



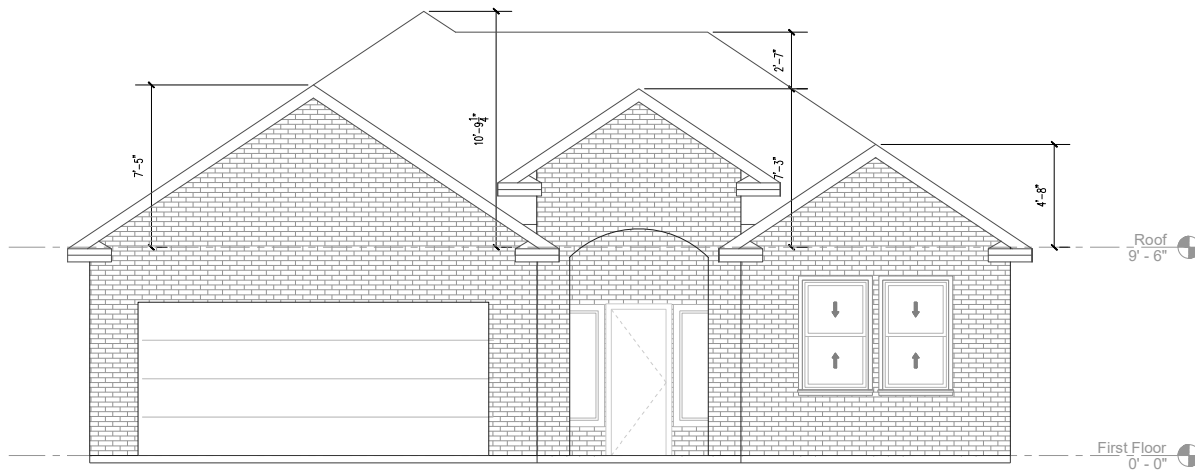
# The Luxuri Model

1222 1st Avenue North  
Texas City, Texas

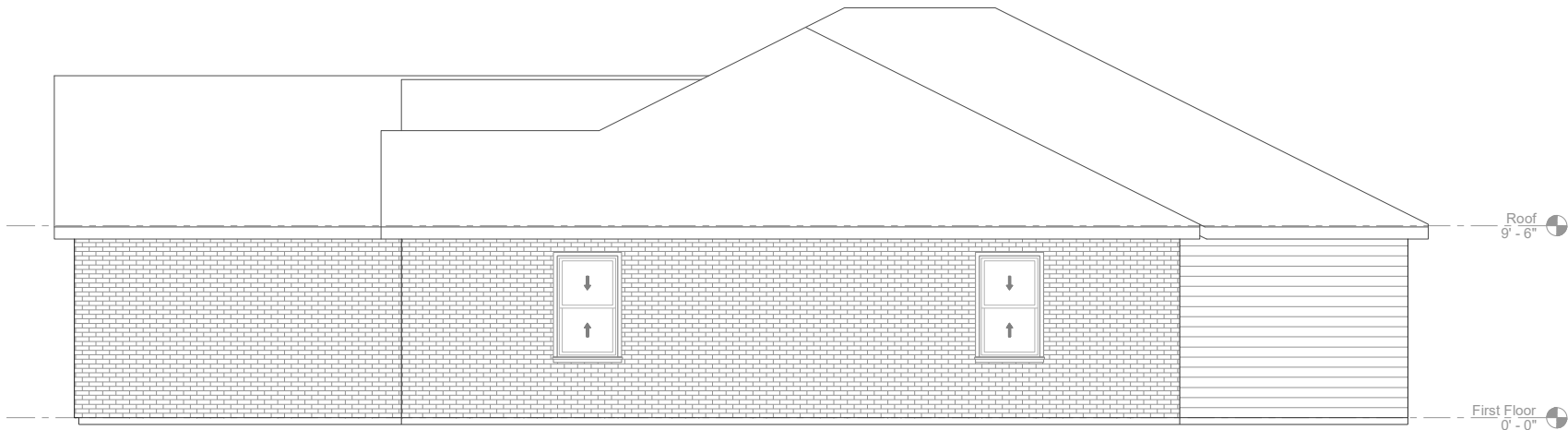
**A & F** DESIGNS

A DIVISION OF ARAN & FRANKLIN ENGINEERING, INC.  
8419 EMMETT F. LOWRY EXPY  
TEXAS CITY, TX 77591  
409.935-5200  
WWW.ARANFRANKLIN.COM

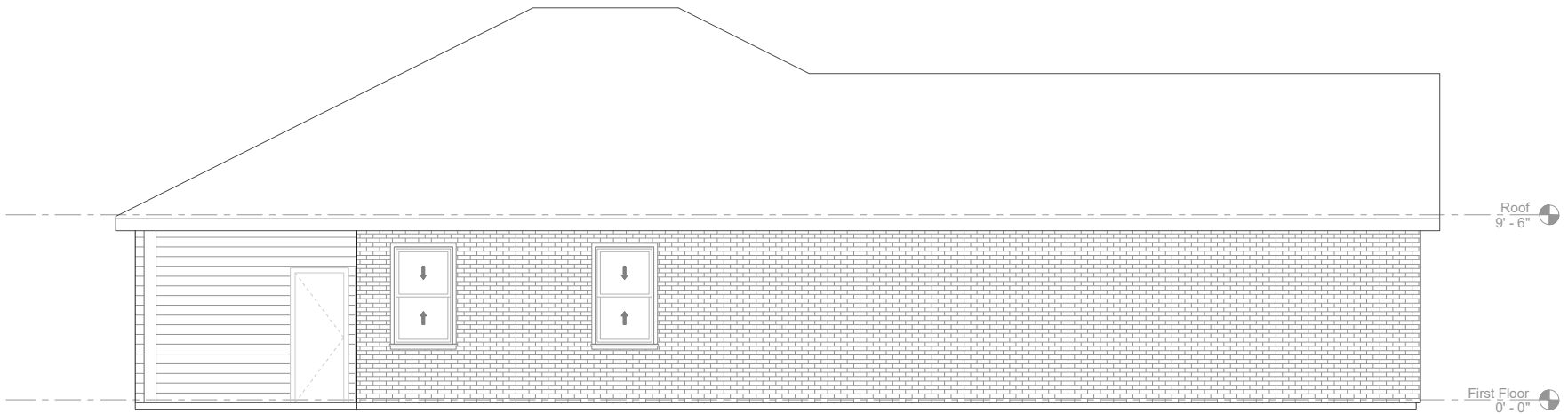
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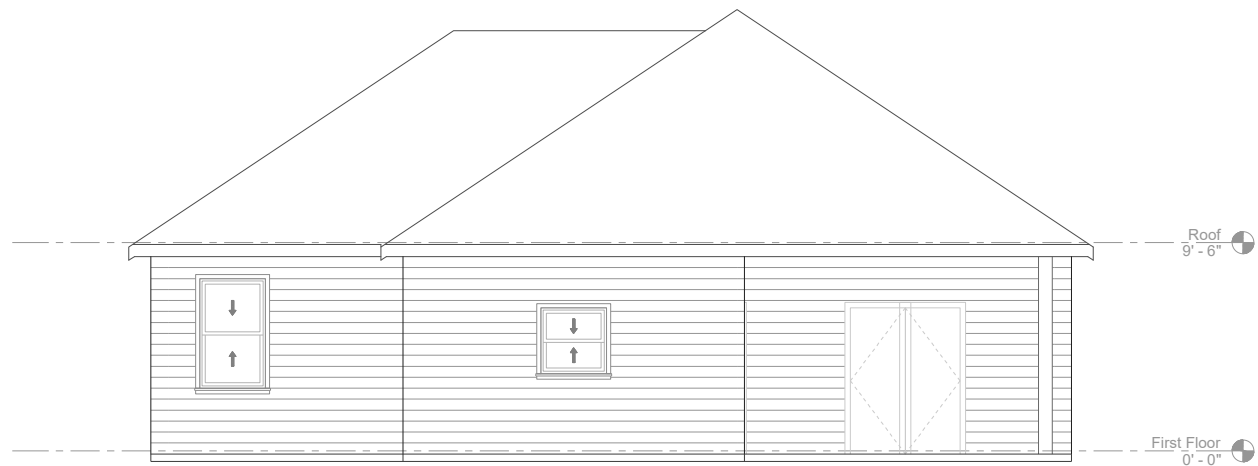
**1** EXTERIOR ELEVATION – FRONT VIEW  
SCALE: 3/8" = 1'-0"



**2** EXTERIOR ELEVATION – RIGHT SIDE VIEW  
SCALE: 3/8" = 1'-0"



**3** EXTERIOR ELEVATION - LEFT SIDE VIEW  
SCALE: 3/8" = 1'-0"



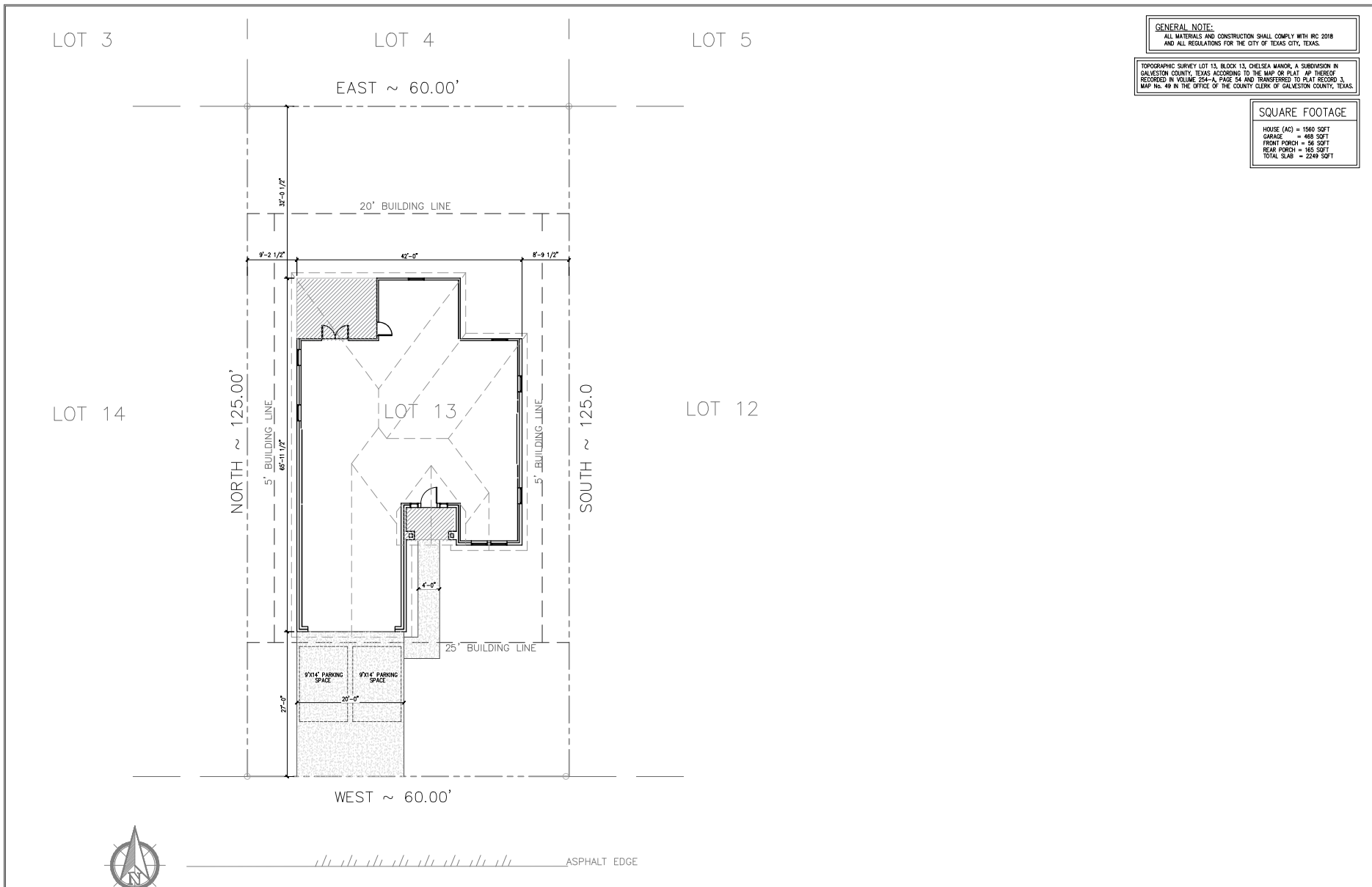
**4** EXTERIOR ELEVATION - REAR VIEW  
SCALE: 3/8" = 1'-0"

**GENERAL NOTE:**  
 ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH IRC 2016  
 AND ALL REGULATIONS FOR THE CITY OF TEXAS CITY, TEXAS.

TOPOGRAPHIC SURVEY LOT 13, BLOCK 13, CHELSEA MANOR, A SUBDIVISION IN  
 GALVESTON COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT AP THEREOF  
 RECORDED IN VOLUME 254-A, PAGE 54 AND TRANSFERRED TO PLAT RECORD 3,  
 MAP No. 49 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

**SQUARE FOOTAGE**  
 HOUSE (AC) = 1560 SQFT  
 GARAGE = 468 SQFT  
 FRONT PORCH = 55 SQFT  
 REAR PORCH = 165 SQFT  
 TOTAL SLAB = 2248 SQFT

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1222 1st AVENUE NORTH  
 (80' R.O.W.)

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

THE LUXURI MODEL -  
 1222 1ST AVENUE NORTH, TEXAS CITY, TEXAS

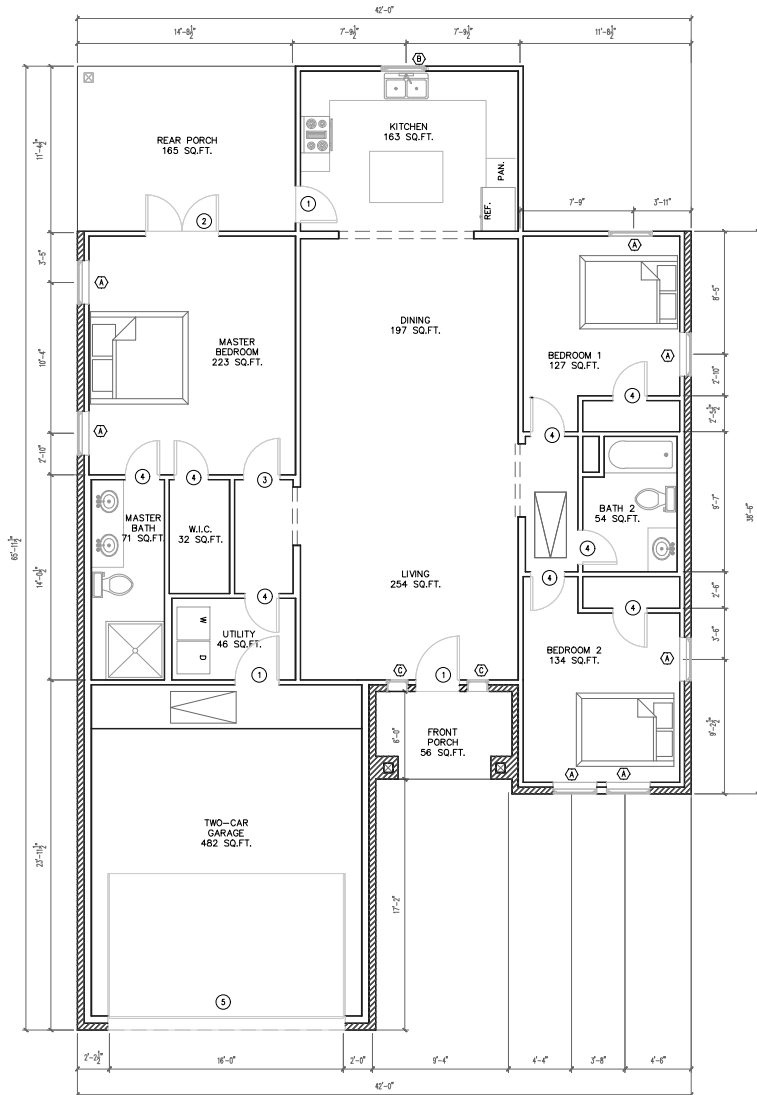
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PREPARED FOR:  
 FOR CONSTRUCTION: JUNE 13, 2023  
 ENGINEERED BY: CMH  
 DESIGNED BY: AD

JOB NO. 23-20082

SHEET NUMBER  
**A0.0**

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

NOTE:  
ALL DIMENSIONS ARE TO FACE OF STUD

DOOR SCHEDULE		
ALL DOOR STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER, APPROVED BY ENGINEER		
MARK	DESCRIPTION	QTY
1	3'-0"W x 6'-8"H EXTERIOR DOOR	3
2	(2) 2'-6"W x 6'-8"H EXTERIOR DOOR	1
3	2'-6"W x 6'-8"H INTERIOR DOOR	1
4	2'-4"W x 6'-8"H INTERIOR DOOR	8
5	9'-0"W x 8'-0"H OVERHEAD GARAGE DOOR	1

WINDOW SCHEDULE		
ALL WINDOW STYLE, BRAND AND COLOR TO BE SELECTED BY OWNER, APPROVED BY ENGINEER		
MARK	DESCRIPTION	QTY
A	3'-0"W x 5'-0"H SINGLE HUNG WINDOW	7
B	3'-0"W x 3'-0"H SINGLE HUNG WINDOW	1
C	1'-6"W x 5'-0"H FIXED WINDOW	2

SQUARE FOOTAGE	
HOUSE (AO)	= 1575 SQFT
GARAGE	= 482 SQFT
FRONT PORCH	= 56 SQFT
REAR PORCH	= 165 SQFT
TOTAL S.F.	= 2278 SQFT



8419 EMMETT F. LOWRY EXPY  
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THE LUXURI MODEL -  
1222 1ST AVENUE NORTH, TEXAS CITY, TEXAS

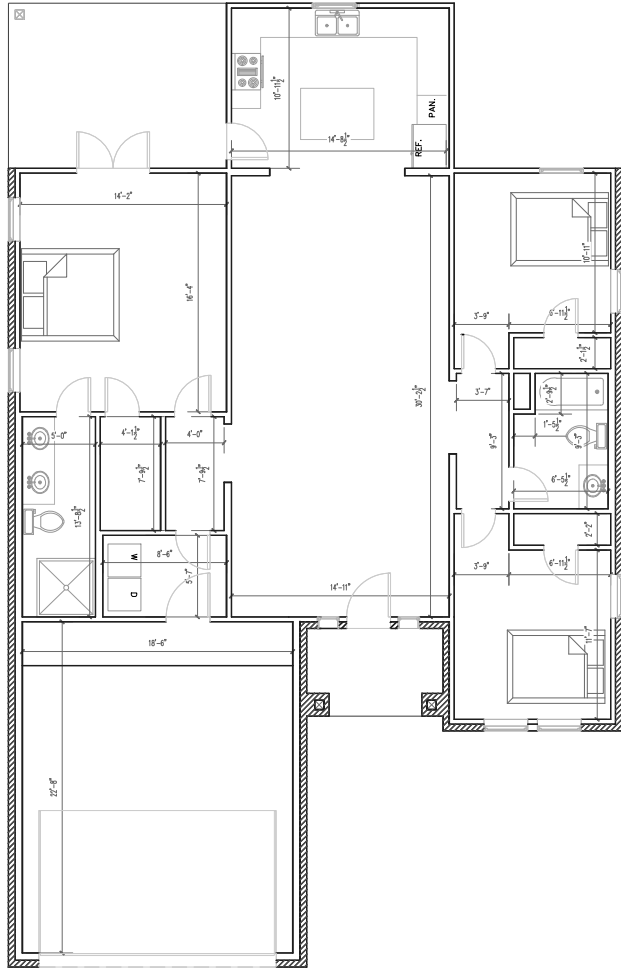
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ISSUED FOR:  
FOR CONSTRUCTION - JUNE 13, 2023

ENGINEERED BY: GMR  
DESIGNED BY: NO

JOB NO. 23-20082

SHEET NUMBER  
**A2.0**



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

NOTE:  
ALL DIMENSIONS ARE TO FACE OF STUD

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ISSUED FOR: FOR CONSTRUCTION JUNE 13, 2023

ENGINEERED BY: CMH  
DESIGNED BY: NO

JOB NO. 23-20082

SHEET NUMBER  
**A2.1**