

 CITYDESIGN
ISSUE/REVISION SCHEDULE

TYPE CODES:	
A	ENGINEERING
B	BUDGET
C	CONSTRUCTION
D	DESIGN
E	ERROR
P	PERMITTING
R	REVIEW
S	SALES

BUILDING CODE: 2012 I.R.C. WITH CITY OF HOUSTON AMENDMENTS
OCCUPANCY: GROUP R-3
 RESIDENTIAL TOWNHOMES
BUILDING CONSTRUCTION TYPE:
 TYPE V-B NON-RATED
FIRE PROTECTION: GROUP R-3
 LESS THAN 4-STORIES
 NO FIRE SPRINKLER SYSTEM REQUIRED

METAL FRAME-DOUBLE PANE-LOW E
U-FACTOR: .39 SHGC: .33

GLAZING: U-FACTOR: .65 SHGC: .40

WOOD FRAME WALL R-VALUE:
 2X6 WALL: R19
 2X4 WALL: R13
 CEILING R-VALUE: R30
 FLOOR R-VALUE: R19
 ABOVE GARAGE & OVER OUTSIDE AIR

COVER PAGE	A1.1	1
SITE PLAN	A2.1	2
DRAINAGE PLAN	A2.2	3
FIRST & SECOND FLOOR	A3.1	4
ELEVATIONS "A"	A4.1	5
ELEVATIONS "B"	A4.2	6
SECTIONS A-A & B-B	A4.3	7
DETAILS	A4.4	8
INTERIOR ELEVATIONS / MILLWORK	A5.1	9
FIRST & SECOND FLOOR ELECTRICAL	A6.1	10
ROOF PLAN & FOUNDATION OUTLINE	A7.1	11

PERMIT STAMP

STATUS:	
START	12/16/22 RGP
SCHEMATIC	
PRODUCTION	
REVIEW	
CHECKING	
CORRECTIONS	
DEED RESTRICTIONS	
NO	
HEIGHT	FRONT REAR SIDES
X	X X X X
REVISIONS:	
-	-
PERMIT:	
NUMBER: XX	
APPROVED	2-12-10 DRG
RESIDENTIAL	
REDRAW OF:	
d023-1606 d026-1666	
d028-1662 L2 Y2 D028-1662 L2	
F028-1666F16 L2 F024-4230	
F024-4240 d035-4260	

CITYDESIGN CITY DESIGN
 18FIFTEEN SHEARN
 SUITE 101
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MASTER PLAN
1650

SOUTH PARKVIEW
HOUSTON, TEXAS

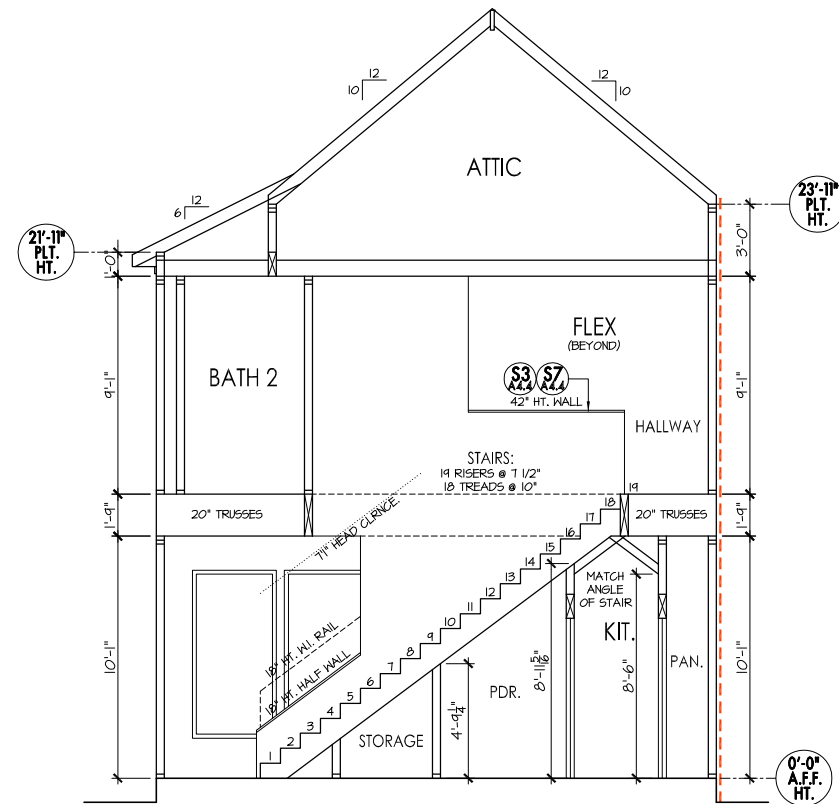
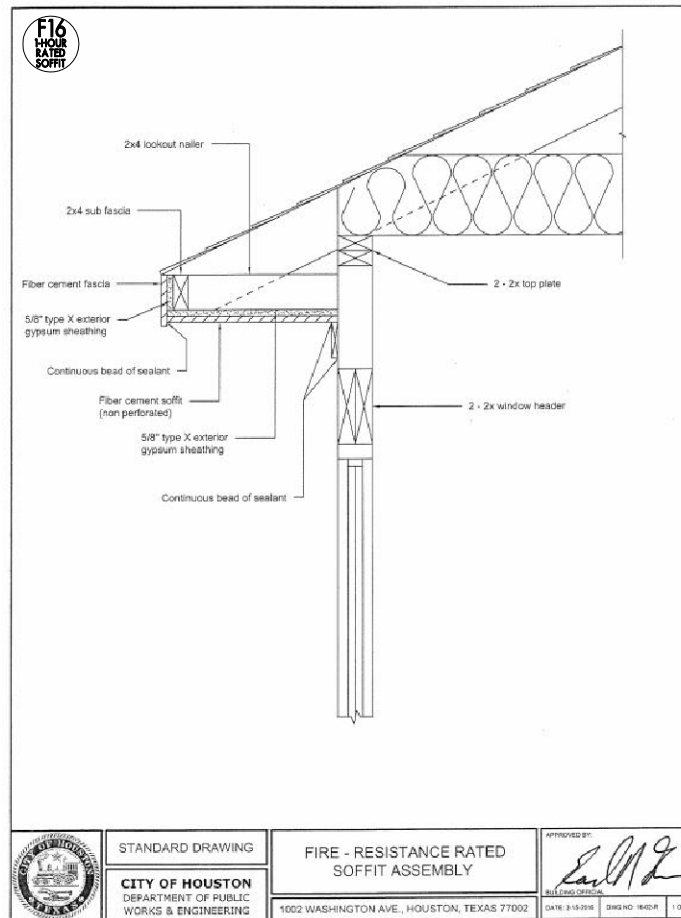
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SUBMITTAL
PASSED:

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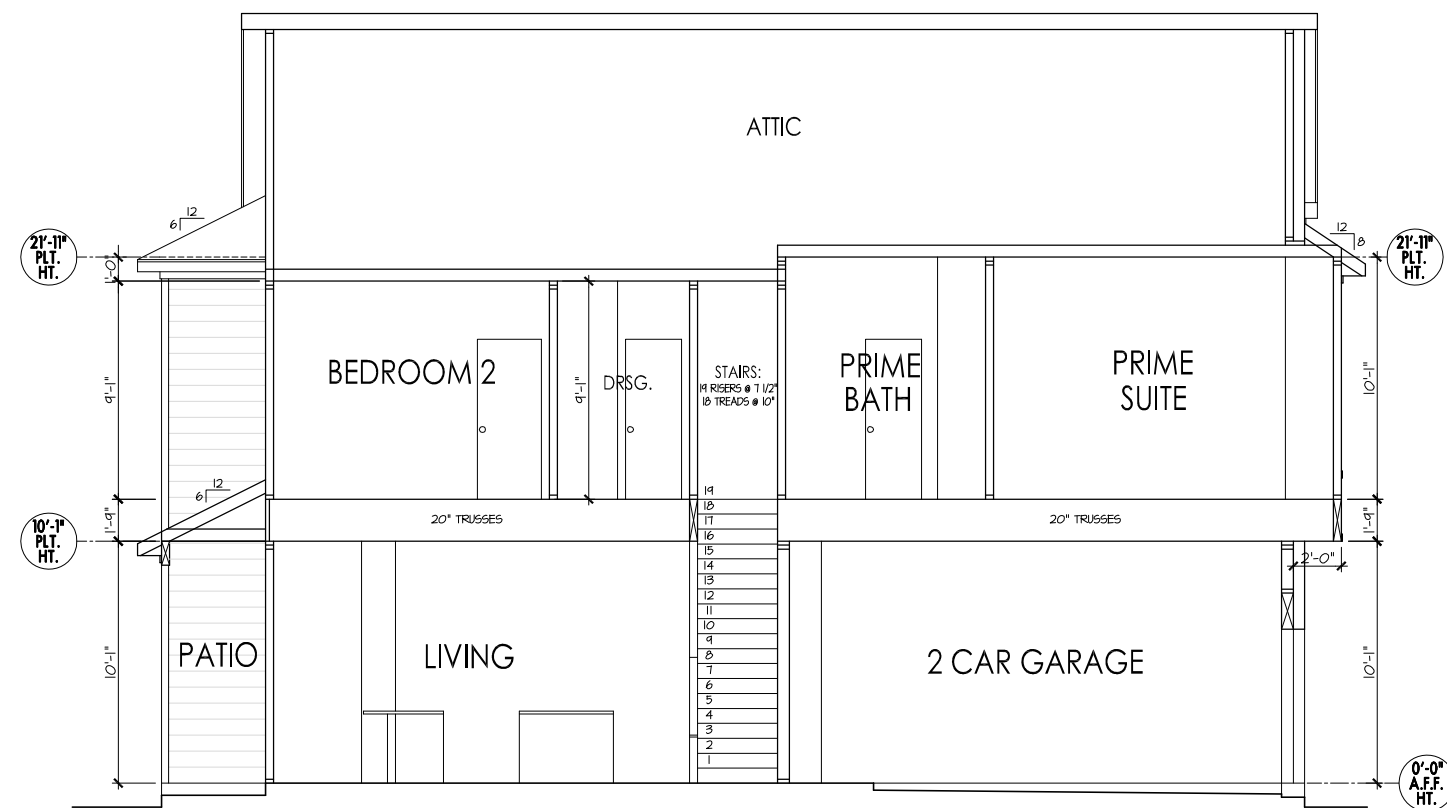
G017
1650-L

PLOT DATE:
16-Dec-22
SAVE DATE
16-Dec-22
PLAN #
G017 1650-L

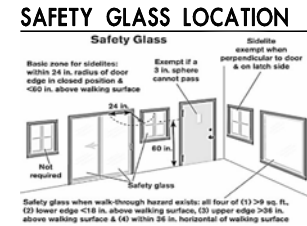
A1.1
1 OF 11



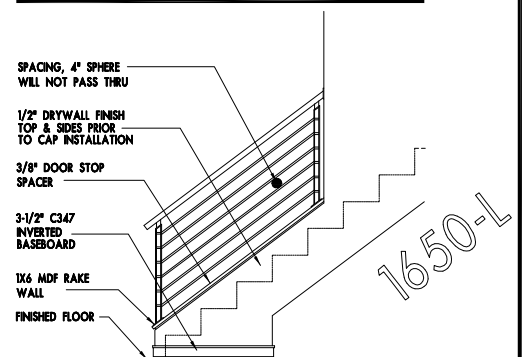
SECTION B-B
SCALE: 1/4" = 1'-0"



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



S1 RAILING STYLE SCALE: N.T.S.



STATUS:				
START	12/16/22		RGP	
SCHEMATIC				
PRODUCTION				
REVIEW				
CHECKING				
CORRECTIONS				
DEED RESTRICTIONS				
NO				
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X	X	X	X	
REVISIONS:				
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PERMIT:				
NUMBER: XX	2-12-18		PRIG	
APPROVED				
RESUBMITAL				
REDRAWN OF:				
4023-1606	4026-1666			
4028-1666 L2	V2 D028-1666-L2			
4028-1666 F+L2	F024-4230			
4024-4240	G026-4260			

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- SOUTH PARKVIEW
 HOUSTON, TEXAS

MASTER PLAN
1650

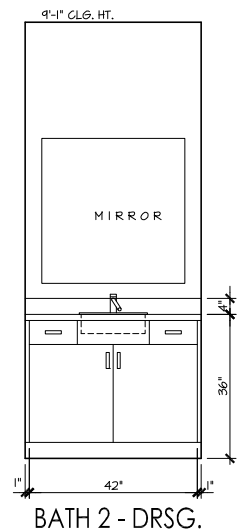
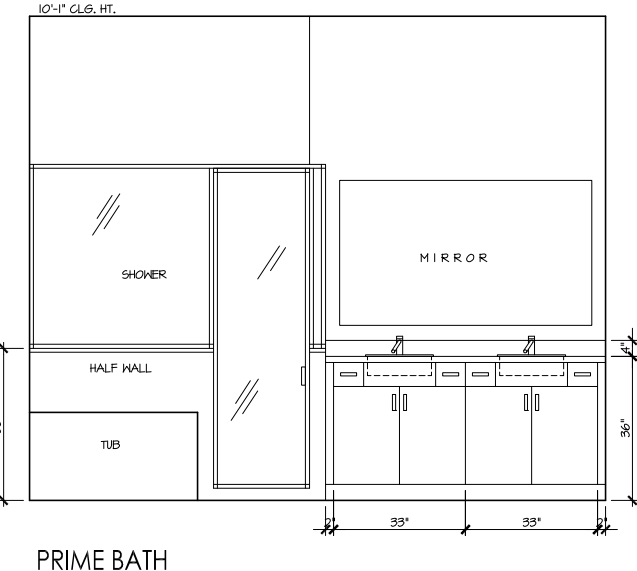
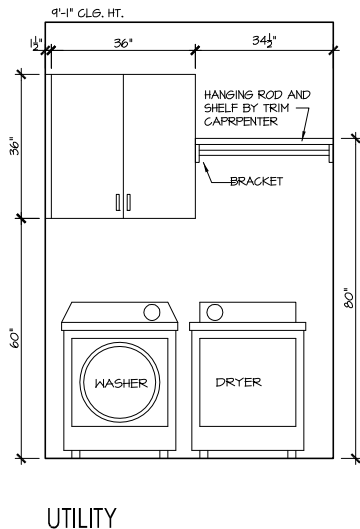
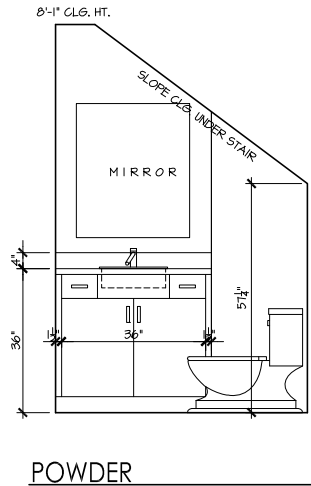
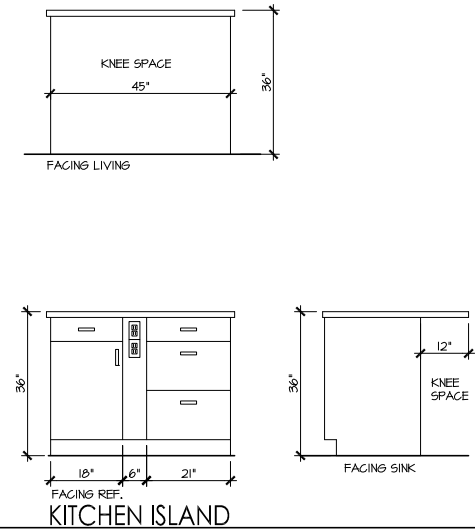
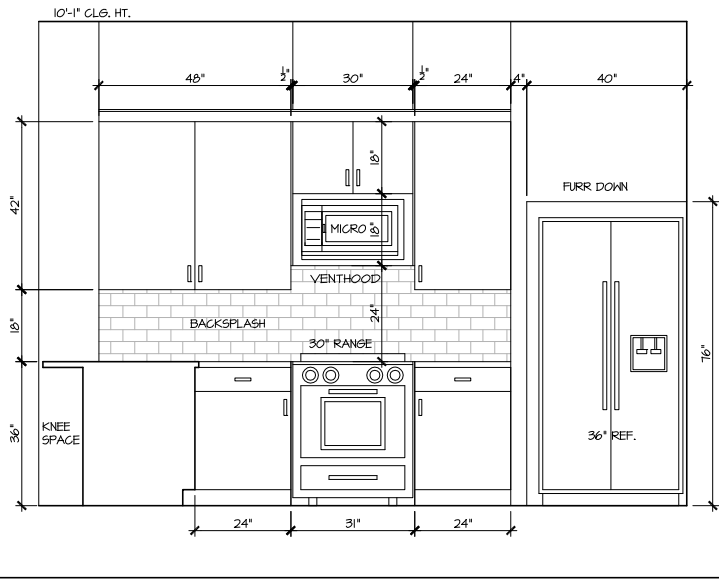
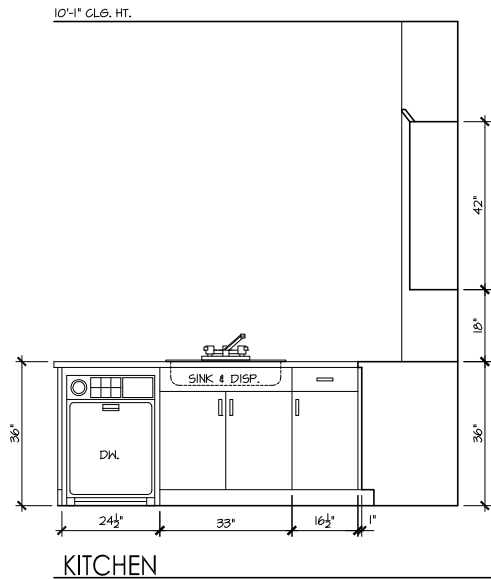
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G017
1650-L

PARKVIEW
PLOT DATE: 16-Dec-22
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PLAN # G017 1650-L

A4.3
7 OF 11



MILLWORK NOTE:
CABINET DRAWINGS ARE FOR GENERAL INFORMATION ONLY. MEASUREMENTS AND FEATURES ARE FOR ILLUSTRATIVE PURPOSES AND SUBJECT TO CHANGE BASED ON JOB SITE CONDITIONS. MILLWORK OPTIONS AND AVAILABILITY ARE LIMITED TO VENDORS. PLANS ARE SUBJECT TO CHANGE WITHOUT NOTIFICATION.

☆ **MILLWORK**
SCALE: 1/2" = 1'-0"

0 1 2 3 5

PERMIT STAMP

STATUS:	
START	12/16/22 RGP
SCHEMATIC	
PRODUCTION	
REVIEW	
CHECKING	
CORRECTIONS	
DEED RESTRICTIONS	
YES	NO
HEIGHT	FRONT REAR SIDES
X	X X X X
REVISIONS:	
X	XXX
ENGINEER:	
NAME	
SUBMITTED	XX-XX-XX XXX
REVIEWED	
FINAL	
PERMIT:	
NUMBER XX	
SUBMITTED	XX-XX-XX XXX
APPROVED	
REDRAW OF:	
X	

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MASTER PLAN
1650
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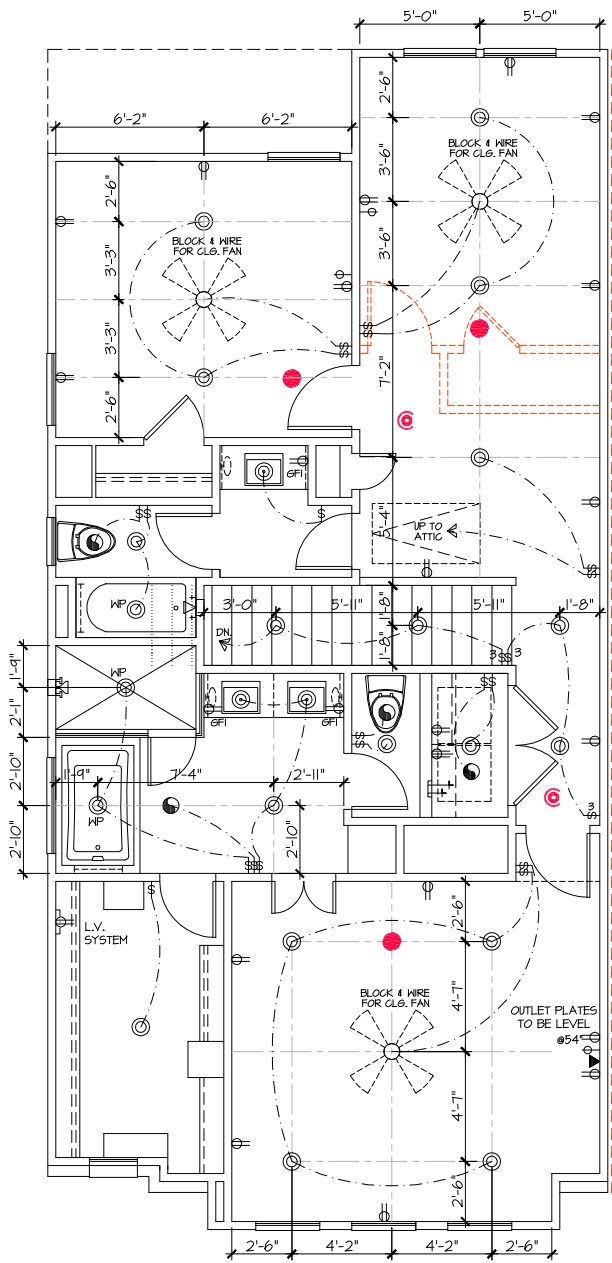
G017
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PLOT DATE:
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SAVE DATE
16-Dec-22
PLAN #
G017 1650-L

A5.1
9 OF 11

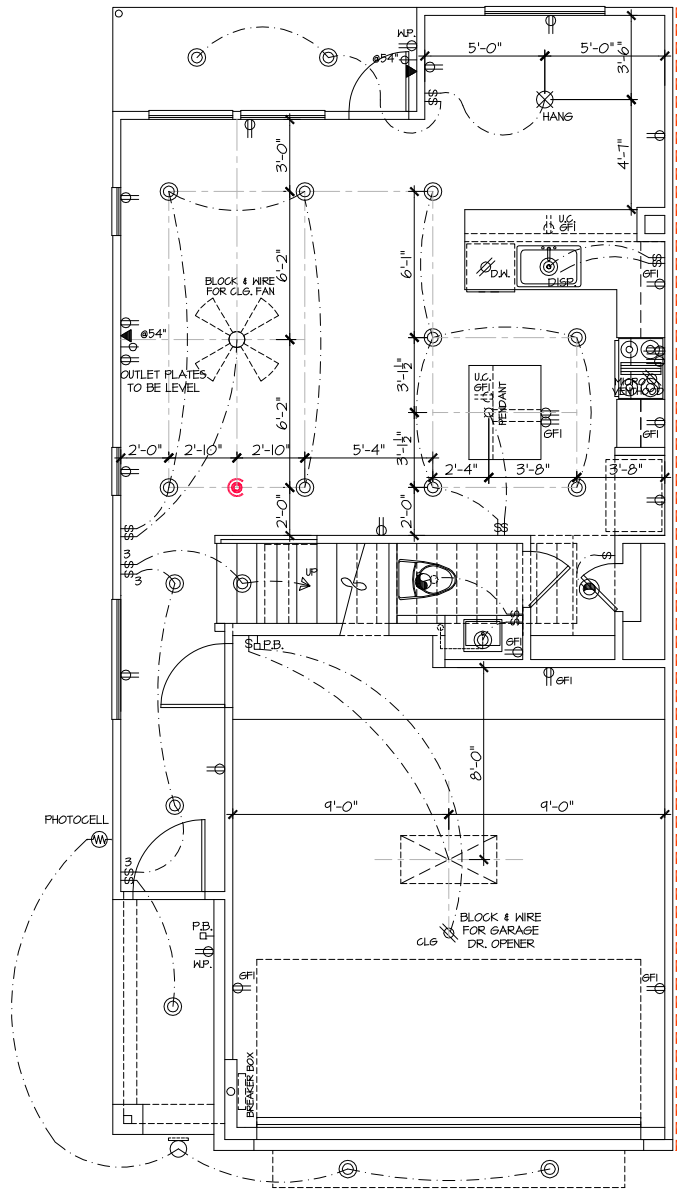
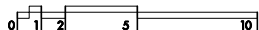
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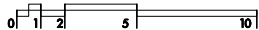
SECOND FLOOR ELECTRICAL

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



FIRST FLOOR ELECTRICAL

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



ELECTRICAL SYMBOLS:

	110 VOLT RECEPTACLE		CEILING MOUNTED FIXTURE
	110 VOLT W/ GROUND FAULT INTERRUPTOR		EXHAUST FAN
	WATERPROOF G.F.I.		HANGING LIGHT
	110 RECEPTACLE W/ USB SEPARATE CIRCUIT, NON-GFI 110V OUTLET		LED DISK WATERPROOF
	110 VOLT IN CEILING		LOW VOLTAGE LIGHT
	110 VOLT IN FLOOR		PENDANT LIGHT
	220 VOLT RECEPTACLE (TV CABLE/SATELLITE) & ETHERNET CABLE		RECESSED CAN
	TELEPHONE OUTLET		RECESSED CAN - MINI
	SINGLE POLE SWITCH		RECESSED CAN - WATERPROOF
	THREE WAY SWITCH		RECESSED EYEBALL SPOT
			WALL MOUNTED FIXTURE
			WALKWAY LIGHT - WALL MOUNTED
			ROPE LIGHT
			UNDER COUNTER LIGHT

	SMOKE DETECTOR (SEE SMOKE ALARM NOTE)
	CARBON MONOXIDE ALARM (COMBINED W/ SMOKE DETECTOR)
	FLOOD LIGHTS
	FLUORESCENT LIGHT BOX (typical size: 2'x4')
	UNDER CABINET LIGHT
	ABOVE CABINET LIGHT
	PUSH BUTTON SWITCH
	CHIMES
	THERMOSTAT
	SECURITY KEYPAD
	CLG SPEAKER
	WALL SPEAKER
	CAMERA
	PHOTOCELL SENSOR

	BLOCK & WIRE FOR CLG. FAN
	OPTIONAL CLG. FAN
	CEILING FAN
	CEILING FAN W/ LIGHT
	ELECTRIC PANEL
	BREAKER BOX

SMOKE ALARM NOTES:

SECTION: R314 SMOKE ALARMS (2012 IRC)
SMOKE DETECTORS REQUIRE A TYPICAL CONNECTION TO HOUSE WITH A BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES, INTERCONNECTED.

SECTION: R314.3 SINGLE & MULTIPLE STATION SMOKE DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

- IN EACH SLEEPING ROOM OUTSIDE OF EACH SEPARATE SLEEPING AREAS IN THE VICINITY OF THE ROOM.
- ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS & CELLARS, BUT NOT INCLUDING CRAWL SPACES & UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARM NOTE:
SECTION: R315.1 CARBON MONOXIDE ALARMS (2012 IRC)
FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. (COMBINED WITH SMOKE ALARM)

ELECTRICAL NOTES:

- RECESS LIGHTING IN INSULATED CEILINGS TO BE LIGHTOLIER 1102 1102 IC - 1105 OR EQUAL
- PROVIDE GFI OUTLETS WITHIN 6'-0" OF SINKS, IN GARAGES AND ALL EXTERIOR WP OUTLETS.
- PROVIDE TYPICAL OUTLET AND SWITCHED LIGHT IN ATTIC NEAR HVAC EQUIPMENT. LOCATE SWITCH NEAR (IF NOT OUTSIDE) ATTIC ACCESS.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. NOT REQUIRED IF THERE IS A MEANS OF NATURAL VENTILATION.
- EXHAUST VENTS SHALL EXIT THROUGH: 1) THE ROOF DECKING AT A MIN. DISTANCE OF 5'-0" FROM PROPERTY LINE. 2) AN EXTERIOR NON-FIRE RATED WALL. DRYER VENTS MAY EXIT THROUGH A NON-FIRE RATED EXTERIOR WALL.
- WHEN GARAGE DOOR OPENERS ARE INSTALLED, SENSORS AT BOTH SIDES OF OVERHEAD DOOR ARE REQUIRED.
- NOTE: SWITCHES AT STANDARD HT. WHEN NEXT TO LAV. CABINET.

PERMIT STAMP

STATUS:	
START	12/16/22 RGP
SCHEMATIC	
PRODUCTION	
REVIEW	
CHECKING	
CORRECTIONS	
DEED RESTRICTIONS	
YES	NO
HEIGHT	FRONT
X	X
X	X
REVISIONS:	
PERMIT:	
NUMBER: XX	
APPROVED: 2-12-18 CRG	
RESUBMITTAL	
REDRAW OF:	
0023-1606-0026-1666	
0028-4661-12 0028-1666-12	
0028-4661-12 0028-1666-12	
0028-4661-12 0028-1666-12	
0028-4661-12 0028-1666-12	

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18FIFTEEN SHEARN	18FIFTEEN SHEARN
SUITE 101	SUITE 101
HOUSTON, TX 77007	HOUSTON, TX 77007
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SOUTH PARKVIEW MASTER PLAN	SUBMITTAL:
HOUSTON, TEXAS 1650	PASSED:
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G017
1650-L
PARKVIEW
PLOT DATE:
16-Dec-22
SAVE DATE
16-Dec-22
PLAN #
G017 1650-L
A6.1
10 OF 11

1650-L

16-Dec-22

STATUS:	
START	12/16/22 RCP
REVISION	
PRODUCTION	
CHECKING	
CORRECTIONS	
DEED RESTRICTIONS:	
YES	NO
HEIGHT	FRONT REAR SIDES
X	X X X
REVISIONS:	
PERMIT:	
NUMBER: XX	
APPROVED	2-12-18 ORG.
REDRAW OF:	
A023-1606 A026-1666	
D026-1666-L2 V2 D026-1666D-L2	
F026-1666F-16-L2 F024-1230	
G024-1230 G025-1260	



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SOUTH PARKVIEW MASTER PLAN
HOUSTON, TEXAS 1650

PERMIT STATUS:
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PASSED:

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1650-L

PARKVIEW

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PLOT DATE: 16-Dec-22
SAVE DATE 16-Dec-22
PLAN # G017 1650-L
A7.1
11 Of 11