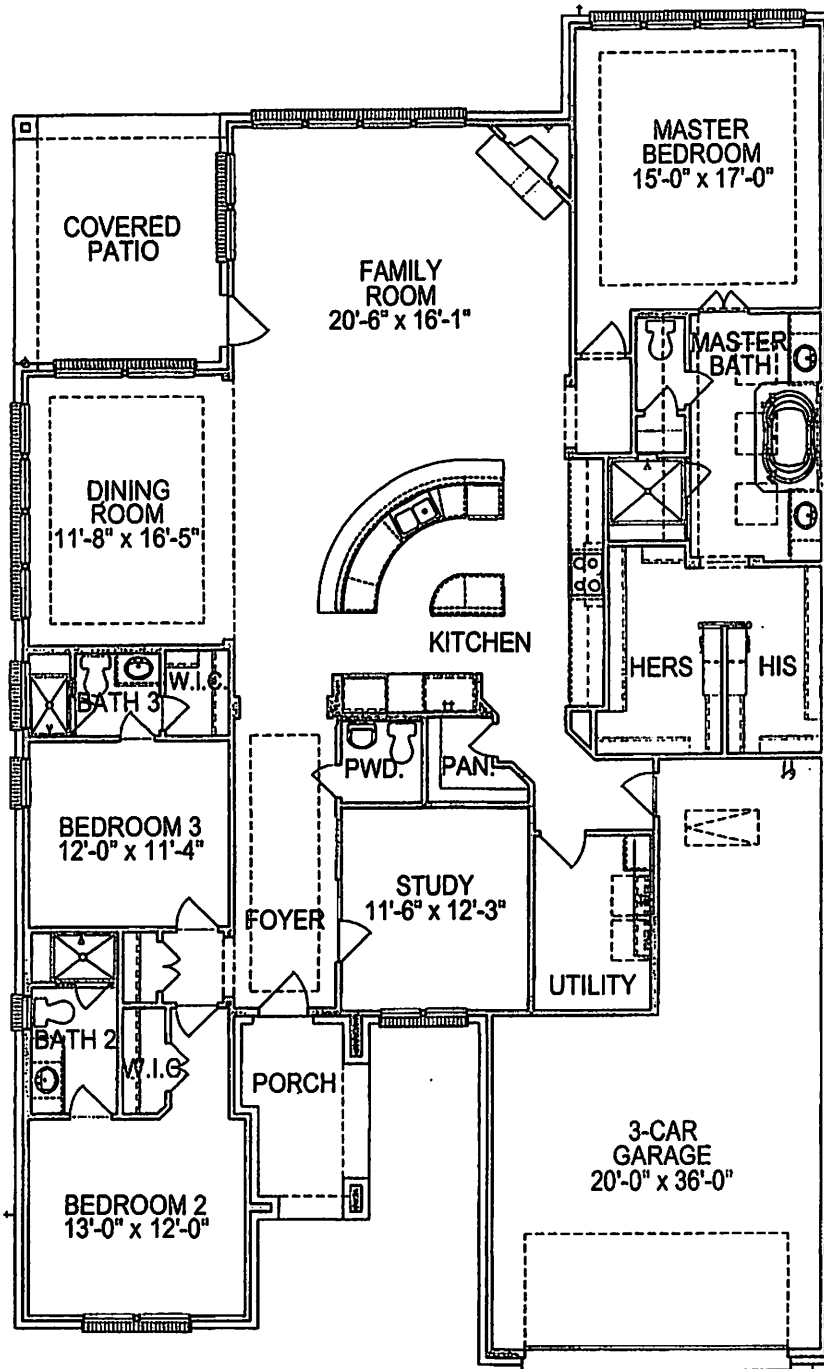


M. / J. L.
1/14/17



FIRST FLOOR PLAN



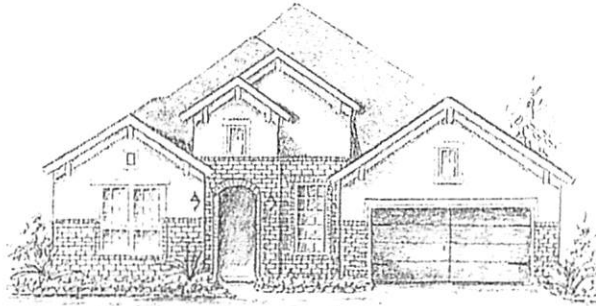


ELEVATION - A

MLL / SW
1/14/17



ELEVATION - B



ELEVATION - C



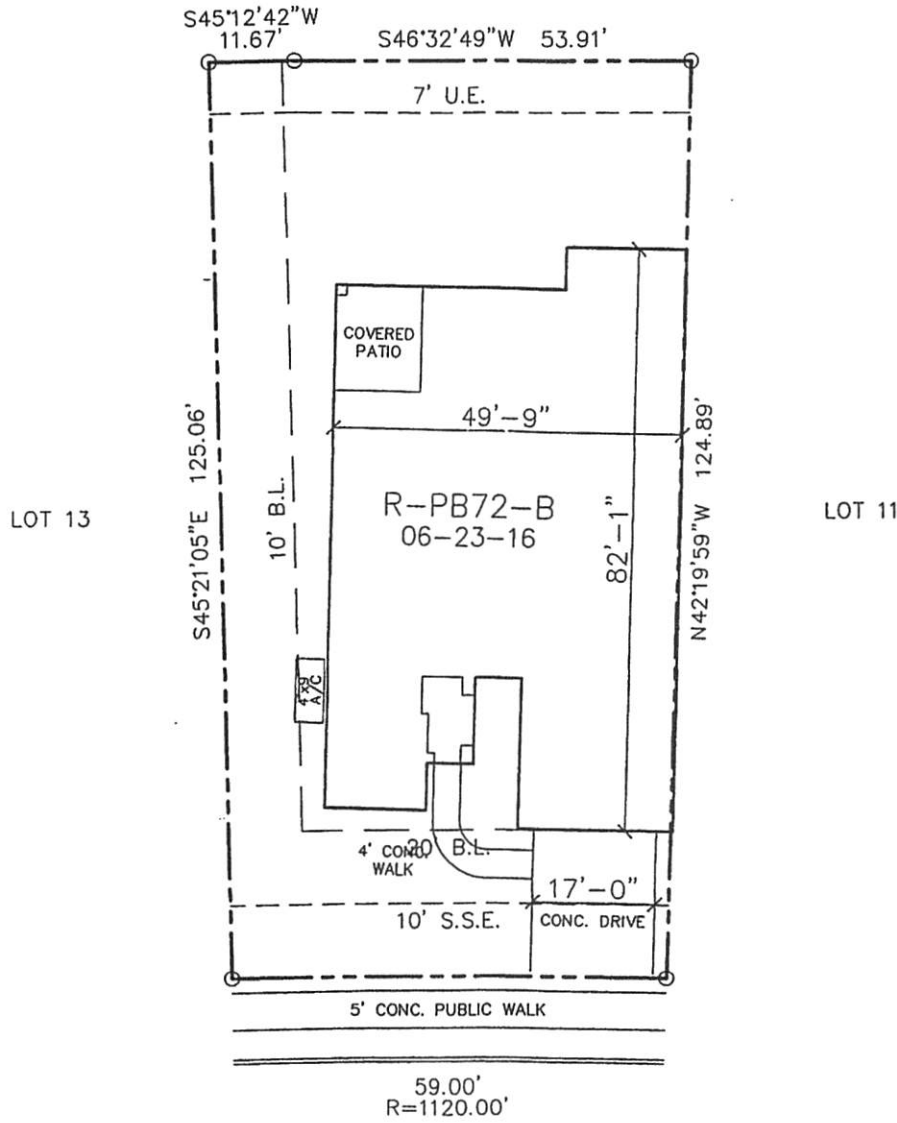
ELEVATION - D

LOT CLEARING WILL BE LIMITED TO INCLUDE A 5' PERIMETER AROUND STRUCTURES IN ORDER TO MINIMIZE SOIL DISTURBANCE AND EROSION, UNLESS REQUIRED BY DRAINAGE.

LOT BLOW UP

Lyoti Unadharajan
 CUSTOMER'S SIGNATURE

1/14/2017
 DATE



SHERBROOKE MANOR COURT (PVT.)

LOT BLOW UP ONLY. THIS IS NOT A BOUNDARY SURVEY.
 LOT BLOW UP PREPARED WITHOUT BENEFIT OF H L & P PLAT.

LOT 12 BLOCK 2 SECTION 8
 EL DORADO CLEAR LAKE CITY
 HARRIS COUNTY, TEXAS



TRENDMAKER HOMES
 16340 Park Ten Place, Suite 250, Houston, TX 77084

GENERAL NOTES:

- 1) INFORMATION TO PREPARE LOT BLOW UP HAS BEEN TAKEN FROM PLAT PREPARED BY: LJA ENGINEERING, INC. (713) 953-5200
- 2) BEARINGS BASED ON PLAT OF EL DORADO CLEAR LAKE CITY, SECTION 8, RECORDED ON _____ AT FILM CODE NO. _____ OF THE MAP RECORDS OF HARRIS COUNTY.
- 3) LOT BLOW UP PREPARED WITHOUT CURRENT TITLE COMMITMENT. EASEMENTS AND BUILDING LINES NOT SHOWN HEREON MAY AFFECT SUBJECT PROPERTY.
- 4) SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
- 5) PER R401.3 2006 IRC, LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPE), AS DEPICTED ON THE PLOT PLAN.
- 6) PER R401.3 EXCEPTION 2006 IRC AMENDMENTS, IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS WILL INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

PLAN#:	DRAWN BY:	DS	HOUSE & GARAGE	-	DRIVE (P.L. to Garage)	-
	ISSUE DATE:	07-06-16	REAR YARD AREA	-	DRIVE (Street to P.L.)	-
JOB#:	CHECKED BY/DATE:		REAR PATIO	-	FRONT WALK	-
	REVISION:		TOTAL SOD	-	PUBLIC WALK	-
SCALE: 1" = 20'			LINEAL FT. OF FENCE	-	LOT AREA	7773