



Presents Custom Home Documents

ARTS AND CRAFTS
DEVELOPMENT
3806 DRYFUS STREET
HOUSTON, TX
TAISHA WALKER RESIDENCE

LIMITED CONSTRUCTION LICENSE FOR BLUEPRINTS

READ PRIOR TO CONSTRUCTION

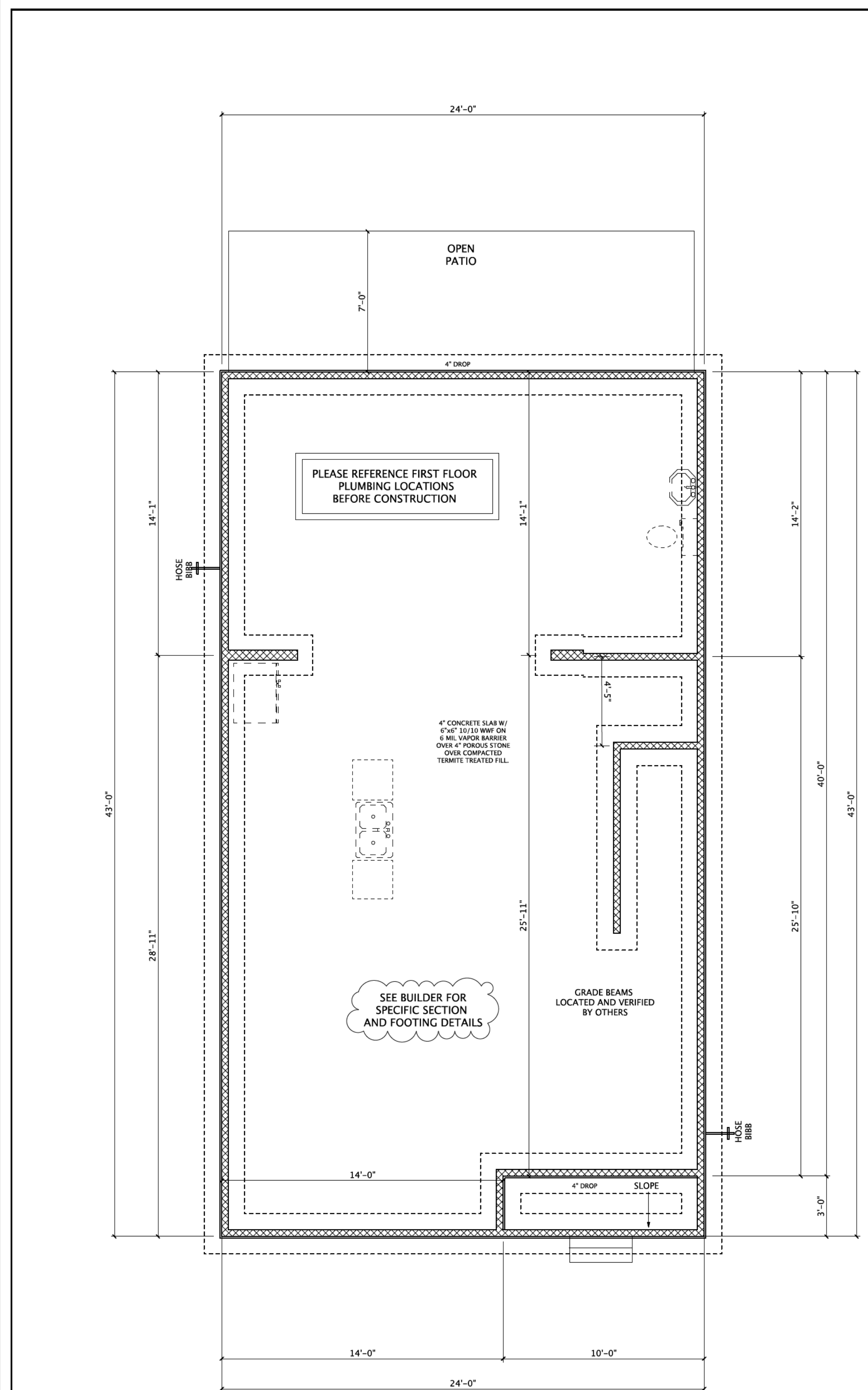
UPON CONSTRUCTION OF THIS HOME, THE PLAN PURCHASER STATED BELOW
AGREES TO THE FOLLOWING TERMS:
MOKARRAN PROPERTIES, AS THE ORIGINAL PURCHASER OF PLAN
"3450-2653-0822",
IS HEREBY GRANTED A LIMITED, NON-EXCLUSIVE AND NON-TRANSFERABLE
LICENSE TO BUILD ONE (1) AND ONLY ONE (1) HOME DEPICTED IN THIS PLAN.
USE OF THIS PLAN TO BUILD ONE (1) HOME OR ANY MODIFIED AND/OR
ALTERED VERSION OF THIS HOME IS STRICTLY PROHIBITED AND PROTECTED
BY FEDERAL COPYRIGHT LAWS.

JOB # 3450-2653-0822

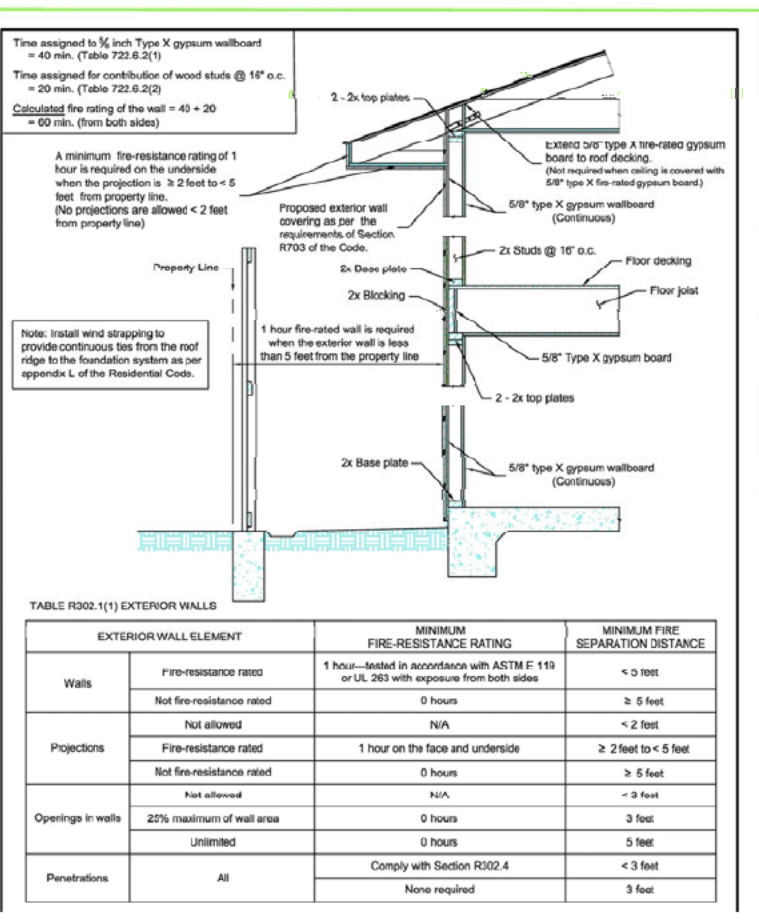
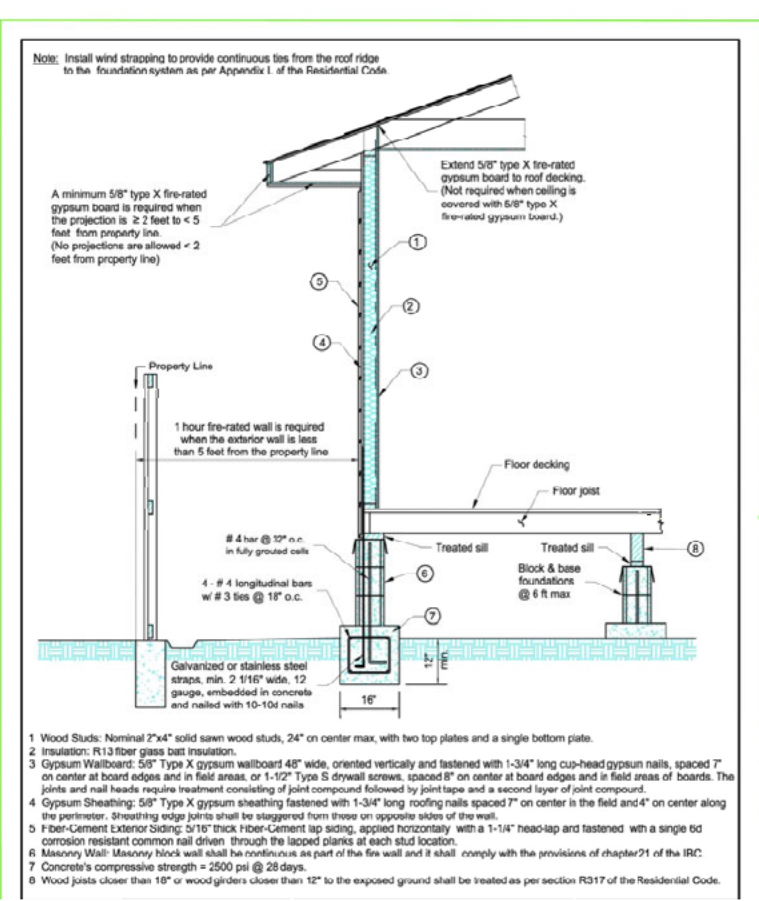
WWW.FRUSTERIO.COM

DESIGNER OF THE SOUTHERN LIVING IDEA HOUSE

BY WISDOM A HOUSE IS BUILT,
AND THROUGH UNDERSTANDING IT
IS ESTABLISHED—PROVERBS 24:3



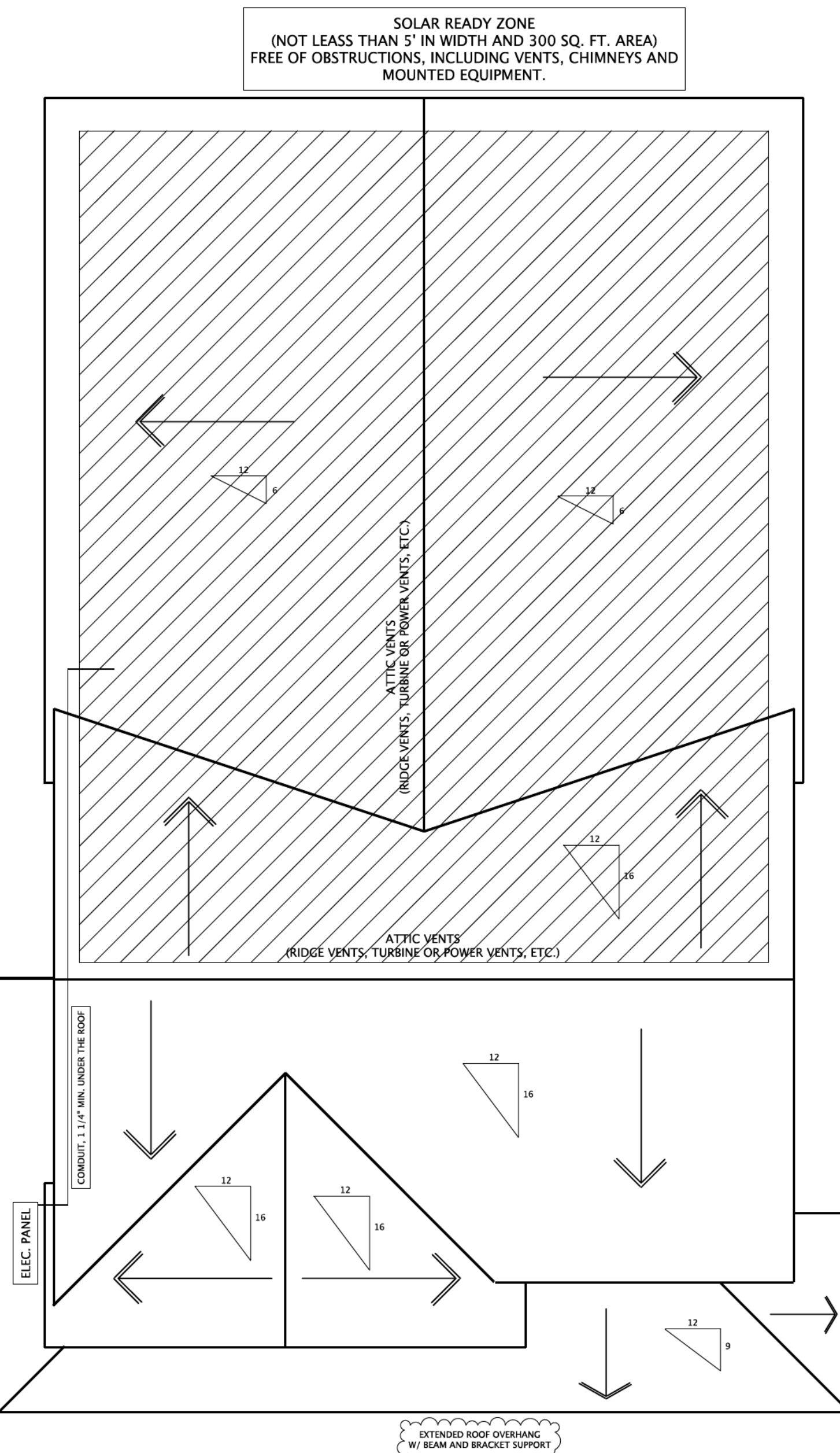
FOUNDATION / SLAB DETAIL CONSTRUCTION SHEET
SCALE: 1/4"=1'0"



EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	1 hour (with 1/2\"/>	

GENERAL FOUNDATION NOTES:

REQUIRED GRADE BEAM LOCATIONS DETERMINED BY OTHERS
ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST BE CERTIFIED AND/OR DESIGNED BY THE MANUFACTURER & BY A LICENSED STRUCTURAL ENGINEER.
ALL LOAD BEARING LOCATIONS MUST BE REVIEWED, DESIGNED & APPROVED BY LUMBER MANUFACTURER AND BY A LICENSED STRUCTURAL ENGINEER.
OUTER EDGES OF FOOTINGS SHALL NOT BE POURED WITHIN 2'-0\"/>



"BIRDS EYE" ROOF VIEW LAYOUT CONSTRUCTION SHEET
SCALE: 1/4"=1'0"

IMPORTANT INFORMATION:
PLEASE READ CAREFULLY
**** BEFORE STARTING CONSTRUCTION ****

IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH AND ADAPT THIS PLAN TO SATISFY THE APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENERGY CODE REQUIREMENTS AS WELL AS LOCAL BUILDING CODES WHERE THIS HOME PLAN IS CONSTRUCTED AND ADAPT THIS PLAN TO ITS ACTUAL SITE LOCATION.
THIS HOME AND ITS DESIGN MUST BE CONSTRUCTED BY A LICENSED AND REPUTABLE BUILDER WITH EXPERIENCE IN CONSTRUCTING THIS TYPE OF HOME.
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THE SELECTION AND CONDITION OF LUMBER USED IN CONSTRUCTION MAY VARY WIDELY, AS DOES THE QUALITY OF THE WORKMANSHIP. NEITHER FRUSTERIO DESIGN, INC. OR ITS MEMBERS HAVE KNOWLEDGE OF THE QUALITY OF THE WORKMANSHIP OR CONSTRUCTION METHODS AND PRACTICES USED ON ANY CONSTRUCTION PROJECT AND IS THEREFORE HELD HARMLESS FROM THE DESIGN OR PERFORMANCE OF THE LUMBER IN COMPLETED STRUCTURES.
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CUSTOM HOME DOCUMENTS FOR: ARTS AND CRAFTS DEVELOPMENT 3806 DRYFUS STREET

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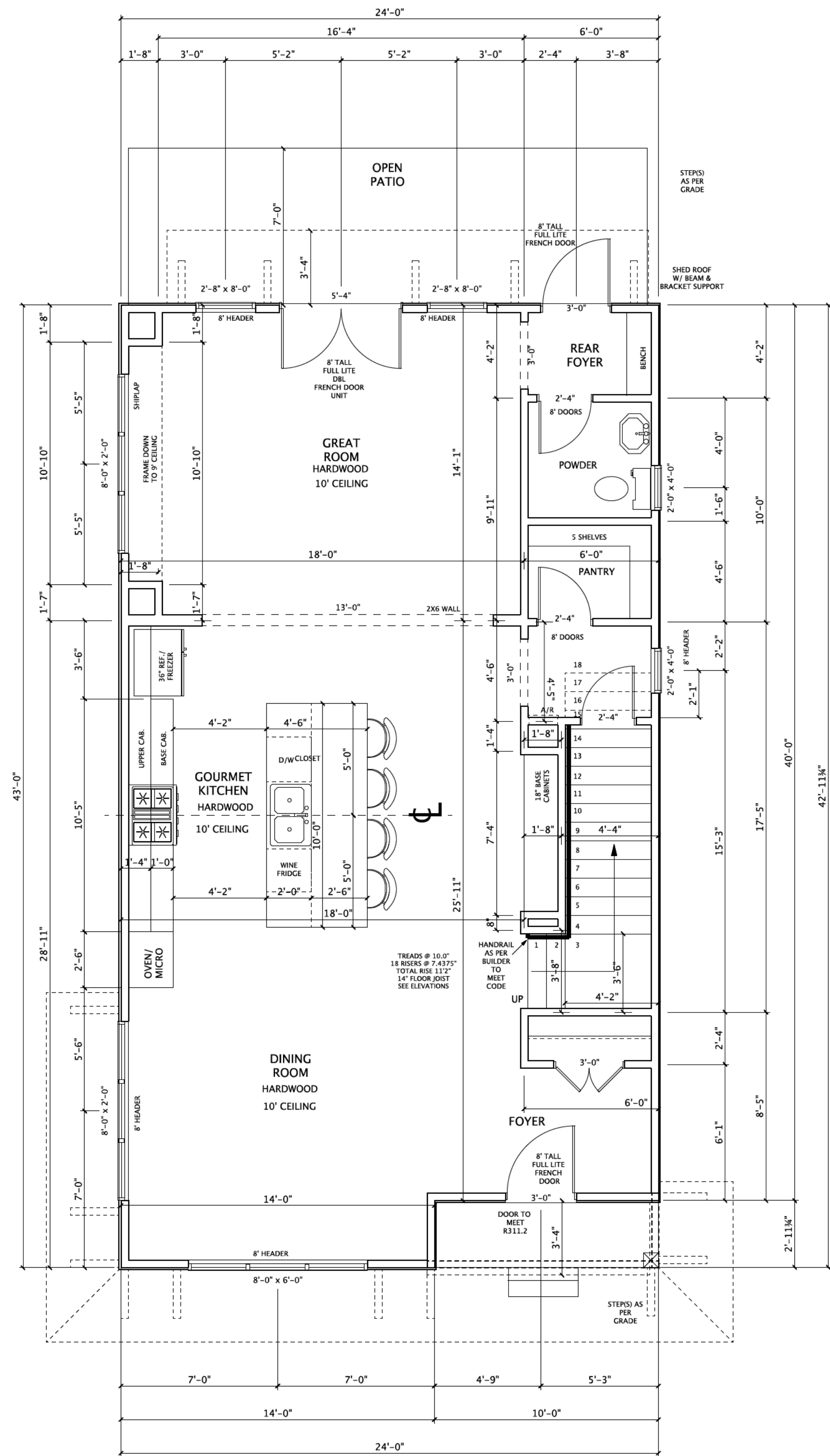
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3450-2653-0822

charles michael
frusterio
DESIGNING A LEGACY OF FINE HOMES & RENOVATIONS®

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FIRST FLOOR DETAIL CONSTRUCTION SHEET
SCALE: 1/4" = 1'-0"



JOB # 3450-2653-0822

FIRST FLOOR DOOR/WINDOW SCHEDULE
* VERIFY WITH WINDOW REP PRIOR TO PLACING ORDER *

PRODUCT CODE	SIZE	ROOM	COUNT
FRENCH DOOR	3'-0" X 8'-0"	FRONT FOYER	1
FRENCH DOOR	3'-0"	REAR FOYER	1
INTERIOR DOOR	2'-4" X 6'-8"	STAIR FOYER	1
INTERIOR DOOR	2'-4" X 6'-0"	POWDER/ PANTRY	2
DBL INTERIOR DOORS	3'-0"	FOYER CLOSET	1
DBL DOOR OPERABLE	5'-4" X 8'-0"	GREAT ROOM REAR	1
24X48 FIXED	2'-0" X 4'-0"	POWDER/ HALL	2
FIXED	2'-4" X 8'-0"	GREAT ROOM REAR	2
FIXED	8'-0" X 2'-0"	DINING SIDE/ GR SIDE	2
DH WINDOW	8'-0" X 6'-0"	DINING FRONT	1

SECOND FLOOR DOOR/WINDOW SCHEDULE
* VERIFY WITH WINDOW REP PRIOR TO PLACING ORDER *

PRODUCT CODE	SIZE	ROOM	COUNT
INTERIOR DOOR	2'-0" X 6'-8"	M. BATH LINEN	1
INTERIOR DOOR	2'-4" X 6'-8"	M. BATH/ BATH #2	2
INTERIOR DOOR	2'-8" X 6'-8"	BED 2/ LAUNDRY	2
INTERIOR DOOR	2'-8" X 6'-8"	M. BED BED #3	2
INTERIOR POCKET DOOR	2'-4" X 6'-8"	M. BATH TOILET	1
FIXED WINDOW	2'-0" X 4'-0"	STAIR LANDING, M. BATH	3
FIXED WINDOW	2'-0" X 5'-0"	M. BATH FRONT	1
DH WINDOW EGRES	2'-8" X 6'-0"	BED #2 BED #3	2
TRANSOM WINDOW	4'-0" X 1'-0"	BATH #2	1
DH WINDOW DBL	5'-4" X 6'-0"	M. BEDROOM FRONT	1

PLAN TO MEET
2015 IRC
2015 IRC HOUSTON AMENDMENTS
2020 NATIONAL ELEC CODE
2015 UMC HOUSTON AMENDMENTS
2015 UPC HOUSTON AMENDMENTS
2015 IECC AMENDMENTS-RESIDENTIAL PROVISIONS
VERIFY COMPLIANCE BY BUILDER

IMPERVIOUS COVERAGE TABLE

LOCATION	SQ. FT.
FIRST FLOOR	1,002
SECOND FLOOR	977
TOTAL A/C	1,979
FRONT PORCH	30
GARAGE/STORAGE	TBD
DRIVEWAY	TBD
FRONT SIDEWALK	TBD
A/C PAD	27
TOTAL SLAB AREA	1,979
TOTAL LOT	3,750
TOTAL IMPERVIOUS	TBD
IMPERVIOUS COVERAGE %	58%

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SCALE ALL STUCCO DETAILS FROM THE ELEVATION DRAWINGS.

REFERENCE ROOF LAYOUT FOR DIFFERENT OVERHANG DEPTHS.

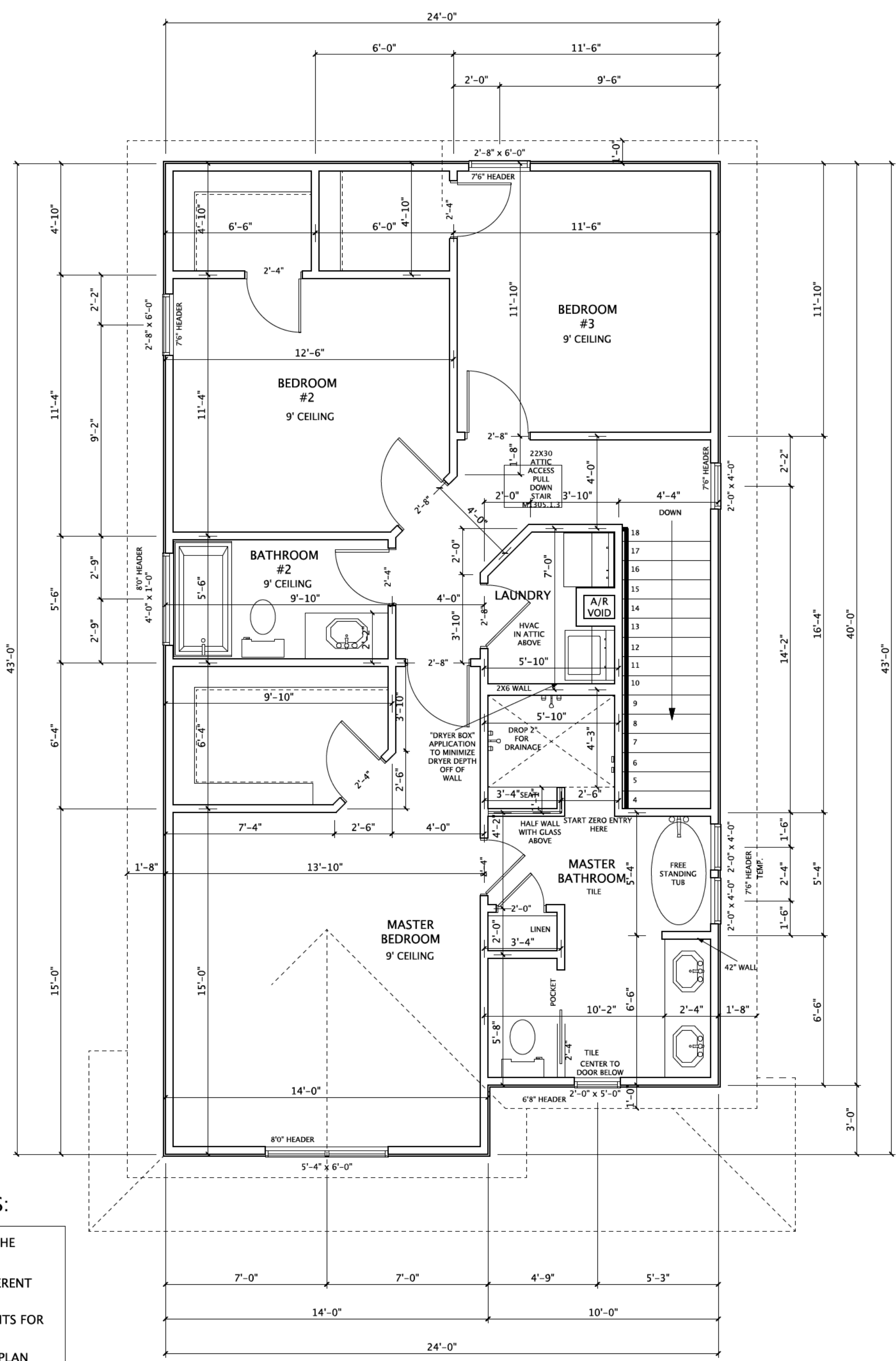
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SECOND FLOOR DETAIL CONSTRUCTION SHEET
SCALE: 1/4" = 1'-0"

AREAS

FIRST FLOOR	1,002 sq ft
SECOND FLOOR	977 sq ft
TOTAL LIVING:	1,979 sq ft

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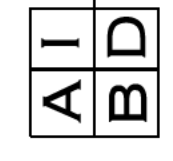
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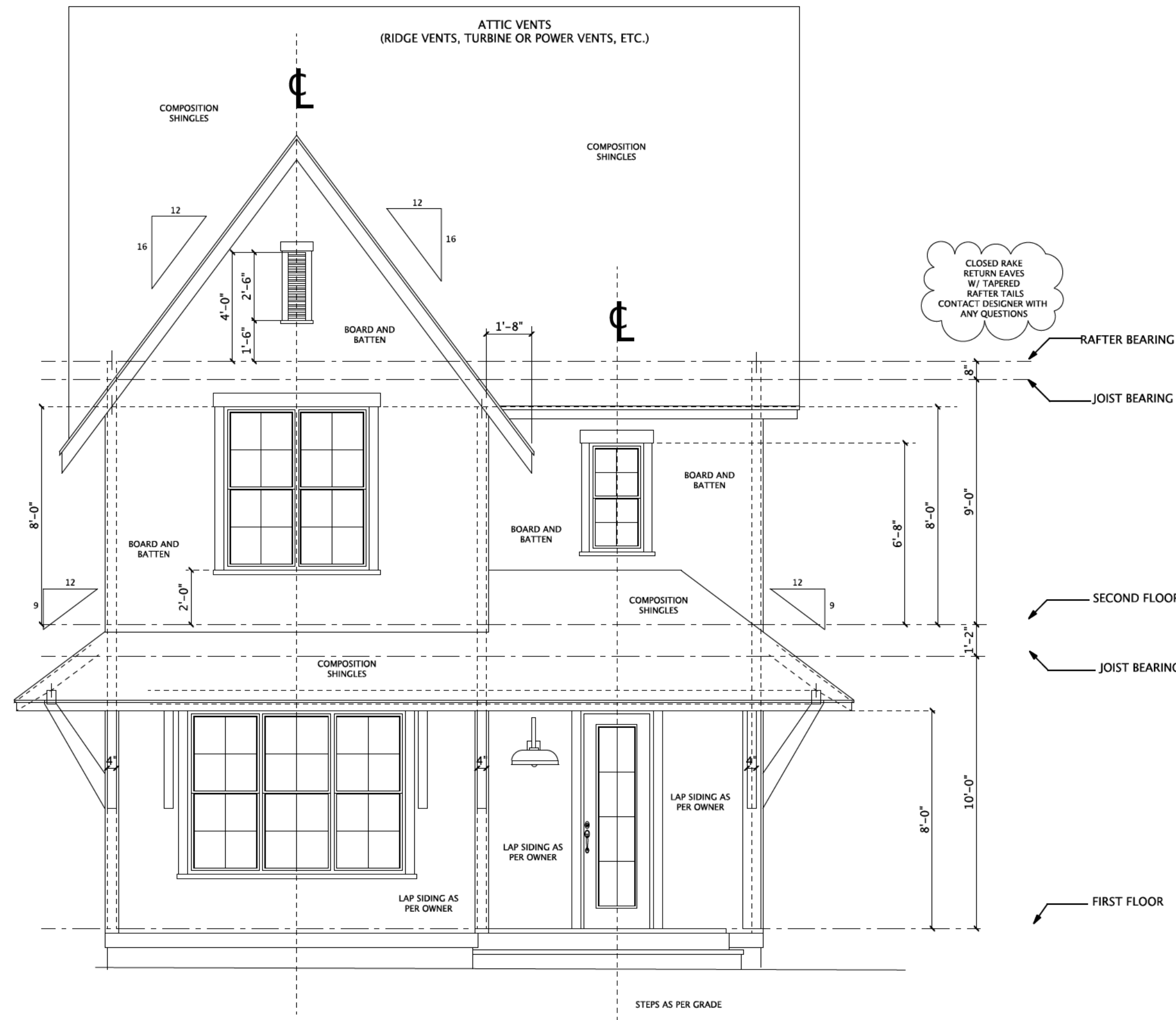
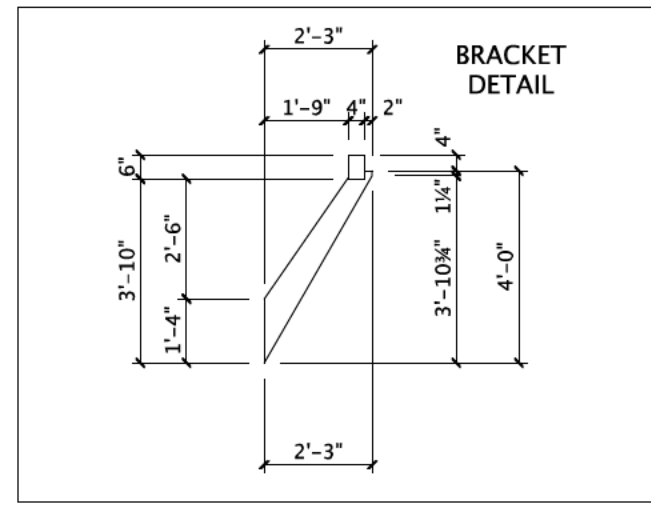
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FRONT ELEVATION DETAIL
SCALE: 1/4" = 1'-0"

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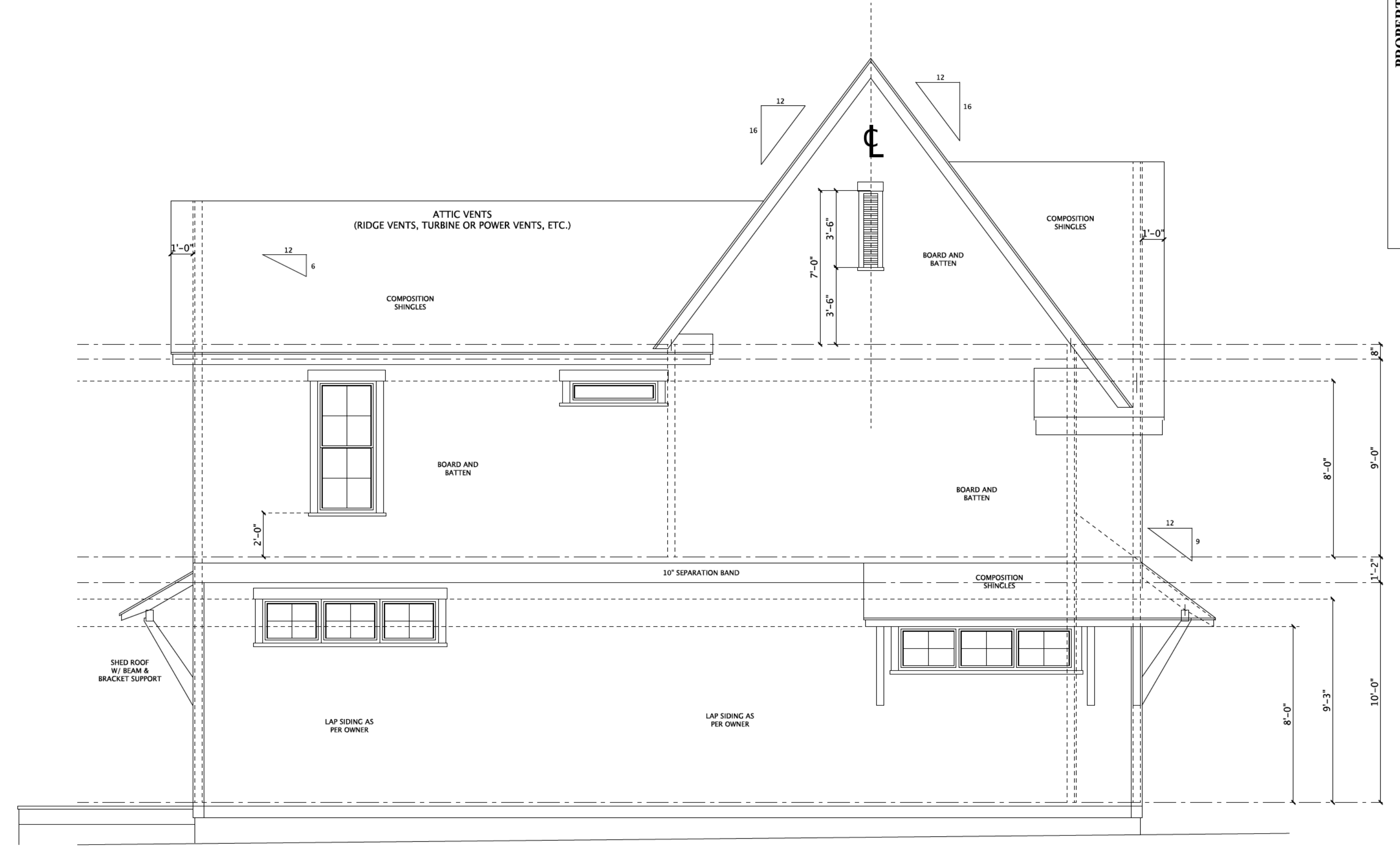
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LEFT ELEVATION DETAIL
SCALE: 1/4" = 1'-0"

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CUSTOM HOME DOCUMENTS FOR:
ARTS AND CRAFTS
DEVELOPMENT
3806 DRYFUS STREET

frusterio
DESIGNER OF FINE HOMES & RENOVATIONS

DESIGN DATE:
MAY 12, 2023
PLOTTING TIME:
07:43 AM

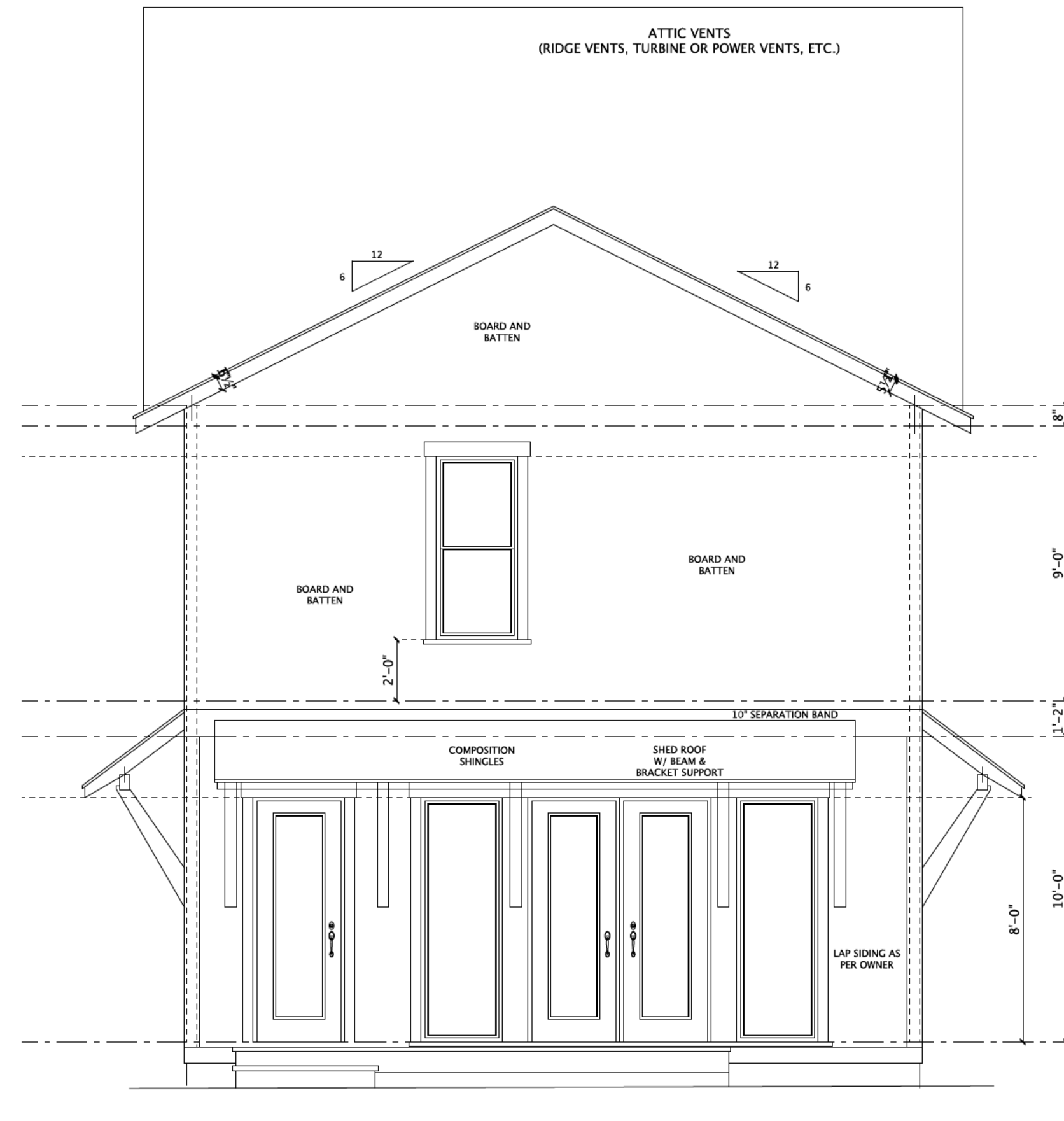
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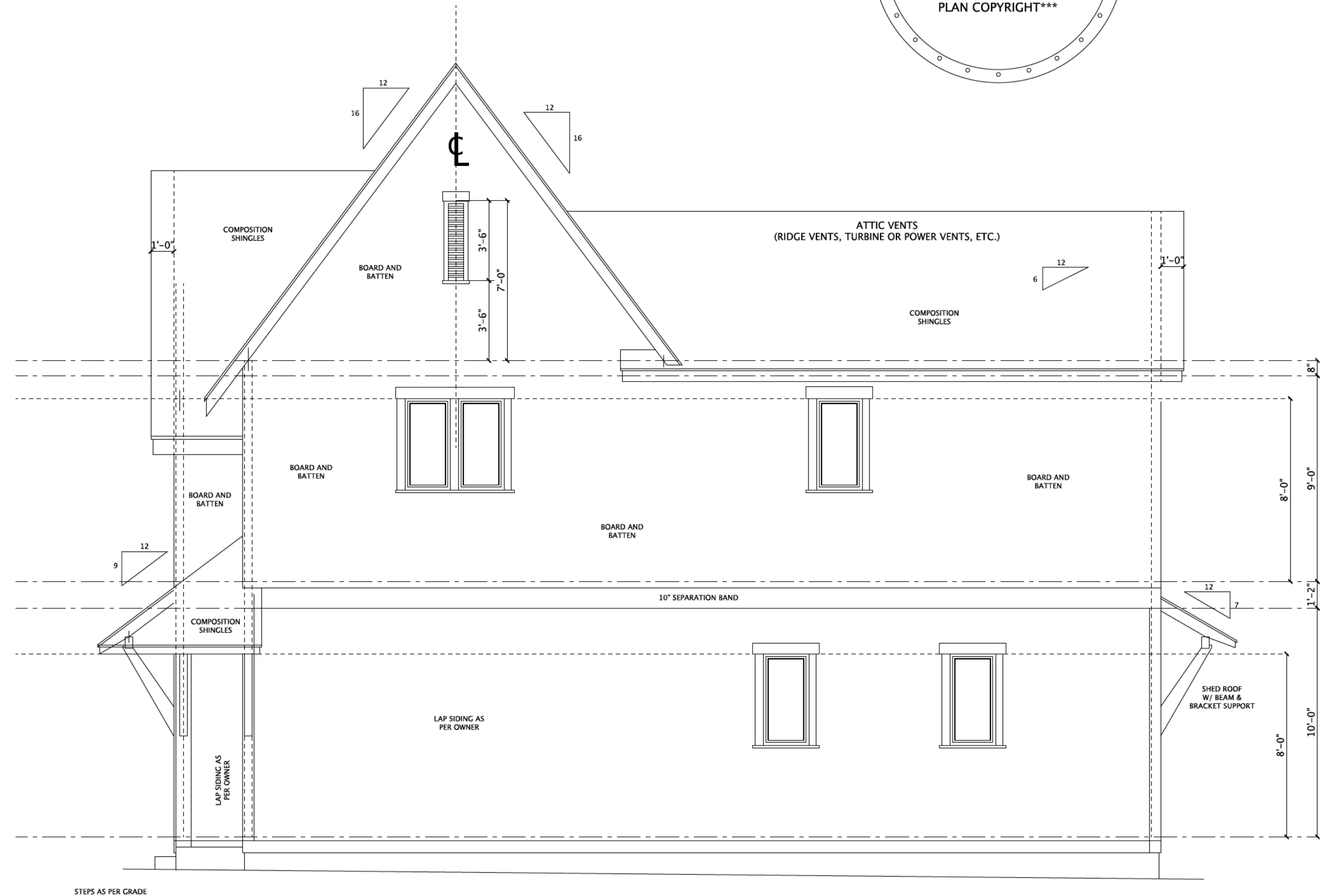
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REAR ELEVATION DETAIL
SCALE: 1/4" = 1'0"



RIGHT ELEVATION DETAIL
SCALE: 1/4" = 1'0"

**IMPORTANT INFORMATION:
PLEASE READ CAREFULLY
**** BEFORE STARTING CONSTRUCTION ******

IT IS THE RESPONSIBILITY OF THE BUILDER TO COMPLY WITH AND ADAPT THIS PLAN TO SATISFY THE APPLICABLE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ENERGY CODE REQUIREMENTS AS WELL AS LOCAL BUILDING CODES WHERE THIS HOME PLAN IS CONSTRUCTED AND ADAPT THIS PLAN TO ITS ACTUAL SITE LOCATION.

THIS HOME AND ITS DESIGN MUST BE CONSTRUCTED BY A LICENSED AND REPUTABLE BUILDER WITH EXPERIENCE IN CONSTRUCTING THIS TYPE OF HOME.

ALL SUB-CONTRACTORS USED IN THE CONSTRUCTION OF THIS HOME MUST BE LICENSED WITH THE STATE AND QUALIFIED TO PERFORM THE WORK REQUIRED. FRUSTERIO DESIGN, INC. ASSUMES NO LIABILITY FOR ANY ERRORS IN THIS PLAN.

IT IS THE RESPONSIBILITY OF THE BUILDER TO REVIEW AND PERFORM ALL DUE DILIGENCE ON THIS PLAN AND NOTIFY FRUSTERIO DESIGN, INC. OF ANY CONCERNS PRIOR TO BEGINNING CONSTRUCTION.

THE SELECTION AND CONDITION OF LUMBER USED IN CONSTRUCTION MAY VARY WIDELY, AS DOES THE QUALITY OF THE WORKMANSHIP. NEITHER FRUSTERIO DESIGN, INC. OR ITS MEMBERS HAVE KNOWLEDGE OF THE QUALITY OF THE WORKMANSHIP OR CONSTRUCTION METHODS AND PRACTICES USED ON ANY CONSTRUCTION PROJECT AND IS THEREFORE HELD HARMLESS FROM THE DESIGN OR PERFORMANCE OF THE LUMBER IN COMPLETED STRUCTURES.

ALL STRUCTURAL MATERIAL USED TO CONSTRUCT THIS HOME MUST MEET CURRENT INT CODE REQUIREMENTS, CERTIFIED & DESIGNED BY THE MANUFACTURER OR BY A LICENSED STRUCTURAL ENGINEER.

ANY STRUCTURAL & FLOOR JOIST NOTATION ON THIS PLAN IS INTENDED FOR PURPOSES OF DESIGN ONLY & IN NO WAY INDICATES FINAL STRUCTURAL REQUIREMENTS FOR LOAD BEARING LOCATIONS WHICH ARE DESIGNED BY OTHERS.

ALL LOAD BEARING LOCATIONS MUST BE REVIEWED, DESIGNED & APPROVED BY LUMBER MANUFACTURER OR STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

EASEMENTS & SETBACKS AS DETERMINED BY A LICENSED SURVEYOR. IT IS RECOMMENDED THAT A CERTIFIED STRUCTURAL ENGINEER REVIEW THE FRAMING CONSTRUCTION TO VERIFY STRUCTURAL INTEGRITY.

THESE PLANS DO NOT SHOW OR SUGGEST FINAL REQUIRED CONSTRUCTION PRACTICES.

SITE REQUIREMENTS

THESE PLANS ARE FOR UNIVERSAL CONDITIONS & DO NOT ADDRESS SPECIFIC SITE REQUIREMENTS. IT IS RECOMMENDED THAT SOIL CONDITIONS AT SITE BE SAMPLED & TESTED BY A COMPETENT TESTING LABORATORY AND, IF NECESSARY, FOUNDATION PLANS BE MODIFIED BY A STRUCTURAL ENGINEER WHO IS FAMILIAR WITH THE BUILDING SITE CONDITIONS & BE BASED ON RECOMMENDATIONS OF THE SOILS TESTING LABORATORY.

COMPARE DIMENSIONS W/ 1ST FLOOR AND VERIFY ALL DIMENSIONS, INCLUDING COMPARISON OF FLOOR PLANS AND FOUNDATION TO INSURE ACCURACY PRIOR TO THE BEGINNING OF CONSTRUCTION. TO THE BEST OF HIS KNOWLEDGE, THE DESIGNER HAS PREPARED THESE PLANS TO COMPLY WITH THE CLIENT'S SPECIFICATIONS AND GENERAL BUILDING CODES AT THE TIME. ALTHOUGH EVERY REASONABLE EFFORT HAS BEEN MADE TO AVOID ERRORS, OMISSIONS, AND MISTAKES, THE CONTRACTOR AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. THE DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION BEGINS.

IT IS THE RESPONSIBILITY OF THE LUMBER SUPPLIER TO DETERMINE, CALCULATE, ENGINEER, AND CERTIFY ALL LOAD BEARING LOCATIONS ON THIS PLAN AND PROVIDE THE REQUIRED LUMBER AND BEAM MATERIAL TO SUBSTANTIALLY SUPPORT THE STRUCTURAL INTEGRITY OF THIS PLAN.

FRUSTERIO DESIGN, INC. IS A RESIDENTIAL DESIGN FIRM AND ASSUMES NO LIABILITY FOR THE STRUCTURAL INTEGRITY OF THIS PLAN. CONSTRUCTION PRACTICES OR THE FINAL PLACEMENT OF THIS HOME ON ITS SITE.

SOME STATE AND/OR LOCAL BUILDING CODES MAY REQUIRE A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT'S CERTIFICATION STAMP BEFORE BUILDING PERMITS CAN BE ISSUED.

LIMITED CONSTRUCTION LICENSE

UPON CONSTRUCTION OF THIS HOME, THE PLAN PURCHASER AGREES TO THE FOLLOWING TERMS:

THIS PLANS PURCHASER IS HEREBY GRANTED A LIMITED, NON-EXCLUSIVE AND NON-TRANSFERABLE LICENSE TO BUILD ONE (1) AND ONLY ONE (1) HOME DEPICTED IN THIS PLAN. USE OF THIS PLAN TO BUILD MORE THAN ONE (1) HOME OR ANY MODIFIED AND/OR ALTERED VERSION OF THIS HOME PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF FRUSTERIO DESIGN, INC., IS STRICTLY PROHIBITED AND IS ENFORCED AND PROTECTED BY FEDERAL COPYRIGHT LAWS. UNAUTHORIZED USERS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

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IMPORTANT NOTES:

SCALE ALL STUCCO DETAILS FROM THE ELEVATION DRAWINGS.

REFERENCE ROOF LAYOUT FOR DIFFERENT OVERHANG DEPTHS.

NOTICE DIFFERENT KNEE WALL HEIGHTS FOR HOUSE PROPORTIONS.

REFERENCE ALL WINDOWS ON FLOORPLAN WITH ELEVATIONS & NOTIFY OWNER AND/OR DESIGNER OF ANY DISCREPANCIES BEFORE ORDERING WINDOW PACKAGE.

** NOTED WINDOW SIZES AS SHOWN ON THIS PLAN MAY VARY WITH DIFFERENT MANUFACTURER'S WINDOW SIZES.

CHANGE IN WINDOW SIZES SHOULD CLOSELY MATCH WINDOWS SHOWN ON ELEVATIONS.

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CUSTOM HOME DOCUMENTS FOR: ARTS AND CRAFTS DEVELOPMENT 3806 DRYFUS STREET

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DESIGN DATE: MAY 12, 2023
PLOTTING TIME: 07:43 AM

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charles michael
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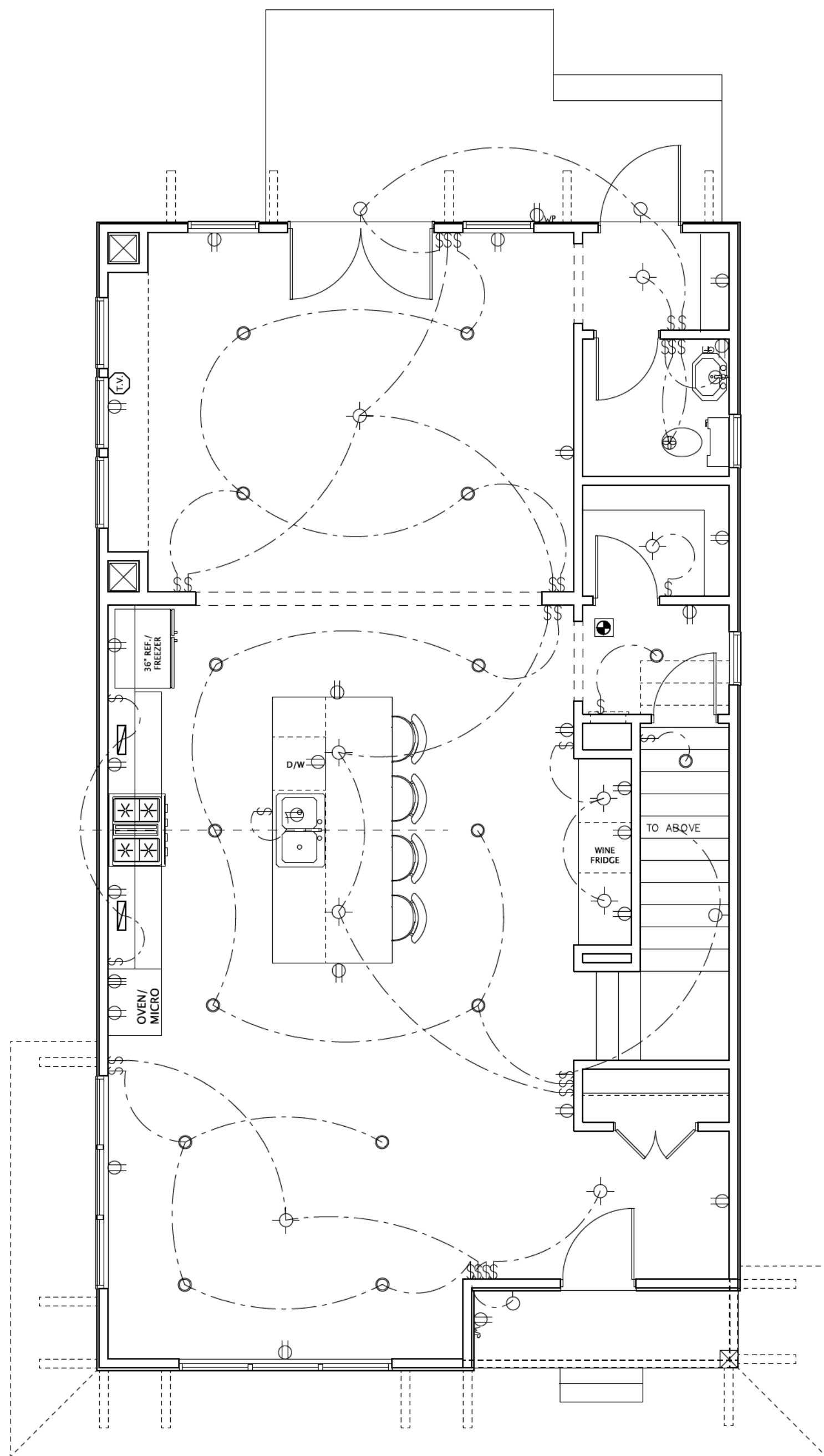
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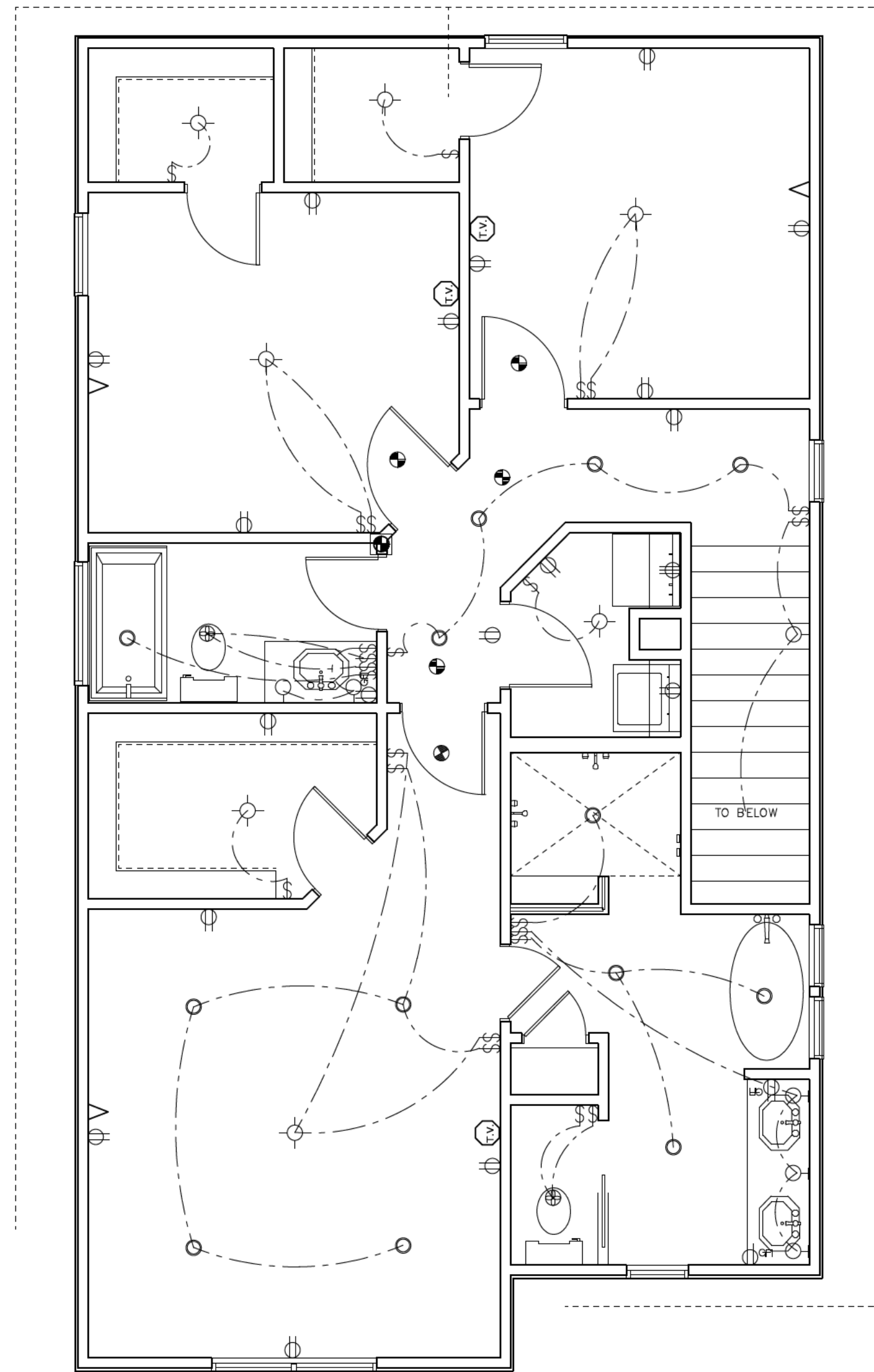
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FIRST FLOOR ELECTRICAL SHEET
SCALE: 1/4" = 1' 0"



SECOND FLOOR ELECTRICAL SHEET
SCALE: 1/4" = 1' 0"

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ELECTRICAL LEGEND

	STANDARD LIGHT BOX
	GROUND FAULT INTERRUPTER
	220 V CONV. OUTLET
	110 V CONV. OUTLET
	WATER-PROOF 110 OUTLET
	THREE-WAY SWITCH
	TWO-WAY SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE
	FIRE EXTINGUISHER
	BATH FAN/LIGHT COMBO
	FLOOD LIGHTS
	CEILING FAN / NO LIGHT
	CEILING FAN / LIGHT
	WALL MOUNT LIGHT FIXTURE
	RECESSED FIXTURE
	TV OUTLET
	PHONE OUTLET
	MULTI-TUBE FLUORESCENT
	UNDER CABINET FLUORESCENT

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CUSTOM HOME DOCUMENTS FOR:
ARTS AND CRAFTS DEVELOPMENT
3806 DRYFUS STREET

frusterio
DESIGNERS, ARCHITECTS, ENGINEERS
DEFENDING THE DREAMS AND REALITIES

DESIGN DATE: OCTOBER 04, 2022
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ELECTRICAL DISCLAIMER
THE ELECTRICAL PLAN IS A GENERAL LAYOUT. THE HOME OWNER RESERVES THE RIGHT TO MAKE ADDITIONS AND/OR CHANGES TO THE PLAN. IT IS THE RESPONSIBILITY OF BOTH ELECTRICAL CONTRACTOR & BUILDER TO MAKE NECESSARY CHANGES TO MEET ELECTRICAL CODE REQUIREMENTS.

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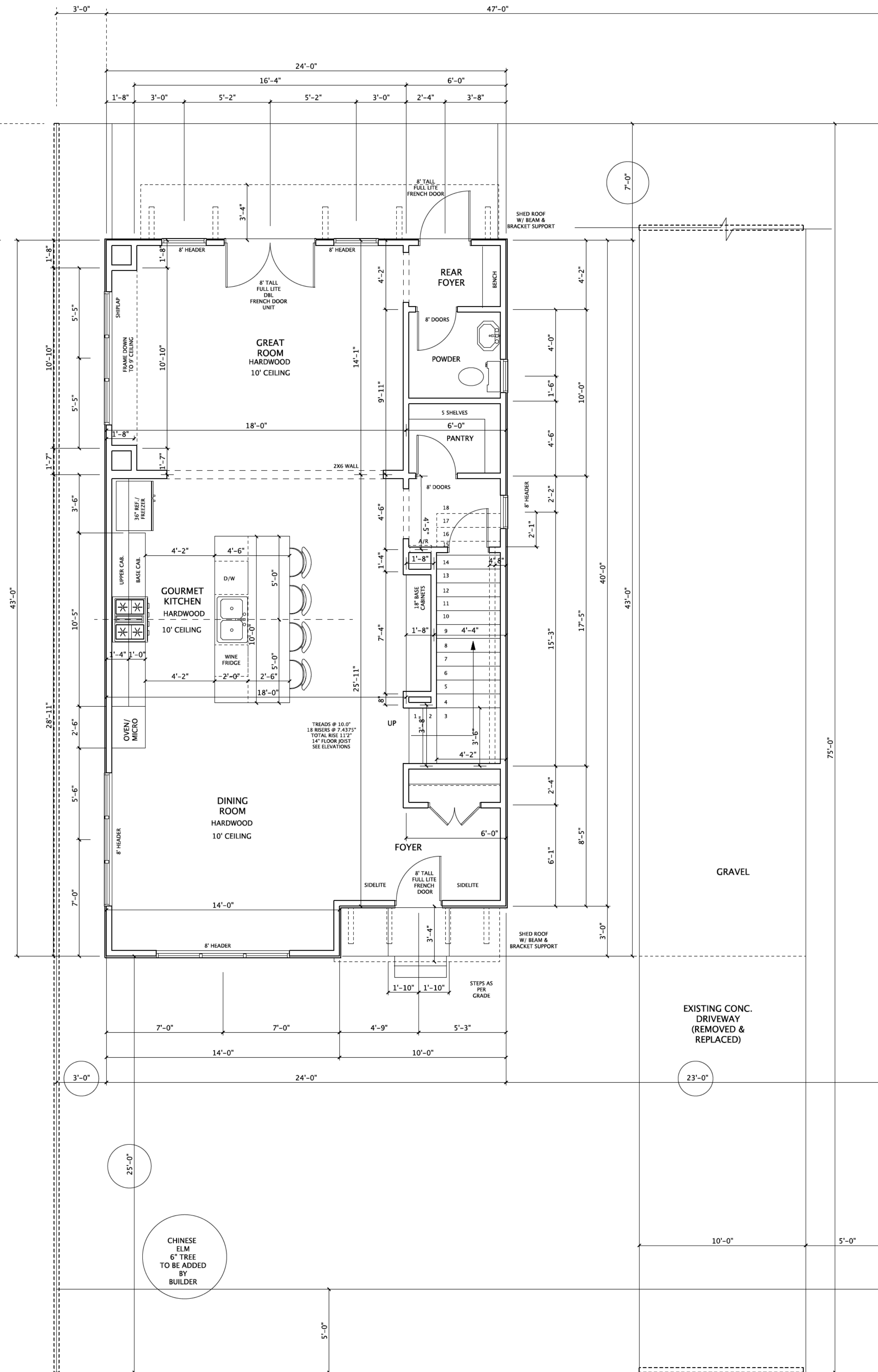
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NOTE ON HOUSE PLACEMENT:

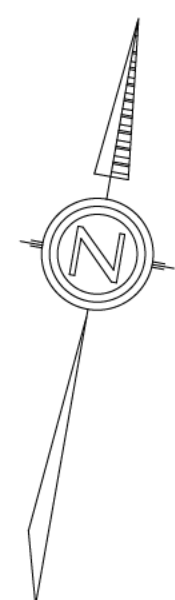
THIS IS A GENERAL SITE PLAN FOR THE PURPOSES OF ARC REVIEW ONLY AND IS NOT AN OFFICIAL SURVEY. HOUSE PLACEMENT IS SUBJECT TO CHANGE BY THE ARC BEFORE THE FINAL SURVEY CAN BE DRAWN. FINAL SITE STAKING MUST BE DONE FROM AN OFFICIAL ENGINEERED SURVEY.

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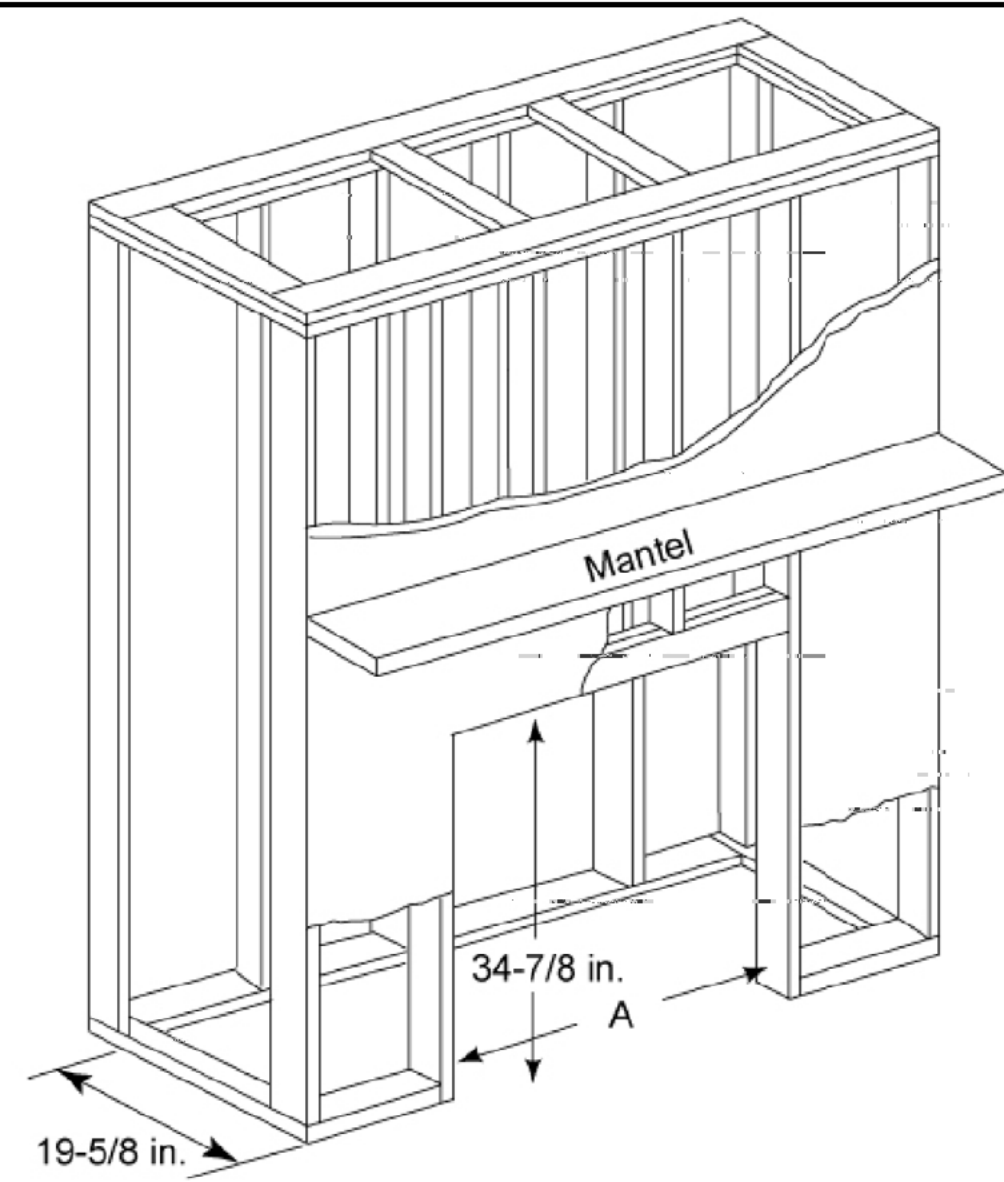
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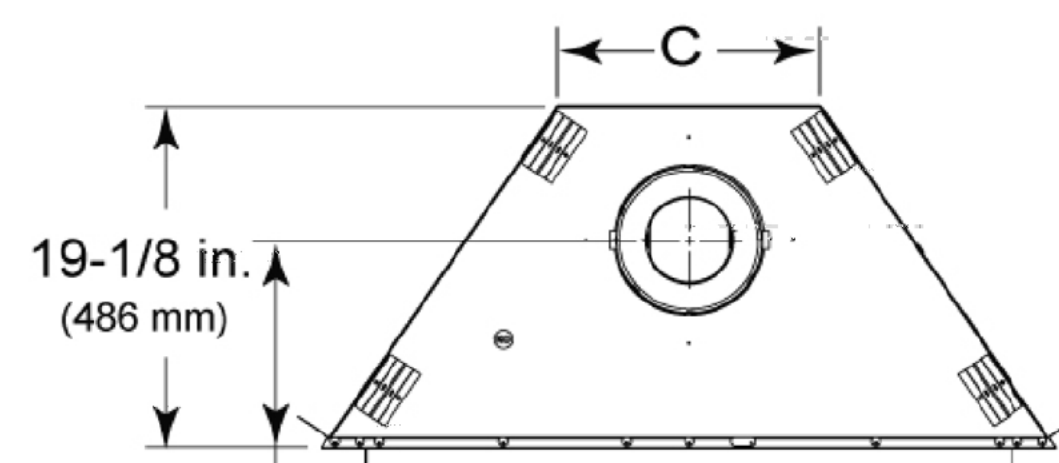


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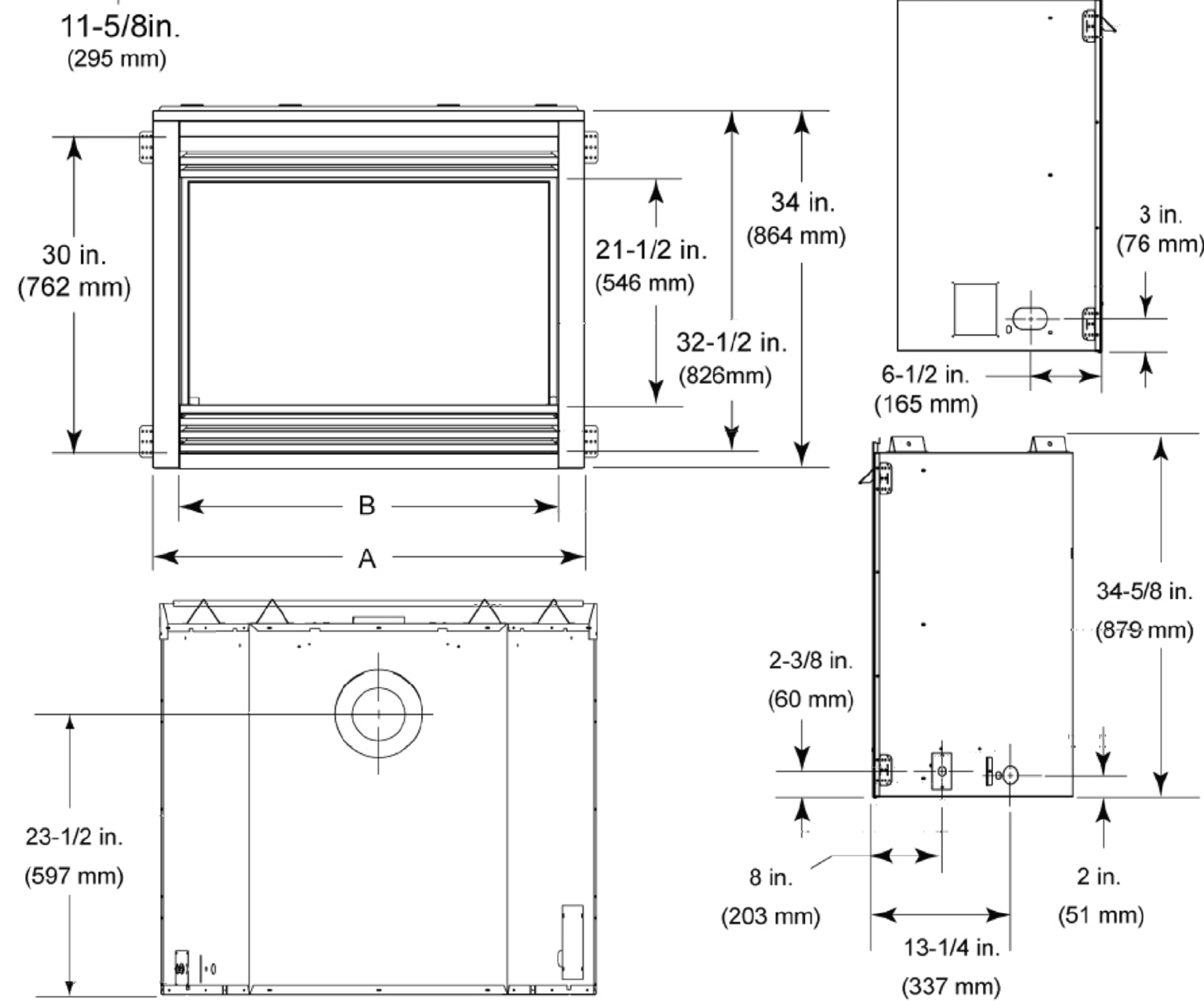
Models	A
ND/NB3630	36"
ND/NB3933	39"
ND/NB4236	42"
ND/NB4842	48"

Mantel Projection	Mantel Height**
9" to 12"	41"
6" to 9"	39"
3" to 6"	38"
0 - 3"	36"



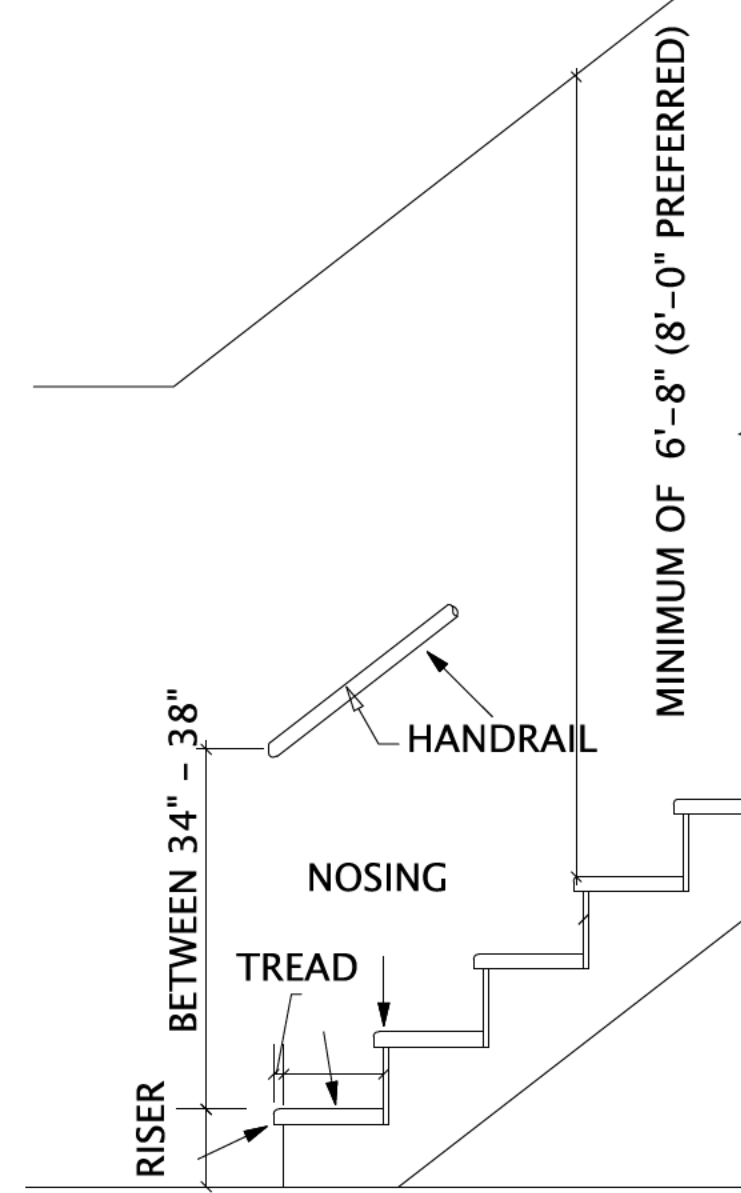
FIREPLACE DETAIL
SCALE: N.T.S.

VERIFY AND REFER TO THE INTERNATIONAL RESIDENTIAL CODE (IRC), ENERGY CODES AND LOCAL CODES FOR SPECIFIC CODE REQUIREMENTS AND ANY UPDATES / REVISIONS



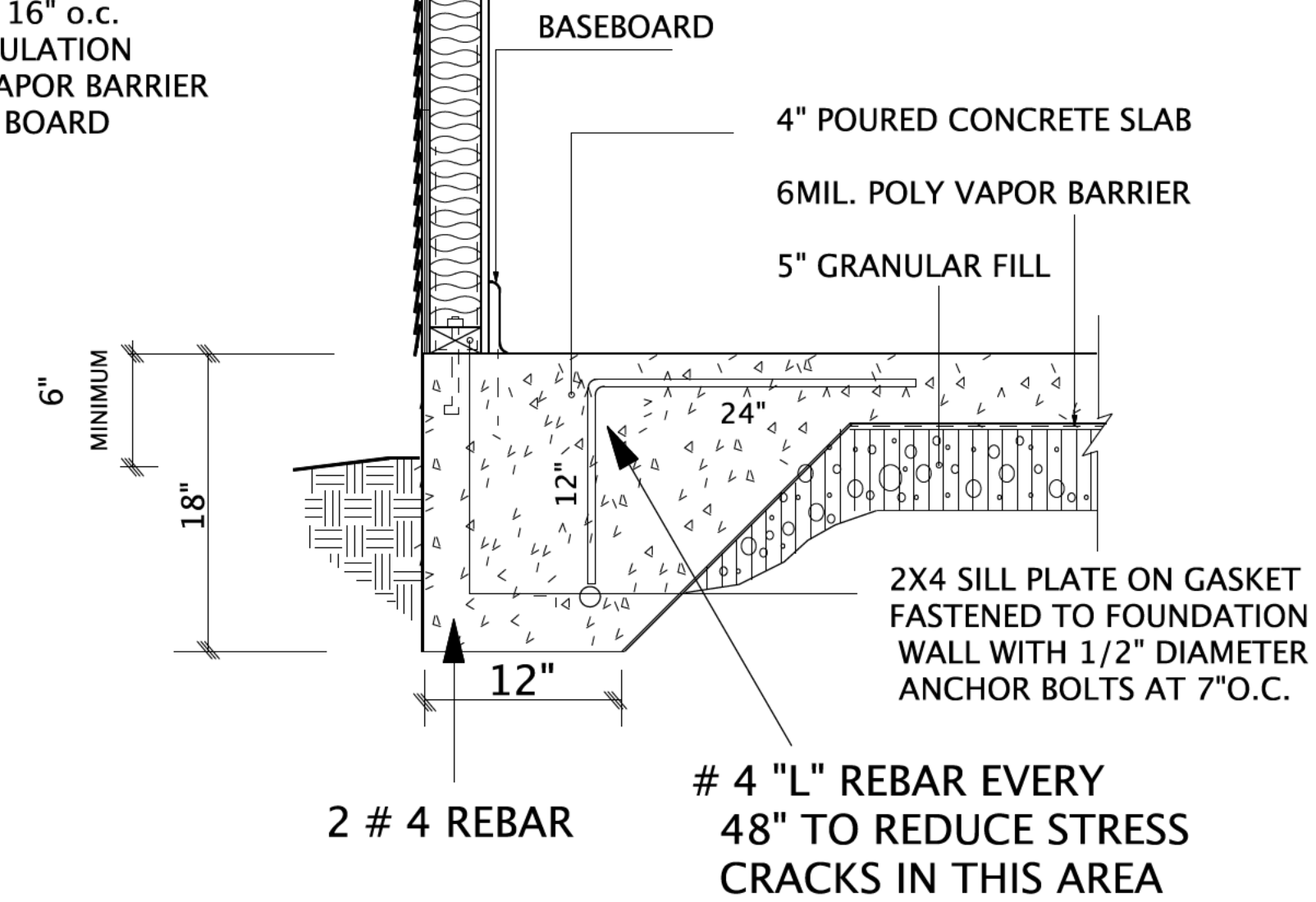
Model	A	B	C	
ND3630	in.	35	30	8-5/8
	mm	889	762	219
ND3933	in.	38	33	11-5/8
	mm	965	838	295
ND4236	in.	41	36	14-5/8
	mm	1041	916	371
ND4842	in.	47	42	20-5/8
	mm	1194	1067	524

TYPICAL STAIR DETAIL
SCALE 3/4" = 1'-0"

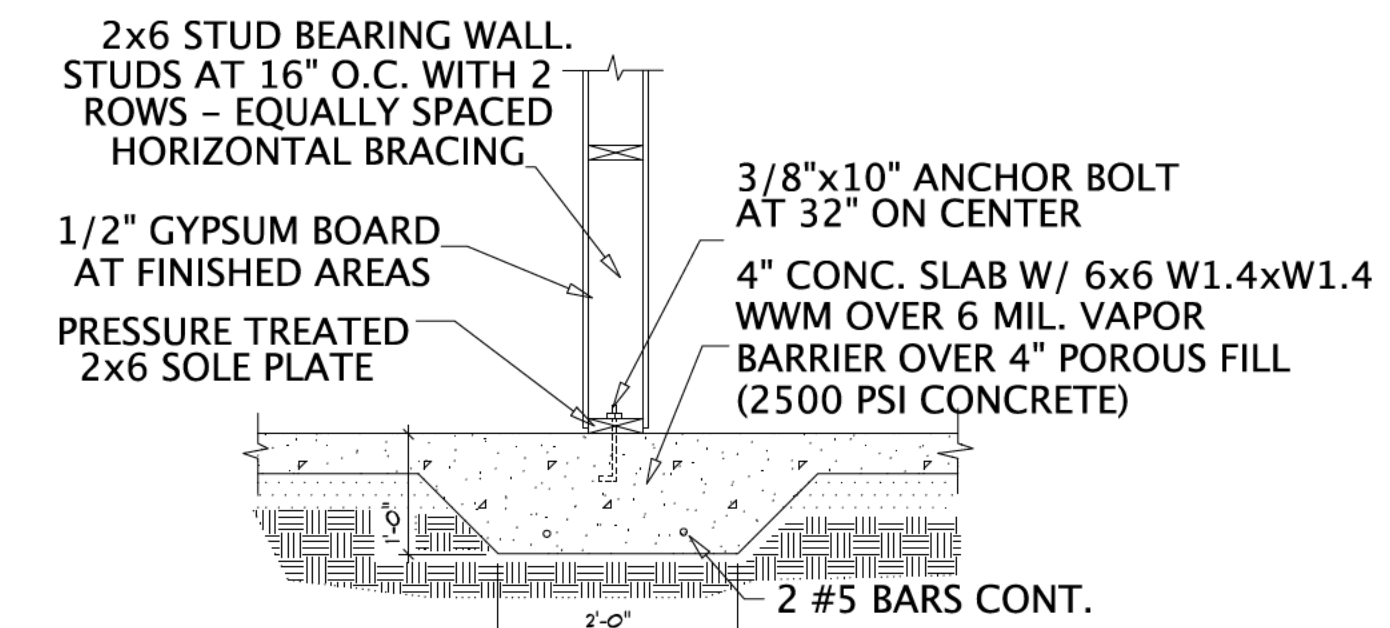


STAIR NOTES:
THE MAXIMUM HEIGHT OF ANY RISER SHALL BE 7 3/4". MAXIMUM VARIATION BETWEEN TWO ADJOINING RISERS SHALL BE 3/16" AND NOT MORE THAN 3/8" BETWEEN THE SMALLEST OR LARGEST RISER. THE MINIMUM DEPTH OF THE TREAD IS 10" WITH A 1" NOSING. MAXIMUM RADIUS OF THE LEADING EDGE OF THE TREAD IS 9/16". WINDER TREADS SHALL BE MINIMUM DEPTH OF 10" MEASURED 12" FROM THE NARROWER SIDE AND MINIMUM TREAD DEPTH OF 6" AT ANY POINT. MAXIMUM VARIATION BETWEEN TWO ADJOINING TREADS SHALL BE 3/16" AND NOT MORE THAN 3/8" BETWEEN THE SMALLEST OR LARGEST TREAD. HANDRAILS SHALL BE INSTALLED A MINIMUM OF 34" AND MAXIMUM OF 38" ABOVE THE LEADING EDGE OF A TREAD. HANDRAIL SHALL HAVE A DIAMETER BETWEEN 1-1/4" AND 2". NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER BETWEEN 4" AND 6-1/4" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2-1/4".

TYPICAL 2X4 SIDING EXTERIOR WALL:
SIDING AS PER BUILDER/OWNER
1" AIR SPACE
1/2" SHEATHING
AIR BARRIERS
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD



MONO SLAB ON GRADE W/ BRICK LEDGE
DETAIL W 15 SCALE: N.T.S.



BEARING WALL AND FOOTING DETAIL
SCALE 3/4" = 1'-0"
FIELD VERIFY SOIL BEARING CAPACITIES AND ADJUST FOOTING SIZE PER LOCAL BUILDING CODE.

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frusterio DESIGNER OF BIRTHINGHAM SOUTHERN LIVING IDEA HOUSE

DESIGN DATE: SEPTEMBER 29, 2022
PLOTTING TIME: 10:29 AM
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