

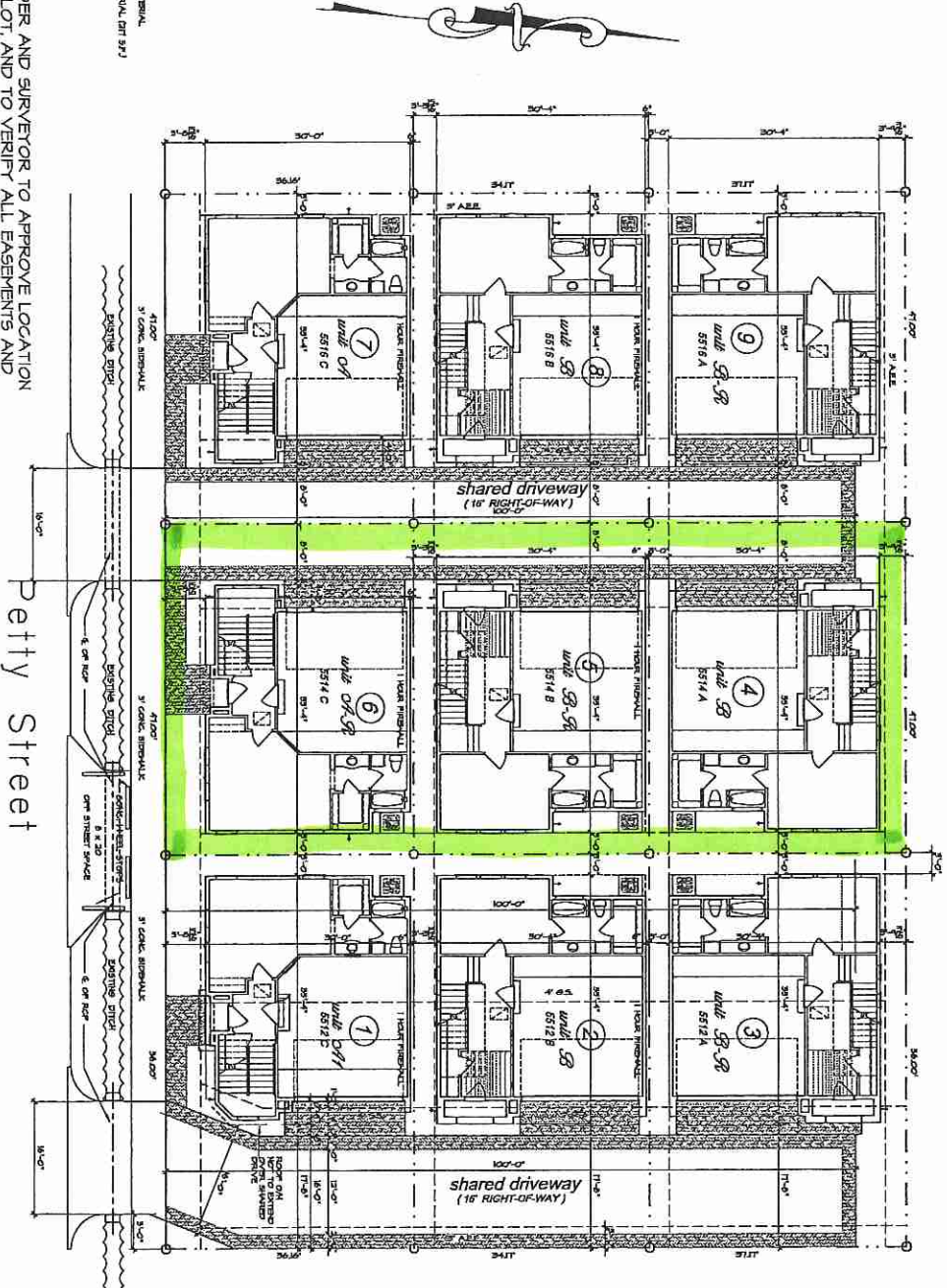
lot and building coverage calculations

LOT	LOT AREA	HOUSE FND	DRIVE (PERMITTED)	TOTAL FND	BLDG COVERAGE
LOT 1	3,023	500	500	1,000	70.3
	1,417	500	500	1,000	70.3
	1,417	500	500	1,000	70.3
	4.0	500	500	1,000	70.3
LOT 2	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
LOT 3	2,023	500	500	1,000	70.3
	1,417	500	500	1,000	70.3
	1,417	500	500	1,000	70.3
	4.0	500	500	1,000	70.3
LOT 4	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
LOT 5	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
LOT 6	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
LOT 7	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
LOT 8	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
LOT 9	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3
	1,413	500	500	1,000	70.3

lots 1-9
block 1
section 1
Villas of
Cottage Grove
master
site plan
SCALE: 1/8" = 1'-0"



Sullivan Henry Oggero
BUILDING DESIGNERS



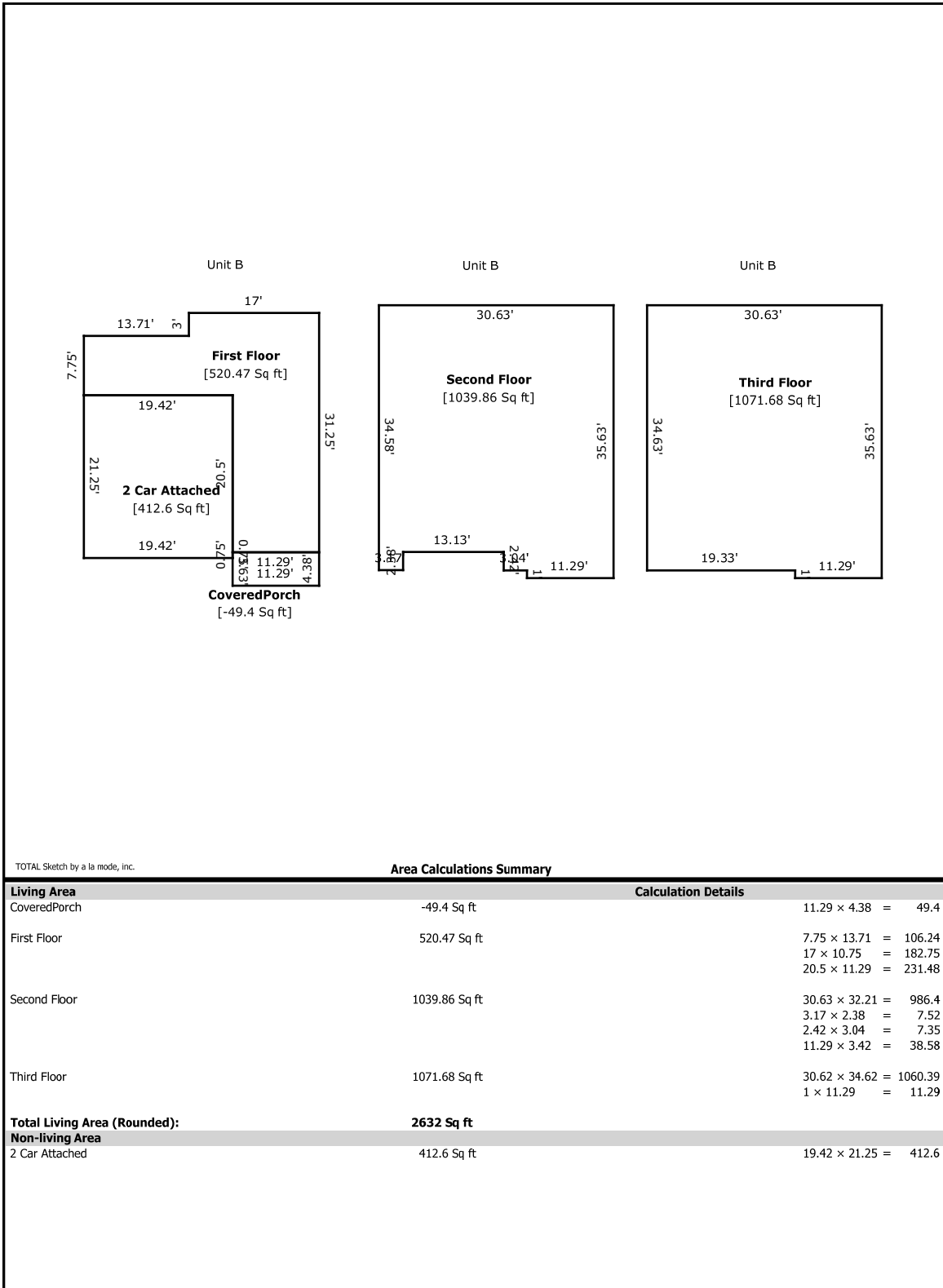
LEGEND:
 IMPERVIOUS MATERIAL
 PROPOSED PAVEMENT, 0.75

note:
 -OWNER, BUILDER AND SURVEYOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION. DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM THIS SITE PLAN.
 - FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN) ABOVE NEAREST MANHOLE COVER SERVING THIS RESIDENCE. OR 4" ABOVE THE GROUND OF THE STREET WHICH EVER IS GREATER. R4015 LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATION. THE FALL SHALL BE A MIN. OF 8" IN THE FIRST 10' (5%) R4015
 - DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

petty Street
 50' R.O.M.
 NEAREST MANHOLE ELEV. 00.00'

Building Sketch

Borrower			
Property Address 5514 Petty St			
City	Houston	County	State TX Zip Code 77007
Lender/Client			



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
CoveredPorch	-49.4 Sq ft	$11.29 \times 4.38 = 49.4$
First Floor	520.47 Sq ft	$7.75 \times 13.71 = 106.24$ $17 \times 10.75 = 182.75$ $20.5 \times 11.29 = 231.48$
Second Floor	1039.86 Sq ft	$30.63 \times 32.21 = 986.4$ $3.17 \times 2.38 = 7.52$ $2.42 \times 3.04 = 7.35$ $11.29 \times 3.42 = 38.58$
Third Floor	1071.68 Sq ft	$30.62 \times 34.62 = 1060.39$ $1 \times 11.29 = 11.29$
Total Living Area (Rounded):	2632 Sq ft	
Non-living Area		
2 Car Attached	412.6 Sq ft	$19.42 \times 21.25 = 412.6$

Gabay Custom Builders Inc.

Specs for 5514 & 5516 Petty Town homes

1. Foundation
 - a. As per Houston code with minimum 3000 PSI concrete.
 - b. Engineered Post Tension Slab

2. Framing
 - a. Base plate of pressure treated #2 yellow pine.
 - b. Studs stud grade fir at 16" center maximum.
 - c. Ceilings will be as per plan.
 - d. Roof deck 7/16" wafer board with Tech shield.
 - e. Exterior under sheeting to be 7/16" wafer board with Tyvek .
 - f. Hardi Plank fascia and soffit.

3. Plumbing
 - a. Water supply will be all CPVC throughout.
 - b. 1 50 gallon water heater.
 - c. Shower walls in master bath to be tile.
 - d. Master bath vanity tops to be granite.
 - e. All other vanity tops to be granite.
 - f. Insulate all exterior wall and attic pipes.

4. Heating and Air Conditioning
 - a. 1 High efficiency unit zoned 14 seer.
 - b. Metal registers and grills.
 - c. Electronic thermostats.

5. Electrical
 - a. Wiring will be copper.
 - b. Wall switches are décor types.
 - a. Receptacles are standard.
 - b. 200 amps. Service line.

6. Sheetrock
 - a. 1/2" Sheetrock textured finish throughout the house.
 - b. Moisture resistant sheetrock for tub surrounds.
 - c. Green board for all exteriors.
 - d. Fire rated sheetrock in garage.

7. Insulation
 - a. All 2x4 walls to be R-13.
 - b. All 2x6 walls to be R-19.
 - c. All ceilings to be R-30.
 - d. Polyseal exterior penetrations and base plates.

8. Roofing
 - a. 30 lb. Felt paper.
 - b. Composition 30 yr. roof.
 - c. Continuous soffit vents.
 - d. Ridge Vents.

9. Windows
 - a. Vinyl frame double-glazed windows as per schedule.

10. Exterior concrete
Concrete driveway and walks included as per plan.

11. Paint
 - a. Exterior trim to be primed and painted with final two coats.
 - b. Interior will be painted.

12. Trim work
 - a. Base units assumed to be cabinet only, except kitchen and bathrooms, which will have the drawer between the cabinet and counter. Uppers are fixed shelves with doors. Cabinets are figured as per plan with raised panel doors.
 - b. B12 Baseboard
 - c. All 1st. floor interior doors to be 8' paint grade as per schedule.
 - d. All 2nd. Floor doors to be 8' as per schedule.
 - e. All 3rd Floor doors to be 6' 8"

13. Counter Tops
 - a. Kitchen counter tops to be Granite.
 - b. Utility room counter tops to be Granite
 - c. Bathroom counter tops to be Granite

14. Stucco
 - a. Exterior will be stucco and as per plan with stucco board on the 1 side and back.

15. Garage
 - a. Steel overhead garage door.
 - b. Sheet rock, floated and painted.
 - c. Garage door openers.

16. All work to be done according to blue prints and specs supplied by Sullivan, Stevens/ Henry.

17. Flooring
 - a. 1st Floor Tile entry, carpet in bedroom, and tile in bathroom
 - b. 2nd Floor Hardwood
 - c. 3rd Floor Wood hallway, carpet bedroom, tile in bathrooms



1 Year Builder Warranty

Coverage under this limited warranty provided by Gabay Custom Builders, Inc. is expressly limited to construction defects which occur during the 1st year of occupancy. The one year warranty begins on the day of closing and extends for one year from that date. Our obligations under this limited warranty apply to workmanship actually performed and materials actually installed in the home that may become defects. All the equipment such as, appliances, air condition units and water heaters come with a Manufacturer Warranty that span a range of 1 year to 5 years depending on the unit. During the warranty period we, Gabay Custom Builders, Inc., warrant that the home will be free of construction defects. Our obligation under this warranty requires that we must receive notice of the defect as soon as reasonably possible after you become aware of the alleged defect. The 1 year warranty also covers against caulking and paint shrinkage that usually occur after the first heating season in the home. We offer a one time visit to resolve the caulking and paint shrinkage issue.

Gabay Custom Builders, Inc.

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