BUILDING COVERAGE

LOT SIZE: 10,581 S.F.		EXISTING	NEW / ADDITION
a.	1st Floor Conditioned Area	N/A	1,987 S.F.
b.	2nd Floor Conditioned Area	N/A	2,181 S.F.
c.	3rd Floor Conditioned Area	N/A	N/A
d.	Basement	N/A	N/A
e.	Garage / Carport		
	Attached Garage (Unit A)	N/A	266 S.F.
	Attached Carport (Unit B)	N/A	205 S.F.
f.	Wood Decks *(must be counted at 100%)*	N/A	N/A
g.	Breezeways	N/A	N/A
h.	Covered Patios	N/A	420 S.F.
i.	Covered Porches	N/A	306 S.F.
j.	Balconies	N/A	N/A
k.	Swimming Pool *(surface area)*	N/A	N/A
l.	Other Building or Covered Areas *(if applicable)*		
	Specify:	N/A	N/A
	TOTAL BUILDING AREA *(add a. through l.)*	N/A	5,365 S.F.

TOTAL BUILDING COVERAGE ON LOT *(subtract, if applicable, b., c., d., k. and f. if uncovered)*	3,184 S.F. 30.1% OF LOT

IMPERVIOUS COVERAGE

a.	Total Building Coverage on Lot *(see above)*	3,184 S.F.
b.	Driveway Area on Private Property	430 S.F.
c.	Sidewalk / Walkways on Private Property	92 S.F.
d.	Uncovered Patios	103 S.F.
e.	Uncovered Wood Decks *(may be counted at 50%)*	N/A
f.	Air Conditioner Pad(s)	18 S.F.
g.	Concrete Decks	N/A
h.	Other: Porch Steps	47 S.F.

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)*	3,874 S.F. 36.6% of lot

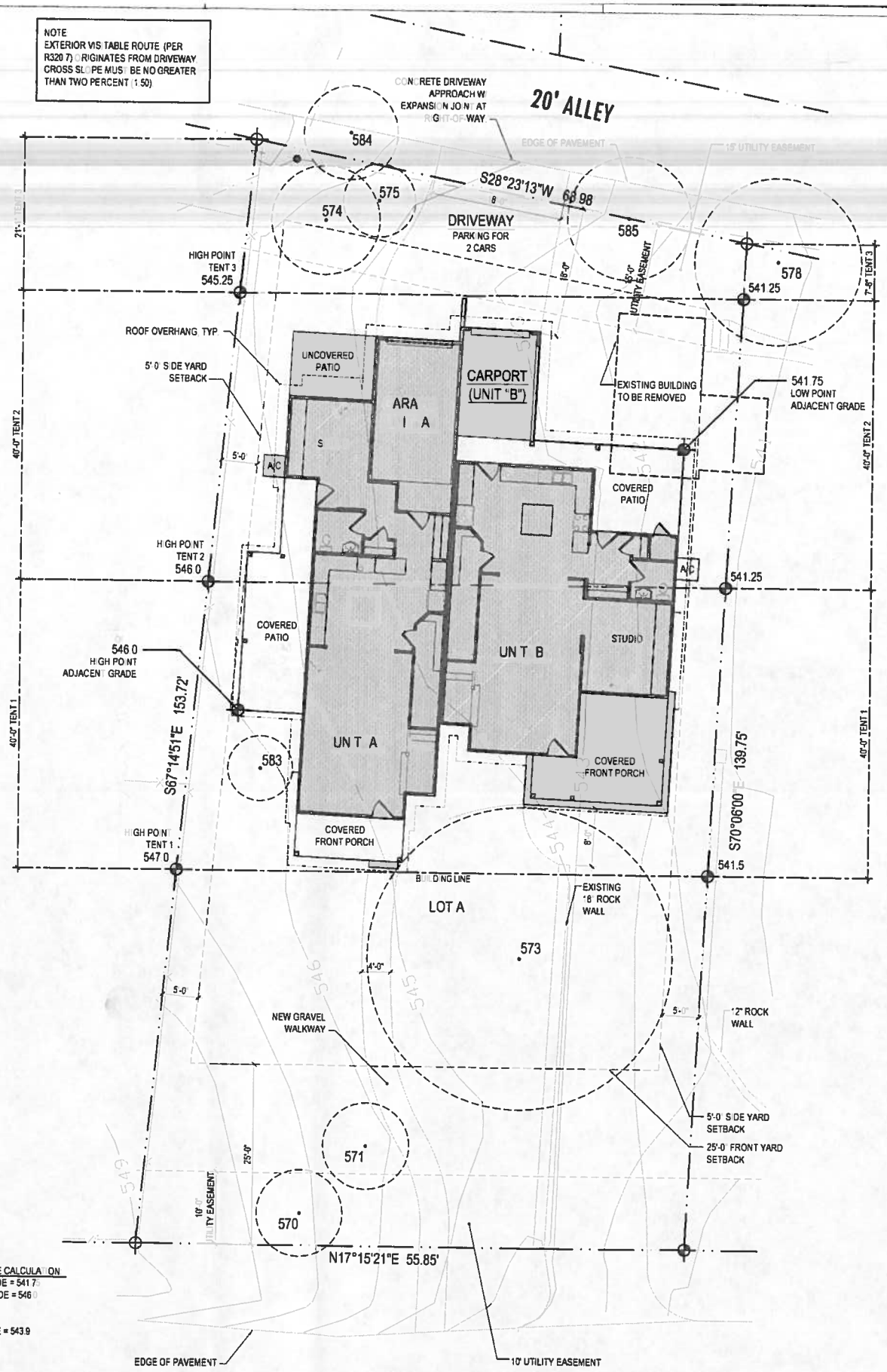
GROSS FLOOR AREA AND FLOOR AREA RATIO

		EXISTING	NEW / ADDITION
I.	1st Floor Gross Area		
	a. 1st Floor Area *(excluding covered or uncovered finished ground-floor porches)*	N/A	1,987 S.F.
	b. 1st Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	c. TOTAL *(add a and b above)*	N/A	1,987 S.F.
II.	2nd Floor Gross Area		
	d. 2nd Floor Area *(including all areas covered by a roof)*	N/A	2,181 S.F.
	e. 2nd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	f. TOTAL *(add d and e above)*	N/A	2,181 S.F.
III.	3rd Floor Gross Area		
	g. 3rd Floor Area *(including all areas covered by a roof)*	N/A	N/A
	h. 3rd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	i. TOTAL *(add g and h above)*	N/A	N/A
IV.	Basement Gross Area		
	j. Floor area outside footprint of first floor	N/A	N/A
V.	Garage		
	k. Attached *(subtract 200 sq. ft. if used to meet the minimum parking requirement)*		266 - 200 = 66 S.F.
	l. Detached *(subtract 450 square feet if more than 10 feet from principle structure)*	N/A	N/A
VI.	Carport		
	(Open on two or more sides without habitable space above it subtract 450 sq. ft.)	N/A	205 - 205 = 0 S.F.
VII.	TOTAL	N/A	4,234 S.F.

TOTAL GROSS FLOOR AREA	4,234 S.F.
GROSS AREA OF LOT	10,581 S.F.

FLOOR AREA RATIO *(gross floor area /gross area of lot)*	40.00% or 0.4 to 1.0

NOTE
EXTERIOR WASTE TABLE ROUTE (PER R320.7) ORIGINATES FROM DRIVEWAY CROSS SLOPE MUST BE NO GREATER THAN TWO PERCENT (1:50)



NOTE
AVERAGE ADJACENT GRADE CALCULATION
LOW POINT ADJACENT GRADE = 541.75'
HIGH POINT ADJACENT GRADE = 546.0'
541.75 + 546.0 = 1087.75
1087.75 / 2 = 543.9
AVERAGE ADJACENT GRADE = 543.9

THERESA AVENUE (50' R.O.W.)

01 Architectural Site Plan
SCALE: 1" = 20'-0"

DRAWING INDEX

A1.0 Architectural Site Plan & Project Information
A2.1 1st Floor Plan
A2.2 2nd Floor plan
A2.3 RCP & Power Plan: 1st Floor
A2.4 RCP & Power Plan: 2nd Floor
A2.5 Roof Plan
A3.1 Exterior Elevations
A3.2 Exterior Elevations
A4.0 Schedules

ZONING:	SF-3-NP
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	10 FEET
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	45%

TREE LISTING

569	40" Live Oak
570	Two 8" Elms w/ common base
571	12" Elm
572	22" Live Oak
573	Two 28" Live Oaks w/ common base
574	Two 10" Elms w/ common base
575	10" Elm
577	29" Live Oak
578	23" Live Oak
579	21" Live Oak
580	16" Elm
581	26" Post Oak
582	29" Live Oak
583	9" Hackberry
584	13" Elm
585	17" Elm

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- REQUIRED SETBACKS
- ELECTRICAL LINES
- UTILITY POLE
- A/C — A/C UNIT
- 515.0 — PROPOSED SPOT ELEV.
- 511 — EXISTING GRADE

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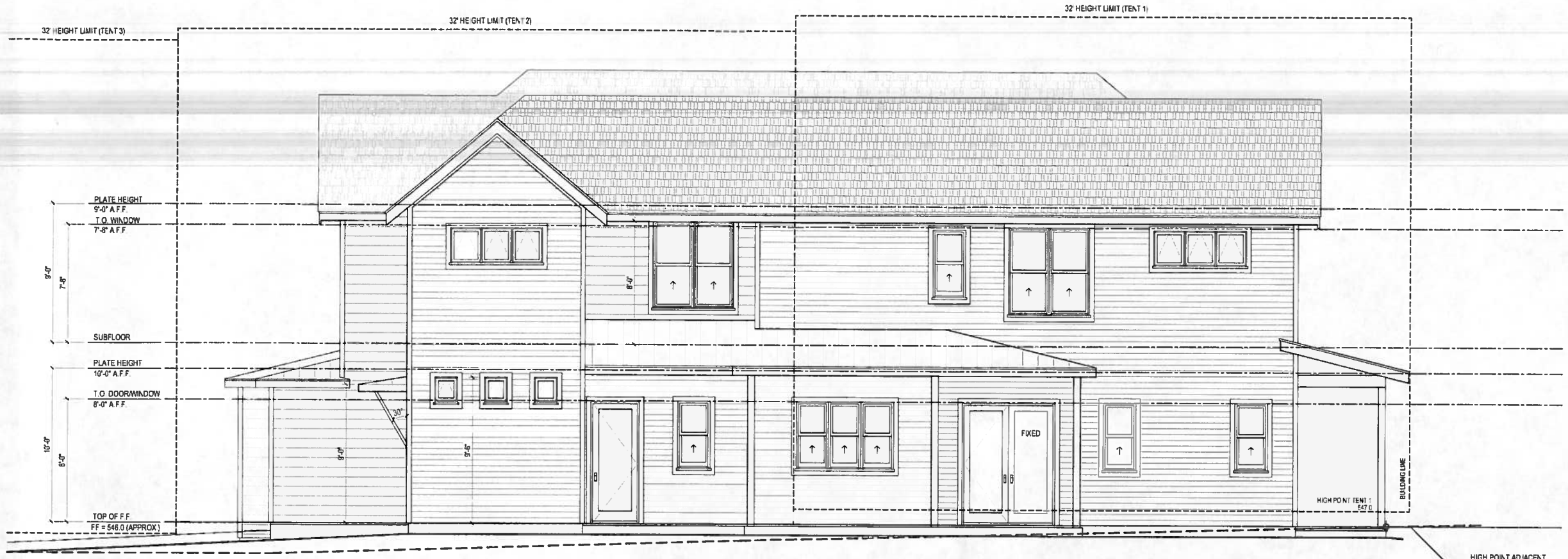
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ISSUE DATES:	
08/08/14	PERMIT SET

Architectural Site Plan & Project Information

A1.0



02 Proposed Side Elevation
SCALE: 1/8" = 1'-0"



01 Proposed Front Elevation
SCALE: 1/8" = 1'-0"

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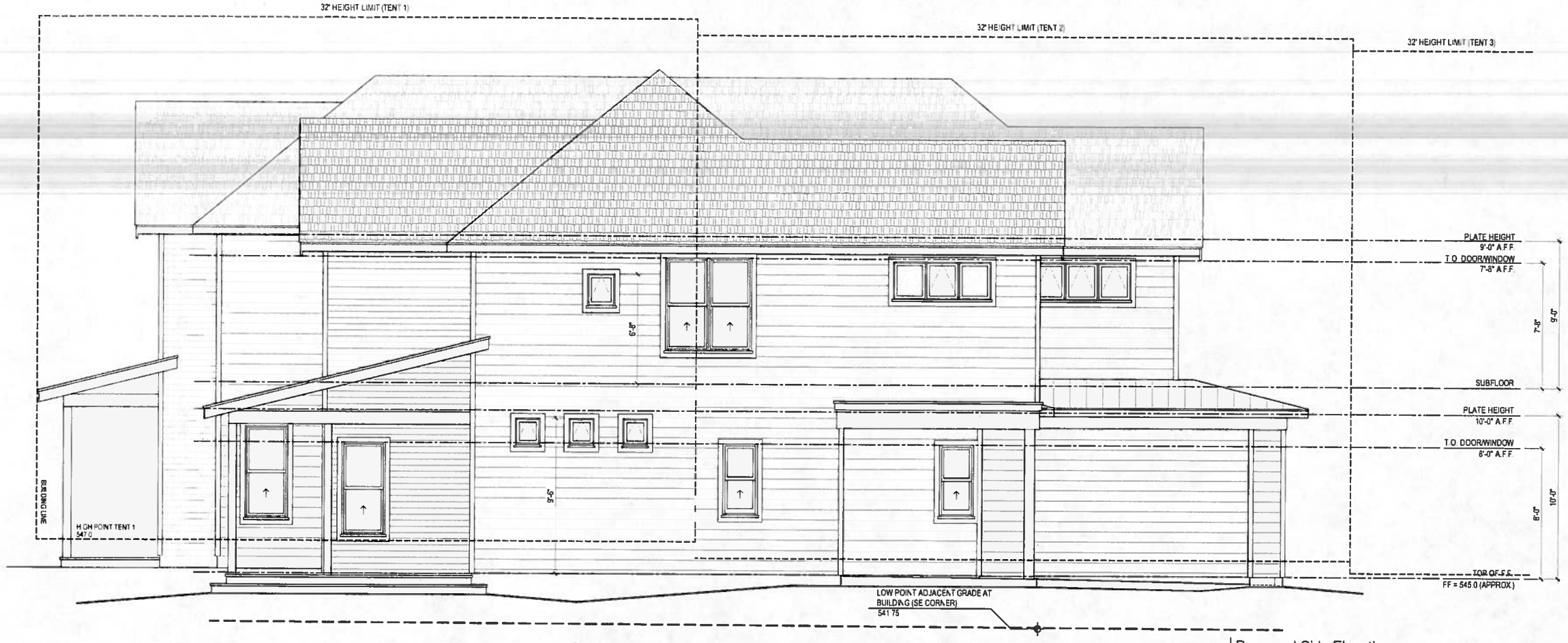
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Proposed
Exterior Elevations

A3.1



02 Proposed Side Elevation
SCALE 1/8" = 1'-0"



01 Proposed Alley Elevation
SCALE: 1/8" = 1'-0"

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Proposed Exterior Elevations

A3.2

WINDOW SCHEDULE

TAG NO	TYPE	MANUFACTURER & MODEL	ROUGH OPENING	REMARKS
01	A	MARVIN INTEGRITY WOOD-ULTREX MODEL "TDH3268 2WE"	5'-4" x 5'-8 1/4" R.O.	EGRESS WINDOW
02	B	MARVIN INTEGRITY WOOD-ULTREX MODEL "TDH2652"	2'-2 1/2" x 4'-4 1/4" R.O.	
03	C	MARVIN INTEGRITY WOOD-ULTREX MODEL "CAP2123"	1'-5" x 1'-11 5/8" R.O.	
04	D	MARVIN INTEGRITY WOOD-ULTREX MODEL "TDH2652 3W"	5'-5 1/2" x 4'-4 1/4" R.O.	
05	E	MARVIN INTEGRITY WOOD-ULTREX MODEL "CAP2527"	2'-1" x 2'-3 5/8" R.O.	
06	F	MARVIN INTEGRITY WOOD-ULTREX MODEL "CAP2527 3W"	6'-1" x 2'-3 5/8" R.O.	
07	G	MARVIN INTEGRITY WOOD-ULTREX MODEL "TDH3268 3W E"	7'-11 1/2" x 5'-8 1/4" R.O.	EGRESS WINDOW
08	H	MARVIN CLAD ULTIMATE MODEL "CUAWN1820"	1'-7" x 1'-7 5/8" R.O.	HIGH WINDOW IN STUDIO
09	J	MARVIN INTEGRITY WOOD-ULTREX MODEL "TDH3268"	3'-8 1/2" x 5'-8 1/4" R.O.	
10	K			
11	L			
12	M			
13				

NOTES:

1. WINDOWS TO BE MARVIN INTEGRITY WOOD-ULTREX SERIES
2. OPERATIONS PER EXTERIOR ELEVATIONS
3. SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS PER IBC 2406.4
4. TOP OF WINDOW IS AT 8'-0" A.F.F. AT FIRST FLOOR U.N.O.
5. TOP OF WINDOW IS AT 7'-6" A.F.F. AT SECOND FLOOR U.N.O.
6. "E" DENOTES WINDOWS THAT MEET NATIONAL CODES FOR EGRESS
7. WINDOW SILL MUST BE MORE THAN 24" FROM FINISH FLOOR OR SAFETY RAILS ARE NEEDED

DOOR SCHEDULE

TAG NO	DOOR TYPE	DOOR SIZE	DOOR MATERIAL	MANUFACTURER & MODEL	DETAILS
D01	A	3'-0" x 8'-0"	CLAD	MARVIN INTEGRITY WOOD ULTREX	FULL LITE FRONT DOOR PAINTED, PRIVACY GLASS
D02	B	8'-0" x 8'-0"	CLAD	MARVIN INTEGRITY WOOD-ULTREX	FULL LITE, PAINTED, FIXED PANEL PER FLOOR PLANS
D03	C	3'-0" x 8'-0"	F BERGLASS	JELD-WEN EXTERIOR DOOR	8-FOOT FLUSH PANEL, SMOOTH FINISH, PRIMED
D04	C	2'-4" x 8'-0"	F BERGLASS	JELD-WEN EXTERIOR DOOR	8-FOOT FLUSH PANEL, SMOOTH FINISH, PRIMED
D05	D	2'-8" x 8'-0"	WOOD	JELD-WEN MODEL "1055" INTERIOR DOOR	6 PANEL, SMOOTH FINISH, PRIMED
D06	D	2'-4" x 8'-0"	WOOD	JELD-WEN MODEL "1055" INTERIOR DOOR	6 PANEL, SMOOTH FINISH, PRIMED
D07	E	4'-0" x 8'-0"	WOOD	CUSTOM BARN DOOR	PAINTED FINISH, WALL-MOUNTED HARDWARE
D08	F	2 - 2'-6" x 8'-0"	WOOD	CUSTOM BARN DOOR	PAINTED FINISH, WALL-MOUNTED HARDWARE
D09	G	2'-8" x 8'-8"	WOOD	JELD-WEN MODEL "1055" INTERIOR DOOR	6 PANEL, SMOOTH FINISH, PRIMED
D10	G	2'-4" x 6'-8"	WOOD	JELD-WEN MODEL "1055" INTERIOR DOOR	6 PANEL, SMOOTH FINISH, PRIMED
D11	H	2'-0" x 6'-8"	WOOD	JELD-WEN MODEL "1011" INTERIOR DOOR	1 PANEL, SMOOTH FINISH, PRIMED
D12	J	2'-8" x 8'-8"	WOOD	JELD-WEN MODEL "1025" INTERIOR DOOR	6 PANEL, SMOOTH FINISH, PRIMED
D13	J	2'-0" x 6'-8"	WOOD	JELD-WEN MODEL "1055" INTERIOR DOOR	6 PANEL, SMOOTH FINISH, PRIMED

NOTES:

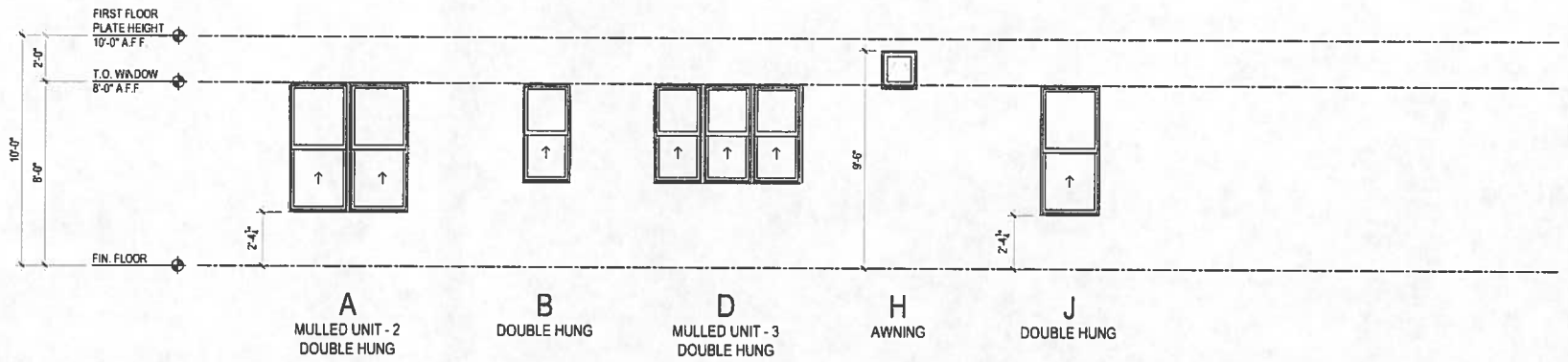
1. OPERATIONS PER EXTERIOR ELEVATIONS AND FLOOR PLANS
2. SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS PER IBC 2406.4
3. INTERIOR DOORS TO BE JELD-WEN MODEL "1055" 6 PANEL WOOD, SMOOTH FINISH, PRIMED & PAINTED U.N.O. (IF COMPOSITE DOORS ARE SELECTED, STICKING PROFILE TO BE "CRAFTSMAN") NICKEL HINGE FINISH (US 15)
4. DOOR HEIGHT IS 8'-0" AT FIRST FLOOR U.N.O.
5. DOOR HEIGHT IS 8'-8" A.F.F. AT SECOND FLOOR U.N.O.
6. DOOR HARDWARE TO BE KWIKSET LEVERS

SCHEDULE KEY

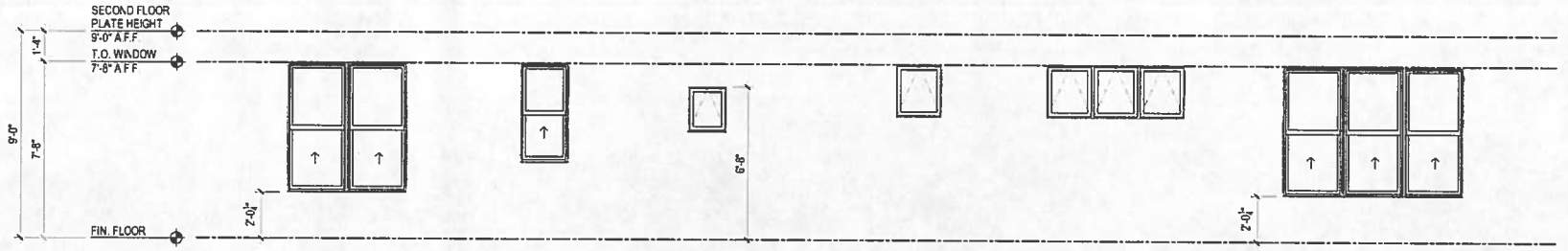
- WINDOW TYPE
- D01 DOOR NUMBER
- A DOOR TYPE
- TEMPERED GLASS
- OPERATIONS

NOTES

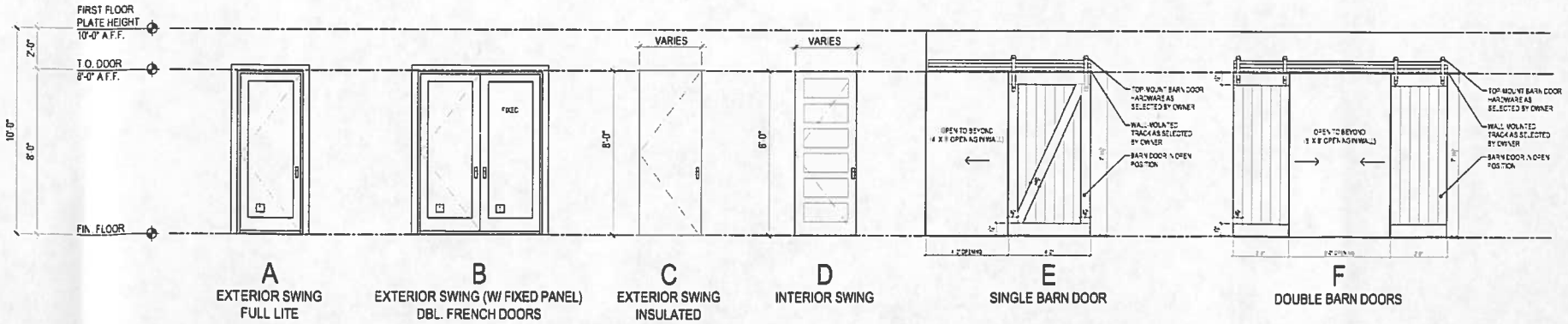
1. CEILINGS TO BE 5/8" DRYWALL WITH "MONTERREY DRAG" TEXTURE
2. WALLS TO BE 1/2" DRYWALL WITH "MONTERREY DRAG" TEXTURE AND ROUNDED BULLNOSE CORNERS
3. CERAMIC TILE OVER 1/2" HARDIBACKER TO BE INSTALLED AT BATH / SHOWER SURROUNDS
4. GYP. WRAP AT INTERIOR WINDOWS, WOOD SILL
5. INTERIOR PAINT AT WALLS TO BE LATEX FLAT WALL
6. INTERIOR TRIM PAINT TO BE OIL-BASED SEMI-GLOSS ENAMEL
7. INTERIOR DOOR TRIM TO BE WOOD OR MDF U.N.O. PAINT-GRADE, 3-1/2" AT 1ST FLOOR AND 2-1/4" AT 2ND FLOOR
8. BASEBOARDS TO BE WOOD OR MDF, PAINT-GRADE, 5-1/2" AT 1ST FLOOR AND 3-1/2" AT 2ND FLOOR
9. CROWN MOLDING TO BE WOOD OR MDF, PAINT-GRADE; DOUBLE STACK AT 1ST FLOOR, SINGLE STACK AT 2ND FLOOR
10. BASEBOARDS AND OTHER INTERIOR TRIM IN WET / HIGH HUMIDITY AREAS TO BE PAINT-GRADE WOOD
11. KITCHEN CABINETS TO BE STAIN-GRADE HICKORY, SHAKER STYLE
12. BATHROOM & UTILITY ROOM CABINETS TO BE PAINT GRADE, RAISED PANEL
13. KITCHEN COUNTERTOPS TO BE GRANITE
14. STAINLESS STEEL APPLIANCES
15. KITCHEN SINK TO BE STAINLESS STEEL, 16 GAUGE, UNDERMOUNT



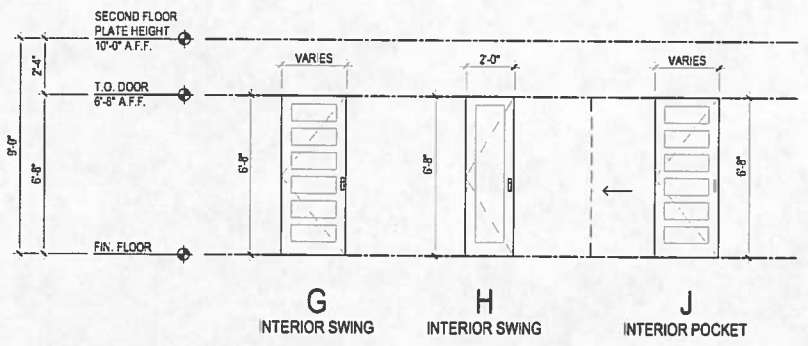
03 Window Types: 1st Floor Condtions
SCALE: 1/8" = 1'-0"



04 Window Types: 2nd Floor Condtions
SCALE: 1/8" = 1'-0"



01 Door Types: 1st Floor Condtions
SCALE: 1/8" = 1'-0"



02 Door Types: 2nd Floor Condtions
SCALE: 1/8" = 1'-0"

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ISSUE DATES:	
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Schedules

A4.0