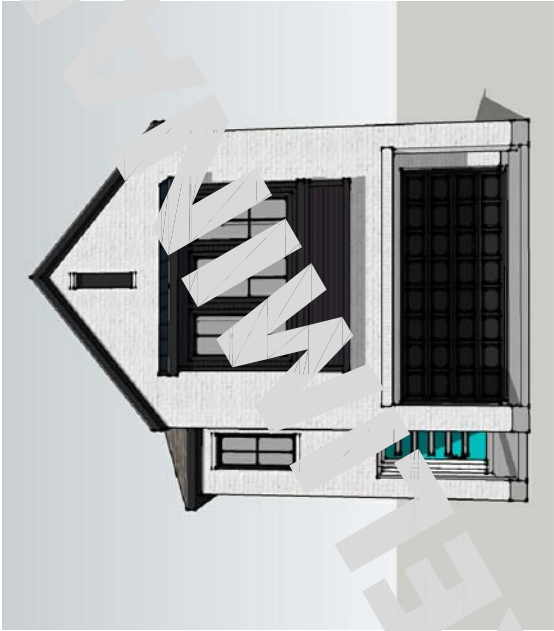




3D ARTIST'S REPRESENTATION. ITEMS MAY HAVE CHANGED, BUILT FROM PLANS.

[illegible]

3D ARTIST'S REPRESENTATION. ITEMS MAY HAVE CHANGED, BUILD FROM PLANS.



ELEVATION A



CITYDESIGN
LAND PLANNING RESIDENTIAL DESIGN

CODE INFORMATION

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

WINDOW MINIMUMS

DOOR MINIMUMS
METAL FRAME-DOUBLE PANEL-LOW E
U-FACTOR: .39 SHGC: .33

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

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SECTIONS A-A & B-B	A4.3 7
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INTERIOR ELEVATIONS / MILLWORK	A5.1 9
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ROOF PLAN & FOUNDATION OUTLINE	A7.1 11
STANDARD DETAILS	Ax.1

1-2081

ELEVATION B



Associated Builders Group

Associated Builders Group

STATUS:	START	12/07/22	REF:	
	CHERIC PRODUCTION			
DEED RESTRICTIONS:	CHECKING			
	CORRECTIONS			
YES	NO			
	WEIGHT	REAR	SIDES	
X	X	X	X	
REVISIONS:				
PERMIT:				
NUMBER, XX				
APPROVED	2-12-19	PRM66		
RESIDENTIAL				
REDRAW OF:				
0228-0626	40728-1668			
0208-0668	1272028-1668			
0209-0668	16-13	17024-0260		
0210-0240	6059-1260			

CITYDESIGN
LAND PLANNING RESIDENTIAL DESIGN
18FIFTEEN SHEARN
SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
WEBSITE: DWELLDDESIGNED.com

PERMIT STAMP

16-Dec-22



FLOOR SYSTEM: 20" OPEN WEB TRUSSES



10'-1" CLG. HT. WITH 2-2 X 4'S @ 16" O.C. TYPICAL, U.N.O. (UNLESS NOTED OTHERWISE.)

16-Dec-22



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



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



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



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

IRC - M1103.2 - TWO OPENINGS OR DUCTS.

THROUGH OPENINGS OR DUCTS. REF. IRC FIGURES

MIT03.2 (1), MIT03.2 (2), MIT03.2 (3) & MIT03.2 (4).
ONE OPENING SHALL BE WITHIN 12 INCHES OF THE
BOTTOM OF THE ENCLOSURE. OPENINGS ARE
PERMITTED TO CONNECT TO SPACES DIRECTLY
COMMUNICATING WITH THE OUTDOORS, SUCH AS
VENTILATED CRAWL SPACES OR VENTILATED ATTIC
SPACES. THE SAME DUCT OR OPENING SHALL NOT
SERVE BOTH COMBUSTION AIR OPENINGS. THE DUCT
SERVING THE UPPER OPENING SHALL BE LEVEL OR
EXTEND UPWARD FROM THE APPLIANCE SPACE.



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ABBREVIATIONS

ABBREVIATIONS

A.F.F. ABOVE FINISHED FLOOR

C5MNT. CASEMENT WINDOW
D.H. DOUBLE HUNG WINDOW

E.J. EXPANSION JOINT
EX FIVE LINGUI

FX.	FIXED WINDOW
HDR.	HEADER

HDR. HT.	HEADER HEIGHT
O.H.S.D.	OVER HEAD SECTIONAL DOOR

PL. HT.	OVERHEAD SECTIONAL DOOR PLATE HEIGHT
10	10
11	11
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100	100

S.H. SINGLE HUNG WINDOW

FINISHED GRADE HEIGHTS

R404.16 HEIGHT ABOVE FINISHED GRADE.

CONCRETE AND MASONRY FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT

SHALL EXTEND ABOVE FINISHED GRADE ADJACENT
TO THE FOUNDATION AT ALL POINTS A MINIMUM OF

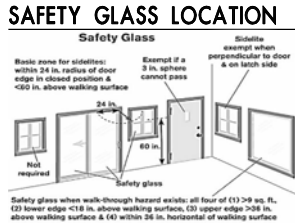
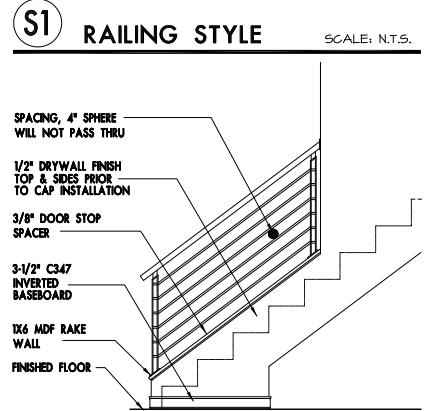
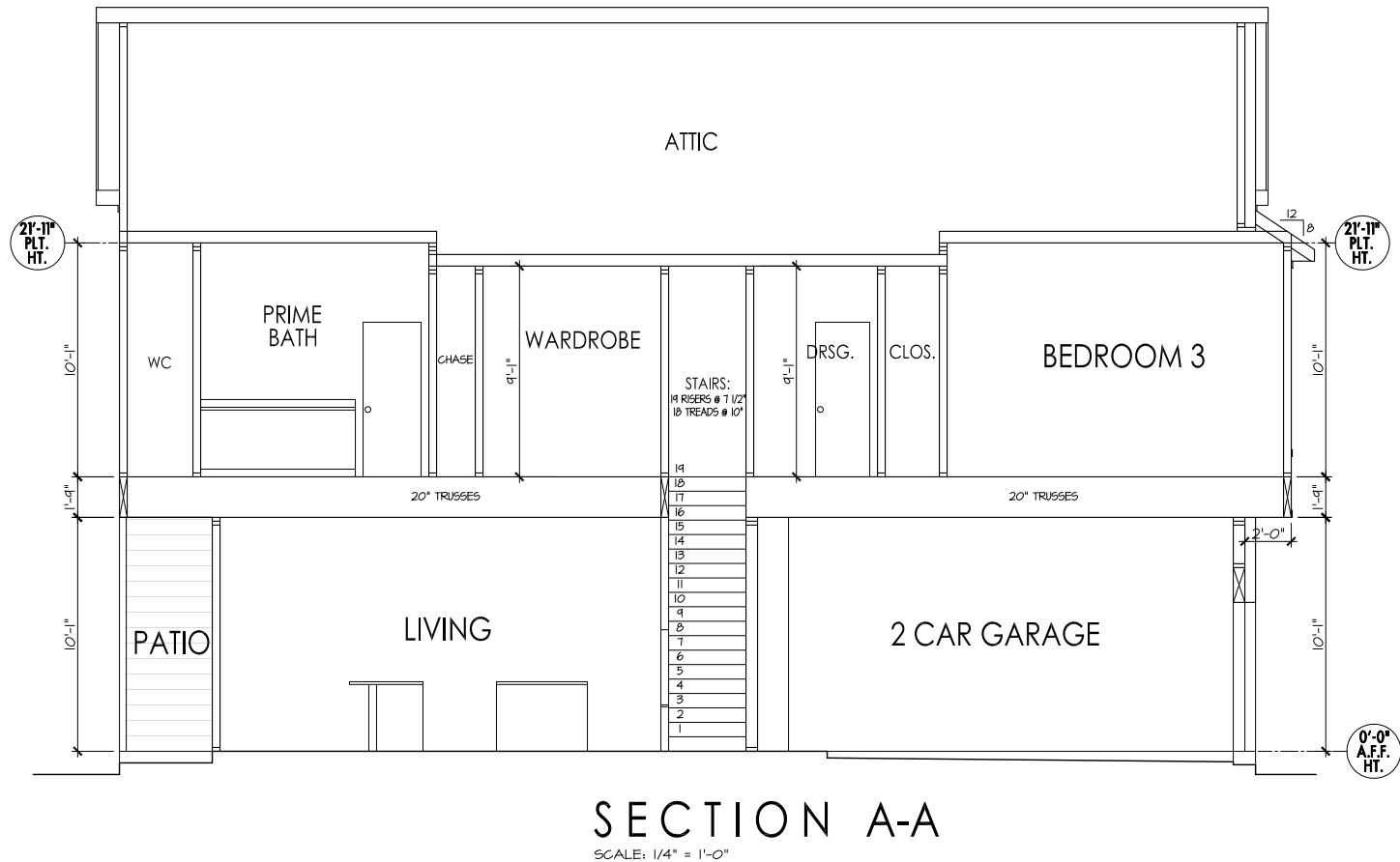
4 INCHES WHERE MASONRY VENEER IS USED AND A MINIMUM OF 6 INCHES ELSEWHERE

Printed on recycled paper.

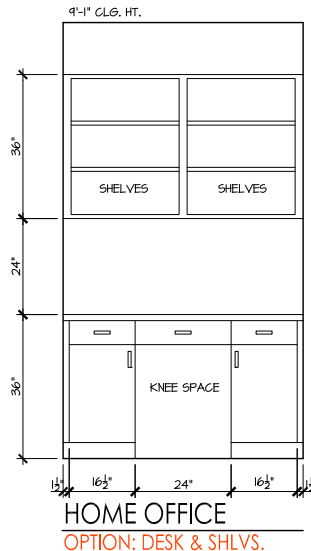
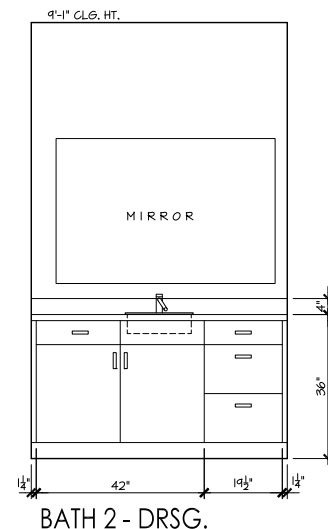
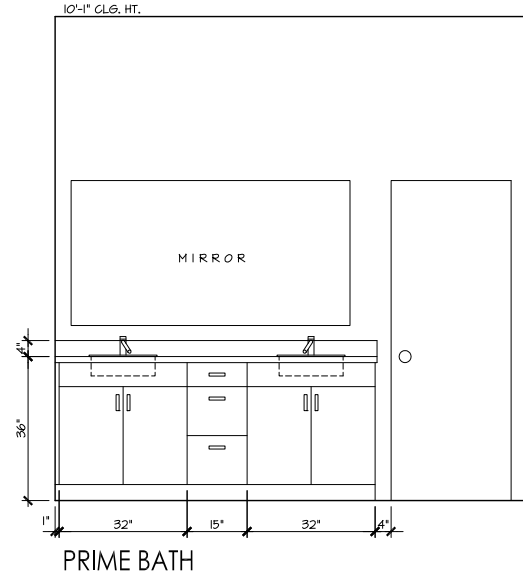
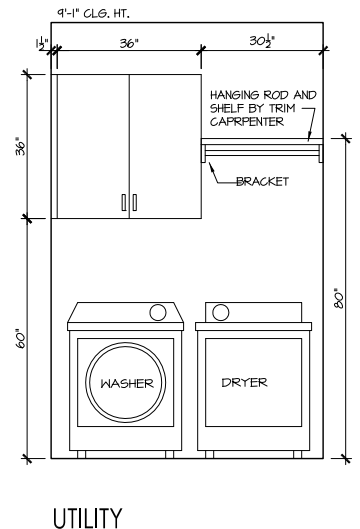
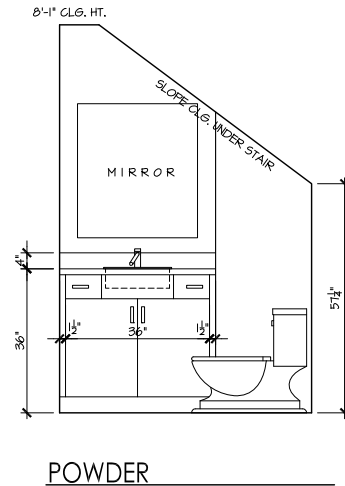
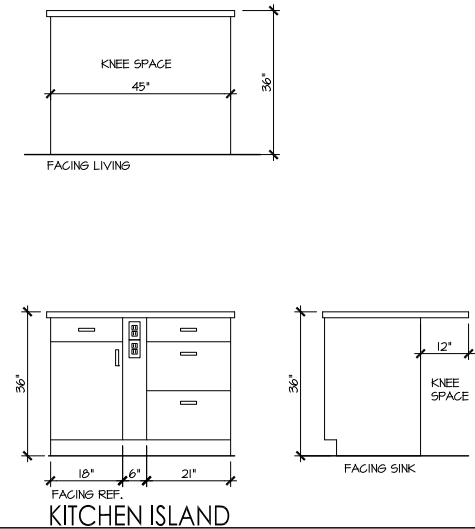
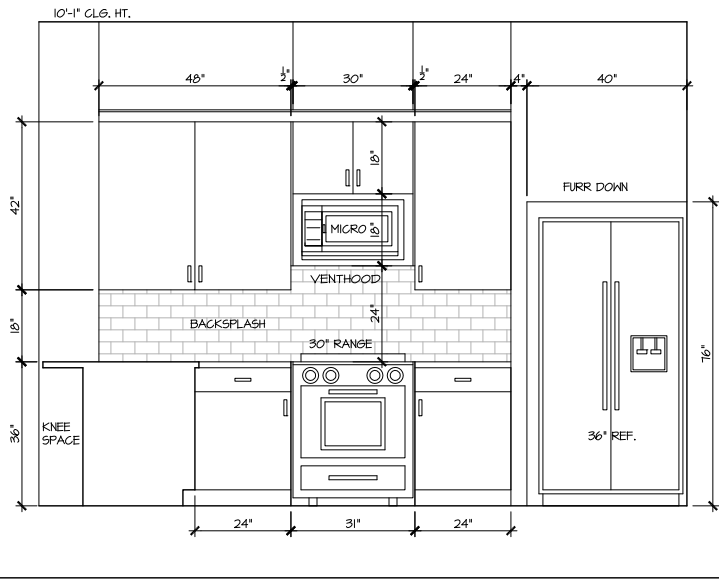
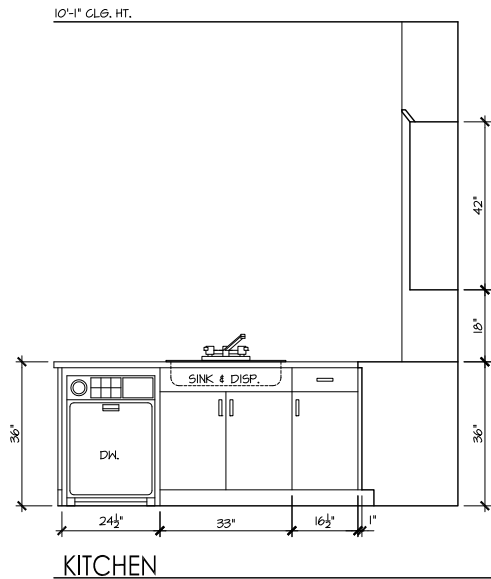
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A4.1
5 OF 11



STATUS:	
START	12/16/22 RSP
ISS	
SCHEMATIC	
PRODUCTION	
REVIEW	
CHECKING	
CORRECTIONS	
DEED RESTRICTIONS	
NO	
HEIGHT	FRONT REAR SIDE
X	X X X X X
REVISIONS:	
-	-
-	-
PERMIT:	
NUMBER: XX	
APPROVED	2-12-18 DRW
RESIDENTIAL	
REDRAW OF:	
40223-1606 40226-1666	
F02B-1666-12 F2 D02B-1660-12	
F02B-1666-16-12 F02A-4230	
F02B-1660-4230-4260	



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	

CITYDESIGN
CITYDESIGN
18FIFTEEN SHEARN
SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
WEBSITE: DWELDESIGNED.com

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RESIDENTIAL DESIGN
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OFFICE: 281-569-8850
WEBSITE: DWELDESIGNED.com

Associated Builders Group

PERMIT STATUS

NEW PERMIT

MASTER PLAN

1802

SOUTH PARKVIEW

HOUSTON, TEXAS

PROJECT FILE: R:\ACAD DWG FILES\2020-G DRAWING FILES\G017-AB SPARKVIEW\G017 1802-L

G017

1802-L

PARKVIEW

PLOT DATE:

16-Dec-22

SAVE DATE

16-Dec-22

PLAN #

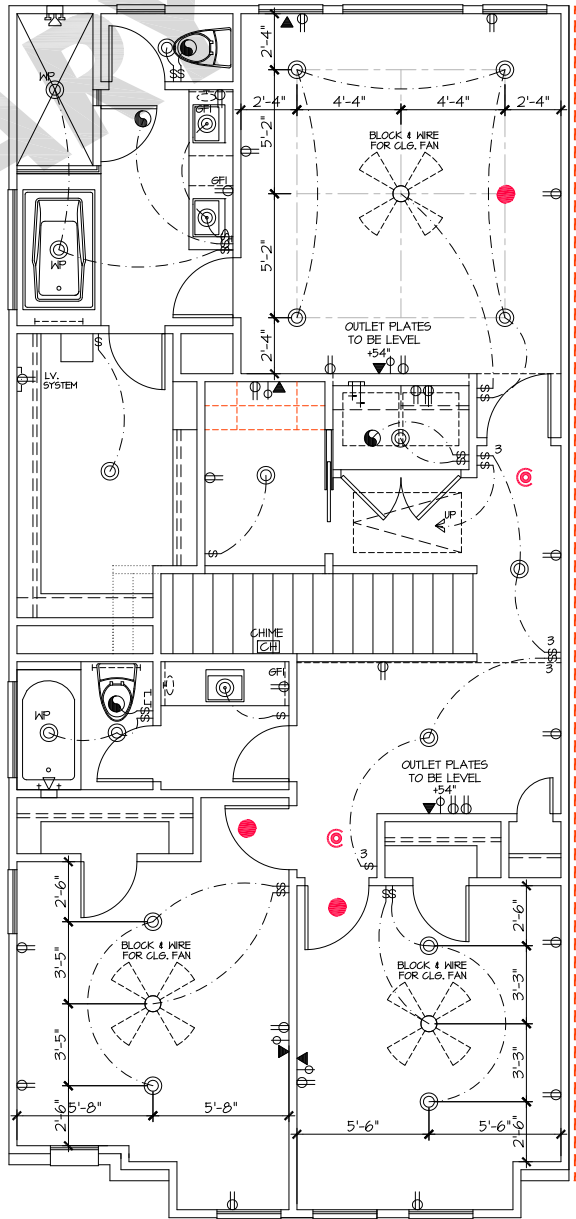
G017 1802-L

A5.1

9 OF 11

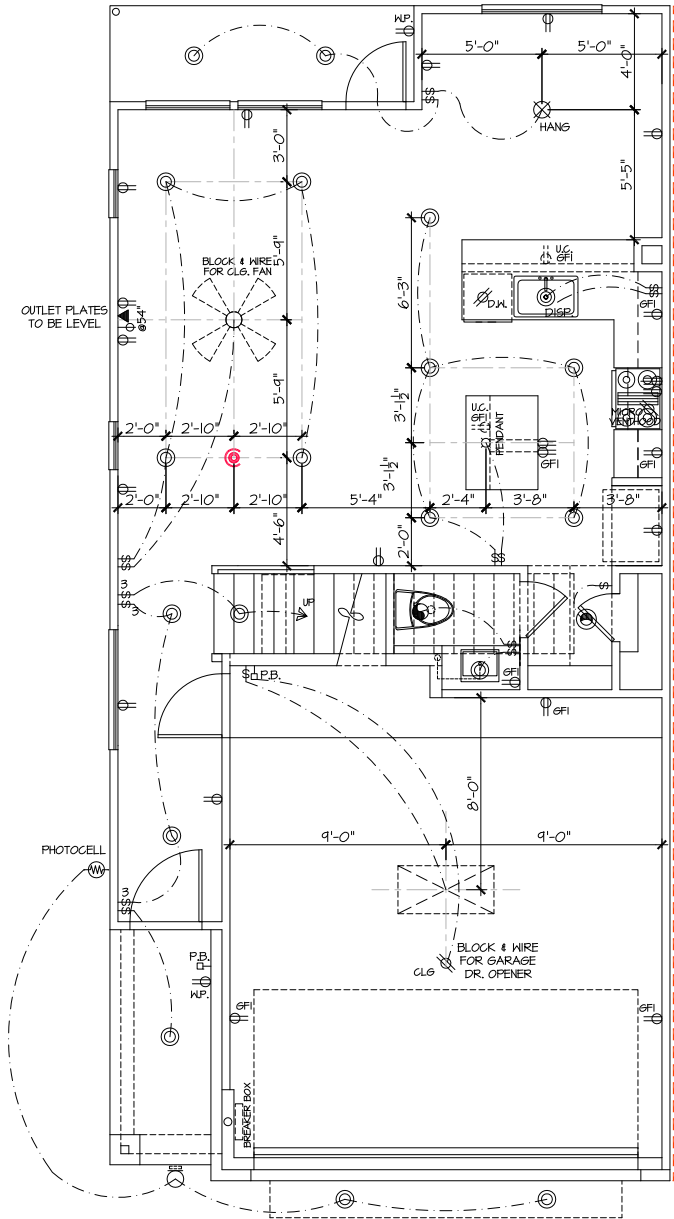
1802-L

PRELIMINARY



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 TIIV OUTLET		LED DISK WATERPROOF
	110 VOLT IN CEILING		LOW VOLTAGE LIGHT
	220 VOLT RECEPTACLE (TV CABLE/SATELLITE) & ETHERNET CABLE		PENDANT LIGHT
	TELEPHONE OUTLET		RECESSED CAN
	SINGLE POLE SWITCH		RECESSED CAN - MINI
	THREE WAY SWITCH		RECESSED CAN - WATERPROOF
			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

	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 TIIV 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.

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-BURNING 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 FC - 1105 OR EQUAL
- PROVIDE GFI OUTLETS WITHIN 4'-0" OF SINKS, IN GARAGES AND ALL EXTERIOR WP OUTLETS.
- PROVIDE TIIV 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	REAR
SIDES	
X	X
X	X
REVISIONS:	
PERMIT:	
NUMBER: XX	
APPROVED	2-12-18 CRIG
RESUBMITTAL	
REDRAW OF:	
60223-1606	60226-1666
60228-6661-1-2	60228-6661-1-2
60228-6661-1-3	60228-6661-1-3
60228-6661-1-4	60228-6661-1-4
60228-6661-1-5	60228-6661-1-5
60228-6661-1-6	60228-6661-1-6

CITY DESIGN
18FIFTEEN SHEARN
SUITE 101
HOUSTON, TX 77007
OFFICE: 281-569-8850
WEBSITE: DWELLDISEIGNED.COM

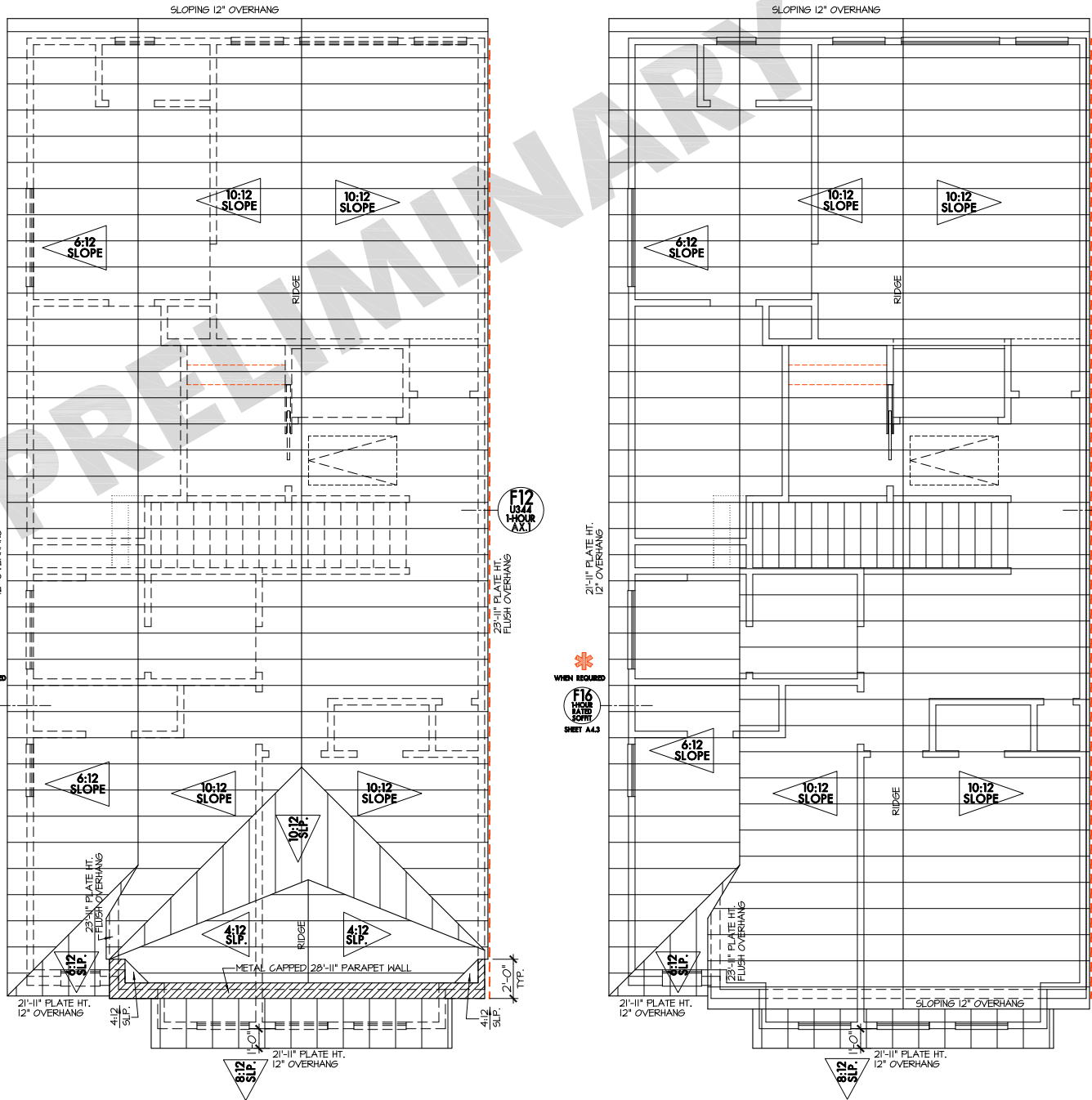


Associated Builders Group
- SOUTH PARKVIEW MASTER PLAN
HOUSTON, TEXAS 1802
PROJECT FILE: R:\ACAD DWG FILES\2020-G DRAWING FILES\G017-AB SPARKVIEW\G017 1802-1

G017
1802-L
PLOT DATE:
16-Dec-22
SAVE DATE
16-Dec-22
PLAN #
G017 1802-L
A6.1
10 OF 11

1802-1

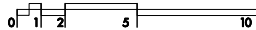
16-Dec-22



ELEVATION A

☆ ROOF PLAN

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



12" OVERHANGS FROM FRAME U.N.O.
(TYPICAL)

*** CHECK INDIVIDUAL SITE PLAN FOR LOCATION ON LOT TO DETERMINE IF A FIRE RATED SOFFIT WILL BE REQUIRED.**

LEGEND

-  PARAPET WALL
 RAFTER LAYOUT
 WALL BELOW
 1-HOUR WALL
SEE F12 - DETAIL SHEET AX.1
 VERTICAL SUPPORT FOR
 RIDGE/HIP/VALLEY

ROOF NOTES

PLATE HEIGHTS AS NOTED
SLOPES AS NOTED
12" OVERHANGS FROM FRAME U.N.O.

SOFFIT & RIDGE VENTING PER BUILDER SPECS.
COMPOSITION SHINGLES ROOF MATERIAL
PLUMBING VENTS & ALL OTHER PENETRATIONS
THROUGH ROOF DECKING SHALL BE DIRECTED
TO BACK ROOF SLOPE
MINIMIZE PLUMBING VENT PENETRATIONS THROUGH
ROOF DECKING.
COLOR COORDINATE PIPING TO ROOF MATERIAL,
WHERE APPLICABLE.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
C.S.M.T.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
D.S.	DOWN SPOUT
E.J.	EXPANSION JOINT
FX.	FIXED WINDOW
HDR.	HEADER
HDR. HT.	HEADER HEIGHT
O.H.S.D.	OVER HEAD SECTIONAL DOOR
PL. HT.	PLATE HEIGHT
S.H.	SINGLE HUNG WINDOW
U.N.O.	UNLESS NOTED OTHERWISE

SITE DRAINAGE NOTE

THE FOUNDATION IS A LOAD CARRYING SYSTEM FOR STRUCTURAL PURPOSES ONLY AND IS NOT INTENDED TO SUPPLEMENT DRAINAGE OR WATER MOVEMENT SYSTEMS ON THE SITE. DRAINAGE DESIGN IS BEYOND OUR SCOPE OF WORK. THE FOUNDATION DESIGN IS PREDICATED ON THE PROPER FINAL GRADING BY OTHERS TO ENSURE ADEQUATE DRAINAGE AND CONFORMANCE WITH THE STRUCTURAL FOUNDATION DETAILS.

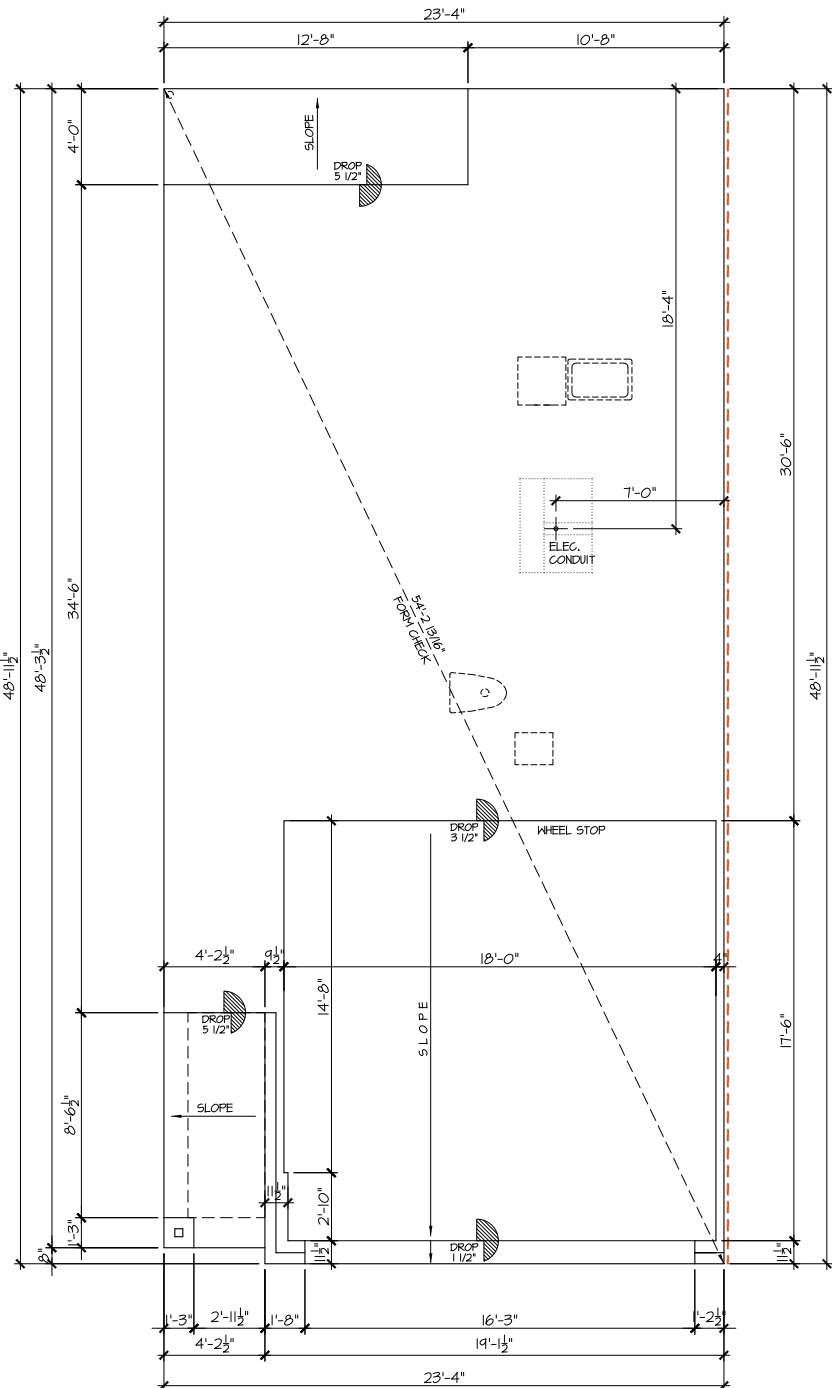
FOUNDATION NOTES:

**DIMENSION OF DROPS & LABELING OF SLOPES
TAKE PRECEDENCE ON THIS PAGE.**

TYPICAL DROP VALUES (U.O.N.):

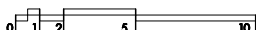
- 1 1/2" FOR OVERHEAD DOORS
3 1/2" WHEEL STOPS & SHOWER STALLS
5 1/2" FOR PORCHES
12" FOR ELEVATOR PITS.

TYPICAL CONCRETE SLOPE:
 $\frac{1}{8}$ " TO $\frac{1}{4}$ " OF SLOPE PER FOOT.



☆ FOUNDATION OUTLINE

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



PERMIT STAMP

STATUS:			
START	12/16/22		RSP
SCHEMATIC			
PRODUCTION			
REVIEW			
CHECKING			
CORRECTIONS			
DEED RESTICTIONS			
YES		NO	
HEIGHT	FRONT	REAR	SIDES
X	X	X	X
REVISIONS:			
PERMIT:			
NUMBER:	XX		
APPROVED	2-12-18		OR:
RESUBMITAL			
REDRAW			
40723-1606 40726-1666			
6008-4666-L2 12 1028-4666-L2			
1028-4444-L2 1024-4230			
1024-4240 6036-4260			

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WEBSITE: DWELLEDDESIGNED.com

PERMIT STATUS:
SUBMITTAL: -
PASSED: -

Associated Builders
-- SOUTH PARKVIEW
HOUSTON, TEXAS
MASTER PLAN
1802
PROJECT FILE: R:\ACAD DWG FILES\2020-G DRAWING

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1802-L

PLOT DATE:	16-Dec-22
SAVE DATE	16-Dec-22
PLAN #	G017 1802-L

A7.1
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