



AREA CALCULATIONS

FIRST FLOOR	2,175 SQ.FT.
SECOND FLOOR	2,621 SQ.FT.
COVERED PORCHES	455 SQ.FT.
GARAGE	548 SQ.FT.
TOTAL LIVING	4,796 SQ.FT.
TOTAL BUILDING SLAB	3,178 SQ.FT.
TOTAL PROJECT AREA	5,799 SQ.FT.
TOTAL LOT AREA	8,700 SQ.FT.
TOTAL PROJECT AREA	5,799 SQ.FT.
EXISTING POOL/SPA	344 SQ.FT.
NON-PERM WALKS AND DRIVES	1,238 SQ.FT.
TOTAL IMPERVIOUS SURFACE	4,760 SQ.FT.
IMPERVIOUS COVERAGE %	54.71%

BUILDER AND/OR OWNER TO COMPLETE AND/OR VERIFY THE FOLLOWING

DOOR SCHEDULE

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

WINDOW SCHEDULE

SIZES AS NOTED ON PLANS TO BE CONFIRMED BY BUILDER

ROOM FINISHES

TILES FLOORS AT ALL WET AREAS
FULL TILE WALLS IN BATHS AND SHOWER STALLS

PLUMBING FIXTURE TABLE - IRC 2903.6

FIXTURE GROUP OR TYPE	VALUE	QTY.	TOTAL
FULL BATH GROUP W/ TUB OR SHOWER STALL	3.6	4	14.4
HALF BATH GROUP	2.6	1	2.6
KITCHEN GROUP (SINK & D.W.)	2.5	1	2.5
LAUNDRY GROUP (WASHER & SINK)	2.5	0	0
BATHTUB	1.4	0	0
WASHING MACHINE	1.4	1	1.4
DISHWASHER	1.4	0	0
HOSE BIBB/LANDSCAPE SPRINKLER	2.5	4	10
KITCHEN SINK	1.4	0	0
LAVATORY	0.7	0	0
LAUNDRY TUB	1.4	0	0
SHOWER STALL	1.4	1	1.4
WATER CLOSET (TANK TYPE)	2.2	0	0
TOTAL W.S.F.U.:			32.3
WATER METER SIZE			1"
WATER LINE SIZE			1"

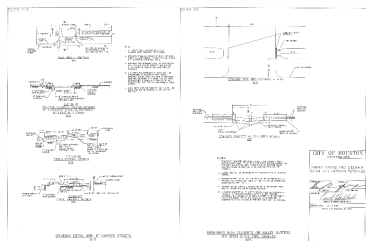
CITY OF CODE

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2023 NATIONAL ELECTRICAL CODE (NEC)
2021 IECC AMENDMENTS - RESIDENTIAL PROVISIONS

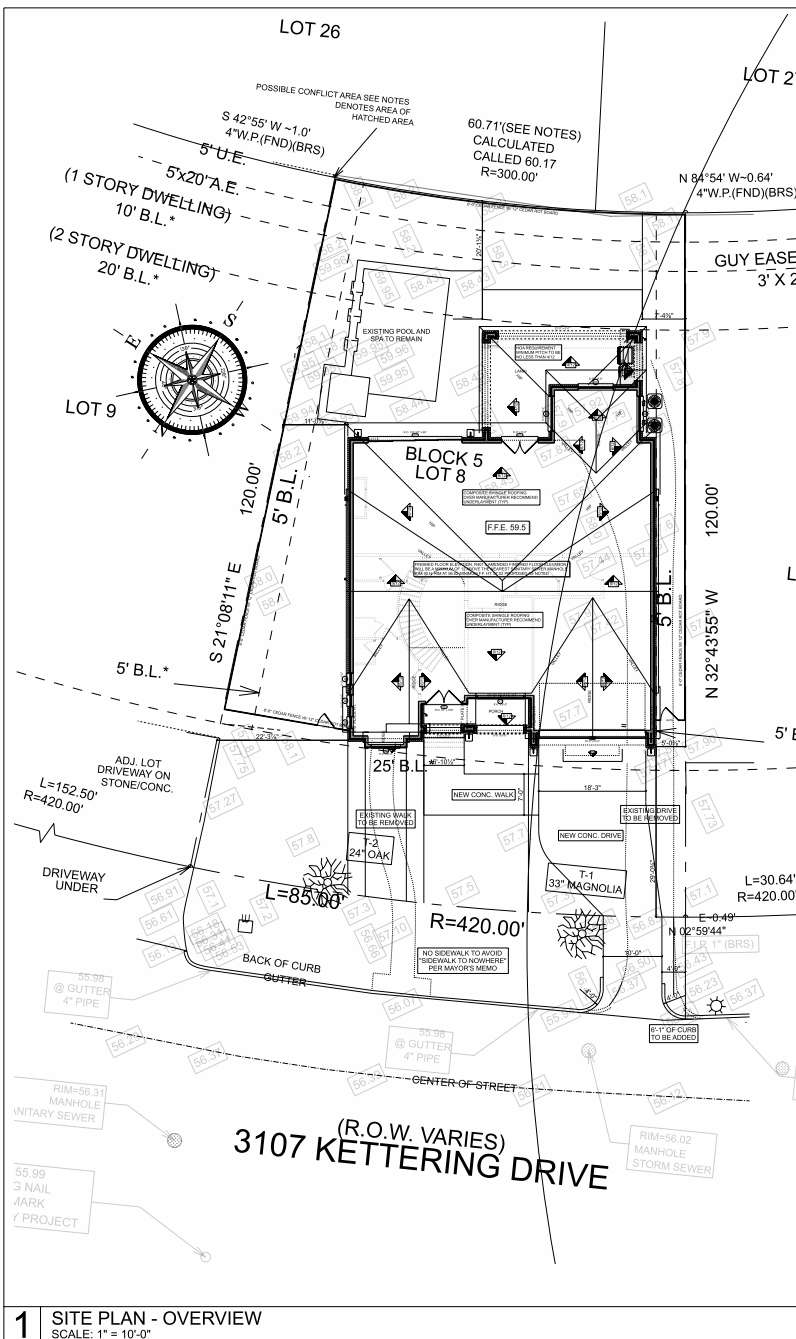
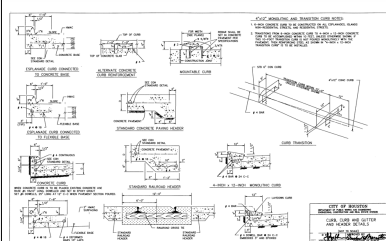
WALL FINISH AREA

BRICK	4,250 SQ. FT.
SIDING	322 SQ. FT.
TOTAL WALL AREA	4,572 SQ. FT.
BRICK COVERAGE %	92.96 %

DRIVEWAY AND SIDEWALK SPECS.



CURB AND GUTTER DETAILS



1 SITE PLAN - OVERVIEW
SCALE: 1" = 10'-0"

PROJECT GENERAL NOTES

- ALL DRAWINGS HERE REFERENCE THE 2021 IRC AND IBC BUILDING CODES BY CITY OF AMENDMENTS.
- FINISHED FLOOR ELEVATIONS SHALL BE A MIN OF 12" BASE FLOOR ELEVATION. QUALIFIED ENGINEER TO DETERMIN FINAL SLAB ELEVATION AND PROVIDE GRADING PLAN PER LOCAL AUTHORITY.
- BUILDER TO APPROVE LOCATION OF HOUSE ON AND VERIFY UTILITY LOCATIONS, EASEMENTS, BUILDING, BLOCK FACE AND SETBACK LINES PRIOR TO ANY CONSTRUCTION.
- PLUMBER TO CONNECT TO EXISTING SANITARY SEWER, SCH 40 PVC INSIDE PROPERTY, CONCRETE IN THE R.O.W. OR EASEMENT.
- PLUMBER TO DETERMINE THE LOCATION OF WATER METER AND CONTACT LOCAL AUTHORITY TO CONNECT. PIPING AND METER SIZES TO CONFORM TO 2021 UPC. PIPING TO BE SCH 40 PVC (OR EQ).
- ELECTRICIAN TO RUN THREE UNDER GROUND CONDUITS FROM SOURCE TO GARAGE FOR:
a) ELECTRICAL SERVICE
b) COMMUNICATIONS
c) ENTERTAINMENT SERVICE
AT SAME LOCATION PROVIDE CONDUITS IN SLAB PRIOR TO POUR TO MINIMIZE ABOVE GRADE ELBOWS ENTERING BUILDING PROPER.
- ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON STEIN AN UNDERGROUND OR DIRECTED ON SURFACE TO STREET DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL.
- PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
- SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
- ALL PIPING IN R.O.W. SHALL BE REINFORCED CONCRETE.
- PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE W/ MIN 18" BETWEEN A/C PADS AND A 30" MIN SERVICE AREA.
- ALL FENCING ALONG PROJECT BOUNDARY AGAINST AN ADJACENT PROPERTY TO BE MIN 6" WOOD FENCE ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6" MIN METAL FENCE IS 25% OR LESS OBTURUS (SUNSH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER), OTHERWISE PLACE FENCE A MIN OF 2' AWAY FROM PROPERTY LINE THAT IS AGAINST R.O.W.

PROPERTY ADDRESS:

3107 KETTERING DRIVE
Houston, TX 77027

LEGAL:

LT 8 BLK 5
AFTON OAKS SEC 1

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LOREN FREED R.A. 8132025
SECTION SETTER
PAGE NUMBERS

SHEET ID
SITE PLAN
PROJECT NUMBER
A25-014
SCALE
AS NOTED

SHEET NUMBER
C-1/18
PRINT DATE - 8/13/2025