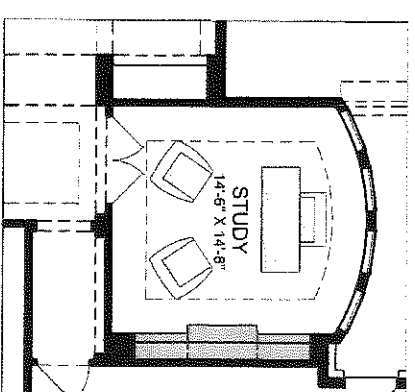
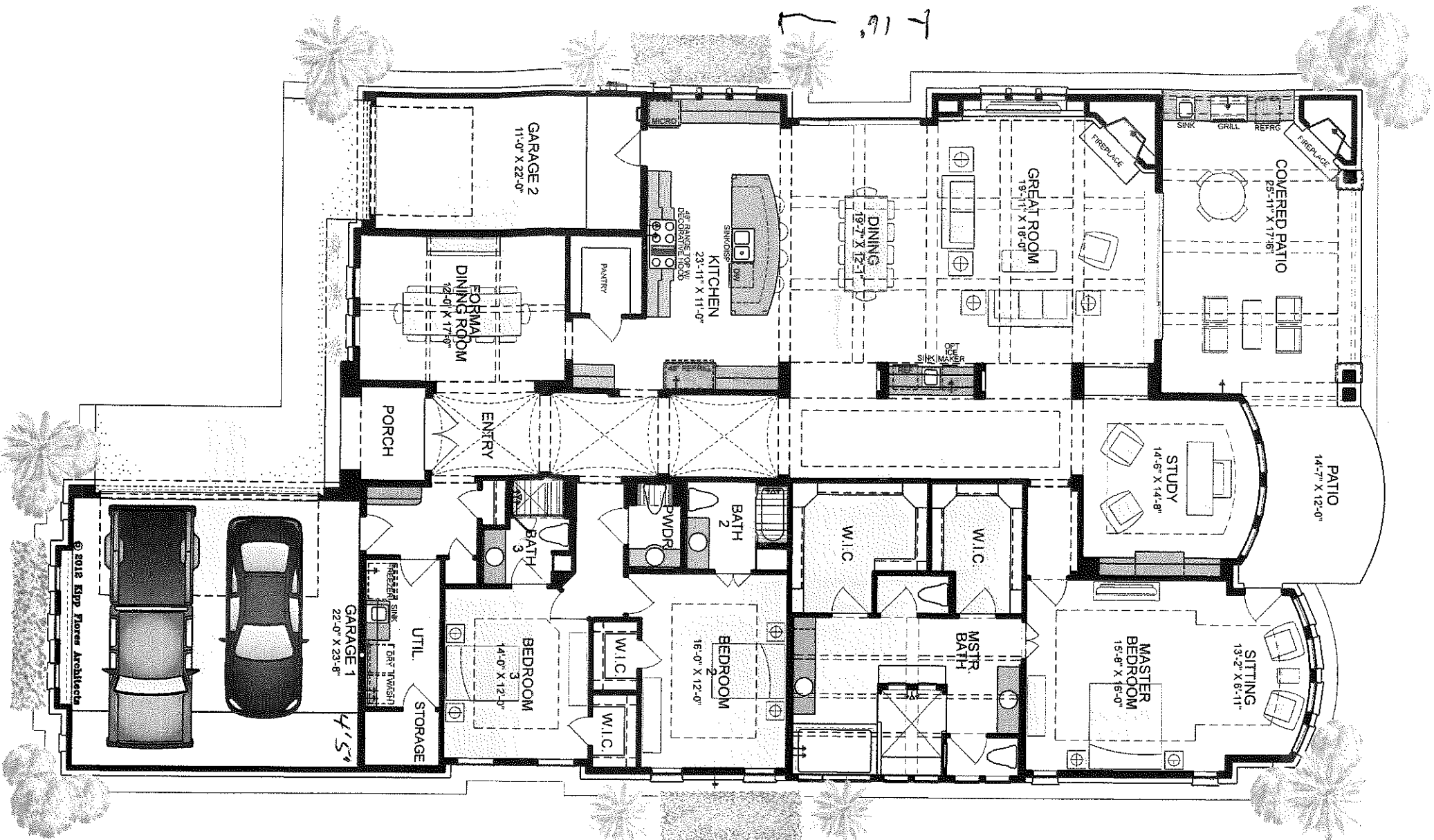
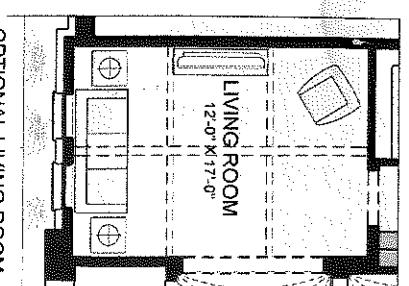


CANYON HOMES 3

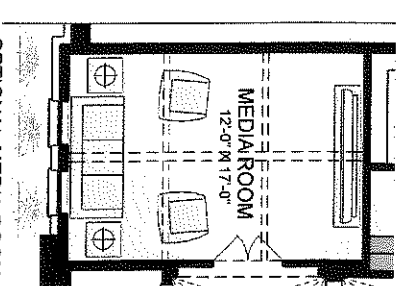
PLAN #3153



OPTIONAL STUDY/RETREAT/LIBRARY



OPTIONAL LIVING ROOM



OPTIONAL MEDIA ROOM

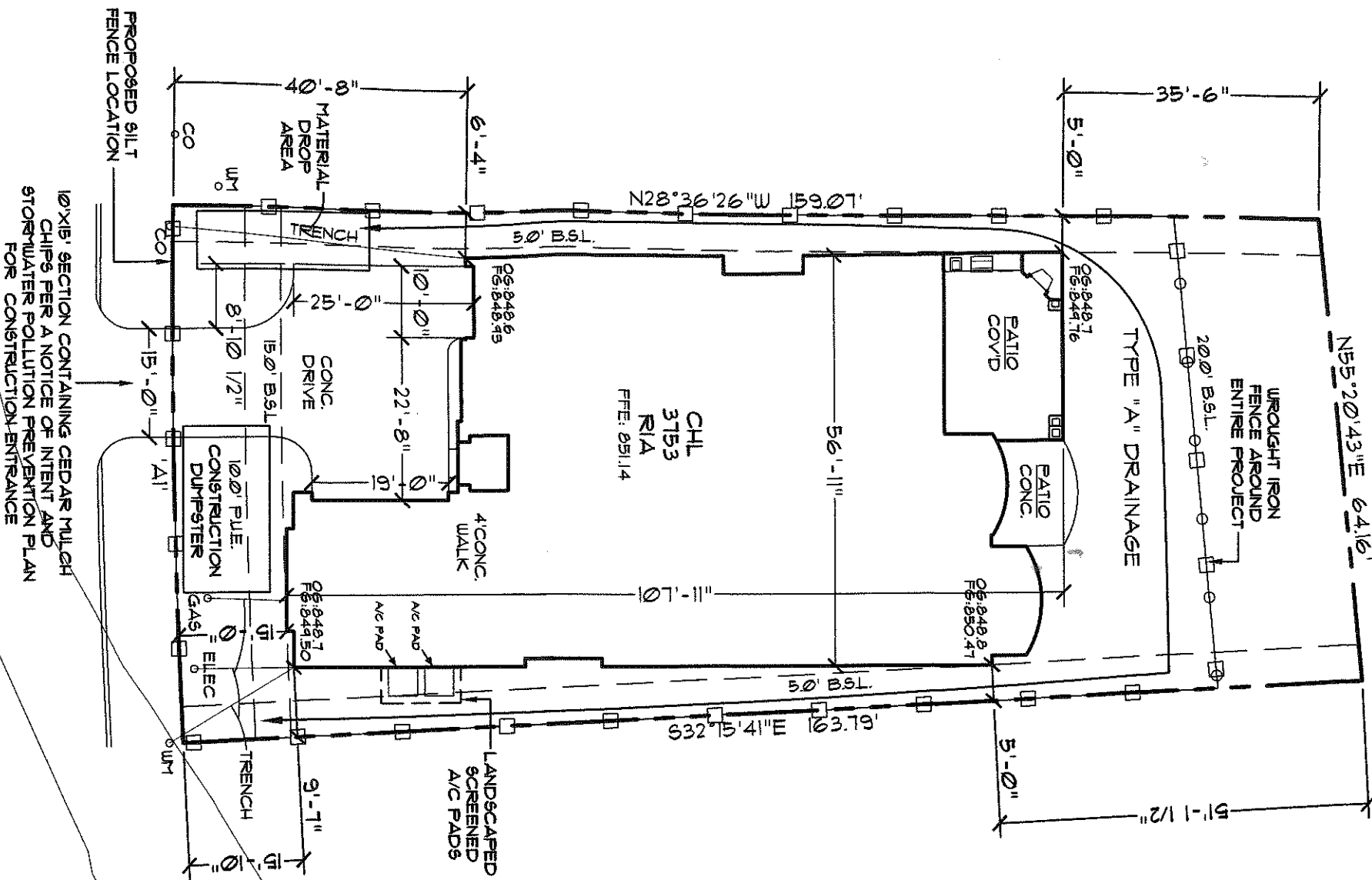
PLANS AND ELEVATIONS DEVELOPED BY RYAN AND JANE PRODUCTIONS, INC. AND ARTIST CONCEPTIONS ONE & APO. SHALL BE NOT BE TAKEN TO BE A REPRESENTATION OF A COMPLETE HOME. AS WE ARE CONSULTING ARCHITECTS, WE ARE NOT PROVIDING OUR SERVICES FOR ANY OTHER PURPOSES. WE ARE NOT PROVIDING ANY OTHER SERVICES. WE ARE NOT PROVIDING ANY OTHER SERVICES. WE ARE NOT PROVIDING ANY OTHER SERVICES.

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SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE
 ARC LEN 143.0' 115.00' 559.3357"W
 RAD. CHRD. BRG.

SCALE: 1" = 20'



10'X15' SECTION CONTAINING CEDAR MULCH CHIPS PER A NOTICE OF INTENT AND STORMWATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION ENTRANCE

1. PRIOR TO THE START OF CONSTRUCTION, THE BUILDER OR OWNER SHALL PROVIDE EVIDENCE TO THE COMMITTEE THAT HE/SHE HAS SUBMITTED THE REQUIRED 15-DAY NOTICE OF INTENT AND THAT A STORMWATER POLLUTION PREVENTION PLAN IS IN PLACE FOR THE LOT. UNLESS A NOTICE OF INTENT AND STORMWATER POLLUTION PREVENTION PLAN HAS BEEN SUBMITTED AND MAINTAINED FOR THE ENTIRE PROJECT FOR THE DURATION OF THE HOME CONSTRUCTION.
2. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, EROSION CONTROL MEASURES AND CONSTRUCTION FENCING MUST BE INSTALLED AND INSPECTED BY A REPRESENTATIVE OF THE BARTON CREEK SOUTHWEST PROPERTY OWNERS ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE (THE "COMMITTEE"). PLEASE CALL THE COMMITTEE LIAISON (512)5515116 A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED INSPECTION. EROSION CONTROL MEASURES AND CONSTRUCTION FENCING MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS, WITH THE EXCEPTION OF THE CLEARING OF CEDAR TREES, UNDERBRUSH AND REMOVAL OF LOW LIMBS WITH THE APPROVAL OF THE COMMITTEE LIAISON. NO PORTION OF THE PROPERTY OUTSIDE THE LIMITS OF CONSTRUCTION WILL BE DISTURBED OR CLEARED OF VEGETATION WITHOUT THE COMMITTEE'S PRIOR WRITTEN APPROVAL.
3. BUILDERS ARE FINANCIALLY RESPONSIBLE FOR DAMAGE TO ANY LIGHTING SYSTEMS LOCATED WITHIN THE PRIVATE STREET RIGHT-OF-WAY. ANY NEEDED REPAIRS TO THE SYSTEMS DUE TO DAMAGE BY THE HOMEOWNER, UNLESS REPAIRED IN A TIMELY MANNER BY SUCH HOMEOWNER WILL AUTOMATICALLY BE DEDUCTED FROM THE COMPLIANCE DEPOSIT.
4. CHANGES OR ADDITIONS TO APPROVED PLANS MUST BE APPROVED BY THE COMMITTEE PRIOR TO IMPLEMENTATION. THE MAXIMUM PORTION OF ANY LOT THAT MAY BE TURS OR LANDSCAPED IS 15% OR 2000 SQUARE FEET, WHICHEVER IS GREATER. ADDITIONAL INFORMATION IS AVAILABLE IN NOTE 19 ON THE FINAL PLAT FOR AMARSA DRIVE, PHASE 3, BLOCK F.
5. NO CONSTRUCTION PARKING WILL BE ALLOWED ALONG CARRANZO DRIVE OUTSIDE OF THE BLOCK F TRACT.
6. UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE COMMITTEE LIAISON, CONSTRUCTION MAY TAKE PLACE ONLY DURING THE FOLLOWING HOURS: SUNRISE TO SUNSET MONDAY THROUGH FRIDAY UNTIL THE FIRST HOME IS OCCUPIED, THEN MONDAY THROUGH FRIDAY FROM 7:30 AM UNTIL 6:00 PM, AND ON SATURDAYS FROM 8:00 AM THROUGH 5:00 PM. TO REQUEST EXTENDED CONSTRUCTION HOURS FOR SPECIAL SITUATIONS SUCH AS LARGE FOUNDATION POLES, PLEASE CONTACT THE COMMITTEE LIAISON. THERE SHALL BE NO CONSTRUCTION ON SUNDAYS OR THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, JULY 4th, LABOR DAY, THANKSGIVING DAY, OR CHRISTMAS DAY.
7. THE DUMPING, BURNING OR BURNING OF TRASH IS NOT PERMITTED ANYWHERE IN AMARSA DRIVE, PHASE 3, BLOCK F. DURING THE CONSTRUCTION PERIOD, THE BUILDER IS RESPONSIBLE FOR POLICING THE SITE TO PREVENT IT FROM BECOMING AN EYESORE. MUD, DIRT AND OTHER CONSTRUCTION DEBRIS THAT IS TRACKED OFF SITE SHALL BE CLEANED ON A DAILY BASIS.
8. BUILDER IS RESPONSIBLE FOR SECURING ANY NECESSARY PERMITS, REVIEWS OR INSPECTIONS MANDATED BY GOVERNING AUTHORITIES SUCH AS THE STATE OF TEXAS, TRAVIS COUNTY, THE CITY OF AUSTIN, TRAVIS COUNTY MILD. 4 OR 5, AND TRAVIS COUNTY ESD 9 (OAK HILL FIRE DEPARTMENT).

LOT AREA: 11183.805 SQ. FT.

SIDEWALKS PER CITY OR SUB REG.

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

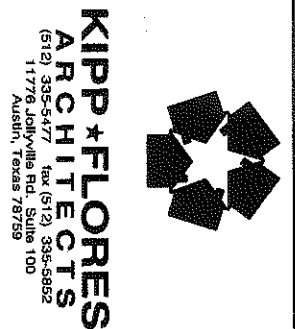
8225 CARRANZO DRIVE

ADDRESS
 8225 CARRANZO DRIVE

LOT 21 BLK F CITY, STATE
 AUSTIN, TX

SUBDIVISION
 AMARSA DRIVE PH. 3

BUILDER
 CHL DATE
 7/3/2012



KIPP FLORES ARCHITECTS
 (512) 335-5477 Fax (512) 335-5852
 11776 Jollyville Rd., Suite 100
 Austin, Texas 78759

FLOOR PLAN

SCALE 1/8"=1'-0"

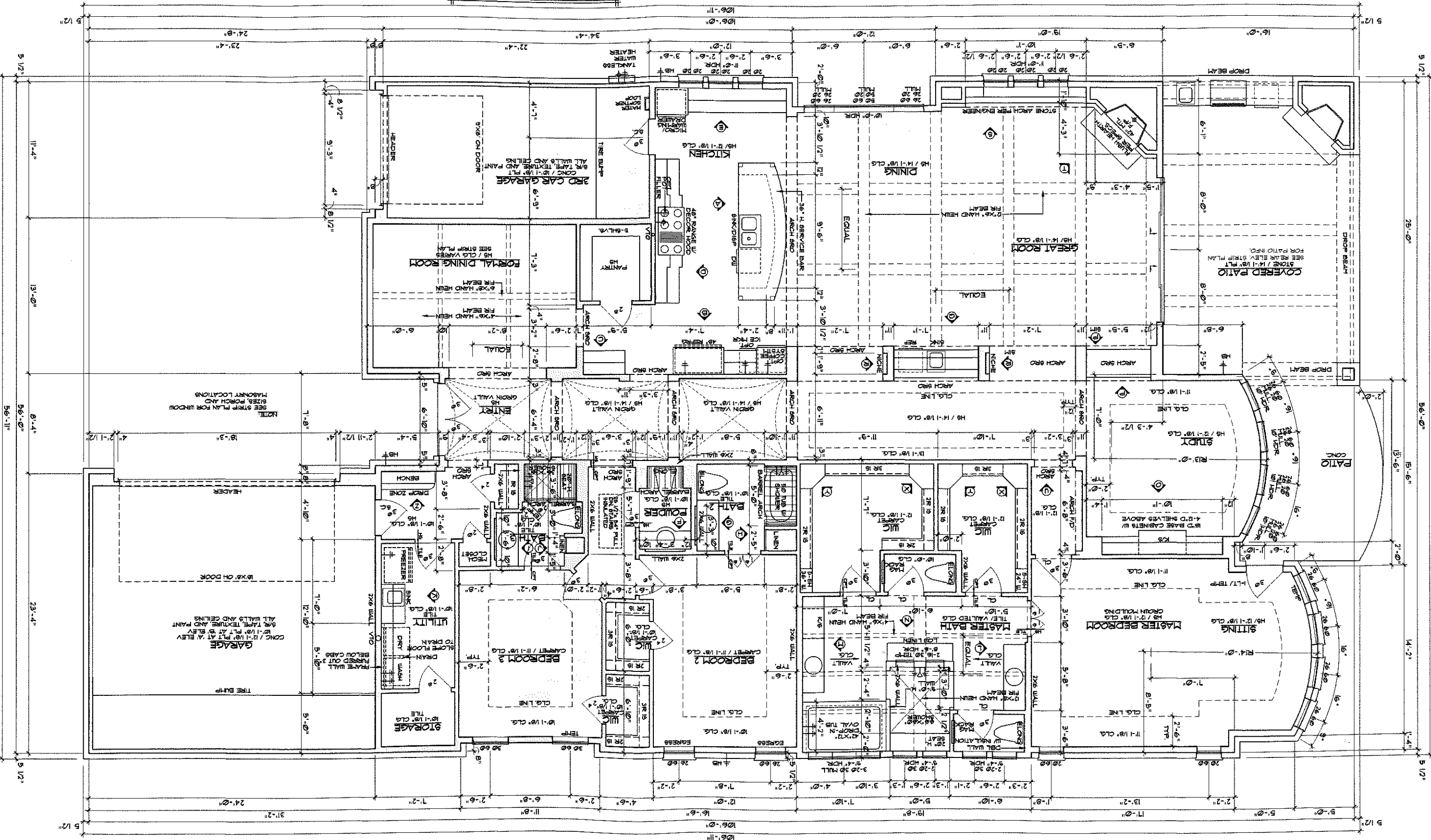
PLANS ARE COMPLIANT W/ 2009 IRC

NOTES:
ALL PLATE HEIGHTS TO BE 48"
HEADERS H-1/2" W/ 8'-0" UNDO
2X6 EXTERIOR LIVING WALLS
INCLUDING LIVING WALLS COMMON WITH GARAGE
PROVIDE FIREBLOCKING IN ALL WALLS
AREAS AS REQUIRED PER CURRENT IRC CODE
ALL ANGLED WALLS TO BE 45°
UNLESS NOTED OTHERWISE
PROVIDE TYPED GLASS
WHERE REQUIRED
FOR HVAC UNITS/W/ REGRAD W/ KEYPAD LOCATIONS IN THE UTILITY
DOOR TRIM CUT W/ ONE KEYPAD AT GARAGE ENTRY
SEE FRAMING SHEETS FOR HEADER SIZES AND LOCATIONS
ALL WINDOWS TO BE 48" DOORS THROUGH OUT 2'-6" PER IRC (M202.4.1)
ANDERSON 800 SERIES

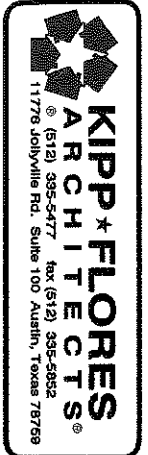
Square Footage Chart
A Elevation

FRAME w/ MAS	3753
LIVING AREA	3685
GARAGE	585
CAR GARAGE	266
PORCH	56
COVERED PATIO	420
TOTAL	4976

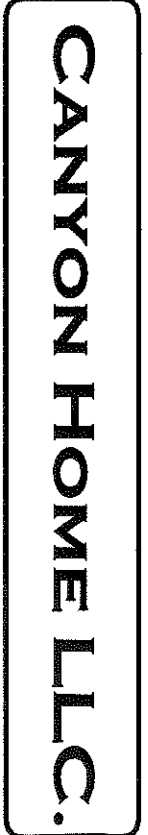
SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

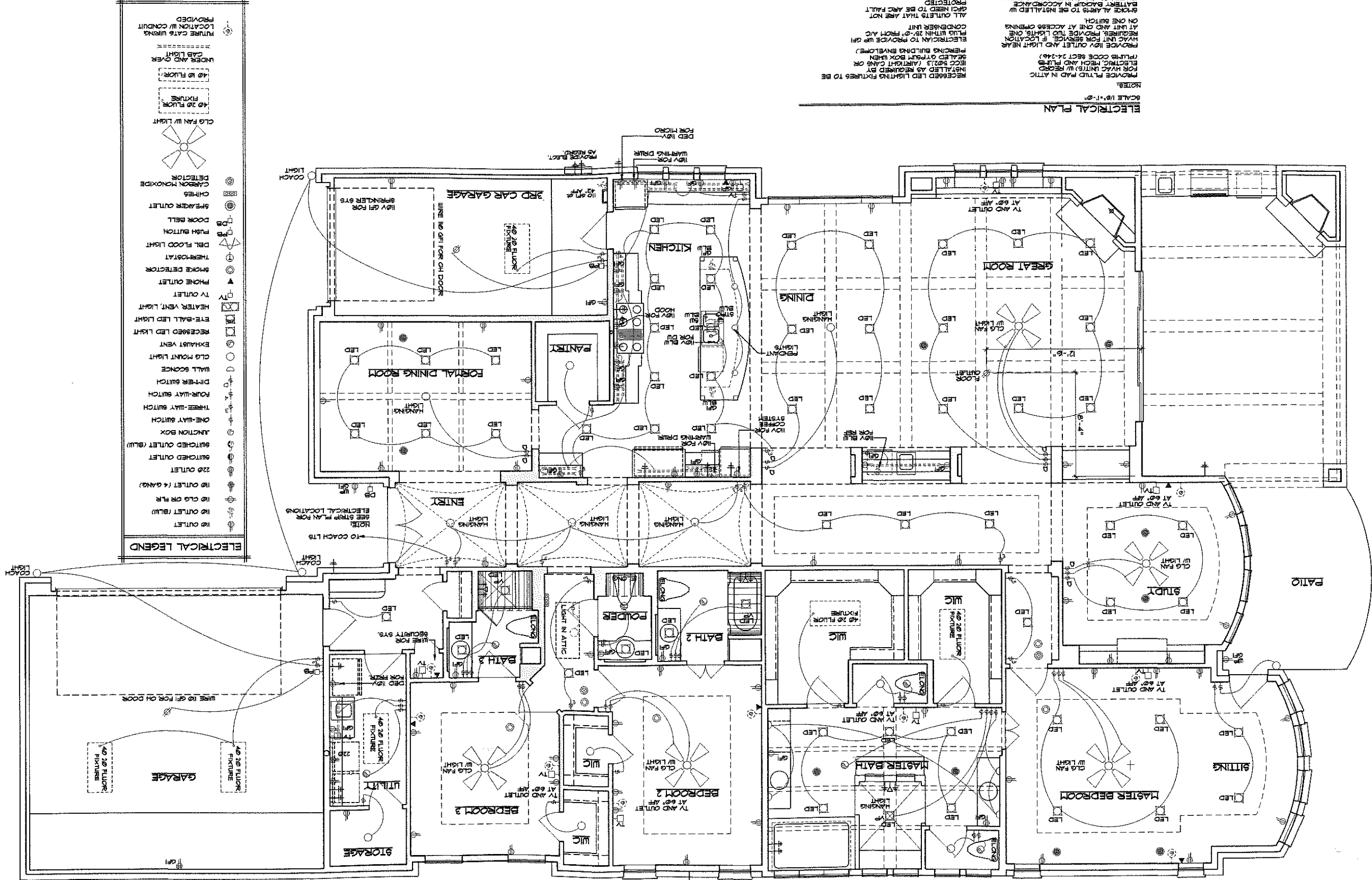


Sheet 1 of 8
Date 4-25-12
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Use by others as a construction method and detail is a construction method. It is not a design. The design is the responsibility of the architect. The architect shall be responsible for the design and construction of the project. The architect shall be responsible for the design and construction of the project. The architect shall be responsible for the design and construction of the project.





ELECTRICAL LEGEND

	120V OUTLET (BLU)
	120V OUTLET (GRN)
	120V OUTLET (4 GANG)
	220V OUTLET
	SWITCHED OUTLET (BLU)
	SWITCHED OUTLET (GRN)
	JUNCTION BOX
	ONE-WAY SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WALL SCONCE
	CLG MOUNT LIGHT
	EXHAUST VENT
	RECESSED LED LIGHT
	EYE-BALL LED LIGHT
	HEATER VENT LIGHT
	TV OUTLET
	PHONE OUTLET
	SMOKE DETECTOR
	THERMOSTAT
	PUSH BUTTON
	DOOR BELL
	SPEAKER OUTLET
	CARBON MONOXIDE DETECTOR
	CLG FAN W/ LIGHT
	40 20 FIXTURE
	40 20 FIXTURE
	FUTURE CABLE WIRING LOCATION W/ CONDUIT PROVIDED

NOTES:
SCALE 1/8"=1'-0"

ELECTRICAL PLAN

RECESSED LED LIGHTING FIXTURES TO BE INSTALLED AS REQUIRED BY ELEC. MECH. AND PLUMBING CODE SECTION 24-246. (PLUMB CODE SECT 24-246)

FOR HVAC UNITS) W/ RECD. PROVIDE FLOOR PAD IN ATTIC

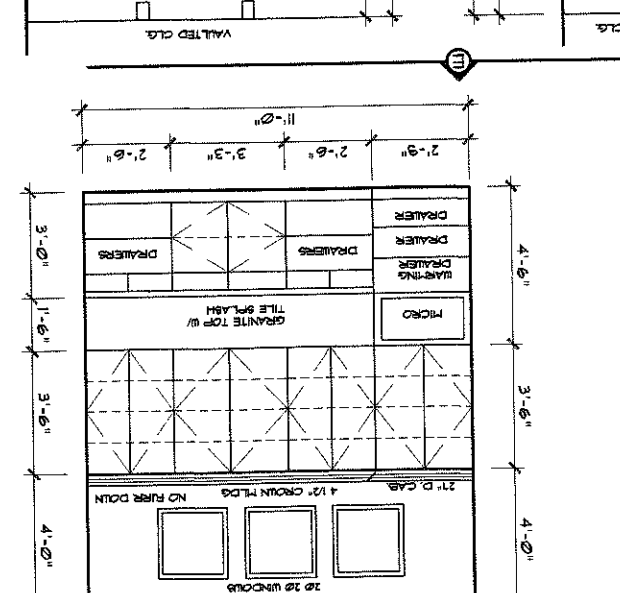
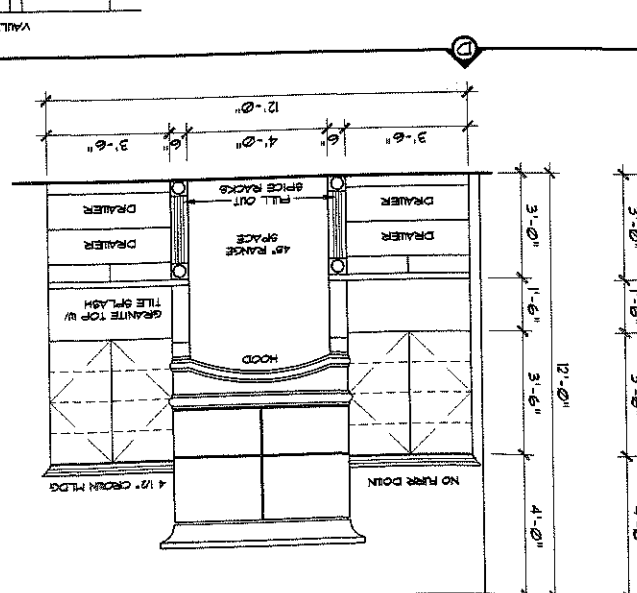
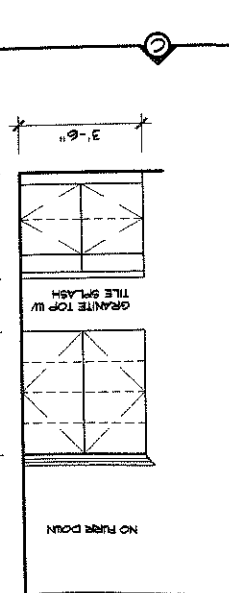
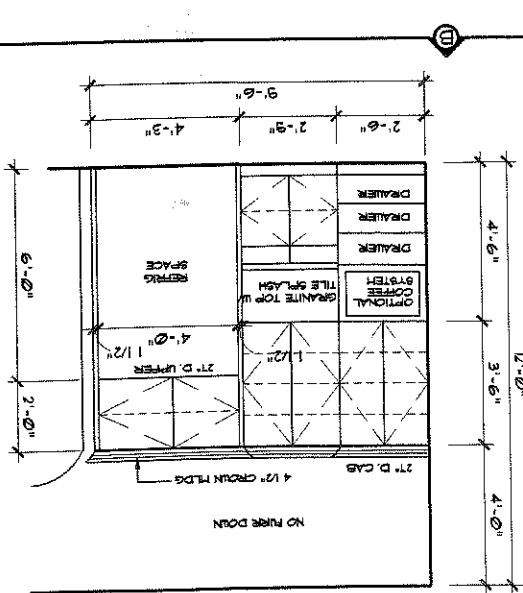
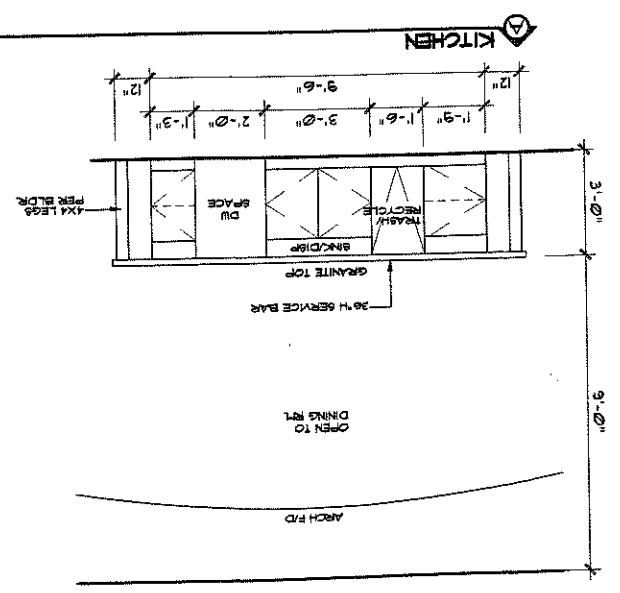
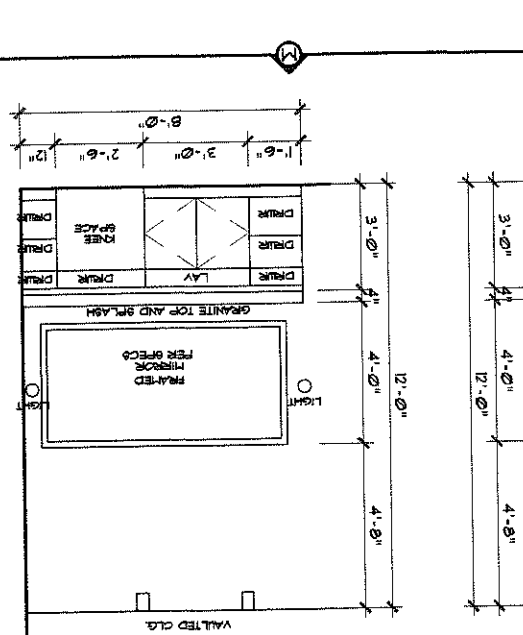
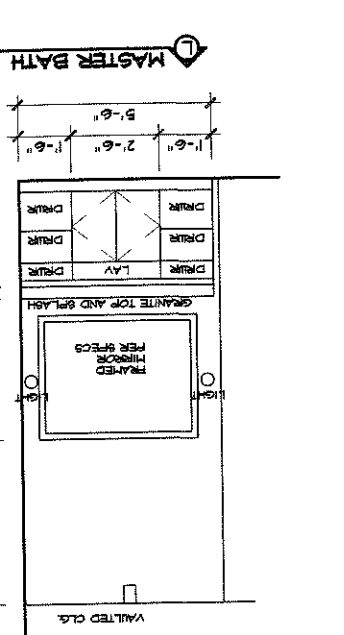
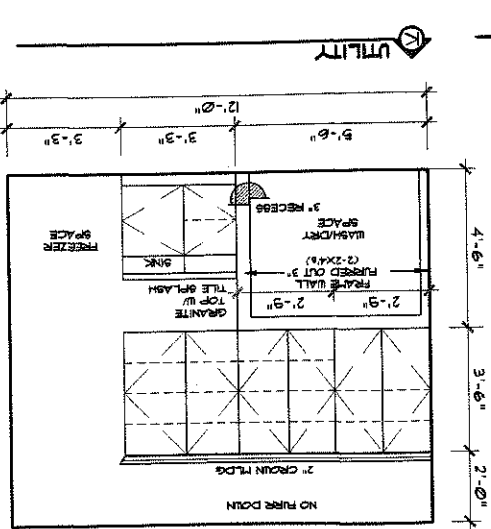
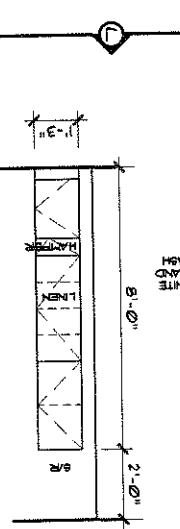
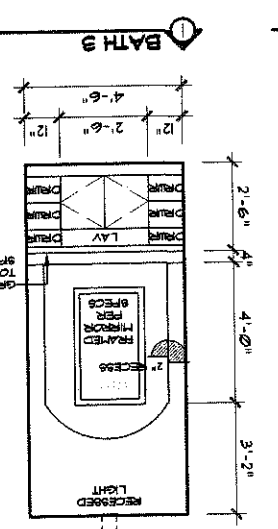
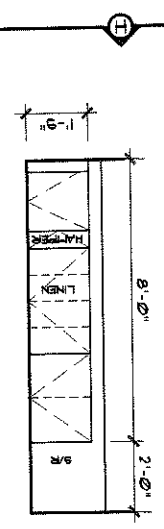
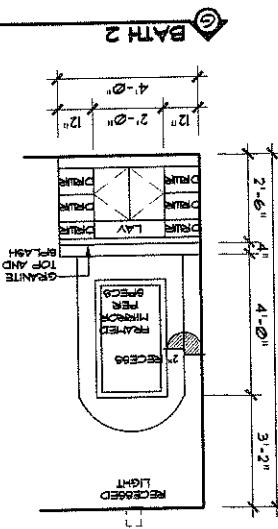
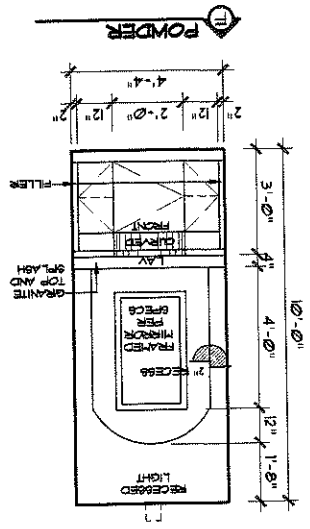
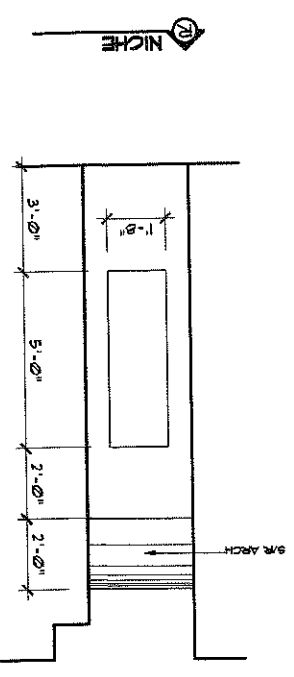
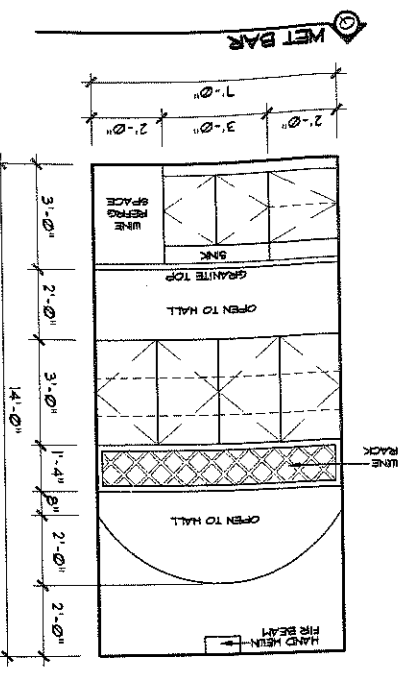
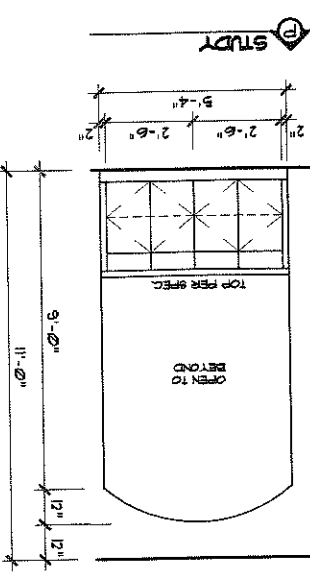
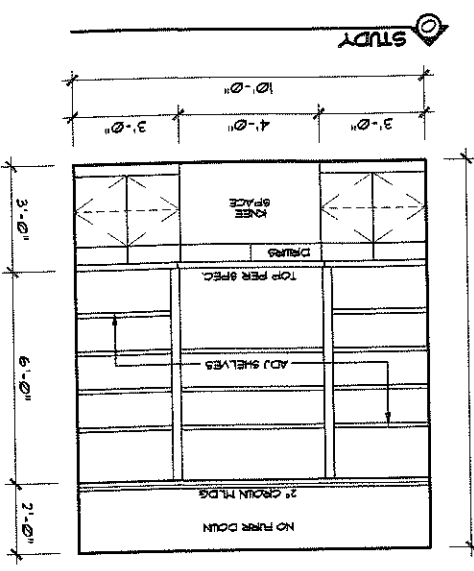
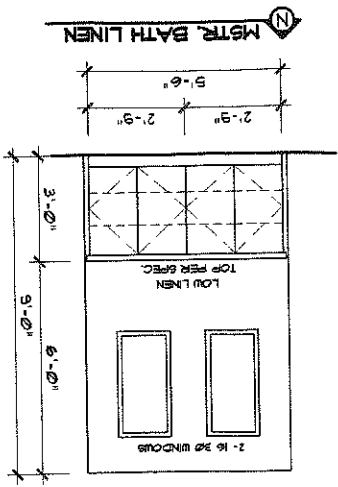
PROVIDE 120V OUTLET AND LIGHT NEAR HAVAC UNIT FOR SERVICE. IF LOCATION REQUIRES, PROVIDE TWO LIGHTS, ONE AT UNIT AND ONE AT ACCESS OPENING ON ONE SWITCH.

SMOKE ALARMS TO BE INSTALLED W/ BATTERIES BACKUP IN ACCORDANCE W/ NFPA 72. ALL SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHERS.

25' PER REC HEAD/41'

DRYER VENT NOT TO EXCEED

CABINET ELEVATIONS
SCALE 3/8" = 1'-0"



8-1-12
8225 CARRANZO DRIVE
PLAN 3753 RI

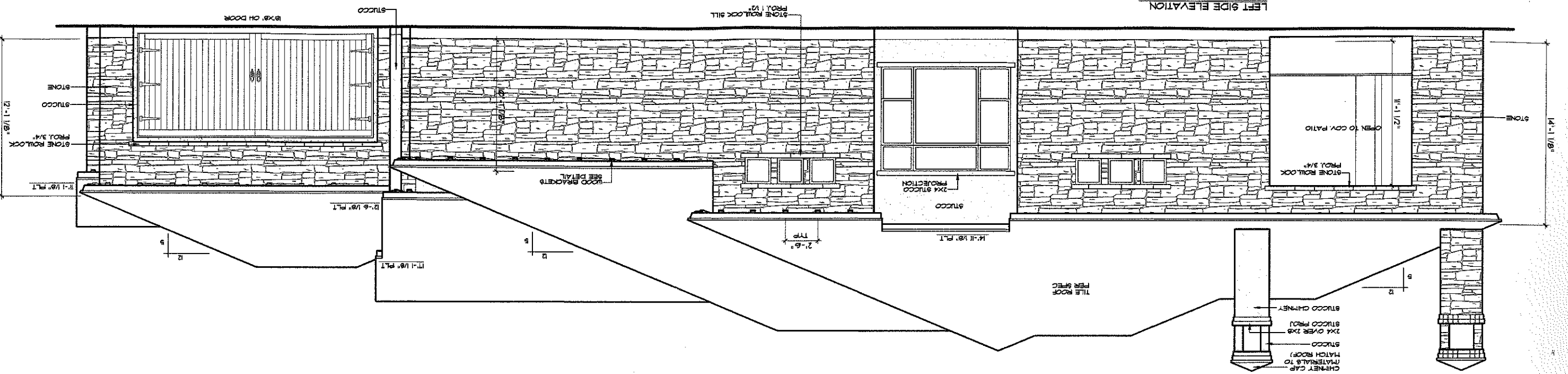
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4-25-12
Date
D.H. C-0055-SP-DRVG 08/01/12

KIPP FLORES ARCHITECTS
11776 Jollyville Rd., Suite 100 Austin, Texas 78758
(512) 336-0477 Fax (512) 336-5862

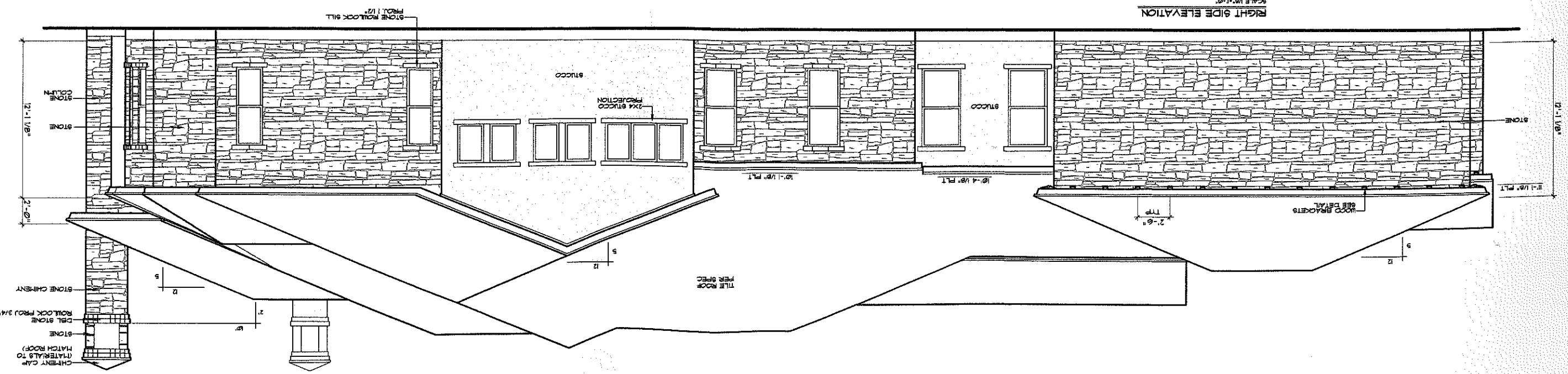
It is advised in construction, make-up, or finish, is completed in advance. All dimensions and details are approximate and may vary per site. Builder accepts full responsibility for checking plan to assure conformity with local codes. Should any changes be made, these plans by builder is representative. Builder assumes full liability for uncompleted plans and specifications.

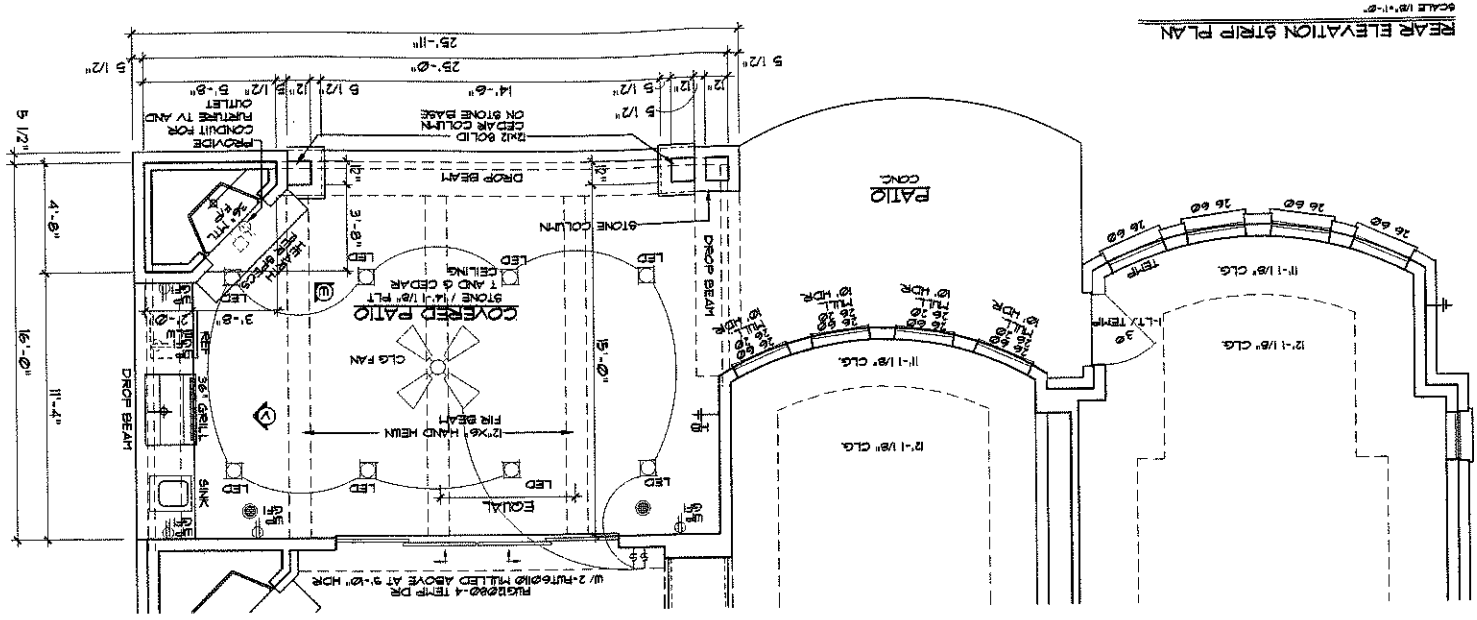
CANYON HOME LLC.

SCALE 1/8"=1'-0"
 ALL PLATE HATS TO BE
 1/2" x 1/8" x 8' UNLESS NOTED.
 HEADERS OVER WINDOWS AND
 OPENINGS UP TO 8' UNLESS
 OTHERWISE SPECIFIED.
 PROVIDE TYPED GLASS
 UNLESS NOTED BY CODE.
 BUILDER TO VERIFY CURRENT LOCAL
 CODES AND REQUIREMENTS OF 1 HOUR
 FIRE RATED OVERLANDS
 SEE DRAWING SHEETS FOR HEADERS
 SIZES AND LOCATIONS



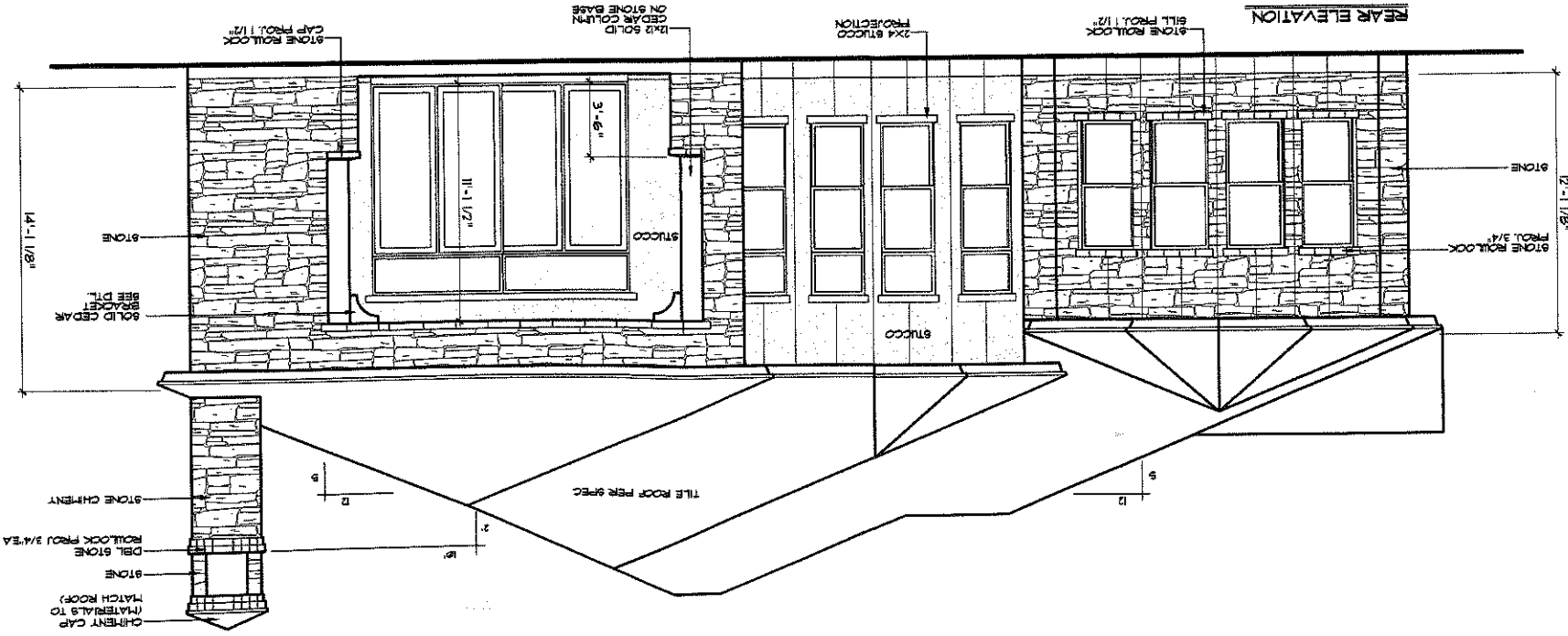
RIGHT SIDE ELEVATION
 SCALE 1/8"=1'-0"





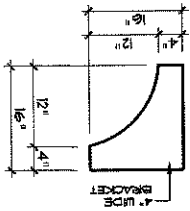
REAR ELEVATION STRIP PLAN
SCALE 1/8"=1'-0"

ALL PLATE WORK TO BE 2" x 1/8" W/ 2'-0" UNDOUL
HEADER HGT'S, UNLESS NOTED.
PROVIDE STEEL LINTELS ABOVE ALL
OPENINGS W/ MASONRY, AS REQUIRED.
WHERE NOTED BY CODE.
BUILDER TO VERIFY CURRENT LOCAL
CODES AND REQUIREMENTS OF 1 HOUR
FIRE RATED OVERLAYS FOR HEADER
SIZES AND LOCATIONS.

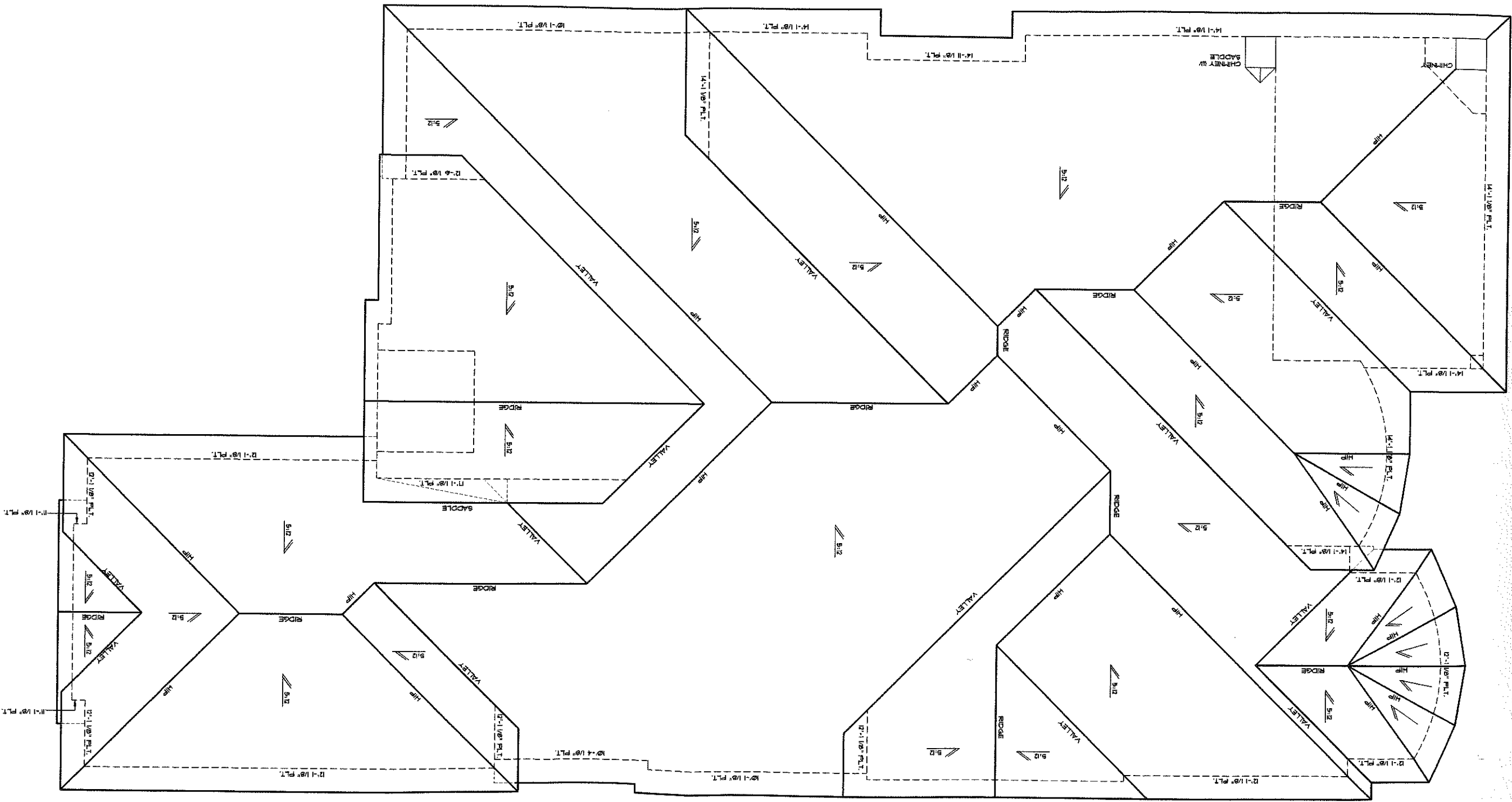


REAR ELEVATION
SCALE 1/8"=1'-0"

CEDRAR BRACKET DETAIL
SCALE 3/4"=1'-0"



ROOF PLAN
 SCALE 1/8" = 1'-0"
 NOTES:
 ALL 8/2 ROOF PITCHES TO HAVE 1-3/4" OVERLAPS UNLESS NOTED OTHERWISE
 ALL GABLE ENDS TO HAVE 1'-0" OVERLAPS UNLESS NOTED OTHERWISE
 BUILDER TO VERIFY CURRENT LOCAL CODES AND REQUIREMENTS OF 1 HOUR FIRE RATED OVERLAPS
 VENT AS REQUIRED



8-1-12
 8225 CARRANZO DRIVE
 PLAN 3753 R1A
 7AorB

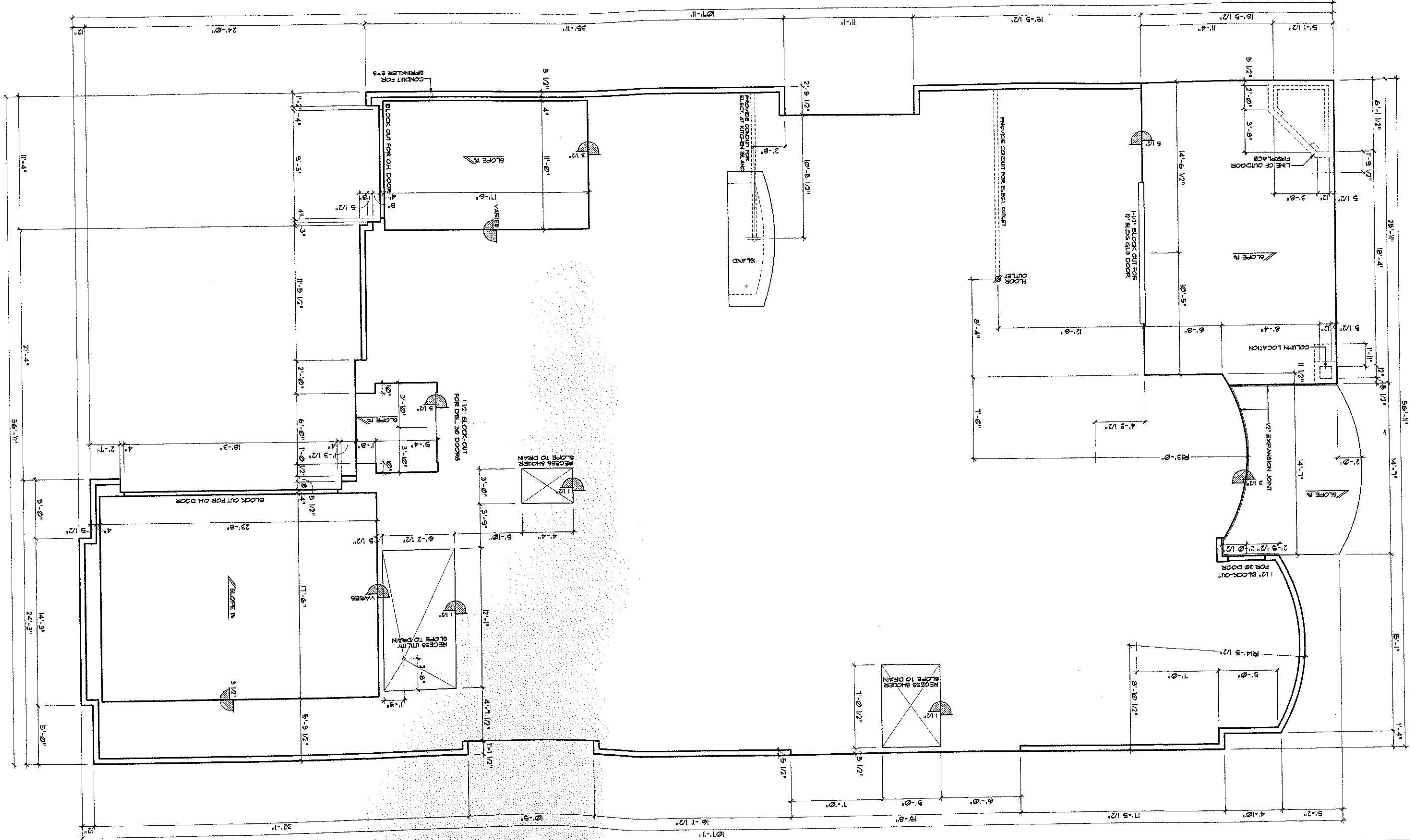
Sheet
 4-25-12
 Date
 not be modified or altered

KIPP FLORES ARCHITECTS
 © (512) 335-5477 fax (512) 335-5852
 11776 Jollyville Rd. Suite 100 Austin, Texas 78759

Due to variance in construction methods and details, a construction schedule, all dimensions and details are approximate and may vary per plan. Builder accepts full responsibility for checking plans to ensure conformity with local codes. Should any changes be made to these plans by builder or his representative, their actions will solely be deemed plans and specifications.

CANYON HOME LLC.

FOUNDATION PLAN
 SCALE 1/8"=1'-0"
 NOTES: FOUNDATION CONTRACTOR TO COMPARE FOUNDATION PLANS FROM STRUCTURAL ENGINEER TO THESE ARCHITECTURAL PLANS
 FOUNDATION TO HAVE 3" EXPOSED CONCRETE W/ 1" TOP SOIL
 LEAVING 1" EXPOSED FOUNDATION
 ANY DISCREPANCY TO BE REPORTED TO BUILDER



8-1-12
 8225 CARRANZO DRIVE
 PLAN 3753 R1A
 8A018
 Sheet
 4-25-12
 Date

ALL RIGHTS RESERVED
 THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DISCREPANCY OR OMISSIONS IN THESE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE.
 THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
 THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.
 THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS.
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 THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

KIPP FLORES ARCHITECTS
 © (512) 395-5477 fax (512) 395-9892
 11776 Jollyville Rd., Suite 100 Austin, Texas 78759

due to visitors a condition exists and hereby a condition exists of design and construction equipment to ensure safety. All building codes and regulations shall be followed in the construction of this project. All details for structural plans and specifications.

CANYON HOME LLC.