DATE of SUBMISSION:

Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

Permit Information

For Office Use Only

BP- _____ PR- _____ C14H/LHD - _____

Property Name or LHD: _____ Contributing/Non-contributing

☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☐ HLC REVIEW _____ FEE PAID: $ _____

HISTORIC PRESERVATION OFFICE DATE:

Property Information

Address: 4004 Avenue C, Austin, TX 78751

Scope of Work

Renovation of original front structure, demolition of rear structure, and new two-story addition.

Applicant

Name: Robert Gay

Address: 4805 Red Bluff Rd.

City/Zip: Austin, TX 78702

Phone: 512.386.1579

Email: rgay@thoughtbarn.com

Owner

Name: Emergence TR 4004AveC LLC (David Rudick)

Address: 1708 Willow Street

City/Zip: Austin, TX 78702

Phone: (512) 577-2147

Email: emergencetexasrealty@gmail.com

Architect or Contractor Information

Company: TBDS (Thoughtbarn/Delineate Studio)

Address: 916 Springdale Rd., Building 5, Suite 102

City/Zip: Austin, TX 78702

Phone: 512.522.3511

Owner's Signature Date Applicant's Signature Date

4004 AVENUE C

HISTORIC REVIEW CONSTRUCTION DOCUMENTS

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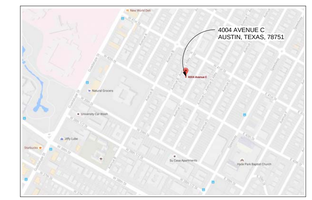
VICINITY MAP:



DESIGN:

THOUGHTBARN LLC

4805 RED BLUFF RD /STUDIO A
AUSTIN TX 78702
O: 512.386.1579
C: 512.299.3068
RGAY@THOUGHTBARN.COM

WWW.THOUGHTBARN.COM

STRUCTURAL ENGINEER:

HOLLINGSWORTH PACK

3801 S CONGRESS AVE, SUITE 110
AUSTIN, TX 78704
512.275.6060
CHRIS.H@HOLL-PACK.COM

MEP ENGINEER:

POSITIVE ENERGY

1206-B SOUTH 3RD ST.
AUSTIN, TX 78704
512.462.1000
XX@POSITIVEENERGY.PRO

WWW.POSITIVEENERGY.PRO

GENERAL NOTES:

1. THESE DRAWINGS MAY NOT REFLECT ACTUAL FIELD CONDTIONS. THE CONTRACTOR SHALL VERIFY THESE DRAWINGS WITH EXISTING FIELD CONTIONS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK.
3. CONTRACTOR SHALL SCHEDULE AND OBTAIN PERMISSION FROM THE BUILDING OWNDER FOR ACCESS TO ANY BUILDING/SITE AREAS OUTSIDE THE LIMITS OF CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR PROTECTING AND CLEANING ANY OF THESE ACCESS AREAS.
4. ALL WORK SHALL BE CONSTRUCTED IN COMPLIANCE WITH ADOPTED CODES, LOCAL AMENDMENTS/RULES, AND STATE REGULATIONS. CONTRACTOR RESPONSIBLE FOR COORDINATION OF REQUIREMENTS.
5. CONTRACTOR SHALL VERIFY AND CORRELATE ALL DIMENSIONS ON THE JOB SITE. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
6. IMMEDIATELY NOTIFY THE DESIGNER OF ANY DISCREPANCIES IN THE DRAWINGS, SPECIFICATIONS, OR ACTUAL JOB CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK AS INTENDED.
7. CONTRACTOR SHALL COMPLY WITH THE TEXAS STATUTE GOVERNING TRENCH SAFETY. ANY TRENCH EXCAVATION EXCEEDING 5 FEET SHALL COMPLY WITH TEXAS "OCCUPATIONAL SAFETY" AND "HEALTH ADMINISTRATION" STANDARDS. SEE STRUCTURAL/CIVIL FOR ANY SPECIAL SHORING REQUIREMENTS. GEOTECHNICAL INFORMATION MAY BE INCLUDED IN THE PROJECT MANUAL OR AVAILABLE FROM THE DESIGNER. CONTRACTOR'S PAY REQUEST MUST CONTAIN A SEPARATE PAY LINE FOR EXCAVATION SAFTEY SYSTEMS. THE ABOVE TRENCH REQUIREMENTS ARE REQUIRED BY TEXAS LAW FOR BOTH PUBLIC AND PRIVATE PROJECTS.
8. CONTRACTOR SHALL SUPPLY ALL NECESSARY LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK DESCRIBED HEREWITHTIN.
9. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10 AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
10. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHERE REQUIRED BY THE BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL/ELECTRICAL EQUIPEMENT WHETHERE OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION AND TYPE OF ACCESS PANEL WITH WORK OF ALL TRADES. ALL ACCESS PANELS SHALL RECEIVE APPROVAL OF THE DESIGNER.

GENERAL SITE NOTES:

1. ANY WORK THAT INVOLVES CUTTING OR DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED TO MATCH EXISTING.
2. LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY UNDERGROUND UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. REPAIR ANY DAMAGED UTILITY LINES AT CONTRACTOR'S EXPENSE.
3. CONFIRM WITH DESIGNER/OWNER LOCATION OF STAGING AREA AND CONSTRUCTION FENCE. VERIFY THAT STAGING AREA IS FREE OF OBSTACLES AND UTILITIES.
4. CONTRACTOR STAGING AREA REQUIRES FENCING. THE CONTRACTOR SHALL PROVIDE SIGNAGE, TAPE BARRICADE AND/OR WARNING LIGHTS AS REQUIRED TO DESIGNATE THESE AREAS. PROVIDE FOR PUBLIC SAFETY AT ALL TIMES ON CONSTRUCTION SITE.
5. CONSTRUCTION MATERIALS SHALL BE DELIVERED VIA PATH AND SITE ENTRANCE DETERMINED IN PRE-CONSTRUCTION MEETING.
6. A LEVEL, ACCESSIBLE ROUTE, SLOPING LESS THAN 5% WITH A CROSS SLOPE LESS THAN 2% SHALL BE PROVIDED FROM ACCESSIBLE PARKING TO THE ACCESSIBLE BUILDING ENTRY, AND SHALL COMPLY WITH TEXAS ACCESSIBILITY STANDARDS.
7. PROVIDE REINFORCED HVAC UNIT, TRANSFORMER, AND GENERATOR PADS AS REQUIRED BY MECHANICAL AND ELECTRICAL. PAD SIZES SHOWN ARE APPROXIMATE SIZES. CONCRETE PADS SHALL BE SIZED TO ACCOMODATE MANUFACTURER'S RECOMMENDATIONS.
8. THE LIMITS OF CONSTRUCTION SHALL INCLUDE, BUT NOT BE LIMITED TO 12 FEET OUTSIDE OF ANY CONSTRUCTED OR RENOVATED AREA AND NOT TO EXTEND BEYOND THE PROPERTY LINE.
9. STOCKPILING OF EXCAVATED OR FILL MATERIAL SHALL BE LIMITED TO AN AREA AS DEFINED BY THE ARCHITECT/OWNER.
10. INDICATED (100.0') FINISH FLOOR ELEVATION IS A REFERENCE ELEVATION. ACTUAL FINISH FLOOR ELEVATION ABOVE SEA LEVEL DIFFERS. ALL ELEVATIONS ARE RELATIVE TO F.F. (100.0') UNLESS NOTED WITHOUT PARENTHESIS AS 729.2'
11. SITE INFORMATION PROVIDED BY OWNER. DESIGNER IS NOT RESPONSIBLE FOR INACCURATE SITE INFORMATION OR PROBLEMS CAUSED BY INACCURATE SITE INFORMATION.

SYMBOLS LEGEND:

1 FLOOR PLAN Scale: 1/8" = 1'-0"	VIEW TITLE
1 A101	EXTERIOR ELEVATION
SIM 1 A101	CALLOUT
1 1 A101 1 1	INTERIOR ELEVATION
1 A101	BUILDING SECTION
1 A101	WALL SECTION
0	GRID LINE
	ELEVATION LEVEL
E-0	WALL TYPE
11	WINDOW TYPE
101	DOOR NUMBER
℄	CENTERLINE
DS	DOWNSPOUT
(E)	EXISTING
F.V.	FIELD VERIFY
1	REVISION NUMBER

GENERAL INFORMATION:

LEGAL DESCRIPTION: THE NORTH 5' OF LOT 22 & ALL OF LOT 23 & THE SOUTH 23' OF LOT 24, BLK. 6; HYDE PARK, ADDITION TWO

ZONING: MF-4-HD-NCCD-NP & SF-3-HD-NCCD-NP
SITE AREA: 6,332 SQFT

BUIDING SQUARE FOOTAGE:
LEVEL 1: 1,992 SQFT
LEVEL 2: 942 SQFT

BUILDING CODE2012 INT. BUILDING CODE
2015 INT. ENERGY CONSERVATION CODE
2014 NATIONAL ELECTRIC CODE
2012 INT. FIRE CODE
2012 UNIFORM MECHANICAL CODE
2012 UNIFORM PLUMBING CODE
2012 INT. EXISTING BUILDING CODE

CONSTRUCTION TYPE: V-B

MATERIALS LEGEND:

	CONCRETE		PLYWOOD
	EARTH		STEEL
	GRAVEL		TILE
	GWB		WOOD
	INSULATION		WOOD FLOORING

THIS DRAWING IS THE PROPERTY OF THOUGHTBARN/DELINEATE STUDIO AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION

TB/ DS
THOUGHTBARN/DELINEATE STUDIO

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: 512 522 3511
WWW.THOUGHTBARN.COM

WWW.DELINEATESTUDIO.COM

PROJECT
4004 AVENUE C

4004 Avenue C
Austin, TX 78751

STAGE
HISTORIC REVIEW CONSTRUCTION DOCUMENTS

REVISIONS

NUMBER	DATE	DESCRIPTION

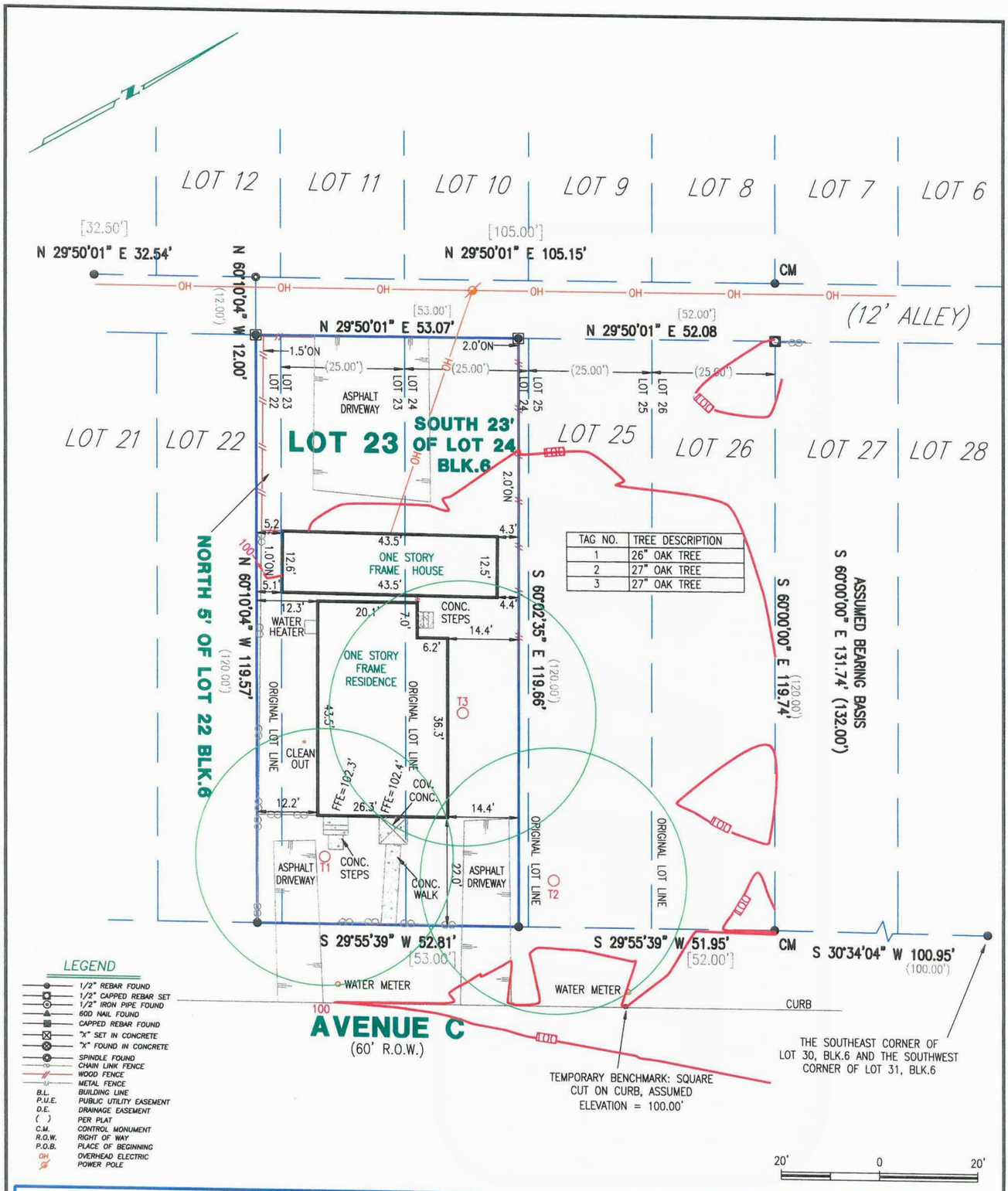
DRAWING
COVER

DATE
11/21/16

PAGE NUMBER
COVER

DRAFT

SURVEY



TAG NO.	TREE DESCRIPTION
1	26" OAK TREE
2	27" OAK TREE
3	27" OAK TREE

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 60D NAIL FOUND
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) PER PLAT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD ELECTRIC
- POWER POLE

Note:
1) Subject to restrictions and easement rights as stated in V.180, P.299 Deed Records.

STATE OF TEXAS REGISTERED VICTOR M. GARZA 4740 PROFESSIONAL LAND SURVEYOR

TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
CHICAGO TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE TO THE TITLE COMMITMENT REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON.

FLOOD CERTIFICATION

THIS AREA IS NOT DEPICTED AS BEING IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP 0465H, DATED 09/26/08. IT IS REPRESENTED AS IN ZONE "X". HOWEVER, AT THE PRESENT TIME, NO ELEVATIONS, DRAINAGE, OR FLOOD STUDIES HAVE BEEN PERFORMED AND INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED SAID MAP AND DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE OF FLOOD DAMAGE. FOR FURTHER INFORMATION CONTACT YOUR FLOOD PLAIN ADMINISTRATOR.

STREET ADDRESS: 4004 AVENUE C CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: THE NORTH 5' OF LOT 22 & ALL OF LOT 23 & THE SOUTH 23' OF LOT 24, BLK. 6 SUBDIVISION: HYDE PARK, ADDITION TWO VOL/CAB 1 PG/SLD 75 PLAT RECORDS
REFERENCE NAME: DAVID RUDICK
AW3 TREE/TOPO SURVEY: 07/07/16

G.F. #: CTA-03-CTA1300551JP

B & G SURVEYING, INC.
DEWEY H. BURRIS & ASSOCIATES, INC.
Surveyed by: B & G Surveying, Inc.
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd. Austin, Texas 78756
Office 512*458-6969, Fax 512*458-9845

JOB #: B0618816_TA
DATE: 5-2-13
SCALE: 1"= 20'

FIELD WORK BY	DAVID	2-1-13
CALC'D BY	TK	5-2-13
DRAFTED BY	AW3	5-2-13
CHECKED BY	VG/ML	5-2-13

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DRAWING: EXISTING SURVEY
DATE: 11/21/16
PAGE NUMBER: G1.01
REVISIONS: NUMBER | DATE | DESCRIPTION
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PROJECT: 4004 AVENUE C
4004 Avenue C
Austin, TX 78751

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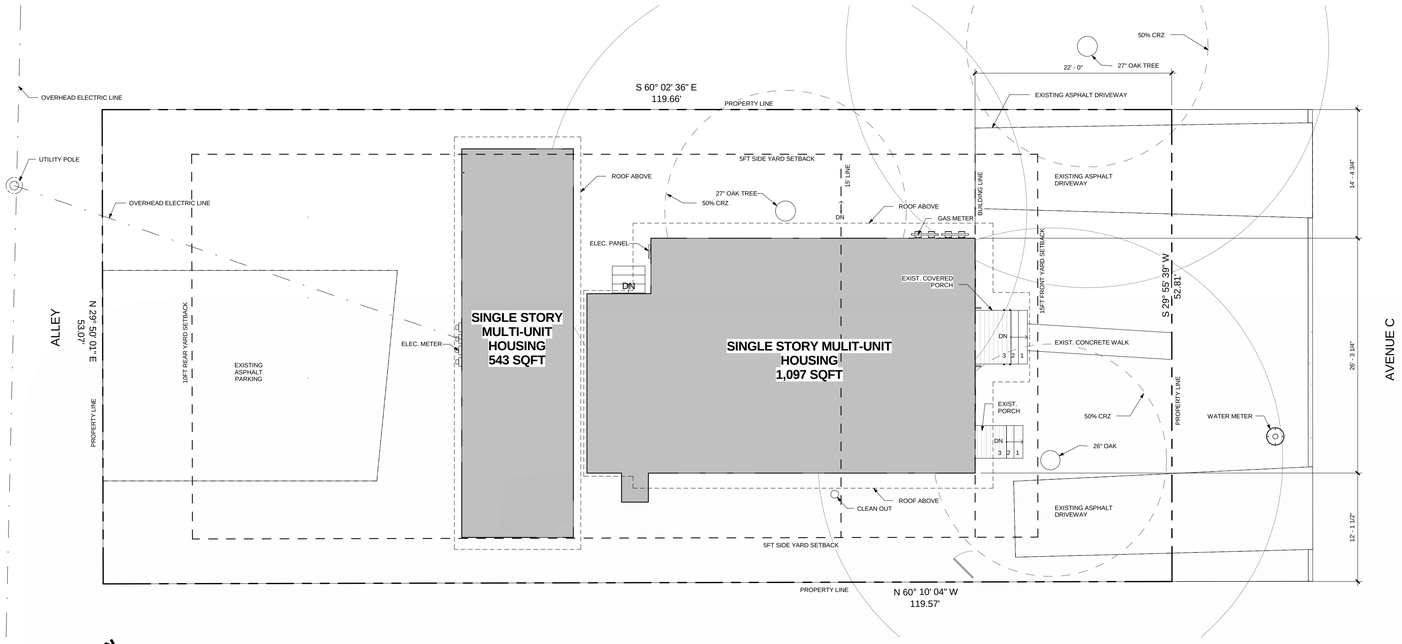
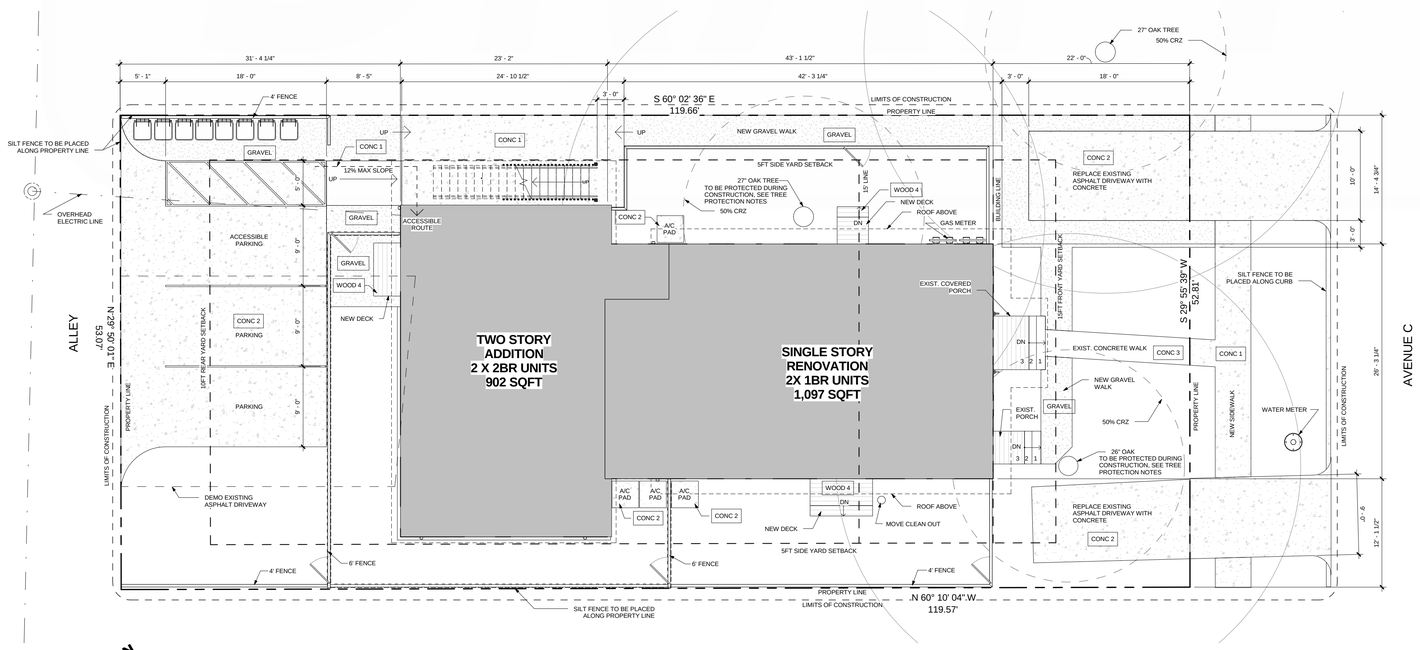


N
PLAN NORTH

2 SITE PLAN - EXISTING

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



N
PLAN NORTH

1 SITE PLAN - PROPOSED

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

PROJECT DESCRIPTION

AN INTERIOR REMODEL OF A SINGLE STORY STRUCTURE WITH A TWO STORY ADDITION AT THE REAR

LEGAL DESCRIPTION

THE NORTH 5' OF LOT 22 & ALL OF LOT 23 & THE SOUTH 23' OF LOT 24, BLK. 6; HYDE PARK, ADDITION TWO

ZONING	
ZONING	MF-4-HD-NCCD-NP & SF-3-HD-NCCD-NP
LAND USE	MULTI-FAMILY RESIDENTIAL
LOT AREA	6,332 SQFT

TYPE OF CONSTRUCTION

TYPE V-B

BUILDING AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
FIRST FLOOR CONDITIONED	1,650	1,992	
SECOND FLOOR CONDITIONED	0	942	
TOTAL ZONING SQ FT (GROSS FLOOR AREA)	**1,650 (0.26:1)**	**2,934 (0.46:1)**	**3,166 (0.5:1)**
COVERED PARKING (GARAGE OR CARPORT)	0	0	
COVERED PATIO, DECK OR PORCH	35	153	
COVERED BALCONY	0	0	
BUILDING SQ FT (FLOOR AREA)	**1,685**	**3,087**	**7,000**
# OF BLDG FLOORS	1	2	
# OF UNITS	5	4	
# PARKING SPACES	4	5	

SITE AREA	EXISTING (SQFT)	PROPOSED (SQFT)	ALLOWED (SQFT)
BUILDING SQ FT (FLOOR AREA)	1,685	3,087	
PARKING	1,418	1,080	
PAVED WALKWAYS	49	274	
UNCOVERED PATIOS	0	118	
UNCOVERED WOOD DECKS (50%)	20	64	
AC PADS	0	36	
TOTAL IMPERVIOUS COVER	**3,192 (50%)**	**3,717 (59%)**	**3,800 (60%)**

PARKING SUMMARY	
PARKING RATIO REQ'D PER UNIT	
- 1 BR	1.5 SPACES
- 2 BR	1.5 SPACES
# SPACES	6 SPACES
20% URBAN CORE REDUCTION	-1.2 SPACES
ADA SPACES REQUIRED	1 SPACE
TOTAL REQUIRED (NORMAL + ADA)	**5 SPACES**

TREE PROTECTION NOTES

THE FOLLOWING REQUIRMENTS APPLY TO ALL SIGNIFICANT TREES (TRUNK DIAMETER >8") WITHIN THE LIMITS OF CONSTRUCTION, AND MUST BE OBSERVED THROUGHOUT THE DURATION OF CONSTRUCTION

PROTECT TREE CRITICAL ROOT ZONES BY PUTTING UP CHAIN LINK FENCING, 5' MINIMUM, AT THE BOUNDARIES OF THE 50% CRITICAL ROOT ZONES (CRZ).

IF FENCING THE ENTIRE 50% CRZ IS INFEASIBLE, AN 8" LAYER OF MULCH MUST BE APPLIED TO AS MUCH OF THE CRZ AS POSSIBLE.

NOTWITHSTANDING FENCING OR MULCH LOCATIONS, NO MATERIALS OR EQUIPMENT MAY BE STORED WITHIN TREE CRITICAL ROOT ZONES.

ALL PRUNING OF SIGNIFICANT TREES, INCLUDING PRUNING TO ALLOW ACCESS TO MATERIALS AND EQUIPMENT, MUST BE DONE BY A LICENSED ARBORIST.

GENERAL NOTES - SITE PLAN

1	CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
2	TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY DATED 7/7/2016.
4	ONLY TREES 19" DIAMETER AND GREATER ARE NOTED ON SITE PLAN - REFERENCE SITE SURVEY FOR FULL LIST OF TREES, TRUNK SIZE AND LOCATION.
5	this is the end

EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION
CONC 1	CONCRETE WALKWAY:
CONC 2	CONCRETE DRIVEWAY:
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GRAVEL	GRAVEL
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 1	VERTICAL FIBER CEMENT BOARD
METAL 3	1/4" STEEL PLATE, PAINTED, COLOR TO BE SELECTED BY ARCH.
SHINGLE 1	RECYCLED PLASTIC SHINGLE, ECO-STAR SENECA SHAKE OR EQUIV., COLOR TBD
SHINGLE 2	ASPHALT SHINGLE ROOFING
SOIL	PLANTING SOIL
STUCCO 1	STUCCO
WOOD 2	EXISTING WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 4	NEW WOOD DECKING: 5/4"X4" BOARDS, STAINED OR PAINTED
WOOD 6	NEW 1X4 WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 7	NEW WOOD SIDING, VERTICAL BOARD & BATTEN, 1X2 BATTENS @ 5" O.C., STAINED GRAY
WOOD 8	WOOD SIDING TO MATCH EXISTING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.

THIS DRAWING IS THE PROPERTY OF THOUGHTBARN/DELINEATE STUDIO AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION

TB/ DS
THOUGHTBARN/DELINEATE STUDIO

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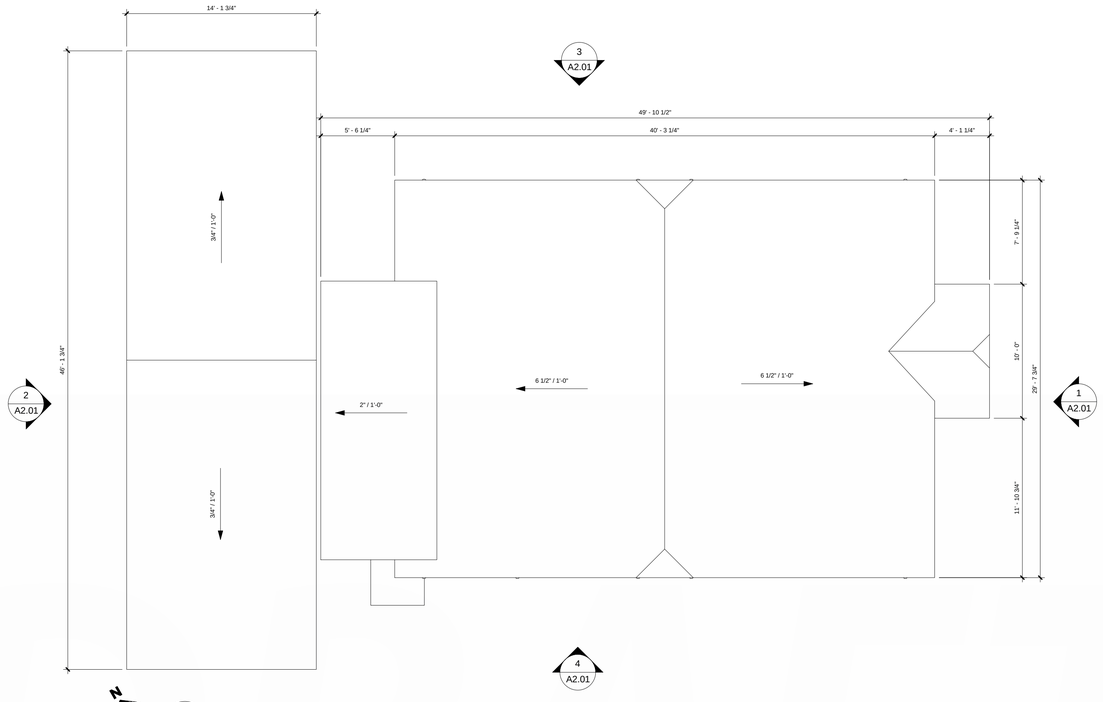
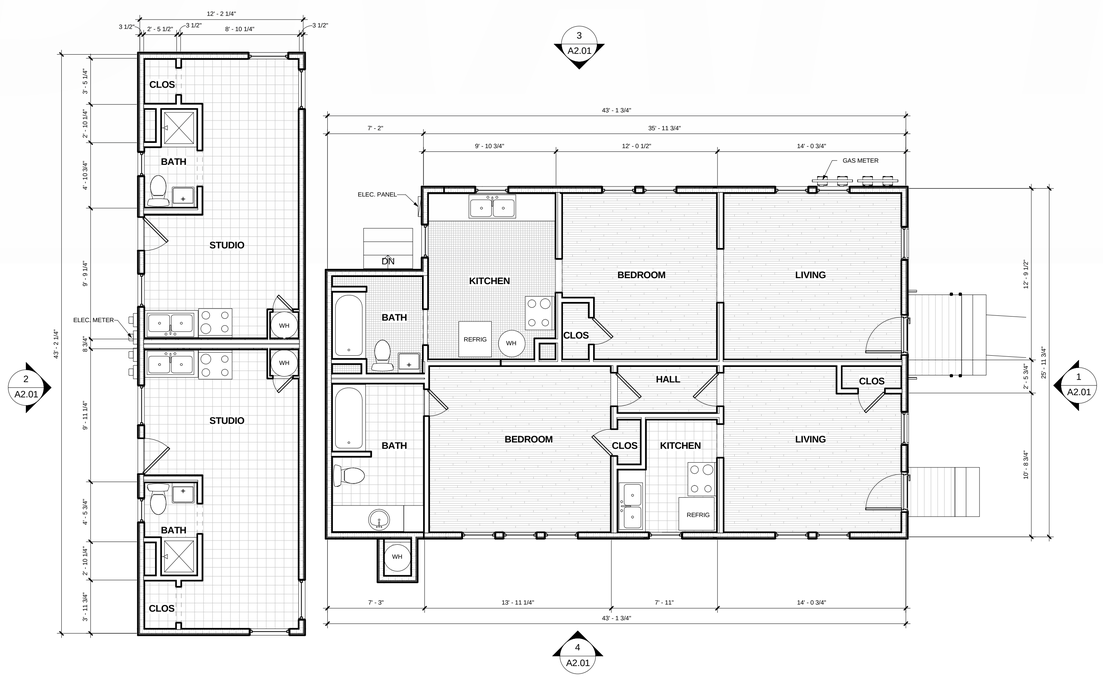


N
NORTH

2 ROOF PLAN - EXISTING

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



N
NORTH

1 LEVEL 1 - EXISTING FLOOR PLAN

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

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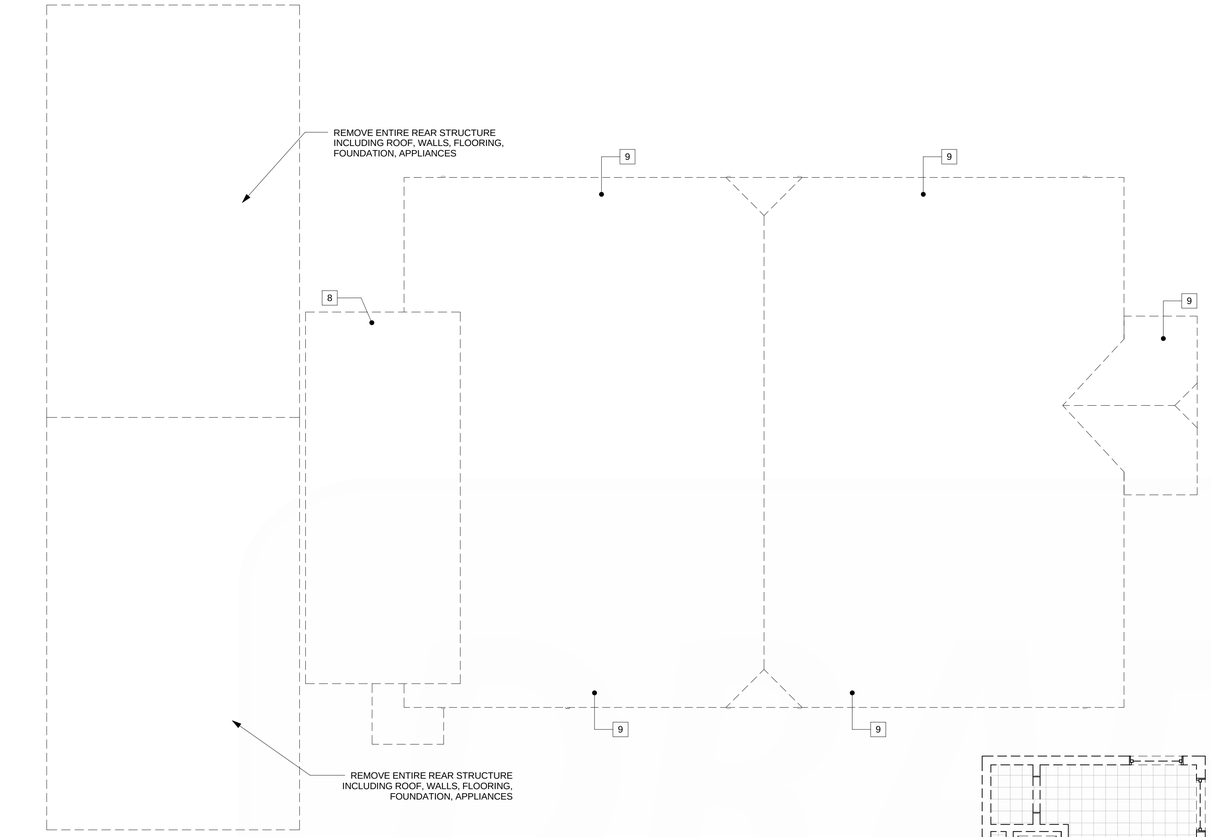
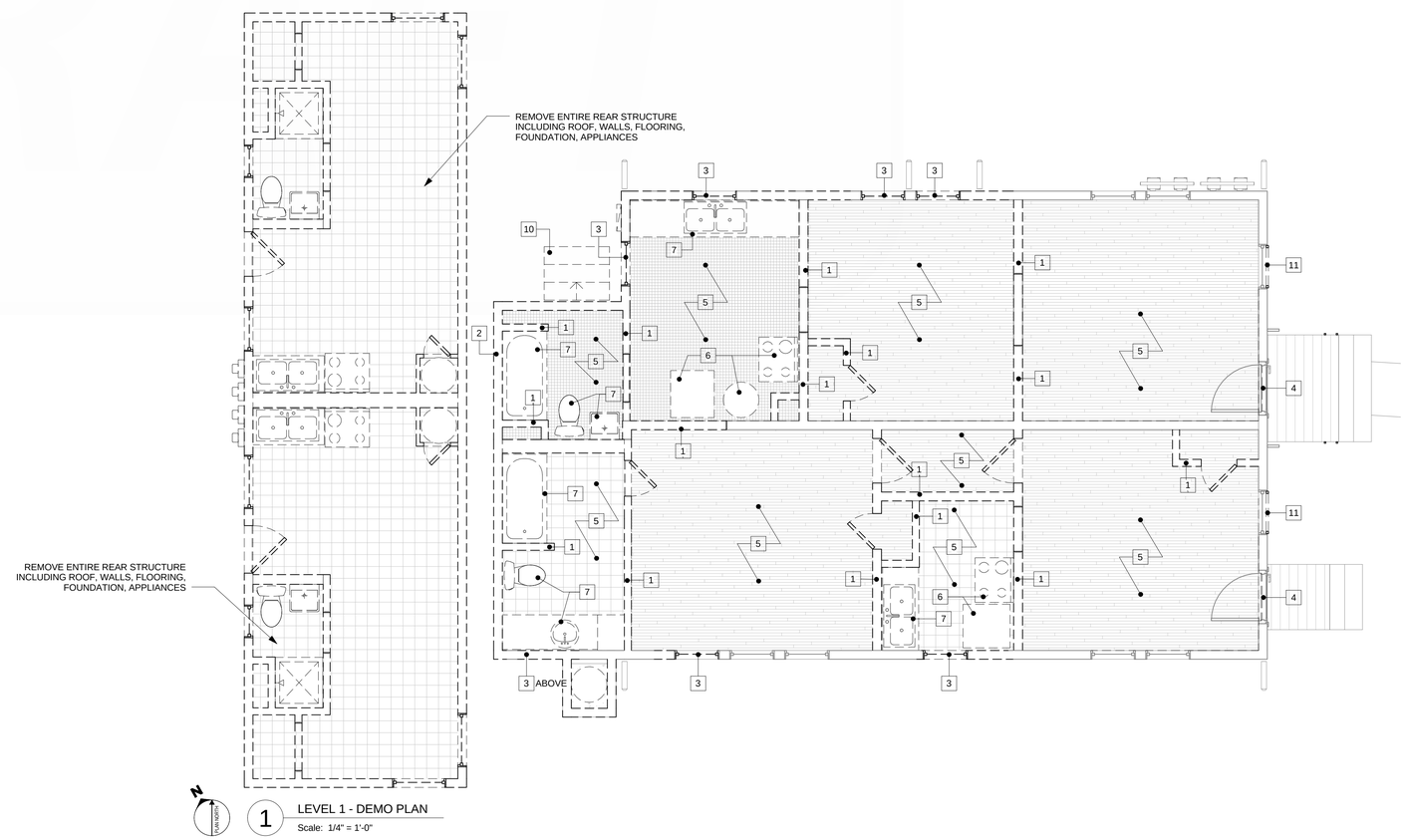


2 ROOF PLAN - DEMO PLAN

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



1 LEVEL 1 - DEMO PLAN

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

GENERAL NOTES - SITE PLAN

1	CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS.
2	TAKE MEASURE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3	SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY DATED 7/7/2016.
4	ONLY TREES 19" DIAMETER AND GREATER ARE NOTED ON SITE PLAN - REFERENCE SITE SURVEY FOR FULL LIST OF TREES, TRUNK SIZE AND LOCATION.
5	this is the end

DEMOLITION KEY NOTES

#	NOTE
1	REMOVE EXISTING INTERIOR WALLS
2	REMOVE EXISTING EXTERIOR SIDING ON EXTERIOR WALLS.
3	REMOVE EXISTING WINDOW AND SCREEN. PRESERVE FOR RELOCATION.
4	REPAIR EXISTING EXTERIOR DOOR AS NECESSARY. REPLACE SCREEN DOOR HINGE WITH FULL MORTISE HINGE.
5	REMOVE EXISTING FLOORING.
6	REMOVE ALL EXISTING APPLIANCES & EQUIPMENT
7	REMOVE EXISTING PLUMBING FIXTURES.
8	REMOVE PORTION OF ROOF, INCLUDING ROOFING MATERIAL AND STRUCTURE.
9	REMOVING EXISTING ASPHALT SHINGLES FROM WHOLE ROOF SURFACE
10	REMOVE EXISTING CONCRETE
11	RECONSTRUCT WINDOW SCREEN FOR FULL WINDOW HEIGHT

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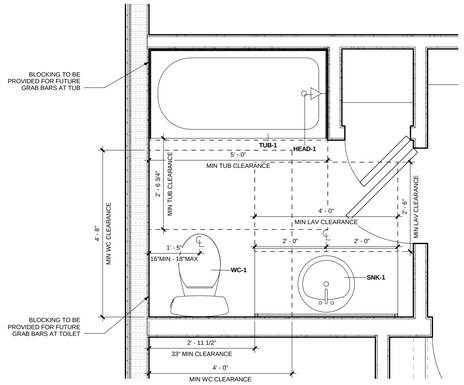
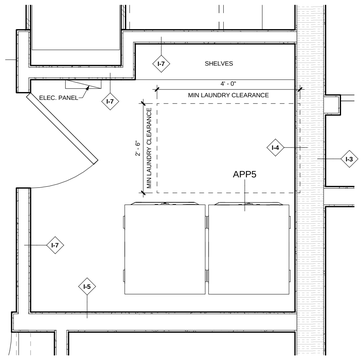
A1.02



4 ENLARGED BATH PLAN, TYPE B UNIT

Scale: 1/2" = 1'-0"



3 ENLARGED LAUNDRY PLAN, TYPE B UNIT

Scale: 1/2" = 1'-0"

1-HR DEMISING WALL

APPLIANCE SCHEDULE

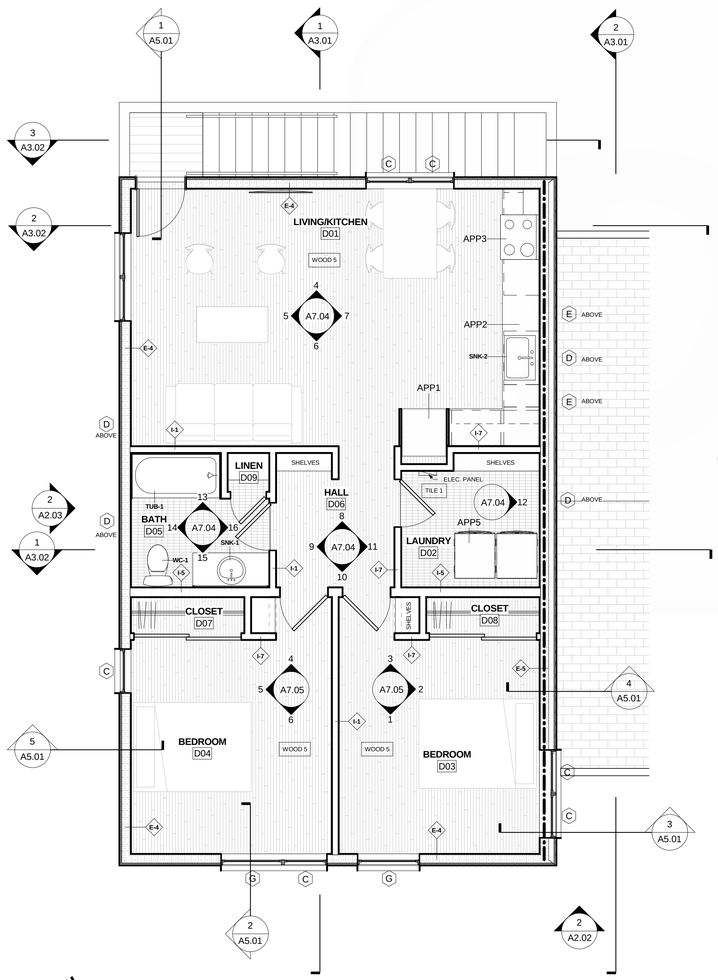
#	TYPE	MANUFACTURER	MODEL	FINISH	COUNT	NOTES
					13	
APP1	REFRIGERATOR	TBD			4	
APP2	DISHWASHER	TBD			4	
APP3	STOVE & RANGE HOOD	TBD			8	
APP4	WASHER & DRYER, STACKED	TBD			2	
APP5	WASHER & DRYER	TBD			2	

PLUMBING SCHEDULE

MARK	COMPONENT	MANUFACTURER	MODEL	FINISH	COUNT	NOTES
					13	
SNK-1	BATH SINK & FAUCET				5	
SNK-2	KITCHEN SINK & FAUCET				4	
TUB-1	TUB, TRIM & SHOWER HEAD				8	
WC-1	WATER CLOSET				8	

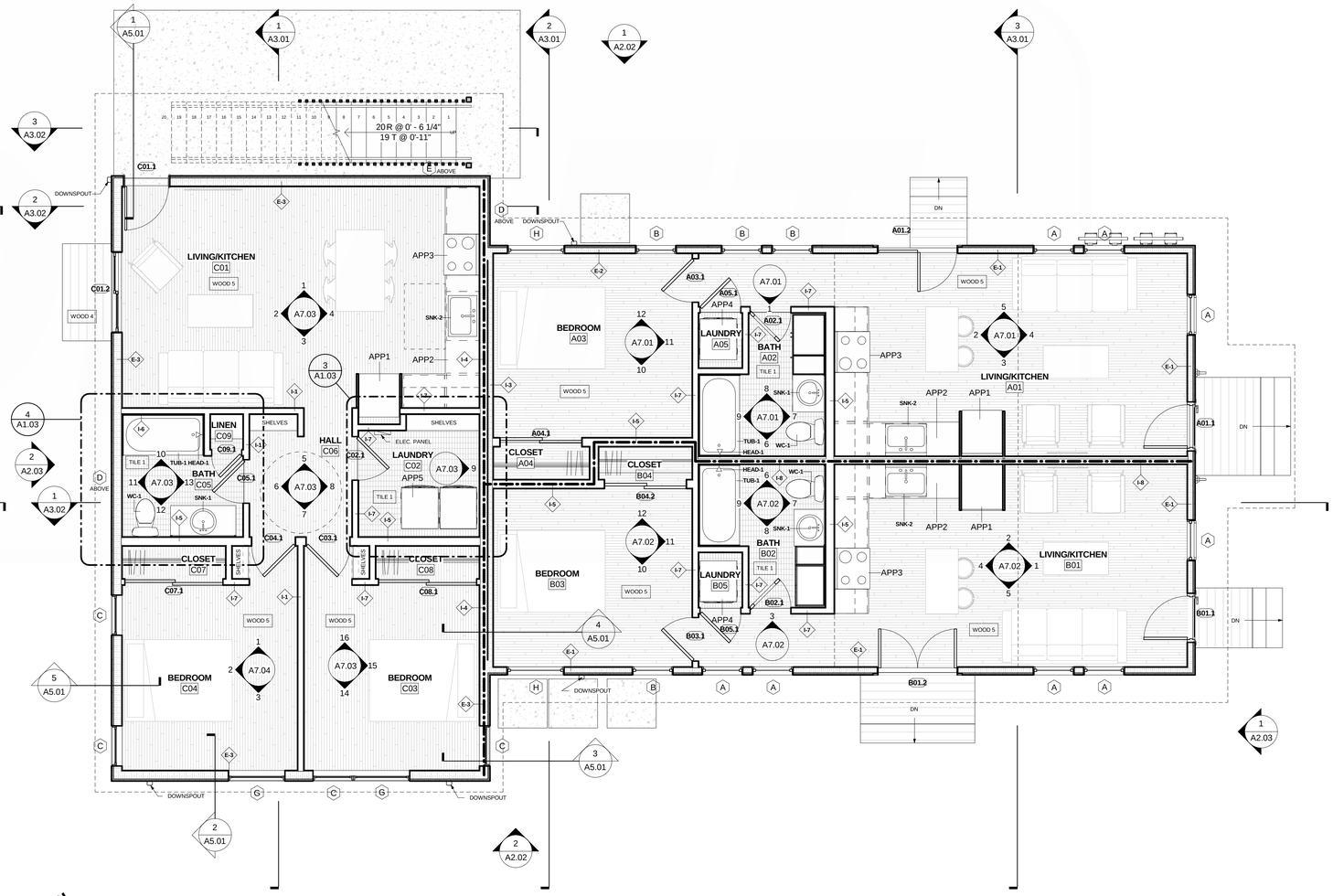
INTERIOR FINISH LEGEND

CABINET 1	KITCHEN CABINETS:
CABINET 2	BATHROOM CABINETS:
COUNTER 1	KITCHEN COUNTERTOP:
COUNTER 2	BATHROOM COUNTERTOP:
GYP 1	GYPSUM BOARD; GYP-1 LEVEL 5, PAINTED
GYP 2	GYPSUM BOARD FINISH LEVEL 5, PAINTED
MILLWORK 1	PLYWOOD SHEATHING
MIRROR	WALL MOUNTED MIRROR
TILE 1	BATHROOM CERAMIC TILE SELECTED BY ARCHITECT
TILE 2	GUEST BATHROOM CERAMIC TILE SELECTED BY ARCHITECT
TILE 4	KITCHEN TILE BACKSPLASH
TRIM 1	4" BASE BOARD PAINTED, COLOR BY ARCHITECT
WOOD 5	OAK WOOD FLOORING



2 LEVEL 2 - REFERENCE FLOOR PLAN

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



1 LEVEL 1 - REFERENCE FLOOR PLAN

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

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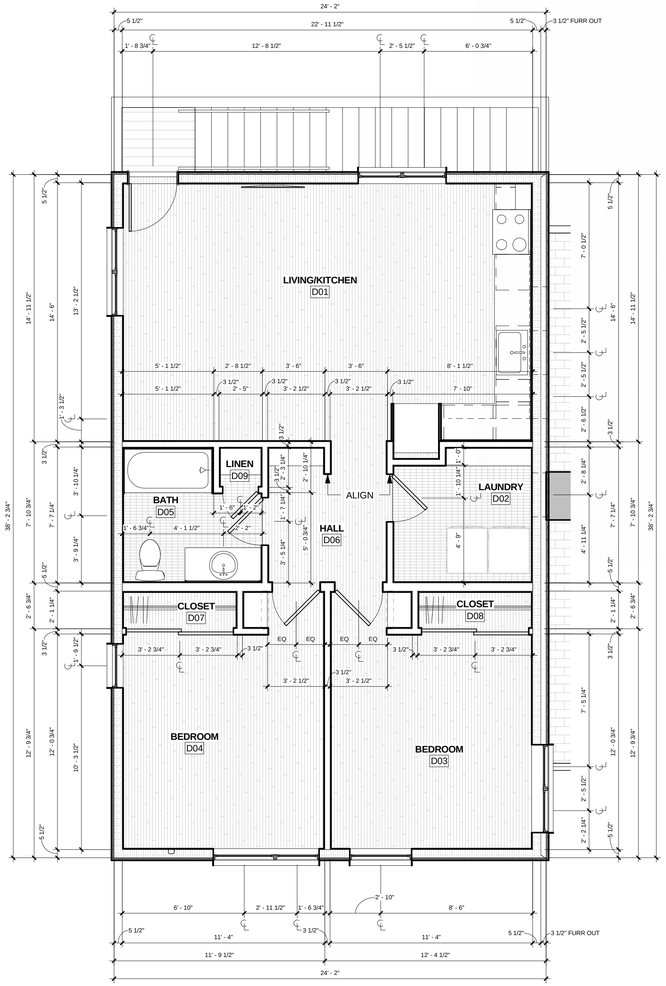
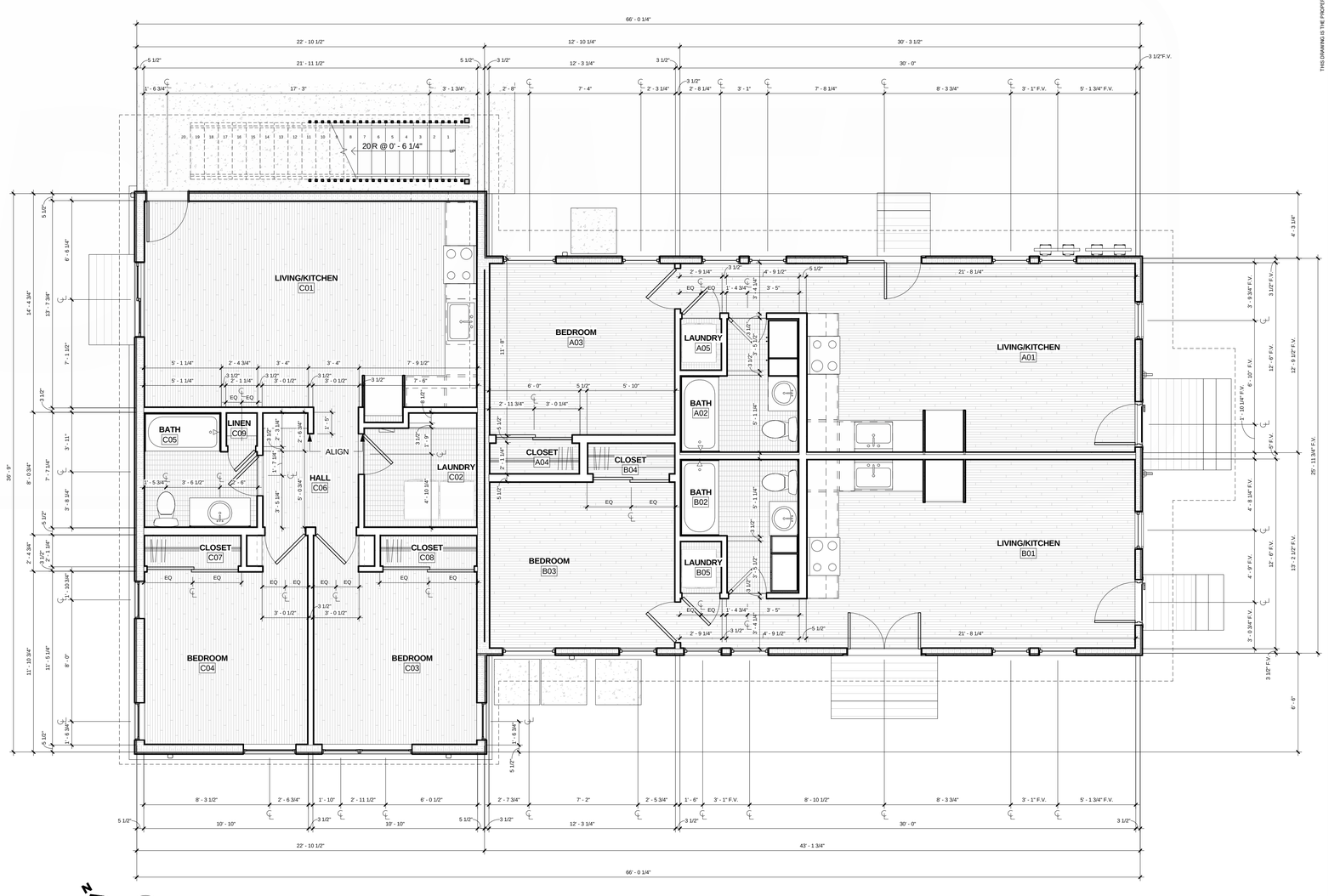


2 LEVEL 2 - DIMENSION FLOOR PLAN

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



1 LEVEL 1 - DIMENSION FLOOR PLAN

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

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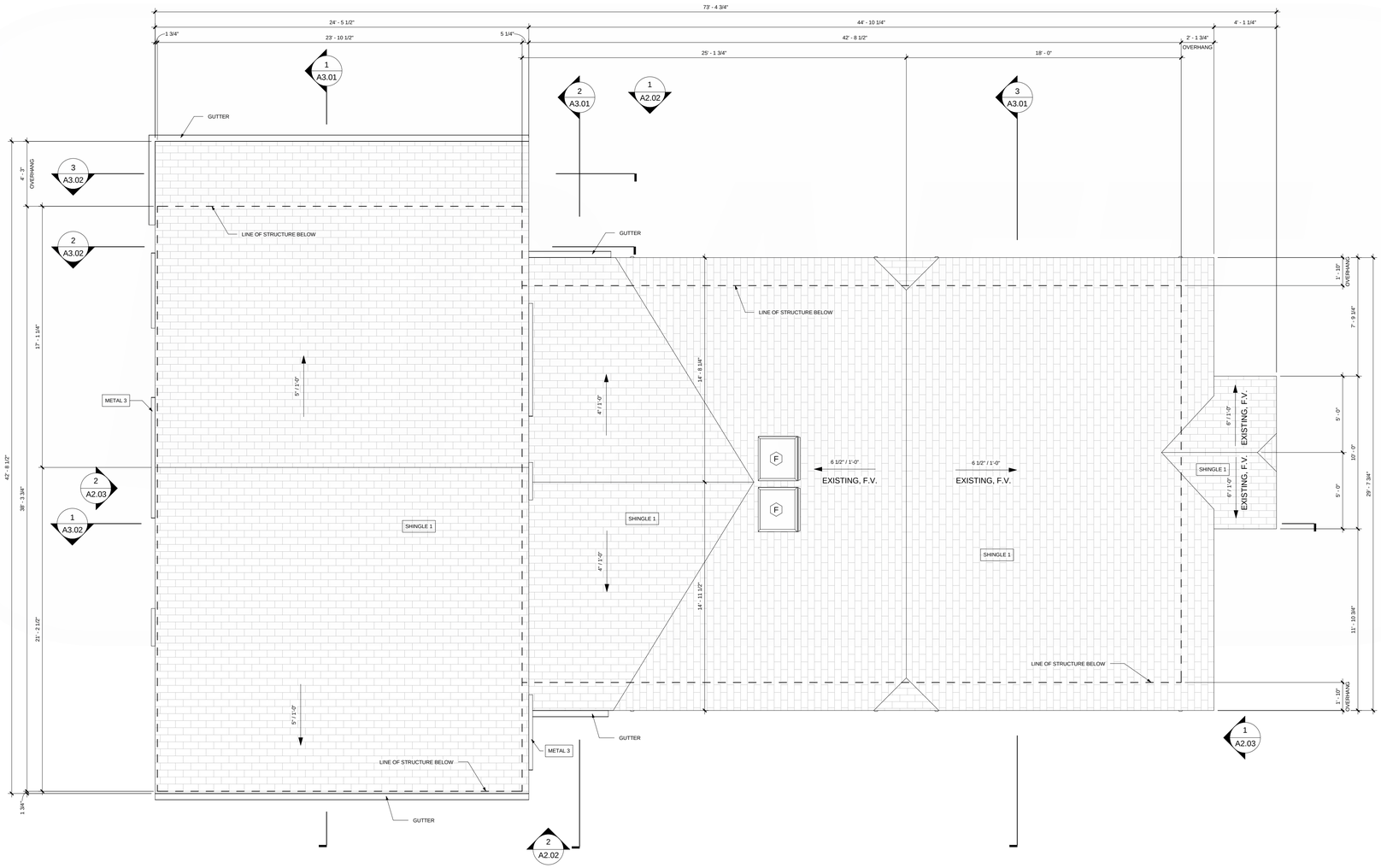
A1.04



1 ROOF PLAN

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

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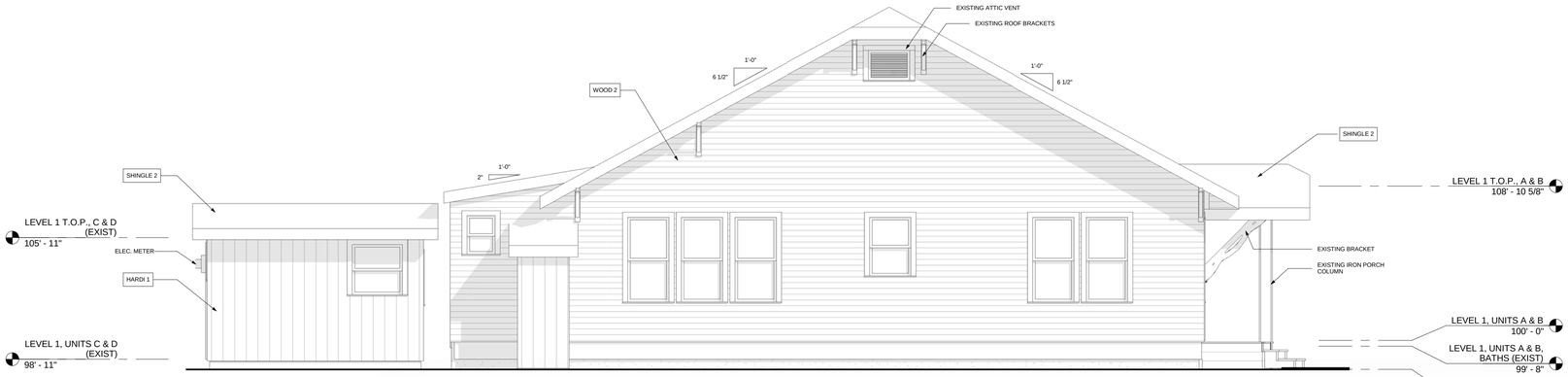
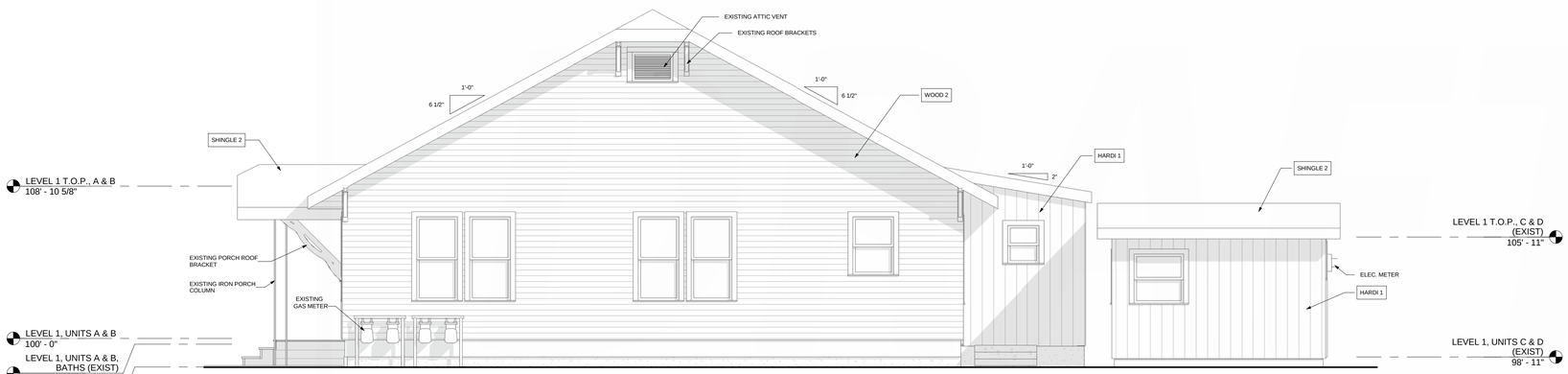


4 SOUTH ELEVATION - EXISTING

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

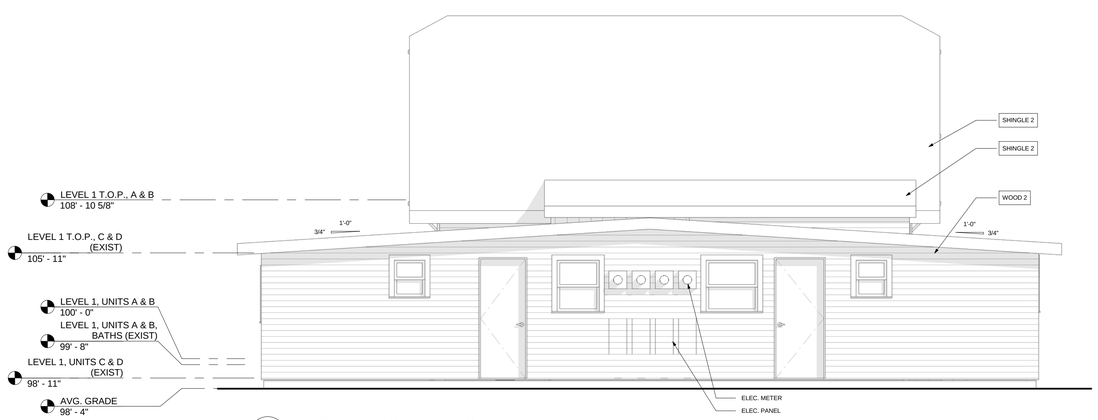
EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION
CONC 1	CONCRETE WALKWAY:
CONC 2	CONCRETE DRIVEWAY:
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GRAVEL	GRAVEL
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 1	VERTICAL FIBER CEMENT BOARD
METAL 3	1/4" STEEL PLATE, PAINTED, COLOR TO BE SELECTED BY ARCH.
SHINGLE 1	RECYCLED PLASTIC SHINGLE, ECO-STAR SENECA SHAKE OR EQUIV., COLOR TBD
SHINGLE 2	ASPHALT SHINGLE ROOFING
SOIL	PLANTING SOIL
STUCCO 1	STUCCO
WOOD 2	EXISTING WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 4	NEW WOOD DECKING: 5/4"X4" BOARDS, STAINED OR PAINTED
WOOD 6	NEW 1X4 WOOD SIDING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.
WOOD 7	NEW WOOD SIDING, VERTICAL BOARD & BATTEN, 1X2 BATTENS @ 5" O.C., STAINED GRAY
WOOD 8	WOOD SIDING TO MATCH EXISTING, PAINTED WHITE, COLOR TO BE SELECTED BY ARCH.



3 NORTH ELEVATION - EXISTING

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



2 WEST ELEVATION - EXISTING

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

1 EAST ELEVATION - EXISTING

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

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EXTERIOR MATERIAL LEGEND

MARK	DESCRIPTION
CONC 1	CONCRETE WALKWAY:
CONC 2	CONCRETE DRIVEWAY:
CONC 3	EXISTING CONCRETE
GLASS 1	GLAZING
GRAVEL	GRAVEL
GTR 1	METAL GUTTER AND DOWNSPOUT SYSTEM
HARDI 1	VERTICAL FIBER CEMENT BOARD
METAL 3	1/4" STEEL PLATE, PAINTED, COLOR TO BE SELECTED BY ARCH.
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SOIL	PLANTING SOIL
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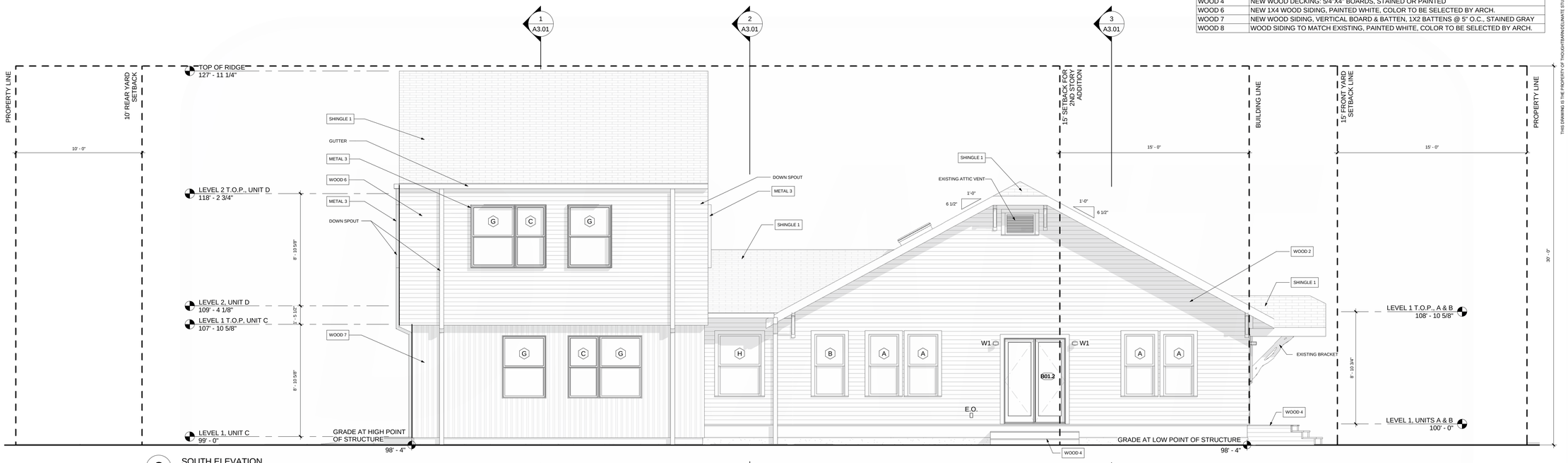
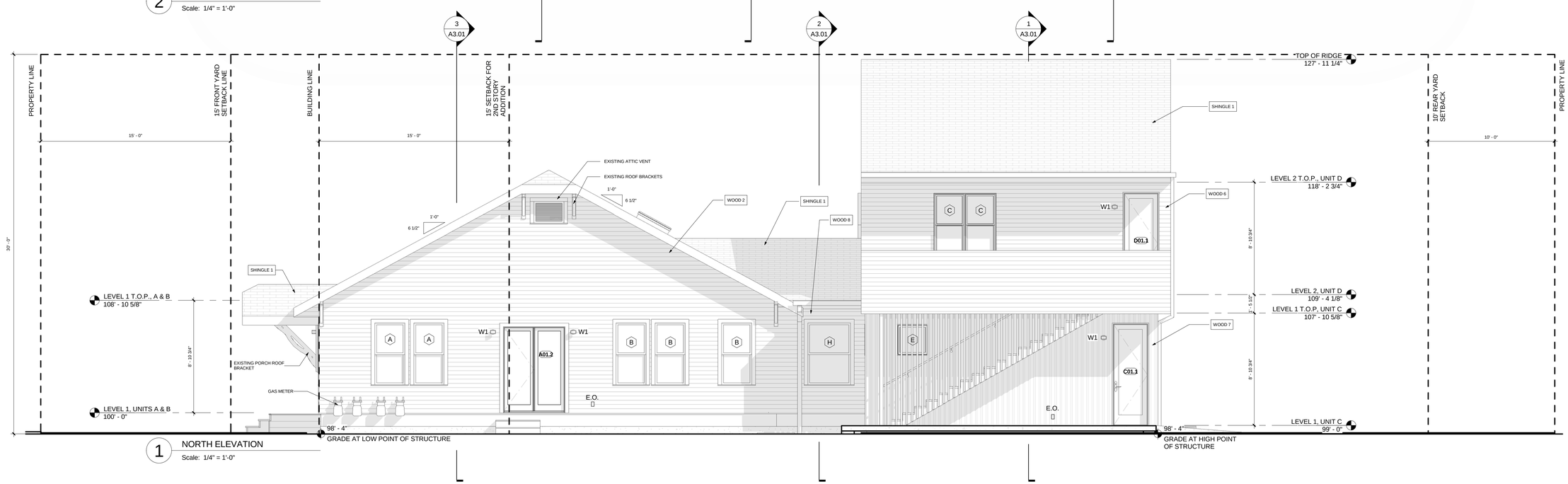


2 SOUTH ELEVATION

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



1 NORTH ELEVATION

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

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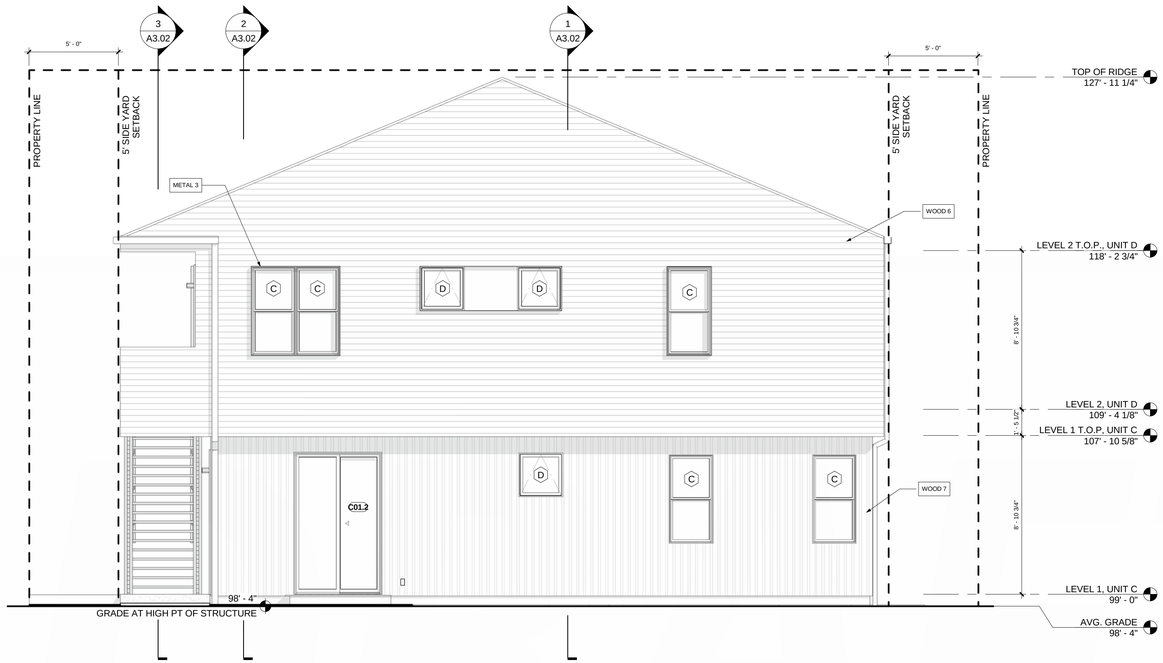

2 WEST ELEVATION

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1 EAST ELEVATION

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

EXTERIOR MATERIAL LEGEND

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