

GENERAL NOTES

CODES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE COMPLIANCE WITH SAID CODES.

JOB SITE. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS, NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE DESIGNER. REPORT ANY DISCREPANCIES TO THE

PLAN REVIEW. THESE PLANS ARE CONCEPTUAL IN NATURE AND THEREFORE SHALL BE REVIEWED BY STRUCTURAL AND MECHANICAL ENGINEERS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.

CHANGES OR MODIFICATIONS TO PLANS. ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

INSTALLATION. ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

MATERIAL STORAGE. MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING CONSTRUCTION.

PRODUCTS USED. MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION, EQUAL PRODUCTS. AS APPROVED BY THE DESIGNER WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS

WORKMANSHIP. ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.

PERMITS. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, CONTRACTOR/OWNER TO VERIFY SERVICE WITH UTILITY AGENCY AND SCHEDULE ON-SITE INSPECTION TO LOCATE UTILITY.

CONTRACT DOCUMENTS. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ARTE DESIGN AND SHALL NOT BE USED WITHOUT THEIR WRITTEN CONSENT. THE CONTRACT DOCUMENTS SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT UNLESS SIGNED AND

SITE CLEARING. CLEAR AND GRUB THE CONSTRUCTION SITE. GRADE BUILDING SITE WITH APPROPRIATE SOILS. EXISTING TREES TO REMAIN SHALL BE MARKED PRIOR TO CLEARING AND PROTECTED TO PREVENT DAMAGE. IF ANY DAMAGE IS DONE TO WALKWAYS, DRIVEWAYS, ETC, NEEDED REPAIRS SHALL BE PROVIDED BY THE CONTRACTOR. REPAIR OR REPLACE ANY DAMAGED VEGETATION OR TERRAIN THAT IS INDICATED TO BE PROTECTED OR IS MORE THAN EIGHT FEET FROM THE EDGE OF ANY CONSTRUCTION.

EARTHWORK. EXCAVATE BOTTOM OF ALL FOUNDATION WALLS AND FOOTINGS AT BUILDING PERIMETER A MINIMUM OF 12" BELOW FROST LINE, (CHECK WITH LOCAL BUILDING OFFICIALS FOR FROST LINE LEVEL REQUIREMENTS). BASE OF FOOTINGS SHALL EXTEND DOWN TO UNDISTURBED VIRGIN SOIL WHICH HAS BEEN COMPACTED TO 95 PERCENT PROCTOR DENSITY ALL EXCAVATION SHALL BE TO A LEVEL BELOW EXISTING DEMOLITION DEBRIS. BOARD FORM ALL FOOTING AS REQUIRED BY SOIL CONDITIONS.

AT SLAB FOUNDATIONS, COMPACT SUB-GRADE UNDER SLABS TO A MINIMUM 95% DENSITY. COMPACT BACKFILL AREAS NOT UNDER SLABS OR FOUNDATION TO A MINIMUM 90% ASTM D-689. SUB-BASE DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM OF FOUR INCHES OF COMPACTED GRANULAR FILL.

FINAL GRADING. KEEP EXTERIOR FINISHED GRADE A MINIMUM OF 6 1/2" BELOW FINISHED FLOOR ELEVATION BY BACKFILLING WITH APPROPRIATE SOILS. PROVIDE SWALES WITH POSITIVE OUTFALL AND SLOPE GRADE AWAY FROM BUILDING TO ALLOW WATER TO DRAIN AWAY FROM THE BUILDING FOUNDATION. DO NOT BACKFILL AGAINST FOUNDATION UNTIL PROJECT IS COMPLETELY FRAMED AND ROOF STRUCTURE IS IN PLACE. SOIL TYPE OF FILL SHALL BE SPECIFIED BY GEOTECHNICAL ENGINEER.

TERMITE CONTROL. FOUNDATIONS SHALL BE PRE-TREATED UNDER ALL SLABS AND CRAWLSPACE AREAS BETWEEN VAPOR BARRIER AND GRANULAR SUB-BASE TO CONFORM WITH HUD MINIMUM STANDARDS AND APPLICABLE BUILDING CODES. TREATMENTS SHALL NOT BE MADE WHEN SOIL IS EXCESSIVELY WET OR AFTER HEAVY RAINS. CONTRACTOR SHALL PROVIDE A ONE-YEAR RENEWABLE WARRANTY.

CONCRETE PADS AND WALKS. PROVIDE LIGHT DUTY PAVING AT AUTOMOBILE PARKING AREAS CONSISTING OF A 4" THICK SLAB ON SUB-GRADE COMPACTED TO 98 PERCENT DENSITY WITH 3000 PSI CONCRETE. A 4" THICK CONCRETE WALKWAY WILL BE PROVIDED FROM FRONT DOOR TO THE DRIVEWAY. CONSULT SITE PLAN FOR ADDITIONAL INFORMATION. EXPANSION JOINTS SHALL BE INSTALLED AS IN STANDARD CONCRETE PRACTICES. CONTROL JOINTS SHALL BE INSTALLED AT PRE-DETERMINED LOCATIONS NO LATER THAN 12 HOURS AFTER INSTALLATION.

FOR COLOR, TEXTURE AND IMPRINTING: WHILE THE CONCRETE IS STILL IN A PLASTIC STATE, APPLY THE DESIRED PATTERN TO THE SURFACE. TOOLS SHALL BE PROPERLY STAMPED INTO THE SURFACE TO ACHIEVE DESIRED TEXTURE. SEAL AS REQUIRED. SEE SITE PLAN FOR ADDITIONAL INFORMATION.

ALL ROOF PENETRATIONS (I.E. PLUMBING AND GAS VENTS, ETC.) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.

PROVIDE 30 YEAR ASPHALT DIMENSIONAL SHINGLES OVER 30# FELT OVER 7/16" OSB DECK INSTALLED WITH PLYWOOD "H" CLIPS. COLOR AND STYLE OF SHINGLES TO BE SELECTED BY

20" WIDE GALVANIZED FLASHING SHALL BE USED ON ALL VALLEYS. PROVIDE ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.

PROVIDE OPTIONAL GUTTERS AND DOWNSPOUTS TO BE SELECTED BY OWNERS.

CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE

ALL SITE WORK INCLUDING LOCATION OF TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY CONSTRUCTION FENCING, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC., SHALL BE IN ACCORDANCE WITH LOCAL CITY REQUIREMENT/GUIDELINES.

2006 INTERNATIONAL RESIDENTIAL CODE WITH CITY AMENDMENTS. 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL FIRE CODE 2006 INTERNATIONAL FUEL GAS CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL PLUMBING CODE 2005 NATIONAL ELECTRICAL CODE OCCUPANCY CLASSIFICATION: R-3 SINGLE FAMILY

CONSTRUCTION TYPE

A1.0 SITE PLAN, ROOF PLAN GENERAL NOTES

A2.0 FLOOR PLAN

A2.1 FLOOR PLAN - CONTINUED

A2.2 ELECTRICAL FLOOR PLAN A2.3 ELECTRICAL FLOOR PLAN - CONTINUED

A3.0 EXTERIOR ELEVATIONS

A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS A4.0 WALL SECTIONS

PROJECT:

A New House Plan for

16320 Lewis Street

Houston, Texas 77040

Loftin Residence

DESCRIPTION: 6-22-11 FOR PERMIT & CONSTRUCTION 1 9-15-11 | REVISED

PROFESSIONAL MEMBERSHIP

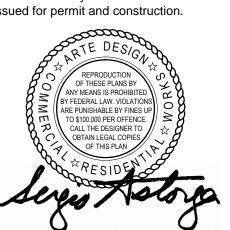






8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN TH PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OF REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OF MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF

THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE

THAT. UNLESS EXPLICITLY WAIVED IN WRITING, ONLY

ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE

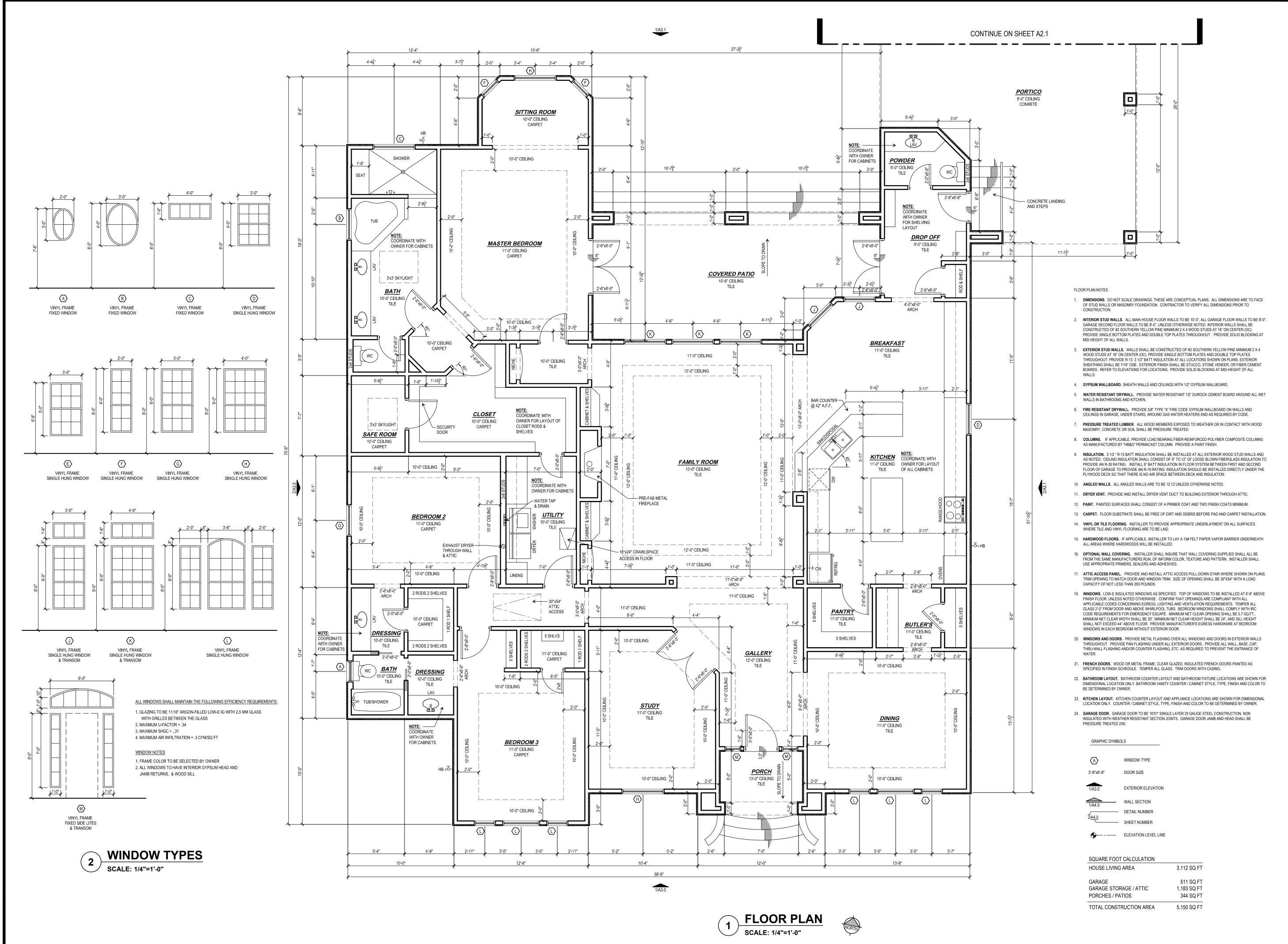
CHANGES TO THE PLANS. THE FORGOING SHALL APPLY

REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

SHEET TITLE:

SITE PLAN **ROOF PLAN**

SHEET NO:



PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:
	6-22-11	FOR PERMIT & CONSTRUCTION
\triangle	9-15-11	REVISED

PROFESSIONAL MEMBERSHIP



A D A B D A AMERICAN INSTITUTE OF BUILDING DESIGN



8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED. DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT. UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE

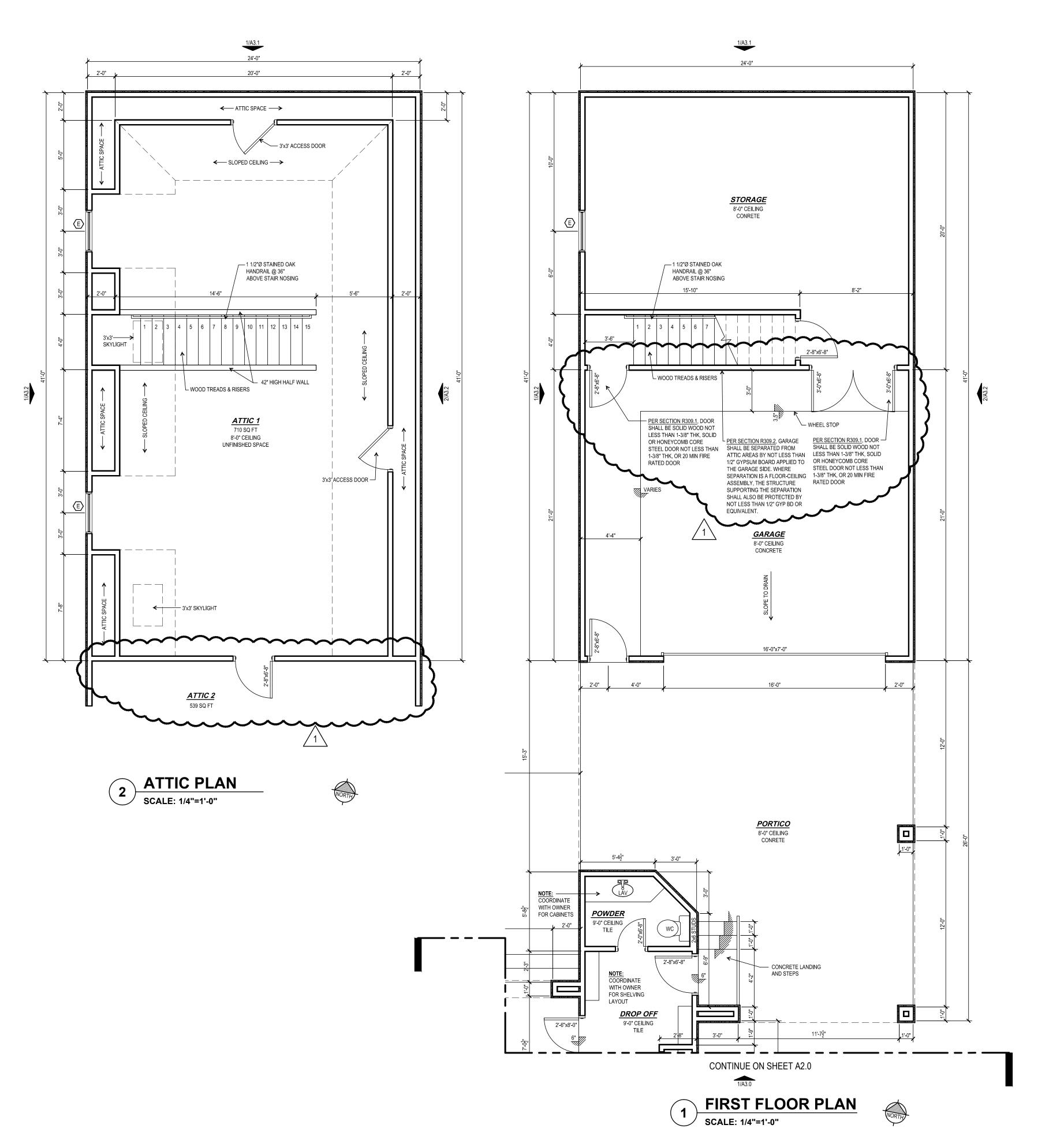
SHEET TITLE:

FLOOR PLAN

CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

SHEET NO:

Δ2 (



FLOOR PLAN NOTES

- DIMENSIONS. DO NOT SCALE DRAWINGS, THESE ARE CONCEPTUAL PLANS. ALL DIMENSIONS ARE TO FACE
 OF STUD WALLS OR MASONRY FOUNDATION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO
- 2. INTERIOR STUD WALLS. ALL MAIN HOUSE FLOOR WALLS TO BE 10'-0", ALL GARAGE FLOOR WALLS TO BE 8'-0", GARAGE SECOND FLOOR WALLS TO BE 8'-0", UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID HEIGHT OF ALL WALLS.
- 3. EXTERIOR STUD WALLS. WALLS SHALL BE CONSTRUCTED OF #2 SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE R-13 3 1/2" BATT INSULATION AT ALL LOCATIONS SHOWN ON PLANS. EXTERIOR SHEATHING SHALL BE 7/16" OSB. EXTERIOR FINISH SHALL BE STUCCO, STONE VENEER, OR FIBER CEMENT BOARDS. REFER TO ELEVATIONS FOR LOCATIONS. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.
- 4. **GYPSUM WALLBOARD.** SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD.
- 5. **WATER RESISTANT DRYWALL.** PROVIDE WATER RESISTANT 1/2" DUROCK CEMENT BOARD AROUND ALL WET WALLS IN BATHROOMS AND KITCHEN.
- CEILINGS IN GARAGE, UNDER STAIRS, AROUND GAS WATER HEATERS AND AS REQUIRED BY CODE.

 7. PRESSURE TREATED LUMBER. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH WOOD

6. FIRE RESISTANT DRYWALL. PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM WALLBOARD ON WALLS AND

- PRESSURE TREATED LUMBER. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH WOO
 MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.
- 8. COLUMNS. IF APPLICABLE, PROVIDE LOAD BEARING FIBER-REINFORCED POLYMER COMPOSITE COLUMNS AS MANUFACTURED BY "HB&G" PERMACAST COLUMN. PROVIDE A PAINT FINISH.

 9. INSULATION. 3 1/2 " R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND
- 9. INSULATION. 3 1/2 " R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND AS NOTED. CEILING INSULATION SHALL CONSIST OF 9" TO 12" OF LOOSE BLOWN FIBERGLASS INSULATION TO PROVIDE AN R-30 RATING. INSTALL 6" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR OF GARAGE TO PROVIDE AN R-19 RATING. INSULATION SHOULD BE INSTALLED DIRECTLY UNDER THE PLYWOOD DECK SO THAT THERE IS NO AIR SPACE BETWEEN DECK AND INSULATION.
- 10. ANGLED WALLS. ALL ANGLED WALLS ARE TO BE 12:12 UNLESS OTHERWISE NOTED.
- 11. **DRYER VENT**. PROVIDE AND INSTALL DRYER VENT DUCT TO BUILDING EXTERIOR THROUGH ATTIC.
- 12. PAINT. PAINTED SURFACES SHALL CONSIST OF A PRIMER COAT AND TWO FINISH COATS MINIMUM.
- 13. CARPET. FLOOR SUBSTRATE SHALL BE FREE OF DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.
- VINYL OR TILE FLOORING. INSTALLER TO PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.
- 15. HARDWOOD FLOORS. IF APPLICABLE, INSTALLER TO LAY A 15# FELT PAPER VAPOR BARRIER UNDERNEATH ALL AREAS WHERE HARDWOODS WILL BE INSTALLED.
- 16. **OPTIONAL WALL COVERING.** INSTALLER SHALL INSURE THAT WALL COVERING SUPPLIED SHALL ALL BE FROM THE SAME MANUFACTURERS RUN, OF INFORM COLOR, TEXTURE AND PATTERN. INSTALLER SHALL USE APPROPRIATE PRIMERS, SEALERS AND ADHESIVES.
- 17. ATTIC ACCESS PANEL. PROVIDE AND INSTALL ATTIC ACCESS PULL-DOWN STAIR WHERE SHOWN ON PLANS. TRIM OPENING TO MATCH DOOR AND WINDOW TRIM. SIZE OF OPENING SHALL BE 30"X54" WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.
- 19. WINDOWS. LOW-E INSULATED WINDOWS AS SPECIFIED. TOP OF WINDOWS TO BE INSTALLED AT 6'-8" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS 2'-0" FROM DOOR AND ABOVE WHIRLPOOL TUBS. BEDROOM WINDOWS SHALL COMPLY WITH IRC CODE REQUIREMENTS FOR EMERGENCY ESCAPE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24", AND SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. PROVIDE MANUFACTURER'S EGRESS HARDWARE AT BEDROOM WINDOWS IN EACH BEDROOM WITHOUT EXTERIOR DOOR.
- 20. **WINDOWS AND DOORS.** PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.
- 21. **FRENCH DOORS.** WOOD OR METAL FRAME, CLEAR GLAZED, INSULATED FRENCH DOORS PAINTED AS SPECIFIED IN FINISH SCHEDULE. TEMPER ALL GLASS. TRIM DOORS WITH CASING.
- 22. BATHROOM LAYOUT. BATHROOM COUNTER LAYOUT AND BATHROOM FIXTURE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. BATHROOM VANITY COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.
- KITCHEN LAYOUT. KITCHEN COUNTER LAYOUT AND APPLIANCE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.
- 24. GARAGE DOOR. GARAGE DOOR TO BE 16'X7' SINGLE LAYER 25 GAUGE STEEL CONSTRUCTION, NON INSULATED WITH WEATHER RESISTANT SECTION JOINTS. GARAGE DOOR JAMB AND HEAD SHALL BE PRESSURE TREATED 2X8.

PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:
	6-22-11	FOR PERMIT & CONSTRUCTION
1	9-15-11	REVISED

PROFESSIONAL MEMBERSHIP







8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

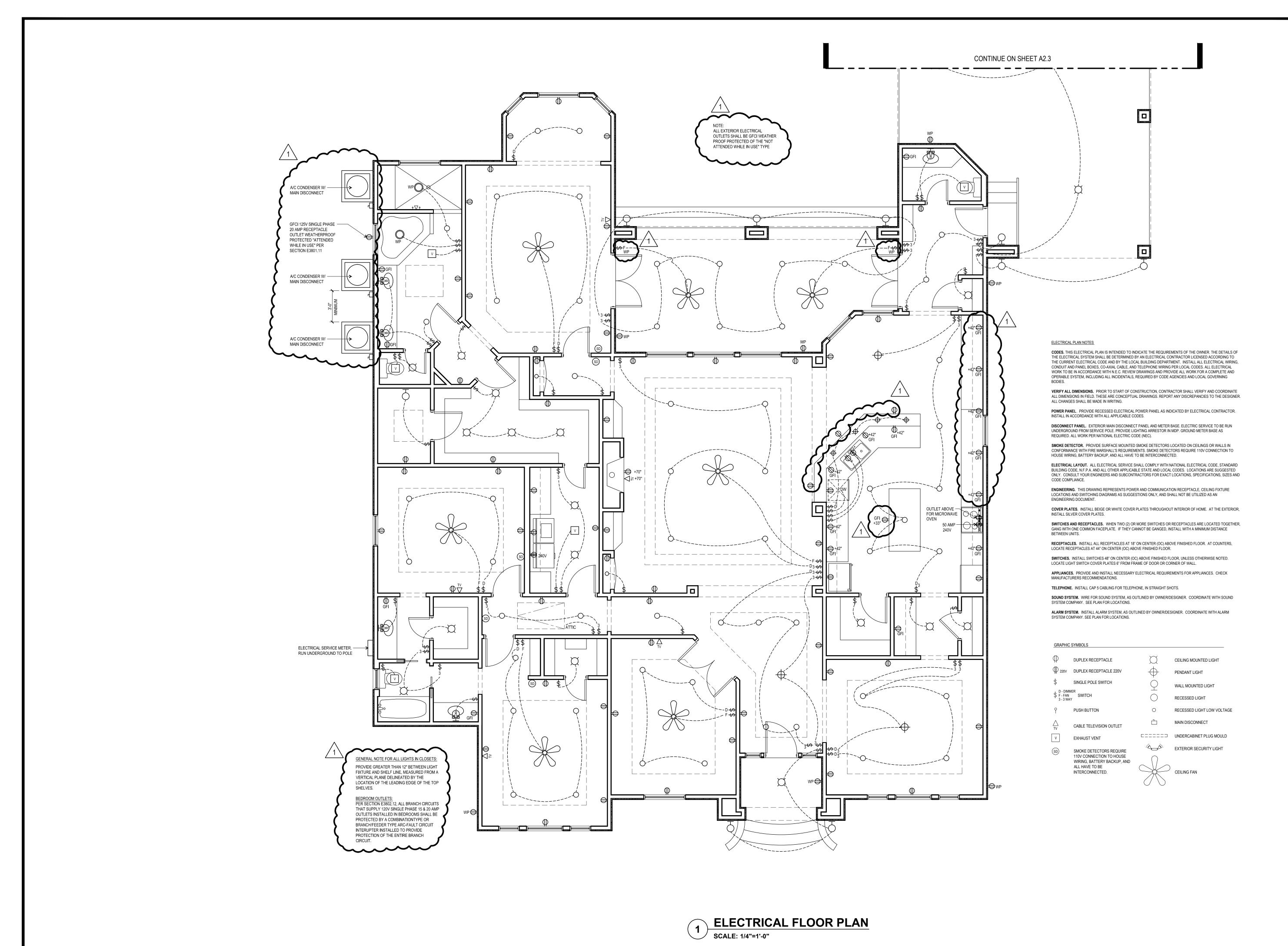
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

SHEET TITLE:

FLOOR PLANS

SHEET NO:

A2.1



PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:	
	6-22-11	FOR PERMIT & CONSTRUCTION	
\triangle	9-15-11	REVISED	

PROFESSIONAL MEMBERSHIP

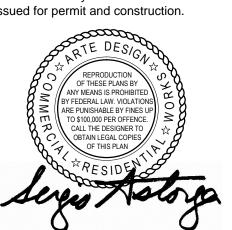






8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE

DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS.

ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS

FOR REFERENCE AND IN THE USE AND OCCUPANCY OF

THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE

THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY

ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

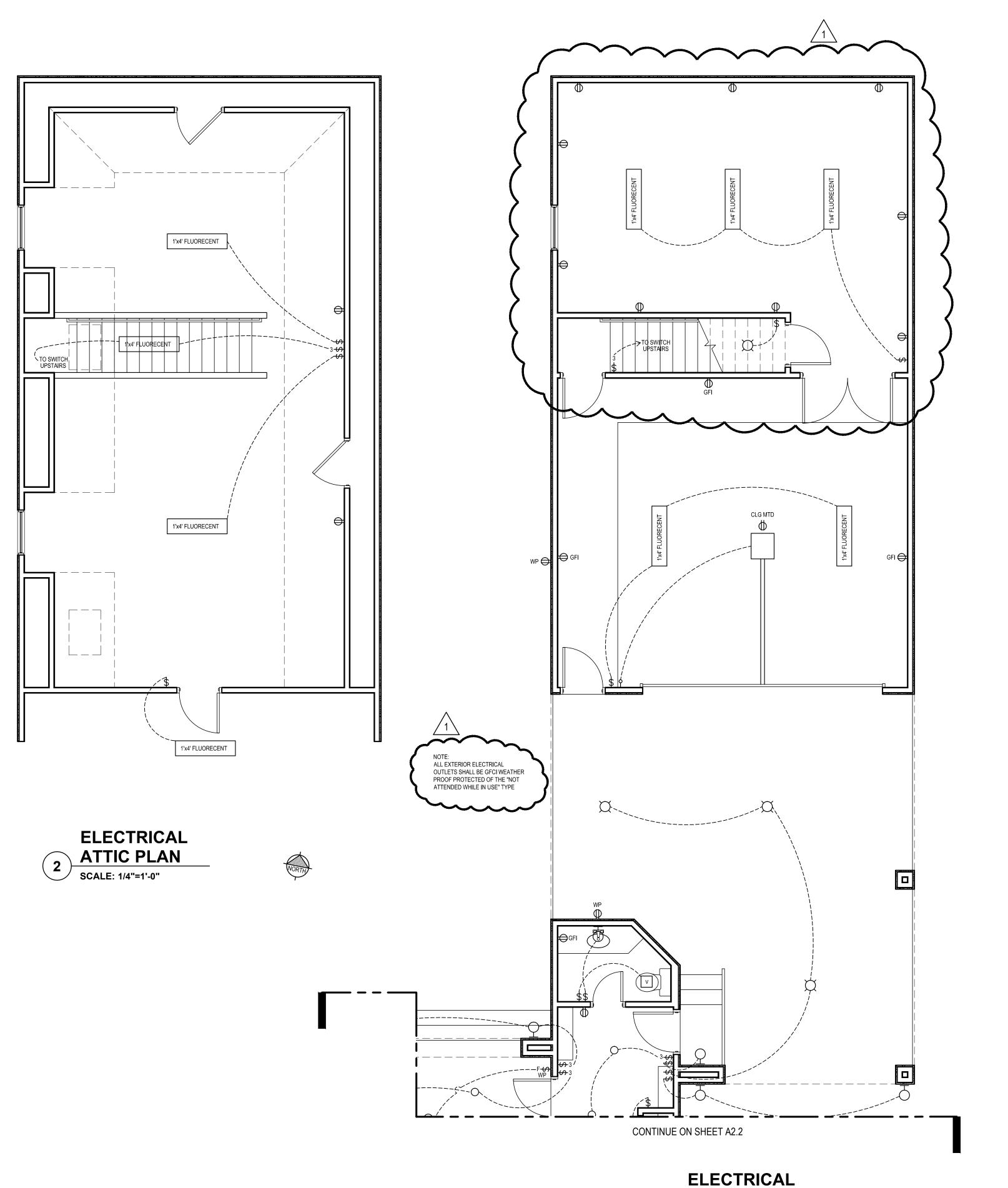
(C) 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

SHEET TITLE:

ELECTRICAL FLOOR PLAN

SHEET NO:

A2.2



FIRST FLOOR PLAN

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

ELECTRICAL PLAN NOTES

BETWEEN UNITS.

CODES. THIS ELECTRICAL PLAN IS INTENDED TO INDICATE THE REQUIREMENTS OF THE OWNER. THE DETAILS OF THE ELECTRICAL SYSTEM SHALL BE DETERMINED BY AN ELECTRICAL CONTRACTOR LICENSED ACCORDING TO THE CURRENT ELECTRICAL CODE AND BY THE LOCAL BUILDING DEPARTMENT. INSTALL ALL ELECTRICAL WIRING, CONDUIT AND PANEL BOXES, CO-AXIAL CABLE, AND TELEPHONE WIRING PER LOCAL CODES. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH N.E.C. REVIEW DRAWINGS AND PROVIDE ALL WORK FOR A COMPLETE AND OPERABLE SYSTEM, INCLUDING ALL INCIDENTALS, REQUIRED BY CODE AGENCIES AND LOCAL GOVERNING BODIES.

VERIFY ALL DIMENSIONS. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS IN FIELD. THESE ARE CONCEPTUAL DRAWINGS. REPORT ANY DISCREPANCIES TO THE DESIGNER. ALL CHANGES SHALL BE MADE IN WRITING.

POWER PANEL. PROVIDE RECESSED ELECTRICAL POWER PANEL AS INDICATED BY ELECTRICAL CONTRACTOR. INSTALL IN ACCORDANCE WITH ALL APPLICABLE CODES.

DISCONNECT PANEL. EXTERIOR MAIN DISCONNECT PANEL AND METER BASE. ELECTRIC SERVICE TO BE RUN UNDERGROUND FROM SERVICE POLE. PROVIDE LIGHTING ARRESTOR IN MDP. GROUND METER BASE AS REQUIRED. ALL WORK PER NATIONAL ELECTRIC CODE (NEC).

SMOKE DETECTOR. PROVIDE SURFACE MOUNTED SMOKE DETECTORS LOCATED ON CEILINGS OR WALLS IN CONFORMANCE WITH FIRE MARSHALL'S REQUIREMENTS. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING, BATTERY BACKUP, AND ALL HAVE TO BE INTERCONNECTED.

ELECTRICAL LAYOUT. ALL ELECTRICAL SERVICE SHALL COMPLY WITH NATIONAL ELECTRICAL CODE, STANDARD BUILDING CODE, N.F.P.A. AND ALL OTHER APPLICABLE STATE AND LOCAL CODES. LOCATIONS ARE SUGGESTED ONLY. CONSULT YOUR ENGINEERS AND SUBCONTRACTORS FOR EXACT LOCATIONS, SPECIFICATIONS, SIZES AND CODE COMPLIANCE.

ENGINEERING. THIS DRAWING REPRESENTS POWER AND COMMUNICATION RECEPTACLE, CEILING FIXTURE LOCATIONS AND SWITCHING DIAGRAMS AS SUGGESTIONS ONLY, AND SHALL NOT BE UTILIZED AS AN ENGINEERING DOCUMENT.

COVER PLATES. INSTALL BEIGE OR WHITE COVER PLATES THROUGHOUT INTERIOR OF HOME. AT THE EXTERIOR, INSTALL SILVER COVER PLATES.

SWITCHES AND RECEPTACLES. WHEN TWO (2) OR MORE SWITCHES OR RECEPTACLES ARE LOCATED TOGETHER,

RECEPTACLES. INSTALL ALL RECEPTACLES AT 18" ON CENTER (OC) ABOVE FINISHED FLOOR. AT COUNTERS,

SWITCHES. INSTALL SWITCHES 48" ON CENTER (OC) ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED. LOCATE LIGHT SWITCH COVER PLATES 6" FROM FRAME OF DOOR OR CORNER OF WALL.

GANG WITH ONE COMMON FACEPLATE. IF THEY CANNOT BE GANGED, INSTALL WITH A MINIMUM DISTANCE

APPLIANCES. PROVIDE AND INSTALL NECESSARY ELECTRICAL REQUIREMENTS FOR APPLIANCES. CHECK MANUFACTURERS RECOMMENDATIONS.

TELEPHONE. INSTALL CAP 5 CABLING FOR TELEPHONE, IN STRAIGHT SHOTS.

SYSTEM COMPANY. SEE PLAN FOR LOCATIONS.

SOUND SYSTEM. WIRE FOR SOUND SYSTEM, AS OUTLINED BY OWNER/DESIGNER. COORDINATE WITH SOUND SYSTEM COMPANY. SEE PLAN FOR LOCATIONS.

ALARM SYSTEM. INSTALL ALARM SYSTEM, AS OUTLINED BY OWNER/DESIGNER. COORDINATE WITH ALARM

GRAPHIC	SYMBOLS		_
Φ	DUPLEX RECEPTACLE	\sim	CEILING MOUNTED LIGHT
① 220V	DUPLEX RECEPTACLE 220V	$\stackrel{\sim}{\oplus}$	PENDANT LIGHT
\$	SINGLE POLE SWITCH	\bigcirc	WALL MOUNTED LIGHT
D - DIMMER \$ F - FAN SWITCH 3 - 3 WAY			RECESSED LIGHT
9	PUSH BUTTON	0	RECESSED LIGHT LOW VOLTAGE
\triangle	CABLE TELEVISION OUTLET		MAIN DISCONNECT
TV V	EXHAUST VENT		UNDERCABINET PLUG MOULD
(SD)	SMOKE DETECTORS REQUIRE		EXTERIOR SECURITY LIGHT
(31)	110V CONNECTION TO HOUSE WIRING, BATTERY BACKUP, AND ALL HAVE TO BE		OF ILING FAN

PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:
	6-22-11	FOR PERMIT & CONSTRUCTION
\triangle	9-15-11	REVISED

PROFESSIONAL MEMBERSHIP

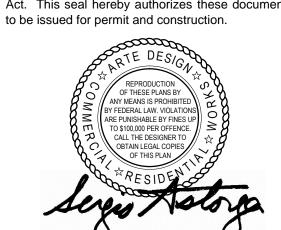






8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

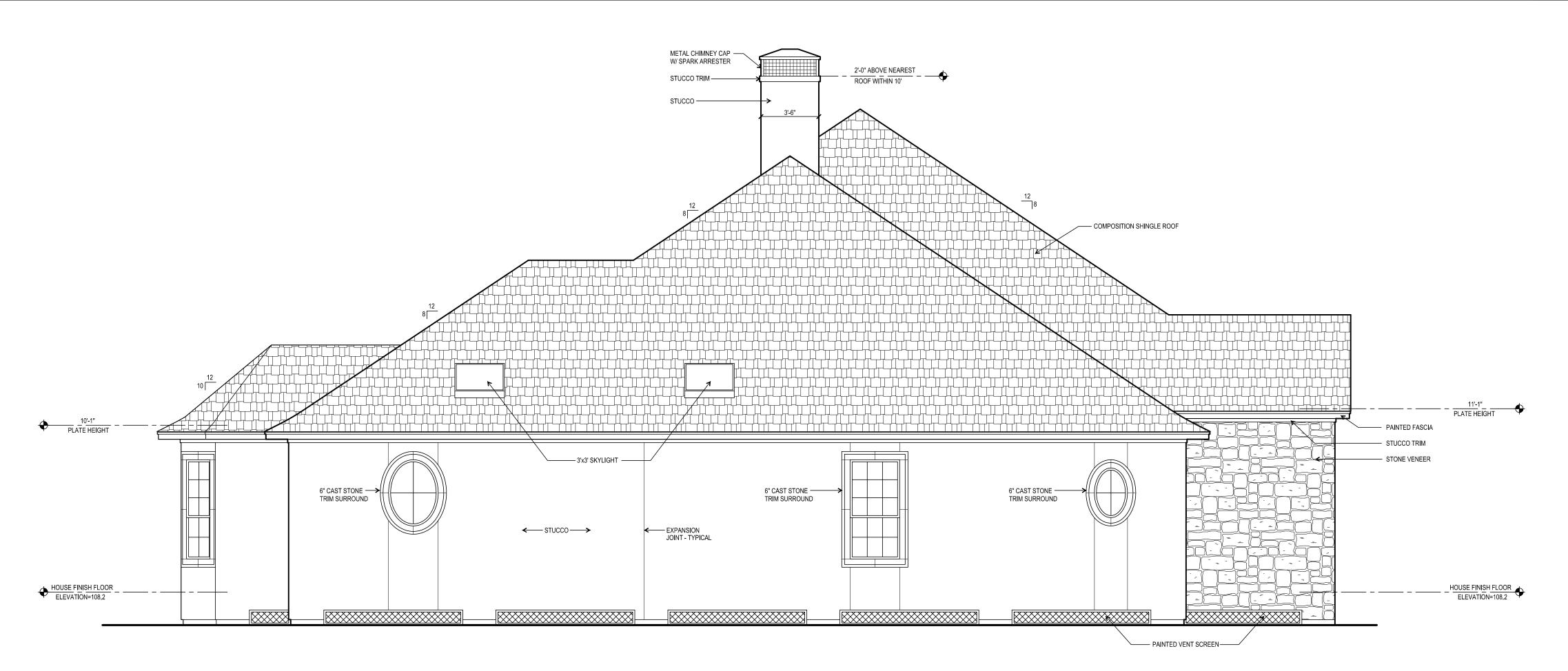
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

SHEET TITLE:

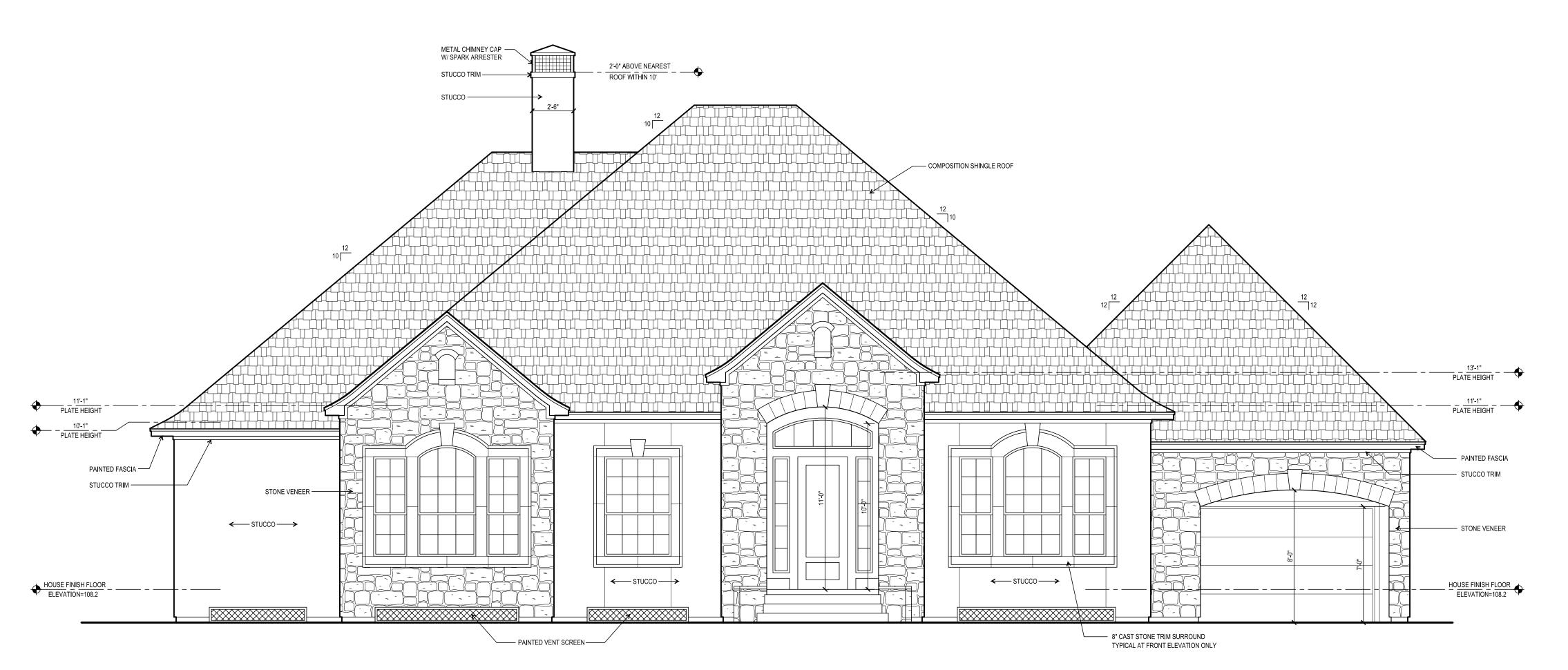
ELECTRICAL FLOOR PLANS

SHEET NO:

A2.3



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:	
	6-22-11	FOR PERMIT & CONSTRUCTION	
\triangle	9-15-11	REVISED	

PROFESSIONAL MEMBERSHIP



A D

AMERICAN INSTITUTE
OF BUILDING DESIGN



8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON—EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS.

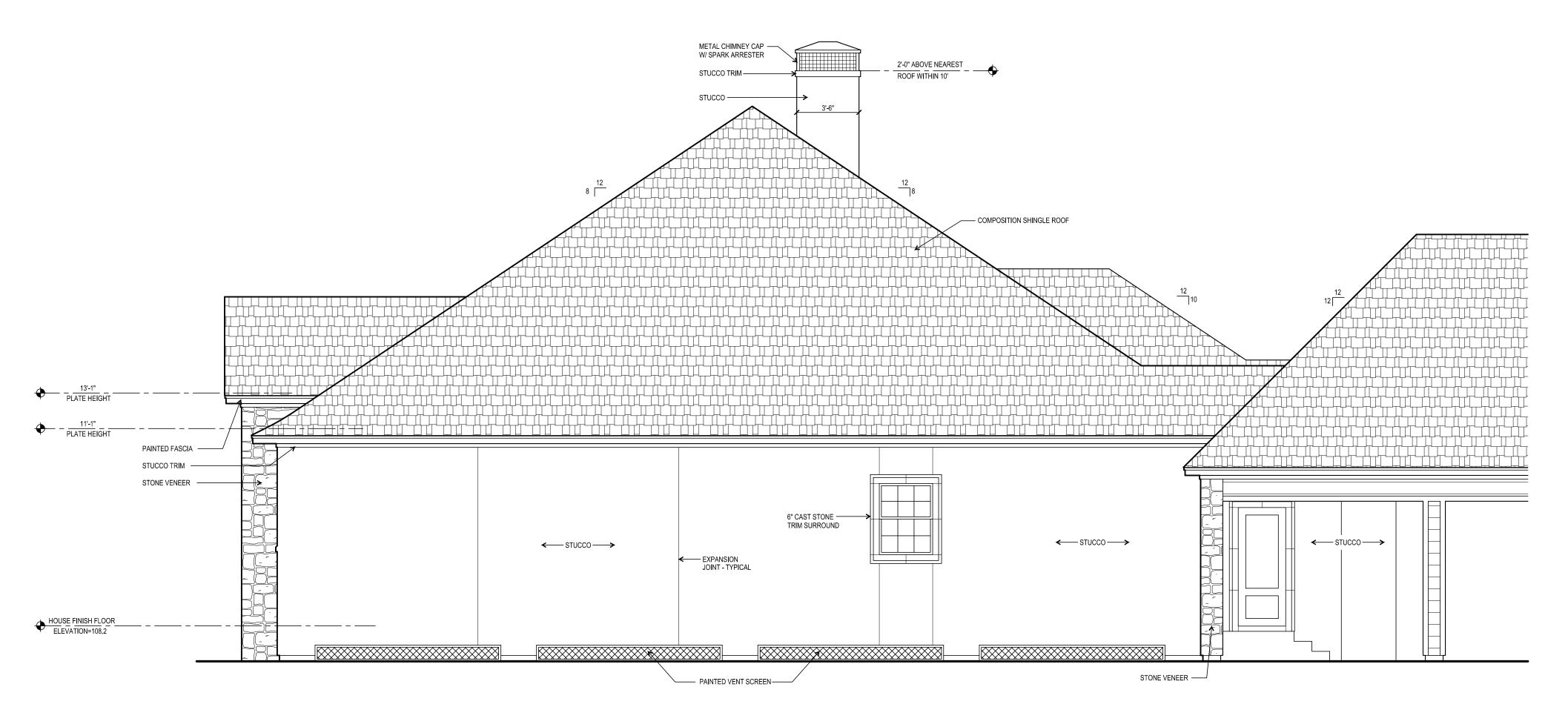
SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTOPY OF THE ORIGINAL DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS TH

SHEET TITLE:

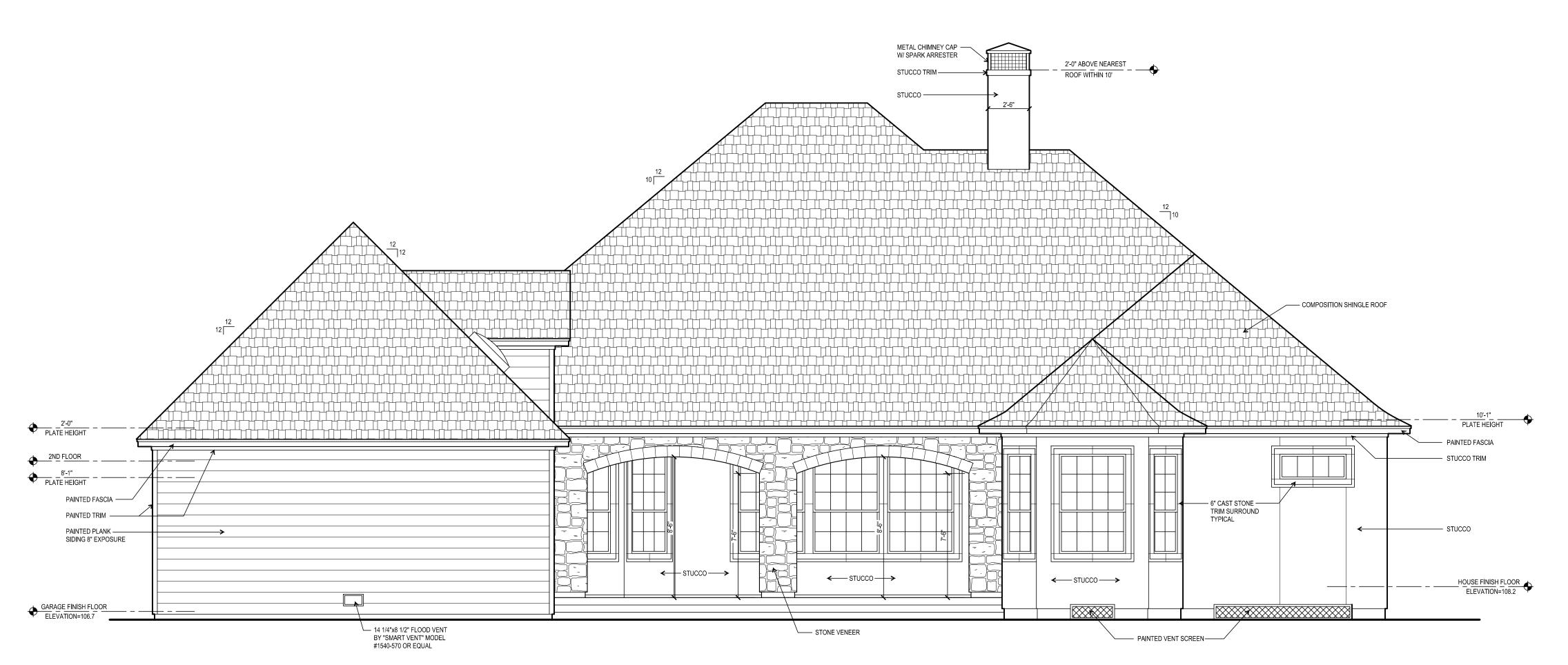
EXTERIOR ELEVATIONS

SHEET NO:

A3.0



2 EAST ELEVATION SCALE: 1/4"=1'-0"



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

PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

		_
REV:	DATE:	DESCRIPTION:
	6-22-11	FOR PERMIT & CONSTRUCTION
Λ	9-15-11	REVISED

PROFESSIONAL MEMBERSHIP

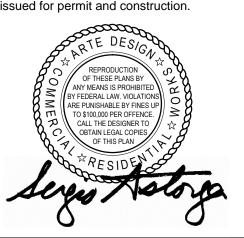


A D A B D A AMERICAN INSTITUTOR BUILDING DESIGNATION



8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

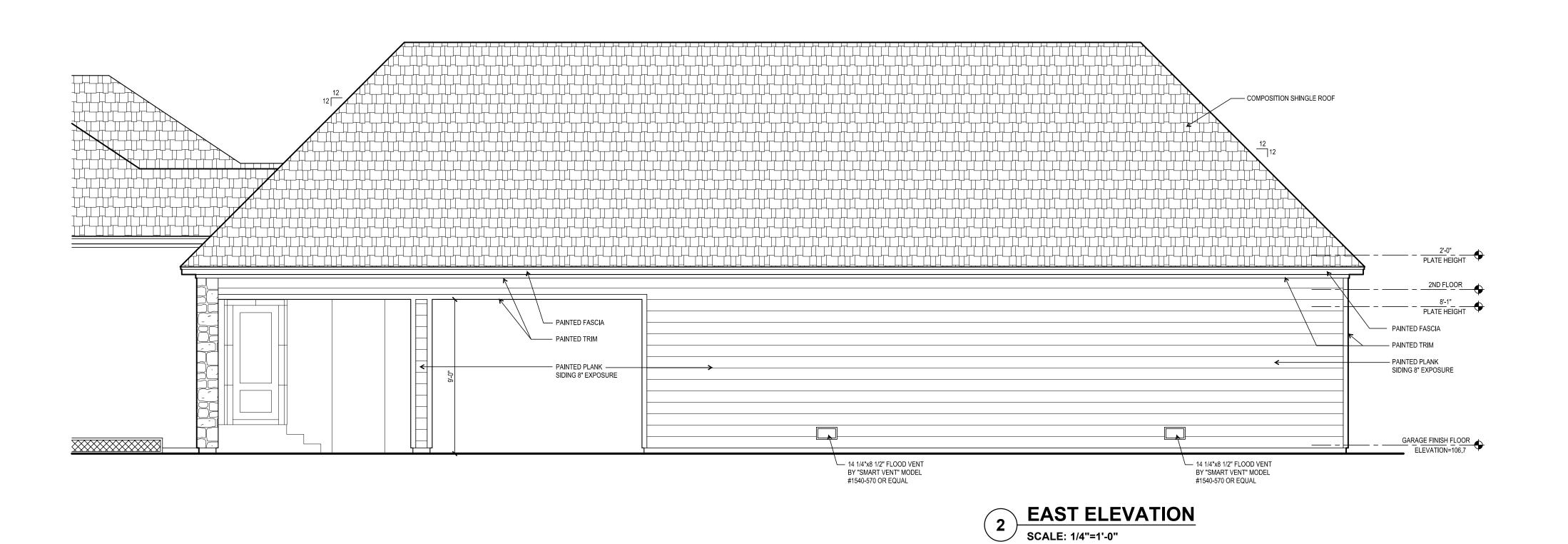
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL BE TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUMENTS. ARTE DESIGN HAS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUMENTS. ARTE DESIGN SHALL PERMIT THE ABOVE PROJECT IS CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

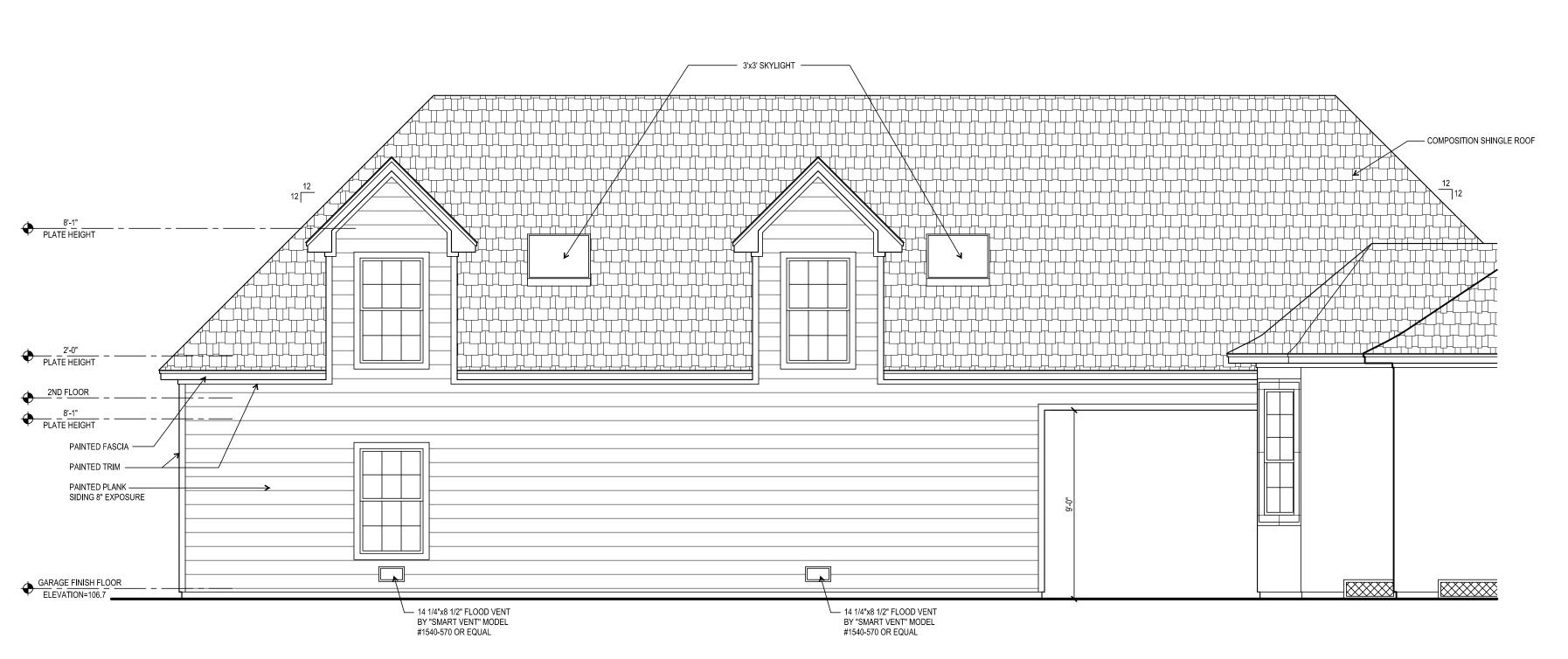
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A3.1





1 WEST ELEVATION
SCALE: 1/4"=1'-0"

PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:
	6-22-11	FOR PERMIT & CONSTRUCTION
Λ	9-15-11	REVISED

PROFESSIONAL MEMBERSHIP







8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

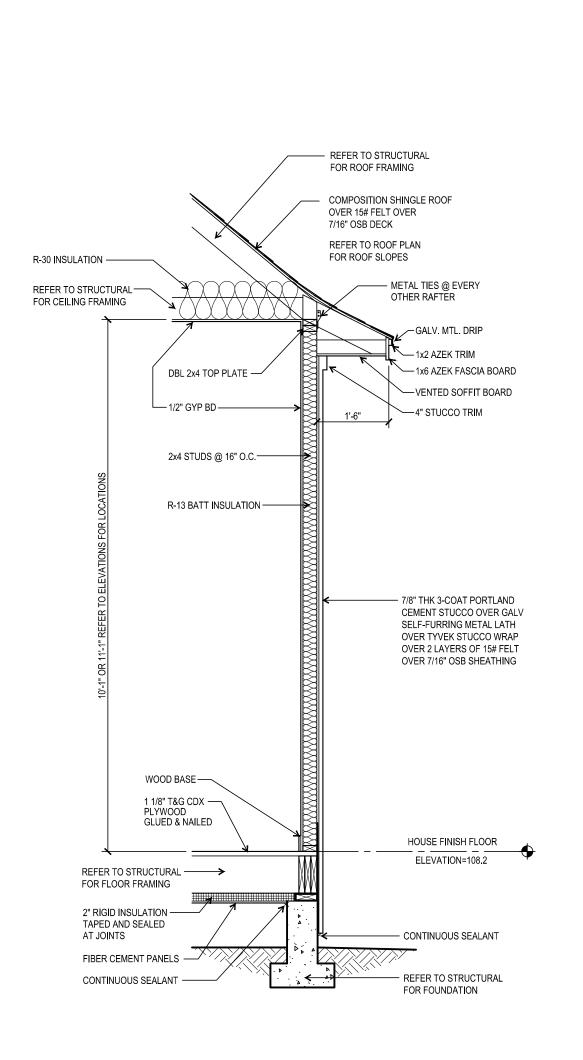
DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON—EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS SHALL REMAIN THE EXCLUSIVE PROPERTY OF ARTE DESIGN. ANY USE, COPYING, OR MODIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN SHALL PERMIT THE CLIENT AND BUILDER TO RETAIN ARCHIVE COPIES OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS OR TO MAKE SUBSTANTIVE CHANGES TO THE PLANS. THE FORGOING SHALL APPLY REGARDLESS OF WHETHER THE ABOVE PROJECT IS CONSTRUCTED OR NOT.

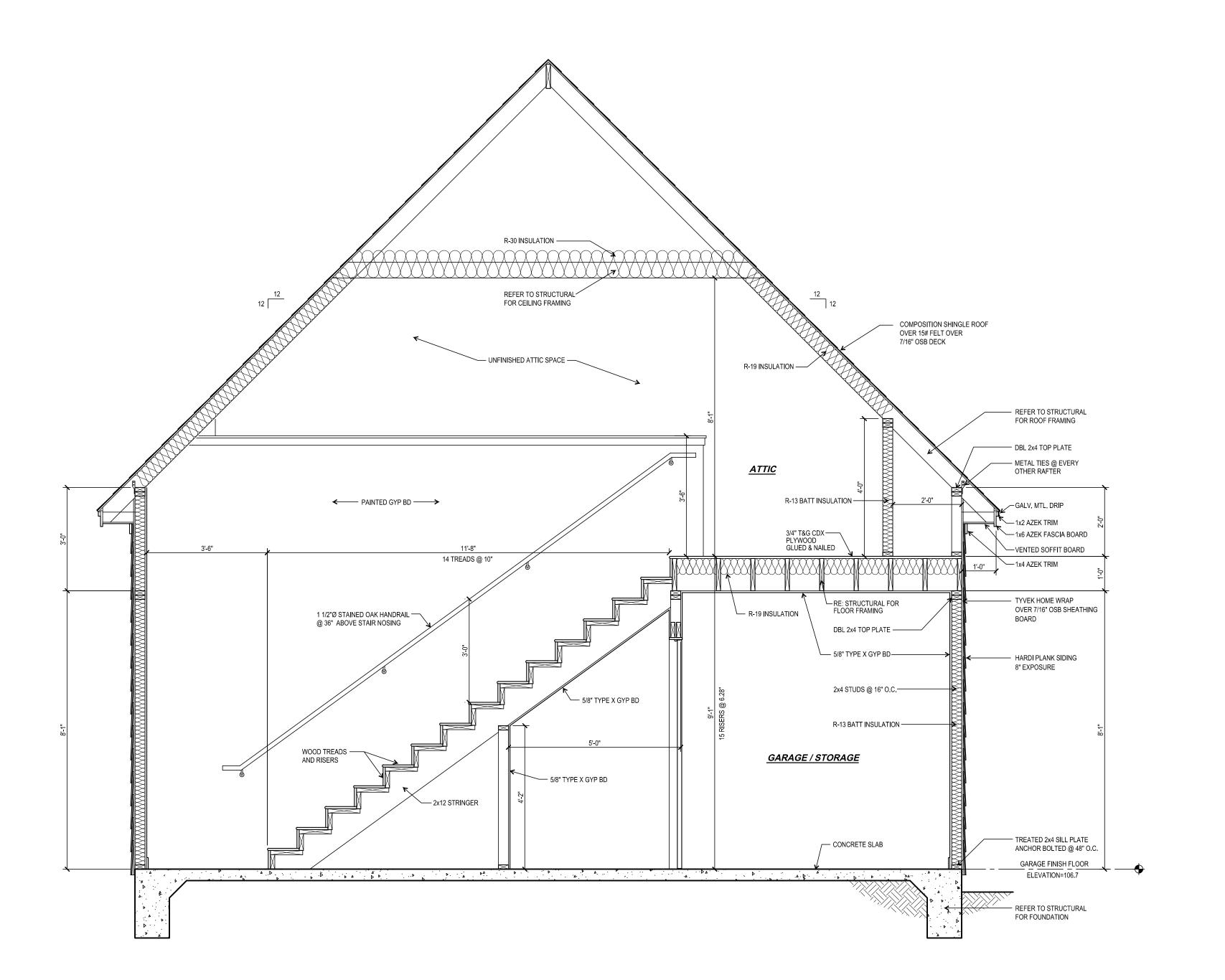
SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A3.2





2 TYPICAL WALL SECTION
SCALE: 1/2"=1'-0"

1 BLDG SECTION AT GARAGE
SCALE: 1/2"=1'-0"

PROJECT:

A New House Plan for

Loftin Residence

16320 Lewis Street Houston, Texas 77040

REV:	DATE:	DESCRIPTION:
	6-22-11	FOR PERMIT & CONSTRUCTION
Λ	9-15-11	REVISED

PROFESSIONAL MEMBERSHIP

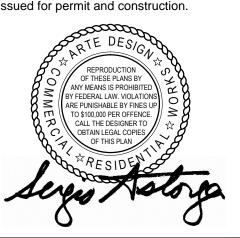






8308 South Breeze St, #A Houston, TX 77071 713-978-7636 voice 713-574-2704 fax office@arte-mail.com

These documents were prepared to comply with Texas Occupation Code Chapter 1051, Article 3, Subchapter "L" Exemptions, which allows this project to be exempt from the Texas Architectural Act. This seal hereby authorizes these documents to be issued for permit and construction.



© 2011 ARTE DESIGN. ALL RIGHTS RESERVED.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY ARTE DESIGN AND THEIR CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. ABSENT A WRITTEN AGREEMENT SIGNED BY ARTE DESIGN TO THE CONTRARY, AND CONDITIONED ON THE FULL AND TIMELY PAYMENT OF ALL SUMS DUE TO ARTE DESIGN UNDER THIS AGREEMENT, UPON ARTE DESIGN'S DELIVERY OF CONSTRUCTION DRAWINGS TO CLIENT, ARTE DESIGN GRANTS CLIENT A NONTRANSFERABLE, NON-EXCLUSIVE RIGHT TO CONSTRUCT THE BUILDING DEPICTED IN THE PLANS ONCE AND ONLY ONCE, AND ONLY ON THE SITE IDENTIFIED ON THE PLANS. NO REUSE, REDRAFTING, OR REPRODUCTION OF THE PLANS, OR CREATION OF ANY DERIVATIVE ARCHITECTURAL WORKS IS PERMITTED WITHOUT ARTE DESIGN'S EXPRESS WRITTEN PERMISSION. THE PARTIES ACKNOWLEDGE AND AGREE THAT ARTE DESIGN IS OR SHALL BE THE SOLE AUTHOR OF THE PLANS, AND THAT ARTE DESIGN IS OR SHALL BE THE SOLE OWNER OF ALL COPYRIGHTS IN THE PLANS, INCLUDING THE COPYRIGHTS IN ALL GRAPHIC AND ARCHITECTURAL WORKS. THE DRAWINGS AND SPECIFICATIONS TO SAID PROJECT DRAWINGS SHALL BE CONSIDERED A COPYRIGHT INFRINGEMENT UNLESS ADDITIONAL COMPENSATION HAS BEEN AGREED TO AND PAID FOR, AND SUBSEQUENT RELEASES SIGNED BY ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN HAVE BEEN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE ORIGINAL DRAWINGS AND DOCUMENTS AS THE AUTHOR OF SAID DOCUMENTS. ARTE DESIGN HAS EREN OBTAINED. ARTE DESIGN SHALL HAVE CUSTODY OF THE PROJECT DRAWINGS FOR REFERENCE AND IN THE USE AND OCCUPANCY OF THE PROJECT. THE PARTIES ACKNOWLEDGE AND AGREE THAT, UNLESS EXPLICITLY WAIVED IN WRITING, ONLY ARTE DESIGN HAS THE RIGHT TO GENERATE CONSTRUCTION DRAWINGS O

SHEET TITLE:

WALL SECTIONS

SHEET NO:

A4.0