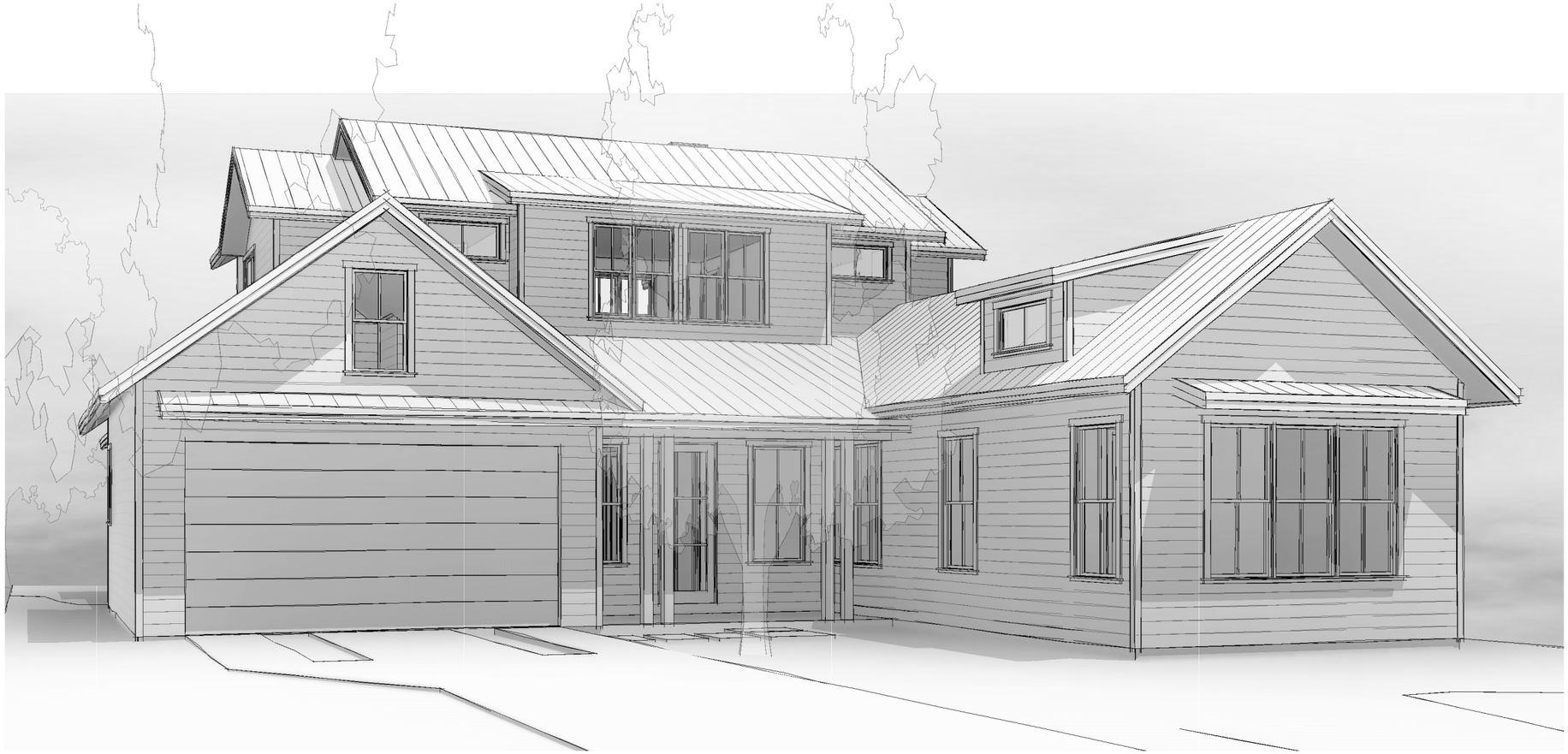

A NEW RESIDENCE FOR

# MOAZAMI HOMES

3307 BEVERLY RD AUSTIN, TX

DRAWING ISSUE:

| X | xx.xx.xx | # |
|---|---|---|

IN CURRENT ISSUE (if X)
ISSUE DATE
REVISION NUMBER

## INDEX OF DRAWINGS


ARCHITECTURAL

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| X | 11.19.14 | A1.1 | Site Plan / Roof Plan |
| X | 11.19.14 | A2.1 | First Floor Plan |
| X | 11.19.14 | A2.2 | Dimensioned Floor Plans |
| X | 11.19.14 | A3.1 | Exterior Elevations |
| X | 11.19.14 | A3.2 | Exterior Elevations |
| | | A7.1 | Interior Elevations |

ELECTRICAL

| | | | |
|---|---|---|---|
| | | E2.1 | Electrical Floor Plans |


VISITABILITY (required at NEW construction)
Section R320 Visitability Ordinance No. 20140130-021 effective 2-10-14.

R320.1 Applicability. A permit for construction of a new single-family or duplex dwelling with habitable space on the first floor must be designed and constructed as a visitable dwelling in compliance with the requirements of Section R320 (Visitability).
R320.2 Compliance required at plan review. The requirements of this section are limited to new construction and do not apply to remodels or additions. Provide update displaying compliance with the following Sections:

R320.3 Visitable bathrooms. A visitable dwelling must be designed and constructed with at least one bathroom group or a half bath on the first floor that meets the following requirements:

1. Minimum door size: A minimum clear opening of 30 inches is required; (32" door)
2. Grab bar provision: Lateral two-inch by six-inch or larger nominal wood blocking must be installed flush with stud edges of bathroom walls; and
3. The centerline of the blocking must be 34 inches from and parallel to the interior floor level, except for the portion of the wall located directly behind the lavatory.

R320.4 Visitable light switches, receptacles, and environmental controls. The first floor of a visitable dwelling must meet the following requirements:

1. Light switches and environmental controls must be no higher than 48 inches above the interior floor level.
2. Outlets and receptacles must be a minimum of 15 inches above the interior floor level, except for floor outlets and receptacles.

R320.5 Visitability bathroom route. A bathroom group or half bath designated for Visitability under Section R320.3 must be accessible by a route with a minimum clear opening of 32 inches beginning at the visitable entrance designated under Section 320.6 and continuing through the living room, dining room, and kitchen, and be level with ramped or beveled changes at door thresholds.
Exception:
A visitable route is not required through an area located on a split-level or sunken floor, provided an alternative route is available.

R320.6 Visitable dwelling entrance. A dwelling must be accessible by at least one no-step entrance with a beveled threshold of one-half inch or less and a door with a clear width of at least 32 inches. The entrance may be located at the front, rear, or side, or in the garage or carport, of the dwelling.


Developer/Owner:

Moazami Homes
Amir Moazami, President & Owner
3571 Far West Blvd., #220
Austin, TX 78731
Phone: 512 -298 -2391

Architect:

Realty Restoration
Christopher Davison, AIA
P.O. Box 10001
Austin, TX 78766
Phone: 512 -454 -1661

Structural Engineer

Feldt Consulting Engineers
Benjamin T. Feldt, P.E.
10601 Pecan Park Blvd. Suite 301B
Austin, Texas 78750
Phone: 512 -583 -1399


REALTY RESTORATION AUSTIN, TEXAS


These documents have been prepared specifically for Moazami Homes.
They are not suitable for use on other projects or in other locations without the approval of the Architect.


REGISTERED ARCHITECT CHRISTOPHER PAUL DAVISON 10565 STATE OF TEXAS

11.19.14

MOAZAMI HOMES
3307 Beverly Rd ▪ Austin, Texas

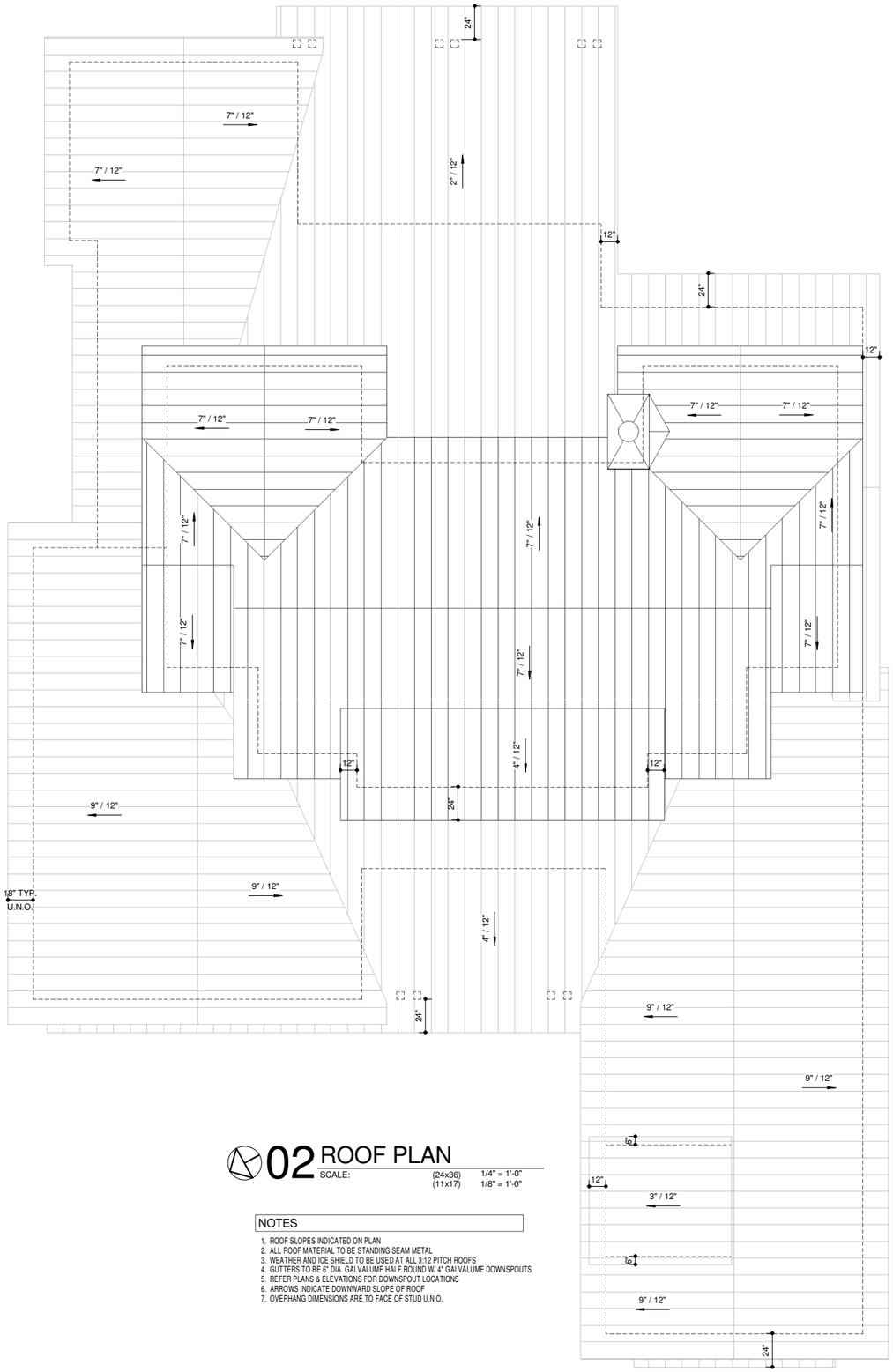

Realty Restoration, LLC • David Davison, CR, President
P.O. Box 10001 • Austin, Texas 78766
Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661


Permit Set Documents

DATE
11.19.14

Cover Sheet

A1.0

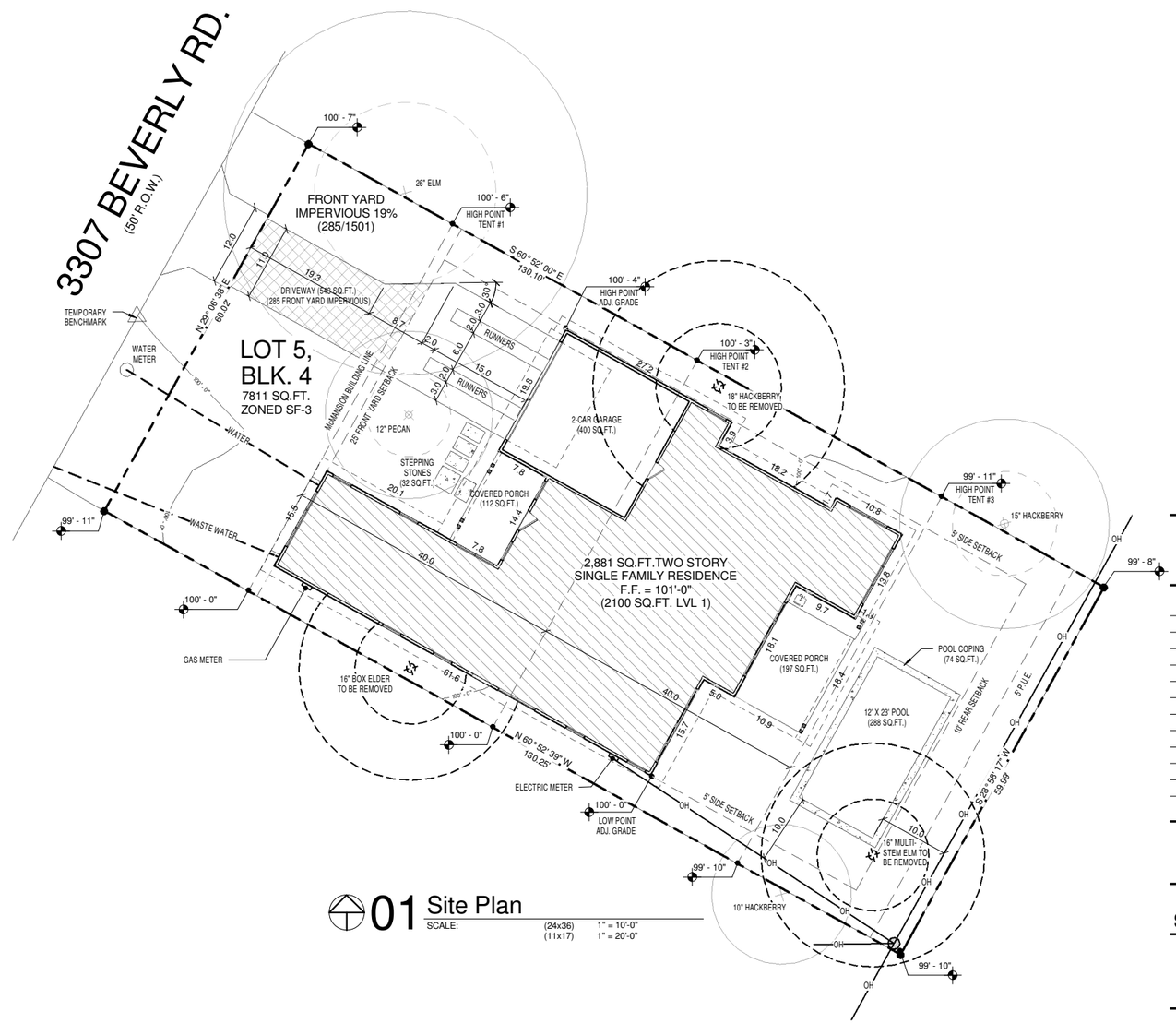



## 02 ROOF PLAN

SCALE: (24x36) 1/4" = 1'-0" (11x17) 1/8" = 1'-0"

NOTES

1. ROOF SLOPES INDICATED ON PLAN
2. ALL ROOF MATERIAL TO BE STANDING SEAM METAL
3. WEATHER AND ICE SHIELD TO BE USED AT ALL 3:12 PITCH ROOFS
4. GUTTERS TO BE 6" DIA. GALVALUME HALF ROUND W/ 4" GALVALUME DOWNSPOUTS
5. REFER PLANS & ELEVATIONS FOR DOWNSPOUT LOCATIONS
6. ARROWS INDICATE DOWNWARD SLOPE OF ROOF
7. OVERHANG DIMENSIONS ARE TO FACE OF STUD U.N.O.




## 01 Site Plan

SCALE: (24x36) 1" = 10'-0" (11x17) 1" = 20'-0"

PROPERTY ADDRESS

3307 BEVERLY RD
AUSTIN, TX

LEGAL DESCRIPTION

LOT 5, BLOCK 4, BRYKERWOODS E, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

NOTES

1. NO SURFACE DRAINAGE SHALL DISCHARGE OR BE DIRECTED ONTO THE NEIGHBORS PROPERTY
2. ALL DOWNSPOUTS TO TIE IN TO SUB-SURFACE DRAINAGE

BUILDING & SITE AREA

| | *Total sq.ft.* |
|---|---|
| 1st floor conditioned area | 2100 |
| 2nd floor conditioned area | 824 |
| 3rd floor conditioned area | |
| Basement | |
| Covered Parking (garage or carport) | 400 |
| Covered Patio, Deck or Porch | 112 + 197 |
| Balcony | |
| Other | |
| ***Total Building Coverage*** | ***2809*** |
| Driveway | 543 |
| Sidewalks | 32 |
| Uncovered Patio | |
| Uncovered Wood Decks (counts at 50%) | |
| AC Pads | 18 |
| Other (Pool Coping, Retaining Walls) | 74 |
| ***Total Site Coverage*** | ***667*** |
| Pool | |
| Spa | |
| ***Total Combined Coverage*** | ***3476*** |
| ***Total Area of Lot*** | ***7811.5*** |
| ***Impervious Coverage*** | ***44.5%*** |

REALTY RESTORATION AUSTIN, TEXAS

**These documents have been prepared specifically for Moozoomi Homes.**
**They are not suitable for use on other projects or in other locations without the approval of the Architect.**

REGISTERED ARCHITECT CHRISTOPHER PAUL SLOAN 23565 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

3307 Beverly Rd ▪ Austin, Texas


Realty Restoration, LLC • David Davison, CR, President
P.O. Box 10001 • Austin, Texas 78766
Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661

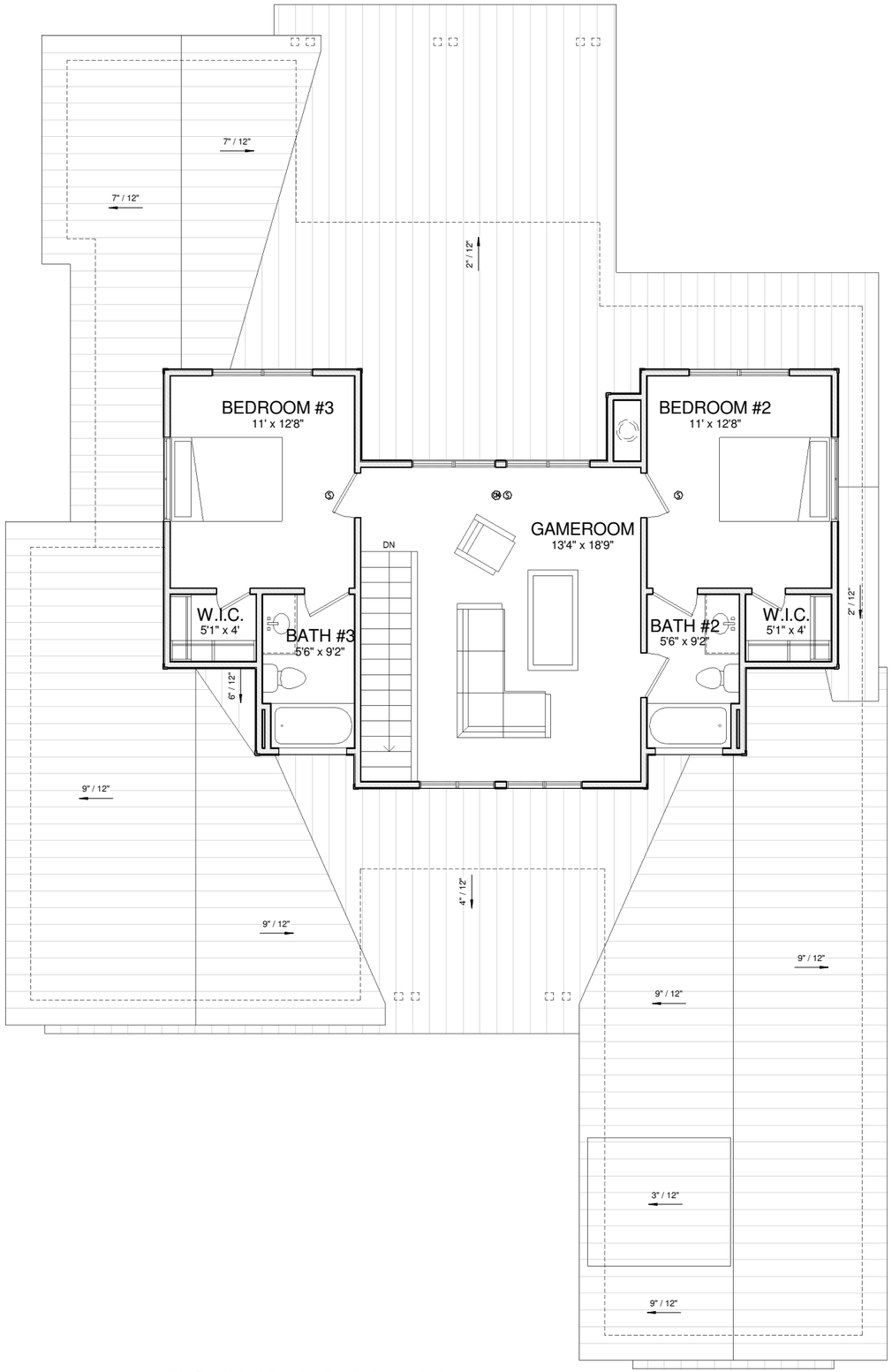

Permit Set
Documents

DATE

11.19.14

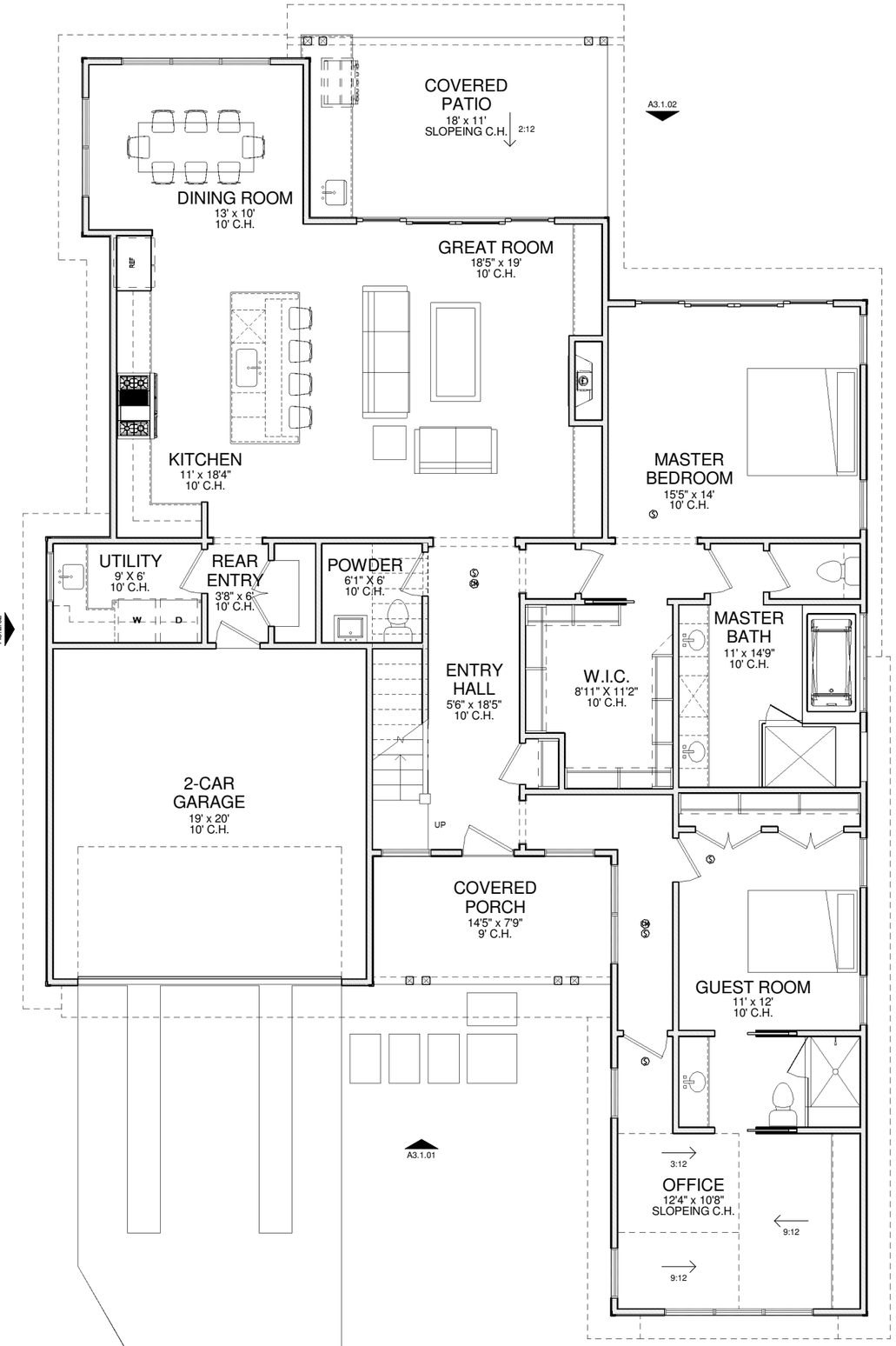
**Site Plan / Roof Plan**

# A1.1




02 SECOND FLOOR PLAN

SCALE: (24x36) 1/4" = 1'-0" (11x17) 1/8" = 1'-0"




01 FIRST FLOOR PLAN

SCALE: (24x36) 1/4" = 1'-0" (11x17) 1/8" = 1'-0"

## LEGEND

COMPOSITE SIDING OVER 2x FRAME CONSTRUCTION

## KEY

| | |
|---|---|
| ROOM | ROOM NAME |
| 0' 0" | DOOR SIZE |
| 0' 0" | WINDOW SIZE |

## GENERAL NOTES

ALL DIMENSIONS TO FACE OF STUD U.N.O.

DIMENSIONS NOTED W/AN ASTERISK (*) ARE TO FINISH MAT'L.

## FLOOR AREA RATIO

| | total sq.ft. |
|---|---|
| I. 1st floor gross area | |
| a. 1st floor area | 2100 |
| b. 1st floor area w/ ceiling height >15 ft. | |
| ***c. TOTAL*** | ***2100*** |
| II. 2nd floor gross area | |
| d. 2nd floor area | 824 |
| e. 2nd floor area w/ ceiling height >15 ft. | |
| ***f. TOTAL*** | ***824*** |
| V. Garage | |
| k. X attached | ***200(400-200)*** |
| l. ___detached | |
| VII. TOTAL | ***3124*** |
| GROSS AREA OF LOT | 7811 |
| FLOOR AREA RATIO | .399 to 1 |

## FIXTURE UNIT CALCULATION

| Fixture | Units UPC | # | Extension |
|---|---|---|---|
| Bathtub | 4.0 | 3 | 12.0 |
| Clothes Washer | 4.0 | 1 | 4.0 |
| Dishwasher | 1.5 | 1 | 1.5 |
| Hose Bibb | 2.5 | 2 | 5.0 |
| Kitchen Sink | 1.5 | 1 | 1.5 |
| Lavoratory | 1.0 | 7 | 7.0 |
| Laundry Tub | 1.5 | 1 | 1.5 |
| Stall Shower | 2.0 | 2 | 4.0 |
| Water Closet | 2.5 | 5 | 12.5 |
| ***TOTAL*** | | | ***49.0*** |

REALTY RESTORATION AUSTIN, TEXAS

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REGISTERED ARCHITECT CHRISTOPHER PAUL SIMONSON 05665 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

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Realty Restoration, LLC • David Davison, CR, President
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Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661

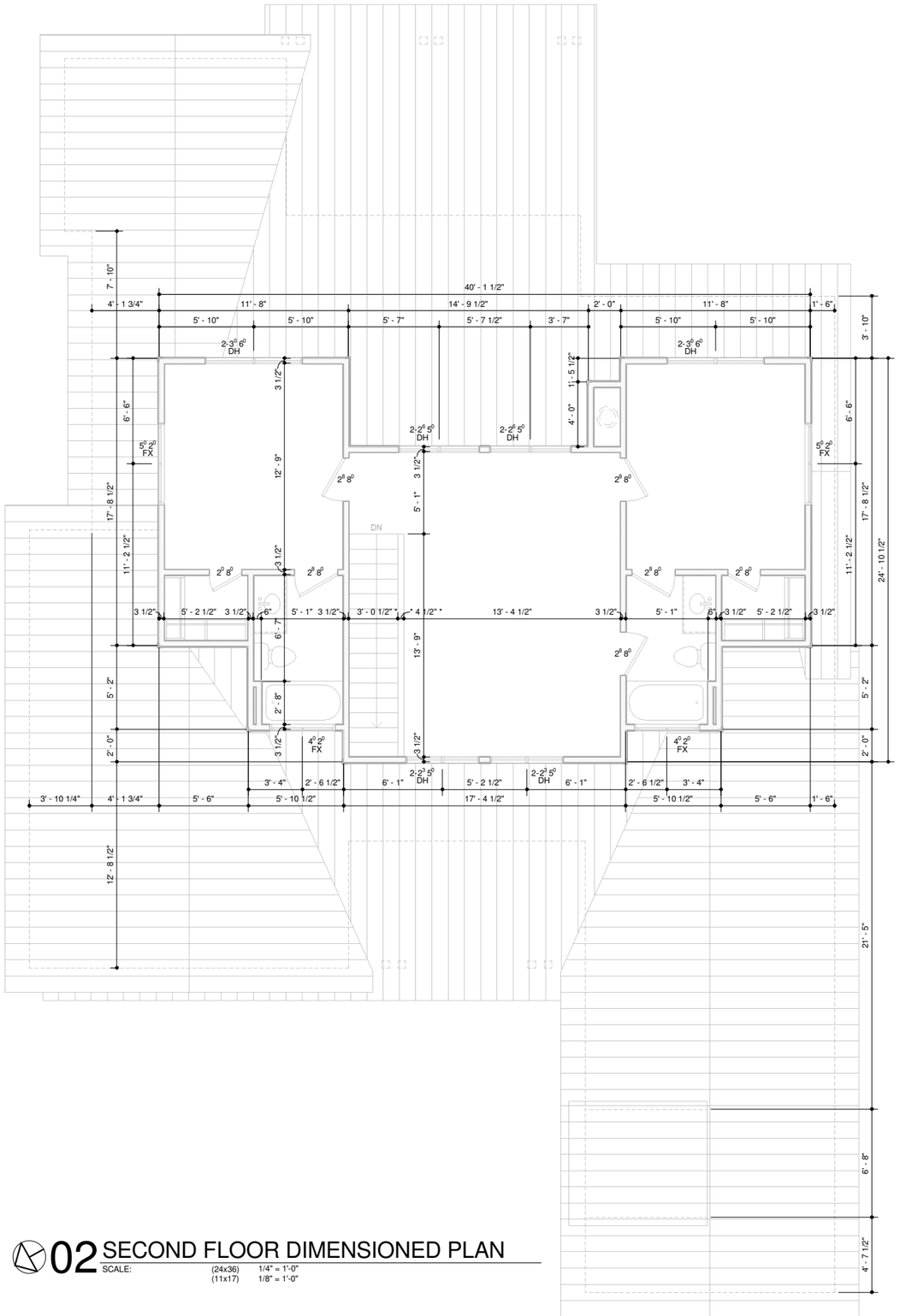
Permit Set Documents

DATE

11.19.14

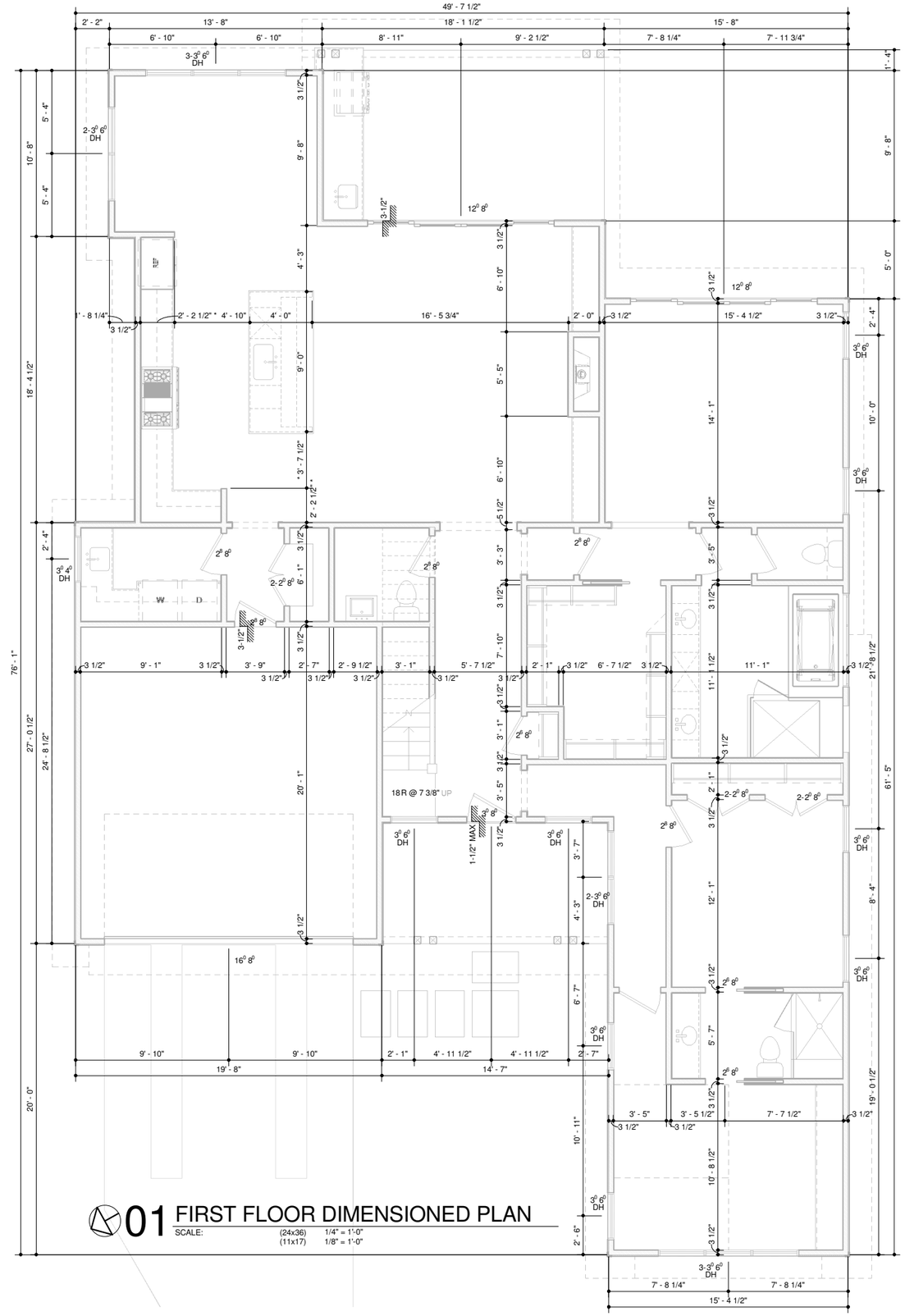
**First Floor Plan**

A2.1




02 SECOND FLOOR DIMENSIONED PLAN

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"




01 FIRST FLOOR DIMENSIONED PLAN

SCALE: (24x36) 1/4" = 1'-0"
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REALTY RESTORATION AUSTIN, TEXAS

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REGISTERED ARCHITECT CHRISTOPHER PAUL DAVISON 10565 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

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Permit Set Documents

DATE

11.19.14

Dimensioned Floor Plans

A2.2

GENERAL ELEVATION NOTES:

1. ALL LVL 1 WINDOWS TO ALIGN WITH EXTERIOR DOOR HEADERS (ROUGHLY 8'-0")
2. ALL LVL 2 WINDOWS 8'-0" HEAD HEIGHT
3. ALL EXTERIOR FINISTRATION TO BE PAINTED HORIZONTAL COMPOSITE SIDING
4. ALL POSTS TO BE 6" STEEL TUBE COLUMNS PAINTED DARK COLOR T.B.D.

## 02 NORTH ELEVATION

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"

## 01 SOUTH ELEVATION

SCALE: (24x36) 1/4" = 1'-0"
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REALTY RESTORATION AUSTIN, TEXAS

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REGISTERED ARCHITECT CHRISTOPHER PAUL WILSON 25565 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

3307 Beverly Rd ▪ Austin, Texas


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P.O. Box 10001 • Austin, Texas 78766
Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661


Permit Set Documents

DATE

11.19.14

**Exterior Elevations**

A3.1

## GENERAL ELEVATION NOTES:

1. ALL LVL 1 WINDOWS TO ALIGN WITH EXTERIOR DOOR HEADERS (ROUGHLY 8'-0")
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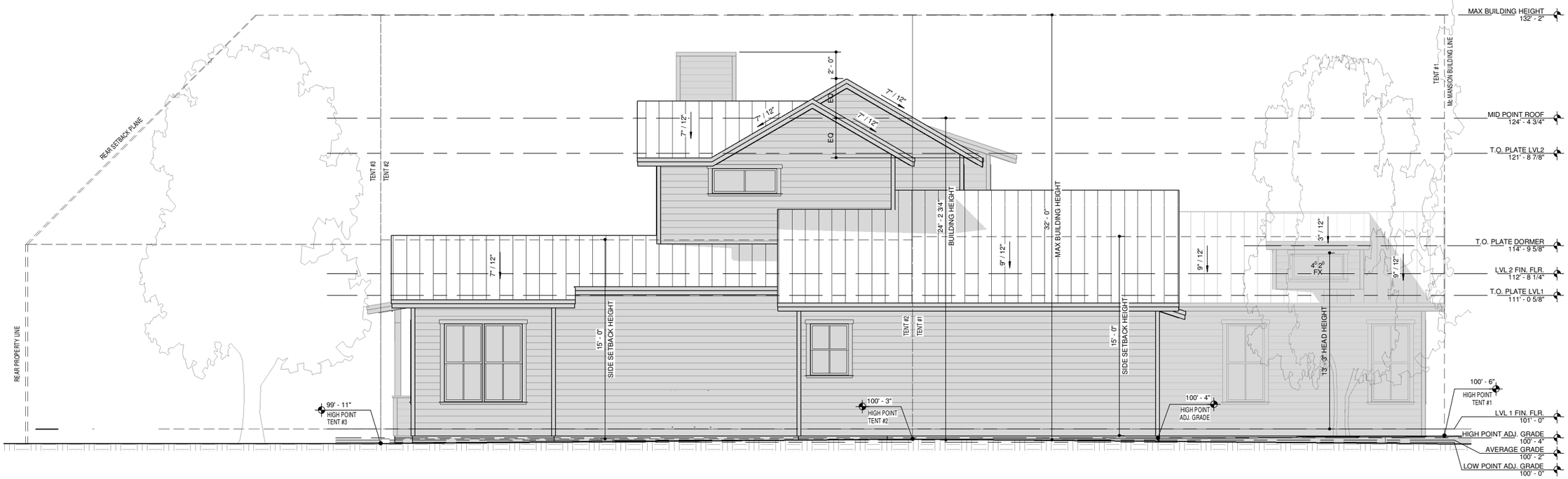


## 02 WEST ELEVATION

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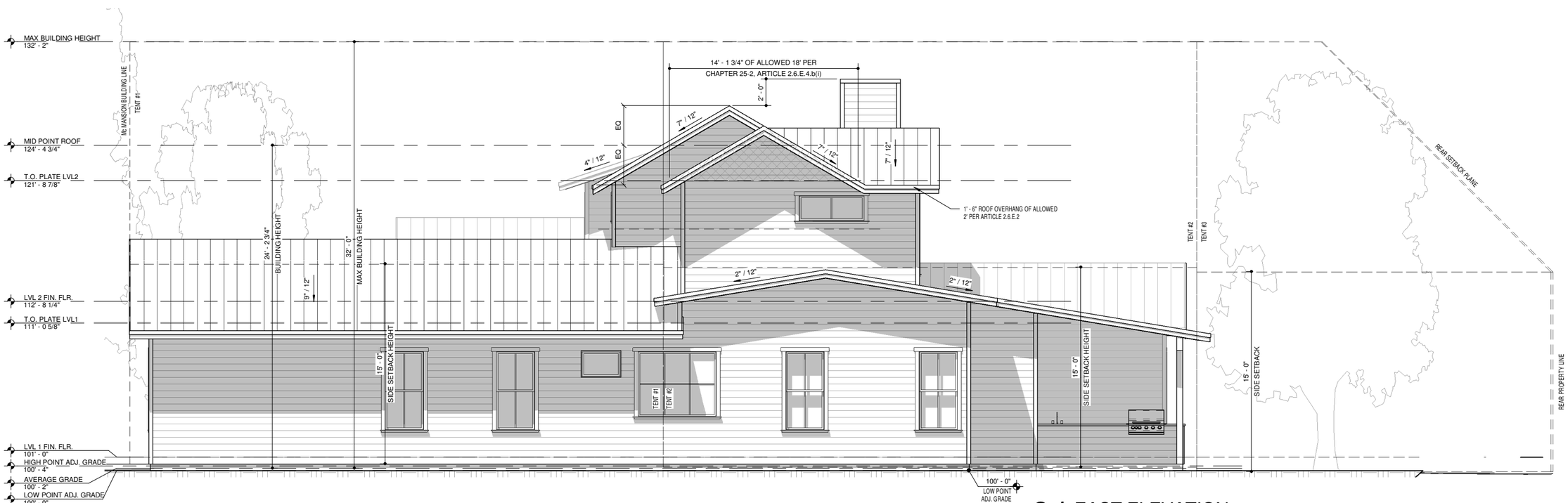


## 01 EAST ELEVATION

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REALTY RESTORATION
AUSTIN, TEXAS

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REGISTERED ARCHITECT
CHRISTOPHER PAUL DAVISON
05665
STATE OF TEXAS

11.19.14

MOAZAMI HOMES
3307 Beverly Rd • Austin, Texas


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Permit Set
Documents

DATE
11.19.14

**Exterior Elevations**

A3.2

A NEW RESIDENCE FOR

# MOAZAMI HOMES

3307 BEVERLY RD AUSTIN, TX

DRAWING ISSUE:

X | xx.xx.xx | #

- IN CURRENT ISSUE (if X)
- ISSUE DATE
- REVISION NUMBER


Developer/Owner:

Moazami Homes
Amir Moazami, President & Owner
3571 Far West Blvd., #220
Austin, TX 78731
Phone: 512 -298 -2391

Architect:

Realty Restoration
Christopher Davison, AIA
P.O. Box 10001
Austin, TX 78766
Phone: 512 -454 -1661

Structural Engineer

Feldt Consulting Engineers
Benjamin T. Feldt, P.E.
10601 Pecan Park Blvd. Suite 301B
Austin, Texas 78750
Phone: 512 -583 -1399


## INDEX OF DRAWINGS


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| X 11.19.14 | A2.1 | First Floor Plan |
| X 11.19.14 | A2.2 | Dimensioned Floor Plans |
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REALTY RESTORATION austin, texas


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REGISTERED ARCHITECT CHRISTOPHER A. DAVISON 10665 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

3307 Beverly Rd • Austin, Texas


Realty Restoration, LLC • David Davison, CR, President
P.O. Box 10001 • Austin, Texas 78766
Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661

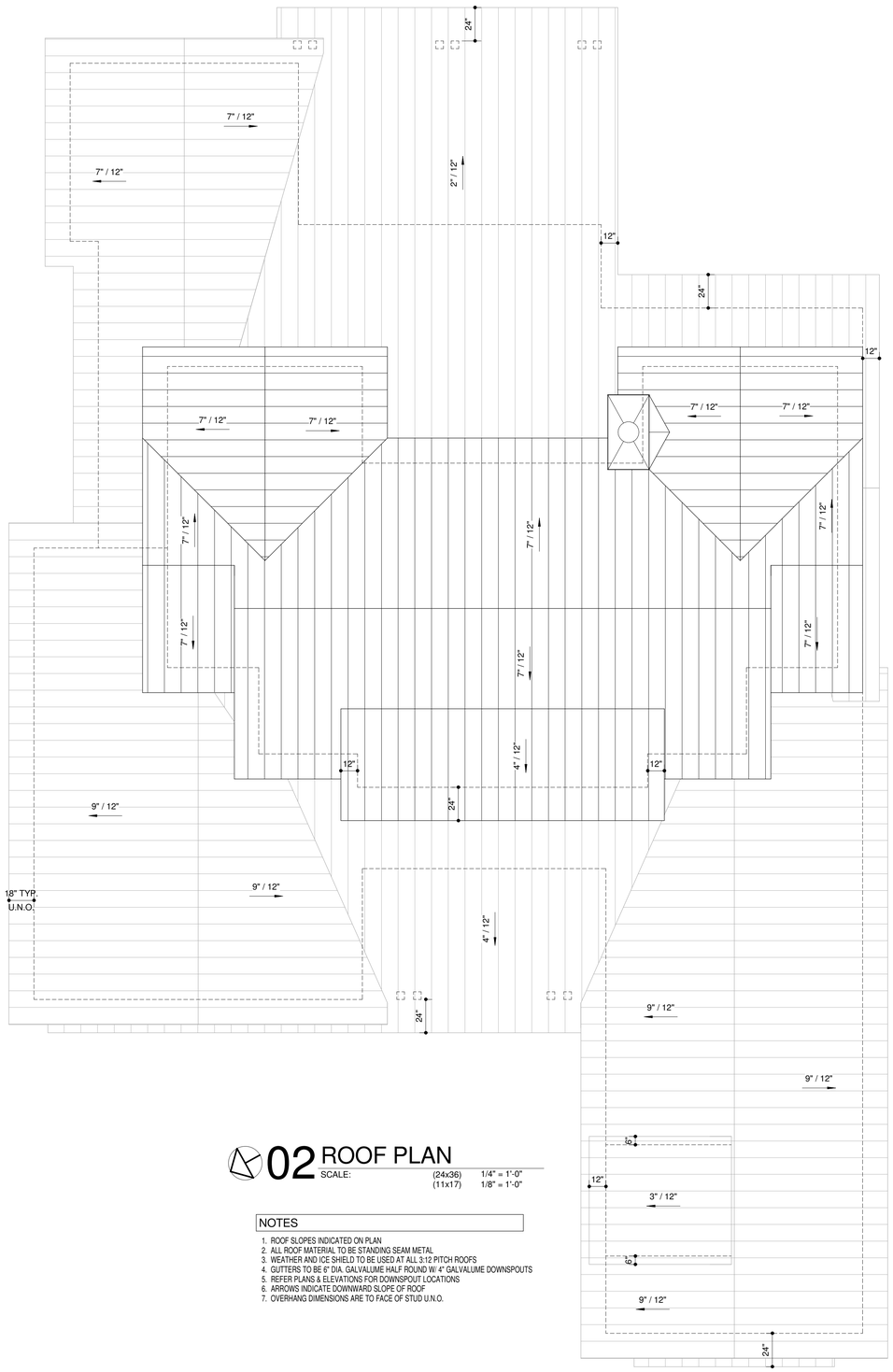

Permit Set Documents

DATE

11.19.14

Cover Sheet

A1.0




## 02 ROOF PLAN

SCALE: (24x36) 1/4" = 1'-0"
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NOTES

1. ROOF SLOPES INDICATED ON PLAN
2. ALL ROOF MATERIAL TO BE STANDING SEAM METAL
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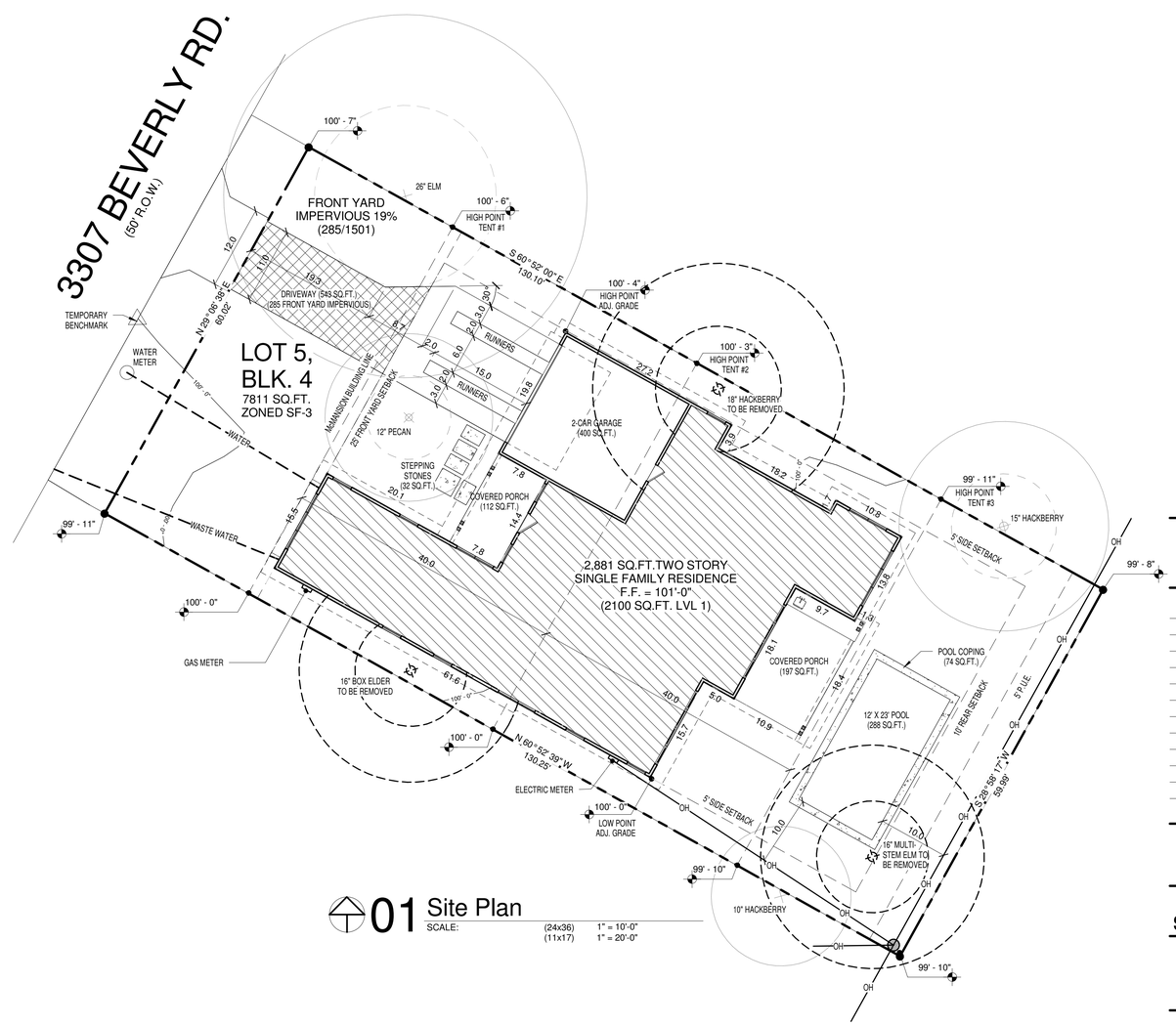


## 01 Site Plan

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PROPERTY ADDRESS

3307 BEVERLY RD
AUSTIN, TX

LEGAL DESCRIPTION

LOT 5, BLOCK 4, BRYKERWOODS E, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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BUILDING & SITE AREA

| | Total sq.ft. |
|---|---|
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| ***Total Site Coverage*** | ***667*** |
| Pool | |
| Spa | |
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| ***Total Area of Lot*** | ***7811.5*** |
| ***Impervious Coverage*** | ***44.5%*** |

REALTY RESTORATION austin, texas

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REGISTERED ARCHITECT CHRISTOPHER A. WOSKI 10565 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

3307 Beverly Rd • Austin, Texas

Realty Restoration, LLC • David Davison, CR, President
P.O. Box 10001 • Austin, Texas 78766
Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661

Permit Set Documents

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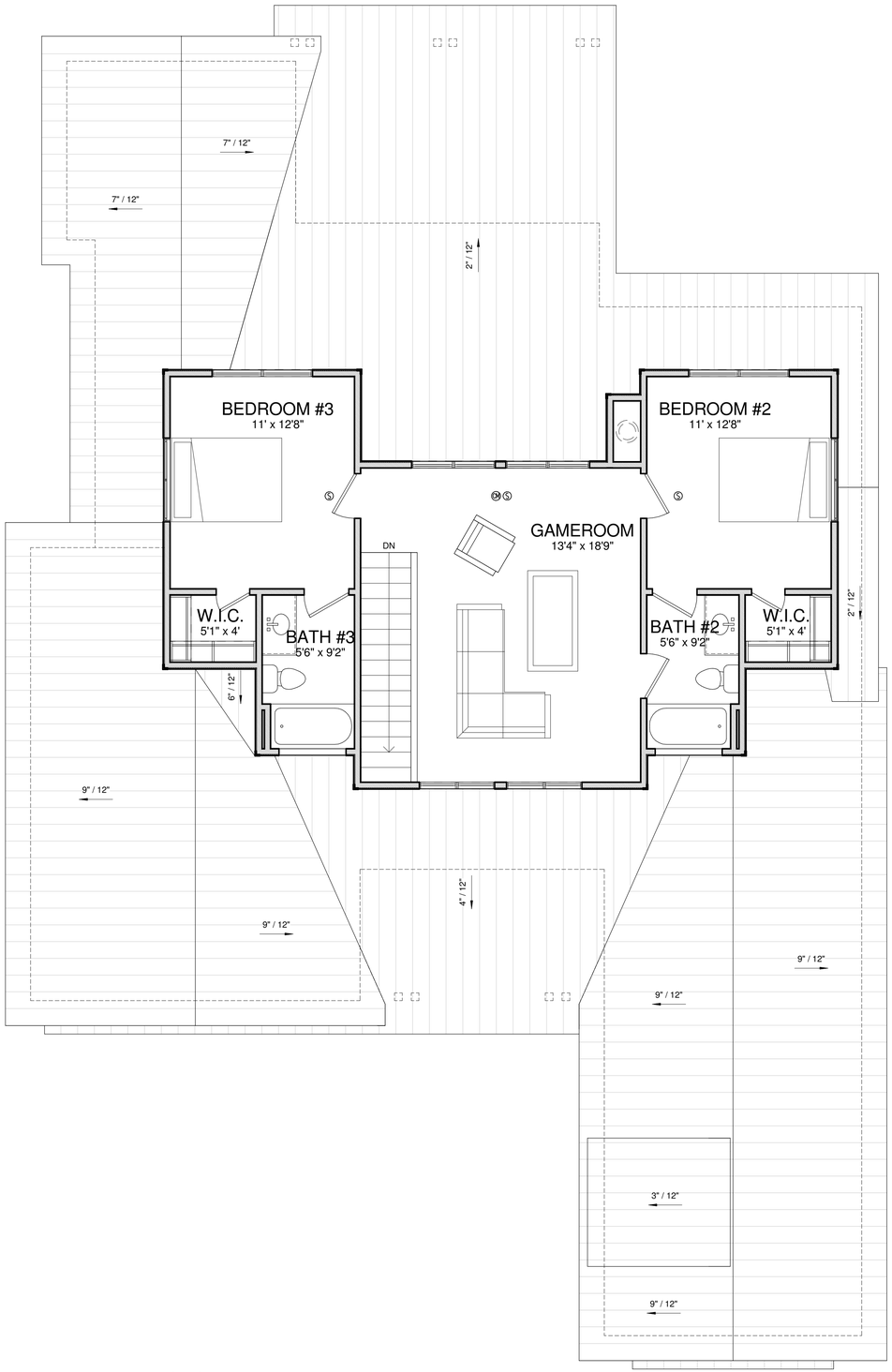
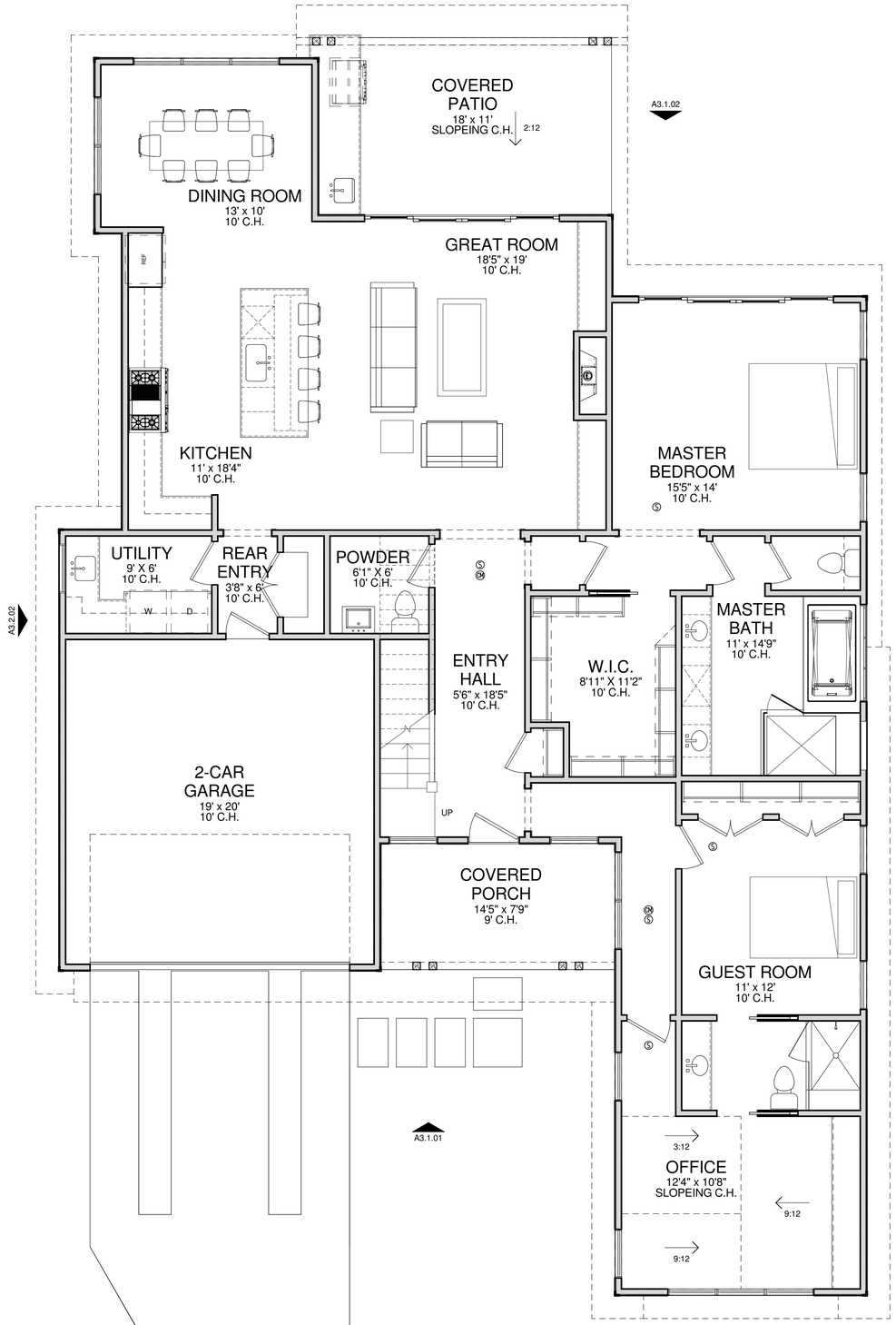
**Site Plan / Roof Plan**

# A1.1




## 02 SECOND FLOOR PLAN

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"




## 01 FIRST FLOOR PLAN

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"

### LEGEND

COMPOSITE SIDING OVER 2x FRAME CONSTRUCTION

### KEY

ROOM — ROOM NAME

0' 0" — DOOR SIZE

0' 0" — WINDOW SIZE

### GENERAL NOTES

ALL DIMENSIONS TO FACE OF STUD U.N.O.

DIMENSIONS NOTED W/AN ASTERISK (*) ARE TO FINISH MAT'L.

### FLOOR AREA RATIO

| | total sq.ft. |
|---|---|
| I. 1st floor gross area | |
| a. 1st floor area | 2100 |
| b. 1st floor area w/ ceiling height >15 ft. | |
| ***c. TOTAL*** | ***2100*** |
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| k. X attached | ***200(400-200)*** |
| l. detached | |
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| GROSS AREA OF LOT | 7811 |
| FLOOR AREA RATIO | .399 to 1 |

### FIXTURE UNIT CALCULATION

| Fixture | Units UPC | # | Extension |
|---|---|---|---|
| Bathtub | 4.0 | 3 | 12.0 |
| Clothes Washer | 4.0 | 1 | 4.0 |
| Dishwasher | 1.5 | 1 | 1.5 |
| Hose Bibb | 2.5 | 2 | 5.0 |
| Kitchen Sink | 1.5 | 1 | 1.5 |
| Lavoratory | 1.0 | 7 | 7.0 |
| Laundry Tub | 1.5 | 1 | 1.5 |
| Stall Shower | 2.0 | 2 | 4.0 |
| Water Closet | 2.5 | 5 | 12.5 |
| ***TOTAL*** | | | ***49.0*** |

REALTY RESTORATION austin, texas

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REGISTERED ARCHITECT CHRISTOPHER RAY DAVISON 10665 STATE OF TEXAS

11.19.14

MOAZAMI HOMES

3307 Beverly Rd • Austin, Texas

Realty Restoration, LLC • David Davison, CR, President
P.O. Box 10001 • Austin, Texas 78766
Office 512.454.1661 • Fax 512.206.0764 • Cell 512.970.1661

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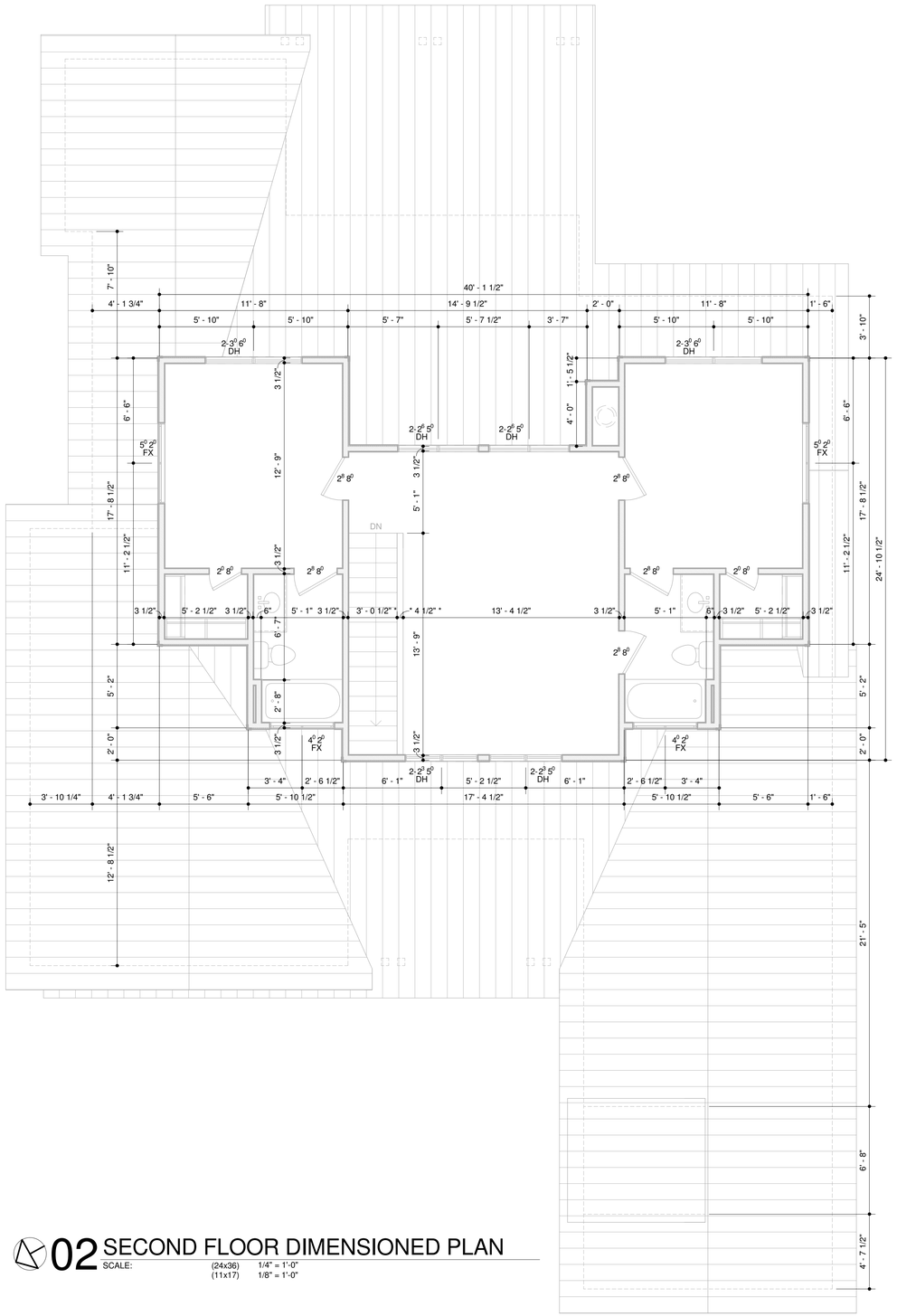
DATE

11.19.14

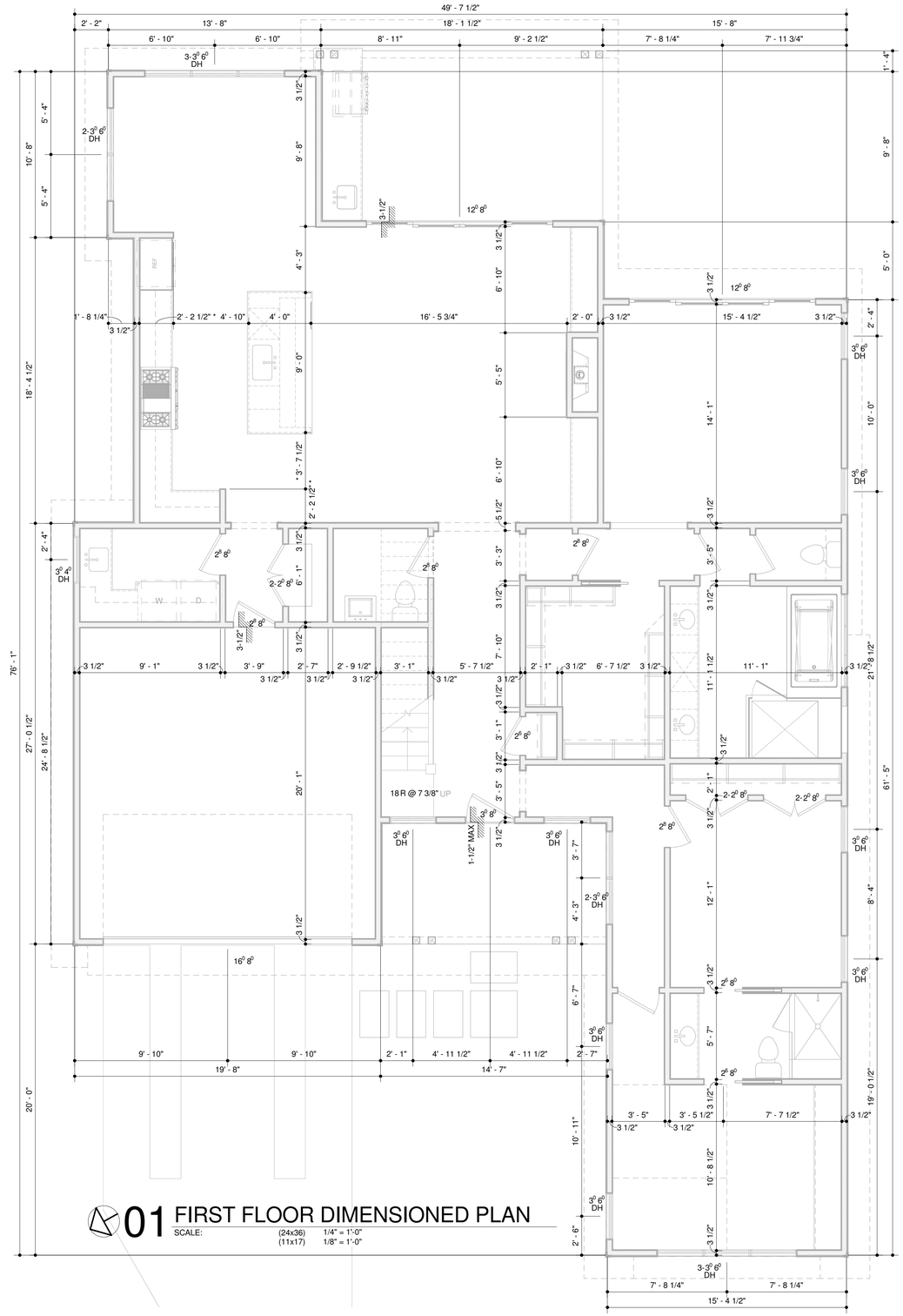
**First Floor Plan**

# A2.1




02 SECOND FLOOR DIMENSIONED PLAN

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"




01 FIRST FLOOR DIMENSIONED PLAN

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"

REALTY RESTORATION
austin, texas

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REGISTERED ARCHITECT
CHRISTOPHER DAVISON
NO. 10001
STATE OF TEXAS

11.19.14

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Dimensioned Floor Plans

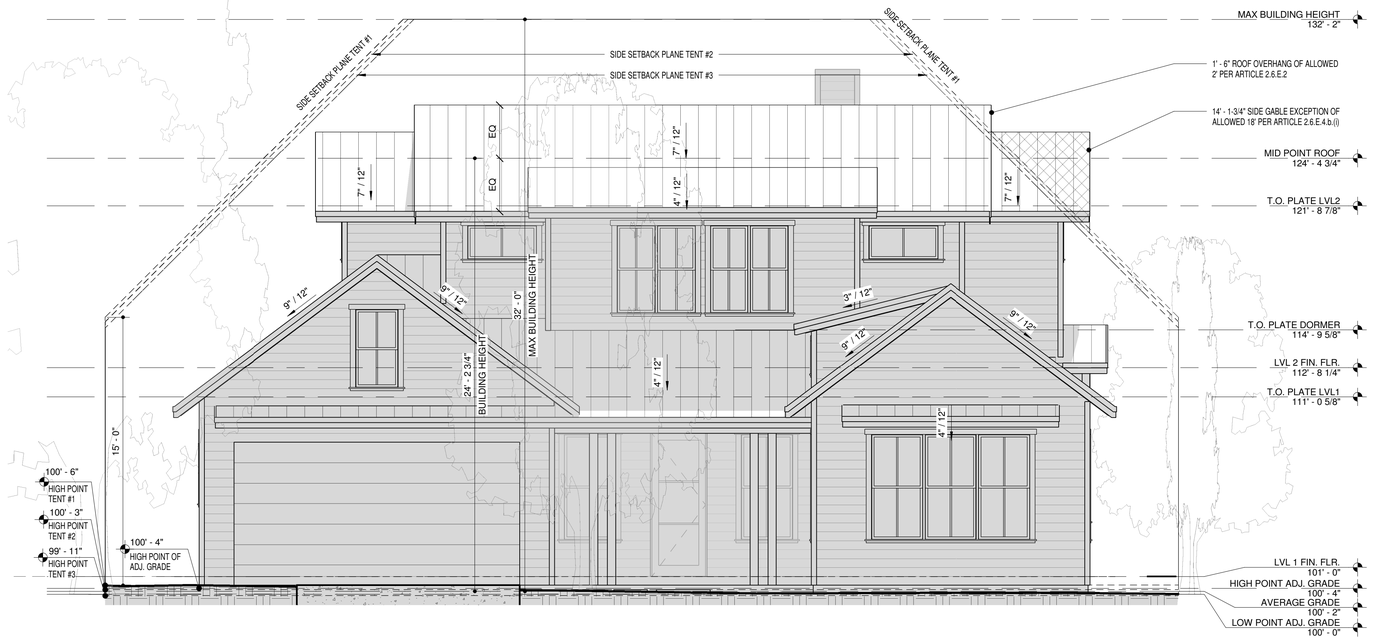
A2.2

GENERAL ELEVATION NOTES:

1. ALL LVL 1 WINDOWS TO ALIGN WITH EXTERIOR DOOR HEADERS (ROUGHLY 8'-0")
2. ALL LVL 2 WINDOWS 8'-0" HEAD HEIGHT
3. ALL EXTERIOR FINISTRATION TO BE PAINTED HORIZONTAL COMPOSITE SIDING
4. ALL POSTS TO BE 6" STEEL TUBE COLUMNS PAINTED DARK COLOR T.B.D.

02 NORTH ELEVATION

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"




01 SOUTH ELEVATION

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"

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austin, texas

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REGISTERED ARCHITECT
CHRISTOPHER PAUL WOLF
#10665
STATE OF TEXAS

11.19.14

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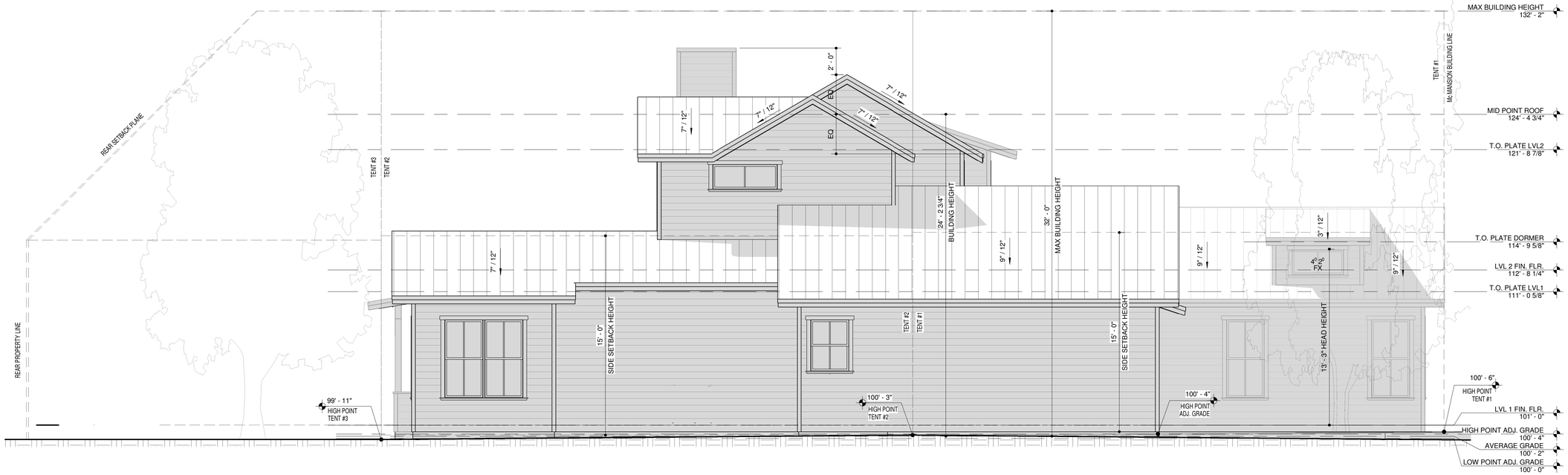
Exterior Elevations

A3.1

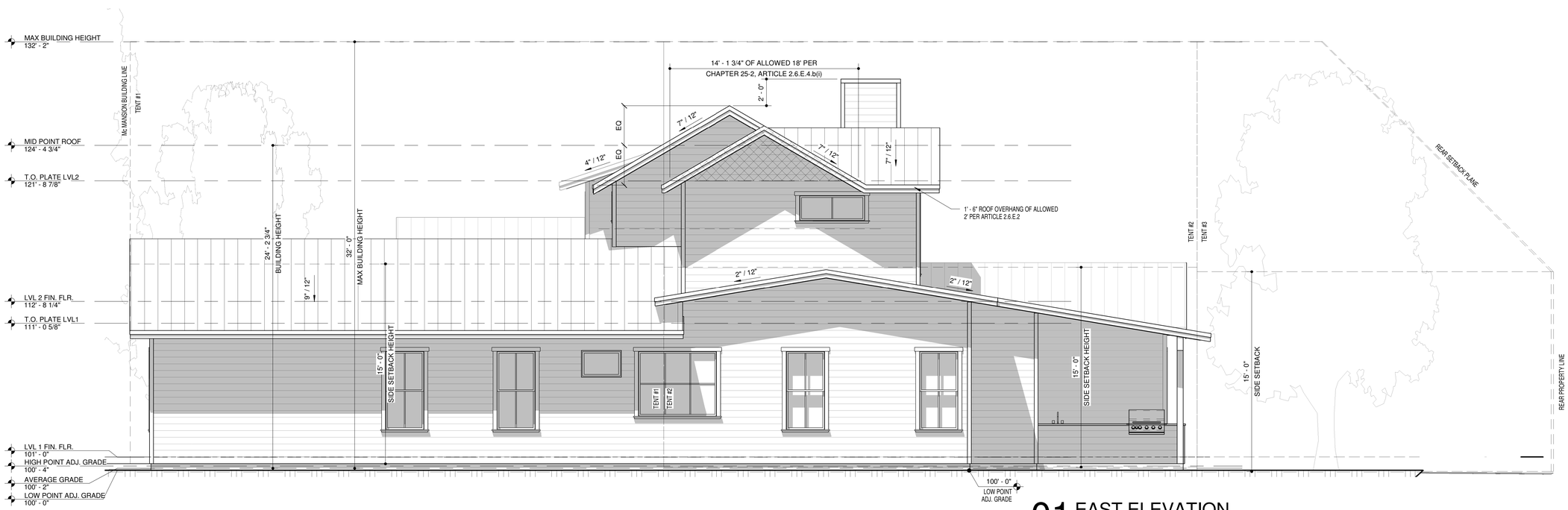
GENERAL ELEVATION NOTES:

1. ALL LVL 1 WINDOWS TO ALIGN WITH EXTERIOR DOOR HEADERS (ROUGHLY 8'-0")
2. ALL LVL 2 WINDOWS 8'-0" HEAD HEIGHT
3. ALL EXTERIOR FINISTRATION TO BE PAINTED HORIZONTAL COMPOSITE SIDING
4. ALL POSTS TO BE 6" STEEL TUBE COLUMNS PAINTED DARK COLOR T.B.D.




## 02 WEST ELEVATION

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"




## 01 EAST ELEVATION

SCALE: (24x36) 1/4" = 1'-0"
(11x17) 1/8" = 1'-0"

REALTY RESTORATION austin, texas

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REGISTERED ARCHITECT CHRISTOPHER A. DAVISON 10565 STATE OF TEXAS

11.19.14

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Permit Set
Documents

DATE
11.19.14

Exterior Elevations

A3.2

| PROPERTY ADDRESS |
|---|
| 3307 BEVERLY RD<br>AUSTIN, TX |

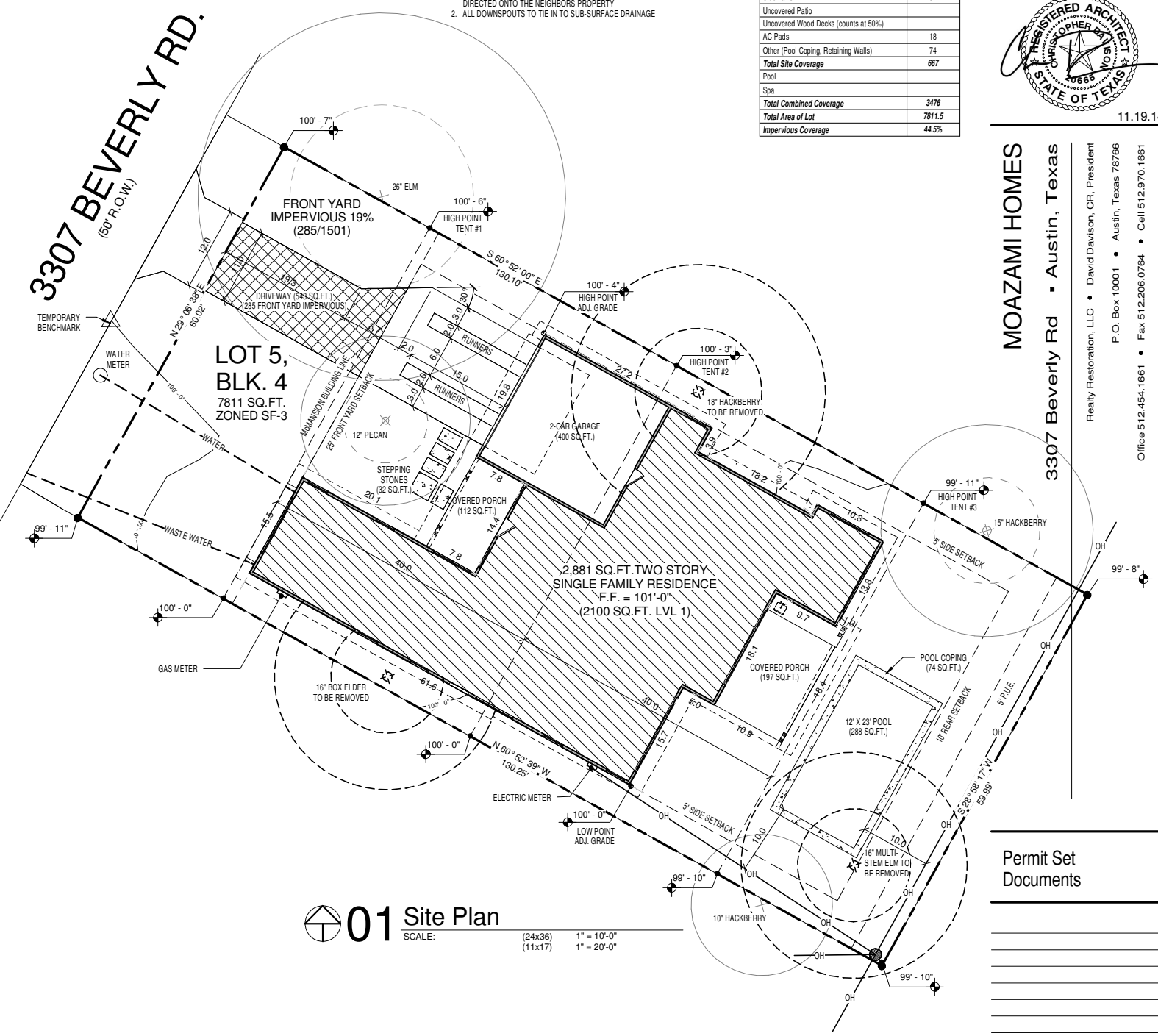
| LEGAL DESCRIPTION |
|---|
| LOT 5, BLOCK 4, BRYKERWOODS E, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS. |

NOTES

1. NO SURFACE DRAINAGE SHALL DISCHARGE OR BE DIRECTED ONTO THE NEIGHBORS PROPERTY
2. ALL DOWNSPOUTS TO TIE IN TO SUB-SURFACE DRAINAGE

BUILDING & SITE AREA

| | *Total sq.ft.* |
|---|---|
| 1st floor conditioned area | 2100 |
| 2nd floor conditioned area | 824 |
| 3rd floor conditioned area | |
| Basement | |
| Covered Parking (garage or carport) | 400 |
| Covered Patio, Deck or Porch | 112 + 197 |
| Balcony | |
| Other | |
| ***Total Building Coverage*** | ***2809*** |
| Driveway | 543 |
| Sidewalks | 32 |
| Uncovered Patio | |
| Uncovered Wood Decks (counts at 50%) | |
| AC Pads | 18 |
| Other (Pool Coping, Retaining Walls) | 74 |
| ***Total Site Coverage*** | ***667*** |
| Pool | |
| Spa | |
| ***Total Combined Coverage*** | ***3476*** |
| ***Total Area of Lot*** | ***7811.5*** |
| ***Impervious Coverage*** | ***44.5%*** |




## 01 Site Plan

SCALE: (24x36) 1" = 10'-0"
(11x17) 1" = 20'-0"

REALTY RESTORATION austin, texas

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REGISTERED ARCHITECT CHRISTOPHER PATTON 20665 STATE OF TEXAS

11.19.14

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D A T E

11.19.14

**Site Plan / Roof Plan**

# A1.1