

2 Site Plan  
1/8" = 1'-0"

**PROJECT DATA:**

**Legal Description:**  
 Lot 6, Block 20  
 Knollwood Village, Section 6  
 Harris County, Texas

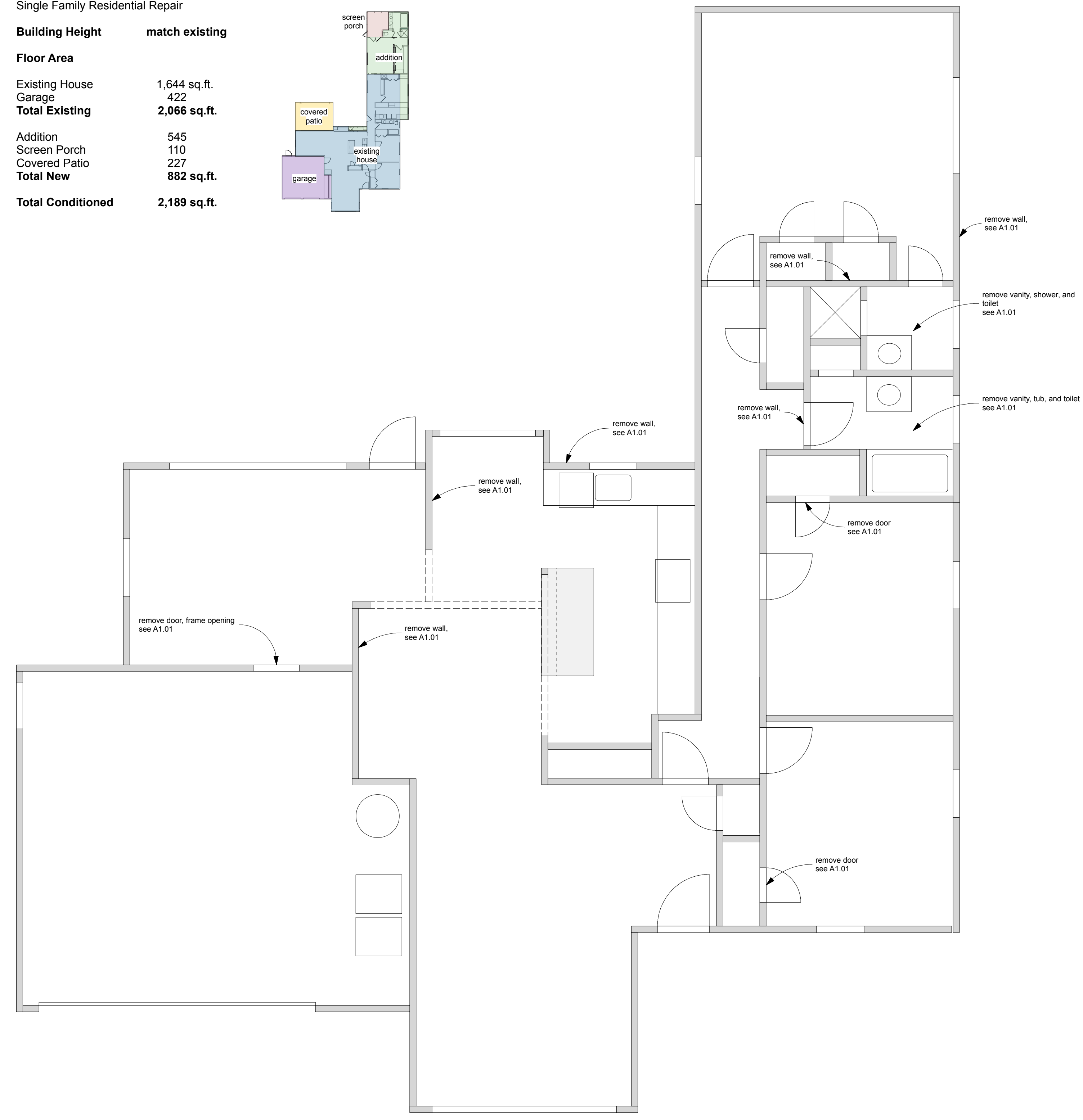
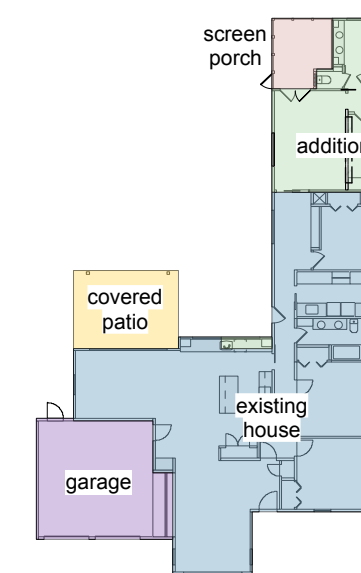
**Building Type**  
 Single Family Residential Repair

**Building Height** match existing


**Floor Area**  
 Existing House 1,644 sq.ft.  
 Garage 422  
**Total Existing 2,066 sq.ft.**

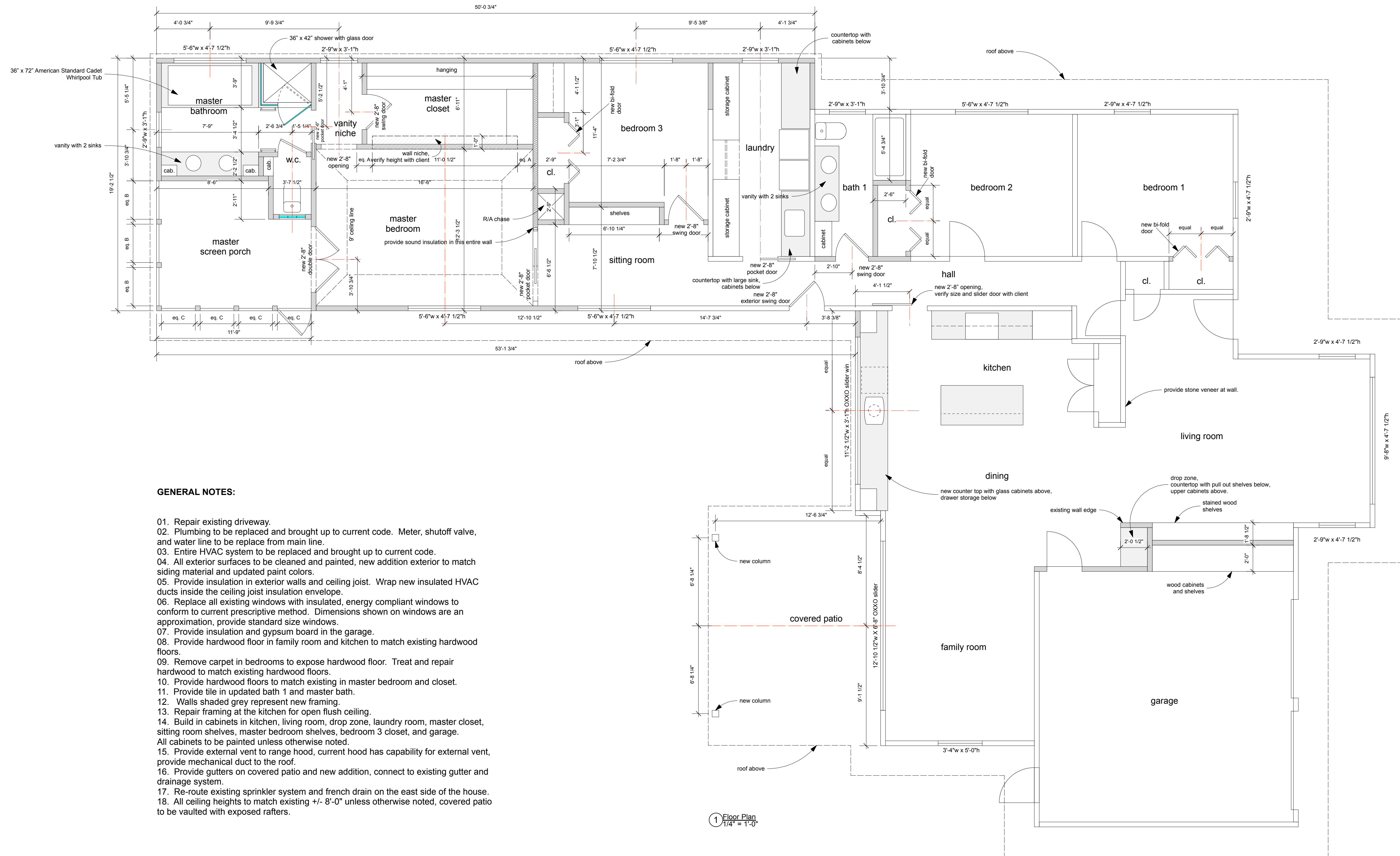
Addition 545  
 Screen Porch 110  
 Covered Patio 227  
**Total New 882 sq.ft.**

**Total Conditioned 2,189 sq.ft.**



1 As-built Floor Plan  
1/4" = 1'-0"

ISSUE
Preliminary Pricing 06.05.2017
Neighborhood Approval 06.27.2017
Permit 07.16.2017
CLIENT
Jesus Pacheco & Kaitlyn Allen 3006 Broadmead Dr. Houston, TX 77025
DESIGNER

Matthew Mitchell Design Studio 714 Abbottwood Ct. Katy, TX 77450 281.744.4304 mattm.arch@icloud.com
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BEC Engineers and Con., LLC 3200 Wilcrest Dr. Houston, TX 77042 832.240.3771 ktrrecon@becengineer.com
CONTRACTOR
Rick Garcia dba Rick's Remodeling Services 15421 Packard Green Trail Cypress, Texas 77429 713.857.9875 rickserv13@yahoo.com



**GENERAL NOTES:**

01. Repair existing driveway.
02. Plumbing to be replaced and brought up to current code. Meter, shut-off valve, and water line to be replaced from main line.
03. Entire HVAC system to be replaced and brought up to current code.
04. All exterior surfaces to be cleaned and painted, new addition exterior to match siding material and updated paint colors.
05. Provide insulation in exterior walls and ceiling joist. Wrap new insulated HVAC ducts inside the ceiling joist insulation envelope.
06. Replace all existing windows with insulated, energy compliant windows to conform to current prescriptive method. Dimensions shown on windows are an approximation, provide standard size windows.
07. Provide insulation and gypsum board in the garage.
08. Provide hardwood floor in family room and kitchen to match existing hardwood floors.
09. Remove carpet in bedrooms to expose hardwood floor. Treat and repair hardwood to match existing hardwood floors.
10. Provide hardwood floors to match existing in master bedroom and closet.
11. Provide tile in updated bath 1 and master bath.
12. Walls shaded grey represent new framing.
13. Repair framing at the kitchen for open flush ceiling.
14. Build in cabinets in kitchen, living room, drop zone, laundry room, master closet, sitting room shelves, master bedroom shelves, bedroom 3 closet, and garage. All cabinets to be painted unless otherwise noted.
15. Provide external vent to range hood, current hood has capability for external vent, provide mechanical duct to the roof.
16. Provide gutters on covered patio and new addition, connect to existing gutter and drainage system.
17. Re-route existing sprinkler system and french drain on the east side of the house.
18. All ceiling heights to match existing +/- 8'-0" unless otherwise noted, covered patio to be vaulted with exposed rafters.

1 Floor Plan  
1/4" = 1'-0"

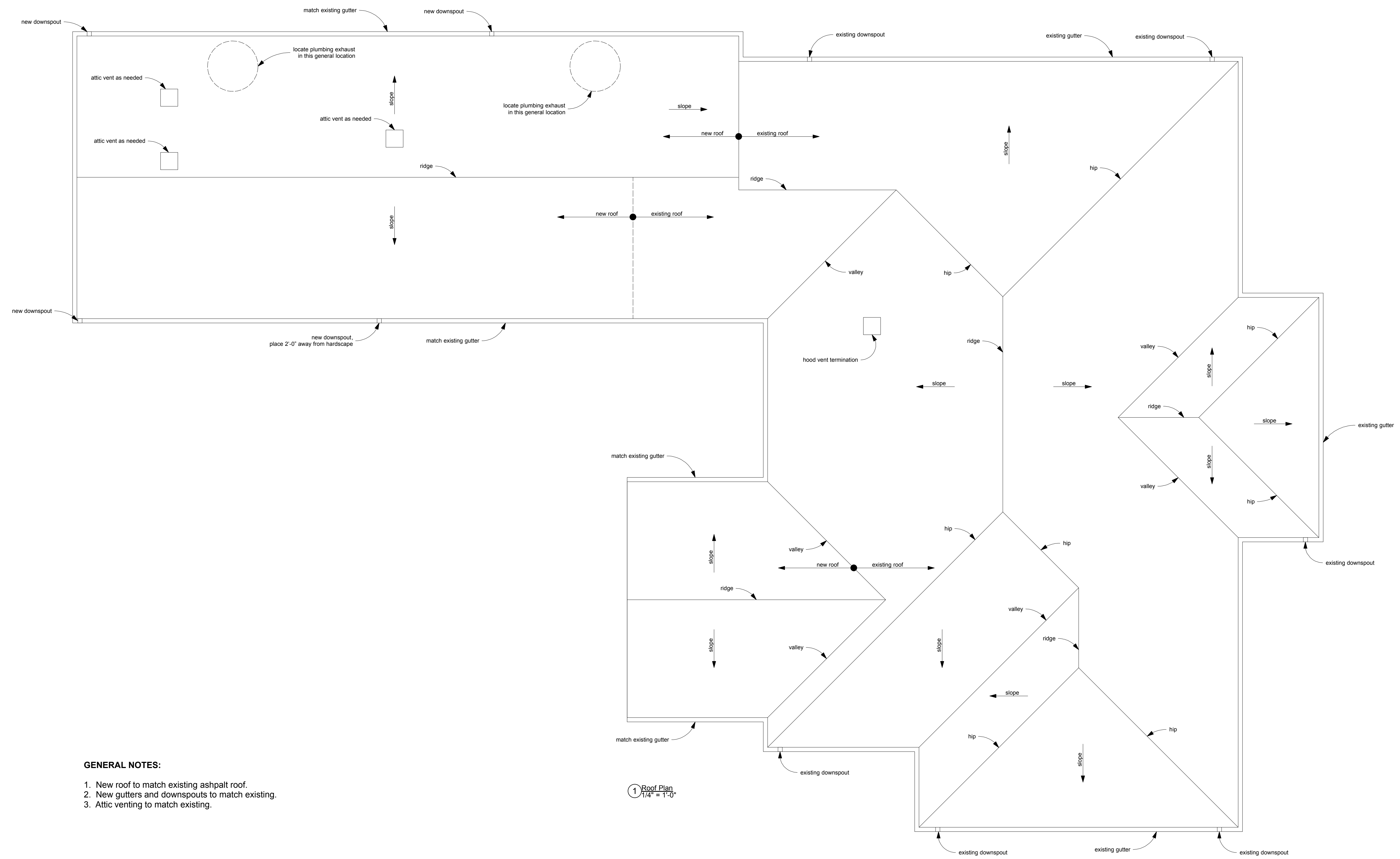
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- GENERAL NOTES:**
1. New roof to match existing asphalt roof.
  2. New gutters and downspouts to match existing.
  3. Attic venting to match existing.

1 Roof Plan  
1/4" = 1'-0"

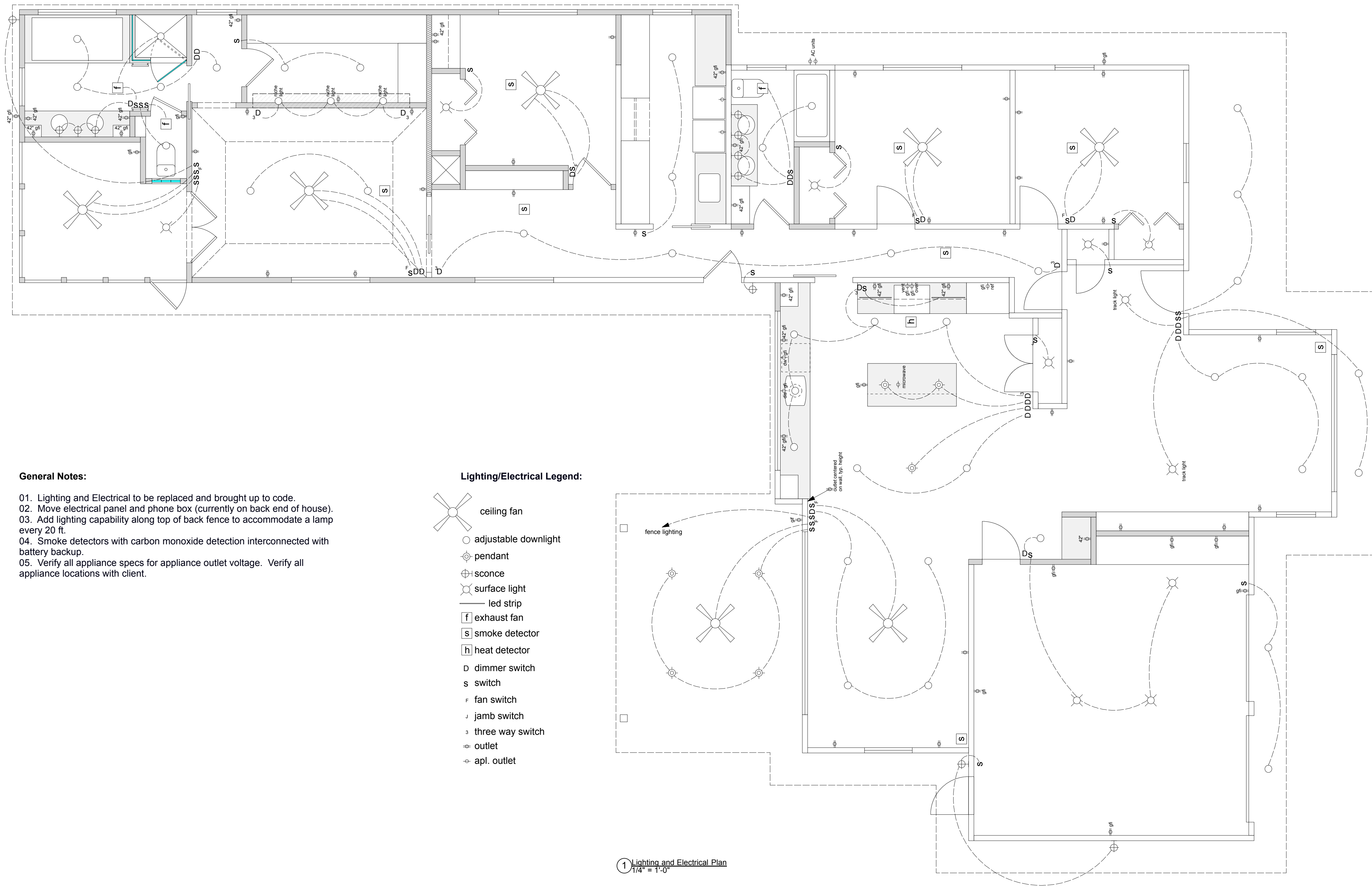
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**General Notes:**

01. Lighting and Electrical to be replaced and brought up to code.
02. Move electrical panel and phone box (currently on back end of house).
03. Add lighting capability along top of back fence to accommodate a lamp every 20 ft.
04. Smoke detectors with carbon monoxide detection interconnected with battery backup.
05. Verify all appliance specs for appliance outlet voltage. Verify all appliance locations with client.

**Lighting/Electrical Legend:**

- ceiling fan
- adjustable downlight
- pendant
- sconce
- surface light
- led strip
- exhaust fan
- smoke detector
- heat detector
- dimmer switch
- switch
- fan switch
- jamb switch
- three way switch
- outlet
- apl. outlet

1 Lighting and Electrical Plan  
1/4" = 1'-0"

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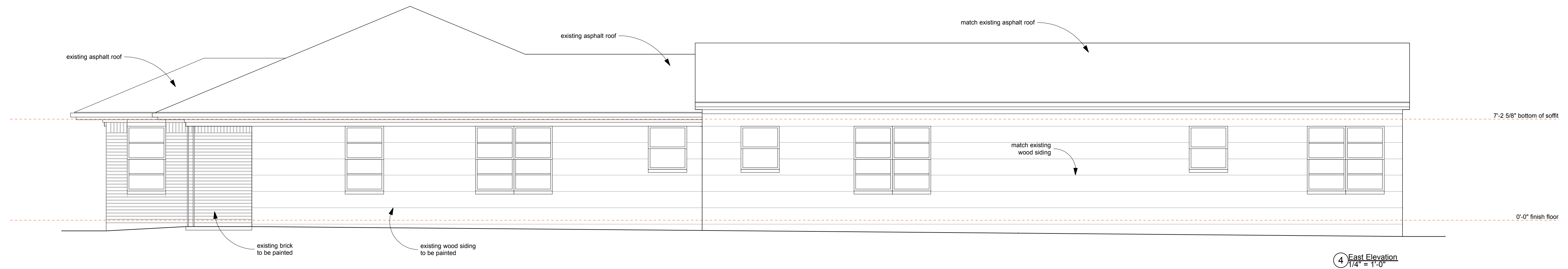
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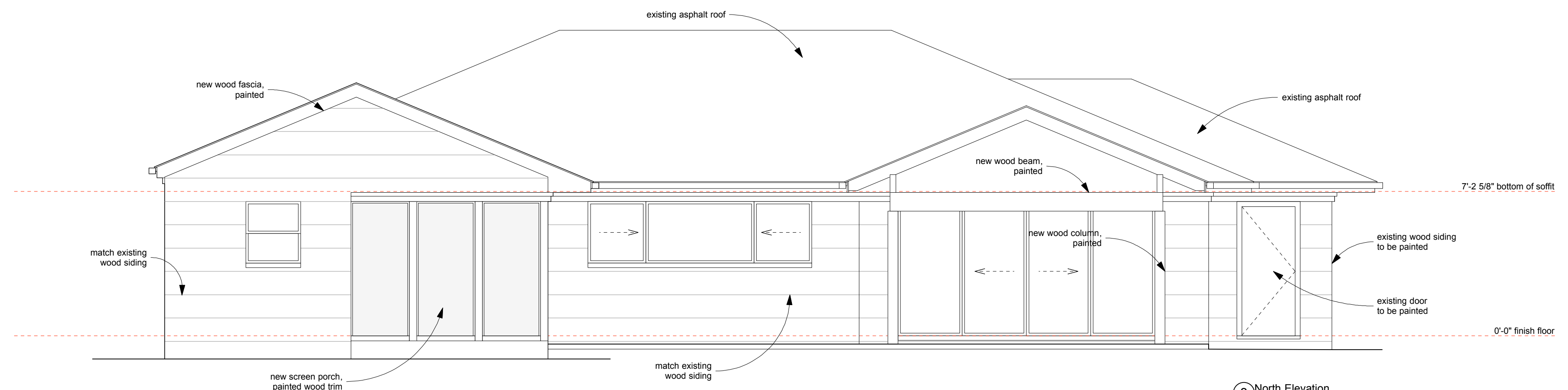
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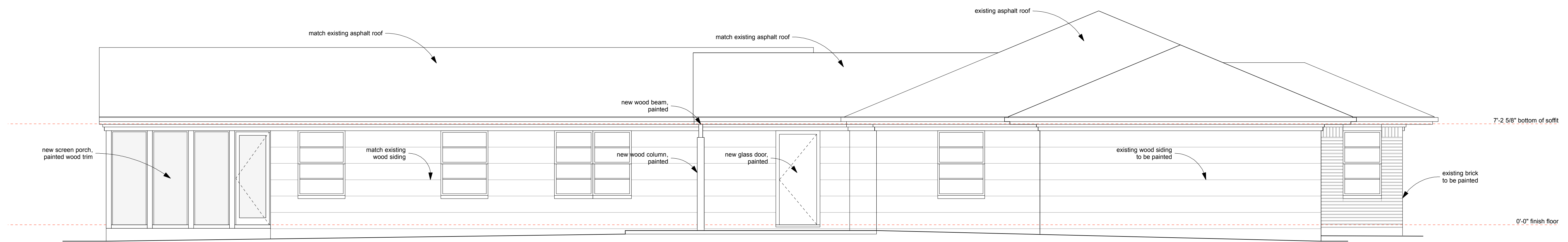




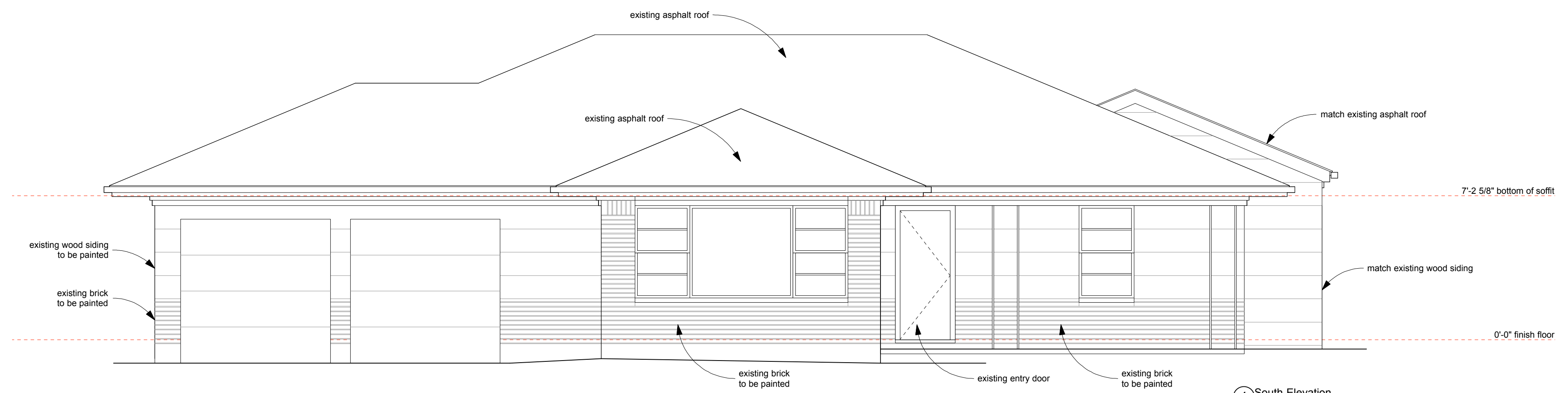
4 East Elevation  
1/4" = 1'-0"



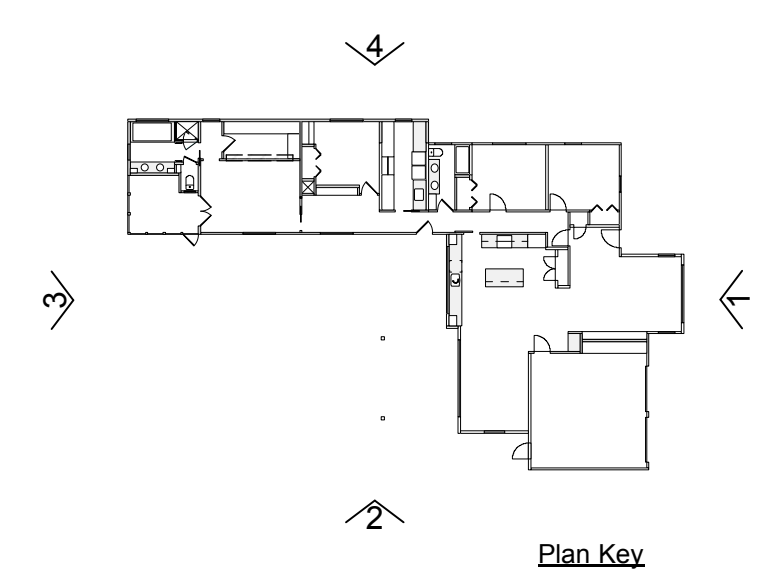
3 North Elevation  
1/4" = 1'-0"



2 West Elevation  
1/4" = 1'-0"



1 South Elevation  
1/4" = 1'-0"



Plan Key

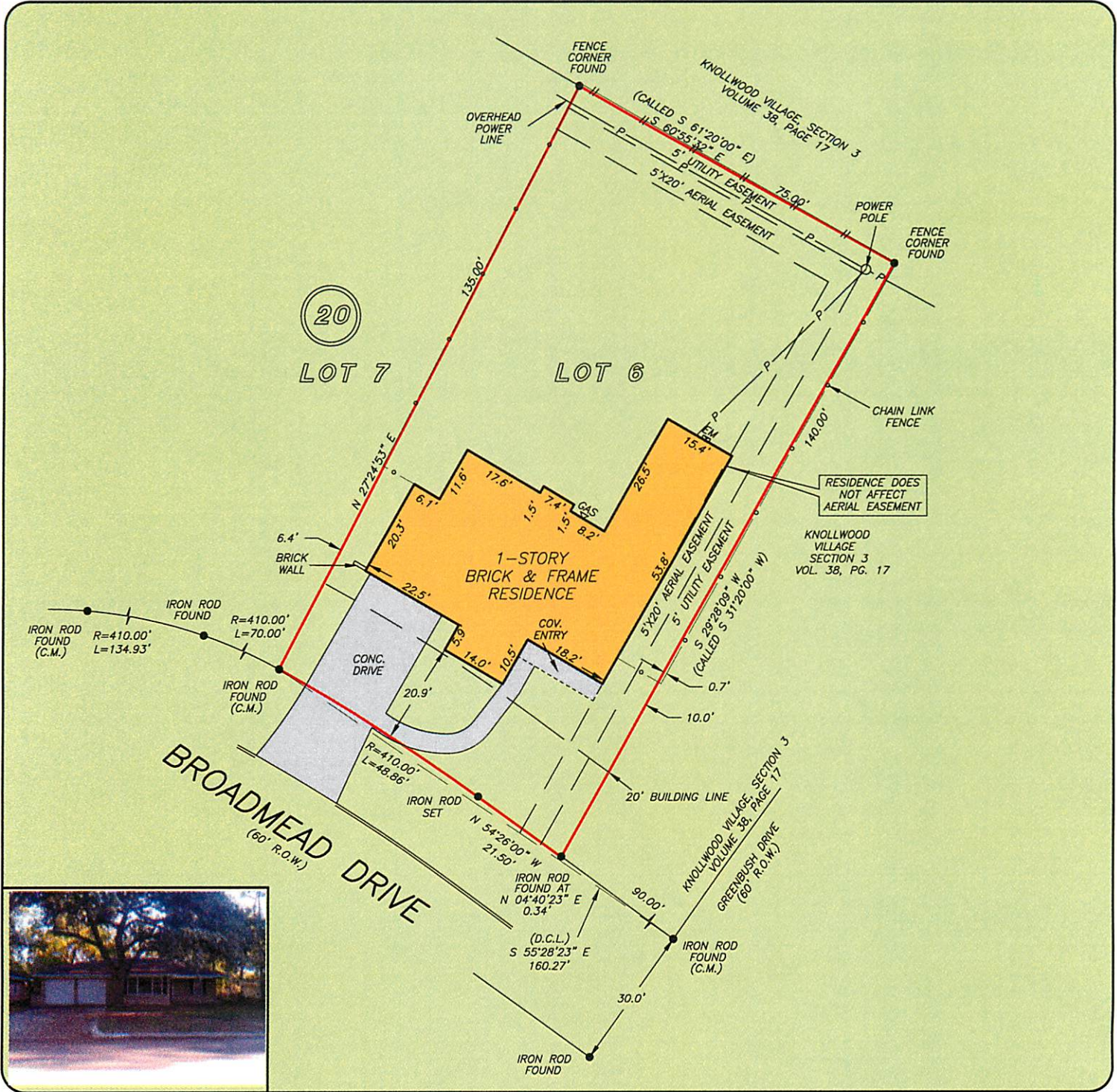
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DRAWING NUMBER	A2.01 Elevations



GF NO. 11004692 OLD REPUBLIC TITLE  
 ADDRESS: 3006 BROADMEAD DRIVE  
 HOUSTON, TEXAS 77025  
 BORROWER: JESUS P. RODRIGUEZ AND  
 KAITLYN ALLEN

# LOT 6, BLOCK 20 KNOLLWOOD VILLAGE, SECTION 6

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 39, PAGE 57 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48201C 0860 L  
 MAP REVISION: 6/18/07  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 39, PG. 57, H.C.M.R.

DRAWN BY: AL

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

GEORGE GALE  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4678  
 JOB NO. 11-10019  
 NOVEMBER 17, 2011



**OLD REPUBLIC** NATIONAL TITLE INSURANCE COMPANY

**TERRY BACA**  
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