



BUILDING SERVICES

1141 Blackwood Dr., Permit B23-0016

Draper Place Addition, Block A, Lot 1

New SFR

Reviewed by: Justin Wilkins

Date: September 20, 2023

Zoning: SF-36

Lot Coverage

- **UDC: 30%** Main Structure/ **50%** Total Lot Coverage
 - **Main Allowed:** 15,067.2 sf
 - **Main:** 6,667 sf
- Lot Size: 50,224 sf
Lot Coverage Allowed: 25,112 sf
Total Lot Coverage= 14,455 sf (Main: 6,667 sf + Driveway: 7,788 sf)

Setbacks per UDC for SF-36

- **Front:** 35' **Rear:** 15' **Side:** 15'/20'

Comments:

1. Please note: Separate Permits are required for all accessory structures, pools, fences, or systems, etc.
2. Please note: Plan review subject to field inspection.
3. Please note: Before the final inspection a passing Energy certificate (3rd party) must be provided to Building Services.
4. Please note: Before the final inspection a passing CSI inspection (3rd party) must be submitted though SC Tracking.

Notice:

- Plans are void without notes attached.
- At least two (2) 3" minimum caliper trees are required in front yard. Corner lots require two (2) additional 3" minimum caliper trees in side yard.
- Permits shall conform to City of Keller Building Code and Zoning Requirements
- Separate Permits are required for all accessory structures, pools, fences, or systems, etc.
- 5' wide sidewalk required across frontage. (Revised site plan shows 4')

2021 International Code Council Codes (ICC) & 2018 IECC

All construction is subject to the requirements to City of Keller ICC Adopted Codes.

1. Specifications for all engineered products must be rendered to inspector.
2. Per adopted NTCOG Amendments, water heaters shall not be installed in unfinished attic areas of 1 & 2 family and multi-family construction with the exception of tank less water heaters.

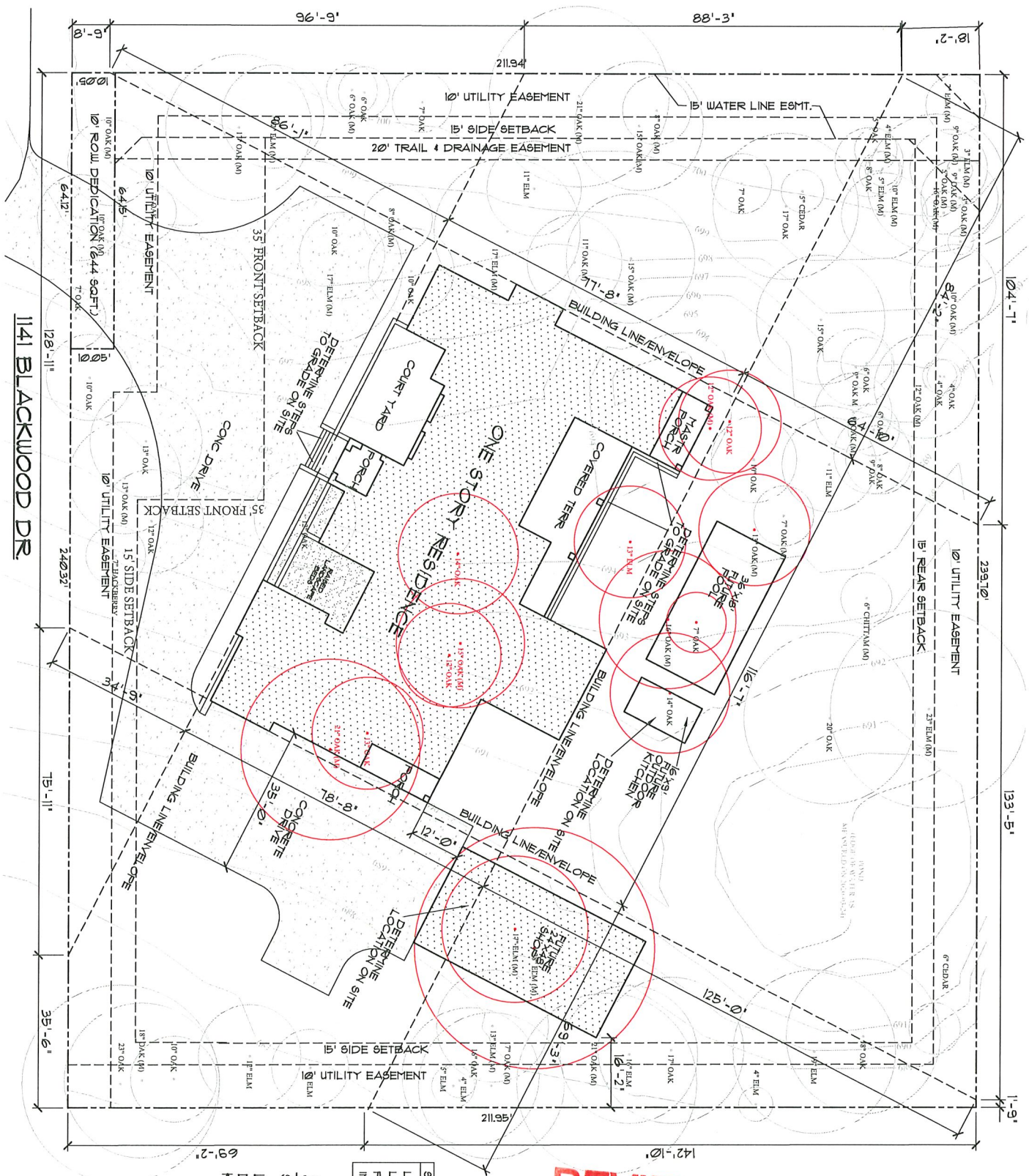
Order of Inspection and Inspection Code:

- 1) T-Pole
- 2) Plumbing Rough, Rough Grade Inspection, Sewer Tie-In
- 3) Foundation
- 4) All Seconds (Framing, Electrical, Mechanical, & Plumbing)
- 5) Brick Tie
- 6) Perm Power (Electrical & Gas)
- 7) Drainage Final
- 8) CSI Inspection (Provide Result of 3rd Party Inspection)
- 9) Energy Results- Insulation Inspection, Duct Blasting, Blower Door Testing (Provide Result of 3rd Party Inspection)
- 10) Final

REVIEWED

SEP 20 2023

**CITY OF KELLER
BUILDING SERVICES
SUBJECT TO FIELD INSPECTION**



REVIEWED

SEP 20 2023

CITY OF KELLER
BUILDING SERVICES
SUBJECT TO FIELD INSPECTION

SITE DATA CHART

LOT SIZE = 50,968 SQ.FT.
LOT CVG. = 8,265 SQ.FT. (16.23%)
PAVING/FLATWORK = 1,188 SQ.FT.
IRREFRIGIOUS CVG. = 16,053 SQ.FT. (31.56%)

SITE PLAN
SCALE: 1" = 10'
NORTH

LOT 1 BLOCK A
DRAPER PLACE ADDITION
KELLER, TEXAS

NOTE: THE GENERAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR THE COMMENCEMENT OF WORK.

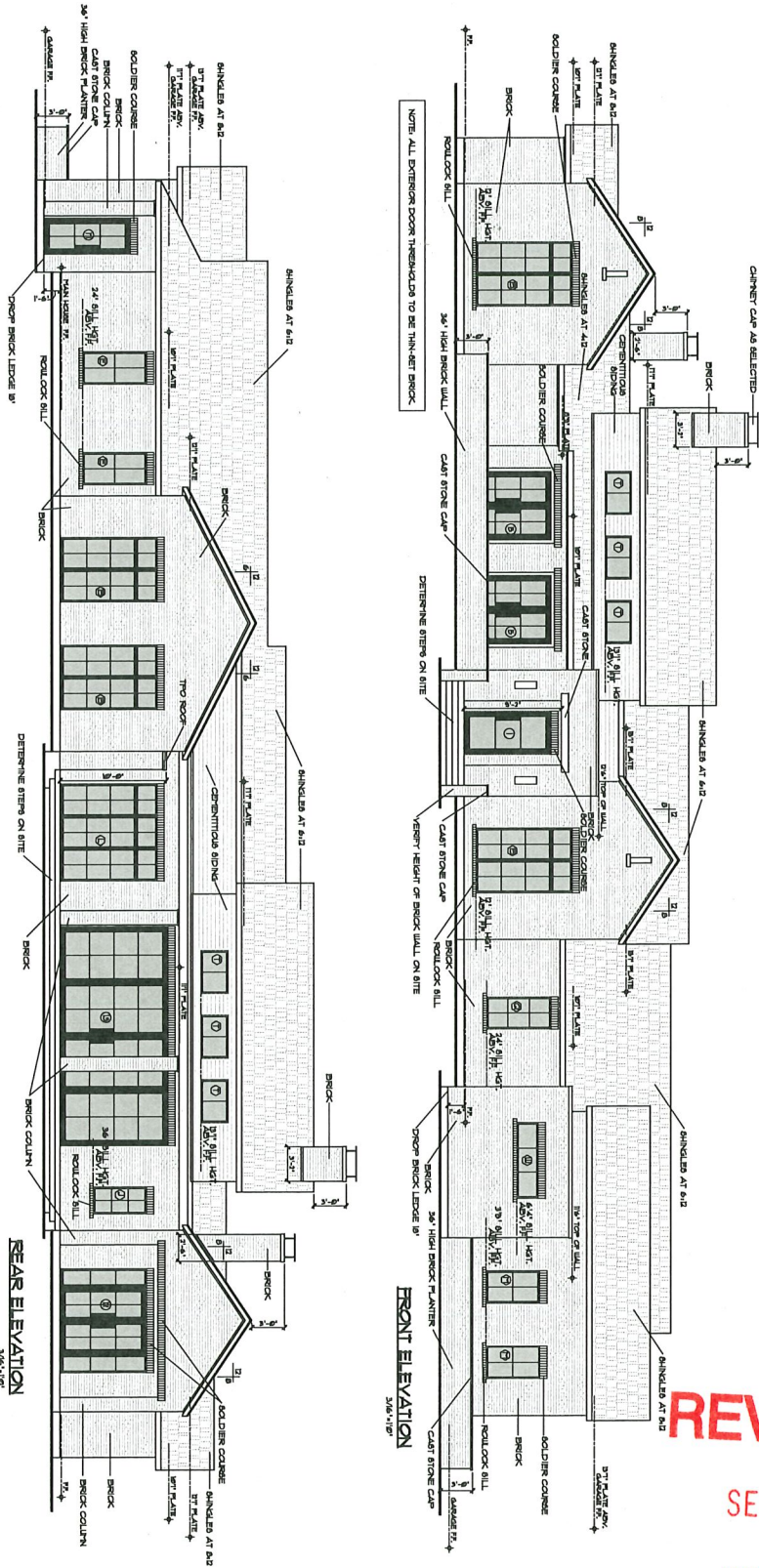
DATE: 8/17/23
DRAWN BY: EAG
CHECK BY: EAG
PROJECT NO.: DRAPER
SHEET NUMBER: A1

REVISIONS	1	
	2	
	3	
	4	

'DRAPER RESIDENCE'
LOT 1 BLOCK A
1141 BLACKWOOD DRIVE
KELLER, TX

EXURB STUDIO
WWW.EXURBSTUDIO.COM

THE EXURB STUDIO...
ALL RIGHTS RESERVED...
NO PART OF THIS DOCUMENT...
SHALL BE REPRODUCED...
WITHOUT THE WRITTEN...
CONSENT OF EXURB STUDIO...
© 2023 EXURB STUDIO

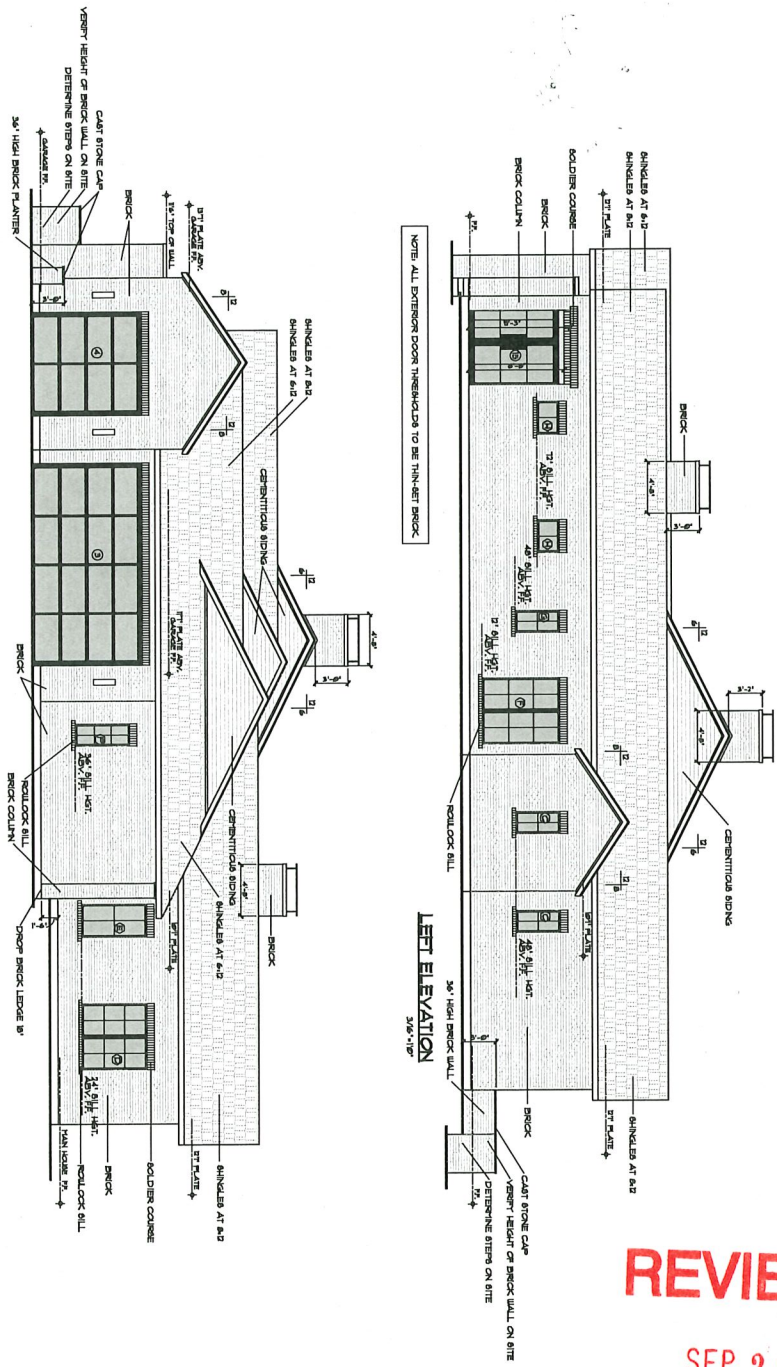


REVIEWED
 SEP 20 2023

CITY OF KELLER
 BUILDING SERVICES
 SUBJECT TO FIELD INSPECTION

NOTE: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK.

SHEET NUMBER AS.1	PROJECT NO. DRAPER	DATE 8/21/23	DESIGNER EXS	CHECKER EXS	PROJECT NO. DRAPER	'DRAPER RESIDENCE' LOT 1 BLOCK A 1141 BLACKBLOOD DRIVE KELLER, TX	EXURB STUDIO www.exurbstudio.com	THE PROFESSIONAL ENGINEER'S SEAL AND LICENSE NUMBER SHALL BE PLACED IN THIS SPACE.
	REVISIONS 1. 2. 3. 4.							



NOTE: ALL EXTERIOR DOOR THRESHOLDS TO BE HIDDEN BRICK

REVIEWED

SEP 20 2023

CITY OF KELLER
BUILDING SERVICES
SUBJECT TO FIELD INSPECTION

NOTE: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE DISCREPANCIES AND CORRECTIONS PRIOR TO COMMENCEMENT OF WORK

SHEET NUMBER
A52

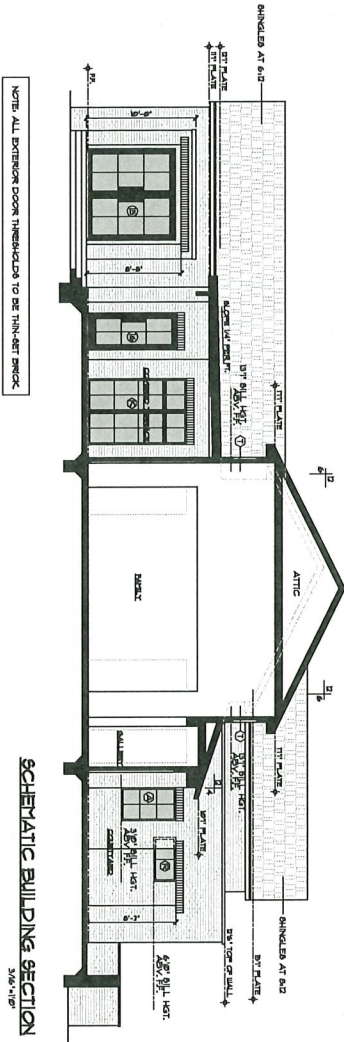
DATE: 8/21/23
DRAWN BY: EX6
CHECK BY: EX5
PROJECT NO.:
DRAFTER:

- REVISIONS
- 1.
 - 2.
 - 3.
 - 4.

'DRAFTER RESIDENCE'
LOT 1 BLOCK A
1141 BLACKWOOD DRIVE
KELLER, TX

EXURB STUDIO
WWW.EXURBSTUDIO.COM

THIS DOCUMENT IS THE PROPERTY OF EXURB STUDIO, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF EXURB STUDIO, LLC. EXURB STUDIO, LLC IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. EXURB STUDIO, LLC IS NOT A PROFESSIONAL ENGINEER OR ARCHITECT. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF EXURB STUDIO, LLC.



NOTE: ALL EXTERIOR DOOR THRESHOLDS TO BE TINK-DEET BRICK

SCHEMATIC BUILDING SECTION
3/8" = 1'-0"

REVIEWED

SEP 20 2023

CITY OF KELLER
BUILDING SERVICES
SUBJECT TO FIELD INSPECTION

NOTE: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE DISCREPANCIES AND CORRECTIONS PRIOR TO COMMENCEMENT OF WORK

SHEET NUMBER
A5.3

DATE
DRAWN BY
EXS
CHECK BY
EXS
PROJECT NO.
DRAWER

REVISIONS
1
2
3
4

'DRAPER RESIDENCE'
LOT 1 BLOCK A
1141 BLACKWOOD DRIVE
KELLER, TX

EXURB STUDIO
WWW.EXURBSTUDIO.COM

THE ABOVE DESCRIBED PROJECT IS THE PROPERTY OF EXURB STUDIO, LLC. EXURB STUDIO, LLC IS A REGISTERED ARCHITECTURAL FIRM IN THE STATE OF TEXAS. EXURB STUDIO, LLC IS NOT A LICENSED ARCHITECTURAL FIRM IN THE STATE OF TEXAS. EXURB STUDIO, LLC IS NOT A LICENSED ARCHITECTURAL FIRM IN THE STATE OF TEXAS. EXURB STUDIO, LLC IS NOT A LICENSED ARCHITECTURAL FIRM IN THE STATE OF TEXAS.