



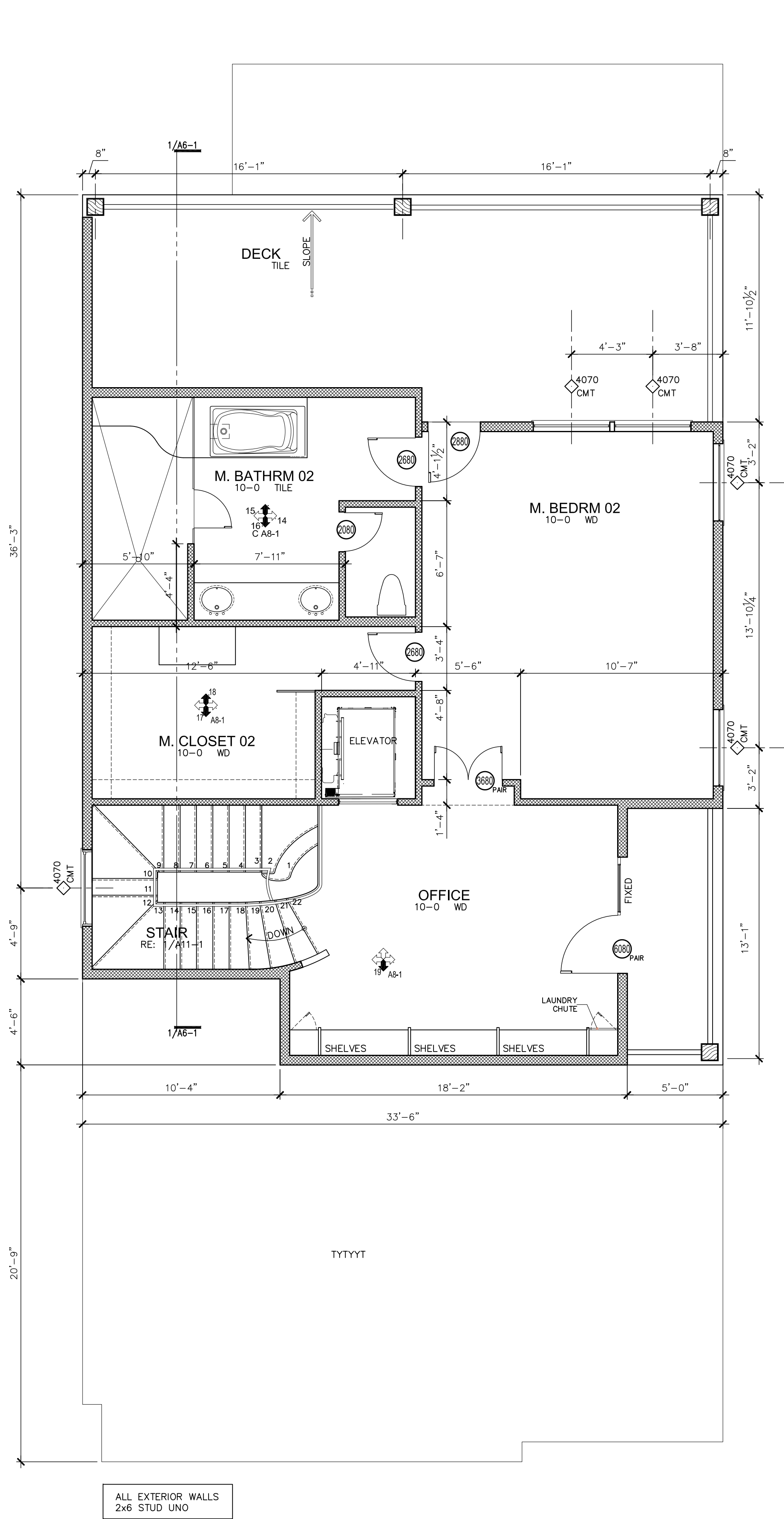
DIAMOND DEVELOPMENT GROUP
ARCHITECTURE PLANNING CONSTRUCTION

700 Gemini • Suite 260
Houston • Texas
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8 3 2 • 2 2 4 • 6 4 0 0

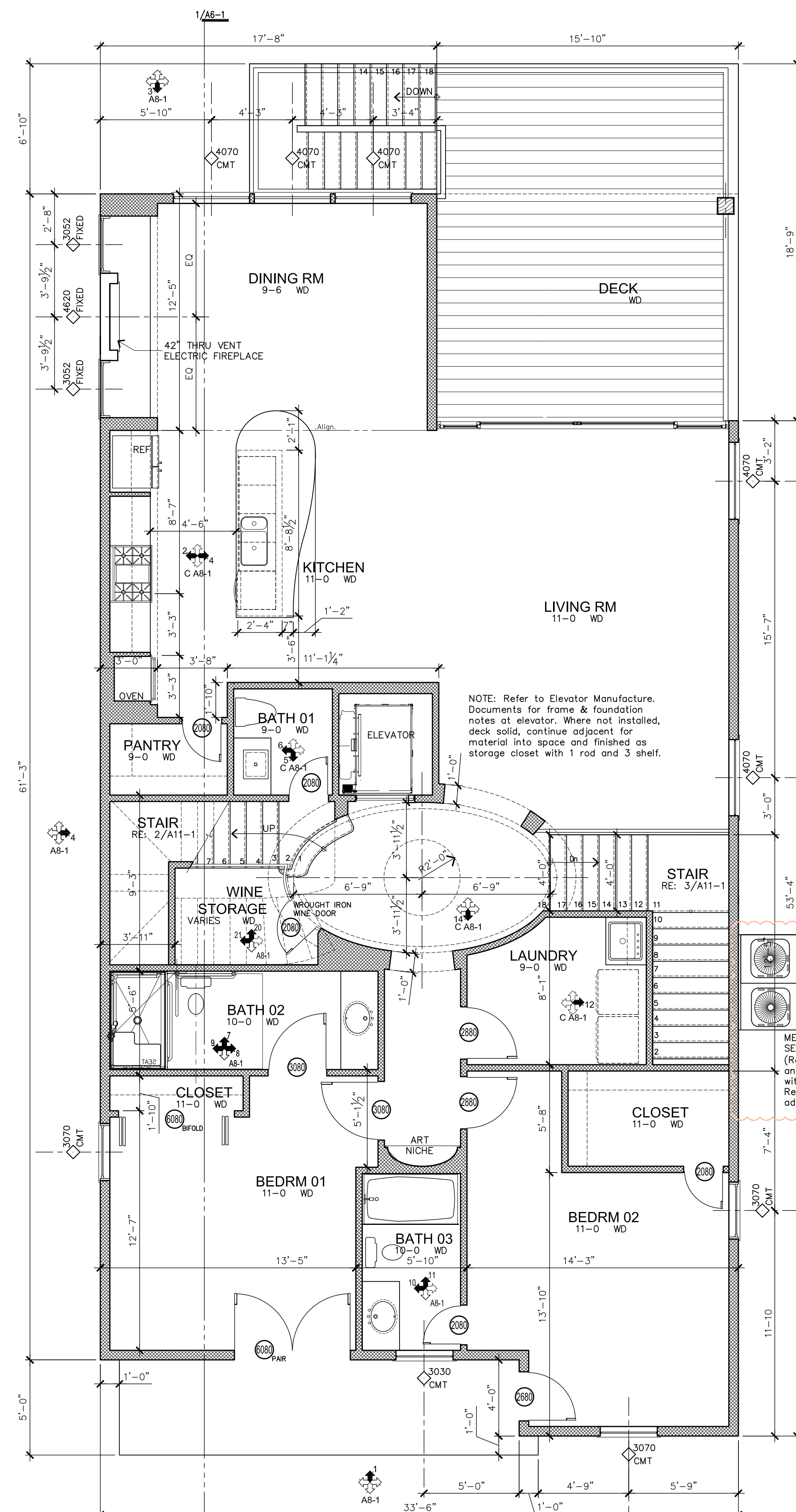
contact@diamonddevelopmentgroup.com

Revisions

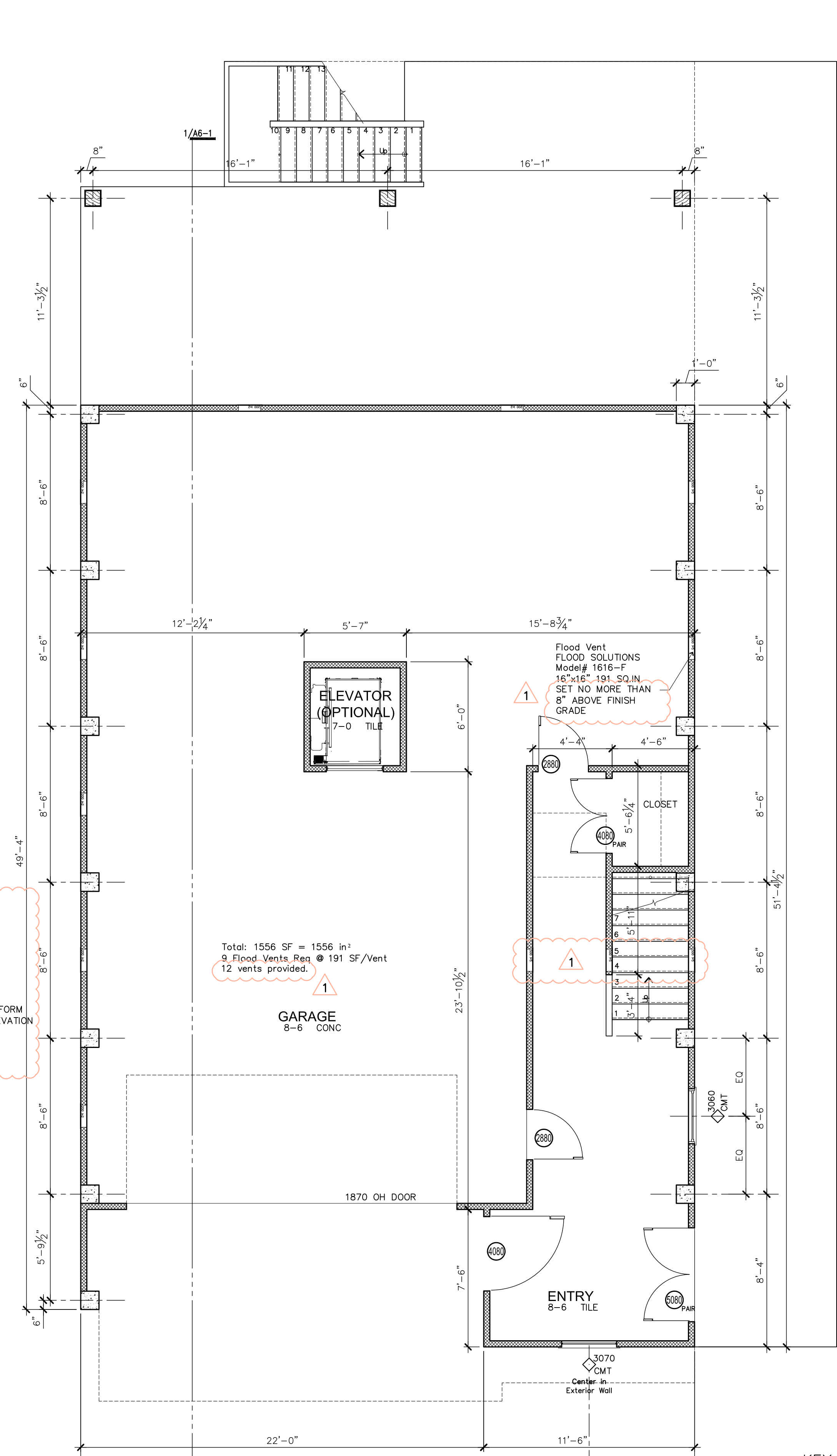
No.	IOC	Date	Description
	03/06/15		ISSUE FOR PRING
1	06/04/15		CITY COMMENTS



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

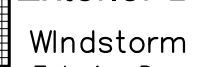


2 FLOOR PLAN
FIRST FLOOR
1/4" = 1'-0"



1 FLOOR PLAN
GROUND FLOOR
1/4" = 1'-0"

Exterior Doors and Windows



Windstorm

Exterior Doors and Window products shall have approval from the Texas Department of Insurance for compliance with the design wind load criteria in Chapter 3 of the IRC, Section 1609 of the IBC, and other requirements as outlined in the Texas Department of Insurance's Windstorm Resistant Construction Guide, current edition, including impact resistance requirements for windborne debris. The design loads determined for the building or structure shall not exceed the design load rating specified for the products shown in the limitations section of the product evaluation. Products shall be installed in accordance with the manufacturer's installation instructions and The Texas Department of Insurance product evaluation.

IECC

Products shall meet the minimum requirements of the IECC Compliance Guide for this Project's location.

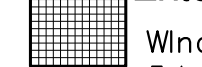
Window Criteria:

1" Insulating Glass, with 1/2 air space with the following minimum values:
Solar Heat Gain Coefficient (SHGC): 0.27
U-factor: 0.35 Btu/h2-hr-°F

Door Criteria:

1" Insulating Glass, with 1/2 air space with the following minimum values:
Solar Heat Gain Coefficient (SHGC): 0.27
U-factor: 0.32 Btu/h2-hr-°F

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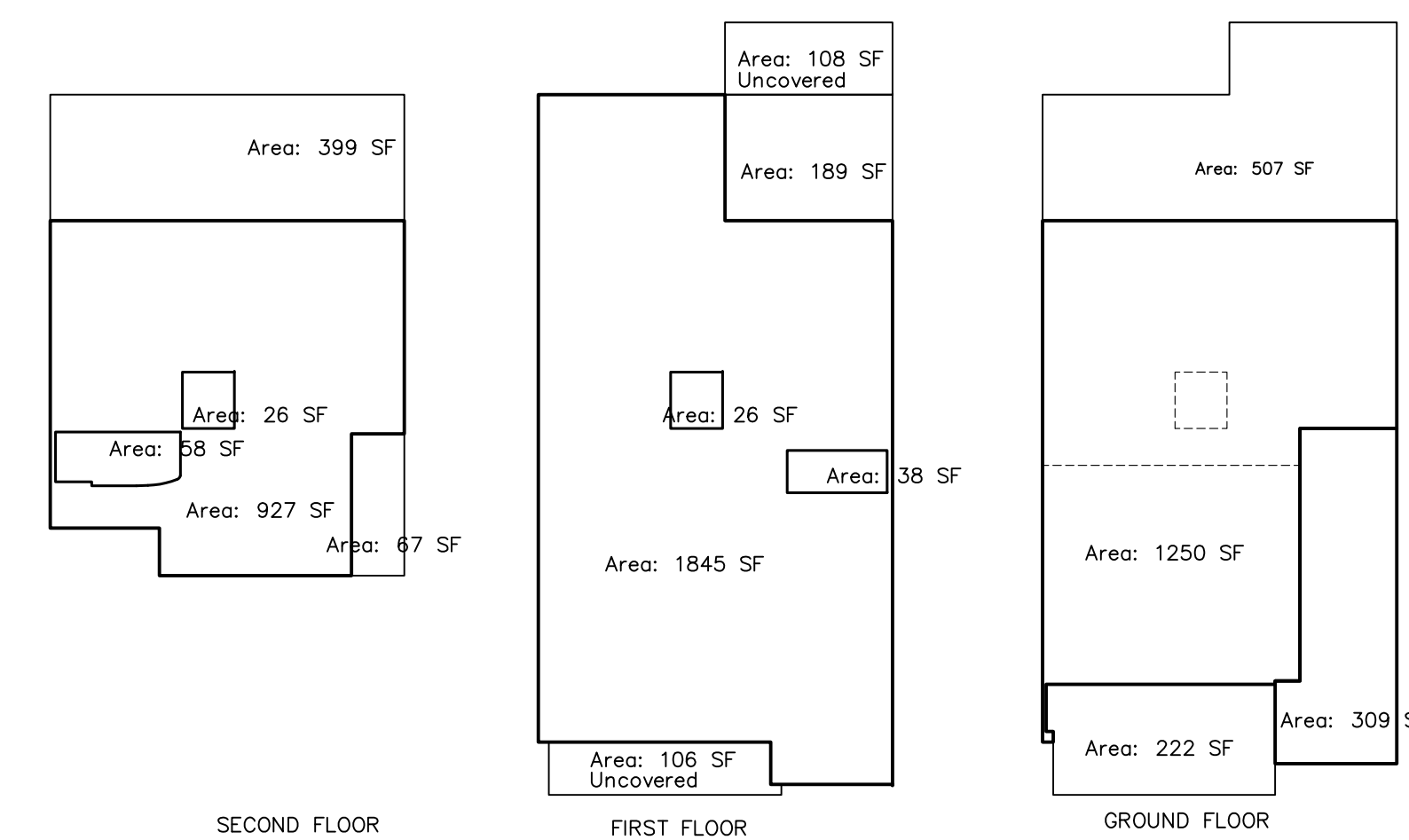
1" Insulating Glass, with 1/2 air space with the following minimum values:
Solar Heat Gain Coefficient (SHGC): 0.27
U-factor: 0.32 Btu/h2-hr-°F

RESIDENTIAL FRAMING NOTES:

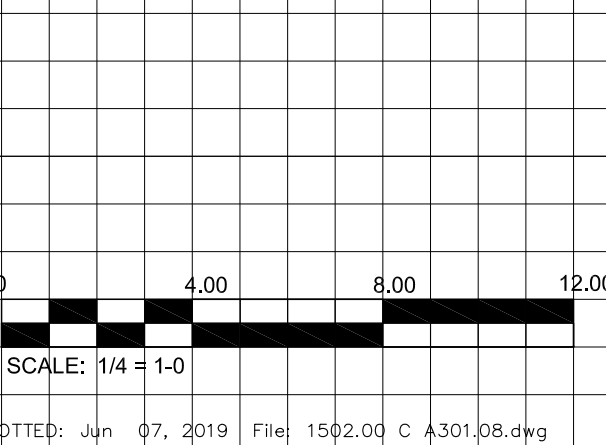
Square Corner Bead

- ALL INTERIOR DRYWALL PARTITIONS SHALL BE 2X4 FRAME WITH 1/2 GYP BD UNLESS NOTED OTHERWISE (UNO).
- GYP/UM WALLBOARD SHALL COMPLY WITH ASTM C36. WALLBOARD TAPE & JOINT COMPOUND SHALL COMPLY WITH ASTM C475. INSTALLATION OF WALLBOARD SHALL COMPLY WITH ASTM C840, THE RECOMMENDATIONS OF THE GYPSUM ASSOCIATION AND SPECIFIC RECOMMENDATIONS OF THE MANUFACTURER OR TESTING AGENCY.
- ALL NET WALLS OR WALLS TO RECEIVE TILE SHALL BE Durarock Cementitious Backer Board or Approved Equal.
- PROVIDE PLYWD BLOCKING AS REQUIRED AT ALL FF&E LOCATIONS or as NOTED.
- ALL DIMENSIONS FOR PARTITION LOCATIONS ARE TO FACE OF STUD, CMU BLOCK OR CENTER LINE OF COLUMNS.
- ALL PLUMBING WALLS BEHIND WATER CLOSETS TO BE 2x6 STUD FRAME UNO.
- ALL INTERIOR WALLS DESIGNATED TO RECEIVE TOILET ACCESSORIES OR OTHER ITEMS DESIGNATED TO BE INSERTED WITHIN THE WALL CAVITY SHALL HAVE A MINIMUM THICKNESS REQUIRED TO ACCOMMODATE THE ITEM. THIS THICKNESS SHALL BE FOR THE ENTIRE WALL LENGTH. NOTIFY ARCHITECT OF ANY CONFLICT.
- WEATHERSTRIP ALL OPENINGS BETWEEN CONDITIONED AND NON-CONDITIONED SPACES.
- ALL EXTERIOR FLOOR AREAS SHALL BE CONSTRUCTED SUCH THAT THERE IS NO STANDING WATER. THE MINIMUM SLOPE SHALL BE 1-50 (1/8" per FT) UNO.

Single Story Residence	SQUARE FEET
A: TOTAL LIVING (CONDITIONED) AREA	3081
B: TOTAL COVERED DECKS/PATIOS	1317
C: TOTAL UNCOVERED DECKS/PATIOS	214
TOTAL FOUNDATION AREA (A+B+C)	4612
GARAGE AREA	1250



4 AREAS
APPROXIMATE
N/S



MARINA WAY RESIDENTIAL

MARINA WAY DRIVE
LEAGUE CITY, TEXAS

1502

Sheet Date: 03/06/15

**FLOOR PLANS
UNIT TYPE C**

Sheet No.:

C A3-1

Drawn By: Project Manager Project Arch

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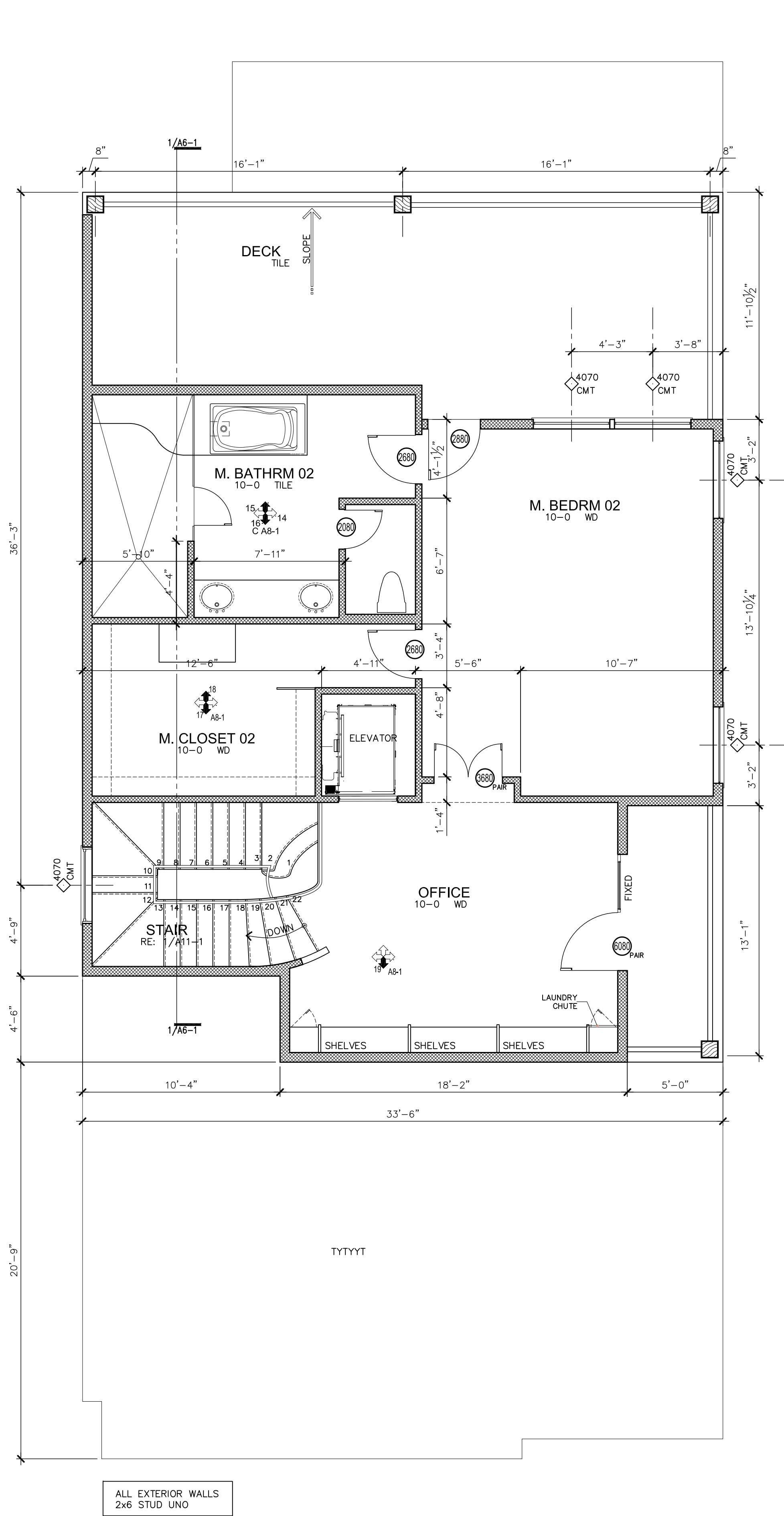
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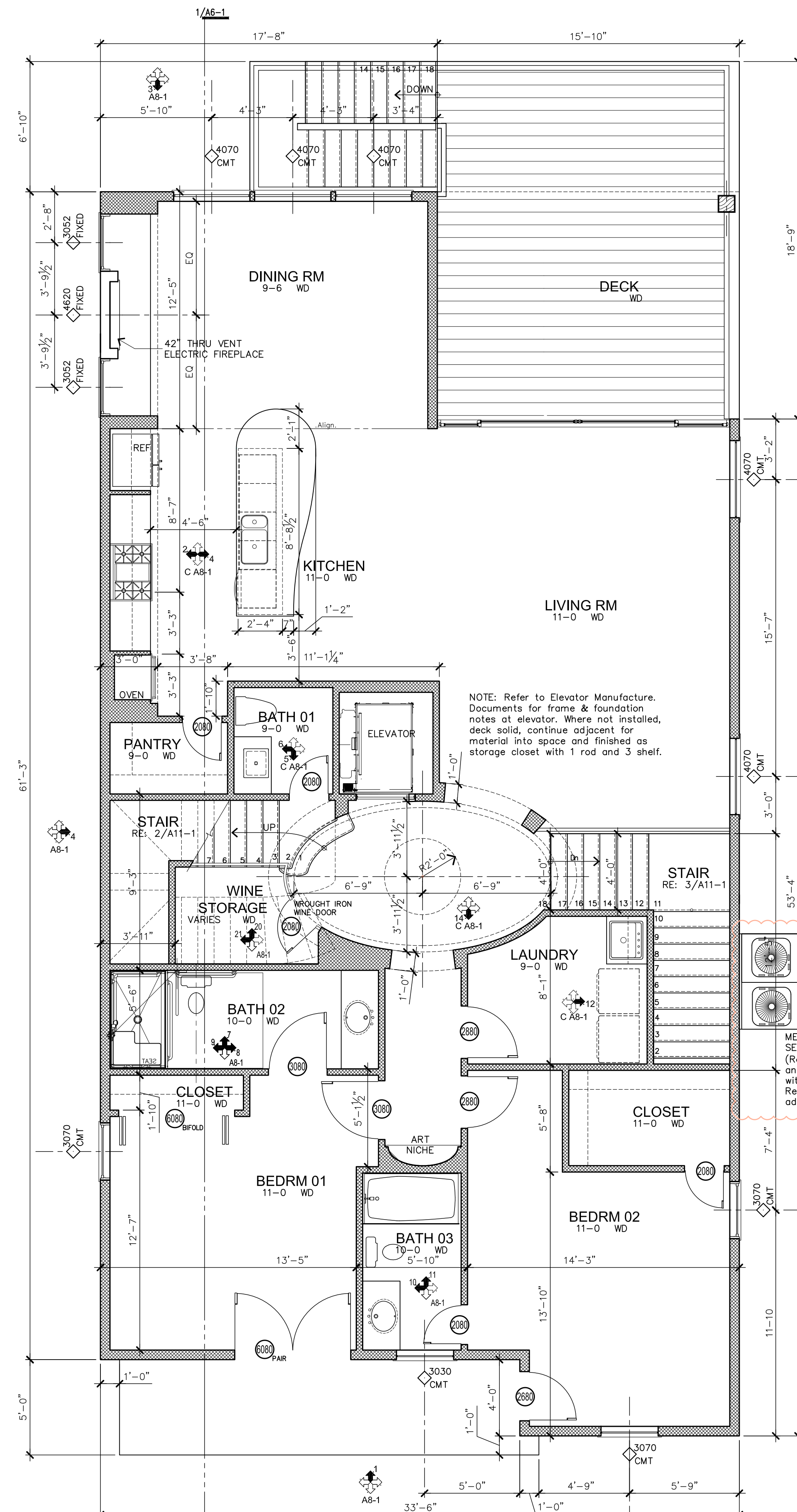
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Revisions

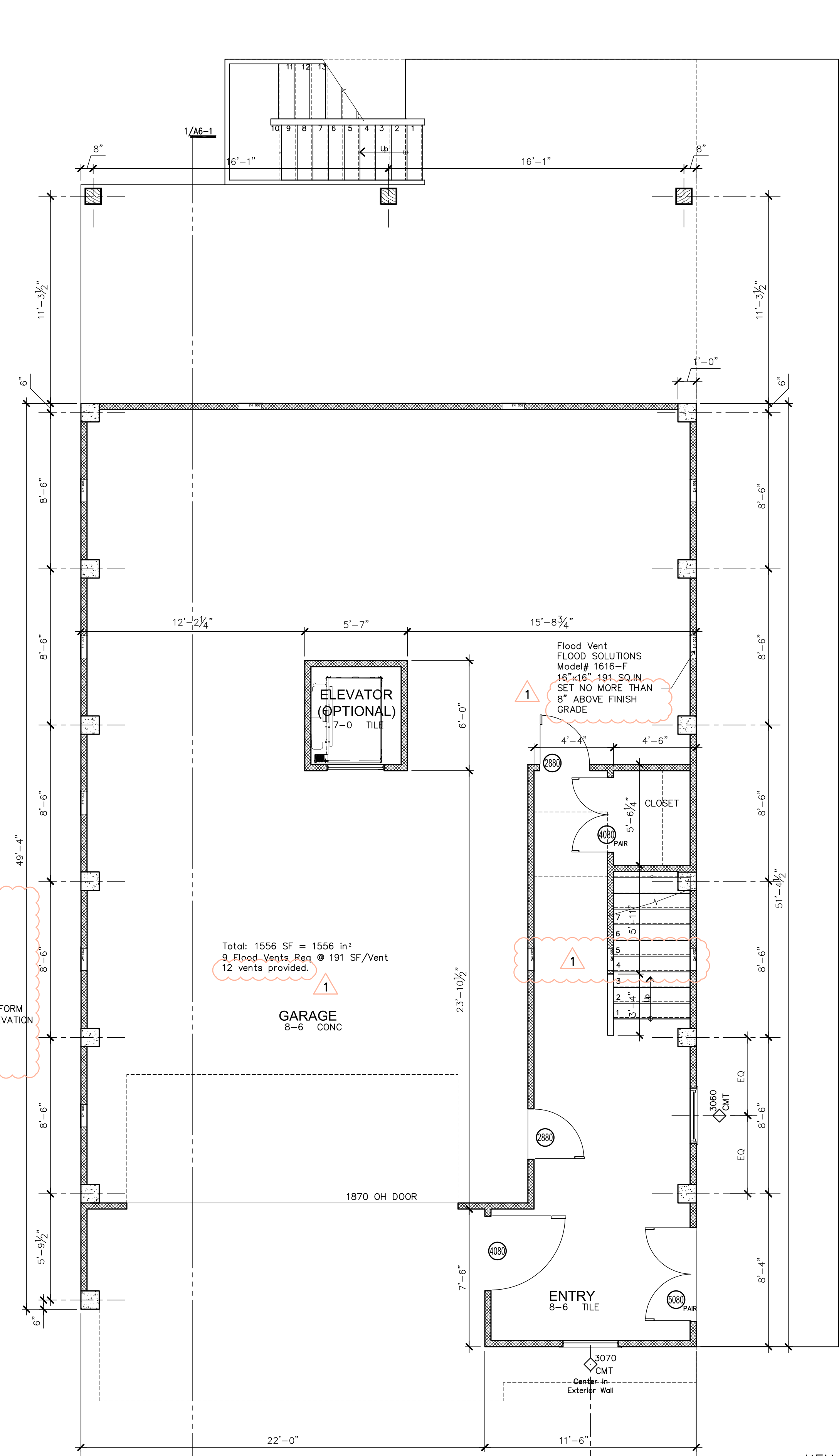
No.	IOC	Date	Description
	03/06/15		ISSUE FOR PRING
1	06/04/15		CITY COMMENTS



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



2 FLOOR PLAN
FIRST FLOOR
1/4" = 1'-0"



1 FLOOR PLAN
GROUND FLOOR
1/4" = 1'-0"

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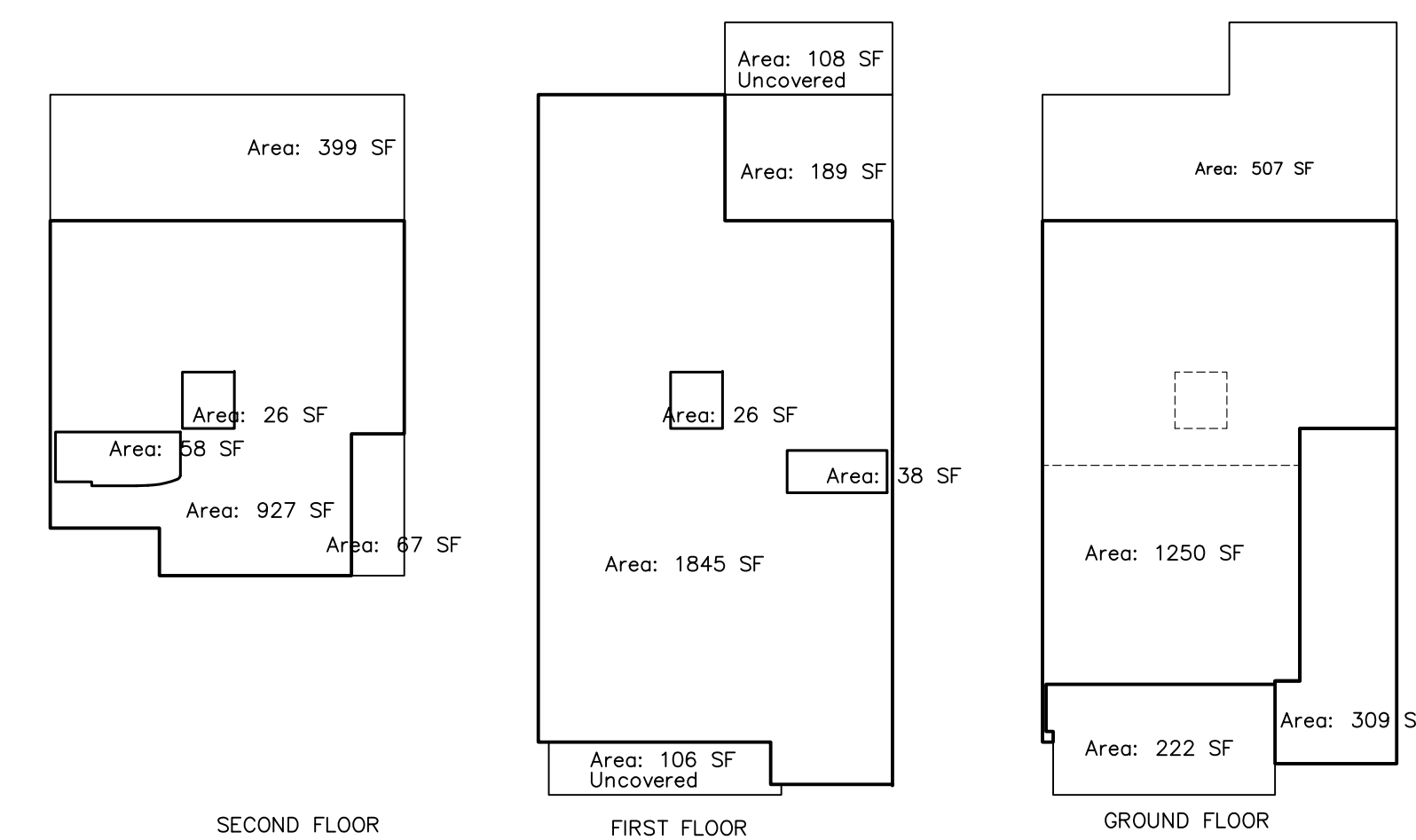
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TOTAL FRAME AREA (A+B)	4398
C: TOTAL UNCOVERED DECKS/PATIOS	214
TOTAL FOUNDATION AREA (A+B+C)	4612
GARAGE AREA	1250



4 AREAS
APPROXIMATE
NTS

MARINA WAY RESIDENTIAL

MARINA WAY DRIVE
LEAGUE CITY, TEXAS

1502

Sheet Date: 03/06/15

**FLOOR PLANS
UNIT TYPE C**

Sheet No.:

C A3-1

Drawn By: Project Manager Project Arch
JM BK

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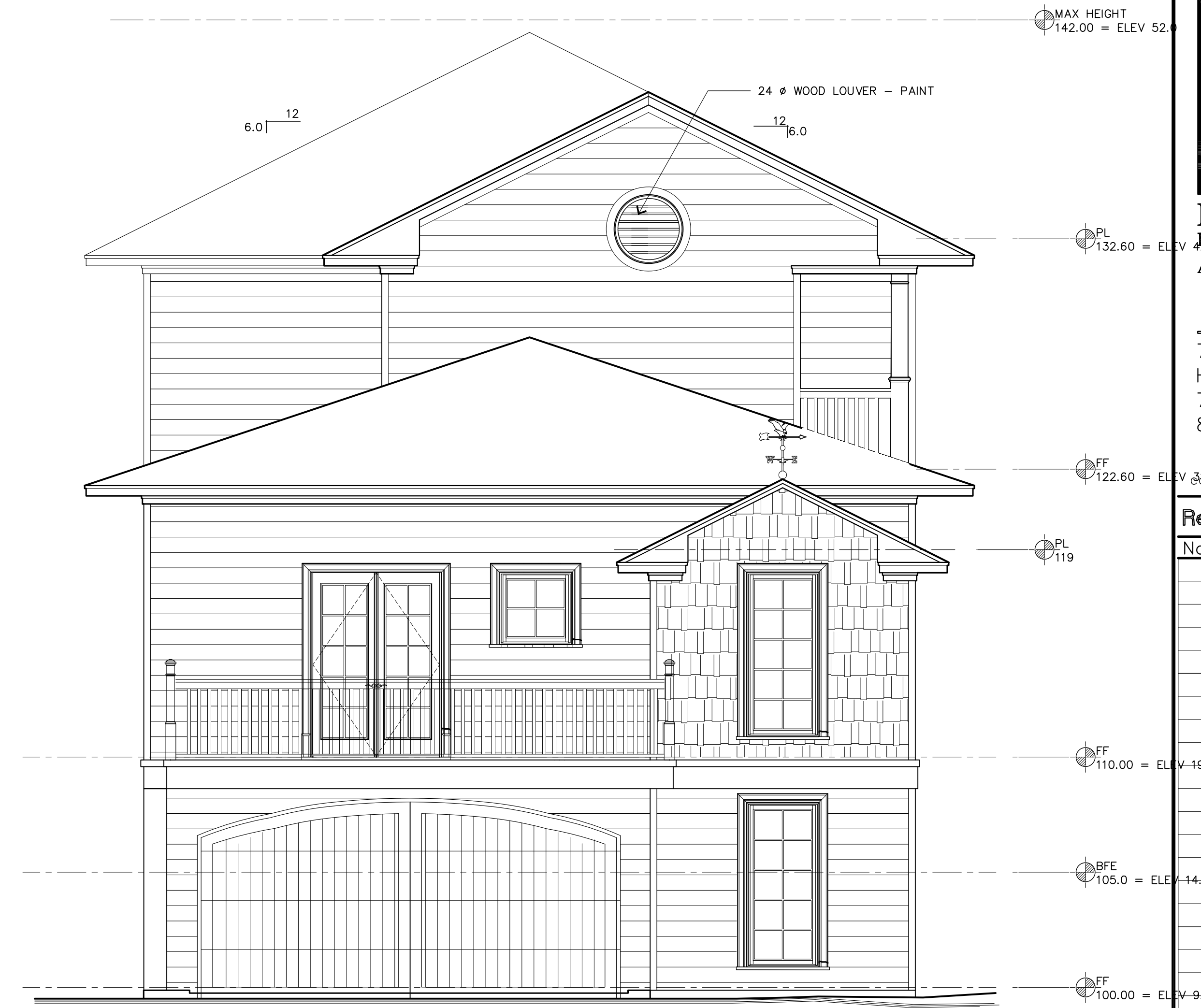
Revisions

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01/22/16			ISSUE FOR PERMIT
01/22/16			ISSUE FOR CONSTRUCTION

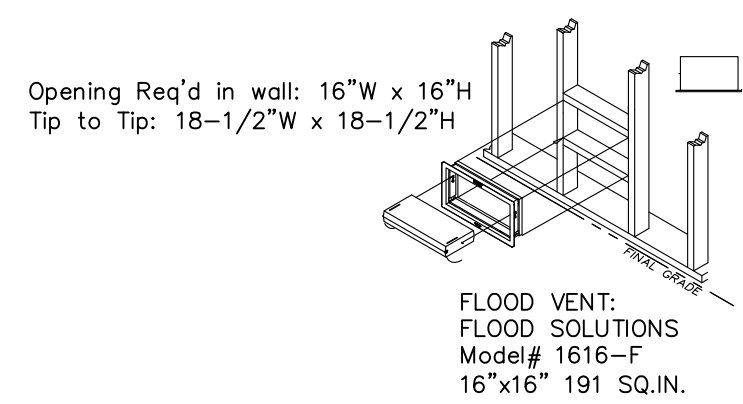
06/04/19 CITY COMMENTS



2 EXTERIOR ELEVATION
EAST WALL 1/4 = 1-0

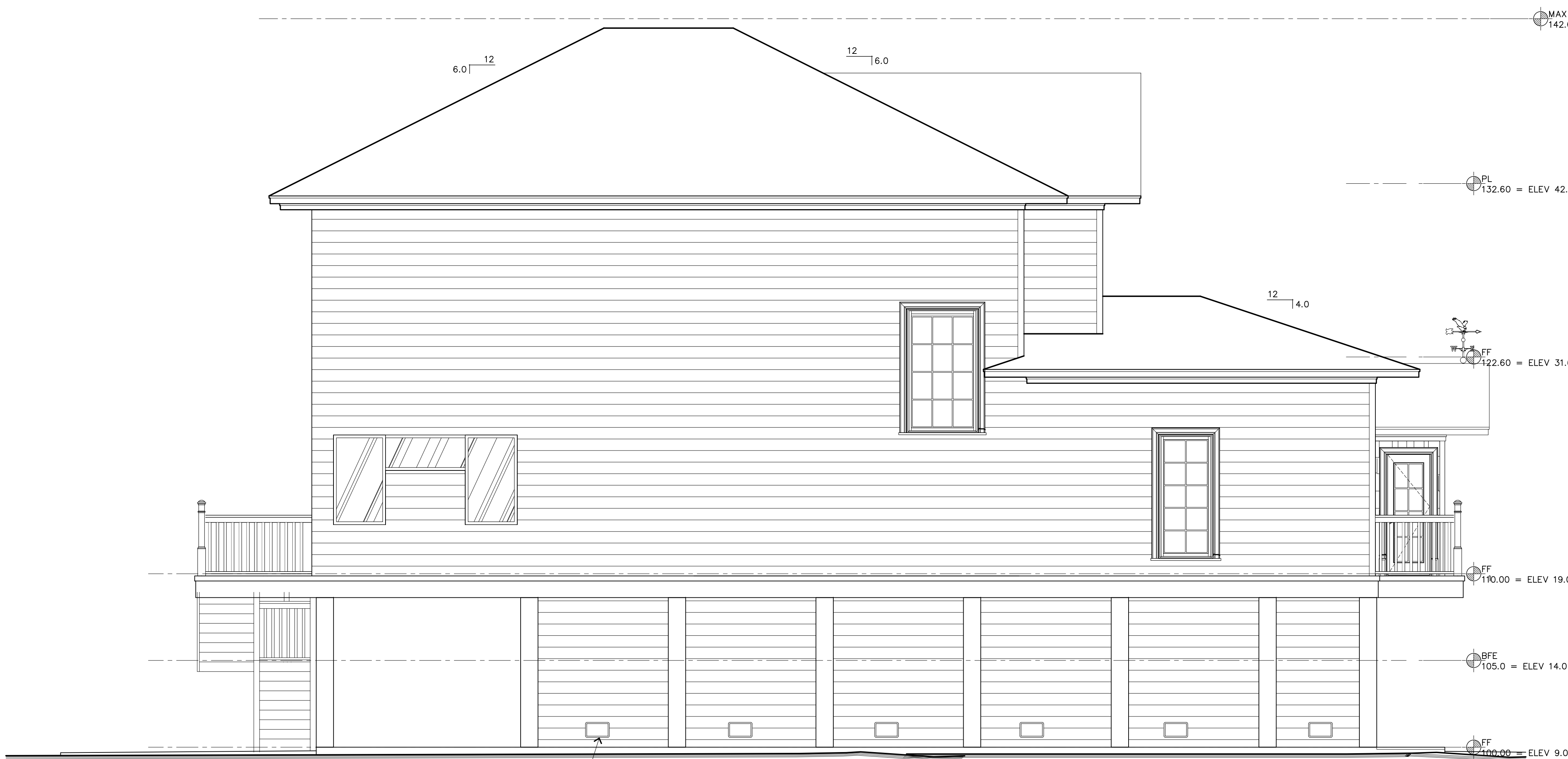


1 EXTERIOR ELEVATION
SOUTH WALL 1/4 = 1-0



5 Flood Vent Detail
NTS

RE: C A9-1 FOR TYPICAL EXTERIOR FINISHES



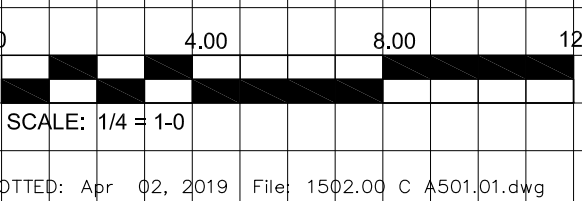
4 EXTERIOR ELEVATION
WEST WALL 1/4 = 1-0



3 EXTERIOR ELEVATION
NORTH WALL 1/4 = 1-0

FLOOD VENT: FLOOD SOLUTIONS
Model# 1616-F 16"x16" 191 SQ.IN.
SET NO MORE THAN 8" ABOVE
FINISH GRADE

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Model# 1616-F 16"x16" 191 SQ.IN.
SET NO MORE THAN 8" ABOVE
FINISH GRADE



MARINA WAY RESIDENTIAL

MARINA WAY DRIVE
LEAGUE CITY, TEXAS

1502.00

Sheet Date: 01/22/16

Sheet Title:
**EXTERIOR ELEVATIONS
UNIT TYPE C**

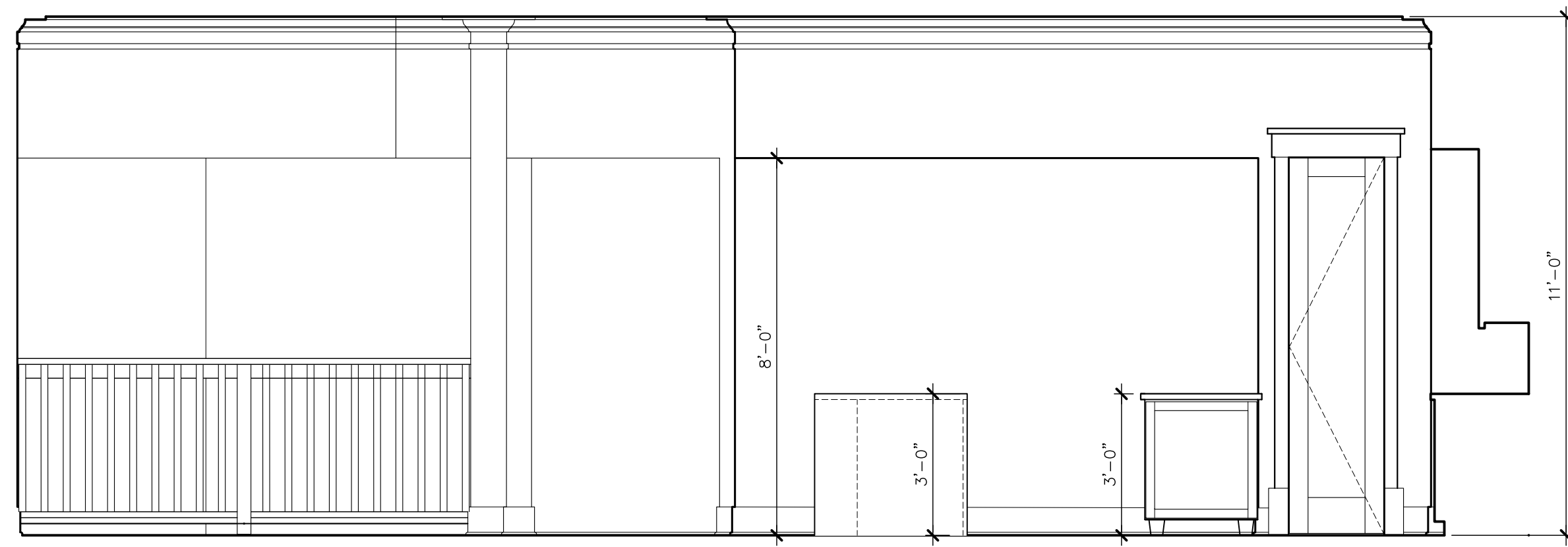
Sheet No.:
C A5-1

Drawn By: Project Manager Project Arch
JM BK

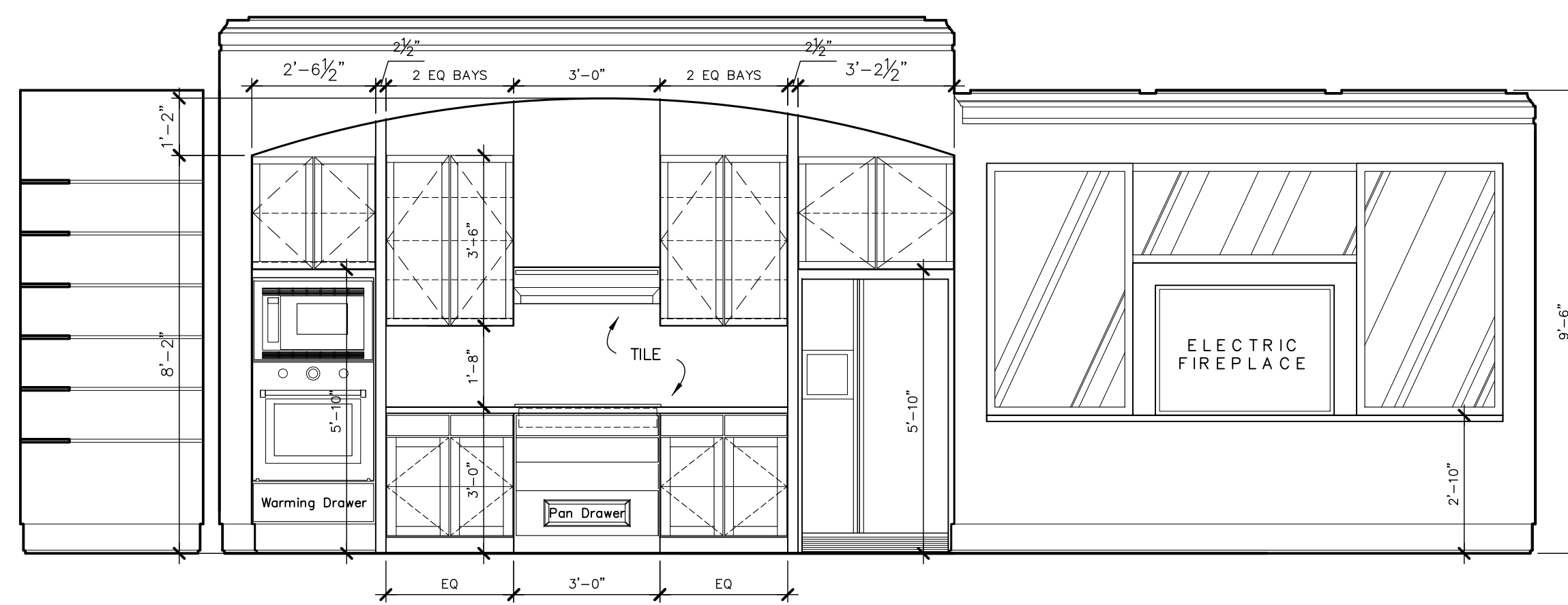
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Revisions

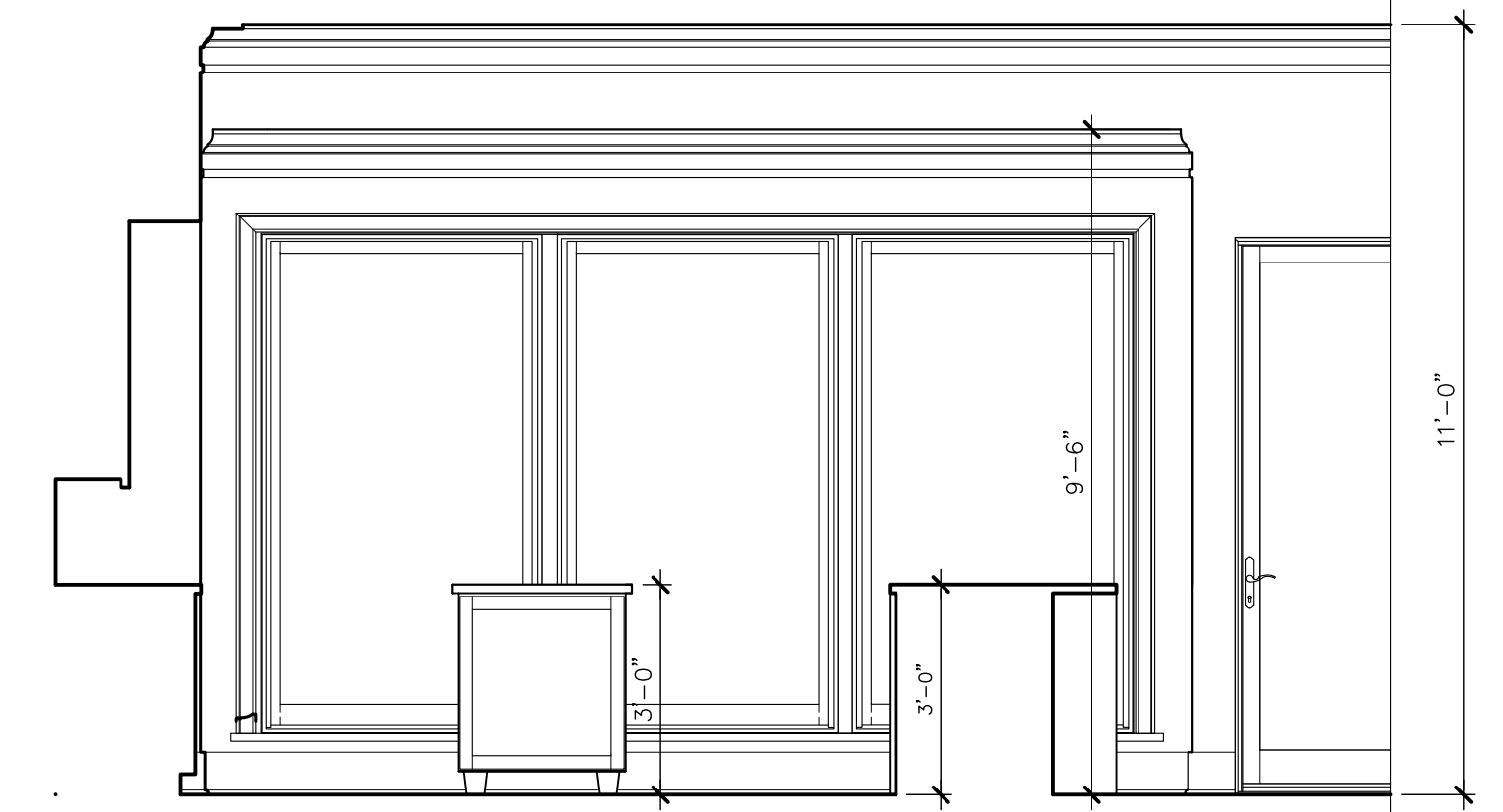
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01/22/16	ISSUE FOR PERMIT		
01/22/16	ISSUE FOR CONSTRUCTION		



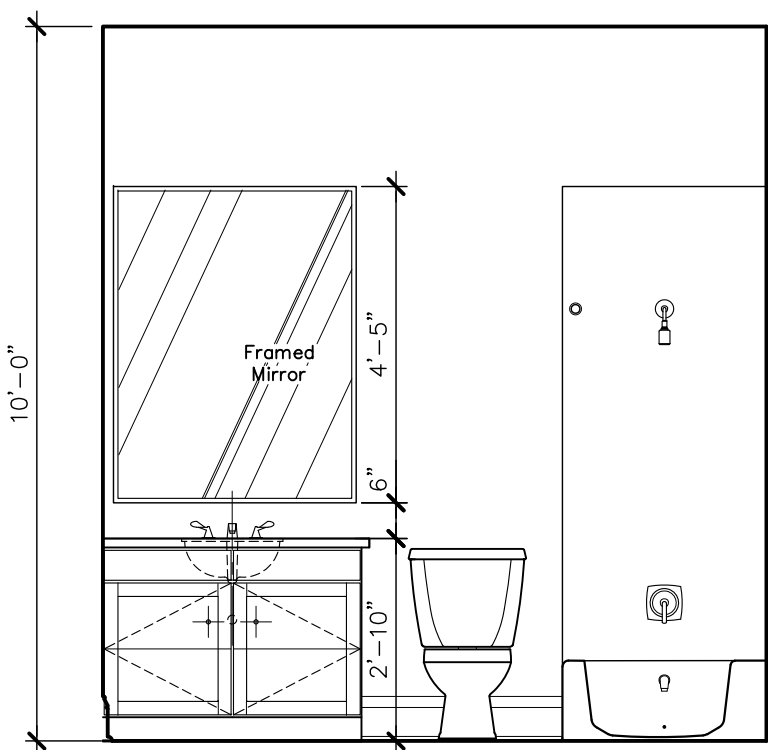
3 INTERIOR ELEVATION
KITCHEN 3/8 = 1-0



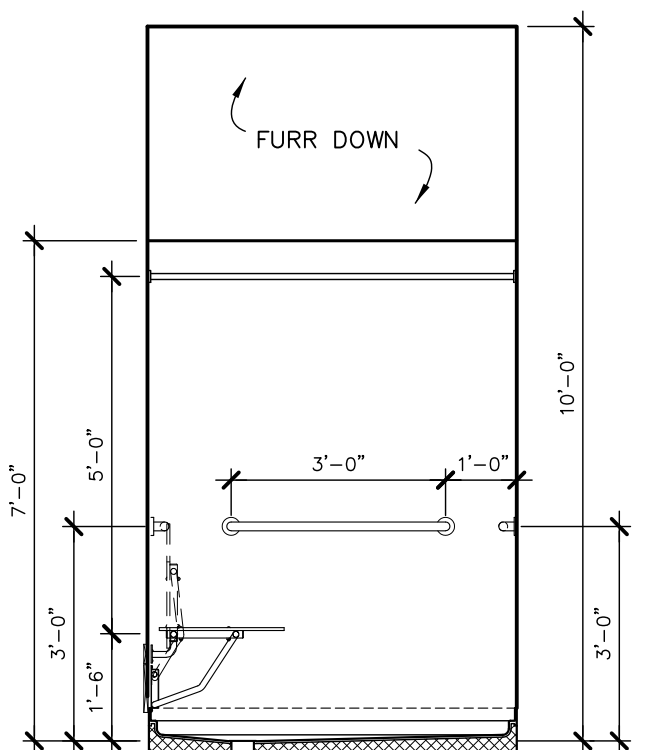
2 INTERIOR ELEVATION
KITCHEN 3/8 = 1-0



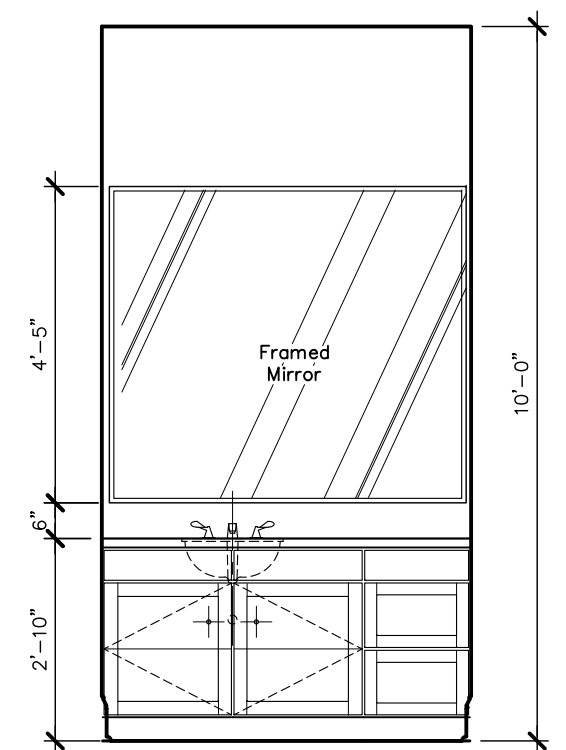
1 INTERIOR ELEVATION
KITCHEN 3/8 = 1-0



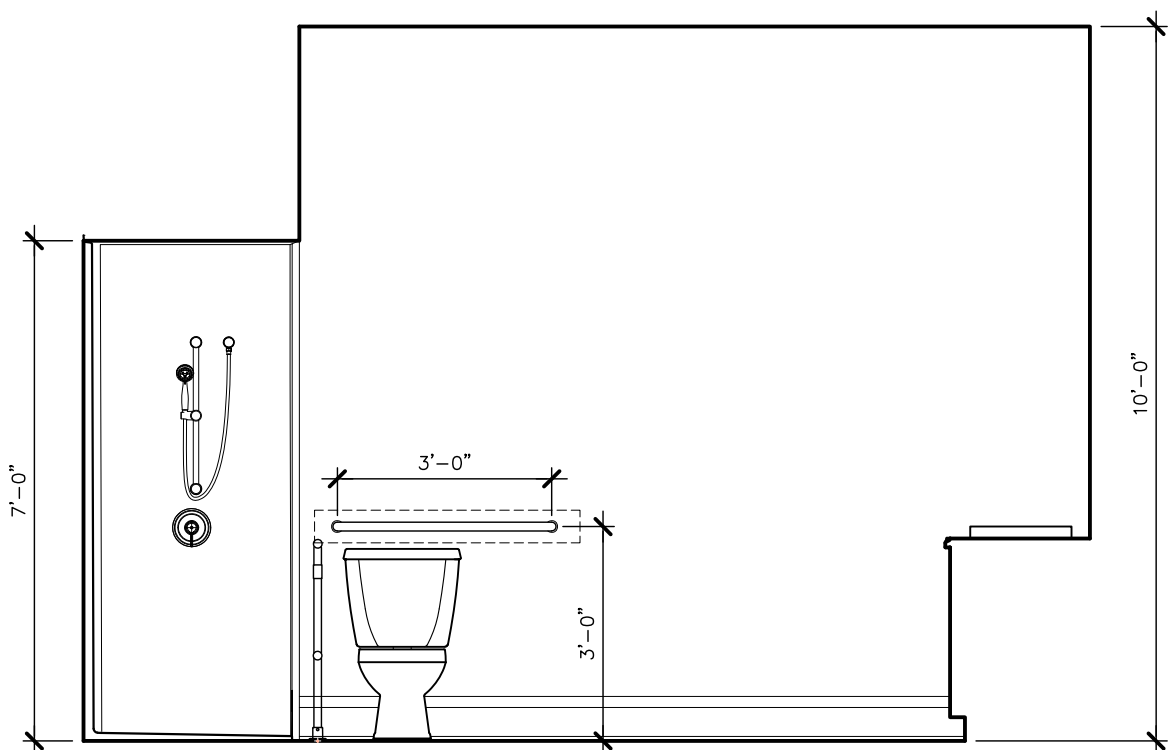
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BATHROOM 03 3/8 = 1-0



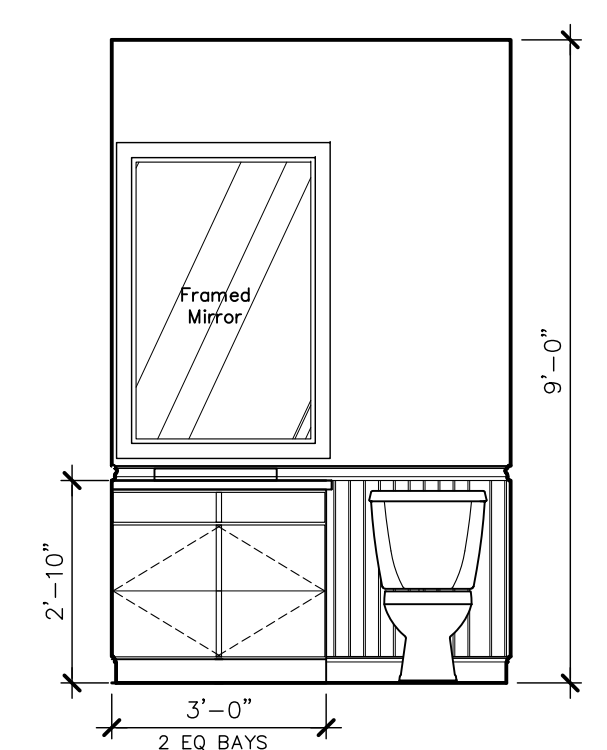
9 INTERIOR ELEVATION
BATHROOM 02 3/8 = 1-0



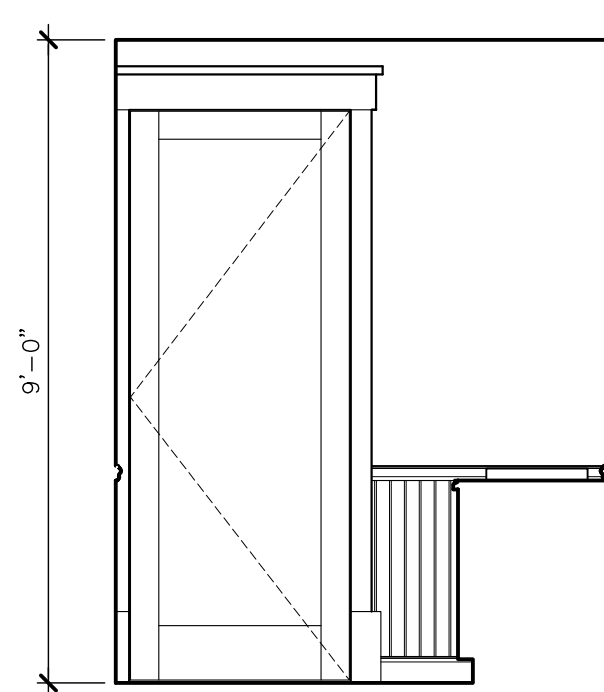
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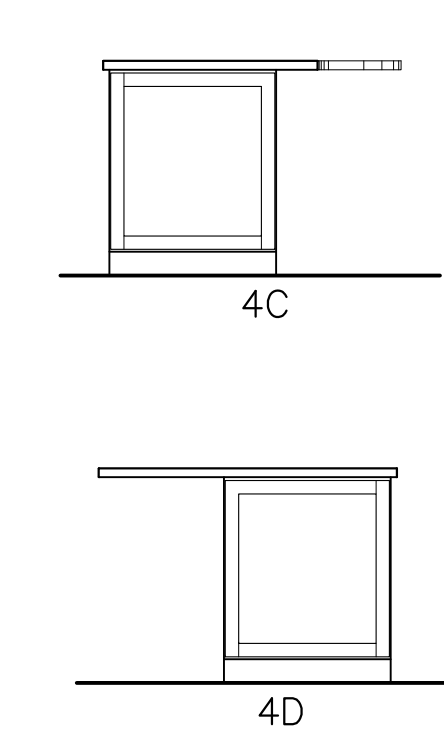
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BATHROOM 02 3/8 = 1-0



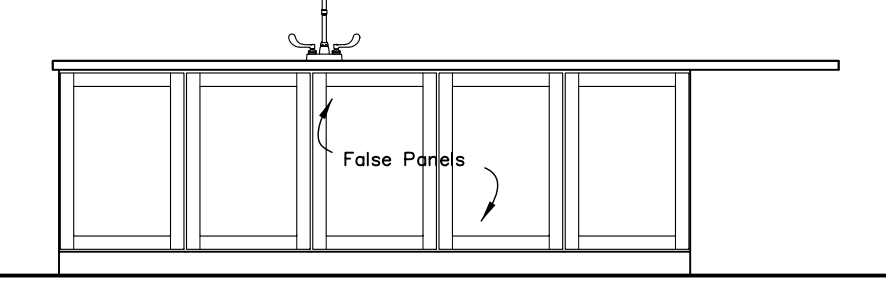
6 INTERIOR ELEVATION
GUEST BATHROOM 3/8 = 1-0



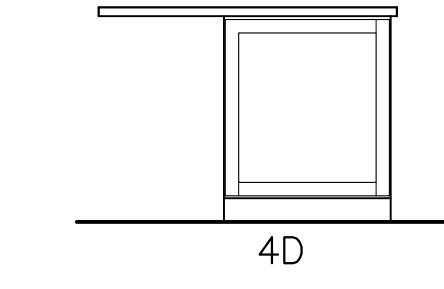
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GUEST BATHROOM 3/8 = 1-0



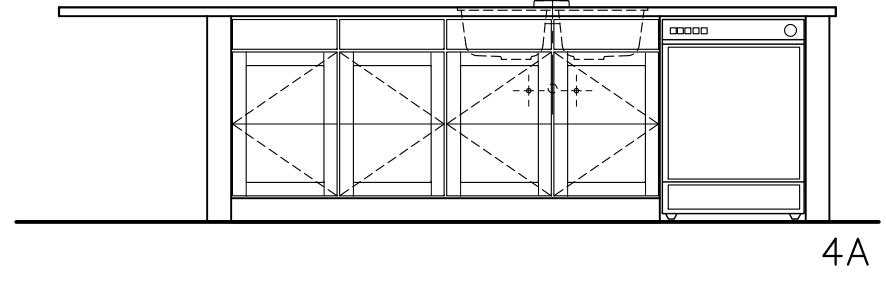
4C



4B

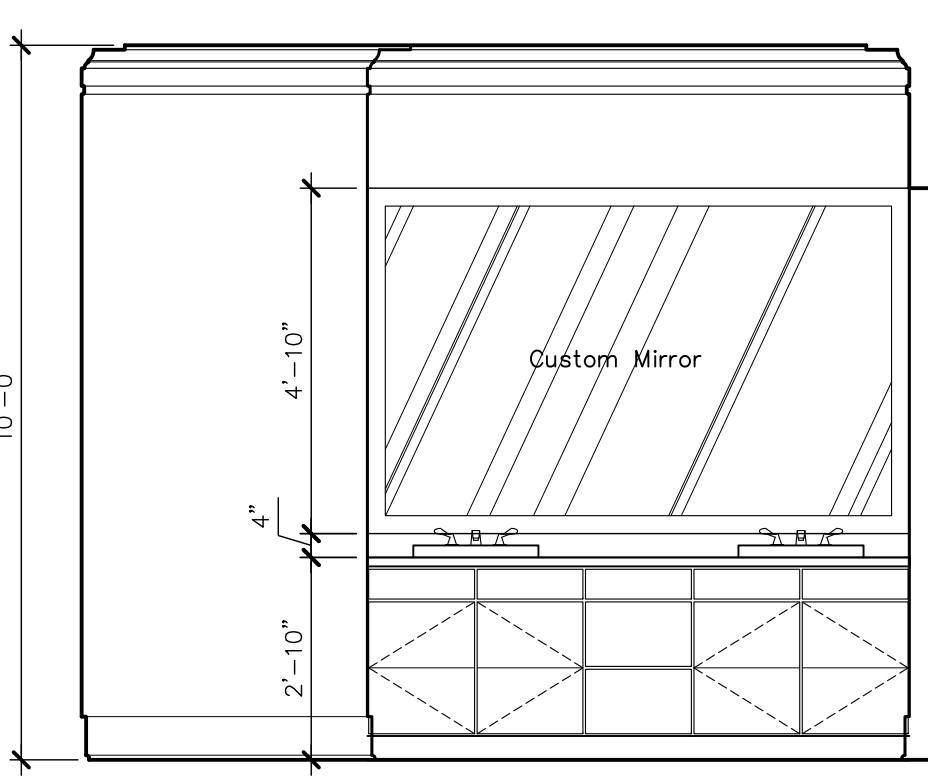


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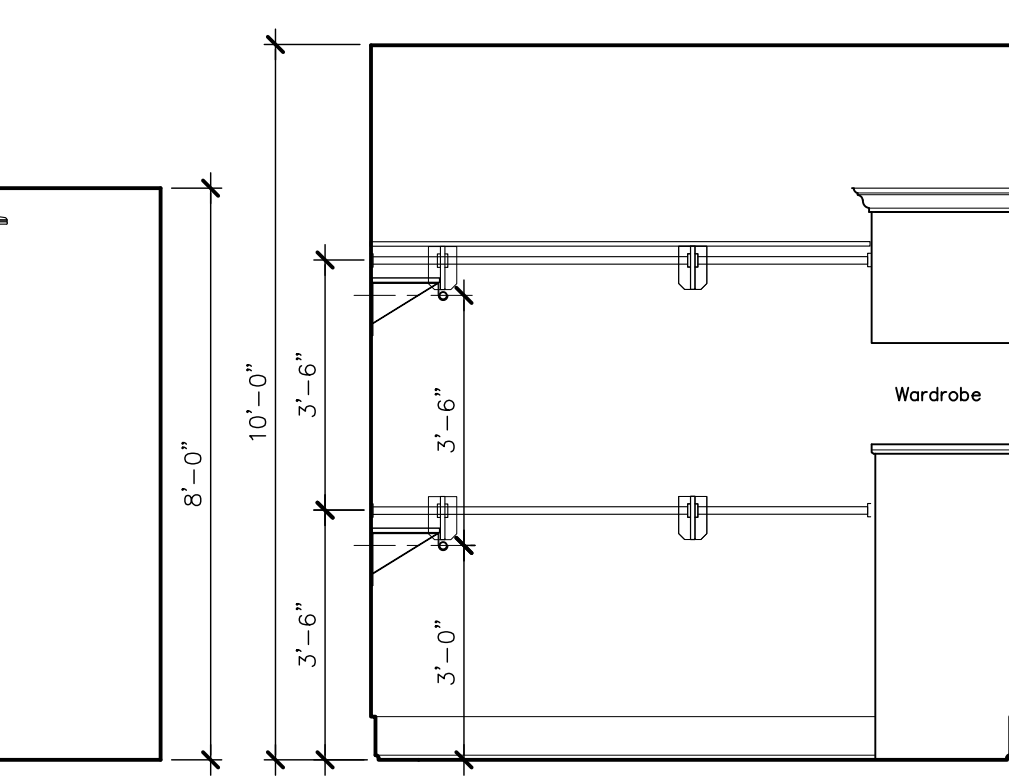


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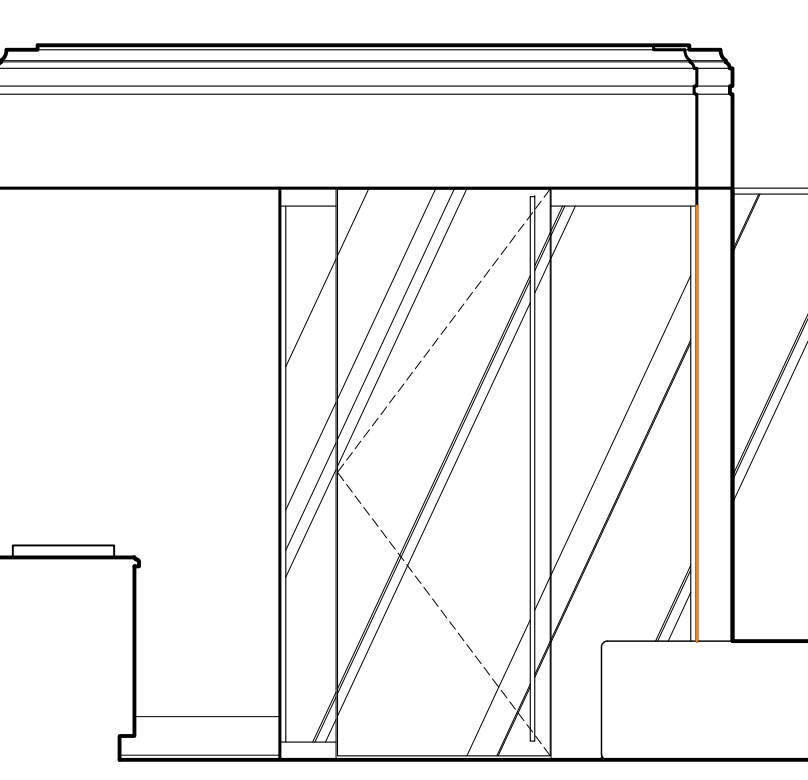
4 INTERIOR ELEVATION
KITCHEN 3/8 = 1-0



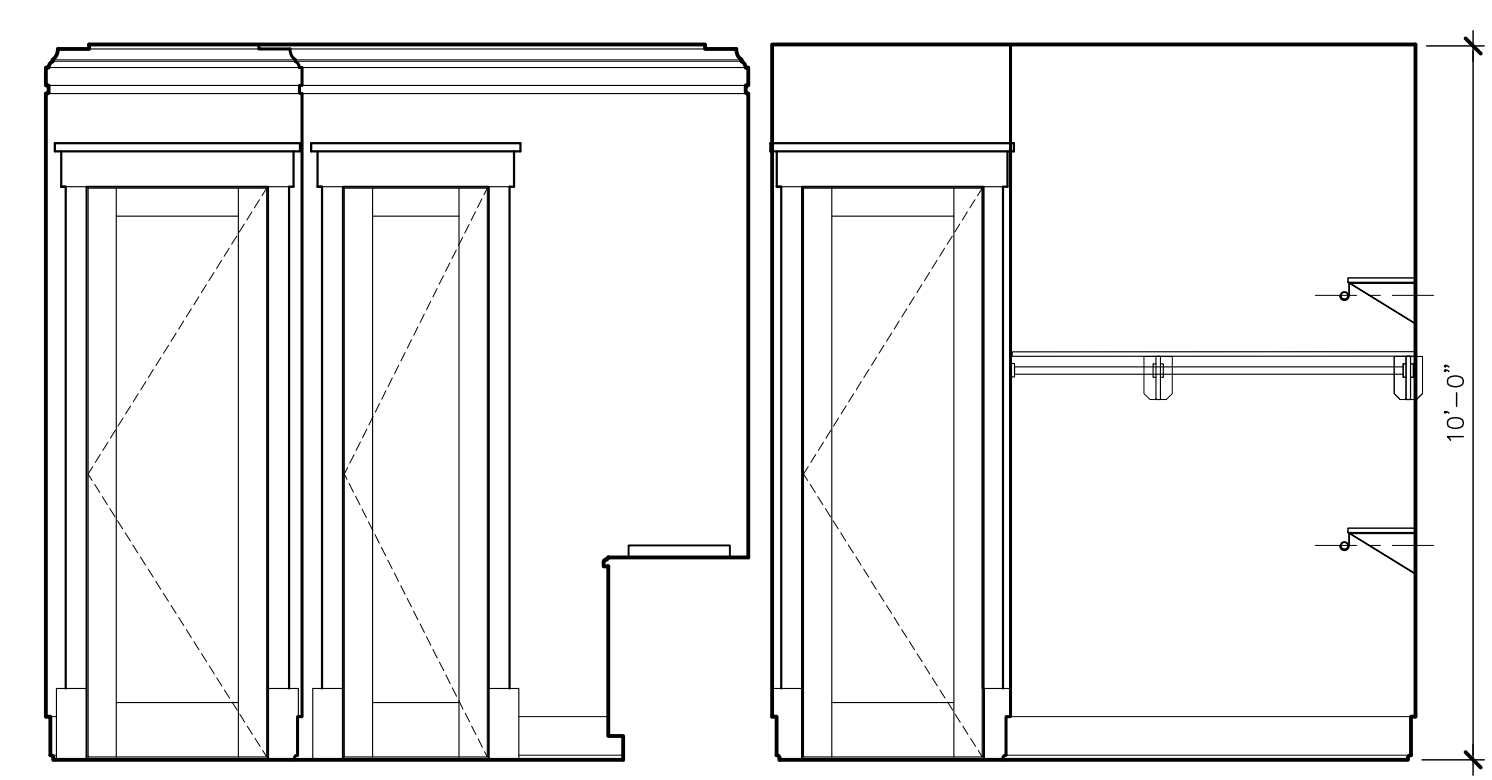
16 INTERIOR ELEVATION
MASTER BATHROOM 3/8 = 1-0



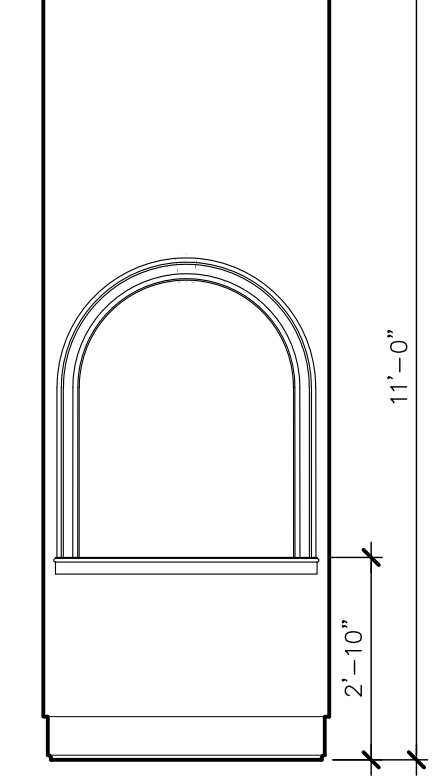
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MASTER BATHROOM 3/8 = 1-0



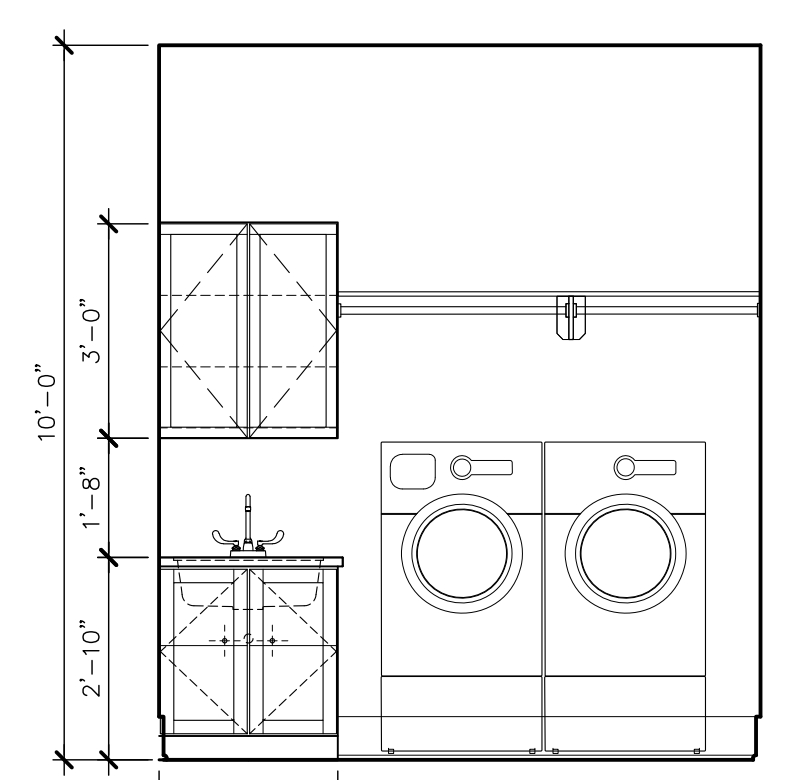
14 INTERIOR ELEVATION
MASTER BATHROOM 3/8 = 1-0



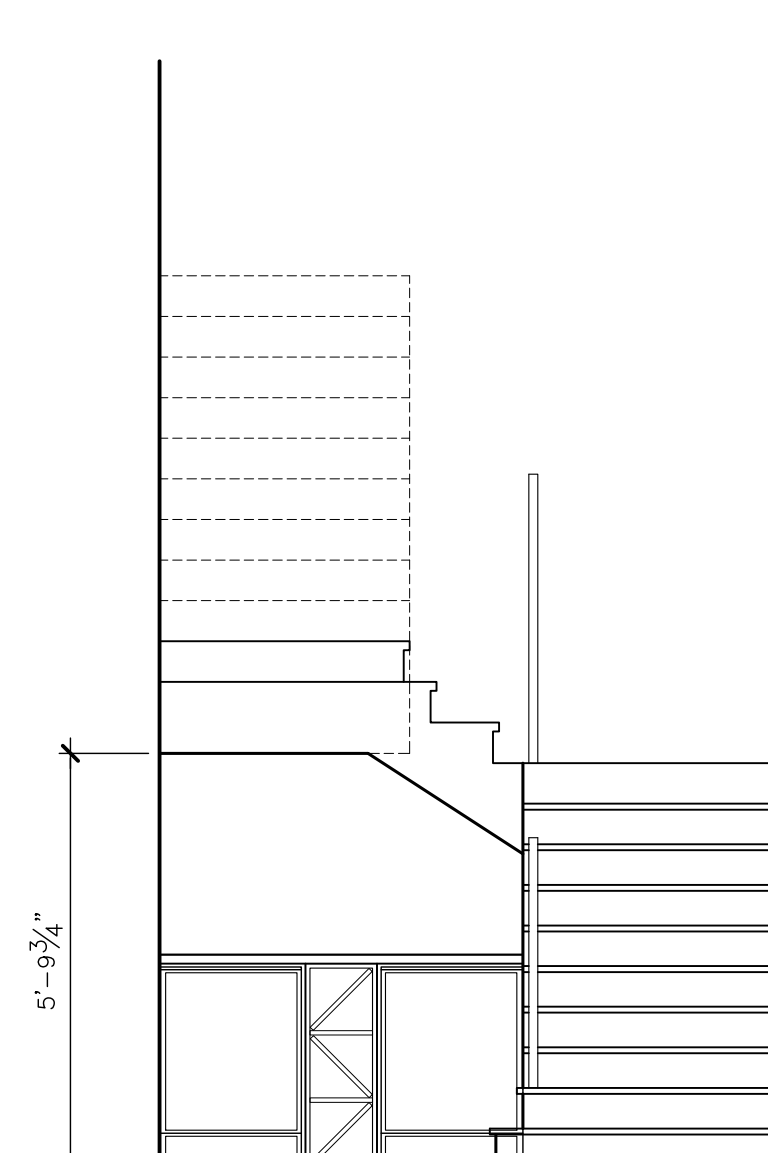
13 INTERIOR ELEVATION
ART NICHE 3/8 = 1-0



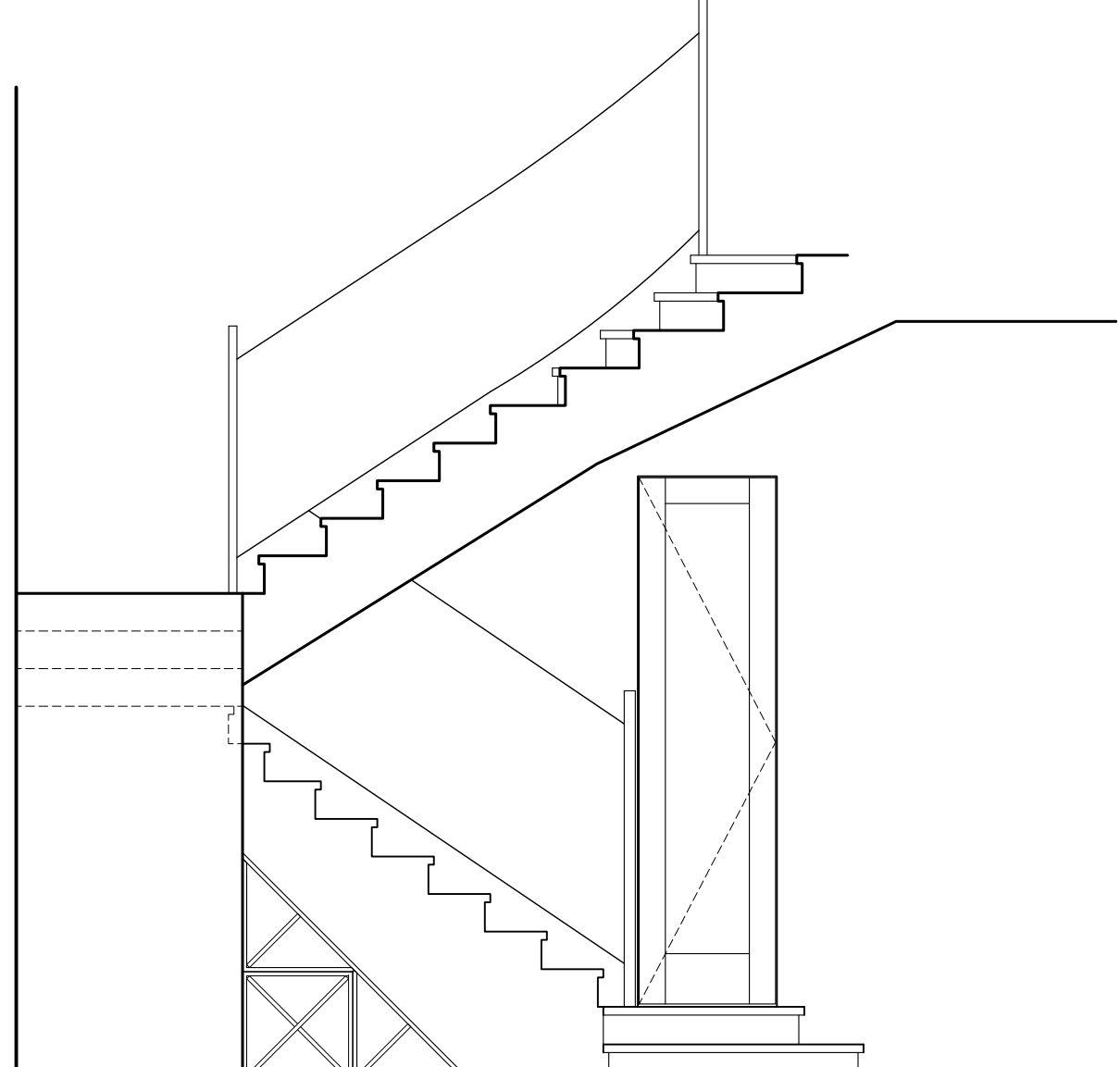
12 INTERIOR ELEVATION
UTILITY 3/8 = 1-0



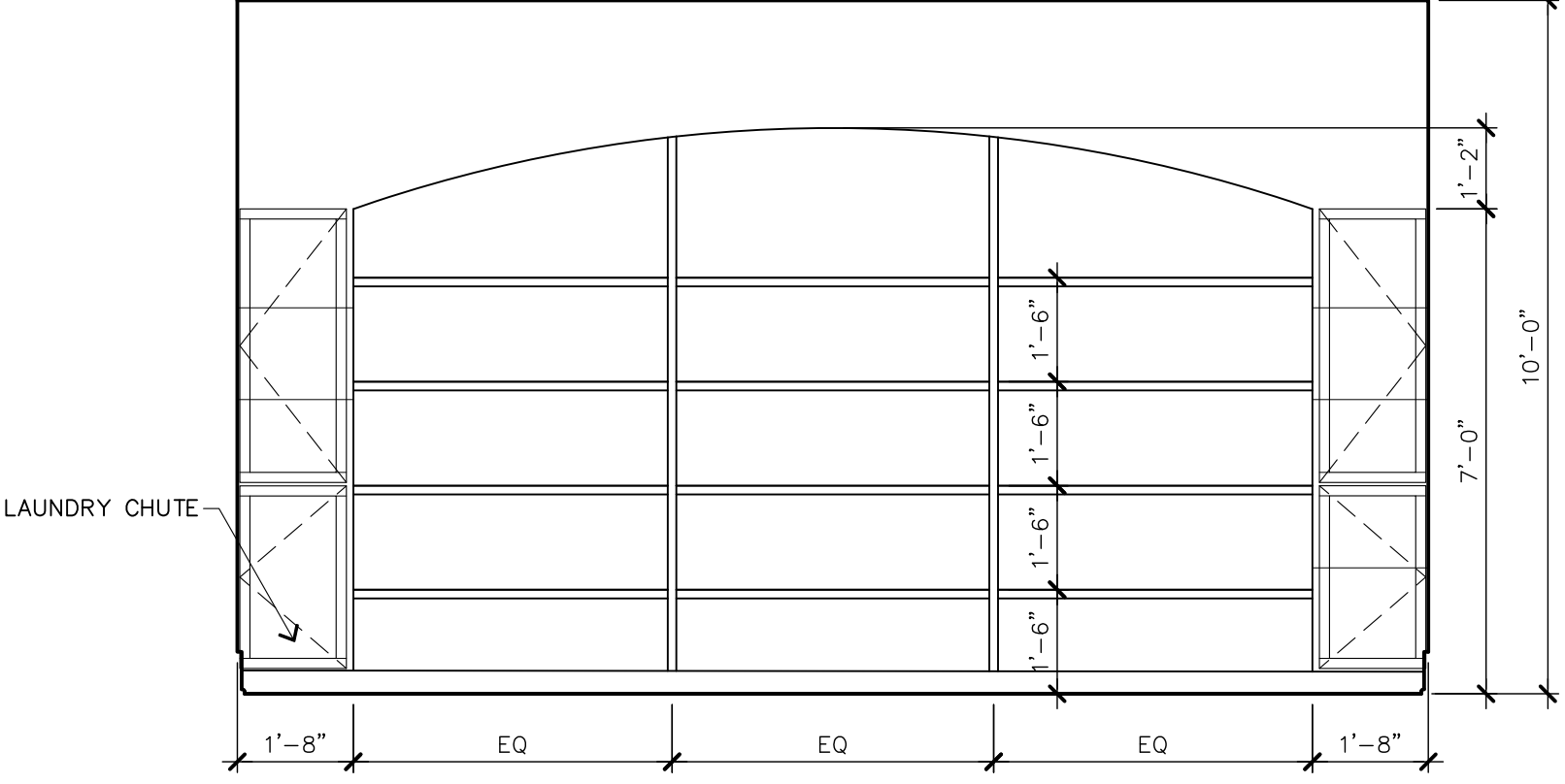
11 INTERIOR ELEVATION
BATHROOM 03 3/8 = 1-0



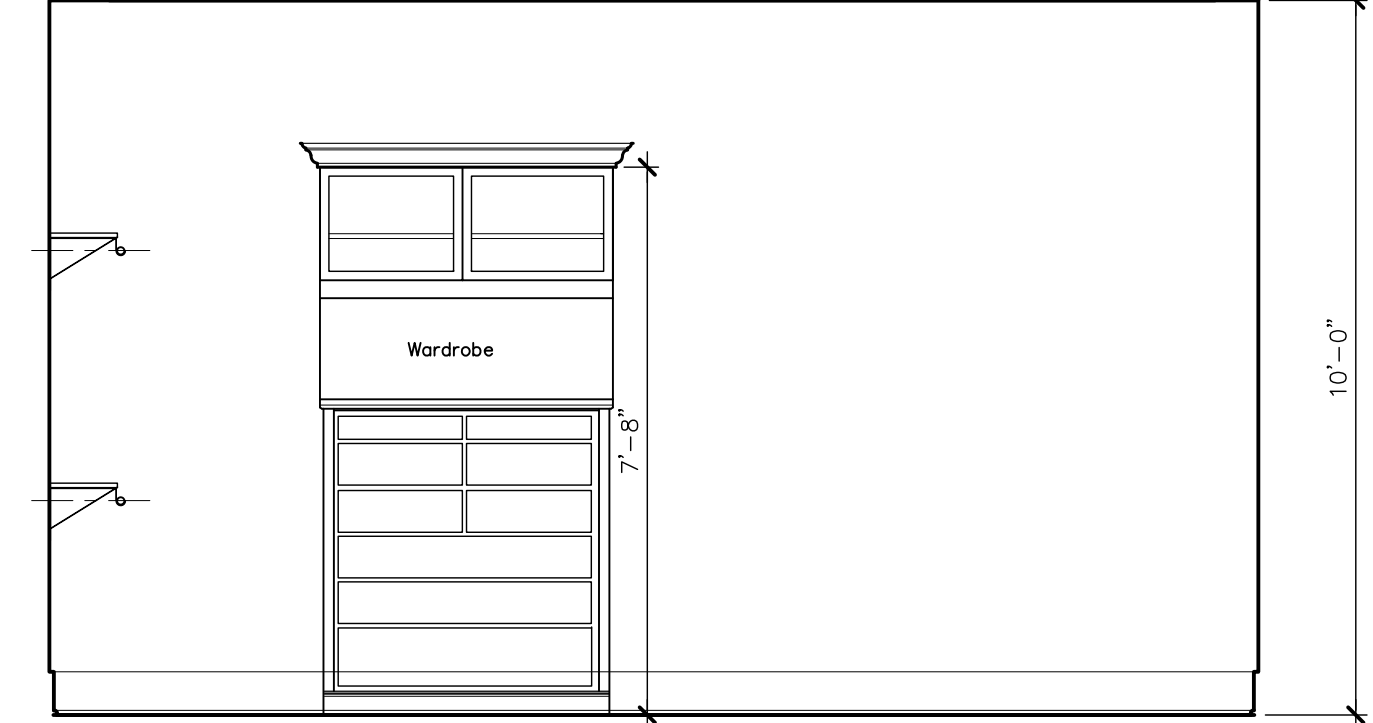
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WINE STORAGE 3/8 = 1-0



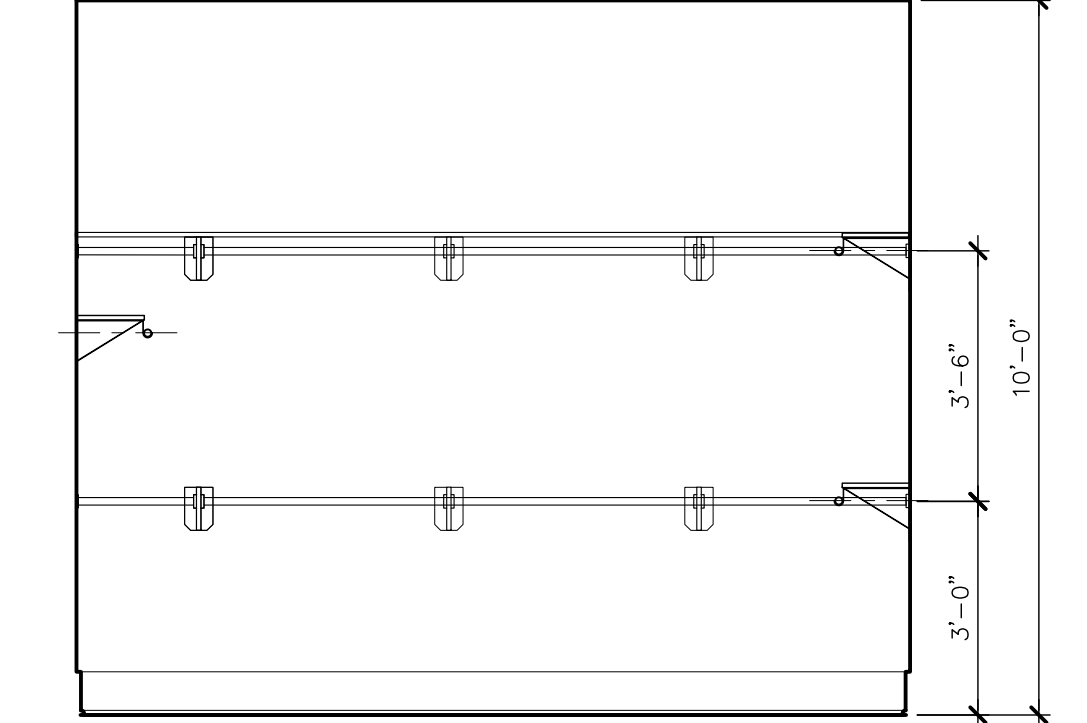
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WINE STORAGE 3/8 = 1-0



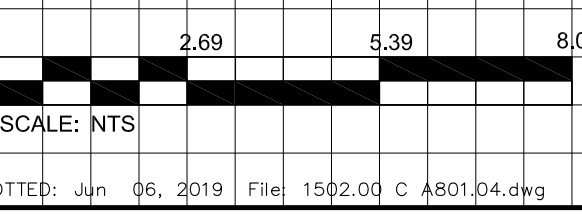
19 INTERIOR ELEVATION
CLOSET 3/8 = 1-0



18 INTERIOR ELEVATION
CLOSET 3/8 = 1-0



17 INTERIOR ELEVATION
CLOSET 3/8 = 1-0



MARINA WAY RESIDENTIAL

MARINA WAY DRIVE
LEAGUE CITY, TEXAS

1502.00

Sheet Date: 01/22/16

Sheet Title:
**INTERIOR ELEVATIONS
UNIT TYPE C**

Sheet No.:

C A8-1

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JM JK

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