



FRONT ELEVATION



LEFT SIDE ELEVATION

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2. Licensee should have a local electrical engineer, mechanical engineer or Builder review the drawings as may be required for permits and construction. The plan associated details are provided as a basic guide for a typical foundation system. This typical foundation design is not site or location specific. Licensee have a local licensed engineer review these plans and provide a site-specific foundation design if found necessary. Local building codes, laws, regulations, departments may require the designers plans to be stamped by an engineer and/or an architect. Revisions to these plans required by local building departments are not included in the sale these plans.

3. Every attempt have been made in the preparation of drawings and specifications to avoid mistakes. It is the responsibility of the builder to verify all dimensions for accuracy. All dimensions should be field verified. Local conditions and the final selection materials such as masonry, floor joist, lumber, structural construction panels, roofing, etc., all of which can create variations in dimensions and details.

LIVING AREA 1st FLOOR 4661'
PORCHES 775'
GARAGE 952'
TOTAL COVERED AREA 6396'

ELEVATIONS

SPARKS CUSTOM HOMES
1248 RED OAK GROVE RD.
HIGH MEADOW ESTATES



DATE:
4/11/2025
SCALE:
1/4" = 1'
SHEET:
A-1



REAR ELEVATION



RIGHT SIDE ELEVATION

Note: Projections less than 5' – Table R302.1(1)

Provide a 1 hour rated soffit design for projections less than 5' from a property line and label the areas to be fire rated on your drawings.

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ELEVATIONS

SPARKS CUSTOM HOMES

1248 RED OAK GROVE RD.
HIGH MEADOW ESTATES



DATE:

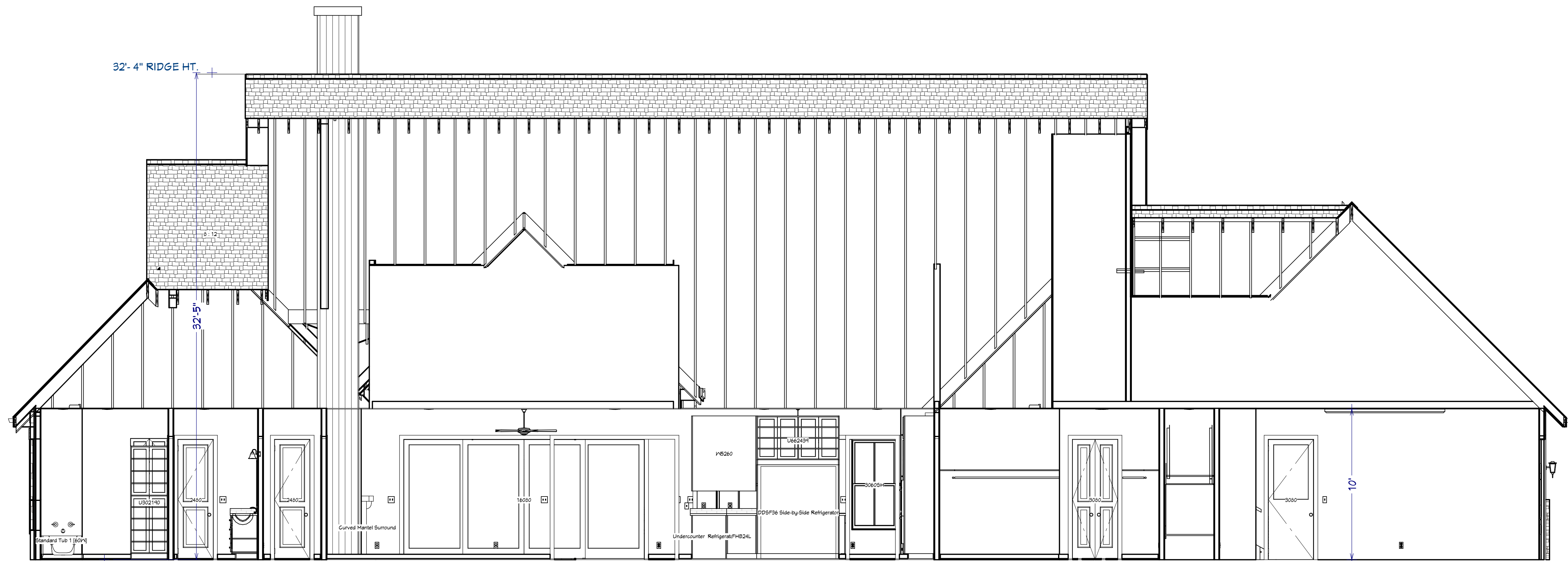
4/11/2025

SCALE:

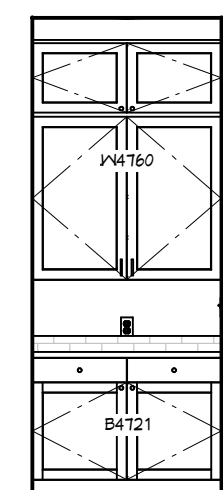
1/4" = 1'

SHEET:

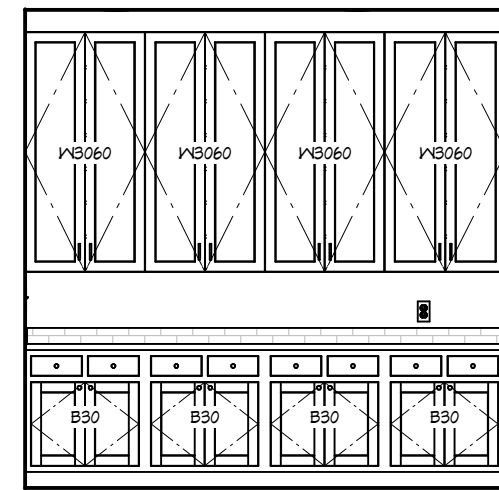
A-2



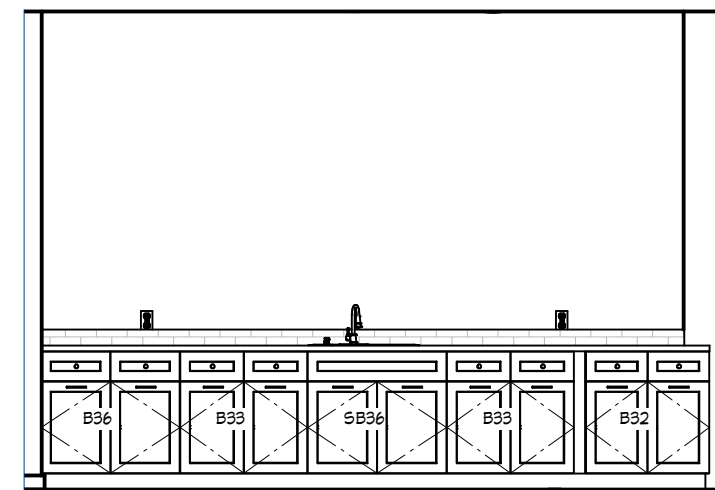
CROSS SECTION



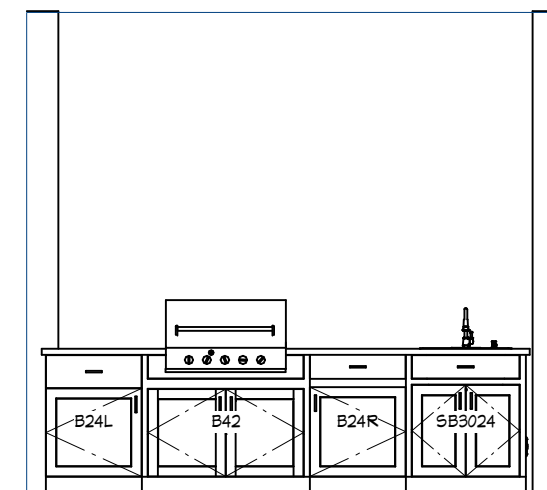
MASTER HALL



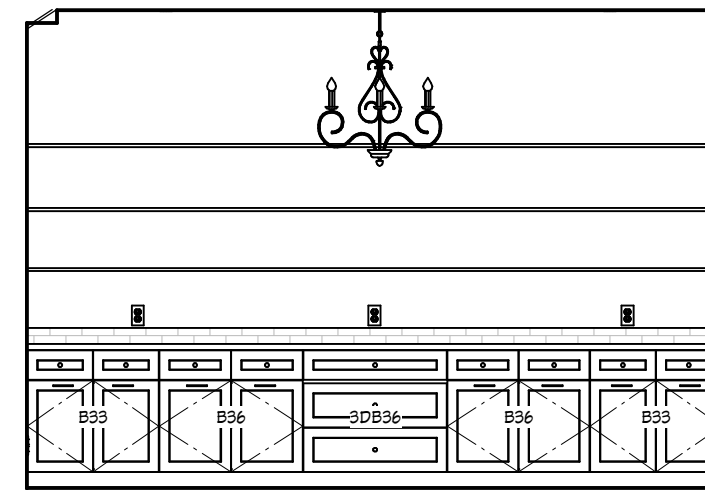
GAMEROOM



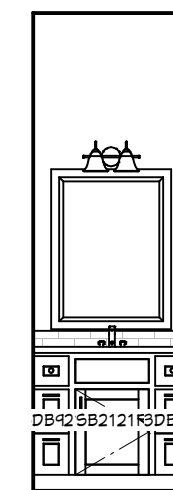
DINING



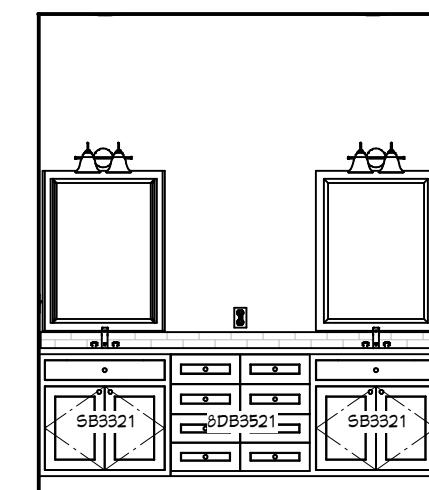
OUTDOOR KITCHEN



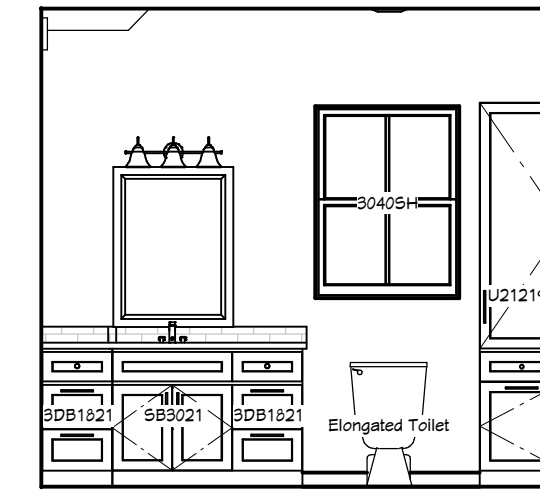
DINING



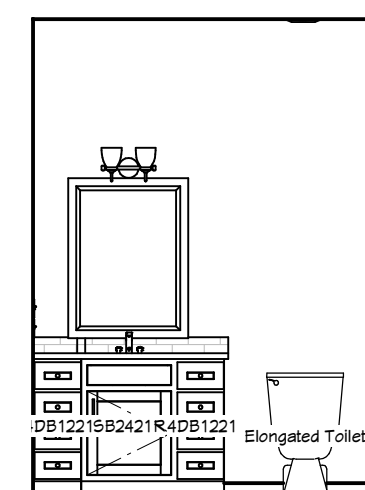
PWDR 2



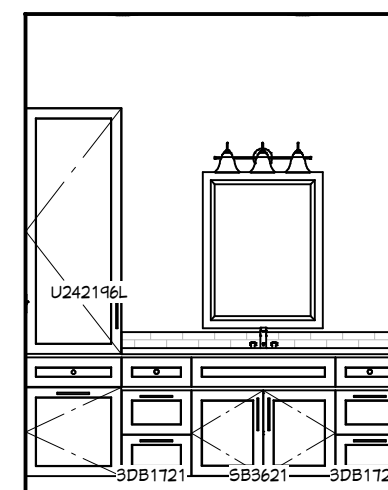
J&J BATH



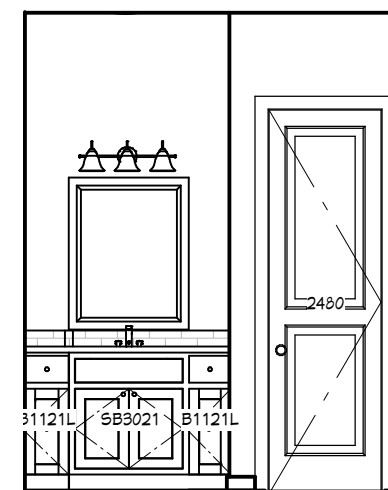
GUEST BATH



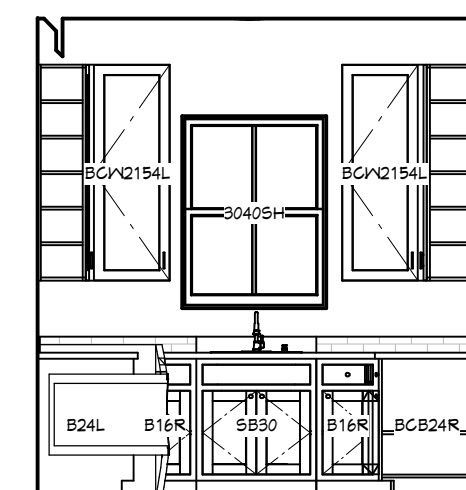
PWDR 1



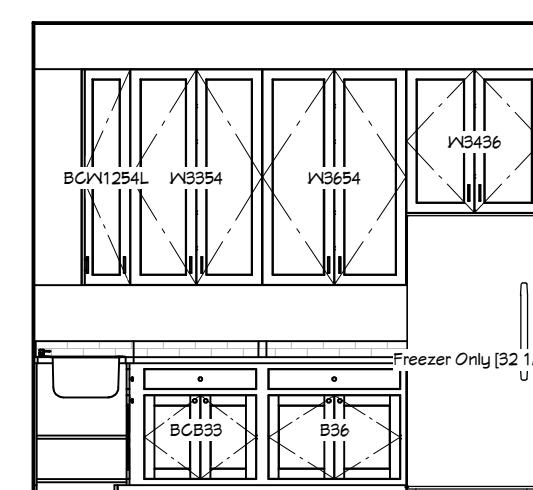
MASTER BATH



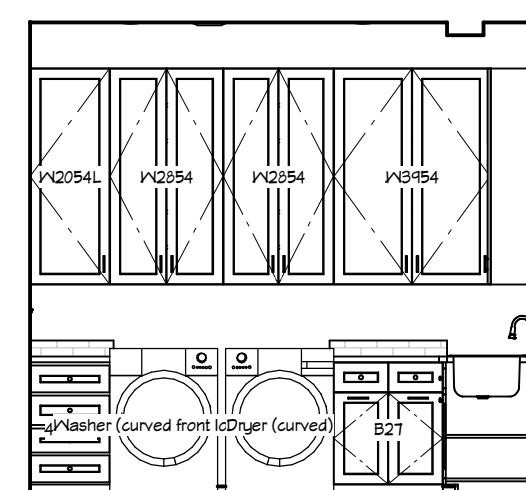
MASTER BATH



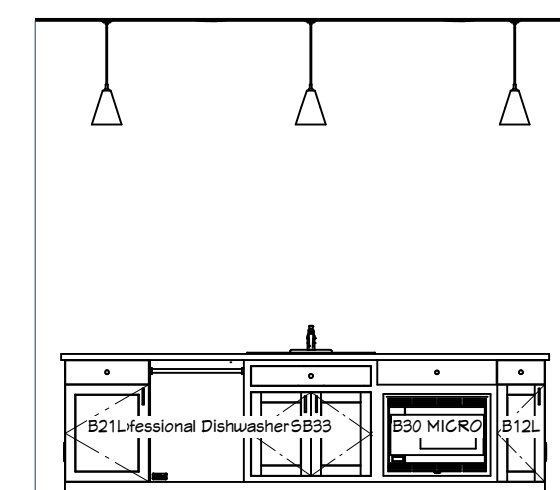
UTILITY



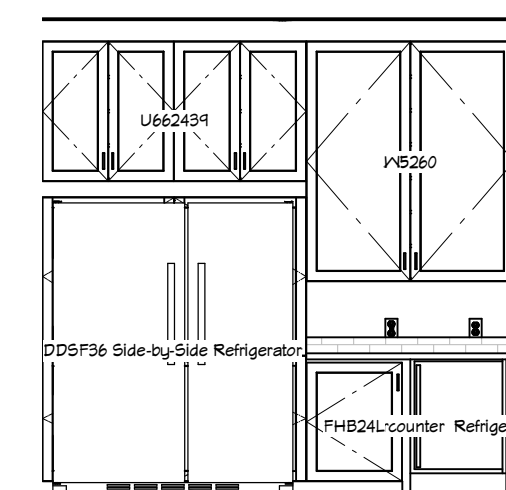
UTILITY



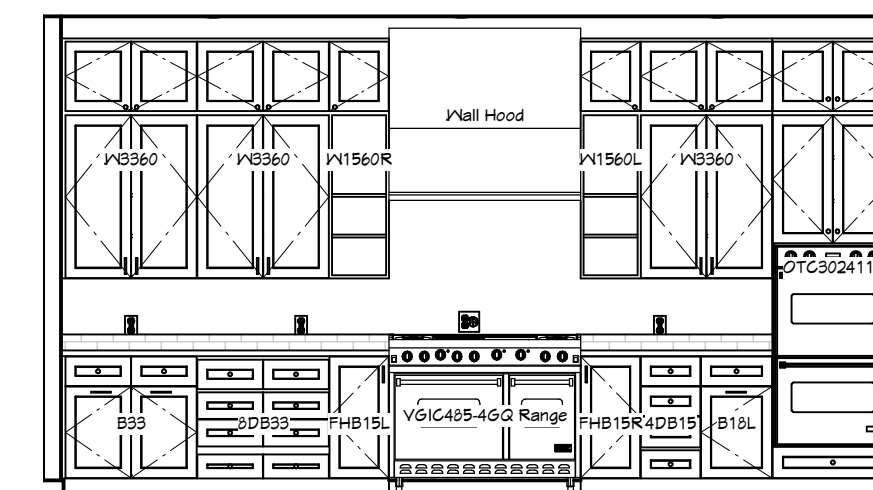
UTILITY



KITCHEN ISLAND



KITCHEN



KITCHEN

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CABINET DETAIL & CROSS-SECTION

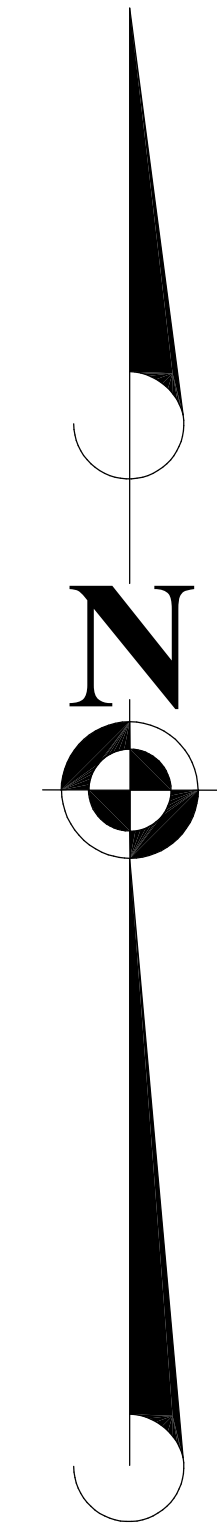
LIVING AREA 1st FLOOR 466'1"
PORCHES 77'5"
GARAGE 95'2"
TOTAL COVERED AREA 639'6"

CABINETS CROSS SECTION

SPARKS CUSTOM HOMES
1248 RED OAK GROVE RD.
HIGH MEADOW ESTATES



DATE:
4/17/2025
SCALE:
1/4" = 1'
SHEET:
A-6



1248 RED OAK GROVE ROAD
LOT 3, BLOCK 1, OF HIGH MEADOW ESTATES
SECTION 10, A SUBDIVISION IN MONTGOMERY COUNTY,
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF,
RECORDED IN CABINET Z, SHEET 8780,
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Note: Projections less than 5' – Table R302.1(1)

Provide a 1 hour rated soffit design for projections less than 5'
from a property line and label the areas to be fire rated on your
drawings.

Note: Any existing driveway not providing access to the property
must be removed and replaced with new curb & gutter or regrade
the open ditch with sod/grass for positive drainage flow (based
on type of street).

Note: The active code reference for purposed projects in the City of Houston.

Note: The finished floor elevation will be a minimum of 12" above the nearest sanitary sewer manhole rim.

2021 IRC Houston Amendments (adopted January 2, 2024)

2023 National Electrical Code (NEC) (adopted September 1, 2023)

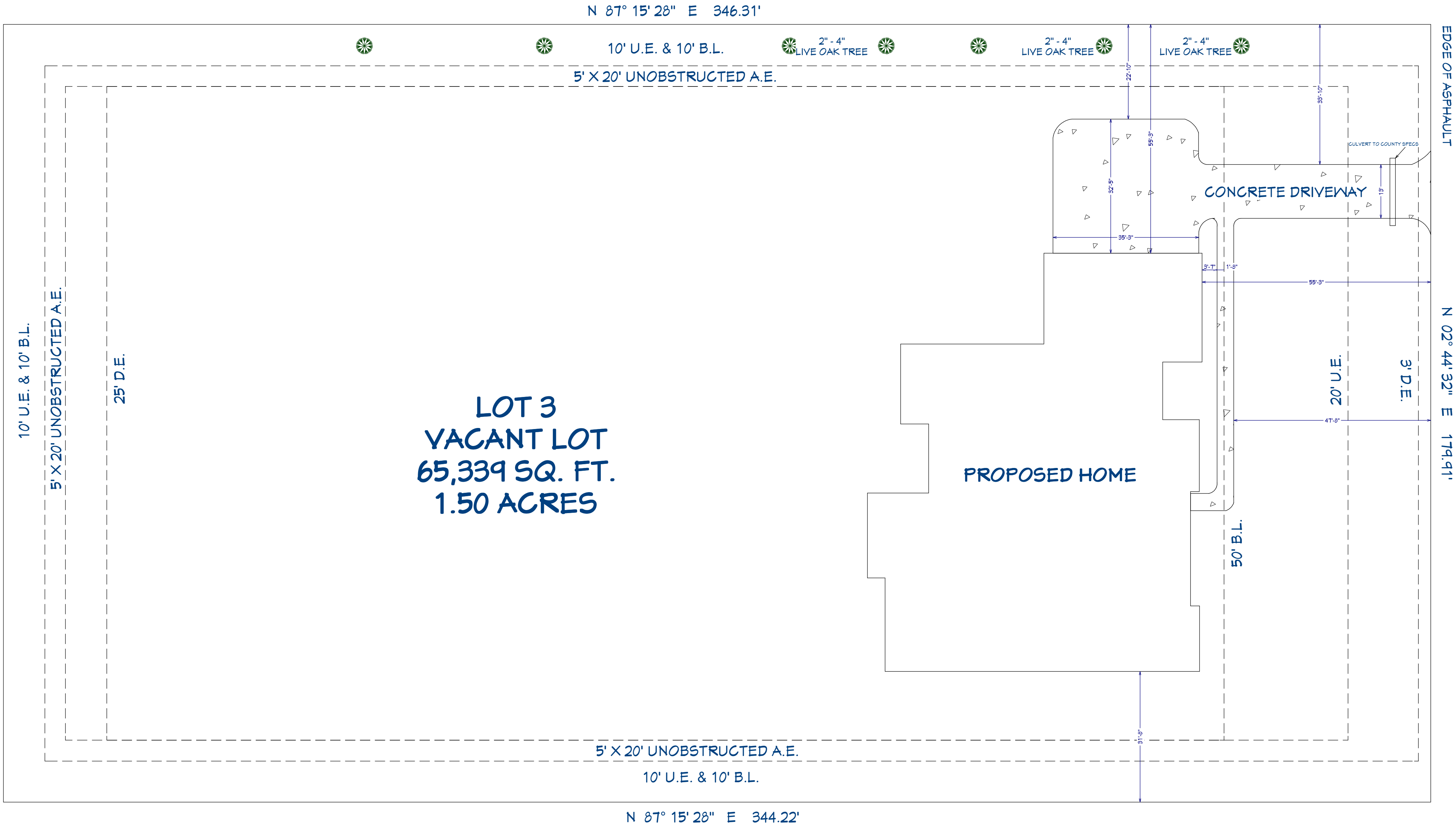
2021 UMC Houston Amendments (adopted January 2, 2024)

2021 UPC Houston Amendments (adopted January 2, 2024)

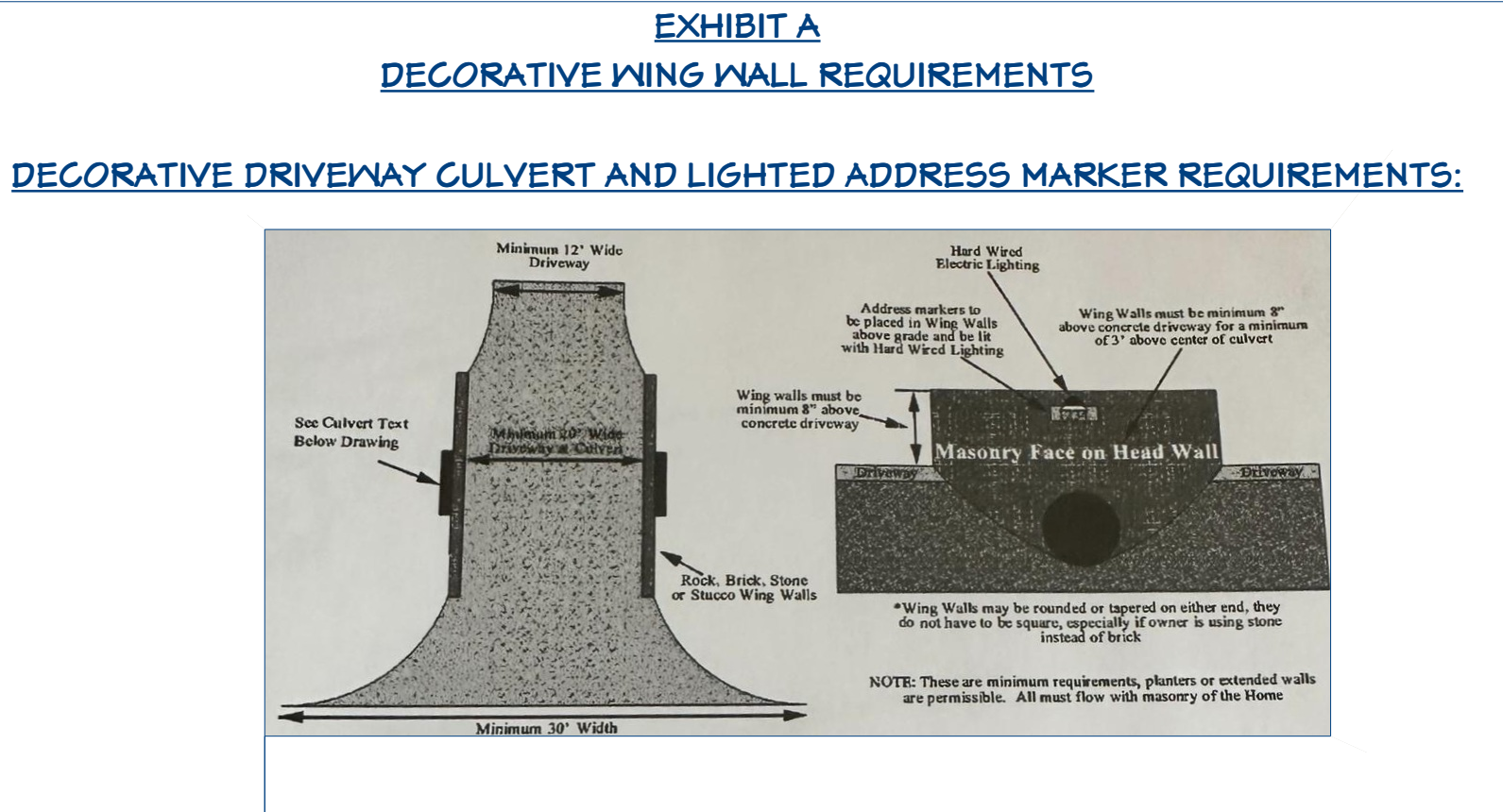
2021 IECC Amendments - Residential provisions (adopted January 2, 2024)

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PLOT PLAN
SCALE 1/16" = 1'



Note: SIDEWALLS AND DRIVEWAY TO MEET HIGH MEADOW STATES STANDARDS WITH MATERIALS TO MATCH EXTERIOR OF RESIDENCE AND HARDWIRED STREET NUMBER LIGHTING.



LIVING AREA	1st FLOOR	466'1"
PORCHES		77'5"
GARAGE		95'2"
TOTAL COVERED AREA		639'6"

PLOT PLAN

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HIGH MEADOW ESTATES



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SHEET:
A-7