

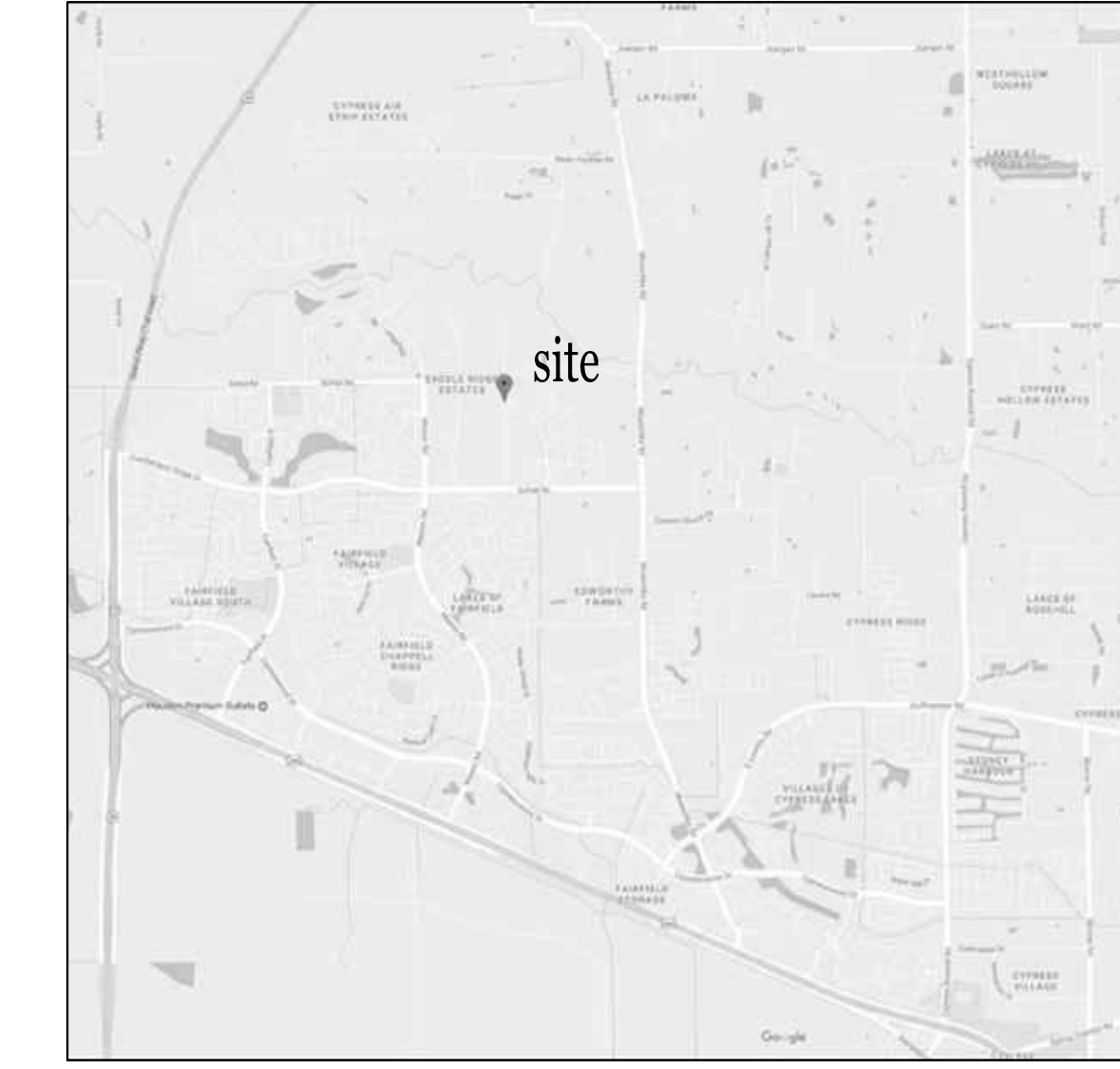
# Frontier Custom Designs

1801 Sherwood Forest St.  
Houston, Texas 77043  
Office: (281) 501-4000 - Fax: (281) 599-8559

FrontierCustomBuilders.com

Halo Hacienda

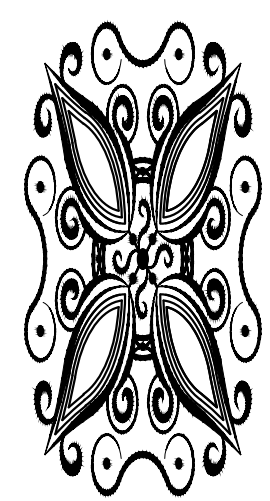
Designed by - Danny Tu



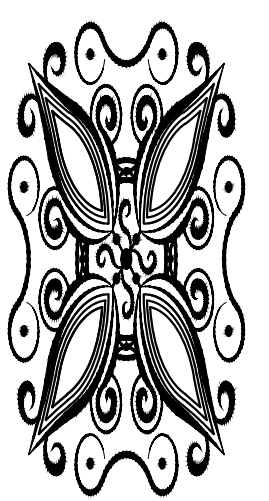
Key Map

### Sheet Legend

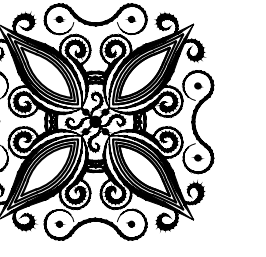
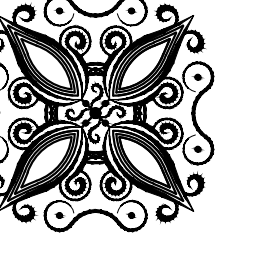
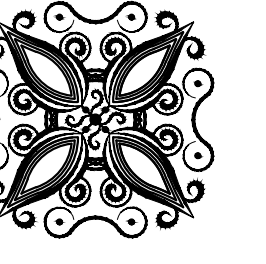
A-0.0	Cover Sheet
A-0.1	Site Plan
A-1.0	Overall First Floor Plan
A-1.1	Partial First Floor Plan
A-1.2	Partial First Floor Plan
A-1.3	Partial First Floor Plan
A-1.4	Second Floor Plan
A-2.1	Exterior Elevation
A-2.2	Exterior Elevation
A-2.3	Exterior Elevation
A-2.4	Exterior Elevation
A-2.5	Exterior Elevation
E-1.1	Partial First Floor Electrical Plan
E-1.2	Partial First Floor Electrical Plan
E-1.3	Partial First Floor Electrical Plan
E-1.4	Second Floor Electrical Plan
S-1.1	First Floor Joist Plan
S-1.2	Second Floor Joist Plan
S-1.3	Roof & Rafter Plan
A-5.1	Interior Elevations
A-9.1	General Notes



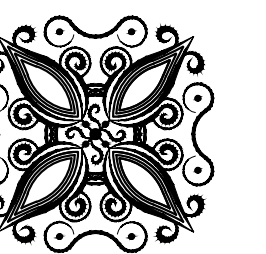
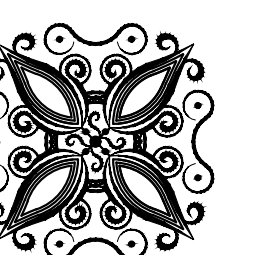
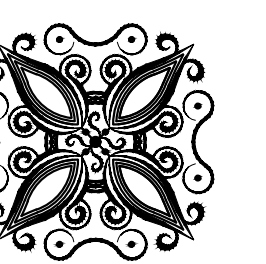
Architecture | Estate Construction | Pools | Landscaping | Home Theatres  
Audio Systems | Automation Systems | Surveillance Systems | Generators  
Decorating | Furnishings | Remodeling | Commercial Construction



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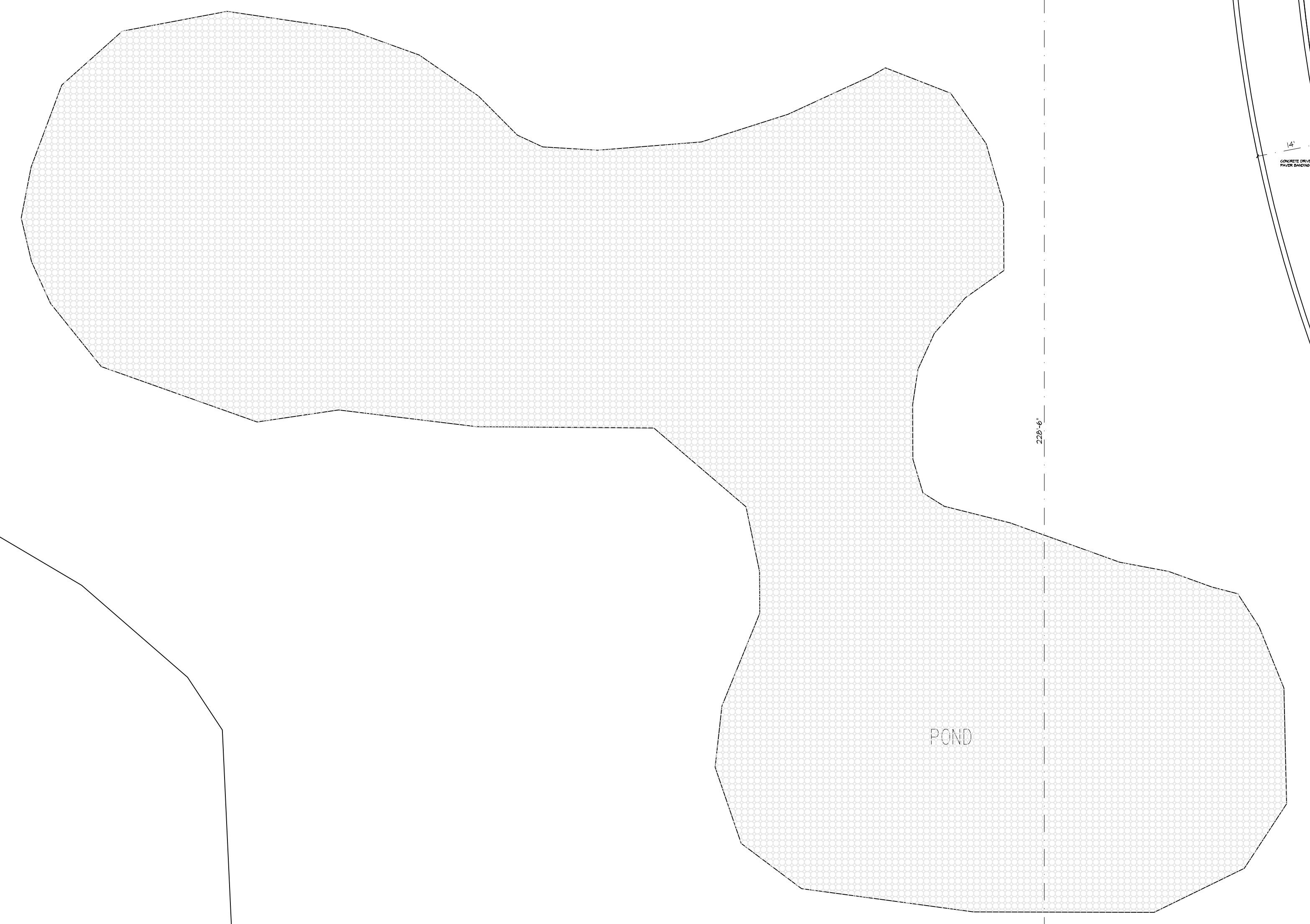
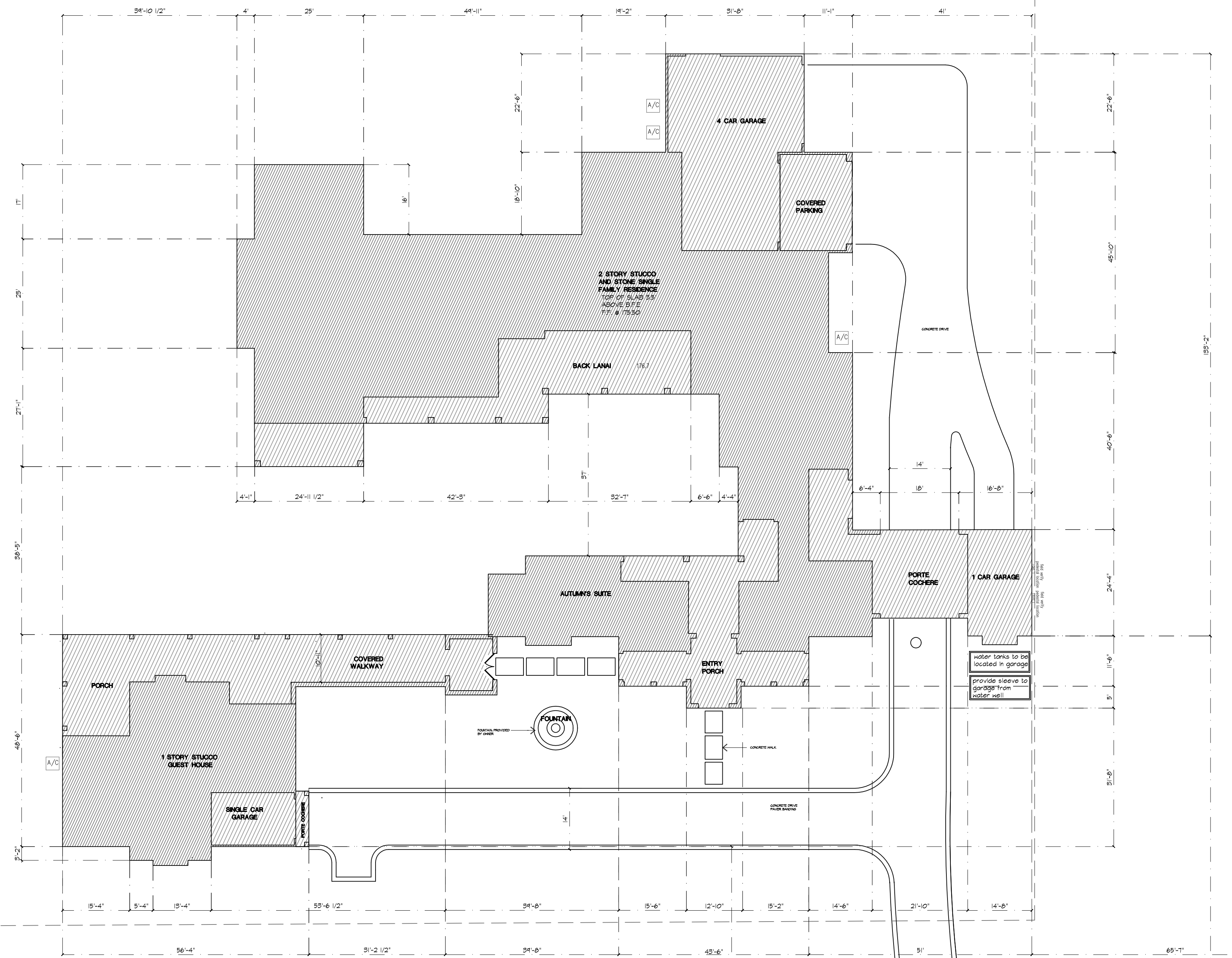
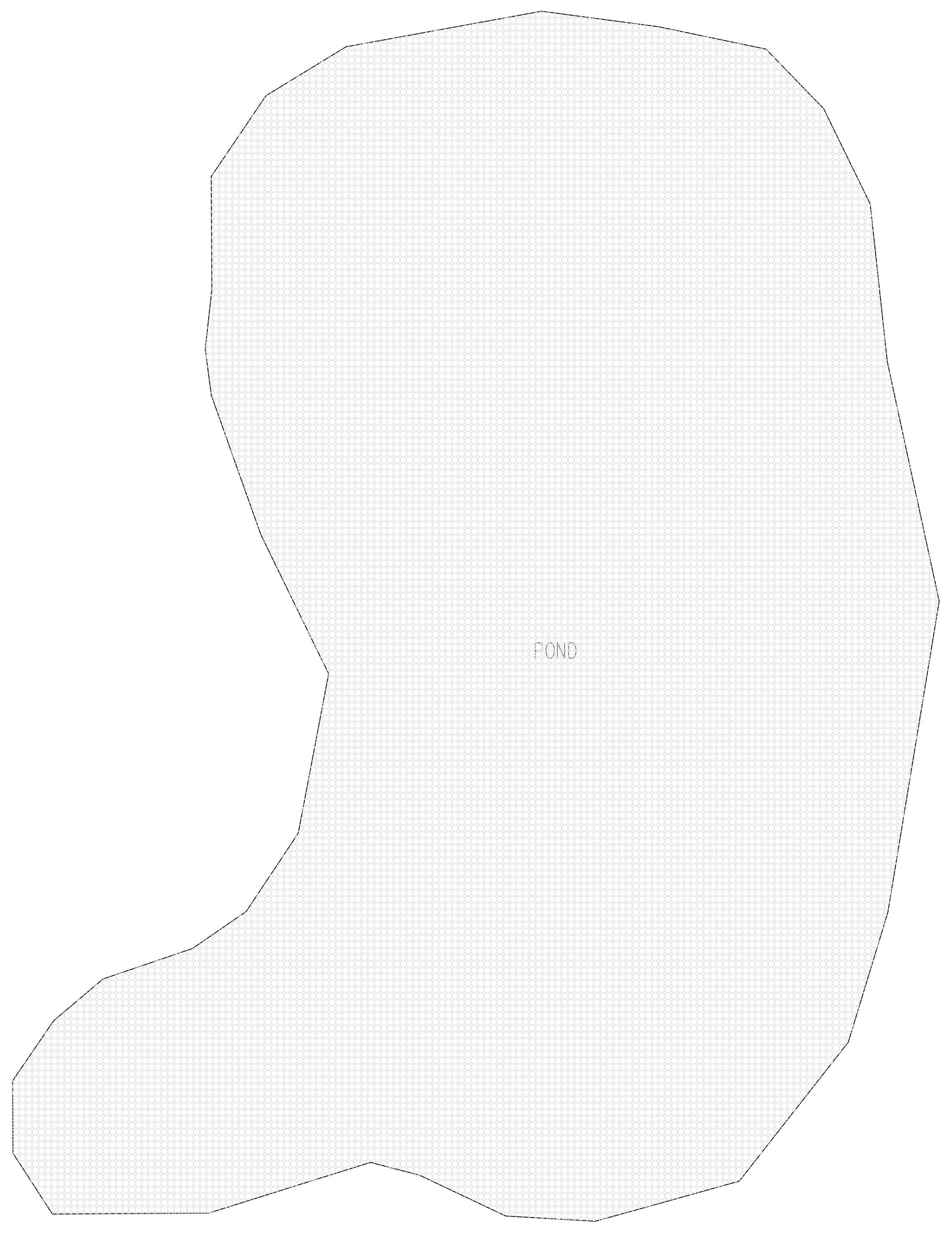


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Sheet A-0.0

Custom Design for  
HALO  
HACIENDA  
Lot 00 Block 00 Sect. 00  
16850 Bridle Oak Dr.  
Bridle Oak Estates 427/17

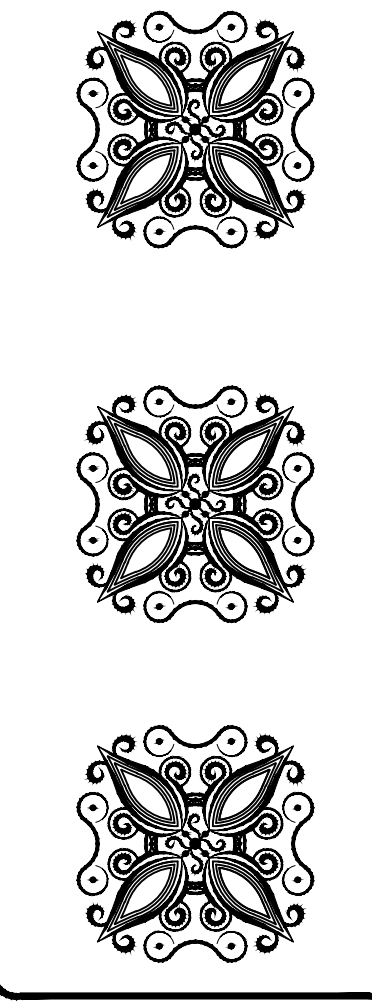


**SITE PLAN**  
SCALE: 1/8"=1'-0"



Custom Design for		HALO		CONTRACT	
HACIENDA				SHEET: 00	
DATE: 00	BY: 00	DATE: 00	BY: 00		
BRIAN OAK DR.				4/27/17	
BRIAN OAK ESTATES					

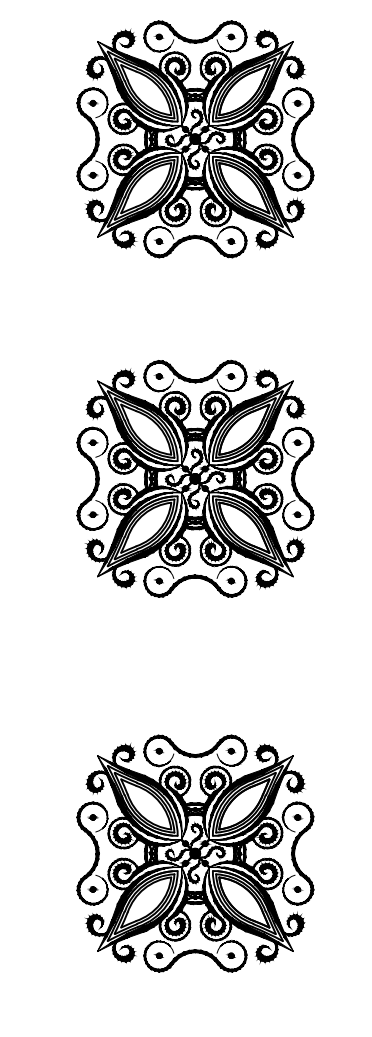
Sheet A-0.1



# FRONTIER

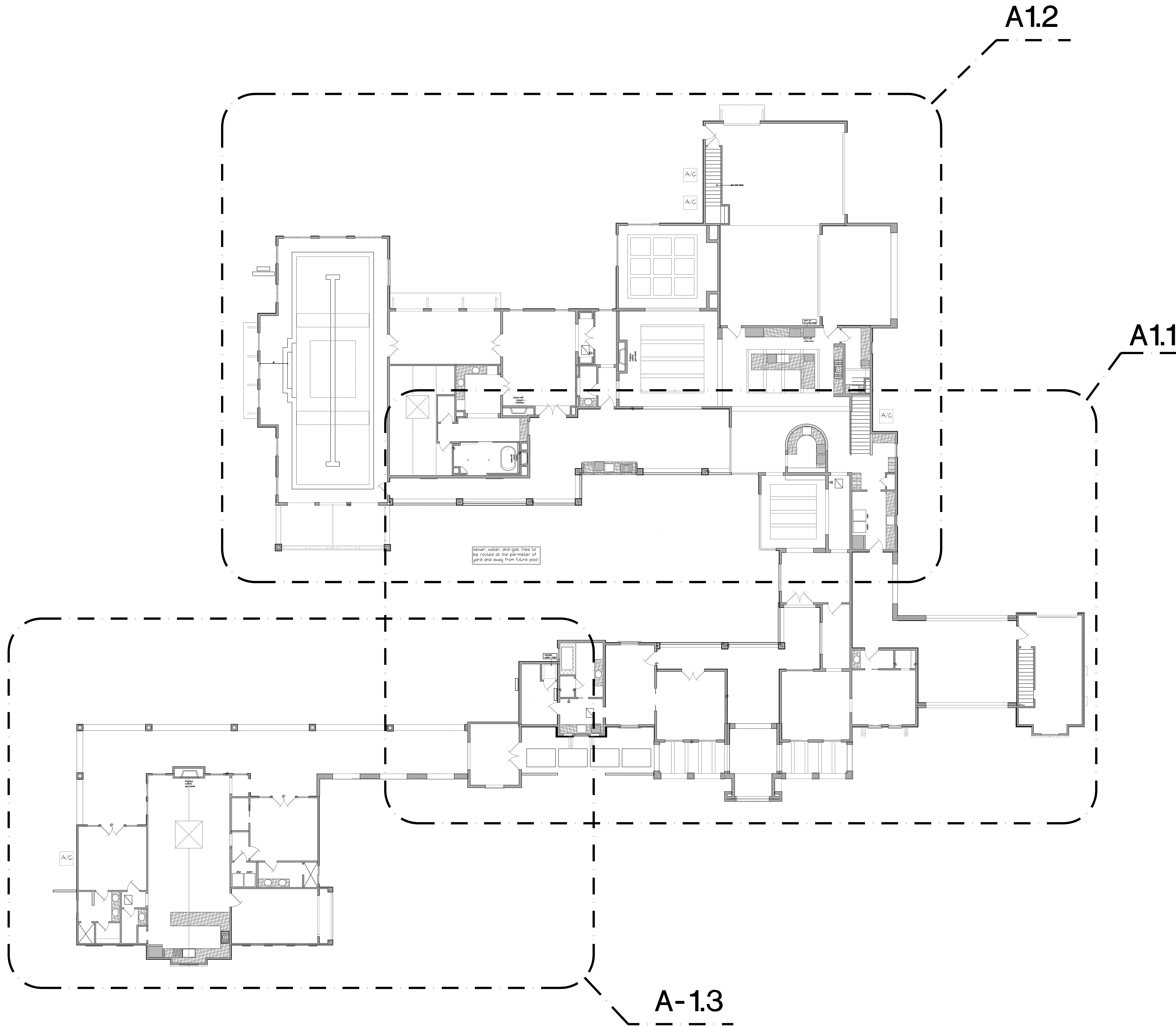
## CUSTOM DESIGNS

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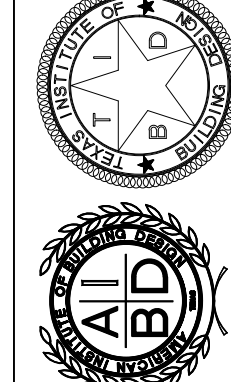

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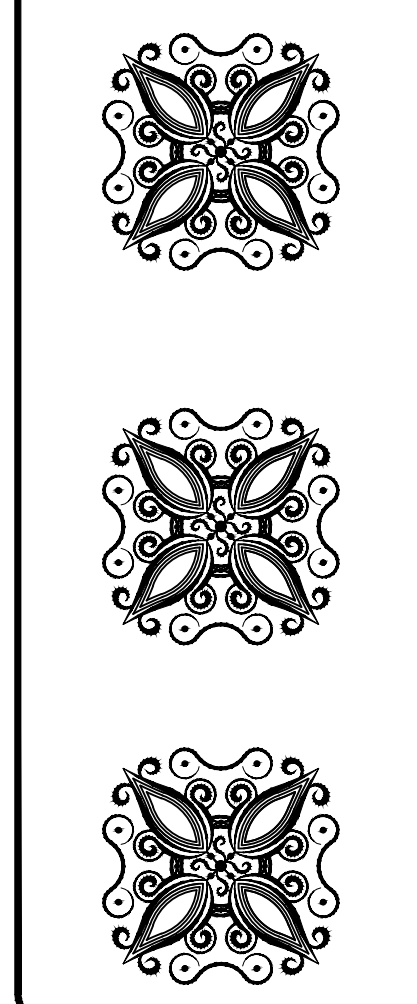
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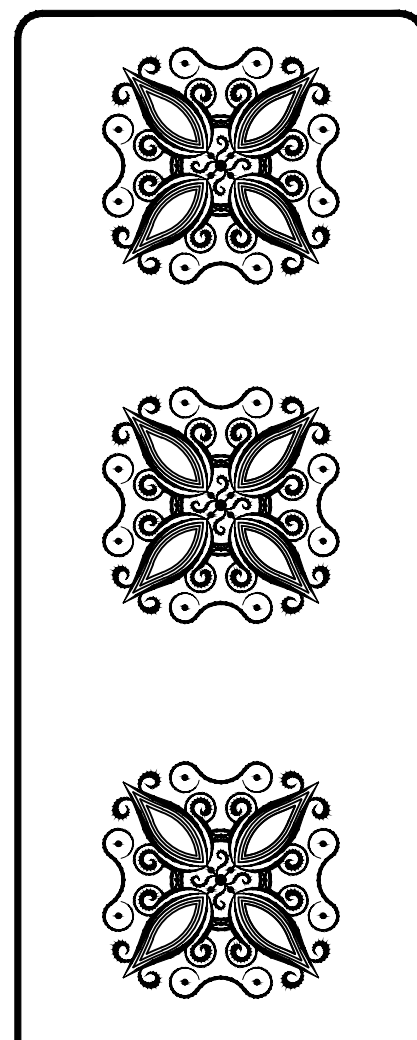
FIRST FLOOR OVERALL PLAN  
SCALE N.T.S.

Custom Design for  
HALO  
HACIENDA  
1838 Braille Oak Dr.  
Braille Oak Estates

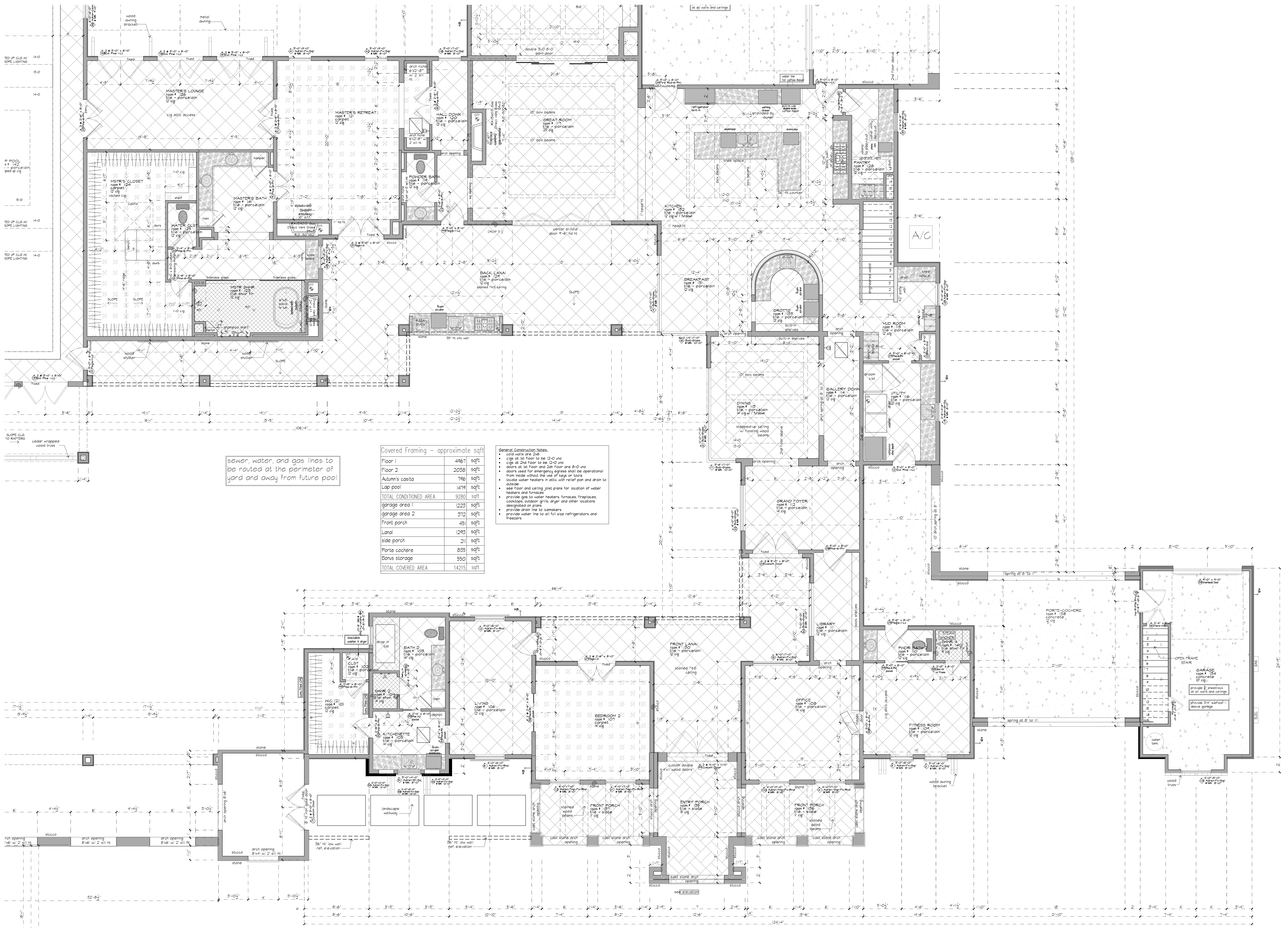
Sheet A-1.0  





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sewer, water, and gas lines to be routed at the perimeter of yard and away from future pool

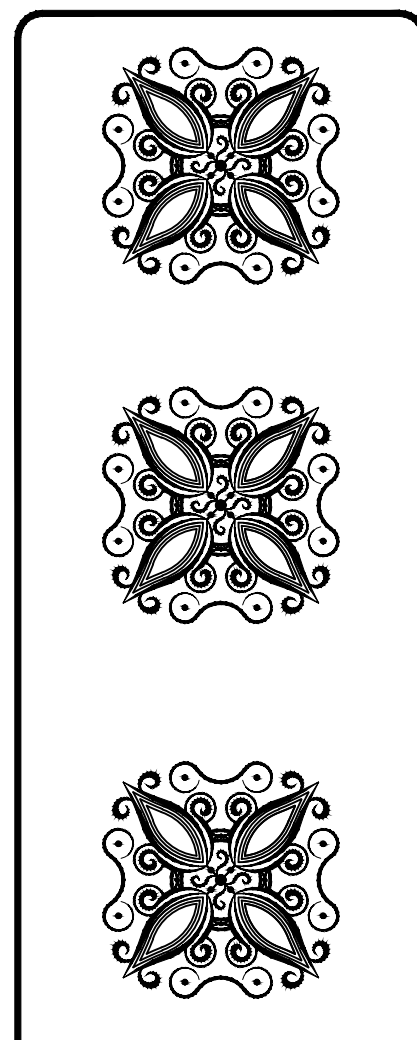
Covered Framing - approximate sqft

Floor 1	4461	sqft
Floor 2	2028	sqft
Autumn's casita	746	sqft
Lap pool	1474	sqft
<b>TOTAL CONDITIONED AREA</b>	<b>9280</b>	<b>sqft</b>
garage area 1	1223	sqft
garage area 2	372	sqft
Front porch	45	sqft
Lanai	1248	sqft
side porch	211	sqft
Porte cochere	835	sqft
bonus storage	550	sqft
<b>TOTAL COVERED AREA</b>	<b>14215</b>	<b>sqft</b>

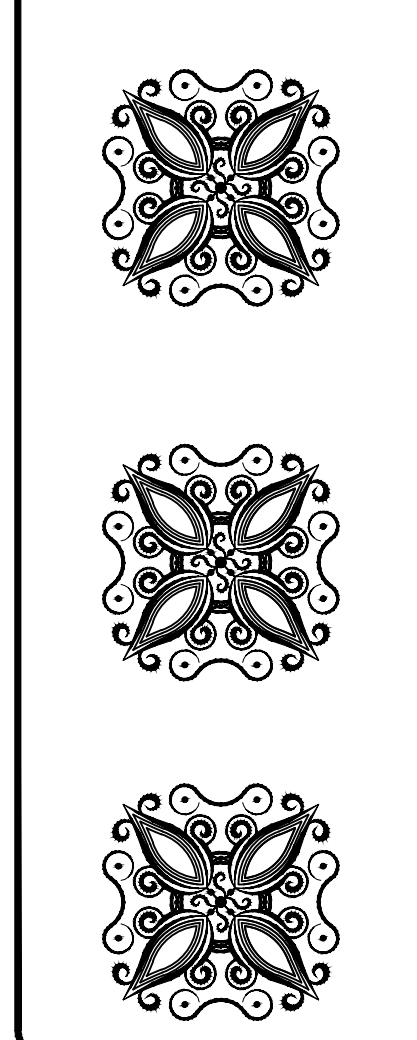
- General Construction Notes:
- solid walls are 2x8
  - sills at 1st floor to be 2x10 and
  - sills at 2nd floor to be 2x12 and
  - doors at 1st floor and 2nd floor are 8'-0" wide
  - doors used for emergency egress shall be operational from inside without the use of keys or tools
  - locate water heaters in attic with cold pan and drain to outside
  - see floor and ceiling joist plans for location of water heaters and furnaces
  - provide gas to water heaters, furnaces, fireplaces, cooktops, outdoor grills, dryer and other locations designated on plans
  - provide drain line to kameters
  - provide water line to all full size refrigerators and freezers

**01 PARTIAL FIRST FLOOR PLAN**  
1/4" = 1'-0"

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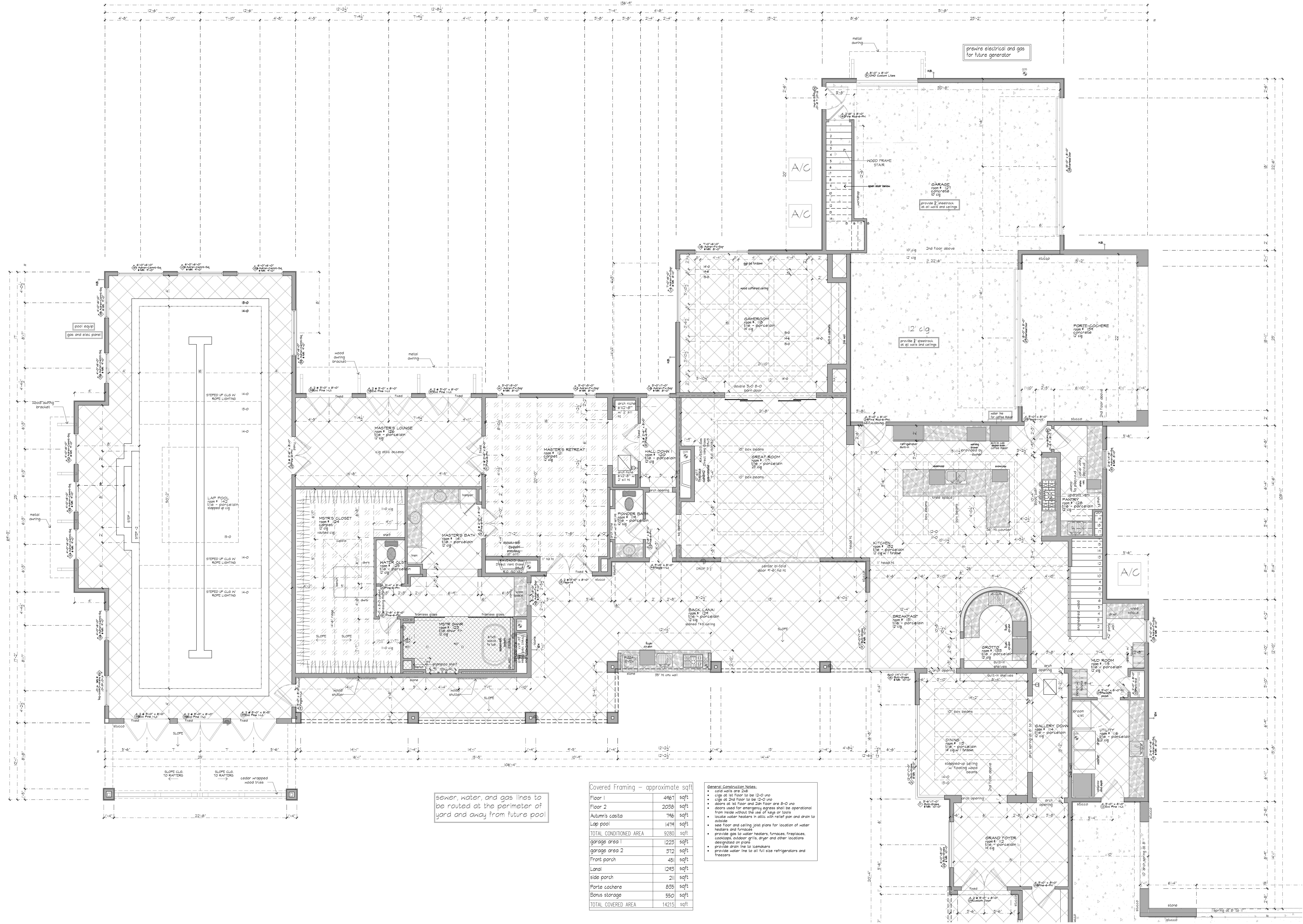


Sheet A-1.1  
AIA  
ARCHITECT

Custom Design for

HALO
HACIENDA
Lot 00
Block 00
Sect. 00
18380 Braile Oak Dr.
Braile Oak Estates

4/2/17



sewer, water, and gas lines to be routed at the perimeter of yard and away from future pool

Covered Framing - approximate sqft

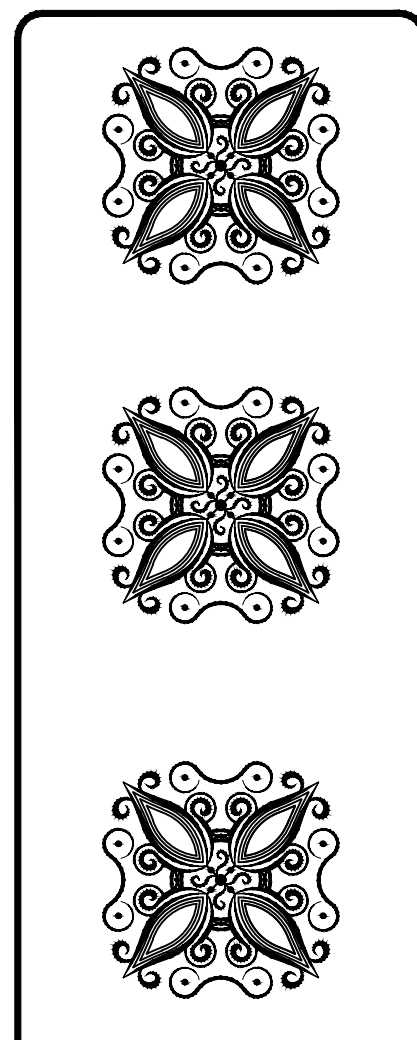
Floor 1	4467	sqft
Floor 2	2038	sqft
Autumn's casita	796	sqft
Lap pool	1416	sqft
TOTAL CONDITIONED AREA	9280	sqft
garage area 1	1228	sqft
garage area 2	372	sqft
Front porch	45	sqft
Lanai	1243	sqft
side porch	211	sqft
Porte cochere	835	sqft
Bonus storage	550	sqft
TOTAL COVERED AREA	14215	sqft

- General Construction Notes:
- solid walls are 2" thick
  - cigs at 1st floor to be 12'-0" wide
  - cigs at 2nd floor to be 12'-0" wide
  - doors at 1st floor and 2nd floor are 8'-0" wide
  - doors need for emergency egress and be operational from inside without the use of keys or tools
  - locate water headers in attic with relief pan and drain to outside
  - see floor and ceiling joist plans for location of water headers and furrades
  - provide gas to water heaters, furnaces, fireplaces, cooktops, outdoor grills, and other locations designated on plans
  - provide drain ties to technicians
  - provide water line to all full size refrigerators and freezers

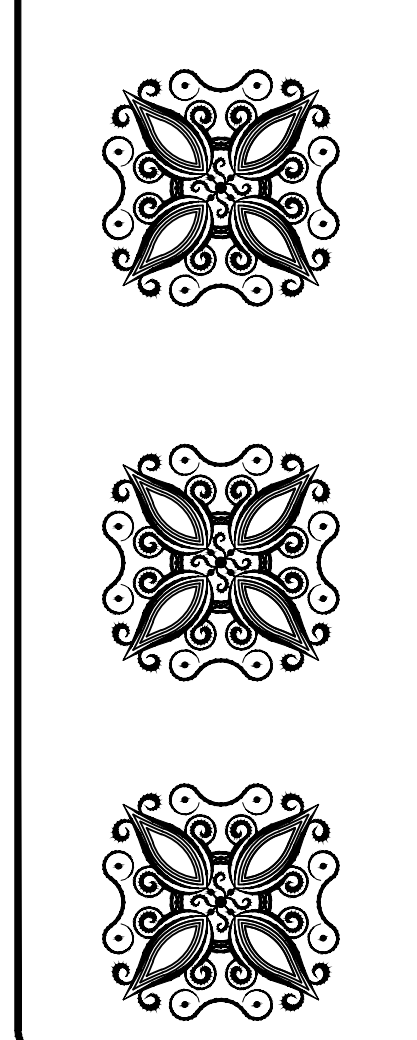
**01** PARTIAL FIRST FLOOR PLAN  
1/4" = 1'-0"

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25 RAY BOSS COBBLESTONE  
Architecture | Estate Construction | Pools | Landscaping | Home Theaters | Audio Systems | Automation Systems | Surveillance Systems | Generators | Decorating | Landscaping | Remodeling | Commercial Construction

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Houston, Texas 77043  
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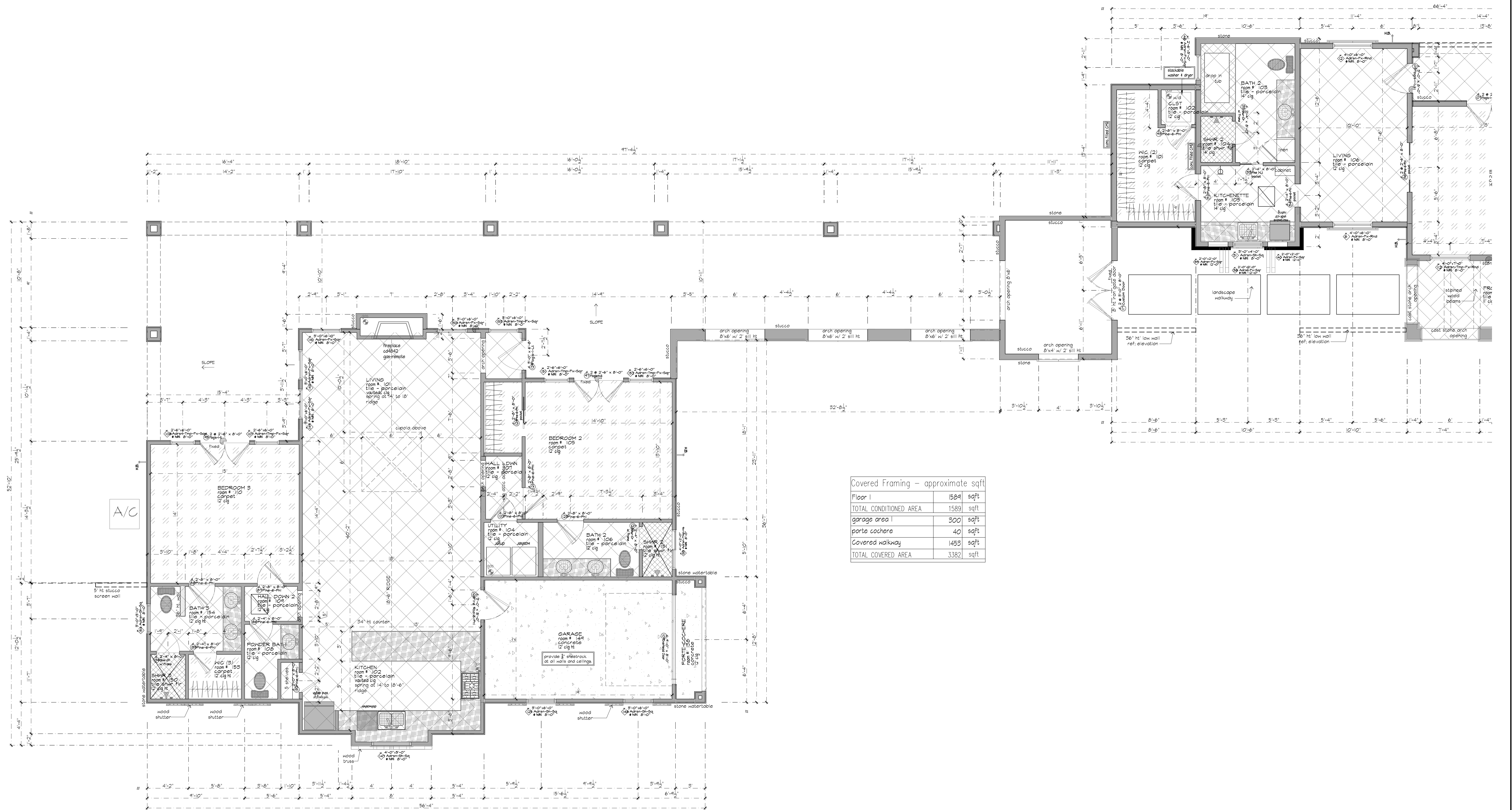
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Sheet A-1.2

Custom Design for  
HALO  
HACIENDA

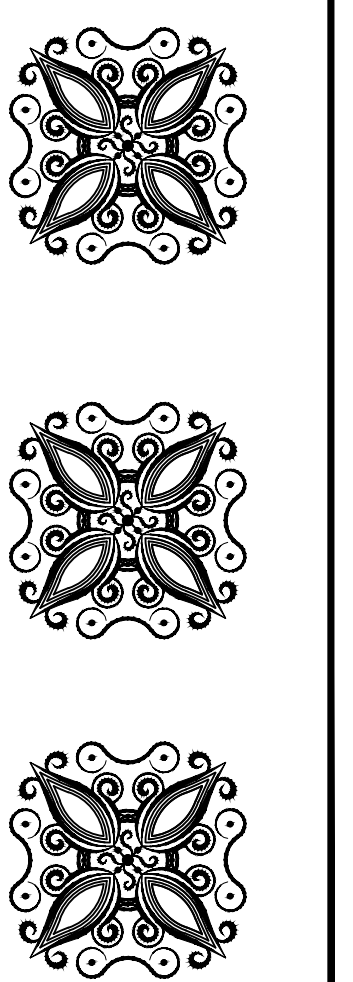
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18381 Braile Oak Dr.						
Braile Oak Estates						
4/27/17						



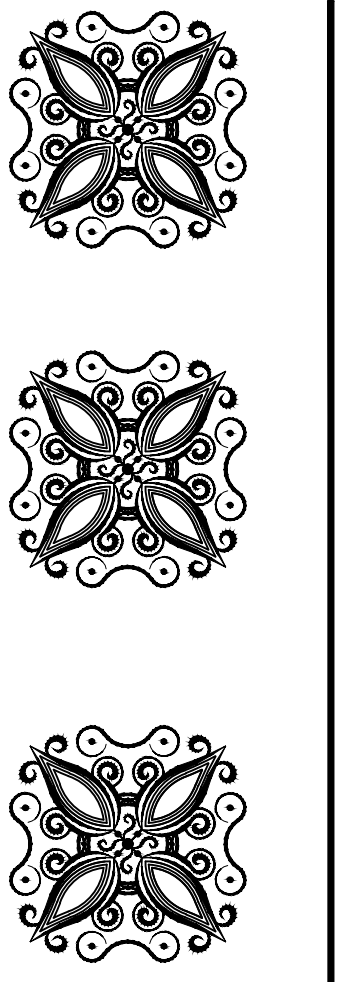
**01 PARTIAL FIRST FLOOR PLAN**  
1/4" = 1'-0"

Custom Design for  
HALO  
HACIENDA  
Lot 00 Block 00 Sect. 00  
18389 Braile Oak Dr.  
Braile Oak Estates

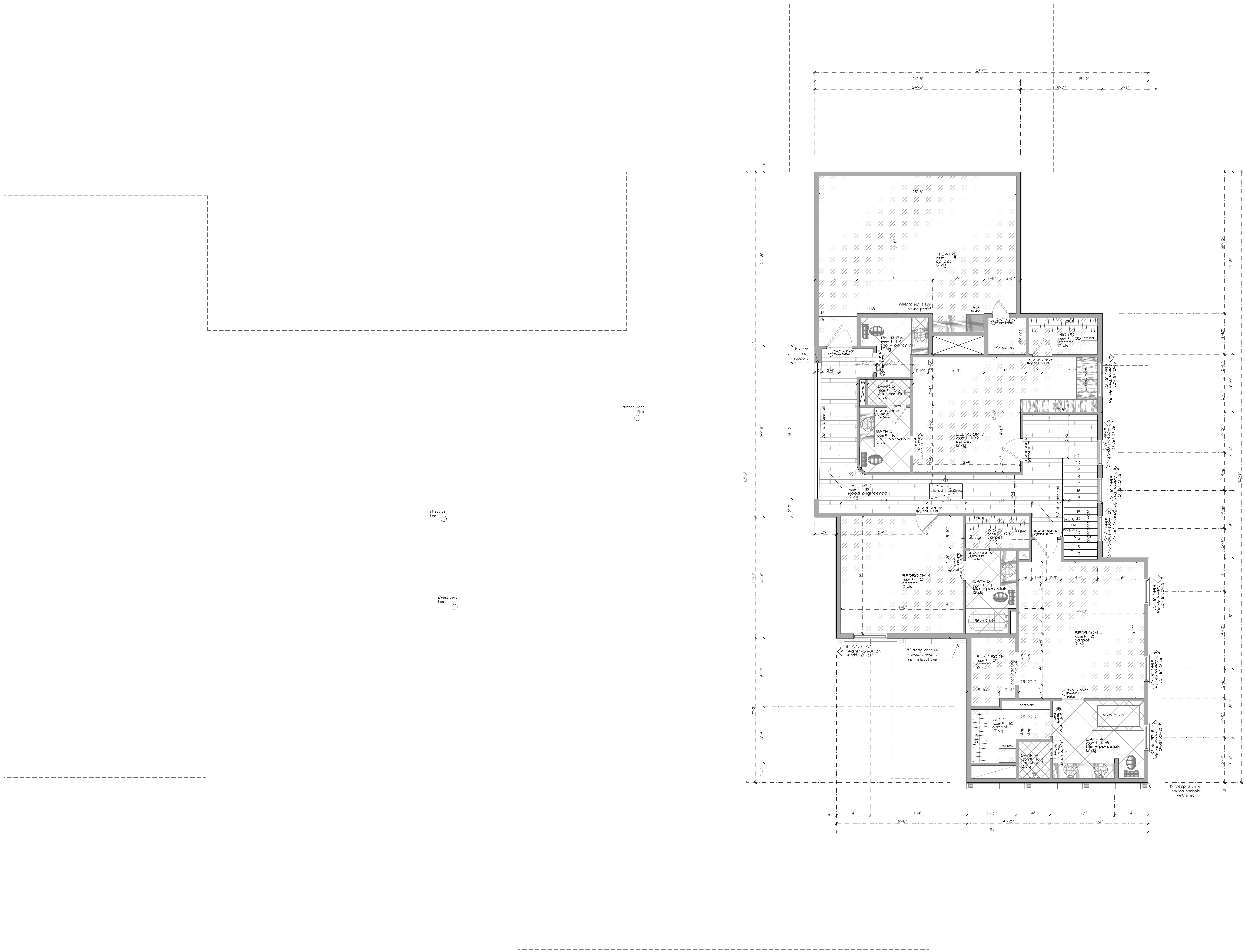
Sheet A-1.3  
AIA  
AIA



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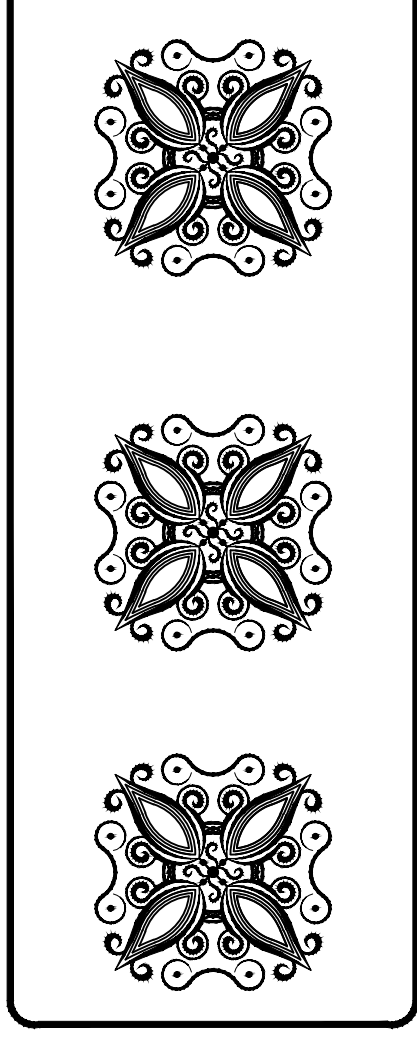


**01 SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

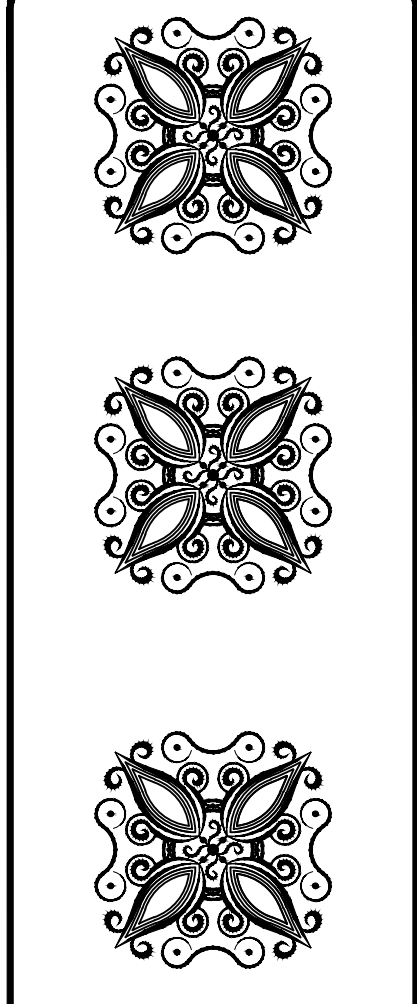
Custom Design for  
HALO  
HACIENDA

Control	Lot	00	Block	00	Sect.	00
16800 Briar Oak Dr.						4/27/17
Briar Oak Estates						

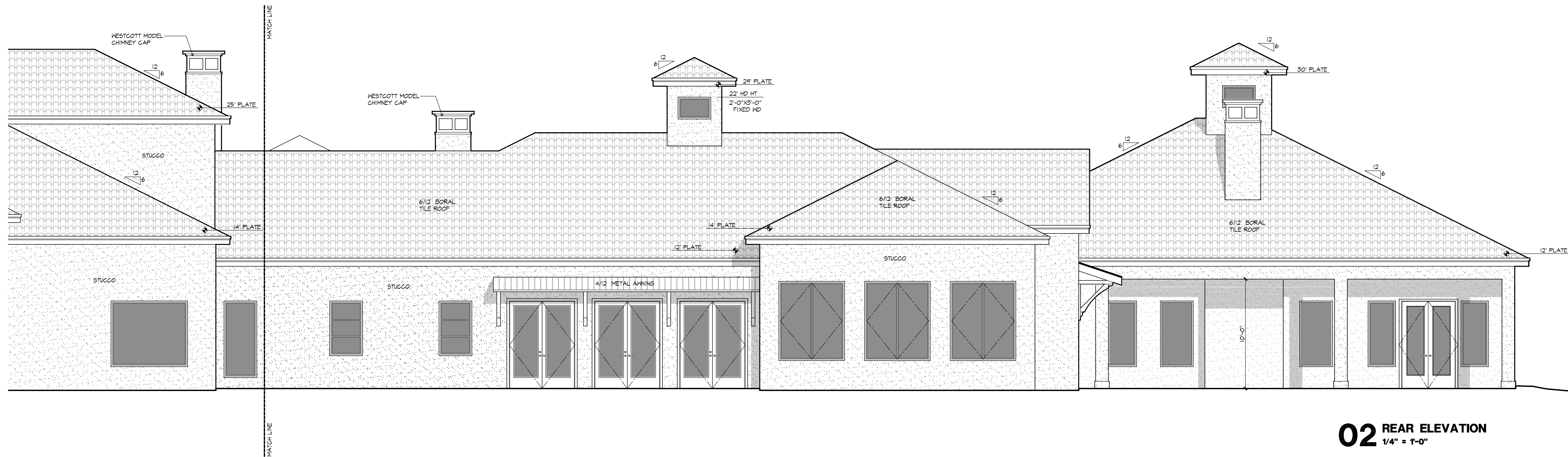
Sheet A-1.4



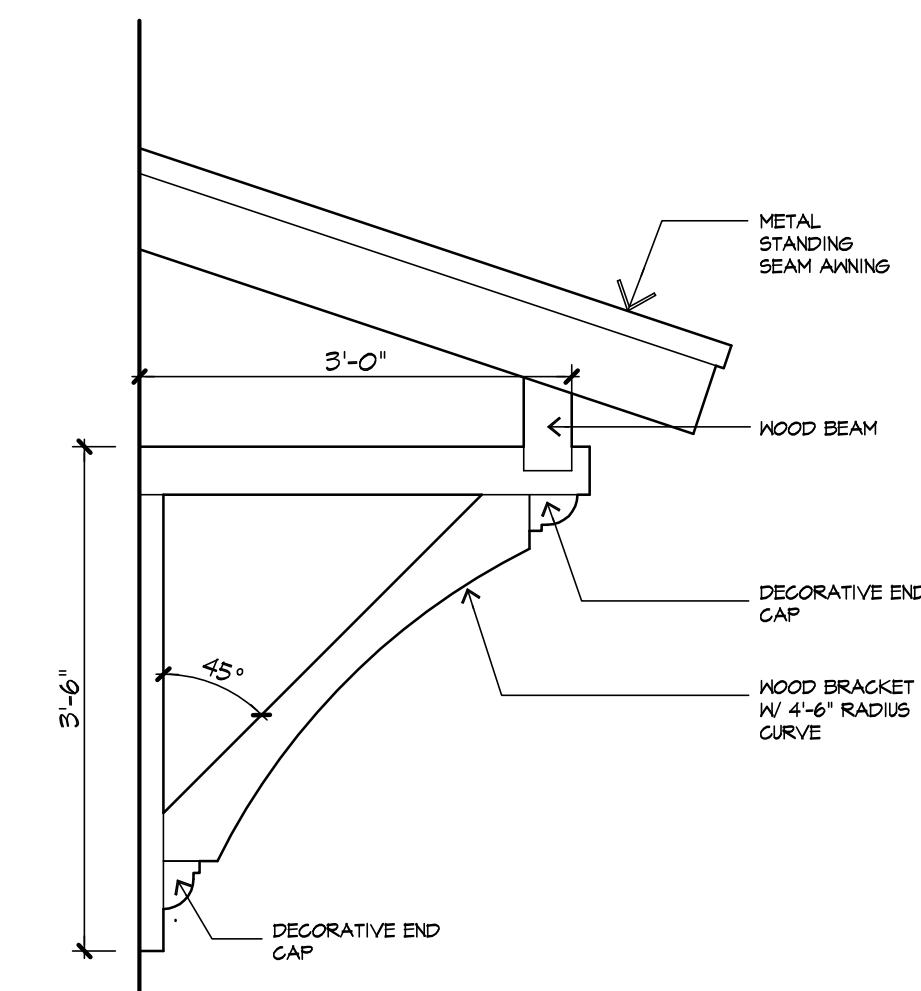
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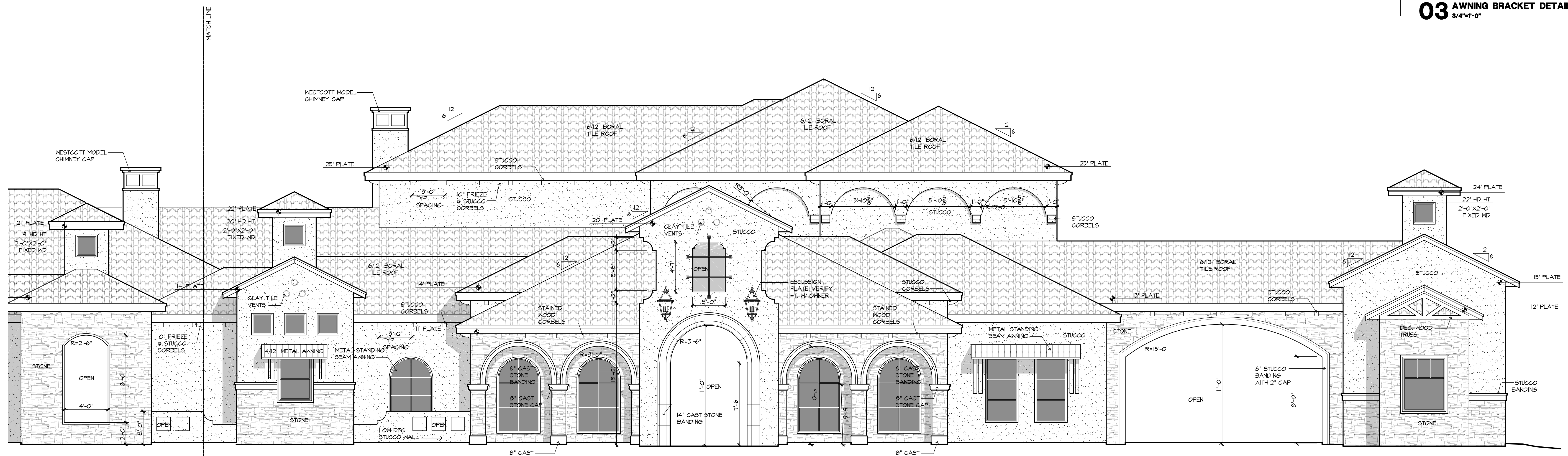
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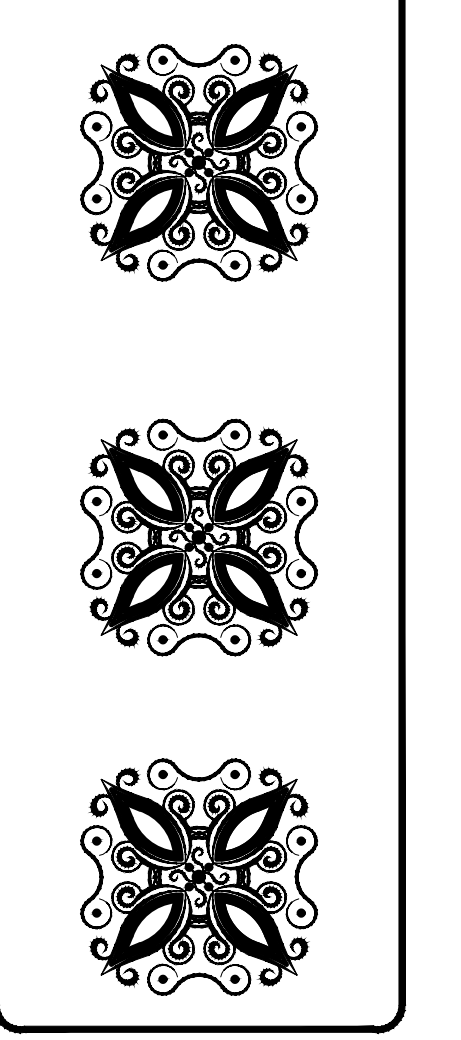
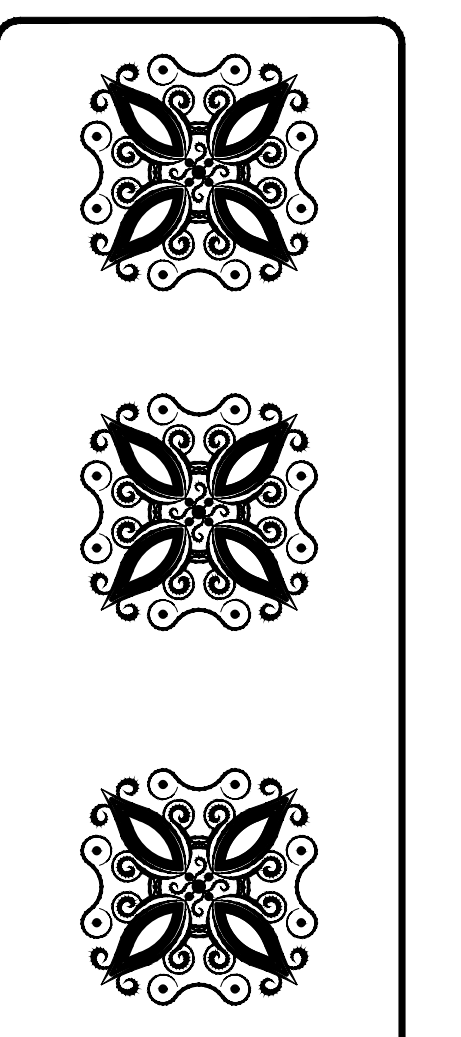
**02 REAR ELEVATION**  
1/4" = 1'-0"



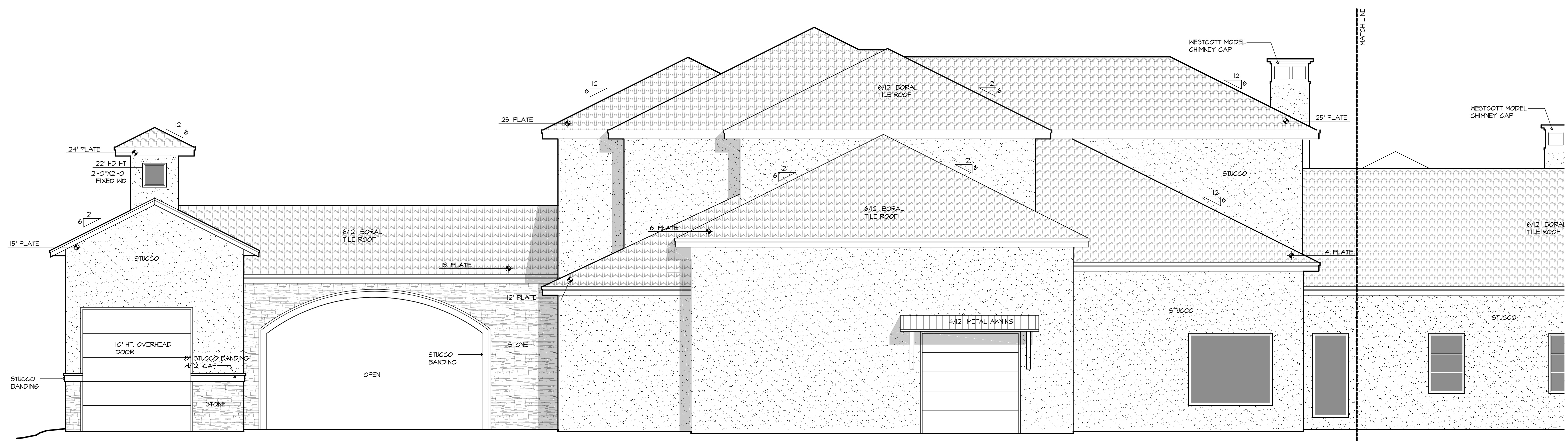
**03 AWNING BRACKET DETAIL**  
3/4" = 1'-0"



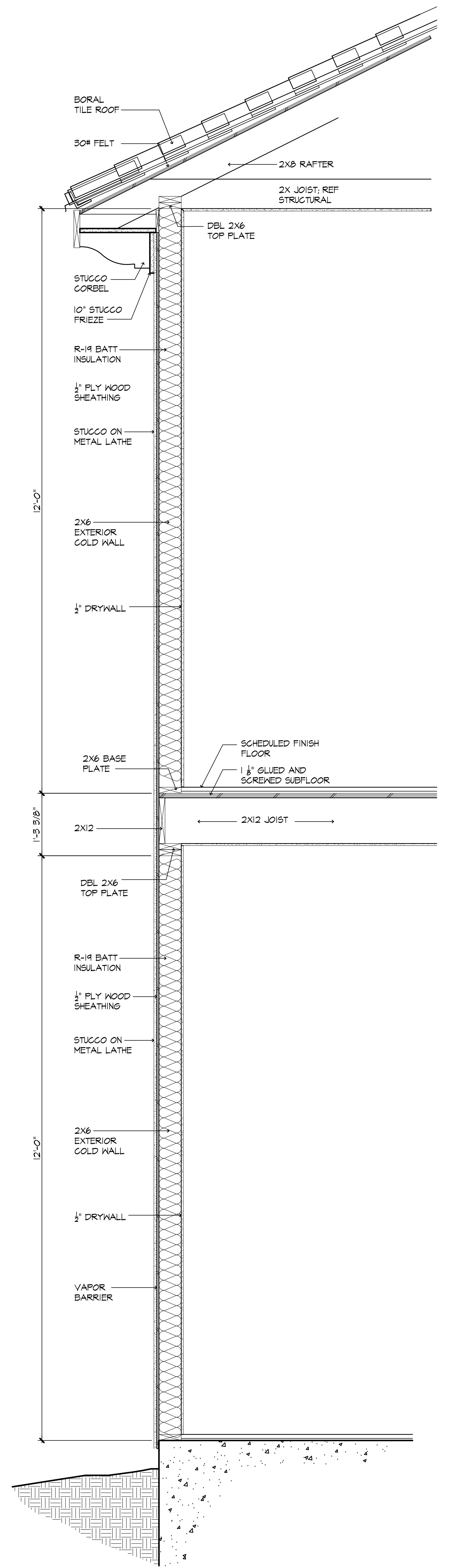
**01 FRONT ELEVATION**  
1/4" = 1'-0"



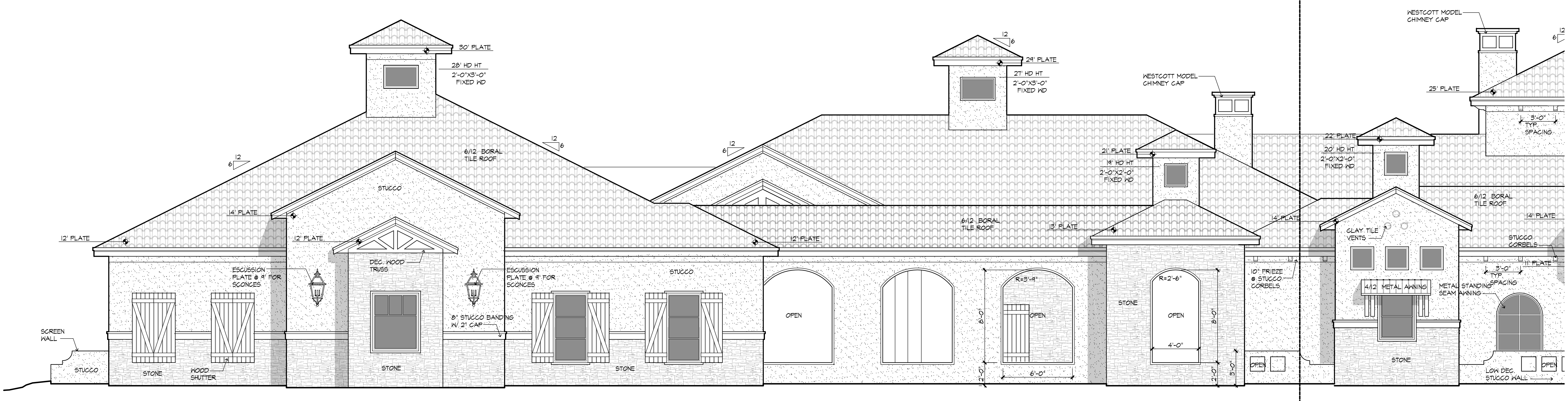




**02 REAR ELEVATION**  
1/4" = 1'-0"

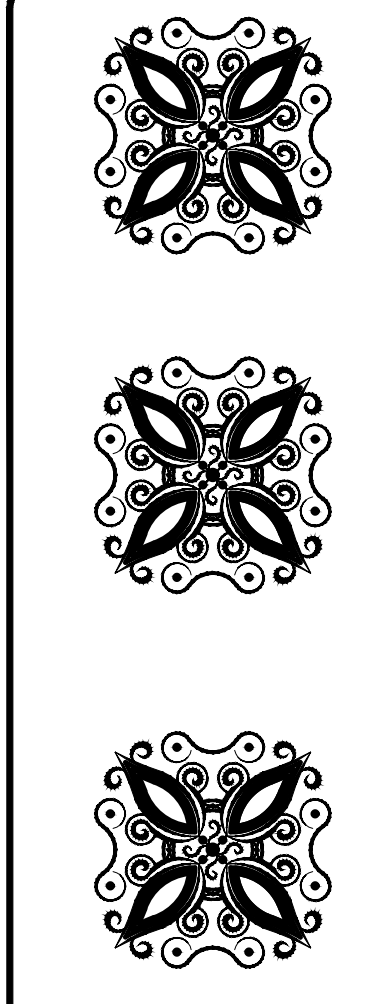


**01 WALL SECTION**  
3/4" = 1'-0"

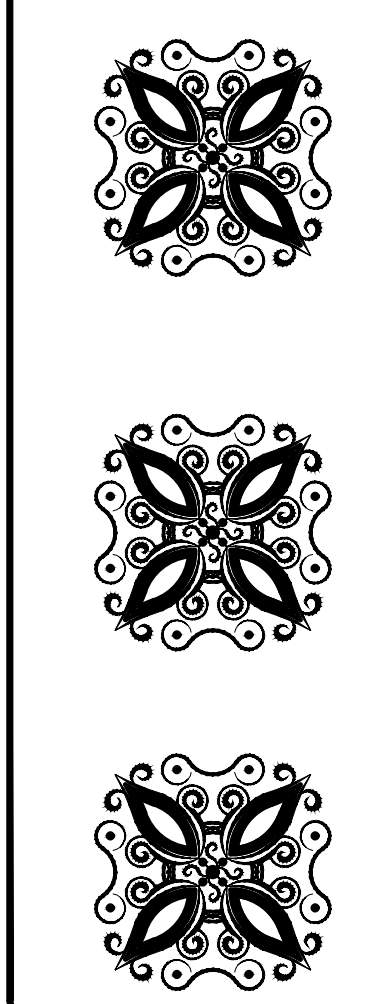


**03 FRONT ELEVATION**  
1/4" = 1'-0"

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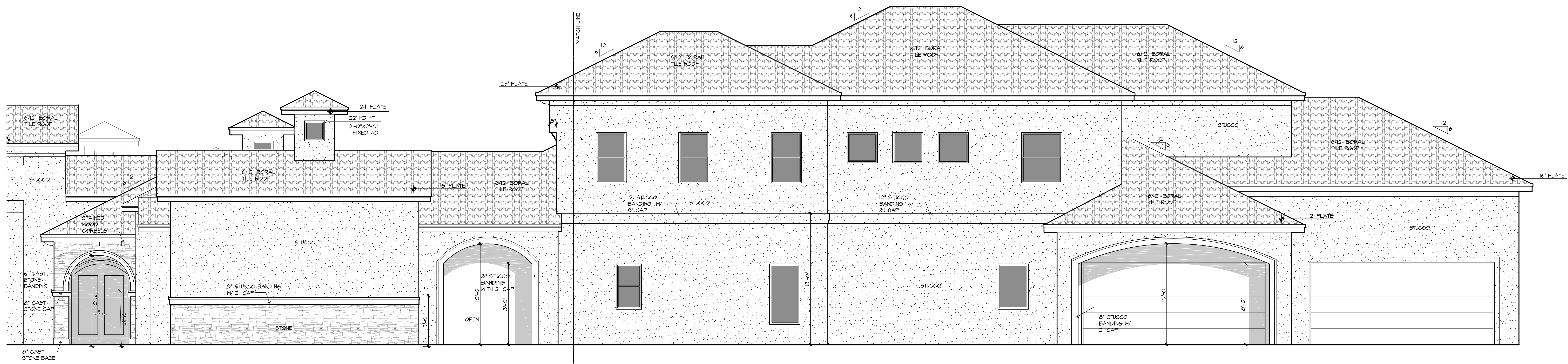


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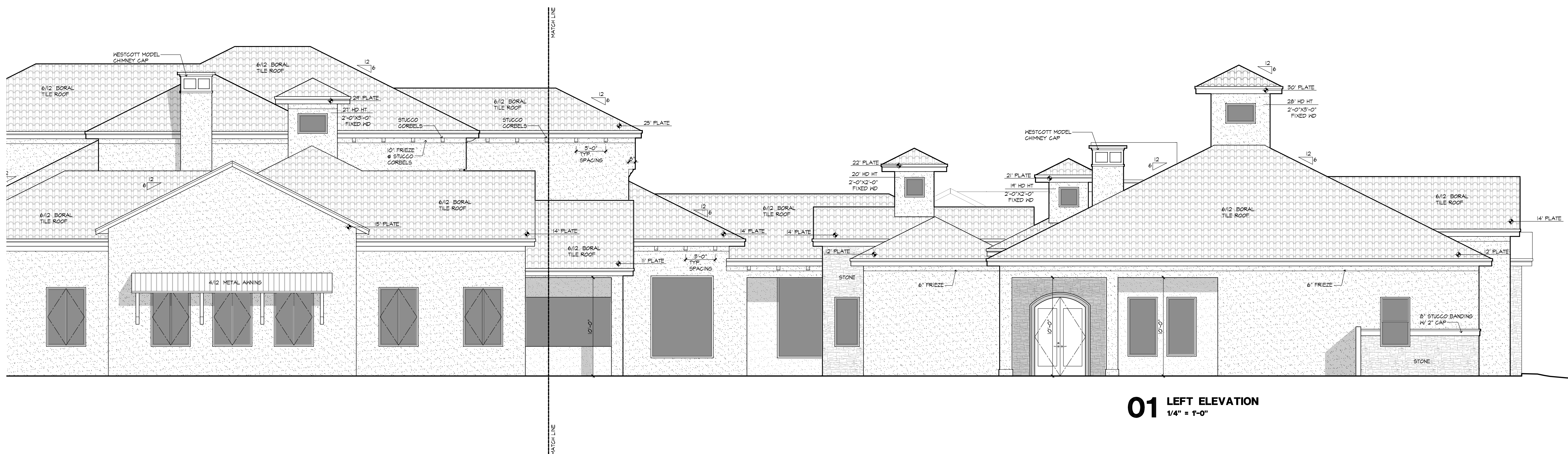


Sheet A-2.2  
 AIA  
 ARCHITECT

Custom Design for:	HALO HACIENDA
Control:	00
Lot:	00
Block:	00
Sheet:	00
16500 Briar Oak Dr.	
Briar Oak Estates	
	4.27.17

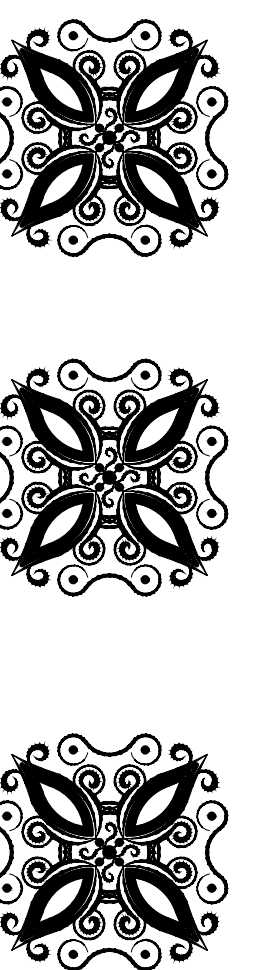


**02 RIGHT ELEVATION**  
1/4" = 1'-0"

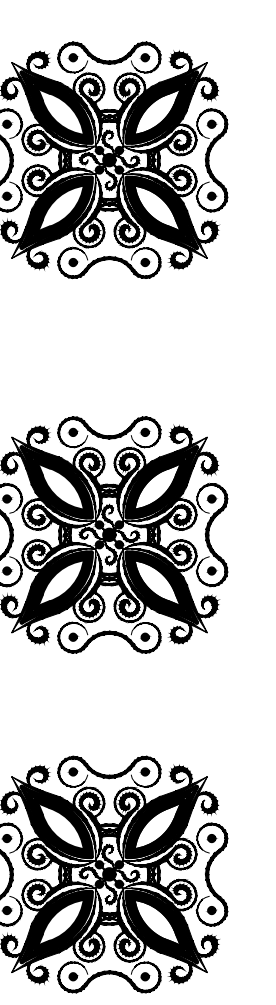


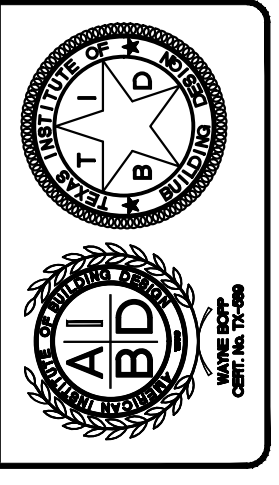
**01 LEFT ELEVATION**  
1/4" = 1'-0"

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 Landscaping | Landscaping | Landscaping | Landscaping | Landscaping |  
 1801 Sherwood Forest St.  
 Orem, UT 84057  
 OFFICE: (801) 225-7943  
 FAX: (801) 225-8559

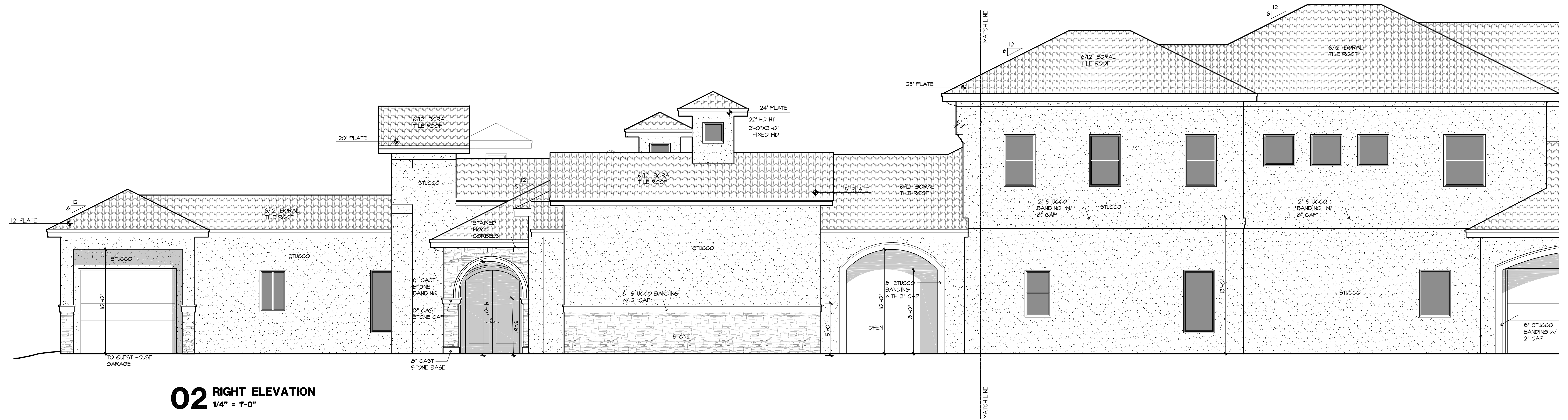


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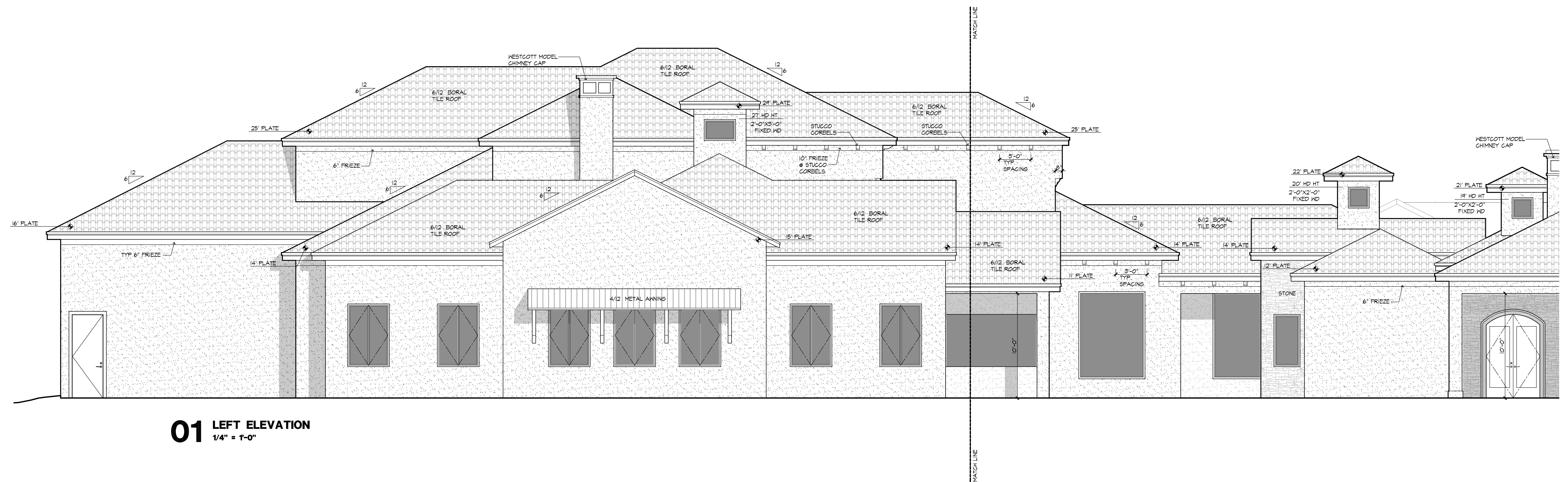


Sheet A-2.3  


Custom Design for	HALO HACIENDA	Contract	
Location	10500 Bralle Oak Dr.	Block	00
Lot	00	Sheet	00
		Date	4/27/17

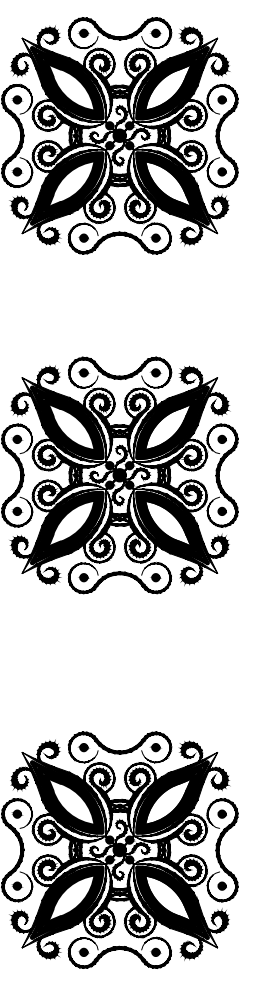


**02 RIGHT ELEVATION**  
1/4" = 1'-0"

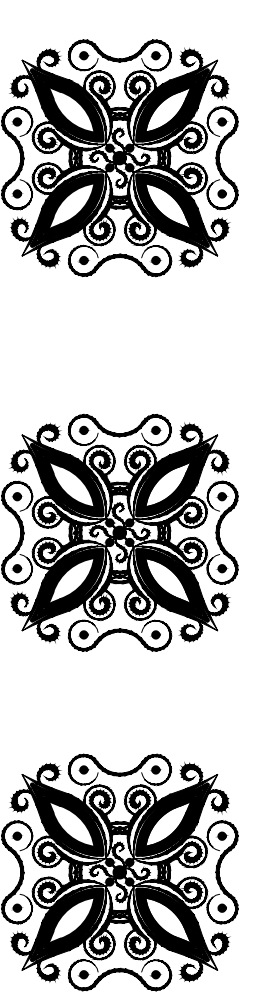


**01 LEFT ELEVATION**  
1/4" = 1'-0"

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 Phone: (281) 592-8559  
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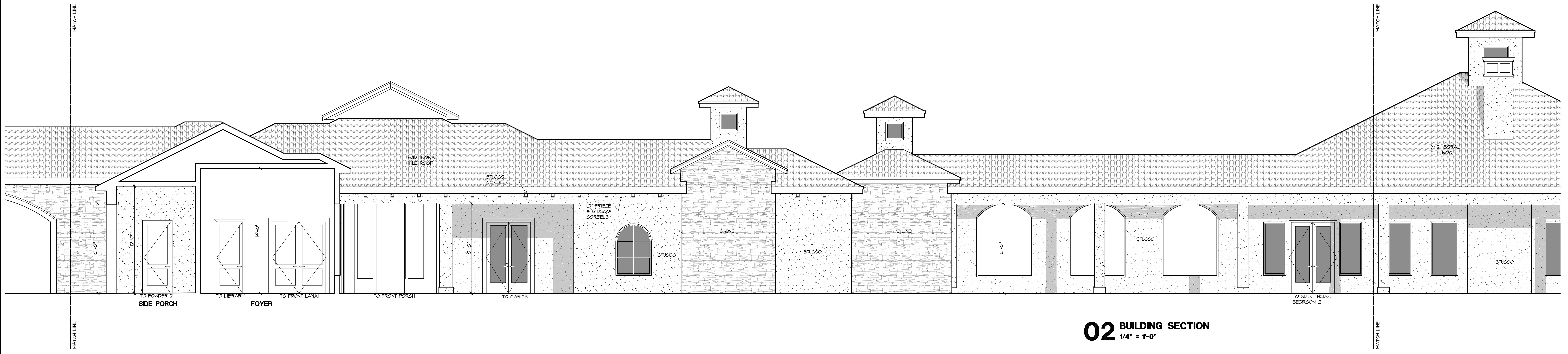


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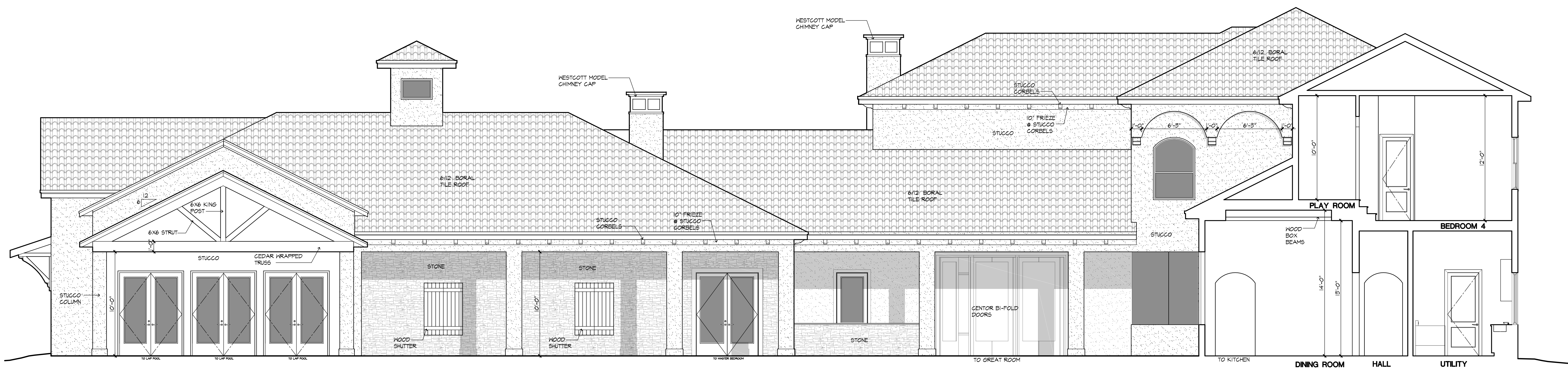


Sheet A-2.4

Custom Design for		HALO HACIENDA	
Client	Lot 00	Block	00
Drawn	16530 Brink Oak Dr.	Sheet	00
Scale	Brink Oak Estates	Date	4.27.17

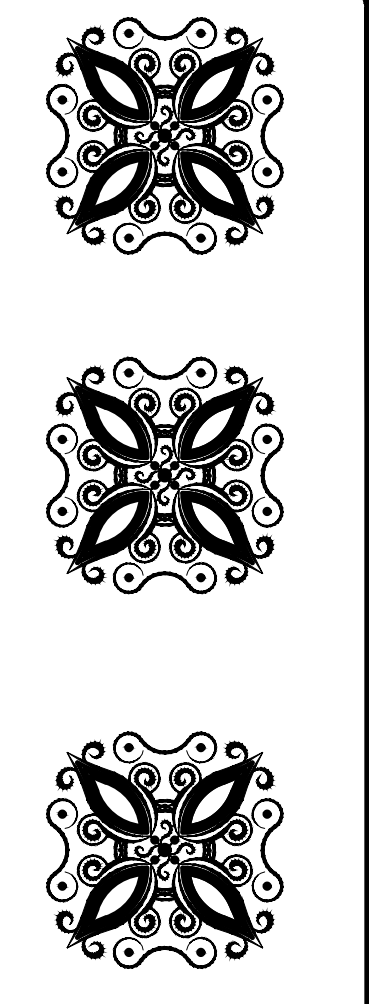


**02 BUILDING SECTION**  
1/4" = 1'-0"

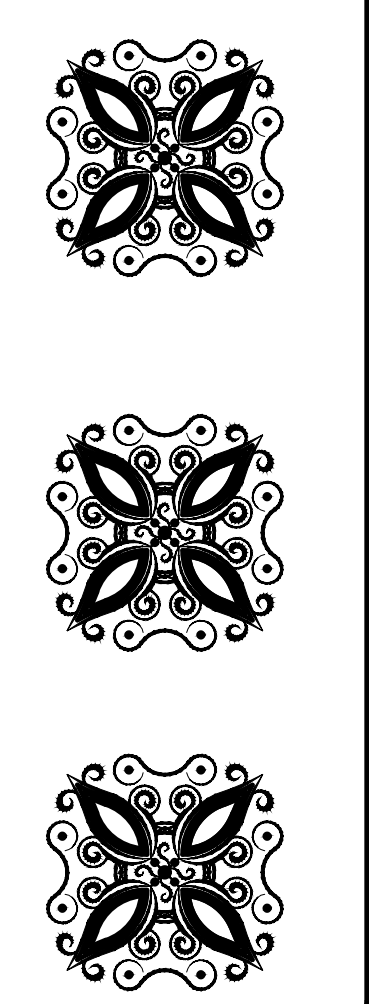


**01 BUILDING SECTION**  
1/4" = 1'-0"

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 Phone: (281) 592-8559  
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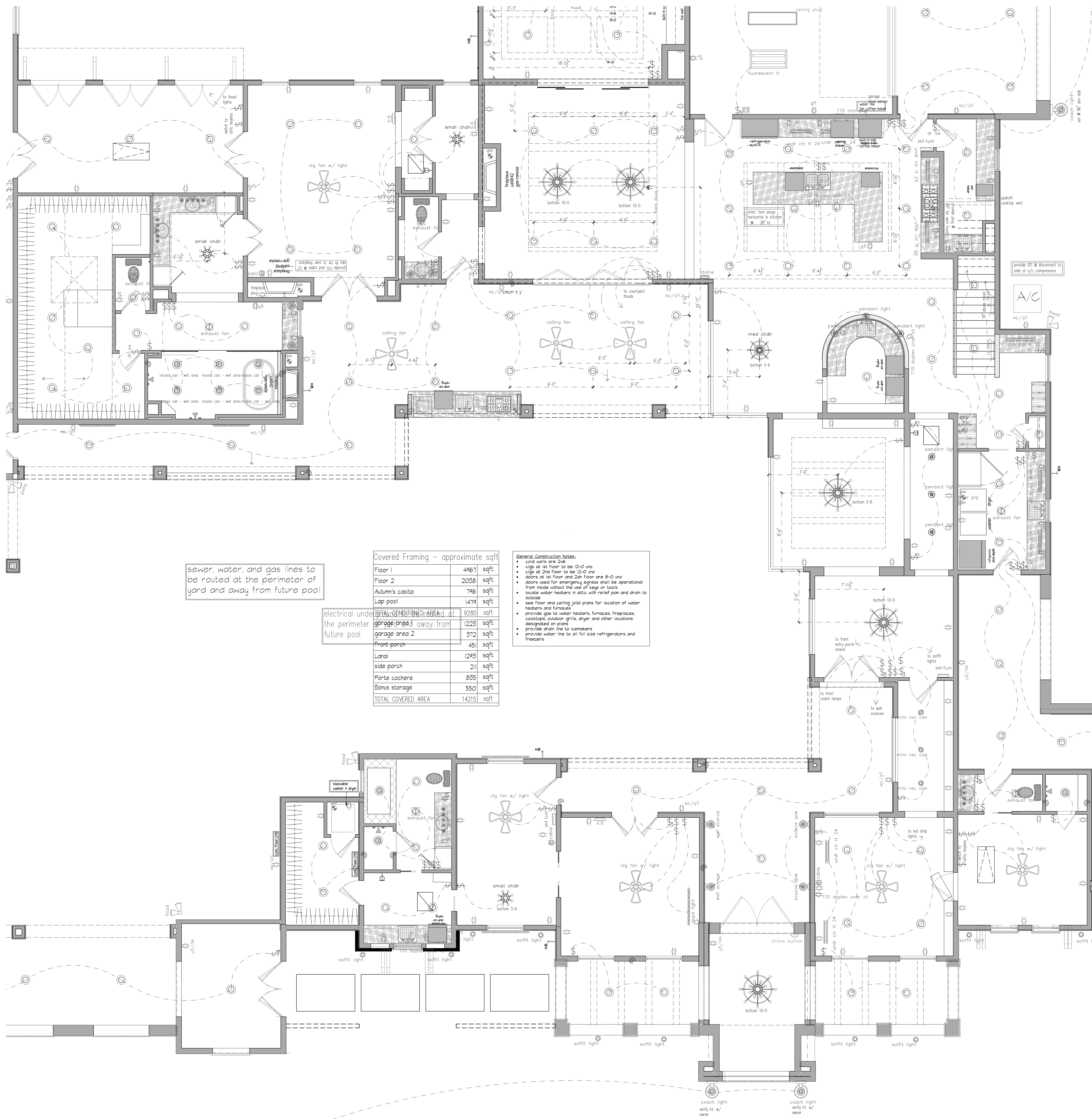


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Sheet A-2.5

Custom Design for:		HALO HACIENDA	
Control:	Lot: 00	Block: 00	Sheet: 00
	16800 Brook Oak Dr.		4.27.17
	Brook Oak Estates		



sewer, water, and gas lines to be routed at the perimeter of yard and away from future pool

electrical under the perimeter future pool

Covered Framing - approximate sqft	
Floor 1	4461 sqft
Floor 2	2038 sqft
Autumn's casita	796 sqft
Lap pool	1478 sqft
garage area 1	9280 sqft
garage area 2	1228 sqft
garage area 3	372 sqft
Front porch	45 sqft
Lanai	1243 sqft
side porch	21 sqft
Porta cochera	835 sqft
Bonus storage	550 sqft
<b>TOTAL COVERED AREA</b>	<b>14215 sqft</b>

- General Construction Notes:**
- cast walls are 20"
  - sills at 1st floor to be 12-0 una
  - sills at 2nd floor to be 12-0 una
  - doors at 1st floor and 2nd floor are 8-0 una
  - doors used for emergency egress shall be operational from inside without the use of keys or tools
  - locate water headers in attic with relief pan and drain to outside
  - see floor and ceiling joist plans for location of water headers and turnouts
  - provide gas to water heaters, furnaces, fireplaces, lookups, outdoor grills, dryer and other locations designated on plans
  - provide drain line to sump/pans
  - provide water line to all full size refrigerators and freezers

**DECORATIVE LIGHTS & FANS**

- large chdr
- med chdr
- small chdr
- pendant light
- clg fan w/ light
- ceiling fan
- coast light
- wall sconce
- lav lt

**UTILITY LIGHTS**

- fluorescent interior 24"x48"
- fluorescent lt 24" x 48"
- 6 inch led flush mt
- 6 inch star led flush mt
- clg closet light
- 4 inch led flush mt
- 2.65" low vltg puck lt
- rope light
- step lt
- hood
- keyless lt

**PLUGS**

- 110 duplex
- 110 duplex under ct
- 110 quad
- gfi
- wp/gfi
- floor plug
- ceiling plug
- 110 jez gfi
- 110 mor plug
- dryer plug
- 220
- 220 oven

**SWITCHES**

- single pole switch
- 3-way switch
- 4-way switch
- sw door switch
- dimmer switch

**FLOUORESCENT CABINET LIGHTS**

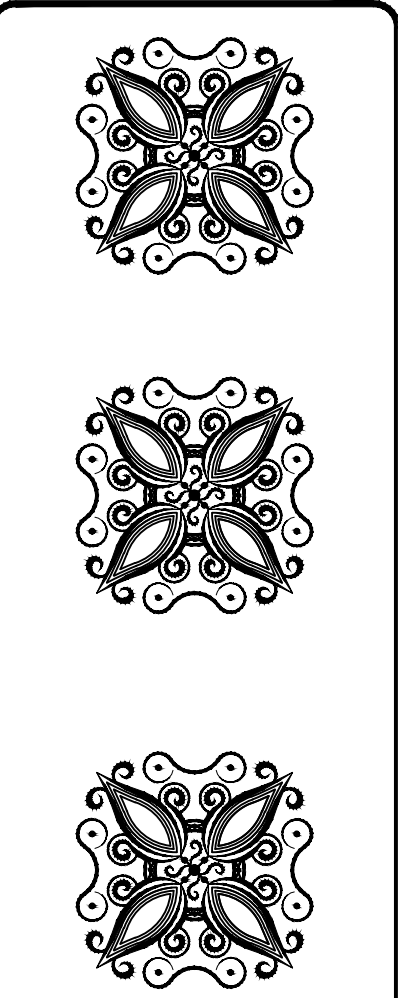
- under ctr lt 8"
- under ctr lt 16"
- under ctr lt 24"
- under ctr lt 32"
- abv cab lt 8"
- abv cab lt 16"
- abv cab lt 24"
- abv cab lt 32"

**OTHER ELEC & LOW VOLTAGE**

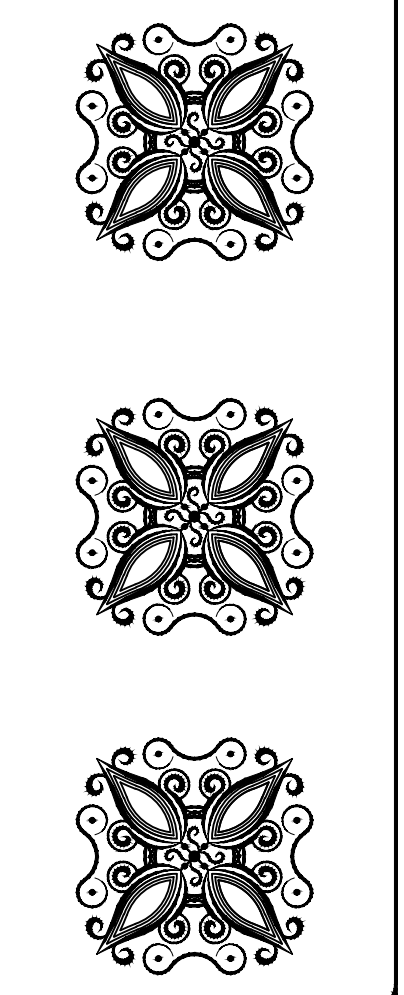
- chime button
- chime
- exhaust fan
- s.d.
- t-stat
- cat-5e
- cable
- 2 Spkrs & Vm. Contr
- 5.1 surround sound
- 7.1 surround sound
- security panel
- security key pad

- ELECTRICAL NOTES:**
- ELECTRICAL WIRING TO BE ROUTED AT PERIMETER OF YARD AND AWAY FROM FUTURE POOL
  - BREAKER BOX TO BE LOCATED ON SIDE OF HOUSE CLOSEST TO ELECTRICAL FEEDLINE UNLESS NOTED OTHERWISE. IF THE BREAKER BOX IS LOCATED ON A GARAGE WALL, THE BOX WILL BE SET INSIDE THE GARAGE, OTHERWISE IT WILL BE AN EXTERNAL, IN-RET LOCATION
  - SEE INTERIOR AND GROUNDING PLUGS AT 31-127 K.E.F. TURNED HORIZONTAL TO FLOOR
  - ELECTRICAL INSTALLATIONS AND BIDS TO INCLUDE STANDARDS TO MEET THE CURRENT NATIONAL ELECTRICAL CODE ADOPTED BY THE MUNICIPALITY GOVERNING THE CONSTRUCTION OF THE CITY OF HOUSTON IF CONSTRUCTION IS NOT LOCATED IN A MUNICIPALITY
  - ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL PERMIT FEES AND INSPECTIONS FEES REQUIRED BY THE GOVERNING MUNICIPALITY
- SWITCH LOCATIONS:**
- All switches to be located on the first wall stud between the stud and room opening, or stud and corner across the room opening, if there is not enough room next to the room opening.
- PLUG LOCATIONS:**
- Bottom of wall plug to be located approximately 12" above floor unless note otherwise.
  - Set kitchen counter plug bottom at 38" above floor and set horizontal to counter.

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

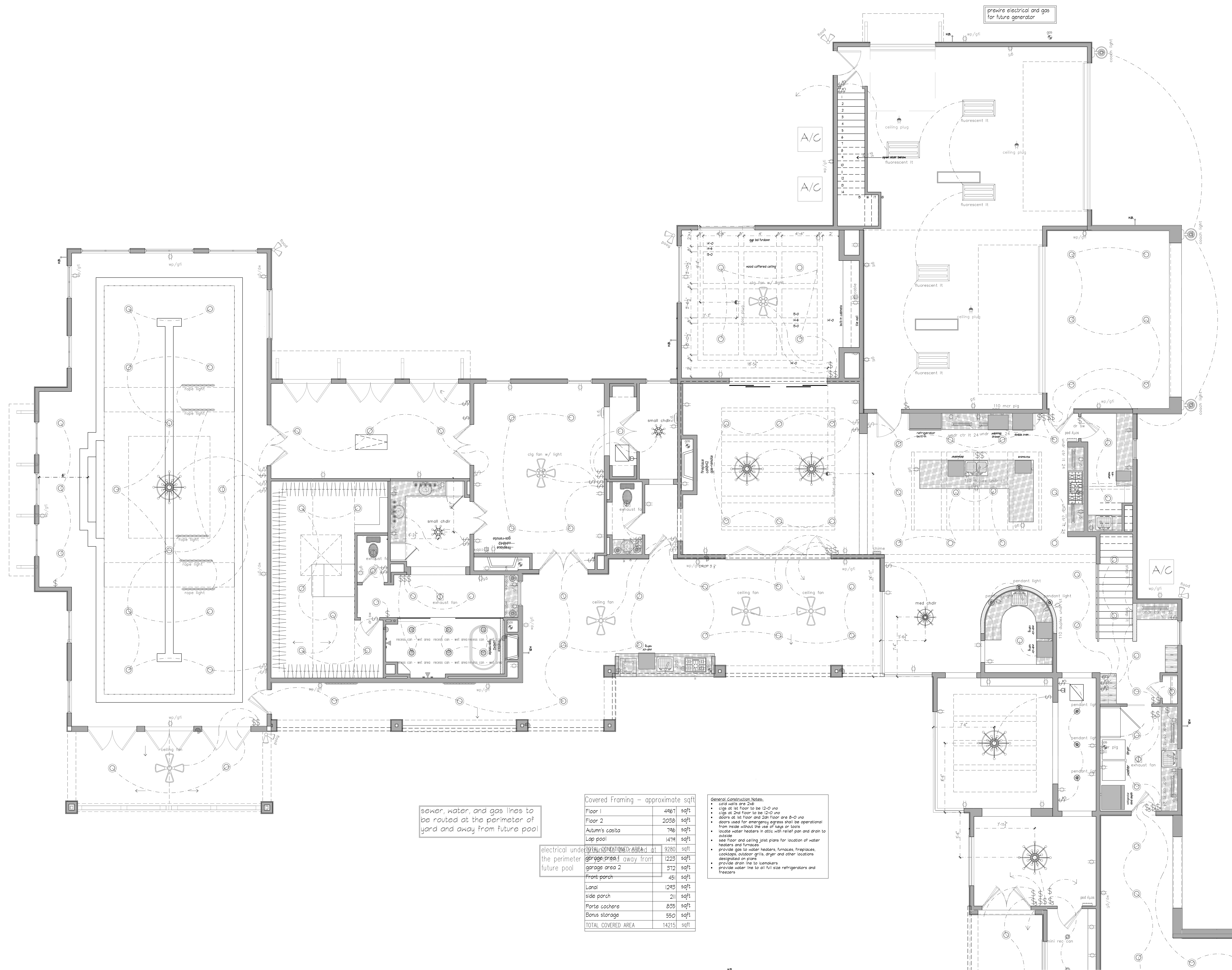


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Custom Design for  
**HALO HACIENDA**  
Covington  
Lot 00 Block 00 Sect. 00  
18830 Braile Oak Dr.  
Braile Oak Estates  
4/2/17



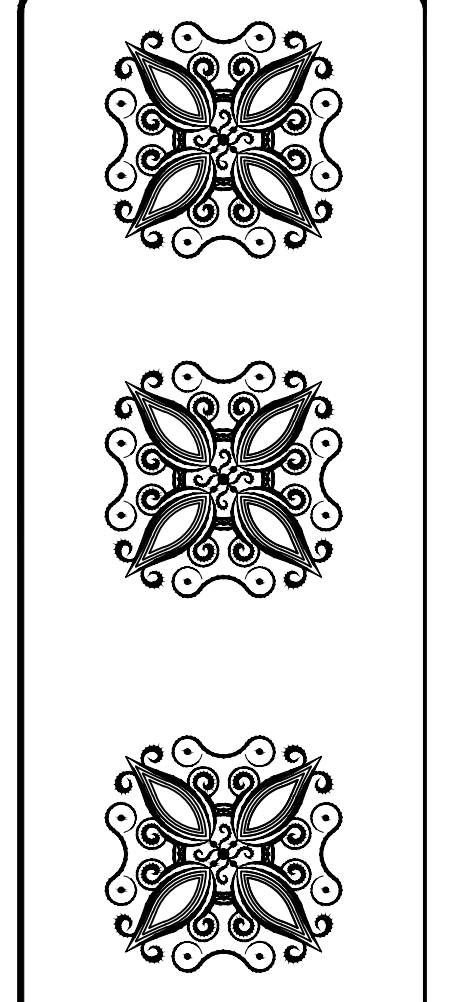
sewer, water, and gas lines to be routed at the perimeter of yard and away from future pool

Covered Framing - approximate sqft	
Floor 1	4467 sqft
Floor 2	2058 sqft
Autum's casita	796 sqft
Lap pool	1479 sqft
<b>TOTAL MENTIONED AREAS</b>	<b>9280 sqft</b>
garage area 1	1229 sqft
garage area 2	312 sqft
Front porch	451 sqft
Lanal	1243 sqft
side porch	211 sqft
Porta cochere	835 sqft
Bonus storage	550 sqft
<b>TOTAL COVERED AREA</b>	<b>14215 sqft</b>

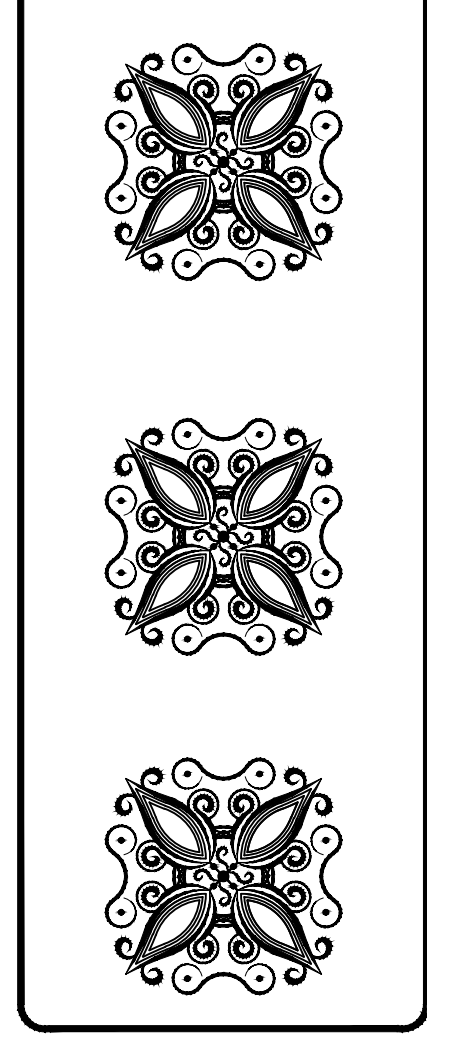
- General Construction Notes:
- solid walls are 2x6
  - cigs at 1st floor to be 12-0 and
  - cigs at 2nd floor to be 12-0 and
  - doors at 1st floor and 2nd floor are 8-0 and
  - doors used for emergency egress shall be operational from inside without the use of keys or tools
  - locate water headers in attic with relief pan and drain to outside
  - see floor and ceiling joist plans for location of water headers and furraco
  - provide gas to water heaters, furnaces, fireplaces, cooktops, outdoor grills, dryer, and other locations designated on plans
  - provide drain tie to condensers
  - provide water line to all full size refrigerators and freezers

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

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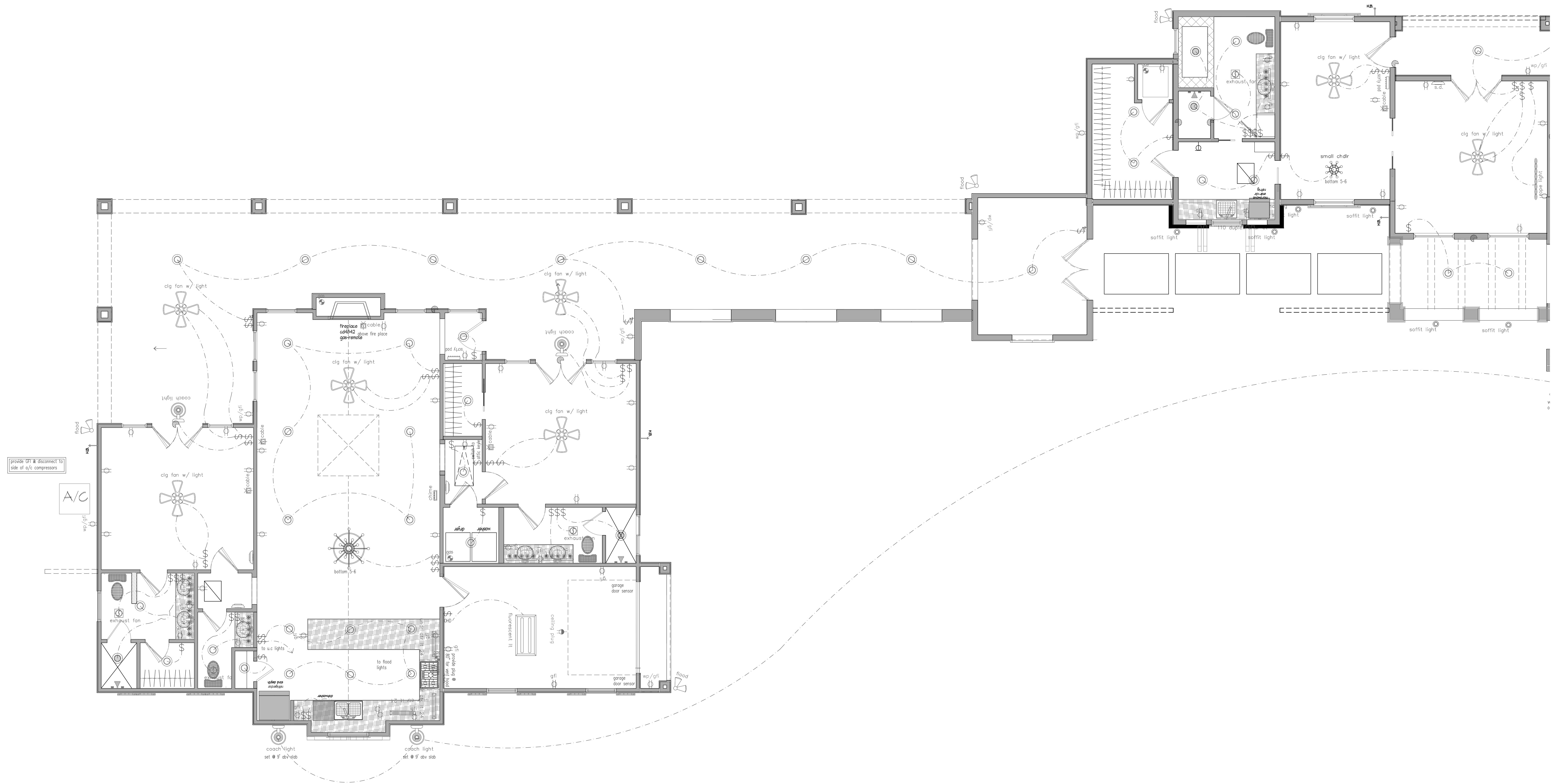


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Sheet E-1.2

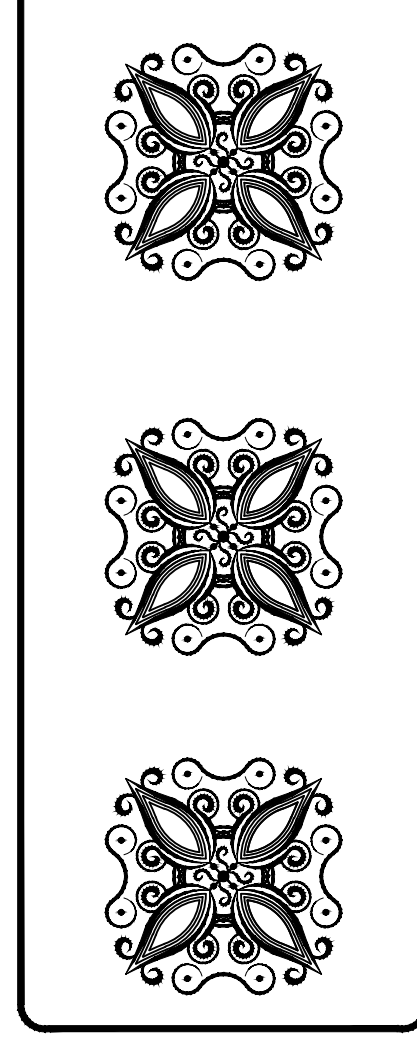
Custom Design for  
HALO  
HACIENDA  
 Lot 00 Block 00 Sect. 00  
 16830 Brule Oak Dr.  
 Bridle Oak Estates  
 4/27/17



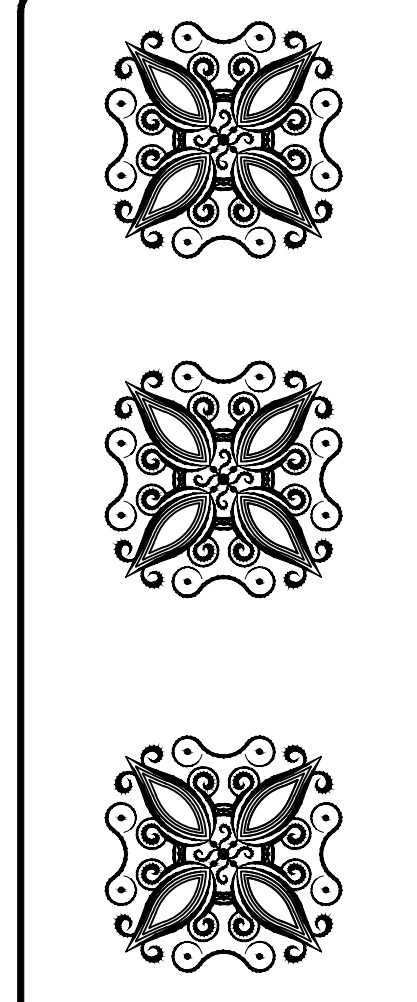
FIRST FLOOR ELEGCTRICAL PLAN  
SCALE: 1/4"=1'-0"

Custom Design for  
HALO  
HACIENDA  
Lot 00 Block 00 Sect. 00  
16830 Brule Oak Dr.  
Bridle Oak Estates  
4/27/17

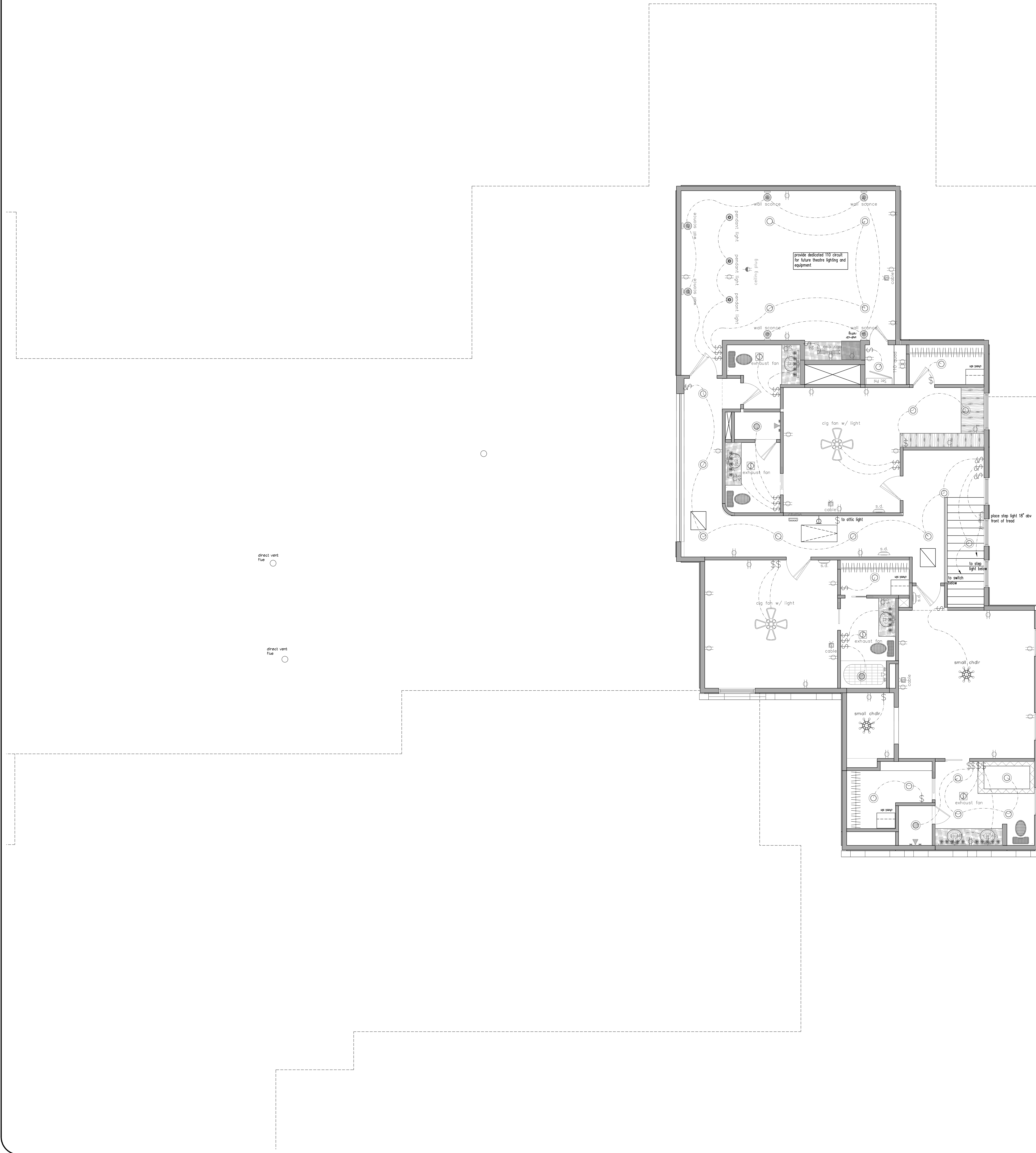
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DECORATIVE LIGHTS & FANS		UTILITY LIGHTS	
large chdr	clg fan w/ light	resort interior 24"x48"	fluorescent lt 24" X 48"
med chdr	ceiling fan	6 inch led flush mt	6 inch star led flush mt
small chdr	ceiling light	clg closet light	4 inch led flush mt
pendant light	wall sconce	2.65" low vltg puck lt	rope light
clg mt fancy	lav lt	step lt	flood
		keyless lt	

PLUGS		OTHER ELEC & LOW VOLTAGE	
110 duplex	110 duplex unbr ct	chime button	chime
110 quad	gfi	exhaust fan	s.d.
110 jax gfi	110 micr plug	t-stat	cat-5e
dryer plug	220	cable	2 Spkrs & Vlm Cntrl
220 oven		5.1 surround sound	7.1 surround sound

SWITCHES		FLUORESCENT CABINET LIGHTS	
single pole switch	3-way switch	undr ctr lt 8"	abv cab lt 8
4-way switch	sw door switch	undr ctr lt 16"	abv ctr lt 16
dimmer switch		undr ctr lt 24	abv cab lt 24
		undr ctr lt 32	abv cab lt 32

**ELECTRICAL NOTES:**

- ELECTRICAL UNDERGROUND TO BE ROUTED AT PERIMETER OF YARD AND AWAY FROM FUTURE POOL.
- BREAKER BOX TO BE LOCATED ON SIDE OF HOUSE CLOSEST TO ELECTRICAL PERMITS UNLESS NOTED OTHERWISE. IF THE BREAKER BOX IS LOCATED ON A GARAGE WALL, THE BOX WILL BE SET ABOVE THE GARAGE CEILING. IT WILL BE AN EXTERNAL UL-RFC LOCATION BREAKER BOX.
- SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
- SET BREAKER AND GFI/TO PLUGS AT 20'-17" A.I.F. TYPED HORIZONTAL TO FLOOR.
- ELECTRICAL INSTALLATIONS AND BIDS TO INCLUDE STANDARDS TO MEET THE CURRENT NATIONAL ELECTRICAL CODE ADOPTED BY THE MUNICIPALITY GOVERNING THE CONSTRUCTION BY THE CITY OF HOUSTON IF CONSTRUCTION IS NOT LOCATED IN A MUNICIPALITY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL ELECTRICAL PERMIT FEES AND INSPECTION FEES REQUIRED BY THE GOVERNING MUNICIPALITY.

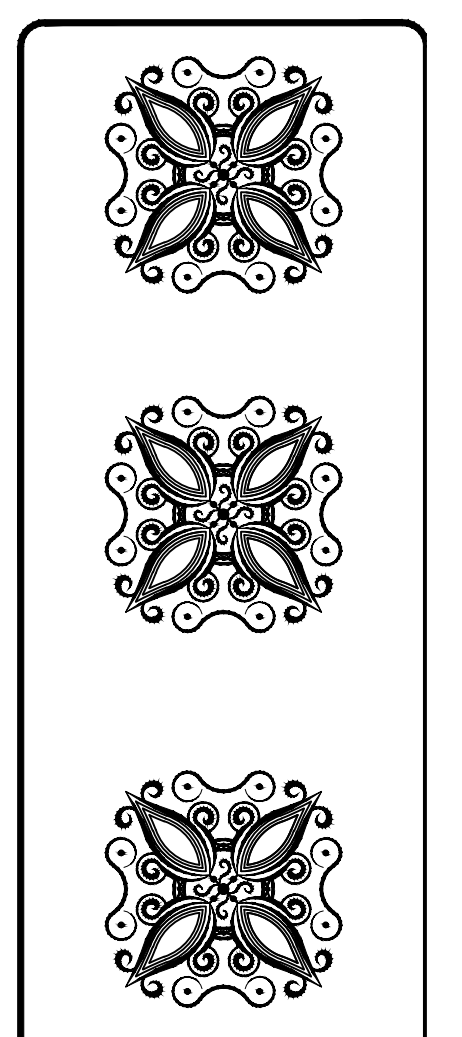
**SWITCH LOCATIONS:**

- All switches to be located on the first wall stud between the stud and room opening or stud end center nearest the room opening if there is not enough room next to the room opening.

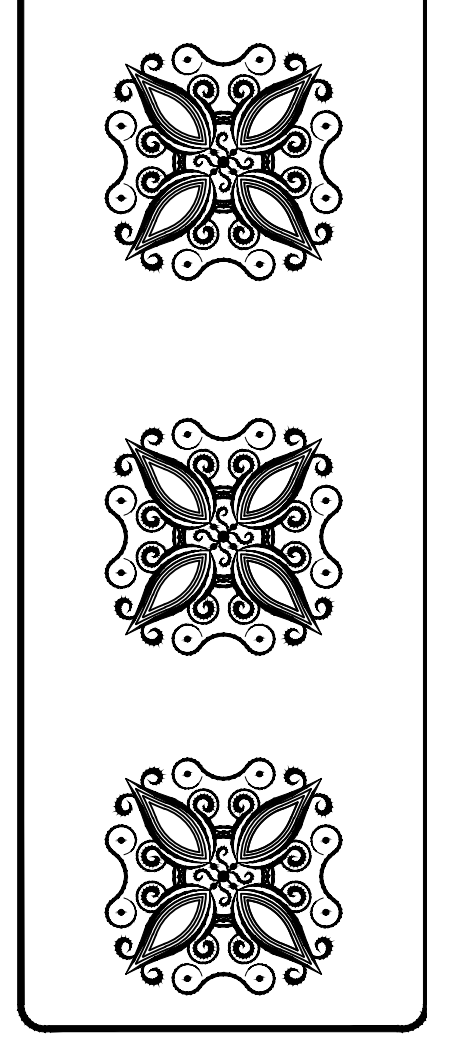
**PLUS LOCATIONS:**

- Bottom of all plugs to be located approximately 12" above floor unless note otherwise.
- See kitchen counter plug bottom at 38" abv floor and set horizontal to counter.

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



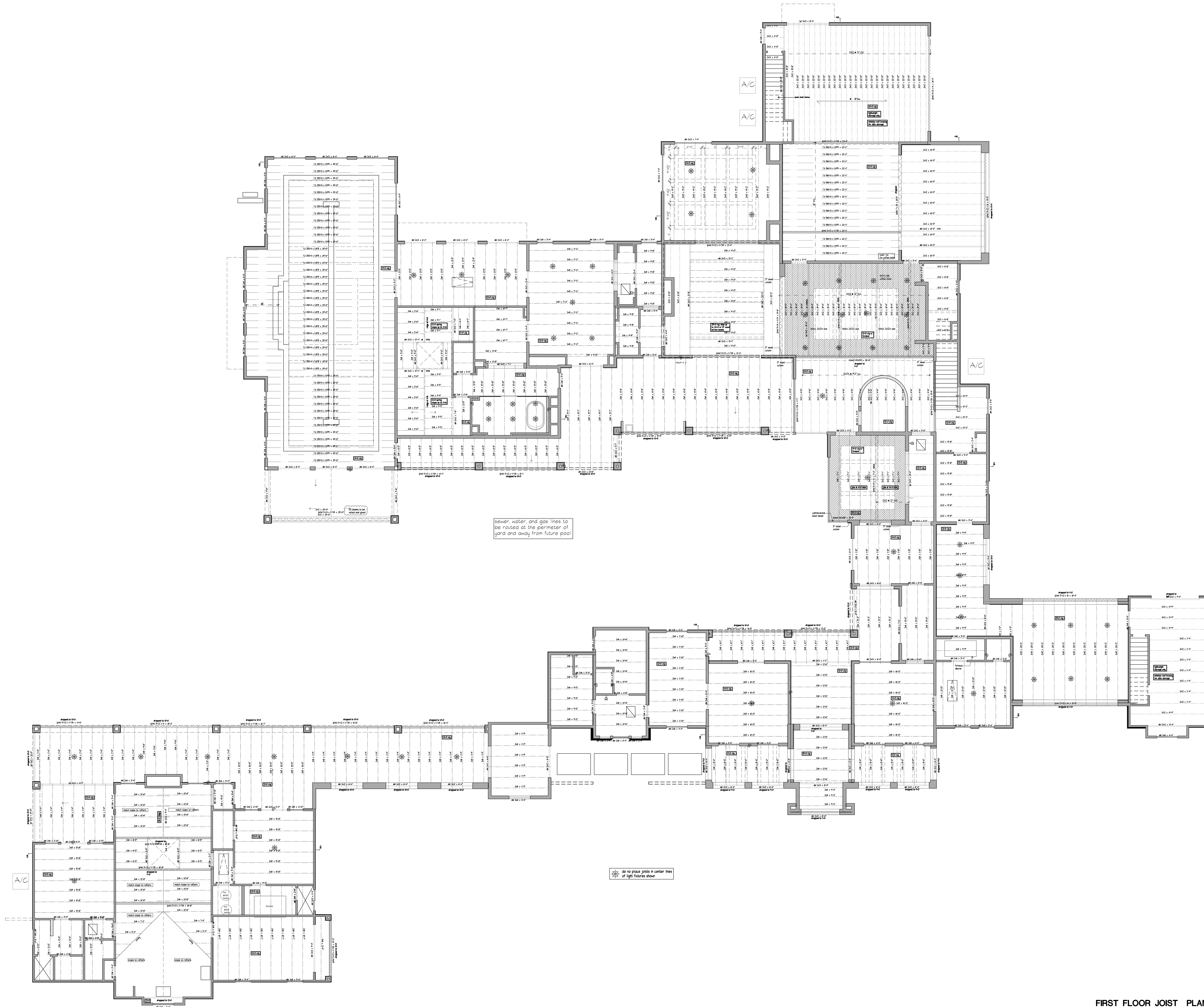
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Sheet E-1.4

Custom Design for	THLO	Control	
	HACIENDA		
Location	Lot - 00	Block - 00	Subd. - 00
	16330 Briar Oak Dr.		
	Briar Oak Estates		4/27/17



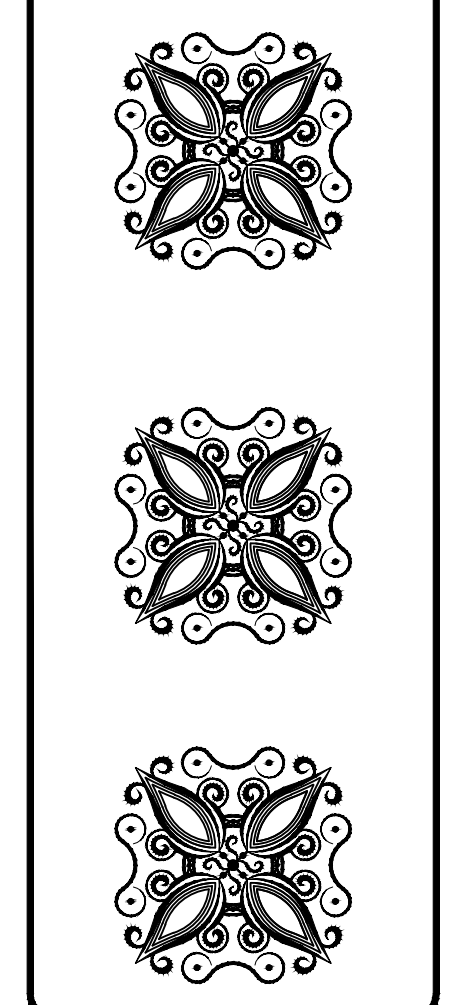


FIRST FLOOR JOIST PLAN  
SCALE N.T.S.

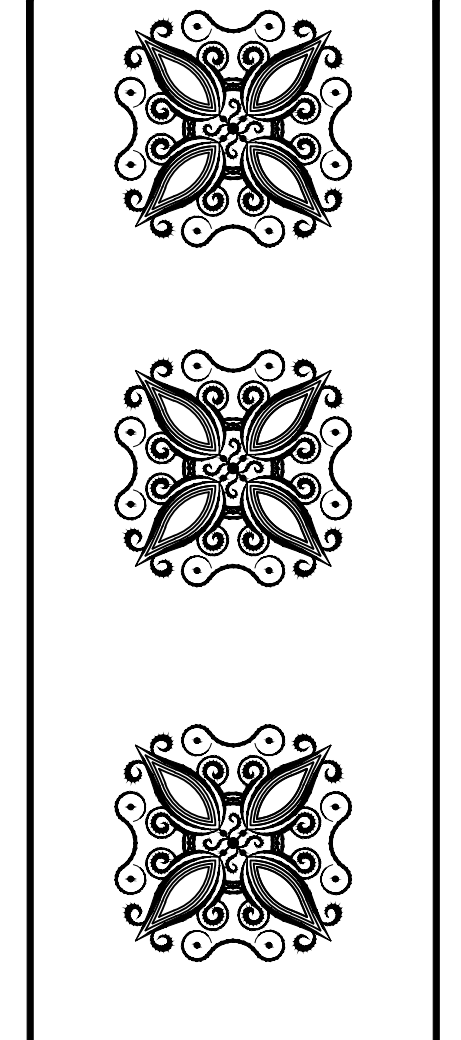
Custom Design for  
HALO  
HACIENDA  
16830 Resite Oak Dr.  
Pine Oak Estates

Copyright  
Lot: 00 Block: 00 Sect: 00  
4/25/17

Sheet S-I.1  
A/C  
A/D  
A/S



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Fax: (281) 599-8559

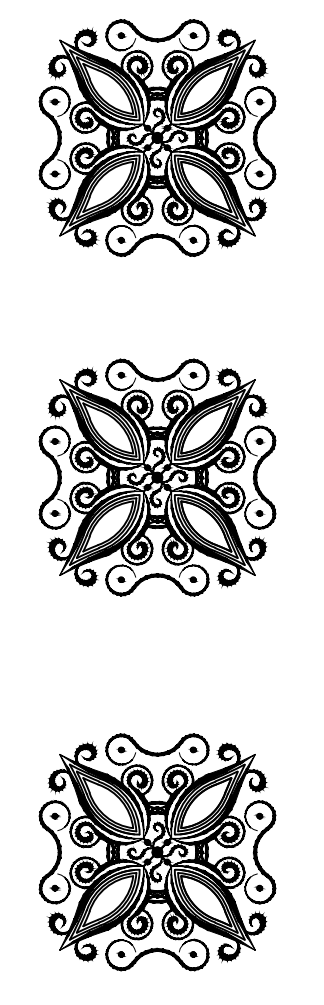


**01 SECOND FLOOR JOIST PLAN**  
N.T.S

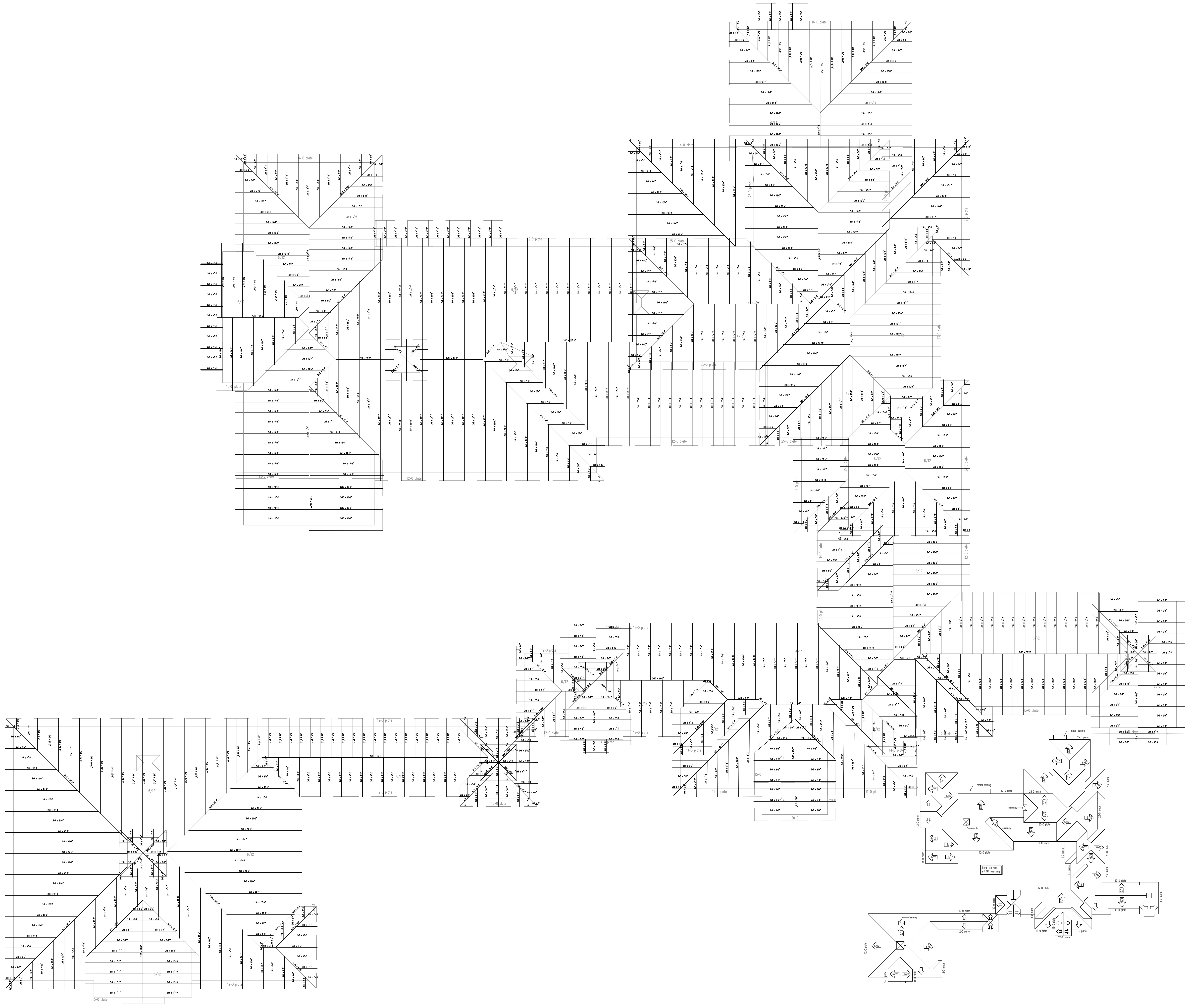
Custom Design for			
HALO HACIENDA			
Conrad	Block	00	Sheet
Lot	00	00	00
10500 Bralle Oak Dr.			4/27/17
Brook Oak Estates			

Sheet S-1.2

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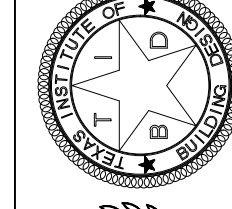

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 Fax: (702) 251-8559

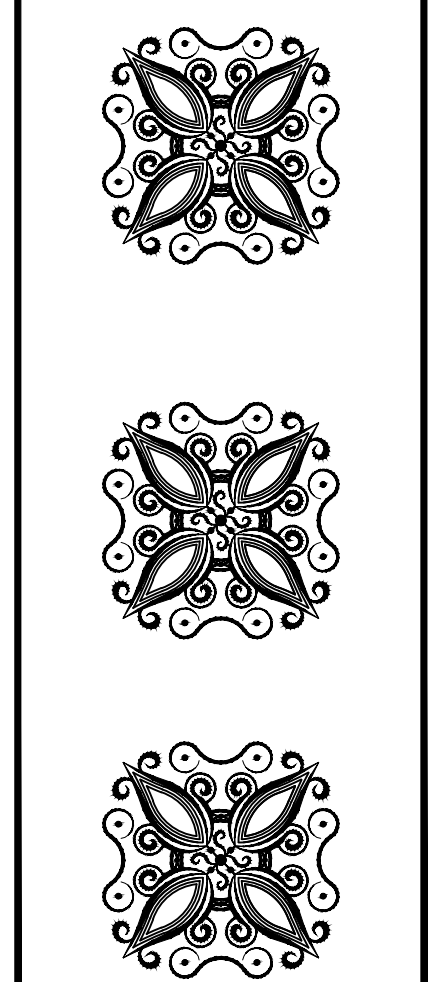


**02** RAFTER PLAN  
N.T.S.

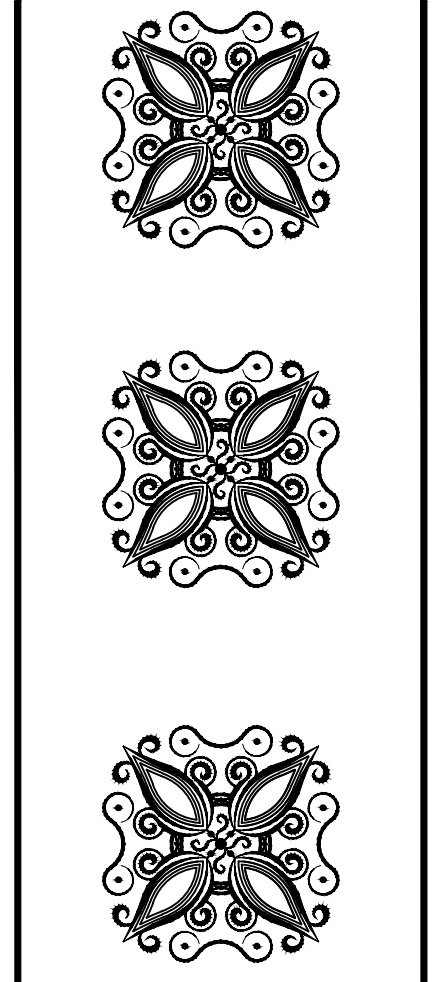
**01** ROOF PLAN  
N.T.S.

Custom Design for  
HALO  
HACIENDA  
Lot 00 Block 00 Sect. 00  
18380 Braile Oak Dr.  
Braile Oak Estates

Sheet S-1.3  
  




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