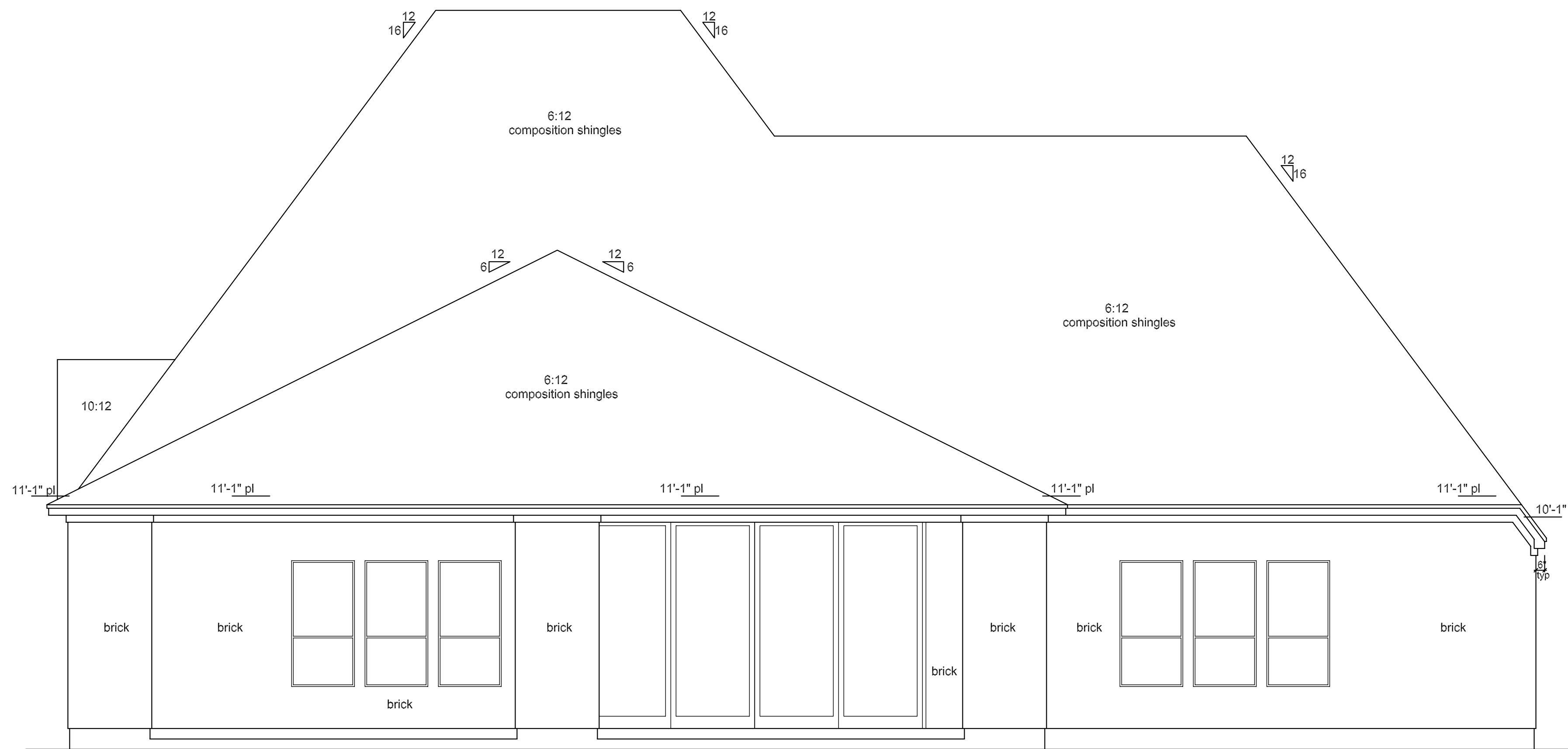


front elevation
scale: 1/4" = 1'



rear elevation
scale: 1/4" = 1'

TABLE OF CONTENTS	
FRONT AND REAR ELEVATIONS --	SHEET 1
FLOOR PLAN -----	SHEET 2
RIGHT AND LEFT ELEVATIONS --	SHEET 3
ELECTRIC PLAN -----	SHEET 4
ROOF PLAN -----	SHEET 5
BEAM & JOIST PLAN -----	SHEET 6
SITE PLAN -----	SHEET 7
SITE DRAINAGE PLAN -----	SHEET 8
TYPICAL RESIDENTIAL DETAILS --	SHEET D1
TYPICAL RESIDENTIAL DETAILS --	SHEET D2

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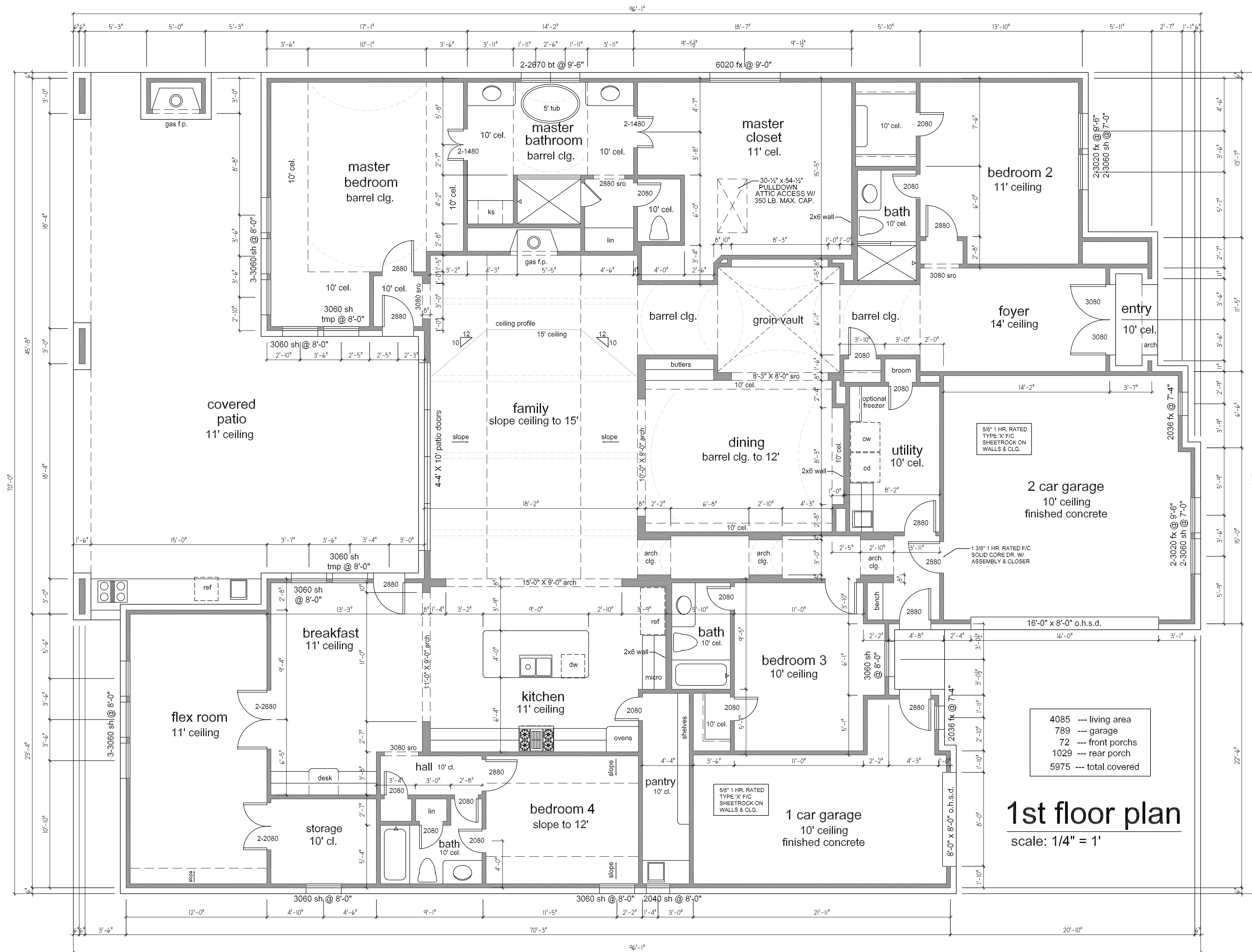
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Plan: 4085

Lot 6
Block 2
Section 47
Bentwater Subdivision

258 Pinerock Lane
Montgomery Texas 77356

Sheet Number

A-1



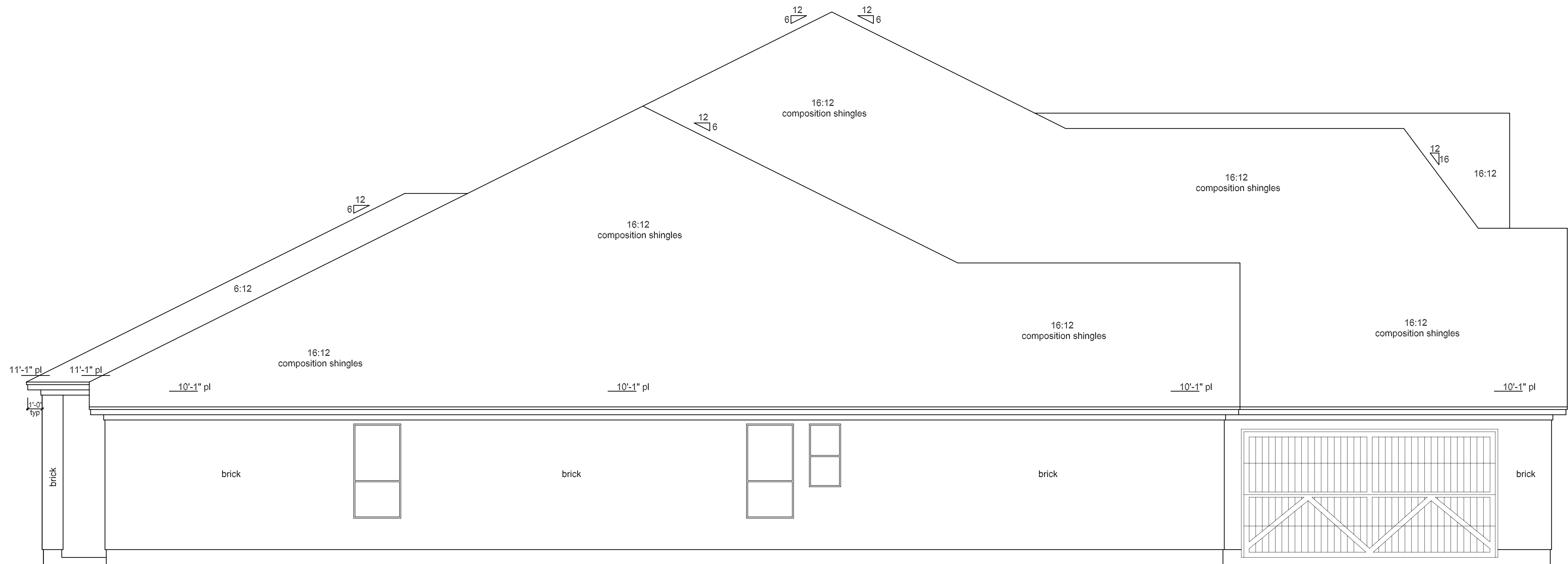
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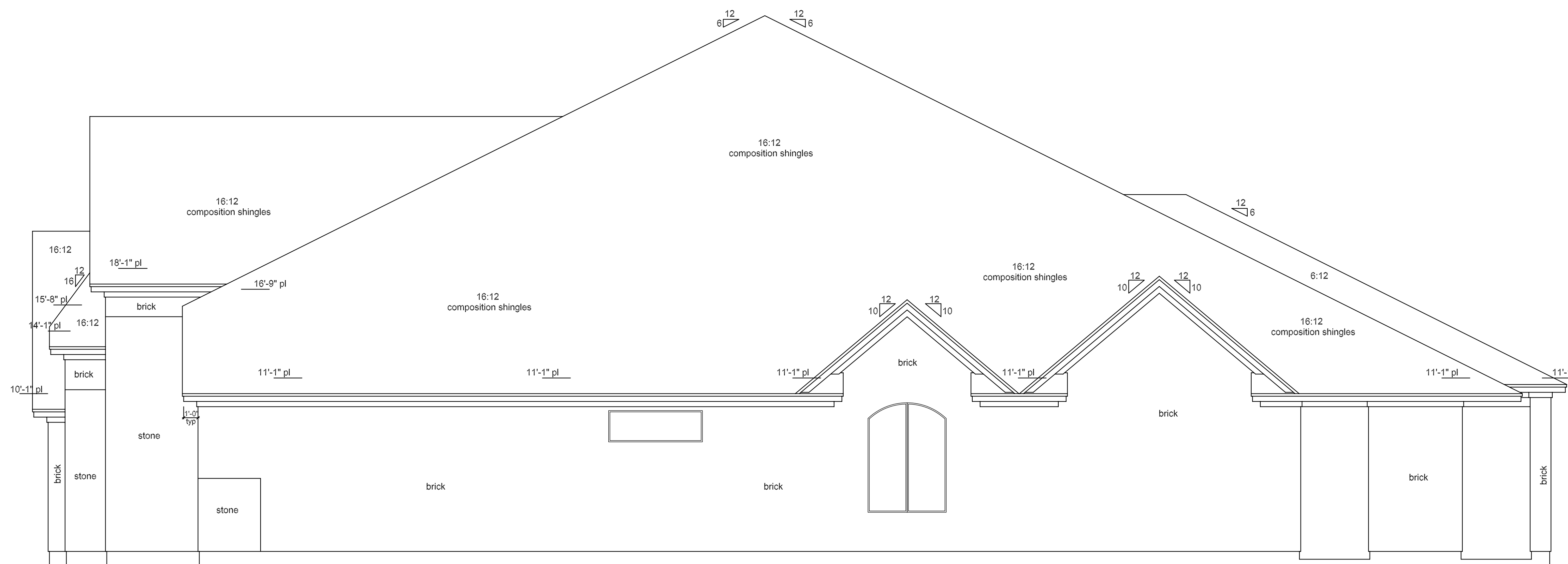
Lot 6
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 Section 47
 Bentwater Subdivision

258 Pinerock Lane
 Montgomery Texas 77356

Sheet Number
A-2



left elevation
scale: 1/4" = 1'



right elevation
scale: 1/4" = 1'

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Lot 6
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 Bentwater Subdivision

258 Pinerock Lane
 Montgomery Texas 77356

Sheet Number
A-3

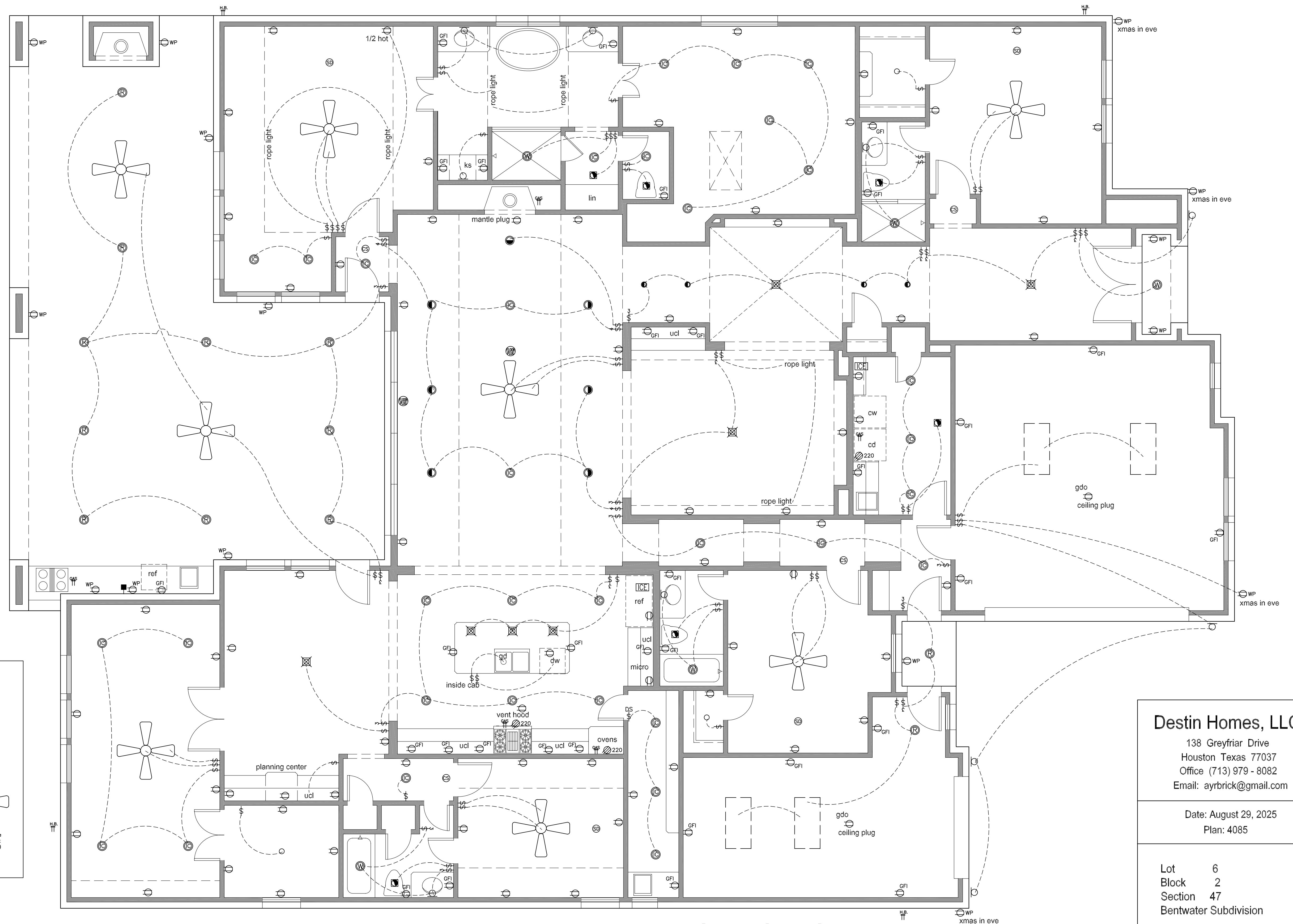
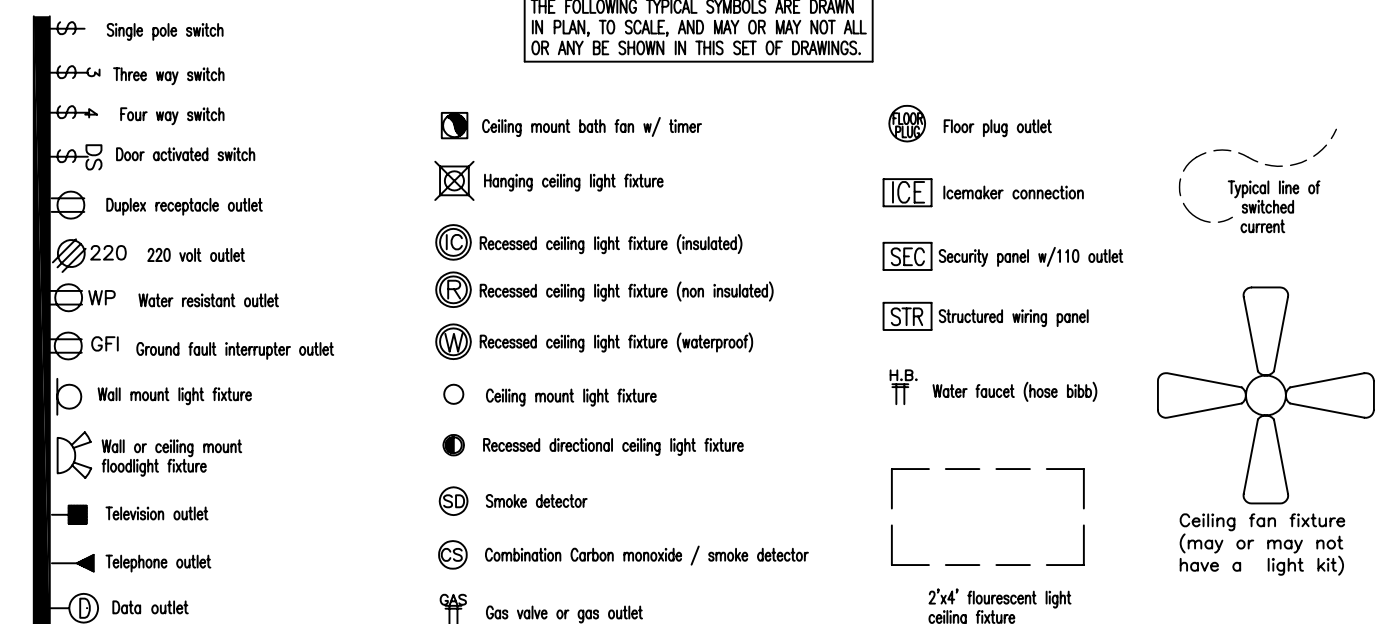
NOTES: UNLESS NOTED OTHERWISE:

THIS PLAN TO SERVE AS A GUIDE ONLY. SPECIFIC FIXTURE STYLE AND LOCATION TO OWNERS / BUILDERS DISCRETION.

1. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE 2020 (NEC) ADOPTED NOV. 1 2020, NFPA-70.
2. LICENSED ELECTRICAL CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIRED INSPECTIONS.
3. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, ORDINANCES AND AUTHORITIES HAVING JURISDICTION OF PROJECT.
4. PROVIDE GFI PROTECTED CIRCUITS AT ALL HAZARDOUS LOCATIONS.
5. PROVIDE WATERPROOF RECEPTACLES (GFI) AT EXTERIOR LOCATIONS.
6. PROVIDE ARC-FAULT CIRCUITS AT ALL REQUIRED LOCATIONS.
7. PROVIDE EMERGENCY SERVICE DISCONNECT PER NEC SECTION 230.85.
8. PROVIDE INTEGRATED TYPE1 OR TYPE 2 SURGE PROTECTIVE DEVICE (SPD) PER SECTION 230.67.
9. CONVENIENCE RECEPTACLES TO BE MOUNTED 12" A.F.F. (TYP.).
10. BATHROOM RECEPTACLES - GFI MOUNTED 40" A.F.F.
11. WASHER / DRYER TO HAVE SEPARATE 20 AMP DUPLX RECEPTACLE 44" A.F.F.
12. MICROWAVE - OVEN TO SEPARATE 20 AMP RECEPTACLE 78" A.F.F.
13. SWITCHES MOUNTED 54" A.F.F.
14. ATTIC LIGHT SWITCH 84" A.F.F.
15. PROVIDE SERVICE OUTLETS AT ALL REQUIRED LOCATIONS.

TYPICAL SYMBOLS

THE FOLLOWING TYPICAL SYMBOLS ARE DRAWN IN PLAN, TO SCALE, AND MAY OR MAY NOT ALL OR ANY BE SHOWN IN THIS SET OF DRAWINGS.



electric plan

scale: 1/4" = 1'

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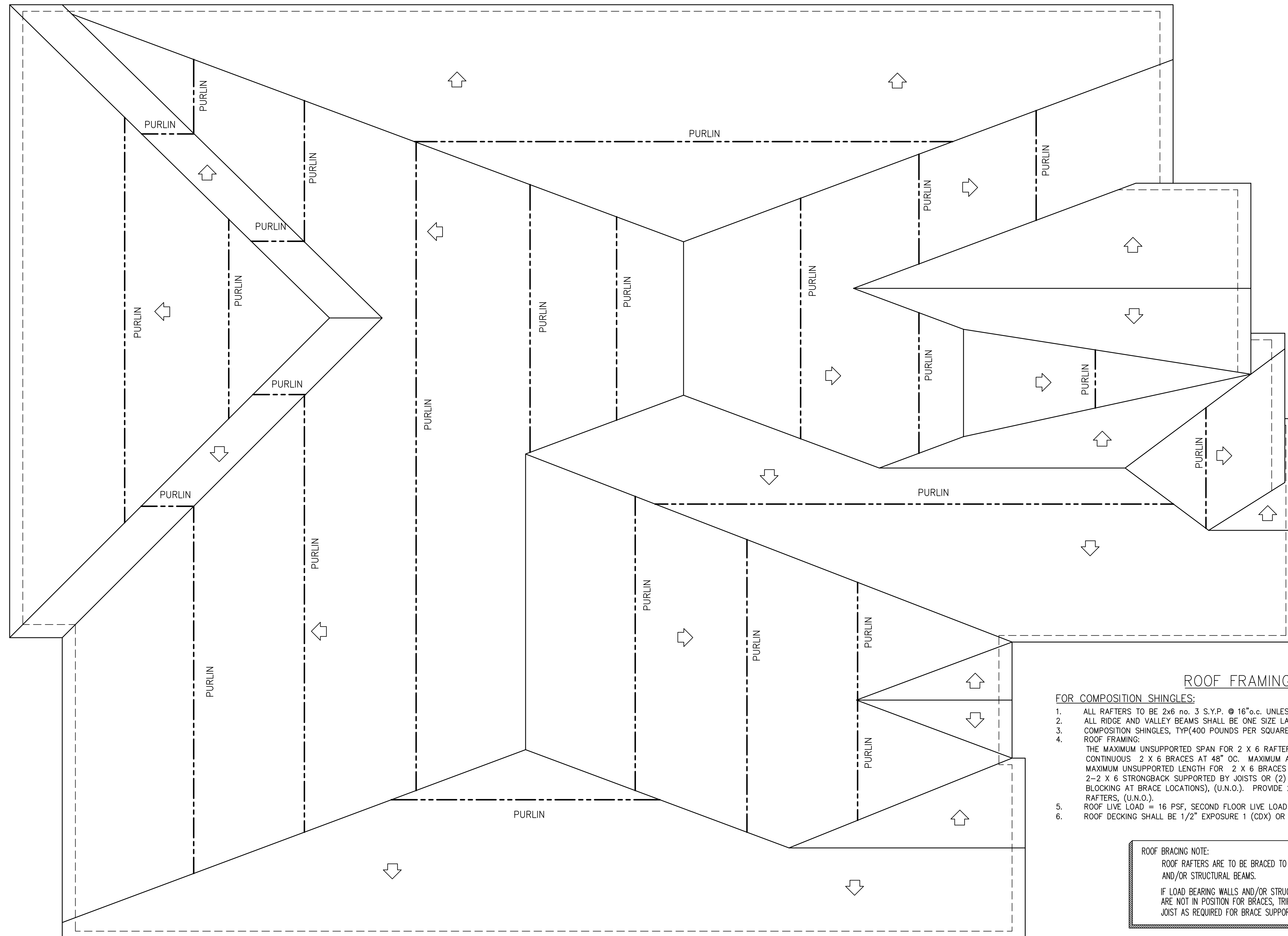
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Plan: 4085

Lot 6
Block 2
Section 47
Bentwater Subdivision

258 Pinerock Lane
Montgomery Texas 77356

Sheet Number

A-4



ROOF PLAN
SCALE: 1/4" = 1'

ROOF FRAMING NOTE:

FOR COMPOSITION SHINGLES:

1. ALL RAFTERS TO BE 2x6 no. 3 S.Y.P. @ 16"o.c. UNLESS NOTED OTHERWISE
2. ALL RIDGE AND VALLEY BEAMS SHALL BE ONE SIZE LARGER THAN THE RAFTERS THEY SUPPORT, U.O.N.
3. COMPOSITION SHINGLES, TYP(400 POUNDS PER SQUARE MAXIMUM).
4. ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 9'-8". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 6 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2 X 6 BRACES = 45 DEG FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2 X 6 BRACES = 8'. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.). PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
5. ROOF LIVE LOAD = 16 PSF, SECOND FLOOR LIVE LOAD = 40 PSF, CEILING LIVE LOAD = 10 PSF.
6. ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR WAFERBOARD APA RATED SHEATHING (24/0).

ROOF BRACING NOTE:
ROOF RAFTERS ARE TO BE BRACED TO LOAD BEARING WALLS AND/OR STRUCTURAL BEAMS.
IF LOAD BEARING WALLS AND/OR STRUCTURAL BEAMS ARE NOT IN POSITION FOR BRACES, TRIPLE SCHEDULED CEILING JOIST AS REQUIRED FOR BRACE SUPPORT.

LINE OF REQUIRED PURLIN BRACING ————

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Lot 6 Block 2 Section 47 Bentwater Subdivision	
258 Pinerock Lane Montgomery Texas 77356	
Sheet Number A-5	

STRUCTURAL BEAM AND SIMPSON HANGER SCHEDULE

1 2 - 2x12 W/ 1/2" PLYWOOD FLITCH WP1411.25	13 5 1/2" x 14" ANTHONY POWER BEAM QLTVS.516	24 W12 x 19
2 3 - 2x12 WP3511.25-2	14 5 1/2" x 16" ANTHONY POWER BEAM QLTVS.516	25 W12 x 22
3 3 - 2x12 W/ 2 - 1/2" PLYWOOD FLITCH HWU5.50/11.25	15 5 1/2" x 18" ANTHONY POWER BEAM QLTVS.518	26 W12 x 26
4 3 1/2" x 7 1/4" VERSALAM HWU3.56/7.25	16 7" x 11 7/8" VERSALAM HMLV12/11.88	27 W12 x 30
5 3 1/2" x 9 1/2" VERSALAM HWU3.56/9.50	17 7" x 14" VERSALAM GLTV414-2	28 W12 x 40
6 3 1/2" x 11 7/8" VERSALAM HWU3.56/11.88	18 7" x 16" VERSALAM GLTV416-2	29 2 - 2x12 B211.25-2
7 3 1/2" x 14" VERSALAM HWU3.56/14	19 7" x 18" VERSALAM HGLTV418-2	30 2 - 2x6 LUS26-2
8 3 1/2" x 16" VERSALAM HWU3.56/16	20 7" x 20" ANTHONY POWER BEAM HGLTV420-2	31 2 - 2x10 B29.25-2
9 3 1/2" x 18" VERSALAM GLTV3.518	21 7" x 24" VERSALAM HGLTV7.12/24	32 2 - 2x8 LUS28-2
10 5 1/4" x 9 1/2" VERSALAM HWU5.50/9.50	22 W10 x 30	33 3 - 2x8 LUS28-3
11 5 1/4" x 11 7/8" VERSALAM HWU5.50/11.88	23 W12 x 16	34 H.S.S. 12 x 4 x 1/4 STEEL BEAM
12 5 1/4" x 14" VERSALAM HWU5.50/14		35 1 3/4" RM BOARD

FLOOR JOIST SCHEDULE

- △ 2 x 12 @ 16" O.C.
- △ 2 x 12 @ 12" O.C.
- △ 11 7/8" BCI 5000S @ 16" O.C.
- △ 11 7/8" BCI 6000S @ 16" O.C.
- △ 11 7/8" BCI 6500S @ 16" O.C.
- △ 16" BCI 6000S @ 16" O.C.
- △ 2 x 8 @ 12" O.C. TREATED
- △ 16" OPEN WEB FLOOR TRUSSES @ 16" O.C.
- △ 18" OPEN WEB FLOOR TRUSSES @ 16" O.C.

CEILING JOIST SCHEDULE

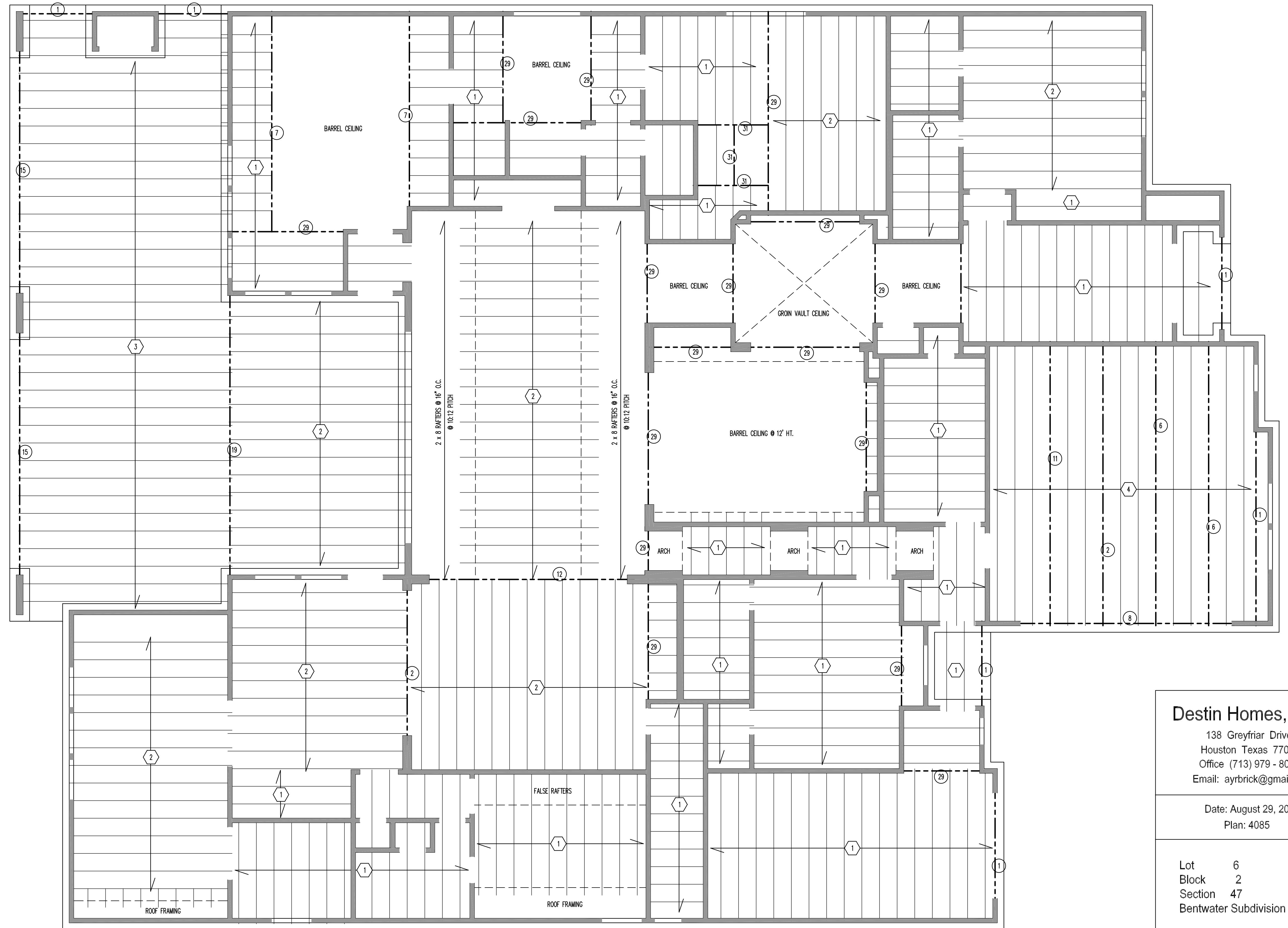
- ① 2 x 6 @ 16" O.C.
- ② 2 x 8 @ 16" O.C.
- ③ 2 x 10 @ 16" O.C.
- ④ 2 x 12 @ 16" O.C.
- ⑤ 2 x 10 @ 12" O.C.
- ⑥ 11 7/8" BCI 5000S @ 16" O.C.
- ⑦ 11 7/8" BCI 6000S @ 16" O.C.

FRAMING NOTES:
(UNLESS NOTED OTHERWISE: U.N.O)

- ALL BEAM, HEADER & JOISTS MATERIAL SHALL BE NO. 2 (19% MAX. M.C.) SYP. ALL RAFTER MATERIAL SHALL BE NO. 3 (19% MAX. M.C.) SYP UNLESS OTHERWISE NOTED.
- ALL WALL STUDS ARE NO. 3 GRADE (19% MAX. M.C.) SYP @ 16" O.C., BLOCKING AT MID SPANS GREATER THAN 9'. ALL EXTERIOR STUD WALLS SHALL BE LATERALLY BRACED FULL HEIGHT WITH 1/2" C-D EXT. PLYWOOD OR O.S.B. MINIMUM NAIL PATTERN TO BE 8D NAILS @ 6" O.C. ALONG EDGES, @ 10" O.C. IN FIELD @ EA. STUD.
- ALL STEEL SHALL CONFORM TO ASTM A-36. STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" Ø ANCHOR BOLTS EMBED MIN. 4 1/2" INTO SOLID CONCRETE. THE STEEL ANGLE UNTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY):

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
5'-0"	1.3 1/2" X 3 1/2" X 5/16"	8"
7'-0"	1.4 X 3 1/2" X 5/16"	8"
8'-0"	1.5 X 3 1/2" X 3/8"	8"
9'-0"	1.5 X 3 1/2" X 3/8"	9"
10'-0"	1.6 X 3 1/2" X 3/8"	10"
- ALL ELEVATED FLOOR DECKING SHALL BE APA 1 1/8" T&G STURD-I-FLOOR PLYWOOD GLUED AND NAILED W/ 10d @ 6" O.C. EDGES & 10" O.C. IN FIELD OR 2 X 6 T&G W/ 2-16d @ EA. SUPPORT INSTALLED DIAGONALLY.
- STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 24" O/C AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16" Ø AND DRILLED. EDGE CLEARANCE SHALL BE 1 1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS "TIED" INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. EDGE CLEARANCE SHALL BE 1-1/2" FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
- TRIPLE SECOND FLOOR JOISTS UNDER PARTITION WALLS ABOVE (U.N.O.).
- ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.N.O.).
- ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2 X 4 OR (2) 2 X 6 STUDS UNLESS OTHERWISE NOTED.
- HEADER SCHEDULE AS FOLLOWS (USE (2) 2 X 12'S WITH 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADERS):

SIZE	MAXIMUM SPAN	SIZE	MAXIMUM SPAN
2-2 X 6	4' - 8"	2-2 X 10	7' - 6"
2-2 X 8	6' - 0"	2-2 X 12	9' - 0"
- THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE HOUSTON/ARC BUILDING CODE IS APPLICABLE (U.N.O.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10D NAILS 24" O.C. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16D NAILS 12" O.C. THERE SHALL BE NO SPLICES.
- STUD WALLS 14" OR HIGHER SHALL HAVE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C.
- CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY FOR REVIEW RECOMMENDATIONS AND REVISE THEM, IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
- HURRICANE CLIPS AND STRAPS ARE TO BE PLACED DIRECTLY TO THE FRAMING MEMBERS (STUDS, RAFTERS, ETC.) AT EVERY OTHER VERTICAL STUD AND/OR RAFTER. REFERENCE WOOD FRAMING DETAIL SHEET.
- PROVIDE A VERT. BRICK EXPANSION JOINT @ 25'-0" O.C. MAX.
- THESE DRAWINGS ARE DRAWN TO SHOW STRUCTURAL JOIST AND BEAM SIZES ONLY. THEY ARE NOT INTENDED TO INCLUDE OR SHOW ANY EMBEDMENTS OR OPENING FOR MECHANICAL, ELECTRICAL, OR PLUMBING ELEMENTS. JOIST AND BEAM LAYOUT IS BASED UPON STRUCTURAL LOAD REQUIREMENTS WITHOUT ANY INFORMATION OR CONSIDERATION TO MECHANICAL/PLUMBING LAYOUT OR ROUTING. REFERENCE RELEVANT DRAWINGS AND/OR DETAILS BY OTHERS, TYP.



beam & joist plan

SCALE: 1/4" = 1'

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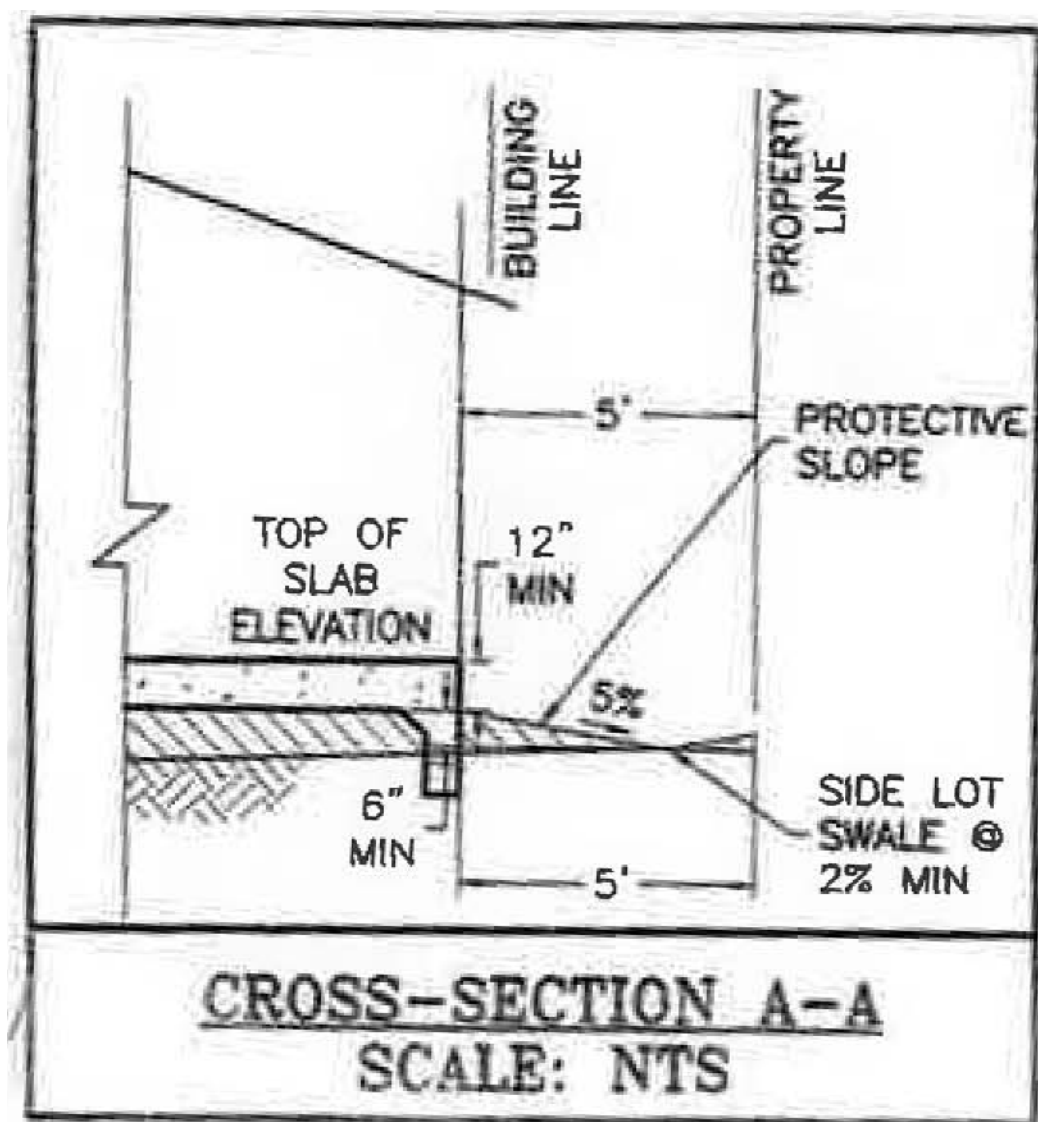
Date: August 29, 2025
Plan: 4085

Lot 6
Block 2
Section 47
Bentwater Subdivision

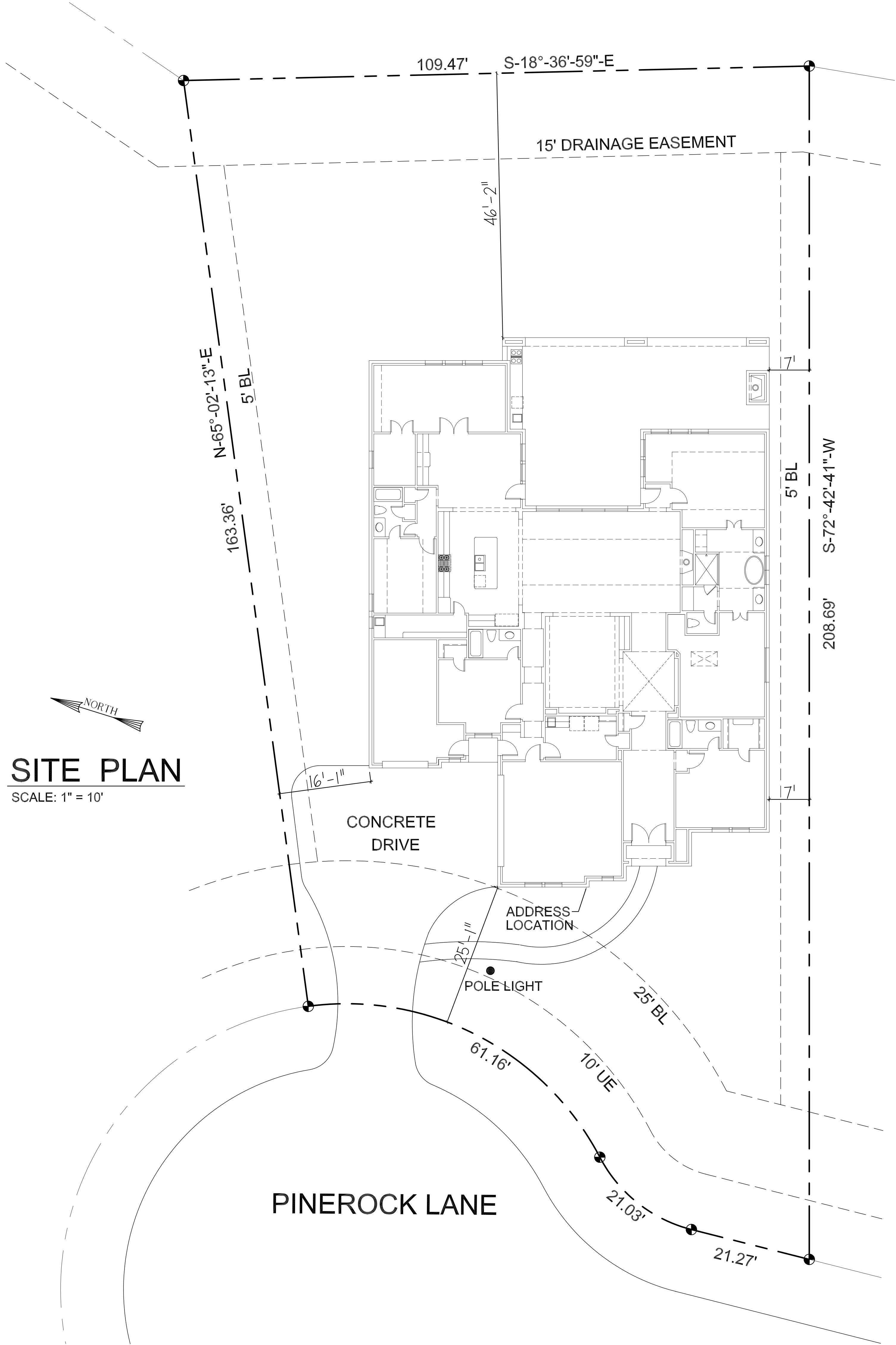
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Sheet Number

A-6



SITE PLAN
SCALE: 1" = 10'



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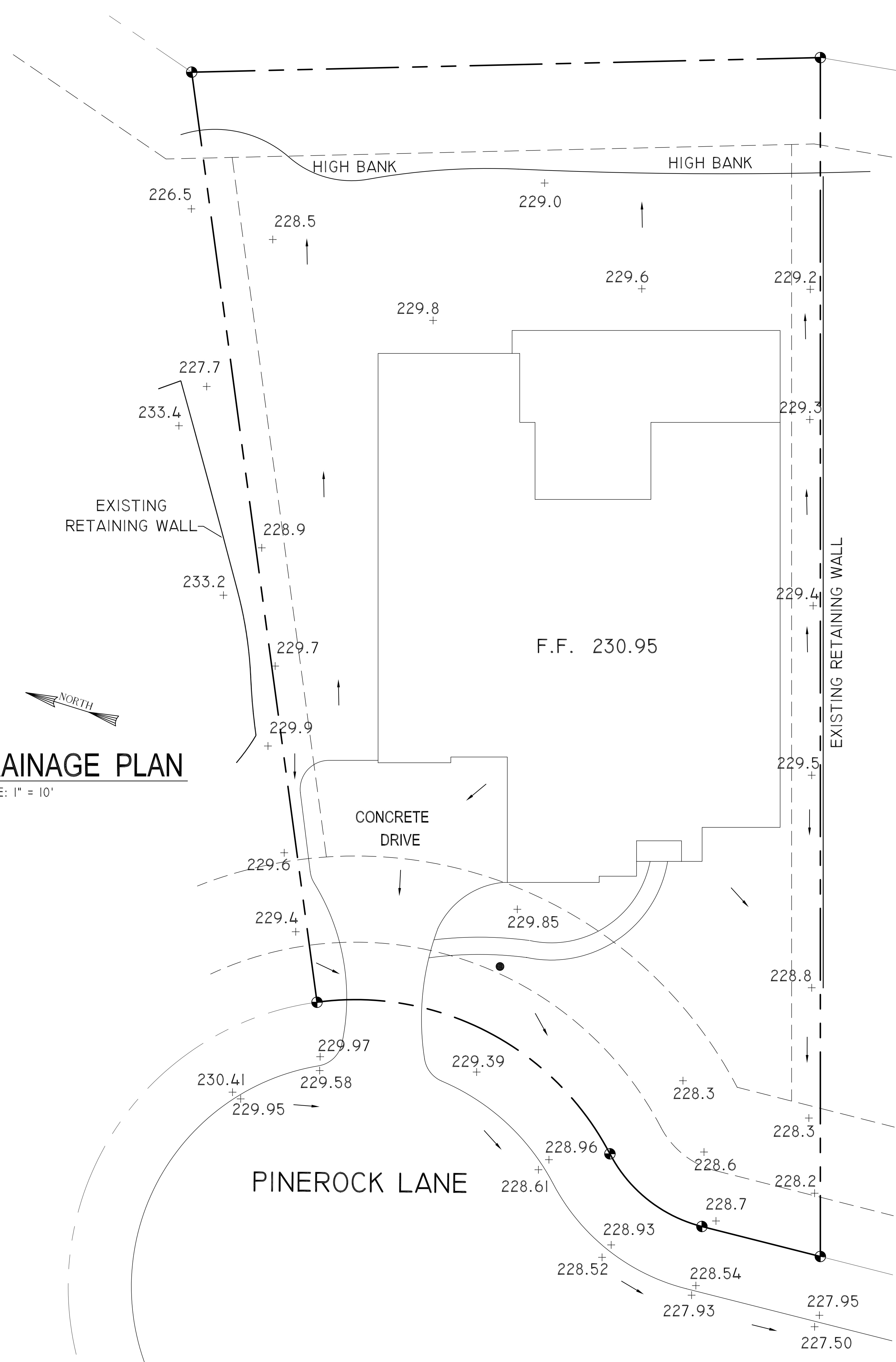
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 Plan: 4085

Lot 6
 Block 2
 Section 47
 Bentwater Subdivision

258 Pinerock Lane
 Montgomery Texas 77356

Sheet Number
A-7

DRAINAGE PLAN
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Lot	6
Block	2
Section	47
Bentwater Subdivision	
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Sheet Number	A-8