

CALLLED NORTH HALF OF LOT 34, MOORE ACRES
FREDDY GORMAN TRUST
H.C.C.F. No. 20110021276

OVERALL SITE KEY

SCALE: 1"=500'

LOT CALCULATIONS	
LOT =	2698 SF
HOUSE =	1154 SF
TOTAL COVERAGE =	42.77%
FLATWORK =	444 SF
IMPERVIOUS COVERAGE % =	59.22%

FLATWORK CALCULATIONS	
DRIVEWAY =	320 SF
3' WALK =	124 SF
TOTAL FLATWORK =	444 SF

LOT SQ.FT. = 2698 SQ. FT.

LINEAR FENCE									
A	B	C	D	E	F	G	H	I	TOTAL FT
2	21	31	21	3					78
TOTAL FLATWORK									
DRIVEWAY:		320 SQ FT							
		9 CU YDS							
WALKS & A/C PADS:		124 SQ FT							
		2 CU YDS							
SOD SQYDS									
FRONT	REAR	TOTAL							
18	101	119							

- NOTES:
1. FRONT FENCE LOCATED PER BUILDER.
 2. VERIFY GRADING IN FIELD.
 3. VERIFY BUILDING SETBACKS AND/OR EASEMENTS IN FIELD
 4. FENCE TO BE 6' HIGH, WOOD U.N.O.

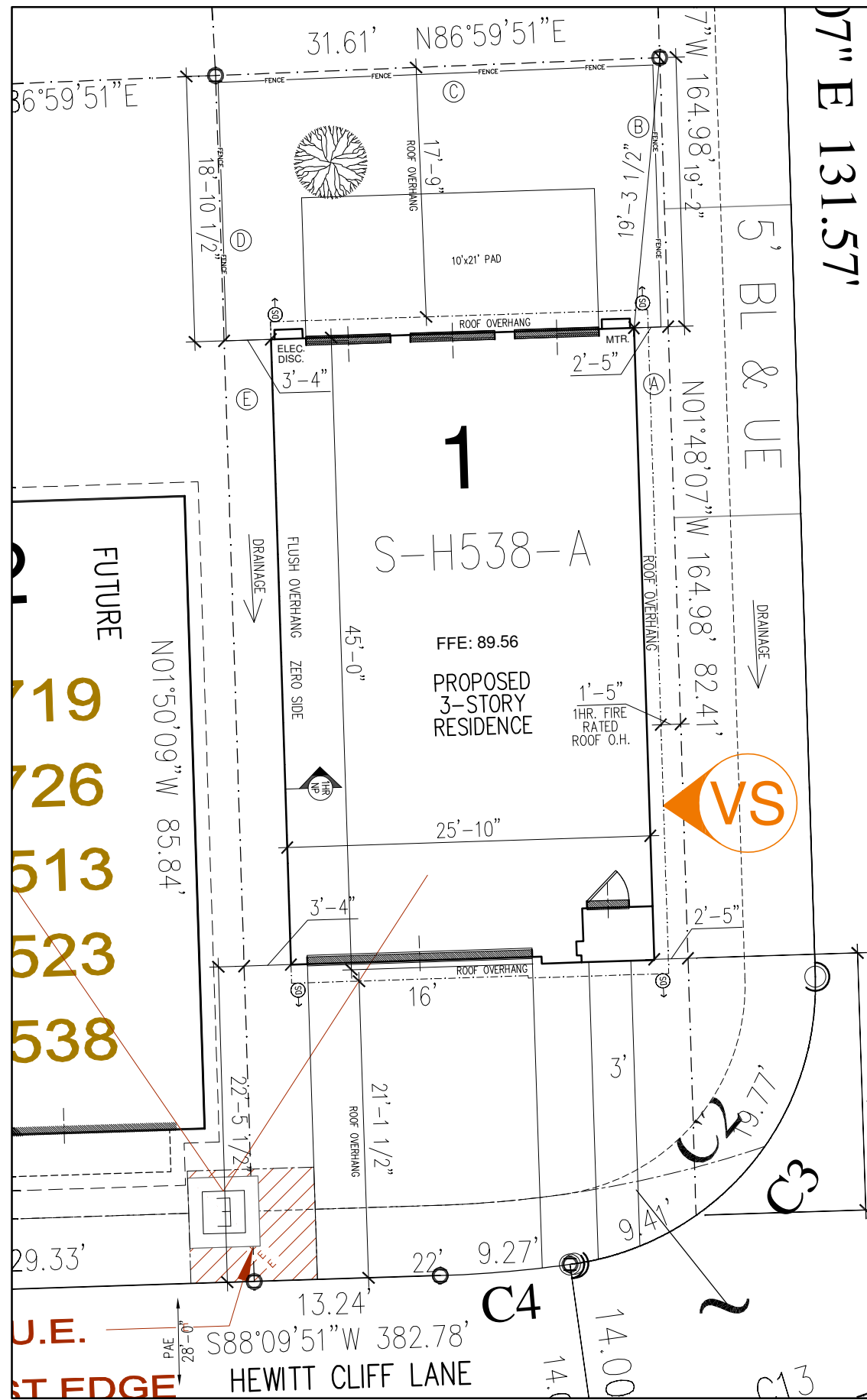
1. REQUEST COMP. & APPROVED	11/17/21	AA
I do hereby certify that this drawing or plan and related specifications meet all local requirements and are in local conformity with V.A. minimum property requirements.		



- ### PLOT PLAN LOT SPECIFIC CHECKLIST
1. DESIGNATED ZERO SIDE (MIN. DISTANCE B/T STRUCTURES)
 2. UTILITY & AERIAL EASEMENTS
 3. UTILITY PEDESTALS, TRANSFORMERS, STREET LIGHT CONFLICTS
 4. SPECIAL LOT BUILD LINES (CORNER LOT, LAKE LOT)
 5. GUIDELINES SUPERSEDE RECORDED PLAT BUILDING SETBACK
 6. DRIVEWAY SLOPE (MAX 7%)
 7. TOPOGRAPHY (DEPTH/GARAGE ON HIGH SIDE)
 8. FENCE REQUIREMENTS (SETBACKS)
 9. HD: OVERHANGS & CANTILEVERS
 10. SIDES & REAR / FRONT SETBACKS

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C3	20.00'	83.35/21.1°	29.18'	S39°59'34"E	26.66'	17.88'
C4	86.00'	00°12'14"	0.31'	S81°53'21"E	0.31'	0.15'

- ### NOTES
1. (R401.5). ALL NEW BUILDINGS CONSTRUCTED WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OF, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.
 2. (R401.3). LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST TEN FEET.
 - 2-E EXCEPTION. WHERE LOTS LINES, WALL, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.
 3. (R403.1.7.3). ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT.
 4. NEAREST SANITARY MANHOLE IS LOCATED ON HEWITT CLIFF LANE IN FRONT OF LOT 10. THE RIM ELEVATION = 88.3.



SITE PLAN

SCALE: 1"=10'

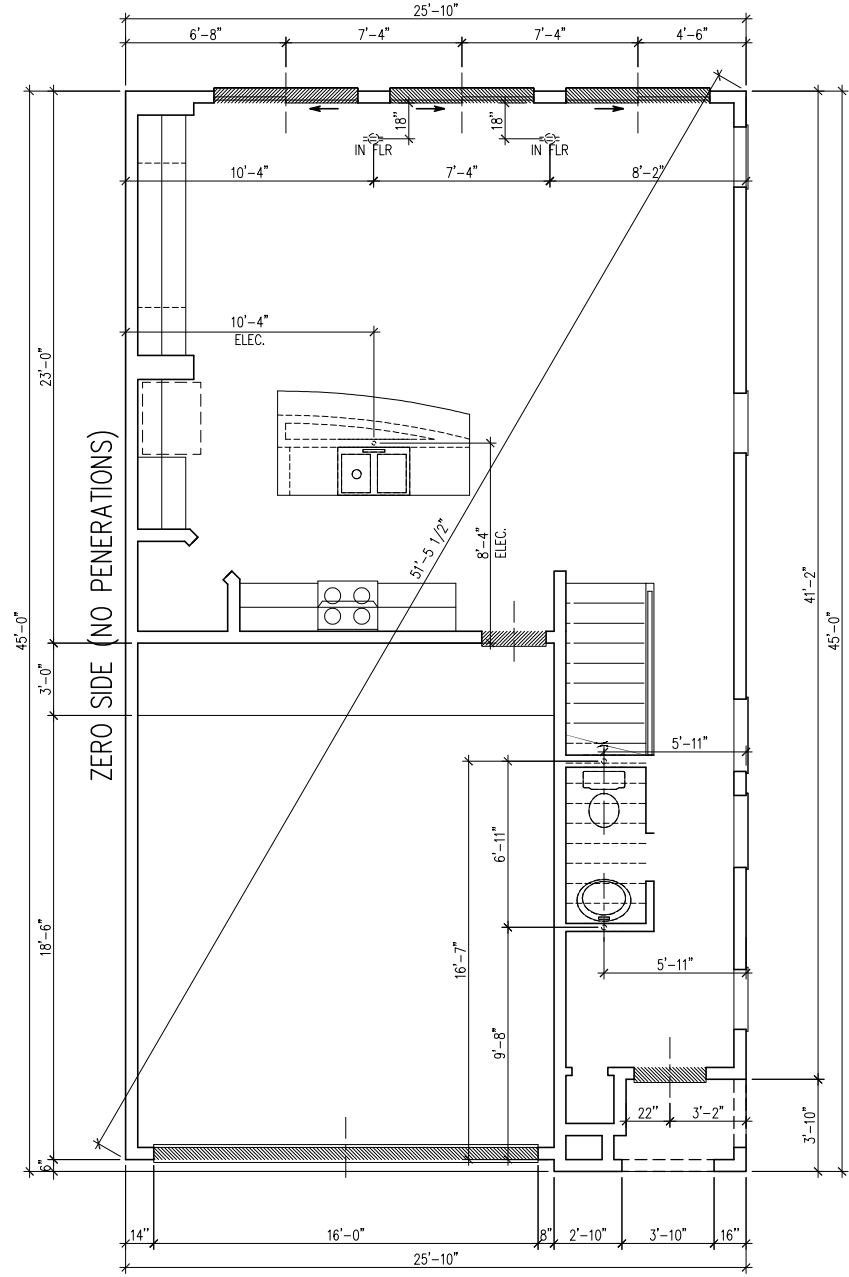
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David Weekley Homes
GS/AAS/JDA/JS
Scale: 1/8" = 1'-0"
Date: 12/12/19 Rev: 09/08/21 JC

Proj. No.: 1456
Job No.: 0116
Lot: 01
Blk: 02
Sect: 02

BRITTMORE CROSSING SEC 2
10954 HEWITT CLIFF LANE
HOUSTON, TX

SOUTH
H538-A
PLT_PLAN-1
BELLOMY
HOUSTON



FIRST FLOOR

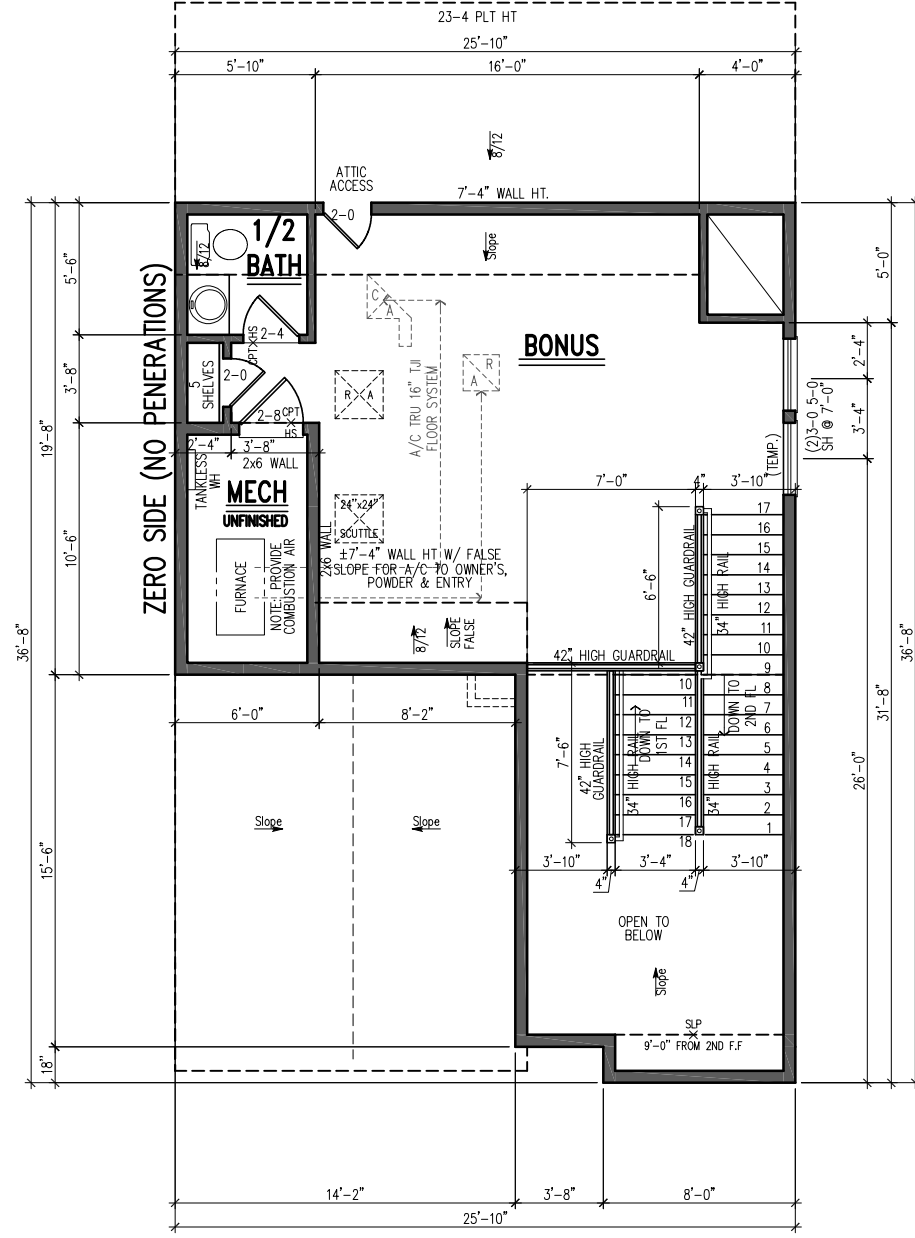
SOUTH
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FXT-1
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HOUSTON, TX

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THIRD FLOOR

**NOTE: ALL 3RD FLR. CEILING HEIGHTS
9'-0" UNLESS NOTED OTHERWISE**

**SOUTH
H538-A
PLN-2**
BELLOMY
HOUSTON

**BRITTMORE CROSSING SEC 2
10954 HEWITT CLIFF LANE
HOUSTON, TX**

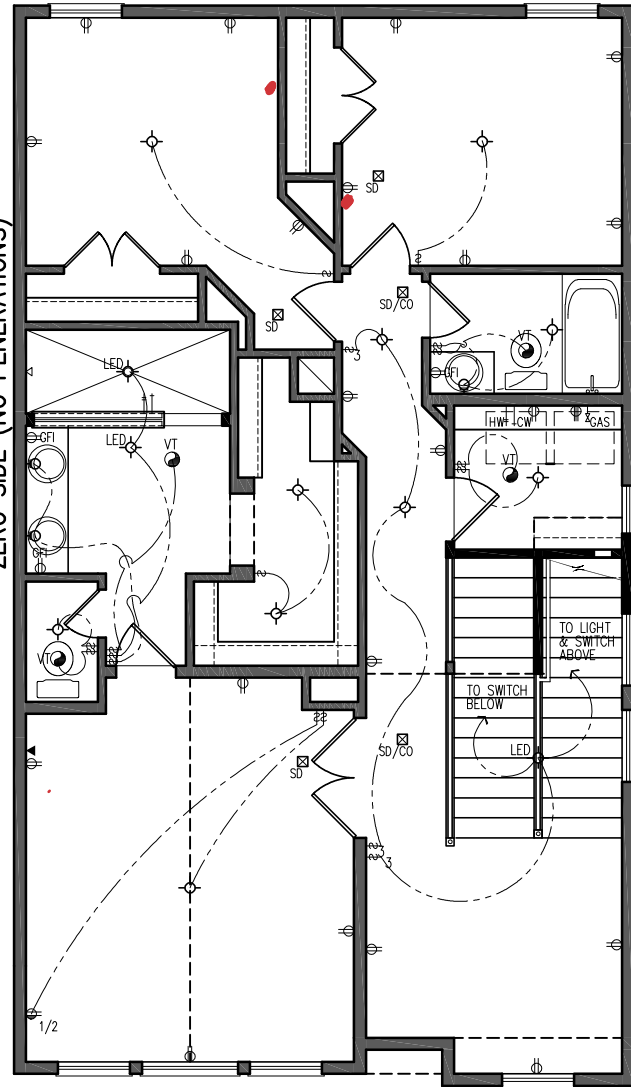
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ZERO SIDE (NO PENETRATIONS)



SECOND FLOOR

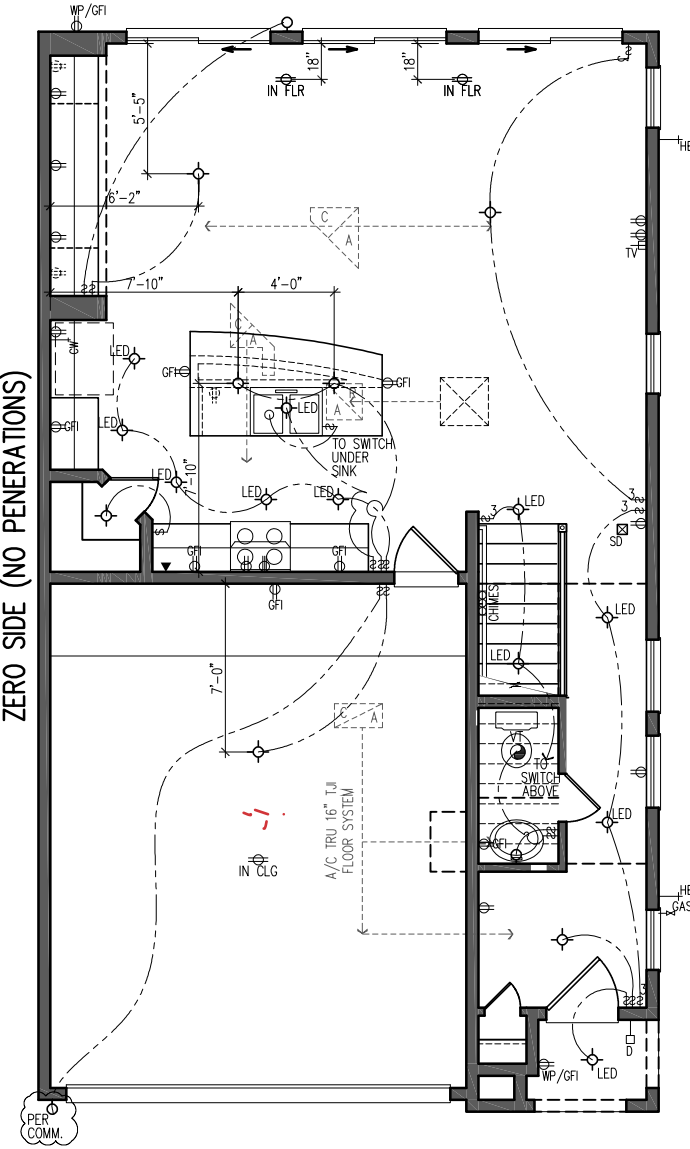
UTILITY LEGEND

- ⊕ 110V OUTLET
12" A.F.F. (U.N.O.)
- ⊕ GFI
GROUND FAULT INTERRUPTOR
(WEATHER PROOF AS NOTED)
- 1/2 ⊕ HALF HOT OUTLET
- ⊕ 220 OUTLET
(36" A.F.F. @ UTILITY)
- ▼ PHONE LINE
- TV CABLE TELEVISION
- ⊕ STANDARD SWITCH
(3 OR 4 WAY AS NOTED)
- ⊕ SURFACE MOUNTED LIGHT
- ⊕ WALL MOUNTED LIGHT
- ⊕ RECESS CAN LIGHT
(EYEBALL AS NOTED)
- VT EXHAUST VENT
- SD SMOKE DETECTOR
(CARBON MONOXIDE AS NOTED)
- ⊕ DOOR BELL
- CHIMES DOOR BELL CHIMES
- ELEC. PANELBOARD W/
CIRCUIT BREAKERS
- HB HOSE BIB
- GAS GAS TAP
- CW HW COLD/HOT WATER SUPPLY

HOUSTON General Notes

1. ALL ELECTRICAL PLUGS TO BE 9" TO TOP FROM FLOOR IN ROOMS WITH WALL MOULDINGS.
2. SWITCH FOR ATTIC LIGHT TO BE LOCATED OUTSIDE OF ATTIC SPACE, 12 INCHES FROM CEILING.
3. ON DETACHED GARAGES, PROVIDE FIRE BLOCKING AT BREEZEWAY WHERE BREEZEWAY ATTACHES TO GARAGE.
4. ROOMS TO BE BLOCKED AND WIRED FOR CEILING FAN WHERE APPLICABLE.
5. PROVIDE GAS AT APPLIANCES PER COMMUNITY REQUIREMENTS.
6. AFCI PROTECTION REQUIRED FOR ALL RECEPTACLES OTHER THAN GFI PER E3902.11
7. TAMPER RESISTANT RECEPTACLES REQUIRED FOR ALL LOCATIONS PER E4002.14
8. ALL SMOKE DETECTORS TO BE 110V W/ BATTERY BACKUP. ALL SMOKE DETECTORS TO BE INTERCONNECTED AND HARD WIRED.

ZERO SIDE (NO PENETRATIONS)



FIRST FLOOR

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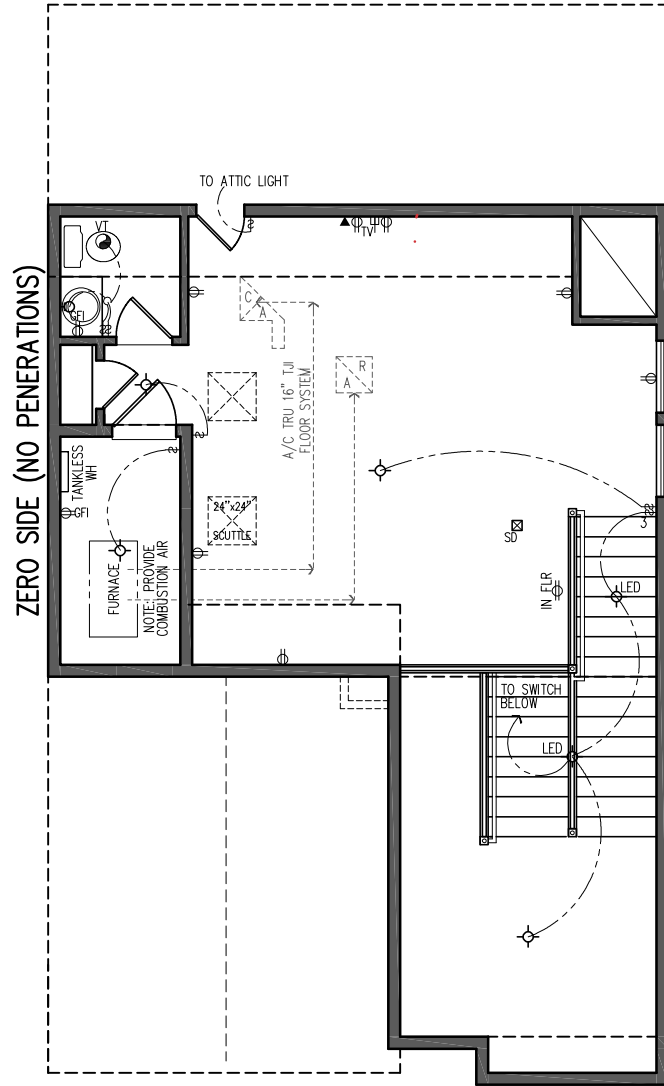
BRITTMORE CROSSING SEC 2
10954 HEWITT CLIFF LANE
HOUSTON, TX

SOUTH H538-A
ELE-1
BELLOMY
HOUSTON

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⊕	110V OUTLET 12" A.F.F. (U.N.O.)
GFI	GROUND FAULT INTERRUPTOR (WEATHER PROOF AS NOTED)
1/2 ⊕	HALF HOT OUTLET
⊕	220 OUTLET (36" A.F.F. @ UTILITY)
▼	PHONE LINE
TV	CABLE TELEVISION
⊕	STANDARD SWITCH (3 OR 4 WAY AS NOTED)
⊕	SURFACE MOUNTED LIGHT
⊕	WALL MOUNTED LIGHT
⊕	RECESS CAN LIGHT (EYEBALL AS NOTED)
VT	EXHAUST VENT
SD	SMOKE DETECTOR (CARBON MONOXIDE AS NOTED)
⊕	DOOR BELL
CHIMES	DOOR BELL CHIMES
ELEC.	PANELBOARD W/ CIRCUIT BREAKERS
HB	HOSE BIB
GAS	GAS TAP
CW HW	COLD/HOT WATER SUPPLY



THIRD FLOOR

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SOUTH H538-A
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BELLOMY
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FRAMING PLAN (TEXAS) W/3rd FLOOR

UNLESS OTHERWISE NOTED ALL MEMBERS TO BE: NO. 2 GRADE MATERIAL SPACED @ 16" O.C.

ALL JOIST AND BEAMS TO BE SOUTHERN YELLOW PINE MATERIAL.

ALL BEAMS USED FOR PURLIN SUPPORT ARE TO BE FLOATED WHEN POSSIBLE.

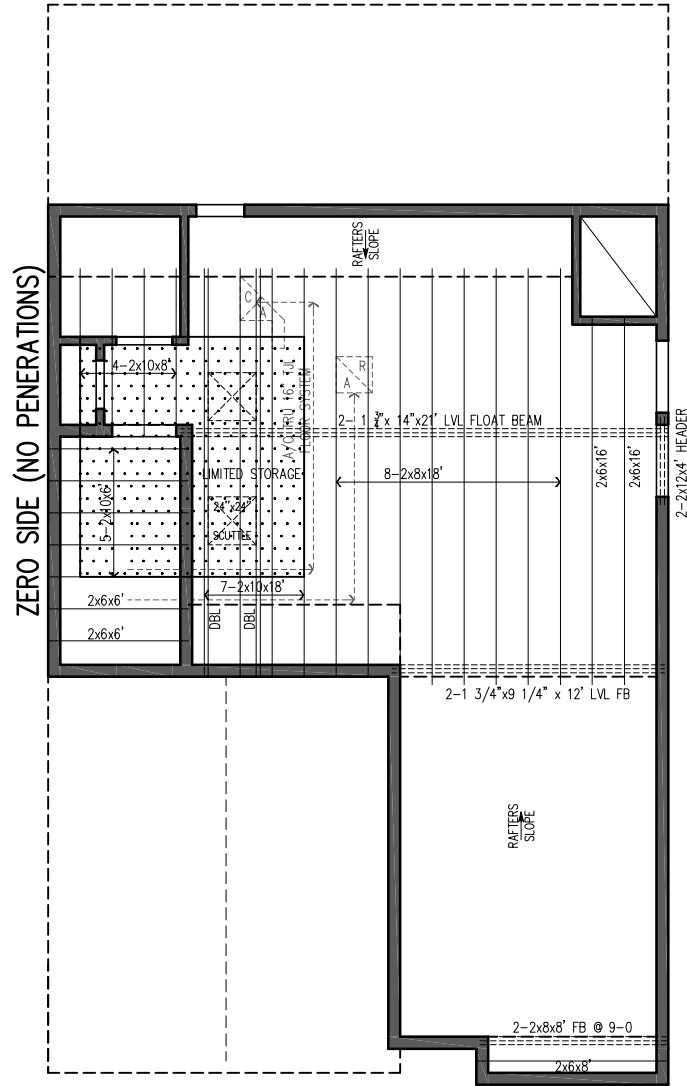
LVL OR EQUIVALENT AS NOTED (1.9MOE 2900Fb 285fv OR BETTER).

WATER HEATER, PROVIDE DRAIN AND PAN AS REQUIRED. WATER HEATER LOCATION MAY VARY PER ROOF CONDITION OR CITY REQUIREMENTS.

DECKING SHALL BE PROVIDED FOR DESIGNATED ATTIC STORAGE (PER COMMUNITY REQUIREMENTS).

REFER TO BEAM DETAIL FOR ALL RAFTERS AND JOISTS SHOWN AS A "DBL."

FB = FLUSH BEAM
 LVL = LAMINATED VENEER LUMBER
 DBL = DOUBLE MEMBER
 DB = DROP BEAM
 BFRB = BEAM FOR ROOF BRACING
 UWA = UNDER WALL ABOVE



THIRD FLOOR

NOTE: ALL 3RD FLR. CEILING HEIGHTS 9'-0" UNLESS NOTED OTHERWISE

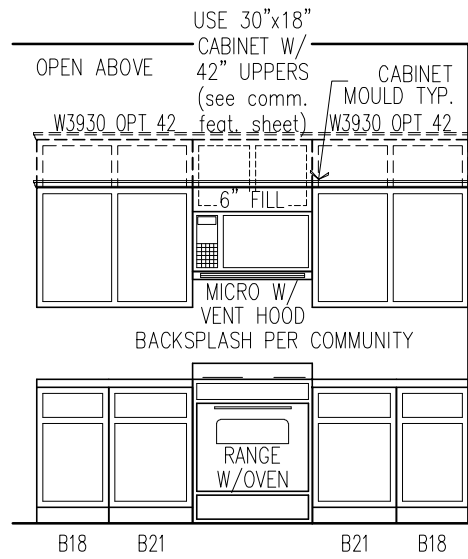
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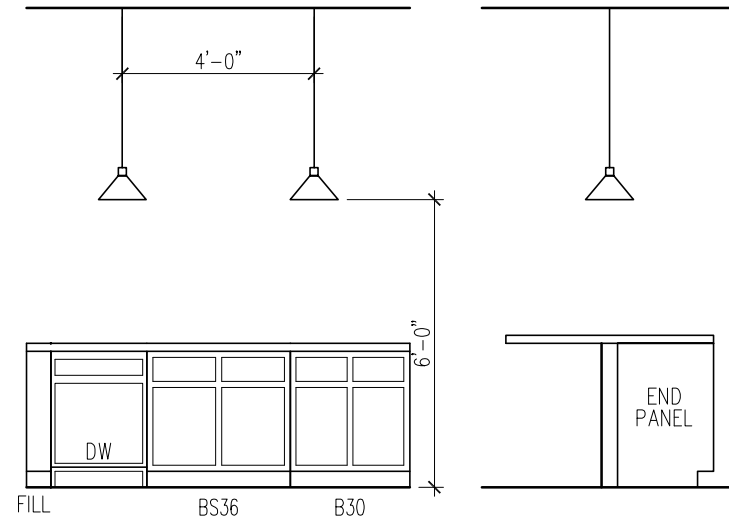
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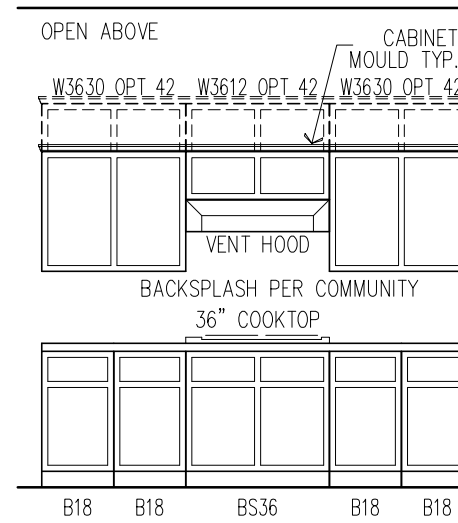
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 BELLOMY
 HOUSTON



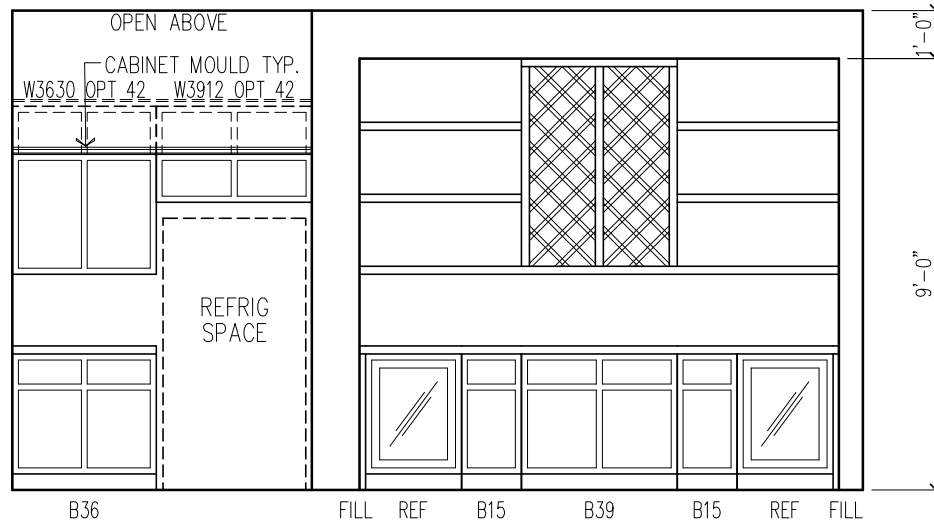
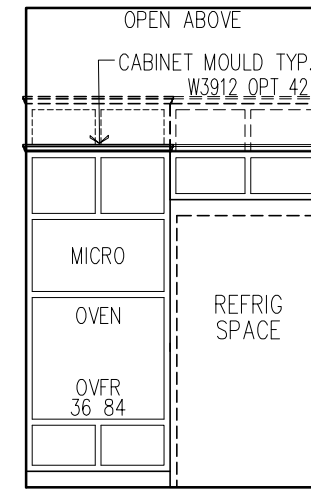
KITCHEN



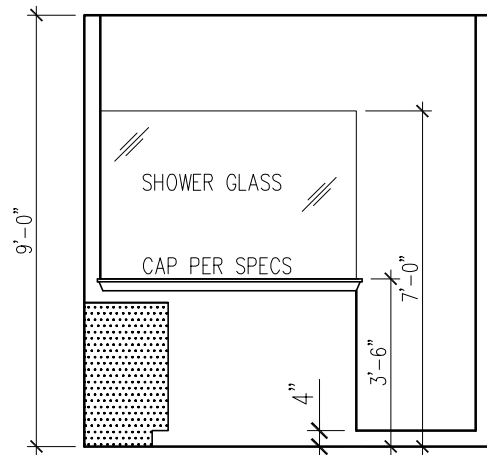
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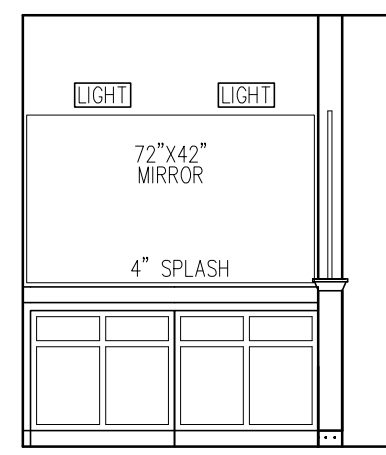
OPT. COOKTOP KITCHEN



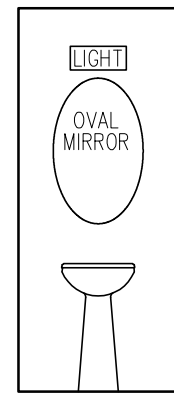
KITCHEN



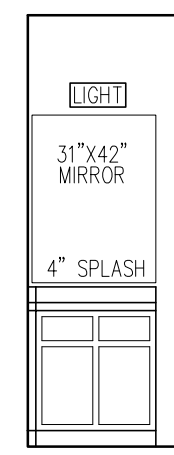
OWNERS BATH



VS36 VS36



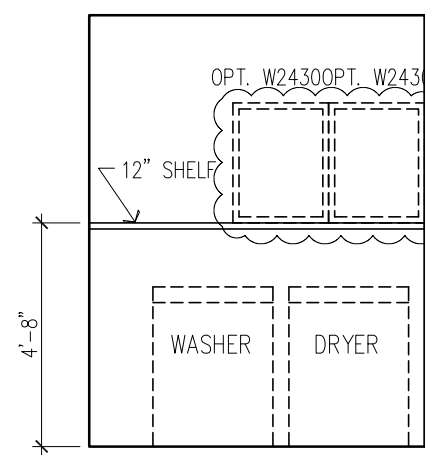
PWDR



FILL BS30
BATH 2



BS30
1/2 BATH



UTIL

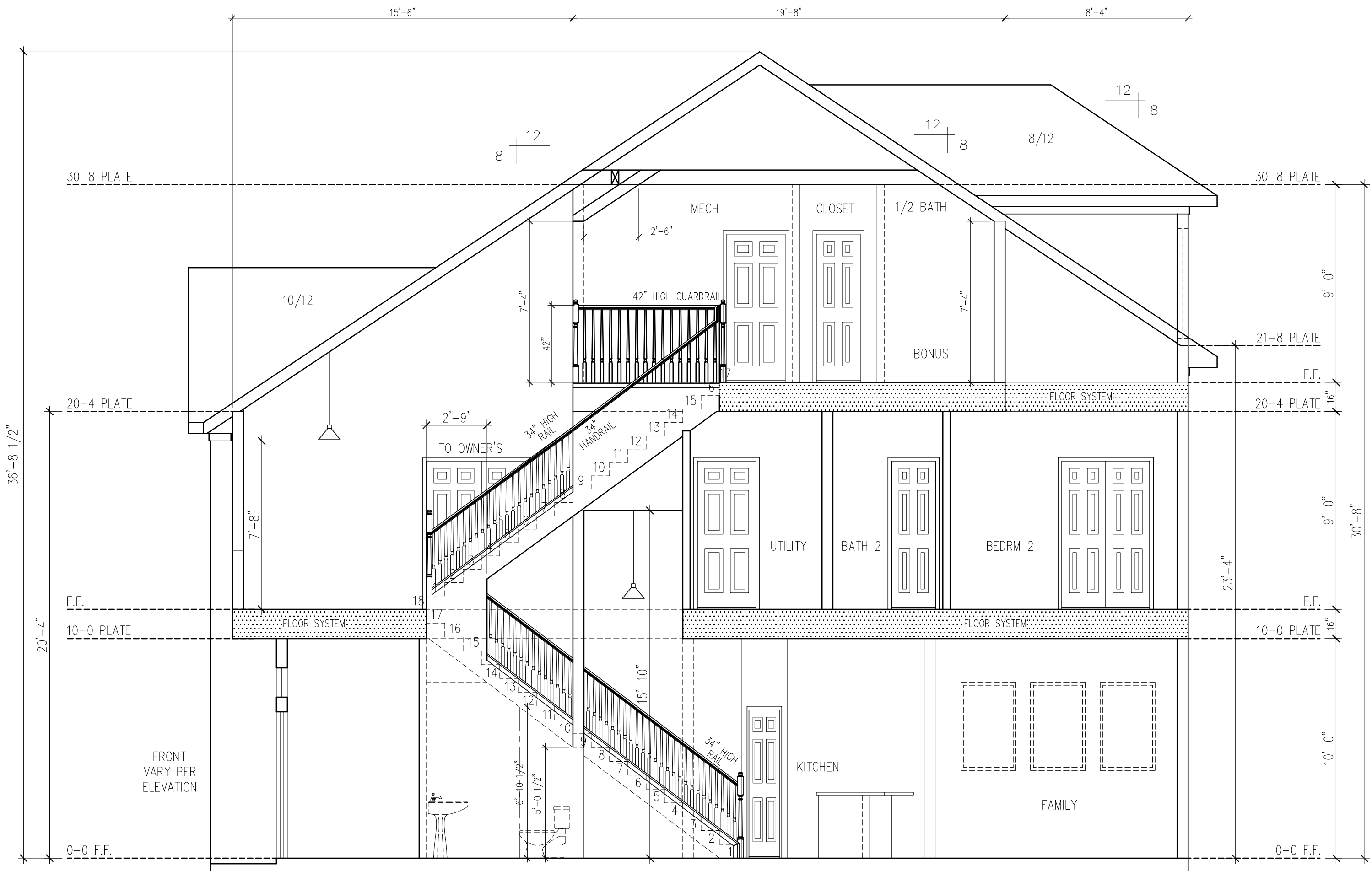
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Lot: 01
Blk: 02
Sect: 02

BRITTMORE CROSSING SEC 2
10954 HEWITT CLIFF LANE
HOUSTON, TX

SOUTH H538-A INT-1
BELLOMY
HOUSTON



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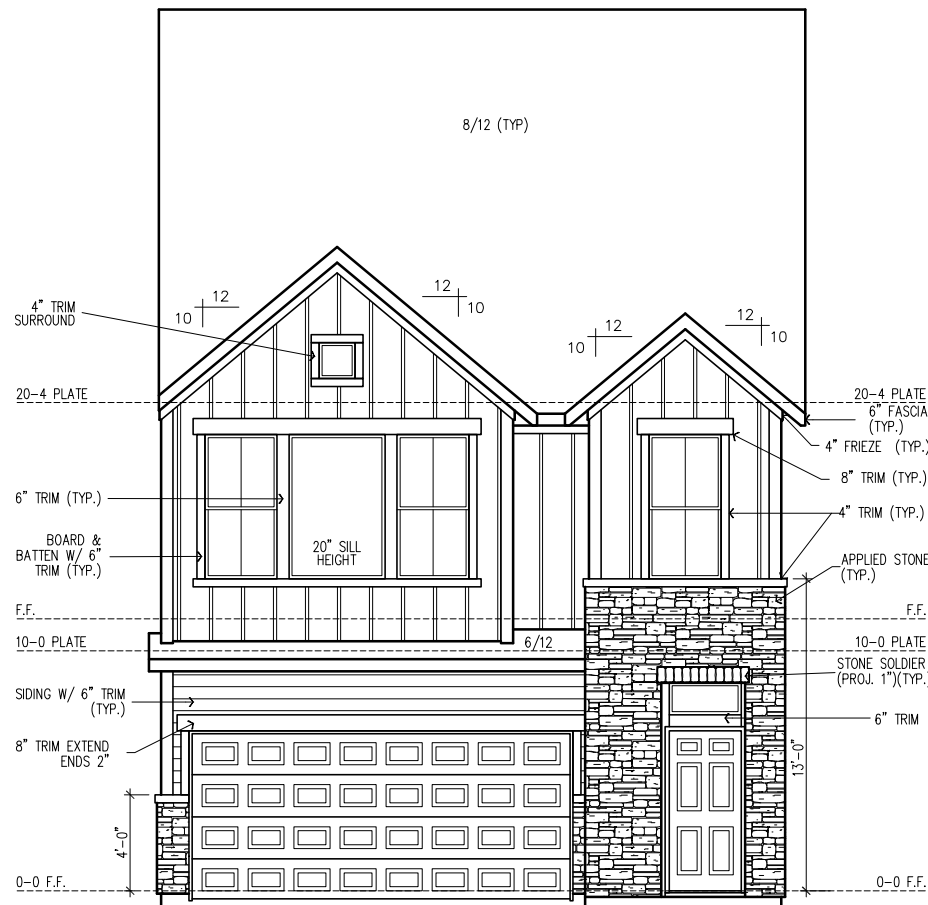
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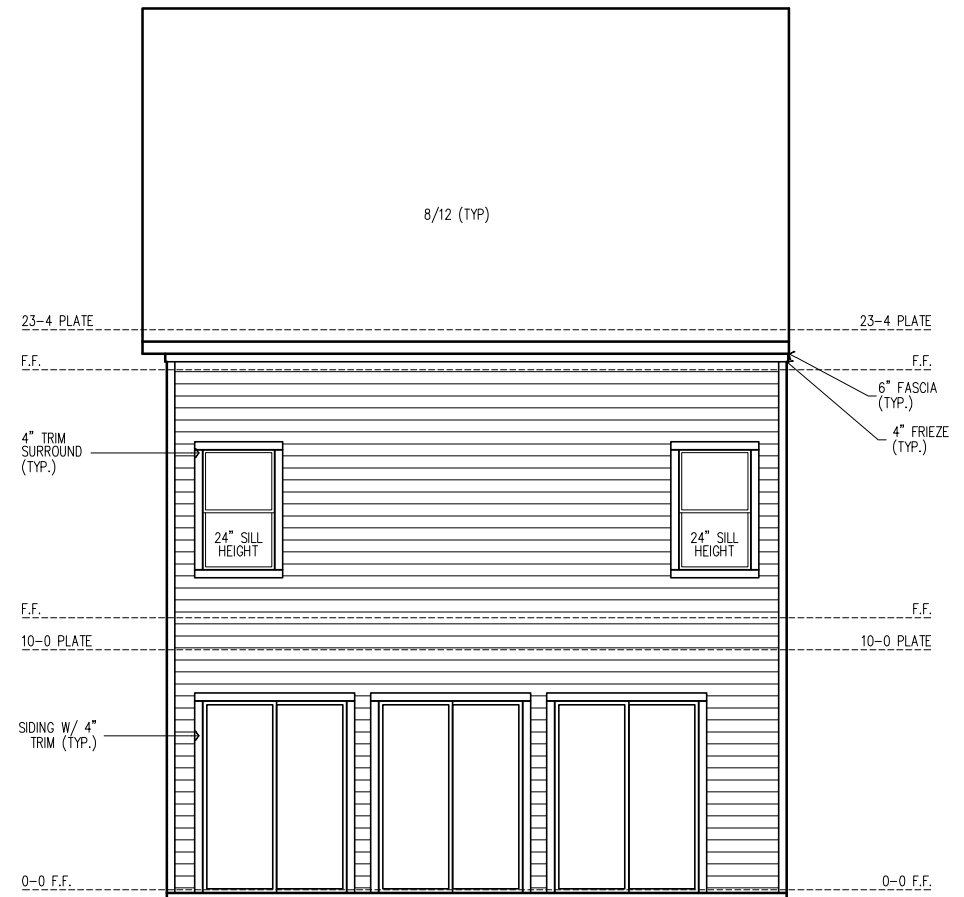
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STAIR SECTION W/ OPT. 3RD FLOOR



FRONT ELEVATION



REAR ELEVATION

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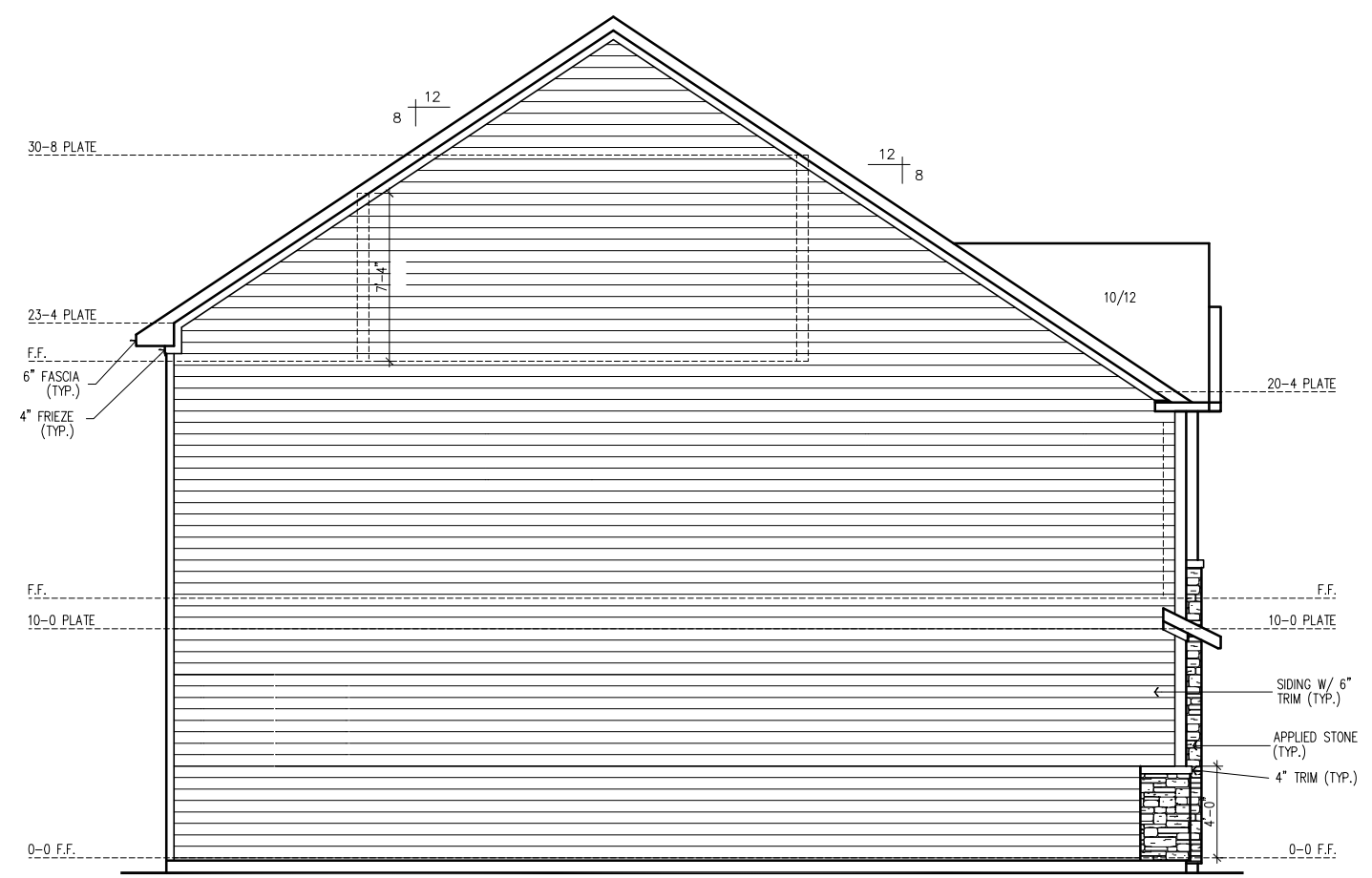
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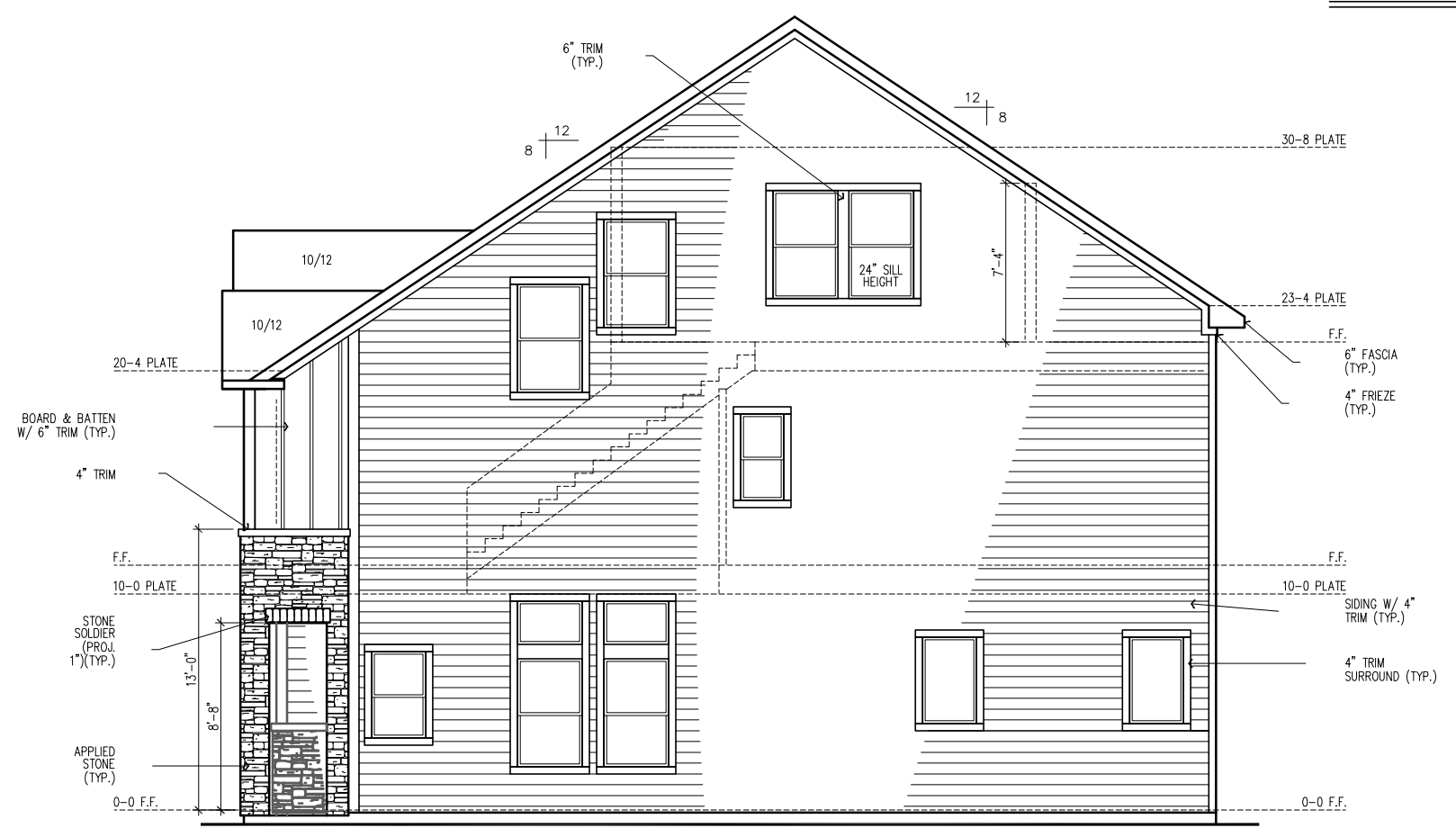
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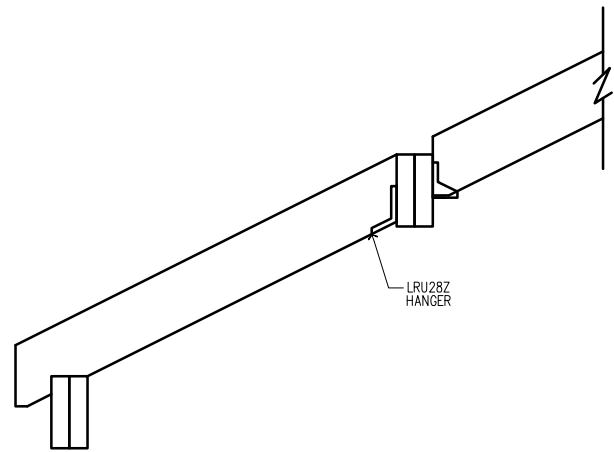
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SIDE ELEVATION

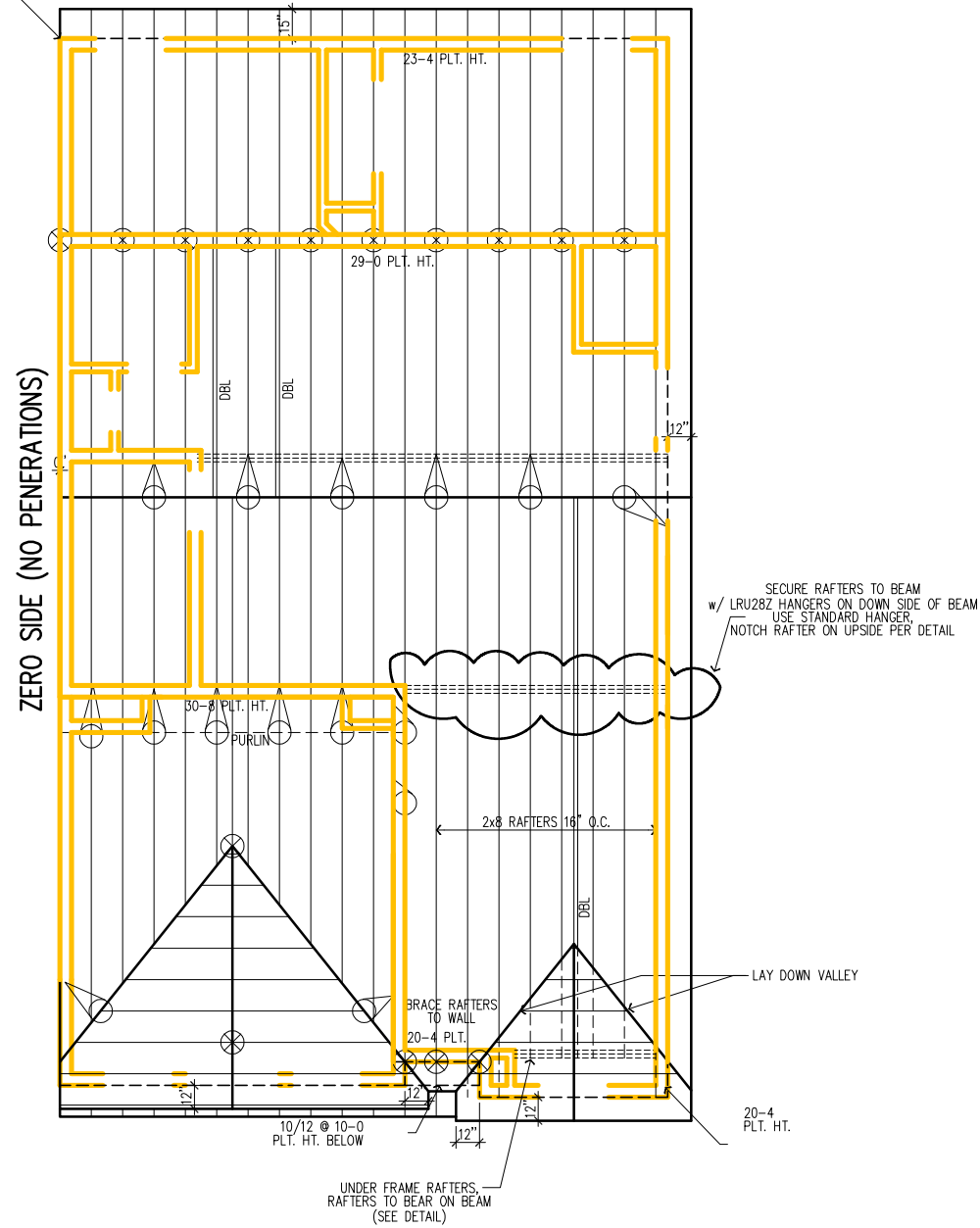


SIDE ELEVATION



RAFTER / BEAM DETAIL

RAFTERS JOIST PULL POINT



ROOF PLAN

HOUSTON ROOF PLAN

UNLESS OTHERWISE NOTED: ALL MEMBERS TO BE **NO.2 GRADE 2x6's S.Y.P. @ 16" O.C.**

UNBRACED SPAN FOR NO. 2 2X8s RAFTERS NOT TO EXCEED 11'-0" FOR 24" SPACING, 13'-5" FOR 16" SPACING, AND 14'-9" FOR 12" SPACING.

PURLINS TO BE SUPPORTED BY STRUTS (no smaller than 2x4). STRUTS INSTALLED TO BEARING WALLS OR BEAM AT A SLOPE NOT LESS THAN 45°. STRUTS SHALL BE SPACED NOT MORE THAN 4'-0" O.C. AND THE UNBRACED LENGTH SHALL NOT TO EXCEED 8'-0".

PURLIN SHALL NEVER BE SMALLER THAN SUPPORTED RAFTER.

OVERHANGS @ 6/12 PITCH TO BE 21" FROM OUTSIDE FACE OF FRAME, OTHERS TO MATCH.

OVERHANGS @ GABLE ENDS TO BE 12" FROM OUTSIDE FACE OF FRAME.

NOTE: REFER TO SLOPE CEILING SECTION ON TYPICAL DETAIL SHEET.

CRIPPLES ARE TO BE PROVIDED FOR ALL JOISTS FASTENED TO RAFTERS.

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