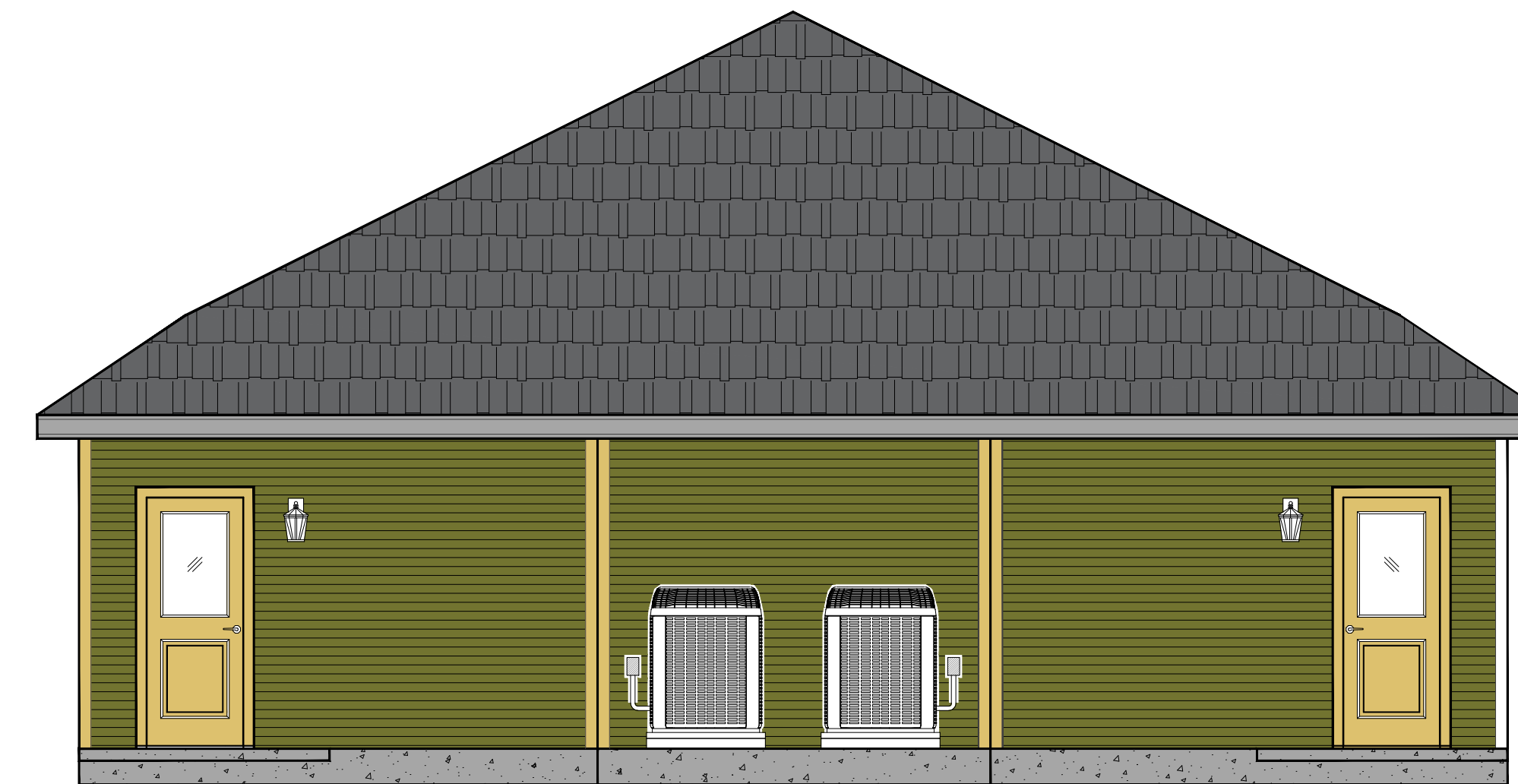


PROPOSED FLOOR PLAN



*RENDERINGS, COLORS & MATERIALS WILL BE DECIDED BY CLIENT - ELEVATIONS JUST FOR ILLUSTRATION *

PROPOSED FRONT & REAR ELEVATIONS

MODEL PLAN: "DELAWARE 2400 PLAN"

421 DELAWARE STREET # A & B, HOUSTON, TEXAS 77029

SWPPP CONSTRUCTION NOTES:

- Contractor shall implement inlet protection devices and Reinforced Filter Fabric barrier along road and side ditches at locations shown on the typical Storm Water Pollution Prevention (SWPP) plans to keep silt and or excavated materials from entering into the storm water inlets and ditches eventually polluting the receiving storm.
- During the excavation phase of the project, Contractor shall schedule the work in short segments so that excavation material can be quickly hauled away from the site and to prevent it from staying uncollected on the existing pavement. Any loose excavated material which falls on pavements or driveways shall be swept back into the excavated area.
- Contractor shall clean up the existing street intersections and driveways daily, as necessary, to remove any excess mud, silt or rock tracked from the excavated area.
- Contractor shall follow good housekeeping practices during the construction of the project, always cleaning up dirt and loose material as construction progresses.
- Contractor to inspect and maintain the areas listed below at least once every fourteen (14) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.
 - Disturbed areas of the construction site that have not been finally stabilized.
 - Areas used for storage of materials that are exposed to precipitation.
 - Structural control measures.
 - Locations where vehicles enter or exit the site.
- Contractor to be responsible to maintain existing ditches and or culverts for unobstructed drainage at all times. Where sodding is disturbed by excavation on backfilling operations, such areas shall be replaced by seeding or sodding. Slopes 4:1 or steeper shall be replaced by block sodding.

PROJECT INFORMATION:

PROJECT PLAN ID:
DELAWARE 2400

SCOPE OF WORK:

CONSTRUCTION OF SINGLE FAMILY PRIVATE DWELLING.
ANALYSIS:
OCCUPANCY GROUP: R3 SINGLE FAMILY DWELLING
TYPE OF CONSTRUCTION: TYPE-VB

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

AREA TABULATIONS:

LIVABLE AREA: APPROX. 2,400 SQ. FT.
UNIT #1: APPROX. 1,200 SQ. FT.
UNIT #2: APPROX. 1,200 SQ. FT.
TOTAL LIVABLE: APPROX. 2,400 SQ. FT.

FRONT PORCH: APPROX. 40 SQ. FT.
REAR STOOP: APPROX. 40 SQ. FT.

SITE ANALYSIS

SEE SITE PLANS

STRUCTURAL DESIGN CRITERIA:

STATE OF TEXAS INCORPORATES THE (IRC) INTERNATIONAL RESIDENTIAL CODE 2015 IRC FOR STRUCTURAL DESIGN

Project Details:

Project Owner: Double A.W. Ventures, LLC
Project Address: 421 Delaware Street # A & B, Houston, TX 77029
Project Number: 23106028
ILSM: 23106025
Water Capacity Log Number:

LOCAL VICINITY MAP:



TBPE FIRM NO. F-20463



FIRM No. #10194488



Geotechnical, Environmental and Construction Materials Consultants

ALL FIELD CHANGES TO APPROVED SET OF PLANS SHALL BE FIRST APPROVED BY THE BUILDING DEPARTMENT. FAILURE TO PROVIDE CHANGES TO THE BUILDING WILL BE CAUSE FOR THE DEPARTMENT TO ISSUE A STOP WORK NOTICE.

BOUNDARY & TOPOGRAPHY MAP BY:

Eric L. Davis Engineering Inc
FIRM No. #10194488
401 Pinson Rd, Forney, TX 75126
972-564-0592

DRAFTING / CONSULTING BY:

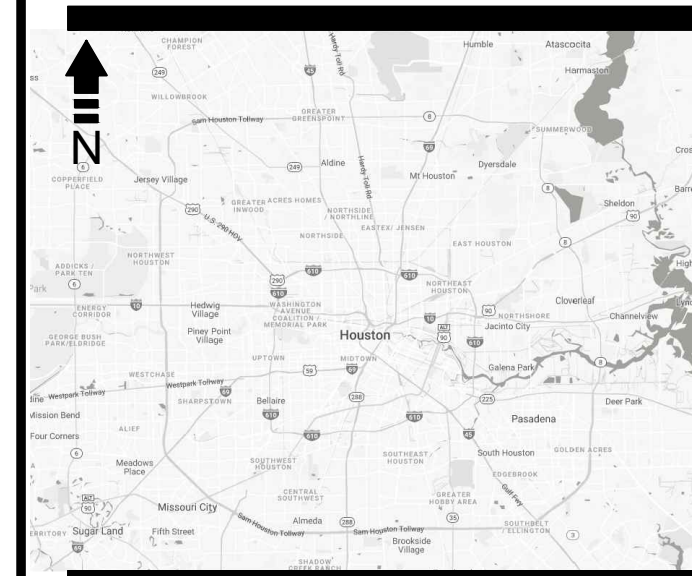
RON DANCY / DANCY DESIGNS, LLC.
2929 ALLEN PARKWAY, SUITE 200
HOUSTON, TEXAS 77019
(O) (832) 271-5139
(W) www.dancydesignsllc.com
Email: INFO@DANCYDESIGNSLLC.COM

ARCHITECTURAL DESIGN BY:

NOT APPLICABLE

STRUCTURAL ENGINEER:

GSC ENGINEERING, INC.
9670 MAGNOLIA AVENUE, SUITE #111
RIVERSIDE, CA 92503
FIRM No. F20463
Email: info@gscengineeringco.com



TOTAL SLAB AREA = 2,420 SQ. FT.
ROOF OVERHANG AREA = 290 SQ. FT.
CONCRETE PAVING = XXX SQ. FT.

CONSULTING & DESIGN BY:

2929 Allen Parkway, Suite 200
Houston, Texas 77019
Tel: 832-856-1980
Fax: 832-271-5100
Web: www.DancyDesignsLLC.com
Email: info@dancydesignsllc.com

SHEET INFORMATION:		REVISION:	
DATE:	TBD	NO.	DATE
PROJECT #:	DDLLC-2023_DUPLEX2400		
FILE NAME:	DUPLEX2400Plans		
SCALE:	1/4" = 1'-0"		
DESIGNED BY:	R. DANCY		
DRAWN BY:	R. DANCY		
CHECKED BY:	CLIENT ON RECORD		
APPROVED BY:	ENGINEER ON RECORD		

NEW HOME BUILD
RESIDENTIAL DEVELOPMENT
PROJECT PLAN ID: "DELAWARE 2400 PLANS"
PROJECT ADDRESS:
421 DELAWARE STREET # A & B, HOUSTON, TEXAS 77029

CONSTRUCTION SET

GENERAL PROJECT INFORMATION		REGULATING AUTHORITIES	
CLIENT:	DOUBLE A.W. VENTURES, LLC	DEPARTMENT:	CITY OF HOUSTON
PHONE:	N/A	DEPARTMENT:	PLANNING AND DEVELOPMENT
ADDRESS:	421 DELAWARE STREET # A & B	CONTACT:	JOSEPH MYERS, P.E., CITY ENGINEER
ADDRESS:	HOUSTON, TEXAS 77028	PHONE:	832-394-9000
CONSULTANT:	RON DANCY	ADDRESS:	1002 WASHINGTON AVENUE
ARCHITECT:	N/A	HOUSTON, TEXAS 77002	
ENGINEER:	ENGINEER ON RECORD		
ENGINEER:	TBD		

SHEET NO.	SHEET TITLE	SHEET ID.	SHEET NO.	SHEET TITLE	SHEET NO.	SHEET NO.	SHEET TITLE	SHEET ID.
1	COVER SHEET	COVER	11	PLUMBING PLAN, LEGEND & NOTES				P1.01
2	GENERAL NOTES	G1.0	12	STRUCTURAL - GENERAL NOTES				S1.01
3	SITE & SURVEY PLAN	C1.0	13	STRUCTURAL - FOUNDATION PLAN, LEGEND & NOTES				S2.01
4	FLOOR PLAN AND NOTES	A1.0	14	STRUCTURAL - CEILING JOIST & RAFTER PLAN & NOTES				S2.02
5	ELEVATIONS & ROOF PLAN	A2.0	15	STRUCTURAL - FRAMING DETAILS & NOTES				S2.03
6	INTERIOR ELEVATIONS & SECTION CUTS	A3.0	16	STRUCTURAL - SHEARWALL BRACING LAYOUT				S3.01
7	DETAILS & NOTES	A4.0	17	STRUCTURAL - DETAILS				S4.01
8	3D RENDERINGS	A5.0	18					
9	MECHANICAL PLAN, LEGEND & NOTES	M1.0	19					
10	ELECTRICAL PLAN, LEGEND & NOTES	E1.0	20					