



PROJECT INFORMATION:

Square Footage: FAT FARMHOUSE

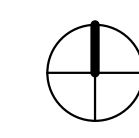
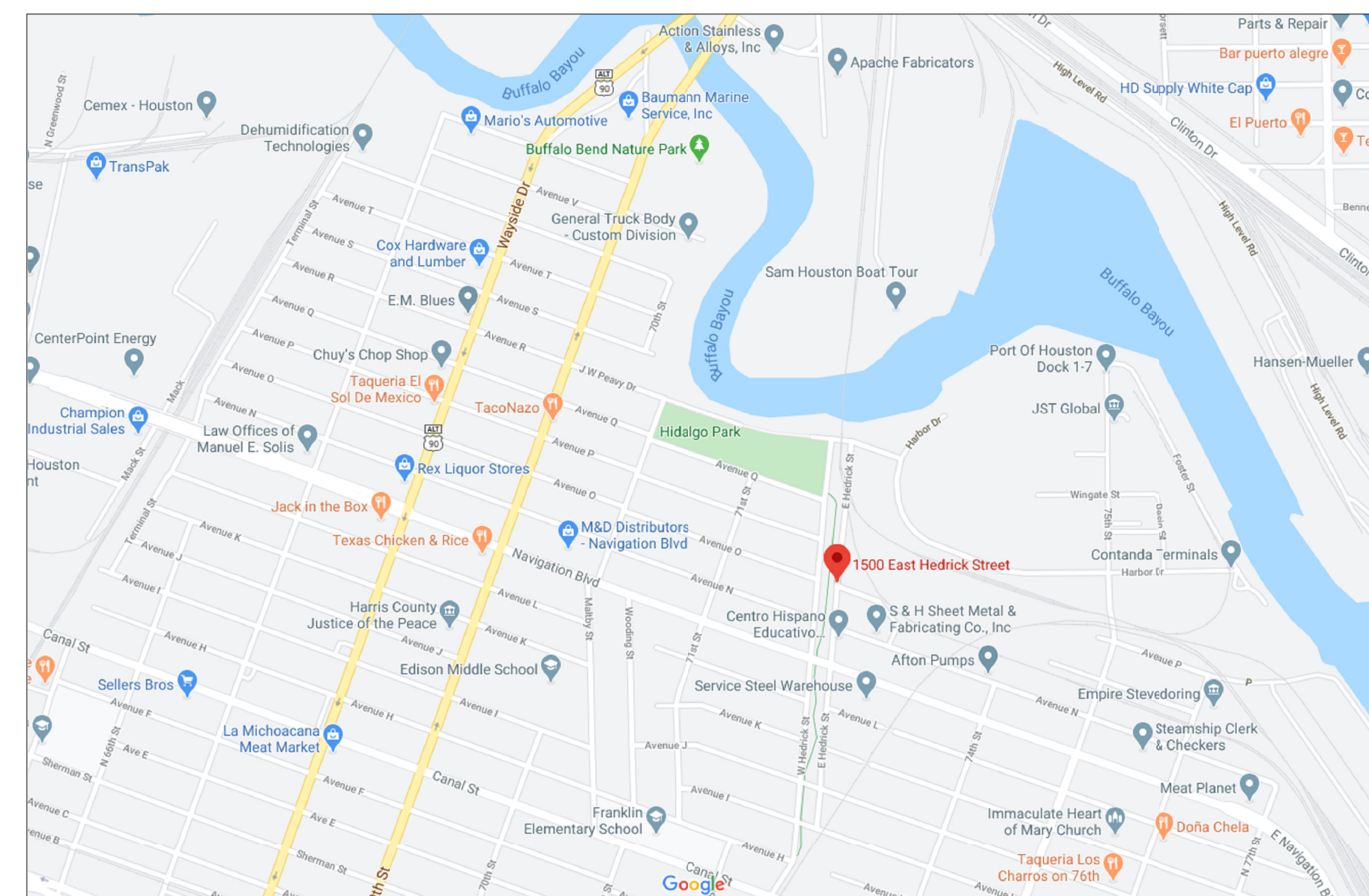
LIVING AREA:	
FIRST FLOOR LIVING:	753 SF
SECOND FLOOR LIVING:	783 SF
THIRD FLOOR LIVING:	N/A
TOTAL LIVING AREA:	1536 SF
FRONT PORCH:	84 SF
BALCONY (2ND LEVEL):	N/A
MECHANICAL ROOM:	N/A
TOTAL FRAMED AREA:	1620 SF
ROOF TERRACE:	N/A
FOUNDATION:	837 SF

Code Compliance:

IRC	2012 INTERNATIONAL RESIDENTIAL CODE W/ HOUSTON AMMENDMENTS
PLUMBING	2012 INTERNATIONAL PLUMBING CODE W/ HOUSTON AMMENDMENTS
MECHANICAL	2012 INTERNATIONAL MECHANICAL CODE W/ HOUSTON AMMENDMENTS
ELECTRICAL	2017 NATIONAL ELECTRICAL CODE W/ DALLAS AMMENDMENTS
ENERGY	2015 INTERNATIONAL ENERGY CONSERVATION CODE

OCCUPANCY	R-3 SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	VBII (NOT SPRINKLED)

VICINITY MAP



SHEET LIST

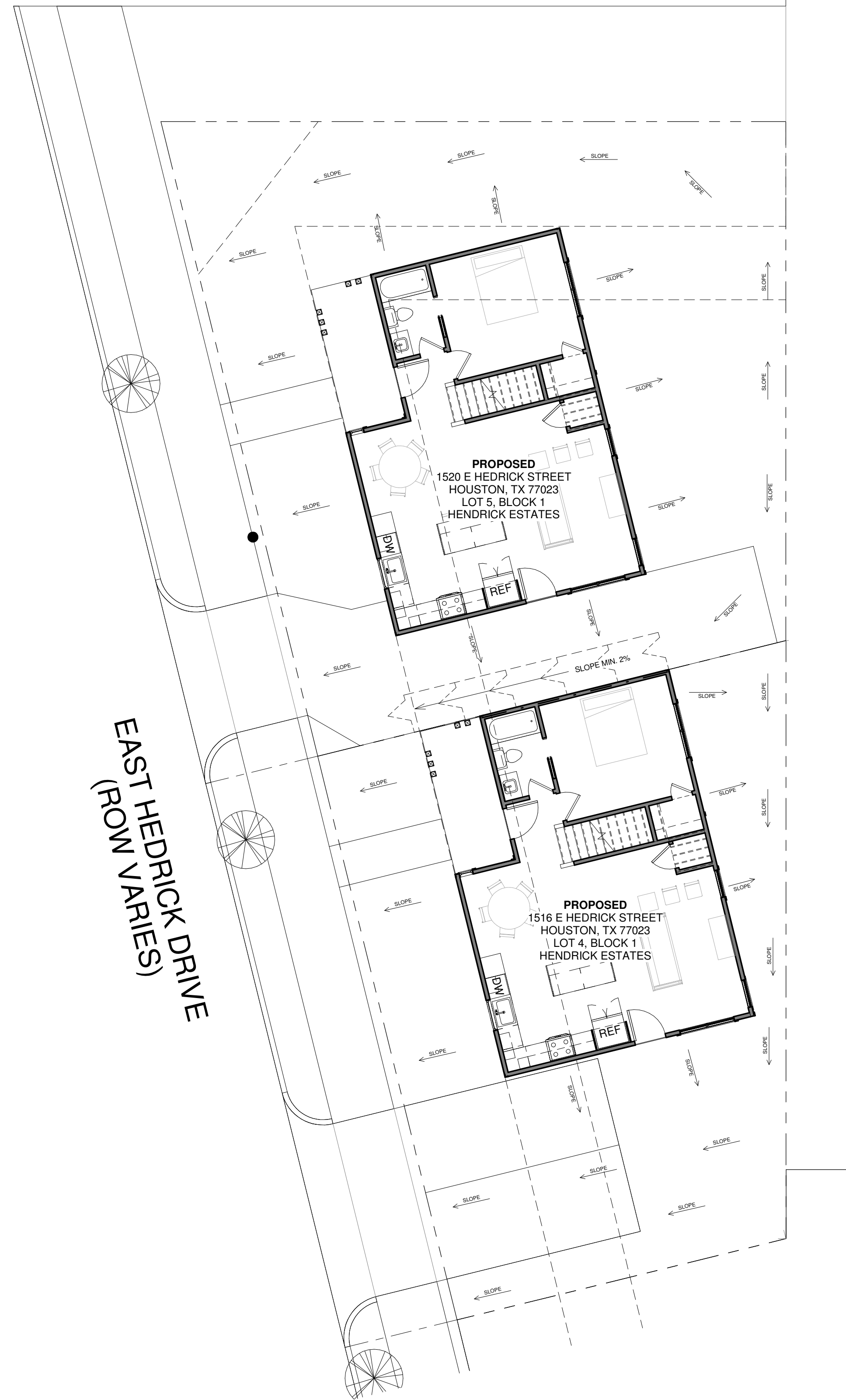
Sheet List	
Sheet Number	Sheet Name
A1	Cover
A2	Plat
A3	Site Plan
A4	COH Traffic Details
A5	Floor Plans
A6	Elevations
A7	3D Views & Int. Elevations
A8	Section & Details
A9	Fiber Cement Details
E1	Electrical Layouts
S1	Foundation Plan
S2	Framing Plans
S3	Roof Framing Plan
S4	General Notes and Details

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Avenue 'O' - Fat Farmhouse
Vecino Homes
1516 & 1520 E Hedrick Street
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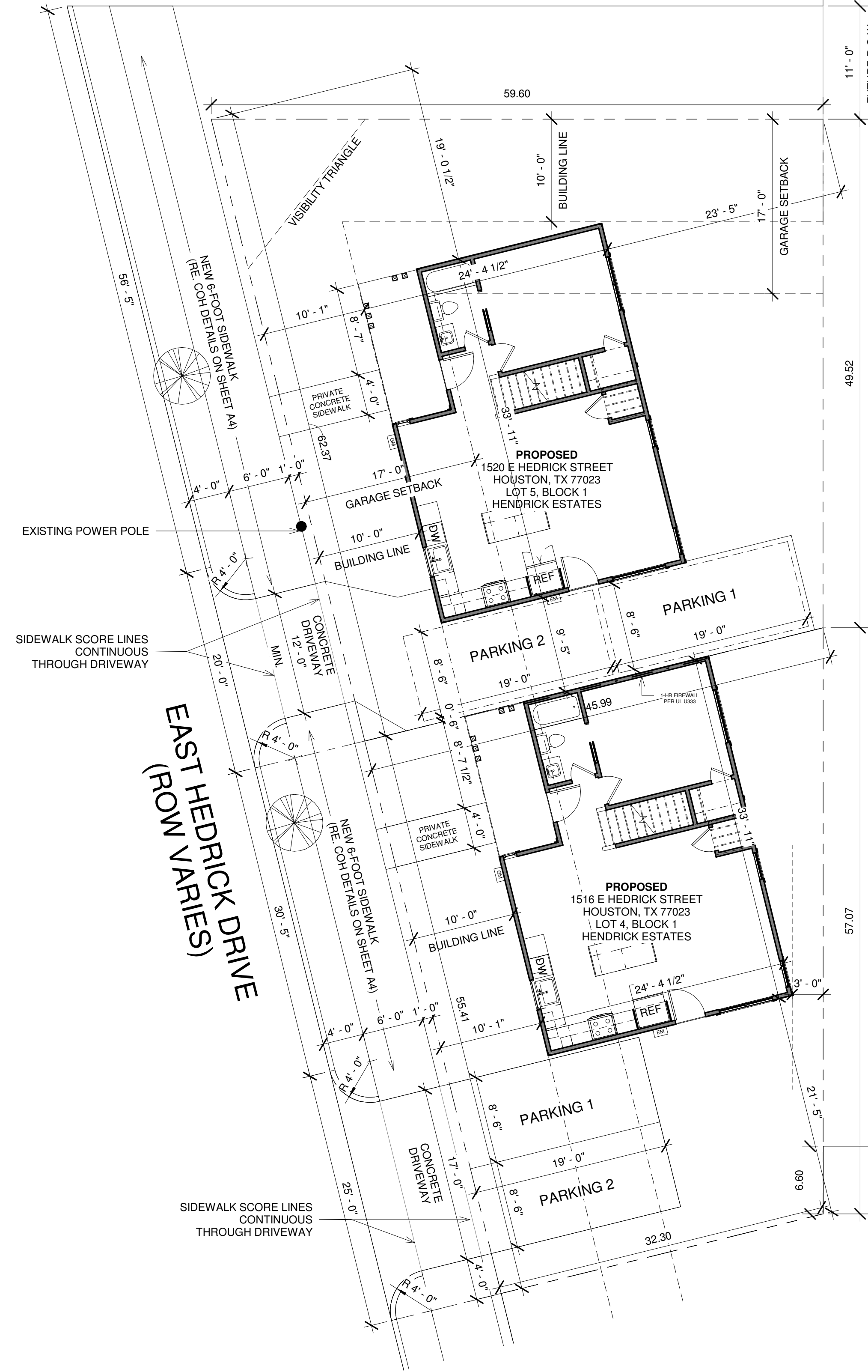
Project number	2020.1008
Date	08/03/2020
Construction Doc.	
A1	
Cover	

AVENUE P
(60' R.O.W.)
STREET NOT COMPLETE



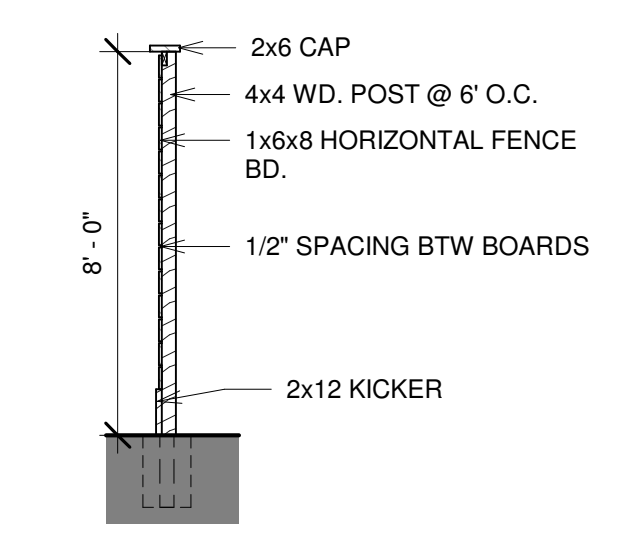
Enlarged Site Plan- B Drainage
2/ 1/8" = 1'-0"

AVENUE P
(60' R.O.W.)
STREET NOT COMPLETE



Enlarged Site Plan- B
1/ 1/8" = 1'-0"

TYPICAL FENCE DETAILS:



NOTE

FINISHED FLOOR ELEVATION MUST BE A MINIMUM 12\"/>

GRADING NOTES

1. ALL NEW BUILDINGS WITHIN THIS JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12-INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM. OR, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4-INCHES ABOVE THE CROWN OF THE STREET.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM 6-INCHES WITHIN THE FIRST TEN FEET.
- EXCEPTION: WHERE LOT LINES, SLOPES, WALLS, OR OTHER PHYSICAL BARRIERS PROHIBIT 6-INCHES OF FALL WITHIN 10- FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS COVERAGES WITHIN 10- FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. 2% AWAY FROM THE BUILDING.
3. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MIN. 12-INCHES PLUS 2%.

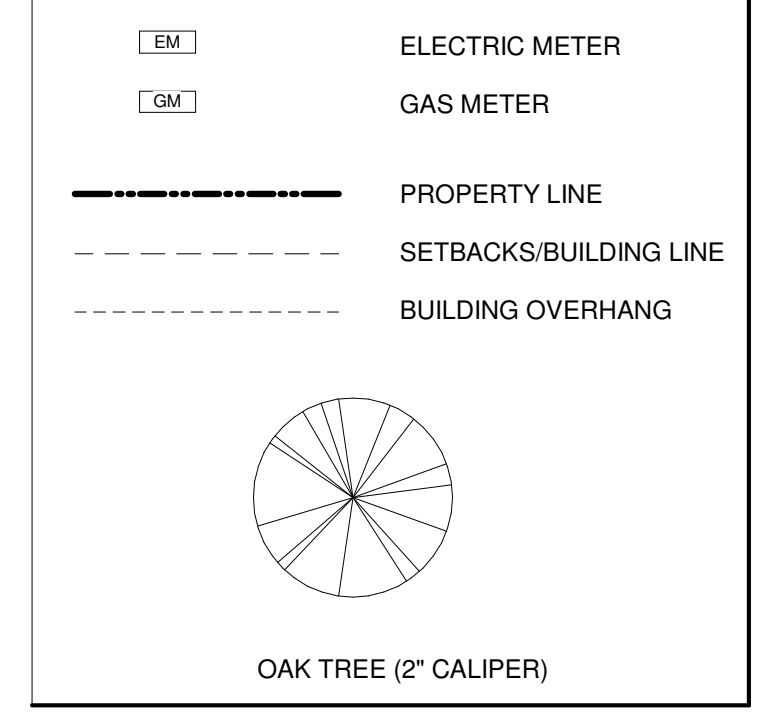
IMPERVIOUS COVERAGE CALCULATION:

LOT 4:	2163 SF
LOT 4:	2909 SF
LOT 4:	
TOTAL AREA OF LOT:	2,163 SF
BUILDING AREA:	833 SF
DRIVEWAY/SIDEWALKS:	322 SF
IMPERVIOUS CALCULATION:	54% COVERAGE
LOT 5:	
TOTAL AREA OF LOT:	2,209 SF
BUILDING AREA:	833 SF
DRIVEWAY/SIDEWALKS:	323 SF
IMPERVIOUS CALCULATION:	40% COVERAGE

DRAINAGE NOTES:

BUILDER TO INSTALL TYPE 'A' DRAINAGE DIRECTING RUNOFF TO THE CITY RIGHT-OF-WAY AND MAY NOT OVERFLOW TO AN ADJACENT PROPERTY.

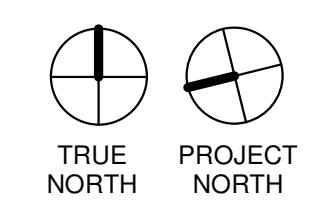
LEGEND:



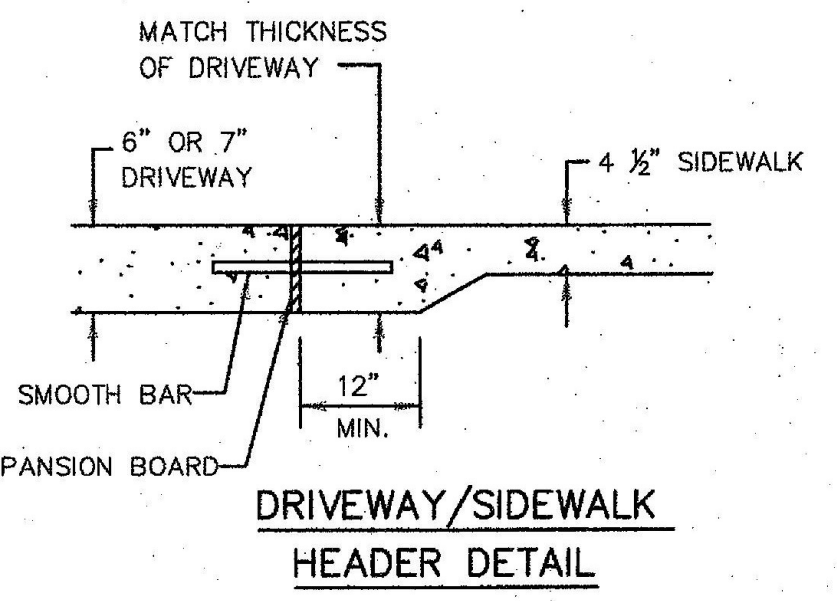
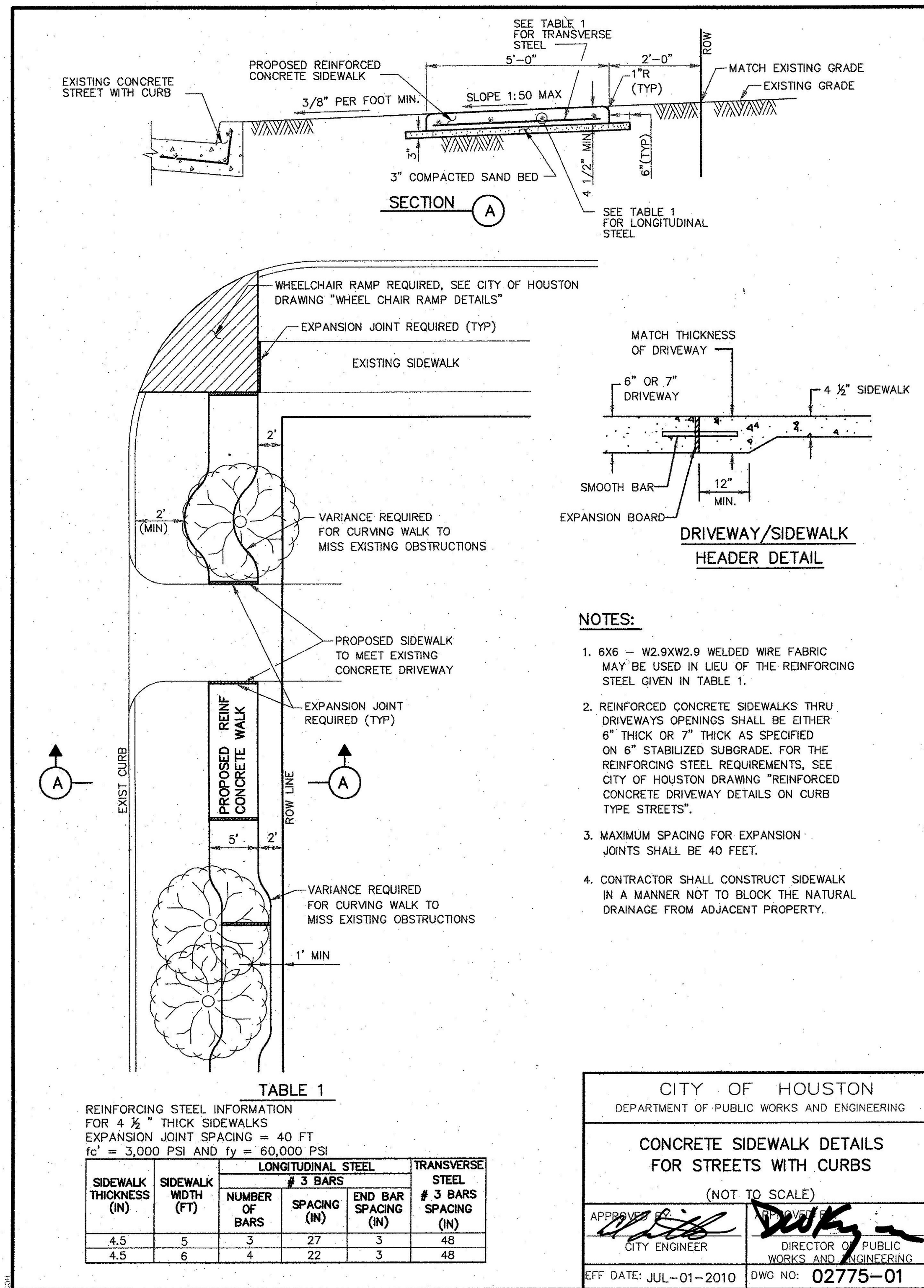
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TRAFFIC NOTES	Project number	2019.08
CITY OF HOUSTON SIDEWALK AND DRIVEWAY DETAILS ARE LOCATED ON SHEET A4.	Date	08/03/20
	CONSTRUCTION DOCUMENTS	

PLAT NOTES
HENDRICK ETSTAES - RECORDED IN THE OFFICE OF COUNTY CLERK ON 8/12/20, HARRIS COUNTY, TX
FILM CODE: RP-2020-369128



A3
Floor Plans



- NOTES:
- 6X6 - W2.9XW2.9 WELDED WIRE FABRIC MAY BE USED IN LIEU OF THE REINFORCING STEEL GIVEN IN TABLE 1.
 - REINFORCED CONCRETE SIDEWALKS THRU DRIVEWAYS OPENINGS SHALL BE EITHER 6" THICK OR 7" THICK AS SPECIFIED ON 6" STABILIZED SUBGRADE. FOR THE REINFORCING STEEL REQUIREMENTS, SEE CITY OF HOUSTON DRAWING "REINFORCED CONCRETE DRIVEWAY DETAILS ON CURB TYPE STREETS".
 - MAXIMUM SPACING FOR EXPANSION JOINTS SHALL BE 40 FEET.
 - CONTRACTOR SHALL CONSTRUCT SIDEWALK IN A MANNER NOT TO BLOCK THE NATURAL DRAINAGE FROM ADJACENT PROPERTY.

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

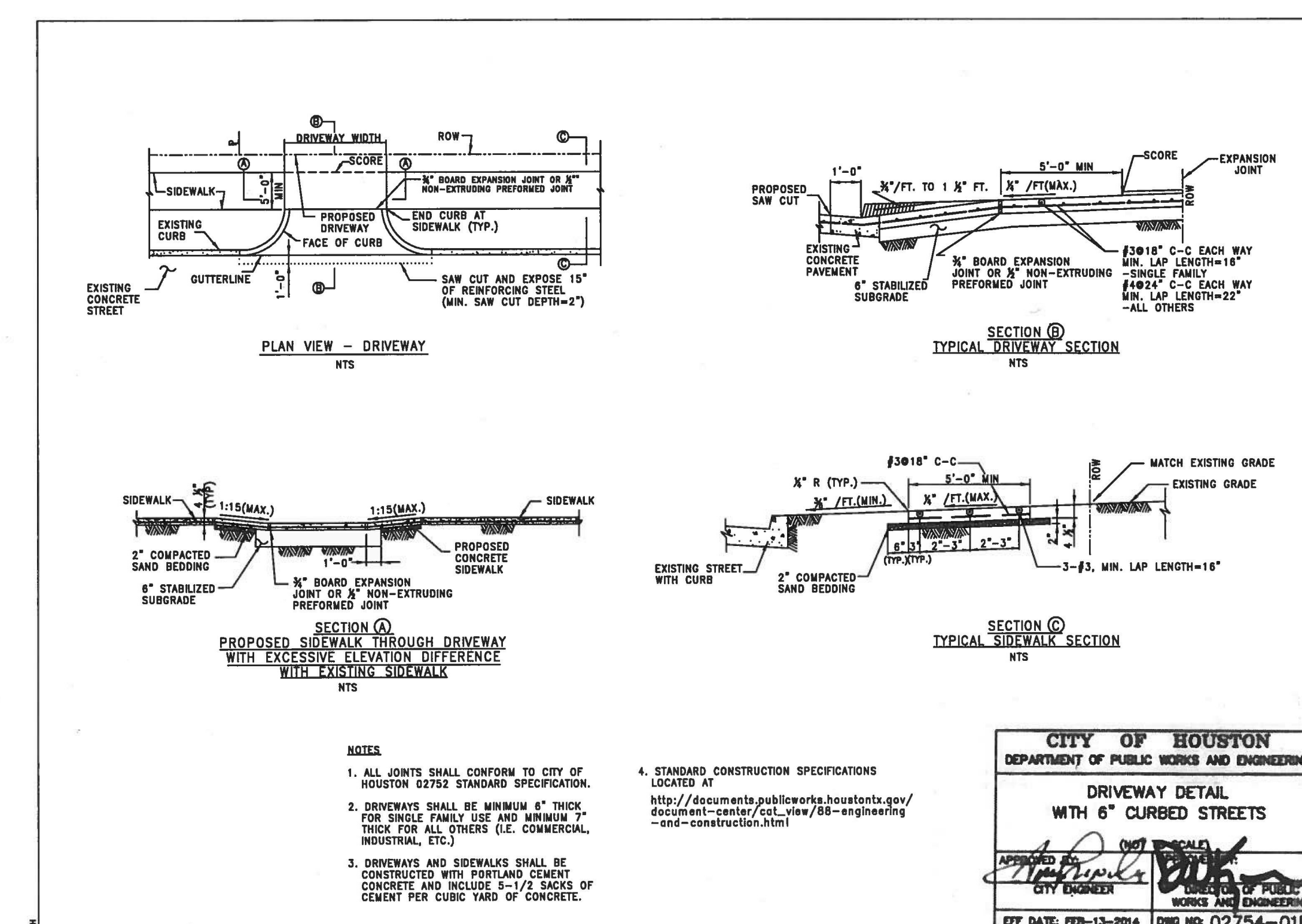
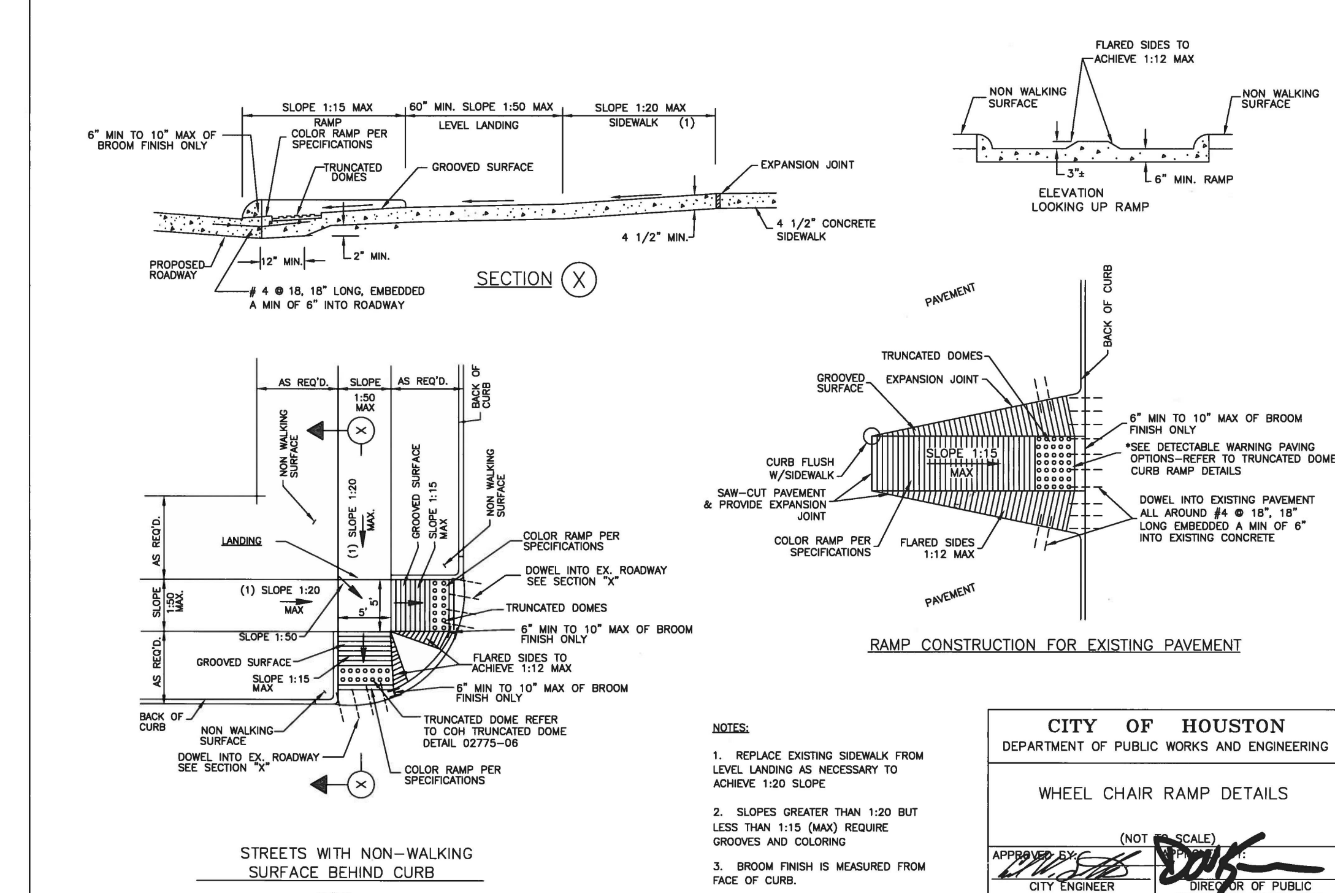
CONCRETE SIDEWALK DETAILS FOR STREETS WITH CURBS

(NOT TO SCALE)

APPROVED BY: *[Signature]*
CITY ENGINEER

APPROVED BY: *[Signature]*
DIRECTOR OF PUBLIC WORKS AND ENGINEERING

EFF DATE: JUL-01-2010 DWG NO: 02775-01



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Project number 2019.08
Date 08/03/20
CONSTRUCTION DOCUMENTS

A4
COH Flatwork Details

Window Schedule					
Type Mark	Count	Height	Width	Sill Height	Comments
C	11	6'-0"	2'-8"	2'-0"	SINGLE HUNG
C-T	1	6'-0"	2'-8"	2'-0"	SINGLE HUNG-TEMPERED
C-U	1	6'-0"	3'-0"	3'-0"	PICTURE
M	2	1'-6"	5'-0"	7'-6"	PICTURE
N	1	7'-0"	3'-0"	1'-0"	PICTURE
O	1	1'-6"	5'-10"	7'-6"	PICTURE
Q	1	6'-0"	1'-4"	1'-6"	PICTURE

Grand total: 18

Door Schedule				
Mark	Count	Height	Width	Comments
24	1	6'-8"	2'-0"	
24P	1	8'-0"	2'-0"	POCKET DOOR
28	5	8'-0"	2'-4"	
28P	1	8'-0"	2'-4"	
32	3	8'-0"	2'-8"	
36BD	1	8'-0"	3'-0"	TEMPERED GLAZING REQ.
36FD	1	8'-0"	3'-0"	TEMPERED GLAZING REQ.
60	1	8'-0"	5'-0"	DOUBLE BALL CATCH

Grand total: 14

FLOOR PLAN NOTES

BALCONIES/LANDINGS

R311.4.1 THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY R311.4.1 SHALL NOT BE MORE THAN 7 3/4" LOWER THAN THE TOP OF THE THRESHOLD.

R311.4.3 LANDINGS AT DOORS. THERE SHALL BE A FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER FOOT OR 2%.

THE EXTERIOR LANDING AT AN EXTERIOR DOOR OTHER THAN THE REQUIRED EXIT DOOR SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

STAIRS

R311.5.3.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.5.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLAIN ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE IF THE LANDING OR PLATFORM.

R311.5.3.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED AS ABOVE AT A POINT TWELVE INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

GUARDRAILS

PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OR STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

R312.2 GUARD OPENING LIMITATIONS. 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" OR MORE IN DIAMETER.

BATH AND SHOWER SPACES

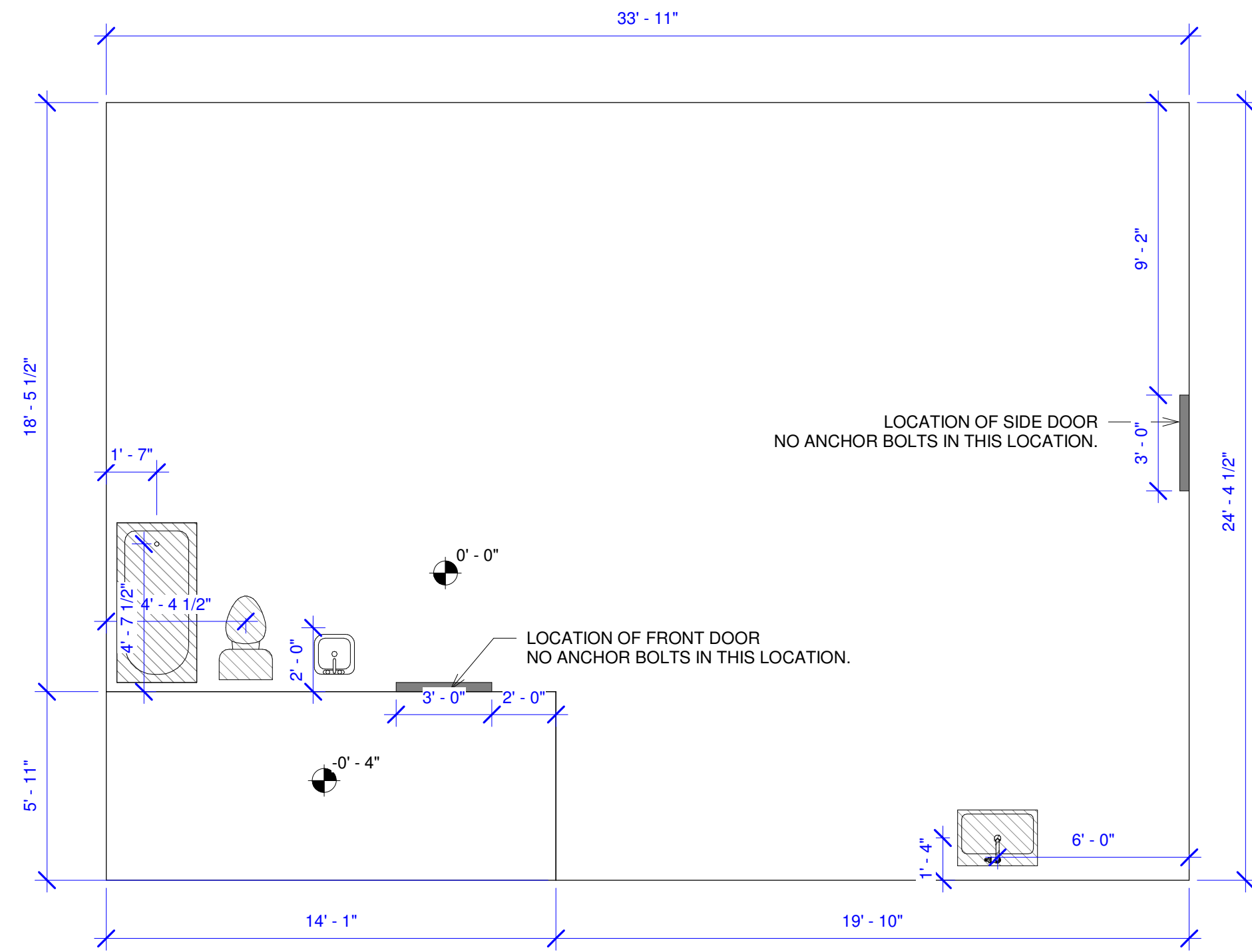
PER R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' (1829mm) ABOVE THE FLOOR.

FIRE BLOCKING

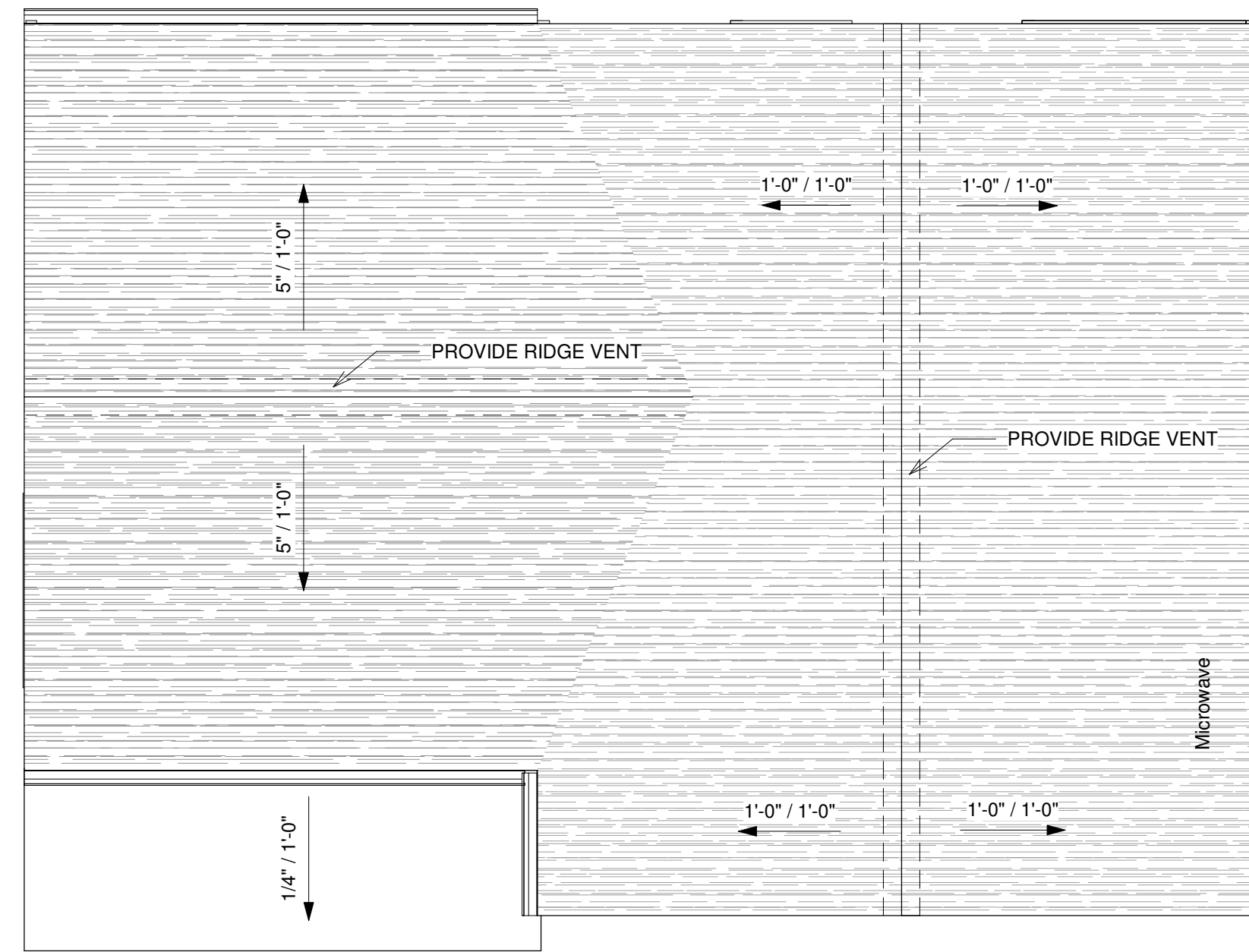
R602.8 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048mm).
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

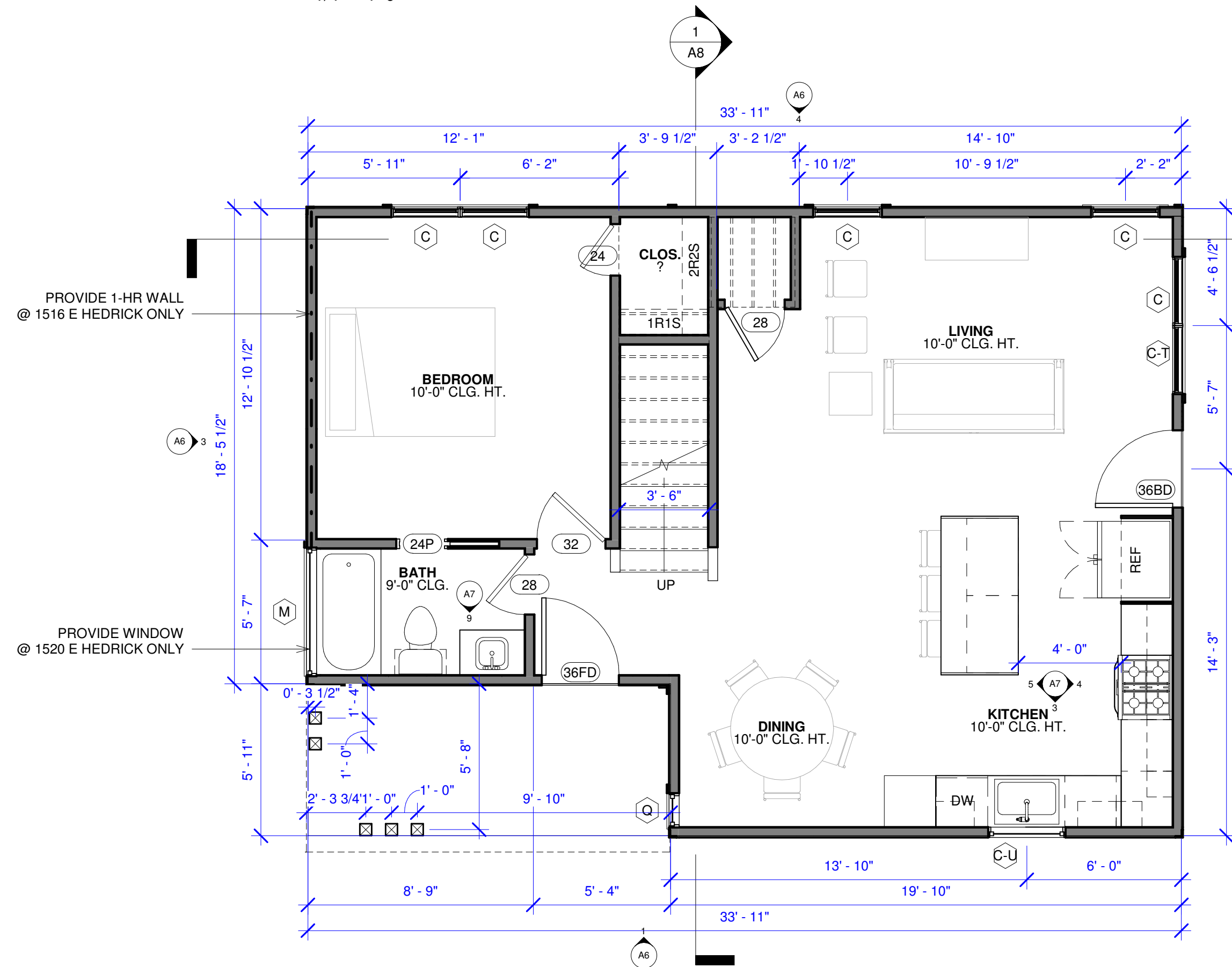
FIREBLOCKING MUST ALSO COMPLY WITH 2012 IRC SECTION R302.11.1 FIREBLOCKING MATERIALS.



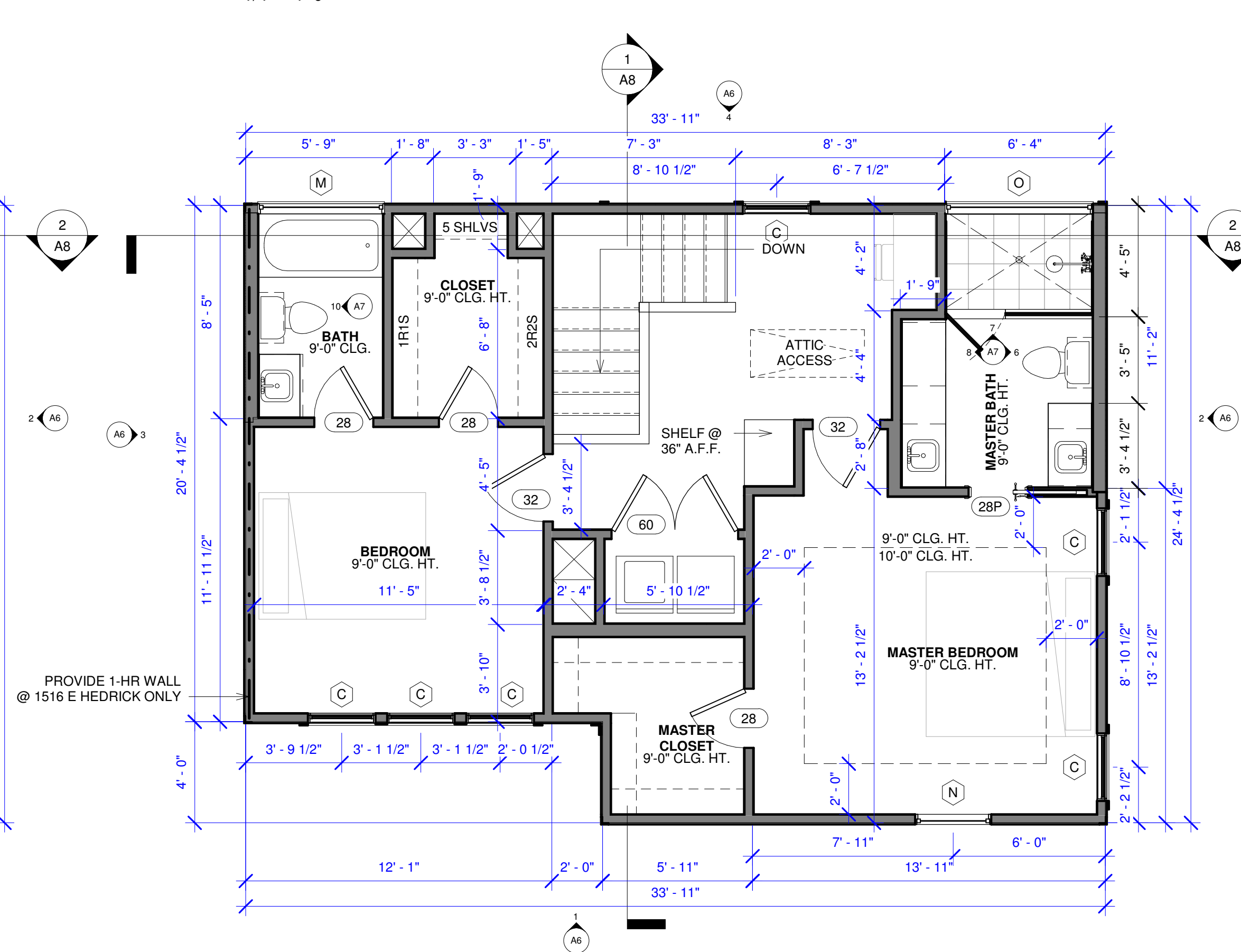
4 Forming Plan
1/4" = 1'-0"



3 Roof Plan
1/4" = 1'-0"



1 Level 1-PLAN
1/4" = 1'-0"



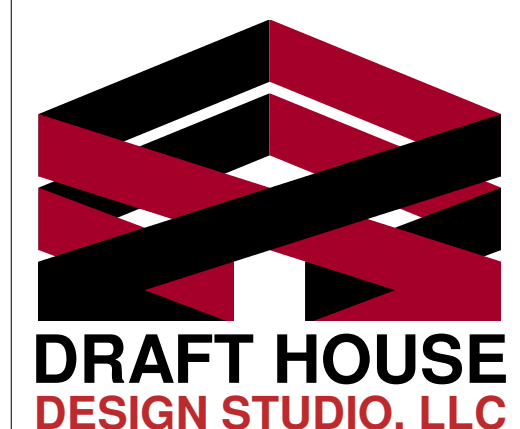
2 Level 2-PLAN
1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS:

MAIN ROOF
1053 SF x 300 = 3.51 SF
6.86 SF x 144 = 506 SQUARE INCHES

ATTIC ACCESS NOTES:

Attics containing appliances shall be provided with pull down stair large enough to allow removal of the largest appliance and not less than 22 inches in width with a load capacity of not less than 350 pounds an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches (762 mm) high and 22 inches (559 mm) 30 inches (762 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24 inches (610 mm) wide. A level service space at least 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest appliance.

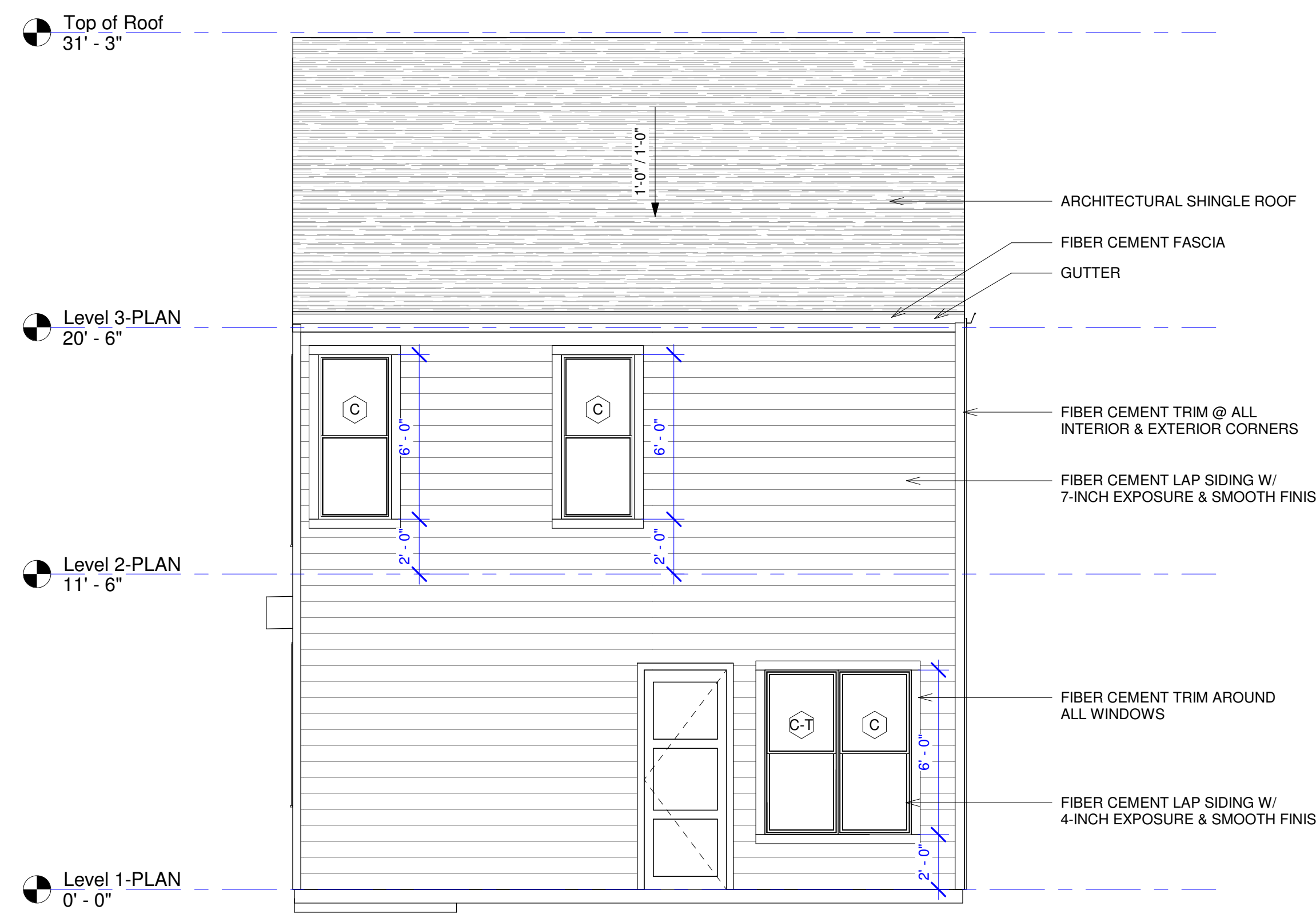


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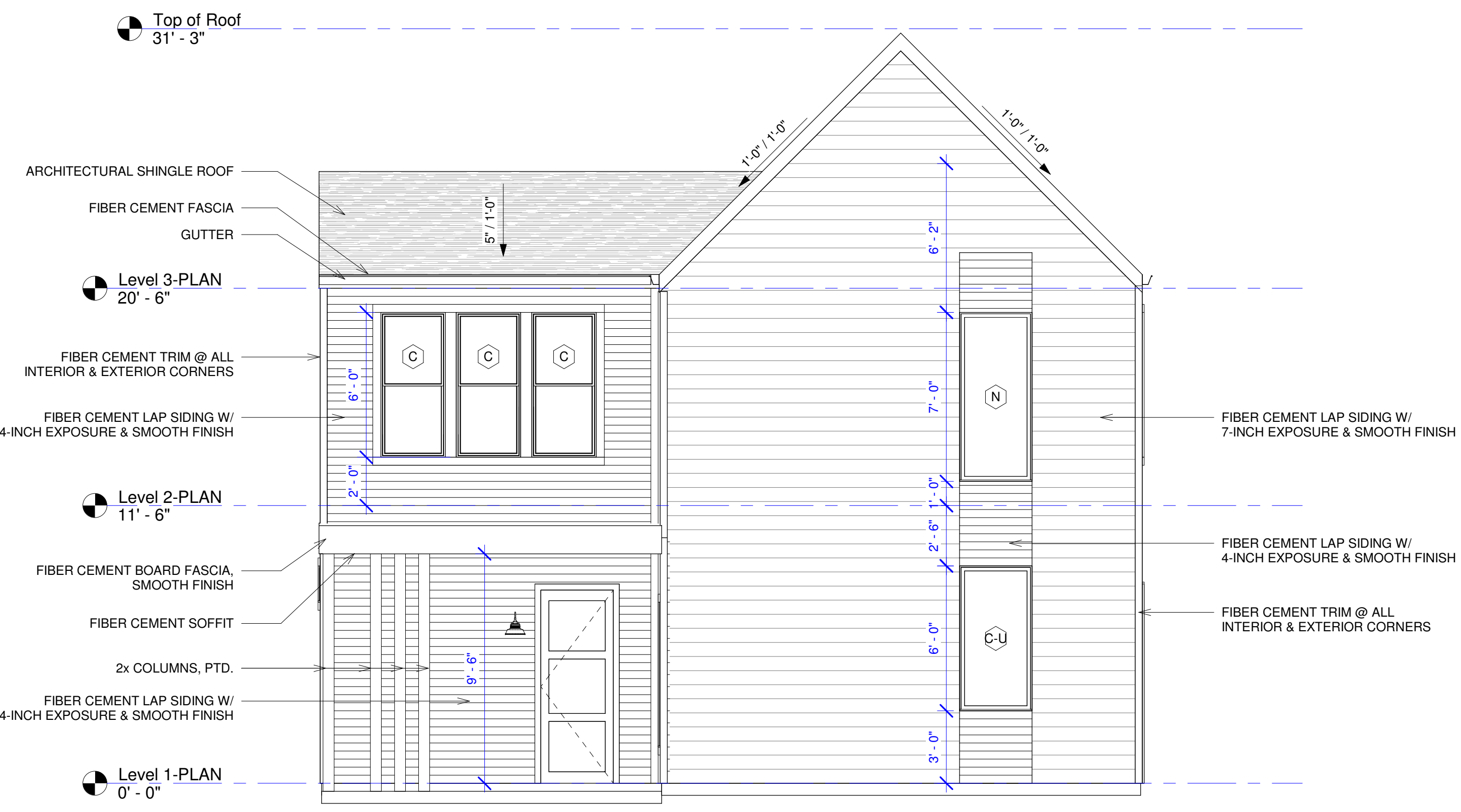
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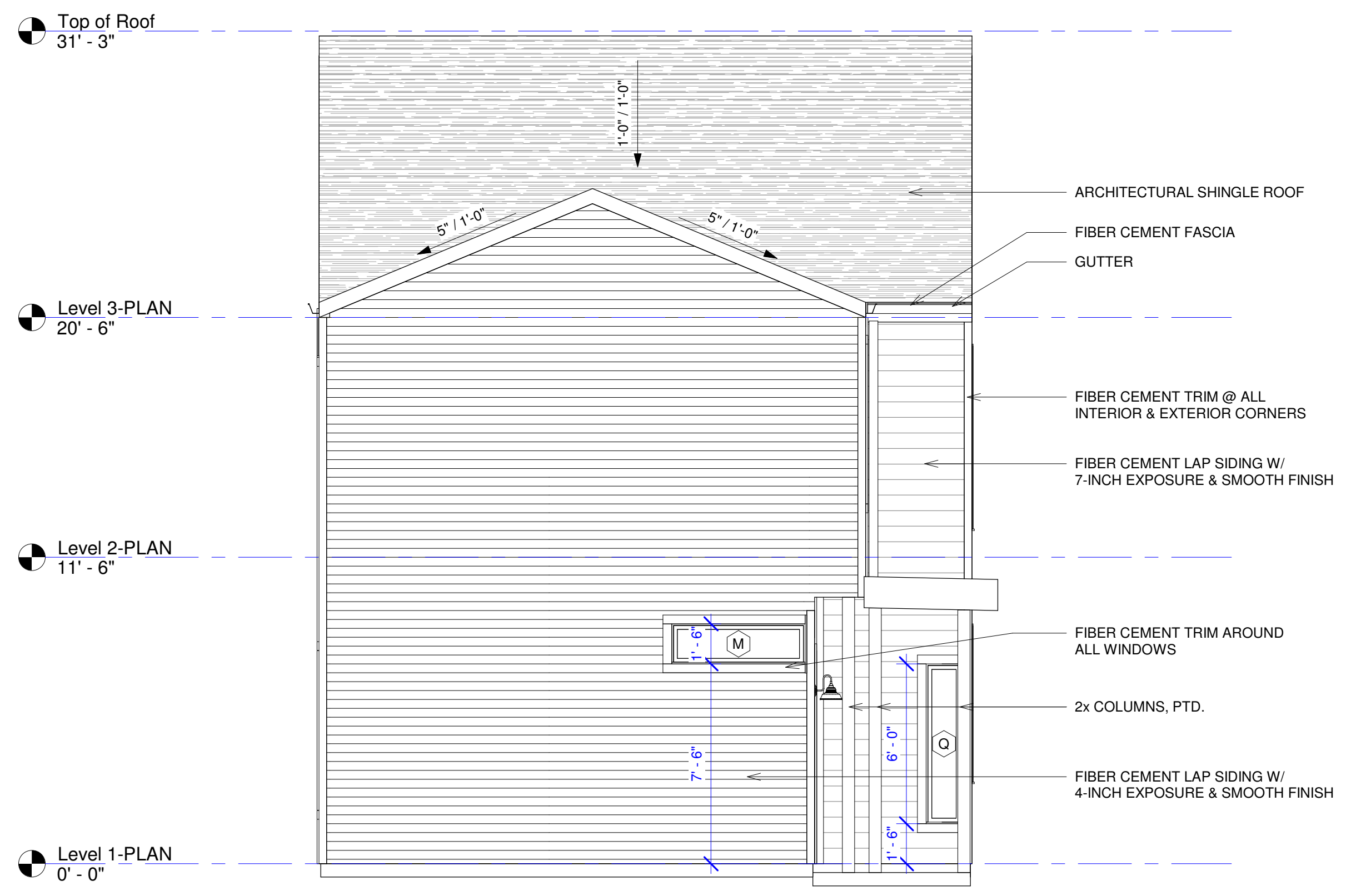
A5
Floor Plans



2 Right Elevation
1/4" = 1'-0"



1 Front Elevation
1/4" = 1'-0"



3 Left Elevation
1/4" = 1'-0"



4 Rear Elevation
1/4" = 1'-0"

Tempered Glazing Notes:
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQ. SAFETY GLAZING MATERIALS:

1. GLAZING IN SWINGING DOORS
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENLCOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE
6. GLAZING IN AN INDIVIDUAL OR FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL OTHER THAN IN THOSE LOCATIONS DESCRIBED IN THE PRECEDING ITEMS 5 & 6, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:
 - 7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
 - 7.2 EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLR
 - 7.3 EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLR
 - 7.4 ONE OF MORE WALKING SURFACE WITHIN 36" HORIZONTALLY OF THE PLAN OF THE GLAZING
8. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE.
9. GLAZING IN WALLS AND FENCES ENCLCOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPA WHERE ALL THE FOLLOWING CONDITIONS ARE PRESENT:
 - 9.1 THE BOTTOM EDGE OF THE GLAZING ON THE POOL OR SPA SIDE IS LESS THAN 60" ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING; AND
 - 9.2 THE GLAZING IS WITHIN 60" HORIZONTALLY OF THE WATERS EDGE OF A SWIMMING POOL
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

Window Notes:

R 303.1 HABITABLE ROOMS:
ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS.

R 310.1,1 MINIMUM OPENING AREA:
ALL EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

REQUIREMENTS FOR WINDOWS USED AS MEANS OF EGRESS:
MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
MINIMUM NET CLEAR WIDTH SHALL BE 20 INCHES.
MAXIMUM SILL HEIGHT FOR WINDOWS USED AS MEANS OF EGRESS IS 36 INCHES.



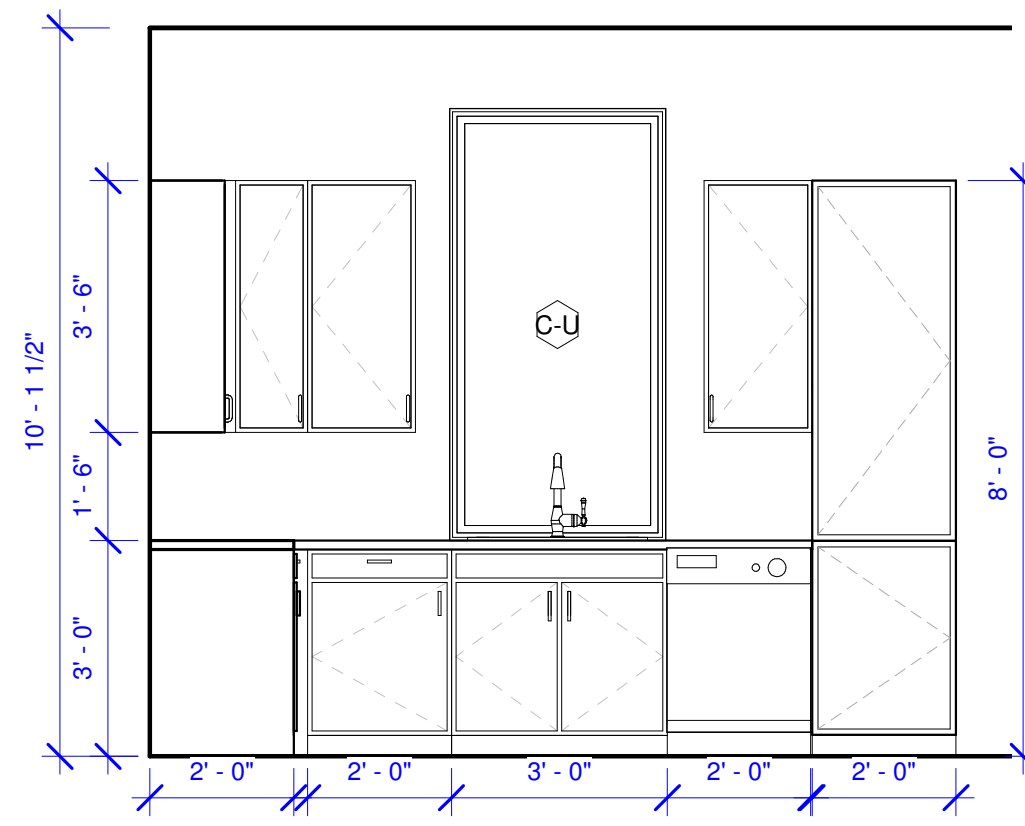
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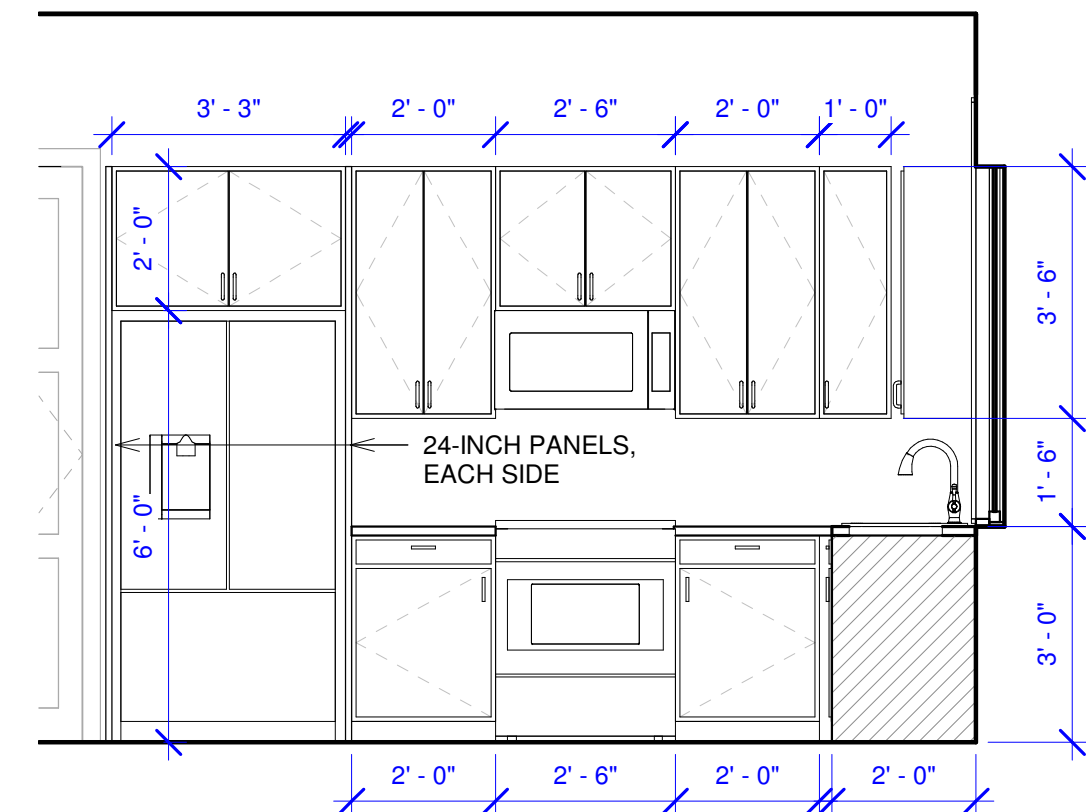
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A6
Elevations

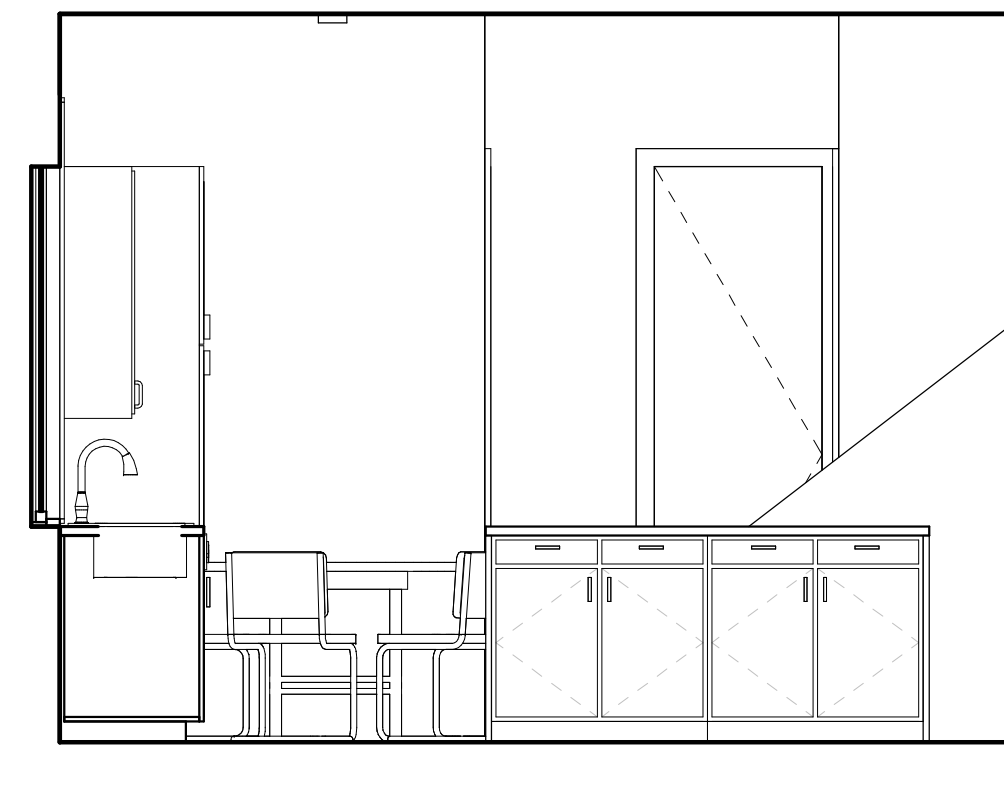
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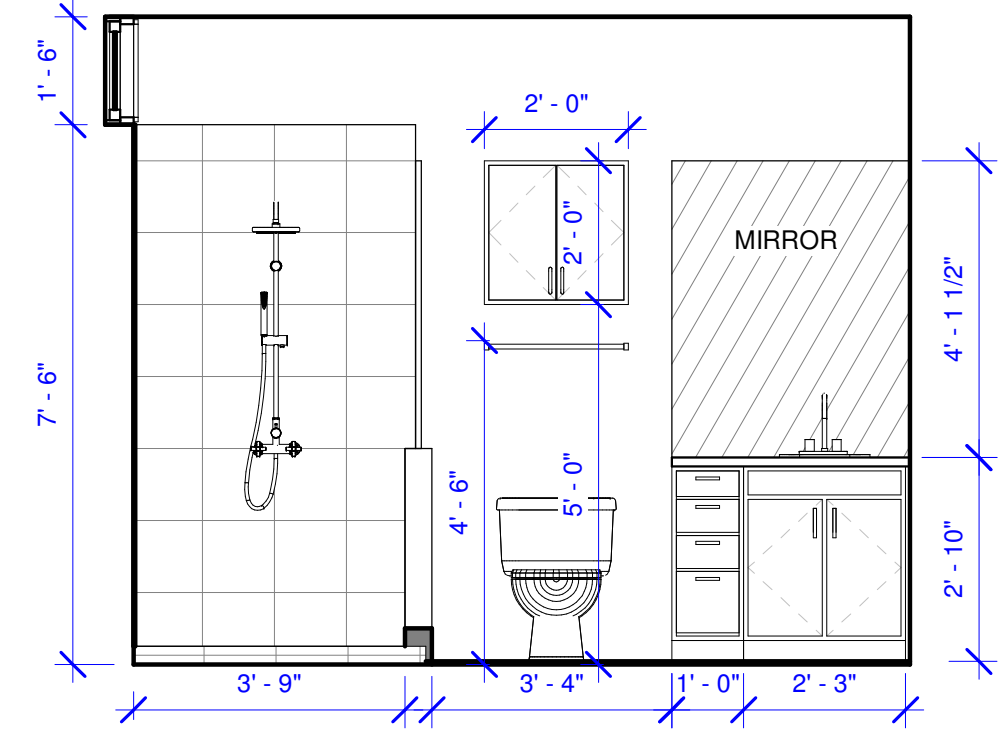
3 Kitchen-A
3/8" = 1'-0"



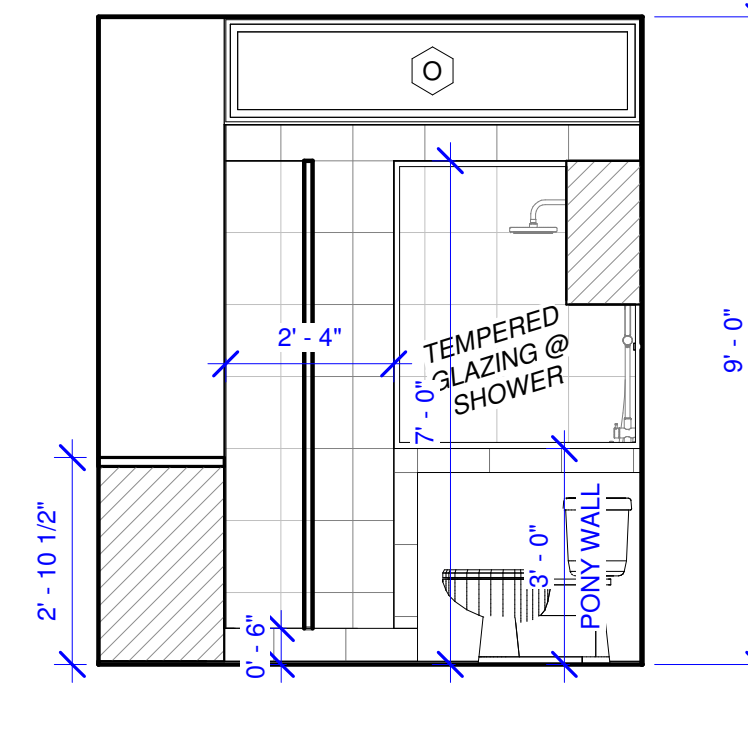
4 Kitchen-B
3/8" = 1'-0"



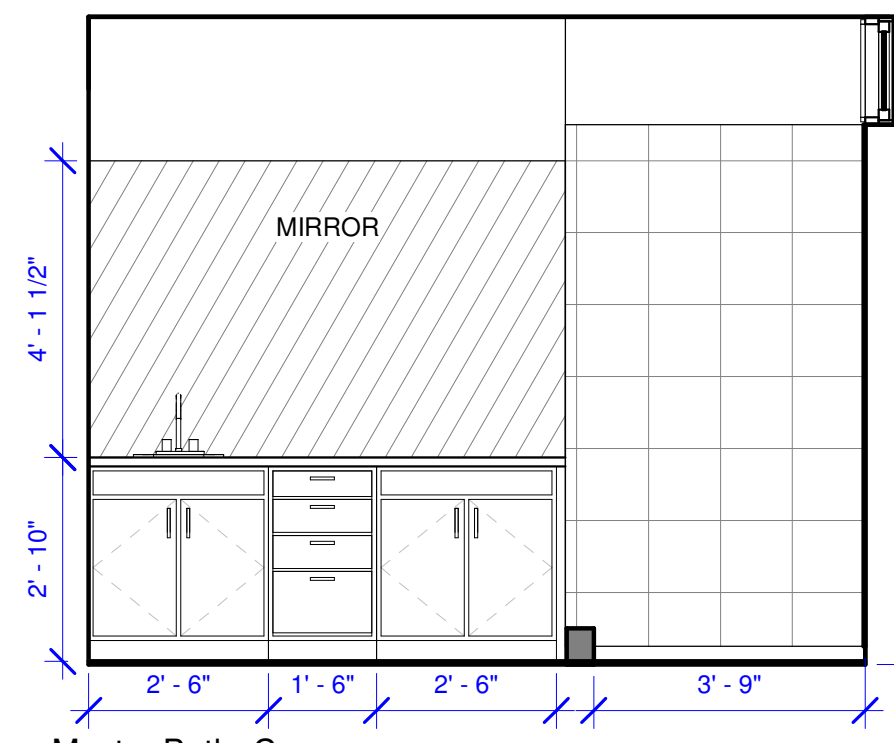
5 Kitchen-C
3/8" = 1'-0"



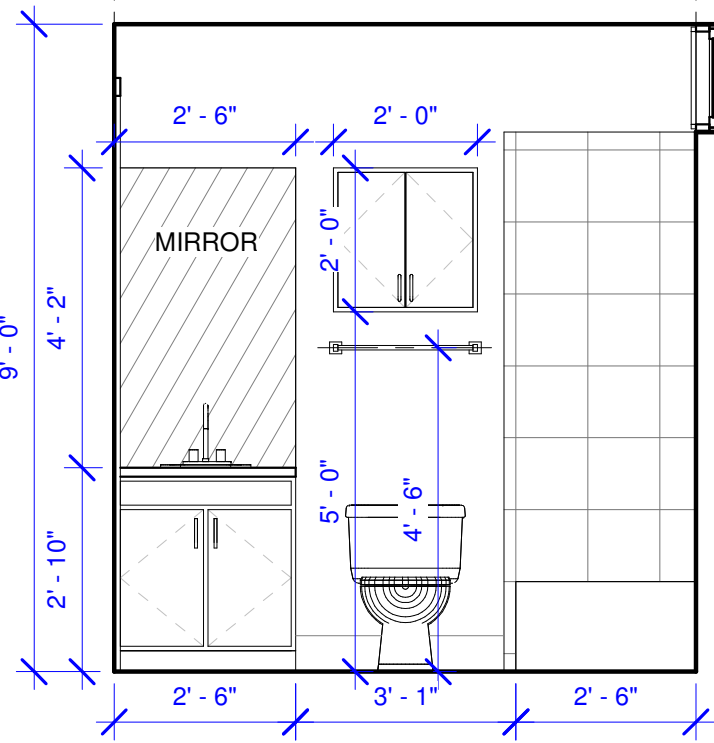
6 Master Bath-A
3/8" = 1'-0"



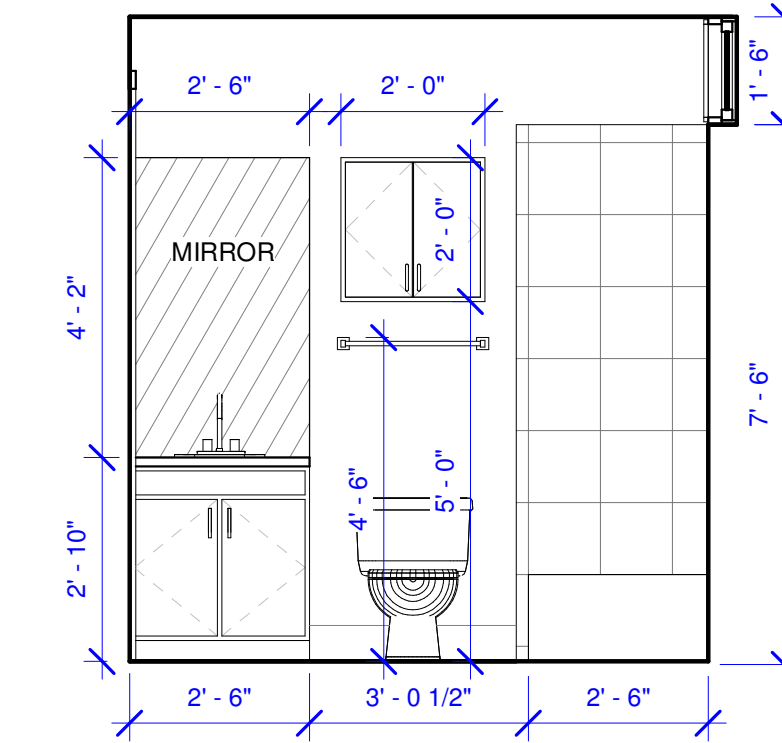
7 Master Bath-B
3/8" = 1'-0"



8 Master Bath-C
3/8" = 1'-0"



9 Bath-1A
3/8" = 1'-0"



10 Bath-2A
3/8" = 1'-0"



2 Rear Perspective



1 Front Perspective



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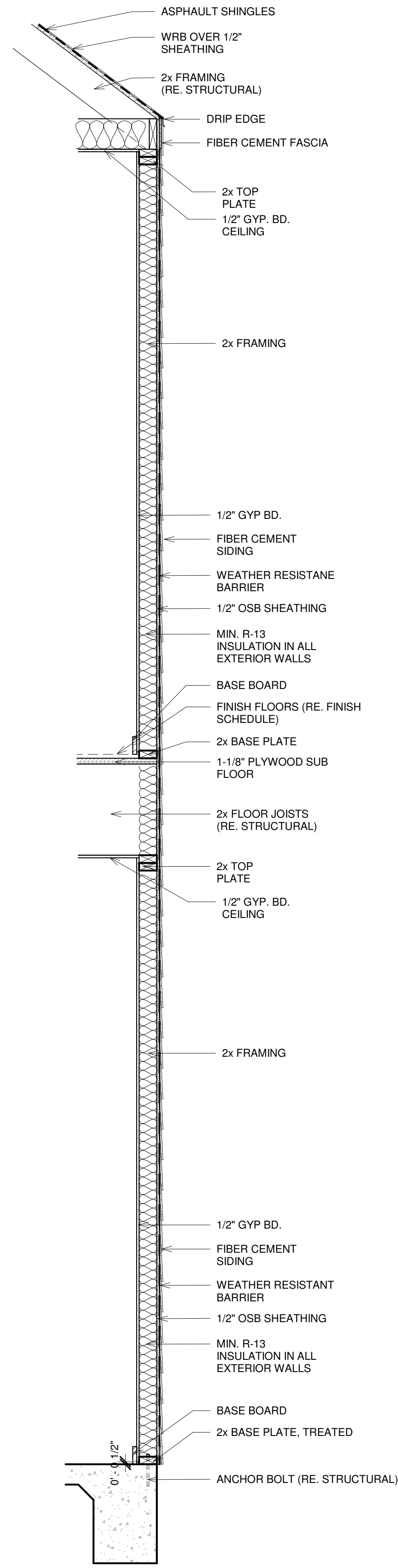
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A7

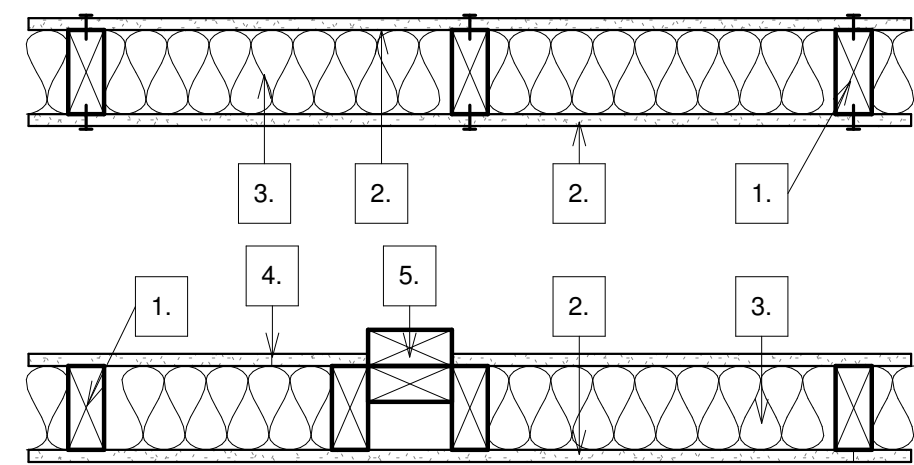
3D Views & Int. Elevations



3 TYP. EXT. WALL SECTION
3/4" = 1'-0"

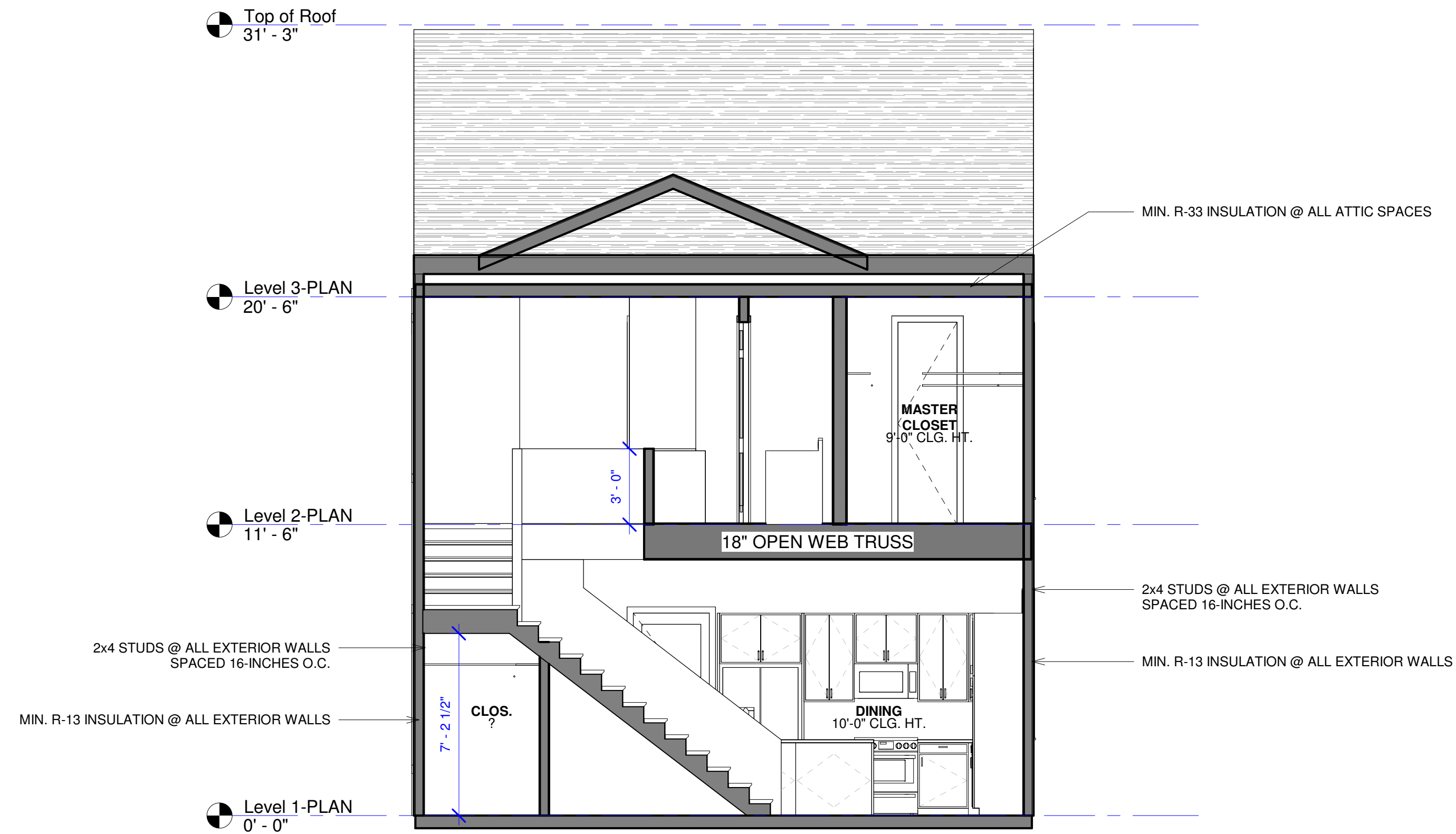
UL DESIGN NO. 333

BXUV - FIRE RESISTANCE RATINGS - ANSI / UL 263
MARCH 20, 2014
BEARING WALL RATING -- 1HR
FINISH RATING -- 23 MIN.



- WOOD STUDS** - NOM. 2x4 IN. SPACED 16" O.C. EFFECTIVELY CROSS BRACES.
- GYPSUM BOARD** - 5/8" IN. THICK, 4 FT WIDE APPLIED EITHER VERTICALLY OR HORIZONTALLY. SCREW ATTACHED TO STUDS AND PLATES WITH 1-1/4" IN. LONG TYPE W STEEL SCREWS, SPACED 12 IN. O.C.
AMERICAN GYPSUM CO. - TYPES AG-C
CERTAINTEED GYPSUM INC. - TYPE C
CGC INC. - TYPES C, IP-X2, IPC-AR
CONTINENTAL BUILDING PRODUCTS OPERATING CO, LLC - TYPE LGFC - C/A
GEORGIA PACIFIC GYPSUM, LLC - TYPES S, DAPC, TG-C
NATIONAL GYPSUM CO. - TYPES FSK-C, FSW-G
PABCO BUILDING PRODUCTS, LLC, DBA PABCO GYPSUM - TYPE C OR PG-C
PANELREY SA - TYPE PRC
THAO GYPSUM PRODUCTS PCL - TYPE C
UNITED STATES GYPSUM CO. - TYPES C, IP-X2, IPC-AR
USG MEXICO S A DE C V - TYPES C, IP-X2, IPC-AR
- BATTS AND BLANKETS** - (OPTIONAL) - MINERAL WOOL INSULATION, PARTIALLY OR COMPLETELY FILLING STUD CAVITY.
THERMAFIBER, INC - TYPE SAFB
- FIBER, SPRAYED** - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) - SPRAY APPLIED CELLULOSE MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT WITH A NOMINAL DRY DENSITY OF 2.7LB/FT³. ALTERNATE APPLICATION METHOD: THE FIBER IS APPLIED WITHOUT WATER OR ADHESIVE AT A NOMINAL DENSITY OF 3.5LB/FT³, IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT.
US GREENFIBER, LLC - INS735 & INS745 FOR USE WITH WET OR DRY APPLICATION. INS510LD, INS515LD, INS541LD, INS735, INS745, INS765LD, INS770LD ARE TO BE USED FOR DRY APPLICATION ONLY.
- FIBER, SPRAYED** - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO INTERIOR SURFACES IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. APPLIED TO COMPLETELY FILL THE ENCLOSED CAVITY. MINIMUM DRY DENSITY OF 4.3 POUNDS PER CUBIC FEET.
NU - WOOL CO, INC. - CELLULOSE INSULATING
- FIBER, SPRAYED** - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 3) - SPRAY APPLIED CELLULOSE FIBER. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. THE MIN. DRY DENSITY SHALL BE 4.30 LBS/FT².
INTERNATIONAL CELLULOSE CORP. - CELBAR-RL
- JOINTS AND NAILHEADS** - WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND. SCREW HEADS COVERED WITH JOINT COMPOUND.
- NON-BEARING WALL PARTITION INTERSECTION** - (OPTIONAL) TWO NOMINAL 2 BY 4 IN. STUD OR NOMINAL 2 BY 6 IN. STUD NAILED TOGETHER WITH 3IN. LONG 10D NAILS SPACED A MAX 16" O.C. VERTICALLY AND FASTENED TO ONE SIDE OF THE PARTITION WOOD STUDS TO BE FLUSH WITH THE 2 BY 4 IN STUDS. THE WALL PARTITION WOOD STUDS ARE TO BE FRAMED BY WITH A SECOND 2 BY 4 IN. WOOD STUD FASTENED WITH 3 IN. LONG 10D NAILS SPACED AT MAX. 16 IN. O.C. VERTICALLY. MAX. ONE NON-BEARING WALL PARTITION INTERSECTION PER STUD CAVITY. NON-BEARING WALL PARTITION STUD DEPTH SHALL BE AT A MIN. EQUAL TO THE DEPTH OF THE BEARING WALL.

4 UL Design No. U333
1 1/2" = 1'-0"



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"

FLOOR PLAN NOTES

BALCONIES/LANDINGS

R311.4.1 THE HEIGHT OF FLOORS AT EXTERIOR DOORS OTHER THAN THE EXIT DOOR REQUIRED BY R311.4.1 SHALL NOT BE MORE THAN 7 3/4" LOWER THAN THE TOP OF THE THRESHOLD

R311.4.3 LANDINGS AT DOORS. THERE SHALL BE A FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE FLOOR OR LANDING AT THE EXTERIOR DOOR SHALL NOT BE MORE THAN 1.5 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/4" PER FOOT OR 2%.

THE EXTERIOR LANDING AT AN EXTERIOR DOOR OTHER THAN THE REQUIRED EXIT DOOR SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

STAIRS

R311.5.3.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

R311.5.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLAIN ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE IF THE LANDING OR PLATFORM.

R311.5.3.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 10". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" MEASURES AS ABOVE AT A POINT TWELVE INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

GUARDRAILS

R312.1 PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OR STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT FEET THAN 34" IN HEIGHT MEASURED VETICALLY FROM THE NOSING OF THE TREADS.

R312.2 GUARD OPENING LIMITATIONS. 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" OR MORE IN DIAMETER.

BATH AND SHOWER SPACES

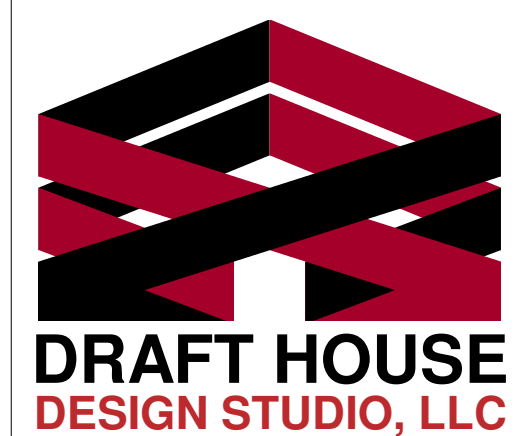
R307.2 PER R307.2 BATHTUB AND SHOWER SPACES. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' (1829mm) ABOVE THE FLOOR.

FIRE BLOCKING

R602.8 FIREBLOCKING REQUIRED. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048mm).
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

FIREBLOCKING MUST ALSO COMPLY WITH 2012 IRC SECTION R302.11.1 FIREBLOCKING MATERIALS.



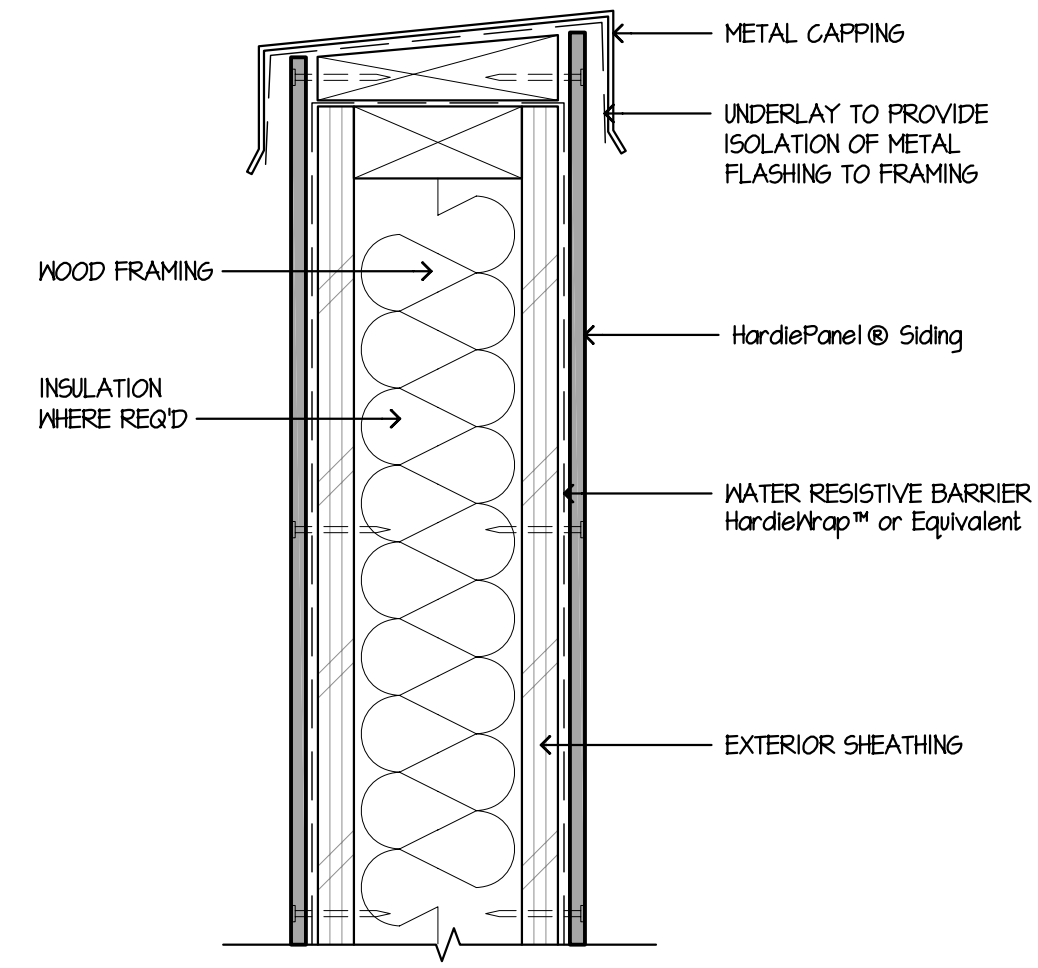
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Avenue 'O' - Fat Farmhouse
Vecino Homes
1516 & 1520 E Hedrick Street
Houston, TX 77011

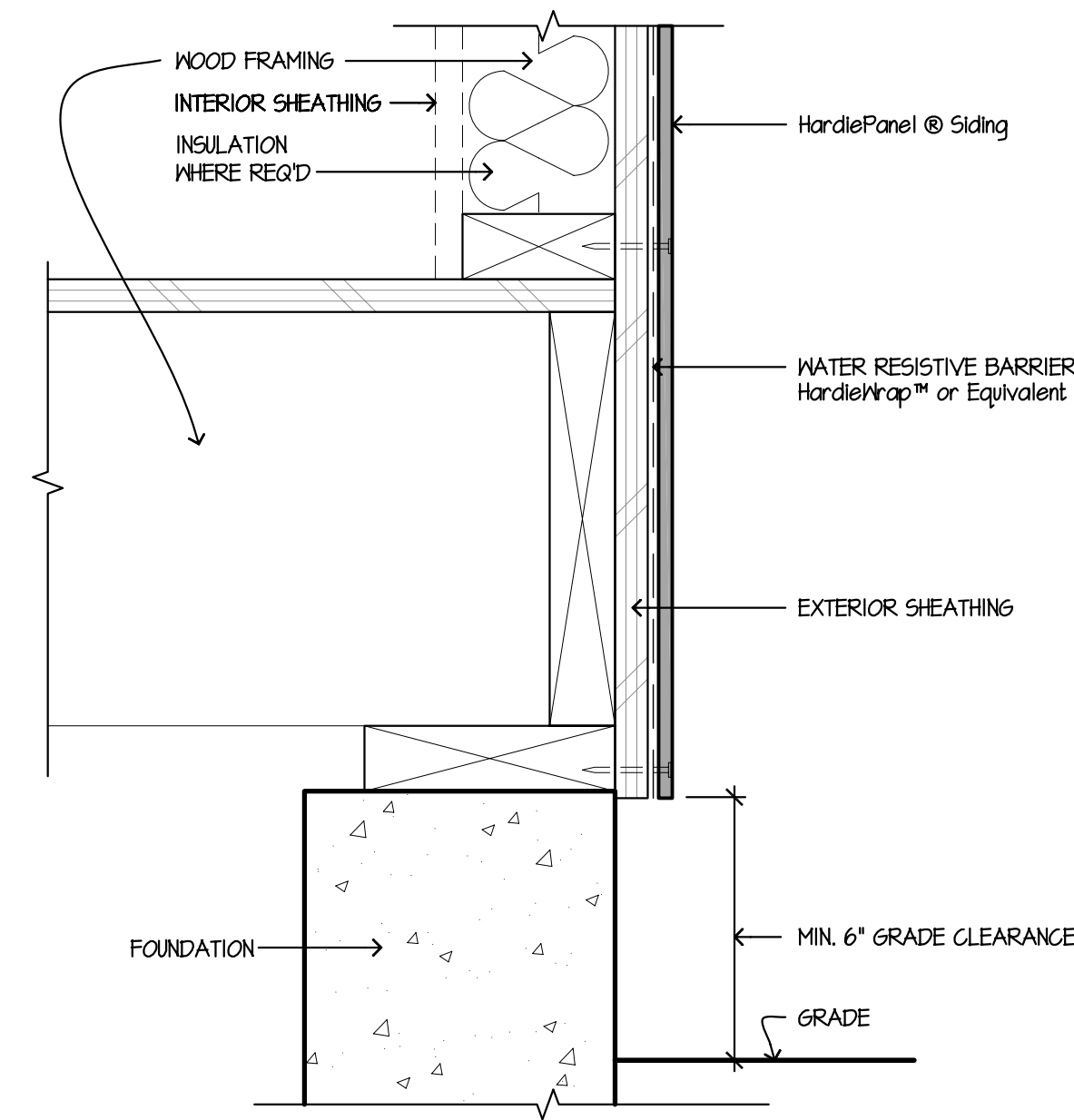
Project number 2020.1008
Date 08/03/2020

Construction Doc.

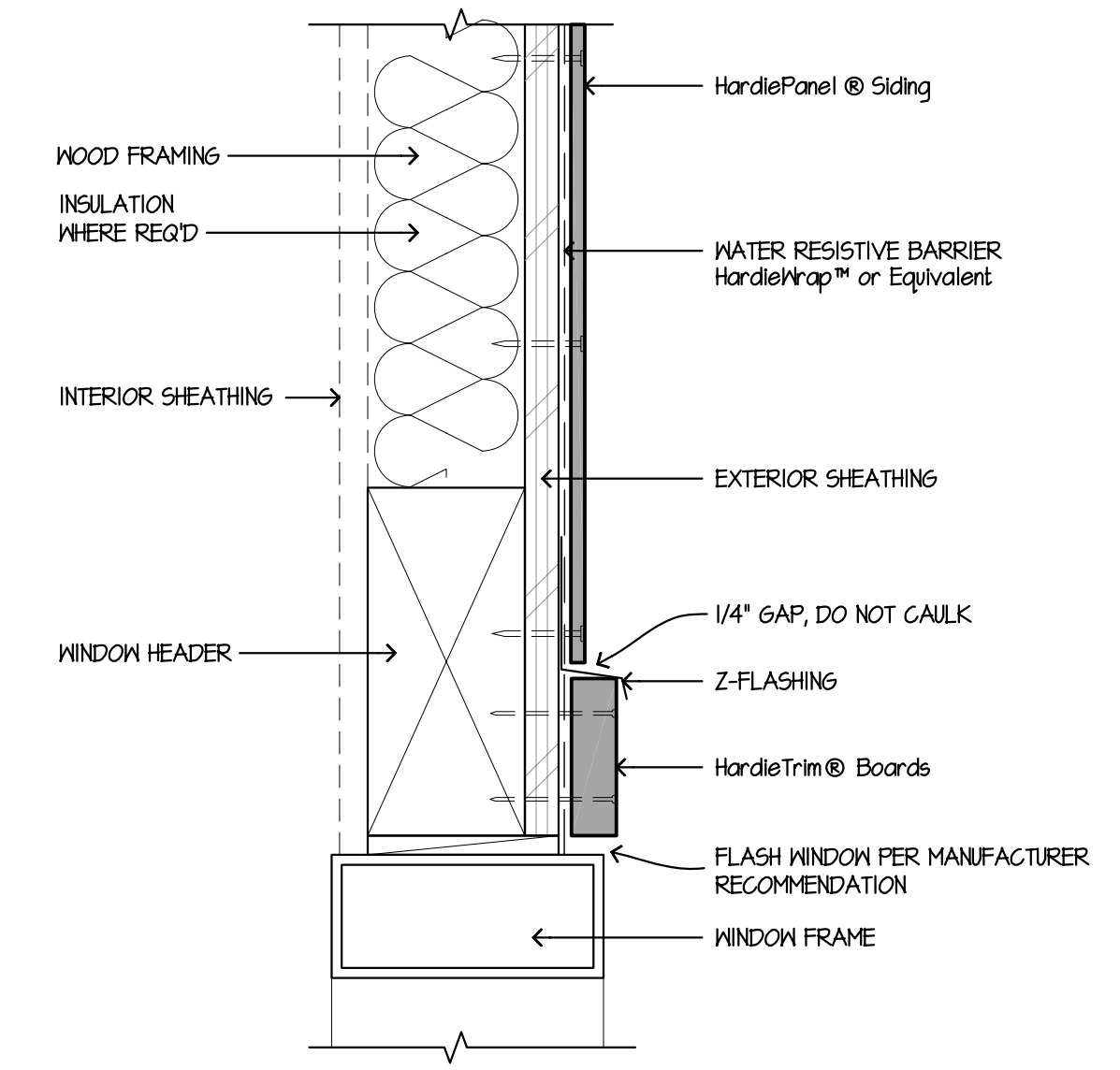
A8
Section & Details



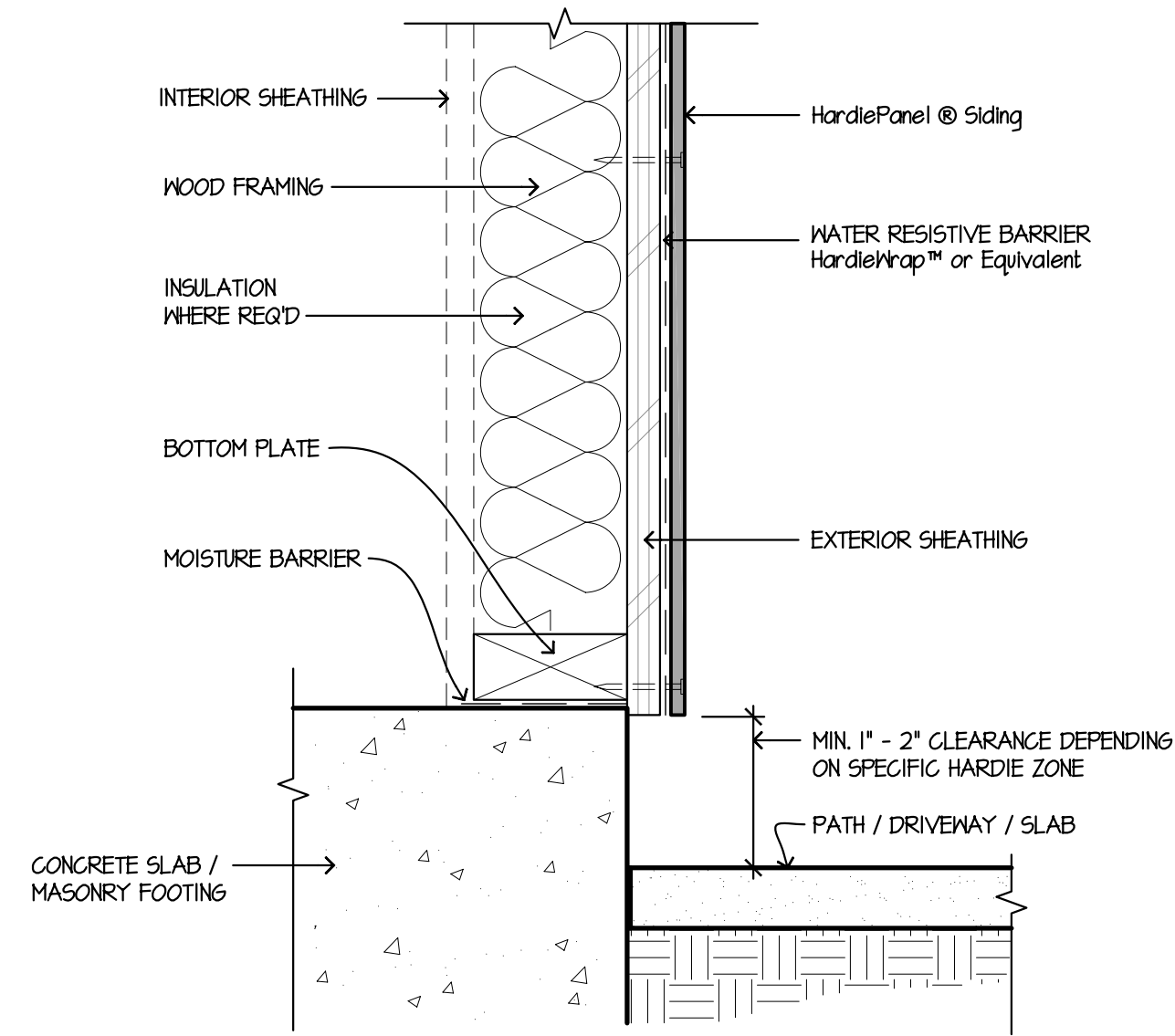
9 PARAPET
SCALE: 3/4"=1'-0"



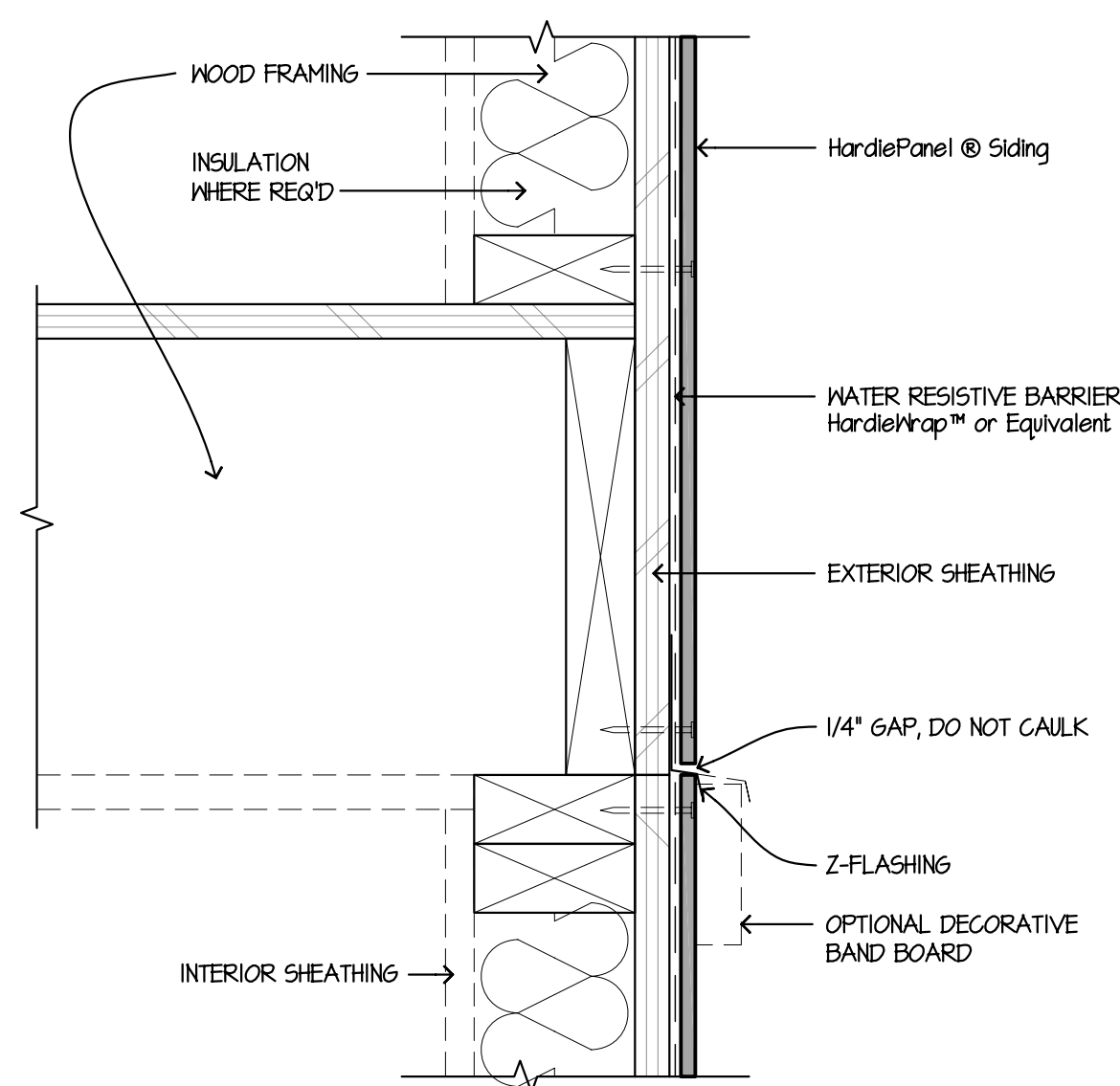
6 GRADE CLEARANCE
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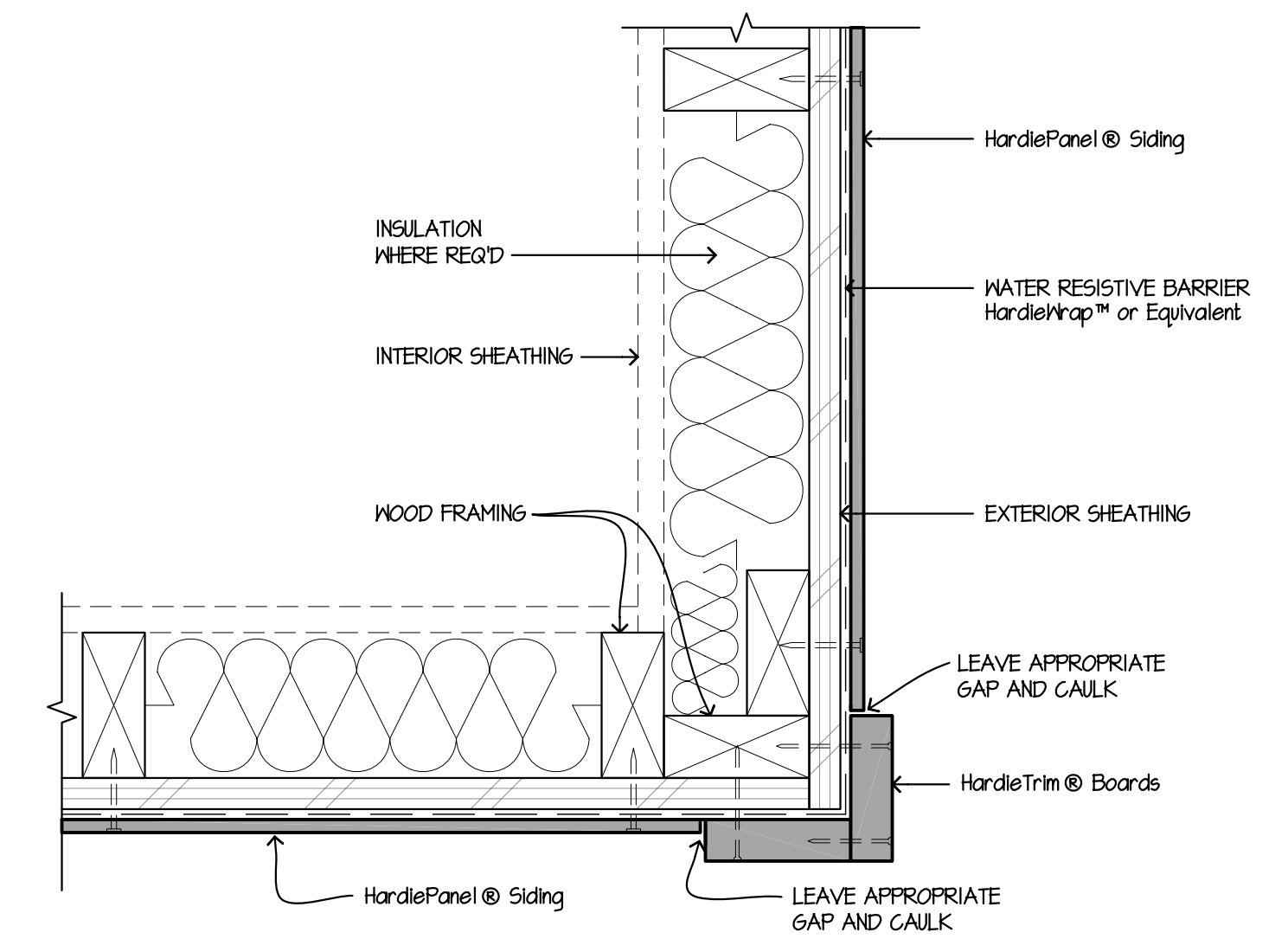
3 WINDOW/DOOR HEAD
SCALE: 3/4"=1'-0"



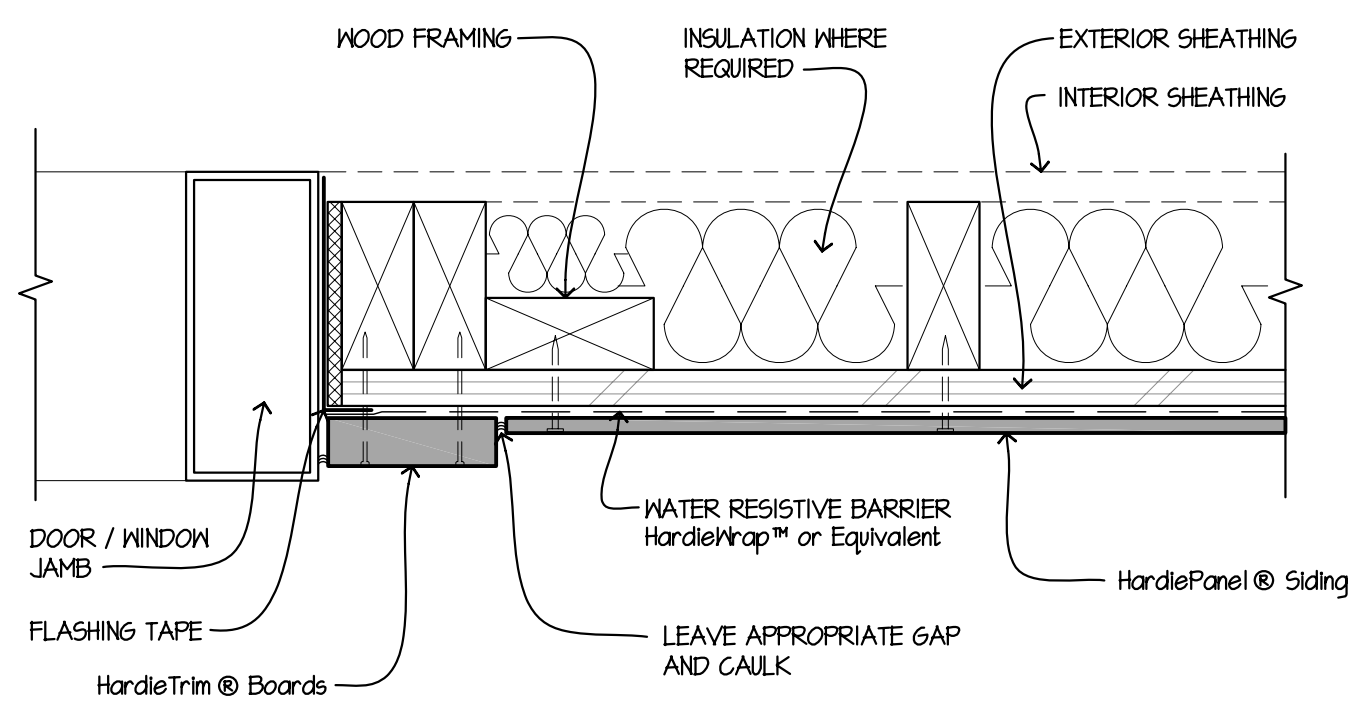
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



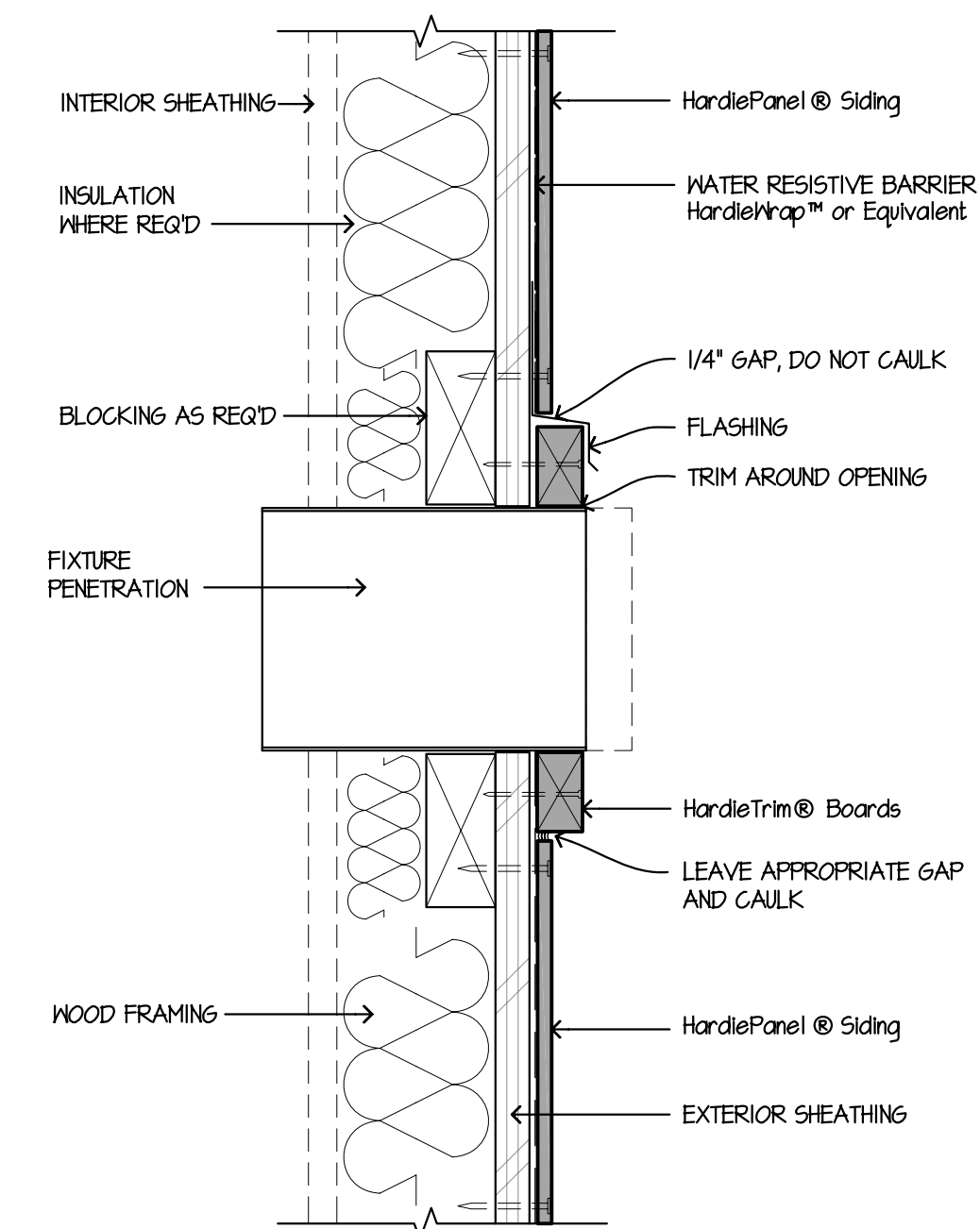
5 HORIZONTAL VIEW
SCALE: 3/4"=1'-0"



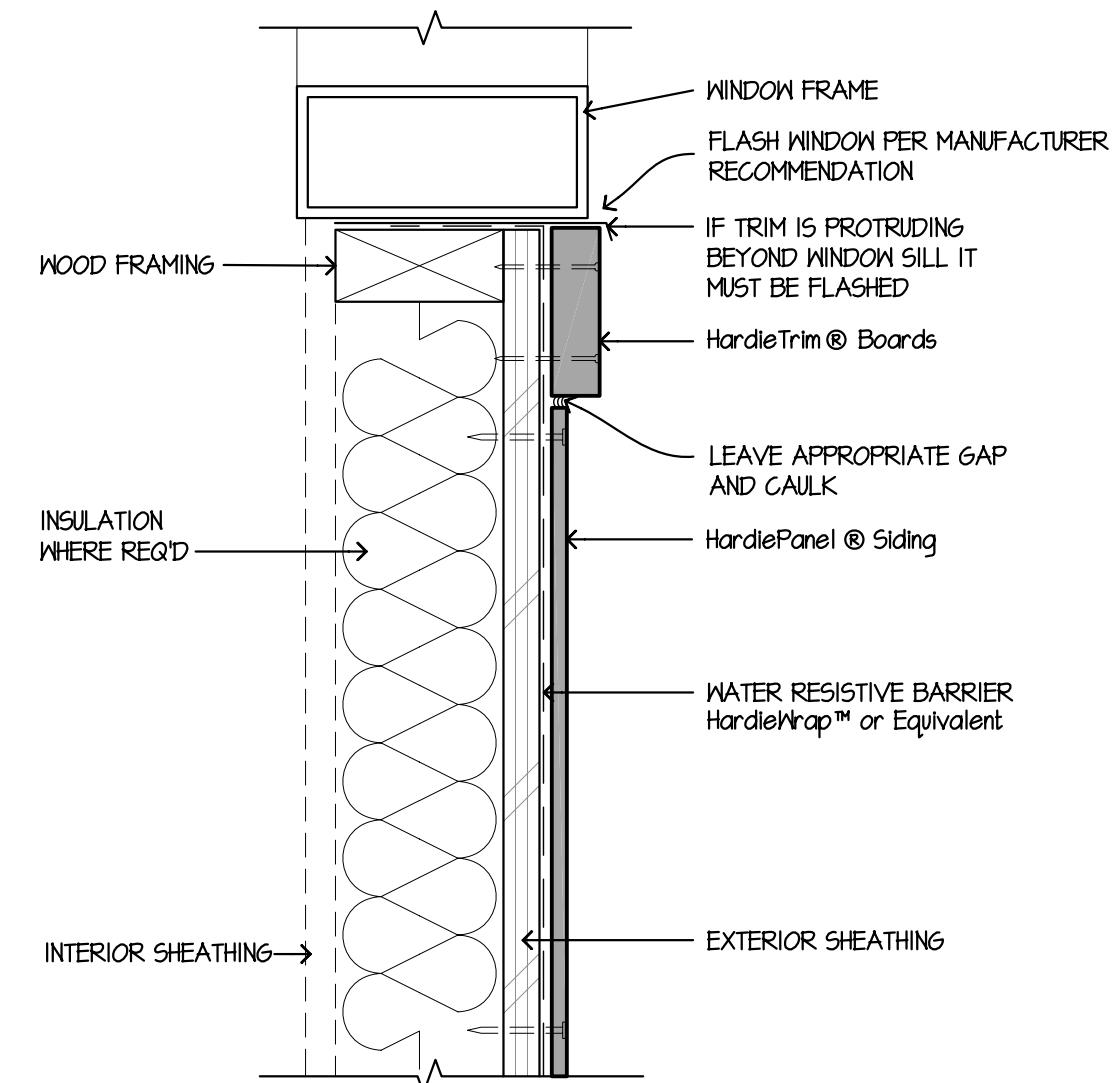
2 OUTSIDE CORNER
SCALE: 3/4"=1'-0"



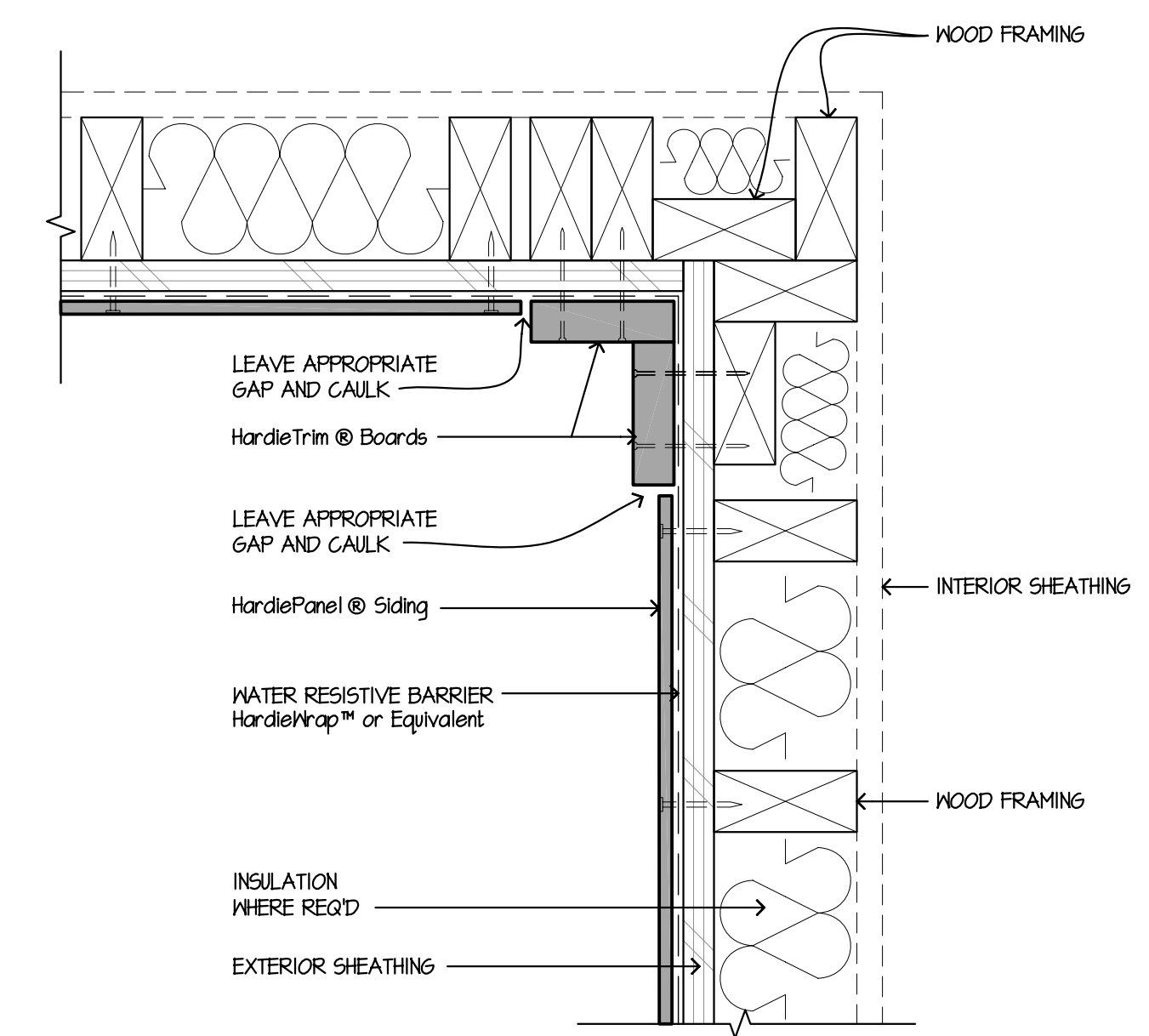
10 DOOR / WINDOW JAMB
SCALE: 3/4"=1'-0"



7 FIXTURE PENETRATION
SCALE: 3/4"=1'-0"



4 WINDOW SILL
SCALE: 3/4"=1'-0"



1 INSIDE CORNER
SCALE: 3/4"=1'-0"

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HardiePanel® Siding Details

- Wood Framing
- OSB or Plywood Sheathing
- Shown with Siding Nails into Framing

DRAWN	JamesHardie
CHECKED	JH
DATE	March 1, 2010
SCALE	AS NOTED
JOB NO.	-
SHEET	-

PANEL-1
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