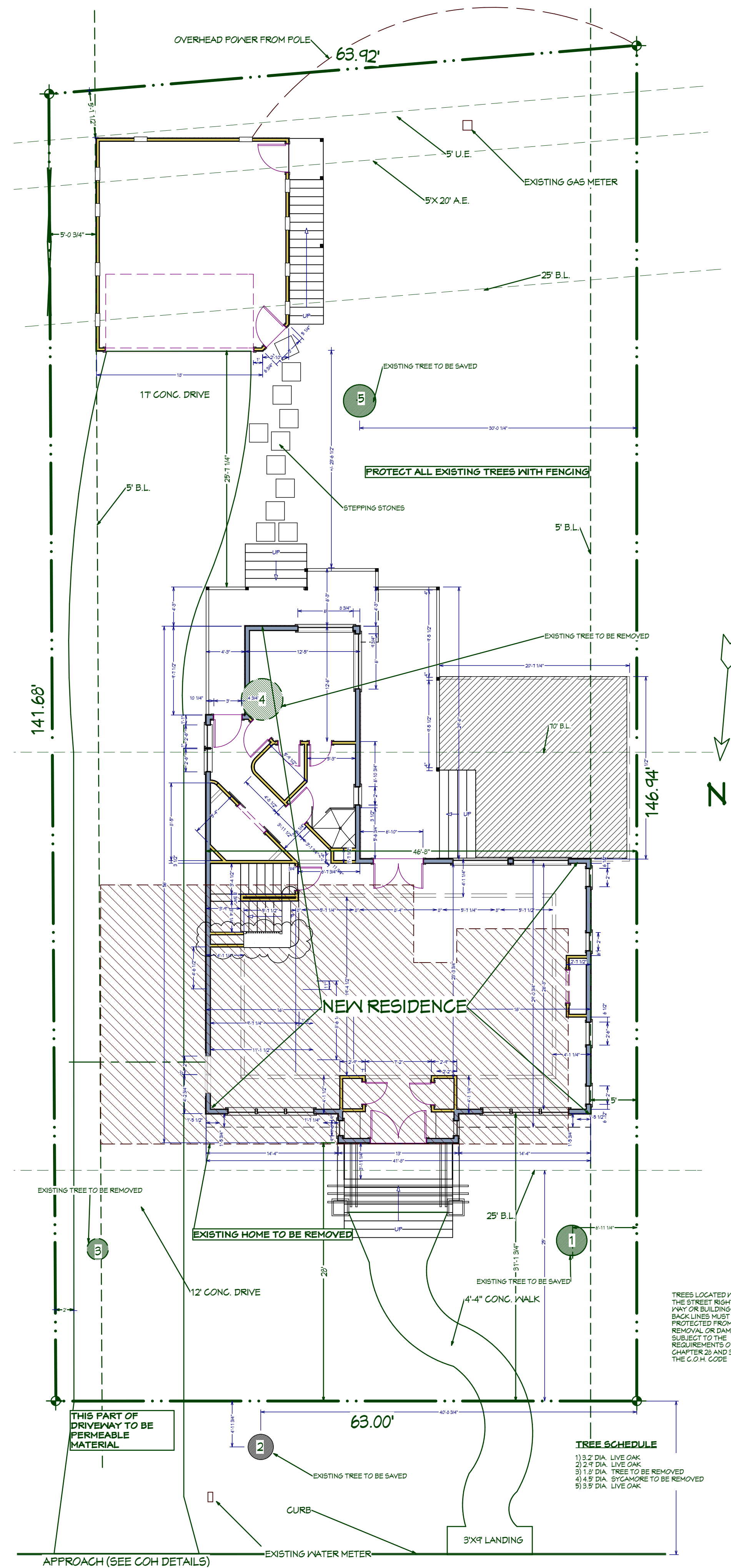


# NEW RESIDENCE FOR:

## SQUARE FOOTAGE:

FIRST FLOOR	1570
SECOND FLOOR	1649
<hr/>	
TOTAL LIVING	3219
<hr/>	
FRONT PORCH	37
REAR PORCH	360
GARAGE	492
<hr/>	
TOTAL COVERED AREA	4108
<hr/>	
OPEN DECKING	287
DRIVEWAY	1752
SIDEWALK	230
<hr/>	
TOTAL AREA	6377
<hr/>	
LOT SQUARE FOOTAGE	9139



**SITE PLAN**  
SCALE 1/8"=1'-0"

DATE  
9-5-2013

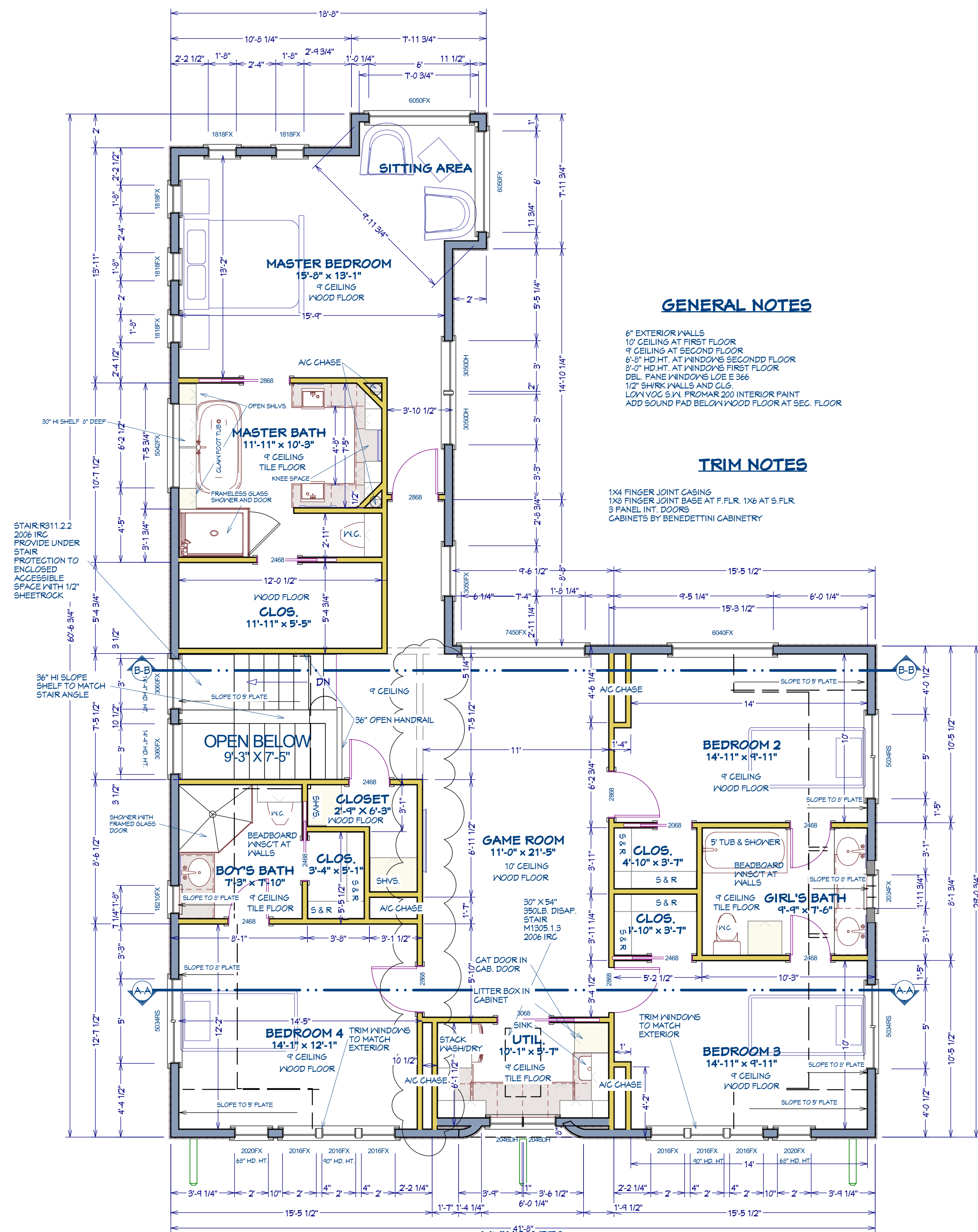
A NEW RESIDENCE FOR:

800 Wilcrest suite 120  
Houston, Texas 77042  
PH: 713-789-8262  
CELL 713-806-1998



REVISIONS	DATE
MOVE HOUSE TO 7' OFF EAST SIDE OF LOT	3-1-2013
MOVE GARAGE TO 3' OFF SIDE	3-1-2013
ADD 1' TO WIDTH OF GAME RM.	3-1-2013
FLIP HOUSE ON LOT	5-25-2013





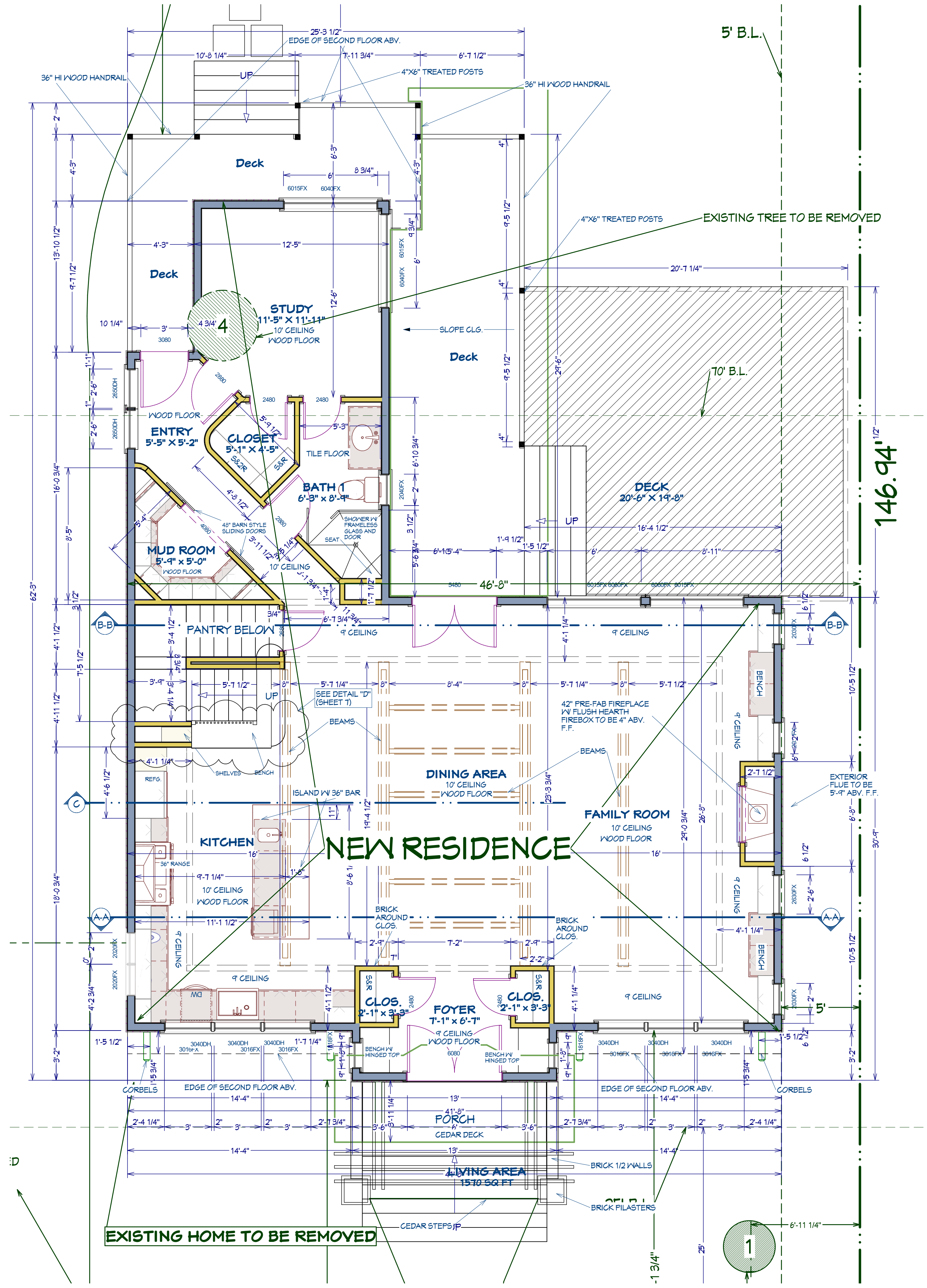
2nd Floor

**GENERAL NOTES**

- 6" EXTERIOR WALLS
- 10' CEILING AT FIRST FLOOR
- 9' CEILING AT SECOND FLOOR
- 6'-0" HD HT. AT WINDOWS SECOND FLOOR
- 8'-0" HD HT. AT WINDOWS FIRST FLOOR
- DBL. PANE WINDOWS LOE E 366
- 1/2" SHIRK WALLS AND CLOS.
- LOI/VOC 5.1% FROM 200 INTERIOR PAINT
- ADD SOUND PAD BELOW WOOD FLOOR AT SEC. FLOOR

**TRIM NOTES**

- 1X4 FINGER JOINT CASING
- 1X3 FINGER JOINT BASE AT F.FL.R. 1X6 AT 5.FL.R.
- 3 PANEL INT. DOORS
- CABINETS BY BENEDETTINI CABINETRY

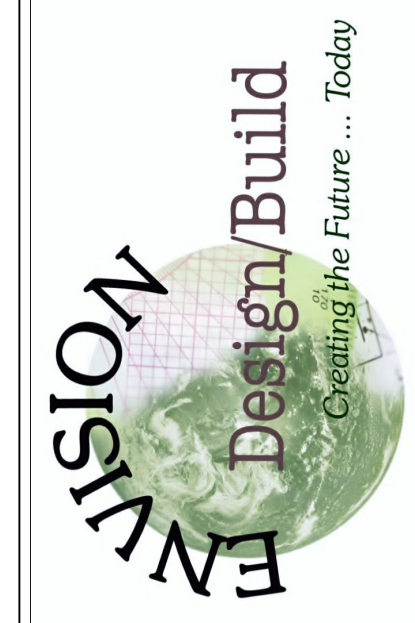


1st Floor

DATE  
9-5-2013

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PH. 713-789-8262  
CELL 713-806-1998

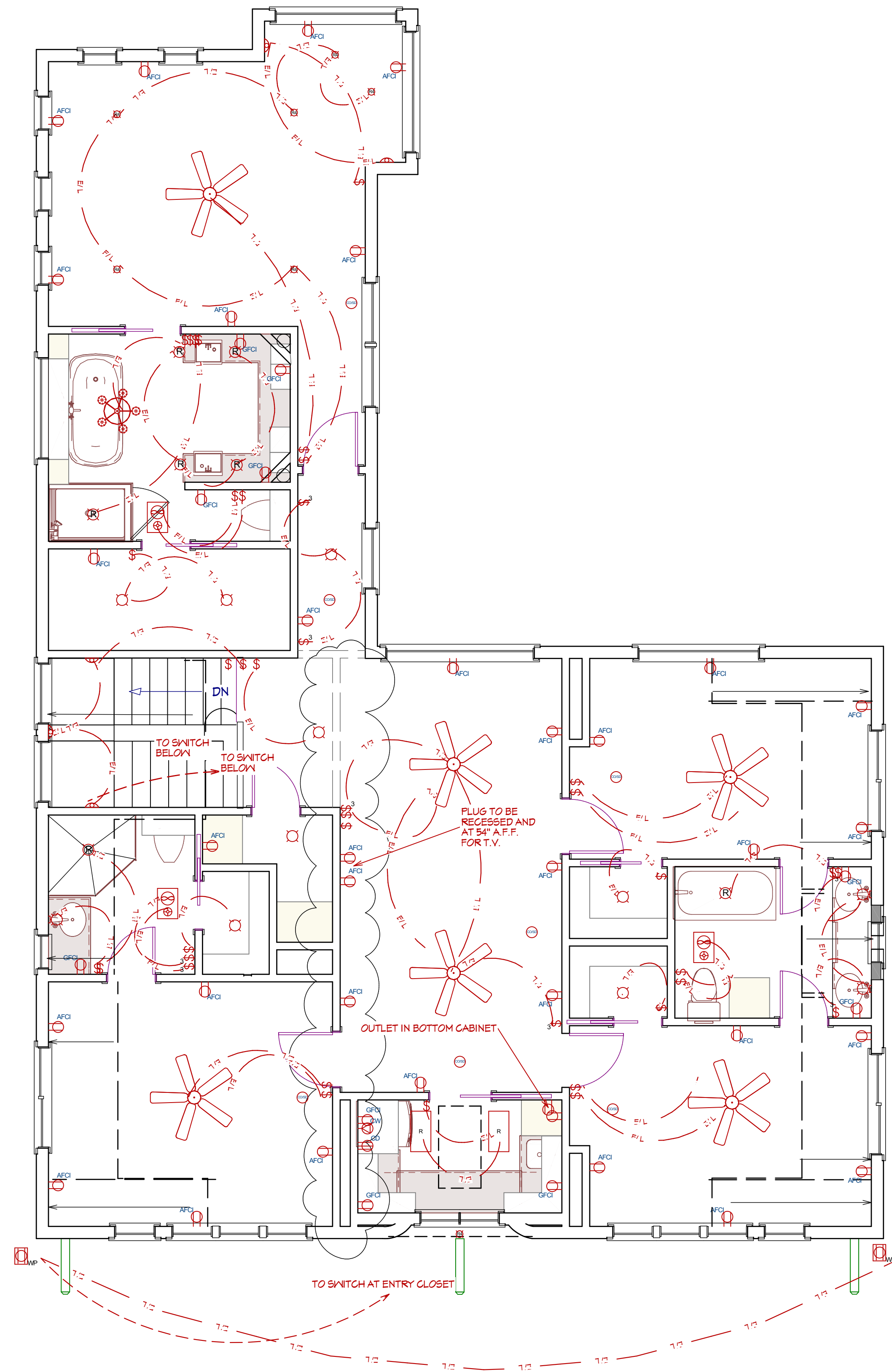


REVISIONS	DATE
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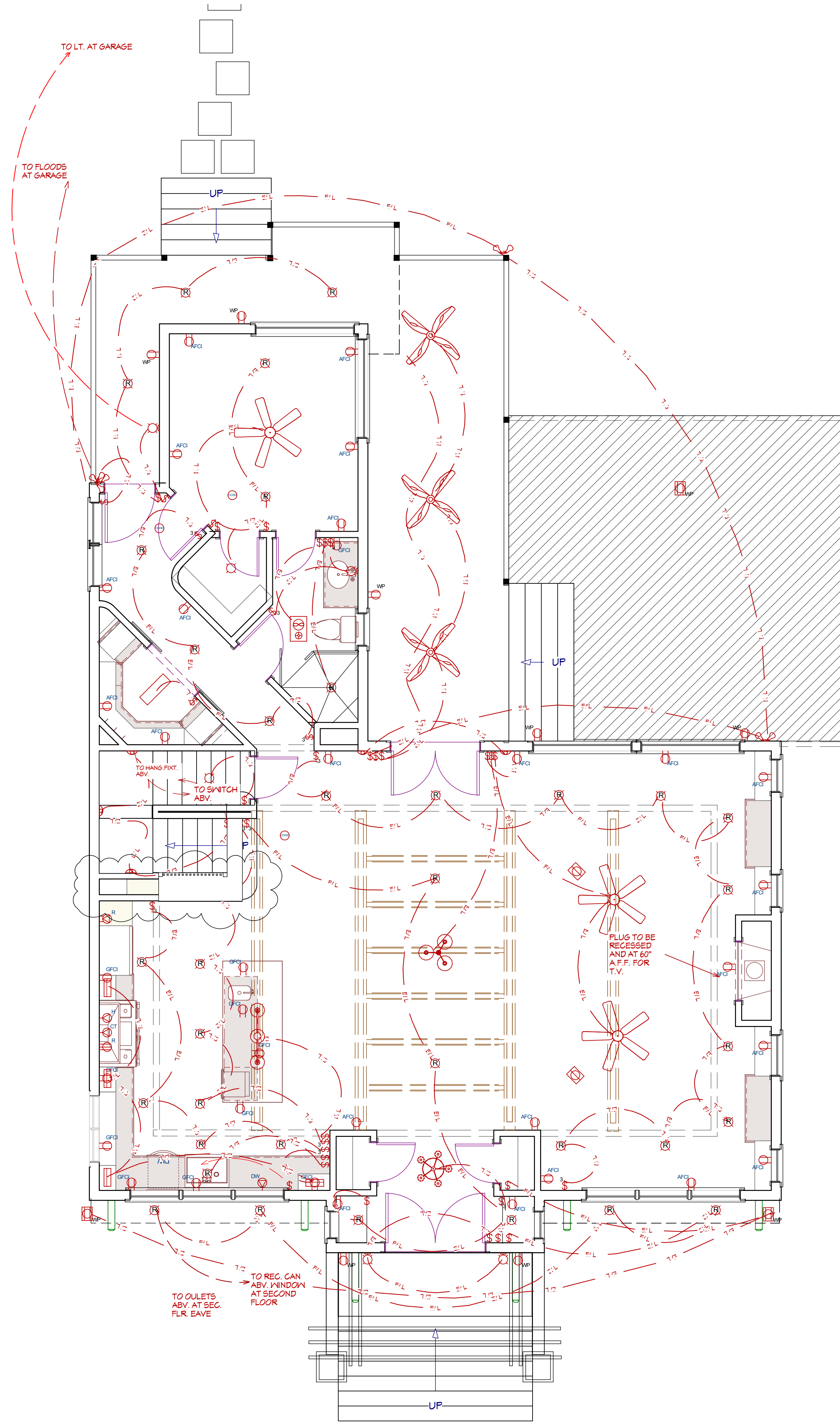


**GENERAL ELECTRICAL NOTES**

ALL REC. CANS ON DIMMERS (SLIDE TYPE)  
 SEE OWNER FOR OTHER LIGHTS ON DIMMERS  
 DECORA SWITCHES AND PLUGS  
 ALL PLUGS IN BASEBOARDS  
 SEE OWNER FOR LOW VOLTAGE CAT5, RG6, ETC.



**2ND FLOOR ELECTRICAL PLAN**



**1ST FLOOR ELECTRICAL PLAN**

DATE  
9-5-2013

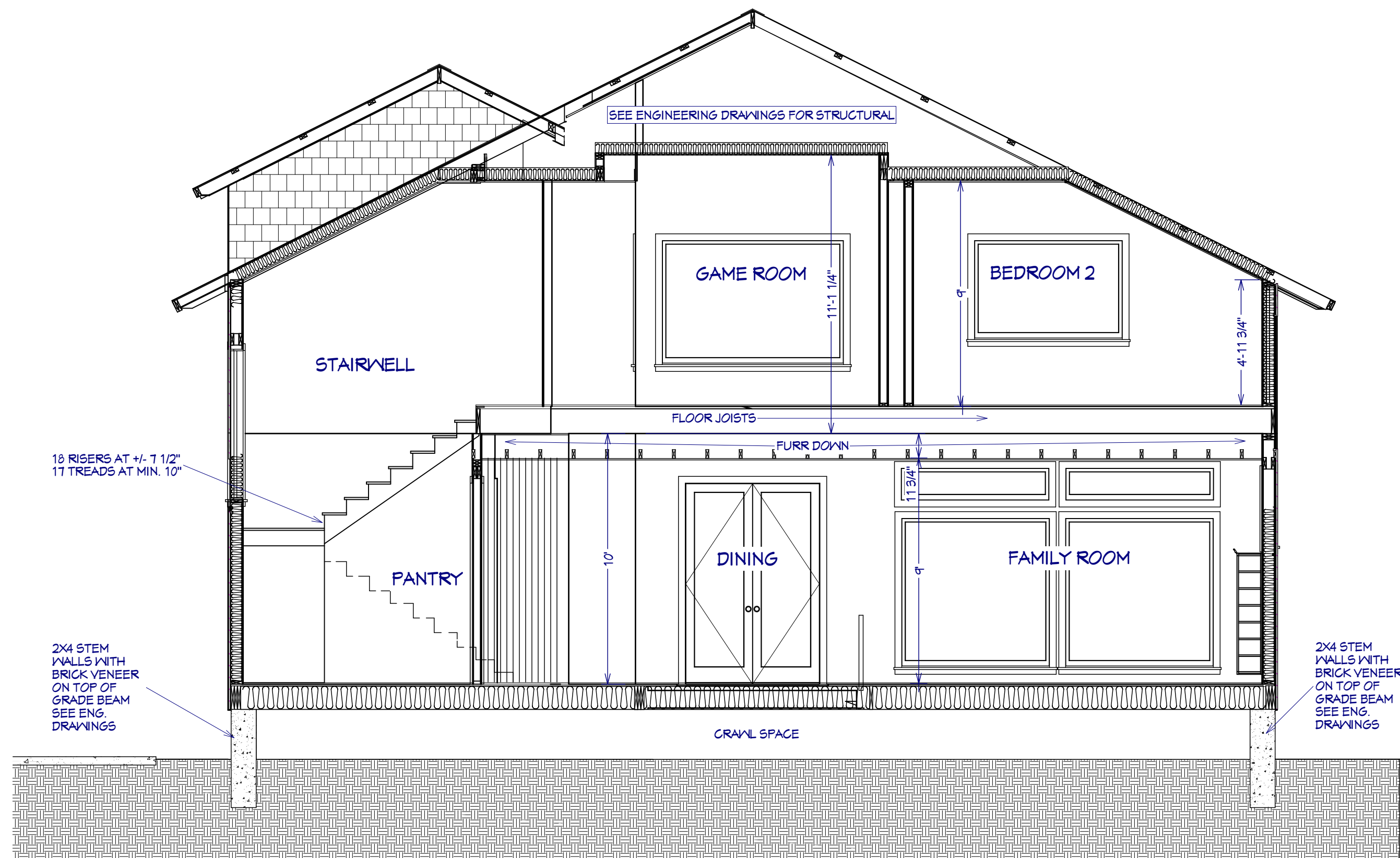
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REVISIONS	DATE
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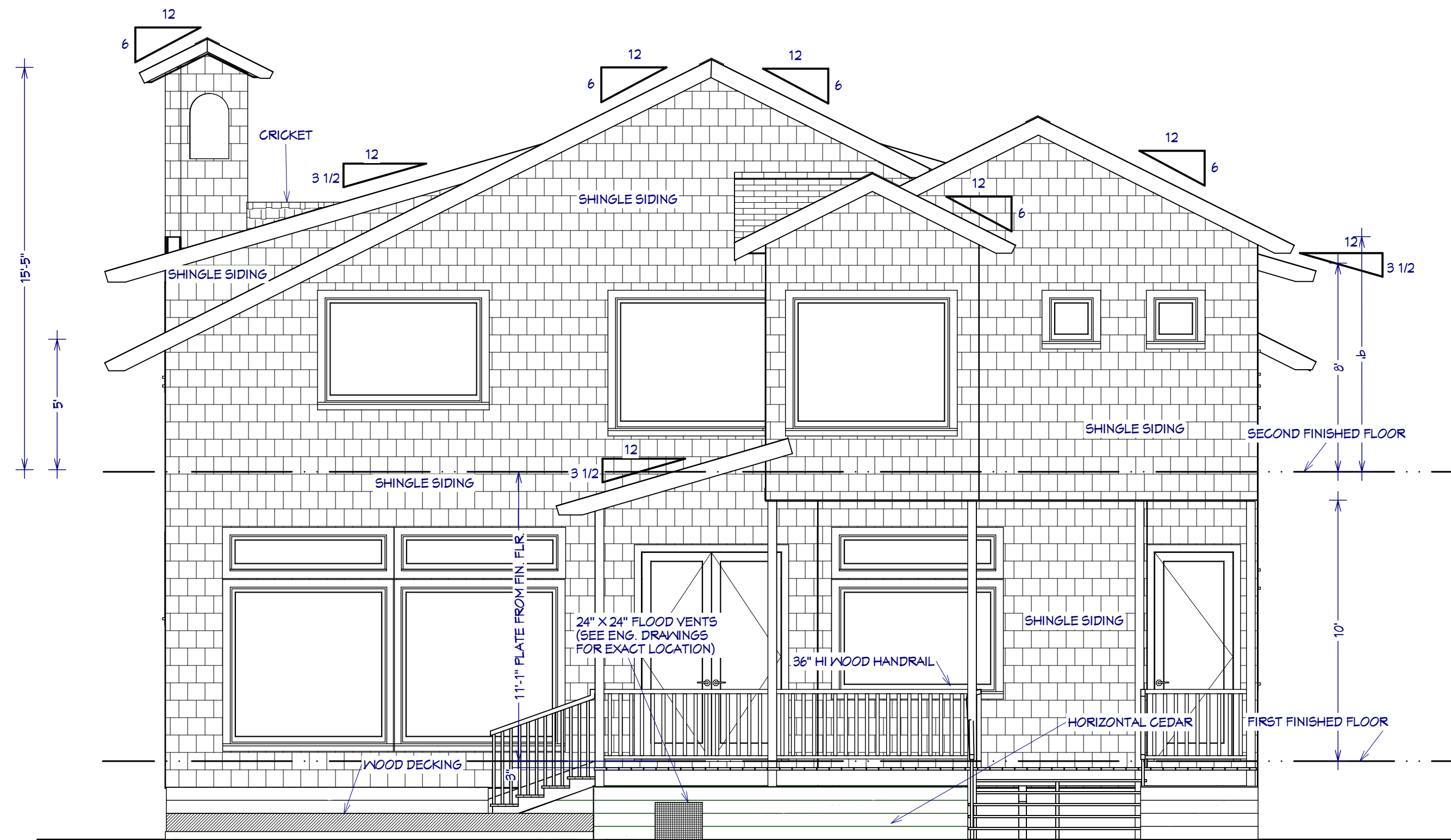




Cross Section 63



FRONT ELEVATION (SOUTH)

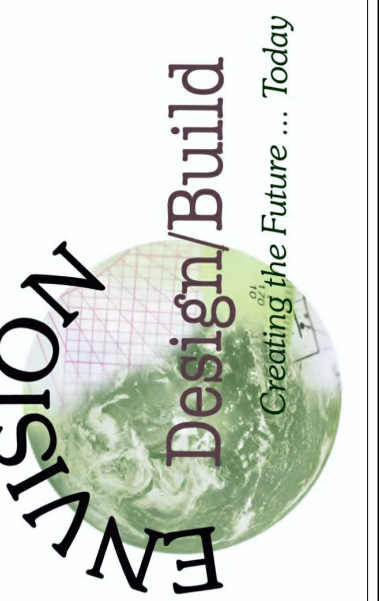


REAR ELEVATION (SOUTH)

DATE  
9-5-2013

A NEW RESIDENCE FOR:

800 Wilcrest suite 120  
Houston, Texas 77042  
PH. 713-789-8262  
CELL 713-806-1998



REVISIONS	DATE
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Elevation 77



Elevation 78

DATE  
9-5-2013

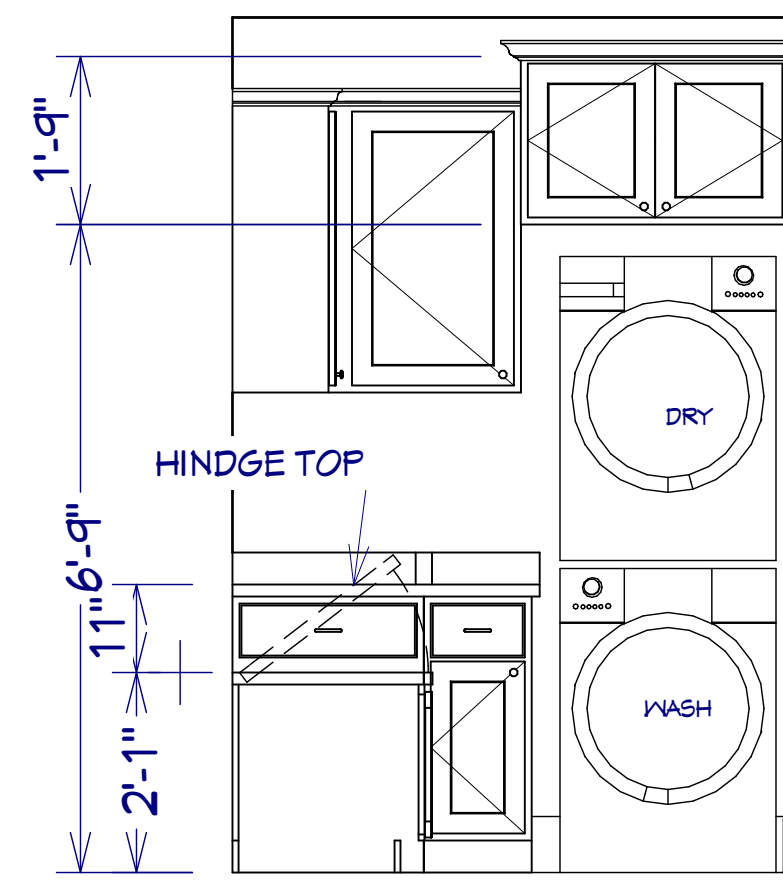
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CELL 713-806-1998

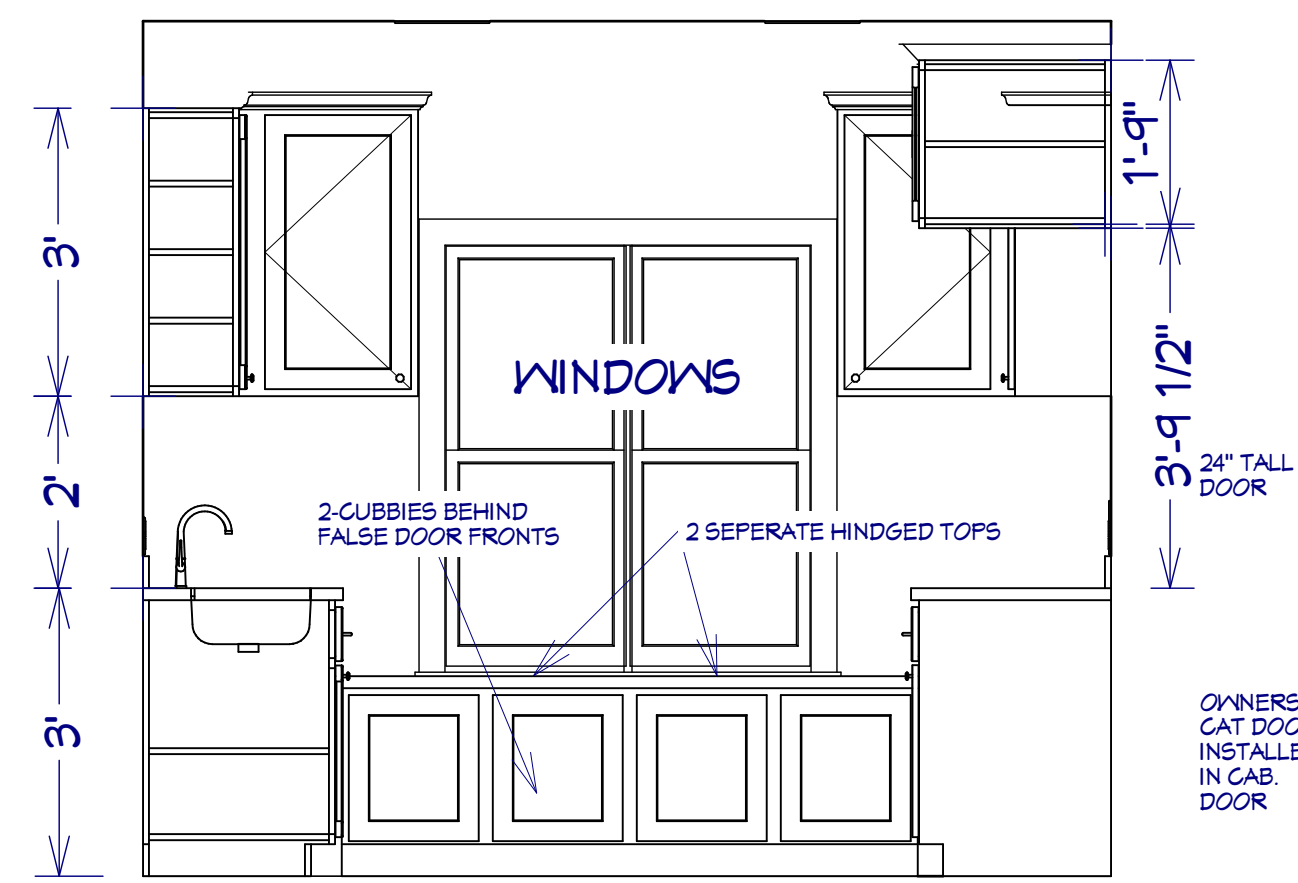


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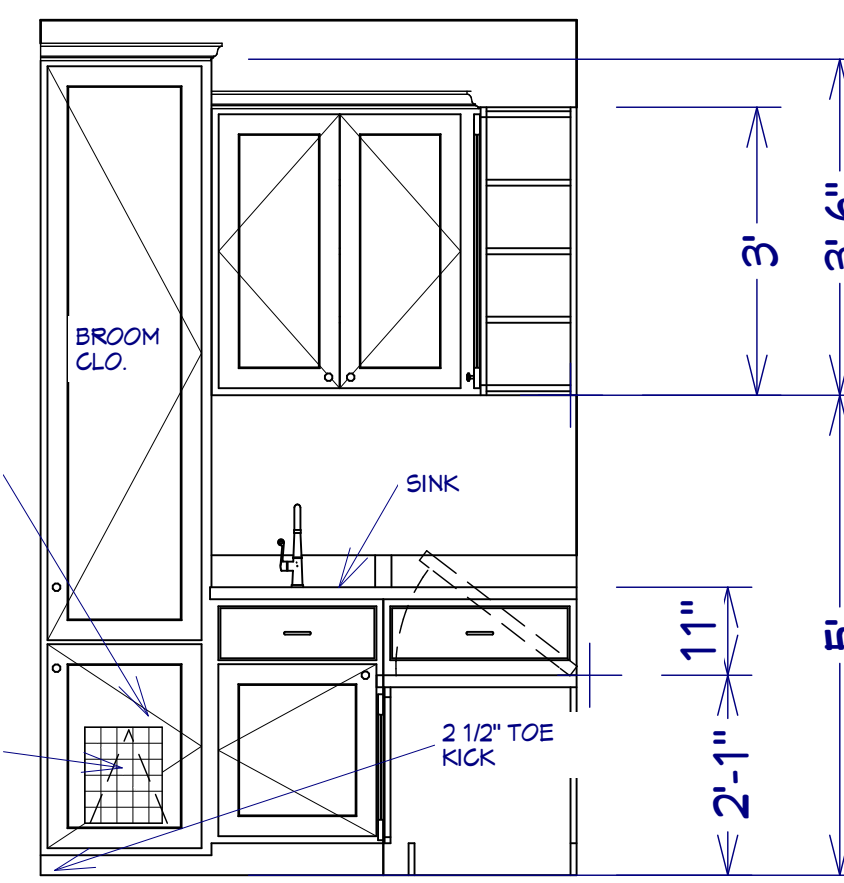




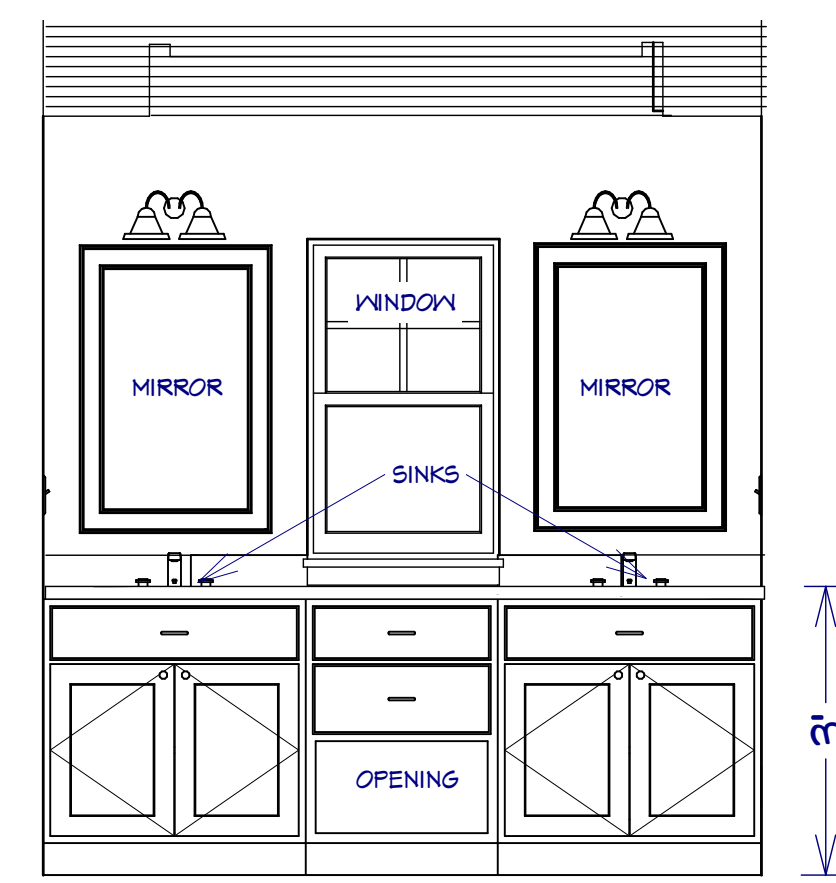
UTILITY



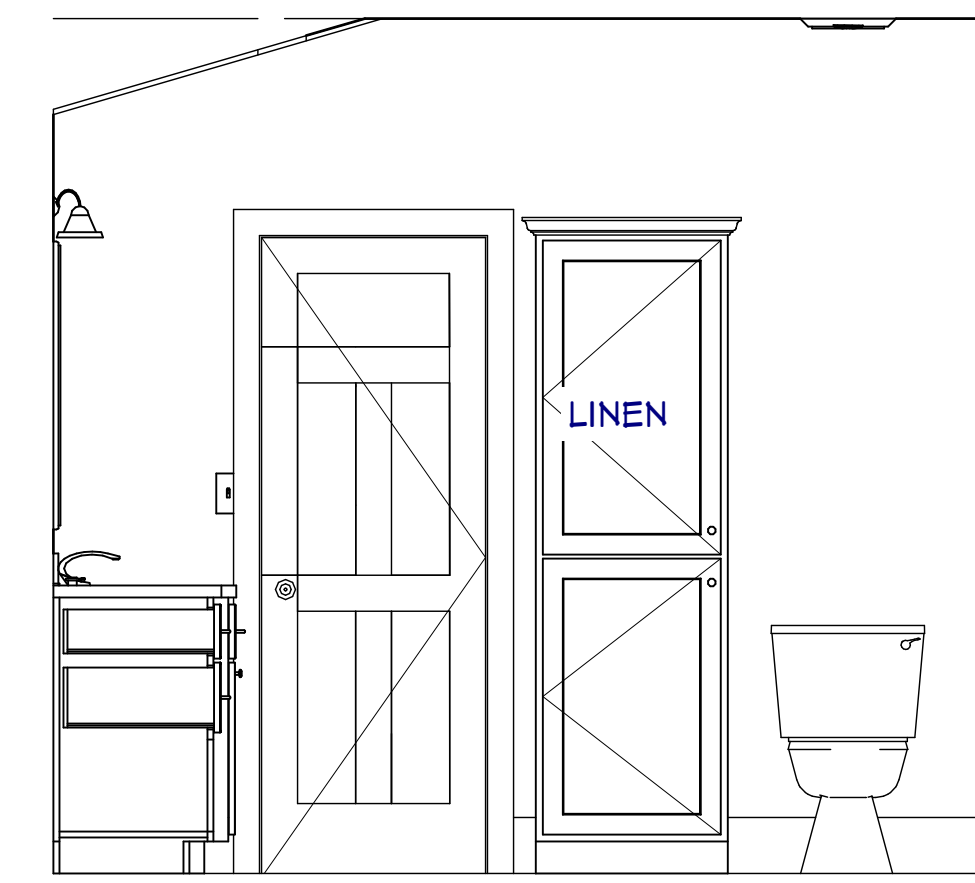
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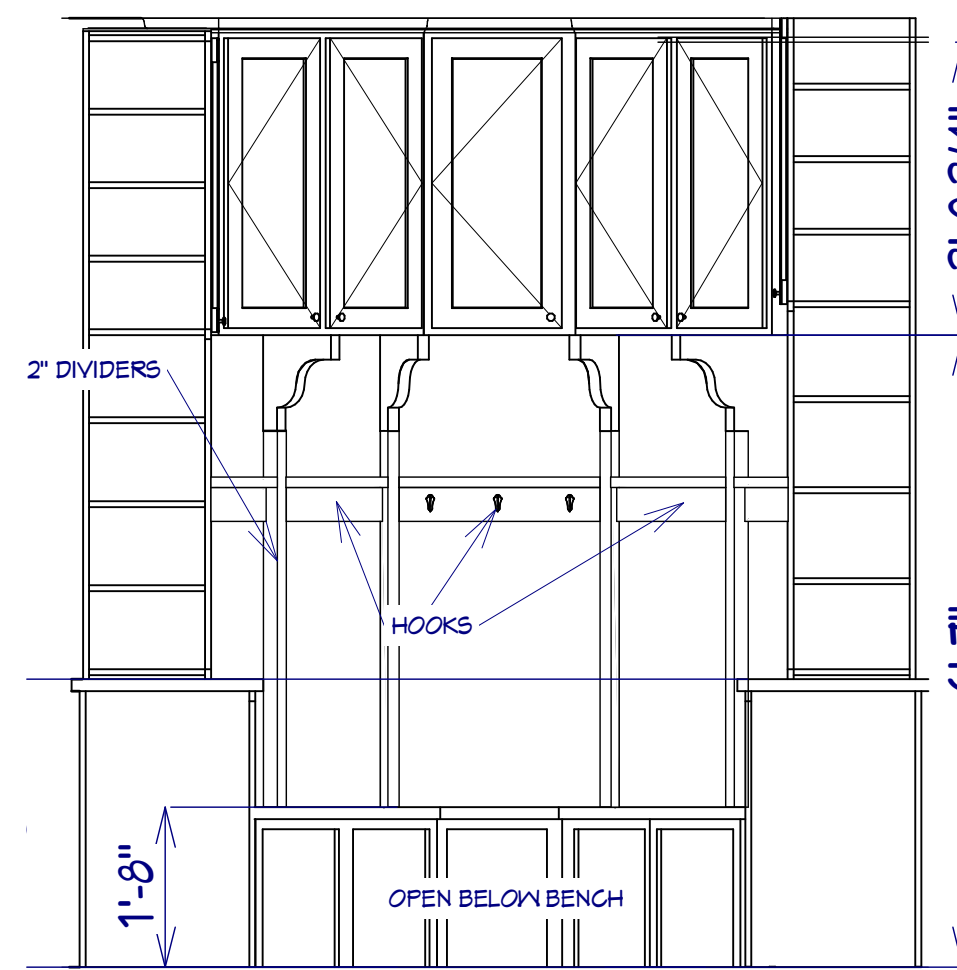
UTILITY



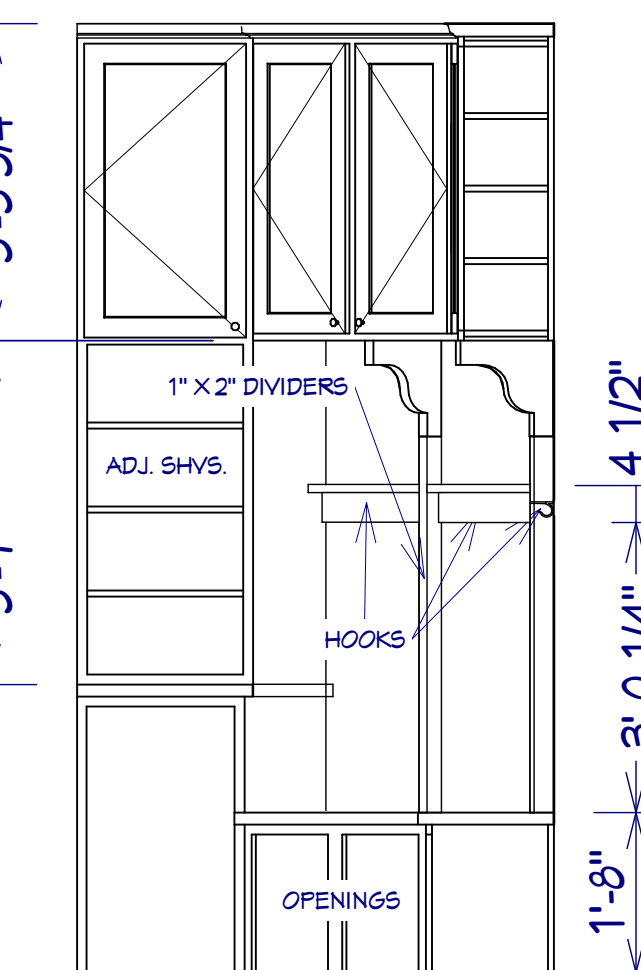
GIRLS BATH



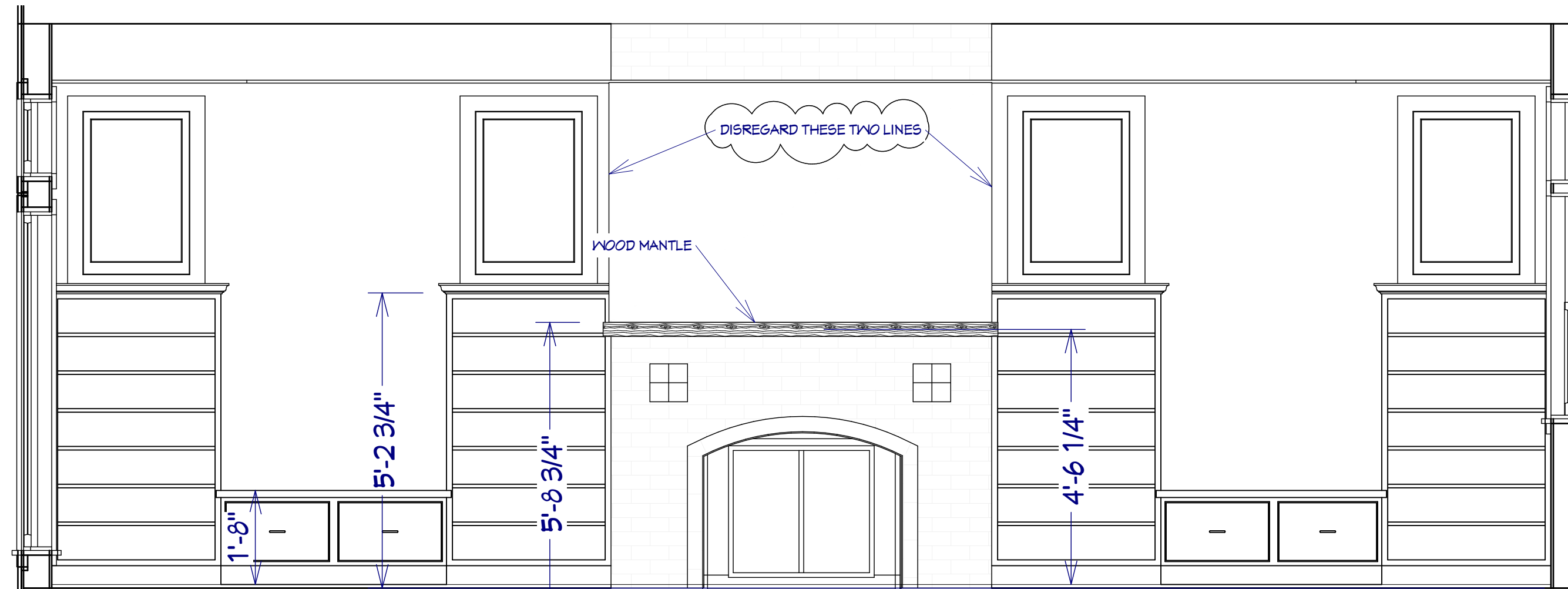
GIRLS BATH



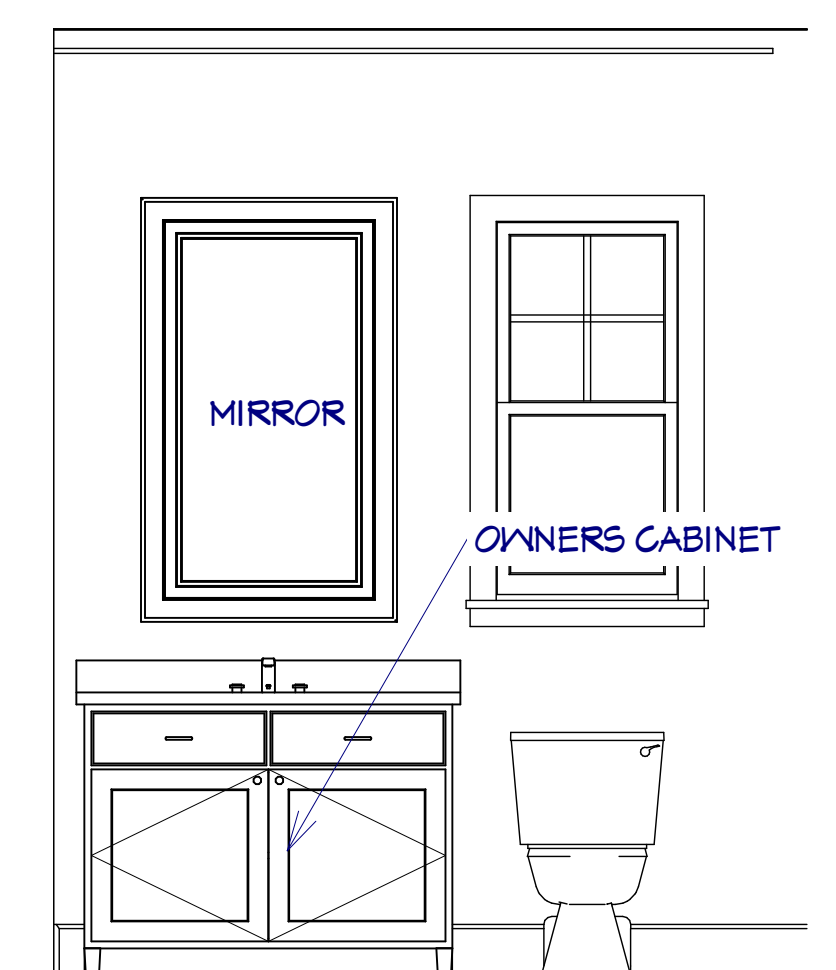
MUD ROOM



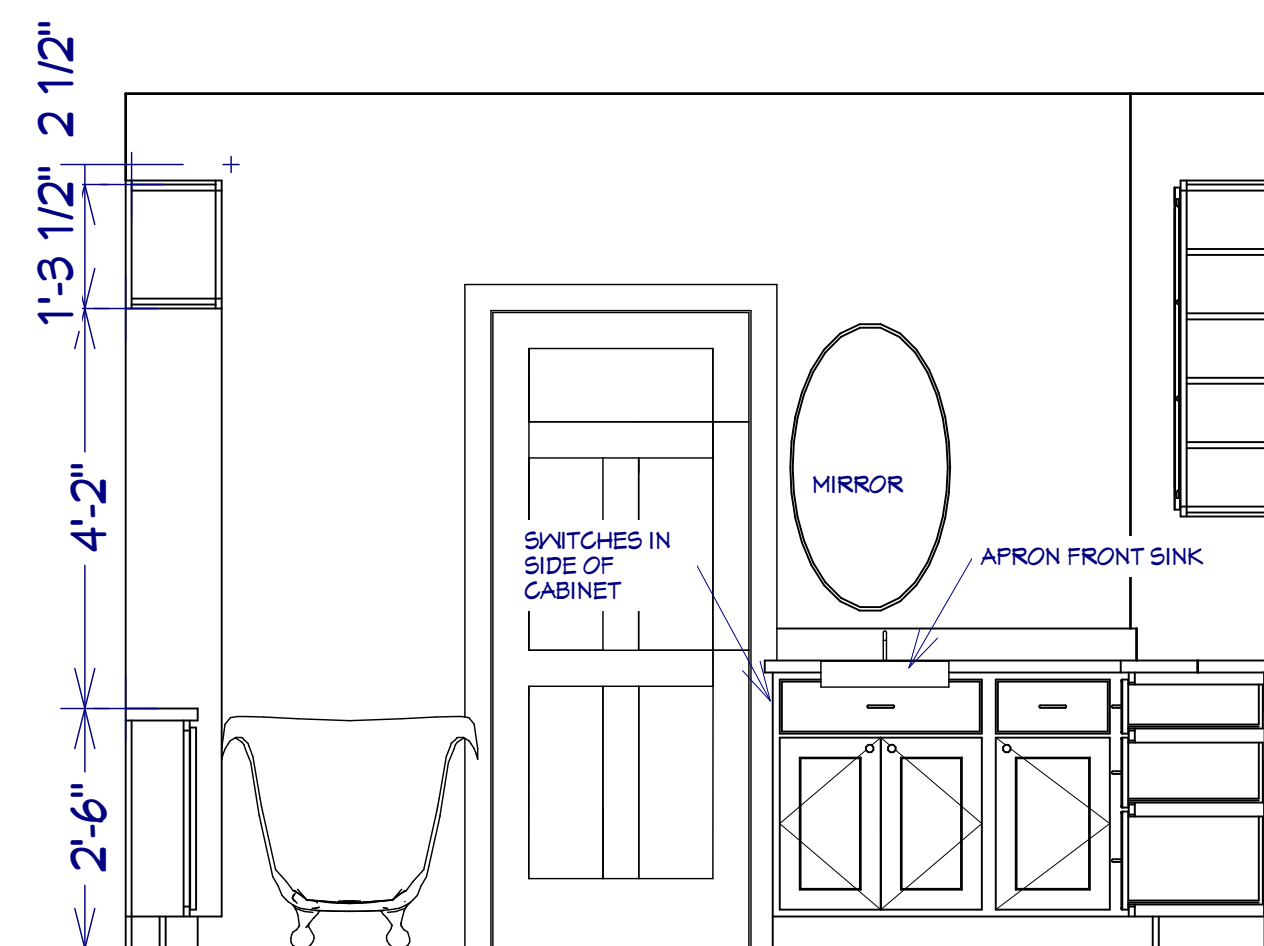
MUD ROOM



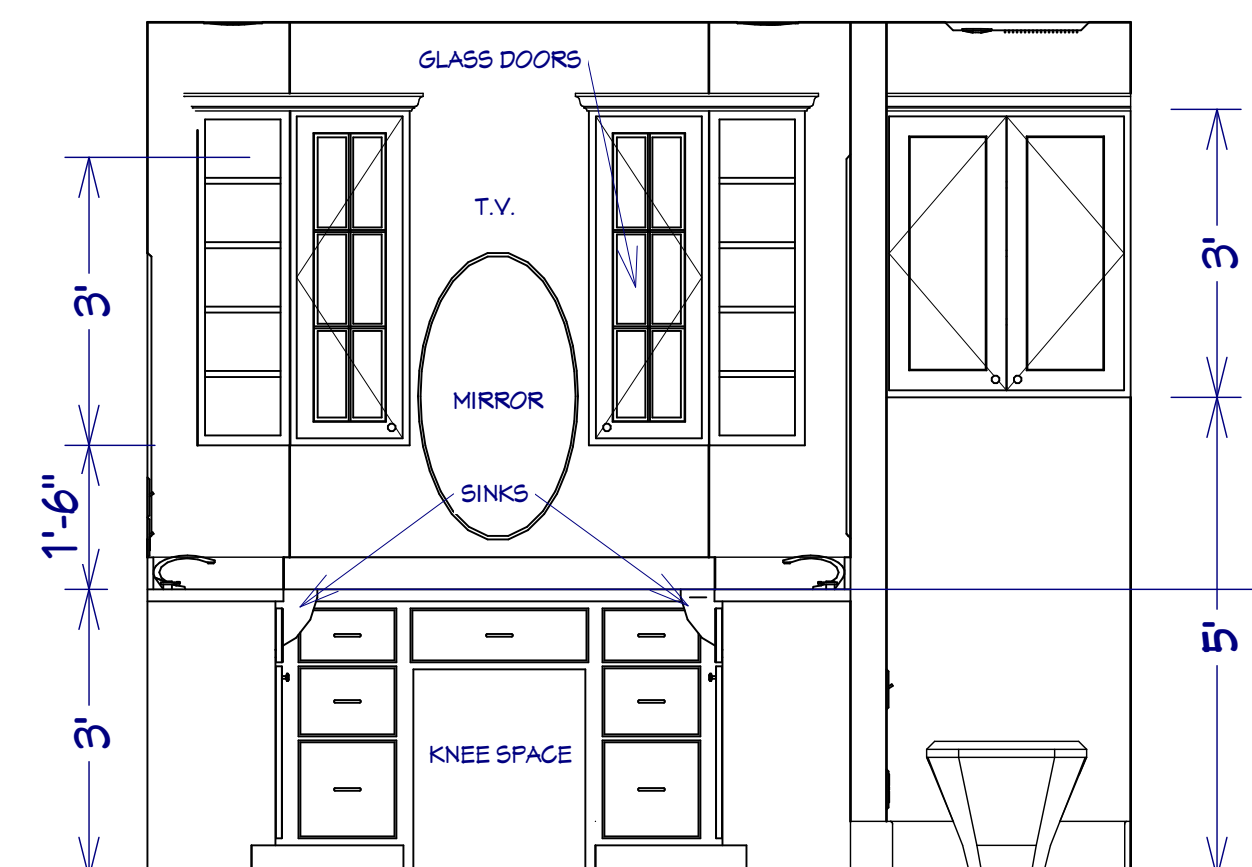
Elevation 71



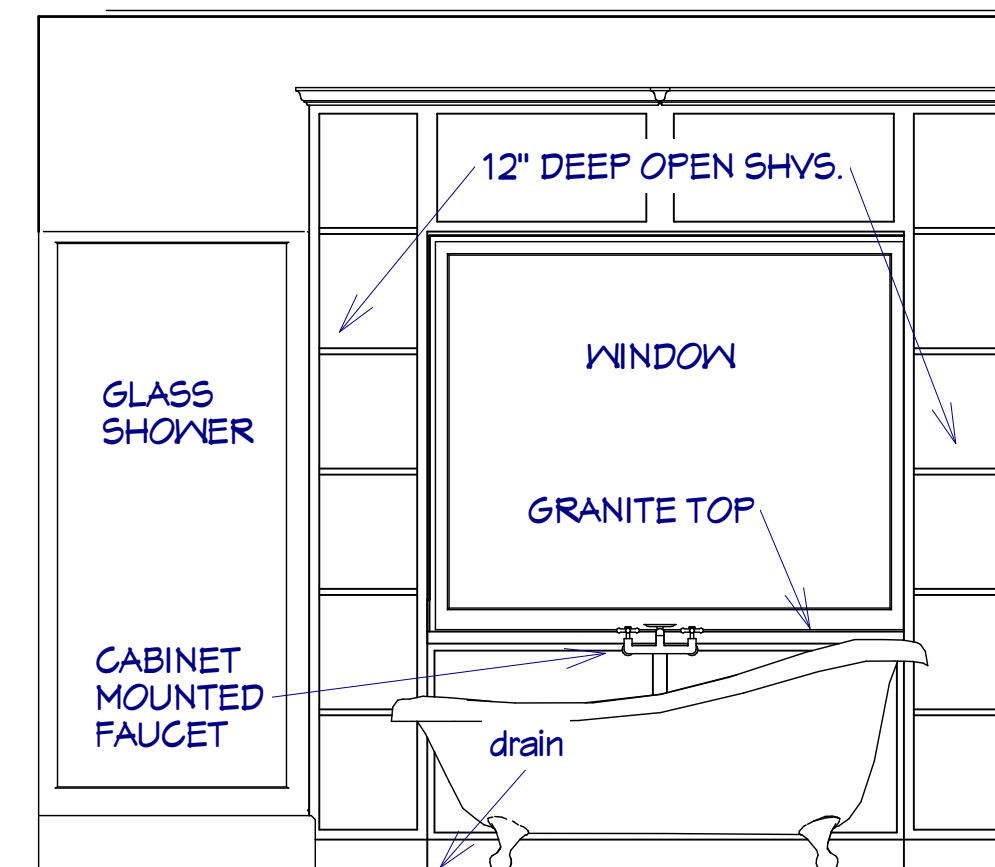
BATH 1



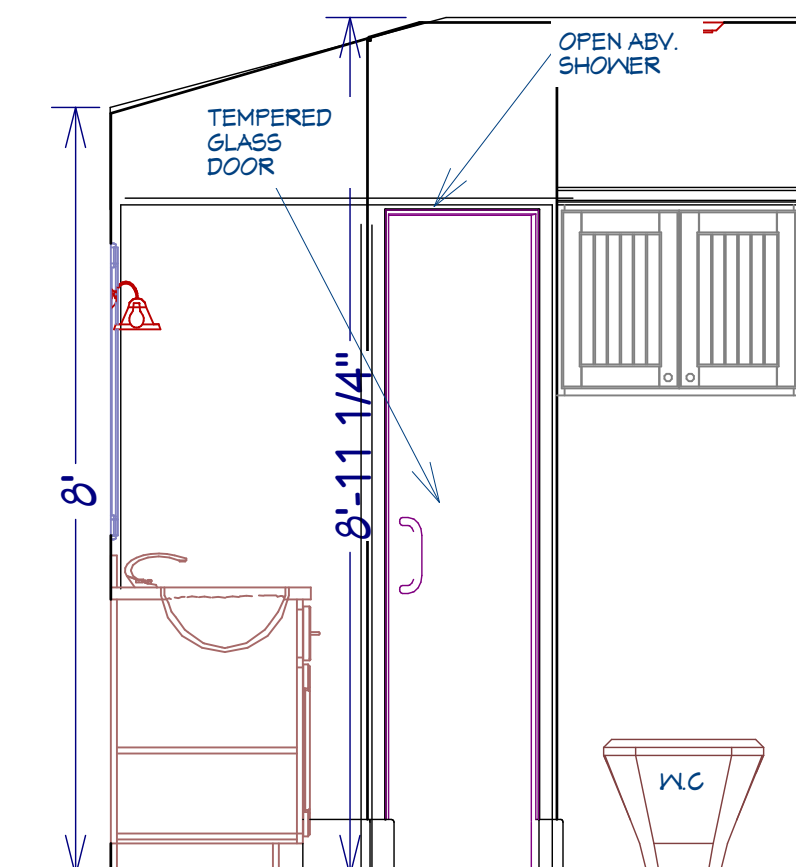
MASTER BATH



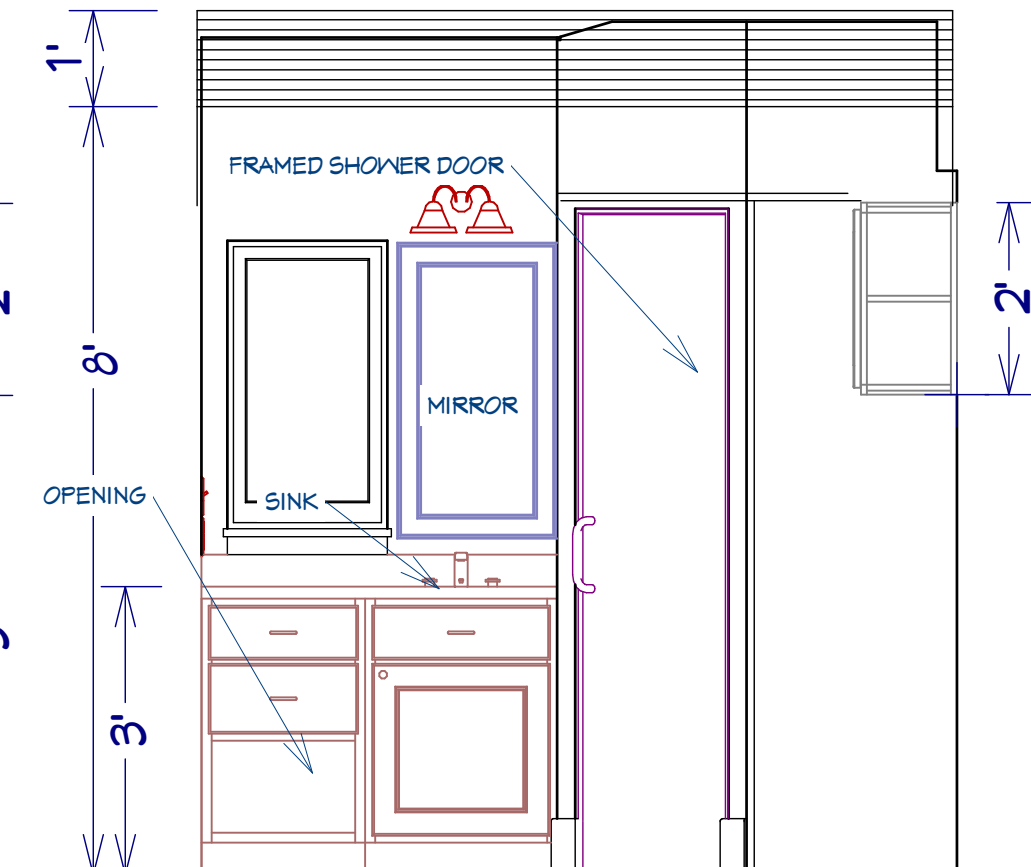
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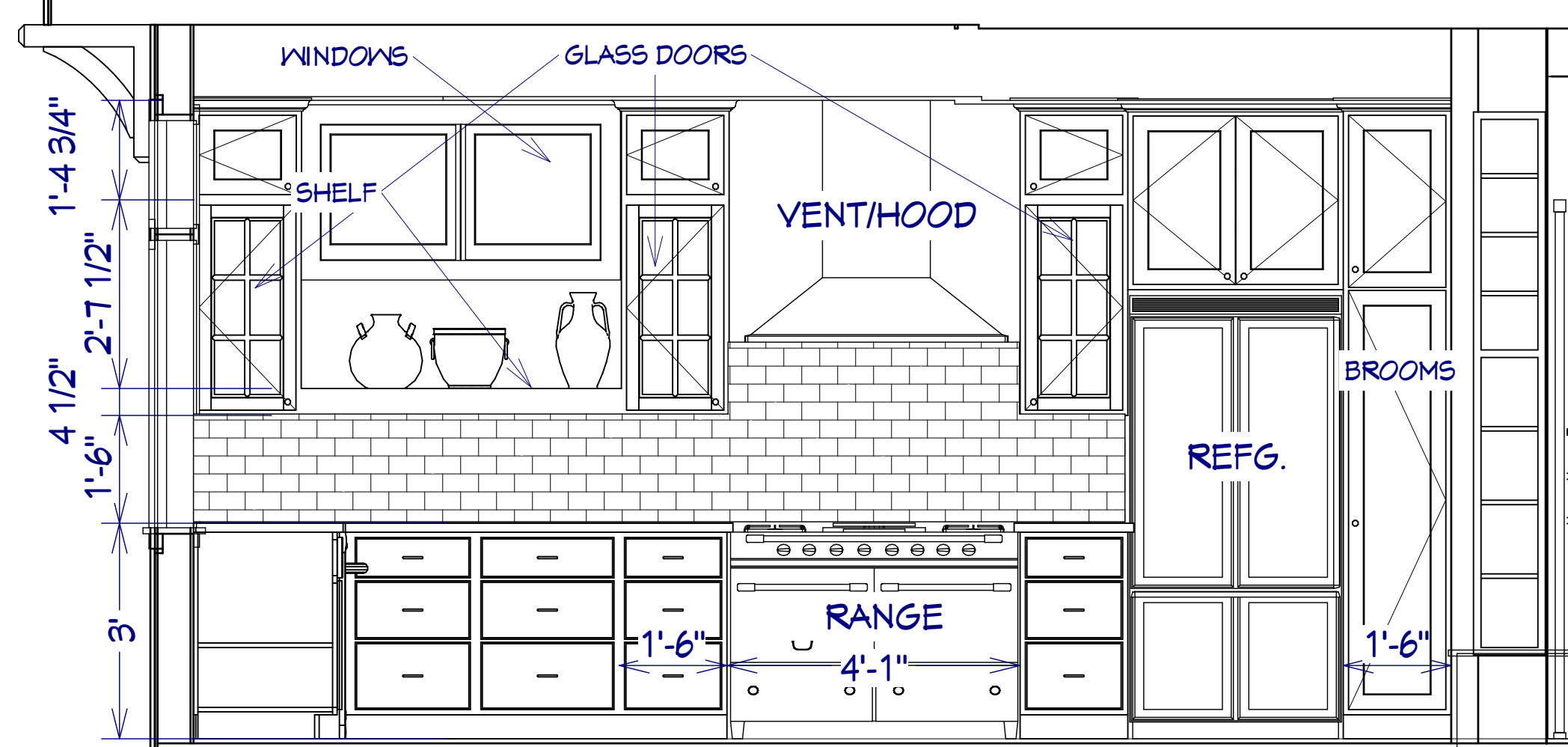
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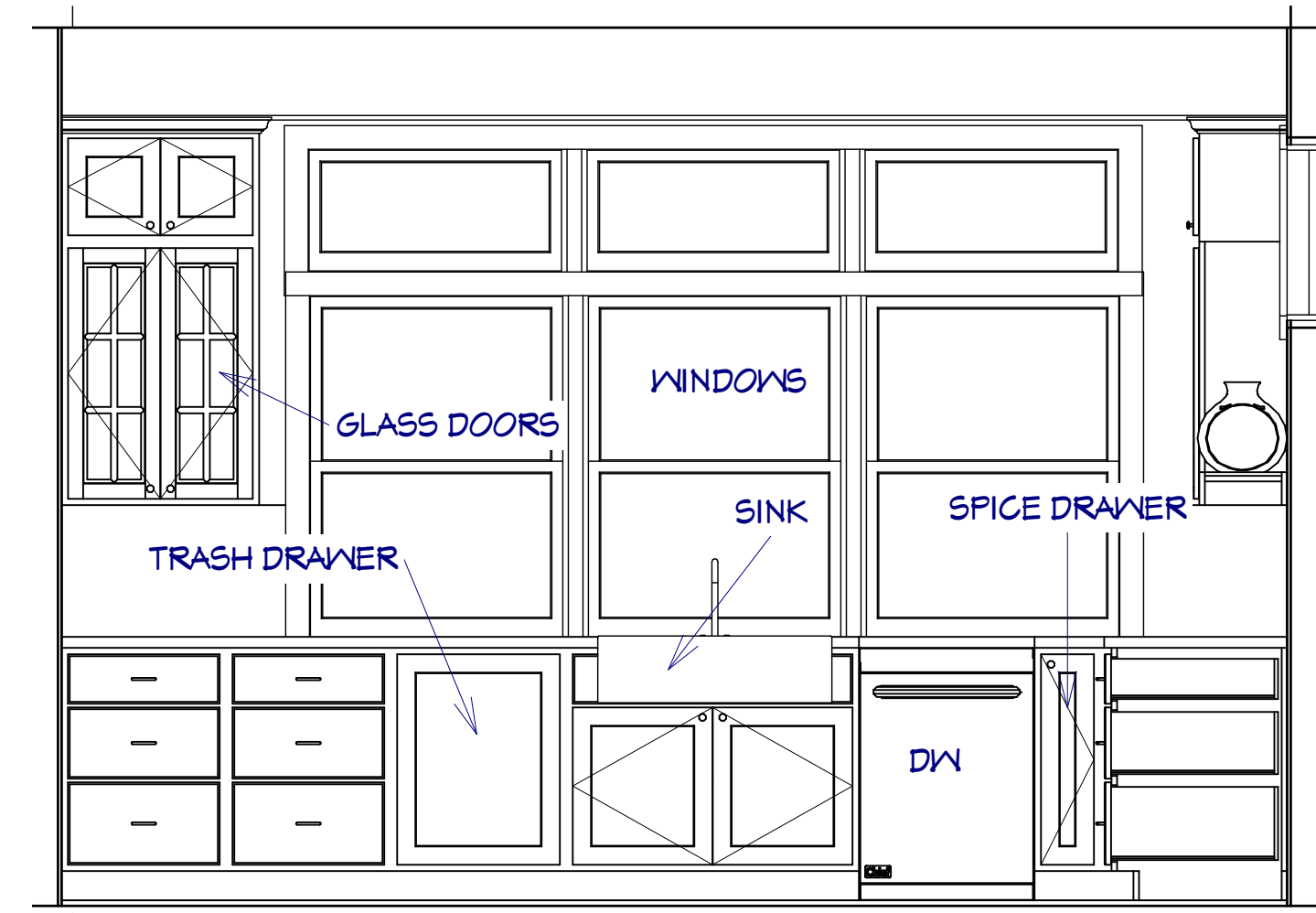
BOY'S BATH



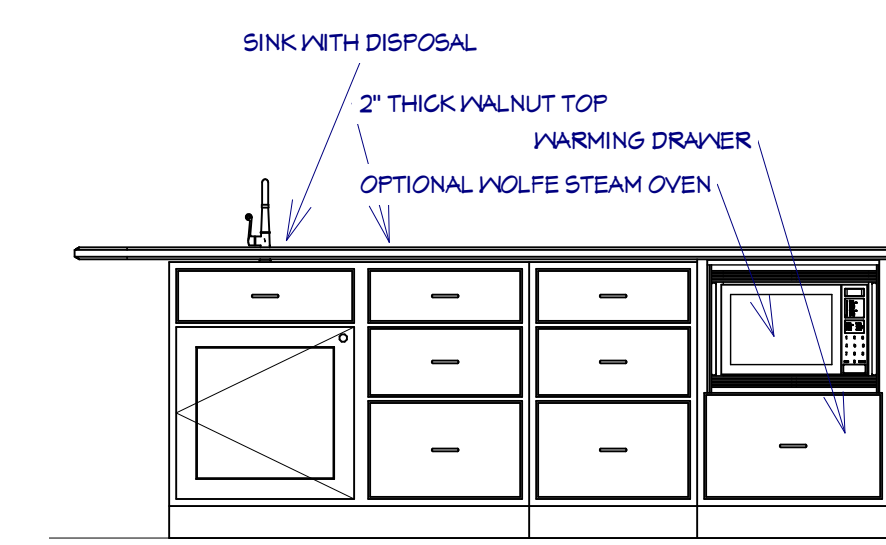
BOY'S BATH



KITCHEN



KITCHEN



KITCHEN

SCALE 1/2" = 1'-0"

DATE  
9-5-2013

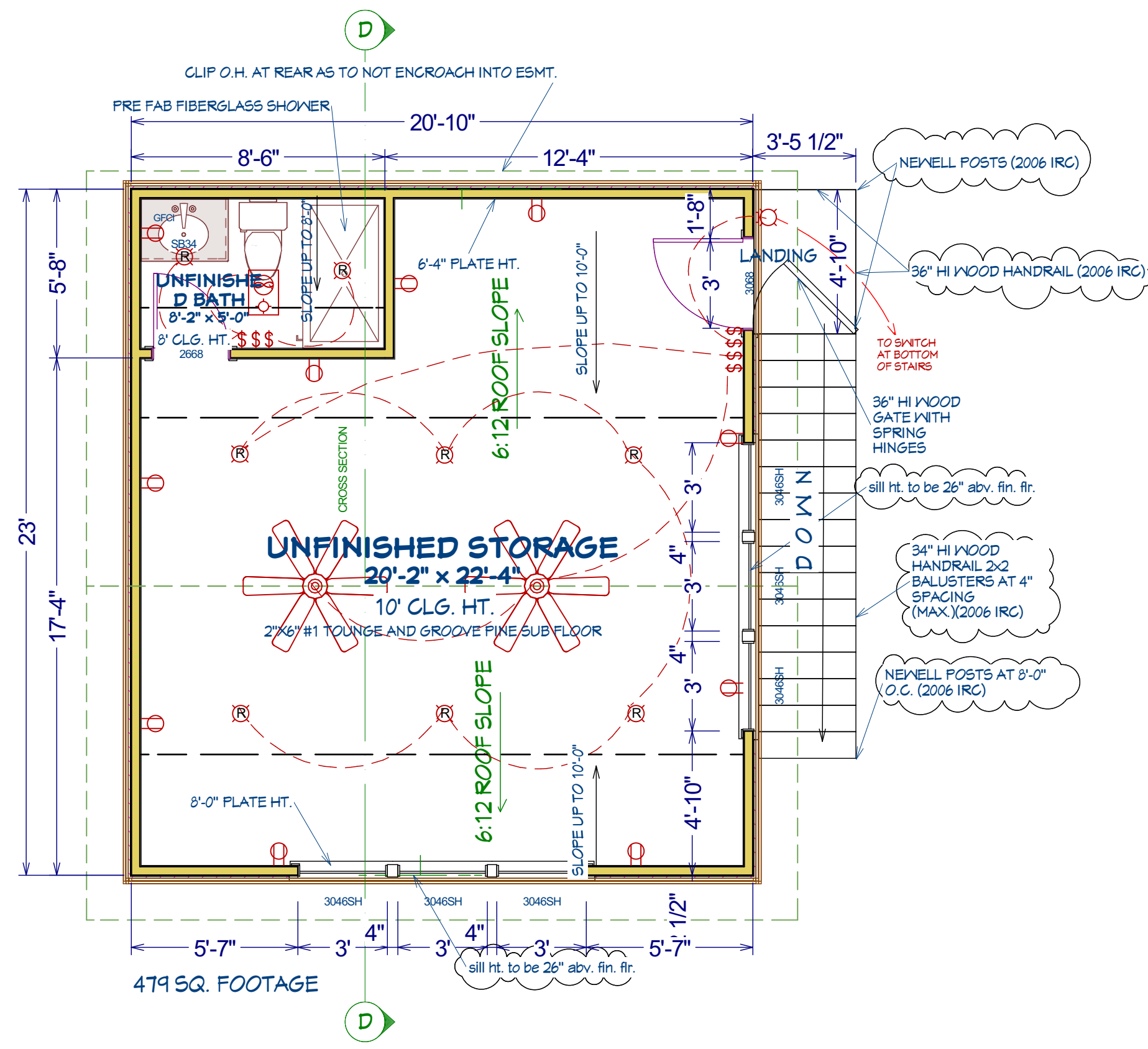
A NEW RESIDENCE FOR:

800 Wilcrest suite 120  
Houston, Texas 77042  
PH. 713-789-8262  
CELL 713-806-1998

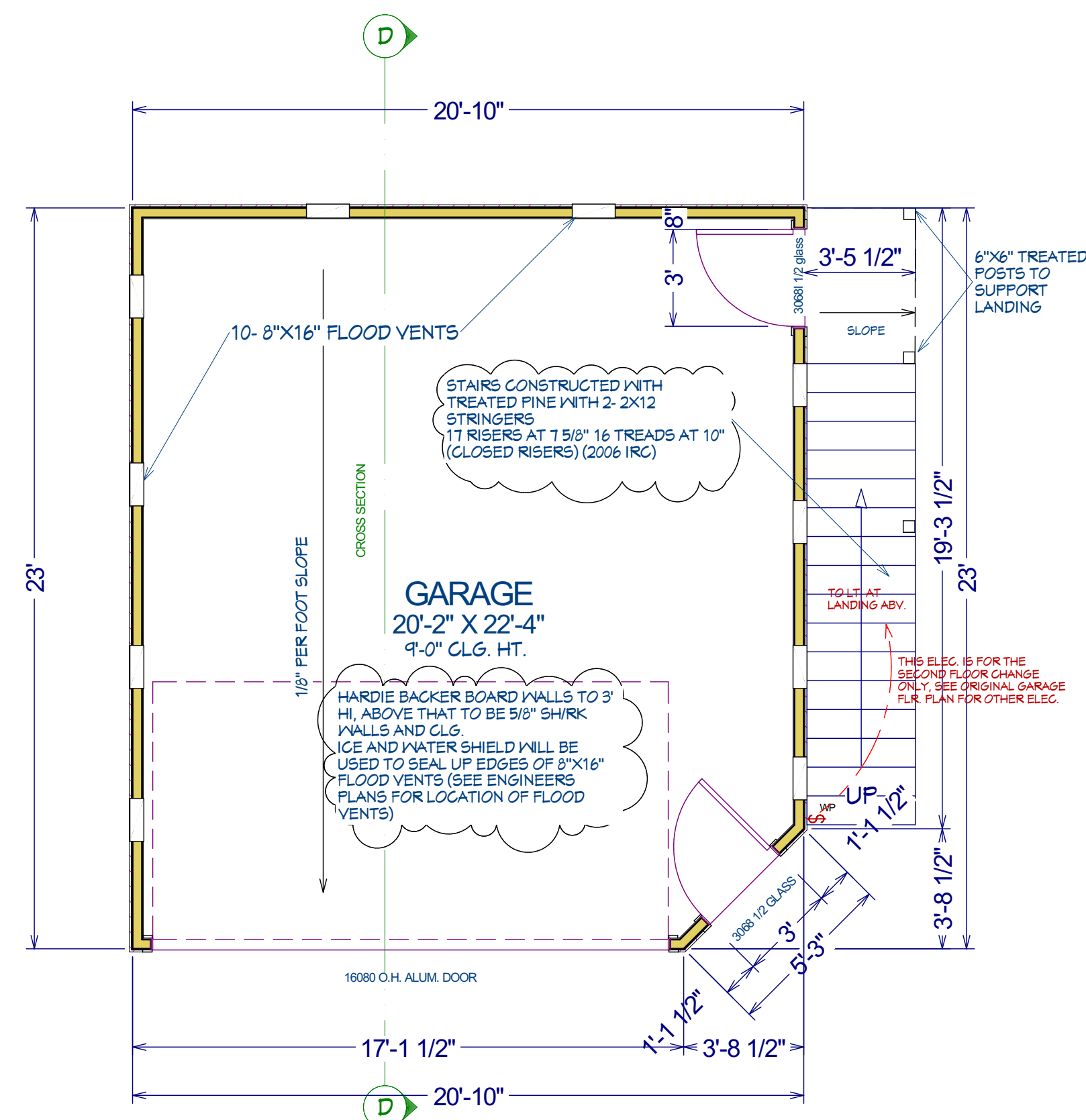


REVISIONS	DATE
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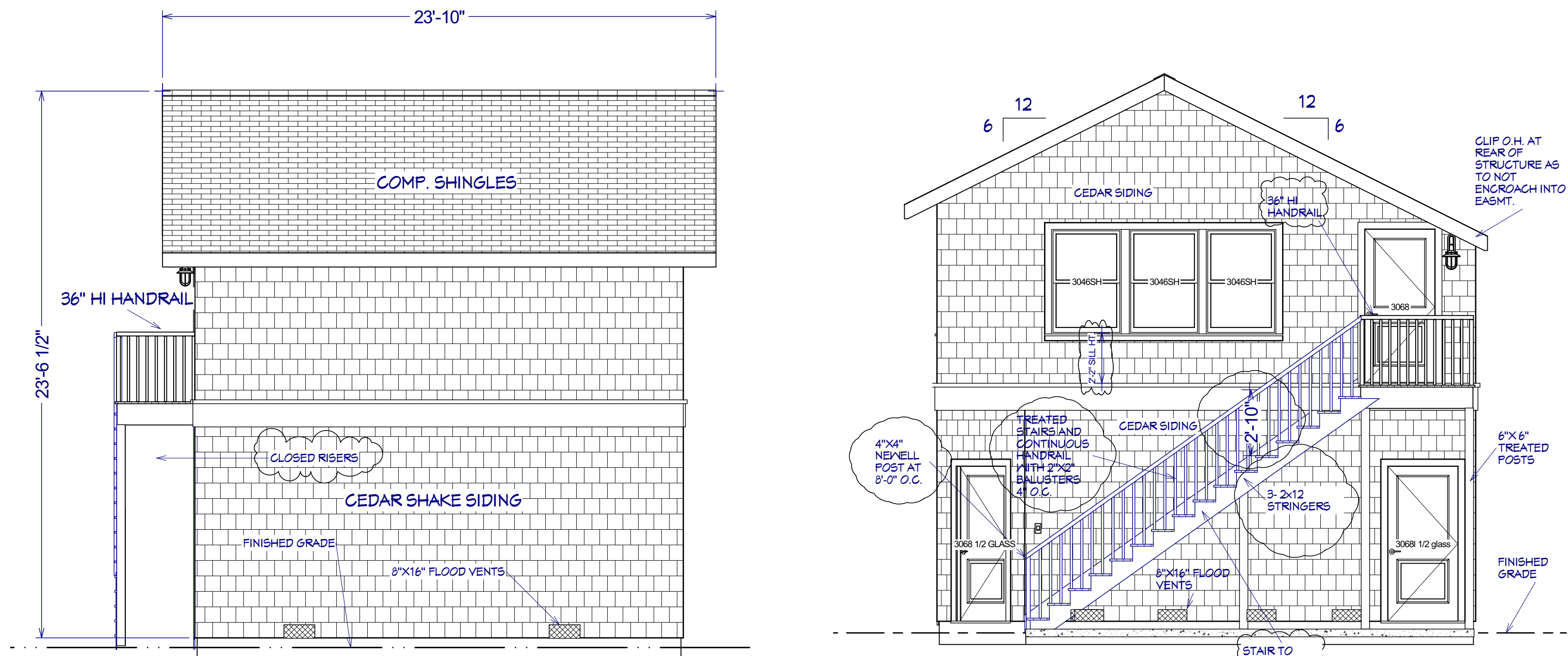




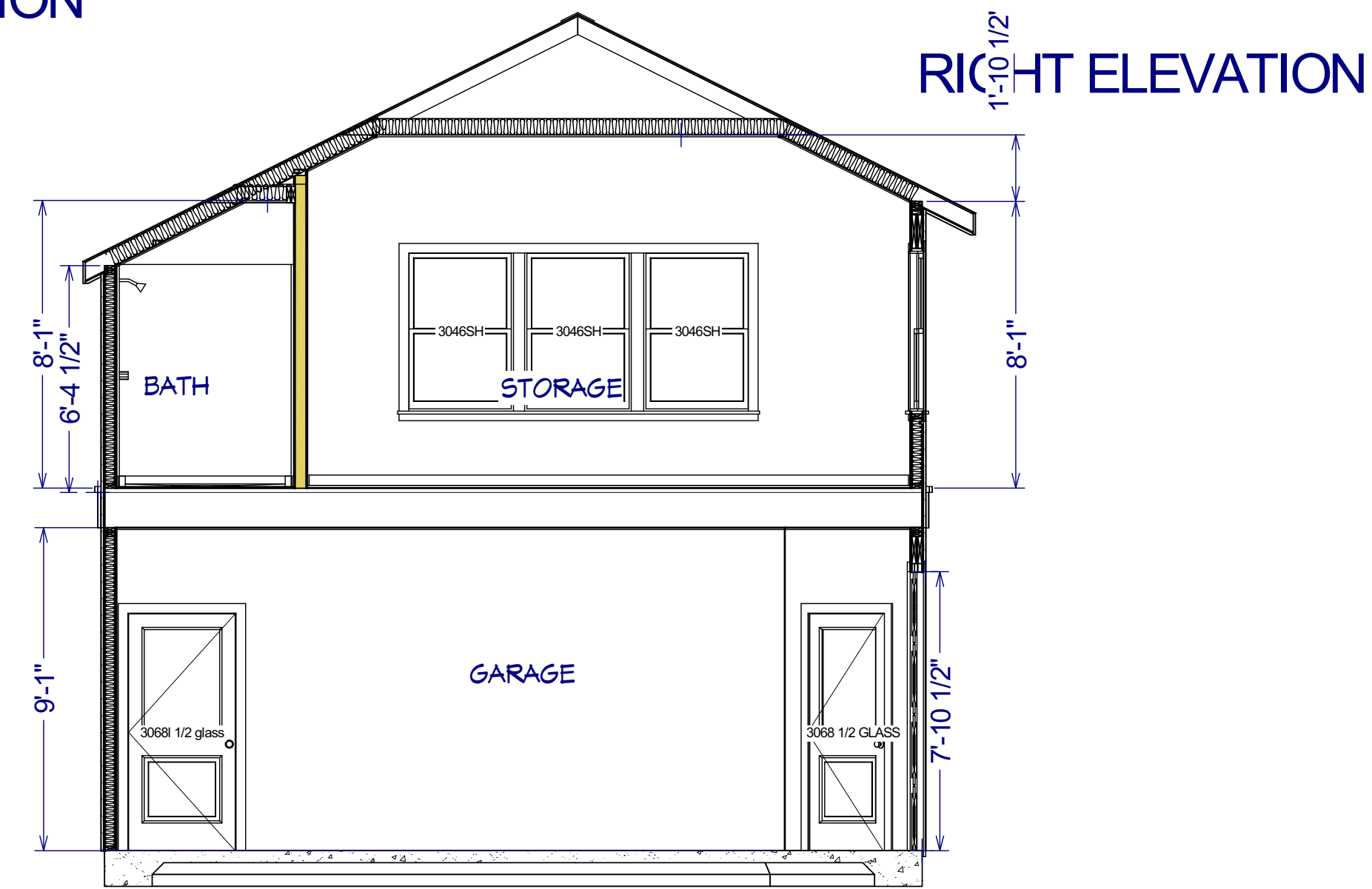
2nd Floor



1st Floor



REAR ELEVATION



SECTION A-A



FRONT ELEVATION

LEFT ELEVATION

DATE  
9-5-2013

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**GENERAL PLUMBING & HVAC NOTES:**

HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.

THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.

THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.

METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.

DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.

ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.

TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.

WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.

EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.

HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

**MISCELLANEOUS NOTES:**

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 28 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-30  
WALLS R-19  
COLD FLOORS R-19

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

**RAILING NOTES:**

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 34". HAND RAILS MAY ENCR OACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".

STAIRWAYS SHALL HAVE MIN. 7'-0" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/8" TYPE "X" GYPSUM WALL BOARD.

STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.

HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL.

STAIRWAYS HAVING LESS THAN 2 RISERS DO NOT REQUIRE A HAND RAIL.

34" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 24" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH.

EXTERIOR SPIRAL STAIRS TO BE FABRICATED AND INSTALLED PER THE MFG. INSTRUCTIONS.

**FRAMING NOTES:**

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

**GENERAL NOTES AND SPECIFICATIONS**

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

DESIGN CRITERIA: 2006 IRC AND IBC

ROOF: SEE ENG. DRAWINGS

FLOOR: SEE ENG. DRAWINGS

SOIL: SEE GEO TECHNICAL REPORT

FROST DEPTH:

SEISMIC ZONE:

WIND: 110 MPH (110 MPH 3 SEC GUST),

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL HARDIE BACKER BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES (COMMODE LINES) FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

**KITCHEN AND CABINET NOTES:**

1. ALL CABINETS BY BENEDETTINI CAB CO., CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
2. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
3. INSTALL HARDWARE ON SITE.
4. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
5. CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
6. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
7. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
8. USE MIN 6" DUCT FOR HOOD.
9. CONFIRM FINAL MATERIALS FOR BACKSLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDERING

**FINISH NOTES:**

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

BASE BOARDS SHALL BE 1"X 8" F.J. PINE IN ALL ROOMS AT FIRST FLOOR, 1"X 6" F.J. PINE AT SECOND FLOOR

CASING SHALL BE 1" X 4" F.J. PINE

WALLS AND CEILING SHALL HAVE LIGHT ROLLED TEXTURE WITH PAITED FINISH

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

**DOOR AND WINDOW NOTES:**

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

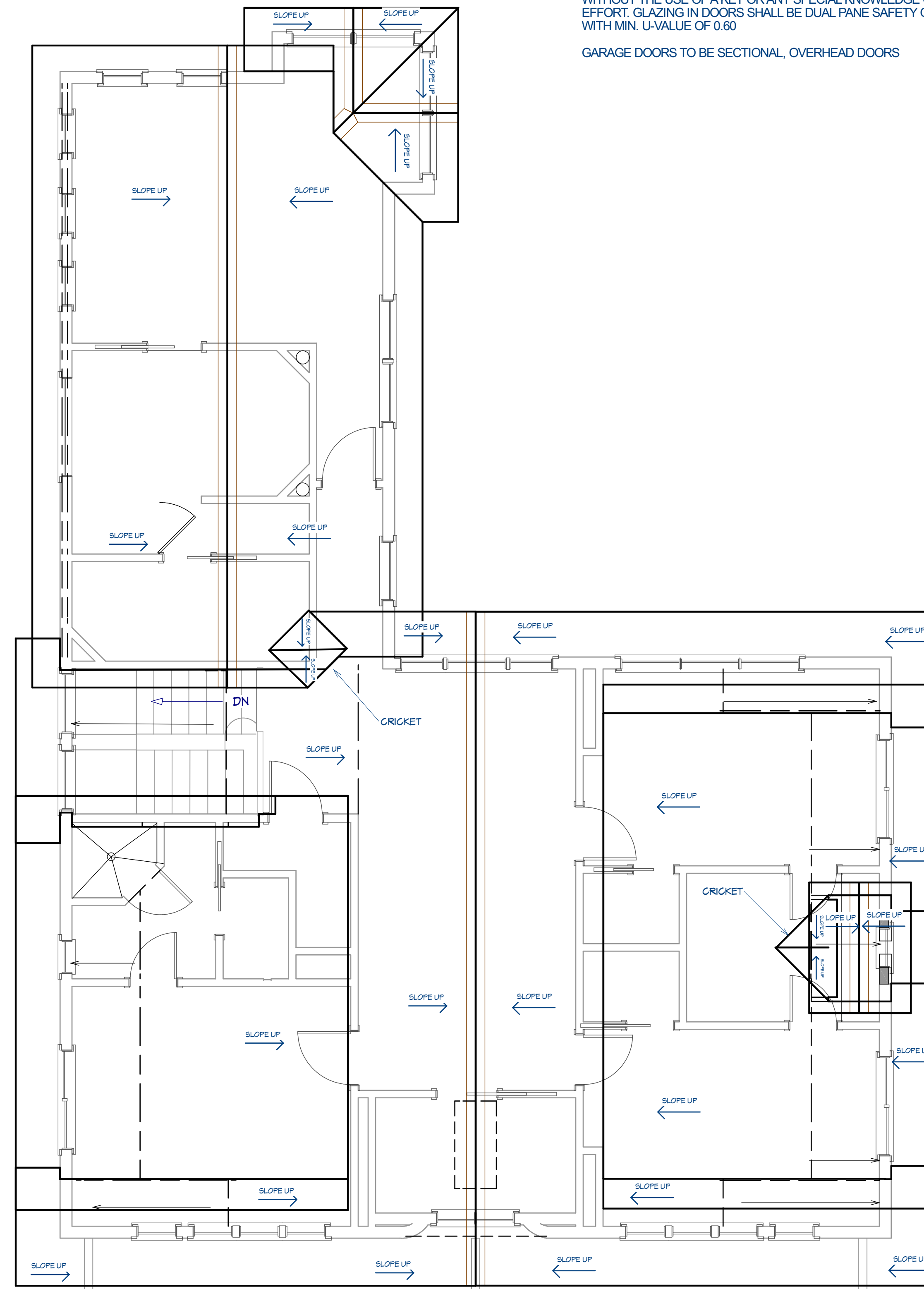
ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS



ROOF PLAN SCALE 1/4"=1'-0"

DATE

9-5-2013

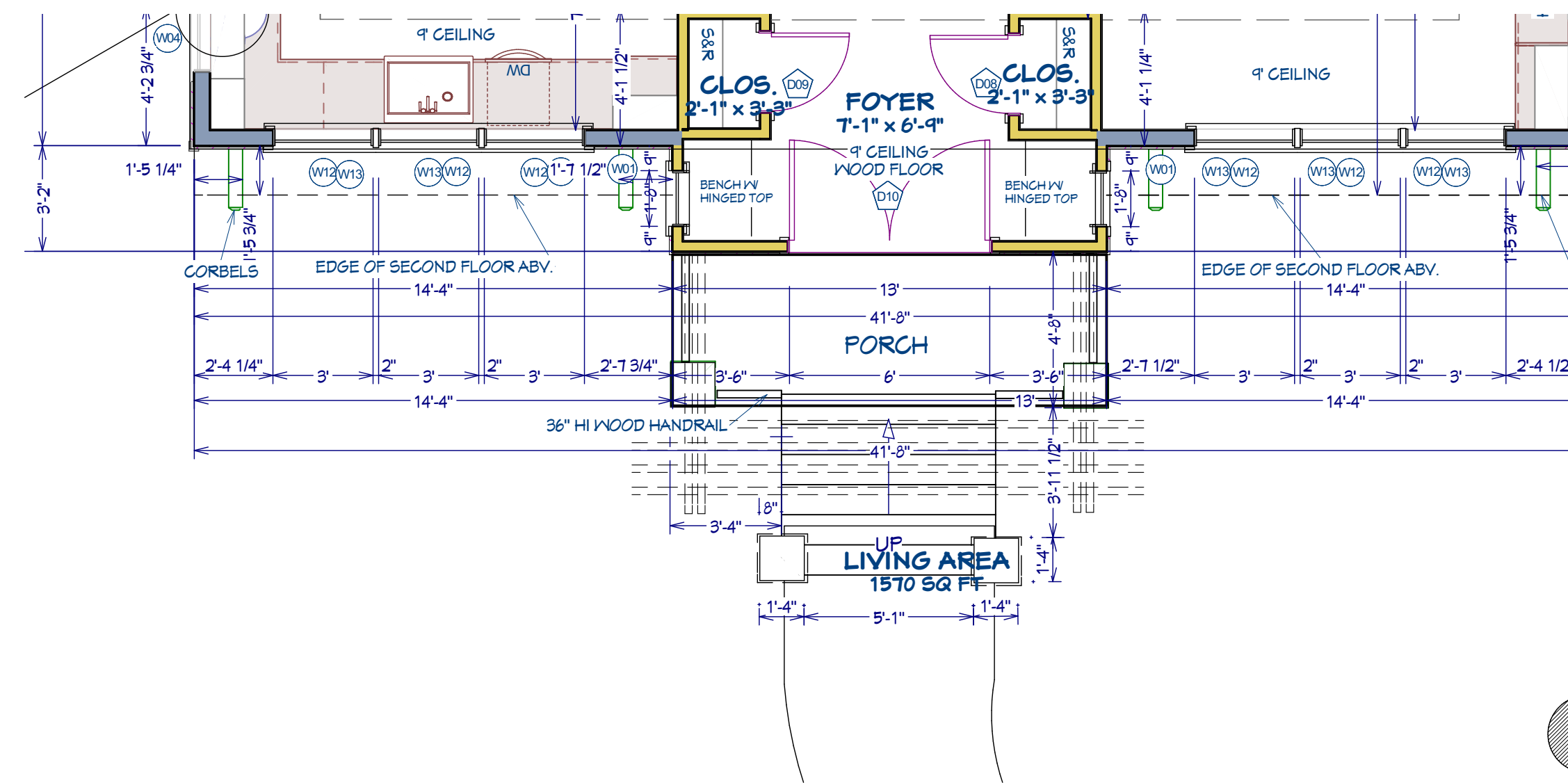
A NEW RESIDENCE FOR:

800 Wilcrest suite 120  
Houston, Texas 77042  
PH: 713-789-8262  
CELL 713-806-1998



REVISIONS	DATE
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MOVE GARAGE TO 3' OFF SIDE	3-1-2013
ADD 1' TO WIDTH OF GAME RM.	3-1-2013
FLIP HOUSE ON LOT	5-25-2013



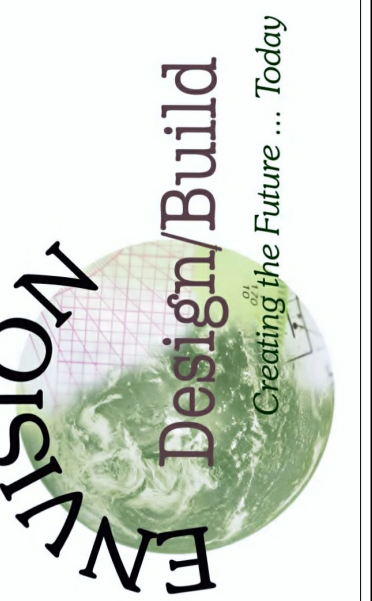


1st Floor

DATE  
9-5-2013

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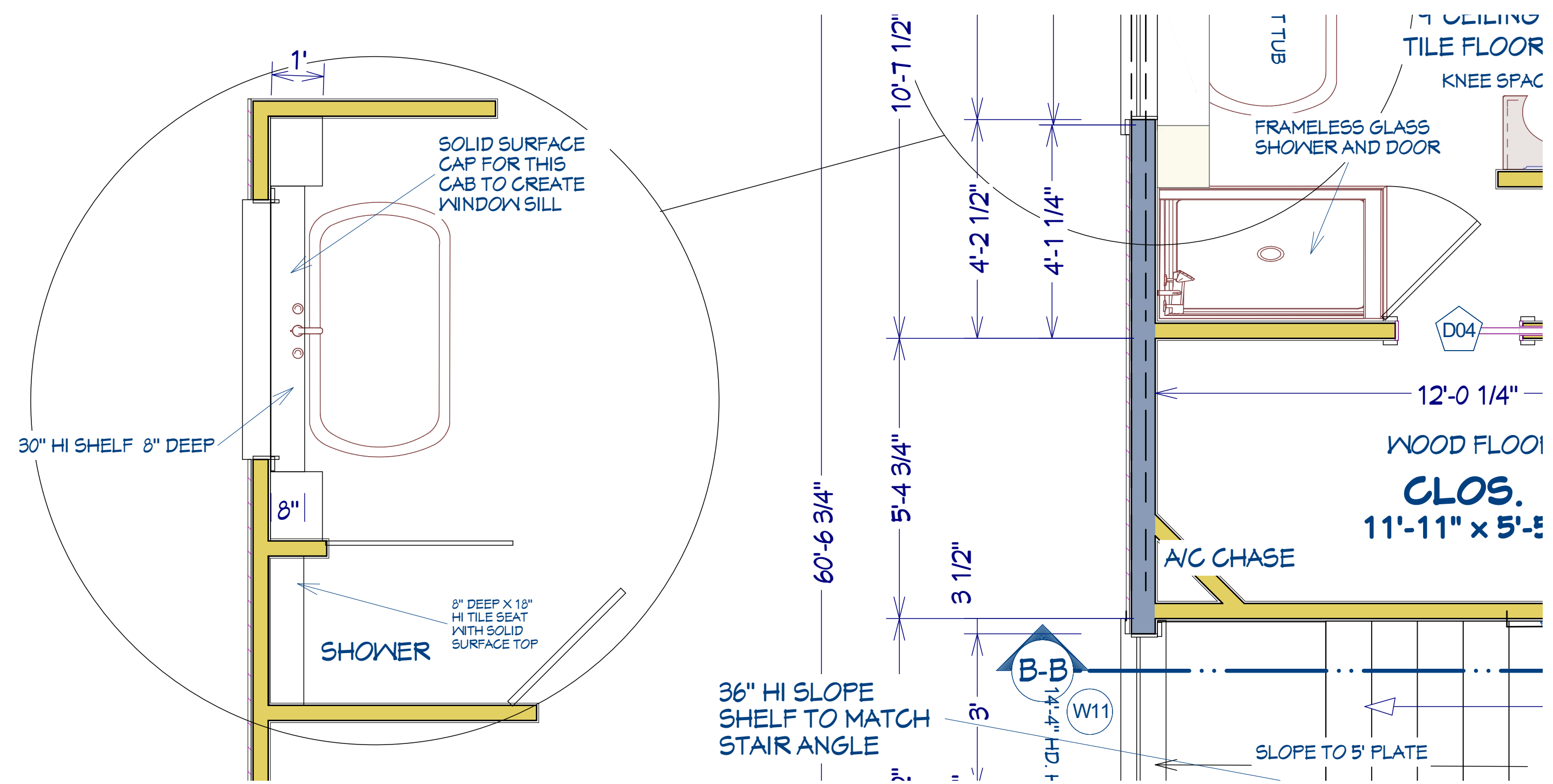
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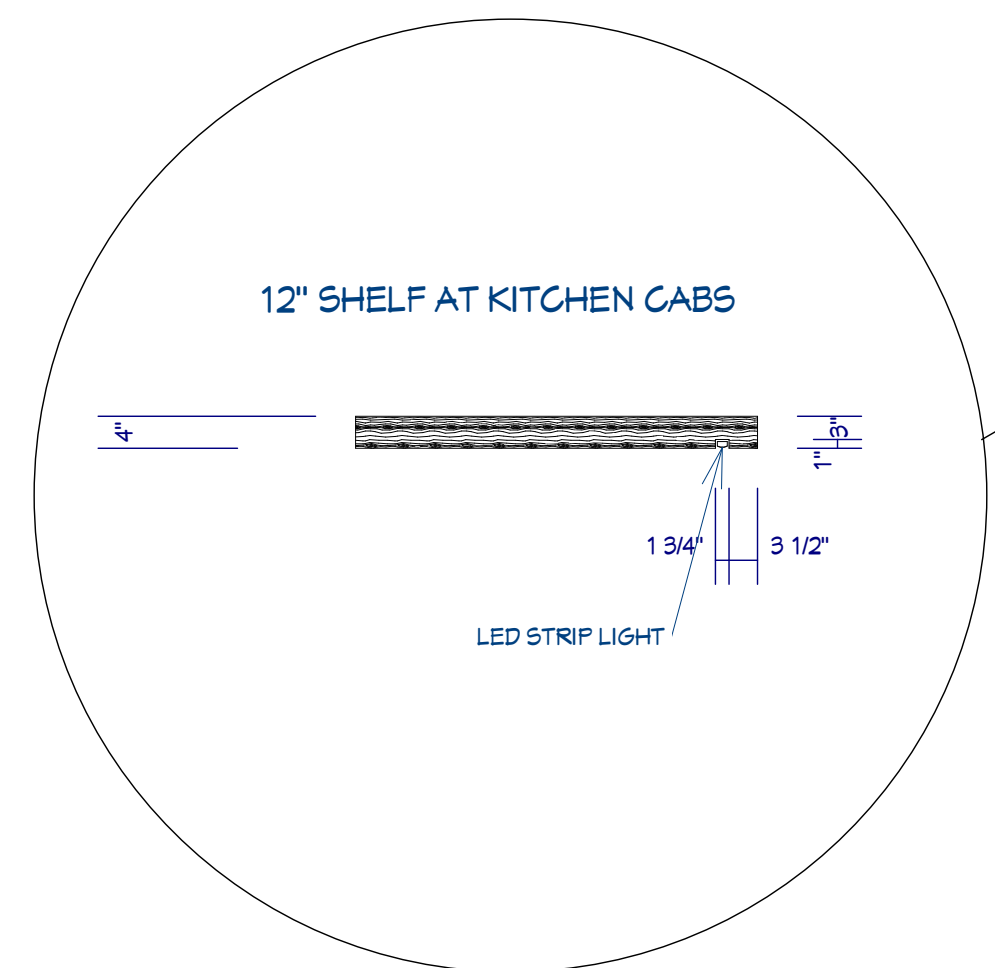
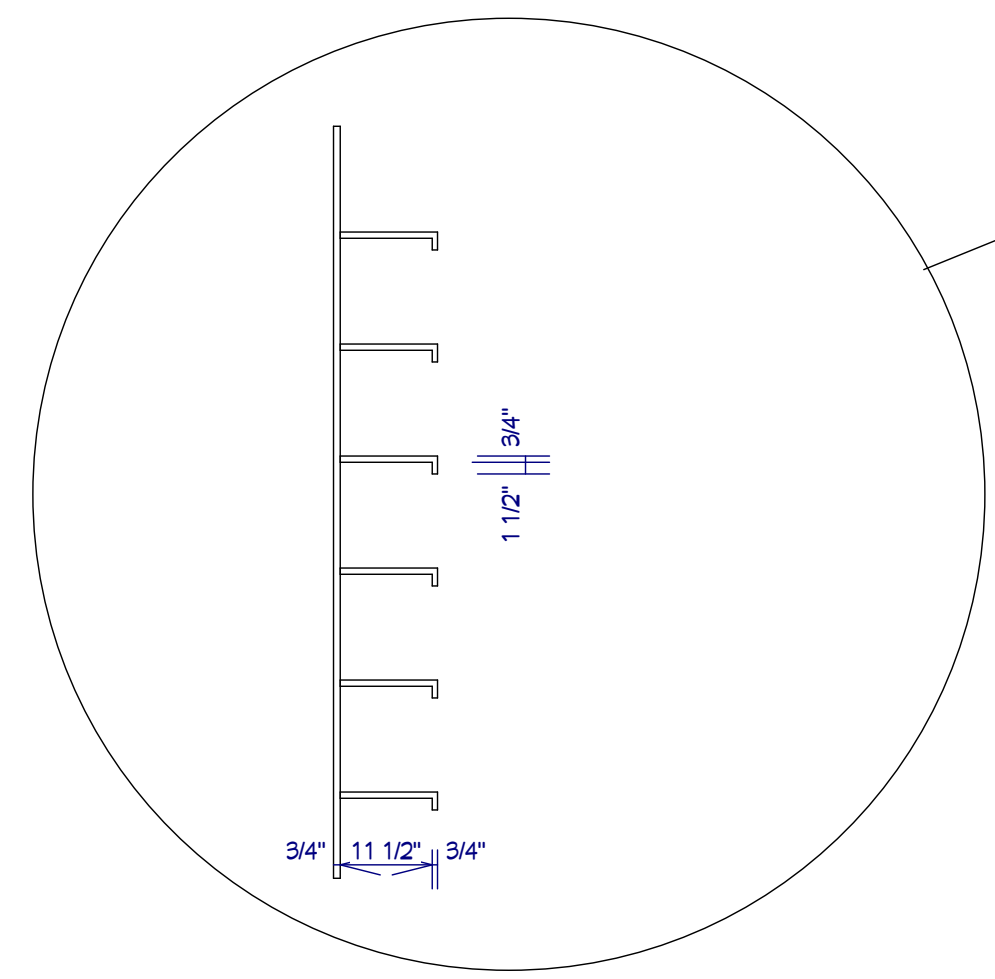
REVISIONS	DATE
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MOVE GARAGE TO 3' OFF SIDE	3-1-2013
ADD 1' TO WIDTH OF GAME RM.	3-1-2013
FLIP HOUSE ON LOT	5-25-2013

NUMBER

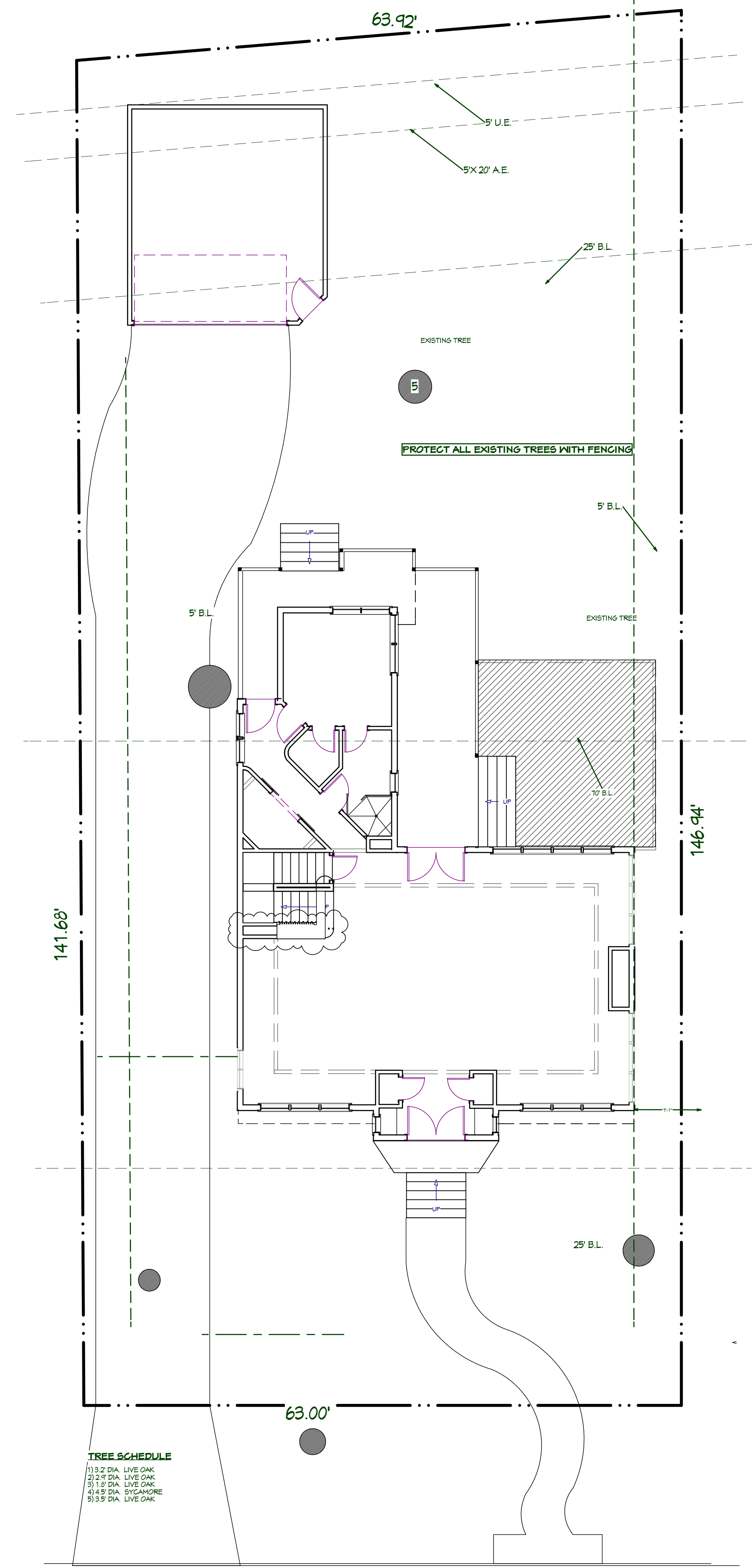
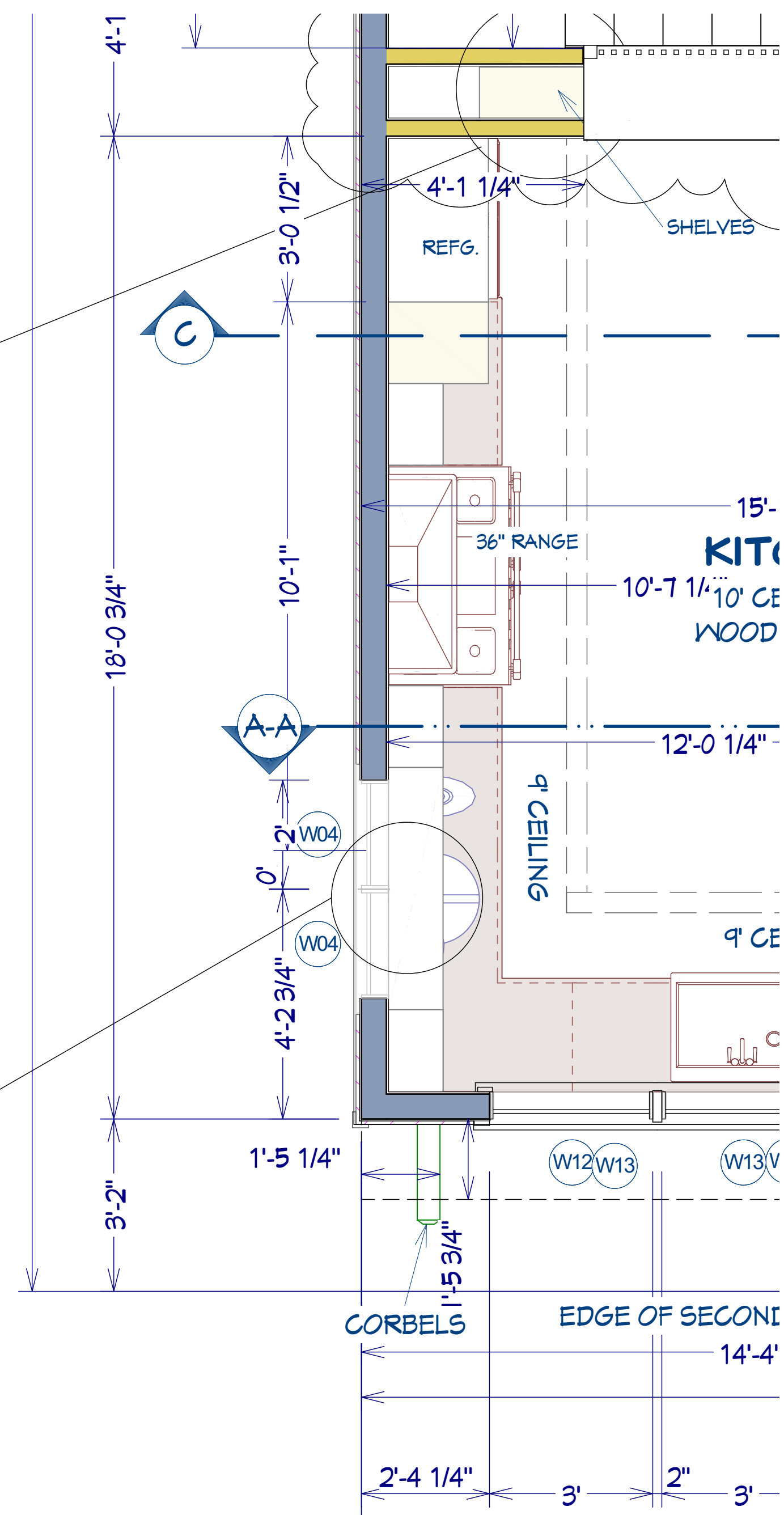




MASTER BATH 1/2"=1'-0"



SHELVES DETAIL 1/2"=1'-0"



DATE		9-5-2013	
A NEW RESIDENCE FOR:			
800 Wilcrest suite 120 Houston, Texas 77042 PH. 713-789-8262 CELL 713-806-1998			
REVISIONS		DATE	
MOVE HOUSE TO 7' OFF EAST SIDE OF LOT		3-1-2013	
MOVE GARAGE TO 3' OFF SIDE		3-1-2013	
ADD 1' TO WIDTH OF GAME RM.		3-1-2013	
FLIP HOUSE ON LOT		5-25-2013	
		Creating the Future ... Today	