



# Residential New Construction and Addition Permit Application

[DevelopmentATX.com](http://DevelopmentATX.com) | Phone: 311 (or 512-974-2000 outside Austin)  
For submittal and fee information, see [austintexas.gov/digitaldevelopment](http://austintexas.gov/digitaldevelopment)

*Download application before entering information.*

Property Information				
Project Address:		Tax Parcel ID:		
Legal Description:				
Zoning District:		Lot Area (sq ft):		
Neighborhood Plan Area (if applicable):		Historic District (if applicable):		
Required Reviews				
Is project participating in <b>S.M.A.R.T. Housing</b> ? Y N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)		Does project have a <b>Green Building</b> requirement? Y N (If yes, attach signed conditional approval letter from Austin Energy Green Building)		
Is this site within an <b>Airport Overlay Zone</b> ? Y N (If yes, approval through Aviation is required)		Does this site have a <b>septic system</b> ? Y N (If yes, submit a copy of approved septic permit. <b>OSSF review</b> required)		
Does the structure <b>exceed 3,600 square feet</b> total under roof? Y N (If yes, Fire review is required)		Is this property within 200 feet of a <b>hazardous pipeline</b> ? Y N (If yes, Fire review is required)		
Is this site located within an <b>Erosion Hazard Zone</b> ? Y N (If yes, EHZ review is required)		Is this property within 100 feet of the <b>100-year floodplain</b> ? Y N (Proximity to floodplain may require additional review time.)		
Are there trees <b>19" or greater in diameter on/adjacent</b> to the property? Y N <b>If yes</b> , how many? _____ (Provide plans with a tree survey, <b>tree review</b> required.)		Was there a pre-development consultation for the Tree Review? Y N Proposed impacts to trees: (Check all that apply) Root zone Canopy Removal None/Uncertain		
Is this site in the <b>Capital View Corridor</b> ? Y N (If yes, a preliminary review through land use is needed to determine if full view corridor review is required.)		Is this site within the <b>Residential Design and Compatibility Standards Ordinance Boundary Area</b> ? (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.)		
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 <b>cut or fill</b> 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 <b>Board of Adjustment (BOA)</b> variance? 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.)		Case # _____ (if applicable)		
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 (Notes: Removal of all or part of a structure requires a Demolition Permit Application per LDC 25-11-37. A demo permit is not required for the removal of all or part of an interior wall, floor or ceiling)				
# existing bedrooms:	# bedrooms upon completion:		# baths existing:	# baths upon completion:
Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.) _____ _____				
Trade Permits Required (Check as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)				

<b>Total Remodeled Floor Area (if applicable)</b>						
_____ sq ft. (work within existing habitable square footage)						
<b>Job Valuation – For Properties in a Floodplain Only</b> <span style="float: right; border: 1px solid black; padding: 2px;">not in flood zone</span>						
Total Job Valuation: \$ _____  Note: The total job valuation should be the <del>sum</del> total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.			Amount for Primary 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			
			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			
<b>Site Development Information</b>						
<b>Area Description</b> <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>	<b>Existing sq. ft. to Remain</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						
b) 2 <sup>nd</sup> Floor conditioned area						
c) 3 <sup>rd</sup> Floor conditioned area						
d) Basement						
e) Covered parking (garage or carport)						
f) Covered patio, deck, porch, and/or balcony area(s)						
g) Other covered or roofed area						
h) Uncovered wood decks <span style="color: red;">Wood deck to be removed</span>						
<b>Total Building Area</b> (total a through h)						
i) Pool						
j) Spa						
k) Remodeled Floor Area, excluding Addition / New Construction						
<b>The Calculation Aid on page 7 is to be used to complete the following calculations and to provide additional information.</b>						
<b>Building Coverage Information</b>						
<small>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)</small>						
Total Building Coverage (sq ft): _____ % of lot size: _____						
<b>Impervious Cover Information</b>						
<small>Note: Impervious cover is the total horizontal area of covered spaces including building coverage, 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)</small>						
Total Impervious Cover (sq ft): _____ % of lot size: _____						
<b>Setbacks</b>						
Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) <span style="float: right;">Y      N</span>						
Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) <span style="float: right;">Y      N</span>						
Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) <span style="float: right;">Y      N</span>						
<b>Height Information</b> (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)			<b>Parking</b> (LDC 25-6 Appendix A & 25-6-478)			
Building Height: _____ ft ____ in    Number of Floors: _____			# of spaces required: _____    # of spaces provided: _____			
<b>Right-of-Way Information</b>						
Is a sidewalk required for the proposed construction? (LDC 25-6-353) <span style="float: right;">Y      N</span>						
<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? <span style="float: right;">Y      N</span>						
Width of approach (measured at property line): _____ ft      Distance from intersection (for corner lots only): _____ ft						
Are <b>storm sewer inlets</b> located within ten (10) feet of the end of any proposed driveway? <span style="float: right;">Y      N</span> <small>(New driveways within ten(10) feet of an inlet will require additional review)</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. to remain	New/Added sq. ft.	Proposed Exemption (check article utilized)	Applied Exemption sq. ft.	Total sq. ft.
1 <sup>st</sup> Floor						
2 <sup>nd</sup> Floor						
3 <sup>rd</sup> Floor						
Area w/ ceilings > 15'				Must follow article 3.3.5		
Ground Floor Porch <sup>1</sup> (check article utilized)				<input type="checkbox"/> Full Porch sq. ft. (3.3.3.A) <input type="checkbox"/> 200 sq. ft. (3.3.3 A 2)		
Basement <sup>4</sup>				Must follow article 3.3.3B, see note below		
Attic <sup>5</sup>				Must follow article 3.3.3C, see note below		
Garage <sup>2</sup> (check article utilized)	Attached			<input type="checkbox"/> 200 sq. ft. (3.3.2 B 1)		
	Detached		240.00 to be removed	<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq. ft. (3.3.2 B 2a / 2b)		
Carport <sup>2</sup> : (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) <sup>3</sup>		
	Detached			<input type="checkbox"/> 450 sq. ft. (3.3.2 A 1)		
Accessory Building(s) (detached)						
Totals				TOTAL GROSS FLOOR AREA		

(Total Gross Floor Area ÷ Lot Area) x 100 = \_\_\_\_\_ Floor-To-Area Ratio (FAR)

1,930 sq. ft. with  
garage removed.

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.)

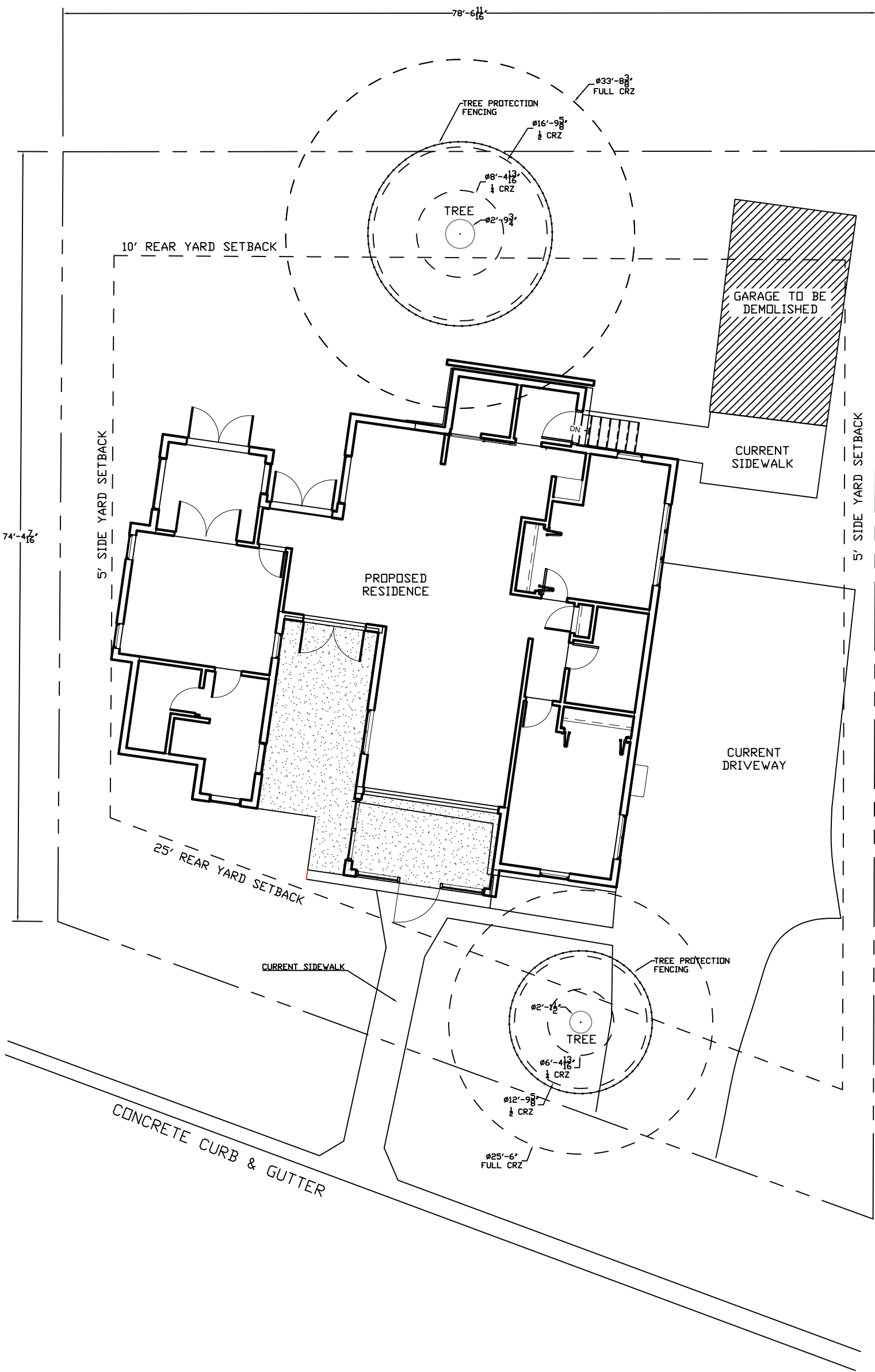
**1 Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**2 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."

3Ordinance article 3.3.2 B 1 is 200 sq. ft. exemption may be combined with a 450 sq. ft. exemption. Otherwise only one 450 exemption or one 200 sq. ft. exemption may be taken.

**4 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.

**5 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 over 5 feet has a ceiling height of seven feet or less.



PROPOSED SITE PLAN  
SCALE: 3/32" = 1'

BUILDING AREA CALCULATIONS

EXISTING HOME	1100 SQ FT
ADDITION	830 SQ FT
CONCRETE	1425 SQ FT
GARAGE TO BE DEMOLISHED	-240 SQ FT

TOTAL IMPERVIOUS SQ FT COVERAGE:	3115 SQ FT
TOTAL LOT SQ FT:	6892 SQ FT
IMPERVIOUS COVERAGE	45.2%
BUILDING COVERAGE:	26.56%

TREE NOTES:

- 1.PROVIDE TREE PROTECTION .
2. PRIOR TO CONSTRUCTION, 2X4 LUMBER MUST BE STRAPPED SECURELY TO THE TRUNK OF EACH PROTECTED TREE. ALSO PROVIDE PROTECTIVE FENCING AROUND TREES LOCATED WITHIN THE LIMITS OF CONSTRUCTION TO PROTECT ENTIRE CRITICAL ROOT ZONE AREA OR AS MUCH OF THE CRITICAL ROOT ZONE AS IS PRACTICAL. WHEN PROTECTIVE FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRITICAL ROOT ZONE, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR ALL TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRITICAL ROOT ZONE.
3. NO CANOPY PRUNING WILL BE PROVIDED ON PROTECTED TREES.
4. ALL DEMOLITION IN THE 1/4 & 1/2 CRZ OF PROTECTED TREES MUST BE DONE WITH HAND TOOLS.

SITE PLAN NOTES:

1. CONCRETE LINE PUMP: WRAP CONNECTIONS OF CONCRETE LINE PUMP WITH PLASTIC TO PREVENT CONCRETE SLURRY FROM LEACHING INTO GROUND AND NEAR ROOTS OF TREES.
2. CONCRETE TRUCK: IF HEAVY EQUIPMENT WILL BE ROLLING OVER ANY AREA OF THE FULL CRZ OF PROTECTED TREES, PROVIDE 3/4" PLYWOOD OVER 2X4 LUMBER OVER 12" LAYER OF MULCH TO BRIDGE OVER THE ROOTS AND PREVENT SOIL/ROOT COMPACTION. AFTER CONSTRUCTION IS COMPLETED, SPREAD MULCH AROUND SITE TO LEAVE A MAX LAYER OF 3" WITHIN ROOT ZONES.
3. NO NEW WATER, WASTEWATER, GAS OR ELECTRIC LINES WILL BE ADDED. EXISTING PIPES AND SUPPLY LINES WILL BE USED.

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

- GENERAL NOTES:
1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
  2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
  3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
  4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
  5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
  6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C, ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

2102 ALTA VISTA  
ADDITION

SITE PLAN

Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE

A112

Scale	1/8" = 1'-0"
-------	--------------





close entry way with larger front double door



replace front door with larger door



adding window here



adding window here





replace bathroom window with same size window but different window



replacing kitchen window with larger window



adding pocket door here

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C, ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

2102 ALTA VISTA  
ADDITION

COVER SHEET

Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE
A101	
Scale	12" = 1'-0"

2102 ALTA VISTA AVE  
AUSTIN, TX 7804  
HOME ADDTION



Sheet List	
Sheet Number	Sheet Name
A101	COVER SHEET
A102	CURRENT ELEVATIONS
A103	CURRENT FLOORPLAN
A104	PROPOSED ELEVATIONS
A105	PROPOSED ELEVATIONS
A106	PROPOSED FLOORPLAN
A107	ELECTRICAL
A108	PLUMBING
A109	DOORS & WINDOWS
A110	CURRENT SURVEY
A111	PROPOSED ROOF PLAN
A112	SITE PLAN

HOME SQUARE FOOTAGE	
CURRENT TOTAL	1100 SQ FT APPROX
PROPOSED TOTAL	1930 SQ FT APPROX

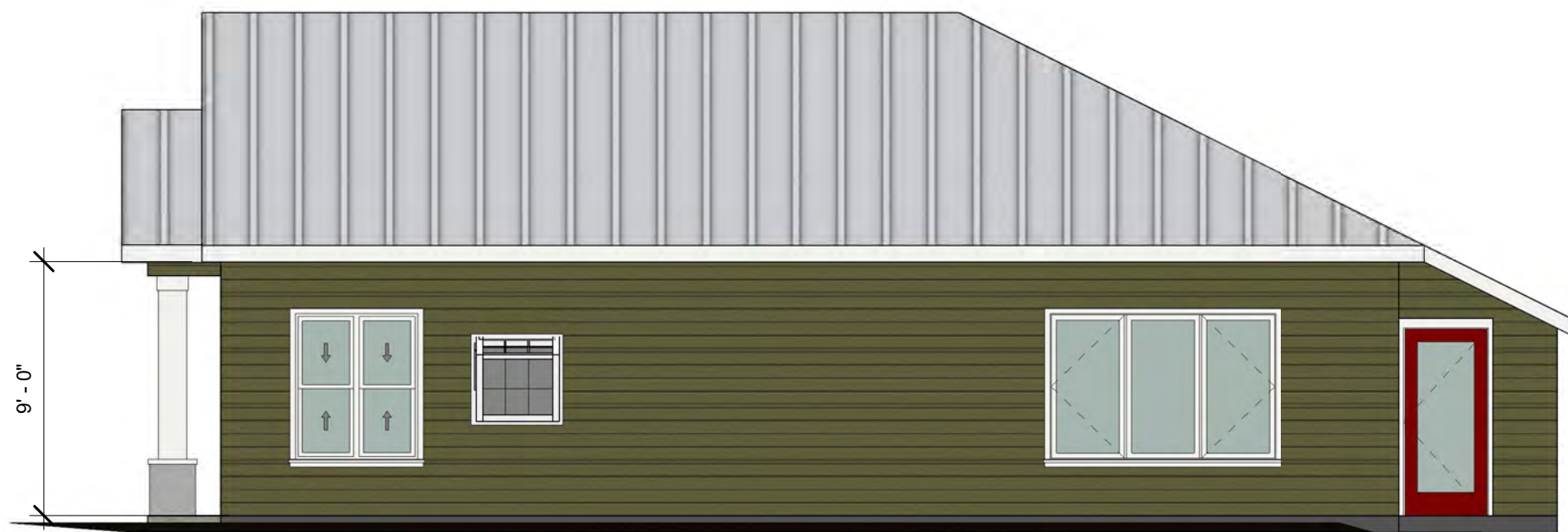




① CURRENT FRONT ELEVATION  
3/16" = 1'-0"



④ CURRENT REAR ELEVATION  
3/16" = 1'-0"



② CURRENT RIGHT SIDE ELEVATION  
3/16" = 1'-0"



③ CURRENT LEFT SIDE ELEVATION  
3/16" = 1'-0"

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C., ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

2102 ALTA VISTA  
ADDITION

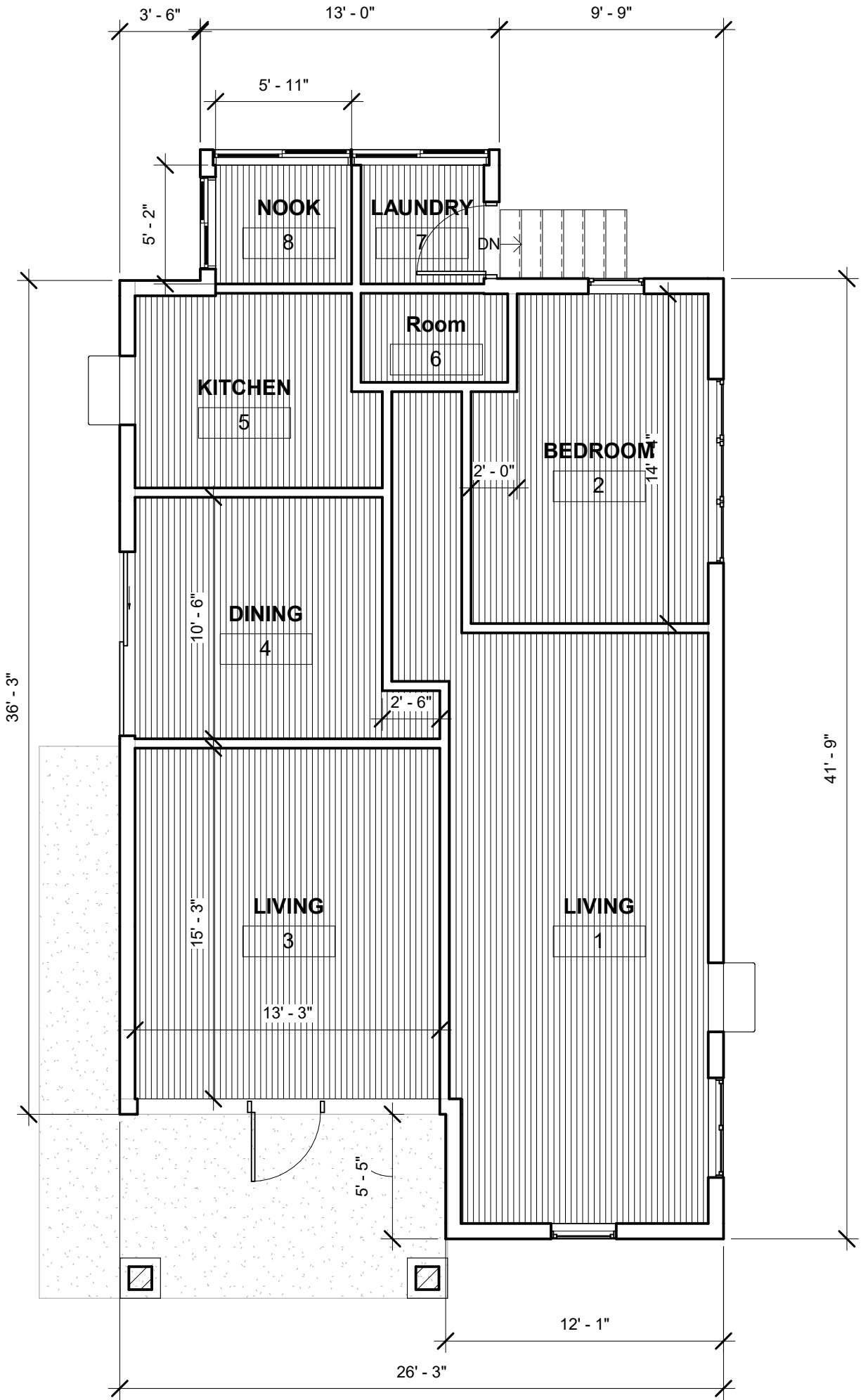
CURRENT  
ELEVATIONS

Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE

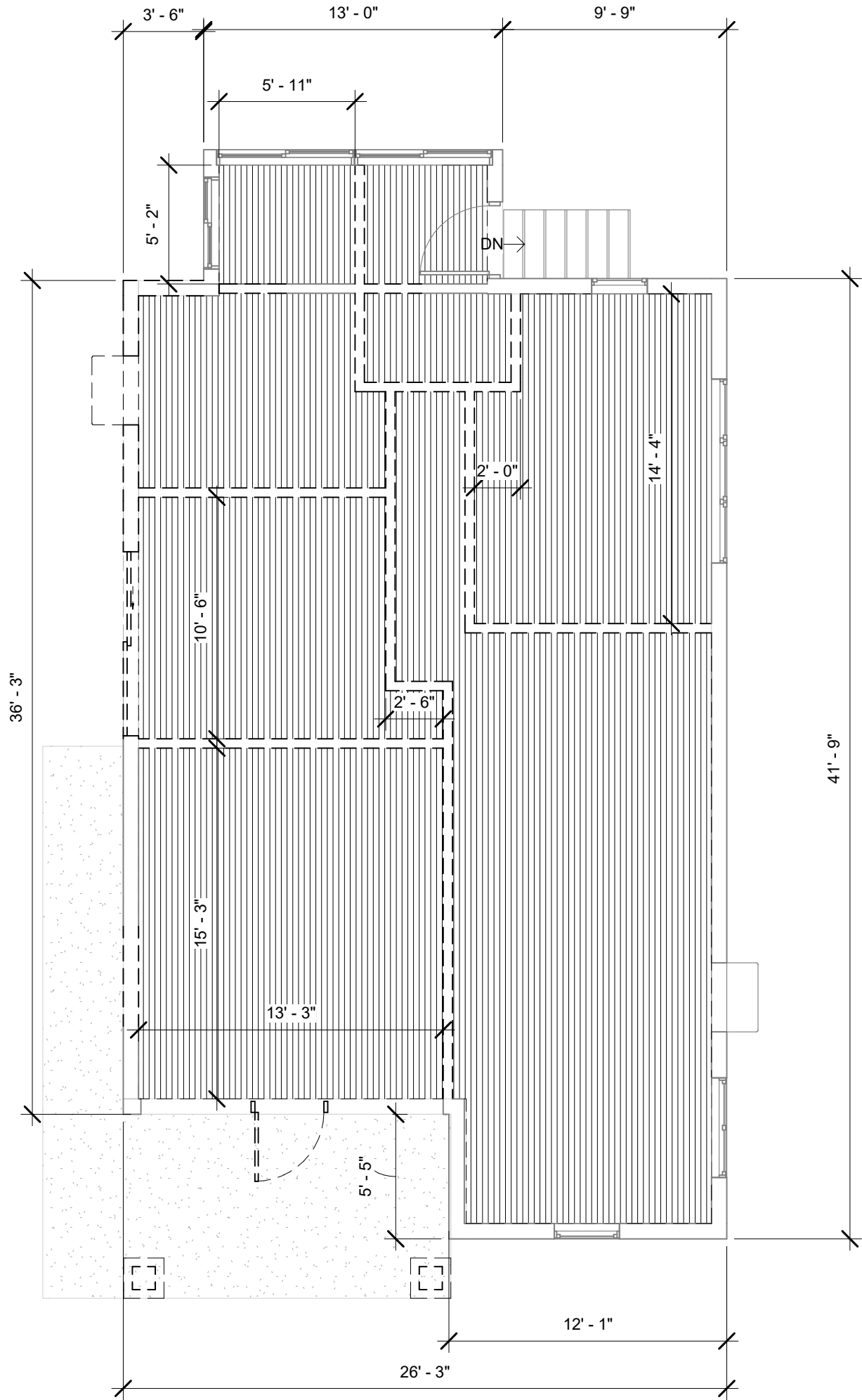
A102

Scale	3/16" = 1'-0"
-------	---------------





1 CURRENT FLOORPLAN  
3/16" = 1'-0"



2 DEMO PLAN  
3/16" = 1'-0"

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C, ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

2102 ALTA VISTA  
ADDITION

CURRENT  
FLOORPLAN

Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE

A103

Scale	3/16" = 1'-0"
-------	---------------

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

- GENERAL NOTES:
1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
  2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
  3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
  4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
  5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
  6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C, ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

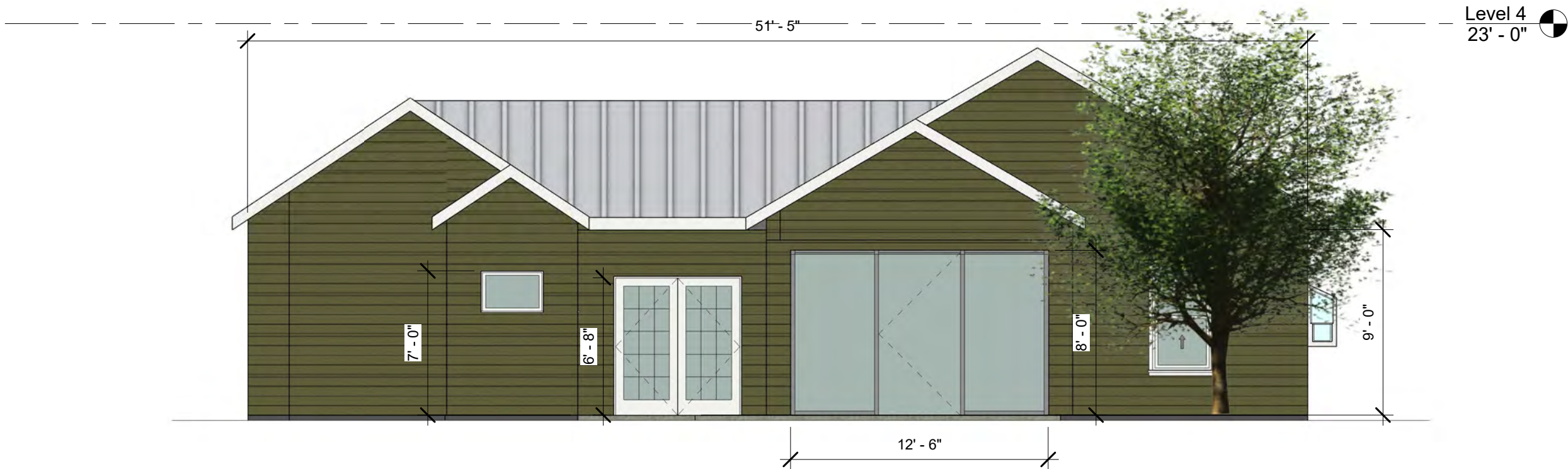
2102 ALTA VISTA  
ADDITION

PROPOSED  
ELEVATIONS

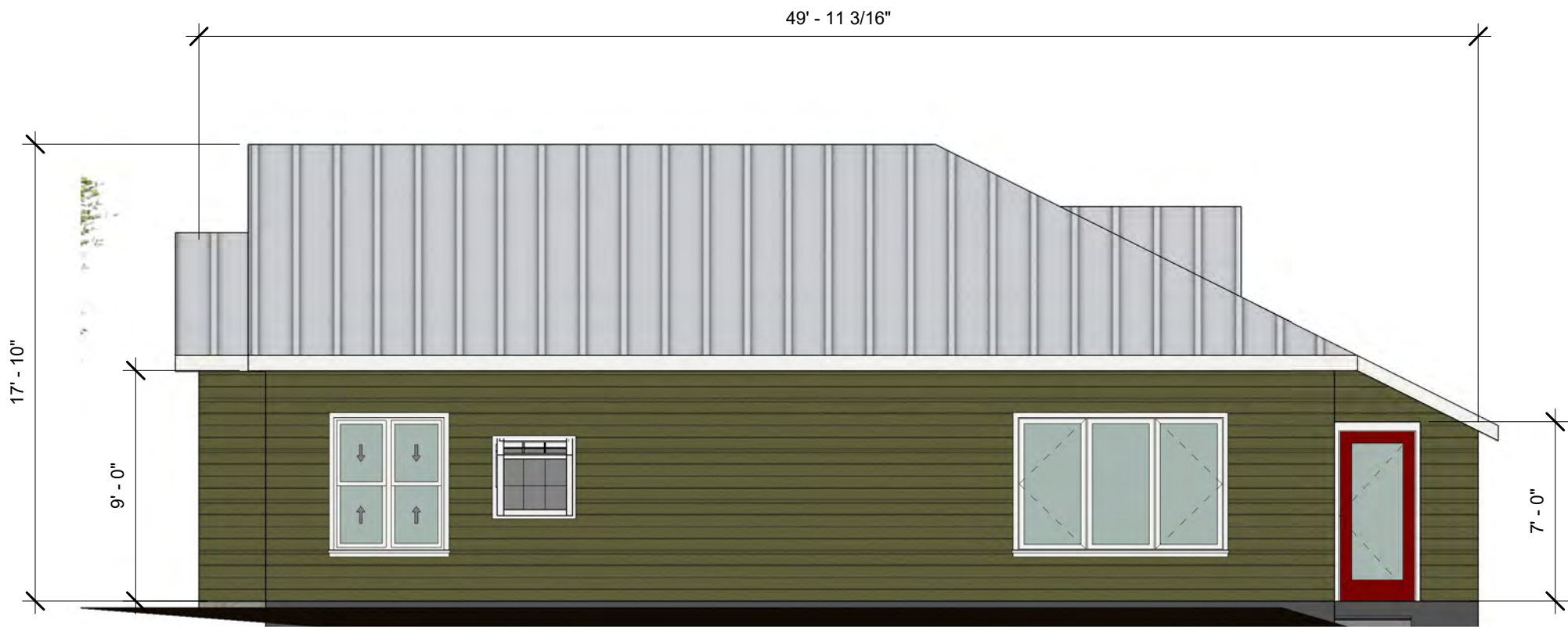
Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE

A104

Scale	3/16" = 1'-0"
-------	---------------



1 PROPOSED FRONT ELEVATION  
3/16" = 1'-0"

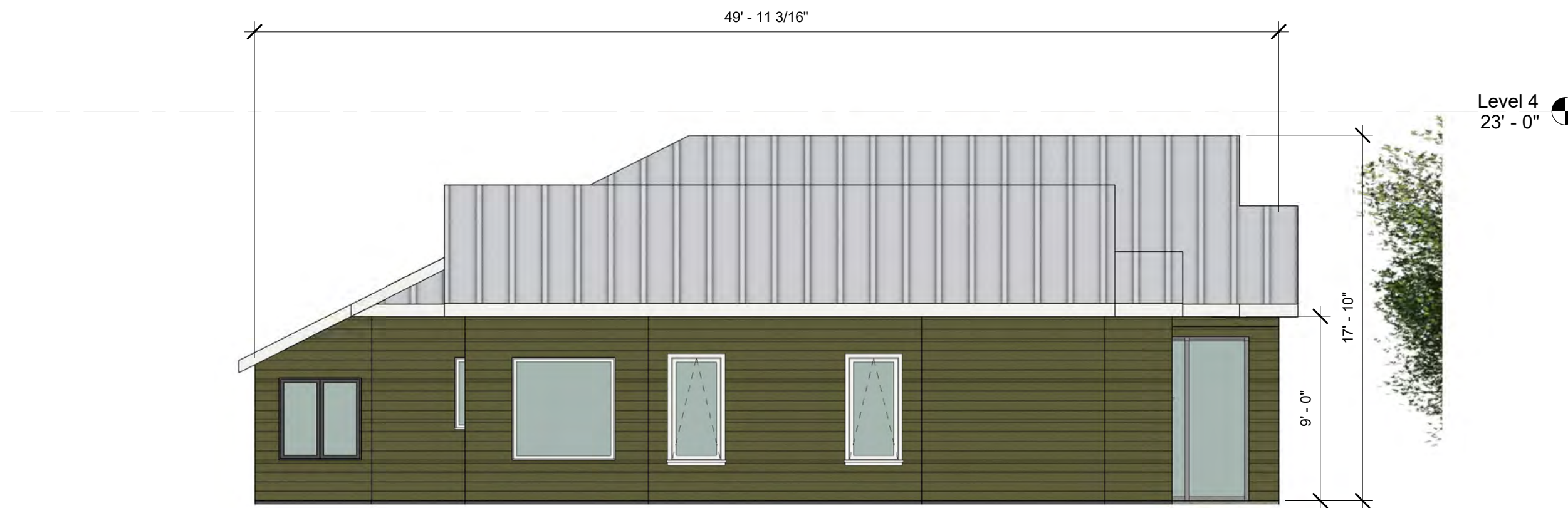


2 PROPOSED RIGHT SIDE ELEVATION  
3/16" = 1'-0"





① PROPOSED REAR ELEVATION  
3/16" = 1'-0"



② PROPOSED LEFT SIDE ELEVATION  
3/16" = 1'-0"

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C, ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

2102 ALTA VISTA  
ADDITION

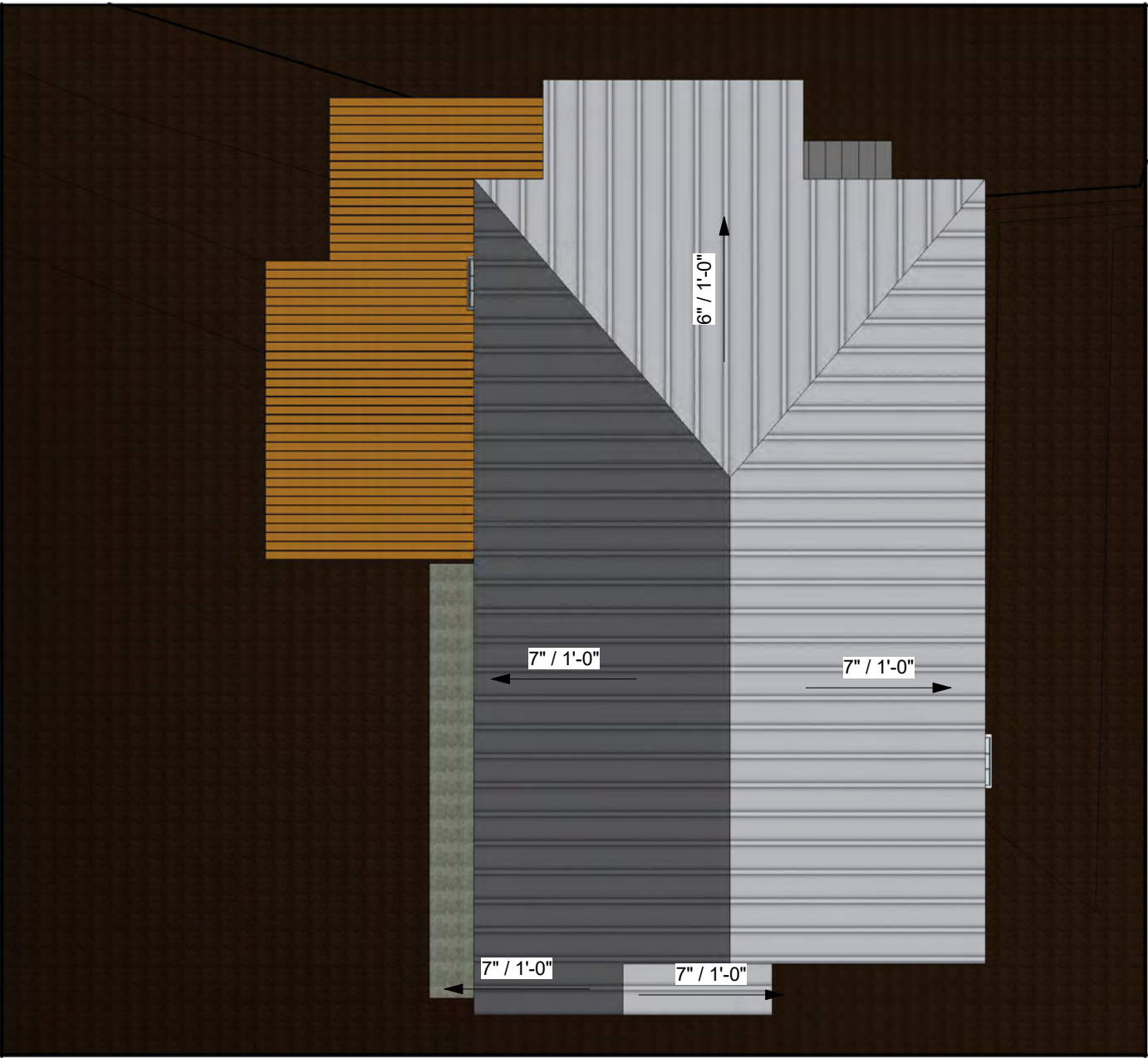
PROPOSED  
ELEVATIONS

Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE

A105

Scale	3/16" = 1'-0"
-------	---------------





1 CURRENT ROOF LINES



2 PROPOSED ROOF LINES

HALSELL DRAFTING  
& DESIGN

HALSELLCAD.COM

GENERAL NOTES:

1. THE GENERAL CONTRACTOR/BUILDER SHALL EXAMINE AND VERIFY THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THESE PLANS/DOCUMENTS AND SHALL NOTIFY OWNER OF ANY DISCREPANCIES AND/OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
2. THESE PLANS ARE INTENDED FOR THE GENERAL RESIDENTIAL CONSTRUCTION PURPOSES ONLY AND ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED.
3. THE GENERAL CONTRACTOR SHALL SUPERVISE CONSTRUCTION AND IT SHALL BE RESPONSIBILITY TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT AND MATERIALS AND TO CONTROL THE QUALITY THEREOF.
4. ALL WORK PERFORMED ON THIS PROJECT SHALL MEET OR EXCEED THE CURRENT EDITION OF THE UNIFORM BUILDING CODE AND ALL APPLICABLE STATE AND LOCAL ORDINANCES, CODE, AND REGULATIONS.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ANY ENGINEERING NECESSARY TO THE STABILITY OF THE STRUCTURE(S) OF THE PROJECT. FURTHERMORE IT RECOMMENDS THAT THESE PLANS SHALL BE REVIEWED BY A QUALIFIED PROFESSIONAL ENGINEER.
6. ALL INFORMATION PROVIDED ON THESE PRINTS SHOULD BE VERIFIED BY G.C, ENGINEER OR A CERTIFIED SPECIALIST.

No.	Description	Date

2102 ALTA VISTA  
ADDITION

PROPOSED ROOF  
PLAN

Project number	7850036
Date	08/17/2020
Drawn by	DHALSELL
Sheet Size	C-SIZE

A111

Scale