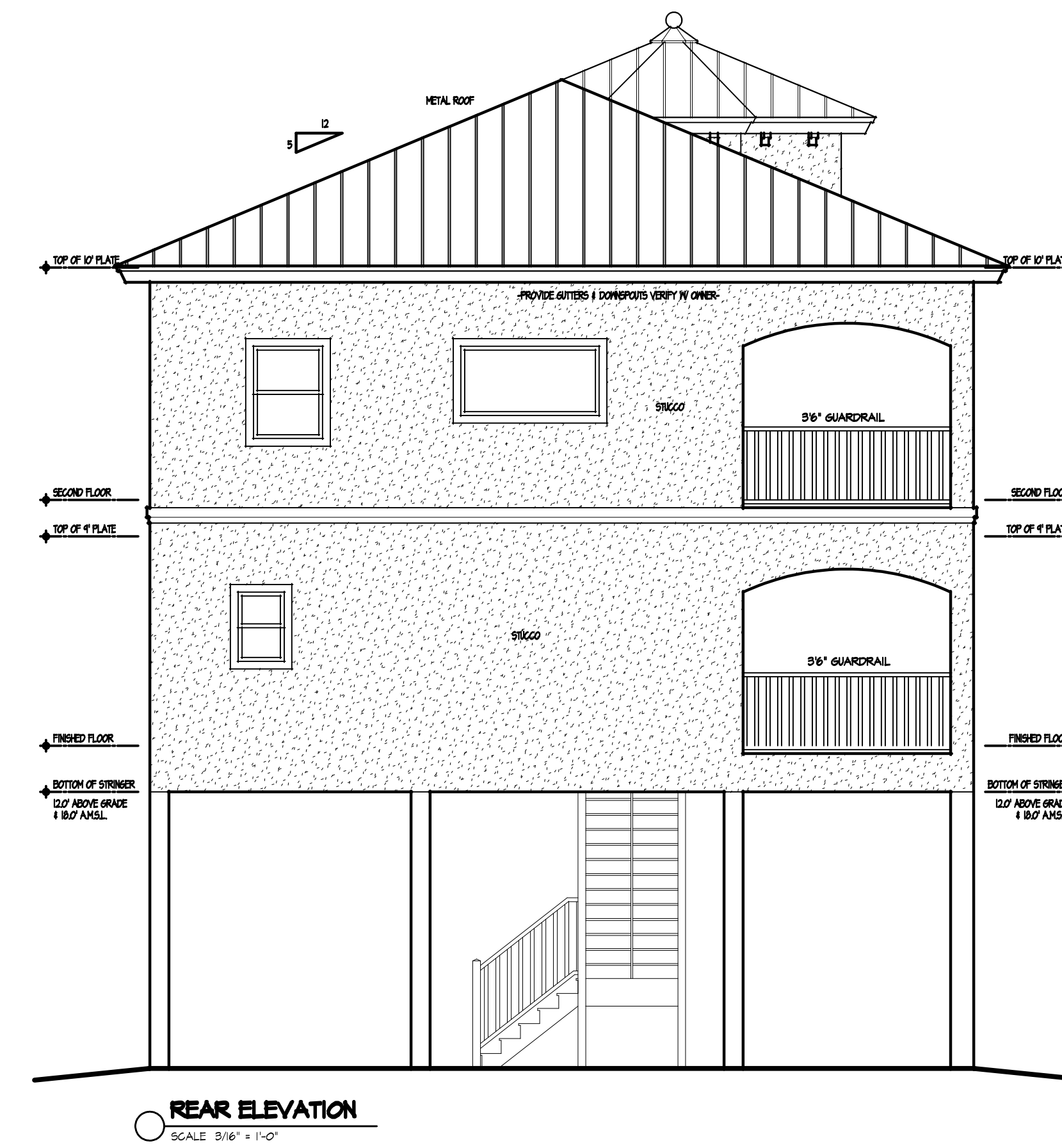
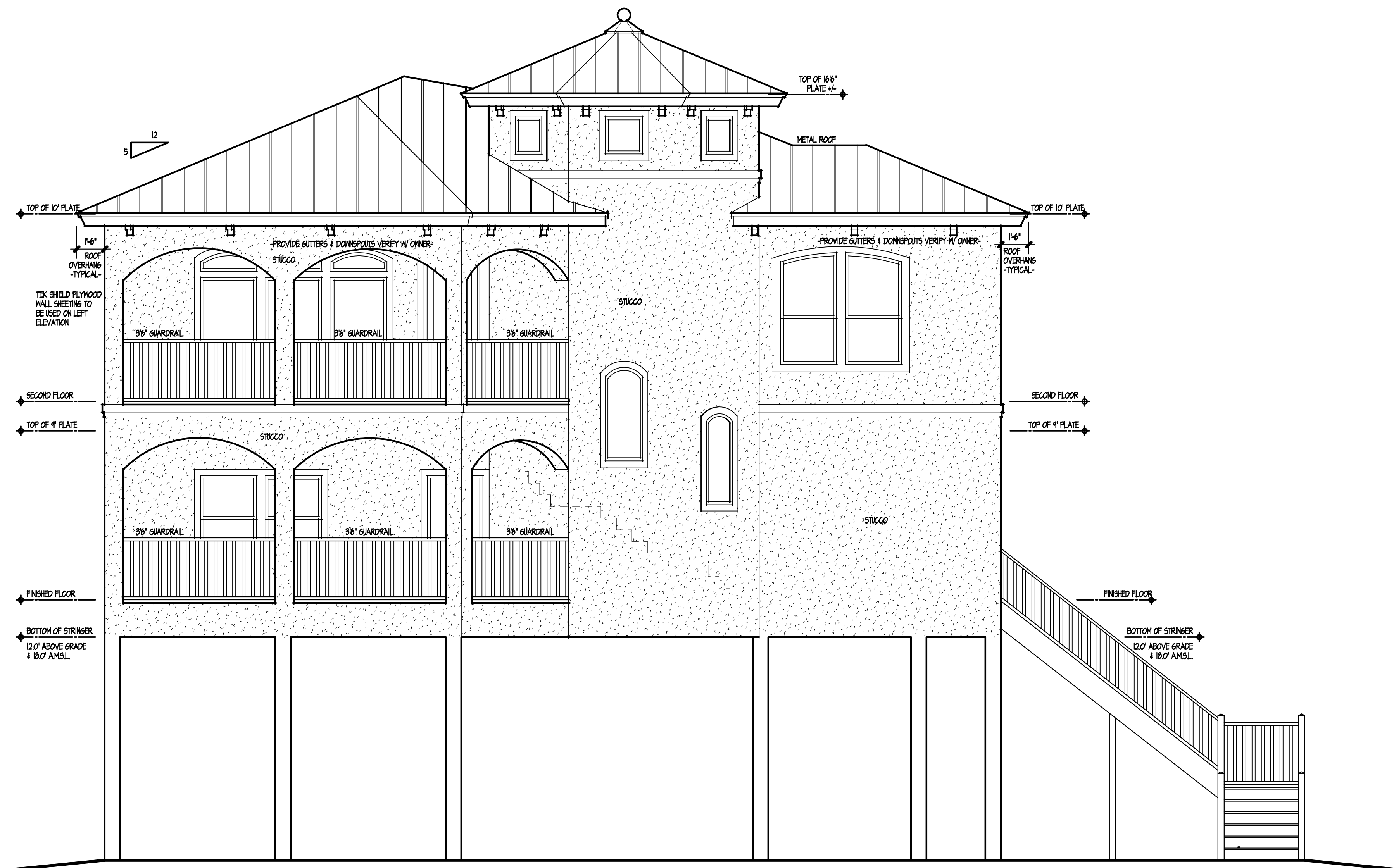


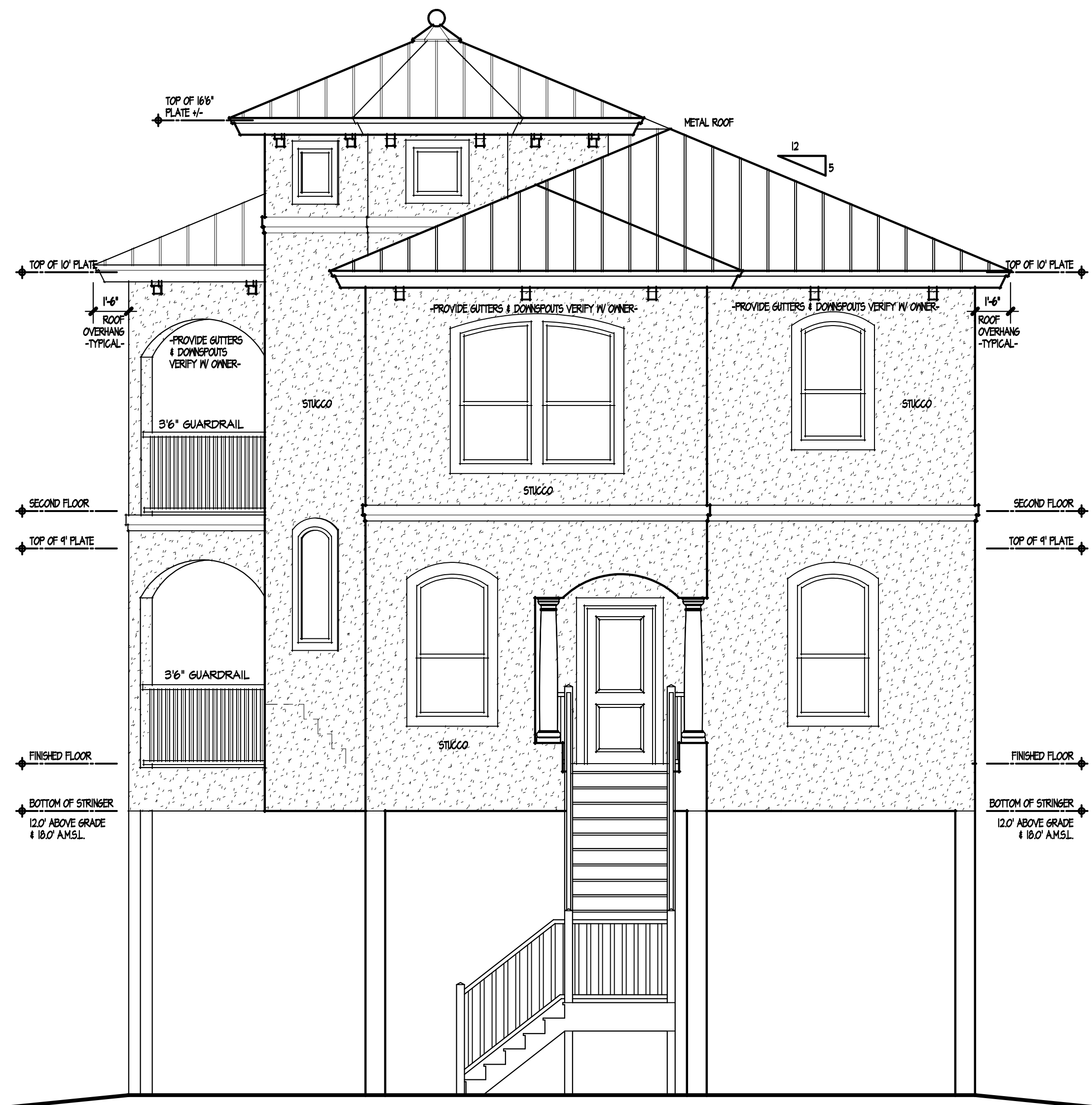
**RIGHT ELEVATION**  
SCALE 3/8" = 1'-0"



**REAR ELEVATION**  
SCALE 3/8" = 1'-0"



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



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

SHEET NO. **A-1** OF **5**

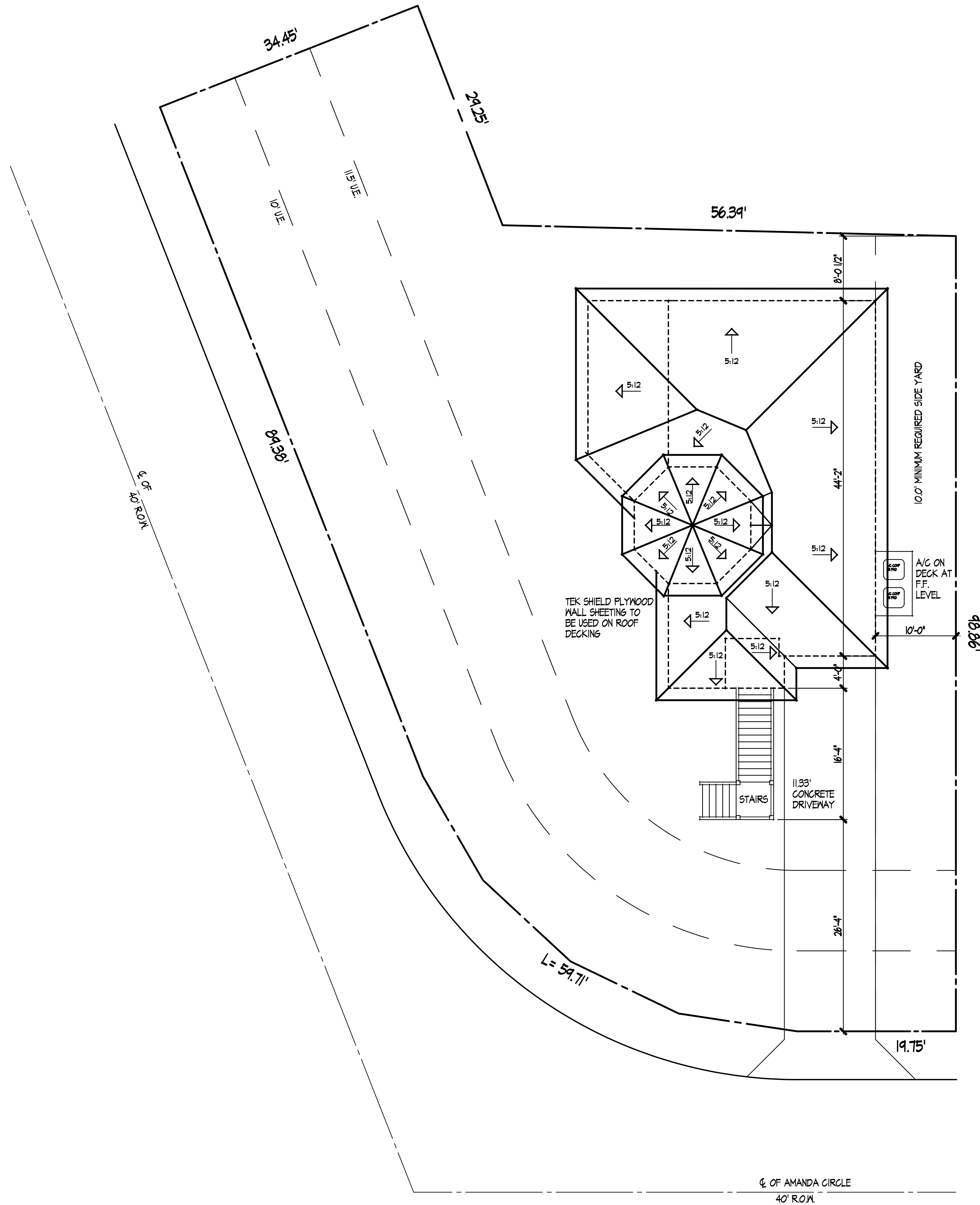
FOR APPROVAL: THESE DRAWINGS, BEING FOR APPROVAL, ARE BY DEFINITION NOT TO BE USED FOR CONSTRUCTION UNLESS THEY ARE FIRST APPROVED BY THE ARCHITECT. THE ARCHITECT'S INTERPRETATION OF THE PROJECT DOCUMENTS IS TO BE CONSIDERED AS COMPLETE. ONLY DRAWINGS BEING FOR PERMIT ARE BY DEFINITION NOT FINAL. THESE DRAWINGS BEING FOR PERMIT ARE BY DEFINITION NOT FINAL. DRAWINGS BEING FOR PERMIT ARE BY DEFINITION NOT FINAL. DRAWINGS BEING FOR PERMIT ARE BY DEFINITION NOT FINAL. DATE 5/15/2019

JOB# **19-F-04**

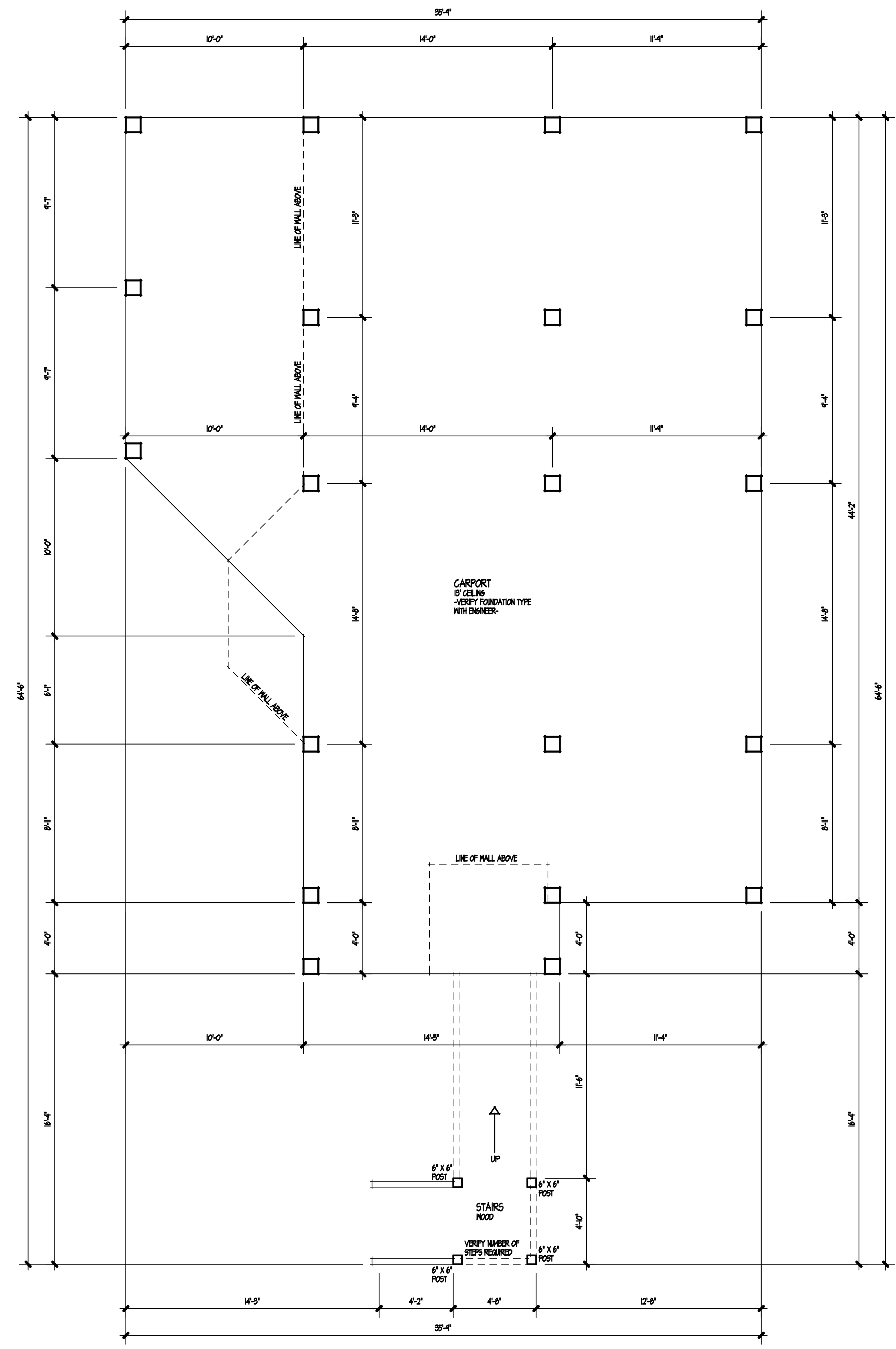
14254 3RD SITE US  
CORP. CREST TX 75440  
PHONE 964-446-1000  
FAX 964-200-8565  
JON@PDSG.COM

South Texas  
**PRIME DESIGN GROUP, INC.**  
**PDG**

A NEW RESIDENCE FOR  
**LEE MURPHY**  
LOT 34 - TIKI YACHT CLUB COLONY, SECTION 2  
442 AMANDA CIRCLE - TIKI ISLAND, TX



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

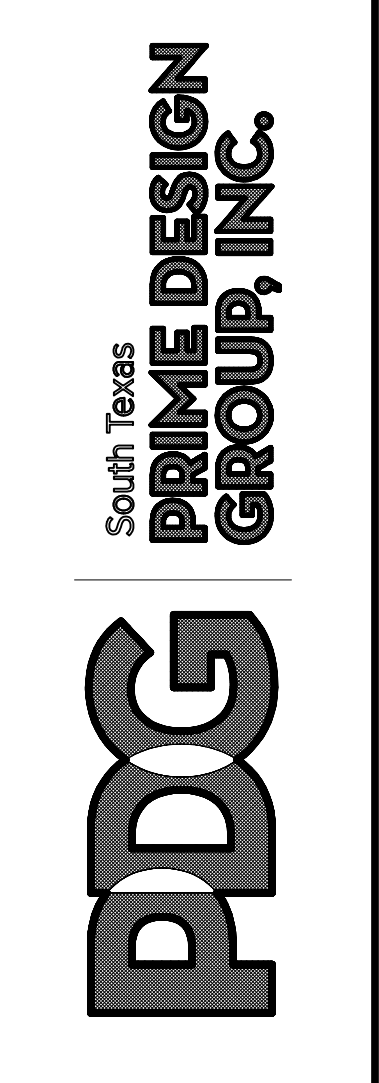


**SUGGESTED PILING PLAN**  
SCALE 1/4" = 1'-0"

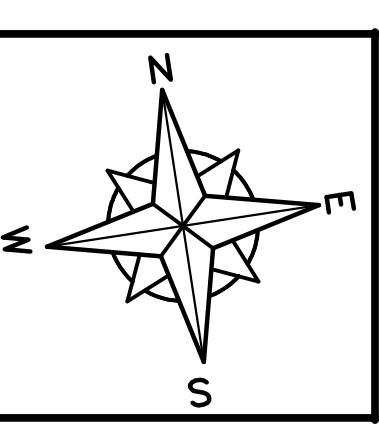
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 THESE DRAWINGS BEING FOR PERMIT ARE BY DEFINITION NOT FINAL IN THAT AS A MINIMUM THESE DRAWINGS ARE NOT IDENTIFIED ONLY FOR CONSTRUCTION. COMPLETE FOR CONSTRUCTION CAN BE USED FOR CONSTRUCTION.  
 DATE **5/15/2019**

JOB# **18-F-04**

1424 SD SITE 05  
 CARPIS CHRISTI TX 75446  
 PHONE 940.444.6700  
 FAX 940.268.2555  
 JAMES@PDG.COM



A NEW RESIDENCE FOR  
**LEE MURPHY**  
 LOT 34 - TIKI YACHT CLUB COLONY, SECTION 2  
 442 AMANDA CIRCLE - TIKI ISLAND, TX



ALLOWABLE STUD LENGTHS  
FOR EXTERIOR LOAD BEARING  
WALLS, IBC 410 & IFCM 241

STUD GRADE STUDS #2 SOUTHERN PINE STUDS  
2x4@16" O.C. MAX. LENGTH=9'-4" 2x4@16" O.C. MAX. LENGTH=11'-4"  
2x6@16" O.C. MAX. LENGTH=12'-0" 2x6@16" O.C. MAX. LENGTH=15'-8"  
2x8@16" O.C. MAX. LENGTH=14'-11" 2x8@16" O.C. MAX. LENGTH=14'-11"

- 1) ALL CONSTRUCTION TO CONFORM TO IRC 2004 / 2012
- 2) SELECT AREAS OF THIS PLAN MAY NOT MEET THE TEXAS DEPARTMENT OF INSURANCE GUIDELINES FOR WINDSTORM RESISTANT CONSTRUCTION OF JUNE 1, 1998. PLEASE CONSULT A REGISTERED PROFESSIONAL ENGINEER FOR DETERMINATION OF DESIGN REQUIREMENTS FOR COMPLIANCE WITH SAID WINDSTORM CONSTRUCTION
- 3) THESE GENERAL NOTES APPLY TO EACH SHEET
- 4) THESE DRAWINGS ARE PART OF A CONSTRUCTION SET
- 5) CONTRACTOR SHOULD NOTIFY THE DESIGNER OF COMMISSIONS, CONFLICTS OR ERRORS AS SOON AS THEY ARE DISCOVERED IN ORDER THAT CORRECTED INFORMATION CAN BE ISSUED.
- 6) ALL DIMENSIONS ARE TO THE FACE OF STUD, EDGE OF SLAB AND CENTER OF OPENINGS.
- 7) GANG ALL VENTS THROUGH FLOOR AS POSSIBLE TO MINIMIZE ROOF PENETRATIONS.
- 8) ALL EXTERIOR WALL ARE 2" X 4" WOOD FRAMING UNLESS NOTED OTHERWISE.
- 8) ALL EXTERIOR WALL ARE 2" X 6" WOOD FRAMING UNLESS NOTED OTHERWISE.
- 9) ALL INTERIOR WALLS ARE 2" X 4" WOOD FRAMING UNLESS NOTED OTHERWISE.
- 10) APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED NOT LESS THAN 18" ABOVE THE FLOOR IN GARAGES. APPLIANCES LOCATED IN A GARAGE SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES.
- 11) GLAZING ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARCH OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR MUST BE TEMPERED.
- 12) PROVIDE EXHAUST FANS TO THE OUTSIDE FROM BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS IF NOT SUPPLIED WITH NATURAL VENTILATION.
- 13) CONTRACTOR TO VERIFY EGRESS WINDOW SIZES WITH THE MANUFACTURER AND/OR SUPPLIER FOR CODE COMPLIANCE

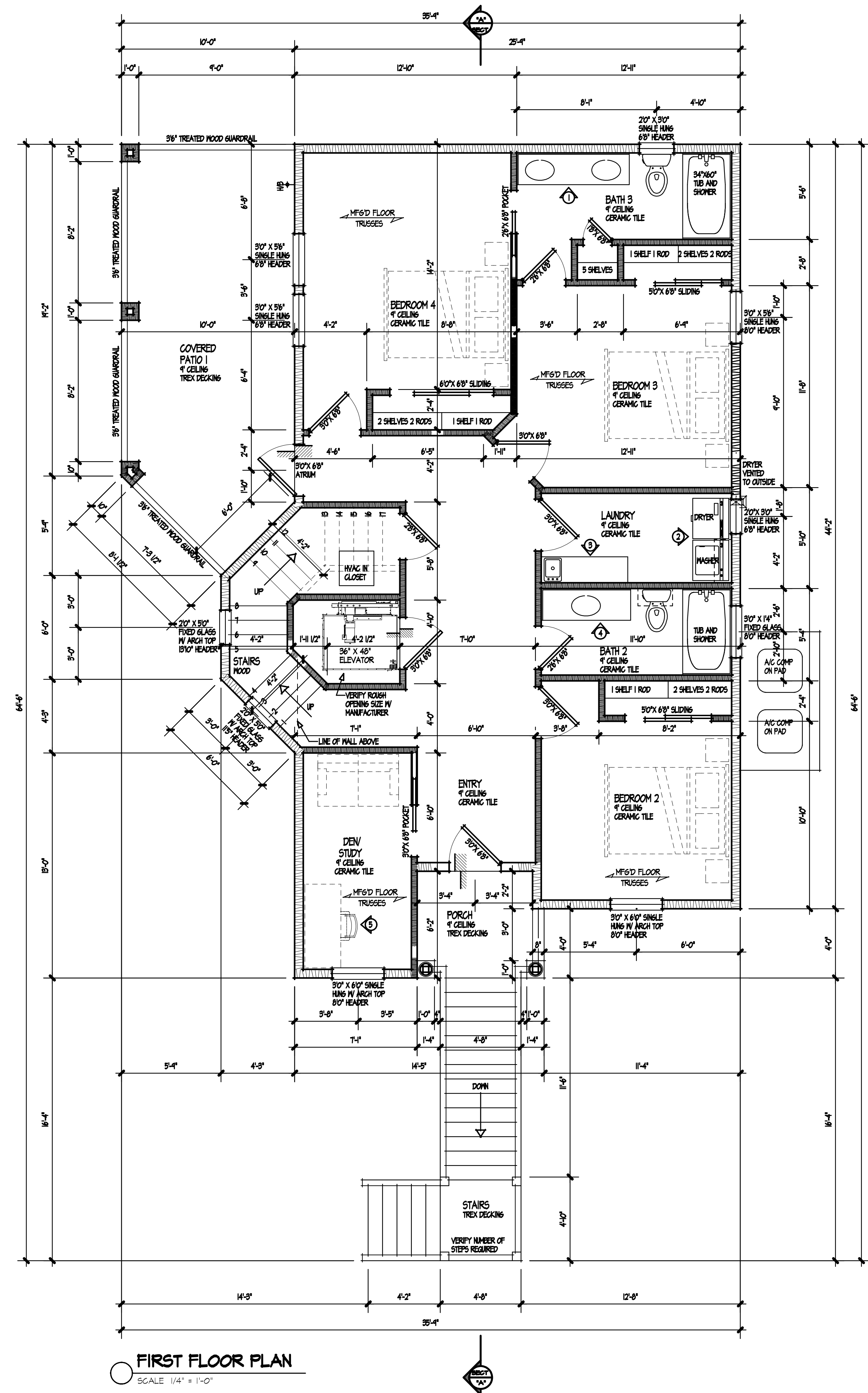
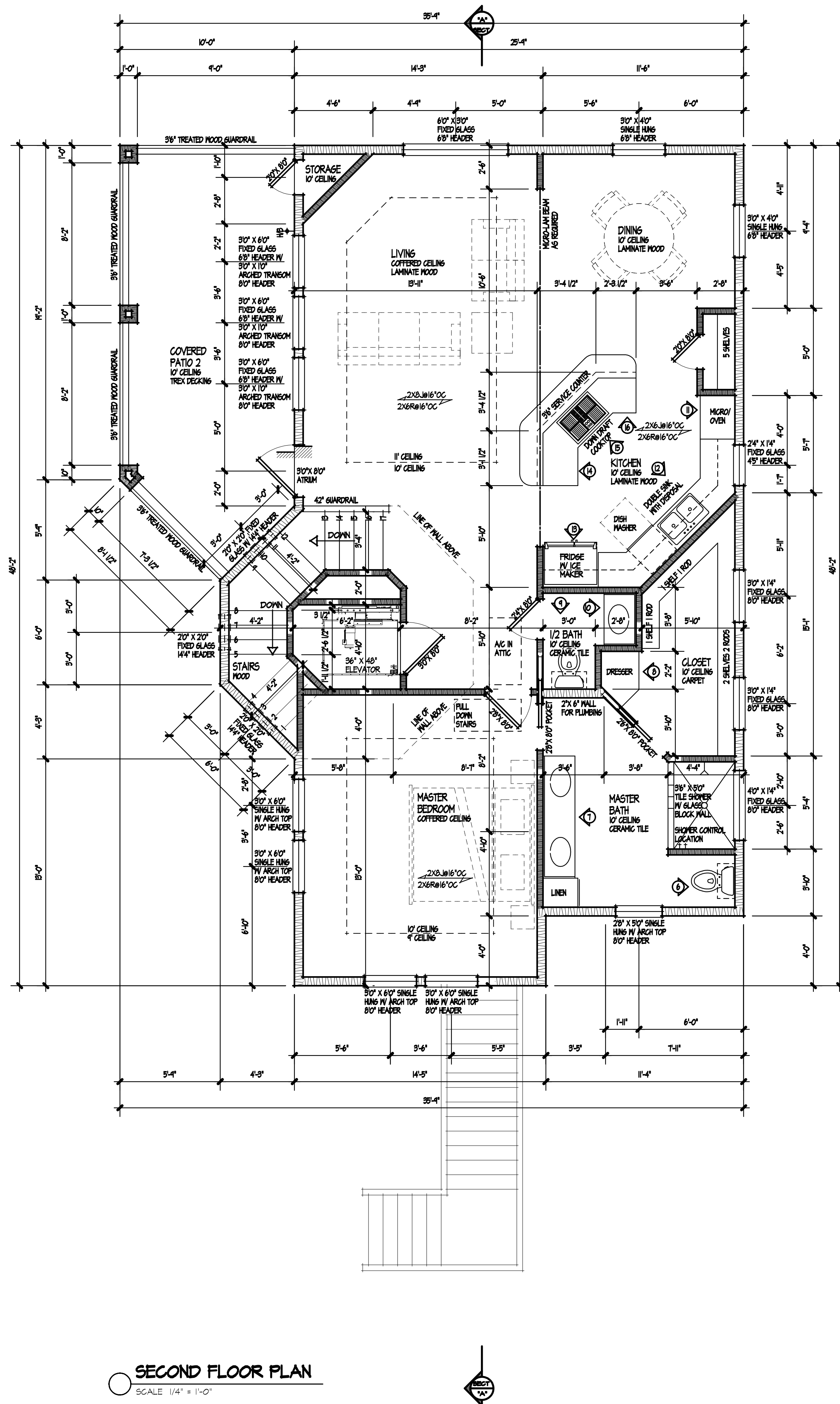
VERIFY WATER HEATER LOCATION WITH OWNER

- WALL LEGEND -

	2" X 4" WALL
	2" X 6" WALL

AREA CALCULATIONS

TOTAL A/C SPACE	2,331 S.F.
FIRST FLOOR	1,195 S.F.
SECOND FLOOR	1,136 S.F.
PORCH	44 S.F.
COVERED PATIO 1	224 S.F.
COVERED PATIO 2	224 S.F.
STORAGE	10 S.F.
CARPORT	1,437 S.F.
FOUNDATION	1,437 S.F.
FRAMING AREA	4,270 S.F.



SHEET NO. **A-3** OF 5

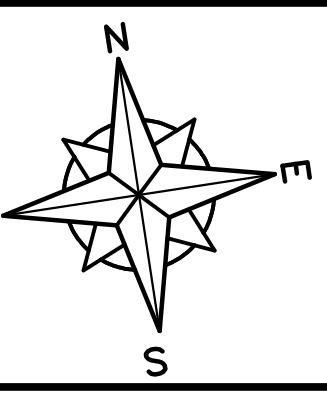
FOR APPROVAL: THESE DRAWINGS ARE BY DEFINITION NOT FINAL AND ARE FOR CONCEPTUAL REPRESENTATION ONLY. THEIR PURPOSE IS TO CONVEY THE GENERAL INTENT OF THE PROJECT DOCUMENTS. ONLY DRAWINGS ISSUED FOR CONSTRUCTION CAN BE CONSIDERED AS COMPLETE.  
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JOB# **18-F-04**

1824 5th SITE 05  
CORPUS CHRISTI, TX 78409  
PHONE 361.646.6700  
FAX 361.280.2965  
JON@PDG.COM

South Texas  
**PRIME DESIGN GROUP, INC.**  
**PDG**

A NEW RESIDENCE FOR  
**LEE MURPHY**  
LOT 34 - TIKI YACHT CLUB COLONY, SECTION 2  
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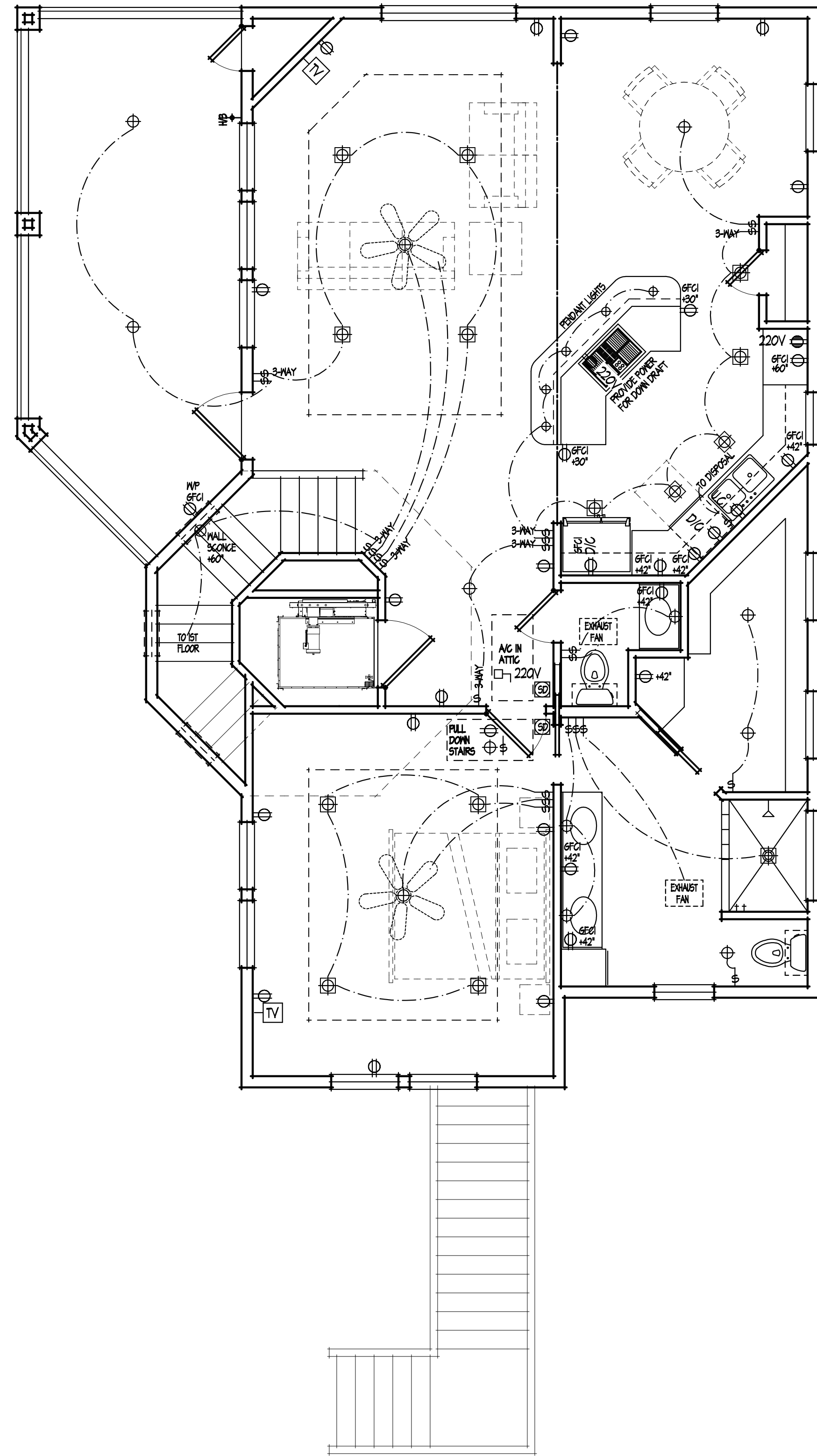


DATE **5/15/2015**

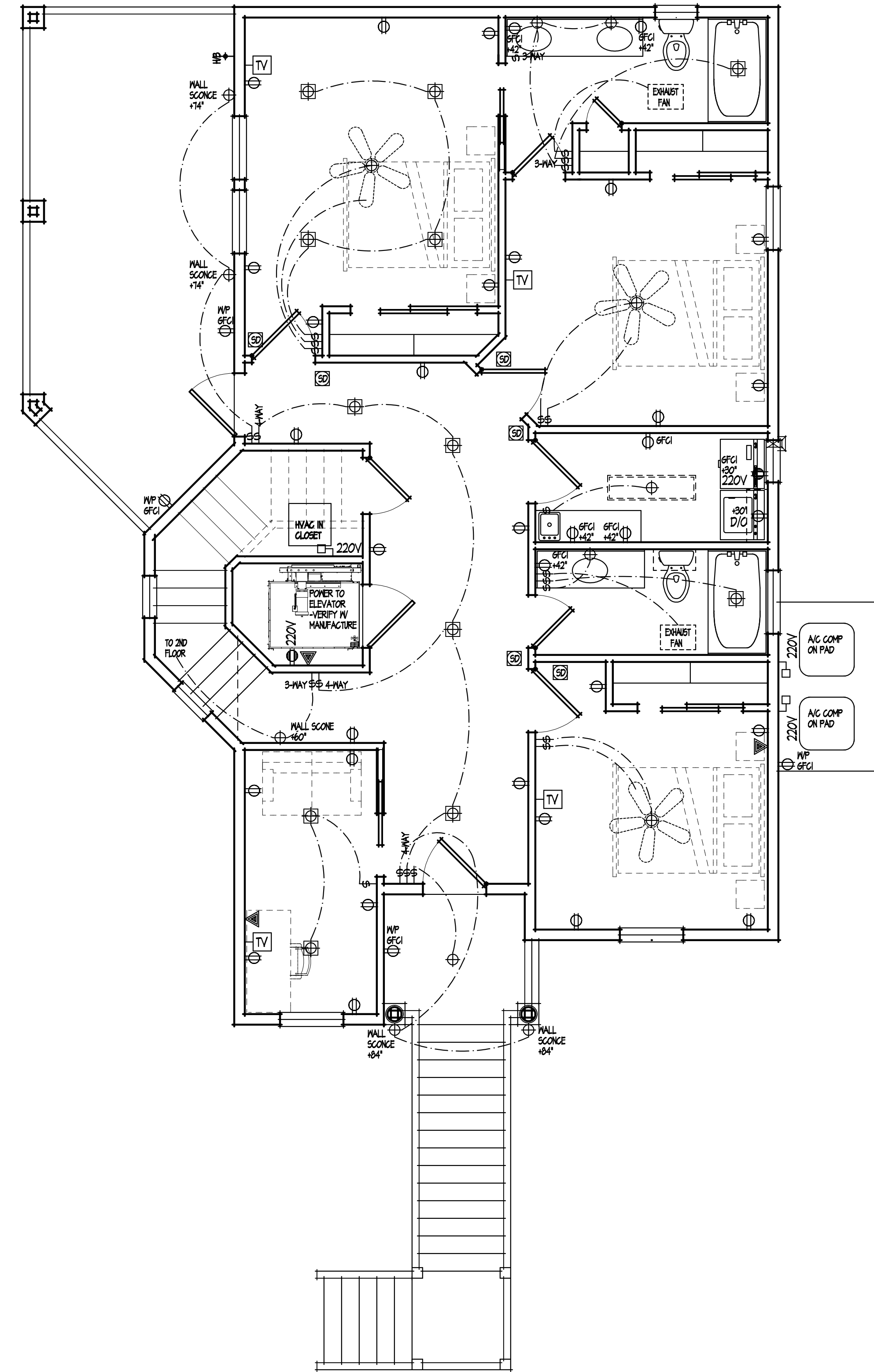


SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	STANDARD DUPLEX OUTLET
	QUAD OUTLET
	HEIGHT A.F.F. OF C.L. OF OUTLET
	HORIZONTALLY MOUNTED OUTLET
	HORIZONTALLY MOUNTED OUTLET 6FCI A.F.F.
	GROUND FAULT CIRCUIT INTERRUPT OUTLET
	DEDICATED CIRCUIT (I.E. COMPUTER)
	TELEPHONE JACK LOCATION
	FLUSH MOUNT FLOOR OUTLET WITH BRASS COVER
	WEATHERPROOF DUPLEX OUTLET
	220V PLUG OR SPECIAL PURPOSE OUTLET
	6AS LINE FOR APPLIANCES/FIREPLACES
	FREEZE PROOF HOSE BIB
	TELEVISION/CABLE/ANTENNA JACK
	UNDERCOUNTER OUTLET
	STEREO VOLUME CONTROL
	LOCATION FOR CONTROL STATION
	STEREO SPEAKER
	220V DISCONNECT SWITCH
	POWER IN ATTIC FOR MECHANICAL
	J BOX FOR DIRECT WIRED FIXTURES
	DISHWASHER/ICE/DISPOSER OUTLET
	CLOCK OUTLET MOUNTED IN MANTLE SHELF
	DENOTES SMOKE DETECTOR LOCATION
	RECEPTACLE
	RECESSED LIGHT
	1' X 4' - 2 BULB FLUORESCENT FIXTURE
	2' X 4' - 4 BULB FLUORESCENT FIXTURE

PROVIDE INTERCONNECTED SMOKE ALARMS IN EACH SLEEPING ROOM, OUTSIDE EACH SLEEPING ROOM, ON EACH STORY, IN THE HALL OR ADJACENT ROOM. WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALL BY 24", SMOKE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP.  
 VERIFY LOCATION AND POWER REQUIRED FOR WATER HEATER WITH OWNER



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



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

SHEET NO. A-4 OF 5

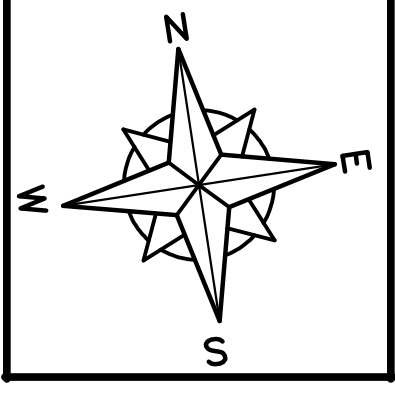
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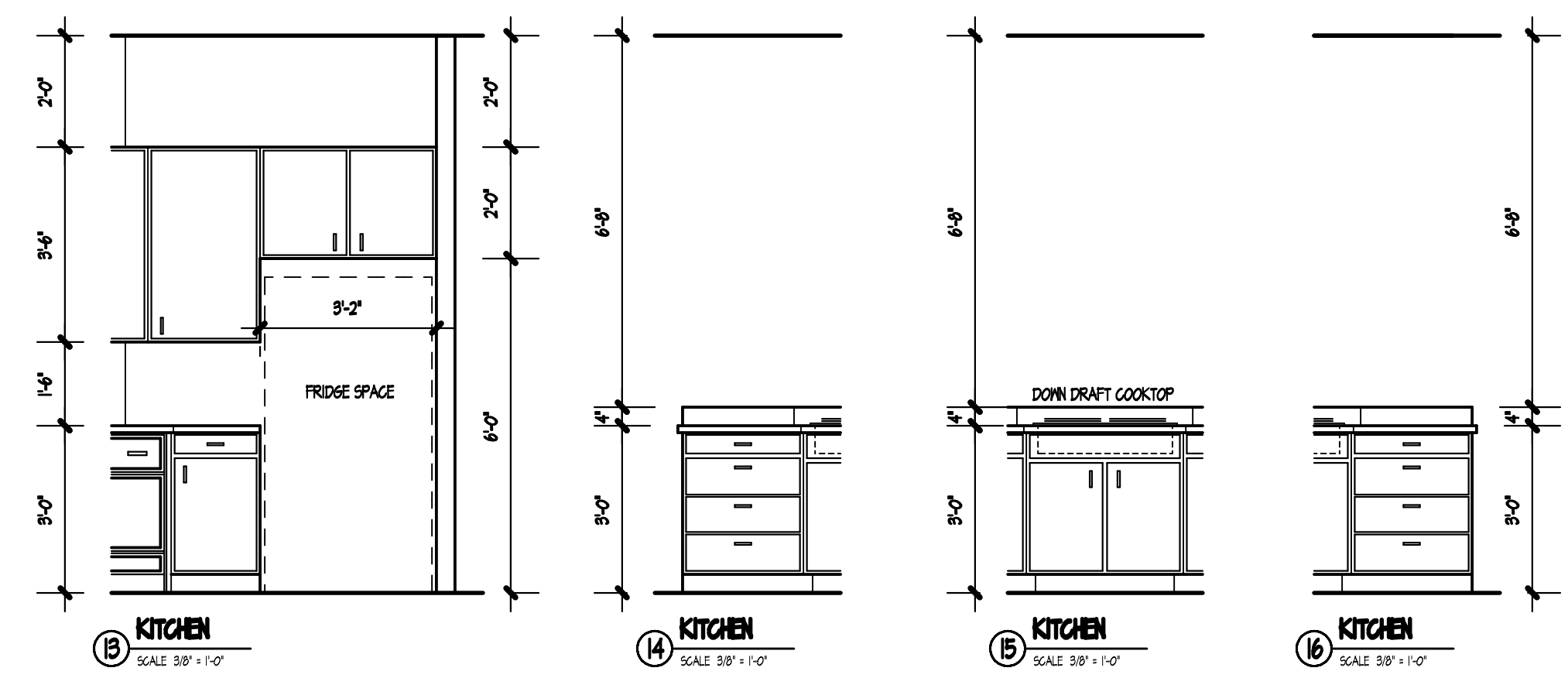
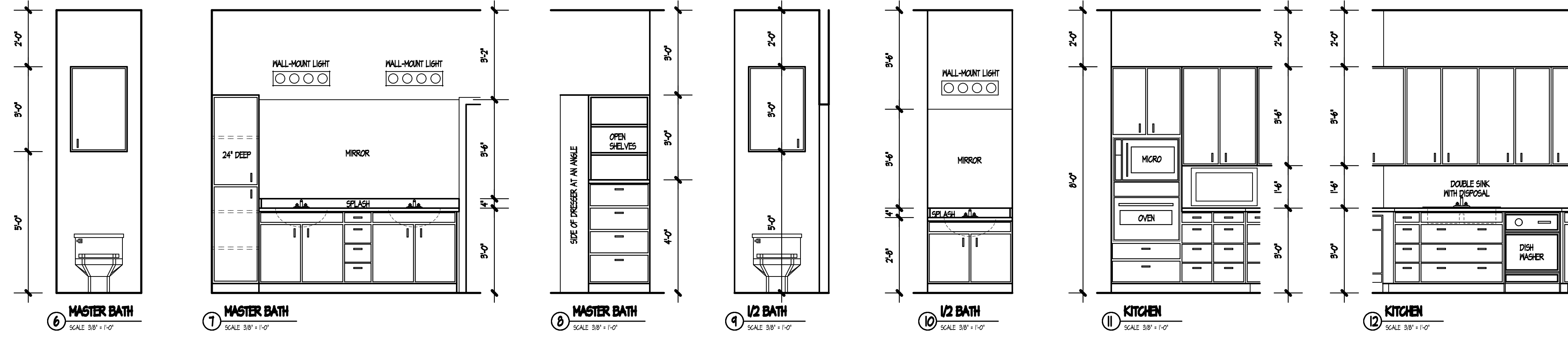
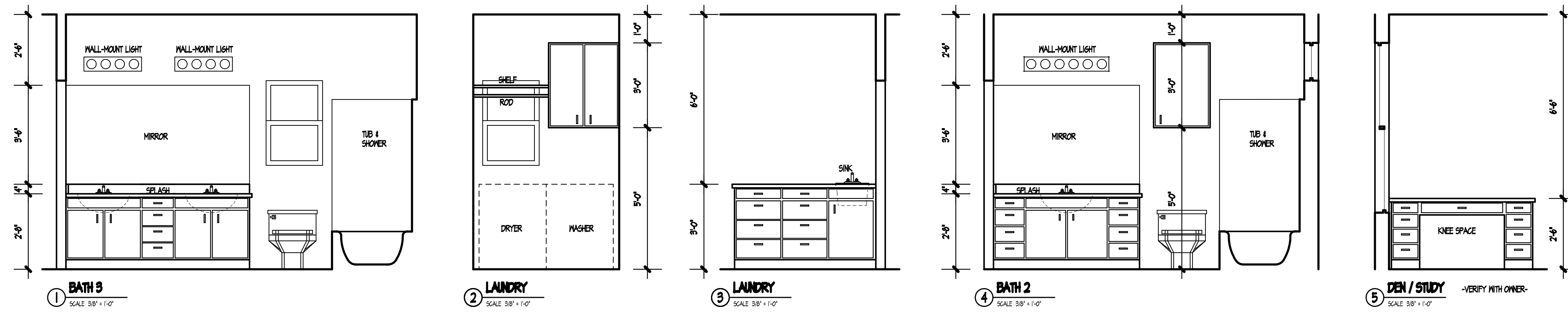
JOB# 18-F-04

1824-50 SITE US  
 CORPUS CHRISTI TX 78418  
 PHONE 361-944-6708  
 FAX 361-280-8866  
 JMW@PDG.COM

South Texas  
**PDG**  
**PRIME DESIGN GROUP, INC.**

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**LEE MURPHY**  
 LOT 34 - TIKI YACHT CLUB COLONY, SECTION 2  
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SHEET NO. A-5 OF 5

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DATE 5/15/2019

JOB# 18-F-04

14254 53D SITE 05  
 CORTIS CARSTI TX 70480  
 PHONE 361-446-7000  
 FAX 361-288-8565  
 JON@PDDG.COM

South Texas  
**PRIME DESIGN GROUP, INC.**  
**PDDG**

A NEW RESIDENCE FOR  
**LEE MURPHY**  
 LOT 34 - TIKI YACHT CLUB COLONY, SECTION 2  
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