



Historic Review Application

For Office Use Only

Date of Submission: _____

Plan Review #: _____

Property Address: 1512 GASTON

Historic Landmark ☐

Local Historic District ☐

National Register Historic District ☒

Historic Landmark Name or

Historic District Name: OLD WEST AUSTIN

Applicant Name: CARISSA SLATER Phone #: 512-758-9283 Email: HANDSONPERMITS@GMA

Applicant Address: 12912 HUMPHREY DR City: AUSTIN State: TX Zip: 78729

Please describe all proposed exterior changes with location and materials. If you need more space, attach an additional sheet.

PROPOSED CHANGE(S)	LOCATION OF PROPOSED CHANGE(S)	PROPOSED MATERIAL(S)
1) <u>NEW 2-STORY RESIDENCE</u> _____ _____ _____	<u>FRONT OF</u> <u>PROPERTY (NEW</u> <u>CONSTRUCTION)</u> _____	<u>RECLAIMED BRICK FROM</u> <u>ORIGINAL HOME, STUCCO</u> <u>CHIMNEY, PAINTED WOOD</u> <u>TRIM, WOOD CLAD</u> <u>WINDOWS, COMP.</u> <u>SHINGLES</u>
2) <u>COVERED BREEZEWAY</u> _____ _____ _____	<u>REAR OF PROPERTY</u> <u>(NEW</u> <u>CONSTRUCTION)</u> _____	<u>WOOD COLUMN &</u> <u>BEAMS, COMP. SHINGLES</u> _____ _____
3) <u>NEW 1-STORY DETACHED GARAGE</u> _____ _____ _____	<u>REAR OF PROPERTY</u> <u>(NEW</u> <u>CONSTRUCTION)</u> _____	<u>STUCCO, WOOD TRIM,</u> <u>WOOD COLUMN, WOOD</u> <u>CLAD WINDOWS, COMP.</u> <u>SHINGLES</u> _____

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☒

Elevations ☒

Floor Plan ☒

Roof Plan ☒

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☒

Detailed view of each area proposed to be modified ☒

Applicant Signature: Carissa Slater

Date: 6/3/21



Design Standards and Guidelines for Historic Properties

Adopted December 2012

Design Standards and Guidelines for Historic Properties

Landmarks and National Register historic district properties

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local historic district properties

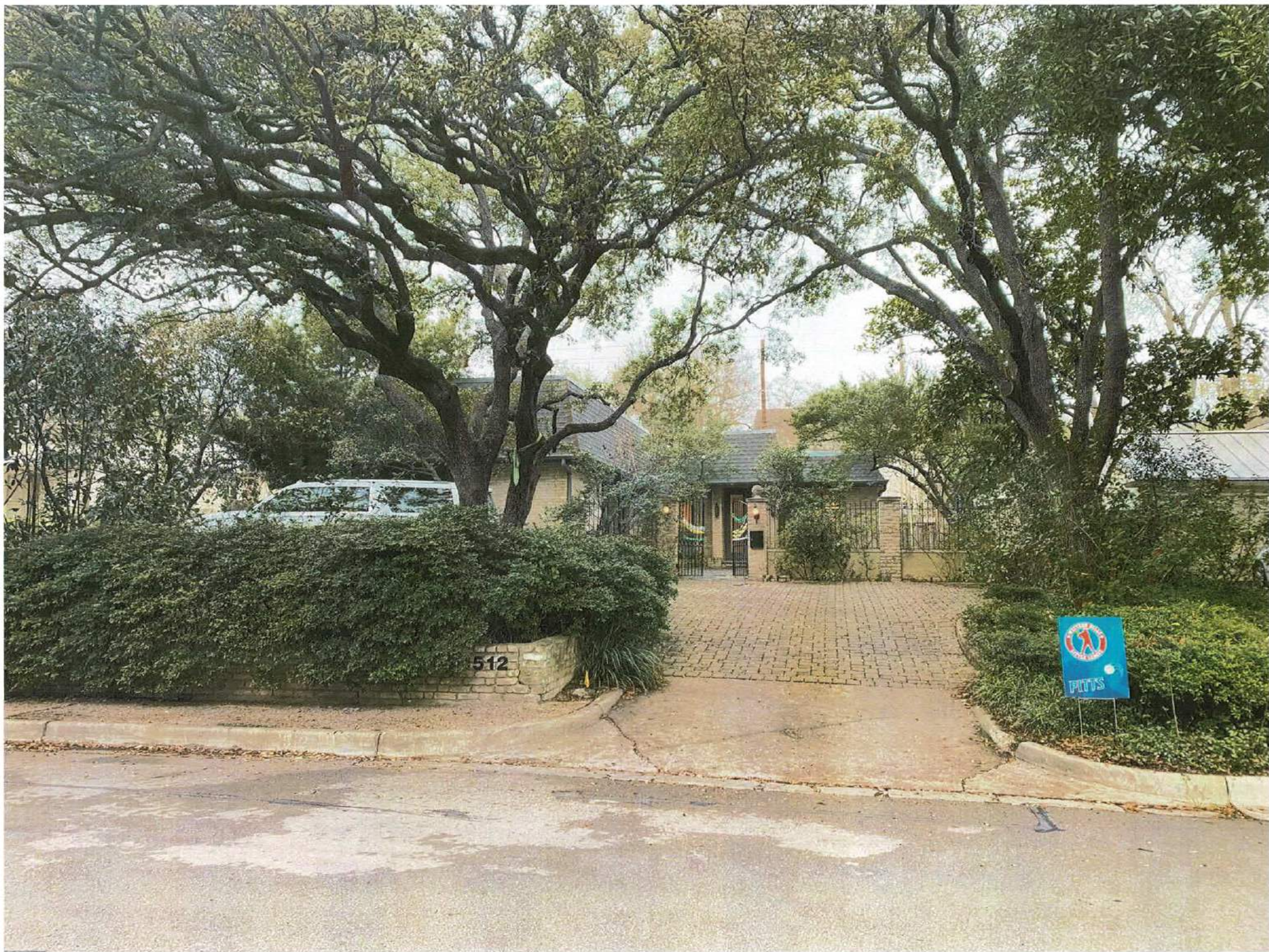
If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/departments/historic-preservation>.

What Type of Work Requires a Certificate of Appropriateness?

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](http://www.austintexas.gov/departments/historic-preservation).



SOUTH ELEVATION (STREET VIEW)



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION (BACK)



SOUTH ELEVATION (FRONT)

GENERAL
NOTES

SITE PLAN NOTES:
1.0 CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE VERSIONS OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES AS OF THE DATE ON THESE DRAWINGS.
2.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
3.0 FINISH GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.

LEGEND:

() Record Call
B.L. Building Setback Line
P.U.E. Public Utility Easement
FIR Found Iron Rod
SIRC Set Iron Rod With Cap
FIRC Found Iron Rod With Cap
FIP Found Iron Pipe
CC Calculated Corner

Ⓜ Water Meter
Ⓥ Water Valve
ⓖ Gas Meter
Ⓢ Cleanout
ⓔ Electric Meter
Ⓢ→ Utility Pole/Guy Anchor
—OH— Overhead Power Line
#47.90 Tree & Number
▲ Benchmark
Set Triangle On Curb
Navd88 Elevation 597.72'

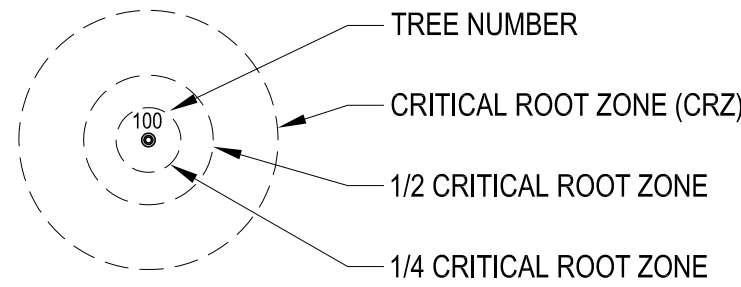
TREE LIST:

TREE #	TYPE AND SIZE
47	Live Oak, 21", 13"
90	Live Oak, 35"

SURVEYOR'S NOTES:

- Bearing based on the Texas Coordinate System of 1983 (NAD83) Central Texas Zone, based on local GPS observations.
- The tree circles shown hereon have one (1) foot radius drawn for every one (1) inch of measured trunk diameter. Generally trunk diameter is measured at a distance of 4.5 feet above ground level. Multi-trunk trees are displayed using the following formula: Sum of the largest trunk + 1/2 of the sum of smaller trunks.

TREE LEGEND:



INDEX OF DRAWINGS:

ARCHITECTURAL:

- A0.1 SITE PLAN, COVER SHEET
A0.2 TREE PROTECTION AND EROSION CONTROL DETAILS
- A1.1 ENTRY LEVEL FLOOR PLAN & DETACHED GARAGE
A1.2 UPPER LEVEL FLOOR PLAN
A1.3 ROOF PLAN
A1.4 ENTRY LEVEL REFLECTIVE CEILING
A1.5 UPPER LEVEL REFLECTIVE CEILING

- A2.1 FRONT ELEVATION
A2.2 RIGHT ELEVATION
A2.3 REAR ELEVATION
A2.4 LEFT ELEVATION
A2.5 GARAGE ELEVATIONS (FRONT & REAR)
W/ GARAGE BUILDING SECTIONS
A2.6 BUILDING SECTIONS
A2.7 BUILDING SECTIONS
A2.8 BUILDING SECTIONS

- A3.1 INTERIOR ELEVATIONS
A3.2 INTERIOR ELEVATIONS
A3.3 INTERIOR ELEVATIONS
A3.4 INTERIOR ELEVATIONS
A3.5 INTERIOR ELEVATIONS

- A5.1 DOOR & WINDOW SCHEDULE

ELECTRICAL:

- E1.1 ENTRY LEVEL ELECTRICAL PLAN
E1.2 UPPER LEVEL ELECTRICAL PLAN

STRUCTURAL:

- S1.1 TBD

ORIGINAL SURVEY BY:

07.30.2020 By Waterloo Surveying, Inc

Waterloo Surveyors, Inc.
PO Box 160176, Austin TX 78716-0176
(512) 481-9602

Firm Registration Number 10124400

OWNER:

John Robert Pitts, Jr.
512.413.1062 johnrpittsjr@gmail.com

ARCHITECT:

Clint Garwood | Garwood Architecture, PLLC
512.730.3747 clint@garwoodarchitecture.com

GENERAL CONTRACTOR:

Brandon Drake | Drake Build
512.538.5217 drake@drakebuild.com



• PITTS RESIDENCE •

SITE INFORMATION:

LEGAL DESCRIPTION:

The east 65 feet of Lot 8, Block 29, Section 10 of Pemberton Heights, according to the map or plat thereof recorded in Volume 4, Page 154, Plat Records of Travis County, Texas.

PHYSICAL ADDRESS:

1512 Gaston Avenue
Austin, Texas 78703

Existing Lot Area (sq ft): 9,126
Zoning: SF-3-H-NP

BUILDING AND SITE AREA:

Area Description	Exist Sq Ft	New/Added Sq Ft	Total Sq Ft
a. 1st floor conditioned area	--	1818	1818
b. 2nd floor conditioned area	--	1671	1671
c. 3rd floor conditioned area	--	--	--
d. Basement	--	--	--
e. Attached Covered Parking (garage or carport)	--	--	--
f. Detached Covered Parking (garage or carport)	--	342	342
g. Covered Wood Decks (counted at 100%)	--	--	--
h. Covered Patio (Outdoor Living & Breezeway)	--	488	488
i. Covered Porch (Entry Porch)	--	16	16
j. Balcony	--	--	--
k. Other-Specify:	--	--	--
Total Building Area (TBA) (add: a through k)	--	4335	4335
Total Building Coverage (TBC) (from TBA subtract, if applicable: b, c, d and j)	(A) --	2664	(B) 2664
l. Driveway	--	1190	1190
m. Sidewalks (conc stepping stones)	--	11	11
n. Uncovered Patio	--	54	54
o. Uncovered Wood Decks (counted at 50%)	--	--	--
p. AC pads	--	11	11
q. Other (Retaining Walls)	122	42	164
Total Site Impervious Coverage (add: TBC and l through q)	(C) 122	3972	(D) 4094
r. Pool	--	--	--
s. Spa	--	--	--

Total Lot Size: 9,126 sq ft Maximum allowed impervious coverage: 4107 sq ft (45%)

Building Coverage Information

Existing Building Coverage (See above A)	0000 sq ft	% of lot size: 00.00 %
Proposed Building Coverage (See above B)	2664 sq ft	% of lot size: 29.19 %

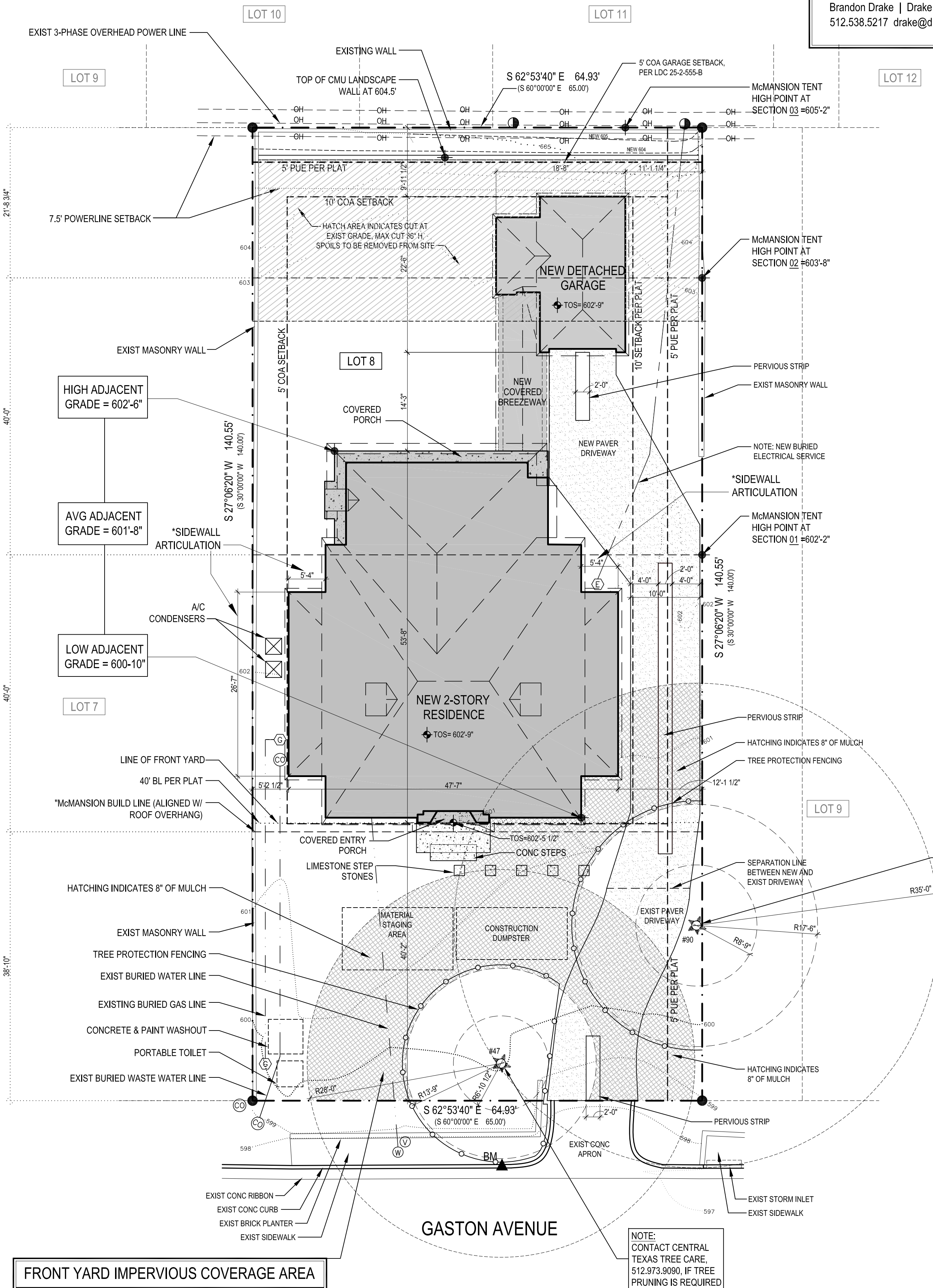
Impervious Coverage Information

Existing Impervious Coverage (See above C)	122 sq ft	% of lot size: 01.34 %
Proposed Impervious Coverage (See above D)	4094 sq ft	% of lot size: 44.86 %

GROSS FLOOR AREA:

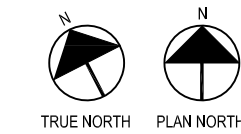
	Exist Sq Ft to remain	New / Added Sq Ft	Proposed Exemptions	Applied Exemption Sq Ft	Total Sq Ft
1st Floor	--	1818			1818
2nd Floor	--	1671			1671
3rd Floor	--	--			--
Areas w/ ceilings > 15'	--	--	Must follow article 3.3.5		--
Ground Floor Entry Porch	--	16	[X] Full Porch sq ft (3.3.3 A) [] 200 sq ft (3.3.3 A.2)	16	--
Ground Floor Rear Porch	--	337	[X] Full Porch sq ft (3.3.3 A) [] 200 sq ft (3.3.3 A.2)	200	137
Ground Floor Breezeway	--	151	[X] Full Porch sq ft (3.3.3 A) [] 200 sq ft (3.3.3 A.2)	151	--
Basement	--	--	Must follow article 3.3.3, B	--	--
Attic	--	--	Must follow article 3.3.3, C	--	--
Attached Garage	--	--	[X] 450 sq ft (3.3.2 A1 / 2b) [] 200 sq ft (3.3.2 B.1 / 2b)	--	--
Detached Garage	--	342	[X] 450 sq ft (3.3.2 A.3) [] 200 sq ft (3.3.2 B.1) [] 450 sq ft (3.3.2 A.1)	342	--
Attached Carport	--	--		--	--
Detached Carport	--	--		--	--
Detached Accessory Building(s)	--	--		--	--
Totals		4351		Total Gross Floor Area:	3626

(Total Gross Floor Area / Lot Area) x 100 = Floor-To-Area Ratio: 39.73%



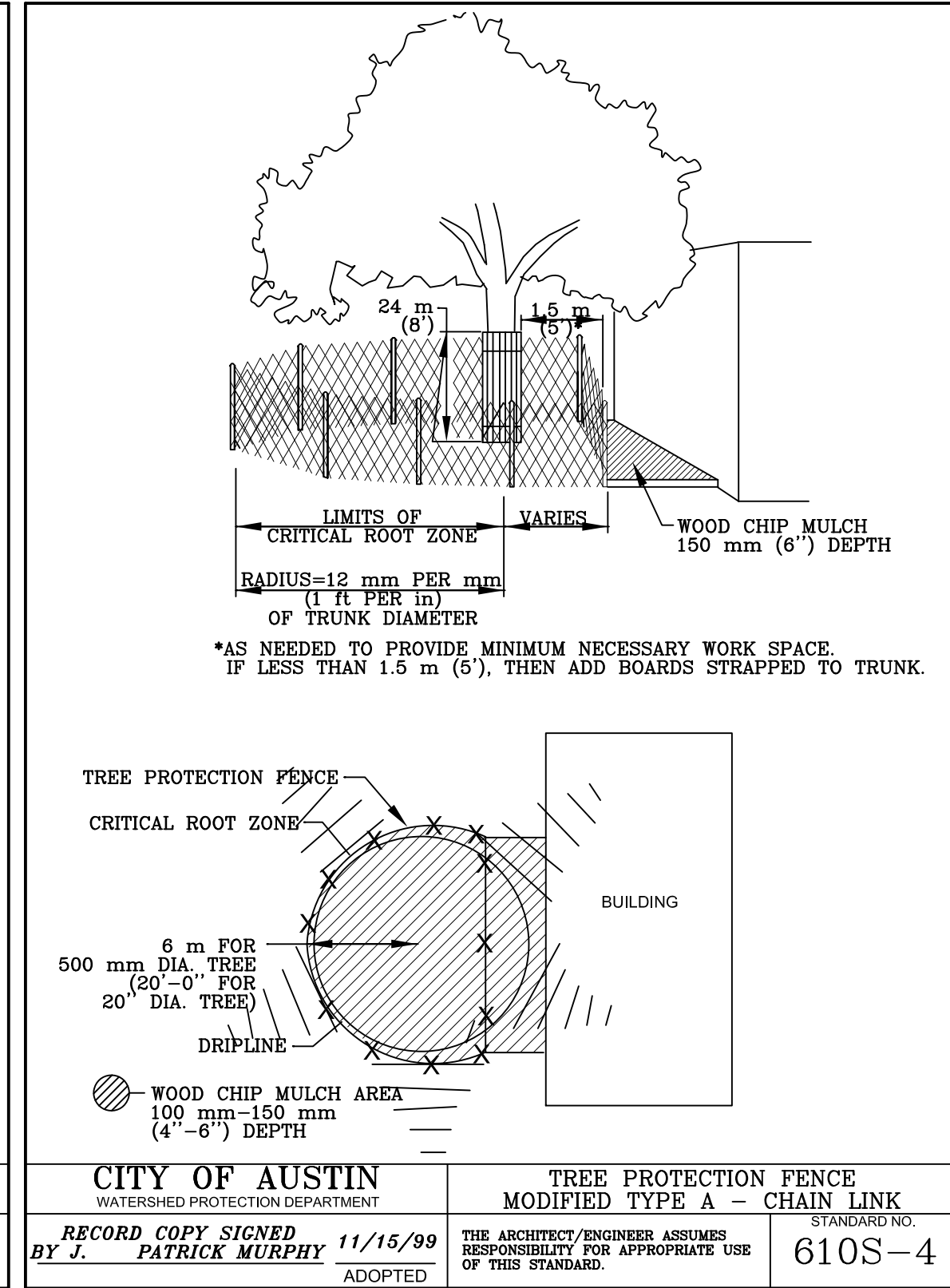
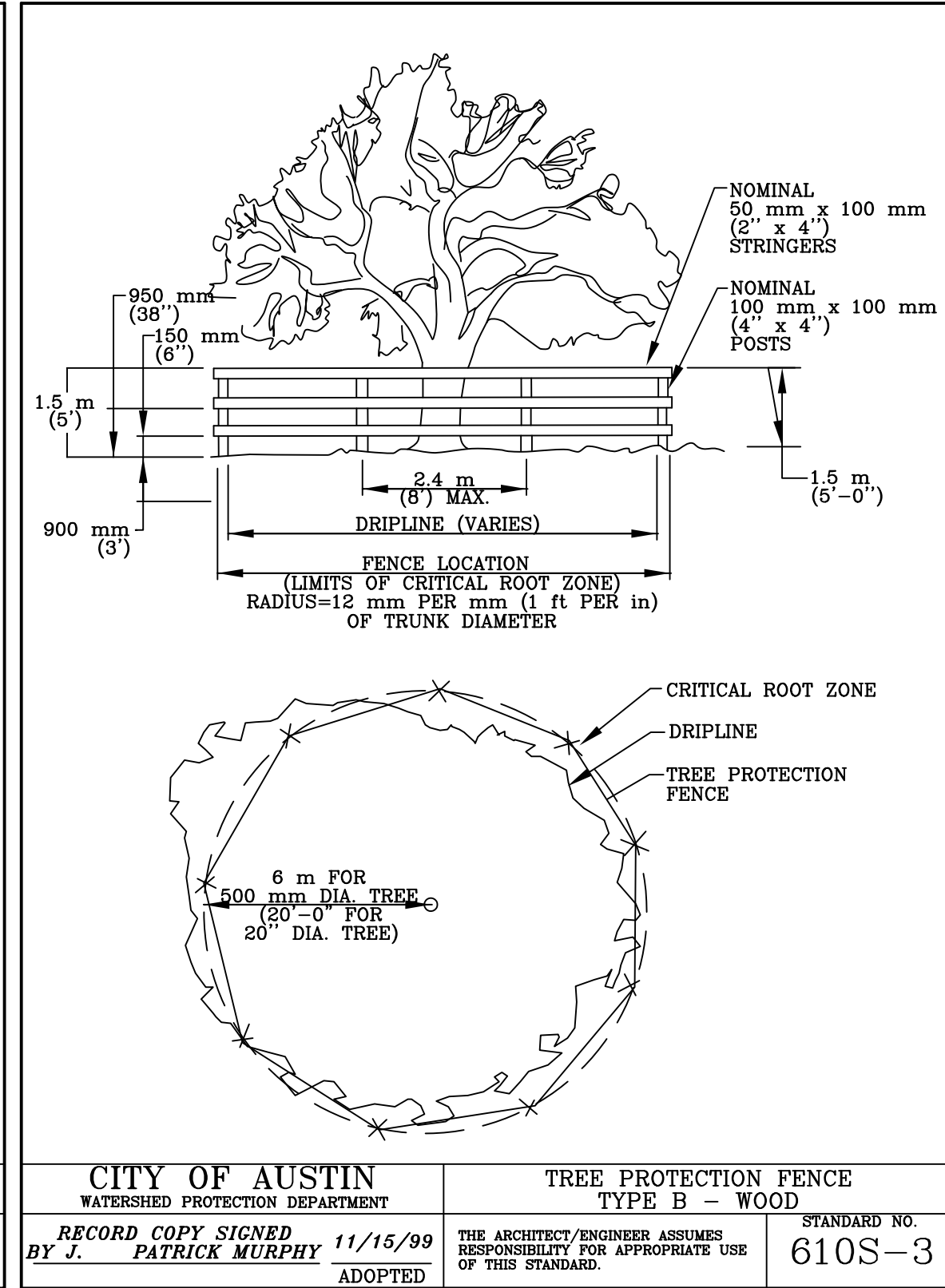
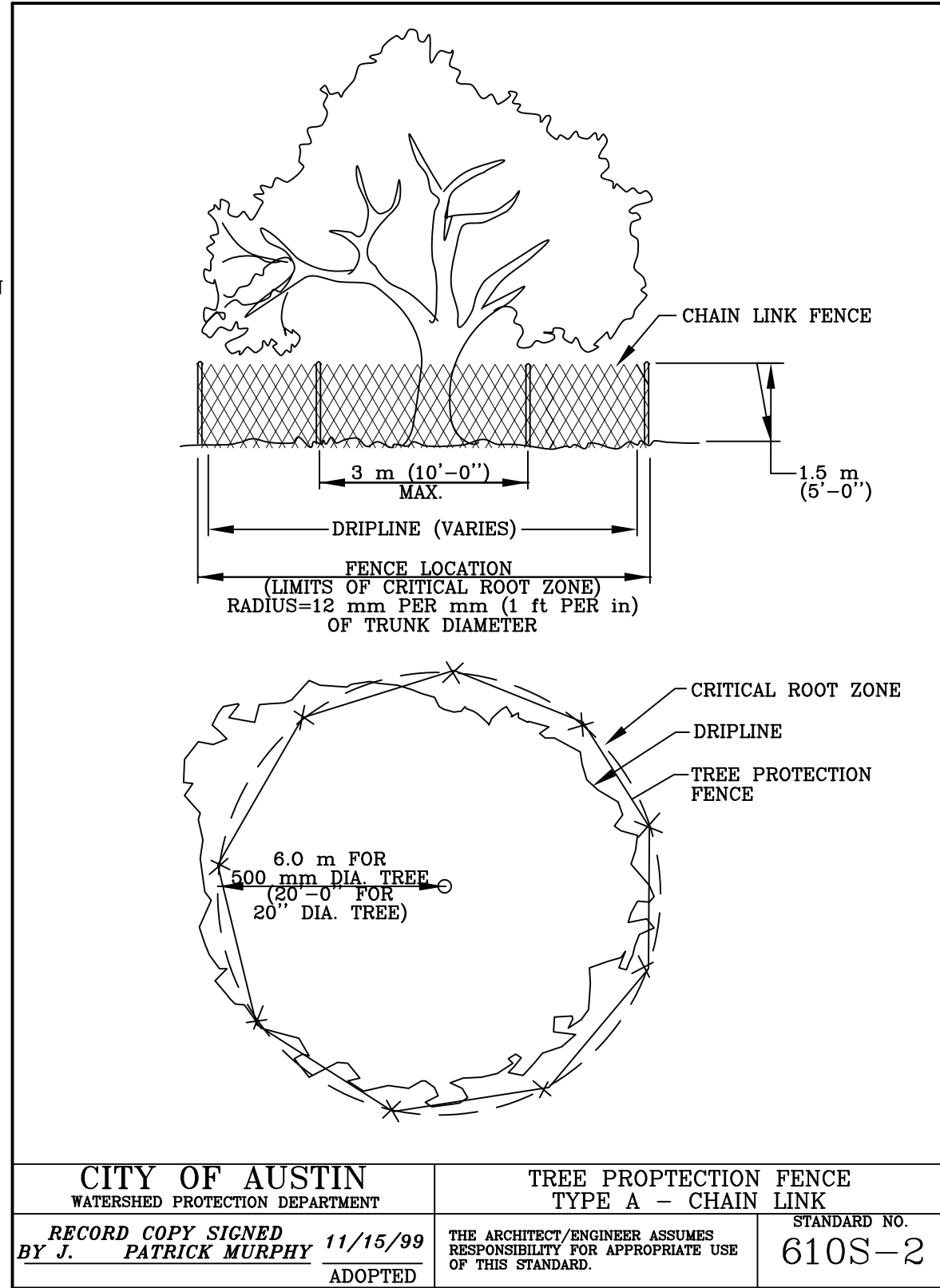
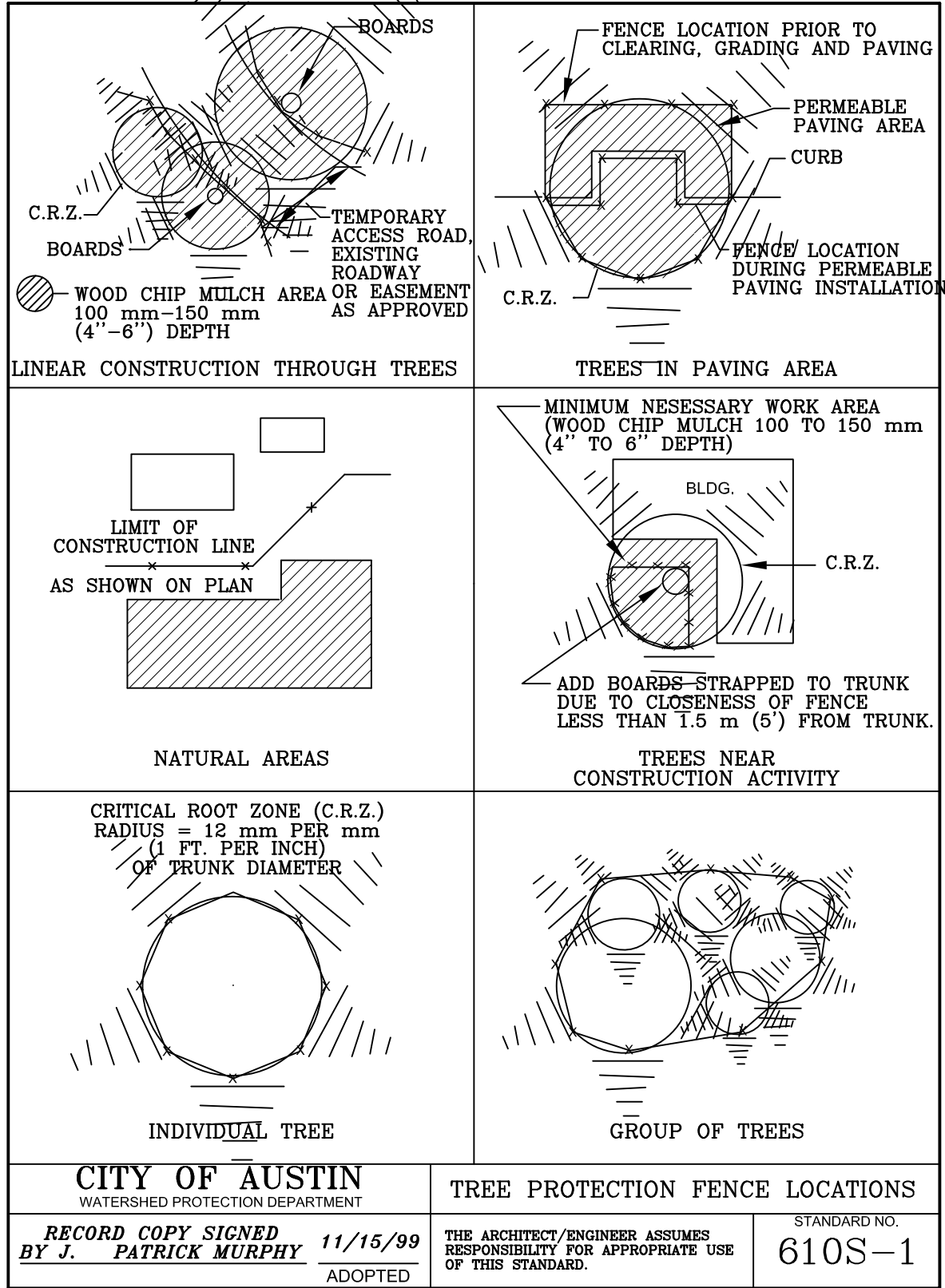
FRONT YARD IMPERVIOUS COVERAGE AREA

MAXIMUM ALLOWED FRONT YARD AREA:	1043 sq ft (40%)
TOTAL FRONT YARD AREA	2607 sq ft (100%)
IMPERVIOUS COVERAGE (driveways & walks)	550 sq ft (21.40%)

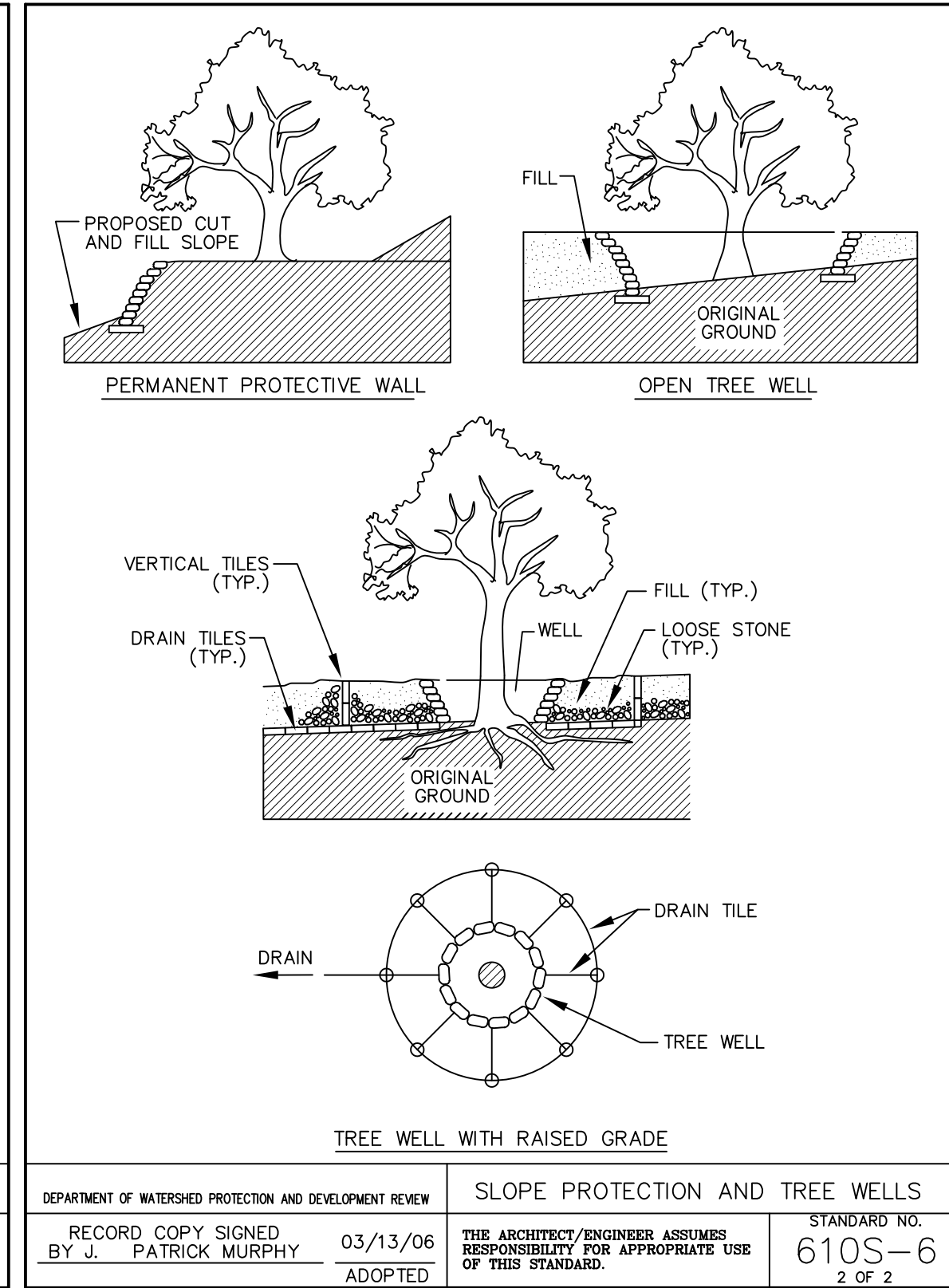
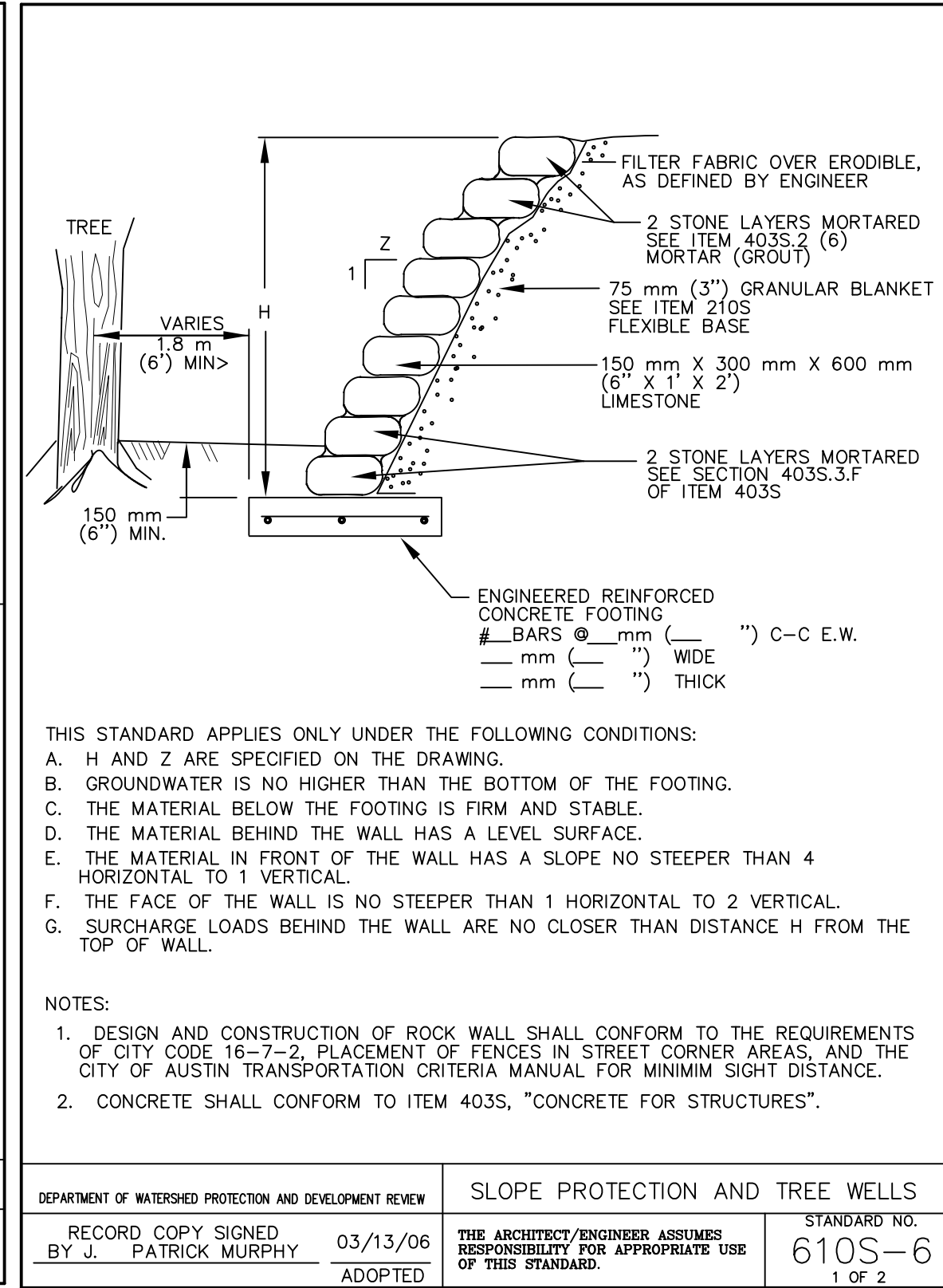
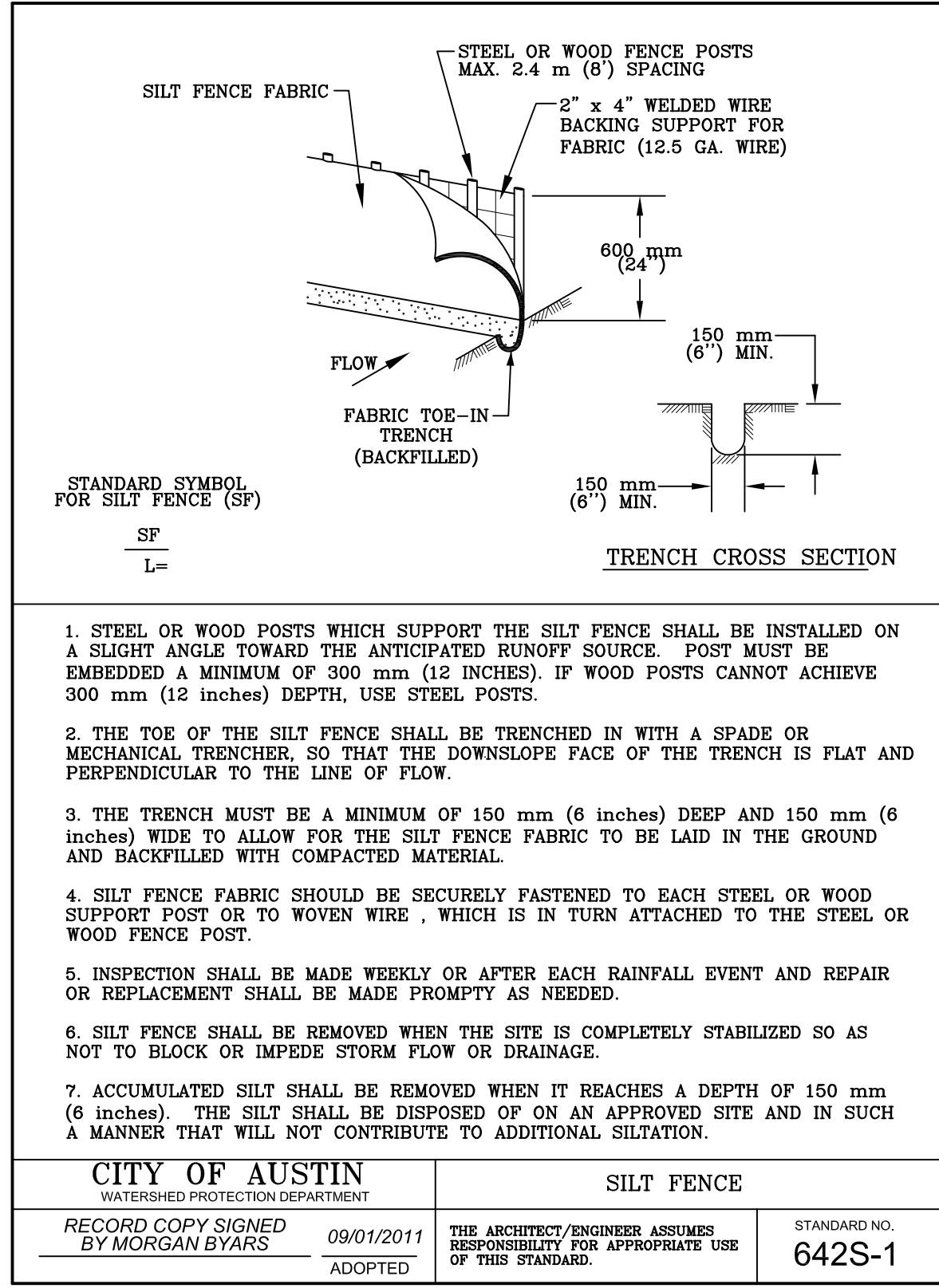
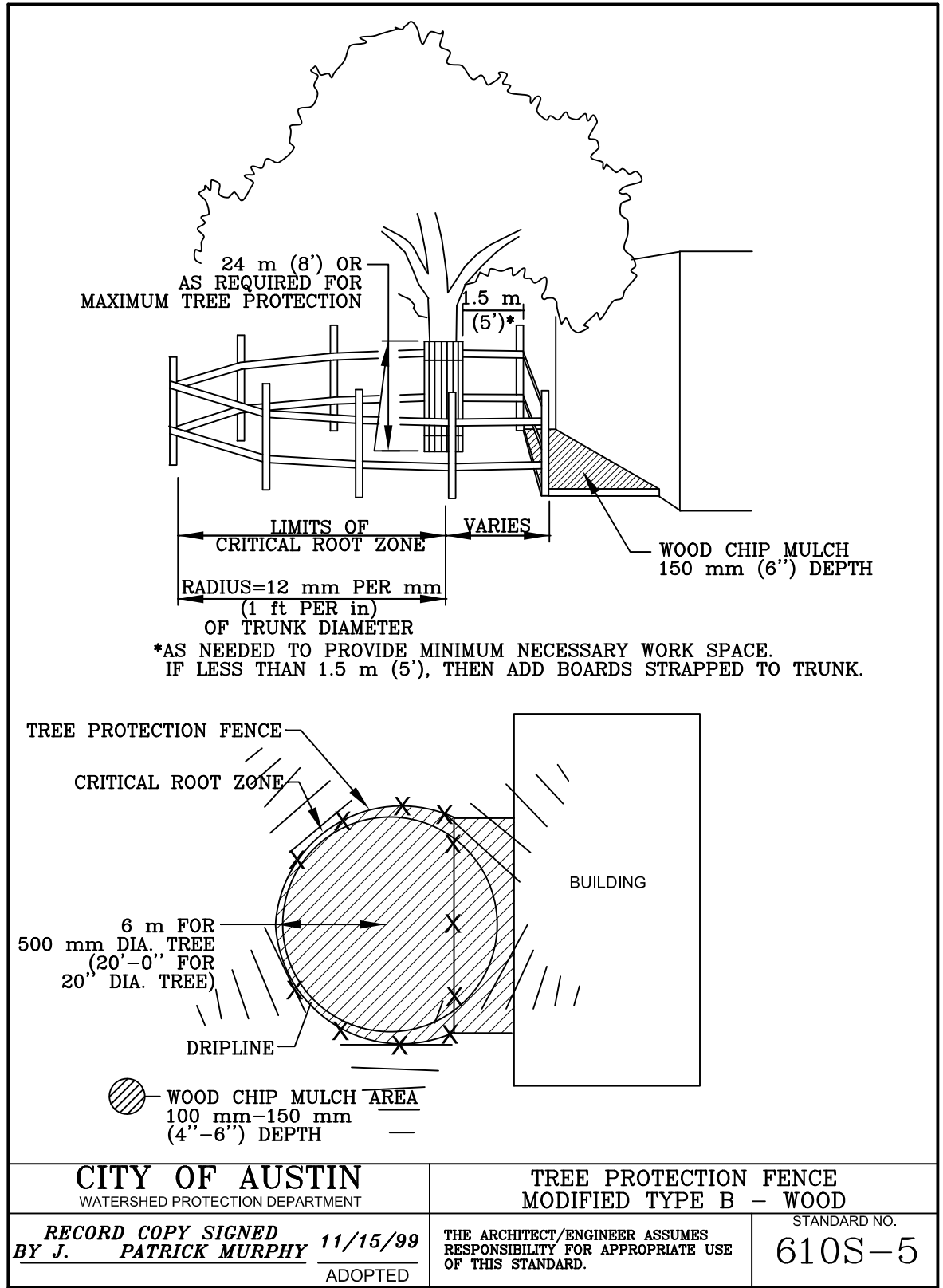


SITE PLAN

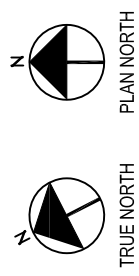
SCALE: 1" = 20'-0"



- TREE PROTECTION NOTES**
PER APPENDIX P-2: CITY OF AUSTIN STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION
- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
 - Protective fences shall be erected according to City of Austin Standards for Tree Protection.
 - Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
 - Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
 - Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line), for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
 - Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimize root damage);
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist at 974-1676 to discuss alternatives.
- Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
 - Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
 - Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
 - Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
 - No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
 - All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees available on request from the City Arborist).
 - Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.
 - Tree pruning must not be done in a manner that is detrimental to the tree. Any action undertaken which intentionally or recklessly causes injury, death, or disfigurement to a tree is considered to be detrimental. Examples of detrimental actions which are prohibited include cutting, poisoning, burning, over-watering, relocating, or transplanting a tree.
 - Compliance with all oak wilt regulations found within this code is required, including, but not limited to, the immediate application of an appropriate pruning sealant on all fresh cuts. For more information about oak wilt diagnosis, treatment, and prevention, please visit the Texas Forest Service's website at <http://www.texasoakwilt.org/>.



- EROSION CONTROL NOTES**
- The Contractor shall install erosion/sedimentation controls prior to any site preparation work and such control measures shall remain in place throughout the entire duration of construction activity.
 - Install silt fence per City of Austin standard detail in approximate locations indicated on the architectural site plan and in accordance with City of Austin standard notes for tree and natural area protection.
 - Provide revegetation and stabilization according to City of Austin standards and within 14 days of construction inactivity.



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



3-PHASE OVERHEAD POWER LINE

3-PHASE OVERHEAD POWER LINE

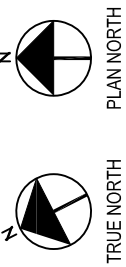
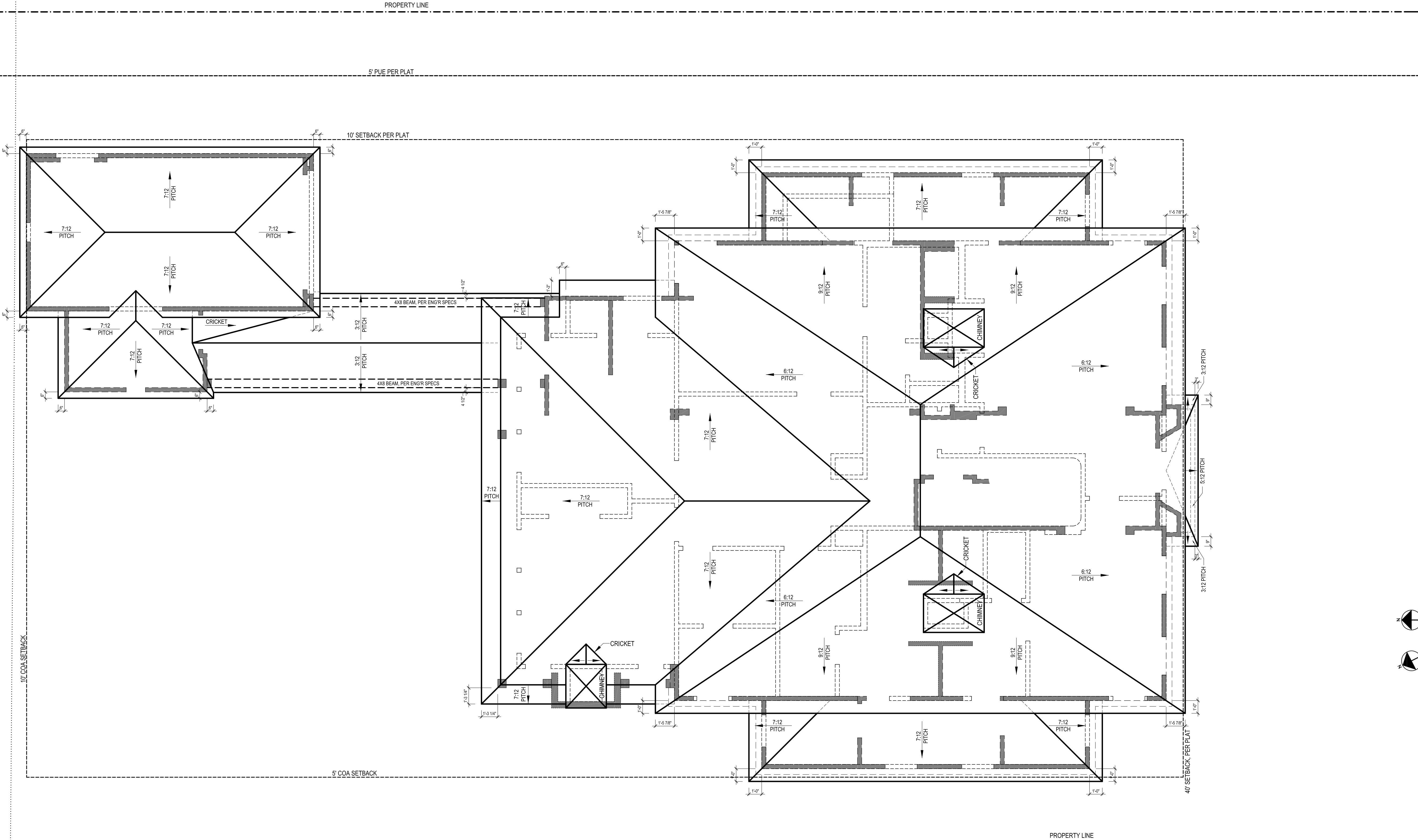
3-PHASE OVERHEAD POWER LINE

5' PUE PER PLAT

5' COA GARAGE SETBACK

7.5' POWER LINE SETBACK

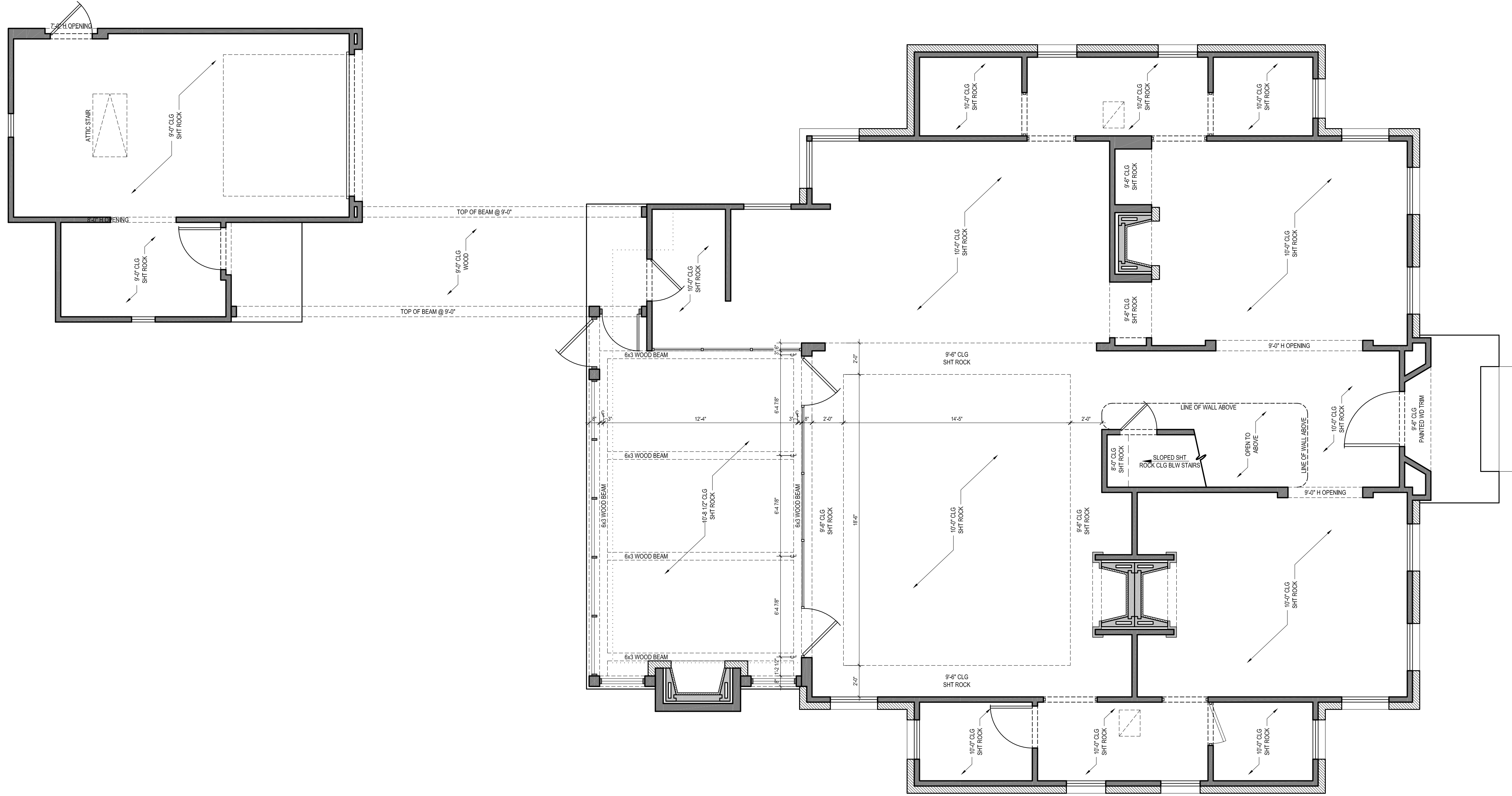
10' COA SETBACK



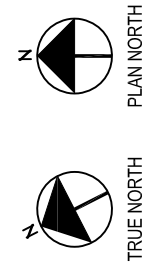
ROOF PLAN
SCALE: 1/4" = 1'-0"

*NOTE- HATCHED WALLS INDICATE LOWER LEVEL WALLS

REV	DESCRIPTION	DATE	DRAWN BY: CUG/SS
1	ISSUED FOR PERMITTING	04.22.2021	

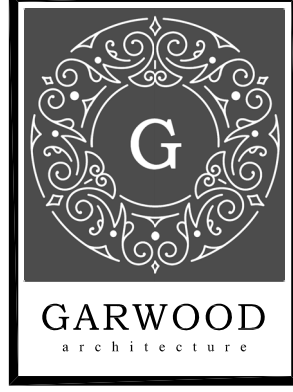


*NOTE: CEILING & SOFFIT HEIGHTS ARE CALLED OUT AS THE DISTANCE BETWEEN TOP OF CONCRETE FOUNDATION OR UPPER LEVEL DECKING TO THE BOTTOM OF THE CEILING STRUCTURE.



ENTRY LEVEL REFLECTIVE CEILING PLAN

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



© 2021
ALL DRAWINGS AND DOCUMENTS,
AS INSTRUMENTS OF SERVICE,
REMAIN THE PROPERTY OF
GARWOOD ARCHITECTURE, PLLC.
THE USE OR REPRODUCTION
OF THESE DRAWINGS FOR
CONSTRUCTION OTHER THAN THAT
WHICH IS DESCRIBED HEREIN, IS
PROHIBITED WITHOUT WRITTEN
CONSENT OF GARWOOD
ARCHITECTURE, PLLC.



04.22.2021

Pitts
Residence

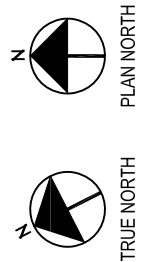
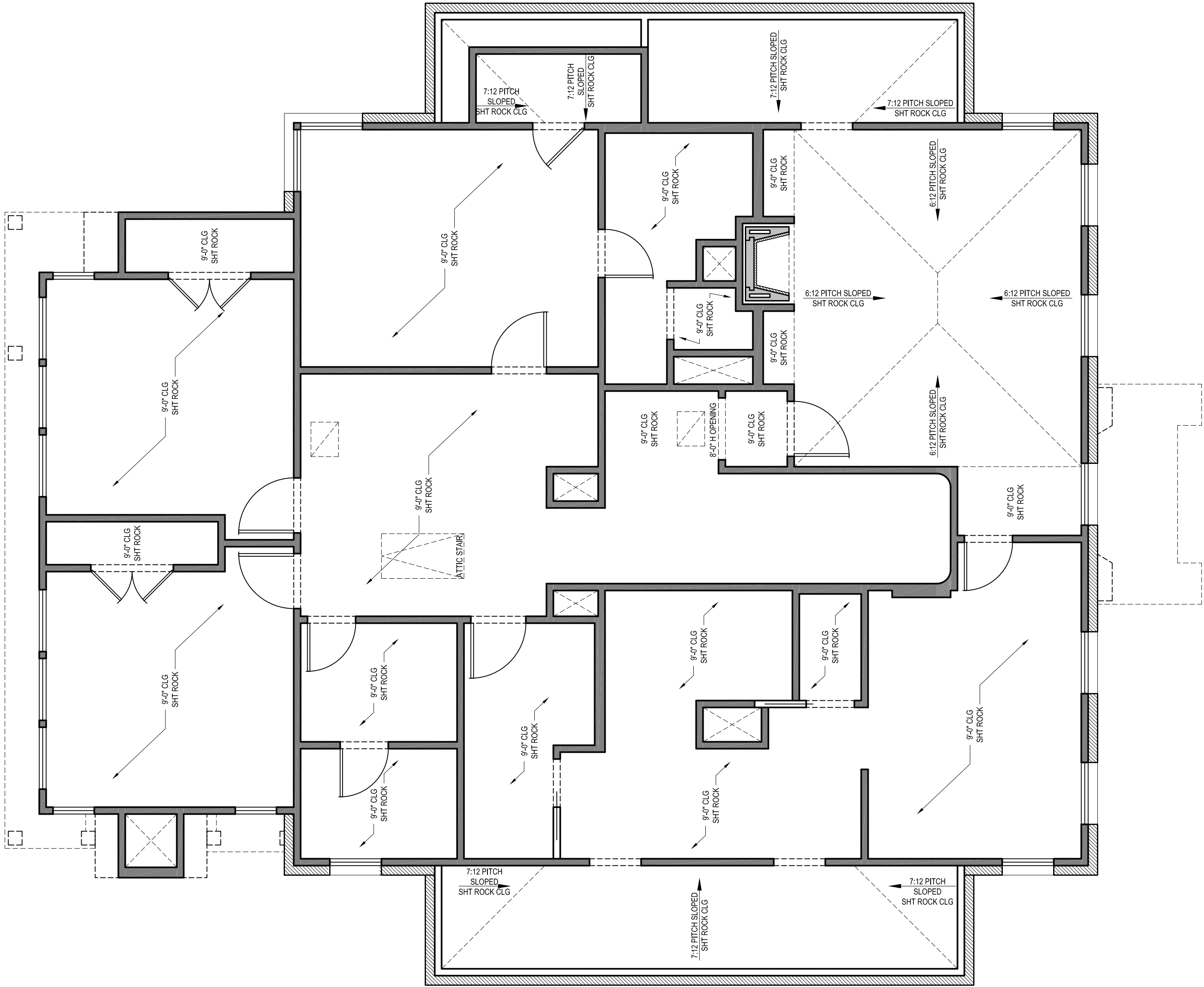
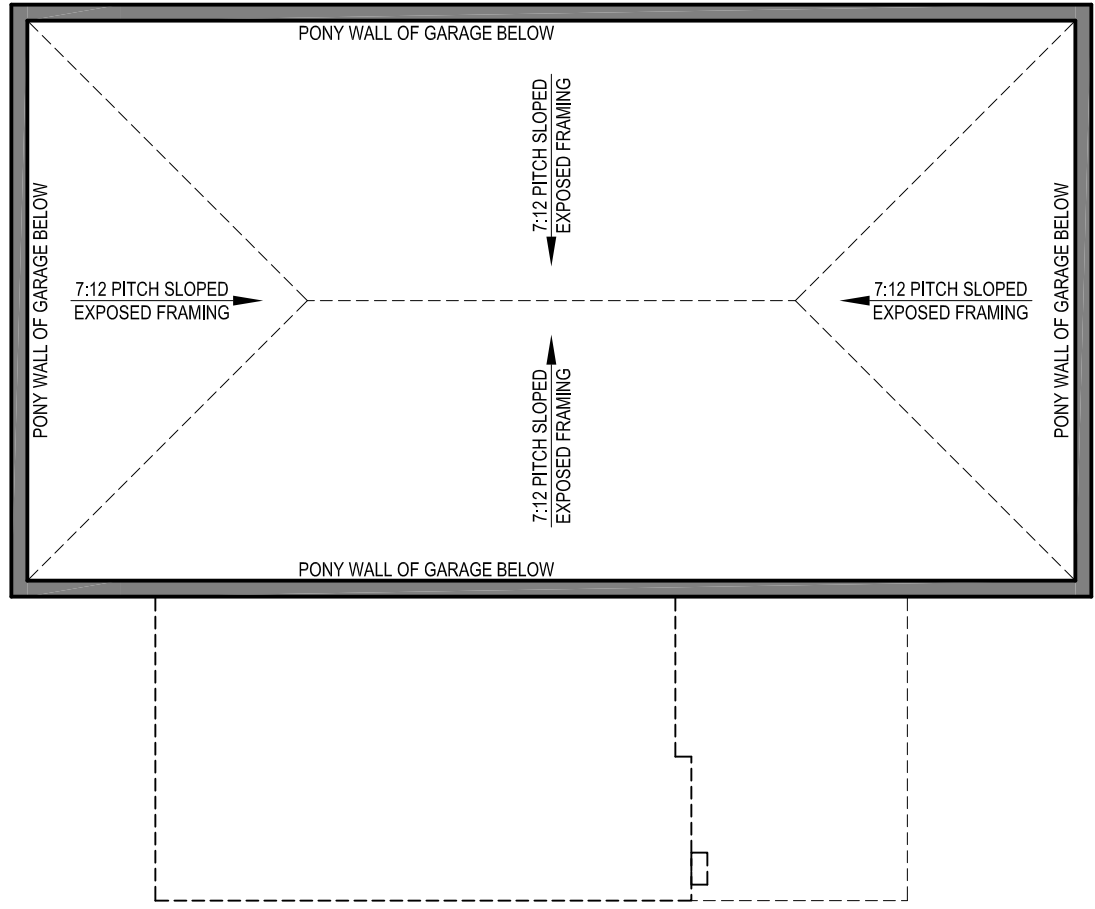
1512 Gaston Avenue
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	04.22.2021
DRAWN BY: CRG / SS		

SHEET TITLE
ENTRY LEVEL
REFLECTED CEILING
PLAN

SHEET

A1.4



UPPER LEVEL REFLECTIVE CEILING PLAN

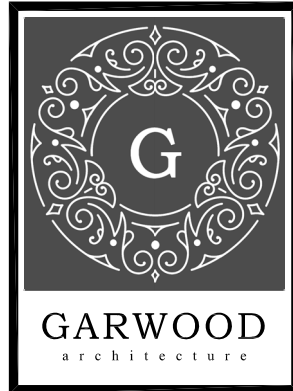
SCALE: 1/4" = 1'-0"

*NOTE: CEILING & SOFFIT HEIGHTS ARE CALLED OUT AS THE DISTANCE BETWEEN TOP OF CONCRETE FOUNDATION OR UPPER LEVEL DECKING TO THE BOTTOM OF THE CEILING STRUCTURE.

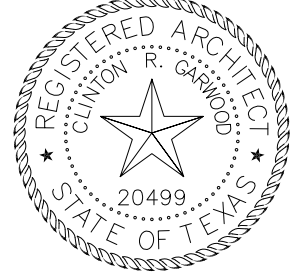
REV	DESCRIPTION	DATE	DRAWN BY: CUG / SS
	ISSUED FOR PERMITTING	04.22.2021	

SHEET TITLE
UPPER LEVEL
REFLECTED CEILING
PLAN

SHEET
A1.5



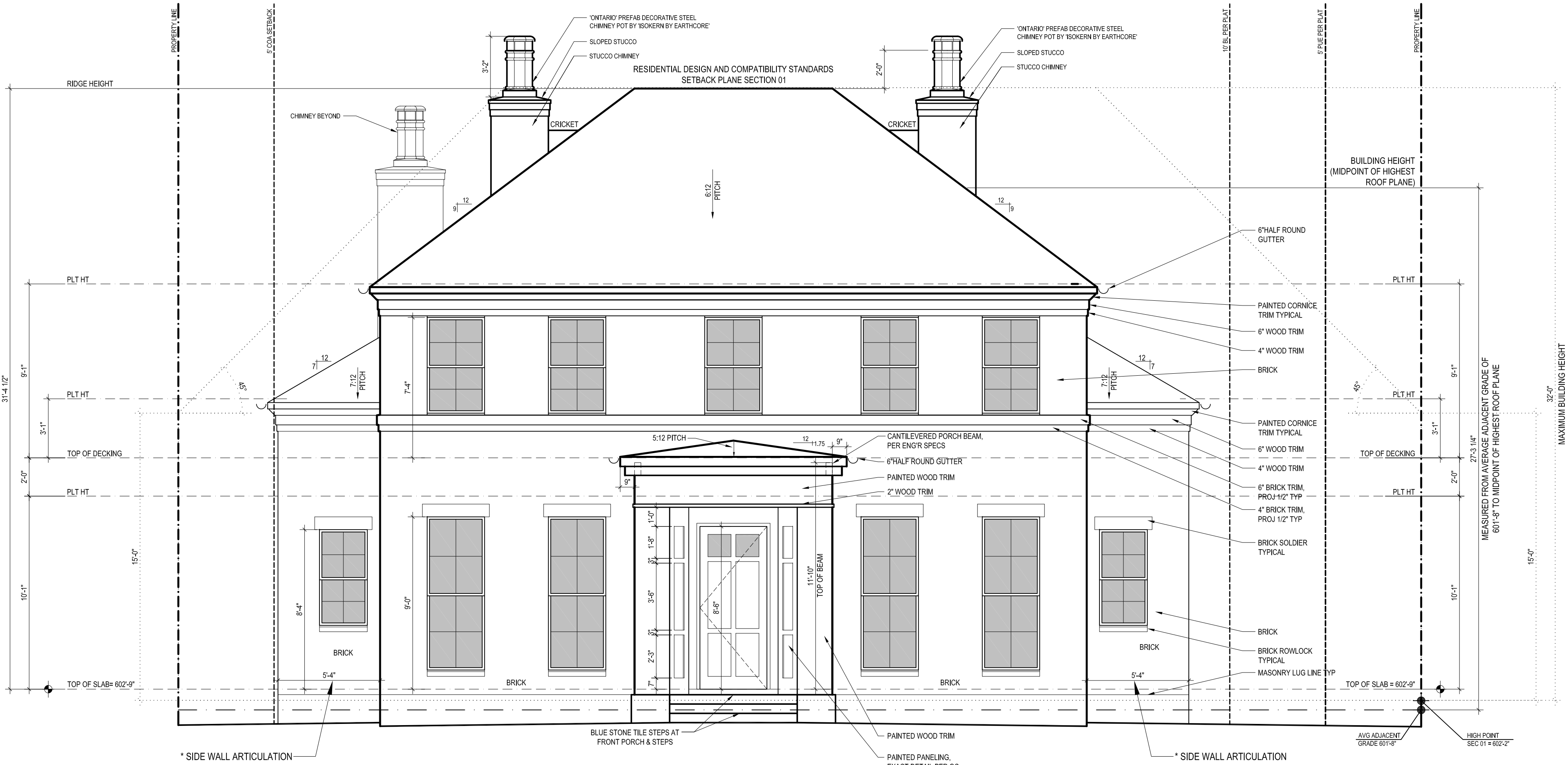
© 2021
ALL DRAWINGS AND DOCUMENTS
REMAIN THE PROPERTY OF
GARWOOD ARCHITECTURE, PLLC.
THE USE OR REPRODUCTION OF
THESE DRAWINGS FOR
CONSTRUCTION OTHER THAN THAT
WHICH IS DESCRIBED HEREIN, IS
PROHIBITED WITHOUT WRITTEN
CONSENT OF GARWOOD
ARCHITECTURE, PLLC.



CRG
04.22.2021



FRONT VIEW RENDERING



FRONT ELEVATION

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



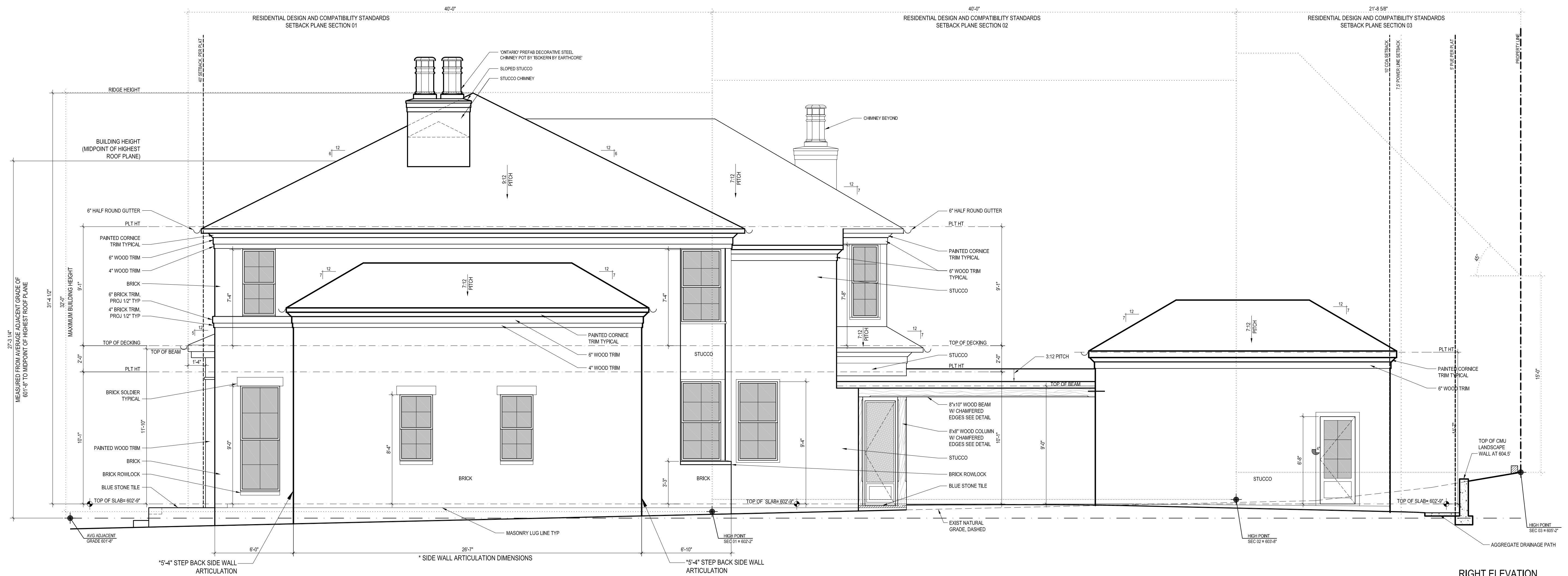
2021
ALL DRAWINGS AND DOCUMENTS,
AND INSTRUMENTS OF SERVICE,
REMAIN THE PROPERTY OF
GARWOOD ARCHITECTURE, PLLC.
THE USE OR REPRODUCTION OF
THESE DRAWINGS FOR
CONSTRUCTION OTHER THAN THAT
WHICH IS DESCRIBED HEREIN, IS
PROHIBITED WITHOUT WRITTEN
CONSENT OF GARWOOD
ARCHITECTURE, PLLC.



04.27.2021



RIGHT VIEW RENDERING



RIGHT ELEVATION

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

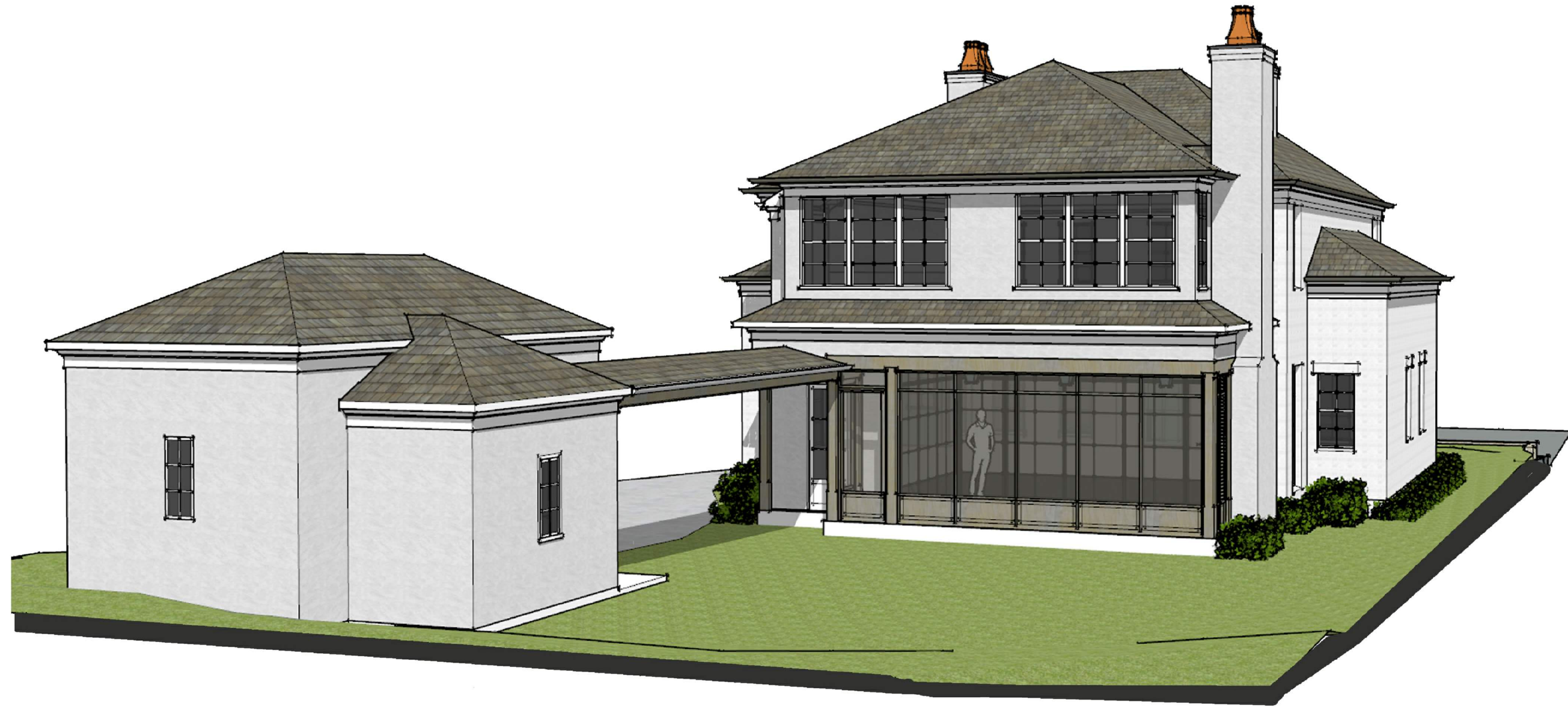
Pitts
Residence

512 Gaston Avenue
Austin, Texas 78703

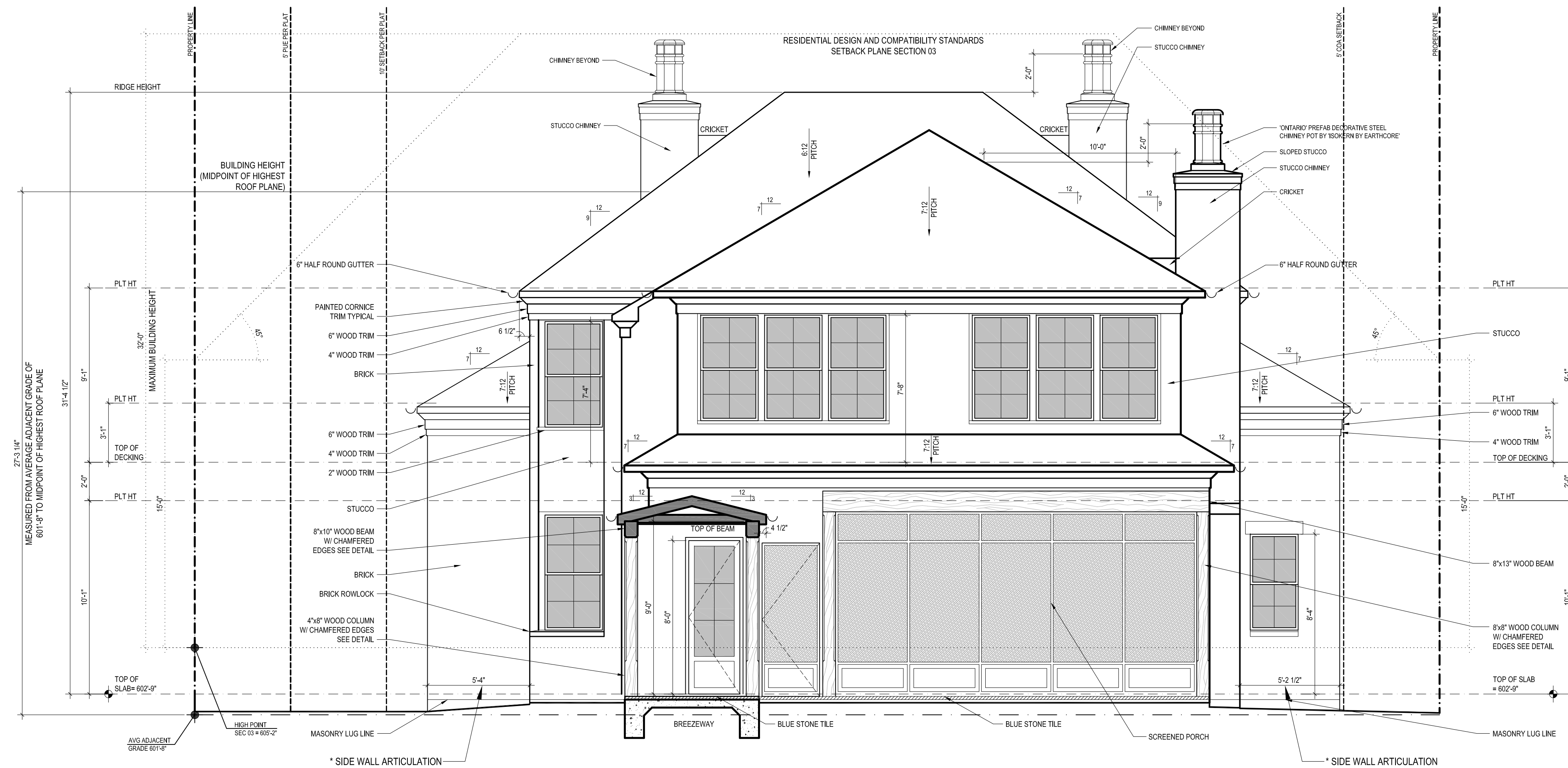
	ISSUED FOR REVIEW	04.27.2021
DRAWN BY: CRG / SS		

SHEET TITLE
LIGHT
ELEVATION

A2.2



REAR VIEW RENDERING



REAR ELEVATION

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



ALL DRAWINGS AND DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF GARWOOD ARCHITECTURE, PLLC. THE USE OR REPRODUCTION OF THESE DRAWINGS FOR CONSTRUCTION OTHER THAN THAT WHICH IS DESCRIBED HEREIN, IS PROHIBITED WITHOUT WRITTEN CONSENT OF GARWOOD ARCHITECTURE, PLLC.



04.27.2021

Pitts
Residence

512 Gaston Avenue
Austin, Texas 78703

REV	DESCRIPTION	DATE
	ISSUED FOR REVIEW	04-27-2021
DRAWN BY: CRG / SS		

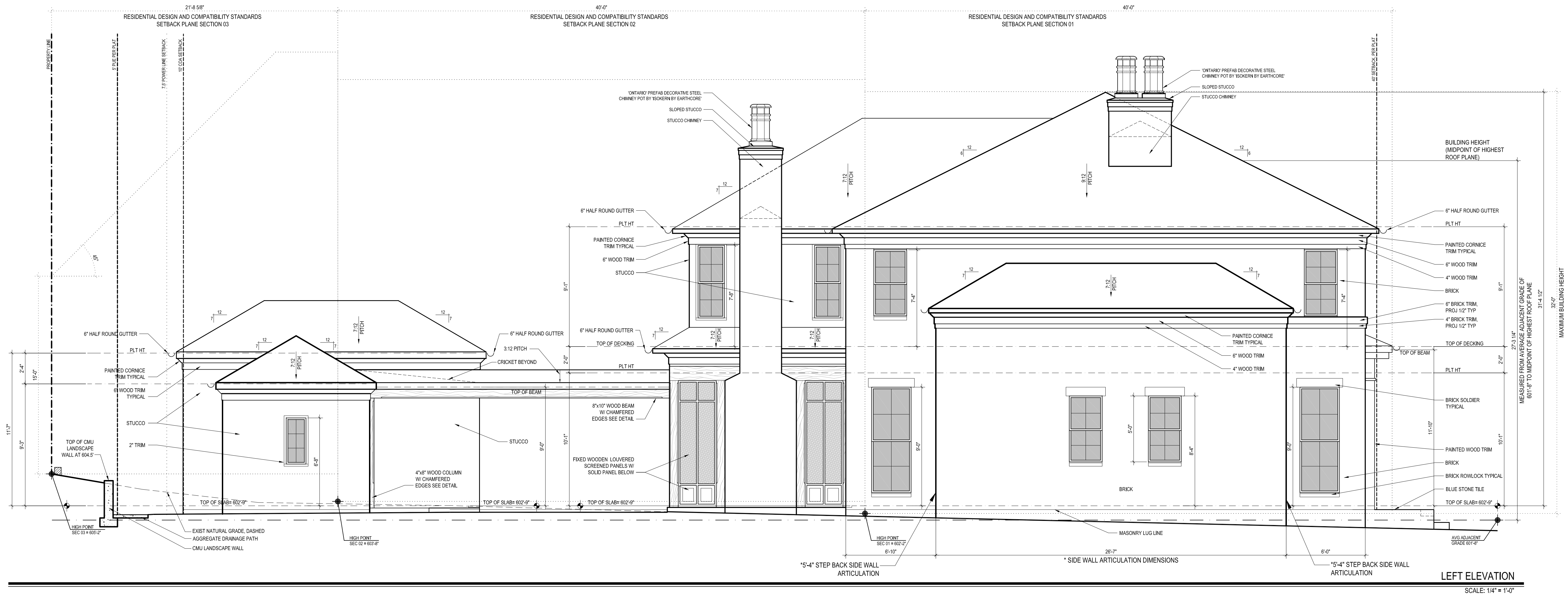
SHEET TITLE
REAR
ELEVATION

SHEET

A2.3



LEFT VIEW RENDERING



ALL DRAWINGS AND DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF GARWOOD ARCHITECTURE, PLLC. THE USE OR REPRODUCTION OF THESE DRAWINGS FOR CONSTRUCTION OTHER THAN THAT WHICH IS DESCRIBED HEREIN, IS PROHIBITED WITHOUT WRITTEN CONSENT OF GARWOOD ARCHITECTURE, PLLC.



04.27.2021

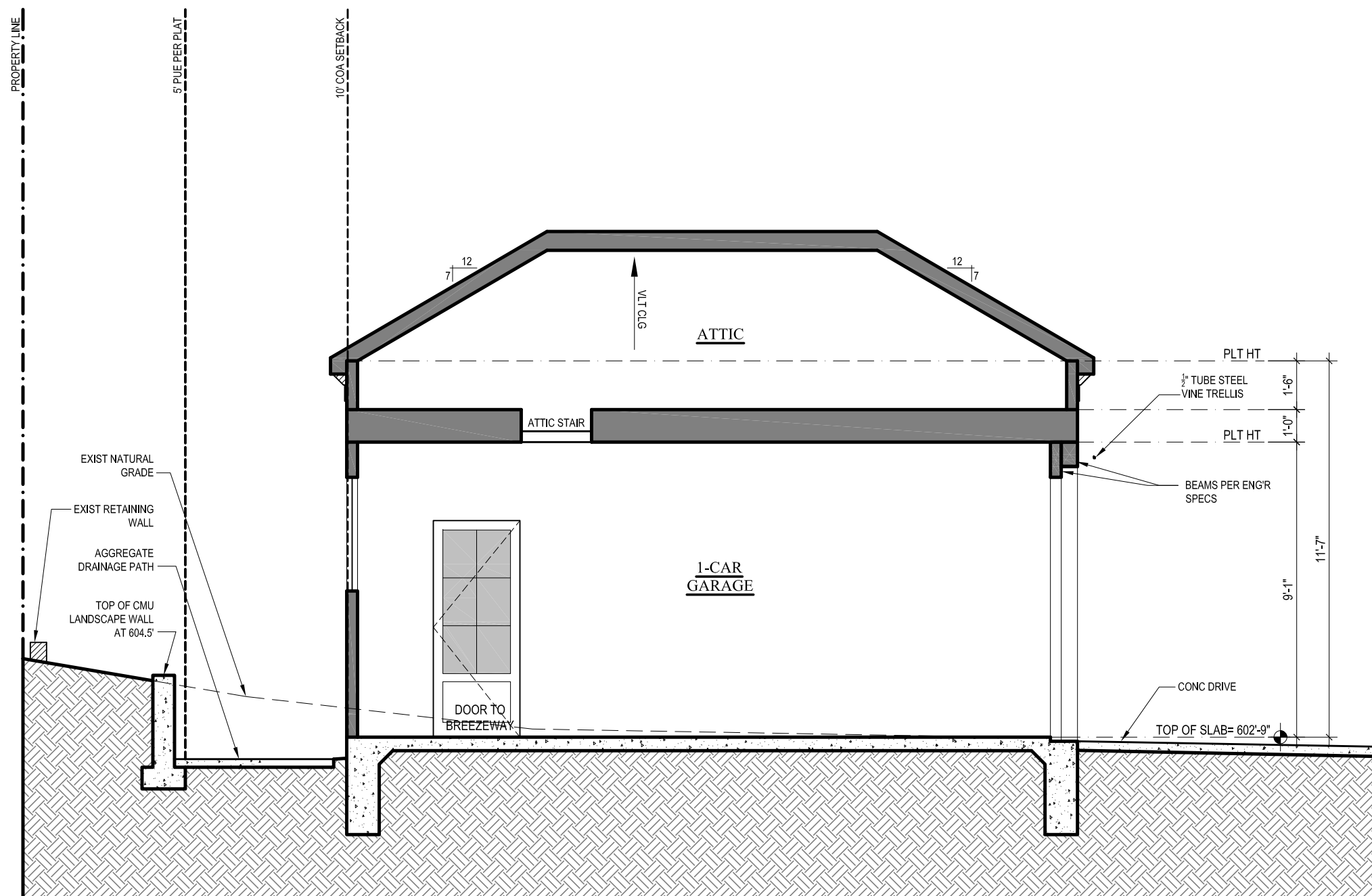
<div style="text-align: center;"> Pitts Residence 1512 Gaston Avenue Austin, Texas 78705 </div>			
REV	DESCRIPTION	DATE	DRAWN BY: CRC / SS
	ISSUED FOR REVIEW	04.27.2021	
SHEET TITLE			A2.4
LEFT ELEVATION			
SHEET			



ALL DRAWINGS AND DOCUMENTS,
INSTRUMENTS OF SERVICE,
AND THE PROPERTY OF
GARWOOD ARCHITECTURE, PLLC,
OR REPRODUCTION OF
THESE DRAWINGS FOR
CONSTRUCTION OTHER THAN THAT
WHICH IS DESCRIBED HEREIN, IS
PROHIBITED WITHOUT WRITTEN
CONSENT OF GARWOOD
ARCHITECTURE, PLLC.

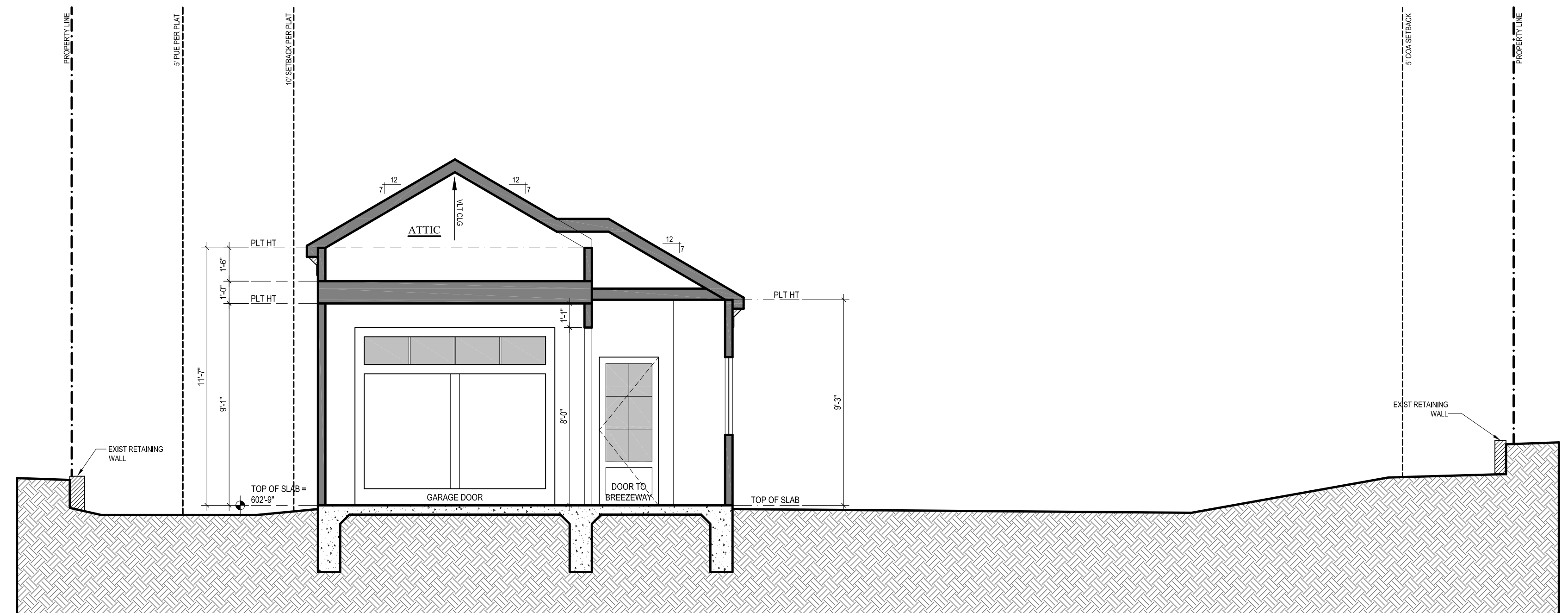


04.22.2021



BUILDING SECTION 08

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

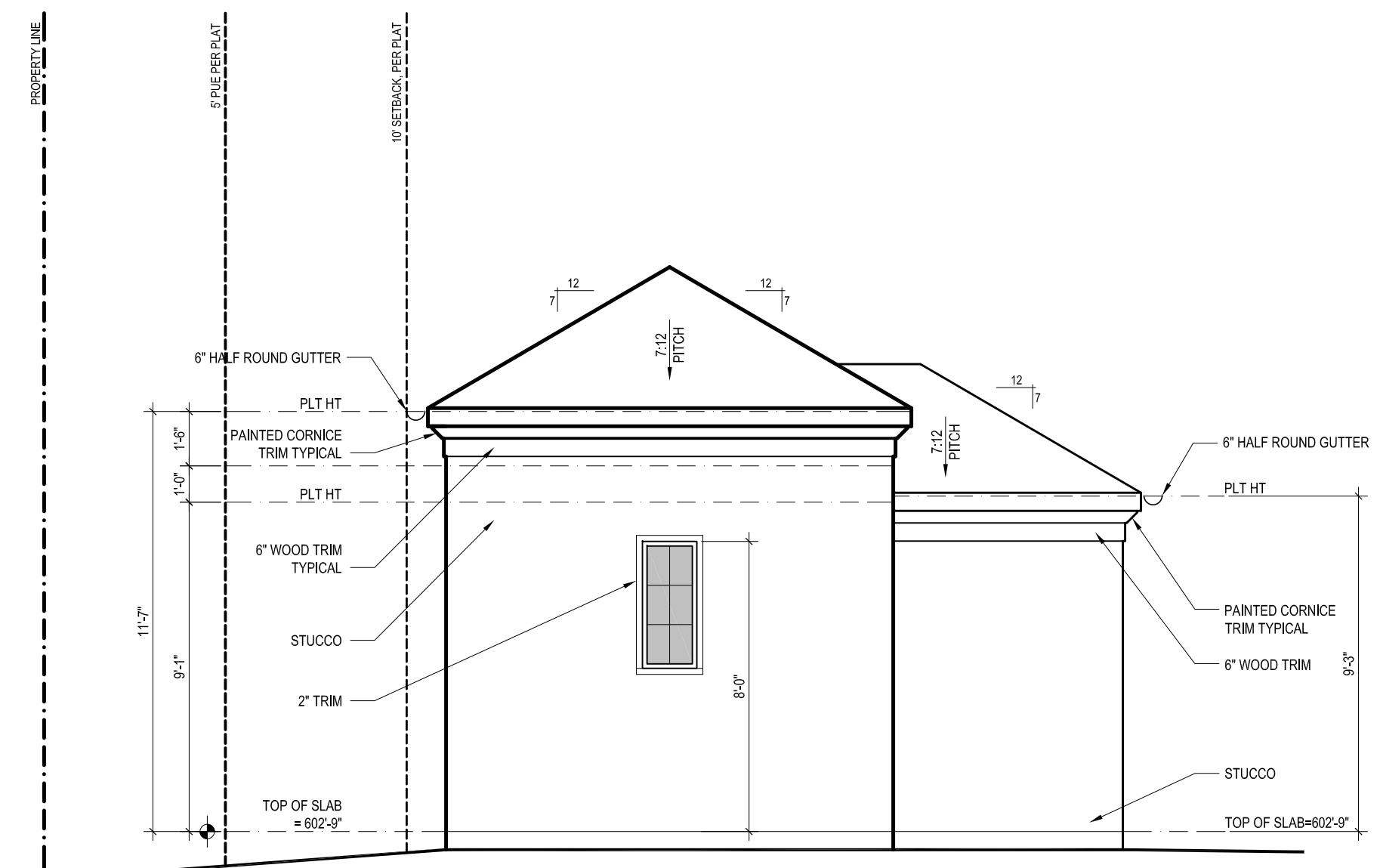


BUILDING SECTION 07

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

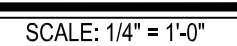
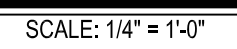
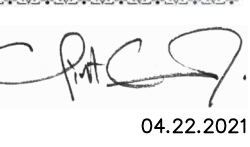


GARAGE FRONT ELEVATION

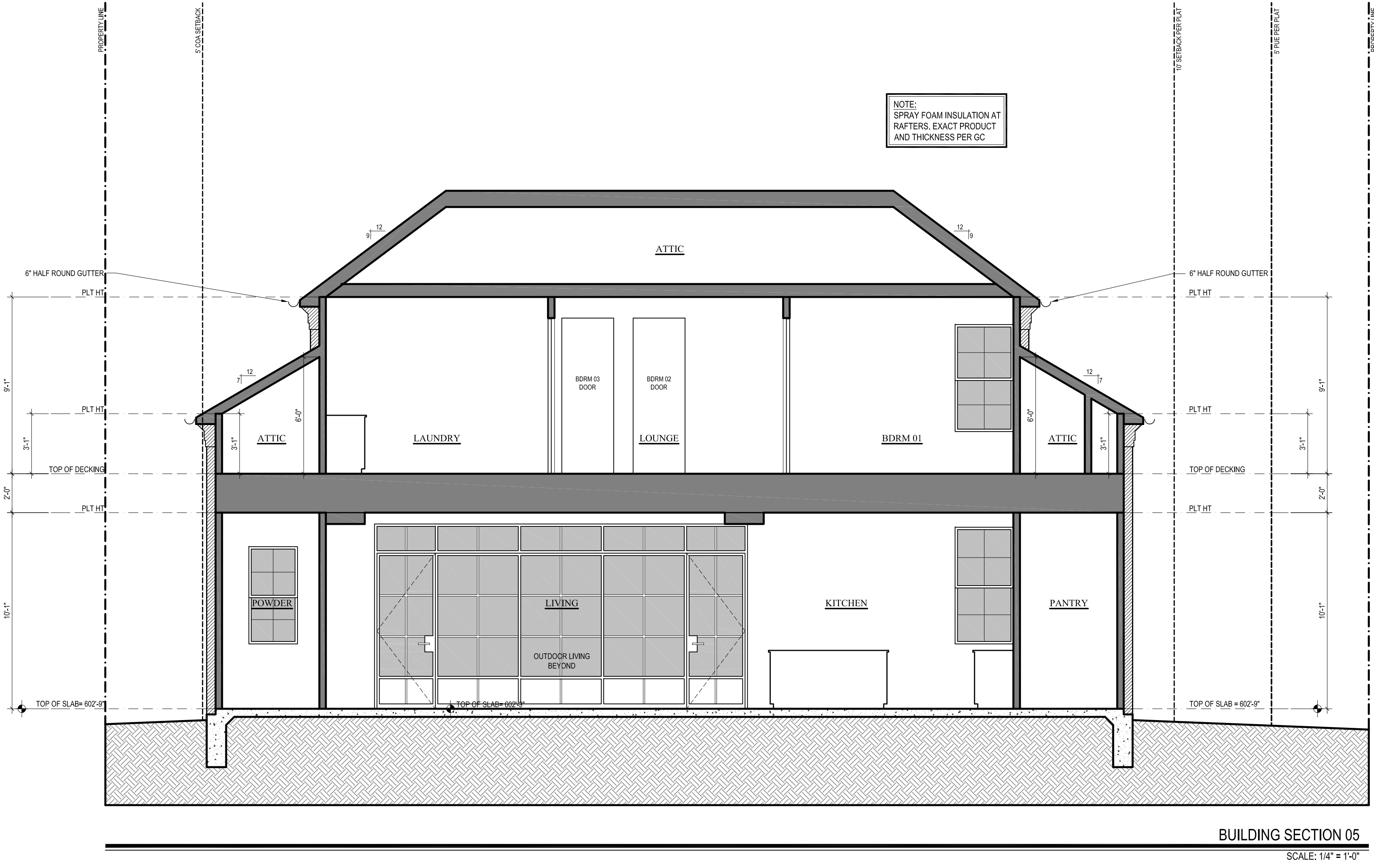
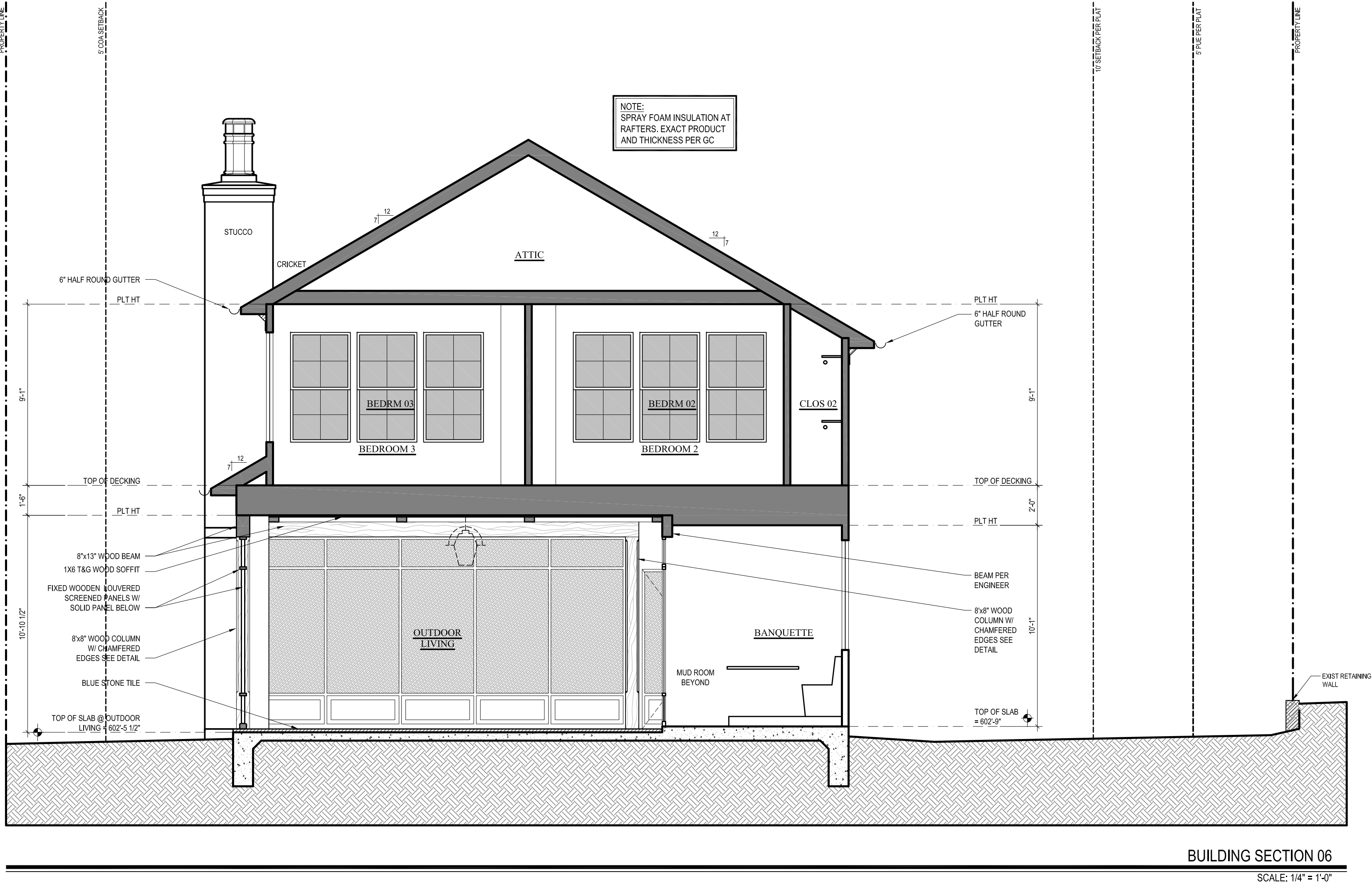


SCALE: 1/4" = 1'-0"

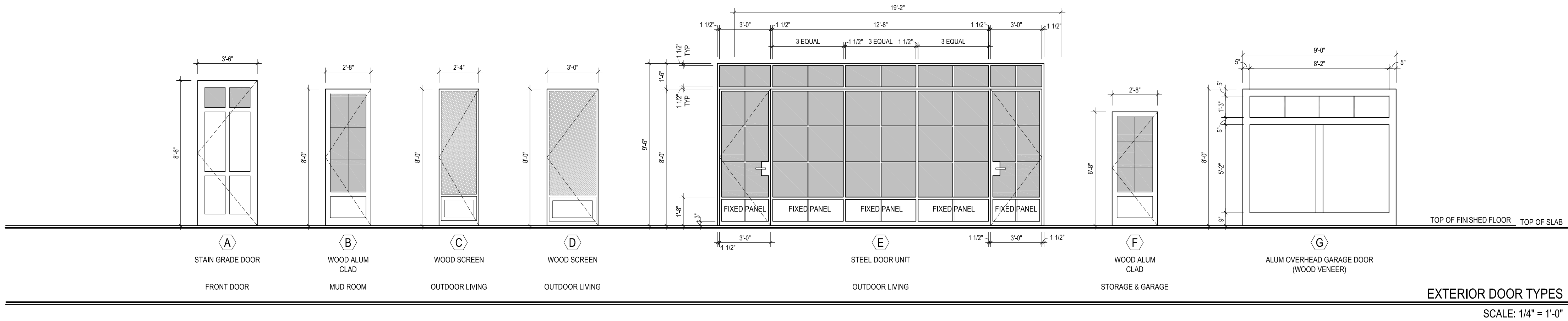
Pitts Residence			
1512 Gaston Avenue Austin, Texas 78703			
REV	DESCRIPTION	DATE	DRAWN BY: CRG / JS
	ISSUED FOR PERMITTING	04-22-2021	
SHEET TITLE FRONT & REAR GARAGE ELEVATIONS & GARAGE SECTIONS			
SHEET			A2.5



<p align="center">Pitts Residence</p> <p align="center">1512 Gaston Avenue Austin, Texas 78703</p>			
REV	DESCRIPTION	DATE	DRAWN BY: CRG/SS
	ISSUED FOR PERMITTING	04.22.2021	
<p>SHEET TITLE</p> <p>BUILDING SECTIONS</p>			
<p>SHEET</p>			<p align="right">A2.6</p>

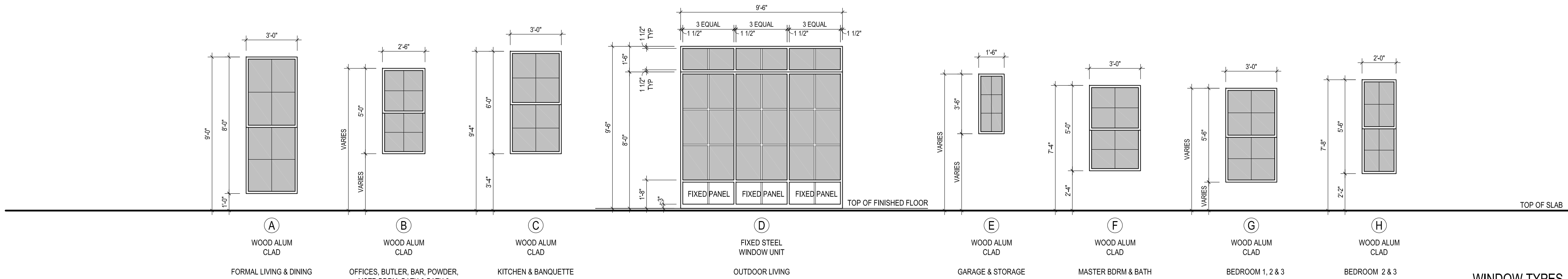


GENERAL NOTES



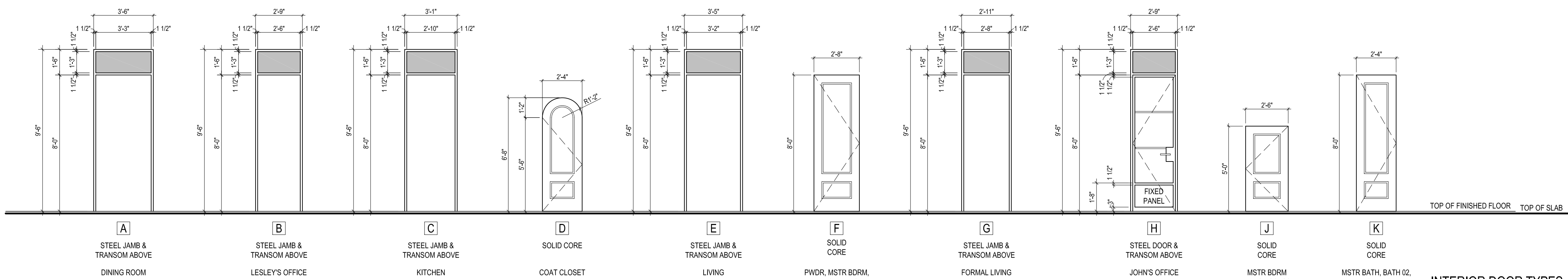
EXTERIOR DOOR TYPES

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



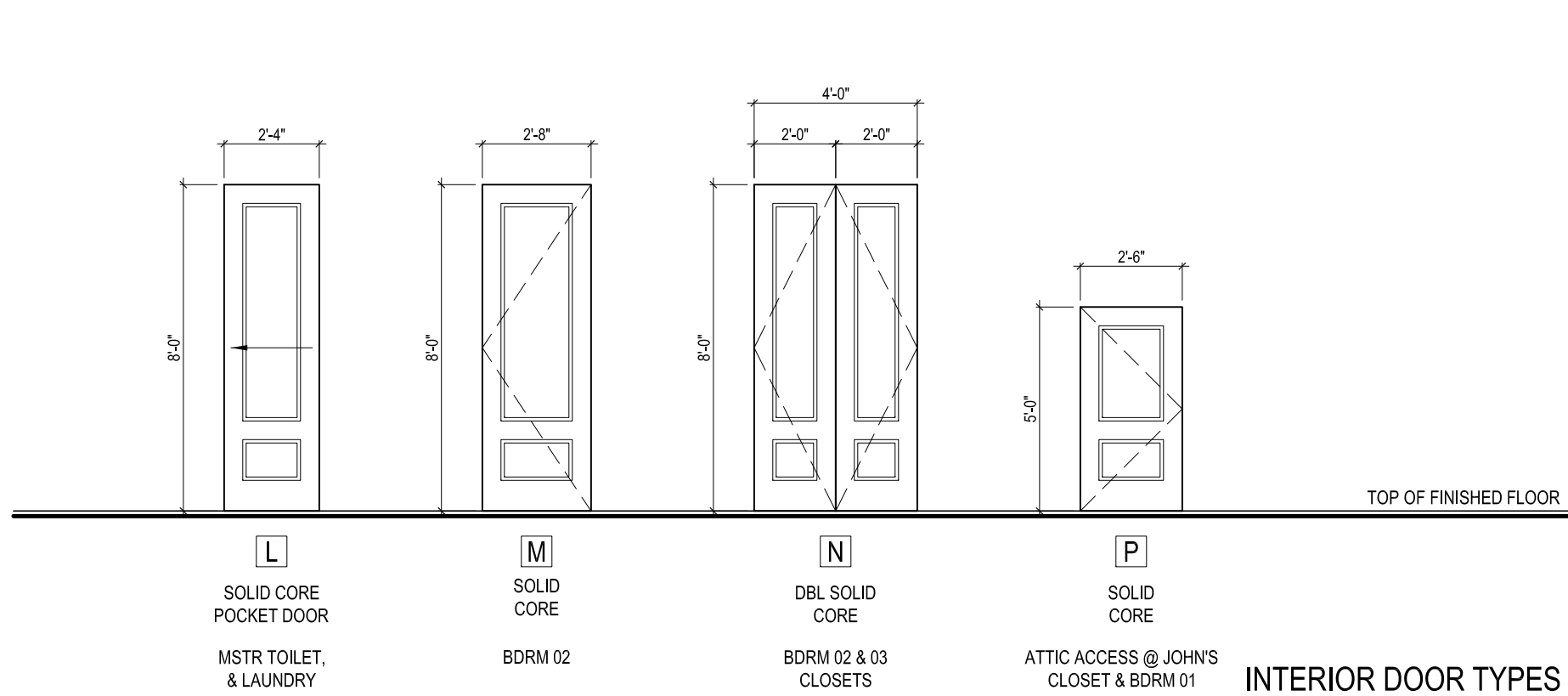
WINDOW TYPES

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



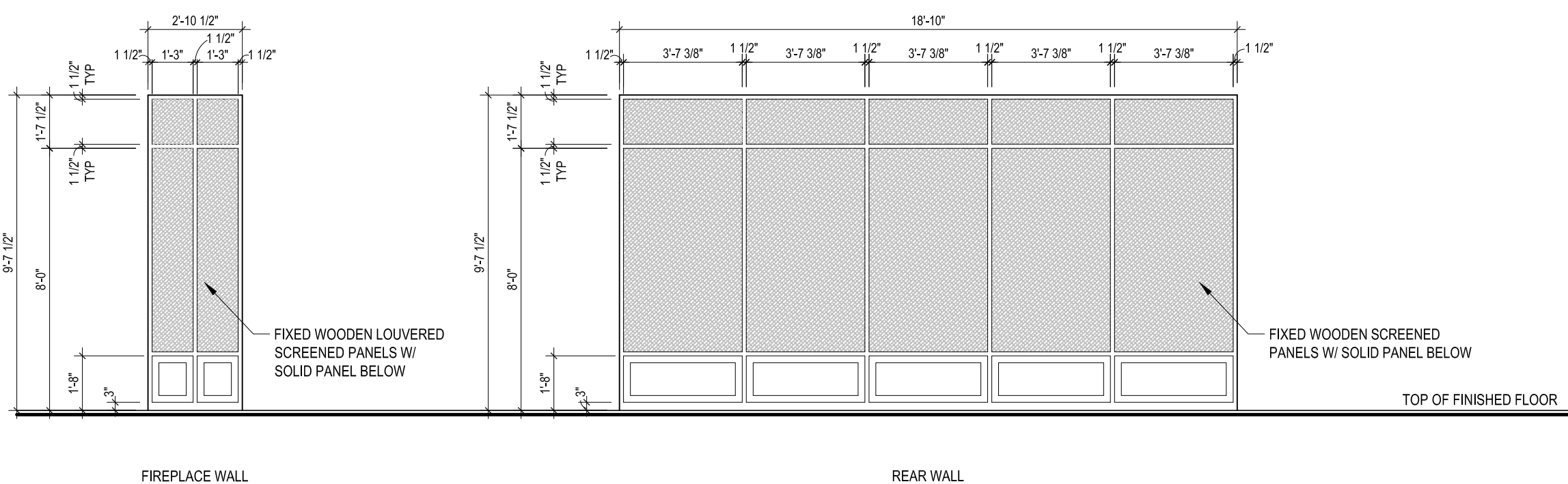
INTERIOR DOOR TYPES

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



INTERIOR DOOR TYPES

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



OUTDOOR LIVING SCREEN DETAILS

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

EXTERIOR DOOR SCHEDULE

DOOR TYPE	FRAME SIZE W x H	QUANTITY	NOTES
A	3'-6" x 8'-0"	1	STAIN GRADE
B	2'-8" x 8'-0"	1	WOOD ALUM CLAD
C	2'-4" x 8'-0"	1	WOOD SCREEN
D	3'-0" x 8'-0"	1	WOOD SCREEN
E	19'-2" x 9'-8"	1	STEEL DOOR UNIT
F	2'-8" x 8'-8"	2	WOOD ALUM CLAD
G	9'-0" x 8'-0"	1	ALUM OVERHEAD GARAGE DOOR

GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. LETTER "Y" AND "O" NOT USED FOR CLARITY.
3. ALL DOORS TO BE HINGED AS SHOWN ON ELEVATIONS AND PLANS.
4. PROVIDE TEMPERED GLAZING AS REQ'D PER CODE.
5. WHERE PRACTICAL, PROVIDE 2" CLEARANCE AT HEADER TO ALLOW FOR REQ'D ALIGNMENT.

WINDOW SCHEDULE

WINDOW TYPE	FRAME SIZE W x H	QUANTITY	NOTES
A	3'-0" x 8'-0"	6	DHDL WOOD ALUM CLAD
B	2'-6" x 5'-0"	9	DHDL WOOD ALUM CLAD
C	3'-0" x 6'-0"	3	DHDL WOOD ALUM CLAD
D	9'-6" x 9'-8"	1	FIXED STEEL WINDOW UNIT
E	1'-6" x 3'-6"	2	FXDL WOOD ALUM CLAD
F	3'-0" x 5'-0"	5	DHDL WOOD ALUM CLAD
G	3'-0" x 5'-0"	8	DHDL WOOD ALUM CLAD
H	2'-0" x 5'-0"	3	DHDL WOOD ALUM CLAD

GENERAL NOTES

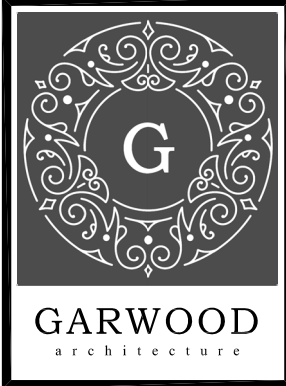
1. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. LETTER "Y" AND "O" NOT USED FOR CLARITY.
3. ALL WINDOWS TO BE HINGED AS SHOWN ON PLANS, IF APPLICABLE.
4. PROVIDE TEMPERED GLAZING AS REQ'D PER CODE.
5. WHERE PRACTICAL, PROVIDE 2" CLEARANCE AT HEADER TO ALLOW FOR REQ'D ALIGNMENT.

INTERIOR DOOR SCHEDULE

DOOR TYPE	FRAME SIZE W x H	QUANTITY	NOTES
A	3'-6" x 9'-6"	1	STEEL JAMB W/ TRANSOM ABOVE
B	2'-9" x 9'-6"	2	STEEL JAMB W/ TRANSOM ABOVE
C	3'-1" x 9'-6"	1	STEEL JAMB W/ TRANSOM ABOVE
D	2'-4" x 6'-6"	1	SOLID CORE ARCH TOP DOOR
E	3'-5" x 9'-6"	1	STEEL JAMB W/ TRANSOM ABOVE
F	2'-8" x 8'-0"	5	SOLID CORE, RIGHT SWING
G	2'-11" x 9'-6"	1	STEEL JAMB W/ TRANSOM ABOVE
H	2'-9" x 9'-6"	1	STEEL DOOR UNIT W/ TRANSOM ABOVE
J	2'-6" x 5'-0"	1	SOLID CORE, LEFT SWING
K	2'-4" x 8'-0"	4	SOLID CORE, RIGHT SWING
L	2'-4" x 8'-0"	2	SOLID CORE, POCKET DOOR
M	2'-8" x 8'-0"	1	SOLID CORE, LEFT SWING
N	DBL 2'-0" x 8'-0"	2	SOLID CORE, DOUBLE DOORS
P	2'-6" x 5'-0"	3	SOLID CORE, RIGHT SWING

GENERAL NOTES

1. CONTRACTOR RESPONSIBLE FOR CONFIRMING ALL ROUGH OPENINGS PRIOR TO ORDERING.
2. LETTER "Y" AND "O" NOT USED FOR CLARITY.
3. ALL DOORS TO BE HINGED AS SHOWN ON ELEVATIONS AND PLANS.
4. PROVIDE TEMPERED GLAZING AS REQ'D PER CODE.
5. WHERE PRACTICAL, PROVIDE 2" CLEARANCE AT HEADER TO ALLOW FOR REQ'D ALIGNMENT.



© 2021
ALL DRAWINGS AND DOCUMENTS, INCLUDING INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF GARWOOD ARCHITECTURAL, PLLC. THE USE OR REPRODUCTION OF THESE DRAWINGS FOR CONSTRUCTION OR OTHER THAN THAT WHICH IS DESCRIBED HEREIN, IS PROHIBITED WITHOUT WRITTEN CONSENT OF GARWOOD ARCHITECTURAL, PLLC.

48080808080808080808080808080808

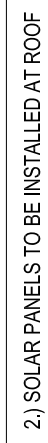


48080808080808080808080808080808

04.22.2021

Pitts Residence
1512 Gaston Avenue
Austin, Texas 78703

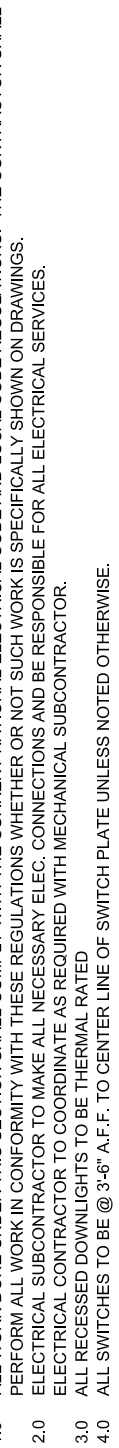
DATE	04.22.2021	DESCRIPTION	ISSUED FOR PERMITTING	REV		DRAWN BY	CEG/SS
SHEET TITLE				DOOR & WINDOW SCHEDULES			
SHEET				A5.1			



ELECTRICAL NOTES

2. PROVIDE CARBON MONOXIDE ALARM- HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/ OR HAVE AN ATTACHED GARAGE. IN ACCORDANCE WITH 2015 IRC SEC R315.

SCALF-1/4" = 1'0"



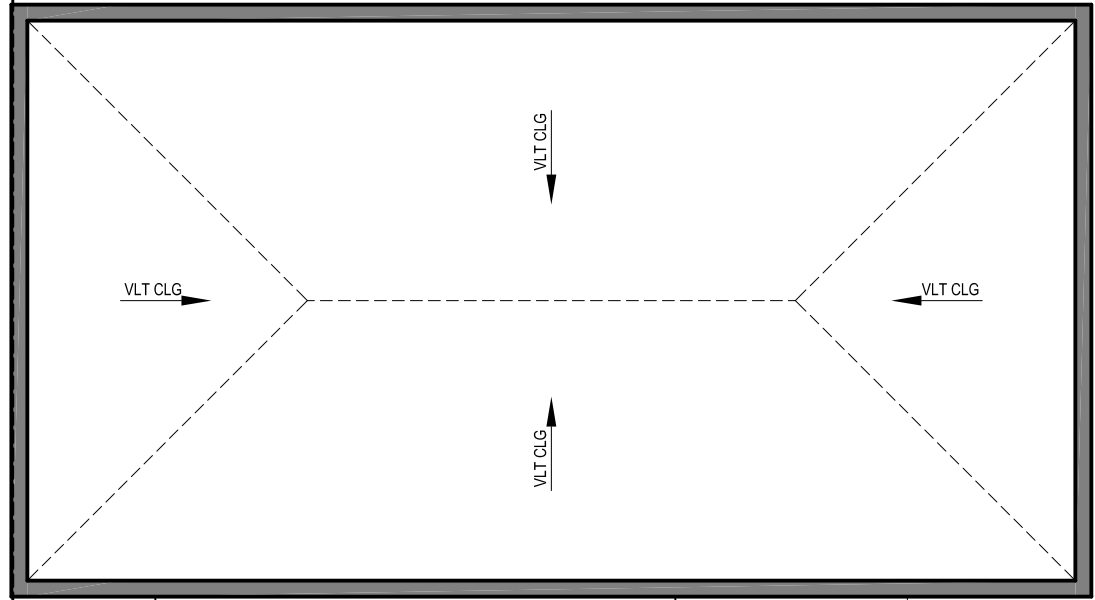
10 ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL
15 PROVIDE ALL NECESSARY MATERIALS, SUPPLIES, EQUIPMENT, AND LABOR TO COMPLETE THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
20 ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICES.
30 ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.
40 ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED
50 ALL SWITCHES TO BE 3/4" A.F.T. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE.

- 5.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.
- 6.0 VERIFY LOCATION & TYPE OF POWER TO ALL APPLIANCES.
- 7.0 CROSS CHECK ALL OUTLETS FOR G.F.I. CIRCUIT AS REQUIRED BY CODE.
- 8.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.
- 9.0 PROVIDE PHONE & CATV OUTLETS PER OWNER'S REQUEST.
- 10.0 CENTER LIGHT OVER LAVATORY SINK WHERE SHOWN.
- 11.0 SUPPLY 200v & 110v or GAS & 110v TO HVAC UNITS). (REFER TO SPECS)
- 12.0 PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.

13.0 ALL EXTERIOR OUTLETS AND SWITCHES TO BE WEATHERPROOF
14.0 HARDWARE SMOKE DETECTORS, AS REQUIRED BY CODE
15.0 ALL LIGHT BULBS TO BE 2700 KELVIN TEMPERATURE (FOR A "WELL"

15.0 ALL LIGHT BULBS TO BE 2700 KELVIN TEMPERATURE (FOR A "YELLOW")

GENERAL
NOTES



ELECTRICAL LEGEND

[illegible]

ELECTRICAL NOTES

1. PROVIDE SMOKE ALARMS- HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED NOT LESS THAN 3 FEET FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THE REQUIREMENT WILL PREVENT OR DELAY THE INSTALLATION OF THE SMOKE ALARM. THE LOCATION MAY BE APPLICABLE TO EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, IN ACCORDANCE WITH 2015 IBCS SECTION R314.
2. PROVIDE CARBON MONOXIDE ALARM- HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND LOCATED NOT LESS THAN 3 FEET FROM A DOOR TO A GARAGE. IF INSTALLED AND OF WITH AN ATTACHED GARAGE IN ACCORDANCE WITH 2015 IBCS R315.

UPPER LEVEL ELECTRICAL PLAN

$$\mathbb{R} \cap \Delta \cap E \cap \Delta' = \mathbb{R} \cap \Delta'$$

DESCRIPTION	DATE
ISSUED FOR PERMITTING	04.22.2021

SHEET TITLE
UPPER LEVEL
ELECTRICAL PLAN

SHEET

E1.2

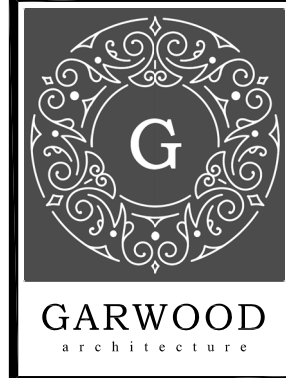
Pitts
Residence

1512 Gaston Avenue
Austin, Texas 78703

DRAWN BY: CRG / SS



04.22.202



© 2021
ALL DRAWINGS AND DOCUMENTS
AS INSTRUMENTS OF SERVICE,
REMAIN THE PROPERTY OF
GARWOOD ARCHITECTURE, PLLC.
THE USE OR REPRODUCTION OF
THESE DRAWINGS FOR
CONSTRUCTION OTHER THAN THAT
WHICH IS DESCRIBED HEREIN, IS
PROHIBITED WITHOUT WRITTEN
CONSENT OF GARWOOD
ARCHITECTURE, PLLC.