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Homes • by design...  
**Classic INNOVATIONS**  
 11425 Kuykendahl-Hutsmith ~ Tomball, Tx. 77375  
 Tel. 281-290-0357 Fax 281-290-8250

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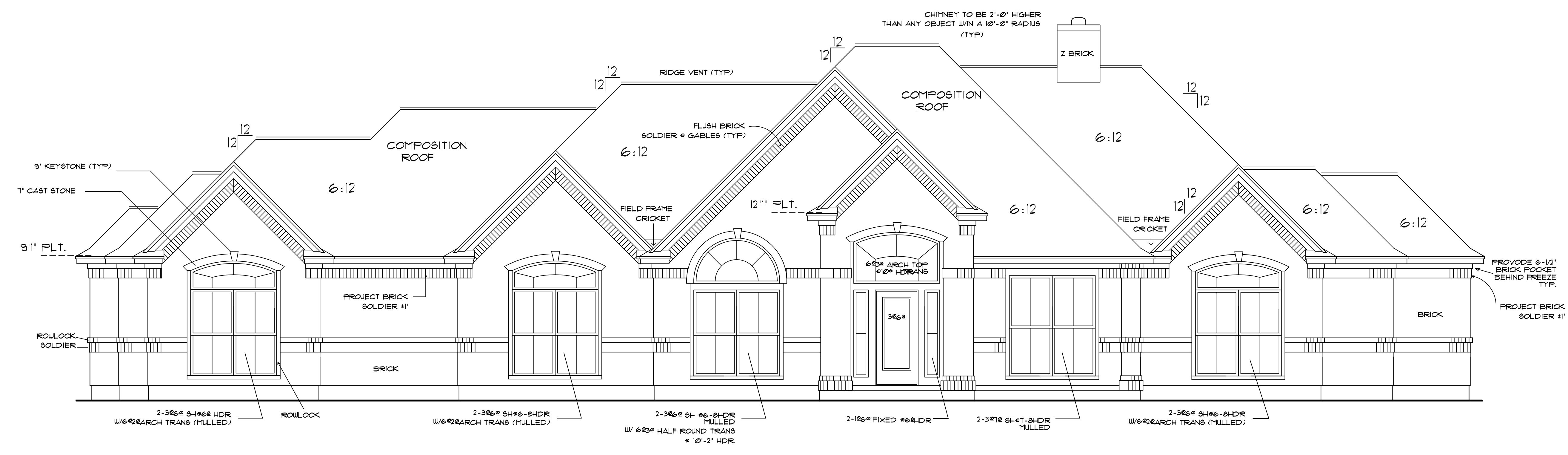
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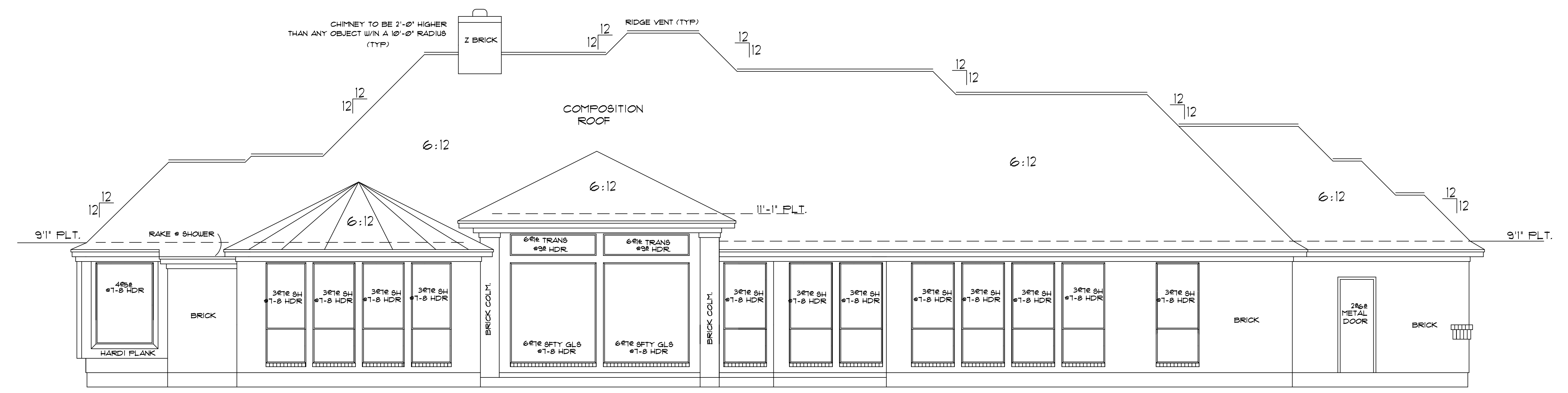
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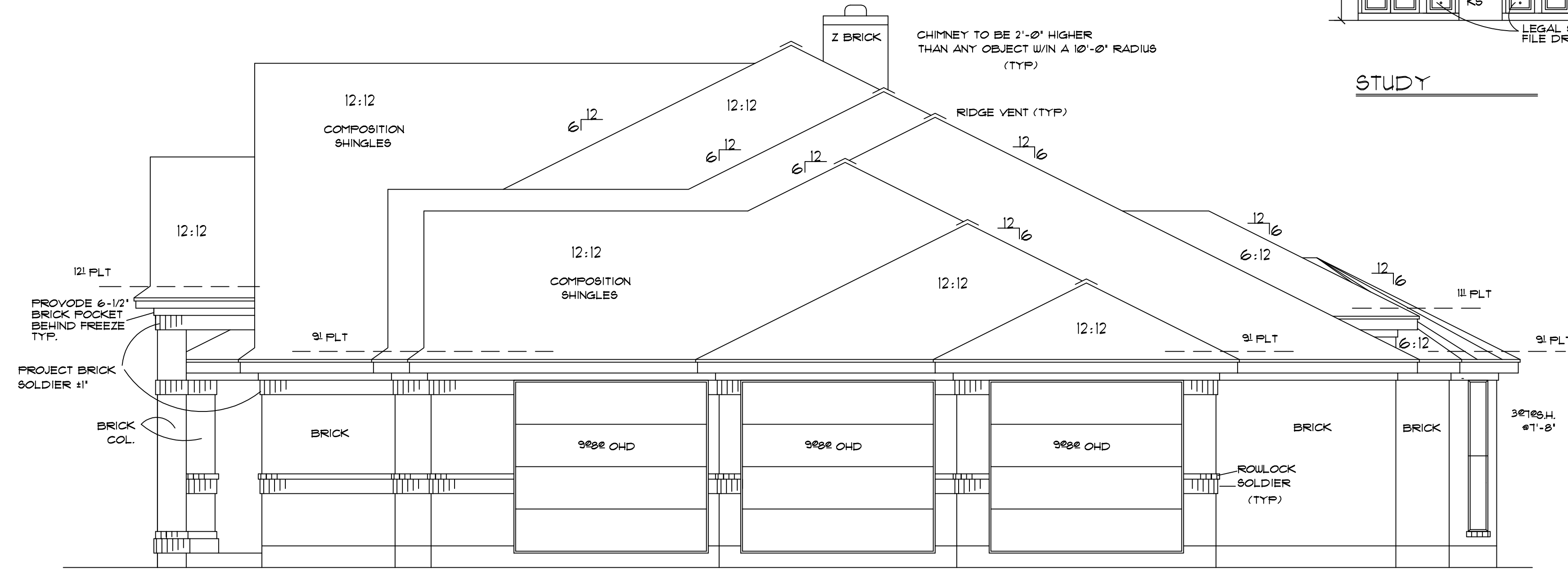
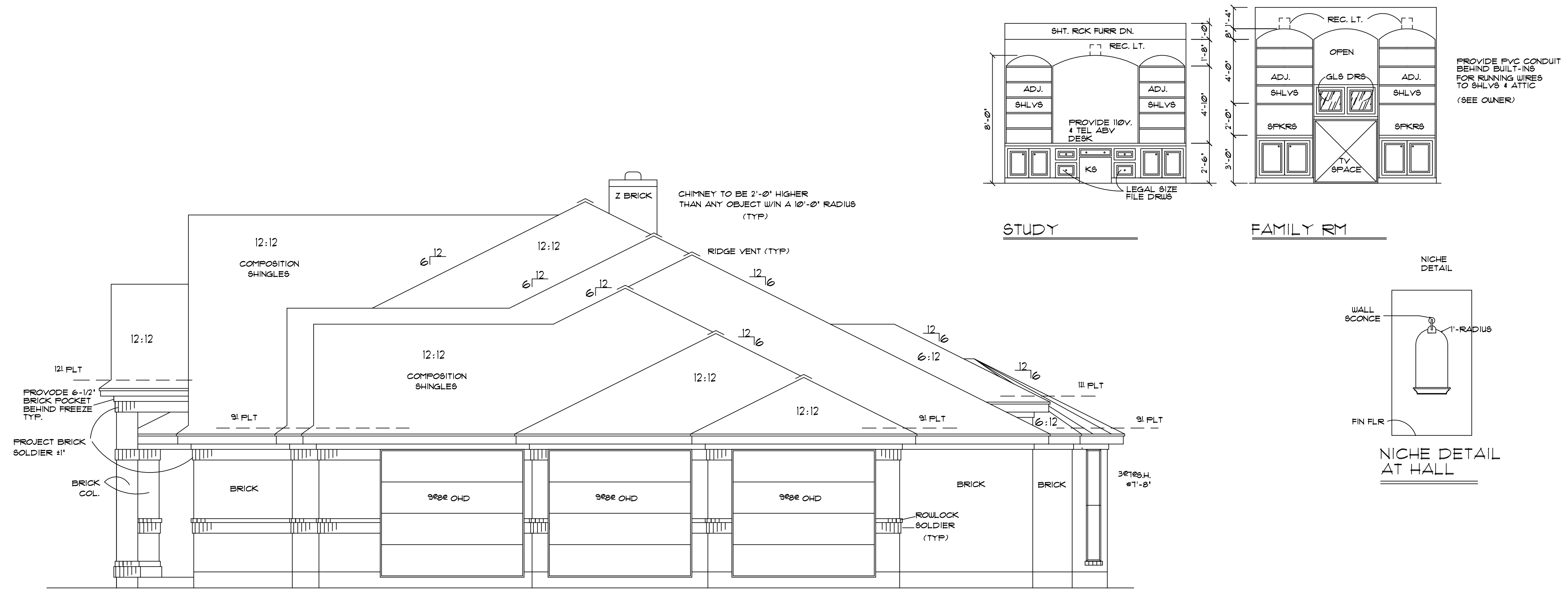
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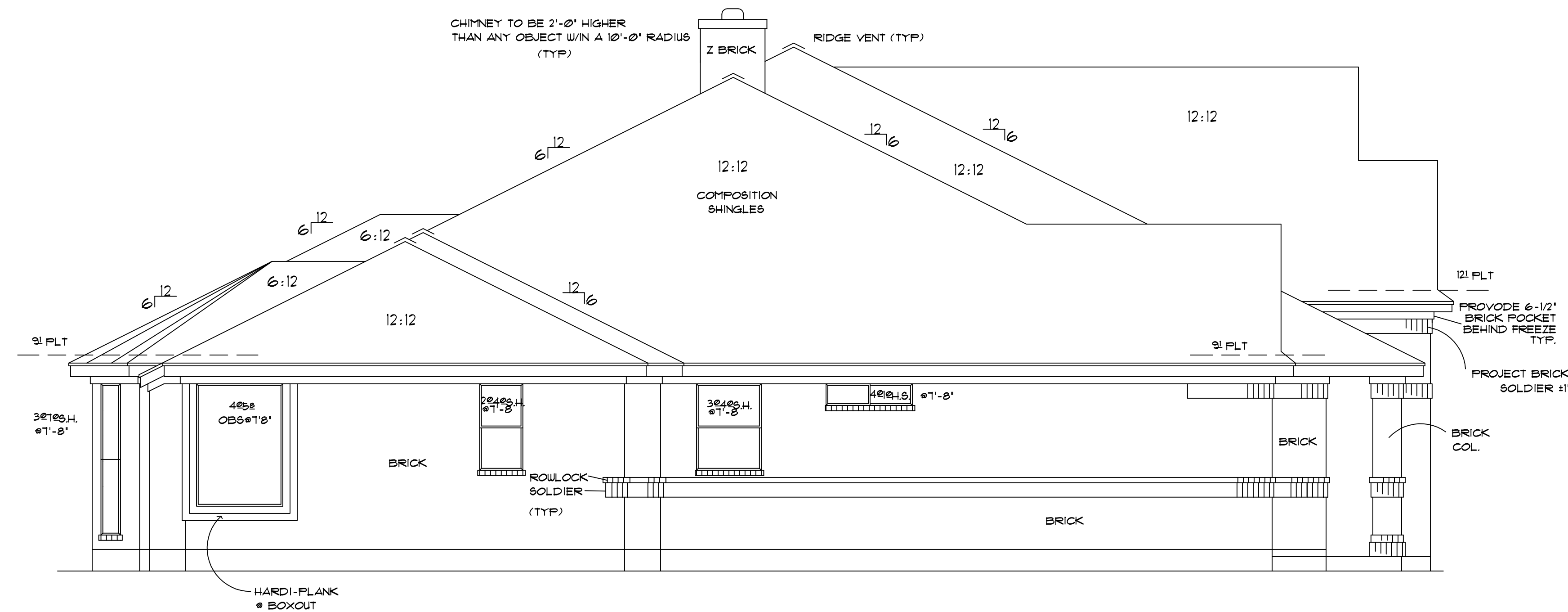
FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"



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

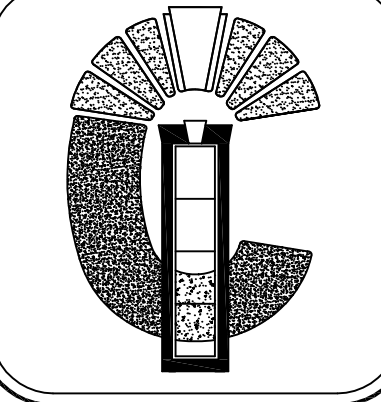


RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'



LEFT SIDE ELEVATIONS  
SCALE: 1/4" = 1'

**ELEV. NOTES**  
ALL FACIA, SOFFIT & TRIM IS HARDI PLANK MATERIALS INCLUDING BOX WINDOW AREAS  
16"X16" BRICK COLUMNS TYP. (UON)  
3" ROLLOCK WINDOW SILLS TYP.



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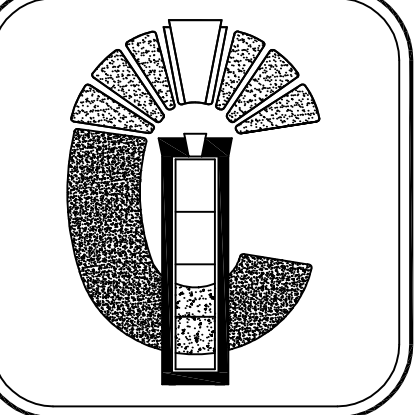
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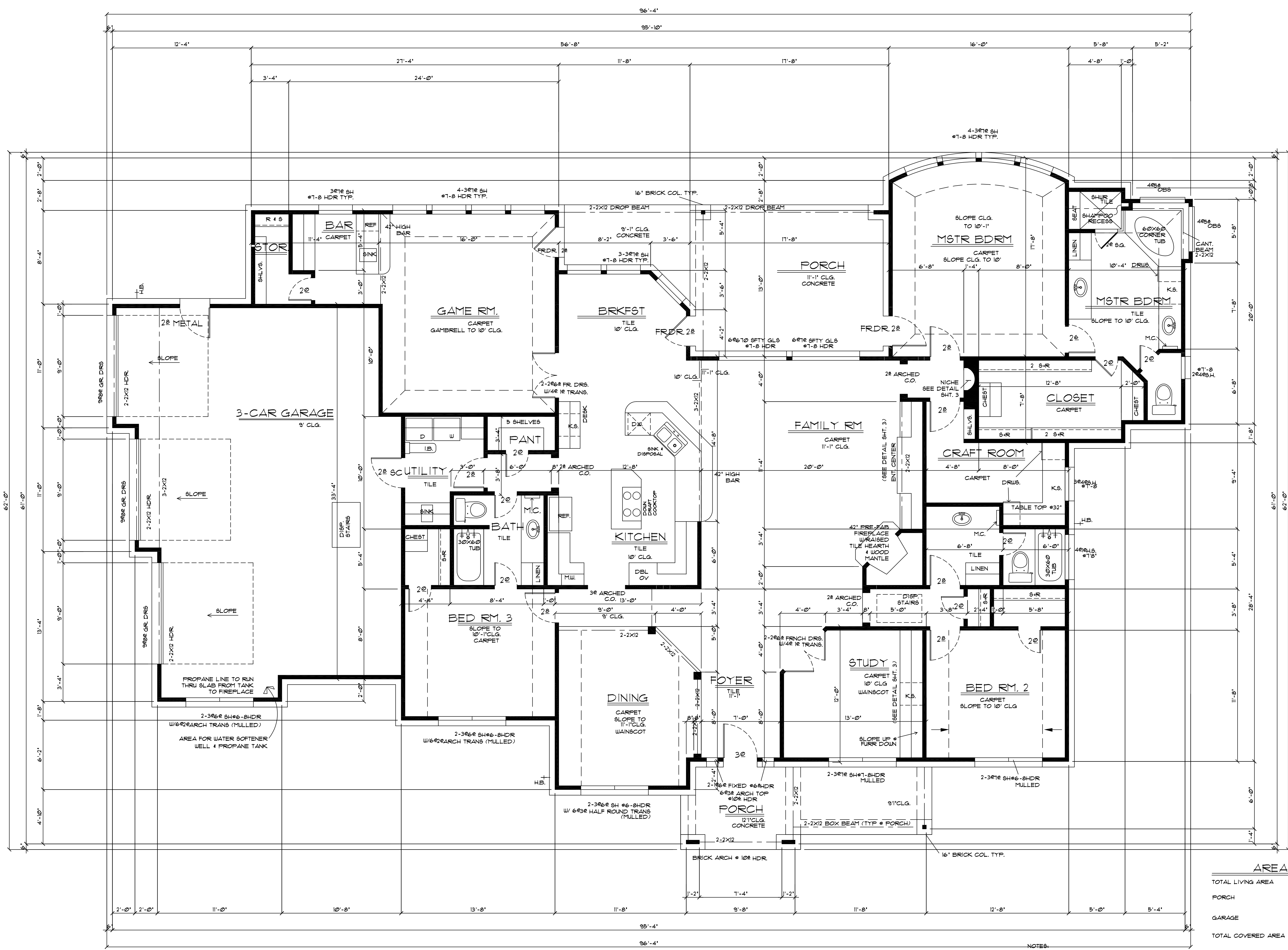
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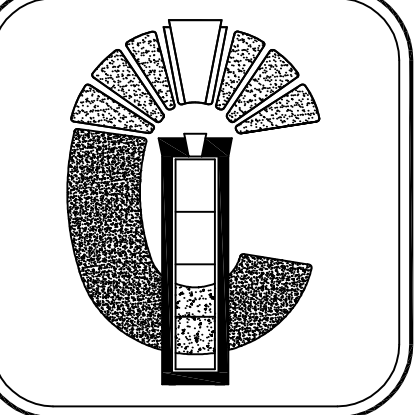


AREAS

TOTAL LIVING AREA	3056
PORCH	431
GARAGE	824
TOTAL COVERED AREA	4311

FLOOR PLAN  
 SCALE = 1/4" = 1' - 0"

- NOTES:
- BULL NOSE ALL SHEETROCK CORNERS
  - NO FURR DOWNS, OPEN OVER UPPER CABINETS (U.O.N.)
  - PREWIRE FOR SECURITY SYSTEM
  - ALL 2 X BEAMS INDICATED ARE TO BE "SANDWICH" TYPE W/ 1/2" PLYWOOD GLUED AND NAILED BETWEEN EACH PIECE.
  - THE STRUCTURE INDICATED ON THIS DRAWING IN NO WAY REPRESENTS AN ENGINEERED DESIGN, AND IS ONLY TO BE USED AS A GUIDELINE FOR BIDDING PURPOSES. THE BUILDER OF THIS PROJECT MUST ASSUME ALL LIABILITY FOR THE INTEGRITY AND ENGINEERING OF THIS STRUCTURE.
  - PROVIDE 5/8" TYPE 'X' (1 HR) SHEETROCK BELOW STAIRS ON ALL WALLS AND CEILING OF GARAGE (IF ATTACHED), AND AT ALL NECESSARY FURR DOWNS.
  - LOCATE WATER HEATERS (2) IN ATTIC. PLACE IN PAN WITH RELIEF TO OUTSIDE.
  - CENTER ALL OPENINGS IN WALLS WHERE NOT DIMENSIONED.
  - ALL SHOWER DOORS TO BE IMPACT RESISTANT TEMPERED GLASS.
  - HEADER HEIGHTS: (UNLESS NOTED)  
 12'-1" CLGS.: 10'-8"  
 10'-1" CLGS.: 8'-8"  
 11'-1" CLGS.: 9'-8"  
 9'-1" CLGS.: 7'-8"  
 8'-1" CLGS.: 6'-8"
  - ALL ANGLES ARE TO BE 45 DEGREES.



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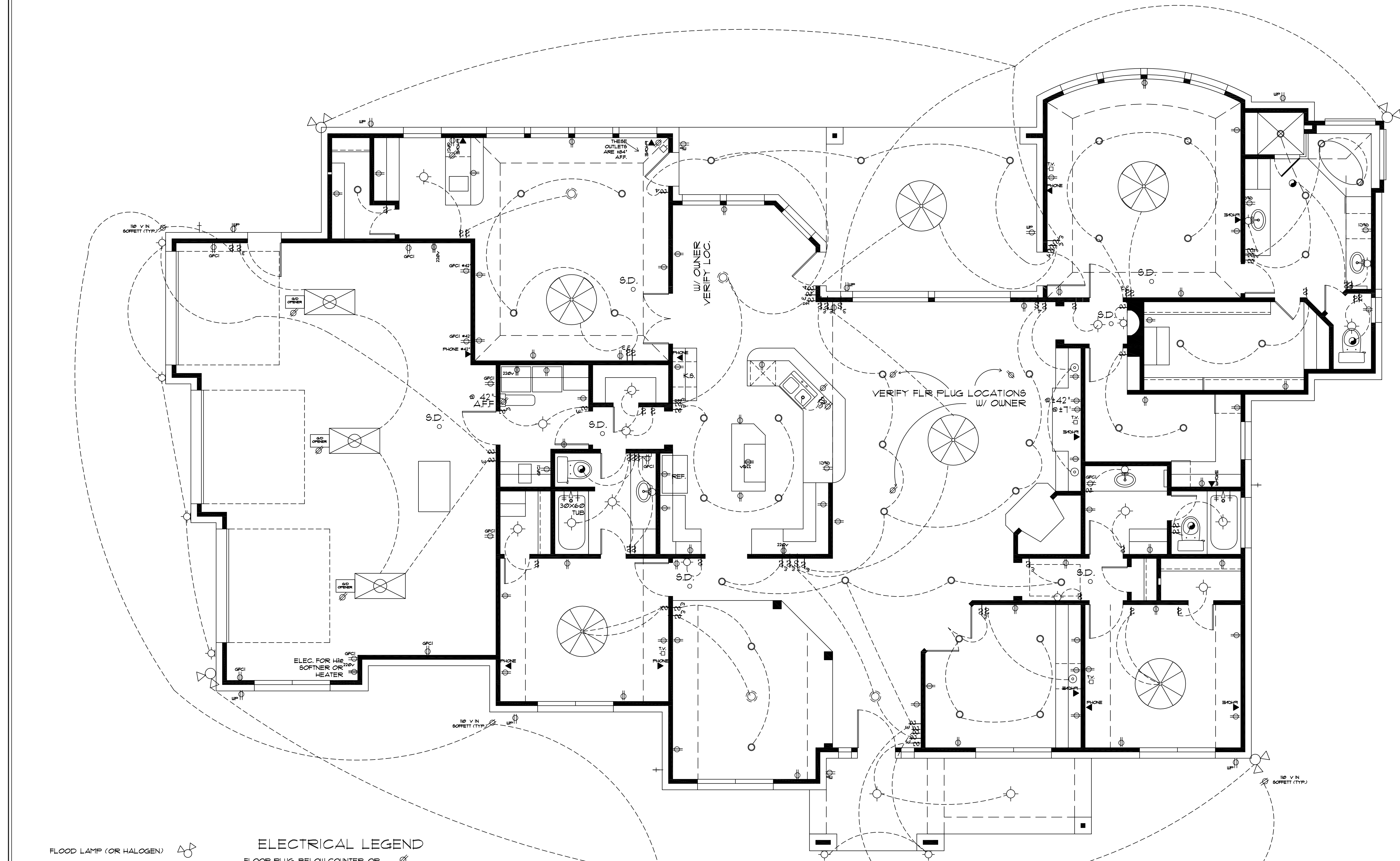
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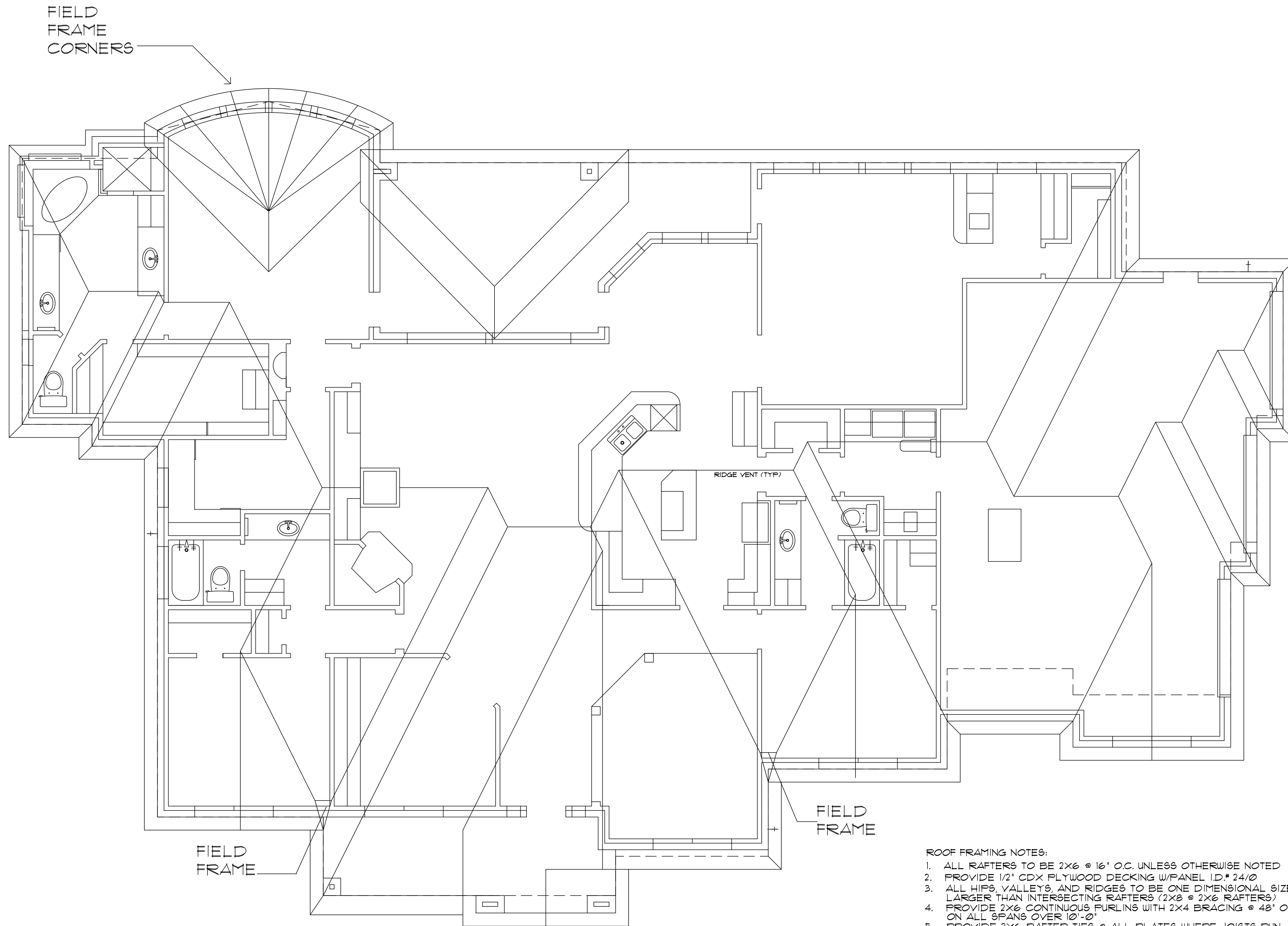


ELECTRICAL LEGEND	
FLOOD LAMP (OR HALOGEN)	⚡
CEILING MOUNTED FIXTURE (STANDARD)	⊙
WALL MOUNTED FIXTURE / COACH LAMP	⊙
HANGING FIXTURE	⊙
RECESSED CAN	⊙
RECESSED DIRECTIONAL PIN LIGHTS (RECESSED)	⊙
CEILING FAN (W/ OR WITHOUT LIGHT KIT)	⊙
EXHAUST FAN (6 AIR EX./HR.)	⊙
SMOKE DETECTOR	S.D.
HEAT LAMP	⊙
FLOOR PLUG, BELOW COUNTER OR GARAGE DOOR OPENER	⊙
110 VOLT DUPLEX OUTLET	⊙
220 VOLT OUTLET OR CONNECTION	⊙
110 VOLT OUTDOOR WATER PROOF DUPLEX ON GROUND FAULT INTERCEPTOR	⊙
110 VOLT INDOOR WATER PROOF DUPLEX ON GROUND FAULT INTERCEPTOR	⊙
CABLE OR ANTENNA CONNECTION	⊙
TELEPHONE CONNECTION	⊙
FLUORESCENT STRIP OR ABOVE AND BELOW CABINET LIGHTING	—
2 X 4 FLUORESCENT FIXTURE	⊙
4 X 4 FLUORESCENT BOX	⊙

## ELECTRIC PLAN

unless noted otherwise

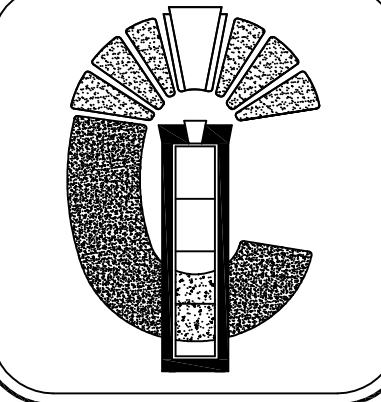
All work performed shall be in accordance with all applicable local codes, regulations, ordinances and authorities having jurisdiction. Electrical layout is generally diagrammatic, location of outlets, lights and equipment is approximate. Exact routing of wiring, locations of outlets to be governed by structural conditions and obstructions. Wiring for equipment requiring maintenance and inspection shall be readily accessible. Bottom of all duplex outlet boxes shall be 12" above finish floor; bottom of switch box height shall be 50" above finish floor; bottom of switches and outlets at cabinetry shall be 6" above adjacent finished counter-top. Smoke detectors shall have 120 v. connection to house wiring and battery back-up. Bath exhaust fans shall provide min. 5 air changes per hr and be vented to outside air. Provide ground-fault, circuit-interruption as required by NEC sec. 210-8. Where NM cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle hole or attic entrance shall be provided. Allow for 3 air conditioning systems. Provide up. unit disconnects and 120v. outlets at each compressor location. Pre-wire for security system.



**ROOF PLAN**  
SCALE = 1/4" = 1' - 0"

**ROOF FRAMING NOTES:**

1. ALL RAFTERS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE NOTED
2. PROVIDE 1/2" CDX PLYWOOD DECKING W/PANEL 1D.# 24/0
3. ALL HIP, VALLEYS, AND RIDGES TO BE ONE DIMENSIONAL SIZE LARGER THAN INTERSECTING RAFTERS (2X8 @ 2X6 RAFTERS)
4. PROVIDE 2X6 CONTINUOUS FURLINS WITH 2X4 BRACING @ 48" O.C. ON ALL SPANS OVER 10'-0"
5. PROVIDE 2X6 RAFTER TIES @ ALL PLATES WHERE JOISTS RUN PERPENDICULAR TO RAFTERS
6. ALL RIDGE, HIP, VALLEY BEAMS, RAFTERS, FURLINS, AND SPLICES OCCURRING IN ANY OF THE ABOVE SHALL BE BRACED ONLY TO STRONGBACKS OR PARTIONS BELOW. EXCEPTION: OVER A TWO MEMBER OR LARGER BEAM SHALL BE DESIGNED AND INSTALLED PARALLEL WITH ANY OF THE ABOVE IF JOISTS BELOW ARE PARALLEL WITH THE BEAMS, RAFTERS, AND FURLINS ABOVE.
7. PROVIDE 2X8 RAFTERS (MIN.) @ ALL SLOPED CLGS.
8. THE STRUCTURE INDICATED ON THIS DRAWING IN NO WAY REPRESENTS AN ENGINEERED DESIGN, AND IS ONLY TO BE USED AS A GUIDELINE FOR BIDDING PURPOSES. THE BUILDER OF THIS PROJECT MUST ASSUME ALL LIABILITY FOR THE INTEGRITY AND ENGINEERING OF THIS STRUCTURE.



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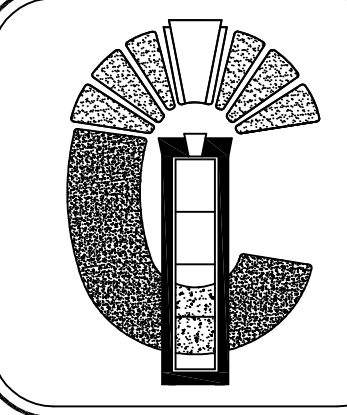
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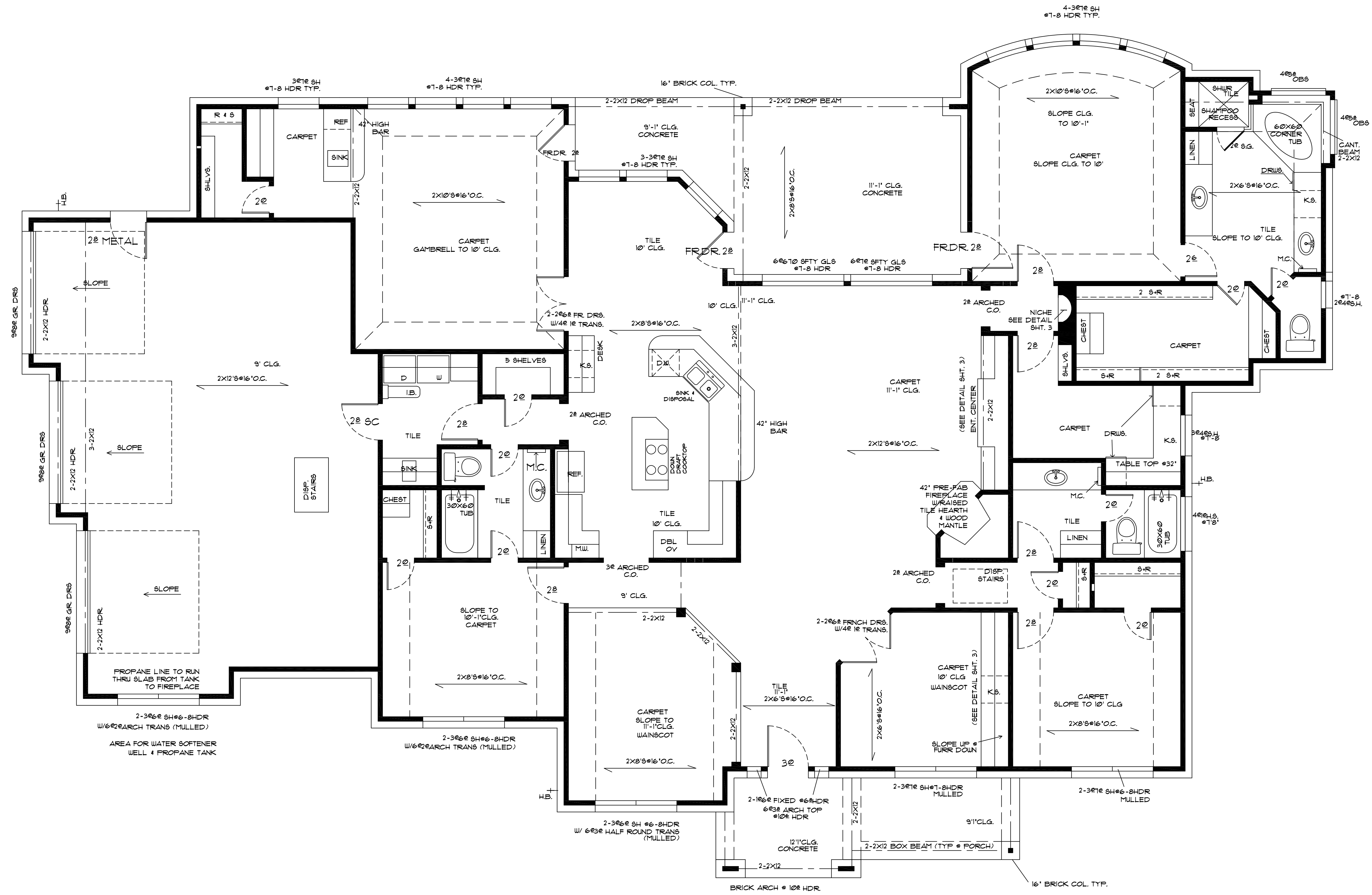
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