

**HISTORIC LANDMARK COMMISSION  
MAY 21, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0046  
Willow-Spence  
1002 Willow Street**

**PROPOSAL**

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Construct a new approximately 1,500 sq. ft., detached, two-story, 3 car garage with office.

**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a new approximately 1,500 sq. ft., detached, two-story, 3-car garage with office above toward the rear of the property. Vehicular access will be from the rear alley and will face the Terrazas Library parking lot.

The garage will have a multiple-pitch, hipped roof, with narrow eaves. Wall and roof materials will be 4-5" wide, horizontal Hardiplank siding, and asphalt shingles to match the existing house. The garage doors will be panelized metal.

**STANDARDS FOR REVIEW**

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The house is listed as contributing to the Willow Spence National Register Historic District. The Willow Spence National Register Historic District has no design guidelines for new construction. Applicable general design review guidelines state:

- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The proposed new structure is to the rear of the property and its scale and materials are compatible with the National Register District.

**STAFF RECOMMENDATION**

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Release the permit per the proposed design.

PHOTOS

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1002 Willow Street existing house.

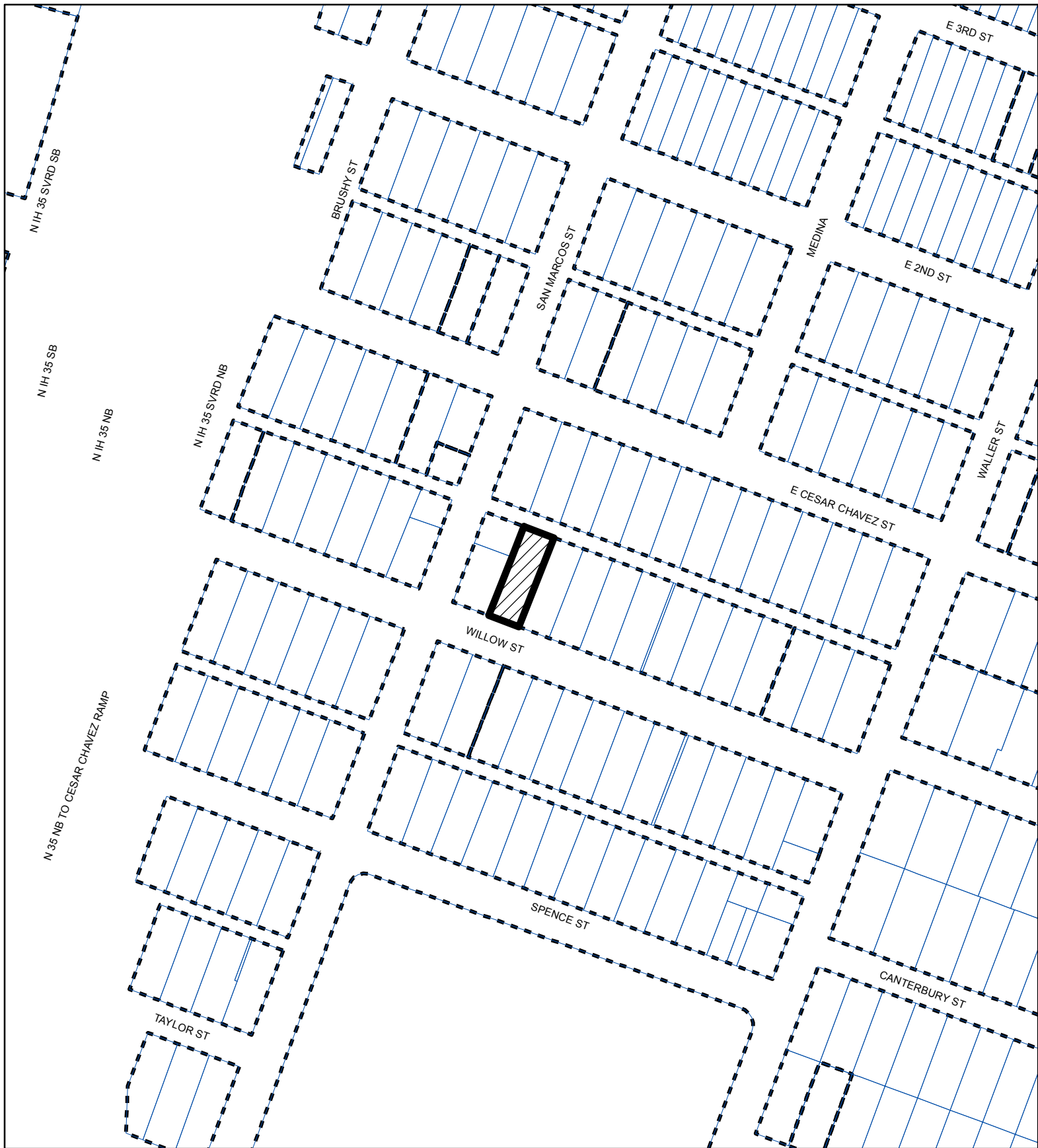


1002 Willow Street front elevation of main house. New detached garage will be at rear.



View of the rear of property from Cesar Chavez, looking across the Terrazas Library Parking.





SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0046  
LOCATION: 1002 Willow Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



GROSS FLOOR AREA AND FLOOR AREA RATIO (UPDATED 04.10.2012)

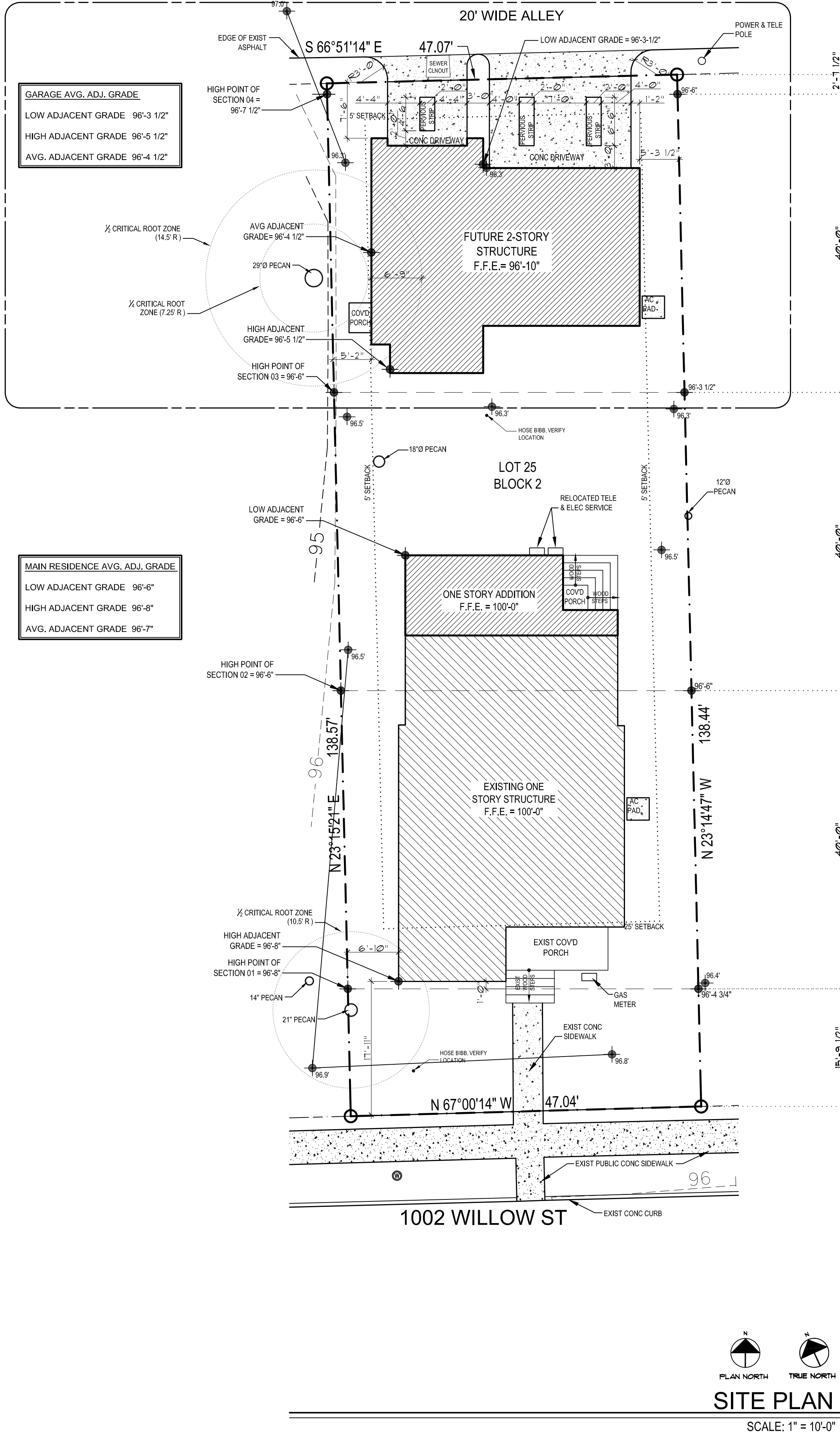
ALLOWABLE = 0.4 to 1		Existing and New Construction (see 8.)
<b>I. 1st Floor Gross Area</b>		
a. 1st floor area (excluding covered or uncovered finished ground-floor porches)	1517	
b. 1st floor area with ceiling height over 15'	--	
c. TOTAL (add a. and b.)	1517	
<b>II. 2nd Floor Gross Area*</b>		
d. 2nd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	600	
e. 2nd floor area with ceiling height over 15'	--	
f. TOTAL (add d. and e.)	600	
<b>III. 3rd Floor Gross Area*</b>		
g. 3rd floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	--	
h. 3rd floor area with ceiling height over 15'	--	
i. TOTAL (add g. and h.)	--	
<b>IV. Basement Gross Area</b>		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersection of the minimum front yard setback line and side property lines.	--	
<b>V. Garage</b>		
k. Attached (subtract 200 sq ft if used to meet the minimum parking requirement)	--	
l. Detached (subtract 450 sq ft if more than 10 ft from principal structure)	447	
<b>VI. Carport (open on two or more sides without habitable space above it subtract 450 sq ft)</b>		
<b>VII. TOTAL</b>		
TOTAL GROSS FLOOR AREA (add existing and new from VII above)	2564	
GROSS AREA OF LOT	2564	
FLOOR AREA RATIO (gross floor area/gross area of lot)	0.39 to 1	

\* If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- It only has one floor within the roof structure
- It does not extend beyond the footprint of the floors below
- It is the highest habitable portion of the building; and
- Fifty percent or more of the area has a ceiling height of seven feet or less

FUTURE - UNDER SEPARATE PERMIT

FUTURE - UNDER SEPARATE PERMIT



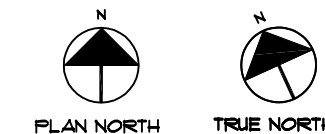
RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK PLANE SECTION 04

RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK PLANE SECTION 03

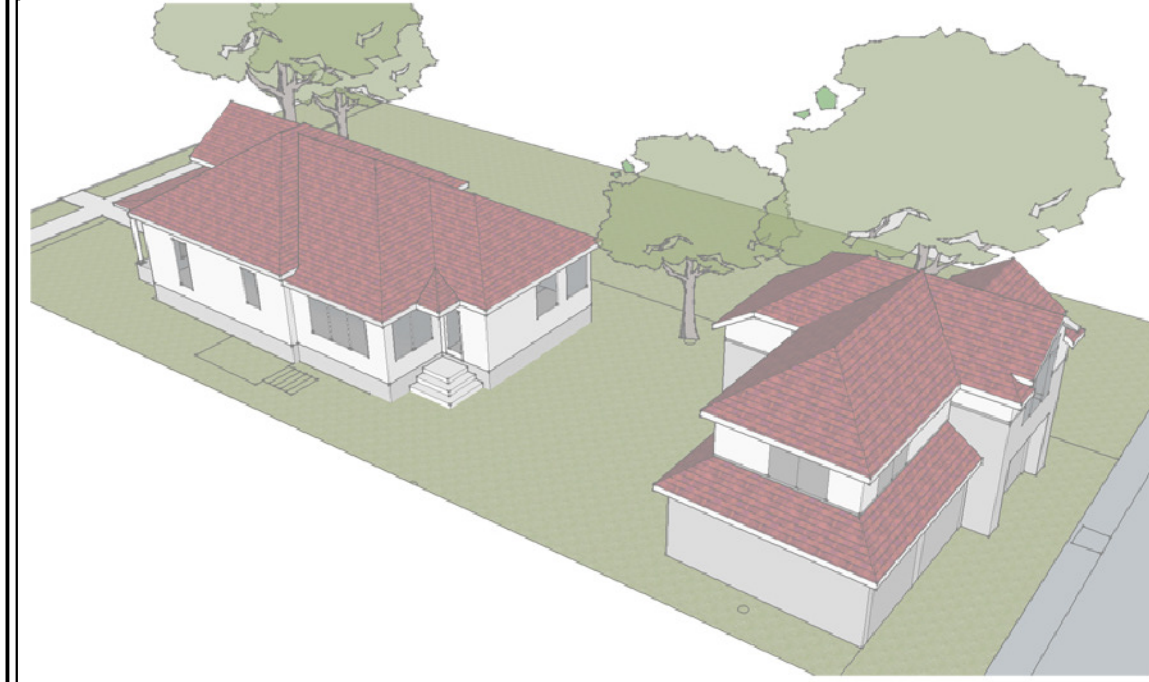
RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK PLANE SECTION 02

"McMANSION" BUILD LINE AND RESIDENTIAL DESIGN AND COMPATIBILITY STANDARDS SETBACK PLANE SECTION 01

FRONT GABLE OF HOUSE



SITE PLAN  
SCALE: 1" = 10'-0"



1002 Willow St  
Perspective

OWNER:  
JAMIE FRANKLIN

BUILDER:  
JEFF BULLARD | AVENUE B DEVELOPMENT  
1300 WEST LYNN, AUSTIN, TX 78703  
512.638.1514 | www.jeff@avenuebdev.com

ARCHITECT:  
CLINT GARWOOD | GARWOOD ARCHITECTURE, PLLC  
524 NORTH LAMAR, SUITE 204 | AUSTIN, TEXAS 78703  
512.730.3747 | info@garwoodarchitecture.com

INDEX OF DRAWINGS  
ARCHITECTURAL

A0.1 COVER SHEET & SITE PLAN	
A0.2 McMANSION ELEVATIONS	
A0.3 DEMOLITION PLAN	
A1.1 LOWER LEVEL FLOOR PLANS	
A1.2 UPPER LEVEL FLOOR PLAN	
A1.3 ROOF PLANS	
A2.1 MAIN RESIDENCE ELEVATIONS	
A2.2 GARAGE ELEVATIONS	
A2.3 BUILDING SECTIONS	
A3.1 INTERIOR ELEVATIONS	

ELECTRICAL

E1.1 LOWER LEVEL ELECTRICAL PLANS	
E1.2 UPPER LEVEL ELECTRICAL PLAN	

IMPERVIOUS COVERAGE CALCULATIONS (UPDATED 04.10.2012)

LEGAL DESCRIPTION:  
Lot 25, Block 2, Maguire's Subdivision of Outlots 31 and 32, Division "O"  
in the City of Austin, According to the map or plat thereof, recorded in  
volume 2, page 165, Plat Records, Travis County, Texas

PHYSICAL ADDRESS:  
1002 Willow Street, Austin, TX 78702

Existing Lot Area (sq ft)	6513
Zoning	SF-3-NP
Allowable Bldg Coverage @ 40% (sq ft)	2605
Allowable Impervious Coverage @ 45% (sq ft)	2931

Building Coverage (sq ft) (roofed areas)	Existing	New/Addition	Total
a. 1st floor conditioned area	1268	249	1517
b. 2nd floor conditioned area	--	600	600
c. 3rd floor conditioned area	--	--	--
d. Basement	--	--	--
e. Garage	--	897	897
f. Covered wood decks	--	--	--
g. Breezeways	--	--	--
h. Covered Patios	--	--	--
i. Covered Porch	88	23	111
j. Balconies	--	--	--
k. Swimming Pool & Spa	--	--	--
l. Other Buildings (specify)	--	--	--
TOTAL BUILDING AREA (a. through l.)	1356	1783	3125
TOTAL GROSS BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., j., k. and l. if uncovered)		2525 (38.8%)	

Impervious Coverage	
a. Total building coverage on lot (see above)	2525
b. Driveway (at private property)	288
c. Walkways (at private property)	58
d. Uncovered patios	--
e. Uncovered wood steps (@ 50%)	36
f. Air Conditioner Pads	18
g. Concrete	--
h. Other (specify)	--
TOTAL IMPERVIOUS COVERAGE (add a. through h.)	2925 (44.9%)

FUTURE - UNDER SEPARATE PERMIT

GENERAL  
NOTES

SITE PLAN NOTES:  
1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2009 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.  
2.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS, AND STUCCOED WALLS.  
3.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.  
4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND

SURVEY NOTES:  
1. THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA AND IS IN ZONE X  
ACCORDING TO FEDERAL FLOOD INSURANCE RATE  
MAP NUMBER # 48453C04065H, DATED 09.26.2008.

ORIGINAL SURVEY BY:  
WATERLOO SURVEYING  
THOMAS P. DIXON, RLFS 4324  
PO BOX 160716  
AUSTIN, TEXAS 78716  
PHONE (512) 481-9602

SHEET

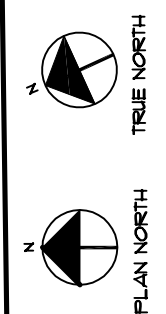
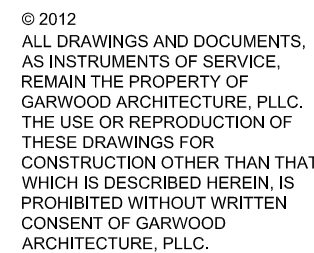
A0.1

Franklin Remodel  
1002 Willow St  
Austin, TX 78702

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

REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	04.10.2012

DRAWN BY: DFN & CRG

SHEET

## A1.1

GENERAL  
NOTES

- 18.0 PROVIDE WEATHERSEAL AT ALL EXTERIOR AND ATTIC DOORS.
- 19.0 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS  
UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

- 13.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. GANG VENTS WHERE POSSIBLE FOR FEWEST PENETRATIONS AT ROOF.
- 14.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
- 15.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS AT 16" O.C. OR DOUBLE 2x4 STUDS AT 12" O.C.
- 16.0 DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY FINISH FLOORING MATERIALS TO MAINTAIN MINIMUM DROP.
- 17.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

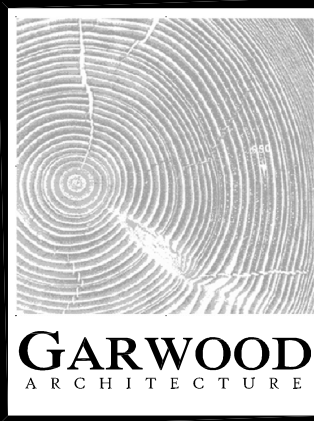
- 7.0 ALL WINDOWS DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.  
8.0 GENERAL CONTRACTOR TO VERIFY ALL TEMPERED GLASS LOCATIONS AS REQUIRED BY CODE.  
9.0 GENERAL CONTRACTOR TO VERIFY ALL BEDROOMS MAINTAIN AT LEAST ONE WINDOW THAT MEETS EGRESS AS  
REQUIRED BY CODE.  
10.0 PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.  
11.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.  
12.0 BUILDER TO VERIFY ALL ELECTRIC AND PLUMBING NEEDS REQUIRED BY ALL APPLIANCES & RELATED COMPONENTS.

- 1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
- 2.0 ALL DOOR AND WINDOW SILL JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS, AND STUCCOED WALLS.
- 3.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
- 4.0 ALL DIMENSIONS REFERENCE FACE OF STUD.
- 5.0 ALL WALLS TO BE 2x4 WOOD STUDS, UNLESS NOTED OTHERWISE.
- 6.0 DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED WITH THE HINGE SIDE JAMB 4 IN. FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS.

SQUARE FOOTAGE CALCCS (04.10.2012)	
HEATED (outside frame wall)	
Main Residence - Existing	1268
Main Residence - Addition	500
Office	600
<b>Total</b>	<b>2117</b>
NON-HEATED	
Garage	897
Pool & Entry Porch - Existing	23
Covered Rear Porch - Addition	23
<b>Total</b>	<b>1008</b>

**LEGEND:**

-  GAS KEY
-  GAS
-  SHOWER HEAD
-  HOSE BIB



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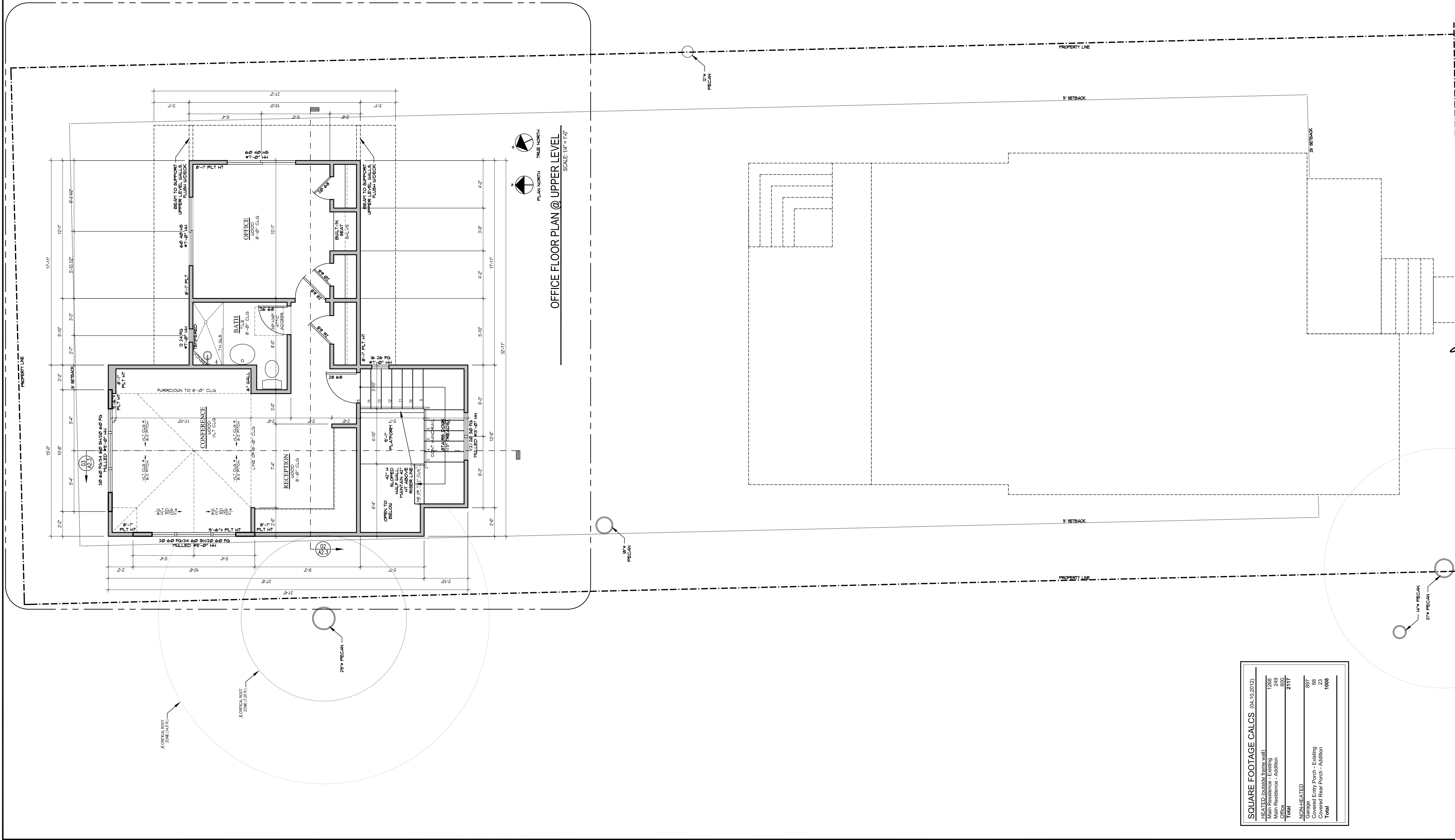
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SHEET TITLE  
UPPER LEVEL  
FLOOR PLAN

SHEET

A1.2

SQUARE FOOTAGE CALCS (04.10.2012)	
HEATED (outside frame wall)	
Main Residence - Existing	1268
Main Residence - Addition	800
Office	500
Total	2117
NON-HEATED	
Garage	897
Covered Entry Porch - Existing	88
Covered Rear Porch - Addition	108
Total	1008



- 18.0 PROVIDE WEATHERSEAL AT ALL EXTERIOR AND ATTIC DOORS.

19.0 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS, UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
- 13.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. GANG VENTS WHERE POSSIBLE FOR FEWEST PENETRATIONS AT ROOF.

14.0 THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.

15.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS AT 16" O.C. OR DOUBLE 2x4 STUDS AT 12" O.C.

16.0 DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1' 1/2". CONTRACTOR TO VERIFY FINISH FLOORING MATERIALS TO MAINTAIN MINIMUM DROP.

17.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.
- 7.0 ALL WINDOWS DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

8.0 GENERAL CONTRACTOR TO VERIFY ALL TEMPERED GLASS LOCATIONS AS REQUIRED BY CODE.

9.0 GENERAL CONTRACTOR TO VERIFY ALL BEDROOMS MAINTAIN AT LEAST ONE WINDOW THAT MEETS EGRESS AS REQUIRED BY CODE.

10.0 PROVIDE BLOCKING FOR CEILING FANS WHERE APPLICABLE.

11.0 BUILDER TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.

12.0 BUILDER TO VERIFY ALL ELECTRIC AND PLUMBING NEEDS REQUIRED BY ALL APPLIANCES & RELATED COMPONENTS.
- 1.0 ROOF PITCHES AS NOTED PER PLANS & ELEVATIONS

2.0 GENERAL CONTRACTOR TO VERIFY RAFTER SIZE AND SPACING WITH ENGINEER'S FRAMING PLAN BEFORE CONSTRUCTION

3.0 ALL PLUMBING & APPLIANCE VENTS TO VENT TO REAR OF ROOF WHEREVER POSSIBLE.

4.0 ALL OVERHANGS PER ROOF PLAN, DIMENSIONED FROM OUTSIDE OF FRAME WALL OR OUTER SIDE OF BEAM

5.0 HATCHING INDICATES LOWER LEVEL WALLS, UNLESS NOTED OTHERWISE.

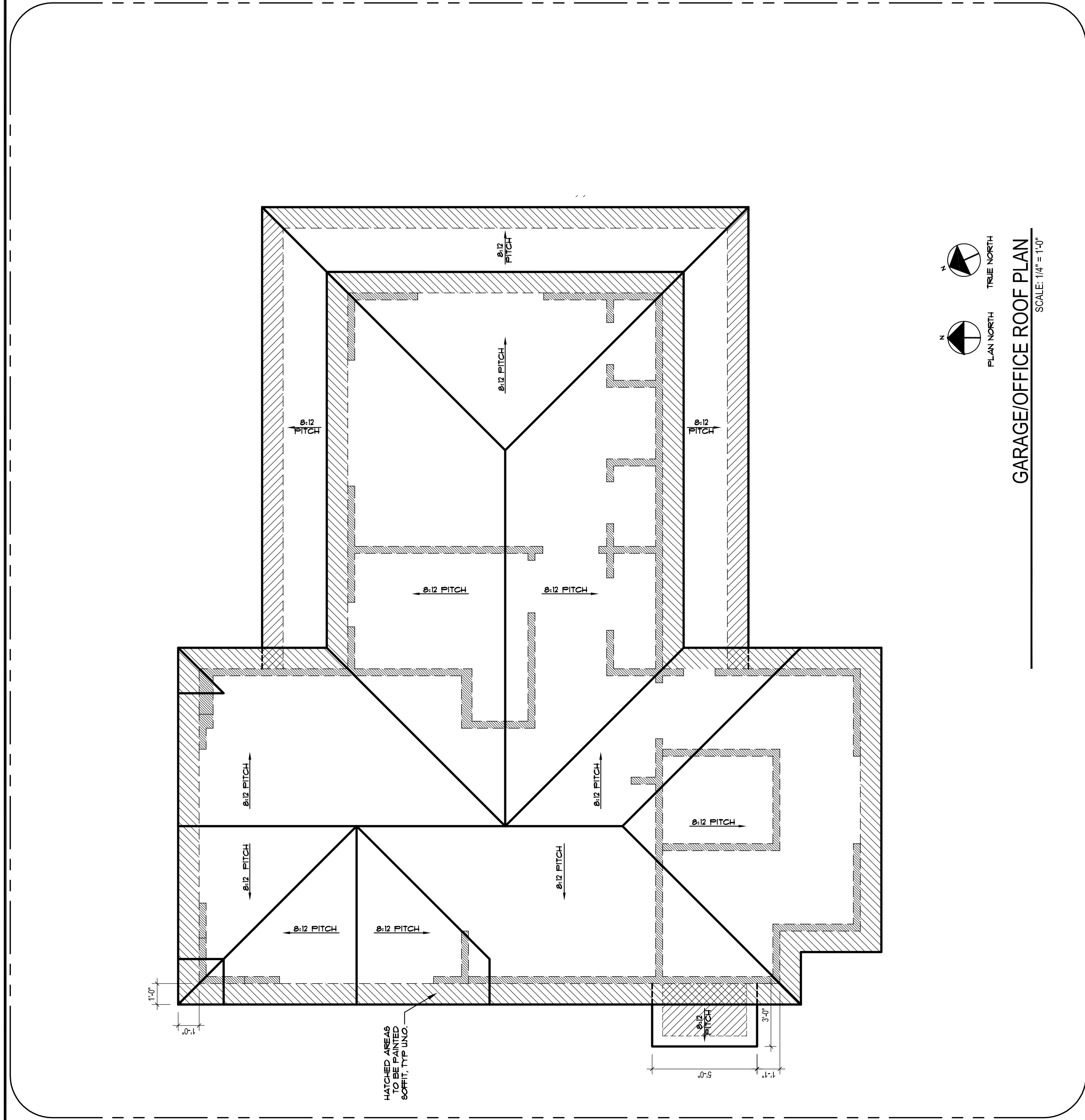
6.0 GENERAL CONTRACTOR TO CHECK PLANS FOR CONFORMITY TO LOCAL BUILDING CODES. CONTACT THE ARCHITECT SHOULD ANY DISCREPANCIES BE FOUND OR CHANGES NECESSARY.
- LEGEND:

○ GAS KEY

✕ GAS

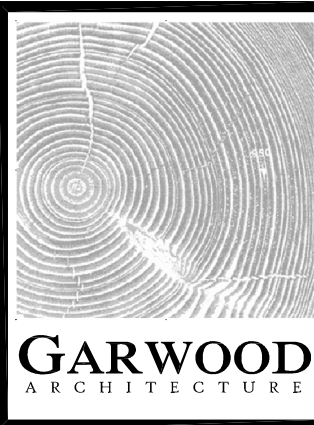
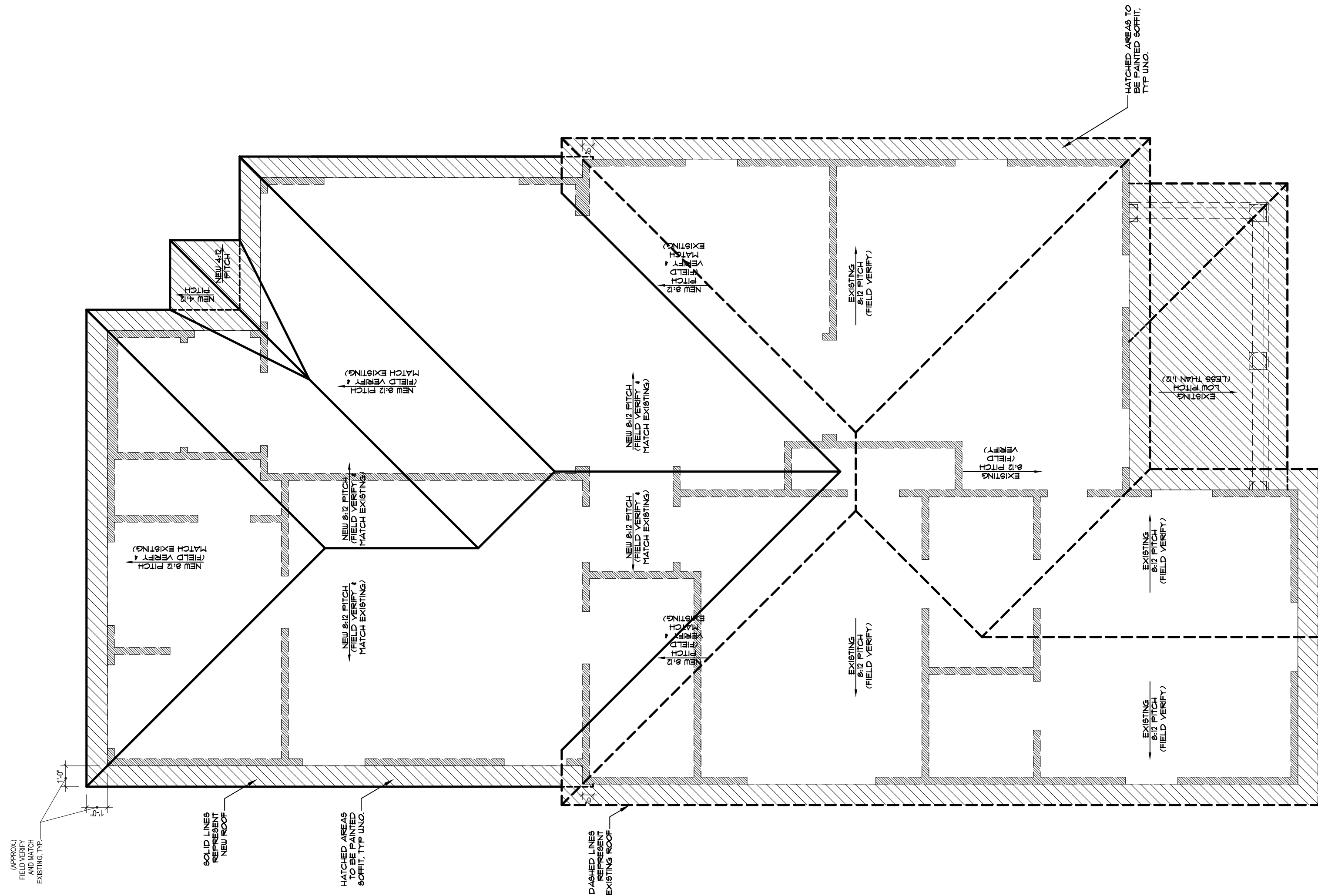
⚡ SHOWER HEAD

† HOSE BIBB

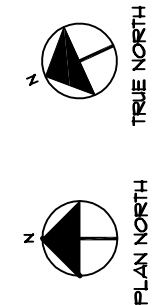
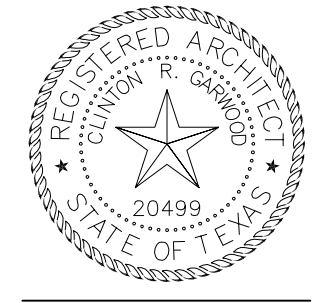


GARAGE/OFFICE ROOF PLAN

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



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MAIN RESIDENCE ROOF PLAN

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

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Austin, Texas 78702

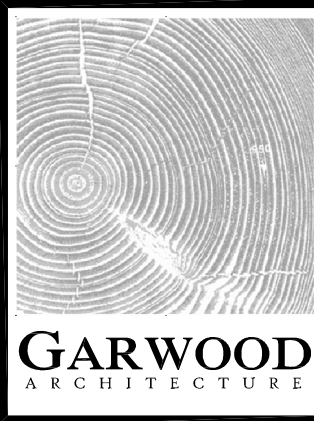
REV	DESCRIPTION	DATE
	ISSUED FOR PERMITTING	04.10.2012

SHEET TITLE  
ROOF PLAN

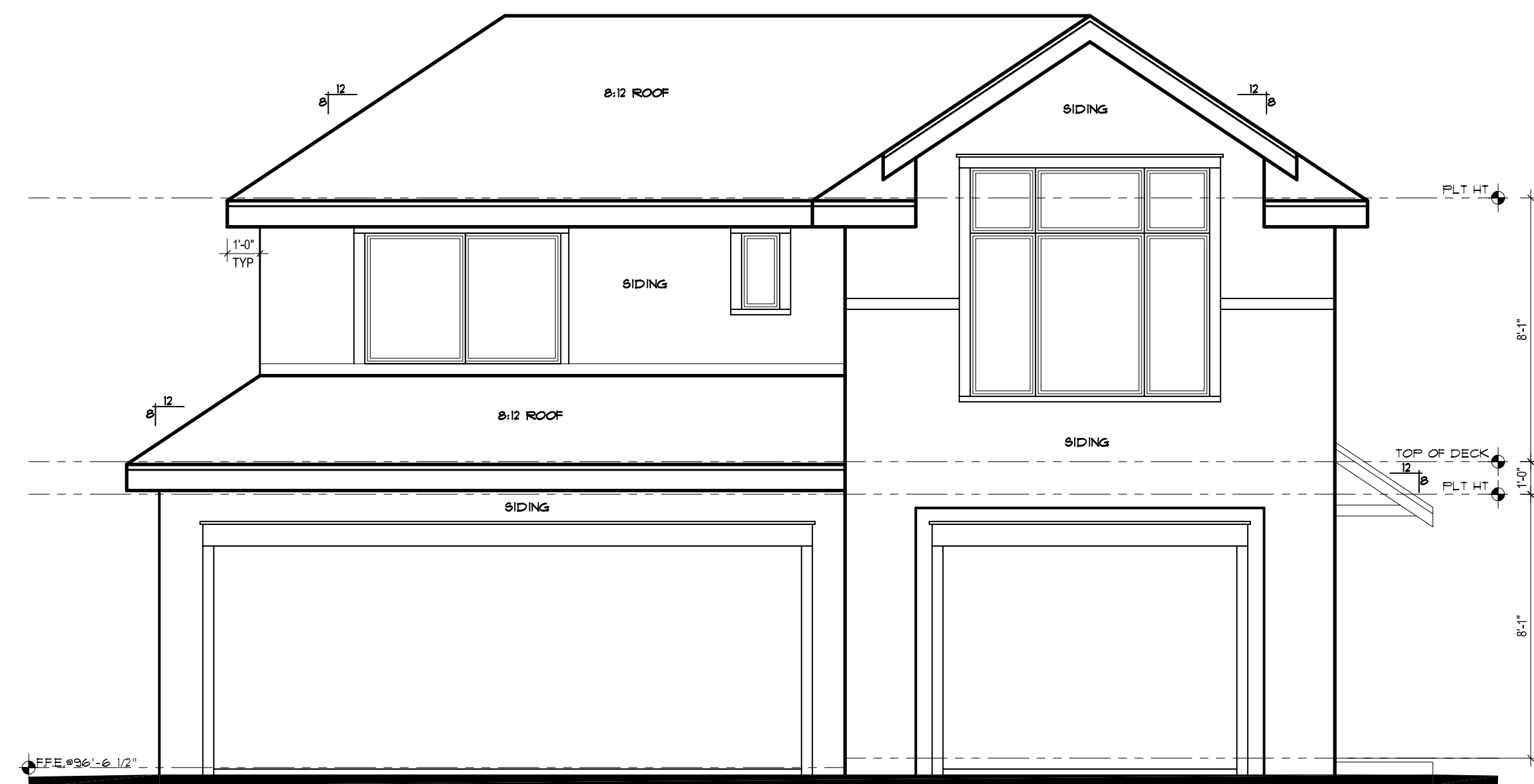
SHEET  
A1.3

- 1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
- 2.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS, AND STUCCOED WALLS.
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- 4.0 ALL DIMENSIONS REFERENCE FACE OF STUD.
- 5.0 ALL WALLS TO BE 2x4 WOOD STUDS, UNLESS NOTED OTHERWISE.
- 6.0 DOOR OPENINGS THAT ARE NOT DIMENSIONALLY LOCATED ARE TO BE CENTERED BETWEEN WALLS OR POSITIONED WITH THE HINGE SIDE JAMB 4 IN. FROM AN ADJACENT WALL OR COLUMN AS SHOWN ON THE PLANS.



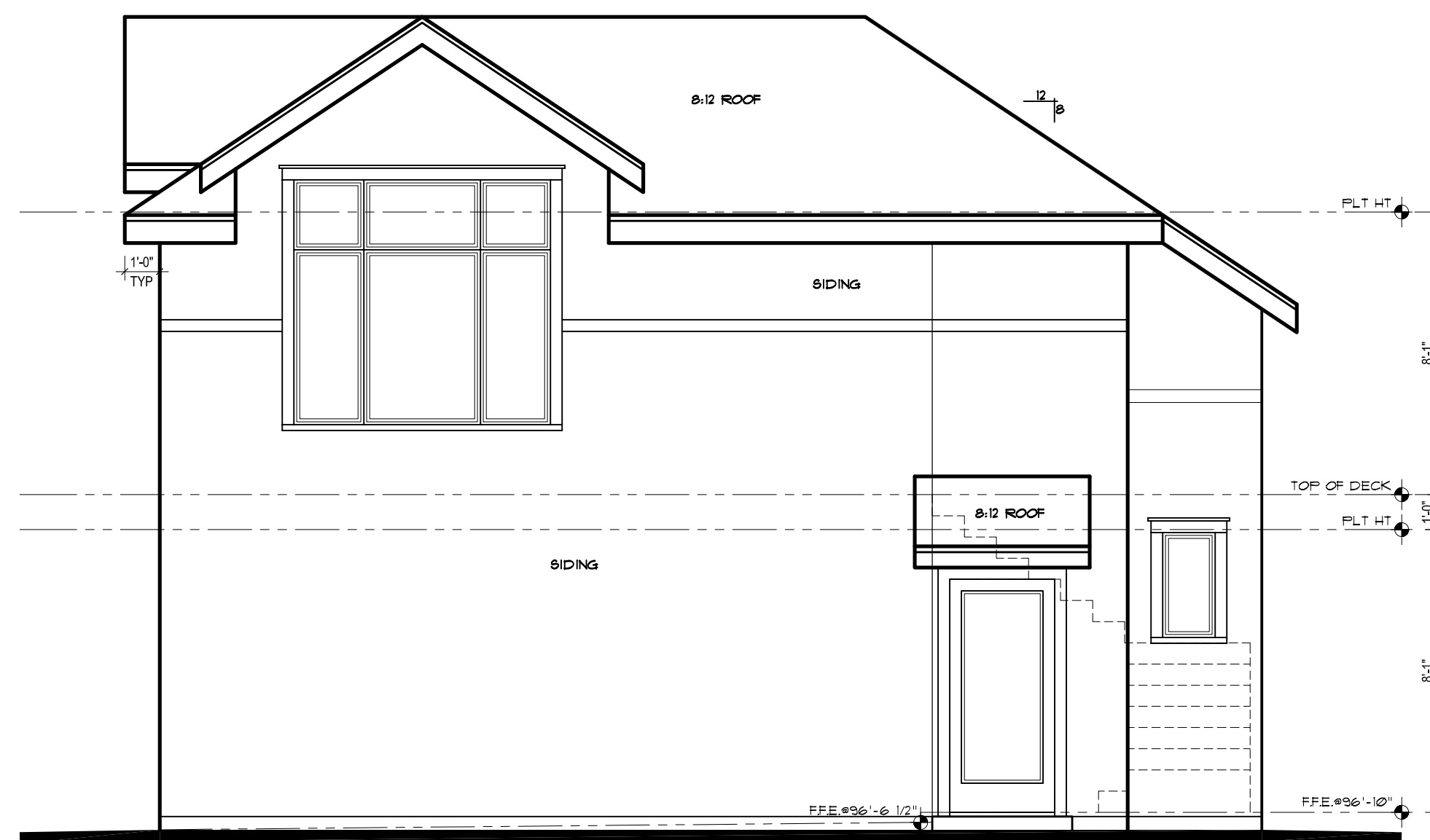


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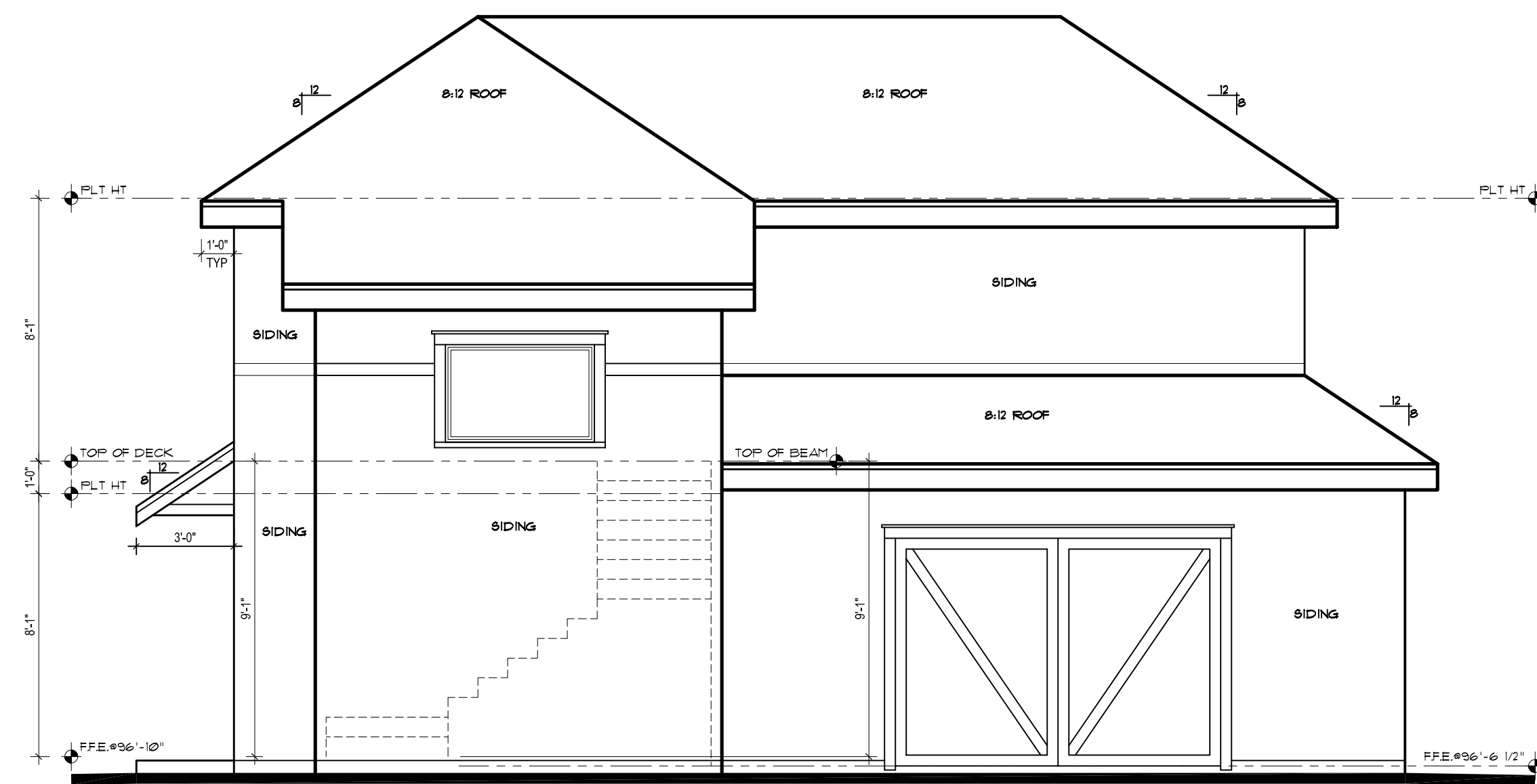
GARAGE NORTH ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$



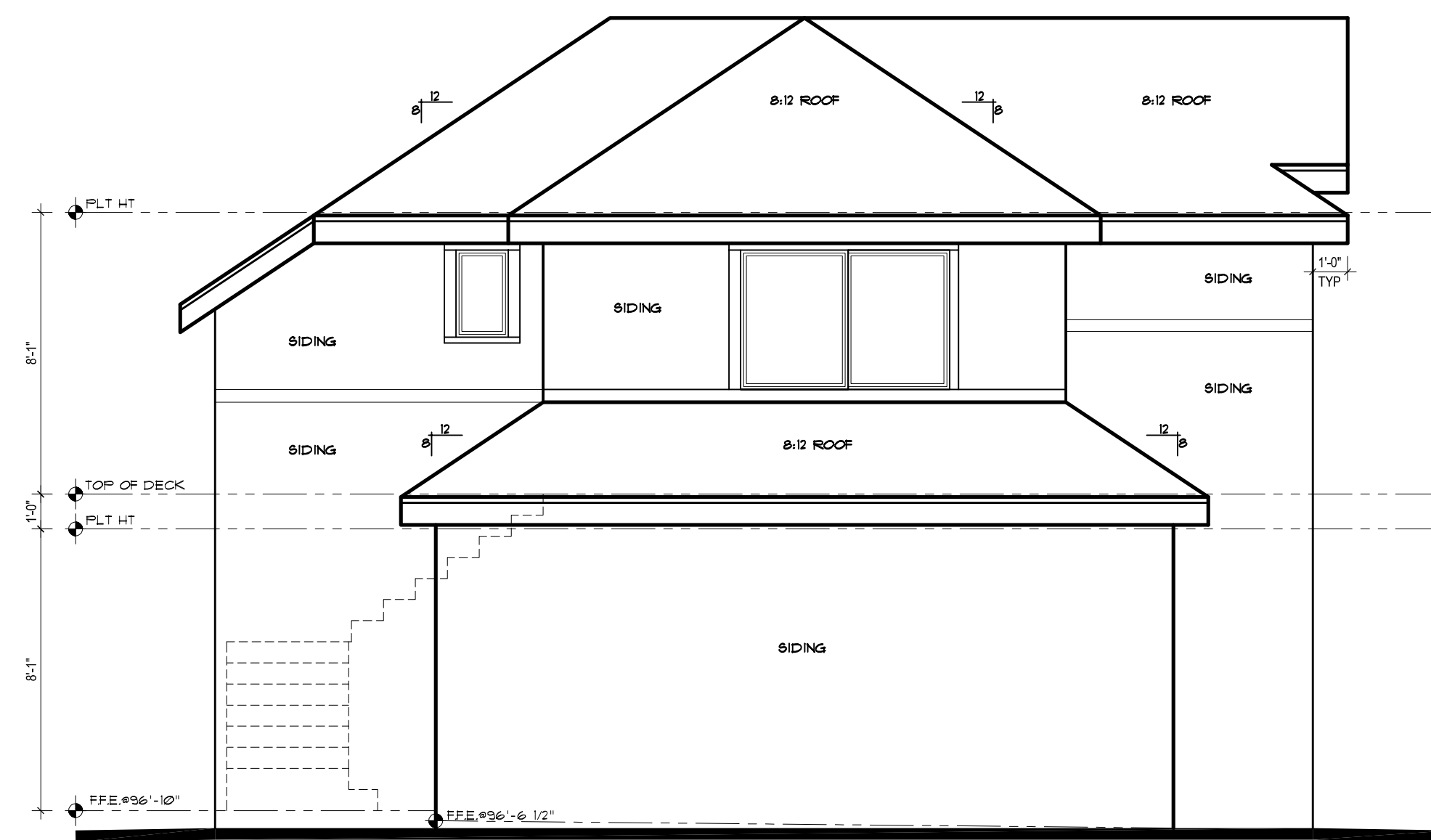
GARAGE WEST ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$



GARAGE SOUTH ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$



GARAGE EAST ELEVATION

SCALE:  $\frac{1}{4}'' = 1'-0''$

GENERAL  
NOTES

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- 2.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS, AND STUCCOED WALLS.
- 3.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY FROM SLAB.
- 4.0 GRADE LINES ARE DRAWN AS APPROXIMATE REPRESENTATION OF FINAL GRADING. FIELD VERIFY EXACT FINAL GRADING.

FRANKLIN  
REMODEL  
1002 Willow St  
Austin, Texas 78702

DATE  
04.10.2012

DESCRIPTION  
ISSUED FOR PERMITTING

REV

ISSUED FOR PERMITTING

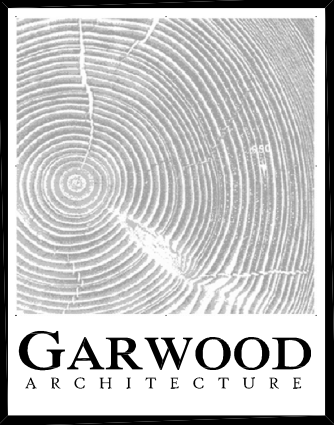
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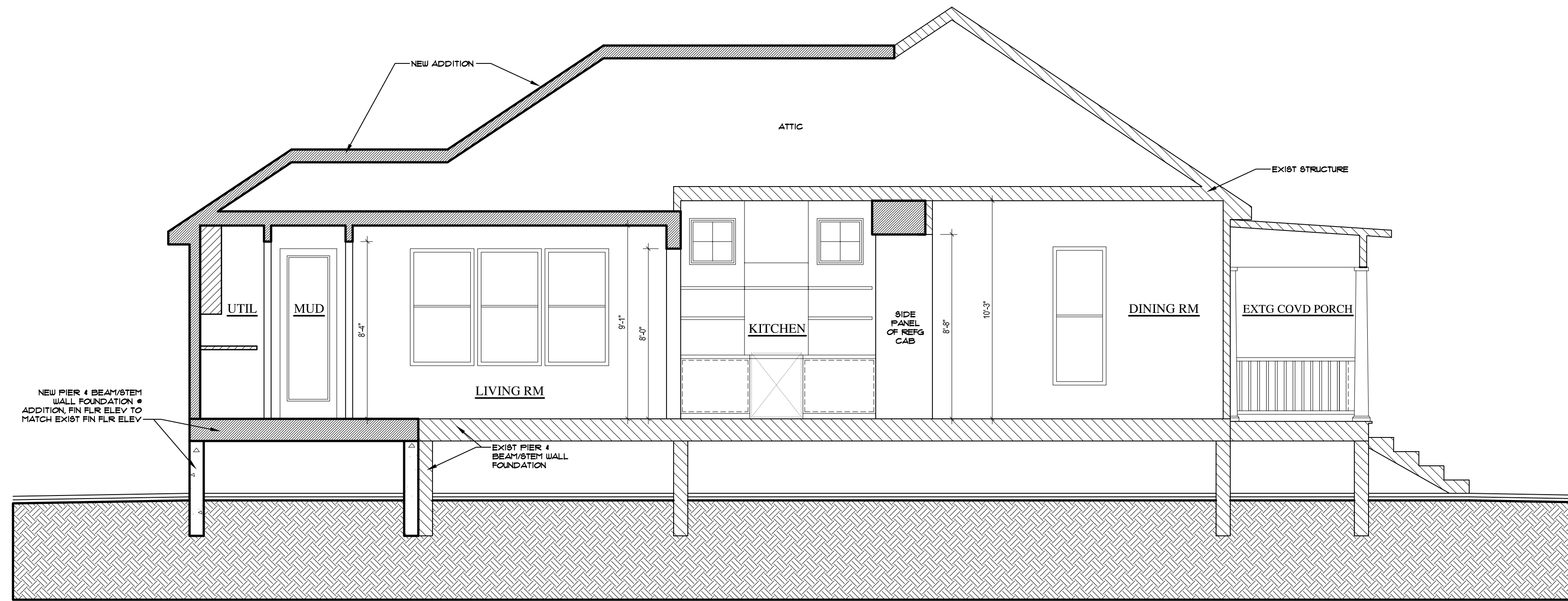
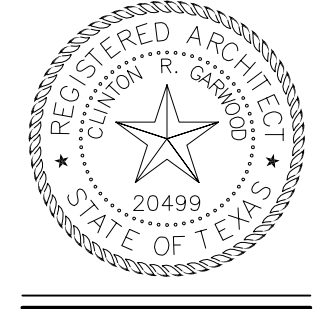
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ISSUED FOR PERMITTING

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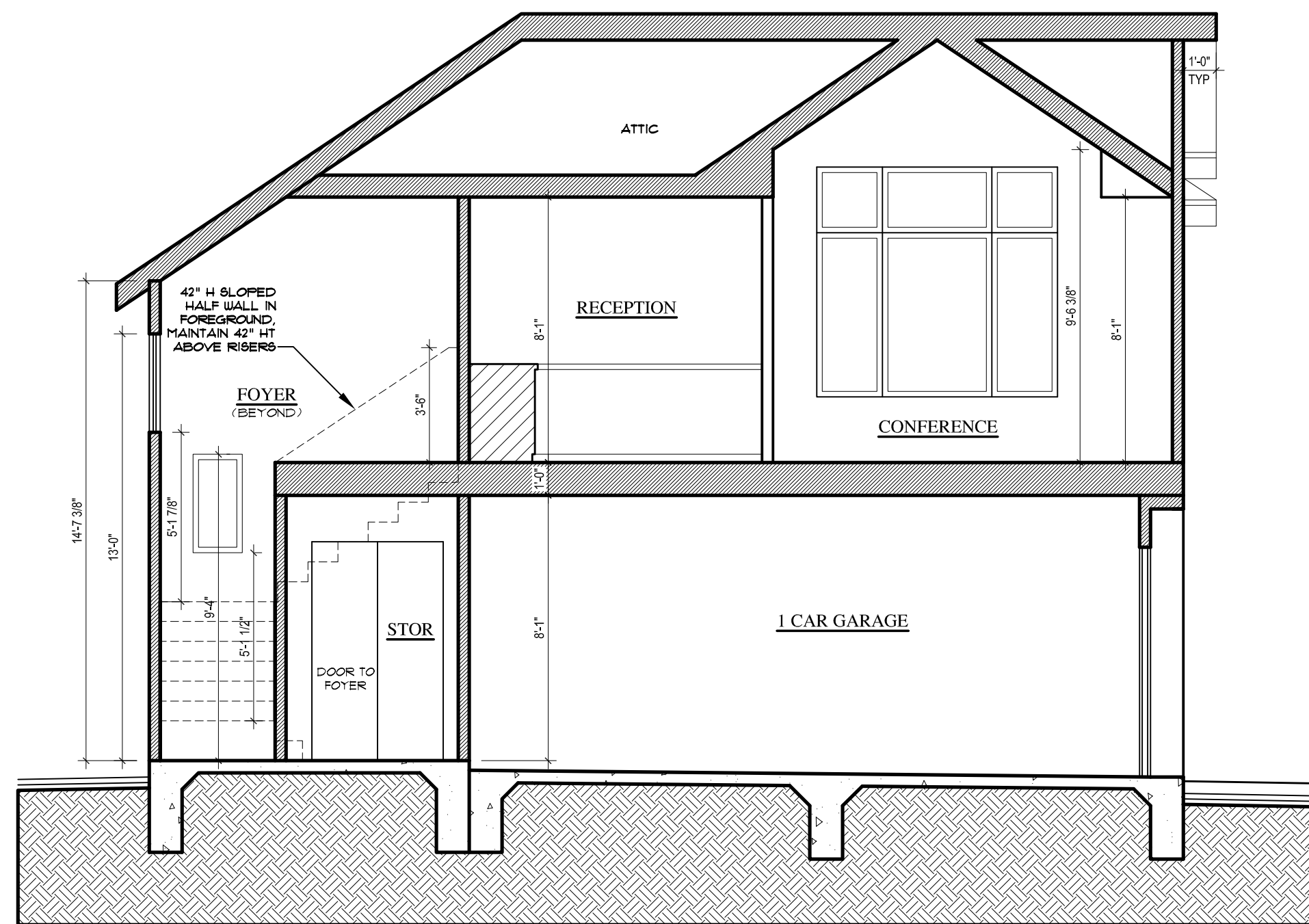
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BUILDING SECTION 01

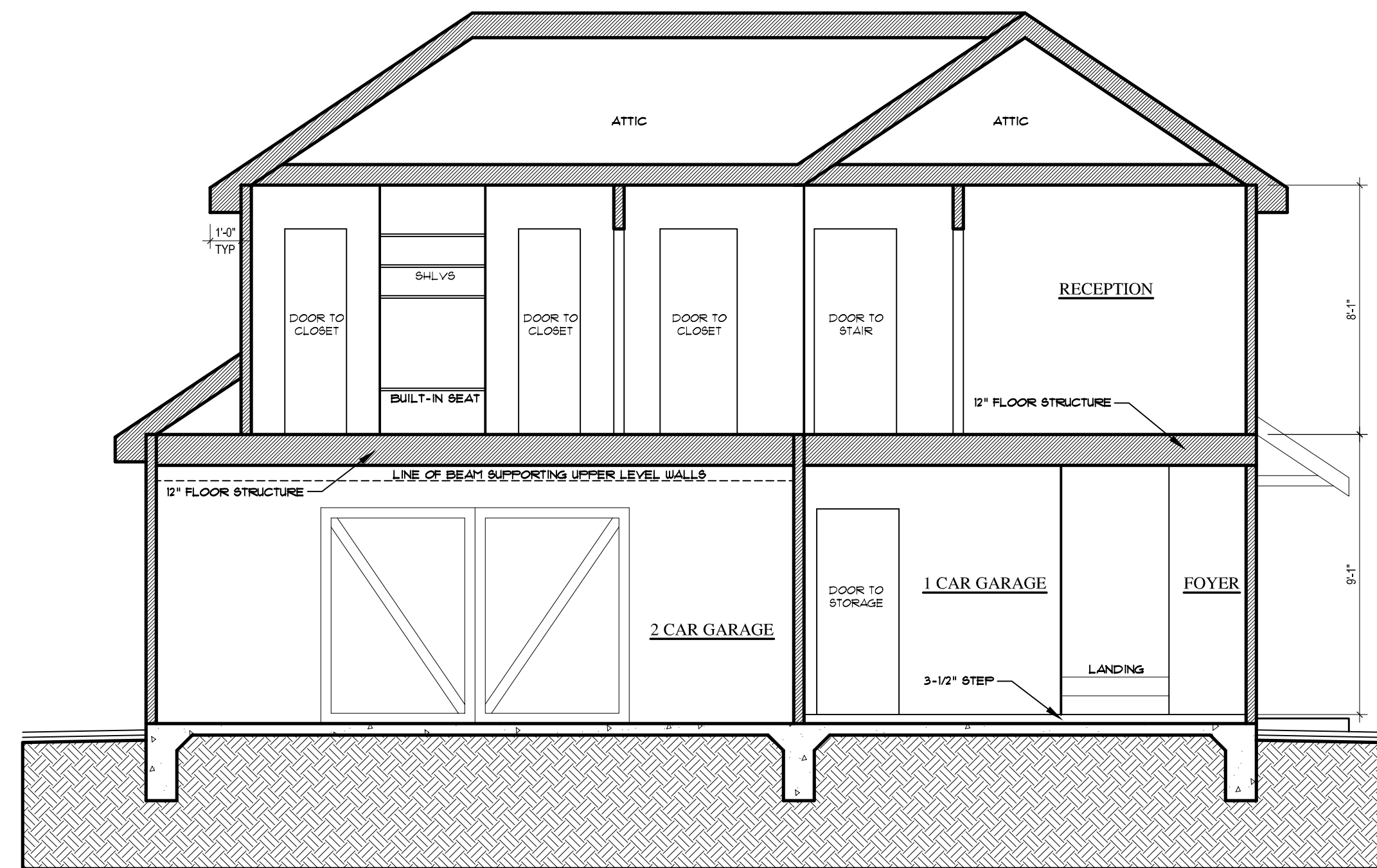
SCALE: 1/4" = 1'-0"

FUTURE GARAGE/OFFICE  
UNDER SEPARATE PERMIT



BUILDING SECTION 03

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



BUILDING SECTION 02

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

FRANKLIN REMODEL			1002 Willow St Austin, Texas 78702		
REV	DESCRIPTION	DATE	DRAWN BY: DFN & CRG		
	ISSUED FOR PERMITTING	04.10.2012			

SHEET TITLE  
BUILDING  
SECTIONS

GENERAL  
NOTES

5.0 ALL EXISTING ROOF TO BE REFRAMED WITH SAME PITCH & SHAPE. REPLACE ALL EXISTING FACIA,  
SOFFIT & TRIM WITH NEW TO MATCH EXISTING.

- 1.0 ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS OF THE 2008 INTERNATIONAL RESIDENTIAL  
CODE AND ALL OTHER LOCAL CODES AND ORDINANCES.
- 2.0 GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, ROOF PITCHES AND EXISTING CONDITIONS  
BEFORE COMMENCING CONSTRUCTION. CONTACT ARCHITECT IF ANY DISCREPANCIES FOUND.
- 3.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS, PATIOS, AND  
STUCCOED WALLS.
- 4.0 VERIFY ELEVATION OF SLAB IS SUCH THAT FINISH GRADING WILL PROVIDE POSITIVE DRAINAGE AWAY  
FROM SLAB.

LIGHTER LINES & HATCH  
INDICATE EXISTING STRUCTURE

DARKER LINES & HATCH  
INDICATES NEW ADDITION

SHEET  
A2.3