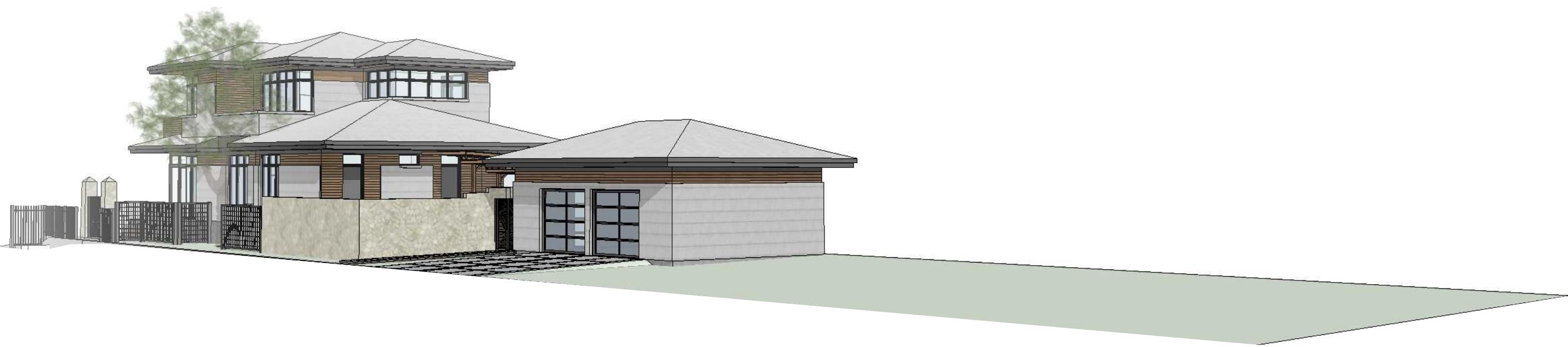
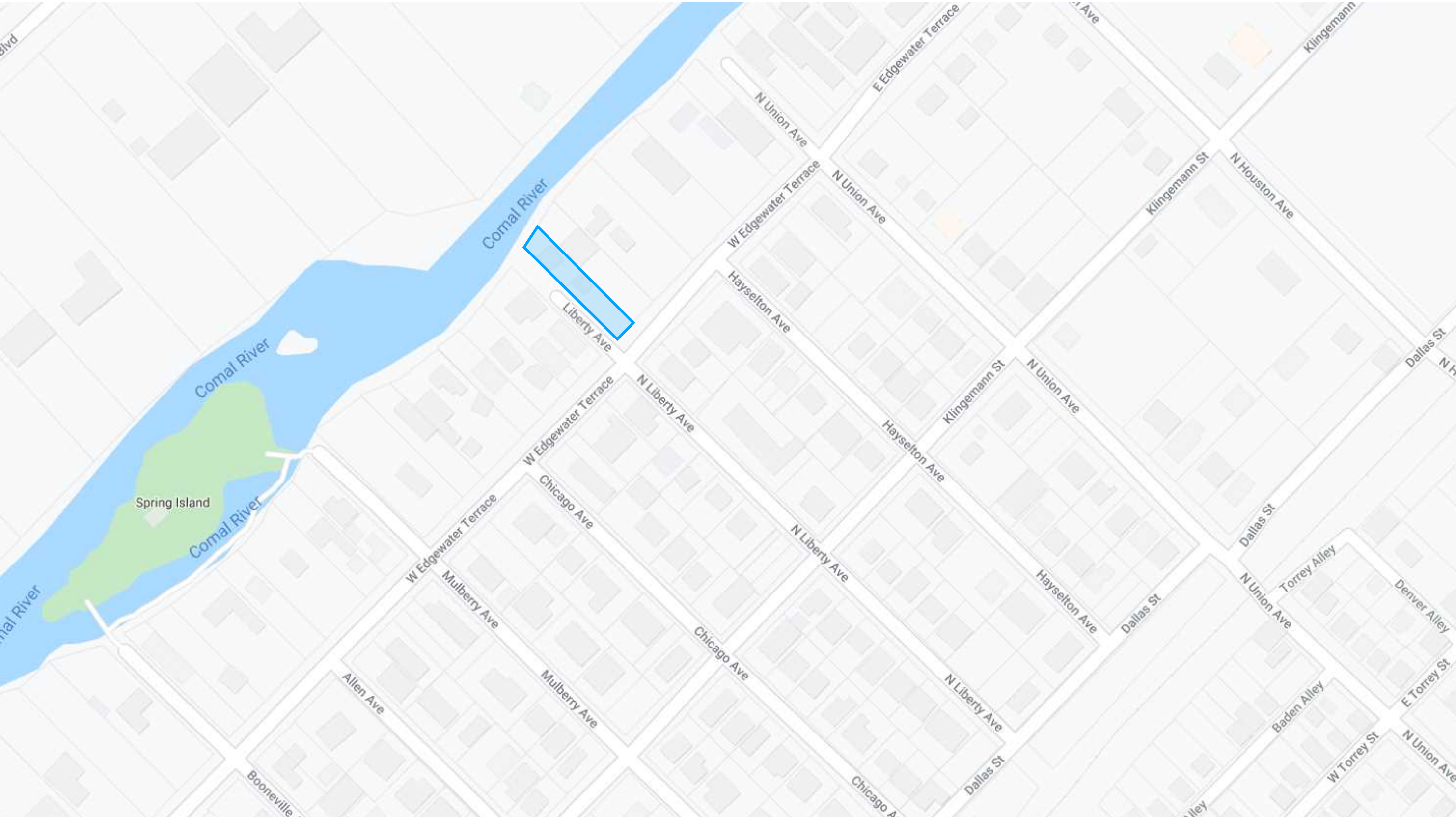




1 PERSPECTIVE
G0.00



2 PERSPECTIVE
G0.00



3 LOCATION
G0.00 SCALE 1" = 200'-0"

General Notes

A - General Requirements

- If there are any questions regarding these plans, contact Peggy Brimhall at 646-726-3173.
 - No work shall be performed or materials furnished other than as shown on these plans or authorized as an addendum to these documents by the owner.
 - No changes to or variations from these plans may be made except upon written instruction from owner.
 - An operation and maintenance manual shall be provided to the occupant or owner.
 - Contractor to propose code compliant waste management plan to be approved by environmental services division and implemented through job completion.
 - Contractor will provide temporary sanitary facilities on the job site before the start of work.
 - Contractor shall protect and keep clean all areas not affected by scope of project.
 - Contractor shall verify all dimensions on the job site.
 - Contractor shall be responsible for ensuring that all workmanship and/or materials furnished meet with all applicable city, county, and other jurisdictional agency requirements.
 - Contractor shall be responsible for being familiar with and complying with manufacturer's instructions for correct installation and use of all material used.
 - All materials furnished shall be new and of first quality, no used materials or seconds will be permitted except upon written instruction from owner.
 - Adhesives, sealants, caulks, paints, stains, carpets, and other components shall be compliant with voc limits and other toxic compound limits.
 - Provide for removal of existing landscaping as necessary for construction of the proposed improvements, verify with owner prior to removal.
 - Storm water drainage management plan shall be implemented during construction.
 - Upon completion of work, clear the area of all construction debris and provide positive drainage away from new foundations and new flatwork, dress disturbed areas around building with topsoil remove clods, mortar, brick and stone, and other debris from soil and rake smooth, prepare for landscaping.
 - Building to be located per existing stakes on site, done by others.
 - Builder to provide allowance for 4" deep drive pavement to connect street to parkway.
 - Escape/rescue window from sleeping areas shall have a minimum of 5.7 sq. ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor as per IRC sec 310.
 - One-hour rated gypsum board shall be installed under stairs.
 - Smoke alarms shall be hard wired in series with battery backup power as per IRC sec R312.
 - Handrails shall be installed along all steps/stairs with 4 or more risers and conform to IRC sec R311.
 - All horizontal guard rails will be a minimum of 36" in height and comply to IRC sec R312.
 - Walls shall be braced in accordance of IRC sec R602.10.
 - Glazing shall comply with IRC sec R308.
 - All details are general and illustrative in nature. Builder shall be responsible for overseeing and insuring all water-proofing, structural, and other construction is built properly, per codes, industry standards, and manufacturer's specifications.
- S-Structural
- Engineer specifications shall override architectural specifications.
 - The bottom of all footing trenches shall be level and clean.
 - Subcontractor shall verify locations with the job superintendent to avoid needless cutting of misplaced bolts.
 - Moisture content of building materials used in wall and floor framing to be checked before enclosure.
 - Vapor retarders and capillary break to be installed at slab-on-grade foundations.
 - Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
 - Plumbing walls shall be 2x6 wood studs at 16" on center, unless otherwise noted.
 - Install 2x6 backing at bath accessories.
 - All fascia, barge boards, trim, siding, etc. shall be free of splinters, where it can be touched under normal living conditions shall have a texture not so rough as to be injurious or irritating to the skin.
- MEP - Mechanical, Electrical, Plumbing
- Engineer and specialist specifications shall override architectural specifications.
 - Duct openings and other air distribution component openings shall be covered during construction.
 - Install fire blocking to cut off concealed draft openings (both vertical and horizontal).
 - HVAC system installers are trained and certified in the installation of hvac equipment.
 - HVAC supplier to specify air ventilation pump required for SIP panel system in accordance with IRC, IMC, and IECC standards.
 - Unless functioning as a whole house ventilation system, bathroom fans shall be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
 - Maximum plumbing fixture flow requirements shall be as follows, (a) shower heads 2gpm, (b) lavatory faucets 1.5 gpm, (c) kitchen faucets 1.8 gpm, (c) water closets 1.28 gallons per flush.
 - When a shower is served by more than one shower head, the combined flow rate of all shower heads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi.
 - Water softeners are not a part of this scope.
 - Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
 - Automatic irrigation system controllers installed at the time of final inspection shall be weather based.
 - All outside electrical outlets to be WP/GFCI outlets.
 - Recessed lighting fixtures to be IC rated as required by code.
 - Access doors separating conditioned from unconditioned spaces to be weather stripped and insulated to at least the level of insulation on the surrounding surfaces. Where loose fill insulation exists, a baffle or retainer is to be installed to maintain insulation application.
 - Recessed lights in the building thermal envelope to be:
 - Type IC rated and ASTM E283 labeled and
 - Sealed with a gasket or caulk between the housing and the interior wall or ceiling covering.

Construction Notes

Construction Type:
Occupancy Group:

Property Address: 298 W Edgewater Terrace, New Braunfels, Texas 78130
Phase 1A (PUD)
Plat Number: XXXXXX
Legal Lot Description:
Zoning:

NO CHANGE TO PLAT

Applicable Codes
International Residential Code 2018
International Fire Code 2018
International Mechanical Code 2018
International Plumbing Code 2018
National Electric Code 2017

International Energy Conservation Code 2016

Total Lot Area: 9,157.68 sq. ft.

Total Conditioned Area:	2,495.83 sq. ft.
Total Unconditioned Area:	829.34 sq. ft.
Subtotal Garage Area:	659.69 sq. ft.
Subtotal Closed Patio:	169.64 sq. ft.
Total Decks & Terrace Area:	1,273.67 sq. ft.
Total Covered Walkway Area:	395.49 sq. ft.

Sheet Index

G0.00 Project Data
G0.01 Demolition Site Plan
G0.02 Construction Site Plan
G0.03 Perspective Views
G0.04 Perspective Views
A1.00 Construction Plans
A1.01 Construction Plans
A1.02 Roof Plans
A1.03 Enlarged Plans
A2.00 Exterior Elevations
A2.01 Exterior Elevations
A2.02 Exterior Elevations
A3.00 Building Sections

Symbols Index

	Drawing Note		Revision Item
	Sheet Reference Marker		Directional Indicator
	Sheet Reference Marker		Elevation Marker
	Unless Otherwise Noted		True North
	Perspective View Symbol		

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Project Data

Sheet Number:

G0.00

Sheet Notes

- 1

Locate and verify the location of existing utilities prior to excavation. Take responsibility of contacting location services and any cost incurred for bodily injury and/or damage to Owner's property or said utility.
- 2

The designer shall be notified by the contractor of any discrepancies discovered between the plans and actual site conditions before proceeding with work. The contractor shall be liable for all modifications and damages if work proceeds without the notification.
- 3

The contractor is responsible for all aspects of maintaining a safe work site including but, not limited to providing traffic control, installation and placements of fencing and barricades, excavation and trench protection, and compliance with all federal and local regulations and codes. All safety exposures or violations shall be rectified immediately.
- 4

The contractor is responsible for protection of all existing improvements both on site and adjacent to the work site and shall repair any damage to these improvements to the satisfaction to the owner.
- 5

The contractor shall notify designer 48 hours prior to commencement of work to coordinate project inspection schedules.
- 6

Any alternatives and/or substitutions proposed by the contractor shall be submitted to the designer for approval. Changes to the scope of work and/or contract documents resulting from the acceptance of the contractor's alternates and/or substitutes shall be the responsibility of the contractor.
- 7

The contractor is responsible for removal of trash on a daily basis.
- 8

The contractor shall comply with all applicable codes, regulations, and ordinances. Prior to construction, all permits and approvals required for construction of the project shall be paid for and obtained by the contractor.
- 9

Coordinate work with subcontractors to accomplish the scope of work as shown and noted in the contract documents as well as coordinate construction with other contractors working on the site.
- 10

The contractor shall coordinate the storing of materials, parking of vehicles, and restrictions of work and access with the Owner. Under no circumstances shall any contractor store materials, park vehicles or equipment under the canopy of existing trees.
- 11

Unless otherwise specified, the contractor is responsible for providing and paying all temporary utilities and services necessary to completely install all work as shown and noted in the contract documents.
- 12

The contractor is responsible for the legal off-site disposal of surplus material and debris.
- 13

Upon completion of construction and prior to final approval, the contractor shall thoroughly clean the project site of all trash, repair all damage to finish grade, including tailings form excavations, wheel ruts and any settling or erosion that has occurred prior to completion. All areas of the project site shall be left in a neat and presentable condition satisfactory to the Owner prior to submittal of the final payment.
- 14

The contractor is responsible for providing and servicing temporary toilet facilities.
- 15

The contractor is to procure and install a porous pipe drip sprinkler system to cover all areas required by code. Contractor to submit selection and layout to designer prior to permit approval. Contractor is responsible for installation and inspection.

Copyright 2018, Figurd LLC. These drawings and specifications the designs embodied therein are copyrighted. They are and shall remain the property of Figurd LLC. You may not copy the design, the drawings, or the specifications nor may they be used on other projects or extension to this project except with the written agreement of the designer and with appropriate compensation to the designer.

Designer will not be responsible for construction means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

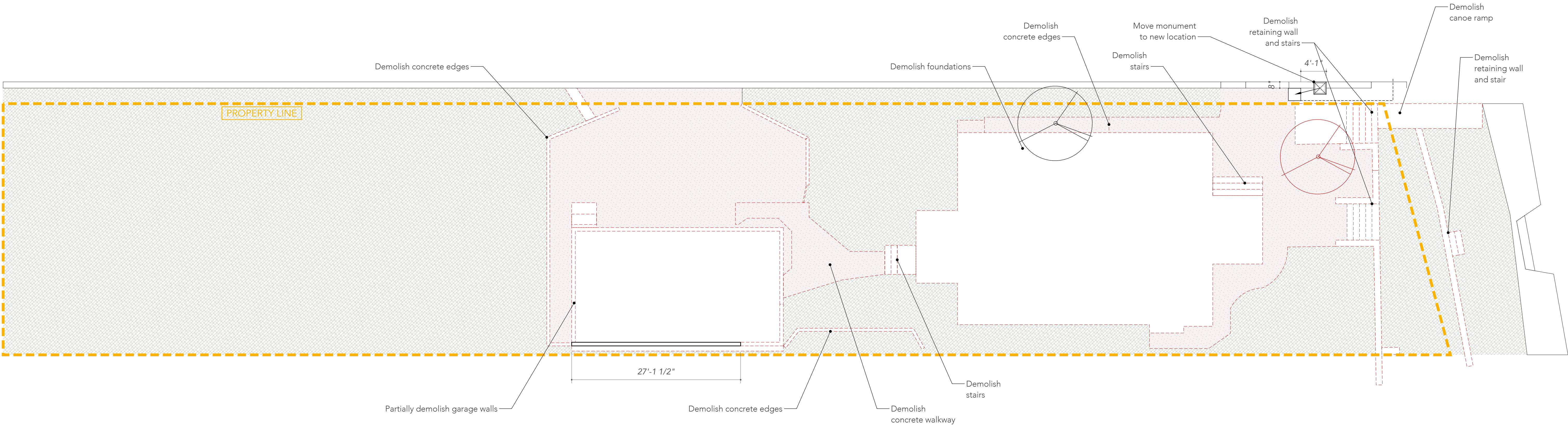
Issue title:
Schematic Design Set

Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Demolition
Site Plan

Sheet Number:
G0.01



Legend

- Demolish
- Existing to remain
- Fence
- Tree
- Property line



Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173



1 VIEW FROM NORTHWEST
G0.03



2 VIEW FROM SOUTHWEST
G0.03

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Perspective Views

Sheet Number:

G0.03

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

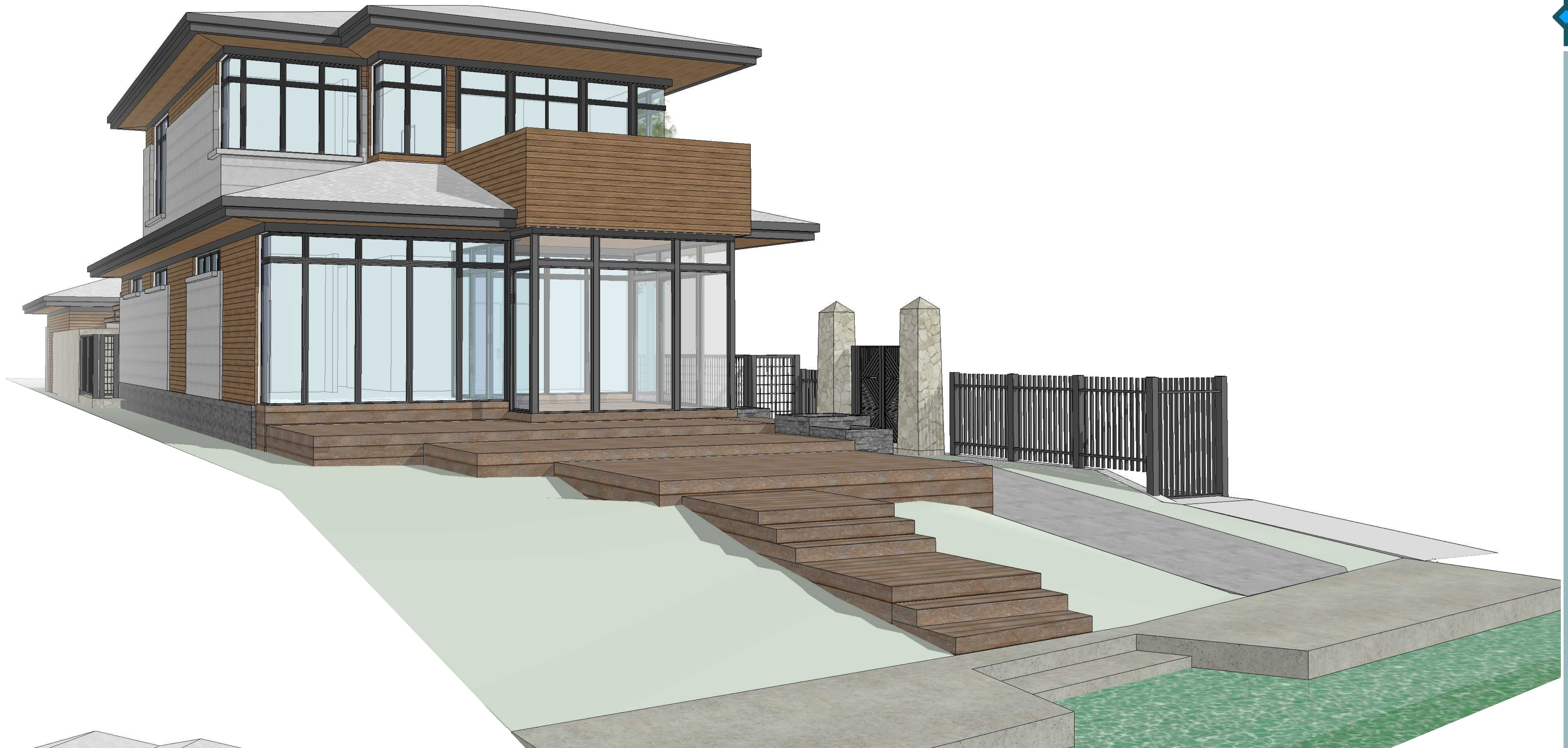
Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

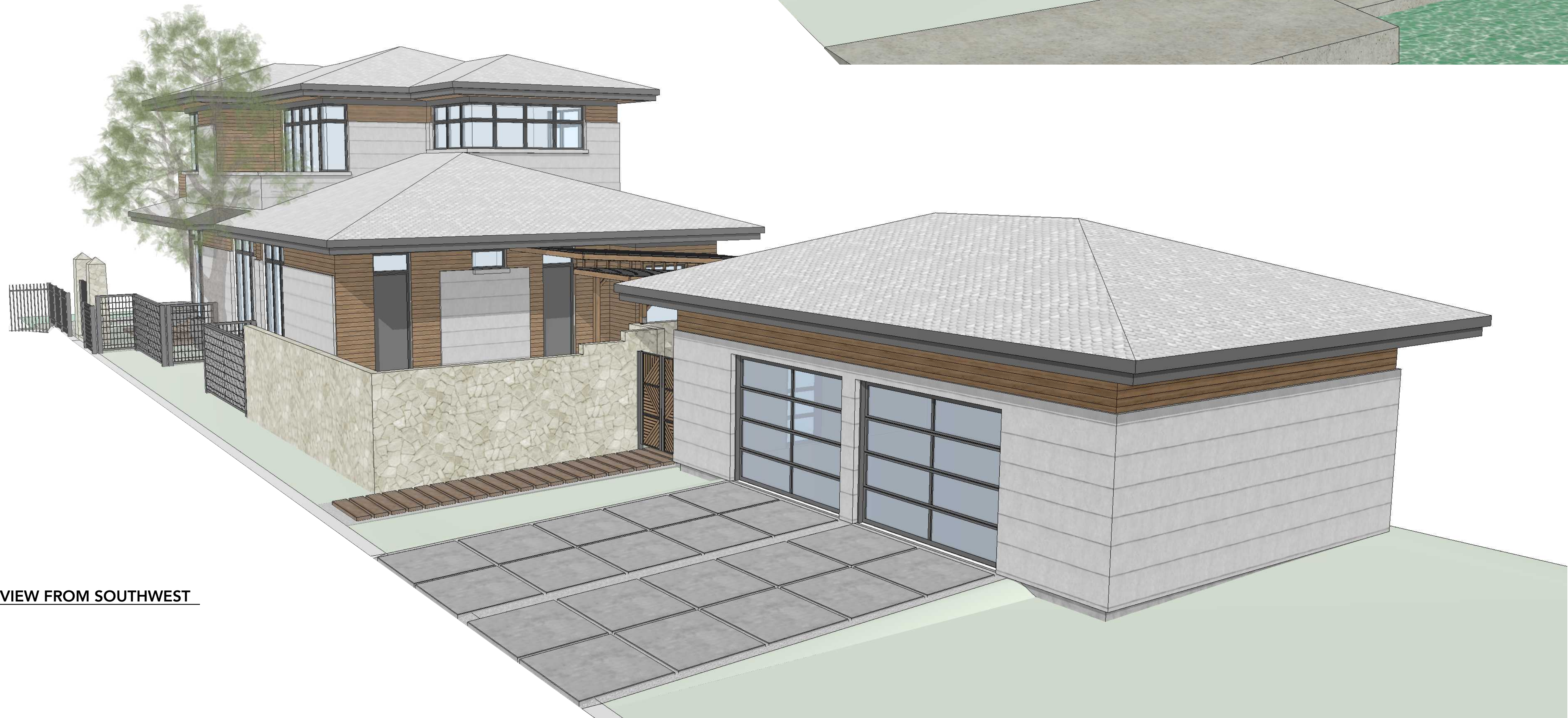
Sheet Contents:
Perspective Views

Sheet Number:

G0.04



1 VIEW FROM NORTHEAST
G0.04



2 VIEW FROM SOUTHWEST
G0.04

Sheet Notes

- 1 See structural drawings for framing plan.
- 2 See section-elevations for more stairs information.
- 3 Dimensions are to face of structure, unless otherwise noted.
- 4 Access doors separating conditioned from unconditioned spaces to be weather-stripped and insulated to at least the level of insulation in the surround surfaces.
- 5 Cabinetry layout is for reference only, builder to verify dimensions on site.
- 6 All closets to receive typical base and trim at face, unless otherwise noted.
- 7 Builder to verify plumbing fixture and mechanical equipment selections with Owner.
- 8 Wood floor to be installed at full extent of closets.
- 9 Furniture not in scope.
- 10 Builder to provide water softener loop in garage adjacent to water heater, U.O.N.

Copyright 2018, Figurd LLC. These drawings and specifications the designs embodied therein are copyrighted. They are and shall remain the property of Figurd LLC. You may not copy the design, the drawings, or the specifications nor may they be used on other projects or extension to this project except with the written agreement of the designer and with appropriate compensation to the designer.

Designer will not be responsible for construction means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Construction Legend

DW	Dishwasher	WR	Wine Refrigerator
T	Trash	FR	Freezer
M	Microwave	REF	Refrigerator
O	Oven	W	Washer D Drier
W-X	Window Tag	D-X	Door Tag
X	Wall Type	U	Utility Meter
H	Tankless Water Heater	+	Hose Bib

Edgewater
Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000
APN: XXXXXXX

Issue title:
Schematic Design Set

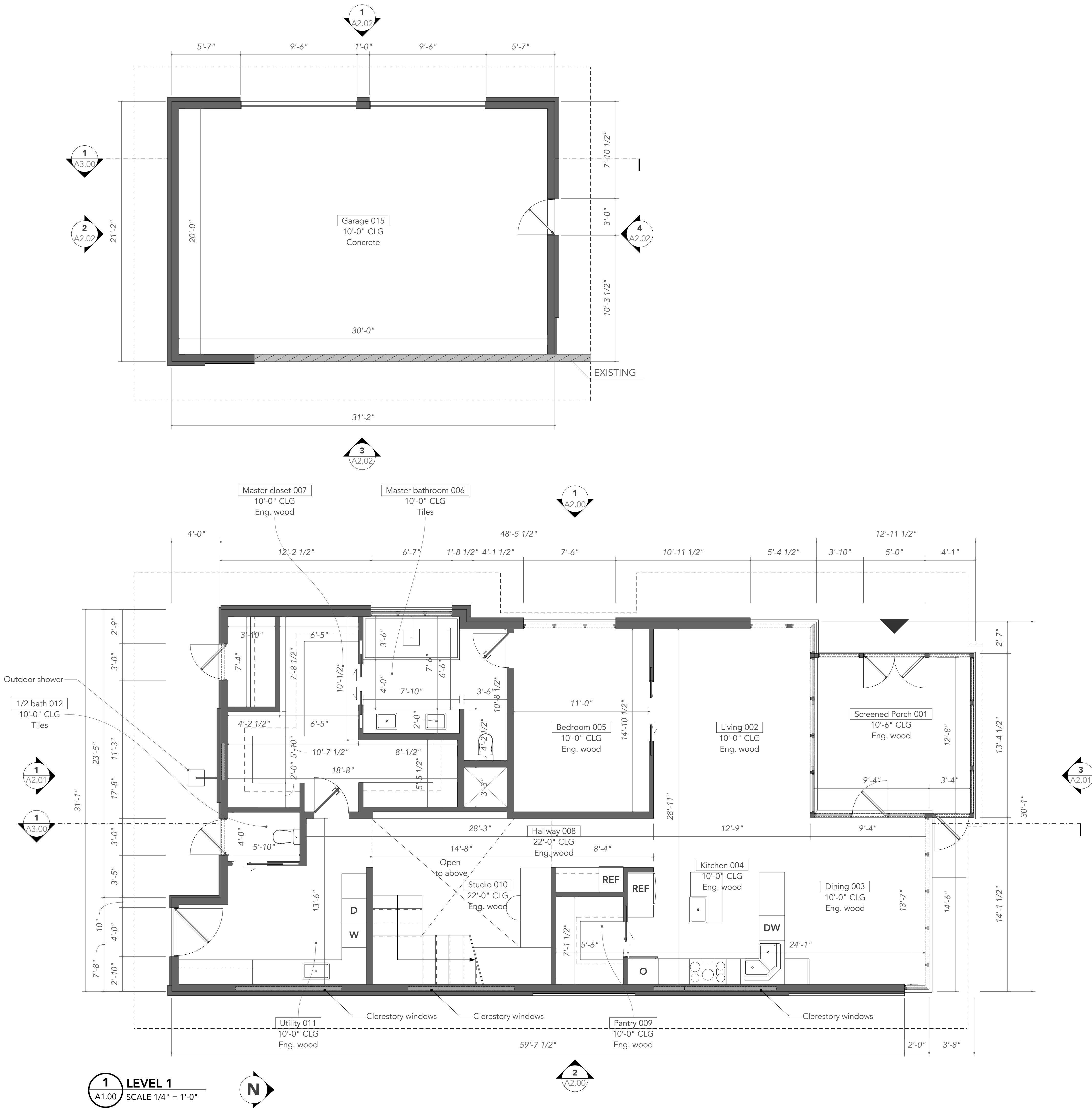
Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Construction Plans

Sheet Number:

A1.00



Sheet Notes

- 1 See structural drawings for framing plan.
- 2 See section-elevations for more stairs information.
- 3 Dimensions are to face of structure, unless otherwise noted.
- 4 Access doors separating conditioned from unconditioned spaces to be weather-stripped and insulated to at least the level of insulation in the surround surfaces.
- 5 Cabinetry layout is for reference only, builder to verify dimensions on site.
- 6 All closets to receive typical base and trim at face, unless otherwise noted.
- 7 Builder to verify plumbing fixture and mechanical equipment selections with Owner.
- 8 Wood floor to be installed at full extent of closets.
- 9 Furniture not in scope.
- 10 Builder to provide water softener loop in garage adjacent to water heater, U.O.N.



Copyright 2018, Figurd LLC. These drawings and specifications the designs embodied therein are copyrighted. They are and shall remain the property of Figurd LLC. You may not copy the design, the drawings, or the specifications nor may they be used on other projects or extension to this project except with the written agreement of the designer and with appropriate compensation to the designer.

Designer will not be responsible for constructions means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Construction Legend

DW	Dishwasher	WR	Wine Refrigerator
T	Trash	FR	Freezer
M	Microwave	REF	Refrigerator
O	Oven	W	Washer
		D	Drier
W-X	Window Tag	D-X	Door Tag
X	Wall Type	U	Utility Meter
H	Tankless Water Heater		Hose Bib

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

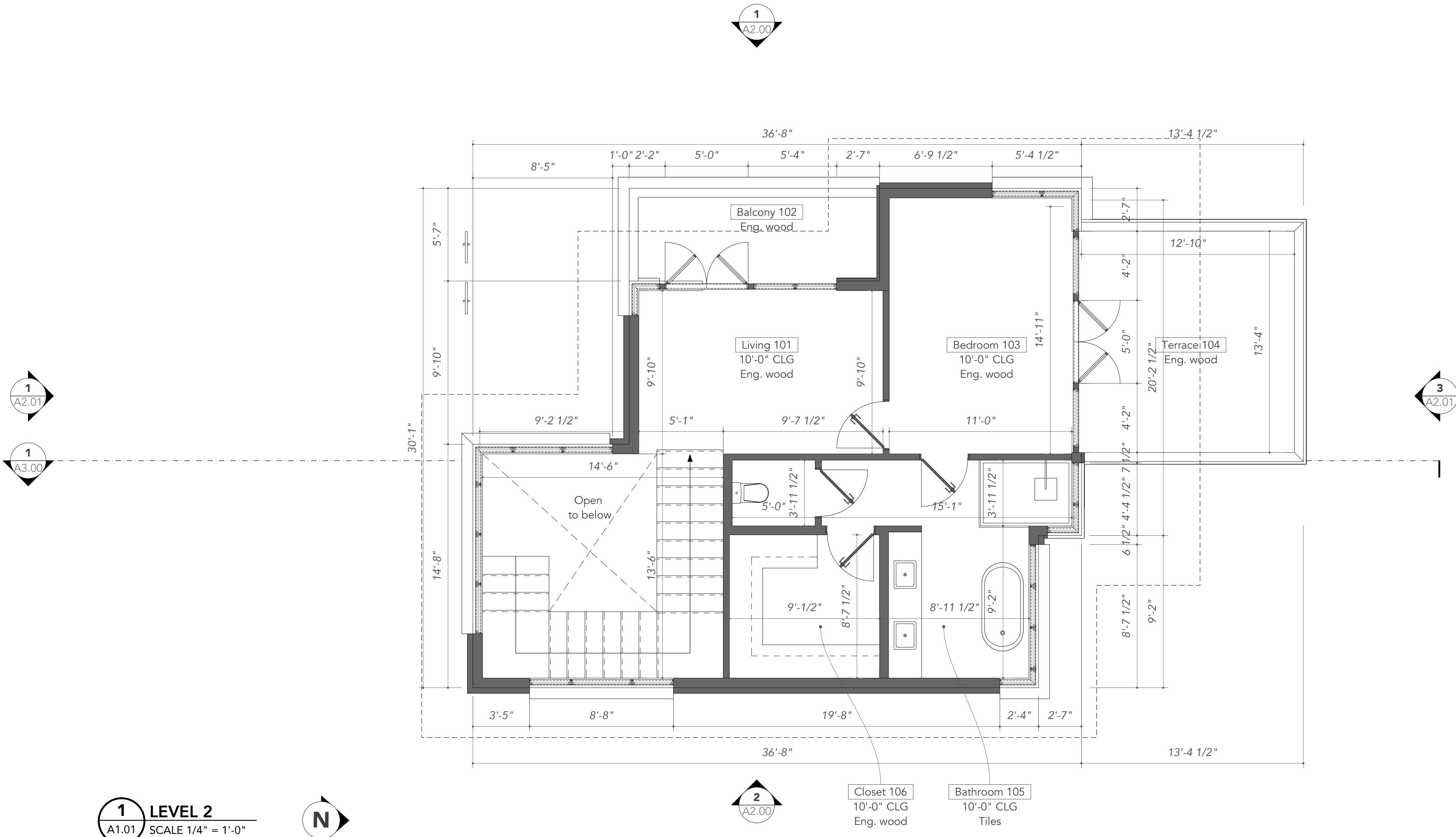
Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Construction Plans

Sheet Number:

A1.01



1 LEVEL 2
A1.01 SCALE 1/4" = 1'-0"

Sheet Notes

- 1 See structural drawings for framing plan.
2 See section-elevations for more stairs information.
3 Dimensions are to face of structure, unless otherwise noted.
4 Access doors separating conditioned from unconditioned spaces to be weather-stripped and insulated to at least the level of insulation in the surround surfaces.
5 Cabinetry layout is for reference only, builder to verify dimensions on site.
6 All closets to receive typical base and trim at face, unless otherwise noted.
7 Builder to verify plumbing fixture and mechanical equipment selections with Owner.
8 Wood floor to be installed at full extent of closets.
9 Furniture not in scope.
10 Builder to provide water softener loop in garage adjacent to water heater, U.O.N.

Construction Legend

DW	Dishwasher	WR	Wine Refrigerator
T	Trash	FR	Freezer
M	Microwave	REF	Refrigerator
O	Oven	W	Washer
		D	Drier
W-X	Window Tag	D-X	Door Tag
X	Wall Type	U	Utility Meter
H	Tankless Water Heater	+	Hose Bib

Copyright 2018, Figurd LLC. These drawings and specifications the designs embodied therein are copyrighted. They are and shall remain the property of Figurd LLC. You may not copy the design, the drawings, or the specifications nor may they be used on other projects or extension to this project except with the written agreement of the designer and with appropriate compensation to the designer.
Designer will not be responsible for construction means, methods, techniques, or procedure, or for the safety precautions and program in connection with the project.

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Edgewater
Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

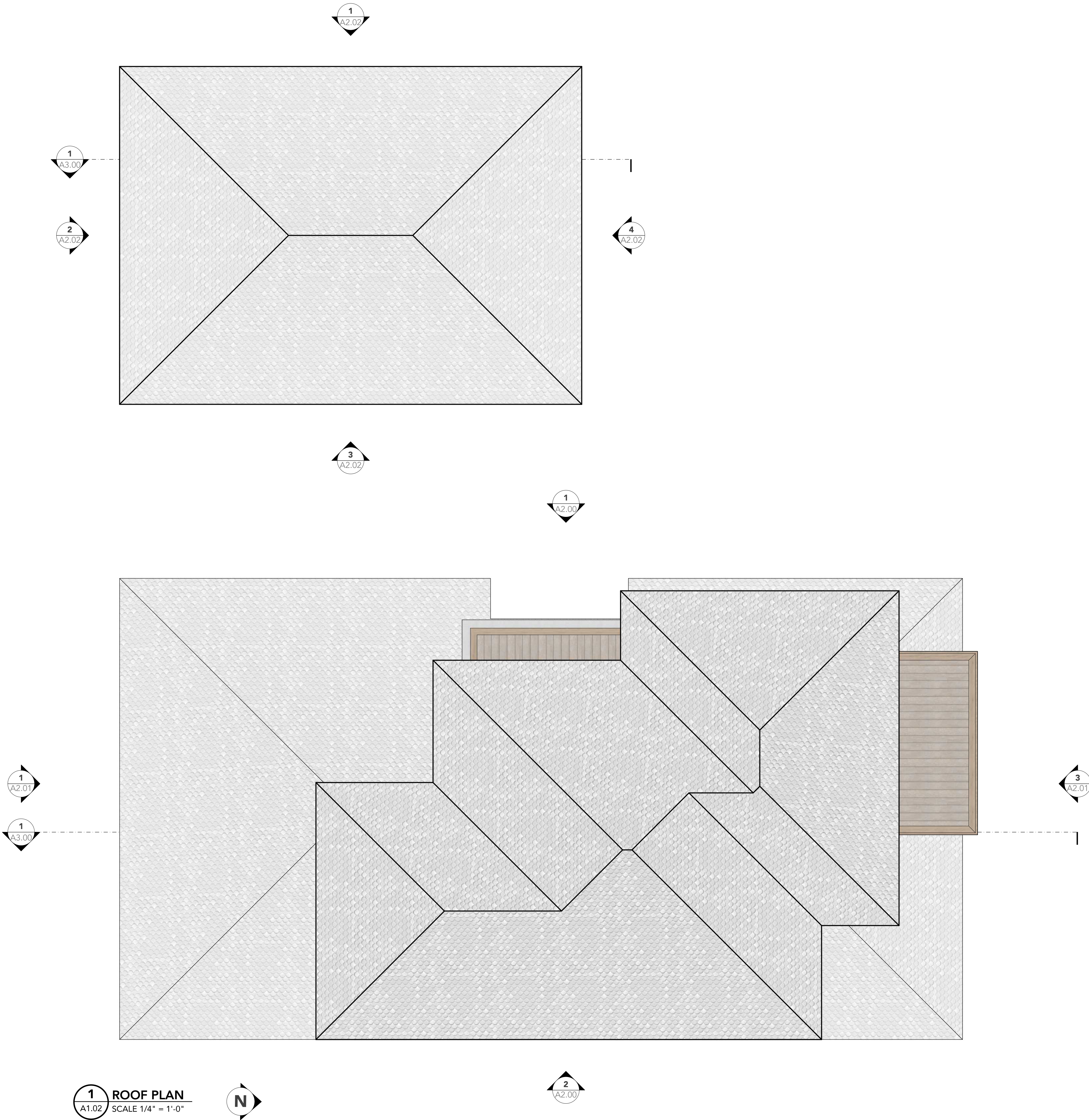
Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Roof Plans

Sheet Number:

A1.02



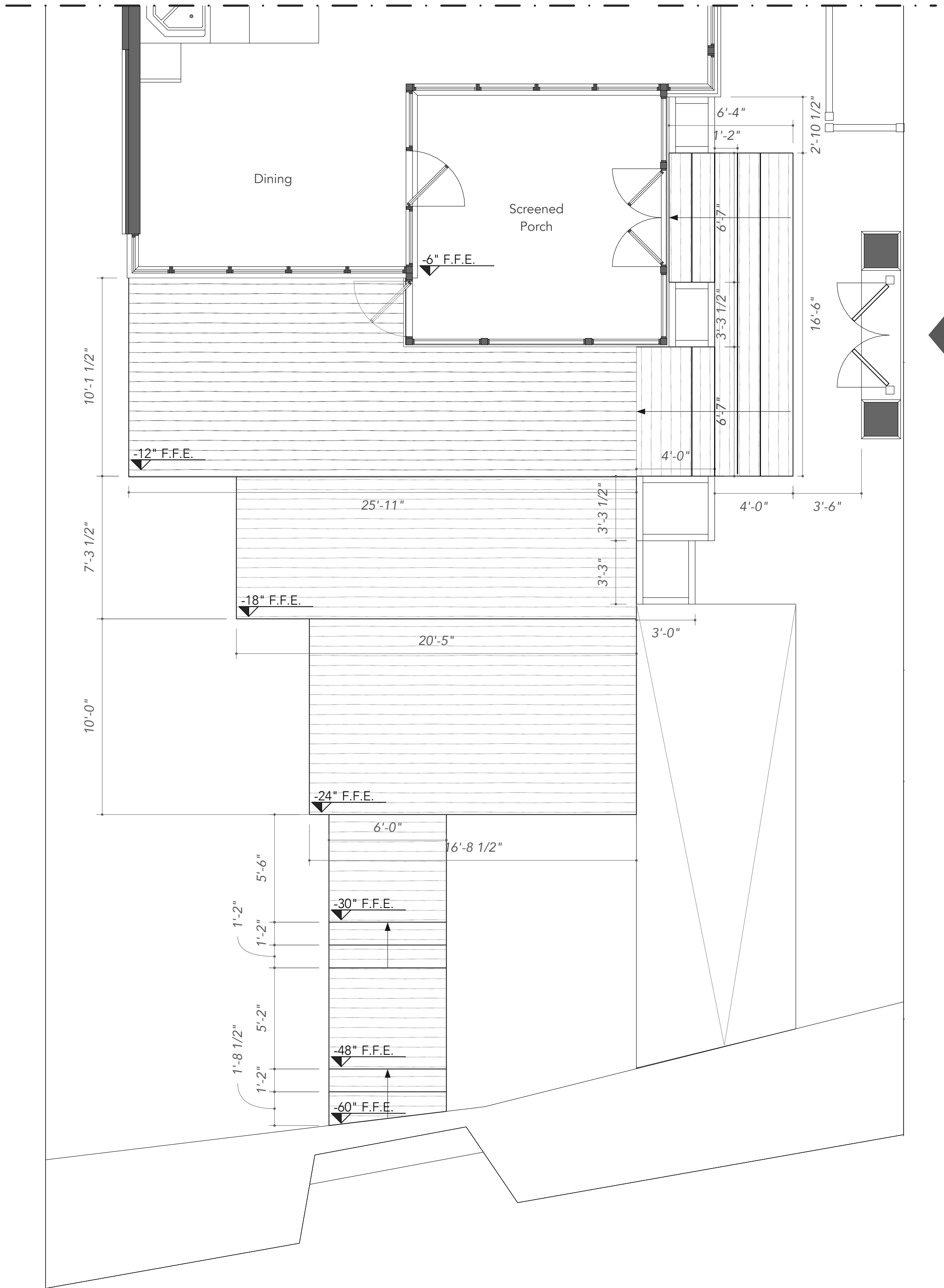
Designer:
Megy Brimhall, Principal
Figurd
15 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Project No. 000000

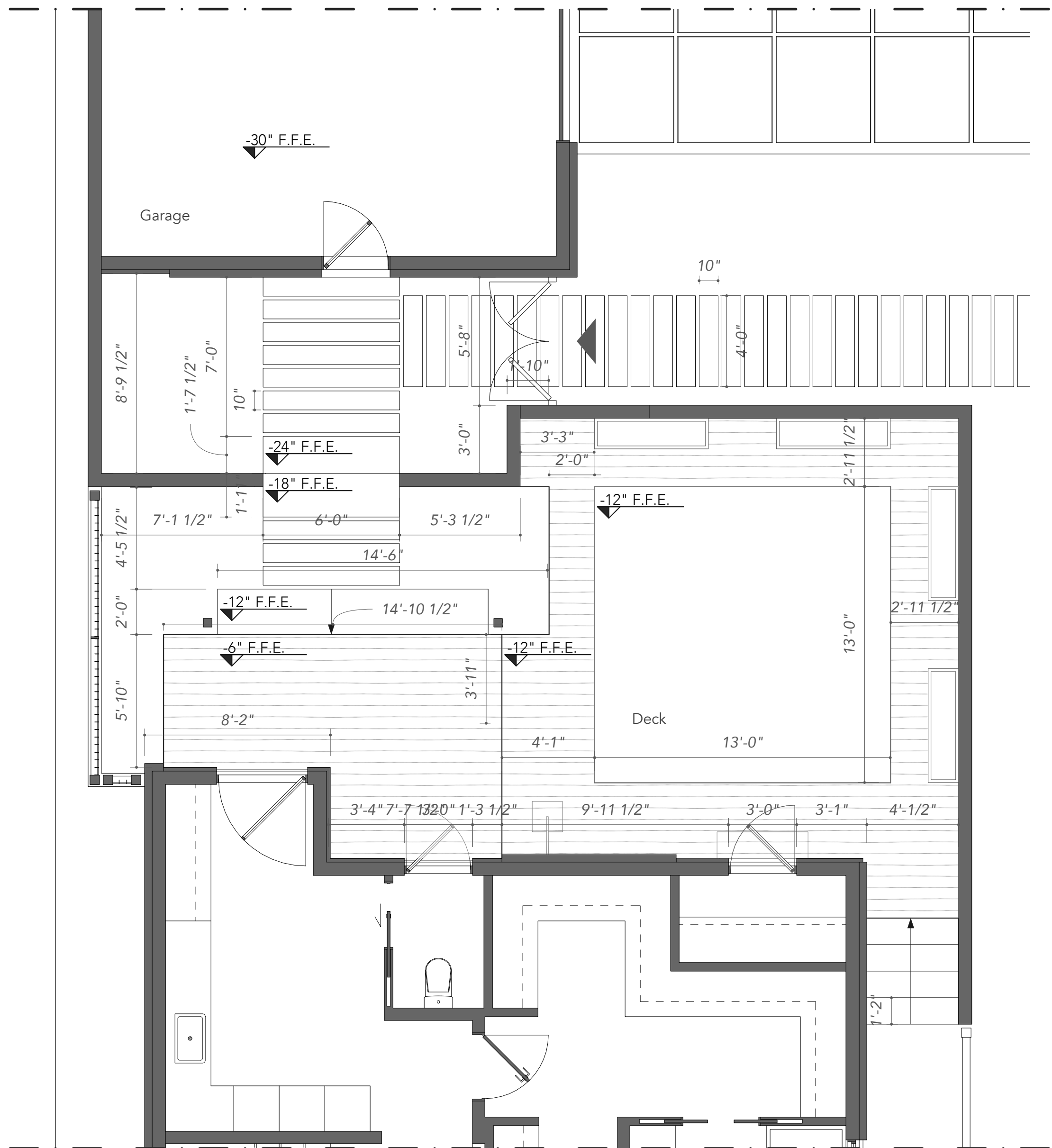
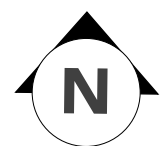
PN: XXXXXXXX

Revisions:
03/26/2021 - Revision 3
for Variance Request

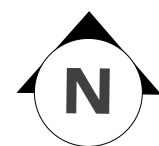
Sheet Number:



1 ENLARGED PLAN AT DECKS



2 ENLARGED PLAN AT BACKYARD
A1.03 SCALE 1/4" = 1'-0"



Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

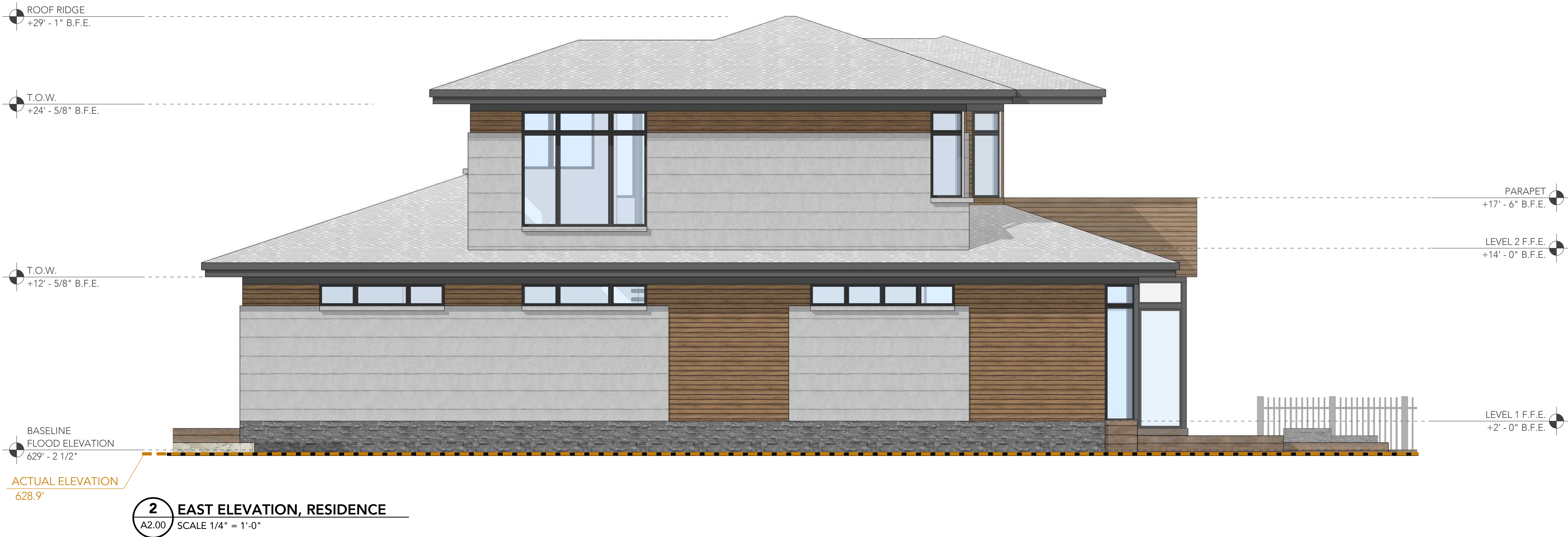
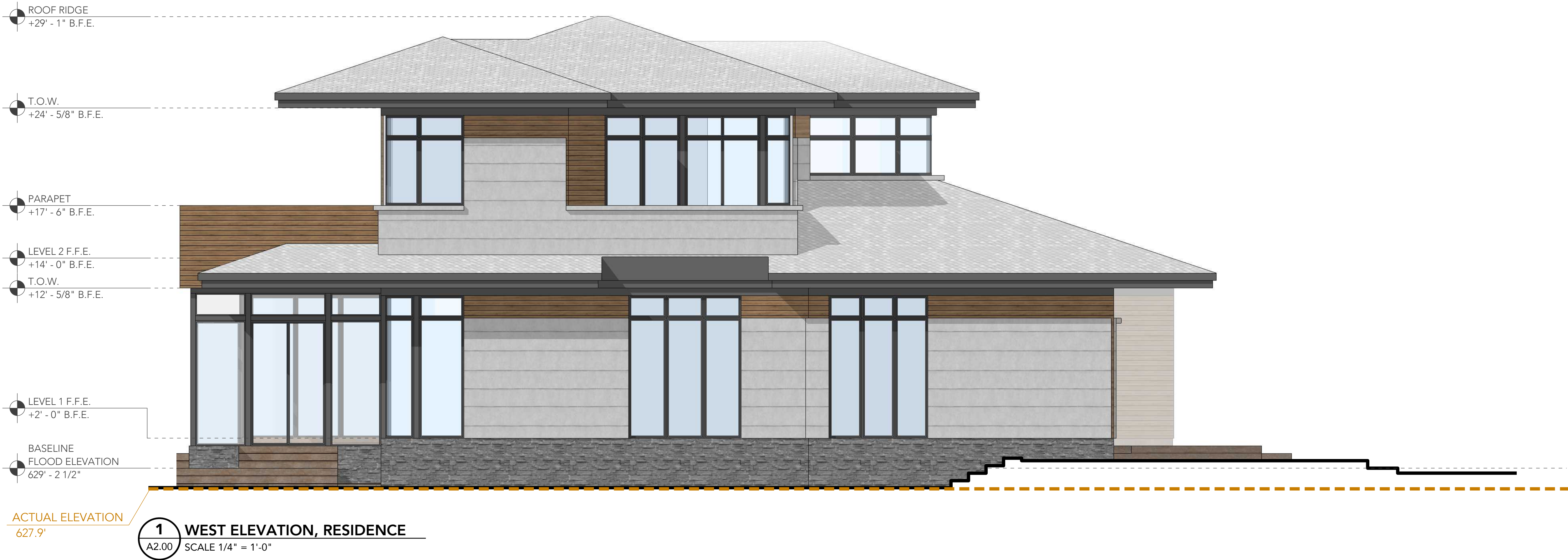
Date: 10/23/2020

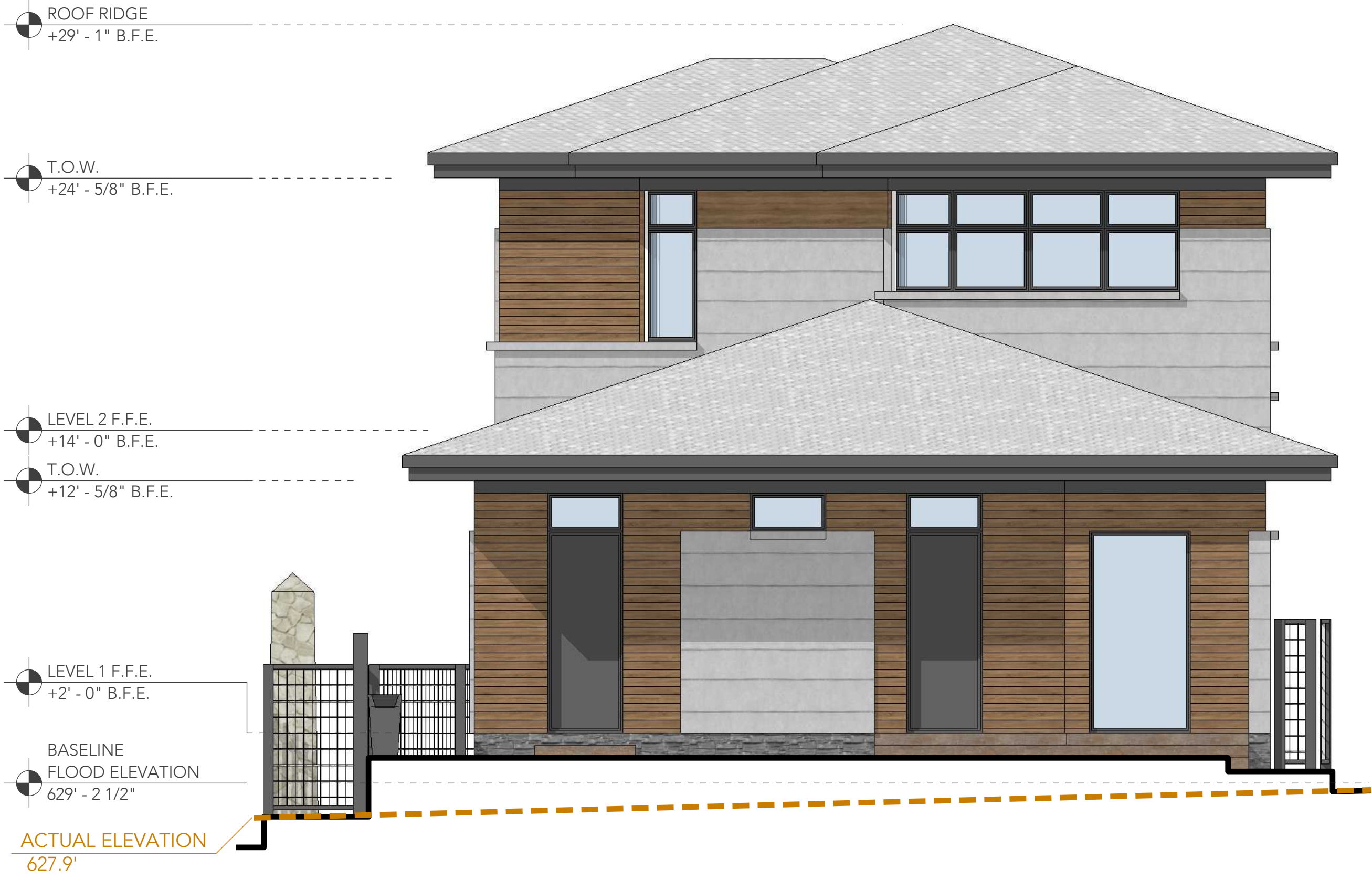
Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Exterior Elevations

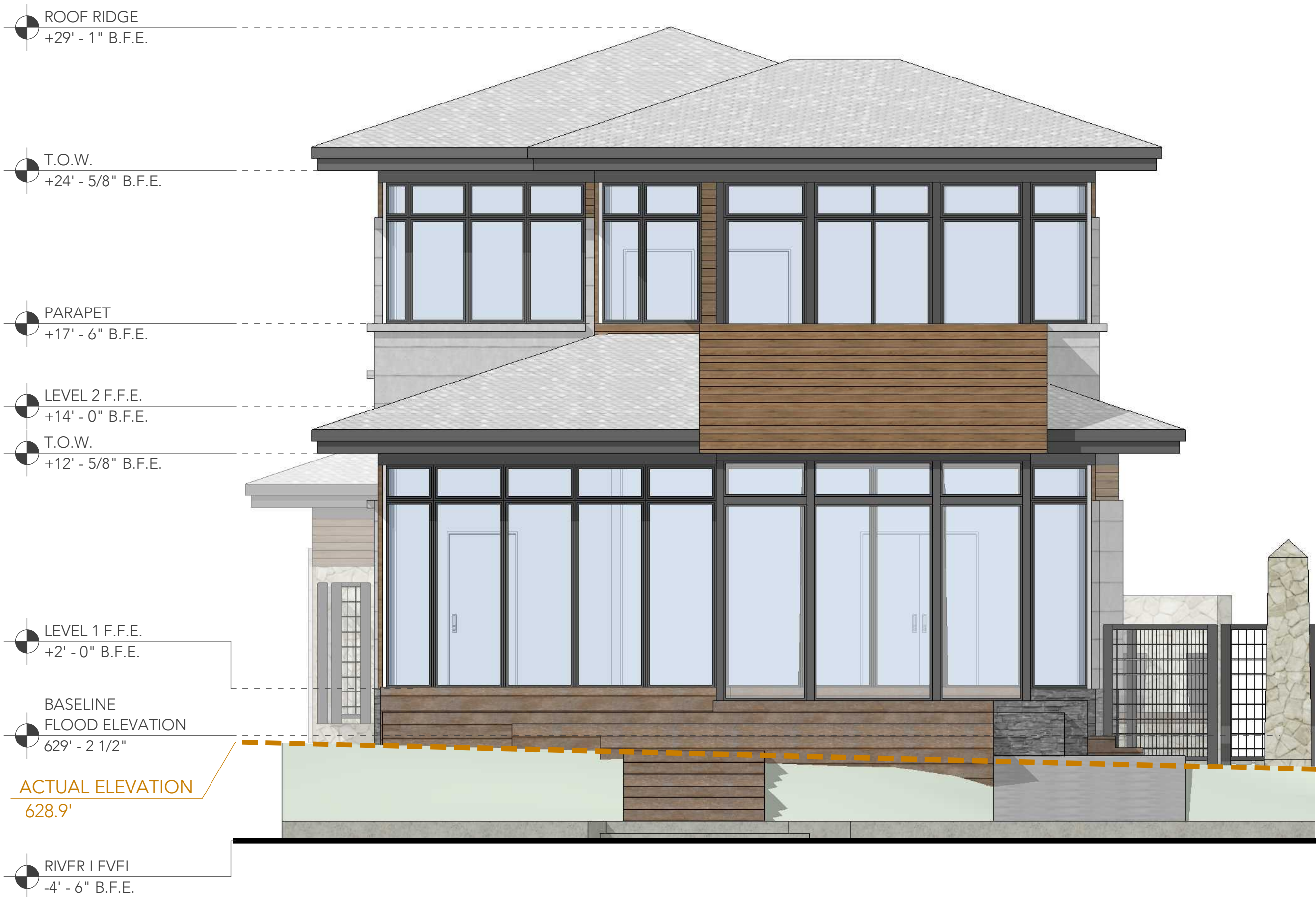
Sheet Number:

A2.00

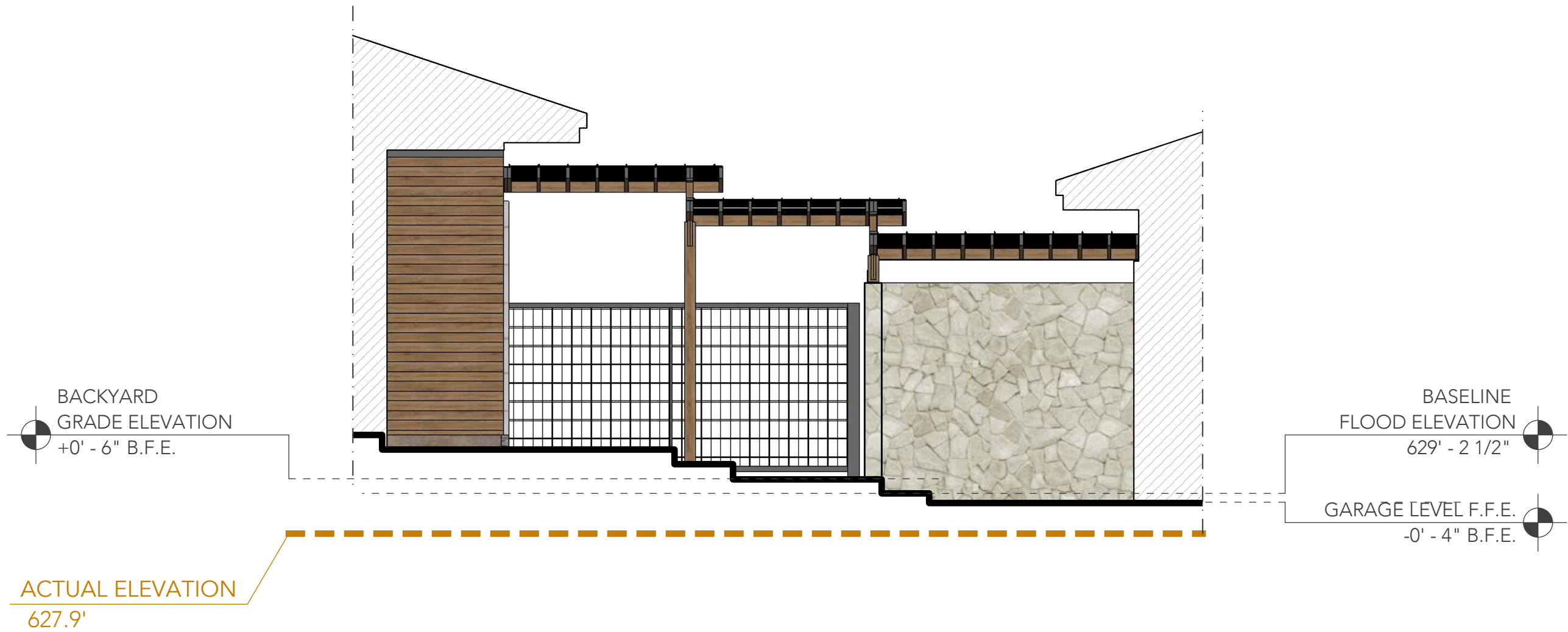




1 SOUTH ELEVATION, RESIDENCE
A2.01 SCALE 1/4" = 1'-0"



3 NORTH ELEVATION, RESIDENCE
A2.01 SCALE 1/4" = 1'-0"



2 WEST ELEVATION, COVERED WALKWAY
A2.01 SCALE 1/4" = 1'-0"

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Exterior Elevations

Sheet Number:

A2.01

Project Owner:
Susan Tolbert
298 W Edgewater Terrace
New Braunfels, TX 78130
Mobile: 830-822-0524

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000

APN: XXXXXXX

Issue title:
Schematic Design Set

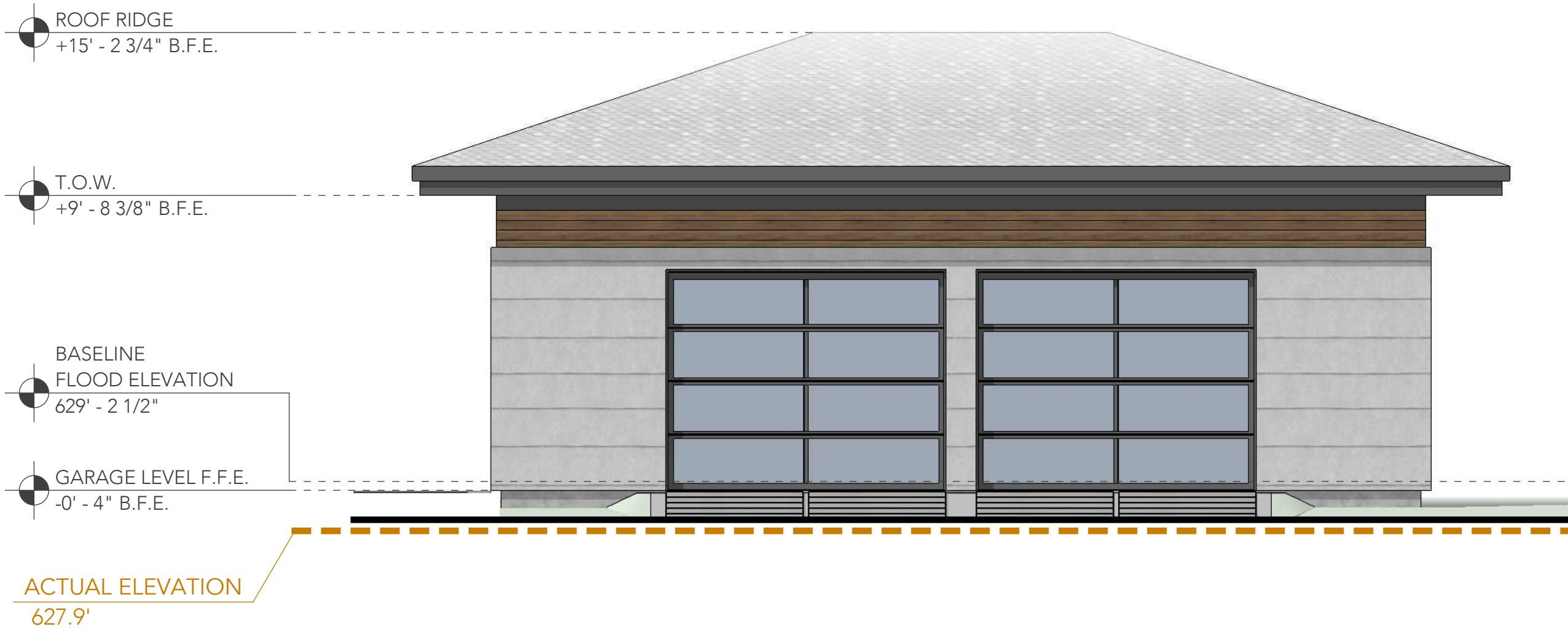
Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

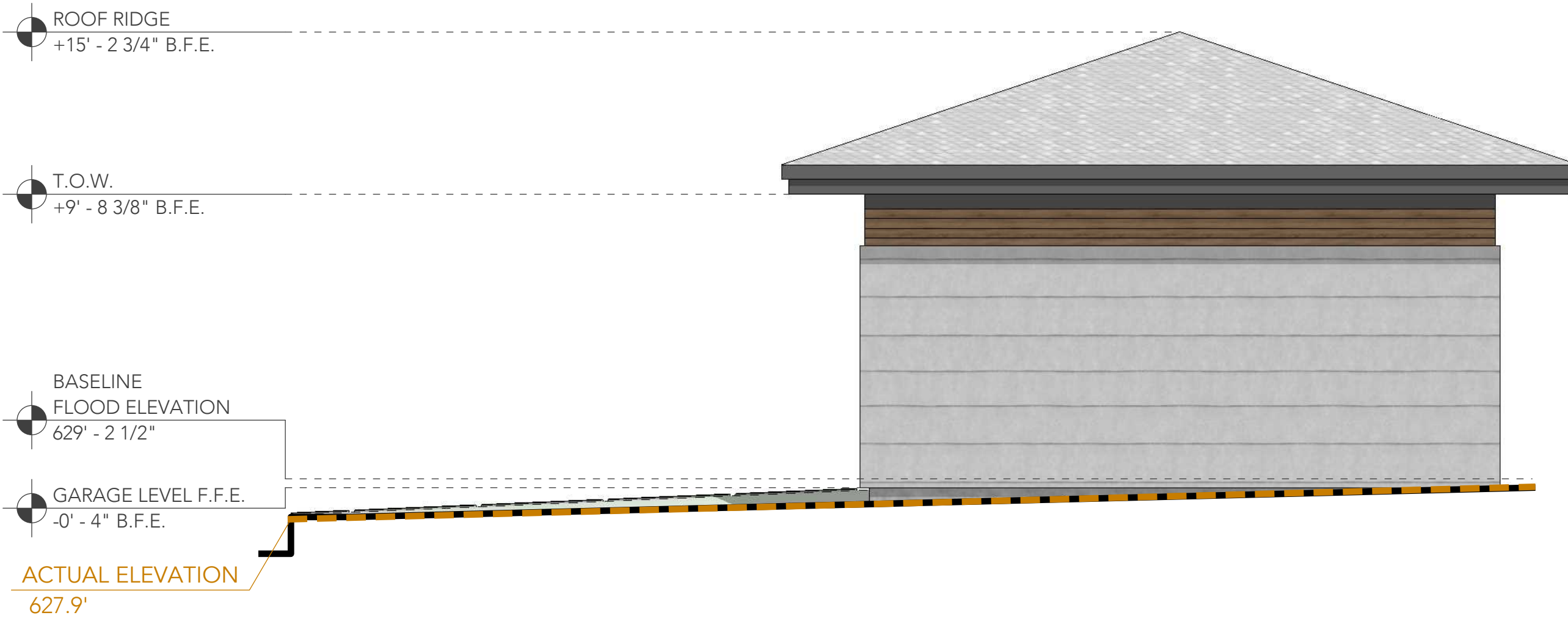
Sheet Contents:
Exterior Elevations

Sheet Number:

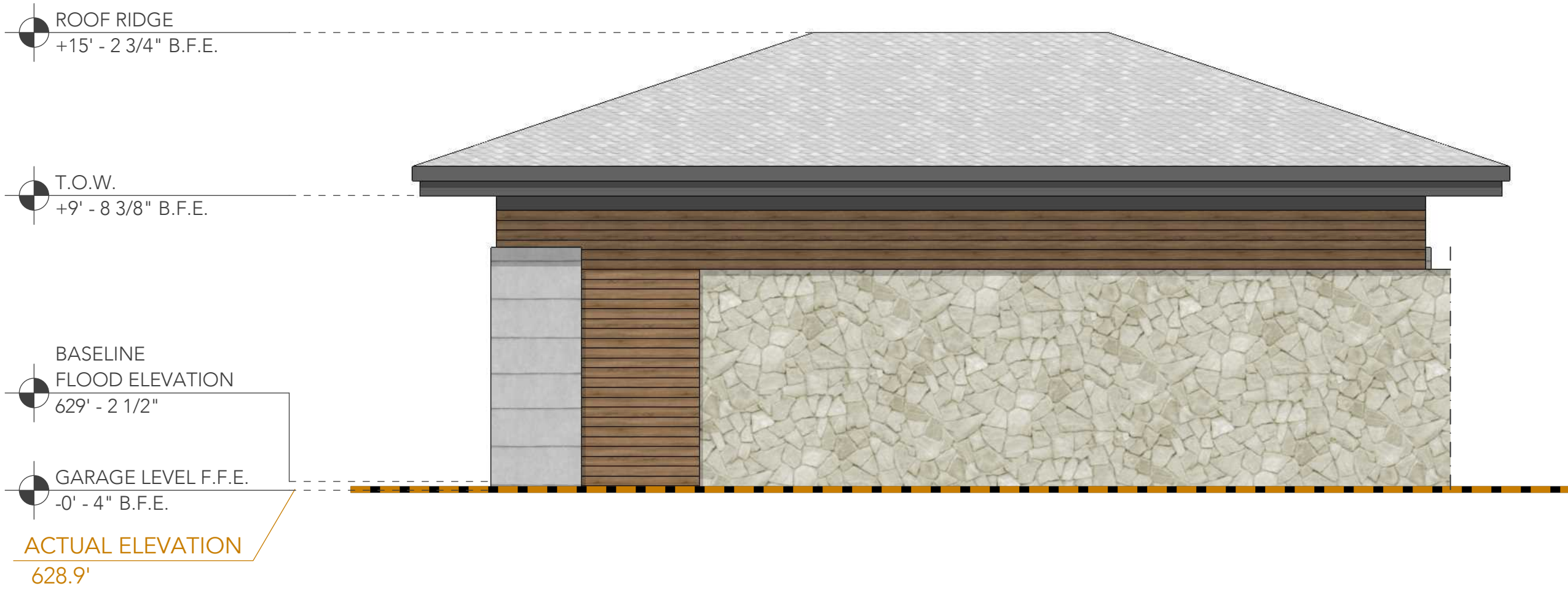
A2.02



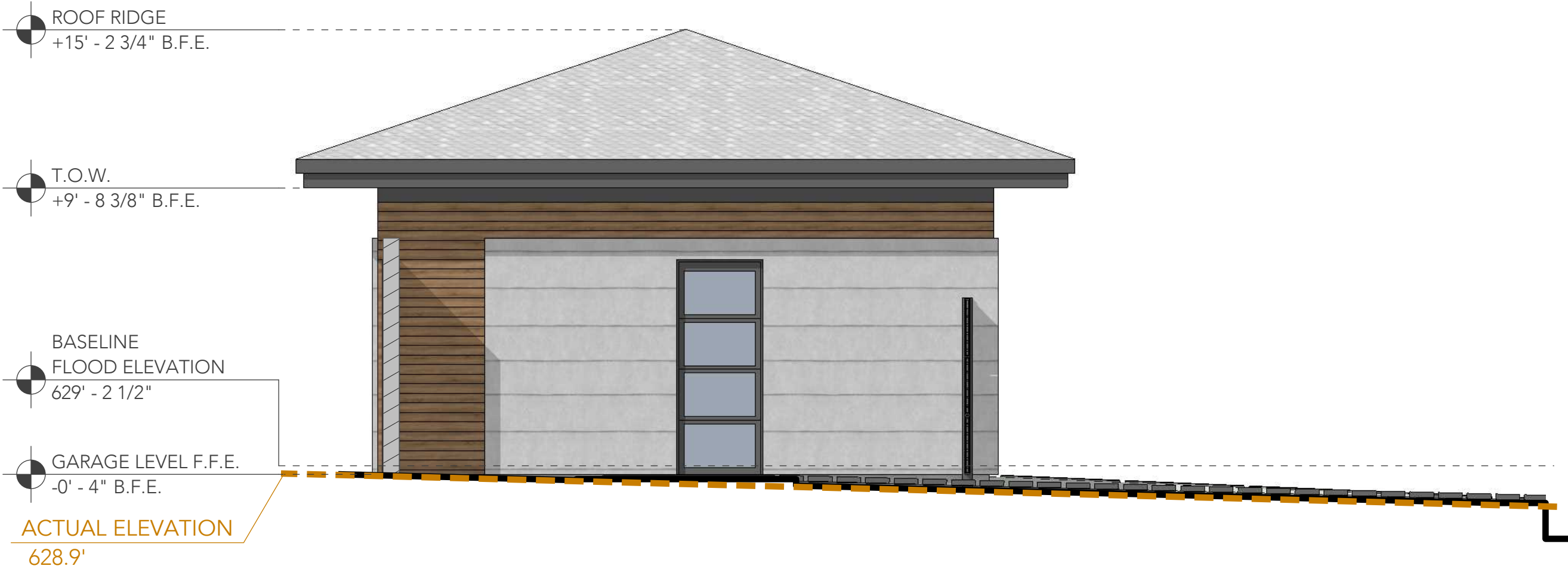
1 WEST ELEVATION, GARAGE
A2.02 SCALE 1/4" = 1'-0"



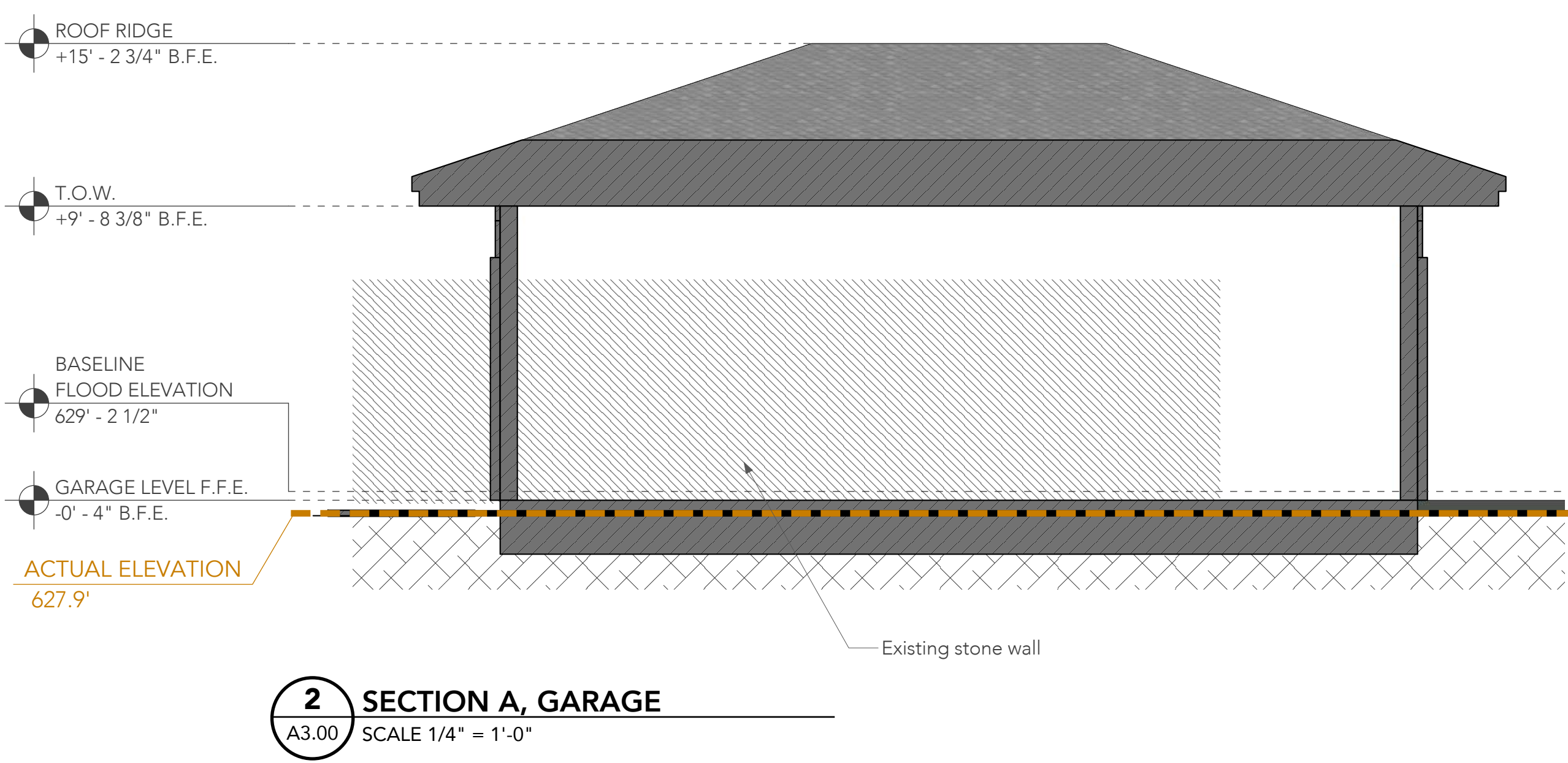
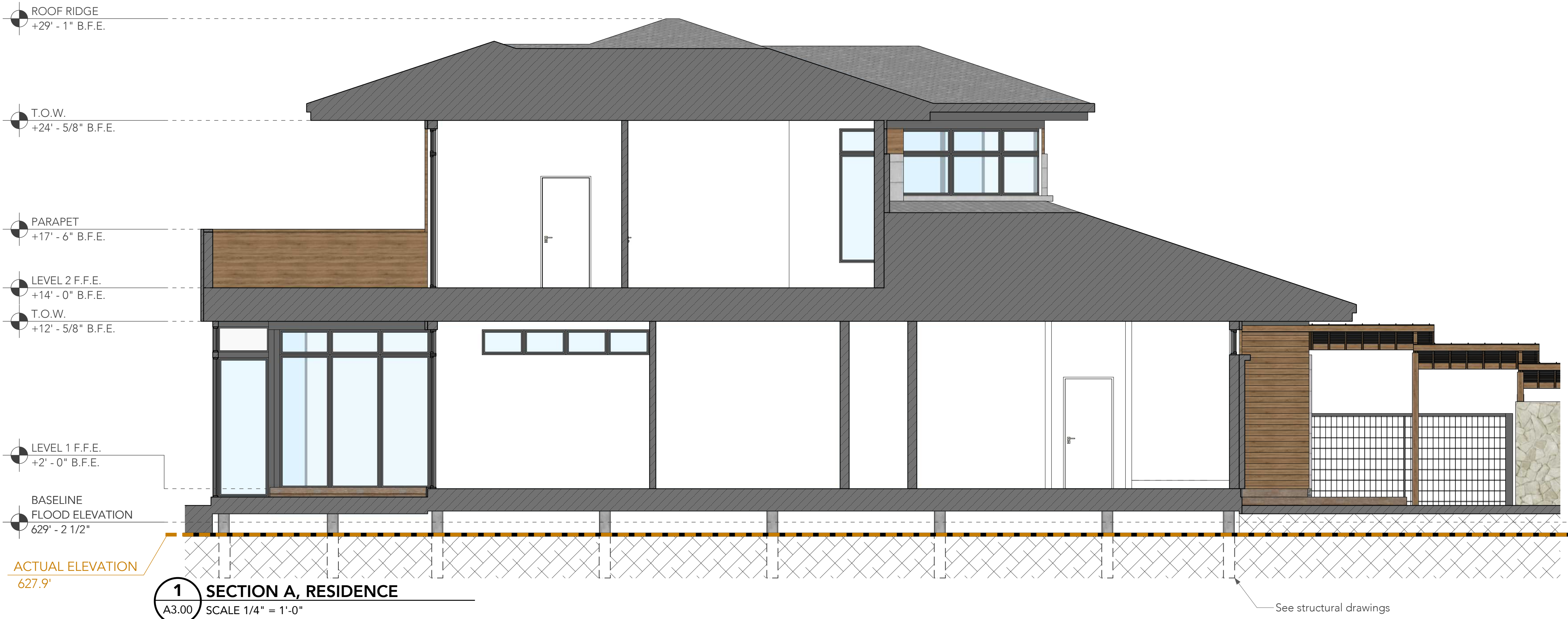
2 SOUTH ELEVATION, GARAGE
A2.02 SCALE 1/4" = 1'-0"



2 EAST ELEVATION, GARAGE
A2.02 SCALE 1/4" = 1'-0"



4 NORTH ELEVATION, GARAGE
A2.02 SCALE 1/4" = 1'-0"



Project Owner:
Phil Hooker, Manager
Dwell Dominion Group
6609 Blanco Road, Ste 260B
San Antonio, Texas 78216
Mobile: 210-383-5573

Civil Engineer:
Ryan Plagens, VP, PE CFM
Up Engineering
1270 N Loop 1604 E Suite 1310
San Antonio, Texas 78232
Office: 210-774-5504

Designer:
Peggy Brimhall, Principal
Figurd
615 E. Houston St. #529
San Antonio, TX 78249
Mobile: 646-726-3173

Structural Engineer:
Frank Kern, Dept. Mgr
GE Reaves Engineering
5250 Callaghan Road
San Antonio, Texas 78228
Office: 210-490-4506

Builder:
Brady Johanson, Owner
Brady Colt Custom Homes
22211 IH 10 West, 1206
San Antonio, Texas 78257
Mobile: 210-279-5367

Edgewater Residence

298 W Edgewater Terrace
New Braunfels, Texas 78130

Project No. 000000
APN: XXXXXXX

Issue title:
Schematic Design Set

Date: 10/23/2020

Revisions:
03/26/2021 - Revision 3
for Variance Request

Sheet Contents:
Building Sections

Sheet Number:
A3.00