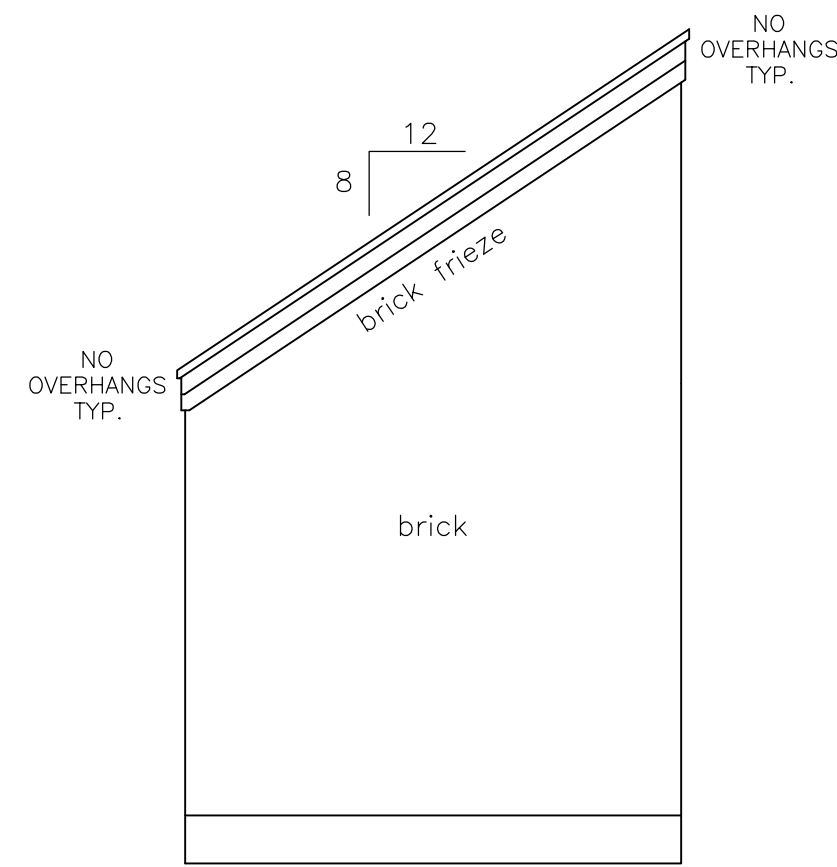
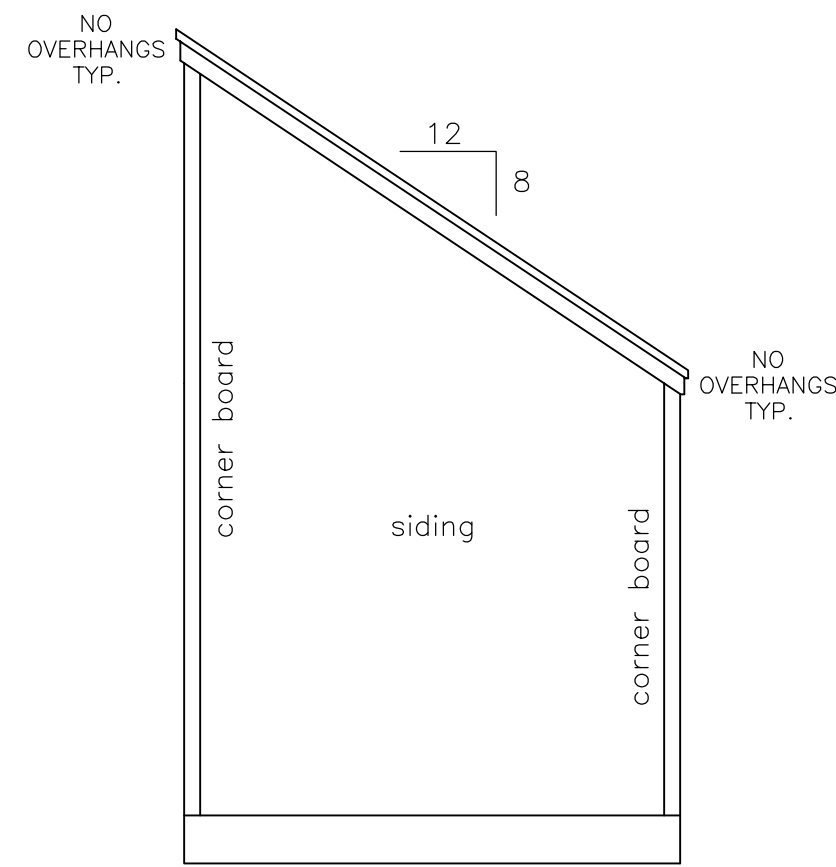


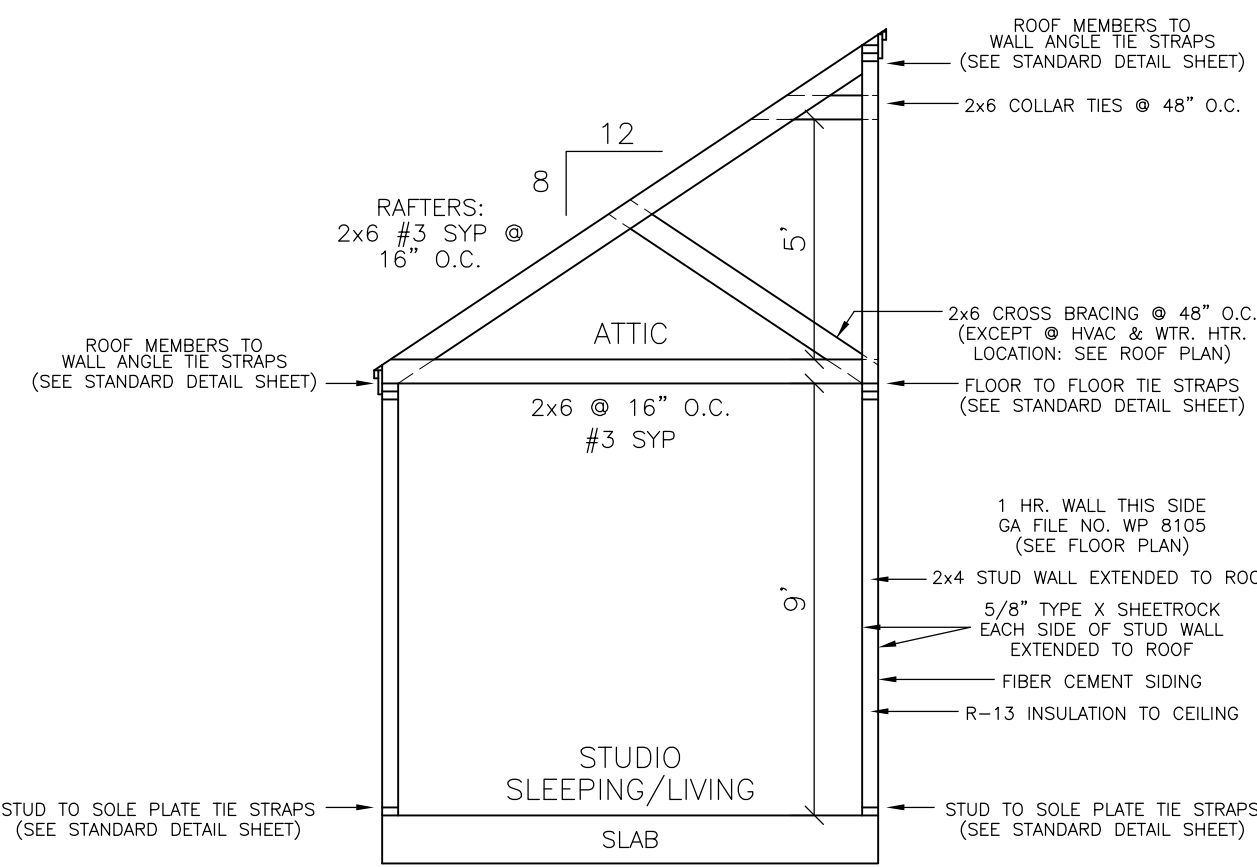
NO OVERHANGS THIS PROJECT  
 TYP. OVERHANG NOTES IF ANY  
 EAVE PROJECTS WITHIN 3' OF THE PROPERTY LINE  
 WITHIN 3' OF  
 THE PROPERTY LINE OPENINGS ARE NOT ALLOWED  
 PROJECTIONS (ROOF OVERHANGS)  
 SHALL NOT EXTEND MORE THAN 12" INTO  
 THE AREAS WHERE OPENINGS ARE NOT ALLOWED  
 PROJECTIONS SHALL NOT EXTEND BEYOND  
 ONE-THIRD THE DISTANCE TO THE PROPERTY  
 LINE (1' WHEN BUILDING 3' FROM PROPERTY LINE)  
 AT 2' OR LESS FROM THE PROPERTY LINE  
 PROJECTIONS ARE NOT ALLOWED (NO OVERHANG)  
 PROJECTIONS: MIN. FIRE RATING (1 HR. ON  
 THE FACE & UNDERSIDE AT 2') (0 HOURS AT 3')  
 IF ANY EAVE PROJECTS WITHIN 3' OF THE PROPERTY  
 LINE PROVIDE 5/8" TYPE X GYPSUM BOARD UNDER  
 JAMES HARDE, FASCIA & UNPERFORATED SOFFIT



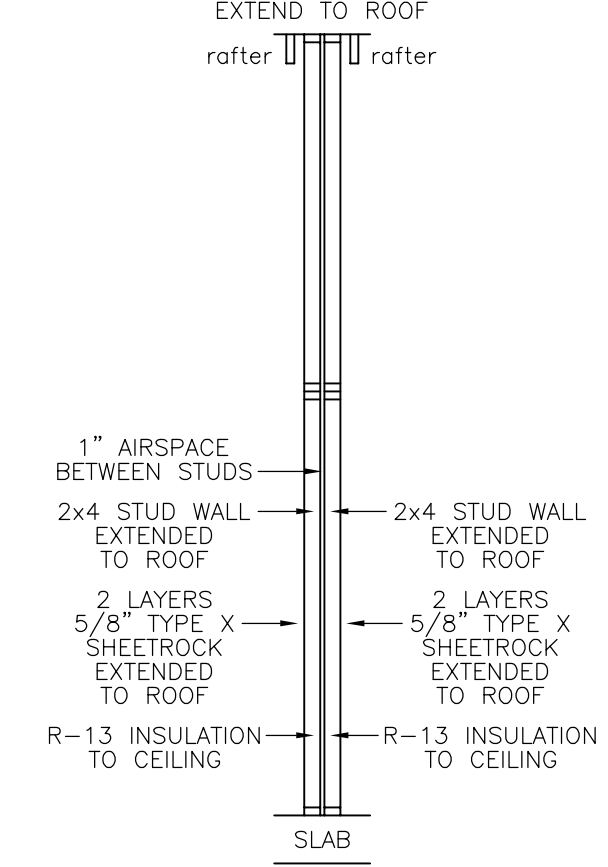
FRONT  
 SCALE: 1/4"=1'-0"



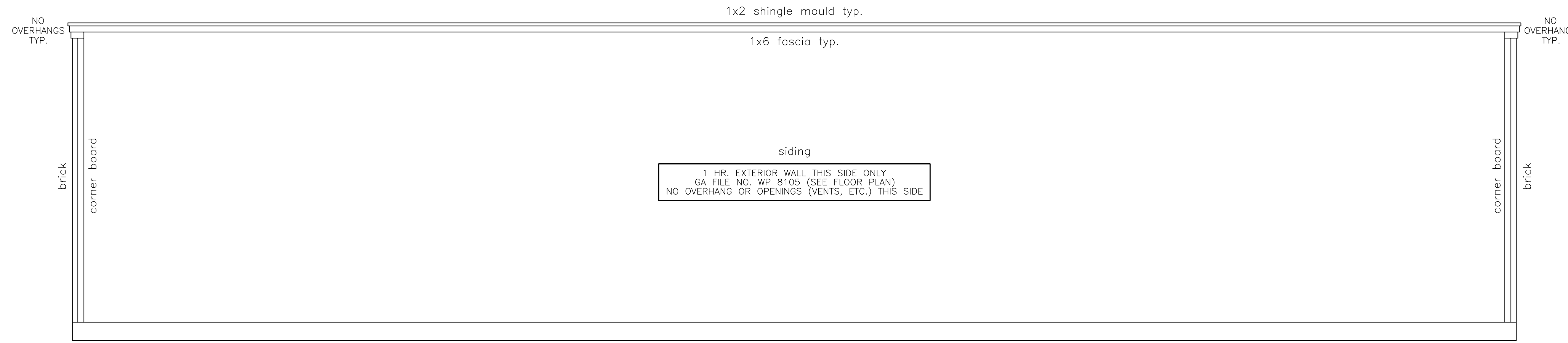
REAR  
 SCALE: 1/4"=1'-0"



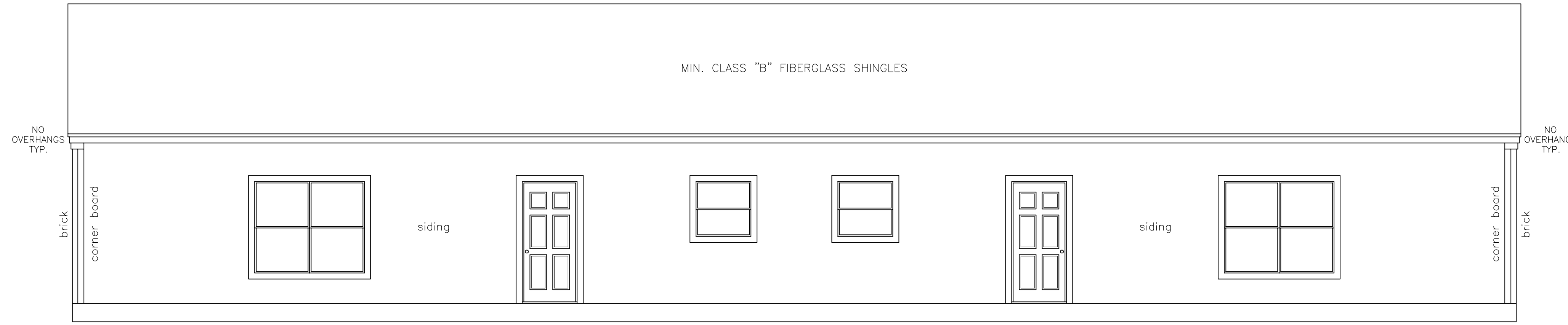
CROSS SECTION A-A  
 SCALE: 1/4"=1'-0"  
 SEE STANDARD DETAIL SHEET FOR  
 WINDSTRAPPING & TYPICAL CONSTRUCTION  
 LET IN DIAGONAL CORNER BRACING  
 TYP. @ ALL EXTERIOR CORNERS  
 (UNLESS 7/16" OSB SHEATHING)  
 45 DEGREE ANGLE  
 (MAX. 60 DEGREE ANGLE OFF HORIZONTAL)



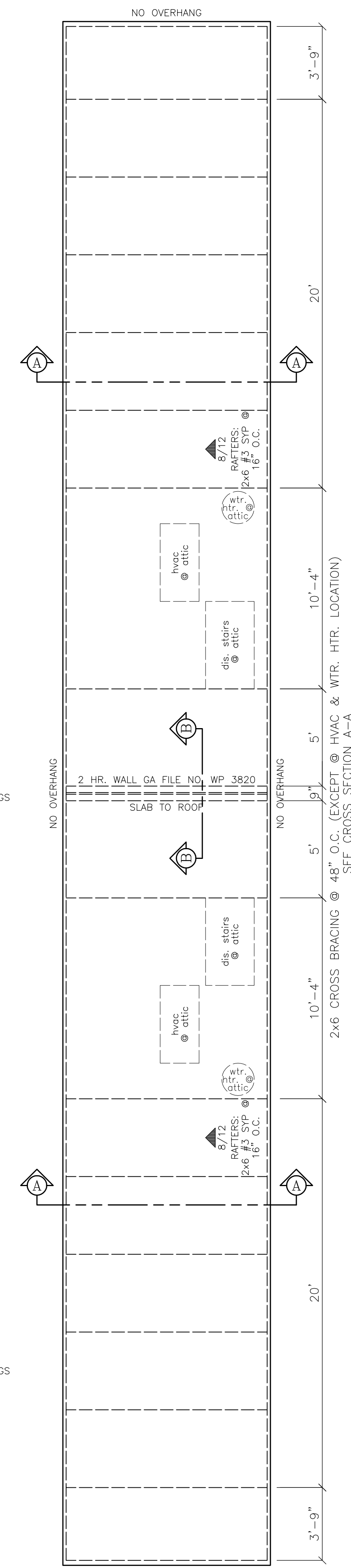
CROSS SECTION B-B  
 2 HR. COMMON WALL  
 BETWEEN UNITS  
 GA FILE NO. WP 3820  
 (SEE FLOOR PLAN)  
 SCALE: 1/4"=1'-0"



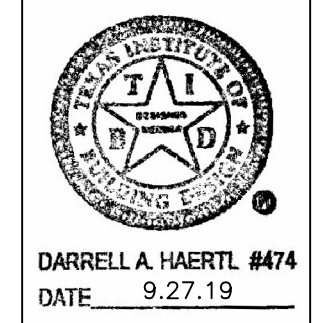
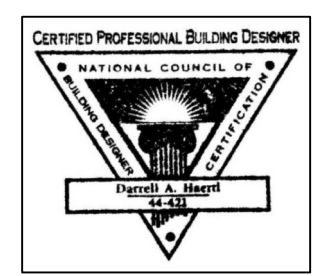
RIGHT SIDE  
 SCALE: 1/4"=1'-0"



LEFT SIDE  
 SCALE: 1/4"=1'-0"



ROOF PLAN  
 SCALE: 1/4"=1'-0"



DESIGN CONCEPTS  
 HOUSTON, TEXAS  
 713.961.2980  
 DESIGN FOR  
 DARRELL A. HAERTL, A.I.B.D.  
 CERTIFIED PROFESSIONAL BUILDING DESIGNER  
 CONTEMPORARY GARDEN HOMES

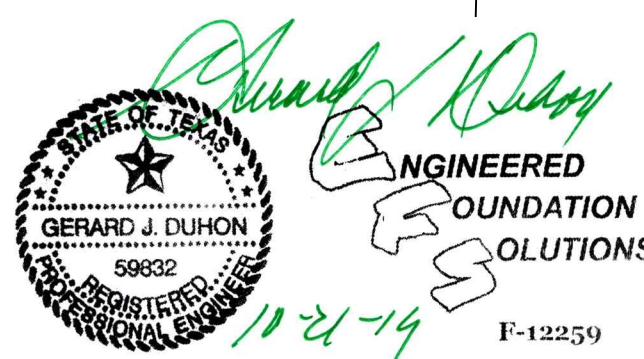
DATE:  
 8.19.19

SHEET NO.  
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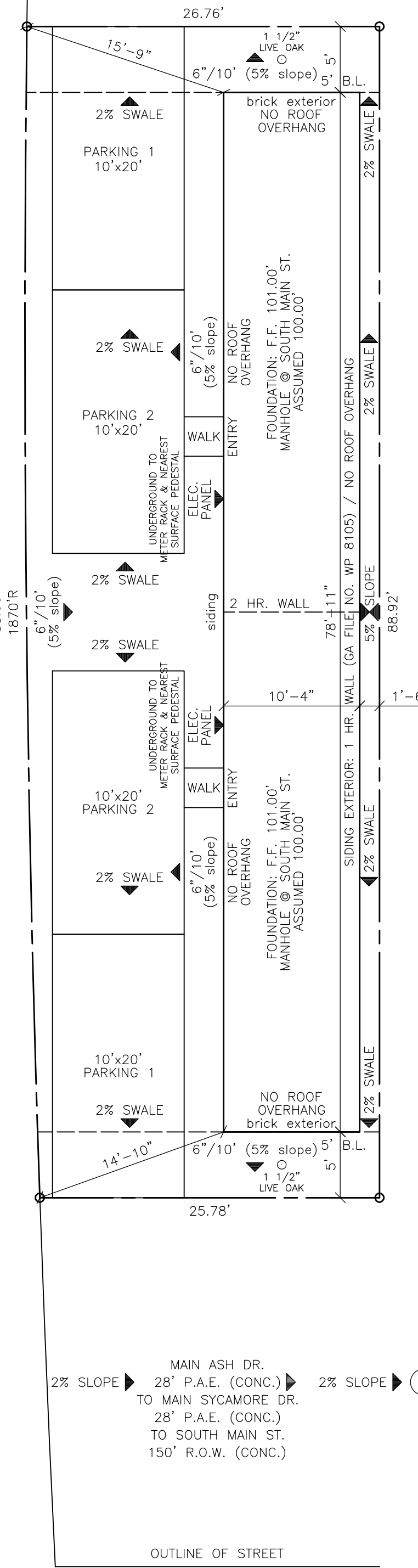
PLAN NO.  
 408  
 DUPLEX UNIT



LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MINIMUM 6" IN THE FIRST 10' (5% SLOPE) & 2% SLOPE THEREAFTER. IF <10' TO LOT LINE THEN DRAINS OR SWALES REQUIRED. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM 2% AWAY FROM THE BUILDING.

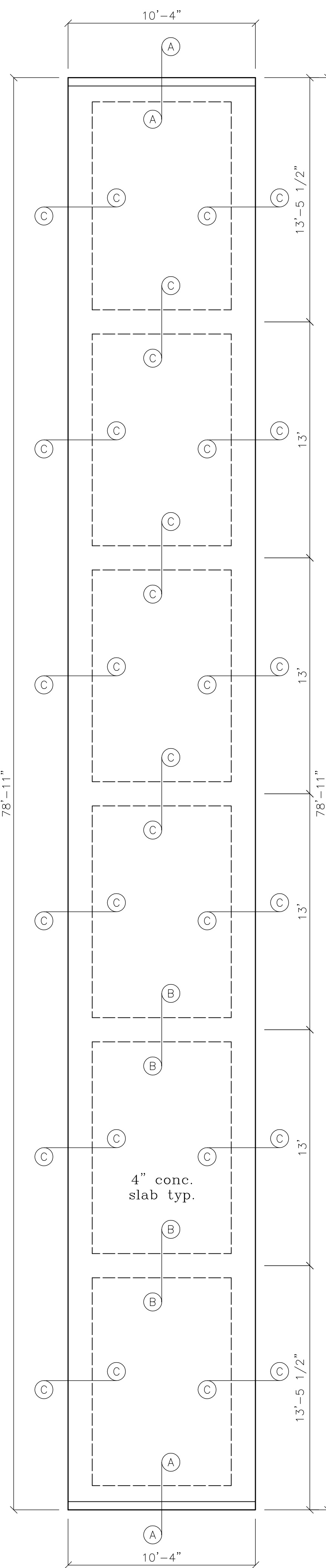


ENGINEERED FOUNDATION SOLUTIONS  
 F-12259  
 MAIN BIRCH DR. 28' P.A.E. (CONC.) 2% SLOPE  
 MAIN SYCAMORE DR. 28' P.A.E. (CONC.) TO SOUTH MAIN ST. 150' R.O.W. (CONC.)  
 TO SANITARY SEWER MANHOLE @ SOUTH MAIN ST. ASSUMED ELEVATION 100.00'



ALL AREAS OTHER THAN SLAB COMMON AREAS FOR UTILITIES

11608 MAIN ASH DRIVE (28' CONC. P.A.E.) HOUSTON, TX 77025  
 TO MAIN SYCAMORE DR. (28' CONC. P.A.E.) TO SOUTH MAIN ST. (150' CONC. R.O.W.)  
 CONTEMPORARY MAIN PLAZA PARTIAL REPLAT NO. 1 BLK. 8, LOT 1  
 PLOT & DRAINAGE PLAN  
 SCALE: 1/8"=1'



FOUNDATION PLAN  
 SCALE: 1/4"=1'-0"

FOOTAGES	
LIVING AREA	816 (408 EACH UNIT)
TOTAL COVERED AREA	816 (408 EACH UNIT)

- GENERAL NOTES**
- 9' CLG. UNLESS OTHERWISE NOTED
  - ALL ANGLES 45 DEGREES UNLESS OTHERWISE NOTED
  - ALL STRUCTURAL LUMBER TO BE #3 SYP UNLESS OTHERWISE NOTED
  - ALL WINDOWS @ 6'-8" HDR. UNLESS OTHERWISE NOTED
  - WATER HEATER IN ATTIC W/ PAN & DRAIN

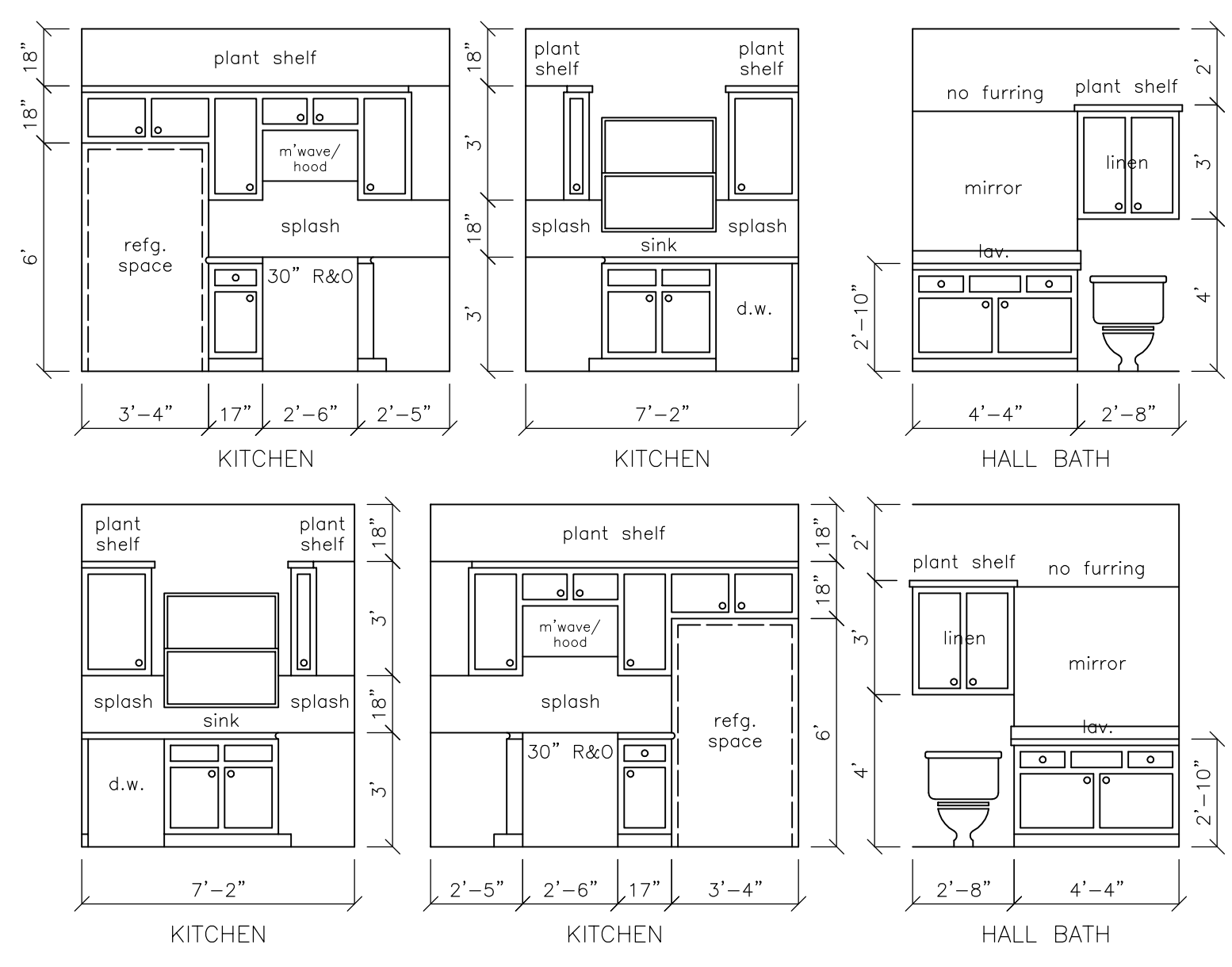
- ENERGY CODE**
- 2015 IECC
- R-30 CEILING CAVITY INSULATION
  - R-13 WALL CAVITY INSULATION
  - WINDOWS DOUBLE PANE LOW E .22 SHGC & 35 U-FACTOR
  - 14 SEER A/C
  - 95 AFUE ELECTRIC FURNACE
  - IC RATED RECESSED LIGHT FIXTURES

**CITY OF HOUSTON**  
 2012 INTERNATIONAL RESIDENTIAL CODE

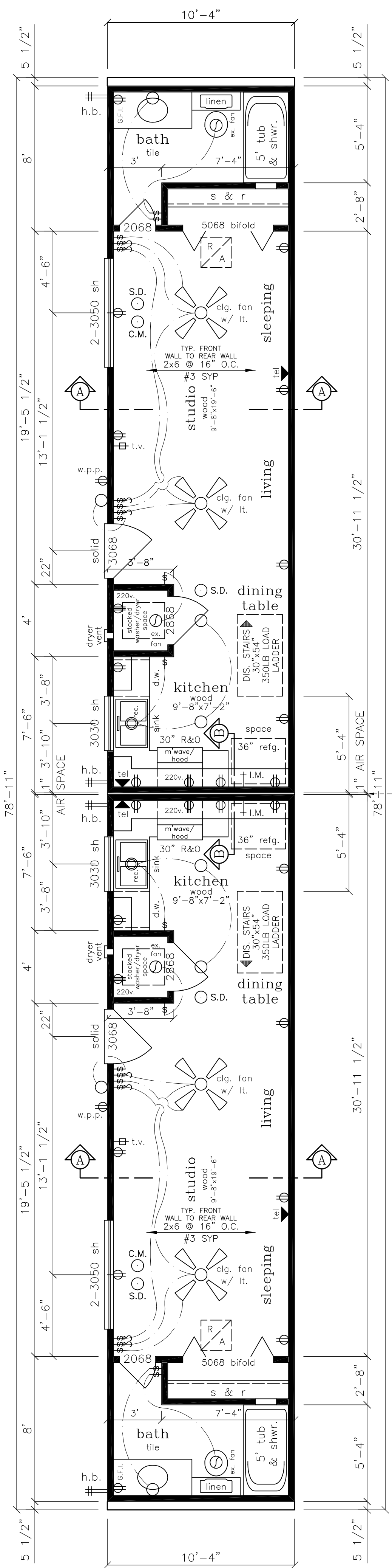
STUDS STUD GRADE SYP OR #2 DOUGLAS FIR @ 16" O.C.  
 LOADS PER R301.4 - R301.7  
 JOISTS #3 SYP UNLESS OTHERWISE NOTED  
 FLOOR JOISTS: 40 PSF LIVE LOAD / 10 PSF DEAD LOAD / 360 DEFLECTION LIMIT  
 CEILING JOISTS: 10 PSF LIVE LOAD / 5 PSF DEAD LOAD / 240 DEFLECTION LIMIT  
 RAFTERS #3 SYP UNLESS OTHERWISE NOTED  
 NO FINISHED CEILING:  
 20 PSF LIVE LOAD / 10 DEAD LOAD / 180 DEFLECTION LIMIT  
 20 PSF LIVE LOAD / 15 DEAD LOAD / 240 DEFLECTION LIMIT  
 ALL HIP, VALLEYS & RIDGES TO BE MIN. MILL SIZE LARGER THAN RAFTERS (MIN. 2x6)  
 ALL BEAMS & HEADERS #2 SYP  
 JOIST & BEAM HANGERS TYP.  
 WINDSTRAPPING PER R301 & APPENDIX L  
 110 MPH WIND SPEED (SEE BRACING DETAILS SHEET & OR ENGINEERED PLANS)  
 WIND BRACING PER R602.10.4 FOR WALLS & R602.11 FOR ROOF. WIND BRACING DETAILS REF 301.2(4) 110 MPH WIND SPEED  
 FASTENER/NAILING SCHEDULE PER R602.3.1  
 CORROSION RESISTANT FASTENERS & BRICK TIES PER R703.4  
 BRICK WEEPHOLES MAXIMUM 33" ON CENTER PER R703.7.6  
 ATTIC ACCESS DISAPPEARING STAIRS FOR EQUIPMENT PER R807.1 & M1305.1.3  
 30"x54" W/ 350LB LOAD LADDER  
 FIREBLOCKING PER R602.8 & R302.11  
 OVERHANG ENCROACHMENTS @ B.L. TO HAVE 5/8" GYPSUM IN SOFFIT  
 SMOKE ALARM POWER SOURCE PER SECTION R314: HARDWIRED, INTER-CONNECTED & WITH BATTERY BACKUP. WIRING SHALL BE PERMANENT & WITHOUT DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.  
 CARBON MONOXIDE ALARMS PER R315  
 ESCAPE & RESCUE WINDOWS FROM BEDROOMS PER R310 REQUIREMENTS:  
 PER R310.1 MAX. SILL HEIGHT 44" ABOVE THE FLOOR.  
 PER R310.1.1 MIN. OPENING AREA 5.7 SQ. FT.  
 PER R310.1.2 MIN. OPENING HEIGHT 24" PER R310.1.3 MIN. OPENING WIDTH 20" PER R310.1.4 NO OPERATIONAL CONSTRAINTS  
 WINDOW SILL HEIGHT PER R312.2.1 OPERABLE WINDOW MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE MIN. 24" ABOVE FINISHED FLOOR. GLAZING BETWEEN THE FLOOR & 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. WINDOW OPENING CONTROL DEVICE (WOOD)  
 SMOKE ALARM POWER SOURCE PER SECTION R314: HARDWIRED, INTER-CONNECTED & WITH BATTERY BACKUP. WIRING SHALL BE PERMANENT & WITHOUT DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.  
 CARBON MONOXIDE ALARMS PER R315  
 ESCAPE & RESCUE WINDOWS FROM BEDROOMS PER R310 REQUIREMENTS:  
 PER R310.1 MAX. SILL HEIGHT 44" ABOVE THE FLOOR.  
 PER R310.1.1 MIN. OPENING AREA 5.7 SQ. FT.

PER R310.1.2 MIN. OPENING HEIGHT 24" PER R310.1.3 MIN. OPENING WIDTH 20" PER R310.1.4 NO OPERATIONAL CONSTRAINTS  
 WINDOW SILL HEIGHT PER R312.2.1 OPERABLE WINDOW MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE MIN. 24" ABOVE FINISHED FLOOR. GLAZING BETWEEN THE FLOOR & 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. WINDOW OPENING CONTROL DEVICE (WOOD)  
 RAILINGS PER R312 SHALL BE MIN. 36" HI. & SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.  
 HANDRAILS PER R311.7.8 SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS ON AT LEAST ONE SIDE OF STAIRS & BE CONTINUOUS THE FULL LENGTH OF THE STAIRS & RETURN OR TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. EXCEPTION: HANDRAIL MAY BE INTERRUPTED BY A NEWEL POST AT A TURN.  
 RISER & MINIMUM 10" TREAD  
 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS & ANY SOFFITS ON THE ENCLOSED SIDE PER R302.7 TO HAVE 1/2" GYPSUM BOARD OR RAILINGS PER R301.5 LIVE LOAD DESIGNED FOR 200 LBS/SQ. FT.  
 SAFETY GLAZING (TEMPERED GLASS) PER R308.4.1 IN DOORS  
 PER R308.4.2 IN WINDOWS ADJACENT & WITHIN 24" OF DOOR (EXCEPTION: INTERVENING WALL)  
 PER R308.4.3 IN WINDOWS WITH 9 SQ. FT. & BOTTOM LESS THAN 18" ABOVE FLOOR & TOP MORE THAN 36" ABOVE FLOOR & WITHIN 36" OF A WALKING SURFACE  
 PER R308.4.5 SHOWERS & TUB ENCLOSURES PER R308.4.6 IN WINDOWS ADJACENT TO STAIRS UNLESS 36" ABOVE FLOOR & PER R308.4.7 IN WINDOWS ADJACENT TO BOTTOM STAIR LANDING UNLESS 36" ABOVE FLOOR  
 PER R310.1.2 MIN. OPENING HEIGHT 24" PER R310.1.3 MIN. OPENING WIDTH 20" PER R310.1.4 NO OPERATIONAL CONSTRAINTS  
 WINDOW SILL HEIGHT PER R312.2.1 OPERABLE WINDOW MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE MIN. 24" ABOVE FINISHED FLOOR. GLAZING BETWEEN THE FLOOR & 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. WINDOW OPENING CONTROL DEVICE (WOOD)  
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 CARBON MONOXIDE ALARMS PER R315  
 ESCAPE & RESCUE WINDOWS FROM BEDROOMS PER R310 REQUIREMENTS:  
 PER R310.1 MAX. SILL HEIGHT 44" ABOVE THE FLOOR.  
 PER R310.1.1 MIN. OPENING AREA 5.7 SQ. FT.

PER R310.1.2 MIN. OPENING HEIGHT 24" PER R310.1.3 MIN. OPENING WIDTH 20" PER R310.1.4 NO OPERATIONAL CONSTRAINTS  
 WINDOW SILL HEIGHT PER R312.2.1 OPERABLE WINDOW MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW LOWEST PART OF CLEAR OPENING TO BE MIN. 24" ABOVE FINISHED FLOOR. GLAZING BETWEEN THE FLOOR & 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH. WINDOW OPENING CONTROL DEVICE (WOOD)  
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 CARBON MONOXIDE ALARMS PER R315  
 ESCAPE & RESCUE WINDOWS FROM BEDROOMS PER R310 REQUIREMENTS:  
 PER R310.1 MAX. SILL HEIGHT 44" ABOVE THE FLOOR.  
 PER R310.1.1 MIN. OPENING AREA 5.7 SQ. FT.



INTERIOR ELEVATIONS  
 SCALE: 1/4"=1'-0"



FLOOR PLAN  
 9' CEILINGS UNLESS OTHERWISE NOTED  
 ALL ROOM SIZES LISTED ARE APPROXIMATE  
 SCALE: 1/4"=1'-0"

**GA FILE NO. WP 5820**

2 HR. COMMON WALL BETWEEN UNITS (SEE CROSS SECTION B-B)

**2 HOUR FIRE**

65 to 59 STC  
**SOUND**

Thickness: 1 1/2" / 13 psf  
 Approx. Weight: See WP 4-65  
 Fire Test: See WP 4-70  
 Sound Test: See WP 4-70

**GA FILE NO. WP 8105**

1 HR. EXTERIOR WALL RIGHT SIDE ONLY  
 NO OVERHANG OR OPENINGS (VENTS, ETC.) THIS SIDE

**1 HOUR FIRE**

Thickness: 7 psf  
 Approx. Weight: See WP 3510  
 Fire Test: See WP 3510

**GA FILE NO. WP 8105**

EXTERIOR SILL: One layer 5/8" Type X gypsum wallboard or veneer base applied at right angles to studs with galvanized roofing nails, 1 1/2" long, 0.120" shank, 7/16" or 1/2" heads, 7" o.c. in field, 4" o.c. perimeter. Joints of gypsum sheathing may be left untreated. Exterior cladding to be attached through sheathing to studs. Wallboard and sheathing nailed to top and bottom plates at 7" o.c. One layer 5/8" Type X gypsum wallboard or water resistant backer board or veneer base applied parallel with or at right angles to 2x4 wood studs, 24" o.c. with 6d coated nails 1 1/2" long, 0.0915" shank, 1/4" heads, 7" o.c. (LOAD-BEARING)



DARRELL A. HAERTL #474  
 DATE: 9.27.19

DESIGN CONCEPTS

HOUSTON, TEXAS

DARRELL A. HAERTL, A.I.B.D.

713.961.2980

CERTIFIED PROFESSIONAL BUILDING DESIGNER

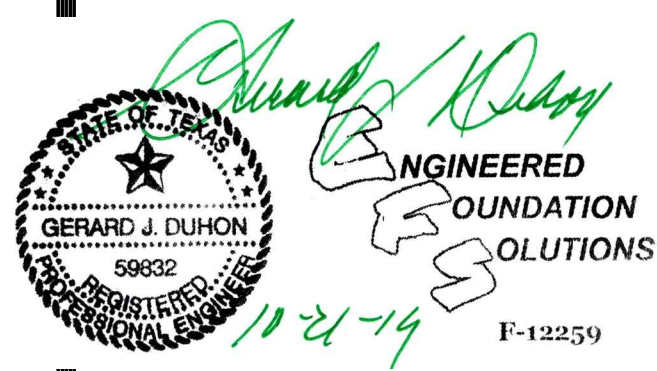
CONTEMPORARY GARDEN HOMES

DATE: 8.19.19

SHEET NO. 2

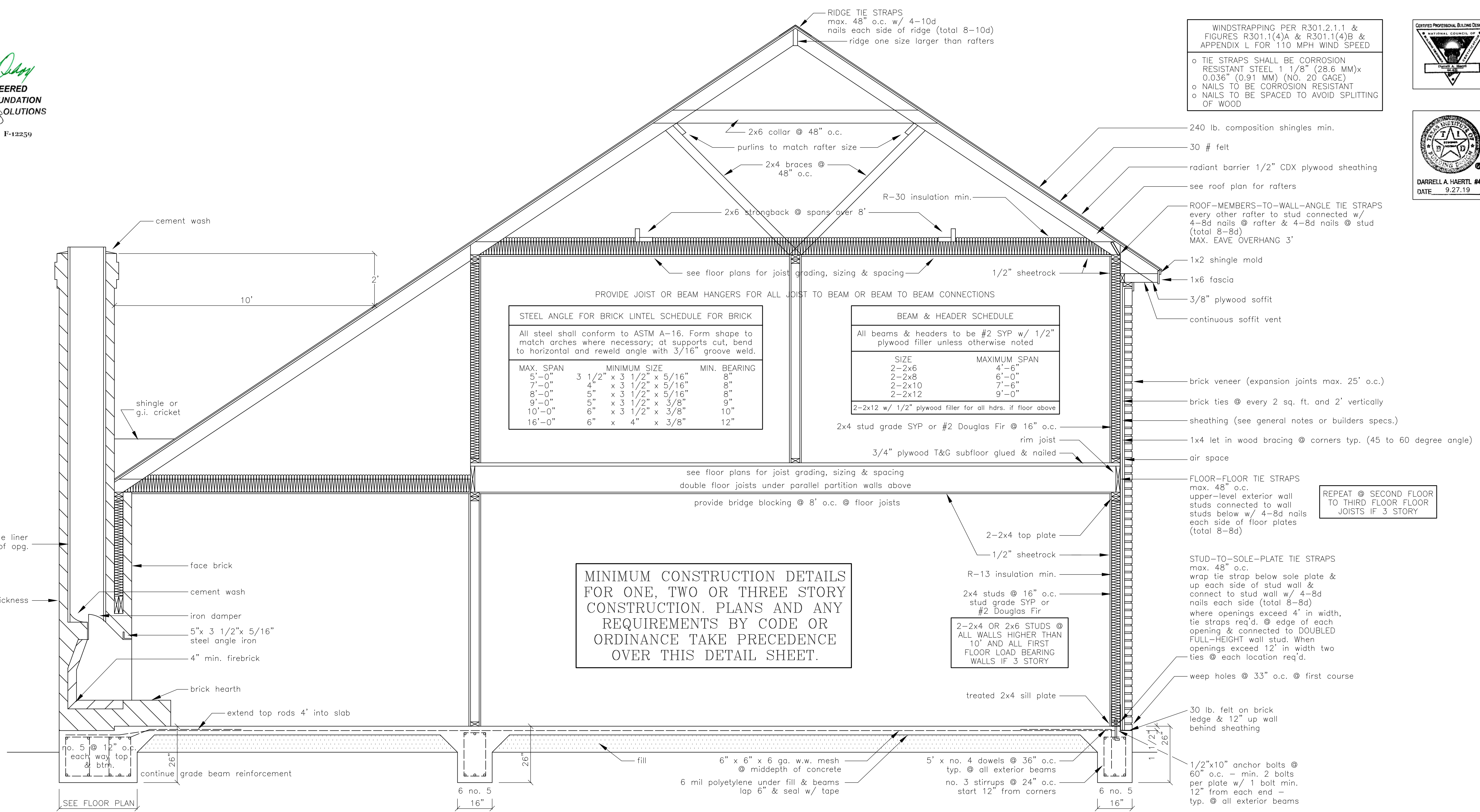
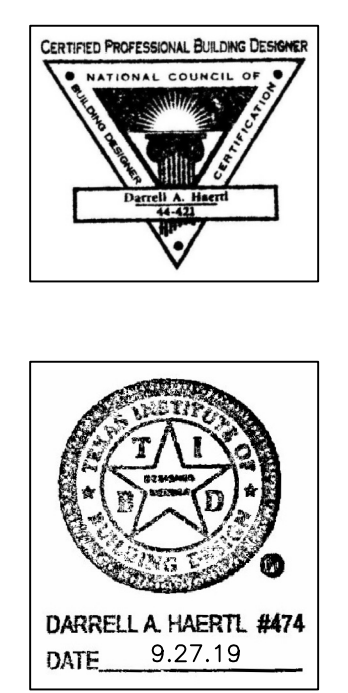
PLAN NO. 408  
 DUPLEX UNIT





WINDSTRAPPING PER R301.2.1.1 & FIGURES R301.1(4)A & R301.1(4)B & APPENDIX L FOR 110 MPH WIND SPEED

- o TIE STRAPS SHALL BE CORROSION RESISTANT STEEL 1 1/8" (28.6 MM) x 0.036" (0.91 MM) (NO. 20 GAGE)
- o NAILS TO BE CORROSION RESISTANT
- o NAILS TO BE SPACED TO AVOID SPLITTING OF WOOD



STEEL ANGLE FOR BRICK LINTEL SCHEDULE FOR BRICK

All steel shall conform to ASTM A-16. Form shape to match arches where necessary; at supports cut, bend to horizontal and reweld angle with 3/16" groove weld.

MAX. SPAN	MINIMUM SIZE	MIN. BEARING
5'-0"	3 1/2" x 3 1/2" x 5/16"	8"
7'-0"	4" x 3 1/2" x 5/16"	8"
8'-0"	5" x 3 1/2" x 3/8"	9"
9'-0"	5" x 3 1/2" x 3/8"	10"
10'-0"	6" x 4" x 3/8"	10"
16'-0"	6" x 4" x 3/8"	12"

BEAM & HEADER SCHEDULE

All beams & headers to be #2 SYP w/ 1/2" plywood filler unless otherwise noted

SIZE	MAXIMUM SPAN
2-2x6	4'-6"
2-2x8	6'-0"
2-2x10	7'-6"
2-2x12	9'-0"

2-2x12 w/ 1/2" plywood filler for all hrs. if floor above

MINIMUM CONSTRUCTION DETAILS FOR ONE, TWO OR THREE STORY CONSTRUCTION. PLANS AND ANY REQUIREMENTS BY CODE OR ORDINANCE TAKE PRECEDENCE OVER THIS DETAIL SHEET.

REPEAT @ SECOND FLOOR TO THIRD FLOOR FLOOR JOISTS IF 3 STORY

STUD-TO-SOLE-PLATE TIE STRAPS max. 48" o.c. wrap tie strap below sole plate & up each side of stud wall & connect to stud wall w/ 4-8d nails each side (total 8-8d) where openings exceed 4' in width, tie straps req'd. @ edge of each opening & connected to DOUBLED FULL-HEIGHT wall stud. When openings exceed 12' in width two ties @ each location req'd.

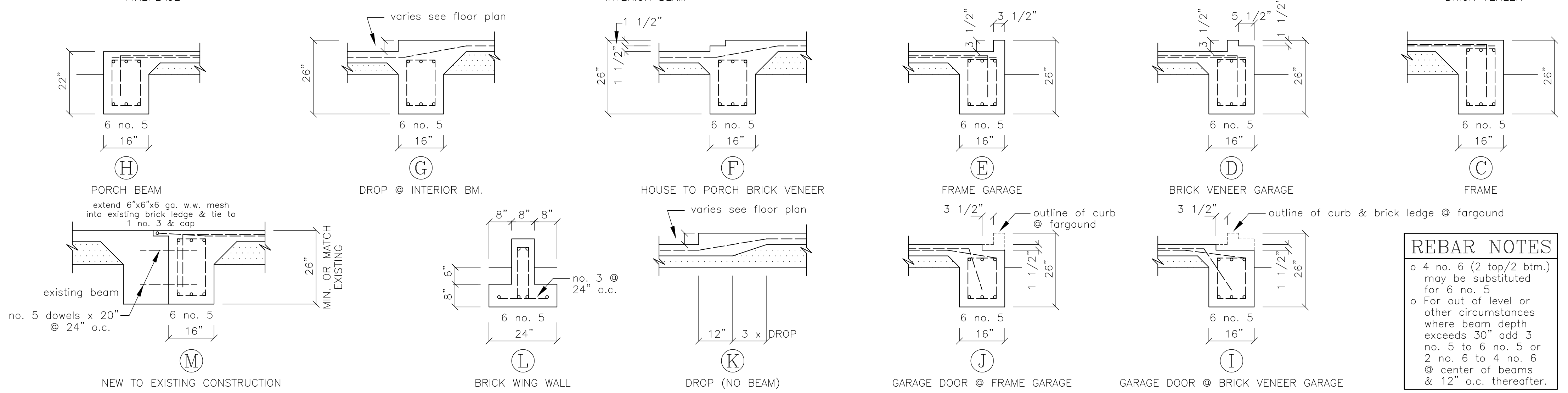
POSITIVE DRAINAGE AWAY FROM FOUNDATION MUST BE MAINTAINED

FOUNDATION NOTES

- o Min. 4" slab (maintain 4" @ all drop areas)
- o Min. 12" abv. grade (2-2x6)
- o Beams min. 12" into undisturbed soil
- o Concrete shall be 5 sack cement per cubic yard, 4" to 5" slump and have a compressive strength of 3000 P.S.I. in 28 days
- o All mixing, transportation, placing and curing of concrete shall comply w/ ACI 318-89.
- o Min. 3" concrete coverage @ all beam rebar
- o Rebar shall conform to ASTM A165. No. 3 shall be grade 40, no. 4 and larger shall be grade 60. Lap all splices 40 diameters.
- o Welded wire mesh shall be ASTM A185 - lap splices 6"

REBAR NOTES

- o 4 no. 6 (2 top/2 bot.) may be substituted for 6 no. 5
- o For out of level or other circumstances where beam depth exceeds 30" add 3 no. 5 to 6 no. 5 or 2 no. 6 to 4 no. 6 @ center of beams & 12" o.c. thereafter.



DESIGN CONCEPTS  
HOUSTON, TX. o 713.961.2980

DARRELL A. HAERTL, A.I.B.D.  
CERTIFIED PROFESSIONAL BUILDING DESIGNER

DATE: 1991  
REVISED: 2016

SHEET NO.  
LAST

PLAN NO.

DETAIL

SCALE: 1/2"=1'-0"  
© DESIGN CONCEPTS, 1991