

2132 COLQUITT STREET

(60' R.O.W.)

LOT: 17 BLOCK: 4
WESTLAWN TERRACE
HARRIS COUNTY, TX.

Proper site drainage shall be maintained during all phases of construction. Provide min. 5% slope for the first 10' away from foundation (6" to 10")

LOT COVERAGE CALCULATION

TOTAL LOT SIZE	7,250 SQ/FT.
TOTAL COVERED AREA	4,658 SQ/FT.
% OF LOT COVERED	64.2 %

Ben Tucker Residence	
Steve Ittis	12/17/2020
Steve Ittis 713-598-1150 steve@SteveShannonDesign.com	
SCALE: 1"=10'-0"	SHEET SP



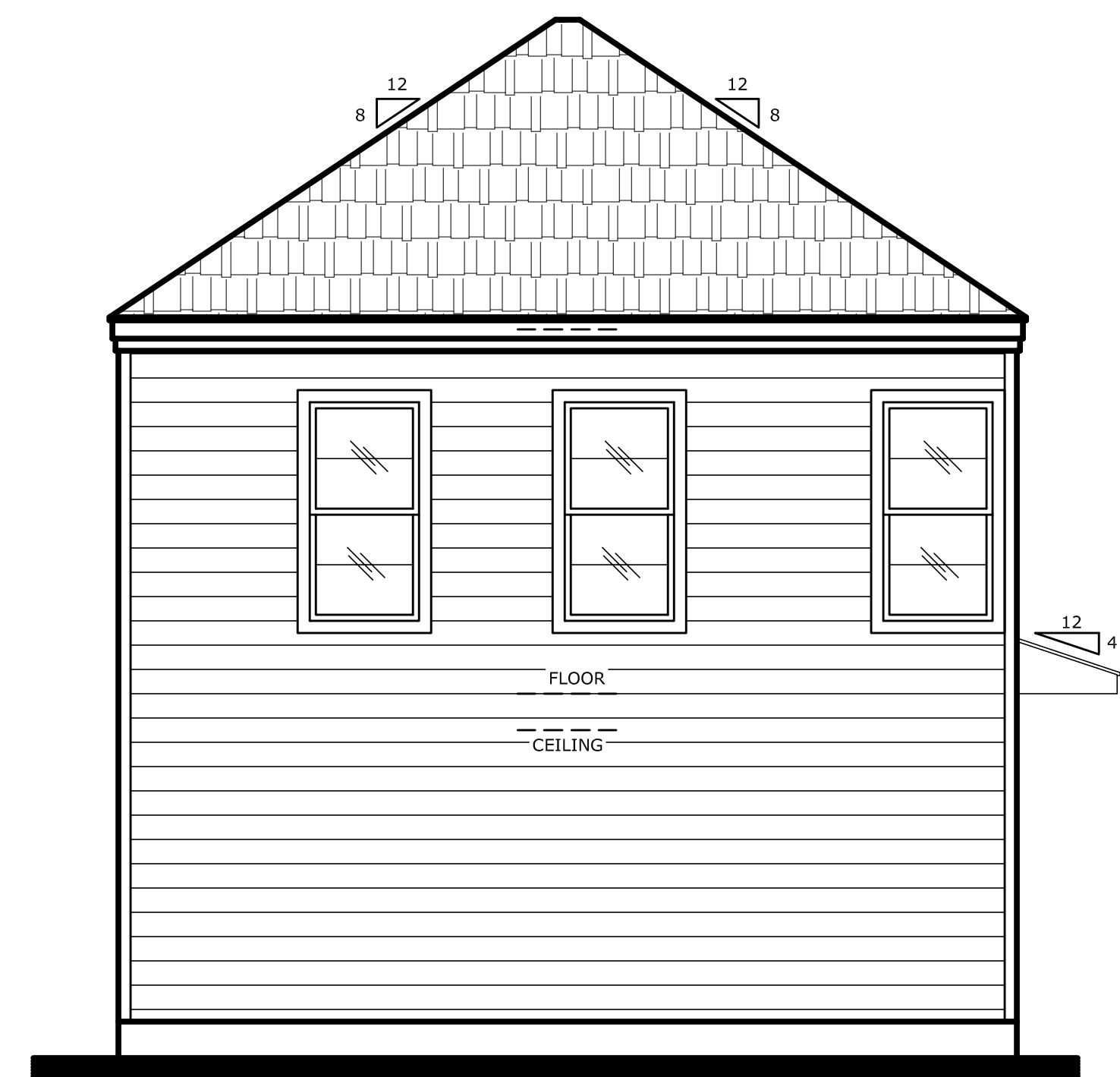
Westlawn Terrace

2132 Colquitt Street



RIGHT SIDE ELEVATION

GARAGE



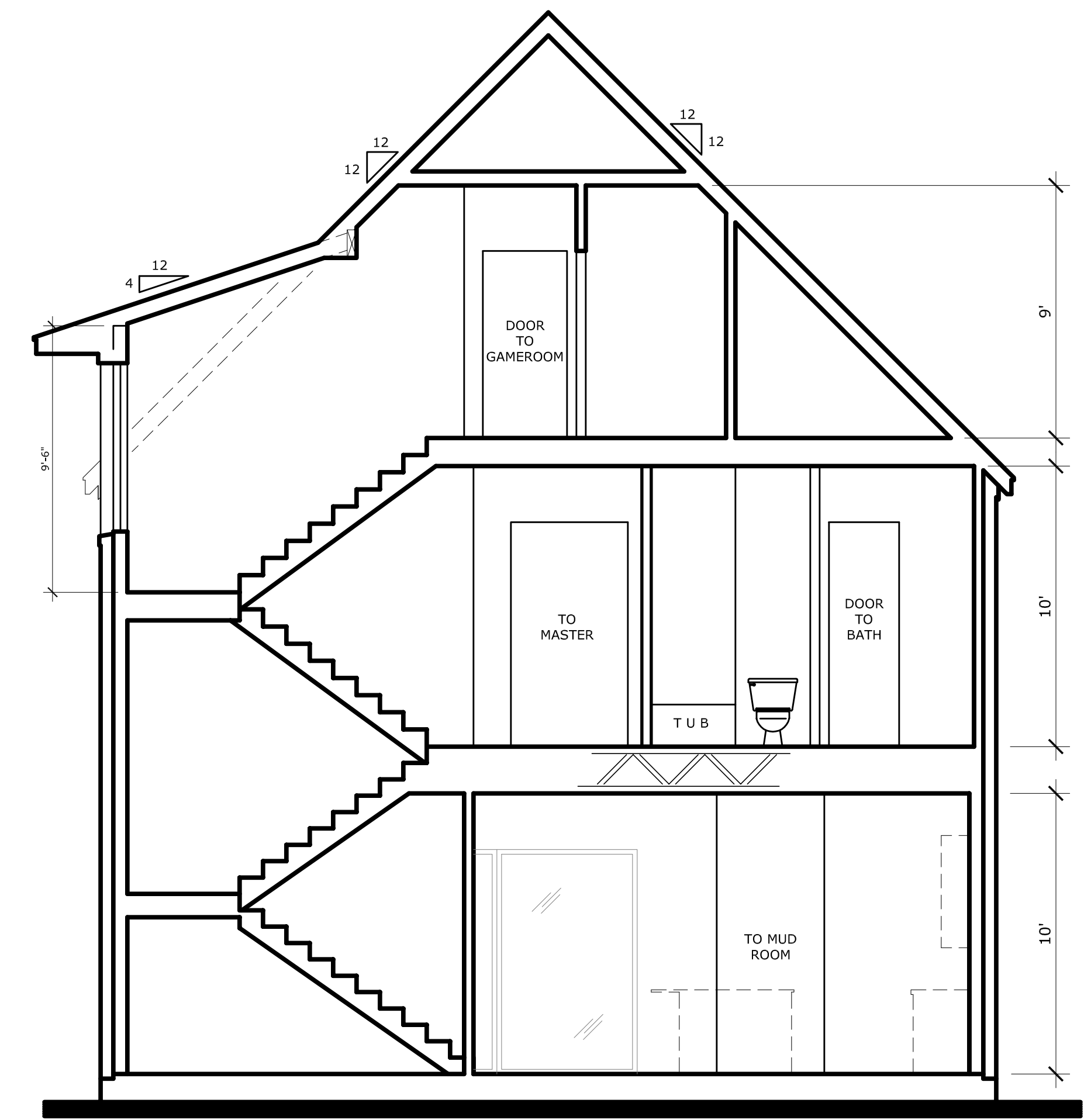
REAR ELEVATION - GARAGE



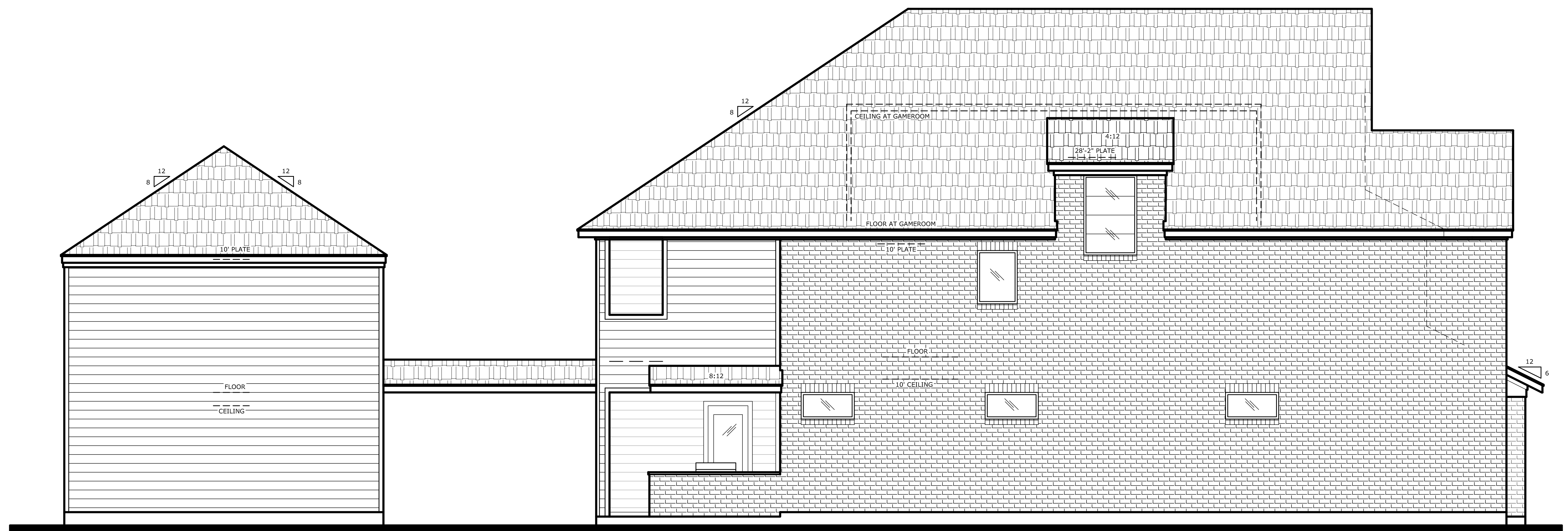
REAR ELEVATION



FRONT ELEVATION



SECTION VIEW



GARAGE

LEFT SIDE ELEVATION

Ben Tucker Residence	
<small>THESE PLANS SHOULD BE REVIEWED BY A LICENSED BUILDING AND STRUCTURE ENGINEER. ALL QUESTIONS AND/OR CONCERNS SHOULD BE ADDRESSED PRIOR TO CONSTRUCTION.</small>	12/17/2020
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SCALE: 1/4"=1'-0"	SHEET 1A

FIREPLACES:
 Factory Built Fireplaces R1004.1 General. Factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the conditions of the listing. Factory-built fireplaces shall be tested in accordance with 16.127.

Bathtub and shower spaces. R307.2
 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 surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

Fireplace (Wood Burning Chimney)
 R1003.9 2012 IRC -Table R1001.1 2012 IRC
 Chimneys shall extend at least 2 feet (610 mm) higher than any portion of a building within 10 feet (3048 mm), but shall not be less than 3 feet (914 mm) above the highest point where the chimney passes through the roof.

TEMPERED SAFETY GLASS:
 Glazing: In fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
 Glazing: In doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
 Glazing: In an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
 Glazing: Adjacent to stairways, landings and ramps within 36 inches (914 mm) horizontally of a walking surface when the exposed surface of the glass is less than 60 inches (1524 mm) above the plane of the adjacent walking surface.
 Glazing: Adjacent to stairways within 60 inches (1524 mm) horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches (1524 mm) above the nose of the tread.

STAIR RAIL & GARDRAILS:
 Stair rail & guardrails shall support a 200 lb load in any direction at the top per TABLE R301.5 2012 IRC.
 Stairs: (Under Stair Protection) R311.2.2 2012 IRC
 Provide under stair protection to enclosed accessible space with 1/2 inch gypsum board.
 Stairs: (Width) R311.5 2012 IRC
 Residential stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom.
 Stairs: (Guards) R312.2 Exception 1 2012 IRC
 The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches (152 mm) cannot pass through.
 Stairs: (Guards) R312.2 Guard opening limitations.
 Required guards on open sides of stairways, raised floor areas, balconies and Stairs: (Rise, Run) R311.5.3 2012 IRC
 Stair maximum riser height shall be 7 3/4 inches and the minimum width for treads shall be 10 inches.
 Stairs: (Handrail Details) 311.5.6.1 2012 IRC
 Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.
 Handrails: R311.5.6.1 (Height)
 Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
 Handrails: R311.5.6.2 (Continuity)
 Handrails for stairways shall be continuous for the full length of the flight. From a point directly above the top riser of the flight to a point directly above the lowest riser of the flight, handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch (38 mm) between the wall and the handrail.
 Guard rails - Opening limitations: R312.1.3
 Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.
 Porches: Shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4 inches (102mm) or more in diameter.

GARAGES AND CARPORTS:
 Floor surface: R309.1 & 309.2
 Garage & Carport floor surfaces shall be of approved noncombustible material. The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
 Openings at Garage: R302.5.1 (2012 IRC)
 Openings from a private garage directly into a room used for sleeping shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8" thickness, solid or honeycomb-core steel doors not less than 1 3/8" thick, or 20-min fire-rated doors equipped with a self-closing device.

Outdoor Cooking Appliances - M1901.1 Clearances.
 Freestanding or built-in ranges shall have a vertical clearance above the cooking top of not less than 30 inches (762 mm) to unprotected combustible material. Reduced clearances are permitted in accordance with the listing and labeling of the range hoods or appliances.

Electrical Panels and Meters 110.26A1 NEC 2011
 Equipment shall be located where the face of the panel and meter is not closer than 36" from the property line. Section 110.26A of the National Electric Code requires 36 inches clear space in front of electrical equipment. The clearance must be 20 inches wide.

NATURAL GAS METER LOCATION REQUIREMENTS:
 a. 3' from fresh air intake or any opening to building
 b. 3' from doors or operating windows
 c. 3' from water spigots
 d. 3' from any ignition source
 e. Away from driveway or vehicle traffic
 f. Avoid locations directly below roof valleys, water downspouts, decks, stairs or partial overhangs.
 g. Regulator and relief valve must be located where gas can escape freely, away from any opening into the building.

Roof Overhangs, Projections & Exterior Walls R302.1
 Projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1). These provisions shall not apply to walls, projections, openings or penetrations in walls that are perpendicular to the line used to determine the fire separation distance. Projections shall not extend beyond a point one-third the distance to the property line.

WINDOWS:
 (SII Height) R613.2 2012 IRC
 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 minimum of 24" above the finished floor of the room in which the window is located. Glazing between the floor and 24" shall be fixed or have openings through which a 4" diameter sphere cannot pass.

Brick/Stone Masonry Walls:
 1405.5 2012 IBC Anchored masonry veneer.
 R703.7 Stone and masonry veneer
 Veneer ties -Each tie shall be spaced not more than 24 inches (610 mm) on center horizontally and vertically and shall support not more than 2.67 square feet (0.25 m²) of wall area.
 R703.7.4.1.1 Veneer ties around wall openings.
 Additional metal ties shall be provided around all wall openings greater than 16 inches (406 mm) in either dimension. Metal ties around the perimeter of openings shall be spaced not more than 3 feet (914 mm) on center and placed within 12 inches (305 mm) of the wall opening.

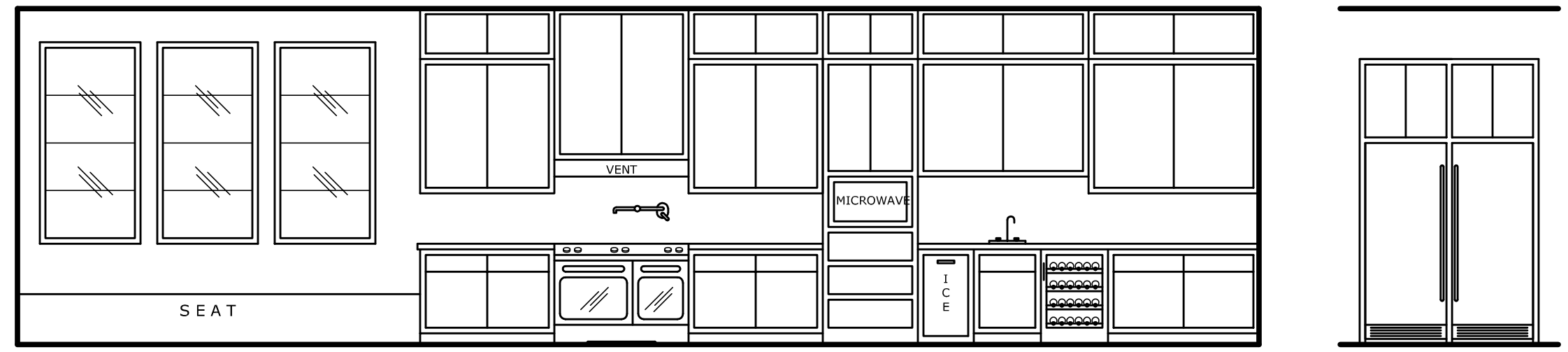
Table 703.7.4 Air space.
 The veneer shall be separated from the sheathing by an air space of a minimum of a nominal 1 inch (25 mm) but not more than 4 1/2 inches (114 mm).

R703.7.6 Weepholes.
 Weepholes shall be provided at a maximum spacing of 33 inches (838 mm) on center, not be less than 3/16 inch (5 mm) in diameter. Weepholes shall be located immediately above the flashing.

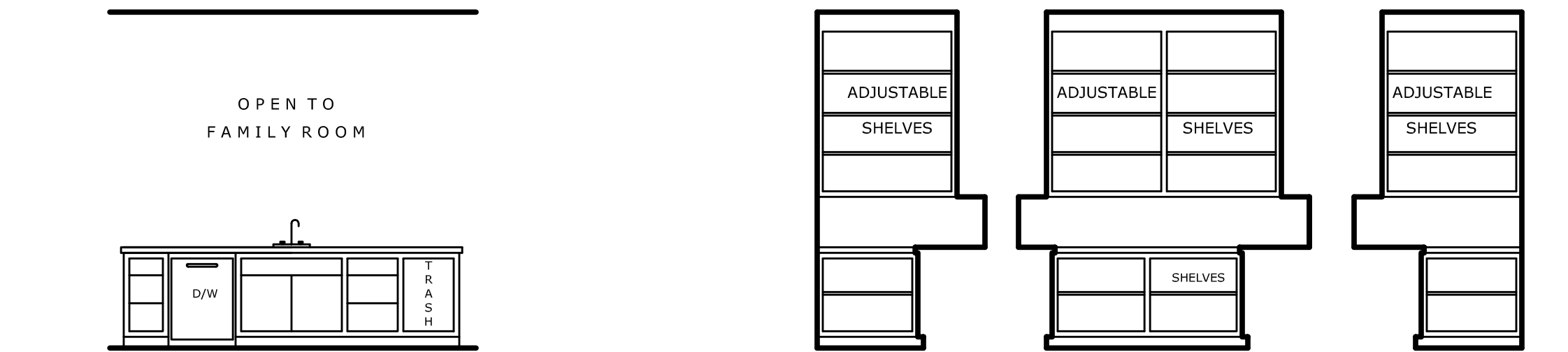
Exterior Siding:
 R703.1 General. Siding: Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8.

R703.8.3 Water-resistive barriers.
 Water-resistive barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistive vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper.

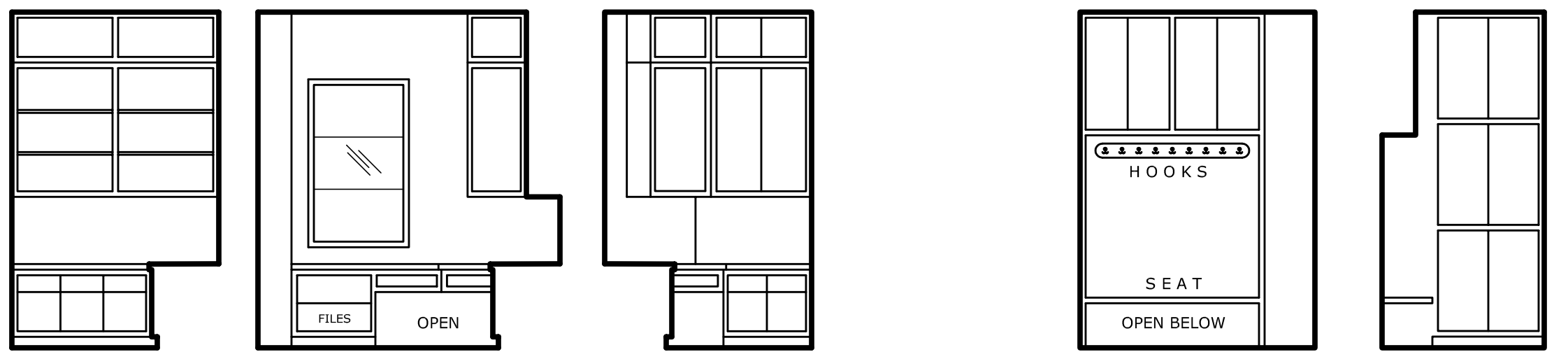
R602.8 Fireblocking:
 Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction.



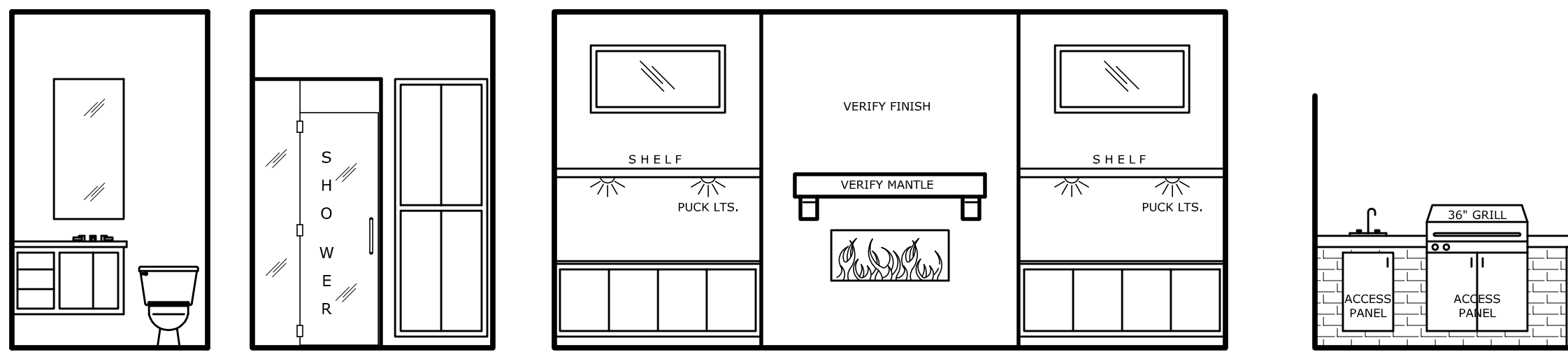
BREAKFAST KITCHEN SERVICE PANTRY KITCHEN



KITCHEN PANTRY PANTRY

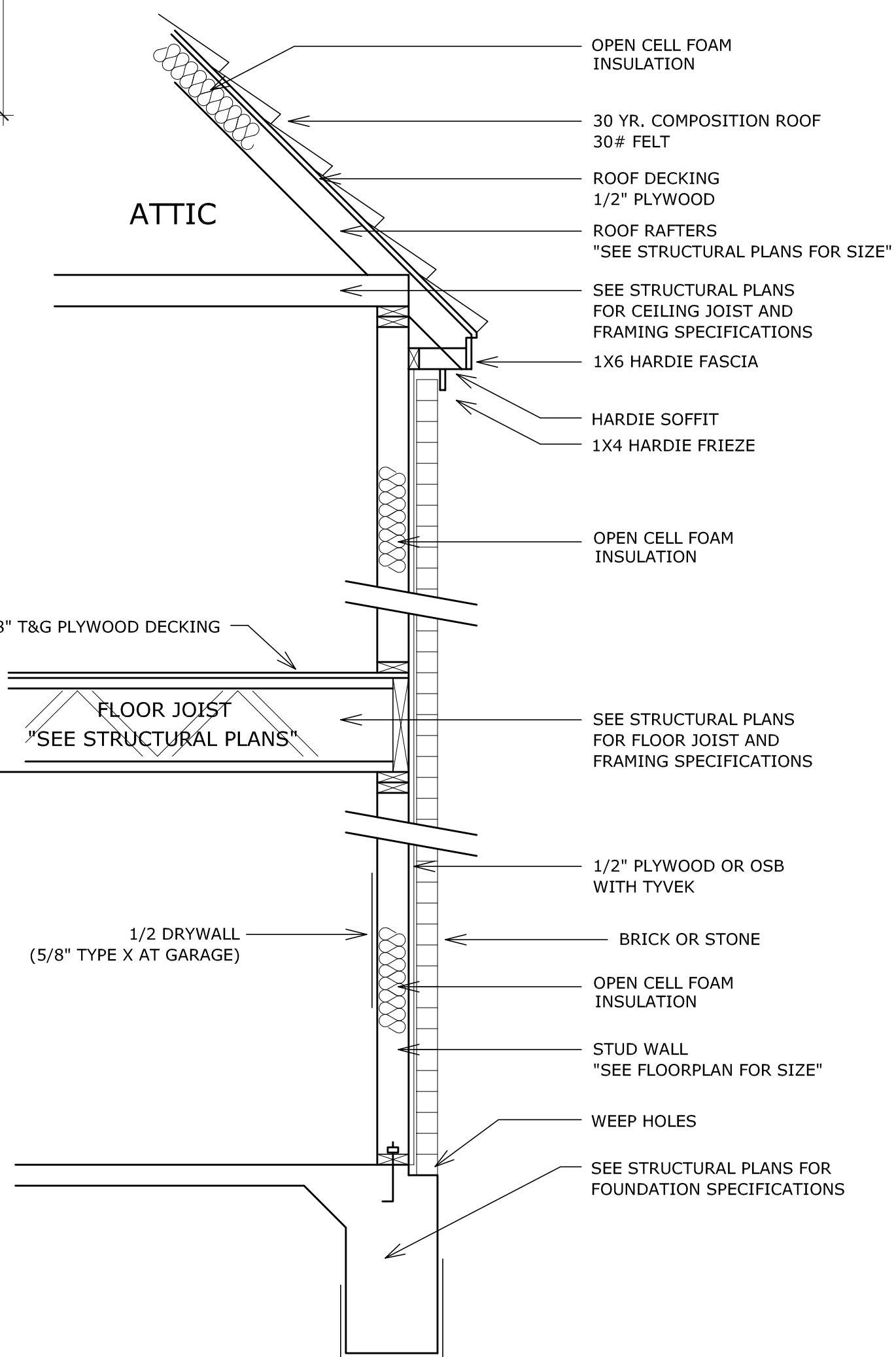
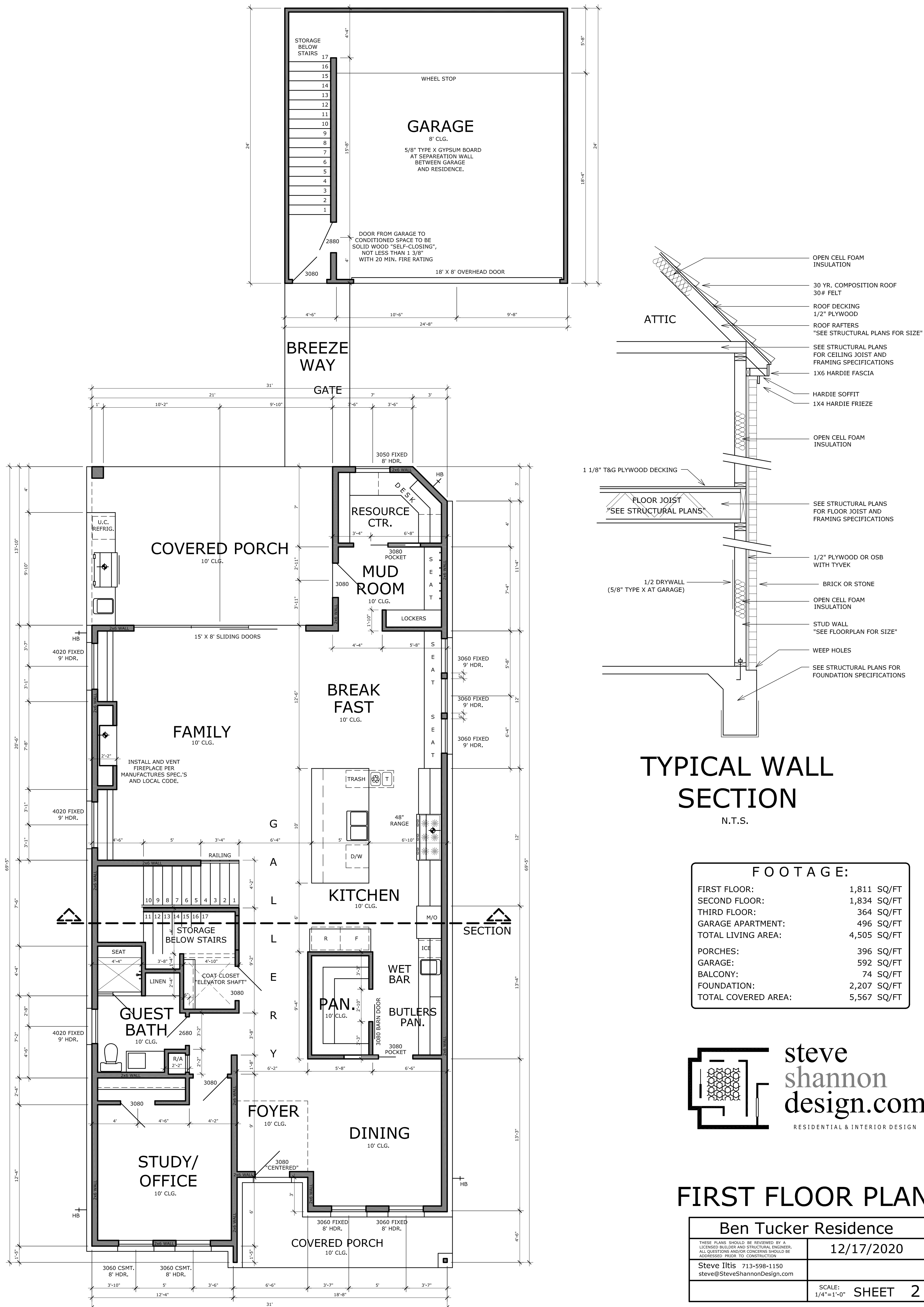


RESOURCE CENTER MUD ROOM



GUEST BATH FAMILY ROOM SUMMER KITCHEN

FIRST FLOOR INTERIOR ELEVATIONS



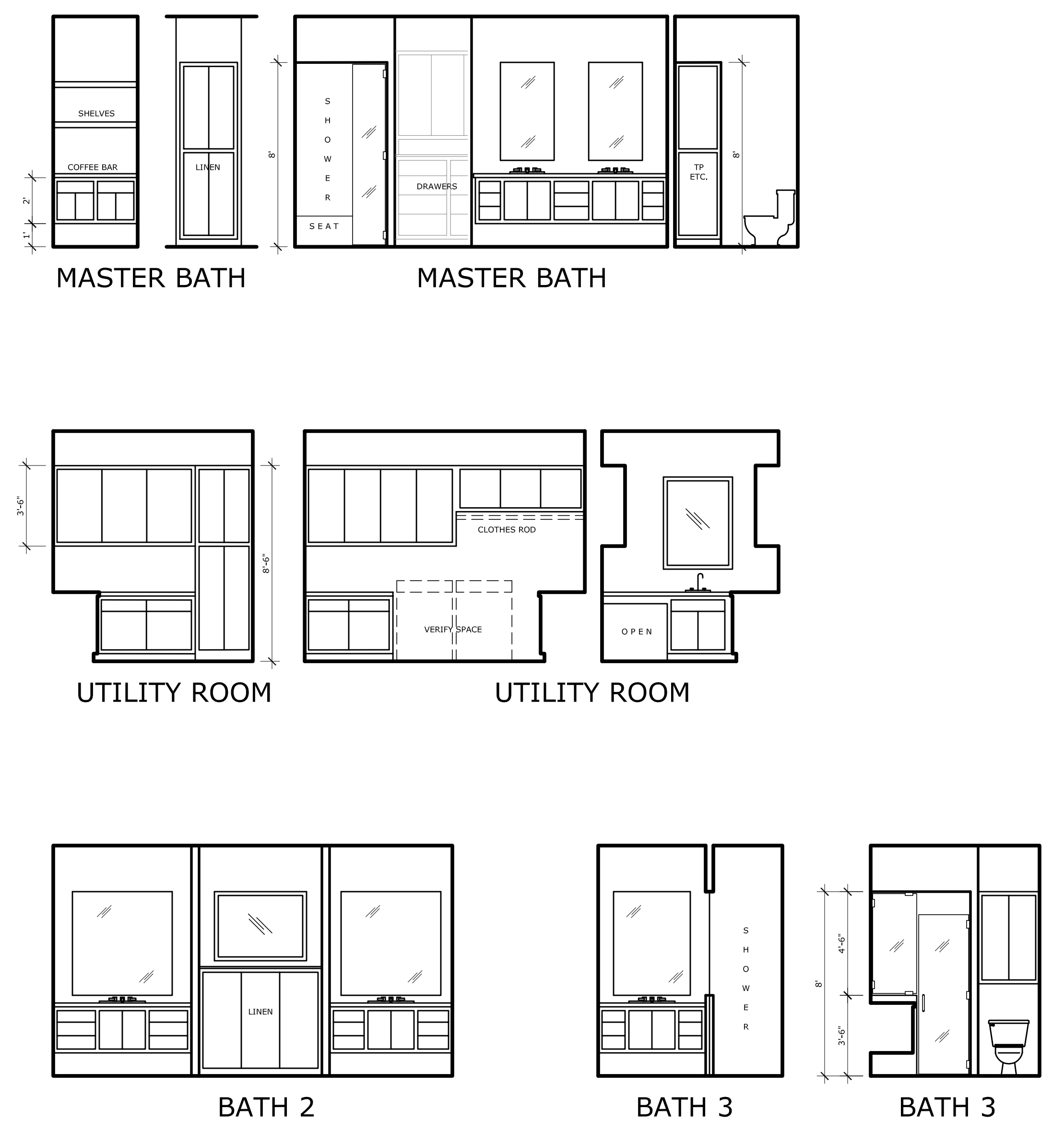
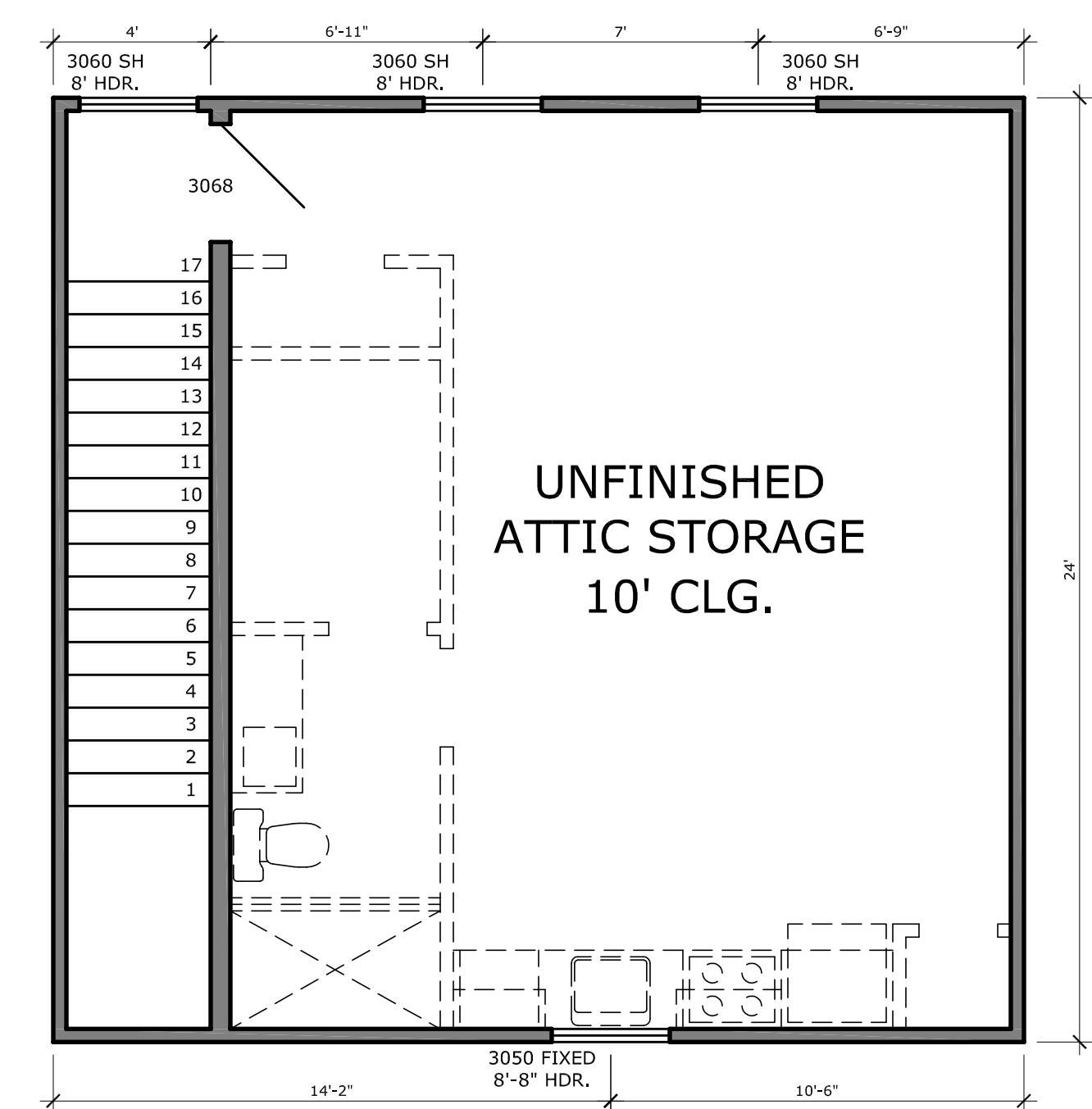
TYPICAL WALL SECTION
 N.T.S.

FOOTAGE:

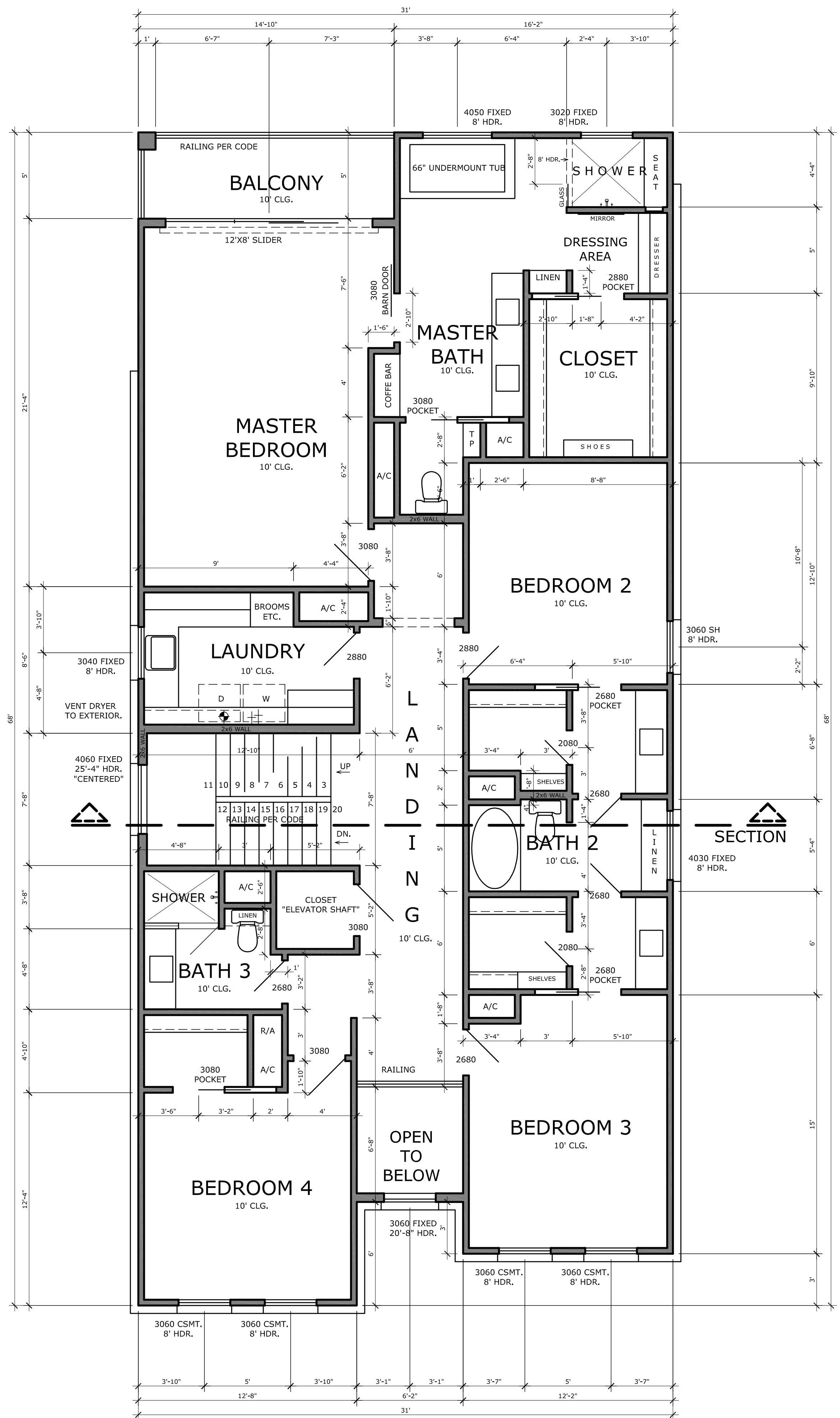
FIRST FLOOR:	1,811 SQ/FT
SECOND FLOOR:	1,834 SQ/FT
THIRD FLOOR:	364 SQ/FT
GARAGE APARTMENT:	496 SQ/FT
TOTAL LIVING AREA:	4,505 SQ/FT
PORCHES:	396 SQ/FT
GARAGE:	592 SQ/FT
BALCONY:	74 SQ/FT
FOUNDATION:	2,207 SQ/FT
TOTAL COVERED AREA:	5,567 SQ/FT

FIRST FLOOR PLAN

Ben Tucker Residence	
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SCALE: 1/4"=1'-0"	SHEET 2

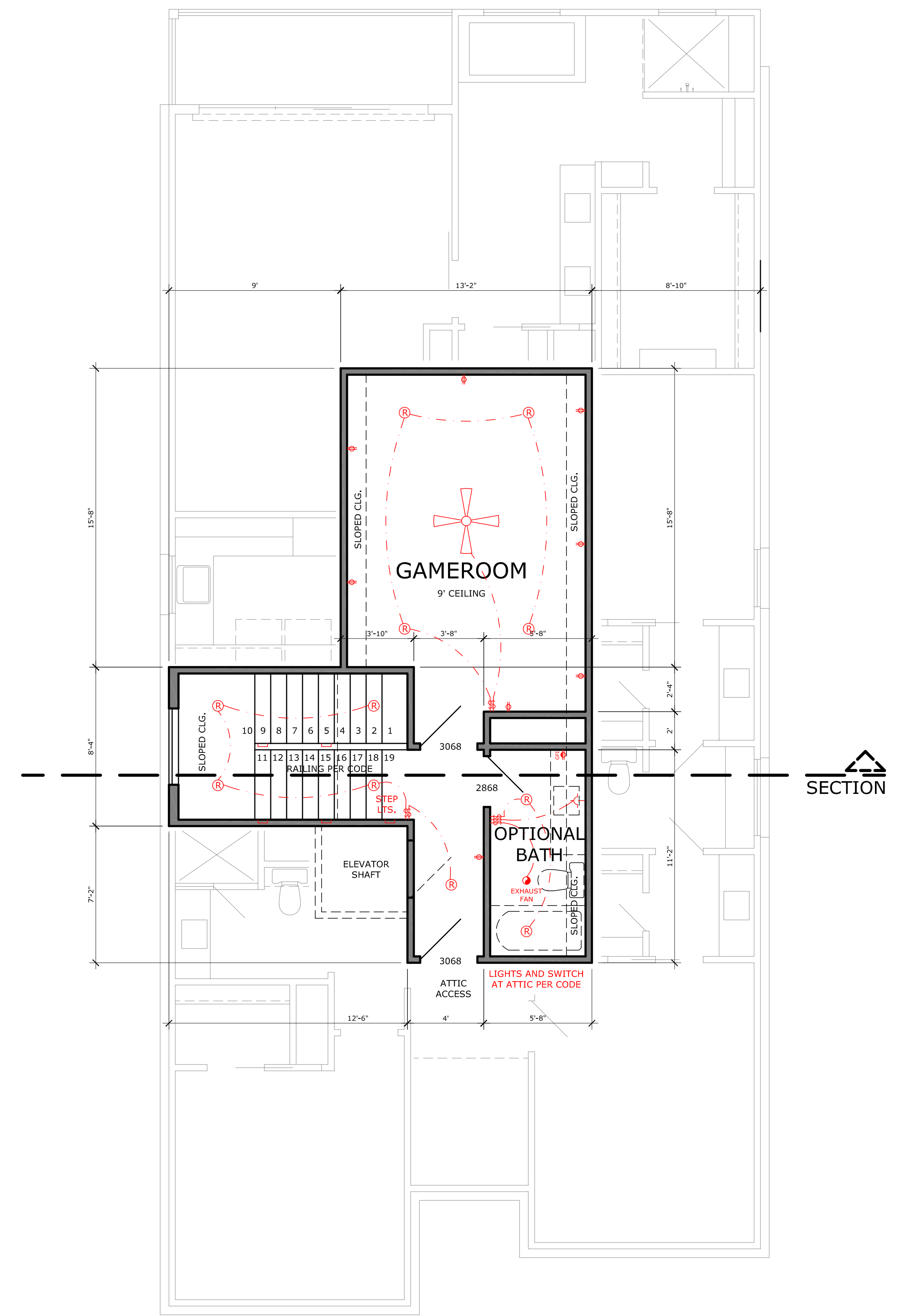


SECOND FLOOR INTERIOR ELEVATIONS



SECOND FLOOR PLAN

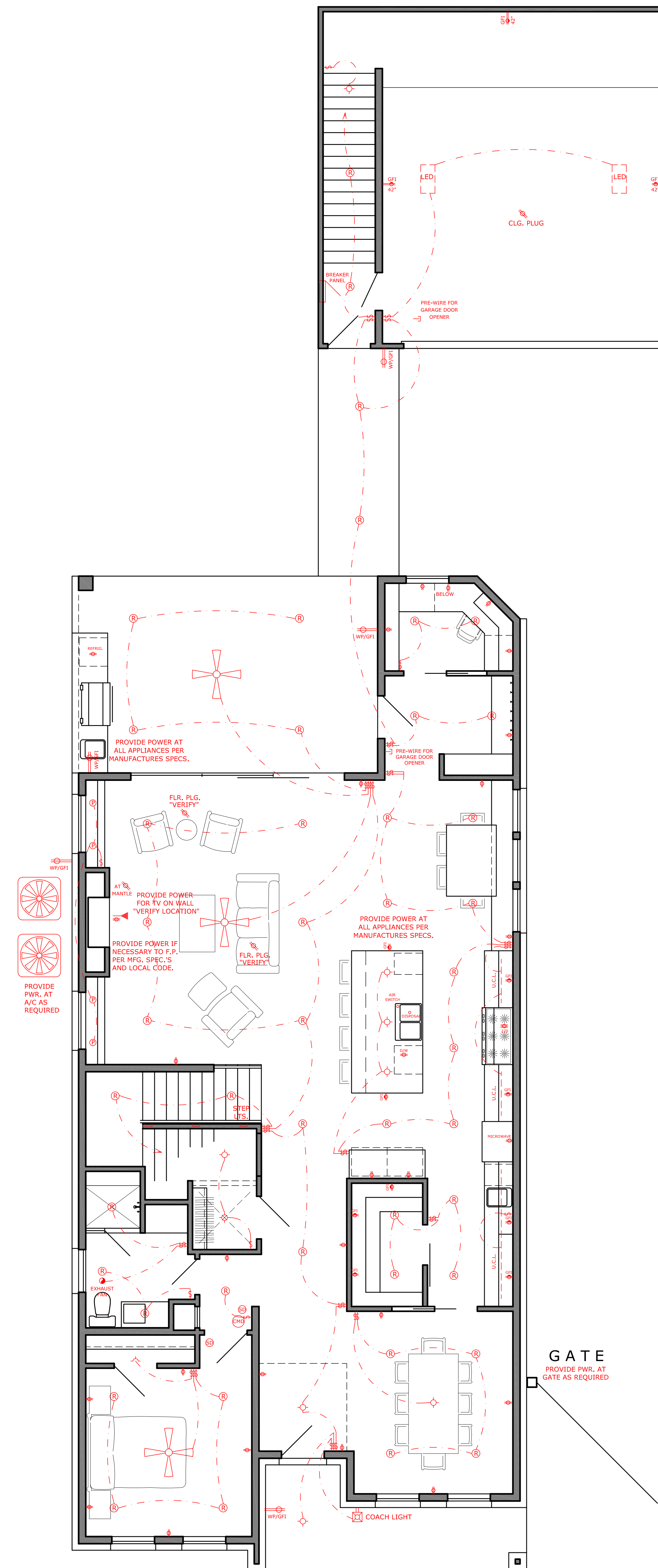
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SCALE: 1/4"=1'-0"	SHEET 3



THIRD FLOOR PLAN



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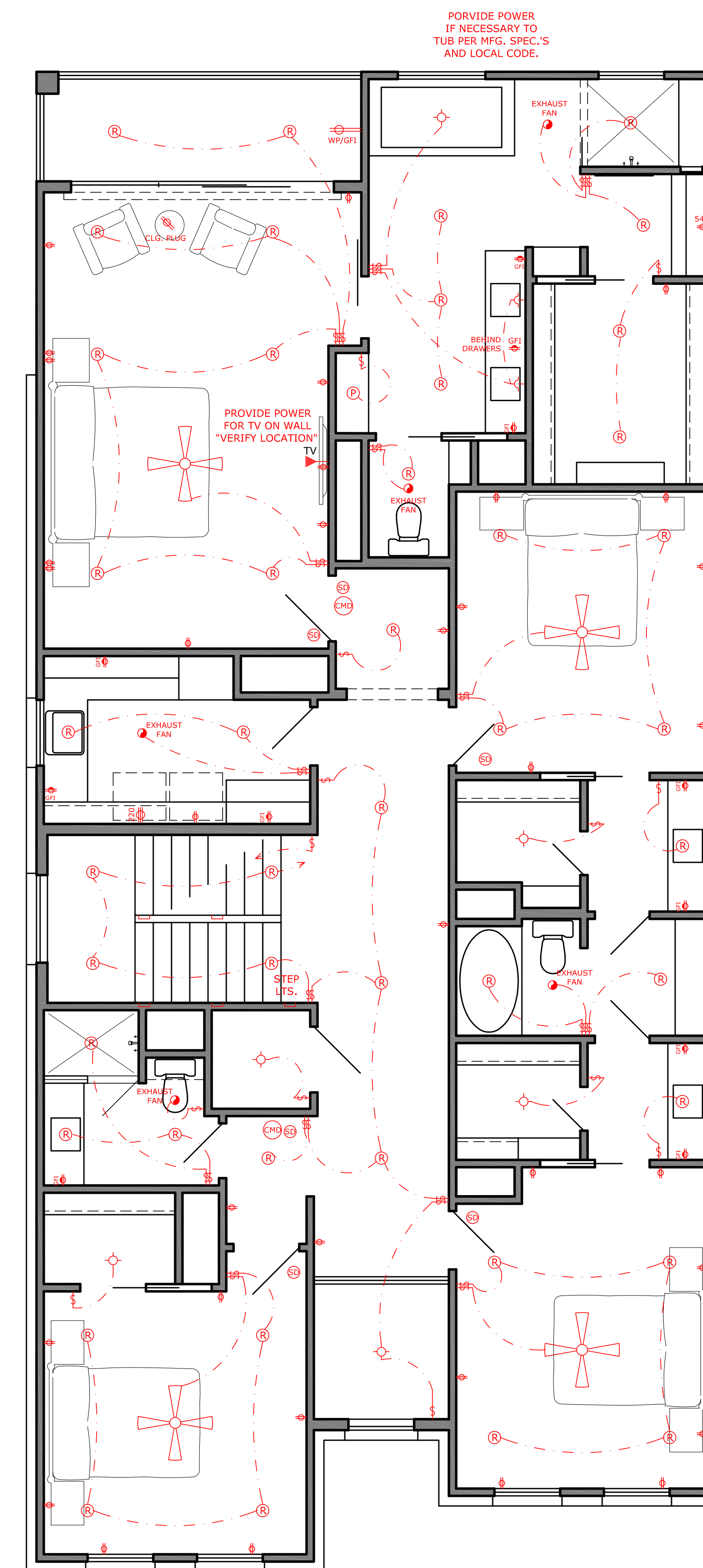
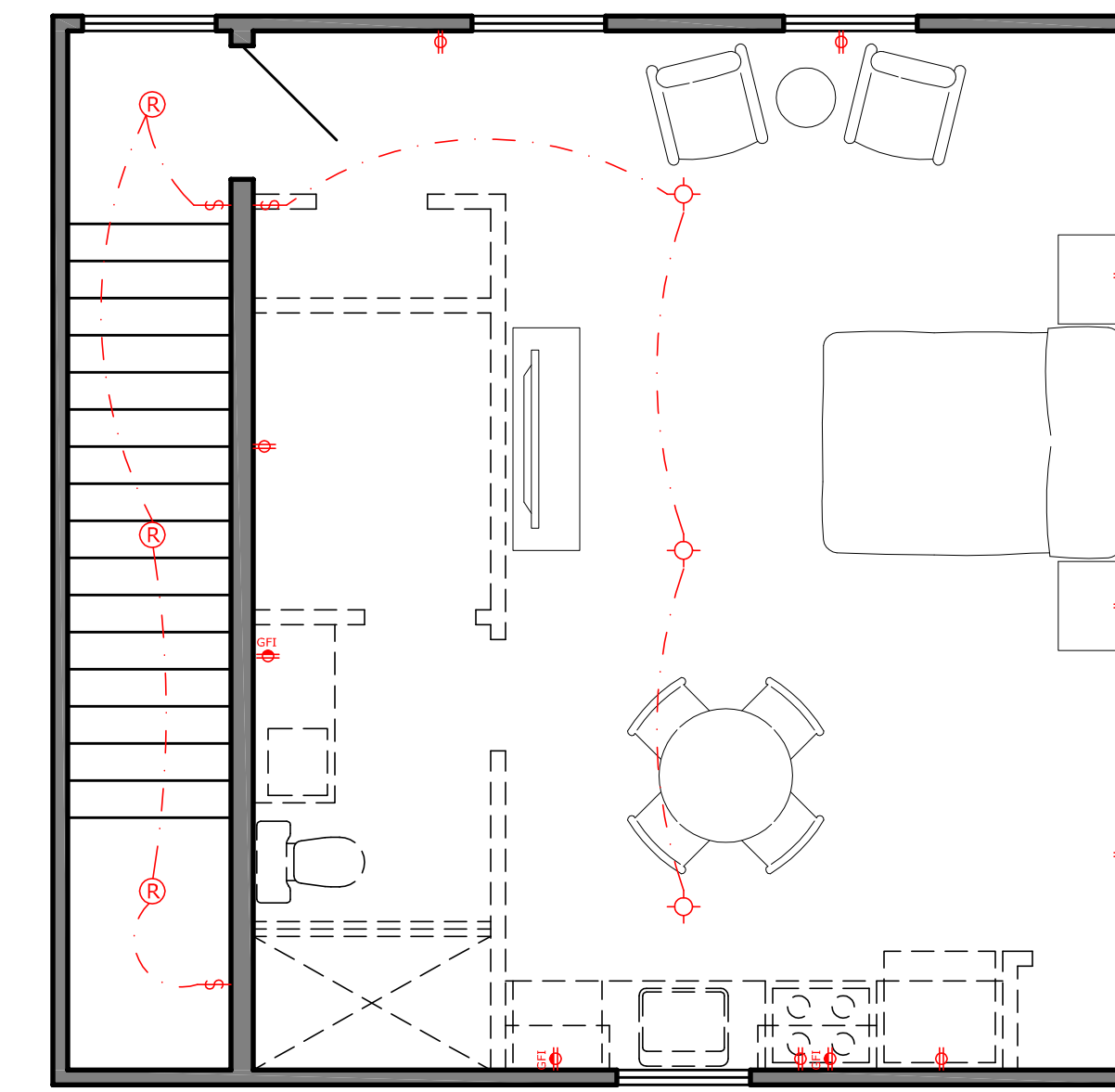


FIRST FLOOR ELECTRICAL

ELECTRICAL LEGEND	
SWITCH	⏏
LIGHT (CEILING MOUNTED)	⚡
WALL SCONCE/VANITY LT.	⚡
COACH LIGHT	⚡
EXHAUST FAN (110 CFM)	⚡
WALL PLUG (110)	⚡
WALL PLUG (220)	⚡
WALL PLUG (GFI)	⚡
RECESSED LIGHT	⚡
PUCK LIGHT	⚡
COAX & CAT-5	⚡
SMOKE DETECTOR	⚡
CARBON MONOXIDE DETECTOR	⚡
INSTALL SMOKE DETECTORS IN COMPLIANCE WITH LOCAL CODE. ALL SMOKE DETECTORS TO BE 110V, HARD WIRED, INTERCONNECTED WITH BATTERY BACKUP	
VERIFY ALL DIMMER SWITCHES WITH OWNER AND OR BUILDER	
VERIFY LOCATION OF BREAKER BOX WITH OWNER AND OR BUILDER	

Carbon Monoxide Alarms (R315.1 2012 IRC)
 Approved carbon monoxide alarms shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

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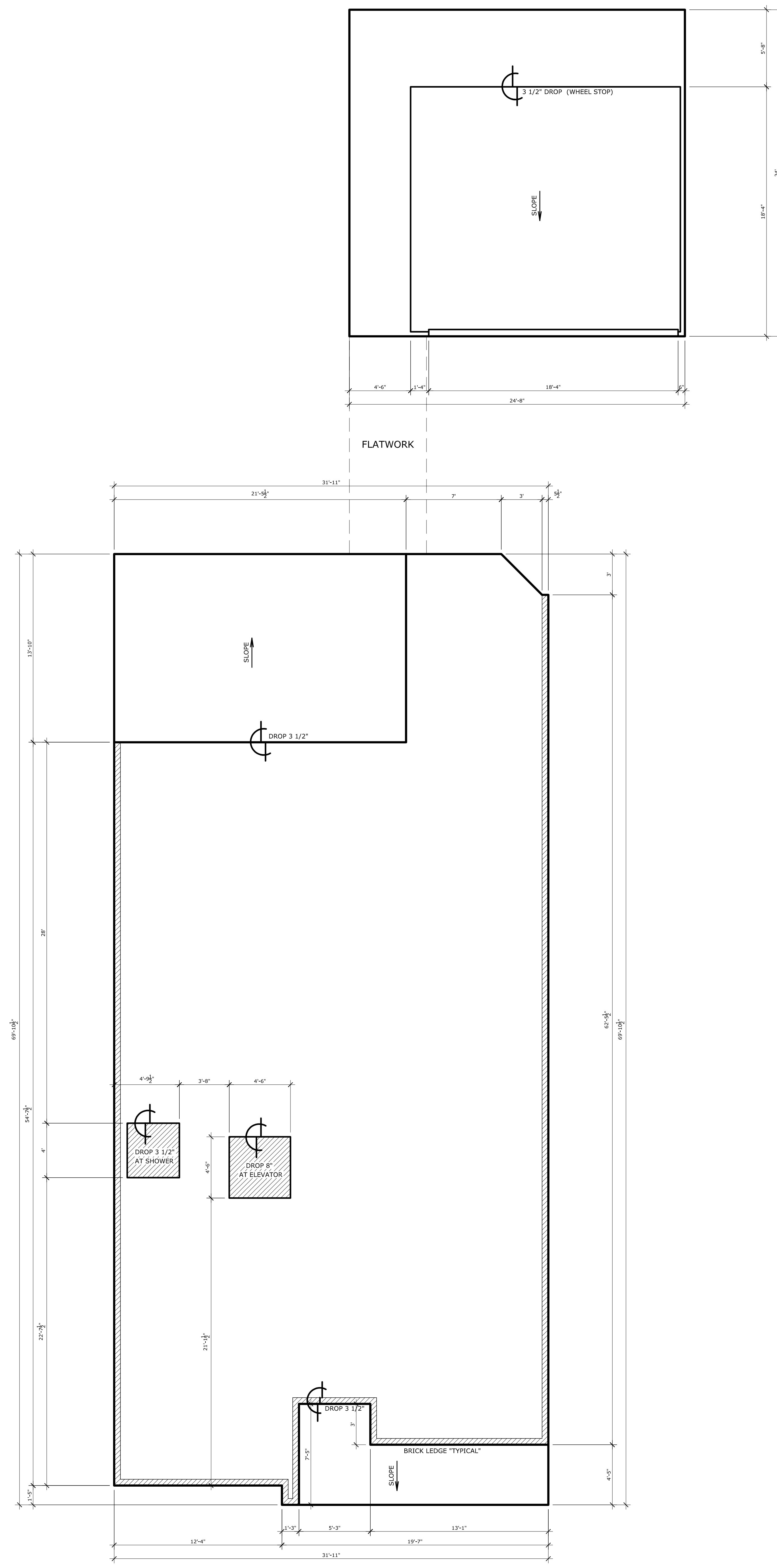
ELECTRICAL LEGEND

- SWITCH ⚡
 - LIGHT (CEILING MOUNTED) ⚡
 - WALL SCONCE/VANITY LT. ⚡
 - COACH LIGHT ⚡
 - EXHAUST FAN (110 CFM) ⚡
 - WALL PLUG (110) ⚡
 - WALL PLUG (220) ⚡
 - WALL PLUG (GFI) ⚡
 - RECESSED LIGHT ⚡
 - PUCK LIGHT ⚡
 - COAX & CAT-5 ⚡
 - SMOKE DETECTOR ⚡
 - CARBON MONOXIDE DETECTOR ⚡
- INSTALL SMOKE DETECTORS IN COMPLIANCE WITH LOCAL CODE. ALL SMOKE DETECTORS TO BE 110V, HARD WIRED, INTERCONNECTED WITH BATTERY BACKUP
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SECOND FLOOR ELECTRICAL

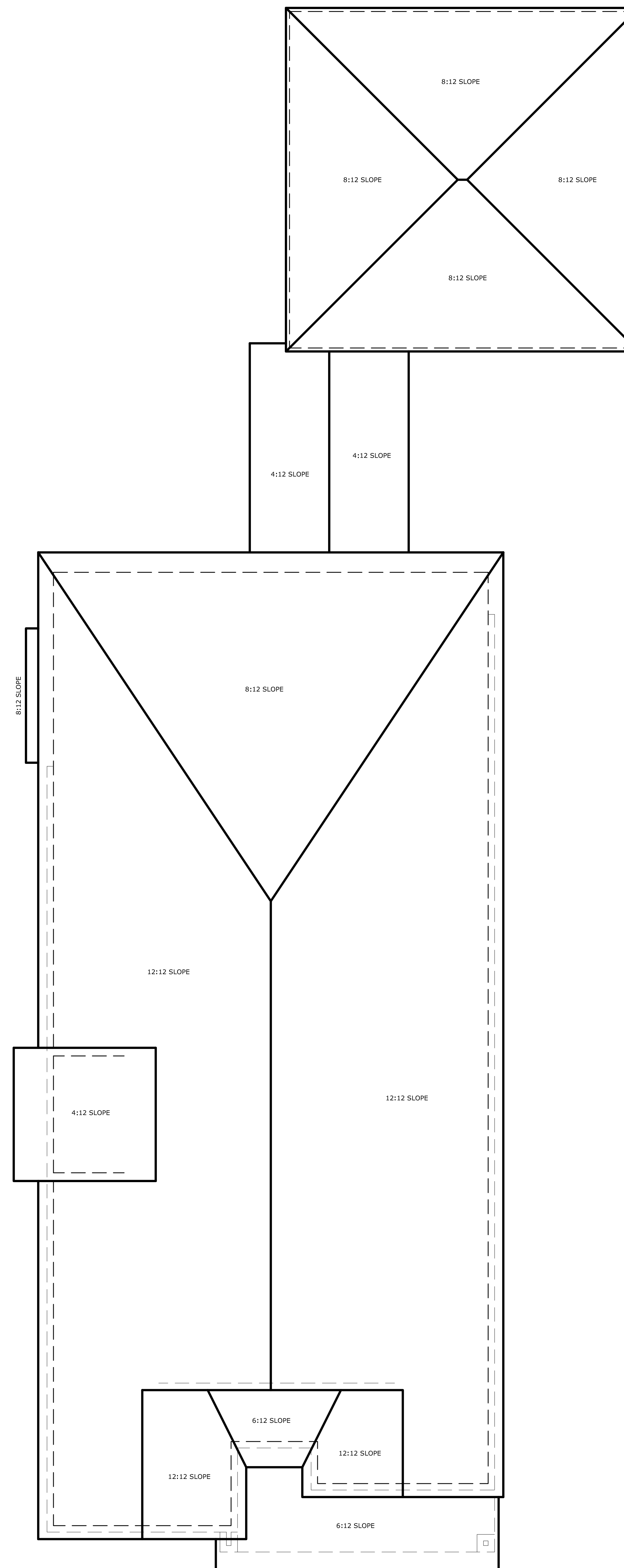


FLATWORK

REFER TO STRUCTURAL
ENGINEERING PLANS
FOR FOUNDATION
SPECIFICATIONS

FOUNDATION FORM PLAN

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REFER TO STRUCTURAL
ENGINEERING PLANS
FOR ROOF FRAMING
SPECIFICATIONS



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SCALE: 1/4"=1'-0"	SHEET 8

ROOF PLAN