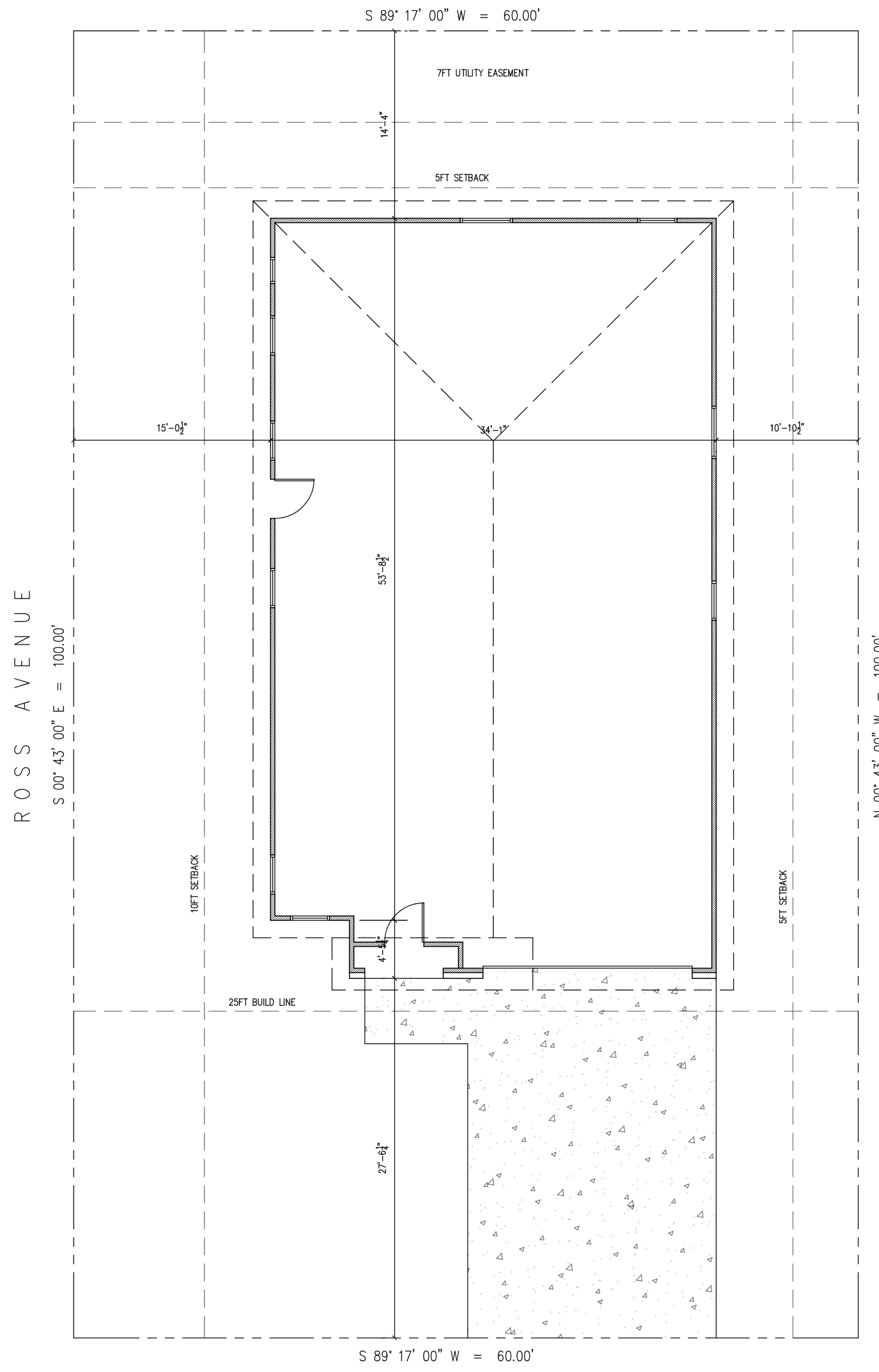
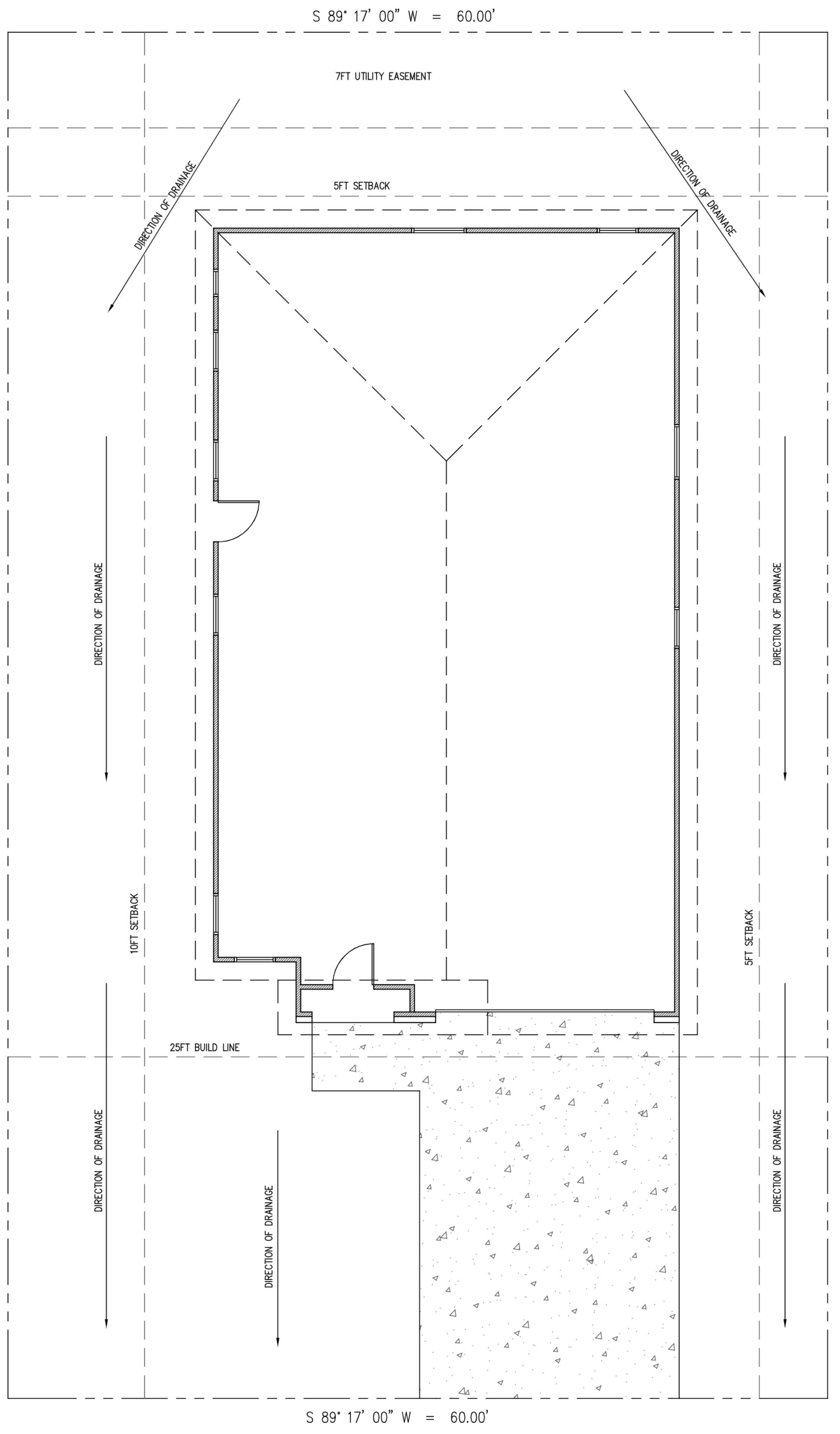




Tract 2 Elaine Street
La Marque, Texas



1 SITE PLAN
SCALE: 3/16" = 1'-0"
NORTH



2 DRAINAGE PLAN
SCALE: 3/16" = 1'-0"
NORTH

GENERAL NOTE:
ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH IRC 2018 AND ALL REGULATIONS OF THE LA MARQUE, TEXAS.

SQUARE FOOTAGE
HOUSE (AC SPACE): 1456 SQFT
FRONT ENTRY VESTIBULE: 14 SQFT
GARAGE: 393 SQFT

LEGAL DESCRIPTION:
EAST 60.00 FEET OF LOT 1, IN BLOCK 1, BOTH OF AUSTIN PLACE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 6 OF THE MAP RECORDS OF GALVESTON COUNTY, TEXAS.

SITE NOTES:
CONTRACTOR SHALL SET FINISH FLOOR OF HOUSE AT NO LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM. IF MANHOLE DOES NOT EXIST THE FINISH FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE CROWN OF THE STREET.

A&F DESIGNS
A DIVISION OF ARAN & FRANKLIN ENGINEERING, INC.
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TEXAS CITY, TX 77591
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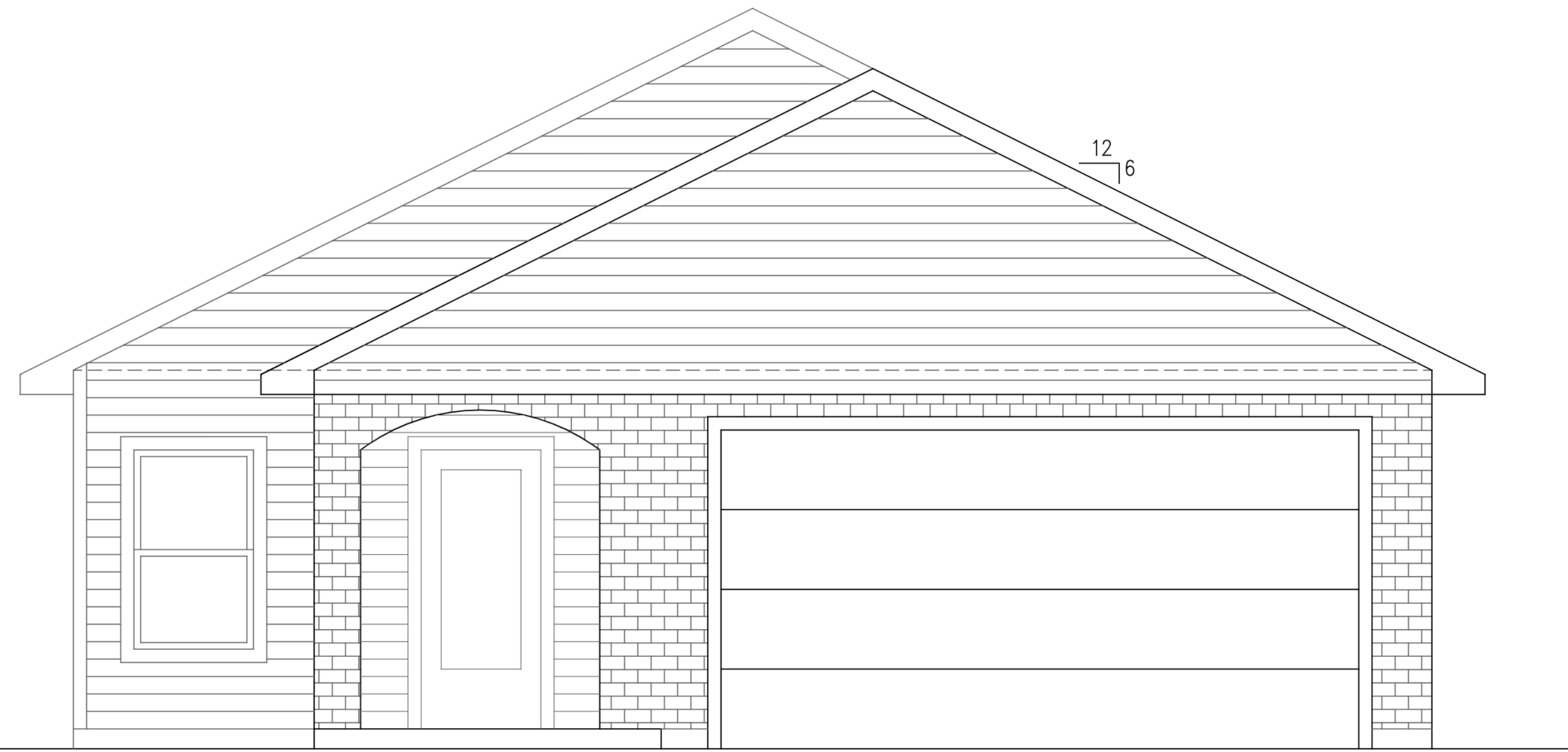
TRACT 2, ELAINE STREET, LA MARQUE, TEXAS

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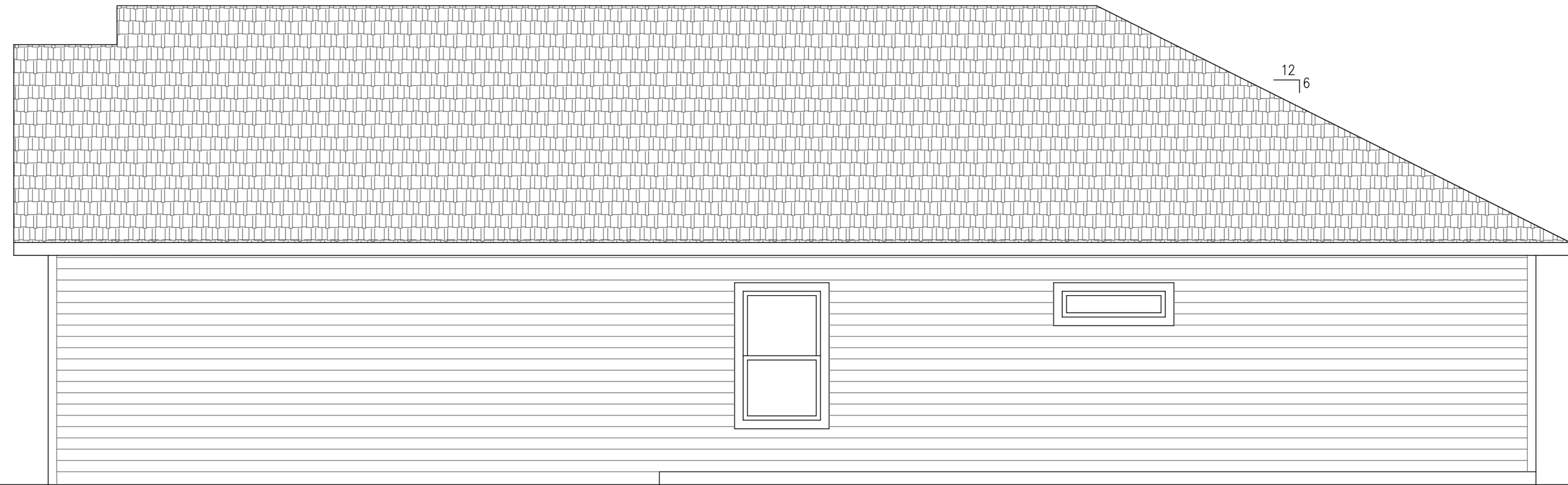
ISSUED FOR:
FOR CONSTRUCTION 20 JULY 2020

ENGINEERED BY: CMH
DESIGNED BY: CZQ

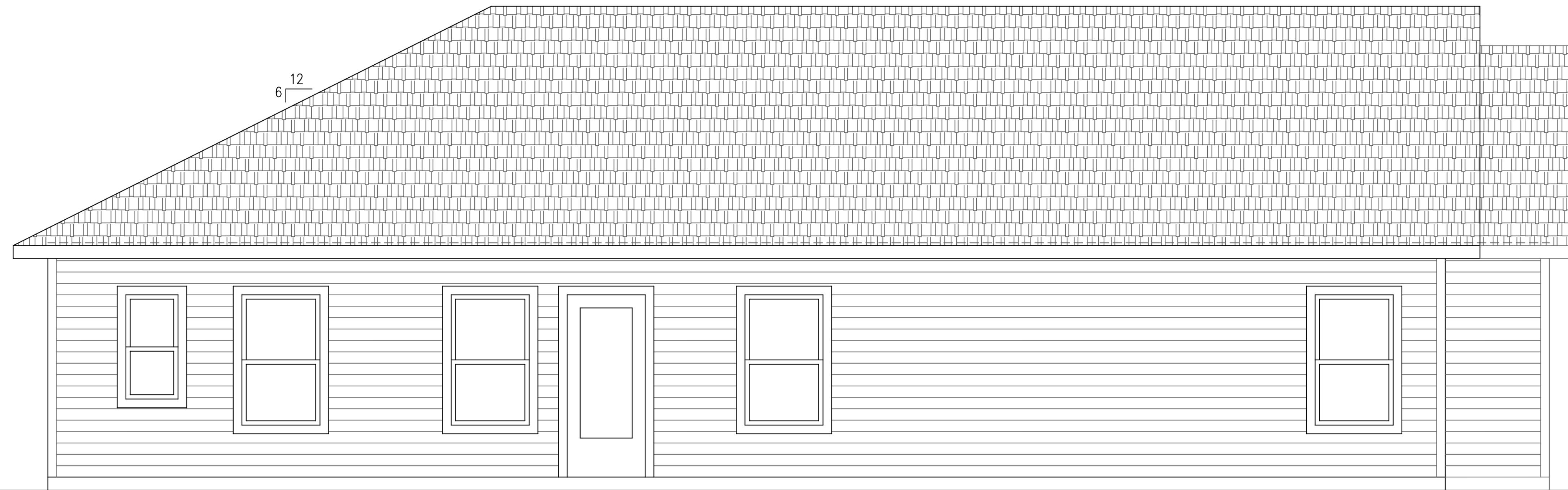
JOB NO. 20-20193
SHEET NUMBER
A0.0



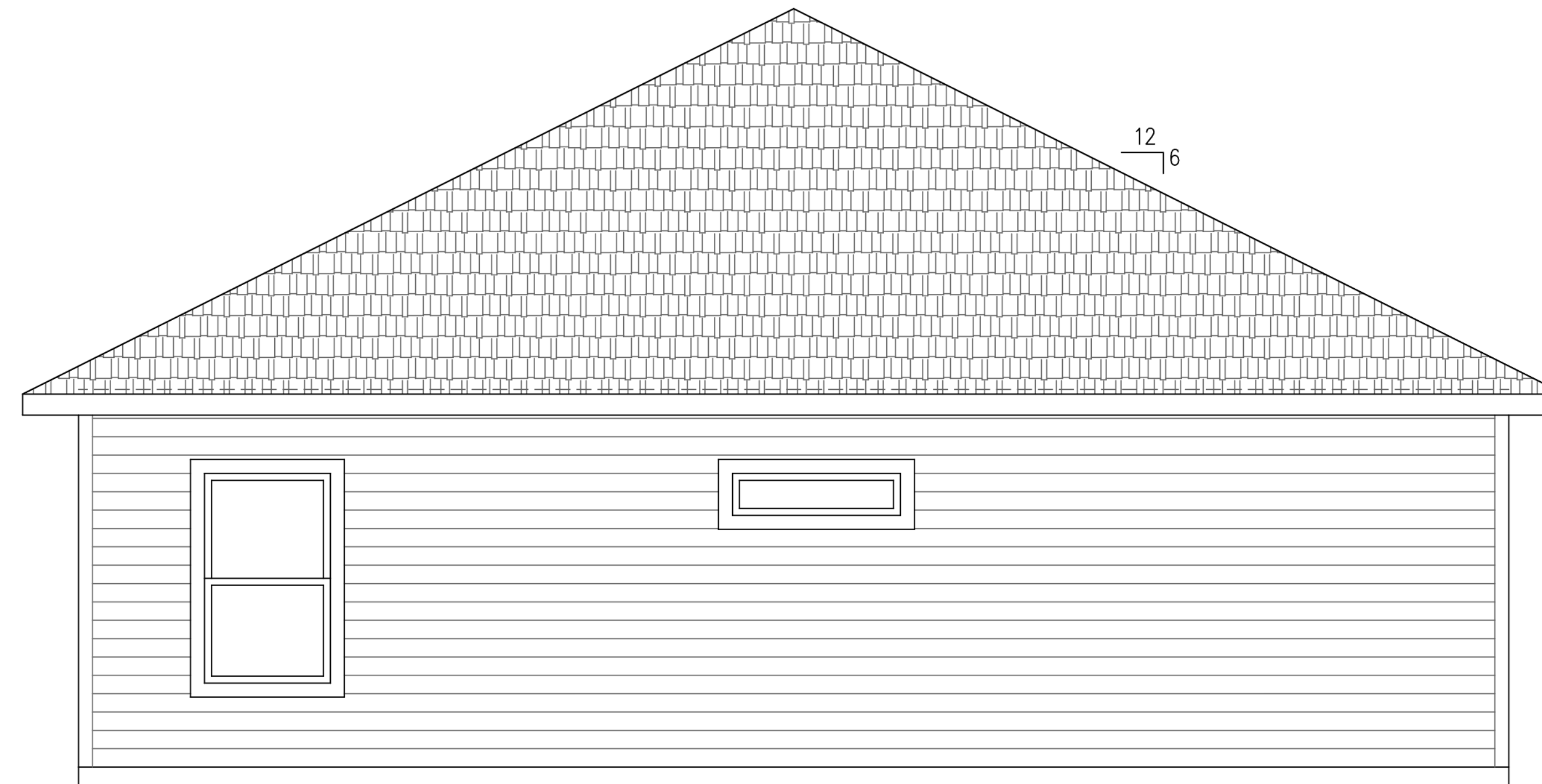
1 EXTERIOR ELEVATION – FRONT VIEW
SCALE: 3/8" = 1'-0"



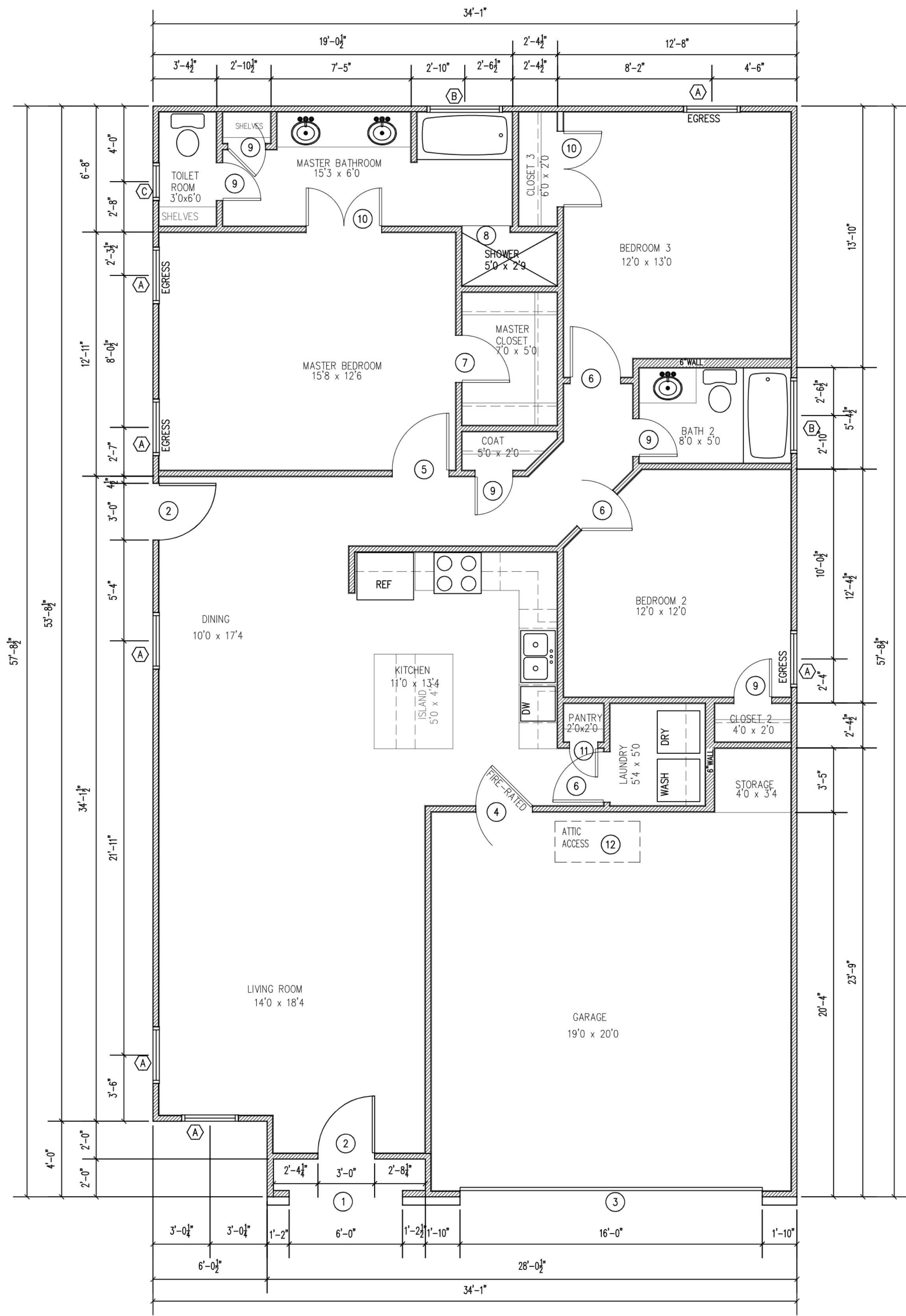
2 EXTERIOR ELEVATION – RIGHT SIDE VIEW
SCALE: 3/8" = 1'-0"



3 EXTERIOR ELEVATION – LEFT SIDE VIEW
SCALE: 3/8" = 1'-0"



4 EXTERIOR ELEVATION – REAR VIEW
SCALE: 3/8" = 1'-0"



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

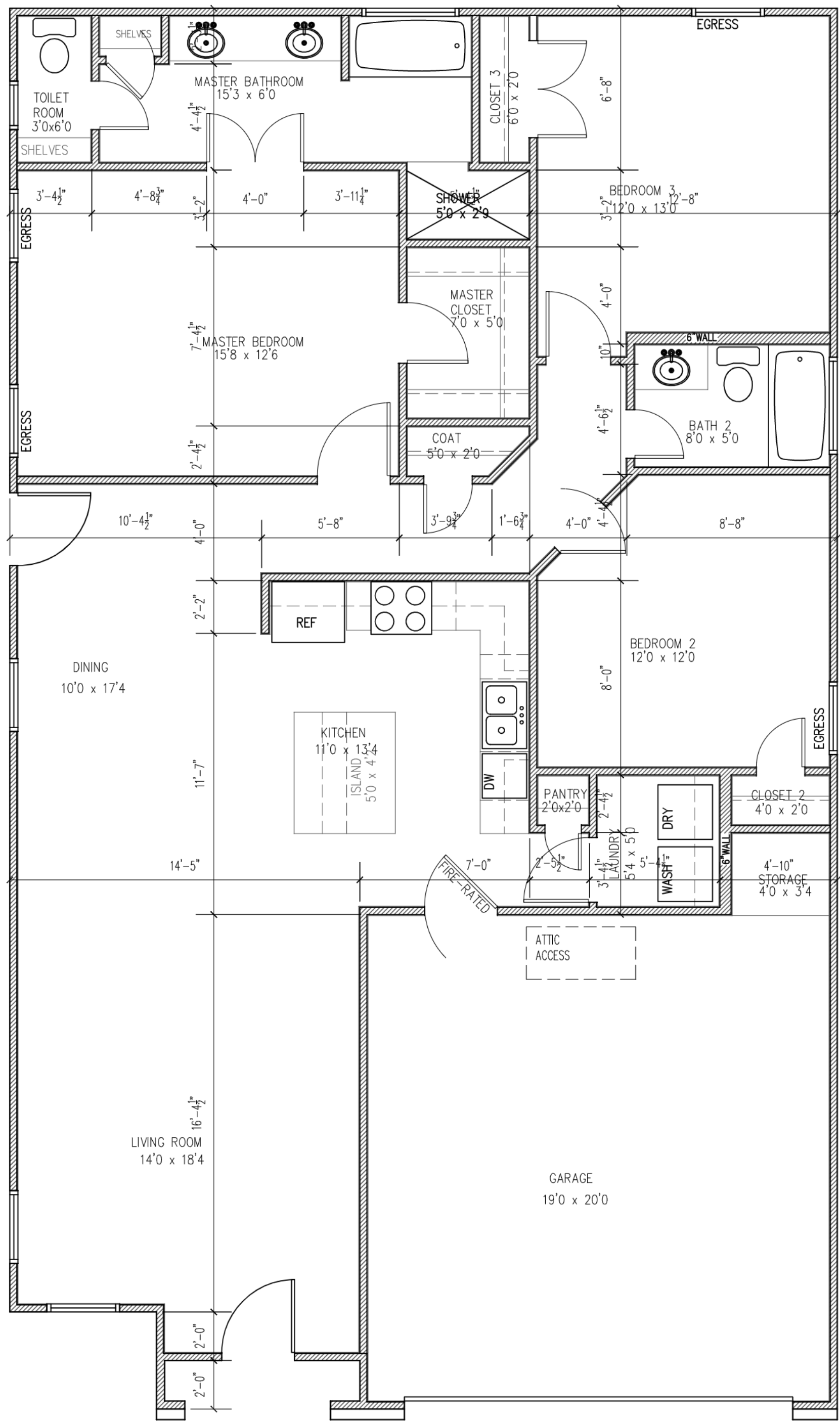
NOTE:
ALL CEILINGS SHALL BE
9'-0" AFF

DOOR SCHEDULE		
ALL DOOR STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER; APPROVED BY ENGINEER		
MARK	DESCRIPTION	QTY
①	6'-0" WIDE ARCHED OPENING	1
②	3'-0" W x 6'-8" H EXTERIOR DOOR w/GLAZING	2
③	16'-0" W x 8'-0" H O.H. GARAGE DOOR	1
④	3'-0" W x 6'-8" S.C. FIRE-RATED DOOR	1
⑤	3'-0" W x 6'-8" H INTERIOR DOOR	1
⑥	2'-8" W x 6'-8" H INTERIOR DOOR	3
⑦	2'-6" W x 6'-8" H INTERIOR DOOR	1
⑧	30" WIDE OPENING AT MASTER SHOWER	1
⑨	2'-0" W x 6'-8" H INTERIOR DOOR	5
⑩	(2) 2'-0" W x 6'-8" H INTERIOR DOOR	2
⑪	1'-6" W x 6'-8" H INTERIOR DOOR	1
⑫	ATTIC ACCESS w/LADDER	1

WINDOW SCHEDULE		
ALL WINDOW STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER; APPROVED BY ENGINEER		
MARK	DESCRIPTION	QTY
Ⓐ	3'-0" W x 5'-0" H SINGLE HUNG WINDOW SILL = 2'-0" AFF	7
Ⓑ	4'-0" W x 1'-0" H FIXED WINDOW SILL = 6'-0" AFF	2
Ⓒ	2'-0" W x 4'-0" H SINGLE HUNG WINDOW SILL = 3'-0" AFF	1

NOTE:
ALL DIMENSIONS ARE TO FACE OF STUD

SQUARE FOOTAGE
HOUSE (AC SPACE): 1456 SQFT
FRONT ENTRY VESTIBULE: 14 SQFT
GARAGE: 393 SQFT



2 FLOOR PLAN w/INTERIOR DIMENSIONS
SCALE: 1/4" = 1'-0"

NOTE:
ALL CEILINGS SHALL BE
9'-0" AFF



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TRACT 2, ELAINE STREET, LA MARQUE, TEXAS

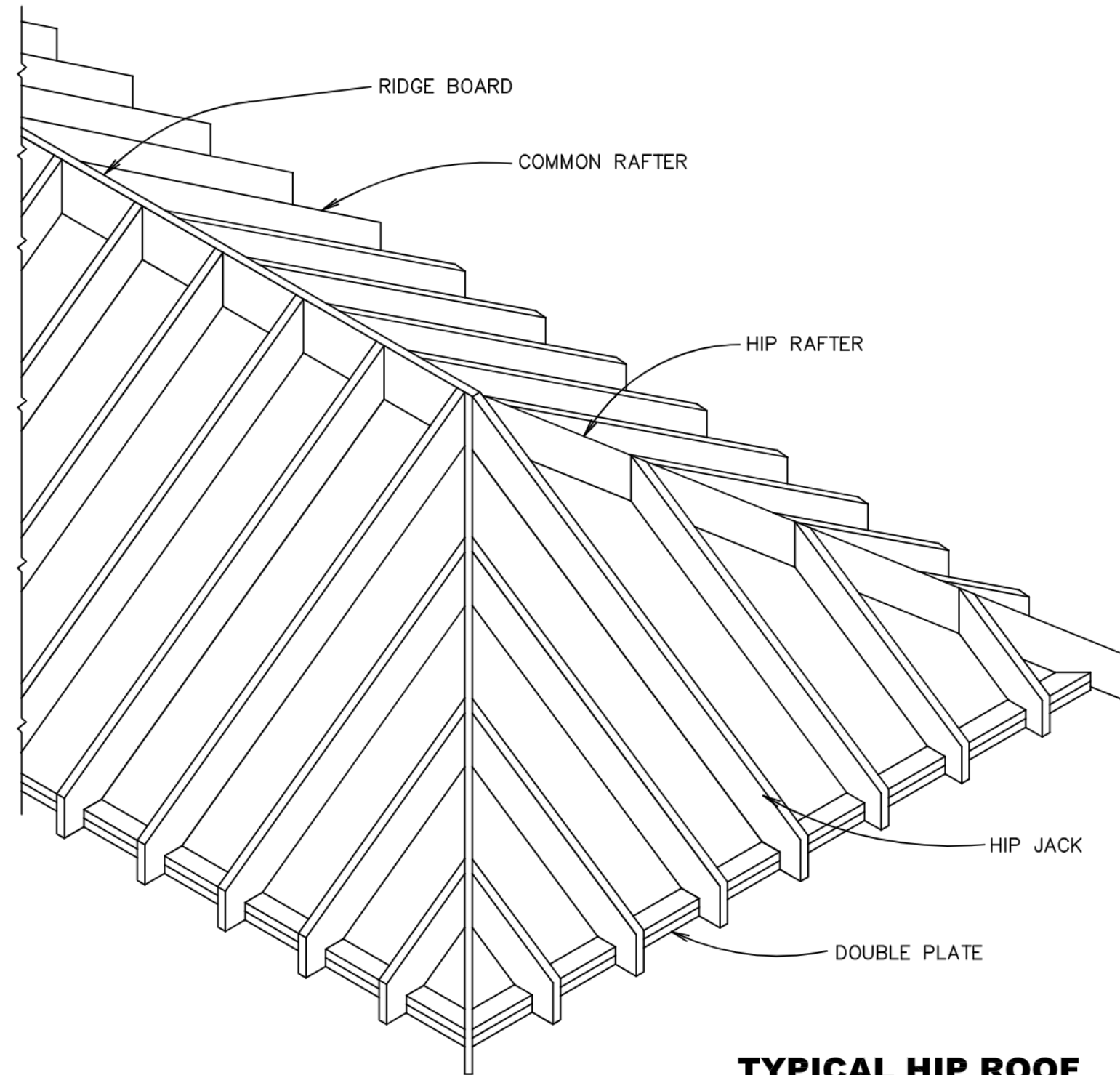
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FOR CONSTRUCTION 20 JULY, 2020

ENGINEERED BY: CMW
DESIGNED BY: C20

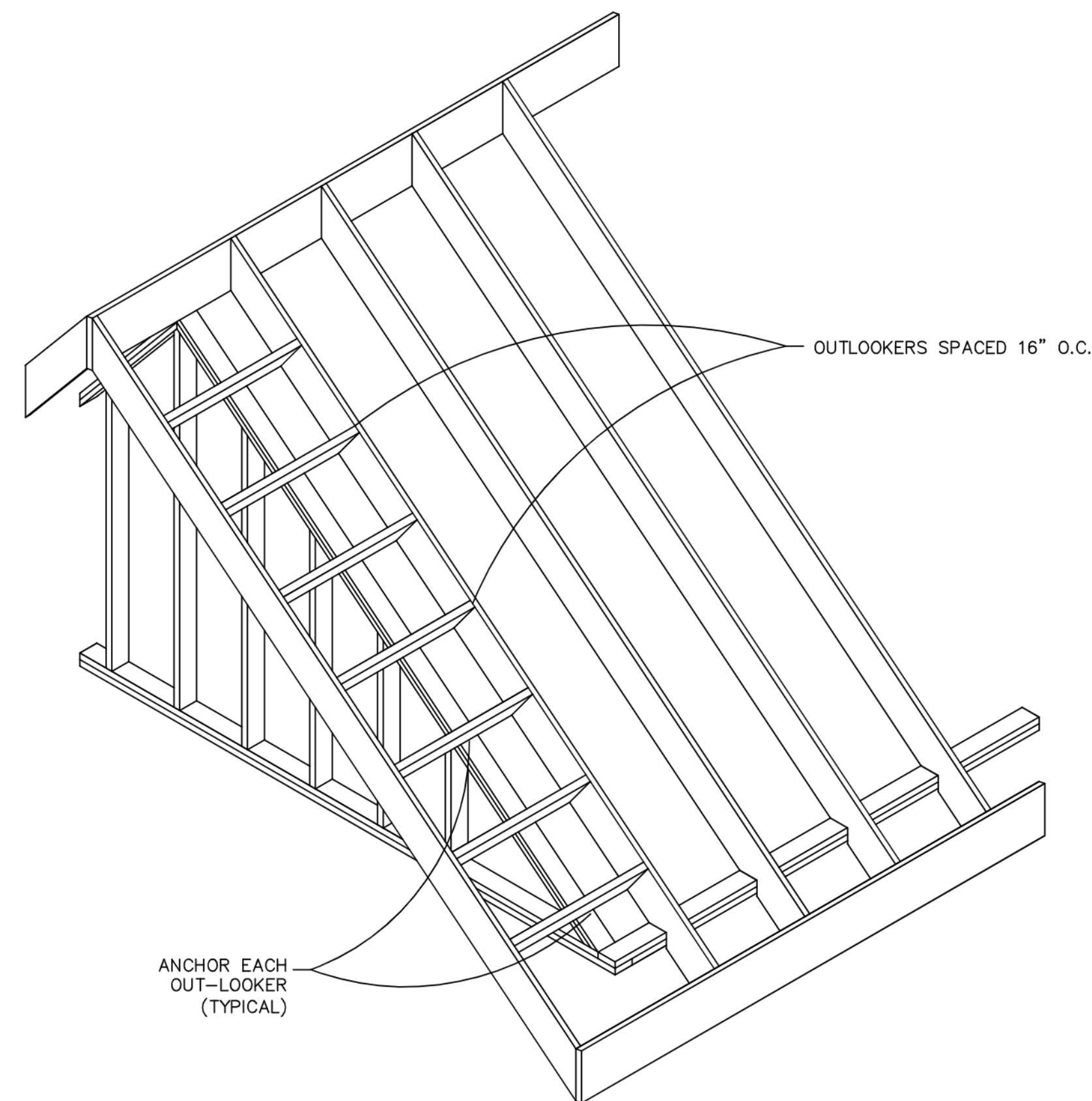
JOB NO. 20-20193

SHEET NUMBER
A2.0



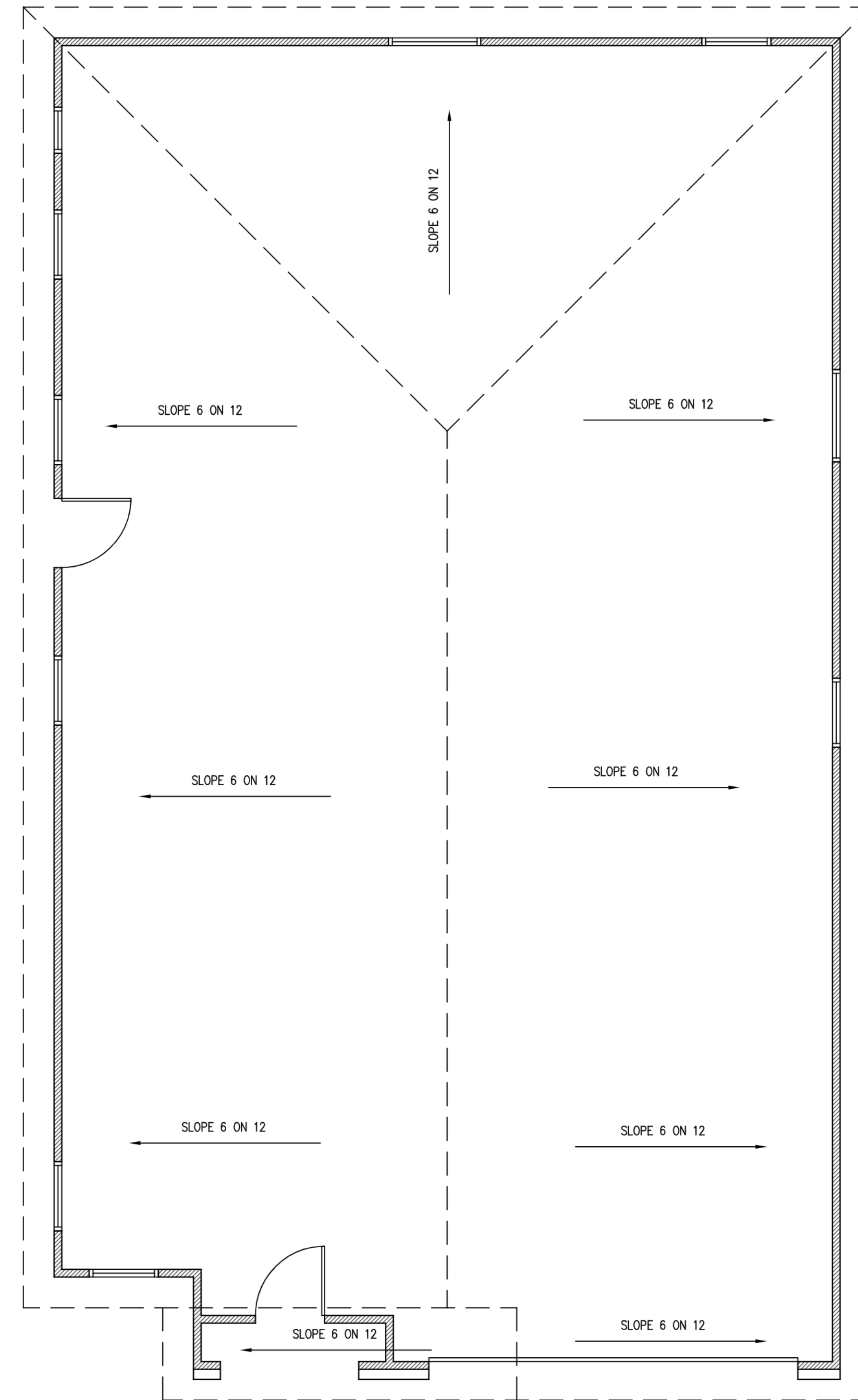
TYPICAL HIP ROOF

NTS
 NOTE: ALL STUDS, JOISTS & RAFTERS
 16" O.C. UNLESS OTHERWISE NOTED
 CEILING JOISTS NOT SHOWN
 RAFTERS 2 X 6



TYPICAL GABLE ROOF

NTS
 NOTE: ALL STUDS, JOISTS & RAFTERS
 16" O.C. UNLESS OTHERWISE NOTED
 CEILING JOISTS NOT SHOWN
 RAFTERS 2 X 6



1 ROOF PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 ALL CEILINGS SHALL BE
 9'-0" AFF

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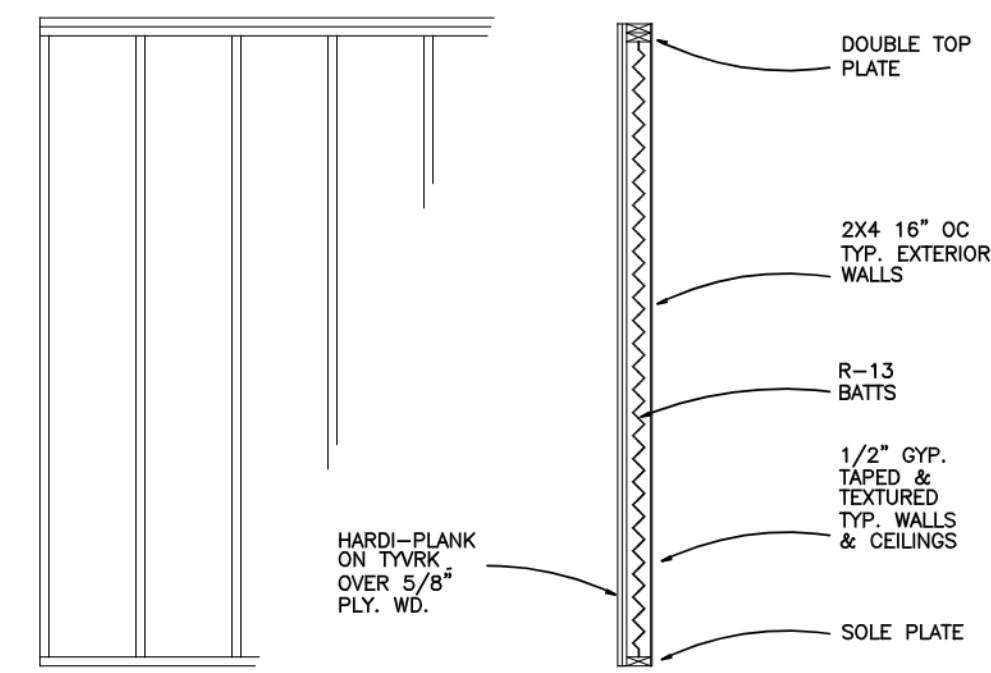
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ENGINEERED BY: CMW
 DESIGNED BY: CZQ

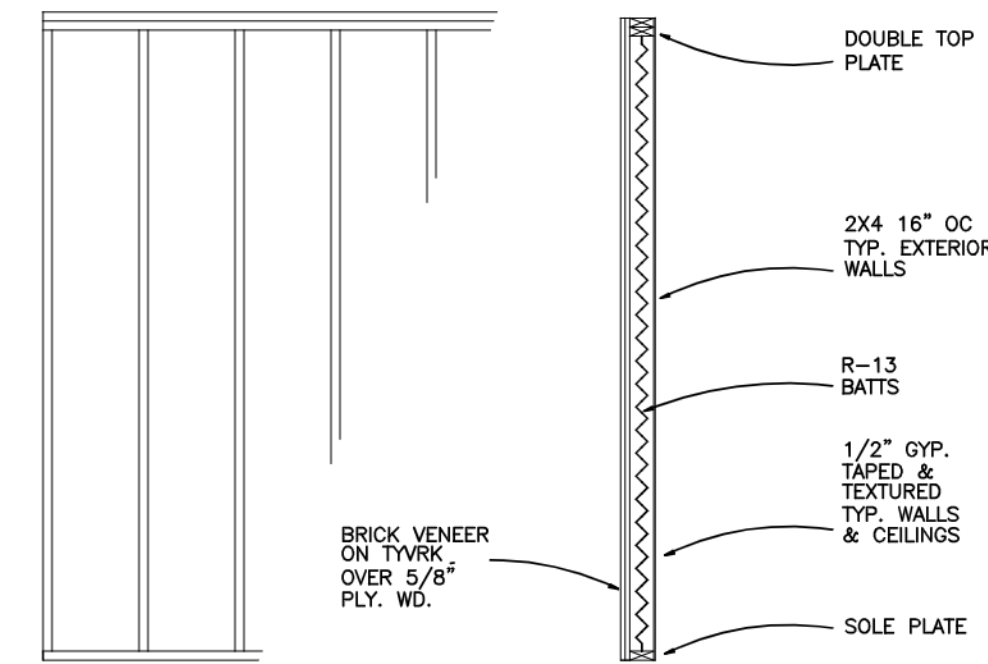
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SHEET NUMBER

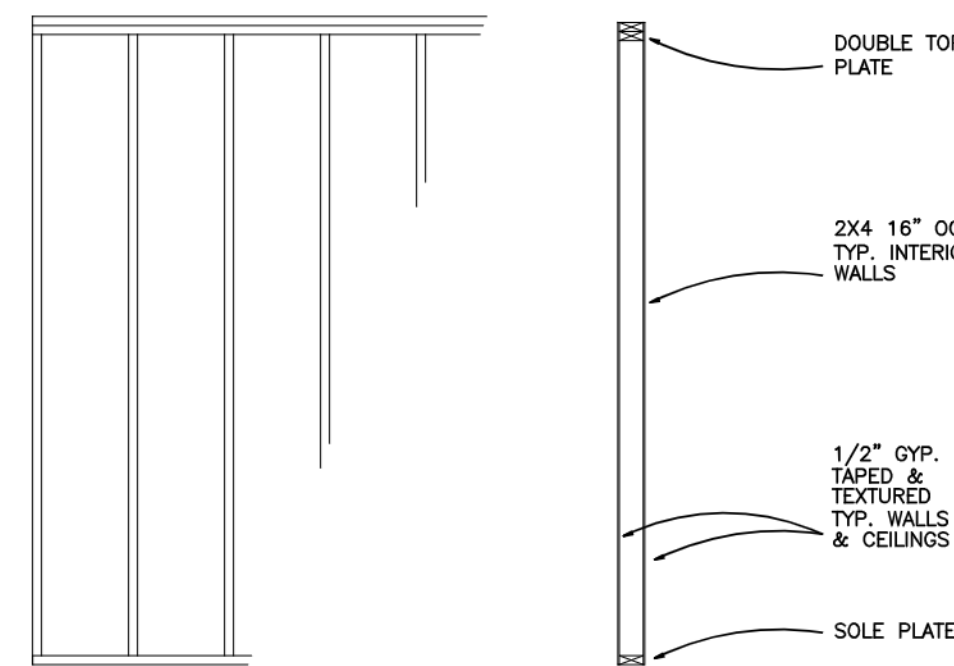
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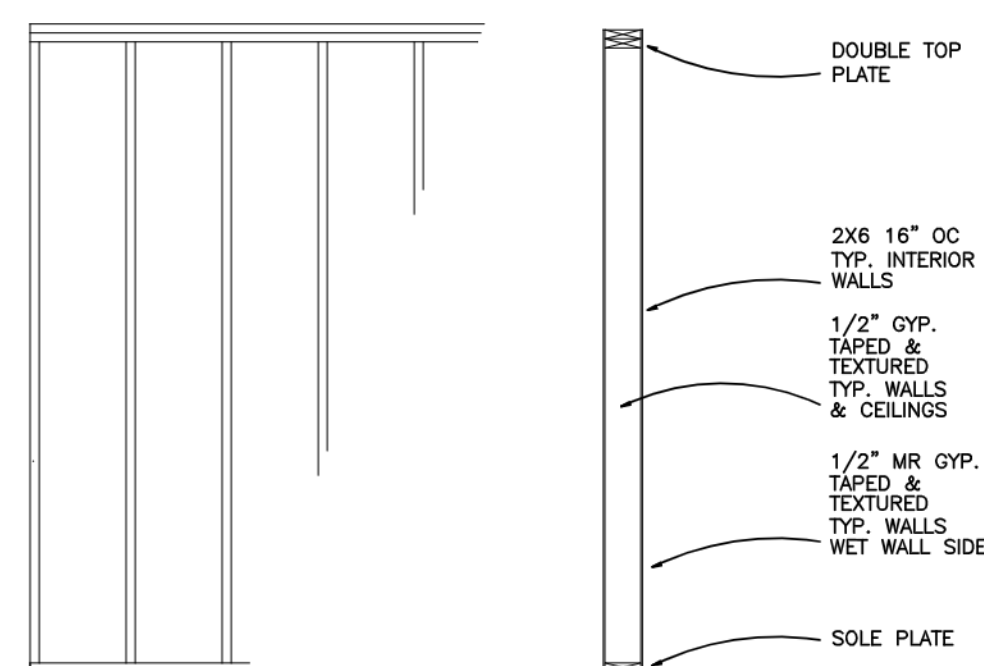
EXTERIOR WALL SECTION WITH HARDIE SIDING



EXTERIOR WALL SECTION WITH BRICK VENEER



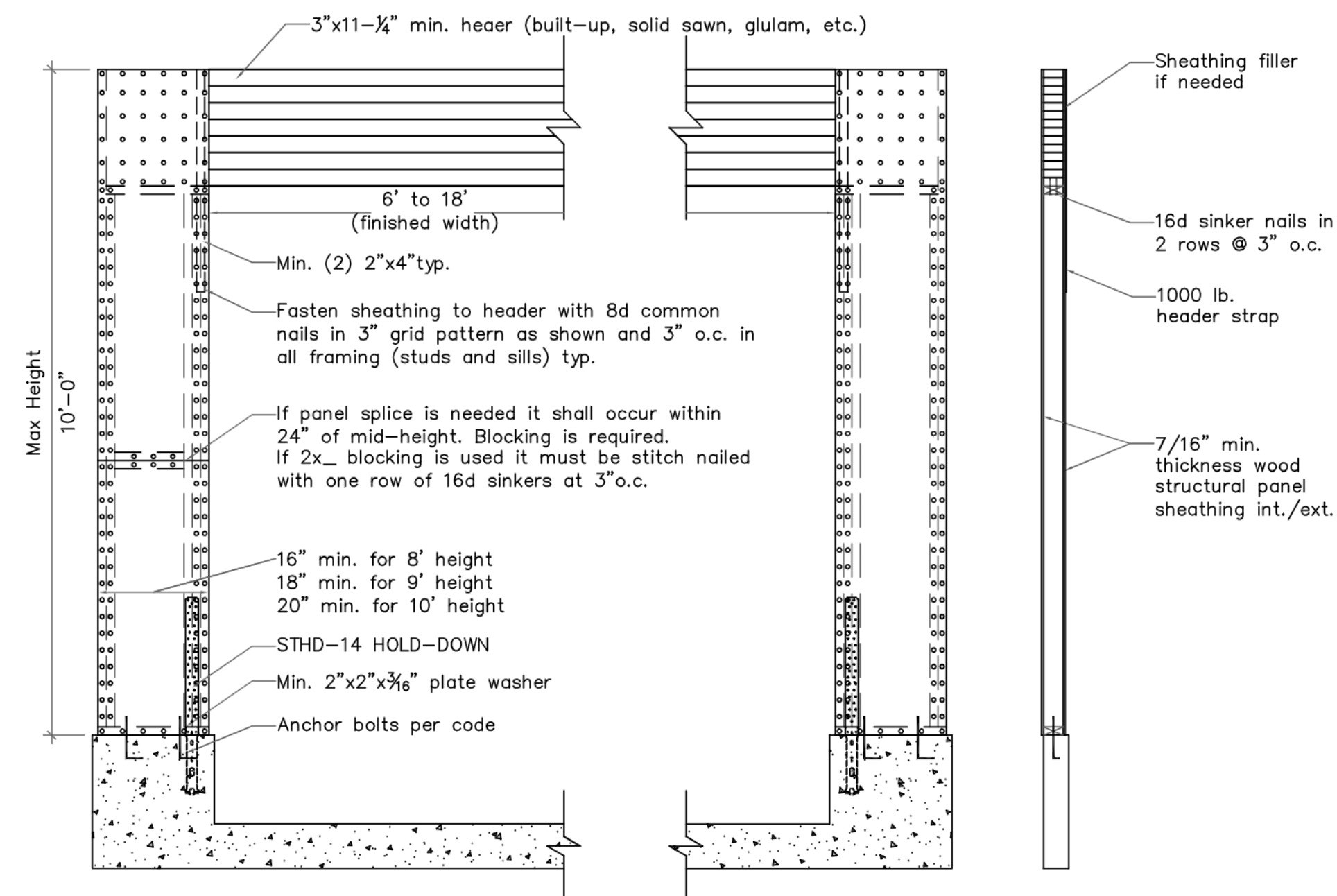
TYPICAL INTERIOR WALL SECTION



TYPICAL INTERIOR PLUMBING WALL SECTION

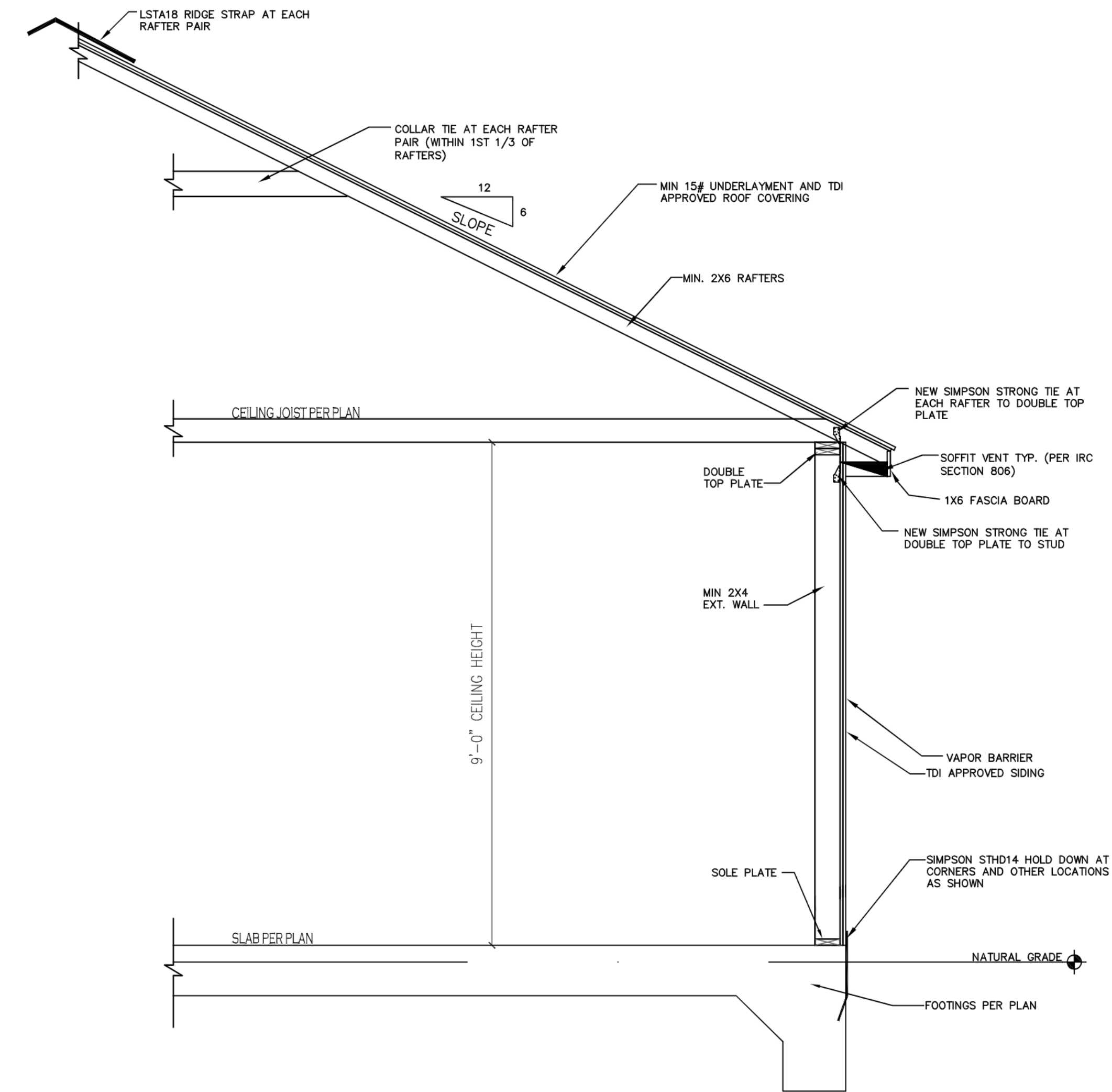
2 WALL SECTIONS

SCALE: NONE



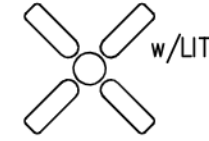
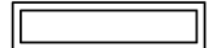

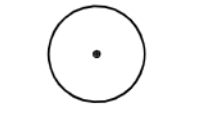
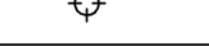
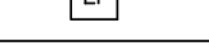
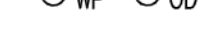
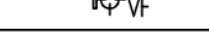
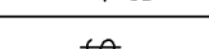
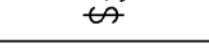
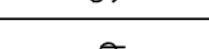
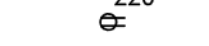
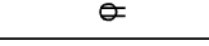

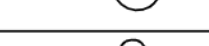
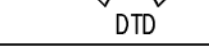

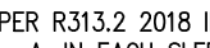
3 GARAGE DOOR PORTAL DETAIL

SCALE: NONE



1 TYPICAL WALL SECTIONS

SCALE: 1/2" = 1'-0"

ELECTRICAL LEGEND	
	w/LITE KIT CEILING FAN WITH LIGHT KIT
	1'x4' FLUORESCENT LIGHT FIXTURE
	UCL UNDER CABINET LIGHTING
	LARGE PENDANT LIGHT FIXTURE
	SURFACE MOUNTED LIGHT FIXTURE
	EF EXHAUST FAN
	WP=WATERPROOF OD=OUTDOOR RECESSED CAN LIGHT FIXTURE
	BV BATHROOM VANITY SCONCE LIGHT FIXTURE
	OD OUTDOOR SCONCE LIGHT FIXTURE
	S SWITCH
	3S 3-WAY SWITCH
	SD SWITCH WITH DIMMER
	R STANDARD DUPLEX RECEPTACLE
	220 RECEPTACLE 220V
	GFI RECEPTACLE WITH GROUND FAULT INTERCEPT
	WP GFI OUTDOOR RECEPTACLE - WATERPROOF & WITH GROUND FAULT INTERCEPT
	SD COMBO SMOKE/CARBON DIOXIDE DETECTOR
	DTD CORNER OUTDOOR FLOOD LIGHT - DUSK TO DAWN SWITCHING

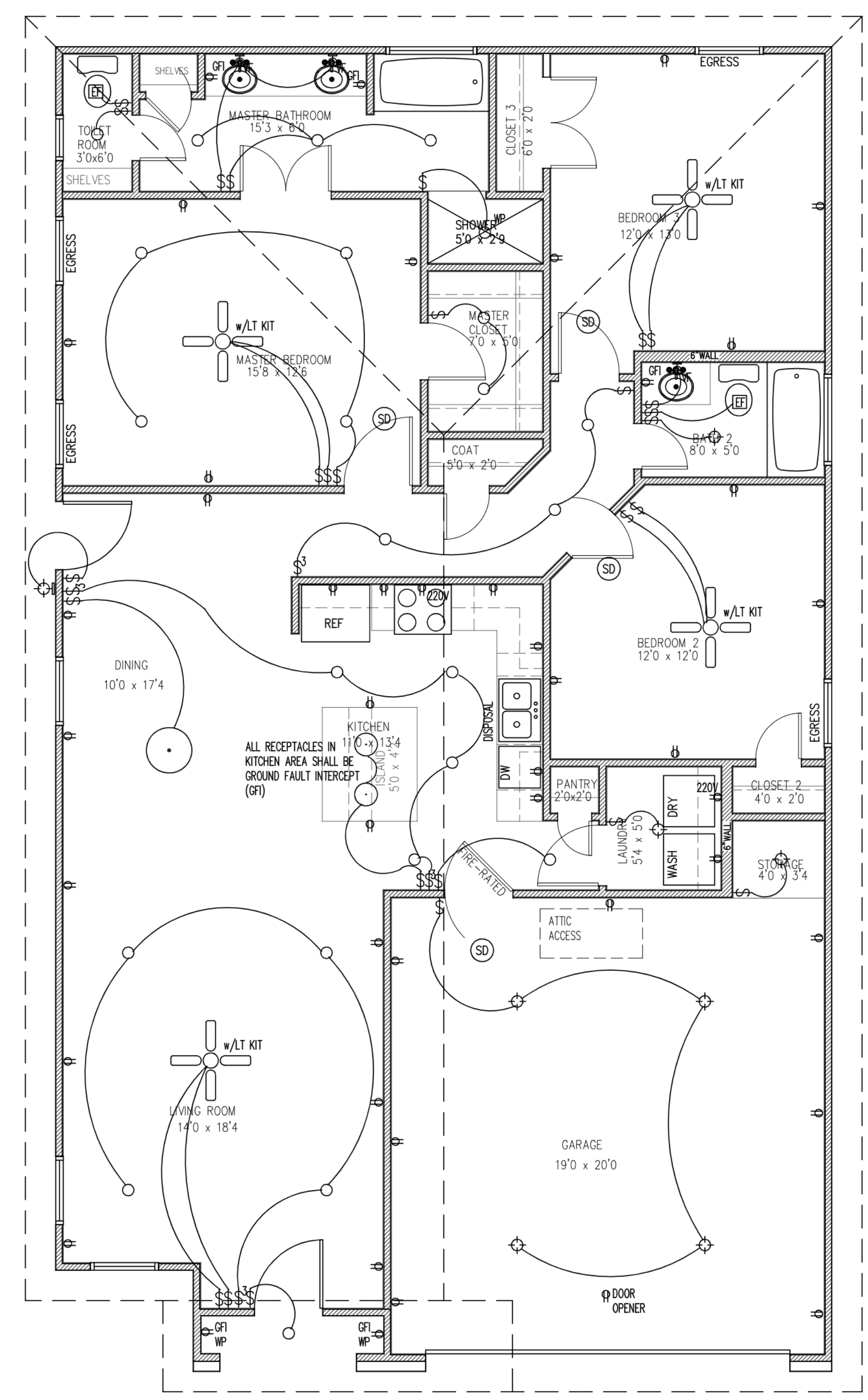
SD = SMOKE/CARBON DIOXIDE DETECTOR

PER R313.2 2018 IRC, SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- A. IN EACH SLEEPING ROOM
- B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

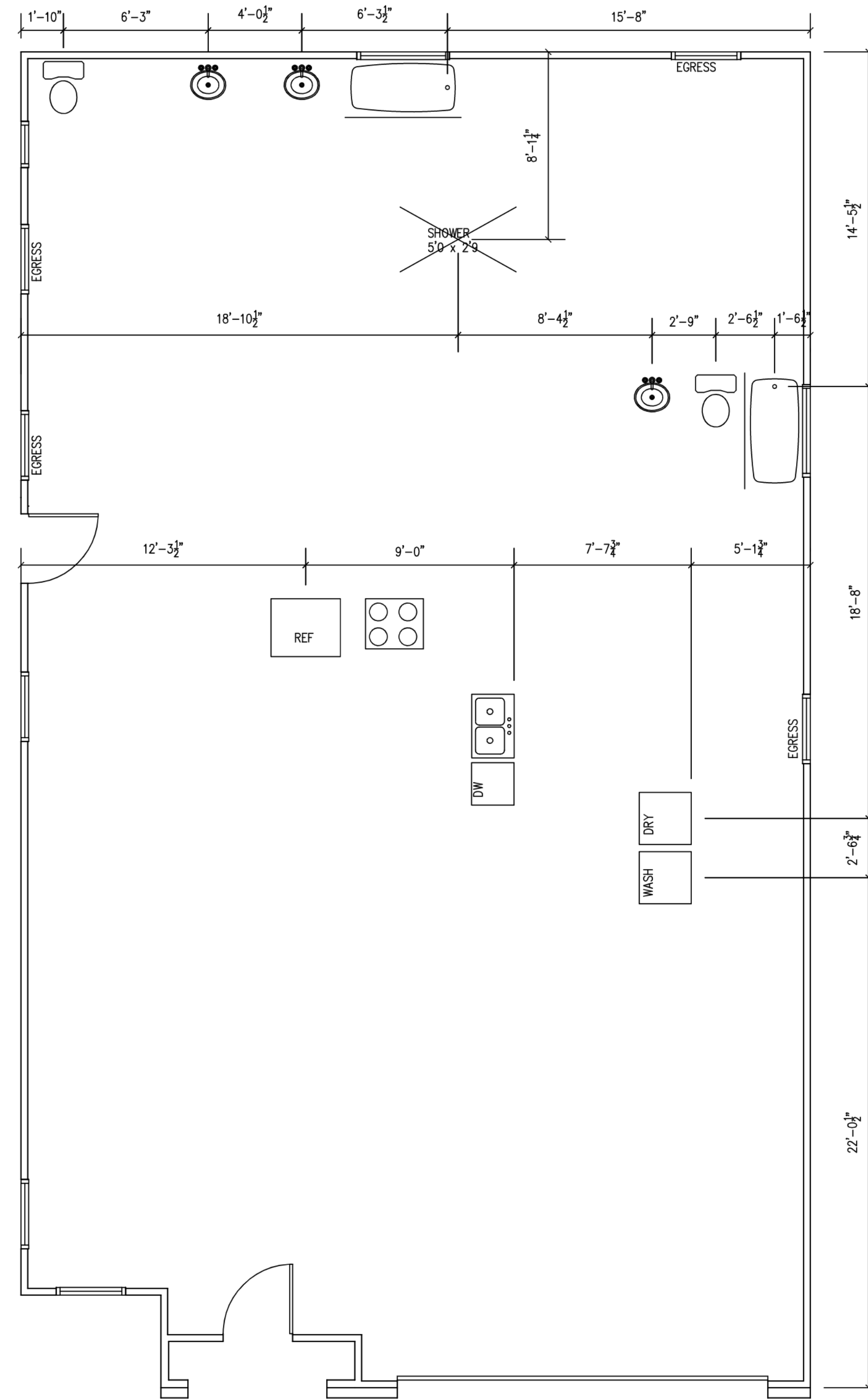
PER R313.3 2018 IRC, SMOKE DETECTORS SHALL BE HARD-WIRED AND INTER-CONNECTED WITH BATTERY BACKUP.

NOTE:
 ALL CEILINGS SHALL BE 9'-0" AFF



1 PROPOSED ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

PLUMBING & APPLIANCE LEGEND	
	SHOWER STALL
	BATH TUB
	TOILET
	BATHROOM LAVATORY
	KITCHEN SINK
	DISH WASHER
	COOKING RANGE
	REFRIGERATOR
	WASHING MACHINE
	CLOTHES DRYER



1 PROPOSED PLUMBING SLAB PENETRATIONS
SCALE: 1/4" = 1'-0"