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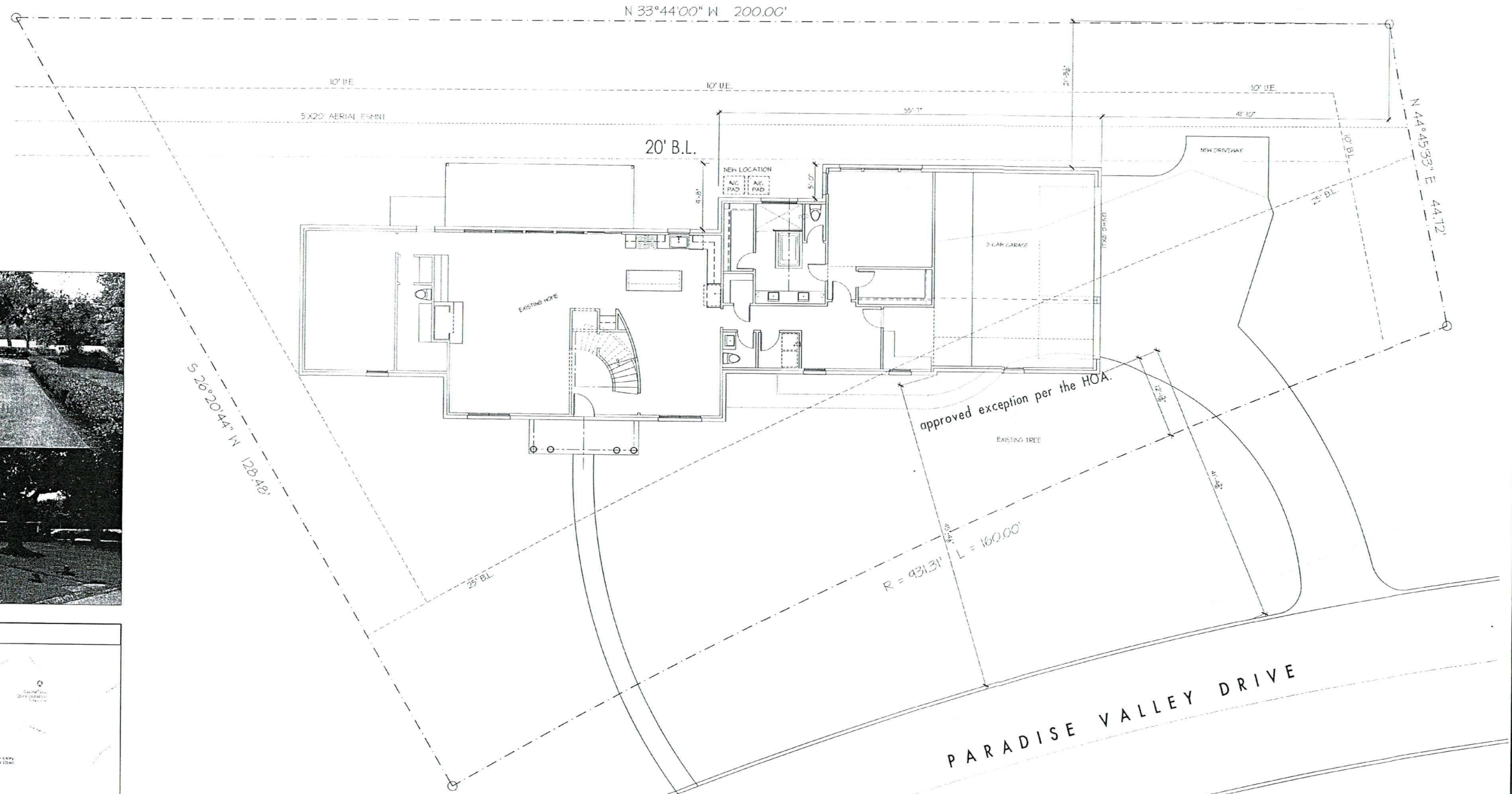
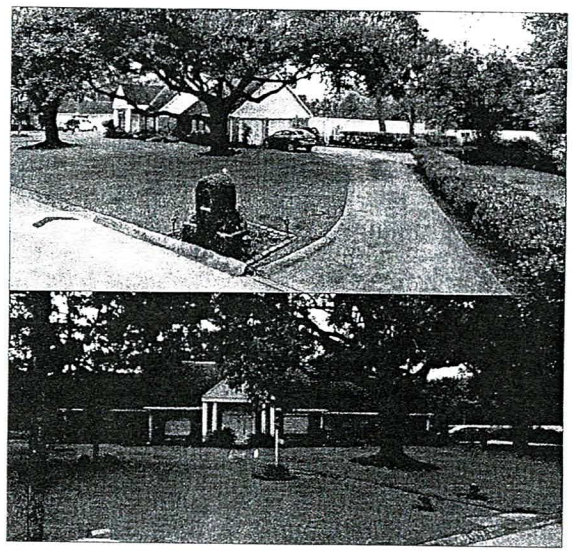
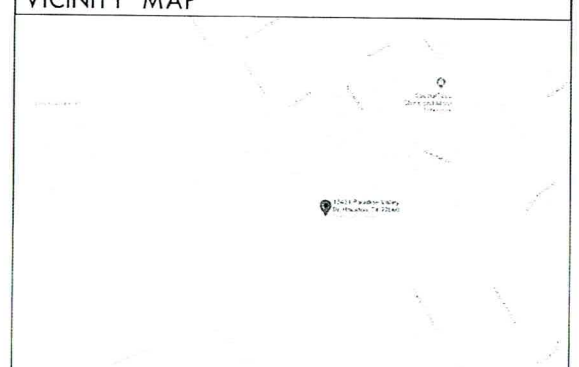




VICINITY MAP



CITYDESIGN
ISSUE/REVISION SCHEDULE

TYPE CODES:
A ENGINEERING
B BUDGET
C CONSTRUCTION
D DESIGN
E ERROR
P PERMITTING
R REVIEW
S SALES

DATE	#	PAGE	TYPE	FORM#	DESCRIPTION	INITIAL
2/15/21	1	A2.1	D		PROJECT DESIGN START	RGP
3/19/21	2	SET	D		REVIEW FIRST V1 LAYOUT	RGP
3/24/21	3	SET	D		REVIEW V2 LAYOUT	
4/1/21	4	SITE	R		HOA REVIEW SET BACKS	
4/3/21	5		D		REVIEW V3 LAYOUT	
4/10/21	6	SITE	R		UPDATE WITH HOA COMMENTS	
4/11/21	7		D		START VERSION 4	
4/15/21	8	SET	D		REVIEW LATEST V4 UPDATES	
4/19/21	9	SET	R		PRINT SET FOR REVIEW	
4/27/21	10	SET	A		SENT TO HENDRICK'S ENGINEERING	RGP
10-21-21	11	SET	D		UPDATE GARAGE TO BE 12" CEILING ACROSS THE BACK. 10" CEILING IN FRONT	RGP
	12					
	13					
	14				FINAL CONSTRUCTION SET H012	
	15					
	16					
	17					
	18					
	19					
	20					
	21					
	22					

SITE PLAN

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

0 2 5 10 20

ABBREVIATIONS (SITE)

AE	AERIAL EASEMENT
BL	BUILDING LINE
C.O.	CLEAN OUT
COH	CITY OF HOUSTON
DS	DOWN SPOUT
E.A.E.	EMERGENCY ACCESS EASEMENT
ESMT.	EASEMENT
FF	FINISHED FLOOR HEIGHT
F.H.	FIRE HYDRANT
G.B.L.	GARAGE BUILDING LINE
G.D.S.B.	GARAGE DOOR SET BACK
G.H.	GATE HOUSE
H.D.P.	HIGH DENSITY POLYETHYLENE
H.D.P.E.	HIGH DENSITY POLYETHYLENE
L.P.	LIGHT POLE
M.H.	MAN HOLE
OH	OVERHANG
P.L.	PROPERTY LINE
P.P.	POWER POLE
R.C.P.	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.F.D.	SINGLE FAMILY DETACHED
S.L.	STREET LIGHT
S.P.	SPOT
S.P.	SERVICE POLE
T.O.	TOP OF WALL
T.S.	TRAFFIC SIGN
U.E.	UTILITY EASEMENT

SITE SYMBOLS

EXISTING TREE
NEW TREE AS REQUIRED (AVE. OAK (1 1/2" CALIPER) UNLESS NOTED OTHERWISE)
WOOD FENCE
WROUGHT-IRON FENCE
12"X12" INLET
FIRE HYDRANT
POWER LINE
POWER POLE
STREET LIGHT
GAS METER
WATER METER
ELECTRIC METER
METER RACK W/ SCREEN

SITE LEGEND

PROPERTY LINE
SETBACK OR BUILDING LINE
PREVIOUS DRIVEWAY/SIDEWALK
4" DRAINAGE LINE SDR 35 PVC
6" DRAINAGE LINE SDR 35 PVC
4" PERFORATED SDR 35 PVC
WATER LINE
SEWER LINE
SWALE SLOPE DIRECTION
POROUS PAVEMENT (PERVIOUS PAVERS)
NONPOROUS PAVEMENT (IMPERVIOUS PAVERS)
BLACK STAR GRAVEL (ADA ALTERNATIVE)
3' E.A.E. NOTHING ALLOWED IN THIS ESMNT (IE. NO METERS, A/C UNITS ETC.)
INDICATES ROW DEDICATION

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ELECTRICAL - SECOND FLOOR	A6.2	7
ROOF PLAN	A7.1	8
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STANDARD DETAILS	AX.1	

STATUS:
PART 10/21/21 RGP
SCHEMATIC
PRICING
REVIEW
RECORD
CORRECTING
DEED RESTRICTIONS
YES NO
HEIGHT FRONT REAR SIDES
X X X X
RESTRICTIONS:
ENGINEER:
DRAFT
SUBMITTED XX-XX-XXXX
REVIEWED
FINAL
PERMIT
NUMBER XX
SUBMITTED XX-XX-XXXX
APPROVED
REDRAW BY

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CHAMPIONS EAST LOT: 203 BLOCK: 11
13431 PARADISE VALLEY DRIVE
HOUSTON, TX 77069
PROJECT FILE: R:\ACAD DWG FILES\2021H DRAWING FILES\H012-TJ 13431 PARADISE VALLEY\H012-PARADISEVALLEY.5

H012

PLOT DATE: 21-Oct-21
PLOT DATE: 21-Oct-21
H012-PARADISEVALLEY V5

A1.1
1 OF 9

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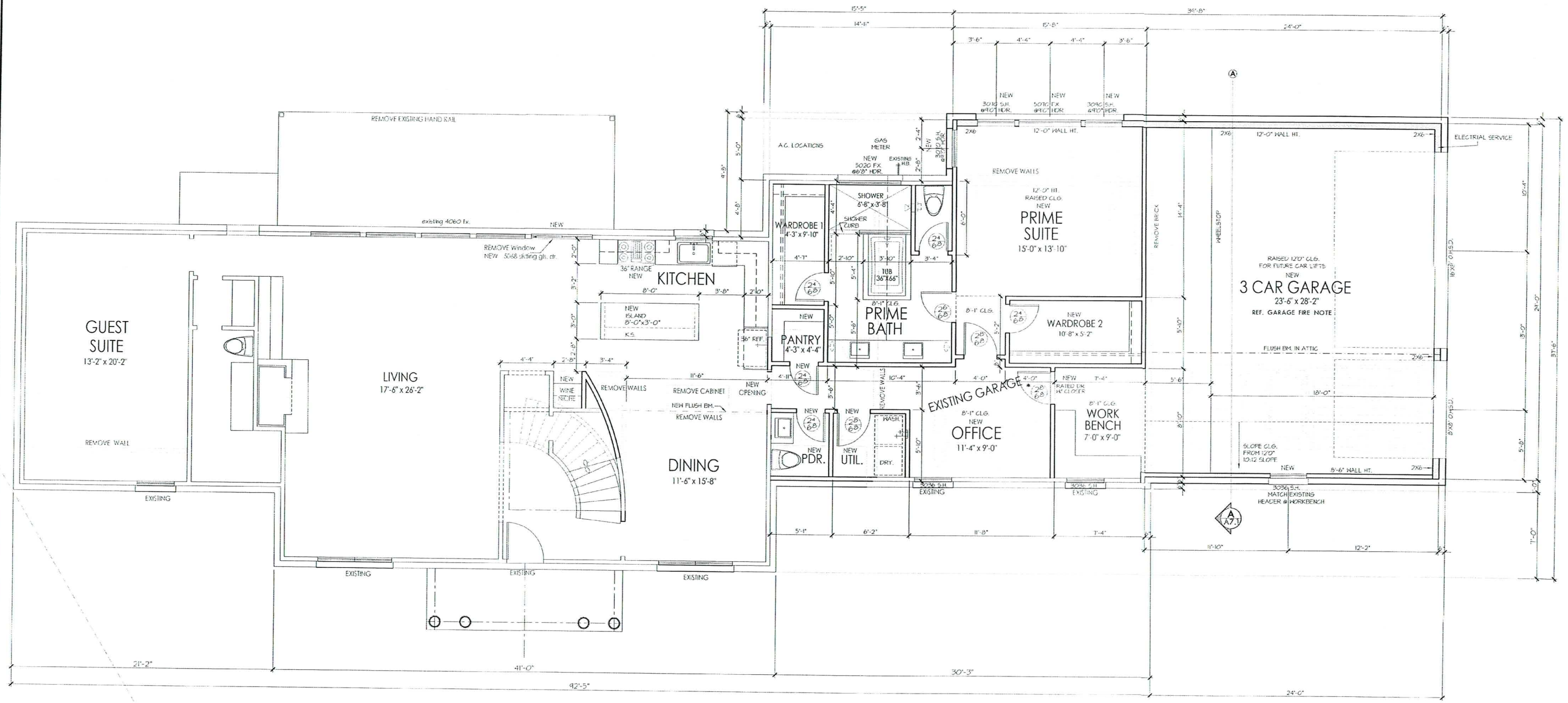

FIRST FLOOR

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

8'-1" CLS. HT. WITH 2 X 4S @ 16" O.C. TYPICAL (U.N.O. UNLESS NOTED OTHERWISE)

ENGINEERING DETAILS & NOTES TAKE PRECEDENT OVER ARCHITECTURAL PLANS, NOTES & DETAILS

ABBREVIATIONS

BR. CONC.	BRUSHED CONCRETE
CO	CASED OPENING
CSMT.	CASEMENT WINDOW
DB	DROP BEAM
D.H.	DOUBLE HUNG WINDOW
D.L.	DIVIDED LIGHT WINDOW
D.S.	DOWN SPOUT
F.B.	FLUSH BEAM
FIX.	FIXED WINDOW
HB	HOSE BIB
HDR	HEADER
HDR. HT.	HEADER HEIGHT
MAG	MAGAZINE RACK
MC	MEDICINE CABINET
O.H.	OVER HANG
O.H.S.D.	OVER HEAD SECTIONAL DOOR
S.C.	SOLID CORE DOOR
S.H.	SINGLE HUNG WINDOW
SRD	SHEET ROCK OPENING
R.A.	RETURN AIR
R.H.	RAIN HEAD FIXTURE
U.C.	UNDER COUNTER
U.N.O.	UNLESS NOTED OTHERWISE

BATHROOM SYMBOLS

- TOWEL BAR
- ROBE HOOK
- TOWEL RING
- TP HOLDER

GARAGE FIRE NOTE:

- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO THE GARAGE (& CARPORT) SIDE OF STUDS AND JOISTS
- PROVIDE 5/8" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.

+ INSTALL MINIMUM 1-3/8 IN. SOLID WOOD DOOR, SOLID OR HONEYCOMB STEEL DOOR 1-3/8 IN THICK, OR 20 MIN FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE AREA TO CONDITIONED AREA R302.5.1

LEGEND

- EXISTING 2X4 WALLS
- NEW 2X4 WALLS
- REMOVE WALL
- DEMO WALL
- NEW BEAM
- 2X6 WALLS (REF. ENGR.)
- CEILINGS — DESIGNATION FOR FURR DOWN
- AC CHASE — DESIGNATION FOR CHASE ABOVE
- CLOSETS — SINGLE ROD & SHELF
- DOUBLE ROD & SHELF
- CABINETS — UPPER CABINET, COUNTERTOP
- A3.1 CABINET MARK
- SOLID STUDS

SQUARE FOOTAGES

EXISTING FIRST FLOOR:	1772
EXISTING SECOND FLOOR:	-
EXISTING TOTAL LIVING:	- S.F.
NEW FIRST FLOOR:	582
EXISTING 1 CAR GARAGE:	204
	-
NEW 2 CAR GARAGE:	560
NEW SLAB:	- S.F.
TOTAL AREA:	- S.F.

STATUS:
START 10/16/21 REF
SCHEMATIC
PRODUCTION
REVIEW
CHECK-OUTS
CORRECTIONS

DEED RESTRICTIONS
YES NO
HEIGHT FRONT REAR SIDES
X X X X

REVISIONS:
X XXX

ENGINEER:
NAME
SUBMITTED XX-XX-XX XXX
REVIEWED
FINAL

PERMIT:
NUMBER XX
SUBMITTED XX-XX-XX XXX
APPROVED

REDRAW OF:
X XXX

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H012
JEUDE
REMODEL

PLOT DATE: 21-Oct-21
REVIEW SET
SAVE DATE 19-Oct-21
PLAN #: H012-PARADISEVALLEY V5

A3.1

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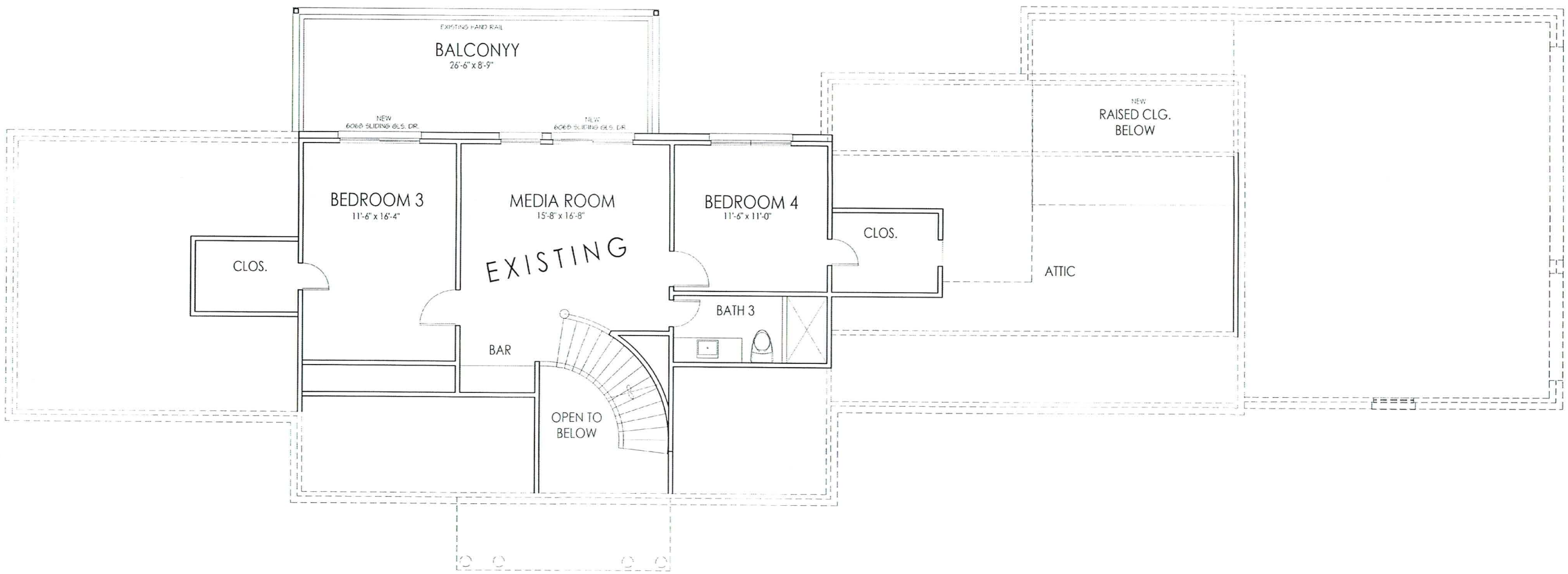

SECOND FLOOR

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

9'-0" CLG. HT. WITH 2 X 4 S & 4" O.C. TYPICAL U.N.O. (UNLESS NOTED OTHERWISE)

FLOOR SYSTEM: 2x12 JOISTS

BATHTUB & SHOWERS

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT NOT LESS THAN 6 FT. ABOVE THE FLOOR. R307.2 IRC 2012

ATTIC ACCESS

ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS.

EGRESS REQUIREMENTS IRC 2012

R310.1 IRC 2012 EMERGENCY ESCAPE AND RESCUE REQUIRED

BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE ATLEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.

R310.1.1 IRC 2012 MINIMUM OPENING AREA

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.

EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.

R310.1.2 IRC 2012 MINIMUM OPENING HEIGHT

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

R310.1.3 IRC 2012 MINIMUM OPENING WIDTH

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

R310.1.4 IRC 2012 OPERATIONAL CONSTRAINTS

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.

WINDOW SILLS R312.2.1 IRC 2012

In dwelling units, where the opening of an operable window is located more than 72 inches above the finished grade or surface below, the lowest part of the clear opening of the window shall be a height not less than 24 inches above the finished floor surface of the ROOM IN WHICH THE WINDOW IS LOCATED.

BATHROOM SYMBOLS

- TOWEL BAR
- ROBE HOOK
- TOWEL RING
- TP HOLDER

WATER HEATER NOTE

WATER HEATER LOCATED IN ATTIC, UNLESS NOTED OTHERWISE.

FLOOR FINISHES

PRIMARY FLOOR COVERING:	WOOD
DRSGS. & BATH 2 & 3:	TILE
BEDROOMS 1, 2 & 3:	CARPET
CLOSETS:	CARPET

LEGEND

- 2X4 WALLS
- 2-2X4 WALLS (REF. ENGR.)
- 2X6 WALLS (REF. ENGR.)
- APPLIED BRICK/STONE
- CEILINGS — DESIGNATION FOR FURR DOWN
- AC CHASE — DESIGNATION FOR CHASE ABOVE
- 1-HOUR RATED CLG. — UL-U388 DETAIL-F13
- 1-HOUR WALL — SEE F12 - DETAIL SHEET A.X.1
- CLOSETS — SINGLE ROD & SHELF
- DOUBLE ROD & SHELF
- CABINETS — UPPER CABINET, COUNTERTOP; A/S1 CABINET MARK; SOLID STUDS

INSULATION NOTE:
BUILDER TO REFER TO ENERGY COMPLIANCE REPORT FOR SPECIFIC REQUIRED VALUES.

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H012

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REMODEL

21-Oct-21
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18-Oct-21

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A3.2
3 OF 9