

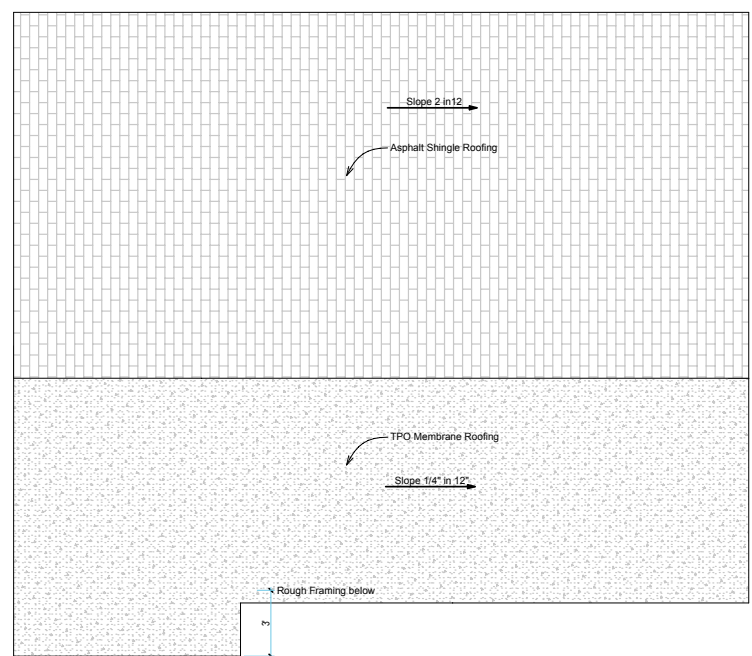
Square Footages			
Category	Home Story	Room Name	Area
AC Area	1st Level	1st Level Space	261
AC Area	2nd Level	Living, Kitchen	804
AC Area	3rd Level	Master Suite	840
AC Area	4th Level	Bedrooms	736
			2,641 sq ft
Non-AC Area	1st Level	Garage	497
			497 sq ft
Outdoor Covered	2nd Level	Balcony	69
Outdoor Covered	4th Level	Deck	128
			197 sq ft
Unconditioned Space	Garage Level	Crawspace	261
			261 sq ft
			3,596 sq ft

All Interior Spaces to be Sprinklered per NFPA 13R

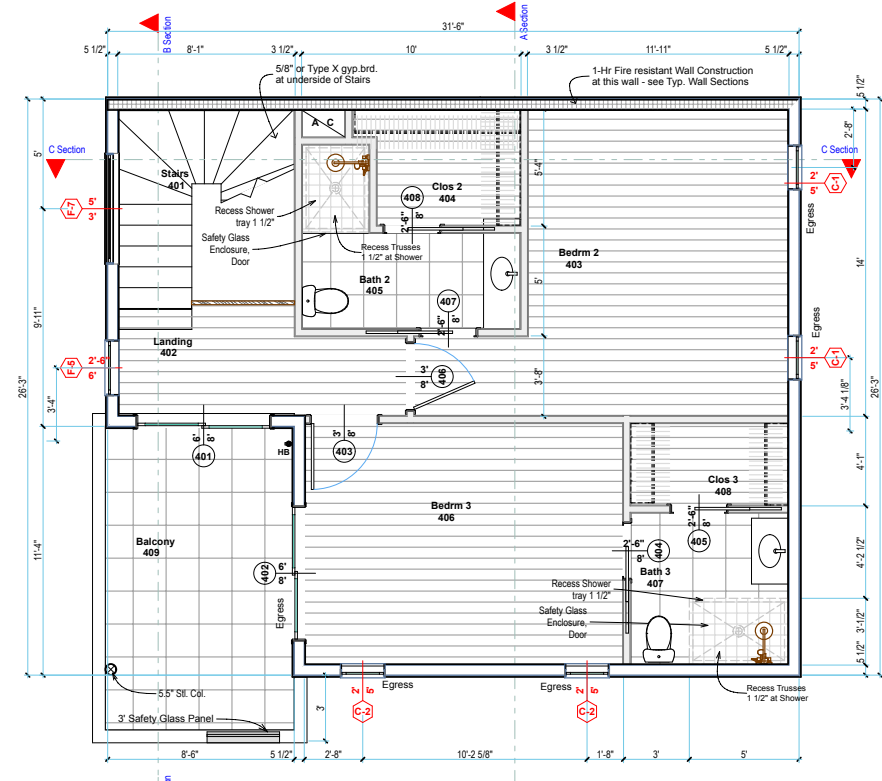
Flood Vent Notes:
Delete 6x16 CMU where shown
Bottom of Vent Opening to be 4" above floor inside
Place Vents on opposite walls as shown
Locate 3' from corners where possible

Winder Treads:
Winder treads shall have a minimum tread depth of 11 inches measured at a right angle to the tread's leading edge at a point 12 inches from the side where the treads are narrower and a minimum tread depth of 10 inches.

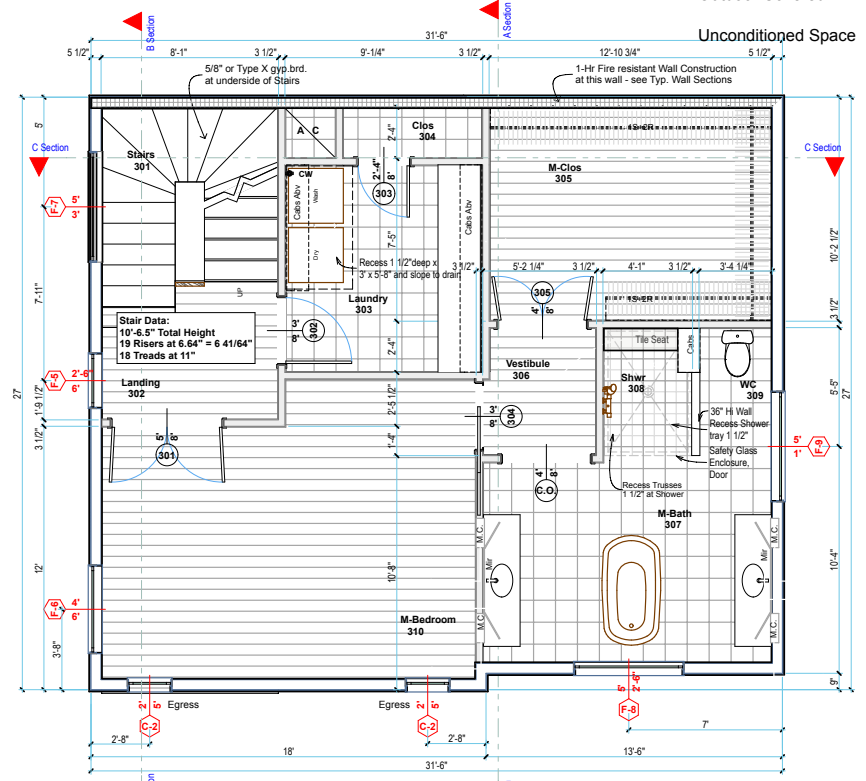
Story	ID	Full Name	WSFU	DFU
Garage Level	HB	Hose Bibb	2.50	0
2nd Level	CW	Dishwasher	1.50	0
2nd Level	CW	Refrigerator	1.50	0
2nd Level	Lav	Lavatory	1.00	1.00
2nd Level	Sink	Sink, Kitchen	0.00	2.00
2nd Level	Sink	Sink Faucet	1.50	0
2nd Level	TLT	Toilet	2.50	3.00
3rd Level	Tub	Tub	4.00	2.00
3rd Level	CW	Washer	1.50	2.00
3rd Level	Lav	Lavatory	1.00	1.00
3rd Level	Lav	Lavatory	1.00	1.00
3rd Level	Shower Pan	Shower Pan	0.00	2.00
3rd Level	Shwr Faucet	Shower Faucet	2.00	0
3rd Level	TLT	Toilet	2.50	3.00
4th Level	HB	Hose Bibb	1.00	2.00
4th Level	Lav	Lavatory	1.00	1.00
4th Level	Lav	Lavatory	1.00	1.00
4th Level	Shower Pan	Shower Pan	0.00	2.00
4th Level	Shwr Faucet	Shower Faucet	2.00	0
4th Level	Shwr Faucet	Shower Faucet	2.00	0
4th Level	TLT	Toilet	2.50	3.00
4th Level	TLT	Toilet	2.50	3.00
			34.90	31.00



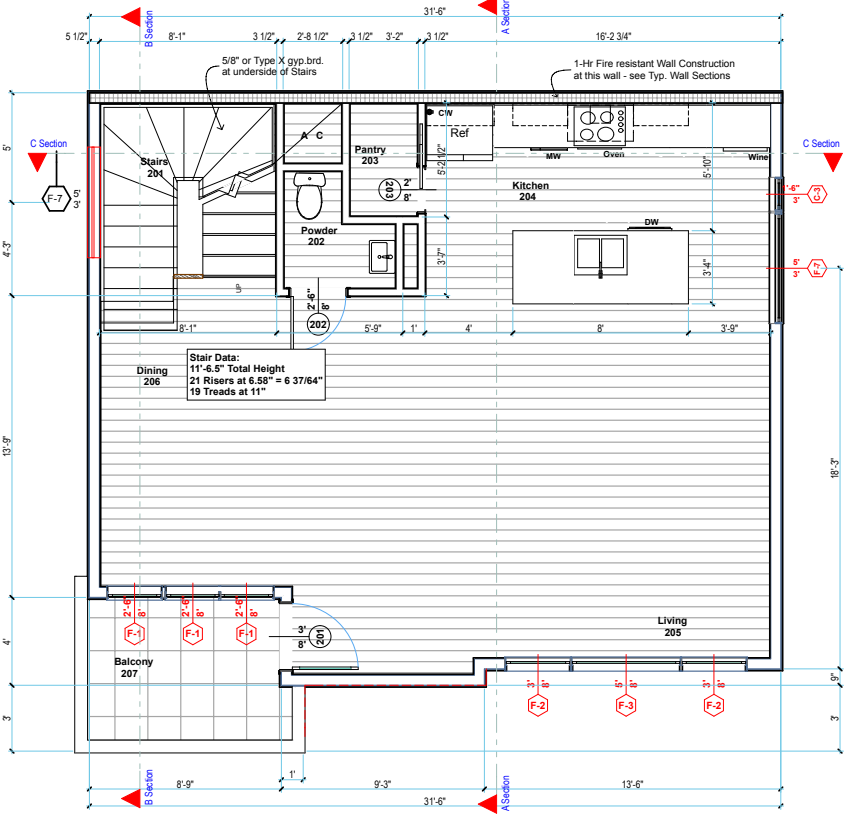
Roof Plan
SCALE: 1/4" = 1'-0"
6



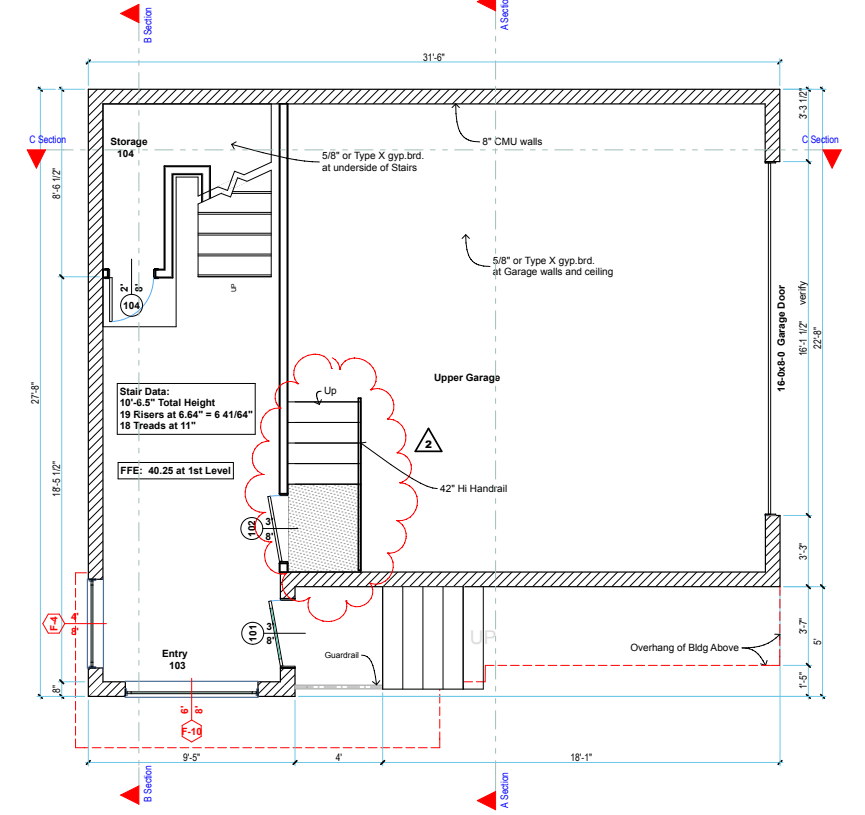
4th Level Floorplan
SCALE: 1/4" = 1'-0"
5



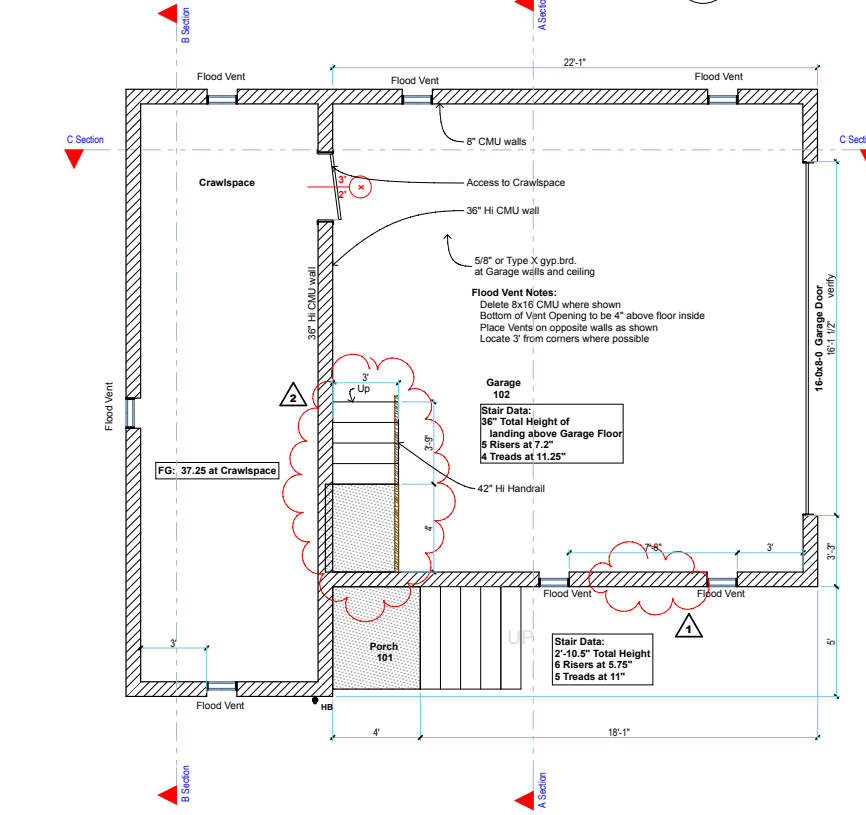
3rd Level Floorplan
SCALE: 1/4" = 1'-0"
4



2nd Level Floorplan
SCALE: 1/4" = 1'-0"
3



1st Level Floorplan
SCALE: 1/4" = 1'-0"
2



Garage Level Floorplan
SCALE: 1/4" = 1'-0"
1

Issued for Permits 6-18-2016
Project No. 15015176

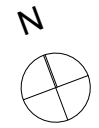
Pyranak Design Group
Comprehensive Design of Building, Interior, and Landscape Environments
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713-864-6688 tm@pyranak.com

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Issues and Revisions
9/20/16 Print Date
Revisions: 4-14-2016
1. Delete Door at Garage
2. New Door, Stairs at Garage
3. Not Used
4. Move Switches per New Door
5. Change Sliding from CMU to HardiSiding

New Single Family Townhouse Residences
2237 North MacGregor Way
Houston TX 77004

Floorplans



41'-8"
Top of Plate

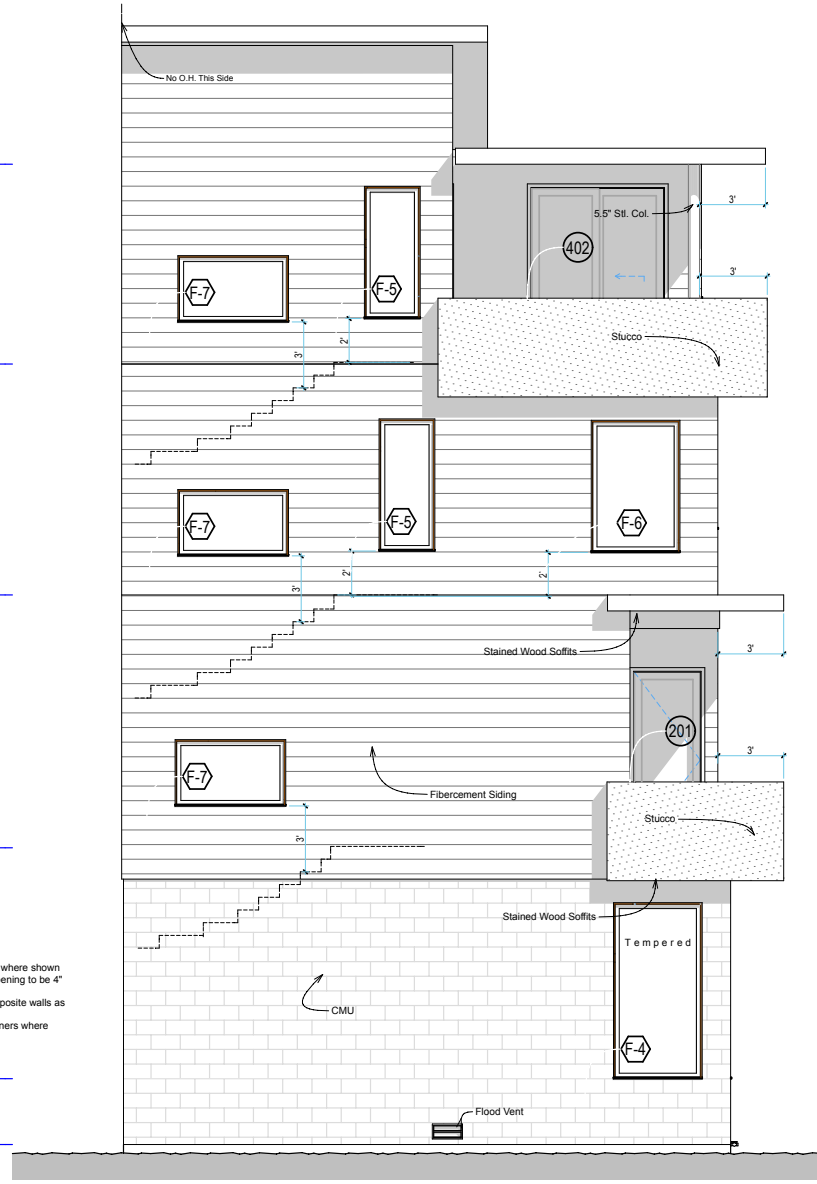
32'-6 3/4"
4th Level

22'-1/2"
3rd Level

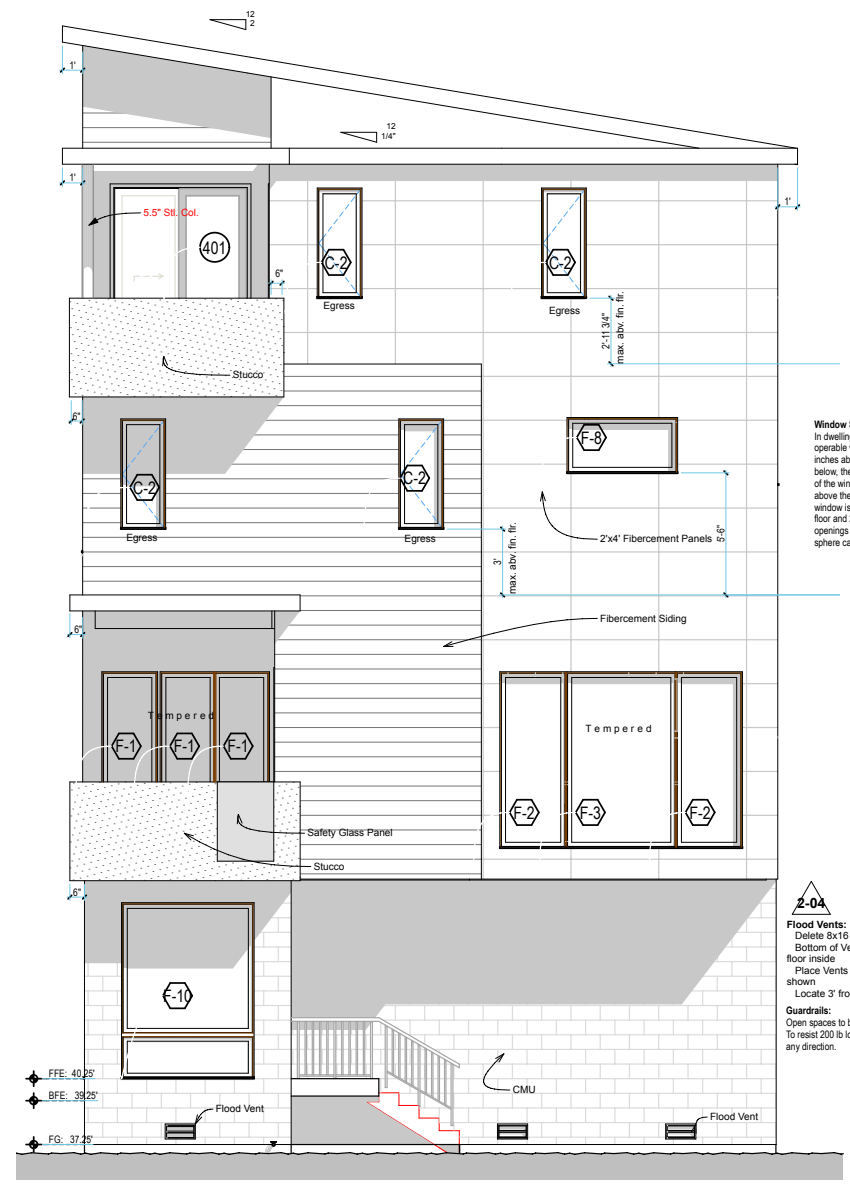
10'-6 1/4"
2nd Level

0"
1st Level

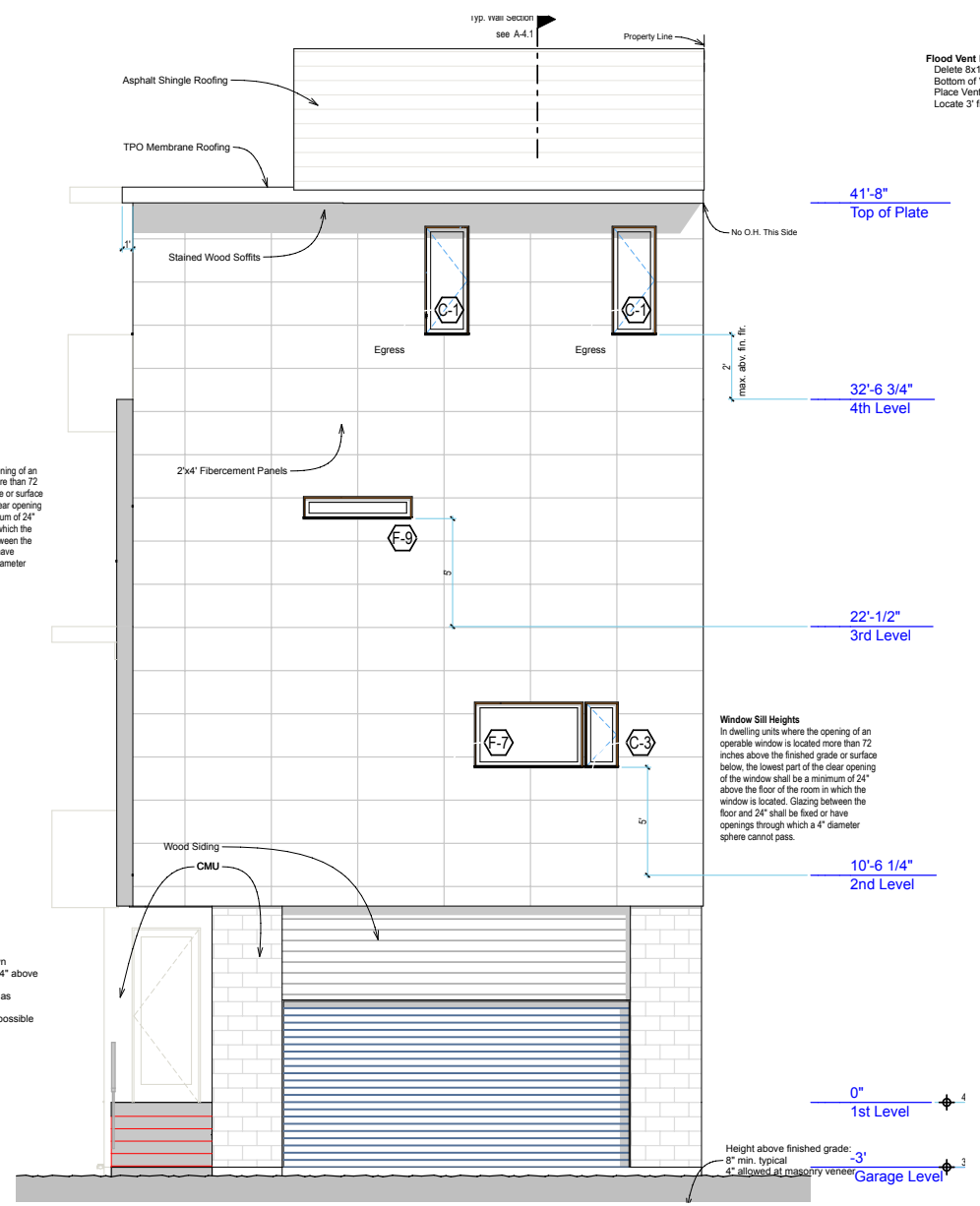
3'
Garage Level



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



South 2
SCALE: 1/4" = 1'-0"



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

Flood Vent Notes:
Delete 8x16 CMU where shown
Bottom of Vent Opening to be 4" above floor inside
Place Vents on opposite walls as shown
Locate 3' from corners where possible

Window Sill Heights
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 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.

2-04 Flood Vents:
Delete 8x16 CMU where shown
Bottom of Vent Opening to be 4" above floor inside
Place Vents on opposite walls as shown
Locate 3' from corners where possible
Guardrails:
Open spaces to be <4".
To resist 200 lb load from any direction.

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Height above finished grade:
8" min. typical
4" allowed at masonry veneer

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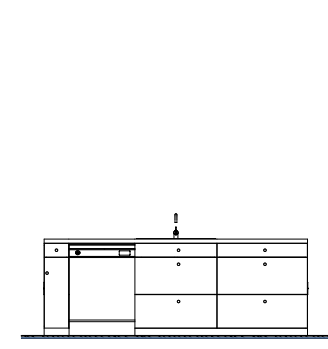
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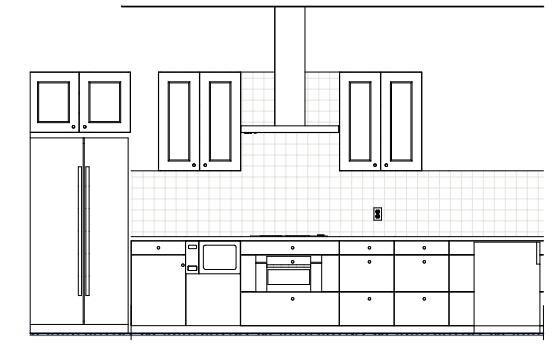
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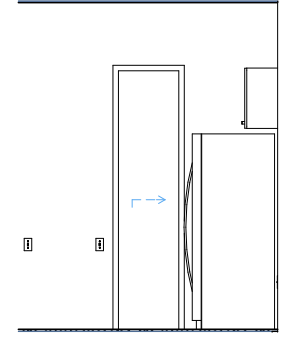
Exterior Elevations



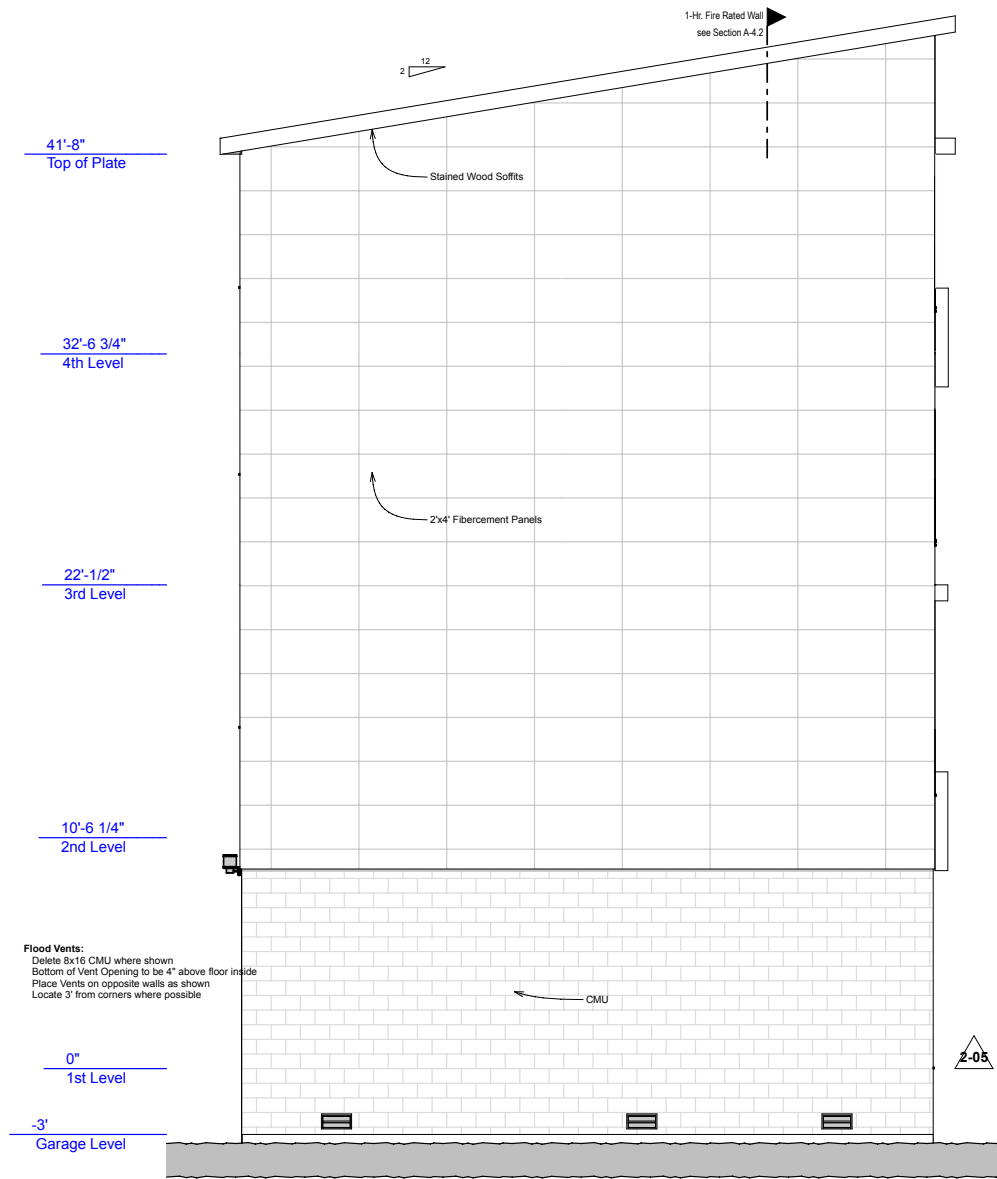
204 Kitchen S
SCALE: 3/8" = 1'-0"



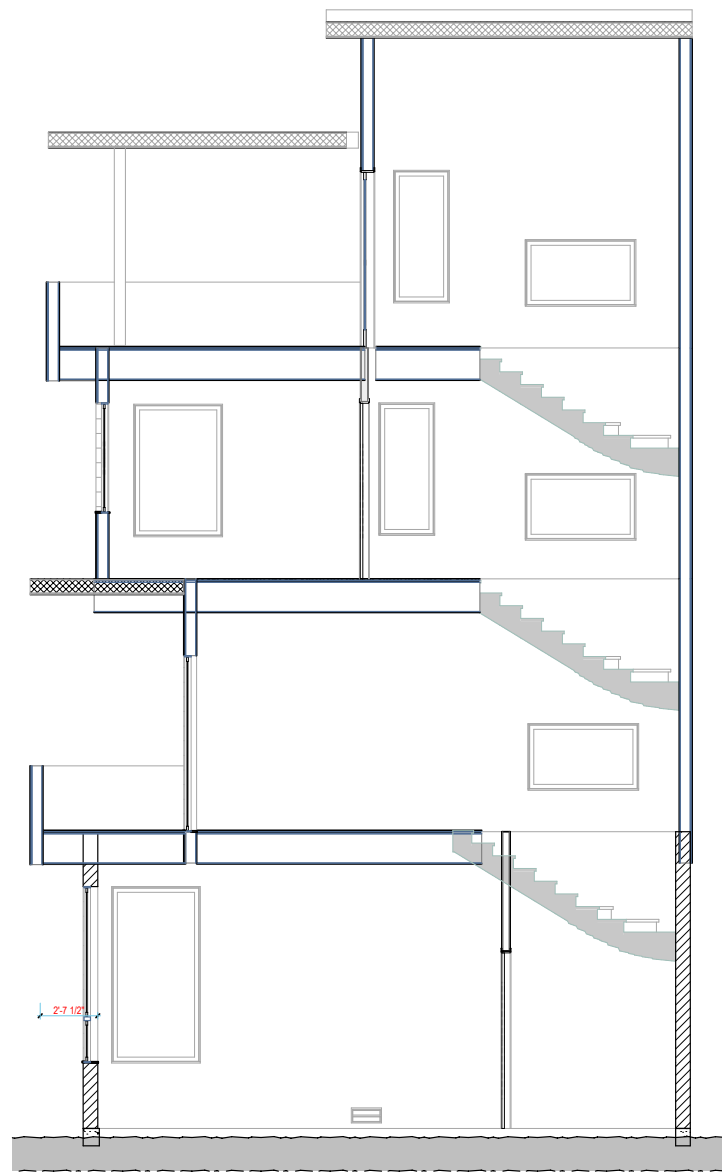
204 Kitchen N
SCALE: 3/8" = 1'-0"



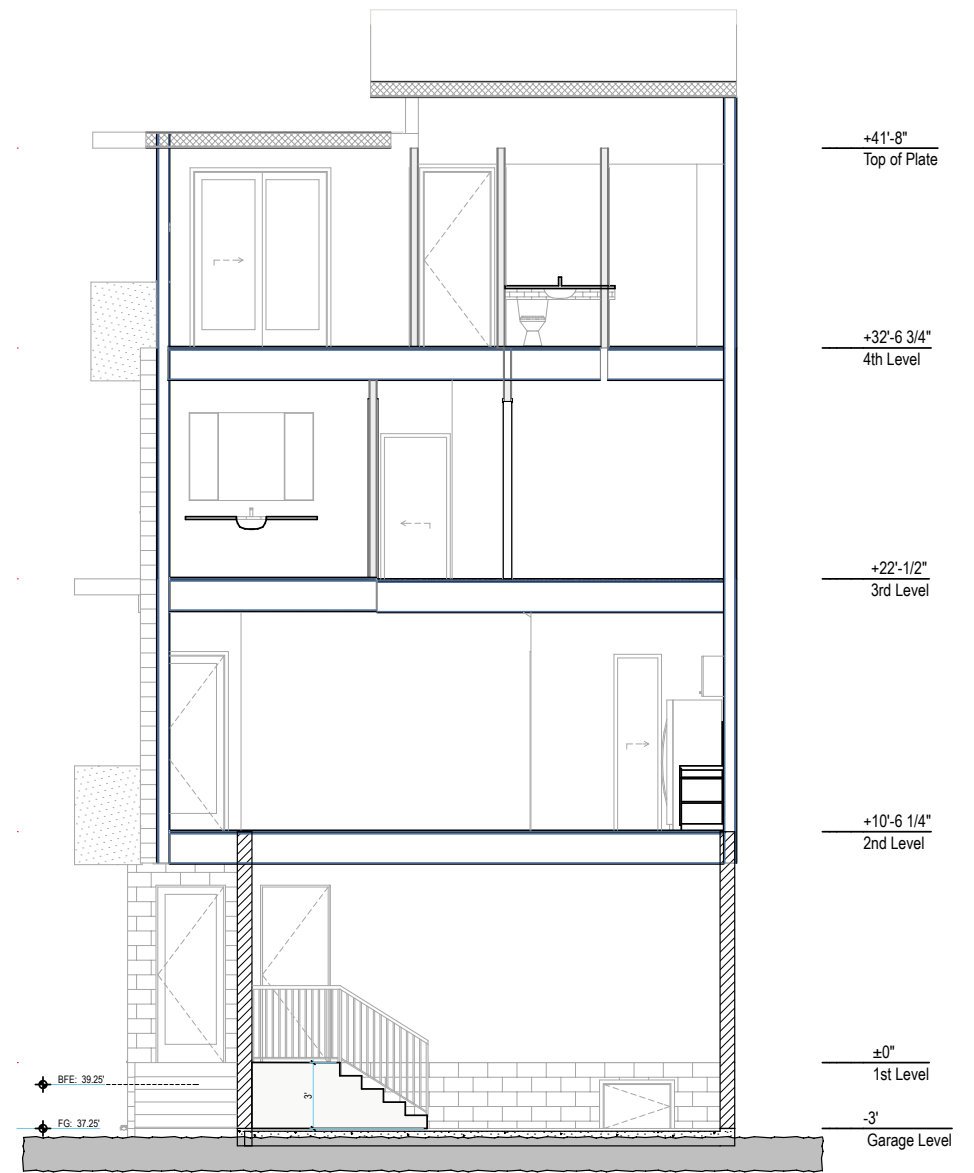
204 Kitchen W
SCALE: 3/8" = 1'-0"



North 2
SCALE: 1/4" = 1'-0"



B Section 2
SCALE: 1/4" = 1'-0"



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

Exterior Door Legend

Front View						
W x H	3'x8'	3'x8'	3'x8'	6'x8'	6'x8'	3'x2'
ID	101	102	201	401	402	x
Type		Solid Core	French	Sliding Glass	Sliding Glass	
Panel		Panel	1-Lite	1-Lite	1-Lite	
Hardware Set						
Manufacturer						
Finish						
Notes			Self-closing			

Interior Door Legend

Front View														
W x H	3'x8'	2'x8'	2'-6"x8"	2'x8'	5'x8'	3'x8'	2'-4"x8"	3'x8'	4'x8'	3'x8'	2'-6"x8"	2'-6"x8"	3'x8'	2'-6"x8"
ID	102	104	202	203	301	302	303	304	305	403	404	405	406	407
Type		Hinge	Hinge	Pocket	Hinge, Pair	Hinge	Hinge	Pocket	Hinge, Pair	Hinge	Pocket	Pocket	Hinge	Pocket
Panel		Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core	Slab, Solid Core
Hardware Set														
Manufacturer														
Finish														
Notes														

Window Legend

Front View													
Key	C-1	C-2	C-3	F-1	F-2	F-3	F-4	F-5	F-6	F-7	F-8	F-9	F-10
Type	Casement	Casement	Casement	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed over Fixed
Qty	2	4	1	3	2	1	1	2	1	4	1	1	1
Nominal Size	2'x5'	2'x5'	1'-6"x3'	2'-6"x8'	3'x8'	5'x8'	4'x8'	2'-6"x6'	4'x8'	5'x3'	5'x2'-6"	5'x1'	6'x8'

8'-0" Window Head Height
Except where noted otherwise
on Exterior Elevations

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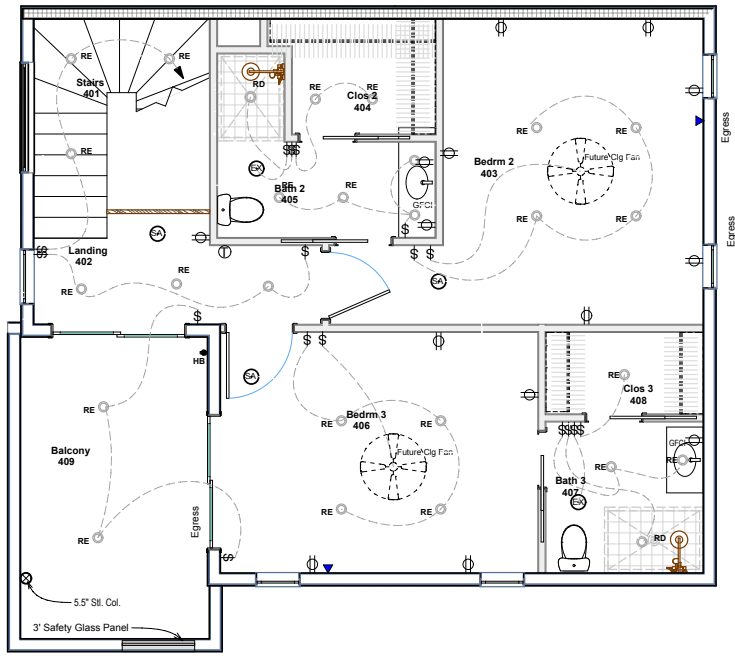
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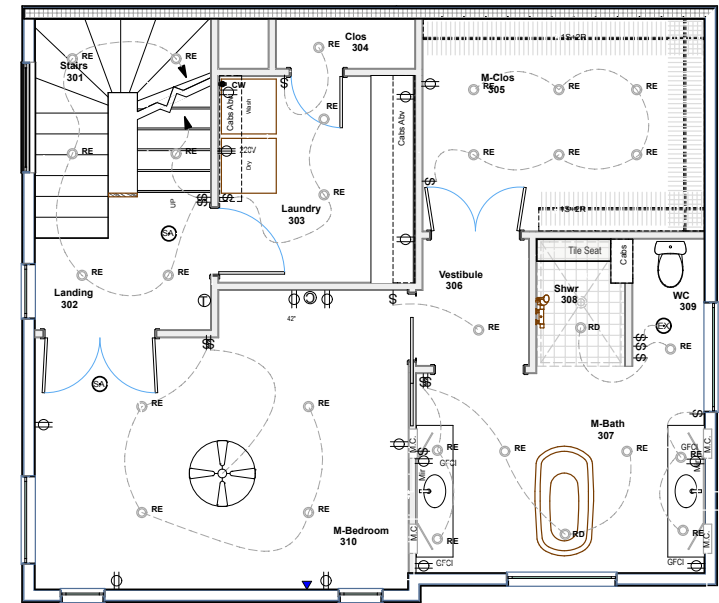
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Building Sections

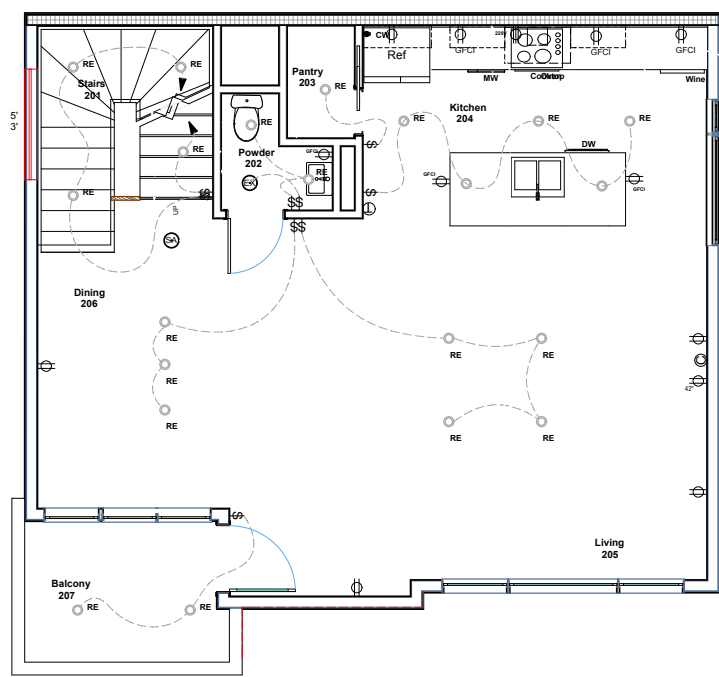
Power / Lighting Legend	
Lighting Items	
	Ceiling Mount light fixture
	Wall Mount light fixture
	Recessed Downlight
	Recessed Downlight, Exterior
	Recessed Eyeball
	Fluorescent Light, Length noted
	Garage Door Opener w Light
	Track Lt. Fixture
	Track - Lengths as noted
	Wall Sconce
	Hanging Pendant
	Under Cabinet task light
	Ceiling Fan
Electrical Items	
	Meter, Main Cutoff
	Main house Breaker Panel
	Duplex Wall Outlet 12" above floor typ. 42" above floor over counters u.n.c.
	Duplex Outlet with Ground Fault Interruptor
	Waterproof Duplex Outlet with GFCI
	220 V Outlet
	Cable TV Jack
	Telephone/Fax/Modem Jack
	Smoke Alarm
	Exhaust Fan
Control Items	
	Standard Wall Switch. Gang where possible. Provide 3-way, etc. where appropriate. Mount 36" abv. fr. unless noted otherwise.
	Dimmer Switch
	Thermostat



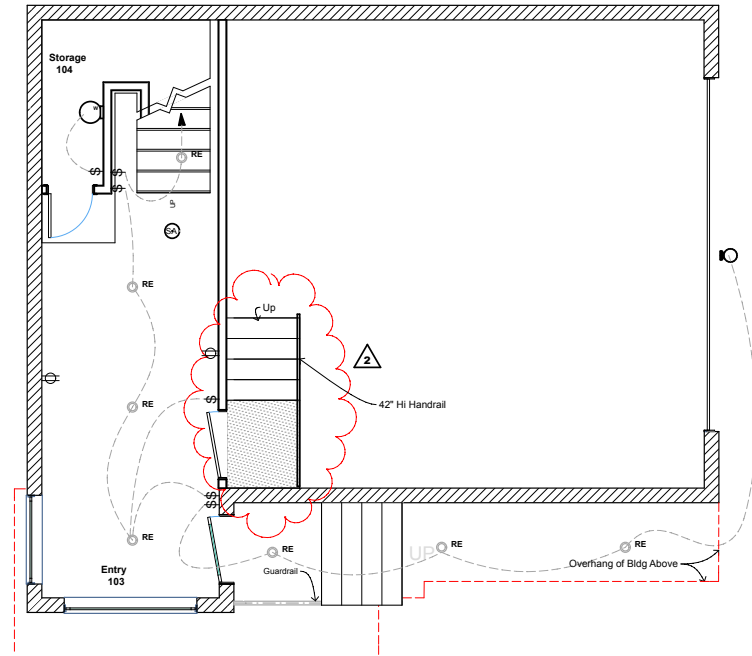
4th Level Electrical Plan 5
SCALE: 1/4" = 1'-0"



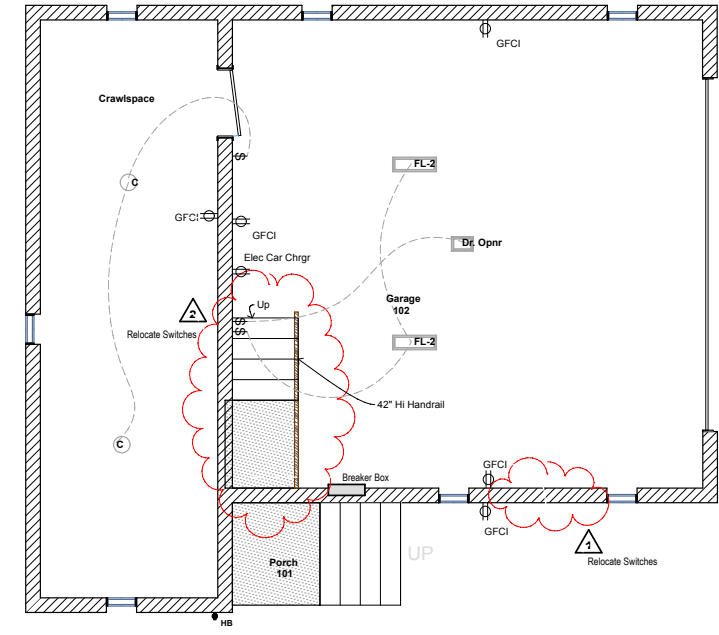
3rd Level Electrical Plan 4
SCALE: 1/4" = 1'-0"



2nd Level Electrical Plan 3
SCALE: 1/4" = 1'-0"



1st Level Electrical Plan 2
SCALE: 1/4" = 1'-0"



Garage Level Electrical Plan 1
SCALE: 1/4" = 1'-0"

Fire Detection Systems:
1. A system of fire-safety devices shall be installed in accordance with the National Fire Alarm Code (NFPA 72) and with the requirements of any jurisdictions covering the site of construction. Consult your local building officials for any current or localized changes or additions they may require to the notations shown in these plans.

Smoke Alarms:
1. Use photoelectric, not ionization-type smoke alarms.
2. Where possible, mount alarms and key pads away from exterior walls, away from un-air conditioned spaces and walls adjacent to them and away from interference by ceiling fans, air registers, etc.
3. All fire safety alarms shall be hardwired to the building's power source, with a battery back-up.
4. All fire safety alarms shall be wired together such that when one is activated, all alarms are sounded.
5. All alarms should be wired onto the same circuit. This circuit should include a commonly used light fixture, so that the occupant will be made aware if that circuit has failed.

Carbon Monoxide Alarms:
1. In addition to Smoke Alarms (but never instead of) Carbon Monoxide Alarms may be placed in or adjacent to areas in which combustion appliances are located (primarily the furnace).

Heat Alarms:
1. In addition to Smoke Alarms (but never instead of) Heat Alarms may be placed in areas not suitable for Smoke Alarms, such as attics, basements, crawl spaces, etc.

Electrical Plan
1. Contractor shall consult with Owner as to type and location of:
1.1. Security system
1.2. Audio/Visual equipment
1.3. Security and Landscape lighting
1.4. Computer, communications, and in-house networking
2. Electrical installation to be in accordance with the National Electrical Code, NFPA-70, or latest prevailing code.
3. Unless noted otherwise by dimension, center ceiling fixtures both ways on adjacent ceiling trim, beams, wall space, etc. and/or align with centerline of adjacent window, door, etc.
4. Consult Owner as to location of additional dimmer switches desired.
5. Provide for a doorbell system as selected by Owner.
6. Power outlets at floor:
6.1. With dimensions - place as shown.
6.2. Without dimensions - consult Owner for final location.
7. Add any additional outlets as may be required to comply with local code requirements or as desired by Owner.
8. Electrical contractor shall install 3-way, 4-way, etc. switches where appropriate.

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Electrical Plans

