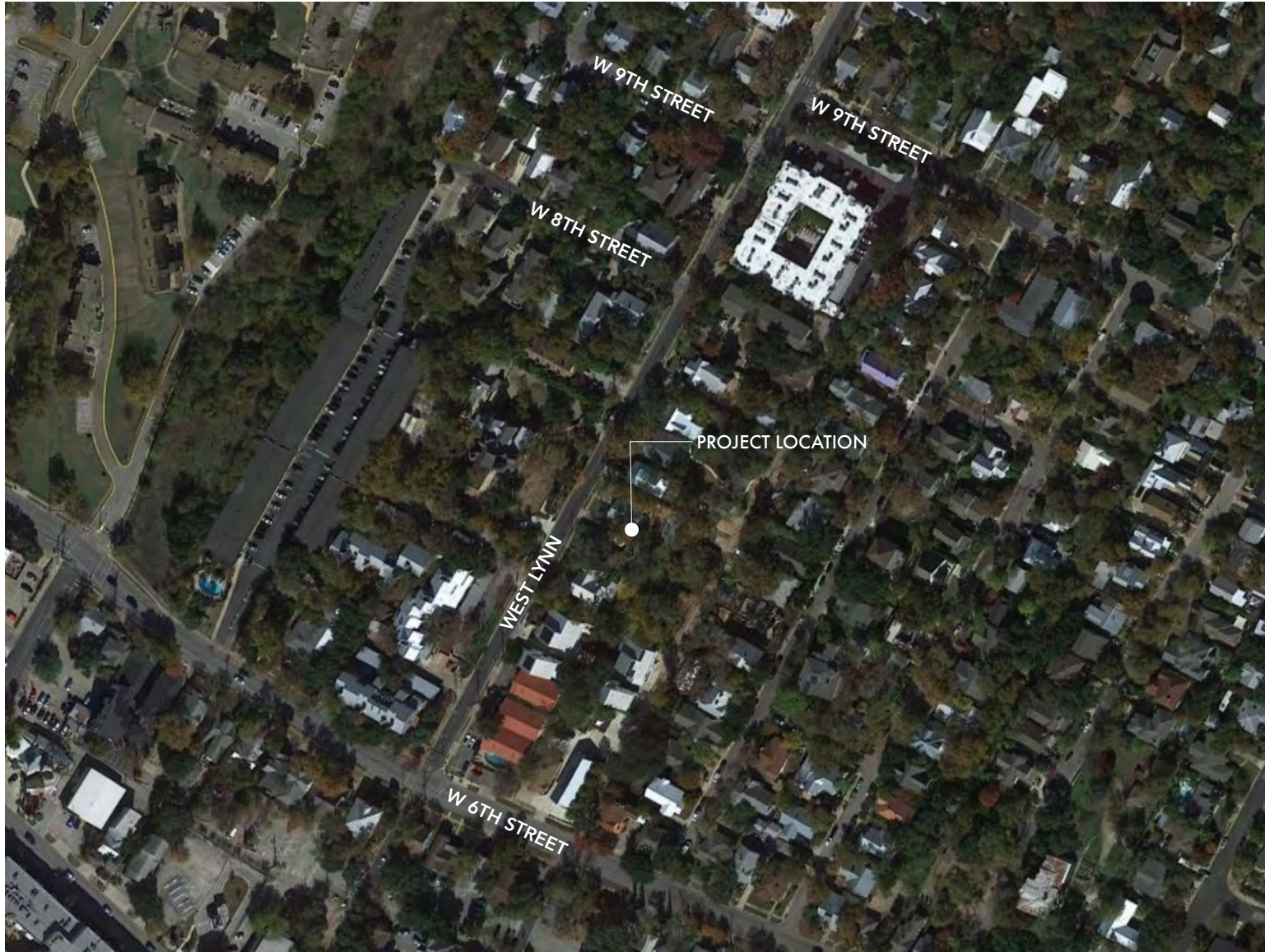


PROJECT LOCATION | PROXIMITY MAP



GENERAL NOTES

- THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO, DRAWINGS, NOTES, DIMENSIONS AND SCHEDULES. THE CONTRACTOR SHALL MAKE A DETAILED SITE VISIT, AND SHALL IMMEDIATELY BRING ANY INCONSISTENCY, SITE LAYOUT PROBLEM, OR ANY OTHER REQUEST FOR CLARIFICATION TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE DELIVERY OF ANY BID OR INITIATION OF WORK. FAILURE TO DO SO SHALL CAUSE THE CONTRACTOR TO BE INELIGIBLE FOR EXTRAS RELATING TO SUCH MATTERS.
- THESE DRAWINGS ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DRAWING AND NOTES TO DRAWINGS ARE CORRELATIVE AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, OBTAIN CLARIFICATION FROM ARCHITECT BEFORE CONTINUING WORK.
- DO NOT SCALE THESE DRAWINGS. IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR ANY OTHER REQUEST FOR CLARIFICATION.
- VERIFY ALL DIMENSIONS BEFORE ORDERING MATERIAL AND PROCEEDING WITH THE WORK.
- MINIMUM CLEARANCE DIMENSIONS INDICATED SHALL BE MAINTAINED PARTICULARLY AT STAIRS, CORRIDORS AND RESTROOMS.
- CONTRACTOR TO ACQUIRE ALL NECESSARY PERMITS PRIOR TO WORK.
- CONTRACTOR IS RESPONSIBLE FOR THE SAFETY, ACTIONS AND CONDUCT OF HIS EMPLOYEES AND HIS SUBCONTRACTORS' EMPLOYEES WHILE IN THE PROJECT AREA, ADJACENT AREAS AND IN THE BUILDING AND ITS VICINITY. UPON COMPLETION OF WORK, CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE.
- CONTRACTOR SHALL SUBMIT REPRODUCIBLE SHOP DRAWINGS TO ARCHITECT FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S APPROVAL.
- ALL MATERIALS, FINISHES, MANUFACTURED ITEMS, AND EQUIPMENT SHALL BE INSTALLED IN FULL ACCORDANCE WITH THE SUPPLIER'S OR MANUFACTURER'S WRITTEN RECOMMENDATIONS OR THESE DOCUMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY THE ARCHITECT OF ANY VARIATION REQUIRED IN THE DIMENSION NOTED FOR VERIFICATION FOR INSTALLATION OF EQUIPMENT BEFORE CONTINUING THE WORK.
- EVERY EFFORT HAS BEEN MADE ON THE PART OF THE ARCHITECT TO ENSURE LOCAL CODE COMPLIANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE WORK CONFORMS WITH ALL APPLICABLE CODES, AND IF DISCREPANCIES ARE NOTED, TO NOTIFY THE ARCHITECT PRIOR TO WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
- PROVIDE BLOCKING AS REQUIRED FOR PROPER SUPPORT OF WALL AND CEILING MOUNTED EQUIPMENT.
- INSTALL PEX PIPE SYSTEM PLUMBING; INSULATE AS REQUIRED.
- FOR ALL "MATCH EXISTING" NOTES, ARCHITECT'S INTENT IS FOR CONTRACTOR TO MATCH EXISTING PROFILE AND FINISH AS CLOSE AS POSSIBLE USING AVAILABLE STOCK MATERIALS. IF UNABLE TO MATCH EXISTING, PROVIDE SAMPLES FOR ALTERNATE MATERIALS OR METHODS FOR ARCHITECT'S APPROVAL.
- DISSIMILAR METALS TO REMAIN SEPARATED TO AVOID GALVANIC CORROSION.
- ALL EXTERIOR WALLS AND ROOFS TO HAVE CLOSED CELL SPRAY FOAM INSULATION.
- ALL EXTERIOR WALLS TO BE STUD GRADE 2 X 6 NO. 2 SYP WITH STUDS AT 24" OC UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS TO BE STUD GRADE 2 X 4 OR NO. 2 SYP WITH STUDS AT 16" OC WITH 1/2" GYPSUM BOARD SHEATHING ON BOTH SIDES UNLESS OTHERWISE NOTED. ALL CAVITIES IN WALL ASSEMBLY TO BE FILLED WITH R-11 SOUND BATT INSULATION.
- ALL CEILINGS TO BE SHEATHED WITH 5/8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- ALL INTERIOR PAINTS, STAINS AND SEALANTS TO BE NON-TOXIC.
- FIRE SUPPRESSION SYSTEM MUST BE INSTALLED BY A CONTRACTOR LICENSED PER STATE FIRE MARSHAL'S REQUIREMENTS. SHOP DRAWINGS OF SYSTEM MUST BE SUBMITTED TO FIRE MARSHAL FOR REVIEW AND APPROVAL.
- ALL WORK MUST BE IN COMPLIANCE WITH THE APPLICABLE NFPA STANDARDS AND THE INTERNATIONAL FIRE CODE AS AMENDED BY THE CITY OF AUSTIN.
- MINIMUM OF 15 DAYS MUST BE ALLOWED FOR NEW SYSTEM PLAN REVIEWS

613 West Lynn Spec

613 West Lynn
Austin, TX 78703

PROJECT DESCRIPTION

REMODEL OF EXISTING HOME WITH AN ADDITION OF AN ADU.

PROJECT TEAM

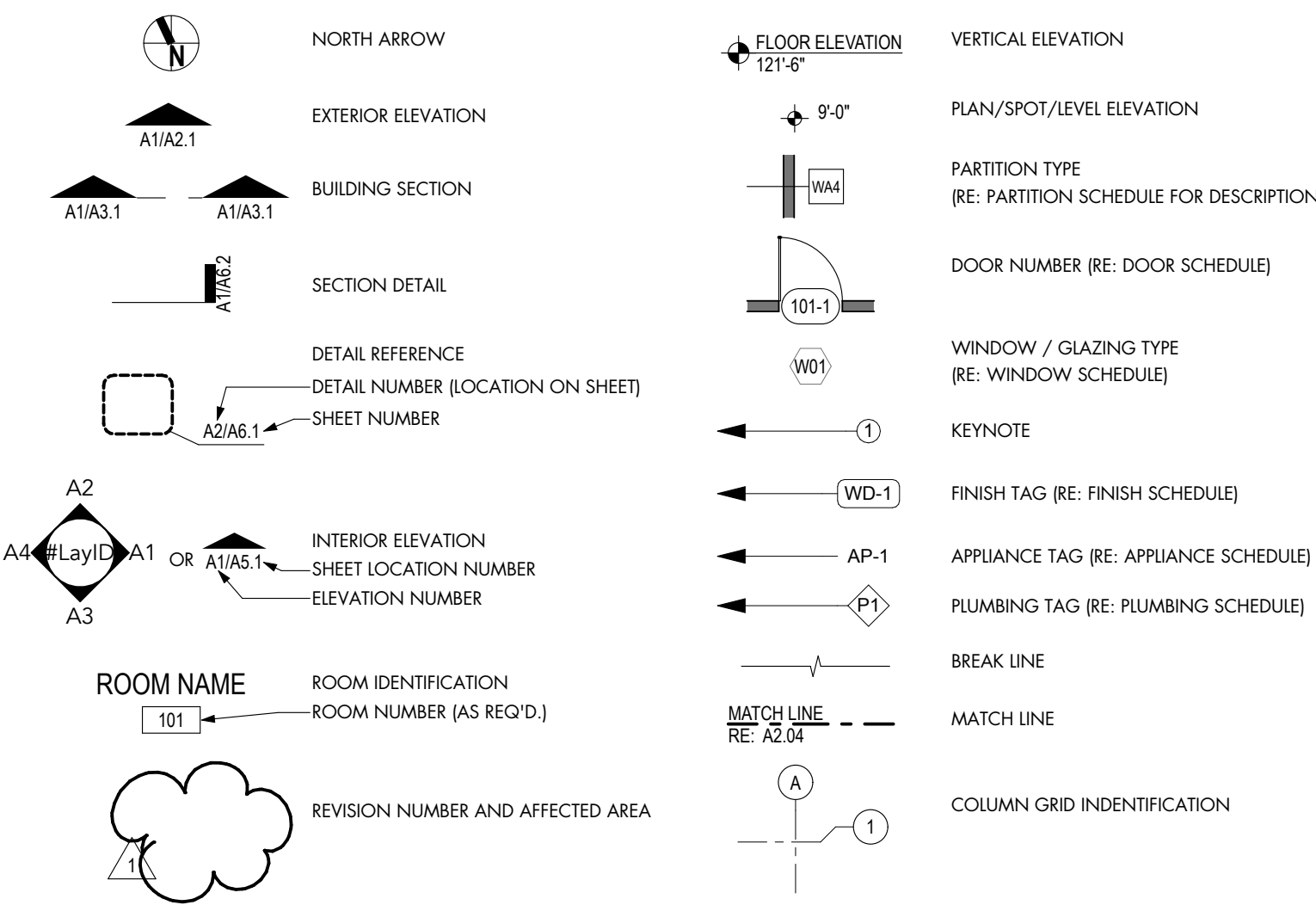
CLIENT
CONTACT: MICHAEL LAHR
10808 PELICAN POINT,
AUSTIN, TX 78778730
e: LAHRHOME91@GMAIL.COM

ARCHITECT
DESIGNTRAIT ARCHITECTS
CONTACT: BECKY JEANES
2525 SOUTH LAMAR #6
AUSTIN, TX 78704
PH: 512-542-0073
EMAIL: BECKY@DESIGNTRAIT.COM

PROJECT CODE ANALYSIS

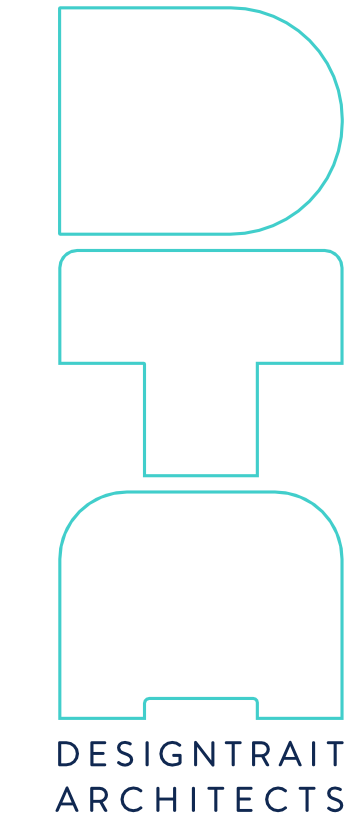
ZONING:	MF-4 NP
PARCEL ID:	106602
CONSTRUCTION TYPE:	V-B
LOT SIZE:	10,130 SQFT (.233 ACRES)
FLOOR AREA RATIO:	PROVIDED: 39% (3,934 SQFT) ALLOWED: MAX 40% (4,052 SQFT)
IMPERVIOUS COVERAGE:	PROVIDED: 43% (4345.5) ALLOWED: 45% (4558.5)
AIR CONDITIONED AREA:	4,854 SQFT
MAIN HOUSE	
BASEMENT FLOOR:	1,187 SQFT
LEVEL 01:	1,868 SQFT
LEVEL 02:	701 SQFT
TOTAL:	3,756 SQFT
ADU	
LEVEL 01:	549 SQFT
LEVEL 02:	549 SQFT
TOTAL:	1,098 SQFT
CARPORT:	267 SQFT
GARAGE:	445 SQFT

ARCHITECTURAL SYMBOLS



SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	SURVEY
A0.2	SITE PLAN
A0.3	BUILDING TENT EXHIBIT
A0.4	BASEMENT EXEMPTION EXHIBIT
D1.1	DEMO PLAN
A1.1	MAIN HOUSE - FLOOR PLAN BASEMENT LEVEL
A1.2	MAIN HOUSE - FLOOR PLAN LEVEL 1
A1.3	MAIN HOUSE - FLOOR PLAN LEVEL 2
A1.4	MAIN HOUSE - ROOF PLAN
A1.5	ADU - FLOOR PLANS LEVEL 1 & 2
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
A2.3	BUILDING ELEVATIONS
A2.4	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS



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SHEET TITLE
COVER SHEET

SHEET
A0.0

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Tray Toungeate - Texas Architect

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III

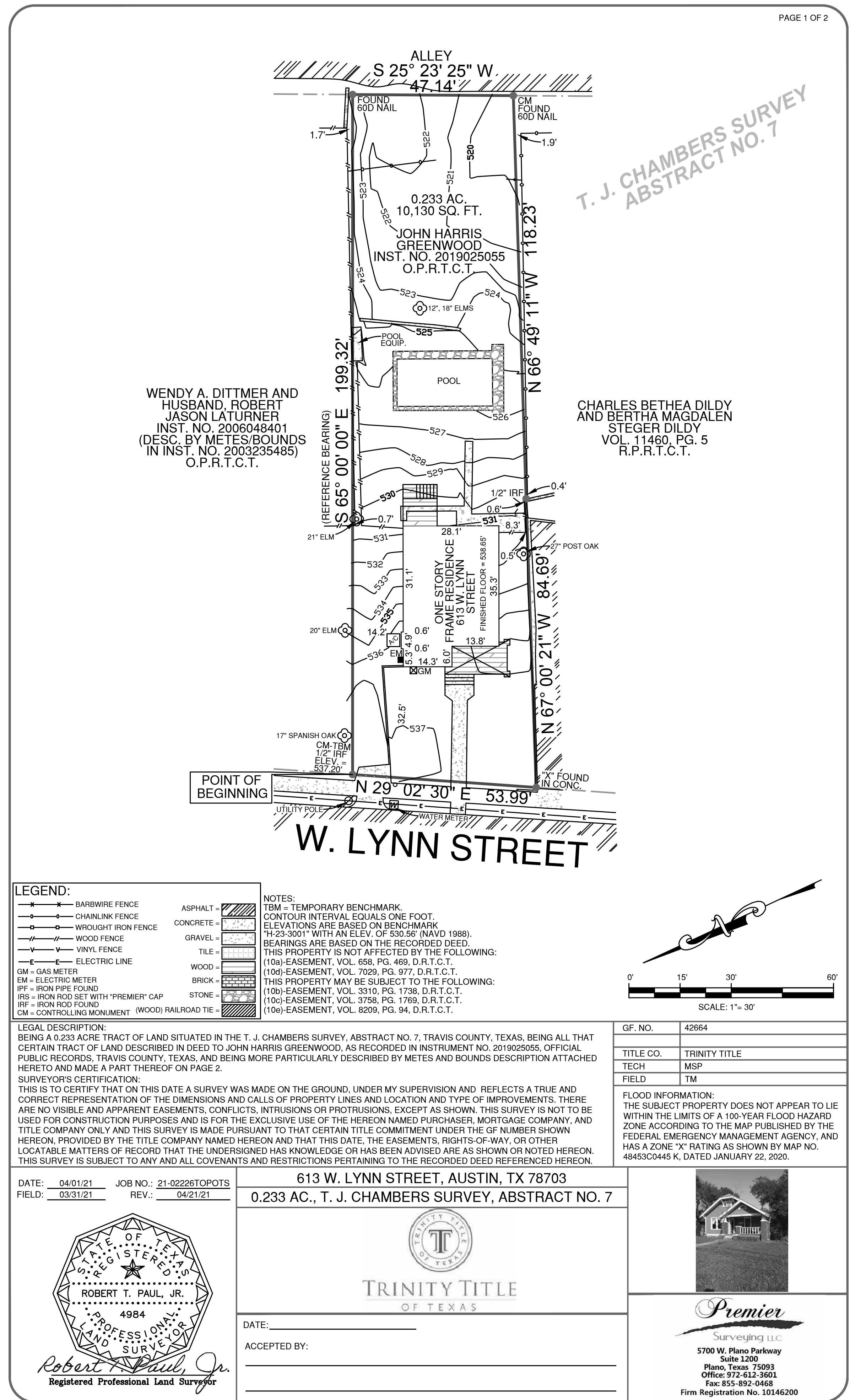
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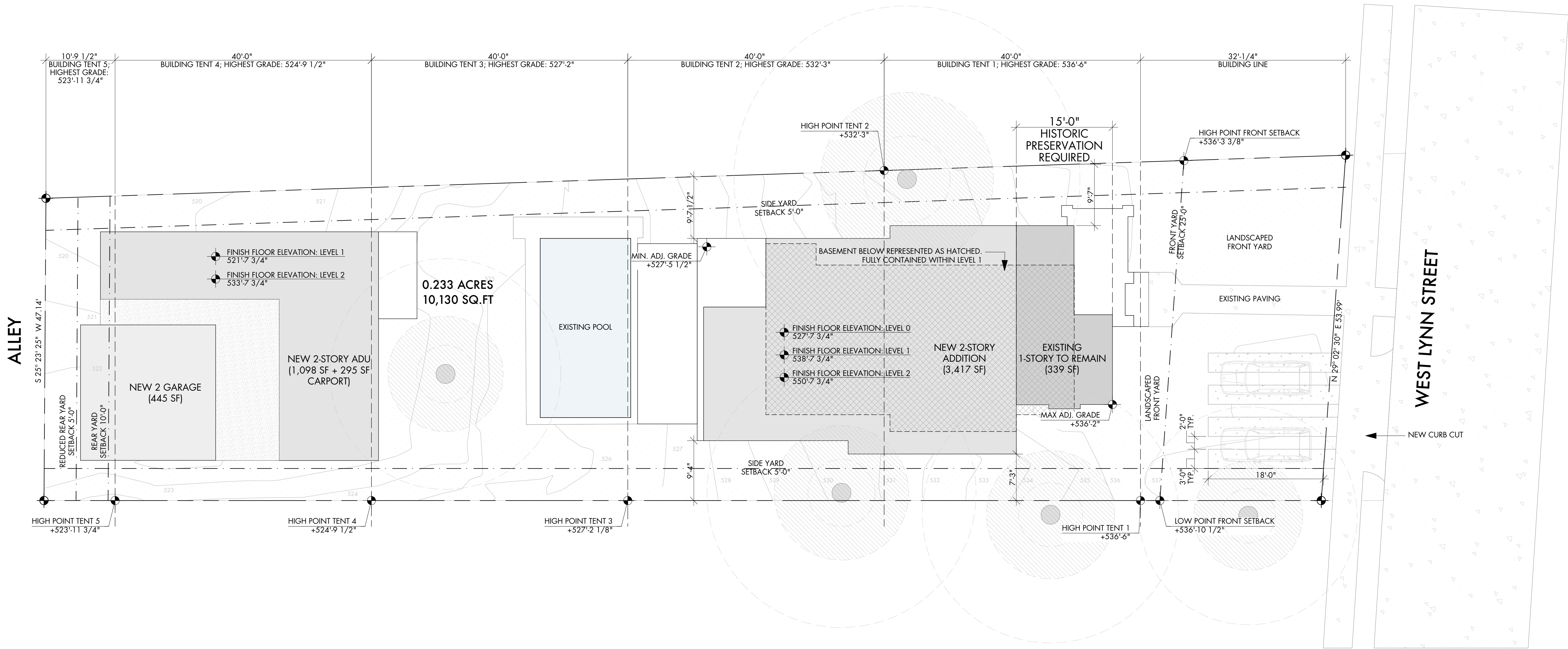
SURVEY

AO.1

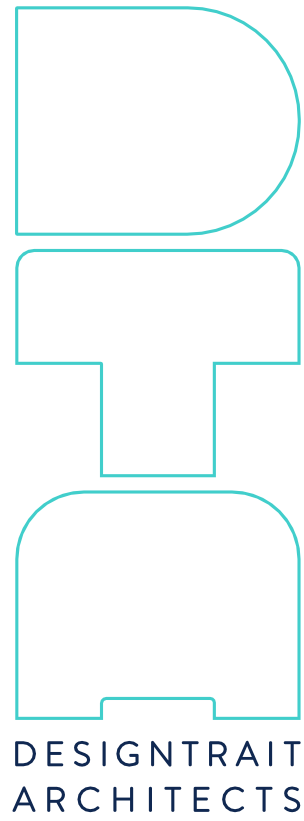
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PLOT PLAN
SCALE: 1/8" = 1'-0"



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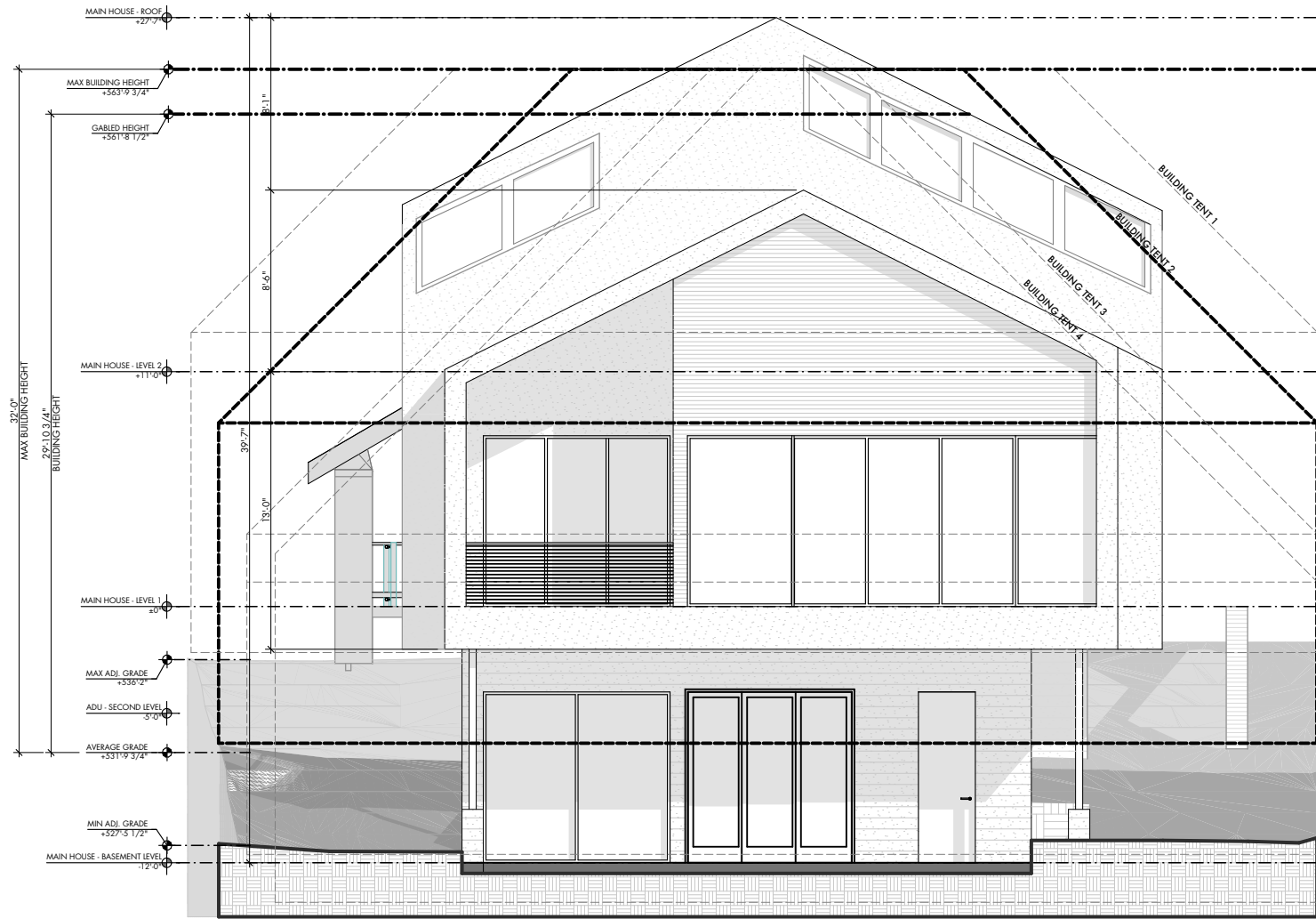
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SHEET TITLE
SITE PLAN

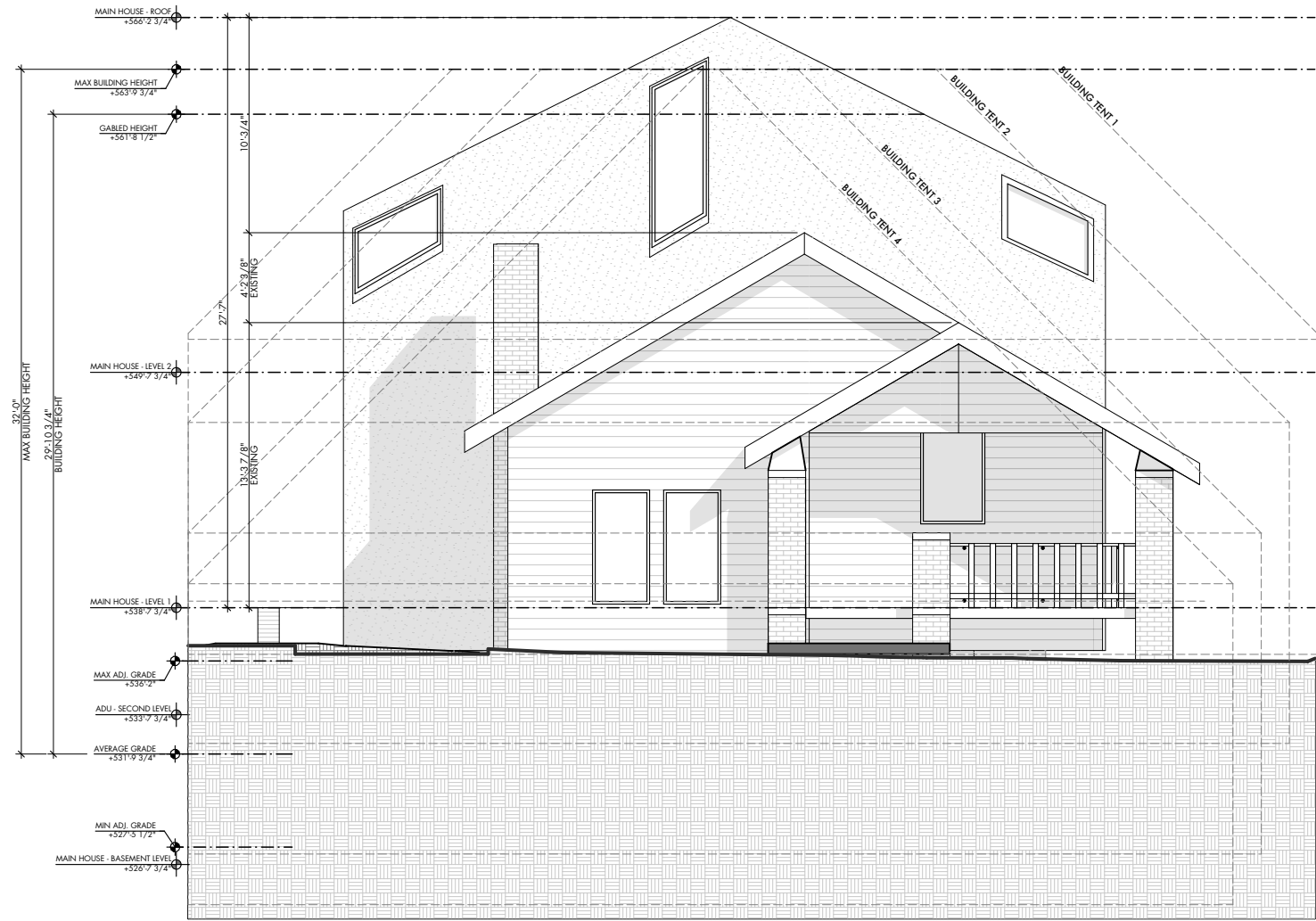
SHEET
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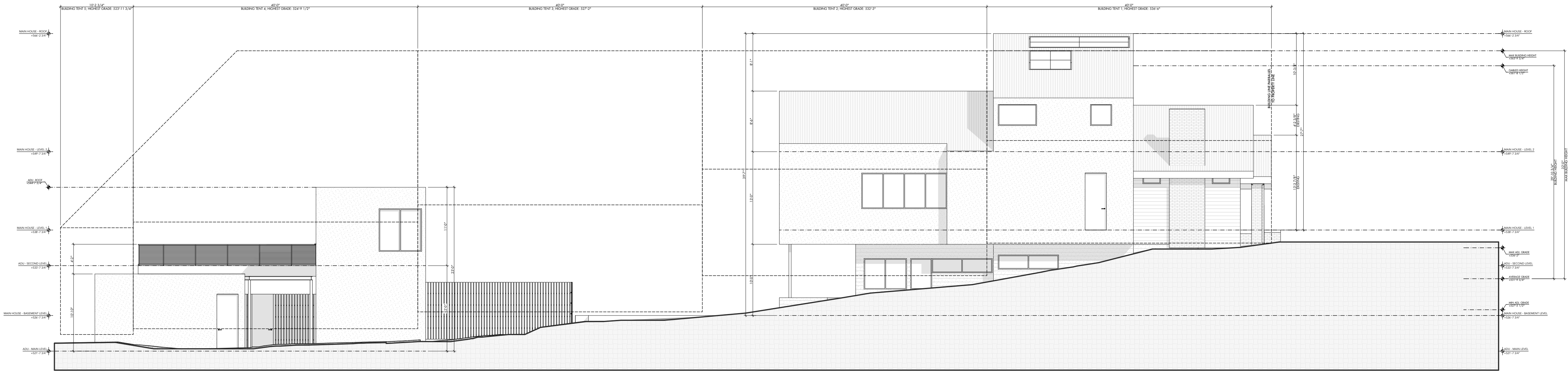
EXTERIOR ELEVATION @ EAST

SCALE: 1/8" = 1'-0"



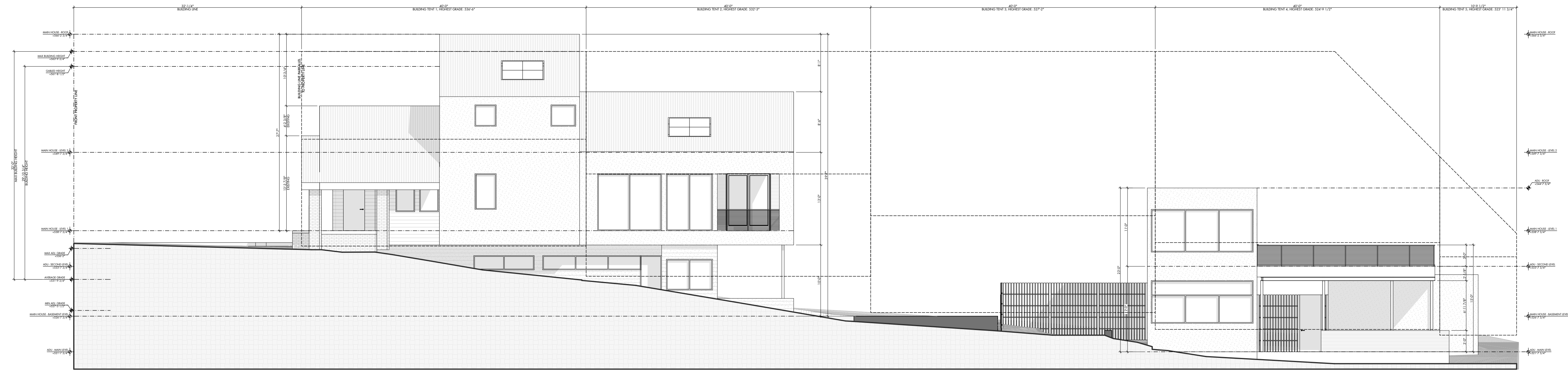
EXTERIOR ELEVATION @ WEST

SCALE: 1/8" = 1'-0"



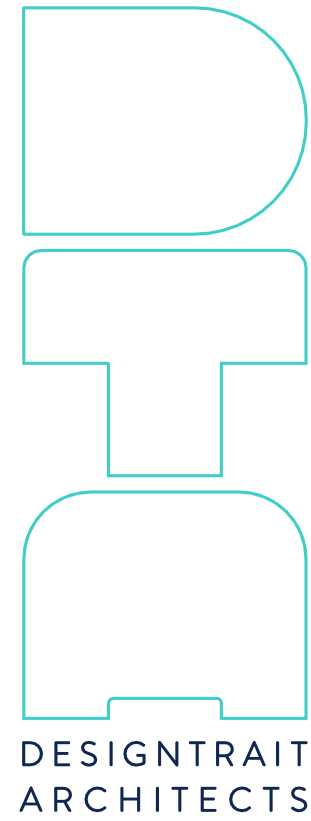
EXTERIOR ELEVATION @ NORTH

SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION @ SOUTH

SCALE: 1/8" = 1'-0"



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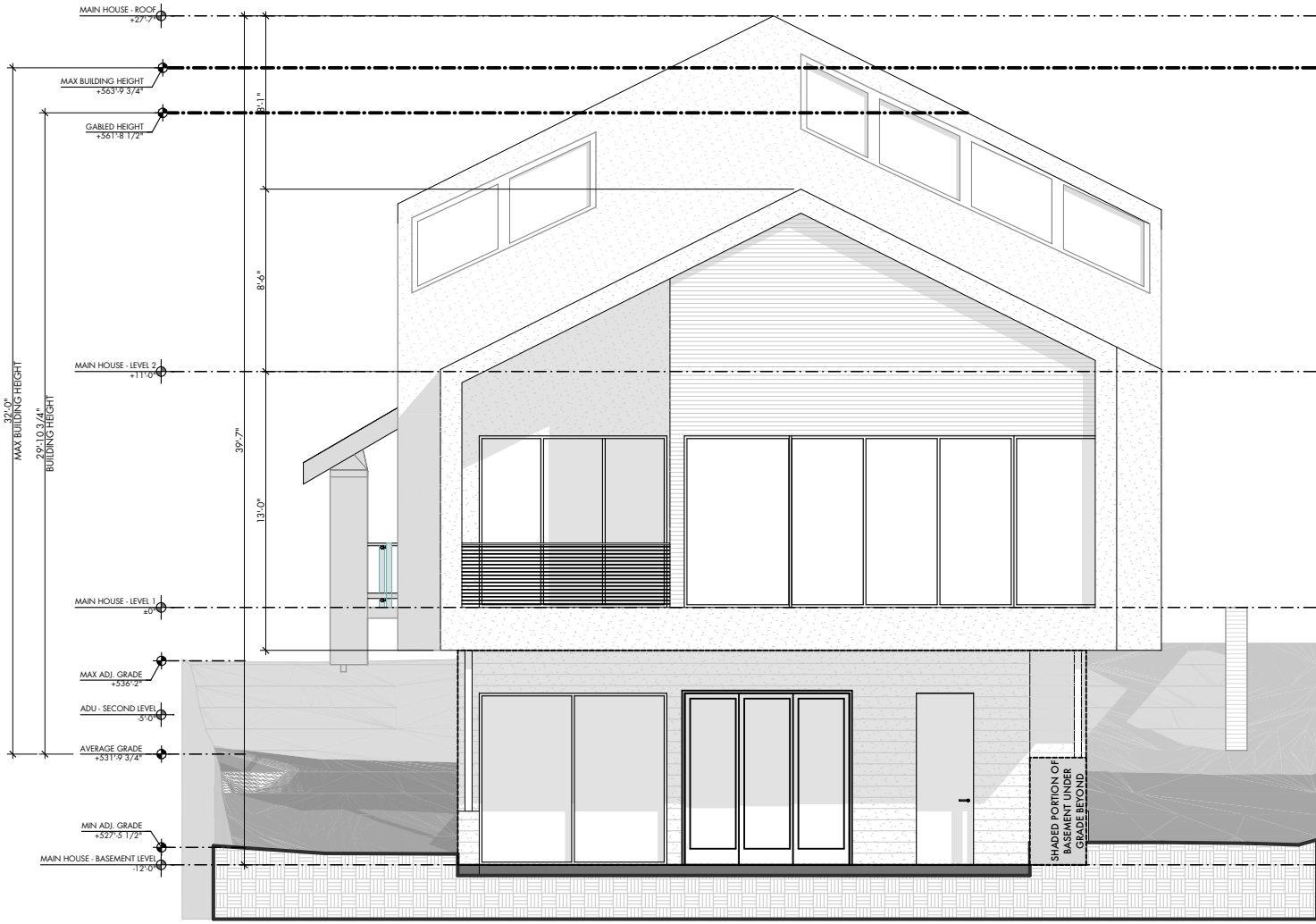
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SHEET TITLE
BUILDING TENT
EXHIBIT

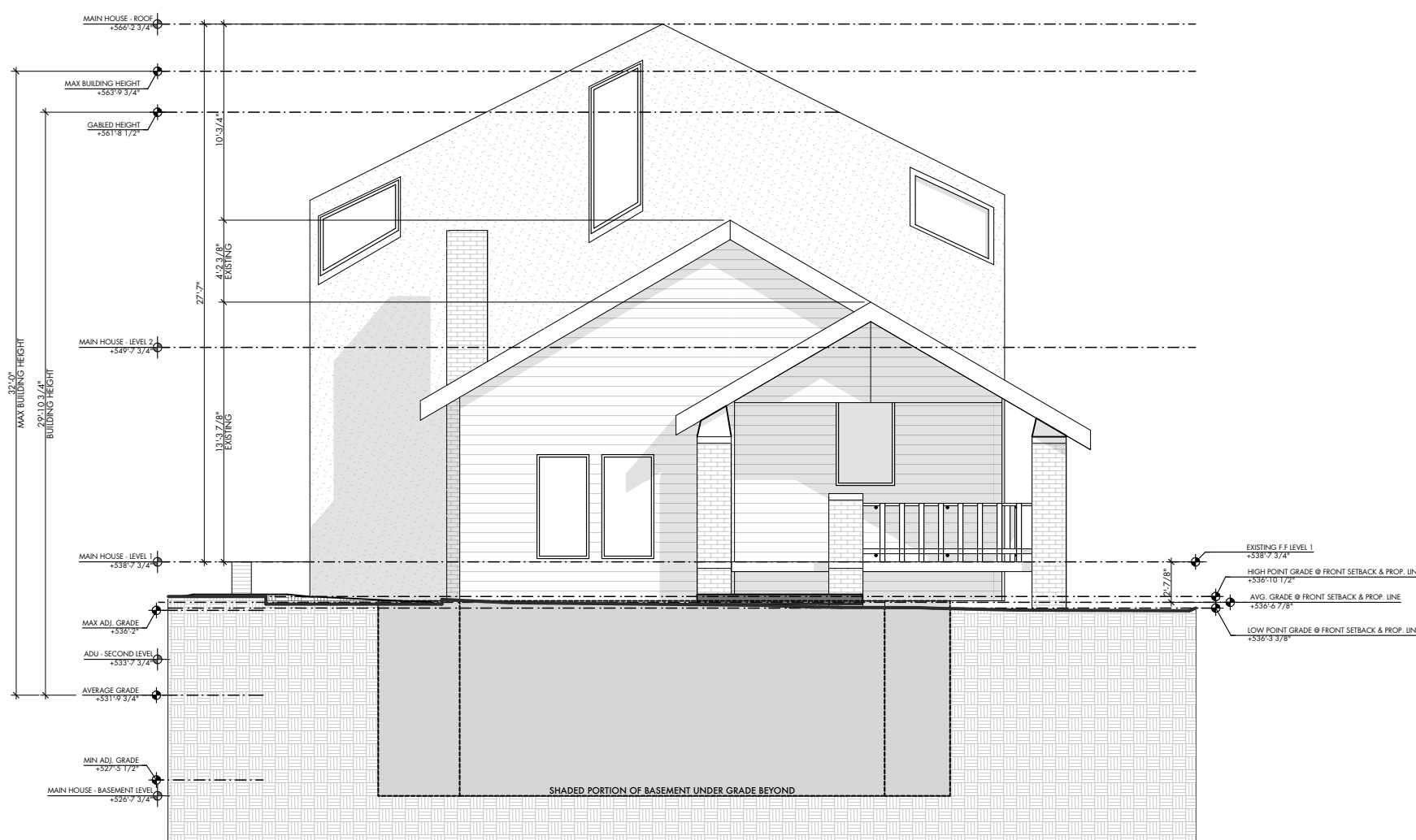
SHEET
A0.3

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EXTERIOR ELEVATION @ EAST

SCALE: 1/8" = 1'-0"

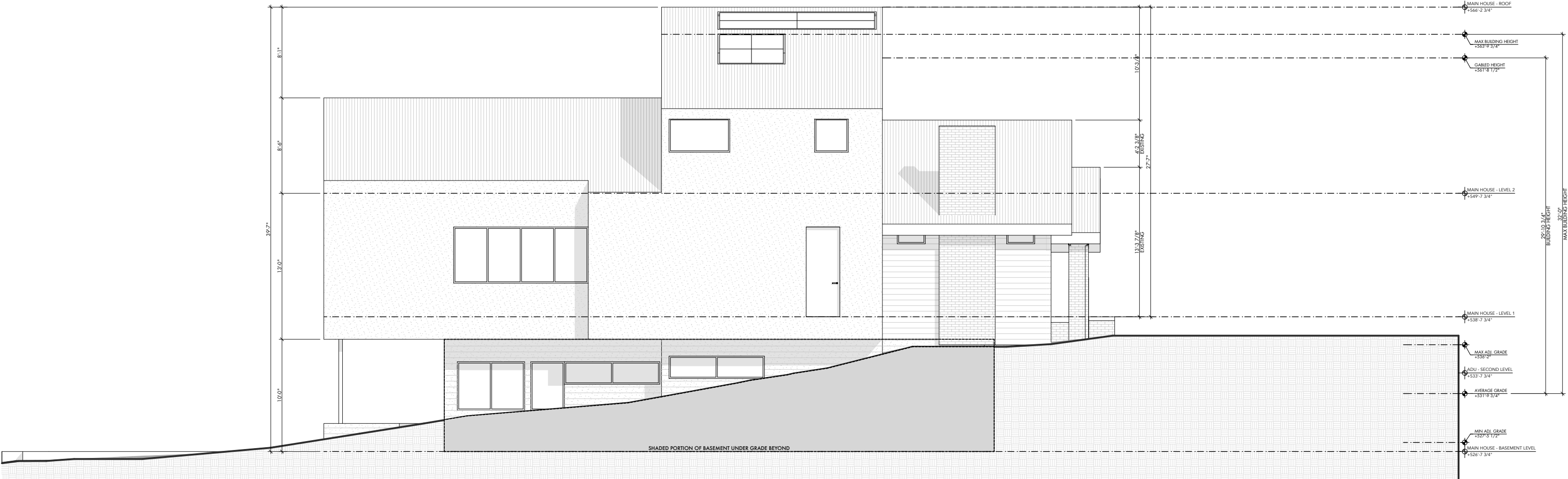


EXTERIOR ELEVATION @ WEST

SCALE: 1/8" = 1'-0"

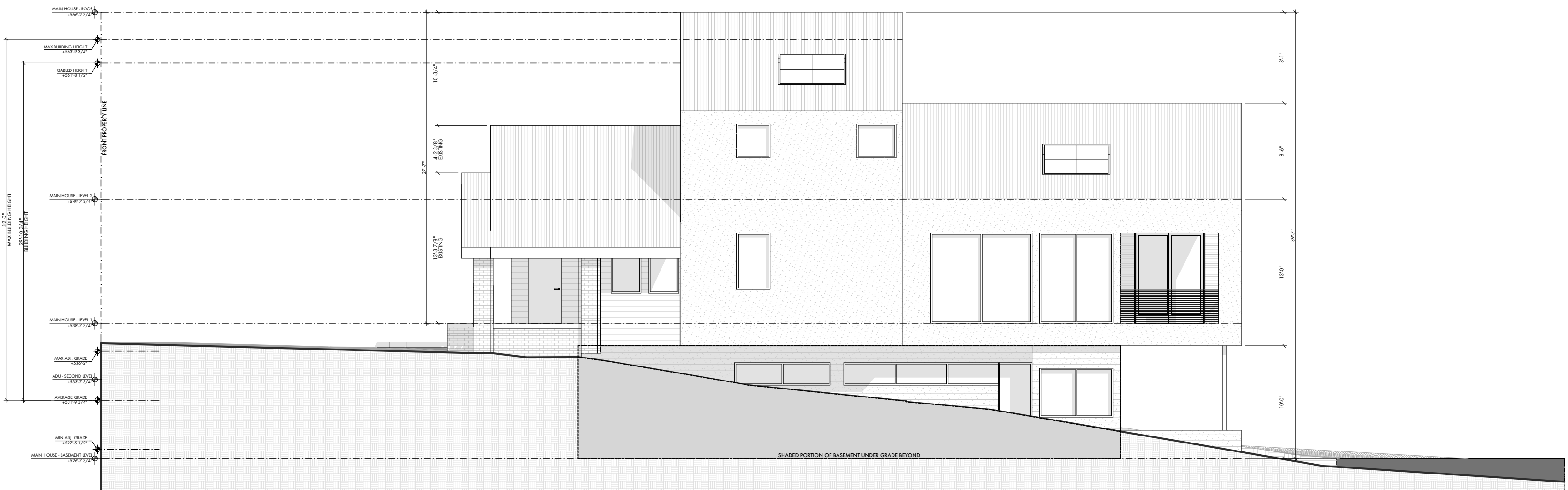
BASEMENT EXEMPTION LEGEND	
	WALL AREA BELOW GRADE
	PERIMETER OF BASEMENT WALL

WALL AREA CALCULATIONS			
	TOTAL WALL AREA	WALL AREA BELOW GRADE	% BELOW GRADE
TOTAL	1,566 SF	869 SF	55.49 %
NORTH	490 SF	296 SF	60.4%
SOUTH	490 SF	272 SF	55.5%
EAST	293 SF	13 SF	4.4%
WEST	293 SF	288 SF	98.3%



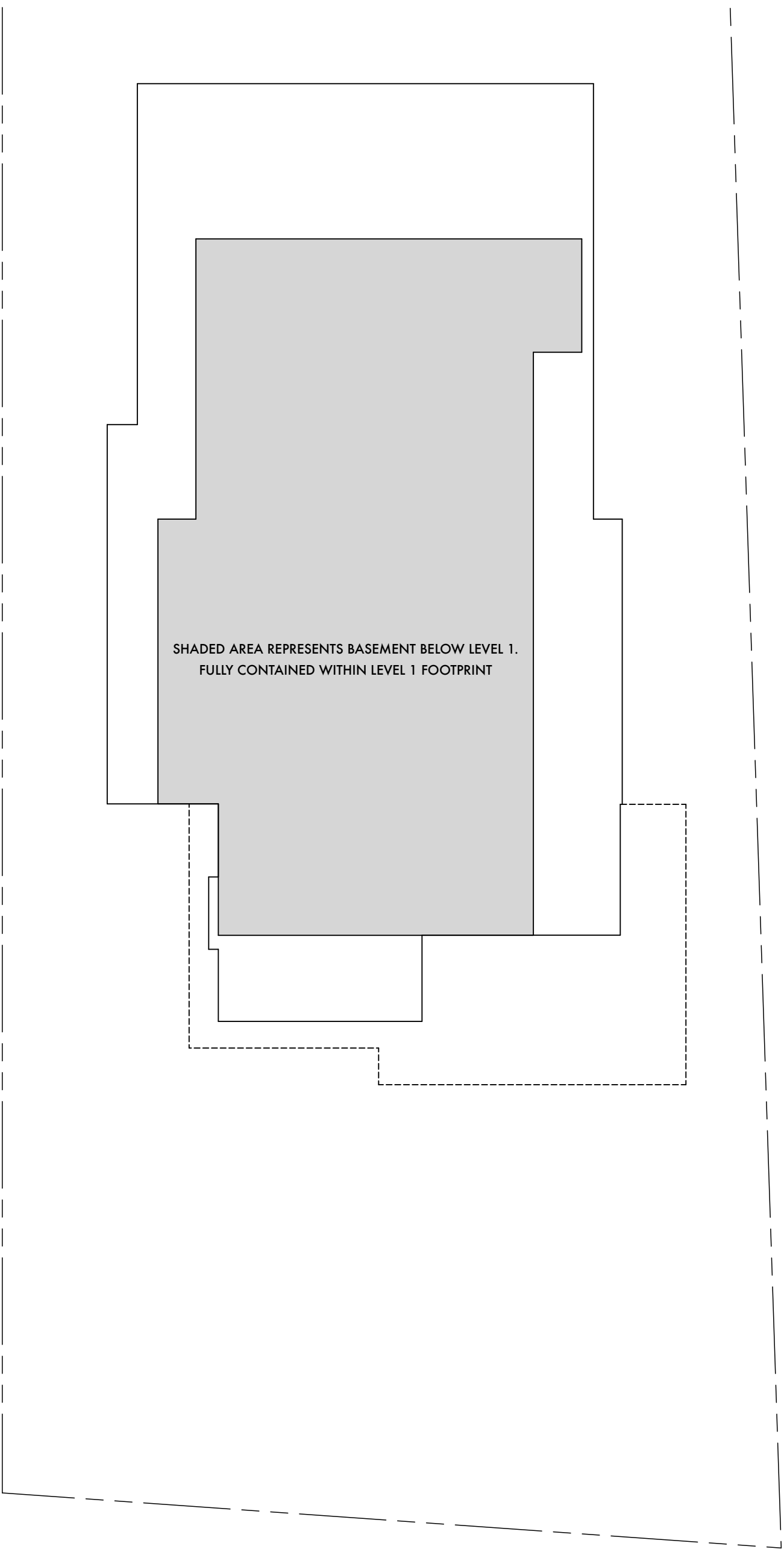
EXTERIOR ELEVATION @ NORTH

SCALE: 1/8" = 1'-0"



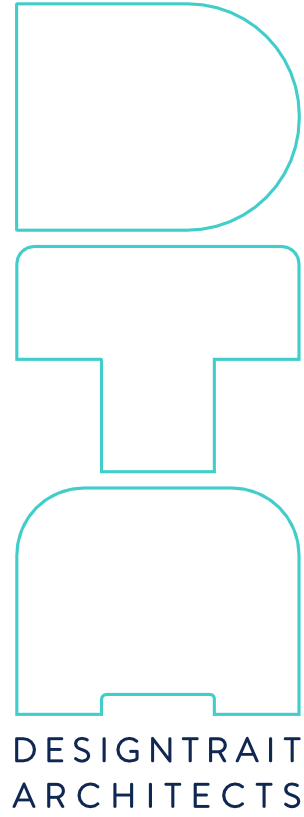
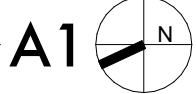
EXTERIOR ELEVATION @ SOUTH

SCALE: 1/8" = 1'-0"



BASEMENT BUILDING FOOTPRINT DIAGRAM

SCALE: 1/8" = 1'-0"



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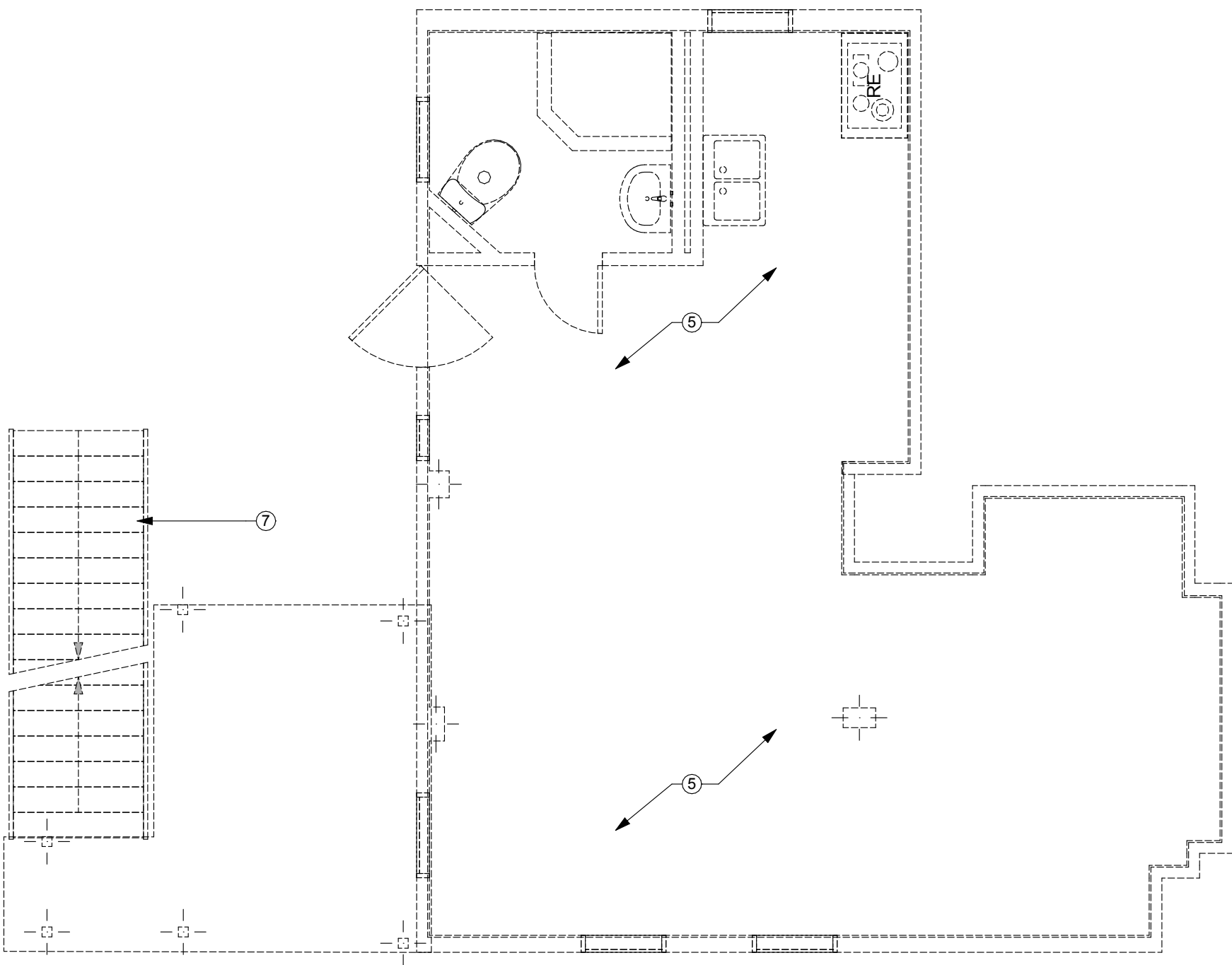
PROJECT
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SHEET TITLE
BASEMENT
EXEMPTION
EXHIBIT

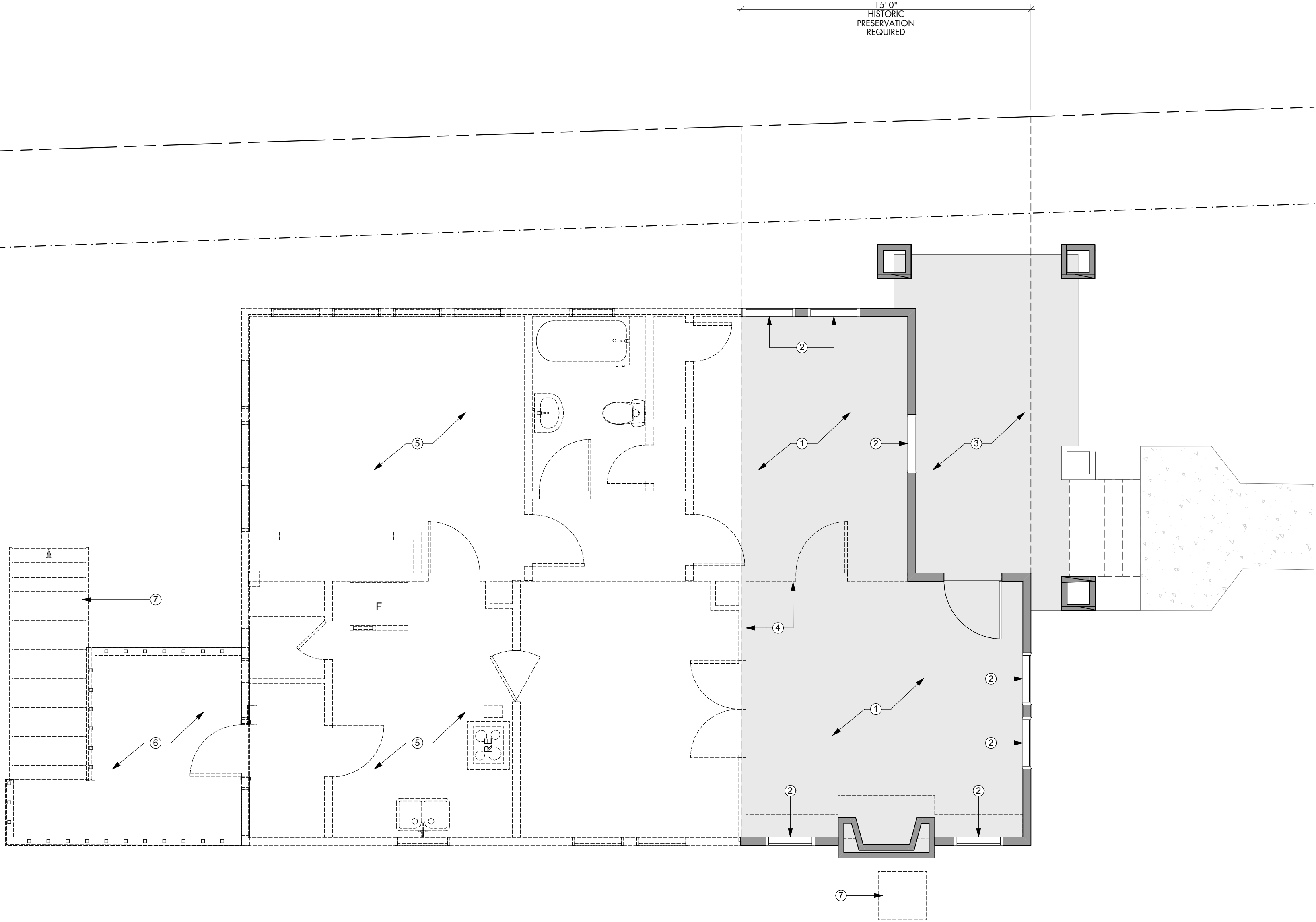
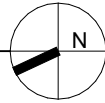
SHEET
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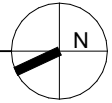
DEMO PLAN - MAIN HOUSE - BASEMENT LEVEL

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



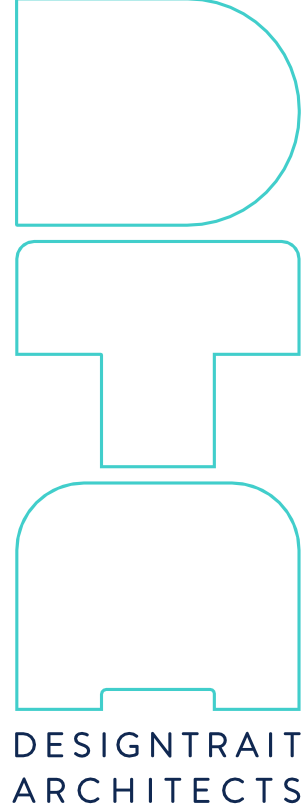
DEMO PLAN - MAIN HOUSE - LEVEL 1

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



- GENERAL NOTES | DEMO PLAN**
- Do not scale the drawings. If a specific dimension is not given, contract Designtrait for clarification.
 - Dimensions are to face of frame or centerline of frame as noted.
 - Keynotes located on this sheet are for this sheet only.
 - Contractor shall exercise reasonable precaution in the protection of all existing finishes to remain and/or all existing substrates to receive new finish; Contractor shall: provide protective coverings and impact protection for all floor, partition, ceiling, window, glass, and all other existing finishes in the project area and for all finishes which may be subject to traffic or construction activity in adjacent areas; extend protection from building entry(ies) to project area(s).
 - Patch and repair all finishes and materials that occur from the removal or demolition procedure.
 - The Contractor shall remove from demolished walls or portions of walls all power circuits and switch legs back to first junction box. Remove any millwork or wall-mounted fixtures from walls indicated to be demolished and not otherwise shown. Any building fixtures removed from the Project and not disposed of shall be salvaged as directed by the Owner Representative. The Contractor shall take care not to unreasonable cause damage to the building fixtures.
 - Contractor to remove at least one side of gyp at all existing walls for the installation new sound batt insulation.
 - Contractor to remove ALL wall panelling from project. Replace with 5/8" Gyp Bd.
 - Existing walls might carry or transfer roof and/or ceiling loads. Consult with a qualified structural engineer to verify load bearing status for all existing walls prior to any demolition work. Provide transfer beams or alternate structure if necessary. Provide temporary shoring where required.
 - Contractor shall walk project site with Architect and Owner to review extent of demolition and identify any additional components that need to be removed in order to provide proposed new construction or that the Owner wishes to be removed as part of the scope of project.

- KEYNOTES - DEMO PLAN**
- Shaded area shown as extent of first 1'-5'-0" of the structure to remain. Patch and repair all exterior walls, roofs and slab to remain within area, U.N.O.
 - Existing glazing to remain. Repair/replace as needed.
 - Existing front porch to remain.
 - Interior partitions to be demo'd.
 - Demo all exterior & interior walls, slabs, roof, plumbing fixtures & appliances outside of first 1'-5'-0" of existing structure.
 - Demo existing wood rear patio.
 - Demo existing wood patio stairs.
- WALL LEGEND**
- EXISTING WALL TO REMAIN
 - NEW WALL
 - DEMO EXISTING WALL



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SHEET TITLE
DEMO PLAN

SHEET
D1.1

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- GENERAL NOTES | FLOOR PLAN
1.

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2.

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3.

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4.

Provide tempered glazing as required by local codes.
5.

Provide submittals and shop drawings showing number of windows, locations of tempered glazing, finishes, etc.
6.

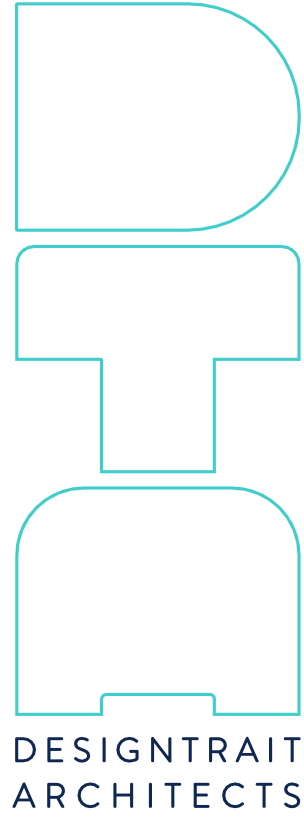
Window and door types indicate rough sizes only. GC shall field verify the appropriate glazing and leaf sizes in the field prior to ordering. For any questions, contact Designtrait for clarification.
7.

Patch and repair all finishes and materials that occur from the removal or demolition procedure.
8.

Contractor to remove at least one side of gyp at all existing walls for the installation new sound batt insulation.
9.

Existing walls might carry or transfer roof and/or ceiling loads. Consult with a qualified structural engineer to verify load bearing status for all existing walls prior to any demolition work. Provide transfer beams or alternate structure if necessary. Provide temporary shoring where required.
10.

Contractor shall walk project site with Architect and Owner to review extent of demolition and identify any additional components that need to be removed in order to provide proposed new construction or that the Owner wishes to be removed as part of the scope of project.



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SHEET TITLE

MAIN HOUSE -
FLOOR PLAN
BASEMENT
LEVEL

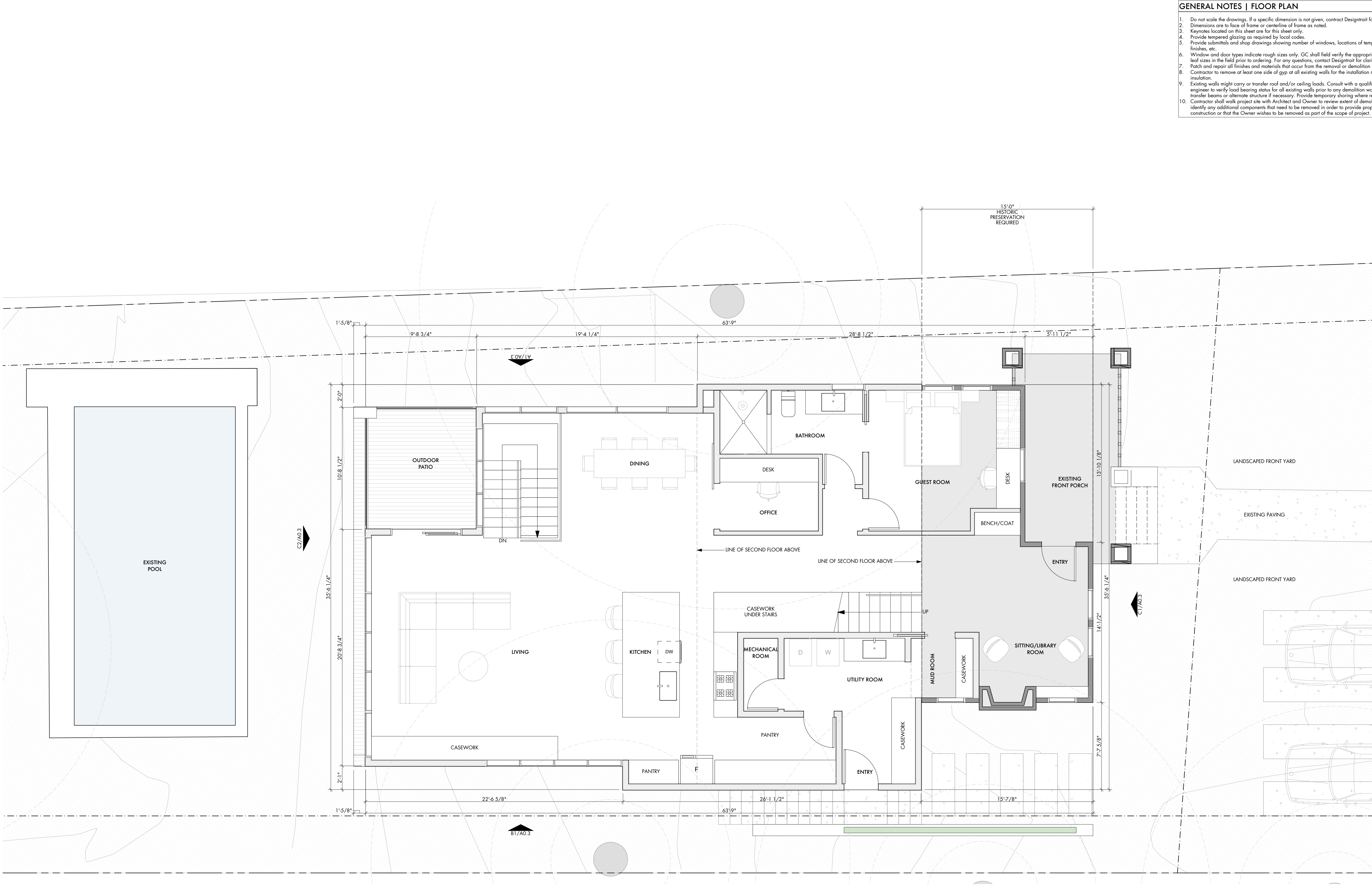
SHEET

A1.1

FLOOR PLAN - BASEMENT LEVEL

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

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- GENERAL NOTES | FLOOR PLAN
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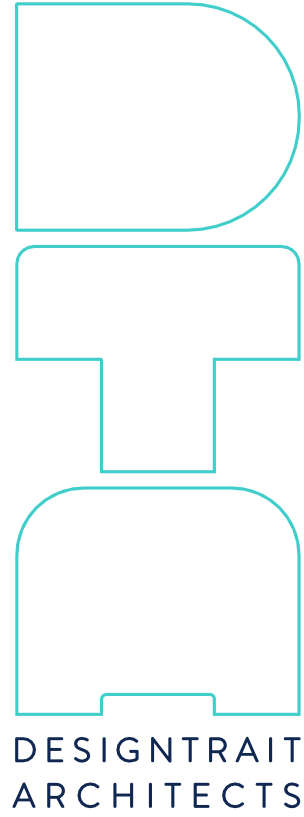
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SHEET TITLE

MAIN HOUSE -
FLOOR PLAN
LEVEL 1

SHEET

A1.2

FLOOR PLAN - LEVEL 1
SCALE: 1/4" = 1'-0"

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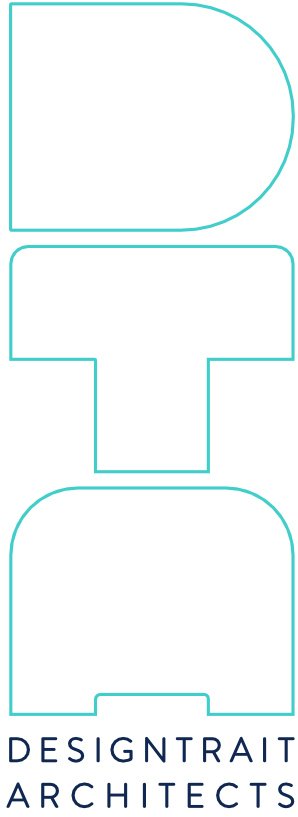
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9.

Existing walls might carry or transfer roof and/or ceiling loads. Consult with a qualified structural engineer to verify load bearing status for all existing walls prior to any demolition work. Provide transfer beams or alternate structure if necessary. Provide temporary shoring where required.
10.

Contractor shall walk project site with Architect and Owner to review extent of demolition and identify any additional components that need to be removed in order to provide proposed new construction or that the Owner wishes to be removed as part of the scope of project.



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613 West Lynn Spec
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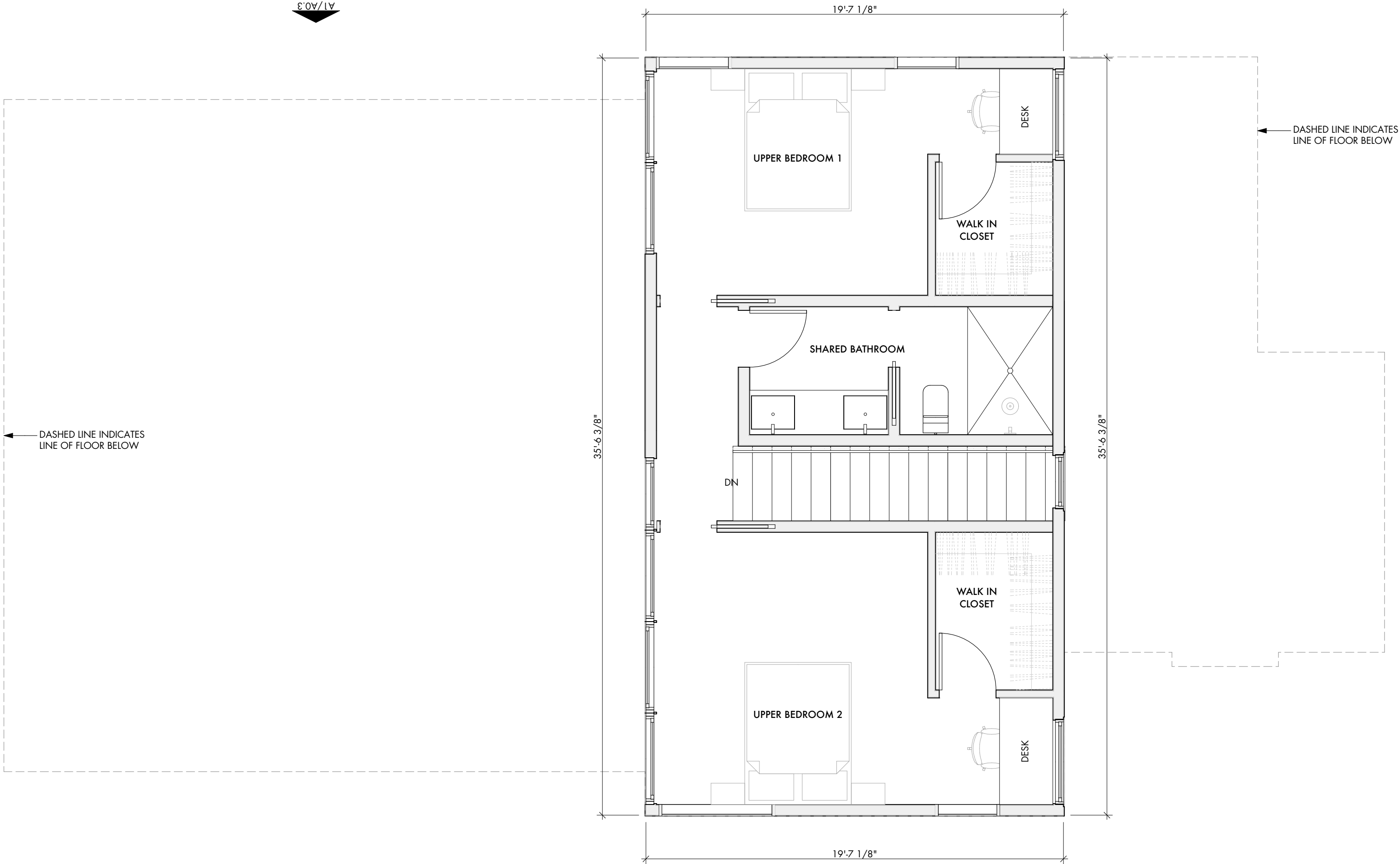
SHEET TITLE

MAIN HOUSE -
FLOOR PLAN
LEVEL 2

SHEET

A1.3

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FLOOR PLAN - LEVEL 2

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

N

- GENERAL NOTES | ROOF PLAN
1. Do not scale the drawings. If a specific dimension is not given, contract Designtrait for clarification.

2. Dimensions are to face of frame or centerline of frame as noted.

3. Keynotes located on this sheet are for this sheet only.

4. Provide tempered glazing as required by local codes.

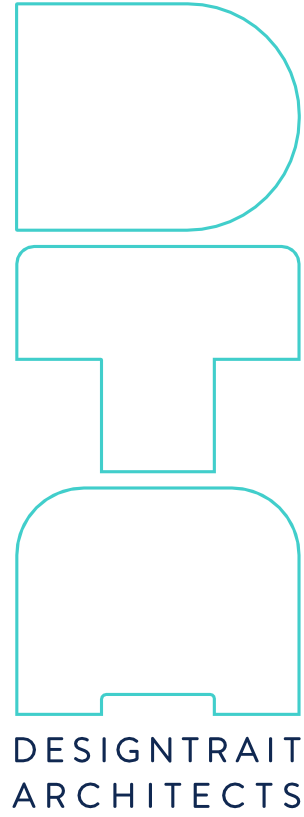
5. Provide submittals and shop drawings showing number of windows, locations of tempered glazing, finishes, etc.

6. Window and door types indicate rough sizes only. GC shall field verify the appropriate glazing and leaf sizes in the field prior to ordering. For any questions, contact Designtrait for clarification.

7. Patch and repair all finishes and materials that occur from the removal or demolition procedure.

8. Existing walls might carry or transfer roof and/or ceiling loads. Consult with a qualified structural engineer to verify load bearing status for all existing walls prior to any demolition work. Provide transfer beams or alternate structure if necessary. Provide temporary shoring where required.

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SHEET TITLE

MAIN HOUSE -
ROOF PLAN

SHEET

A1.4

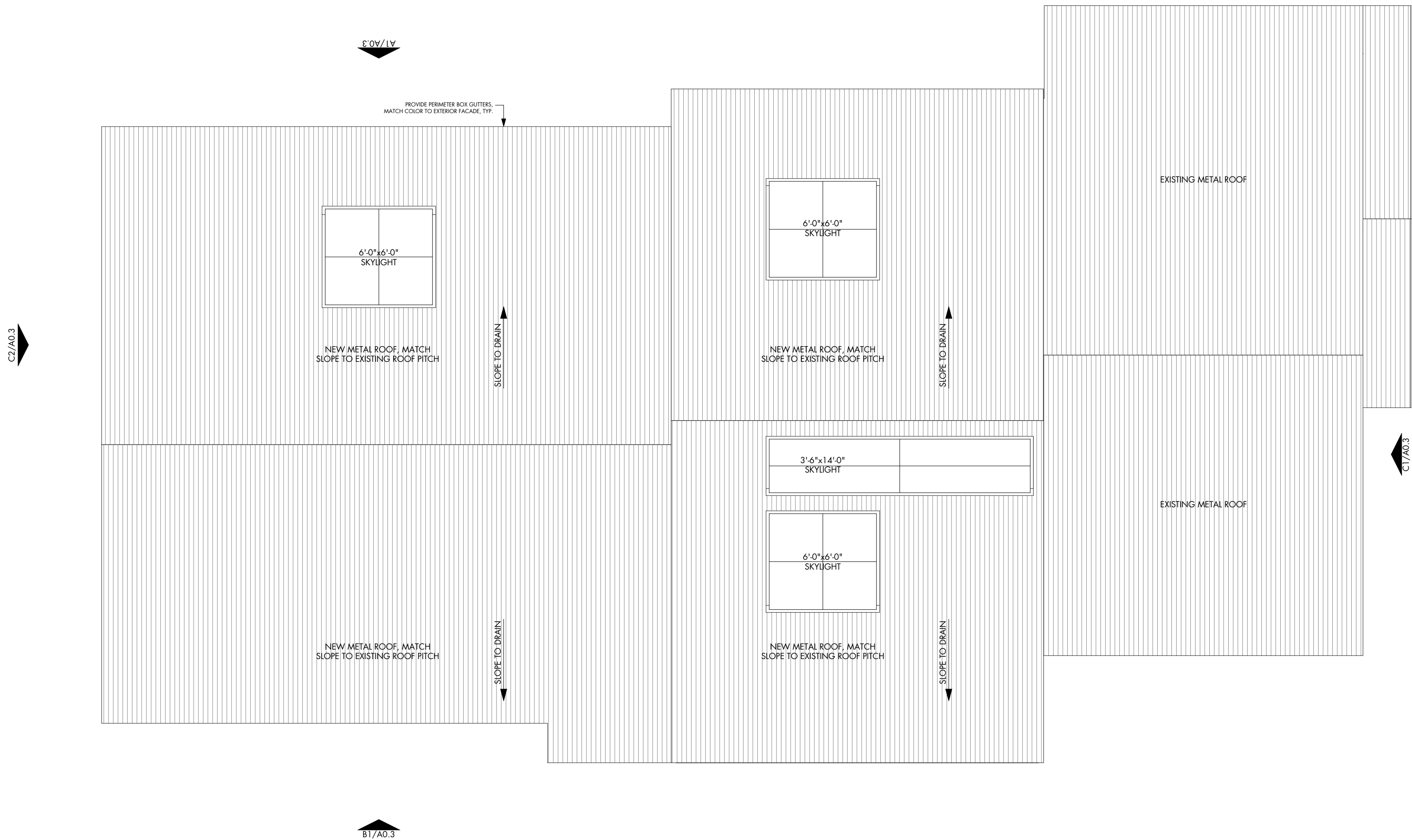
ROOF PLAN

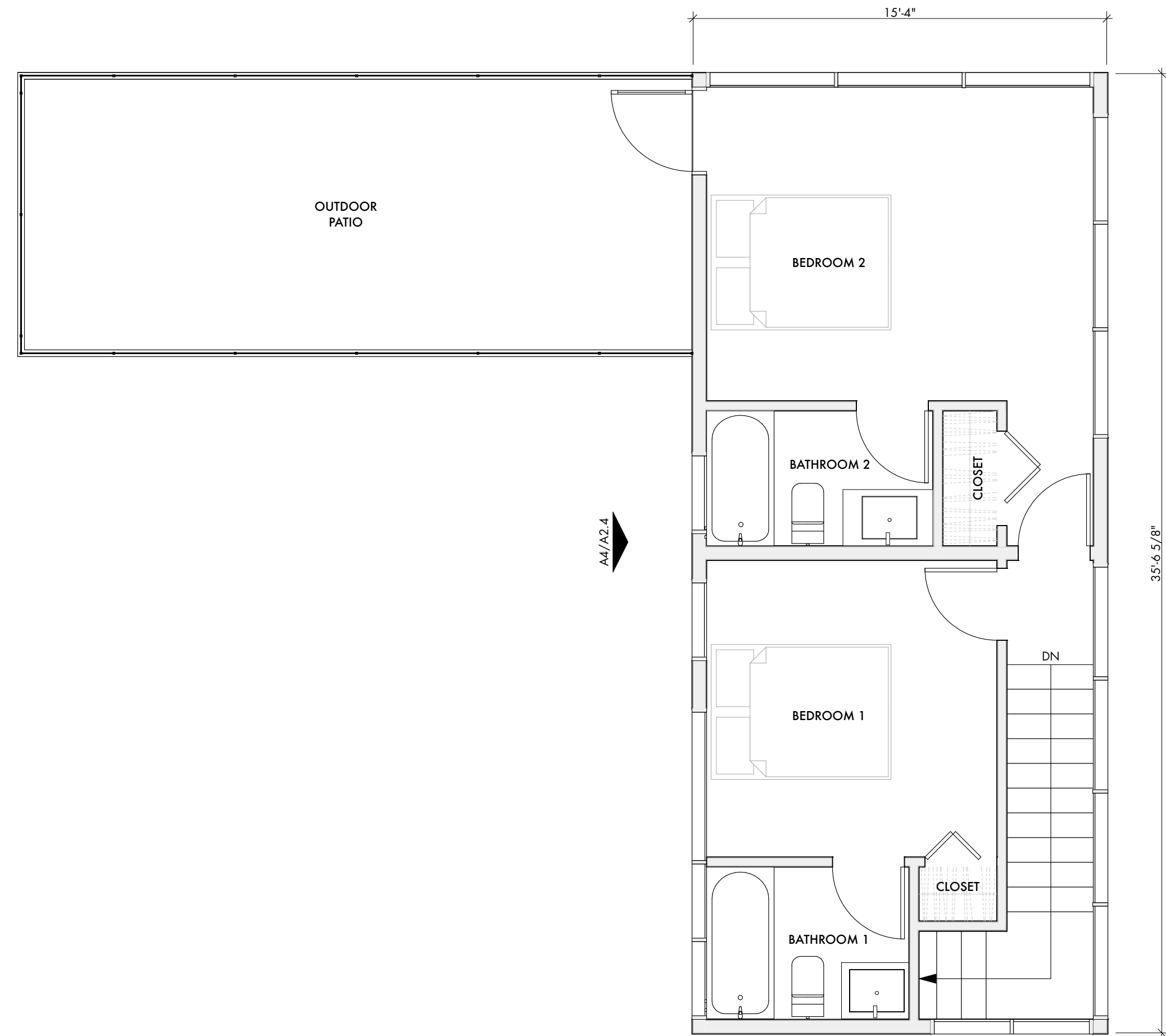
SCALE: 1/4" = 1'-0"

N

CAUTION: DO NOT SCALE DRAWINGS

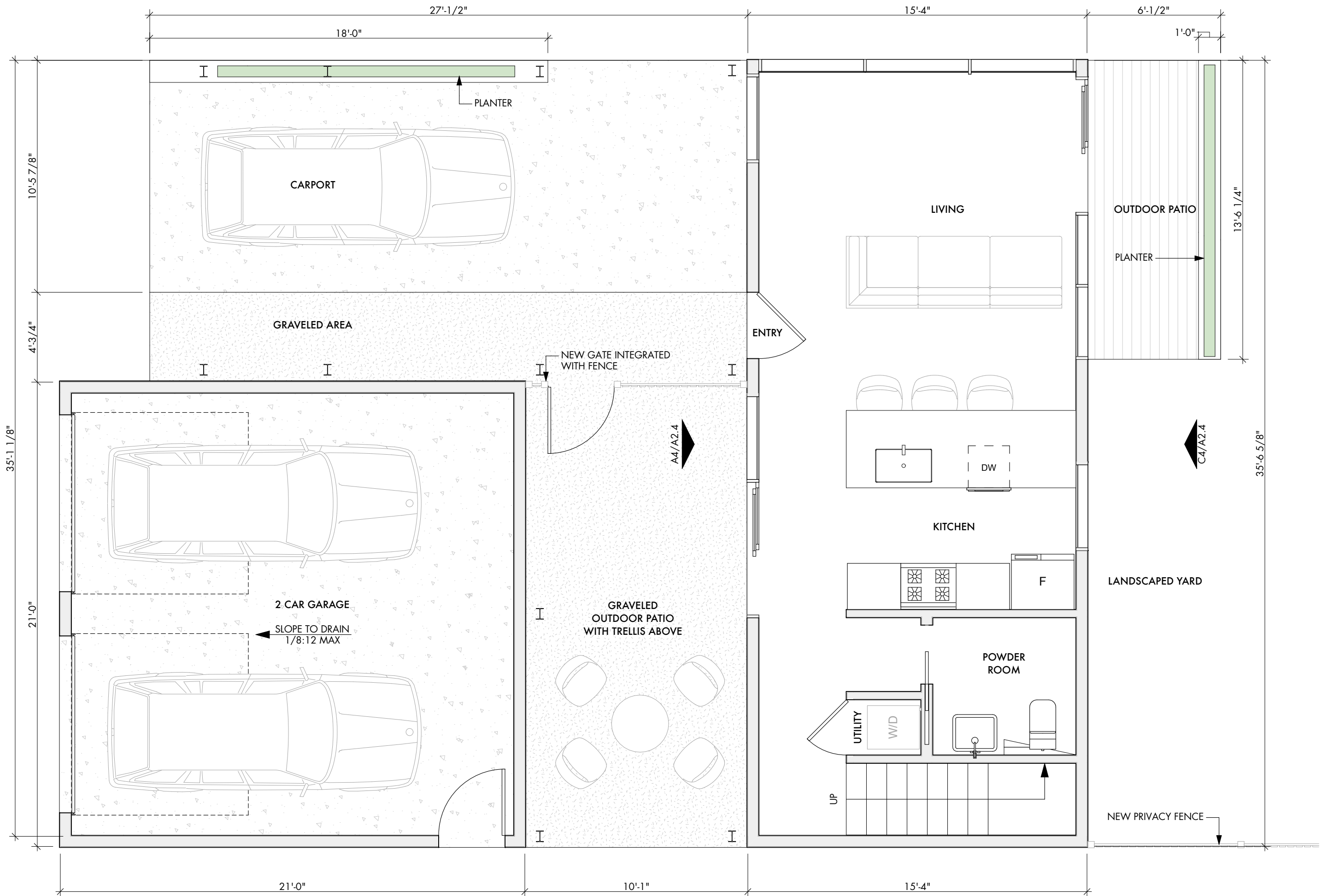
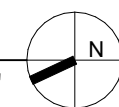
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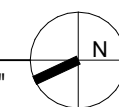
ADU FLOOR PLAN - LEVEL 2

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

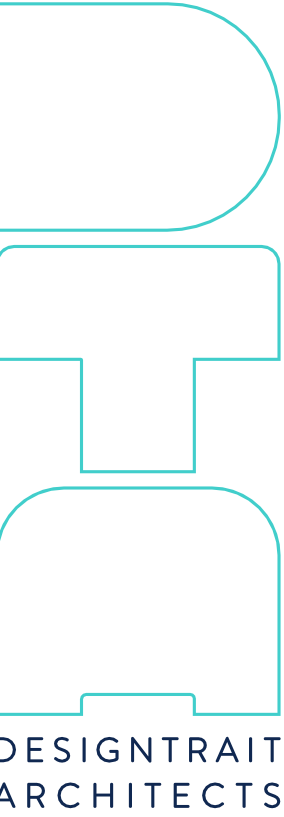


ADU FLOOR PLAN - LEVEL 1

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



- GENERAL NOTES | FLOOR PLAN**
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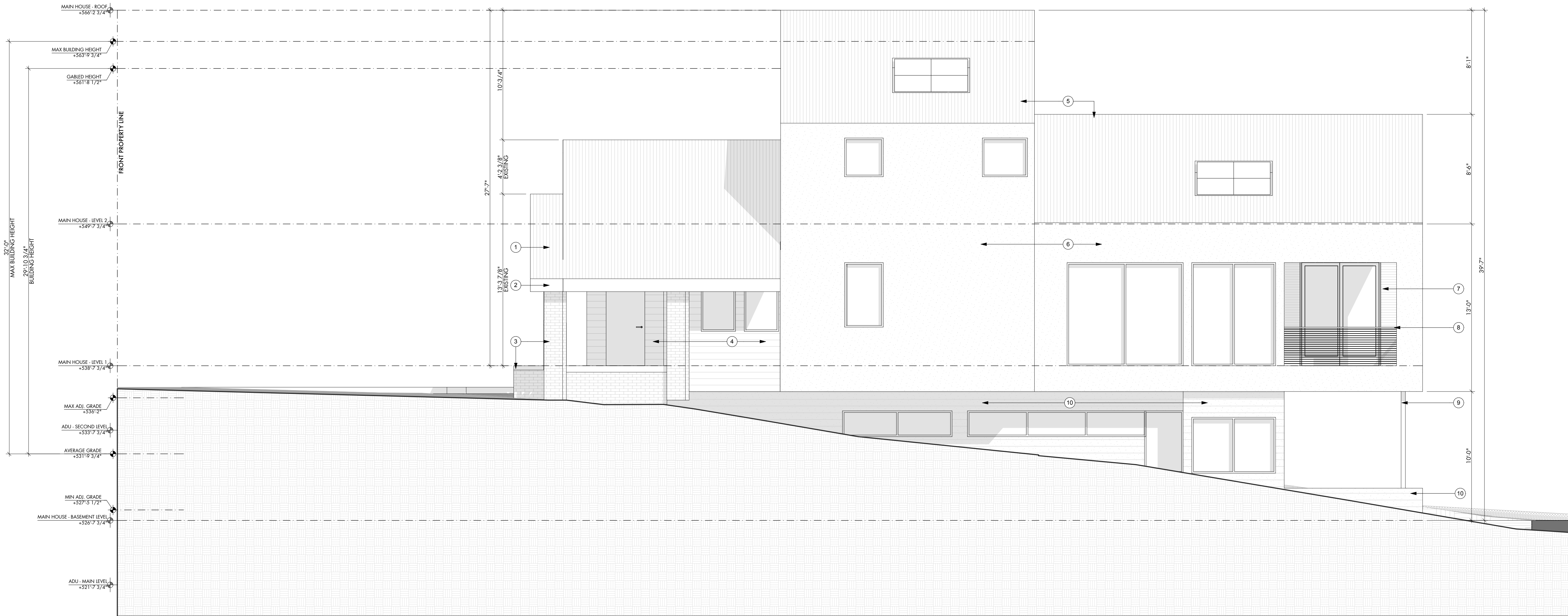
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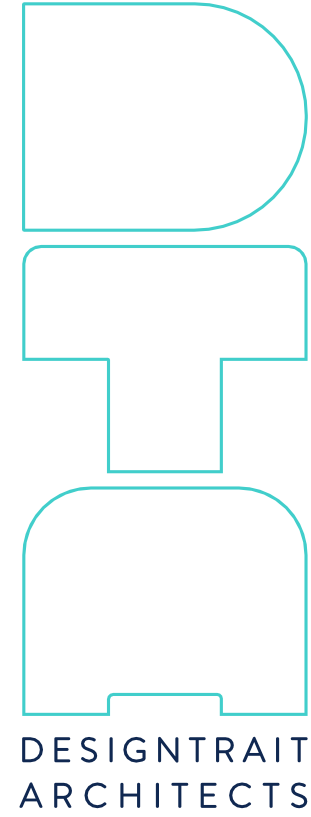
SHEET TITLE
ADU - FLOOR
PLANS LEVEL 1 &
2

SHEET
A1.5

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KEYNOTES - EXTERIOR ELEVATIONS	
1	First 15'-0" of existing metal roof @ existing structure to remain, clean/repair as needed.
2	First 15'-0" of existing fascia @ existing structure to remain, clean/repair as needed.
3	First 15'-0" of existing masonry columns, chimney & stairs @ existing structure to remain, patch/repair as needed.
4	First 15'-0" of existing siding @ existing structure to remain, patch/repair as needed. Finish as directed, coordinate & verify with Designtrait.
5	New standing seam metal roof, match slope to existing roof.
6	Smooth stucco finish, paint and finish as directed by Designtrait.
7	Exterior wood clad.
8	Painted metal railing.
9	Painted structural column.
10	Board formed concrete walls, finish as directed.
11	Wood privacy fence.
12	Painted structural beam with wood joint infill.



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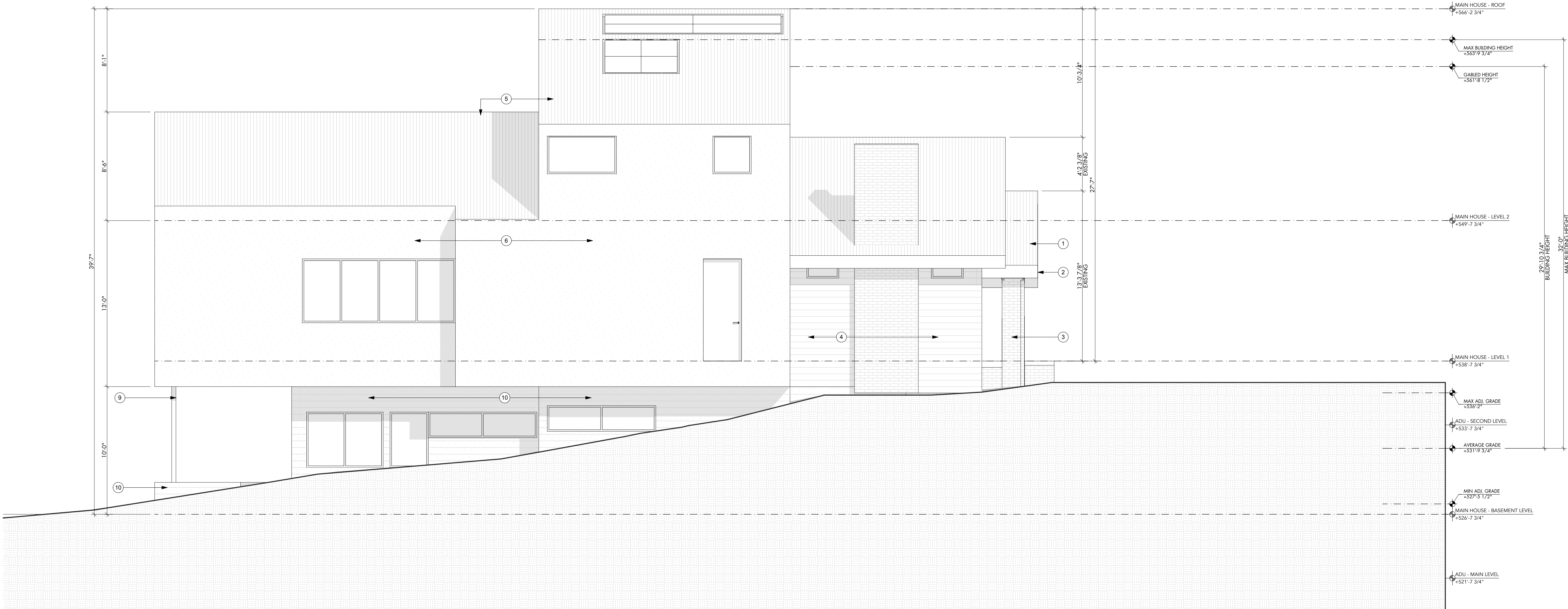
SHEET TITLE
BUILDING
ELEVATIONS

SHEET
A2.1

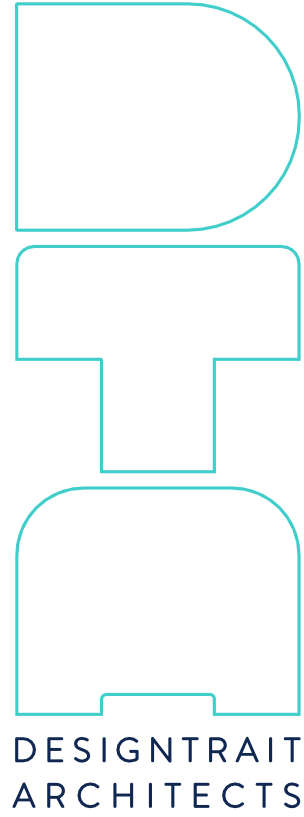
MAIN HOUSE - SOUTH EXTERIOR ELEVATION A1

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

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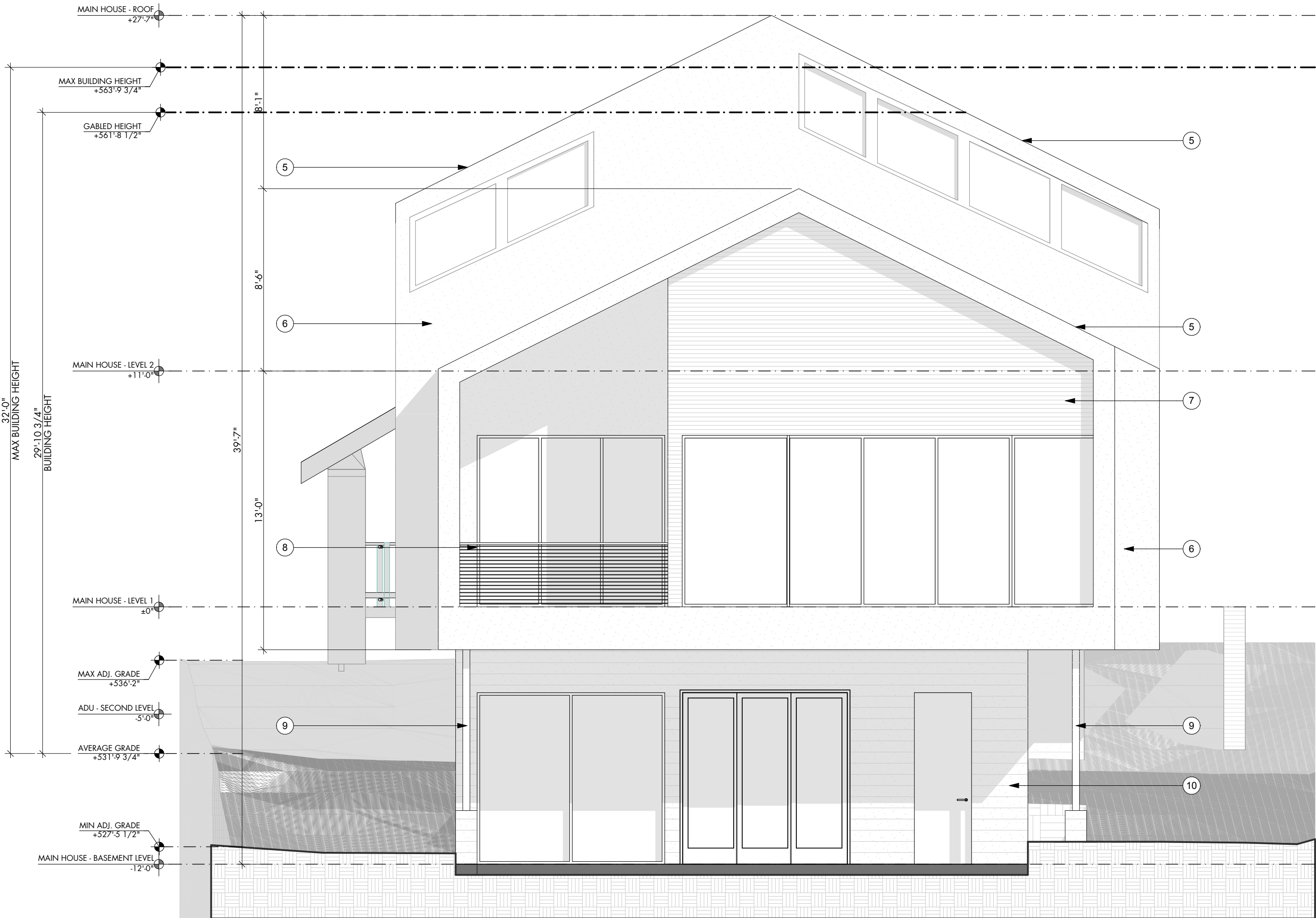
SHEET TITLE
BUILDING
ELEVATIONS

SHEET
A2.2

MAIN HOUSE - NORTH EXTERIOR ELEVATION A1

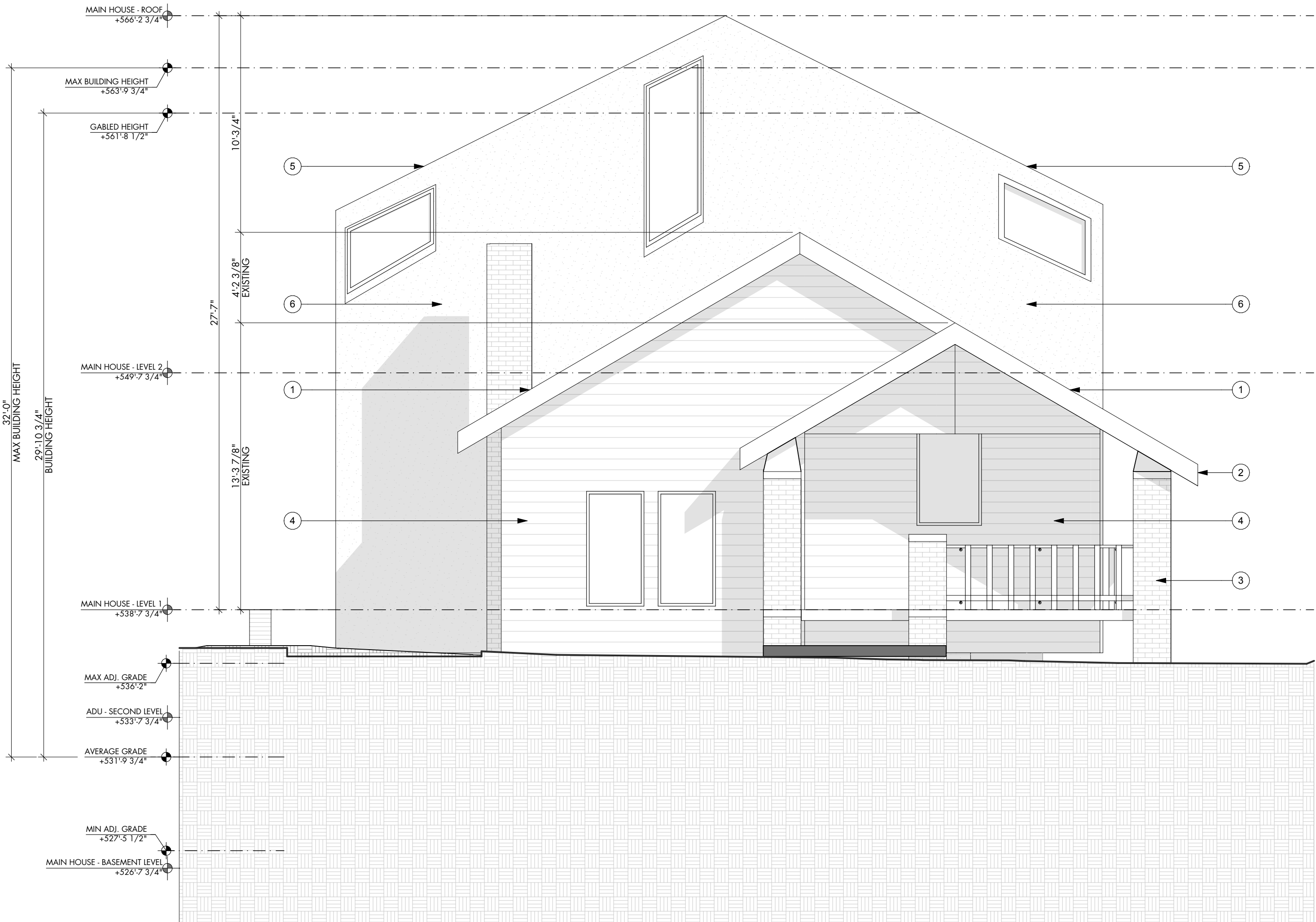
SCALE: 1/4" = 1'-0"

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MAIN HOUSE - EAST EXTERIOR ELEVATION A3

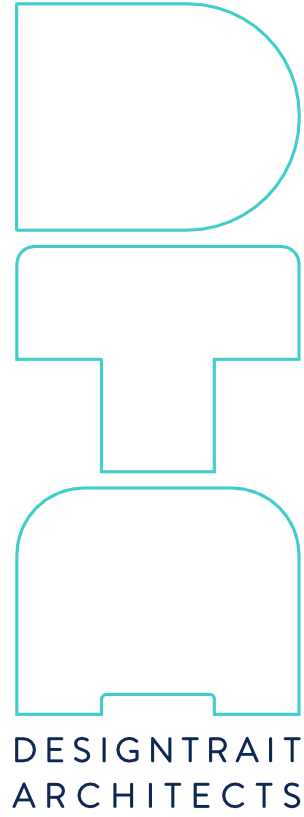
SCALE: 1/4" = 1'-0"



MAIN HOUSE - WEST EXTERIOR ELEVATION A1

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

Table with 2 columns: Keynote number and description. Contains 12 keynotes for exterior elevations.



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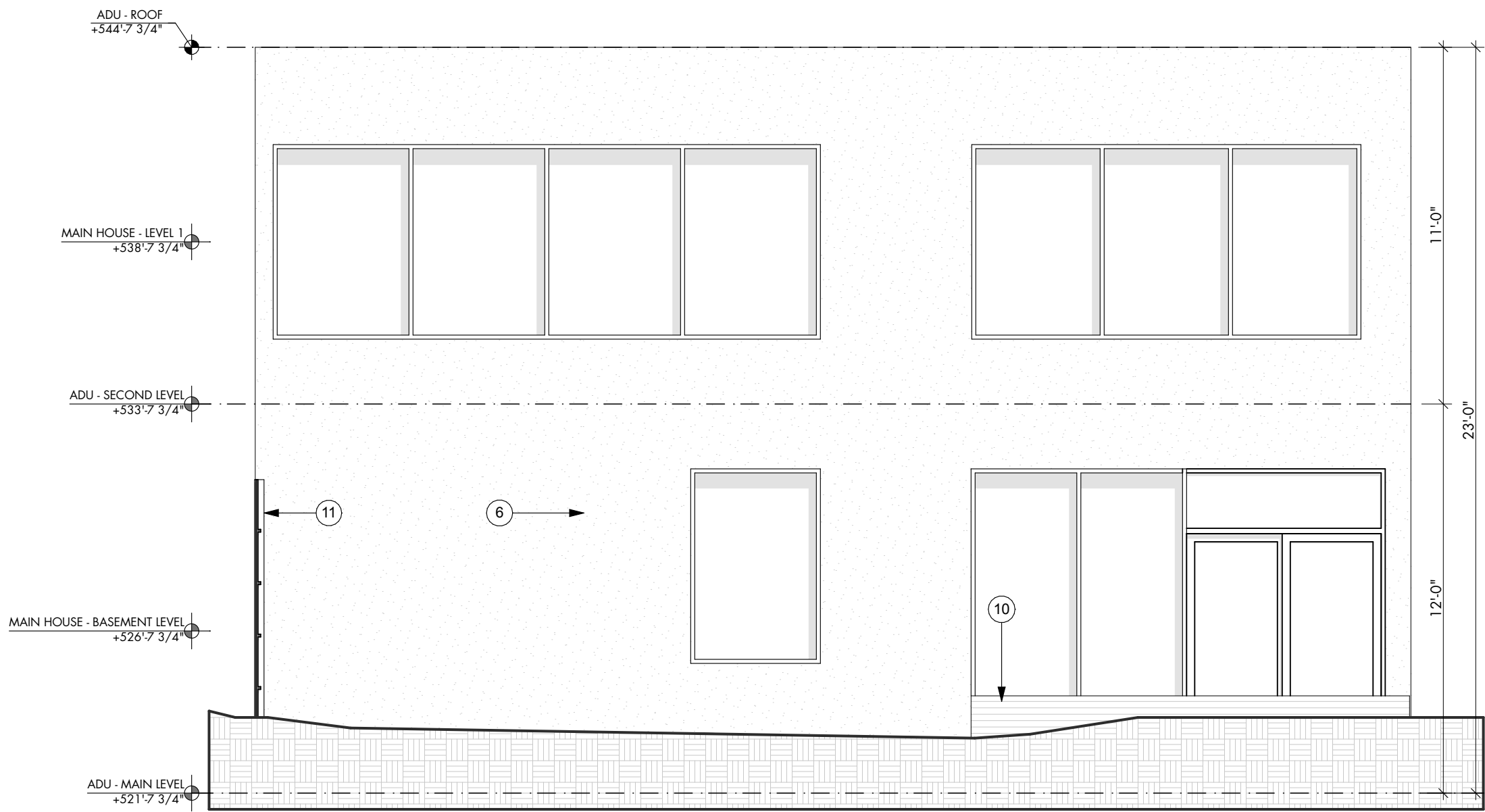
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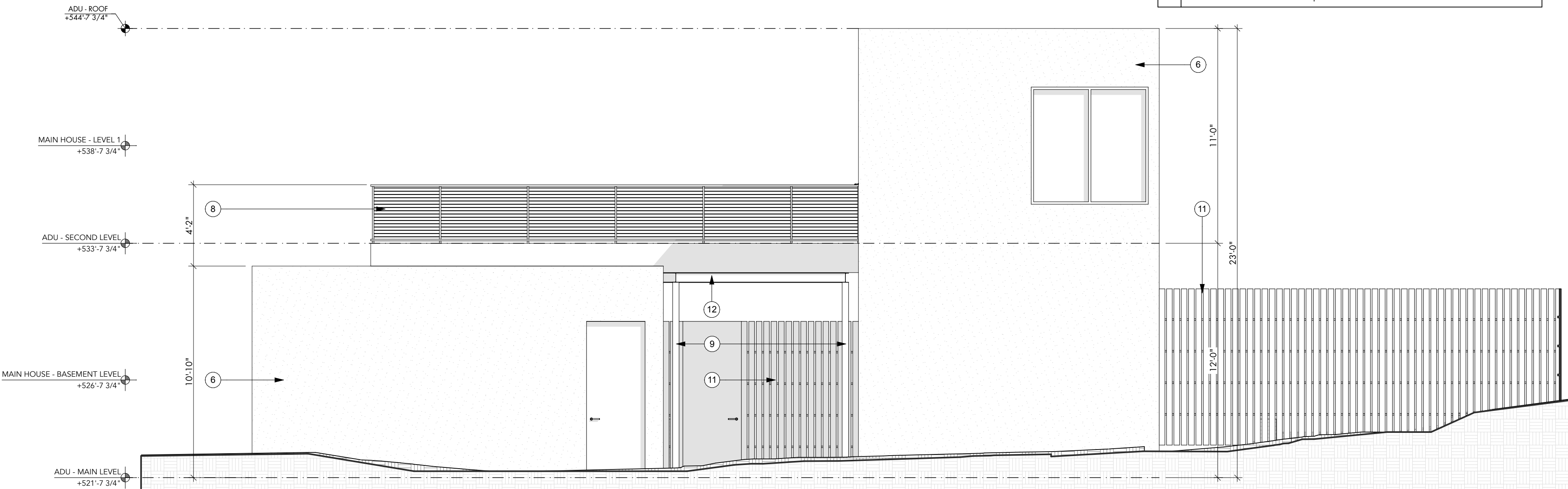
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A2.3

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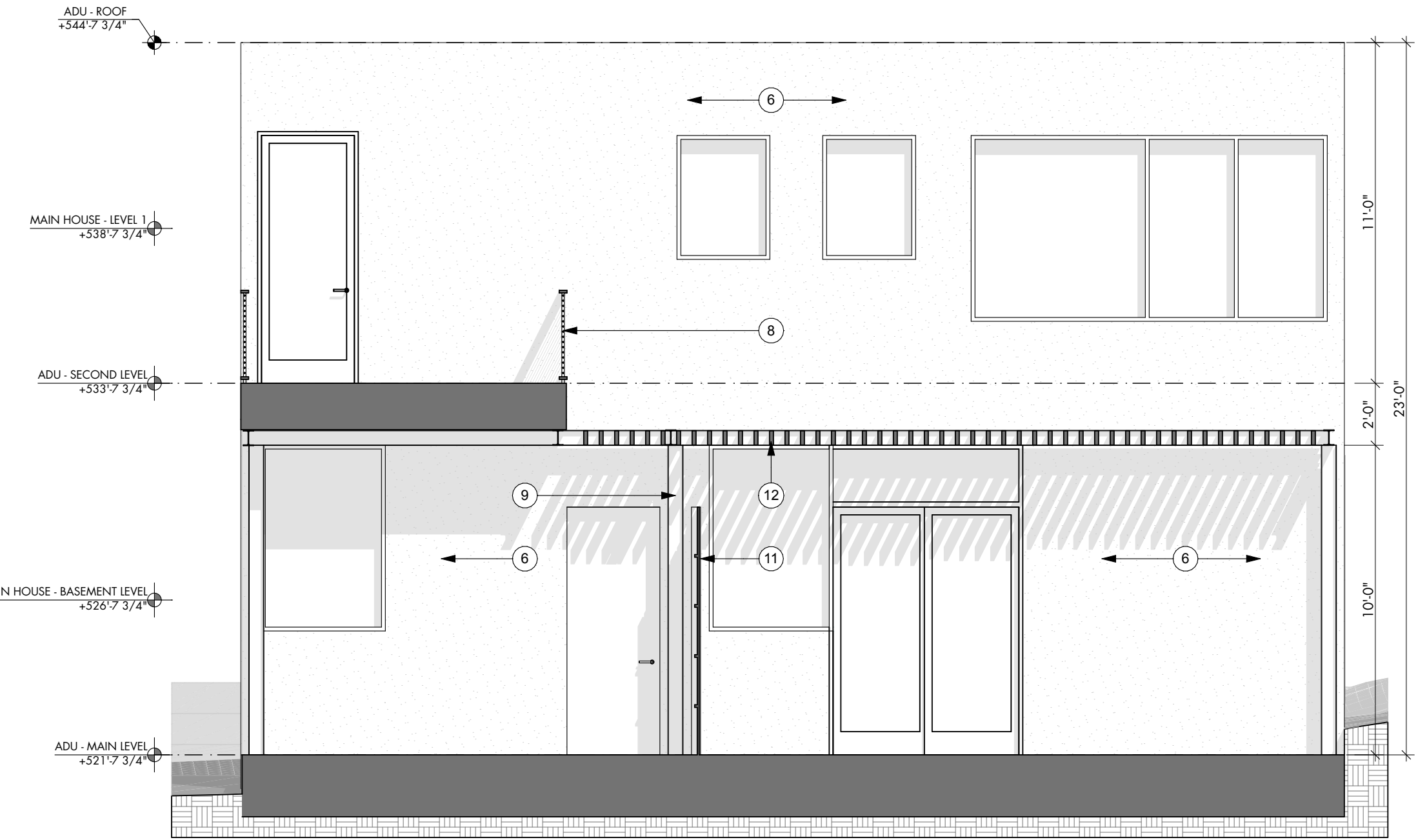
ADU - WEST ELEVATION

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



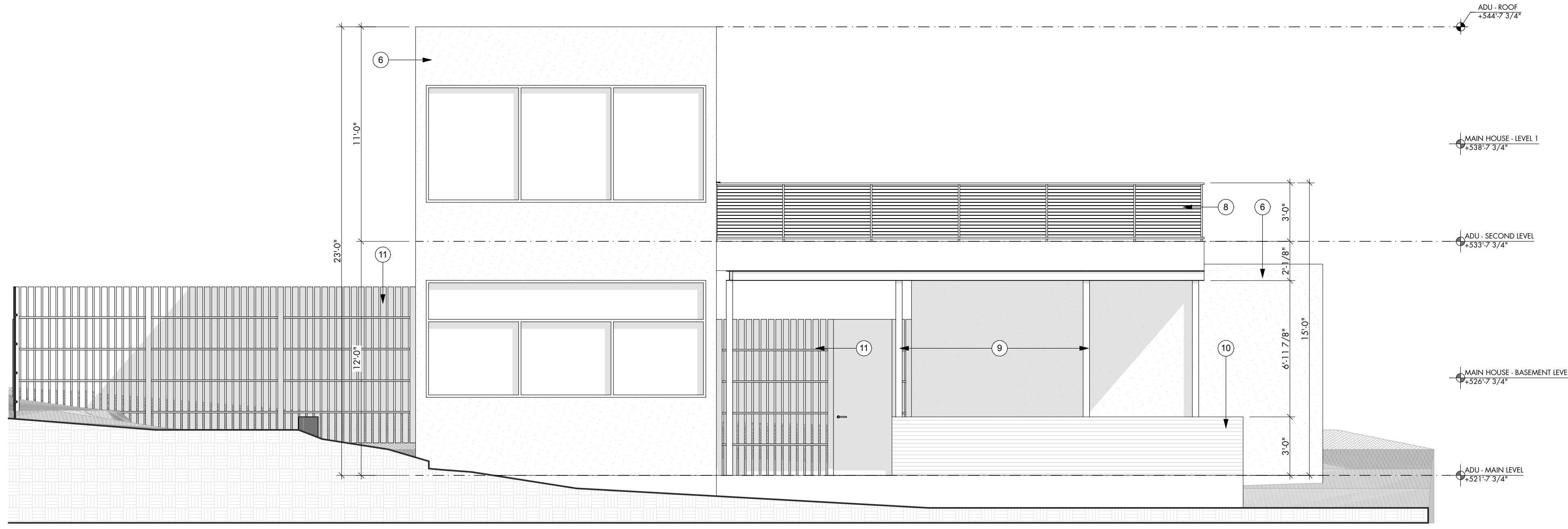
ADU - NORTH ELEVATION

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



ADU - EAST ELEVATION

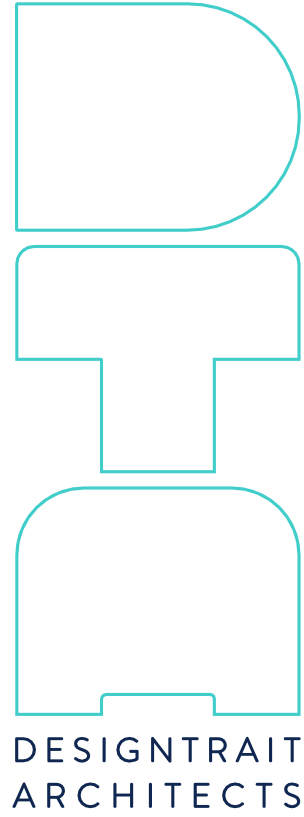
SCALE: 1/4" = 1'-0"



ADU - SOUTH ELEVATION

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

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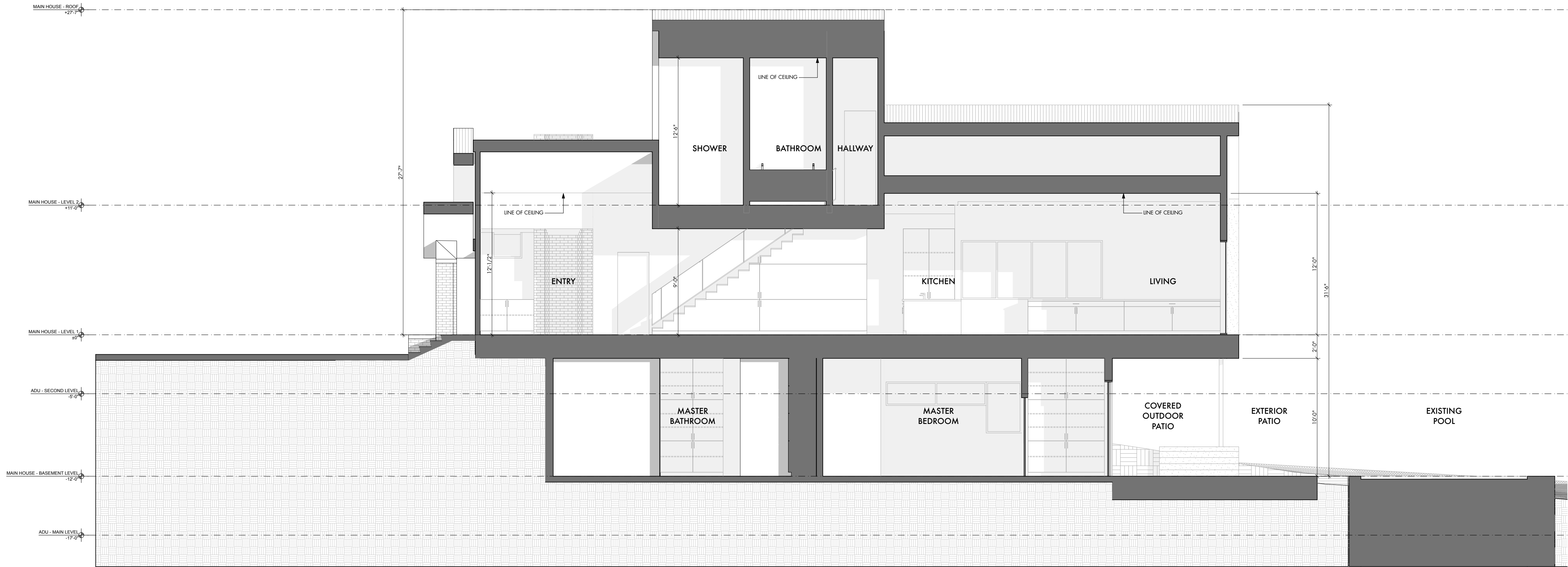
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SHEET TITLE
BUILDING
ELEVATIONS

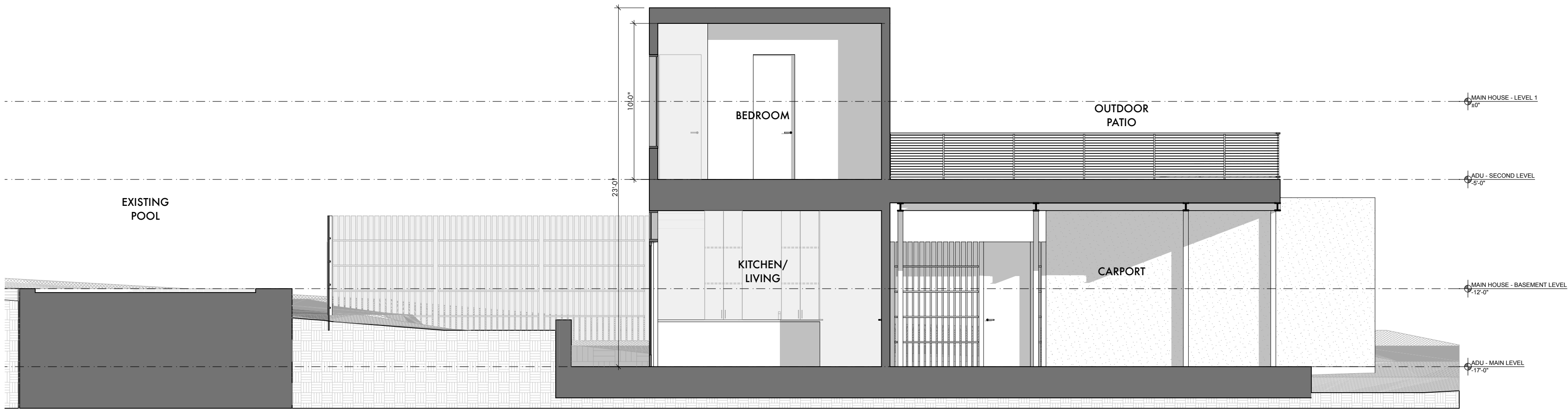
SHEET
A2.4

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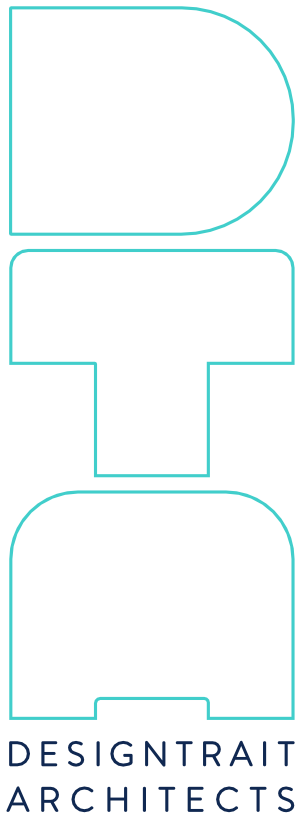
LONGITUDINAL SECTION THROUGH MAIN HOUSE

SCALE: 3/16" = 1'-0"



CROSS SECTION THROUGH ADU

SCALE: 3/16" = 1'-0"



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SHEET TITLE
BUILDING
SECTIONS

SHEET
A3.1

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