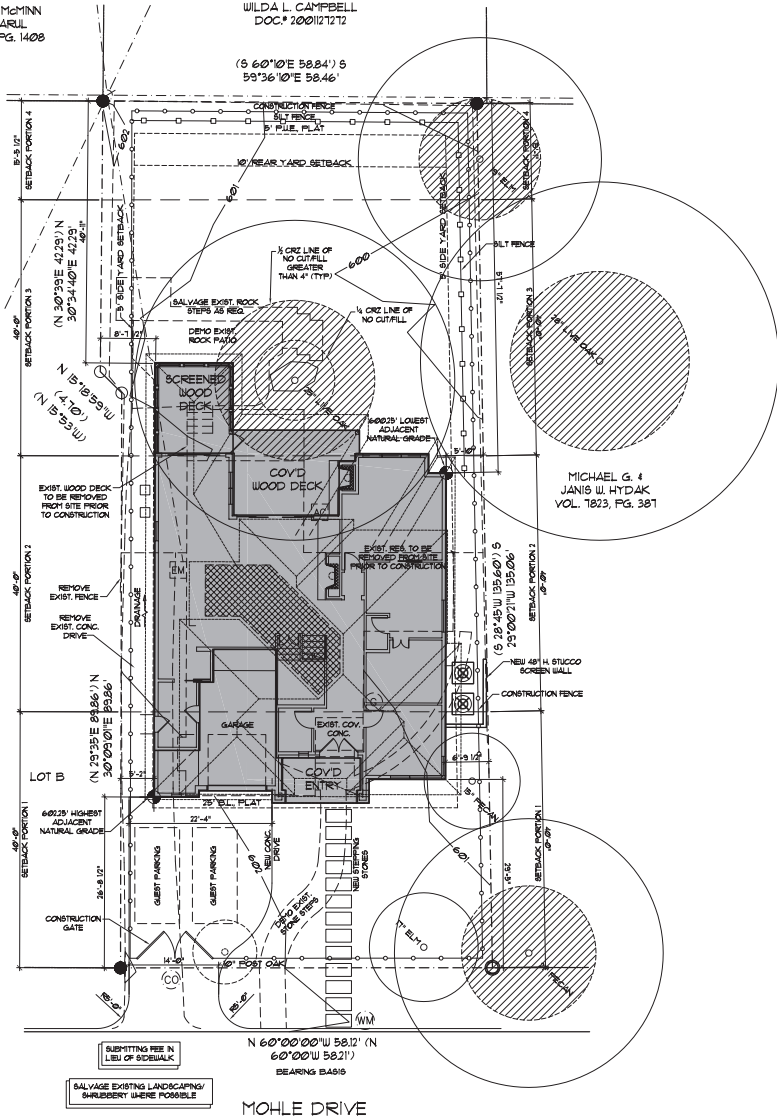


THOMAS R. MOYIN
DESAI FARUL
VOL. 13283, PG. 1408

WILDA L. CAMPBELL
DOC.# 200121212

(S 60°10'E 58.84') S
58°36'10"E 58.46'



MOHLE DRIVE

25" LIVE OAK CRITICAL ROOT ZONE COVERAGE

FULL CRITICAL ROOT ZONE: 34.3% BUILDING COVERAGE (6744/19644)
HALF CRITICAL ROOT ZONE: 17.8% BUILDING COVERAGE (3372/19644)
QUARTER CRITICAL ROOT ZONE: 8.9% BUILDING COVERAGE (1686/19644)

CITY OF AUSTIN - BUILDING COVERAGE

AREA	EXIST.	NEW/ADDED	TOTAL
1ST FLOOR CONDITIONED AREA	13354	4974	18328
2ND FLOOR CONDITIONED AREA	0	1864	1864
GARAGE	0	3054	3054
COVERED DECK/ SCREENED DECK	0	4304	4304
COVERED ENTRY	384	614	998
UNCOVERED WOOD DECKS (50%)	1484	-1484	0
TOTAL BUILDING COVERAGE	13738	12854	26592
TOTAL LOT AREA			18328

(12,655+17,831) X 100 = 34.0% BUILDING COVERAGE
MAX. ALLOWABLE: 40% = 3,1324

CITY OF AUSTIN - IMPERVIOUS COVER

AREA	EXIST.	NEW/ADDED	TOTAL
TOTAL BUILDING COVERAGE	13738	12854	26592
DRIVEWAY	5264	464	5728
SCREENED/CONC. STAIRS	784	-784	0
UNCOVERED PATIOS	4304	-4304	0
UNCOVERED WOOD DECKS	1484	-1484	0
AC PATIOS	64	0	64
TOTAL IMPERVIOUS COVER	27084	4084	32332
TOTAL LOT AREA			18328

(3,2334/17,831) X 100 = 41.3% IMPERVIOUS COVER
MAX. ALLOWABLE: 45% = 3,5144

CITY OF AUSTIN - GROSS FLOOR AREA - LOT 1

AREA	EXISTING/REMOVED	NEW ADDITION	EXEMPTION	TOTAL
1ST FLOOR AREA (BDRG)	13354	4974	0	18328
2ND FLOOR AREA (INCL. BDRG)	0	1864	0	1864
3RD FLOOR AREA	0	0	0	0
BASEMENT	0	0	0	0
ATTIC	0	0	-1864	0
GARAGE (ATTACHED)	0	3054	-1004	2054
GARAGE (DETACHED)	0	0	0	0
CARPORT (ATTACHED)	0	0	0	0
CARPORT (DETACHED)	0	0	0	0
GROUND FLOOR PORCHES	384	464	-504	344
ACCESSORY BUILDING(S) (DETACHED)	0	0	0	0
TOTAL GROSS FLOOR AREA	13738	23074	-2468	32332
TOTAL LOT AREA				18328

3,2334/ 17,831 X 100 = 39.87% FLOOR-TO-AREA RATIO (FAR)
ALLOWABLE FAR: 18328 X 40% = 3,3204



SITE PLAN
SCALE: 1/32



CORNERSTONE
ARCHITECTS

7000 BEE CAVES RD., SUITE 200 AUSTIN, TX 78746 512.229.0007

A CUSTOM RESIDENCE FOR:
CRAIG & JESSICA CARTER
1402 MOHLE DR.
AUSTIN, TX 78741
TRAVIS COUNTY

REVISION:



CARTER RESIDENCE

SHEET
A1
1 of 11
PROJECT NO. 18044
DRAWN BY: AIS
DATE: 05/23/18
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10. ALL WINDOW HURTS LIES LOWER FLOOR TO BE 8'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS. ALL WINDOW HURTS LIES UPPER FLOOR TO BE 1'-0" AFF. UNLESS NOTED OTHERWISE ON FLOOR PLANS.
11. PROVIDE 1/4" DIA. 1/8" THICK TRIM AT ALL SIDES OF ALUMINUM WINDOW HURTS LIES. PROVIDE 1/4" DIA. 1/8" THICK VINYL AND 1/4" DIA. TRIM AT SIDING/WOOD VENEERS.
12. EXPOSED FINISHING TO BE MINIMUM OF 8" AND A MAXIMUM OF 24" ABOVE FINISHED GRADE ON PER SUBGRADE TO BE DETERMINED BY ENGINEER. UNDERPIN ALL EXPOSED FOUNDATIONS.
13. GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL NOT BE CONSTRUED TO REQUIRE ANY ACTUAL FINISH GRADATIONS. VERIFY FINISH GRADE ON JOB SITE.
14. EXIST. ELEVATIONS TO VARY PER GRADE OF EXISTING LOT.
15. ALL PLUMBING APPLIANCE AND GAS VENTS TO BE ROUNDED TO THE FINEST FINISH POSSIBLE PENETRATING THE ROOF TO THE REAR OF HOUSE WHERE POSSIBLE.
16. CHIMNEY FLUE SHOWN AT MINIMUM DIMENSIONAL HEIGHT REQUIREMENTS PER CODE. BUILDER RESPONSIBLE FOR PROVIDING CHIMNEY CAPS AND FLASHINGS PER LOCAL CODE FOR FIREPLACES BASED ON HOUSE 4 SITE ORIENTATION VERSUS PREVAILING WINDS.
17. CONTRACTOR TO PROVIDE BANISTER AND FLASHINGS PER ALL STUCCO / SIDING VENEERS TO ASSURE ADEQUATE DRAINAGE.

STANDING SEAM METAL ROOF PER SPEC.
OVER ROOF UNDERLAYMENT AS SPEC.

RAFTERS PER ENG.

2x CLG JOIST

DG TRIM

2x6 FASCIA

SUPPORT PER BUILDER

VERIFY TRIM TO FACE OF FASCIA & ROOF PLAN

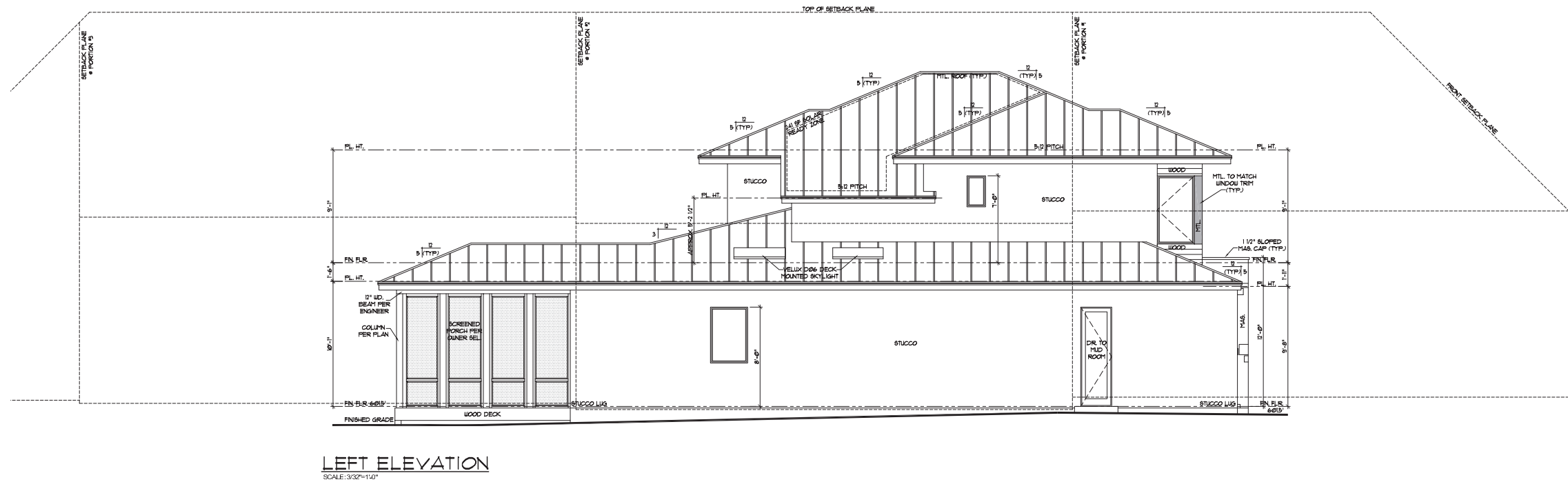
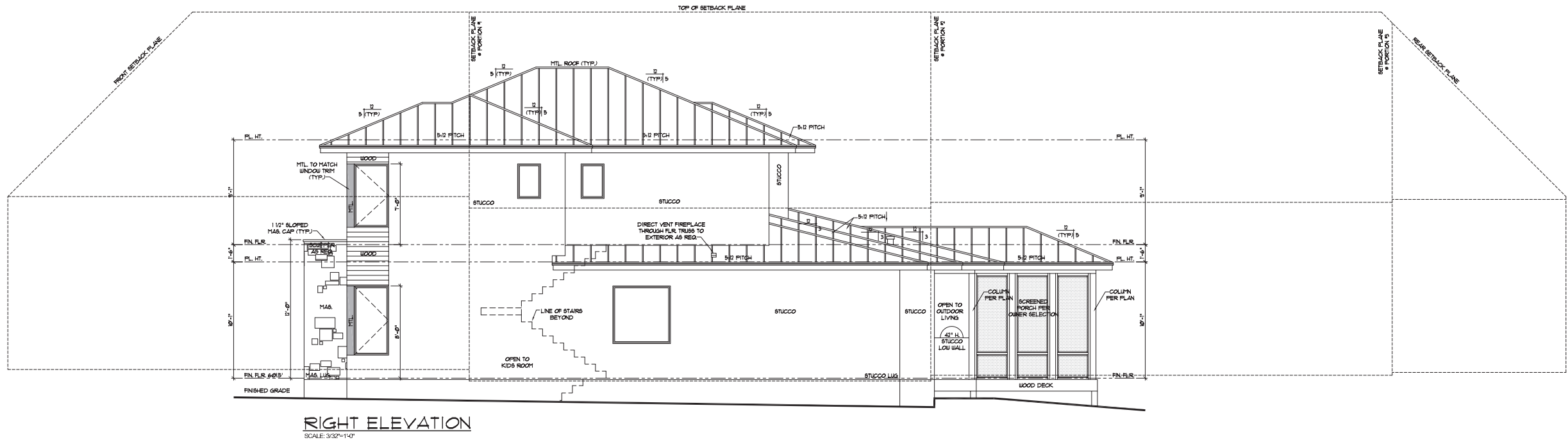
STUCCO

STUDS PER PLAN

Architectural elevation drawing of a two-story house. The drawing includes the following details:

- Roof:** Gabled roof with a 5:12 pitch. The ridge line is labeled "TOP OF BACK PLANE". The roof is labeled "MTL ROOF (TYP)".
- Exterior Materials:** Wood siding, Stucco, and Masonry (MAB). The main walls are labeled "WOOD" and "STUCCO". The lower level is labeled "STUCCO LUG".
- Windows:** Large windows on the upper level, labeled "WOOD". A smaller window is labeled "WOOD". A "KITCHEN SKYLIGHT" is shown on the lower level.
- Doors:** A "GLASS GARAGE DR." on the lower level. A "PARAPET WALL" is shown above the main entrance area.
- Height Specifications:**
 - Overall height: 32'-0"
 - Upper level height: 12'-0"
 - Lower level height: 10'-0"
 - Finished grade (FIN. FLR.) is indicated at the base.
 - Maximum allowed height from midpoint of adjacent grades is 60'-0".
 - Midpoint line of adjacent grades is 60'-0".
 - 60'-0" is the highest adjacent grade.
- Other Labels:** "LINE OF CLG. * KITCHEN SKYLIGHT", "LINE OF ROOF BEYOND PARAPET WALL", "SCUPPER AS REQ.", "OPEN TO CVD ENTRY", "MAB", "STUCCO LUG", "FIN. FLR.", "AVERAGE HEIGHT OF HIGHEST PITCH: 62.5'".


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DATE:	05/23/18
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PROJECT MGR:	MC



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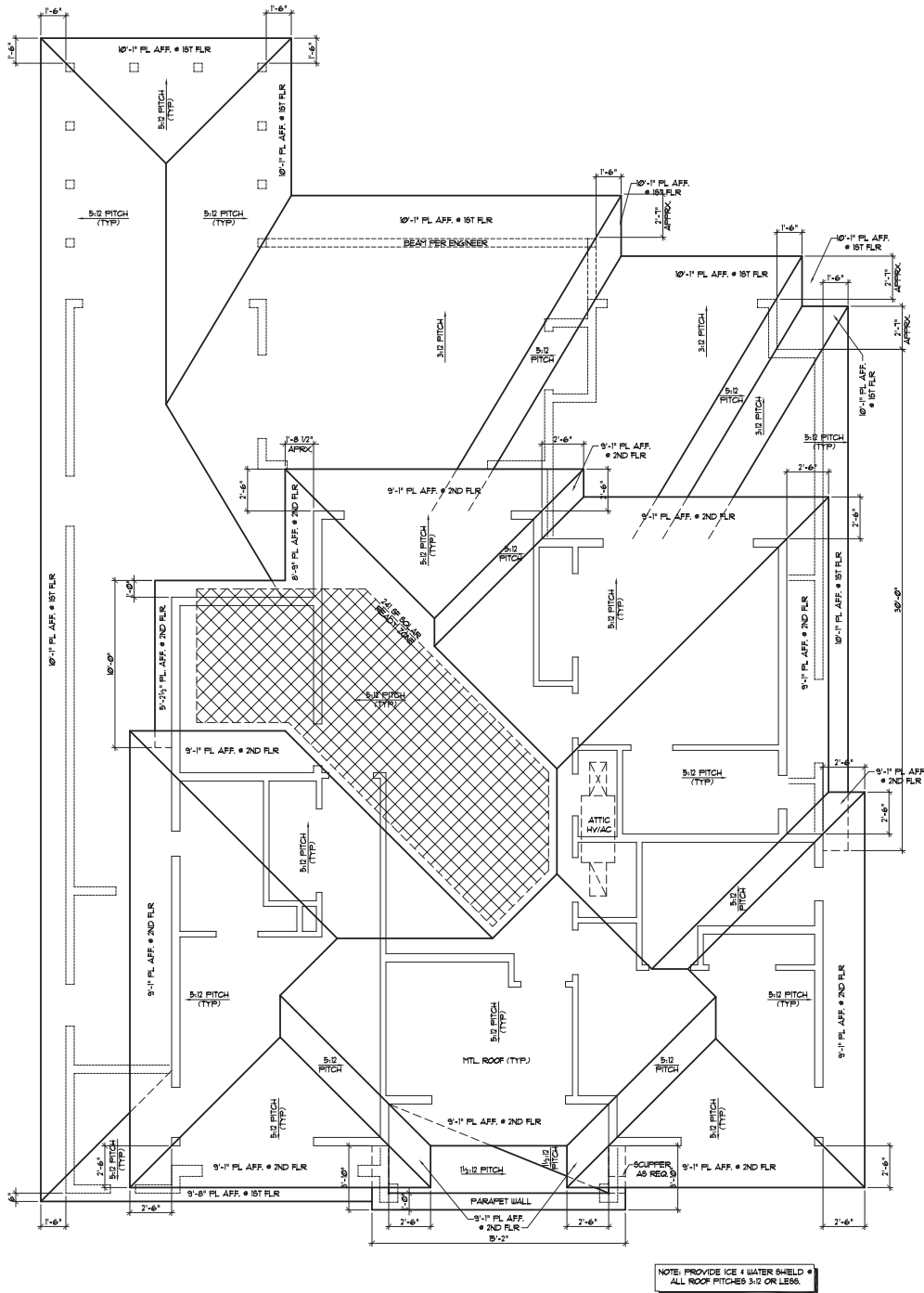
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DRAWN BY: XX
DATE: 05/23/18
CHECKED BY: CX
PROJECT MGR: MC

GENERAL ROOF NOTES:

- PITCHES TO BE AS NOTED ON PLANS.
- HIPS, VALLEYS & RIDGES TO BE FRAMED ONE SIZE LARGER THAN RAFTERS.
- ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
- ALL OVERHANGS TO BE 30" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- UNO. ALL INTERIOR WALLS OF ONE STORY PLANS TO BE LOAD BEARING.
- ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.

- BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING PLANS TO ASSURE CONFORMITY TO CURRENT LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THESE PLANS BY BUILDER OR HIS REPRESENTATIVES WITHOUT CONTACTING THE ARCHITECT, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.



ROOF PLAN
SCALE: 3/32"=1'-0"

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REVISION:

REGISTERED ARCHITECT
MARK A. CARTER
STATE OF TEXAS
19421
06/13/2018

CARTER RESIDENCE

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SHEET

PROJECT NO. 18044
DRAWN BY: AES
DATE: 05/23/18
CHECKED BY: AX
PROJECT MGR: MC