

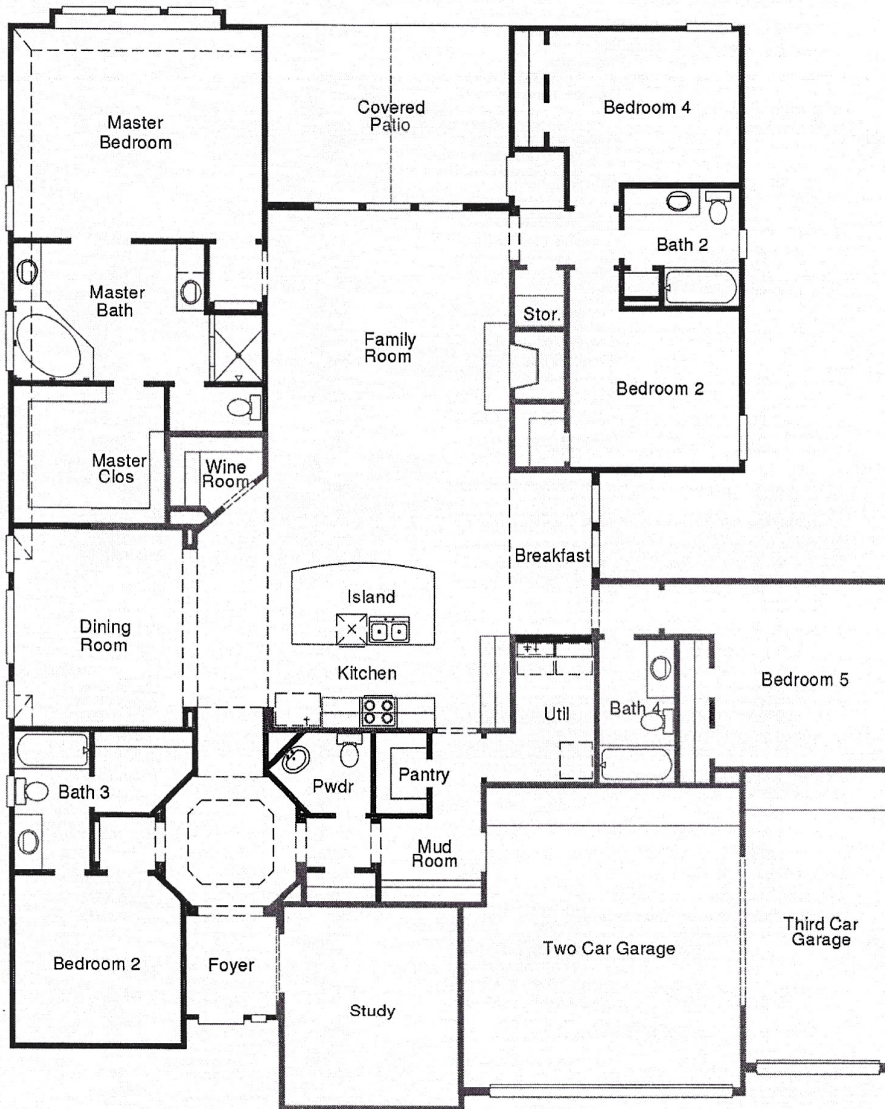
PLANTATION

NEDERLAND II (6458)



2,758 SQ. FT. :: 2 FLOORS :: 4 BED :: 3.5 BATH :: 3 GARAGE

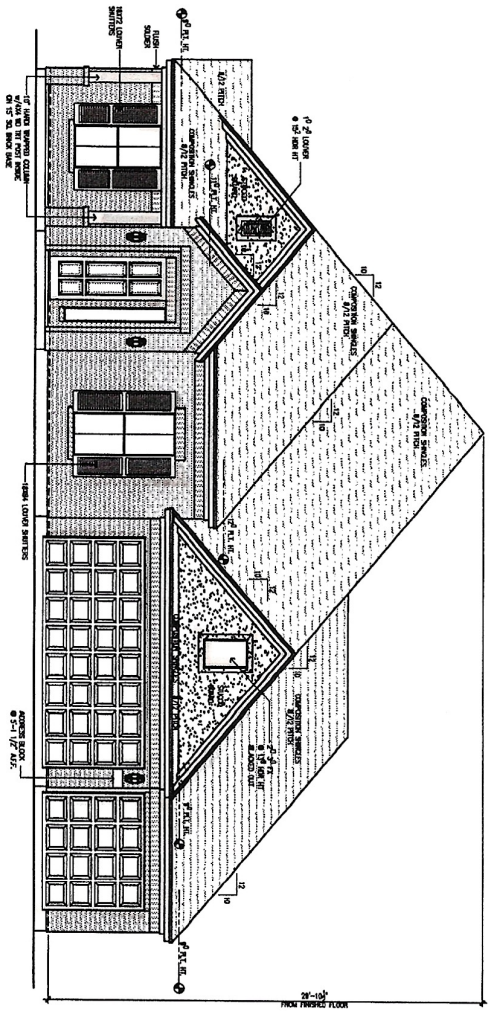
FIRST FLOOR



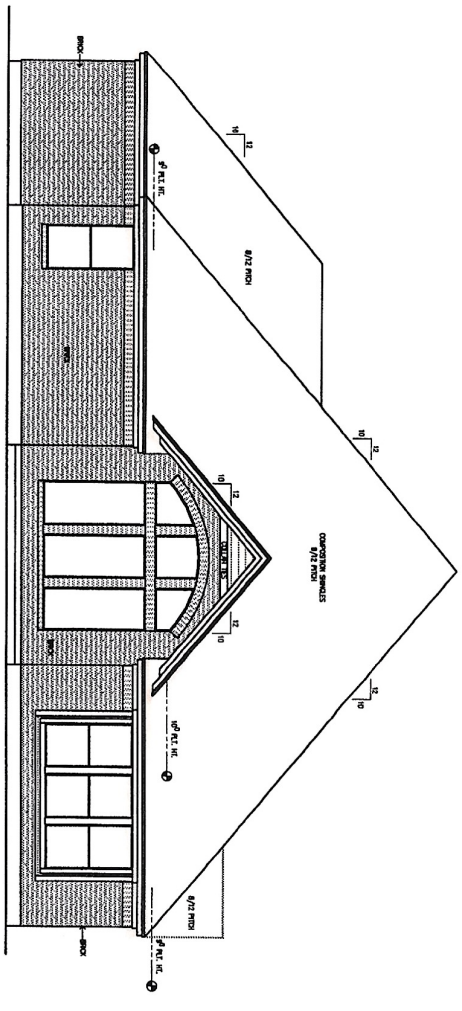
PLANTATIONHOMES.COM

This floor plan insert is a general illustration of the overall room layout and floor plan design. Elevation renderings are an artist's interpretation and some may be shown with optional stone, stucco and/or front porches. Some elements shown may not be standard in all communities. Architectural details may vary from the rendering. Additional Elevations may be available, however not all elevations and floor plans may be offered in all communities. Please review the Feature Sheet in the Community of purchase for specific features included in this floor plan design. Ask your Sales Counselor for more details prior to purchase.

BLK Magic



FRONT ELEVATION "D"
 SCALE: 1/8" = 1'-0"
 SEE PLAN FOR WINDOW
 DIMENSIONS AND
 FINISH SCHEDULE



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

REVISIONS TO SPECIAL		DESCRIPTION OF REVISION	
NO.	DATE	BY	REASON
01	05-25-2024	KS	ISSUE
02	05-25-2024	KS	ISSUE
03	05-25-2024	KS	ISSUE

MASONRY CALCULATION	
BRICK (quantity)	1728 SQ. FT.
SIDING	36 SQ. FT.
STUCCO (quantity)	76 SQ. FT.
TOTAL	1840 SQ. FT.
% MASONRY	93.00 %

NOTE:
 BRICK SUPPORTED BY CONTINUOUS
 STEEL ANGLE ON TRIPLE RAFTERS
 FASTENED TO STUDS.

NOTE:
 CONSTRUCTION SHALL
 CONFORM WITH ALL
 APPLICABLE CODES AND
 ORDINANCES AND BE BUILT
 TO 2015 IRC AND 2017 IBC.

NOTE:
 FRONT LOADING ATTACHED
 GARAGE BE SET BACK A MINIMUM
 OF 3FT OR PROTRUDE NO MORE
 THAN 10FT BEYOND THE MAJOR
 FACE OF THE HOUSE.

FRONT MATERIAL CALCS.	
BRICK (quantity)	282 SQ. FT.
STUCCO (quantity)	76 SQ. FT.
TOTAL	358 SQ. FT.
% MASONRY	100.00 %

REAR MATERIAL CALCS.	
BRICK (quantity)	353 SQ. FT.
SIDING	28 SQ. FT.
TOTAL	381 SQ. FT.
% MASONRY	93.00 %

ELEVATIONS

SCALE: 1/8" = 1'-0"
 This drawing pertains to structural modifications to the standard plan design only.
 In the event of a conflict between this plan, or any other item displayed on this
 drawing, the standard plan shall prevail. The owner shall be responsible for
 obtaining all necessary permits and the owner's attention to the rules
 contained therein.

Buyer(s): Jennifer Rieke and Bill Rieke
 Address: 1722 Hartford Mills Ln.
 Subdiv: Hidden Lakes
 City: League City, TX 77573
 JOB No. H20226
 REV No. N/A

ISSUE DATE
 MAR 13TH 2024
 DRAWN BY
 KS CAD

McGUYER
 ARCHITECTS
 11111
 11111

A-4a
 ELEVATION - "R"
 3071 SOFT.

REVISIONS TO SPECIAL		REVISION	DESCRIPTION OF REVISION
REV	DATE	BY	
01	10-20-2018	XX	XXX
02	05-20-2019	XX	XXX
03	10-20-2020	XX	XXX

NOTE: BRICK SUPPORTED BY CONTINUOUS BRICK FOUNDATION PER THE MANUFACTURER'S INSTALLATION STUDS.

NOTE: CONSTRUCTION SHALL CONFORM WITH LOCAL AND ORDINANCES AND BE BUILT TO 2015 IRC AND 2017 IBC.

NOTE: LOADING ATTACHED GARAGE BE SET BACK A MINIMUM OF 3 FT OR PROTRUDE NO MORE THAN 1 FT BEYOND THE MAJOR FACE OF THE HOUSE.

RIGHT MATERIAL CALCS.

BRICK (masonry)	548	SQ. FT.
SIDING:	4	SQ. FT.
TOTAL:	552	SQ. FT.
% MASONRY	99.00	%

LEFT MATERIAL CALCS.

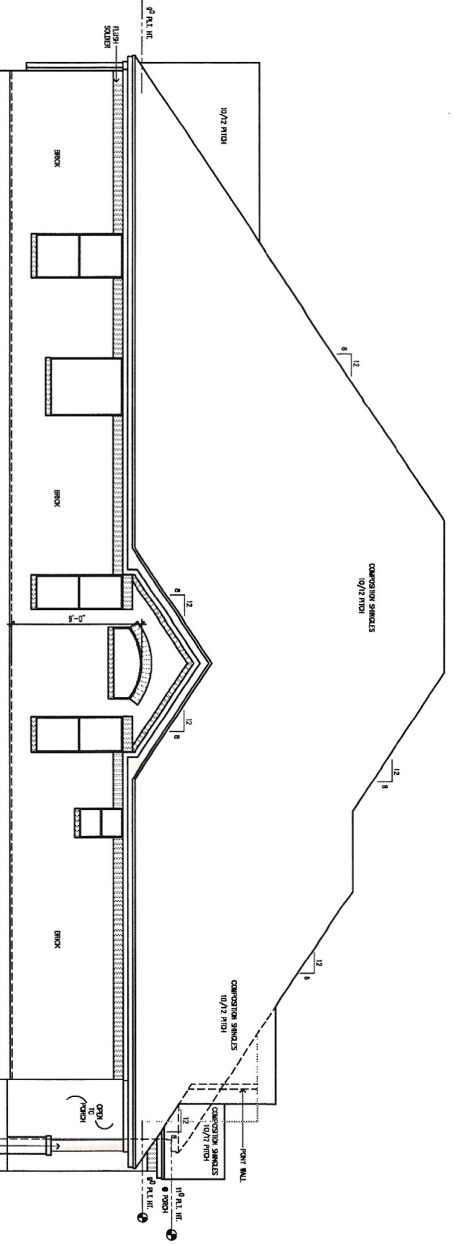
BRICK (masonry)	563	SQ. FT.
SIDING:	4	SQ. FT.
TOTAL:	567	SQ. FT.
% MASONRY	99.00	%

McGUYER
 ROBERTO DESAIGN, INC.
 3071 SOUTHWEST CORNER OF 10TH STREET AND 10TH AVENUE, SUITE 100, FORT WORTH, TEXAS 76104
 TEL: 817-335-1111 FAX: 817-335-1112
 WWW.MCGUYERDESIGN.COM

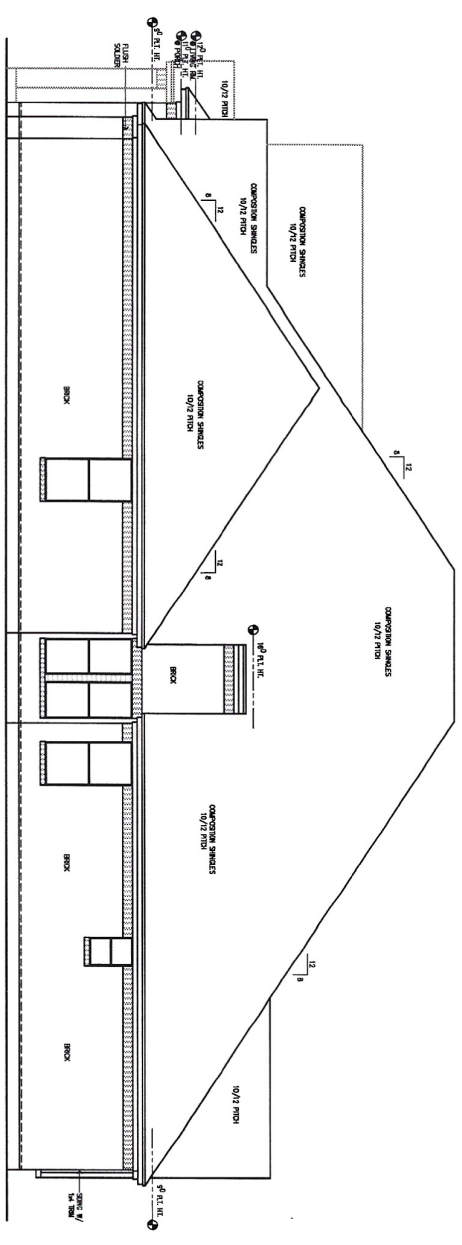
ISSUE DATE: MAR 15TH 2020
 DRAIN BY: JSD CAD

Buyer(s): Jennifer Rieke and Bill Rieke
 Address: 1722 Hartford Mills Ln,
 Subdiv: Hidden Lakes
 City: League City, TX 77573
 State: TX 77573
 REV No. N/A

PLAN NUMBER: 6450-00-3001
 ELEVATIONS
A-4b
 ELEVATION - "P"
 3071 SOUTHWEST



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



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

AUXILIARY ELEVATIONS

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