





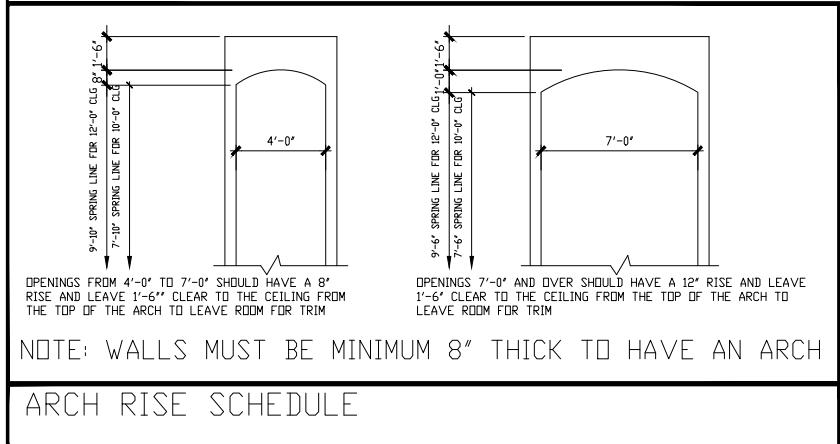


REVISIONS												TABLE OF CONTENTS		Drawn By/Checked By: C.L./F.M. Original Date Issued: 07/24/2018 Scale: 1/8" = 1'-0" Last Updated: 03/06/2020	LOVETT H O M E S 1820 OLIVER STREET, HOUSTON, TX 77007 (713) 961-5677 TEL. (713) 961-4570 FAX
DATE	SYMBOL	DESCRIPTION	INITIAL	DATE	SYMBOL	DESCRIPTION	INITIAL	DATE	SYMBOL	DESCRIPTION	INITIAL				
12/28/2018		REVISED GARAGE DOORS TO 8' TALL	ALAN									A-0	COVERSHEET		
		FINAL REVISION SET # 1 (PER WAYNE)													
03/20/2019		ADDED FIREPLACE NOTE	FLORINE									A-2.1	FLOOR PLAN		
		FINAL REVISION SET # 2 (PER LIBO)													
03/06/2020		REMOVED LINENS FROM MASTER BATH	ELLA									A-2.2	FLOOR PLAN		
03/06/2020		REVISED DOOR AT CASITA AND REMOVED SHED ROOF	ELLA									A-3.2	ELEVATION		
03/06/2020		REVISED SHOWERS TO TUB AT SECONDARY BATH	ELLA									A-4	SECTION		
03/06/2020		MOVED DOOR AT CLOSET 2.3	ELLA									A-5	PRELIMINARY FRAMING & A/C		
		FINAL REVISION SET # 3 (PER PAUL)										A-6	ELECTRICAL		
												A-7	ROOF PLAN		

ENGINEERING #16062



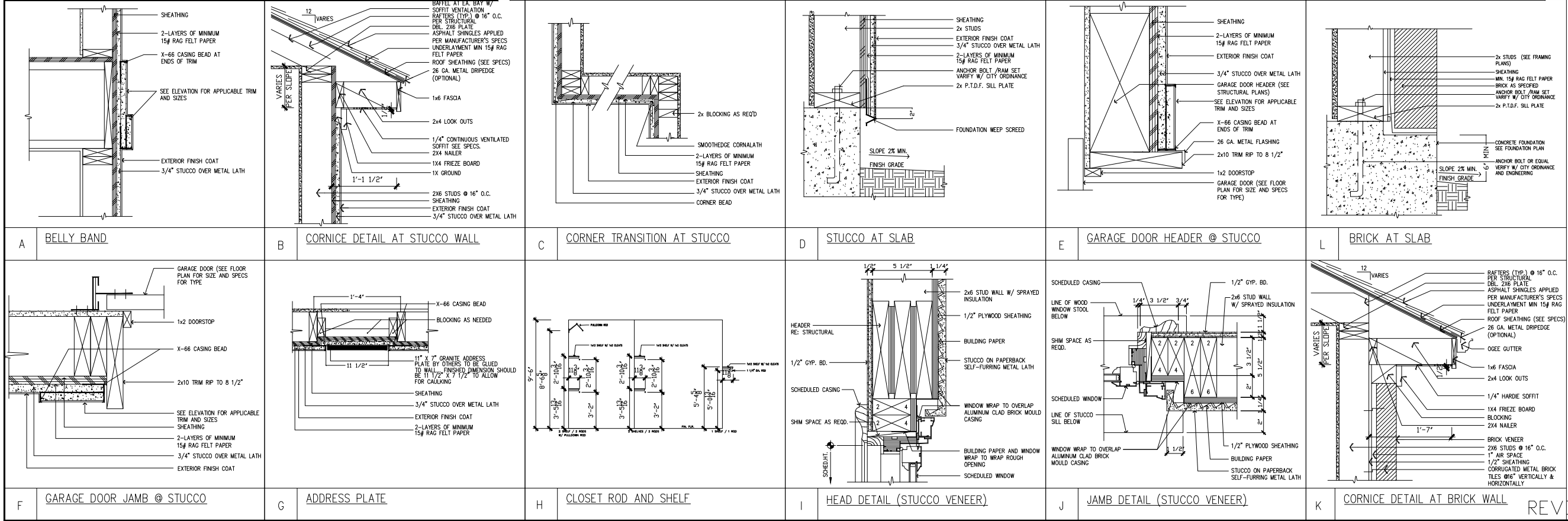
GENERAL NOTES

- * FOR CEILING HEIGHTS SEE FLOOR PLANS
- * FOR HEADER HEIGHTS SEE ELEVATIONS
- * 8'-0" DOORS AT 9'-0", 10'-0", 12'-0" PLATES
- * ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN) OPENING WITH 5.7 SQ. FT. (MIN) NET CLEAR OPENING
- * R312.2.1 WINDOW SILLS. (2012 IRC)
- * IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 mm) ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES (610 mm) ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED, OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 mm) SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES (610 mm) OF THE FINISHED FLOOR EXCEPTIONS:
- 1. WINDOWS WHOSE OPENINGS WITH NOT ALLOW A 4-INCH-DIAMETER (102 mm) SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
- 2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
- 3. WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.
- * PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2012, WITH 1/2" GAP MAX.
- * PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH (IRC 2012)

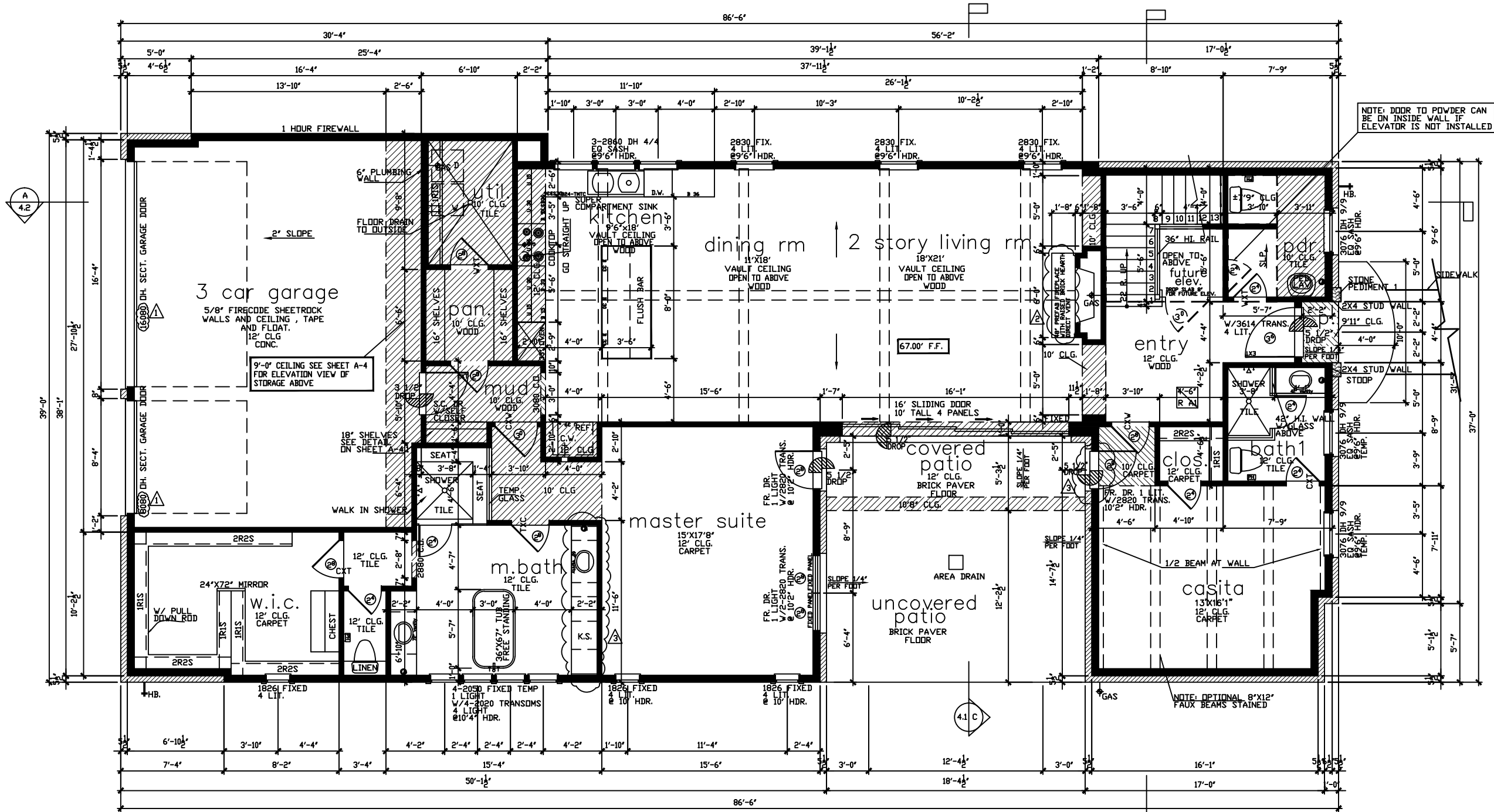
- * DOOR (GARAGE) R302.5.1 OPENING PROTECTION. (2012 IRC)
- * OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 mm) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 mm) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.
- * ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE TEMP GLAZING IN COMPLIANCE WITH (IRC 2012.)
- * SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH (IRC 2012.)
- * LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES.
- * STAIR (RISE, RUN) R311.5.3 2012 IRC
- * STAIR MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES AND THE MINIMUM WIDTH FOR TREADS SHALL BE 10 INCHES.
- * STAIRWAYS SHALL BE 3'-0" CLEAR MINIMUM COMPLY WITH (IRC 2012.)
- * HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2 5/8" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER (IRC 2012.)
- * HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD
- * ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH (IRC 2012.)

- * ALL GUARDRAILS AND HANDRAILS SHALL BE DESIGNED FOR 200 LBS/SQ.FT. LIVE LOAD PER (IRC 2012.)
- * GUARDRAILS TO BE 36" A.F.F. (MIN) WITH BALUSTERS AT 4' O.C. MAX. PER (IRC 2012.)
- * R311.2.2 UNDER STAIR PROTECTION. (2012 IRC)
- * ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (13 mm) GYPSUM BOARD.
- * R311.5.4 LANDINGS FOR STAIRWAYS 2012 IRC
- * THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.
- * EXCEPTION : A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
- * A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET (3658 mm) BETWEEN FLOOR LEVELS OR LANDINGS. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED.
- * EVERY LANDING SHALL NOT HAVE A MINIMUM DIMENSION OF 36 INCHES (914 mm) MEASURED IN THE DIRECTION OF TR R312.2 GUARD OPENING LIMITATIONS. (2012 IRC)
- * R312.2 GUARD OPENING LIMITATIONS. (2012 IRC)
- * REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102mm) OR MORE IN DIAMETER.
- * ALL PREFAB FIREPLACES TO BE U.L. & IRC 2012 APPROVED & A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW

- * ATTIC ACCESS - 2012 IRC
- * PER SECTION M1305.1.3 OF THE HOUSTON 2012 IRC, ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL-DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGE AND 30 INCHES WIDE AND NOT MORE THAN 20 FEET LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER NOT LESS THAN 24 INCHES WIDE.
- * A LEVEL SERVICE SPACE AT LEAS 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED FOR EXCEPTIONS SEE SECTION M1305.1.3.
- * 5/8" GYP. BETWEEN GARAGE AND LIVING SPACE
- * ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED AND MUST COMPLY WITH (IRC 2012.)
- * SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO CEILING OVER CONCRETE BAKERBOARD
- * ALL PLUMBING FIXTURES SHALL BE SPACED PER (IRC 2012.)
- * SMOKE DETECTORS SHALL BE HARDWIRED, INTER-CONNECTED & WITH BATTERY BACKUP AS PER THE IRC 2012
- * PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- * SPRINKLER NOTE:FOUR STORY PLANS SHALL CONFORM TO 2012 IRC REGARDING AUTOMATIC SPRINKLER SYSTEM



REVISION SET 3



first floor

SCALE: 1/8" = 1'-0"

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

square footage	
FIRST FLOOR	2338
SECOND FLOOR	1742
TOTAL LIVING AREA	4080
GARAGE	593
PORCH	11
COVERED PATIO	89
UNCOVERED PATIO	224
COVERED ROOF DECK	329
AC DECK	105
TOTAL SLAB AREA	2942

THE SQUARE FOOTAGES SHOWN HAVE BEEN CALCULATED FROM THE BUILDERS DRAWINGS IN GENERAL COMPLIANCE WITH ANSI Z765-2003 ACTUAL SQUARE FOOTAGE MAY VARY

LOVETT
H O M E S

1620 CULVER STREET, HOUSTON, TX 77007
(713) 941-2477 TEL (713) 941-4570 FAX

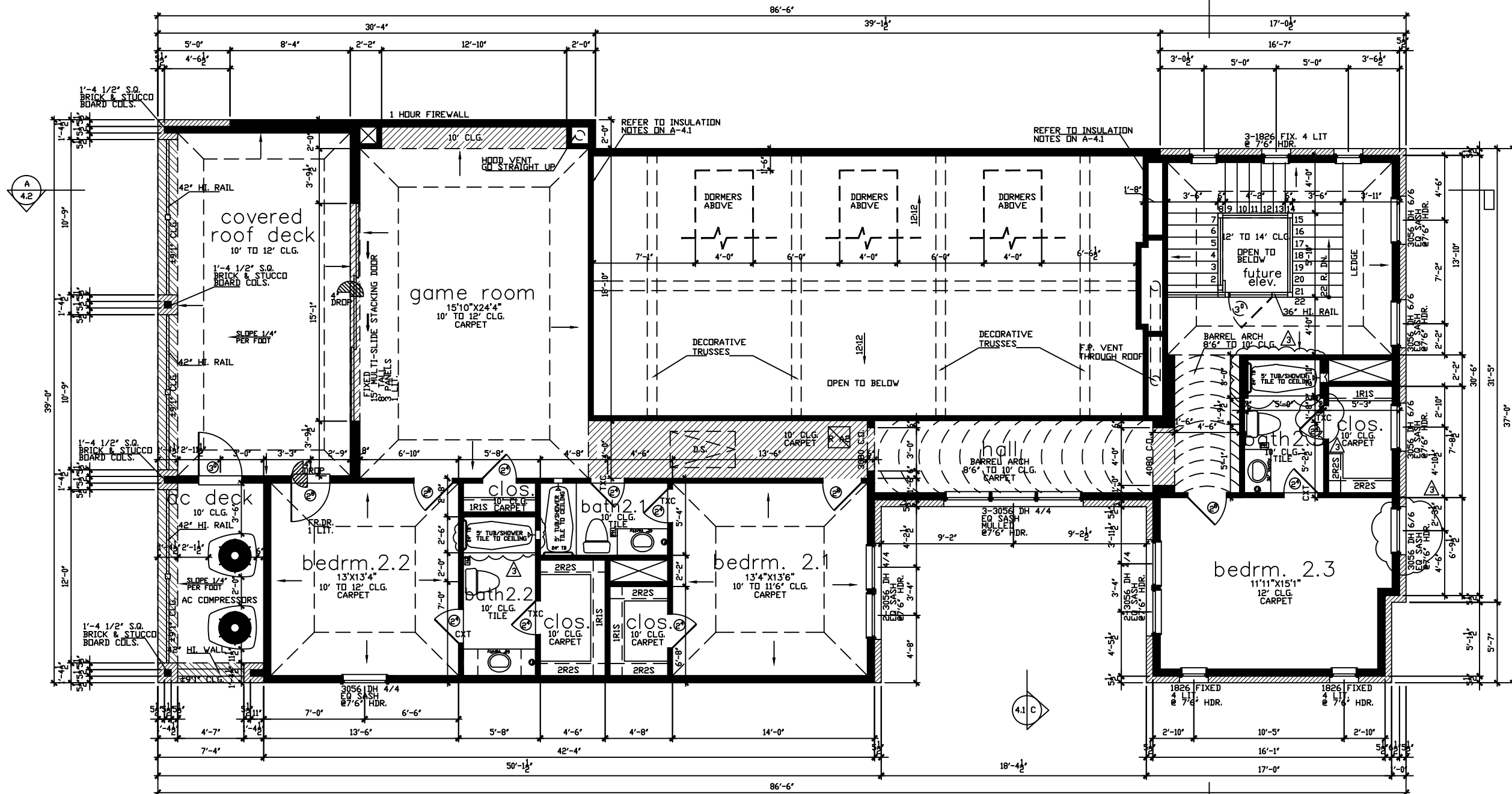
CALLA RAVENNA
FLOOR PLAN

PLAN NO.
4080

SHEET NO.
A-2.1

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Original Date Issued: 07/24/2018
Scale: 1/8" = 1'-0"
Last Updated: 03/06/2020

REVISION SET 3



second floor

NOTE: ALL EXTERIOR WALLS TO BE 2X6 FRAME

SCALE: 1/8" = 1'-0"

LOVETT
H O M E S

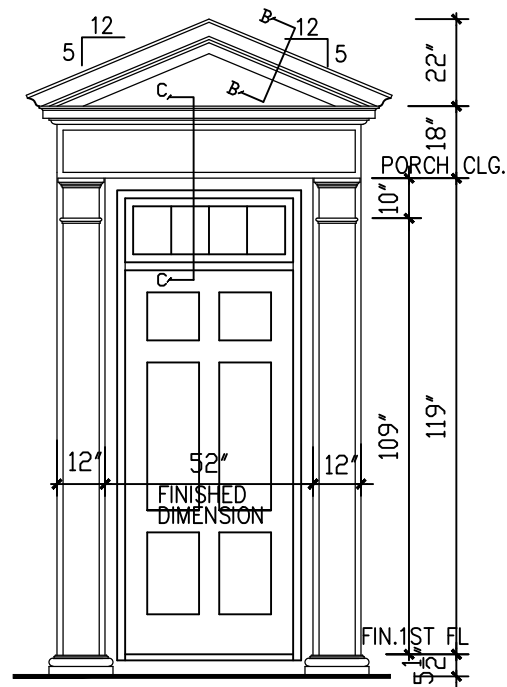
CALLA RAVENNA
FLOOR PLAN

PLAN NO.
4080

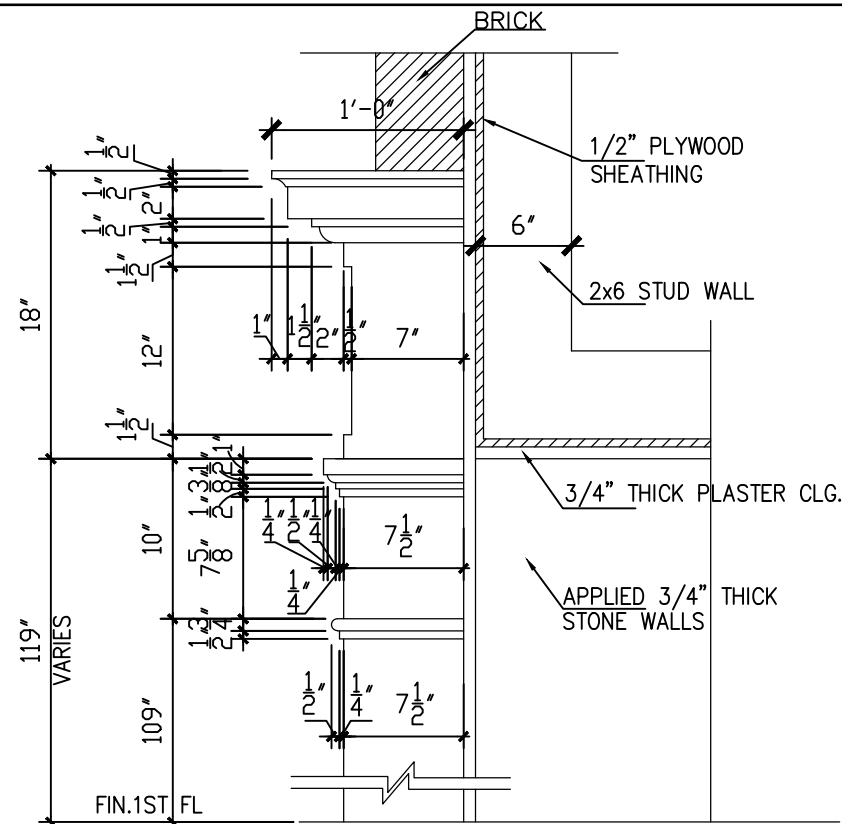
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A-2.2

REVISION SET 3

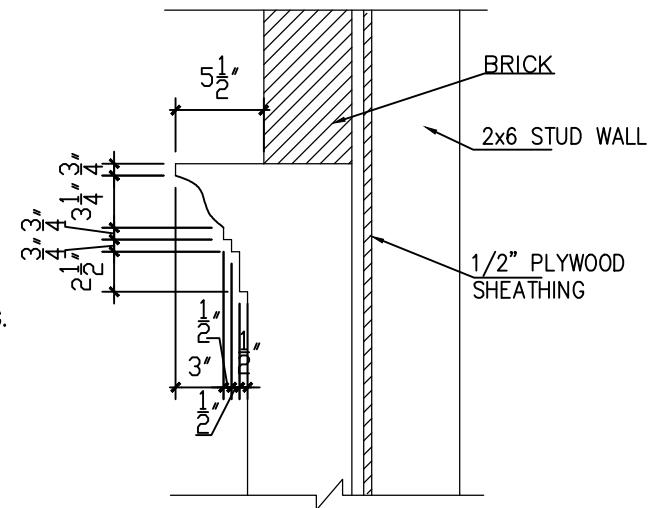
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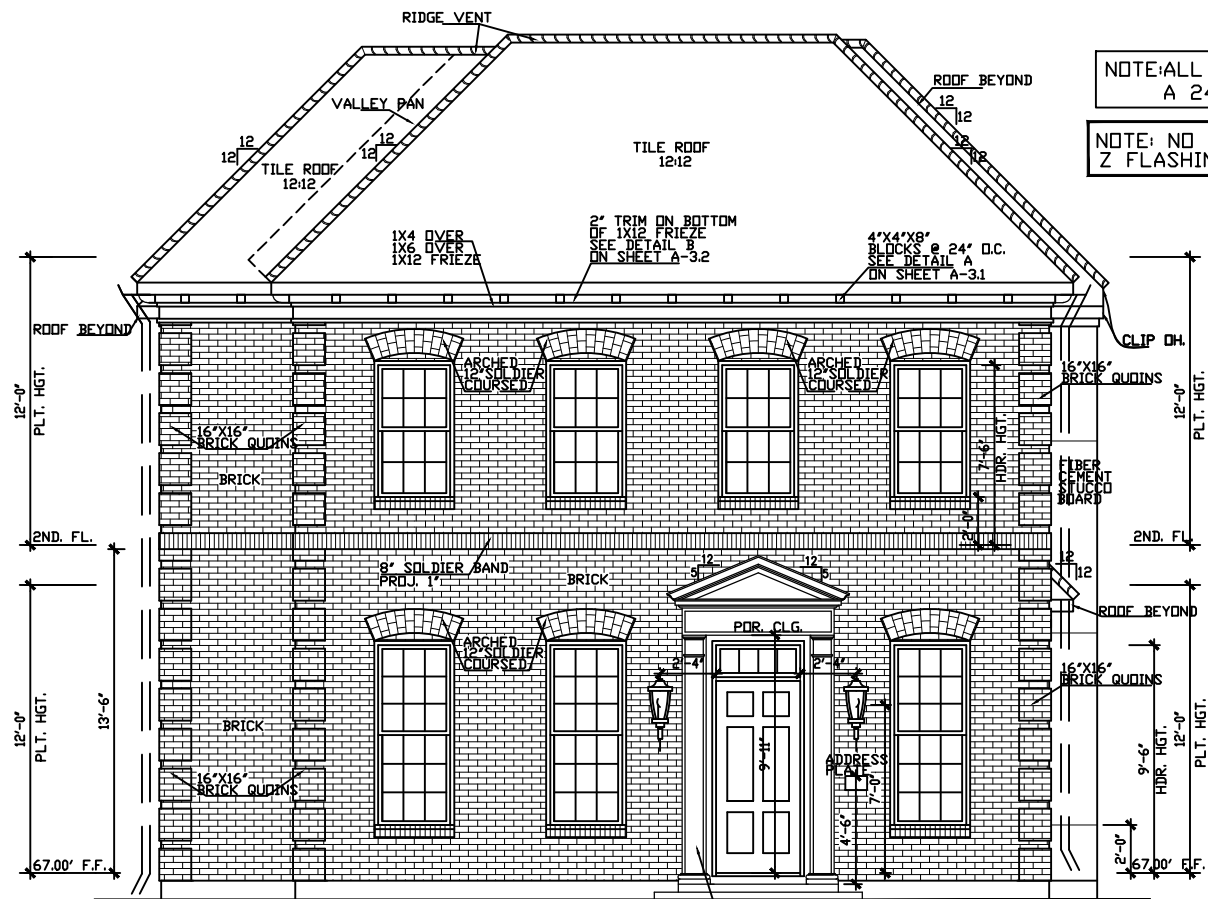
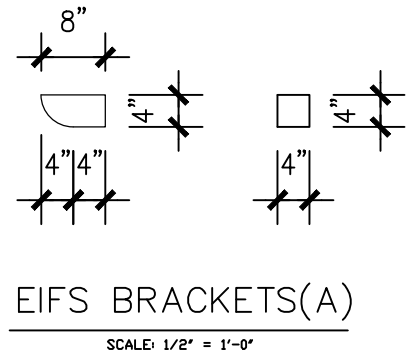
STONE PEDIMENT 1
SCALE: 1/4" = 1'-0"



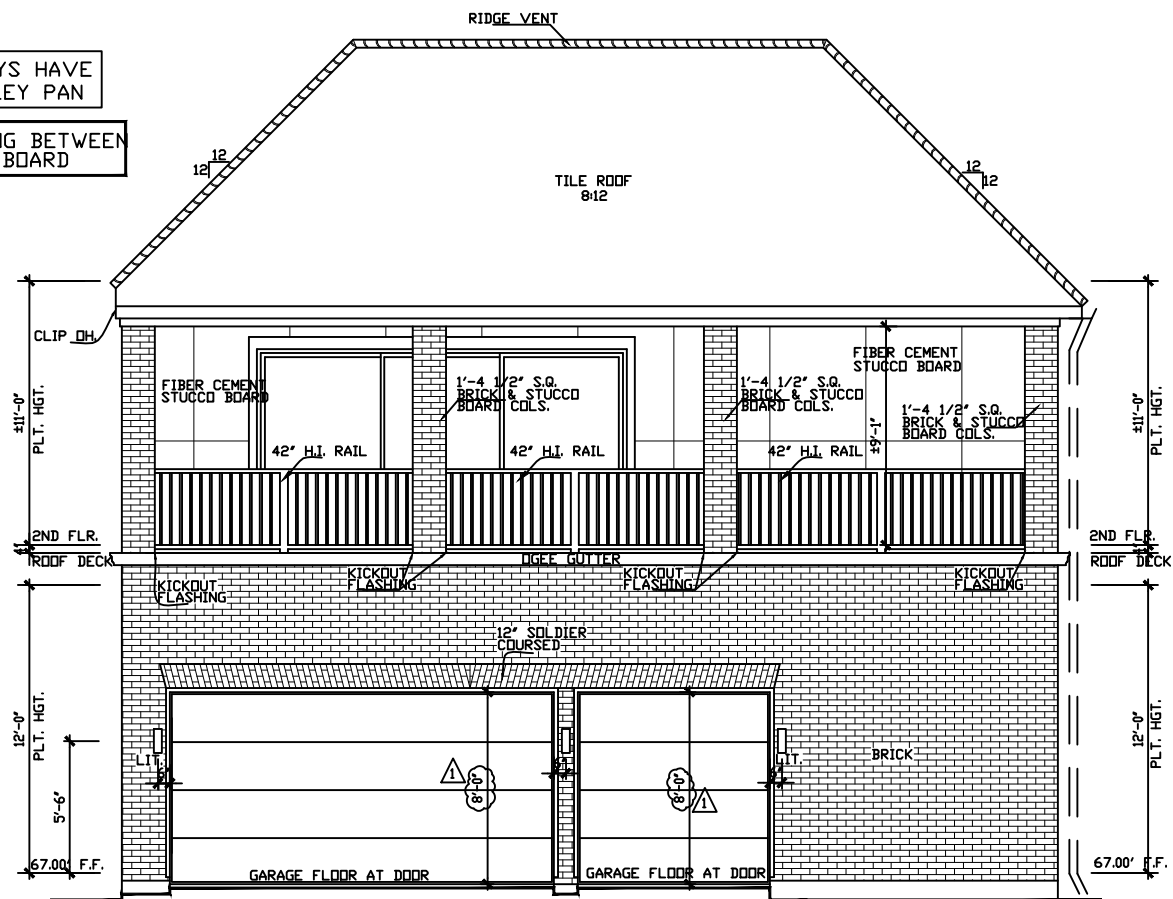
DETAIL C-C
SCALE: 1/4" = 1'-0"



DETAIL B-B
SCALE: 1/4" = 1'-0"



front/CASTELLINA LANE elevation
SCALE: 1/8" = 1'-0"



rear/20' private alley elevation
SCALE: 1/8" = 1'-0"

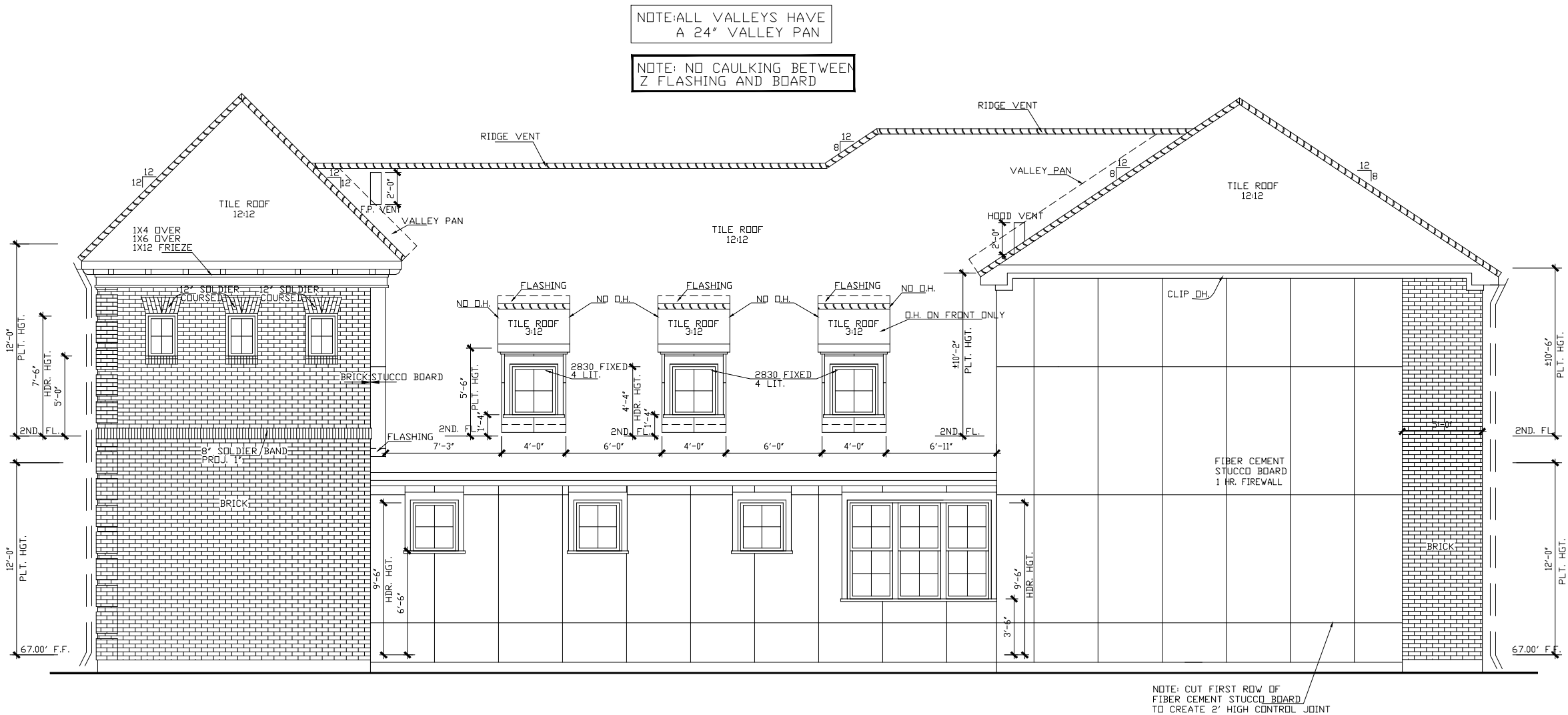
REVISION SET 3

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LOVETT
H O M E S
1550 OLIVER STREET, HOUSTON, TX 77057
(713) 961-3877 FAX (713) 961-6900

CALLA RAVENNA
ELEVATIONS

PLAN NO.	4080
SHEET NO.	A-3.1



right/neighbor elevation

SCALE: 1/8" = 1'-0"

LOVETT

H O M E S

1520 OLIVER STREET, HOUSTON, TX 77007
(713) 961-2677 TEL. (713) 961-6200 FAX

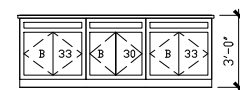
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CALLA RAVENNA
ELEVATION

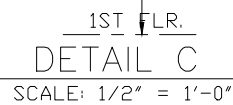
PLAN NO.
4080

SHEET NO.
A-3.3

REVISION SET 3



Architectural elevation drawing of the 'mud rm' (mudroom) showing dimensions and features. The drawing is a front elevation of a narrow, tall room. The overall height is 10'-0" and the overall width is 4'-4". The room features a large central door with a transom window. Above the door are two small windows. The walls are covered in vertical slats. The floor is made of wood. Labels with arrows point to various features: "12" DEEP CURBRY BOXES" (pointing to the top two small windows), "HANGER PEGS" (pointing to the slats above the door), "18" DEEP SEAT AND DRAWERS" (pointing to the bottom section), and "TOE SPACE" (pointing to the gap between the bottom section and the floor). Dimensions are marked on the left and top: 10'-0" total height, 4'-4" total width, 1'-0" top section, 2'-0" section below top, 5'-2" section below that, and 1'-6" bottom section.

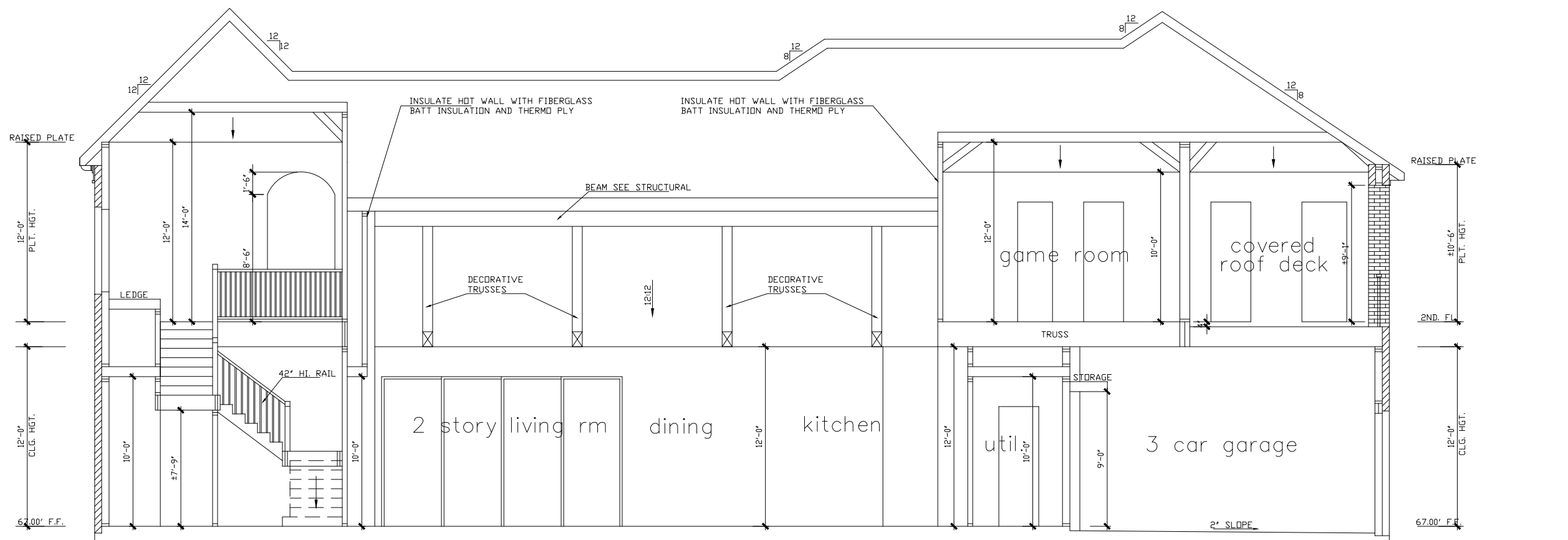
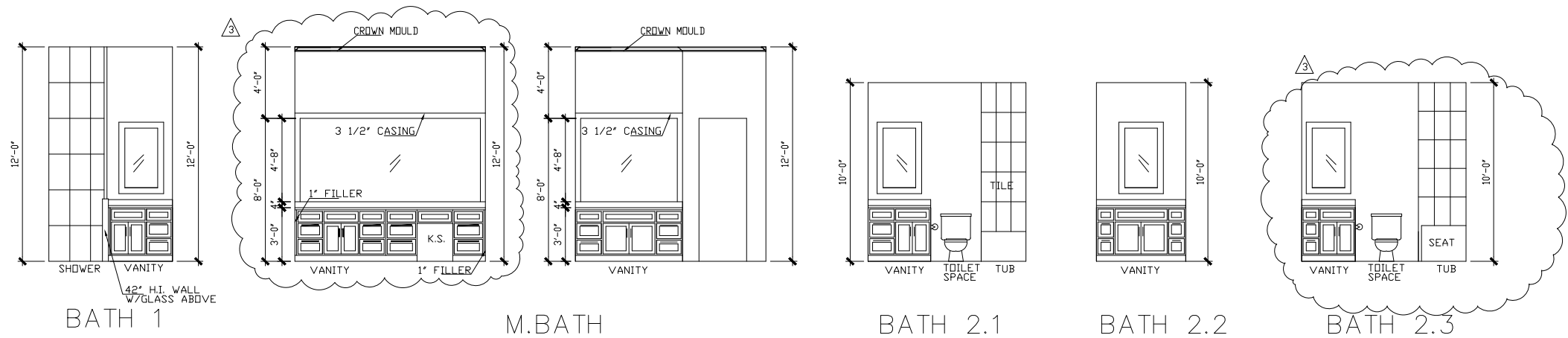


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SECTION

A-4.1



section A
SCALE: 1/8" = 1'-0"

LOVETT
HOME \$

180 OLIVEA STREET, HOUSTON, TX 77067
(713) 581-1877 TEL. (713) 581-4270 FAX

CALLA RAVENNA
SECTION

PLAN NO.
4080

SHEET NO.
A-4.2

REVISION SET 3

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Scale: 1/8" = 1'-0"
Last Updated: 03/06/2020

legend

AC SUPPLY

AC TURN IN DUCT

AC DUCT

INDICATES RETURN AIR TRANSFER

INDICATES PROPOSED BCI OR TRUSS DIRECTION

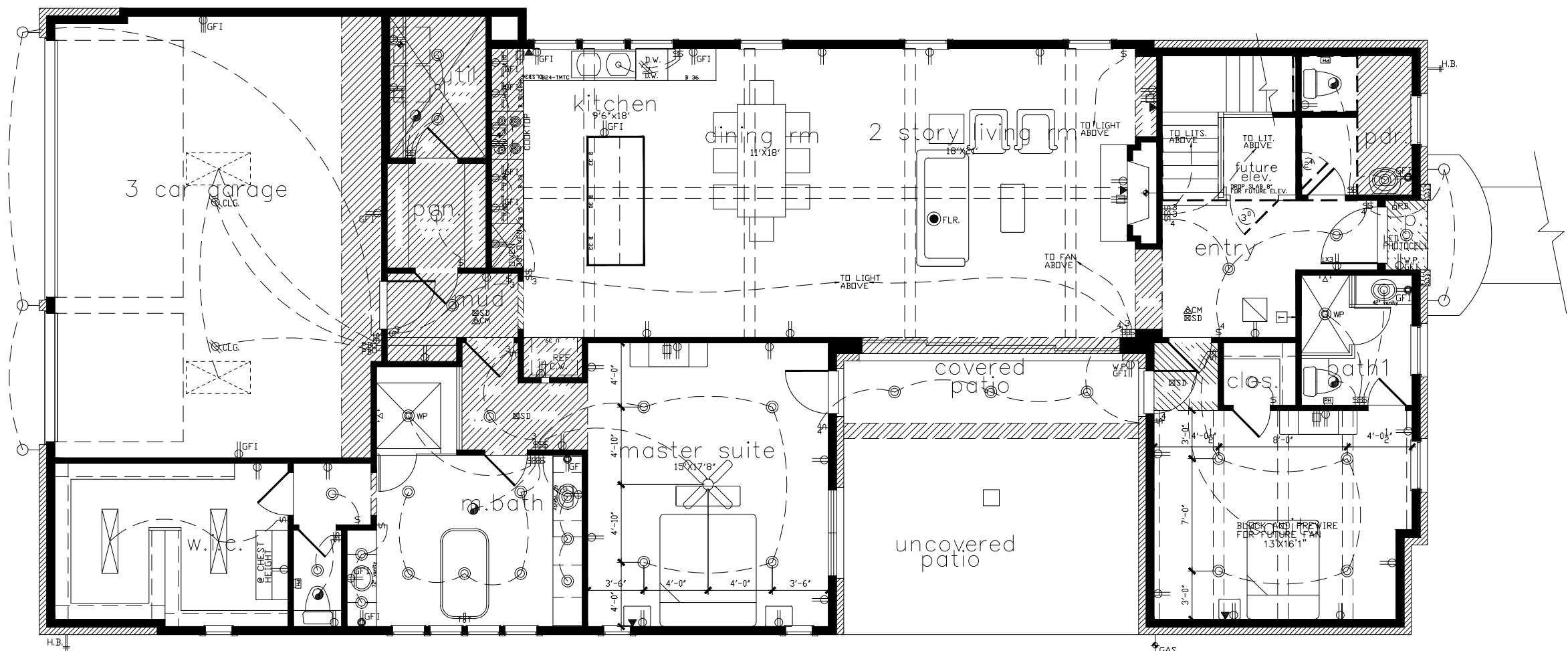
INDICATES PROPOSED BEAM LOCATIONS

first floor
SCALE: 1/8" = 1'-0"

REVISION SET 3

LOVETT H O M E S		Drawn By/Checked By: C.L./F.M.
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CALLA RAVENNA		Scale: 1/8" = 1'-0"
PRELIMINARY FRAMING & A/C		Last Updated: 03/06/2020
PLAN NO.		
4080		
SHEET NO.		
A-5		

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first floor

SCALE: 1/8" = 1'-0"

LOCATE DOORBELL
ON GATE IF NEEDED

LOCATE EYE FOR PHOTOCELL LIGHTS
IN SUCH A MANNER TO RECIEVE
LIGHT DURING DAYLIGHT HOURS

legend

- 110 VOLT RECEPTACLE
- WP WATERPROOF RECEPTACLE
- GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- FLR 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON
- SMOKE DETECTOR

- CARBON MONOXIDE DETECTOR
- CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- RECESSED CAN LIGHT
- WATERPROOF RECESSED CAN LIGHT
- RECESSED EYEBALL SPOT LIGHT
- WALL MOUNTED LIGHT FIXTURE OR SCIENCE
- PORCELAIN FIXTURE W/ PULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- GAS

- CEILING FAN
- CEILING FAN W/ LIGHT
- FLUDRESCENT LIGHT PANEL
- CLG. GARAGE DOOR OPENER
- SL STEP LIGHT
- THERMOSTAT
- HOSE BIBB

LOVETT
H O M E

1530 OLIVER STREET, HOUSTON, TX 77007
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CALLA RAVENNA

ELECTRICAL

PLAN NO.

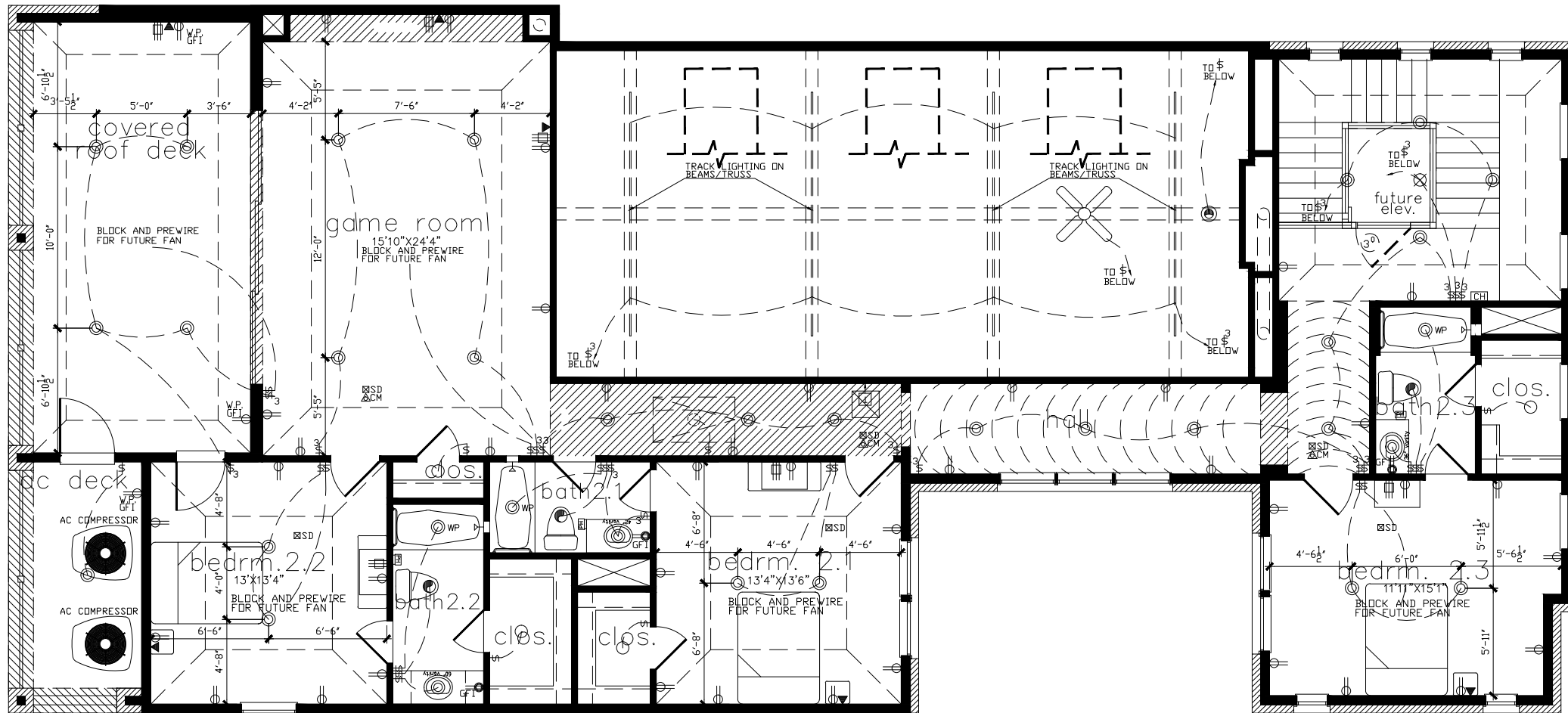
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SHEET NO.

A-6.1

REVISION SET 3

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03/06/2020



second floor

SCALE: 1/8" = 1'-0"

LOVETT

H O M E S

11520 OLIVER STREET, HOUSTON, TX 77067
713-961-5577 / 713-961-4970 FAX

CALLA RAVENNA

ELECTRICAL

PLAN NO.

4080

SHEET NO.

A-6.2

REVISION SET 3

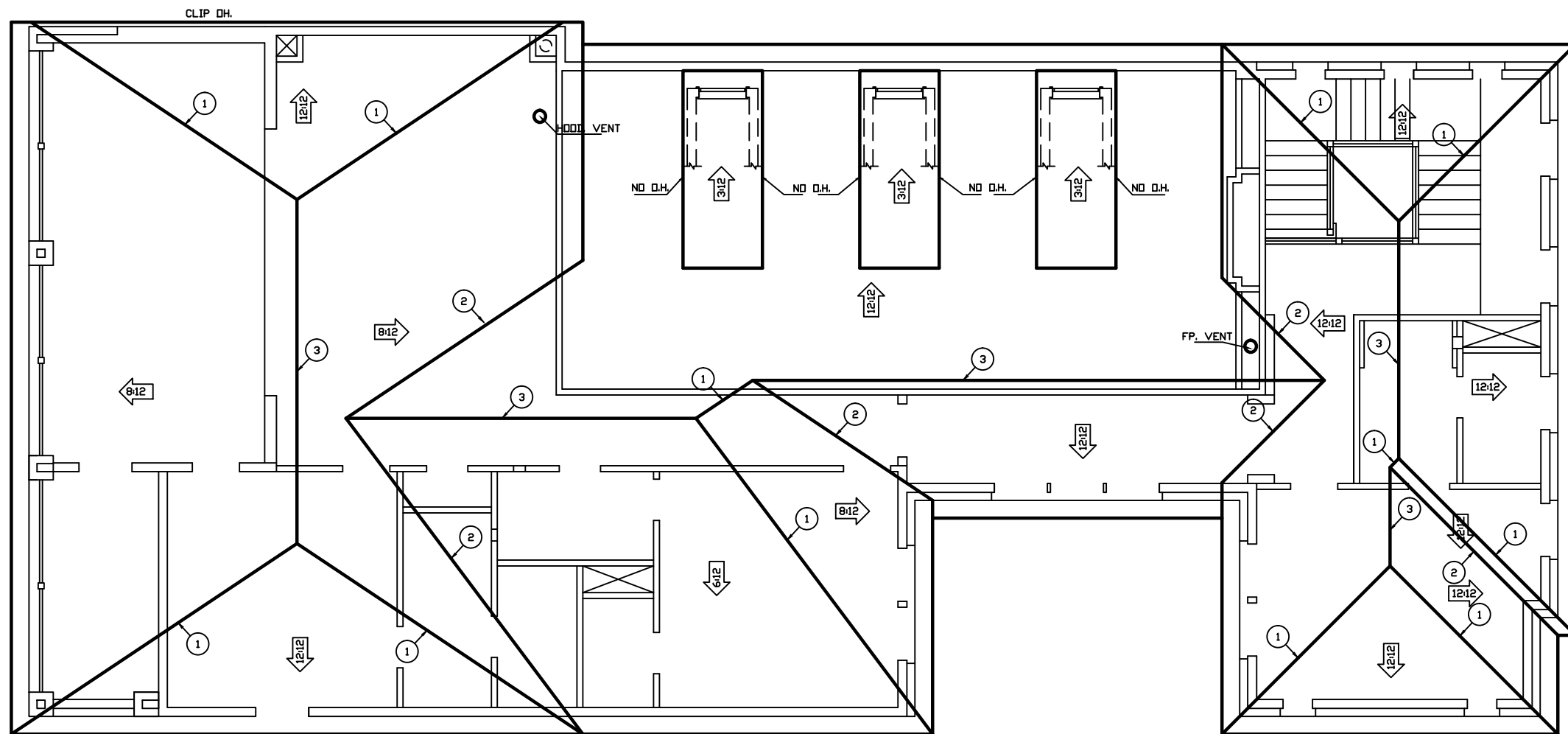
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Original Date Issued:
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Scale:
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Last Updated:
03/06/2020



NOTES:

- * CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- * ROOF PITCHES AS INDICATED HEREON.
- * FOR FRAMING REFER TO ENGINEERING DRAWINGS
- * ROOF OVERHANGS TO 12" U.N.O
- * ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R 806 AND OTHER RELATED SECTIONS.

- ① HIP
- ② VALLEY
- ③ RIDGE
- ④ CRICKET

HOUSE VENTILATION REQUIRED	
3031 SQ FT @ 1:300	
$3031/300 = 10.10$ SQ FT	
ATTIC VENTILATION @ 144 SQ IN EACH	=1455 SQ IN
HOUSE VENTILATION PROVIDED	
275' LIN. FT. SOFFIT VENT @ 5 SQ IN EACH	=1375 SQ IN
91' LIN. FT RIDGE VENT @ 18 SQ IN EACH	=1638 SQ IN
5 AIR HAWKS @ 61 SQ IN EACH	=305 SQ IN.

REVISION SET 3

LOVETT
H O M E \$
1600 OLIVER STREET HOUSTON, TX 77007
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CALLA RAVENNA
ROOF PLAN

PLAN NO.
4080

SHEET NO.
A-7

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