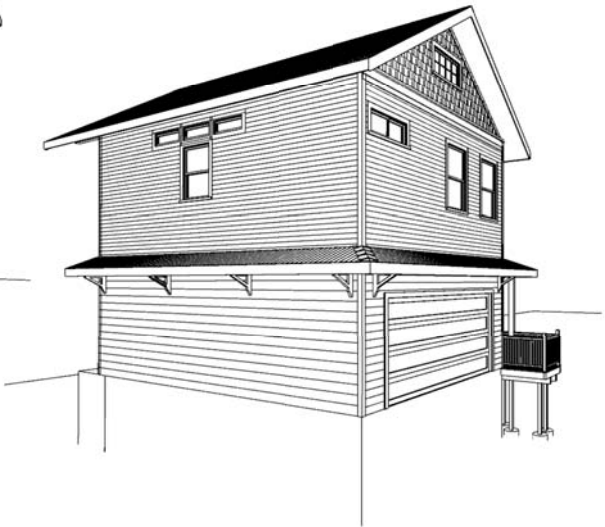
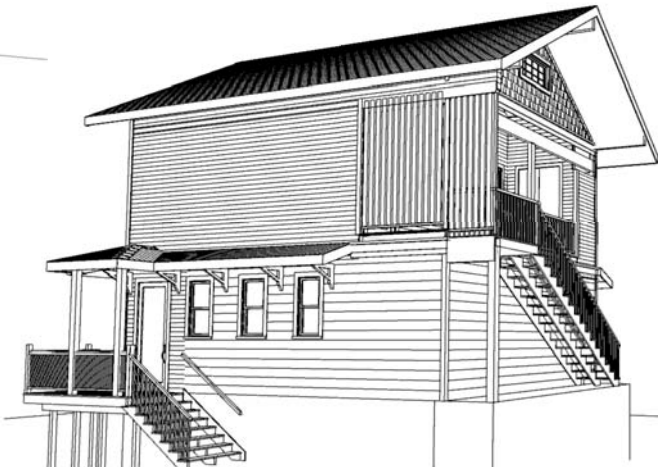
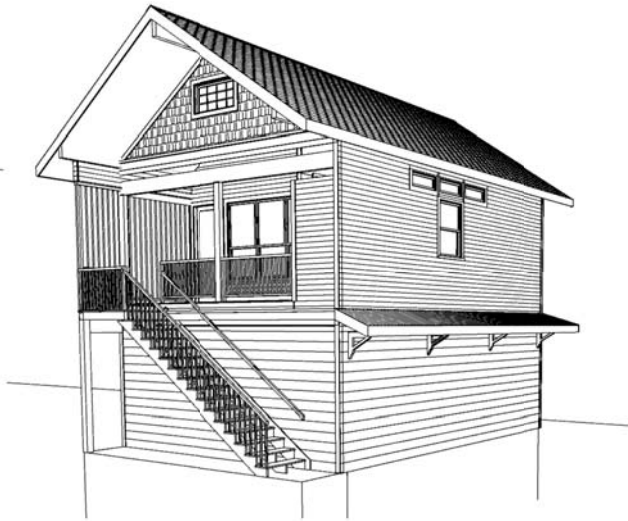


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GENERAL NOTES

ENGINEERING FOR FOUNDATION TO BE PROVIDED BY
LOCAL CONTRACTOR

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

- APPLICABLE CODES:
- 2015 INTERNATIONAL BUILDING CODE
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE
 - 2015 INTERNATIONAL FIRE CODE
 - 2015 INTERNATIONAL RESIDENTIAL CODE
 - 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
 - 2012 UNIFORM SOLAR ENERGY CODE
 - 2015 UNIFORM MECHANICAL CODE
 - 2015 UNIFORM PLUMBING CODE
 - 2017 NATIONAL ELECTRICAL CODE

OWNER: Camile and Stephanie Tueni
BUILDER: t.b.d.

ENGINEER: Lester Germanio
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

INDEX OF SHEETS		
CVR	COVER SHEET	1
G1.0	EXISTING SURVEY/ SITE PLAN	2
D1.0	AS-BUILT/DEMO FLOOR PLANS	3
A1.0	PROPOSED FLOOR PLANS	4
A2.0	PROPOSED EXTERIOR ELEV.	5
A2.1	PROPOSED EXTERIOR ELEV.	6
A3.0	PROPOSED FLOOR PLANS -GARAGE	7
A3.1	PROPOSED EXTERIOR ELEV. -GARAGE	8

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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.

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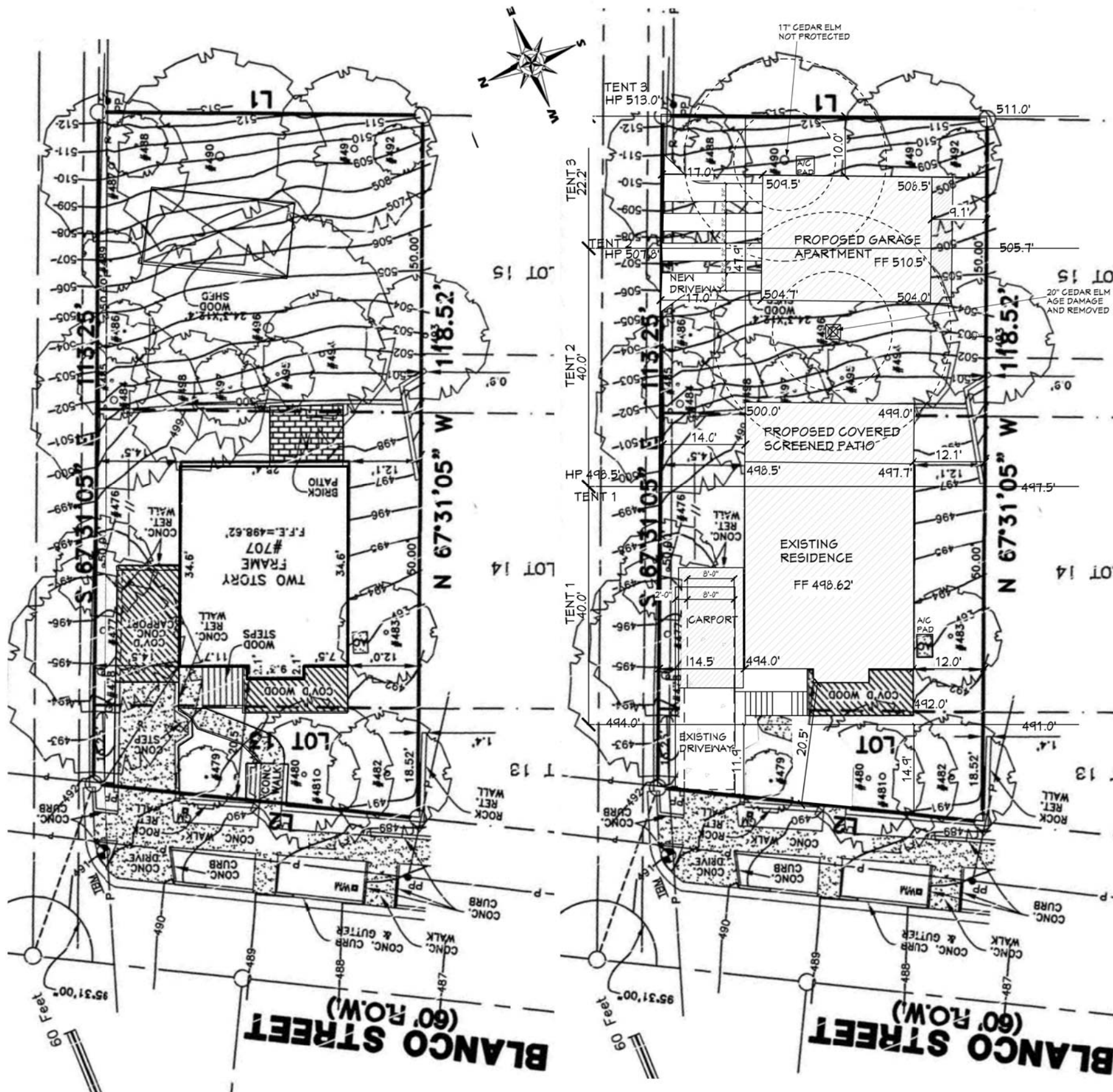
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REVIEW 12-14-18
REVIEW 12-14-18

COVER SHEET

SHEET
CVR
1 of 8

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.



EXISTING SURVEY

SCALE: 1" = 40' ON 'B' SHEET, 1" = 20' ON 'D' SHEET

EXISTING SURVEY PLAN WITH PROPOSED CHANGES

SCALE: 1" = 20' ON 'B' SHEET, 1" = 10' ON 'D' SHEET

IMPERVIOUS COVERAGE

EXISTING	NEW	TTL	DESCRIPTION
1004	0	1004	HOUSE
118	0	118	FRONT PORCH
74(37)	-32(-16)	42(21)	FRONT DECK STEPS
0	285	285	REAR COVD SCREEN PORCH
126	-126	0	REAR BACK PATIO
204	0	204	CARPORT
310	-310	0	WOOD SHED
0	604	604	DETACHED GARAGE
0	74(37)	74(37)	GARAGE AFT DECK STEPS
203	237	440	DRIVEWAYS (-203+228+212)
107	-97	10	SIDEWALKS
37	0	37	RETAINING WALL
12	9	21	AC PAD
2158	623	2781	TOTAL
6373			LOT SIZE
33.86	43.6%		IC
45% ALLOWABLE IN SF-3			

BUILDING COVERAGE

EXTNG	NEW	TTL	DESCRIPTION
1004	0	1004	HOUSE
118	0	118	FRONT PORCH
0	285	285	REAR COVD SCREEN PORCH
204	0	204	CARPORT
310	-310	0	WOOD SHED
0	604	604	DETACHED GARAGE
1636	579	2215	TOTAL
6373			LOT SIZE
25.6%	34.4%		B.C.
40% ALLOWED IN SF-3			

FLOOR-AREA-RATIO (FAR) TOTAL PROPERTY

EXTNG	NEW	TTL	DESCRIPTION
1004	0	1004	HOUSE 1ST FLR
256	435	691	HOUSE 2ND FLR
118(-118)	0	118(-118)	FRONT PORCH
0	285(-200)	285(-200)	REAR COVD SCREEN PORCH
204(-204)	-204(-204)	0	DETACHED CARPORT
310	-310	0	SHED
0	604(-450)	604(-450)	DETACHED GARAGE
0	485	485	G. APT. 2ND FLR
0	57	57	APT. GAR. ATTIC
0	118(-118)	118(-118)	G. APT. BALCONY
1570	406	2476	TOTAL SQ. FT.

6373	LOT SIZE
38.8%	F.A.R. TOTAL PROPERTY
40% ALLOWED IN SF-3	

FLOOR-AREA-RATIO (FAR) GARAGE APARTMENT

EXTNG	NEW	TTL	DESCRIPTION
0	604	604(-450)	APT. GAR. 1FLR LVL
0	435	435	APT. GAR. 2FLR LVL
0	57	57	APT. GAR. ATTIC
0	118(-118)	118(-118)	APT. GAR. BALCONY
0	696	696	TOTAL SQ. FT.

6373	LOT SIZE
10.9%	F.A.R. APT. GARAGE
15% ALLOWED FOR ACCESSORY BUILDING	

TREE TABLE

TAG NO.	DESCRIPTION
492	4" CEDAR ELM
479	5" SYCAMORE
486	5" CEDAR ELM
489	5" YAUPON
488	5" HACKBERRY
497	6" YAUPON
485	6" CEDAR ELM
495	6" CEDAR ELM
483	8" CEDAR ELM
476	8" HACKBERRY
480	9" PECAN
494	10" CEDAR ELM
493	10" CEDAR ELM
482	10" PECAN
498	11" CEDAR ELM
481	12" SYCAMORE
487	12" CEDAR ELM
477	13" CEDAR ELM
491	13" CEDAR ELM
484	14" CEDAR ELM
478	16" HACKBERRY
490	17" CEDAR ELM
496	20" CEDAR ELM

TREES TO BE REMOVED

TAG NO.	DESCRIPTION
487	6" YAUPON
489	5" YAUPON
490	17" CEDAR ELM
491	13" CEDAR ELM
494	10" CEDAR ELM
496	20" CEDAR ELM
497	6" YAUPON
498	11" CEDAR ELM

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EXISTING SURVEY
SITE PLAN
SCALE: 1/8" = 1 ft on "B" sheet, 1/4" on "D" sheet u.n.o.

SHEET
C1.0
2 of 8

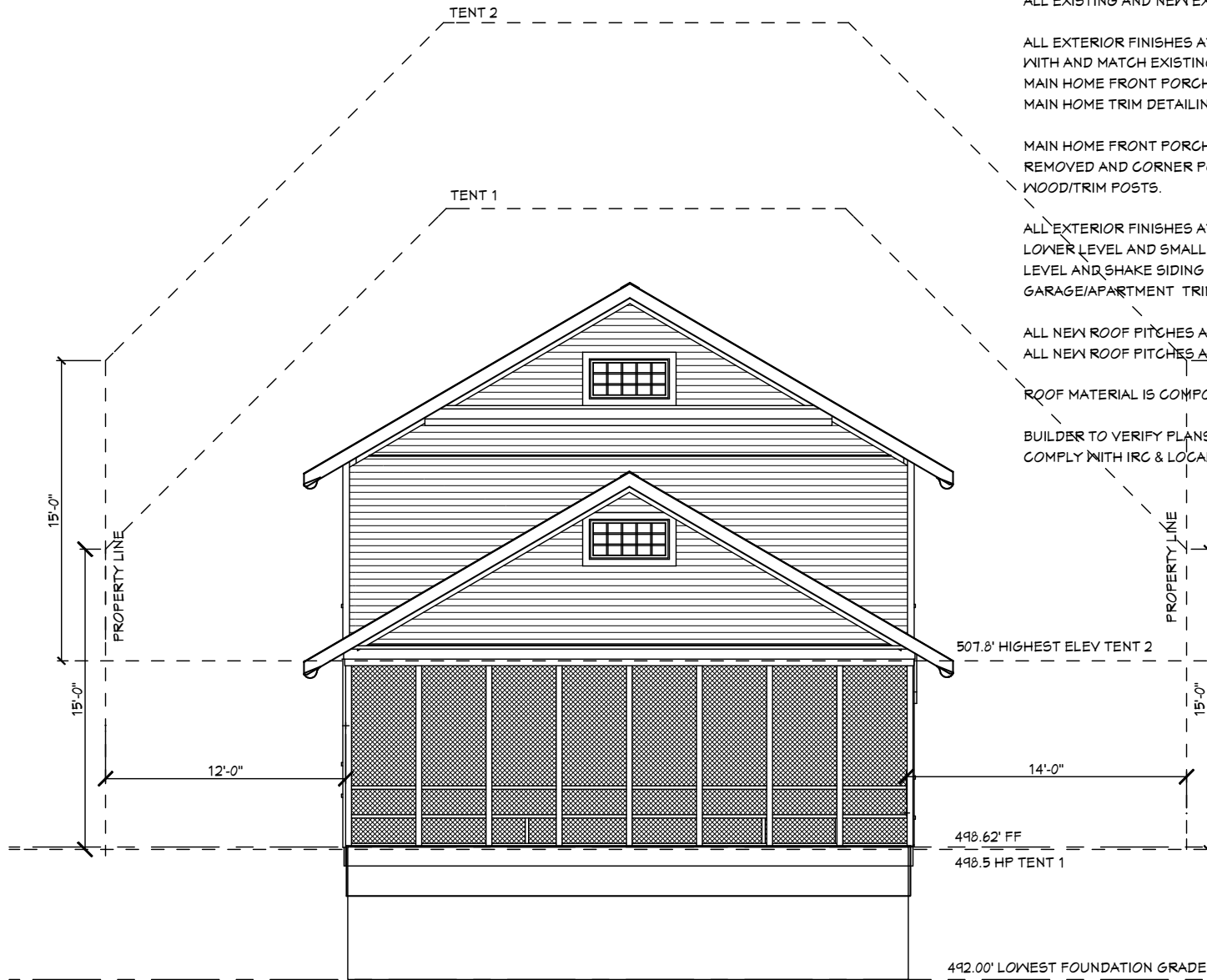
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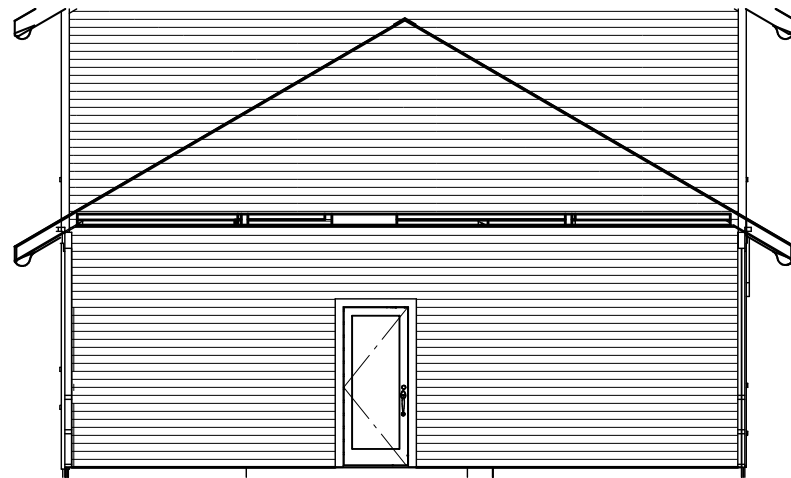
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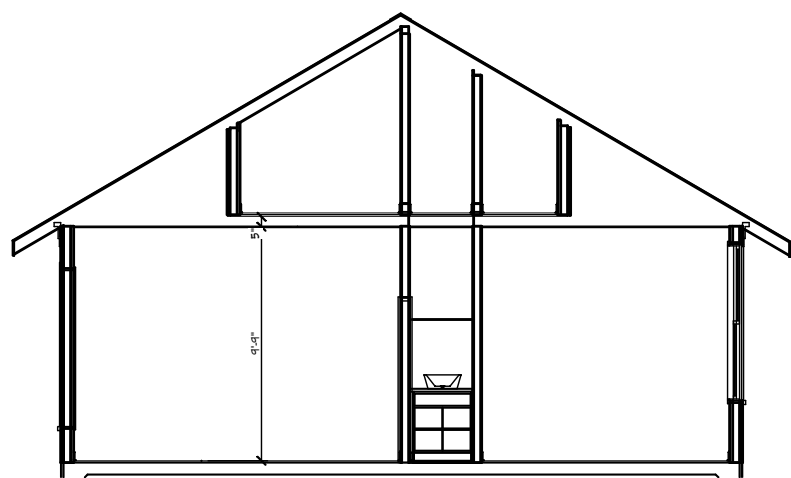
REAR (EAST) ELEVATION - MAIN RESIDENCE

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.



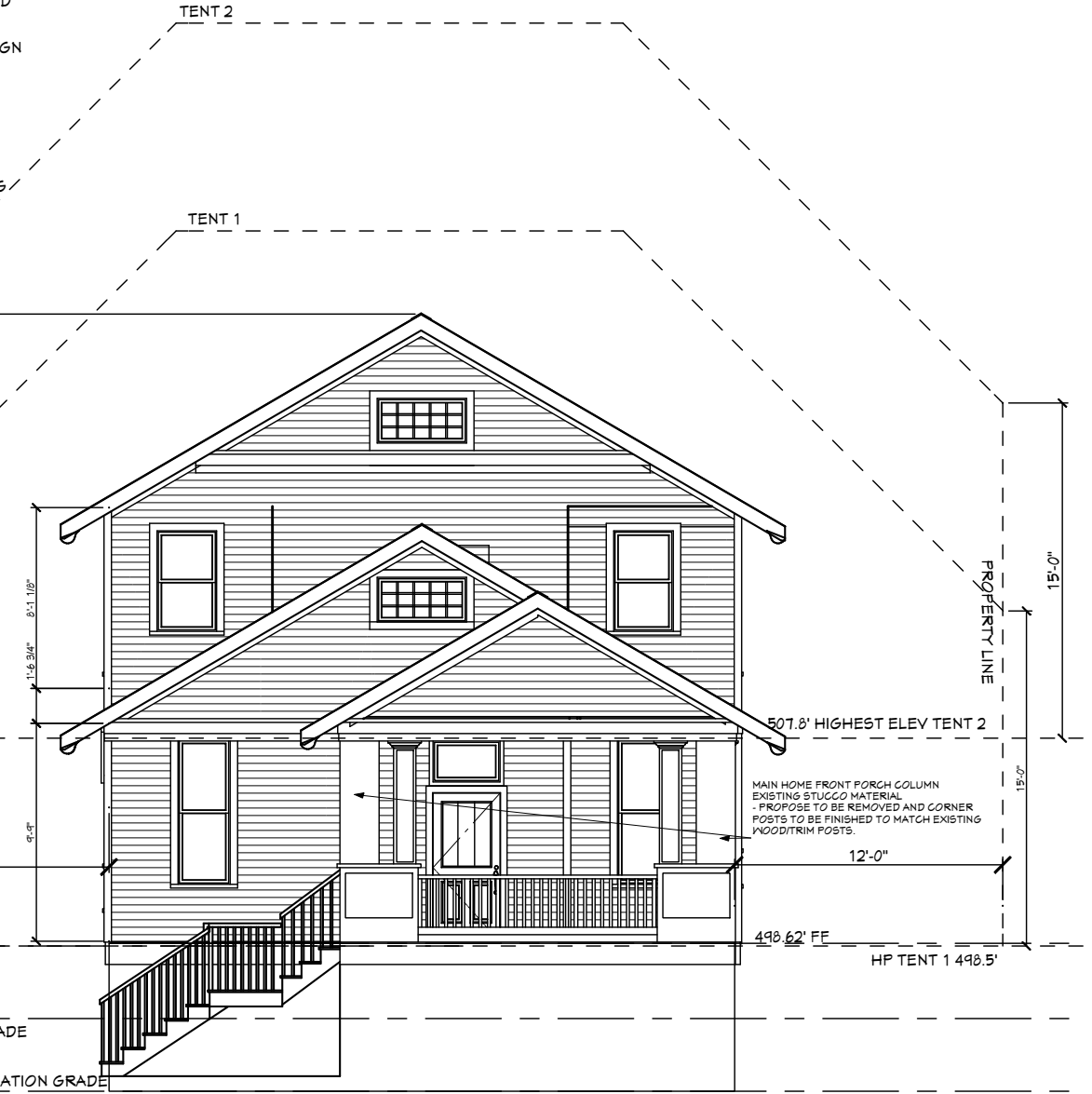
REAR (EAST) ELEVATION - MAIN RESIDENCE - SCREENED PORCH

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.



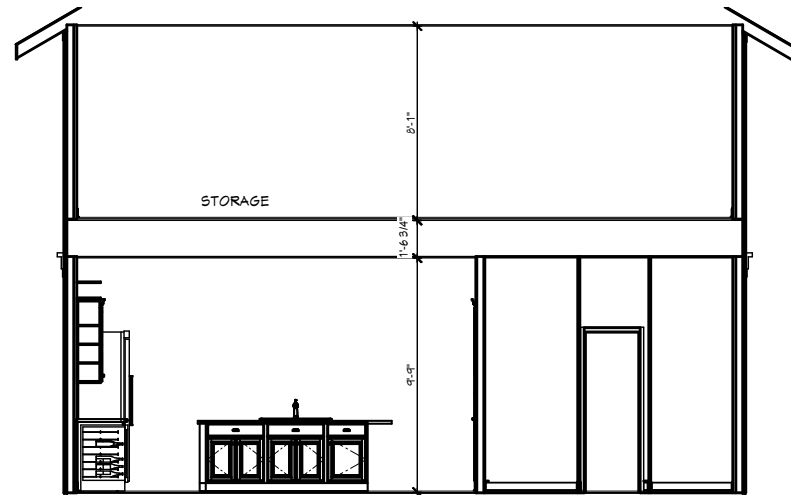
SECTION - MAIN RESIDENCE - LIVING/LOFT

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.



FRONT (WEST) ELEVATION - MAIN RESIDENCE

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.



SECTION - MAIN RESIDENCE - KITCHEN/STORAGE

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.

ELEVATION NOTES

ALL EXISTING AND NEW EXTERIOR WALL PLT HEIGHTS ARE AS NOTED

ALL EXTERIOR FINISHES AT MAIN HOME ARE SIDING AND ARE TO ALIGN WITH AND MATCH EXISTING.
MAIN HOME FRONT PORCH GABLE IS CHANGED TO SHAKE STYLE.
MAIN HOME TRIM DETAILING IS TO REMAIN OR BE MATCHED.

MAIN HOME FRONT PORCH COLUMN STUCCO MATERIAL IS TO BE REMOVED AND CORNER POSTS TO BE FINISHED TO MATCH EXISTING WOOD/TRIM POSTS.

ALL EXTERIOR FINISHES AT GARAGE/APARTMENT IS 9" SIDING AT LOWER LEVEL AND SMALL SIDING TO MATCH MAIN HOME AT UPPER LEVEL AND SHAKE SIDING AT GABLE.
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ALL NEW ROOF PITCHES AT MAIN HOME ARE TO MATCH EXISTING
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ROOF MATERIAL IS COMPOSITION

BUILDER TO VERIFY PLANS / SPECIFICATIONS & COMPLY WITH IRC & LOCAL BUILDING CODES

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CLOSING 12-17-18
Blanco

ELEVATIONS

SHEET
A2.0
5 of 8

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.

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LEFT (NORTH) ELEVATION - MAIN RESIDENCE

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.



RIGHT (SOUTH) ELEVATION - MAIN RESIDENCE

SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.

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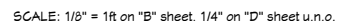
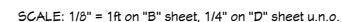
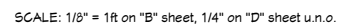
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SCALE: 1/8" = 1ft on "B" sheet, 1/4" on "D" sheet u.n.o.

ELEVATIONS

SHEET
A2.1
6 of 8

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**ELEVATIONS -
GARAGE/APT.**

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SHEET
A3.1
8 of 8

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