

ARCHITECTURAL SOLUTIONS, INC.

1415 S. Voss, Ste. 1100-96
Houston, Texas 77057
Phone: (713) 978-6989
Fax: (713) 978-7885



A Custom Remodel for:
James and Rose Spice

1 Rodney Circle
Houston, Texas 77024

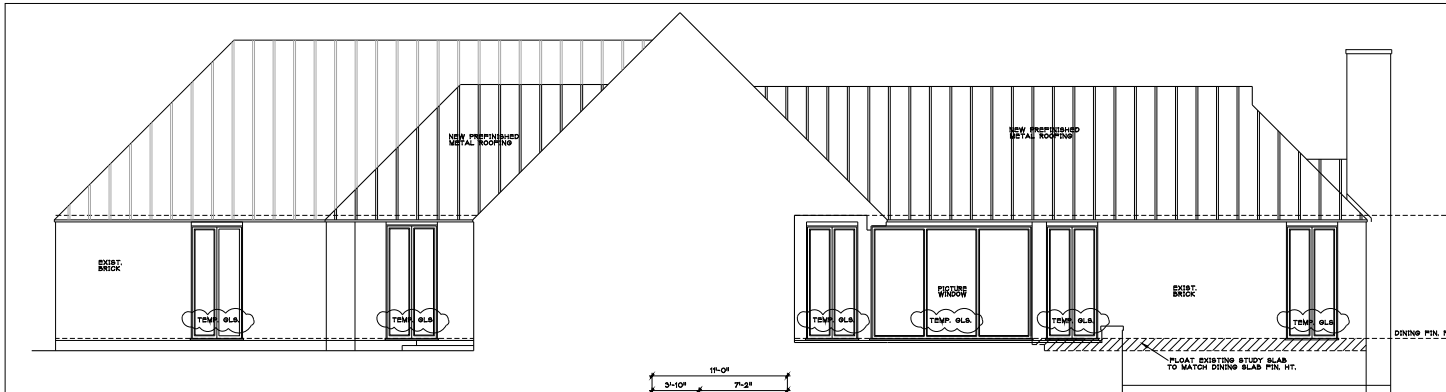
7500
#1 #16

EXISTING FIRST FLOOR	PROPOSED SECOND FLOOR
4,630 S.F.	830 S.F.
TOTAL LIVING AREA	7,560 S.F.
PROPOSED FIRST FLOOR ADDITION	30 S.F.
TOTAL NET LIVING AREA	7,590 S.F.
5-CAR GARAGE	840 S.F.
PORCH COVERED	540 S.F.
COVERED FRONT PORCH	210 S.F.
COVERED PORCHES	60 S.F.
PROPOSED COVERED PATIO	710 S.F.
TOTAL COVERED FIRST FLOOR	1,810 S.F.
TOTAL NON-LIVING AREA	1,280 S.F.
TOTAL COVERED AREA	3,090 S.F.

PROPOSED FIRST FLOOR PLAN

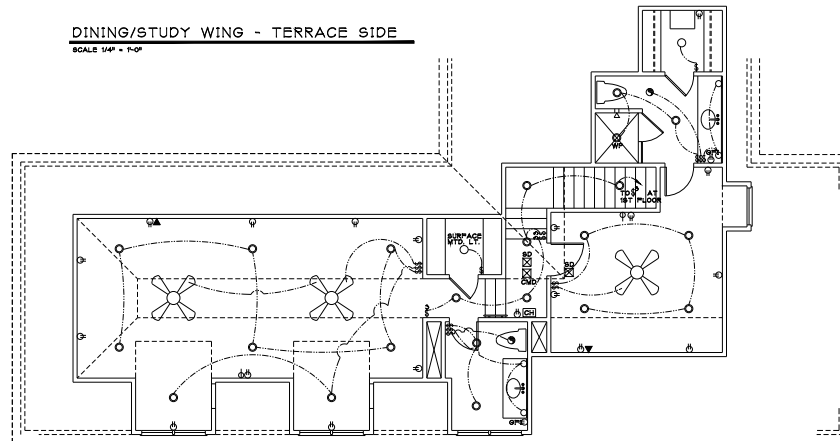
1/4" = 1'-0"

JANUARY 26, 2024



DINING/STUDY WING - TERRACE SIDE

SCALE 1/4" = 1'-0"



ELECTRICAL LEGEND

⊕	110 VOLT DUPLEX RECEPTACLE	⊕	UNDER CABINET LIGHT
⊖	110 VOLT W/ GROUND FAULT INTERRUPTER	⊕	THERMOSTAT
⊕220	220 VOLT RECEPTACLE	☼	SMOKE DETECTOR
⊕	TELEVISION ANTENNA	☼	CARBON MONOXIDE DETECTOR
⊕	TELEPHONE OUTLET	⊕	CEILING FAN
⊕	SINGLE POLE SWITCH		
○	RECESSED 6" CAN LIGHT		

SECOND FLOOR ELECTRICAL PLAN

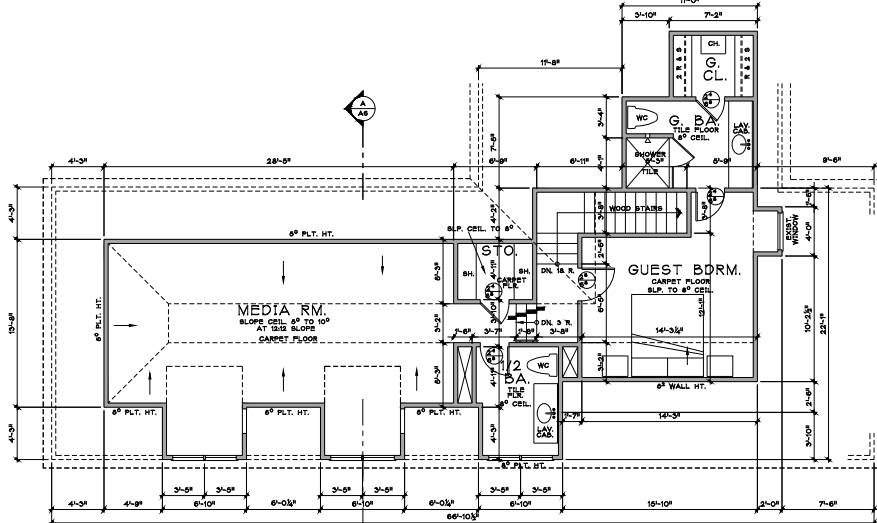
SCALE 1/4" = 1'-0"

ELECTRICAL NOTES:

PROVIDE G.F.I. PROTECTION AS REQUIRED.
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 ALL OUTLETS IN BEDROOMS TO BE ARC FAULT PROTECTED AND BE ON SEPARATE CIRCUIT FROM CEILING FAN & OVERHEAD LIGHTING CIRCUIT.
 OWNERS TO LOCATE ALL PHONE JACKS, T.V. JACKS AND FLOOR PLUGS.

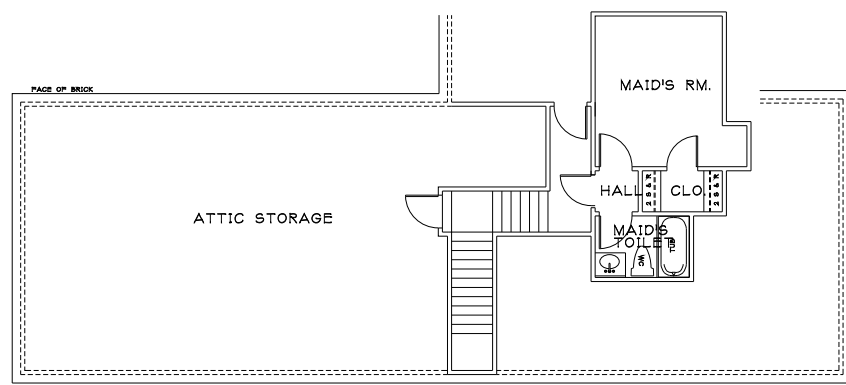
SECTION NOTES:

REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING COMPONENTS, DIRECTIONS AND SIZES, AND FOR ALL FOUNDATION INFORMATION.
 ALL LOAD BEARING STUDS TO BE 16" O.C.
 ALL EXTERIOR WALLS AND MAIN CROSS-TIE PARTITIONS SHALL BE EFFECTIVELY BRACED AS SPECIFIED IN IRC SECTION R602.3.
 PURLIN BRACES SHALL BE 4x4 DIMENSION OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS.
 ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED AREA EXCEED 300 SQUARE FEET. ATTIC ACCESS SHALL BE A FULL DOWN STAIRWAY W/ CLEAR OPEN OF 2' MIN. BETWEEN HARDWARE AND A 3000 LB CAPACITY MIN. PROVIDE A CLEAR AND UNOBSTRUCTED PASSAGEWAY MIN. 30" HIGH AND 30" W. TO ANY APPLICABLE ATTIC PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING. IT SHOULD BE CHECKED FOR A PROVIDE LEVEL SPACE 30" DEEP CLEAR ACCESS OPEN DIMENSIONS SHALL BE 30" X 36" MIN. WHERE BUSH DASH AND LARGER SHOULD TO ALLOW REMOVAL OF LAMPS. APPLICABLE.
 DOUBLE FLOOR JOIST (62 MATERIAL) UNDER PARTITIONS PARALLEL TO JOIST SPANS. (IRC R602.7)
 JOIST SHALL BE SUPPORTED Laterally AT EACH END AND AT EACH SUPPORT (IRC R602.7)
 SOLID BLOCKING SHALL NOT BE LESS THAN 3" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST. (IRC R602.7)



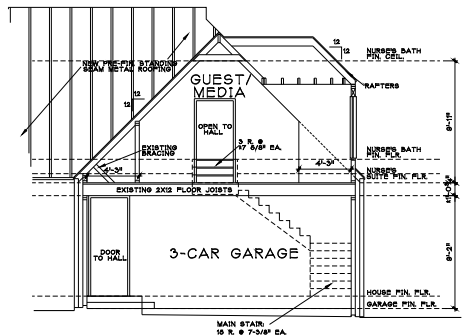
MODIFIED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



BUILDING SECTION

SCALE 1/4" = 1'-0"

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A Custom Remodel for:
 Jones and Rose Spico

1 Rodney Circle
 Houston, Texas 77024

7500
 01/26/24

EXISTING FIRST FLOOR	4,630 S.F.
PROPOSED SECOND FLOOR	835 S.F.
TOTAL LIVING AREA	7,565 S.F.
PROPOSED FIRST FLOOR ADDITION	30 S.F.
TOTAL NET LIVING AREA	7,595 S.F.
5-CAR GARAGE	840 S.F.
PORE COVER	54 S.F.
COVERED REAR PORCH	211 S.F.
PROPOSED COVERED PAUD	711 S.F.
86 COVERED FRONT	14 S.F.
TOTAL NON-LIVING AREA	1,283 S.F.
TOTAL COVERED AREA	1,383 S.F.

EXTERIOR ELEV. & SECTION & PROP. 2ND FLOOR PLAN

AS NOTED

JANUARY 26, 2024

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