



architecture
planning
project management
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09.06.2024

PINE ST. ADDITION

1122 N. Pine St.
San Antonio, TX, 78202

permit set

REVISIONS: _____ DATE _____

PROJECT No. RES2024.033
DATE: 09.06.2024
SHEET: _____ of _____

existing and
new work
site plans

A1.1

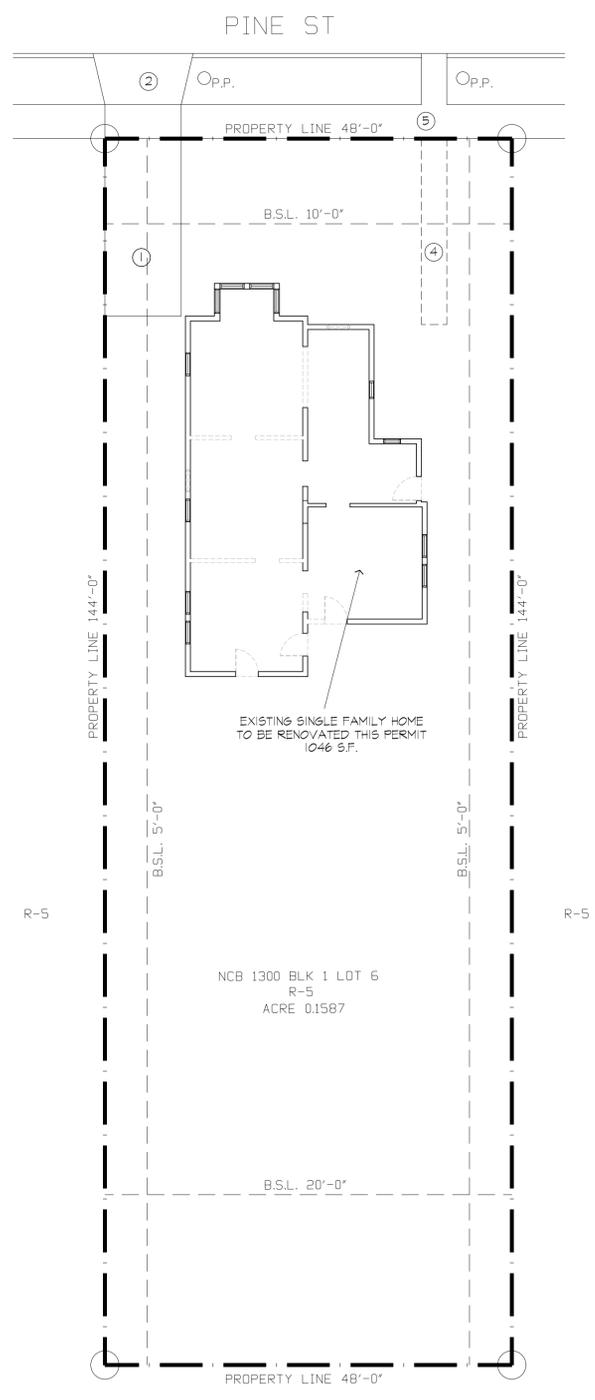
SITE KEY NOTES

- ① EXISTING CONCRETE DRIVE
- ② EXISTING CONCRETE ENTRY APRON
- ③ NEW 4" CONC. SLAB W/ #4 REBAR @ 12" O.C.E.A. ON 8" SELECTED FILL
- ④ EXISTING CONCRETE WALK TO BE REMOVED
- ⑤ EXISTING CONCRETE WALK TO REMAIN

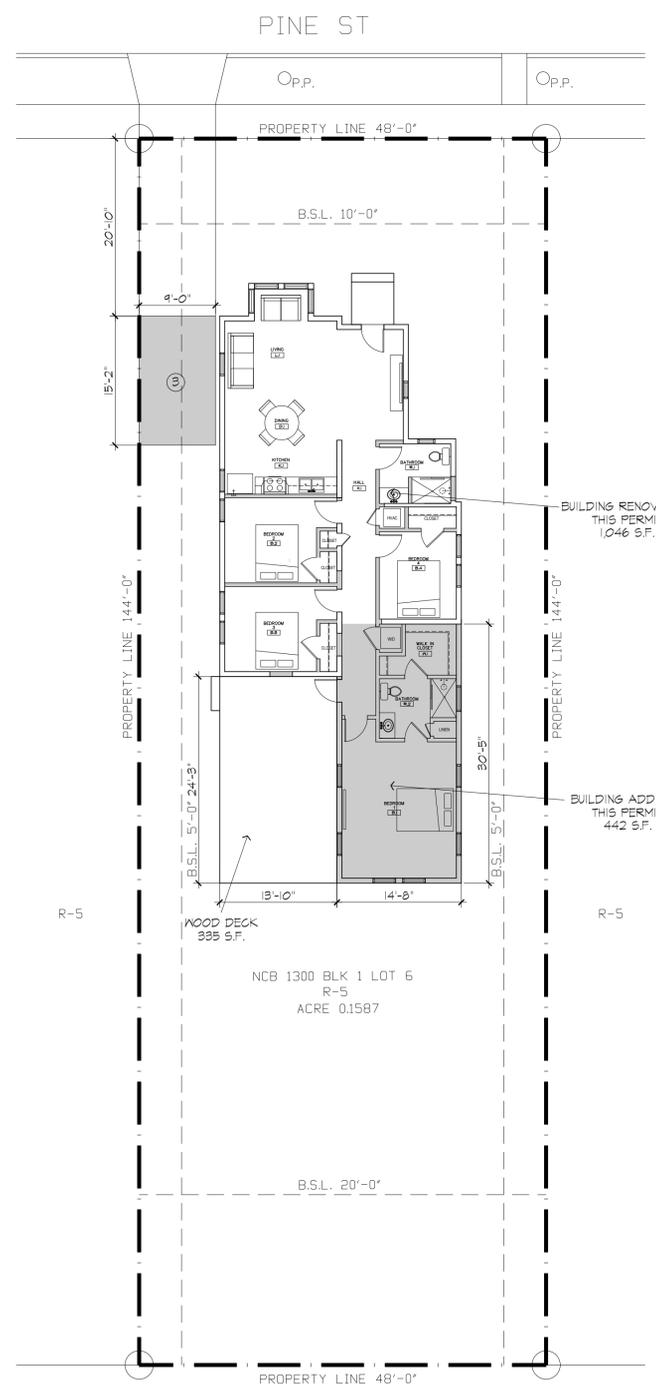
GENERAL SITE NOTES

1. PRIOR TO BEGINNING ANY WORK, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FIELD CONDITIONS, EXISTING AND NEW AFFECTING SITE WORK TO BE DONE, INCLUDING, BUT NOT LIMITED TO EXACT LOCATION OF ALL CONSTRUCTION, ALL SETBACKS, EASEMENTS, RESTRICTIONS OR REQUIREMENTS, LOCATION, SIZE AND DEPTH OF ALL UTILITIES, EXISTING TREES, EXISTING AND FINISHING GRADES, FINISH FLOOR ELEVATIONS AND SLAB DROPS, WALKS, DRIVES, EDGING, TRIM, CURBS, ALL FENCES AND WALLS AND ANY MISCELLANEOUS CONDITIONS RELEVANT TO THE WORK TO BE DONE. OWNER WILL BE NOTIFIED IMMEDIATELY REGARDING CHANGES OR DISCREPANCIES FOR SPECIFIC INSTRUCTIONS TO CONTRACTOR.
2. GRADE CONTOURS OF ELEVATIONS SHOWN ARE TAKEN FROM AVAILABLE DATA, ARE POTENTIALLY SCHEMATIC ONLY, AND MUST BE VERIFIED AND CHECKED OUT TOTALLY ON THE JOB. NECESSARY ADJUSTMENTS SHALL BE MADE PRIOR TO SETTING FORMS. THIS IS CRITICAL AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE JOB BASED UPON THESE CONDITIONS.
3. CONTRACTOR SHALL DO A PRELIMINARY LAYOUT OF BUILDING PLACEMENT PRIOR TO STAKING AND TRENCHING OF FORMWORK FOR THE FOUNDATION. CONTRACTOR SHALL COORDINATE AND VERIFY EXACT HOUSE LOCATION WITH OWNER.
4. CONTRACTOR SHALL COORDINATE ALL EXTERIOR LIGHTING, CIRCUITS, SWITCHES, AND CONDUITS AS REQUIRED TO SERVICE ALL EXTERIOR LIGHTS (CONFIRM WATTAGE AND NUMBER OF CIRCUITS REQUIRED AND LOCATION OF SWITCHES).
5. CONTRACTOR MUST PROVIDE POSITIVE DRAINAGE AWAY FROM CONSTRUCTION AT ALL TIMES.
6. SIZES AND WIDTHS OF DRIVEWAY AND SPECIFIC MATERIALS MUST BE REVIEWED WITH OWNER DURING BID STAGE.
7. VERIFY AVAILABLE UTILITY CONNECTIONS AND BID UNDERGROUND ELECTRICAL SERVICE. VERIFY WATER SEWER, GAS, AND ELECTRICAL SERVICE DETAILS WITH OWNER (INCLUDING WATER METER SIZE).
8. TAG ALL TREES TO REMAIN (WITH OWNER'S APPROVAL) AND PROTECT DURING CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL CONDITIONS DEALING WITH IRRIGATION SYSTEM. PROVIDE PVC SLEEVES UNDER DRIVES UNLESS INSTALLED BEFORE DRIVES POURED. COORDINATE WITH OWNER.

IMPERVIOUS CALCULATIONS -	
TOTAL AREA -	6,912 S.F.
PERVIOUS COVER -	4,723 S.F.
BUILDINGS, SIDEWALKS & DRIVE	2,189 S.F.
TOTAL IMPERVIOUS % -	31%
	60% MAX



01 existing site plan
SCALE: 1" = 10'-0"



02 new work site plan
SCALE: 1" = 10'-0"