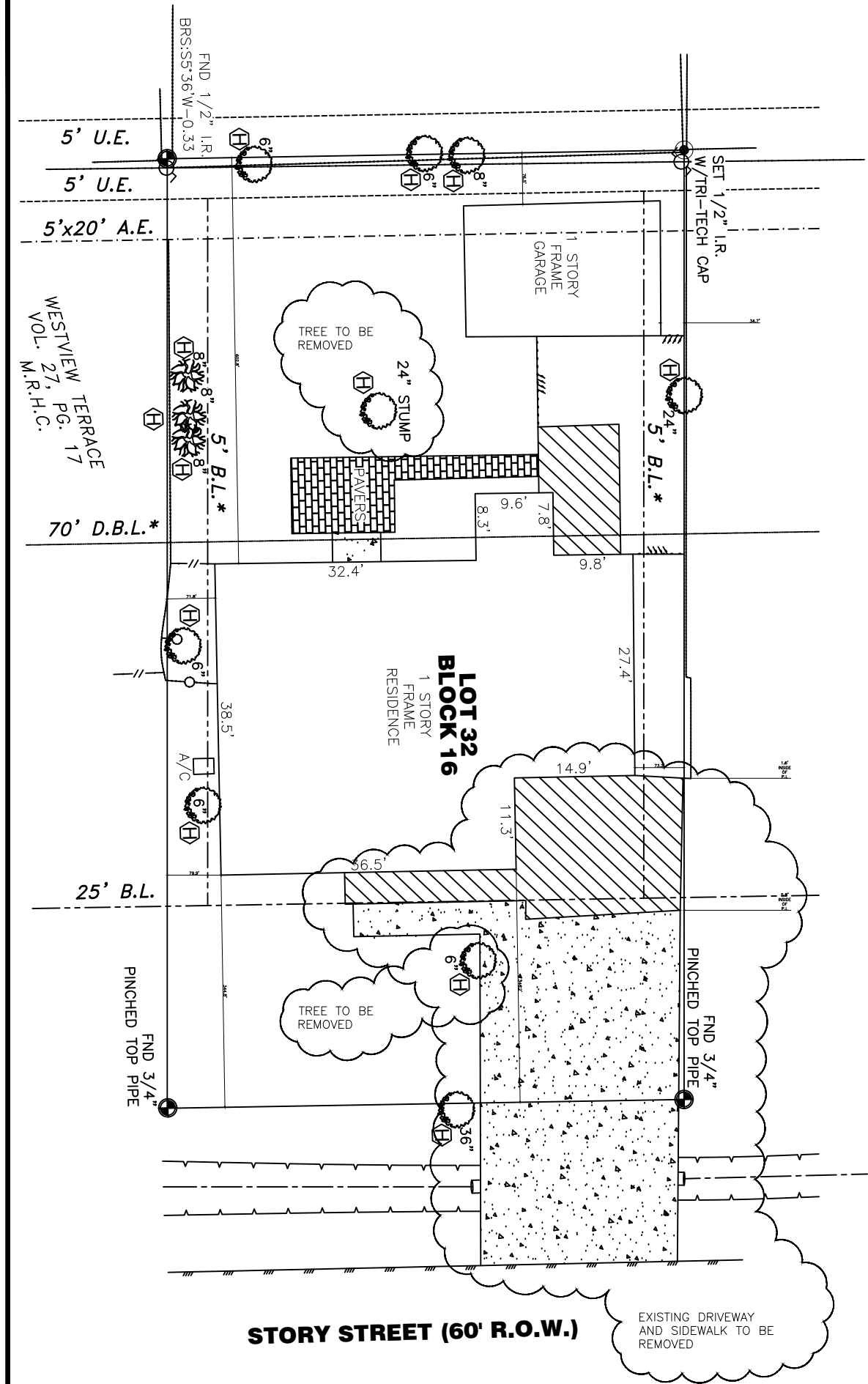






LEGAL DESCRIPTION:
LOT 32
BLOCK 16
SUBDIVISION - WESTVIEW TERRACE

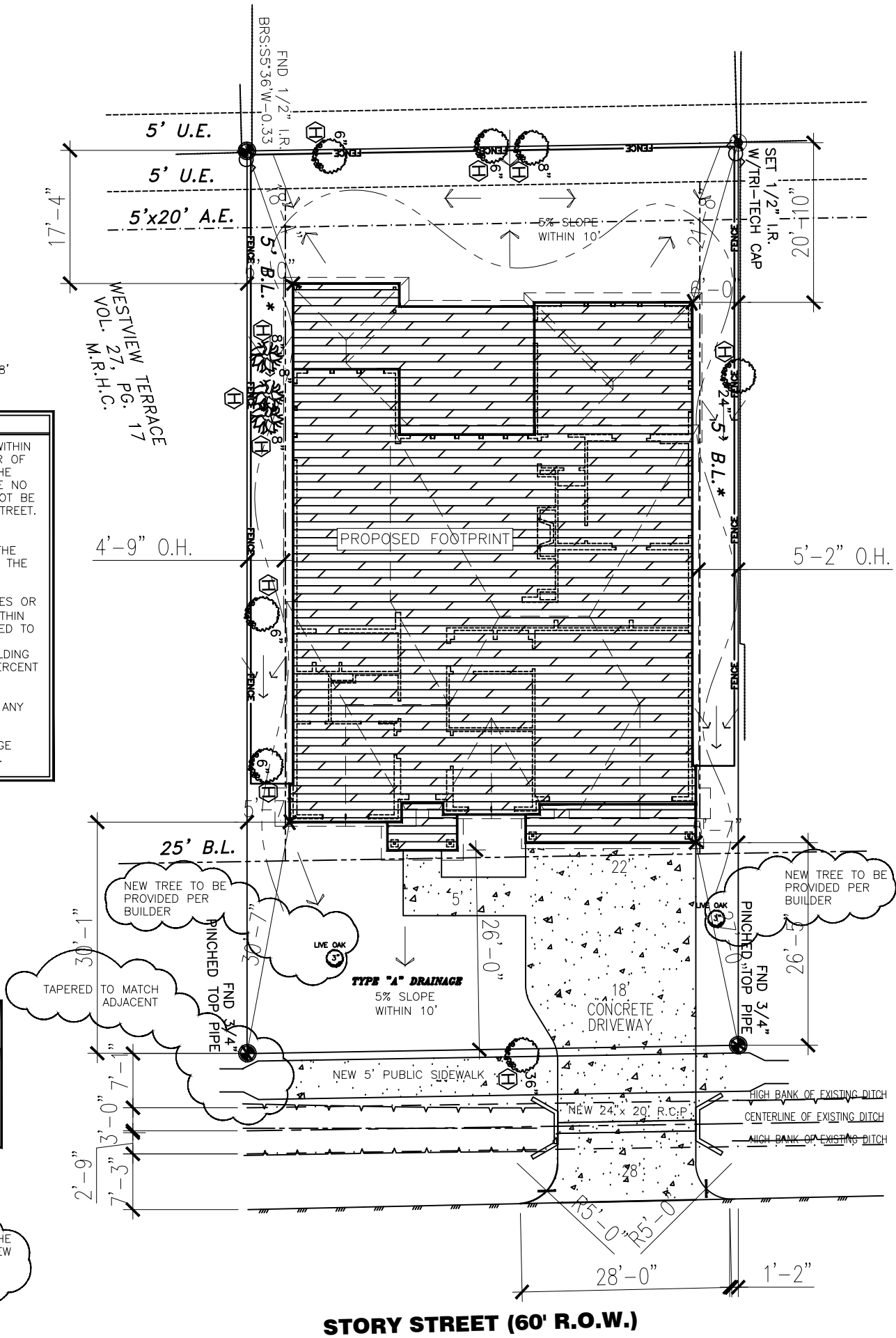
NOTE:
ALL EXISTING FENCING WILL BE REPLACED WITH NEW 8' FENCE; 7; PICKETS (6" WIDE), 12" ROT BOARD (2X12 TREATED).

1. (R401.5). ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OF, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.
2. (R401.3). LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
- 2-E EXCEPTION. WHERE LOTS LINES, WALL, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
3. (R403.1.7.3). ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT.

LOT CALCULATIONS
LOT = 7520
HOUSE = 3701
FRONT PORCH = 48
REAR PORCH = 426
FLATWORK = 655
FENCE = 235

LOT CALCULATIONS
LOT = 7520
HOUSE (INCLDS PORCHES/GARAGE) = 3701
FLATWORK = 655
TOTAL SF = 4356
TOTAL COVERAGE % = 57.92

NOTE:
ANY EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED AND REPLACED WITH NEW CURB & GUTTER OR REGRADE THE OPEN DITCH WITH SOD/GRASS FOR POSITIVE FLOW (BASED ON TYPE OF STREET)



TURNING LEAF CUSTOM HOME DESIGNS
A COMPANY CHANGING WITH THE TIMES, WHILE STAYING TRUE TO OUR NATURE
713.244.4765

PLOT PLAN
FOR
1513 STORY STREET

DRAWN BY:	LIVING SQ. FT. =	SHT:
SCALE:	DATE: 1-26-26	DWG:

GEIS DEVELOPMENT, LLC

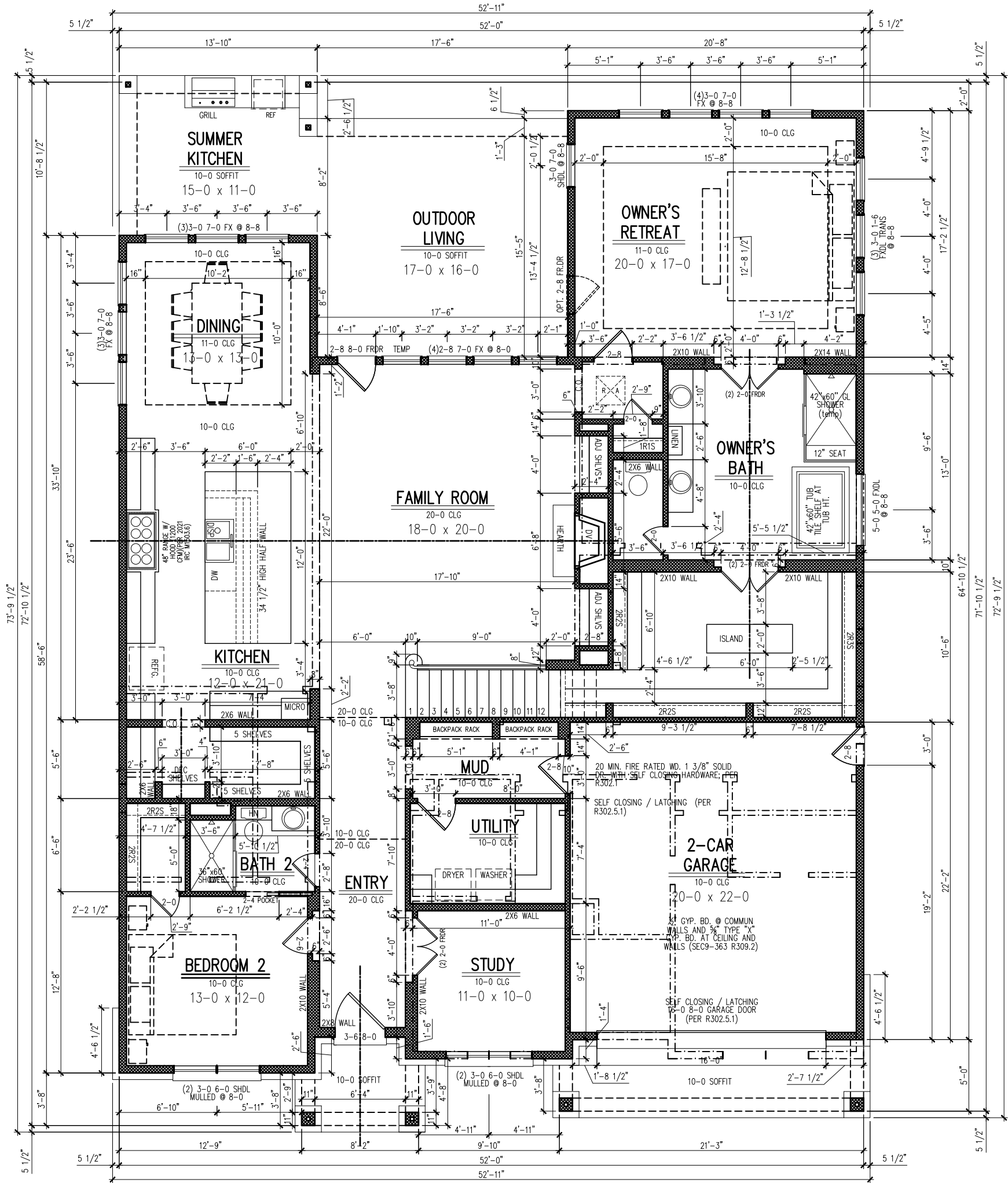
8554 Katy Frwy, Suite 300
Houston TX 77024
888.880.8732

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The measurements, dimensions, and other specifications shown on this document are only guidelines for construction use. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like. (rev. 2005)

SQUARE FOOTAGE CALCS
FIRST FLOOR = 2542
SECOND FLOOR = 1644
OVERALL LIVING = 4186
GARAGE = 440
FRONT PORCH = 48
REAR PORCH = 426
TOTAL SLAB = 3701
TOTAL UNDER ROOF = 5345
TOTAL WIDTH = 52'-11"
TOTAL DEPTH = 73'-9 1/2"

SPECIFIC NOTES
ALL INTERIOR DOORS TO BE 8'-0" IN HEIGHT UNLESS NOTED OTHERWISE
ALL STAIR / STEPS NEED TO BE FIELD VERIFIED AND MEASURED FOR COUNT, RISER & TREAD SIZES - IF APPLIED.
VERIFY ALL DIMENSIONS, SUBJECT TO CHANGE PER FIELD STIPULATIONS
ALL CONSTRUCTION ELEMENTS PER HOME OWNER AND ENGINEERING
VERIFY ALL TYP DETAILS , MAY VARY PER HOME OWNER AND ENGINEERING (TYPICAL SHEETS ATTACHED)

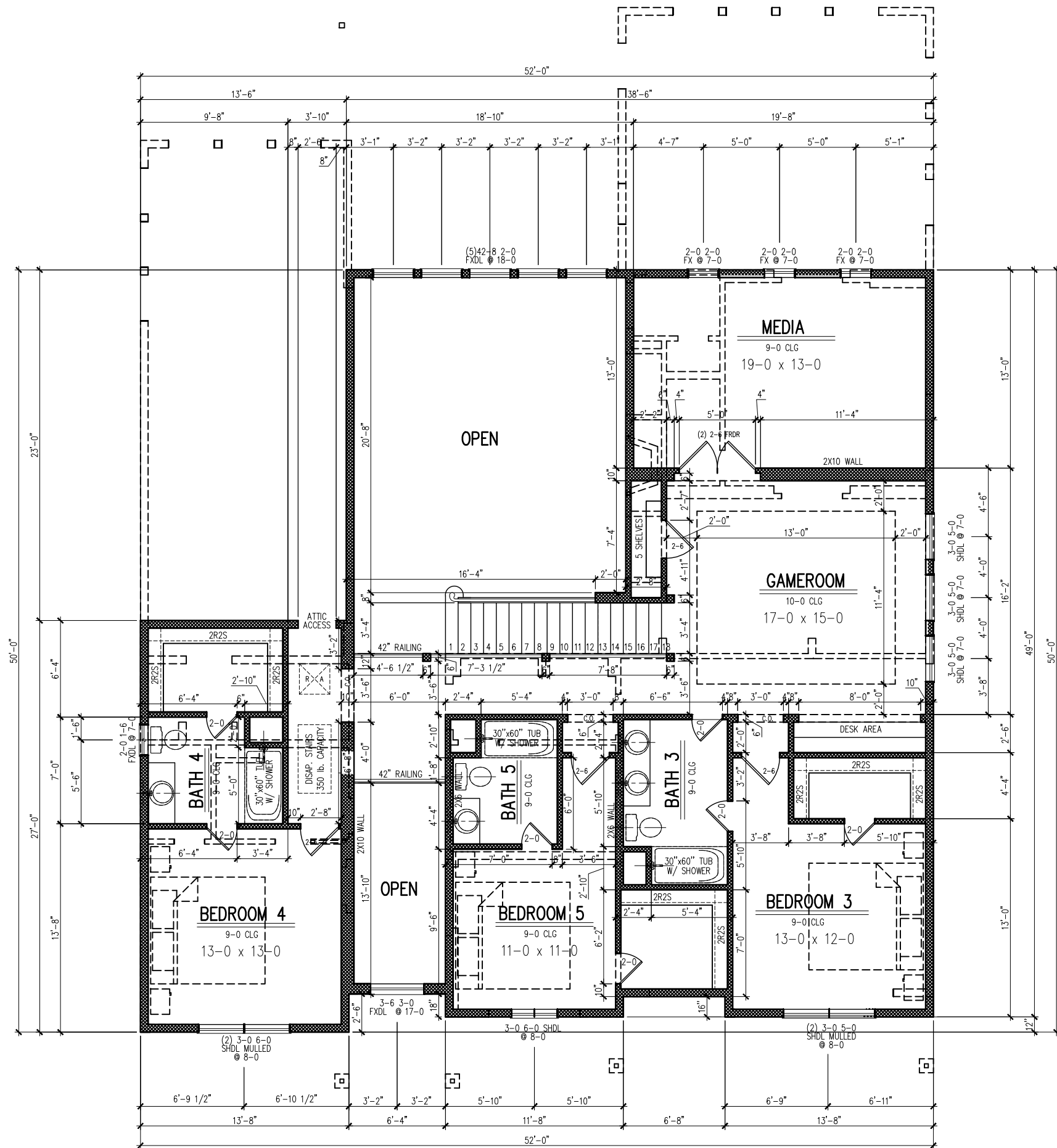


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FLOOR PLAN FOR 1513 STORY STREET
DRAWN BY: LIVING SQ. FT. = DATE: 1-28-26
SCALE: 1/8" = 1'-0"
SHT: DWG:

GEIS DEVELOPMENT, LLC
8554 Katy Frwy, Suite 300 Houston TX 77024 888.880.8732



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FLOOR PLAN
FOR
1513 STORY STREET

LIVING SQ. FT. =	SHT:
DATE: 1-26-26	DWG:

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