

SCOPE OF WORK

DEMO

- 1. See demo plan for walls to be demoed.
- 2. Demo flooring throughout, except original hardwood in living, bedroom 1, and bedroom 2.
- 3. Demo baths and kitchen.
- 4. Demo water heater.

OVERALL EXTERIOR

- 1. Install new railing to front porch.
- 2. Repaint siding.

PLUMBING

- 1. Install new sink, faucet, and dishwasher in kitchen.
- 2. Install new sink and faucet in dining room.
- 3. Install new sinks, faucets, toilets, shower heads, and shower controls in baths 1 and 2.
- 4. Install new sink, faucet, toilet, alcove tub, shower head, shower controls, and tub spout in bath 3.
- 5. Install new tankless water heater.

FRAMING

- 1. See framing plan for new walls.
- 2. Build benches in all bathrooms.
- 3. Frame niches in baths 1 and 2.
- 4. Raise ceiling height at back of house - new finished ceiling height to be 9'0".
- 5. Reuse existing doors - see framing plan for new locations.
- 6. Install new doors - new doors to match style and height of existing doors.
- 7. Install new transom windows in baths 1 and 2.
- 8. Install new slider to back deck.

ELECTRICAL

- 1. Move electrical panel.
- 2. Install new tankless water heater.
- 3. See electrical plan for new lighting layout.
- 4. Update wiring throughout.

OVERALL INTERIOR

- 1. Patch and repair existing hardwood in living room, hall, bedroom 1, and bedroom 2.
- 2. Install new engineered wood flooring in dining, kitchen, laundry/mudroom, pantry, and bedroom 3.
- 3. Install new floor and wall tile in all bathrooms.
- 4. Install new gas fireplace in existing living room fireplace location - new hearth and surround to be installed.
- 5. Repaint walls, ceiling, and trim.
- 6. Install full height cabinetry in all bedrooms and laundry/mudroom.
- 7. Install cabinets, counters, shelves, and beverage fridge in dining room.

KITCHEN

- 1. Install new appliances - fridge, gas range, vent hood, dishwasher, and drawer microwave.
- 2. Install cabinets, counters, and backsplash.

BATH 1

- 1. Install cabinets and counters.
- 2. Install new hardware - cabinet hardware, towel bar/hook, hand towel bar, and toilet paper holder.

BATH 2

- 1. Install cabinets, counters, and backsplash.
- 2. Install new hardware - cabinet hardware, towel bar/hook, hand towel bar, and toilet paper holder.

BATH 3

- 1. Install cabinets, counters, and backsplash.
- 2. Install new hardware - cabinet hardware, towel bar/hook, hand towel bar, and toilet paper holder.

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LIVING AREA

EXISTING MAIN HOUSE LIVING SPACE ~ 2255 SQFT

EXISTING MAIN HOUSE - 3 BEDROOMS/2 BATHROOMS

NEW MAIN HOUSE LIVING SPACE ~ 2255 SQFT

NEW MAIN HOUSE - 3 BEDROOMS/3 BATHROOMS



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

SCOPE OF WORK



DATE:

4/28/22

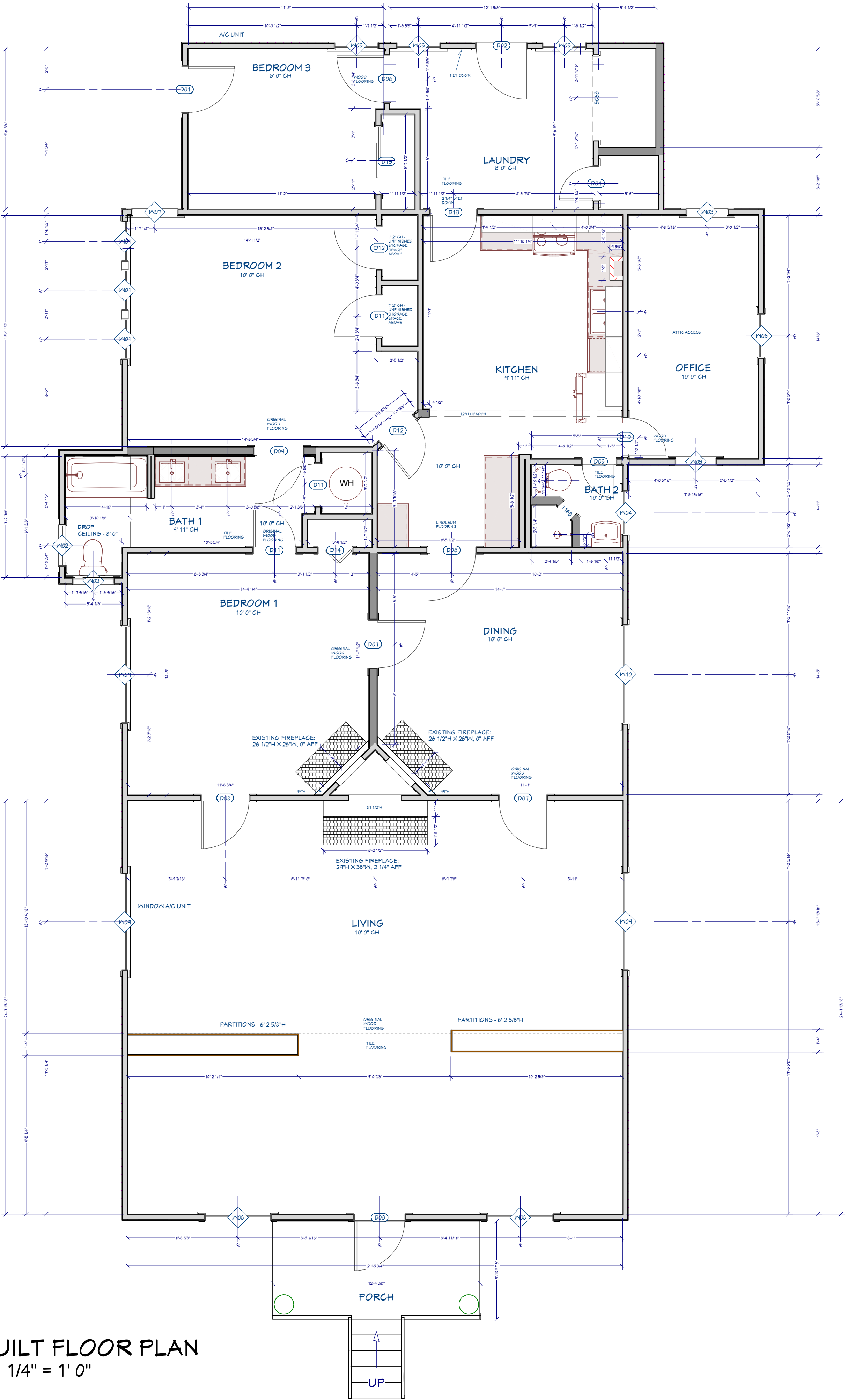
SCALE:

SHEET:

1

DOOR SCHEDULE					
NUMBER	LABEL	QTY	SIZE	DESCRIPTION	COMMENTS
D01	2968	1	2968 L EX	EXT. HINGED DOOR	
D02	3068	1	3068 L EX	EXT. HINGED DOOR	
D03	30611	1	30611 R EX	EXT. HINGED DOOR	
D04	2060	1	2060 L IN	HINGED DOOR	
D05	20611	1	20611 L IN	HINGED DOOR	
D06	21068	1	21068 R IN	HINGED DOOR	
D07	210611	2	210611 L IN	HINGED DOOR	
D08	210611	2	210611 R IN	HINGED DOOR	
D09	211611	1	211611 R IN	HINGED DOOR	
D10	23611	1	23611 R IN	HINGED DOOR	
D11	26611	3	26611 L IN	HINGED DOOR	
D12	26611	2	26611 R IN	HINGED DOOR	
D13	29611	1	29611 R IN	HINGED DOOR	
D14	20611	1	20611 L	2 DR. BIFOLD	
D15	4068	1	4068 L IN	SLIDER	

WINDOW SCHEDULE					
NUMBER	LABEL	QTY	SIZE	HEADER HEIGHT	DESCRIPTION
W01	2556DH	3	2556DH	93"	DOUBLE HUNG
W02	2646DH	2	2646DH	93"	DOUBLE HUNG
W03	2660DH	2	2660DH	99"	DOUBLE HUNG
W04	2846DH	1	2846DH	99"	DOUBLE HUNG
W05	2854DH	3	2854DH	89 1/2"	DOUBLE HUNG
W06	2860DH	1	2860DH	99"	DOUBLE HUNG
W07	2956DH	1	2956DH	93"	DOUBLE HUNG
W08	4060DH	2	4060DH	99"	DOUBLE HUNG
W09	51060MU	3	51060	98"	MULLED UNIT
W10	51160MU	1	51160	98 1/2"	MULLED UNIT

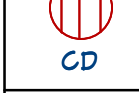
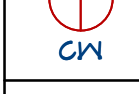
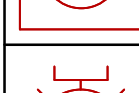
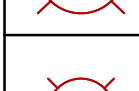
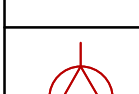
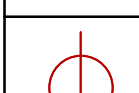
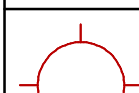
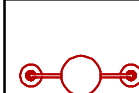
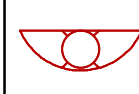
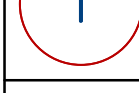
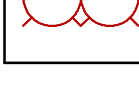


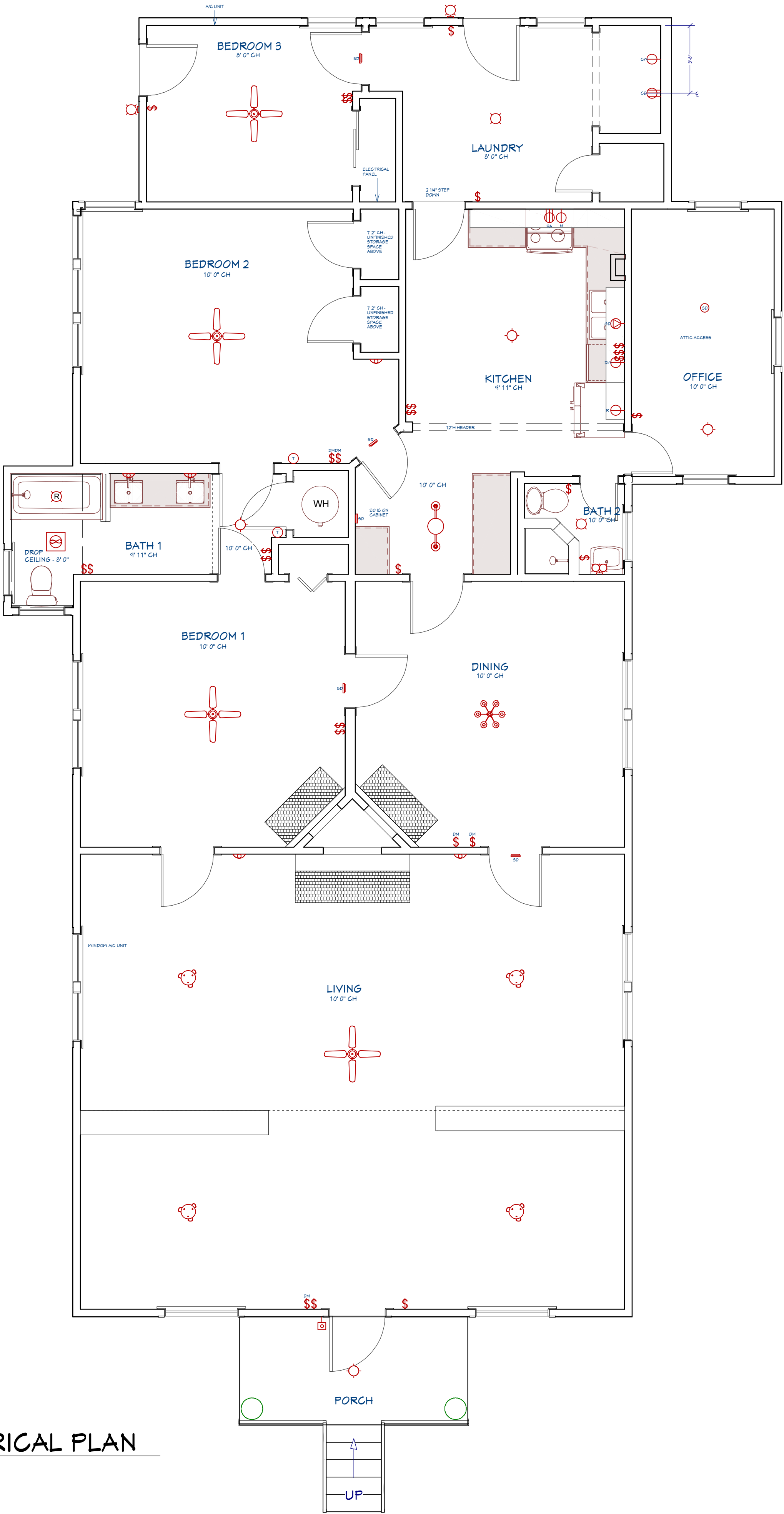
AS-BUILT FLOOR PLAN
SCALE: 1/4" = 1' 0"

WALL KEY

- 2X4 WALL
- 2X6 WALL

*CONFIRM ALL DIMENSIONS ON SITE

ELECTRICAL SCHEDULE			
2D SYMBOL	DESCRIPTION	QTY	COMMENTS
	CEILING FAN	4	
	CHANDELIER	1	
	CLOTHES DRYER	1	
	CLOTHES WASHER	1	
	DISHWASHER	1	
	DOORBELL	1	
	ELECTRIC RANGE	1	
	EXHAUST	1	
	EXTERIOR SCONGE	2	
	FLUSH MOUNT	2	
	GARBAGE DISPOSAL	1	
	MICROWAVE	1	
	PENDANT	4	
	PENDANT	1	
	RECESSED DOWN LIGHT 6	1	
	REFRIGERATOR	1	
	SCONGE	5	
	SINGLE POLE	22	
	SINGLE POLE DIMMER	5	
	SMOKE DETECTOR - CEILING MOUNTED	1	
	SMOKE DETECTOR - WALL MOUNTED	5	
	THERMOSTAT	2	
	TRIPOD SPOTLIGHT	4	
	VANITY LIGHT	1	



AS-BUILT ELECTRICAL PLAN
SCALE: 1/4" = 1' 0"

DIMENSION KEY

- FINISHED
- UNFINISHED



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1603 TAYLOR GAINES ST
AUSTIN, TX 78741

AS-BUILT ELECTRICAL PLAN



DATE:

4/28/22

SCALE:

1/4" = 1' 0"

SHEET:

3

*CONFIRM ALL ROOF PITCHES ON SITE



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

AS-BUILT ROOF PLAN



DATE:

4/28/22

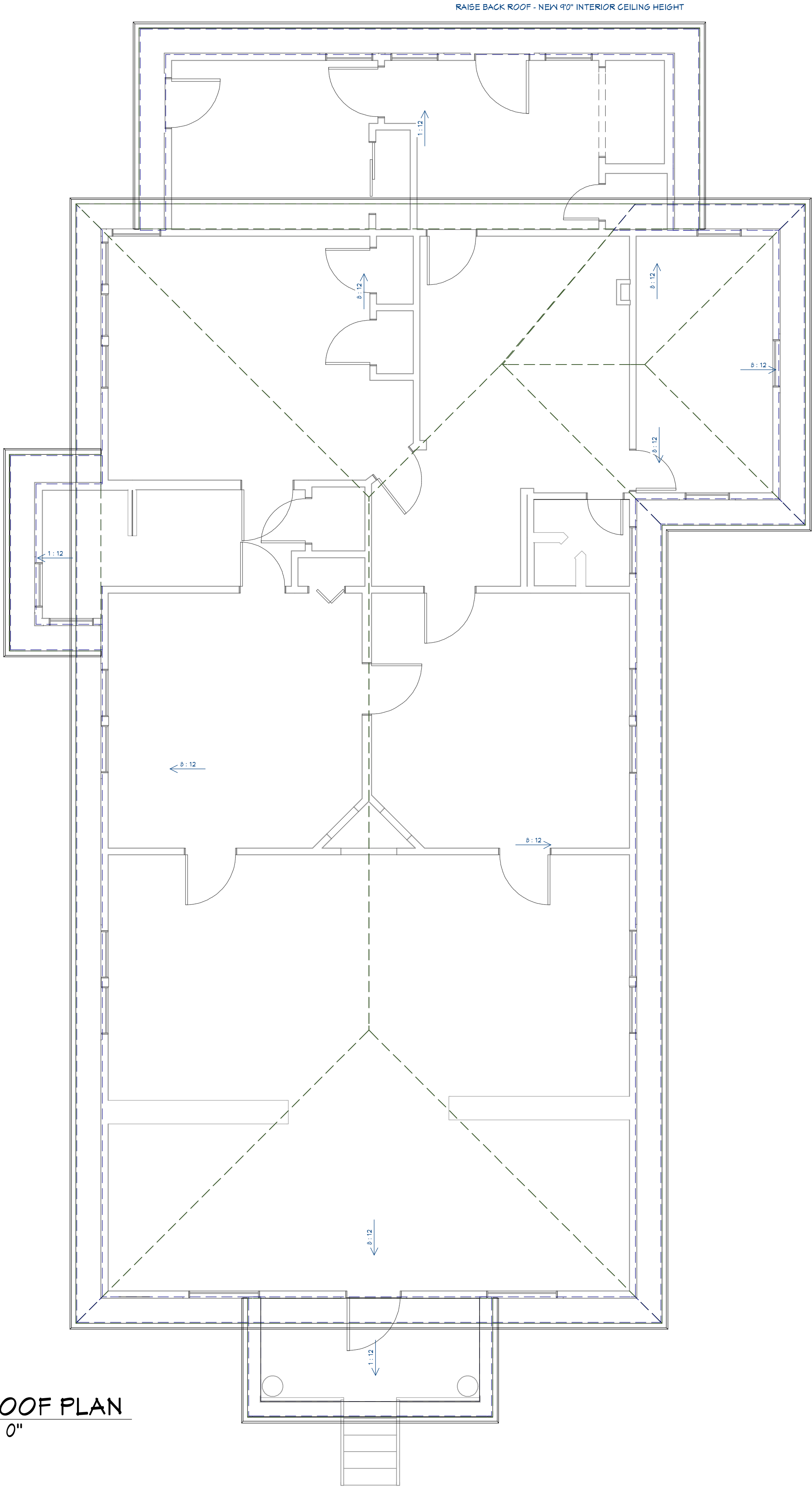
SCALE:

1/4" = 1' 0"

SHEET:

4

AS-BUILT ROOF PLAN
SCALE: 1/4" = 1' 0"



*CONFIRM ALL DIMENSIONS ON SITE



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

DEMO PLAN



DATE:

4/28/22

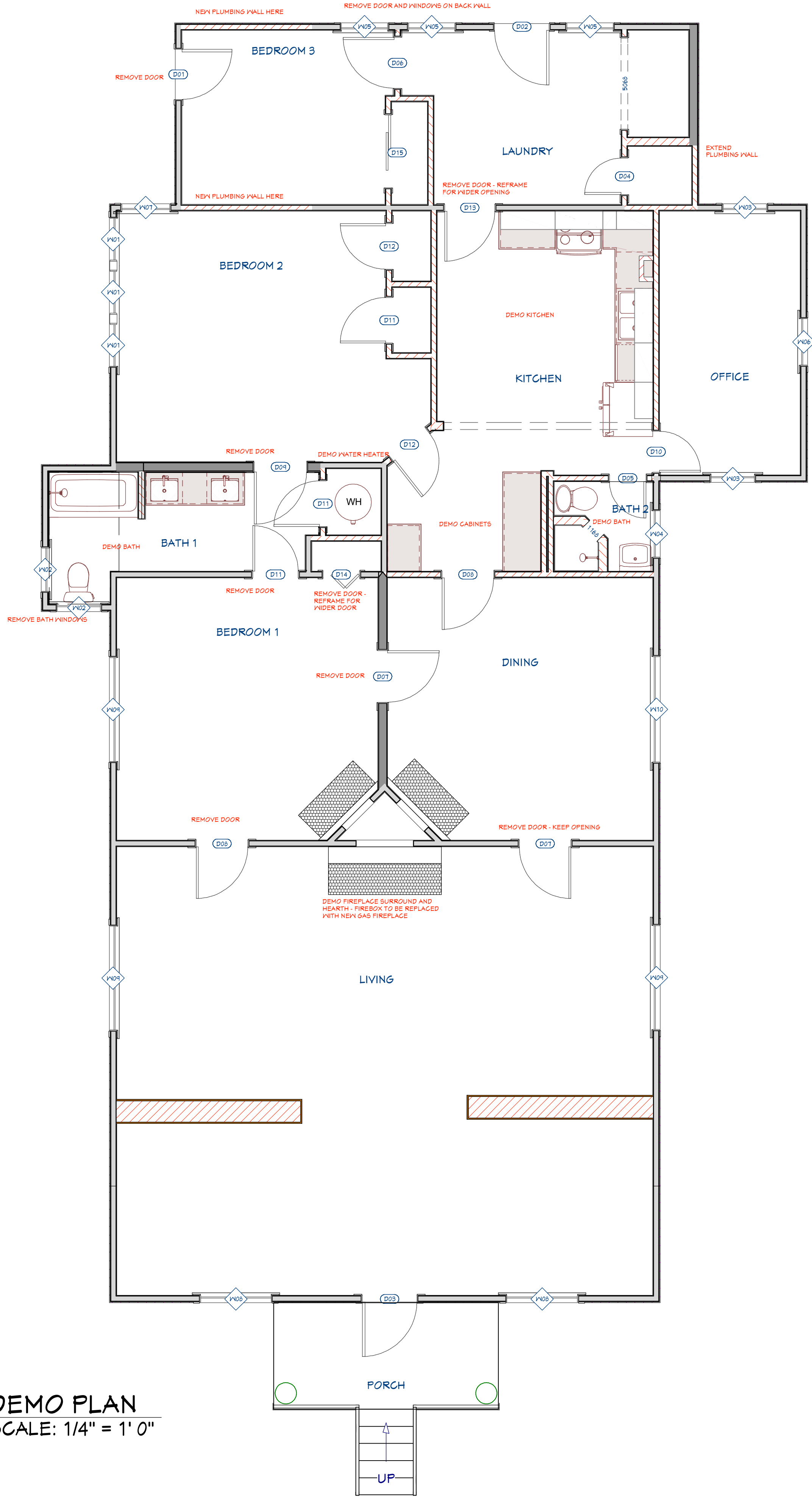
SCALE:

1/4" = 1'0"

SHEET:

5

DEMO PLAN
SCALE: 1/4" = 1' 0"



WALL KEY

EXISTING 2X4

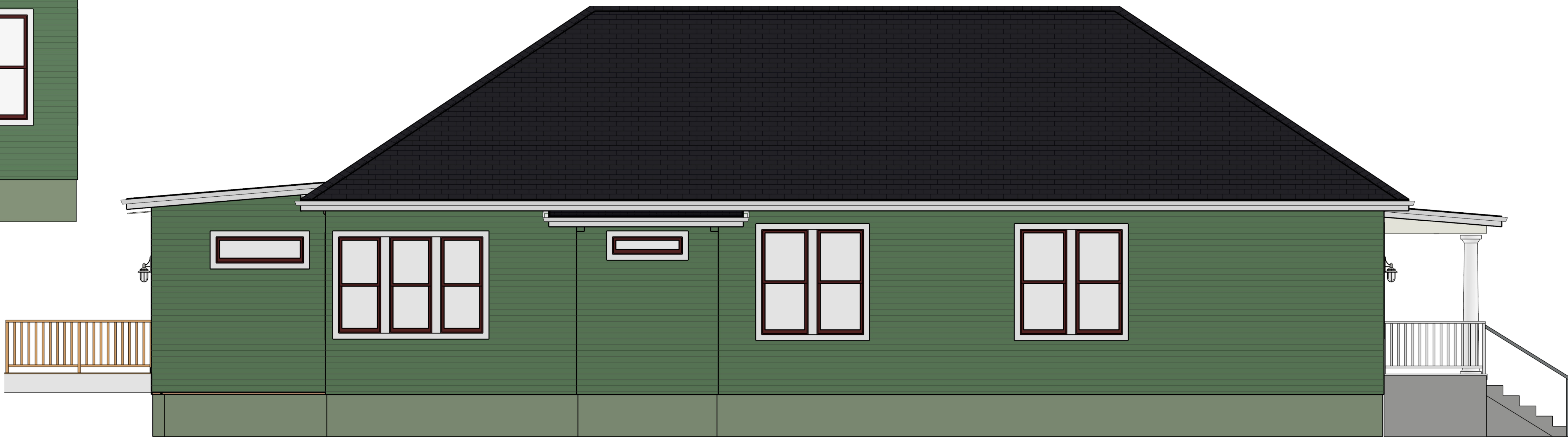
EXISTING 2X6

DEMO WALL

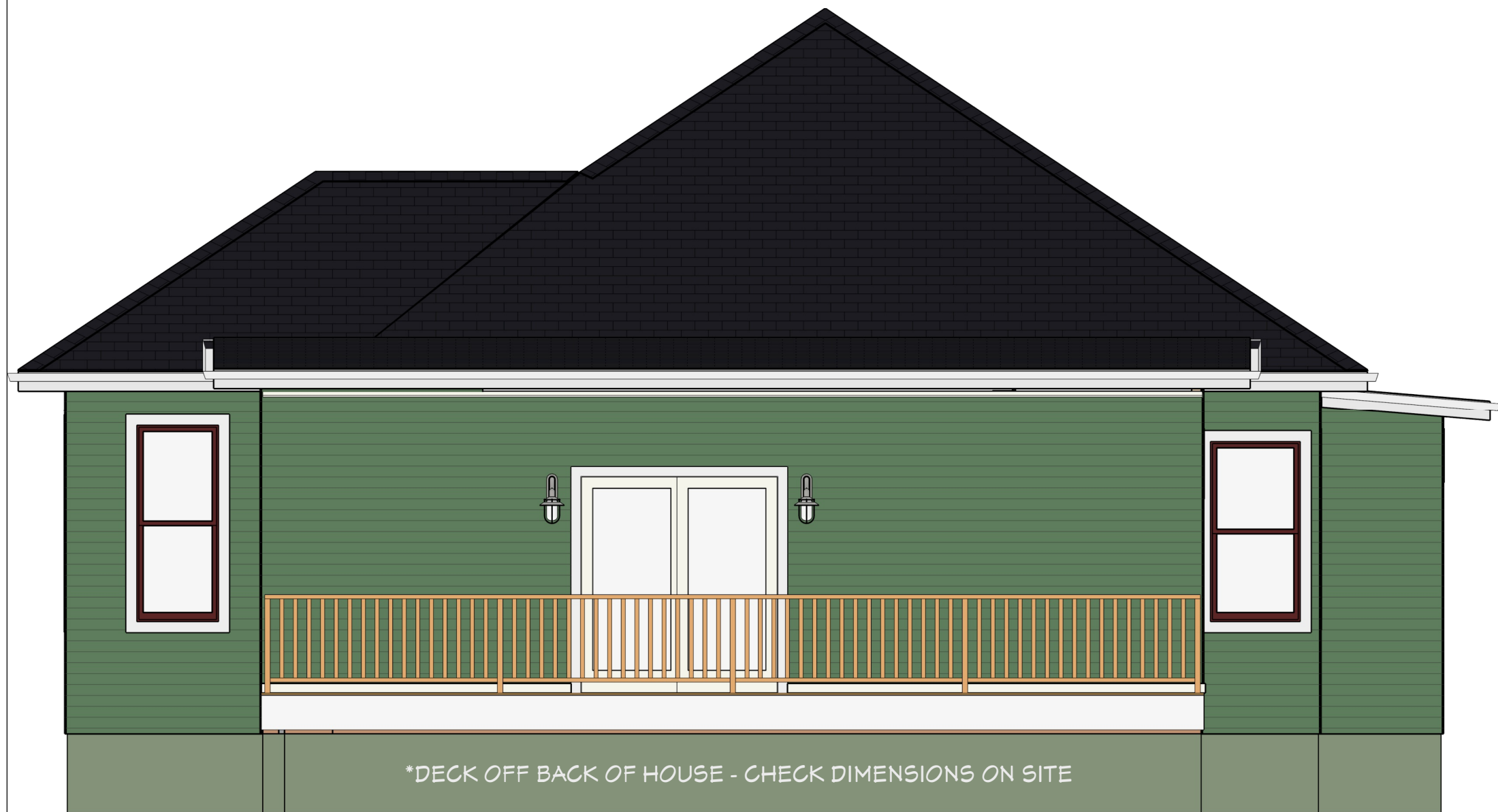
*CONFIRM ALL DIMENSIONS ON SITE



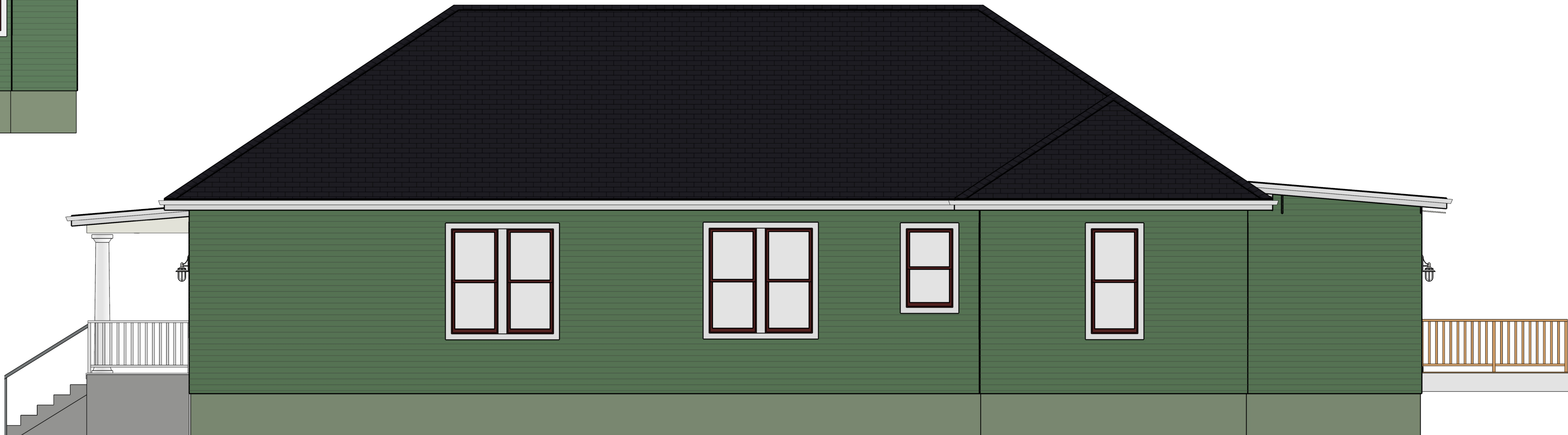
FRONT
SCALE: 1/4" = 1' 0"



LEFT
SCALE: 1/4" = 1' 0"



REAR
SCALE: 1/4" = 1' 0"



RIGHT
SCALE: 1/4" = 1' 0"



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

NEW EXTERIOR ELEVATIONS



DATE:

4/28/22

SCALE:

1/4" = 1' 0"

SHEET:

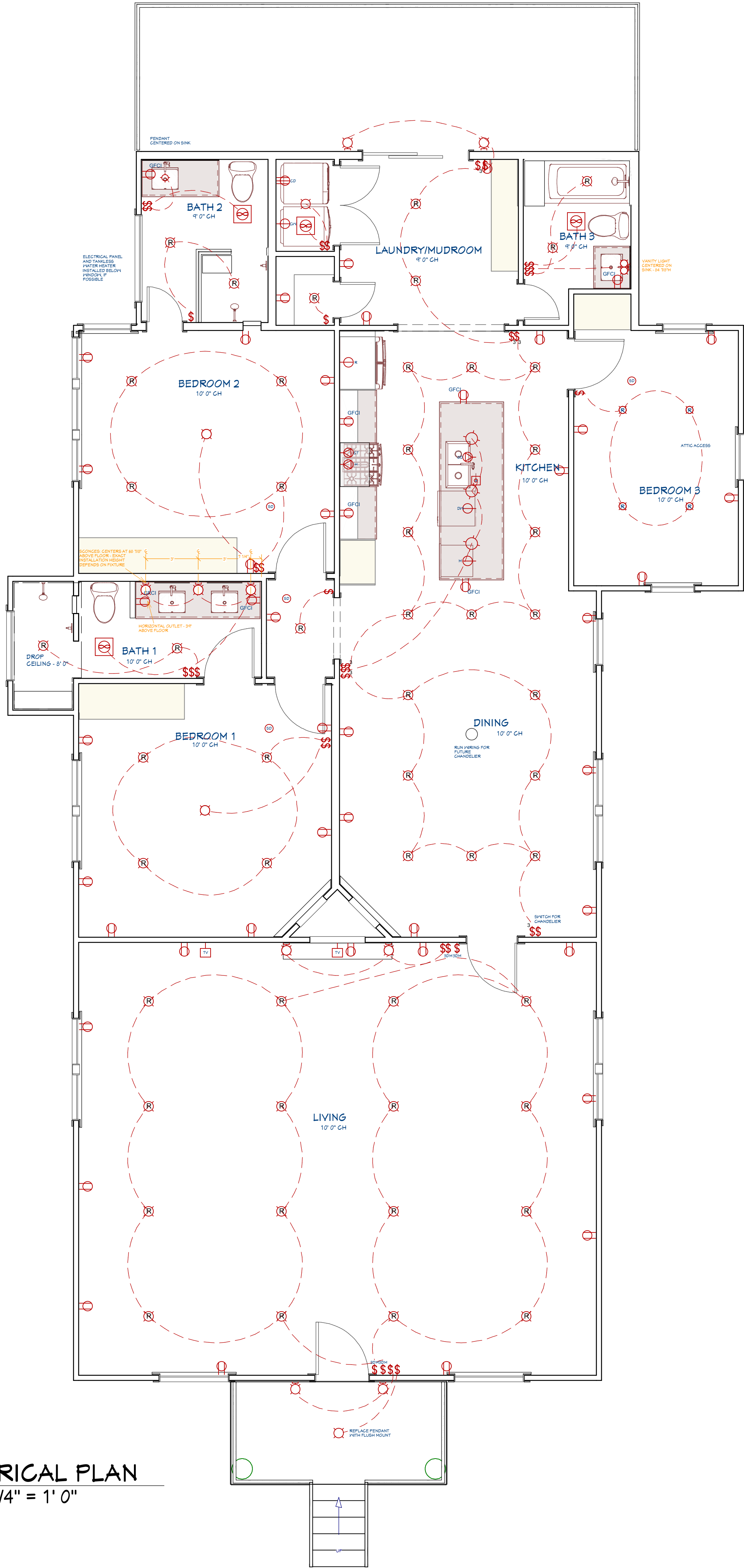
6

SMOKE AND CARBON MONOXIDE ALARMS

1. Smoke Alarms: Per 2021 IRC R314: Provide Smoke Alarms - hard wired, interconnected, battery backup, at each sleeping room and immediate common area outside of sleeping rooms, and located at not less than 3 ft. from a door to a bathroom with tub or shower except when this requirement will prevent the installation of a smoke alarm in a required location, AND if applicable, on each additional story including basements and habitable attics. Note: Interconnection of smoke alarms in existing areas shall not be required where alterations/ repairs do not result in removal of interior wall or ceiling finishes exposing the structure.

2. Carbon Monoxide Alarms: Per 2021 IRC R315: Provide Carbon Monoxide Alarm - 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.

ELECTRICAL PLAN
SCALE: 1/4" = 1' 0"



*CONFIRM ALL DIMENSIONS ON SITE

ELECTRICAL SCHEDULE			
SYMBOL	DESCRIPTION	QTY	COMMENTS
	EXTERIOR FLUSH MOUNT	1	
	EXTERIOR SCONCE	4	
	FLUSH MOUNT	1	
	PENDANT	4	
	RECESSED DOWN LIGHT 4	4	
	RECESSED DOWN LIGHT 6	51	
	SEMI FLUSH MOUNT	2	
	VANITY LIGHT	1	
	WALL SCONCE - BATH 1	3	
	WALL SCONCE - FIREPLACE	2	
	EXHAUST	4	
	AIR SWITCH - COUNTERTOP	1	
	3-WAY DIMMER	4	
	SINGLE POLE	24	
	THREE WAY	6	
	CLOTHES DRYER	1	
	CLOTHES WASHER	1	
	DISHWASHER	1	
	DUPLEX	40	
	GARBAGE DISPOSAL	1	
	GAS COOKTOP	1	
	GFCI	8	
	HOOD FAN VENT	1	
	MICROWAVE	1	
	REFRIGERATOR	1	
	TELEVISION JACK	2	
	SMOKE DETECTOR - CEILING MOUNTED	4	

DIMENSION KEY

- FINISHED
- UNFINISHED



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

ELECTRICAL PLAN



DATE:

4/28/22

SCALE:

1/4" = 1' 0"

SHEET:

8

MATERIALS(ESTIMATES INCLUDE 10% EXTRA)

EXISTING WOOD FLOORING

SQ FT ~ 1235

ENGINEERED WOOD FLOORING

SQ FT ~ 823

BATH 1 TILE

FLOOR SQ FT ~ 48

SHOWER FLOOR SQ FT ~ 24

WALL SQ FT ~ 323

BATH 2 TILE

FLOOR SQ FT ~ 45

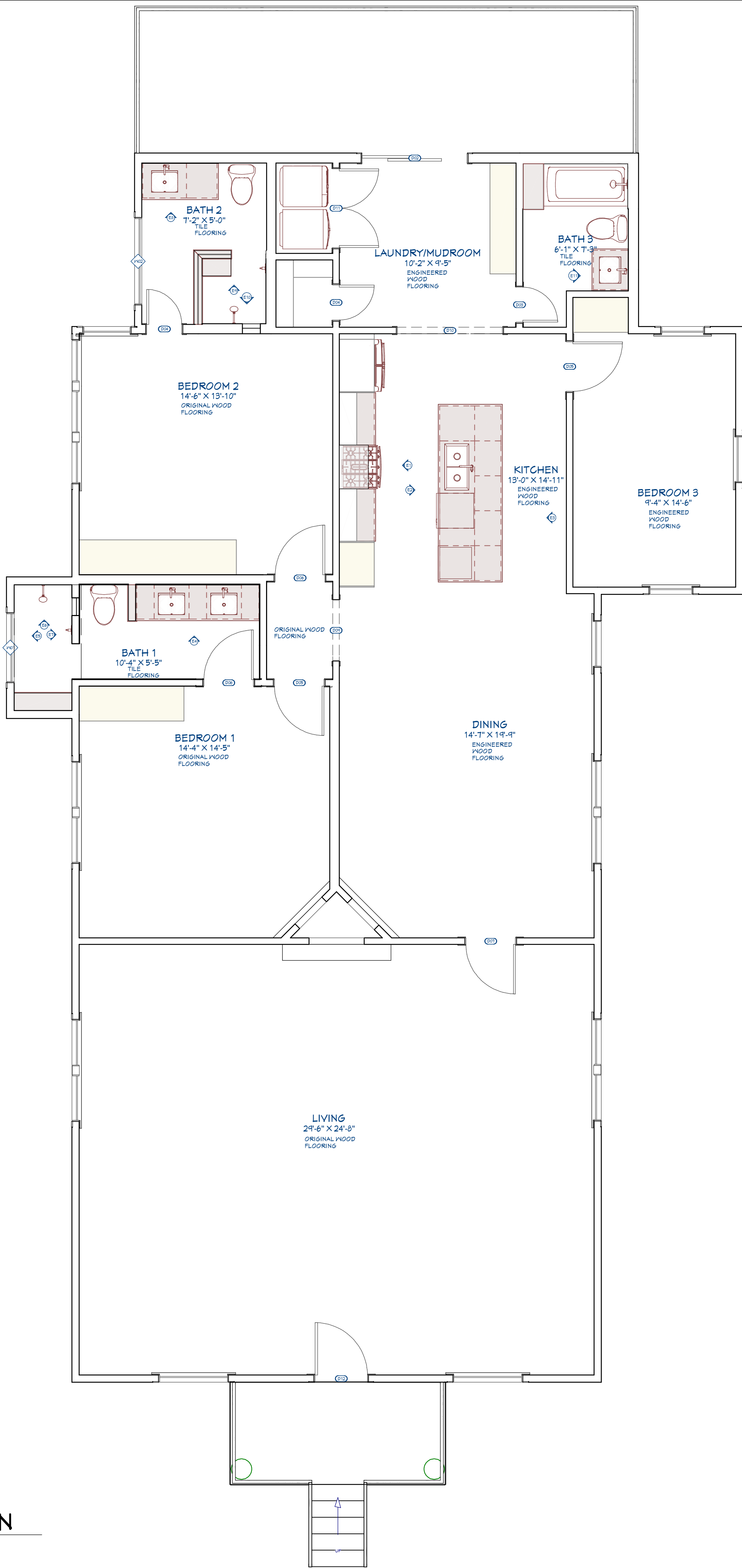
SHOWER FLOOR SQ FT ~ 15

WALL SQ FT ~ 125

BATH 3 TILE

FLOOR SQ FT ~ 34

WALL SQ FT ~ 102



NEW FLOOR PLAN
SCALE: 1/4" = 1' 0"

DIMENSION KEY

■ FINISHED

■ UNFINISHED

*CONFIRM ALL DIMENSIONS ON SITE



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

NEW FLOOR PLAN



DATE:

4/28/22

SCALE:

1/4" = 1'0"

SHEET:

9

CABINETS AND COUNTERS

- BOX CONSTRUCTION: TBD
- DOOR STYLE: TBD
- MOLDING: TBD
- COUNTERS: THICKNESS TBD, OVERHANG TBD, POLISHED AND EASED
- BACKSPLASH: HEIGHT TBD

*CONFIRM ALL DIMENSIONS ON SITE



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

KITCHEN PLAN



DATE:

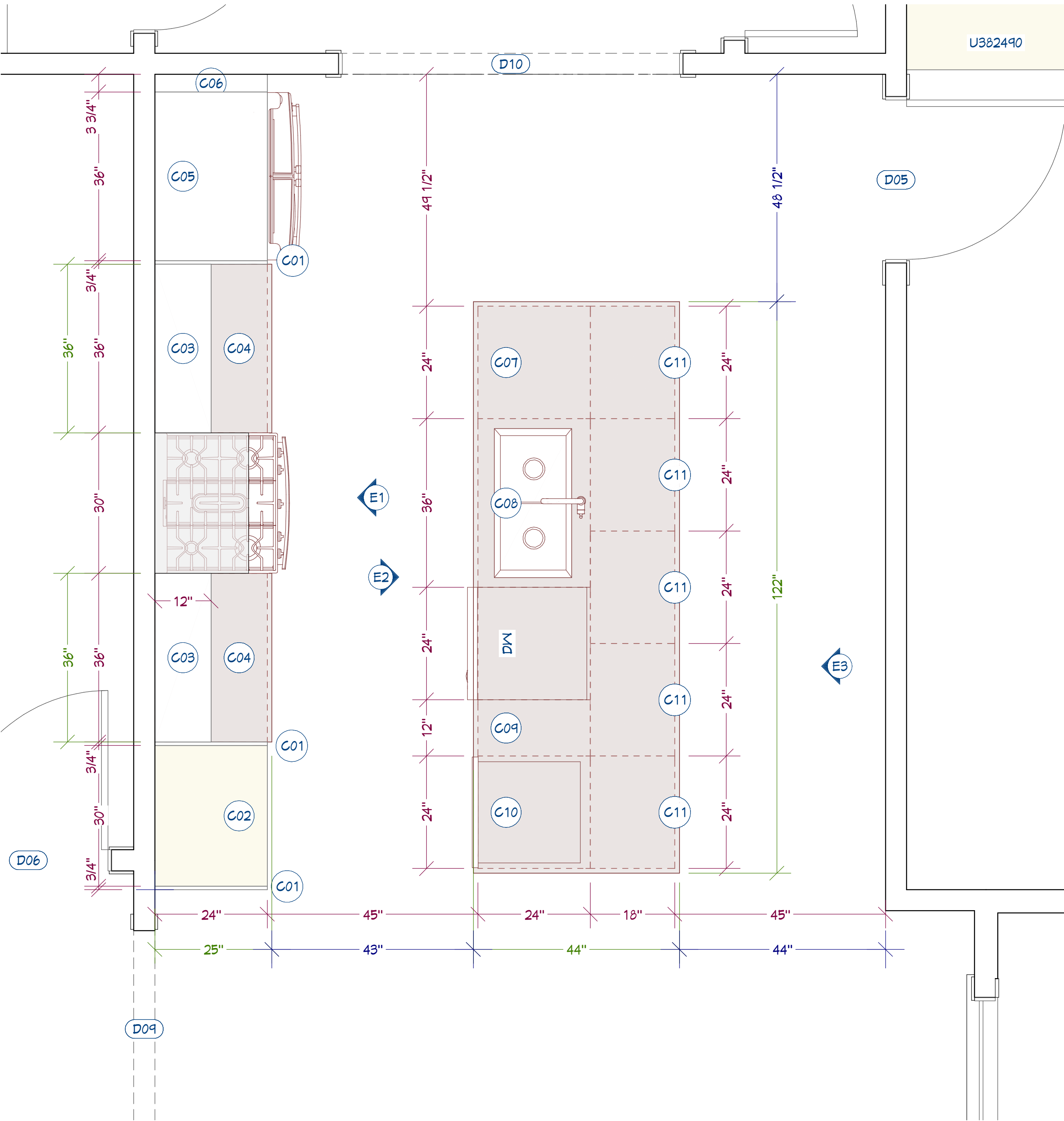
4/28/22

SCALE:

3/4" = 1'0"

SHEET:

10



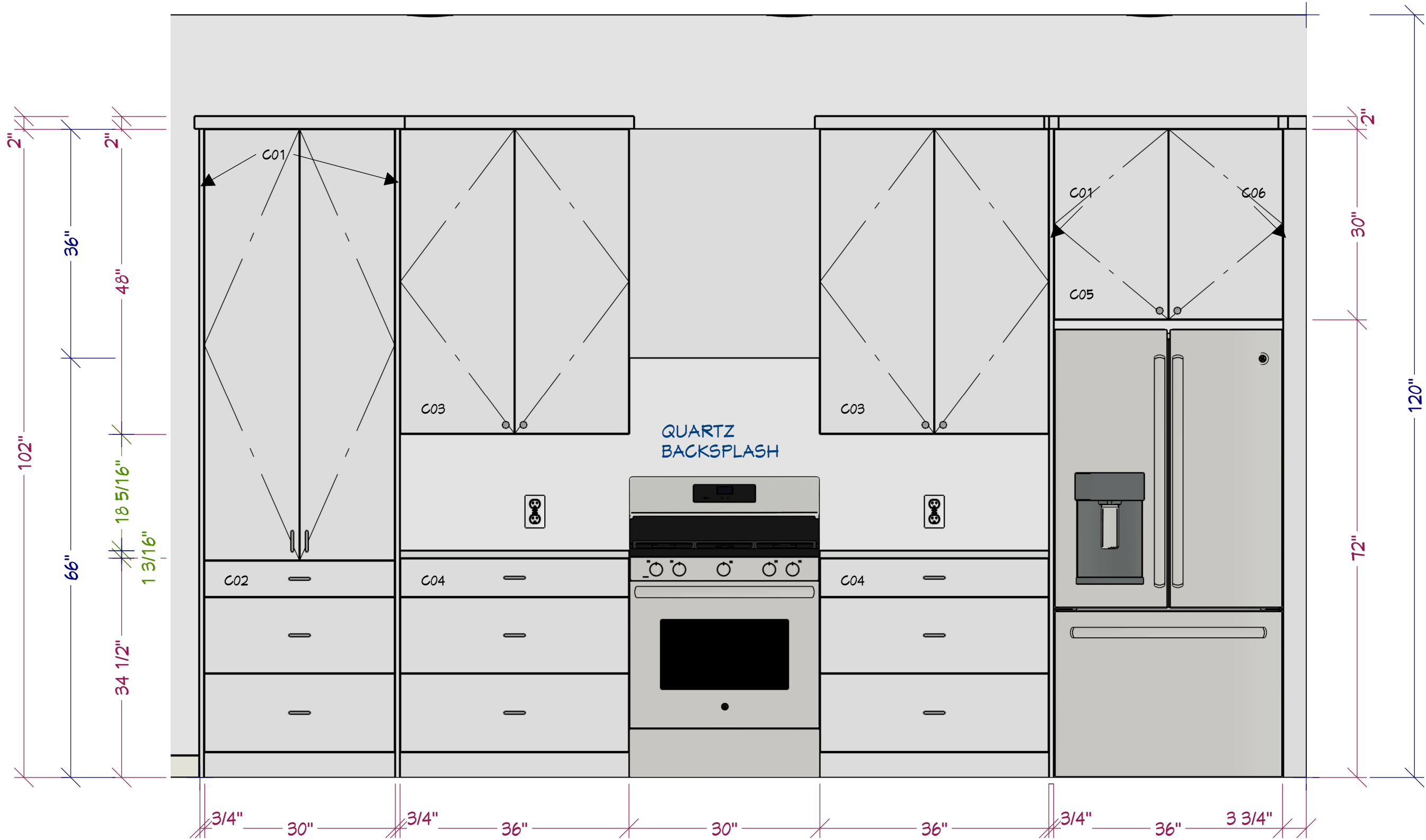
KITCHEN PLAN
SCALE: 3/4" = 1' 0"

DIMENSION KEY

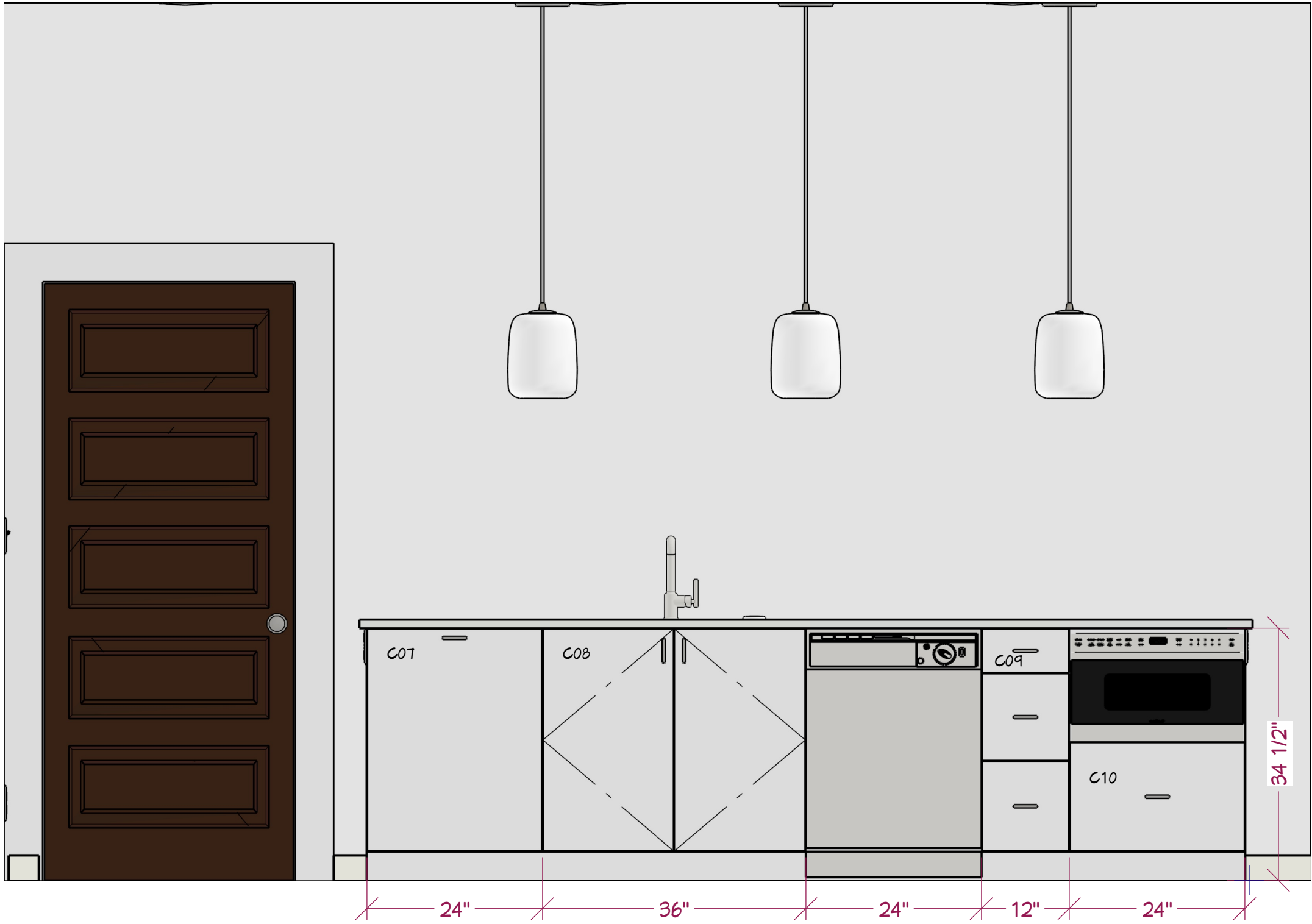
- FINISHED
- CABINET BOXES
- COUNTERS



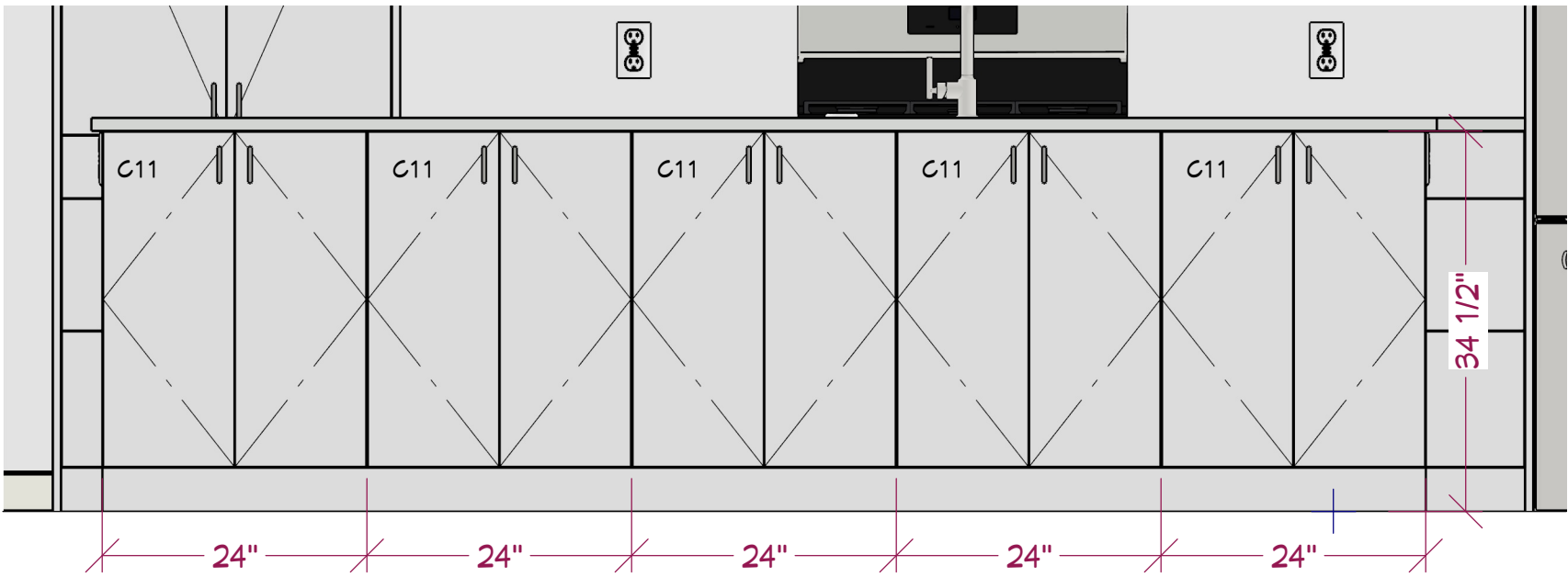
KITCHEN CABINET SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	DEPTH	BOX HEIGHT	DESCRIPTION	COMMENTS
C01		3	3/4 "	24 "	104"	PARTITION	
C02	U3024102	1	30 "	24 "	102"	FULL HEIGHT CABINET	
C03	W3648	2	36 "	12 "	48"	WALL CABINET	
C04	3DB36	2	36 "	24 "	34 1/2"	BASE CABINET	
C05	W363024	1	36 "	24 "	30"	WALL CABINET	
C06		1	3 3/4 "	24 "	102"	PARTITION	
C07	1DB24	1	24 "	24 "	34 1/2"	BASE CABINET	TRASH PULLOUT
C08	SB36	1	36 "	24 "	34 1/2"	BASE CABINET	
C09	3DB12	1	12 "	24 "	34 1/2"	BASE CABINET	
C10	DB24	1	24 "	24 "	34 1/2"	BASE CABINET	DRAWER MICROWAVE
C11	B2418	5	24 "	18 "	34 1/2"	BASE CABINET	



ELEVATION 1
SCALE: 3/4" = 1' 0"



ELEVATION 2
SCALE: 3/4" = 1' 0"



ELEVATION 3
SCALE: 3/4" = 1' 0"

DIMENSION KEY

- FINISHED
- CABINET BOXES
- COUNTERS

CABINETS AND COUNTERS

- BOX CONSTRUCTION: TBD
- DOOR STYLE: TBD
- COUNTERS: THICKNESS TBD, OVERHANG TBD, POLISHED AND EASED
- BACKSPLASH: HEIGHT TBD

TILE (ESTIMATES INCLUDE 10% EXTRA)

FLOOR:

SQ FT ~ 48

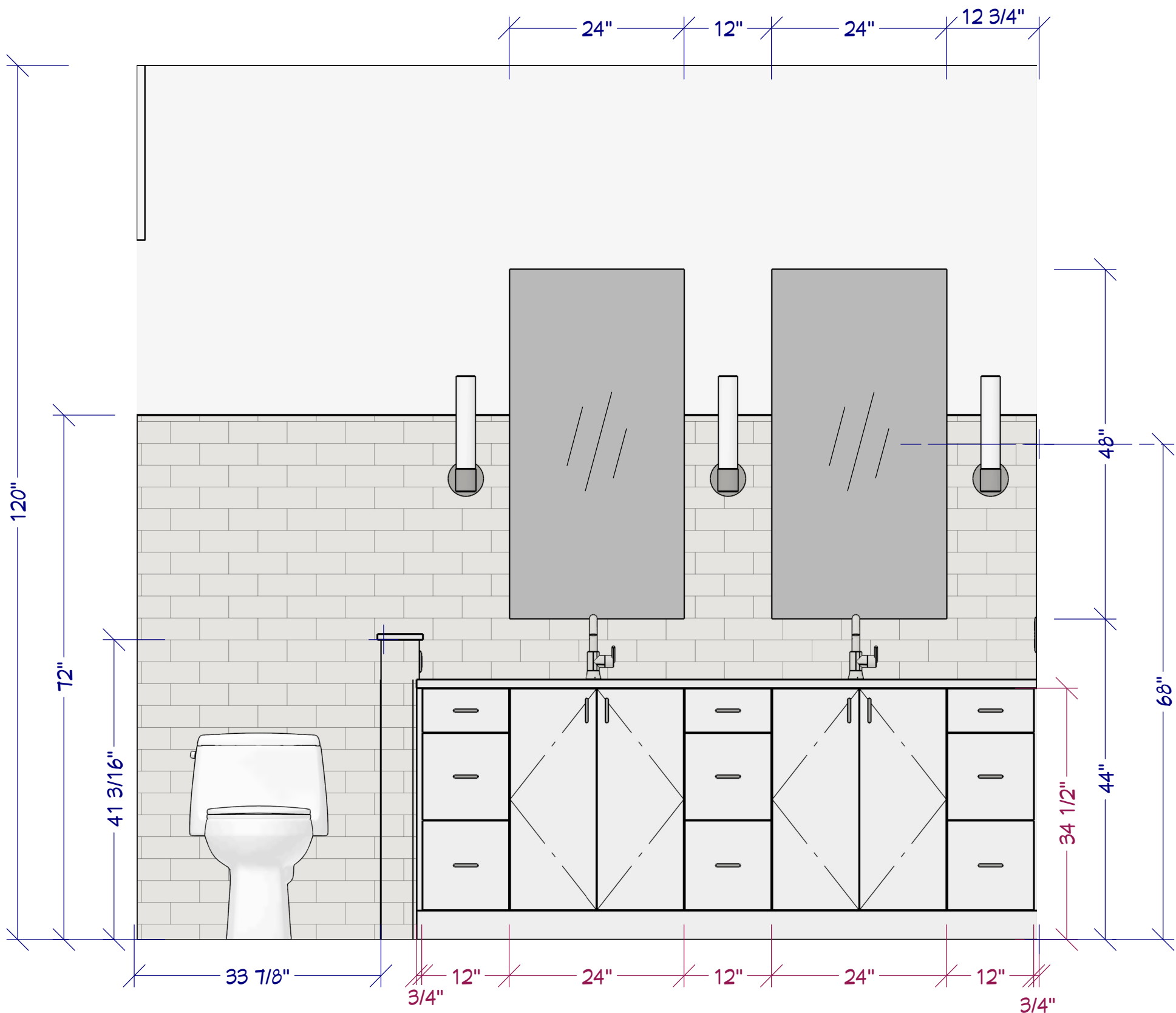
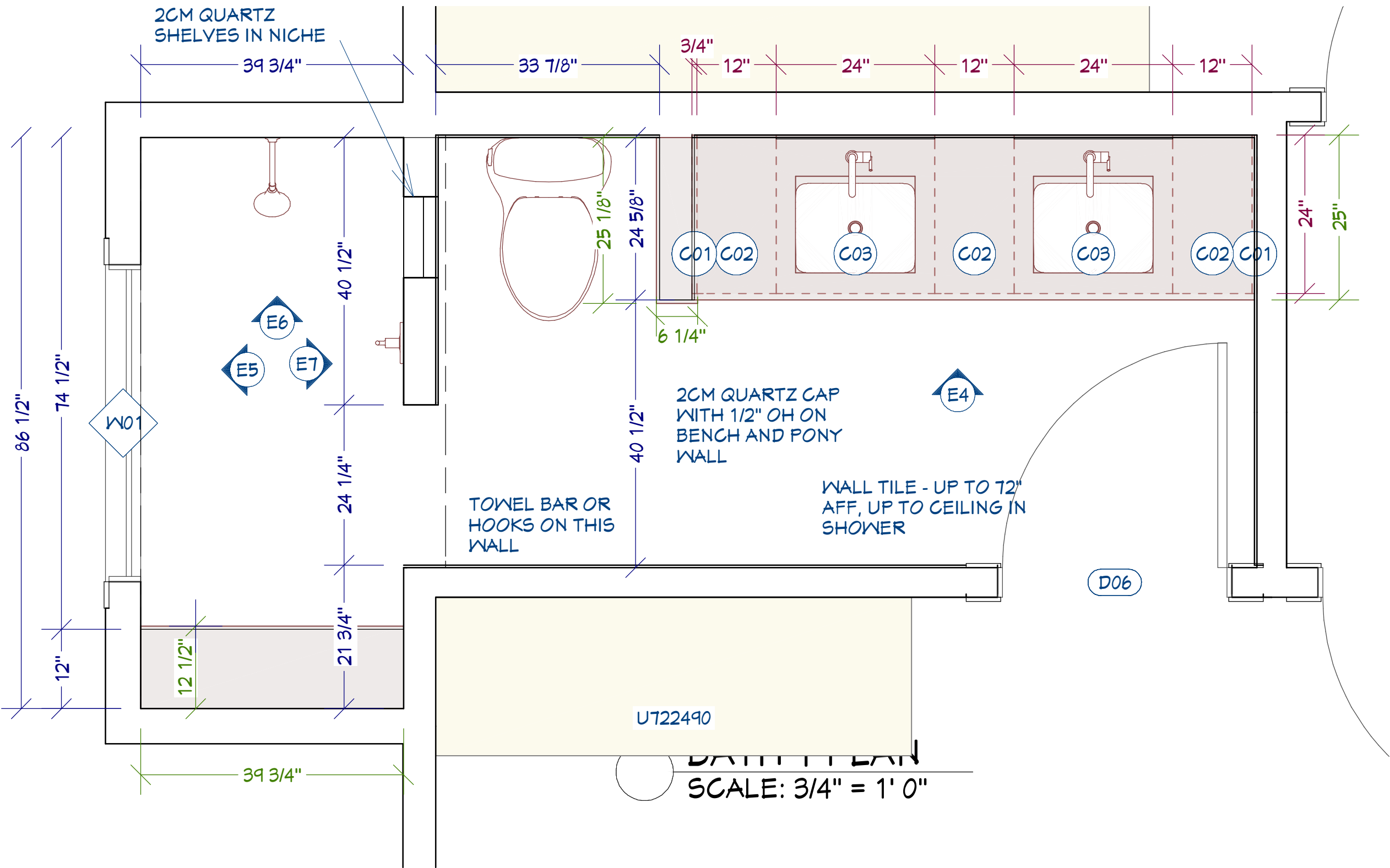
SHOWER FLOOR:

SQ FT ~ 24

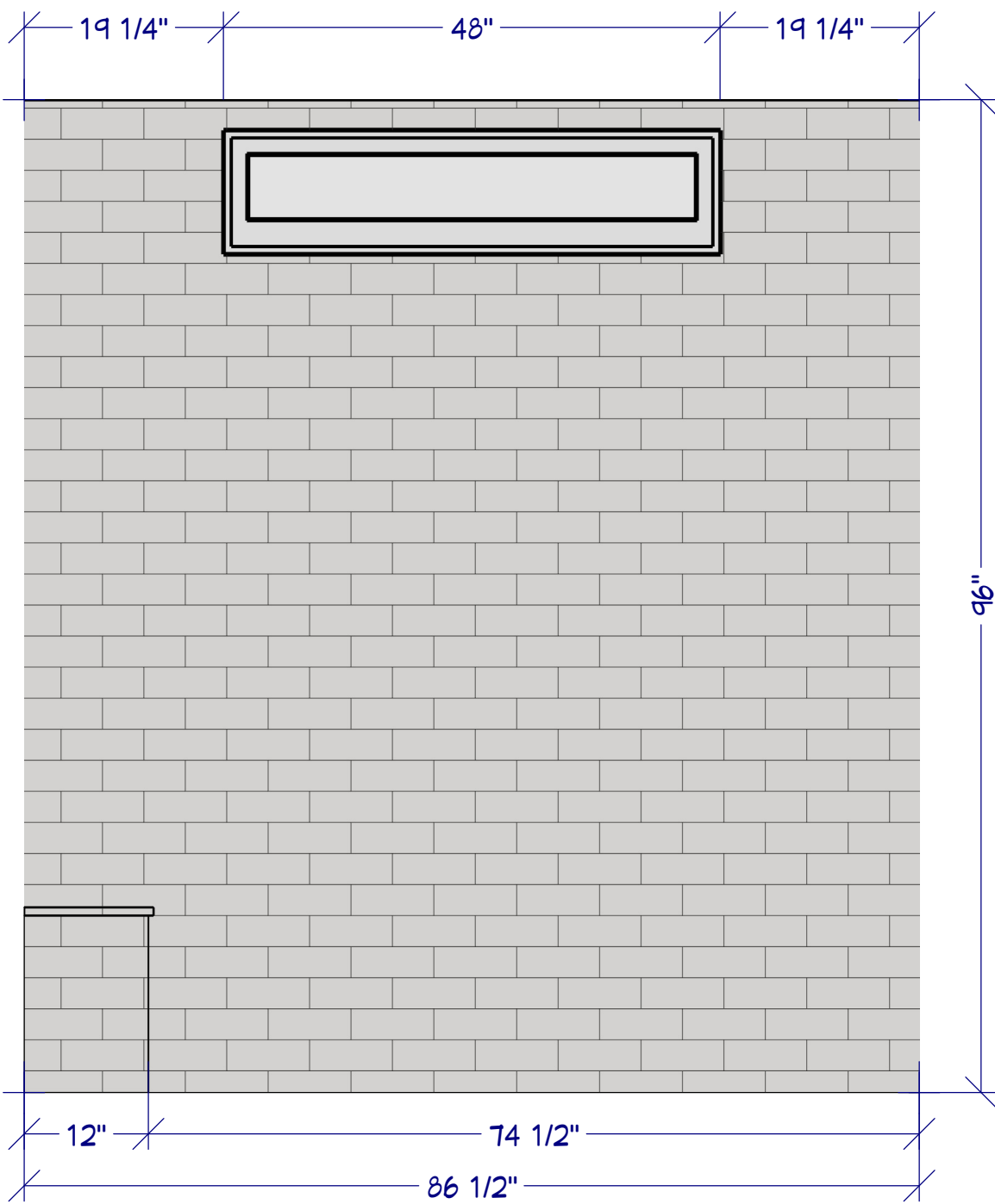
WALL:

SQ FT ~ 323

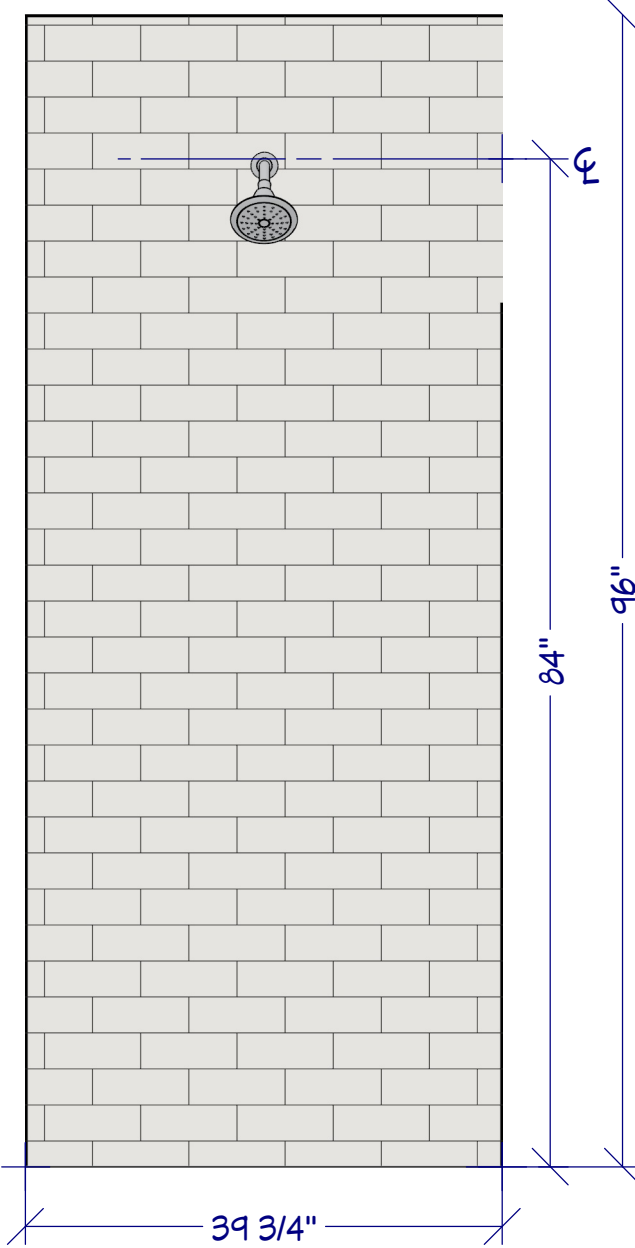
BATH 1 CABINET SCHEDULE						
NUMBER	LABEL	QTY	WIDTH	DEPTH	BOX HEIGHT	DESCRIPTION
C01	BF1	2	3/4"	24"	34 1/2"	BASE CABINET FILLER
C02	3DB12	3	12"	24"	34 1/2"	BASE CABINET
C03	SB24	2	24"	24"	34 1/2"	BASE CABINET



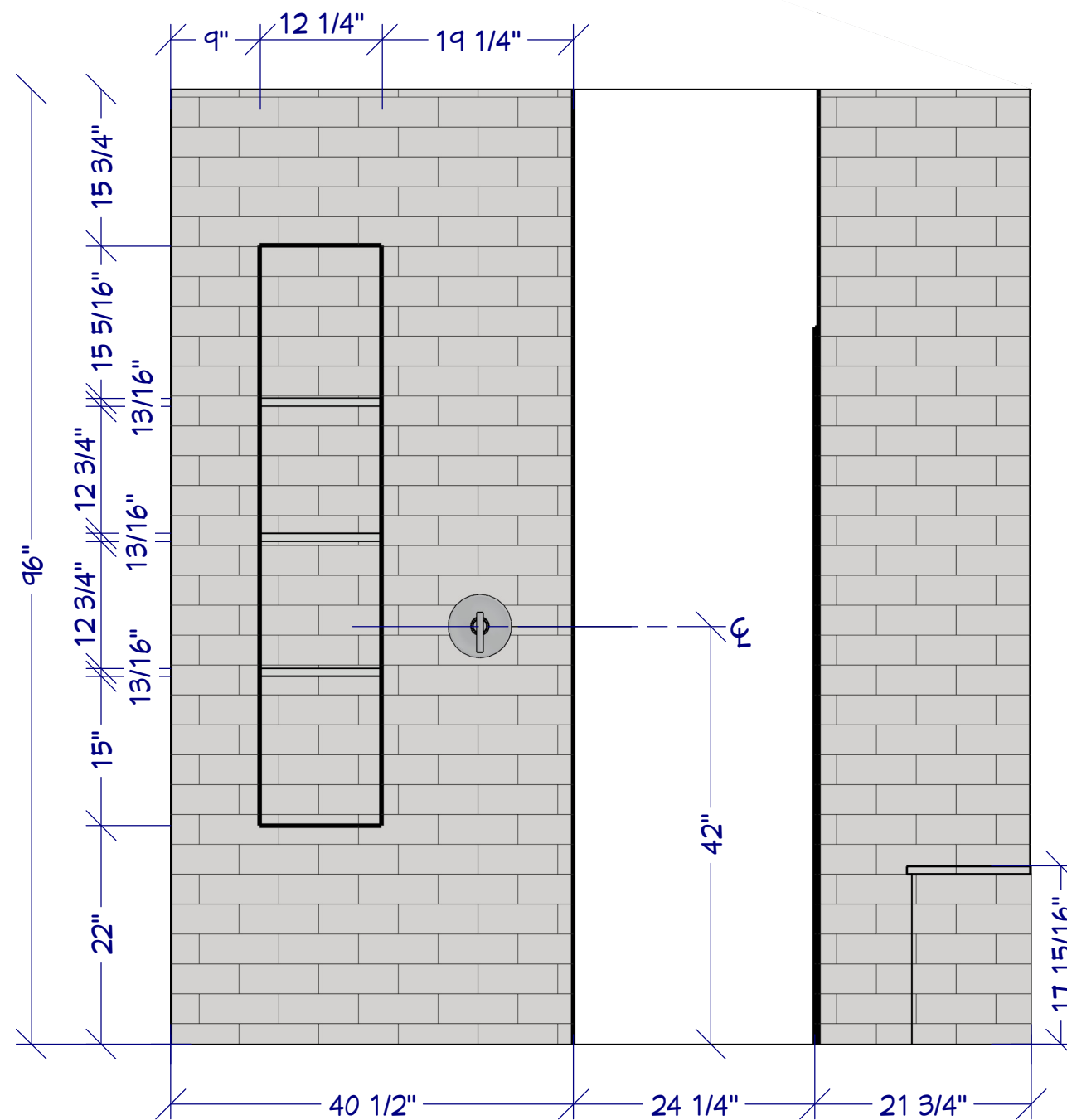
ELEVATION 4
SCALE: 3/4" = 1' 0"



ELEVATION 5
SCALE: 3/4" = 1' 0"



ELEVATION 6
SCALE: 3/4" = 1' 0"



ELEVATION 7
SCALE: 3/4" = 1' 0"

DIMENSION KEY

- FINISHED
- CABINET BOXES
- COUNTERS

*CONFIRM ALL DIMENSIONS ON SITE



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

BATH 1 PLAN



DATE:
4/28/22

SCALE:
3/4" = 1' 0"

SHEET:
12

CABINETS AND COUNTERS

- BOX CONSTRUCTION: TBD
- DOOR STYLE: TBD
- COUNTERS: THICKNESS TBD, OVERHANG TBD, POLISHED AND EASED
- BACKSPLASH: HEIGHT TBD

TILE(ESTIMATES INCLUDE 10% EXTRA)

FLOOR

SQ FT ~ 45

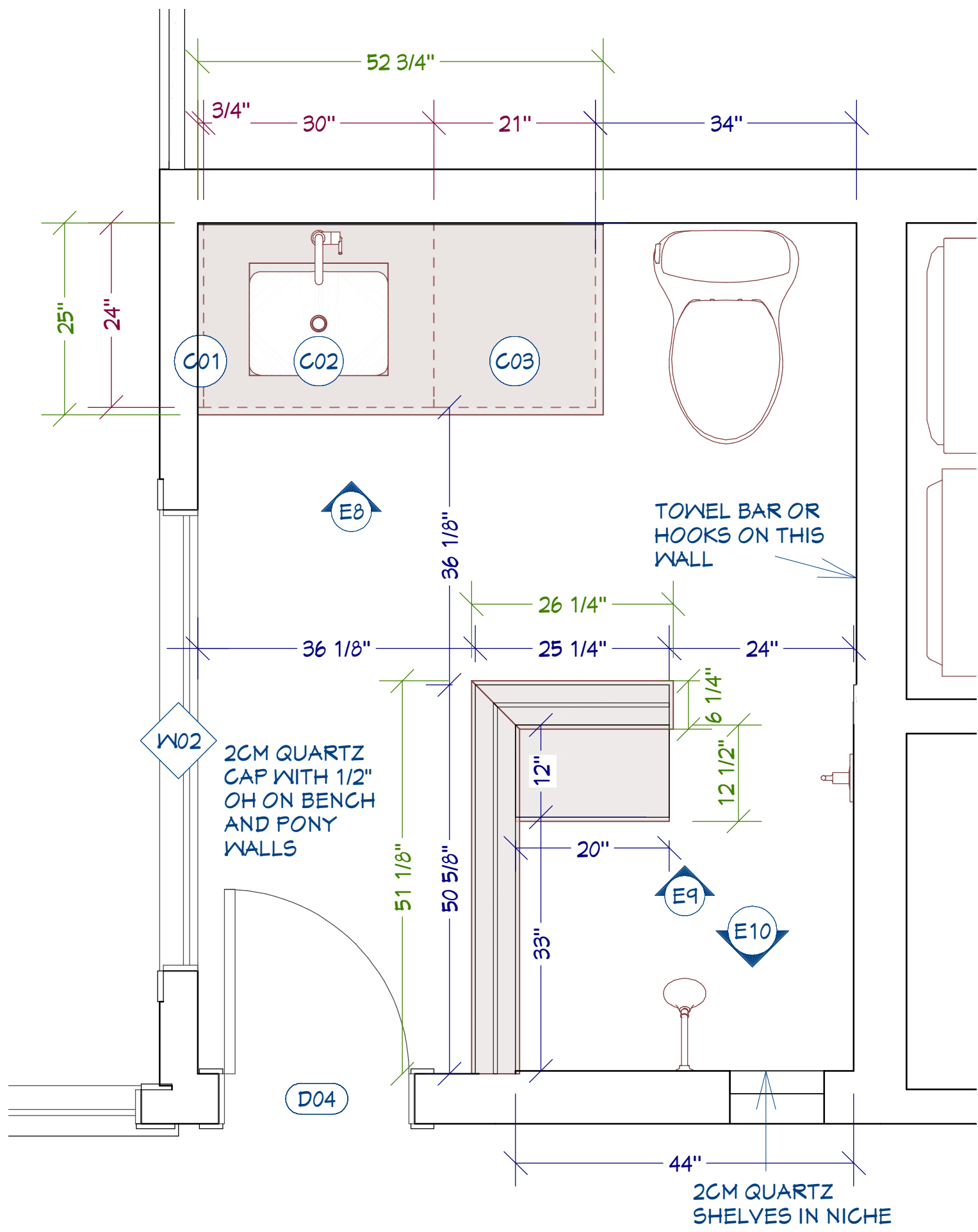
SHOWER FLOOR:

SQ FT ~ 15

WALL: TBD

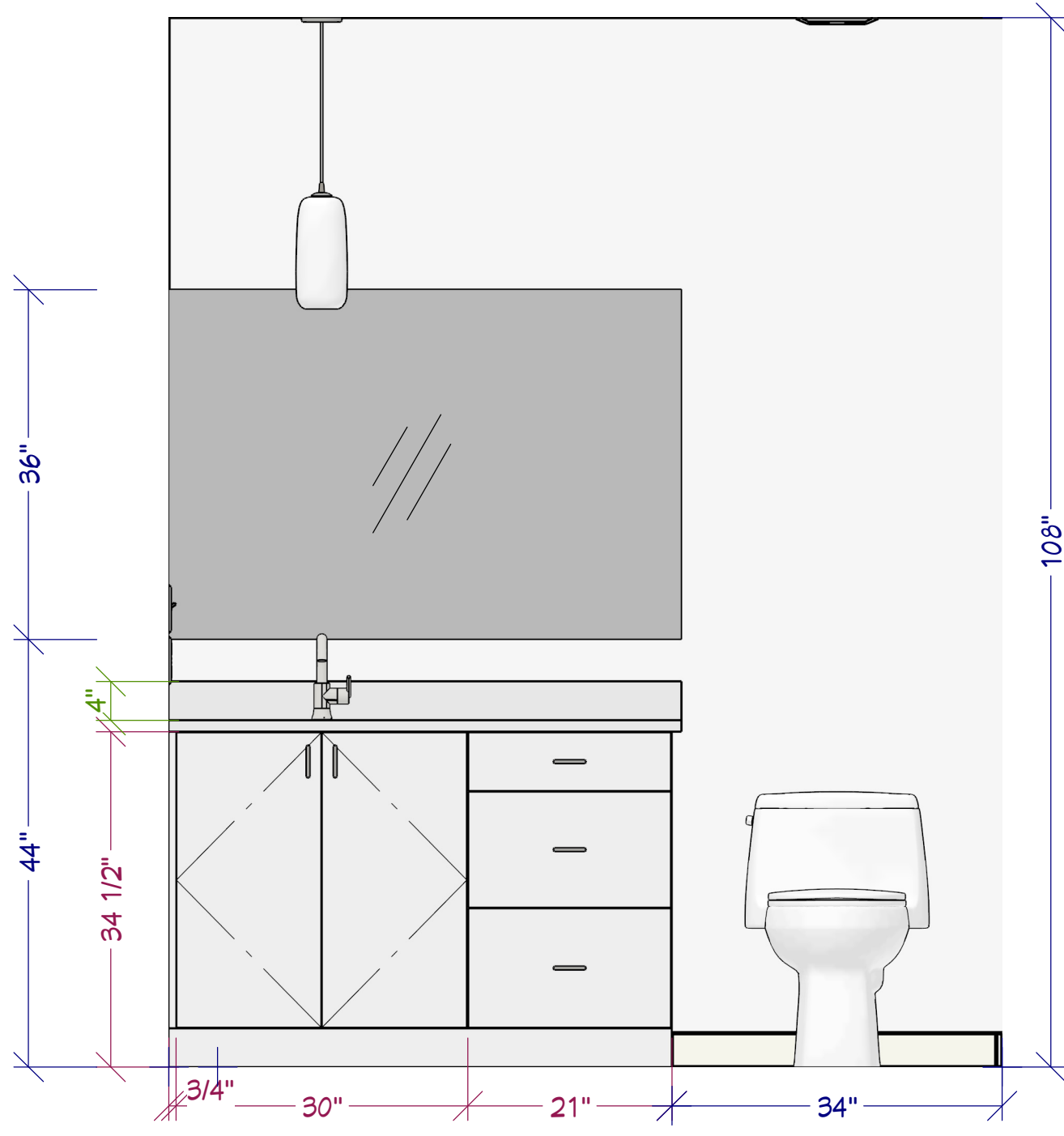
SQ FT ~ 125

*CONFIRM ALL DIMENSIONS ON SITE

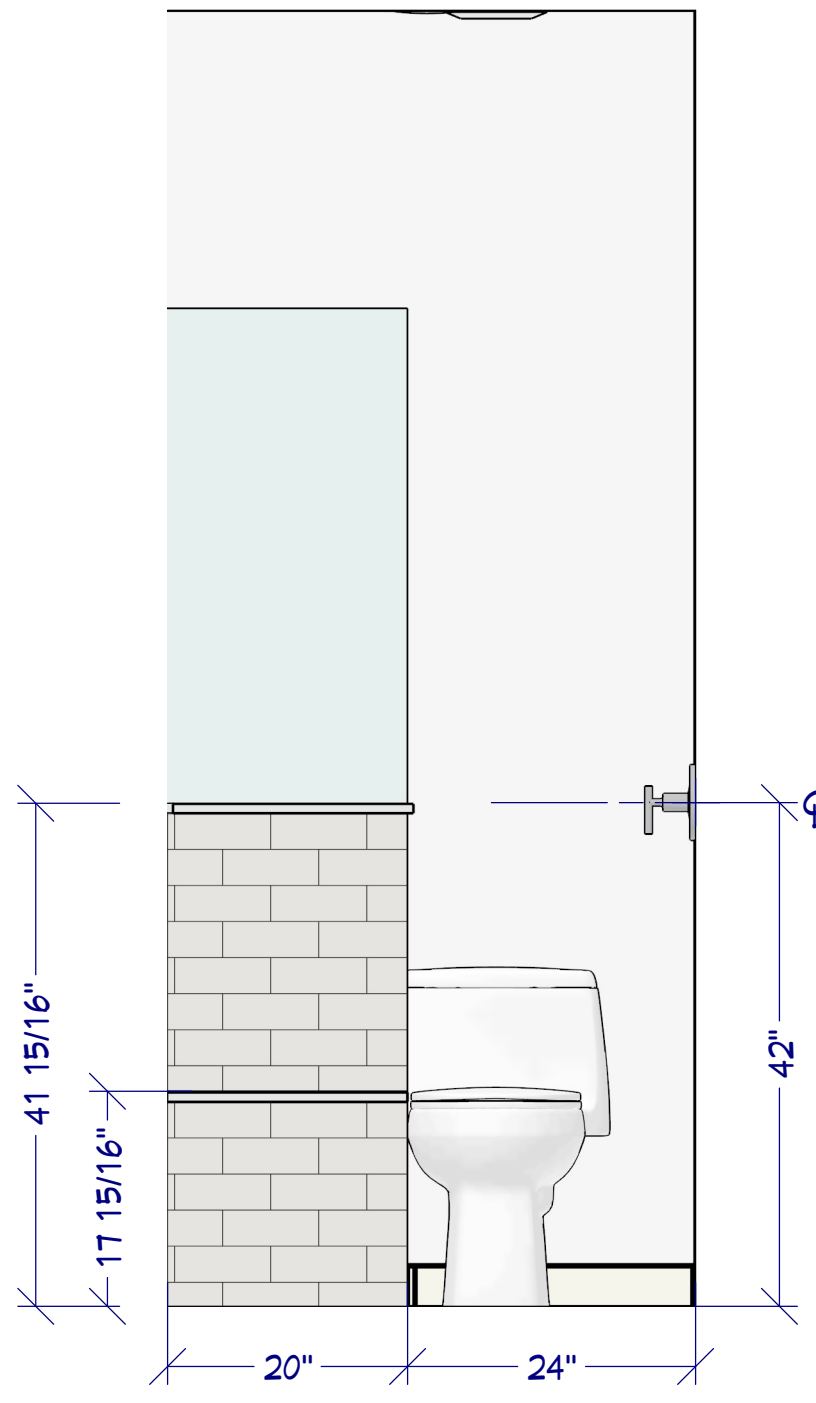


BATH 2 PLAN
SCALE: 3/4" = 1' 0"

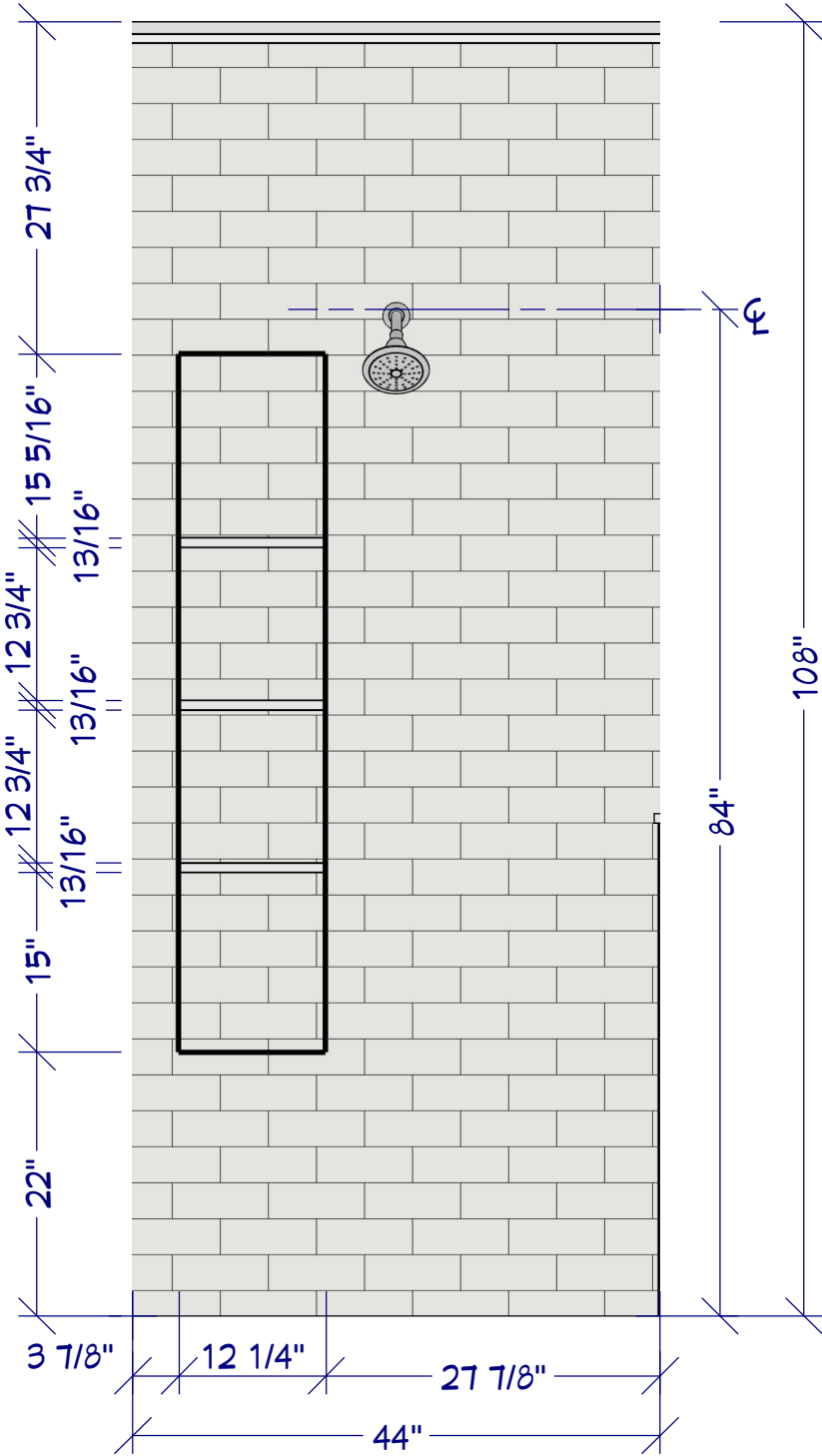
BATH 2 CABINET SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	DEPTH	BOX HEIGHT	DESCRIPTION	COMMENTS
C01	BF1	1	3/4 "	24 "	34 1/2"	BASE CABINET FILLER	
C02	9B30	1	30 "	24 "	34 1/2"	BASE CABINET	
C03	3DB21	1	21 "	24 "	34 1/2"	BASE CABINET	



ELEVATION 8
SCALE: 3/4" = 1' 0"



ELEVATION 9
SCALE: 3/4" = 1' 0"



ELEVATION 10
SCALE: 3/4" = 1' 0"

DIMENSION KEY

- FINISHED
- CABINET BOXES
- COUNTERS



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
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BATH 2 PLAN



DATE:

4/28/22

SCALE:

3/4" = 1'0"

SHEET:

13

CABINETS AND COUNTERS

- BOX CONSTRUCTION: TBD
- DOOR STYLE: TBD
- COUNTERS: THICKNESS TBD, OVERHANG TBD, POLISHED AND EASED
- BACKSPLASH: HEIGHT TBD

TILE(ESTIMATES INCLUDE 10% EXTRA)

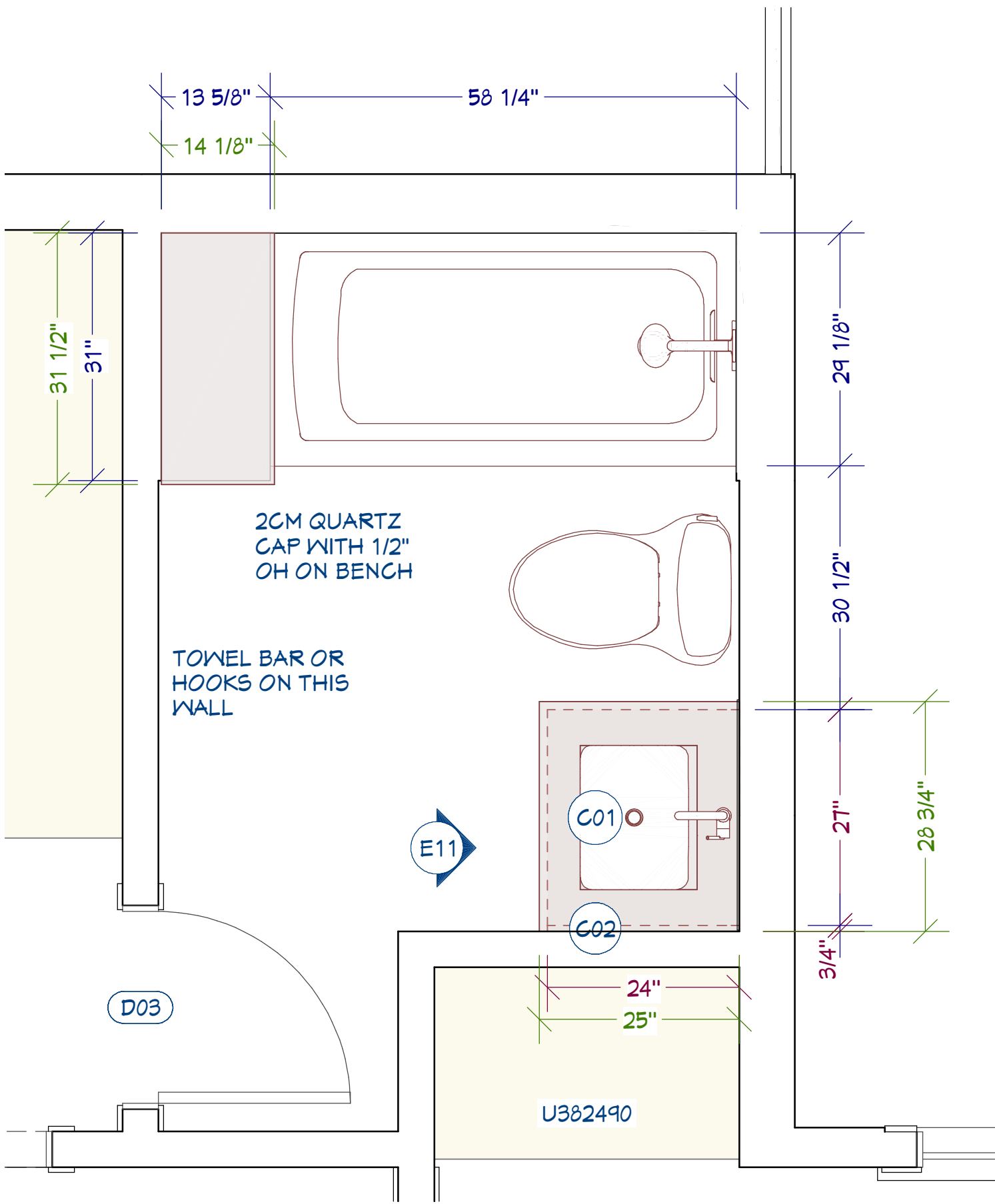
FLOOR:

SQ FT ~ 34

WALL:

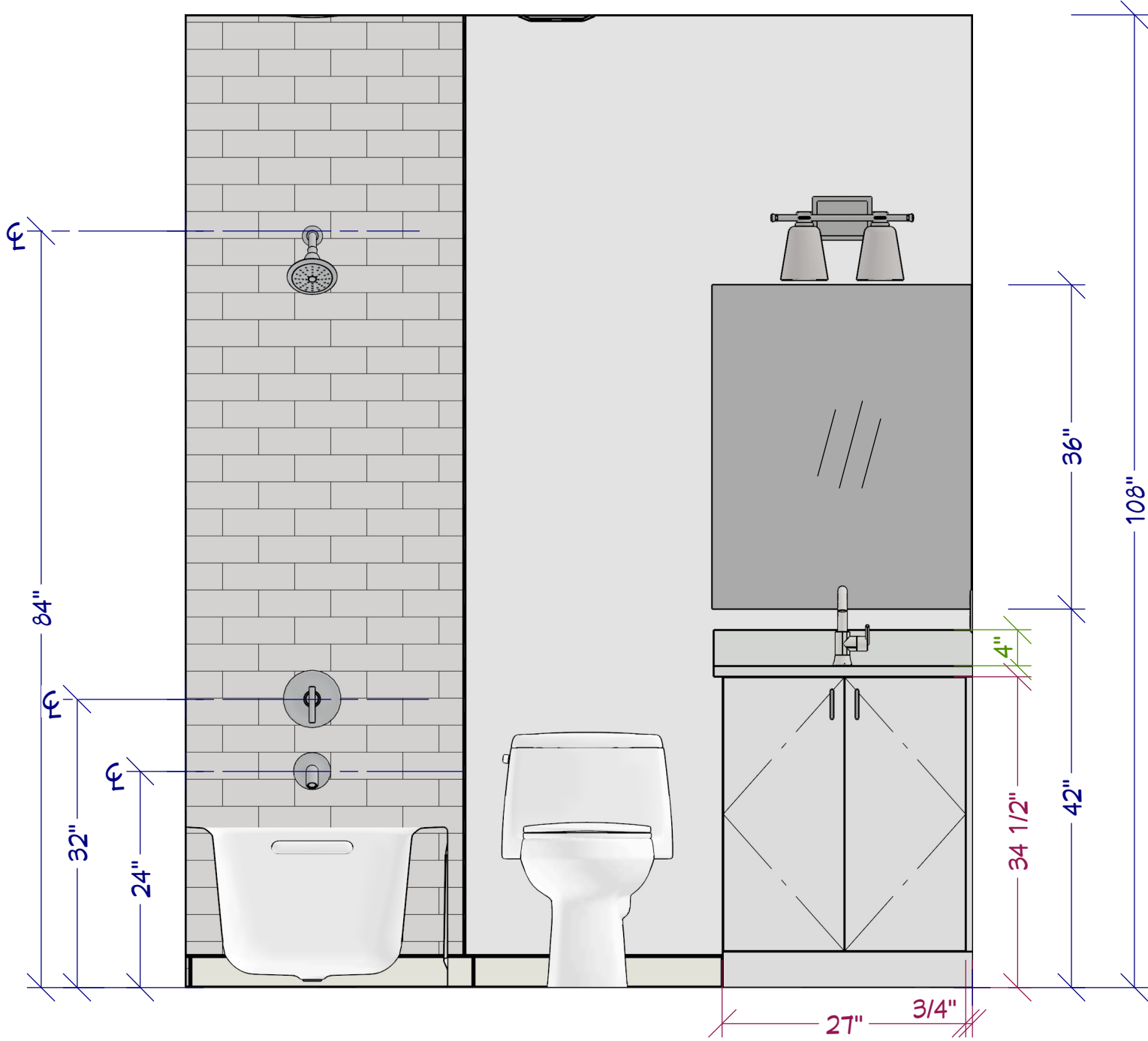
SQ FT ~ 102

*CONFIRM ALL DIMENSIONS ON SITE



BATH 3 PLAN
SCALE: 3/4" = 1' 0"

BATH 3 CABINET SCHEDULE							
NUMBER	LABEL	QTY	WIDTH	DEPTH	BOX HEIGHT	DESCRIPTION	COMMENTS
C01	SB27	1	27"	24"	34 1/2"	BASE CABINET	
C02	BF1	1	3/4"	24"	34 1/2"	BASE CABINET FILLER	



ELEVATION 11
SCALE: 3/4" = 1' 0"

DIMENSION KEY

- FINISHED
- CABINET BOXES
- COUNTERS



SYLVIA SHARPLIN

1603 TAYLOR GAINES ST
AUSTIN, TX 78741

BATH 3 PLAN



DATE:

4/28/22

SCALE:

3/4" = 1'0"

SHEET:

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