

# BLODGETT STREET PROJECT OVERVIEW

## **OBJECTIVE**

To construct three (03) individual townhouses according to the drawings and specifications

## **DELIVERABLES**

- Three (03) 2,458 sf, 3 stories, 3 bedrooms, 3 ½ baths finished homes
- Finished 2 car garage, insulated, sheetrocked and trimmed out
- Kitchen appliances to include refrigerator, oven, microwave and dishwasher
- High-efficiency gas furnace with programmable thermostat

## ***Construction***

- Engineered conventional slab
- Hardie siding with Stucco
- 1-1/8" tongue and groove sub floor
- 1/2" Radiant barrier roof decking
- Ridge and Hardie Soffit
- 30 years composition shingles
- Engineered, certified and individually inspected foundations

## ***Kitchen***

- CitiQuartz Alabama quartz counter top
- Wood flooring
- Modern style glass tile backsplash
- 42" high upper cabinets
- Stainless Steel Commercial Style Appliances:
  - 30 in slide-in Gas Range with Convection, WiFi, glass touch controls and griddle
  - 24 in Microwave Oven Drawer with Auto Touch
  - 36 in Counter Depth French Door Smart Refrigerator with WiFi, water and ice dispenser
  - 24 in Dishwasher with 14 place setting capacity
- 9" deep under mount Stainless Steel sink
- Quartz Waterfall countertop larger island
- 3 Decorative pendant light fixtures above kitchen island
- Convenient Spice rack
- Pull-out trash drawer in kitchen

## ***Master Bedroom/Bath***

- Wood floor in bedroom
- Adessi Millennium Steel Porcelain Tile floor in all bathrooms
- Double under mount white sinks
- Frameless Glass enclosed shower
- Luxurious Modern Tub in Master Bath
- CitiQuartz Alabama counter top
- Rainfall showerhead
- Large custom built-out master closet
- A/C vent in master walk-in closet
- Frameless mirrors

### ***Interior***

- Elongated commode in all baths
- Porcelain tile floor in all bathrooms
- 10' ceiling heights and 8' raised panel interior doors throughout the house
- Custom built-in cabinetry in large master closet
- Wood Floor and Porcelain Tile floor throughout
- Custom Solid Red Oak stained black Staircase with Modern Iron handrails
- Upgraded extensive interior trim, including window casings
- Carpet with premium pad in secondary bedrooms
- Decorative Iron Black door hardware
- Frameless Mirrors in all Baths
- Beautiful light features throughout
- Extensive recessed can lighting
- Modern 8' stained front door
- Centralized walk in storage
- Quartz counter top in secondary baths

### ***Exterior***

- 7' Cedar wood fencing
- 14 gauge 1x3 metal gate and passage gate
- 2 car garage
- Breaker panel in garage
- Professionally drainage and landscaped
- Garage door opener with two transmitters


### ***Comfort and Energy Saving Features***

- Carrier Brand high energy 16 Seer A/C units with zoning system for increase comfort and efficiency
- Efficient double pane Low E vinyl windows
- R-13 Insulated walls
- R-30 Ceiling and floor
- Attic ventilation system includes soffit vent(s), ridge vent(s) and/ or air hawk(s) allowing continuous ventilation
- Energy Efficient Lighting both inside and outside the home including Light Emitting Diodes (LED)
- Standard connections for both gas and electric clothes dryer
- High efficiency energy saving water heater
- Poly seal foam insulation at windows and all exterior penetrations
- Insulated water pipes in all exterior walls
- Seamless Gutters in all four sides of the house drain connected
- Exhaust fan and air-conditioning vent in walk-in utility room
- Exhaust fan in all baths

***Security***

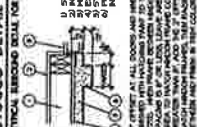
- Smoke detectors hard wire
- Safety light on front
- Weather proof electric plug on front and rear
- with dedicated circuit
- AFCI breaker throughout





**PWA**  
 Preston Wood & Associates, L.L.C.  
 11111 West 10th Street, Suite 100  
 Houston, Texas 77036  
 Phone: 281.485.1111  
 Fax: 281.485.1112  
 Email: info@pwa-llc.com  
 Website: www.pwa-llc.com

**STUCCO DETAIL**  
 TYPICAL EXTERIOR DETAIL FOR DOORS AND WINDOWS



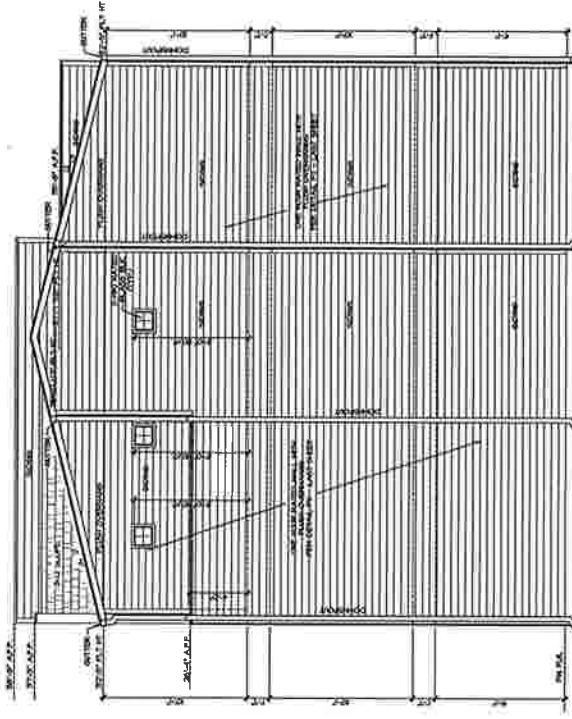
1. 1/2" STUCCO - 2x4 MIN.  
 2. 1/2" GYP BOARD  
 3. STUCCO FINISHING  
 4. WEATHER STRIPPING  
 5. WEATHER STRIPPING

2. FINISH AT ALL CORNERS AND INTERIORS. OVER AREA TO BE FINISHED WITH WEATHER STRIP TO THE EXTERIOR AND WEATHER STRIP TO THE INTERIOR. WEATHER STRIP TO BE INSTALLED TO THE EXTERIOR AND INTERIOR. WEATHER STRIP TO BE INSTALLED TO THE EXTERIOR AND INTERIOR. WEATHER STRIP TO BE INSTALLED TO THE EXTERIOR AND INTERIOR.

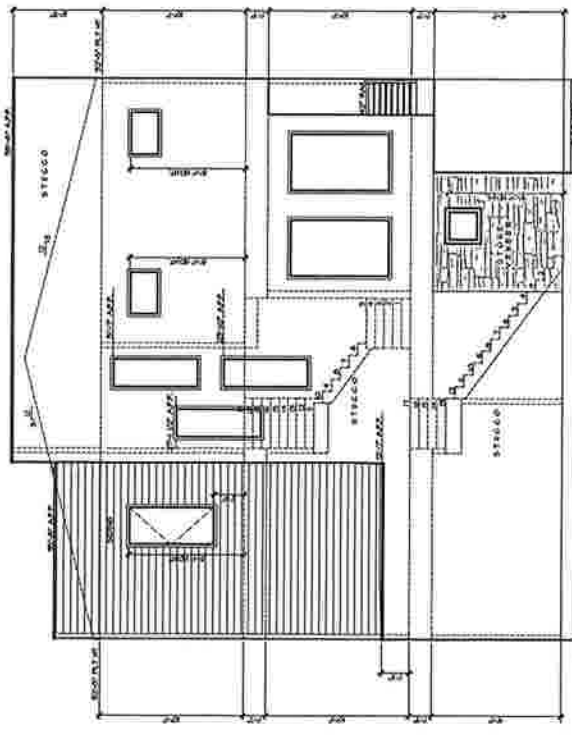
**APPROVED FOR REVISIONS SUBJECT ONLY**  
 CITY OF HOUSTON  
 CODE ENFORCEMENT DIVISION

The above is a true and correct copy of the original as submitted to the City of Houston, Code Enforcement Division, on 05/11/2016 at 10:00 AM. The original is on file in the City of Houston, Code Enforcement Division, at 1100 West Loop West, Suite 100, Houston, Texas 77030. The original is on file in the City of Houston, Code Enforcement Division, at 1100 West Loop West, Suite 100, Houston, Texas 77030.

NO. 374



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**SQUARE FOOTAGES**

FIRST FLOOR	462
SECOND FLOOR	462
TOTAL FLOOR AREA	924
TOTAL LIVING AREA	2971
GARAGE	304
BALCONY	30
POORTE COVERS	40
TOTAL SLAB	481
TOTAL AREA	3452

**DTB HOLDINGS**  
 ALMADA PLACE  
 LOT 1 BLOCK 1  
 8005 MCCOBBETT ST., HOUSTON, TX 77064

PROJECT NO. E0126-A18V4 | 6 of 12  
 DRAWN BY: [Name] | DATE: 05/11/2016





