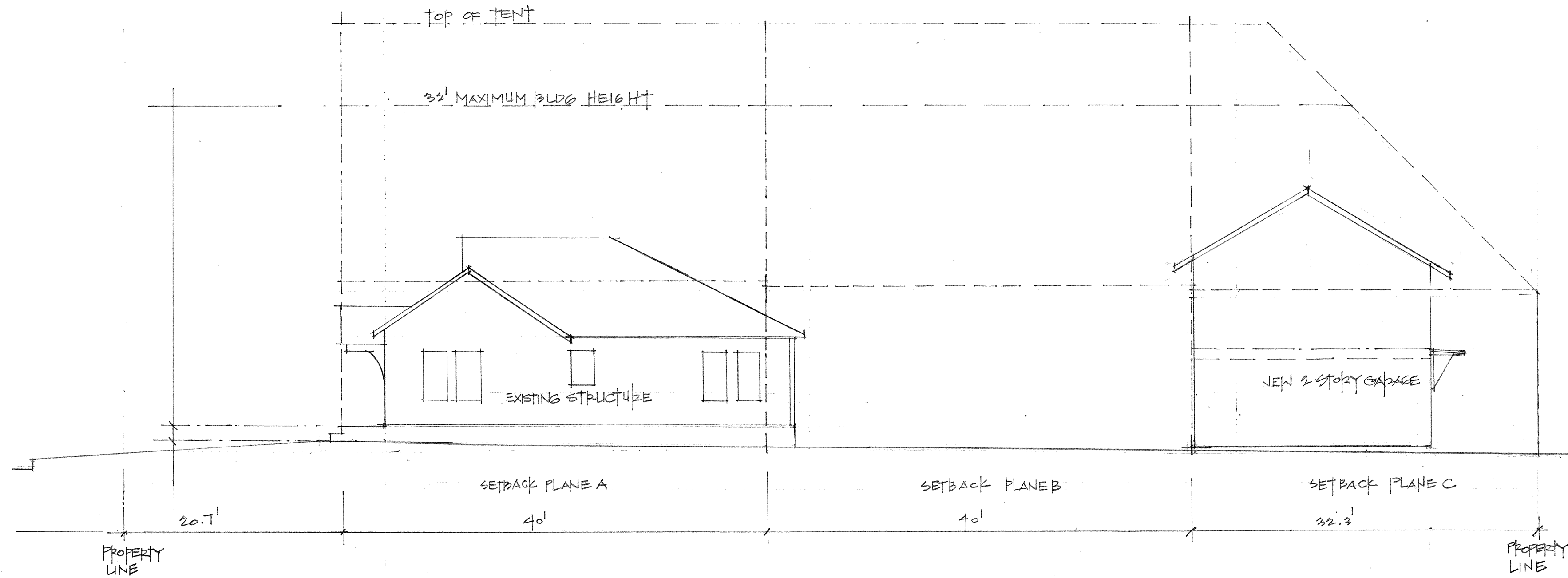
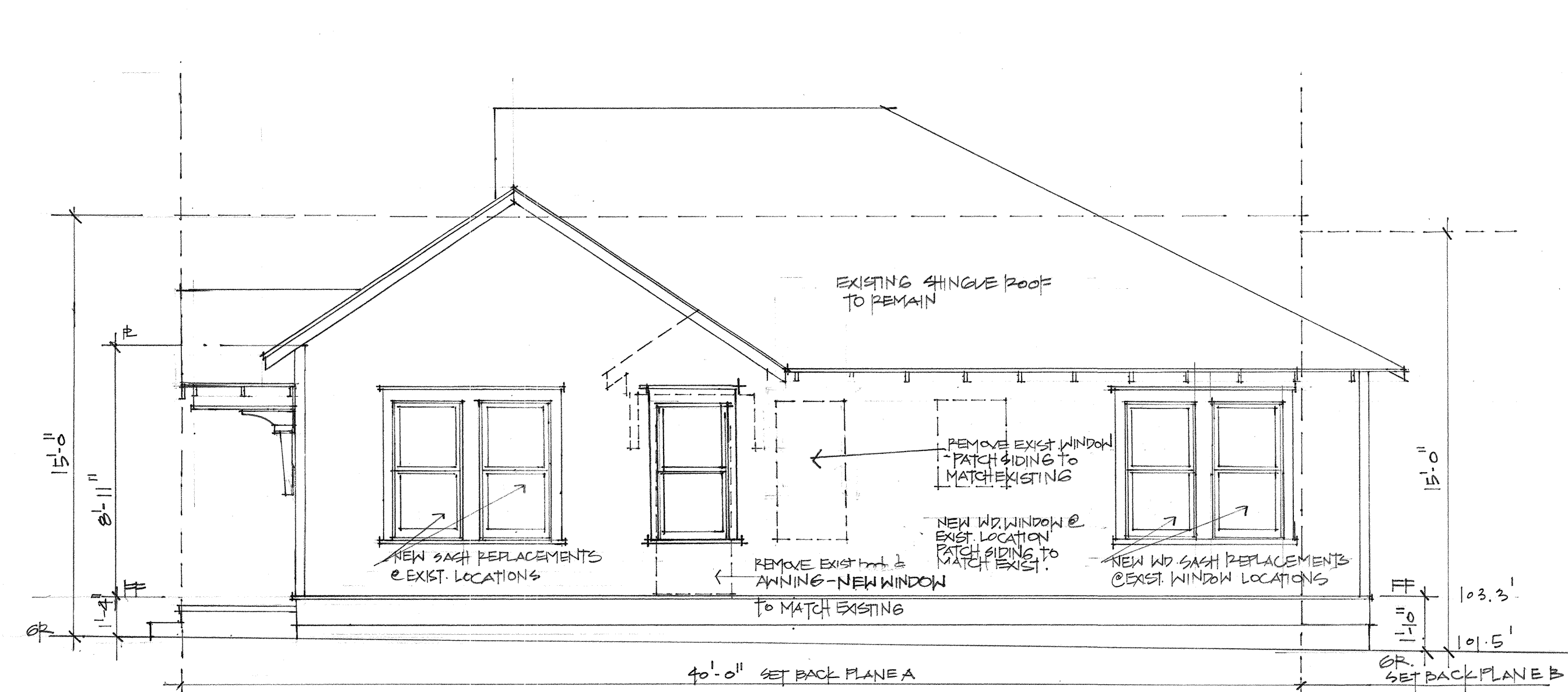




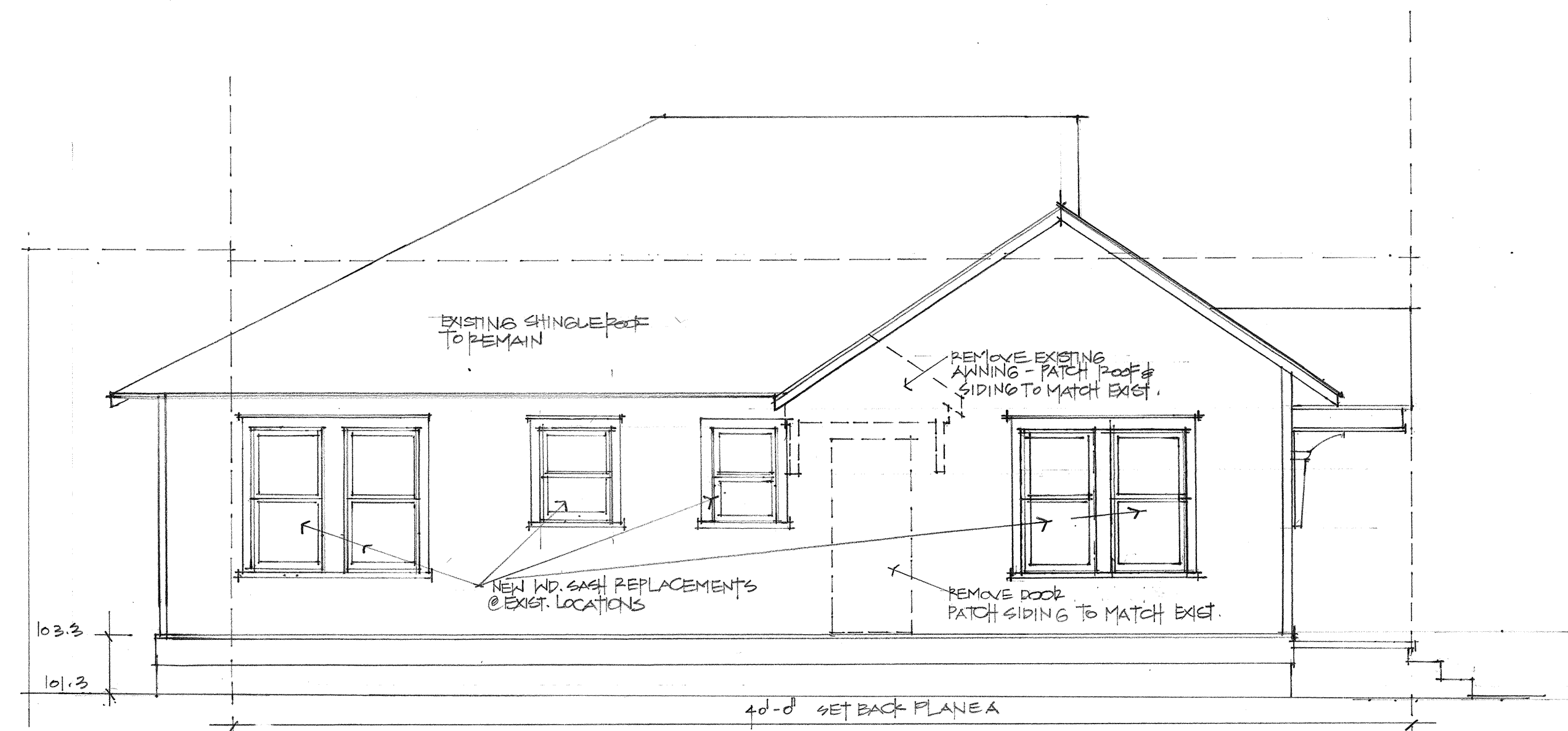
MCMANSION SETBACK PLANES - SOUTH ELEVATION

1/8" = 1'-0"



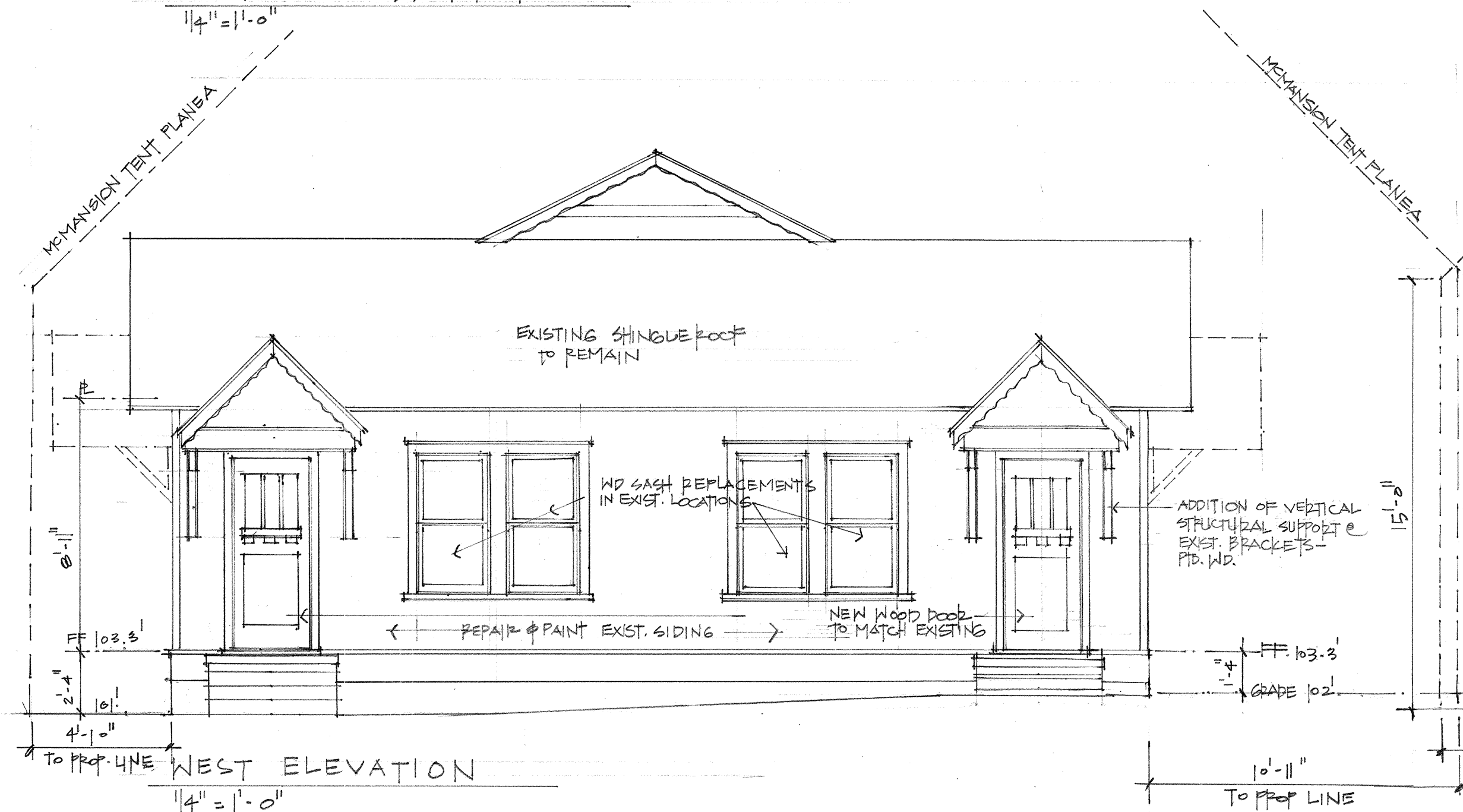
SOUTH ELEVATION

1/4" = 1'-0"



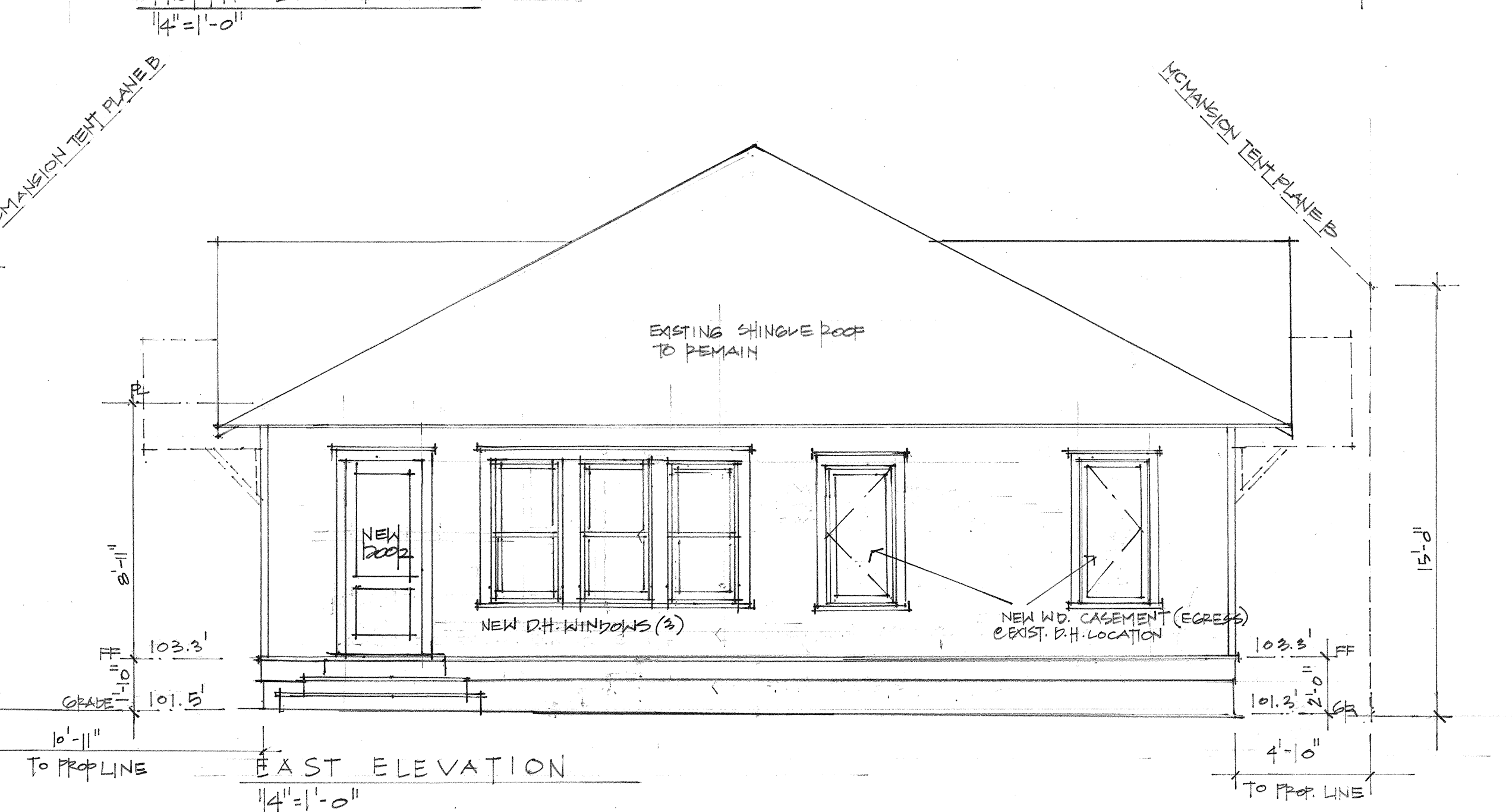
NORTH ELEVATION

1/4" = 1'-0"



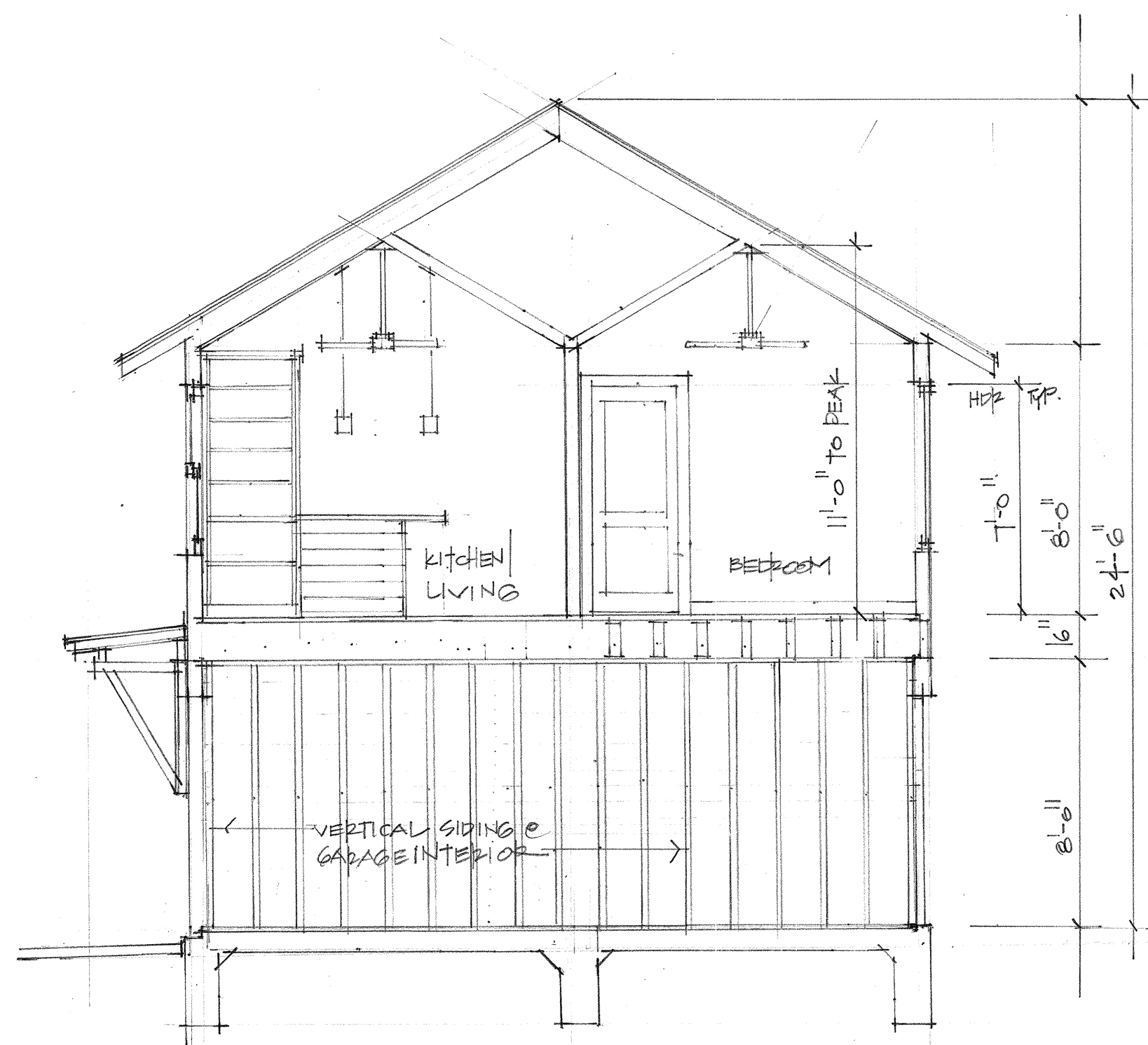
WEST ELEVATION

1/4" = 1'-0"



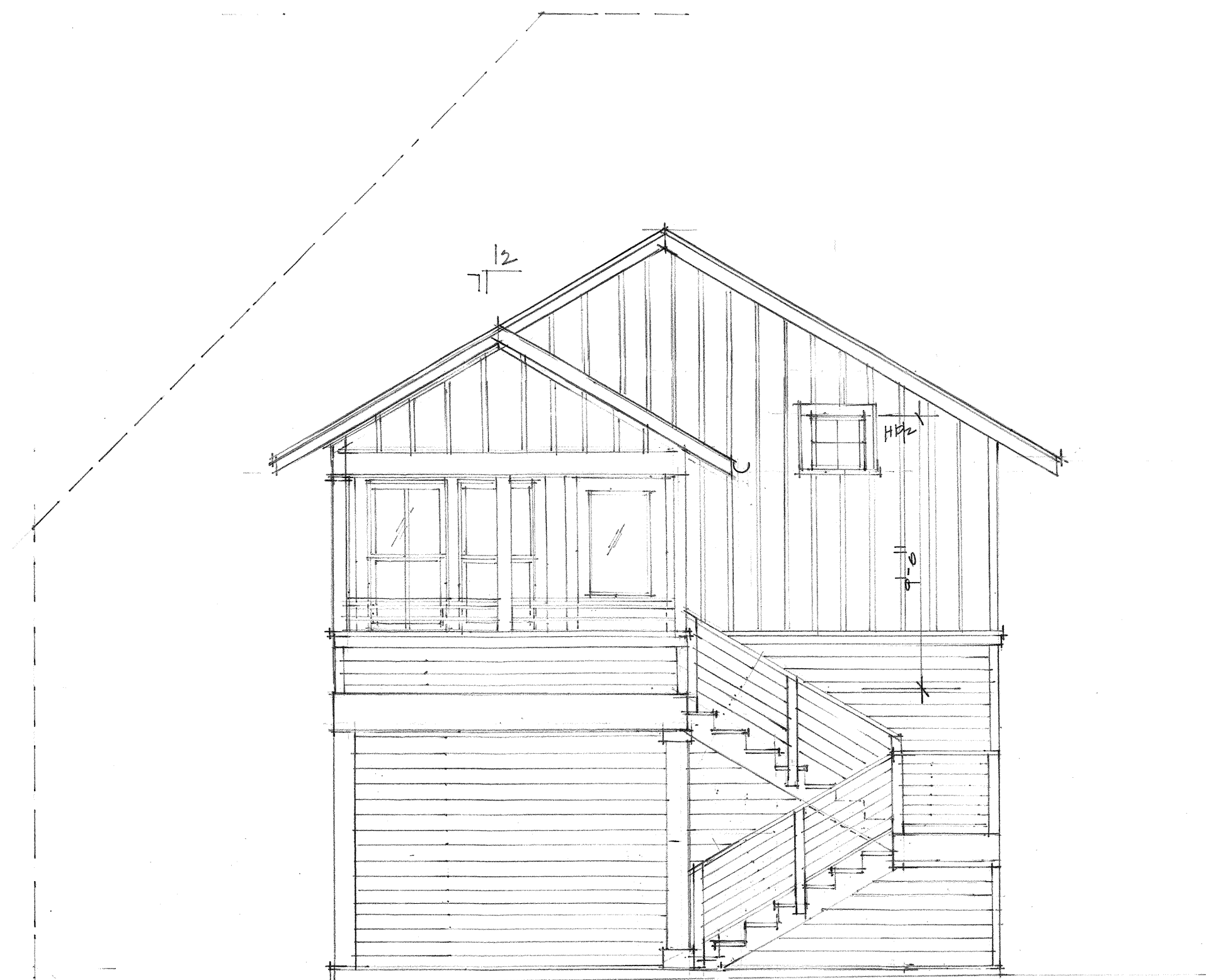
EAST ELEVATION

1/4" = 1'-0"



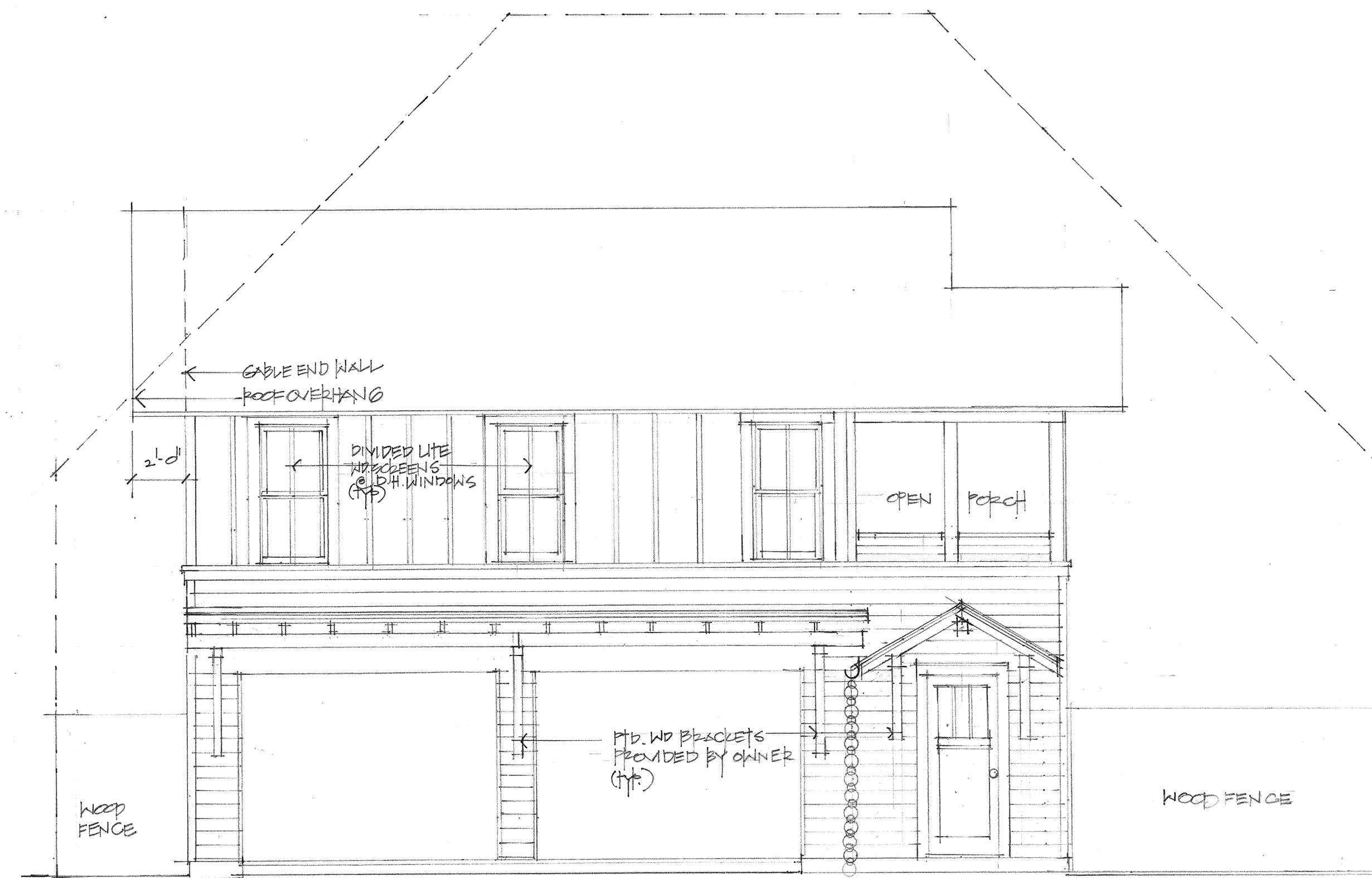
SECTION LOOKING SOUTH @ GARAGE

GARAGE



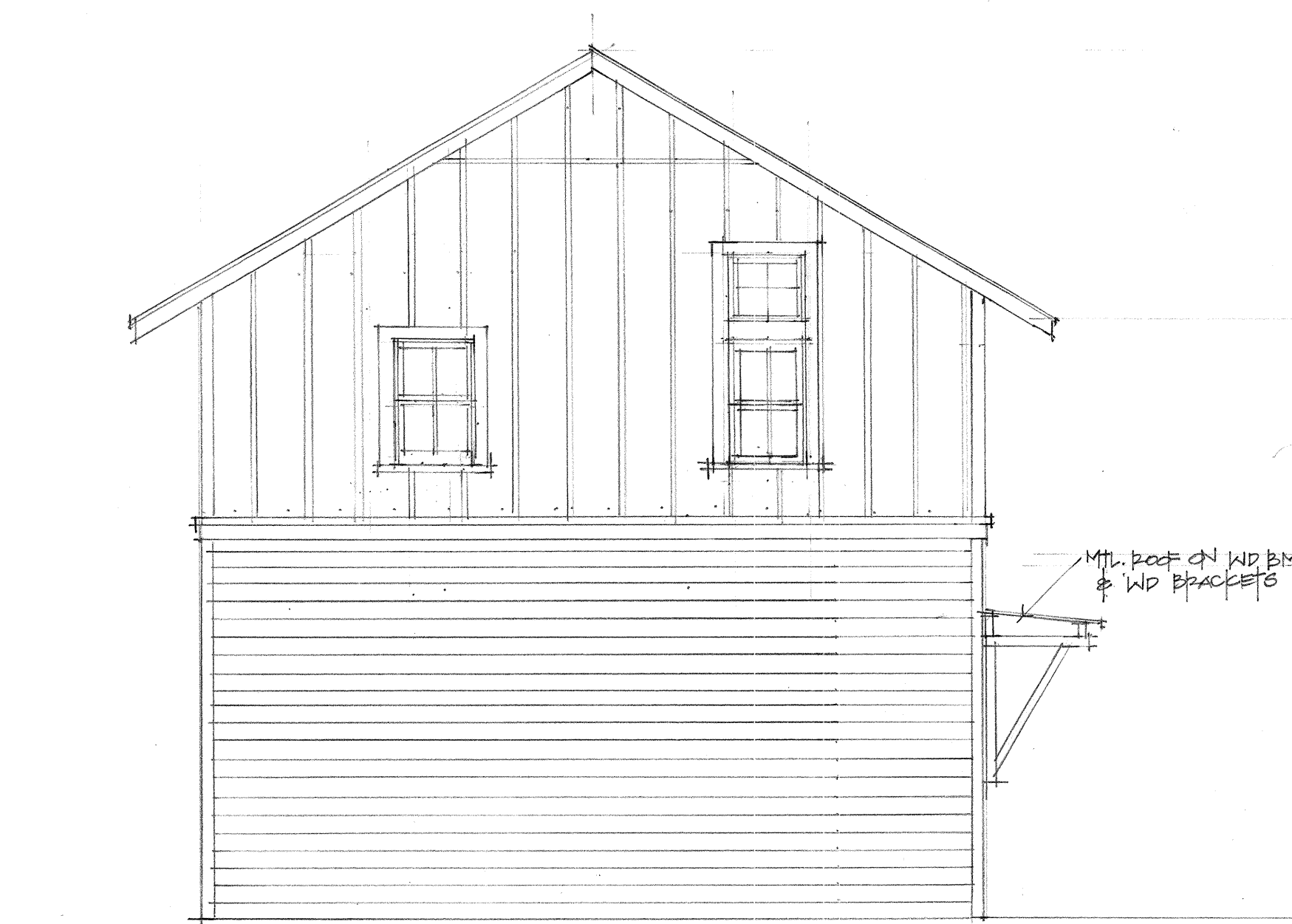
NORTH ELEVATION
1/4"=1'-0"

GARAGE



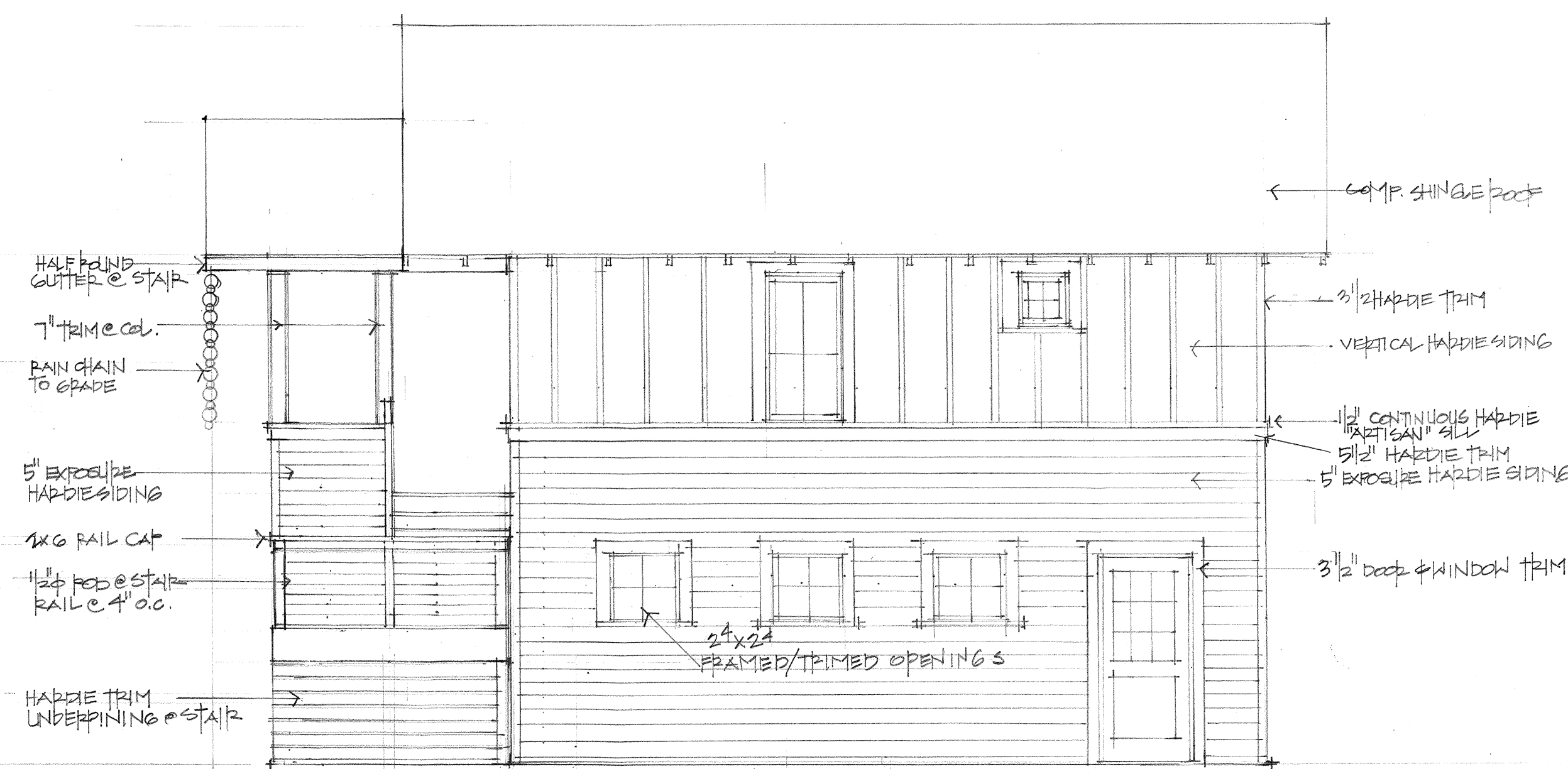
EAST ELEVATION
1/4"=1'-0"

GARAGE



SOUTH ELEVATION @ GARAGE
1/4"=1'-0"

GARAGE



WEST ELEVATION @ GARAGE
1/4"=1'-0"

GARAGE

EASON DOOR SCHEDULE			
DOOR	SIZE	DESCRIPTION	HARDWARE/NOTES
1	2'8" x 6'8"	EXTERIOR/ SC WOOD & GLASS	DEADBOLT/ PAINT
2	PR 2'0" x 6'8"	INTERIOR	DUMMY/ BALL CATCH / PAINT
3	PR 2'0" x 6'8"	INTERIOR	DUMMY/ BALL CATCH / PAINT
4	2'0" x 6'8"	INTERIOR	PASSAGE / PAINT
5	2'8" x 6'8"	INTERIOR	PRIVACY / PAINT
6	PR 2'0" x 6'8"	INTERIOR	DUMMY/ BALL CATCH / PAINT
7	PR 2'0" x 6'8"	INTERIOR	DUMMY/ BALL CATCH / PAINT
8	2'8" x 6'8"	EXTERIOR/ SC WOOD & GLASS	DEADBOLT/ PAINT
9	2'6" x 6'8"	INTERIOR	PRIVACY / PAINT
10	PR 2'4" x 6'8"	INTERIOR	DUMMY/ BALL CATCH / PAINT
11	2'0" x 6'8"	INTERIOR	PASSAGE / PAINT
12	2'8" x 6'8"	INTERIOR	PRIVACY / PAINT
13	2'4" x 6'8"	INTERIOR - POCKET	POCKET/ PAINT
14	2'6" x 6'8"	INTERIOR	PRIVACY / PAINT
15	3'0" x 7'0"	EXTERIOR/ SC WOOD & GLASS	DEADBOLT / PAINT
16	2'8" x 6'8"	EXTERIOR/ SC WOOD & GLASS	RE-USE EXISTING
17	3'0" x 7'0"	EXTERIOR/ SC WOOD & GLASS	DEADBOLT / PAINT
18	2'4" x 6'8"	INTERIOR VENTED LOUVER	PASSAGE/PAINT
19	2'8" x 6'8"	INTERIOR	PRIVACY / PAINT
20	2'6" x 6'8"	INTERIOR - POCKET	PRIVACY / PAINT
21	2'4" x 6'8"	INTERIOR - POCKET	PAINT
22	2'4" x 6'0"	GLASS & CHROME	SHOWER W/SIDELITE
23	2'0" x 6'8"	INTERIOR	PASSAGE / PAINT
24	2'0" x 6'8"	INTERIOR	PASSAGE / PAINT

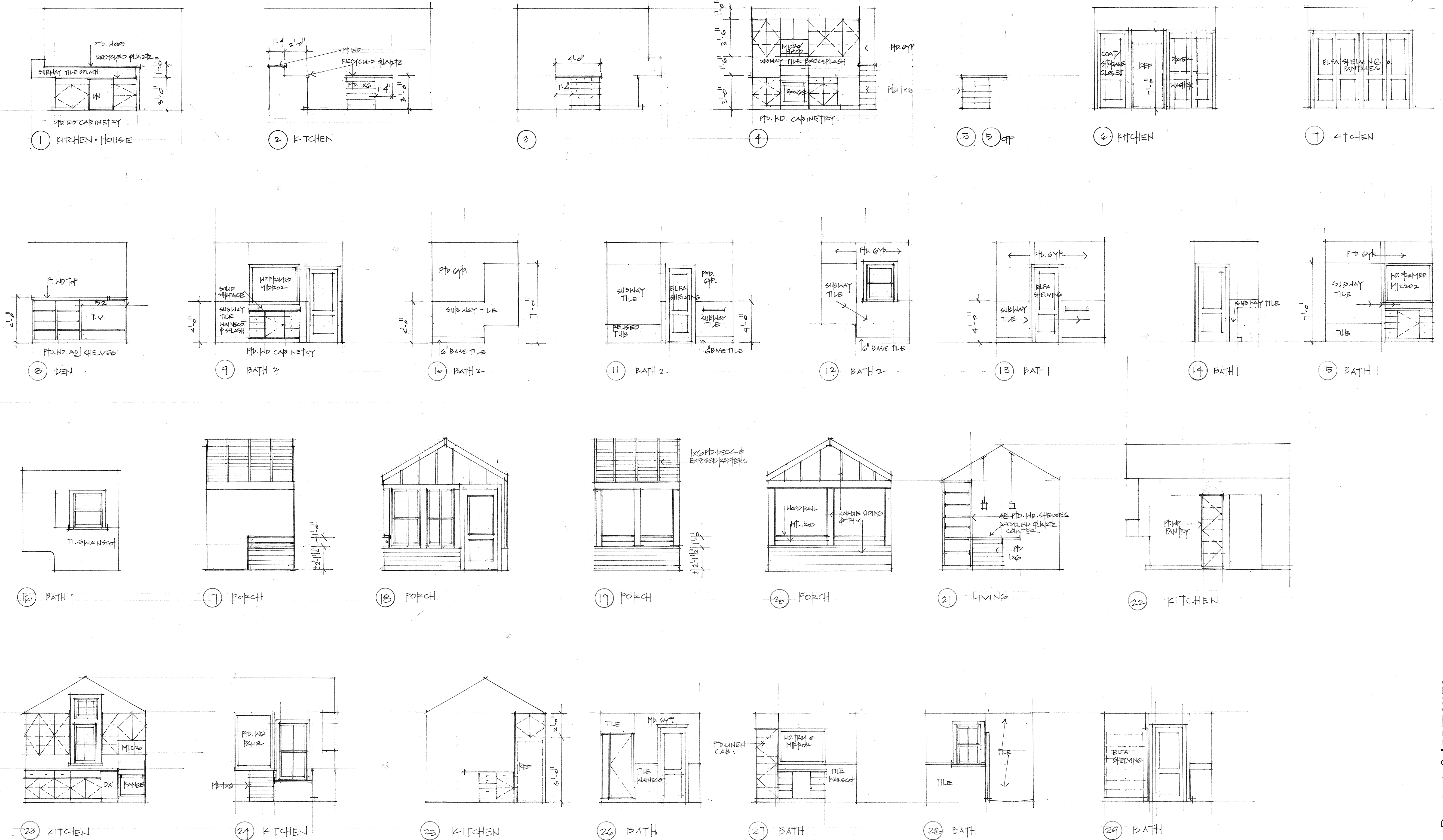
#1 & 8: INTERNATIONAL DOOR STYLE #2113 W/CIG, PAINT GRADE
INTERIOR: TRUSTILE (OR SIMILAR) 1 3/8" MDF TS2060 FLAT PANEL BV
#15 & 17: TRUSTILE EXT. RESERVE WOOD (OR SIMILAR) 2060 FLAT PANEL BV, GLASS TOP PANEL

EASON WINDOW SCHEDULE			
WINDOW	QUANTITY	DESCRIPTION	NOTES
A	12	DH 2-6 x 5-2	K & K SASH REPLACEMENT
B	4	DH 2626	K & K
C	2	DH 2616	K & K
D	2	KX15 (EGRESS)	K & K
E	5	ITDH3060	MARVIN (1w1h) Wood screen
F	1	ICA2959E (EGRESS)	MARVIN (2w1h)
G	1	ITDH2640	MARVIN (1w1h)
H	1	ITDHT2624	MARVIN (2w1h)
I	2	ICPA2123	MARVIN (2w1h)

WHITE HARDWARE, NO SASH PULL GROOVE

DONNA K. OSBORN
1104 ELM STREET
AUSTIN, TX 78703

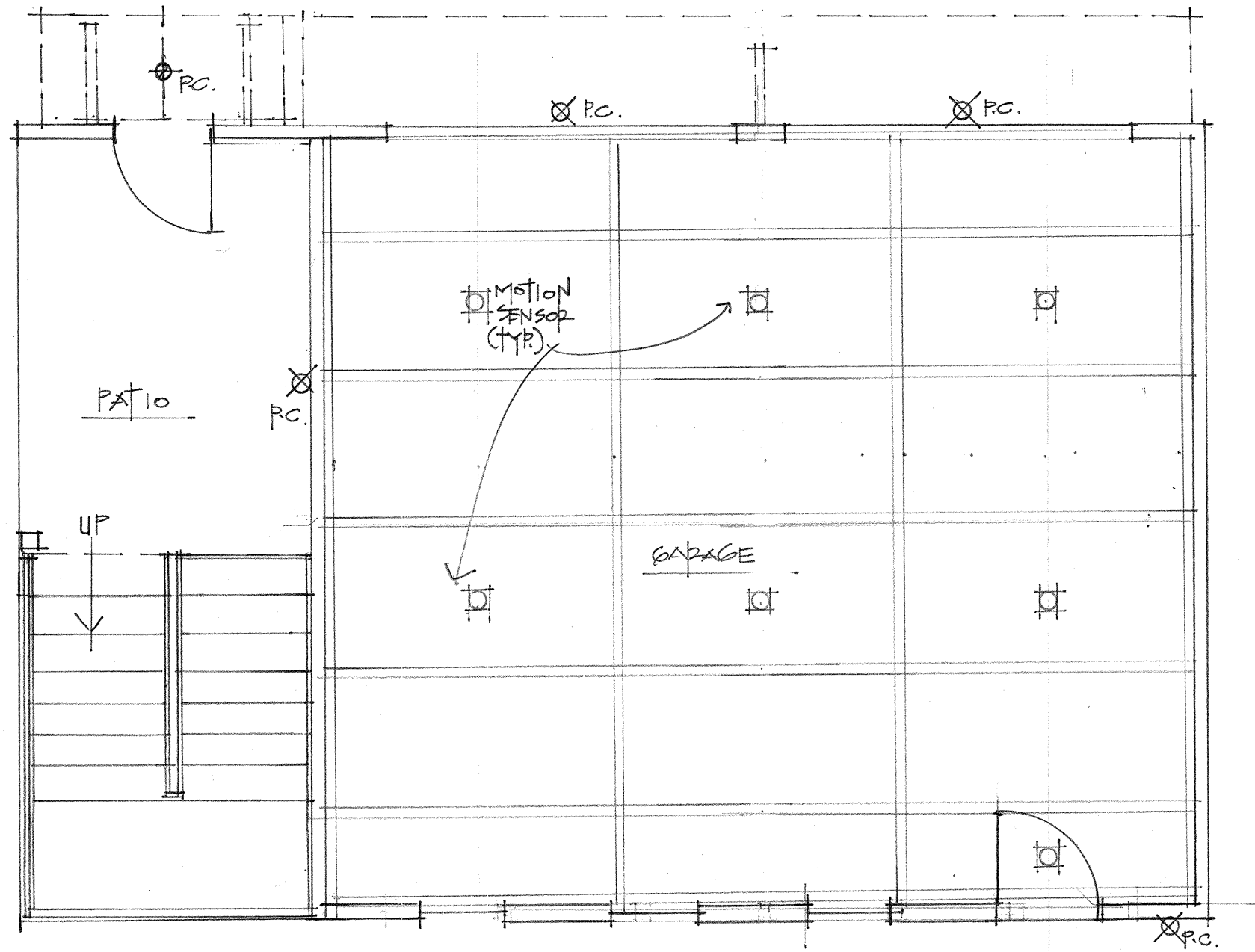
REMODEL & ADDITION TO
1009 EASON STREET
AUSTIN, TEXAS 78703



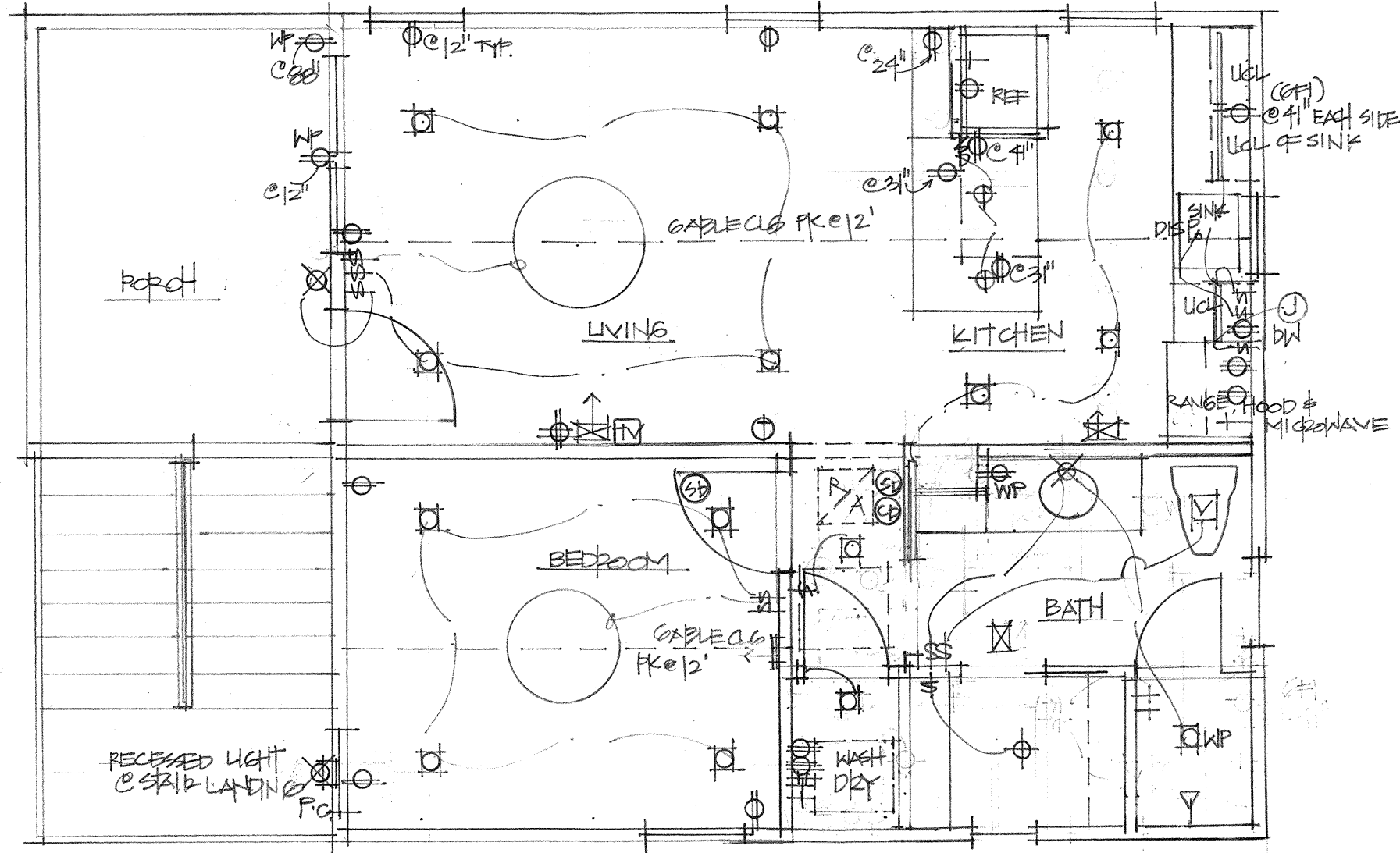
INTERIOR ELEVATIONS
1/4" = 1'-0"

DONNA K. OSBORN ARCHITECT
1104 ELM STREET
AUSTIN, TX 78703 512.773.4183

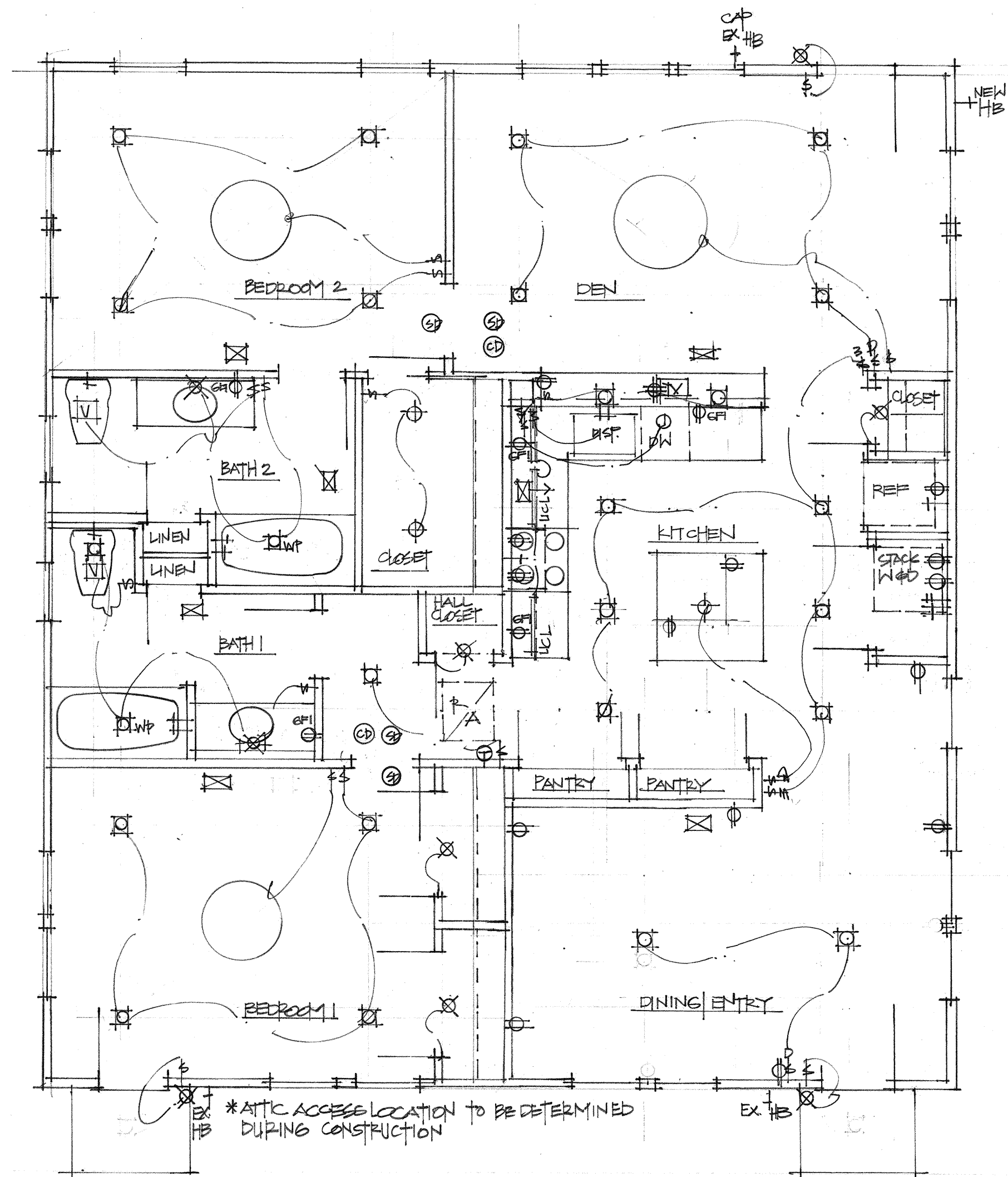
REMODEL & ADDITION TO
1009 EASON STREET
AUSTIN, TEXAS 78703



GARAGE ELECTRICAL PLUMBING



GARAGE APARTMENT ELECTRICAL PLUMBING



HOUSE • MEP
1/4" = 1'-0"

MECHANICAL, ELECTRICAL & PLUMBING NOTES

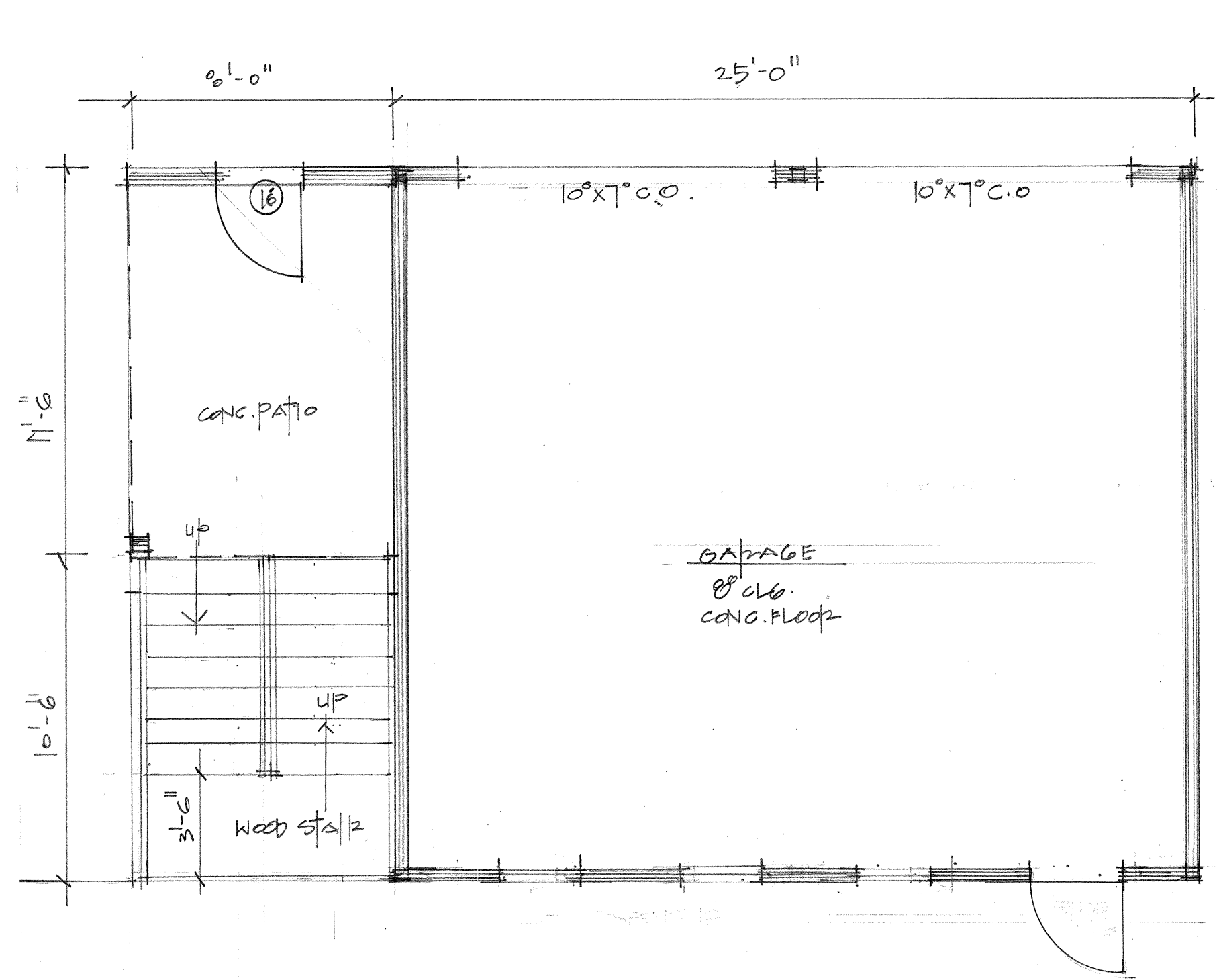
1. ALL SWITCHES TO BE @ 3'-0" AFF TO CENTER LINE OF SWITCH UNLESS NOTED OTHERWISE.
2. OUTLETS TO BE MOUNTED HORIZONTALLY AT TILE SPLASHES IN KITCHEN AND BATH.
3. GANG SWITCHES AND OUTLETS WHERE POSSIBLE.
4. VERIFY LOCATION OF POWER AND PLUMBING TO ALL APPLIANCES.
5. SUPPLY GAS & 110V TO HVAC UNIT(S) IN ATTIC.
6. PROVIDE CAGED LIGHT FIXTURE NEAR HVAC UNIT(S) IN ATTIC.
7. SMOKE AND CARBON MONOXIDE DETECTORS TO BE HARD WIRED AND BATTERY BACKUP.
8. LOCATION OF HVAC SUPPLY AND RETURN ARE SUBJECT TO FINAL APPROVAL OF ARCHITECT.
9. VERIFY LOCATION OF TANKLESS WATER HEATER WITH ARCHITECT.

MEP LEGEND

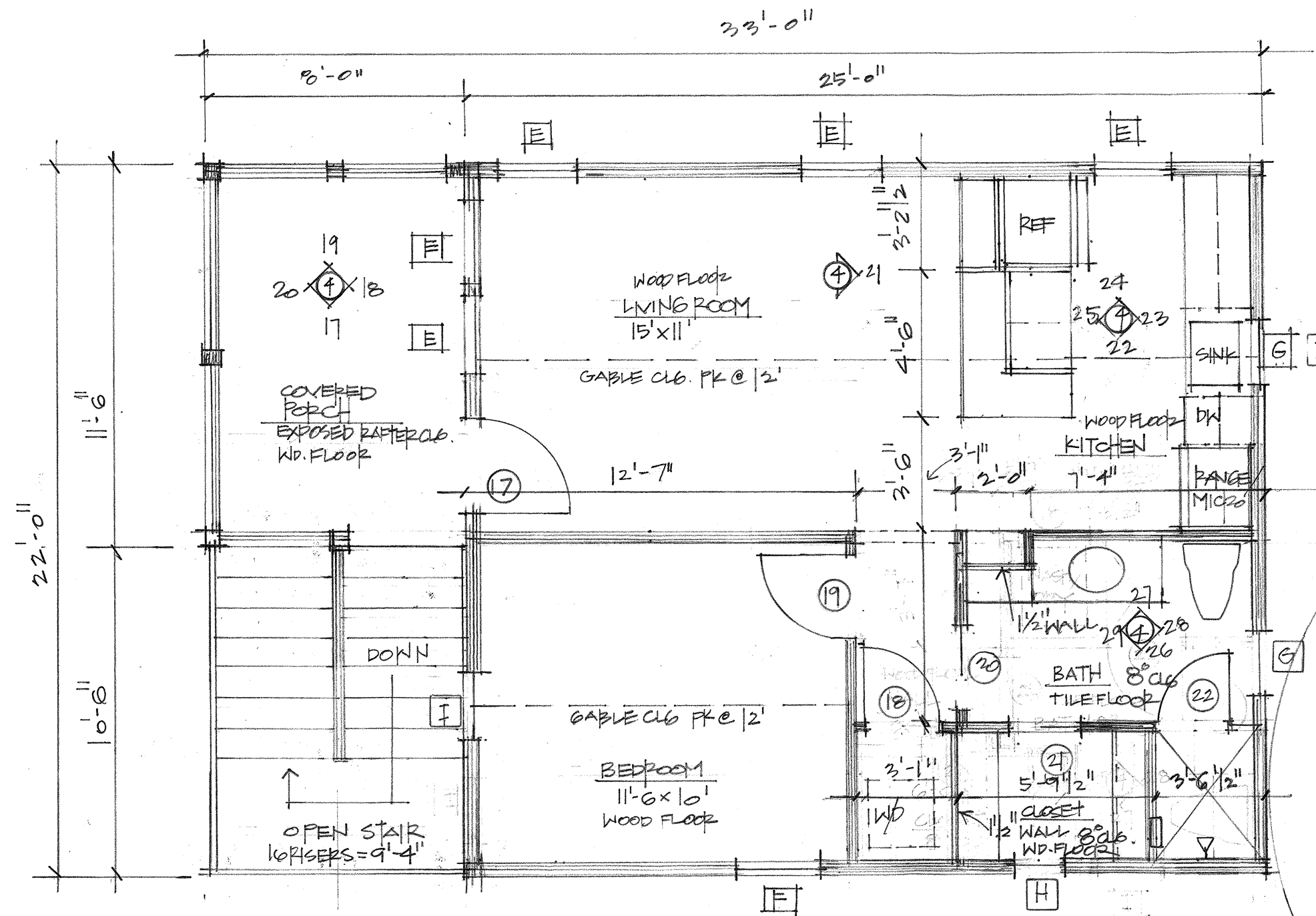
S	SWITCH	⊗	WALL MOUNTED FIXTURE
S ₃	SWITCH - 3 WAY	⊗ PC	WALL MOUNTED ON PHOTO CELL
S _D	SWITCH - DIMMER	⊗ PC	RECESSED CAN ON PHOTO CELL
TV	TELEVISION/CABLE OUTLET	⊗	RECESSED CAN
⊙	JUNCTION BOX	⊗ SK	RECESSED CAN W/SLOPE KIT
⊕	110V DUPLEX OUTLET	⊗ WP	WATERPROOF RECESSED CAN
⊕ 4	110V 4-PLEX OUTLET	UCL	UNDERCABINET LIGHT
⊕ GFI	110V GROUND FAULT INTERRUPTER	V	VENT FAN
⊕ WP	WATERPROOF 100V DUPLEX OUTLET	+	GAS VALVE
⊕	220V OUTLET	+	WATER VALVE
⊙	THERMOSTAT	⊗	SUPPLY AIR
⊙	SMOKE DETECTOR	⊗	RETURN AIR
⊙	CARBON MONOXIDE DETECTOR	⊗	CEILING FAN
⊕	CEILING MOUNTED FIXTURE		

DONNA K. OSBORN
1104 ELM STREET
AUSTIN, TX 78703
ARCHITECT
512.773.4183

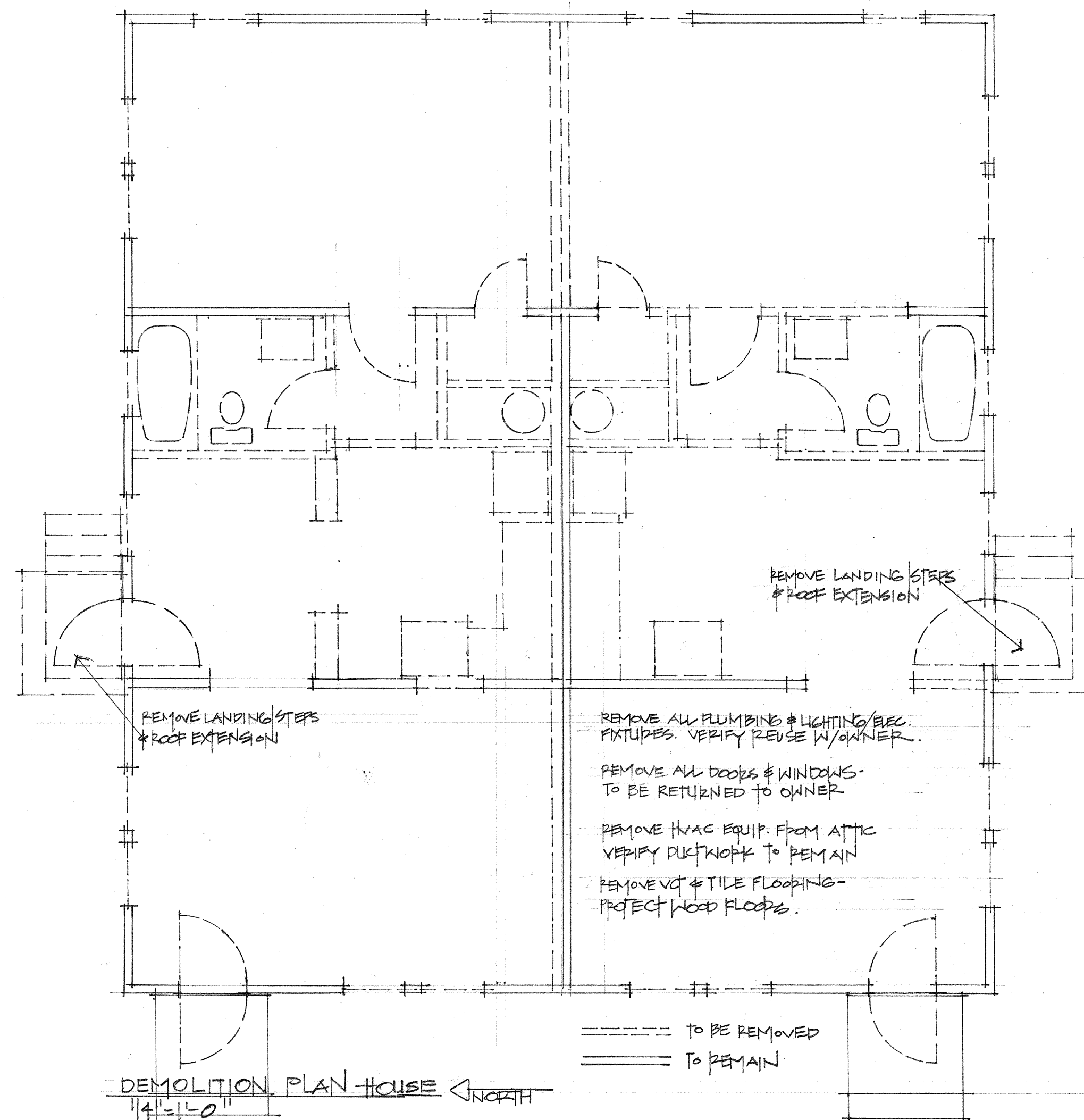
REMODEL & ADDITION TO
1009 EASON STREET
AUSTIN, TEXAS 78703



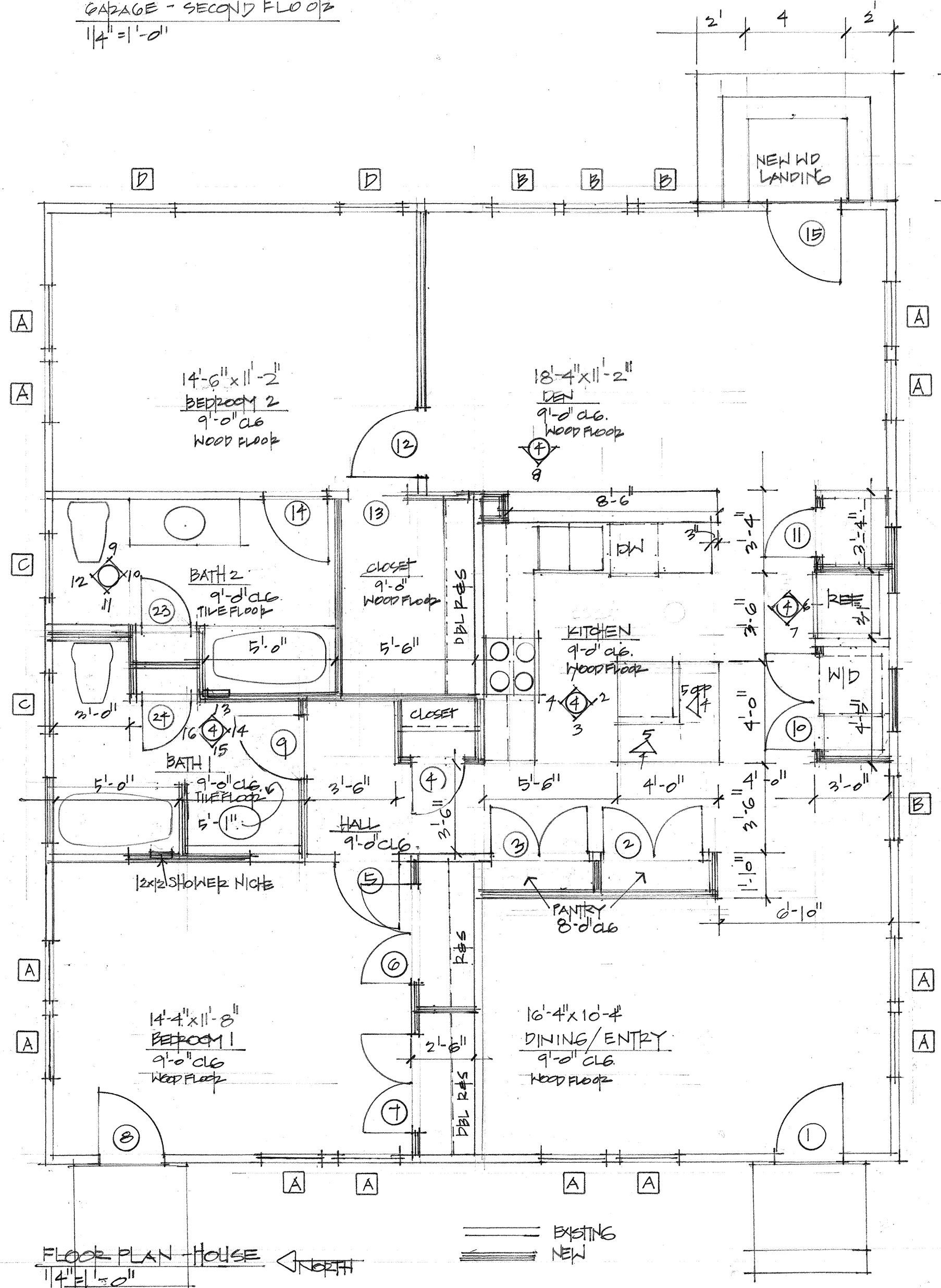
GARAGE FIRST FLOOR
14'-11"-0"



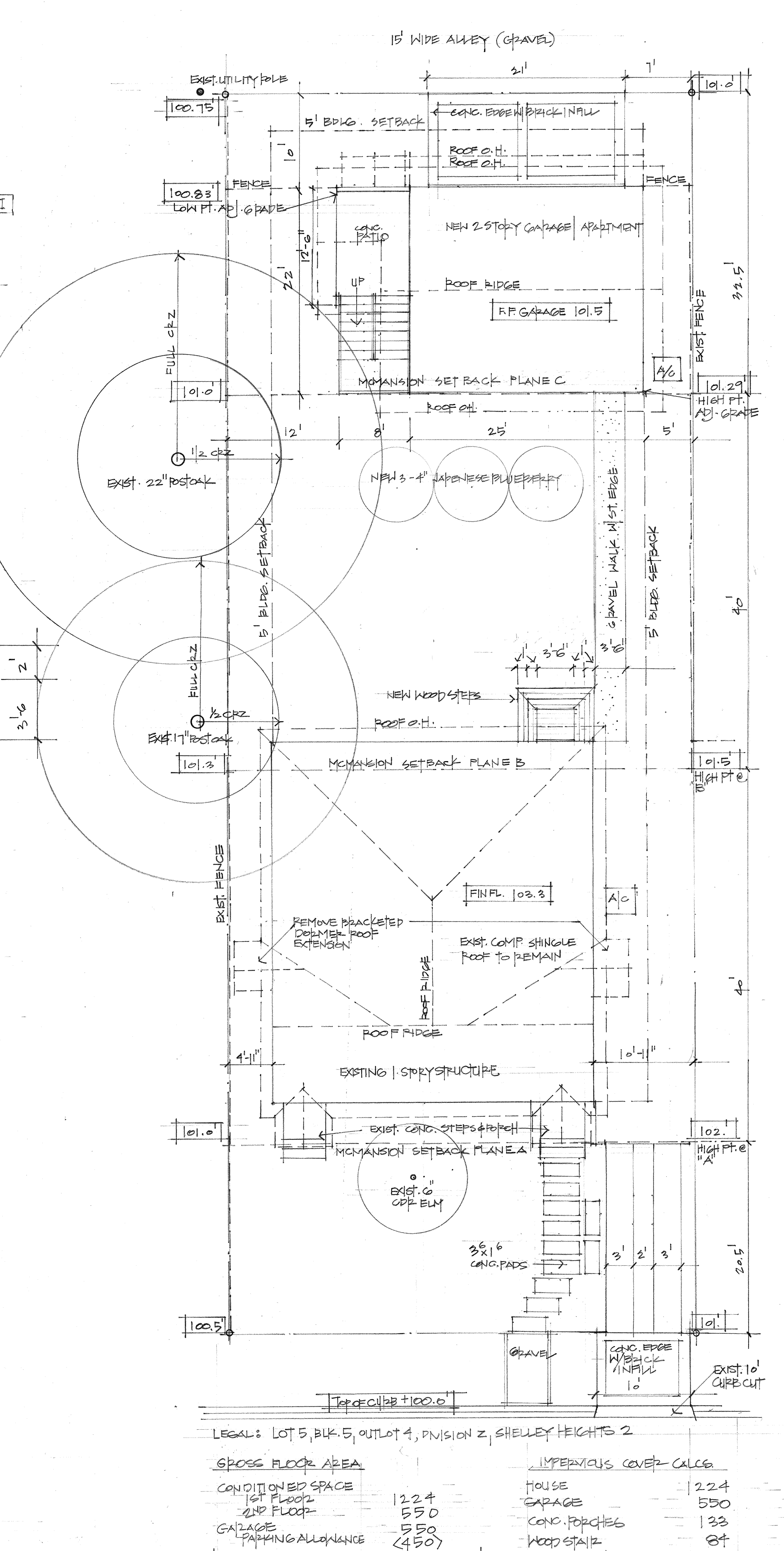
GARAGE - SECOND FLOOR
14'-11"-0"



DEMOLITION PLAN HOUSE
14'-11"-0"



FLOOR PLAN HOUSE
14'-11"-0"



SITE PLAN 1/8" = 1'-0"
NORTH

LEGAL: LOT 5, BLK 5, OUTLOT 4, DIVISION 2, SHELLEY HEIGHTS 2		IMPERVIOUS COVER CALC	
GROSS FLOOR AREA		HOUSE	224
CONDITIONED SPACE		GARAGE	550
1ST FLOOR		CONC. PORCHES	133
2ND FLOOR		WOOD STAIRS	84
GARAGE PARKING ALLOWANCE		WOOD STAIRS/STEPS	41
TOTAL GFA		CONC./BRICK DRIVES	330
TOTAL SITE		CONC. STEPS/STAIRS	88
FAR = .28		ALC. PADS	24
		TOTAL SITE COVERAGE	244.4 SP. FT.
		TOTAL SITE	6733 SP. FT.
		COVERAGE	.36