

# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name PEREZ & HERNANDEZ INVESTMENT GROUP LLC				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6530 RADCLIFFE STREET				Company NAIC Number:	
City HOUSTON		State		ZIP Code 77091	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOTS 39 BLOCK 28 OF HIGHLAND HEIGHTS IN HARRIS COUNTY, TEXAS					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>PROPOSED RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>29 51' 34.19"</u> Long. <u>-95 25' 15.76"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF HOUSTON 480296			B2. County Name HARRIS		B3. State Texas
B4. Map/Panel Number 48201 C 0660	B5. Suffix M	B6. FIRM Index Date 11-15-2019	B7. FIRM Panel Effective/ Revised Date 06-09-2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 79.24 FEET
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: <u>NAVD 88, 2001 ADJ.</u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6530 RADCLIFFE STREET			Policy Number:
City HOUSTON	State	ZIP Code 77091	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: RM 050180 Vertical Datum: NAVD 1988, 2001 ADJUSTMENT

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: NAVD 1988, 2001 ADJUSTMENT

Datum used for building elevations must be the same as that used for the BFE.

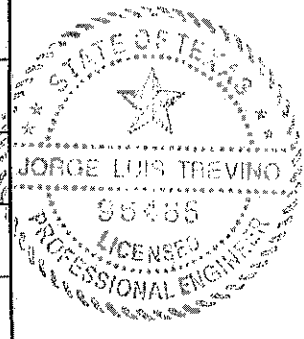

Check the measurement used.

- |   |              |  |                                 |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | <u>80.80</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | <u>80.60</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | <u>79.80</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | <u>79.90</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | <u>N/A</u>   | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name JORGE L TREVINO		License Number 96485		
Title P.E.				
Company Name J.L. TREVINO AND ASSOCIATES				
Address 5450 NW CENTRAL DRIVE SUITE 123				
City HOUSTON	State TEXAS	ZIP Code 77092		
Signature 	Date 10/08/2021	Telephone 832 721-0595	Ext.	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

RM 050180 = ELEVATION 80.98 FEET  
500 YEAR BFE = 79.75 FEET

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6630 RADCLIFFE STREET			Policy Number:
City HOUSTON	State Texas	ZIP Code 77091	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

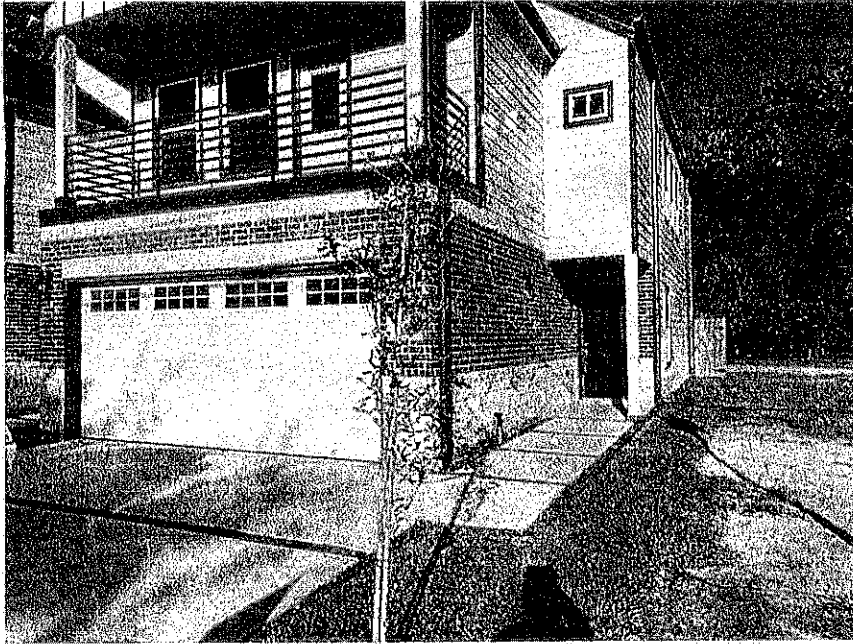


Photo One

Photo One Caption

Clear Photo One

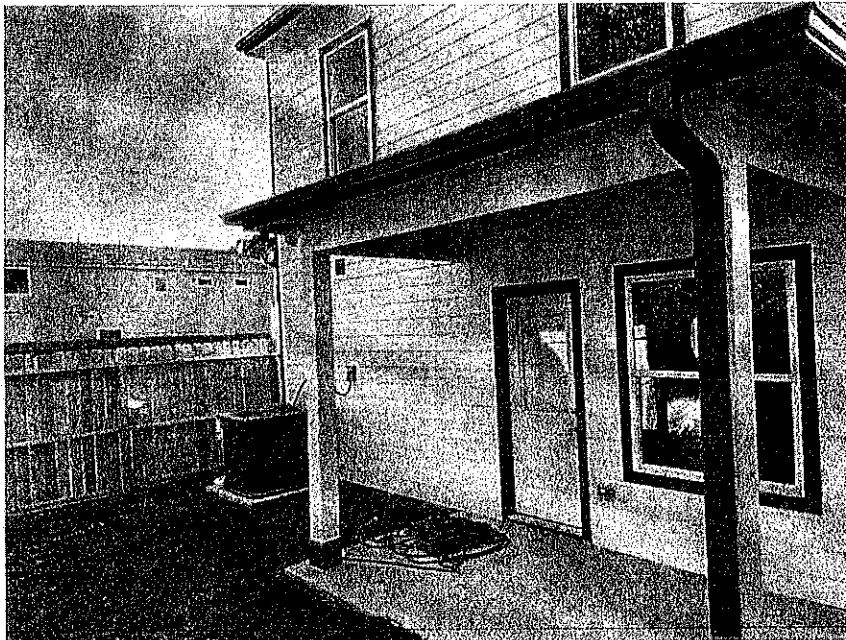


Photo Two

Photo Two Caption

Clear Photo Two

# BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6530 RADCLIFFE STREET			Policy Number:
City HOUSTON	State Texas	ZIP Code 77091	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

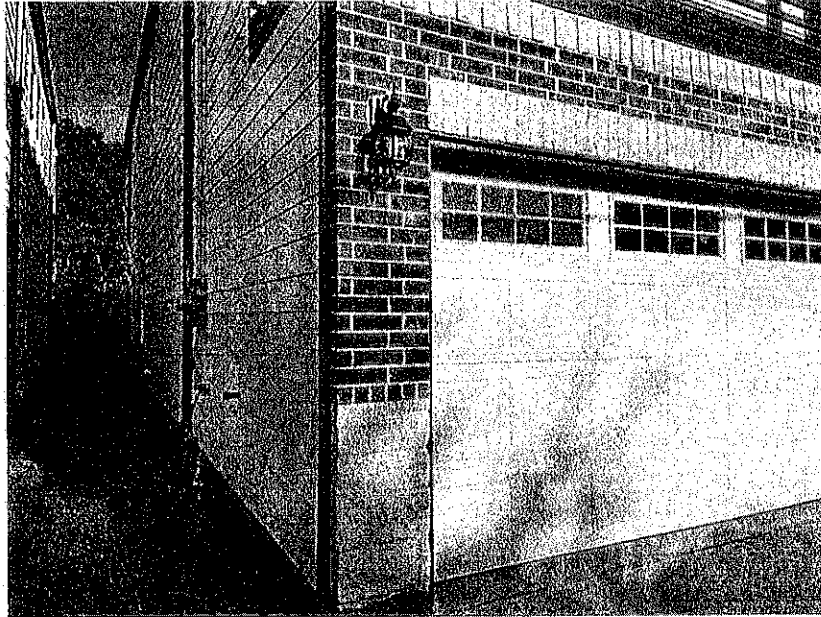


Photo Three

Photo Three Caption

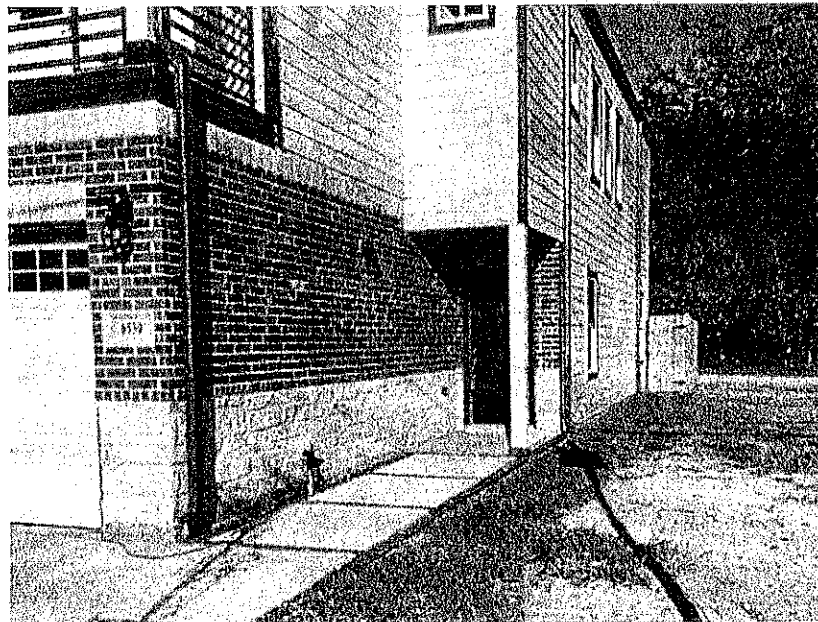
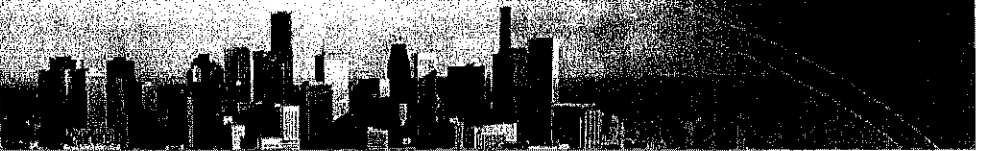


Photo Four

Photo Four Caption

Clear Photo Four



**Plan Check Time-Line Information**

**Project Number: 20101119**

**Description: S.F. RES W/ATT. GARAGE (1-2-5-R3-B) 12 IRC/15 IECC**

**Address: 6530 RADCLIFFE ST**

PLAN CHECK STATUS 11/28/2021 7:14:40 PM		
Department	Entry Description	Entry Date
CODE ENFORCEMENT 520 - Applicant finalized submission	Document upload complete	10/30/20
CODE ENFORCEMENT 301 - INITIAL MANAGEMENT REVIEW	Assign a review coordinator	10/30/20
CODE ENFORCEMENT 33H - RESPLANS	Plan check scheduled	11/06/20
CODE ENFORCEMENT 300 - PRELIMINARY REVIEW	Review submission for completeness	11/06/20
CODE ENFORCEMENT 300 - PRELIMINARY REVIEW	Passed department/section review	11/06/20
CODE ENFORCEMENT 301 - INITIAL MANAGEMENT REVIEW	Passed department/section review	11/06/20
CODE ENFORCEMENT 302 - DEPARTMENT ASSIGNMENTS	Passed department/section review	11/06/20
PLANNING 140 - PLANNING	Review requirement identified	11/06/20
CODE ENFORCEMENT 330 - STRUCTURAL P	Review requirement identified	11/06/20
PUBLIC WORKS & ENGINEERING 120 - TRAFFIC	Review requirement identified	11/06/20
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Review requirement identified	11/06/20
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Plan check scheduled	11/09/20
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Did not pass dept/section review	11/09/20
CODE ENFORCEMENT 330 - STRUCTURAL P	Plan check scheduled	11/10/20
CODE ENFORCEMENT 330 - STRUCTURAL P	Passed department/section review	11/10/20
PUBLIC WORKS & ENGINEERING 120 - TRAFFIC	Plan check scheduled	11/12/20
PUBLIC WORKS & ENGINEERING 120 - TRAFFIC	Passed department/section review	11/12/20
PLANNING 140 - PLANNING	Plan check scheduled	11/16/20
PLANNING 140 - PLANNING	Did not pass dept/section review	11/16/20
CODE ENFORCEMENT 33R - REVIEW COMPLETE - PERMIT DENIED	Correction/addition info required	11/17/20
RETURNED TO APPLICANT 100 - APPLICANT	Plans no longer with City	11/17/20
CODE ENFORCEMENT 520 - Applicant finalized submission	Document upload complete	11/25/20
CODE ENFORCEMENT 302 - DEPARTMENT ASSIGNMENTS	Passed department/section review	11/30/20
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Plan check scheduled	12/01/20
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Did not pass dept/section review	12/01/20
PLANNING 140 - PLANNING	Plan check scheduled	12/10/20
PLANNING 140 - PLANNING	Did not pass dept/section review	12/10/20
CODE ENFORCEMENT 33R - REVIEW COMPLETE - PERMIT DENIED	Correction/addition info required	12/10/20
RETURNED TO APPLICANT 100 - APPLICANT	Plans no longer with City	12/10/20
CODE ENFORCEMENT 520 - Applicant finalized submission	Document upload complete	02/09/21
CODE ENFORCEMENT 302 - DEPARTMENT ASSIGNMENTS	Passed department/section review	02/10/21
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Plan check scheduled	02/18/21
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Did not pass dept/section review	02/18/21
CODE ENFORCEMENT 302 - DEPARTMENT ASSIGNMENTS	Determine review requirements	02/23/21
CODE ENFORCEMENT 33W - APPLICATION/PLANS INCOMPLETE	Prerequisites for review incomplete	02/23/21
RETURNED TO APPLICANT 100 - APPLICANT	Plans no longer with City	02/23/21
CODE ENFORCEMENT 520 - Applicant finalized submission	Document upload complete	02/24/21
CODE ENFORCEMENT 302 - DEPARTMENT ASSIGNMENTS	Passed department/section review	02/25/21
CODE ENFORCEMENT 303 - UNDER REVIEW	Plans release for general review	02/25/21

PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Plan check scheduled	02/26/21
PUBLIC WORKS & ENGINEERING 220 - UTIL. REVIEW	Passed department/section review	02/26/21
PLANNING 140 - PLANNING	Plan check scheduled	03/09/21
PLANNING 140 - PLANNING	Passed department/section review	03/09/21
CODE ENFORCEMENT 303 - UNDER REVIEW	Passed department/section review	03/10/21
CODE ENFORCEMENT 33A - REVIEW COMPLETE - PLANS APPROVED	Plans approved for permitting	03/10/21
RETURNED TO APPLICANT 100 - APPLICANT	Plans no longer with City	03/10/21

[Back](#)

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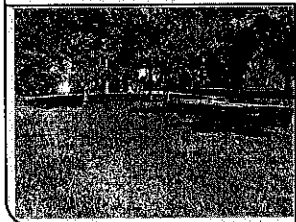
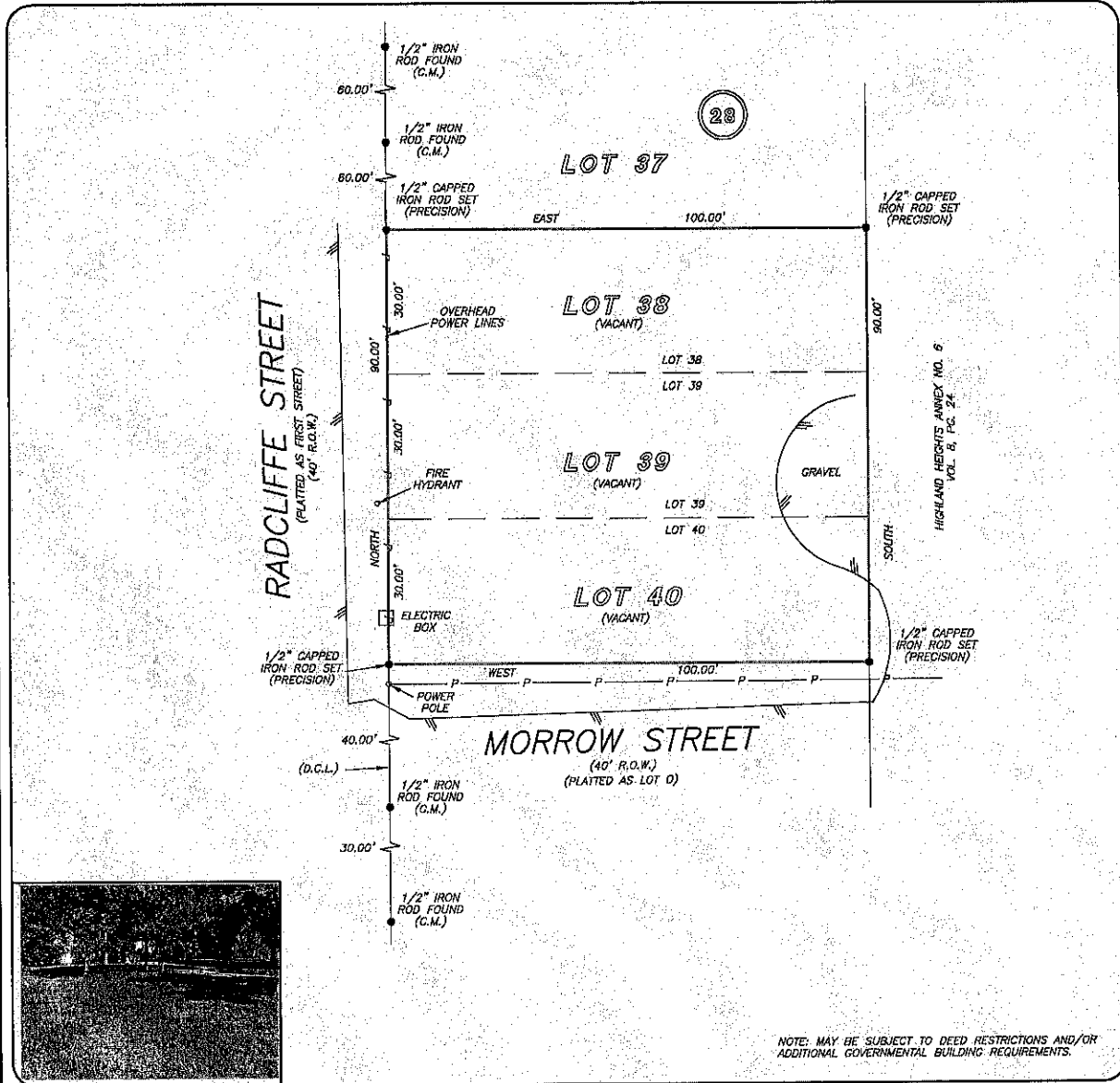
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 Site best viewed at 1280 x 1024 screen size

GF NO. 20-513316-SP CAPITAL TITLE  
 ADDRESS: 6910 MORROW STREET  
 HOUSTON, TEXAS 77091  
 BORROWER: PEREZ & HERNANDEZ INVESTMENT GROUP LLC

# LOTS 38, 39 & 40, BLOCK 28 HIGHLAND HEIGHTS

AN ADDITION IN HARRIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 4, PAGE 66 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

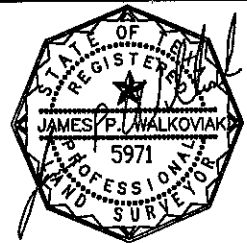
THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0860 M MAP REVISION: 06/09/2014 ZONE AE BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING: VOL. 4, PG. 55, H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON, THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 20-08775  
 AUGUST 25, 2020



DRAWN BY: RE



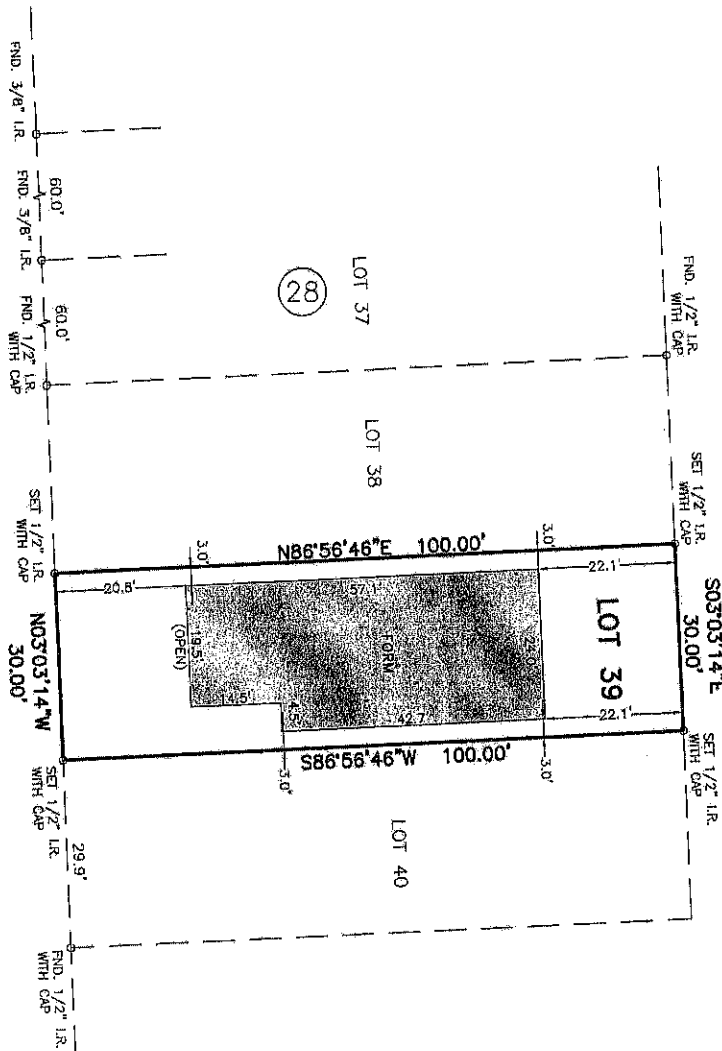
**Capital Title**  
 NICOLE BAKER  
 281-715-3440



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217

**RADCLIFFE STREET**  
(40' R.O.W.)



HIGHLAND HEIGHTS ANNEX NO. 6  
VOLUME 8, PAGE 24, H.C.M.R.

SCALE: 1" = 20'

- NOTES:
1. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
  2. SURVEYOR HAS NOT ABSTRACTED SUBJECT PROPERTY. THERE MAY BE EASEMENTS, BUILDING LINES AND OTHER MATTERS OF RECORD NOT SHOWN HEREON.
  3. BUILDER IS RESPONSIBLE FOR CHECKING DEED RESTRICTIONS.
  4. FENCES AS SHOWN.

\*ABSTRACTING BY TITLE COMPANY.  
 \*ALL BEARINGS ARE BASED ON (GPS) TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NO. 420+ (NAD 83).  
 \*COPYRIGHT 2021, Advance Surveying, Inc.(Email: advance\_survey@asi23.com)  
 SUBJECT PROPERTY IS NOT LOCATED IN A FEDERAL INSURANCE ADMINISTRATION DESIGNATED FLOOD HAZARD AREA AND IS IN ZONE "AE"  
 MAP # 48201C, PANEL 0680M, DATED 08-09-14. This information is based on graphic plotting only. We do not assume responsibility for exact determination.

PURCHASER: -		JOB NO.: 0411409-21-01
ADDRESS: 6530 RADCLIFFE STREET, HOUSTON, TEXAS 77091		G.F. NO.: N/A
LENDER: -	TITLE CO.: N/A	KEY MAP: 490J
FIELD WORK: 03-09-18/VR	DRAFTING: 03-09-18/EG	FINAL CHECK: 03-09-18/AT
		REV. DATE:



PHONE: 281 530-2939  
FAX: 281 530-5464

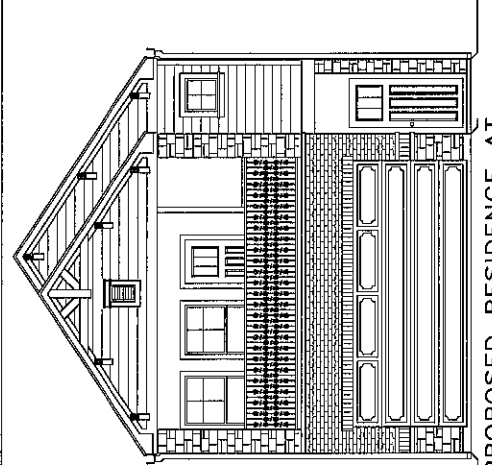
**LOT 38, BLOCK 28,  
HIGHLAND HEIGHTS,  
AN ADDITION IN HARRIS COUNTY, TEXAS  
ACCORDING TO THE MAP OR PLAT THEREOF  
RECORDED IN VOLUME 4, PAGE 66, MAP RECORDS,  
OF HARRIS COUNTY, TEXAS.**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND ON THE 11 DAY OF MARCH, 2018. THIS SURVEY IS ONLY CERTIFIED FOR BOUNDARY AND THIS TRANSACTION ONLY.

*Henry M. Santos*  
HENRY M. SANTOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5450







PROPOSED RESIDENCE AT  
6530 RADCLIFFE ST.  
HOUSTON, TX 77091  
LOT 39, BLOCK 28, HIGHLAND HEIGHTS  
HARRIS COUNTY, TEXAS

FLOOR PLAN NOTES

1- MATERIALS: IN ALL CASES, MATERIALS SHALL BE OF THE BEST QUALITY...  
2- FOUNDATION: FUNDAMENTALS SHALL BE CONCRETE...  
3- ROOF: ROOF SHALL BE ASBESTOS FREE GABLE ROOF...  
4- EXTERIOR WALLS: EXTERIOR WALLS SHALL BE CONSTRUCTED...  
5- INTERIOR WALLS: INTERIOR WALLS SHALL BE CONSTRUCTED...  
6- FLOORING: FLOORING SHALL BE OF THE BEST QUALITY...  
7- DOORS: DOORS SHALL BE OF THE BEST QUALITY...  
8- WINDOWS: WINDOWS SHALL BE OF THE BEST QUALITY...  
9- CEILING: CEILING SHALL BE OF THE BEST QUALITY...  
10- PAINT: PAINT SHALL BE OF THE BEST QUALITY...  
11- FINISHES: FINISHES SHALL BE OF THE BEST QUALITY...  
12- MECHANICAL: MECHANICAL SYSTEMS SHALL BE OF THE BEST QUALITY...  
13- ELECTRICAL: ELECTRICAL SYSTEMS SHALL BE OF THE BEST QUALITY...  
14- PLUMBING: PLUMBING SYSTEMS SHALL BE OF THE BEST QUALITY...  
15- SANITARY: SANITARY SYSTEMS SHALL BE OF THE BEST QUALITY...  
16- RADIANT: RADIANT HEATING/COOLING SHALL BE OF THE BEST QUALITY...  
17- INSULATION: INSULATION SHALL BE OF THE BEST QUALITY...  
18- VENTILATION: VENTILATION SHALL BE OF THE BEST QUALITY...  
19- LIGHTING: LIGHTING SHALL BE OF THE BEST QUALITY...  
20- ACCESSORIES: ACCESSORIES SHALL BE OF THE BEST QUALITY...

GENERAL NOTES UPDATED TO THE I.R.C. 2012

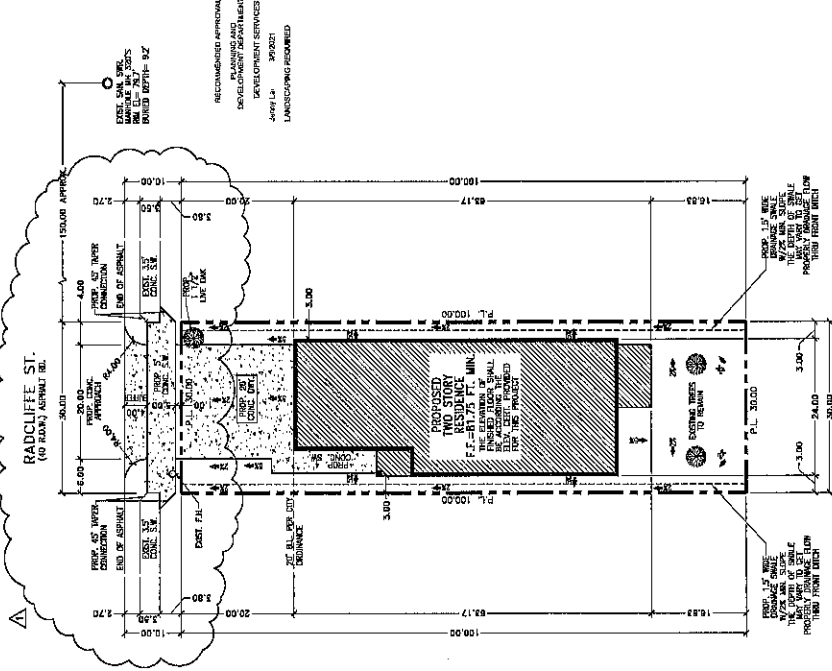
1- Wall Framing:	d) - 2x4 studs @ 16" on center, top & bottom.	3-1113
d) - Top Plates:	2x6 top plates @ 16" on center, top & bottom.	3-1113
d) - Stud Spacing:	2x6 studs @ 16" on center, top & bottom.	3-1113
2- General:	See notes on drawings for details.	3-1113
3- Bedroom & Basement Egress Windows:	d) - 20" x 20" egress windows.	3-1113
d) - Window Frames:	Wood window frames with storm doors.	3-1113
d) - Window Treatments:	Window treatments as shown on drawings.	3-1113
4- Roof:	d) - Asbestos free gable roof.	3-1113
d) - Roof Decking:	1/2" CDX plywood sheathing.	3-1113
d) - Roof Trusses:	24" on center trusses @ 12' spans.	3-1113
d) - Roof Bracing:	Structural bracing as shown on drawings.	3-1113
5- Structural Sheeting/Bracing:	d) - 1/2" CDX plywood sheathing.	3-1113
d) - Bracing:	Structural bracing as shown on drawings.	3-1113
6- Stairs/Decks:	d) - 2x8 joists @ 16" on center.	3-1113
d) - Decking:	5/8" thick composite decking.	3-1113
7- Shower/Wet Walls & Floors:	d) - Cement board on walls.	3-1113
d) - Waterproofing:	Waterproofing as shown on drawings.	3-1113
8- SMILING CEILING:	d) - 1/2" CDX plywood sheathing.	3-1113
d) - Trusses:	24" on center trusses @ 12' spans.	3-1113
d) - Rafters & Ceiling Joist:	24" on center rafters @ 12' spans.	3-1113
d) - Ceiling Drywall:	5/8" thick gypsum board.	3-1113
d) - Ceiling Paint:	White ceiling paint.	3-1113

ABC DESIGN STUDIO  
15000 KENNEDY BLVD  
HOUSTON, TX 77040

PROPOSED RESIDENCE AT  
6530 RADCLIFFE ST.  
HOUSTON, TX 77091

COVER SHEET

NO. 01	FOUNDATION
NO. 02	FLOORING
NO. 03	CEILING
NO. 04	WALLS
NO. 05	ROOFING
NO. 06	MECHANICAL
NO. 07	ELECTRICAL
NO. 08	PLUMBING
NO. 09	INTERIORS
NO. 10	LANDSCAPE



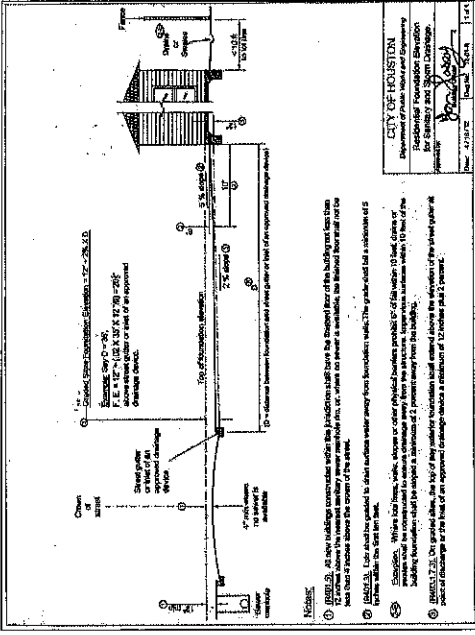
**SITE DRAINAGE PLAN**

LEGEND:  
 POSITIVE DRAINAGE

**SITE PLAN NOTES:**  
 -DO NOT DRAW TO ADJACENT PROPERTY.  
 -IT IS THE BUILDER/CONTRACTOR RESPONSIBILITY TO VERIFY ALL SLAB HEIGHTS, SLAB CONFIGURATIONS AND DROPS, UTILITY EASMENTS, AERIAL EASEMENTS, BUILDING LINES & SUCH FOR ENCUMBRANCES, ADJUSTMENT & COMPLIANCE TO CODES.  
 -THE BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR THIS SITE PLAN & BE RESPONSIBLE FOR ITS ACCURACY.

DATE:	JANUARY 28, 2020
DRAWN BY:	ARC
CHECKED BY:	ARC
PROJECT:	PROPOSED SINGLE RESIDENCE AT 6550 MADDOCK ST. HOUSTON TX 77081
LOCAL DESK:	LOT 28 BLOCK 28
ADJ. PLOTT. NO.:	ARC23-03
ADJ. PLOTT. NAME:	ARC
ADJ. PLOTT. COUNTY:	TRAVIS
ADJ. PLOTT. DISTRICT:	4221
ADJ. PLOTT. MAP:	4221
ADJ. PLOTT. DISTRICT:	4221

**ARC DESIGN STUDIO**  
 PLANNING-DESIGN-BUILD  
 10000 WESTHELIUM DRIVE, SUITE 100  
 HOUSTON, TEXAS 77036  
 PH: 713-960-0000 FAX: 713-960-0001  
 www.arcdesignstudio.com



**SITE GRADING (AT FOUNDATION)**  
 THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5 PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE FOUNDATION. THE SLOPE SHALL BE PROVIDED FOR A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.

**SITE SURFACE DRAINAGE**  
 SURFACE DRAINAGE SHALL BE DIVERGED TO A STORM SEWER CONDUIT OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES FROM THE FOUNDATION WALLS. FOUNDATION WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET. THE FINAL GRADE SHALL BE PROVIDED WITHIN 10 FEET OF THE FOUNDATION WALLS. THE GRADE SHALL BE DIVERGED TO DRAINAGE SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

IMPROVEMENT TYPE	EXISTING SQ. FT.	ADDITION SQ. FT.	FINAL SQ. FT.
BUILDING(S) (E.G. HOUSE, GARAGE STORAGE)	1,312		1,312
PARKING LOT		468	468
DRIVEWAY/SIDEWALK/PATIO/CORROTS			
SWIMMING POOL/RETENTION POND			
OTHERS			
<b>A= TOTALS</b>	1,780	1,780	1,780
<b>-LOT AREA:</b>			
B= TOTAL AREA OF LOT:	3,000		
PERCENTAGE IMPERVIOUS AREA CALCULATION (A/B) x 100=			59.33%

Approved Only for Wastewater Point of Connection  
 WATER P.O.C.  $\delta$  IN MADDELUFFE ST OR 6" IN MORROW ST  
 SEWER P.O.C.  $\delta$  IN MADDELUFFE ST OR IN MORROW ST  
 Project No: 20101119  
 By: Paudel/Pankaj 2/25/2021

CITY OF HOUSTON  
 Department of Public Works  
 Engineering Division  
 Date: 2/25/21  
 Checked: Pankaj  
 1 of 1



**TOTAL SQUARE FOOTAGE**

1st FL. LIVING AREA =	817.00 SQ. FT.
2nd FL. LIVING AREA =	1,124.00 SQ. FT.
STAIRS =	1,000.00 SQ. FT.
SCREEN ROOMS =	1,000.00 SQ. FT.
SCREEN PORCHES =	66.00 SQ. FT.
SCREEN PATIOS =	20.00 SQ. FT.
SCREEN BALCONY =	20.00 SQ. FT.
SCREEN PORCH =	4.00 SQ. FT.
<b>TOTAL CONSTRUCTION AREA =</b>	<b>2,881.00 SQ. FT.</b>

**WINDOWS MANUFACTURER**

1. WINDOW TYPE	ALUMINUM
2. WINDOW COLOR	WHITE
3. WINDOW FINISH	ANODIZED
4. WINDOW GLASS	DOUBLE GLAZED
5. WINDOW FRAME	SLIP ON
6. WINDOW OPERATOR	ROCKER
7. WINDOW HANDLE	ROCKER
8. WINDOW LOCK	ROCKER
9. WINDOW SILL	ROCKER
10. WINDOW CASE	ROCKER
11. WINDOW LINEN	ROCKER
12. WINDOW VALANCE	ROCKER
13. WINDOW TIE BACK	ROCKER
14. WINDOW CURTAIN	ROCKER
15. WINDOW SHEER	ROCKER
16. WINDOW BLIND	ROCKER
17. WINDOW SHUTTER	ROCKER
18. WINDOW LAMINATE	ROCKER
19. WINDOW GLASS	ROCKER
20. WINDOW FRAME	ROCKER

**WINDOWS & DOORS LEGEND**

1. WINDOW TYPE	ALUMINUM
2. WINDOW COLOR	WHITE
3. WINDOW FINISH	ANODIZED
4. WINDOW GLASS	DOUBLE GLAZED
5. WINDOW FRAME	SLIP ON
6. WINDOW OPERATOR	ROCKER
7. WINDOW HANDLE	ROCKER
8. WINDOW LOCK	ROCKER
9. WINDOW SILL	ROCKER
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16. WINDOW BLIND	ROCKER
17. WINDOW SHUTTER	ROCKER
18. WINDOW LAMINATE	ROCKER
19. WINDOW GLASS	ROCKER
20. WINDOW FRAME	ROCKER

**FIRE NOTES:**

1. ALL WALLS AND CEILING SHALL BE 5/8" MINIMUM GYPSUM BOARD.
2. ALL DOORS SHALL BE 1 3/4" MINIMUM SOLID CORE.
3. ALL STAIRS SHALL BE 5/8" MINIMUM GYPSUM BOARD.
4. ALL STAIRS SHALL BE 5/8" MINIMUM GYPSUM BOARD.
5. ALL STAIRS SHALL BE 5/8" MINIMUM GYPSUM BOARD.

**AIRB. ACCESS NOTE:**

THE AIRB. SHALL BE PROVIDED WITH A FULL ROOM AIRB. ACCESS WITH A 1/2" AIRB. ACCESS.

**BATHS & SHOWERS NOTE:**

ALL BATHS & SHOWERS SHALL BE 5/8" MINIMUM GYPSUM BOARD.

**ABC DESIGN STUDIO**  
 PLANNING - DESIGN - BUILD  
 HOUSTON, TX 77051  
 281.461.1111  
 www.abcdesignstudio.com

PROJECT NO.	1127
CLIENT NAME	ABC DESIGN STUDIO
PROJECT ADDRESS	1127
PROJECT TYPE	RESIDENTIAL
PROJECT DATE	11/27/2023
PROJECT STATUS	11/27/2023
PROJECT LOCATION	HOUSTON, TX 77051
PROJECT CONTACT	ABC DESIGN STUDIO
PROJECT PHONE	281.461.1111
PROJECT FAX	281.461.1111
PROJECT EMAIL	abc@abcdesignstudio.com
PROJECT WEBSITE	www.abcdesignstudio.com

**PROPOSED SINGLE**  
 RESIDENTIAL AT  
 8848 RADCLIFFE ST.  
 HOUSTON, TX 77051

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/27/2023	ISSUED FOR PERMITS

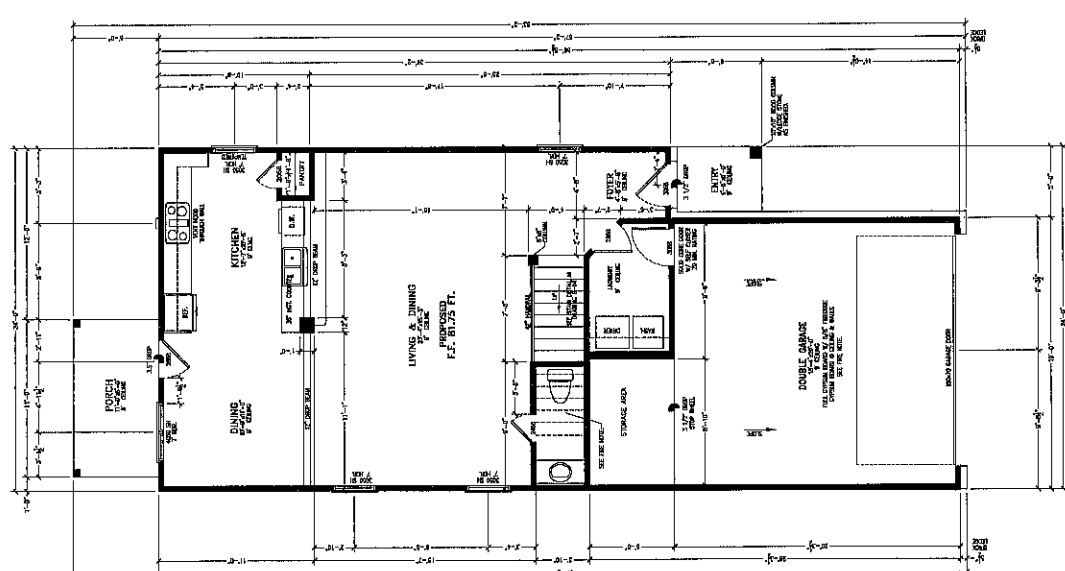
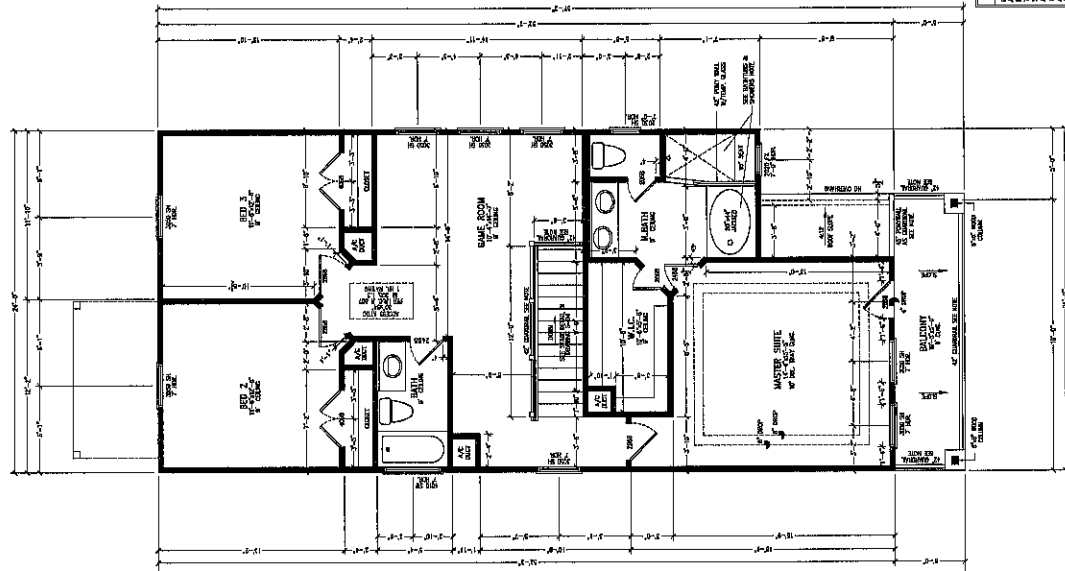
**DIAPHRAGM SPECIAL NOTE:**

DIAPHRAGM SHALL BE 5/8" MINIMUM GYPSUM BOARD.

**MANUAL SPECIAL NOTE:**

MANUAL SHALL BE 5/8" MINIMUM GYPSUM BOARD.

**FLOOR PLAN**  
 SHEET: A-03



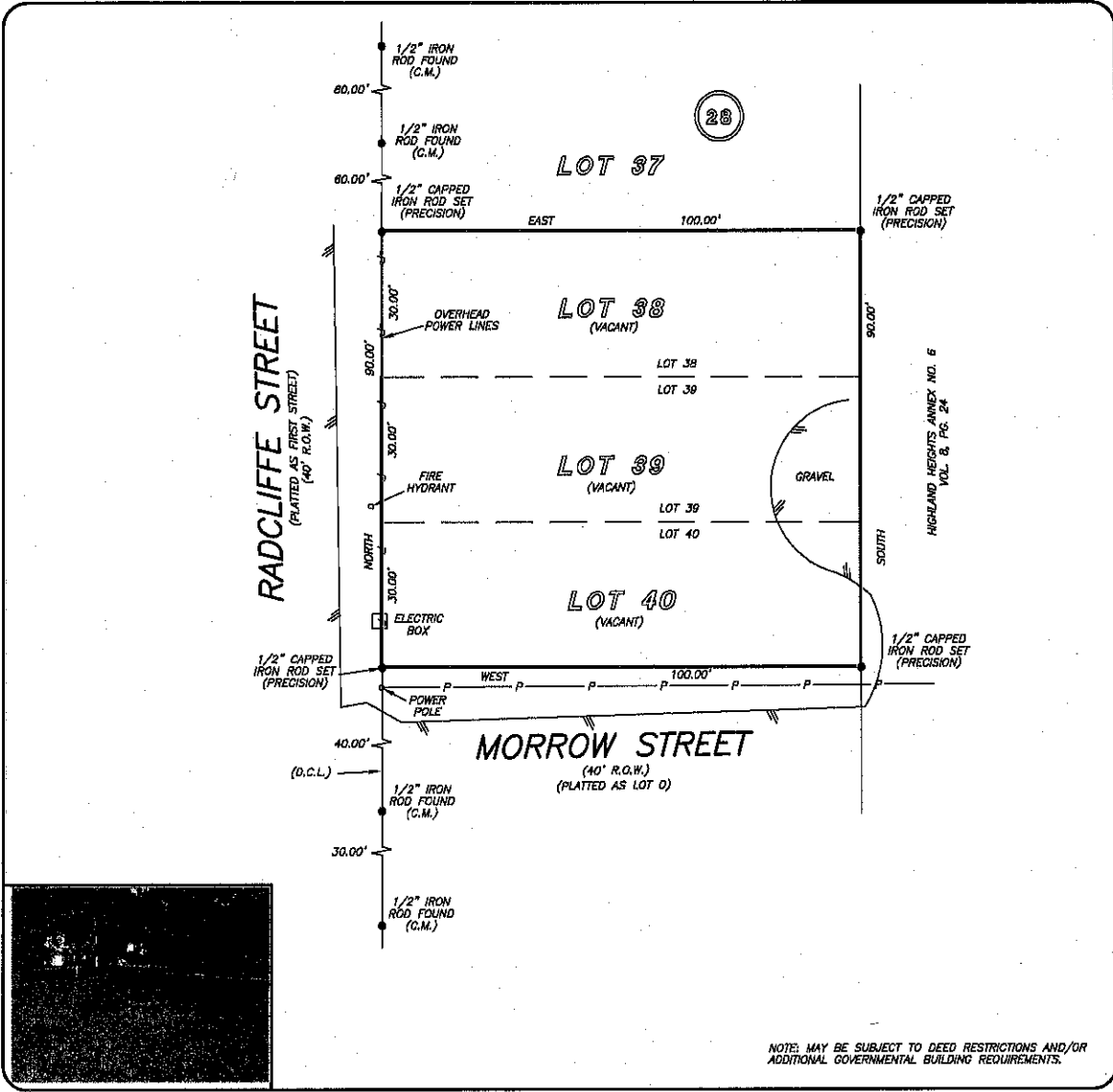


GF NO. 20-513316-SP CAPITAL TITLE  
 ADDRESS: 6910 MORROW STREET  
 HOUSTON, TEXAS 77091  
 BORROWER: PEREZ & HERNANDEZ INVESTMENT GROUP LLC

City of Houston  
  
 20401119  
 REVIEWED FOR COMPLIANCE  
 Performance of this law does not release the applicant from all responsibility to comply with all applicable laws, regulations, codes, and ordinances.  
 1" = 30'

# LOTS 38, 39 & 40, BLOCK 28 HIGHLAND HEIGHTS

AN ADDITION IN HARRIS COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 4, PAGE 66 OF THE MAP RECORDS  
 OF HARRIS COUNTY, TEXAS



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD FLAIN AS PER FIRM PANEL NO. 48201C 0880 M MAP REVISION: 06/09/2014 ZONE: AE BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 4, PG. 66, H.C.M.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. 20-06775  
 AUGUST 25, 2020



DRAWN BY: RE



 **Capital Title.**  
 NICOLE BAKER  
 281-715-3440



**PRECISION**  
 surveyors

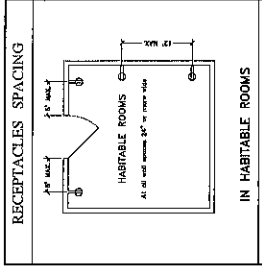
1-800-LANDSURVEY  
 www.precisionssurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 350 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700



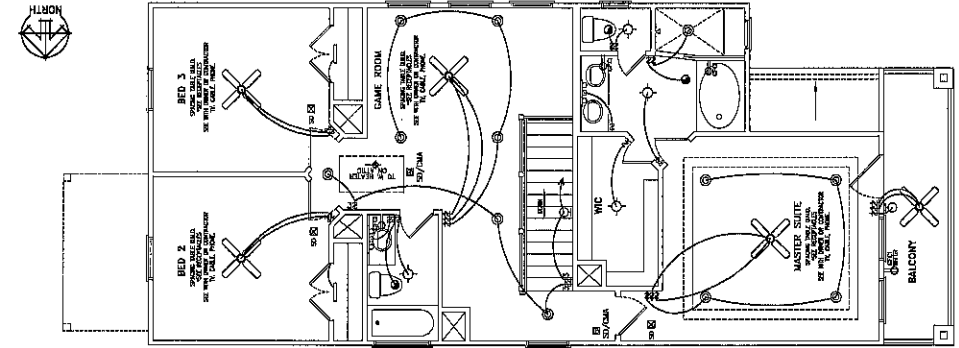
ELECTRICAL LEGEND	
	110 VOLT RECEPTACLE DIMENSION 15" or 20" AMP.
	WATERPROOF RECEPTACLE
	220 VOLT W/ GROUND FAULT INTERRUPTER
	220 VOLT RECEPTACLE
	GAS OUTLET
	SINGLE POLE SWITCH
	20 AMP BREAKER
	SMOKE DETECTOR
	FIRE ALARM PULL STATION
	FIRE ALARM HORN
	CEILING MOUNTED LIGHT FIXTURE
	20 WATT BULB
	MESH FIXTURE 20 WATT BULB
	WALL MOUNTED LIGHT FIXTURE
	WATERPROOF RECESSED LIGHT
	ADHESIVE DOORS (CLOSETS & PANTRIES)
	HANGING DINING CEILING FIXTURE
	PHOTO CELL FLOOD LIGHT
	RECESSED CAN LIGHT
	EXHAUST FAN
	CEILING FAN W/ LIGHT
	3 LIGHT VANITY BAR
	4 LIGHT, 14W FLUORESCENT LIGHT PUFF
	DOOR BELL
	WATER SINK
	WATER RESISTANCE - TAMPER RESISTANCE

RECEPTACLE SPACING	
	<b>HABITABLE ROOMS</b> At all wall spaces 4' or more apart.
	<b>IN HABITABLE ROOMS</b> KITCHEN 2' max spacing between outlets along walls.
	<b>IN GARAGES</b> 4' max spacing between outlets along walls.
	<b>IN BATHROOM</b> 4' max spacing between outlets along walls.

GENERAL ELECTRICAL REQUIREMENTS	
<b>HABITABLE ROOMS</b>	RECEPTACLE SPACING Habitable rooms shall have outlets spaced at intervals not more than 12'-0" between outlets along walls. At all wall spaces 2'-0" or more apart.
<b>KITCHEN</b>	Within 2'-0" of edge of sink, range, refrigerator, and end of counter shall have 2 outlets. One shall be protected by a GFCI. At all kitchen island counter spaces 12' or more wide shall have 2 outlets. One shall be protected by a GFCI. Outlets shall be 20" or more above countertop.
<b>BATHROOM</b>	Within 3'-0" of each sink. A minimum of 1 receptacle required in groups.
<b>HALLWAYS</b>	1 receptacle required for hallways 10'-0" or more in length. Receptacle required at the front and back of hallway, located from 6'-0" to 1/2 wall above grade.
<b>OUTDOOR</b>	1 receptacle within 25'-0" of conditioning unit.
<b>IN VEHICLES</b>	1 receptacle within 25'-0" of conditioning unit.
<b>KITCHEN</b>	All kitchen countertop receptacles must be GFCI protected.
<b>OUTDOOR</b>	All outdoor receptacles must be GFCI protected.
<b>DAMPERS</b>	All gas furnace gas valves must be GFI/MFR protected.
<b>BATHROOM</b>	All bathroom receptacles must be GFCI protected.
<b>WET BAR SINK</b>	Receptacles in grade level wet bar/utility/storage buildings must be GFCI protected.
<b>WORKSHOP</b>	Receptacles in grade level wet bar/utility/storage buildings must be GFCI protected.
<b>A. F. C. I. (ARC-FAULT) OUTLETS</b>	All bathroom/sleeping area outlets must be AFCI protected.
<b>BEDROOMS</b>	All bedroom/sleeping area outlets must be AFCI protected.
<b>LIVING/DINING</b>	Minimum of 1 - 20 amp circuit.
<b>DECATED</b>	Single supplying more than one bathroom cannot supply any fan, lighting, or receptacle in any other room.
<b>WASHING MACHINE CIRCUIT</b>	20-amp circuit.
<b>DECATED</b>	Washing machine receptacle, etc. other than washing machine receptacle.
<b>KITCHEN CIRCUITS</b>	20-amp circuit for all kitchen receptacle circuits.
<b>1 or 2 CIRCUITS</b>	Minimum of 2-20 amp circuits to supply kitchen.



1st FLOOR ELECTRICAL PLAN



2nd FLOOR ELECTRICAL PLAN

**ELECTRICAL NOTES:**

1. All electrical work shall be in accordance with the National Electrical Code (NEC) and the applicable state and local codes and regulations.
2. The electrical distribution panel and any other equipment shall be installed in a dry, well-ventilated area and shall be protected from damage by fire, flood, and other conditions.
3. All electrical work shall be done in accordance with the manufacturer's instructions and the applicable code requirements.
4. All electrical work shall be done in accordance with the applicable code requirements.
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20. All electrical work shall be done in accordance with the applicable code requirements.

**ABC DESIGN STUDIO**  
 12345 Main Street  
 Alexandria, VA 22304  
 (703) 555-1234  
 www.abcdesignstudio.com

PROPOSED SINGLE	
CLIENT:	RESIDENCE AT HOUSTON TX 77081
DATE:	SEPTEMBER 21, 2020
PROJECT NO.:	2020-09-01
PROJECT NAME:	RESIDENCE AT HOUSTON TX 77081
CLIENT ADDRESS:	12345 Main Street, Houston TX 77081
CLIENT PHONE:	(713) 555-1234
CLIENT FAX:	(713) 555-1234
CLIENT EMAIL:	client@abcdesignstudio.com
CLIENT WEBSITE:	www.abcdesignstudio.com
CLIENT SOCIAL MEDIA:	Facebook: ABC Design Studio, Instagram: abc_design_studio





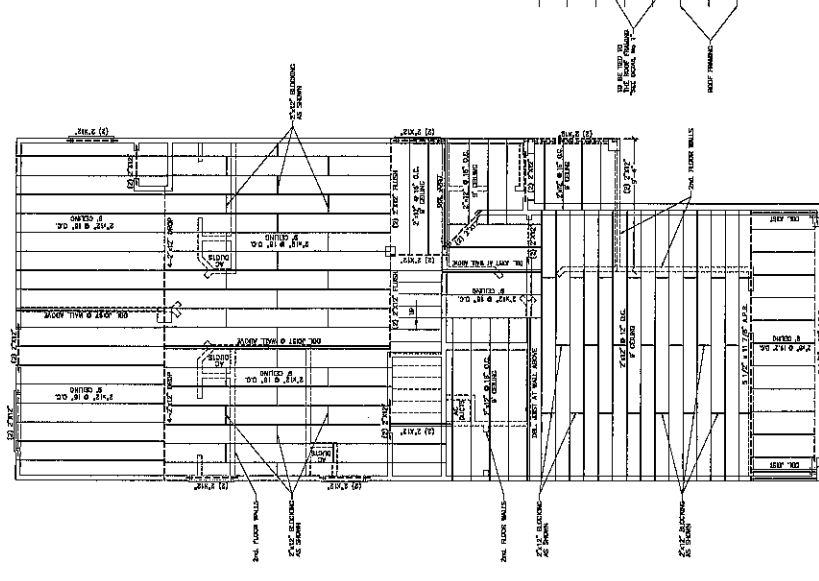
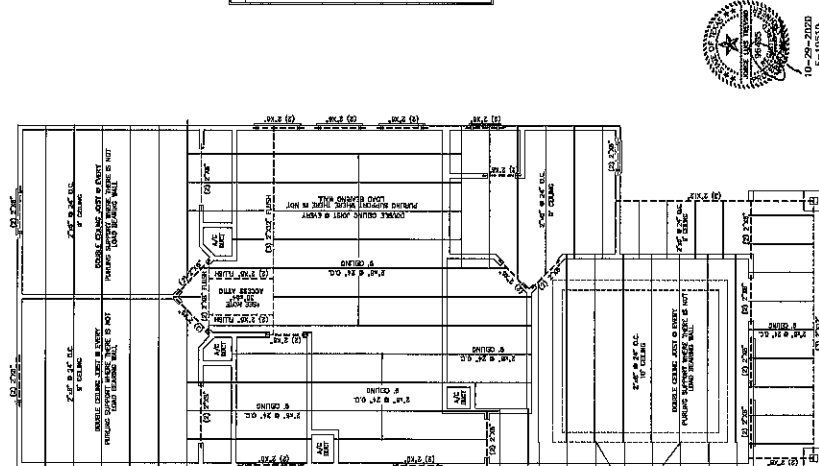
**ACCESS ATIC NOTE:**  
 THIS ATIC SHALL BE FINISHED TO MATCH THE EXISTING INTERIOR FINISHES AND SHALL BE CONSIDERED A PART OF THE MAIN FLOOR.

**WIND STORM NOTE:**  
 THE WIND LOADS ARE BASED ON A WIND SPEED OF 130 MPH (AS PER ASCE 7-10) AND ARE TO BE USED FOR THE DESIGN OF THE ATIC.

**DESIGN LOADS & CODES:**  
 ASCE 7-10: MINIMUM DESIGN LOADS AND OTHER CRITICAL CONDITIONS  
 ASCE 7-10: WIND LOADS AND EFFECTS  
 ASCE 7-10: SEISMIC LOADS AND EFFECTS  
 IBC 2012: INTERNATIONAL BUILDING CODE  
 IRC 2012: INTERNATIONAL RESIDENTIAL CODE  
 ISPS: ILLINOIS STRUCTURAL PROFESSIONAL SEAL  
 SDC: STRUCTURAL DESIGN CATEGORY  
 DWG: DRAWING NUMBER  
 DATE: DATE OF ISSUE  
 SCALE: AS SHOWN  
 PROJECT: PROJECT NAME  
 SHEET: SHEET NUMBER

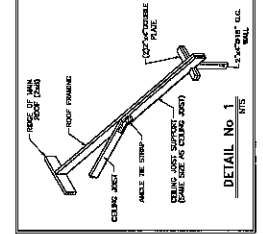
**ABC DESIGN STUDIO**  
 FLOORING - DESIGN - BUILD  
 10101 RAYBURN DRIVE, SUITE 100  
 DALLAS, TEXAS 75243  
 WWW.ABCDESIGNSTUDIO.COM

CLIENT:	RESIDENTIAL PROJECT
DATE:	10/20/2023
SCALE:	AS SHOWN
SHEET:	5-02
PROJECT:	RESIDENCE AT



**SPECIAL WALL DECKING NOTE:**  
 ALL WALL DECKING SHALL BE FINISHED TO MATCH THE EXISTING INTERIOR FINISHES AND SHALL BE CONSIDERED A PART OF THE MAIN FLOOR. ALL WALL DECKING SHALL BE FINISHED TO MATCH THE EXISTING INTERIOR FINISHES AND SHALL BE CONSIDERED A PART OF THE MAIN FLOOR.

**ALL DECKING SHALL BE FINISHED TO MATCH THE EXISTING INTERIOR FINISHES AND SHALL BE CONSIDERED A PART OF THE MAIN FLOOR.**



**FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

ITEM	DESCRIPTION OF MEMBER ELEMENTS	MEMBER SIZE	FASTENER TYPE	SPACING OF FASTENERS
1.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
2.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
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**FRAMING NOTES: (IBC 2012)**  
 1. ALL WALLS AND FOUNDATIONS SHALL BE CONSIDERED TO BE PART OF THE STRUCTURE UNLESS OTHERWISE NOTED.  
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5.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
6.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
7.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
8.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
9.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
10.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
11.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
12.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
13.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
14.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
15.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
16.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
17.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
18.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
19.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
20.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
21.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
22.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
23.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
24.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
25.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
26.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
27.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
28.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
29.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
30.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
31.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
32.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
33.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
34.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
35.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
36.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
37.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
38.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
39.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
40.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
41.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
42.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
43.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
44.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
45.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
46.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
47.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
48.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
49.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER
50.	CONCRETE FLOOR ON GRAVEL	18" DIA.	2" DIA. REBAR	18" ON CENTER



**GENERAL ROOF NOTES:**

- COPY OF ROOF PLAN MUST BE SUBMITTED WITH ALL DRAWINGS FOR REVIEW BY THE DESIGNER. THE ROOF SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
- ALL ROOF MATERIALS SHALL BE 1/2" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
- ALL ROOF MATERIALS SHALL BE 2x6 JOISTS @ 24" O.C. UNLESS OTHERWISE NOTED.
- ALL ROOF MATERIALS SHALL BE 2x6 JOISTS @ 24" O.C. UNLESS OTHERWISE NOTED.
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**ABC DESIGN STUDIO**  
 ARCHITECTS, P.C.  
 10400 W. 29TH AVENUE, SUITE 200  
 DENVER, CO 80231  
 (303) 750-1000  
 www.abc-design.com

PROJECT: 10-15-08-03  
 DATE: 11-11-08

OWNER: RESIDENTIAL DEVELOPER  
 PROJECT: 2008-11-11

SCALE: AS SHOWN

GENERAL CONTRACTOR: TBA

DESIGN BY: ABC DESIGN STUDIO

**PROPOSED SINGLE RESIDENCE AT**  
 6550 RACQUITE ST.  
 HOUSTON, TX 77091

**ROOF FRAMING PLAN AND DETAILS**

DATE: 11-11-08  
 SHEET: S-03



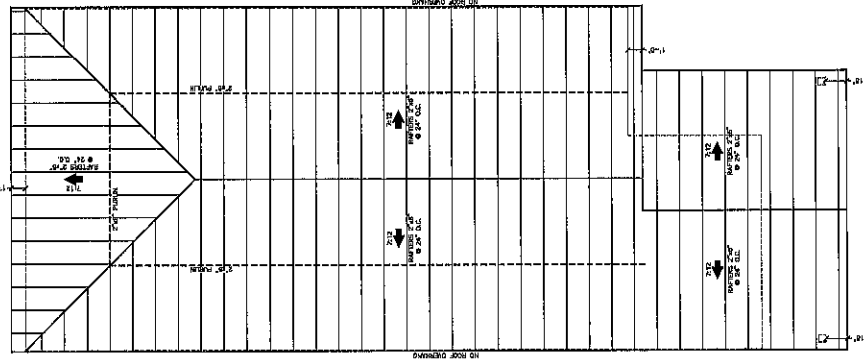
**ROOF DESIGNING NOTE:**  
 ROOF DESIGNING SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND REQUIREMENTS OF THE JURISDICTION TO WHICH THE PROJECT IS BEING SUBMITTED. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL CODE OFFICIALS.

**WIND STORM NOTE:**  
 THE ROOF SHALL BE DESIGNED TO RESIST WIND LOADS AS SPECIFIED IN THE LOCAL CODES.

**DESIGN LOADS & CRITERIA:**

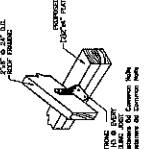
- DEAD LOAD = 10 PSF
- WIND LOAD = AS SPECIFIED IN LOCAL CODES
- SNOW LOAD = AS SPECIFIED IN LOCAL CODES
- SEISMIC LOAD = AS SPECIFIED IN LOCAL CODES
- TEMPERATURE LOADS = AS SPECIFIED IN LOCAL CODES

**APPLICABLE CODES:**  
 - 2006 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 - 2005 INTERNATIONAL BUILDING CODE (IBC)  
 - 2005 INTERNATIONAL MECHANICAL, ELECTRICAL, & PLUMBING CODE (IMC)  
 - 2005 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)

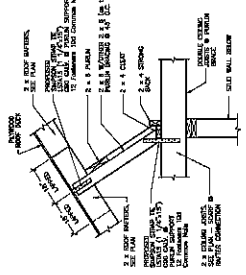


**ROOF FRAMING PLAN**

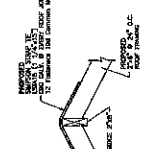
SCALE: 1/4" = 1'-0"  
 - RAFTERS SHALL BE 2x6 ROOF  
 - COMPOSITION SHINGLES  
 - JOISTS TO BE 2x6 @ 24" O.C.



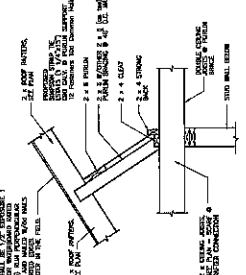
WALL/ROOF CONNECTION  
 HURRICANE TIE SIMPSON H1 OR H3



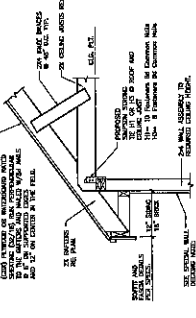
PURLIN LAPPED DETAIL W/  
 HURRICANE TIE SIMPSON I15A15



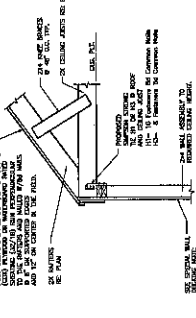
ROOF/RIDGE CONNECTION  
 HURRICANE TIE SIMPSON I15A15



TYPICAL PURLIN DETAIL



ROOF PLATE DETAIL  
 NO OVERHANG



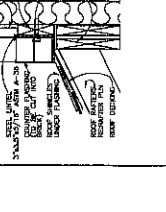
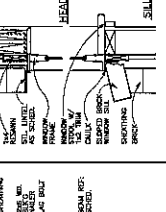
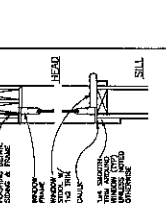
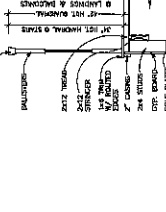
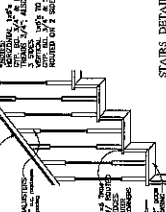
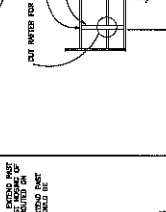
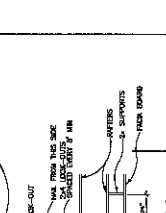
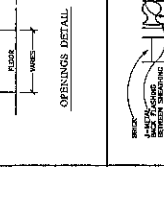
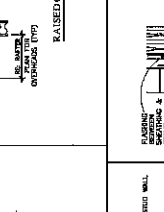
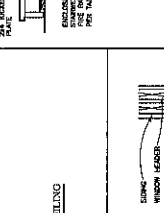
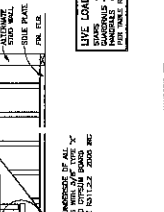
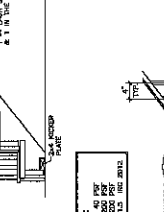
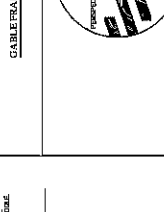
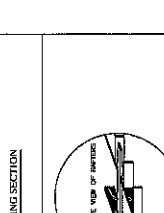
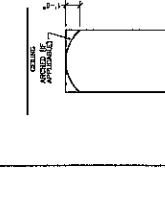
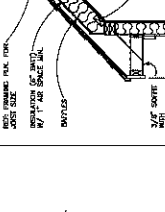
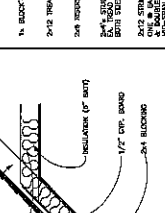
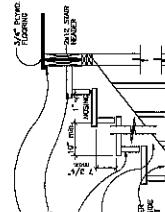
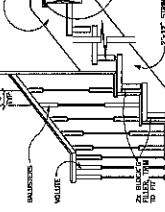
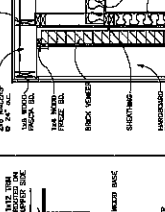
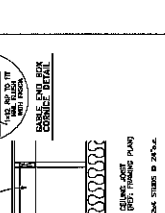
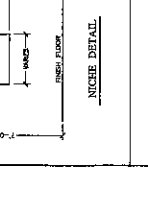
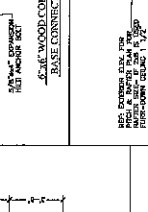
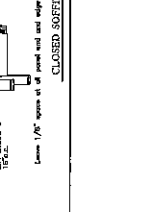
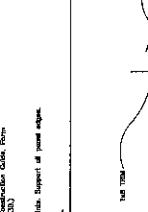
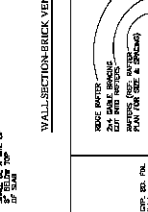
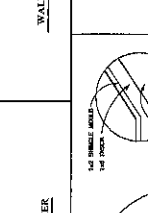
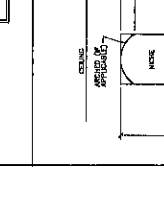
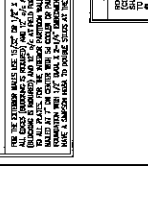
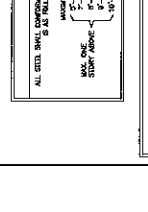
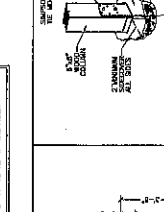
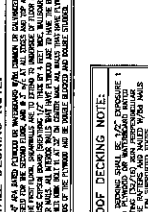
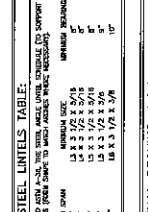
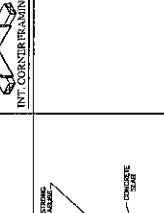
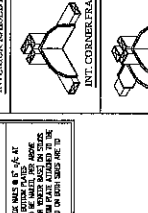
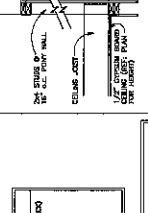
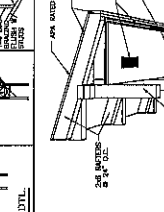
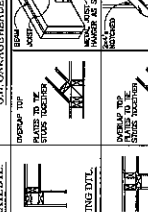
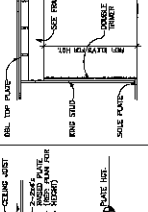
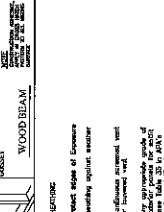
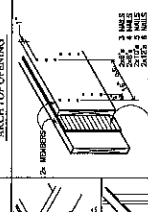
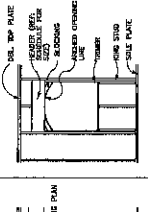
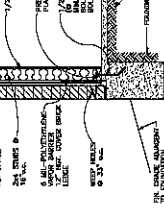
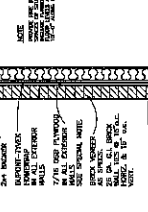
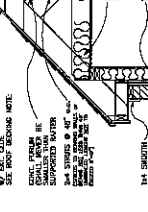
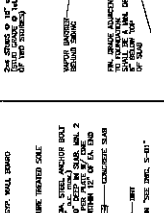
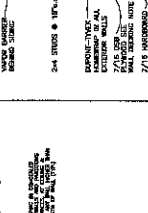
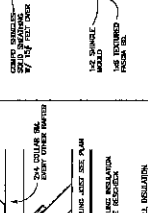
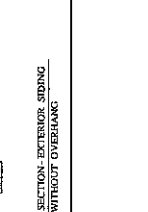
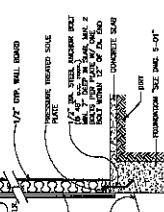
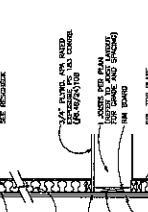
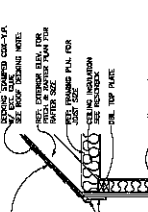
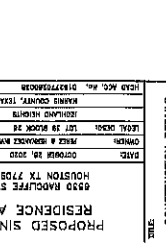
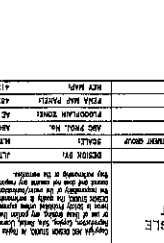
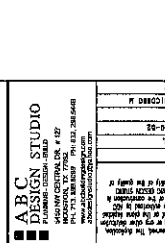
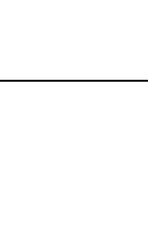
ROOF PLATE DETAIL  
 NO OVERHANG

**CONSTRUCTION DETAILS**

SHEET: S-04  
 PROJECT: PROPOSED RESIDENTIAL AT 8330 HOUSTON ST HOUSTON TX 77051  
 DATE: 08/20/2013  
 DRAWN BY: M.A.C.  
 CHECKED BY: M.A.C.  
 SCALE: AS SHOWN  
 PROJECT NO.: 13-01010

**DESIGN LOADS & CODES**

LIVE LOADS - 40 PSF  
 DEAD LOADS - 10 PSF  
 WIND LOADS - AS PER ASCE 7-10  
 SEISMIC LOADS - AS PER ASCE 7-10  
 SOIL BEARING CAPACITY - 2.0 KIP/SQ FT  
 FOUNDATION DESIGN - 15% WIND & SEISMIC  
 ROOFING DESIGN - 15% WIND & SEISMIC  
 EXTERIOR FINISHES - AS PER 905.1.2  
 INTERIOR FINISHES - AS PER 905.1.2  
 CEILING FINISHES - AS PER 905.1.2  
 FLOOR FINISHES - AS PER 905.1.2  
 WALL FINISHES - AS PER 905.1.2  
 WINDOW FINISHES - AS PER 905.1.2  
 DOOR FINISHES - AS PER 905.1.2  
 STAIR FINISHES - AS PER 905.1.2  
 ELEVATOR FINISHES - AS PER 905.1.2  
 MECHANICAL FINISHES - AS PER 905.1.2  
 ELECTRICAL FINISHES - AS PER 905.1.2  
 PLOTTED ON 8/20/13





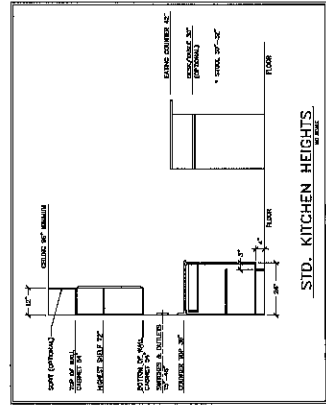
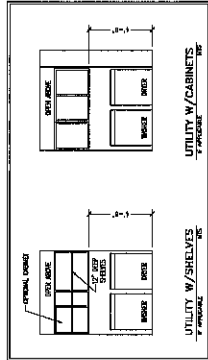
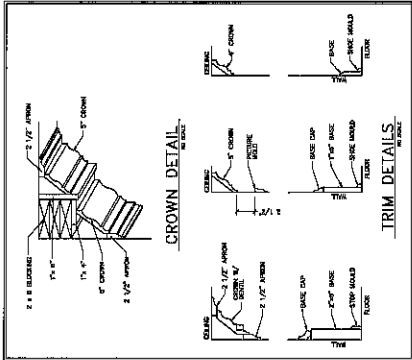
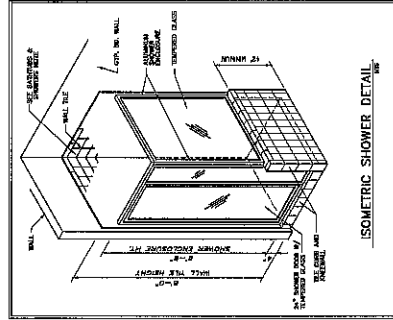
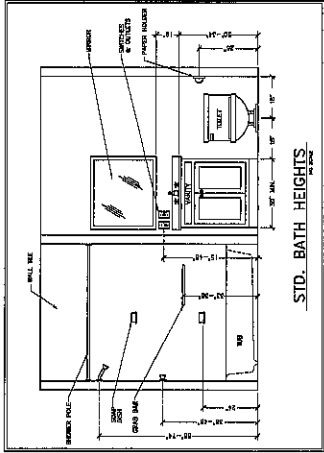
PROPOSED SINGLE RESIDENCE AT 6850 ROADHOUSE ST., HOUSTON, TX 77061

PROJECT: RESIDENCE AT 6850 ROADHOUSE ST., HOUSTON, TX 77061  
 DATE: OCTOBER 23, 2020  
 PROJECT: PROPOSED SINGLE RESIDENCE AT 6850 ROADHOUSE ST., HOUSTON, TX 77061  
 SHEET: S-05

CLIENT: WINDYBORN ARCHITECTS  
 6850 ROADHOUSE ST., HOUSTON, TX 77061  
 (281) 422-8888  
 www.windyborn.com

DESIGNER: ABC DESIGN STUDIO  
 13321 BLAKE AVENUE, SUITE 200  
 HOUSTON, TX 77058  
 (281) 984-5577  
 www.abc-design-studio.com

REVISIONS:  
 NO. DATE BY  
 1. 08/26/20 MZ  
 2. 09/01/20 MZ  
 3. 09/02/20 MZ  
 4. 10/23/20 MZ



**ROOF STRUCTURE:**  
 ALL ROOF STRUCTURE, SHAP ROOF BREAKING SHALL BE APPROVED AND SHALL CONSIST OF A MINIMUM 1" MIN. THICK ECA-4 AND MINIMUM LUMBER APPLIED ACCORDING TO A MINIMUM 16-20-405-1 THICK (1 1/2" MIN) SHAP STRUCTURAL PANEL OR INSULATED BOARD (DOB OR OTHER APPROVED SUBSTITUTION APPROVED WITH THE LOCAL JURISDICTION AUTHORITY TO SUPPORTING STRUCTURE). SHEATHING SHALL BE NAIL TO ROOF FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SHEATHING SHALL BE NAIL TO ROOF FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**ROOF FINISH:**  
 ALL ROOF FINISH SHALL BE APPROVED AND SHALL BE NAIL TO ROOF FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE ROOF FINISH SHALL EXCEED 3 FEET (3' 0") MIN. UNLESS AN ALTERNATE IS PROVIDED. THE ROOF FINISH SHALL BE NAIL TO ROOF FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE ROOF FINISH SHALL BE NAIL TO ROOF FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**ROOF FLASHING:**  
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**WALL FINISHING DETAILS**

RENDERING SHALL BE MINIMUM 1/2" MIN. THICK AND SHALL BE NAIL TO WALL FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE RENDERING SHALL EXCEED 3 FEET (3' 0") MIN. UNLESS AN ALTERNATE IS PROVIDED. THE RENDERING SHALL BE NAIL TO WALL FRAMING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**APPENDIX "L" ILLUSTRATION**  
 DATE: 11-17-2016

