

The grades shown on this plot plan for Lot 24, Block —, in Phase/Village —, Addition BRYKERWOODS G —, Section —, were based on a survey provided by All Points Surveying.

Area Description	Existing Sq Ft	New/Added Sq Ft	Building and Site Area
a.) 1st floor conditioned area	2054	883	2937
b.) 2nd floor conditioned area	883	0	883
c.) 3rd floor conditioned area	0	0	0
d.) Basement	403	0	403
e.) Covered Parking/Storage (garage or carport)	356	0	356
f.) Covered Patio, Deck, or Porch	71	0	71
g.) Balcony	2884	0	2884
h.) Cantilevered 2nd floor	316	0	316
i.) Total Building Coverage (exclude b, c, d, & g from total)	75	0	75
j.) Driveway	188	0	188
k.) Sidewalks	9	0	9
l.) Uncovered Wood Deck (count as 50%)	3472	0	3472
m.) A/C pads	0	0	0
n.) Foot Copping, Retaining Walls	428	0	428
o.) Pool	3806	0	3806
p.) Spa	0	0	0

Site Development Information	
9245	
Existing Building Coverage (sq ft):	0
Proposed Building Coverage (sq ft):	3303
Impervious Coverage Information	
Existing Impervious Coverage (sq ft):	0
Proposed Impervious Coverage (sq ft):	3806

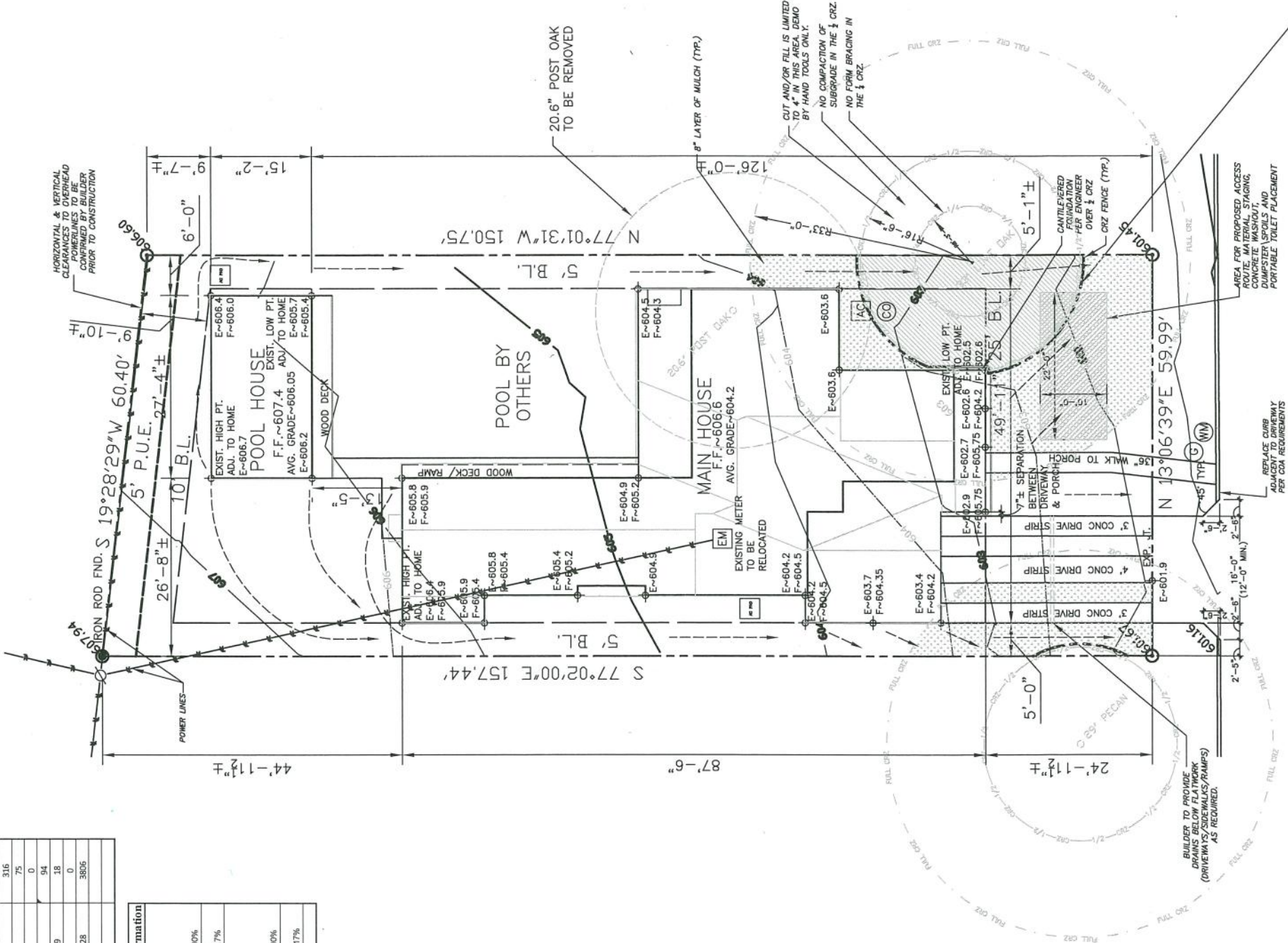
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY LINE
- 1/2 CRZ FENCE
- EXISTING A/C UNIT
- ELEC. METER
- CLEANOUT
- GAS METER
- WATER METER
- IRON ROD FND.
- UTILITY POLE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY ESMT.

BUILDER TO COORDINATE
RELOCATION OF EXISTING
UTILITIES AS REQUIRED

SCALE: 1"=20'

TYPE "A" DRAINAGE



3205 FUNSTON STREET
SITE PLAN

192293	
REVISIONS	
DATE	SUB/INT DESC
8/27/20	00 KM PLOT

NEIGHBORHOOD
PLANNING AREA:
WINDSOR ROAD

PLAN: CUSTOM
ADDRESS: 3205 FUNSTON ST
LOT: 24
BLOCK: —

SCALE: 1" = 20'



OCT 27 2020

HAYES BUILDERS LLC

DANZE & DAVIS
ARCHITECTS, INC.

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SCALE: 1"=20'

UTILITY LEGEND

- UTILITY LINE
- AC EXISTING A/C UNIT
 - EM ELEC. METER
 - CO CLEANOUT
 - G GAS METER
 - WM WATER METER

UTILITIES SHOWN ARE FOR TREE PRESERVATION PURPOSES ONLY. REFER TO COA GUIDELINES FOR UTILITY PLACEMENT, SPACING & DEPTH & ALL OTHER UTILITY REQUIREMENTS

HORIZONTAL & VERTICAL CLEARANCES TO OVERHEAD UTILITIES TO BE MAINTAINED BY BUILDER PRIOR TO CONSTRUCTION

TREE LIST	
SIZE & SPECIES	
20.6"	POST OAK
29"	PECAN
33"	LIVE OAK

EXISTING AND NEW IMPACT ZONES, NOT TO EXCEED 50%



TREES TO BE REMOVED



BUILDER TO COORDINATE RELOCATION OF EXISTING UTILITIES AS REQUIRED

20.6" POST OAK TO BE REMOVED

29" PECAN

2642.1 S.F.

IMPACT ZONE: 176.5 S.F.

= 6.68%

BUILDER TO COORDINATE RELOCATION OF EXISTING UTILITIES AS REQUIRED

MAIN HOUSE

EXISTING METER TO BE RELOCATED

20.6" POST OAK

33" LIVE OAK

3421.2 S.F.

IMPACT ZONE: 623.95 S.F.

= 18.24%

3205 FUNSTON STREET
TREE PRESERVATION PLAN

192293			
REVISIONS			
DATE	SUBINT	DESC	
8/27/20	00	KM PLOT	

NEIGHBORHOOD
PLANNING AREA:
WINDSOR ROAD

SCALE: 1" = 20'

PLAN: CUSTOM
ADDRESS: 3205 FUNSTON STREET
LOT: 24
BLOCK: —

OCT 27 2020



DANZE & DAVIS
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12213
STATE OF TEXAS
REGISTERED ARCHITECT
DONOVAN R. DAVIS

HAYES BUILDERS LLC

192293

REVISIONS

DATE

SUBINT

DESC

8/27/20

00

KM PLOT

192293

REVISIONS

DATE

SUBINT

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KM PLOT

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SUBINT

DESC

8/27/20

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KM PLOT

192293

REVISIONS

DATE

SUBINT

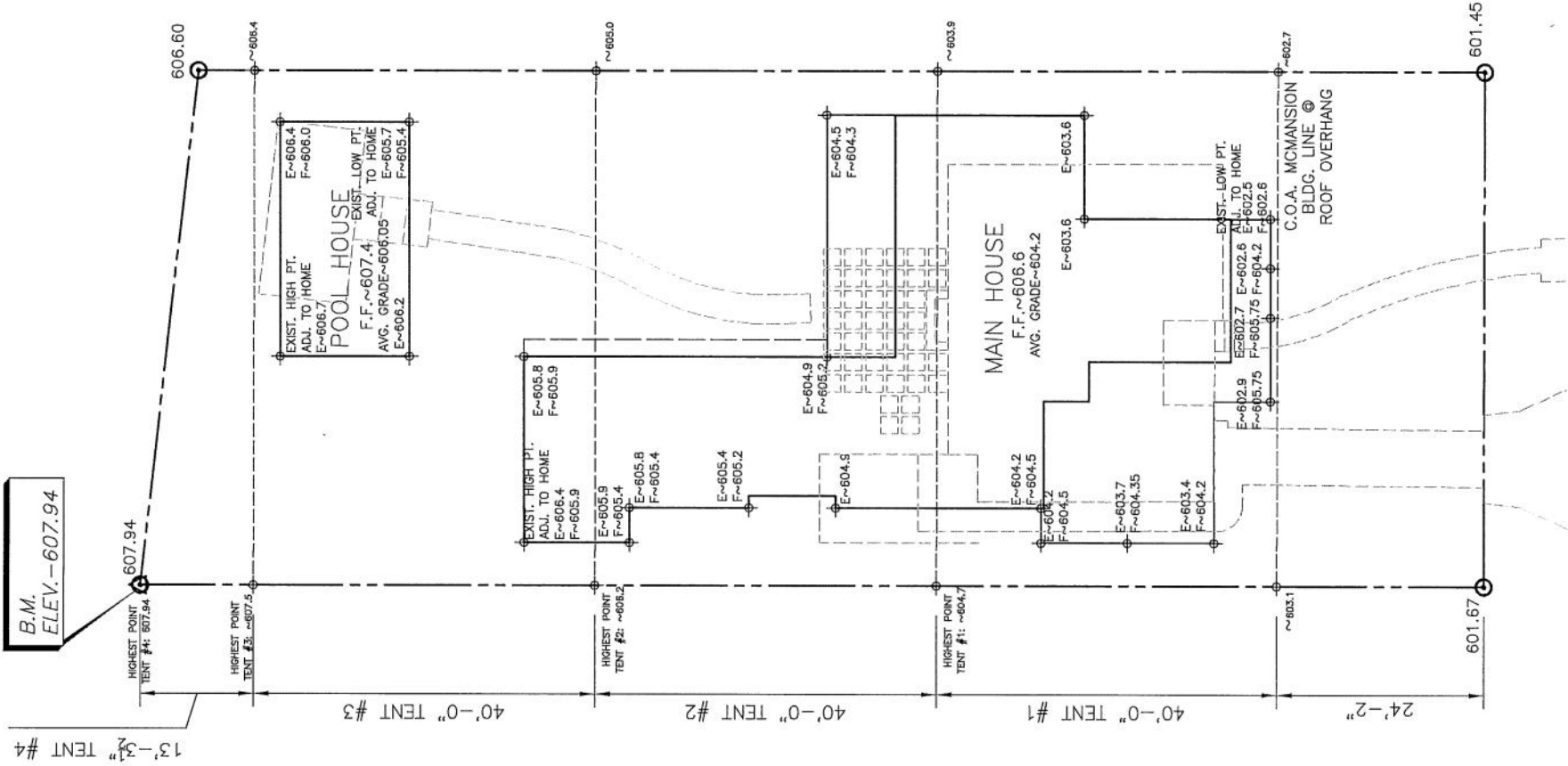
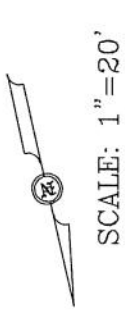
DESC

8/27/20

00

KM PLOT

The grades shown on this plot plan for Lot 24, Block —, in Addition BRYKERWOODS G, Section —, Phase/Village —, were based on a survey provided by All Points Surveying.



AVERAGE BUILDING HEIGHT BASED ON LOWER OF NATURAL OR FINISHED GRADE
E=EXISTING/NATURAL GRADE

MAIN HOUSE:
F~605.9 (HIGH POINT)
+ E~602.5 (LOW POINT)
1208.4 ÷ 2 = 604.2 AVG. GRADE

POOL HOUSE:
E~606.7 (HIGH POINT)
+ F~605.4 (LOW POINT)
1212.1 ÷ 2 = 606.05 AVG. GRADE

----- EXISTING STRUCTURES & CONCRETE TO BE REMOVED



SEP 02 2020

3205 FUNSTON STREET
SETBACK PLANE EXHIBIT

192293		
REVISIONS		
DATE	SUB/INT	DESC
8/27/20	00	KM PLOT

NEIGHBORHOOD
PLANNING AREA:
WINDSOR ROAD

SCALE: 1" = 20'

PLAN: CUSTOM
ADDRESS: 3205 FUNSTON ST
LOT: 24
BLOCK: —

HAYES BUILDERS LLC

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36" H MIN. GUARDRAIL IF DROP
— EXCEEDS 30" WITHIN 36"
HORIZONTALLY. GUARDRAIL
SPACING TO NOT ALLOW
PASSAGE OF 4" DIA. SPHERE
AS REQ'D. PER CODE



36"H MIN. GUARDRAIL IF DROP
EXCEEDS 30" WITHIN 36"
HORIZONTALLY. GUARDRAIL
SPACING TO NOT ALLOW
PASSAGE OF 4" DIA. SPHERE
AS REQ'D. PER CODE



NOTE: INSTALL STUCCO
EXPANSION/CONTRACTION JOINTS
PER MANUFACTURER'S
RECOMMENDATIONS AND LOCAL
CODE REQUIREMENTS

NOTE: THE STUCCO JOINT SPACING SHOULD MEET THE FOLLOWING CRITERIA:

- NO LENGTH SHOULD BE GREATER THAN 10 FT. IN EITHER DIRECTION
- NO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATIONS
- NO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS
- NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL

NOTE: REFER TO CULTURED STONE MANUFACTURER'S SPECIFICATIONS FOR EXPANSION/CONTROL JOINTS TO BE PLACED IN CULTURED STONE- TYP.

ELEVATIONS

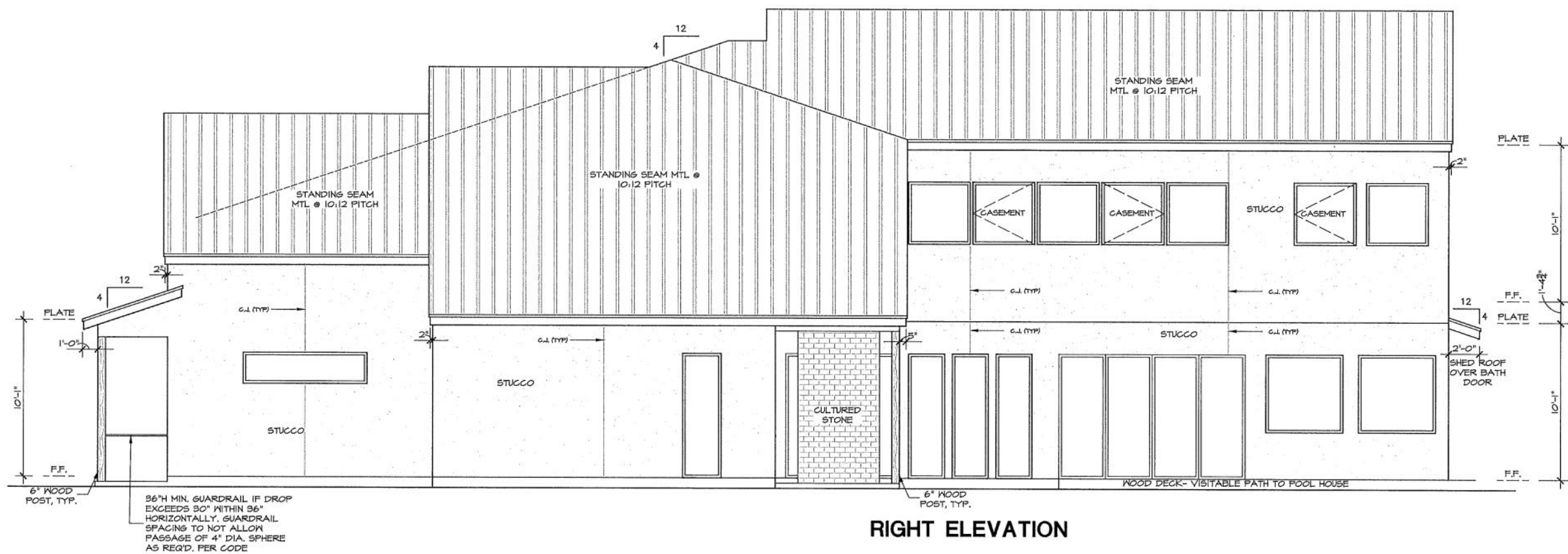
Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 22"x34"

**BOETTCHER
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AUSTIN, TEXAS 78703**

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CHECKED BY: JDC 8/31/20
REVISED: 8/27/2020
DATE: 8/19/2020

A-4



NOTE: INSTALL STUCCO EXPANSION/CONTRACTION JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODE REQUIREMENTS

NOTE: THE STUCCO JOINT SPACING SHOULD MEET THE FOLLOWING CRITERIA:

- NO LENGTH SHOULD BE GREATER THAN 10 FT. IN EITHER DIRECTION
- NO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATIONS
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- NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL

NOTE: REFER TO CULTURED STONE MANUFACTURER'S SPECIFICATIONS FOR EXPANSION/CONTRACTION JOINTS TO BE PLACED IN CULTURED STONE - TYP.

ELEVATIONS

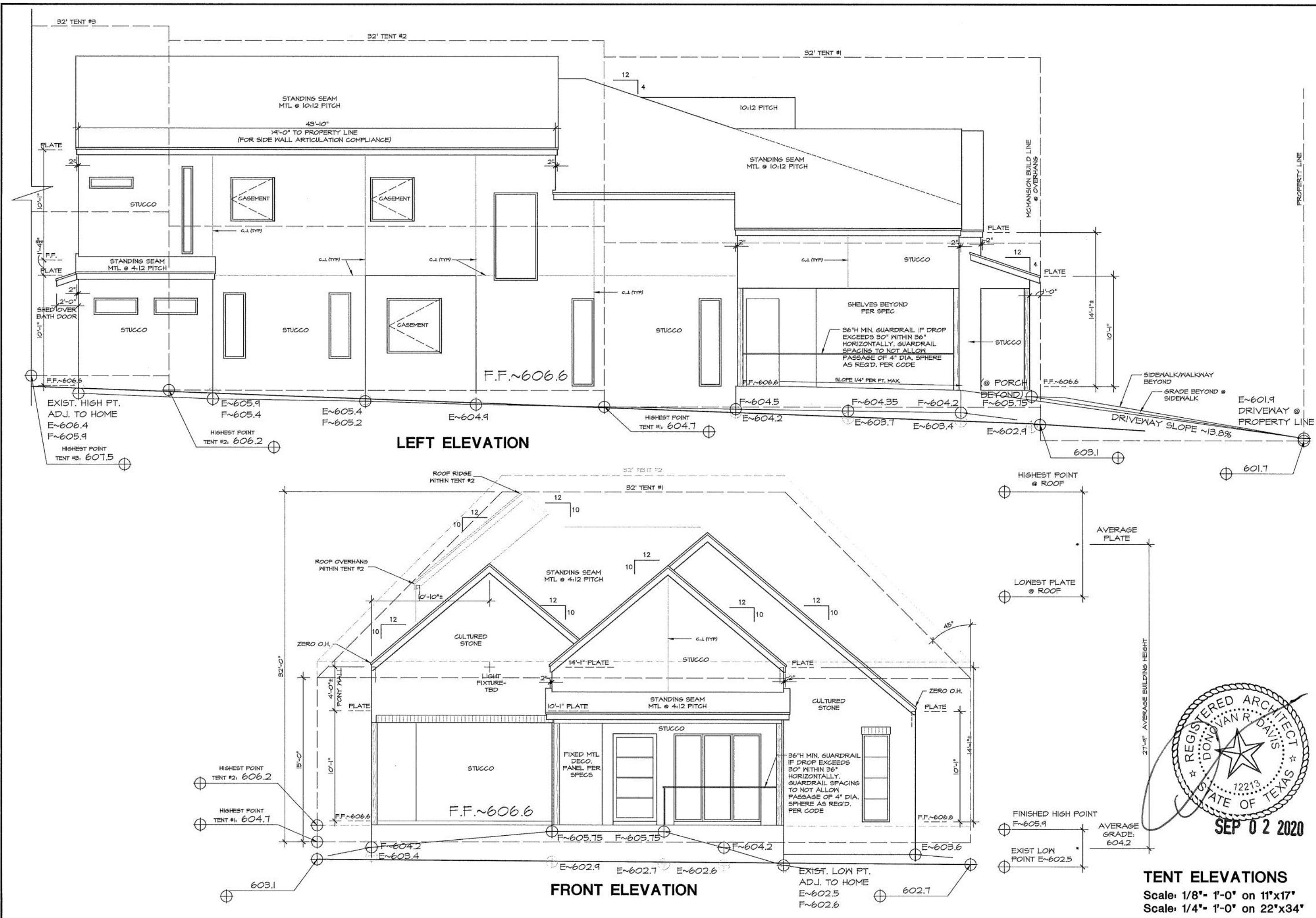
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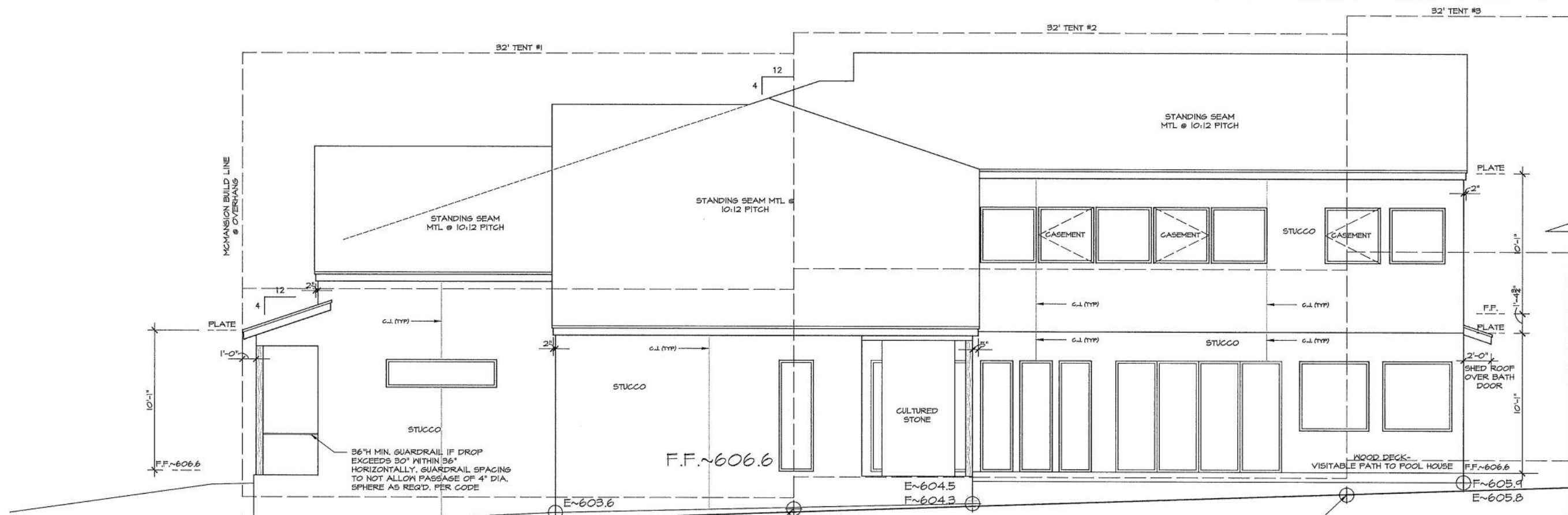
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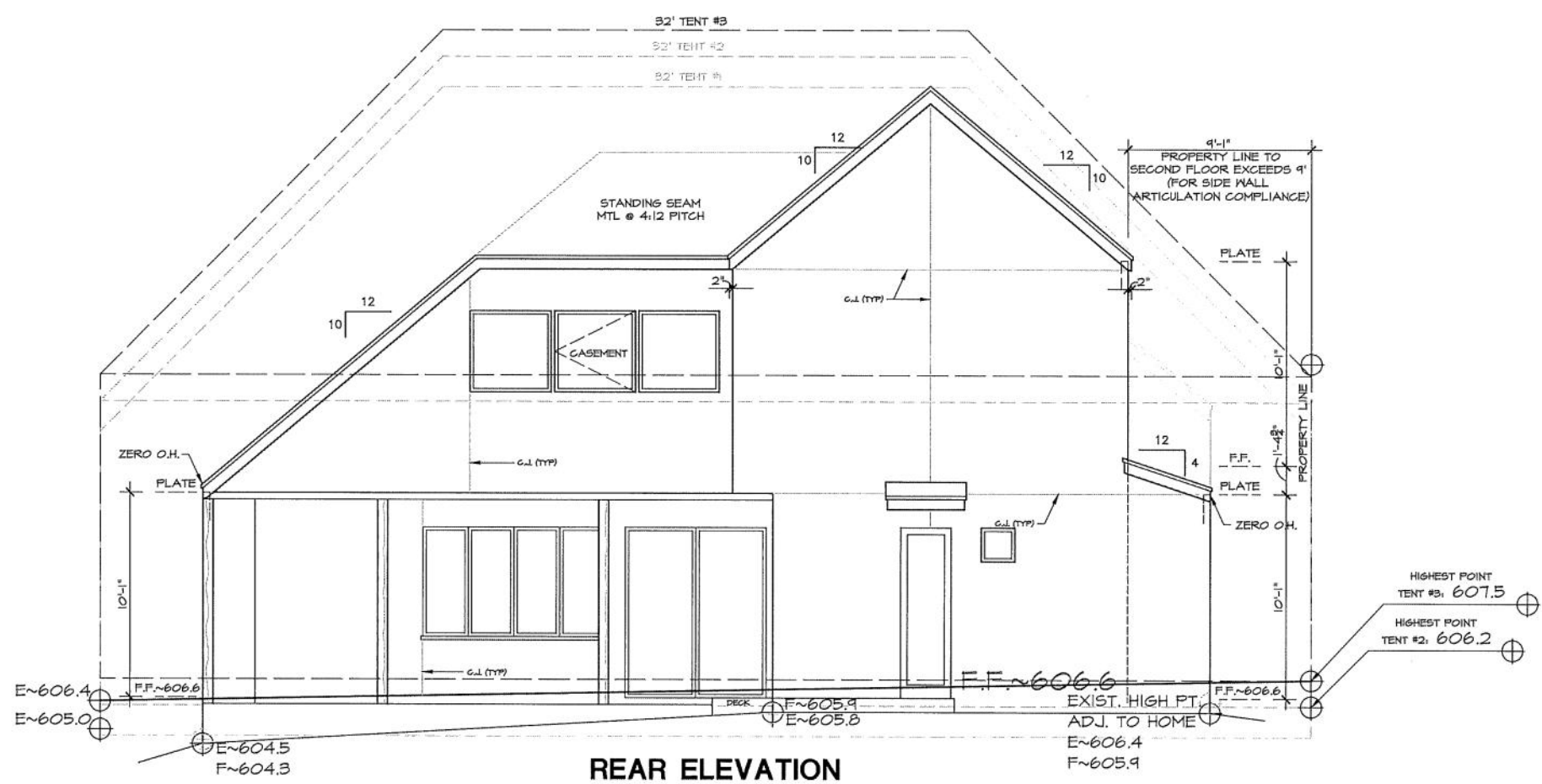
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RIGHT ELEVATION



REAR ELEVATION



SEP 02 2020

TENT ELEVATIONS
 Scale: 1/8" = 1'-0" on 11"x17"
 Scale: 1/4" = 1'-0" on 22"x34"

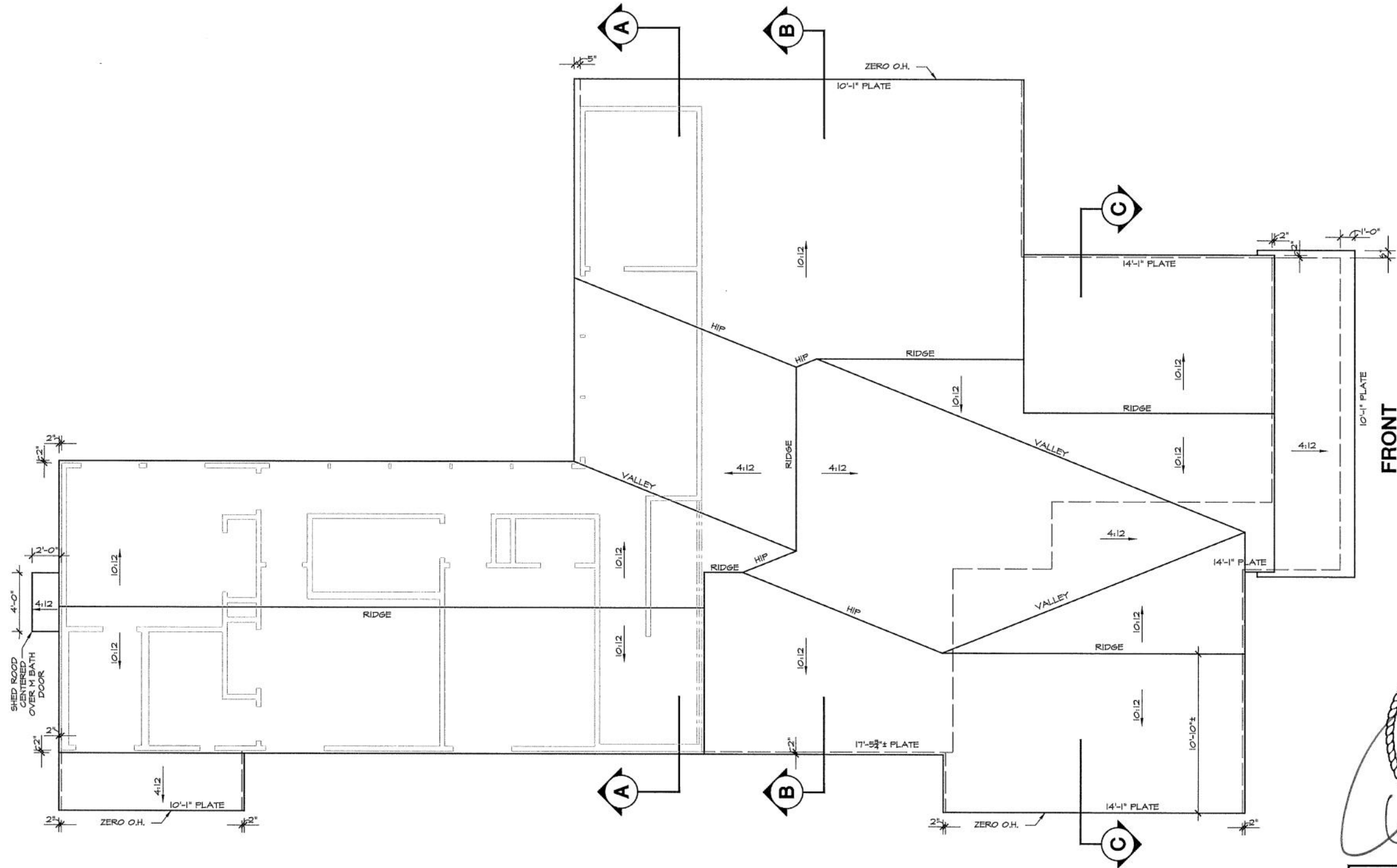
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OPEN CELL SPRAY FOAM INSULATION
PER SUPPLIER @ ALL ENCLOSED ATTIC
AREAS TO CREATE CONDITIONED ATTIC
SPACE WITH NO VENTILATION
REQUIREMENTS

SEE DETAIL SHEET FOR GENERAL
MECHANICAL SYSTEM REQUIREMENTS

ENGINEERED FRAMING & WIND BRACING
PLANS TO BE PROVIDED BY OTHERS

ROOF LAYOUT

Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 22"x34"

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ROOF AREAS OF 800 SQ. FT. OR LARGER REQUIRE SOLAR READY ZONES.

EXCEPTIONS

BUILDINGS LESS THAN 800 SQ. FT. OF ROOF AREA ARE EXEMPT.

A BUILDING WITH A SOLAR READY ZONE THAT IS SHADED BY TREES OR ADJACENT STRUCTURES FOR MORE THAN 50% OF ANNUAL DAYLIGHT HOURS.

ROOF AREA = 3000.9 S.F.

NOTE:

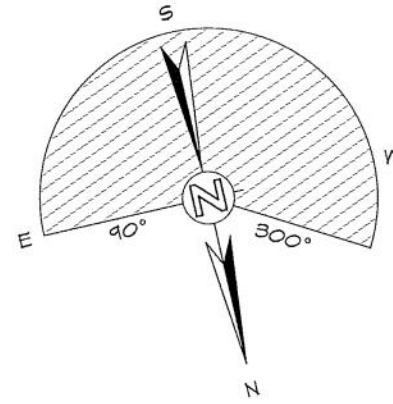
SOLAR-READY ZONES MUST BE FREE FROM AND NOT SHADED BY OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, PARAPETS AND ROOF-MOUNTED EQUIPMENT.

ONE OR TWO SOLAR-READY ZONES OF NOT LESS THAN 240 SQ.FT. PER DWELLING IS REQUIRED WITH AT LEAST ONE OF THE ZONES NOT LESS THAN 100 SQ.FT. THE SOLAR-READY ZONE MUST NOT BE LESS THAN 6 FEET ON A SIDE.

STANDARD SOLAR PANEL USED FOR SIZE & SPACING.

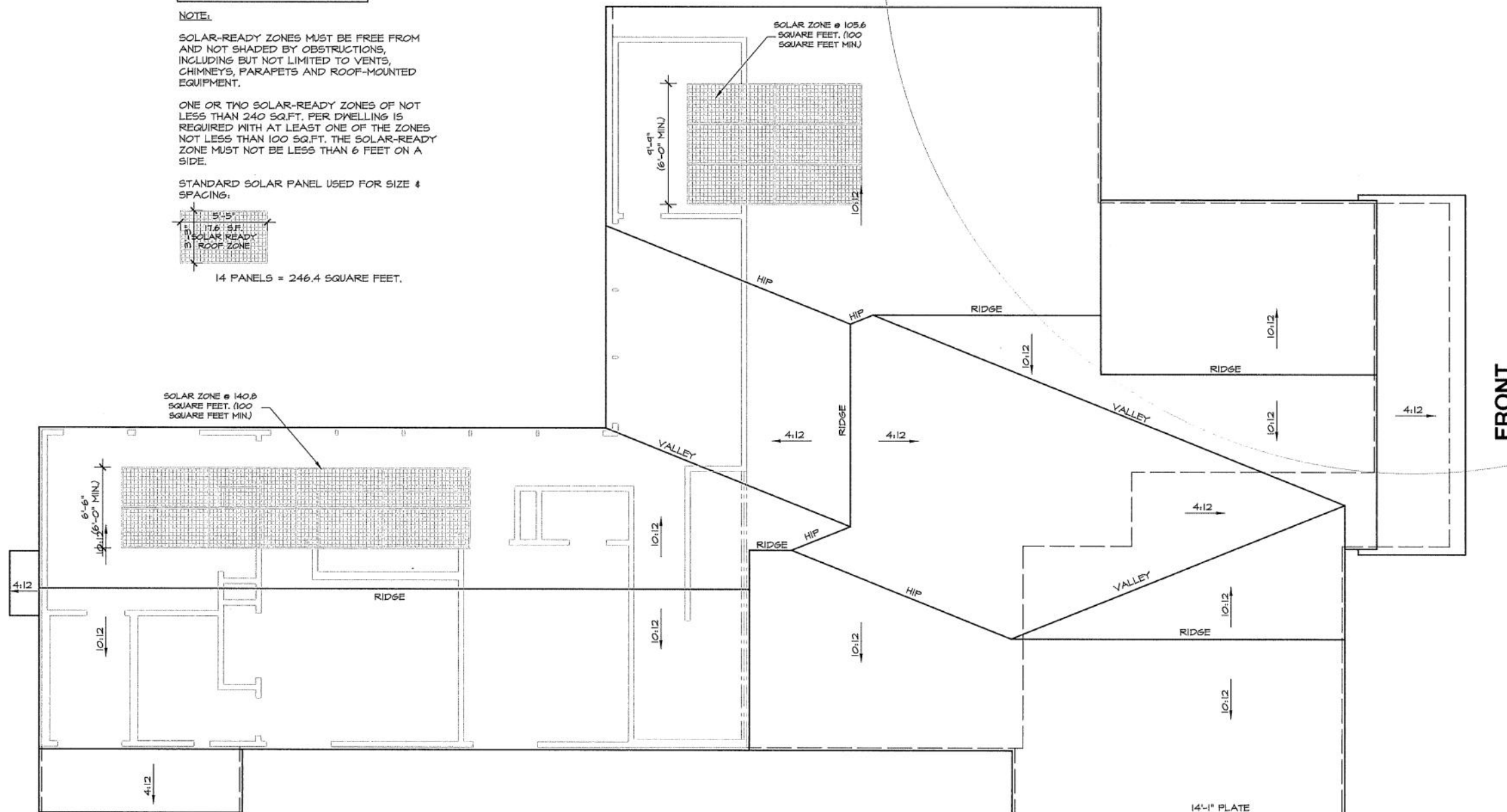


14 PANELS = 246.4 SQUARE FEET.



FIELD VERIFY 33" LIVE OAK TREE WILL NOT ENCROACH INTO ROOF SOLAR PANELS

EXCEPTIONS MAY APPLY (SEE EXCEPTIONS)



SOLAR READY ZONE ROOF PLAN

Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 22"x34"

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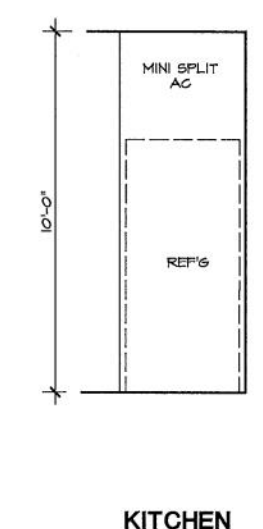
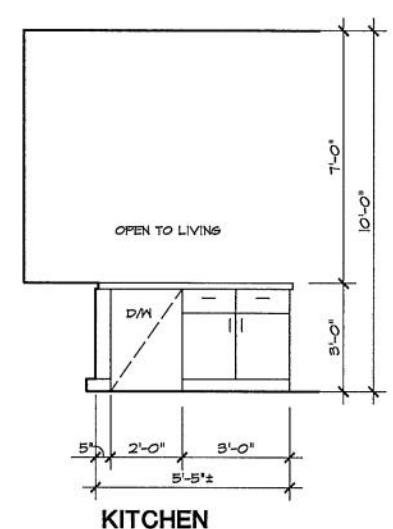
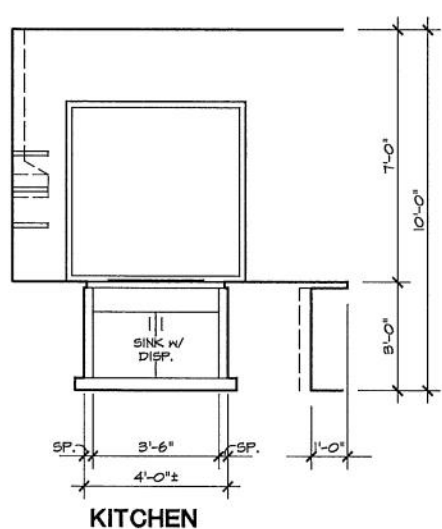
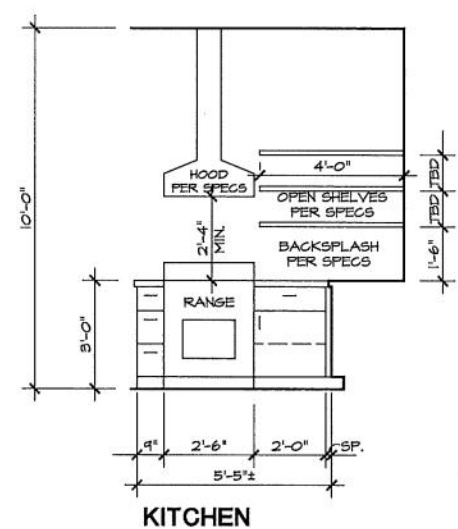
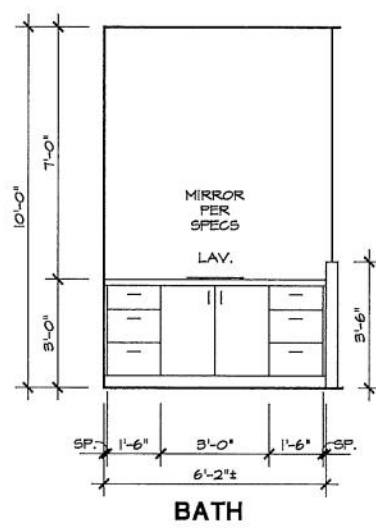
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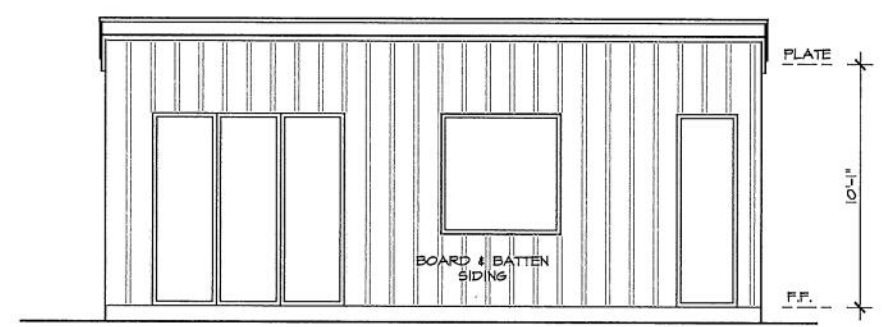
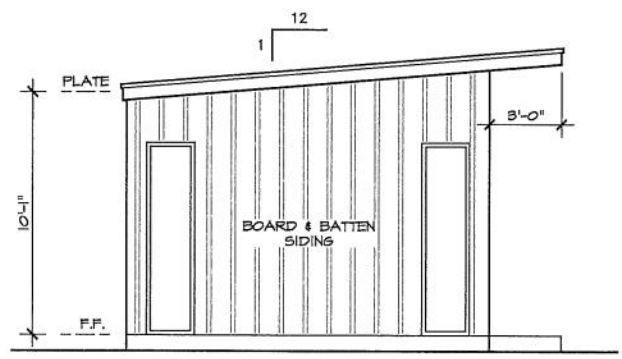
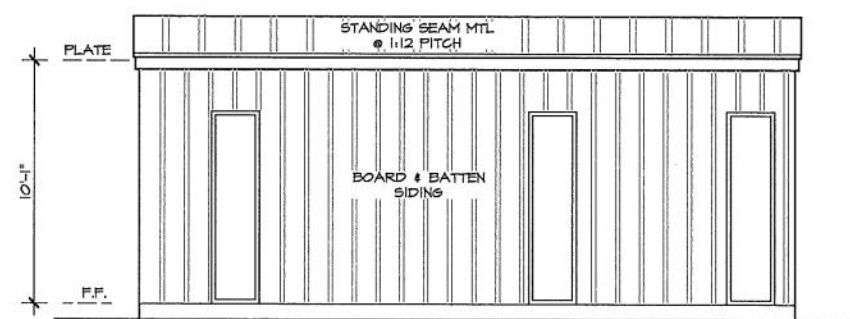
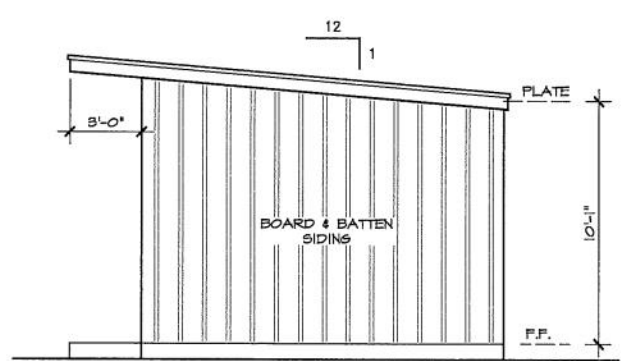
CABINET BLOCKING
(FLOOR TO BOTTOM OF BLOCK)

VANITY	29"
WALL (30")	54" & 80 1/2"
WALL (42")	54" & 92 1/2"
BASE	32"

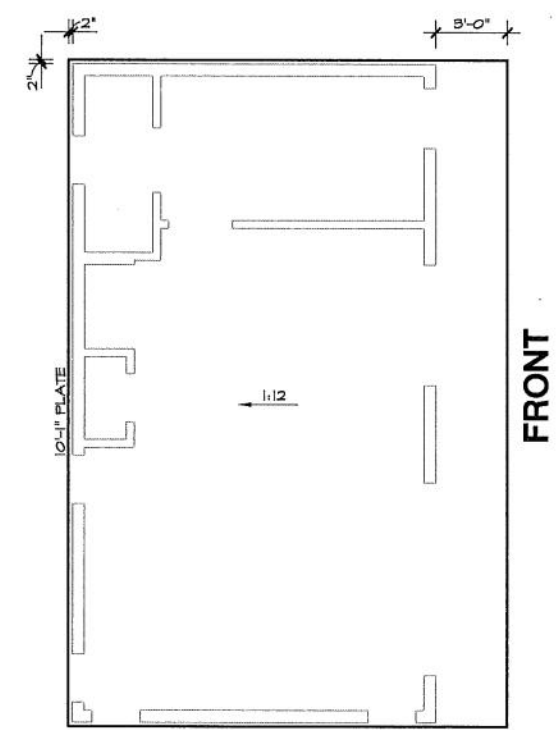
CONTRACTOR TO FIELD VERIFY ALL
CABINET DIMENSIONS PRIOR TO
FABRICATION.



CABINETS
Scale: 3/16" = 1'-0" on 11"x17"
Scale: 3/8" = 1'-0" on 22"x34"



ELEVATIONS
Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 22"x34"



ROOF LAYOUT
Scale: 1/8" = 1'-0" on 11"x17"
Scale: 1/4" = 1'-0" on 22"x34"

OPEN CELL SPRAY FOAM INSULATION
PER SUPPLIER @ ALL ENCLOSED ATTIC
AREAS TO CREATE CONDITIONED ATTIC
SPACE WITH NO VENTILATION
REQUIREMENTS

SEE DETAIL SHEET FOR GENERAL
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ENGINEERED FRAMING & WIND BRACING
PLANS TO BE PROVIDED BY OTHER



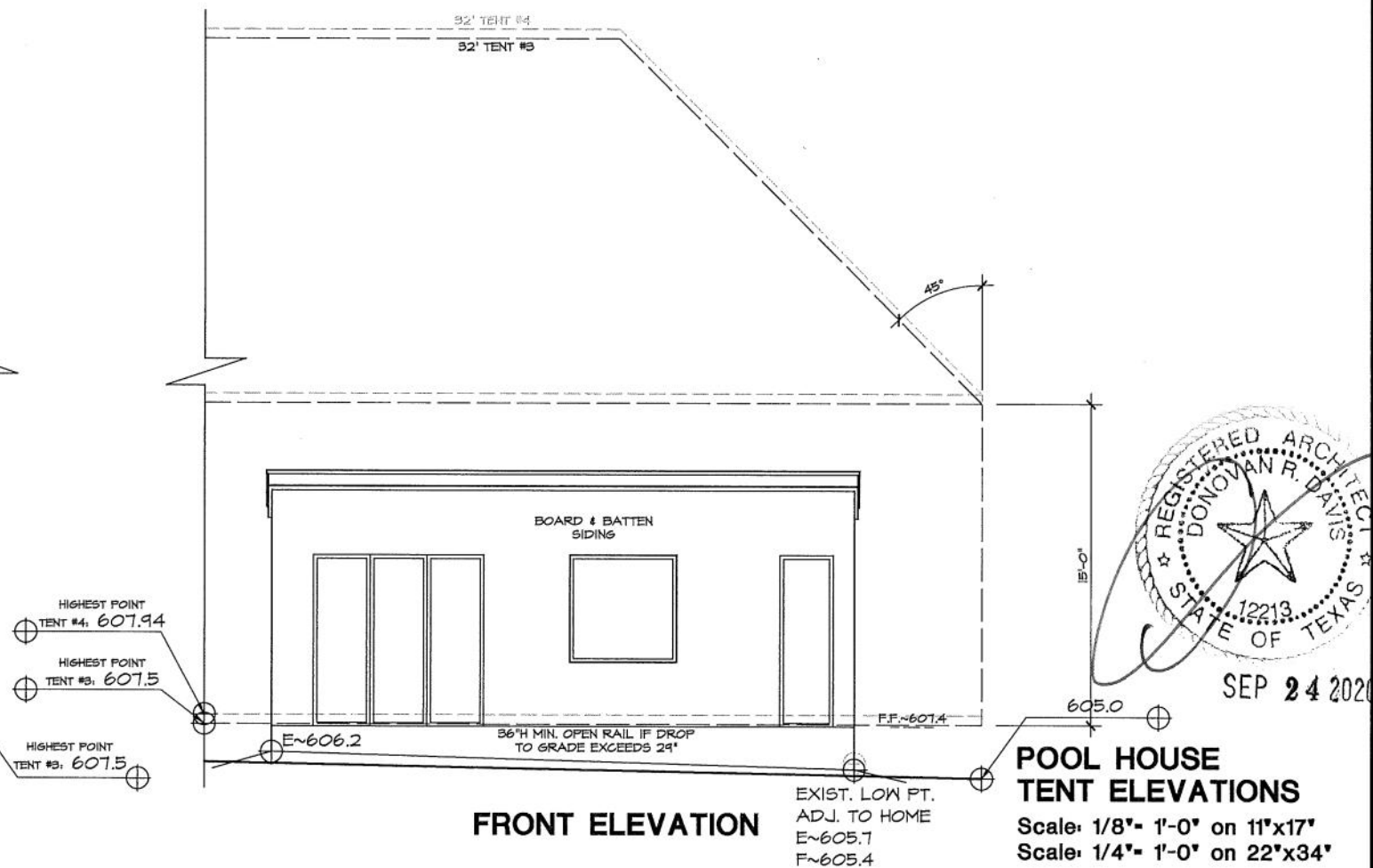
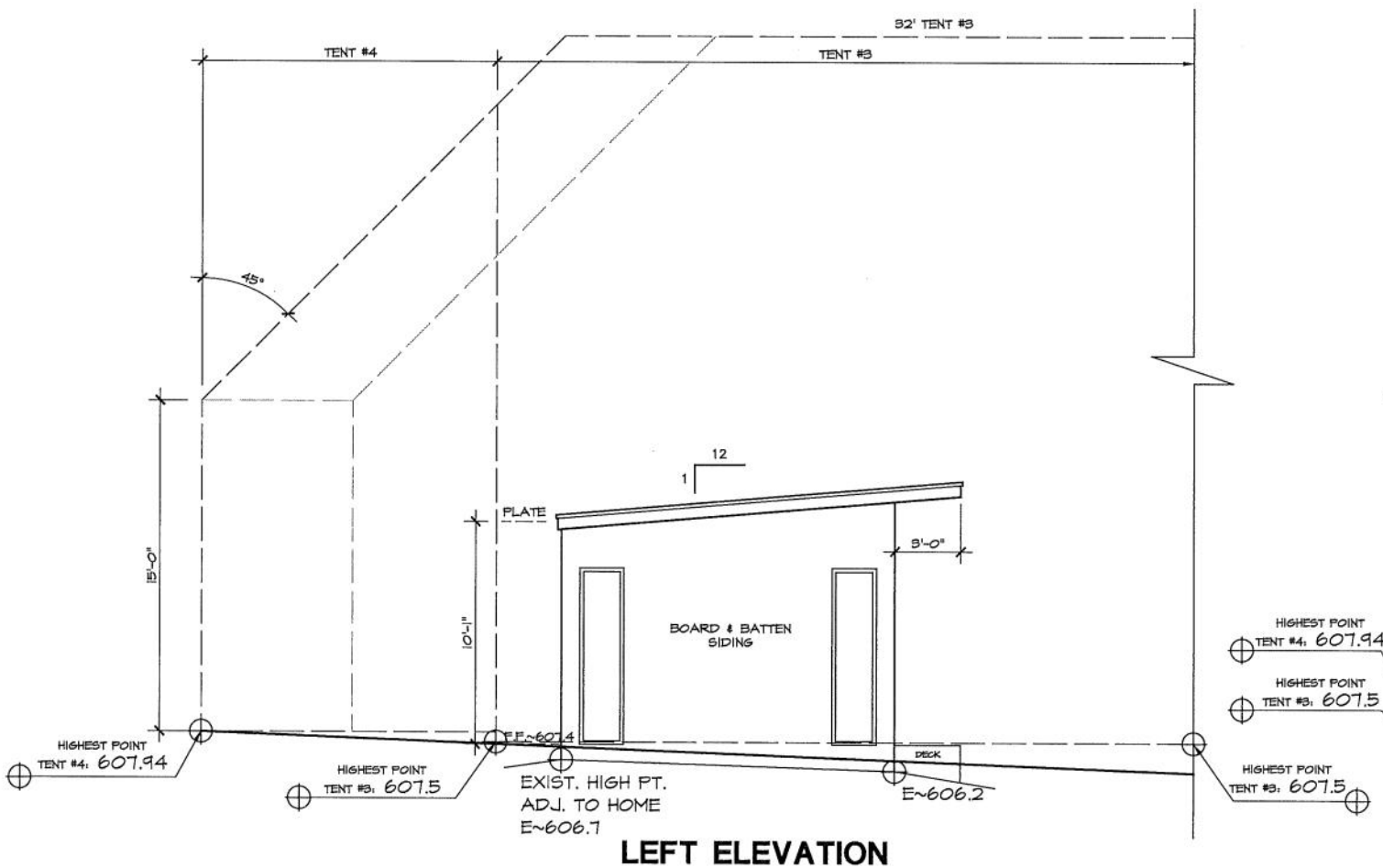
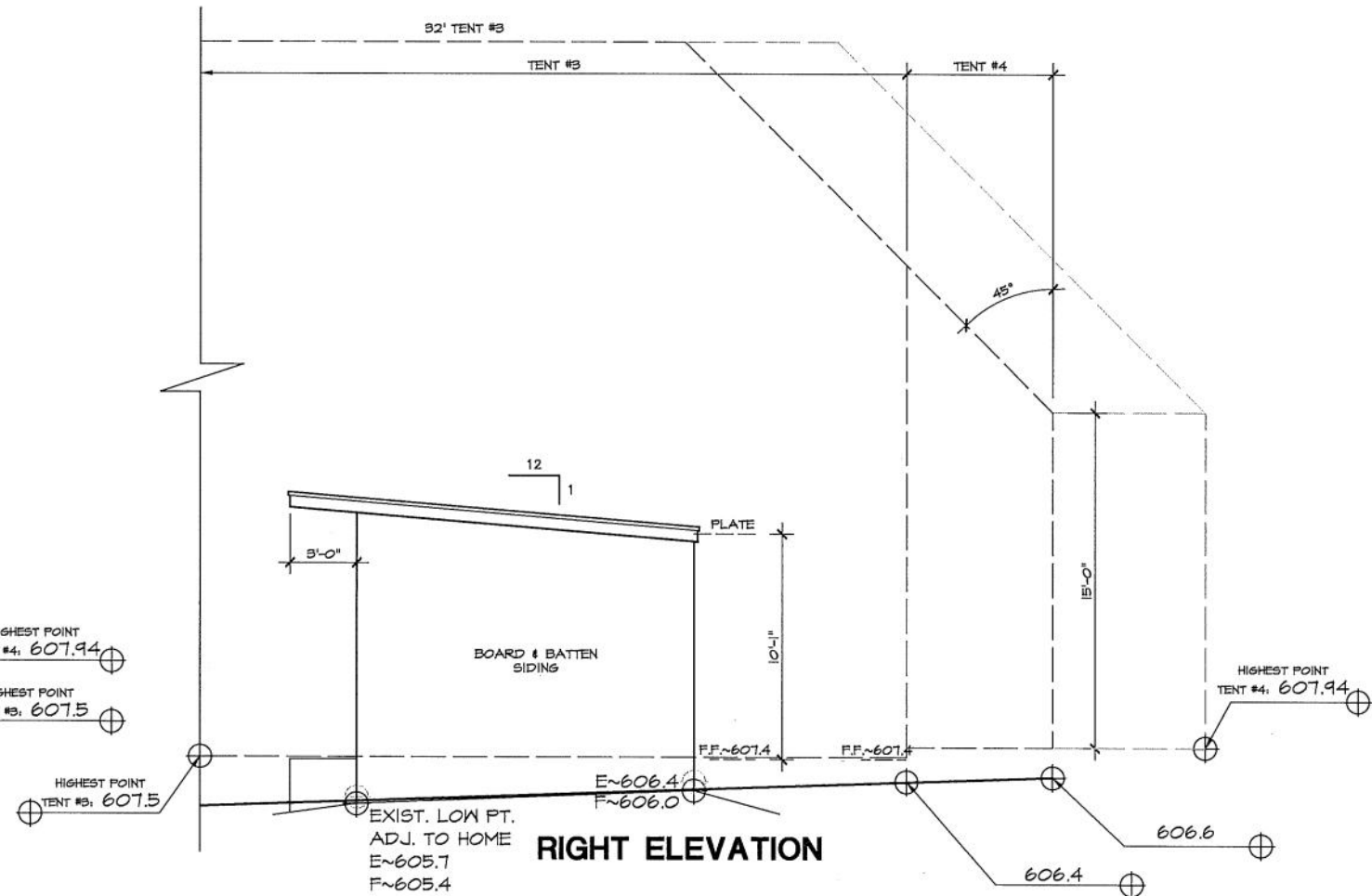
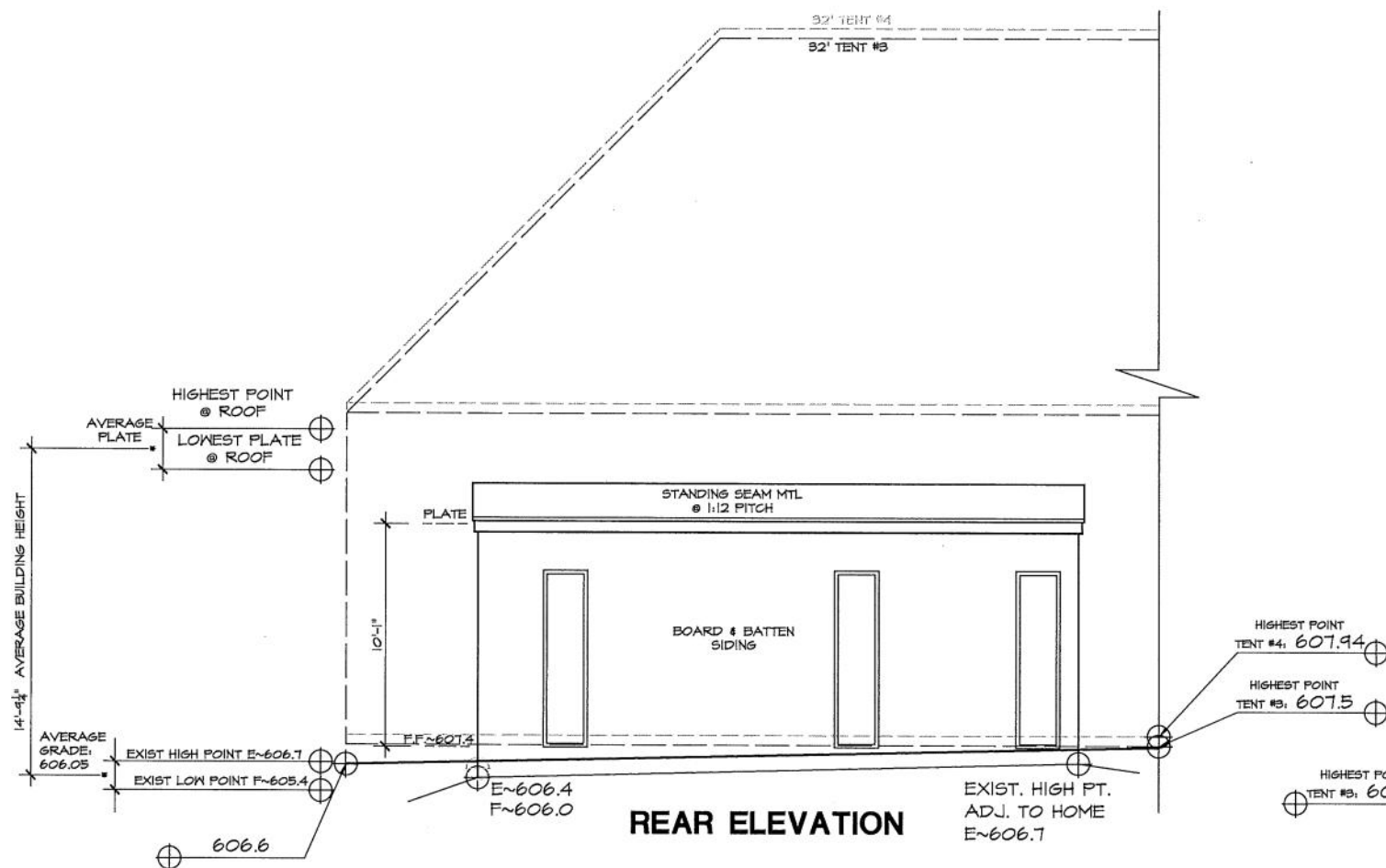
**POOL HOUSE
DETAILS**
Scale: AS NOTED

**BOETTCHER
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KCF 9/21/20
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