CLARENDON LANE

SITE PLAN

INDEX OF DRAWINGS:

1 - SITE PLAN

2 - EXISTING & DEMOLITION FLOOR PLAN - FIRST FLOOR

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7 - ROOF PLAN AND WALL SECTIONS

8 - CABINETRY PLANS

9 - CABINETRY PLANS 10 - INTERIOR CABINETRY ELEVATIONS

11 - INTERIOR CABINETRY ELEVATIONS

12 - ELECTRICAL PLAN - FIRST FLOOR

13 - ELECTRICAL PLAN - SECOND & THIRD FLOORS

GENERAL NOTES AND SPECIFICATIONS:

THE GENERAL CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2006 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2006 IEC AND 2006 IMC SHALL BE USED.

THE GENERAL CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AUTHORITIES.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC, AND ELECTRICAL SYSTEMS.

THE GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECTS DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER: Karl Breckon, P.E., Bec-Lin Engineering, L.P., 10401 Westoffice Drive, Houston, Texas 77042 - 281-664-8440

DESIGNER: Houston, TX, 77024 Deborah Hasou - Weidner + Hasou Design, LLC - 12649 Memorial Drive, Suite B,

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CONDITIONED LIVING AREA CALCULATIONS:		
FIRST FLOOR: EXISTING SQUARE FOOTAGE: ADDITIONAL SQUARE FOOTAGE:	2546 659	
TOTAL PROPOSED FIRST FLOOR SECOND FLOOR: EXISTING SQUARE FOOTAGE:	3205 1644	
ADDITIONAL SQUARE FOOTAGE: TOTAL PROPOSED SECOND FLOOR	<u>0</u> 1644	
THIRD FLOOR: EXISTING SQUARE FOOTAGE: ADDITIONAL SQUARE FOOTAGE:	620	
TOTAL PROPOSED SECOND FLOOR TOTAL CONDITIONED LIVING AREA:	620 5469	

CALCULATION OF PERCENTAGE OF IMPERVIOUS AREA:		
IMPERVIOUS COVER: PROPOSED FOOTPRINT DRIVEWAY / SIDEWALK / DECK COVERED PORCH	3793 SQ. FT. 4169 SQ. FT. 1003 SQ. FT.	
TOTAL IMPERVIOUS COVER:	8965 SQ. FT.	
AREA OF LOT:	20,003 SQ. FT.	
PERCENTAGE IMPERVIOUS AREA: 44.8%		

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SIDE END TEX SIMPSON RES 11910 CLARE HOUSTON, ⁷

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SCALE: 1/8" = 1'-0"

NOTES AND WALL LEGEND:

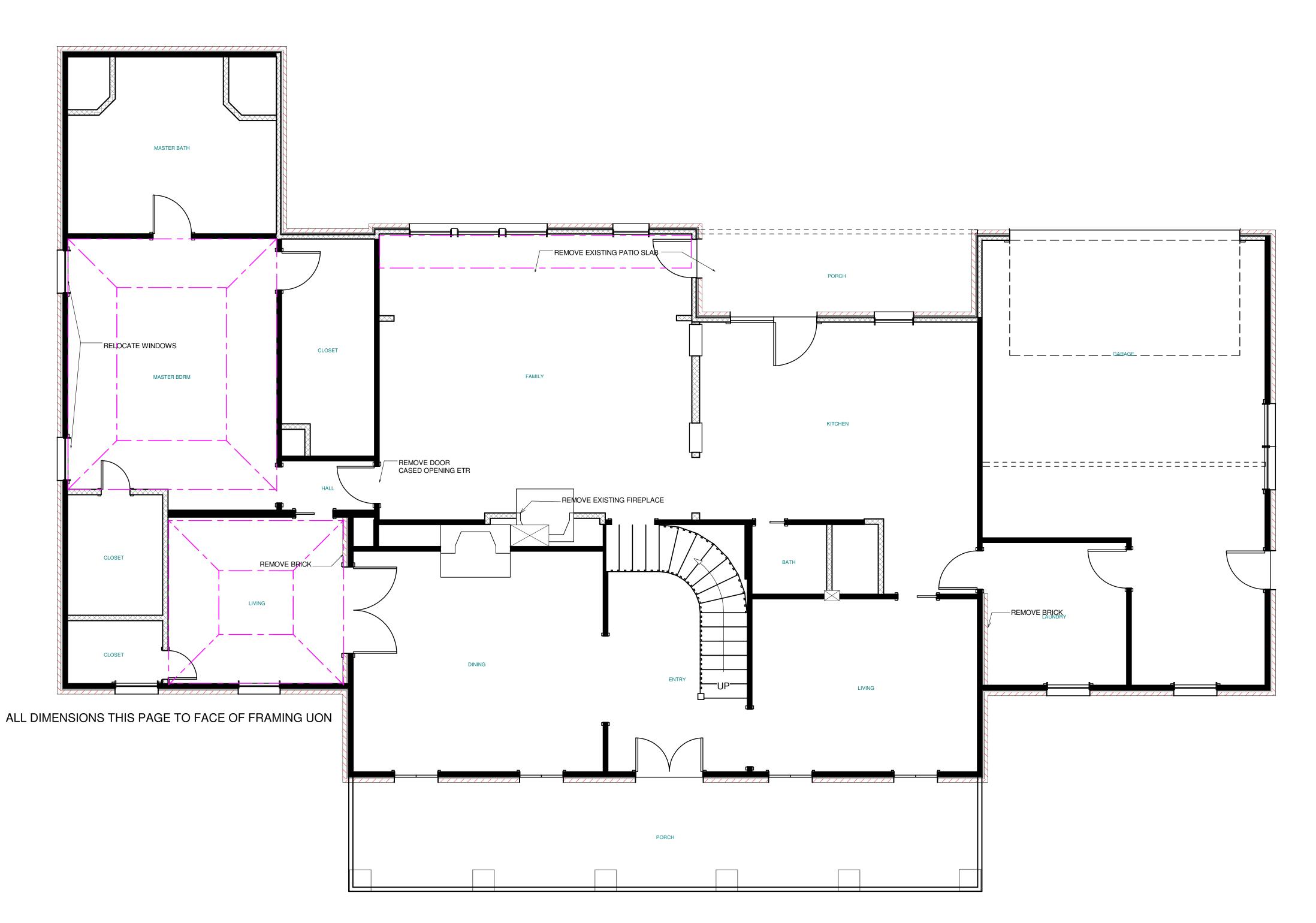
ALL WALL FRAMING, STRUCTURAL BEAMS, COLUMN DESIGN, AND CEILING FRAMING, TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER PER

EXISTING EXTERIOR BRICK WALL TO REMAIN EXISTING SIDING WALL TO REMAIN NEW SIDING WALL TO BE CONSTRUCTED INTERIOR WALL TO REMAIN

INTERIOR WALL TO BE REMOVED INTERIOR WALL TO BE CONSTRUCTED

OPENING TO BE CLOSED

FLUSH BEAM IN CEILING, TO BE DESIGNED BY STRUCTURAL ENGINEER - REFER TO ENGINEER'S DRAWING



UNLESS NOTED OTHERWISE:

GYP. BOARD WALLS AND CEILING.

ALL ANGLES TO BE 45 DEGREES

1-3/8" H.C. INTERIOR DOORS 1-3/4" S.C. EXTERIOR DOORS

7'-0" DOOR HEIGHT

ALL NEW EGRESS BEDROOM WINDOWS TO BE 44" AFF. (MAX), 24" HIGH X 20" WIDE (MIN) OPENING WITH 5.7 SQ.FT. MINIMUM NET CLEAR OPENING.

ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH IRC R308

SMOKE DETECTORS REQUIRE 110V. CONNECTION TO HOUSE WIRING AND BATTERY BACK-UP. LOCATIONS TO COMPLY WITH SECTION R317 (IRC2006)

PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH SECTION R303.3 (IRC2006)

NEW STAIRWAYS SHALL COMPLY WITH IRC SECTION R314 (IRC2006)

ALL NEW GUARDRAILS TO BE 36" AFF PER IRC SECTION R316. BALUSTERS TO BE 4" O.C. MAX. (IRC2006)

ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD.

SINGLE HUNG ALUMINUM CLAD WINDOWS WITH DIVIDED LITES - SEE ELEVATIONS.

HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD, PER IRC SECTION R315 (IRC2006)

ALL HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR 200 LBS/SQ.FT. LIVE LOAD PER IRC TABLE R301.4 (IRC2006)

HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1-1/4", NOT MORE THAN 2-5/8" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIV. GRIPPING SURFACE PER R315.2

SIZE AND NUMBER OF NAILS CONNECTION WOOD MEMBERS SHALL COMPLY WITH IRC TABLE R602.3 (IRC2006). REFER TO STANDARD DETAIL SHEET.

UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURERS INSTALLATION INSTRUCTION OR APPROVED BY BUILDING OFFICIAL, DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 10 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.

ROOF DRAINAGE (R801.3) IN AREAS WHERE EXPANSIVE OR COLLAPSIBLE SOILS ARE KNOWN TO EXIST, ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE OR AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

BATH NOTES:

TILE FLOORS (ALL WET AREAS).

TILE WALLS AT TUBS TO CEILING.

TILE CEILINGS AT TUBS WITH 8'-0" CEILING HEIGHT.

TILE FULL AT SHOWERS.

ALL GLASS AT TUBS AND SHOWERS TO BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH IRC R308. (IRC2006)

SHOWER STALLS AND TUB WALLS (WITH SHOWERHEADS) TO BE FINISHED WITH NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" AFF OVER CONCRETE BACKERBOARD.

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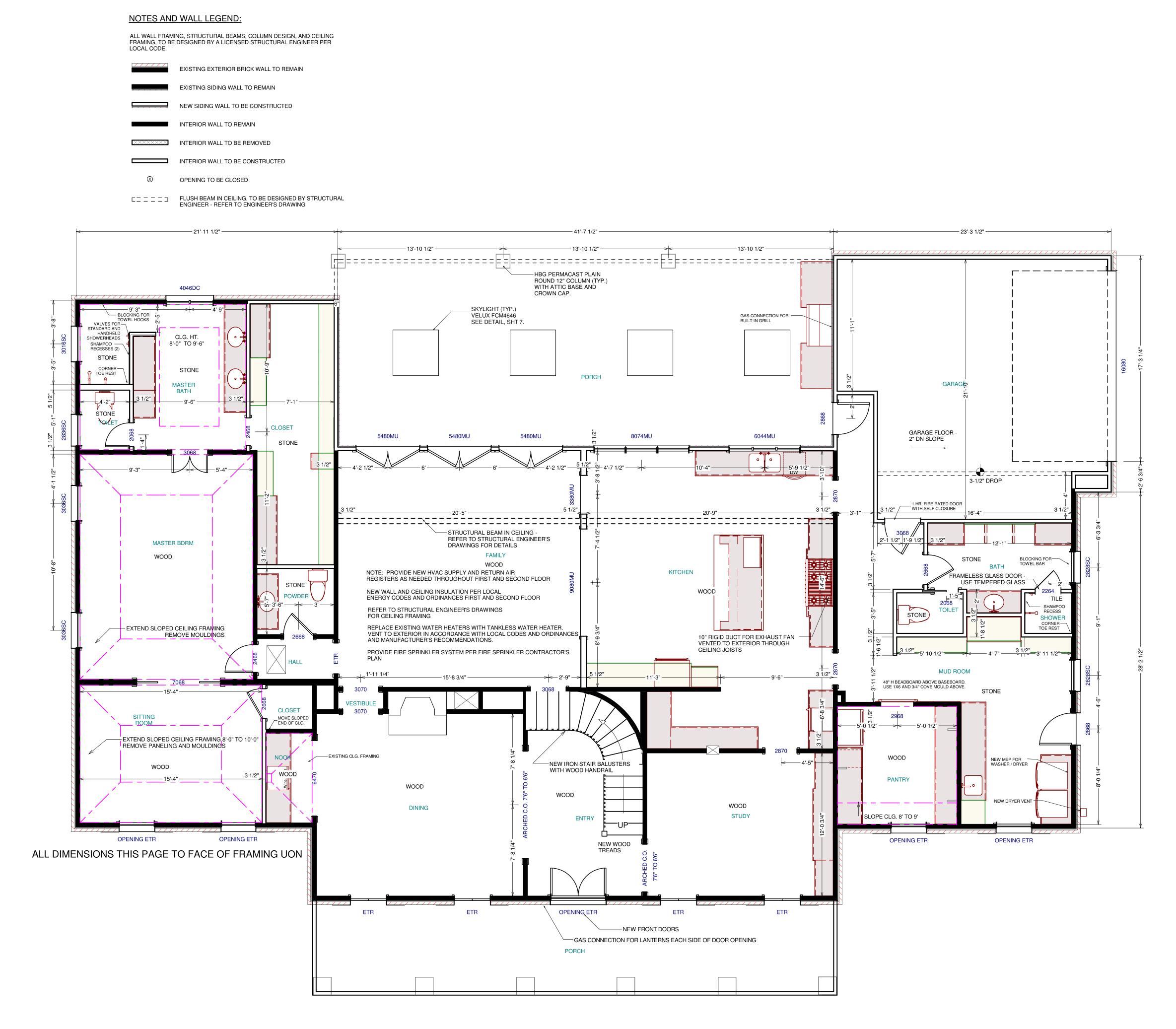
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SCALE:

1/4" = 1'-0"

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EXISTING & DEMOLITION PLAN FIRST FLOOR



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SCALE:

1/4" = 1'-0"



NORTH ELEVATION



EAST ELEVATION

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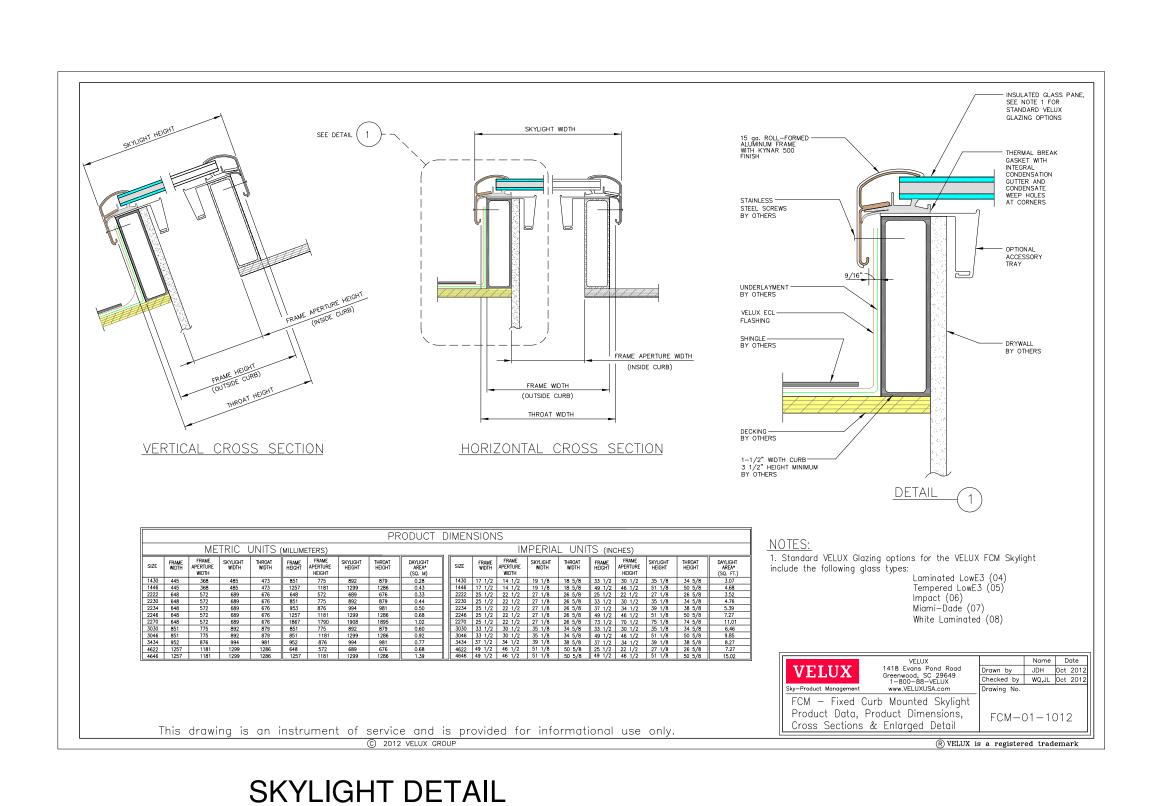
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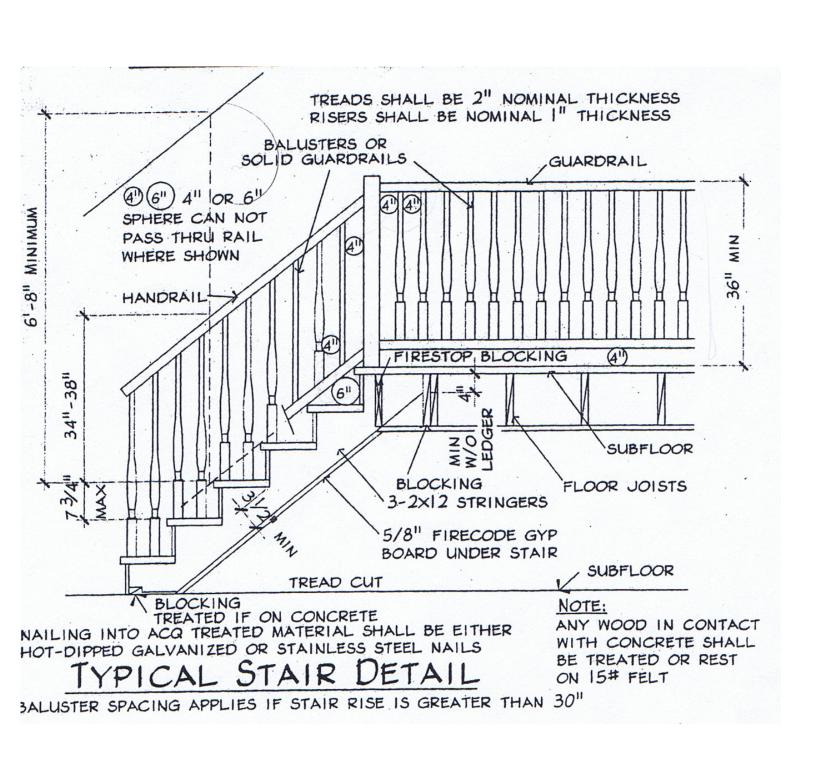
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SCALE:

1/4" = 1'-0"

SOUTH ELEVATION





. HANDRAILS: SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR RUN WITH TWO OR MORE RISERS AND MUST EXTEND FROM DIRECTLY ABOVE THE FIRST NOSING TO DIRECTLY ABOVE THE LAST RISER. ENDS SHALL BE RETURNED OR TERMINATE IN A NEWEL POST OR SAFTY TERMINALS, 1.5" MIN MUST BE BETWEEN A WALL AND A HANDRAIL. CIRCULAR HANDRAIL SECTIONS SHALL HAVE A RADIUS OF 1 1/4" TO 1 5/8" . OTHER SHAPES THAT PROVIDE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE WITH A MIN EDGE RADIUS OF 1/8". HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY. . GUARDRAILS: PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS. STAIR OPEN SIDES SHALL HAVE GUARDRAILS. GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER

LADDER EFFECT.

• HANDRAILS AND GUARDRAILS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD OF 200 POUNDS PER SQ FOOT; A SINGLE CONCENRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

ORNAMENTAL PATTERN THAT RESULTS IN A

STAIR DETAIL

ALL DIMENSIONS AND SITE CONDITIONS MUST BE SITE VERIFIED BEFORE BEGINNING OR FABRICATING ANY

MUST BI VERIFIE BEGINNI 713.932.0232 WORK.

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Telephone: 713.93:

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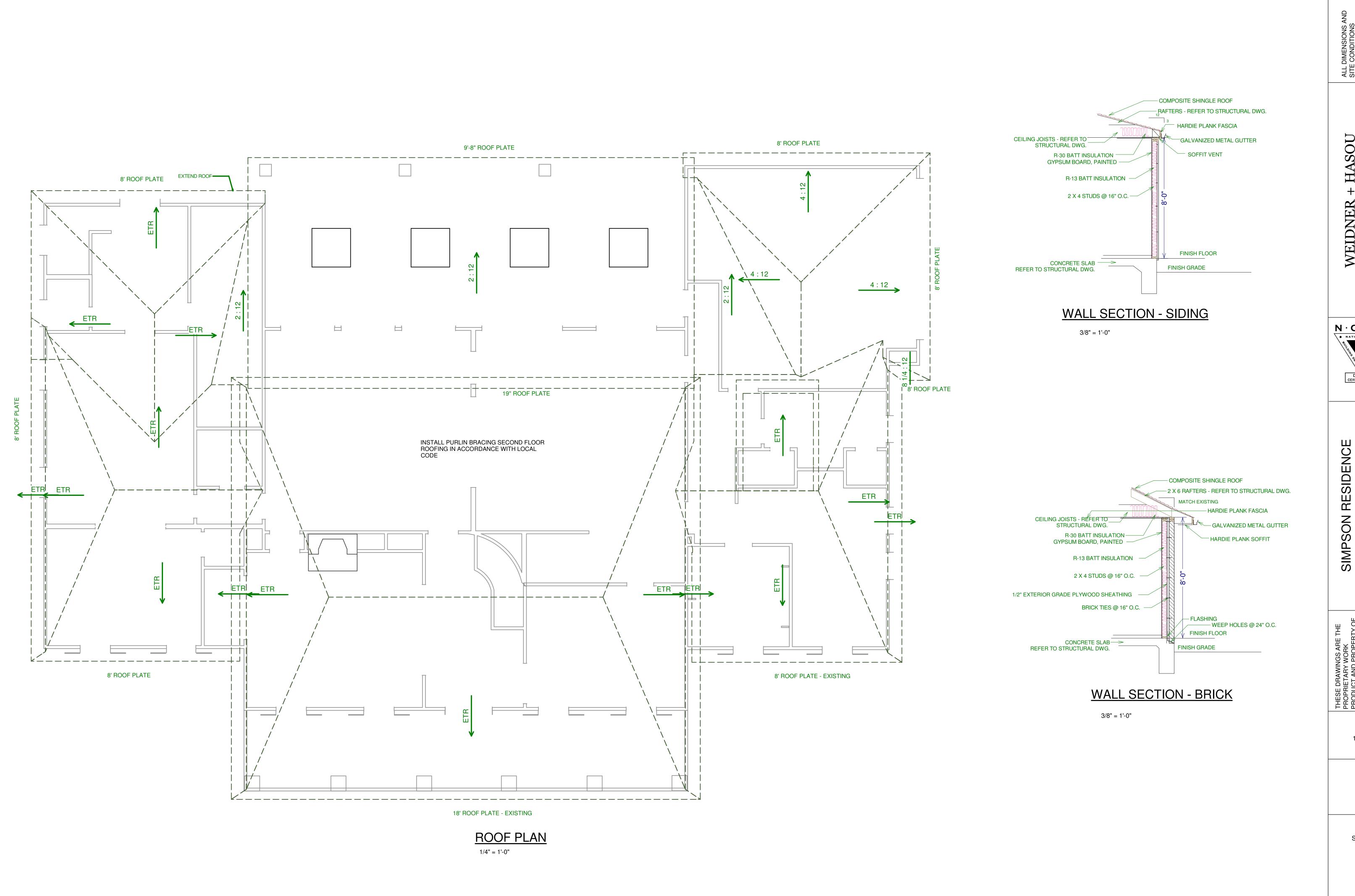
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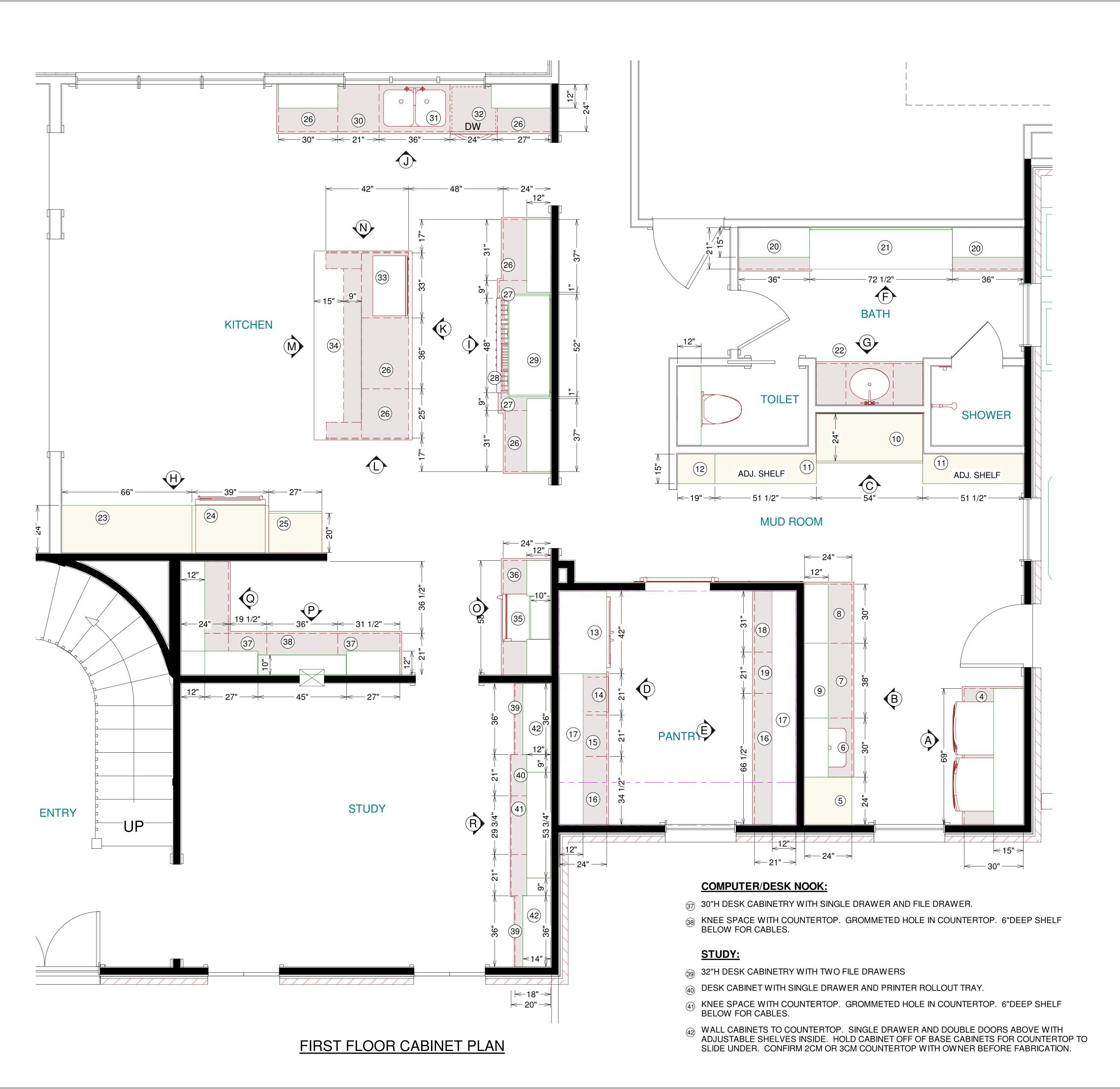


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GENERAL CABINETRY NOTES:

- (1) CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE FABRICATING ANY WORK.
- (2) ALL CABINETRY TO HAVE FULL EXTENSION DRAWER SLIDES AND FULLY CONCEALED HINGES EXPOSED CABINET ENDS IN KITCHEN TO HAVE FINISHED PANELS.
- 3 CABINET DOORS AND DRAWER FACES TO BE RAISED PANEL. CONFIRM SPECIFIC STYLE WITH OWNER. KITCHEN ISLAND AND STUDY CABINETRY TO BE STAINED ALDER. ALL ELSE TO BE PAINT GRADE.

LAUNDRY ROOM NOTES:

- (4) CABINET FRAME AND COUNTERTOP AT WASHER & DRYER. SIZE OPENING IN ACCORDANCE WITH APPLIANCE MANUFACTURER'S SPECIFICATIONS.
- 5 FULL HEIGHT CABINET WITH ROLL-OUTS INSIDE
- (6) 24" SINK BASE CABINET WITH TILT OUT TRAY: REVASHELF 6541-16-52
- BASE CABINET WITH TWO OPEN SHELVES FOR LAUNDRY BASKETS
- (8) THREE DRAWER BASE CABINET
- (9) WALL CABINET WITH OPEN SHELF AND HANGING ROD BELOW.

MUD ROOM NOTES:

- 10 BASE "BENCH" CABINET WITH DRAWERS. NO TOEKICK ADD BASE MOULDING FOR TRIM. WALL CABINETS AT CEILING. OPEN SPACE BETWEEN FOR HOOKS. SEE ELEVATION.
- (1) FULL HEIGHT CABINETS WITH DRAWERS AT BOTTOM AND ADJUSTABLE SHELVES INSIDE
- 12 FULL HEIGHT CABINET WITH 66" CLEAR HEIGHT AT TALL DOOR FOR BROOM STORAGE

PANTRY NOTES:

- (13) FULL HEIGHT CABINET WITH OPENING FOR FREESTANDING REFRIGERATOR.
- 14) BASE CABINET FOR ICEMAKER
- (15) BASE CABINET FOR REV-A-SHELF SLIDING BASKETS: # 4WB-18I
- 16 THREE DRAWER BASE CABINET
- 17 OPEN SHELVES WITH CORBEL SUPPORTS. OSBORNE WOOD #8737 OR EQUIVALENT APPROVED BY OWNER.
- (18) BASE CABINET WITH OPENINGS FOR TWO ROLL-OUTS.
- 19 BASE CABINET WITH TWO DEEP DRAWERS

POOL BATH NOTES:

- 20 FULL HEIGHT CABINET WITH THREE DRAWERS AND OPEN SHELVING ABOVE. SEE ELEVATION.
- 21) BASE BENCH PARITION SUPPORTS WITH PLINTH BASE. BEADBOARD AND BLOCKING FOR HOOKS ABOVE.
- 22 BASE VANITY CABINETRY WITH CABINET FEET. HARDWARE RESOURCES/DUBOIS # BF35 OR **EQUIVALENT APPROVED BY OWNER.**

KITCHEN CABINETRY NOTES:

- 23 FULL HEIGHT CABINETRY WITH DRAWERS BELOW AND ROLL-OUTS INSIDE DOUBLE DOORS. PAN DIVIDERS IN ONE TOP SECTION OF DOUBLE DOORS.
- 24 FULL HEIGHT CABINET FOR EXISTING SUB-ZERO REFRIGERATOR.
- 25) 20" DEEP FULL HEIGHT CABINET WITH THREE DRAWERS, OPEN COUNTERTOP FOR COFFEE BAR AND TWO SETS OF DOUBLE DOORS ABOVE. SEE ELEVATION
- 26 THREE DRAWER BASE CABINET
- 27) BASE CABINET WITH REVASHELF SPICE PULLOUT: # 448-BC-5C
- 28 SPACE FOR EXISTING 48" RANGE
- 29 VENT INSERT WITH MINIMUM OF 950 CFM. VENT TO EXTERIOR IN ACCORDANCE WITH LOCAL CODE. WOOD SURROUND DESIGN TO BE DETERMINED. CONFIRM WITH OWNER/DESIGNER BEFORE FABRICATION.
- 30 BASE CABINET WITH TRASH PULLOUT- REVASHELF 4WCTM-2150DM-2
- (31) 36" SINK BASE CABINET FOR UNDERMOUNT SINK. TILT-OUT TRAY: REVASHELF# 6541-28-52.
- 32 SPACE FOR 24" DISHWASHER
- 33) BASE CABINET FOR 24" MICROWAVE DRAWER.
- (34) COUNTERTOP OVERHANG. ISLAND BACK AND SIDES TO HAVE NO TOEKICK. ADD BASE MOULDING FOR TRIM.
- **35) SPACE FOR 24" BEVERAGE CENTER**
- 36 BASE CABINET WITH SINGLE DRAWER AND SINGLE DOOR. SINGLE ROLL-OUT IN DOUBLE DOOR WITH 6"H SIDES FOR BOTTLE STORAGE

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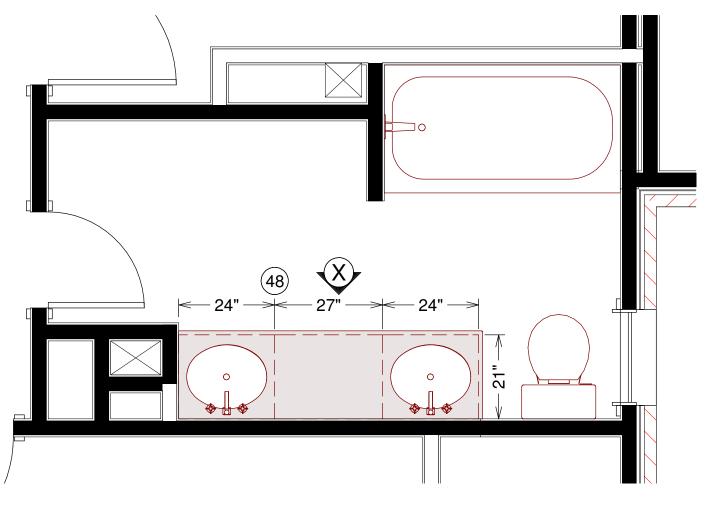
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SCALE:

1/2" = 1'-0"

MASTER SUITE CABINET PLAN



SECOND FLOOR CABINET PLAN

MASTER BATHROOM & CLOSET NOTES:

- (43) DOUBLE SHELF/ROD
- (44) SINGLE SHELF/ROD WITH SHELVES ABOVE
- 51" HIGH CHEST OF DRAWERS WITH OPEN SHELVING CABINETRY ABOVE. SEE ELEVATION.
- FULL HEIGHT CABINET WITH OPEN SHELVING
- THREE DRAWER BASE VANITY CABINETRY WITH CABINET FEET PER ELEVATIONS. OSBORNE WOOD # 4102 OR EQUIVALENT APPROVED BY OWNER.

MEREDITH'S BATHROOM NOTES:

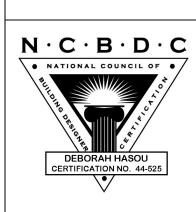
THREE DRAWER BASE VANITY CABINETRY WITH CABINET FEET PER ELEVATIONS. OSBORNE WOOD # 4045 OR EQUIVALENT APPROVED BY OWNER.

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LLC
Telephone: 713.93
Facsimile: 713.03

DESIGN,
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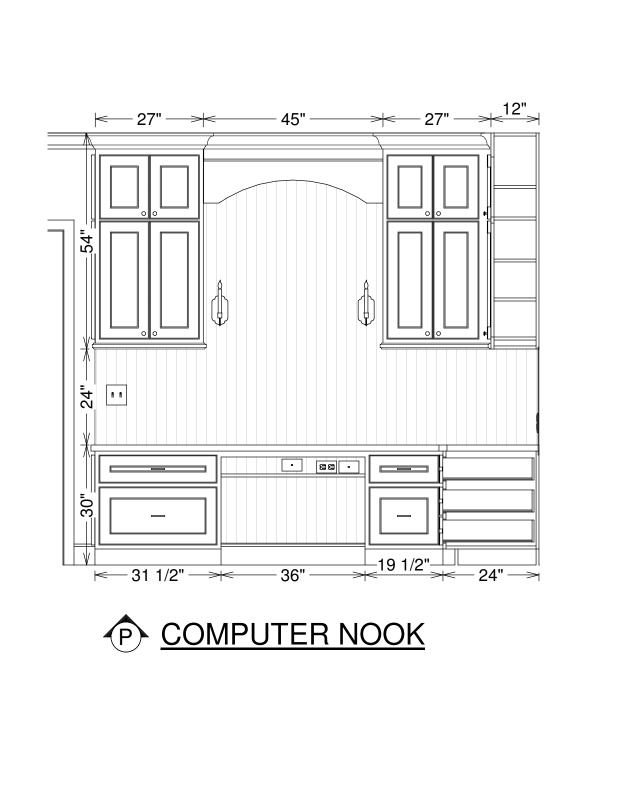
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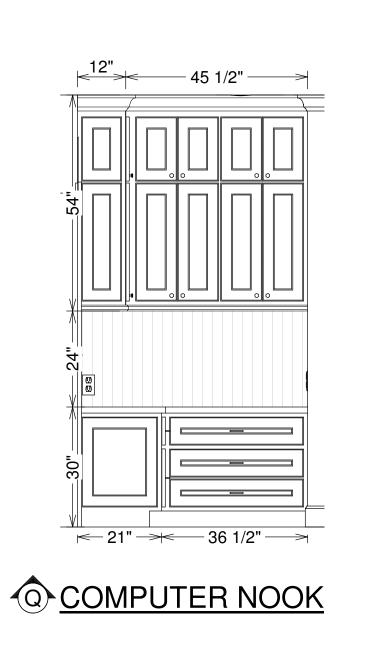
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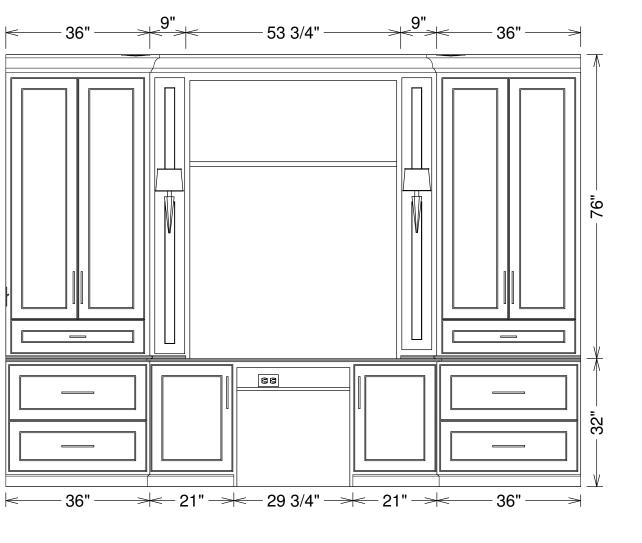
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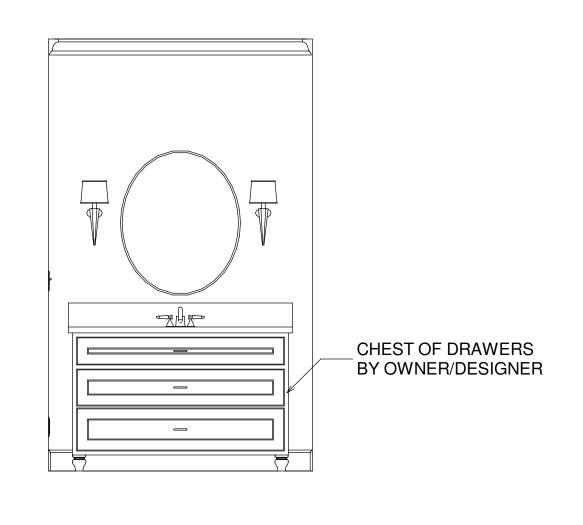
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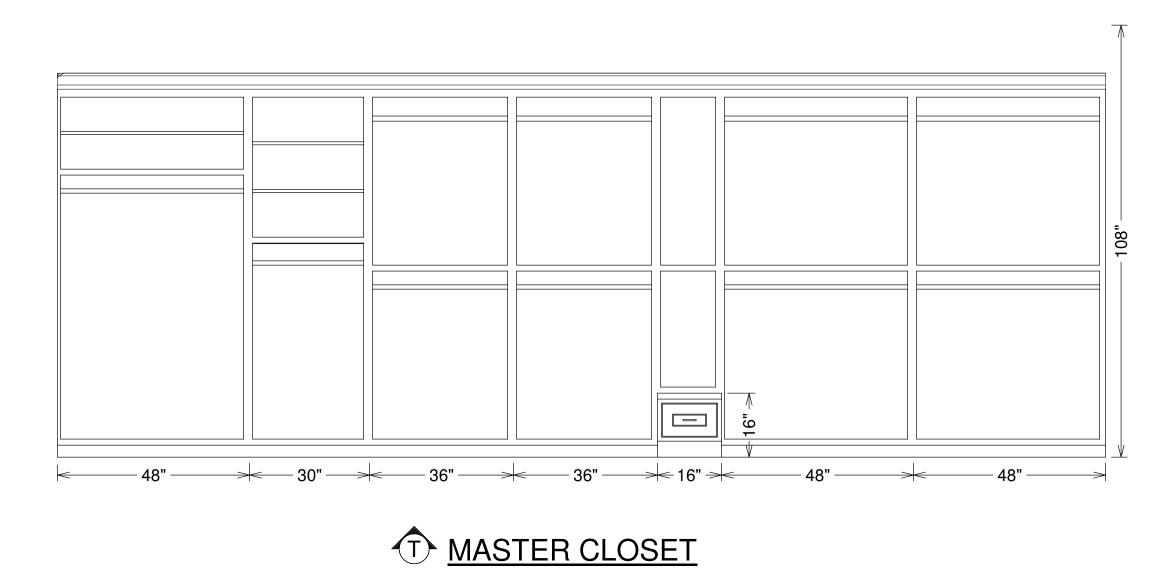


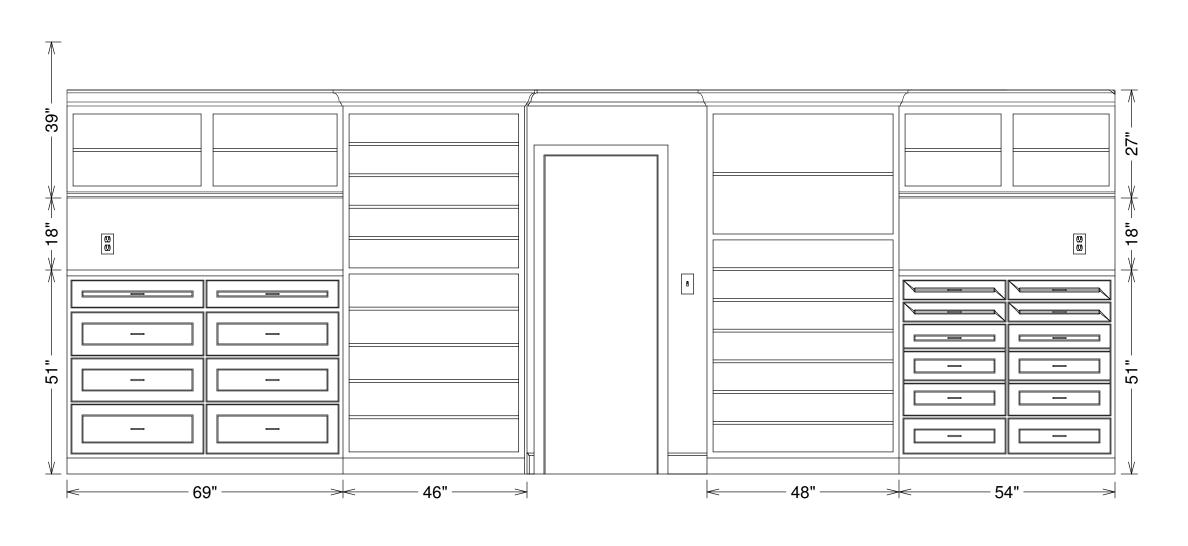




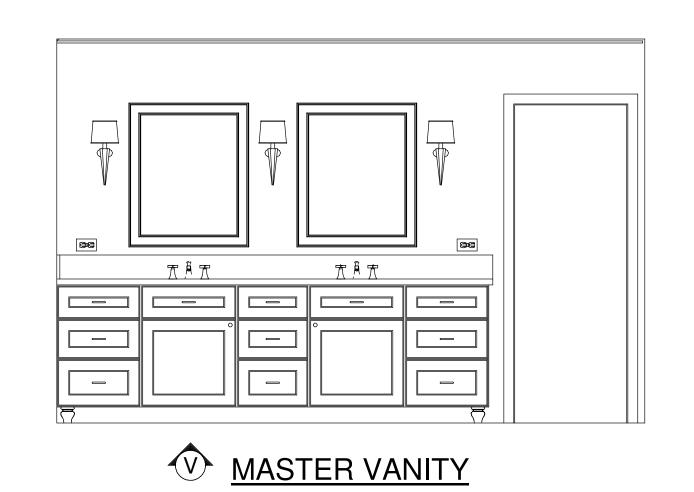


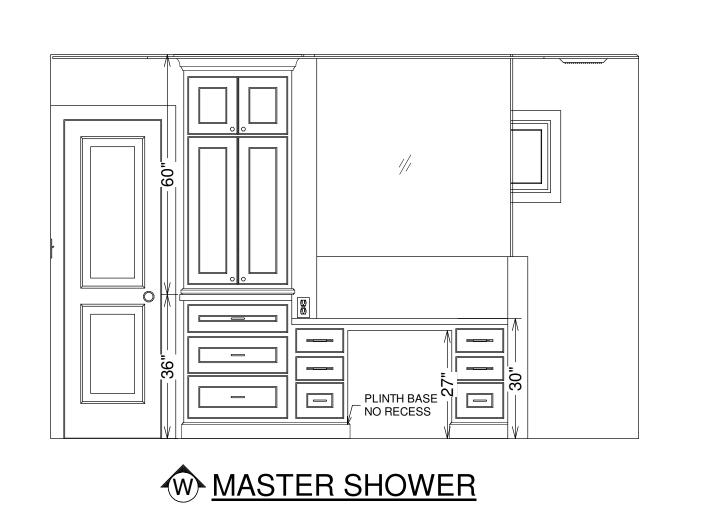
S POWDER ROOM VANITY

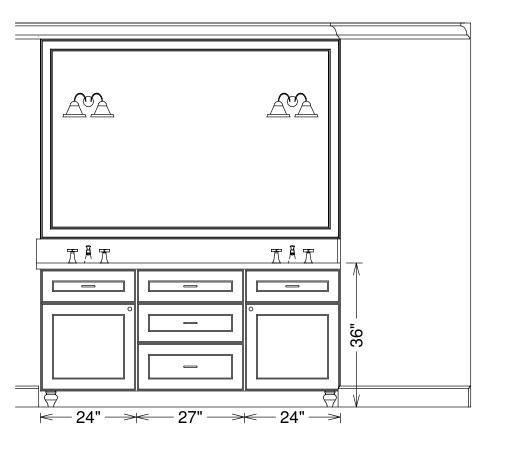




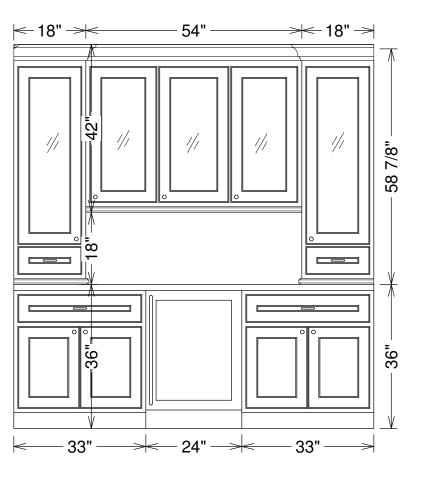
MASTER CLOSET











DINING ROOM NOOK

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

ELECTRICAL PLAN - FIRST FLOOR

ELECTRICAL LEGEND:



EXHAUST FAN, MINIMUM 50 CFM IN TOILET ROOMS MINIMUM 110 CFM IN MASTER BATHROOM

RECESSED CAN, 6"

RECESSED CAN, 6" UL RATED FOR WET LOCATION

CEILING MOUNTED FLUORESCENT LIGHTING

RECESSED CAN, 4"

UNDER CABINET LIGHT FIXTURE, LOW VOLTAGE XENON STRIP, SIZED TO FIT UNDER CABINETRY

CEILING MOUNTED LIGHT FIXTURE

CHAIN HUNG LIGHT FIXTURE

CHAIN HUNG MULTI-BULB FIXTURE

SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP

LOW VOLTAGE LINEAR LIGHTING INSIDE CABINETRY

CEILING MOUNTED ART LIGHT

WALL MOUNTED LIGHT FIXTURE

SINGLE POLE SWITCH

SINGLE POLE SWITCH, WITH SLIDING DIMMER

THREE WAY SWITCH, WITH SLIDING DIMMER

DUPLEX OUTLET

PLUG MOULD STRIP

DUPLEX OUTLET, WITH GROUND FAULT CIRCTUIT INTERRUPTER

ELECTRICAL CONNECTION FOR GARBAGE DISPOSER, MOUNTED INSIDE SINK CABINET WITH COUNTERTOP AIR SWITCH FOR OPERATION

ELECTRICAL CONNECTION FOR DISHWASHER MOUNT INSIDE SINK CABINET

ELECTRICAL CONNECTION FOR RANGE

ELECTRICAL CONNECTION FOR EXHAUST VENT

ELECTRICAL CONNECTION FOR MICROWAVE ELECTRICAL CONNECTION FOR WARMING DRAWER - NOT USED

ELECTRICAL CONNECTION FOR REFRIGERATOR

ELECTRICAL CONNECTION FOR ICEMAKER

ELECTRICAL CONNECTION FOR WINE CHILLER/BEV. CENTER

ELECTRICAL CONNECTION FOR CLOTHES WASHER

ELECTRICAL CONNECTION FOR CLOTHES DRYER

DUPLEX OUTLET - RATED FOR EXTERIOR USE

TELEPHONE JACK

CABLE TELEVISION JACK

SWITCH, UL RATED FOR OUTDOOR USE

DUPLEX OUTLET, UL RATED FOR OUTDOOR USE ELECTRICAL PLANEL

ELECTRIC SERVICE METER

CABLE TRACK LIGHTING

ELECTRICAL NOTES:

ALL SLEEPING QUARTERS TO BE ARC-FAULT PROTECTED

PROVIDE GFCI PROTECTION AS REQUIRED

SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING, BATTERY BACK-UP, AND SHALL BE INTERCONNECTED.

VENT ALL EXHAUST FANS TO OUTSIDE

PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH WATER HEATER AND A/C UNIT IN ATTIC.

PROVIDE ELECTRICAL DISCONNECT AT EACH A/C UNIT.

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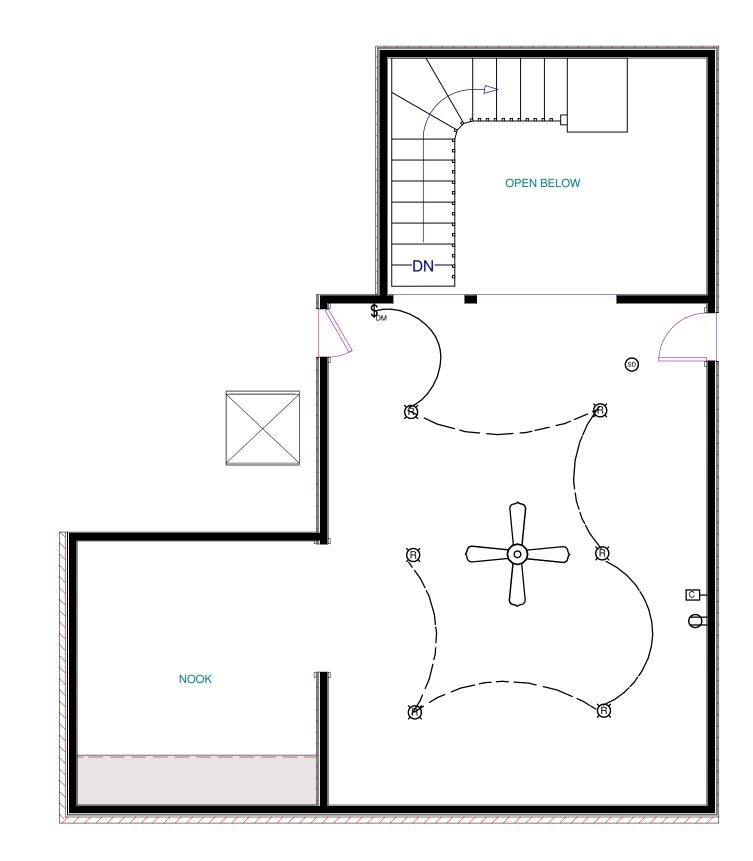
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SCALE: 1/2" = 1'-0"

ELECTRICAL PLAN - SECOND FLOOR



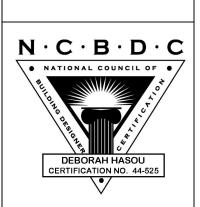
ELECTRICAL PLAN - THIRD FLOOR

ALL DIMENSIONS AND SITE CONDITIONS MUST BE SITE VERIFIED BEFORE BEGINNING OR FABRICATING ANY

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SCALE:

1/2" = 1'-0"

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