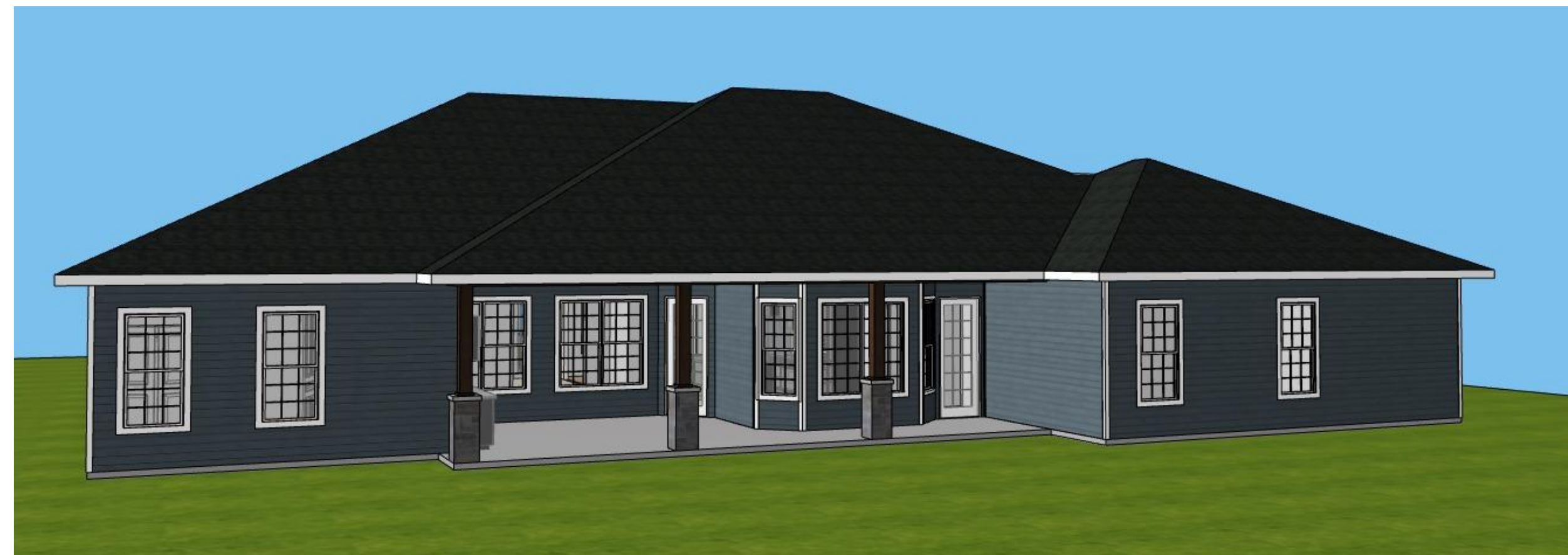


NEW HOUSE

MONOGRAM HOMES LLC.
LOOP ROAD, BELLVILLE, TEXAS



SHEET INDEX	
ID	Name
A0	COVER SHEET
A1	MAIN FLOOR PLAN
A2	FRAMING PLANS
A3	ELEVATIONS
A4	WALL SECTIONS

- GENERAL NOTES -

- MONOGRAM HOMES ADVISES THAT THE CONTRACTOR/OWNER REVIEWS ALL DRAWINGS BEFORE COMMENCEMENT OF WORK. CONTRACTOR /OWNER TO ADVISE THE ABOVE STATED OF ANY ERRORS OR OMISSIONS ON DRAWINGS BEFORE WORK COMMENCES.
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DATE	REVISION / ISSUE
03/01/2021	- PRELIMINARY LAYOUTS (s)
04/16/2021	- FINAL DRAWINGS

CLIENT:
MONOGRAM HOMES LLC.

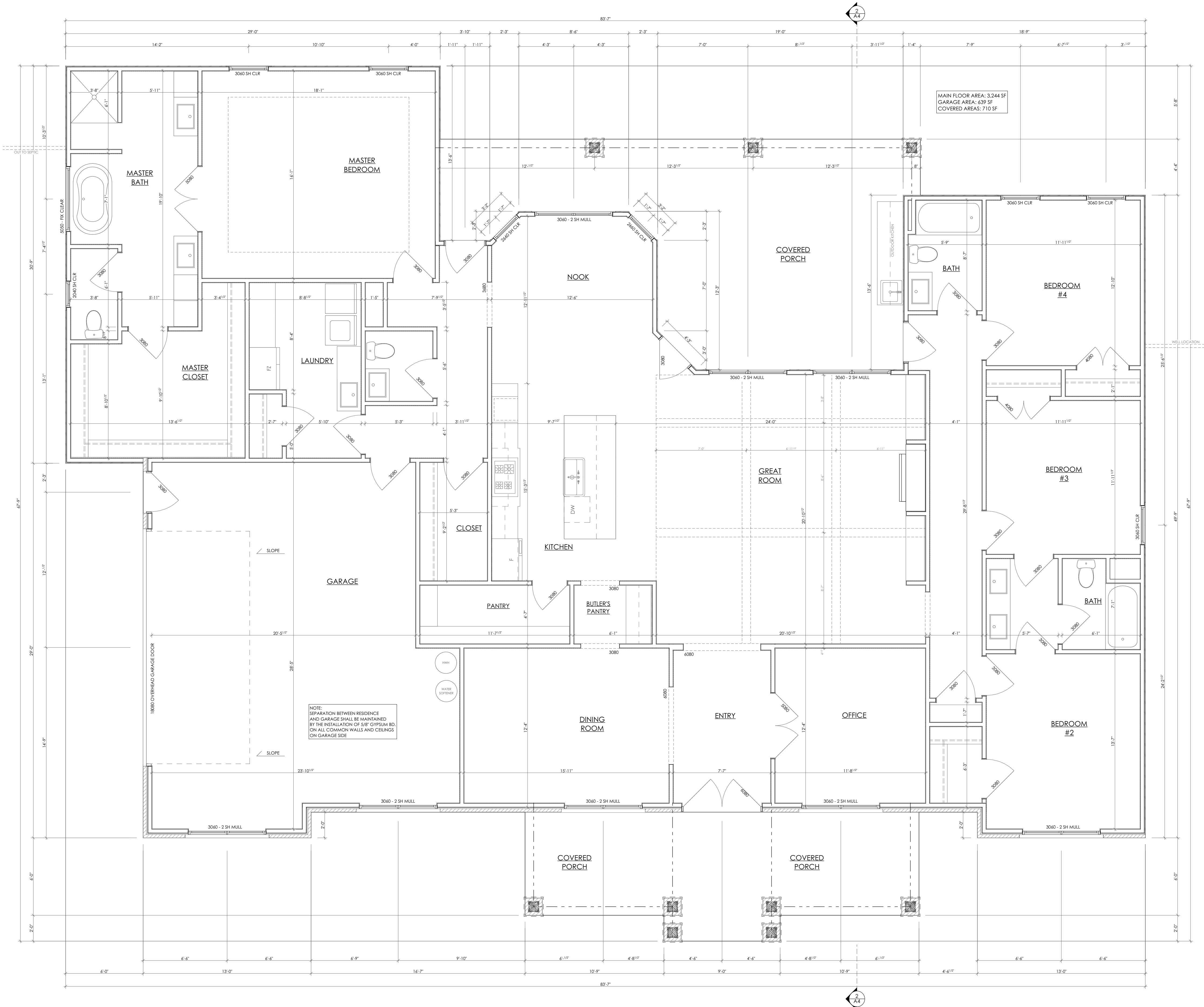
PROJECT NAME:
NEW HOUSE
LOOP ROAD,
BELLVILLE, TEXAS

DRAWING NAME:
COVER SHEET



1419 GRAHAM RD.
BELLVILLE, TX 77418
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DRAWN BY:	C. BIRK	DRAWING No:	A0
CHECKED BY:	G. ROUX		
DATE:	4/16/2021		
SCALE:	AS NOTED		
PROJECT No:	21-1624		



MAIN FLOOR AREA: 3,244 SF
 GARAGE AREA: 639 SF
 COVERED AREAS: 710 SF

NOTE:
 SEPARATION BETWEEN RESIDENCE
 AND GARAGE SHALL BE MAINTAINED
 BY THE INSTALLATION OF 5/8" GYPSUM BD.
 ON ALL COMMON WALLS AND CEILINGS
 ON GARAGE SIDE

FLOOR PLANS - UNLESS OTHERWISE NOTED

- A1-1 FIRST FLOOR (NOMINAL HEIGHTS) 10'-0" CEILING HEIGHT, 7'-0" WINDOW HEADER HEIGHTS, 8'-0" INTERIOR DOOR HEIGHTS (1 1/2" THICK HOLLOW CORE) 6'-8" EXTERIOR DOOR HEIGHTS (1 1/2" SOLID CORE)
- A1-2 ALL HEIGHT DESIGNATIONS SHALL BE MEASURED FROM MAIN FINISHED FLOOR AT FIRST FLOOR PLAN
- A1-3 WEATHERSTRIP AT ALL EXTERIOR DOORS
- A1-4 ALL ANGLES SHOWN IN PLAN SHALL BE DIVISIBLE BY 45
- A1-5 DOORS BETWEEN ATTACHED GARAGE AND THE DWELLING SHALL BE MINIMUM 1 1/2" SOLID CORE WOOD AND SELF CLOSING, OR BE A 20 MINUTE FIRE-RATED ASSEMBLY.
- A1-6 ALL BEDROOM WINDOWS SHALL BE MAX. 44" ABOVE FINISHED FLOOR, WITH A MINIMUM 24" HIGH AND 20" WIDE OPENING TO PROVIDE AT LEAST 5.7 SQUARE FEET OF OPENING.
- A1-7 APPROVED SMOKE DETECTORS REQUIRE 120 VOLT CONNECTIONS TO HOUSE WIRING AND BATTERY BACKUP.
- A1-8 PROVIDE VENTILATION AT ALL BATHS WHICH IS CONNECTED DIRECTLY TO OUTSIDE AIR WITH A POINT OF DISCHARGE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- A1-9 SHOWER STALLS AND TUBS WITH SHOWER HEADS SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE OVER WATERPROOF GYPSUM BOARD (OR EQUAL OR BETTER MATERIAL), TO A HEIGHT OF AT LEAST 70".
- A1-10 ENGINEERING OF THE FOUNDATION, SUPERSTRUCTURE, AND STAIRS DOES NOT FALL WITHIN THE SCOPE OF THE WORK PERFORMED BY MONOGRAM HOMES, LLC. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO HAVE THIS PERFORMED. IF AN ENGINEER'S SEAL IS PRESENT UPON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BE FULLY RESPONSIBLE FOR ALL ENGINEERING MATTERS RELATING TO THE FOUNDATION, SUPERSTRUCTURE, OR STAIRS.

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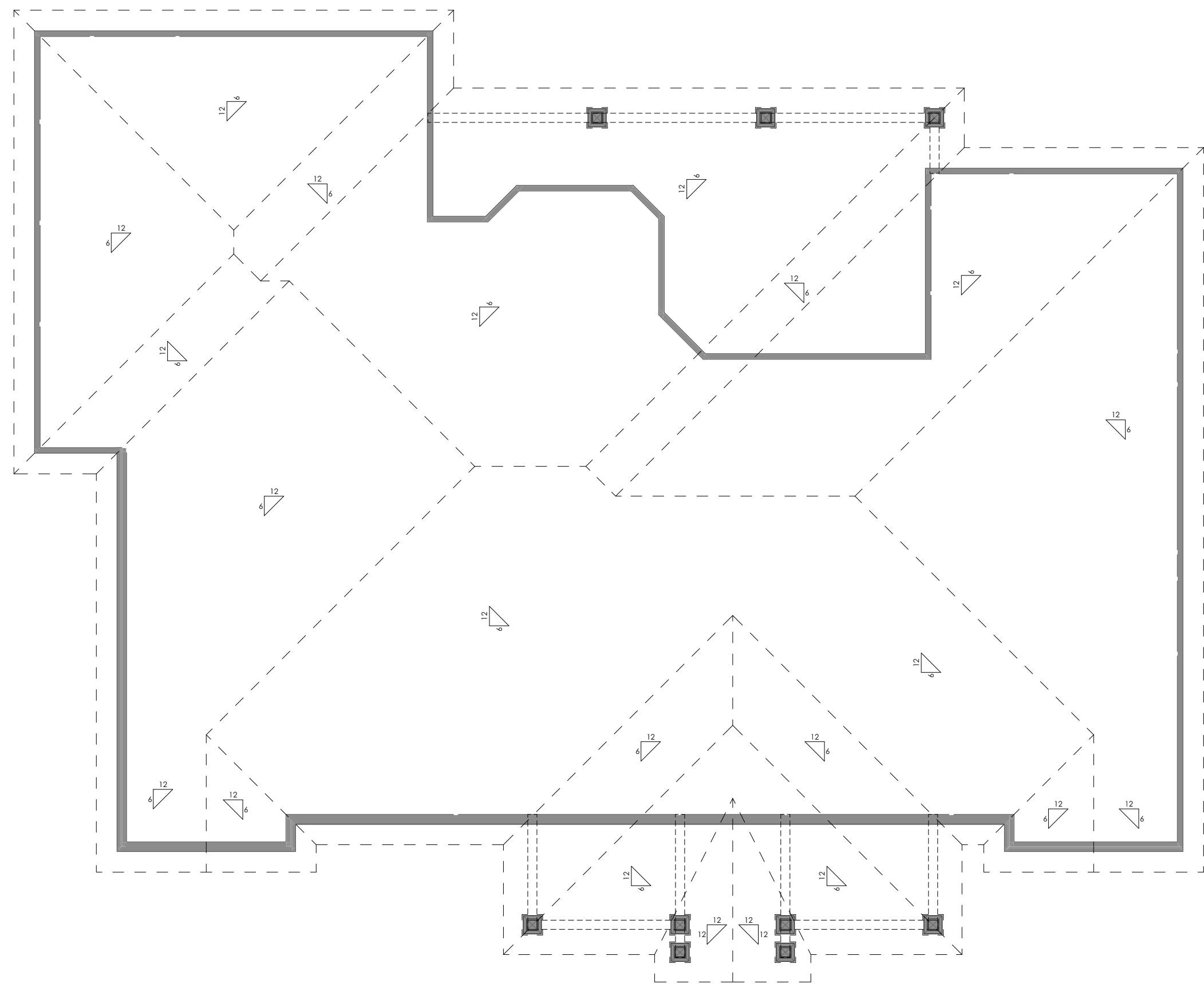
PROJECT NAME:
 NEW HOUSE
 LOOP ROAD,
 BELLVILLE, TEXAS

DRAWING NAME:
 MAIN FLOOR PLAN

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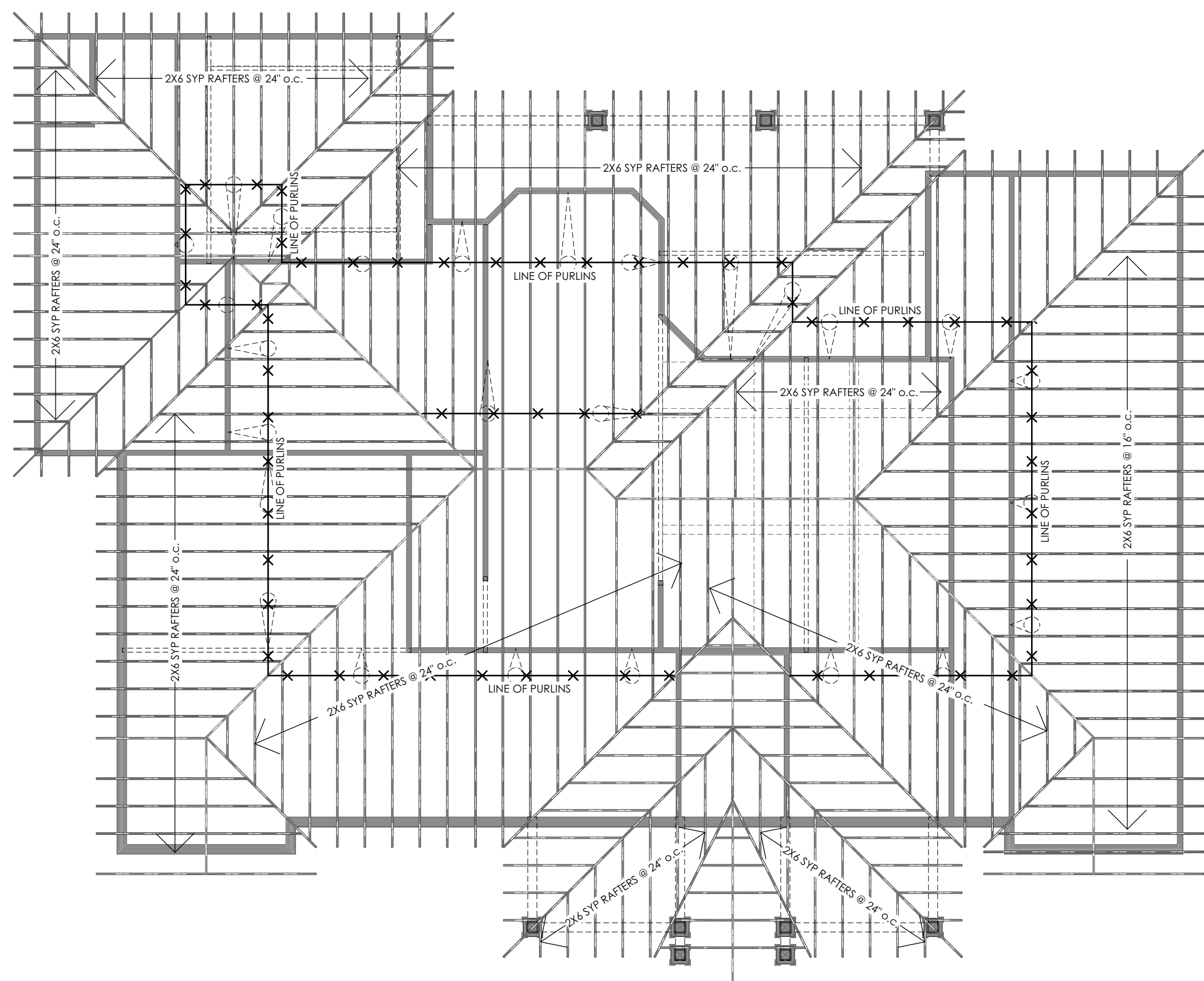
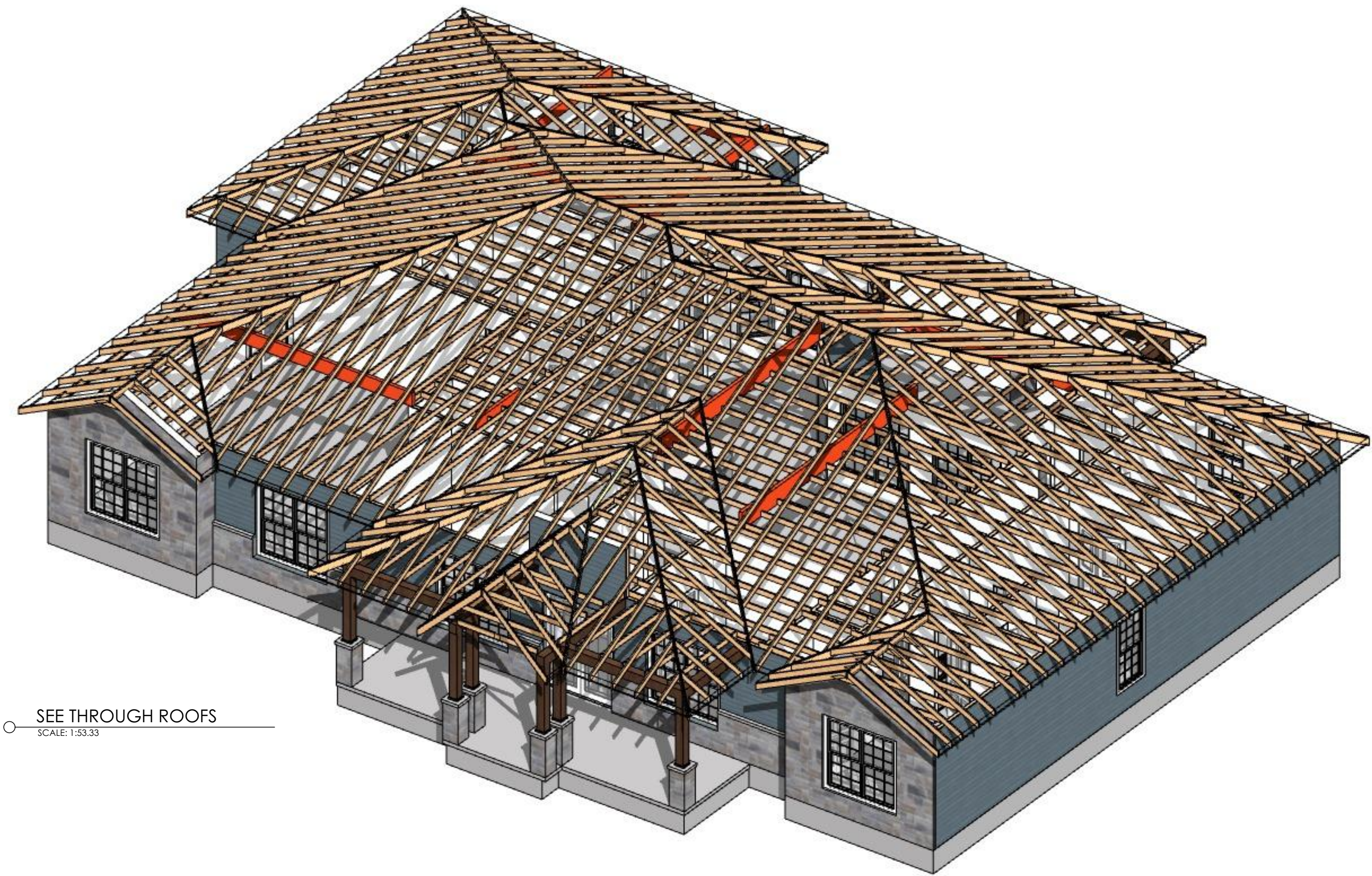
DRAWN BY:	C. BIRK	DRAWING No:	A1
CHECKED BY:	G. ROUX		
DATE:	4/16/2021		
SCALE:	AS NOTED		
PROJECT No:	21-1624		

MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"

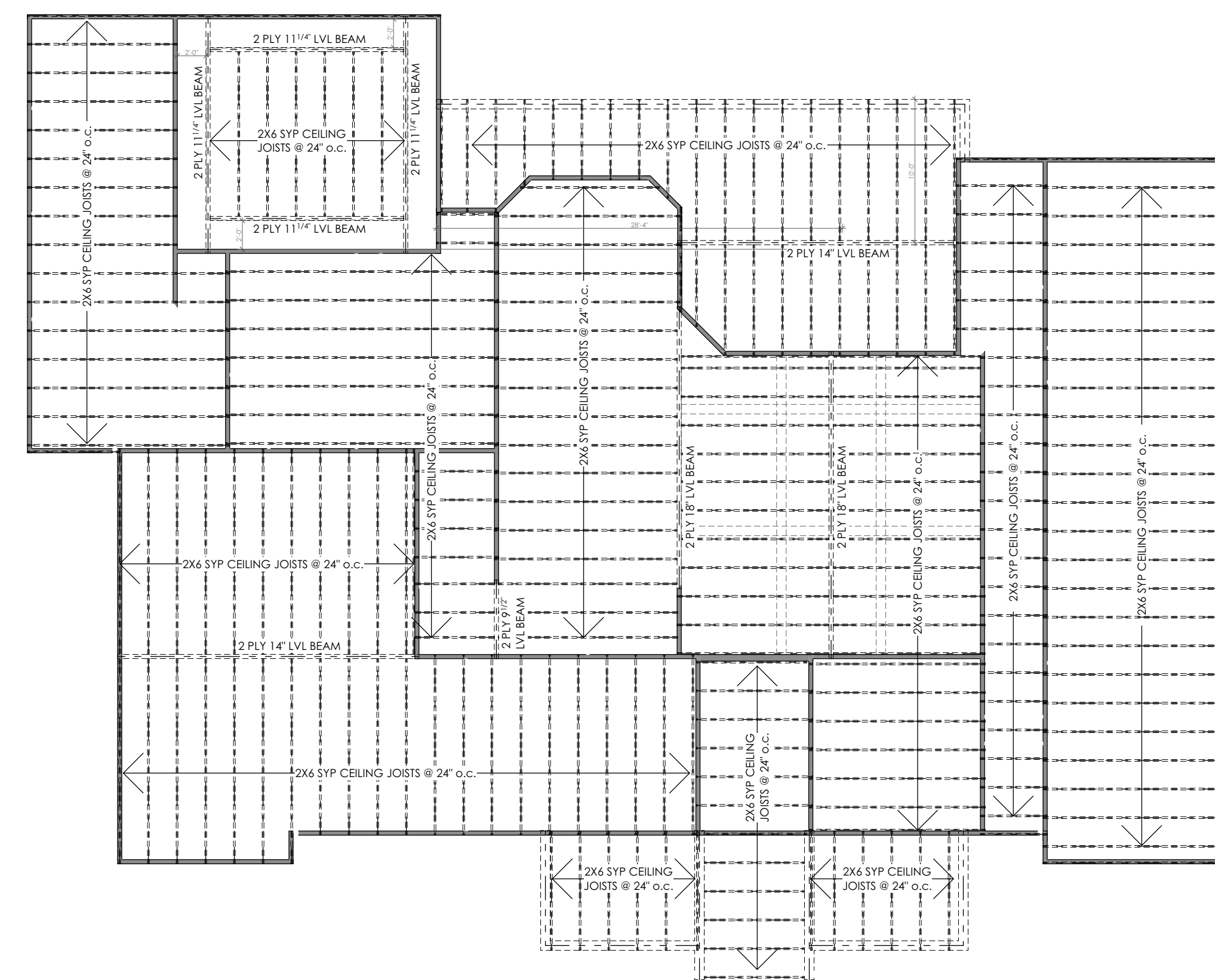


ROOF PLAN
SCALE: 1/8" = 1'-0"

SEE THROUGH ROOFS
SCALE: 1:50.33



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



CEILING FRAMING PLAN
SCALE: 1/8" = 1'-0"

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CLIENT:
MONOGRAM HOMES LLC.

PROJECT NAME:
NEW HOUSE
LOOP ROAD,
BELLVILLE, TEXAS

DRAWING NAME:
FRAMING PLANS

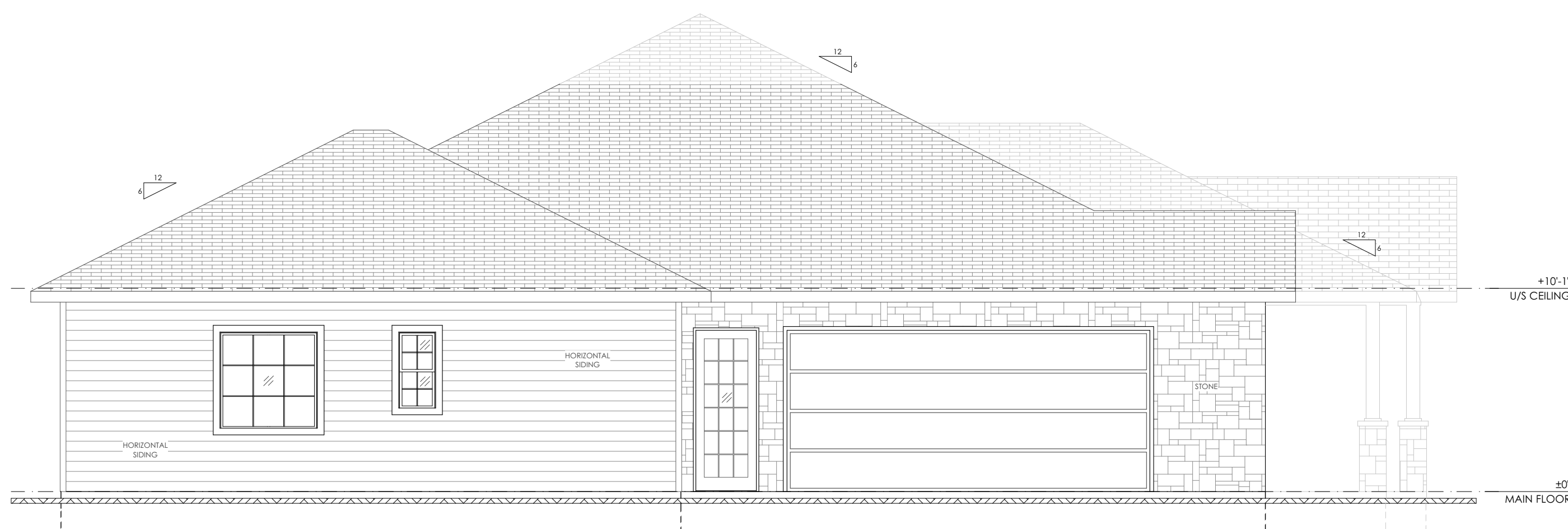


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DRAWN BY:	C. BIRK	DRAWING No:	A2
CHECKED BY:	G. ROUX		
DATE:	4/16/2021		
SCALE:	AS NOTED		
PROJECT No:	21-1624		



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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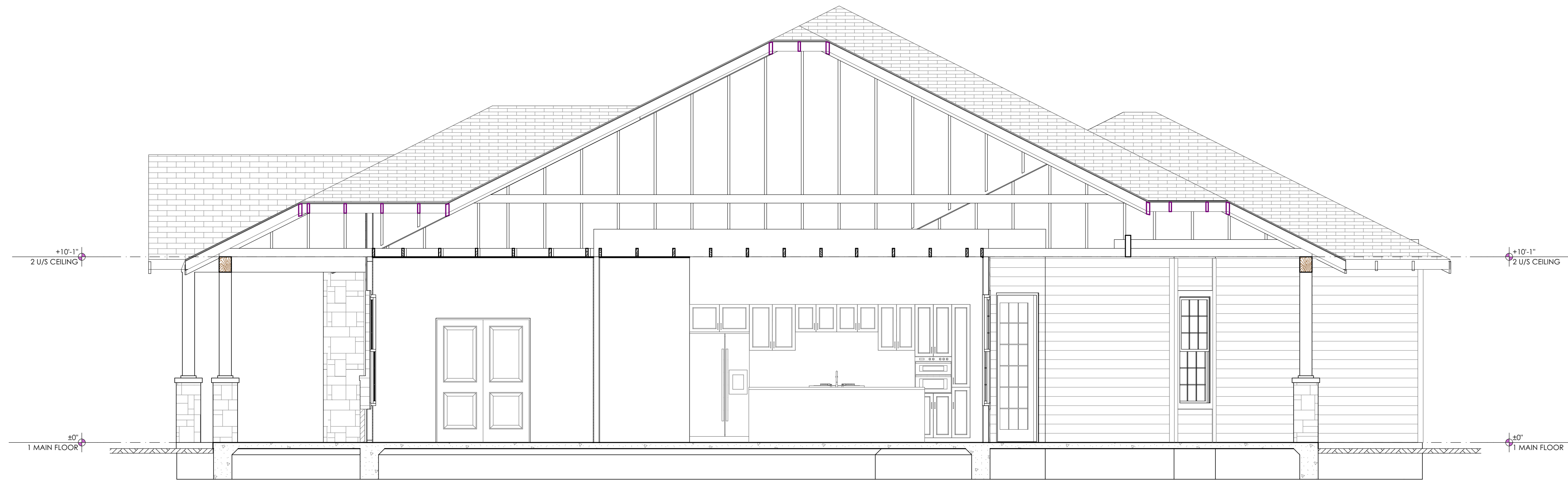
PROJECT NAME:
NEW HOUSE
LOOP ROAD,
BELLVILLE, TEXAS

DRAWING NAME:
ELEVATIONS



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CHECKED BY:	G. ROUX		
DATE:	4/16/2021		
SCALE:	AS NOTED		
PROJECT No:	21-1624		2021



SECTION A
SCALE: 1/4" = 1'-0"

GENERAL NOTES - FRAMING

ALL BEAMS AND HEADER MATERIALS SHALL BE #2 SD19 SYP. ALL OTHER FRAMING MATERIAL SHALL BE #3 OR #2 SD19 SYP UNLESS OTHERWISE NOTED. FOR THE RAFTERS, DOUGLAS FIR SOUTH #2 SD19 MATERIAL CAN BE SUBSTITUTED FOR SYP. PROVIDE (2) 2X6 STRONGBACKS ABOVE ALL CEILING JOISTS WHEN SPANS EXCEED 8'.

ALL WALL STUDS ARE STUD GRADE SD19 SYP OR DOUGLAS FIR #2 @ 16" o.c.

ALL STEEL SHALL CONFORM TO ASTM A-36. ALL FABRICATION AND ERECTION OF STEEL SHALL CONFORM WITH THE CURRENT EDITION OF THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

ROOF FRAMING:

THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 AT 16" o.c. RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PURLINS WITH 2X4 BRACES AT 48" o.c. MAXIMUM ANGLE FOR 2X4 BRACES = 45° FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X4 BRACES = 8' (TEE A 2X6 TO BRACE WHEN LENGTH EXCEEDS 8') ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2X6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2X12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), UNLESS OTHERWISE NOTED. PROVIDE 2X6 COLLAR TIES AT 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS, AND VALLEY MEMBERS SHALL BE MINIMUM ONE SIZE LARGER THAN THE RAFTERS OR MATCH THE CUT END OF THE CONNECTING RAFTER. SIMPSON HZ.5 HOLD-DOWNS FOR RAFTERS TO TOP PLATE ARE RECOMMENDED.

LIVE LOADS:

ROOF: 16 PSF
FLOORS: 40 PSF
ATTIC (CEILING) 10 PSF
ROOF DEAD LOAD: 7 PSF

ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR WAFERBOARD APA RATED SHEATHING (MVA) FLOOR DECKING SHALL BE 1/2" OR 1 1/2" APA PLYWOOD STUD-1 OR 2X6 T&G INSTALLED DIAGONALLY. STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH 2 ROWS OF 1/2" DIAMETER BOLTS SPACED AT 24" o.c. AND STAGGERED TOP AND BOTTOM. PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS. HOLES SHALL BE 7/16" AND DRILLED. EDGE CLEARANCE SHALL BE 1/4" FOR ALL BOLTS. WHEN ONE FLITCH BEAM INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. EDGE CLEARANCE SHALL BE 1/4" FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.

ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOISTS METAL HANGARS (U.O.N.) ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGARS (U.O.N.)

ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS UNLESS OTHERWISE NOTED.

HEADER SCHEDULE AS FOLLOWS (USE (2) 2X12S WITH 1/2" PLYWOOD UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS)

SIZE	MAXIMUM SPAN	ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS, OR SHAKES
2-2X6	4'-6"	
2-2X8	6'-0"	
2-2X10	7'-6"	
2-2X12	9'-0"	

ANCHOR BOLTS (MINIMUM 1/2" DIAMETER X 12" WITH 4'-0" CENTERS, MINIMUM TWO PER PLATE AND THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE IN ACCORDANCE TO TABLE 25Q OF THE 1991 HOUSTON/INFORM BUILDING CODE OR TABLE 2505.1 OF THE 1991 STANDARD BUILDING CODE, WHICHEVER CODE IS APPLICABLE (U.O.N.) MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 100 NAILS 24" o.c. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 30160 NAILS 12" o.c. THERE SHALL BE NO SPLICES.

STUD WALLS HIGHER THAN 10' SHALL HAVE 2X6, (2) 2X4 OR 4X4 STUDS AT 16" o.c. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2X6, (2) 2X4 OR 4X4 STUDS 16 o.c.

MICROLAMBS TO BE INSTALLED PER TRUS-JOIST CORPORATIONS "RESIDENTIAL PRODUCTS REFERENCE GUIDE". PARALLAMS ARE TO BE INSTALLED PER "PARALLAM PSL INSTALLATION GUIDE". GULLAMBS TO HAVE FB-3000 PSL.

FOR THE EXTERIOR WALLS USE 1/2", 1/4" OR 1/2" X 4" APA RATED PLYWOOD OR WAFERBOARD w/ 80 COMMON OR GALVANIZED BOX NAILS @ 6" o.c. AT ALL EDGES AND 12" o.c. AT FIELDS (BLOCKING IS REQUIRED). FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOARD (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED 7" o.c. WITH 5D COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAMETER X 2 1/2" EMBEDMENT MULTI KWIK BOLT II AT 32" ON CENTER MAX.

ROOF NOTES

ROOF SHEATHING: SOLID ROOF SHEATHING SHALL BE APPLIED AND SHALL CONSIST OF A MINIMUM 1 INCH THICK NOMINAL LUMBER APPLIED DIAGONALLY OR A MINIMUM 1/2" THICK WOOD STRUCTURAL PANEL OR PARTICLE BOARD (OSB) OR OTHER APPROVED SHEATHING APPLIED WITH THE LONG DIMENSION PERPENDICULAR TO SUPPORT RAFTERS. SHEATHING SHALL BE NAILED TO THE ROOF FRAMING IN AN APPROVED MANNER. THE END JOINTS OF WOOD STRUCTURAL PANELS OR PARTICLE BOARD SHALL BE STAGGERED AND SHALL OCCUR OVER BLOCKING, RAFTERS, OR OTHER SUPPORTS.

ROOF COVERINGS: ROOF COVERINGS SHALL BE APPROVED AND SHALL BE INSTALLED AND FASTENED IN ACCORDANCE WITH CH 9 AND WITH THE MANUFACTURER'S INSTRUCTIONS.

ROOF OVERHANG: THE ROOF EAVE OVERHANG SHALL NOT EXCEED 1 FEET UNLESS AN ANALYSIS IS PROVIDED SHOWING THAT THE REQUIRED RESISTANCE IS PROVIDED TO PREVENT UPLIFT.

THE ROOF OVERHANG AT GABLE ENDS SHALL NOT EXCEED 2 FEET UNLESS AN ANALYSIS SHOWING THAT THE REQUIRED RESISTANCE TO PREVENT UPLIFT IS PROVIDED.

EXTERIOR PLASTER

GENERAL: PLASTERING WITH CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHERE APPLIED OVER METAL LATH OR WIRE FABRIC LATH AND SHALL NOT BE LESS THAN TWO COATS WHERE APPLIED OVER MASONRY, CONCRETE, OR GYPSUM BOARD BACKING AS SPECIFIED IN SECTION 2530.5. IF THE PLASTER SURFACE IS TO BE COMPLETELY CONCEALED BY ANOTHER WALL, PLASTER APPLICATION NEED BE ONLY TWO COATS, PROVIDED THE TOTAL THICKNESS IS AS SET FORTH IN ASTM C 926.

CEMENT PLASTER: PLASTER COATS SHALL BE PROTECTED FROM FREEZING FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER SET HAS OCCURED. PLASTER SHALL BE APPLIED WHEN THE AMBIENT TEMPERATURE IS HIGHER THAN 40°, UNLESS PROVISIONS ARE MADE TO KEEP CEMENT PLASTER WORK ABOVE 40° DURING APPLICATION AND 48 HOURS THEREAFTER.

COAT	MINIMUM PERIOD MOIST CURING	MINIMUM INTERVAL BETWEEN COATS
First	48 hours (a)	48 hours (b)
Second	48 hours	7 days (c)
Finish		7 days

(A) THE FIRST TWO COATS SHALL BE AS REQUIRED FOR THE FIRST COATS OF EXTERIOR PLASTER, EXCEPT THAT THE MOIST CURING TIME PERIOD BETWEEN THE FIRST AND SECOND COATS SHALL NOT BE LESS THAN 24 HOURS. MOIST CURING SHALL NOT BE REQUIRED WHERE JOB AND WEATHER CONDITIONS ARE FAVORABLE TO THE RETENTION OF MOISTURE IN THE CEMENT PLASTER FOR THE REQUIRED TIME PERIOD.

(B) TWENTY FOUR HOUR MINIMUM INTERVAL BETWEEN COATS OF INTERIOR CEMENT PLASTER, FOR ALTERNATE METHOD OF APPLICATION, SEE SECTION ON ALTERNATE METHOD OF APPLICATION.

(C) FINISH COAT PLASTER IS PERMITTED TO BE APPLIED TO INTERIOR PORTLAND CEMENT BASE COATS AFTER 48 HOUR PERIOD.

APPLICATION TO SOLID BACKINGS: WHERE APPLIED OVER GYPSUM BACKING AS SPECIFIED IN SECTION 2530.5, OR DIRECTLY TO UNIT MASONRY SURFACES, THE SECOND COAT IS PERMITTED TO BE APPLIED AS SOON AS THE FIRST COAT HAS ATTAINED SUFFICIENT HARDNESS.

ALTERNATE METHOD OF APPLICATION: THE SECOND COAT IS PERMITTED TO BE APPLIED AS SOON AS THE FIRST COAT HAS ATTAINED SUFFICIENT RIGIDITY TO RECEIVE THE SECOND COAT.

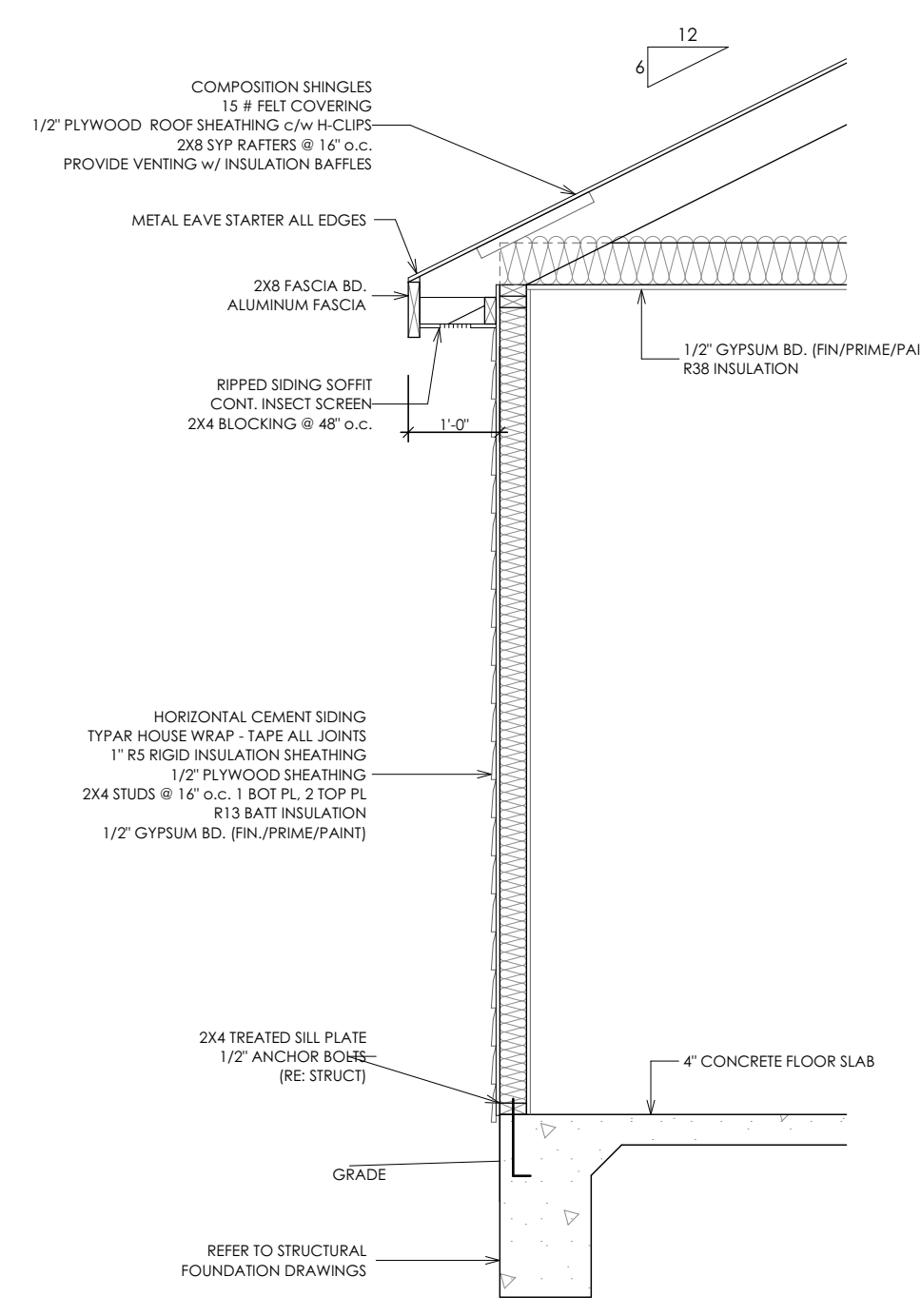
ADMIXTURES: WHEN USING THIS METHOD OF APPLICATION, CALCIUM ALUMINATE CEMENT UP TO 15 PERCENT OF THE WEIGHT OF THE PORTLAND CEMENT IS PERMITTED TO BE ADDED TO THE MIX.

CURING: CURING OF THE FIRST COAT IS PERMITTED TO BE OMITTED AND THE SECOND COAT SHALL BE CURED AS SET FORTH IN ASTM C 926.

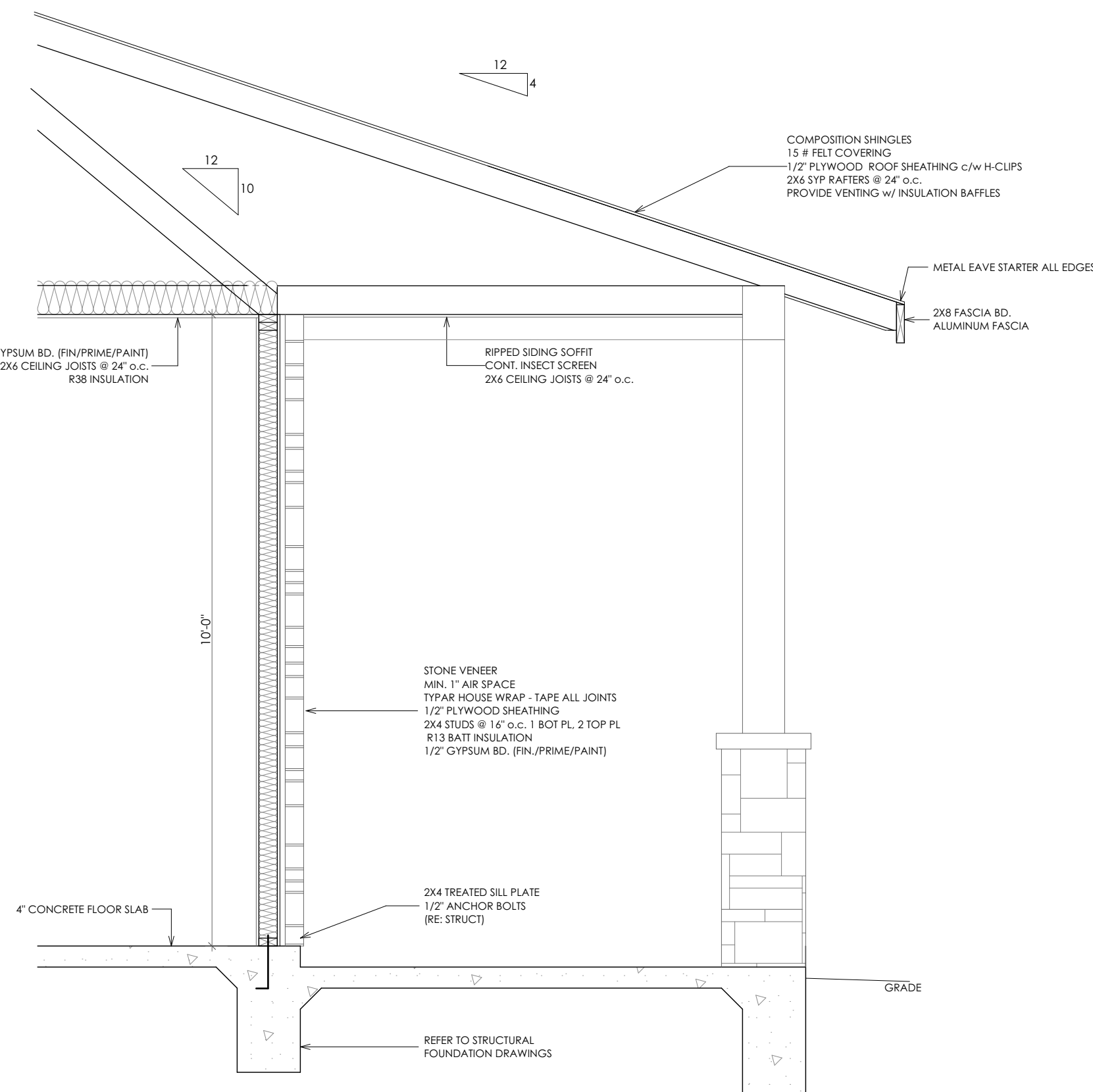
FINISH COATS: CEMENT PLASTER FINISH COATS SHALL BE APPLIED OVER BASE COATS THAT HAVE BEEN IN PLACE FOR THE TIME PERIODS SET FORTH IN ASTM C 926. THE THIRD OR FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO BOND AND TO COVER THE BROWN COAT AND SHALL BE OF SUFFICIENT THICKNESS TO CONCEAL THE BROWN COAT.

GENERAL MECHANICAL SYSTEM REQUIREMENTS

ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRCASE WITH A CLEAR OPENING NOT LESS THAN 22 INCHES WIDE AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE, AND NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE. A LEVEL SERVICE SPACE AT LEAST 30" DEEP AND 30" 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" BY 30", WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.



W1 TYPICAL WALL DETAIL
SCALE: 1/2" = 1'-0"



W2 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

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DATE:	REVISION / ISSUE
03/01/2021	PRELIMINARY LAYOUTS (S)
04/16/2021	FINAL DRAWINGS

CLIENT:
MONOGRAM HOMES LLC.

PROJECT NAME:
NEW HOUSE
LOOP ROAD,
BELLVILLE, TEXAS

DRAWING NAME:
WALL SECTIONS



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A4