

LOT 20 Block 3
 PENNYGREEN (S. ROW) STREET

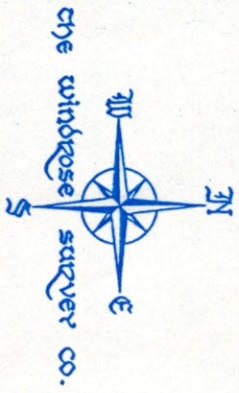
- NOTES:
- 0+ DENOTES WOOD FENCE.
 - 2) RESTRICTIVE COVENANTS PER THE FOLLOWING DOCUMENTS:
 VOL. 1938, PG. 340 AND VOL. 2060, PG. 174, F.B.C.O.R.
 - 3) H & P AGREEMENT BY VOL. 2081, PG. 2261, F.B.C.O.R.

Srinivatham Balakrishnan
 Nirupama Balakrishnan

ALL BEARINGS BASED ON RECORDED PLAT.
 FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.

THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN GF NO. 9618242301

LOT 17	BLOCK 5	SECTION 3	SUBDIVISION	COMMONWEALTH PARK	
RECORDATION	SLIDE No 933/B, F.B.C.P.R.	COUNTY	FORT BEND	STATE	TEXAS
LENDER	HOME MORTGAGE CONSULTANTS, INC.	TITLE CO.	TITLE AGENCY OF TEXAS	GF NO.	9618242301
PURCHASER	SRINIVATHAN BALAKRISHNAN AND NIRUPAMA BALAKRISHNAN				
ADDRESS	3707 STOCKBRIDGE DRIVE, SUGAR LAND, TEXAS				
			JOB NO.	19620K	



FIELD WORK	11 - 21 - 96	VL
DRAFTED BY	12 - 02 - 96	VL
CHECKED BY	12 - 02 - 96	W/P
KEY MAP NO.	608 M	

REVISED: 12/03/96



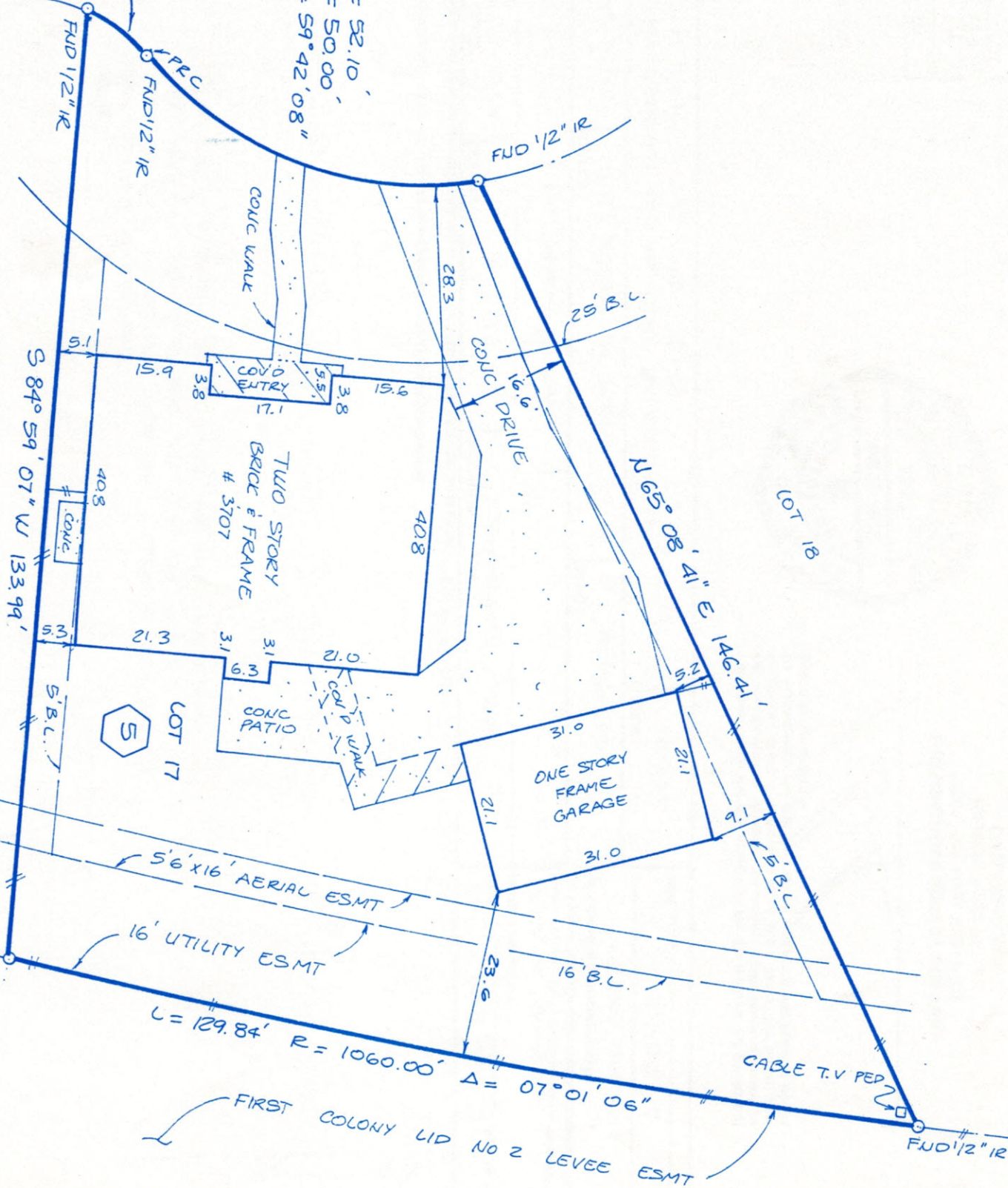
I do hereby certify that this survey was this day made on the ground and that this plat correctly represents the property legally described hereon (or on attached sheet). That the facts found at the time of this survey show the improvements and that there are no encroachments apparent on the ground, except as shown.

THE WINDROSE SURVEY COMPANY
 11301 Richmond, Suite K105
 Houston, Texas 77082
 (713) 558-8006

STOCKBRIDGE DRIVE
(50' ROW)
CUL-DE-SAC

$L = 10.14'$
 $R = 25.00'$
 $\Delta = 23^{\circ}14'21''$

$L = 52.10'$
 $R = 50.00'$
 $\Delta = 59^{\circ}42'08''$



LOT 16

LOT 18

LOT 17

TWO STORY
BRICK & FRAME
3707

ONE STORY
FRAME
GARAGE

$S 84^{\circ} 59' 07'' W$
 $133.99'$

$N 65^{\circ} 08' 41'' E$
 $146.41'$

$L = 129.84'$ $R = 1060.00'$ $\Delta = 07^{\circ} 01' 06''$

FIRST COLONY LID NO 2 LEVEE ESMT

FUD 1/2" IR

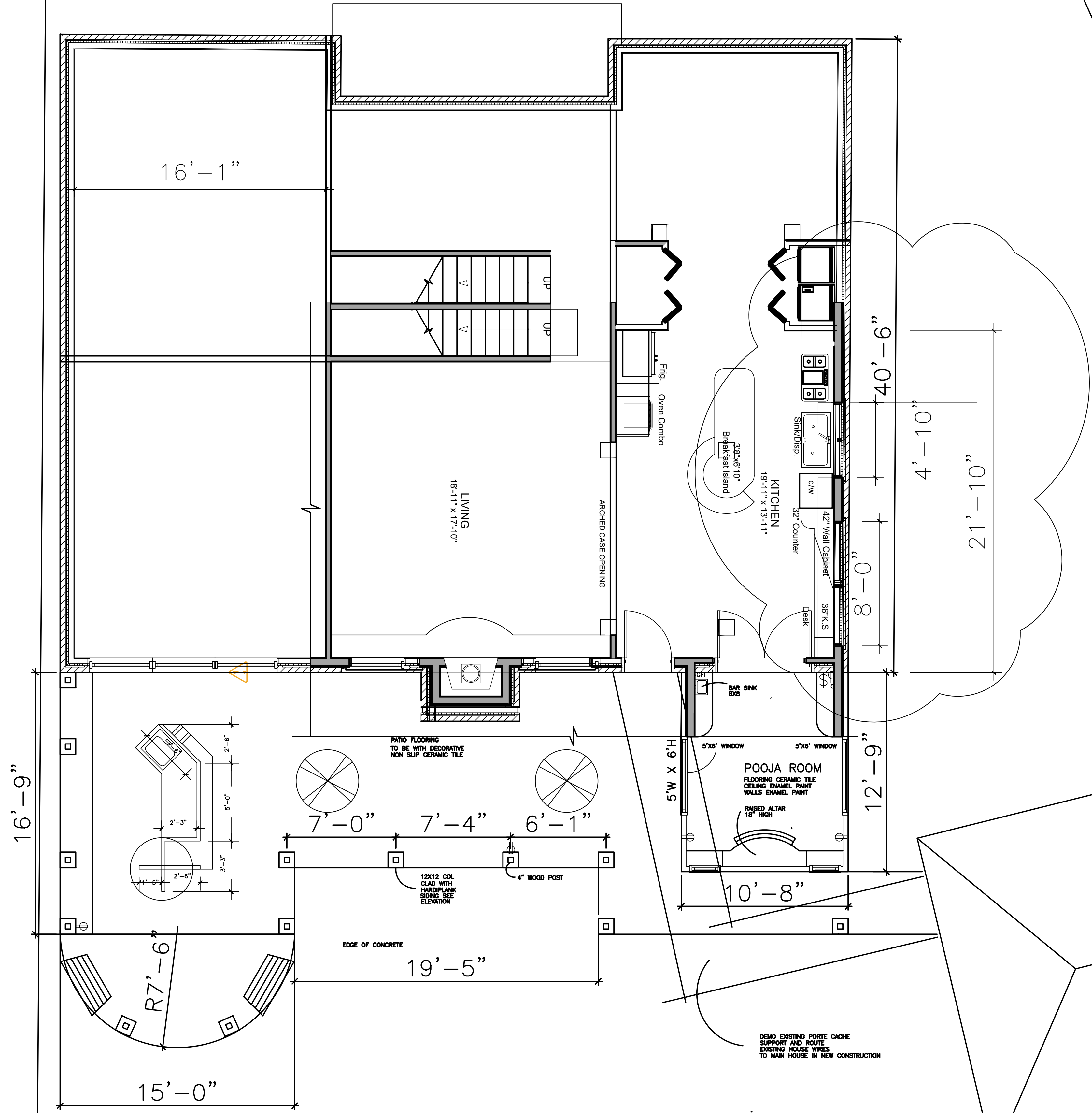
FUD 1/2" IR

5'6" x 16' AERIAL ESMT
16' UTILITY ESMT

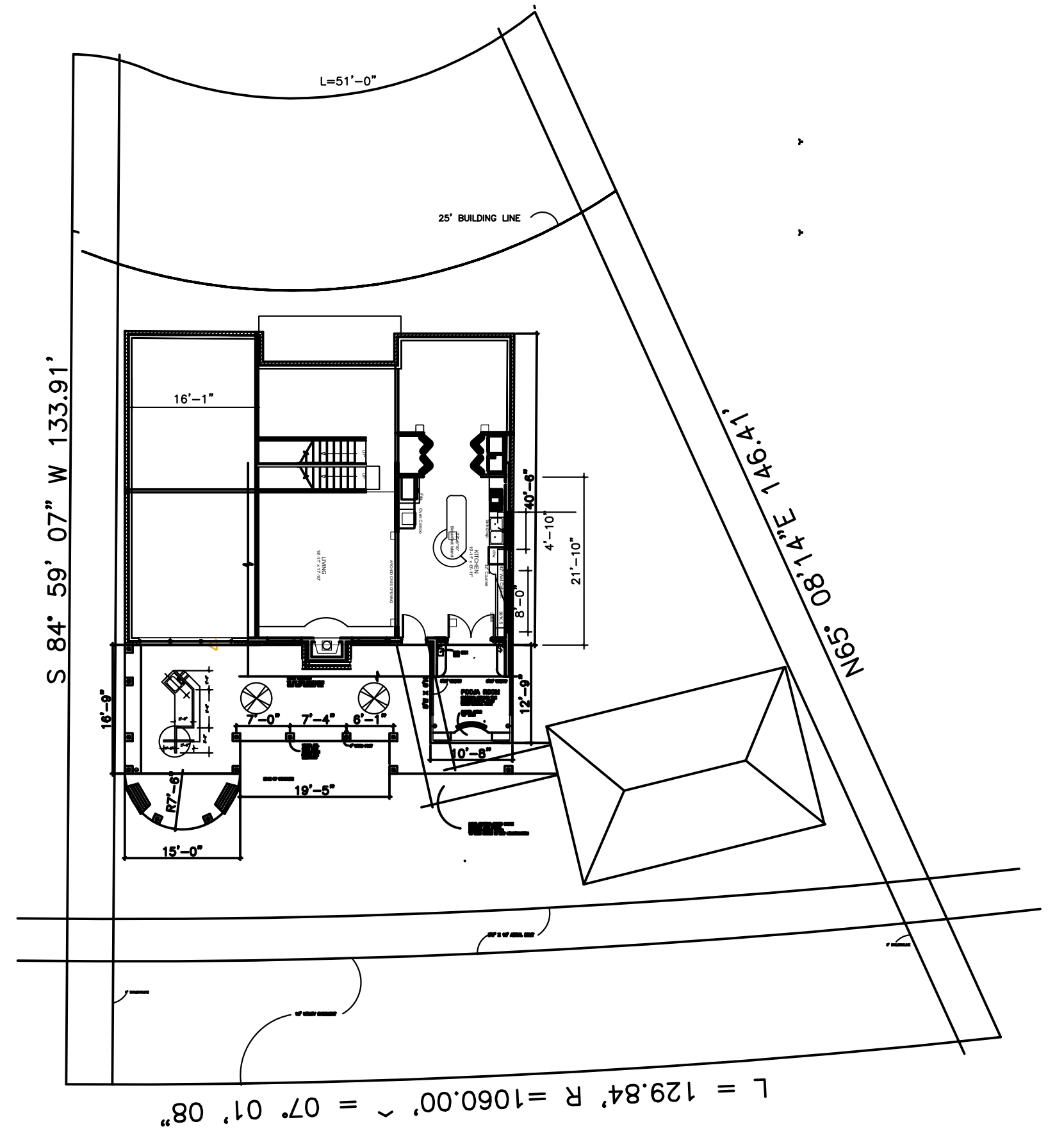
16' B.L.

CABLE T.V. PEP

S 84° 59' 07" W 133.91'



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



1 SITE PLAN
1/16" = 1'-0"

5'6" x 16' AERIAL ESMT

ARCHITECT
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S. BALAKRISHNAN RESIDENCE
3707 STOCKSBRIDGE DRIVE
SUGARLAND, TEXAS

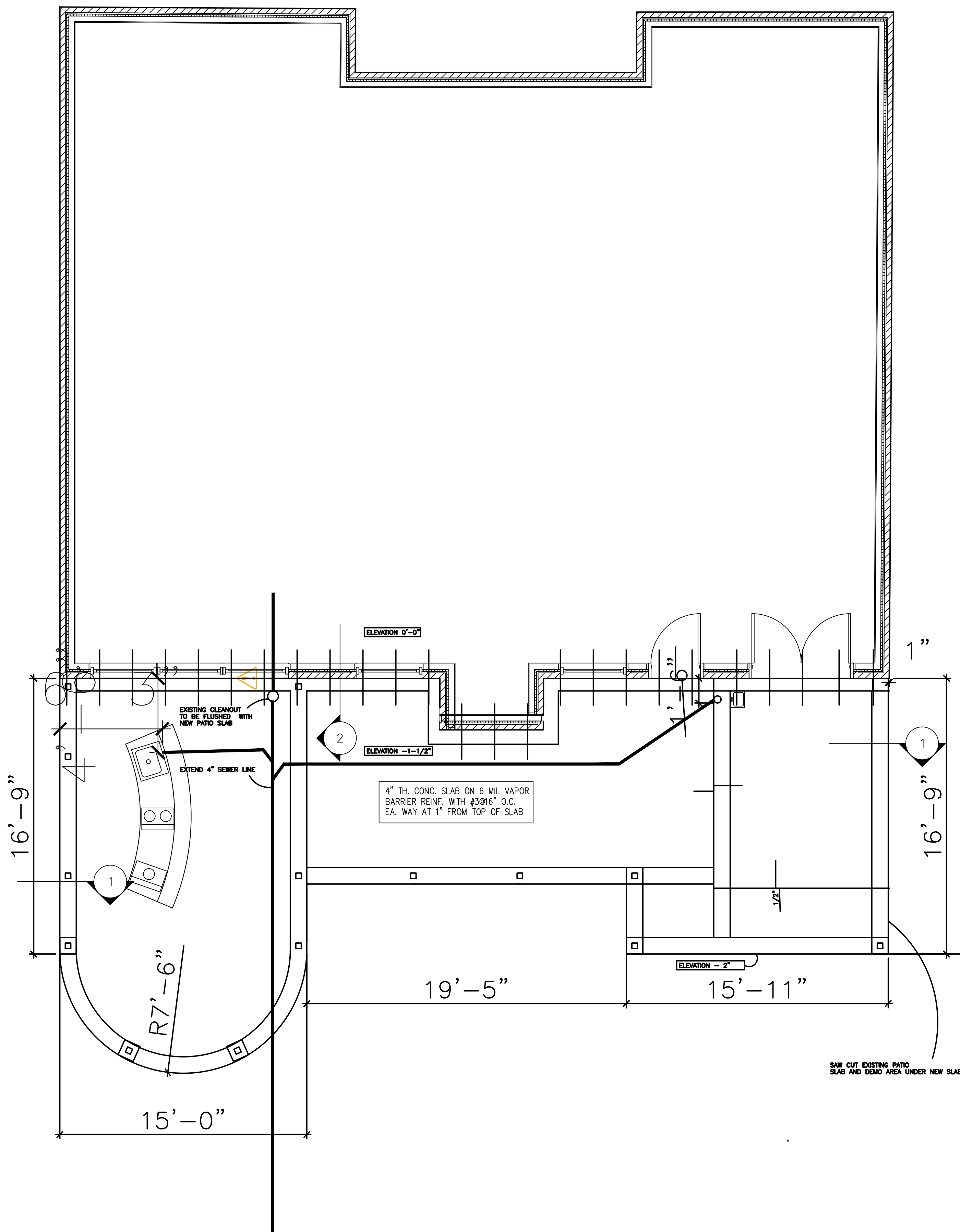


SHEET TITLE
ARCHITECTURAL
FLOOR PLAN

REVISION NUMBER, DATE & CONTENT
DATE DRAWN JAN 23RD 2010
CHECKED BY ASHOK SEN MUNGARA
DRAWN BY ASHOK
PROJECT NO. OSBALA
CAD FILENAME OSBALA-D1
SHEET NO.

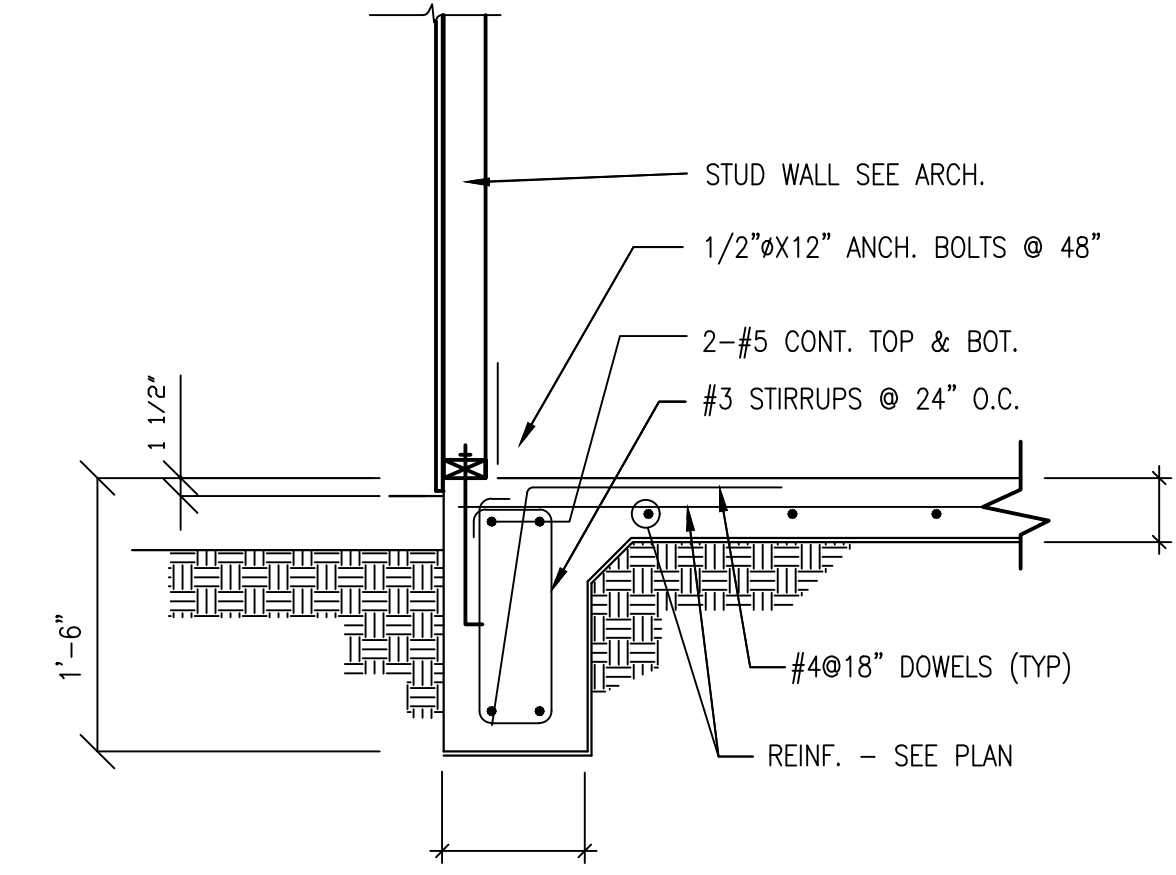
A1

S 84° 59' 07" W 133.91'

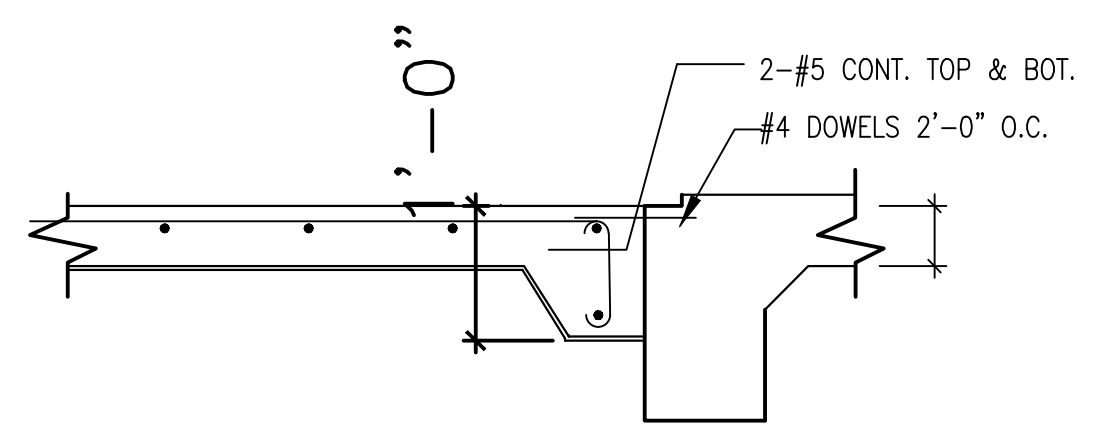


3 FOUNDATION/ PLUMBING PLAN
1/4" = 1'-0"

BEAM SCHEDULE			
MARK	SIZE	REINF.	STIRRUPS
EXTERIOR	12"x24"	2-#5 T&B	#3@24"
INTERIOR	12"x18"	2-#5 T&B	#3@18"



1 TYPICAL EXTERIOR BEAM DETAIL
SCALE 3/4"=1'-0"



2 TYPICAL INTERIOR BEAM DETAIL
SCALE 3/4"=1'-0"

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

- NOTES:
1. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL FINE SAND AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATE CONFORMING TO ASTM C33, TYPE 1 PORTLAND CEMENT CONFORMING TO ASTM C150 AND SHALL HAVE THE FOLLOWING COMPRESSIVE STRENGTH (f'c) AT 28 DAYS:
GRADE BEAMS 3000 psi
SLABS ON GRADE 3000 psi
 2. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF THE ACI DETAILING MANUAL ACI 315.
 3. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301.
 4. CONCRETE COVER PROTECTION FOR REINF BARS SHALL CONFORM TO ACI 318.
 5. ANCHOR BOLTS, DOWELS AND OTHER EMBEDDED ITEMS TO BE SECURELY TIED IN PLACE BEFORE CONCRETE IS POURED.
 6. MAXIMUM SLUMP IN CONCRETE SHALL NOT EXCEED 5" IN FLATWORK.
 7. WATER FOR CONCRETE SHALL BE CLEAN, FRESH AND DRINKABLE.
 8. REINFORCING SHALL BE ASTM A615 GRADE-60, EXCEPT #3 BARS MAY BE GRADE 40.
 9. ANY PIPING SHALL BE SLEEVED.
 10. SECURE EXTERIOR SILL PLATE TO FOUNDATION WITH 1/2"x 12" @ 4'-0" O.C. (MIN 2 PER PLATE)
 11. PROVIDE 4-#5 CORNER BARS (2 TOP & 2 BOTTOM) AT EXTERIOR FACE OF GRADE BEAM AT ALL CORNERS AND T-SECTIONS.

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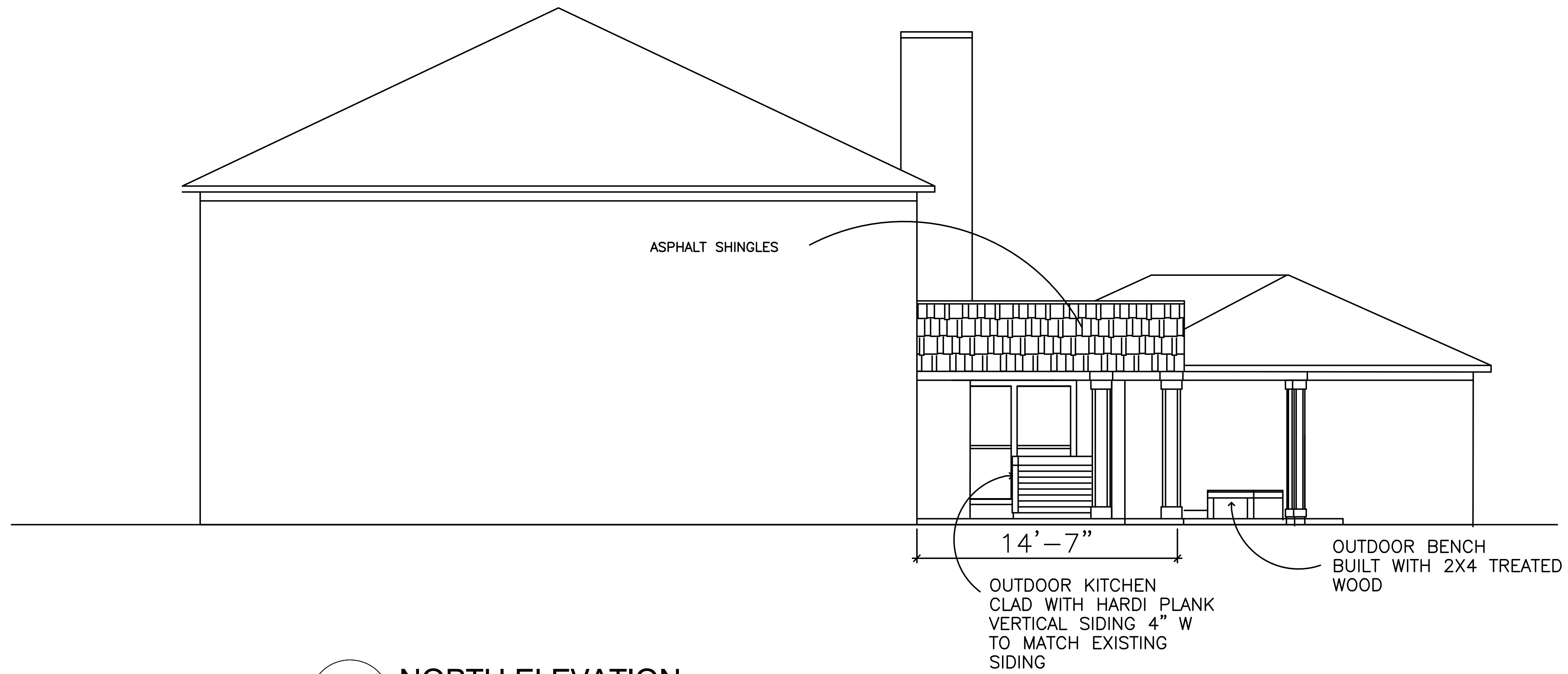
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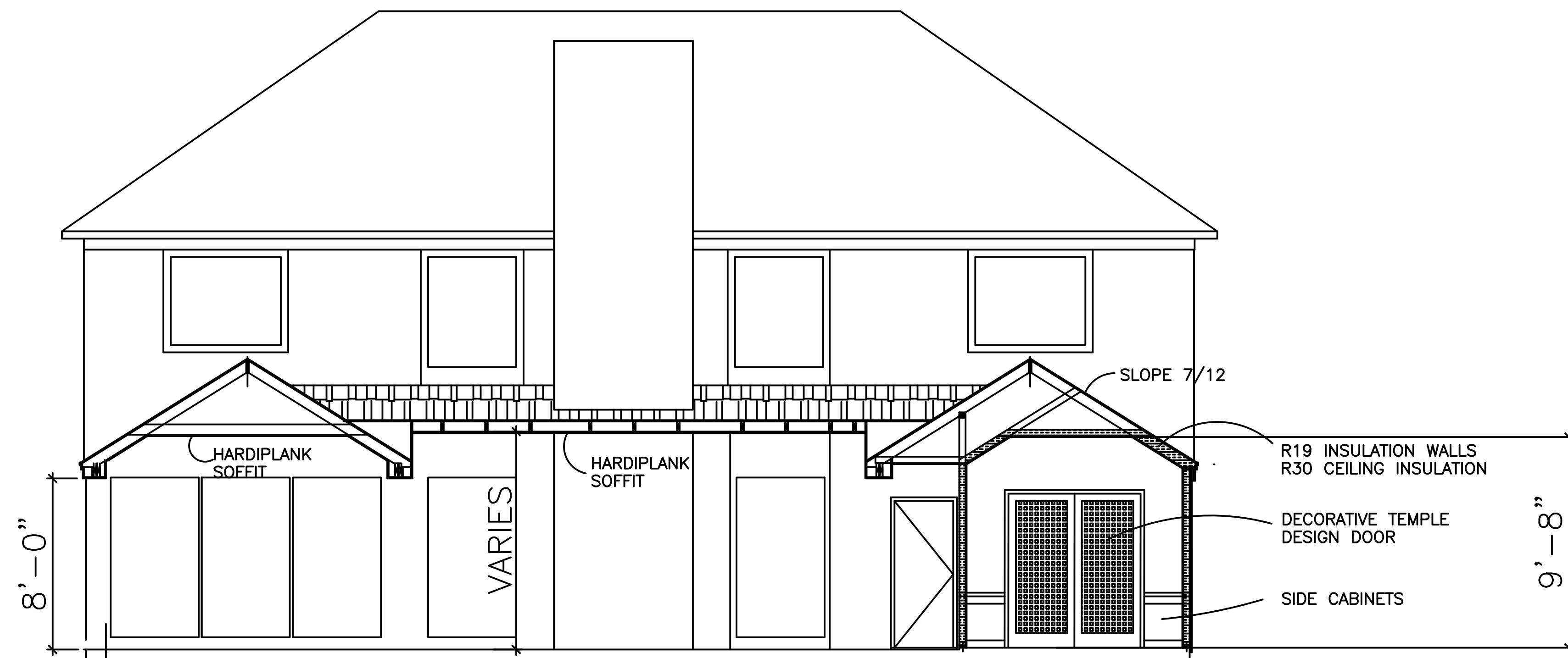
SHEET TITLE
FOUNDATION PLAN

REVISION NUMBER, DATE & CONTENT
DATE DRAWN MAY 26TH 2005
CHECKED BY ASHOK SEN MUNGARA
DRAWN BY ASHOK
PROJECT NO. OSBALA
CAD FILENAME OSBALA-S1
SHEET NO.

S1



1 NORTH ELEVATION
1/4" = 1'-0"



2 BUILDING SECTION
1/4" = 1'-0"

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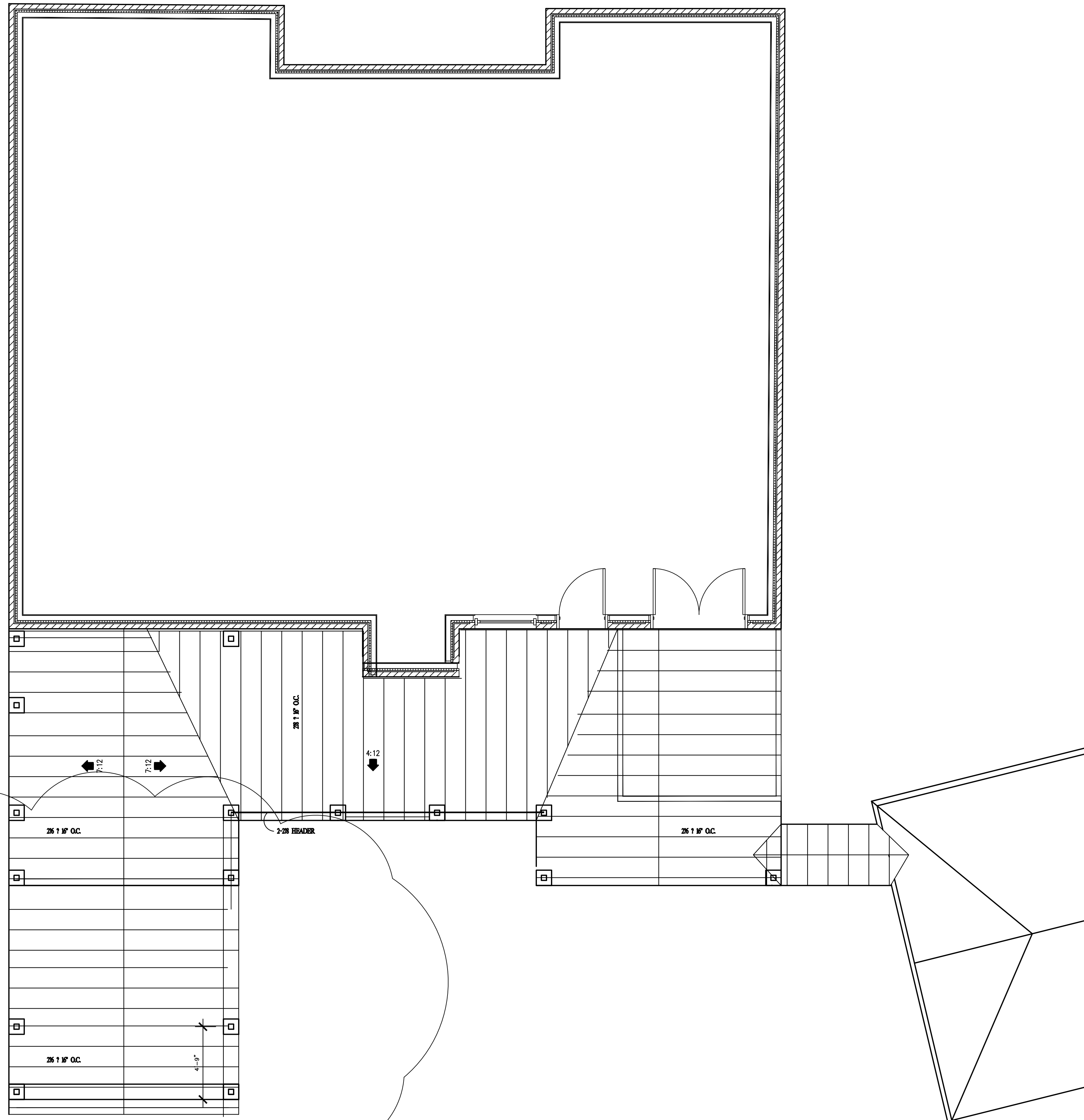
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3707 STOCKSBRIDGE DRIVE
SUGARLAND, TEXAS



SHEET TITLE
ARCHITECTURAL
ELEVATIONS

REVISION NUMBER, DATE & CONTENT
DATE DRAWN MAY 26TH 2005
CHECKED BY ASHOK SEN MUNGARA
DRAWN BY ASHOK
PROJECT NO. 05BALA
CAD FILENAME 05BALA-D1
SHEET NO.

A3



ROOF FRAMING PLAN

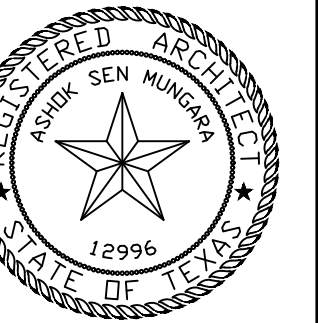
scale: 1/4" = 1'-0"

FRAMING NOTES: (UNLESS NOTED OTHERWISE: U.N.O.)

- ROOF DEAD LOAD: 7 PSF
- ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 SYP. ALL JOIST AND RAFTER MATERIAL SHALL BE NO. 3 SD 19 SYP. UNLESS OTHERWISE NOTED. (U.N.O.)
 - ALL WALL STUDS ARE NO. 2 STUD GRADE SYP. @ 16" o.c. BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AT 25' MAX. SPACING BETWEEN WALL ENDS.
 - ALL STEEL SHALL CONFORM TO ASTM-36. STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" ANCHORE BOLTS EMBED MIN. 4-1/2" INTO SOLID CONCRETE, THE STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).
- | MAXIMUM SPAN | MINIMUM SIZE | MINIMUM BEARING |
|--------------|-------------------|-----------------|
| 5'0" | L3 X 3 1/2 X 5/16 | 8" |
| 7'0" | L4 X 3 1/2 X 5/16 | 8" |
| 8'0" | L5 X 3 1/2 X 3/8 | 8" |
| 9'0" | L5 X 3 1/3 X 3/8 | 9" |
| 10'0" | L6 X 3 1/2 X 3/8 | 10" |
- ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 AT 16" o.c. RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PURLINS WITH 2X4 BRACES AT 48" o.c. MAXIMUM ANGLE FOR 2X4 BRACES=45° FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X4 BRACES=8' (TEE A 2X6 TO BRACE WHEN LENGTH EXCEEDS 8'-00"). ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2X6 STRONGBACK SUPPORTED BY JOIST OR (2) 2X12 DEPENDING ON CEILING JOIST DIRECTIONS (PROVIDE BLOCKING AT BRACE LOCATIONS), UNLESS OTHERWISE NOTED. PROVIDE 2X6 COLLAR TIES 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS AND VALLEY MEMBERS SHALL BE ONE SIZE LARGER THAN THE RAFTERS FOR SLOPES UPTO 10 ON 12; SLOPES GREATER THAN 10 ON 12 SHALL BE TWO SIZE LARGER (U.N.O.). PROVIDE SIMPSON H2.5 HOLDDOWNS FOR RAFTERS TO TOP PLATE. ALL PERIMETER PONYWALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOISTS OR BLOCKING WITH 2X4'S AT 16" ON CENTER WITH (3) 12d NAILS EACH END. STRAPPING MUST BE USED WITH PERIMETER PONYWALLS TO STUDS BELOW.
 - LIVE LOADS: ROOF: 16 PSF ATTIC STORAGE: 10 PSF FLOORS: 40 PSF WIND: 90 MPH
 - ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFERBOARD APA RATED SHEATHING (32/16) RUN PERPENDICULAR TO THE RAFTERS AND NAILED WITH 8d NAILS 6" ON SUPPORTED EDGES AND 12" ON CENTER IN THE FIELD.
 - FLOOR DECKING SHALL BE 3/4" OR 1-1/8" APA STURD-FLOOR PLYWOOD OR 2X6 T&G INSTALLED DIAGONALLY.
 - STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 12" o.c. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS). HOLES SHALL BE 9/16" AND DRILLED. STEEL EDGE CLEARANCE SHALL BE 1-1/2" MINIMUM FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS FRAMED INTO ANOTHER, THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. WOOD EDGE CLEARANCE SHALL BE 2-1/2" MINIMUM FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
 - DOUBLE SECOND FLOOR JOIST UNDER PARTITION WALLS ABOVE, UNLESS OTHERWISE NOTED.
 - ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.O.N.). ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.O.N.). PROVIDE 2X12 BLOCKING OR BRIDGING FOR ALL FLOOR JOISTS SPANS GREATER THAN 8'-00".
 - ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS, UNLESS OTHERWISE NOTED.
 - HEADER SCHEDULE AS FOLLOWS (USE (2) 2X12'S WITH 1/2" PLYWOOD, UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS):
- | SIZE | MAXIMUM SPAN |
|--------|--------------|
| 2-2X6 | 4'-6" |
| 2-2X8 | 6'-0" |
| 2-2X10 | 7'-6" |
| 2-2X12 | 9'-0" |
- ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES.
- ANCHOR BOLTS (MINIMUM 1/2" DIAM. X 12" LONG AT 4'-0" CENTERS, MINIMUM TO PER PLATE), AND THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 1705.1 OF THE 1994 STANDARD BUILDING CODE (U.O.N.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" o.c. THERE SHALL BE NO SPLICES.
 - STUD WALLS HIGHER THAN 10' SHALL HAVE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2X6, (2) 2X4 OR
 - MICROLAMS TO BE INSTALLED PER TRUS JOIST CORPORATION'S "RESIDENTIAL PRODUCTS REFERENCE GUIDE". PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE". COLLARS TO HAVE FB=3000 PSI. TJS'S TO BE INSTALLED PER TRUS JOIST CORPORATION'S "BUILDER'S GUIDE TO THE SILENT FLOOR SYSTEM" OR ABOVE. PSL'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJS'S ARE TO
 - FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" X 4'-0" APA RATED PLYWOOD OR WAFERBOARD W/8d COMMON OR GALVANIZED BOX NAILS @ 6" o/c AT ALL EDGES (BLOCKING IS REQUIRED) AND 12" o/c AT FIELD FOR THE SECOND FLOOR, AND @ 3" o/c AT ALL EDGES AND TOP AND BOTTOM PLATES (BLOCKING IS REQUIRED) AND 12" o/c AT FIELD FOR THE FIRST FLOOR. SHEARWALLS ARE TO EXTEND TO UNDERSIDE OF FLOOR AND BE NAILED, PER ABOVE TO ALL PLATES. FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOARD (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED AT 7" ON CENTER WITH 5d COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAM. X 2-1/4" EMBEDMENT HILTI KWIK BOLT 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON HD8A TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDDED.
 - THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS, SHALL BE ACCORDING TO TABLE 250 OF THE IBC BUILDING CODE IS APPLICABLE (U.N.O. MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16d
 - CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATION OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.

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PROJECT NO. 05BALA
CAD FILENAME 05BALA-S2
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S2