

CLIENT RESIDENCE



WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THIS SET OF PLANS. HEREBY NOTIFIES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER," RELIEVES HIMSELF OF LIABILITIES TO PROBLEMS AT SITE IN REFERENCE TO SAID WORKING DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, SOLELY. DRAWINGS AND DETAILS PLANS CONTAINED HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF C. DRAKOS AND DESIGN, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO REVISION AND DESIGN. THIS PROJECT IS A DESIGN-BUILD PROJECT. THE CONTRACTOR OF THIS PROJECT IN WHOLE OR IN PART, TO ITS SOLE DISCRETION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES.

S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

CLIENT RESIDENCE
ADDRESS
CITY, TX

[illegible]

Owner
NAME
COVER

SHEET NO.

1

Scale:

DATE: 12/17/2025
11:12:25 AM



SHEET NO.

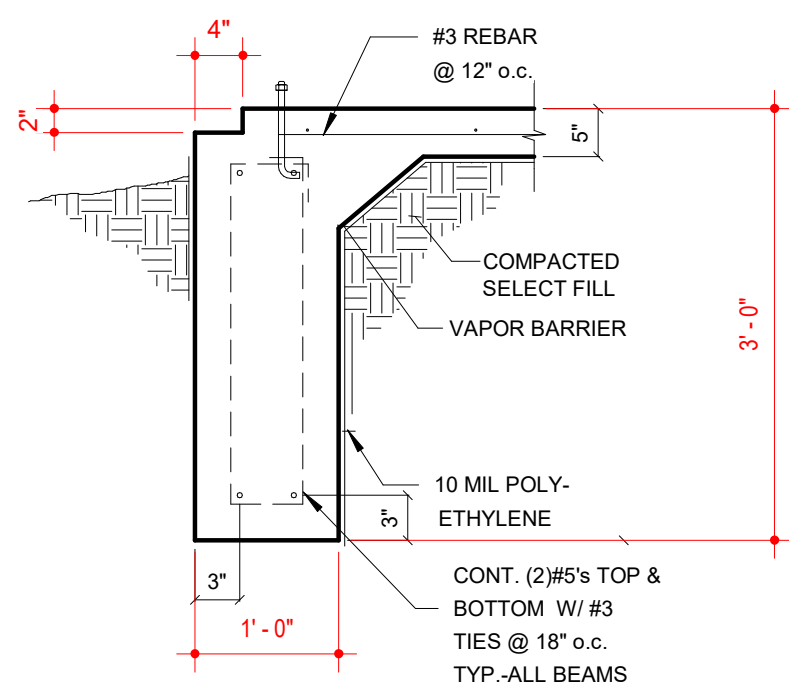
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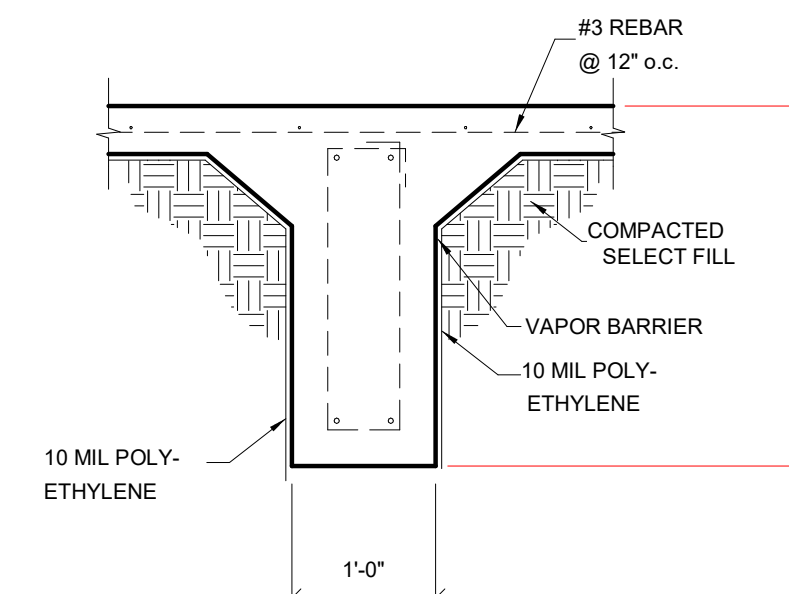
DATE: 12/17/2025
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1. CONCRETE SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS MINIMUM COMPRESSIVE STRENGTH
2. CONCRETE SHALL HAVE MAXIMUM SLUMP OF 5"
3. REINFORCING SHALL BE INTERMEDIATE GRADE DEFORMED BARS CONFORMING TO ASTM A615-60, (OR 6X6 G.A. WWM.)
4. FILL MATERIAL SHALL BE COMPRISED OF NON-SWELLING HOMOGENIOUS EARTH WHICH SHALL HAVE A MAXIMUM PI OF 12. SUCH MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY AT OPTIMUM MOISTURE CONTENT, IN ACCORDANCE WITH SPECIFICATIONS WITH REQUIREMENTS OF PSI REPORT PREPARED FOR THIS SITE.
5. PROVIDE 1 1/2" MINIMUM CLEAR COVER ON ALL BEAM STEEL AND 3/4" CLEAR COVER ON ALL SLAB STEEL. PROVIDE BRICK BATTS OR OTHER SUITABLE SUBSTITUTES TO MAINTAIN IT IN THE POSITIONS CALLED FOR IN THESE PLANS AND SPECIFICATIONS.
6. THE BUILDING AREA SHALL BE CLEARED OF DEBRIS AND ORGANIC MATERIAL PRIOR TO FOUNDATION CONSTRUCTION.
7. PROVIDE A MINIMUM OF 40 DIA. SPICES FOR ALL BEAM AND SLAB STEEL. RUN STEEL FULL STACK LENGTHS. HOOK ALL BEAMS AT DISCONTINUOUS JOINTS WITH 90 DEGREE BENDS. 1' LONG (BOTTOM BARS ONLY). STAGGER TOP AND BOTTOM BEAM SPICES.

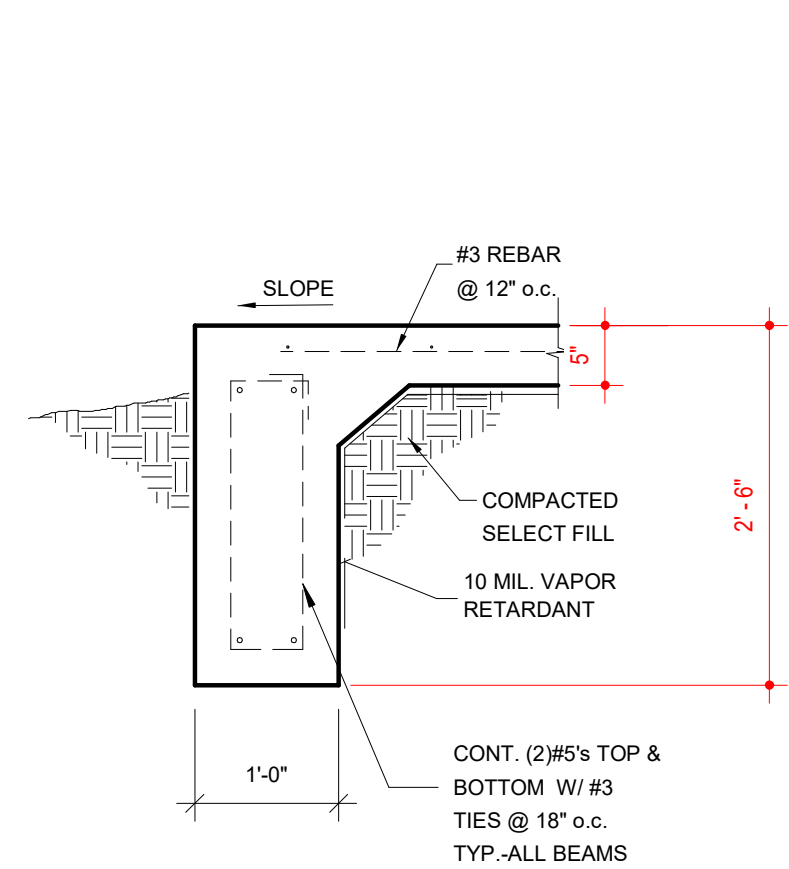
(2) $3/4" = 1'-0"$



(5) $3/4" = 1'-0"$

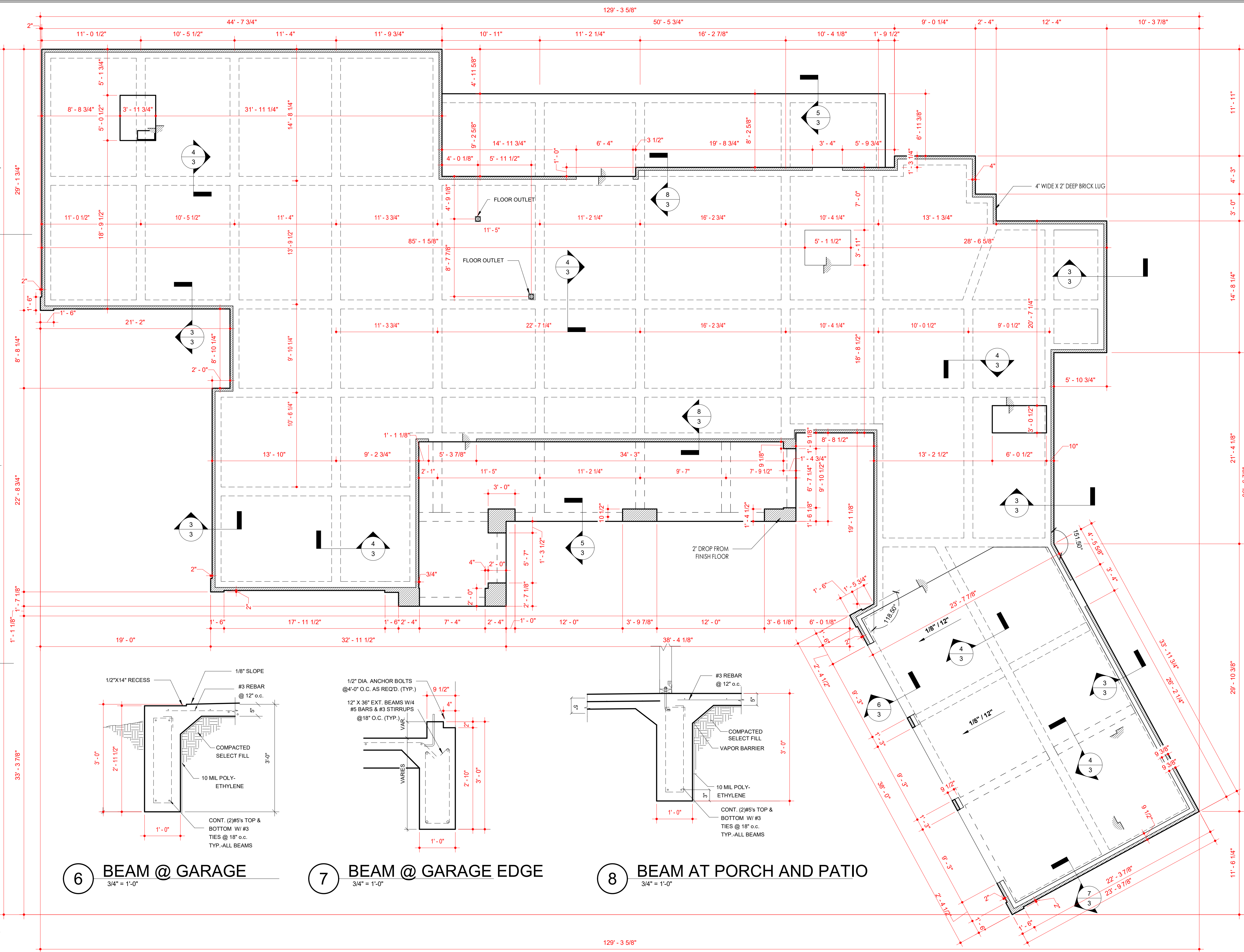


(4) $3/4" = 1'-0"$



(5) $3/4" = 1'-0"$

(1) $3/16'' = 1'-0''$



WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS SHOWN ON THE DRAWINGS CORRESPOND TO ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS.

DETAILS A AND DRAWINGS ARE BUILDERS TYPE AND THE DESIGNER OF THIS SET OF DRAWINGS IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DETAILS. THE CONTRACTOR RELEASES HIMSELF OF LIABILITIES TO PROBLEMS AT SITE IN REFERENCE TO ANY DETAIL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILS PLANS CONTAINED HEREIN REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF S.C. ENGINEERING CONSULTANTS. THE CONTRACTOR AGREES TO RETAIN THE RIGHT TO MAKE ANY MODIFICATION OR ALTERATION TO THE DRAWINGS WITHOUT DUPLICATE.

CONSTRUCTION OF THESE PLANS IS AVAILABLE OR MAY BE MADE TO SCALE REDUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SCALE USED. WHILE CONSTRUCTION OF THIS PROJECT MEETS ALL LOCAL STRUCTURAL CODES.

S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

CLIENT RESIDENCE
ADDRESS
CITY, TX

[illegible]

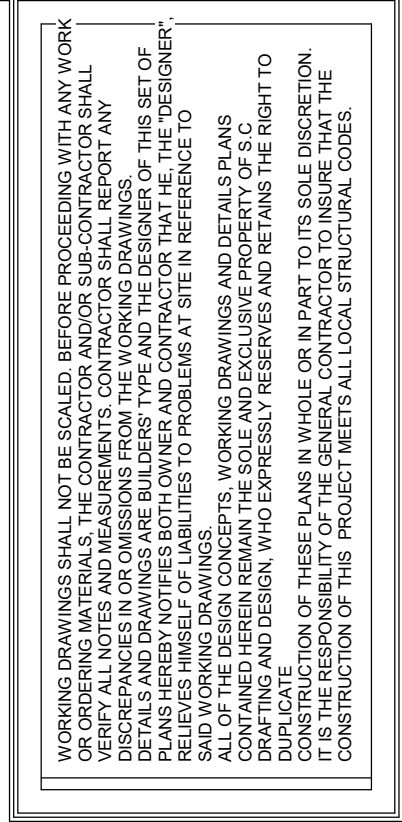
PROJ. Project Number	
DRAWN BY:	SC
CHECKED BY:	SC

Owner

NAME

FOUNDATION
PLAN

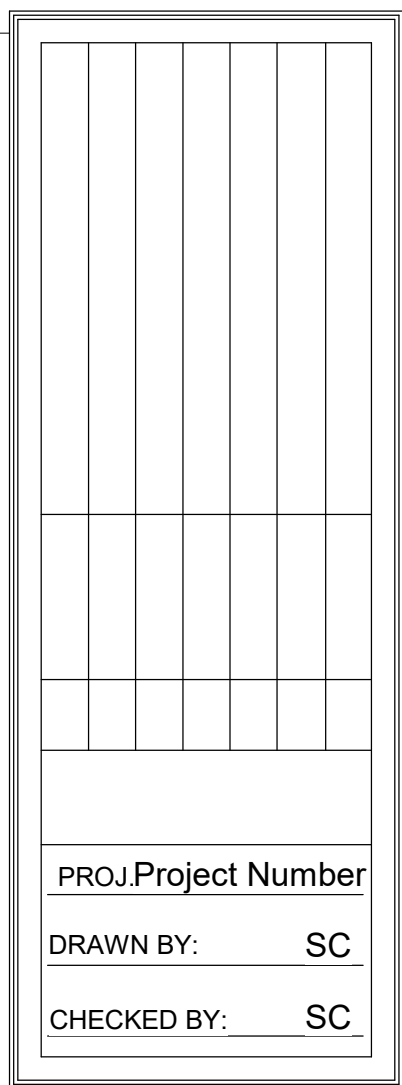
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S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

CLIENT RESIDENCE
ADDRESS
CITY, TX

1 FRONT ELEVATION
3/16" = 1'-0"



Owner
NAME
ELEVATIONS

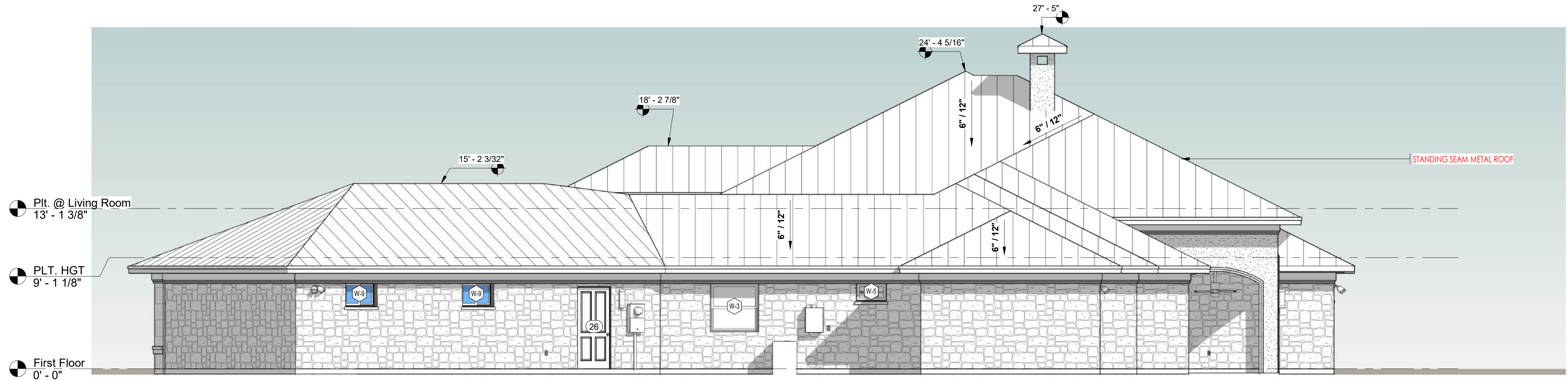
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6

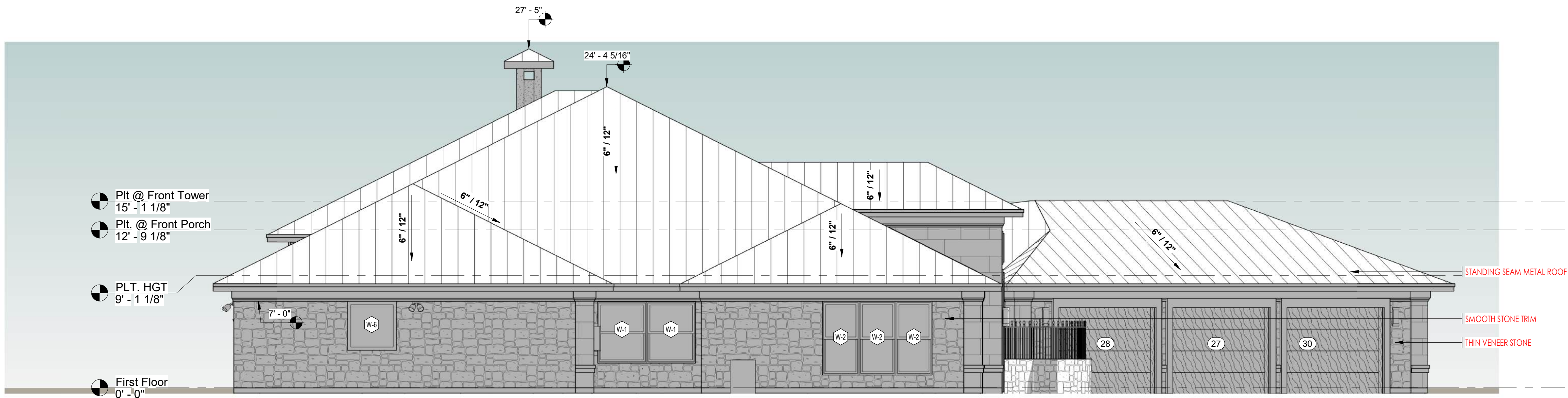
Scale: 3/16" = 1'-0"

2 REAR ELEVATION

DATE: 12/17/2025
11:12:40 AM



1 RIGHT ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"

WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK, THE USER SHALL VERIFY THE ACCURACY OF THE DIMENSIONS AND NOTATIONS. ANY DISCREPANCIES IN OR OMISSIONS FROM THE WORKING DRAWINGS SHALL BE THE RESPONSIBILITY OF THE USER. THE USER SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR OMISSIONS IN WRITING IMMEDIATELY UPON DISCOVERY. THIS SET OF PLANS HEREBY NOTICES BOTH OWNER AND CONTRACTOR THAT HE, THE "DESIGNER," HAS REVIEWED THE WORKING DRAWINGS FOR CONFORMANCE WITH THE SPECIFICATIONS AND VOUCHES FOR THE SAME. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN BEYOND THE SCOPE OF THE DESIGN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN BEYOND THE SCOPE OF THE DESIGN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION CONTAINED HEREIN BEYOND THE SCOPE OF THE DESIGN.

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AND DESIGN
1305 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

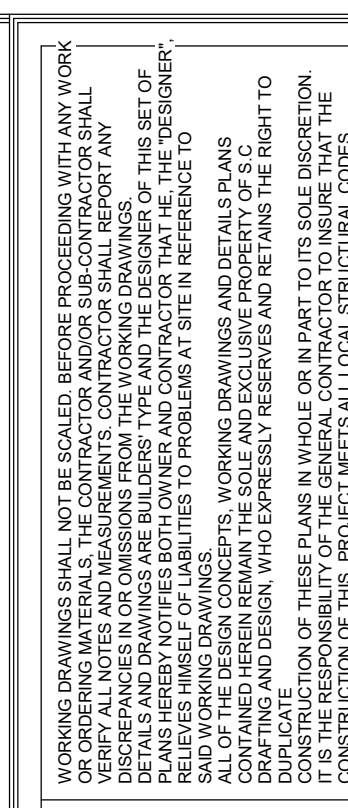
CLIENT RESIDENCE
ADDRESS
CITY, TX

PROJProject Number
DRAWN BY: SC
CHECKED BY: SC

Owner
NAME
ELEVATIONS

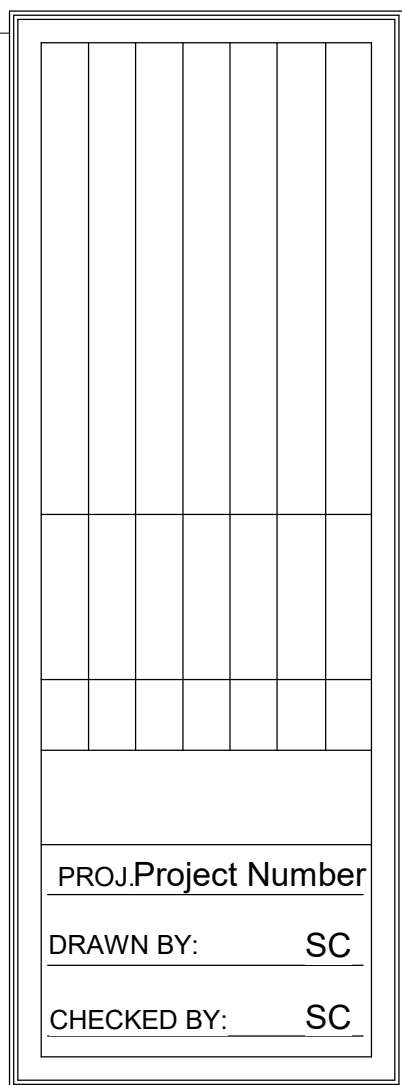
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7
Scale: 3/16" = 1'-0"

DATE: 12/17/2025
11:12:44 AM



S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

CLIENT RESIDENCE
ADDRESS
CITY, TX



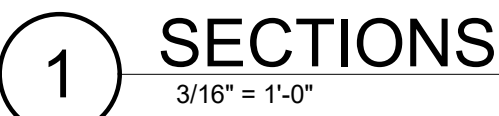
Owner
NAME
BUILDING
SECTIONS

SHEET NO.

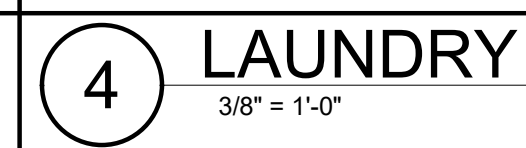
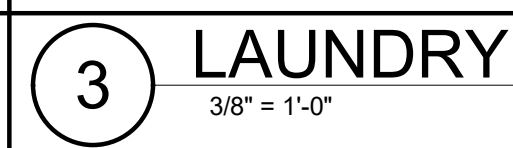
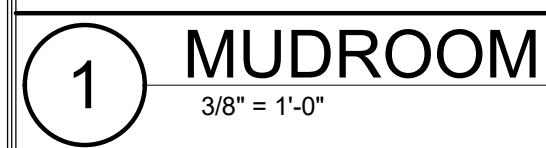
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Scale: 3/16" = 1'-0"

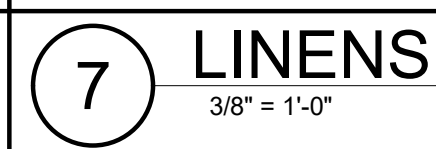
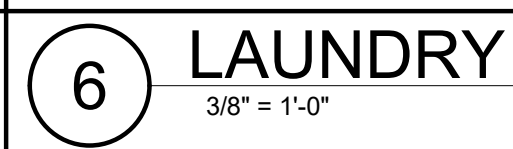
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DATE: 12/17/2025
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S.C. DRAFTING
AND DESIGN
5 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

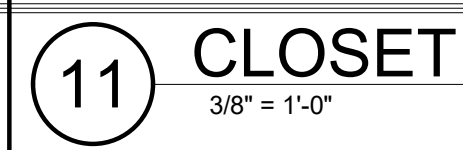
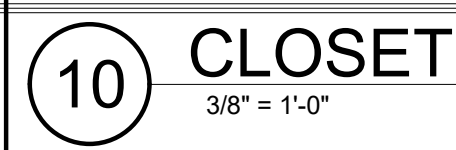


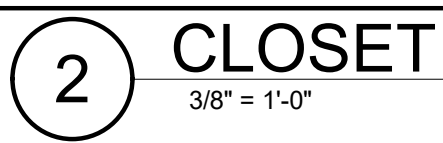
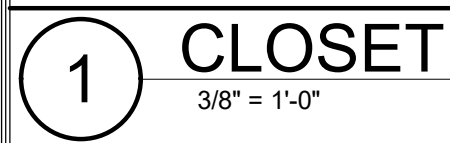
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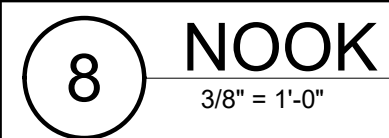
12

Scale: 3/8" = 1'-0"





S.C. DRAFTING
AND DESIGN
5 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

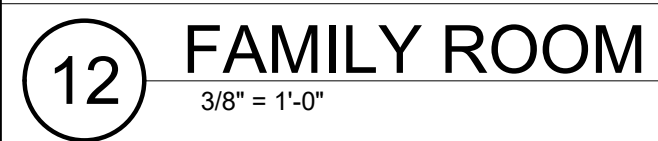
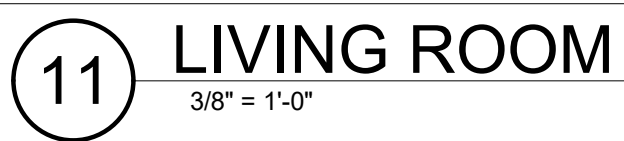
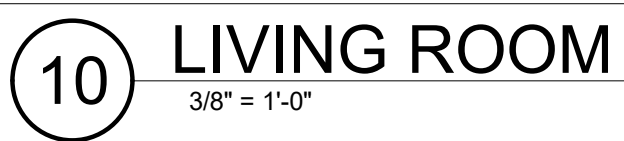
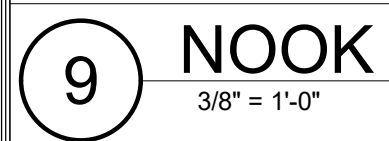


PROJ. Project Number	
DRAWN BY:	SC
CHECKED BY:	SC

SHEET NO.

13

Scale: $3/8" = 1'-0"$



11:13:54 AM



S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE
MCALLEN, TX. 78504
(956)618-4680

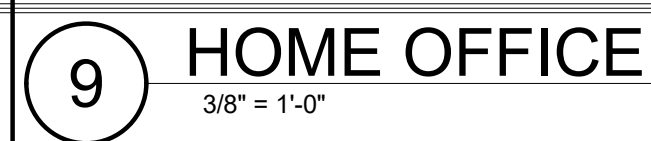


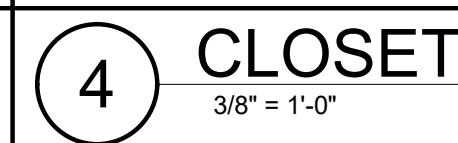
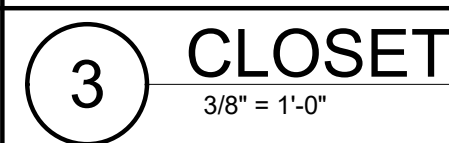
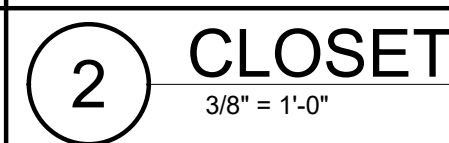
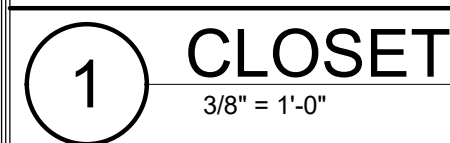
PROJ.	Project Number
DRAWN BY:	SC
CHECKED BY:	SC

SHEET NO.

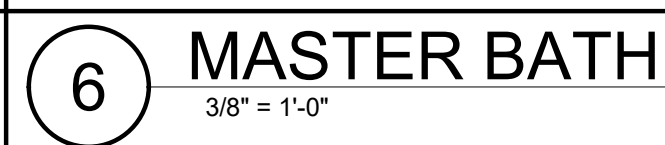
14

Scale: $3/8" = 1'-0"$





S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE G
MCALLEN, TX. 78504
(956)618-4680

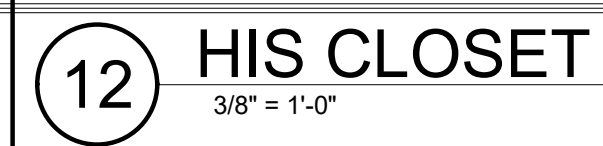
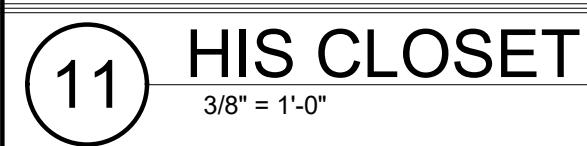
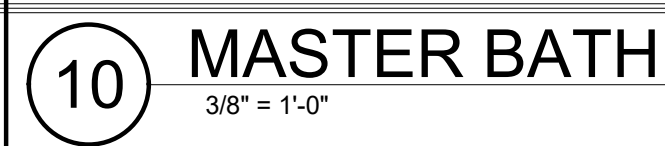


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CHECKED BY:	SC

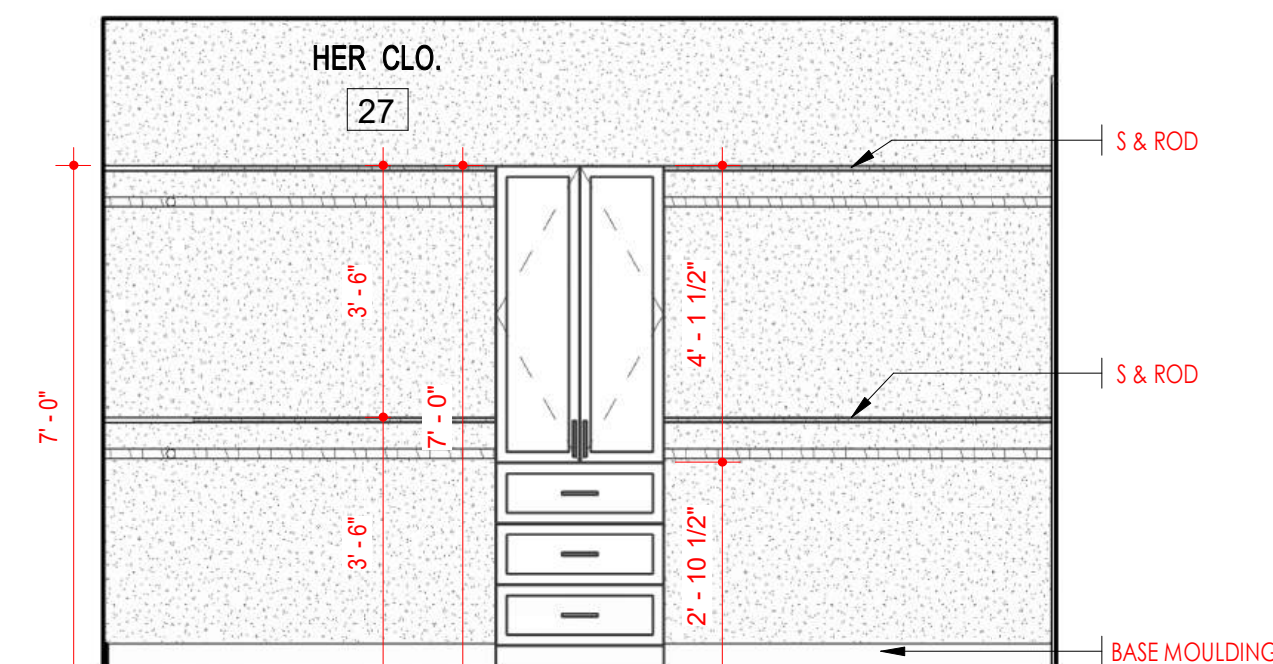
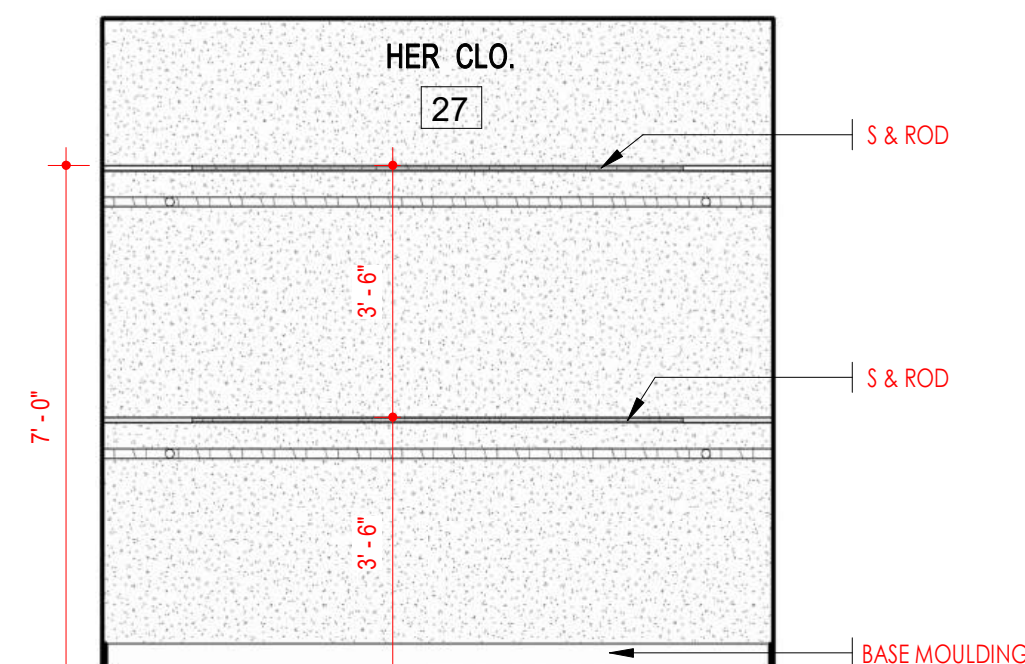
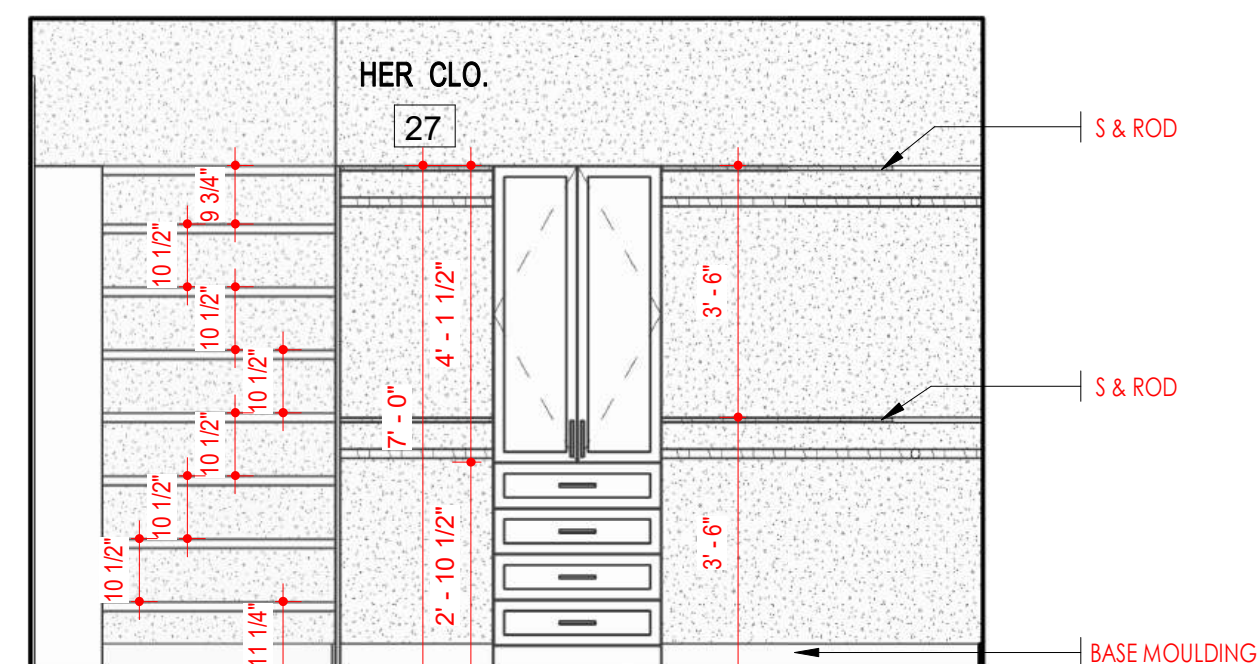
SHEET NO.

15

Scale: $3/8" = 1'-0"$



11:14:00 AM



WORKING DRAWINGS SHALL NOT BE SCALED. BEFORE PROCEEDING WITH ANY WORK OR ORDERING MATERIALS, THE CONTRACTOR AND/OR SUB CONTRACTOR SHALL VERIFY ALL NOTES AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. THE CONTRACTOR SHALL OBTAIN PERMITS AND DRAWINGS ARE BOTH OWNER AND CONTRACTOR THAT THE DESIGNER. IT IS HEREBY NOTED BY BOTH OWNER AND CONTRACTOR THAT THE DESIGNER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES TO PROBLEMS AT SITE IN REFERENCE TO SAID WORKING DRAWINGS.

ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILS PLANS ARE THE PROPERTY OF THE DESIGNER. THE CONTRACTOR SHALL NOT REPRODUCE, DRAFTING AND DESIGN, WHO EXPRESSLY INDEMNIFY AND RETAINS THE RIGHT TO DUPLICATE OR USE THESE IN ANY MANNER, OR IN RESERVES ITS SOLE DISCRETION.

S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE
MCALLEN, TX. 78504
(956)618-4680

1 HER CLOSET
3/8" = 1'-0"

2 HER CLOSET
3/8" = 1'-0"

3 HER CLOSET
3/8" = 1'-0"

4 LAUNDRY

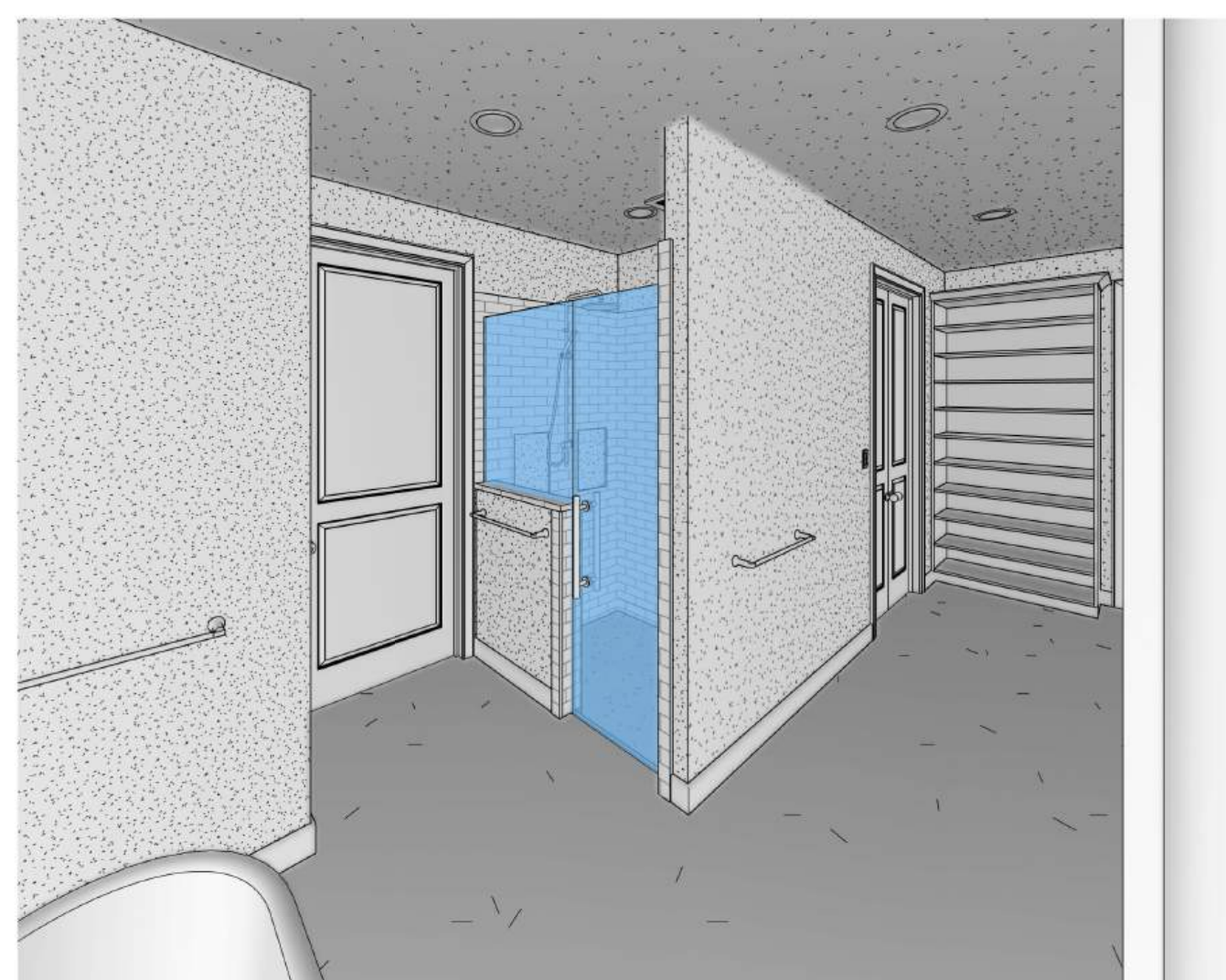
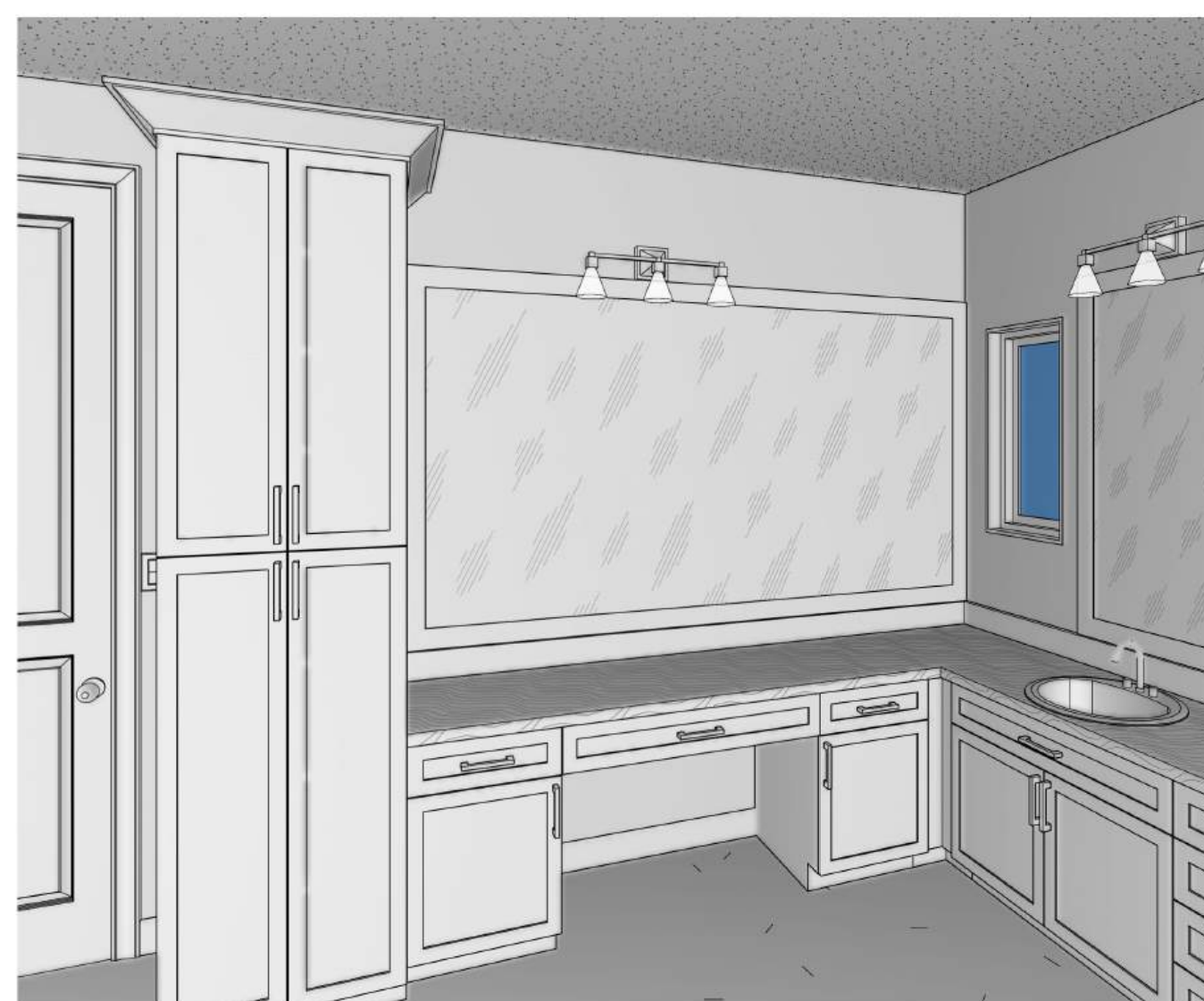


5 KITCHEN

6 DINING AREA

7 DINING ROOM

8 LIVING ROOM.



9 MASTER BATH.

10 MASTER BATH

11 MASTER BATH

12 FAMILY ROOM

PROJ.	Project Number
DRAWN BY:	SO
CHECKED BY:	SO

Owner

NAME

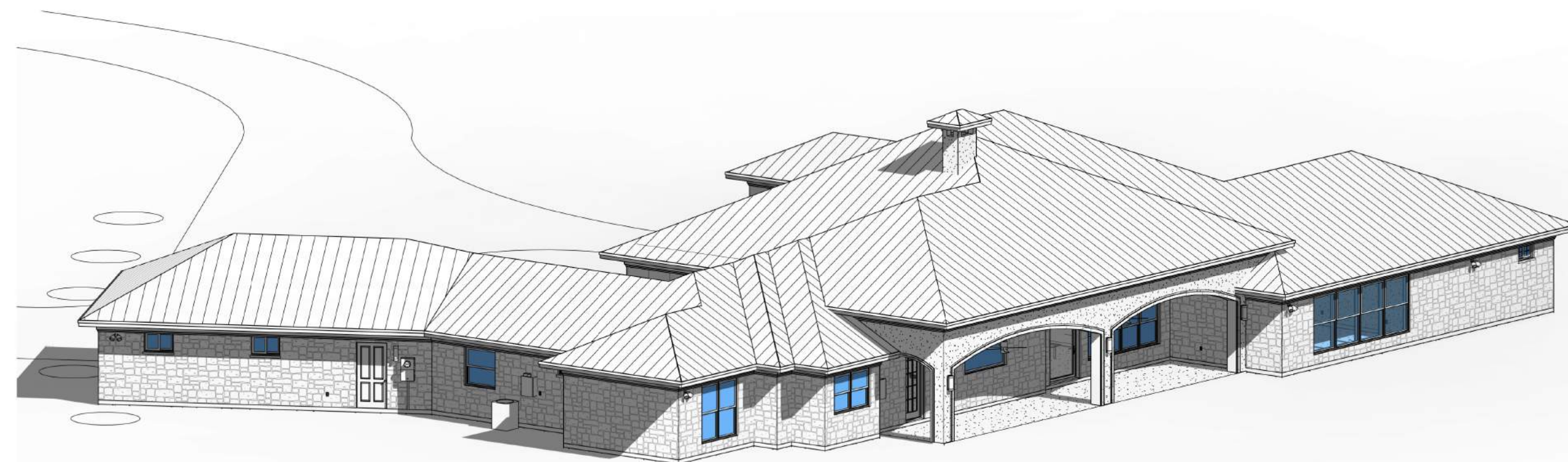
INTERIOR
ELEVATIONS

SHEET NO.

16

Scale: $3/8" = 1'-0"$

DATE: 12/17/2025 11:41:40 AM



WORKING DRAWINGS SHALL NOT BE SEALED BEFORE PROCEEDING WITH ANY WORK THEREON. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND VERIFY ALL NOTES AND MEASUREMENTS. CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR OMISSIONS FROM THE WORKING DRAWINGS TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACTOR SHALL BE RESPONSIBLE FOR THIS SET OF PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE OWNER AND CONTRACTOR. THE DESIGNER RELIEVES HIMSELF OF LIABILITIES TO PROBLEMS AT SITE IN REFERENCE TO ALL OF THE DESIGN CONCEPTS, WORKING DRAWINGS AND DETAILS PLANS CONTAINED HEREIN. CONTRACTOR SHALL REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF S C ARCHITECTS AND DESIGN, WHO EXPRESSLY RESERVES AND RETAINS THE RIGHT TO DUPLICATE.

S.C. DRAFTING
AND DESIGN
1305 E NOLANA SUITE
MCALLEN, TX. 78504
(956)618-4680

[illegible]

PROJ. Project Number	
DRAWN BY:	SC
CHECKED BY:	SC

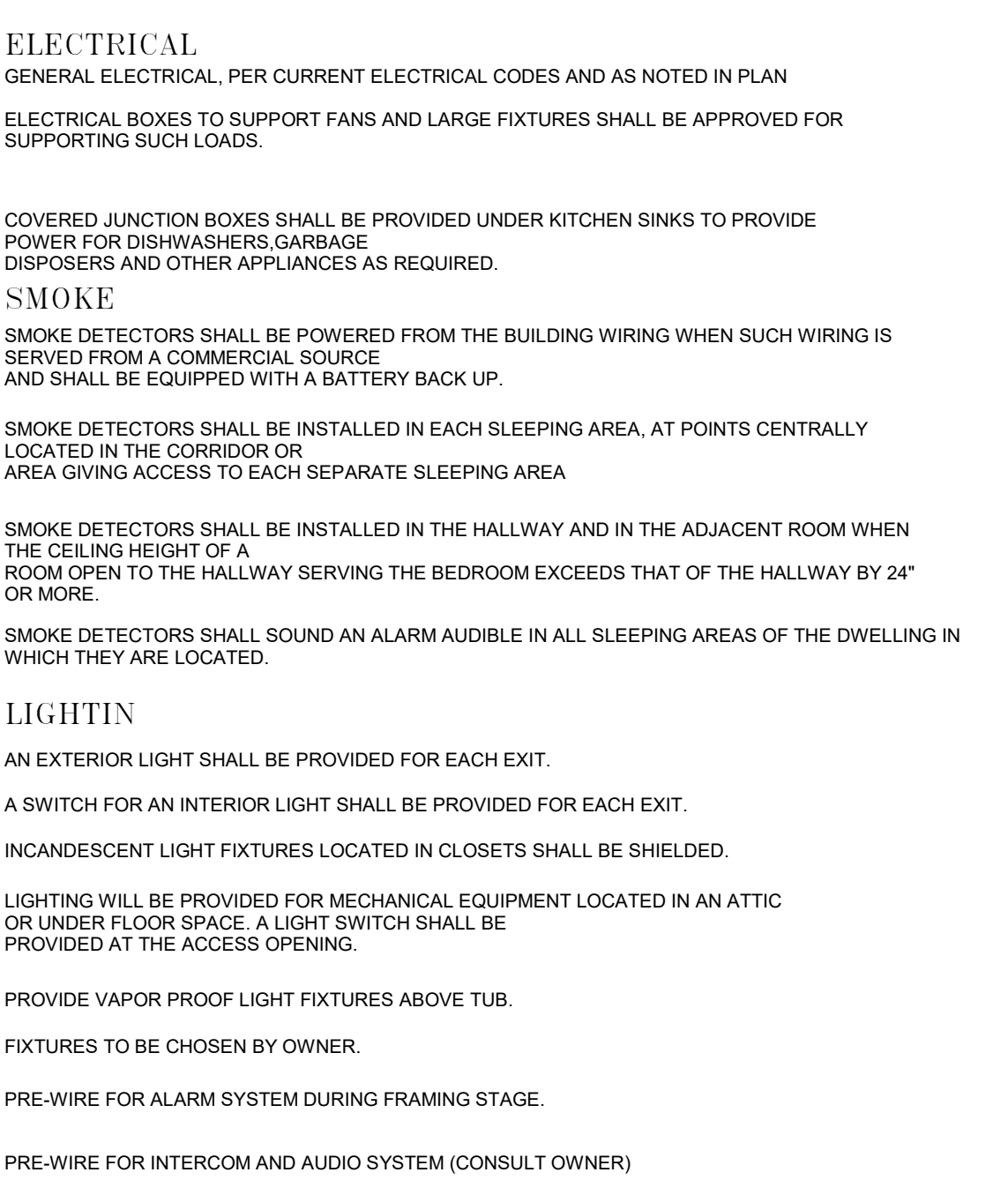
Owner
NAME
3D FLOOR PLAN

SHEET NO.

18

Scale:

DATE: 12/17/2025 11:44:28 AM


$$3/4" = 1'-0"$$

	PENDANT LIGHT
	RECESSED CAN LIGHT 6"
	RECESSED CAN LIGHT 8"
	FLOOD LIGHT
	CHANDELIER
	LIGHT-GENERIC-BOX 12" x 48"
	CEILING FAN
	OUTLET DUPLEX
	OUTLET GFI
	A/C FURNACE OUTLET
	DISHWASHER OUTLET
	SWITCH SINGLE
	SWITCH DOUBLE
	SWITCH TRIPLE
	SWITCH QUAD
	SWITCH FIVE
	SWITCH THREE WAY
	SWITCH DIMMER
	EXHAUST FAN
	SMOKE/CARBON MONOXIDE DETECTOR
	WEATHER PROOF OUTLET ON OVERHANG/SOFFIT
	WALL MOUNTED LIGHT
	UNDER CABINET LIGHTING
	RANGE OUTLET
	DRYER OUTLET
	WASHER OUTLET
	DATA + TV
	MICROWAVE OUTLET
	VANITY WALL FIXTURE
	SWITCH MOTION
	DOOR BELL CHIME
	DOOR BELL
	GARAGE DOOR OPENER OUTLET
	OUTLET 240V 50A
	FLOOR OUTLET
	WEATHER PROOF OUTLET
	ELECTRIC VEHICLE OUTLET

[illegible]

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AND DESIGN
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CLIENT RESIDENCE
ADDRESS
CITY, TX

[illegible]

Owner

NAME

FIRST FLOOR
ELECTRICAL

SHEET NO.

20

Scale: As indicated

DATE: 12/17/2025
11:14:45 AM