

767 Bunker Ranch



Apr-21-2021

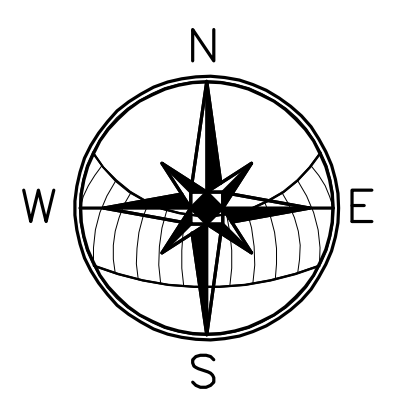
BUREAU VERITAS
PLANS REVIEWED
 Plans not valid without attached notes

- GENERAL SITE NOTES:**
- 1.0 BUILDER TO RESURFACE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE OF SURFACE WATER AWAY FROM BUILDING AS REQ'D.
 - 2.0 FINAL LOCATION OF PROPOSED RESIDENCE TO BE DETERMINED BY BUILDER & APPROVED BY HOME OWNERS ASSOCIATION.
 - 3.0 MAXIMUM AMOUNT OF EXPOSED FOUNDATION TO BE 12" UNLESS NOTED OTHERWISE BY CITY, COUNTY OR SUBDIVISION REQUIREMENTS.
 - 4.0 THERE ARE NO STORM SEWER INLETS WITHIN THE LOT FRONTAGE OR 10'-0" BEYOND THE SIDE PROPERTY LINES.
 - 5.0 UTILITY LINE LOCATIONS ARE APPROXIMATE - GENERAL CONTRACTOR TO FIELD VERIFY FOR EXACT LOCATIONS.
 - 6.0 VERIFY METER AND UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
 - 7.0 EROSION CONTROL BARRIERS TO BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 8.0 STABILIZED TEMPORARY CONSTRUCTION DRIVEWAY TO BE IN PLACE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 9.0 CONFIRM ALL DRIVEWAY, WALKWAY AND PVC LAYOUTS/LOCATIONS PRIOR TO COMMENCING WORK.
 - 10.0 PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS AND PATIOS.
 - 11.0 ALL EXTERIOR HVAC EQUIPMENT TO BE SCREENED PER CITY REQUIREMENTS, DEED RESTRICTIONS OF SUBDIVISION OR NEIGHBORHOOD ASSOCIATION.
 - 12.0 GARBAGE RECEPTACLES TO BE STORED IN GARAGE OR SCREENED FROM VIEW AND ANIMAL ACCESS.
 - 13.0 MAIL TO BE DELIVERED TO MAILBOX KIOSK, NO MAILBOX NECESSARY ON LOT.
 - 14.0 ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
 - 15.0 LANDSCAPE PLANS TO BE PROVIDED BY OTHERS AND PERMIT FOR SAME TO BE OBTAINED SEPARATELY FROM THESE PLANS.
 - 16.0 ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
 - 17.0 CONTRACTOR SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.

Plans required to be on-site for ALL INSPECTIONS

Total Development SET BACKS

FRONT	25'
REAR	25'
SIDE (I)	15'
SIDE (E)	25'
MASONRY %	
SQ FT	40% IC



2 - WATER METERS
 STA=12+89.22
 OFFSET=19.0'

IMPERVIOUS COVER CALCS

(RESIDENCE)	4,604s.f. / 23%
(DRIVEWAYS)	1,475s.f. / 7%
(POOL DECKING)	538s.f. / 3%
(A/C PAD)	60s.f. / 0.3%
IMPERVIOUS:	6,677s.f. / 33%
PERVIOUS:	104,242s.f. / 52%
TOTAL	110,939s.f. / 100%

Notice
 ALL WORK SHALL COMPLY WITH THE I-CODE AND OTHER APPLICABLE ADOPTED CODES AND ORDINANCES

These plans have been reviewed for Code Compliance. Reviewed plans must be kept at the site of work and shall be open to inspection by the Building Official or a duly authorized representative. Review of these plans does not represent the code(s) in their entirety. Field verification must be done to ensure compliance with jurisdiction adopted code(s) and ordinances.

SITE PLAN
 SCALE 1" = 20'-0"

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PROJECT:
 Project Name

A-1

1 of 12

date: xx.xx.20
 project #: xxxxx



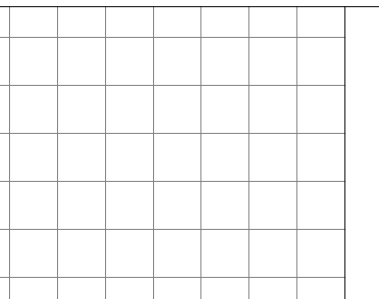
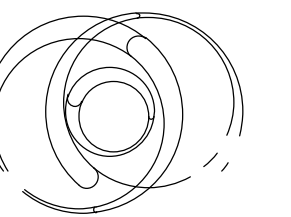
BUNKER RANCH BLK 1 LOT 1 SPEC - PROGRESS SET

Bunker Ranch Blk 1 Lot 1 Spec

Bunker Ranch Blvd.
Dripping Springs, Tx.

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PROJECT:
Bunker Ranch Blk 1
Lot 1 Spec
Cover

A-0

date: 02.01.21
project # 20109



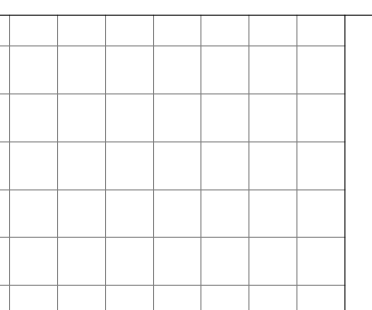
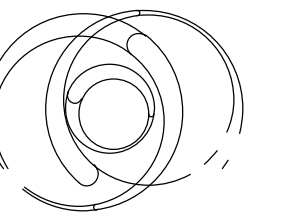
Bunker Ranch Blk 1 Lot 1 Spec

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PROJECT:
Bunker Ranch Blk 1
Lot 1 Spec
Rendering

A-0.2

date: 02.01.21
project # 20109



Keynote Legend	
Key Value	Keynote Text
1	STONE COUNTERTOP
2	12" DEEP UPPER CABINET
3	24" DEEP UPPER CABINET
4	24" DEEP BASE CABINET
5	TALL CABINET
6	SHOWER GLASS PANEL
11	LINEAR DRAIN
12	DRAIN

Door Schedule				
Mark	Width	Height	Head Height	Comments
1	4'-0"	8'-0"	8'-0"	
2	2'-4"	8'-0"	8'-0"	
3	2'-4"	8'-0"	8'-0"	
4	2'-8"	8'-0"	8'-0"	
5	2'-4"	8'-0"	8'-0"	
6	2'-4"	8'-0"	8'-0"	
7	2'-8"	8'-0"	8'-0"	
8	2'-4"	8'-0"	8'-0"	
9	3'-0"	8'-0"	8'-0"	
10	2'-8"	8'-0"	8'-0"	
11	3'-0"	8'-0"	8'-0"	
12	2'-4"	8'-0"	8'-0"	
13	2'-4"	8'-0"	8'-0"	
14	16'-0"	10'-0"	10'-0"	
15	4'-0"	8'-0"	8'-0"	
16	2'-0"	8'-0"	8'-0"	
17	2'-8"	8'-0"	8'-0"	
18	2'-6"	8'-0"	8'-0"	
19	2'-8"	8'-0"	8'-0"	
20	2'-4"	8'-0"	8'-0"	
21	3'-0"	8'-0"	8'-0"	
22	2'-4"	8'-0"	8'-0"	
23	2'-8"	8'-0"	8'-0"	
24	5'-0"	8'-0"	8'-0"	
25	18'-0"	8'-0"	8'-0"	
26	9'-0"	8'-0"	8'-0"	

SQUARE FOOTAGE CHART	
HEATED	
MAIN HEATED	3,080 SF.
TOTAL HEATED	3,080 SF.
UNHEATED	
2-CAR GARAGE	853 SF.
COV'D. PATIO	571 SF.
COV'D. ENTRY	33 SF.
MASONRY	67 SF.
TOTAL UNHEATED	1,524 SF.
TOTAL COV'D. AREA	4,604 SF.
TOTAL IMPERVIOUS	4,604 SF.

Window Schedule				
Mark	Width	Height	Head Height	Comments
A	3'-0"	7'-0"	10'-0"	
AA	3'-0"	6'-0"	8'-0"	
B	3'-0"	7'-0"	10'-0"	
BB	3'-0"	6'-0"	8'-0"	
C	4'-0"	2'-0"	10'-0"	
CC	3'-0"	6'-0"	8'-0"	
D	2'-0"	3'-0"	8'-0"	
DD	3'-0"	6'-0"	8'-0"	
EE	2'-0"	3'-0"	8'-0"	
FF	3'-0"	6'-0"	8'-0"	
GG	3'-0"	4'-6"	8'-0"	
H	3'-0"	6'-0"	8'-0"	
HH	2'-0"	3'-0"	8'-0"	
I	3'-0"	6'-0"	8'-0"	
II	3'-0"	6'-0"	8'-0"	
J	3'-0"	2'-0"	8'-0"	
JJ	3'-0"	6'-0"	8'-0"	
K	8'-0"	2'-0"	9'-6"	
KK	2'-0"	3'-0"	8'-0"	
L	3'-0"	6'-0"	8'-0"	
LL	3'-0"	2'-0"	6'-11"	
M	3'-0"	2'-0"	10'-0"	
MM	3'-0"	2'-0"	6'-11"	
N	3'-0"	6'-0"	8'-0"	
NN	3'-0"	2'-0"	6'-11"	
O	3'-0"	2'-0"	10'-0"	
OO	3'-0"	2'-0"	6'-11"	
P	3'-0"	6'-0"	8'-0"	
PP	3'-0"	2'-0"	6'-11"	
Q	3'-0"	2'-0"	10'-0"	
R	3'-0"	6'-0"	8'-0"	
S	3'-0"	2'-0"	10'-0"	
U	3'-0"	6'-0"	8'-0"	
V	3'-0"	2'-0"	10'-0"	
W	3'-0"	6'-0"	8'-0"	
X	3'-0"	2'-0"	10'-0"	
Y	4'-0"	8'-0"	10'-0"	
Z	4'-0"	8'-0"	10'-0"	

1 Level 1 - Labeled Floor Plan
1/4" = 1'-0"

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Bunker Ranch Blvd.
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PROJECT:
Bunker Ranch Blk 1
Lot 1 Spec
Level 1 - Labeled Plan

A-2
date: 02.01.21
project # 20109