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STRUCTURAL

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CODE

CITY OF FREEPORT, TEXAS CODES & AMENDMENTS
 BUILDING CODE 2009 ICC
 ELECTRICAL CODE 2009 NEC
 PLUMBING CODE 2009 ICC
 MECHANICAL CODE 2009 ICC

PROJECT TYPE

SINGLE FAMILY RESIDENCE ON PILINGS
 GARAGE & STORAGE ON GROUND FLOOR.
 ENCLOSED STAIR, 2 MASTER SUITES, 2 BEDROOMS,
 3 BATHS, 1/2 BATH, ROOF TOP DECK

BUILDING AREA

<u>GROUND FLOOR:</u>	
GARAGE/STORAGE	341
STAIRWAY	224
OPEN PARKING:	619 SF
TOTAL :	1184 SF

<u>FIRST FLOOR:</u>	
CONDITIONED SPACE	973
CONDITIONED STAIR	224
TOTAL:	1197 SF

DECK:	114 SF
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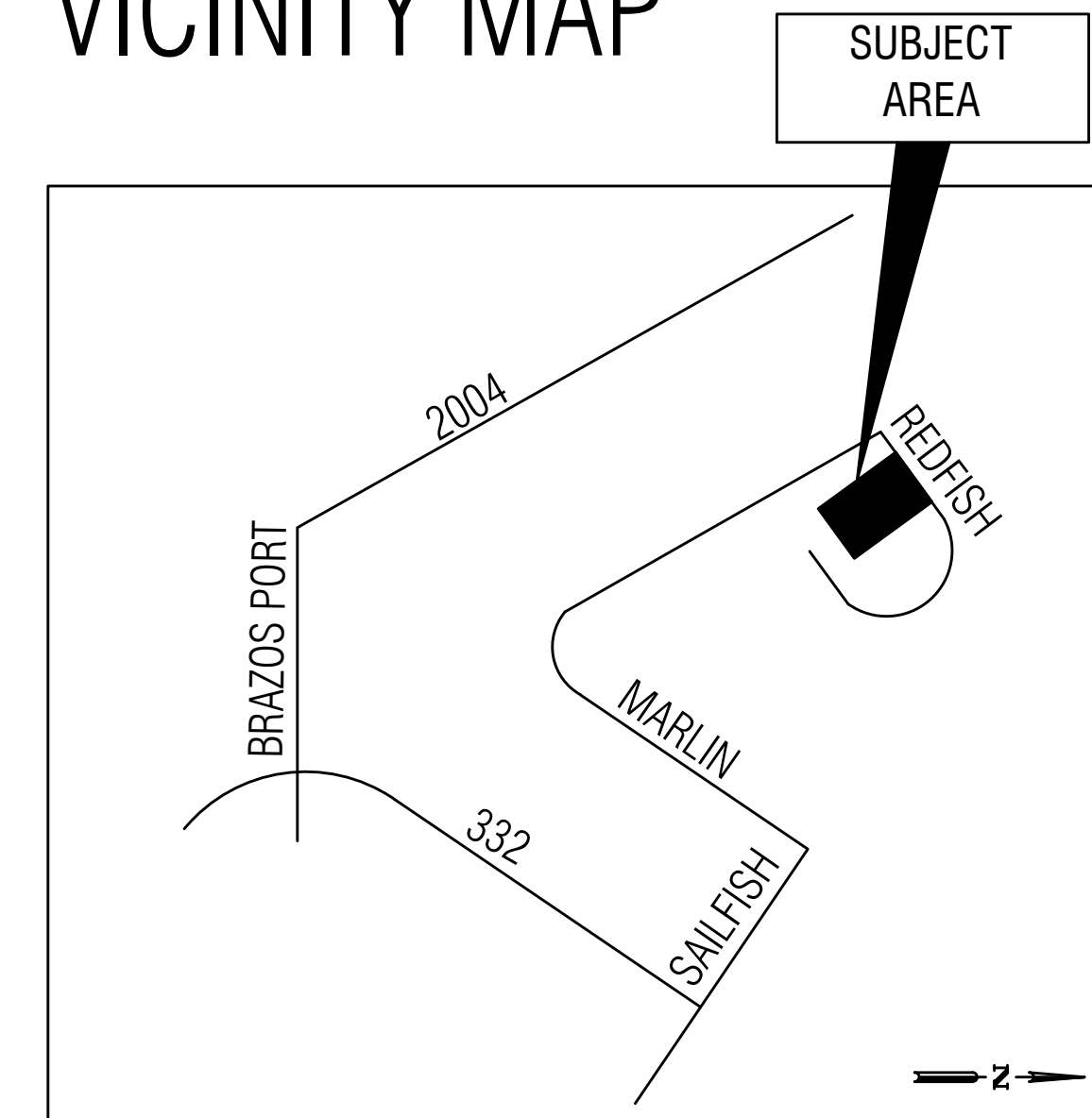
<u>SECOND FLOOR:</u>	
CONDITIONED SPACE	1184 SF
DECK	51 SF

<u>3RD FLOOR:</u>	
CONDITIONED SPACE	444 SF
NON CONDITIONED (DECK & MECH)	740 SF

BUILDING AREA

BASE FLOOD ELEVATION:	12'
FLOOD ZONE:	VE

VICINITY MAP

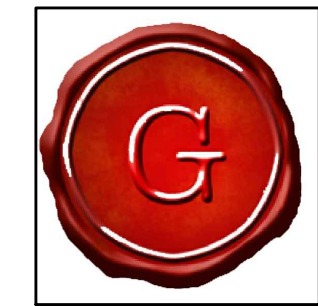


N.T.S.

SYMBOLS LEGEND

NORTH SYMBOL	
ELEVATION	
BUILDING SECTION	
WALL SECTION	
ENLARGED DETAIL	
INTERIOR ELEVATION	
PLAN BLOW-UP	
DETAIL BLOW-UP	
WALL TYPE	
DOOR NUMBER	

STUDIO



DESIGN GROUP

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Project #: 356-2016

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WF4U HOLDINGS, LLC

108 REDFISH LANE
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 Owner



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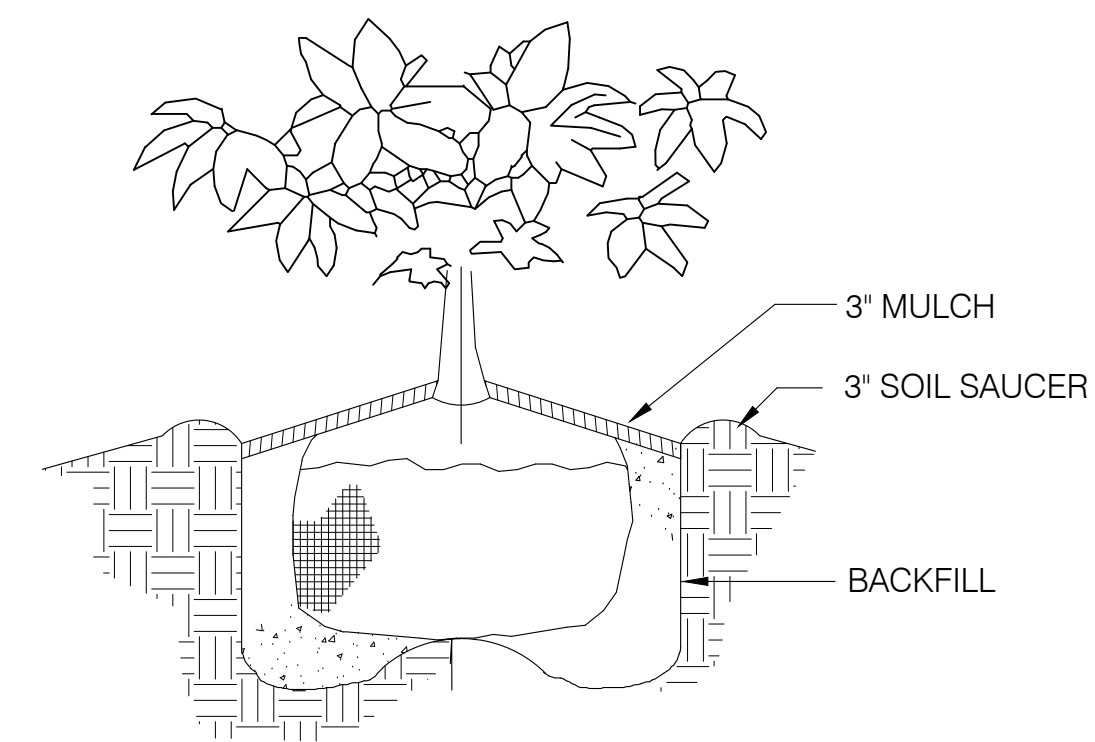
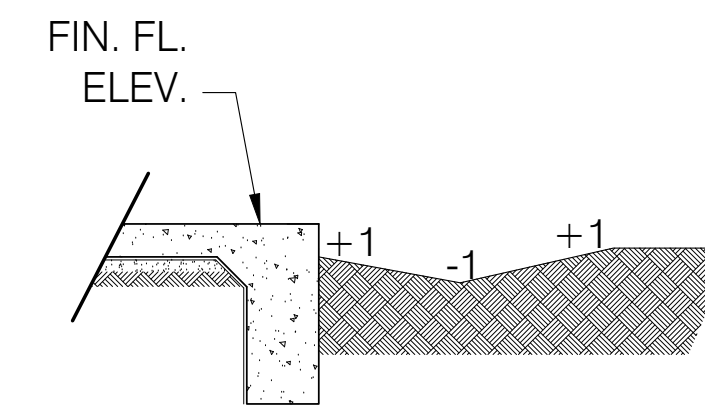
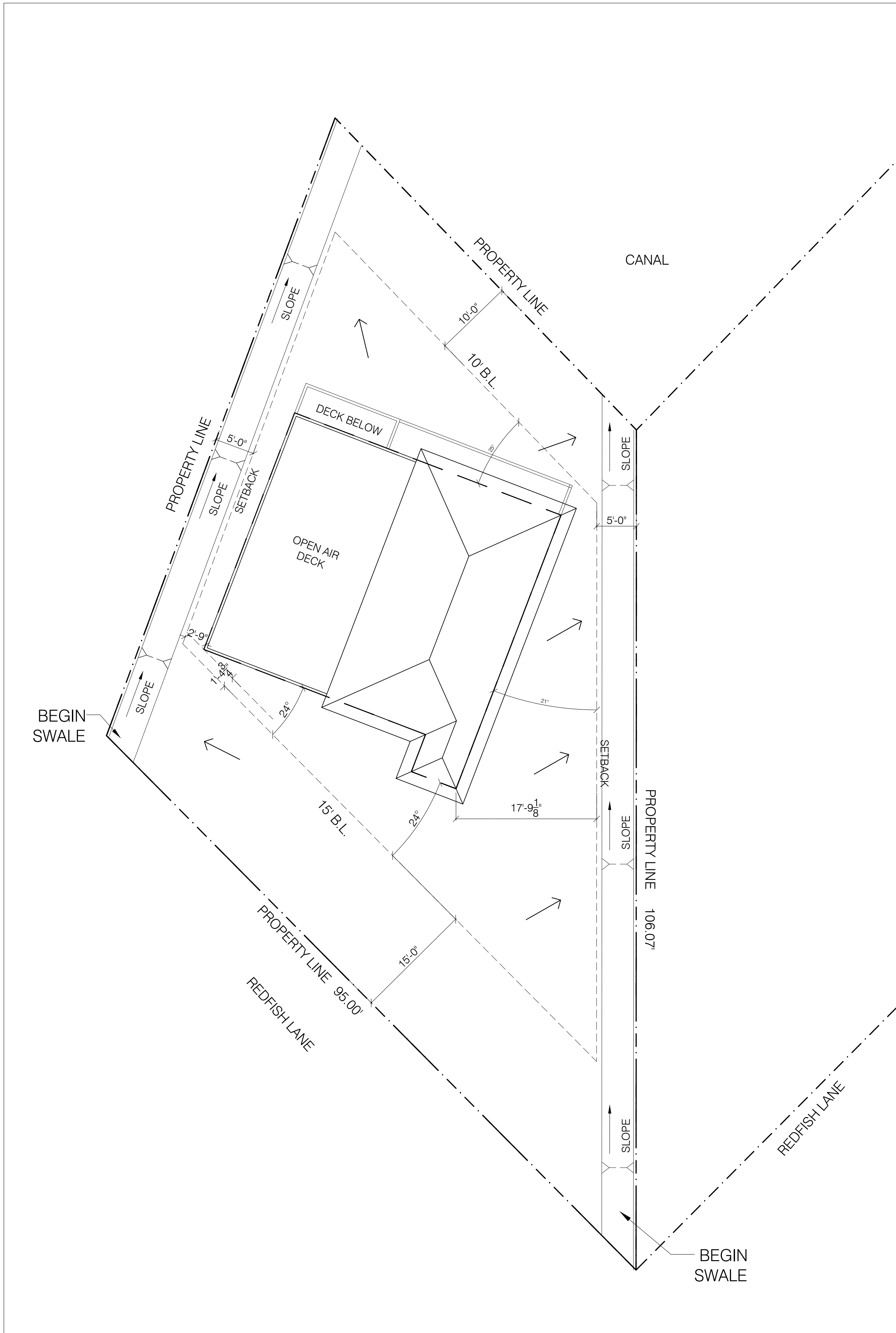
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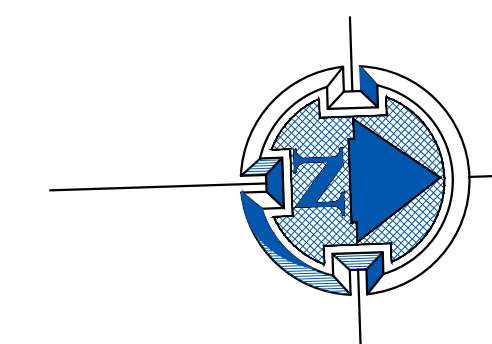
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**SITE
PLAN
SP-1.0**

DATE MODIFIED: 01.13.2017
SHEET SIZE: 24X36



4 PLANTING DETAIL





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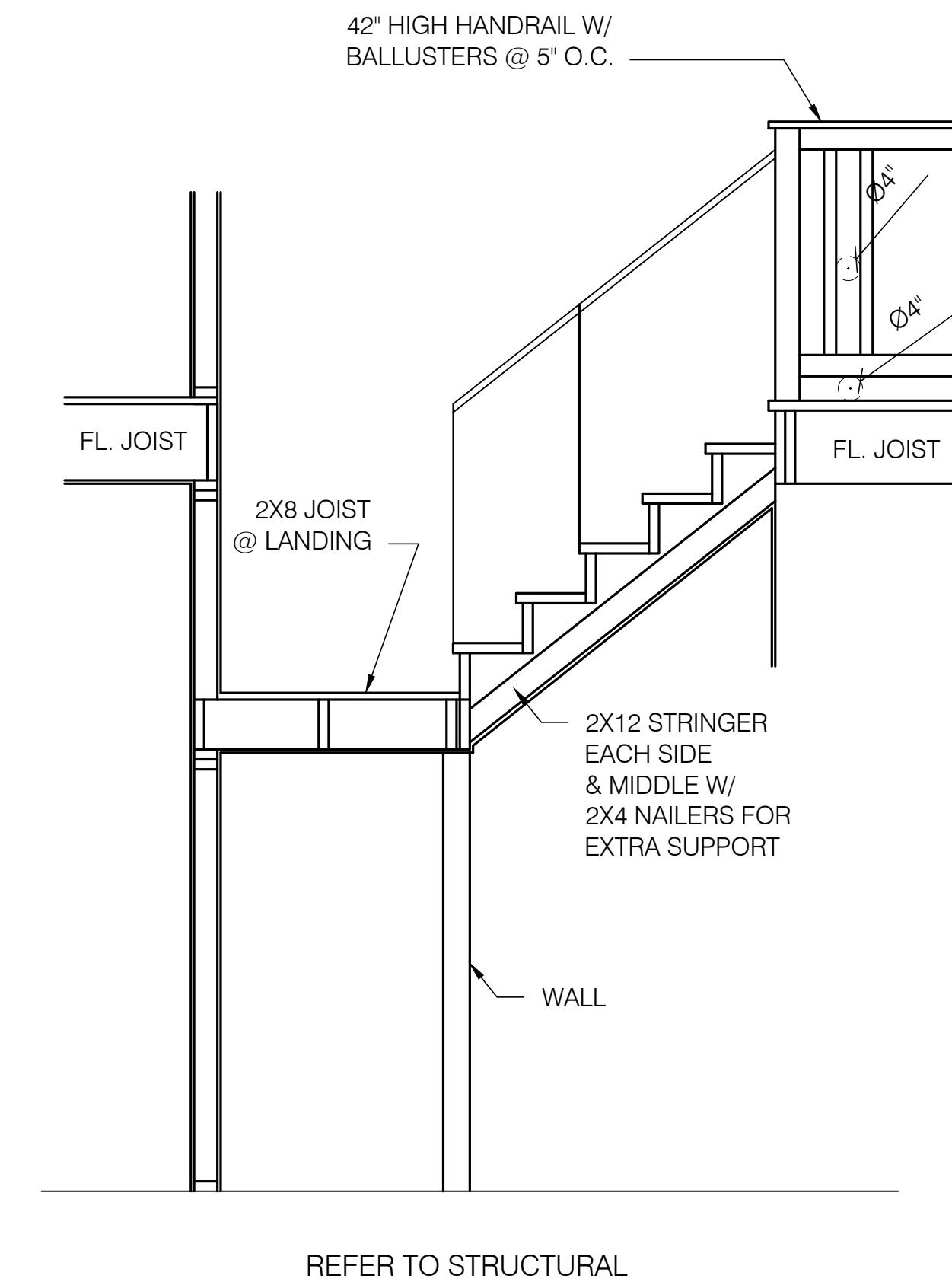
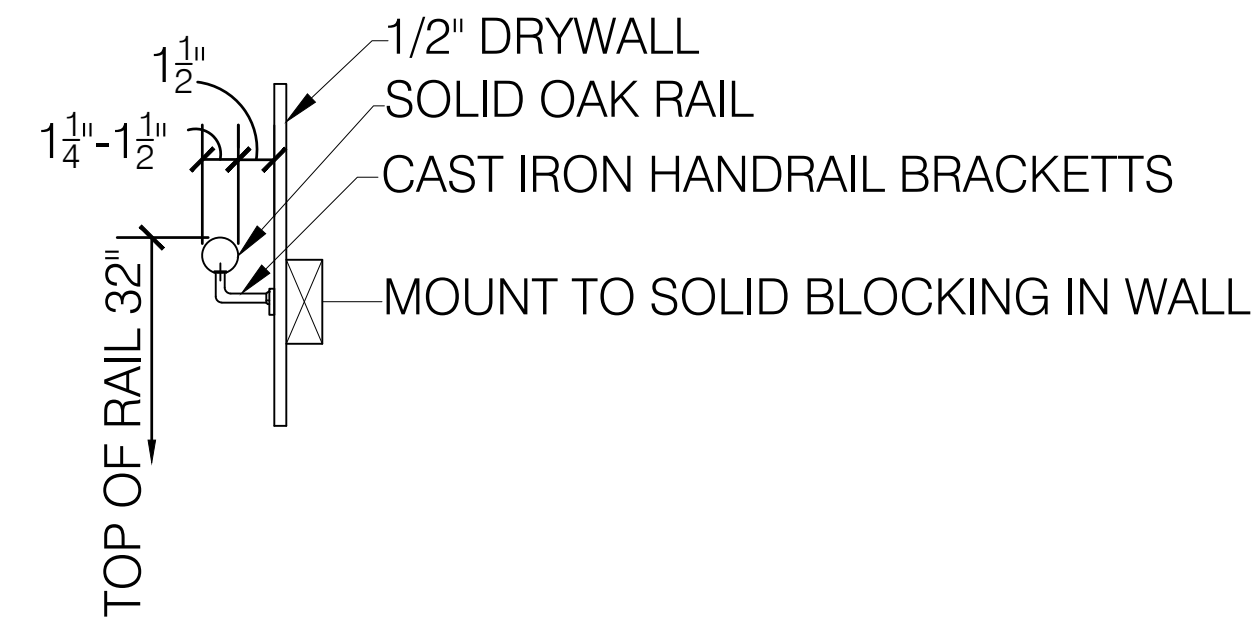
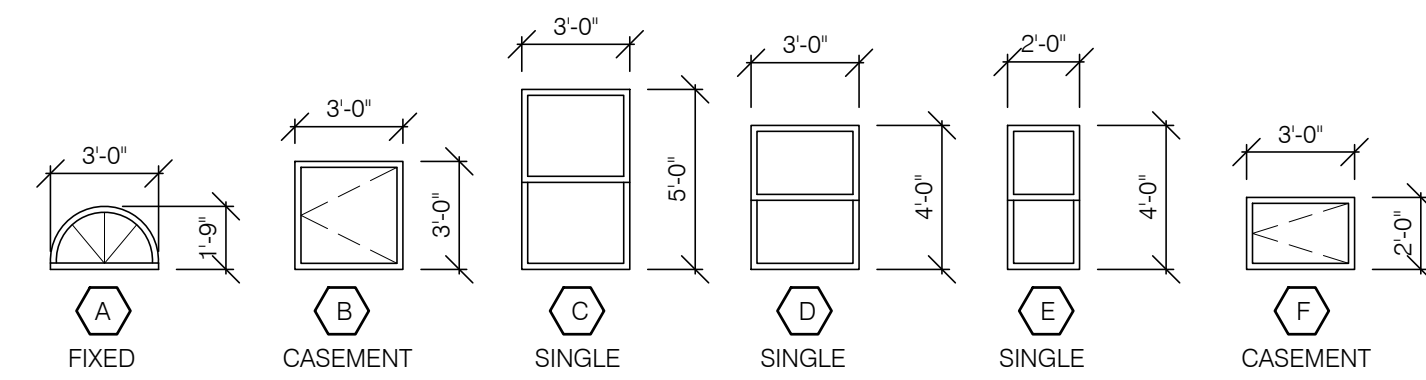
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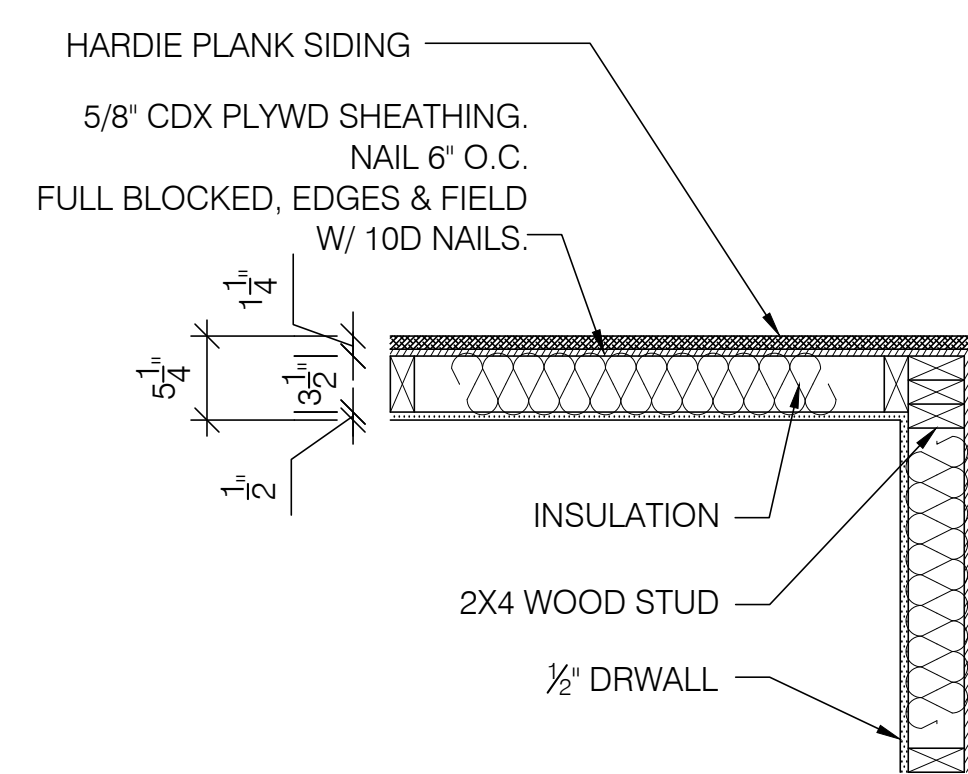
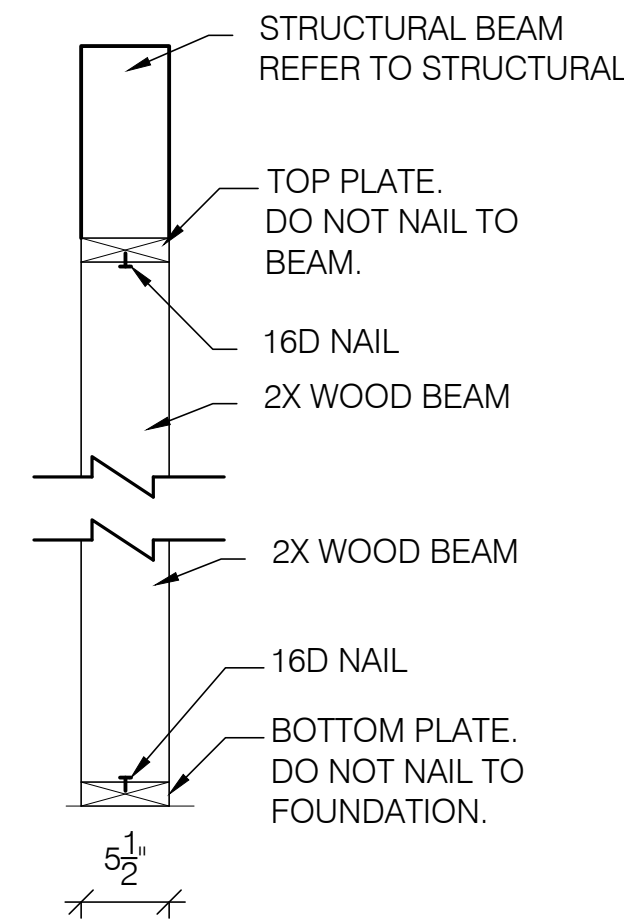
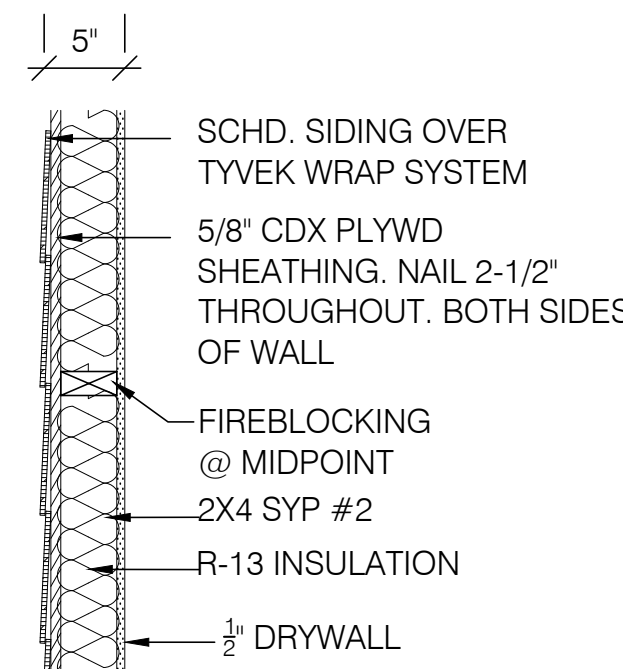
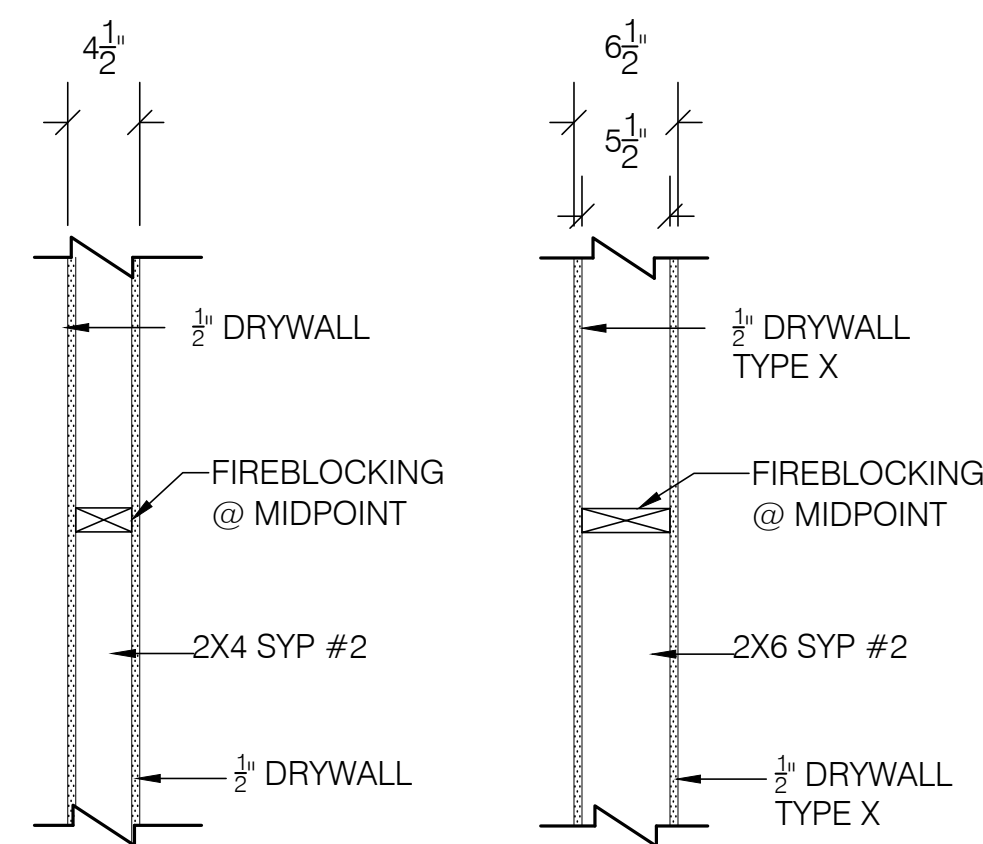
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**WINDOW
& DOOR
A-0.1**



9 WINDOW TYPES

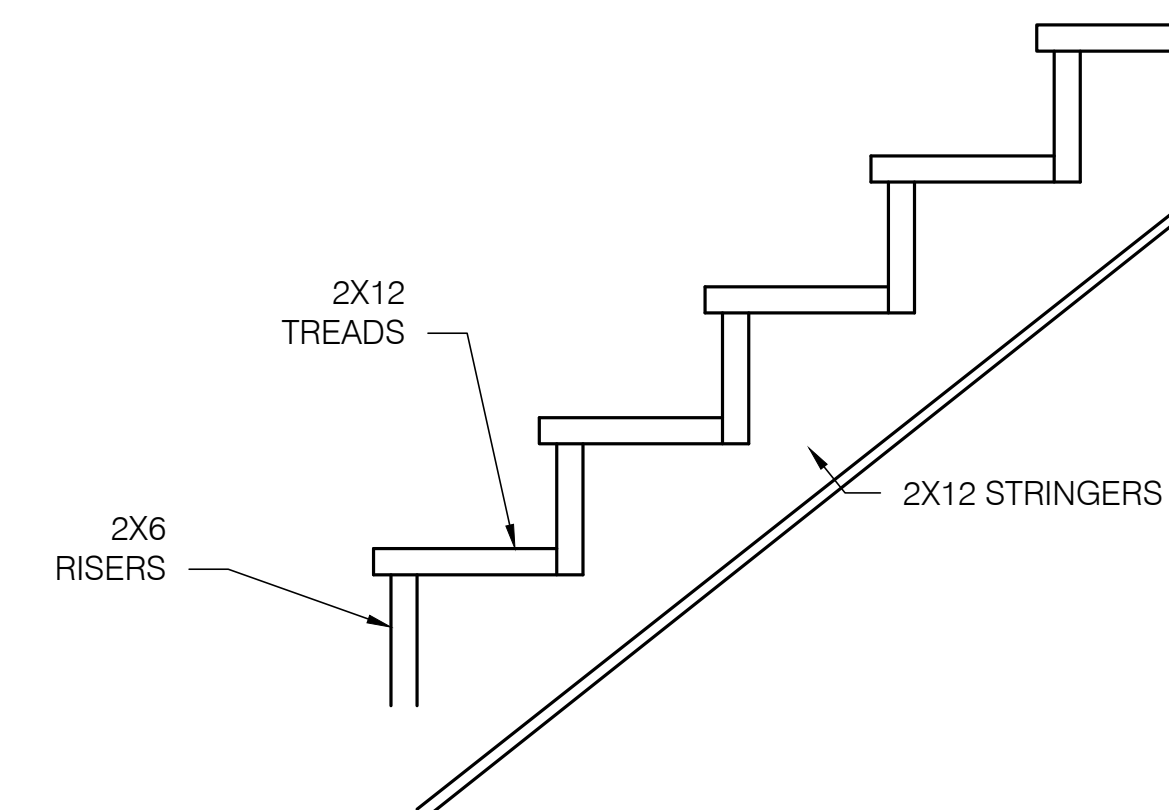
6 HANDRAIL DETAIL



8 WALL TYPES

3 TURN STAIR DETAIL

scale: 1/2" = 1'-0"



2 STAIR RISE & RUN DETAIL

scale: 1/2" = 1'-0"



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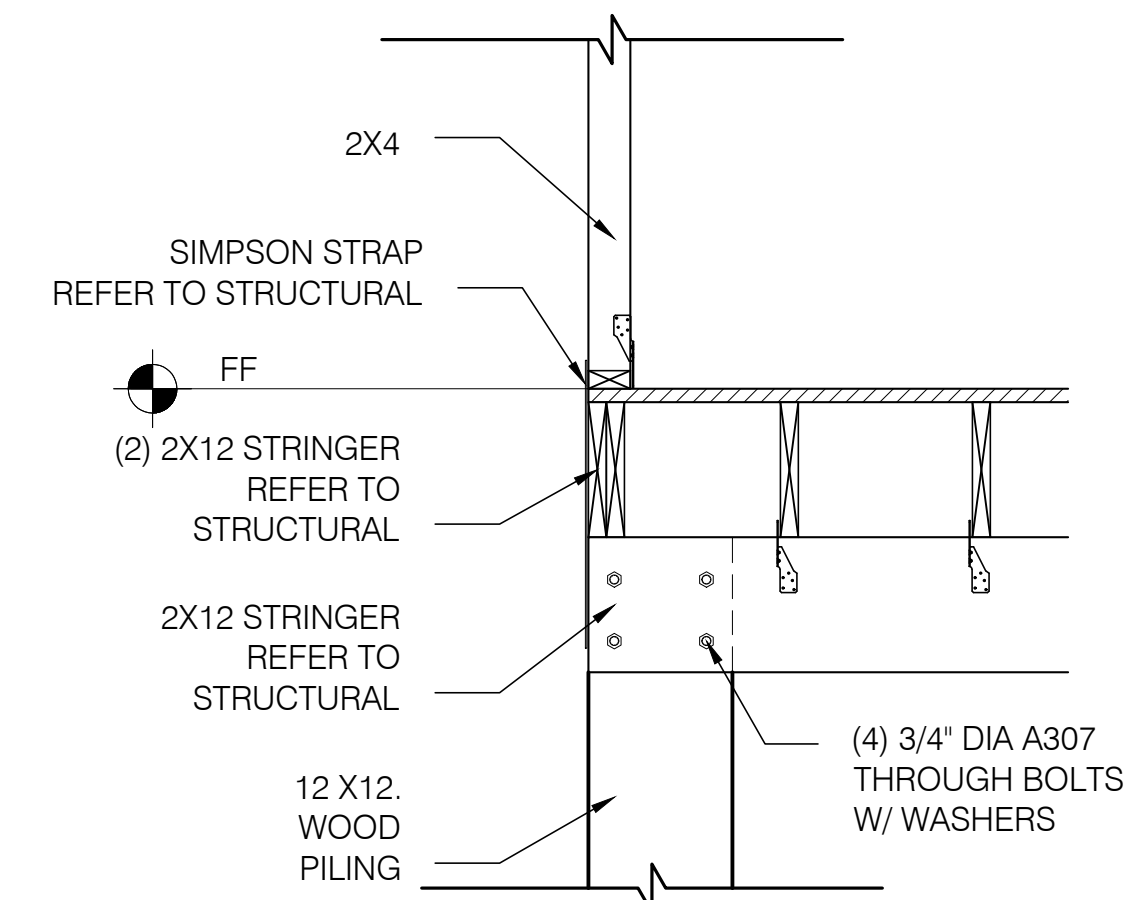
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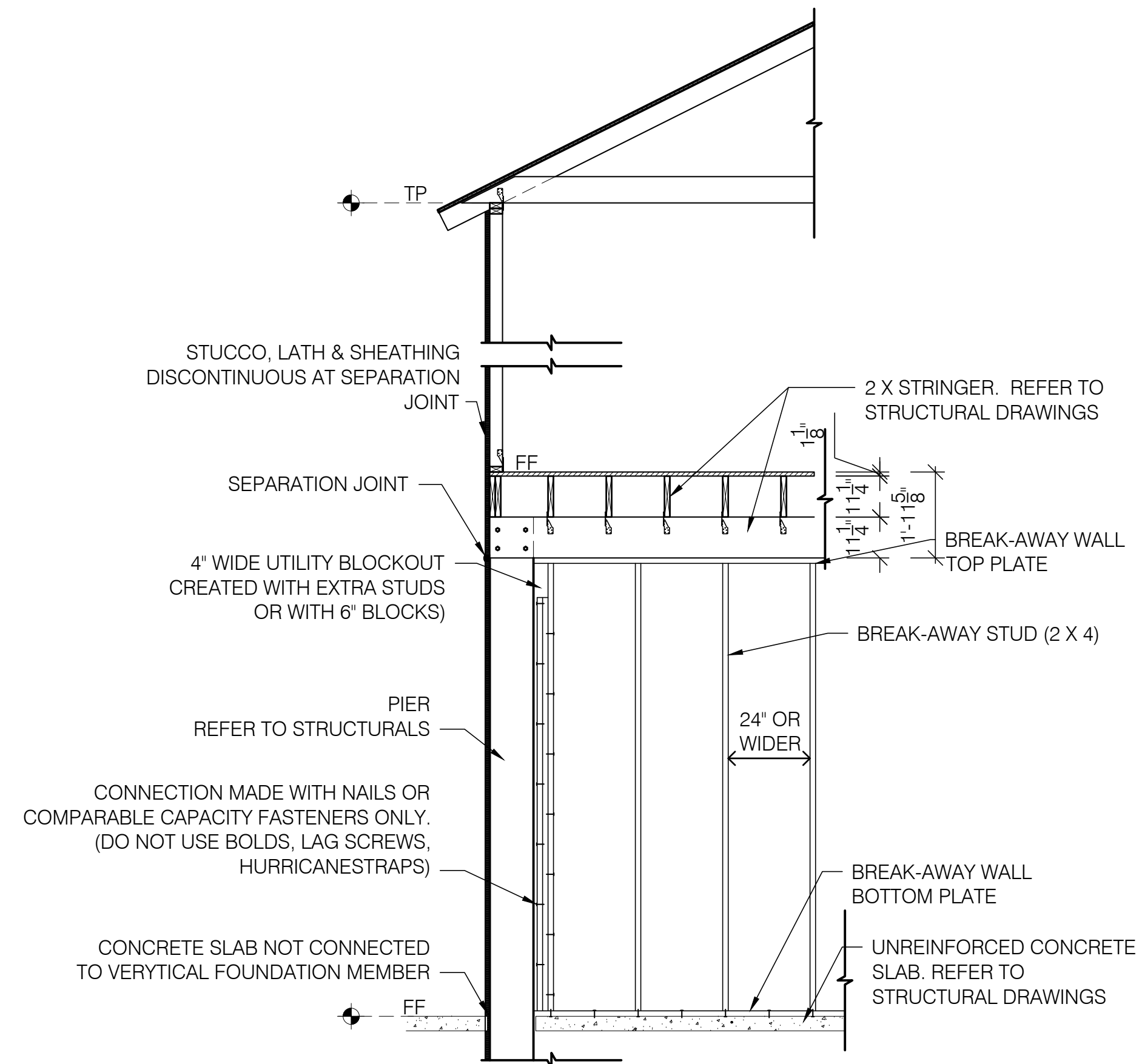
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**GROUND
FLOOR
PLAN
A-1.0**



4 STRINGER & PILING DETAIL

scale: $\frac{3}{4}'' = 1'-0''$

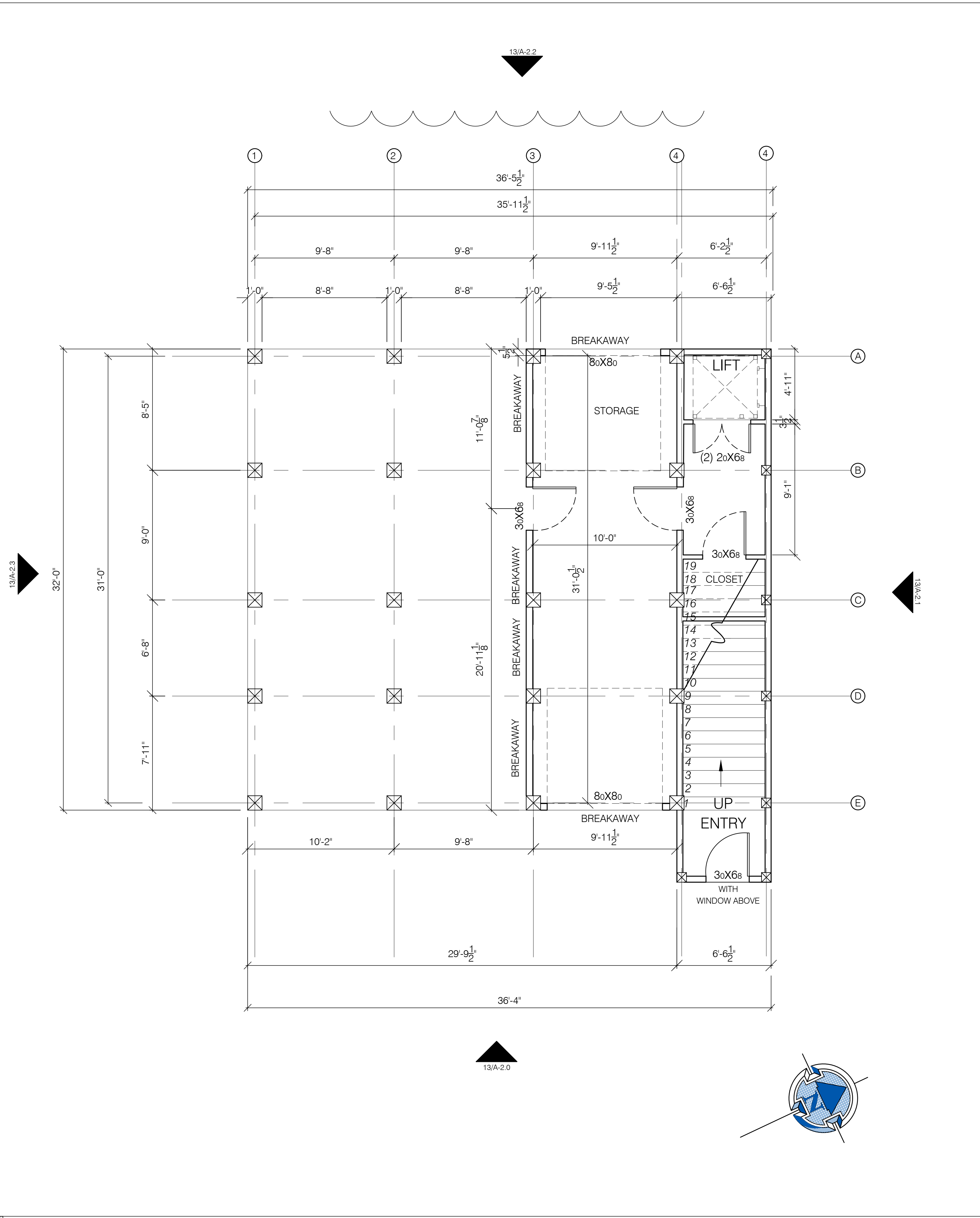


3 WALL & BREAK AWAY DETAIL

scale: $\frac{3}{8}'' = 1'-0''$

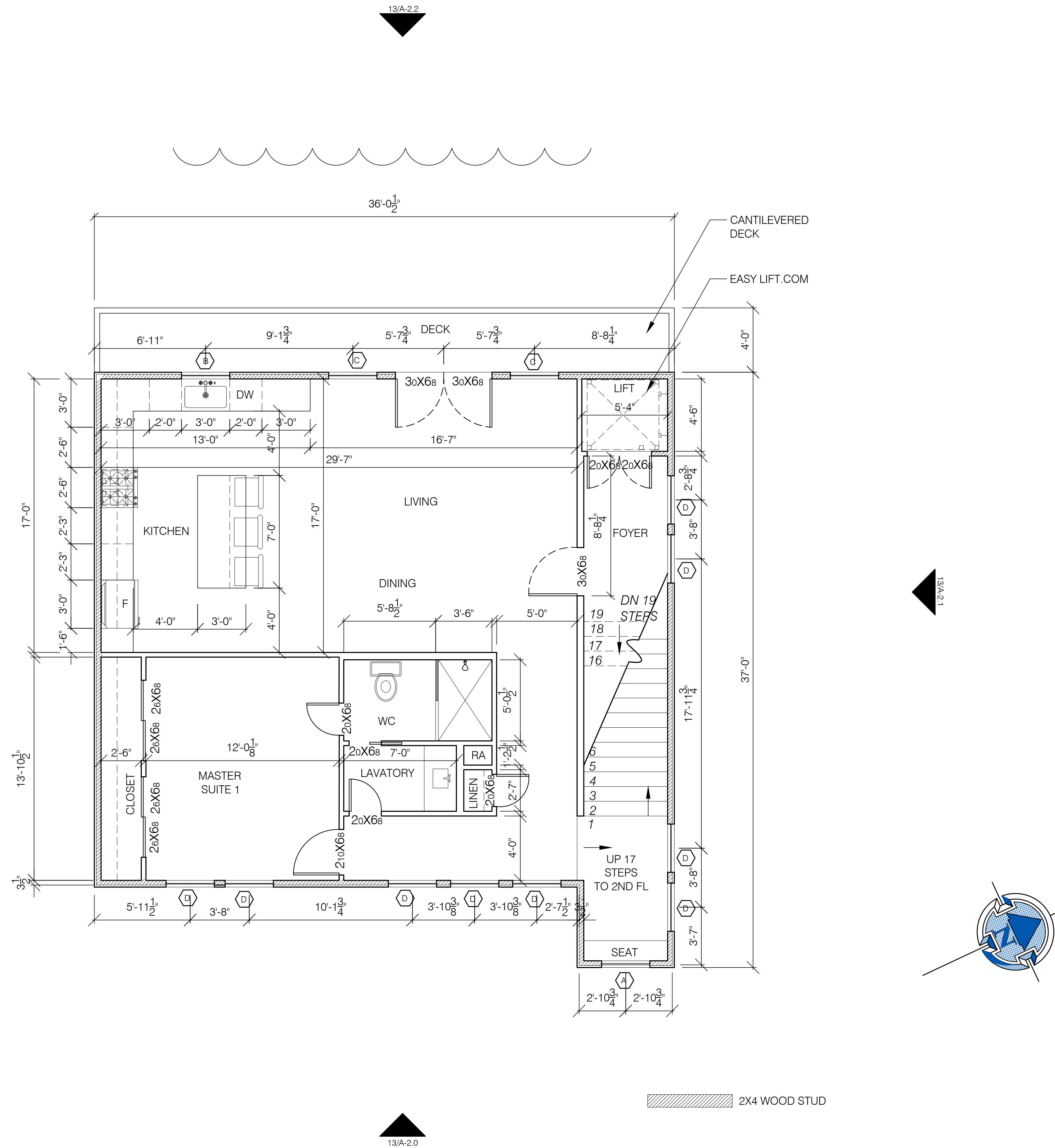
REFER TO STRUCTURAL DRAWINGS

FIELD VERIFY ALL DIMENSIONS
FIELD VERIFY STAIR RISE AND RUN
MAX. RISE = 7.5, RUN = 11"



13 GROUND FLOOR PLAN

scale: $1/4'' = 1'-0''$



4 Drawing scale: X = 1'-0"

3 Drawing scale: X = 1'-0"

2 Drawing scale: X = 1'-0"

1 Drawing scale: X = 1'-0"

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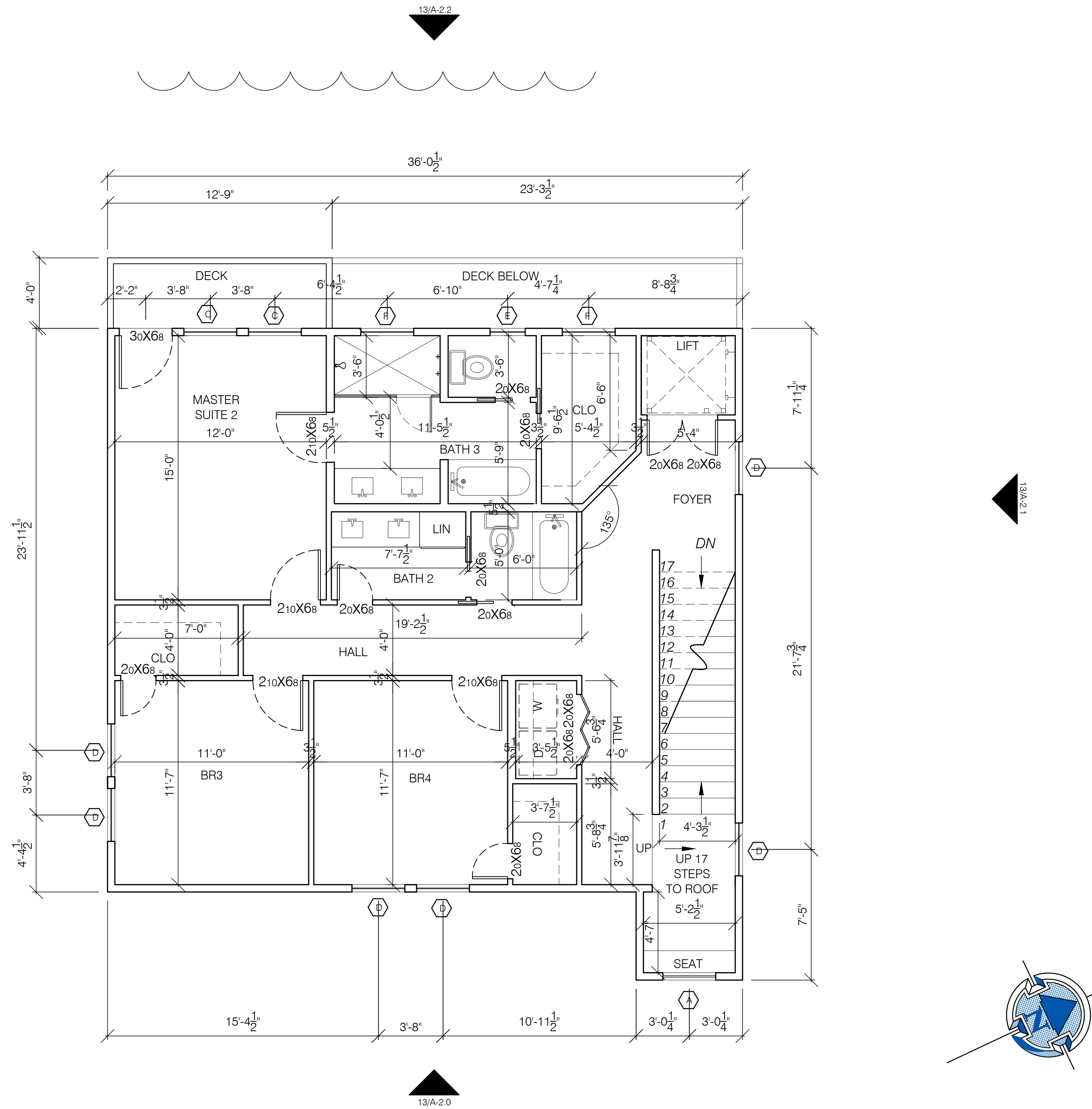
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DRAWING

**1ST FL
PLAN
A-1.1**



4 Drawing scale: X = 1'-0"

3 Drawing scale: X = 1'-0"

2 Drawing scale: X = 1'-0"

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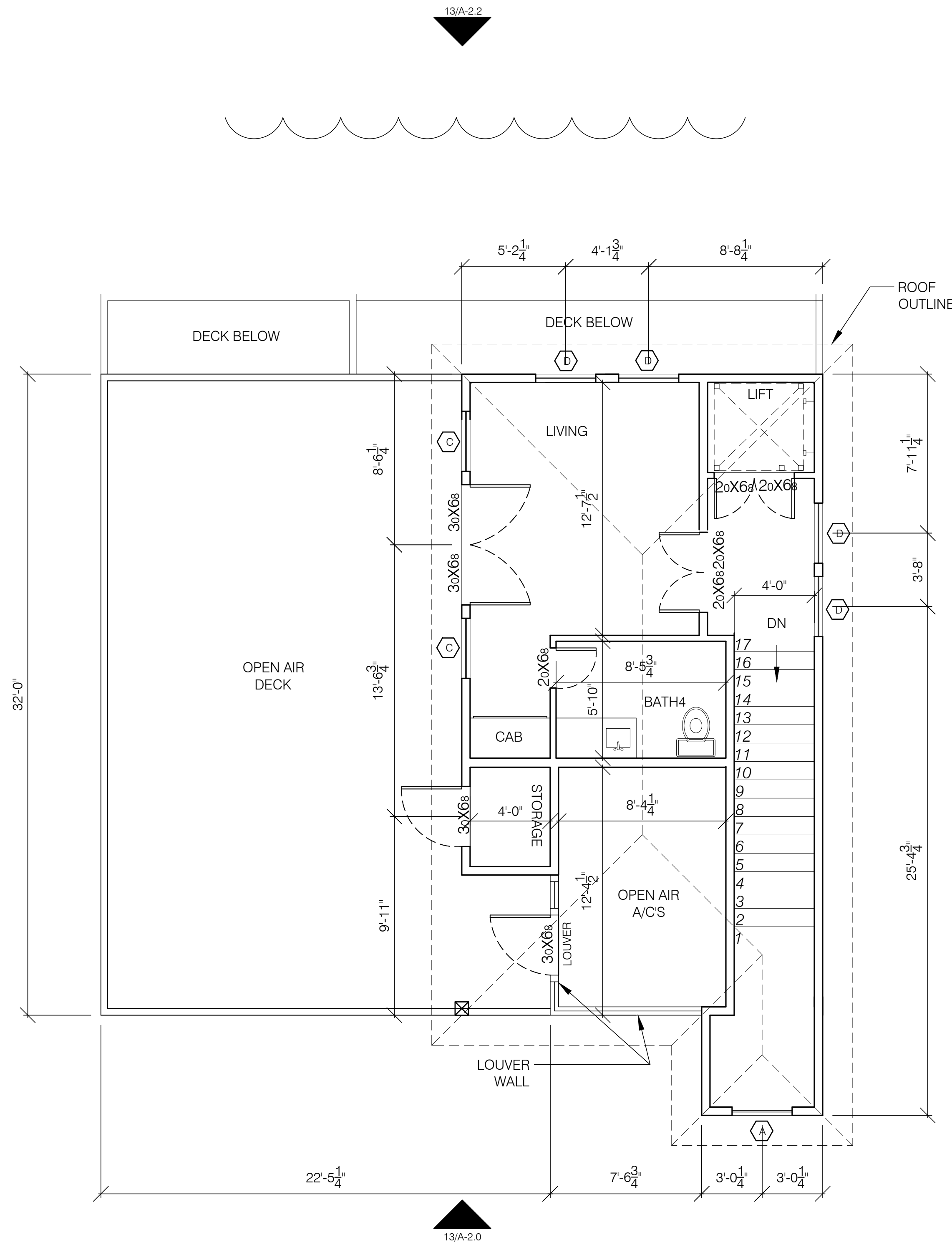
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DRAWING

**2ND FL
PLAN
A-1.2**

DATE MODIFIED: 01.13.2017
SHEET SIZE: 24X36



4 Drawing scale: X = 1'-0"

3 Drawing scale: X = 1'-0"

2 Drawing scale: X = 1'-0"

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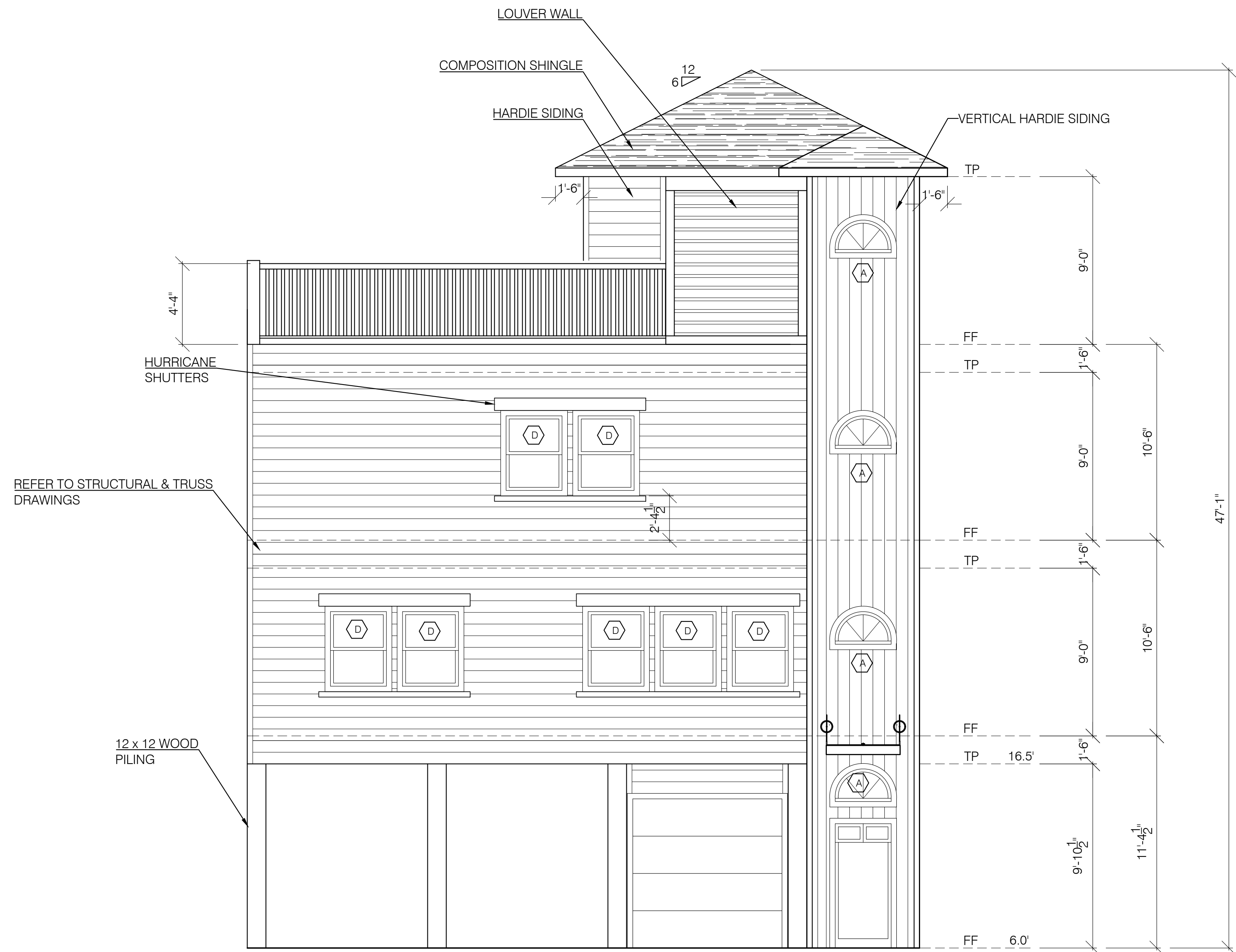
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DRAWING

**THIRD FL
PLAN
A-1.3**



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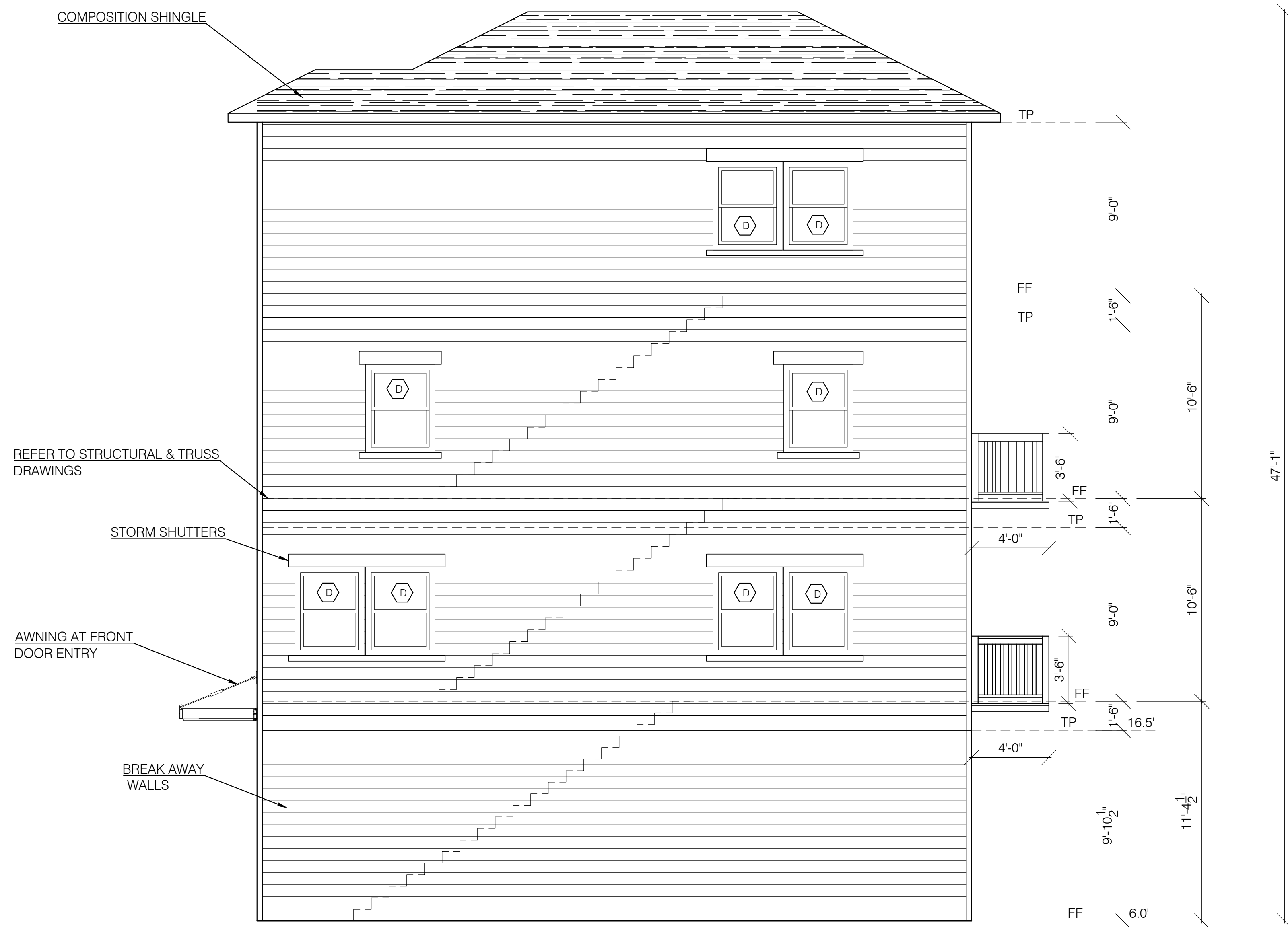
DRAWING

ELEVATION

A-2.0

DATE MODIFIED: 01.13.2017
SHEET SIZE: 24X36

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DRAWING

ELEVATION

A-2.1

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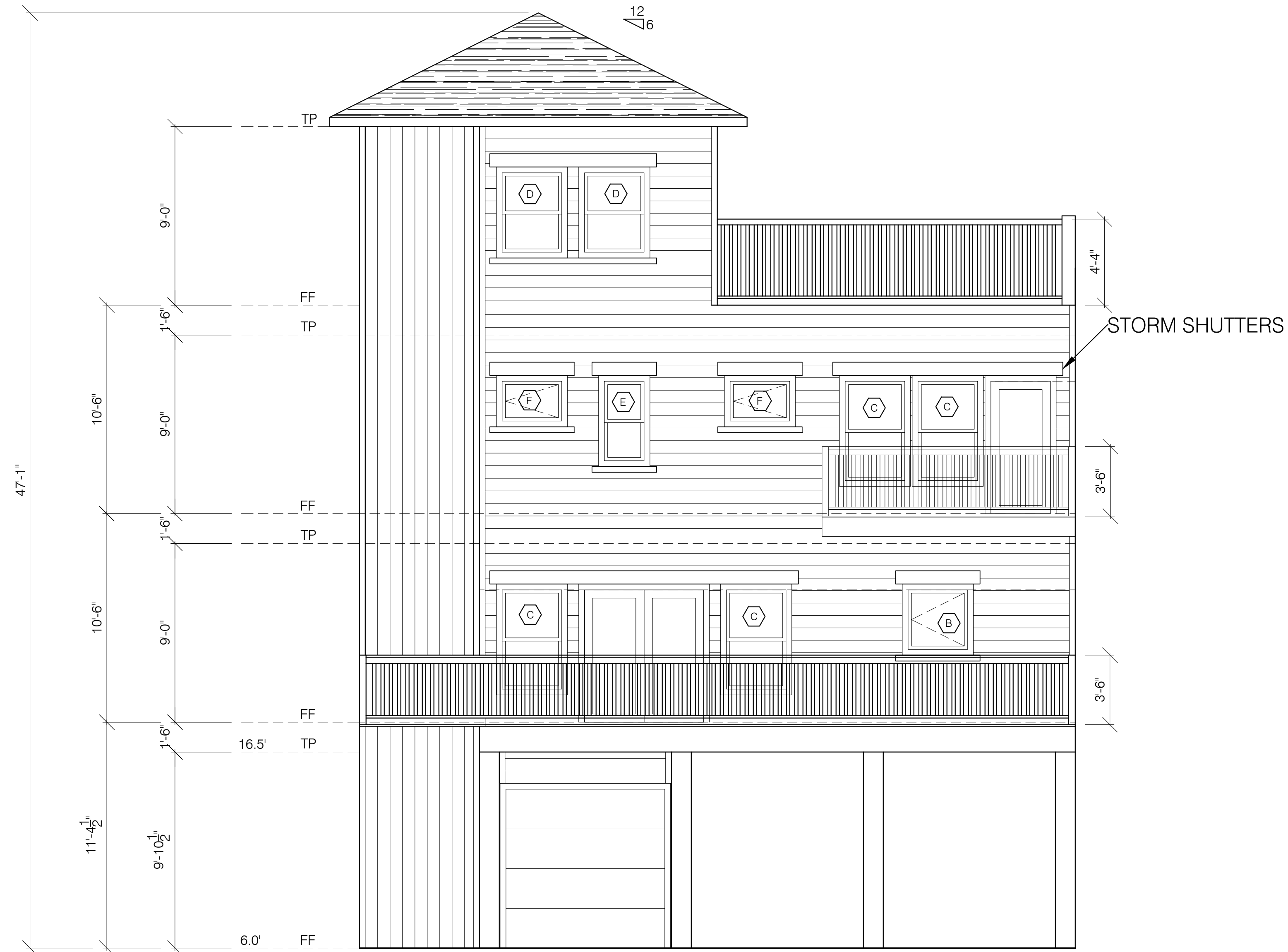
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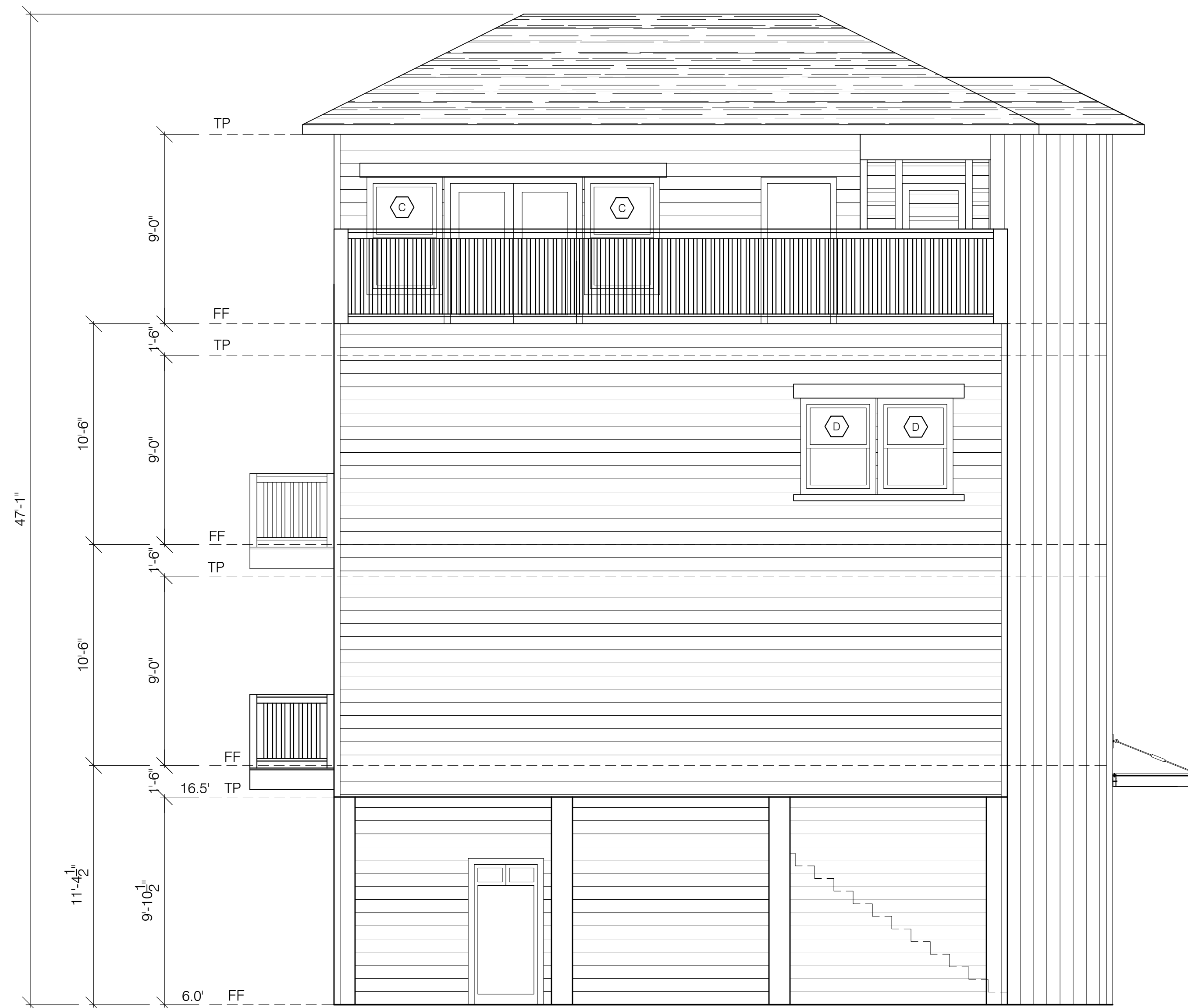
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ELEVATION

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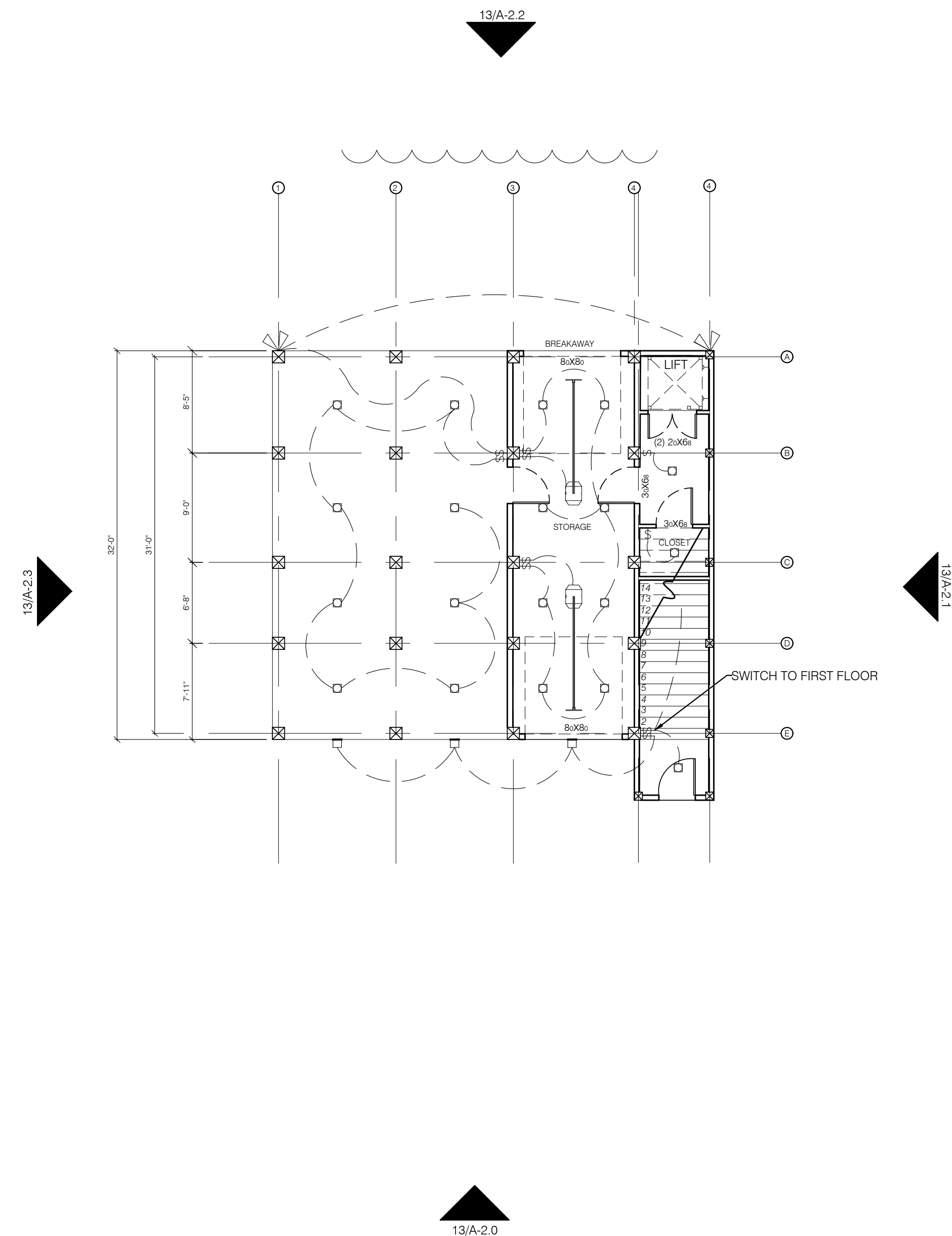
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**ELECTRICAL
PLAN
E-1.0**

DATE MODIFIED: 01.13.2017
SHEET SIZE: 24X36

LIGHTING SYMBOLS

⊕	THREE WAY SWITCH
⊕m	MOTION SENSOR
⊕	SWITCH
⊕c	110 CEILING MOUNTED
⊕	110- DUPLEX
⊕CAB/TV	CABLE/TV OUTLET
⊕GFI	110- DUPLEX GROUND FAULT- INTERRUPTOR
⊕220	220 VOLTS
⊕ UC	UNDER COUNTER
⊕ S	OUTLET W/ SWITCH
⊕S	FLOOR OUTLET W/ SWITCH
⊕C	110 CEILING MOUNTED GARAGE OPENER
⊕	SWITCH
⊕	PENDANT - LIGHT 110W, 120V
⊕	RECESS CAN LIGHT WITH DIMMER
⊕	RECESS CAN LIGHT
⊕	RECESS CAN LIGHT WATER PROOF
⊕	2 X 6 FLUORESCENT LIGHT
⊕	2 X 4 FLUORESCENT LIGHT
⊕	2 X 2 - FLUORESCENT - LIGHT
⊕SD	SMOKE - DETECTOR
⊕	INCANDESCENT WALL MOUNTED LIGHT
⊕	EXHAUST FAN
⊕	CHANDLIER
⊕ UCL	UNDER COUNTER LIGHT
⊕	EXTERIOR SPOT LIGHT
⊕	CEILING MOUNT
D	DIMMER SWITCH
⊕	ELECTRICAL PANEL
⊕	SCONCE
⊕JUZ	JAZZUCI TUB WALL MOUNT FIXTURE
⊕AS	AUTOMATIC ON/OFF SWITCH
⊕	THERMOSTAT
⊕	DUAL - PHONE - DATA - OUTLET
⊕	CEILING FAN WITH LIGHT FIXTURE
⊕	INCANDESCENT WALL MOUNTED EXTERIOR LIGHT FIXTURE



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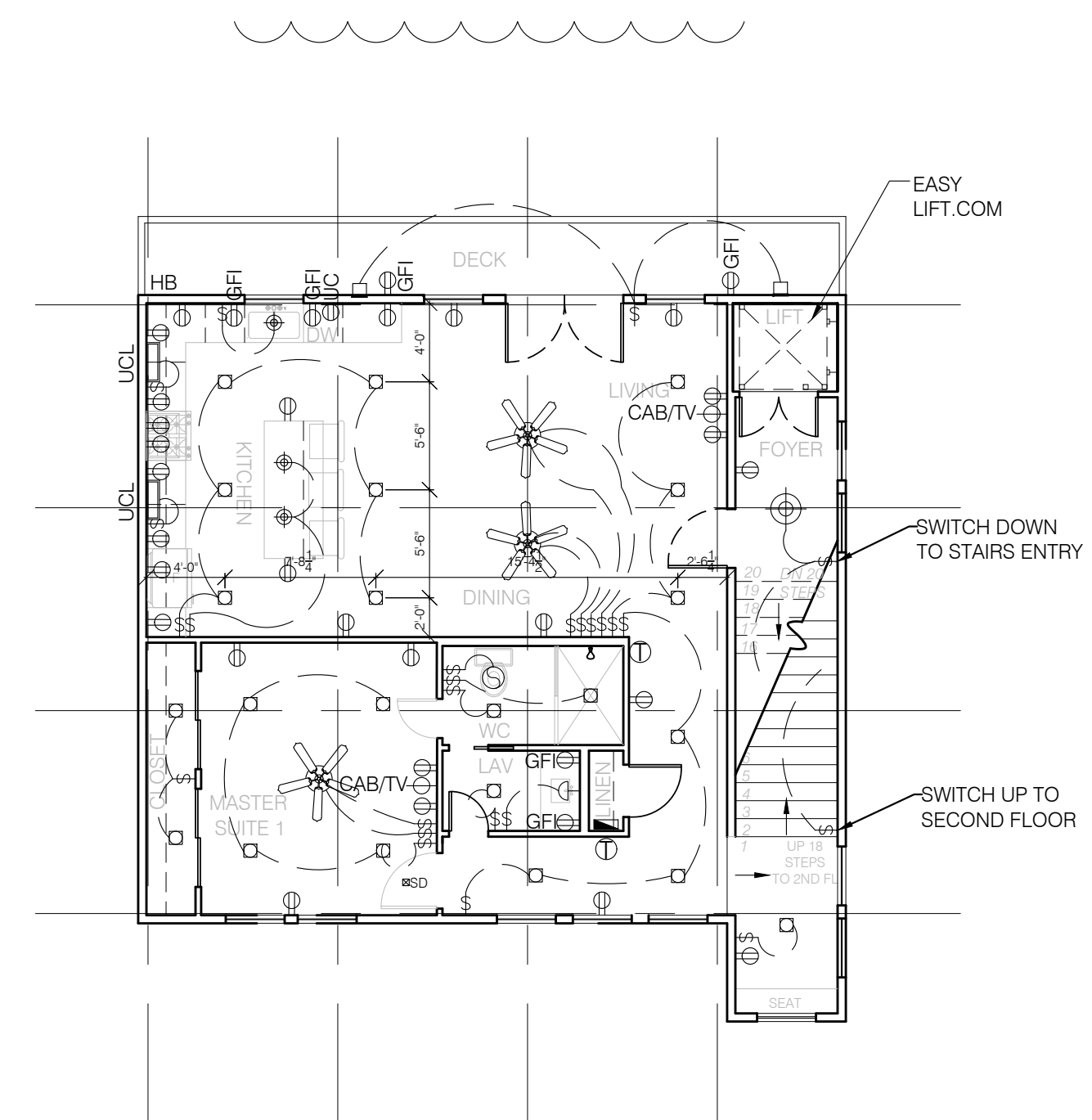
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⊕W	RECESS CAN LIGHT WATER PROOF
⊕	2 X 6 FLUORESCENT LIGHT
⊕	2 X 4 FLUORESCENT LIGHT
⊕	2 X 2 - FLUORESCENT - LIGHT
MSD	SMOKE - DETECTOR
○	INCANDESCENT WALL MOUNTED LIGHT
⊕	EXHAUST FAN
⊕	CHANDLIER
⊕ UCL	UNDER COUNTER LIGHT
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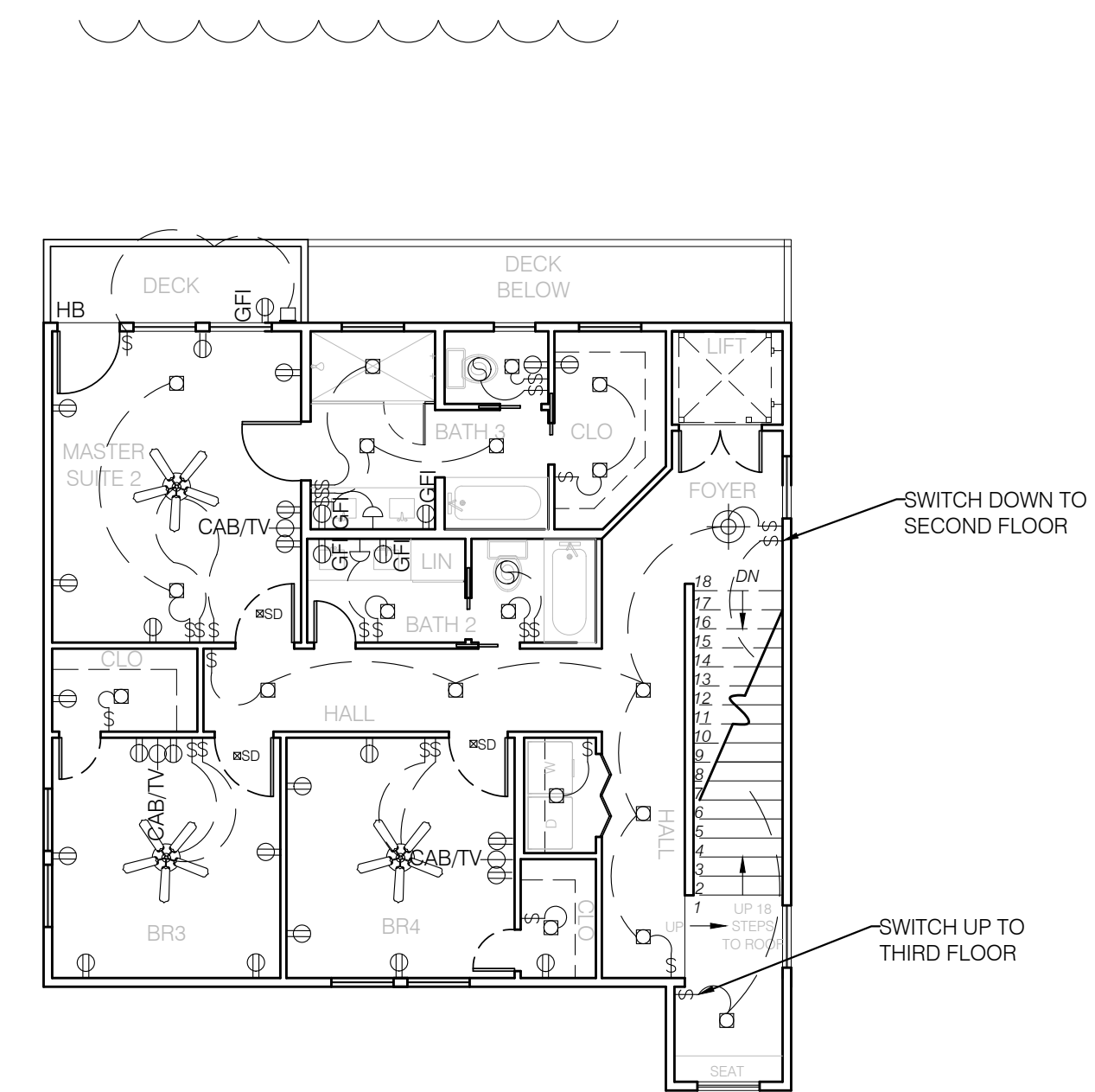
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DRAWING

**ELECTRICAL
PLAN
E-3.0**

LIGHTING SYMBOLS

⊕	THREE WAY SWITCH
⊕m	MOTION SENSOR
⊕	SWITCH
⊕c	110 CEILING MOUNTED
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⊕CAB/TV	CABLE/TV OUTLET
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⊕	CHANDLIER
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⊕	DUAL - PHONE - DATA - OUTLET
⊕	CEILING FAN WITH LIGHT FIXTURE
⊕	INCANDESCENT WALL MOUNTED EXTERIOR LIGHT FIXTURE



STUDIO



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DRAWING

**ELECTRICAL
PLAN
E-4.0**

DATE MODIFIED: 01.13.2017
SHEET SIZE: 24X36

GENERAL NOTES

1. ELECTRICAL CONTRACTOR (E.C.) SHALL OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, ETC. AS REQUIRED. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE.
2. FIELD VERIFY ALL EXISTING CONDITIONS.
3. FIELD VERIFY LOCATION OF ALL EXISTING OUTLETS, LIGHT FIXTURES, SWITCHES, ETC.
4. CONSULT WITH OTHER CONTRACTORS FURNISHING EQUIPMENT TO VERIFY LOADS AND SECURE LOCATION OF OUTLETS, JUNCTION BOXES, ETC.
5. FURNISH AND INSTALL DISCONNECT SWITCHES, STARTERS, AND ASSOCIATED WIRING AS REQUIRED FOR EXHAUST FANS AND AIR CONDITIONING EQUIPMENT.
6. PROVIDE DISCONNECT TO ALL CONDUCTORS IN A BUILDING OR OTHER STRUCTURE FROM THE SERVICE ENTRANCE CONDUCTORS.
7. MINIMUM WIRE SIZE SHALL BE # 12 AWG EXCEPT CONTROL WIRING AS NOTED. ALL WIRE SHALL BE COPPER TYPE THWN OR THHN.
8. NO ALUMINUM WIRING / CABLE ALLOWED IN CONSTRUCTION. SEE PANEL SCHEDULES FOR CIRCUIT BREAKER, WIRE, AND CONDUIT REQUIREMENTS.
9. PROVIDE BONDING WHERE NECESSARY TO ENSURE ELECTRICAL CONTINUITY AND THE CAPACITY TO CONDUCT SAFELY ANY FAULT CURRENT LIKELY TO BE IMPOSED.
10. VERIFY MECHANICAL EQUIPMENT LOCATIONS PRIOR TO THE ROUTING OF CONDUIT AND FEEDERS.
11. VERIFY MECHANICAL EQUIPMENT OVER CURRENT PROTECTION REQUIREMENTS WITH THE EQUIPMENT MANUFACTURER PRIOR TO CONNECTION.
12. E.C. SHALL VERIFY ALL LIGHT FIXTURE LOCATION DIMENSIONS WITH ARCHITECTURAL FIXTURES PLANS AND / OR OWNER. APPLIANCE OUTLETS INSTALLED FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6 FEET OF THE INTENDED LOCATION OF THE APPLIANCE.
13. AT LEAST ONE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SHALL BE LOCATED WITHIN 36 INCHES OF THE OUTSIDE EDGE OF THE LAVATORY BASIN ON AN ADJACENT WALL. THE OUTLET SHALL BE GFCI PROTECTION RATED U. O. N ON PLANS.
14. A 125-VOLT, SINGLE-PHASE, 15 OR 20 AMP CONVENIENCE OUTLET SHALL BE PROVIDED FOR THE SERVICING OF HVAC EQUIPMENT LOCATED IN ATTICS AND CRAWL SPACES. THE OUTLET SHALL BE INSTALLED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT.
15. ARC FAULT PROTECTION SHALL BE PROVIDED FOR ALL SLEEPING AREAS.
16. CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE.
17. OUTLETS MOUNTED ABOVE CABINETS TO BE 8" ABOVE THE NOMINAL WORKING SURFACE TYP.
18. REFRIGERATOR AND APPLIANCE OUTLETS TO BE @ 44" A.F.F.
19. ALL OUTLETS WITHIN 6" IF WET AREA TO BE GFI.
20. BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F. OR 8" ABOVE COUNTER (IF HIGHER THAN STANDARD 2'-8").
21. MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTACLE @ 78" A.F.F.
22. SWITCH BOXES TO BE MOUNTED @ 54" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES.
23. WASHER TO HAVE A SEPARATE 20 AMP. DUPLEX OUTLET @ 44" A.F.F. SEE ARCHITECTURAL PLAN(S) FOR ADDITIONAL NOTES.
24. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES HAVING LOCAL JURISDICTION.

