

**PROJECT: E.Gill Development**

**ADDRESS: 62 S. 12th Street Block 1868, Lot 47 Newark, NJ**

**Notes:**

SR #	DESCRIPTION	QTY.	UNIT	LABOR UNIT COST	MATERIAL UNIT COST	TOTAL LABOR	TOTAL MATERIAL	TOTAL COST	REMARKS
	<b>ROOFING</b>								
1	Shingles O/Felt Underlayment (3/12)	1,144	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
2	Shingles O/Felt Underlayment (4/12)	4,629	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Metal Roof (4/12)	242	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
4	Step Flashing	134	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
5	Ridge	20	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
6	Hip	418	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Valley	64	EA	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Drip Edge	513	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
9	Gutter (4" Wide)	513	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Downspout Ø5" (H=21'-0")	16	EA	\$ -	\$ -	\$ -	\$ -	\$ -	
	<b>ROOFING</b>								
11	Shingles O/Felt Underlayment (3/12)	1,716	SF	\$ -	\$ -	\$ -	\$ -	\$ -	

12	Shingles O/Felt Underlayment (4/12)	7,151	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
13	Step Flashing	198	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
14	Ridge	40	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
15	Hip	630	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
16	Valley	96	EA	\$ -	\$ -	\$ -	\$ -	\$ -	
17	Drip Edge	683	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
18	Gutter (4" Wide)	683	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
19	Downspout Ø5" (H=21'-0")	24	EA	\$ -	\$ -	\$ -	\$ -	\$ -	

	<b>ROOFING</b>								
20	Shingles O/Felt Underlayment (4/12)	25,869	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
21	Metal Roof (4/12)	901	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
22	Step Flashing	554	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
23	Ridge	198	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
24	Hip	2,475	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
25	Valley	337	EA	\$ -	\$ -	\$ -	\$ -	\$ -	
26	Drip Edge	2,376	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
27	Gutter (4" Wide)	2,376	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
28	Downspout Ø5" (H=21'-0")	126	EA	\$ -	\$ -	\$ -	\$ -	\$ -	

	<b>ROOFING</b>								
29	Shingles O/Felt Underlayment (4/12)	34,183	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
30	Metal Roof (4/12)	2,444	SF	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Step Flashing	1,053	LF	\$ -	\$ -	\$ -	\$ -	\$ -	

32	Ridge	303	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
33	Hip	3,618	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
34	Valley	1,779	EA	\$ -	\$ -	\$ -	\$ -	\$ -	
35	Drip Edge	3,110	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
36	Gutter (4" Wide)	3,110	LF	\$ -	\$ -	\$ -	\$ -	\$ -	
37	Downspout Ø5" (H=21'-0")	143	EA	\$ -	\$ -	\$ -	\$ -	\$ -	

Construction Estimations LLC

# 1453 SQ FT TOWN HOUSE MODEL

## PROJECT DATA

PROJECT DESCRIPTION: TWO STORES HOUSE, COMP. SHINGLE ROOF WITH STUCCO AND Siding

ADDRESS: 10719 MASON RD., STE. 21,22,25 & 26  
RICHMOND TX. 77406

BUILDING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE

EXISTING OCCUPANCY TYPE: VACANT

PROPOSED OCCUPANCY TYPE: R

BUILDING TYPE: SINGLE FAMILY

(EACH UNIT)  
PROPOSED FIRST FLOOR: 628 S.F.  
PROPOSED SECOND FLOOR: 825 S.F.  
TOTAL PROPOSED LIVING AREA: 1,453 S.F.

PROPOSED FRONT PORCH: 21 S.F.  
PROPOSED GARAGE AREA: 366 S.F.

TOTAL PROPOSED AREA: 1,860 S.F.

## DRAWING INDEX

A1 COVER SHEET

### ARCHITECTURAL

A0 SITE PLAN  
A2 FIRST FLOOR & SECOND FLOOR PLANS  
A3 ROOF PLAN  
A4 FRONT AND REAR ELEVATION  
A5 RIGHT AND LEFT ELEVATION  
A6 INTERIOR ELEVATIONS  
E1 ELECTRICAL PLAN  
P1 PLUMBING PLAN

### STRUCTURAL

S100 STRUCTURAL NOTES  
S101 STRUCTURAL NOTES  
S200 FOUNDATION PLAN  
S300 SECOND FLOOR FRAMING PLAN  
S301 SECOND FLOOR CEILING FRAMING PLAN  
S302 LATERAL RESISTING SYSTEM  
S400 FOUNDATION DETAILS  
S401 FOUNDATION DETAILS  
S500 FRAMING DETAILS  
S501 FRAMING DETAILS  
S502 FRAMING DETAILS  
S503 FRAMING DETAILS

## PROJECT DIRECTORY

### ARCHITECT

**URBAN AREA CO**  
5300 HOLLISTER STE. 301  
HOUSTON, TX. 77040  
CONTACT: JOHN BELTRAN, RA.  
LEED AP Bd+C  
PHONE: 832-274-2146  
FAX: 823-203-1674  
E-MAIL:marcela@urbanareaco.com

### STRUCTURAL ENGINEER

**EBC ENGINEERING INC.**  
5300 HOLLISTER STE. 301  
HOUSTON, TX. 77040  
CONTACT: HENRY BARRETO  
PHONE: 713-370-8750  
E-MAIL:HBARRETO@EBC-ENGINEERING.COM



SHEET NO.

A1

DWG NO.:  
SAN1281.2

REVISION:

SCALE:  
AS SHOWN

DATE:  
01-06-2023

PROJECT ADDRESS:

10719 MASON RD  
STE. 21,22,25 & 26  
RICHMOND, TX 77406

DRAWING TITLE:

COVER SHEET

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPROBABLE TO PREVENT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR CODE REQUIREMENTS AND OTHER LOCAL, STATE, AND WEATHER CONDITIONS. SANVERMA ARCHITECTURE AND DESIGN, INC. DOES NOT ASSUME RESPONSIBILITY FOR THE CONSTRUCTION OF THE BUILDING OR FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGN, HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.



07-19-23  
EXPIRES 07-31-23  
ISSUE FOR CONSTRUCTION

DRAWINGS PROVIDED BY:

**SANVERMA DESIGN**  
ARCHITECTURE | DESIGN | RENDERING



25 YEAR FIBERGLASS COMPOSITE SHINGLES ON 15# BUILDING FELT ON 19/32" OSB RADIANT BARRIER SHEATHING PANEL. DECKING (STAGGER JOINTS ) PROVIDE 26 GA. GALV. FLASHING AT ALL RIDGES AND VALLEYS. PROVIDE GALV. DRIP EDGE AT PERIMETER.

5/8" GYP. BD. (RETURN UNDER RAFTERS 4'-0" EAL. SIDE OF FIRE WALL)

UNFACED MINERAL FIBER INSULATION 3-1/2" THICK, NOM 3 PCF DENSITY. PRESSURE FIR IN WALL CAVITIES BETWEEN STUDS, PLATES AND CROSS-BRACING

2 LAYERS OF 5/8" OF GYPSUM BOARD  
1/2" LAYER OF GYP. BD. (WALL OCCURS AT PLUMBING FIXTURES LOCATION)

SCHEDULED PLUMBING FIXTURE  
MILLWORK

FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)  
3/4" T&G PLYWOOD SUB-FLOOR  
4" WOOD BASE

2 LAYERS OF 5/8" OF GYPSUM BOARD  
AIR GAP  
2x4 TREATED PLATE RAMSET @ 36" O.C. (MAX.)  
4" WOOD BASE, FTD.

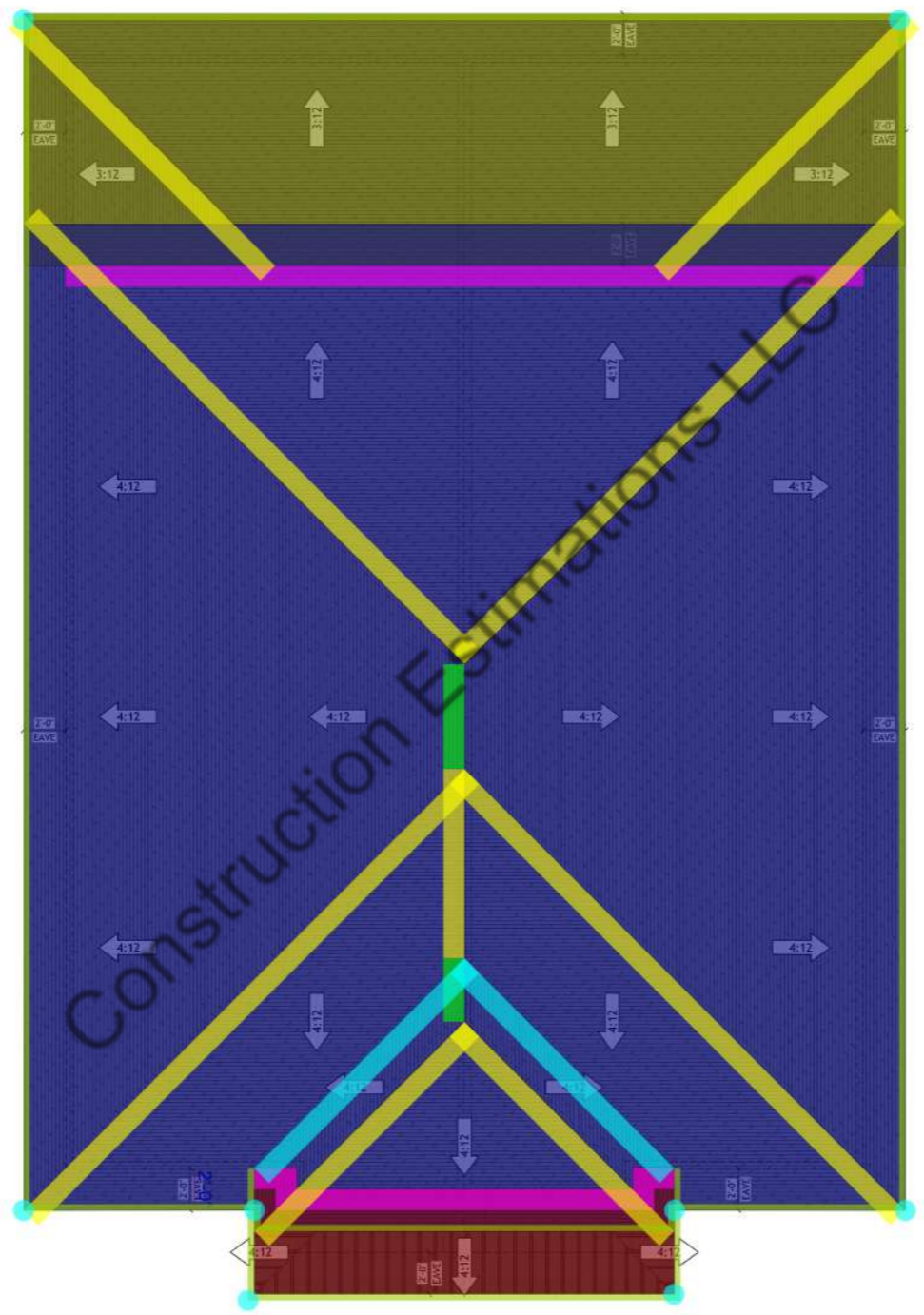
FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)

REF STRUCTURAL DRAWINGS FOR FOUNDATION

- ROOF NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
  2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQD BY ENGINEER.
  3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
  4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
  5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.

**2 Buildings**

Shingles O/Felt Underlayment (3/12)	519.5 SQ FT
Shingles O/Felt Underlayment (4/12)	2103.3 SQ FT
Metal Roof (4/12)	109.8 SQ FT
Step Flashing	60.1 FT
Ridge	8.0 FT
Hip	190.0 FT
Valley	28.3 FT
Drip Edge w/Gutter	232.1 FT
Downspout	8.0 EA



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

**2 TYPICAL 2 HR RATED DEMISING WALL**  
SCALE: N.T.S.  
BEARING WALL U.L. NO. U342

SHEET NO.  
**A3**

DWG NO.: SAN1281.2  
REVISION:

SCALE: 1/8" PHOENIX @ 24" X 36"  
DATE: 9/10/2022

PROJECT ADDRESS:  
10719 MASON RD  
STE. 21, 22, 25 & 26  
RICHMOND, TX 77406

DRAWING TITLE:  
ROOF PLAN  
AND TYPICAL DEMISING WALL

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPROBABLE TO AFFECT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR CODE REQUIREMENTS AND OTHER LOCAL, STATE, AND FEDERAL CONDITIONS. SANVERMA ARCHITECTURE AND DESIGN, INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION INCLUDING STRUCTURAL LOADS, DUE TO ANY EXISTING, UNUSUAL, OR UNUSUAL CONDITIONS. THE DESIGN, HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.



DRAWINGS PROVIDED BY:  
**SANVERMA DESIGN**  
ARCHITECTURE | DESIGN | RENDERING

# 1453 SQ FT TOWN HOUSE MODEL w/ BALCONY

## PROJECT DATA

PROJECT DESCRIPTION: TWO STORES HOUSE, COMP. SHINGLE ROOF WITH STUCCO AND Siding

ADDRESS: 10719 MASON RD., STE. 19,20,23,24,27 & 28  
RICHMOND, TX. 77406

BUILDING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE

EXISTING OCCUPANCY TYPE: VACANT

PROPOSED OCCUPANCY TYPE: R

BUILDING TYPE: SINGLE FAMILY

(EACH UNIT)

PROPOSED FIRST FLOOR: 628 S.F.

PROPOSED SECOND FLOOR: 825 S.F.

TOTAL PROPOSED LIVING AREA: 1,453 S.F.

PROPOSED FRONT PORCH: 21 S.F.

PROPOSED GARAGE AREA: 366 S.F.

PROPOSED BALCONY AREA: 21 S.F.

TOTAL PROPOSED AREA: 1,881 S.F.

## DRAWING INDEX

A1 COVER SHEET

### ARCHITECTURAL

A0 SITE PLAN  
A2 FIRST FLOOR & SECOND FLOOR PLANS  
A3 ROOF PLAN (OPTION 2)  
A4 FRONT AND REAR ELEVATION (OPTION 2)  
A5 RIGHT AND LEFT ELEVATION (OPTION 2)  
A6 INTERIOR ELEVATIONS  
E1 ELECTRICAL PLAN  
P1 PLUMBING PLAN

### STRUCTURAL

S100 STRUCTURAL NOTES  
S101 STRUCTURAL NOTES  
S200 FOUNDATION PLAN  
S300 SECOND FLOOR FRAMING PLAN  
S301 SECOND FLOOR CEILING FRAMING PLAN  
S302 LATERAL RESISTING SYSTEM  
S400 FOUNDATION DETAILS  
S401 FOUNDATION DETAILS  
S500 FRAMING DETAILS  
S501 FRAMING DETAILS  
S502 FRAMING DETAILS  
S503 FRAMING DETAILS



## PROJECT DIRECTORY

### ARCHITECT

URBAN AREA CO  
5300 HOLLISTER, STE. 301  
HOUSTON, TX. 77040  
CONTACT: JOHN BELTRAN, RA.  
LEED AP Bd+C  
PHONE: 832-274-2146  
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07-19-23  
EXPIRES 07-31-23  
ISSUE FOR CONSTRUCTION

SHEET NO.

A1

DWG NO.:  
SAN1281.2

REVISION:

SCALE:  
AS SHOWN

DATE:  
01-06-2023

PROJECT ADDRESS:  
10719 MASON RD

STE. 19,20,23,24,27 & 28  
RICHMOND, TX 77406

DRAWING TITLE:  
COVER SHEET

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPOSSIBLE TO AFFECT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR CODE REQUIREMENTS AND OTHER LOCAL, STATE, AND FEDERAL CONDITIONS. SANVERMA DESIGN ARCHITECTURE | DESIGN | RENDERING ASSUMES NO LIABILITY FOR ANY OMISSIONS OR ERRORS IN THE DESIGN. HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

DRAWINGS PROVIDED BY:

SANVERMA DESIGN  
ARCHITECTURE | DESIGN | RENDERING



25 YEAR FIBERGLASS COMPOSITE SHINGLES ON 15# BUILDING FELT ON 19/32" OSB RADIANT BARRIER SHEATHING PANEL. DECKING (STAGGER JOINTS ) PROVIDE 26 GA. GALV. FLASHING AT ALL RIDGES AND VALLEYS. PROVIDE GALV. DRIP EDGE AT PERIMETER.

5/8" GYP. BD. (RETURN UNDER RAFTERS 4'-0" EA. SIDE OF FIRE WALL)

UNFACED MINERAL FIBER INSULATION 3-1/2" THICK, NOM 3 PCF DENSITY, PRESSURE FIR IN WALL CAVITIES BETWEEN STUDS, PLATES AND CROSS-BRACING

2 LAYERS OF 5/8" OF GYPSUM BOARD

1/2" LAYER OF GYP. BD. (WALL OCCURS AT PLUMBING FIXTURES LOCATION)

NO PENETRATION THROUGH THIS WALL

SCHEDULED PLUMBING FIXTURE

MILLWORK

FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)

3/4" T&G PLYWOOD SUB-FLOOR

4" WOOD BASE

ENGINEERING FLOOR TRUSS REF TO STRUCTURAL

NO PENETRATION THROUGH THIS WALL

2 LAYERS OF 5/8" OF GYPSUM BOARD

AIR GAP

2x4 TREATED PLATE RAMSET @ 36" O.C. (MAX.)

4" WOOD BASE, PTD.

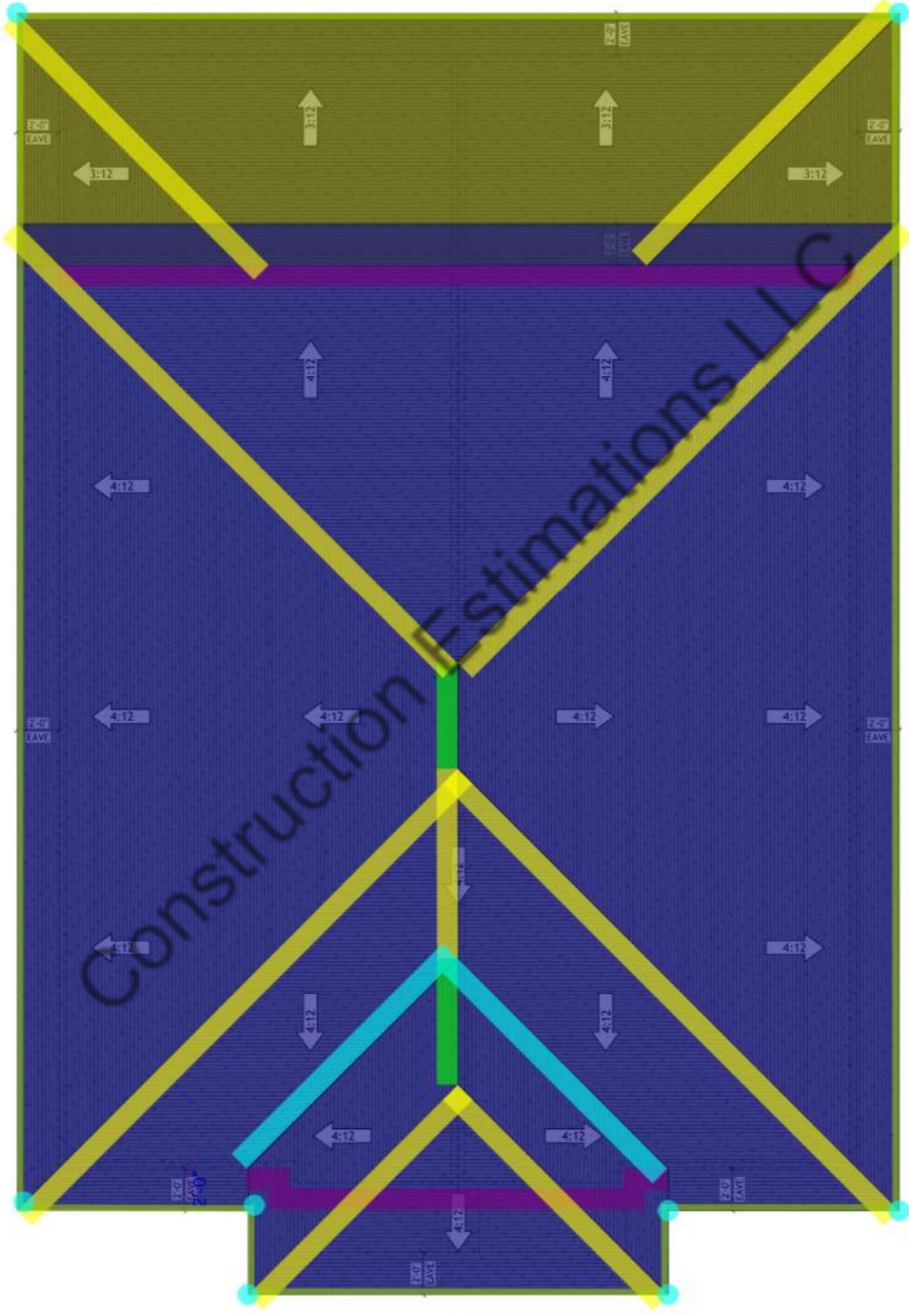
FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)

REF STRUCTURAL DRAWINGS FOR FOUNDATION

- ROOF NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
  2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQ'D BY ENGINEER.
  3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
  4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
  5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.

3 Buildings

Shingles O/Felt Underlayment (3/12)	519.2 SQ FT
Shingles O/Felt Underlayment (4/12)	2166.0 SQ FT
Step Flashing	59.9 FT
Ridge	11.1 FT
Hip	190.0 FT
Valley	28.3 FT
Drip Edge w/Gutter	206.0 FT
Downspout	8.0 EA



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

2 TYPICAL 2 HR RATED DEMISING WALL  
SCALE: N.T.S.  
BEARING WALL U.L. NO. U342

SHEET NO.  
**A3**

DWG NO.: SAN1281.2  
REVISION:

SCALE: 1/8" = 1'-0"  
@ 24" X 36"  
DATE: 06-29-22

PROJECT ADDRESS:  
10719 MASON RD  
STE. 19, 20, 23, 24, 27 & 28  
RICHMOND, TX 77406

DRAWING TITLE:  
ROOF PLAN (OPTION 2)  
AND TYPICAL DEMISING WALL

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPROBABLE TO AFFECT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR CODE REQUIREMENTS AND OTHER LOCAL, STATE, AND FEDERAL CONDITIONS. SANVERMA DESIGN ARCHITECTURE, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING STATUTORY WARRANTIES, FOR ANY DEFECTS, OMISSIONS, OR ERRORS IN THE DESIGN. HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

REGISTERED ARCHITECT  
SANVERMA DESIGN  
ARCHITECTURE | DESIGN | RENDERING  
07-19-23  
EXPIRES 07-31-23  
ISSUE FOR CONSTRUCTION

DRAWINGS PROVIDED BY:  
SANVERMA DESIGN  
ARCHITECTURE | DESIGN | RENDERING

# 1502 SQ FT TOWN HOUSE MODEL

## PROJECT DATA

PROJECT DESCRIPTION: TWO STORES HOUSE, COMP. SHINGLE ROOF WITH STUCCO AND SIDING

ADDRESS: 10719 MASON RD., STE. 3,4,7,8,11,12,15,16,33,34,37,38,41,42,45,46,49, & 50 RICHMOND, TX. 77406

BUILDING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE

EXISTING OCCUPANCY TYPE: VACANT  
PROPOSED OCCUPANCY TYPE: R  
BUILDING TYPE: SINGLE FAMILY

LEACH UNIT

PROPOSED FIRST FLOOR: 572 S.F.  
PROPOSED SECOND FLOOR: 930 S.F.  
TOTAL PROPOSED FLOOR AREA: 1,502 S.F.

PROPOSED FRONT PORCH: 37 S.F.  
PROPOSED BACK PORCH: 12 S.F.  
PROPOSED GARAGE AREA: 399 S.F.  
TOTAL PROPOSED AREA: 1,950 S.F.

## DRAWING INDEX

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- ARCHITECTURAL**
- A2 SITE PLAN
  - A2 FIRST FLOOR & SECOND FLOOR PLANS
  - A3 ROOF PLAN
  - A4 FRONT AND REAR ELEVATION
  - A5 RIGHT AND LEFT ELEVATION
  - A6 INTERIOR ELEVATIONS
  - E1 ELECTRICAL PLAN
  - P1 PLUMBING PLAN
- STRUCTURAL**
- S100 STRUCTURAL NOTES
  - S101 STRUCTURAL NOTES
  - S200 FOUNDATION PLAN
  - S300 SECOND FLOOR FRAMING PLAN
  - S301 SECOND FLOOR CEILING FRAMING PLAN
  - S302 LATERAL RESISTING SYSTEM
  - S400 FOUNDATION DETAILS
  - S401 FOUNDATION DETAILS
  - S500 FRAMING DETAILS
  - S501 FRAMING DETAILS
  - S502 FRAMING DETAILS
  - S503 FRAMING DETAILS

## PROJECT DIRECTORY

**ARCHITECT**  
**URBAN AREA CO**  
5900 HOLLIBER 5B, 501  
HOUSTON, TX 77040  
CONTACT: JOHN BELTRAN, RA  
LEED AP BD+C  
PHONE: 832-274-2146  
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E-MAIL: jbeltran@urbanarea.com

**STRUCTURAL ENGINEER**  
**EBC ENGINEERING INC.**  
5900 HOLLIBER 5B, 501  
HOUSTON, TX 77040  
CONTACT: HENRY BARRETO  
PHONE: 713-570-8750  
E-MAIL: HBARRETO@EBC-ENGINEERING.COM



SHEET NO. **A1**

DWG NO.: SAN1281.1 REVISION:

SCALE: AS SHOWN @ 24" X 36" DATE: 06-30-22

PROJECT ADDRESS: 10719 MASON RD STE. 3,4,7,8,11,12,15,16,33,34,37,38,41,42,45,46,49 & 50 RICHMOND, TX 77406

DRAWING TITLE: COVER PAGE

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPROBABLE TO AFFECT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR CODE REQUIREMENTS AND OTHER LOCAL, STATE, AND FEDERAL CONDITIONS. SANVERMA DESIGN ARCHITECTURE, INC. MAKES NO WARRANTY, REPRESENTATION, OR GUARANTEE OF ANY KIND, INCLUDING STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING, IN CONNECTION WITH THE DESIGN. HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.

DRAWINGS PROVIDED BY: **SANVERMA DESIGN** ARCHITECTURE | DESIGN | RENDERING

REGISTERED ARCHITECT  
STATE OF TEXAS  
07-19-23  
EXPIRES 07-31-23  
ISSUE FOR CONSTRUCTION



25 YEAR FIBERGLASS COMPOSITE SHINGLES ON 15# BUILDING FELT ON 19/32" OSB RADIANT BARRIER SHEATHING PANEL. DECKING (STAGGER JOINTS ) PROVIDE 26 GA. GALV. FLASHING AT ALL RIDGES AND VALLEYS. PROVIDE GALV. DRIP EDGE AT PERIMETER.

5/8" GYP. BD. (RETURN UNDER RAFTERS 4'-0" EA. SIDE OF FIRE WALL)

UNFACED MINERAL FIBER INSULATION 3-1/2" THICK, NOM 3 PCF DENSITY. PRESSURE FIR IN WALL CAVITIES BETWEEN STUDS, PLATES AND CROSS-BRACING

2 LAYERS OF 5/8" OF GYPSUM BOARD  
1/2" LAYER OF GYP. BD. (WALL OCCURS AT PLUMBING FIXTURES LOCATION)

SCHEDULED PLUMBING FIXTURE  
MILLWORK

FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)  
3/4" T&G PLYWOOD SUB-FLOOR  
4" WOOD BASE

ENGINEERING FLOOR TRUSS REF TO STRUCTURAL

NO PENETRATION THROUGH THIS WALL

2 LAYERS OF 5/8" OF GYPSUM BOARD  
AIR GAP  
2x4 TREATED PLATE RAMSET @ 36" O.C. (MAX.)  
4" WOOD BASE, PTD.

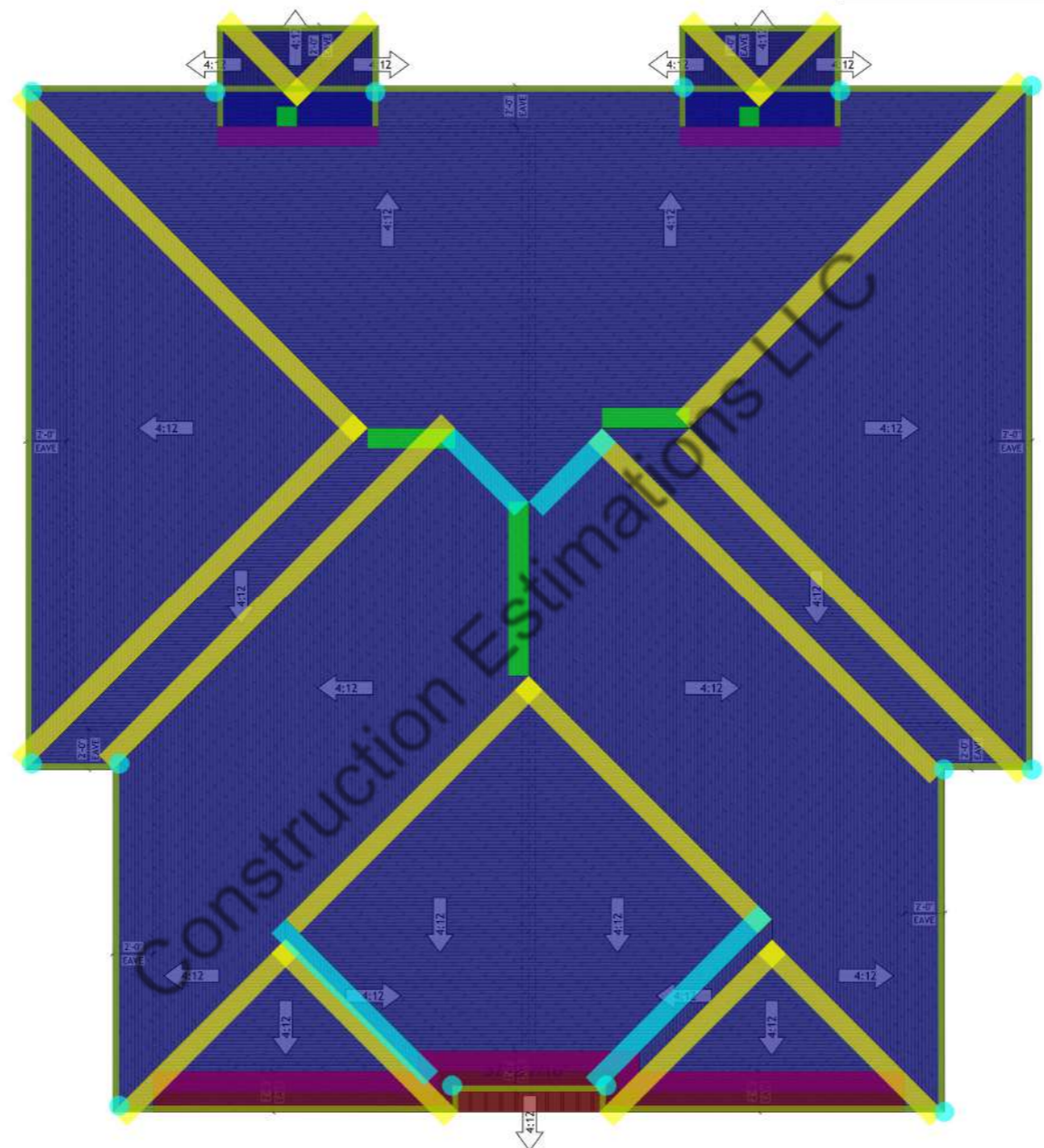
FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)

REF STRUCTURAL DRAWINGS FOR FOUNDATION

- ROOF NOTES:**
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
  2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQ'D BY ENGINEER.
  3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
  4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
  5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.

9 Buildings

Shingles O/Felt Underlayment (4/12)	2612.1 SQ FT
Metal Roof (4/12)	90.9 SQ FT
Step Flashing	55.3 FT
Ridge	19.4 FT
Hip	249.8 FT
Valley	33.1 FT
Drip Edge w/Gutter	240.0 FT
Downspout	14.0 EA



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

2 TYPICAL 2 HR RATED DEMISING WALL  
SCALE: N.T.S.  
BEARING WALL U.L. NO. U342

SHEET NO.  
**A3**

DWG NO.: SAN1281-1  
REVISION:

SCALE: 1/8" = 1'-0"  
@ 24" X 36"  
DATE: 06-30-22

PROJECT ADDRESS:  
10719 MASON RD  
STE. 3, 4, 7, 8, 11, 12, 15, 16, 33,  
34, 37, 38, 41, 42, 45, 46, 49 & 50  
RICHMOND, TX 77406

DRAWING TITLE:  
ROOF PLAN  
AND TYPICAL DEMISING WALL

ALTHOUGH GREAT EFFORT AND CARE HAVE GONE INTO THE PREPARATION OF THIS HOME PLAN, IT IS IMPOSSIBLE TO PREDICT ANY CONTROL OVER THE ACTUAL CONSTRUCTION FOR CODE REQUIREMENTS AND OTHER LOCAL, STATE, AND FEDERAL CONDITIONS. SANVERMA ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INADEQUACIES IN THE DESIGN. HOME PLANS ARE GENERAL IN NATURE. IT IS THE RESPONSIBILITY OF THE LOCAL BUILDING OFFICIALS BEFORE THE START OF CONSTRUCTION. ADDITIONAL ENGINEERING AND DESIGN MAY BE REQUIRED TO COMPLY WITH LOCAL BUILDING CODES.



07-19-23  
EXPIRES 07-31-23  
ISSUE FOR CONSTRUCTION

DRAWINGS PROVIDED BY:  
**SANVERMA DESIGN**  
ARCHITECTURE | DESIGN | RENDERING

# 1603 SQ FT TOWN HOUSE MODEL

## PROJECT DATA

PROJECT DESCRIPTION: TWO STORES HOUSE, COMP. SHINGLE ROOF WITH STUCCO AND SIDING

ADDRESS: 10719 MASON RD., STE. 1,2,5,6,9,10,13,14,17,18,29,30,31,32,35,36,39,40,43,44,47 & 48  
RICHMOND, TX. 77406

BUILDING CODES: 2021 INTERNATIONAL RESIDENTIAL CODE  
2021 INTERNATIONAL MECHANICAL CODE  
2021 INTERNATIONAL PLUMBING CODE  
2021 INTERNATIONAL ELECTRICAL CODE  
2021 INTERNATIONAL FIRE CODE  
2021 INTERNATIONAL ENERGY CONSERVATION CODE

EXISTING OCCUPANCY TYPE: VACANT  
PROPOSED OCCUPANCY TYPE: R  
BUILDING TYPE: SINGLE FAMILY

(EACH UNIT)  
PROPOSED FIRST FLOOR: 660 S.F.  
PROPOSED SECOND FLOOR: 943 S.F.  
TOTAL PROPOSED LIVING AREA: 1,603 S.F.

PROPOSED FRONT PORCH: 24 S.F.  
PROPOSED BACK PATIO: 30 S.F.  
PROPOSED GARAGE AREA: 398 S.F.  
TOTAL PROPOSED AREA: 2,055 S.F.

## DRAWING INDEX

- A1 COVER SHEET
- ARCHITECTURAL
- A2 SITE PLAN
- A2 FIRST FLOOR & SECOND FLOOR PLANS
- A3 ROOF PLAN
- A4 --
- A5 ROOF PLAN (OPTION 2)
- A6 EXTERIOR ELEVATIONS (OPTION 2)
- A7 INTERIOR ELEVATIONS
- E1 ELECTRICAL PLAN
- P1 PLUMBING PLAN

### STRUCTURAL - OPTION 1

- S100 STRUCTURAL NOTES
- S101 STRUCTURAL NOTES
- S200 FOUNDATION PLAN
- S300 SECOND FLOOR FRAMING PLAN
- S301 SECOND FLOOR CEILING FRAMING PLAN
- S302 LATERAL RESISTING SYSTEM
- S400 FOUNDATION DETAILS
- S401 FOUNDATION DETAILS
- S500 FRAMING DETAILS
- S501 FRAMING DETAILS
- S502 FRAMING DETAILS
- S503 FRAMING DETAILS

### STRUCTURAL - OPTION 2

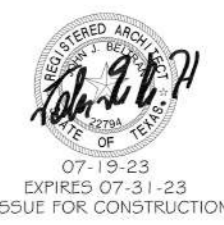
- S100 STRUCTURAL NOTES
- S101 STRUCTURAL NOTES
- S300 FOUNDATION PLAN
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- S400 FOUNDATION DETAILS
- S401 FOUNDATION DETAILS
- S500 FRAMING DETAILS
- S501 FRAMING DETAILS
- S502 FRAMING DETAILS
- S503 FRAMING DETAILS



## PROJECT DIRECTORY

**ARCHITECT**  
**URBAN AREA CO**  
5300 HOLLISTER, STE. 301  
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CONTACT: JOHN BELTRAN, RA,  
LEED AP Bd+C  
PHONE: 832-274-2146  
FAX: 823-203-1674  
E-MAIL: jmarcela@urbanareaco.com

**STRUCTURAL ENGINEER**  
**EBC ENGINEERING INC.**  
5300 HOLLISTER STE. 301  
HOUSTON, TX. 77040  
CONTACT: HENRY BARRETO  
PHONE: 713-370-8750  
E-MAIL: HBARRETO@EBC-ENGINEERING.COM



SHEET NO.  
**A1**

DWG NO.: SAN1281.1  
REVISION:

SCALE: 1/8" = 1'-0"  
@ 24" X 36"  
DATE: 06-30-22

PROJECT ADDRESS:  
10719 MASON RD  
STE. 1, 2, 5, 6, 9, 10, 13, 14, 17, 18,  
29, 30, 31, 32, 35, 36, 39, 40, 43,  
44, 47 & 48  
RICHMOND, TX 77406

DRAWING TITLE:  
COVER SHEET

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DRAWINGS PROVIDED BY:  
**SANVERMA DESIGN**  
ARCHITECTURE | DESIGN | RENDERING



25 YEAR FIBERGLASS COMPOSITE SHINGLES ON 15# BUILDING FELT ON 19/32" DSB RADIANT BARRIER SHEATHING PANEL. DECKING (STAGGER JOINTS ) PROVIDE 26 GA. GALV. FLASHING AT ALL RIDGES AND VALLEYS. PROVIDE GALV. DRIP EDGE AT PERIMETER.

5/8" GYP. BD. (RETURN UNDER RAFTERS; 4'-0" EA. SIDE OF FIRE WALL)

UNFACED MINERAL FIBER INSULATION 3-1/2" THICK, NOM 3 PCF DENSITY, PRESSURE FIR IN WALL CAVITIES BETWEEN STUDS, PLATES AND CROSS-BRACING

2 LAYERS OF 5/8" OF GYPSUM BOARD

1/2" LAYER OF GYP. BD. (WALL OCCURS AT PLUMBING FIXTURES LOCATION)

NO PENETRATION THROUGH THIS WALL

SCHEDULED PLUMBING FIXTURE

MILLWORK

FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)

3/4" T&G PLYWOOD SUB-FLOOR

4" WOOD BASE

ENGINEERING FLOOR TRUSS REF TO STRUCTURAL

NO PENETRATION THROUGH THIS WALL

2 LAYERS OF 5/8" OF GYPSUM BOARD

AIR GAP

2x4 TREATED PLATE RAMSET @ 36" O.C. (MAX.)

4" WOOD BASE, PTD.

FINISH FLOORING (SEE FLOOR PLANS FOR FIN. SCHED)

REF STRUCTURAL DRAWINGS FOR FOUNDATION

11 Buildings

ROOF NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", NO.2 S.Y.P. UNLESS MENTIONED OTHERWISE OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
4. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS PER CODE.

Metal Roof (4/12) 201.3 SQ FT

Shingles O/Felt Underlayment (4/12) 2824.9 SQ FT

Valley 147.0 FT

Hip 298.9 FT

Ridge 24.3 FT

Step Flashing 86.8 FT

Drip Edge w/Gutter 256.2 FT

Downspout 13.0 EA

201.3 SQ FT

2824.9 SQ FT

147.0 FT

298.9 FT

24.3 FT

86.8 FT

256.2 FT

13.0 EA

SHEET NO.

A3

DWG NO.: SAN1281.1

REVISION:

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

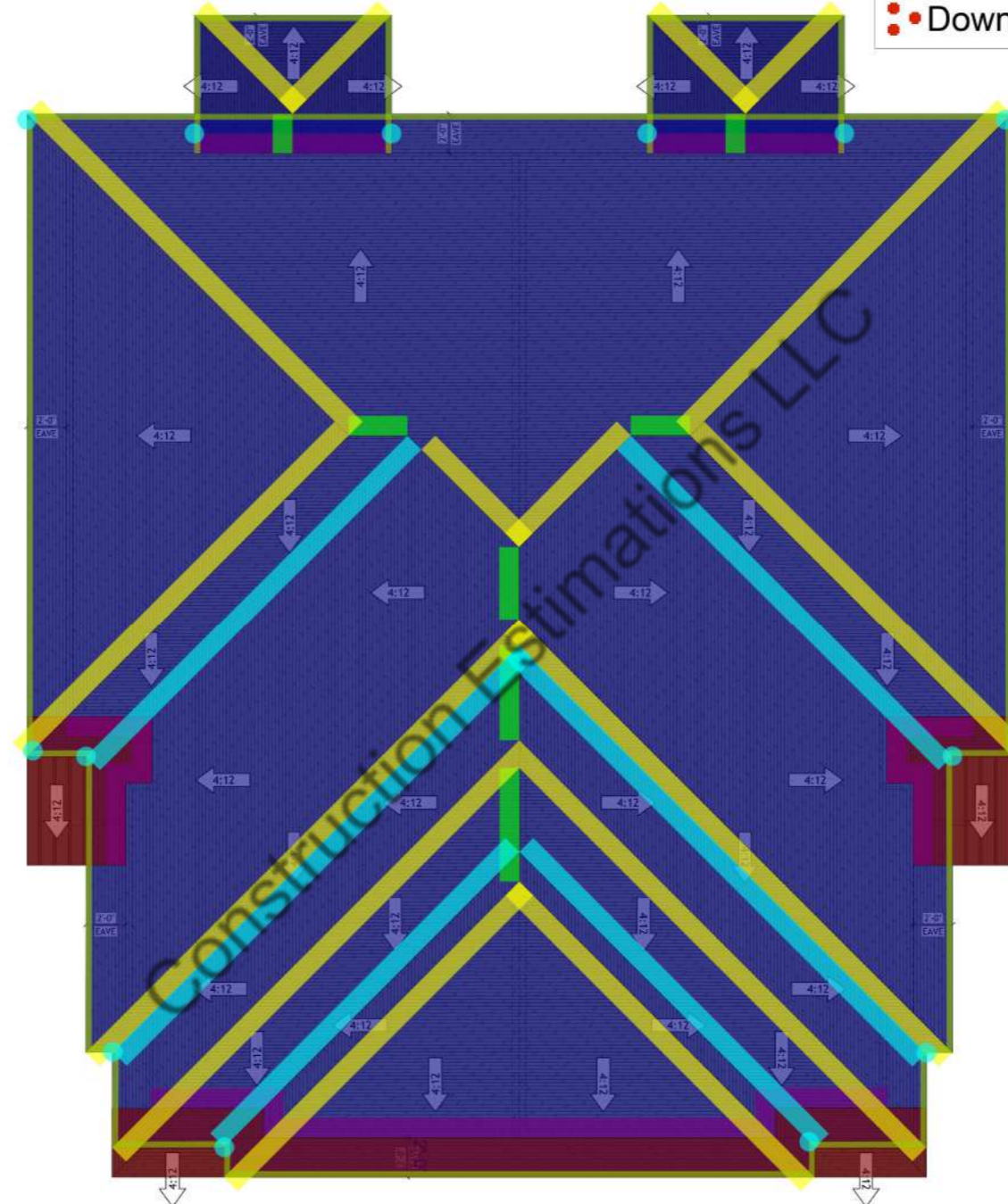
DATE: 06-30-22

PROJECT ADDRESS: 10719 MASON RD STE. 1, 2, 5, 6, 9, 10, 13, 14, 17, 18, 29, 30, 31, 32, 35, 36, 39, 40, 43, 44, 47 & 48 RICHMOND, TX 77406

DRAWING TITLE: ROOF PLAN AND TYPICAL DEMISING WALL

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DRAWINGS PROVIDED BY: SANVERMA DESIGN ARCHITECTURE | DESIGN | RENDERING



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

2 TYPICAL 2 HR RATED DEMISING WALL SCALE: N.T.S. BEARING WALL U.L. NO. U342

REGISTERED ARCHITECT  
 J. BELMONT  
 22794  
 STATE OF TEXAS  
 07-19-23  
 EXPIRES 07-31-23  
 ISSUE FOR CONSTRUCTION