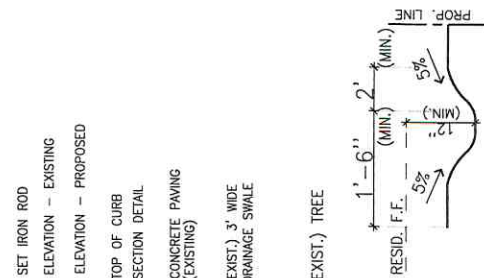


Abbreviations:

- PROP. PROPOSED (NEW CONSTRUCTION)
- B.L. BUILDING LINE
- WOOD FENCE
- GRADING SLOPE LINE
- SEWER MAIN LINE
- 6" H.D.P.E.
- WATER MAIN LINE
- PROPERTY LINE
- REMOVE EXIST.
- SET IRON ROD
- ELEVATION - EXISTING
- ELEVATION - PROPOSED
- T.C. TOP OF CURB
- SECTION DETAIL
- CONCRETE PAVING (EXISTING)
- (EXIST.) 3' WIDE DRAINAGE SWALE
- (EXIST.) TREE



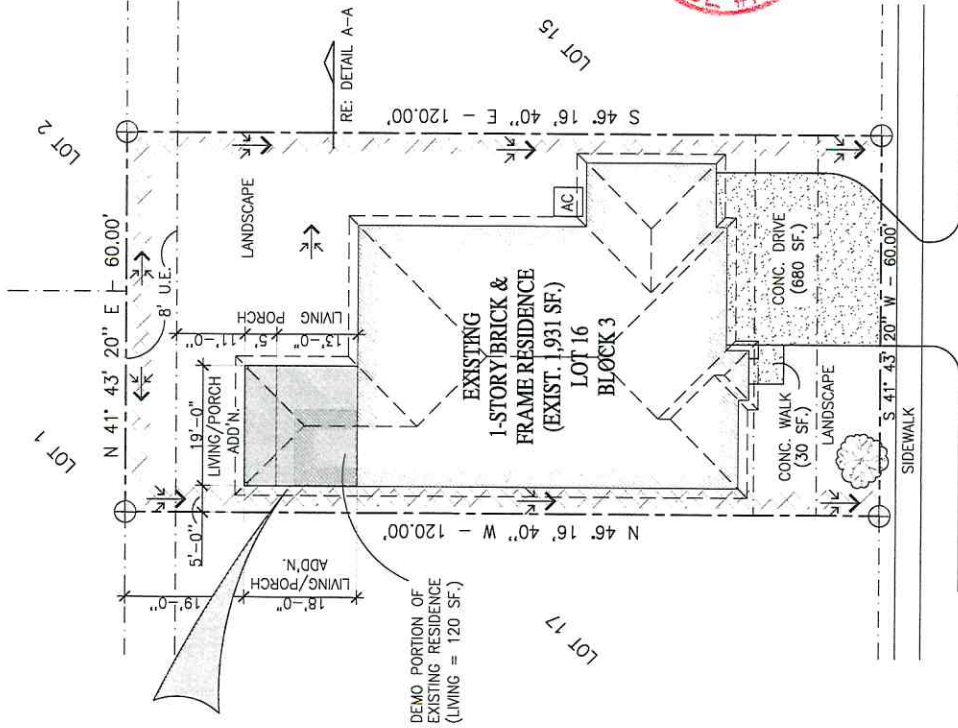
Existing Swale 'A'

1. SLOPE SWALE 5% WITHIN 10' OF BLDG.
2. THE FINISHED FLOOR ELEVATION SHALL BE AT LEAST 12" ABOVE THE HIGHEST ELEVATION OF THE BOTTOM OF THIS SWALE.

Grading Notes:

1. Lot shall be graded to provide a positive drainage path away from proposed foundation. The fall shall be a minimum 6 inches in the first 10 feet 5% slope per IRC R401.3
2. Where lot lines or other physical barriers prevent sloping away from the structure at a minimum of 5% for 10 feet (6 inches), slope away at a minimum of 5% into a swale that is sloped to provide positive drainage away from the building. The finished floor elevation shall be at least 12 inches above the highest elevation of the bottom of this swale.
3. Finish Floor elevation shall be 12 min. inches above the nearest sanitary sewer manhole or 4 inches above crown of the street per IRC Section R401.5

**Proposed Addition 19'x18':
Room Addition 19'x13'
(Living = 247 SF.)
&
Patio/Canopy 19'x5'
(Covered = 95 SF.)**



305 Cabernet Drive (50' R.O.W.)

CONSTRUCTION SITE PLAN

A1

DESIGN:
Billy Jack Talton, Jr.
1906 Du Barry Lane
Houston, TX 77018
713.320.9780
billyjackson@hotmail.com

ENGINEER:
**TRINITY BAY
ENGINEERING**
911 S. 8th STREET
LA PORTE, TEXAS 77571
TBPE # 18351

SEAL:

The seal appearing on this document
was authorized by ENGINEER'S P.E.
on

CONTRACTOR:

ThePatioKing

Kevin Bongio
LA PORTE, TEXAS 77571
832.292.7606
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PROJECT:

**Residential
Room Addition
/Patio Canopy**

305 CABERNET DR.
ALVIN, TX 77511

EXIST. LIVING: 1,931 SF.
PROPERTY SIZE: 7,200 SF.

LOT 16, BLOCK 3

ISSUED:
FOR REVIEW: 06.26.21
FOR PERMIT:
SHEET SCALE: 1" = 20'-0"
SHEET NO.: