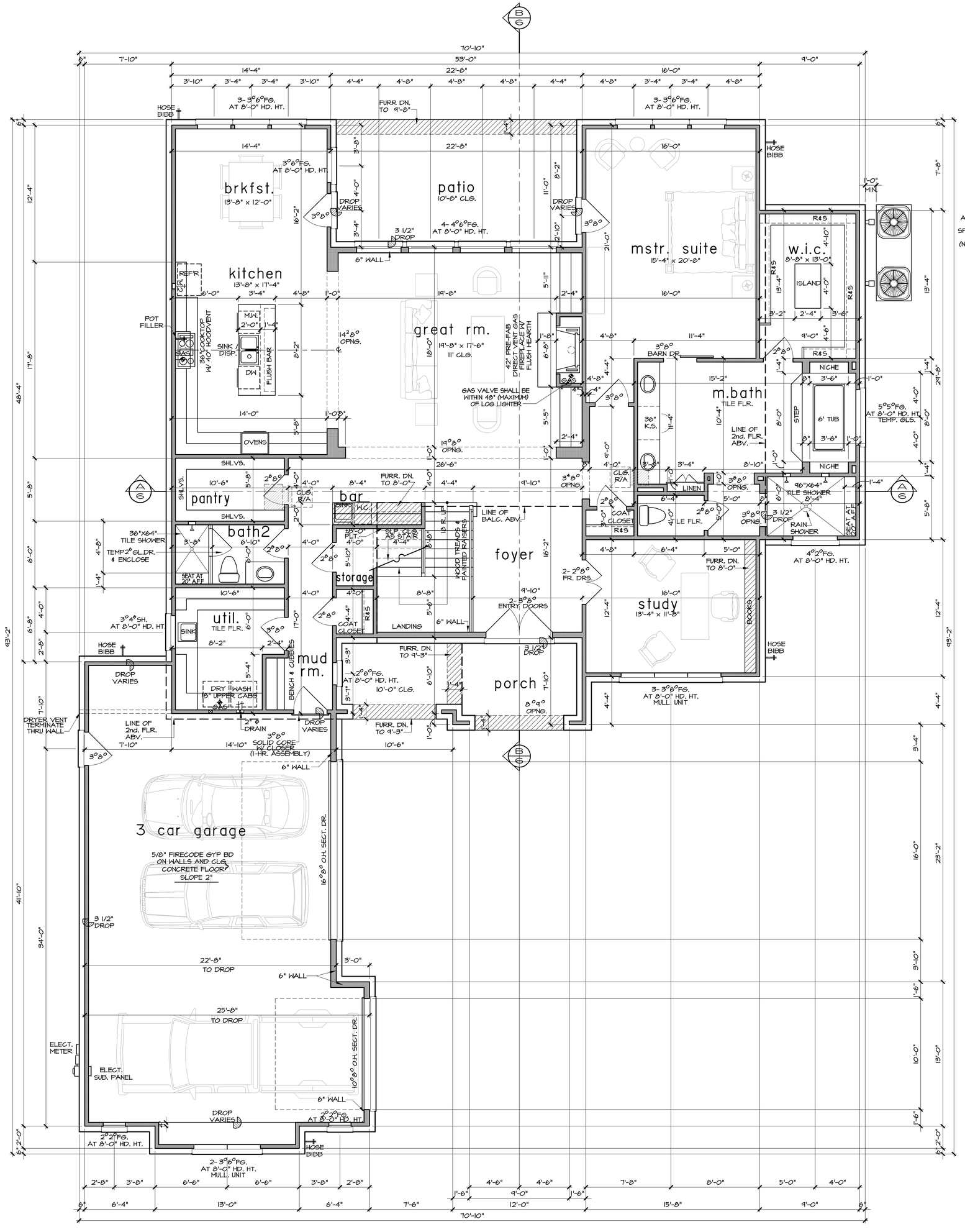
A PROJECT FOR:

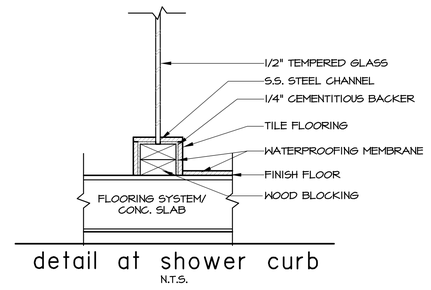
Roland & Maria Gomez

PROJECT LOCATION:
13011 Lakeview Meadow Dr.
Richmond Texas 77469

Lot - 21 Block - 4
Subdivision - Brazos Lakes
Fort Bend County, Texas

FRONT ELEVATION	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**1 of 9**





detail at shower curb
N.T.S.

ceiling heights

10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

square footage:

FIRST FLOOR	2744
SECOND FLOOR	2225
LIVING AREA	4969
PORCH	162
3 CAR GARAGE	1002
PATIO	238
BALCONY	238
TOTAL COV'D AREA	6609

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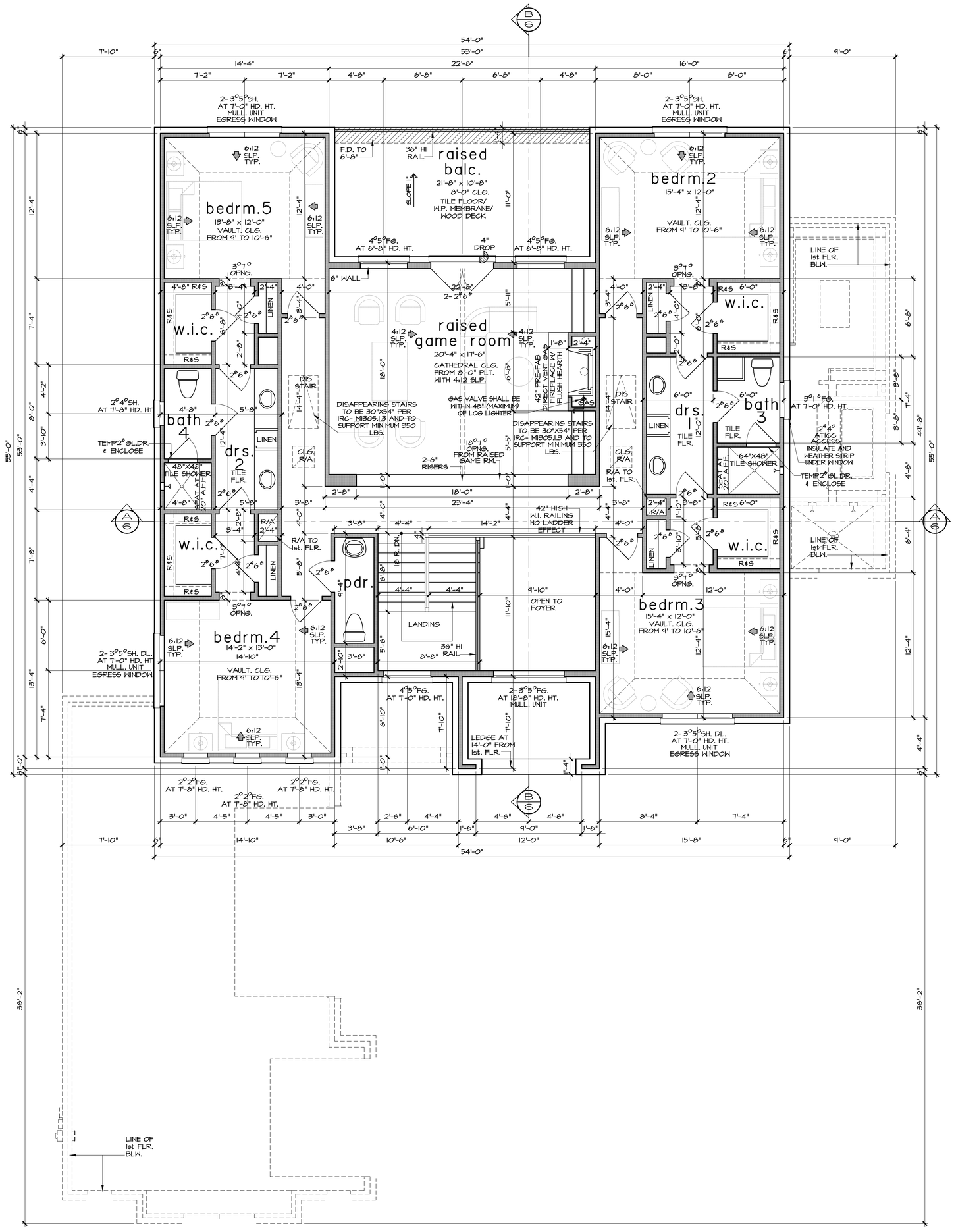
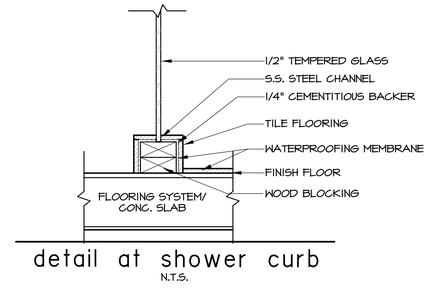
Fort Bend County, Texas

FIRST FLOOR PLAN	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**2 of 9**





detail at shower curb
N.T.S.

ceiling heights
10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

A PROJECT FOR:
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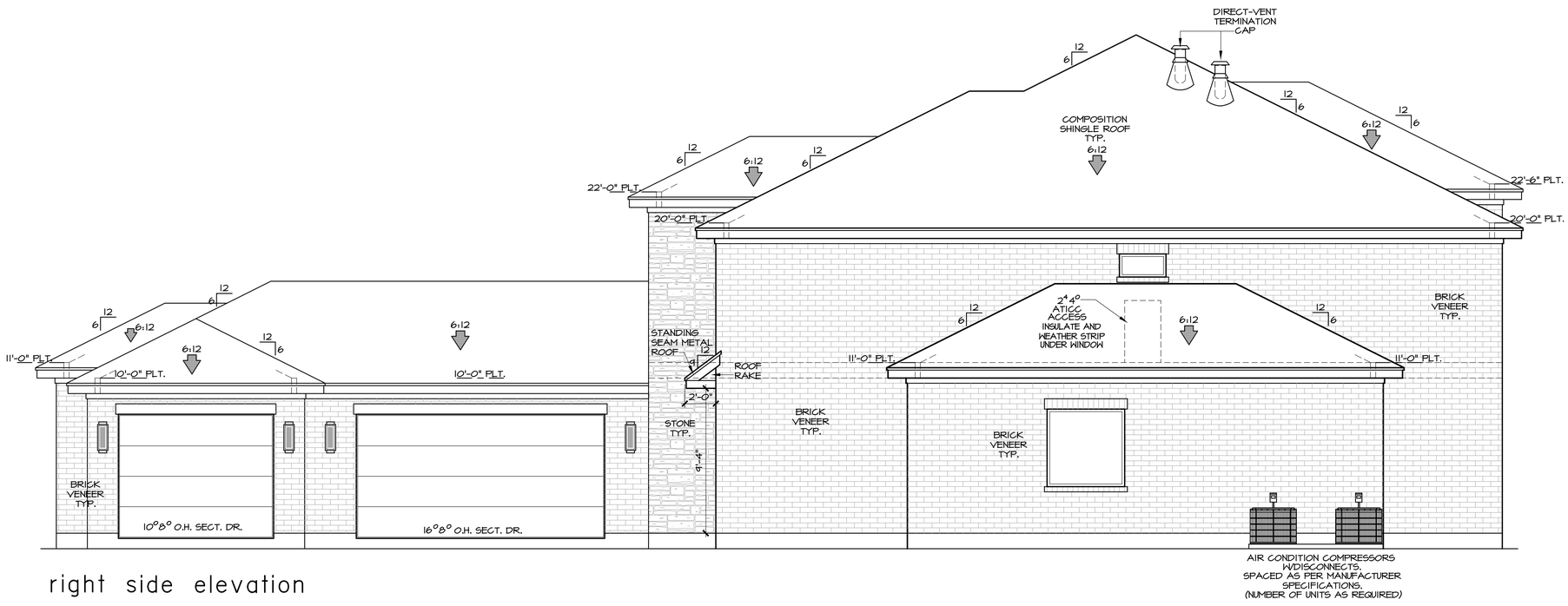
Fort Bend County, Texas

SECOND FLOOR PLAN	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**3 of 9**

front elevation



right side elevation

ELEVATION NOTES

- REFER TO ROOF PLAN FOR OVERHANG'S
- REFER TO ROOF PLAN FOR DIMENSIONS OF RAKES
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2012, WITH 1/2" GAP MAX.
- "SIDING" REFERS TO 5/16" CEMENT FIBER BOARD (MIN.).
- GUTTERS AND DOWNSPOUTS PER BUILDER.

NOTE:
ALL PLATE HEIGHTS DEFINED FROM MAIN FINISH FLOOR ELEVATION

ceiling heights
10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

A PROJECT FOR:
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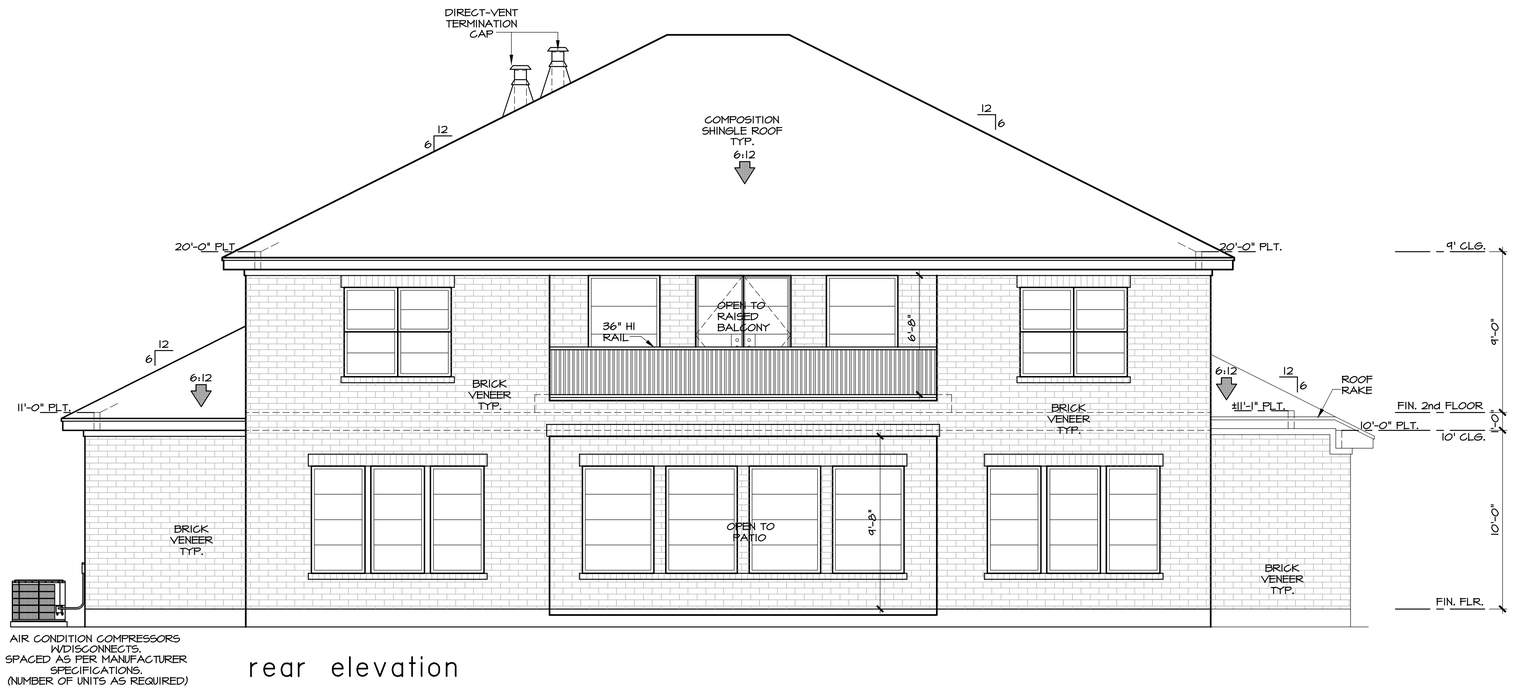
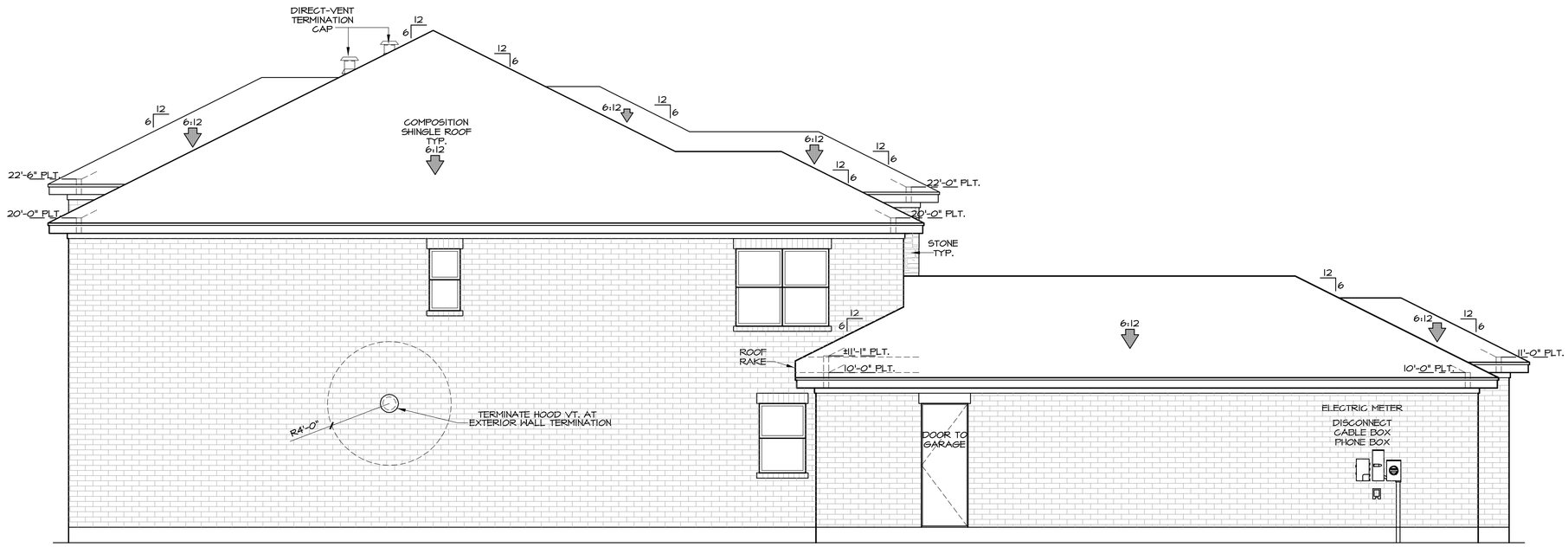
Subdivision - Brazos Lakes
Fort Bend County, Texas

ELEVATIONS	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**4 of 9**



rear elevation



left side elevation

ELEVATION NOTES

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- REFER TO ROOF PLAN FOR DIMENSIONS OF RAKES
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- "SIDING" REFERS TO 5/16" CEMENT FIBER BOARD (MIN.).
- GUTTERS AND DOWNSPOUTS PER BUILDER.

NOTE:
ALL PLATE HEIGHTS DEFINED FROM MAIN FINISH FLOOR ELEVATION

ceiling heights
10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

A PROJECT FOR:
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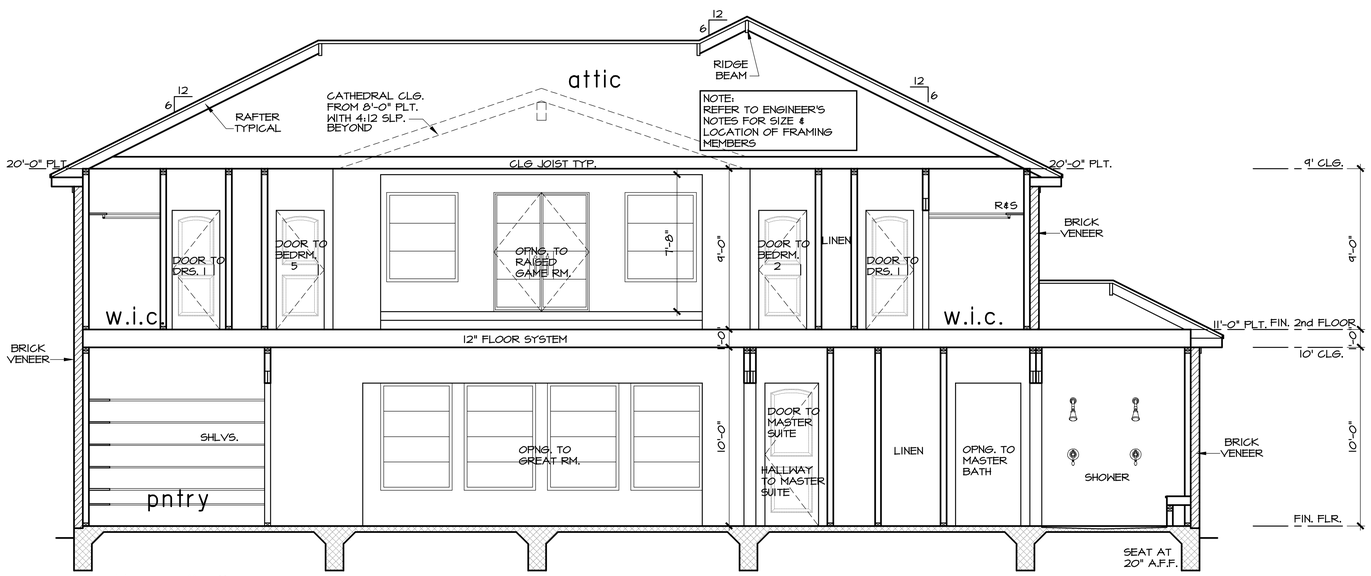
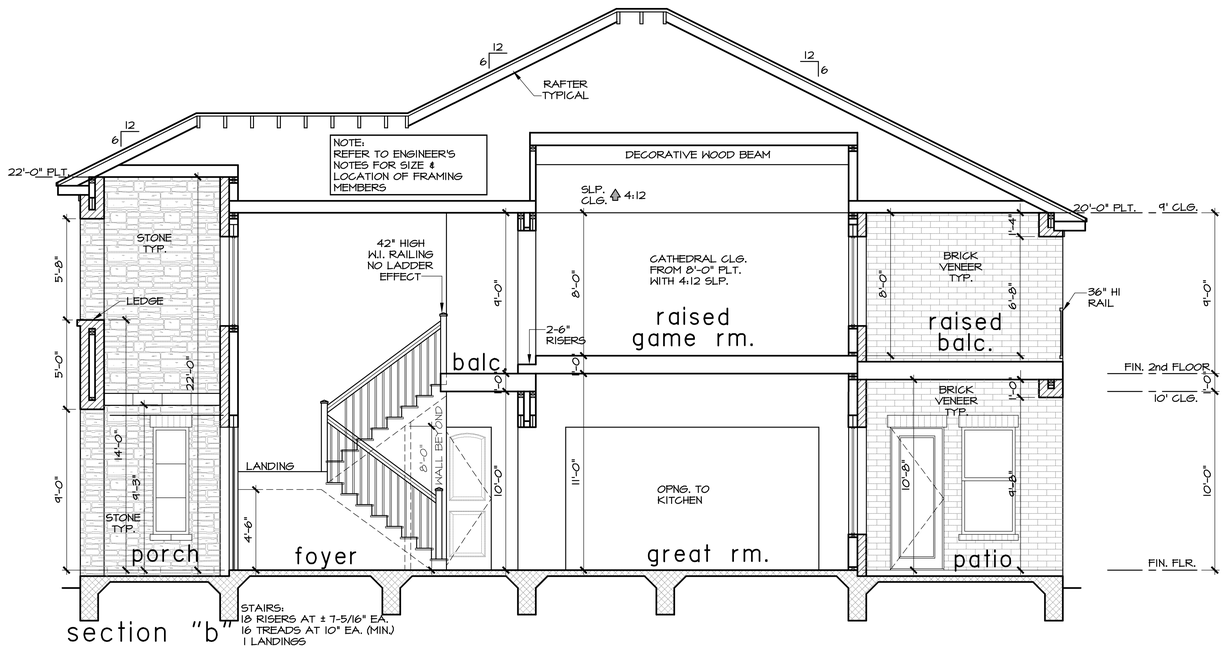
ELEVATIONS	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**5 of 9**





ELEVATION NOTES

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- REFER TO ROOF PLAN FOR DIMENSIONS OF RAKES
- PROVIDE SPARK ARRESTORS AT CHIMNEY'S TO COMPLY WITH IRC 2012, WITH 1/2" GAP MAX.
- "SIDING" REFERS TO 5/16" CEMENT FIBER BOARD (MIN.).
- GUTTERS AND DOWNSPOUTS PER BUILDER.

NOTE:
ALL PLATE HEIGHTS DEFINED FROM MAIN FINISH FLOOR ELEVATION

ceiling heights
10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

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Lot - 21 Block - 4
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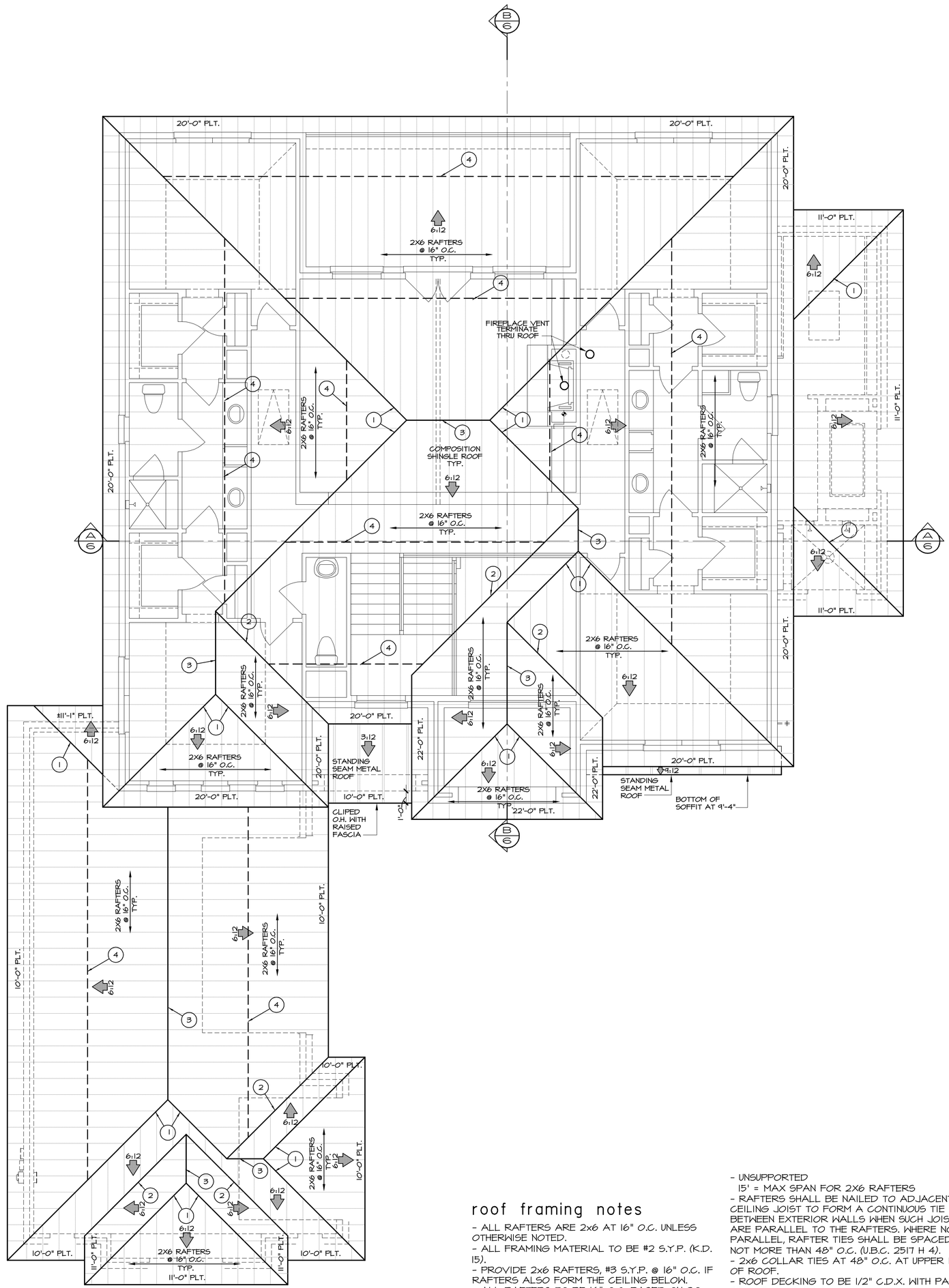
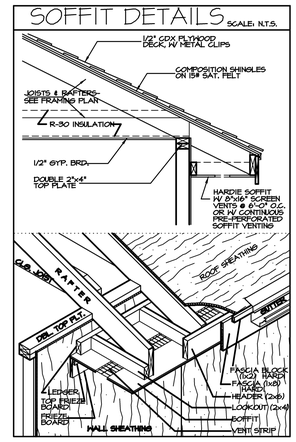
Fort Bend County, Texas

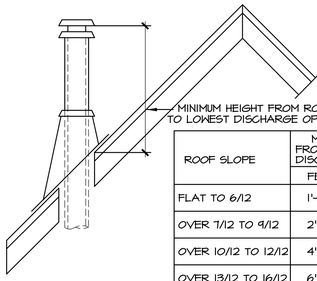
SECTIONS	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**6 of 9**



SOFFIT DETAILS

SCALE: N.T.S.





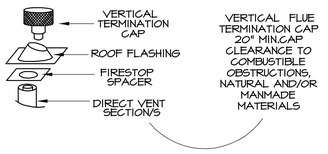
ROOF SLOPE	MINIMUM HEIGHT FROM ROOF LOWEST DISCHARGE OPENING	
	FEET	
FLAT TO 6/12	1'-0"	
OVER 7/12 TO 9/12	2'-0"	
OVER 10/12 TO 12/12	4'-0"	
OVER 13/12 TO 16/12	6'-0"	
OVER 17/12 TO 21/12	8'-0"	

GAS VENT RULE:

GAS VENT CAPS ARE NOT PERMITTED WITHIN 8 FEET (2.4 m) OF A VERTICAL WALL OR SIMILAR OBSTRUCTION

typ. gas venting detail

N.T.S.



vent detail

NTS

roof notes

- OVERHANGS ARE DIMENSIONED FROM OUTSIDE OF FRAME I.E. PLATE
- RAKES ARE DIMENSIONED FROM OUTSIDE OF FRAME I.E. PLATE
- PROVIDE ACCESS TO ALL ATTIC AREAS
- ROOF PLATE HTS. ARE DEFINED FROM MAIN F.F.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH IRC 2012, WITH 1/2" GAP MAX.
- GUTTERS AND DOWNSPOUTS PER BUILDER.
- ROOF OVERHANGS AND RAKES SHALL NOT EXTEND OVER FIRST FLOOR BUILDING LINES.

NOTE:
ALL PLATE HEIGHTS DEFINED FROM MAIN FINISH FLOOR ELEVATION

ceiling heights

10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

roof framing notes

- ALL RAFTERS ARE 2x6 AT 16" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING MATERIAL TO BE #2 S.Y.P. (K.D. 15).
- PROVIDE 2x6 RAFTERS, #3 S.Y.P. @ 16" O.C. IF RAFTERS ALSO FORM THE CEILING BELOW.
- ALL RAFTERS TO BE 16" O.C. BASED ON 20 P.S.F. LIVE LOAD AND 7 P.S.F. DEAD LOAD. MAXIMUM UNSUPPORTED RAFTER SPAN IS: 2x6's @ 16" O.C.= 9'-1" 2x6's @ 24" O.C.= 11'-7"
- BRACE LONGER SPANS WITH 2x4 STRUTS AT 48" O.C. WITH 2x6 PURLINS CONTINUOUS, MAX. SPAN 6' (U.B.C. 2517 G 5).
- ALL RIDGES, HIPS AND VALLEYS TO BE ONE SIZE LARGER THAN CONNECTING RAFTER AND SHALL BE SIZED TO MATCH THE CUT END OF THE CONNECTING RAFTER (U.B.C. 2527 H 3). EXAMPLE: 2x6 RAFTER - 2x8 VALLEY.
- UNSUPPORTED 15' = MAX SPAN FOR 2X6 RAFTERS
- RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTER TIES SHALL BE SPACED NOT MORE THAN 48" O.C. (U.B.C. 2517 H 4).
- 2x6 COLLAR TIES AT 48" O.C. AT UPPER 1/3 OF ROOF.
- ROOF DECKING TO BE 1/2" C.D.X. WITH PANEL SPAN RATING OF 24-0.
- CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- ROOF PITCHES AS PER ELEVATIONS.
- DOUBLE FRAMING AROUND CHIMNEYS, DORMERS, SKYLTS. AND ANY MAJOR ROOF OPENINGS.
- OUTLOOKERS TO BE 2x4 AT 16" O.C.
- RAKES TO BE 8" UNLESS OTHERWISE NOTED.
- FASCIAS AND RAKE BOARDS TO BE 1x6.
- DO NOT BRACE ROOF UPON CEILING JOISTS OR STRONGBACKS.

1	HIP
2	VALLEY
3	RIDGE
4	2x6 PURLIN
5	OUTLOOKERS
6	CRICKET
7	KICKOUTS

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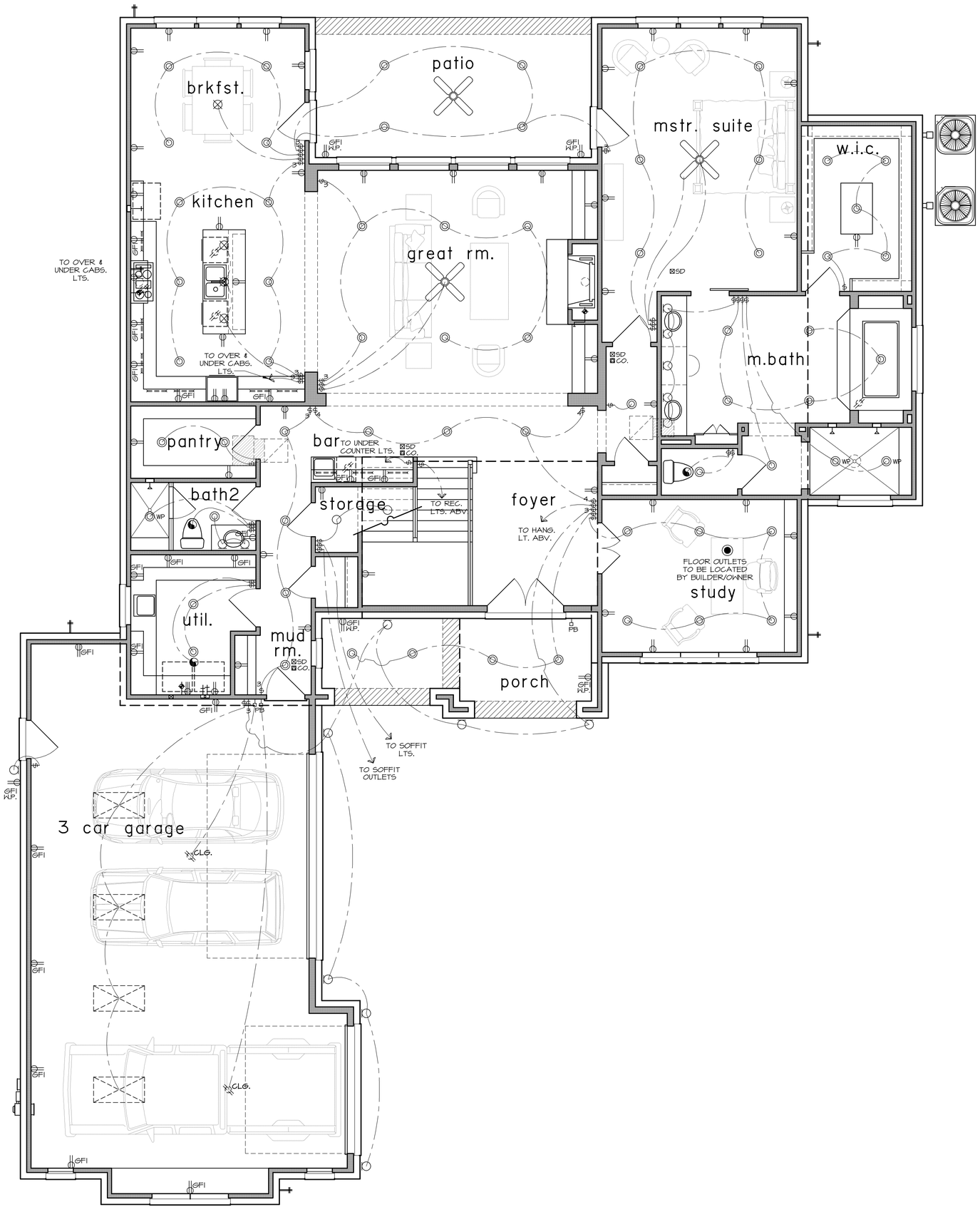
ROOF PLAN	*SHEET NO:*
PLAN NO. 4969	
	7 of 9
SCALE: 1/4" = 1'-0"	



legend

- 110 VOLT RECEPTACLE
- WP WATERPROOF RECEPTACLE
- GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- FLR. 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION ANTENNA
- TELEPHONE OUTLET
- NETWORK CABLE
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIM DIMMER SWITCH
- PB PUSH BUTTON
- SD SMOKE DETECTOR
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- RECESSED CAN LIGHT
- RECESSED PIN SPOT LIGHT
- WP WATERPROOF RECESSED CAN LIGHT
- RECESSED EYEBALL SPOT LIGHT
- WALL MOUNTED LIGHT FIXTURE
- FLOOD LIGHTS
- EXHAUST FAN
- CEILING FAN
- CEILING FAN W/ LIGHT
- FLUORESCENT LIGHT PANEL SEE PLAN FOR SIZE
- UNDER UPPER CABINET FLUORESCENT LT.
- EXHAUST FAN/ RECESS CAN COMBO
- RG 6/ 2 CAT 5
- CO DET.

notes

- ELECTRICAN TO WIRE HOUSE PER CODE
- SMOKE DETECTORS REQUIRE 110V TO HOUSE WIRING W/ BATTERY BACKUP AND ARE INTERCONNECTED & TO BE LOCATED NO CLOSER TO RETURN AIR THAN 3'-0".
- VENT ALL EXHAUST FANS TO OUTSIDE
- PROVIDE G.F.I. PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- ALLOW FOR A/C UNITS
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS BY OWNER
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING
- OUTLETS AT BEDROOMS TO BE ARC PROTECTED AND ON SEPERATE CIRCUITS FROM CLG. FANS.

ceiling heights

10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

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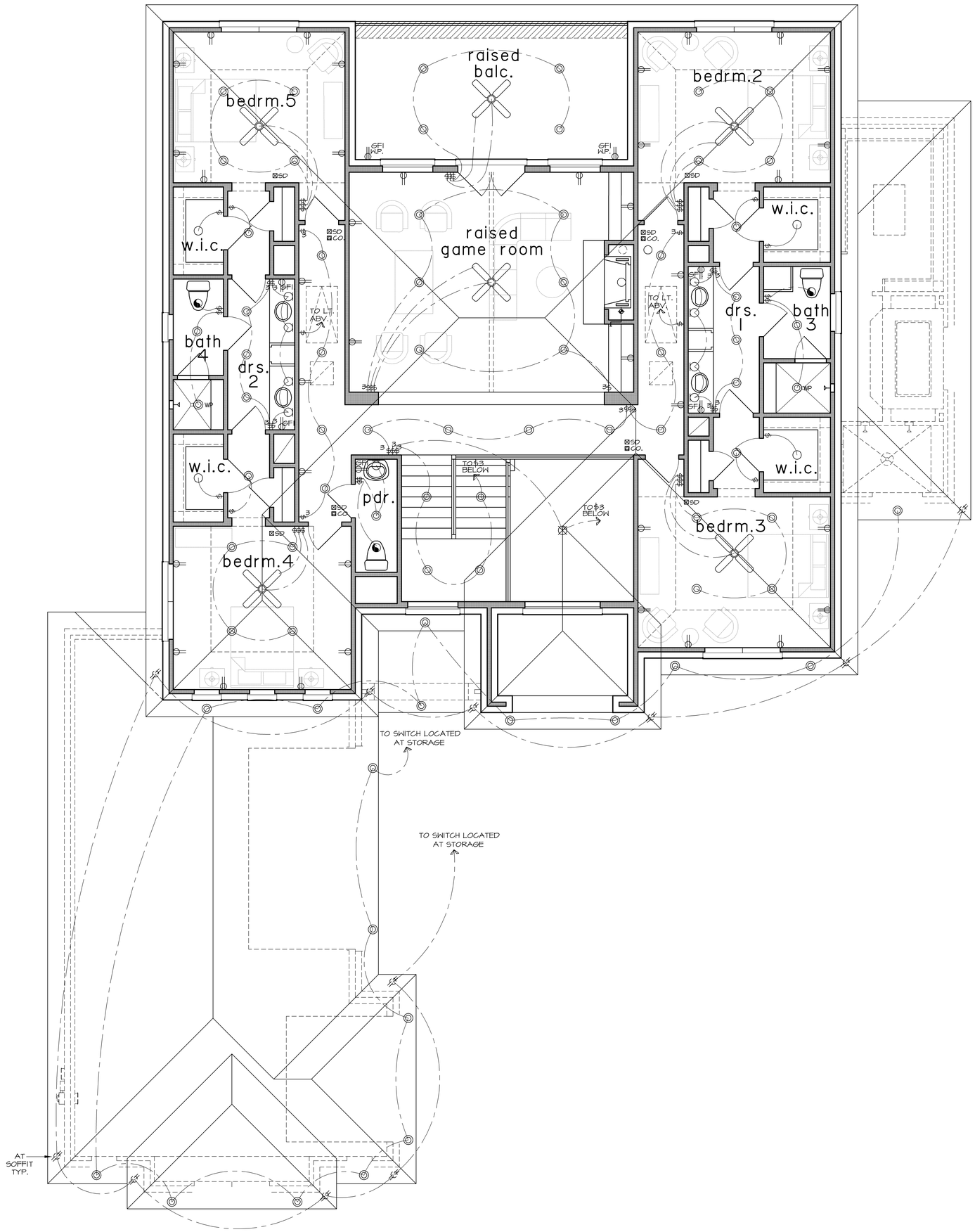
FIRST FLOOR ELECTRICAL PLAN	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**8 of 9**



legend

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- GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- FLR. 110 VOLT IN FLOOR
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- $ SINGLE POLE SWITCH
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- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- RECESSED CAN LIGHT
- RECESSED PIN SPOT LIGHT
- WP WATERPROOF RECESSED CAN LIGHT
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- FLOOD LIGHTS
- EXHAUST FAN
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- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
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- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS BY OWNER
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- OUTLETS AT BEDROOMS TO BE ARC PROTECTED AND ON SEPERATE CIRCUITS FROM CLG. FANS.

ceiling heights

10'-0" FIRST FLOOR CEILING
9'-0" FIRST FLOOR CEILING

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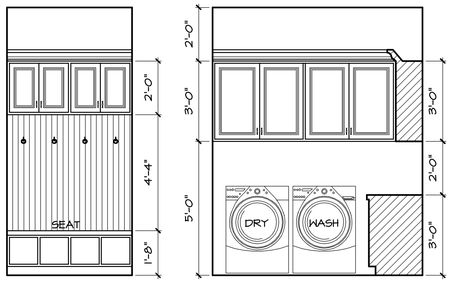
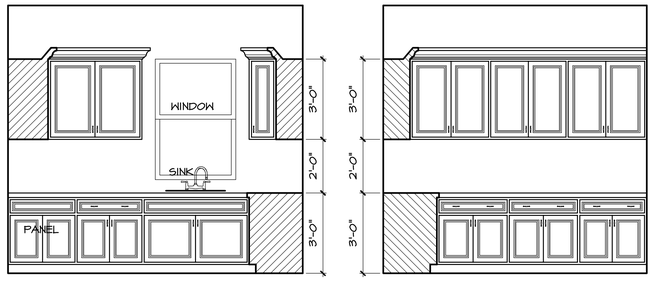
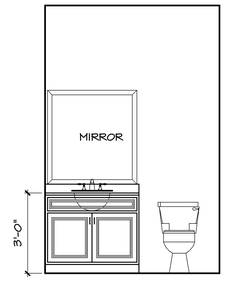
SECOND FLOOR ELECTRICAL PLAN	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	**9 of 9**



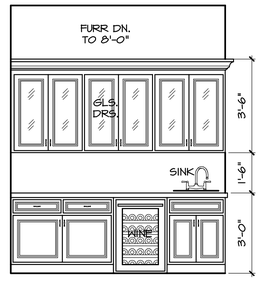
Mud. Rm.

Utility

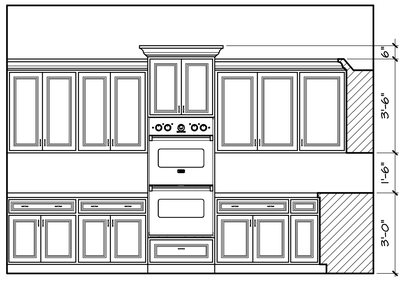


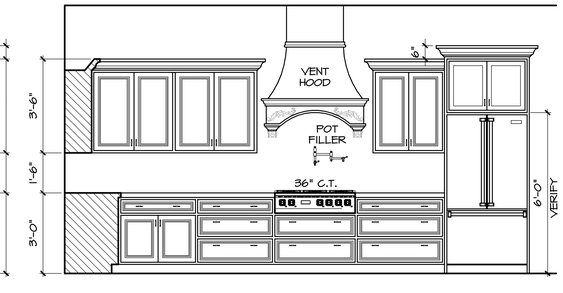


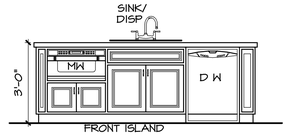
Bath 2

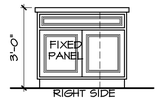


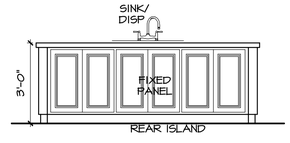
Bar

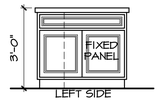




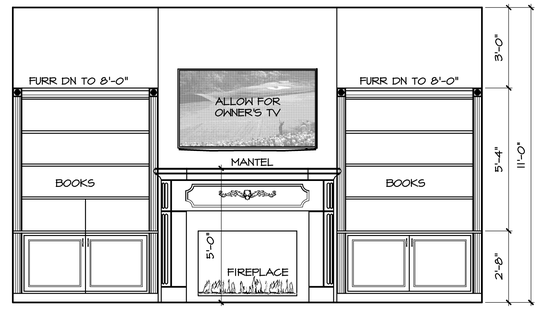




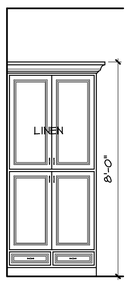


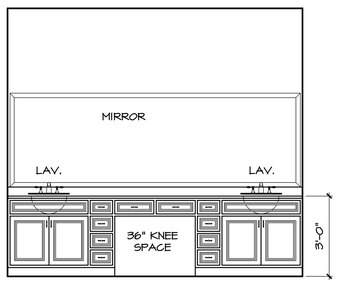


Kitchen

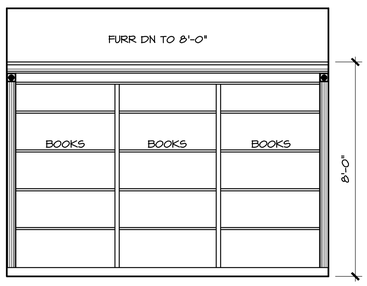


Great rm.

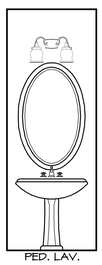




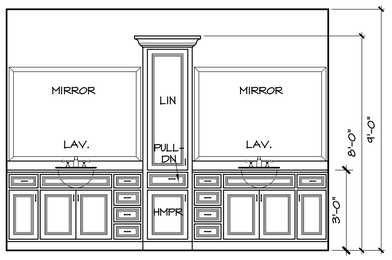
Master Bath



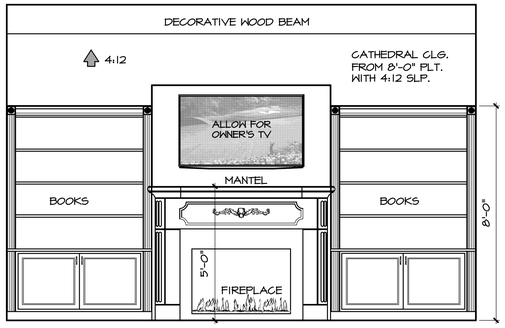
STUDY



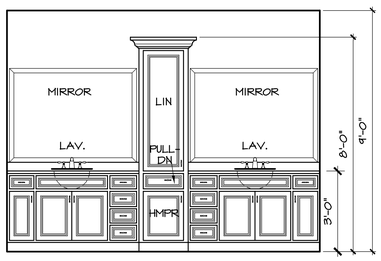
Pdr.



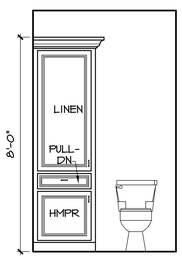
Drs. 2



Raised Game Rm.



Drs. 1



Bath 3

A PROJECT FOR:

Roland & Maria Gomez

PROJECT LOCATION:
13011 Lakeview Meadow Dr.
Richmond Texas 77469

Lot - 21 Block - 4
Subdivision - Brazos Lakes
Fort Bend County, Texas

INTERIOR ELEVATIONS	*SHEET NO:*
PLAN NO. 4969	
SCALE: 3/8" = 1'-0"	**cabinets**

2015 IRC TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BULDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c,d	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8 d	
1" x 6" subfloor or less to each hoist, face nail	2-8 d	
	2 staples, 1 3/4"	
2" subfloor to joist or girder, blind and face nail	2-16 d	
Sole plate to joist or blocking, face nail	16 d	16" o.c.
Top or sole plate to stud, end nail	2-16 d	
Stud to sole plate, toe nail	3-8 d or 2-16 d	
Double studs, face nail	10 d	24" o.c.
Double top plates, face nail	10 d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16 d	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in	8 / 16 d	
lapped area		
Blocking between joists or rafters to top plate, toe nail	3-8 d	
Rim joist to top plate, toe nail	8 d	6"o.c.
Rim joist or blocking to sill plate, toe nail	8 d	6" o.c.
Top plates, laps at corners and intersections, face nail	2-10 d	
Built-up header, two pieces with 1/2" spacer	16 d	16"o.c. along each edge
Continued header, two pieces	16 d	16"o.c. along each edge
Ceiling joists to plate, toe nail	3-8 d	
Continuous header to stud, toe nail	4-8 d	
Ceiling joist, laps over partitions, face nail	3-10 d	
Ceiling joist to parallel rafters, face nail	3-10 d	
Rafter or roof truss to plate, toe nail	3-16 d or 3-10 d	2 toe nails on one side & 1 toe nail on
		opposite side of each rafter or truss
1" brace to each stud and plate, face nail	2-8 d	
	2 staples, 1 3/4"	
1" x 6" sheathing to each bearing, face nail	2-8 d	
	2 staples, 1 3/4"	
1" x 8" sheathing to each bearing, face nail	2-8 d	
	3 staples, 1 3/4"	
Wider than 1" x 8" sheathing to each bearing, face nail	3-8 d	
	4 staples, 1 3/4"	
Built-up studs-face nail	10 d	24" o.c.
Abutting studs at intersecting wall corners, face nail	16 d	12" o.c.
Built-up girders and beams, 2-inch lumber layers	10 d	Nail each layer as follows: 32" o.c. at
		top and bottom and staggered. Two
		nails at ends and at each splice.
2" planks	2-16 d	At each bearing
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16 d	
face nail	3-16 d	
Rafters ties to rafters, face	3-8 d	
Collar ties to Rafter, face nail or 1 1/4" x 20 Gage Ridge Setup	3-10 d	

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTERNER b,c,d,e	SPACING OF FASTENERS Edges b,c,d,e	Intermediate supports c,e (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
3/8" - 1/2"	6d common nail (subfloor, wall)	6	12 g
	8d common nail (roof) f		
19/32" - 1"	8d common nail (roof) f	6	12 g
1 1/8" - 1 1/4"	10d common nail or 8d deformed nail	6	12
	Other wall sheathing h		
1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown		
	staple 16 ga., 1 1/2" long	3	6
25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown		
	staple 16 ga., 1 1/2" long	3	6
1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staple galvanized,		
	1 1/2" long, 1 1/4 screws, Type W or S	4	8
5/8" gypsum sheathing	1 3/4" galvanized roofing nail; staple galvanized,		
	1 5/8" long; 1 5/8" screws, Type W or S		
Wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed nail or 6d common nail	6	12
7/8" - 1"	8d common nail or 8d deformed nail	6	12
1 1/8" - 1 1/4"	10d common nail or 8d deformed nail	6	12

for SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.

a. All nails are smooth-common, box or deformed shanks except whee otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551 MPa) for shank diameter of 0.192 inch (20 d common nail), 90 ksi (620 Mpa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 Mpa) for shank diameters of 0.142 inch or less.

b. Staples are 15 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

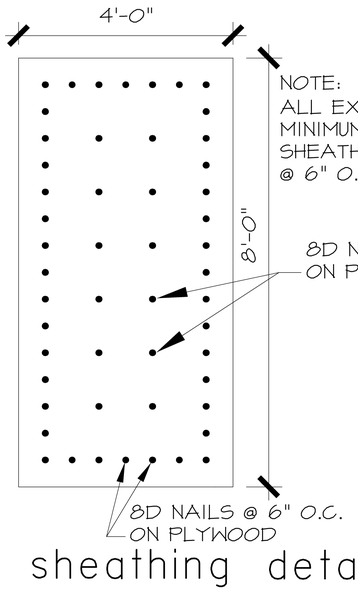
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or grater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced minimum 48-inch distance from ridges, eaves and galed end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

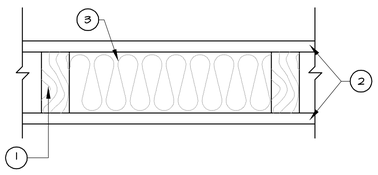
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at inersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

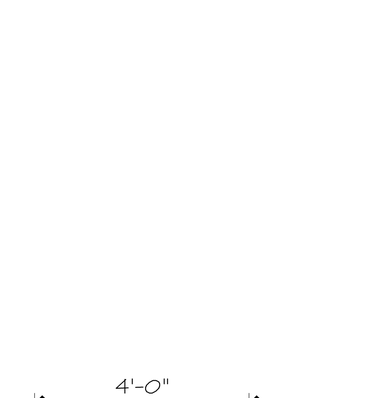


NOTE:
ALL EXTERIOR CORNER WALLS SHALL HAVE A MINIMUM OF ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE) WITH 8D NAILS @ 6" O.C.

sheathing detail

Design No. UL-U305
BEARING WALL RATING - 1 HR.





2" X 6" SOUND INSULATED WALLS WITH 2"X4" STAGGERED AT 16" O.C. (CROSS HATCHED)

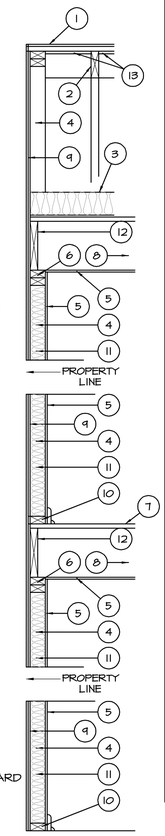
sound wall detail

N.T.S.

1. WOOD STUDS - MIN. NOM. 2 BY 4 IN., SPACED 16 IN. O.C.
2. U305: 5/8" (15.9 MM) FIRE-SHIELD GYPSUM BOARD OR 5/8" XP FIRE-SHIELD GYPSUM BOARD APPLIED HORIZONTALLY OR VERTICALLY TO EACH SIDE OF 2X4 WOOD STUDS 16" O.C. WITH 6D COATED NAILS, 1-7/8" LONG, 0.0915" SHANK, 1/4" HEADS, 7" O.C. AT EDGES. JOINTS OF SQUARE EDGE, BEVEL EDGE OR PREDECORATED WALL BOARD MAY BE LEFT EXPOSED. JOINTS STAGGERED 16" ON OPPOSITE SIDES
3. BATTS AND BLANKETS - MIN. 3 1/2" IN. GLASS FIBER OR MINERAL WOOL BATTS PLACED TO FILL CAVITY OF WALL

NOTES:

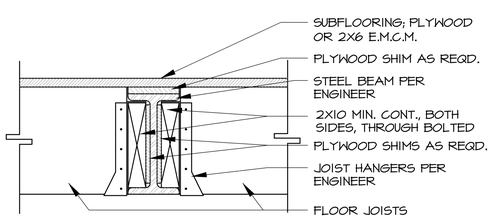
1) COMPOSITION SHINGLES (MIN 240#, MAX 360#) ON 15# FELT OVER:
   A) 5/8" CDX PLYWOOD DECKING (TYPICAL)
   B) 5/8" 1 HOUR FIRE RATED CDX PLYWOOD WITHIN 4' OF PROP. LINE
2) RAFTERS (2x6 TYP.) WITH LAP SPLICE AS REQUIRED BY SPAN. SEE ELEVATIONS FOR SLOPE. MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SHALL BE 10'-7".
3) CEILING JOISTS - SEE ENGINEER'S DRAWINGS. ALL JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AND HAVE LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT.
4) 2x4 STUD WALL AT 16" O.C. (TYP.). WALLS HIGHER THAN 10' AND WALLS SUPPORTING 2 FLOORS SHALL HAVE 2x6 OR 2 - 2x4 STUDS AT 16" O.C.
5) 1/2" SHEETROCK
6) 2-2x4 TOP PLATE
7) SUBFLOORING - SEE BUILDER OR OWNER FOR SELECTION:
   A) 2x6 TONGUE & GROOVE INSTALLED DIAGONALLY
   B) 1-1/8" APA STURDI-FLOOR PLYWOOD OR EQUAL
   C) 3/4" APA STURDI-FLOOR PLYWOOD
8) FLOOR JOISTS OR ENGINEERED TRUSSES- SEE ENGINEER'S DRAWINGS. ALL JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AND HAVE LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT OR USE SIMPSON 'U' JOIST METAL HANGERS.
9) SEPTUM - ONE FULL-LENGTH LAYER 1/2" (12.7 mm) TYPE X GYPSUM WALLBOARD LAMINATED TO EACH SIDE OF 1" (25.4 mm) FULL-LENGTH V-EDGE GYPSUM COREBOARD WITH APPROVED LAMINATING COMPOUND. VERTICAL JOINTS OF FACE LAYER AND COREBOARD STAGGERED AT LEAST 3" (76 mm).
10) 2x4 TREATED SOLE PLATE WITH 30# FELT BELOW AND 12" UP WALL
11) INSULATION - USE R-13 FOR 2x4 STUD WALLS, R-19 FOR 2x6 STUD WALLS, AND R-30 ABOVE CEILING JOISTS IN ATTIC. ALLOW 2" AIR SPACE ABOVE INSULATION OVER SLOPED CEILINGS AND PROVIDE CARDBOARD BAFFLES OVER PLATES.
13) 5/8" TYPE"X" GYP. APPLIED TO UNDERSIDE OF ROOF SHEATING FOR A DISTANCE OF 4' (MIN.) FROM SEPTUM.



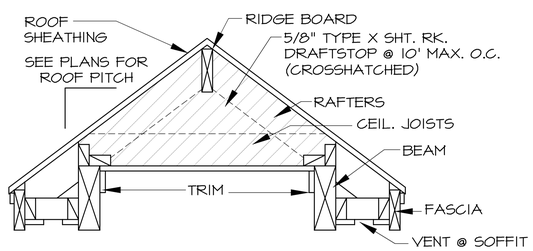
TWO HOUR FIRE RATED WALL

2x4 STUD FIRE WALL

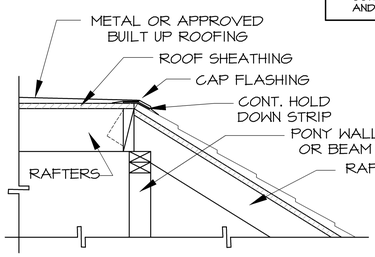
NO SCALE



STEEL BEAM

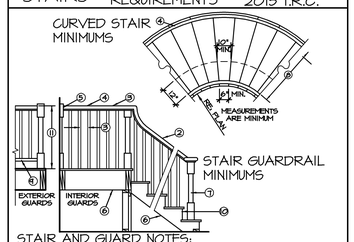


BREEZEWAY DETAIL



ROOF FRAMING DETAIL

STAIRS HANDRAIL & GUARDRAIL REQUIREMENTS 2015 I.R.C.



STAIR AND GUARD NOTES:
1. STAIRWAYS (RAILS & STAIR RISE/RUN) SHALL FOLLOW IRC 2015, SECTIONS R311, R312, AND TABLE R301.5.
2. HANDRAILS TO BE 34"-38" ABOVE NOSE OF TREAD (R311.5.6.1).
3. GUARDRAILS AT 36"-42" ABOVE FINISHED FLOOR (R312.1), SPACE BETWEEN BALLUSTERS AT 4" MAX. (R312.2).
4. HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4", NOR MORE THAN 2 5/8" IN CROSS SECTION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRASPING SURFACE (R311.5.6.3).
5. (ONE) HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND NOT LESS THAN 6" BEYOND THE TOP AND BOTTOM RISERS AND SHALL TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL (R311.5.6.2). HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN WALL AND RAIL (R311.5.6.2). HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY (R311.5.1).
6. IF THE UNDERSIDE OF A STAIRWELL IS CLOSED OFF, PROVIDE 1/2" GYP. BOARD TO THE UNDERSIDE OF THE STAIR (R311.2.2).
7. NEWEL POST (THAT RAILING TERMINATES INTO) SHALL BE LOCATED NO HIGHER THAN THE FIRST TREAD (R311.5.6.2).
8. MINIMUM CLEAR WIDTH BETWEEN (AND BELOW) HANDRAILS SHALL BE 27" (DOUBLE), AND 31-1/2" (SINGLE RAIL) (R311.5.1).
9. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 36" FROM FINISHED FLOOR (R312.1).
10. MAXIMUM RISER HEIGHT IS 7-3/4" (R311.5.3.1), MINIMUM TREAD DEPTH IS 10" (R311.5.3.2).
11. MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" (FINISHED HEIGHT), MEASURED VERTICALLY FROM SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM (R311.5.2).

EGRESS REQUIREMENTS 2015 I.R.C.

R310.1 IRC 2015 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE ATLEAST ONE OPENABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.

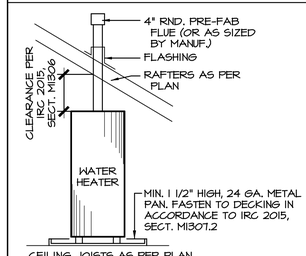
R310.1.1 IRC 2015 MINIMUM OPENING AREA
ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m2).

R310.1.2 IRC 2015 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

R310.1.3 IRC 2015 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

R310.1.4 IRC 2015 OPERATIONAL CONSTRAINTS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS
OPERABLE WINDOW HEIGHT A MINIMUM OF 25" OFF OF FINISHED FLOOR AT SECOND FLOOR AND ABOVE.

WH WATER HEATER NOTES AND DETAILS



1) INSTALLATION OF WATER HEATER TO COMPLY WITH IRC 2015, SECT'S. P2801.2 AND M2005.
2) PROVIDE ADEQUATE ATTIC VENTILATION FOR GAS WATER HEATER PER IRC 2015, SECT. G2407.
3) SIZE OF METAL PAN IS DETERMINED BY IRC 2015, SECT. 2801.5.1.
4) PROVIDE DECKING BELOW METAL PAN IN ACCORDANCE TO IRC 2015, SECT. 1307.1.
5) PROVIDE 24" (MIN.) DECKED SERVICE WALK FROM THE ATTIC ACCESS, AND 30" SERVICE SPACE AT THE WATER HEATER. SEE IRC 2015, SECT. M1305.1.3.
6) PROVIDE DRAIN LINES FROM PAN AND WATER HEATER TO EXTERIOR (NOT TO THE SANITARY SEWER LINE). SEE IRC 2015, SECT. P2801.5.2.
7) LOCATE WATER HEATER ON AT LEAST ONE:
   A) PARTITION
   B) 2x6 JOISTS AT 16" O.C. (8' MAX. SPAN)
   C) 2x8 JOISTS AT 16" O.C. (10' MAX. SPAN)
   SEE IRC 2015, SECT'S. P2801.3 AND M2005.
8) GAS WATER HEATERS IN GARAGES SHALL BE RAISED ON A 18" HIGH PLATFORM, AND CONFORM TO IRC 2015, SECT'S. P2801.6 AND M1307.3.1.

PLAN NO. 4969	SHEET NO:
SCALE: 1/4" = 1'-0"	**detail-1**

detail sheet

ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION a,b OF FASTENER AND LENGTH (inches)	SPACING c OF FASTENERS Edges (inches)	Intermediate supports (inches)
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing			
Up To 1/2	0.097 - 0.099 Nail 2 1/4	3	6
	Staple 15 ga. 1 3/4	4	8
	Staple 16 ga. 1 3/4	3	6
19/32 to 5/8	Staple 15 ga. & 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4	4	8
	0.113 nail 2	3	6
23/32 and 3/4	Staple 15 ga. 1 3/4	3	6
	0.097 - 0.099 Nail 2 1/4	4	8
	Staple 14 ga. 2	4	8
	Staple 16 ga. 2	4	8
1	Staple 15 ga. 2 1/4	4	8
	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/4	3	6
	0.097 - 0.099 Nail 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION a,b, OF FASTENER AND LENGTH (inches)	SPACING g OF FASTENERS Edges (inches)	Body of panel d (inches)
	Floor underlayment; plywood-hardboard-particleboard		
	Plywood		
1/4 and 5/16	1 1/4 ring or screw shank nail - minimum	3	6
	12 1/2 ga. (0.099) shank diameter	3	6
	Staple 18 ga., 7/8 3/16 crown width	2	5
11/32, 3/8 ,7/32 , 1/2 and 19/32	1 1/4 ring or screw shank nail - minimum	6	8 E
	12 1/2 ga. (0.099) shank diameter	6	8 E
5/8 ,23/32 , and 3/4	1 1/2 ring or screw shank nail - minimum	6	8
	12 1/2 ga. (0.099) shank diameter	6	8
	Staple 16 ga. 1 1/4	6	8
	Hardboard F		
0.200	1 1/2 long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
	Particleboard		
1/4	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
3/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 1/8 long, 3/8 crown	3	6
1/2, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 5/8 long, 3/8 crown	3	6

For SI: 1 inch = 25.4 mm.

a. Nail is a general description and may be T-head, modified round head or round head.

b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.

d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

typical one and two story framing sections

REFER: 2015 IRC FOR FLASHING REQUIREMENTS.

SECTION LEGEND

1. 1"x2" SHINGLE MOULD
2. 1"X6" FACIA BOARD
3. 1"X6" SOFFIT OR EXT. GRADE PLYWD.
4. 8 M. SCREEN VENT
5. METAL WALL TIES AT (*SEE NOTE)
6. 2-2X4 CONTINOUS TOP PLATE
7. FACE BRICK VENEER
8. HEADER AS PER OPENING
9. 1/2" INSULATING SHEATHING
10. AIR SPACE
11. 2-2"X4" SILL AT OPENING
12. FELT OR VISQUEEN BARRIER
13. 30 LB. FELT ON SHELF BELOW BRICK AND 12" UP WALL BEHIND GYP.
14. 2"X4" OUTLOOKER AND NAILER
15. SIDING, SEE NOTE ABOVE
16. 2"X4" TREATED SOLE PLATE
17. JOIST HANGER
18. SEAL OPEN'G W CAULKING
19. 1"X4" CORNER BRACE AT 45°, OR PLYWD.
20. 1/2" SHEETROCK WITH A FLAME SPREAD CLASS NO GREATER THEN 200 & SMOKE DENSITY NO GREATER THAN 450 & COMPLY WITH / R315 IRC.,
21. WEEP HOLES @ 33" O.C. MAX FIRST COURSE
22. 1"X3" CROSS BRIDGING
23. 2"X4" TREATED SOLE PLATE COMPLY W/ R 319 & R 320 IRC.
24. 30 LB. FELT BELOW SOLE PLATE
25. 1"X4" TRIM BOARD
26. 1"X8" FACIA BOARD
27. 1"X2" OR 1"X4" FRIEZE BOARD
28. 1/2"X10" ANCHOR BOLTS AT 60" O.C.
29. INSULATION SHALL HAVE A FLAME SPREAD RATING NO GREATER THAN 25, A SMOKE DENSITY NO GREATER THEN 450 , A SMOKE DENSITY AT DUCTS & PLENUM NO GREATER THEN 100, & COMPLY WITH R316, R602.8, R808 IRC. (R-13 WALLS 1 R-30 CLG MIN.)
30. TOP OF FOUNDATION SHALL BE A MIN. OF 6" ABV. FINISH GRADE & COMPLY WITH R319 IRC..

STEEL ANGLE LINTEL TABLE (MIN. BEARING 4")

CLEAR SPANS ANGLE SIZE	5'-0" OR LESS < 3 1/2" X 3 1/2" X 5/16"	6'-0" OR LESS < 4" X 3 1/2" X 5/16"	7'-0" OR LESS < 4" X 3 1/2" X 5/16"	8'-0" OR LESS < 5" X 3 1/2" X 5/16"	9'-0" OR LESS < 5" X 3 1/2" X 3/8"	10'-0" OR LESS < 6" X 3 1/2" X 3/8"

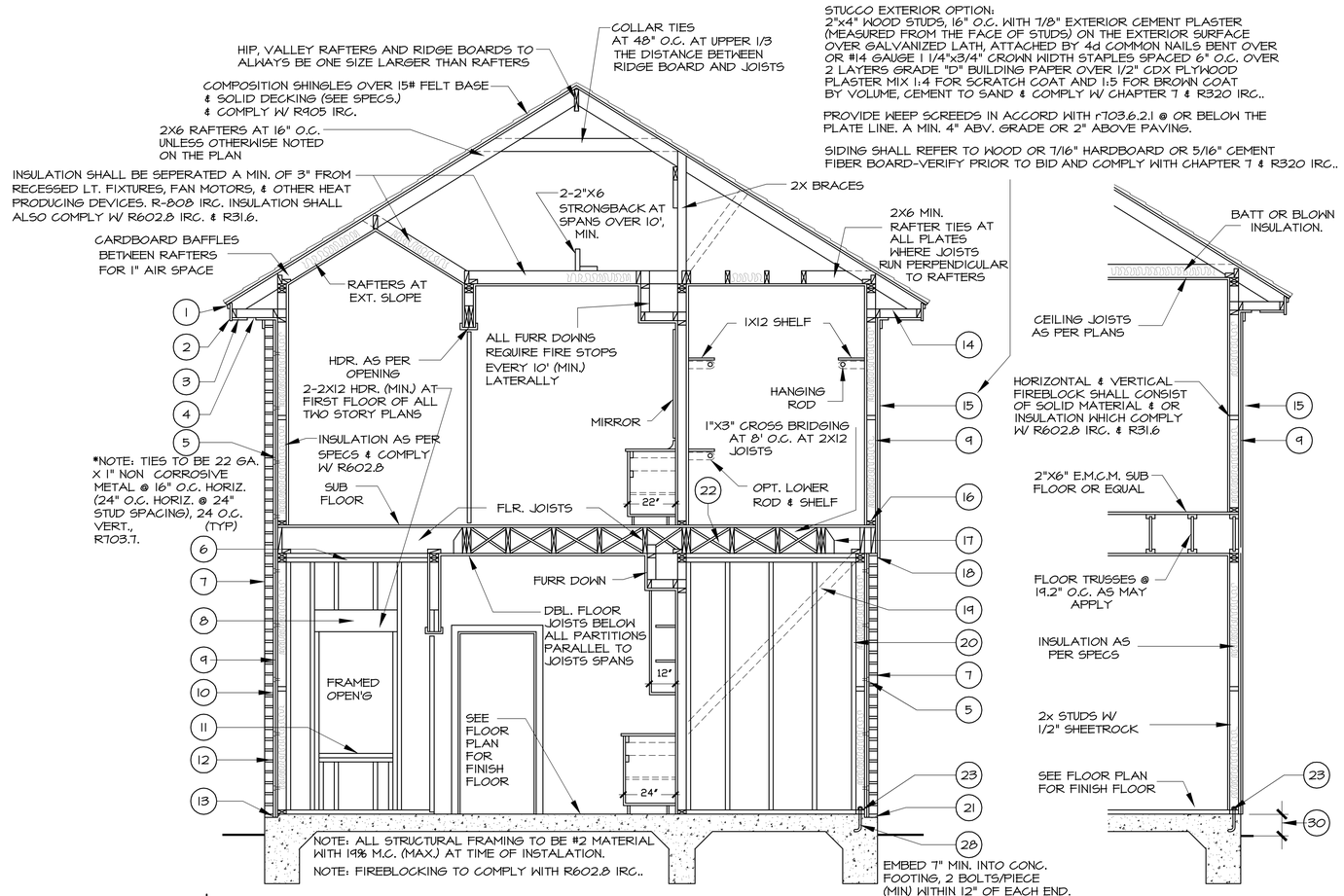
SPAN TABLE

CEILING JOIST MAX. SPAN	FLOOR JOIST MAX. SPAN	RAFTER MAX. SPAN	HEADER SCHEDULE	
LIMITED ATTIC STORAGE	40 PSF LIVE LOAD	SLOPES OVER 3 / 12	BEAM	MAX SPAN
2"X6" AT 16" O.C. 13'-6"	2"X12" AT 12" O.C. 21'-9"	2"X6" AT 16" O.C. 15'-2"	2-2"X4" ON EDGE	3'-6"
2"X8" AT 16" O.C. 17'-5"	2"X12" AT 16" O.C. 18'-10"	2"X6" AT 24" O.C. 12'-5"	2-2"X6" ON EDGE	4'-6"
2"X10" AT 16" O.C. 20'-9"	2"X12" AT 24" O.C. 15'-4"	2"X8" AT 16" O.C. 19'-8"	2-2"X8" ON EDGE	6'-0"
DO NOT EXCEED GIVEN DIM.	DO NOT EXCEED GIVEN DIM.	20 PSF LIVE LD. - 7 PSF DEAD LD.	2-2"X10" ON EDGE	7'-6"
GRADE NO. 2 FIR OR Y.P.		SPECIFICATIONS FROM SOUTHERN FOREST PRODUCTS		

glazing notes

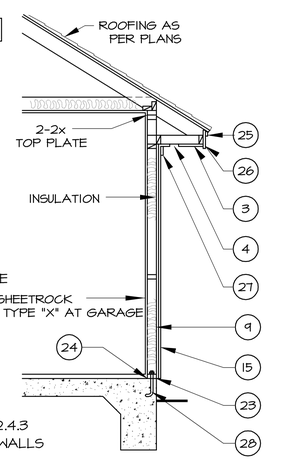
- SECTION R308.4 HAZARDOUS LOCATIONS. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING.

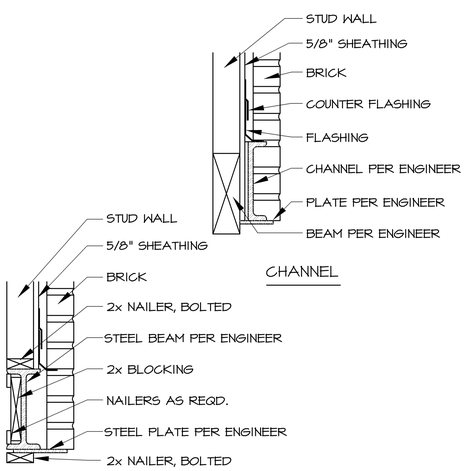
1. GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN ALL UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH (610 mm) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE FLOOR OR WALKING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ANY OF THE FOLLOWING CONDITIONS:
   - 7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.836 m2)
   - 7.2 BOTTOM EDGE LESS THAN 18 INCHES (457 mm) ABOVE THE FLOOR.
   - 7.3 TOP EDGE GREATER THAN 36 INCHES (914 mm) ABOVE THE FLOOR.
   - 7.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 mm) HORIZONTALLY OF THE GLAZING.
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE, INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
9. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE AND WITHIN 60 INCHES (1524 mm) HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
10. GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES (1524 mm) OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES (1524 mm) ABOVE THE WALKING SURFACE.



texas energy-mandatory provisions

- RECOMMEND PERFORMANCE PATH FOR COMPLIANCE - N1105
- MECHANICAL VENTILATION AS REQUIRED FOR COMPLIANCE
- MECHANICAL EQUIPMENT SIZING & EFFICIENCY - N1103.7
  - MANUAL "D"
  - MANUAL "J"
  - MANUAL "S"
  - EFFICIENCY PER FEDERAL LAW
- AIR EXCHANGE RATE PER COMPLIANCE, ≤ 5%
- DUCT AIR LEAKAGE PER COMPLIANCE, ≤ 4%
- A/C DUCT SHAFTS OPEN TO NON A/C SPACE SHALL BE SEALED W/RIGID BARRIER
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH 2015 IRC R303
- TUBS & SHOWERS AT EXTERIOR WALLS REQUIRE RIGID AIR BARRIER
- GAS LIGHTS REQUIRE ELECTRONIC IGNITION FOR COMPLIANCE
- MANDATORY AIR LEAKAGE AS PER N1102.4.1





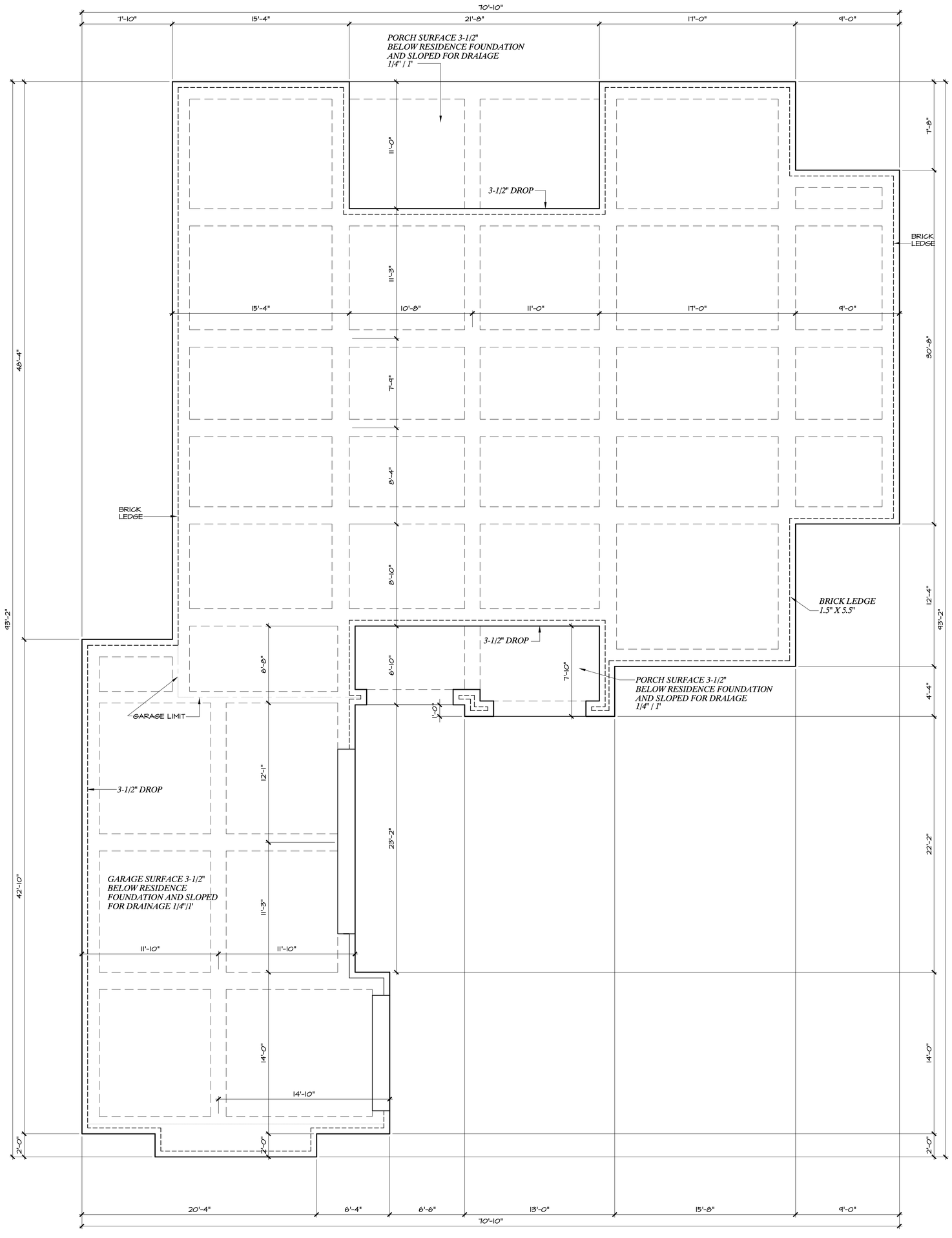
DOOR & WINDOW CRITERIA - N1102.1.2

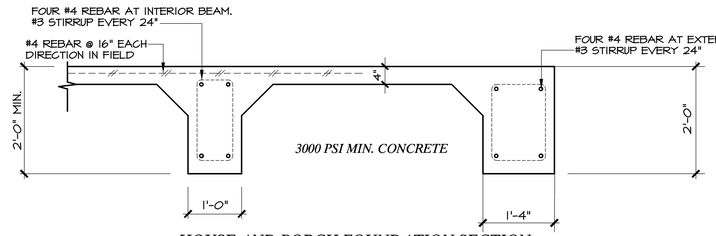
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC
2	0.40	0.65	0.25

- ALL GLAZING SHALL COMPLY WITH 2015 IRC N1102.1.2 & N1102.4.3
- CAVITIES WITHIN CORNERS & HEADERS IN EXTERIOR FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY
- AIR SEALING REQUIREMENTS AS PER WINDOW MANUFACTURER SPECS
- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL NOT HAVE AIR LEAKAGE MORE THAN 0.3 CFM PER SQUARE FOOT AND SWINGING DOORS NO MORE THAN 0.5 CFM/SF - N1102.4.3
- ALL PREFAB FIREPLACES TO BE U.L. AND IRC 2015 APPROVED AND A COPY OF THE MANUFACTURES INSTALLATION MANUAL SHALL BE AVAILABLE AT JOB SITE FOR INSPECTOR'S REVIEW
- WOOD BURNING FIREPLACES REQUIRE TIGHT FITTING DAMPERS OR DOORS, AND OUTSIDE COMBUSTION AIR - N1102.4.2

detail sheet

PLAN NO. 4969	SHEET NO:
SCALE: 1/4" = 1'-0"	**detail-2**





HOUSE AND PORCH FOUNDATION SECTION

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

FOUNDATION AND REBAR REINFORCEMENT NOTES

INSTALL A MINIMUM OF 6 MIL POLYETHLENE MOISTER BARRIER UNDER CONCRETE SLAB EXTENDING ACROSS ALL INTERIOR BEAMS AND EXTERIOR BEAMS TO THE TOP OF GRADE AT THE OUTSIDE OF THE FORM

SELECT FILL OR EXCAVATED SOIL MAY BE USEDTO BUILD UP SOIL LEVELS, DO NOT USE SAND, FILL MUSTBE PLACED IN 10" THICK LAYERS, COMPACT EACH LAYER. FILL MUST BE COMPACTED TO 95% MAXIMUM DENSITY (MOIST SOIL)

SPECIAL ATTENTION MUS BE PLACED ON SOIL DISTURBED FROM PULLING OUT TREES. REMOVE ALL DISTURBED SOIL, FILL AS DESCRIBED ABOVE.

REBAR ELEVATED AND SUPPORTED ON CHAIRS AND WITH BINDING WIRE PLACED IN MIDDLE OF SLAB SECTION.

ALL BEAMS TO EXTENDED MINIMUM OF 12" INTO UNDISTURBED SOIL.

REBAR AT BOTTOM OF BEAM SHALL NOT BE LOCATED CLOSER THAN 3" FROM EDGE OF BEAMS. REBAR AT TOP OF BEAM SHALL NOTBE LOCATED CLOSER THAN 1-1/2" FROM SURFACE OF FLOOR SLAB. BEAM REBAR WILL NOT BE LOCATED FARTHER THAN 5" FROM TOP OR BOTTOM OF BEAMS.

BEFORE AND AFTER POURING FOUNDATION CONCRETE, CREATE DRAINAGE AWAY FROM THE FOUNDATION. AFTER CONSTRUCTION AND PRIOR TO OCCUPANCY, DRINAGE TO BE CREATED RESULTING IN NO STANDING WATER WITHIN 2" FROM THE FOUNDATION.

TOP OF SLAB TO RESULT IN MINIMUM OF 6" OF FOUNDATION EXPOSURE ABOVE GRADE, AND MINIMUM 12" PLUS 1% OF DISTANCE FROM TOP OF STREET CURB OR SIGNIFCANT DRAINAGE CONDUIT.

IF AMBIENT TEMPERATURE WILL REACH ABOVE 60F THE ENTIRE SLAB SURFACE SHALL BE ADDITIONALLYH CURED BY KEEPING IT WET FOR MINIMUN OF 72 HOURS. BEGINNING THE MORNING AFTER CONCRETE PLACEMENT.

MECHANICALLY VIBRATE CONCRETE AT EXTERIOR GRADE BEAMS, AND AT DEEP EXCAVATIONS.

CONCRETE WILL BE PLACED CONTINUOUSLY, WITH NO MORE THAN 1 HOUR BETWEEN DUMPS.

REBAR LAP MINIMUM OF 10".

THE EXTERIOR FACE OF EXTERIOR GRADE BEAM CORNERS SHALL HAVE FOUR #4 (2 TOP, 2 BOTTOM) 18"X18" ELL SHAPED REINFORCING BARS EXTENDING AND CONNECTING THE REBAR IN BEAMS. THE TOP OF EXTERIOR GRADE BEAMS SHALL HAVE AN 18"X18" ELL SHAPED REINFORCING BAR EXTENDING EACH SLAB REBAR AND TURNING DOWN INTO BEAM.

INTERIOR CORNERS AT THE FOUNDATION PERIMETER SHALL HAVE ONE #4 X8'LG REBAR AT 6" FROM THE CORNER, OBLIQUE DIRECTION.

NO MORE THAN 1" OF WATER ALLOWED IN TRENCHES WHEN CONCRETE POURED.

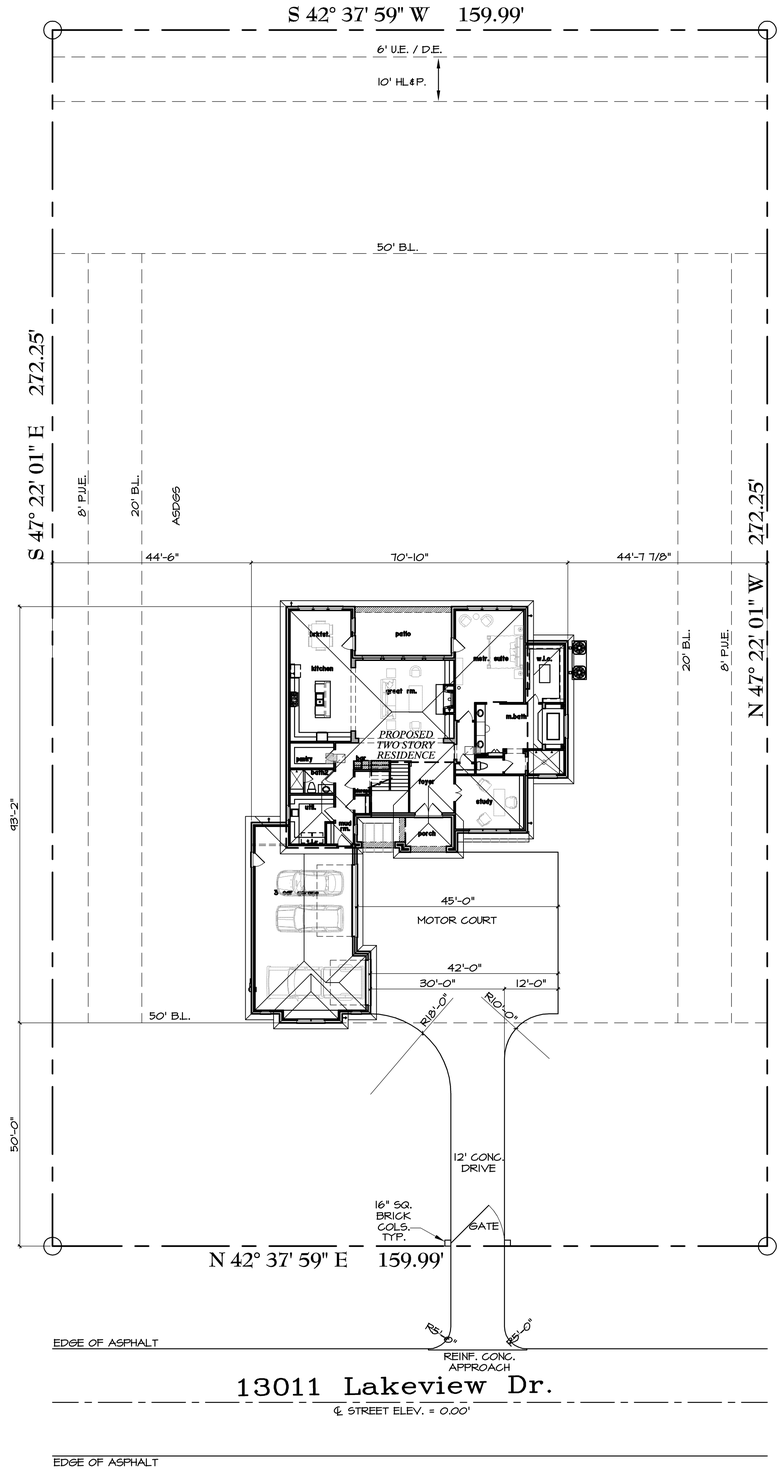
A PROJECT FOR:

Roland & Maria Gomez

PROJECT LOCATION:
13011 Lakeview Meadow Dr.
Richmond Texas 77469

Lot - 21 Block - 4
Subdivision - Brazos Lakes
Fort Bend County, Texas

FOUNDATION PLAN	*SHEET NO:*
PLAN NO. 4969	
SCALE: 1/4" = 1'-0"	



lot calcs;

LOT AREA	43,560 SQ. FT.
BUILDING PAD	4,146 SQ. FT.
FLAT WORK	2,337 SQ. FT.
TOTAL	6,483 SQ. FT.
TOTAL COV'D	14.88 %

notes:

- OWNER, BUILDER AND SURVEYOR TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL EASEMENTS AND BUILDING LINES PRIOR TO START OF CONSTRUCTION. DESIGNER SHALL BE NOTIFIED OF ANY DEVIATION FROM THIS SITE PLAN.

- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER F.I.R.M. MAP NO. 48157C0425L

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13011 Lakeview Meadow Dr.
Richmond Texas 77469

Lot - 21 Block - 4
Subdivision - Brazos Lakes
Fort Bend County, Texas

SITE PLAN	*SHEET NO:*
PLAN NO. 4969	
	SITE
SCALE: 1/16" = 1'-0"	