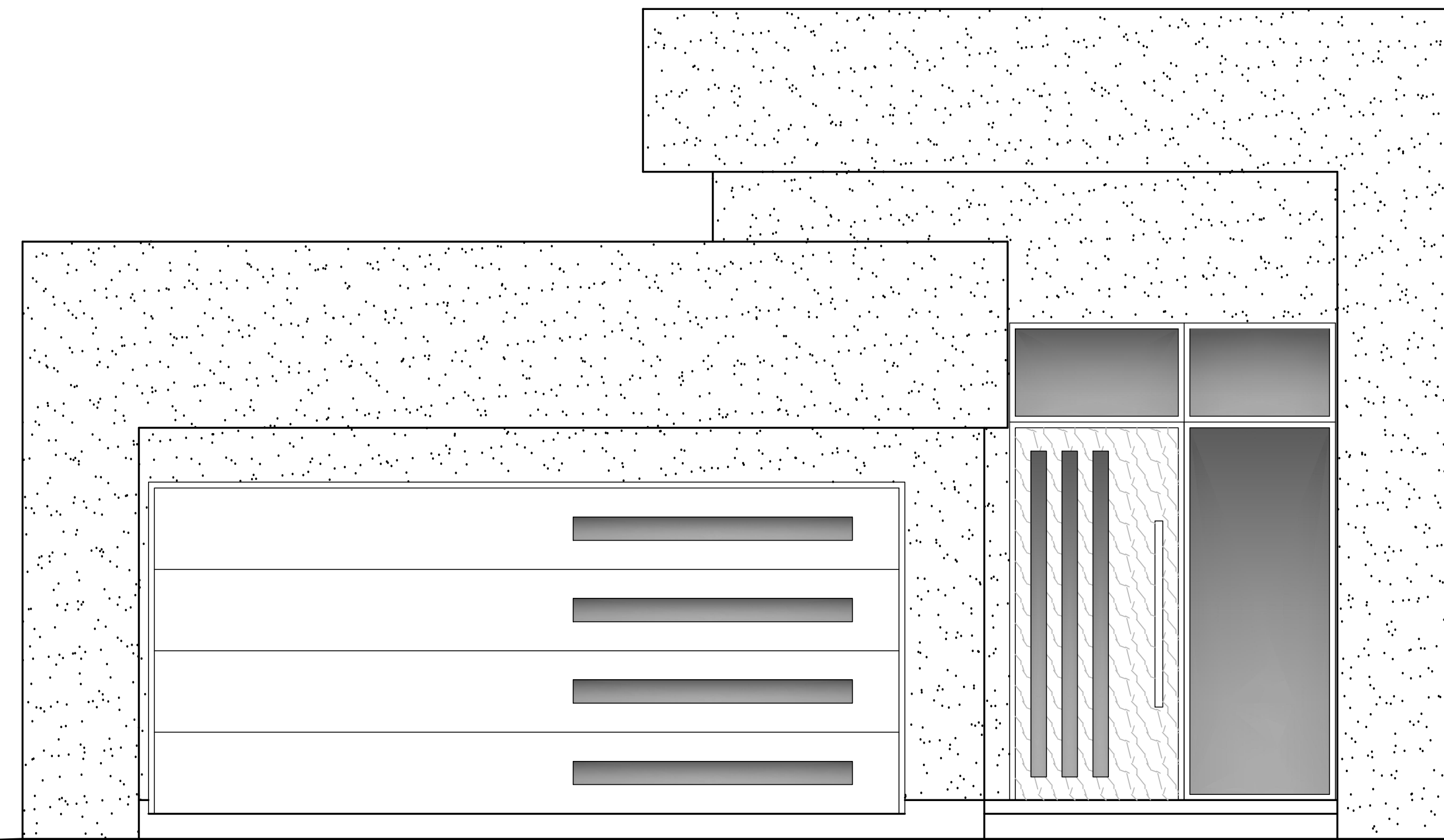
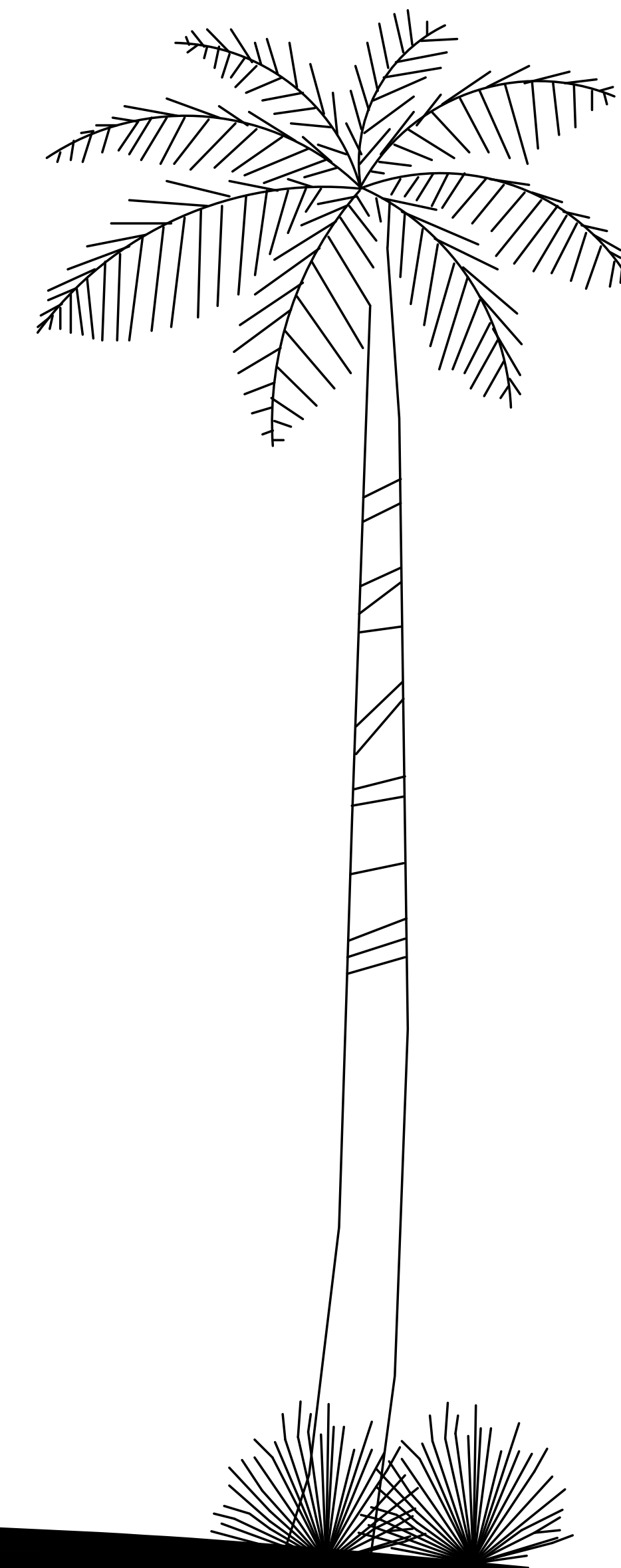
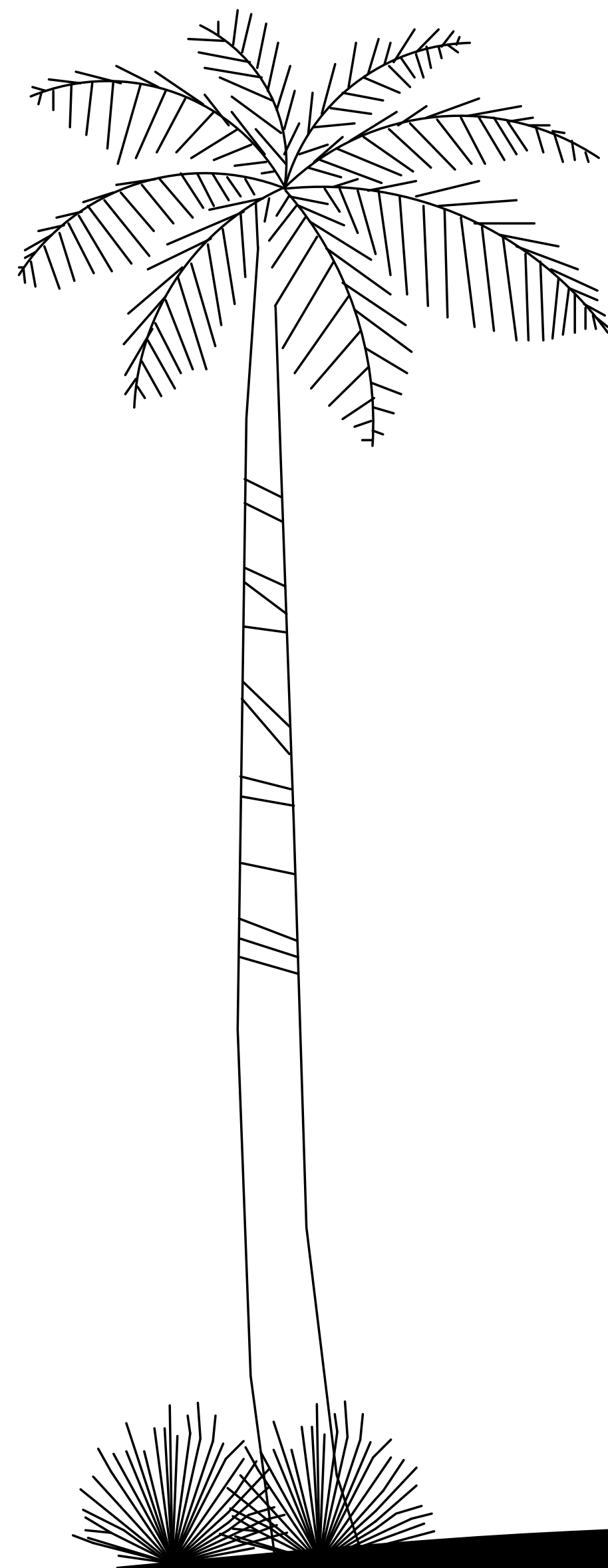


PROPOSED TOWNHOUSE

2419 S DOMINQUE ST PHARR, TEXAS



NOTE:
ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2015 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL AND GAS CODE

AREAS	SQ. FT.
LIVING:	1613.00
GARAGE:	422.00
PORCH:	54.00
PATIO:	111.00
TOTAL:	2200.00

INDEX OF DRAWINGS	
CS 1.0	COVER SHEET
AS 1.0	SITE PLAN
SI 1.0	FOUNDATION PLAN
SD 1.0	STRUCTURAL DETAILS
A 1.0	FLOOR & ROOF PLAN
A 2.0	ELEVATIONS
E 1.0	ELECTRICAL PLAN

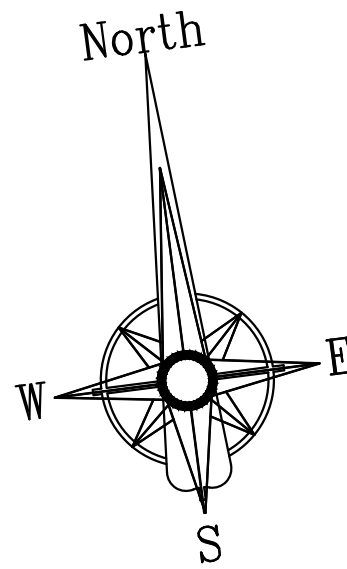
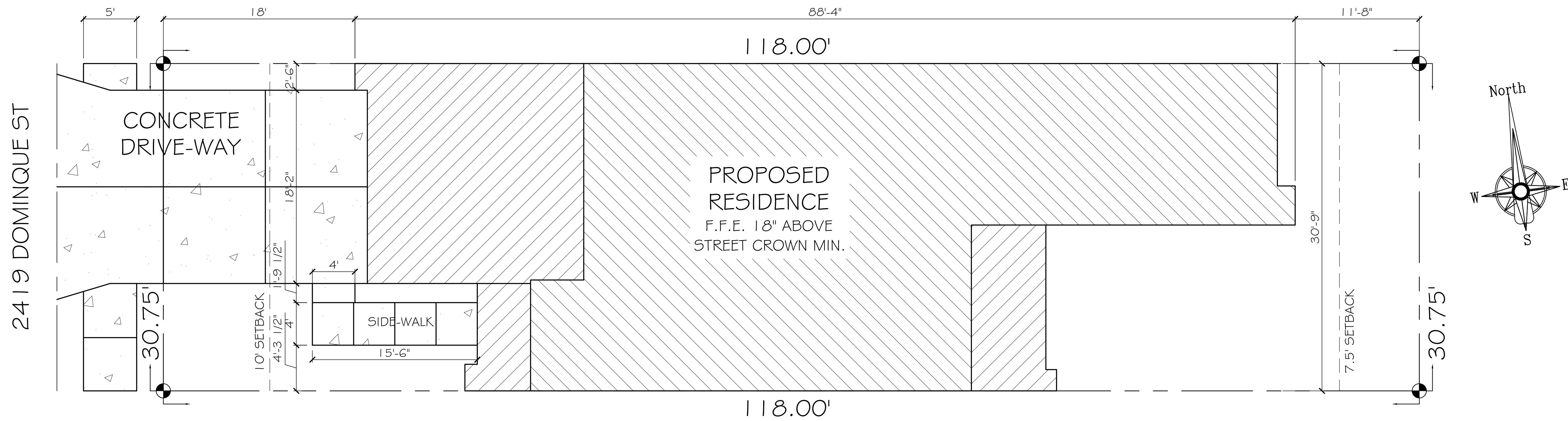
SYMBOL LEGEND	
DRAWING TITLE:	FLOOR PLAN SCALE: 1/4" = 1' - 0"
ELEVATION MARKER:	TOP OF SLAB 0'-0"
ROOM TAG:	LIVING RM 10' CLG.
ROOF SLOPE:	12
SLOPE SYMBOL:	SLOPE 7:12
ELEVATION SYMBOL:	7'-0"
SECTION LABEL:	2
DROP SYMBOL:	3-1/2" DROP
DATUM SYMBOL:	

CONSTRUCTION ANALYSIS	
CONSTRUCTION TYPE:	V; SINGLE FAMILY DWELLING
NUMBER OF LEVELS:	1
FRAME TYPE (EXT. WALLS):	2"X4" WOOD STUDS W/STUCCO
FRAME TYPE (IN. WALLS):	2"X4" WOOD STUDS
VENEER TYPE:	STUCCO
FOUNDATION TYPE:	SLAB ON GRADE
ROOF TYPE:	TORCH DOWN ROOF SYSTEM
ROOF PITCH:	1/2:12

IMPORTANT DESIGNER NOTES:

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GONZALEZ STUDIO Right The First Time		Builder: BUJOU CONSTRUCTION LLC 210-251-1923	Drawing Scale: NTS
		Owner: RODOLFO GALLEGOS	Project Title: PROPOSED TOWNHOUSE
Drawn By: Mario A. Gonzalez	Date Drawn: 8/1/2023	GONZALEZ STUDIO 956-533-2559	
Revised By:		Sheet Number	
		CS 1.0	



LEGAL DESCRIPTION
 LOT 8, PH 1
 THE VILLAGE AT COUNTRY GARDENS
 PHARR, HIDALGO COUNTY, TX

1 SITE PLAN
 SCALE: 3/16" = 1'-0"

IMPORTANT DESIGNER NOTES:

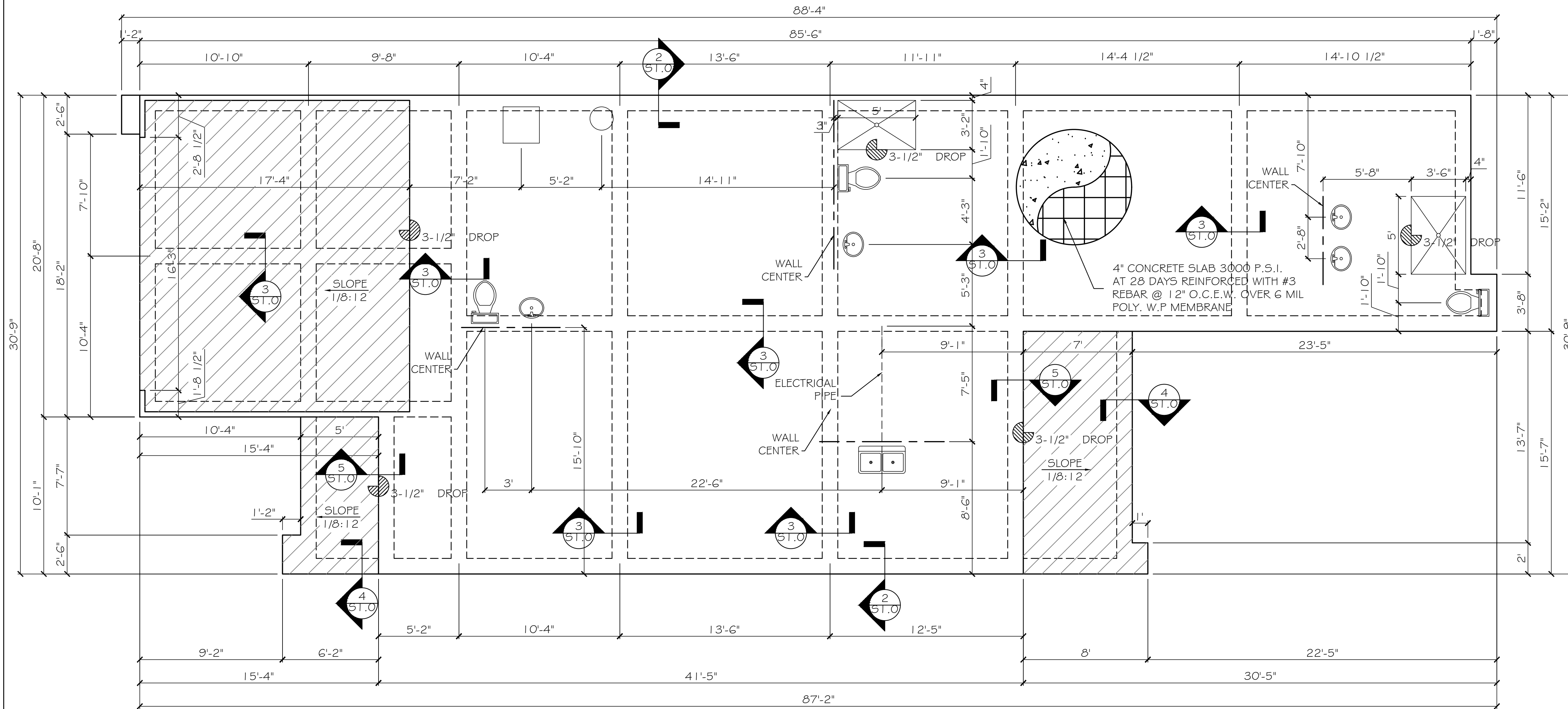
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GONZALEZ STUDIO 956-533-2559	

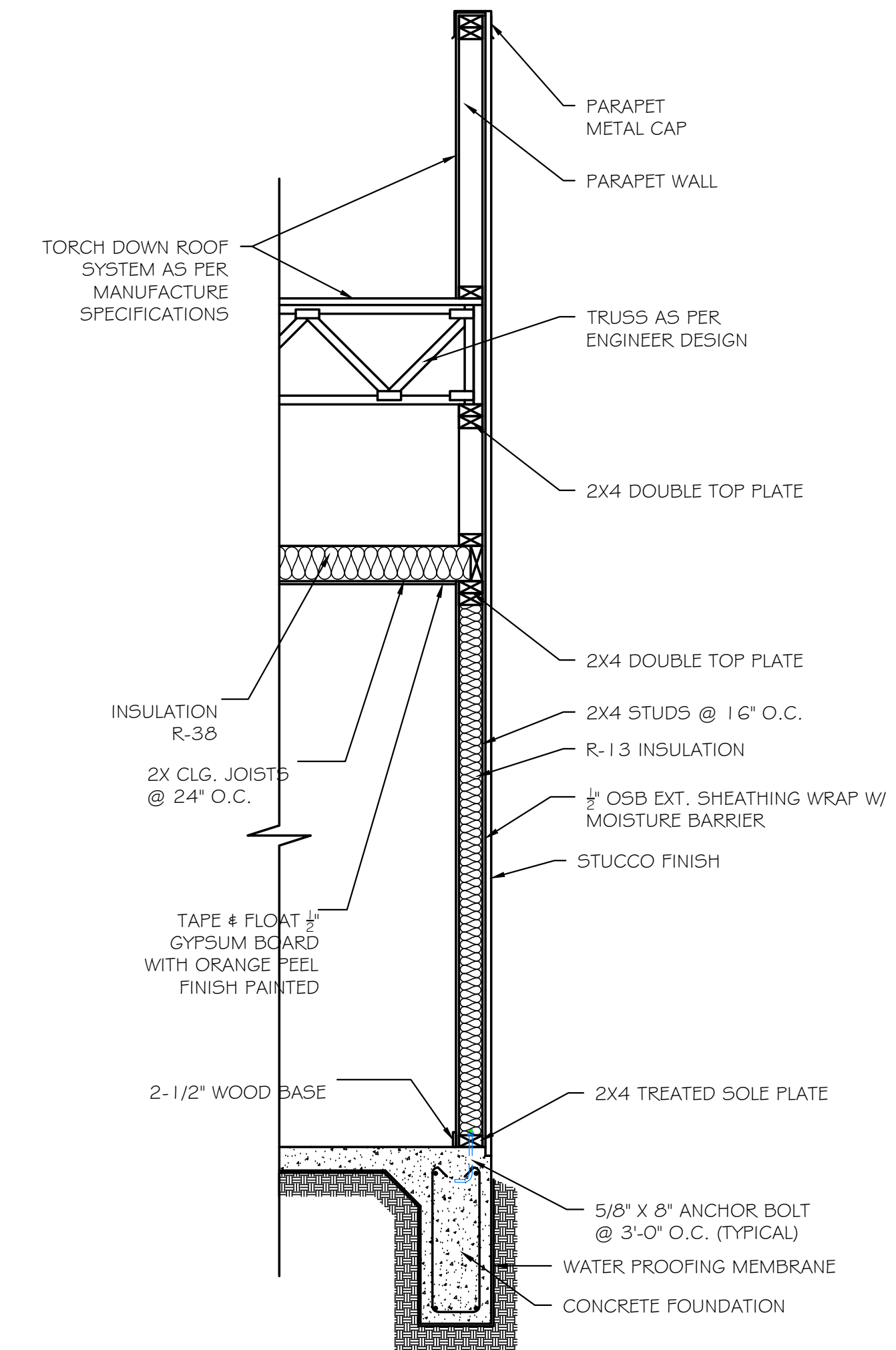
Revised By:

Sheet Number

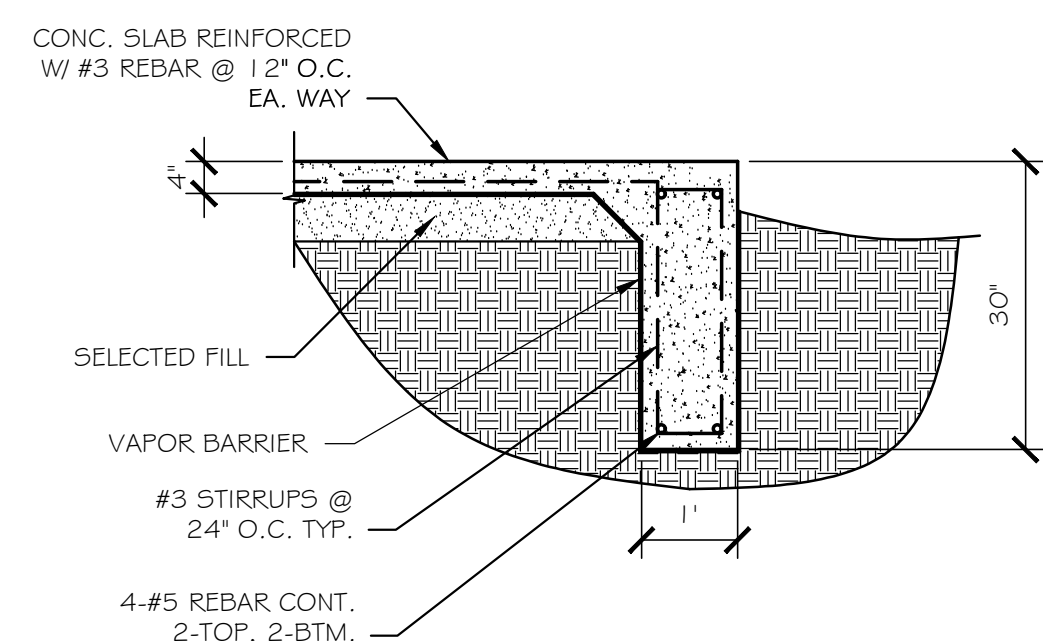
AS 1.0



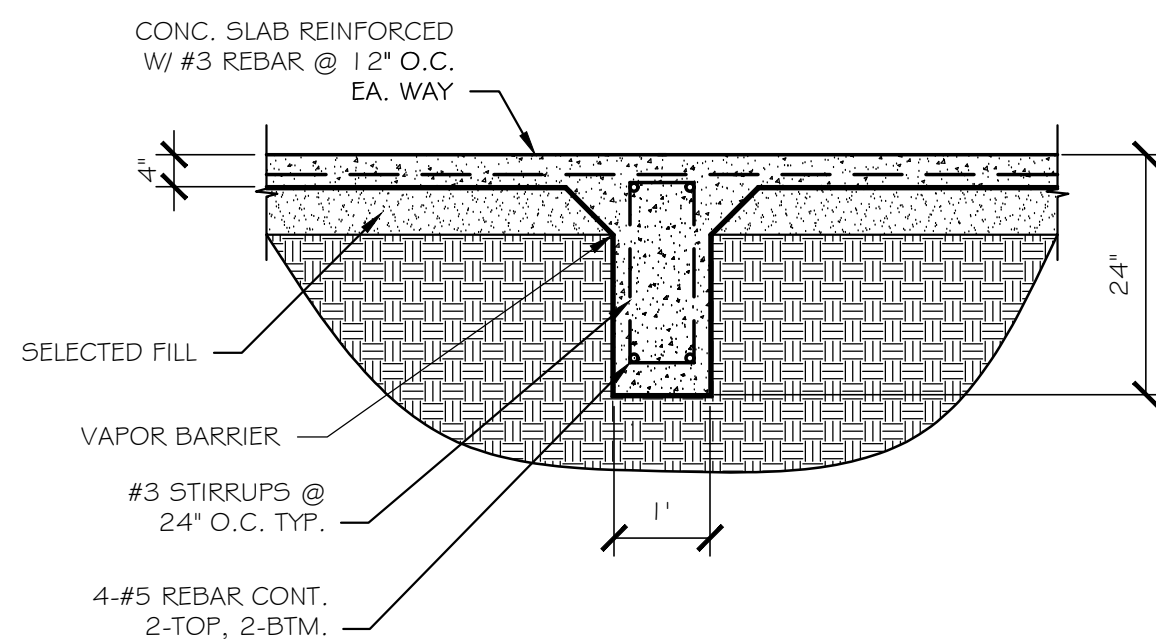
1 FOUNDATION PLAN
SCALE: 1/4" = 1' - 0"



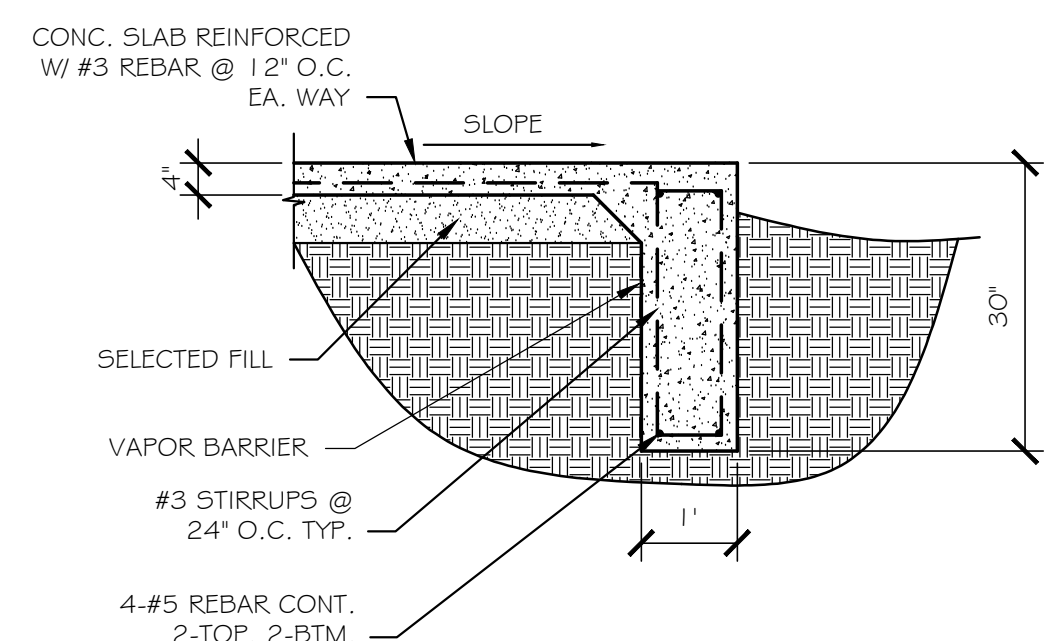
6 WALL SECTION DETAIL
SCALE: NTS



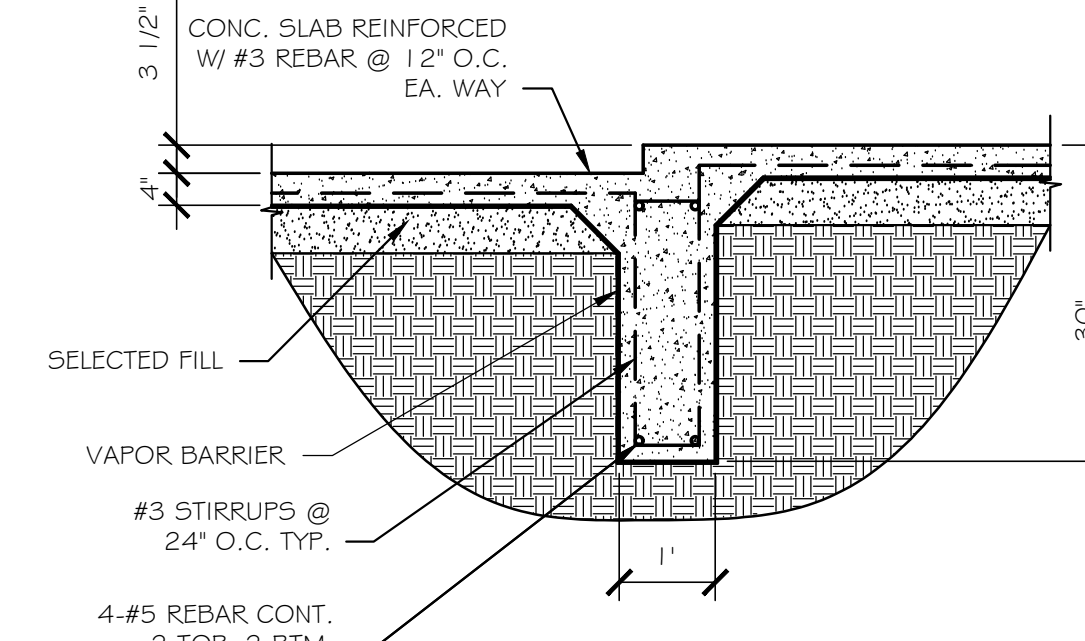
2 EXTERIOR BEAM DETAIL
SCALE: 1/2" = 1'-0"



3 INTERIOR BEAM DETAIL
SCALE: 1/2" = 1'-0"



4 EXTERIOR BEAM @ PATIO & DRIVE DETAIL
SCALE: 1/2" = 1'-0"



5 EXTERIOR BEAM & PORCH DETAIL
SCALE: 1/2" = 1'-0"

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Builder: BIJOU CONSTRUCTION LLC 210-251-1923

Project Title: PROPOSED TOWNHOUSE

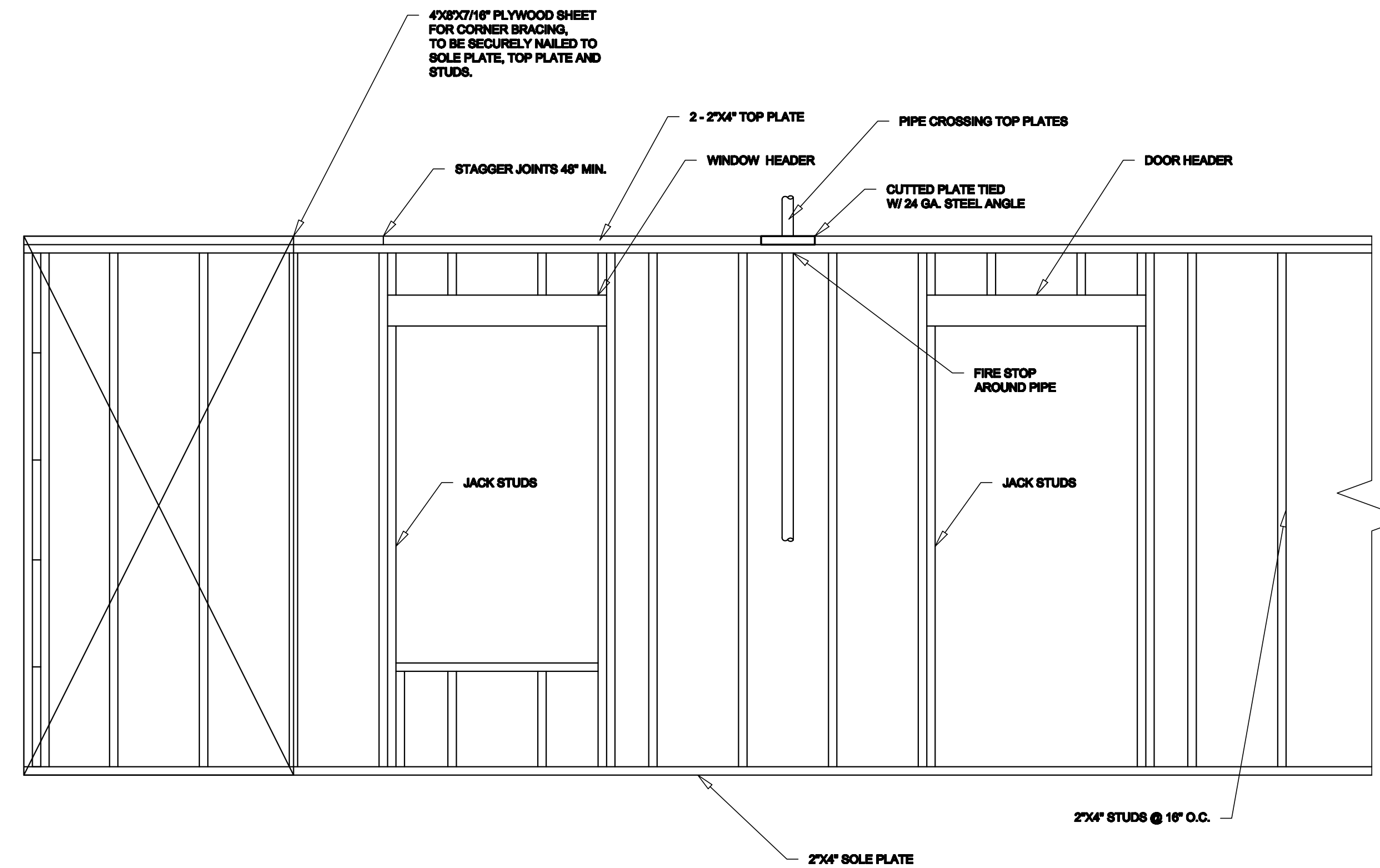
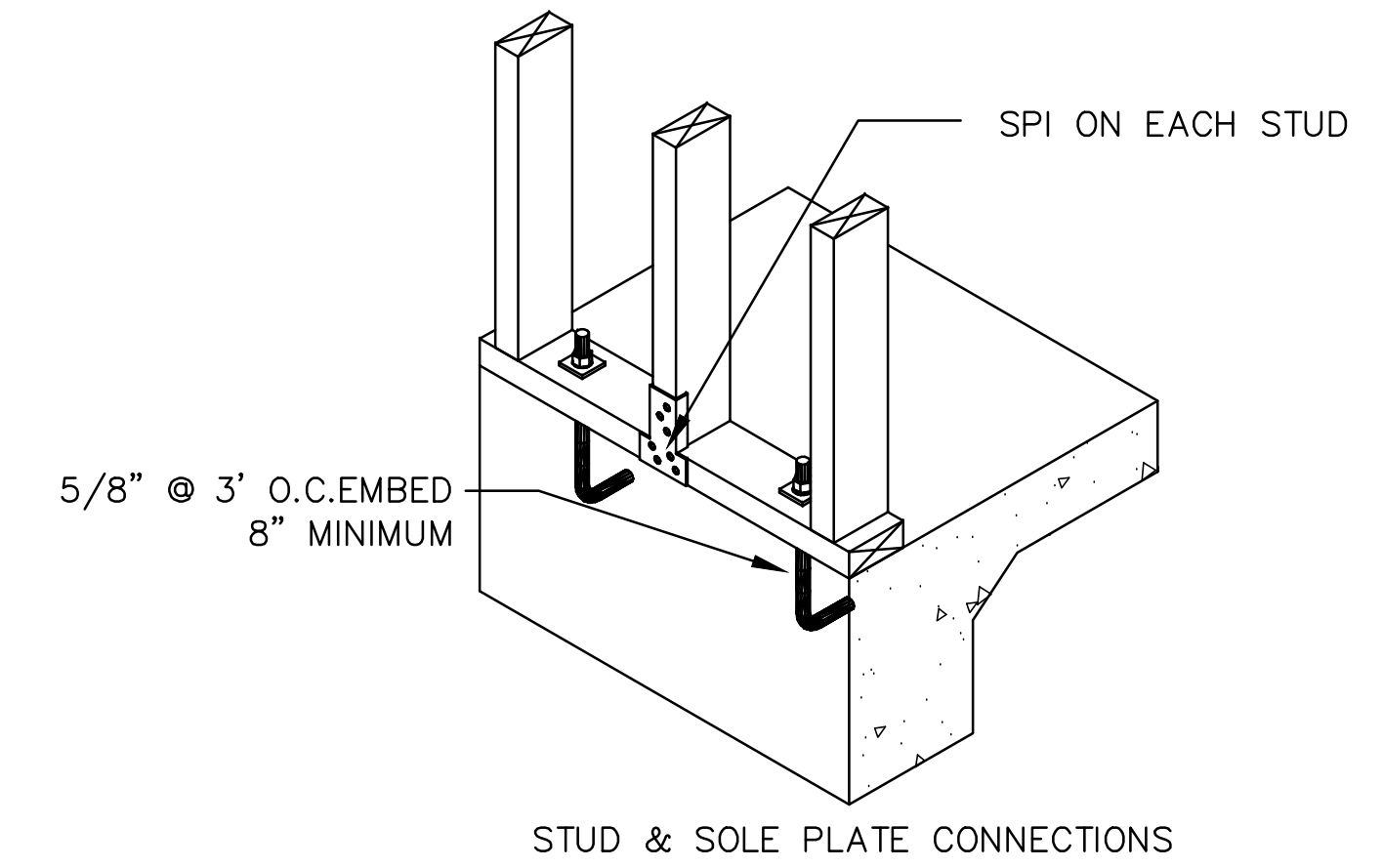
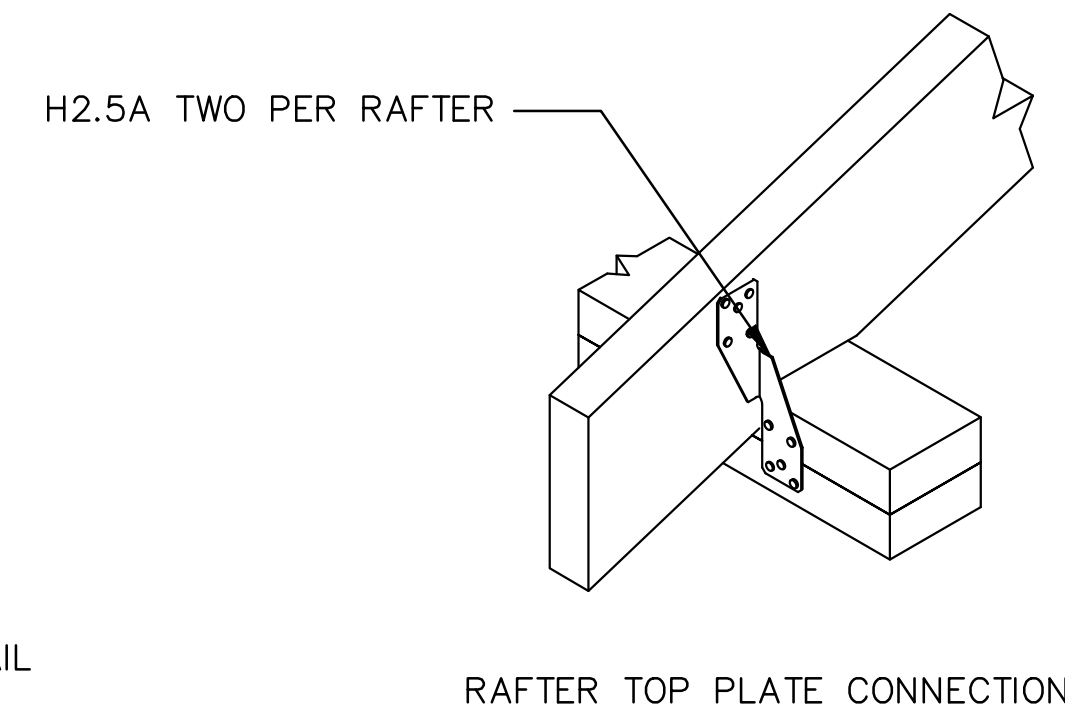
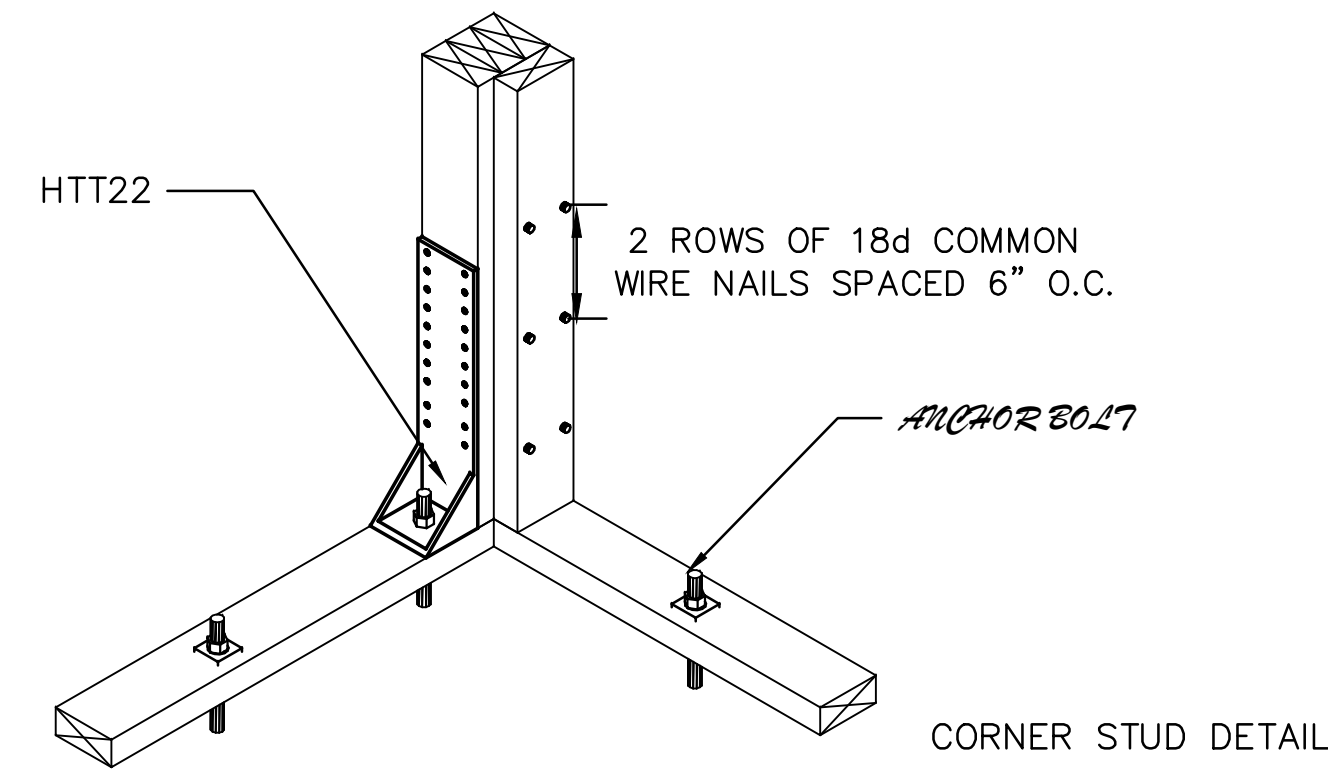
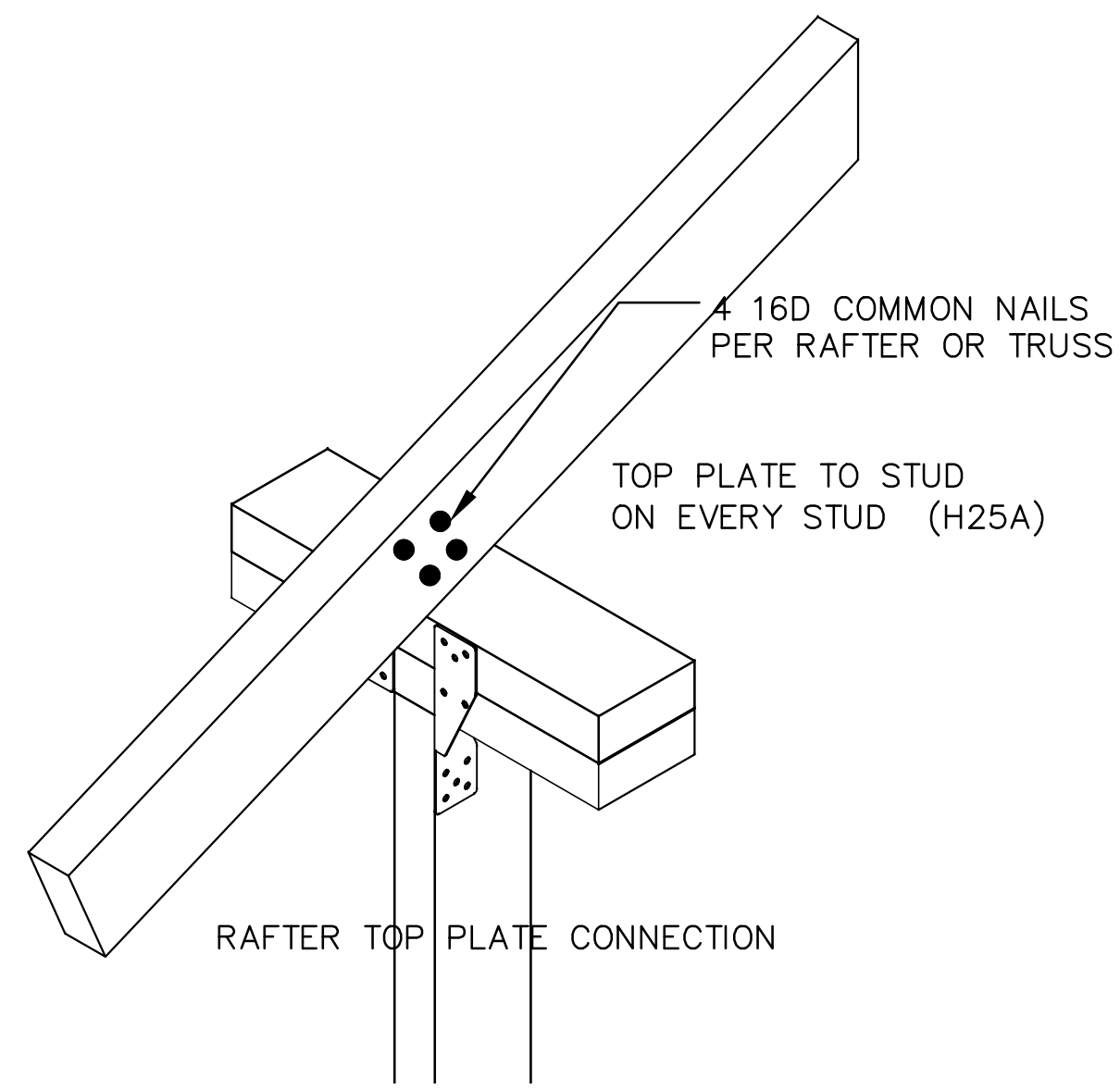
Owner: RODOLFO GALLEGOS
Date Drawn: 8/1/2023

GONZALEZ STUDIO 956-533-2559

Revised By:

Sheet Number

51.0

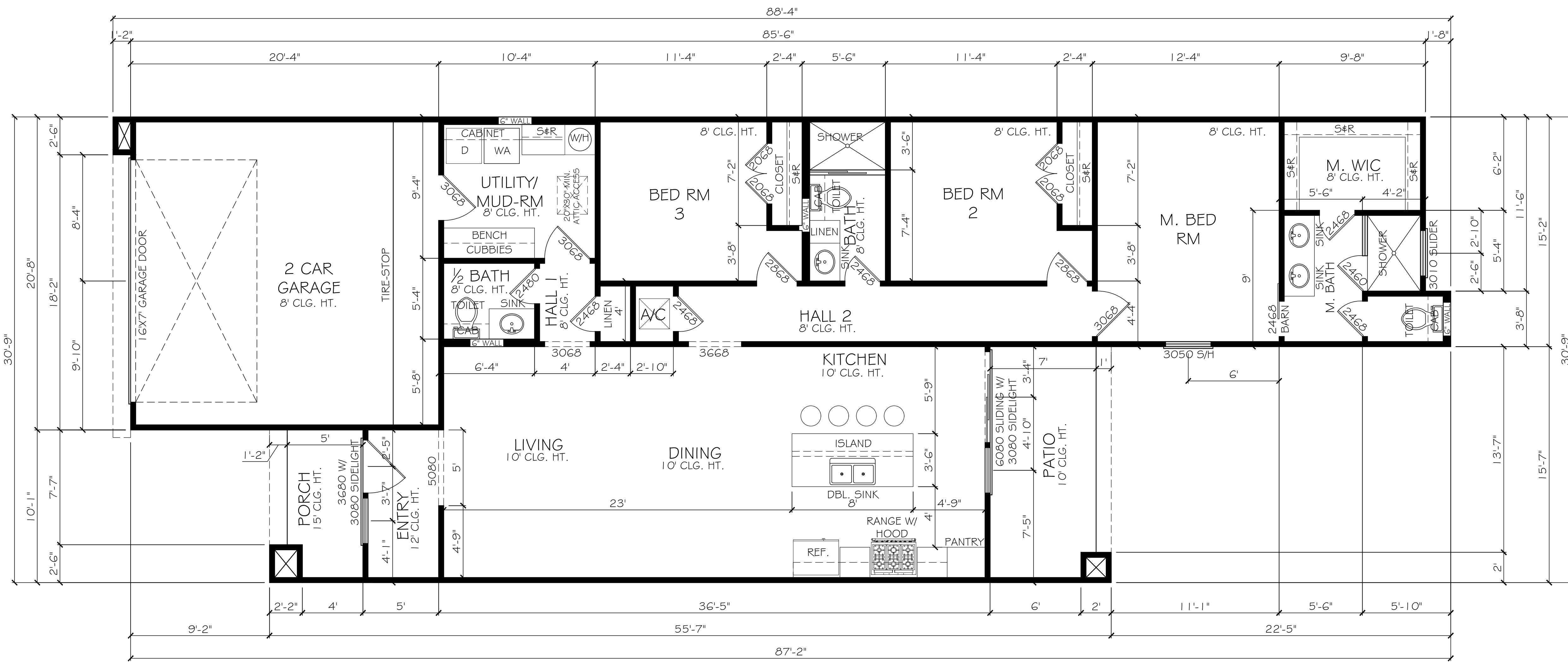


1 FRAMING WALL DETAIL
SCALE: NTS

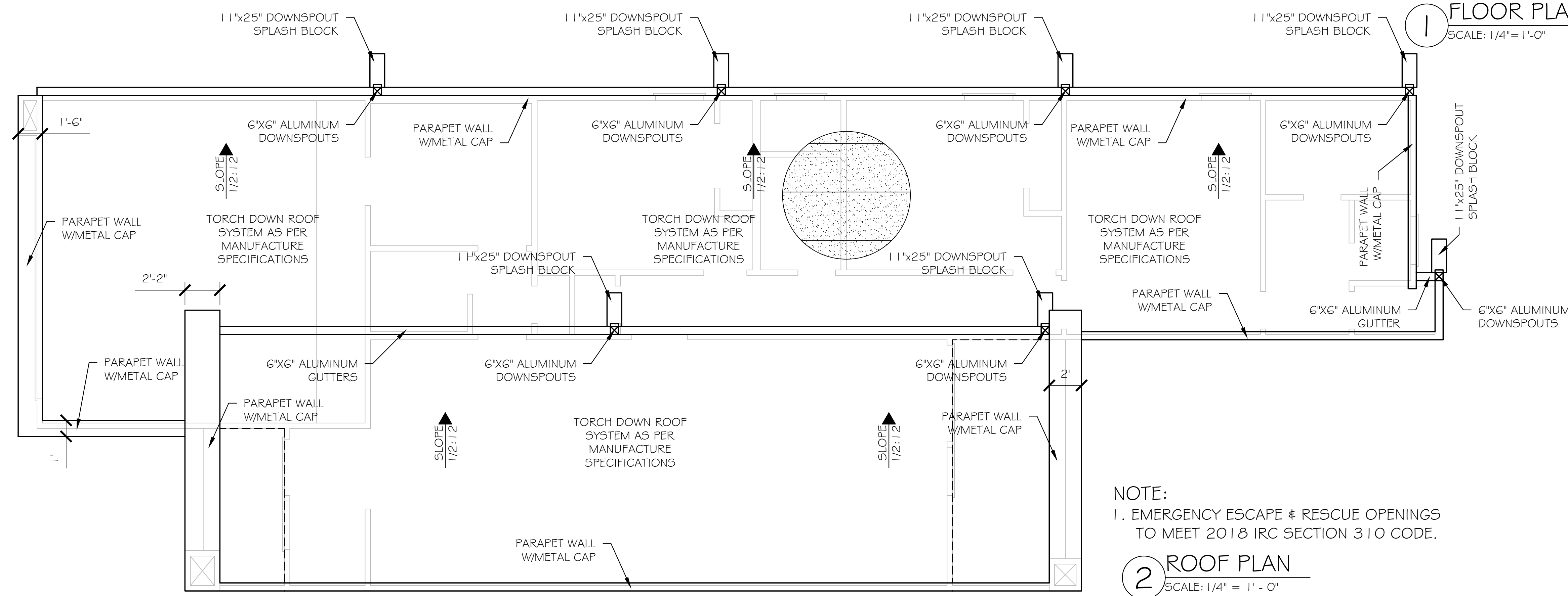
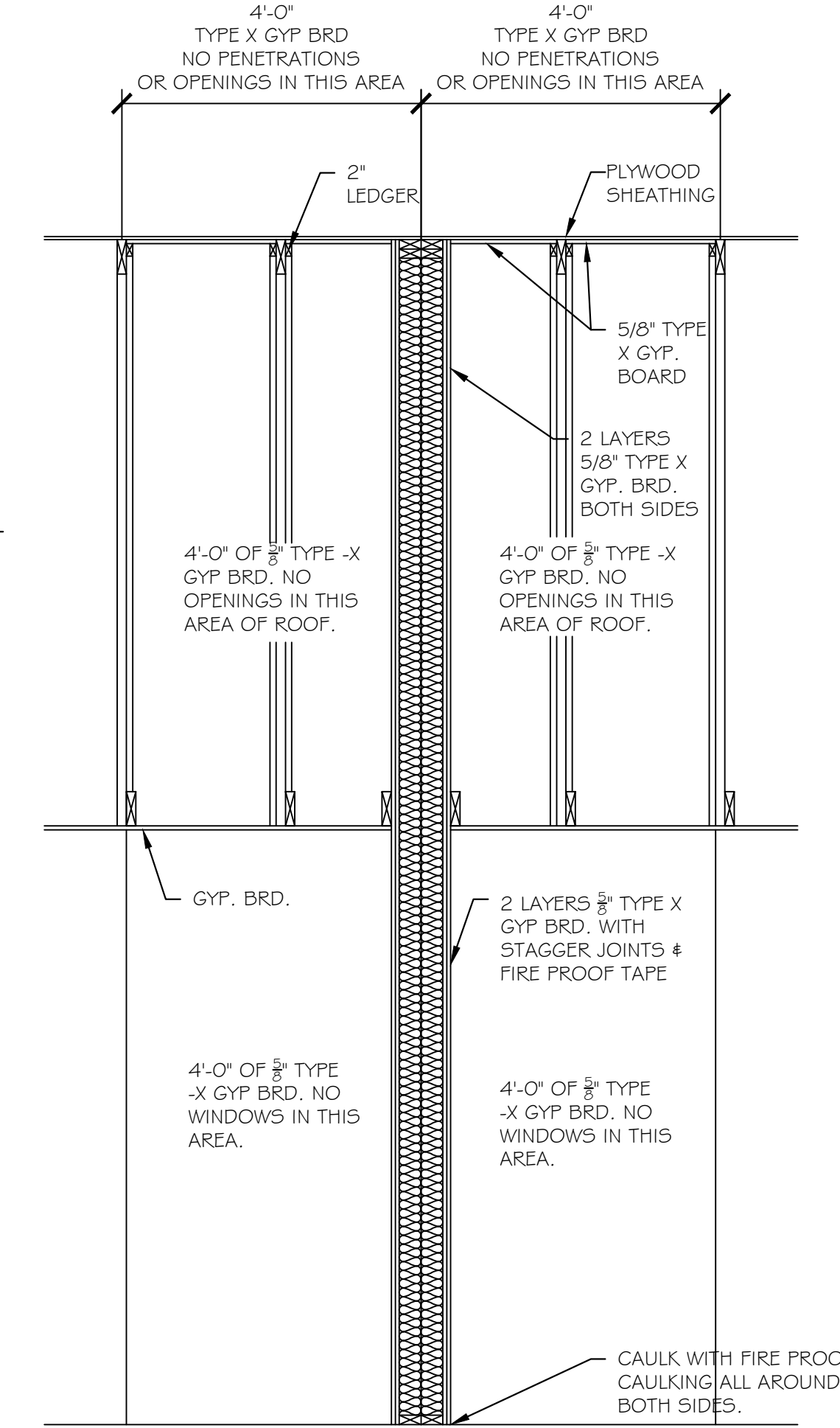
Revised By:

Sheet Number

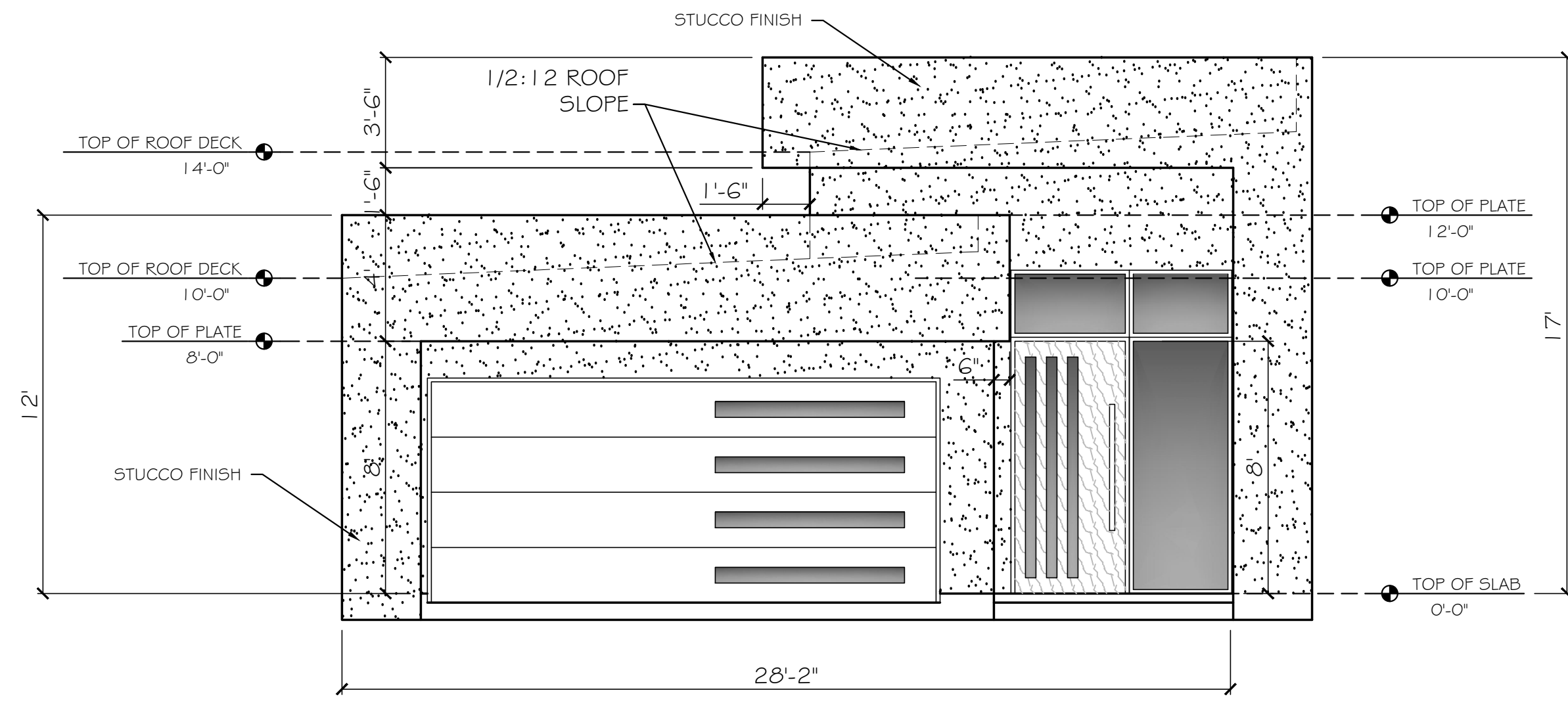
SD 1.0



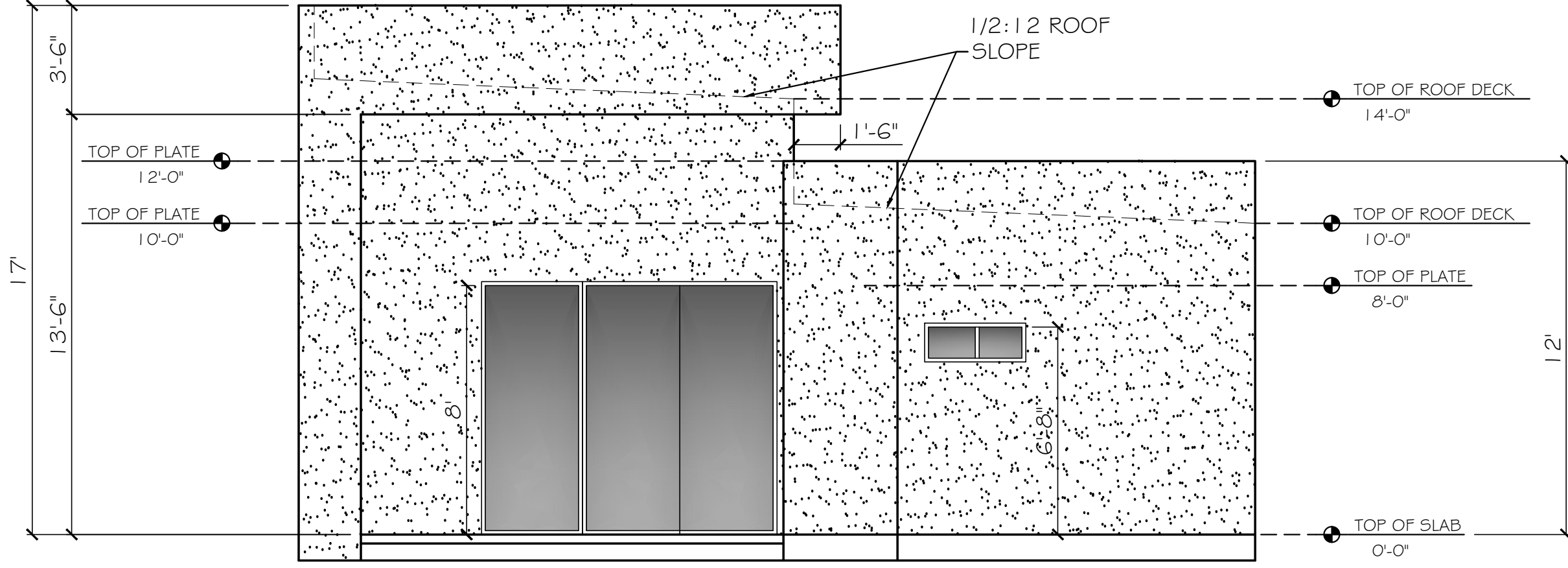
- NOTE:
- 2"x4" WOOD STUDS 16" O.C. WITH TWO LAYERS 5/8" TYPE X GYPSUM WALL BOARD EACH SIDE, JOINTS STAGGERED. BASE LAYER APPLIED VERTICALLY AND NAILED WITH 6D COOLER OR WALLBOARD NAILS AT 9" O.C. FACE LAYER APPLIED VERTICALLY OR HORIZONTALLY AND NAILED WITH 8D COOLER OR WALLBOARD NAILS AT 7" O.C.
 - USE FIRE PROOF TAPE BETWEEN JOINTS WITH EQUIVALENT FIRE RATING AS FACE LAYER OF GYP BRD USED IN FIREWALL.
 - USE FIRE RATED CALKING AT JUNCTION BOXES IN FIRE WALL.
 - USE FIRE RATED CALKING AT ALL PENETRATIONS OF FIRE WALL.
 - USE FIRE RATED CALKING ALL AROUND FIRE WALL BOTH SIDES AT PERPENDICULAR JOINTS BETWEEN FIRE WALL, FLOOR, EXT WALL, AND ROOF.



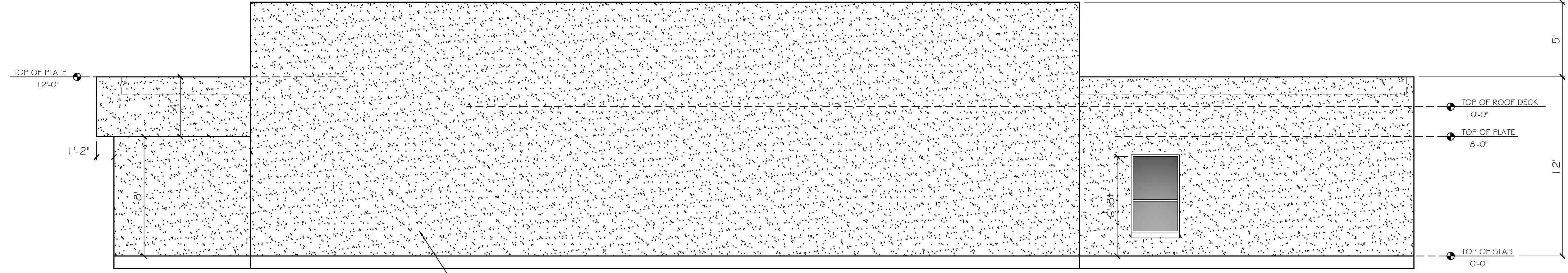
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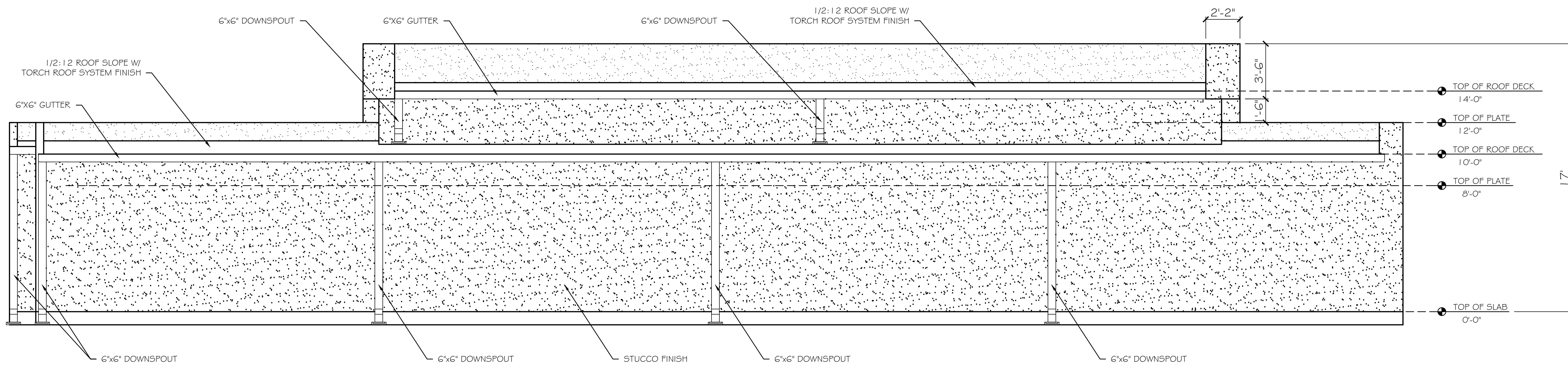
1 FRONT ELEV.
SCALE: 1/4" = 1'-0"



2 REAR ELEV.
SCALE: 1/4" = 1'-0"



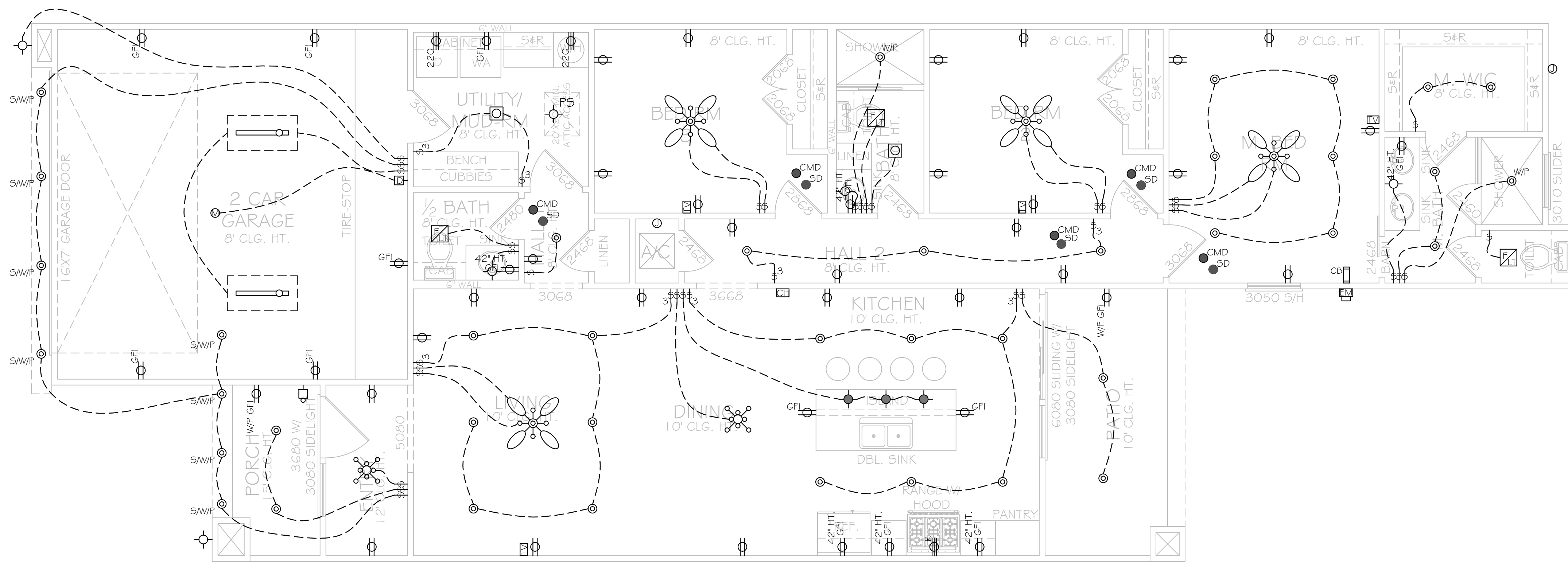
3 RIGHT ELEV.
SCALE: 1/4" = 1'-0"



4 LEFT ELEV.
SCALE: 1/4" = 1'-0"

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		Owner: RODOLFO GALLEGOS	Project Title: PROPOSED TOWNHOUSE
Sheet Number		Date Drawn: 8/1/2023	Drawing Scale: 1/4" = 1'-0"
A2.0		Revised By:	GONZALEZ STUDIO 956-533-2559



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

ELECTRICAL LEGEND:

	DOOR BELL		PHONE
	CHIME		SMOKE DETECTOR
	EXHAUST FANW LIGHT		CARBON MONOXIDE DETECTOR
	MULTIPLE DUPLEX OUTLET		WALL MOUNTED LIGHT
	DUPLEX CONVENIENCE OUTLET		PENDANT LIGHT
	42" HT. DUPLEX CONVENIENCE OUTLET		CABLE T.V. OUTLET
	42" HT. DUPLEX CONVENIENCE OUTLET		SINGLE-POLE SWITCH
	W/P GFI WEATHER PROOF OUTLET		THREE-WAY SWITCH
	GFI GROUND-FAULT-INTERRUPTER		SURFACE MOUNT FIXTURE
	RANGE OUTLET		CHANDALIER
	220 VOLT OUTLET		FLOOD LIGHTS
	CEILING FAN		2'X4" RECESSED FLOURESCENT LIGHT
	SWITCH LEG		CAN CEILING FIXTURE
	DW DISH WASHER SPECIAL CONNECTION		GARBAGE DISPOSAL
	LIGHT W/ PULL SWITCH		JUNCTION BOX
	GARAGE MOTOR		GARAGE DOOR OPENER
	FLOOR OUTLET		(W/P) WATER PROOF CAN CEILING FIXTURE
	CABINET LIGHT		(S/W/P) WATER PROOF CAN SOFFIT FIXTURE
	CB CIRCUIT BREAKER BOX		ELECTRICAL METER

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