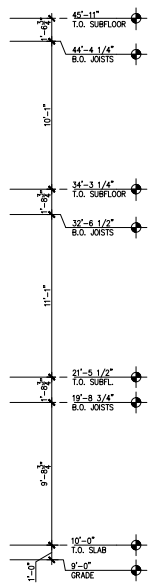


FRONT  
1  
1/4"=1'-0"



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



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REVISED:

UNIT H-3

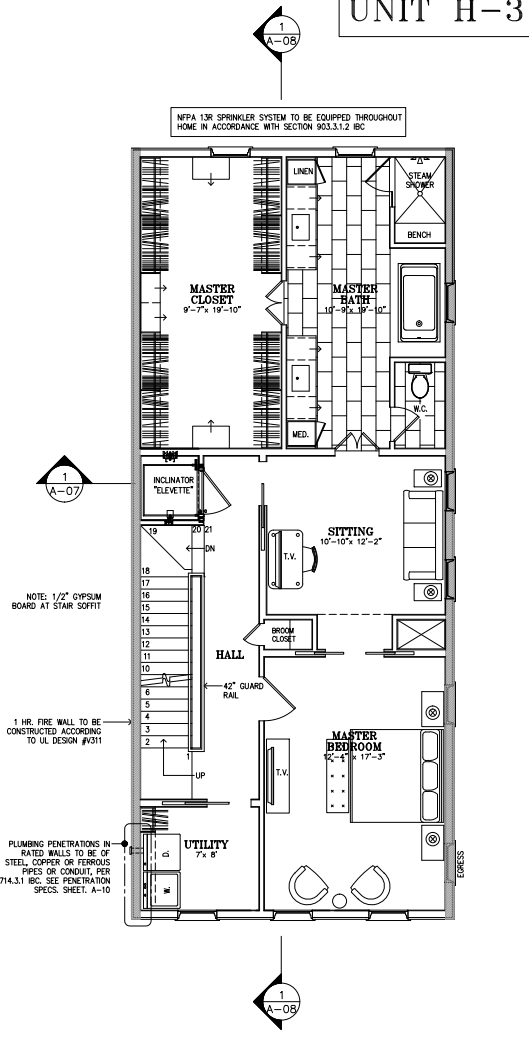
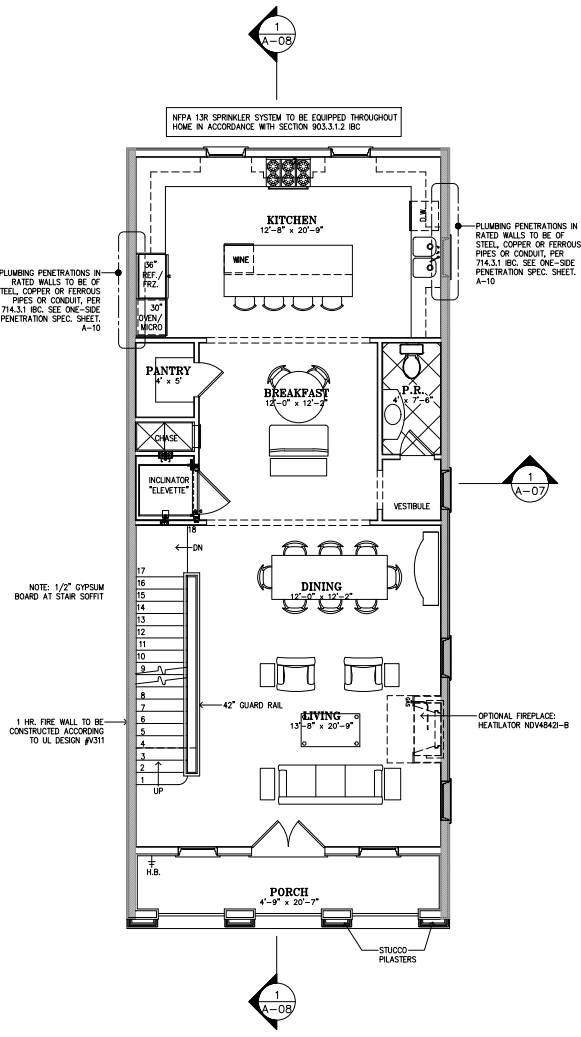
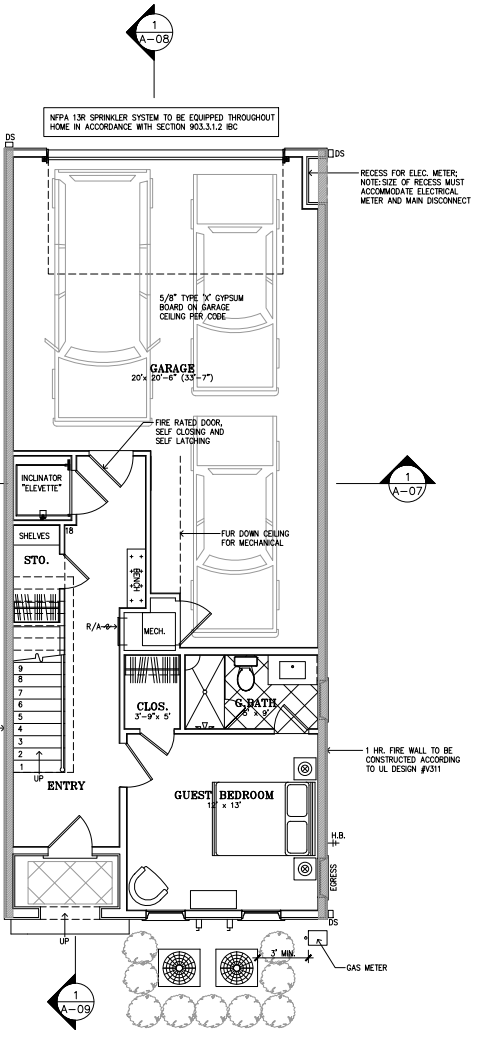
A-03

ARCHITECTS  
THE HOPKINS COMPANY  
TEXAS BR1888

SOMERSET GREEN  
HOUSTON, TEXAS

DRAWING: 1285-HS-PLAN SCALE: 1/4"=1'-0"  
DRAWN: RJS, SRQ DATE: 08-15-16  
PROJECT: 1285SUM

A-03



REVISED:

**CONSTRUCTION NOTATIONS**

General Contractor is required to obtain final approval from Owners and Architect for all exterior locations and mounting heights of electrical & mechanical boxes, meters, and/or equipment prior to installation.

Treated Wood: Provide LP-22 for all wood indicated as treated.

Glazing: Contractor shall be responsible to supply tempered glass per local, state, and federal code requirements.

Exterior Painting: All exterior wood trim to be back primed and all cut edges primed.

Sheetmetal: All sheetmetal work shall be in accordance with construction details of NRCA Roofing and Waterproofing Manual and SMACNA Architectural Sheet Metal Manual.

Waterproofing: All windows shall be installed in accordance with manufacturer's recommended installations instructions, provide all installation fins and moisture barrier wrapped into framed opening to provide a waterproof installation. Provide all hardware and screens for operating units. Caulk at perimeter of windows per manufacturers instructions.

Wall Board: Use screw fasteners to secure gypsum board to wood supports. Confirm sheetrock finish with Owner and Architect prior to commencing finishing work.

Moisture Barriers at Windows and Doors: Wrap felt paper or visqueen moisture barrier into all framed openings at the jamb, head and sill of each exterior opening to protect framing and sheathing and prevent water intrusion into the stud wall cavity.

Masonry Stucco: Provide Portland Cement Plaster (Stucco). Comply w/ all applicable requirements of the Southeast Lathing and Plastering Bureau, Incorporated Standards. Stucco to have integral color.

Stucco Trim Accessories: NO PVC stucco trim accessories will be allowed. Caulk all ends, joints, and corners of stucco trim accessories to prevent water intrusion. Refer to project Specifications Document for additional instructions.

Masonry: Confirm color of mortar with owner prior to installation of brickwork. Avoid the use (by proper layout) of less-than-half-size units. Hold uniform joint sizes as indicated, unless otherwise indicated, hold joint sizes to 3/8" maximum in any direction.

Brick Ledges: Where exterior perimeter brick ledges are indicated on foundation plans, confirm final yard grade with Architect and form brick ledges so as to provide 4" to 6" of exposed concrete foundation between finished grade and the bottom course of brick work.

Cabinets: All cabinet suppliers shall measure existing/as-built conditions on site prior to ordering cabinets. Orders can not be placed based on dimensioned plans.

Specifications: General Contractor shall be responsible for obtaining a copy of the Specifications Document for this project and shall become familiar with all aspects of this document prior to bidding and construction.

Allowances: Include tax (for material only). All labor including cutting and polishing of stone and installation shall be included in contractor's bid.

Ceiling Joist Framing: Refer to electrical plans and reflected ceiling plans to verify locations of all decorative beams and recessed ceiling fixtures prior to laying out of ceiling joists or rafters. Adjust spacing to allow correct placement of beams and lighting.

Wood Flooring: Comply with wood flooring manufacturer's instructions and recommendations for preparation of substrates to receive wood flooring, including application of primers, vapor barriers, moisture barriers and adhesives. Plywood substrate over concrete foundation will not be permitted.

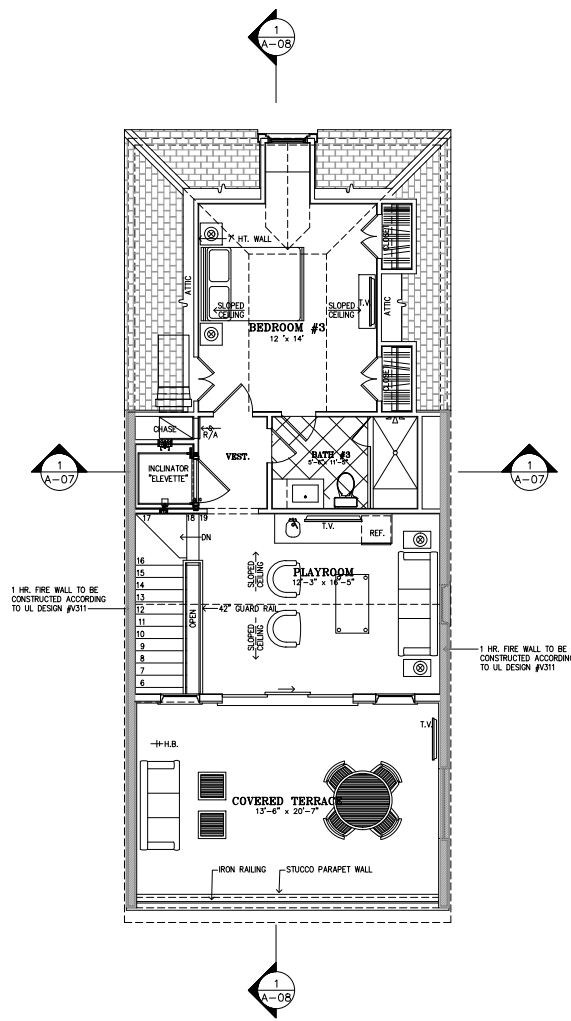
Showers: Provide a copper iron or alternate pan material, approved by the Architect, below each bathroom shower.

Sound Insulation: Provide sound insulation in all walls between bathroom area and bedrooms.

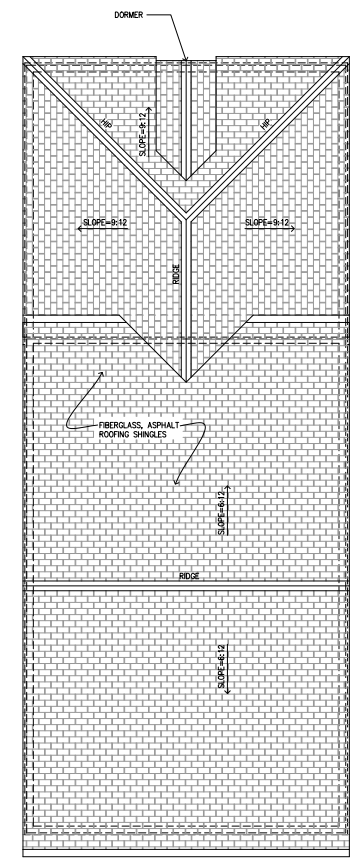
Handrails: all handrails and guardrails to be able to resist concentrated load of 200lbs applied at any direction at any point along top. All railings must be 42" min. high per code.

Penetrations into fire-rated wall: per exception 2 of 714.3.1 2012 IBC, where the penetrating items are steel, ferrous or copper pipes, tubes or conduits, the annular space between the penetrating item and the fire-resistance rated wall is permitted to be protected as follows: the material used to fill the annular space shall prevent the passage of flame and hot gases sufficient to ignite cotton waste when subjected to ASTM E119 or UL 263 time-temperature fire conditions under a minimum positive pressure differential of 0.01" (2.49 Pa) of water at the location of the penetration for the time period equivalent to the fire-resistance rating of the construction penetrates. (penetrations must be steel, ferrous, or copper pipes.)

-Dryer vent: through-penetration of fire-rated wall per 714.3.1.1 2012 IBC; penetrations shall be installed as tested in an approved fire-resistance rated assembly.  
>see rated assembly W-L-1290 by Hilti on sheet A-10.



1 ATTIC FLOOR PLAN  
1/4"=1'-0"



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

REVISED: