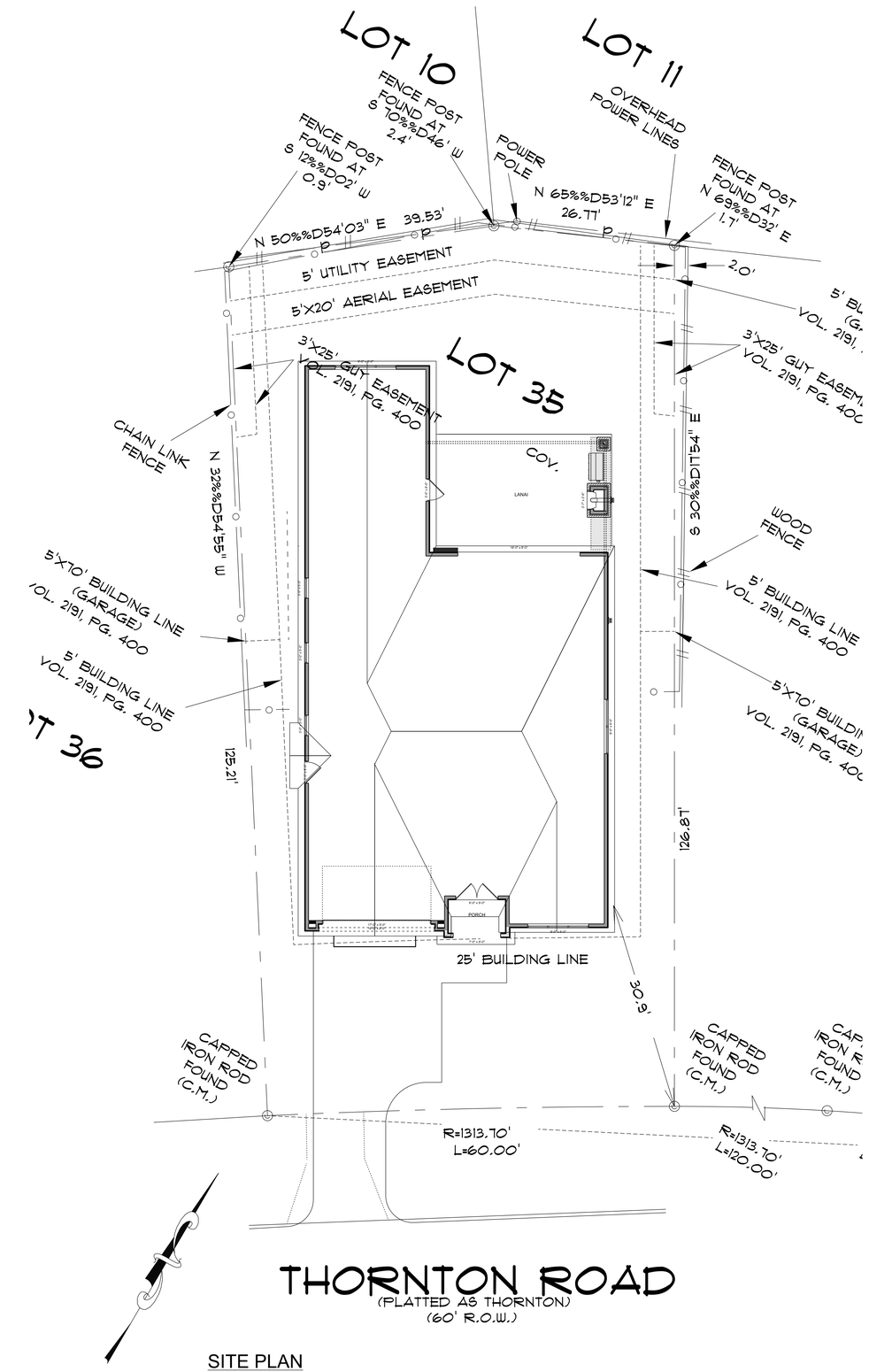
MODEL 3-D
SCALE: 3/16" = 1'-0"



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

AREA CALCULATIONS	
FIRST FLOOR LIVING	2,445 SQ.FT.
SECOND FLOOR LIVING	2,896 SQ.FT.
GARAGE	494 SQ.FT.
COVERED PORCHES	507 SQ.FT.
TOTAL LIVING	5,311 SQ.FT.
TOTAL BUILDING SLAB	3,446 SQ.FT.
TOTAL PROJECT AREA	8,393 SQ.FT.
TOTAL LOT AREA	7,632 SQ.FT.
TOTAL PROJECT AREA	5,818 SQ.FT.
NON PERMEABLE WALKS AND DRIVES	325 SQ.FT.
TOTAL IMPERVIOUS SURFACE	3,771 SQ.FT.
IMPERVIOUS COVERAGE %	49%

BUILDER AND/OR OWNER TO COMPLETE AND/OR VERIFY THE FOLLOWING

DOOR SCHEDULE:

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

WINDOW SCHEDULE:

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

ROOM FINISHES:

TILE FLOORS AT ALL WET AREAS
FULL TILE WALLS IN BATHS AND SHOWER STALLS

PLUMBING FIXTURE TABLE - IRC 2903.6			
FIXTURE GROUP OR TYPE	VALUE	QTY.	TOTAL
FULL BATH GROUP W/ TUB OR SHOWER STALL	3.6	4	14.4
HALF BATH GROUP	2.6	1	2.6
KITCHEN GROUP (SINK & D.W.)	2.5	1	2.5
LAUNDRY GROUP (WASHER & SINK)	2.5	0	0
BATHTUB	1.4	0	0
WASHING MACHINE	1.4	1	1.4
DISHWASHER	1.4	0	0
HOSE BIBB/LANDSCAPE SPRINKLER	2.5	4	10
KITCHEN SINK	1.4	0	0
LAVATORY	0.7	0	0
LAUNDRY TUB	1.4	0	0
SHOWER STALL	1.4	1	1.4
WATER CLOSET (TANK TYPE)	2.2	0	0
TOTAL .W.S.F.U.:			32.3
WATER METER SIZE			1"
WATER LINE SIZE			1"

NOTES

1. ALL DRAWINGS HERE REFERENCE THE 2018 IRC AND IBC BUILDING CODES W/ CITY OF HEDWIG VILLAGE AMENDMENTS.

2. FINISHED FLOOR ELEVATIONSHALL BE A MIN OF 12" BASE FLOOD ELEVATION. QUALIFIED ENGINEER TO DETERMIN FINAL SLAB ELEVATIONAND PROVIDE GRADINGPLAN PER LOCAL AUTORITY

3.BUILDER TO APPROVE LOCATION OF HOUSE ON AND VERIFY UTILITY LOCATIONS, EASEMENTS , BUILDING ,BLOCK FACE AND SETBACK LINES PRIOR TO ANY CONSTRUCTION.

4. PLUMBER TO CONNECT TO EXISTING SANITARY SEWER, SCH 40 PVC INSIDE PROPERTY, CONCRETEIN THE R.O.W. OR EASEMENT.

5. PLUMBER TO DETERMINE THE LOCATION OF WATERMETER AND CONTACT LOCAL AUTHORITYTO CONNECT. PIPING AND METER SIZES TO CONFORM TO 2012 UPC. PIPING TO BE SCH 40 PVC(OR EQ.)

6. ELECTRICIAN TO RUN THREE UNDER GROUND CONDUITS FROM SOURCE TO GARAGE FOR:

a) ELECTRICALSERVICE
b) COMMUNICATIONS
c) ENTERTAINMENT SERVICE.

AT SAME LOCATION PROVIDE CONDUITS IN SLAB PRIOR TO POUR TO MINIMIZE ABOVE GRADE ELBOWS ENTERING BUILDING PROPER.

7. ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITEIN AN UNDERGROUND OR DIRECTED ON SURFACE TO STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES.SEE SWALE DETAIL.

8. PROVIDE ONE QUALIFIED TREE PER 5000 SQ FTOF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY

9. SIMILAR LINES(ELECTRIC,WATER, COMMUNICATION,ENTERTAINMENT)OF EACHTYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.

10. ALL PIPING IN R.O.W. SHALL BE REINFORCED CONCRETE.

11. PROVIDE MINIMUM 12' CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE W/ MIN 18" BETWEEN A/C PADS AND A 30" MIN SERVICE AREA

12. ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY TO BE MIN 6' WOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6' MIN METAL FENCE IS 25% OR LESS OBSCURE(¼"INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER),OTHERWISE PLACE FENCE A MIN OF 2' AWAY FROM PROPERTY LINETHAT IS AGAINST R.O.W.

PROPERTY ADDRESS:
1506 THORNTON RD
HOUSTON, TX 77018

LEGAL:
LT 35 BLK 81
OAK FOREST
SEC 9

SHEET INDEX	
SHEET #	SHEET ID
C100	SITE PLAN
C101	TREE DISPOSITION
C1.0	DRAINAGE
A100	ELEVATIONS
A101	ELEVATIONS
A102	FOUNDATION OUTLINE
A103	FIRST FLOOR PLAN
A104	SECOND FLOOR PLAN
A105	ROOF BIRDSYE
A106	SECTIONS AND STAIR DETAILS
A107	INTERIOR ELEVATIONS CABINETS
A108	INTERIOR ELEVATIONS
A109	WINDOW AND DOOR SCHEDULES
A110	GAS RISER PLAN
A111	PLUMBING RISER PLAN
E100	ELECTRICAL PLAN
F100	FRAMING PLAN
F101	FRAMING PLAN
S0	STRUCTURAL NOTES
S1	FOUNDATION PLAN / CRAWL SPACE
S2	FIRST FLOOR CEILING PLAN
S3	SECOND FLOOR CEILING PLAN
S4	ROOF FRAMING PLAN
S5	FIRST FLOOR WALL BRACING
S6	SECOND FLOOR WALL BRACING
S7	FOUNDATION DETAILS
S8	FOUNDATION / CRAWL SPACE DETAILS
S9	FRAMING DETAILS
S10	FRAMING DETAILS
S11	FRAMING DETAILS

CREEKSTONE
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6340 N. Eldridge Parkway,
Suite N212,
Houston, TX 77041
346.245.5270
www.genegiles.com

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2		

STATUS:
PRELIMINARY

DATE: 11/5/2023

DRAWN BY: GENE GILES

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PROJECT OWNER AND ADDRESS:
SINGLE FAMILY CUSTOM HOME
1506 THORTON RD
HOUSTON TX 7701

BUILDER:

SEAL:
REGISTERED ARCHITECT LOREN FREED STATE OF TEXAS 2015
LOREN FREED R.A. 5/22/2015

SECTION LETTER
PAGE NUMBERS
A
1 1

SHEET ID
SITE PLAN

PROJECT NUMBER
A23-055

SCALE
AS NOTED

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MODEL 3-D
SCALE: 0.2188" = 1'-0"

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SINGLE FAMILY CUSTOM HOME
1506 THORTON RD
HOUSTON TX 7701

BUILDER:

SEAL:
REGISTERED ARCHITECT
LOREN FREED
STATE OF TEXAS
LOREN FREED R.A. 5/22/2015

SECTION LETTER
PAGE NUMBERS

SHEET ID
FRONT AND LEFT ELEVATIONS

PROJECT NUMBER
A23-055

SCALE
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STUD WALLS

STUDS SHALL BE AS FOLLOWS:
- a. 2"X4" @ 16" AT ALL FLOORS IN ONE AND TWO STORY STRUCTURES.
- b. DBL 2"X4" OR 2"X6" @ 16" AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR.

PROVIDE A MINIMUM OF TWO(2)STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0" FULL.
HEIGHT OF WALL(KING STUDS)COLUMN CAP CONNECTOR: PC SERIES (OR EPS AT BEAM ENDS)

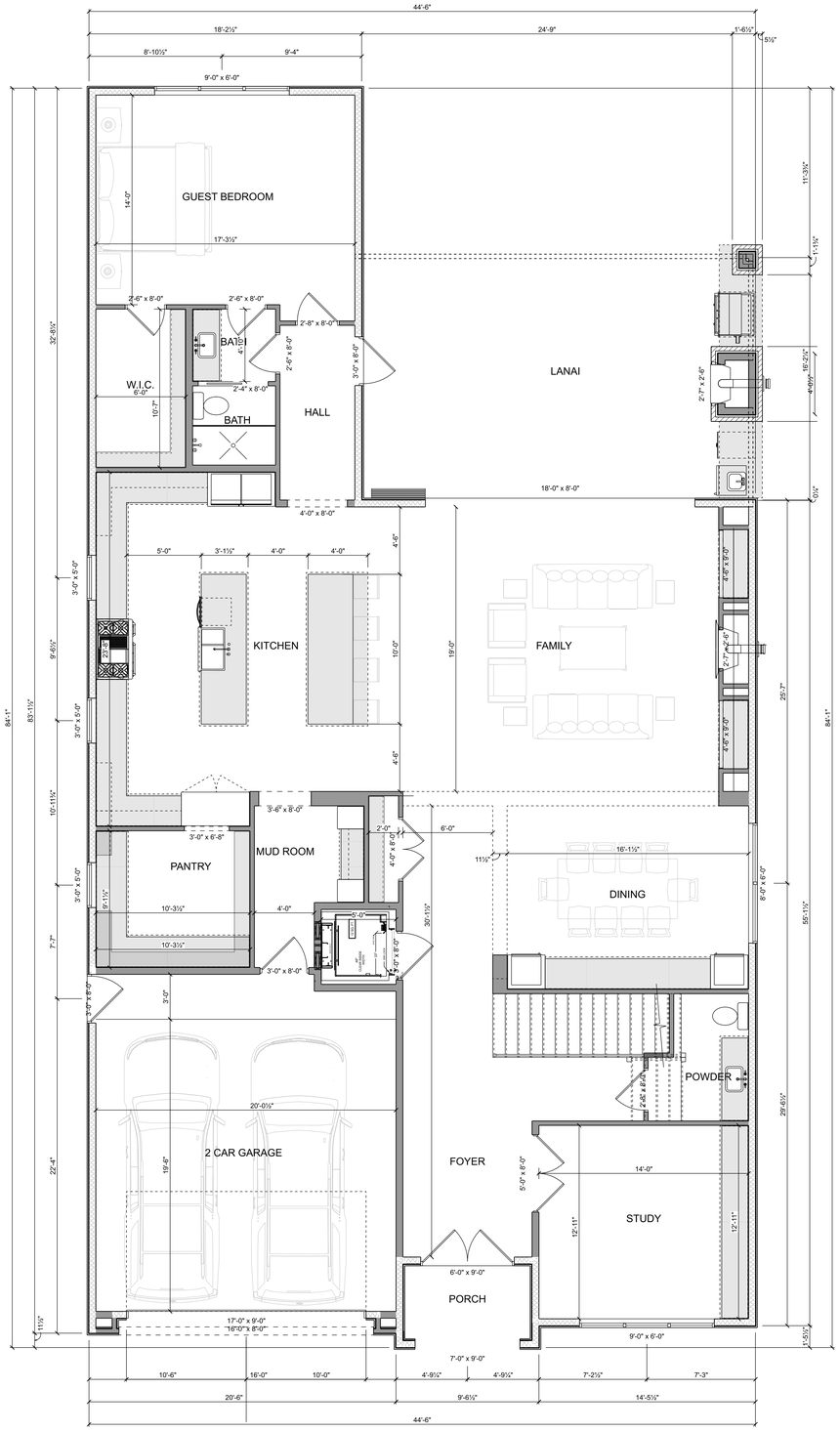
MAXIMUM STUD WALL HEIGHTS SHALL BE AS FOLLOWS:
- a. 2X4 STUDS @ 16" O.C. 10'-0"
- b. 2X6 STUDS @ 16" O.C. 12'-0"
- c. 2X8 STUDS @ 16" O.C. 16'-0"

BLOCKING AND LATERAL BRACING:
- a. PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
- b. MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN(10)FEET OF STUD LENGTH.
- c. MINIMUM BLOCKING:
  - 1 ROW FOR STUD HEIGHT UP TO 9'-0"
  - 2 ROW FOR STUD HEIGHT UP TO 15'-0"

ALL WALLS WITH D.W.V. PLUMBING TO BE 2X6 LUMBER.

MATERIAL GRADES

ROOF RAFTERS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
CEILING AND FLOOR JOISTS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
BEAMS AND HEADERS:	NO. 2 SOUTHERN YELLOW PINE(SYP)KD S4S
STUDS:	STUD GRADE KD S4S
WOOD POSTS:	NO 2. SYP SURFACE GREEN



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

AREA CALCULATIONS	
FIRST FLOOR LIVING	2,445 SQ.FT.
SECOND FLOOR LIVING	2,866 SQ.FT.
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TOTAL LIVING	5,311 SQ.FT.
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TOTAL LOT AREA	7,632 SQ.FT.
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TOTAL IMPERVIOUS SURFACE	3,771 SQ.FT.
IMPERVIOUS COVERAGE %	49%

BUILDER AND/OR OWNER TO COMPLETE AND/OR VERIFY THE FOLLOWING

DOOR SCHEDULE:

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WINDOW SCHEDULE:

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ROOM FINISHES:

TILE FLOORS AT ALL WET AREAS
FULL TILE WALLS IN BATHS AND SHOWER STALLS

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346.245.5270
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PROJECT OWNER AND ADDRESS:
SINGLE FAMILY CUSTOM HOME
1506 THORTON RD
HOUSTON TX 7701

BUILDER:

SEAL:
REGISTERED ARCHITECT LOREN FREED 23088 STATE OF TEXAS
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FIRST FLOOR PLAN

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STUD WALLS

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MATERIAL GRADES

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STUDS:	STUD GRADE KD S4S
WOOD POSTS:	NO 2. SYP SURFACE GREEN

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

AREA CALCULATIONS		
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SECOND FLOOR LIVING	2,866	SQ.FT.
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TILE FLOORS AT ALL WET AREAS
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DATE: 11/5/2023

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SINGLE FAMILY CUSTOM HOME
1506 THORTON RD
HOUSTON TX 7701

BUILDER:

SEAL:
REGISTERED ARCHITECT LOREN FREED 20915 STATE OF TEXAS
LOREN FREED R.A. 5/22/2015

SECTION LETTER / PAGE NUMBERS (A / 1 1)

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SECOND FLOOR PLAN

PROJECT NUMBER
A23-055

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