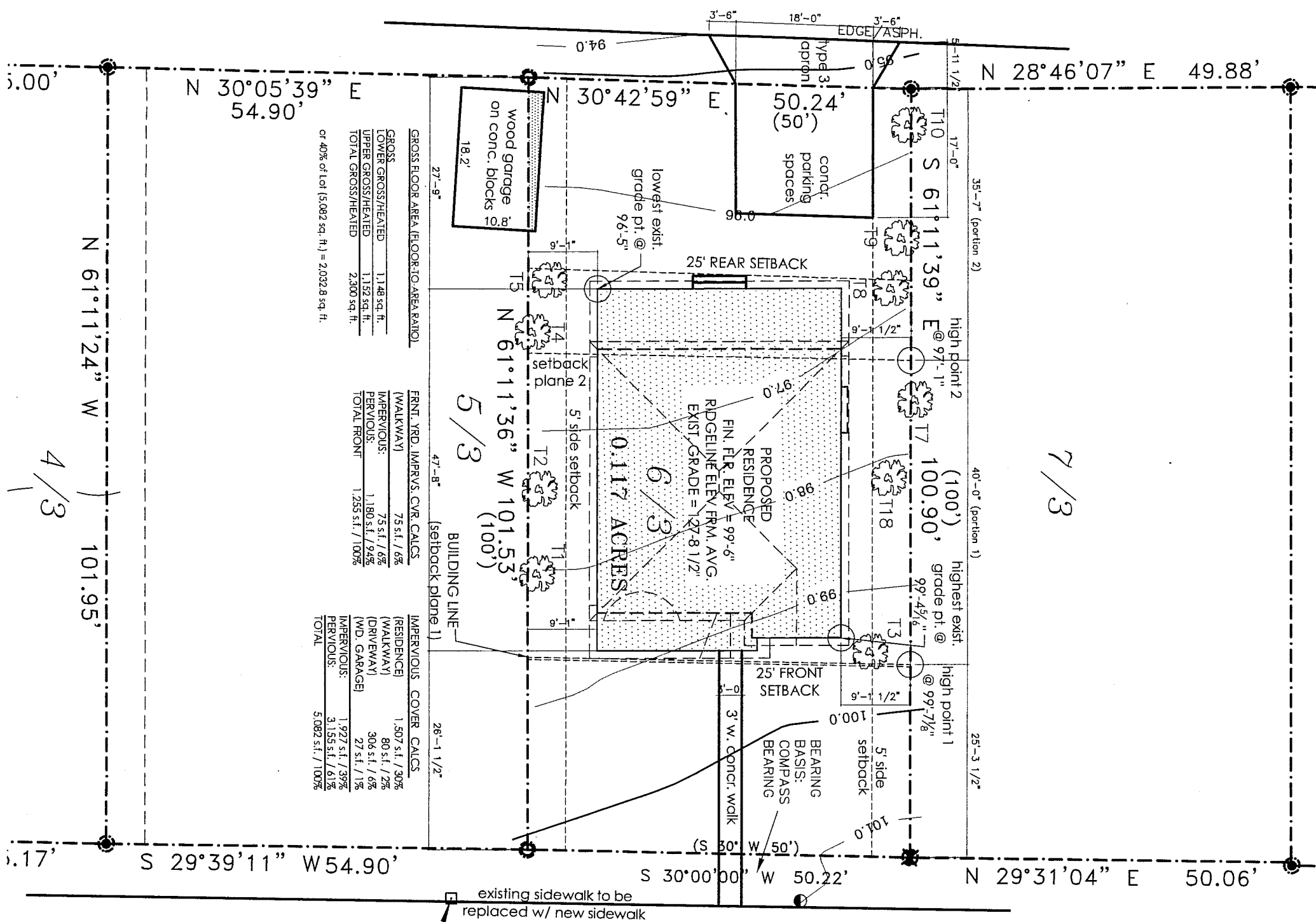


SALADO STREET (BROWN STREET PER PLAT) 40' R.O.W.



GRANDE STREET (SAN/GABRIEL STREET PER PLAT) 40' R.O.W.

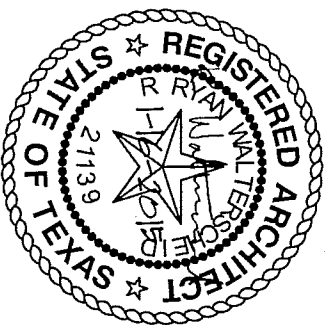


- SQUARE CUT
TOP/CURB
ASSUMED
ELEV.: 100.00'

SITE PLAN

SCALE 1/16" = 1'-0"

SCALE 1/16" = 1'-0"



PROJECT:
Lopez Residence

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date: 1.16.15
project # 13096



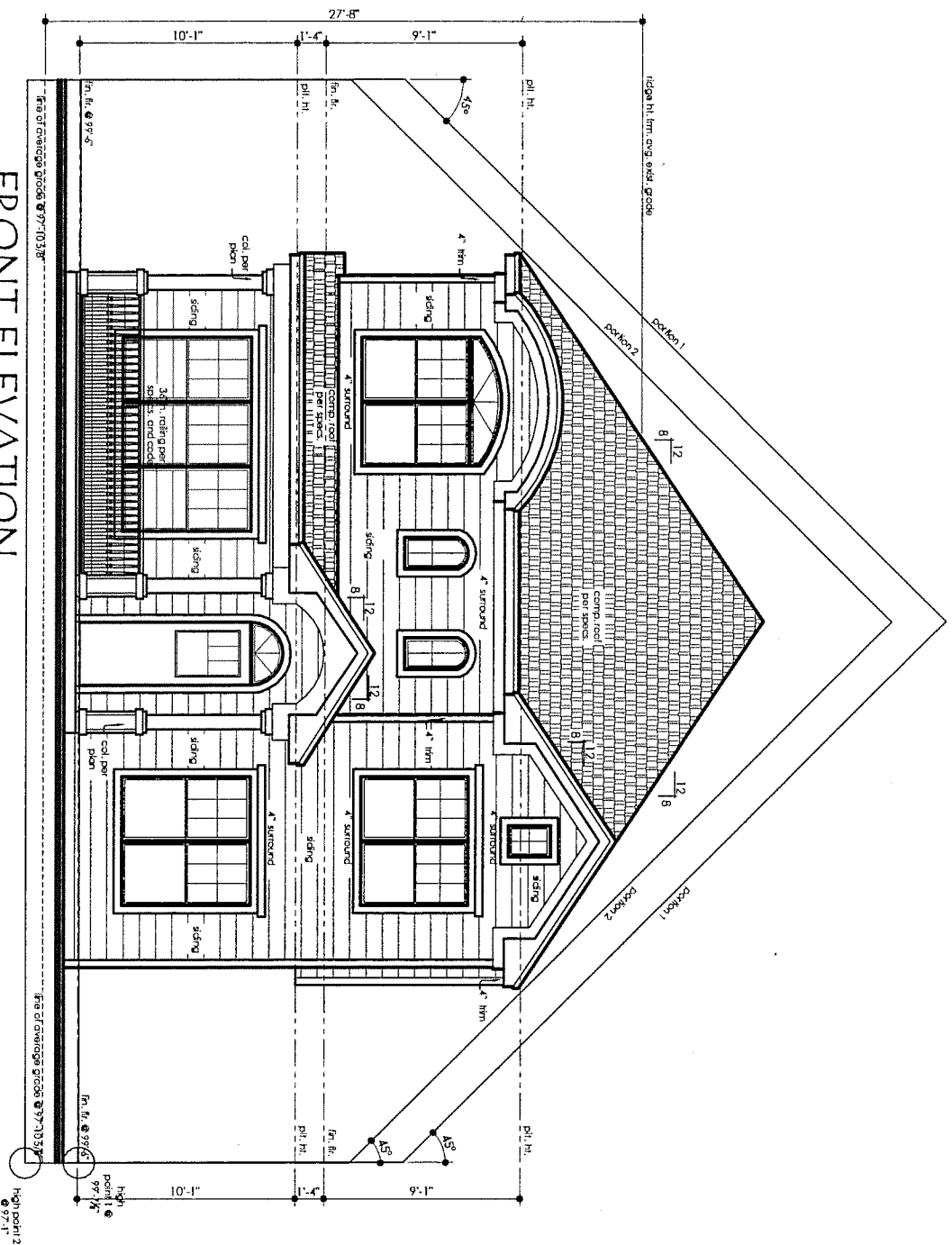
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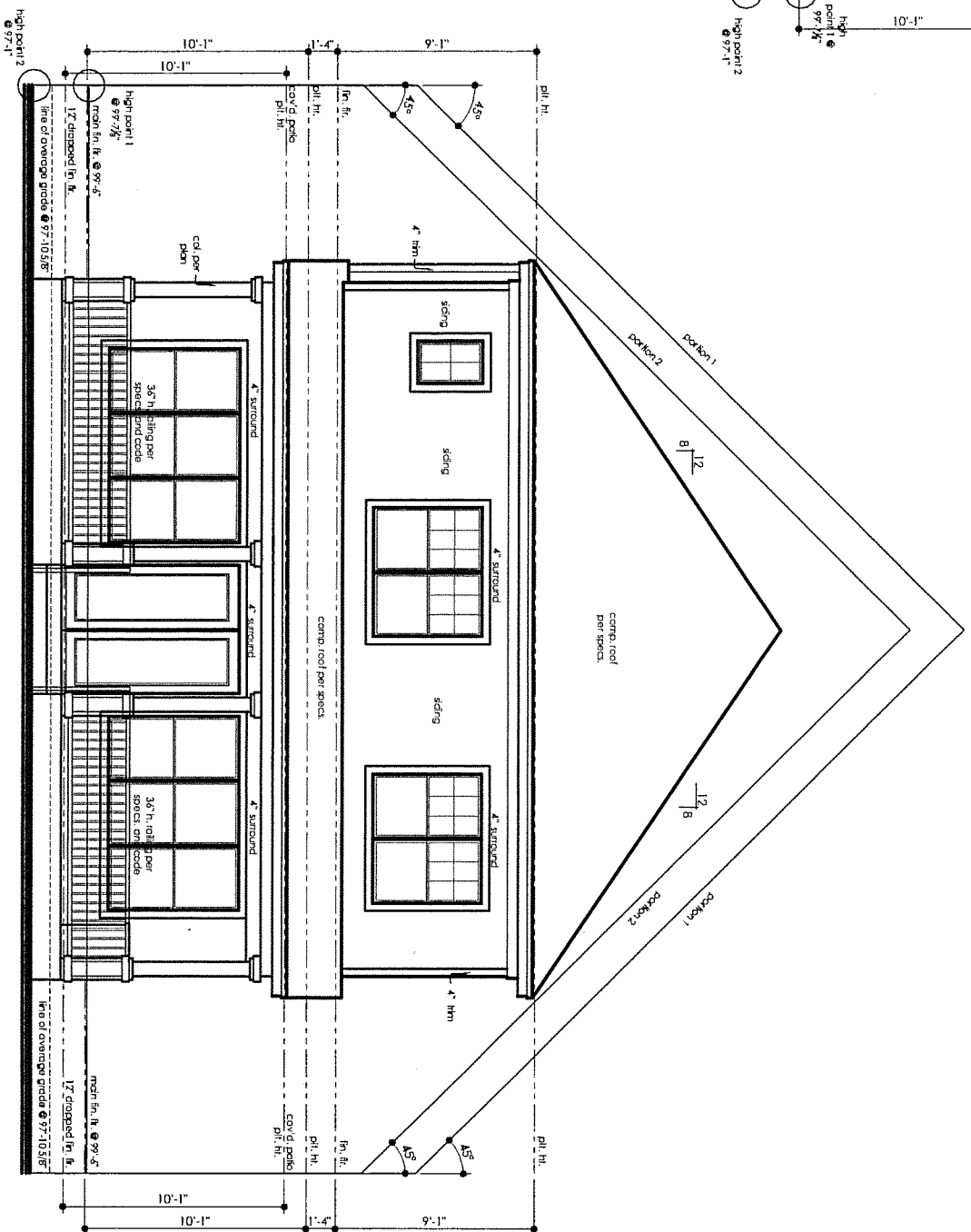
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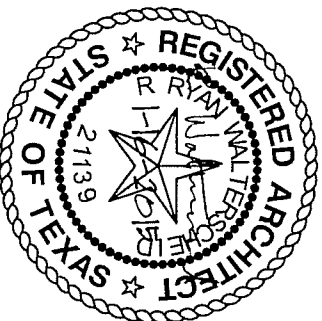
FRONT ELEVATION
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

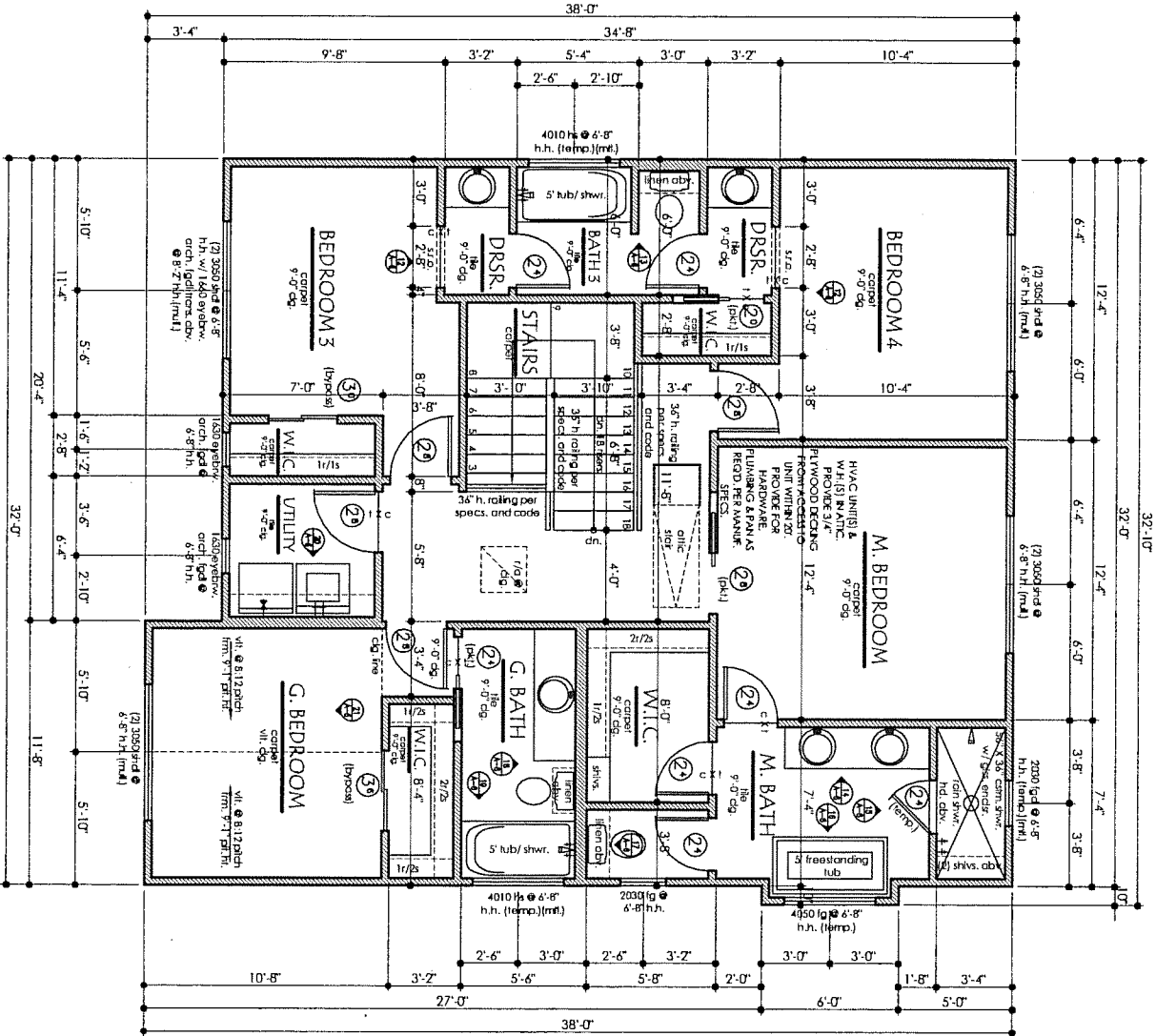
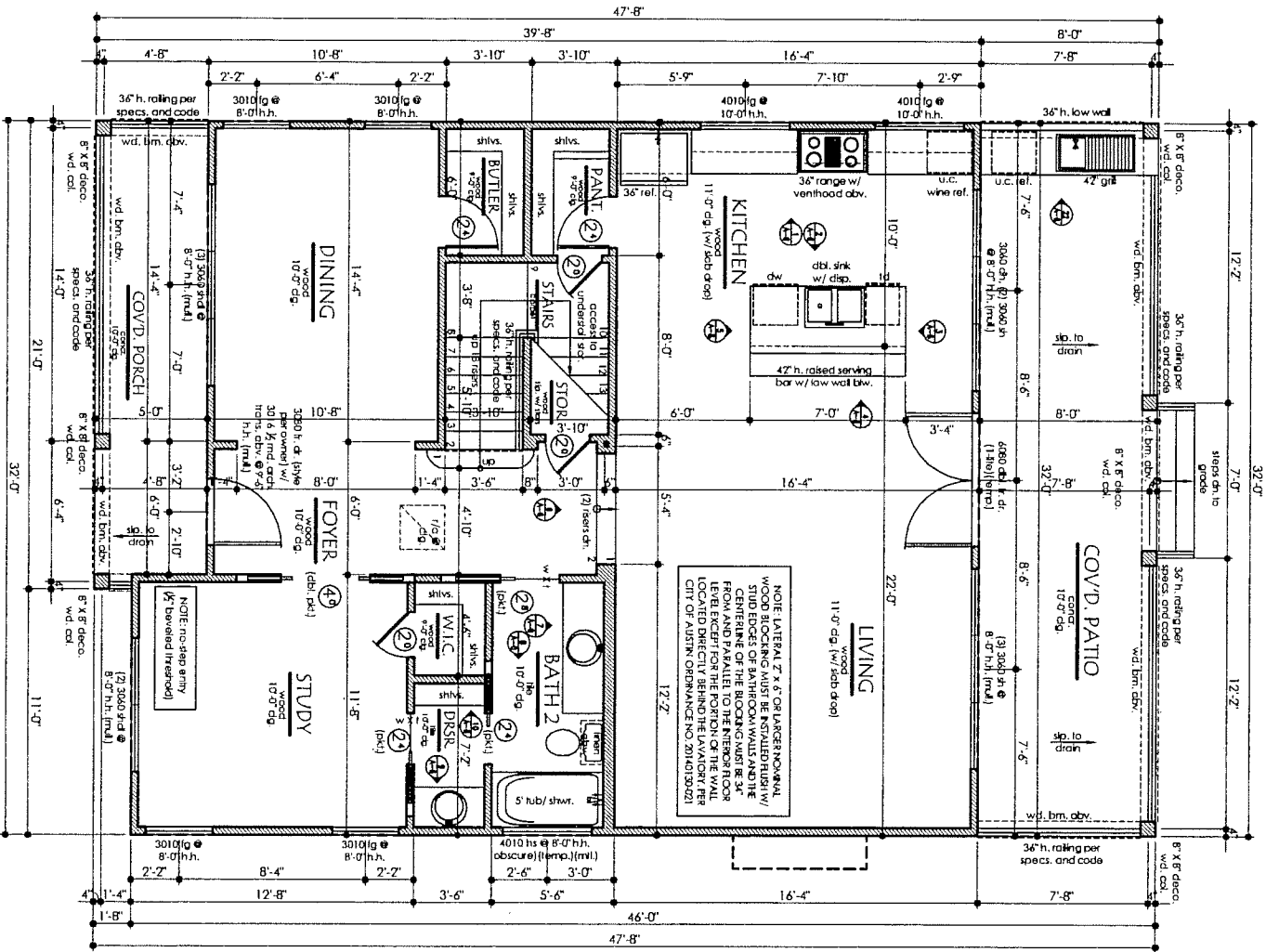


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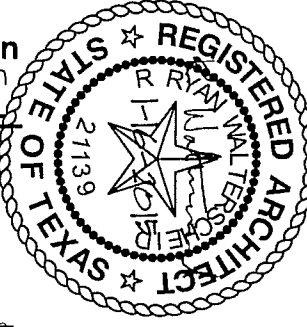
PROJECT:
Lopez Residence

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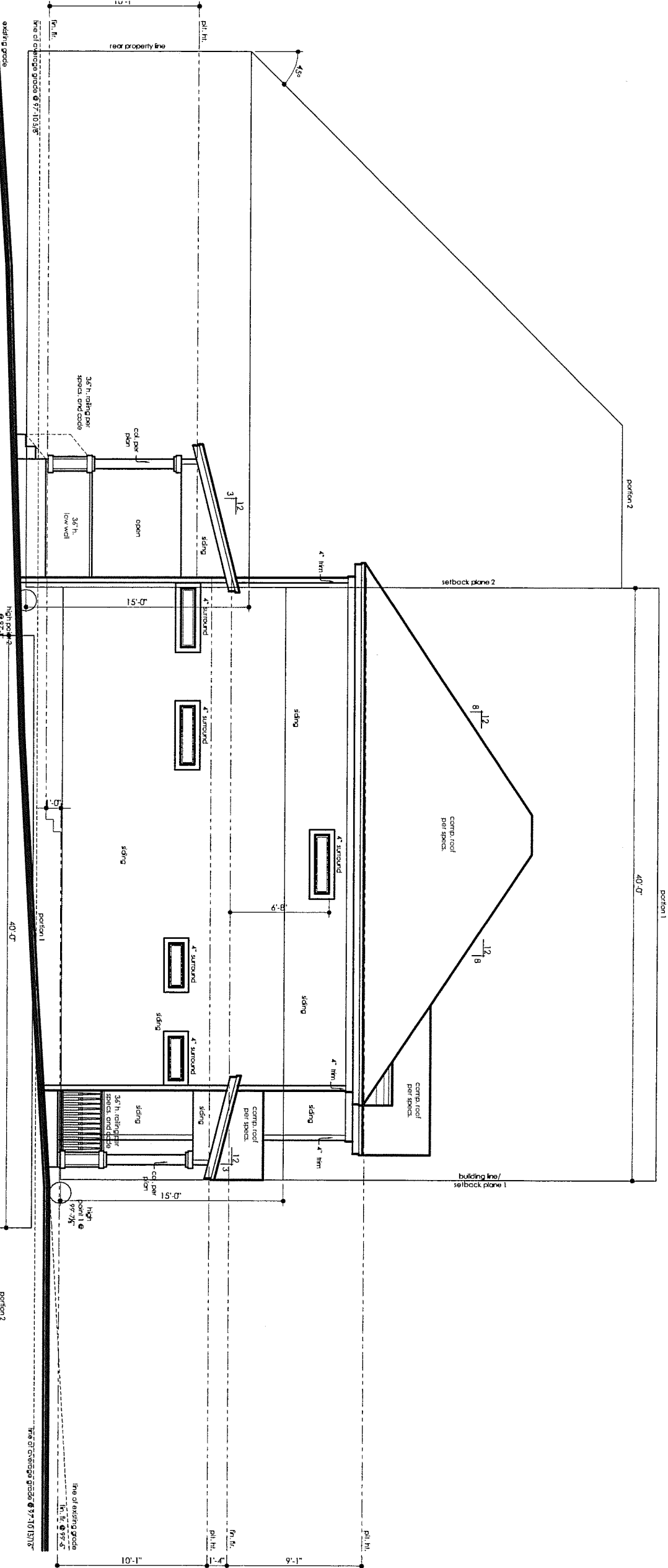


GROSS FLOOR AREA FLOOR-TO-AREA RATIO	
GROSS	1,148 sq. ft.
LOWER GROSS/HEATED	1,132 sq. ft.
UPPER GROSS/HEATED	2,300 sq. ft.
TOTAL GROSS/HEATED	3,432 sq. ft.
COVD. PORCH	256 sq. ft.
COVD. PATIO	256 sq. ft.
TOTAL COVD. AREA	512 sq. ft.
TOTAL IMPERVIOUS	1,507 sq. ft.



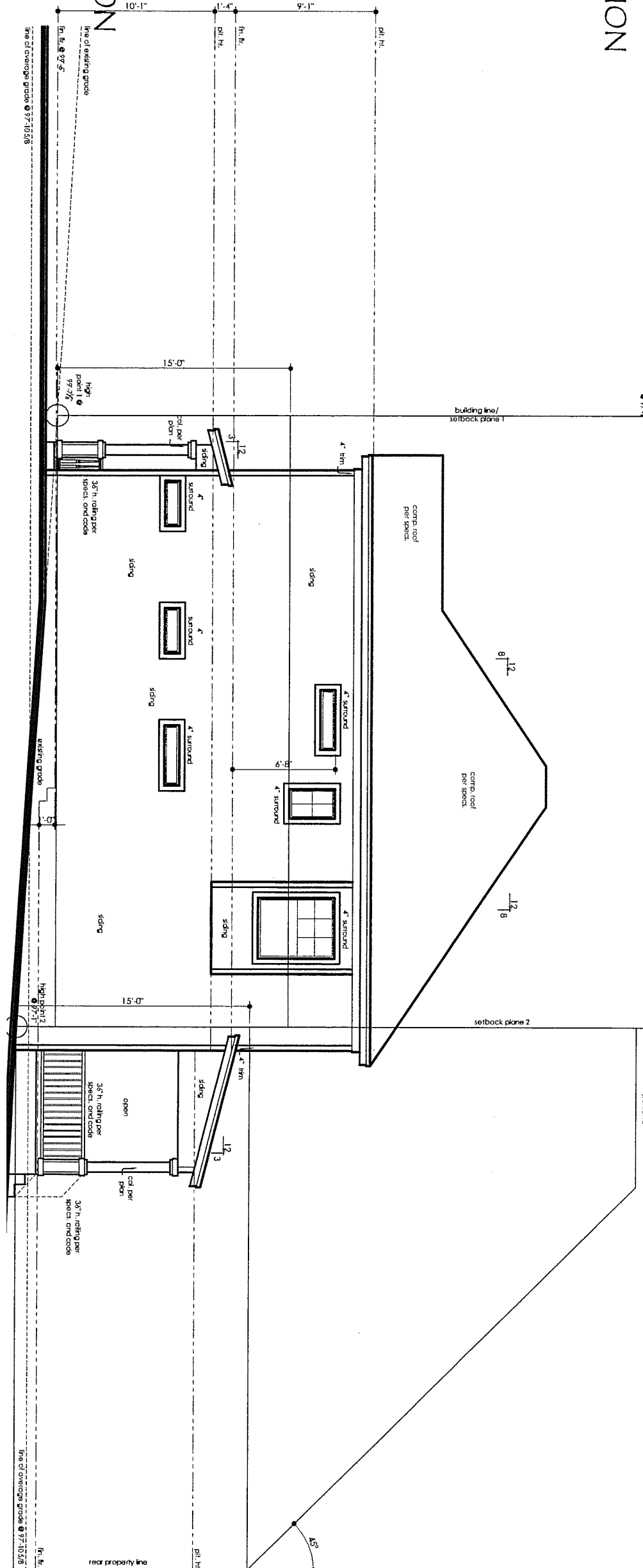
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 - 17.0 THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN AND CONSTRUCTION DOCUMENTS FOR THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN OR SPECIFIED IN THESE DRAWINGS/NOTES.
 - 18.0 THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DESIGN AND CONSTRUCTION DOCUMENTS FOR THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM NOT SHOWN OR SPECIFIED IN THESE DRAWINGS/NOTES.
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GENERAL ELEVATION NOTES:
1.0 ALL WINDOW HEADS, LOWER FLOOR TO BE 8' 0" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLAN.
2.0 ALL WINDOW HEADS, UPPER FLOOR TO BE 8' 6" A.F.F. UNLESS NOTED OTHERWISE ON FLOOR PLAN.
3.0 MAXIMUM 18" EXPOSED FOUNDATION ABOVE FINISH GRADE.
4.0 GRADE LINES SHOWN ON ELEVATION DRAWINGS SHALL BE BASED ON THE SUBMITTAL REQUIREMENTS.
5.0 ACTUAL ELEVATIONS TO VARY PER GRADE OR ON JOB SITE.
6.0 ALL PLUMBING, APPLIANCE AND CABBING TO BE COMPLETED TO THE FINEST NUMBER POSSIBLE.
7.0 ROOF WHERE VISIBLE.
8.0 CHIMNEY/FLUE SHOWN AT MINIMUM CHIMNEY/FLUE SHALL BE CONSTRUCTION CODE.
9.0 BUILDING SHALL BE IN ACCORDANCE WITH ALL CITY, COUNTY AND STATE CODES.
10.0 CHANGES TO BE MADE PRIOR TO DRAWING RELEASE BASED ON HOUSE & SITE OBSERVATION. VERIFY THE PLANNING WORK.



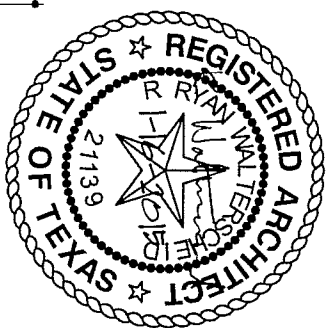
LEFT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



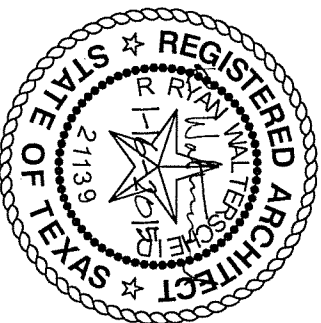
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PROJECT:
Lopez Residence

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date: 11.6.14
project #: 13036

- 1.0 PITCHES TO BE NOTED ON PLANS.
- 2.0 VALLEYS & RIDGES TO BE RAMPED ONE SIZE LARGER THAN PLATES.
- 3.0 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.
- 4.0 ALL OVERHANGS TO BE 12" FROM THE FRAMEWALL UNLESS NOTED OTHERWISE.
- 5.0 U.N.O. ALL INTERIOR WALKS OF ONE STORY PLANS TO BE LOAD BEARING.
- 6.0 PITCHED ROOFS TO BE LOAD BEARING. LOAD BEARING POINTS TO BE INDICATED ON ALL LOAD BEARING POINTS MAY BE REDUCED, AND MUST BE CALCULATED WHEN FLOOR SYSTEM IS ENGINEERED.
- HATCHING AT STACKING POINTS OR WALLS THAT ARE LOAD BEARING.
- 7.0 ALL EXTERIOR OPENINGS TO BE LOAD BEARING.
- 8.0 WHEN ENGINEERED TRUSSES TO BE USED TRUSS SPECIFICATIONS TO BE REFER ENGINEERS SPECIFICATIONS.
- 9.0 ALL WALLS OVER 10'-0" IN HEIGHT TO BE RAMPED WITH 2X6 STUDS. IF WALLS OVER 10'-0" IN HEIGHT ARE NOT BUILT WITH 2X6 STUDS THEY MUST BE BUILT WITH DOUBLE 2X4 STUDS @ 12" O.C.
- 10.0 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 DESIGNER, THE BUILDER WILL ACCEPT FULL LIABILITY FOR AMENDED PLANS.
- 11.0 ALL LOAD BEARING HEADERS & CONCEALED OR DROPPED BEAMS TO BE DESIGNED PER ENGINEER OR BUILDER.

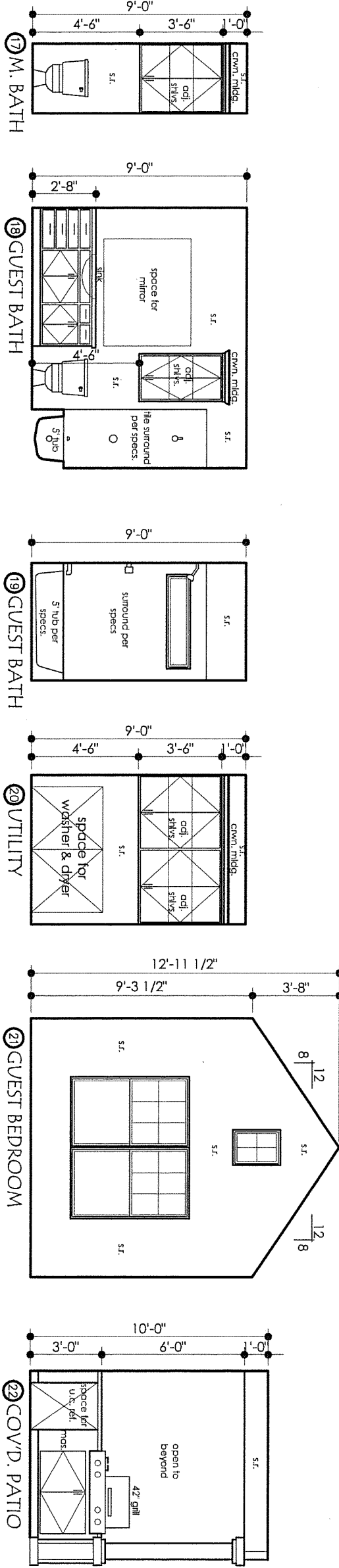
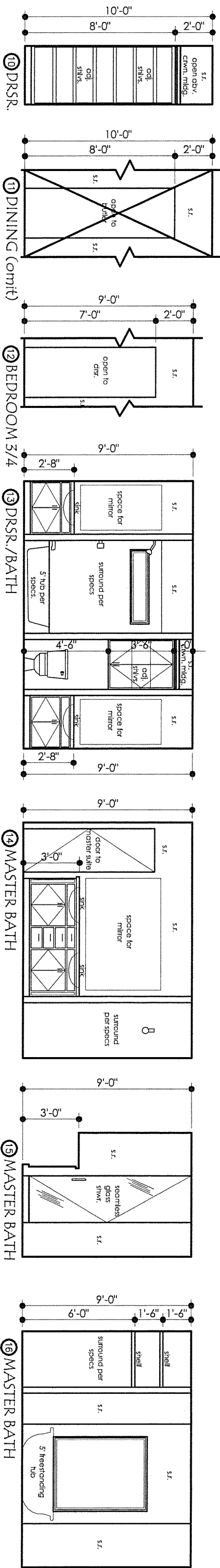
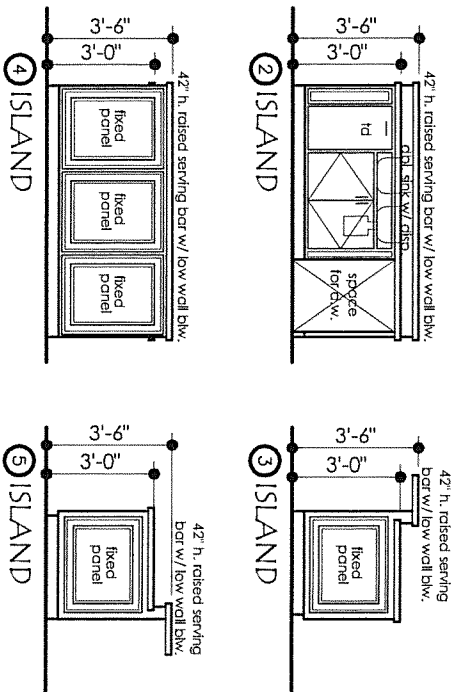
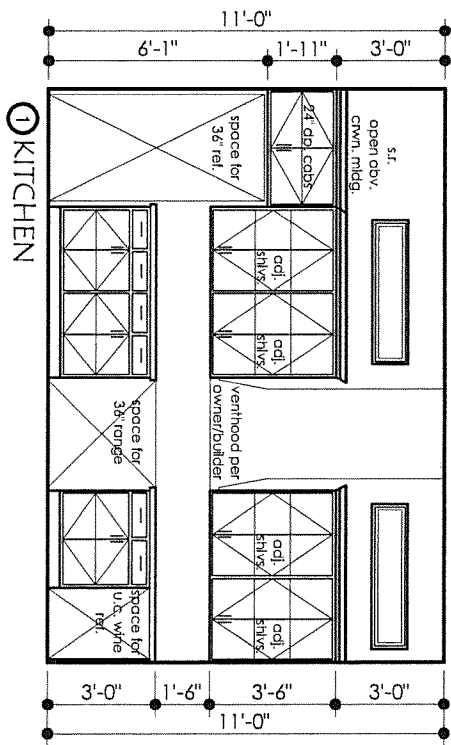


SCALE 1/8" = 1'-0"

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PROJECT:
Lopez Residence

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GENERAL INT. ELEV. NOTES

1.0 WIDTH DIMENSIONS ARE APPROXIMATE. MEASURE ON SITE FOR EXACT WIDTH OF CABINET AREAS.

2.0 STANDARD STILES BETWEEN DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT STILE PLACEMENT & WIDTH.

3.0 OWNER, INTERIOR DESIGNER OR BUILDER, VERIFY CABINETS AND CABINET STYLES WITH STANDARD DOORS & DRAWERS ARE SHOWN. CHECK WITH CONTRACTOR FOR EXACT DOOR & DRAWER PLACEMENT. FRONTS & HARDWARE SHELVES ARE SPACED EQUALLY UNLESS NOTED. ADJUSTABLE SHELVES IN ALL CABINET LOCATIONS, EXCEPT WHERE NOTED AS FIXED OR GIVEN A SPECIFIC HEIGHT.

4.0 LAVATORIES AND SINKS SHOWN ARE NOT ACTUAL FIXTURE. CHECK WITH BUILDER/DESIGNER/OWNER FOR ACTUAL FIXTURE STYLE AND SIZE.

5.0 APPLIANCE DIMENSIONS MAY VARY. CHECK WITH BUILDER FOR EXACT DIMENSIONS.

6.0 PROVIDE VENT HOLES AS REQUIRED FOR AIR CIRCULATION OF IN-CABINET COMPUTER EQUIPMENT.

7.0 PROVIDE 2" GROUNDWATER AT ALL KNEE SPACES OF DESKS FOR CORD & CABLE ACCESS TO PLUGS BELOW.

8.0 PROVIDE CROMMETS AS REQ'D. FOR CABLES AT ENTERTAINMENT CENTERS, MEDIA CENTERS & OR AUDIO/VIDEO CENTERS.

9.0 CABINET CONTRACTOR TO PROVIDE AND INSTALL END PANELS TO MATCH CABINET FACE DESIGNS. PROVIDE AT ALL END PANEL LOCATIONS AND AT ALL WALL FRONTS AT FIXED BAR LOCATIONS. PROVIDE MATCHING OR PER DESIGNER SELECTION BULKHEADS AS REQUIRED FOR STURDY TOP SUPPORT.

10.0 TOP & SPLASH MATERIAL AT ALL CABINETS TO BE AS PER SPECS.

11.0 CROWN MOLDING, INTERIOR WINDOW/DOOR TRIM, BASEBOARD & TILE SHOWN TO BE PER OWNER & OR INTERIOR DESIGNER.

12.0 SPECIALTY CABINETS, HARDWARE, AND/OR ACCESSORIES TO BE COORDINATED BETWEEN DESIGNER, OWNER & SUBCONTRACTOR AS REQUIRED.

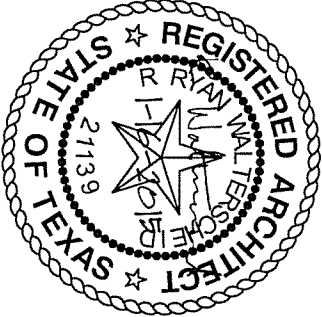
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date: 11.14.14

project #: 13096



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