

ROUSSEAS FREEMAN RESIDENCE AUSTIN, TX

PROJECT ADDRESS:
904 ROBERTSON ST
AUSTIN, TX 78703

PROJECT DESCRIPTION:
RENOVATION TO EXISTING SINGLE FAMILY HOME

AREA CALCULATIONS:

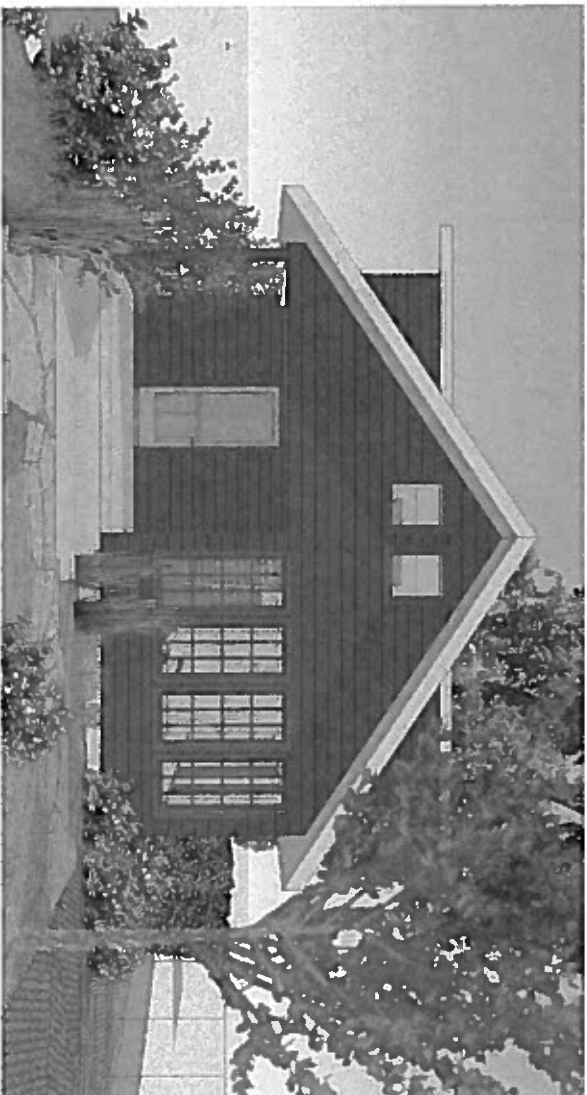
HEATED AREA	
EXISTING BASEMENT	288 SF (NO CHANGE)
EXISTING 1ST FLOOR	1640 SF (NO CHANGE)
EXISTING 2ND FLOOR	1127 SF
PROPOSED 2ND FLOOR ADDN	113 SF (SEE NOTE BELOW)
EXISTING TOTAL HEATED	3055 SF
PROPOSED TOTAL HEATED AREA	3168 SF

CLIENT INFO:
DIMITRIS ROUSSEAS
LANA FREEMAN

UNHEATED ROOFED AREA

EXISTING CARPORT	213 SF (NO CHANGE)
EXISTING COVERED BACK PORCH	184 SF (NO CHANGE)
EXISTING FRONT PORCH	88 SF (NO CHANGE)
EXISTING ROOF AT EXT. SIDE STAIR	79 SF (DEMO)
PROPOSED ROOF AT EXT. SIDE STAIR	85 SF
EXISTING TOTAL ROOFED UNHEATED	574 SF
PROPOSED TOTAL ROOFED UNHEATED	580 SF

NOTE: SQUARE FOOTAGE CALCULATIONS INCLUDE EXTERIOR WALLS AND AREAS WITH A MINIMUM CEILING HEIGHT OF 8' IN ALL SLOPED CEILING AREAS. ALL OF THE SQUARE FOOTAGE ADDED ON THE 2ND FLOOR IS MERELY CONVERTING FLOOR AREA WITH A SUB 5' CEILING INTO USEABLE SPACE. HENCE THERE IS NO CHANGE TO THE PERIMETER AREA OF THE SECOND FLOOR. THE 113 SF OF ADDED AREA SHOWN IS MADE POSSIBLE BY RAISING THE HEAD CLEARANCE AND CLOSING OFF ONE OF THE EXISTING STAIRS.



3D VIEW - PROPOSED FRONT ENTRY



3D VIEW - PROPOSED NORTH FACADE



VICINITY MAP - AUSTIN, TX

DRAWING LIST

- A000 COVER SHEET
- A001 PLAT SURVEY, GENERAL NOTES
- A002 SITE PLAN
- A100 BASEMENT LEVEL PLAN
- A101 1ST FLOOR DEMO + PROPOSED
- A102 2ND FLOOR DEMO + PROPOSED
- A103 ROOF PLAN DEMO + PROPOSED
- A200 EXTERIOR ELEVATIONS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A800 DOOR AND WINDOW SCHEDULES
- E100 LIGHTING RCP'S
- E101 POWER AND DATA PLANS
- M101 1ST AND 2ND FLOOR MECHANICAL (SCHEMATIC)
- S 3.0 GENERAL NOTES
- S-1 FOUNDATION PLAN
- S-4 CEILING FRAMING PLAN
- S-5 CEILING FRAMING PLANS
- S-6 ROOF FRAMING PLAN
- S 7 DETAILS



**DOB & EEL
DESIGN STUDIO**
2101 3/4 OAK GLEN PLACE
LOS ANGELES, CA 90039

DAVID O'BRIEN 310-384 9829
ERIN LUNDLEY 512-415-9576

**ROUSSEAS
FREEMAN
RESIDENCE**
904 ROBERTSON ST.
AUSTIN, TX 78703

DATE
2019-6-19
DRAWING TITLE
COVER SHEET

A-000

HALF SCALE 11X17

ABBREVIATIONS

- (E) - EXISTING
- (N) - NEW
- VF - VERIFY IN FIELD
- UNO - UNLESS NOTED OTHERWISE
- FF - FINISHED FLOOR
- AF - ABOVE FINISHED FLOOR
- F TO C - FLOOR TO CEILING
- CL - CENTERLINE
- W/ - WITH
- GWB - GYPSUM WALLBOARD
- WD - WOOD
- CONC - CONCRETE
- MW - MILLWORK
- GFI - GROUND FAULT INTERRUPTER
- HW - HOT WATER
- CW - COLD WATER
- DW - DISHWASHER
- W/D - WASHER DRYER
- CRZ - CRITICAL ROOT ZONE

GENERAL NOTES

- Division 02 -- Existing Conditions**
Demolition as required per plans. Materials to be demolished. Wood framing, wood siding, wood windows, glass, drywall, carpet, paint, wood flooring and sub-flooring as req. HVAC equipment, plumbing and electrical fixtures, tile, asphalt roof shingles, plywood sheathing, concrete steps. Any and all hazardous materials discovered during demolition must immediately be reported to the proper authorities.
Earthwork and excavation as required for new foundation piers.
- Division 03 -- Concrete**
Existing home is on pier-and-beam foundation.
Some foundation piers may need to be repaired or replaced, and new piers added. See structural drawings.
New footings and piers per structural drawings.
Replace front steps at front porch.
New column footing per structural at front porch.
- Division 04 -- Masonry**
Quartz countertops at kitchen and vanities in bathrooms.
- Division 05 -- Metals**
New metal railings at front porch.
Railings and metal work at side porch railing and awning.
New interior stair railing.
- Division 06 -- Wood and Plastics**
Existing home is of wood frame construction.
New wall and roof framing per plans.
New framed awning shed roof over side entry.
Some existing water damaged wood framing may need to be replaced.
Investigate during demolition.
New wood interior stairs per plans.
All new kitchen cabinets and millwork throughout per plans (slab cabinet doors) semi-casual.
- Division 07 -- Thermal and Moisture Protection**
Replace and update insulation per code at exterior walls.
- Walls R19
- Roof R38
- Floors R13
New wood siding at new construction on 2nd floor and as req. for new window openings. All existing and new siding to be repainted once construction is complete.
New standing seam metal roof over entire house and side entry (except screened porch in back which has corrugated clear acrylic roof).
Patch, repair and replace wood siding as required.
Add finish material to underside of all eaves per detail (tbd).

- Division 08 -- Doors and Windows**
Windows to be replaced per plans.
Sunroom existing windows to remain.
Living room replace existing windows to match new on north wall.
Kitchen windows new in existing openings - adjusted sill + head heights.
See plans, elevations and window schedule for further details.
- Division 09 -- Finishes**
Keep existing oak floors on 1st floor, fill in to match as required. Refinish all New wood floor in kitchen.
1st floor - utility and mudroom may also be tile.
2nd floor - wood floor @ landing and hallway.
2nd floor - All bedrooms to be carpet.
2nd floor - bathrooms to be tile floors.
2nd floor - master bathroom tiled walls and floors.
All new drywall walls and ceilings throughout the house.
Existing window frames to be refinished to remove excess molding. Drywall turns in at sides and header. Simple painted wood sills, typ.
All existing crown molding to be removed.
- Division 10 -- Specialties**
- Division 11 -- Equipment**
Big Chill or GE Cafe lines of equip or sim. Panel ready frig.
Vent hood over range concealed w/ drywall.
4" wide range w/ double oven underneath. Capital Culinarian Series MCOR486GL, 48inch freestanding gas range w/ 6 open burners.
Dishwasher (Bosch, Miele, or sim.)
- Division 12 -- Furnishings**
Provide allowance for furniture budget per owner.

- Division 22 -- Plumbing**
New bathroom fixtures per plans.
- Division 23 -- HVAC**
Move return air grill on 1st floor from floor to wall.
Kitchen range hood to have an external or in-line blower so that no sound is heard in the kitchen.
New ductwork routing as required on 1st floor. Replace existing HVAC equipment as req.
Second floor to receive new mini-split HVAC units in ceiling and ducted zones in rooms.
- Division 26 -- Electrical**
All new lighting and electrical outlets per plans.
Keep existing outlets where possible noted on Power and Data plans.
New security cameras per plans. Hardware all to router location.
- Division 28 -- Life Safety**
Smoke Alarms: Smoke alarms will be hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms, and if applicable, on each additional story including basements and habitable attics, in accordance with 2015 IRC Sec R314.
Carbon Monoxide Alarms: Carbon Monoxide alarm will be 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.

T-17 RESIDENTIAL REAL PROPERTY AFFIDAVIT

(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 2-2-18 GR No. _____

Name of Affiant: David T. Art and Kerry Anne Bailey

Address of Affiant: 904 Robertson St, Austin, TX 78703-4738

Description of Property: _____

County: _____

This Company's at said herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements recited herein.

Before me, the undersigned authority for the State of Oregon personally appeared Affiant(s) who state for the following reasons:

1. We are the owners of the Property (Or state other facts for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owner.")

2. We are familiar with the property and the improvements located on the Property.

3. We are holding a transaction requiring title insurance, and the proposed insured owner or lender has requested title insurance coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as the Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar endorsement to the title insurance coverage in the Owner's Policy of Title Insurance upon payment of the prorated premium.

4. To the best of our actual knowledge and belief, there is not any other person, firm, partnership, trust, or other person or entity who has an interest in the Property, other than the interest of the insured owner or lender, that is not disclosed to the Title Company.

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the title insurance coverage and upon the evidence of the existing real property survey of the Property. This affidavit is not made for the benefit of any other party and this Affiant does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will leave the policy(ies) should the information in this affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

SWORN AND SUBSCRIBED to before me on this _____ day of February, 2018.

Notary Public: Libby Anne Reddy

My Commission Expires: 12/31/2018

Page 1 of 1

Form T-17 (Rev. 10/07) (02-01-2010)

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DOB & EEL
DESIGN STUDIO
2101 3/4 OAK GLEN PLACE
LOS ANGELES, CA 90039

DAVID O'BRIEN: 310-384-9829
ERIN LINDLEY: 512-415-9576

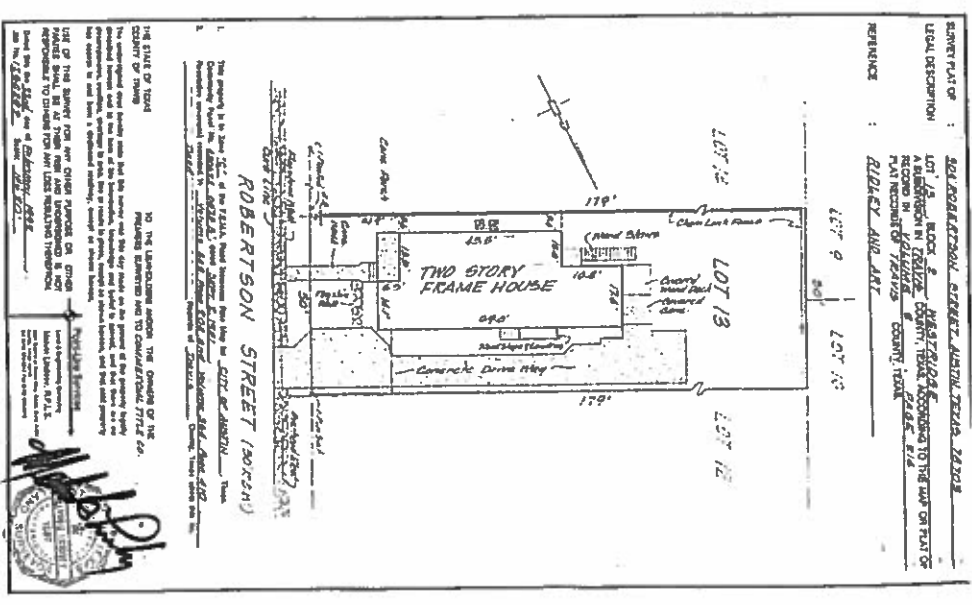
ROUSSEAS
FREEMAN
RESIDENCE
904 ROBERTSON ST
AUSTIN TX 78703

DATE: 2018-2-19

DRAWING TITLE:
LEGAL PLAT SURVEY,
GENERAL NOTES

A-001

HALF SCALE 11X17



PROPERTY OF: 501 ROBERTSON STREET, AUSTIN, TEXAS 78703
LEGAL DESCRIPTION: LOT 13, BLOCK 8, NEIGHBORHOOD OF ROBERTSON, PLAT NUMBER OF 72418, COUNTY OF DALE, STATE OF TEXAS
REFERENCE: SECTION 9, T12S, R12E, S12E

TO THE LANDOWNER AND/OR THE OWNER OF THE PROPERTY: This drawing is prepared by the undersigned professional engineer in accordance with the provisions of the Engineering Code of the State of Oregon. It is based on the information furnished to me by the client and on my own observations and measurements. I am not responsible for the accuracy of the information furnished to me by the client. This drawing is not to be used for any other purpose without the written consent of the undersigned professional engineer. The undersigned professional engineer is not responsible for the accuracy of the information furnished to me by the client. This drawing is not to be used for any other purpose without the written consent of the undersigned professional engineer.

LOT 9

LOT 13
BLOCK 2
8,950 SQ. FT.

LOT 12

LOT 14

FAR CALCULATION

WITH PORCHES + BASEMENT INCLUDED

SITE AREA = 8950 SF

GROSS SQUARE FOOTAGE BASEMENT 288

GROSS SQUARE FOOTAGE 1ST 1640

GROSS SQUARE FOOTAGE 2ND 1240

FRONT PORCH + BACK PORCHES (282' - 200' EXEMPTION) = 82

CARPORIT (213' - 200' EXEMPTION) = 13

TOTAL GROSS SQUARE FOOTAGE 3263

FAR = GROSS SQ. FOOTAGE / SITE AREA

FAR = 3263 / 8950

FAR = 36%

LEGEND

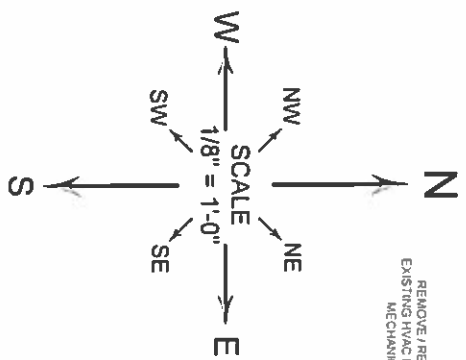
- 1/2" ROD FOUND
- 1/2" ROD SET
- ⊖ 1/2" IRON PIPE FOUND
- ⊕ MAG. HALL FOUND
- CHAINLINK FENCE
- () RECORD INFORMATION
- ▣ WATER METER
- ▢ AIR CONDITIONER
- ⚡ UTILITY POLE
- OVERHEAD UTILITY LINES
- MANHOLE
- ⊖ GAS METER

IMPERVIOUS COVERAGE

ITEM	AREA (SQUARE FEET)	(NO CHANGE)
HOUSE FOOTPRINT	1840	(NO CHANGE)
FRONT + BACK PORCHES	282	(NO CHANGE)
COVERED SIDE STAIR	85	(NEW)
UNCOVERED CONC. STEPS	23	(NEW)
CARPORIT	213	(NO CHANGE)
UNCOVERED DRIVEWAY	917	(NO CHANGE)
STONE WALK	118	(NO CHANGE)
HYD. CONC. PADS	17	(NO CHANGE)
UNCOVERED WOOD STEPS	151	(NO CHANGE)
TOTAL	3343.5	(37.4% COVERAGE)

NOTE: GAS WATER AND ELECTRIC METERS AND LINE LOCATIONS TO REMAIN AS EXISTING

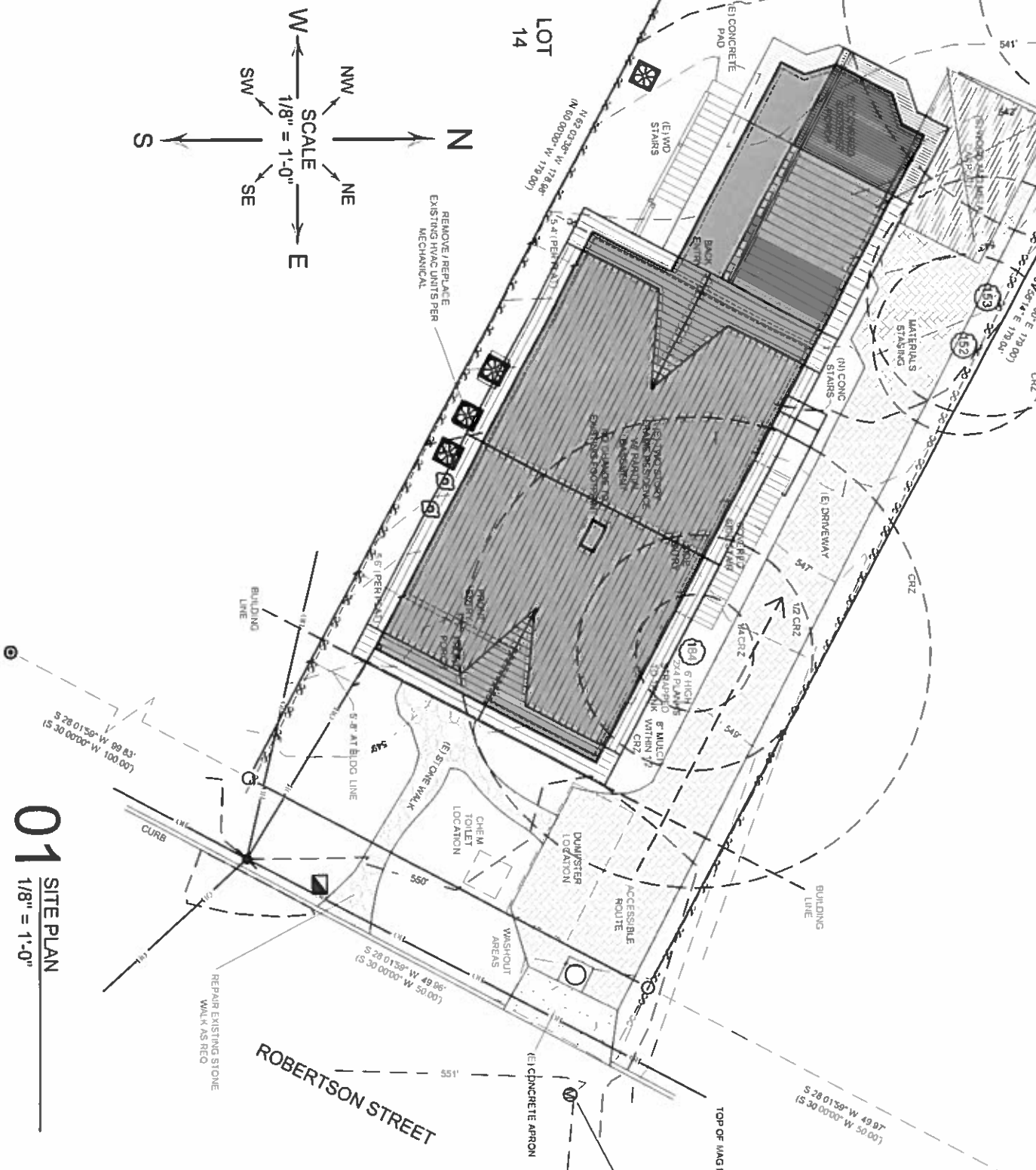
NOTE: NO EXCAVATION TO OCCUR ON SITE WITHOUT FIRST SURVEYING FOR ALL UTILITY LINES UNDERGROUND. CONTACT LOCAL UTILITIES FOR MORE INFORMATION



(E) TREE LIST

155	14' HACKBERRY	(REMOVE PER DEMO PLAN)
157	10' TREE (M)	(REMOVE PER DEMO PLAN)
152	10' TREE (M)	
153	13-25' CEDAR ELM	
156	30' POST OAK (H)*	
177	9' HACKBERRY	
184	26' POST OAK (H)*	
202	14' HACKBERRY	

CRZ - CRITICAL ROOT ZONE - CALCULATED AS FOLLOWS
 TREE DIAMETER IN INCHES X 1/2, THEN CONVERTED TO FEET = CRZ DIAMETER
 FOR PROTECTED TREES BY DCA OR GREENER PER AUSTIN CITY CODE



DOB & EEL
 DESIGN STUDIO

2101 3/4 OAK GLEN PLACE
 LOS ANGELES CA 90019

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 ERIN LINDLEY 512-415-9575

ROUSSEAS
 FREEMAN
 RESIDENCE

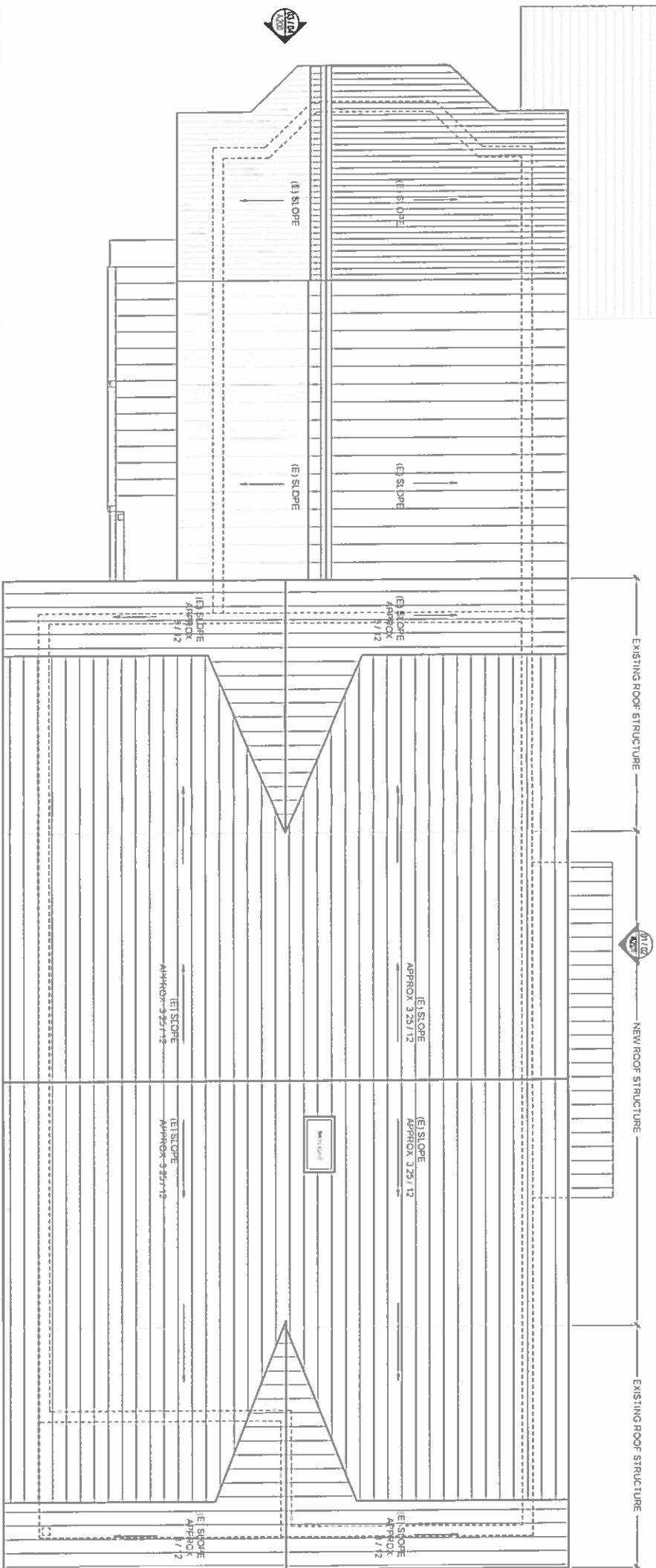
904 ROBERTSON ST.
 AUSTIN, TX 78703

DATE
 2019-8-19

DRAWING TITLE
 SITE PLAN

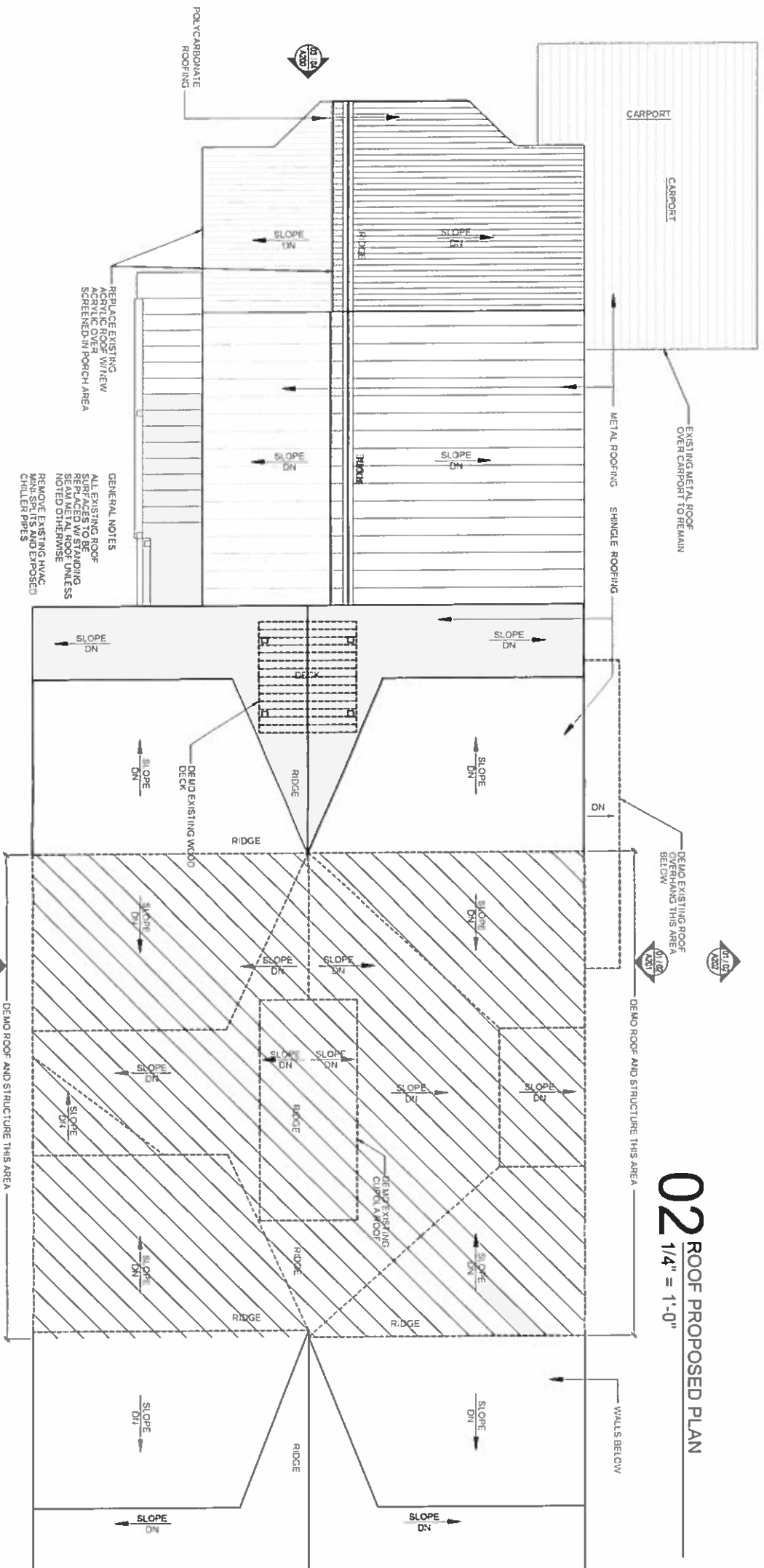
01 SITE PLAN
 1/8" = 1'-0"

A-002



HALF SCALE 11X17

02 ROOF PROPOSED PLAN
1/4" = 1'-0"



01 ROOF DEMO PLAN
1/4" = 1'-0"



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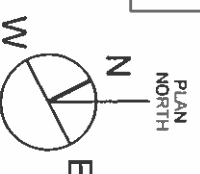
DAVID O'BRIEN 310-394-9829

ERIN LINDLEY 512-415-9576

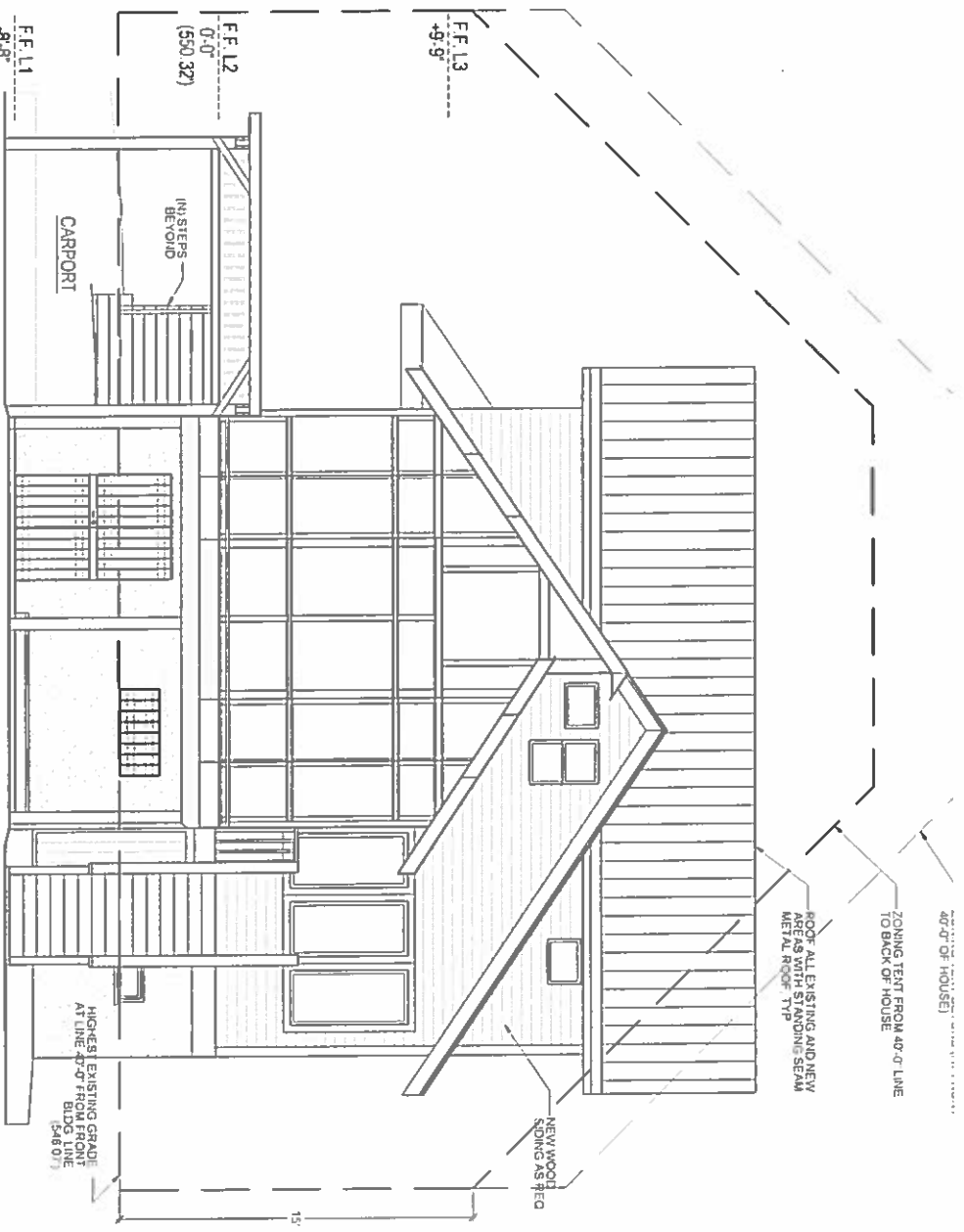
ROUSSEAS
FREEMAN
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904 ROBERTSON ST.
AUSTIN, TX 78703

DATE
2019-8-19

DRAWING TITLE
ROOF PLAN
DEMO AND PROPOSED

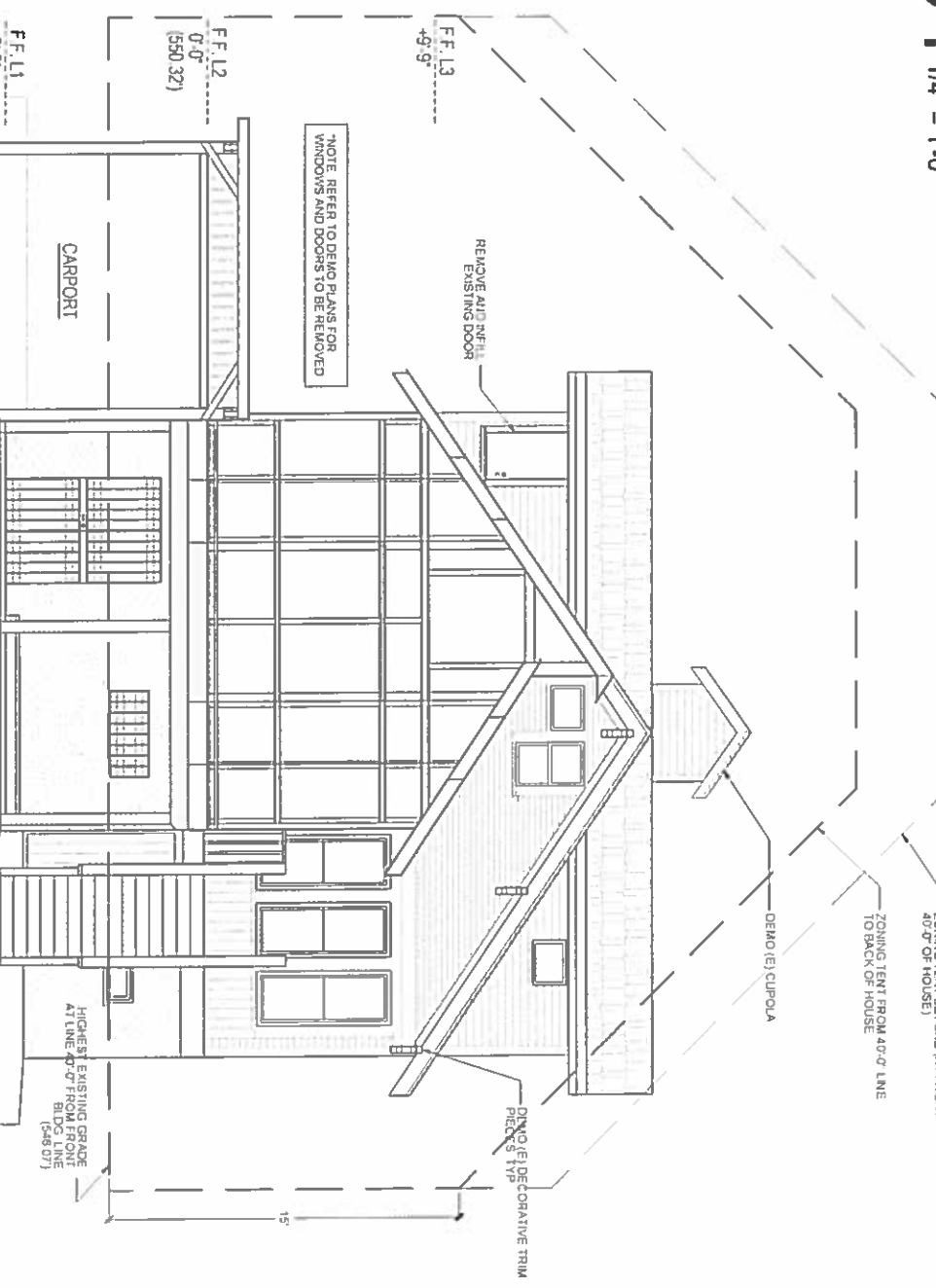


A-103



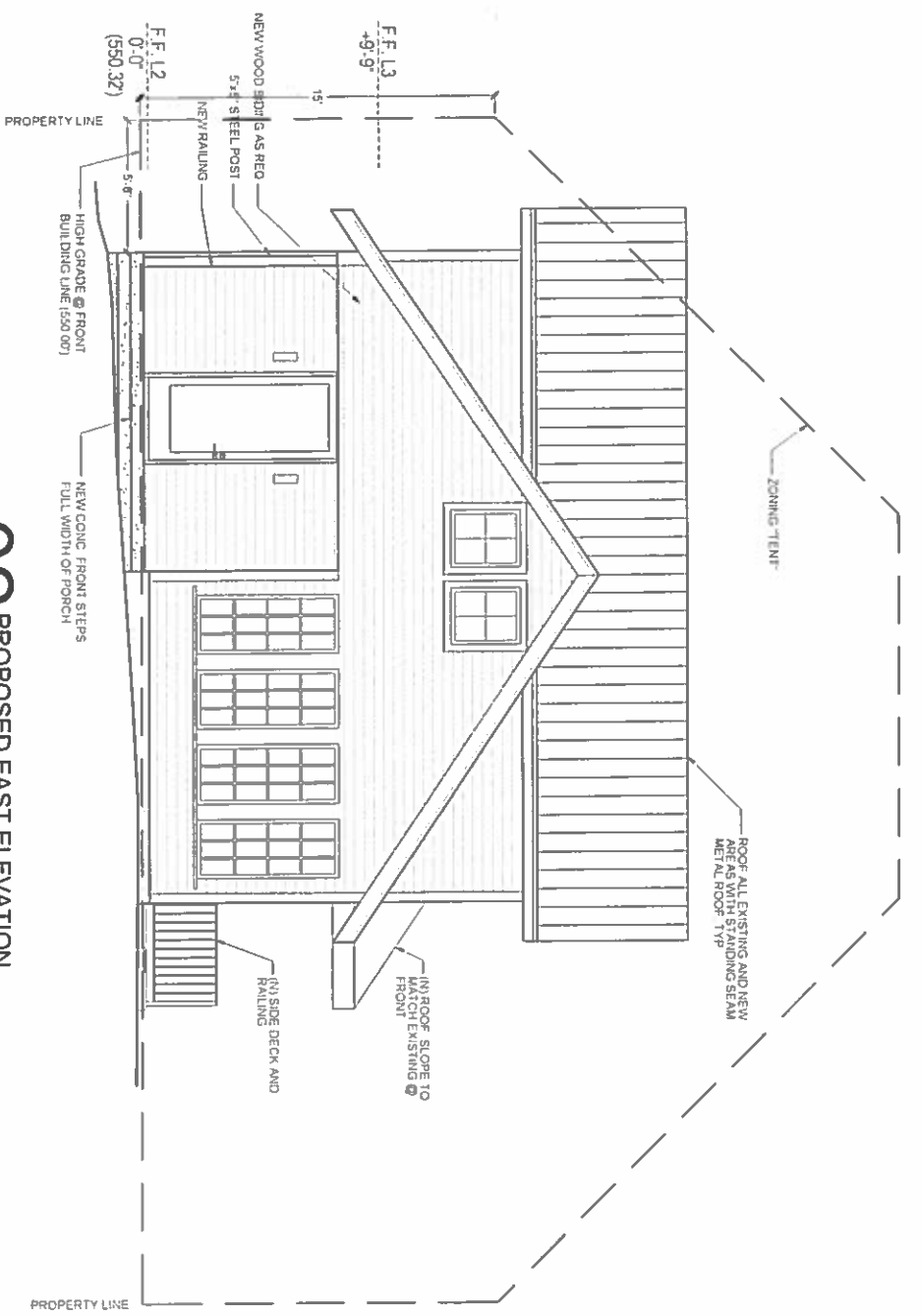
04 PROPOSED WEST ELEVATION

1/4" = 1'-0"



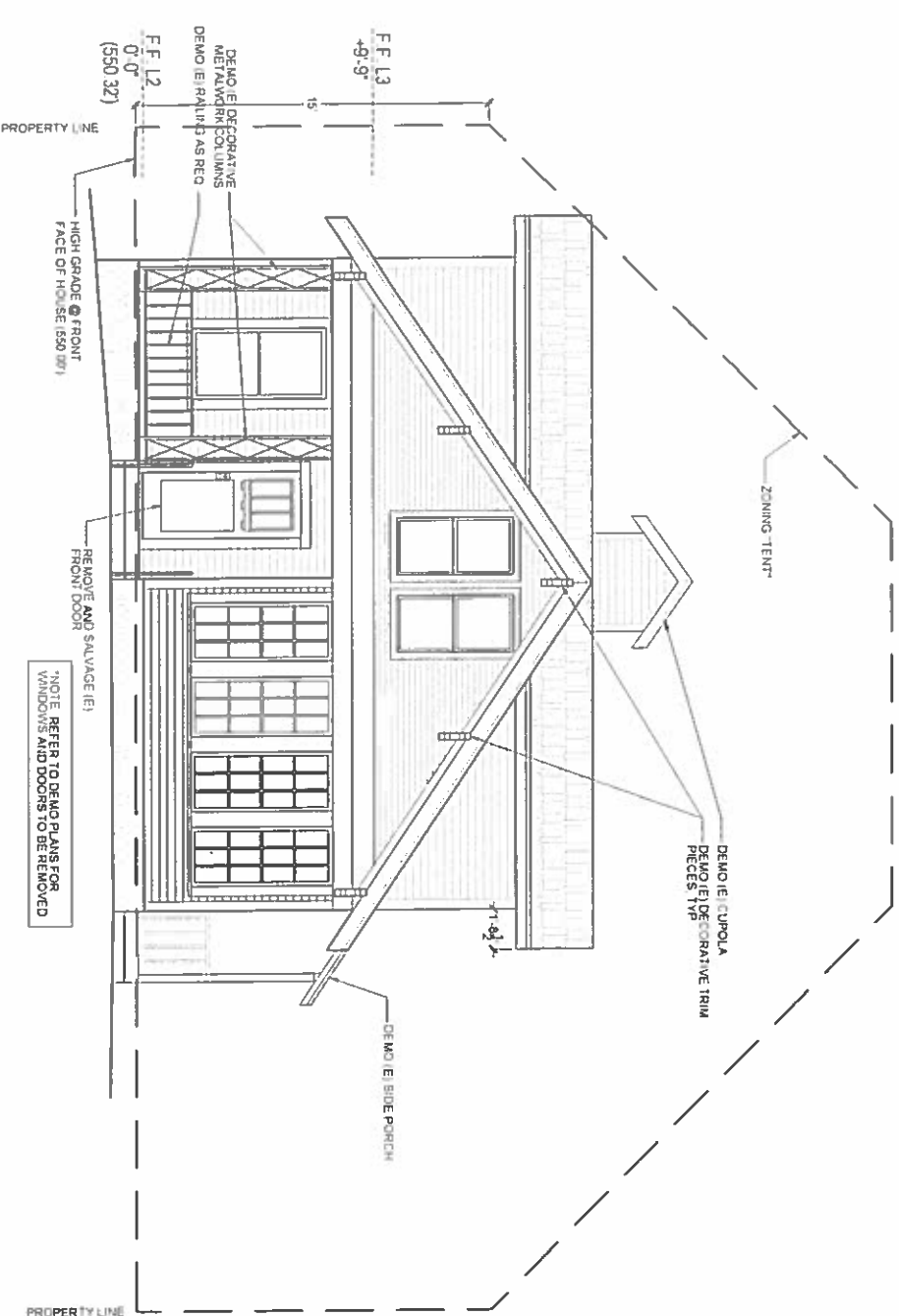
03 EXISTING WEST ELEVATION

1/4" = 1'-0"



02 PROPOSED EAST ELEVATION

1/4" = 1'-0"



01 EXISTING EAST ELEVATION

1/4" = 1'-0"



DOB & EEL
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2101 3/4 OAK GLEN PLACE
LOS ANGELES, CA 90039

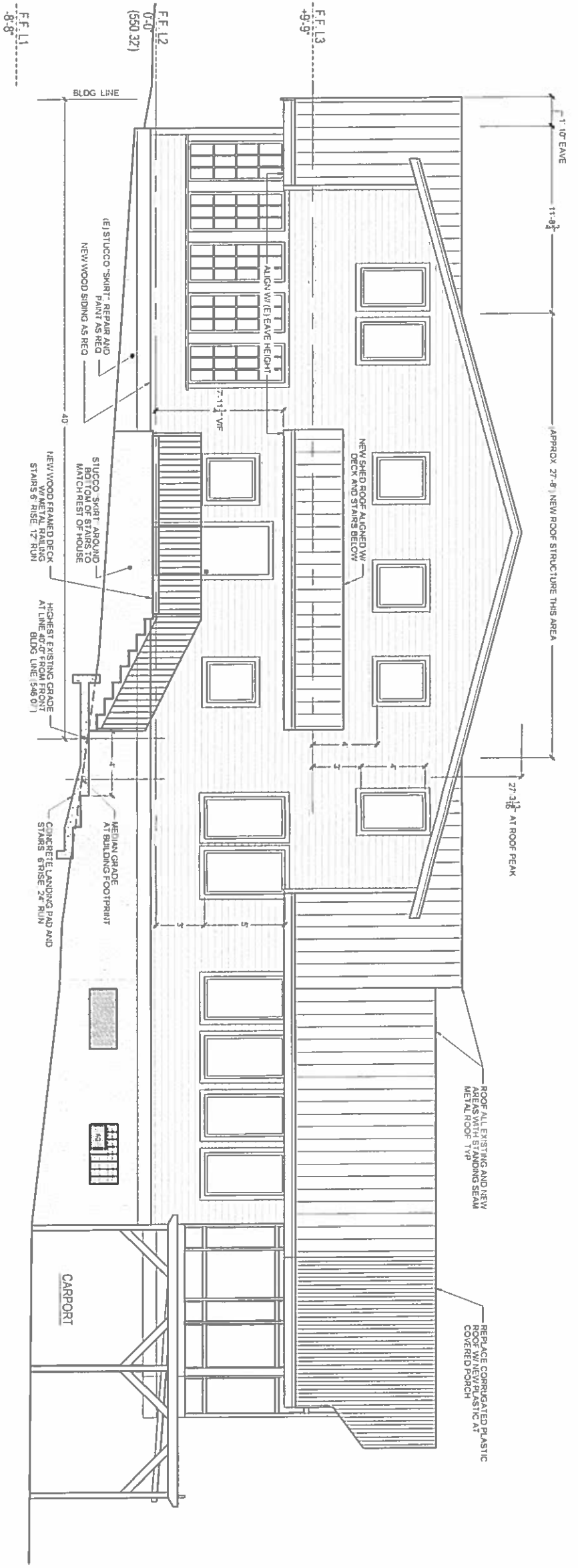
DAVID O'BRIEN 310-384-9829

ERIN LINDELY 512-415-9576

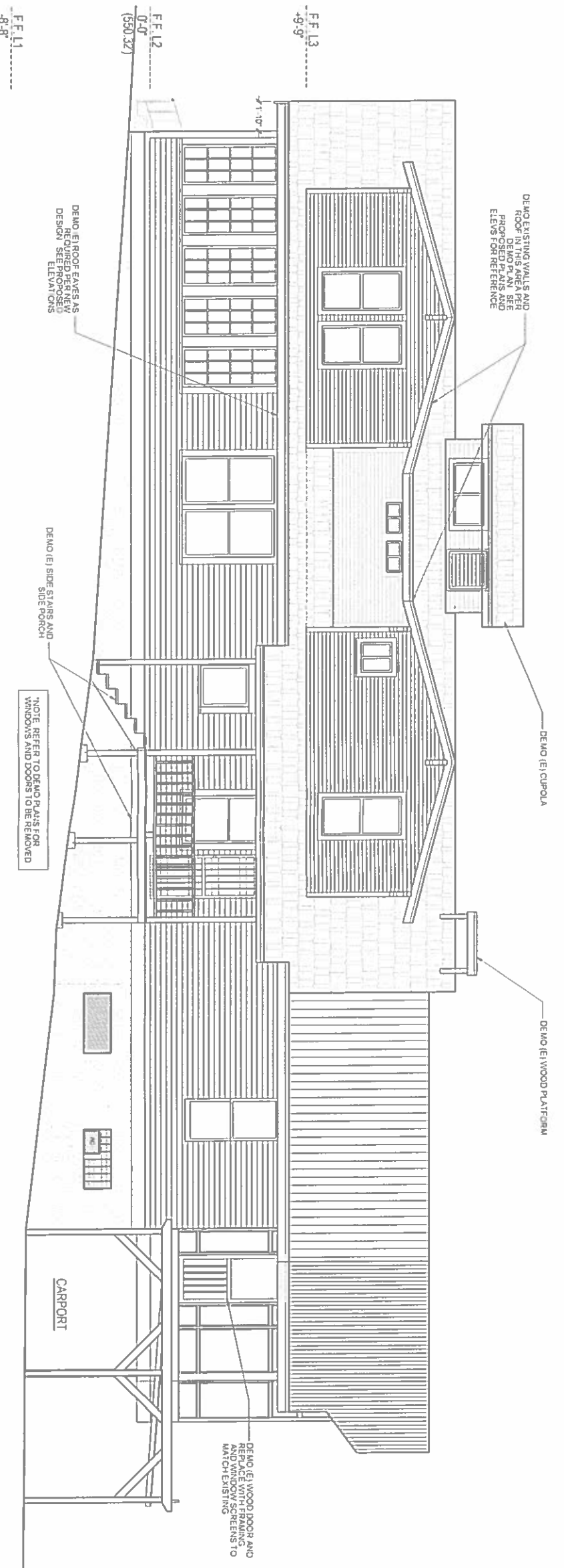
ROUSSEAS
FREEMAN
RESIDENCE
904 ROBERTSON ST.
AUSTIN, TX 78703

DATE
2019.4.19
DRAWING TITLE
EXTERIOR ELEVATIONS

A-200



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



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

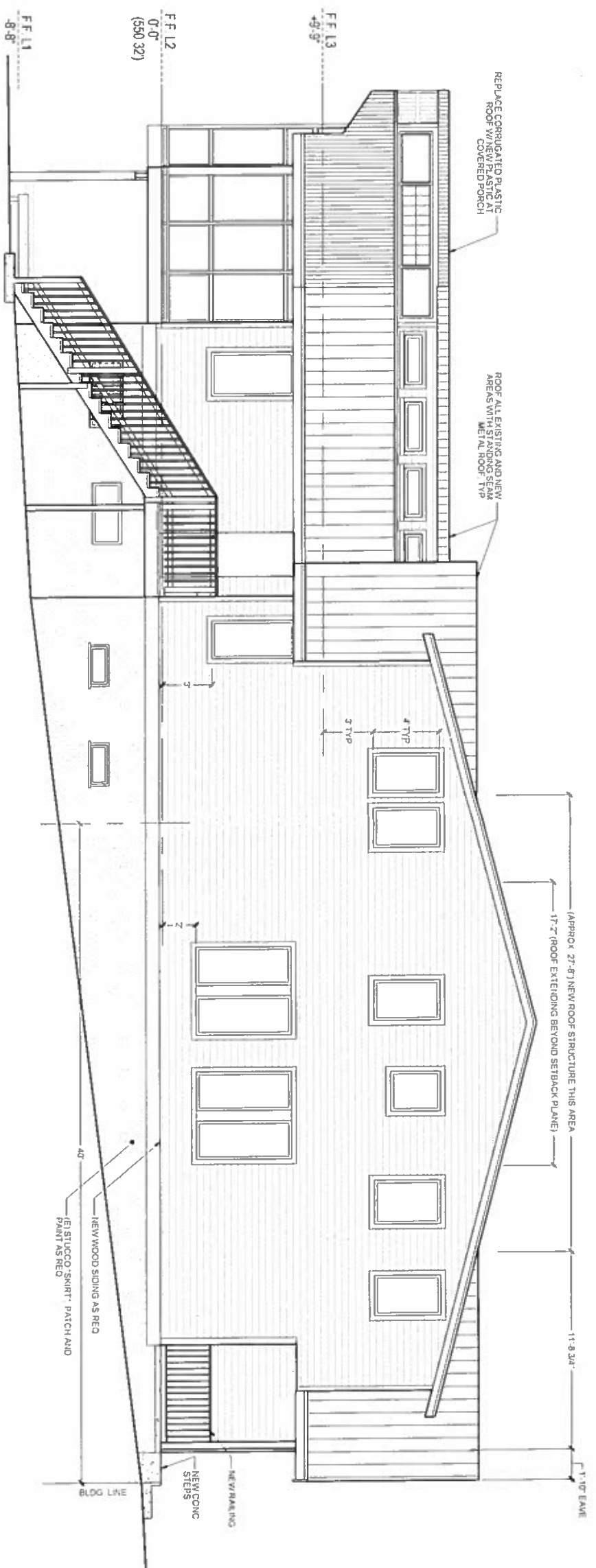


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2101 3/4 OAK GLEN PLACE
LOS ANGELES, CA 90039

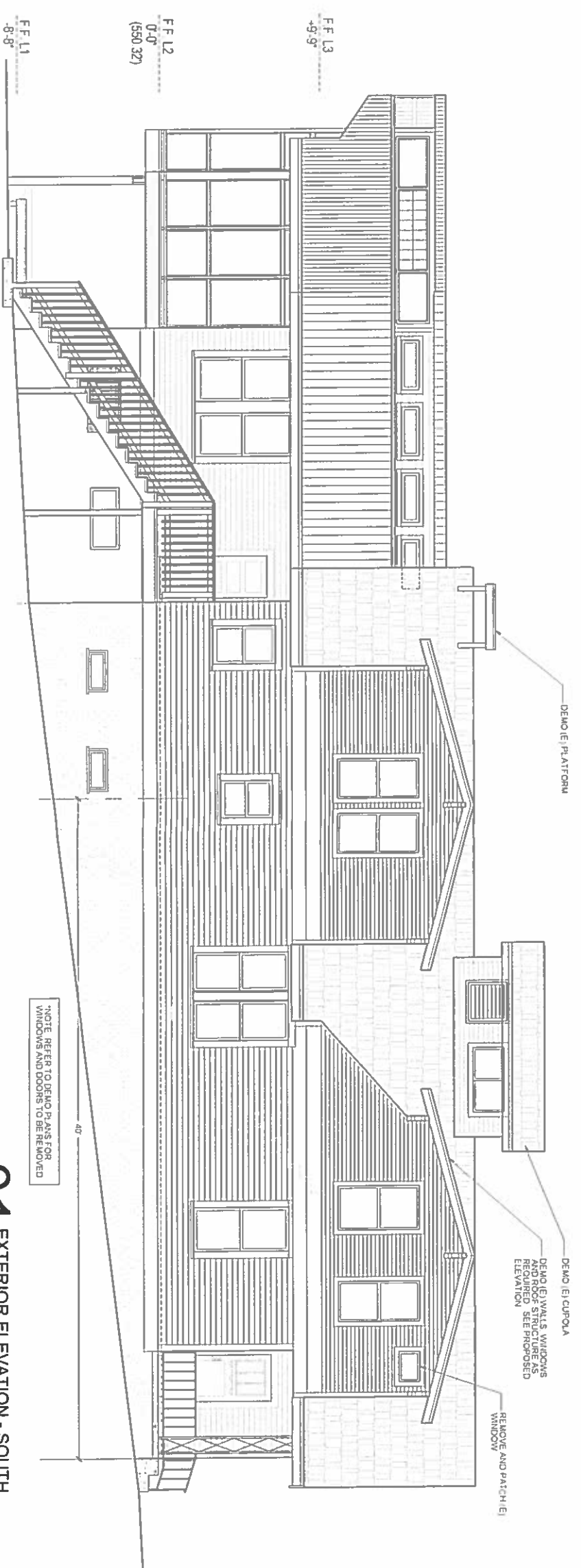
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ROUSSEAS
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RESIDENCE
904 ROBERTSON ST.
AUSTIN, TX 78703

DATE: 2019-04-19
DRAWING TITLE: EXTERIOR ELEVATIONS



02
1/4" = 1'-0"
EXTERIOR ELEVATION - SOUTH



01
1/4" = 1'-0"
EXTERIOR ELEVATION - SOUTH

HALF SCALE 11X17



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AUSTIN, TX 78703

DATE:
2019-8-19
DRAWING TITLE:
EXTERIOR ELEVATIONS

A-202

DOOR SCHEDULE

BASEMENT LEVEL									
#	HEIGHT	WIDTH	TYPE	MATERIAL	FINISH	HARDWARE	HARDWARE	MANUF	COMMENTS
001	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
002	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
FIRST FLOOR									
101	8'-0"	3'-6"	SWING	WOOD - GLASS	WD VENEER	-	-	-	-
102	7'-0"	3'-0"	SWING	SCWD	WD VENEER	-	-	-	-
103	8'-0"	10'-0"	SWING OXKO	WOOD - GLASS	WD VENEER	-	-	-	OXKO - SIDE PANELS FIXED AND PANELS SWING BACK TO MATCH
104	8'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	EXISTING DOOR WIDTH HEIGHT RAISED TO 8'-0"
105	8'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	-
106	7'-0"	2'-6"	SWING	SCWD	WD VENEER	-	-	-	-
107	8'-0"	2'-6"	SWING	SCWD	WD VENEER	-	-	-	TALLER DOOR IN EXISTING LOCATION - REDO HEADER AS REQ
SECOND FLOOR									
201	7'-0"	2'-6"	SWING	HOND	PAINT	-	-	-	-
202	7'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	LAUNDRY CHUTE - MATCH COUNTER HEIGHT OF DOOR IN M BATH
203	7'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	EXISTING DOOR WIDTH NEW HEADER AND DOOR
204	7'-0"	4'-0"	PAIR SWING	HCVND	PAINT	-	-	-	-
205	7'-0"	4'-0"	PAIR SWING	HCVND	PAINT	-	-	-	-
206	7'-0"	4'-0"	PAIR SWING	HCVND	PAINT	-	-	-	-
207	7'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	-
208	7'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	-
209	7'-0"	2'-6"	SWING	SCWD	PAINT	-	-	-	-
210	7'-0"	2'-0"	SWING OXO	SCWD	PAINT	-	-	-	-
211	8'-0"	3'-0"	SWING OXO	GLASS	-	-	-	-	GLASS SHOWER DOOR W/ FIXED GLASS F-TO-C SIDELITES (TO MATCH PLUM FIXTURES)

GENERAL NOTES:
HARDWARE AND FINISH MATERIAL S TBD
SCWD - SOLID CORE WOOD DOOR
HCVND - HOLLOW CORE WOOD DOOR

WINDOW SCHEDULE

BASEMENT LEVEL									
#	SILL	HEAD	HEIGHT	WIDTH	TYPE	MATERIAL	FINISH	MANUF	COMMENTS
001	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
002	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
003	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
004	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
005	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
006	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
007	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
008	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
FIRST FLOOR									
101	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
102	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
103	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
104	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
105	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
106	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
107	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
108	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
109	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
110	3'-2"	6'-2"	3'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	MATCH EXISTING HEAD AND SILL HEIGHTS OF 111
111	3'-2"	6'-2"	3'-0"	2'-6"	CASEMENT	ALUMINUM	-	-	NEW WINDOW IN EXISTING OPENING REMOVE EXISTING BARS PATCH AND REPAIR AS REQ
112	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
113	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING DOOR OPENING
114	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW
115	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
116	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW
117	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
118	-	-	-	-	-	-	-	-	CLERESTORY - EXISTING TO REMAIN APPLY LOW E WINDOW FILM
119	-	-	-	-	-	-	-	-	CLERESTORY - EXISTING TO REMAIN APPLY LOW E WINDOW FILM
120	-	-	-	-	-	-	-	-	CLERESTORY - EXISTING TO REMAIN APPLY LOW E WINDOW FILM
121	-	-	-	-	-	-	-	-	CLERESTORY - EXISTING TO REMAIN APPLY LOW E WINDOW FILM
122	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
123	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
124	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
125	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
126	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
127	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
128	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
129	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW
130	3'	8'-0"	5'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW
SECOND FLOOR									
201	-	-	-	-	-	-	-	-	NEW WINDOW IN EXISTING OPENING
202	-	-	-	-	-	-	-	-	NEW WINDOW IN EXISTING OPENING
203	3'-0"	7'-0"	4'-0"	2'-5" VIF	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
204	3'-0"	7'-0"	4'-0"	2'-5" VIF	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
205	4'-0"	7'-0"	3'-0"	2'-6"	AWNING	ALUMINUM	-	-	NEW WET LOCATION
206	4'-0"	7'-0"	3'-0"	2'-6"	AWNING	ALUMINUM	-	-	NEW WET LOCATION
207	4'-0"	7'-0"	3'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW
208	3'-0"	7'-0"	4'-0"	2'-5" VIF	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
209	-	-	-	-	-	-	-	-	EXISTING TO REMAIN APPLY LOW E FILM
210	-	-	-	-	-	-	-	-	EXISTING TO REMAIN APPLY LOW E FILM
211	-	-	-	-	-	-	-	-	EXISTING TO REMAIN APPLY LOW E FILM
212	3'-0"	7'-0"	4'-0"	2'-5" VIF	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
213	3'-0"	7'-0"	4'-0"	2'-5" VIF	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
214	3'-0"	7'-0"	4'-0"	2'-5"	CASEMENT	ALUM CLAD WOOD	-	-	NEW
215	4'-0"	7'-0"	3'-0"	2'-5"	CASEMENT	ALUMINUM	-	-	NEW WET LOCATION
216	3'-0"	7'-0"	4'-0"	2'-6"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
217	3'-0"	7'-0"	4'-0"	2'-5"	CASEMENT	ALUM CLAD WOOD	-	-	NEW WINDOW IN EXISTING OPENING
218	N/A	N/A	4'-0"	2'-0"	FIXED	ALUM CLAD WOOD	-	-	NEW SKYLIGHT

GENERAL NOTES:
* INDICATES NEW WINDOW TO MATCH EXISTING OPENING WIDTH FOR MANY OF THESE WINDOWS THE EXISTING HEAD OR SILL HEIGHTS (OR BOTH) ARE MODIFIED SEE SCHEDULE NEW HEADERS PER STRUC
** INDICATES NEW WINDOW IN NEW FRAMED OPENING DEMO AND FRAME AS REQ PER STRUCTURAL
*** CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING WINDOW OPENINGS ON SITE PRIOR TO PURCHASING
ASSUME LOWE INSULATED GLAZING UNITS FOR ALL NEW WINDOWS
ALL NEW CASEMENT WINDOWS TO HAVE CRANK OUT HARDWARE
PROVIDE SHOP DRAWINGS TO ARCHITECT PRIOR TO FINAL ORDER
ALL OPERABLE WINDOWS TO HAVE BUG SCREENS (NO SCREENS ON ANY DOORS UNLESS SPECIFIED)
ALL WINDOWS - DOORS TO HAVE DARK BRONZE EXTERIOR ALUMINUM CLADDING WITH STAINED WOOD INTERIOR TO MATCH DARK BRONZE COLOR EXACT STAIN TBD
WET WINDOW LOCATIONS REQUIRE ALL ALUMINUM CONSTRUCTION THERMALLY BROKEN IF DIFFERENT MANUFACTURER REQUIRED MATCH PREDOMINANT WINDOW STYLE AND COLOR
SEE WINDOW ELEVATIONS FOR DIMENSIONS AND SDR (SIMULATED DIVIDED LITE) LOCATIONS IF APPLICABLE



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DRAWING TITLE: DOOR AND WINDOW SCHEDULES

A-800

HALF SCALE 11X17