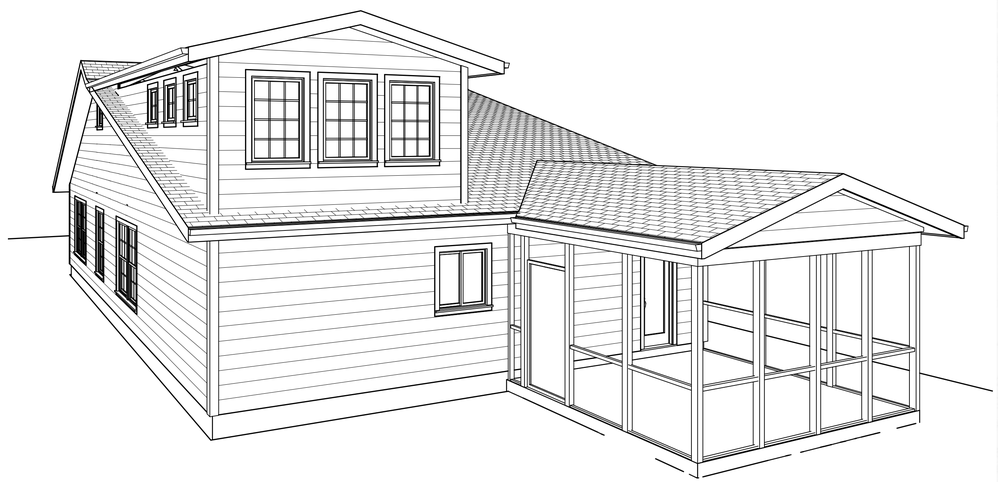
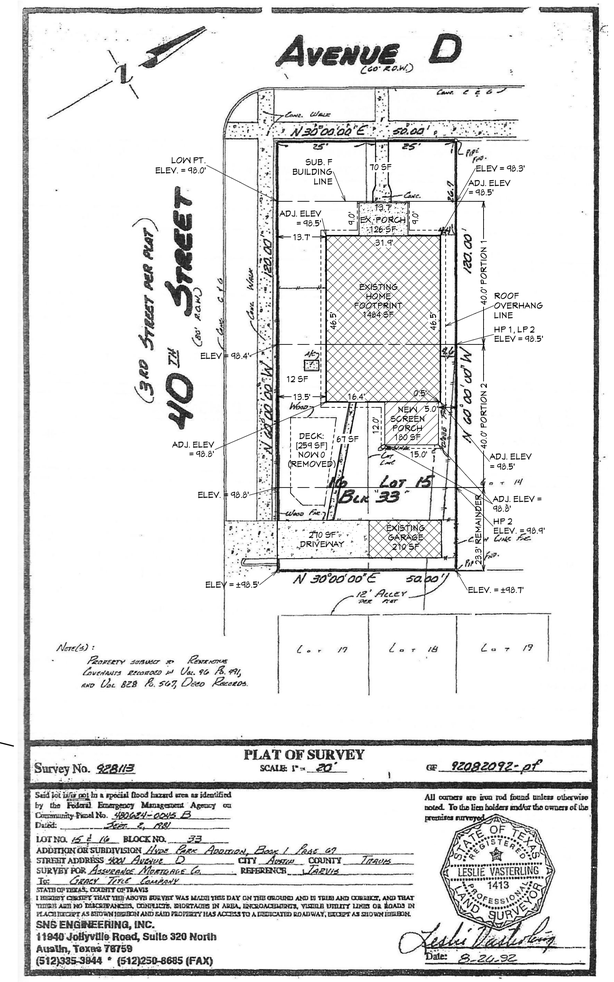
The Rogers Residence
4001 Avenue D
Austin, TX 78751





ZONING MAP SHOWS NO FLOODPLAIN ISSUES. PROPERTY IS ZONED SF-3-H-HD-NCCD-NP. PROPERTY IS A "CONTRIBUTING STRUCTURE" ACCORDING TO HYDE PARK LOCAL HISTORIC DISTRICT BOUNDARY MAP

IMPERVIOUS CVG:

70 FRONT SIDEWALK
210 DRIVEWAY
12 AC
61 REAR SIDEWALK

126 FR PORCH

1484 HOUSE

210 GARAGE

=1805SF CVD PORCH

=2419 SF

16000 LOT

37.3% CURRENT
40.3% PROPOSED

2700 SF ALLOWED

BLDG CVG:

126 FR PORCH

1484 HOUSE

210 GARAGE

=180 SF CVD PORCH

=2000 SF

16000 LOT
30.0% CURRENT
33.3% PROPOSED

2400 SF ALLOWED

FAR:

1484 HOUSE 1st FLR

893 HOUSE 2nd FLR (WAS 441)

210 GARAGE

-210 GAR. ALLOWANCE

GROUND FLOOR PORCHES EXEMPTED

2377= SF (WAS 1925)

16000 LOT

34.6% CURRENT

2400 SF ALLOWED

PLAT OF SURVEY

Survey No. 928113 SCALE: 1" = 20' GF 92082092-pt

Said lot lies not in a special flood hazard area as identified by the Federal Emergency Management Agency on Community-Panel No. 480624-0016 B Dated: Aug. 5, 1991

LOT NO. 15 & 16 BLOCK NO. 33
ADDITION OR SUBDIVISION Hyde Park Addition, Book 1 Page 67
STREET ADDRESS 4001 Avenue D CITY Austin COUNTY Travis
SURVEY FOR Lawrence Homecare Co. REFERENCES Jarvis
To: Chicago Title Company

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.
11940 Jollyville Road, Suite 320 North
Austin, Texas 78759
(512)335-3944 * (512)250-8685 (FAX)

All corners are iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

STATE OF TEXAS REGISTERED LESLIE VASTERLING 1413 PROFESSIONAL LAND SURVEYOR

Leslie Vasterling
Date: 8-20-92

BUILDER:
T.B.D.

ENGINEER:
T.B.D.

CLIENT:
Brendan and Laura Rogers
4001 Avenue D
Austin, TX 78751

BUILDING DESIGNER:
CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN

PROJ. DESIGNER: Cammi Klier

P.O. Box 93003
Austin. Texas 78709-3003

Phone/Fax: 512.330.9309

NOTE TO CONTRACTORS:

WITHIN 48 HOURS OF YOUR JOB'S COMMENCEMENT, YOU MUST CALL 811 OR 800-DIG-TESS BEFORE YOU DIG INTO THE SOIL. YOUR PROJECT SITE'S UNDERGROUND PIPING AND CABLING WILL BE PROPERLY MARKED ON-SITE, FREE OF CHARGE, AND YOU CAN AVOID COSTLY (OR DEADLY) REPAIRS.

GENERAL NOTES

ENGINEERING FOR FOUNDAITON TO BE PROVIDED BY LOCAL CONTRACTOR

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

APPLICABLE CODES:
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE
- 2009 INTERNATIONAL BUILDING CODE
- 2006 INTERNATIONAL RESIDENTIAL CODE
- 2009 INTERNATIONAL FIRE CODE
- 2009 UNIFORM PLUMBING CODE
- 2009 UNIFORM MECHANICAL CODE
- 2006 UNIFORM SOLAR ENERGY CODE
- 2011 NATIONAL ELECTRICAL CODE

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDSHomeDesign.com

These drawings and concepts hereon are the property of C.D.S. and may not be copied or used without written consent by C.D.S.

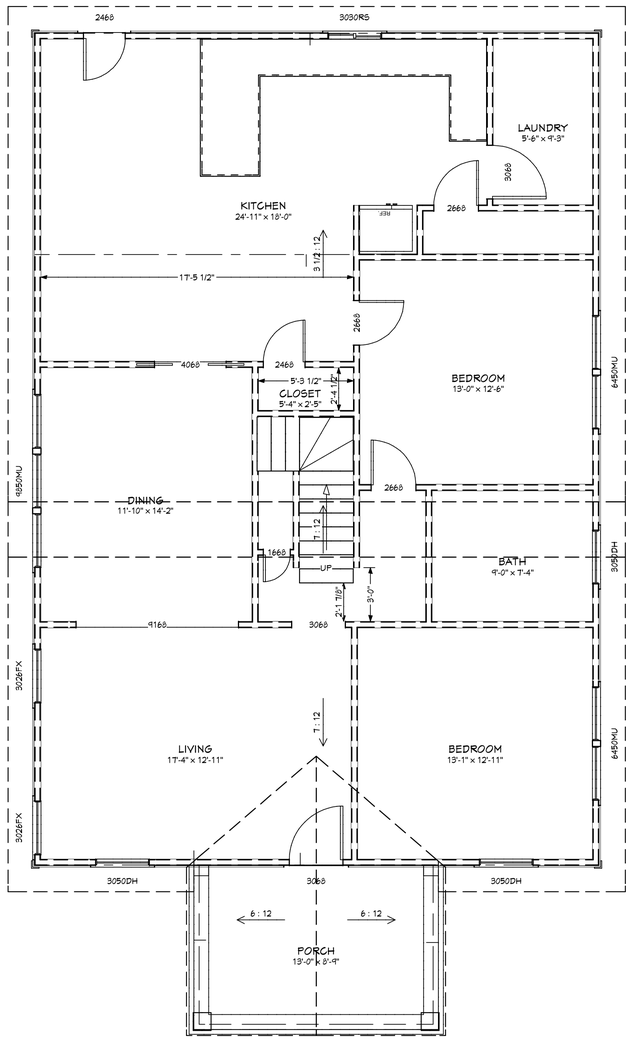
The Rogers Residence
4001 Avenue D
Austin, TX 78751

Revisions:
PRELIM T-18-12 CLK
PRELIM T-25-12
PRELIM 8-22-12
PRELIM 8-31-12
CDS 9-7-12

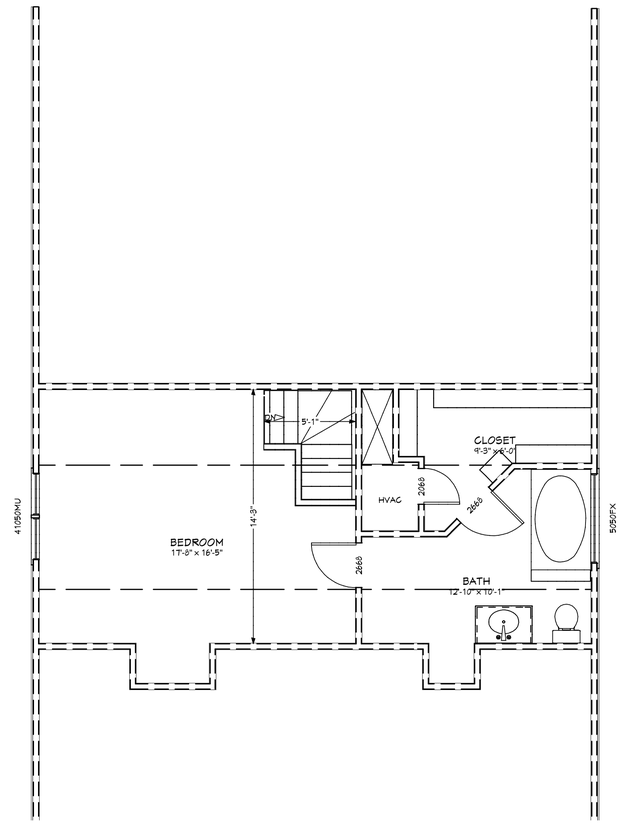
COVER SHEET

Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
CVR
1 of 6



EXISTING MAIN FLOOR PLAN
SCALE: 1/4" = 1ft



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1ft

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDSHomeDesign.com

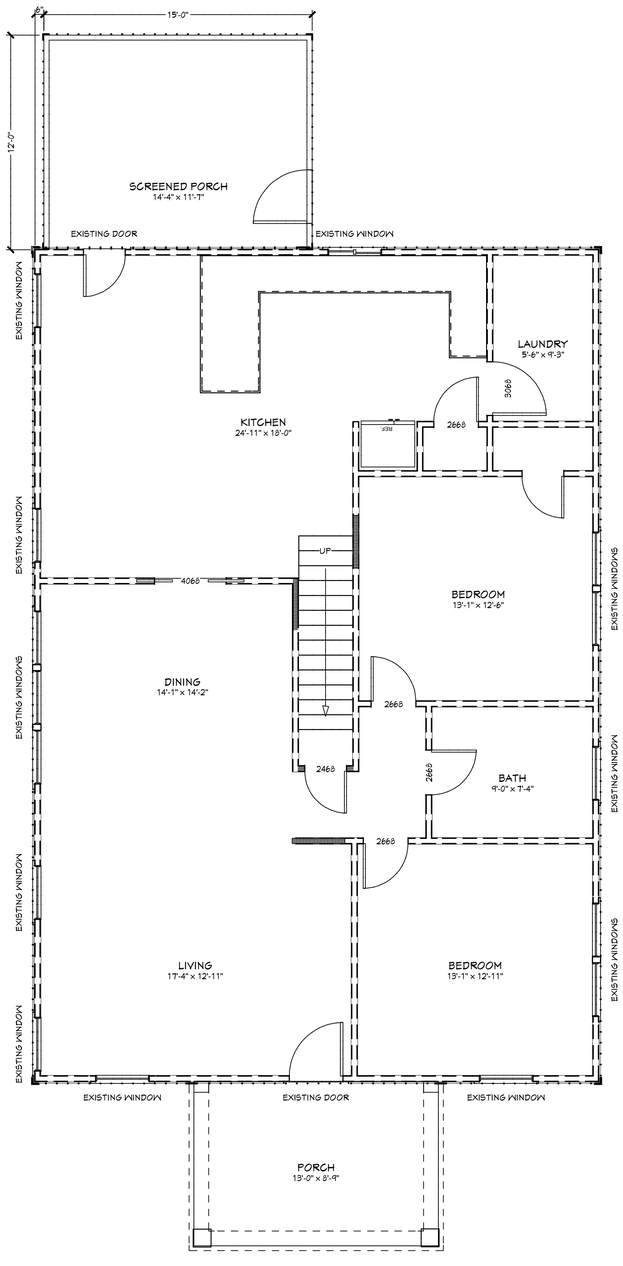
These drawings and concepts hereon are the property of C.D.S. and may not be copied or used without written consent by C.D.S.

The Rogers Residence
4001 Avenue D
Austin, TX 78751

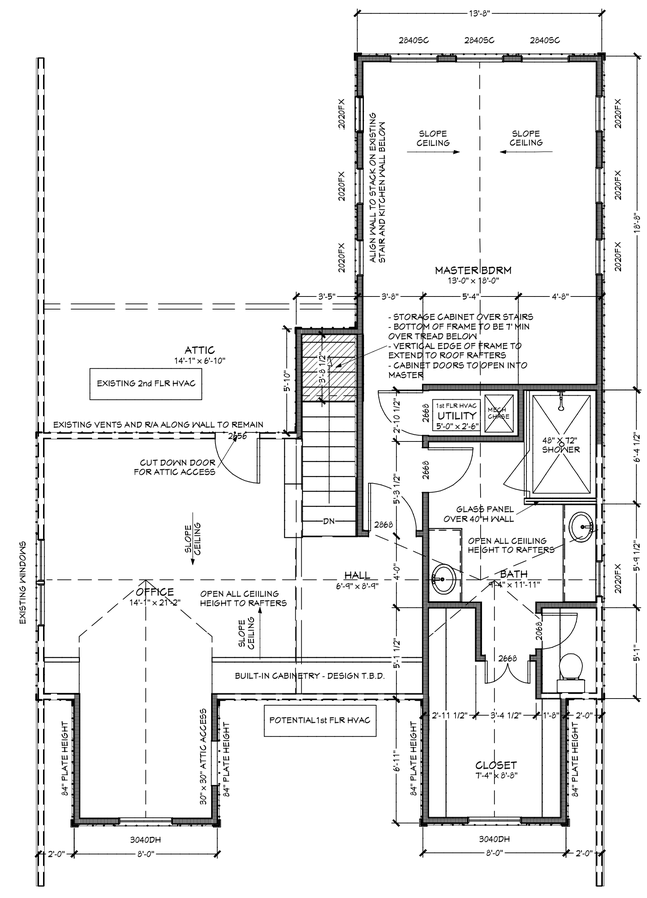
Revisions:
PRELIM 7-18-12 GLK
PRELIM 7-25-12
PRELIM 8-22-12
PRELIM 8-31-12
CDS 9-7-12

EXISTING FLOOR PLANS
Scale: 1/4" = 1'-0" unless noted othenwise

SHEET
D1.0
2 of 6



PROPOSED MAIN FLOOR PLAN
SCALE: 1/4" = 1ft



PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1ft

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDSHomeDesign.com

These drawings and concepts hereon are the property of C.D.S. and may not be copied or used without written consent by C.D.S.

The Rogers Residence
4001 Avenue D
Austin, TX 78751

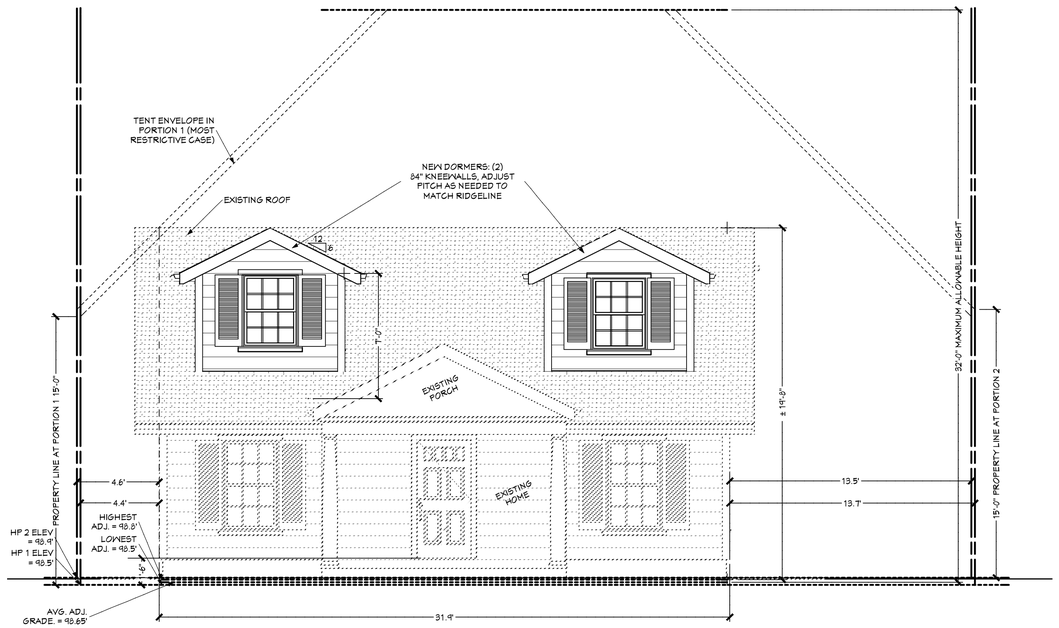
Revisions:

PRELIM 7-18-12 CLK
PRELIM 7-25-12
PRELIM 8-22-12
PRELIM 8-31-12
CDS 9-7-12

PROP. FLOOR PLANS

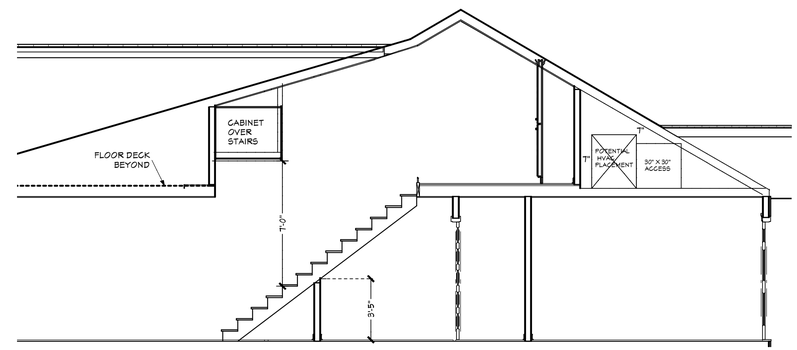
Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
A1.0
3 of 6



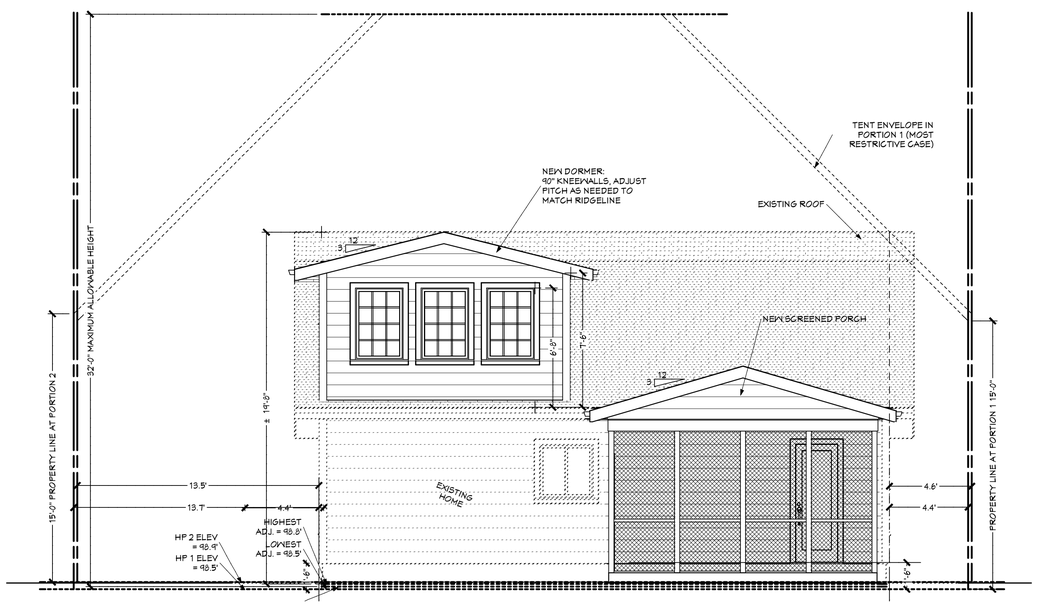
PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1ft



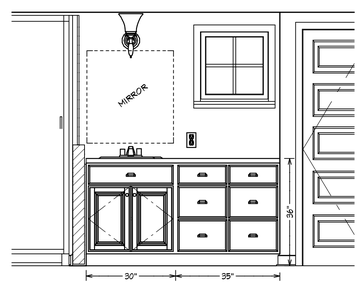
SECTION THROUGH STAIRS

SCALE: 1/4" = 1ft



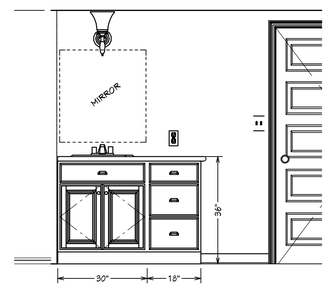
PROPOSED REAR ELEVATION

SCALE: 1/4" = 1ft



SOUTH BATHROOM VANITY

SCALE: 1/2" = 1ft



NORTH BATHROOM VANITY

SCALE: 1/2" = 1ft

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDSHomeDesign.com

These drawings and concepts hereon are the property of C.D.S. and may not be copied or used without written consent by C.D.S.

The Rogers Residence
4001 Avenue D
Austin, TX 78751

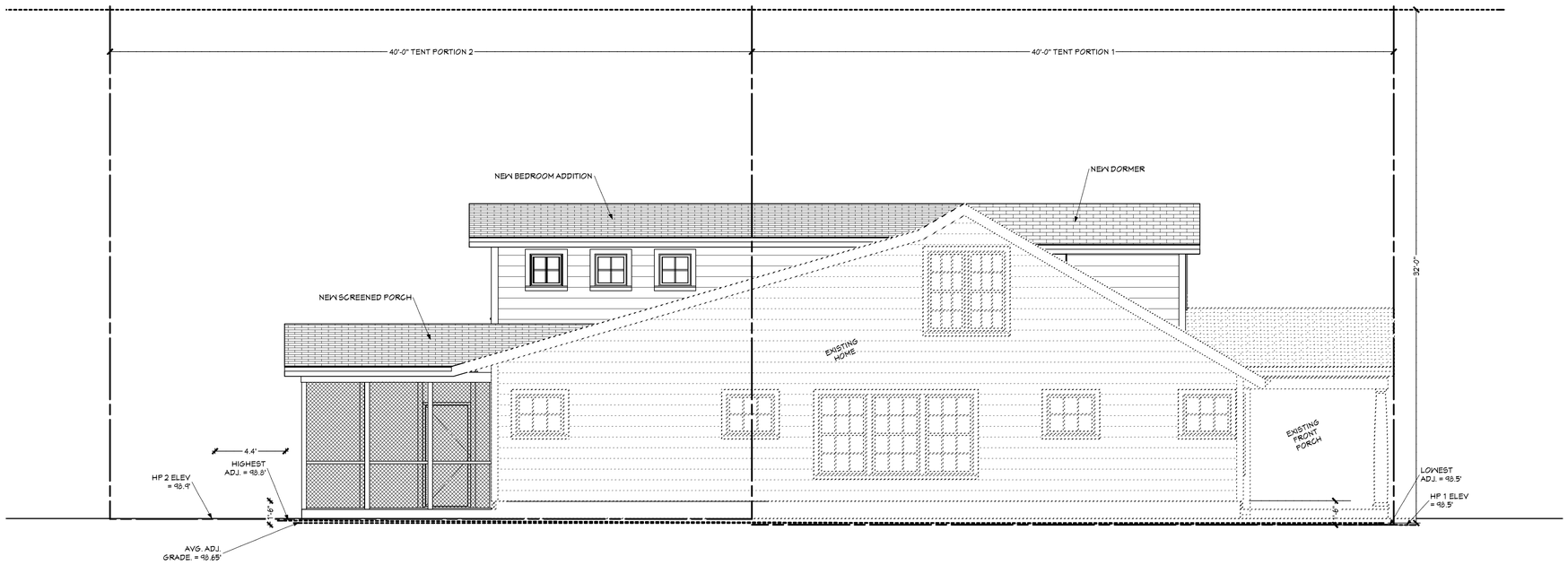
Revisions:

PRELIM 7-18-12 GLK
PRELIM 7-25-12
PRELIM 8-22-12
PRELIM 8-31-12
CDS 9-7-12

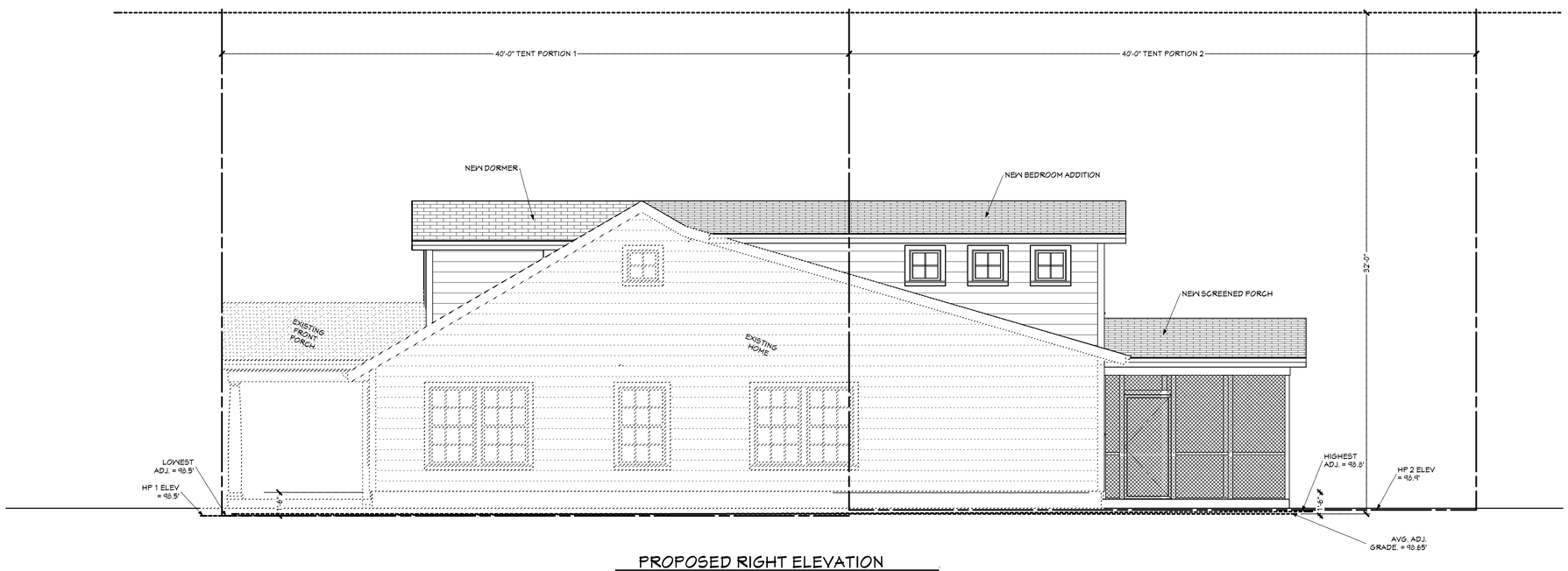
PROPOSED FRT, REAR AND INT. ELEVATIONS

Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
A2.0
4 of 6



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1ft



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1ft

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDSHomeDesign.com

These drawings and concepts hereon are the property of C.D.S. and may not be copied or used without written consent by C.D.S.

The Rogers Residence
4001 Avenue D
Austin, TX 78751

Revisions:
PRELIM 7-18-12 GLK
PRELIM 7-25-12
PRELIM 8-22-12
PRELIM 8-31-12
GDS 9-7-12

PROPOSED SIDE EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
A2.0
5 of 6

ELECTRICAL LEGEND

- SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- D DIMMER SWITCH
- T TIMER SWITCH
- 110V DOUBLE-RECEPTACLE
- 220v 220V DOUBLE-RECEPTACLE
- WP WATERPROOF DOUBLE-RECEPTACLE
- GFCI GROUND FAULT CIRCUIT INTERUPTER DOUBLE-RECEPTACLE
- AFCI ARC FAULT CIRCUIT INTERUPTER DOUBLE-RECEPTACLE
- C CABLE OUTLET
- TV TV OUTLET
- PHONE
- CAT5 CATEGORY 5 CABLE
- EP ELECTRICAL PANEL
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- SURFACE MOUNTED CEILING LIGHT FIXTURE
- R RECESSED CAN CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- OUTDOOR FLOOD LIGHTING
- TRACK LIGHTING
- 40 20 SURFACE MOUNTED FLUORESCENT LIGHTING
- 40 10 FLUOR. LT
- CEILING FAN

NOTE:

BUILDER TO VERIFY PLANS / SPECIFICATIONS & COMPLY TO IRC & LOCAL BUILDING CODES AS REQUIRED.

GENERAL ELECTRICAL NOTES:

1.0 ALL WORK DONE UNDER THIS SECTION SHALL COMPLY WITH THE CURRENT NATIONAL ELECTRICAL CODE AND LOCAL CODE REGULATIONS. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON DRAWINGS.

2.0 ELECTRICAL SUBCONTRACTOR TO MAKE ALL NECESSARY ELEC. CONNECTIONS AND BE RESPONSIBLE FOR ALL ELECTRICAL SERVICE AT MECHANICAL ROOM. ELECTRICAL CONTRACTOR TO COORDINATE AS REQUIRED WITH MECHANICAL SUBCONTRACTOR.

3.0 THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES AND HAVE HIS WORK SCHEDULED SO AS NOT TO DELAY THE WORK OF OTHERS.

4.0 THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF WIRING, INSTALLATION OF FIXTURES AND EQUIPMENT. AND FOR FINAL ACCEPTANCE OF THE COMPLETE ELECTRICAL INSTALLATIONS BY THE UNDERWRITERS AND BY LOCAL ELECTRICAL INSPECTORS.

5.0 COORDINATE WITH CONSTRUCTION SPECIFICATIONS FOR ANY APPLICABLE ALLOWANCES FOR ELECTRICAL.

6.0 ALL RECESSED DOWNLIGHTS TO BE THERMAL RATED AND INCLUDED IN BASE BID WITH TRIM RINGS AS SPECIFIED BY INTERIOR DESIGNER/ OWNER TO MATCH ADJACENT FINISH. PROVIDE SAMPLE OF FINISH FOR APPROVAL PRIOR TO PURCHASE.

7.0 ALL SWITCHES TO BE @ 3'-6" A.F.F. TO CENTER LINE OF SWITCH PLATE UNLESS NOTED OTHERWISE. PLACE RECEPTICALS @ 1'-6" TO CENTERLINE UNLESS NOTED OTHERWISE.

8.0 PREWIRE FOR SECURITY SYSTEM PER OWNERS REQUEST.

9.0 GANG ALL SWITCHES AND OUTLETS WHERE POSSIBLE.

10.0 VERIFY LOCATION OF & TYPE OF POWER TO ALL APPLIANCES.

11.0 OUTLETS WITHIN 36" OF A SINK OR LAVATORY TO BE ON A G.F.I. CIRCUIT. ADDITIONAL GFI AS REQUIRED BY CODE.

12.0 NO SWITCHES TO BE WITHIN 5'-0" OF A TUB OR SHOWER.

GENERAL ELECTRICAL NOTES (CONT'D):

13.0 NOT USED

14.0 LOCATION OF ALL FLOOR OUTLETS & FLOOR PHONE OUTLETS TO BE VERIFIED BY OWNER.

15.0 PROVIDE PHONE & CATV OUTLETS PER PLAN OR PER OWNERS REQUEST.

16.0 NOTE TO SUBCONTRACTOR: CENTER LIGHT OVER PEDESTAL LAV. WHERE SHOWN.

17.0 SUPPLY 220v & 110v OR GAS & 110v TO HVAC UNIT(S) IN ATTIC. (REFER TO SPECS) PROVIDE POWER AS REQ'D. AT AC COMPRESSOR UNITS.

18.0 PROVIDE FOR LIGHT NEAR HVAC UNIT(S) IN ATTIC.

19.0 PROVIDE 2" GROMMET AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW. PROVIDE GROMMETS AS REQ'D. FOR CABLES & ENTRTNMNT. CENTERS, MEDIA CENTERS &/OR AUDIO/VIDEO CENTERS.

20.0 MEDIA COMBINATION OUTLET(S) TO PROVIDE CONNECTIONS FOR ELECTRICAL & VARIOUS MEDIA/TELECOMMUNICATIONS SYSTEMS.

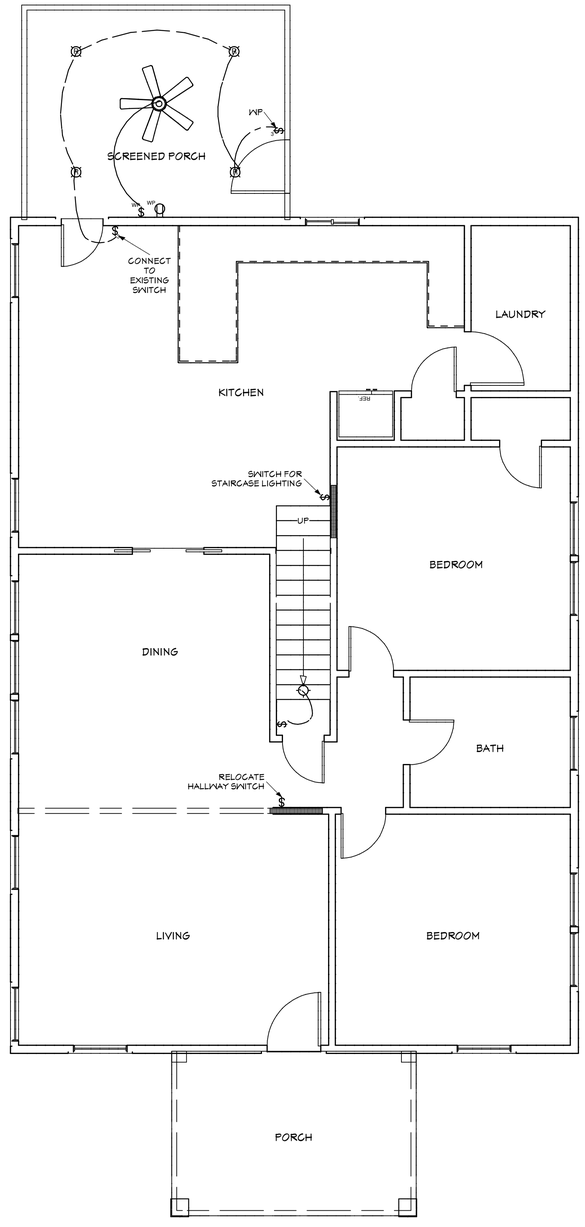
21.0 PROVIDE BLOCKING FOR CEILING FANS WHERE SPECIFIED.

22.0 PROVIDE FOR MOTION SENSORS AT ALL GARAGE DOORS WITH OPENERS.

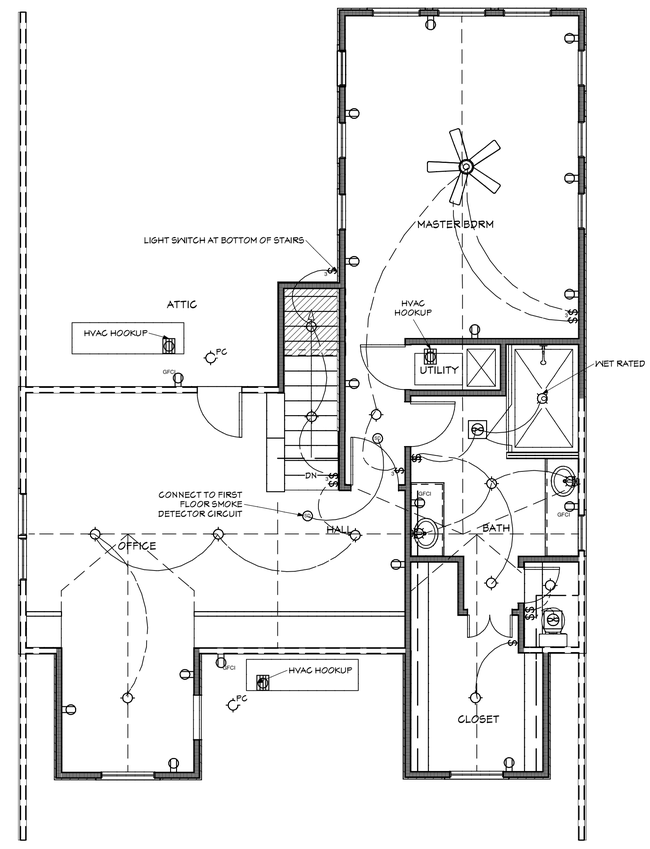
23.0 PROVIDE ELECTRIC FOR POOL &/OR SPA EQUIP. & LIGHTS. PROVIDE ELECTRIC AND SWITCHING FOR LANDSCAPE LIGHTING, FOUNTAINS, ETC. VERIFY LOCATION WITH BUILDER OR OWNER.

24.0 SMOKE DETECTORS SHOULD BE LOCATED IN EACH BEDROOM AND AS SHOWN. ALL SMOKE DETECTORS SHALL BE HARD WIRED TO PRIMARY ELECTRICAL SERVICES WITH BATTERY BACKUP.

25.0 ALL LIGHTING TO BE LIGHT EMITTING DIODE OR COMPACT FLOURESCENT LAMPED WHERE POSSIBLE



MAIN FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1ft



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1ft

PRELIMINARY
NOT FOR CONSTRUCTION OR FINAL BID
THESE DRAWINGS ARE NOT COMPLETE

BUILDER TO VERIFY PLANS AND SPECIFICATONS AND COMPLY WITH IRC AND LOCAL BUILDING CODES AS REQUIRED

CUSTOM DESIGN SERVICES
SUSTAINABLE BUILDING DESIGN
P.O. Box 93003, Austin, TX 78709-3003
Phone and Fax: 512.330.9309 www.CDSHomeDesign.com

These drawings and concepts hereon are the property of C.D.S. and may not be copied or used without written consent by C.D.S.

The Rogers Residence
4001 Avenue D
Austin, TX 78751

Revisions:
- PRELIM T-18-12 CLK
- PRELIM T-25-12
- PRELIM 8-22-12
- PRELIM 8-31-12
- CDS 9-7-12

ELECTRICAL PLANS
Scale: 1/4" = 1'-0" unless noted otherwise

SHEET
E1.1
6 of 6