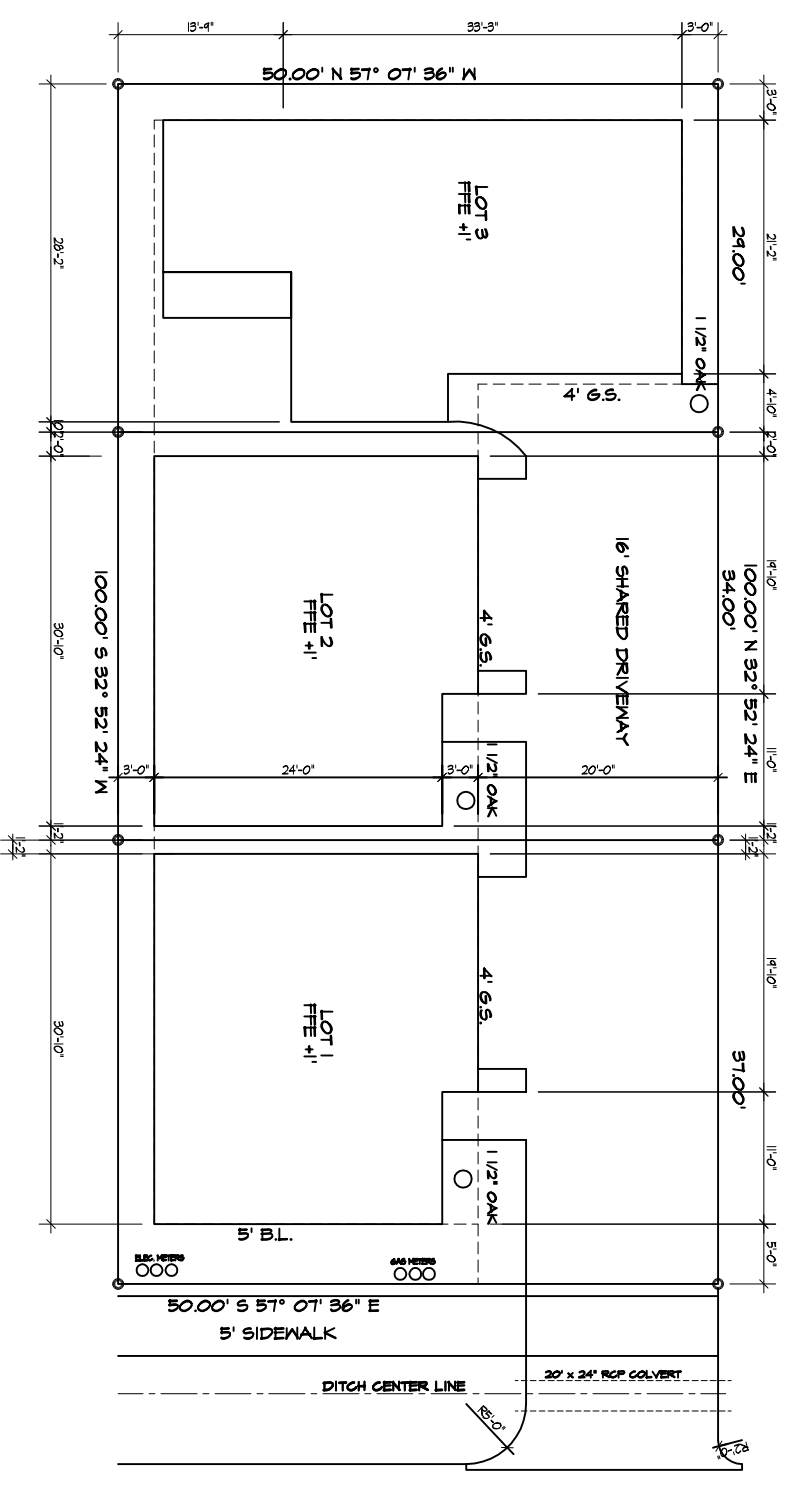
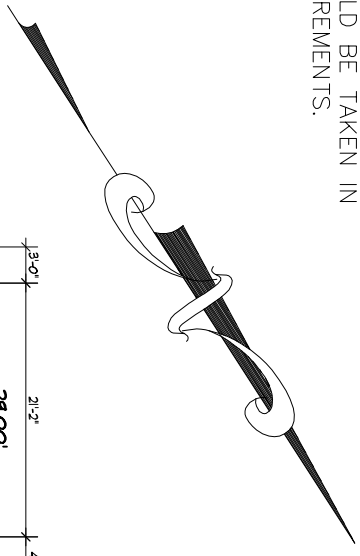


note:

- 5' PUBLIC WALK AS PER SUBDIVISION
- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE. ABOVE INFORMATION IS BASED ON AN ASSUMED MANHOLE COVER ELEVATION OF +14". ACTUAL SITE VERIFICATION BY BUILDER SHALL BE REQUIRED.
- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.



1209 E 27th
Lot 16 blk 6

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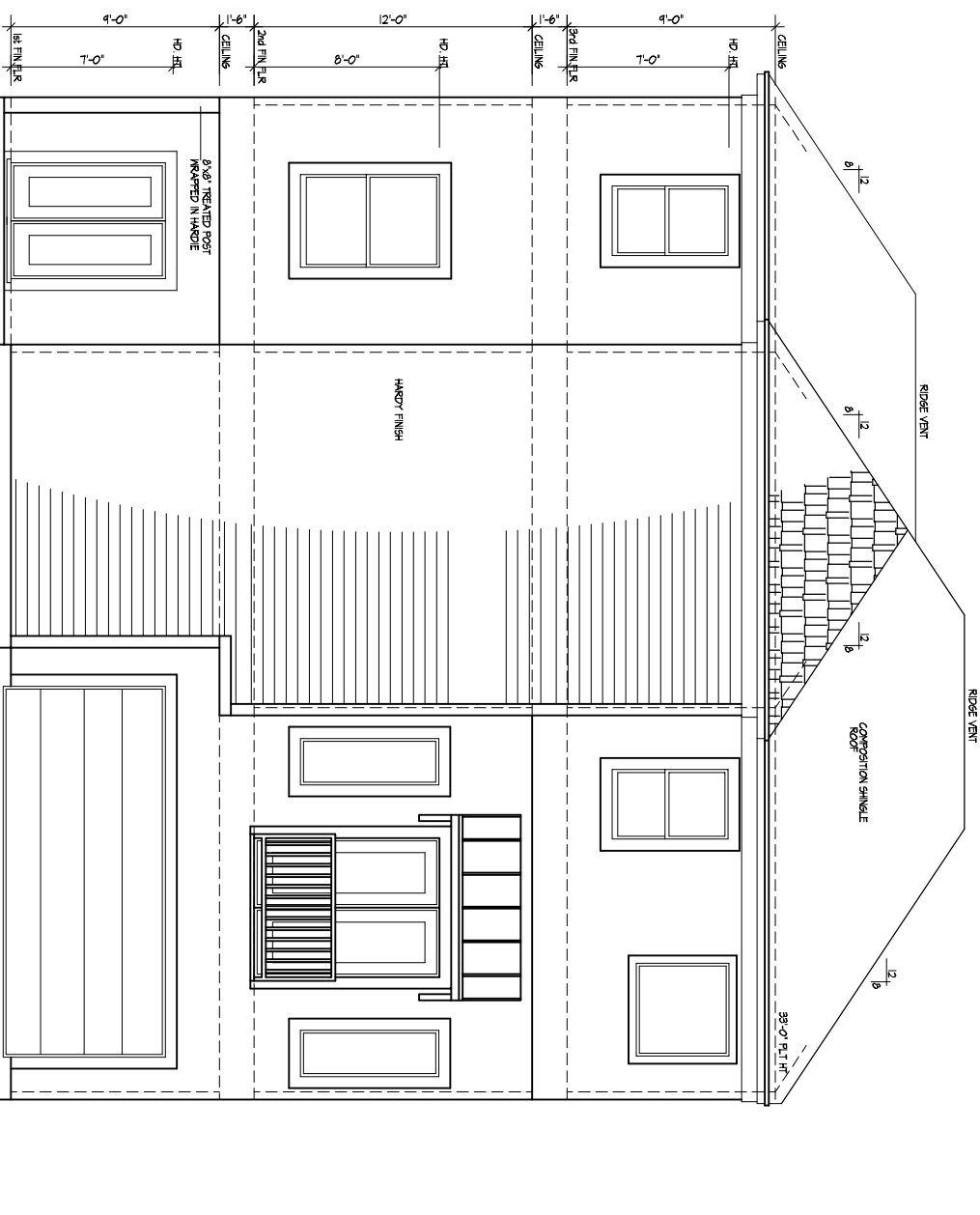
NorCole LLC

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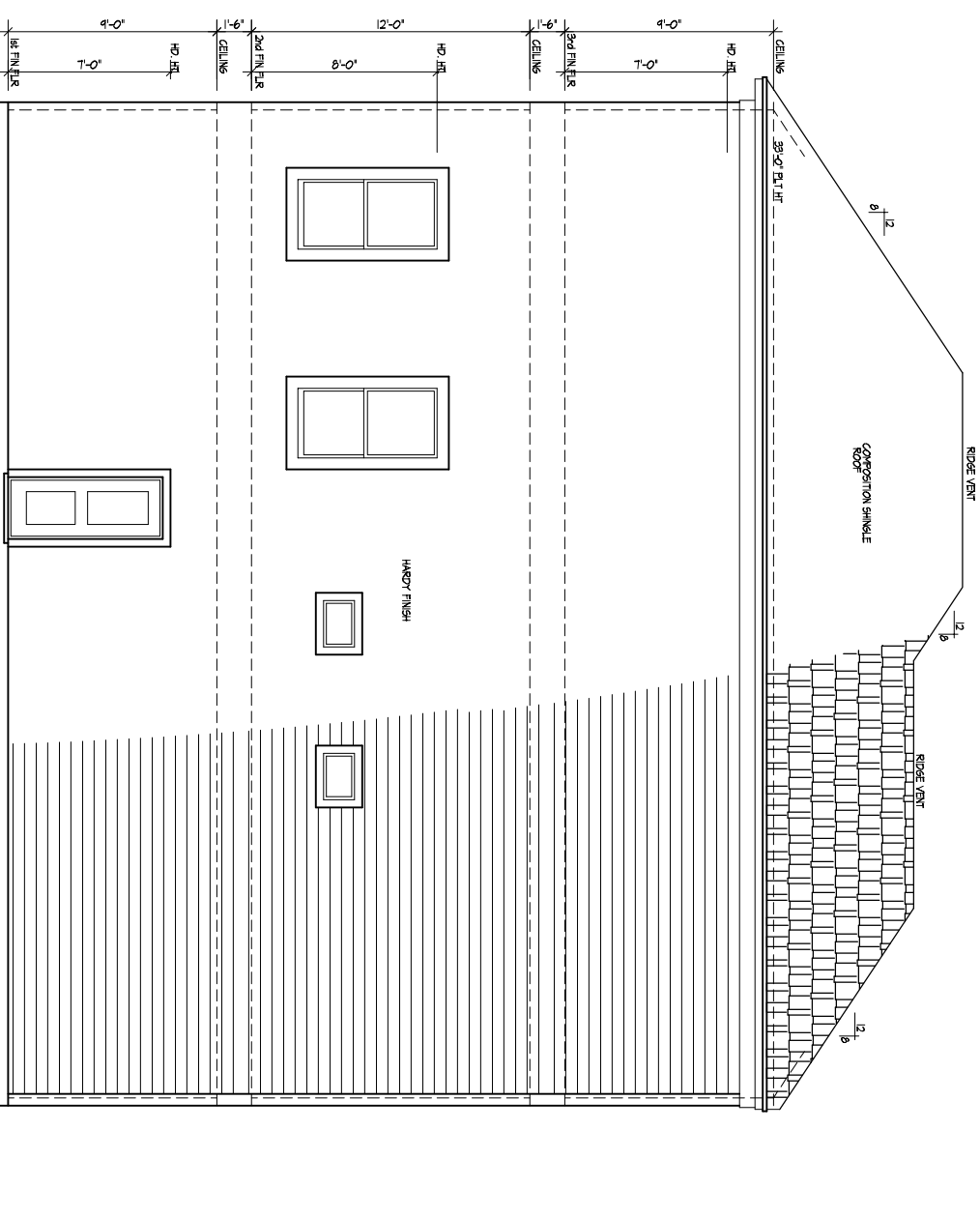
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SITE PLAN

1/8" SCALE 1/8"=1'0"
22x34 SCALE 1/4"=1'0"

PAGE 1



FRONT ELEVATION



REAR ELEVATION

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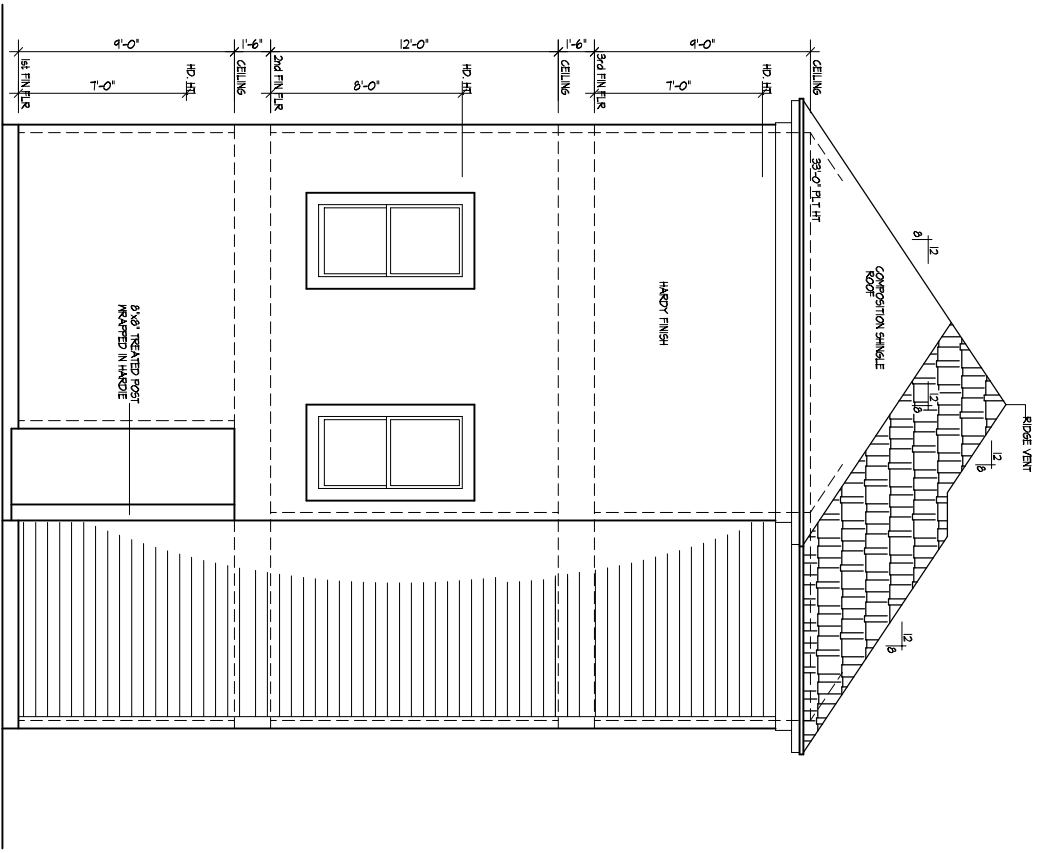
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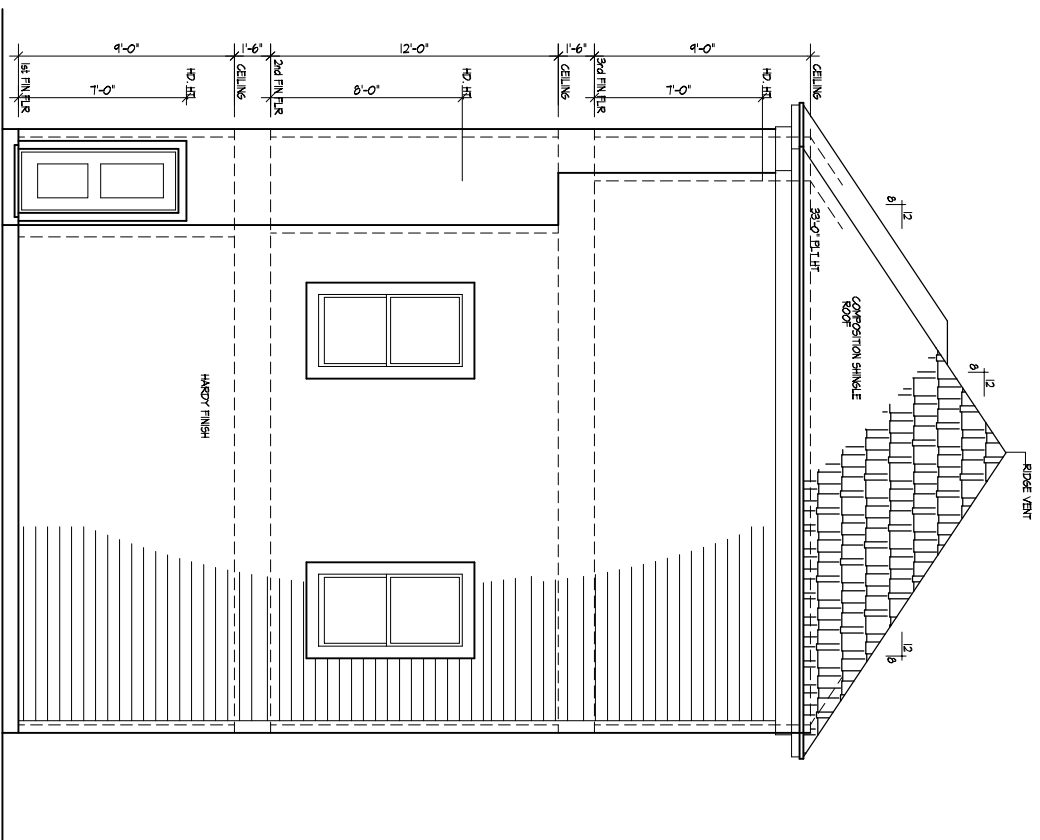
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DATE 02/20/14
ELEVATIONS

1/8" SCALE 1/8"=1'0"
2/32 SCALE 1/4"=1'0"

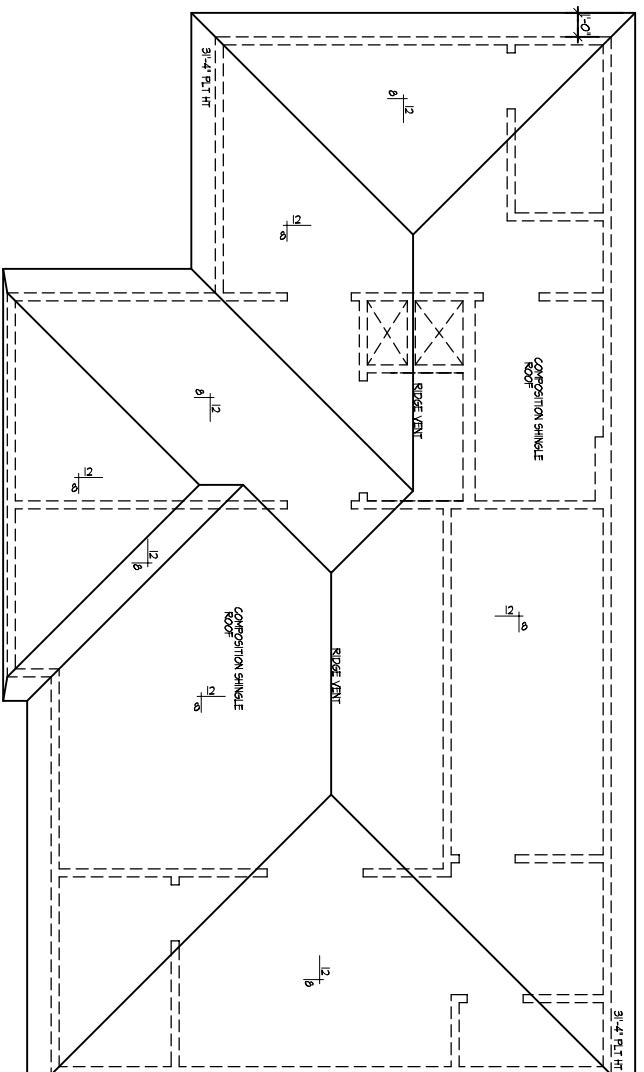
PAGE
2



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN

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22x34 SCALE 1/4"=1'0"

PAGE

3

DOOR SCHEDULE

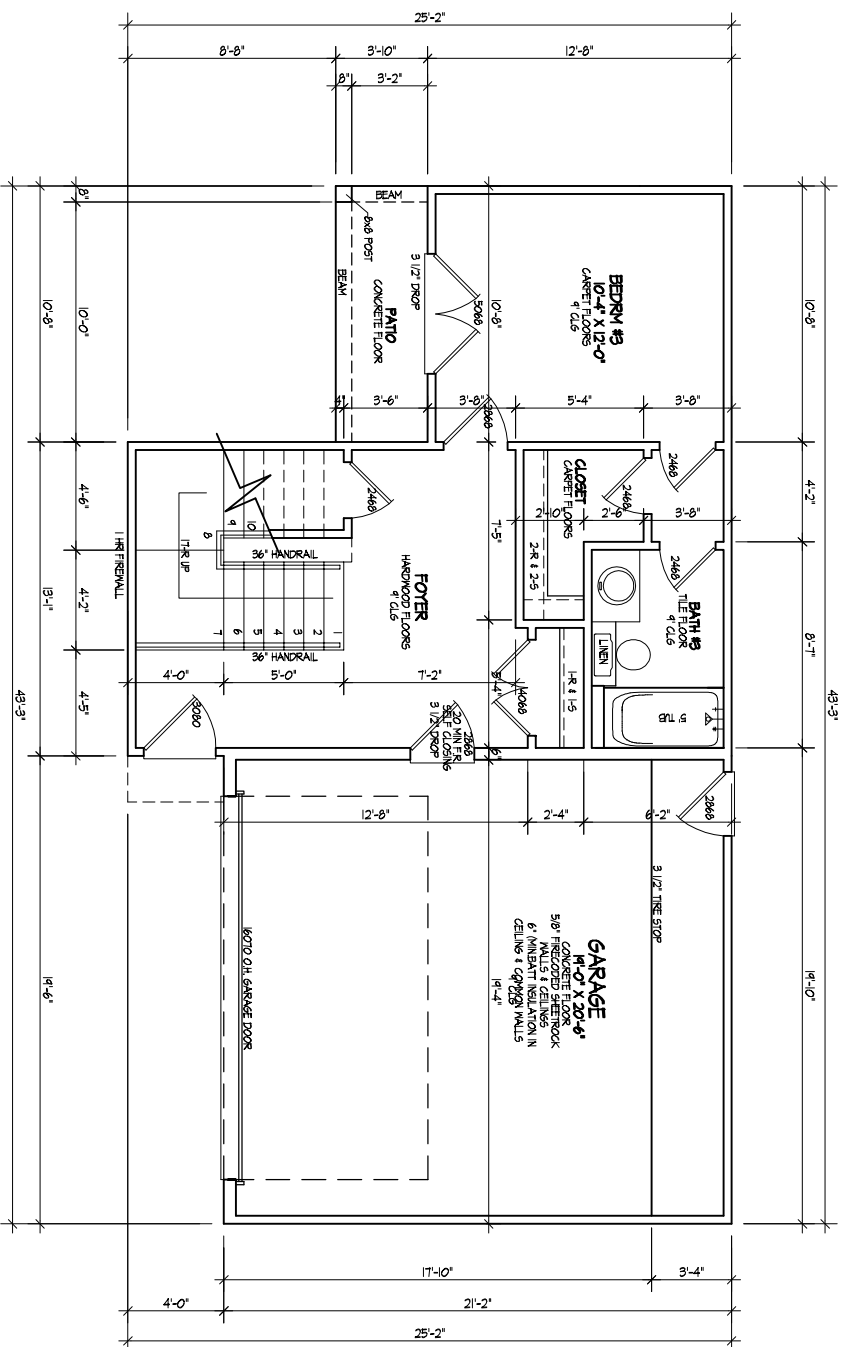
Sizes & Types: As noted on floor plans.
 Exterior: 1-3/4" thick, bronze or powder coated. All French doors, fixed or operable, shall be glazed with safety glass.
 Interior: 1-3/8" thick, 6-panel colonial (single & pocket), bifold & pocket. Safety glass.
 Showers: Safety glass.

ROOM FINISH SCHEDULE

FLOORS: As noted on floor plans.
 WALLS & CLS: 1/2" sheet rock behind tile at tubs and showers
 5/8" water-resistant s/r studs and in garage.
 Ceilings: See detail sheet.
 HOLDINGS: As noted on floor plans.
 See detail sheet.

Window Schedule

Sizes & Types: As noted on floor plans.
 Bedroom windows shall comply with IBC emergency escape. They shall have a minimum net clear opening of 5.7 sq. ft. The minimum net clear opening shall be 20" minimum height. Finish height shall not be more than 44" above finish floor.



GENERAL NOTES:

1. Exterior studs: 2x4 at 16" o.c. Interior studs: 2x4 at 16" o.c. All studs to be sheetrocked 1/2" drywall.
2. All joists and rafters: Kiln-dried #2 glulam.
3. Hot water heater, located in attic over and drainage to outside.
4. All insulation shall have a flame spread rating not to exceed 450 as per IRC Standard #421.1.
5. Provide 6" R.F.C. protection as required.
6. All exhaust fans vented outside.
7. Provide sufficient hurring so hot vent and soil pipes do not penetrate plates.
8. Provide plumbing access panels at slips.
9. Shower stall walls shall be finished with 1/2" sheet rock, gyp-face to drain holes as per the I.R.C. Provide water resistant s/r behind hard surface.
10. All exterior walls and main cross-stud partitions shall be effectively braced against lateral movement, where possible, and at least every 25' of height as specified in the I.R.C. Plywood required.
11. One hour fire protection required at sliding door.
12. Provide self closing light fitting door 1 3/8" thick or a self closing light fitting door having a fire protection of 30 minutes, per section 504.11.2000 IRC.

GENERAL NOTES:

1. Further to connect into existing sanitary sewer.
2. Further to determine location of meter and contact the city of Houston for field service call to tagline services. (a) cable T.V. at 4" depth and (b) water and gas at 18" depth.
3. All drainage and runoff shall be collected on sight in an underground system or directed on the surface to the street.
4. All drainage and runoff shall be not allowed to be directed on to adjacent properties.
5. Finished first floor is to be one foot minimum above the top of the nearest manhole cover.
6. Hazardous locations for glazing: All windows within 24" of an edge of a door and less than 18" above a finished floor. Glass per IRC R502.4 shall be safety glass.
7. Pilligon slugs shall not be less than 22" in length and a good spacing of not less than 1/2" between slugs. Slugs shall be spaced enough to allow removal of the slugs. The height and depth shall be measured and the center to the appliance shall be noted on the appliance.

AREA SYNOPSIS

FIRST FLOOR	458 SQ. FT.
SECOND FLOOR	842 SQ. FT.
THIRD FLOOR	873 SQ. FT.
TOTAL LIVING	2173 SQ. FT.
PATIO	72 SQ. FT.
GARAGE	422 SQ. FT.
TOTAL COV. AREA	2667 SQ. FT.

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FLOORPLANS

1/8" SCALE 1/8"=1'0"
22X34 SCALE 1/4"=1'0"

PAGE 4

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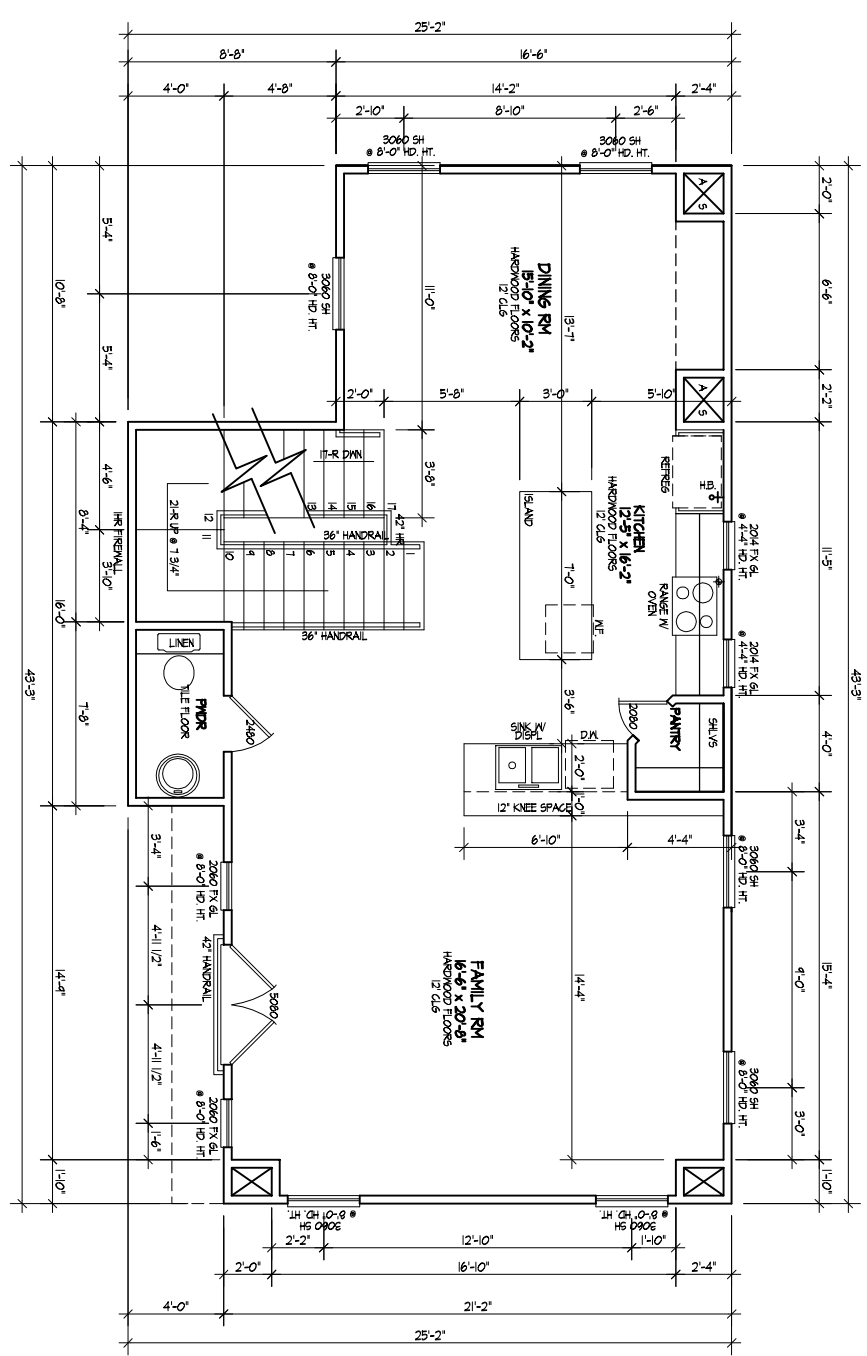
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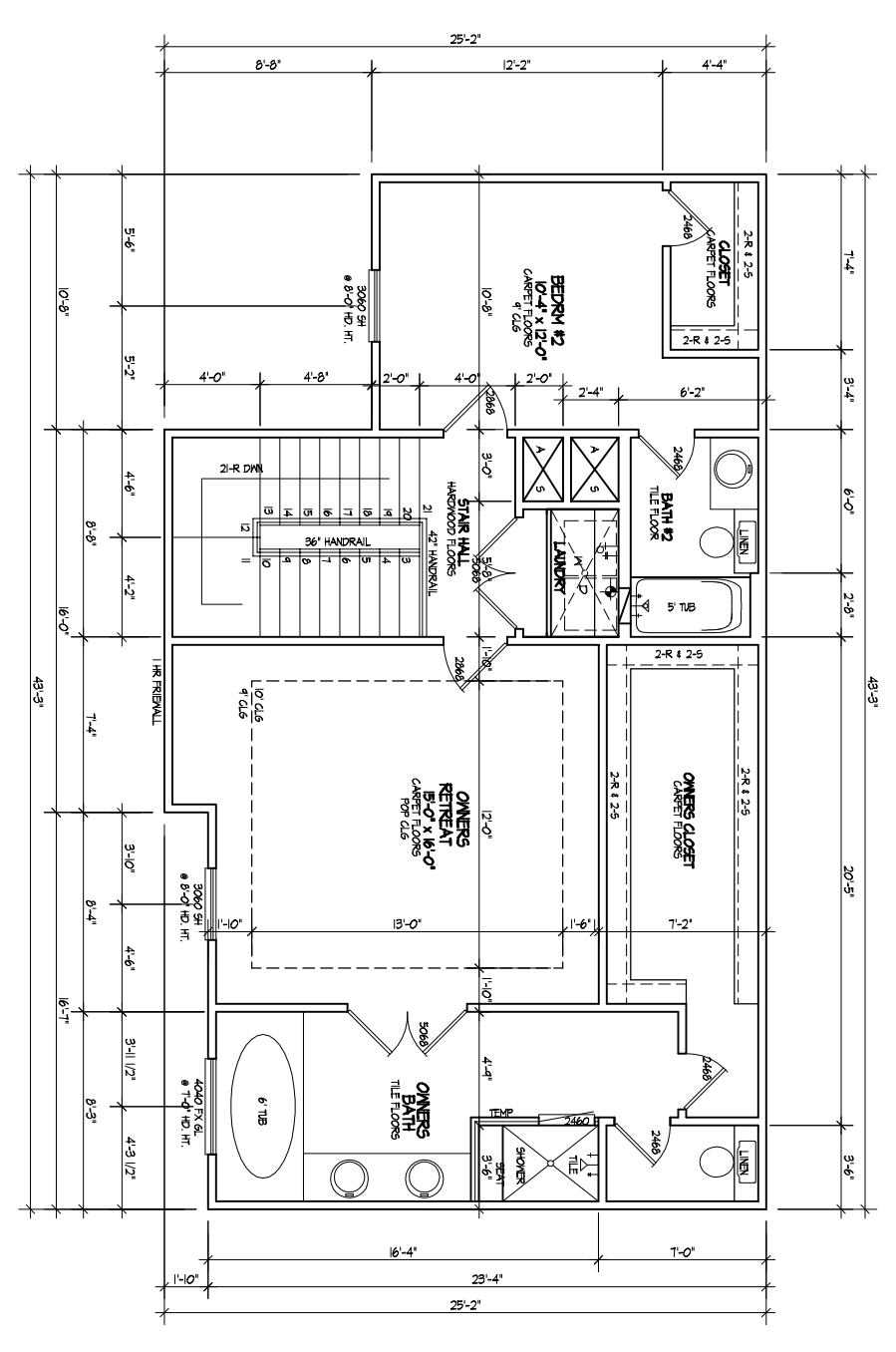
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DATE 09/14/15
FLOORPLANS

1/1"7 SCALE 1/8"=1'0"
22X34 SCALE 1/4"=1'0"

2nd FLOOR PLAN



3rd FLOOR PLAN



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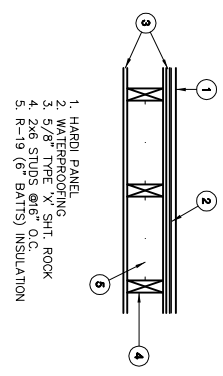
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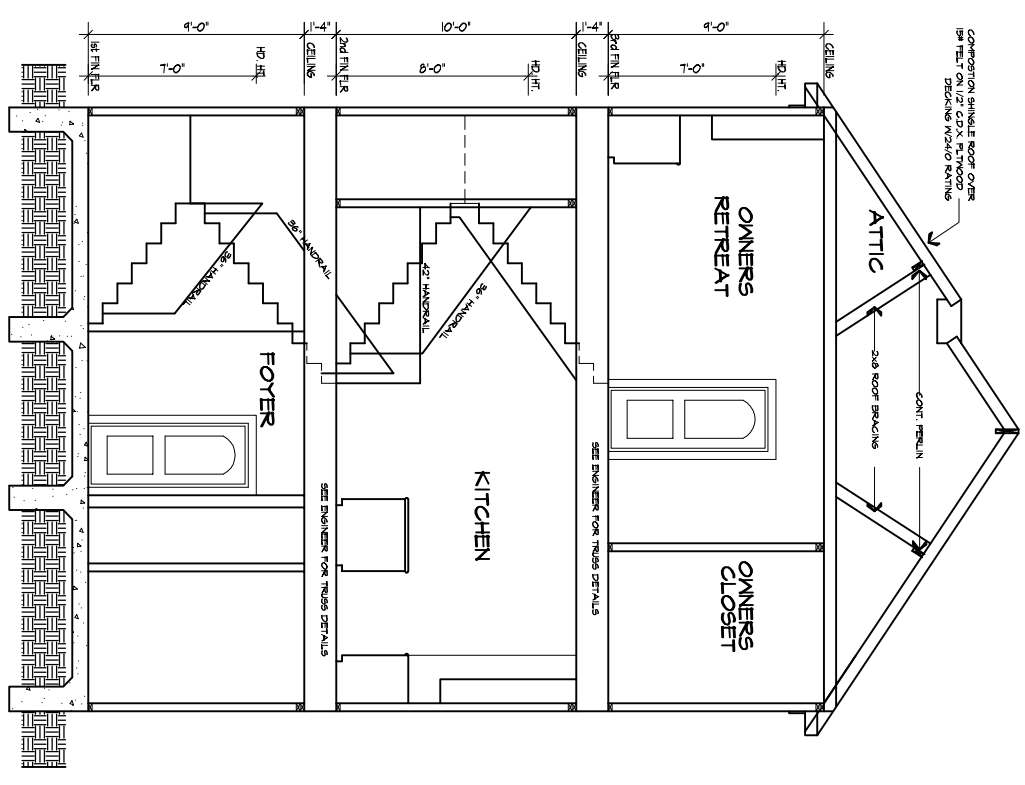
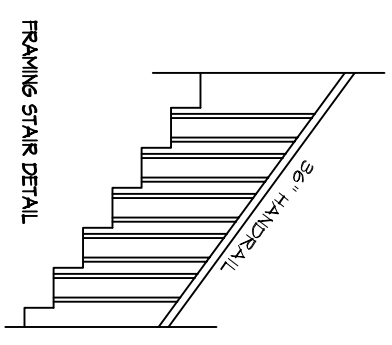
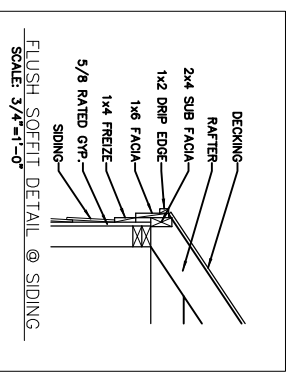
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SECTION

1/8" SCALE 1/8"=1'0"
22x34 SCALE 1/4"=1'0"



2.4 UL DESIGN #U305



- 1st STAIRS**
1T- PINE RISERS @ 1 1/4" EACH
1b- OAK TREADS @ 10" x 1/2 NOISING EACH
TOTAL TREAD DEPTH 11 1/2"
STOCK OAK 1 1/2" x 11 1/2" x 1/2" RISERS
KNOXSHIRTON 5/8" x 11 1/2" x 1/2" RISERS
3-2x12 STRINGERS UNDER STAIRS
5/8" FIRECODE SHEETROCK UNDER STAIRS
- 2ND STAIRS**
1a- PINE RISERS @ 1 1/4" EACH
1b- OAK TREADS @ 10" x 1/2 NOISING EACH
TOTAL TREAD DEPTH 11 1/2"
STOCK OAK 1 1/2" x 11 1/2" x 1/2" RISERS
KNOXSHIRTON 5/8" x 11 1/2" x 1/2" RISERS
3-2x12 STRINGERS UNDER STAIRS
5/8" FIRECODE SHEETROCK UNDER STAIRS

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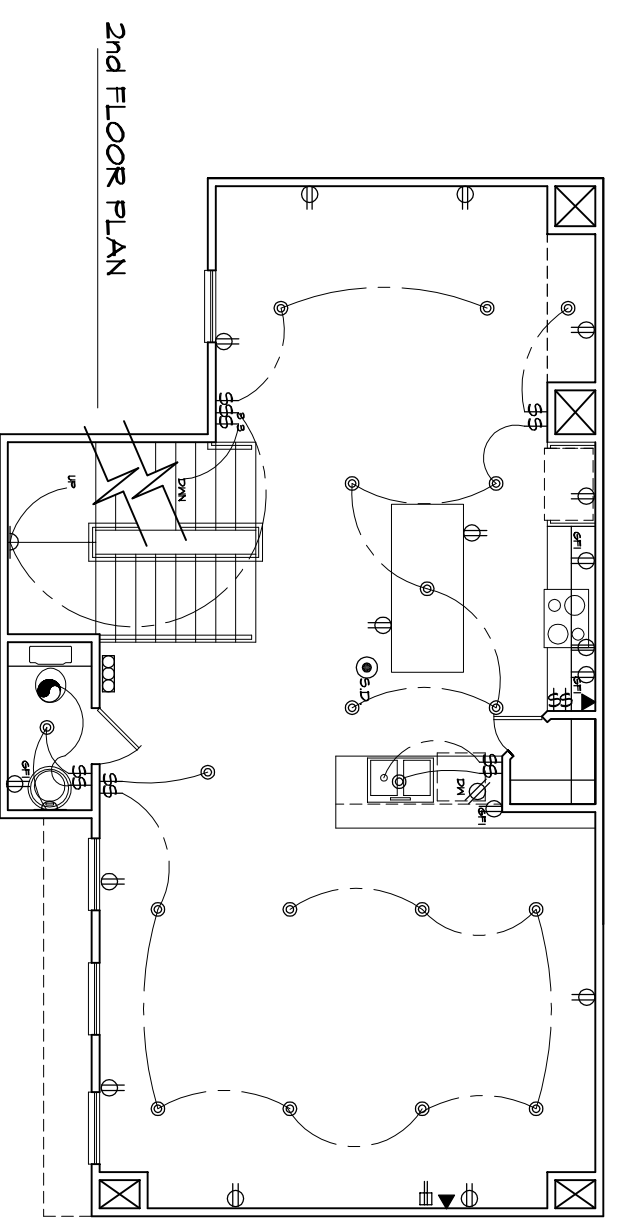
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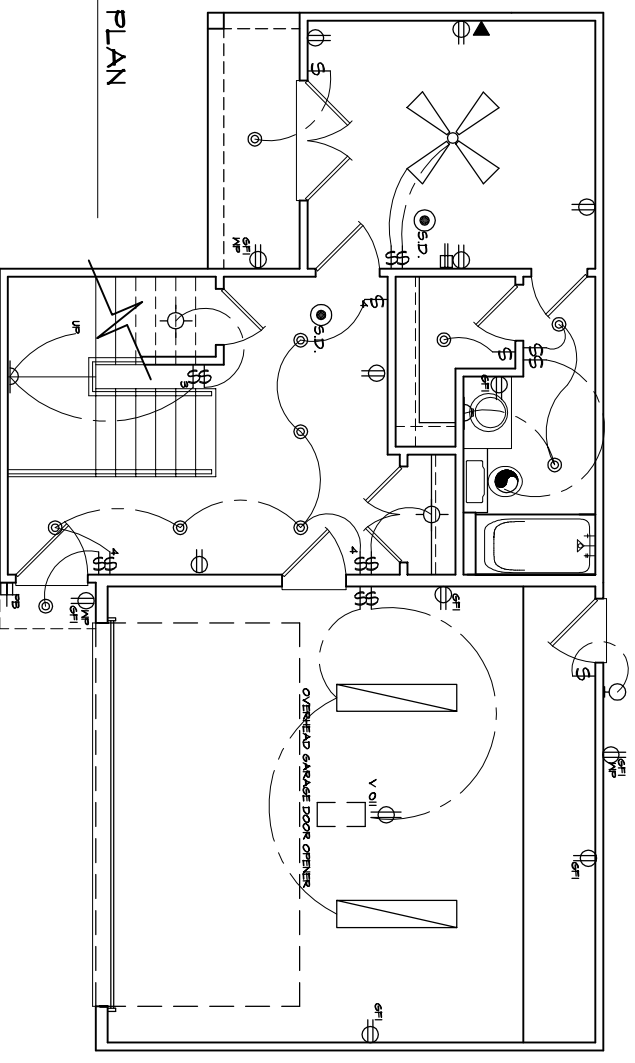
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FLOORPLANS

1/1"7 SCALE 1/8"=1'0"
22X34 SCALE 1/4"=1'0"

PAGE 7



2nd FLOOR PLAN



1st FLOOR PLAN

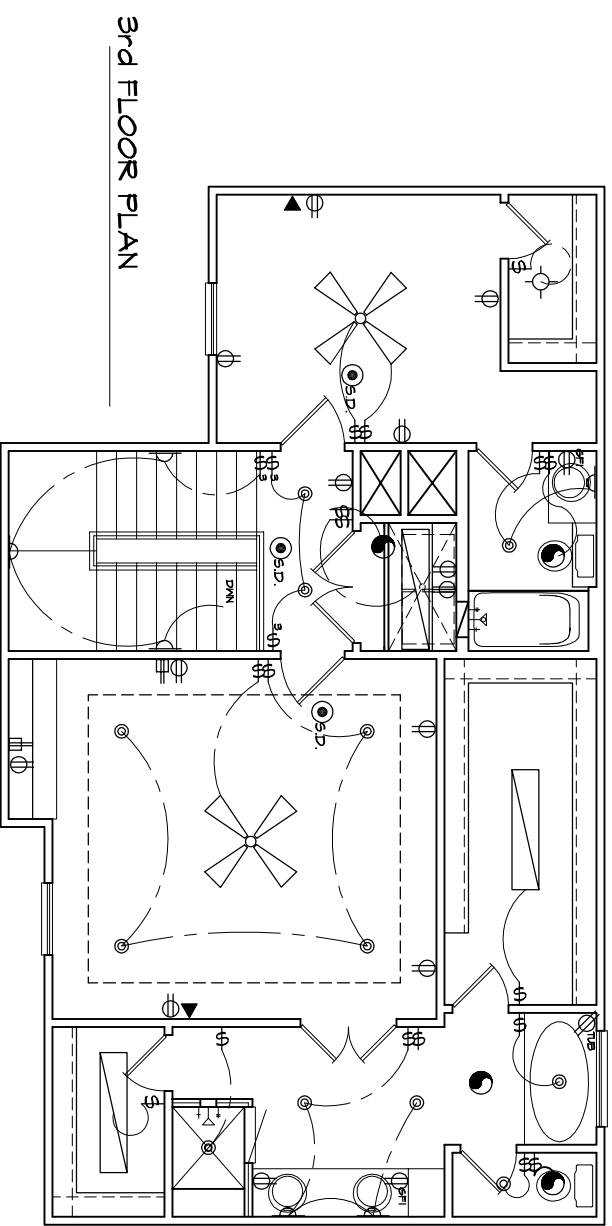
ELECTRICAL LEGEND

- \$ STANDARD SWITCH
- \$b DINNERS SWITCH
- \$a 9 WAY SWITCH
- \$4 4 WAY SWITCH
- STANDARD OUTLET (2" AFF. (UNO))
- 220 OUTLET 36" AFF. @ UTILITY
- HALF HOT OUTLET
- GROUND FAULT INTERRUPTER
- GROUND FAULT INTERRUPTER WATER PROOF
- DUPLEX RECEPTACLE ON DEDICATED CIRCUIT
- DUPLEX RECEPTACLE W/ ISOLATED GROUND
- QUADRAPLEX RECEPTACLE
- SPECIAL PURPOSE RECEPTACLE SEE NOTES TO DWGS. OR SCHEDULES
- JUNCTION BOX
- TELEPHONE
- COMPUTER
- CABLE TV OUTLET
- CHIMES - DOOR BELL
- DOOR BELL
- SMOKE DETECTOR
- EXHAUST FAN (60 CFM)
- FLOOR JUNCTION BOX
- FLOOR DUPLEX OUTLET
- FLOOR QUADRAPLEX OUTLET
- FLOOR OUTLET FOR TELEPHONE
- FLOOR OUTLET FOR COMPUTER
- DISCONNECT
- ELEVATOR CALL

Note:
Smoke detectors shall be hard wired, inter connected, and w/ battery back up as per the IBC R3101.1.

LIGHTING LEGEND

- RECESSED CAN LIGHT
- FLUSH W.P. FIXTURE
- RECESSED EYE BALL
- INCANDESCENT LIGHT - SURFACE MOUNT
- PENDANT LIGHT
- WALL MOUNTED LIGHT
- SCENCE
- FLUORESCENT LIGHT
- 5' FLUOR. LIGHT
- STRIP FLUORESCENT LIGHT (RE: DRAWINGS FOR SIZE)
- TRACK LIGHTING
- CEILING FAN
- FLOODS
- UNDER CABINET LIGHT
- LANTERN



3rd FLOOR PLAN

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COLINA HOMES

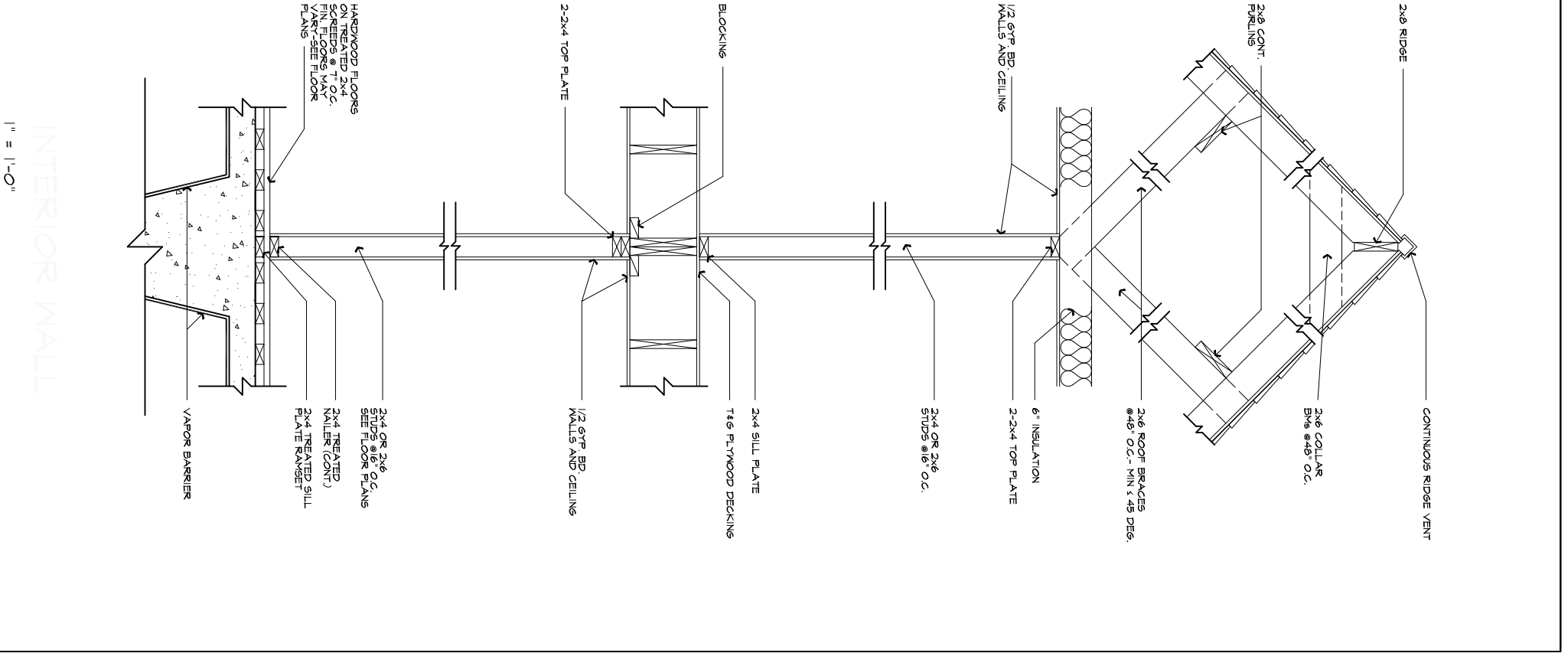
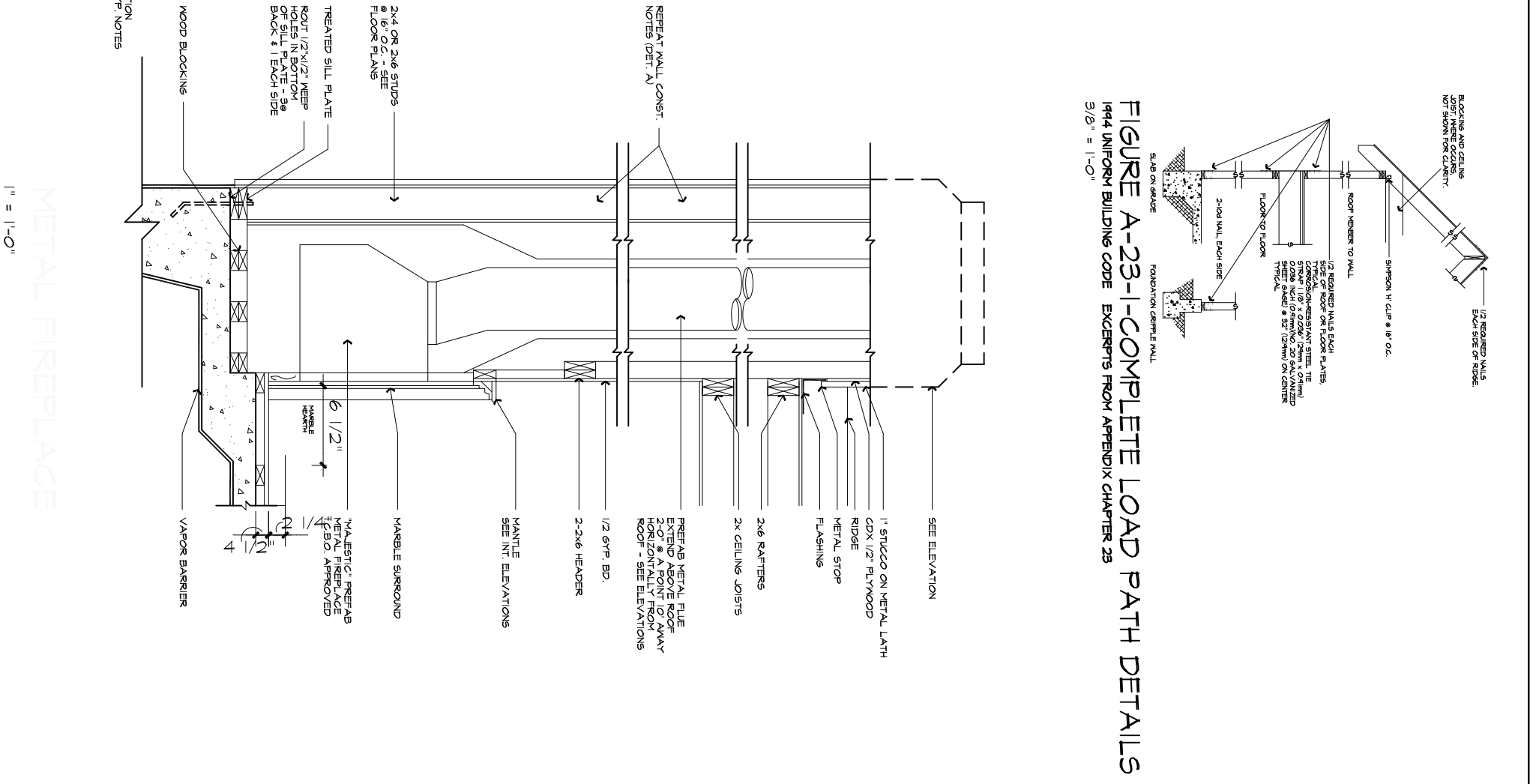
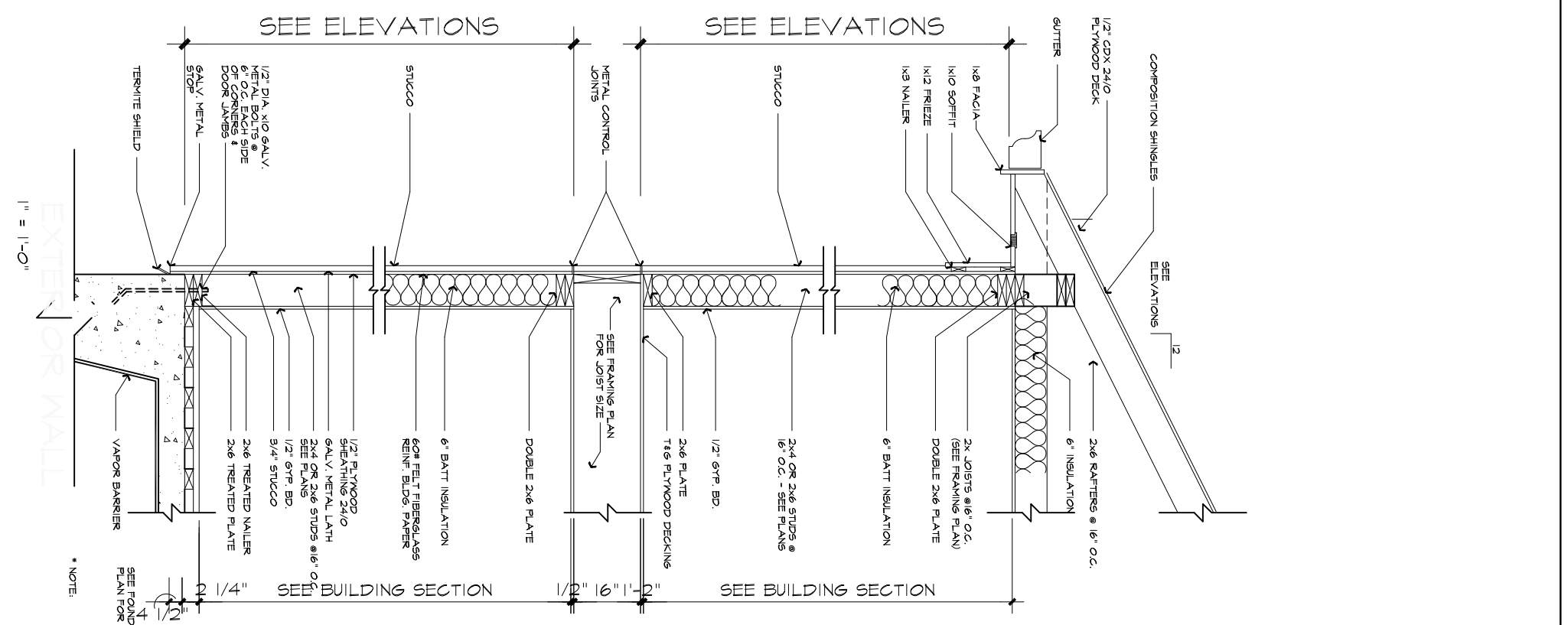
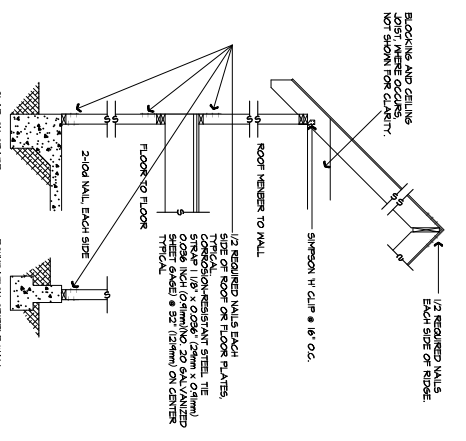
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1/4" SCALE 1/8"=1'0"
22X34 SCALE 1/4"=1'0"

PAGE 9

FIGURE A-23-1-COMPLETE LOAD PATH DETAILS
1944 UNIFORM BUILDING CODE EXCERPTS FROM APPENDIX CHAPTER 23
3/8" = 1'-0"



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1/8" SCALE 1/8"=1'0"
2X3/4" SCALE 1/4"=1'0"

FIGURE A-23-1-COMPLETE LOAD PATH DETAILS
1944 UNIFORM BUILDING CODE EXCERPTS FROM APPENDIX CHAPTER 23
3/8" = 1'-0"

