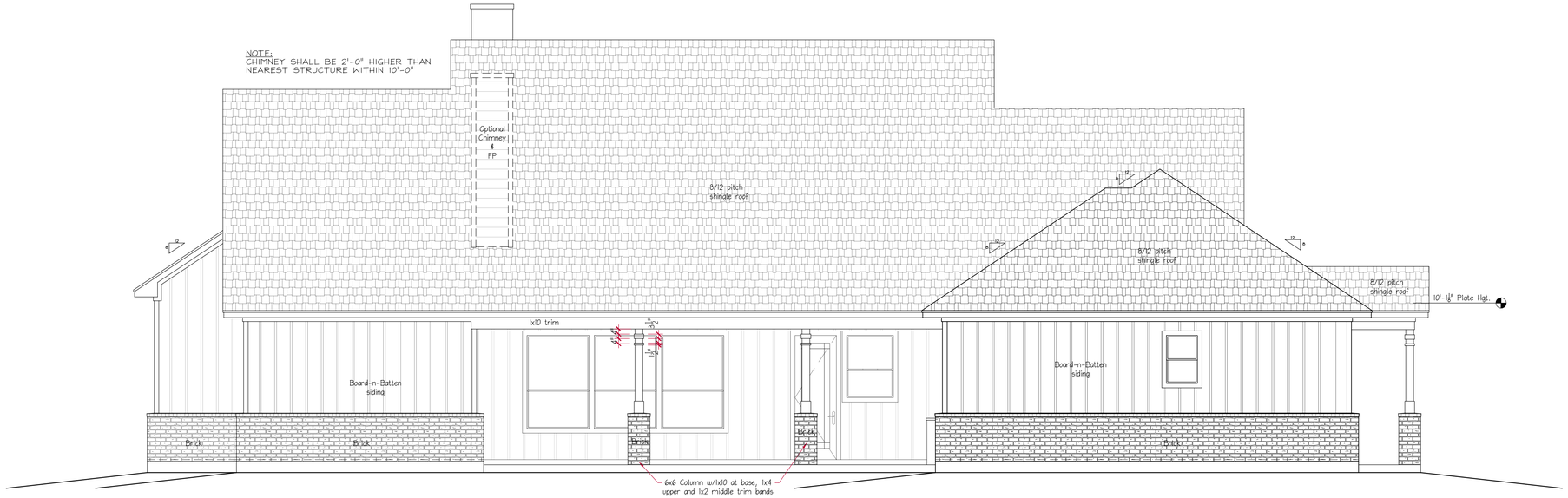
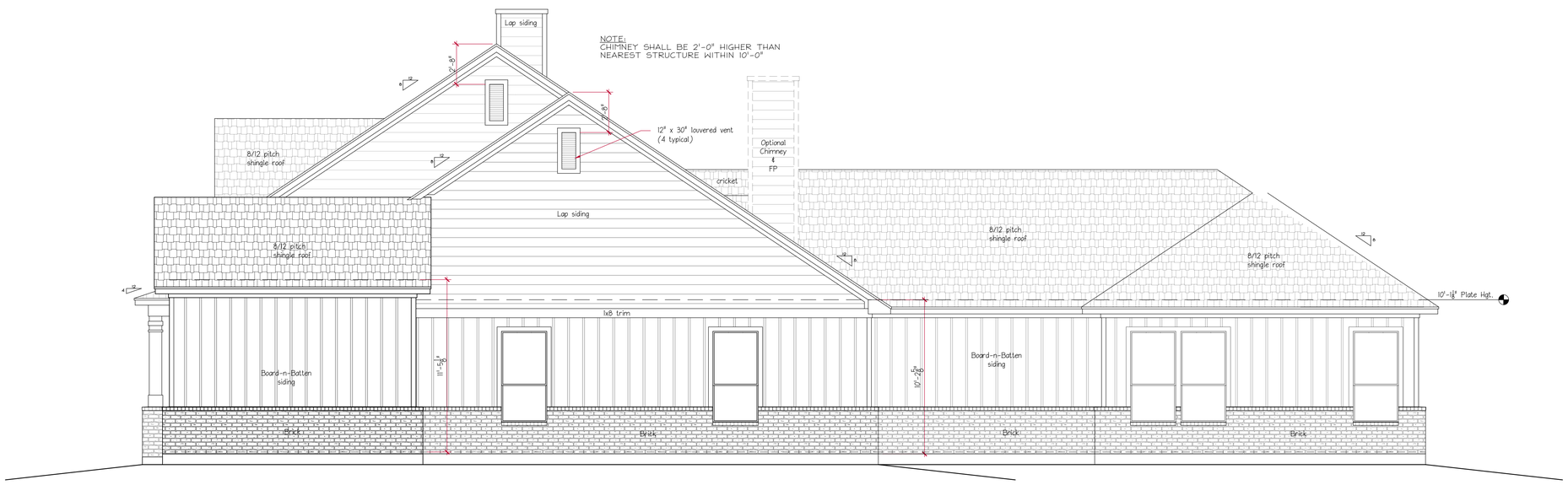


2 REAR ELEVATION

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



1 RIGHT SIDE ELEVATION

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

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Revisions

Date	Description

A NEW SPEC

LOT 78, BLOCK 1
MAGNOLIA CROSSING
715 CREEK CROSSING
MAGNOLIA, TEXAS
77355

715CC

Sheet Date: 10/29/2022

Sheet Title:
EXT. ELEVATIONS
REAR & RIGHT

Sheet No.:
A5-1

Drawn By	Project Manager	Builder
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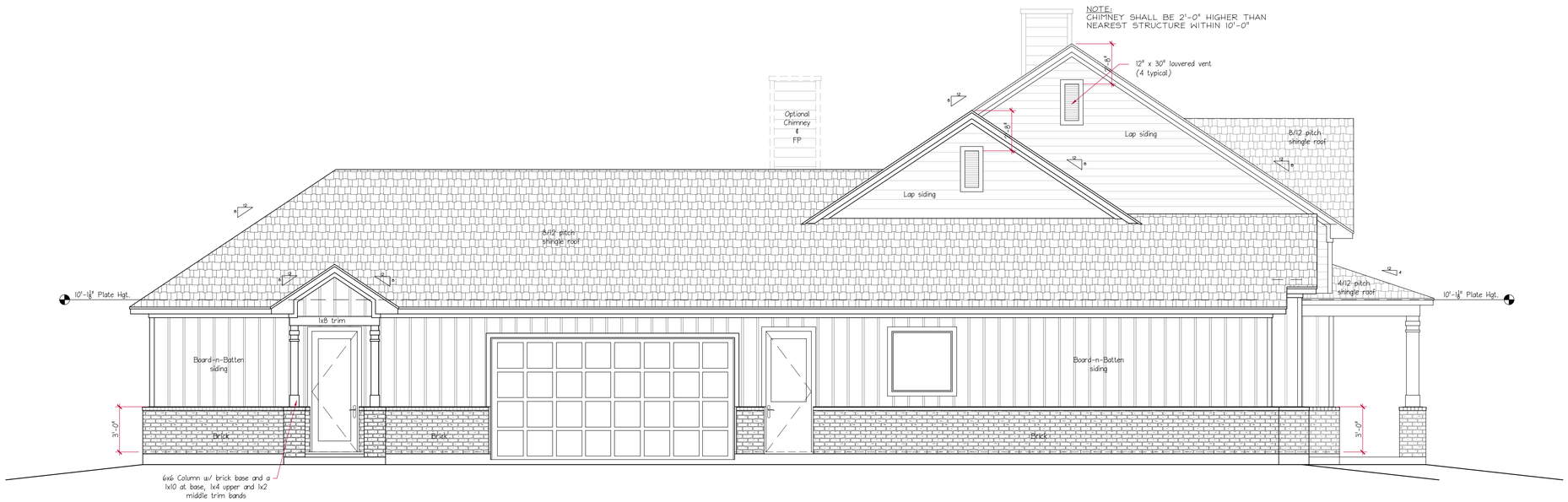
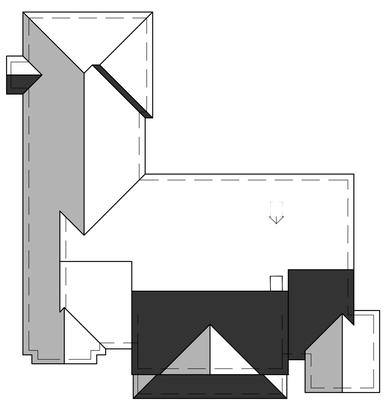


2 LEFT SIDE ELEVATION

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



3 ROOF OVERVIEW

SCALE: NOT TO SCALE

1 FRONT ELEVATION

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

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Revisions

Date	Description

A NEW SPEC

LOT 78, BLOCK 1
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MAGNOLIA, TEXAS
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Sheet Date: 10/29/2022

Sheet Title:
EXT. ELEVATIONS
FRONT & LEFT

Sheet No.:
A5-0

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GRS	JW	VANGUARD BLDRS.

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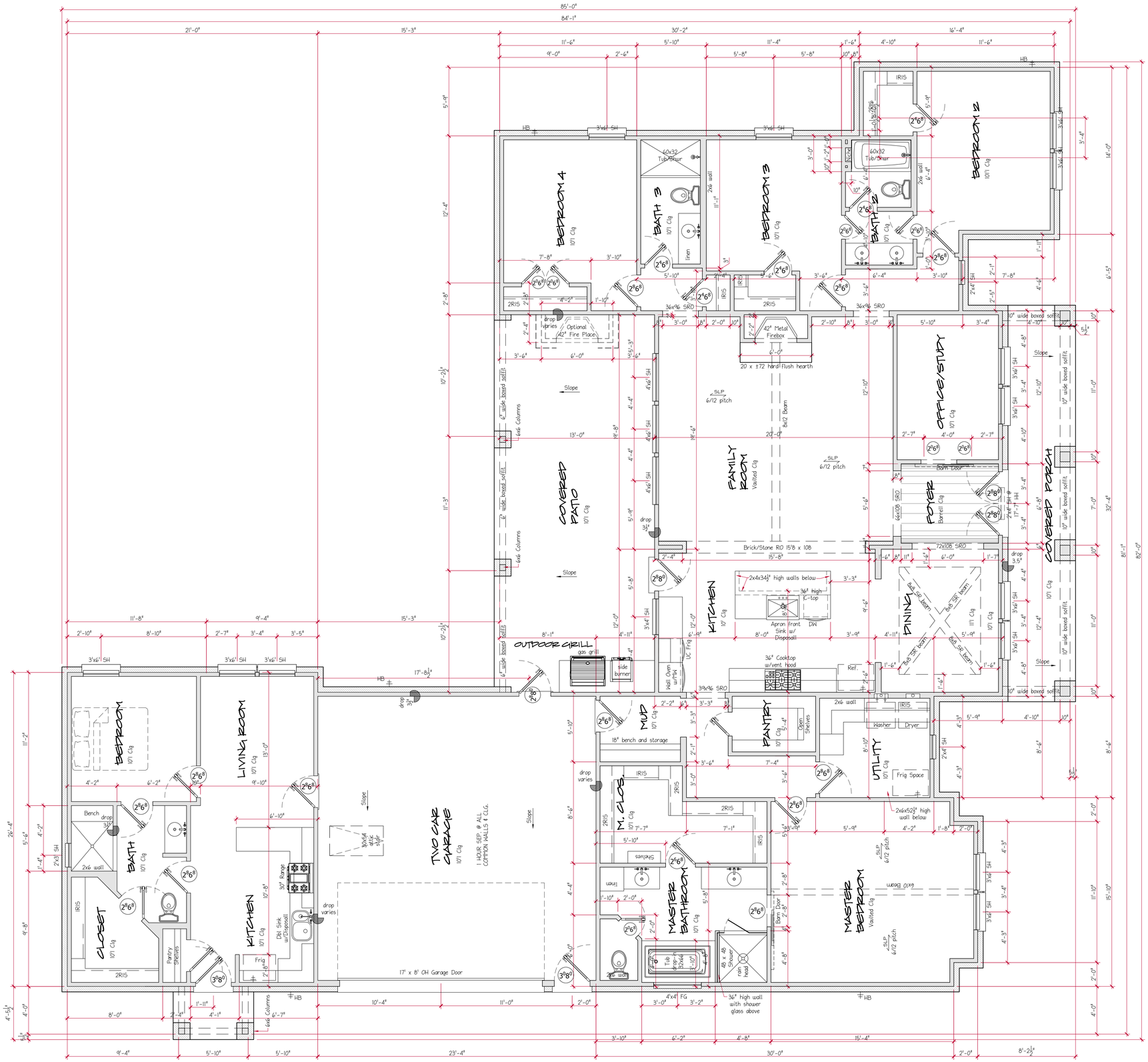

1 FLOOR PLAN

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

ALL WINDOWS TO BE @ 8'-0" HEADER HEIGHT (U.N.O.)

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Revisions

Date	Description

BUILDING AREAS:	
QUARTERS	5848 SF
QUARTERS FRONT PORCH	2124 SF
MAIN HOUSE LIVING AREA	5,848 SF
2 CAR GARAGE	1,944 SF
FRONT COVERED PORCH	1848 SF
COVERED PATIO	4,123 SF
TOTAL LIVING AREA	7,792 SF
TOTAL NON-LIVING AREA	7,123 SF
TOTAL SLAB	14,915 SF
TOTAL PLANTER	14,915 SF

A NEW SPEC

LOT 78, BLOCK 1
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Sheet Date: 10/29/2022

Sheet Title: FLOOR PLAN

Sheet No.: A3-0

Drawn By: GRS
Project Manager: JW
Builder: VANGUARD BLDRS.

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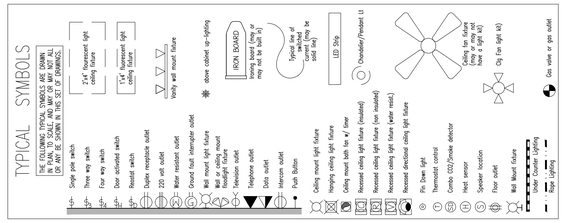

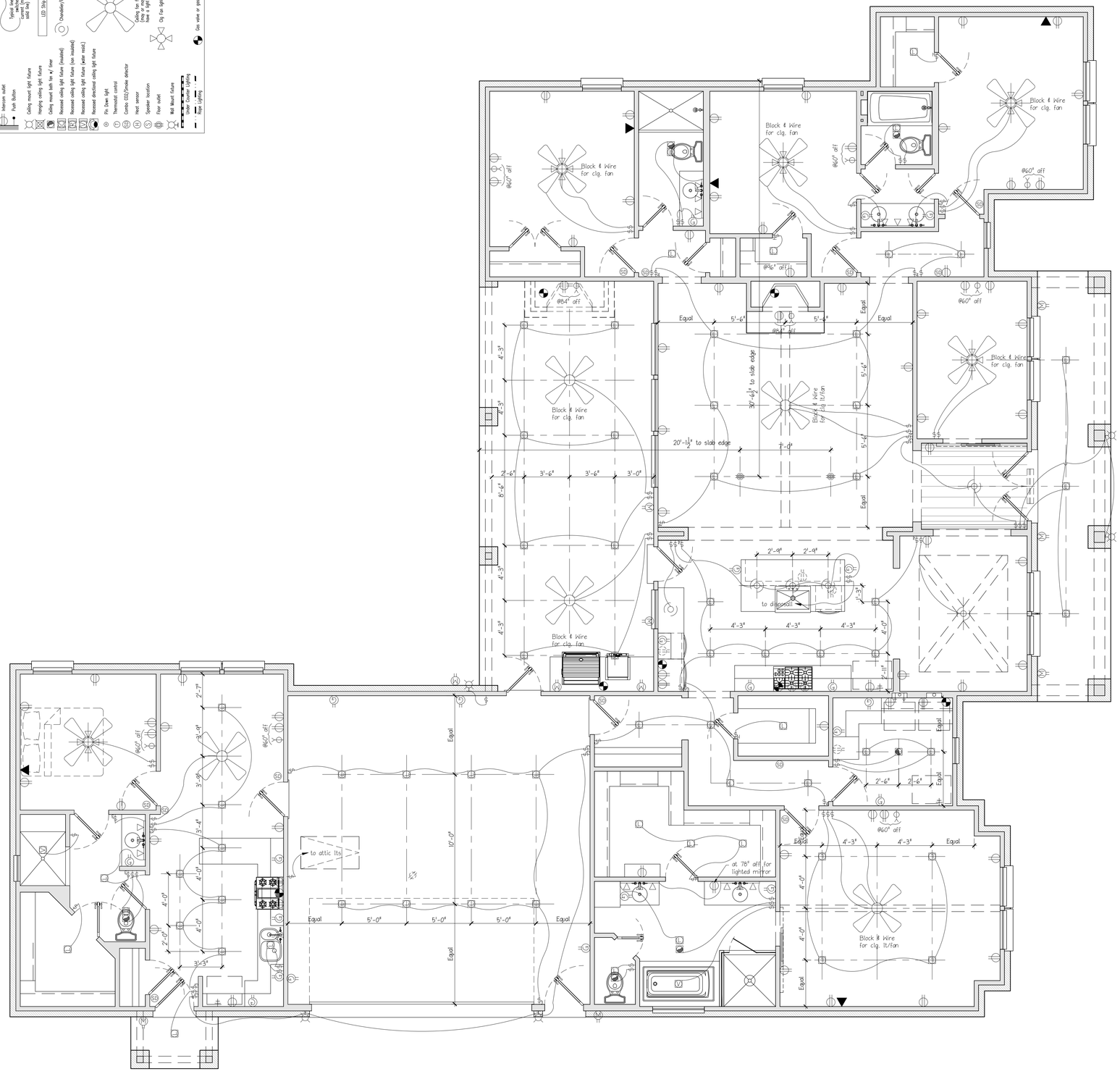

1 1ST LEVEL ELEC. PLAN

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

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A NEW SPEC

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Sheet Date: 10/29/2022

Sheet Title: POWER & LIGHTING PLAN

Sheet No.: A4-0

Drawn By	Project Manager	Builder
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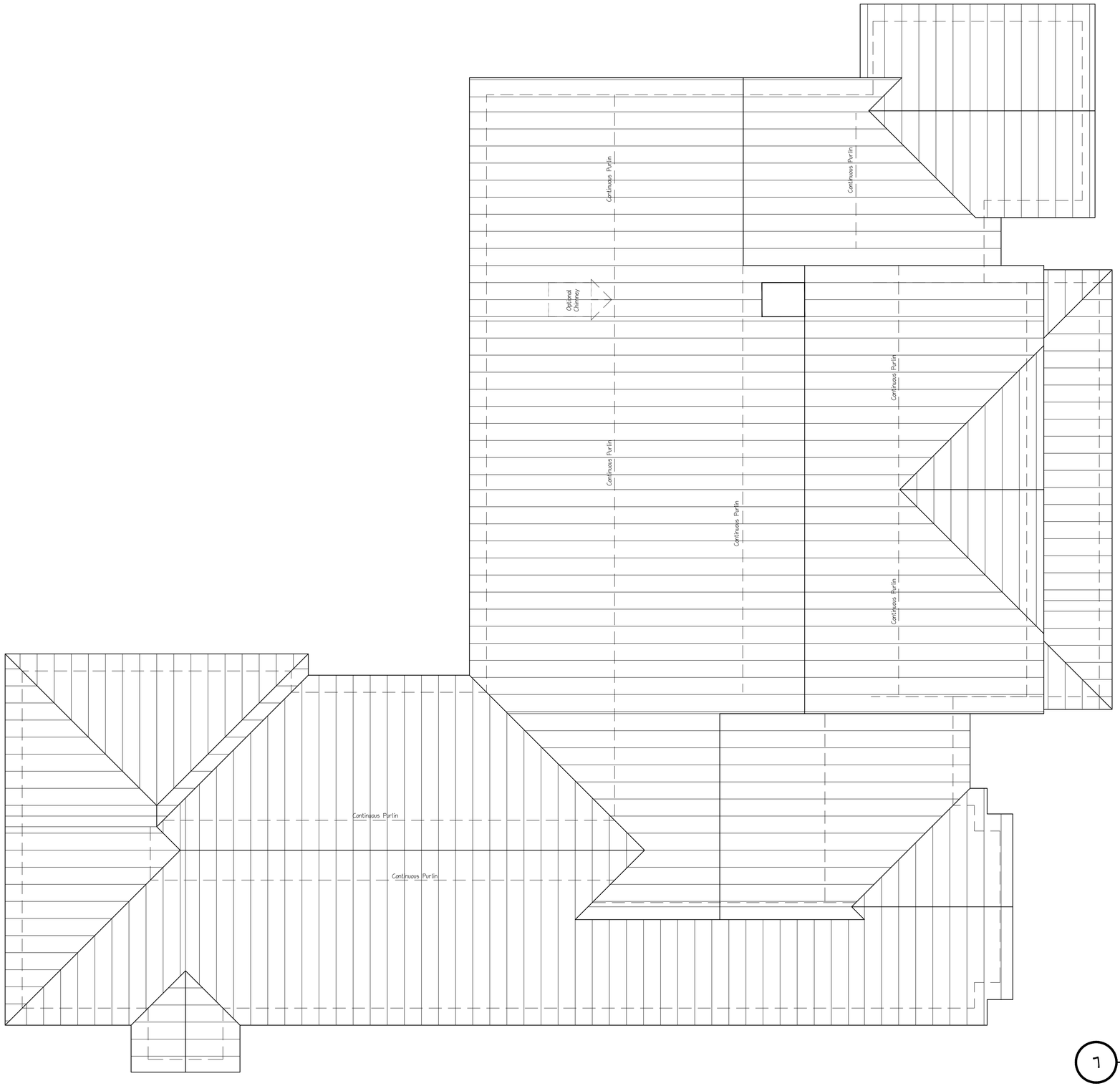

1 ROOF PLAN

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

Rafters to be #2 SYP 2x6's @ 16" o.c. (UNO)

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Sheet Date: 10/29/2022

Sheet Title: ROOF PLAN

Sheet No.: A5-2

Drawn By	Project Manager	Builder
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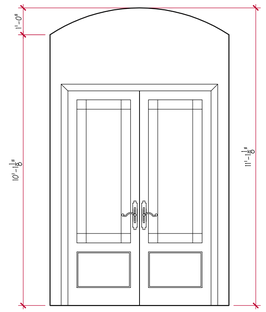
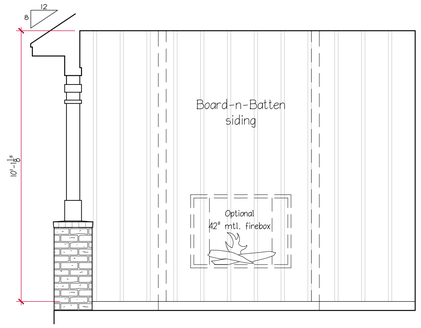
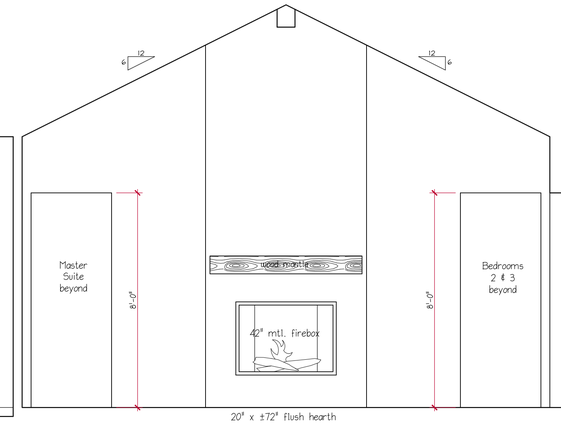


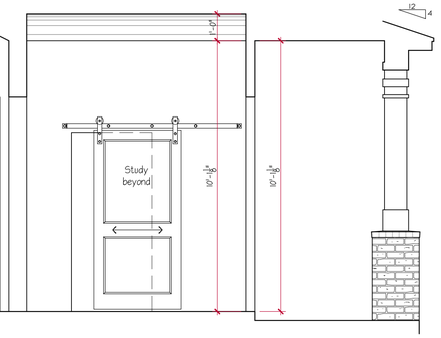
FOYER



COVERED PATIO



FAMILY ROOM



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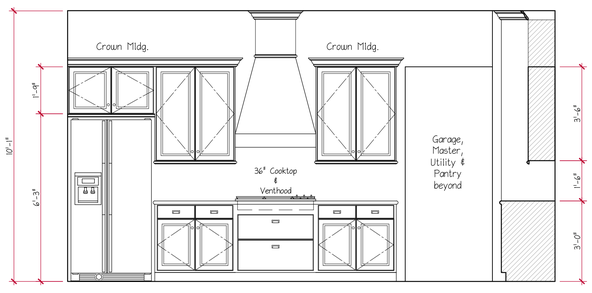
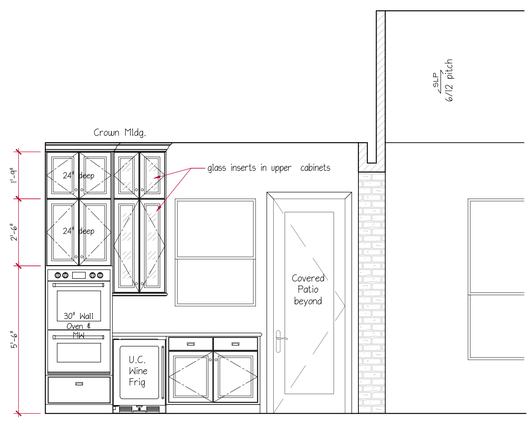


KITCHEN



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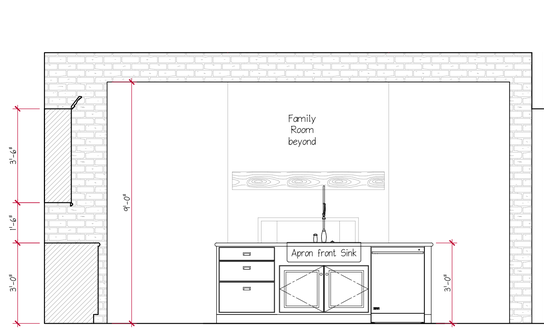

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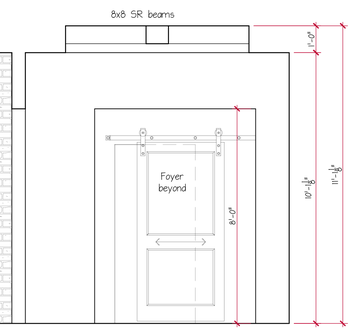
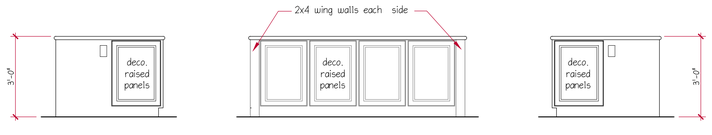
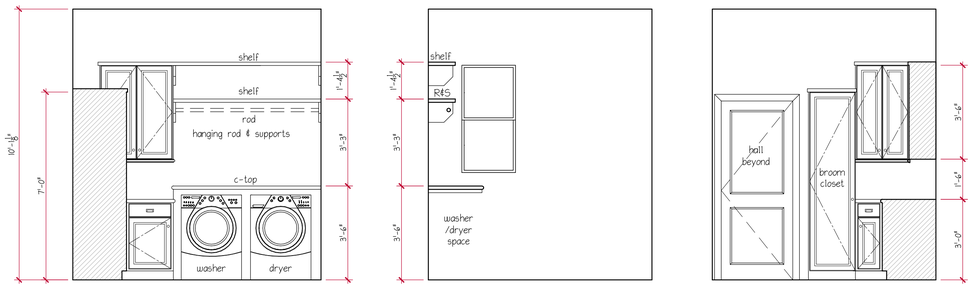


DINING ROOM



KITCHEN ISLAND



UTILITY

SCALE: 3/8" = 1'-0"

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Revisions

Date	Description

A NEW SPEC

LOT 78, BLOCK 1
MAGNOLIA CROSSING
715 CREEK CROSSING
MAGNOLIA, TEXAS
77355

715CC

Sheet Date: 10/29/2022

Sheet Title: INTERIOR ELEVATIONS 1

Sheet No.: A6-0

Drawn By	Project Manager	Builder
GRS	JW	VANGUARD BLDRS.

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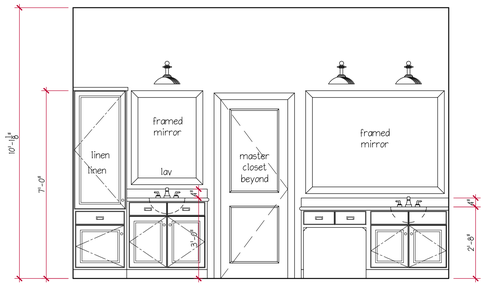
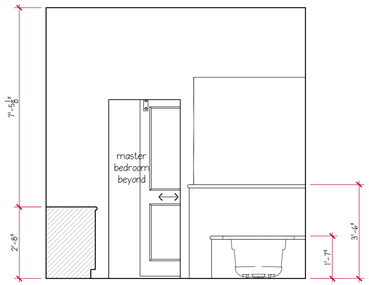
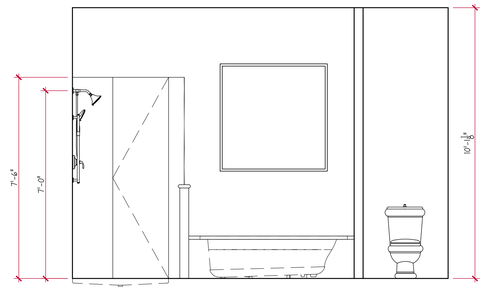
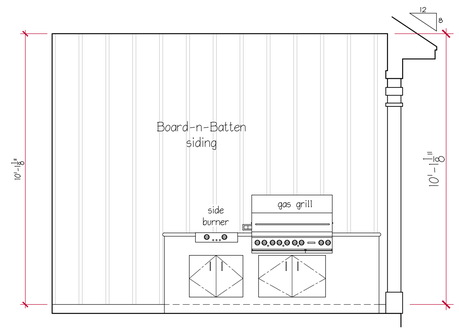


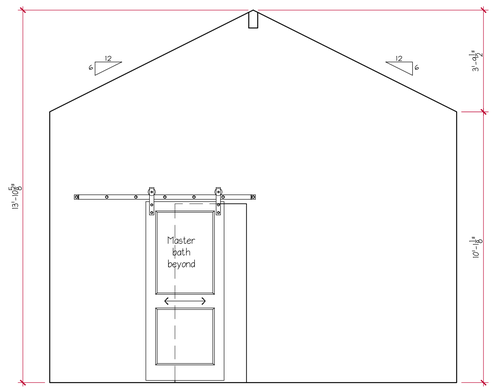




MASTER BATH



OUTDOOR GRILL



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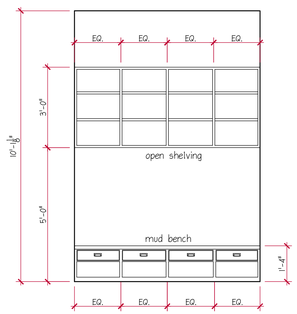
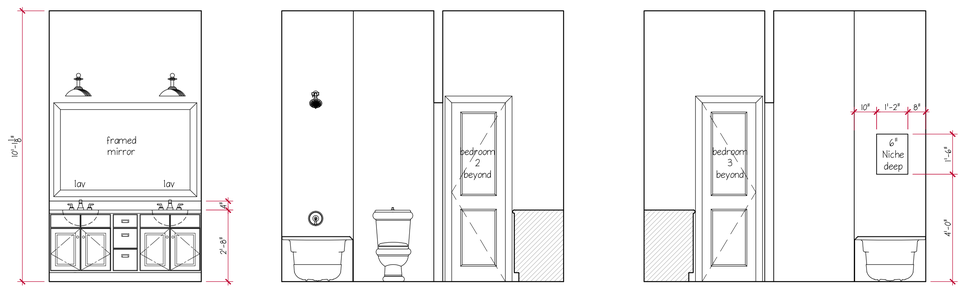
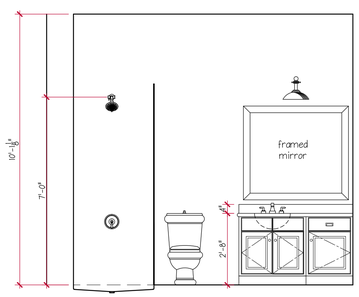


MUD ENTRY



BATH 2



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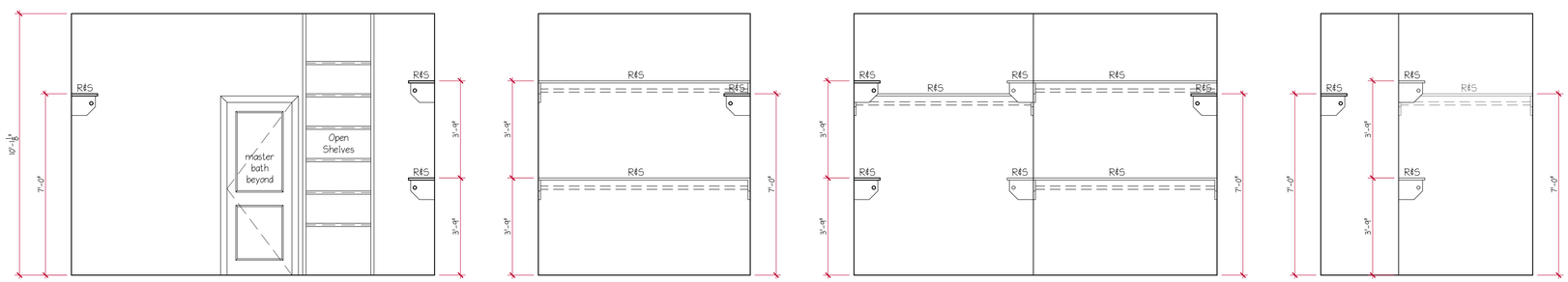

MASTER CLOSET

SCALE: 3/8" = 1'-0"

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Revisions

Date	Description

A NEW SPEC

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MAGNOLIA, TEXAS
77355

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Sheet Date: 10/29/2022

Sheet Title: INTERIOR ELEVATIONS 2

Sheet No.: A6-1

Drawn By: GRS
Project Manager: JW
Builder: VANGUARD BLDRS.

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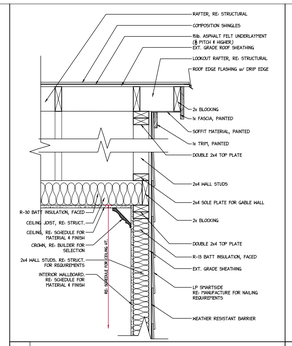
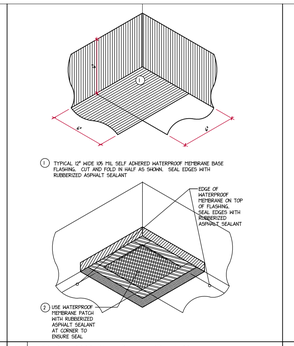
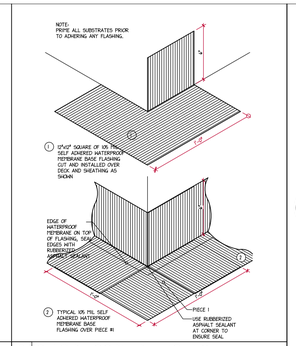


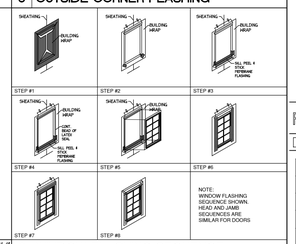
1 GABLE WALL • SIDING



2 INSIDE CORNER FLASHING

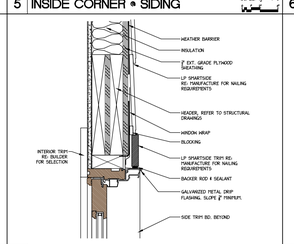


3 OUTSIDE CORNER FLASHING

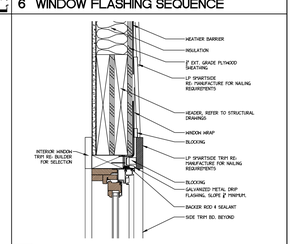


4 WINDOW INSTALLATION SEQUENCE

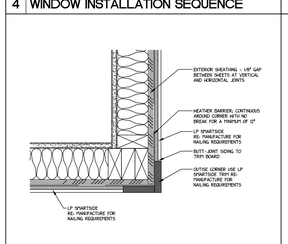
1. COMPLETELY INSTALL WEATHER RESISTANT BARRIER OVER ENTIRE SHEATHING USING 'BUTTON CAP' NAILS (OR SCREWS FOR STEEL STUDS). 'BUTTON CAP' FASTENERS SHALL BE USED AT ALL PERIMETER EDGES OF SHEET MATERIALS, ALL TERMINATIONS, PENETRATIONS, HORIZONTAL, AND VERTICAL SEAMS AND TO BE SAFED WITH APPROVED WEATHER RESISTANT BARRIER TAPE. CUT WEATHER RESISTANT BARRIER PER **STEP DETAIL #8**. THIS IS SOMETIMES CALLED AN 'UPSIDE DOWN PARTING GLASS'. FOLD THE SILL PORTION OF THE WEATHER RESISTANT BARRIER OVER AND FASTEN REMAINING PORTION TO THE JAMBS. SEE DETAIL STEP #2.
2. INSTALL A 4" PIECE OF RUBBERIZED PEEL AND STICK MEMBRANE AT EACH CORNER OF THE SILL ON TOP OF BUILDING PAPER. THESE PATCHES SHOULD BE INSTALLED DIAGONALLY AT THE CORNERS OF THE SILL WITH A PORTION OF THE MEMBRANE EXTENDING INTO THE WINDOW OPENING AT THE CORNERS. SEE **DETAIL STEP #3**.
3. INSTALL RUBBERIZED PEEL AND STICK SILL FLASHING. INSTALL ON HORIZONTAL SURFACE OR ROUGH SILL COVERING FULL DEPTH OF SILL. EXTEND 6 INCHES UP BOTH JAMBS. EXTEND DOWNWARD 6 INCHES FROM UPPER EDGE INTO BUILDING PAPER. CUT FLASHING TO FIT AROUND JAMB STUDS. FOLD FLASHING UP AT BACK EDGE OF SILL. FOLD FLASHING OVER FRONT EDGE OF SILL AND JAMBS FIRST. FOR 2X6 WALLS, A 12" WIDE MEMBRANE IS NEEDED. ROLL (SMOOTH) OUT ANY BUBBLES. **SEE DETAIL STEP #5**.
4. INSTALL A CONTINUOUS BEAD OF LATEX SEALANT AROUND WINDOW OPENING AT WINDOW JAMBS AND HEAD ONLY. DO NOT INSTALL ANY SEALANT ON THE SILL NAILING FLANGE. **SEE DETAIL STEP #4**.
5. INSTALL WINDOW PER MANUFACTURERS RECOMMENDATIONS. **SEE DETAIL STEP #6**. PROVIDE A FULL BED OF SEALANT BEHIND NAILING FIN PRIOR TO INSTALLATION.
6. INSTALL A 4" OR 6" RUBBERIZED PEEL AND STICK MEMBRANE OVER NAILING FLANGE AT JAMBS AND HEAD ONLY. IN ADDITION TO THE SILL PORTION, THESE PATCHES SHOULD BE INSTALLED DIAGONALLY AT THE CORNERS OF THE WINDOW. ALSO INSTALL ACCENT TRIM (SUCH AS A 2X6 OR 2X8) WRAP. ROLL (SMOOTH) OUT ANY BUBBLES. **SEE DETAIL STEPS #6 AND #7**.
7. FLIP HEAD FLAP OF BUILDING PAPER DOWN OVER THE HEAD FLASHING. SECURE FLAP ABOVE WINDOW WITH SHEATHING TAPE, MAKING SURE TO COMPLETELY COVER THE ENTIRE CUT AREA. **SEE DETAIL STEP #8**.
8. FOAM TRIM THAT IS GREATER THAN OR EQUAL TO 4" IN THICKNESS SHALL BE MECHANICALLY ANCHORED USING SCREWS AT 2", 12", 14" OR PER MANUFACTURER'S RECOMMENDATIONS.
9. SUFFICIENT MORTAR JUST BE APPLIED TO STUCCO BROWN COAT SUBSTRATE AND BACK OF VENEER SO THAT THE RESULTING THICKNESS IS NO LESS THAN $\frac{3}{4}$" AND NOT MORE THAN 1-$\frac{1}{2}$".
10. AT WINDOW HEADS, JAMBS AND SILL, ALL FASTENERS ARE TO BE NAILED THROUGH FIN NOT CLOSER THAN 3" AND WITHIN 12" FROM CORNERS.
11. NAILS TO BE NO MORE THAN 16" o.c.
12. NO NAILS SHALL BE BENT OVER THE NAILING FIN TO SECURE THE WINDOW.



5 INSIDE CORNER • SIDING SCALE: $\frac{3}{8}$" = 1'-0"



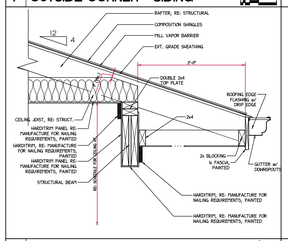
6 WINDOW FLASHING SEQUENCE



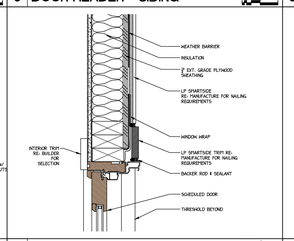
7 OUTSIDE CORNER • SIDING SCALE: $\frac{3}{8}$" = 1'-0"

8 DOOR HEADER • SIDING SCALE: $\frac{3}{8}$" = 1'-0"

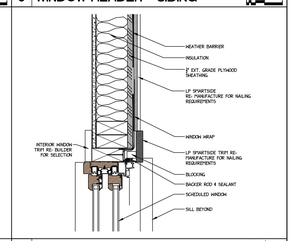
9 WINDOW HEADER • SIDING SCALE: $\frac{3}{8}$" = 1'-0"



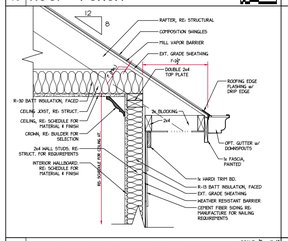
10 ROOF • PORCH SCALE: $\frac{3}{8}$" = 1'-0"



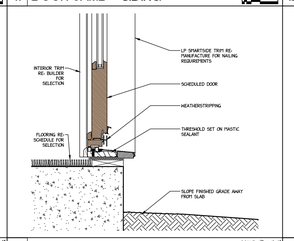
11 DOOR JAMB • SIDING SCALE: $\frac{3}{8}$" = 1'-0"



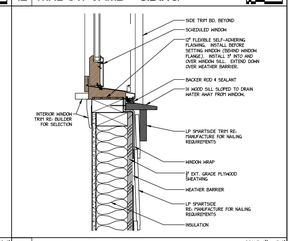
12 WINDOW JAMB • SIDING SCALE: $\frac{3}{8}$" = 1'-0"



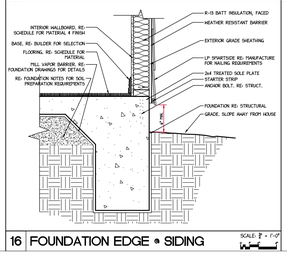
13 ROOF OVERHANG DETAIL SCALE: $\frac{3}{8}$" = 1'-0"



14 DOOR SILL • SIDING SCALE: $\frac{3}{8}$" = 1'-0"



15 WINDOW SILL • SIDING SCALE: $\frac{3}{8}$" = 1'-0"



16 FOUNDATION EDGE • SIDING SCALE: $\frac{3}{8}$" = 1'-0"

Precision design group

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Revisions

Date	Description

A NEW SPEC

LOT 78, BLOCK 1
MAGNOLIA CROSSING
715 CREEK CROSSING
MAGNOLIA, TEXAS
77355

715CC

Sheet Date: 10/29/2022

Sheet Title:
CONSTRUCTION DETAILS

Sheet No.:
A7-0

Drawn By	Project Manager	Builder
GRS	JW	VANGUARD BLDRS.

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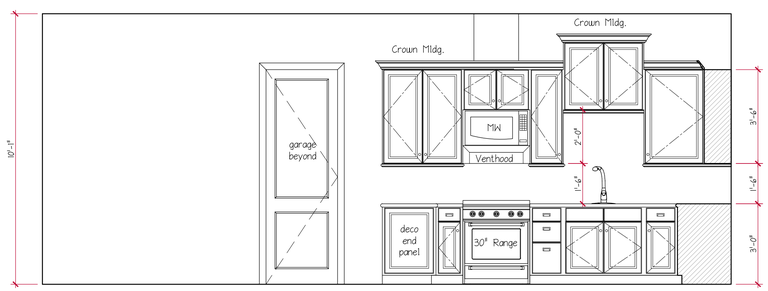
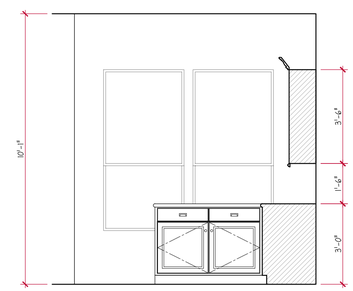
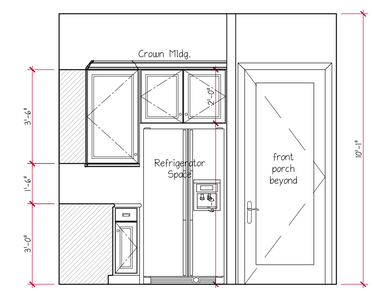


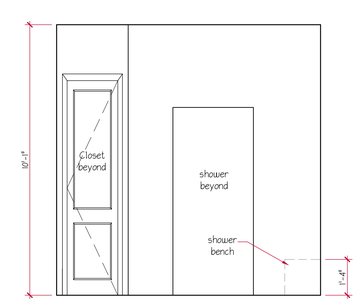
LIVING ROOM KITCHEN

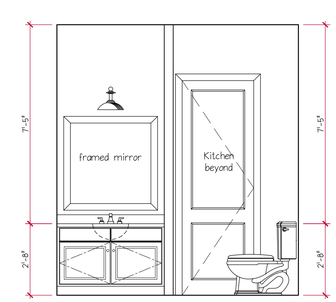


KITCHEN



KITCHEN





BATH

SCALE: 3/8" = 1'-0"

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Revisions

Date	Description

A NEW SPEC

LOT 78, BLOCK 1
MAGNOLIA CROSSING
715 CREEK CROSSING
MAGNOLIA, TEXAS
77355

715CC

Sheet Date: 10/29/2022

Sheet Title: INTERIOR ELEVATIONS 3

Sheet No.: A6-2

Drawn By	Project Manager	Builder
GRS	JW	VANGUARD BLDRS.

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