

- Site Plan General Notes:
1. Keynotes located on this sheet are for this sheet only.
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  4. Verify all spot elevations prior to construction. Notify Designer of any discrepancies.
  5. Refer to approved Site Plan Exemption #XXXXXX.

- Site Plan Key Notes:
1. Existing brick paving.
  2. Existing metal awning.
  3. Existing metal stair.
  4. Existing Tree well.
  5. Existing stone wall.
  6. Existing concrete retaining wall.
  7. Existing wood bridge.
  8. Existing light pole.
  9. Existing planter.
  10. Existing steps.
  11. New stone paved courtyard at basement level.
  12. New concrete retaining wall.
  13. New exterior stair to replace existing.
  14. New planter.

ALTERATIONS TO EXISTING BUILDING  
ELEMENTS HIGHLIGHTED IN RED.

CHIOCO design LLC  
austin, tx 78702  
contact@chiocodesign.com

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project

SPECTRE OFFICE  
701 East 6th St.  
Austin, Texas 78701

drawn by  
m. chaveriat  
j. chioco

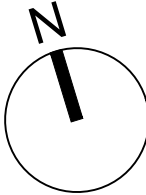
issue  
● 08/15/19 DD / Pricing Set

sheet title  
Site Plan

sheet

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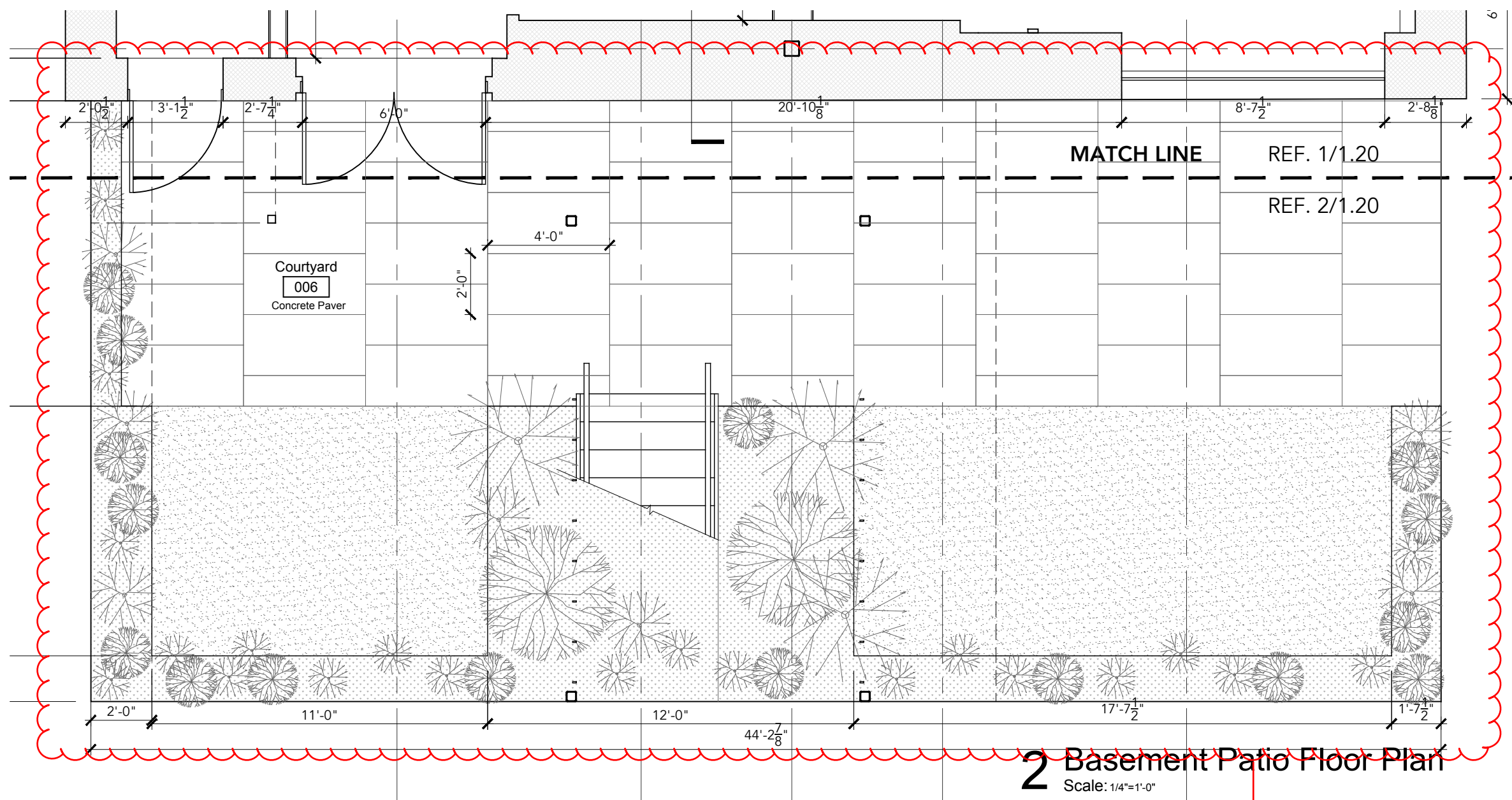
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1 Site Plan  
Scale: 1/8"=1'-0"



ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.



2 Basement Patio Floor Plan  
Scale: 1/4"=1'-0"

NEW COURTYARD  
AT BASEMENT  
LEVEL

#### Plumbing Fixture Schedule

Label	Description	Manufacturer	Style/Model/Color	Finish	Notes
WC	Water Closet	Kohler	Cimarron Conf. Ht. K-3828	0-White	
SK1	Lavatory	Duravit	Vero Washbasin 045450	00-White	
SK2	Break Rm. Sink	Kohler	Vault K-3894.4	Stainless Steel	Undermount - maintain ADA clearance
FA1	Restrm. Faucet	Grohe	Eurosmart Cosmopolitan E 36328	Starlight Chrome	6V lithium battery
FA2	Br. Rm. Faucet	Grohe	Minka Touch 31359002	Starlight Chrome	6V lithium battery
DF	Drinking Fountain	Elkay	SwirlFlo Bi-Level LRPBMV28K	Stainless Steel	
SH	Shower Fixture	Delta	Trinsic T14259-BL		

\*Refer to 2012 TAS standards for all accessible conditions with respect to mounting heights and clearances.  
\*Provide blocking as required for wall-mounted fixtures. Coordinate final locations with Designer.

#### Equipment Schedule

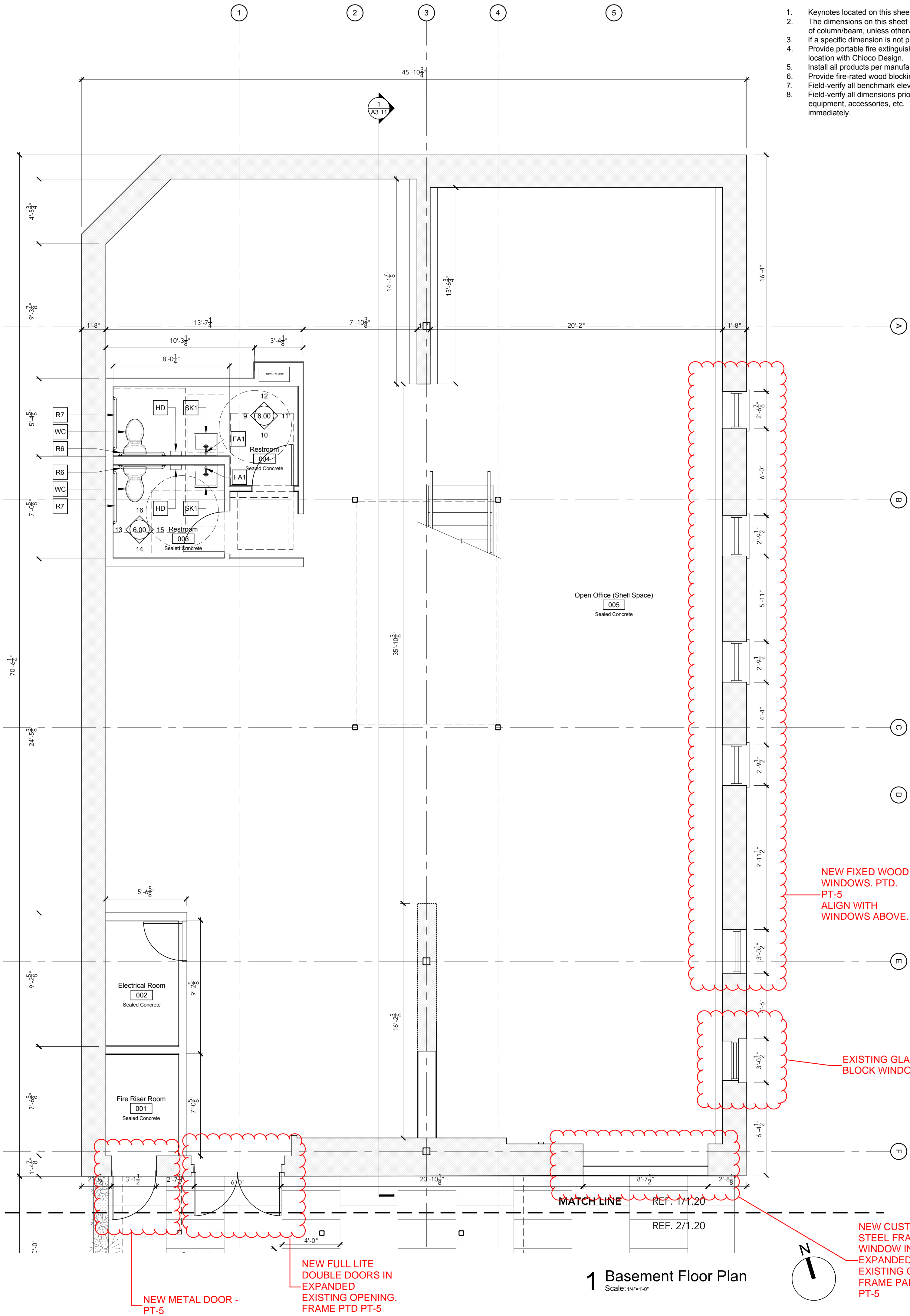
Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSOI	OSCI	CSCI
HD		Hand Dryer	Dyson	airblade V AB12 - Nickel			
R1		Built-in Refrigerator	Sub Zero	BI-36RG/S			
R2		Under-Counter Refrigerator	Sub Zero	UC-24BG/S			
DW		Dishwasher	Bosch	SHX89P266N			
MW		Microwave	Bosch	HMB57152UC			
CF		Ceiling Fan	Big Ass Fans	MK-181-06-19-A728			
H		Heater	TBD				

#### Finish Schedule

Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
Paint / Stains	PT-1	Interior Paint Color	Sherwin-Williams	SW 7005 - Pure White	Eggshell Walls	Yes	
	PT-2	Interior Paint Color	Sherwin-Williams	SW 7067 - Iron Ore	*	Yes	
	PT-3	Interior Paint Color	Sherwin-Williams	Color to match plaster	*	Yes	
	PT-4	Exterior Steel	Sherwin-Williams	SW 7670 - Gray Shingle	*	Yes	
	PT-5	Exterior Trim	Sherwin-Williams	SW 7567 - Natural Tan	Yes	Yes	
Tile	TL-1		Heath Ceramics	SW 7567 - Natural Tan	TBD	Yes	
	TL-2		TBD			Yes	
	TL-3		TBD			Yes	
	TL-4		TBD			Yes	
Wood	WD-1	T&G White Oak Flooring				Clear Sealed	Yes
	WD-2	White oak ply w/ 1x solid white oak trim				Clear Sealed	Yes
	WD-3	Solid white oak				Clear Sealed	Yes
	WD-4	2x2 Wood Tile	Bison			Clear Sealed	Yes
	WD-5	T&G Ext Wood Soffit				Clear Sealed	Yes
	WD-6	Solid Wood Handrail				Clear Sealed	Yes
	WD-7	T&G Ext Wood Cladding		TBD		Clear Sealed	Yes
	WD-8	1-1/2" X 3-1/2" Wood Slat				Clear Sealed	Yes
Metal	MTL-1	1/8" Cold rolled steel plate				blackened, clear sealed	Yes
	MTL-2	1/8" steel rod				blackened, clear sealed	Yes
	MTL-3	1.5"x5" Steel flat bat				Yes	
	MTL-4	Painted Perforated Metal	McNichols				
	MTL-5	Stainless Stl. Wire Netting					
	MTL-6	Brake Metal		Color to match office front frames			
	MTL-7	Brake Metal		PT-4			
Concrete	CON-1	Exposed Board-formed Concrete				Yes	
	CON-2	Polished concrete				Clear sealed	Yes
Base	BS-1	Painted 1x poplar base board				Yes	
	BS-2	Painted 1x poplar base board to match plaster				Yes	
Solid Surface	SS-1	Marble Slab				Yes	
	SS-2	Quartz Countertop	Caesarstone	TBD		Yes	
Plaster	PLR	Venetian Plaster				Yes	
Stucco	STC-1					Yes	
Fabric	FAB-1					Yes	
Upholstery	UPL-1	Gypsum Board				Yes	
Other	PVR	Stone Paver				Yes	

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1 Basement Floor Plan  
Scale: 1/4"=1'-0"

NEW FIXED WOOD  
WINDOWS. PTD.  
PT-5  
ALIGN WITH  
WINDOWS ABOVE.

EXISTING GLASS  
BLOCK WINDOW

NEW METAL DOOR -  
PT-5

NEW FULL LITE  
DOUBLE DOORS IN  
EXPANDED  
EXISTING OPENING.  
FRAME PTD PT-5

NEW CUSTOM  
STEEL FRAME  
WINDOW IN  
EXPANDED  
EXISTING OPENING.  
FRAME PAINTED  
PT-5

CHIOCO design LLC

austin, tx 78702  
contact@chiocodesign.com

1306 rosewood avenue  
512.374.0288

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drawn by  
m. chaveriat  
j. chioco

issue  
● 08/15/19 DD / Pricing Set

sheet title

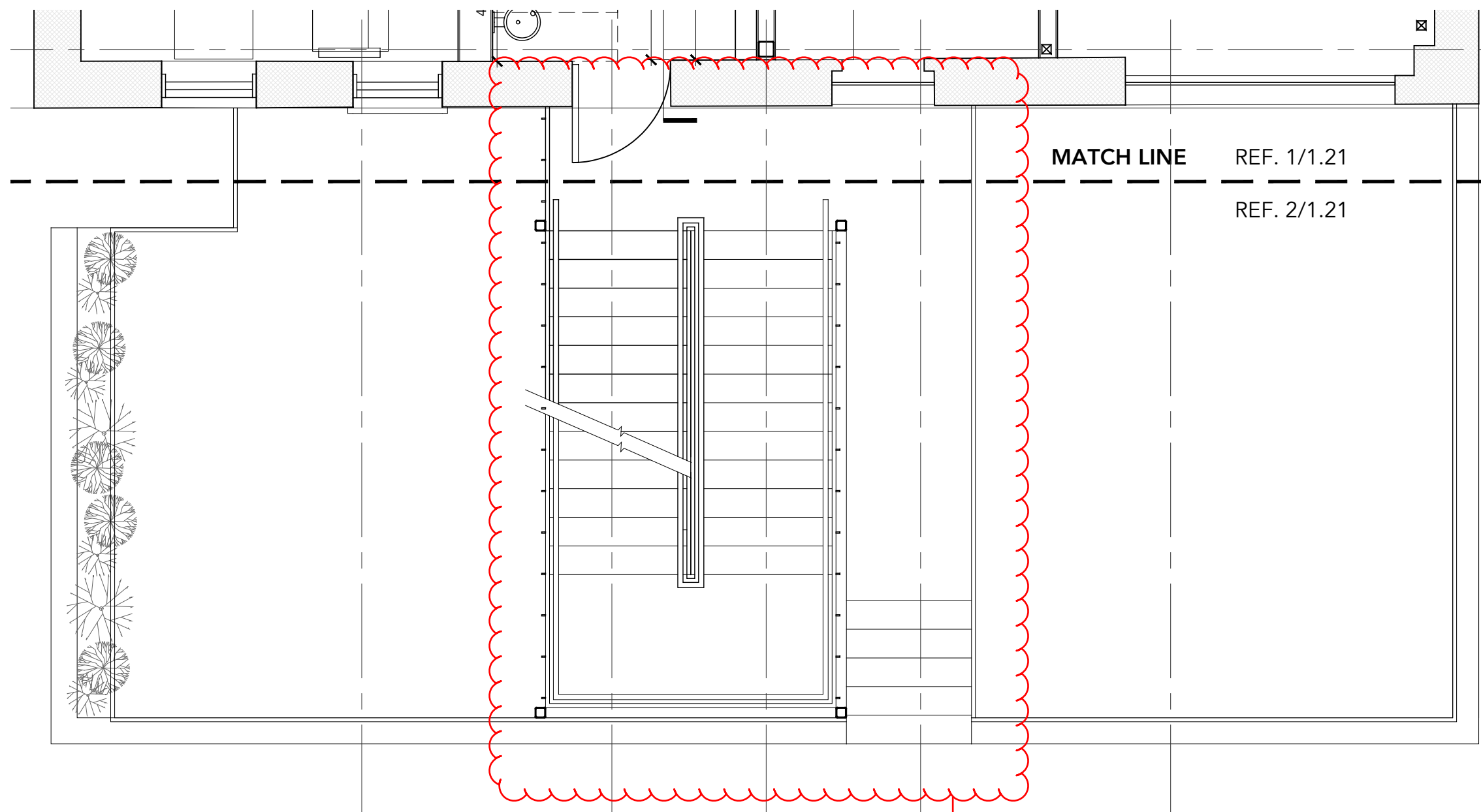
Basement  
Floor Plan

sheet

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ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.

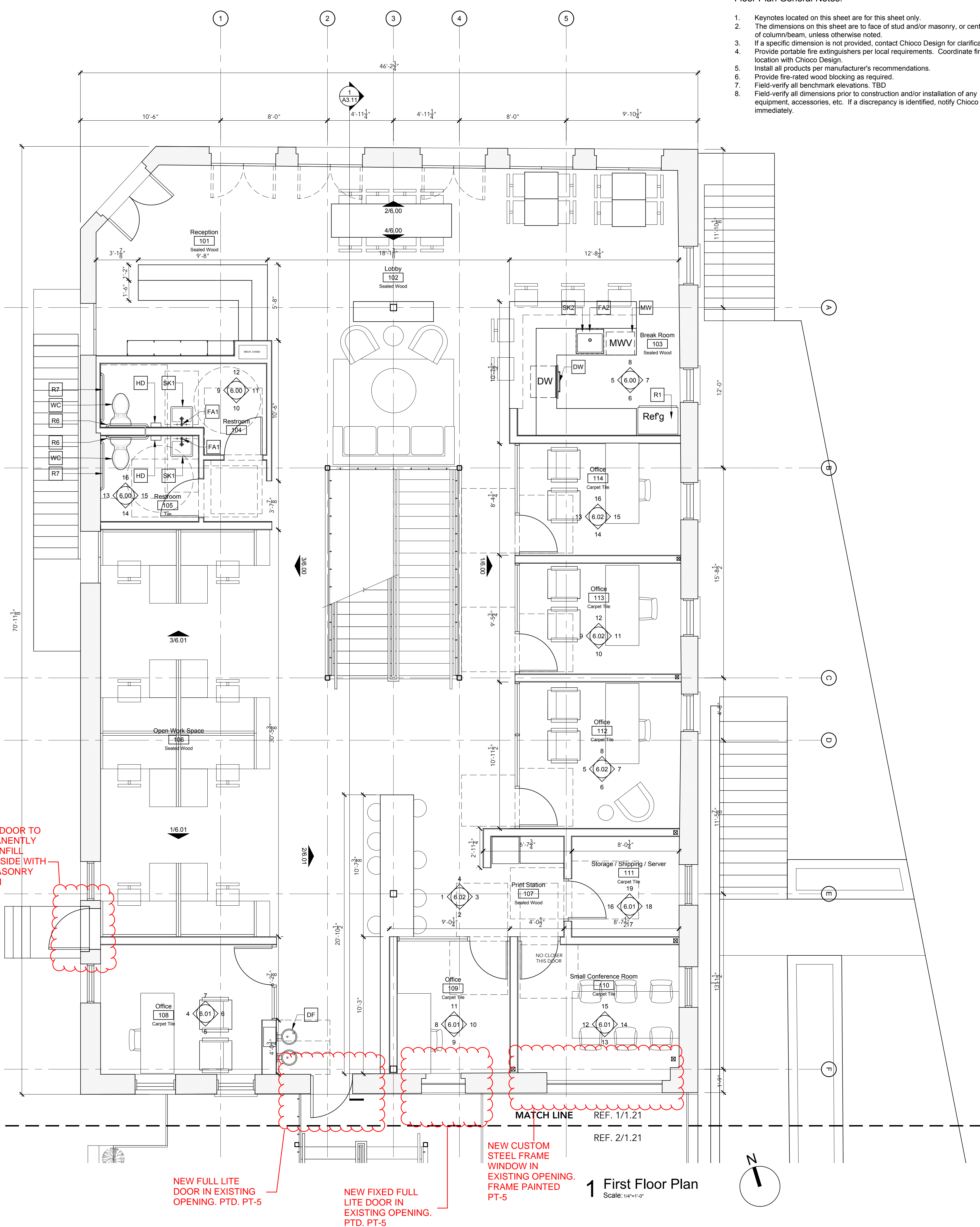
NEW STEEL STAIR TO REPLACE EXISTING

Label	Description	Manufacturer	Style/Model/Color	Finish	Notes
WC	Water Closet	Kohler	Cimarron Conf. Ht. K-3828	0-White	
SK1	Lavatory	Duravit	Vero Washbasin 045450	00-White	
SK2	Break Rm. Sink	Kohler	Vault K-3894.4	Stainless Steel	Undermount - maintain ADA clearance
FA1	Restrm. Faucet	Grohe	Eurosmart Cosmopolitan E 36328	Starlight Chrome	6V lithium battery
FA2	Br. Rm. Faucet	Grohe	Minka Touch 31359002	Starlight Chrome	6V lithium battery
DF	Drinking Fountain	Elkay	SwirFlo Bi-Level LRPBMV28K	Stainless Steel	
SH	Shower Fixture	Delta	Trinsic T14259-BL		

\*Refer to 2012 TAS standards for all accessible conditions with respect to mounting heights and clearances.  
\*Provide blocking as required for wall-mounted fixtures. Coordinate final locations with Designer.

Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSOI	OSCI	CSCI
HD		Hand Dryer	Dyson	airblade V AB12 - Nickel			
R1		Built-in Refrigerator	Sub Zero	BI-36RG/S			
R2		Under-Counter Refrigerator	Sub Zero	UC-24BG/S			
DW		Dishwasher	Bosch	SHX89P268N			
MW		Microwave	Bosch	HMB57152UC			
CF		Ceiling Fan	Big Ass Fans	MK-181-06-19-A728			
H		Heater	TBD				

Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
Paint / Stains	PT-1	Interior Paint Color	Sherwin-Williams	SW 7005 - Pure White	Eggshell Walls	Yes	
	PT-2	Interior Paint Color	Sherwin-Williams	SW 7067 - Iron Ore	*	Yes	
	PT-3	Interior Paint Color	Sherwin-Williams	Color to match plaster	*	Yes	
	PT-4	Exterior Steel	Sherwin-Williams	SW 7670 - Gray Shingle	*	Yes	
	PT-5	Exterior Trim	Sherwin-Williams	SW 7567 - Natural Tan	*	Yes	
Tile	TL-1	Exterior Trim	Heath Ceramics	SW 7567 - Natural Tan	TBD	Yes	
	TL-2		TBD			Yes	
	TL-3		TBD			Yes	
	TL-4		TBD			Yes	
Wood	WD-1	T&G White Oak Flooring				Clear Sealed	Yes
	WD-2	White oak ply w/ 1x solid white oak trim				Clear Sealed	Yes
	WD-3	Solid white oak				Clear Sealed	Yes
	WD-4	2x2" Wood Tile	Bison			Clear Sealed	Yes
	WD-5	T&G Ext Wood Soffit				Clear Sealed	Yes
	WD-6	Solid Wood Handrail				Clear Sealed	Yes
	WD-7	T&G Ext Wood Cladding				Clear Sealed	Yes
	WD-8	1-1/2" X 3-1/2" Wood Slat				Clear Sealed	Yes
Metal	MTL-1	1/8" Cold rolled steel plate				blackened, clear sealed	Yes
	MTL-2	1/8" steel rod				blackened, clear sealed	Yes
	MTL-3	1.5"x.5" Steel flat bat					Yes
	MTL-4	Painted Perforated Metal	McNichols				
	MTL-5	Stainless Stl. Wire Netting					
	MTL-6	Brake Metal		Color to match office front frames			
	MTL-7	Brake Metal		PT-4			
Concrete	CON-1	Exposed Board-formed Concrete					Yes
	CON-2	Polished concrete				Clear sealed	Yes
Base	BS-1	Painted 1x poplar base board					Yes
	BS-2	Painted 1x poplar base board to match plaster					Yes
Solid Surface	SS-1	Marble Slab					Yes
	SS-2	Quartz Countertop	Caesarstone	TBD			Yes
Plaster	PLR	Venetian Plaster					Yes
Stucco	STC-1						
Upholstery	FAU-1						
Other	GYP	Gypsum Board					
	PVR	Stone Paver					Yes

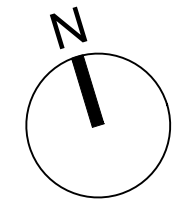


NEW FULL LITE DOOR IN EXISTING OPENING. PT-D, PT-5

NEW FIXED FULL LITE DOOR IN EXISTING OPENING. PT-D, PT-5

NEW CUSTOM STEEL FRAME WINDOW IN EXISTING OPENING. FRAME PAINTED PT-5

1 First Floor Plan  
Scale: 1/4\"/>



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j. chiocho

issue  
● 08/15/19 DD / Pricing Set

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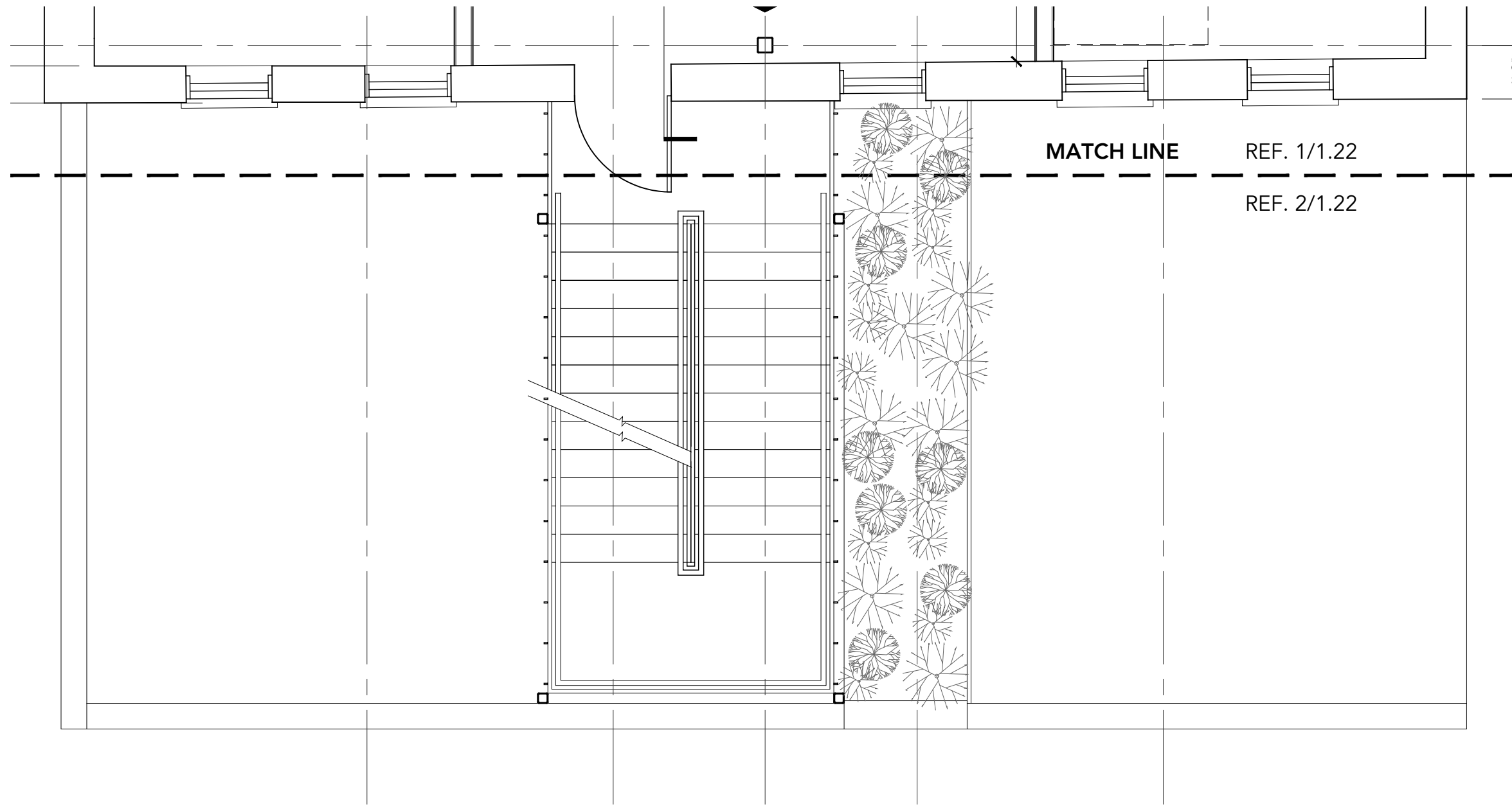
First Floor Plan

sheet

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2 Second Floor Stair Plan  
Scale: 1/4"=1'-0"

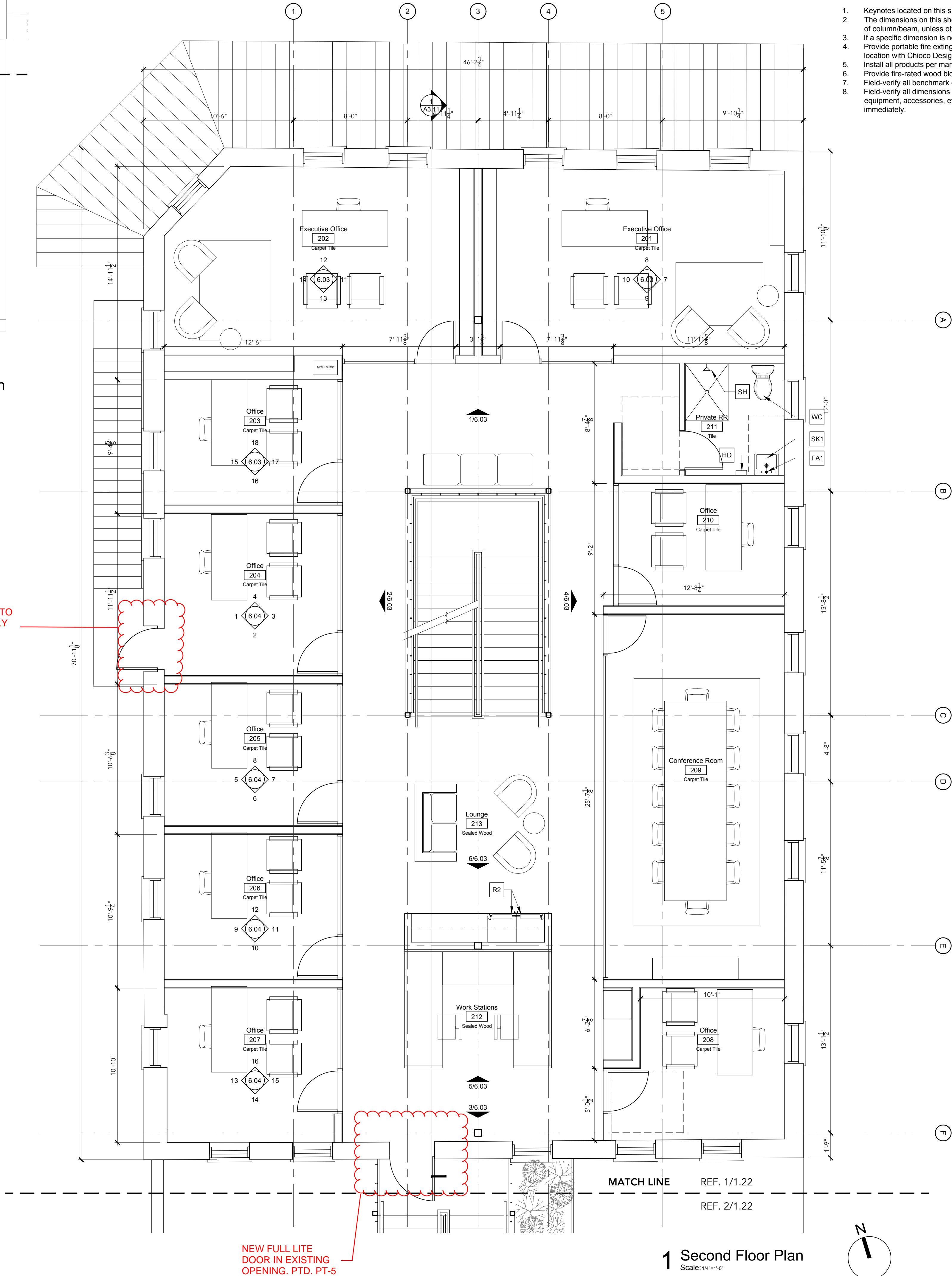
ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.

Label	Description	Manufacturer	Style/Model/Color	Finish	Notes
WC	Water Closet	Kohler	Cimarron Conf. Ht. K-3828	0-White	
SK1	Lavatory	Duravit	Vero Washbasin 045450	00-White	
SK2	Break Rm. Sink	Kohler	Vault K-3894.4	Stainless Steel	Undermount - maintain ADA clearance
FA1	Restrm. Faucet	Grohe	Eurosmart Cosmopolitan E 36328	Starlight Chrome	6V lithium battery
FA2	Br. Rm. Faucet	Grohe	Minka Touch 31359002	Starlight Chrome	6V lithium battery
DF	Drinking Fountain	Elkay	SwirlFlo Bi-Level LRPBMV28K	Stainless Steel	
SH	Shower Fixture	Delta	Trinsic T14259-BL		

\*Refer to 2012 TAS standards for all accessible conditions with respect to mounting heights and clearances.  
\*Provide blocking as required for wall-mounted fixtures. Coordinate final locations with Designer.

Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSOI	OSCI	CSCI
HD		Hand Dryer	Dyson	airblade V AB12 - Nickel			
R1		Built-In Refrigerator	Sub Zero	BI-36RG/S			
R2		Under-Counter Refrigerator	Sub Zero	UC-24BG/S			
DW		Dishwasher	Bosch	SHX89P268N			
MW		Microwave	Bosch	HMB57152UC			
CF		Ceiling Fan	Big Ass Fans	MK-181-06-19-A728			
H		Heater	TBD				

Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
Paint / Stains	PT-1	Interior Paint Color	Sherwin-Williams	SW 7005 - Pure White	Eggshell Walls	Yes	
	PT-2	Interior Paint Color	Sherwin-Williams	SW 7067 - Iron Ore	*	Yes	
	PT-3	Interior Paint Color	Sherwin-Williams	Color to match plaster	*	Yes	
	PT-4	Exterior Steel	Sherwin-Williams	SW 7670 - Gray Shingle	*	Yes	
	PT-5	Exterior Trim	Sherwin-Williams	SW 7567 - Natural Tan	Yes	Yes	
Tile	TL-1		Heath Ceramics	TBD		Yes	
	TL-2		TBD			Yes	
	TL-3		TBD			Yes	
	TL-4		TBD			Yes	
Wood	WD-1	T&G White Oak Flooring			Clear Sealed	Yes	
	WD-2	White oak ply w/ 1x solid white oak trim			Clear Sealed	Yes	
	WD-3	Solid white oak			Clear Sealed	Yes	
	WD-4	2x2" Wood Tile	Bison		Clear Sealed	Yes	
	WD-5	T&G Ext Wood Soffit			Clear Sealed	Yes	
	WD-6	Solid Wood Handrail			Clear Sealed	Yes	
	WD-7	T&G Ext Wood Cladding		TBD	Clear Sealed	Yes	
	WD-8	1-1/2" X 3-1/2" Wood Slat			Clear Sealed	Yes	
Metal	MTL-1	1/8" Cold rolled steel plate			blackened, clear sealed	Yes	
	MTL-2	1/8" steel rod			blackened, clear sealed	Yes	
	MTL-3	1.5"x.9" Steel flat bat				Yes	
	MTL-4	Painted Perforated Metal	McNichols				
	MTL-5	Stainless Stl. Wire Netting					
	MTL-6	Brake Metal		Color to match office front frames			
	MTL-7	Brake Metal		PT-4			
Concrete	CON-1	Exposed Board-formed Concrete				Yes	
	CON-2	Polished concrete				Yes	
Base	BS-1	Painted 1x poplar base board				Yes	
	BS-2	Painted 1x poplar base board to match plaster				Yes	
Solid Surface	SS-1	Marble Slab				Yes	
	SS-2	Quartz Countertop	Caesarsone	TBD		Yes	
Plaster	PLR	Venetian Plaster				Yes	
Stucco	STC-1						
Fabric	FAB-1						
Upholstery	UPL-1	Gypsum Board					
Other	PVR	Stone Paver				Yes	



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CHIOCHO

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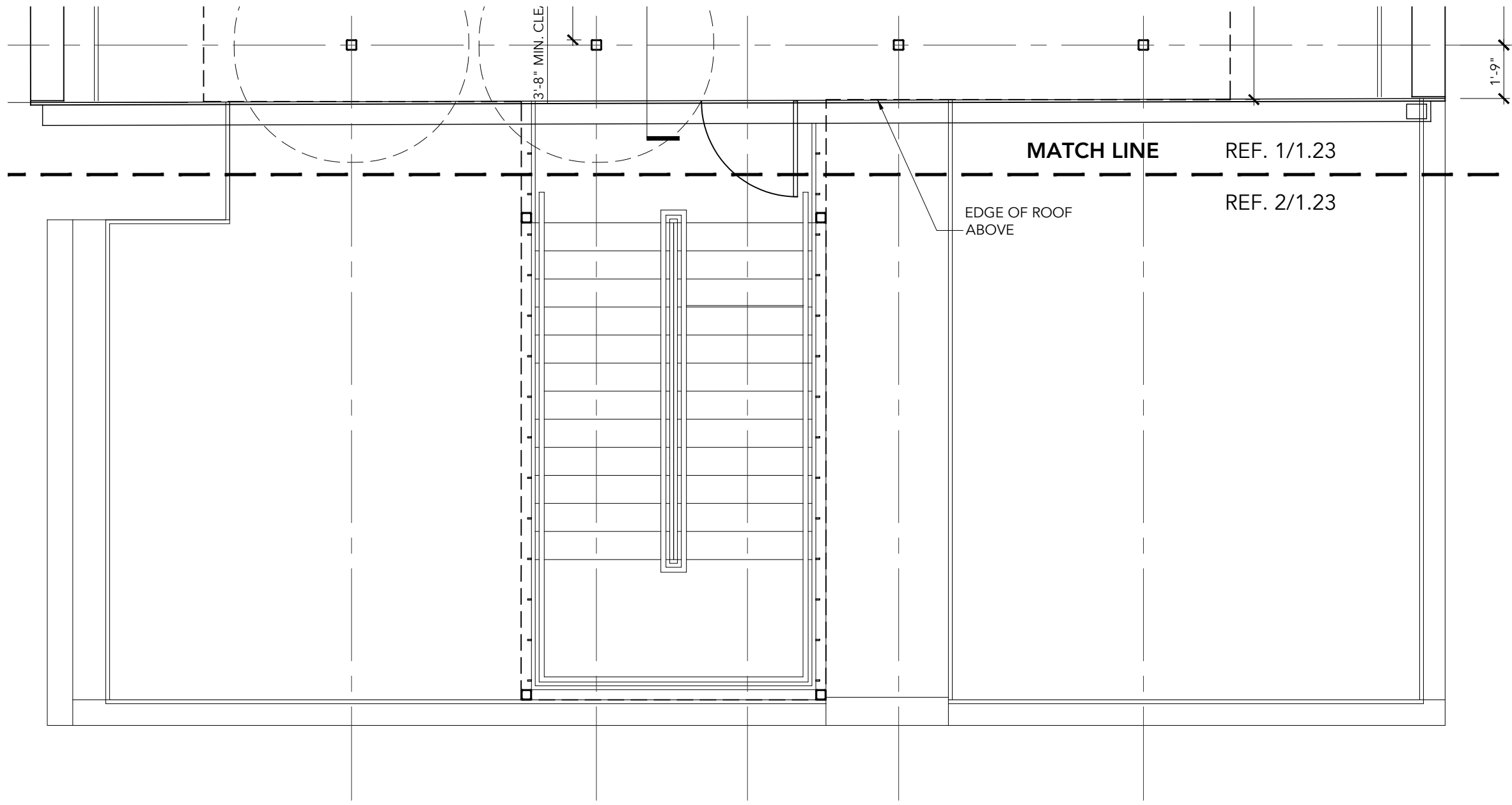
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Second Floor Plan

sheet

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2 Roof Deck Stair Plan  
Scale: 1/4"=1'-0"

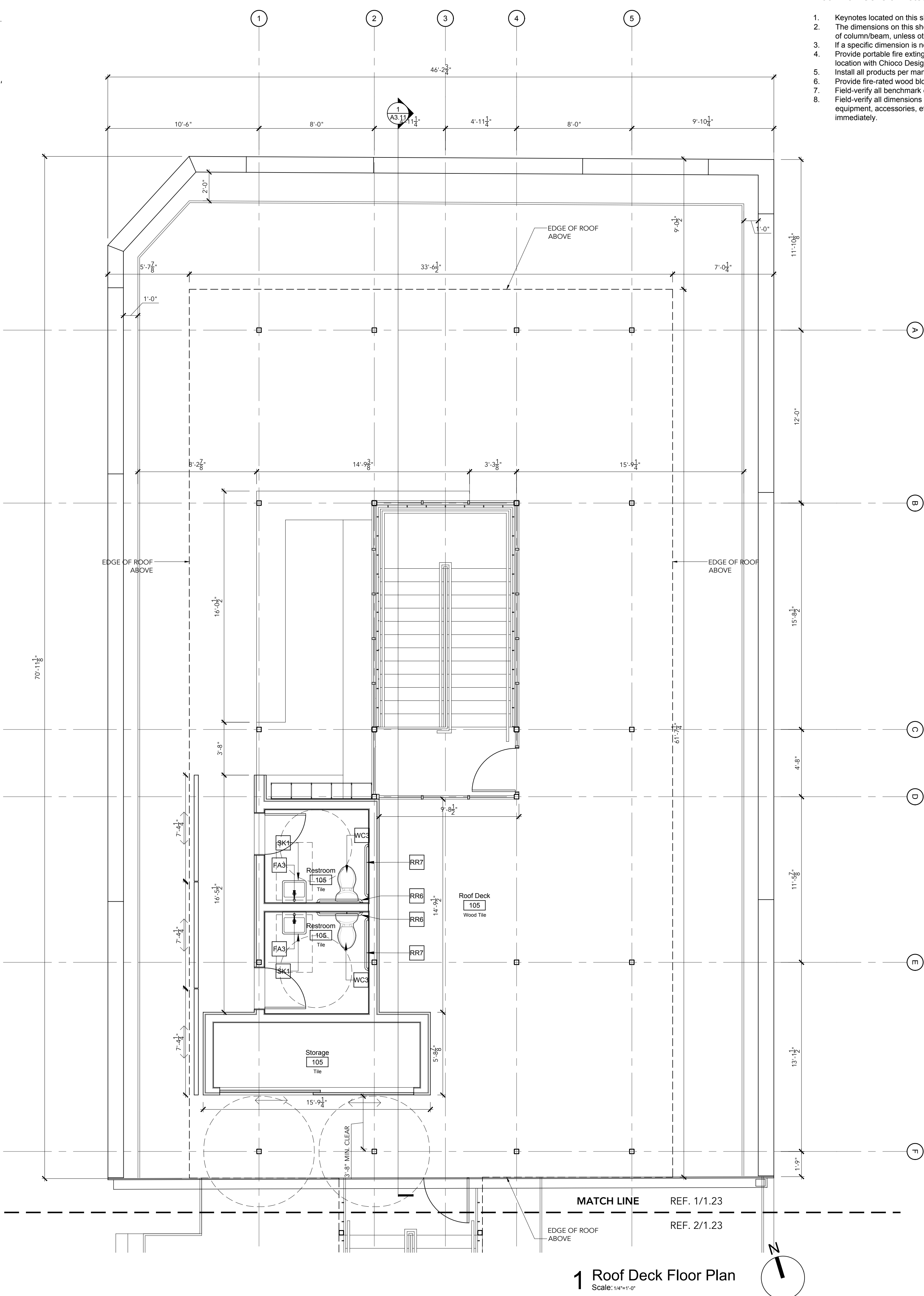
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Equipment Schedule						
Label	Quantity	Equipment Type	Manufacturer	Style/Model/Color	OSOI	OSCI
HD		Hand Dryer	Dyson	airblade V AB12 - Nickel		
R1		Built-in Refrigerator	Sub Zero	BI-36RG/S		
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DW		Dishwasher	Bosch	SHX89P266N		
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H		Heater	TBD			

Finish Schedule							
Material Category	Label	Description	Manufacturer	Style/Model/Color	Finish	Mockup	Notes
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	WD-8	1-1/2" X 3-1/2" Wood Slat			Clear Sealed	Yes	
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	MTL-2	1/8" steel rod			blackened, clear sealed	Yes	
	MTL-3	1.5"x.9" Steel flat bat				Yes	
	MTL-4	Painted Perforated Metal	McNichols				
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	MTL-6	Brake Metal		Color to match office front frames			
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Concrete	CON-1	Exposed Board-formed Concrete				Yes	
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Plaster	PLR	Venetian Plaster				Yes	
Stucco	STC-1						
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Other	GYP	Gypsum Board					
	PVR	Stone Paver				Yes	



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sheet title

Roof Deck  
Plan

sheet

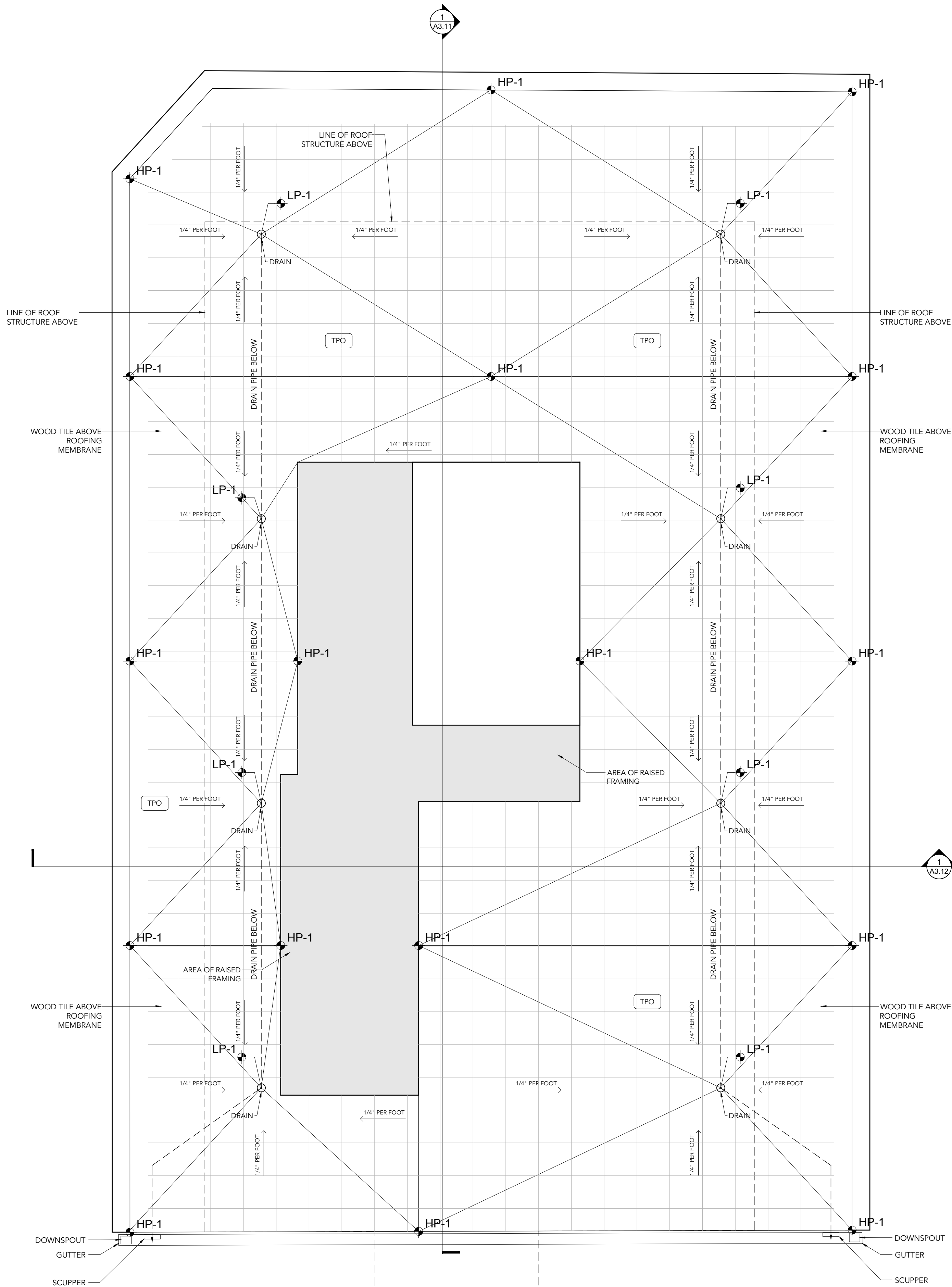
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  4. Install all products per manufacturer's recommendations.

ALTERATIONS TO EXISTING BUILDING  
ELEMENTS HIGHLIGHTED IN RED.



1 Roof Drainage Plan  
Scale: 1/4"=1'-0"

CHIOCO design LLC  
1306 rosewood avenue  
512.374.0288  
austin, tx 78702  
contact@chiocodesign.com

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project

SPECTRE OFFICE  
701 East 6th St.  
Austin, Texas 78701

drawn by

m. chaveriat  
j. chioco

issue

● 08/15/19 DD / Pricing Set

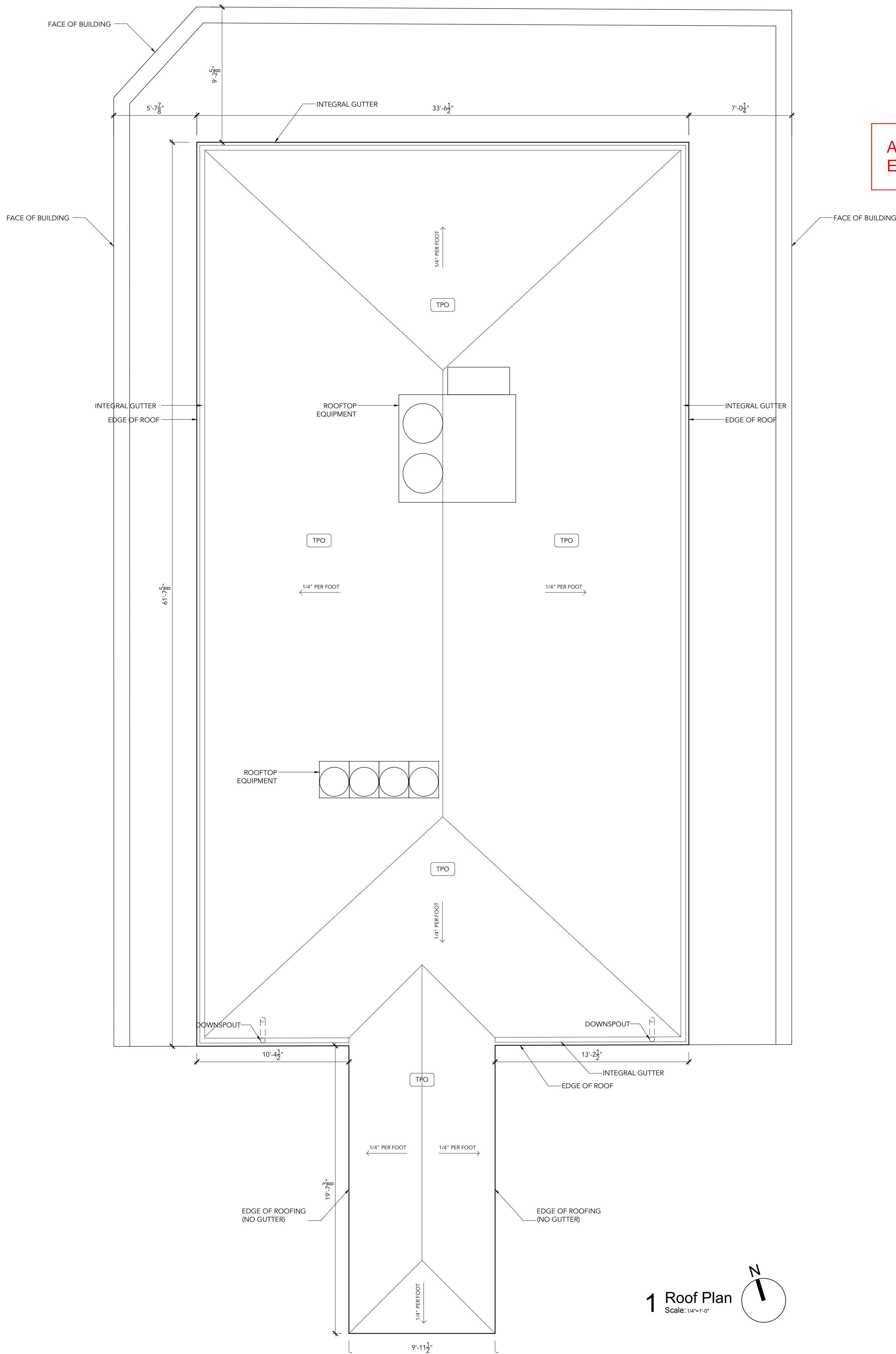
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Roof Drainage  
Plan

sheet

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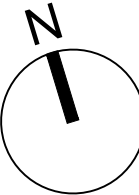
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- Roof Plan General Notes:
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  2. The dimensions on this sheet are to face of stud and/or masonry, or centerline of column/beam, unless otherwise noted.
  3. If a specific dimension is not provided, contact Chiooco Design for clarification.
  4. Install all products per manufacturer's recommendations.

ALTERATIONS TO EXISTING BUILDING ELEMENTS HIGHLIGHTED IN RED.

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





ALTERATIONS TO EXISTING BUILDING  
ELEMENTS HIGHLIGHTED IN RED.

Elevation & Section General Notes:

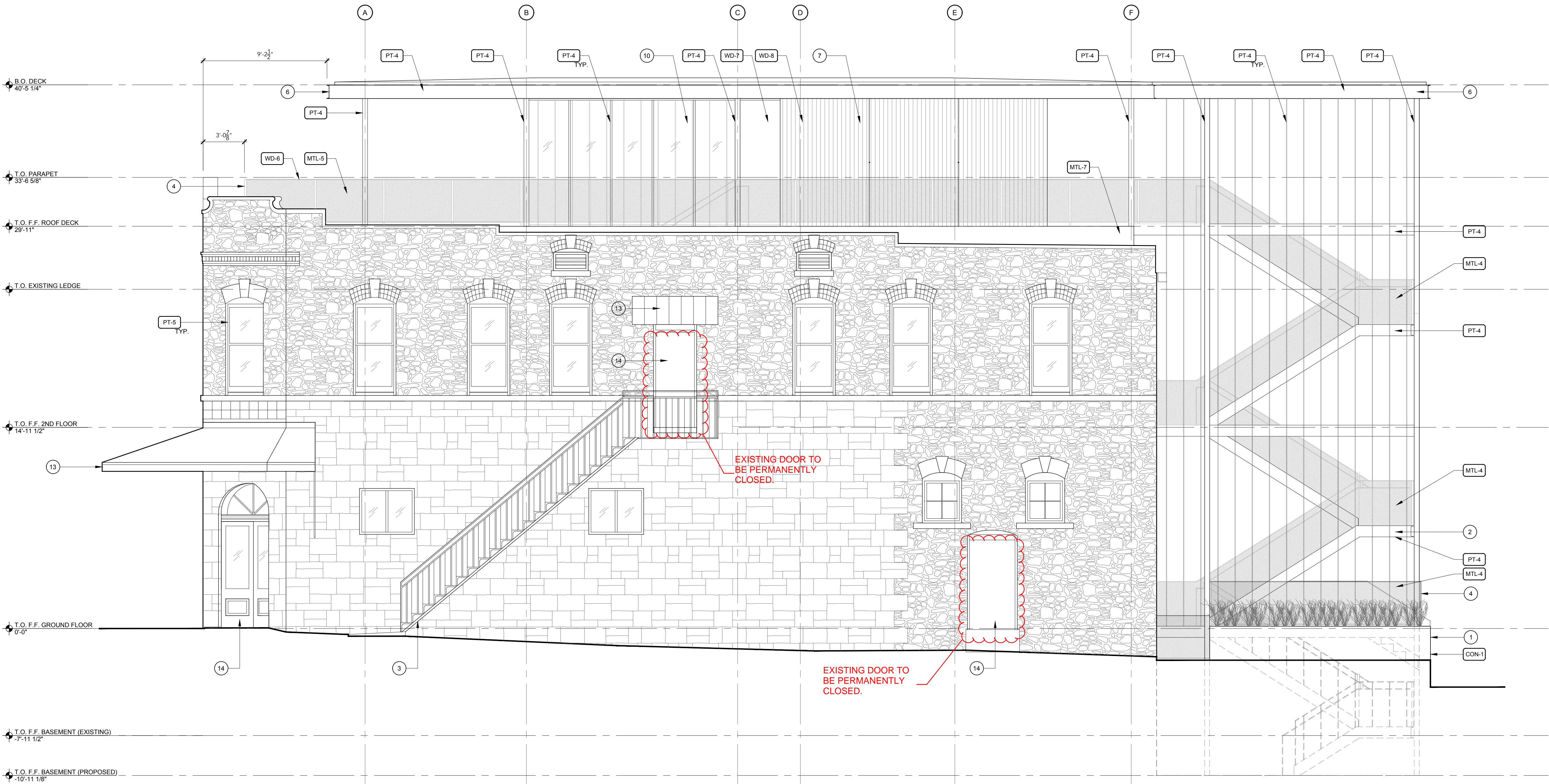
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- If a specific dimension is not provided, contact Chioco Design for clarification.
- Field-verify all existing dimensions prior to construction and/or installation of any equipment, accessories, etc. If a discrepancy is identified, notify Chioco Design immediately.
- Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
- All glass to be tempered as required by local code.

Elevation Notes:

- Existing limestone masonry to be cleaned.
- Existing window trim to be scraped and sanded to a smooth surface and repainted as required.
- Existing windows to remain U.N.O.

Elevation Key Notes:

- Exposed board-formed concrete retaining wall.
- C-channel stringer.
- Existing stair to be cleaned and painted.
- New guardrail.
- Steel planter.
- Steel C-channel fascia.
- Sliding wood slat panels.
- New door, refer to Door Schedule for additional information.
- New door in existing opening, refer to Door Schedule for additional information.
- New window, refer to Window Schedule for additional information.
- New platform for electrical meter access.
- New metal gutter.
- Existing awning to be cleaned and refinished as required.
- Existing door to be cleaned and refinished as required.



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

CHIOCO design LLC

austin, tx 78702  
contact@chiocodesign.com

1306 rosewood avenue  
512.374.0288

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SPECTRE OFFICE  
701 East 6th St.  
Austin, Texas 78701

drawn by  
m. chaveriat  
j. chioco

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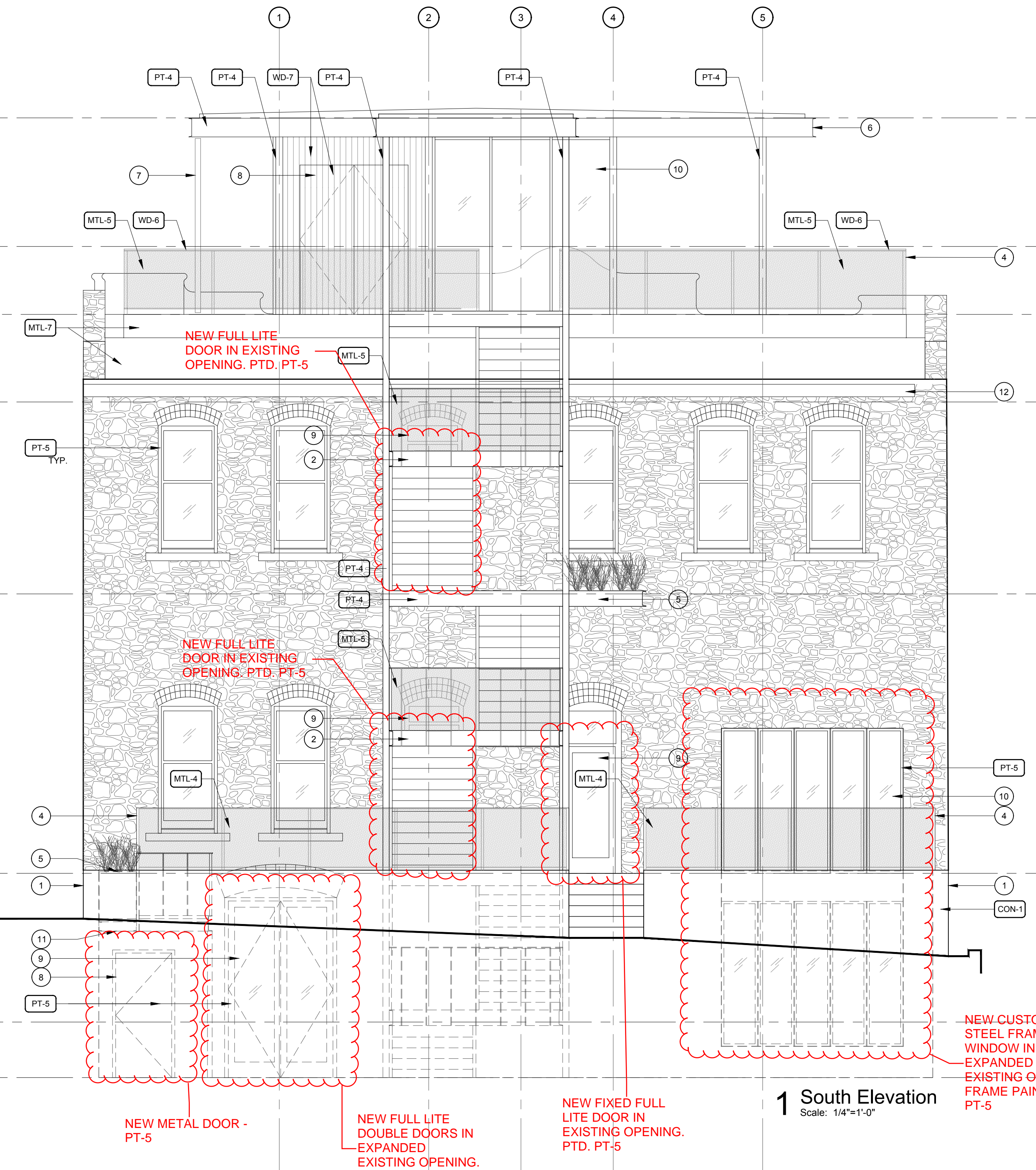
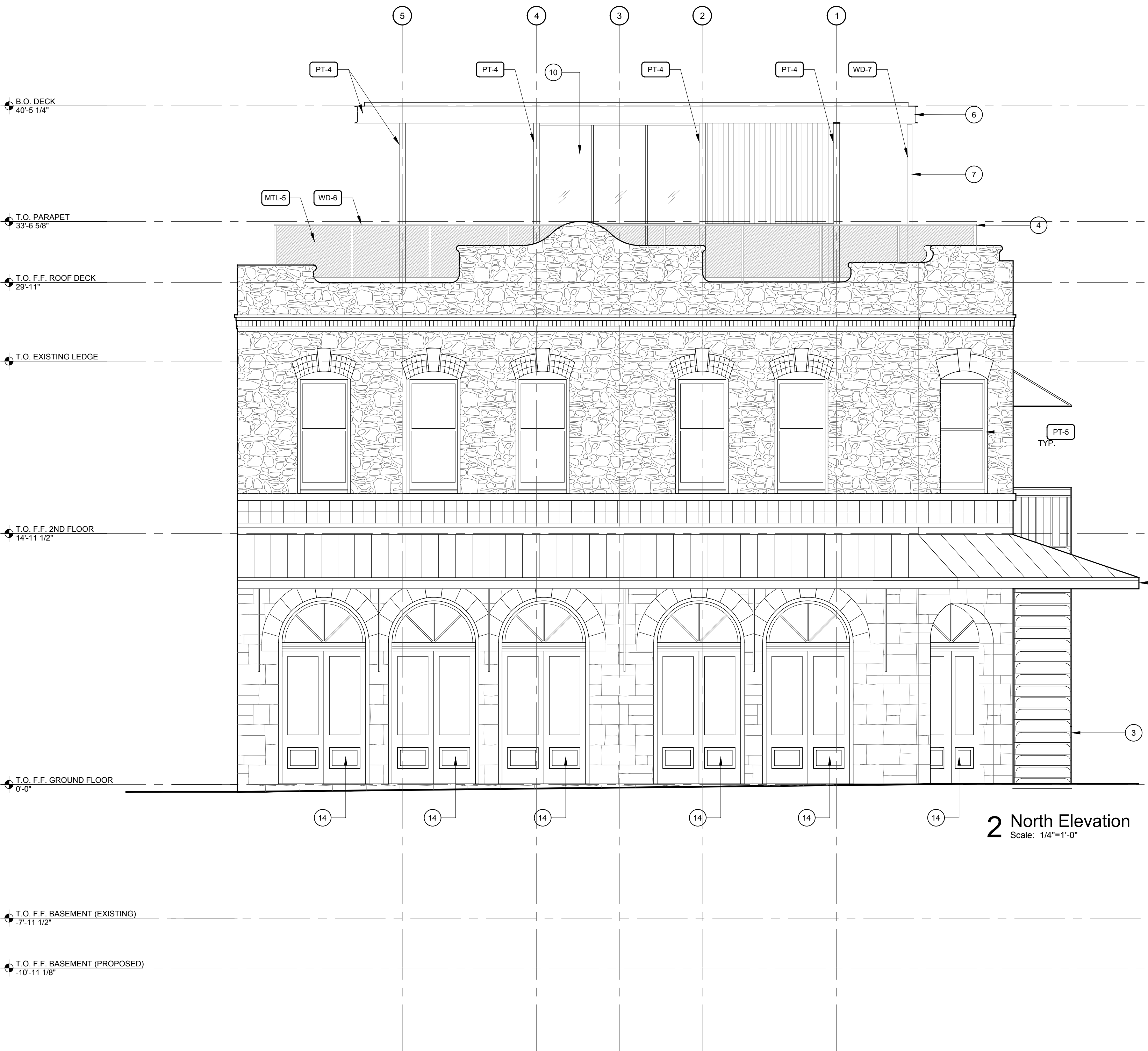
Building  
Elevations

sheet

3.01

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ALTERATIONS TO EXISTING BUILDING  
ELEMENTS HIGHLIGHTED IN RED.

Elevation & Section General Notes:

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Elevation Notes:

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- Existing window trim to be scraped and sanded to a smooth surface and repainted as required.
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Elevation Key Notes:

- Exposed board-formed concrete retaining wall.
- C-channel stringer.
- Existing stair to be cleaned and painted.
- New guardrail.
- Steel planter.
- Steel C-channel fascia.
- Sliding wood slat panels.
- New door, refer to Door Schedule for additional information.
- New door in existing opening, refer to Door Schedule for additional information.
- New window, refer to Window Schedule for additional information.
- New platform for electrical meter access.
- New metal gutter.
- Existing awning to be cleaned and refinished as required.
- Existing door to be cleaned and refinished as required.

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austin, tx 78702  
contact@chiocodesign.com

1306 rosewood avenue  
512.374.0288

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SPECTRE OFFICE  
701 East 6th St.  
Austin, Texas 78701

drawn by  
m. chaveriat  
j. chioco

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sheet title

Building  
Elevation

sheet

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5. Building Elevations are provided for reference only. For additional information, refer to Floor Plans, Building Sections, Wall Sections, and Door & Window Elevations.
6. All glass to be tempered as required by local code.

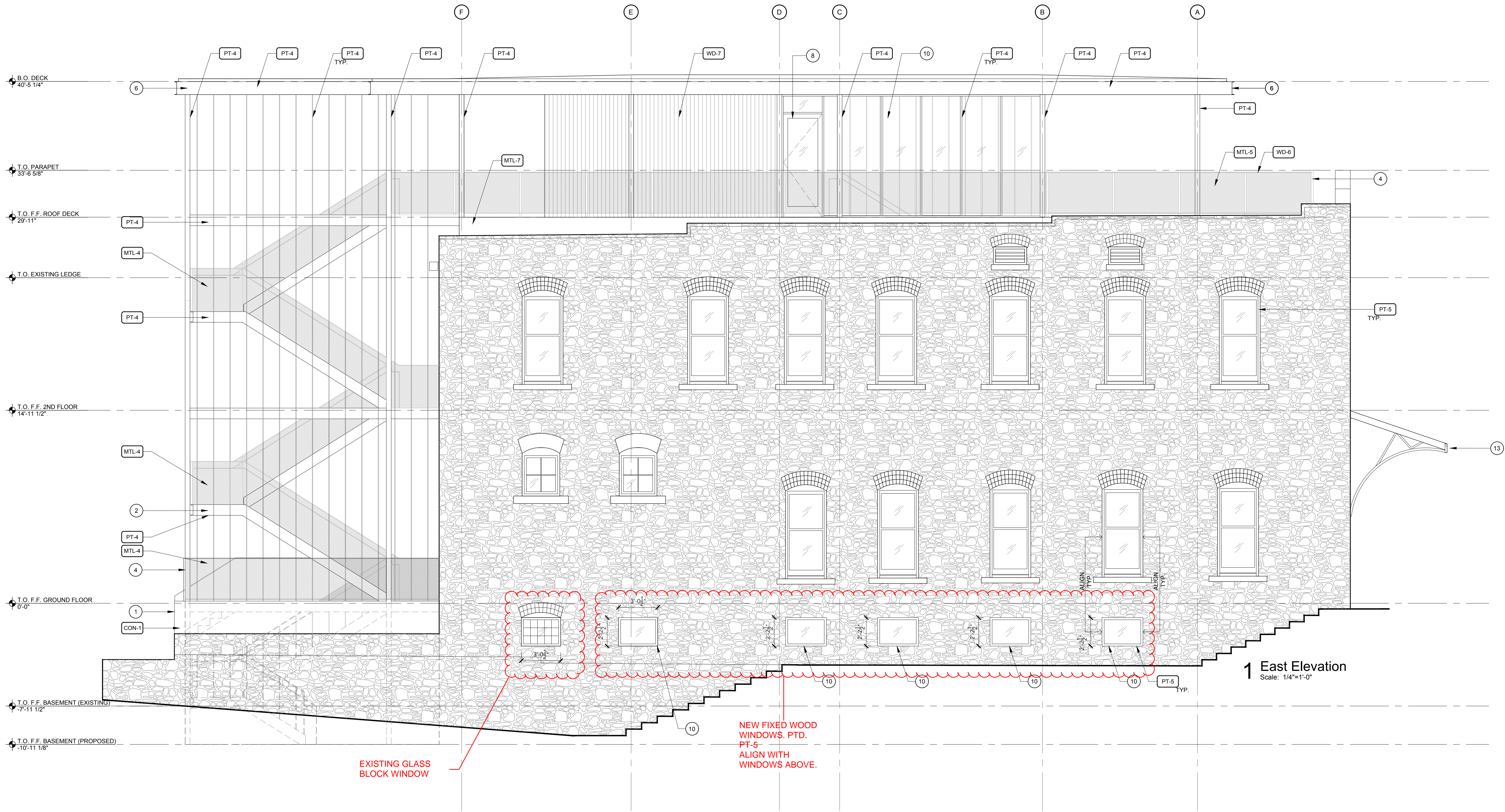
Elevation Notes:

1. Existing limestone masonry to be cleaned.
2. Existing window trim to be scraped and sanded to a smooth surface and repainted as required.
3. Existing windows to remain U.N.O.

Elevation Key Notes:

1. Exposed board-formed concrete retaining wall.
2. C-channel stringer.
3. Existing stair to be cleaned and painted.
4. New guardrail.
5. Steel planter.
6. Steel C-channel fascia.
7. Sliding wood slat panels.
8. New door, refer to Door Schedule for additional information.
9. New door in existing opening, refer to Door Schedule for additional information.
10. New window, refer to Window Schedule for additional information.
11. New platform for electrical meter access.
12. New metal gutter.
13. Existing awning to be cleaned and refinished as required.
14. Existing door to be cleaned and refinished as required.

ALTERATIONS TO EXISTING BUILDING  
ELEMENTS HIGHLIGHTED IN RED.



CHIOCO design LLC

CHIOCO

austin, tx 78702  
contact@chiocodesign.com

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sheet title

Building  
Elevation

sheet

3.03

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