

SHEET/REVISION INDEX

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○ NO CHANGE									
⊗ SHEET REMOVED									
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2.4 - EXTERIOR ELEVATIONS	●								

DATE

JUNE 28 2021

PROJECT  
**SUMMIT VIEW  
RESIDENCE**

1718 SUMMIT VIEW  
AUSTIN, TEXAS 78703

CLIENT  
NEHA SEMPAT AND NISHANT PATEL

PROJECT DESIGNER  
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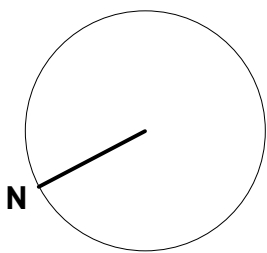
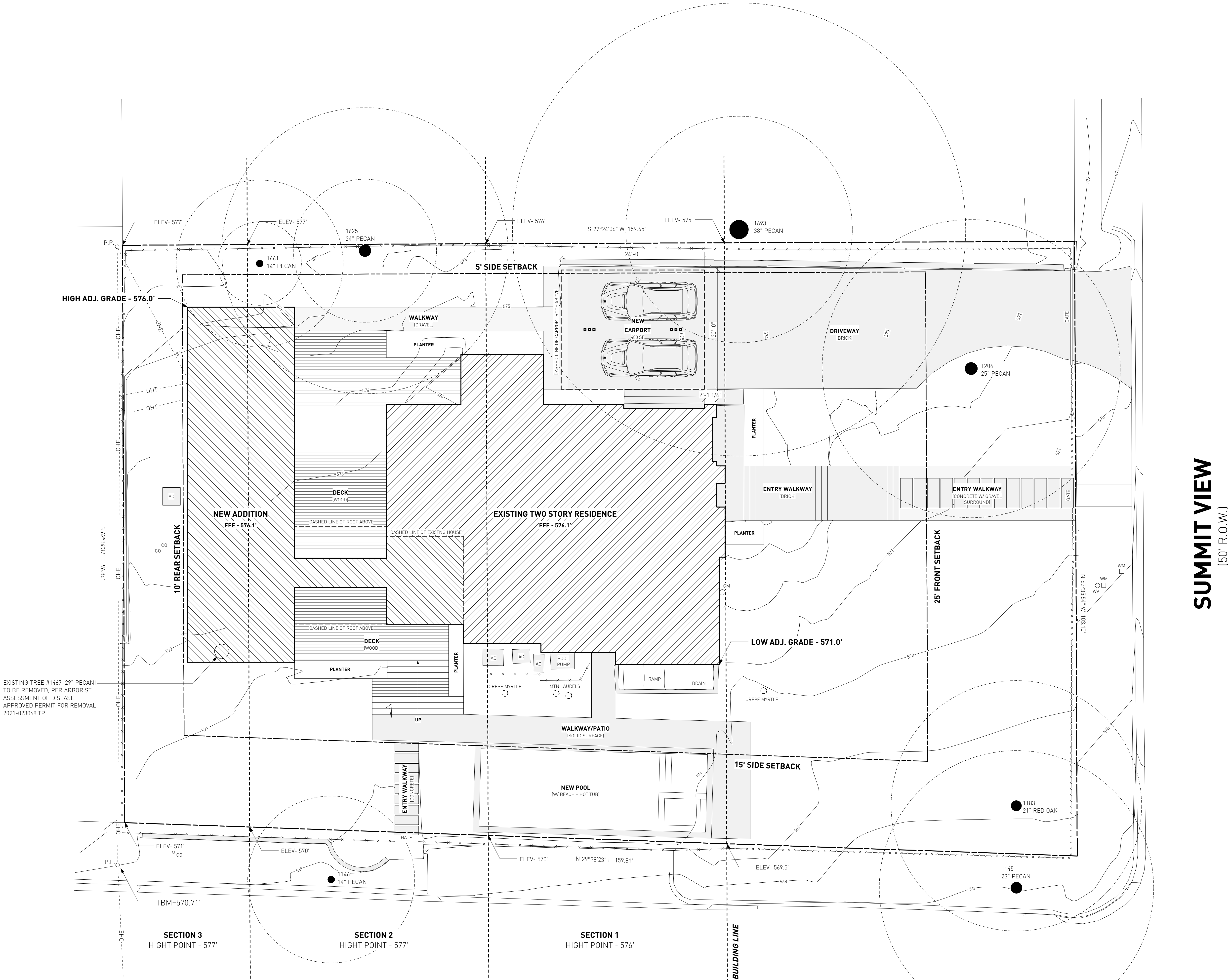
REVISIONS

TITLE SITE PLAN

DATE JUNE 28 2021

SHEET

AREA CALCULATIONS		
LOT	15,944 SF	
FIRST FLOOR EXISTING	2,190 SF	
FIRST FLOOR ADDITION (EXEMPT)	1,380 SF	
SECOND FLOOR EXISTING (EXEMPT)	1,102 SF	
SECOND FLOOR ADDITION (EXEMPT)	690 SF	
SECOND FLOOR BALCONY (EXEMPT)	311 SF	
BASEMENT EXISTING (EXEMPT)	413 SF	
DETACHED GARPORT	488 SF	
COVERED WOOD DECK	177 SF	
TOTAL BUILDING COVERAGE	4,177 SF	
TOTAL % (MAX ALLOW. 40%)	26.2%	
DRIVEWAY	1,180 SF	
AREAS OF CONCRETE/PAVERS	907 SF	
AC PADS	50 SF	
RETAINING WALLS	100 SF	
WOOD DECK/STEPS 10 50%	58 SF	
POOL COPING	186 SF	
POOL	500 SF	
TOTAL IMPERVIOUS COVER	7,048 SF	
TOTAL % (MAX ALLOW. 45%)	44.3%	
TOTAL FAR	6,270 SF	
TOTAL % (MAX ALLOW. 40%)	39.3%	



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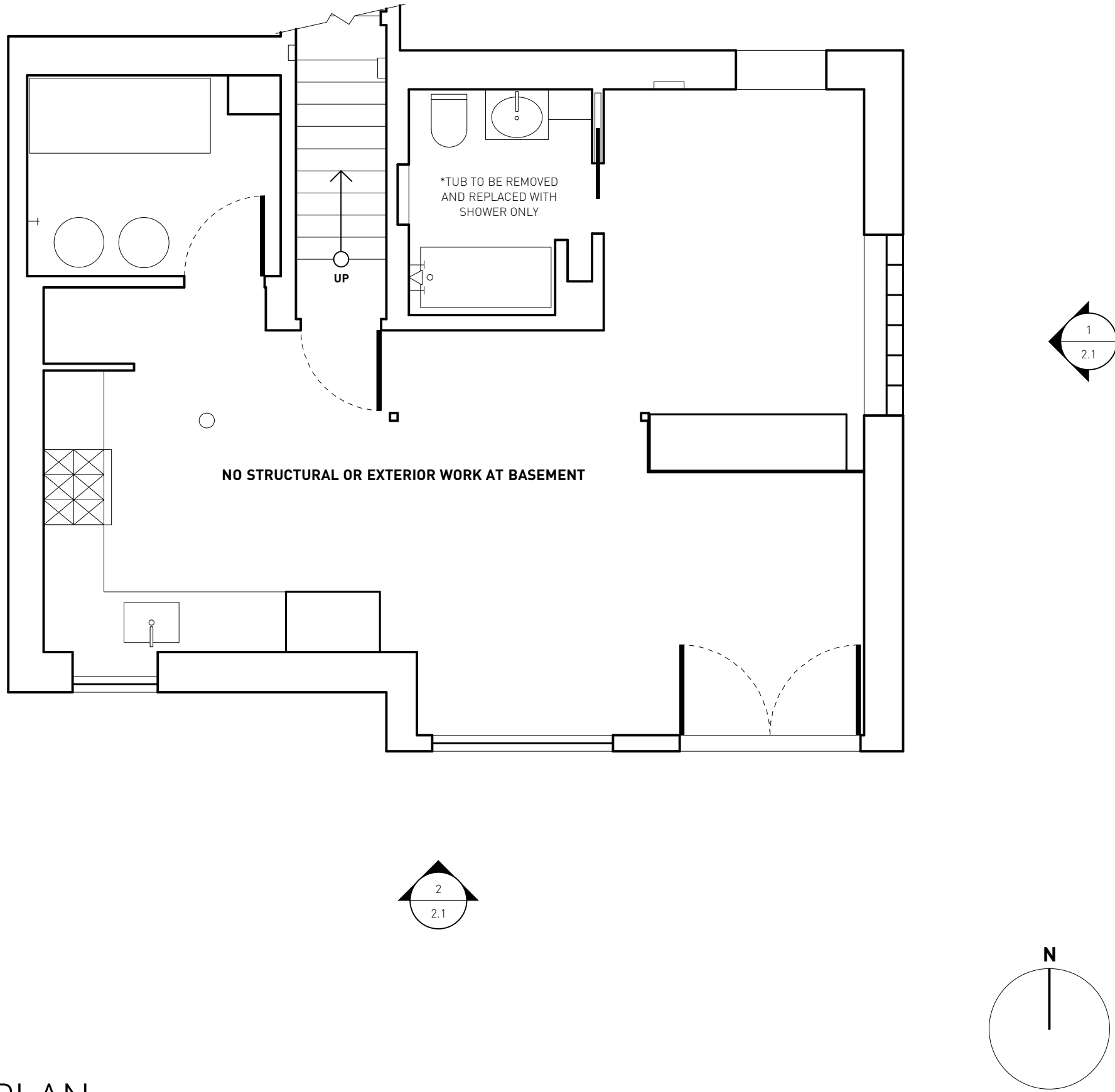
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REVISIONS

TITLE  
EXISTING BASEMENT PLAN

DATE  
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SHEET



1 EXISTING BASEMENT FLOOR PLAN  
1/4" = 1'-0"

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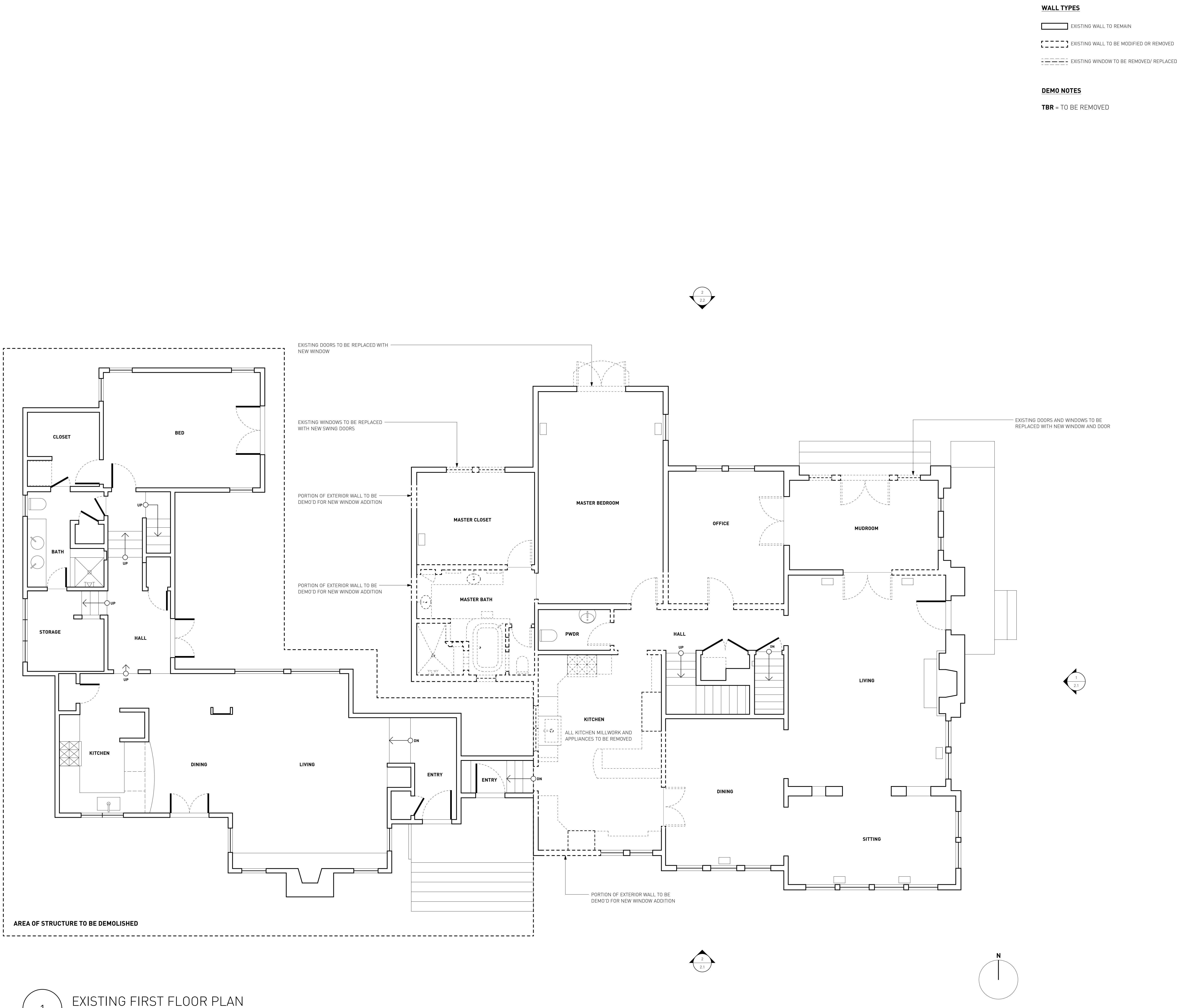
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REVISIONS

TITLE    EXISTING FIRST FLOOR PLAN

DATE                    JUNE 28 2021

SHEET



WALL TYPES

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE MODIFIED OR REMOVED
- EXISTING WINDOW TO BE REMOVED/ REPLACED

DEMO NOTES

TBR = TO BE REMOVED

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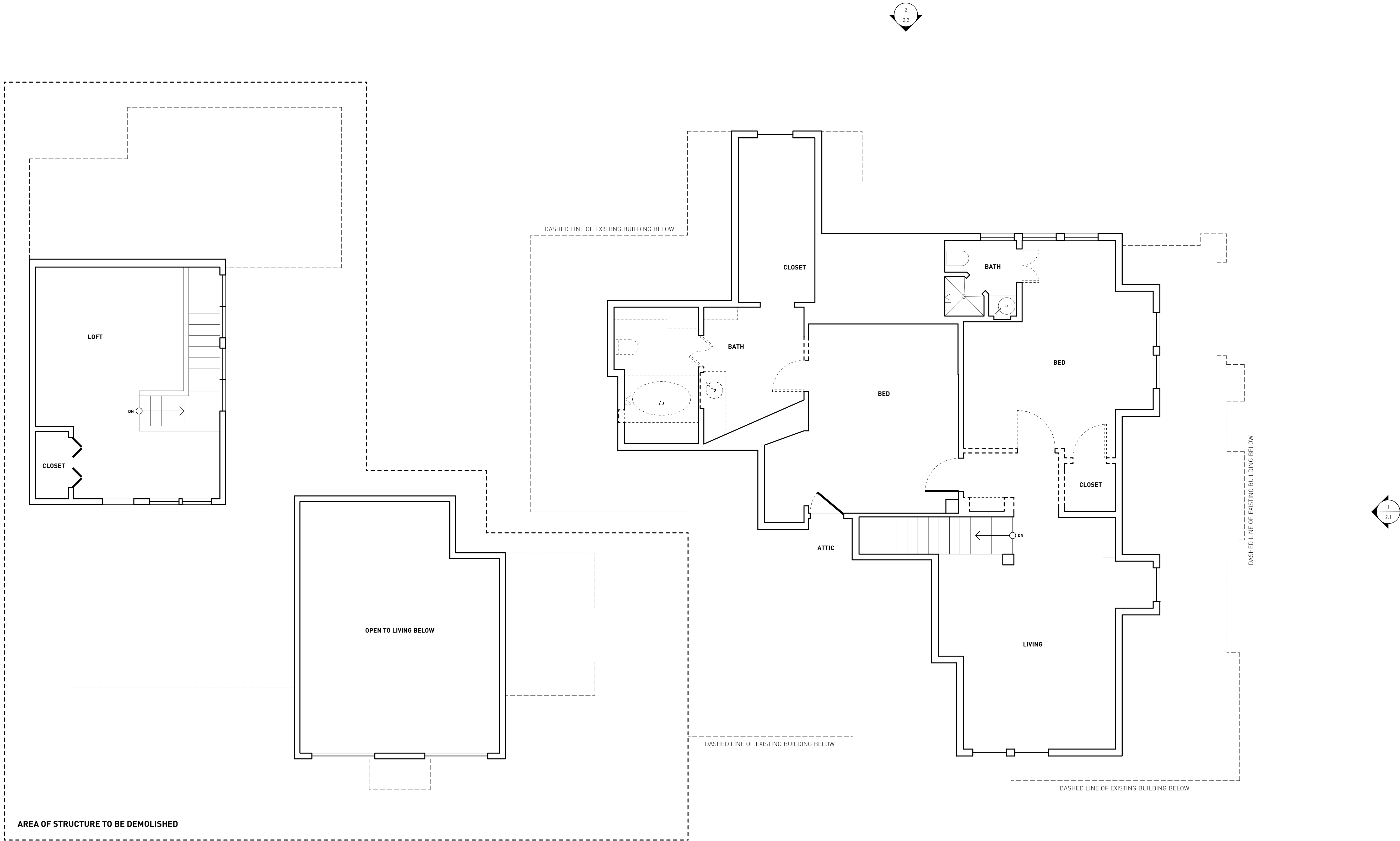
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TITLE EXISTING SECOND FLOOR PLAN

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1.4



1 EXISTING SECOND FLOOR PLAN  
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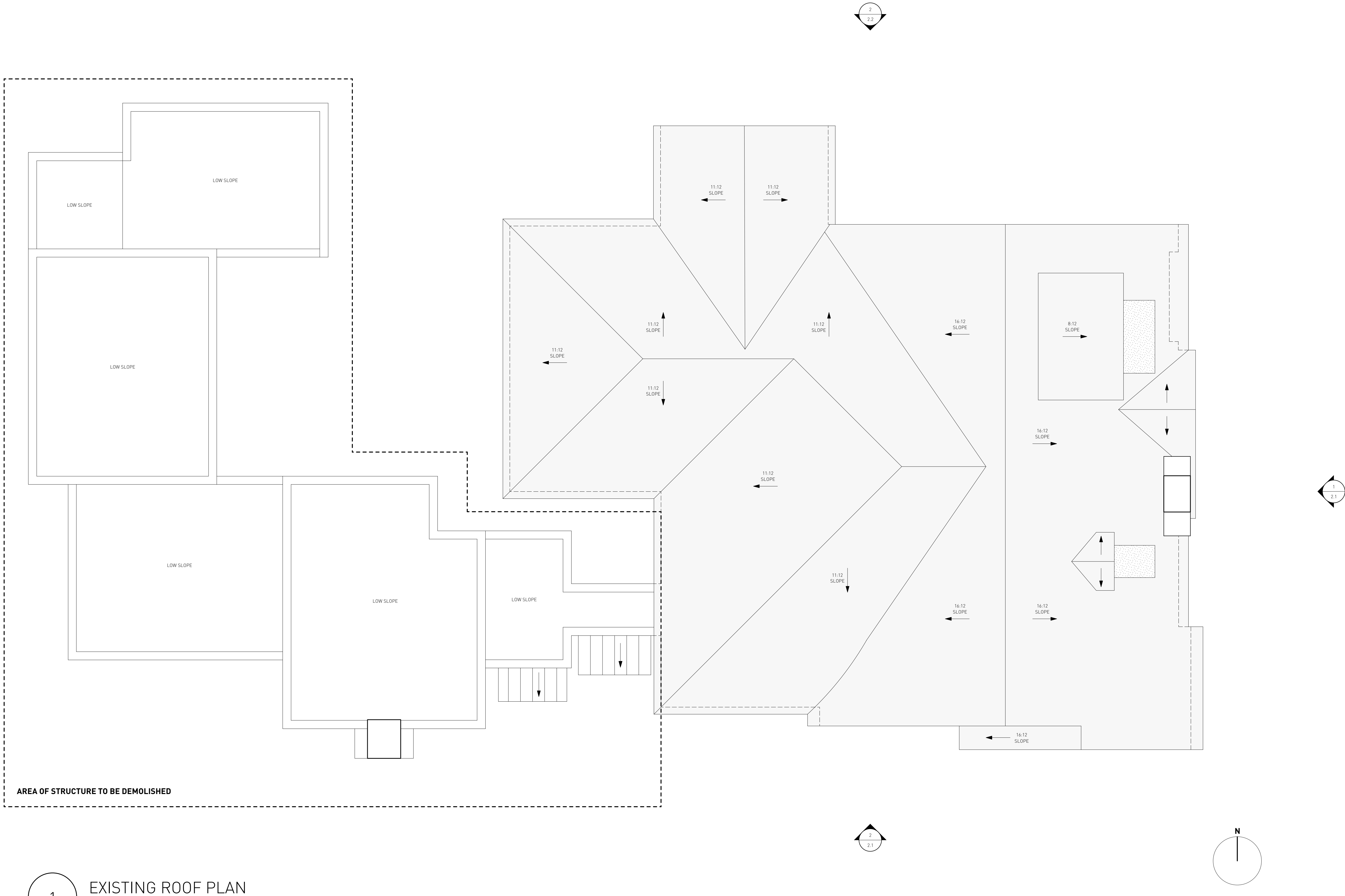
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TITLE	EXISTING ROOF PLAN
DATE	JUNE 28 2021
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TITLE FIRST FLOOR PLAN

DATE JUNE 28 2021

SHEET

- FLOOR PLAN GENERAL NOTES
1. ALL CONFLICTS/DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO PERFORMANCE OF WORK.
  2. DO NOT SCALE DRAWINGS UNDER ANY CIRCUMSTANCES. NOTIFY DESIGNER IF DISCREPANCY EXISTS OR MORE INFORMATION IS NEEDED.
  3. ALL WOOD FRAMING DIMENSIONS ARE TAKEN FROM FACE OF FRAMING, UNLESS NOTED OTHERWISE.
  4. ALL STEEL FRAMING DIMENSIONS ARE TAKEN FROM CENTER OR COLUMN OR BEAM, UNLESS NOTED OTHERWISE.
  5. CONTRACTOR TO CONFIRM SPECS AND DIMENSIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. NOTIFY DESIGNER IF DISCREPANCY EXISTS.
  6. ALL EXTERIOR AND INTERIOR WALLS ARE 2 x 4, UNLESS NOTED OTHERWISE.
  7. ALL SUBCONTRACTORS TO REVIEW ALL SHEETS, INCLUDING SHEETS NOT OBVIOUS TO THEIR SPECIFIC TRADE. NOTIFY DESIGNER IF ANY QUESTIONS ARISE.
  8. FLOOR AND ROOF TRUSS DIMENSIONS TO BE VERIFIED ON SITE AND BE SIZED TO ACTUAL FOUNDATION DIMENSIONS. DO NOT DETERMINE DIMENSIONS BASED ON THE PLANS ALONE.
  9. REFERENCE WALL SECTIONS FOR ALL VERTICAL DIMENSIONS.
  10. COORDINATE FLOOR AND WALL FRAMING WITH MECHANICAL, ELECTRICAL AND PLUMBING.
  11. INSTALL SOUNDPROOFING FIBERGLASS BATT INSULATION AT WALLS IN THICKNESS TO MATCH FRAMING SIZE AT ALL BEDROOMS AND BATHROOMS.

WALL TYPE	ABBREVIATIONS
NEW 2 x 4 STUD WALL	CL - CENTERLINE
EXISTING 2 x 4 STUD WALL	DS - DOWNSPOUT
	FD - FLOOR DRAIN
	HB - HOSE BIB
	TWH - TANKLESS WATER HEATER
	S5 - SAFETY GLAZING REQUIRED
	T - THERMOSTAT
	SP - SHADE POCKET
	FS - FLOOR SUPPLY
	RA - RETURN AIR
	TOS - TOP OF SLAB



1 FIRST FLOOR PLAN  
1/4" = 1'-0"

FIRST FLOOR - 3,520 SF  
SECOND FLOOR - 1,822 SF  
BASEMENT - 613 SF  
TOTAL - 5,955 SF

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REVISIONS

TITLE SECOND FLOOR PLAN

DATE JUNE 28 2021

SHEET

FLOOR PLAN GENERAL NOTES

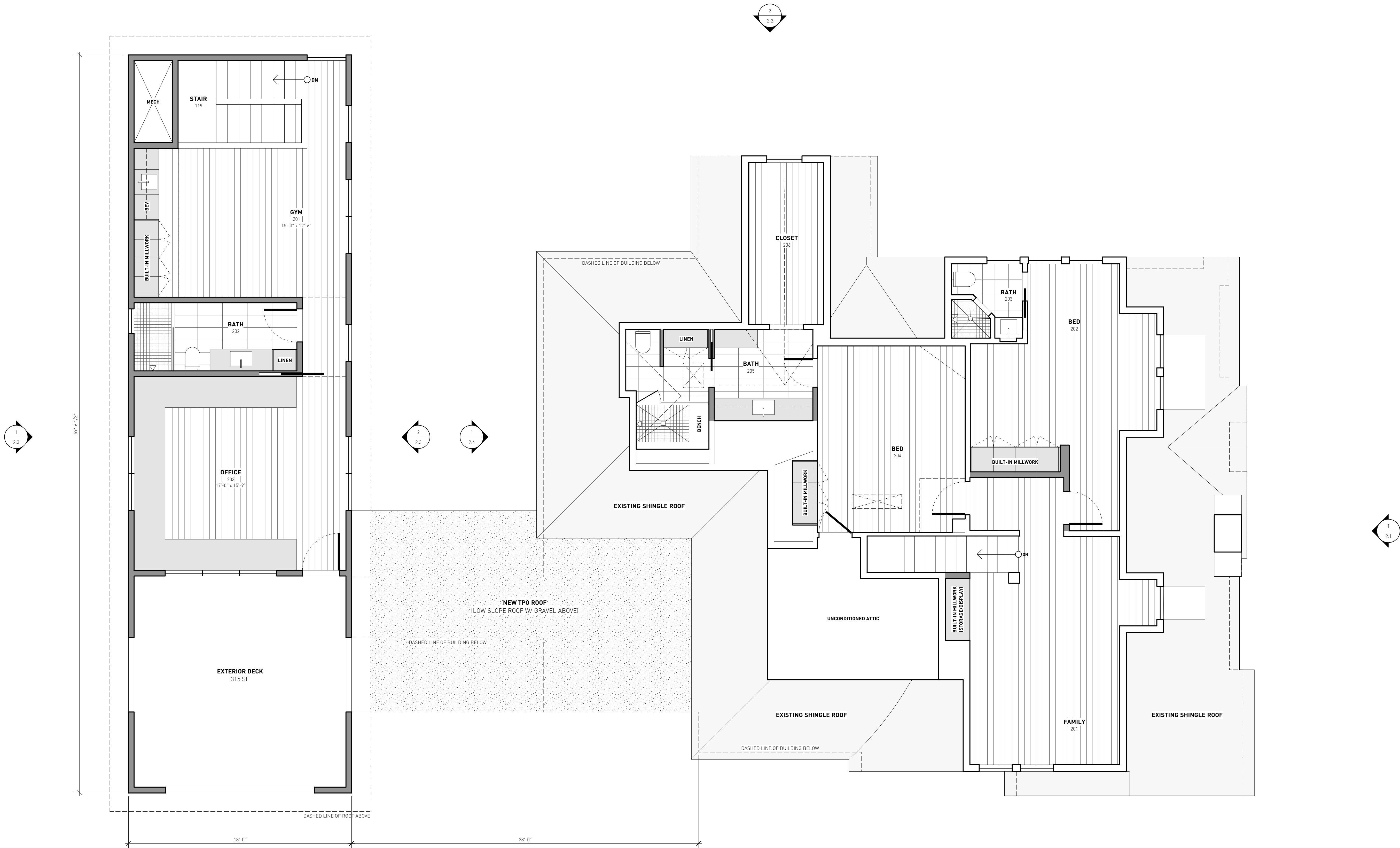
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TOS - TOP OF SLAB



1

SECOND FLOOR PLAN

1/4" = 1'-0"

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SECOND FLOOR - 1,822 SF  
BASEMENT - 413 SF  
TOTAL - 5,955 SF



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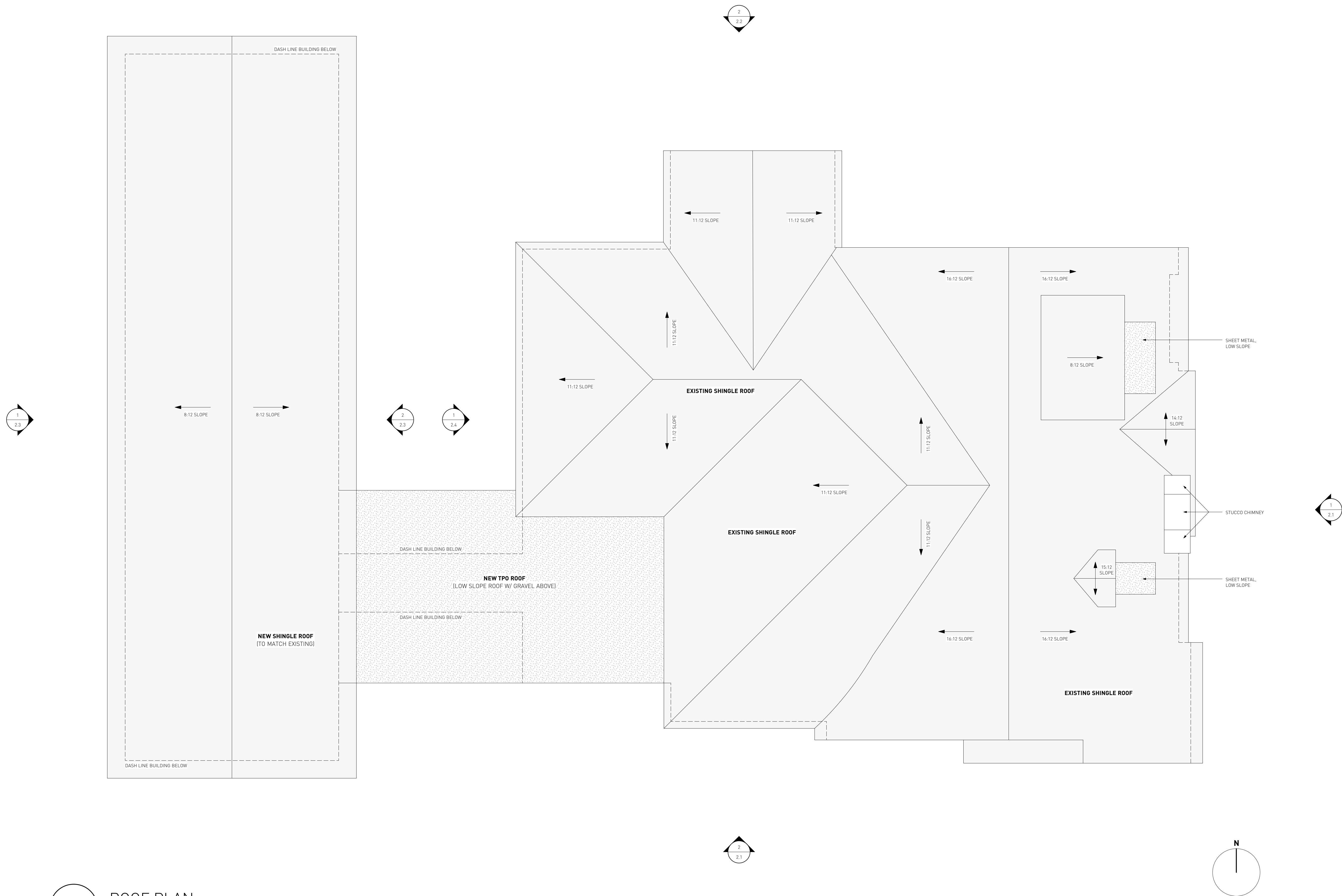
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## REVISIONS

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## REVISIONS

TITLE	EXTERIOR ELEVATIONS
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**DATE** **JUNE 28 2021**

SHEET



WEST (SIDE) ELEVATION  
1/4" = 1'-0"



SOUTH (FRONT) ELEVATION  
1/4" = 1'-0"

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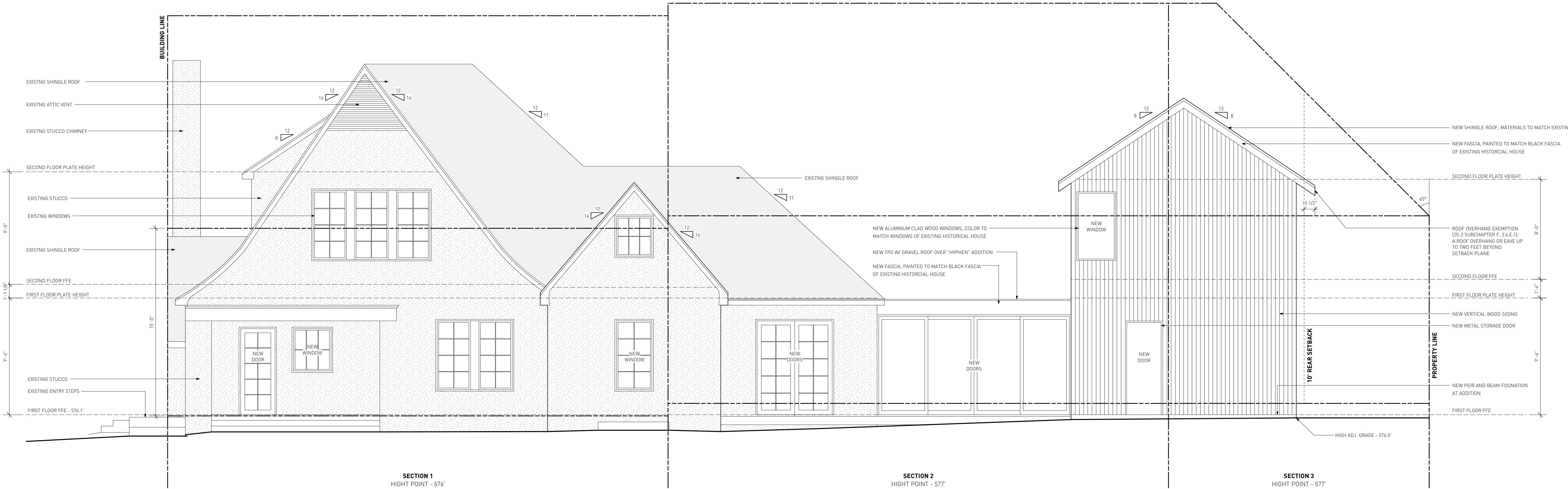
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EXTERIOR ELEVATIONS

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SHEET



2 EAST (SIDE) ELEVATION  
1/4" = 1'-0"



1 EAST (SIDE) ELEVATION  
1/4" = 1'-0"

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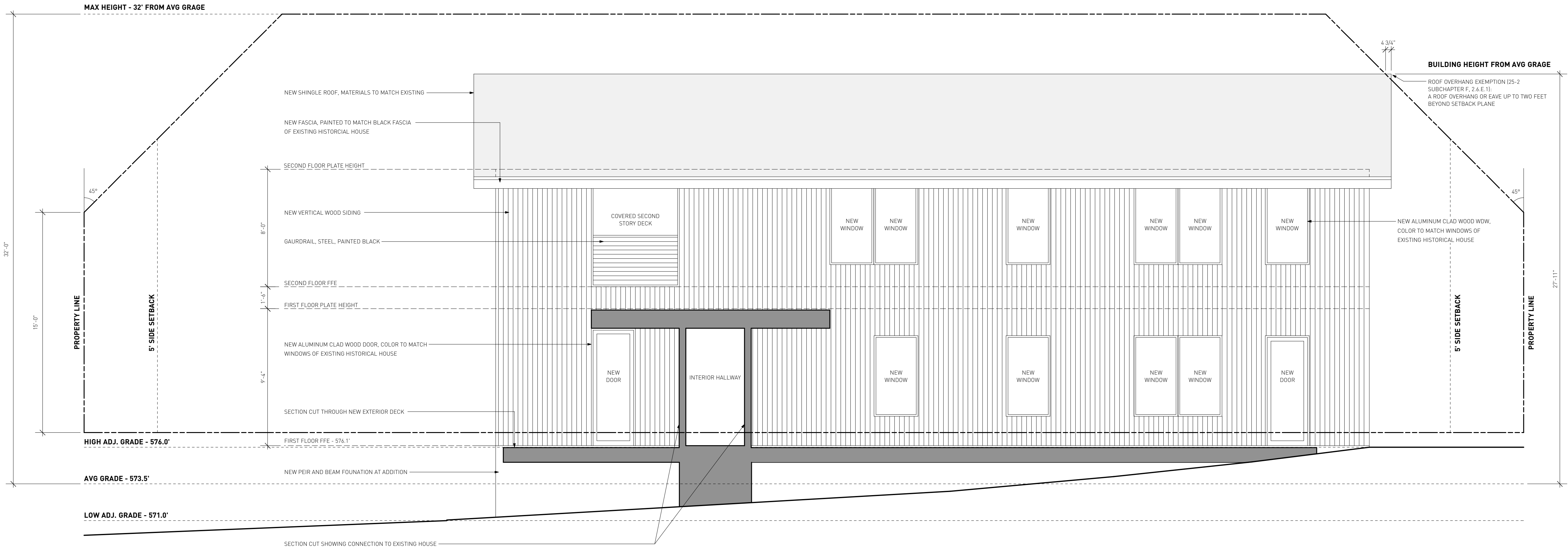
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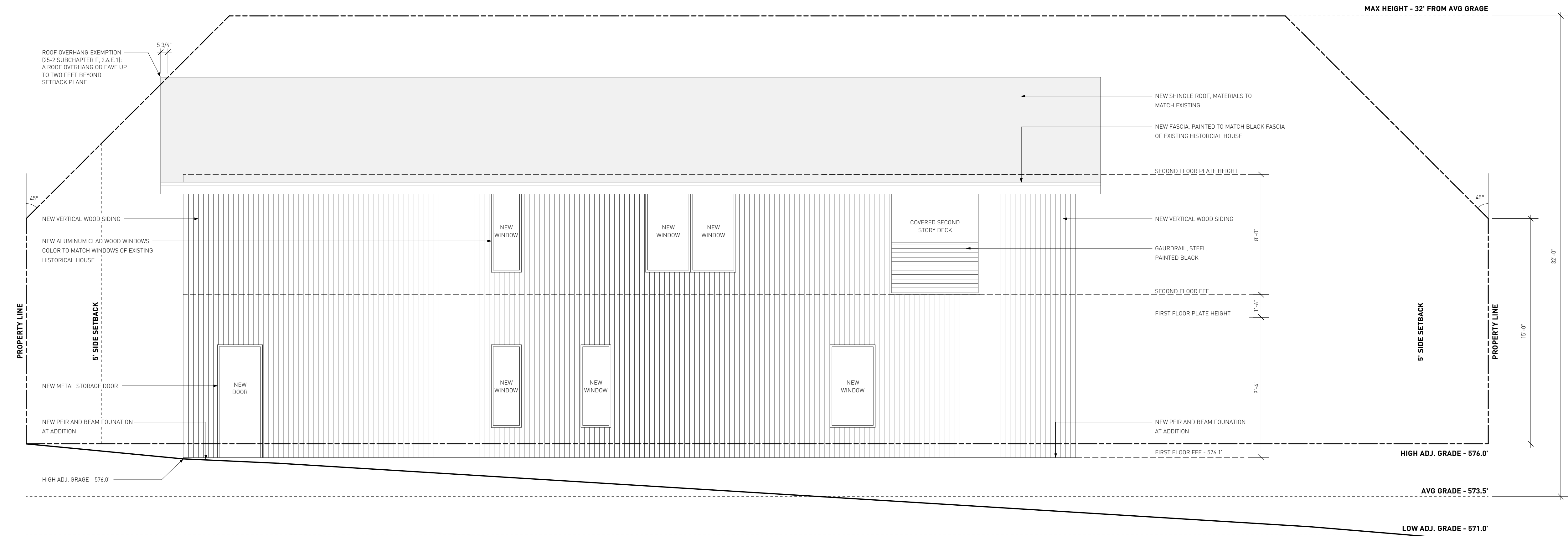
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2 SOUTH (INTERIOR) ELEVATION  
1/4" = 1'-0"



1 NORTH (REAR) ELEVATION  
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