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Revisions

Date Description

713-924-3008 To Be Determined.....

Houston, Texas 77023

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S STRUCTURAL STATE L LANDSCAPE

M MECHANICAL

ਰ e | ELECTRICAL

Ö| _P |_{PLUMBING}

The BURT Residence

Lot 45. Block 32. Section 1 Sand Creek Village 4206 Cedar Valley Drive Kingwood, Texas 77345

21-108 Sheet Date: 9/26/2021 Sheet Title: COVER

SHEET Sheet No.:

Drawn By Project Manager

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LARGE LOCATION MAP:

<u>I. COPYRIGHT</u>

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2. GENERAL CONTRACTOR

- The General Contractor shall verify all dimensions and conditions shown on all drawings and of the existing site. the Designer shall be notified of any conflicts or variations from these documents so that recommendations or revisions to the documents, if necessary, may be made prior to commencement of construction. The conditions shall include but not be limited to: Lot Dimensions, Easements, Building Setbacks, Aerial Easements, Height Restrictions, Roof Overhang & Gutter Limitations, Finish Floor Heights (w/ respect to flood plain issues), Lot Coverage % and ALL Deed Restrictions.
- All construction procedures shall conform to local codes and OSHA guidelines. • The General Contractor shall be responsible for the installation of all items of each trade. Mechanical and Electrical Contractors shall be responsible for their respective work appearing on all other sheets even though the item may not appear on their respective sheets
- Curbs, Gutters and Approaches Outside of the Property Line Shall Conform to the Local City Requirements for Construction and Grade.
- All Penetrations Through Roofs and/or Exterior Walls Shall Be Sealed Watertight In Such A Manner As to Meet the Finish Manufacture's Approval. Notify Designer of
- All Gable Walls Shall Be Sealed Watertight At the Roof With Concealed Metal Flashing Unless Noted Otherwise.
- Finish floor height is not to be less than 12" above the nearest sanitary sewer
- Roof overhangs shall not extend into any Utility Easements.

3. GARAGES & CARPORTS

The garage shall be separated from the residence and its attic area by not less than 1/2" Gyp. Bd. applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8" Gyp. Bd. or equivalent. Unless noted otherwise on plan.

• Type X Gyp. Bd. must be used common walls and ceilings (including garage ceilings beneath habitable rooms) and shall be installed perpendicular to the wall/ceiling framing and shall be fastened at maximum 6" o.c. by minimum 1%" 6d coated nails or equivalent drywall screws.

4. MEANS of EGRESS

Escape/rescue window from sleeping areas shall have a minimum of 5.7 sa.ft. clear net opening and a minimum clear opening height of 24" and a minimum clear opening width of 20". Finished sill height shall be a maximum of 44" above the floor.

5. FIREPLACES

Fireplace chimney termination shall comply with Sec. R1001.6 of the 2015 I.R.C. The fireplace hearth is not to be less than 20" wide and shall extend 12" beyond each side of the opening. Factory-built fireplaces are to comply with Sec R1002 of the 2015 I.R.C. The manufacture's manual is to be provided to the field inspector. Wire mesh spark arrestor openings are not to exceed ½" square.

6. ATTICS & ATTIC ACCESS

Provide cross ventilation at enclosed attics. Pull-down stairs are to comply w/ Sec. R807 of the 2015 I.R.C.

• In the City of Houston, the attic access stairway shall comply with Section MI305.1.3

- as amended by the City of Houston. The requirements have been revised as such: 1. Attics containing appliances requiring access shall be provided with a pull down stairway with a clear opening not less than 22-inches in width between the hardware, and a load capacity of not less than 350-pounds. An opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30-inches high and 30-inches wide and not more than 20-feet in length when measured along the centerline of the passageway from the opening to the appliance.
- 2. The passageway shall have continuous solid flooring in accordance with Chapter 5; not less than 24-inches wide. a level service space at least 30-inches deep and 30-inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 30-inches by 54-inches where such dimensions are large enough to allow removal of the largest appliance.

7. STAIRS, GUARD & HANDRAILS

- One-hour rated gypsum board is to be used under stairs.
- All horizontal guard rails will be a minimum of 36" in height.
- All slopping handrail heights to be a min. of 34" and a max. of 38". Handrails to have a cross-section of 1-1/2" to 2".

SMALL LOCATION MAP:

- Any area 30 inches above the adjacent floor or grade shall be protected by a
- Top of the guardrail shall be not less than 36" above finish floor and shall have intermediate rails or an ornamental pattern such that a 4" diameter sphere cannot pass through.
- Guardrail shall be designed such that the completed handrail and supporting structure is capable of withstanding a load of at least 200 pounds/foot applied in any direction
- at any point on the rail as spec. in Sec. R301.5 of the 2015 I.R.C.. • Intermediate rails shall be designed to withstand a load of 25 PSF applied horizontally at right angle over entire tributary area. These loads need not be
- Stairways and accessible ramps shall have handrails or a wall on each side.
- Handrail shall not project more than 3.5 inches from each side into the stairway with a grip of not less than 1.25 inches or more than 2 inches in cross-sectional
- There shall be a space of not less than 1.5 inches between the wall surface and the
- handrai1. • Handrail shall be continuous the full length of the stair run.
- Ends shall return to the wall, terminate in a newel post, or have safety terminals. • The top of the handrail shall not be less than 34 inches or more than 38 inches above the nosing of the treads and landings.

8. CRAWL SPACE VENTILATION

Precision Design Group is not an engineering firm, nor are we licensed to design foundations. Per Section R408 of the 2003 International Residential Code, the under-floor space between the bottom of the floor joist and the earth shall be provided with ventilation openings through foundation walls. Since Precision Design Group has no jurisdiction over foundation design, under-floor space ventilation design and openings shall be the sole responsibility of the foundation Engineer. Precision Design Group may or may not choose to show ventilation openings on its exterior elevations for aesthetic purposes only.

9. ELECTRICAL

Power and lighting indicated on the plans are intended as a guideline for the Electrical Contractor. ALL indoor and outdoor electrical outlets shall be located by the Electrical Contractor in accordance with Section E3801 of the 2015 I.R.C. Ground-fault and arc-fault circuit-interrupter protection shall be used on <u>ALL</u> outlets specified in Section E3802 of the 2003 I.R.C. All smoke detectors are to be hard wired in series w/ a battery backup as spec. in Sec. [f]R3I3.1 of the 2015 I.R.C.

10. GLAZING

Glazing in hazardous locations shall comply with all parts of Sec. [b]R308.4 of the 2015 I.R.C. Hazardous locations shall include, but not be limited to:

- Doors
- Hot Tubs, Whirlpools, Saunas, Steam Rooms, Bathtubs \$ Showers • Windows adjacent to a door where the nearest vertical edge is within a 24" arc of
- the door in a closed position \$ whose bottom edge is less than 60" above the floor. • Individual pane greater than 9 sq.ft.
- Bottom edge less than 18" above the floor. Top edge greater than 36" above the floor.
- One or more walking surfaces within 36" horizontally of the glazing.
- All glazing in railings.
- Glazing adjacent to Stairways, Landings & Ramps within 36" horizontally of a walking surface when the exposed surface of the glass is less than 60" above the plane of the adjacent walking surface.
- Glazing adjacent to Stairways within 60" horizontally of the bottom tread of a stairway in any direction within the exposed surface of the glass is less than 60" above the nose of the tread.

II. EXTERIOR DOORS & WINDOWS

<u>WINDSTORM</u>

• Exterior Doors and Window products shall have approval from the Texas Department of Insurance for compliance with the design wind load criteria in Chapter 3 of the

IRC, Section 1609 of the IBC, and other requirements as outlined in the Texas Department of Insurance's Windstorm Resistant Construction Guide, current edition, including impact resistance when applicable. The design loads determined for the building or structure shall not exceed the design load rating specified for the products shown in the limitations section of the product evaluation.

• Products shall be installed in accordance with the manufacturer's installation instructions and The Texas Department of Insurance product evaluation.

<u>IECC</u>

• Products shall meet the minimum requirements of the IECC Compliance Guide for this Project's location.

12. WINDOW CRITERIA

- PPG Solarban 60 Insulating Glass unit with Solar Control Low-E glass, Intercept spacer with 1/2 air space (argon gas fill), and argon gas fill.
- Solar Heat Gain Coefficient (SHGC): 0.38
- U-factor: 0.28 Btu/ft²-Hr-°F

13. STRUCTURAL & WINDSTORM ENGINEERING

• This structure is to meet design criteria of SEC. R301.2(1) OF 110 M.P.H. BASIC WIND SPEEDS. Refer to Structural Engineer for all connection and strapping details regarding windstorm design. Signature Design Group is not an Engineering Firm, nor are we licensed to perform structural engineering. A licensed Structural Engineer shall be consulted for all structural engineering including foundations, beam sizing # windstorm design. Signature Design Group shall not be held responsible for any aspect of the structural design.

14. CAULKING

- Materials 25 Year Acrylic
- Procedures Seal caulk around perimeter of all exterior door and window frames, fixed glass frames and other openings in exterior walls and surrounding construction.
- Caulk joints before final coat of paint is applied to adjacent surfaces. • Thresholds of exterior doors shall be set in a full bed of exterior sealant not less than 🖁 thick.

15. WATERPROOFING

• All window flanges to be tar taped to the exterior sheathing.

<u>16. DRYWALL</u>

- 💆 Type X at Garage walls and under all Stairs.
- $\frac{1}{2}$ Water resistant hardi backer or equal at tubs and showers.
- $\frac{1}{2}$ Exterior board on porch ceilings unless otherwise specified.
- $\frac{1}{2}$ Regular sheetrock in balance of house. • Nail perimeter and screw field of board.
- Three coat finish on all dry wall.
- Sand and wet sand all painted drywall. Tape and finish around all pipe penetrations.
- Float all curved areas solid (round walls).

17. FIRE & DRAFT STOPS

Fire stopping shall consist of 2 by nominal lumber, gypsum board, cement board or

Provide draft stops in all floor-ceiling assemblies such that the concealed space does not exceed 1000 sf and such that the horizontal dimension between stops does not exceed 60'.

- Contractor shall install FIRE BLOCKING at:
- Concealed spaces of stud walls and partitions at intervals not to exceed 10-0 both vertical and horizontal. • At all interconnections between concealed vertical and horizontal spaces, including
- soffits, drop \$ cove ceilings. • At concealed spaces between stair stringers at T&B run and between studs along and in line with the run of stairs if walls under stairs unfinished.
- In openings around vents, pipes, ducts, chimney chases and similar openings which afford a passage of fire at floor and ceiling levels, with noncombustible material. • At openings between attic spaces and chimney chases for factory built chimneys. • Between wood sleepers used for laying wood floors in such a manner as to reduce
- the open space to less than 100 square feet in rated floor assemblies. • 5/8" type X gyp board for fire code in garages, under stairs and at any return air chases that have electrical (per I.R.C.)