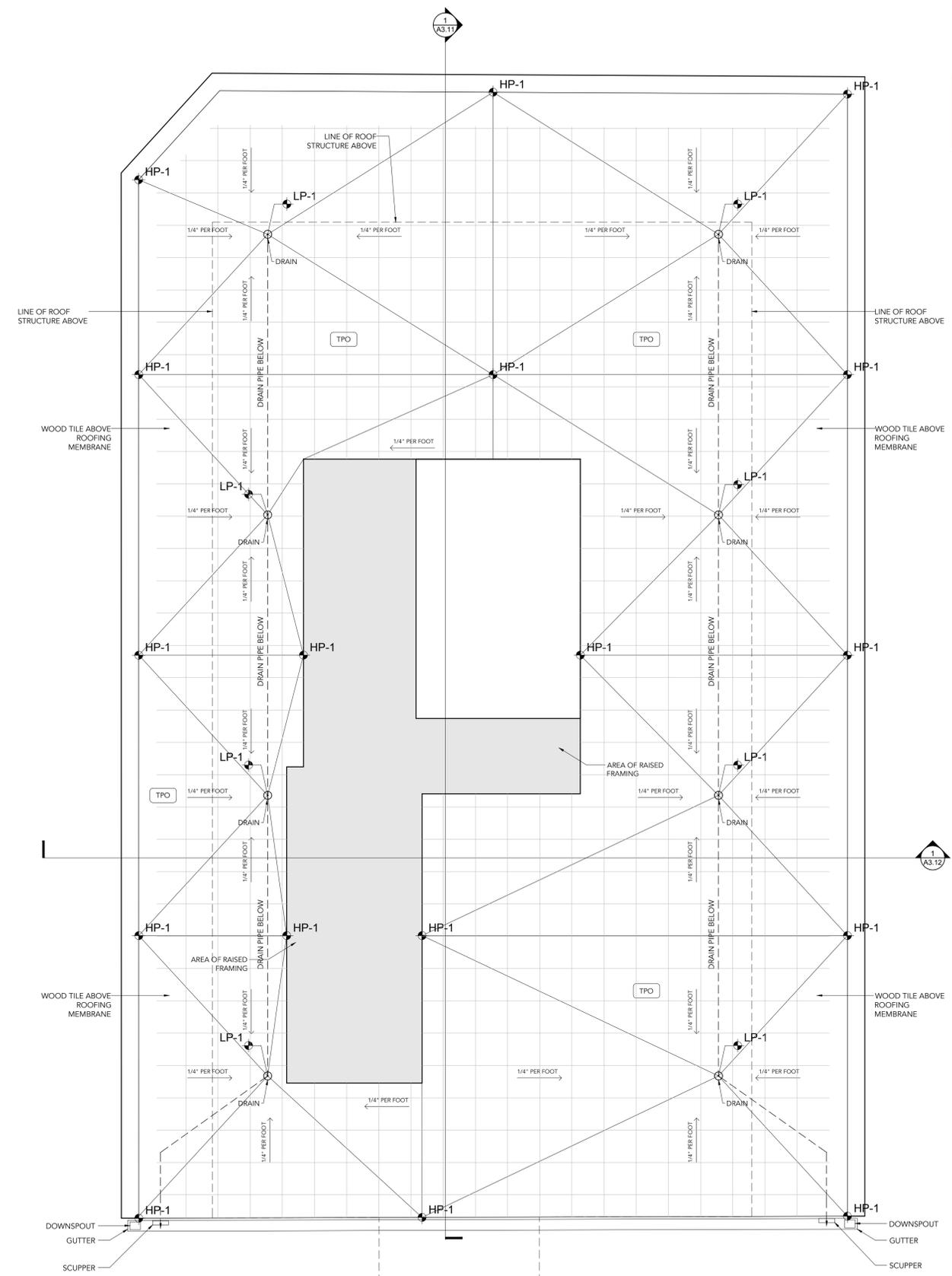
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**1.23**

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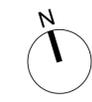
- Roof Plan General Notes:
1. Keynotes located on this sheet are for this sheet only.
  2. The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
  3. If a specific dimension is not provided, contact Chicoo Design for clarification.
  4. Install all products per manufacturer's recommendations.

ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.



1 Roof Drainage Plan

Scale: 1/4"=1'-0"



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project \_\_\_\_\_

SPECTRE OFFICE  
 701 East 6th St.  
 Austin, Texas 78701

drawn by  
 m. chaveriat  
 j. chicoo

issue  
 ● 08/15/19 DD / Pricing Set

sheet title  
 Roof Drainage Plan

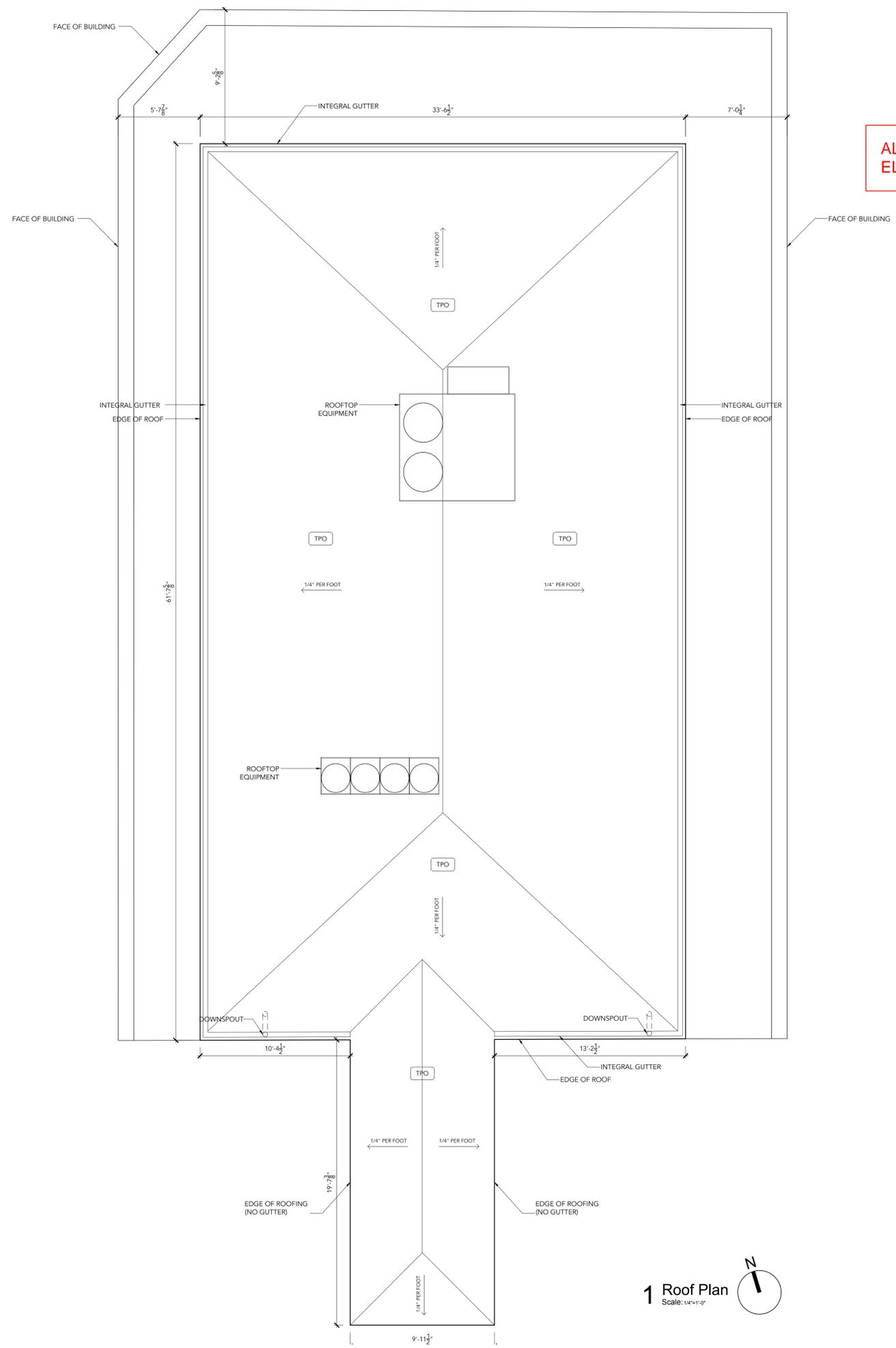
sheet \_\_\_\_\_

1.40

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ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.



1 Roof Plan  
Scale: 1/4"=1'-0"

CHIOOCO design LLC  
1306 rosewood avenue  
512.374.0288  
austin, tx 78702  
contact@chioocodesign.com

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SPECTRE OFFICE  
701 East 6th St.  
Austin, Texas 78701

drawn by  
m. chaveriat  
j. chiooco

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sheet title  
Roof Plan

sheet

1.41

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Elevation & Section General Notes:

1. Keynotes located on this sheet are for this sheet only.
2. The dimensions on this sheet are to the face of finish material or edge of masonry, unless noted otherwise.
3. If a specific dimension is not provided, contact Chioco Design for clarification.
4. Field-verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.
5. Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
6. All glass to be tempered as required by local code.

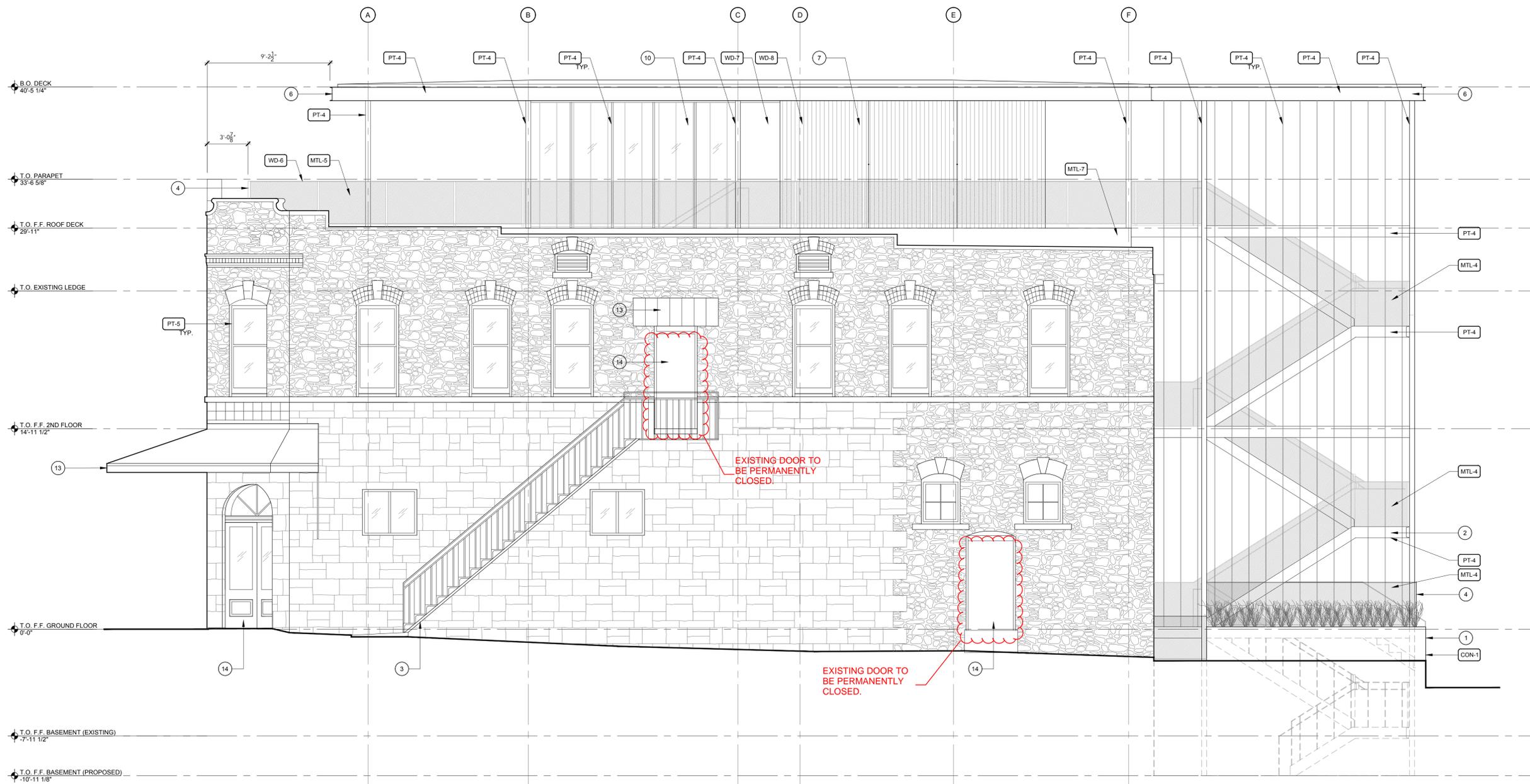
Elevation Notes:

1. Existing limestone masonry to be cleaned.
2. Existing window trim to be scraped and sanded to a smooth surface and repainted as required.
3. Existing windows to remain U.N.O.

Elevation Key Notes:

1. Exposed board-formed concrete retaining wall.
2. C-channel stringer.
3. Existing stair to be cleaned and painted.
4. New guardrail.
5. Steel planter.
6. Steel C-channel fascia.
7. Sliding wood slat panels.
8. New door, refer to Door Schedule for additional information.
9. New door in existing opening, refer to Door Schedule for additional information.
10. New window, refer to Window Schedule for additional information.
11. New platform for electrical meter access.
12. New metal gutter.
13. Existing awning to be cleaned and refinished as required.
14. Existing door to be cleaned and refinished as required.

ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.



**1** West Elevation  
Scale: 1/4"=1'-0"

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**SPECTRE OFFICE**  
 701 East 6th St.  
 Austin, Texas 78701

drawn by  
m. chaveriat  
j. chioco

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sheet title  
**Building Elevations**

sheet

3.01

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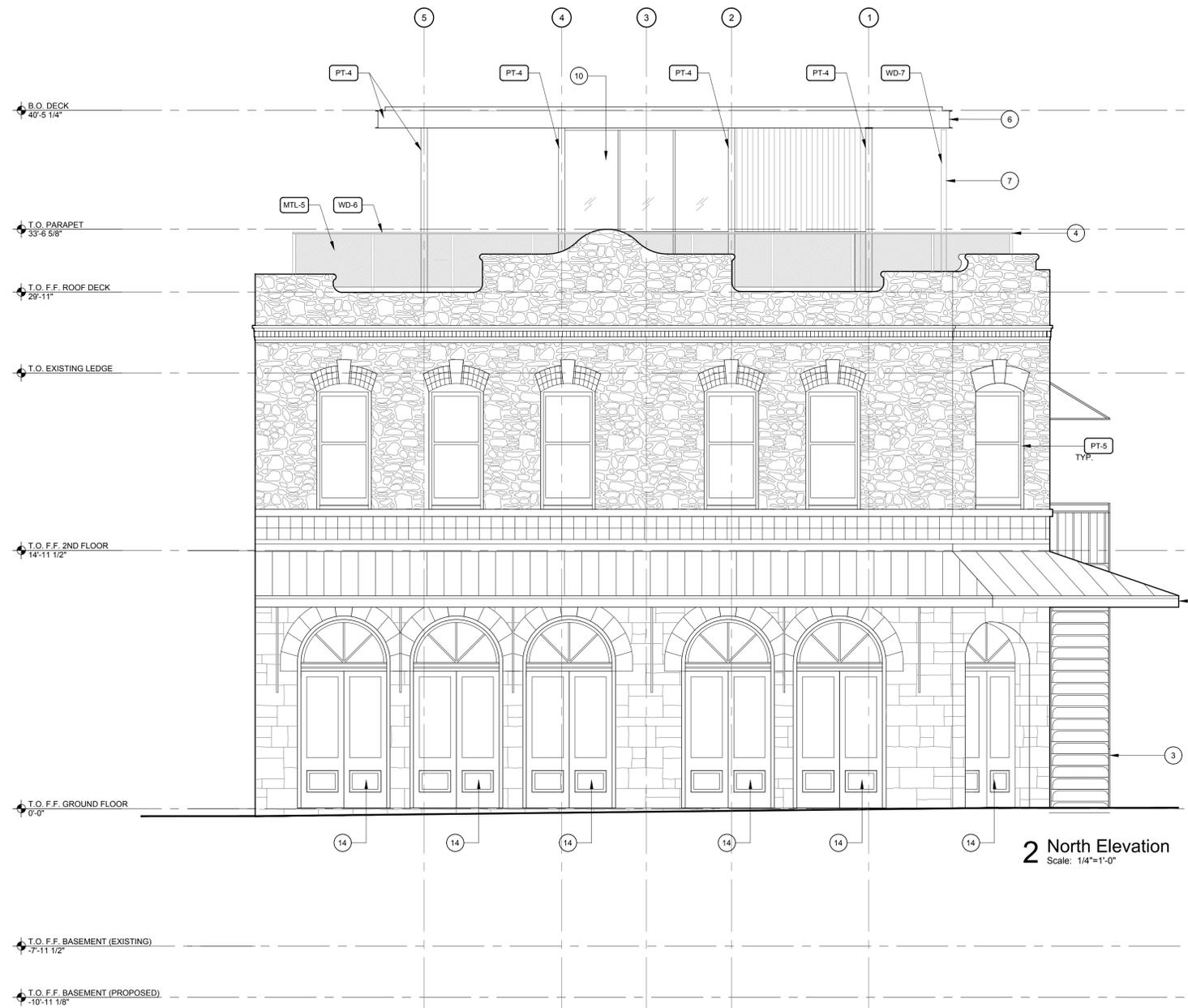
Elevation Notes:

1. Existing limestone masonry to be cleaned.
2. Existing window trim to be scraped and sanded to a smooth surface and repainted as required.
3. Existing windows to remain U.N.O.

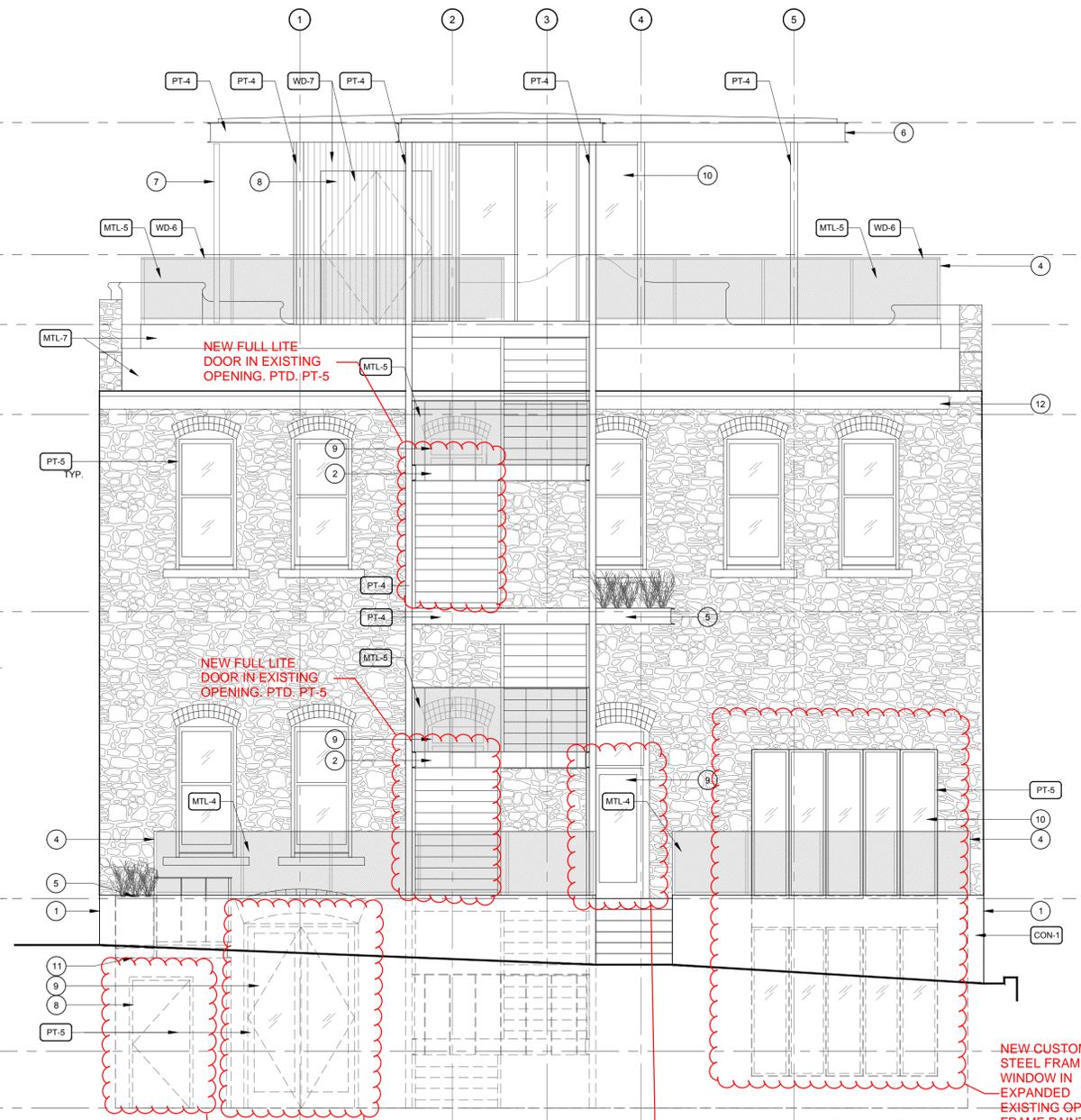
Elevation Key Notes:

1. Exposed board-formed concrete retaining wall.
2. C-channel stringer.
3. Existing stair to be cleaned and painted.
4. New guardrail.
5. Steel planter.
6. Steel C-channel fascia.
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9. New door in existing opening, refer to Door Schedule for additional information.
10. New window, refer to Window Schedule for additional information.
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12. New metal gutter.
13. Existing awning to be cleaned and refinished as required.
14. Existing door to be cleaned and refinished as required.

ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.



2 North Elevation  
Scale: 1/4"=1'-0"



1 South Elevation  
Scale: 1/4"=1'-0"

NEW METAL DOOR - PT-5

NEW FULL LITE DOUBLE DOORS IN EXPANDED EXISTING OPENING. FRAME PT-D PT-5

NEW FIXED FULL LITE DOOR IN EXISTING OPENING. PT-D, PT-5

NEW CUSTOM STEEL FRAME WINDOW IN EXPANDED EXISTING OPENING. FRAME PAINTED PT-5

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SPECTRE OFFICE  
701 East 6th St.  
Austin, Texas 78701

drawn by  
m. chaveriat  
j. chioco

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sheet title  
Building Elevation

sheet

3.02

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5. Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
6. All glass to be tempered as required by local code.

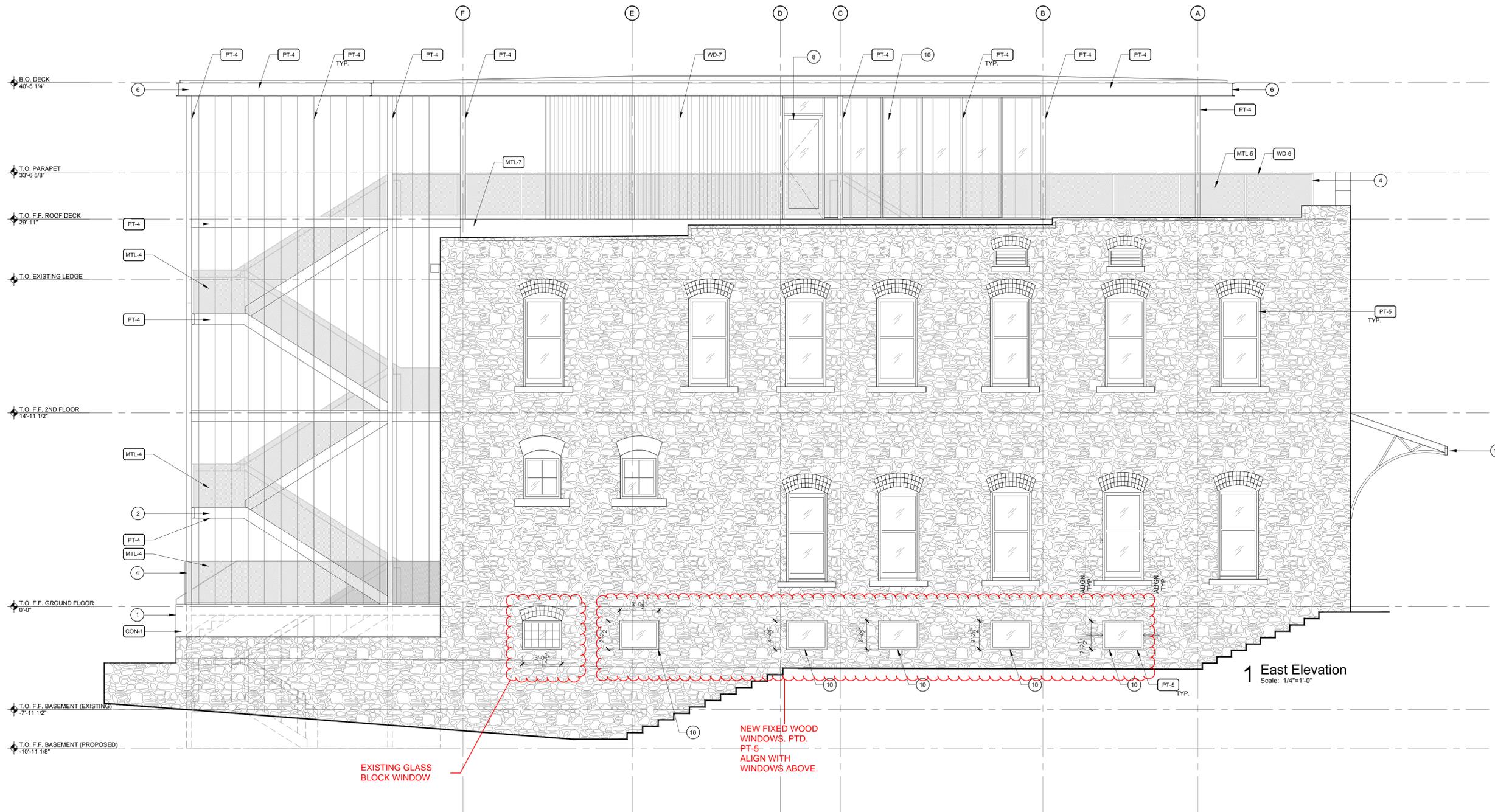
Elevation Notes:

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2. Existing window trim to be scraped and sanded to a smooth surface and repainted as required.
3. Existing windows to remain U.N.O.

Elevation Key Notes:

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12. New metal gutter.
13. Existing awning to be cleaned and refinished as required.
14. Existing door to be cleaned and refinished as required.

ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.



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SPECTRE OFFICE  
 701 East 6th St.  
 Austin, Texas 78701

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 m. chaveriat  
 j. chioco

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sheet title  
 Building Elevation

sheet

3.03

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