City of Austin
Residential New Construction and Addition Permit Application

Residential Review, 2nd floor, One Texas Center
505 Barton Springs, Austin, TX 78704 (512) 978-4000

Property Information

Project Address: 1714 CROMWELL HILL	Tax Parcel ID: PROPERTY ID: 112027
Legal Description: LOT 94 & W 10 FT OF LOT 95 ENFIELD C	
Zoning District:	Lot Area (sq ft): 12,919.00
Neighborhood Plan Area (if applicable): OLD ENFIELD (SFR)	Historic District (if applicable): OLD WEST AUSTIN

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ■ N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a Green Building requirement? Y ■ N
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ■ N
(If yes, approval through Aviation is required)

Does this site have a septic system? Y ■ N
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? ■ Y N (If yes, Fire review is required)
Is this property within 200 feet of a hazardous pipeline? Y ■ N (If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ■ N
(If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? Y (N) (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? ■ Y N (If yes, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) ■ Y N

Does this site currently have: water availability? ■ Y N (If no, contact Austin Water Utility to apply for
wastewater availability? ■ Y N water/wastewater taps and/or service extension request.)

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y (N)
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? Y ■ N (If yes, submit approved auxiliary and potable plumbing plans.)
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill 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 Board of Adjustment (BOA) variance? Y ■ N Case # _____ (if applicable)
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? 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.)

Description of Work

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
(Note: Removal of all or part of a structure requires a demolition permit application.)

# of existing bedrooms: 5	# of bedrooms upon completion: 6	# of baths existing: 4.5	# of baths upon completion: 5.0

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
Partial demolition to existing residence & addition to west and North elevations. Remodel interior existing

Trades Permits Required (Circle as applicable): (electric) (plumbing) (mechanical (HVAC)) concrete (R.O.W.)

Job Valuation

Total Job Valuation:	Amount of Total Job Valuation dedicated to all Addition and/or New Construction:	Amount of Total Job Valuation dedicated to all Remodel/Repair:
$ 300,000.00 Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.	$ 300,000.00 Amount for Primary Structure: $ 300,000.00 Elec: Y N | Plmbg: Y N | Mech: Y N Amount for Accessory Structure: $ _____ Elec: Y N | Plmbg: Y N | Mech: Y N	Bldg: $ 125,000.00 Elec: $ 25,000.00 Plmbg: $ 25,000.00 Mech: $ 25,000.00 TOTAL: $ 200,000.00

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information

Area Description Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	Bldg 1	Bldg 2	Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1st Floor conditioned area	1,337.00		1,201.00		2,538.00	0.00
b) 2nd Floor conditioned area	1,560.00		307.00		1,867.00	0.00
c) 3rd Floor conditioned area					0.00	0.00
d) Basement					0.00	0.00
e) Covered parking (garage or carport)	367.00		238.00		605.00	0.00
f) Covered patio, deck, porch, and/or balcony area(s)	706.00		-191.00		515.00	0.00
g) Other covered or roofed area					0.00	0.00
h) Uncovered wood decks					0.00	0.00
Total Building Area (total a through h)	3,970.00	0.00	1,555.00	0.00	5,525.00	0.00
i) Pool					0.00	0.00
j) Spa					0.00	0.00

Building Coverage Information

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)

Total Building Coverage (sq ft): 3,658.00 % of lot size: 28

Impervious Cover Information

Note: Impervious cover is the total horizontal area of covered spaces, 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)

Total Impervious Cover (sq ft): 5,307.00 % of lot size: 41

Setbacks

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y N

Height Information (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)

Building Height: 25 ft 3 in Number of Floors: 2

Parking (LDC 25-6 Appendix A & 25-6-478)

of spaces required: _____ # of spaces provided: 3

Right-of-Way Information

Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ■ N

*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.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ■ N

Width of approach (measured at property line): 21.0 ft Distance from intersection (for corner lots only): _____ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ■ N
(If yes, drainage review is required)

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	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1st Floor		1,337.00	1,201.00	INCLUDES MASONRY		2,538.00
2nd Floor		1,560.00	307.00	INCLUDES MASONRY		1,867.00
3rd Floor						0.00
Area w/ ceilings > 15'				Must follow article 3.3.5		0.00
Ground Floor Porch* (check article utilized)		561.00	-46.00	■ Full Porch sq ft (3.3.3 A) ☐ 200 sq ft (3.3.3 A 2)	515.00	0.00
Basement				Must follow article 3.3.3B, see note below		0.00
Attic				Must follow article 3.3.3C, see note below		0.00
Garage**: (check article utilized)	Attached	367.00	-43.00	■ 200 sq ft (3.3.2 B 2b)	200.00	124.00
	Detached			☐ 450 sq ft (3.3.2 A 1 / 2a) ☐ 200 sq ft (3.3.2 B 2a)		0.00
Carport**: (check article utilized)	Attached	0.00	281.00	■ 450 sq ft (3.3.2 A 3) ☐ 200 sq ft (3.3.2 B 1)***	281.00	0.00
	Detached			☐ 450 sq ft (3.3.2 A 1)		0.00
Accessory Building(s) (detached)						0.00
Totals		3,825.00	1,700.00			4,529.00

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 4,529.00

(Total Gross Floor Area ÷ Lot Area) x 100 = 35 Floor-To-Area Ratio (FAR)

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.)

***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.

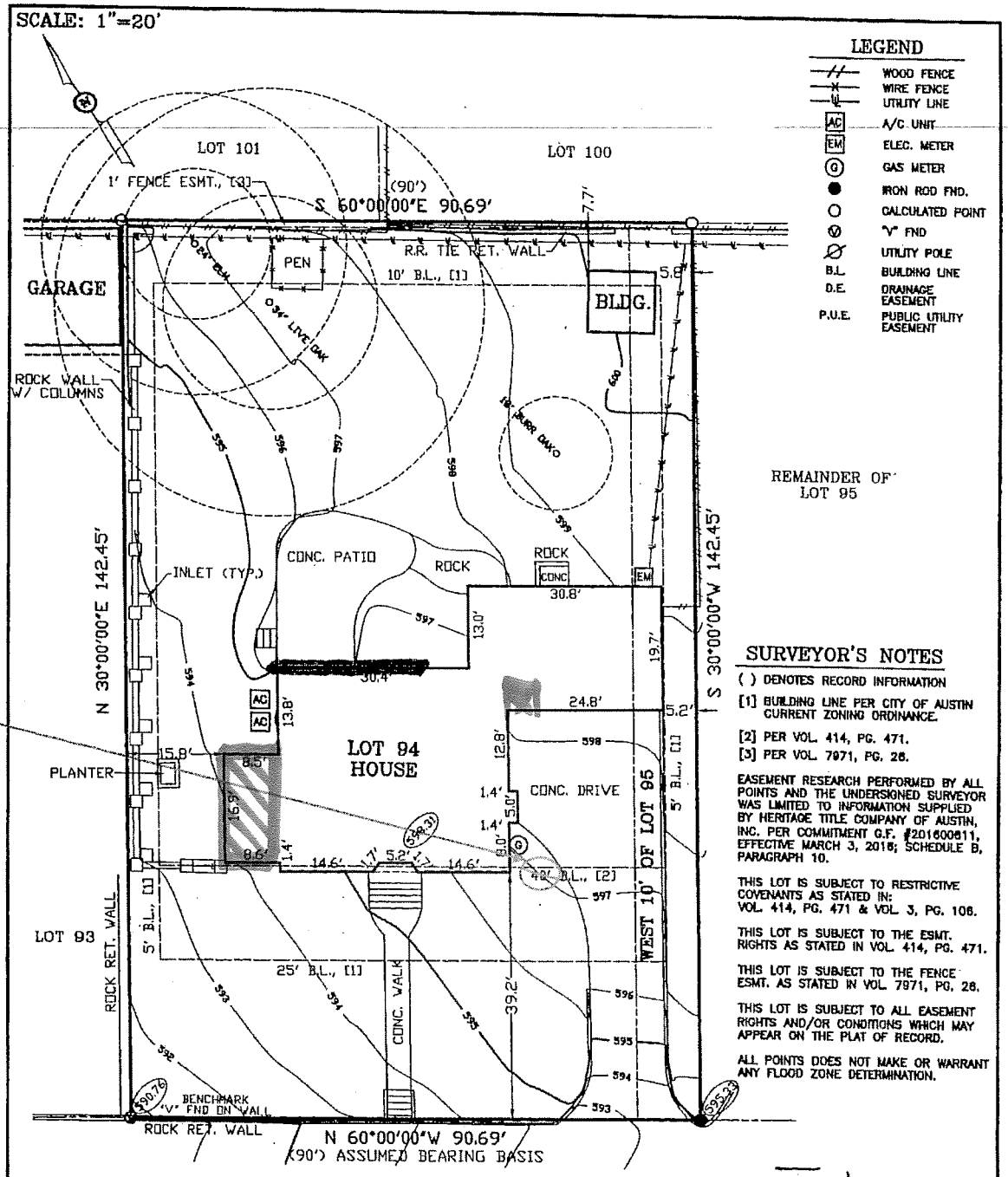
****Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 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."

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

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.

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 has a ceiling height of seven feet or less.

SCALE: 1"=20'



To be demolished

LEGEND

- WOOD FENCE
- WIRE FENCE
- UTILITY LINE
- A/C UNIT
- ELEC. METER
- GAS METER
- IRON ROD FND.
- CALCULATED POINT
- "V" FND
- UTILITY POLE
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

SURVEYOR'S NOTES

( ) DENOTES RECORD INFORMATION

[1] BUILDING LINE PER CITY OF AUSTIN CURRENT ZONING ORDINANCE.

[2] PER VOL. 414, PG. 471.

[3] PER VOL. 7971, PG. 26.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. PER COMMITMENT G.F. #201600611, EFFECTIVE MARCH 3, 2016; SCHEDULE B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 414, PG. 471 & VOL. 3, PG. 106.

THIS LOT IS SUBJECT TO THE ESMT. RIGHTS AS STATED IN VOL. 414, PG. 471.

THIS LOT IS SUBJECT TO THE FENCE ESMT. AS STATED IN VOL. 7971, PG. 26.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

** LOT 94 & W. 10' OF LOT 94

LOT No.	**	BLOCK	"_"
SECTION	_	PHASE	_
CITY	TRAVIS / AUSTIN	COUNTY, TEXAS	

SUBDIVISION / ADDITION: ENFIELD "C"
Book: _ Volume: 3 Page(s): 106 Cabinet: _ Slide: _ PLAT RECORDS
Document No.: _ Official Public Records of _____ County, Texas
Reference: GLYNIS WOOD AND LEE WOOD

	Wrt.	Date:
FIELD WORK	WW	03-23-16
DRAFTING	SCN	

SURVEY DATE: 03-25-16
Job No. 03R28916
SCALE: 1"=20'

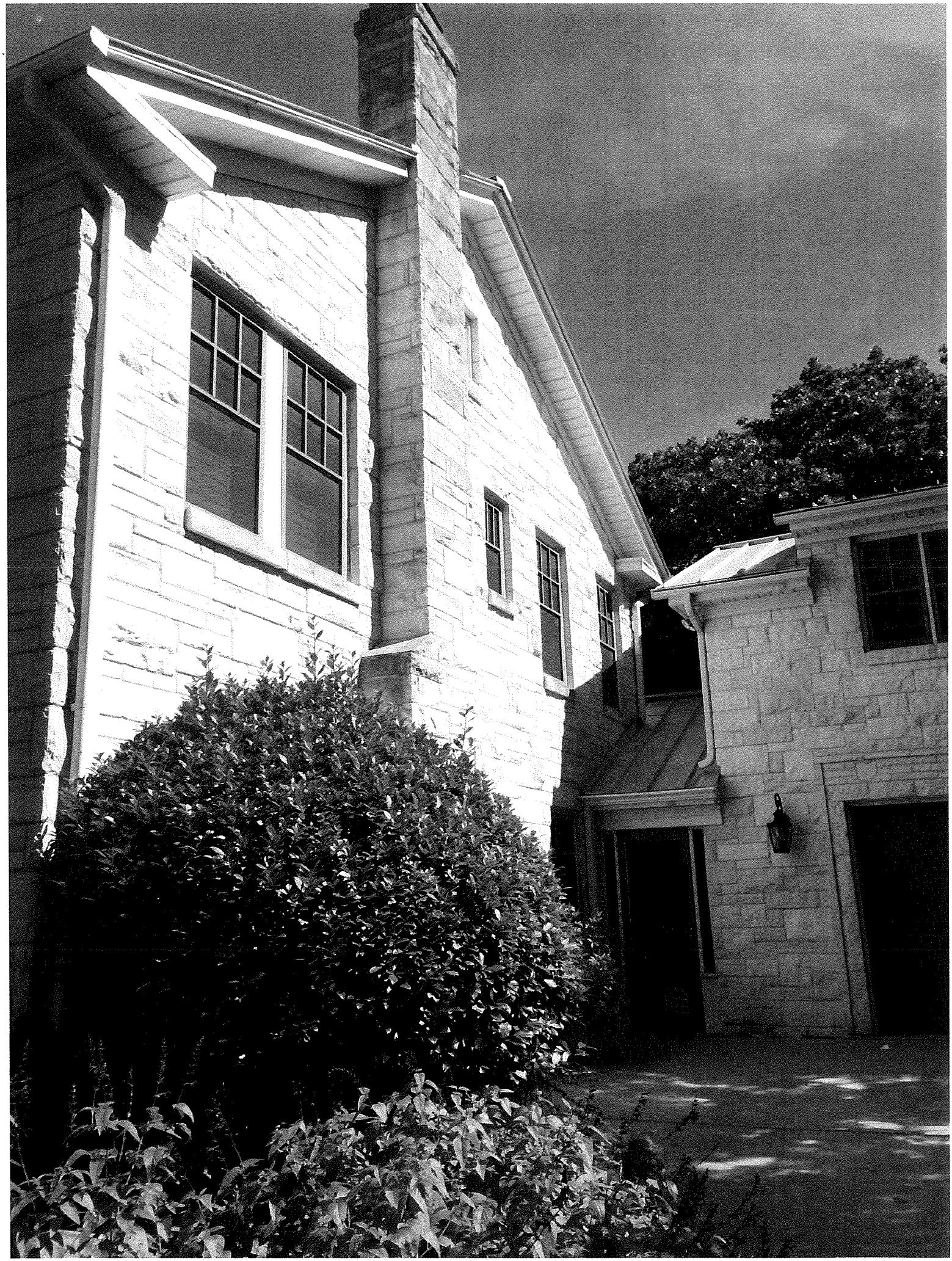
TO THE LIENHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR HERITAGE TITLE COMPANY OF AUSTIN, INC.

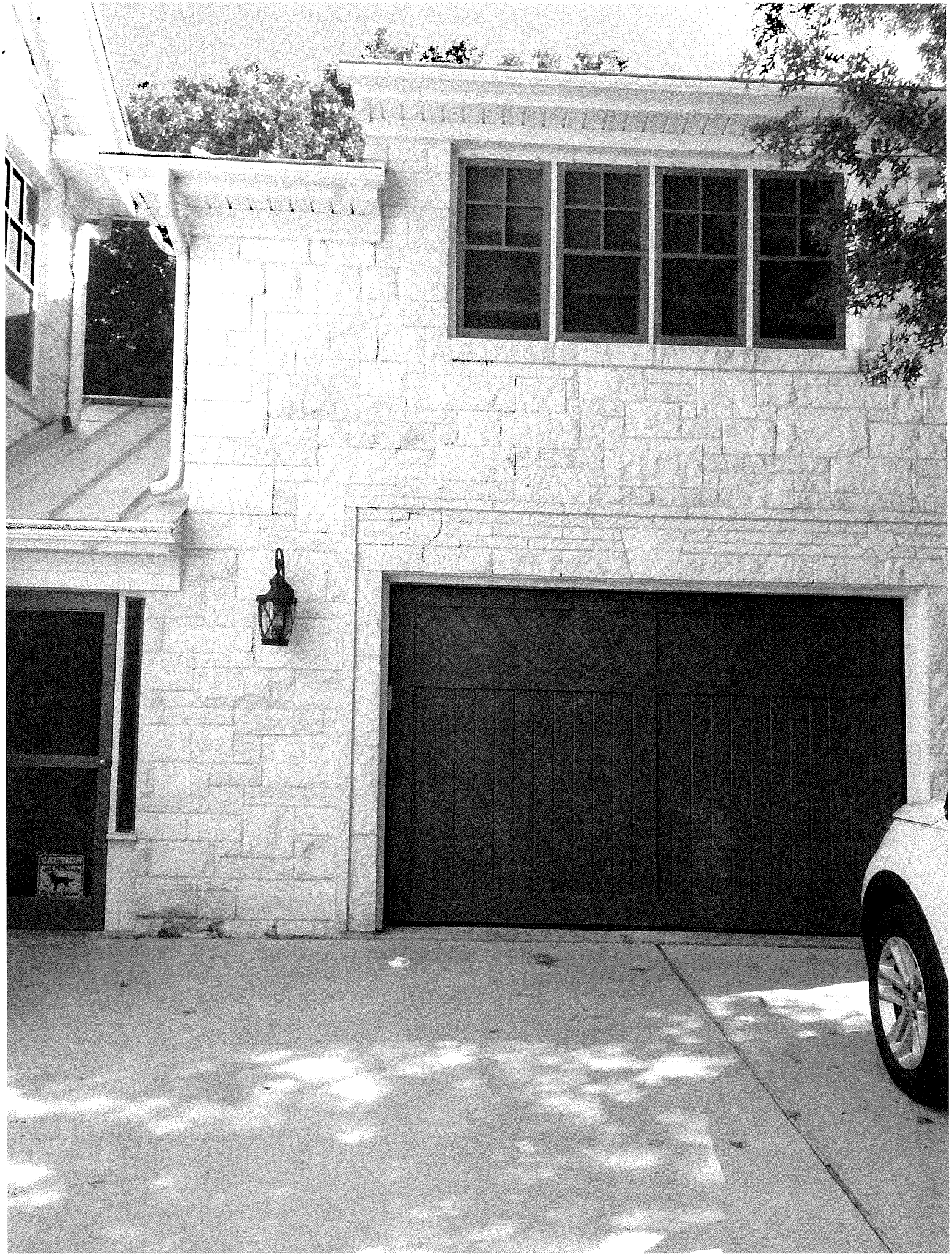
The undersigned certifies that this survey was this day made by me or under my supervision on the ground of the real property shown on the survey and after the exercise of reasonable care and in reliance on record searches by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has access to and from a roadway, except as shown hereon. There are no visible discrepancies, conflicts, shortages or overlapping of improvements or encroachments except as shown hereon.

STATE OF TEXAS REGISTERED ROGER L. WAY 3910 PROFESSIONAL LAND SURVEYOR

Roger L. Way

ALL POINTS SURVEYING
1714 FORTVIEW ROAD – SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 – FAX: (512) 440-0199
FIRM REGISTRATION # 10118900

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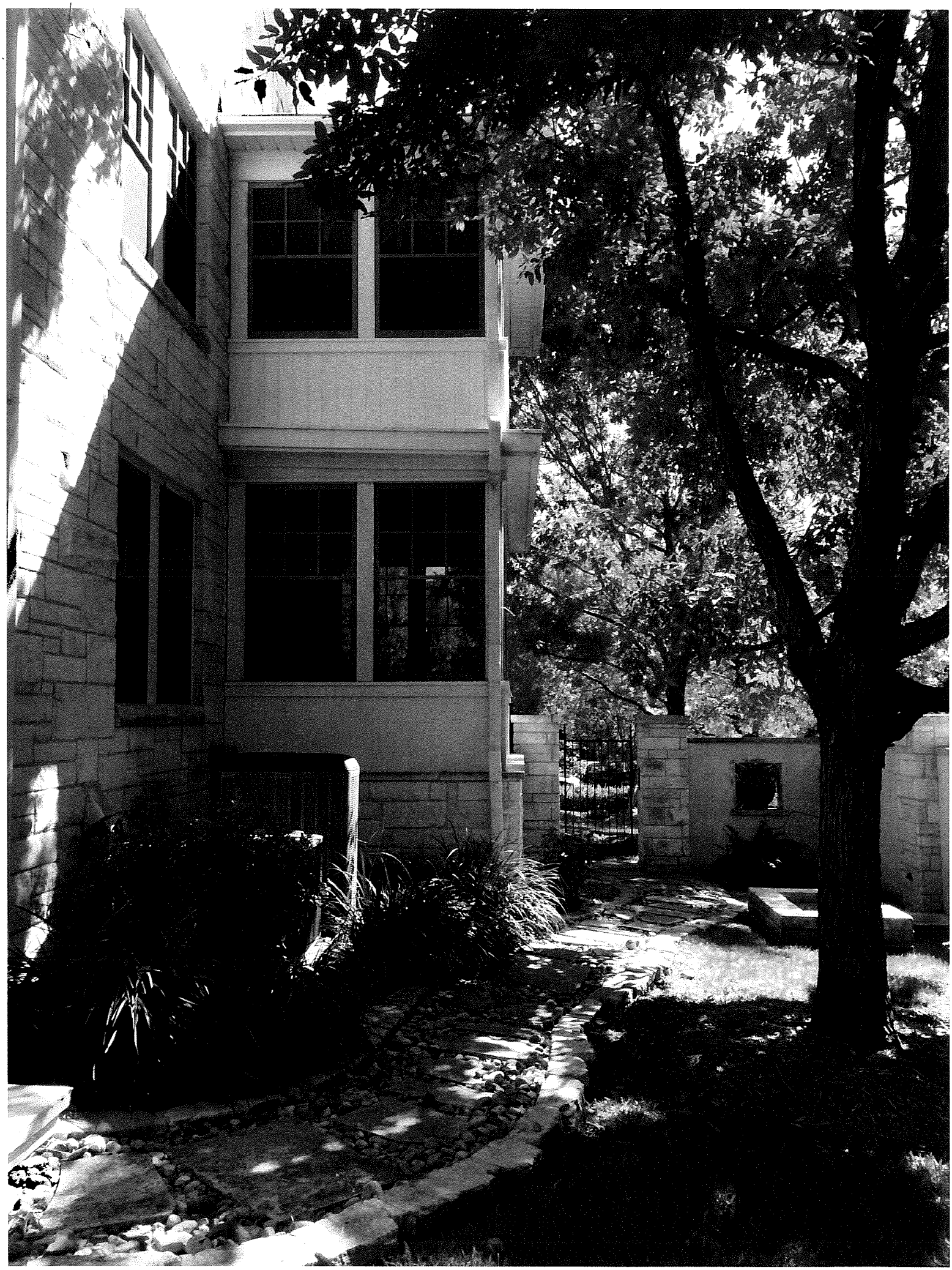
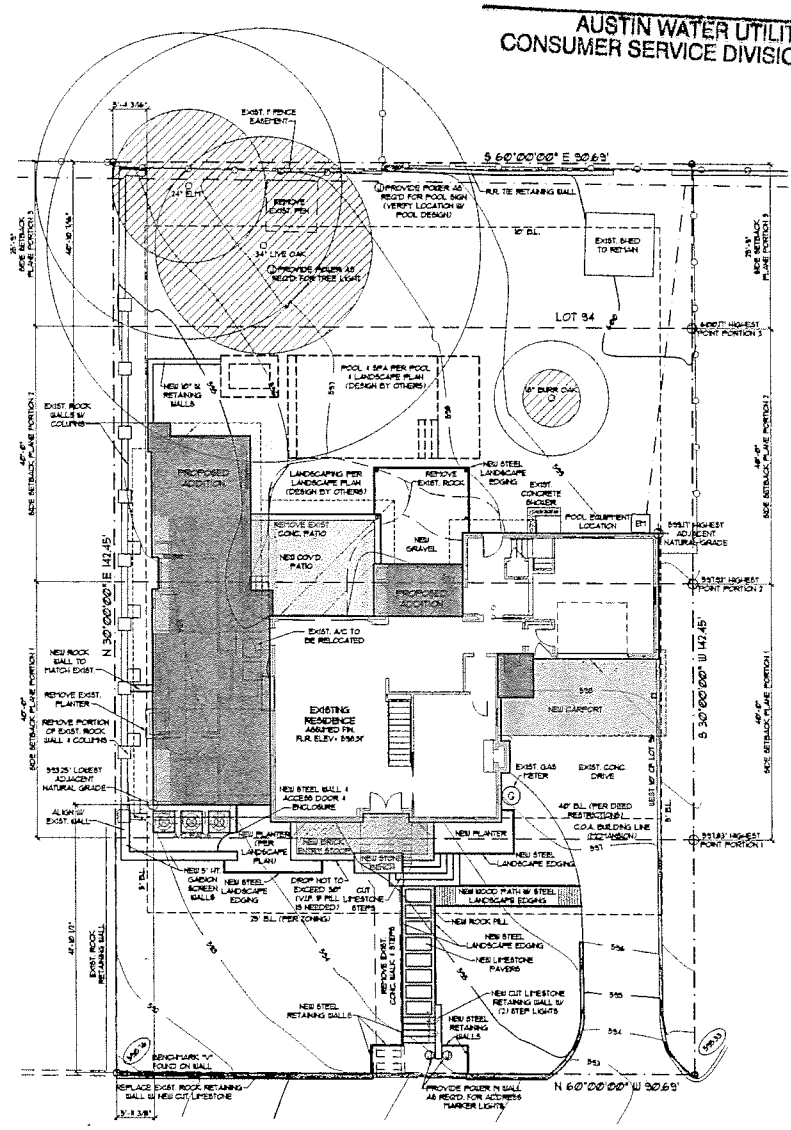


REVIEWED

JUN 27 2016

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS



1714 CROMWELL HILL

GENERAL SITE NOTES:

1.0 BUILDER TO RESCULPTURE TOPOFRESH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.

2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER.

3.0 EXPOSED FOUNDATION TO BE FINISHED OF 6" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS UNDERPIN ALL EXPOSED FOUNDATIONS.

4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 40'-0" BEYOND THE SIDE PROPERTY LINES.

5.0 UTILITY LINE LOCATIONS ARE APPROXIMATES- GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.

6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.

7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9.0 CONFIRM ALL DRIVEWAY, SIDEWALK AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.

10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.

12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VEW AND ANIMAL ACCESS.

13.0 LOCATION OF MAILBOX AND EXTERIOR DRIVEWAY LIGHTS TO BE VERIFIED PRIOR TO INSTALLATION.

14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.

15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.

16.0 NO EXISTING TREES TO BE REMOVED OR DISTURBED WITHOUT OWNER APPROVAL.

17.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 5' BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.

18.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

BUILDING COVERAGE CALCULATIONS

	EXISTING	NEW	TOTAL
LOWER HEATED	1,232 s.f.	1,235 s.f.	2,467 s.f.
UPPER HEATED	1,264 s.f.	79 s.f.	1,343 s.f.
OFFICE HEATED	347 s.f.	80 s.f.	427 s.f.
ATTACHED GARAGE	347 s.f.	-43 s.f.	304 s.f.
CARPORT	0 s.f.	281 s.f.	281 s.f.
ENTRY STOOP	30 s.f.	72 s.f.	102 s.f.
PATIO	386 s.f.	-73 s.f.	313 s.f.
UPPER SCREENED PORCH	145 s.f.	-145 s.f.	0 s.f.
LOWER SCREENED PORCH	145 s.f.	-145 s.f.	0 s.f.
UPPER MASONRY	85 s.f.	-12 s.f.	73 s.f.
LOWER MASONRY	85 s.f.	-14 s.f.	71 s.f.
TOTAL BUILDING AREA	3,930 s.f.	1,556 s.f.	5,325 s.f.
TOTAL LOT SIZE	12,375 s.f.	0 s.f.	12,375 s.f.
TOTAL BUILDING COVERAGE ON LOT	31.76%	12.57%	43.33%
TOTAL BUILDING COVERAGE ON LOT	11.33%	12.57%	23.91%

GROSS FLOOR AREA CALCULATIONS

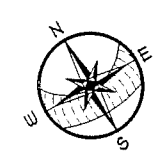
	EXISTING	NEW	EXISTING	TOTAL
LOWER HEATED	1,232 s.f.	1,235 s.f.	0 s.f.	2,467 s.f.
UPPER HEATED	1,264 s.f.	79 s.f.	0 s.f.	1,343 s.f.
OFFICE HEATED	347 s.f.	80 s.f.	0 s.f.	427 s.f.
TOTAL HEATED	2,843 s.f.	1,394 s.f.	0 s.f.	4,237 s.f.
ATTACHED GARAGE	347 s.f.	-43 s.f.	-303 s.f.	0 s.f.
CARPORT	0 s.f.	281 s.f.	-281 s.f.	0 s.f.
ENTRY STOOP	30 s.f.	72 s.f.	-102 s.f.	0 s.f.
PATIO	386 s.f.	-73 s.f.	-313 s.f.	0 s.f.
UPPER SCREENED PORCH	145 s.f.	-145 s.f.	0 s.f.	0 s.f.
LOWER SCREENED PORCH	145 s.f.	-145 s.f.	0 s.f.	0 s.f.
UPPER MASONRY	85 s.f.	-12 s.f.	0 s.f.	73 s.f.
LOWER MASONRY	85 s.f.	-14 s.f.	0 s.f.	71 s.f.
TOTAL GROSS FLOOR AREA	3,930 s.f.	1,556 s.f.	-1,014 s.f.	4,473 s.f.
GROSS FLOOR AREA OF LOT	0.31%	0.13%	0.13%	0.36%
FLOOR AREA RATIO	32.13%	12.57%	-1.13%	36.04%

IMPERVIOUS COVER CALCS

	EXISTING	NEW	TOTAL	ALLOWABLE (ASSUMING ZONING SF-3)
RESIDENCE	2,843 s.f.	1,394 s.f.	4,237 s.f.	
SHED	100 s.f.	0 s.f.	100 s.f.	
CARPORT	0 s.f.	281 s.f.	281 s.f.	
DRIVEWAY	1,270 s.f.	0 s.f.	1,270 s.f.	
FRONT WALK	114 s.f.	0 s.f.	114 s.f.	
ENTRY STOOP	30 s.f.	72 s.f.	102 s.f.	
PATIO	386 s.f.	-73 s.f.	313 s.f.	
RETAINING WALLS	173 s.f.	101 s.f.	274 s.f.	
ROCK WALLS	140 s.f.	0 s.f.	140 s.f.	
CONCRETE OUTDOOR SHADER	278 s.f.	0 s.f.	278 s.f.	
PLANTER WALLS	173 s.f.	160 s.f.	333 s.f.	
A/C PADS	9 s.f.	24 s.f.	33 s.f.	
POOL COPING ALLOWANCE	0 s.f.	625 s.f.	625 s.f.	
LANDSCAPING ALLOWANCE	0 s.f.	625 s.f.	625 s.f.	
ROOF OVERHANGS 24"	0 s.f.	344 s.f.	344 s.f.	
IMPERVIOUS	4,264 s.f.	3,875 s.f.	8,139 s.f.	9,894 s.f.
LOT SIZE	12,375 s.f.	12,375 s.f.	12,375 s.f.	12,375 s.f.
TOTAL	33.24%	31.32%	65.76%	79.96%

PROVIDE RESIDENTIAL FIRE SPRINKLER SYSTEM AS REQ'D. (DESIGN BY OTHERS)

LEGAL DESCRIPTION
1714 CROMWELL HILL
LOT 54
OLD ENFIELD NEIGHBORHOOD
AUSTIN, TEXAS 78703
TRAVIS COUNTY



SITE PLAN
SCALE 1:30

All structures must maintain 7'6" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

AE APPROVED
JUN 27 2016
179-244
JGM

CORNERSTONE ARCHITECTS
7000 BEE CAVES RD. SUITE 200 AUSTIN TX 78746 512.329.0007

A CUSTOM REMODEL FOR:
WOOD RESIDENCE
1714 CROMWELL HILL
AUSTIN, TEXAS 78703

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REVISION:

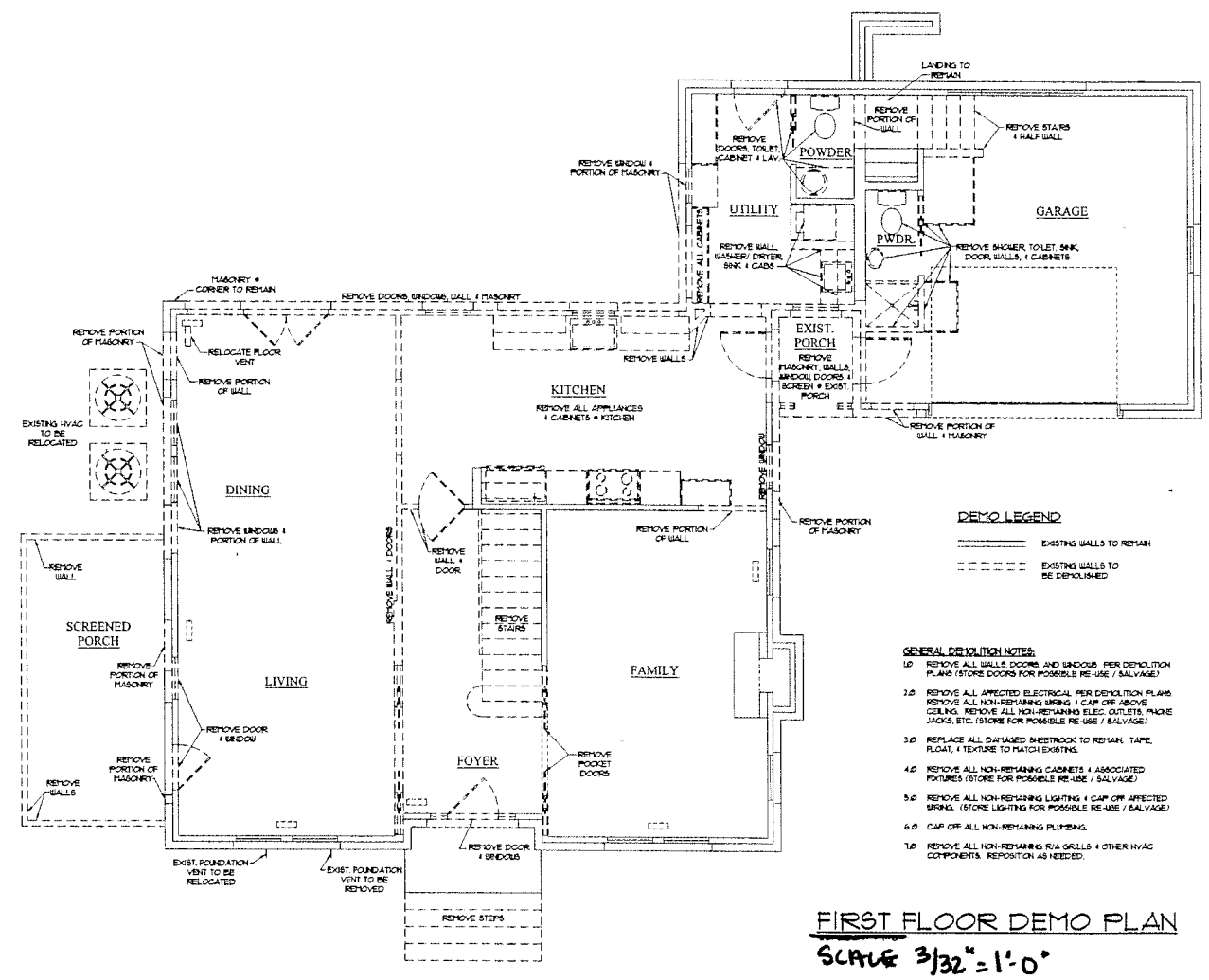
REGISTERED ARCHITECT
STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-1
1 of 14

PROJECT NO. 1604?
DRAWN BY: KA
DATE: 6/23/16
CHECKED BY: -K
PROJECT MGR: RP



GENERAL DEMOLITION NOTES:

1.0 REMOVE ALL WALLS, DOORS, AND WINDOWS PER DEMOLITION PLANS (STORE DOORS FOR POSSIBLE RE-USE / SALVAGE)

2.0 REMOVE ALL AFFECTED ELECTRICAL PER DEMOLITION PLANS. REMOVE ALL NON-REMAINING WIRING & CAP OFF ABOVE CEILING. REMOVE ALL NON-REMAINING ELEC. OUTLETS, PHONE JACKS, ETC. (STORE FOR POSSIBLE RE-USE / SALVAGE)

3.0 REPLACE ALL DAMAGED SHEETROCK TO REMAIN. TAPE, FLOAT, & TEXTURE TO MATCH EXISTING.

4.0 REMOVE ALL NON-REMAINING CABINETS & ASSOCIATED FIXTURES (STORE FOR POSSIBLE RE-USE / SALVAGE)

5.0 REMOVE ALL NON-REMAINING LIGHTING & CAP OFF AFFECTED WIRING. (STORE LIGHTING FOR POSSIBLE RE-USE / SALVAGE)

6.0 CAP OFF ALL NON-REMAINING PLUMBING.

7.0 REMOVE ALL NON-REMAINING R/A GRILLS & OTHER HVAC COMPONENTS. REPOSITION AS NEEDED.

FIRST FLOOR DEMO PLAN

SCALE 3/32" = 1'-0"

CORNERSTONE ARCHITECTS

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REVISION:

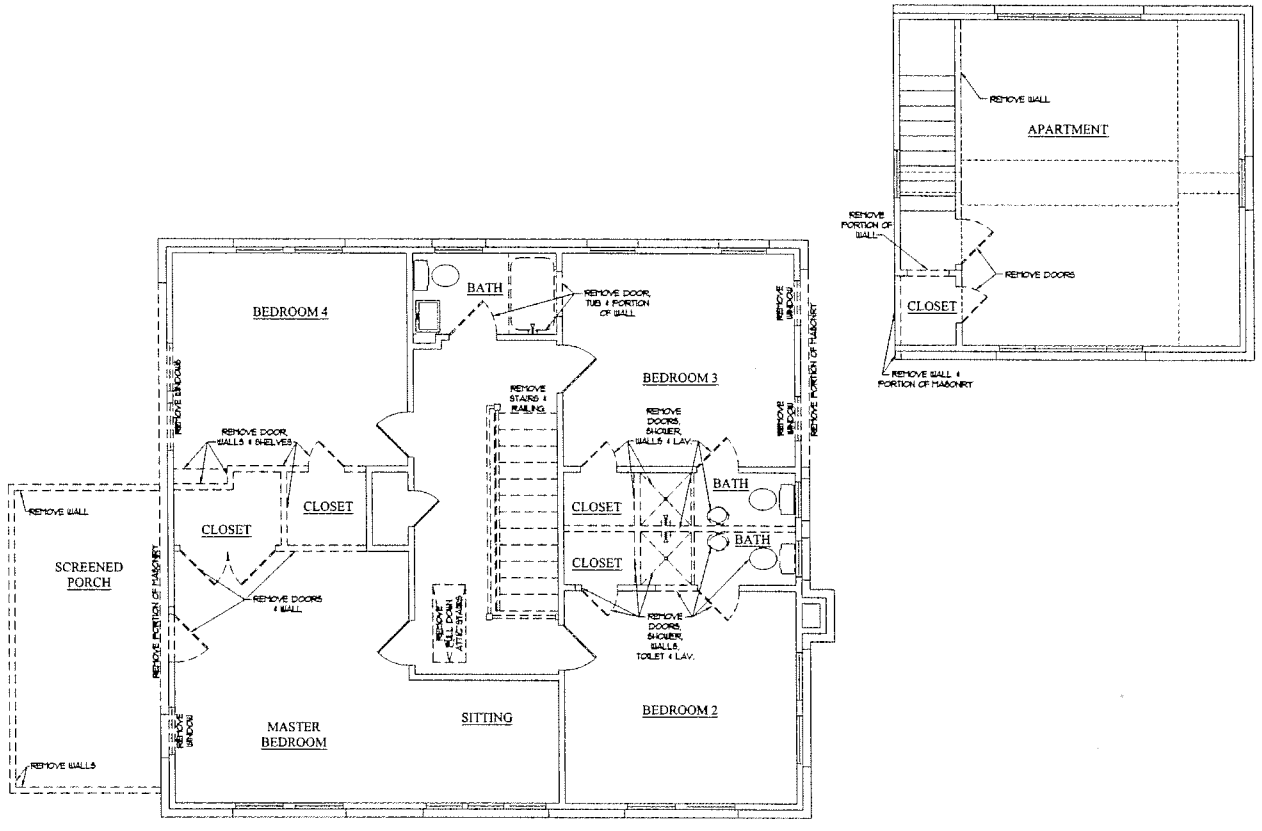
REGISTERED ARCHITECT RICHARD PARKER 17477 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-2
2 of 14

PROJECT NO.	16047
DRAWN BY:	KA
DATE:	6/22/16
CHECKED BY:	-X
PROJECT MGR:	RP



SECOND FLOOR DEMO PLAN

SCALE 3/32" = 1'-0"

CORNERSTONE ARCHITECTS

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REVISION:

REGISTERED ARCHITECT RODRIGUEZ PALMER 17477 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-3

3 of 14

PROJECT NO.	16047
DRAWN BY:	KA
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PROJECT MGR.	RP

GENERAL PLAN NOTES:

1.0 ALL WINDOWS WILL BE DIMENSIONED TO CENTER LINE UNLESS OTHERWISE NOTED. GLASS SIZE PER MFR. SPECS.

2.0 ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.

3.0 ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALLS ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.

4.0 WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESSABLE WINDOWS INSTALLED WHERE REQUIRED BY CODE.

5.0 THESE DOCUMENTS REFLECT NOMINAL WINDOW SIZES. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.

6.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

7.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE NECESSARY PLUMBING FOR POOL &/OR SPA. VERIFY LOCATION WITH BUILDER OR OWNER.

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

9.0 WEATHERSTRIP ATTIC ACCESS DOOR(S).

10.0 CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.

11.0 IN VENTED ROOF ASSEMBLIES PROVIDE 1 SF. NET FREE AREA OF ATTIC VENTILATION PER 150 SF. OF TOTAL COVERED ROOF AREA AS PER CODE.

12.0 IF PLATE HEIGHT IS 9'-0" OR HIGHER, ALL DOORS AND CASED OPENINGS TO BE 8'-0" HT. UNLESS NOTED OTHERWISE. IF PLATE HEIGHT IS 9'-0" OR LESS, ALL DOORS AND CASED OPENINGS TO BE 6'-8" HT. UNLESS NOTED OTHERWISE. EXCEPTION: IF A 7'-0" HT. DOOR IS USED ADJUST WINDOWS TO 7'-0" HEADER HT.

13.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.

14.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.

15.0 PROVIDE WEATHERSEAL AND A 5 1/2" MASONRY DOOR SILL AT ALL EXTERIOR DOOR THRESHOLDS.

16.0 UNLESS NOTED OTHERWISE STANDARD PANTRY SHELVING TO BE AS FOLLOWS:

LOWEST 2 SHELVES TO BE 16" D. WITH HEIGHT SPACING OF 14" CLEAR.

REMAINING SHELVES TO BE 12" D. WITH HEIGHT SPACING OF 12" CLEAR.

17.0 ALL WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2x6 STUDS. IF WALLS OVER 9'-0" IN HEIGHT ARE NOT BUILT WITH 2x6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS AT 12" O.C.

18.0 THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.

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

20.0 PROVIDE BLOCKING FOR HANDRAIL MOUNTING AT STAIRS AS NECESSARY.

21.0 ALL FIREPLACES TO HAVE 20" DEEP HEARTH & 12" NON-COMBUSTIBLE SURROUND.

LEGEND:

GAS KEY GAS SHOWER HEAD HOSE BIBB

VISITABILITY NOTES:

1.0 ALL NEW CONSTRUCTION RESIDENCES TO HAVE AT LEAST ONE BATHROOM OR HALF BATH ON THE FIRST FLOOR WITH:
- A 30" MINIMUM CLEAR OPENING.
- MINIMUM 2x6 LATERAL BLOCKING AT 34" O.C. FLUSH WITH STUD EDGES OF BATHROOM WALL AND PARALLEL TO THE INTERIOR FLOOR LEVEL ON ALL WALLS EXCEPT THE PORTION DIRECTLY BEHIND THE LAVATORY.
- A VISITABLE BATHROOM ROUTE FROM THE VISITABLE ENTRANCE THROUGH THE LIVING ROOM, DINING ROOM, AND KITCHEN WITH A MINIMUM CLEAR OPENING OF 32" AND RAMPED OR BEVELED DOOR THRESHOLDS.

2.0 THE FIRST FLOOR OF VISITABLE RESIDENCES TO HAVE VISITABLE LIGHT SWITCHES, RECEPTACLES, AND ENVIRONMENTAL CONTROLS TO MEET THE FOLLOWING:
- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS TO BE 48" OR LESS ABOVE THE INTERIOR FLOOR LEVEL.
- WALL OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15" ABOVE THE INTERIOR FLOOR LEVEL.

3.0 THE RESIDENCE MUST HAVE AT LEAST ONE VISITABLE ENTRANCE THAT MEETS THE FOLLOWING:
- A NO-STEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A WIDTH OF AT LEAST 36".
- MINIMUM OF A 3'x3' LANDING WITH A MAX SLOPE OF ONE-QUARTER INCH PER FOOT.
- PUBLIC SIDEWALK EXTERIOR ROUTE SHOULD HAVE A SLOPE NO GREATER THAN 1:12.

GENERAL PROJECT NOTES:

1.0 THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

2.0 ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.

3.0 BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.

4.0 ARCHITECTS ARE GOVERNED BY THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, (512)458-1363.

5.0 WHILE THESE DRAWINGS ARE INTENDED TO SHOW SAME, THE ARCHITECT IS NOT RESPONSIBLE FOR GOVERNING AUTHORITY INTERPRETATIONS WHERE THOSE INTERPRETATIONS CONFLICT WITH THESE DRAWINGS &/OR SPECS.

6.0 PORTIONS OF THIS WORK MAY NOT HAVE BEEN DRAWN BY A REGISTERED ARCHITECT.

7.0 THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.

8.0 THESE DOCUMENTS DO NOT SHOW TYPICAL DETAILING &/OR WATERPROOFING.

9.0 THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS OR MATERIAL SELECTIONS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS/MATERIALS SELECTED WHEN INSTALLED.

10.0 ALL COMPONENTS, MATERIALS, ASSEMBLIES AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES.

11.0 ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION WHICH ARE NOT DETAILED IN THESE CONSTRUCTION DOCUMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ASPECTS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO ALL WATER AND DAMP PROOFING, LOAD CONNECTIONS AND MECHANIC, ELECTRICAL AND PLUMBING SYSTEMS.

12.0 ALL MATERIALS AND LABOR TO BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL PAYMENT, IN ADDITION TO ALL WARRANTIES THAT ARE STANDARD TO THE INDUSTRY. CONTRACTOR TO PROVIDE (SUPPLY AND INSTALL) ALL EQUIPMENT, LABOR SERVICES, AND MATERIALS REQUIRED FOR THE COMPLETE APPROVED INSTALLATION OF THE SYSTEMS CALLED FOR.

13.0 THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR COMPLETION OF WORK.

14.0 ALL DIMENSIONS TO BE VERIFIED IN THE FIELD. REPORT ANY AND ALL DISCREPANCIES, ERRORS OR OMISSIONS TO THE ARCHITECT PRIOR TO COMMENCING WORK AND/OR ORDERING MATERIALS. MINOR DEVIATIONS, SUBJECT TO CONSTRUCTION REQUIREMENTS AND FIELD CONDITIONS, CAN BE EXPECTED.

15.0 UNDER NO CIRCUMSTANCES SHALL ANY DIMENSION BE SCALED FROM THESE DRAWINGS. ANY CRUCIAL DIMENSION NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

16.0 ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.

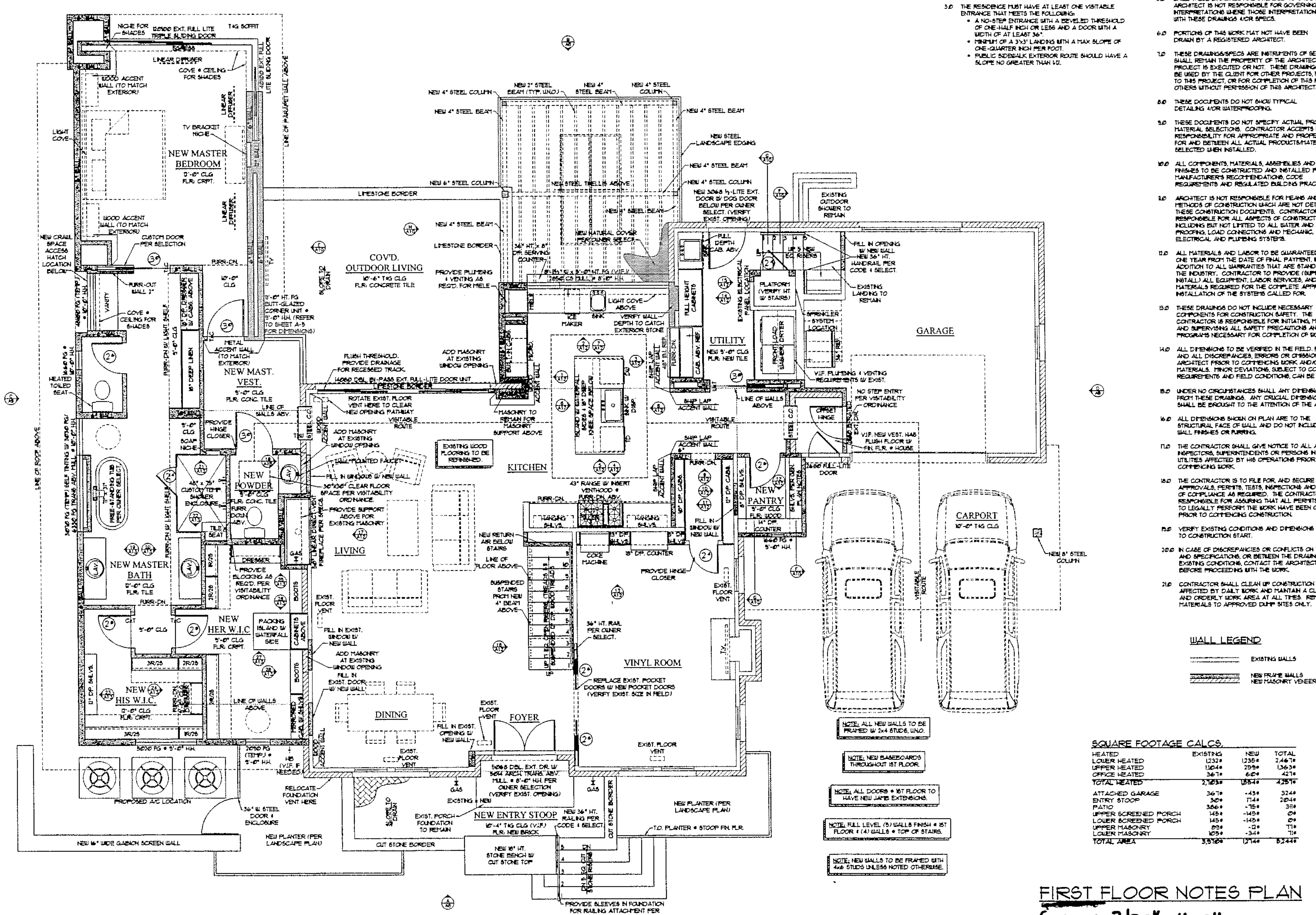
17.0 THE CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCING WORK.

18.0 THE CONTRACTOR IS TO FILE FOR, AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL PERMITS NECESSARY TO LEGALLY PERFORM THE WORK HAVE BEEN OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

19.0 VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START.

20.0 IN CASE OF DISCREPANCIES OR CONFLICTS ON THE DRAWINGS AND SPECIFICATIONS, OR BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS, CONTACT THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH THE WORK.

21.0 CONTRACTOR SHALL CLEAN UP CONSTRUCTION AREAS AFFECTED BY DAILY WORK AND MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES. REMOVE MATERIALS TO APPROVED DUMP SITES ONLY.



NOTE: ALL NEW WALLS TO BE FRAMED W/ 2x4 STUDS, U.N.O.

NOTE: NEW BASEBOARDS THROUGHOUT 1ST FLOOR.

NOTE: ALL DOORS @ 1ST FLOOR TO HAVE NEW JAMB EXTENSIONS.

NOTE: FULL LEVEL (5) WALLS FINISH @ 1ST FLOOR & (4) WALLS @ TOP OF STAIRS.

NOTE: NEW WALLS TO BE FRAMED WITH 4x6 STUDS UNLESS NOTED OTHERWISE.

WALL LEGEND

EXISTING WALLS

NEW FRAME WALLS
NEW MASONRY VENEER

SQUARE FOOTAGE CALCS.

HEATED	EXISTING	NEW	TOTAL
LOWER HEATED	1,232#	1,235#	2,467#
UPPER HEATED	1,104#	259#	1,363#
OFFICE HEATED	367#	60#	427#
TOTAL HEATED	2,703#	1,554#	4,257#
ATTACHED GARAGE	367#	-43#	324#
ENTRY STOOP	30#	174#	204#
PATIO	386#	-75#	311#
UPPER SCREENED PORCH	145#	-145#	0#
LOWER SCREENED PORCH	145#	-145#	0#
UPPER MASONRY	89#	-12#	77#
LOWER MASONRY	105#	-34#	71#
TOTAL AREA	3,570#	1,714#	5,244#

FIRST FLOOR NOTES PLAN

SCALE 3/32" = 1'-0"

CORNERSTONE
ARCHITECTS

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REVISION:

REGISTERED ARCHITECT · RODNEY E. PALMER · 17477 · STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-4
4 of 14

PROJECT NO.	16047
DRAWN BY:	KA
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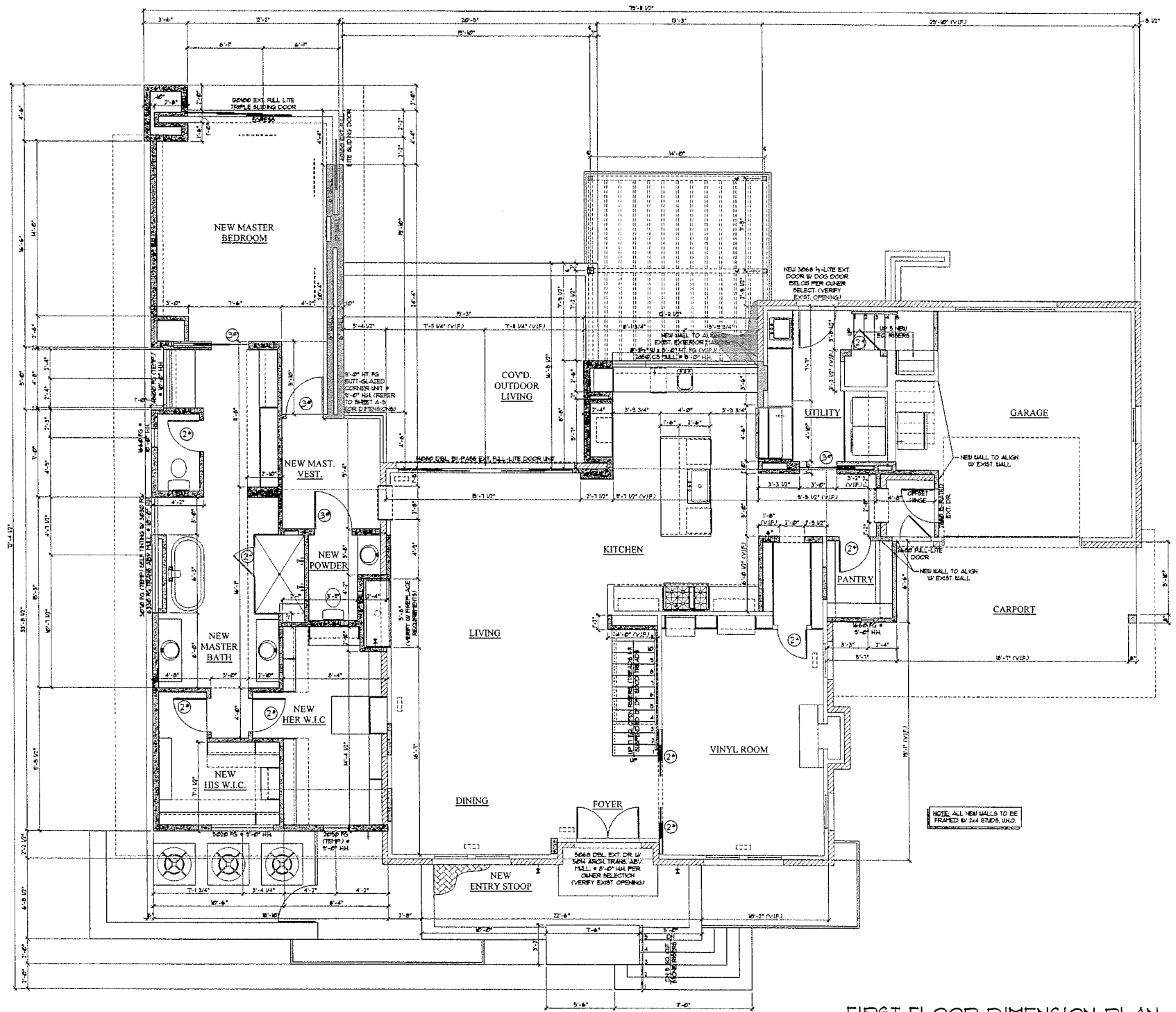
PROJECT MGR:	RP



FIRST FLOOR DIMENSION PLAN

SCALE 3/32" = 1'-0"

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REVISION:

REGISTERED ARCHITECT
RODNEY E. PAMMER
17477
STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-5
5 of 14

PROJECT NO.	16047
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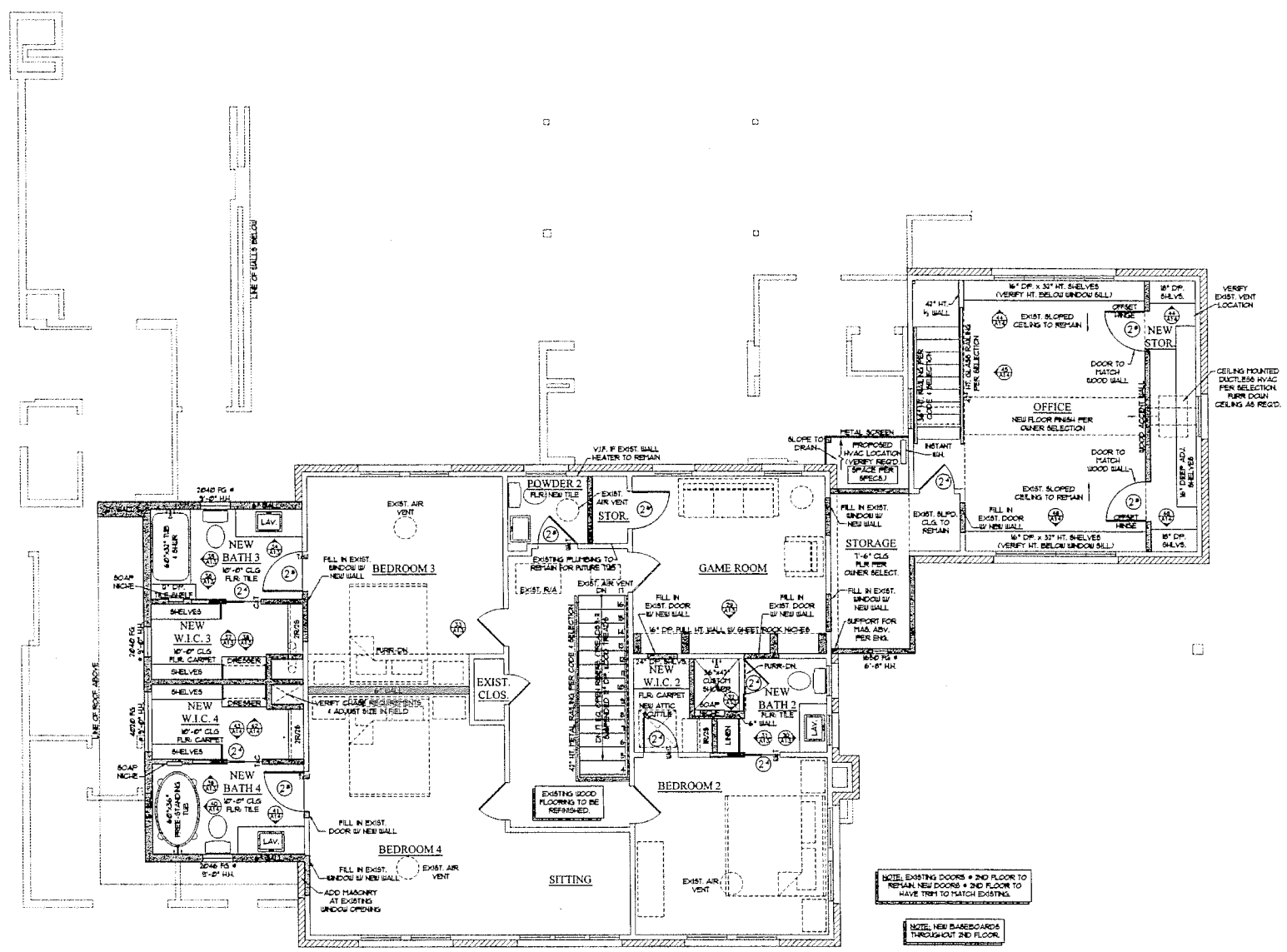

SECOND FLOOR NOTES PLAN

SCALE 3/32" = 1'-0"

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REVISION:

REGISTERED ARCHITECT ROBERT PARKER 17477 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-6
6 of 14

PROJECT NO. 16047
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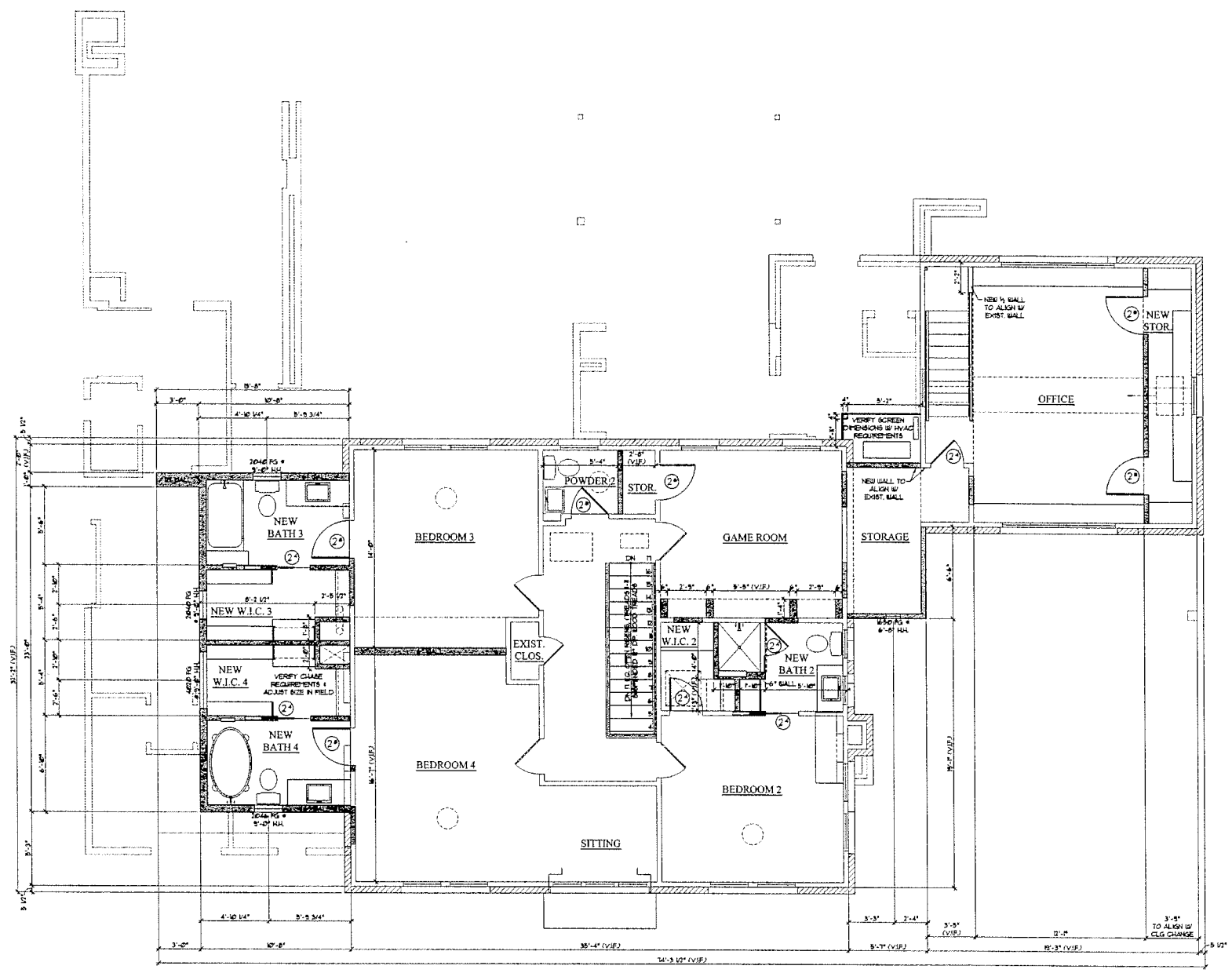
PROJECT MGR: RP



SECOND FLOOR DIMENSION PLAN

SCALE 3/32" = 1'-0"

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REVISION:

REGISTERED ARCHITECT ROBERT W. PALMER 17477 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-7

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PROJECT NO.	16047
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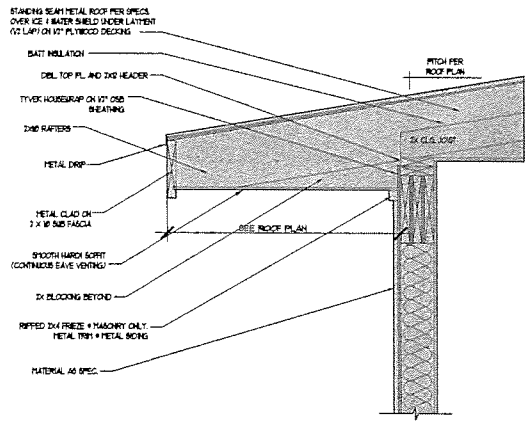
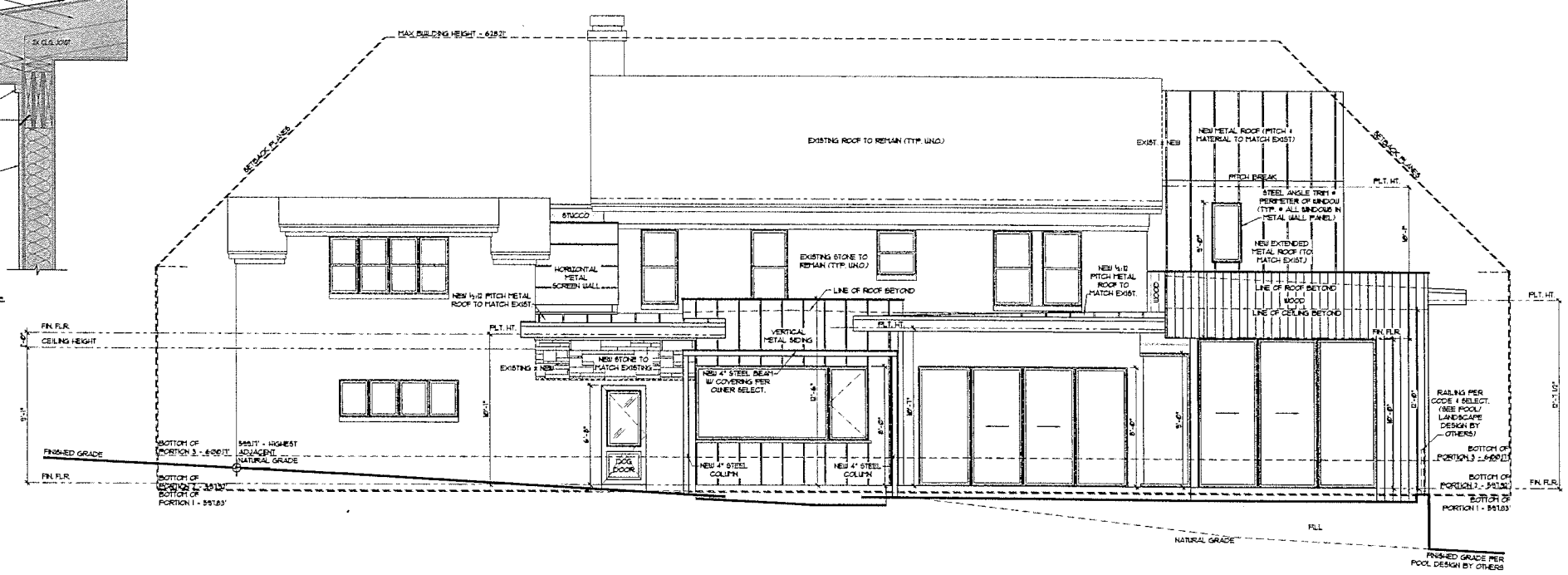
PROJECT MGR:	RP

A FRONT ELEVATION
SCALE 3/32"=1'-0"



TYP. WALL/ EAVE DETAIL
NTS

NOTE: DETAILS SHOWN ARE FOR SHOWN SOLELY TO CONVEY ARCHITECTURAL AESTHETIC INTENTIONS. THE MEANS & METHODS OF CONSTRUCTION TO PROVIDE COMPLETE WATERPROOFING, FLASHING & DRAINAGE ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



B REAR ELEVATION
SCALE 3/32"=1'-0"

GENERAL ELEVATION NOTES

1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.

2.0 PROVIDE FIN. 4" BL TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 1X4 U.O. TRIM AT SIDING/WOOD VENEERS.

3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 6" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

4.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REPRESENT ACTUAL FINISH GRADES. VERIFY FINISH GRADE ON JOB SITE.

5.0 ACTUAL ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.

6.0 ALL PLUMBING, APPLIANCE AND GAS VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF AND KEPT TO REAR OF ROOF WHEREVER POSSIBLE.

7.0 CHIMNEY/FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR CONSTRUCTING CHIMNEY/FLUE TO ENSURE PROPER DRAW FOR FIREPLACE BASED ON HOUSE & SITE ORIENTATION VERSUS PREVAILING WINDS.

8.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

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REVISION:

REGISTERED ARCHITECT RICHARD PAUL PRIEST 11417 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-8
8 of 14

PROJECT NO.	16947
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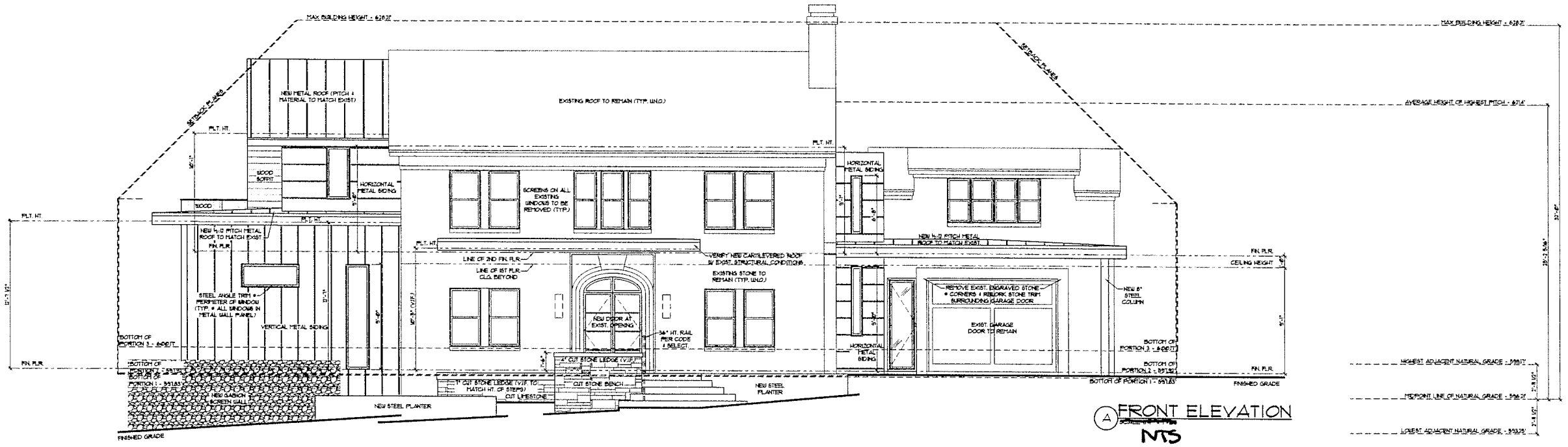
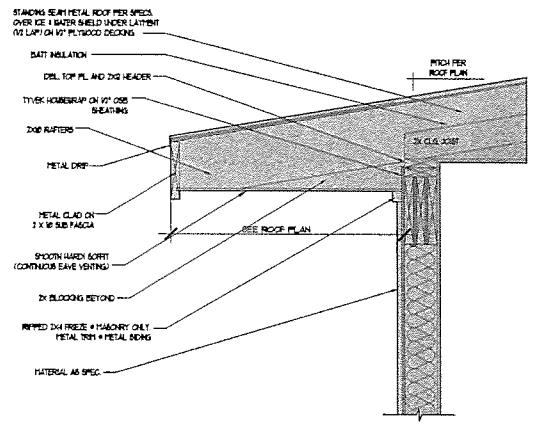


A FRONT ELEVATION
NTS



TYP. WALL/ EAVE DETAIL
SCALE 3/8" = 1'-0"

GENERAL ELEVATION NOTES

1.0 ALL WINDOW HDR. HTS. LOWER FLOOR TO BE 8'-0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HDR. HTS. UPPER FLOOR TO BE 6'-8" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLANS.

2.0 PROVIDE MIN. 4" W. TRIM AT ALL SIDES OF ALUMINUM WINDOWS. STUCCO TRIM AT STUCCO WALL VENEER AND 5x4 MIN. TRIM AT SIDING/WOOD VENEERS.

3.0 EXPOSED FOUNDATION TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE OR PER SUBDIVISION REQUIREMENTS. UNDERPIN ALL EXPOSED FOUNDATIONS.

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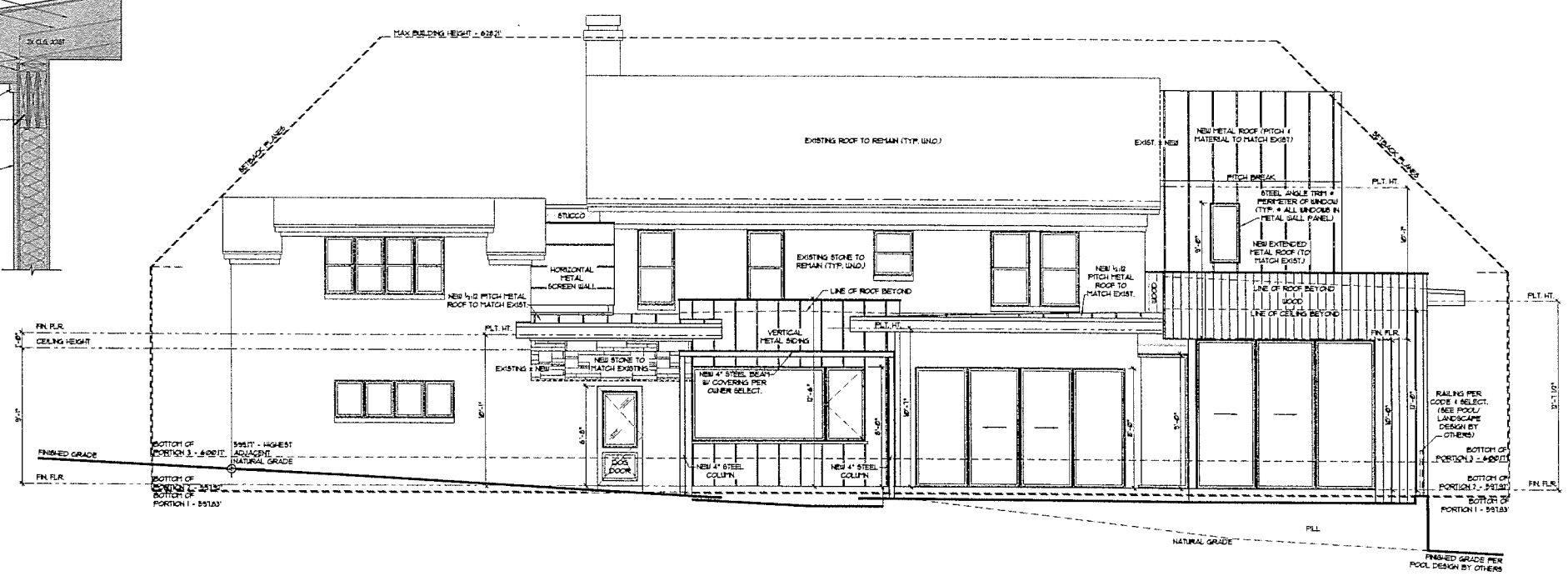
8.0 CONTRACTOR TO PROVIDE RAINSCREEN AND FLASHING BEHIND ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

NOTE: DETAILS SHOWN ARE FOR SHOWN SOLELY TO CONVEY ARCHITECTURAL AESTHETIC INTENTIONS. THE FRAME & METHODS OF CONSTRUCTION TO PROVIDE COMPLETE WATERPROOFING, FLASHING, & DRAINAGE ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



B REAR ELEVATION
NTS

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REVISION:

REGISTERED ARCHITECT RICHARD A. KAMP 17417 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-8
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PROJECT NO.	16047
DRAWN BY:	K.A.
DATE:	6/22/16
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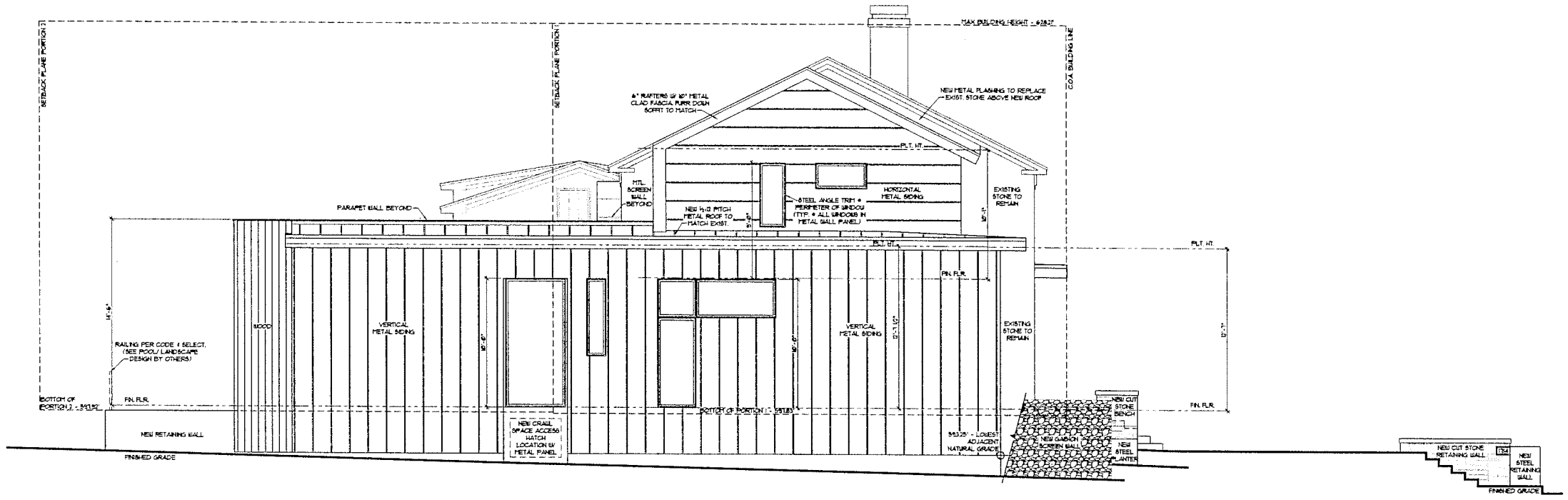
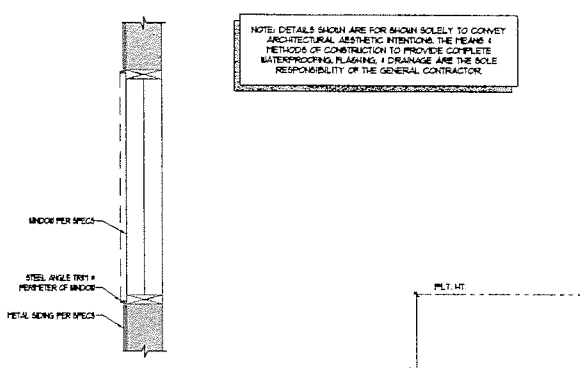
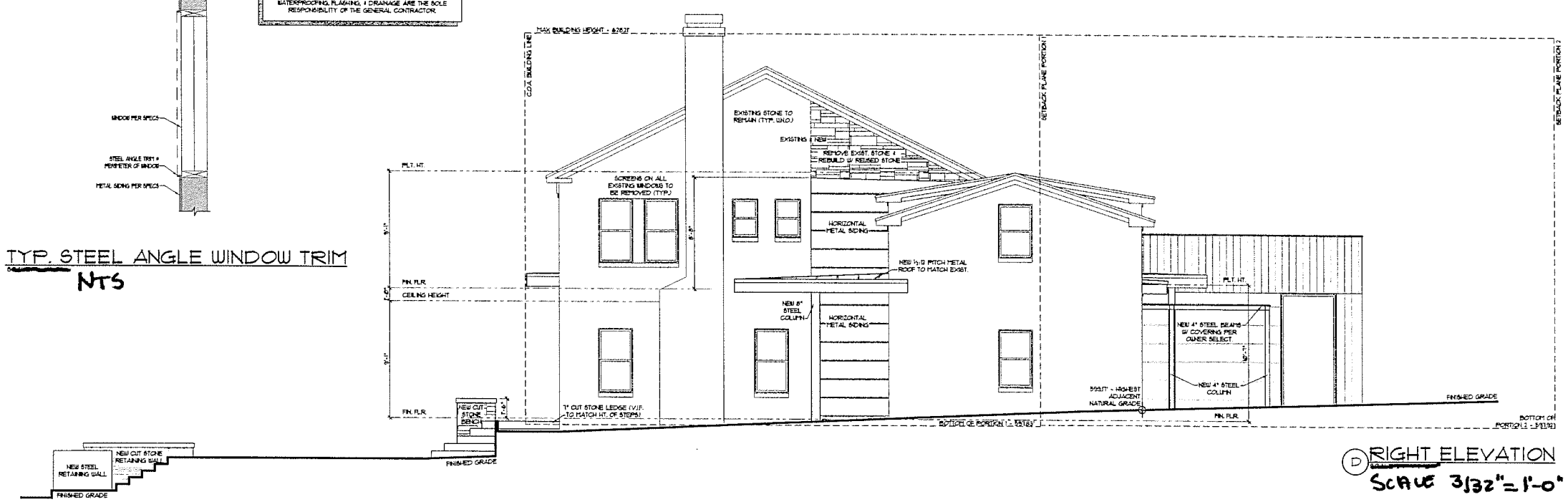


C LEFT ELEVATION
SCALE 3/32" = 1'-0"

NOTE: DETAILS SHOWN ARE FOR SHOWN SOLELY TO CONVEY ARCHITECTURAL AESTHETIC INTENTIONS. THE MEANS & METHODS OF CONSTRUCTION TO PROVIDE COMPLETE WATERPROOFING, FLASHING, & DRAINAGE ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



TYP. STEEL ANGLE WINDOW TRIM
NTS



D RIGHT ELEVATION
SCALE 3/32" = 1'-0"

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REVISION:

REGISTERED ARCHITECT
ROGER E. PALMER
17477
STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-9
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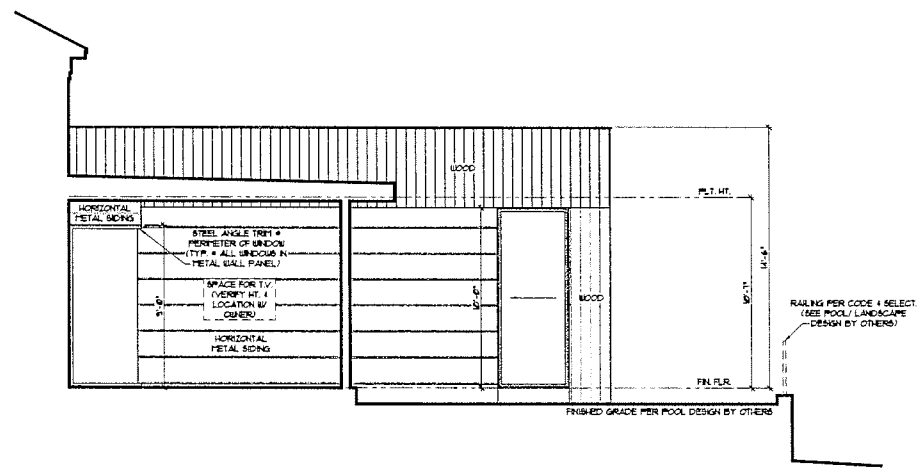
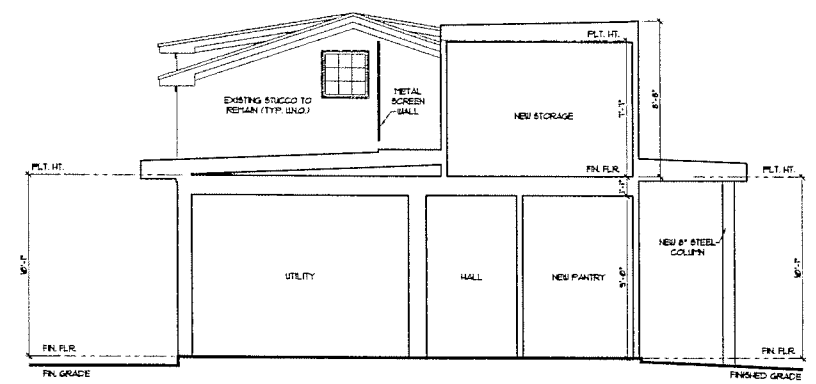
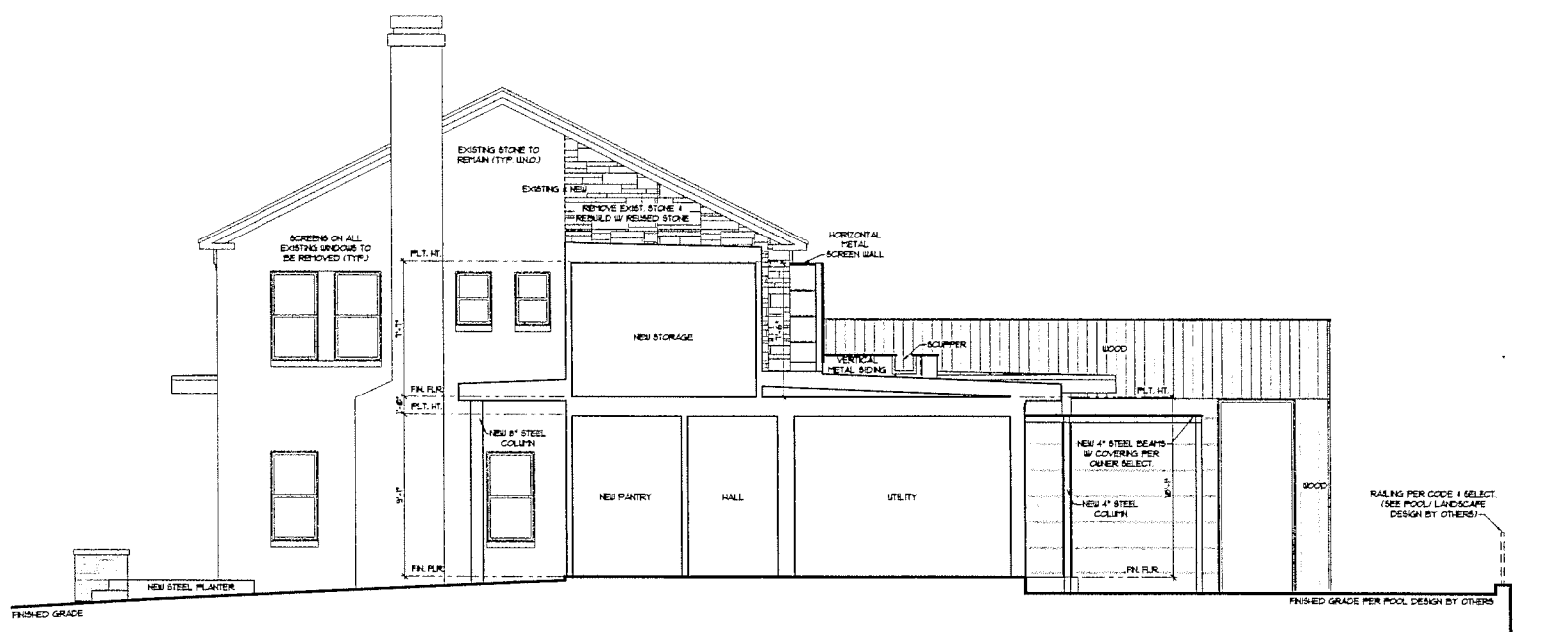
PROJECT NO.	16047
DRAWN BY:	KA
DATE:	6/22/16
CHECKED BY:	-X
PROJECT MGR:	RP



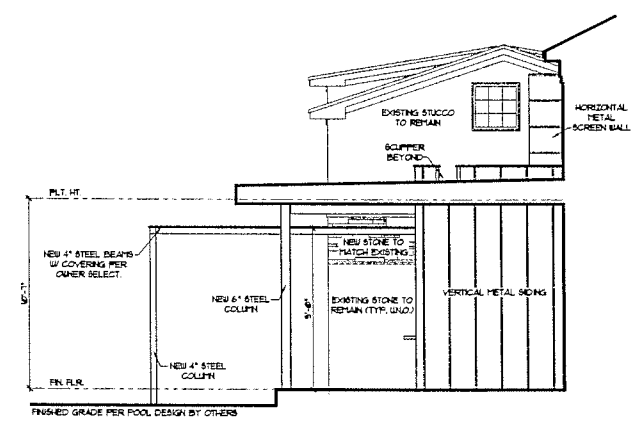
E PARTIAL ELEVATION
SCALE 3/32"=1'-0"



F PARTIAL ELEVATION
SCALE 3/32"= 1'-0"



G PARTIAL ELEVATION
SCALE 3/32"= 1'-0"



H PARTIAL ELEVATION
SCALE 3/32"= 1'-0"

CORNERSTONE ARCHITECTS

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REVISION:

REGISTERED ARCHITECT ROMAN A. KACER 17477 STATE OF TEXAS

6.22.16

WOOD REMODEL
CROMWELL HILL

SHEET A-10
10 of 14

PROJECT NO.	16047
DRAWN BY:	KA
DATE:	6/22/16
CHECKED BY:	AK
PROJECT MGR:	RP