

GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH THE LOCAL BUILDING CODES, ZONING ORDINANCES AND DISCREETNESS TO THE ATTENTION OF THE ARCHITECT.
2. BEING ALL PROPOSED, EXISTING AND DISCREETNESS TO THE ATTENTION OF THE ARCHITECT.
3. VERTICAL MEASUREMENTS IN THE DEPTH OF ROOFS, STAIRS, ETC. SHALL BE TAKEN TO THE CENTER OF THE ROOF OR STAIR.
4. STRUCTURAL, MECHANICAL, LIGHTING, PLUMBING, AND ANY OTHER ADDITIONAL CONSTRUCTION ARE TO BE COMPLETED BY THE OWNER.
5. VERTICAL LOCATION OF ALL UTILITIES SERVING THE SITE.
6. FOR OPENING DOORS, 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
7. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
8. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
9. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
10. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
11. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
12. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
13. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
14. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
15. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
16. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
17. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
18. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
19. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
20. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
21. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
22. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
23. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
24. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.
25. ALL INTERIOR WALLS ARE 2'-0" x 6'-0" SHALL BE USED TO ONE PLACE OF STAIRS.

SQUARE FOOTAGE TAB.

LOCATION	A.S. SQUARE FOOTAGE	MODEL SQUARE FOOTAGE
FIRST FLOOR	1048	
SECOND FLOOR	1123	
THIRD FLOOR	1123	
TOTAL	5412	
COVERED PORCHES	308	
GARAGE	478	
TOTAL	6198	
UNDER ROOF	1750	
LOT SIZE	2642	
LOT COVERAGE %	35.7%	
TOTAL INTERVIEW COVD	3264	
INTERVIEWABLE LOT COVERAGE	43%	
FRONT 50% LOT SIZE	5765	
FRONT 50% COVERAGE AMOUNT	970.808	
FRONT INTERVIEWABLE COVERAGE	1184.91%	
REAR 50% LOT SIZE	5765	
REAR 50% COVERAGE AMOUNT	1714	
REAR COVERAGE %	45.5%	

SHEET INDEX

SHT.	DESCRIPTION
A1	SITE PLAN, ROOF PLAN, NOTES, SHEET INDEX, SQ. FT. TAB., P.O. SCHEDULE
A1/2	1/8" SCALE SITE PLAN
A2	1/8" SCALE SITE PLAN
A2/1	FIRST FLOOR PLAN
A2/2	SECOND FLOOR PLAN
A2/3	THIRD FLOOR PLAN, WALL SECTION
A4/1	EAVE DETAIL
A4/2	ELEVATIONS

WINDOW/EXT. DOOR SCHEDULE

WINDOW NO.	LOCATION	UNIT(S)	SIZE	RO. SIZE	HEAD HGT.	NOTES
1	STUDY	2-3/4" x 6'	6'-7" HGT.			GLAZ.
2	STAIR	42" W.	5'-7" HGT.			FRD
3	DINING	5-3/4" x 6'	6'-7" HGT.			FRD
4	DINING	3'-0" x 6'	6'-7" HGT.			FRD
5	DINING	3'-0" x 6'	6'-7" HGT.			FRD
6	BUTLERY	2'-0" x 6'	6'-7" HGT.			GLAZED
7	KITCHEN	2'-0" x 6'	6'-7" HGT.			GLAZED
8	STAIR	3'-0" x 6'	6'-7" HGT.			FRD
9	OFFICE	2'-0" x 6'	6'-7" HGT.			GLAZED
10	FAMILY	3'-0" x 6'	6'-7" HGT.			FRD
11	FAMILY	3'-0" x 6'	6'-7" HGT.			FRD

UPPER WINDOWS

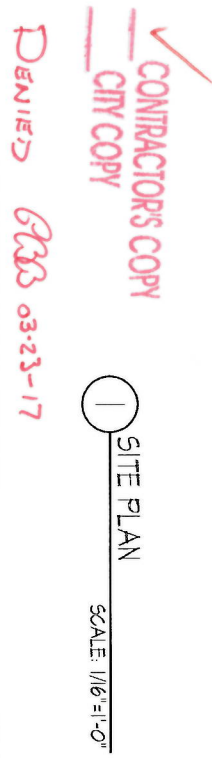
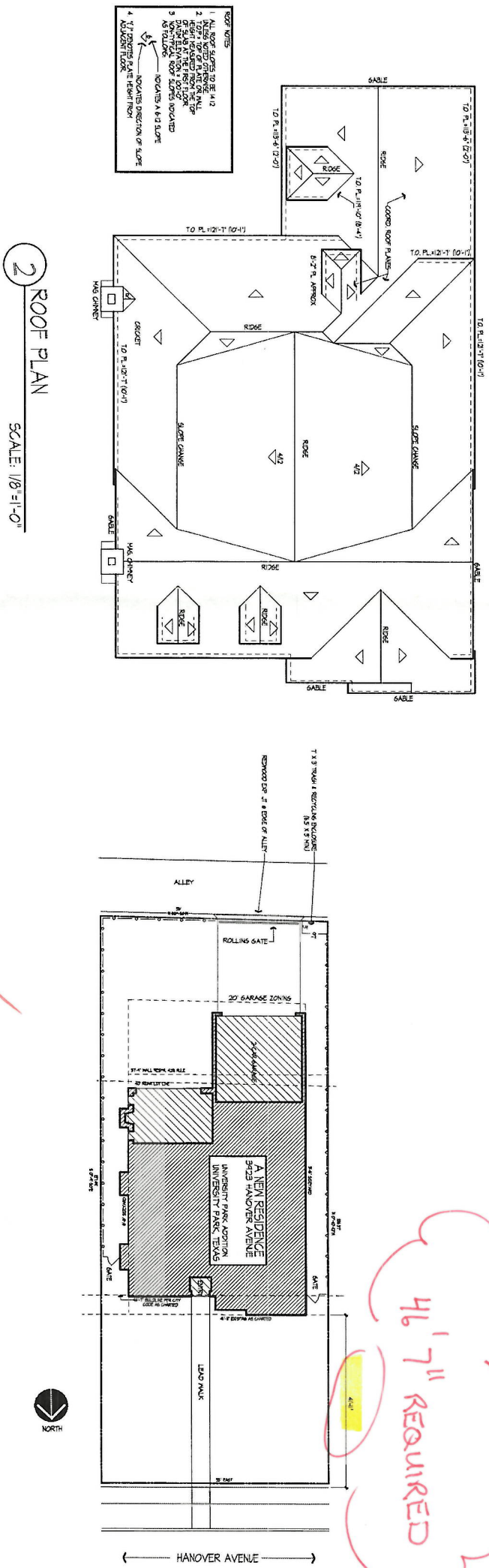
12	BEDROOM 2	2-3/4" x 6'	6'-7" HGT.			GLAZED
13	BATH 2	3'-0" x 6'	6'-7" HGT.			FRD
14	BEDROOM 3	2-3/4" x 6'	6'-7" HGT.			GLAZED
15	BATH 3	2'-0" x 6'	6'-7" HGT.			GLAZED
16	BEDROOM 4	2-3/4" x 6'	6'-7" HGT.			GLAZED
17	REAR STAIR	2-3/4" x 6'	6'-7" HGT.			FRD
18	GARAGE	4'-0" x 6'	6'-7" HGT.			GLAZED
19	LAUNDRY	3'-0" x 6'	6'-7" HGT.			GLAZED
20	MASTER	4-0" x 6'	6'-7" HGT.			GLAZED
21	MASTER BATH	2-3/4" x 6'	6'-7" HGT.			FRD

3RD FLOOR WINDOW

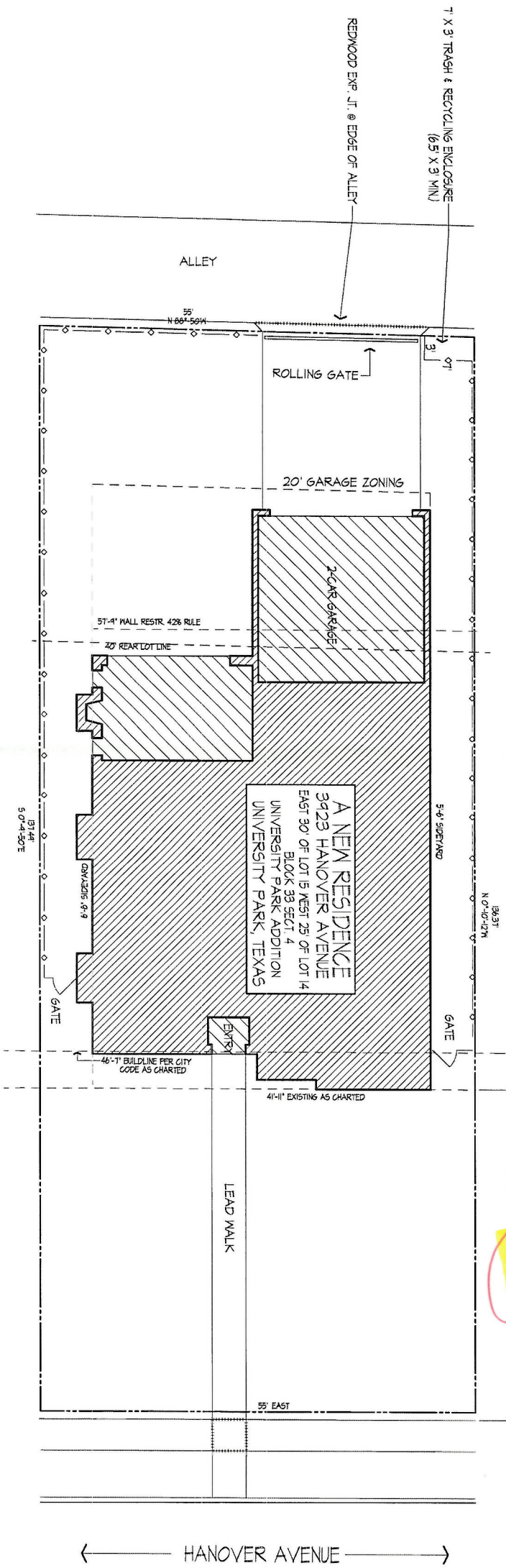
22	6-EST	3'-0" x 6'	6'-7" HGT.			GLAZED
23	6-EST	3'-0" x 6'	6'-7" HGT.			GLAZED
24	LOFT	2'-0" x 6'	6'-7" HGT.			GLAZED
25	LOFT	2'-0" x 6'	6'-7" HGT.			GLAZED
26	THEATER	3'-0" x 6'	6'-7" HGT.			GLAZED

EXTERIOR DOORS

27	BREAKFAST	2'-0" x 6'	6'-7" HGT.			FRD
28	FAMILY ROOM	2'-0" x 6'	6'-7" HGT.			FRD





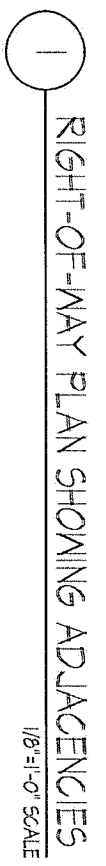


BUILDER CONTACT INFO:  
LRO RESIDENTIAL  
LES OWENS  
214-676-4119

41'-11"  
46'7" REQ

RIGHT-OF-WAY PLAN  
1/8"=1'-0" SCALE



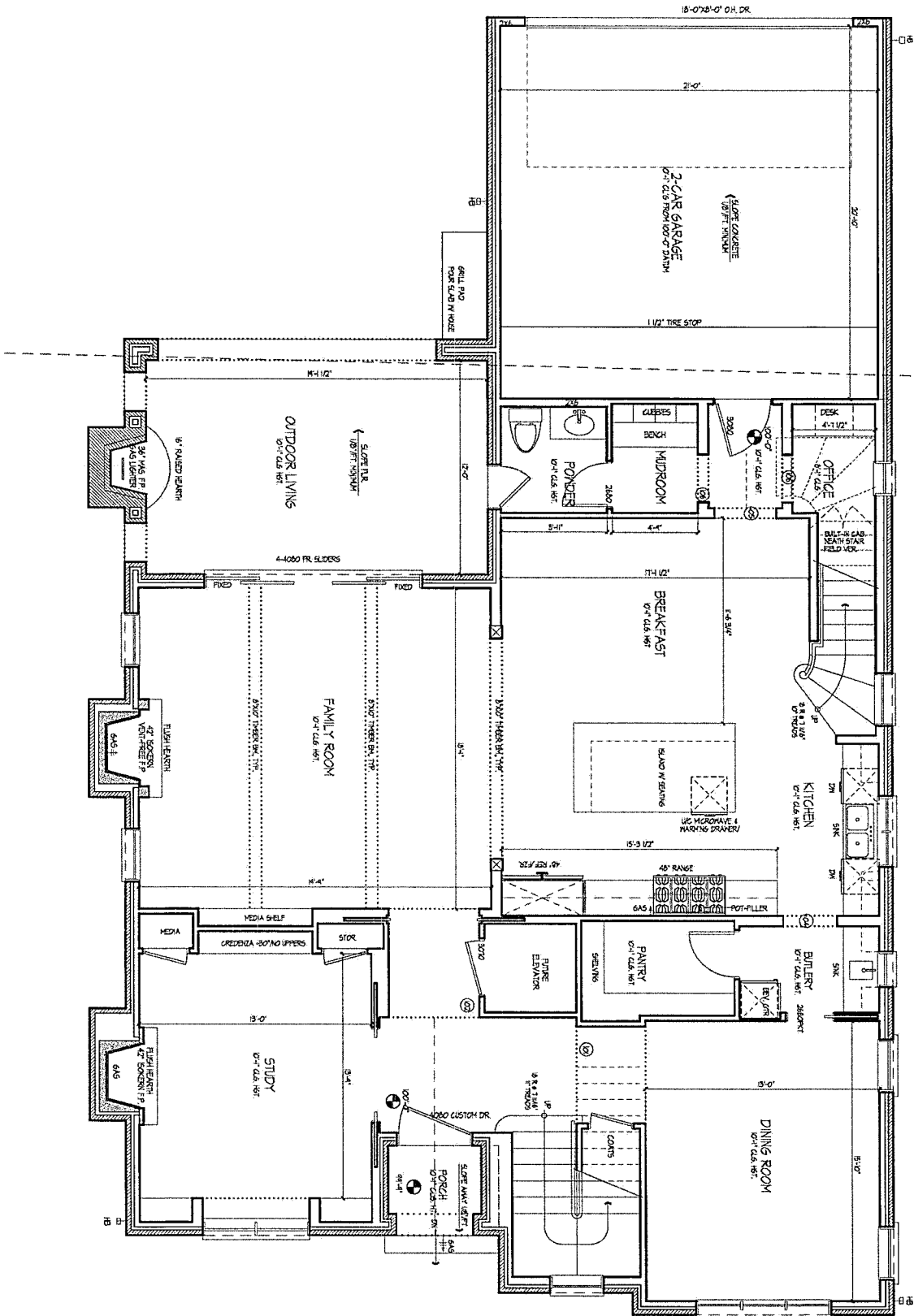


PLAN NOTES

1. A FINISHED OPENING SCHEDULE IS PROVIDED ON SHEET A1.
2. THE TYPICAL WALL REFERRED TO THE DISTANCE BETWEEN THE CENTER OF THE WALL AND THE CENTER OF THE OPENING.
3. SLOPE CONCRETE OR ALL EXTERIOR PORCHES AND GARAGES AWAY FROM THE MAIN HOUSE AT A MINIMUM OF 1/8" PER FOOT.
4. IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SCHEDULE FOR THE MAIN HOUSE AT A MINIMUM OF 1/8" PER FOOT.
5. THE WINDOW AND DOOR SELECTIONS ARE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING A SCHEDULE TO THE ARCHITECT FOR REVIEW AND APPROVAL.
6. ALL WINDOWS AND DOORS SHALL BE PROVIDED BY THE ARCHITECT.
7. ALL GLASS LITE ARE TO BE HIGH PERFORMANCE INSULATED GLASS.
8. VERIFY THAT REQUIRED WINDOWS AND DOORS MEET ALL APPLICABLE ENERGY CODES.
9. HANGING HEIGHTS SHOWN ARE TO THE WINDOW SILL.
10. OPENING HEIGHTS NOTED OTHERWISE.
11. DOOR SIZES NOTED AS FOLLOWS:  
3600 REFRIG TO A 3'-0" WIDE 8'-0" TALL DOOR.
12. ALL WALLS AND CEILING SPRAYING, SKYLIGHTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS BUILDING DEPARTMENT SPECIFICATIONS.
13. ALL DOORS INCLUDING INTERIOR DOORS SHALL BE PROVIDED WITH ALUMINUM PER DOOR INC.
14. ALL INTERIOR FLOORING SHALL BE PROVIDED BY THE ARCHITECT.
15. ALL INTERIOR FLOORING SHALL BE PROVIDED BY THE ARCHITECT.
16. ALL INTERIOR FLOORING SHALL BE PROVIDED BY THE ARCHITECT.
17. PROVIDE BALCONIES AT STAIRS WITH 4" OR MORE RISERS.
18. ALL ROOFING TO BE ROOFING LOCATED ON PLAN AS NOTED.

(XXX) FINISHED OPENING SEE SCHEDULE ON SHEET A1

SQUARE FOOTAGE TAB.			
LOCATION	A/C SQUARE FOOTAGE	INSIDE SQUARE FOOTAGE	
FIRST FLOOR	1848		
SECOND FLOOR	2391		
THIRD FLOOR	123		
TOTAL	5412		
AIR CONDITIONED SPACE			
COVERED PORCHES		308	
GARAGE		418	
TOTAL UNDER ROOF	6198		
LOT SIZE	7550		
TOTAL LOT COVERAGE	2484		
LOT COVERAGE %	32.9		
TOTAL INTERWEAVE COVD	3584		
INTERWEAVE LOT COVERAGE	488		
FRONT 50% LOT SIZE	3445		
FRONT 50% COVERAGE AMOUNT	1888		
FRONT INTERWEAVE COVERAGE %	40%		
REAR 50% LOT SIZE	3445		
REAR 50% COVERAGE AMOUNT	167		
REAR COVERAGE %	46%		



MAIN FLOOR PLAN

1/4" = 1'-0" SCALE

A New Residence by LRO Residential  
3923 HANOVER AVENUE  
East 30' of Lot 15 West 25' of Lot 14 Block 33 Sect. 4 University Park Addition  
University Park, Texas

Phia S. Earley  
residential design  
214.762.6555 520 orange avenue #216 coronado ca 92118

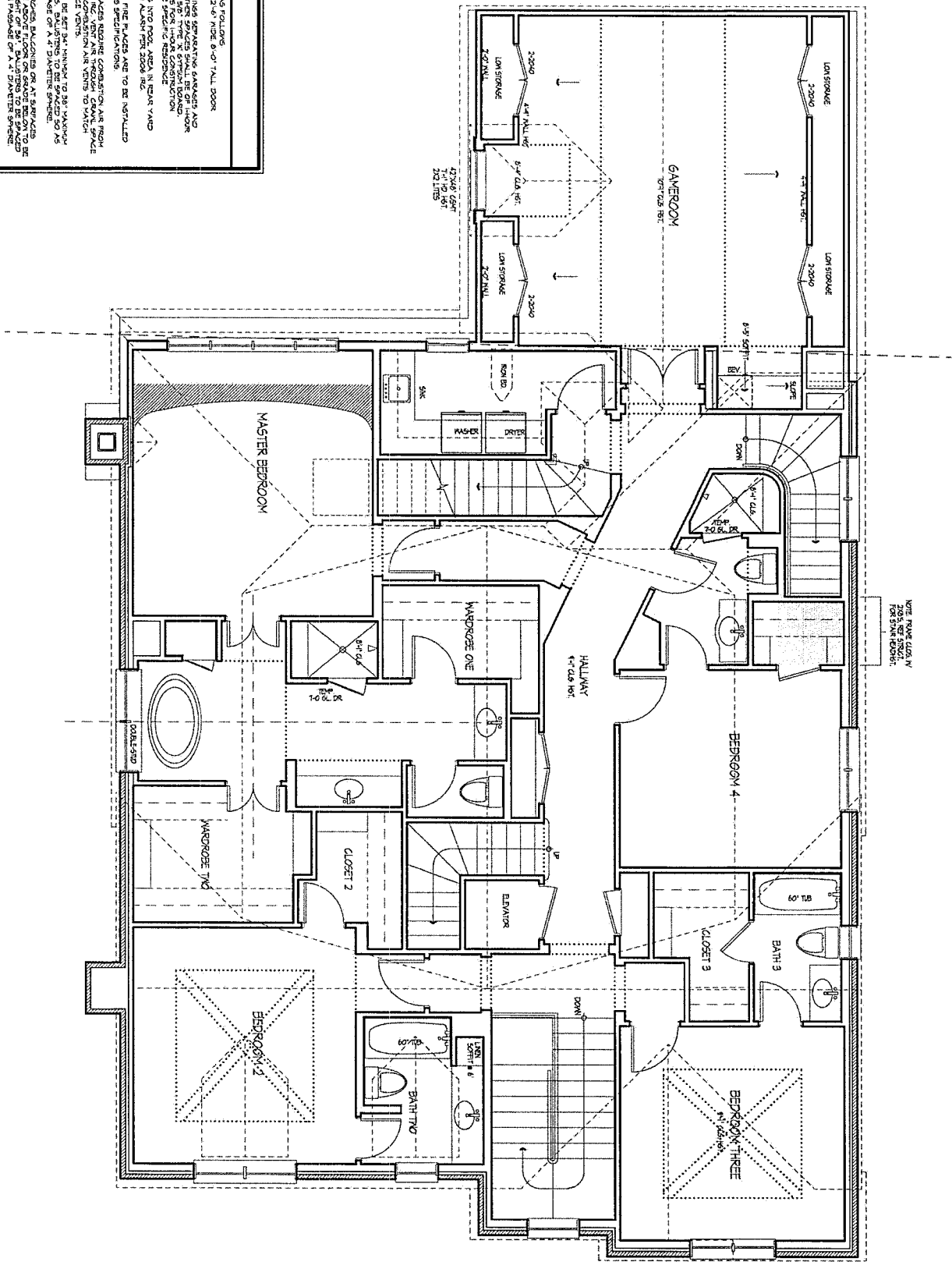
A2-1

SHEET NO.

ISSUE DATE:  
MARCH 1, 2018

PROJECT NO.  
3923 HANOVER

- PLAN NOTES**
1. A FINISHED CEILING SCHEDULE IS PROVIDED ON SHEET A1.
  2. THE TRIM TAIL NOT REFERRED TO THE DISTANCE BETWEEN THE TOP OF THE SILL AND THE BOTTOM OF THE CEILING STRUCTURE (DO NOT EXCEED 12").
  3. GLASS COATING ON ALL EXTERIOR WINDOWS AND DOORS SHALL BE APPLIED TO THE EXTERIOR SURFACE OF THE GLASS.
  4. IT IS THE INTENT FOR ALL TRIM AND LISTS TO BE IDENTICAL IN SIZE TO THE LIST OF THE MAIN WINDOW OR DOOR IN BOTH WIDTH AND HEIGHT.
  5. DOOR SIZES ARE AS SHOWN. THE POSITION AND SWING SHALL BE AS NOTED. ALL DOOR SIZES AND TYPES MUST BE IDENTICAL TO THE TRIM AND LISTS AND APPROVED.
  6. PROVIDE TYPICAL GLASS PARTS REQUIRED BY APPLICABLE BUILDING CODES.
  7. ALL GLASS PARTS ARE TO BE HIGH PERFORMANCE INSULATED GLASS.
  8. VERIFY THAT REQUIRED WINDOW AND DOORS MEET ALL APPLICABLE BUILDING CODES.
  9. WINDOW SIZES SHOWN ARE TO THE TRIM AND LISTS. WINDOW SIZES NOTED OTHERWISE.
  10. DOOR SIZES NOTED AS TO GLASS.
  11. ALL WALLS AND CEILING PARTS SHALL BE CONSTRUCTION TYPE III. ALL PARTS SHALL BE IDENTICAL TO THE TRIM AND LISTS AND APPROVED.
  12. ALL DOORS EXTERIOR INTO POOL AREA IN REAR YARD TO BE EQUIPPED WITH ALUMINUM PER 2008 IBC.
  13. ALL INTERIOR FIRE PLACES ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  14. ALL INTERIOR FIRE PLACES SHALL BE IDENTICAL TO THE TRIM AND LISTS AND APPROVED.
  15. ALL INTERIOR FIRE PLACES SHALL BE IDENTICAL TO THE TRIM AND LISTS AND APPROVED.
  16. GLASS SHALL BE APPLIED TO ALL WINDOWS AND DOORS. ALL GLASS SHALL BE IDENTICAL TO THE TRIM AND LISTS AND APPROVED.
  17. PROVIDE WALLING AT STEPS WITH 4 OR MORE RISERS.



1 SECOND FLOOR PLAN  
1/4"=1'-0" SCALE

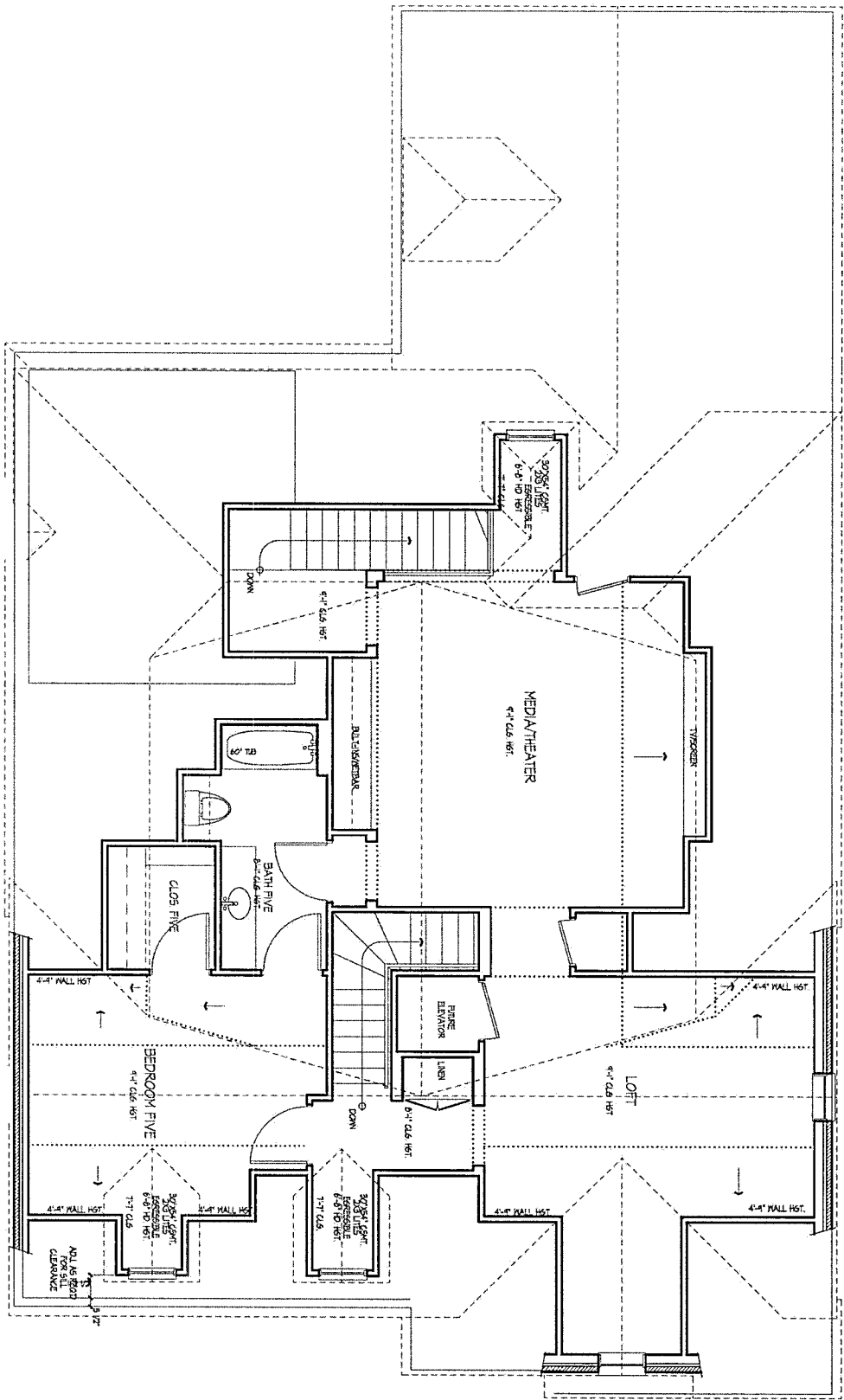
A New Residence by LRO Residential  
3923 HANOVER AVENUE  
East 30' of Lot 15 West 25' of Lot 14 Block 33 Sect. 4 University Park Addition  
University Park, Texas

PROJECT NO.  
3923 HANOVER

ISSUE DATE:  
MARCH 1, 2018

SHEET NO.  
A2-2

Phila S. Carley  
residential design  
214.762.8565 826 orange avenue #218 coronado ca 92118



1 THIRD FLOOR PLAN  
1/4"=1'-0" SCALE

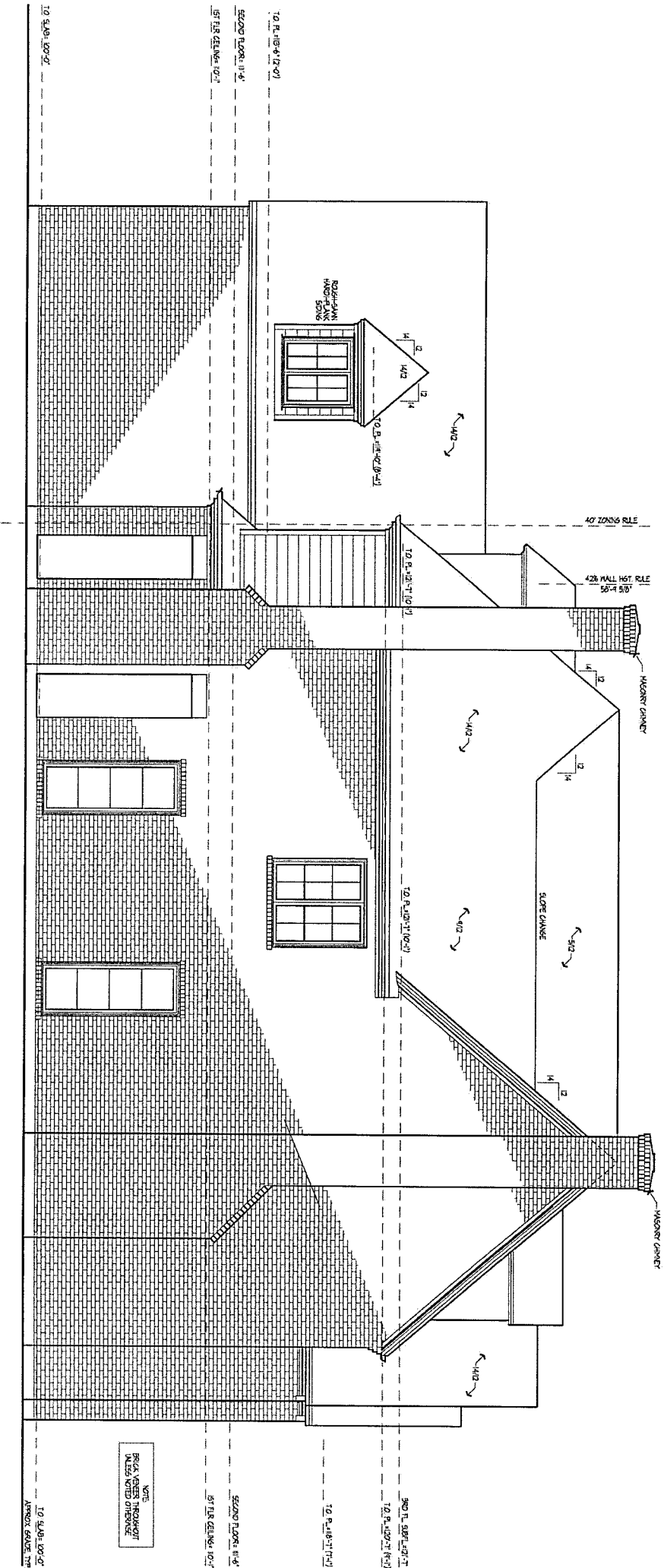
A New Residence by LRO Residential  
3923 HANOVER AVENUE  
East 30' of Lot 15 West 25' of Lot 14 Block 33 Sect. 4 University Park Addition  
University Park, Texas

PROJECT NO.  
3923 HANOVER

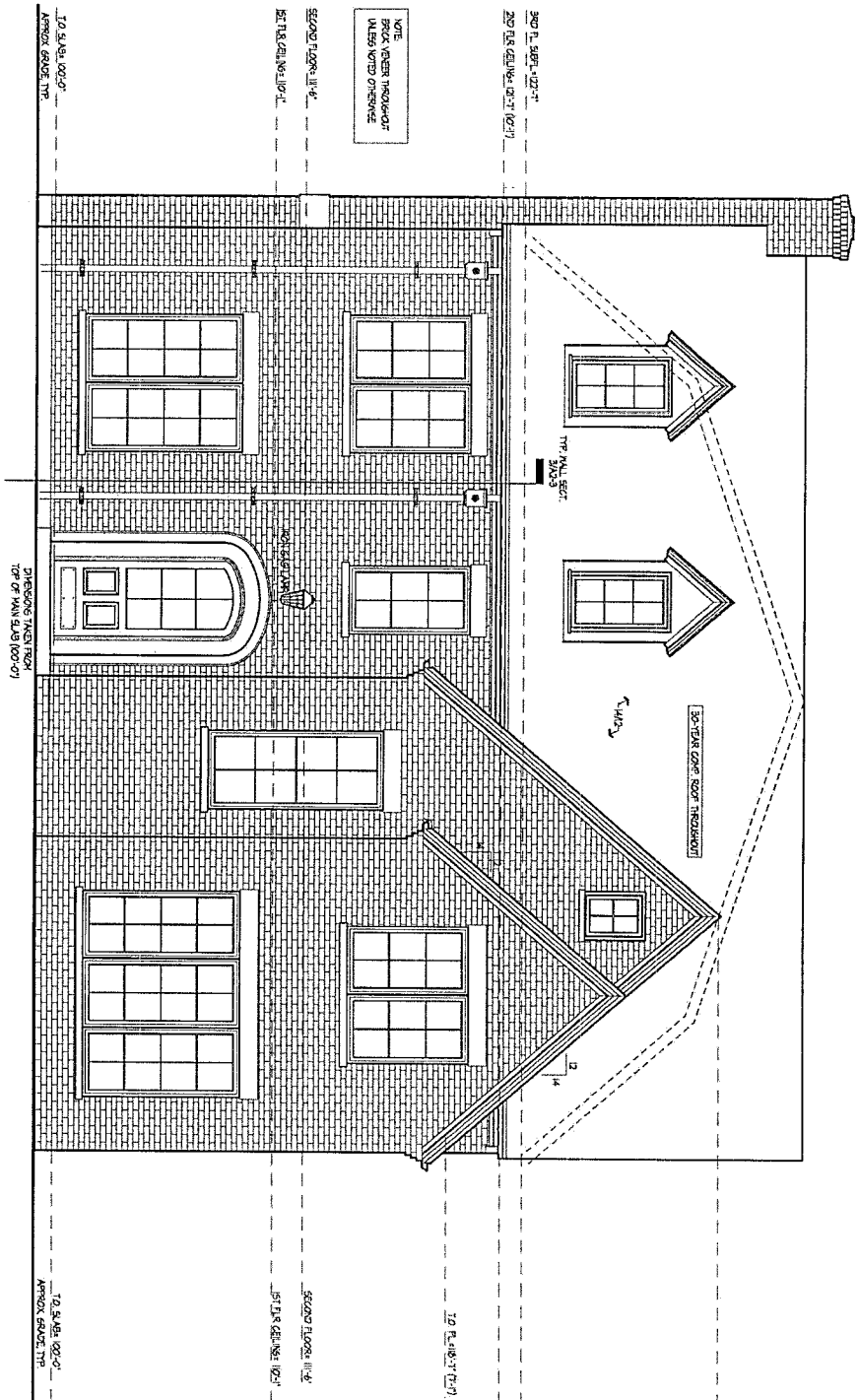
ISSUE DATE:  
MARCH 1, 2018

SHEET NO.  
A2-3

*Phia S. Casley*  
residential design  
214.762.6565 620 orange avenue #218 coronado ca 92118



2 LEFT SIDE ELEVATION  
1/4"=1'-0" SCALE



1 FRONT ELEVATION  
1/4"=1'-0" SCALE

A4-1

SHEET NO.

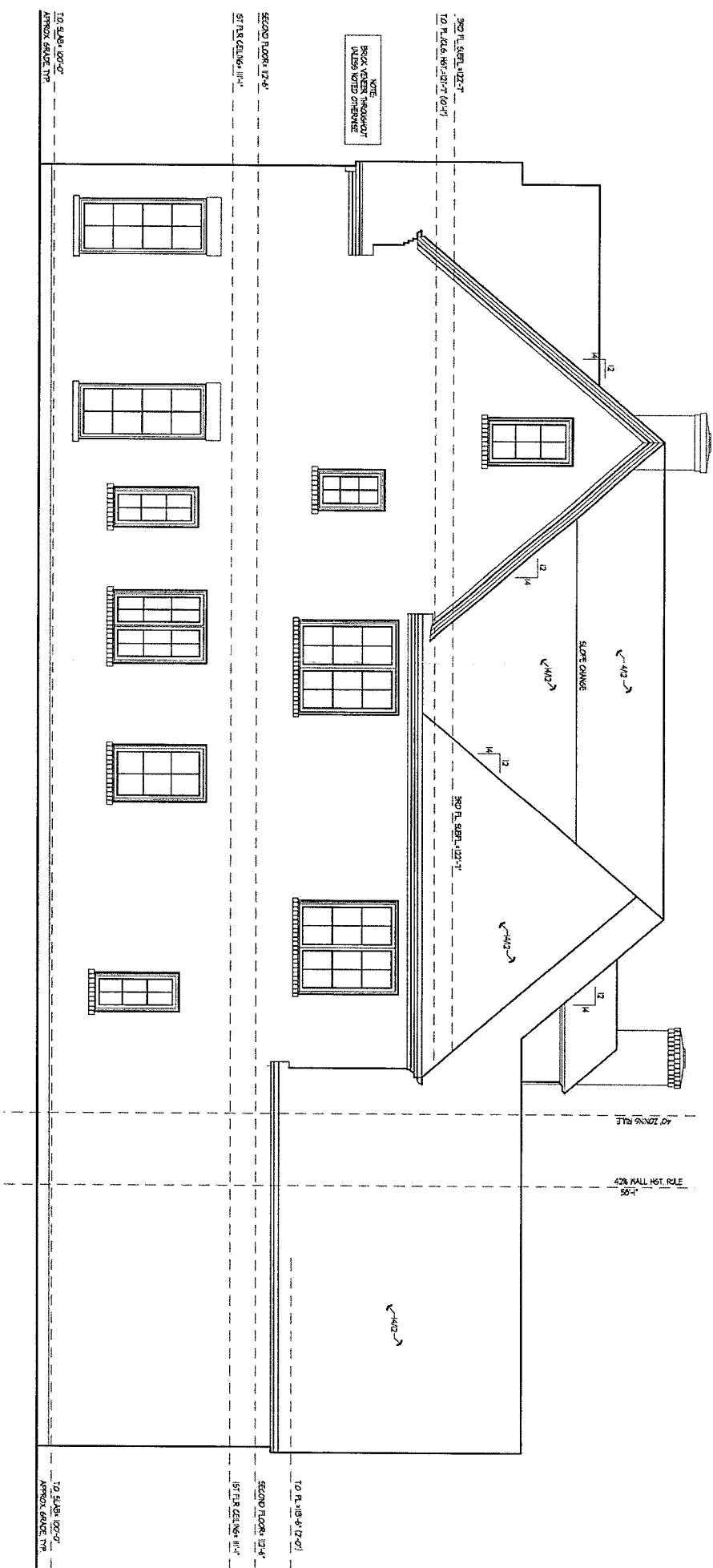
ISSUE DATE:  
MARCH 1, 2018

PROJECT NO.  
3923 HANOVER

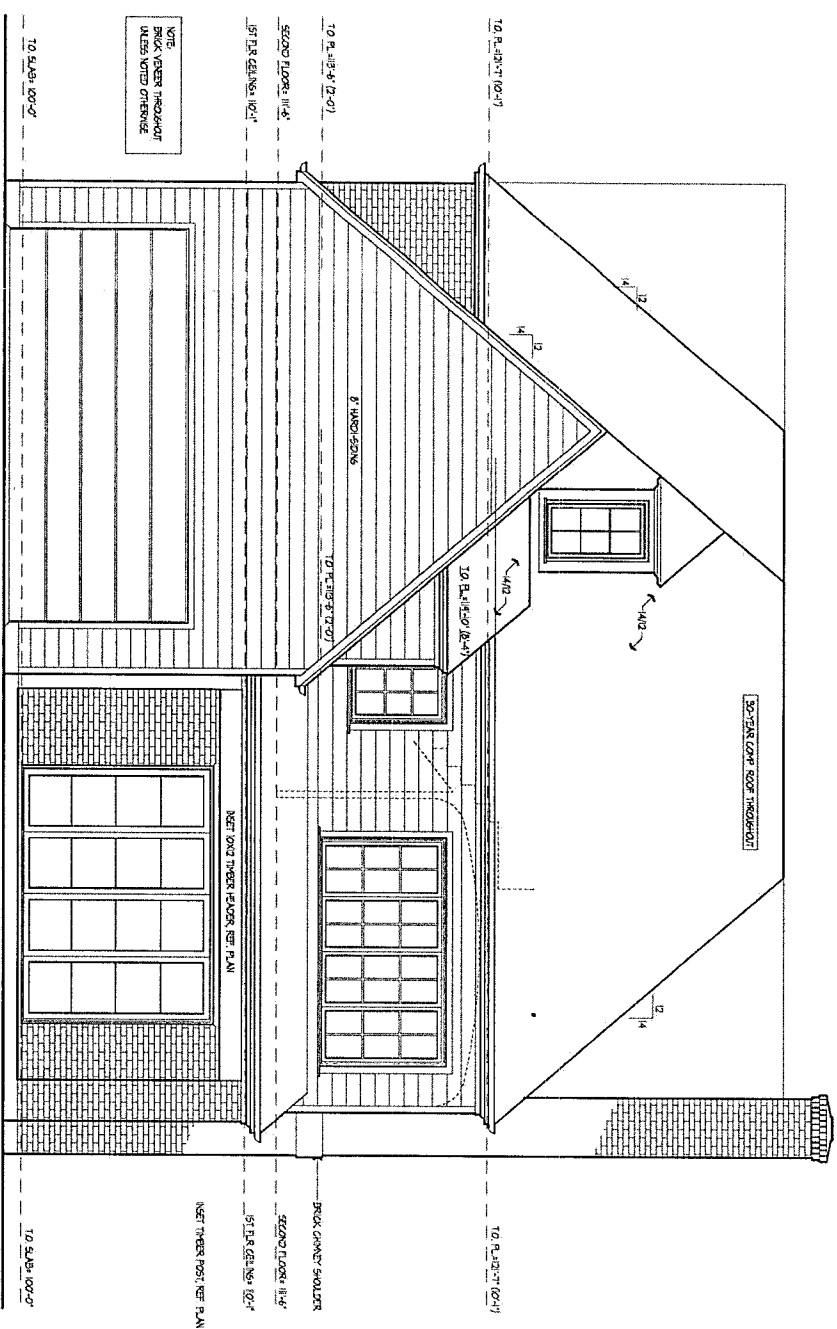
A New Residence by LRO Residential  
3923 HANOVER AVENUE  
East 30' of Lot 15 West 25' of Lot 14 Block 33 Sect. 4 University Park Addition  
University Park, Texas

Phila S. Carley  
residential design  
214.762.8565 626 orange avenue #218 coronado ca 92118





2 RIGHT SIDE ELEVATION  
1/4" = 1'-0" SCALE



REAR ELEVATION  
1/4"=1'-0" SCALE