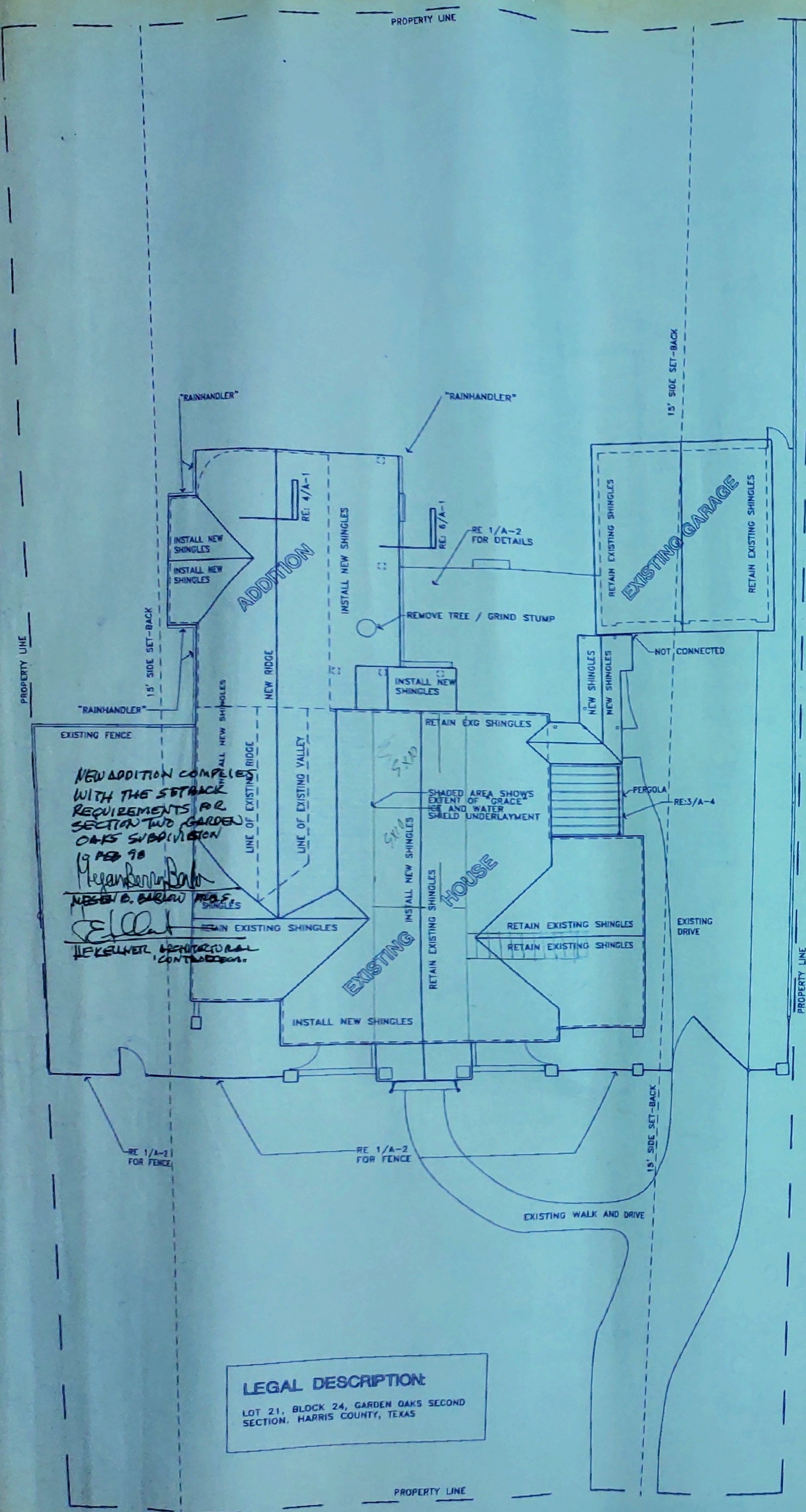


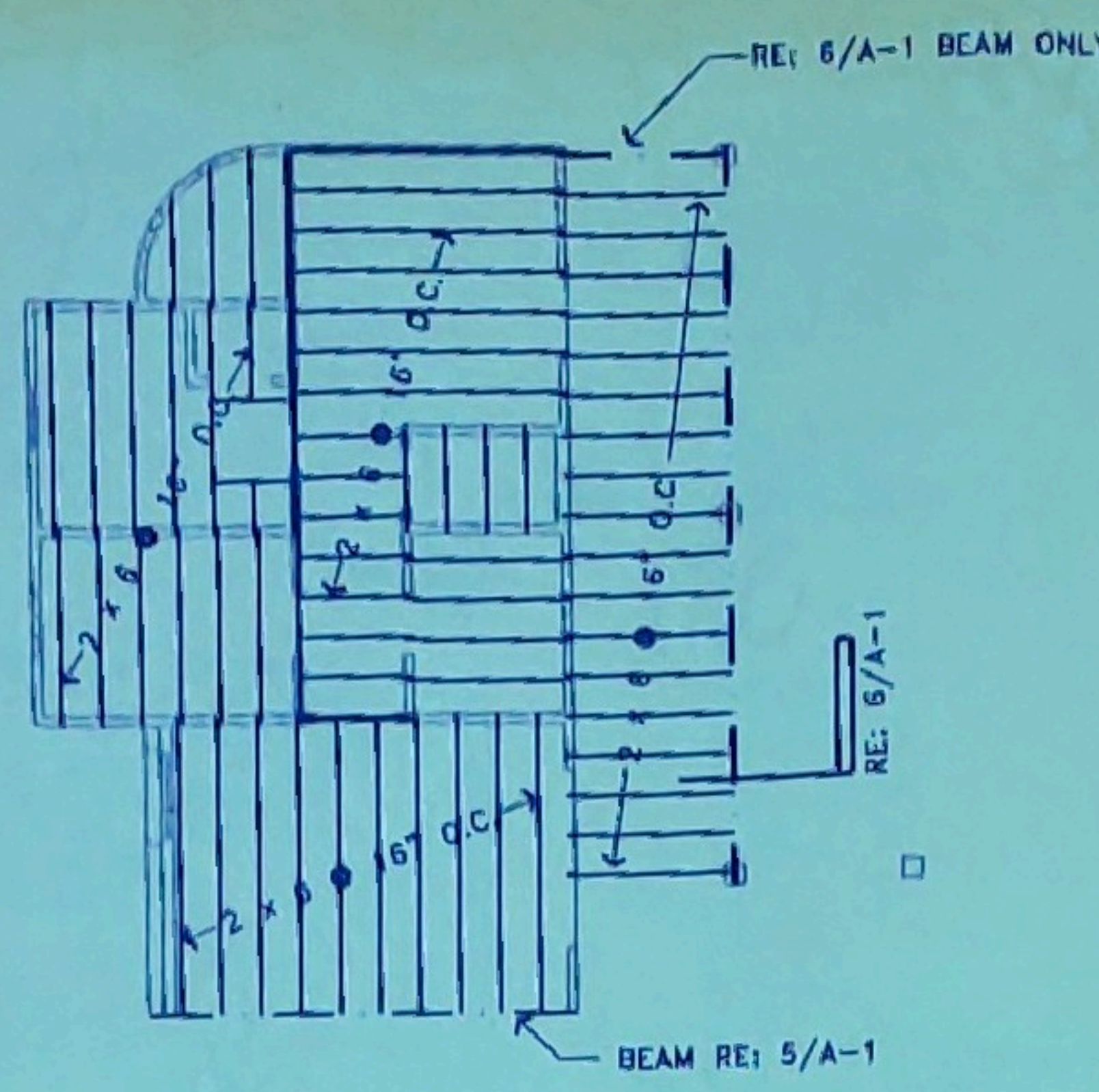
ARCHITECTURE AND PLANNING BY  
**PHILLIP MARTIN AIA**  
2472 BOLSOVER SUITE 270  
HOUSTON, TEXAS 77005  
713-529-8765

ADDITIONS & ALTERATIONS FOR  
**MS. LINDA WALKER**  
721 WEST 38TH STREET  
HOUSTON, TEXAS 77018

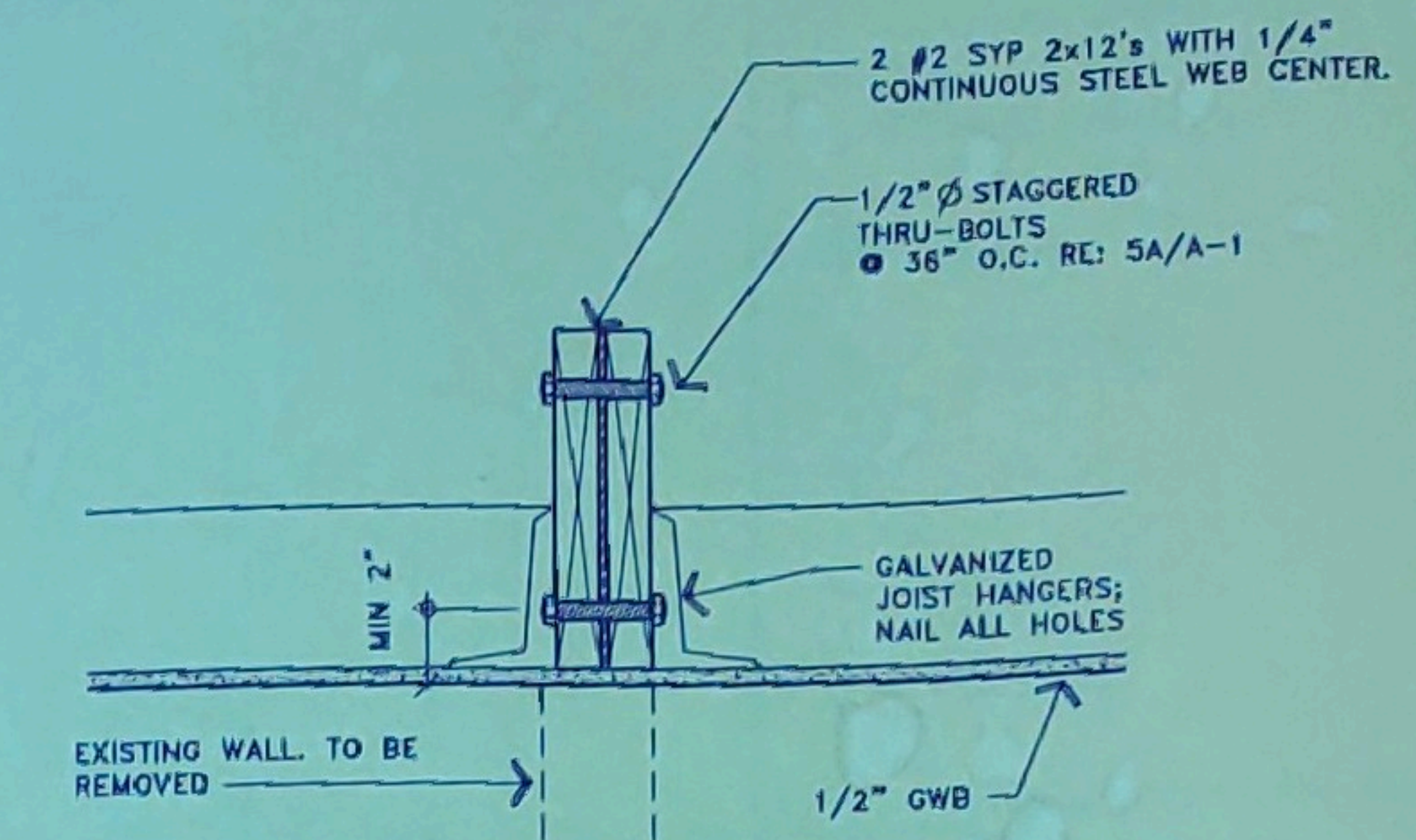
FRAMING  
PLANS,  
SITE PLAN,  
& ROOF PLAN  
**A-1**



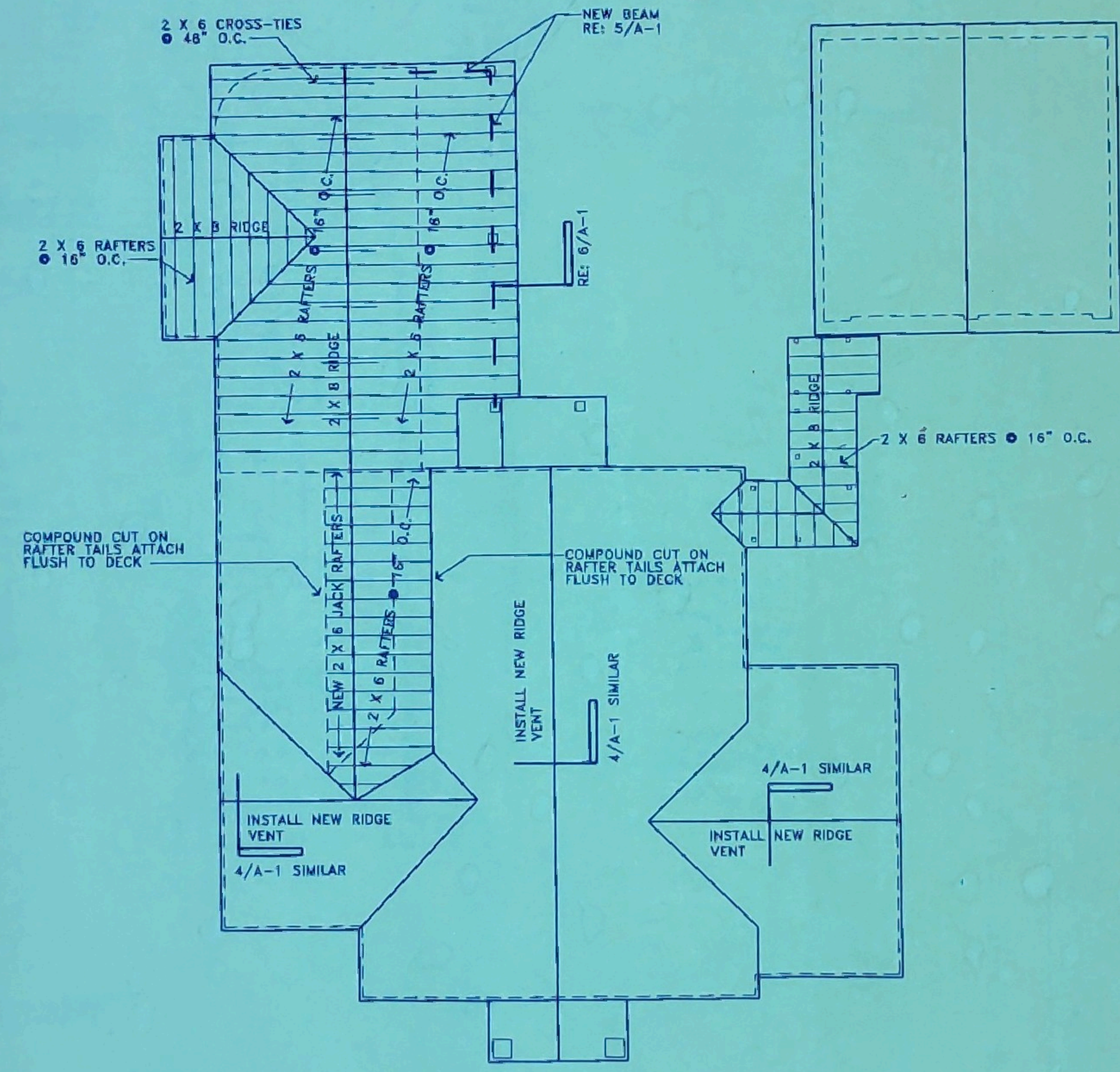
**1 SITE PLAN & FLOOR PLAN**  
1/8" = 1'-0"



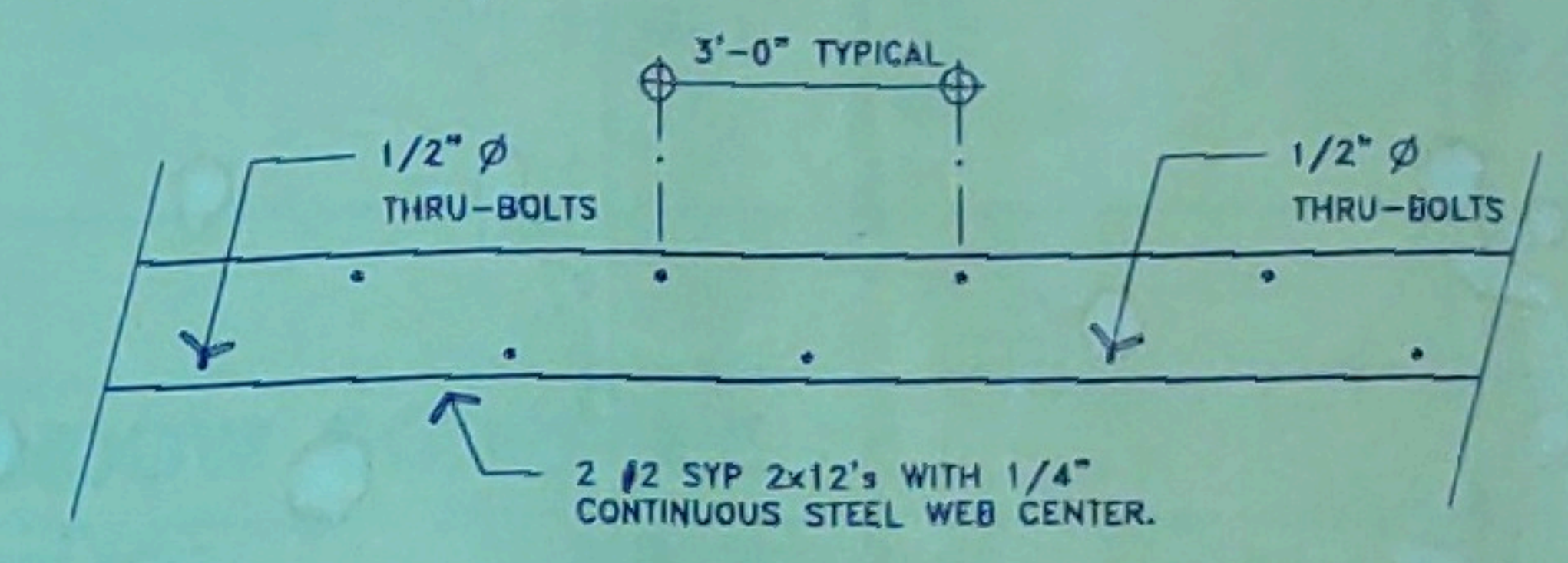
**2 CEILING JOIST PLAN**  
1/8" = 1'-0"  
NOTE: ALL CEILING JOISTS ARE #2 S.Y.P.



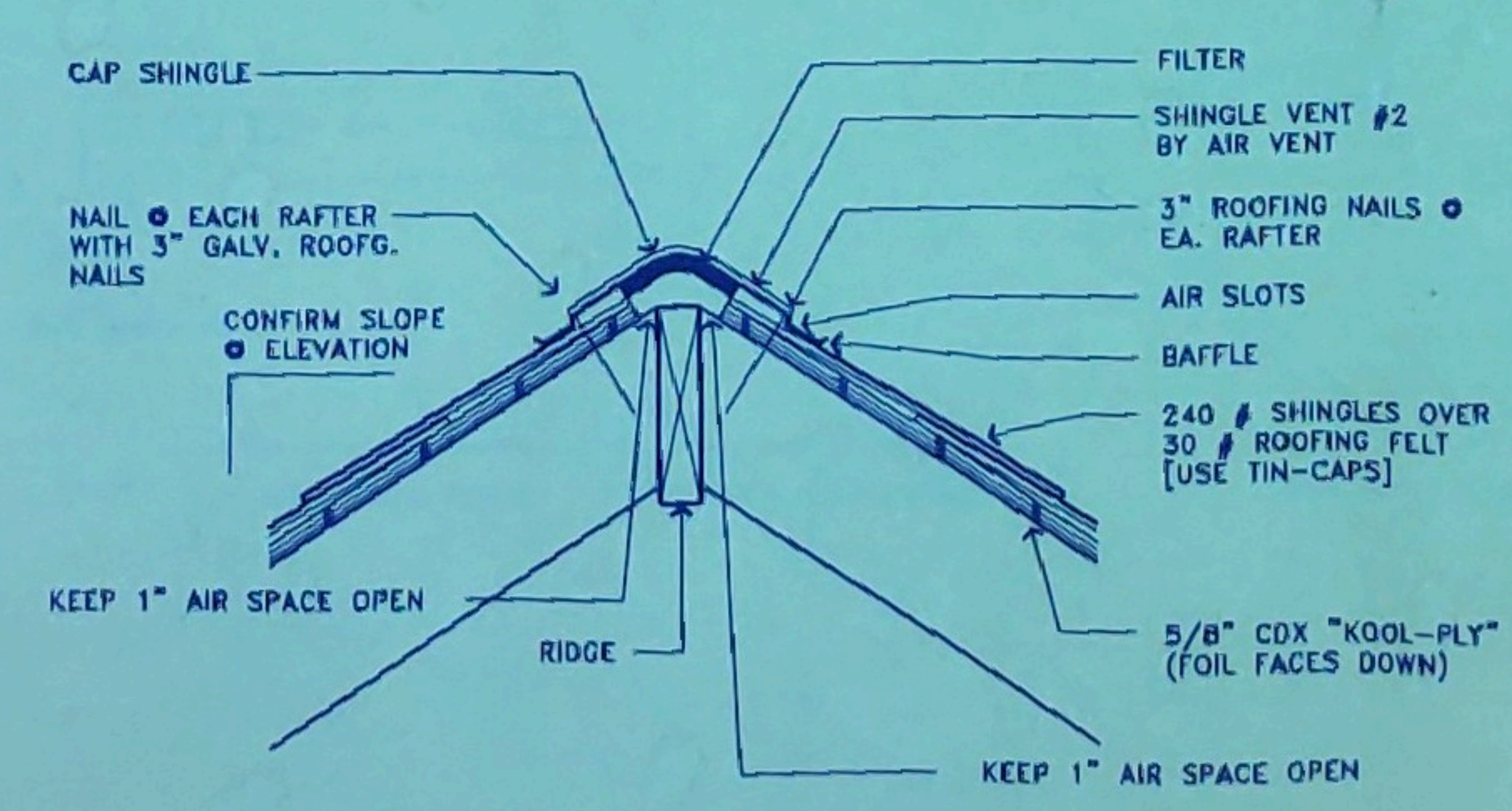
**5 FLITCH BEAM DETAIL**  
1/2" = 1'-0"



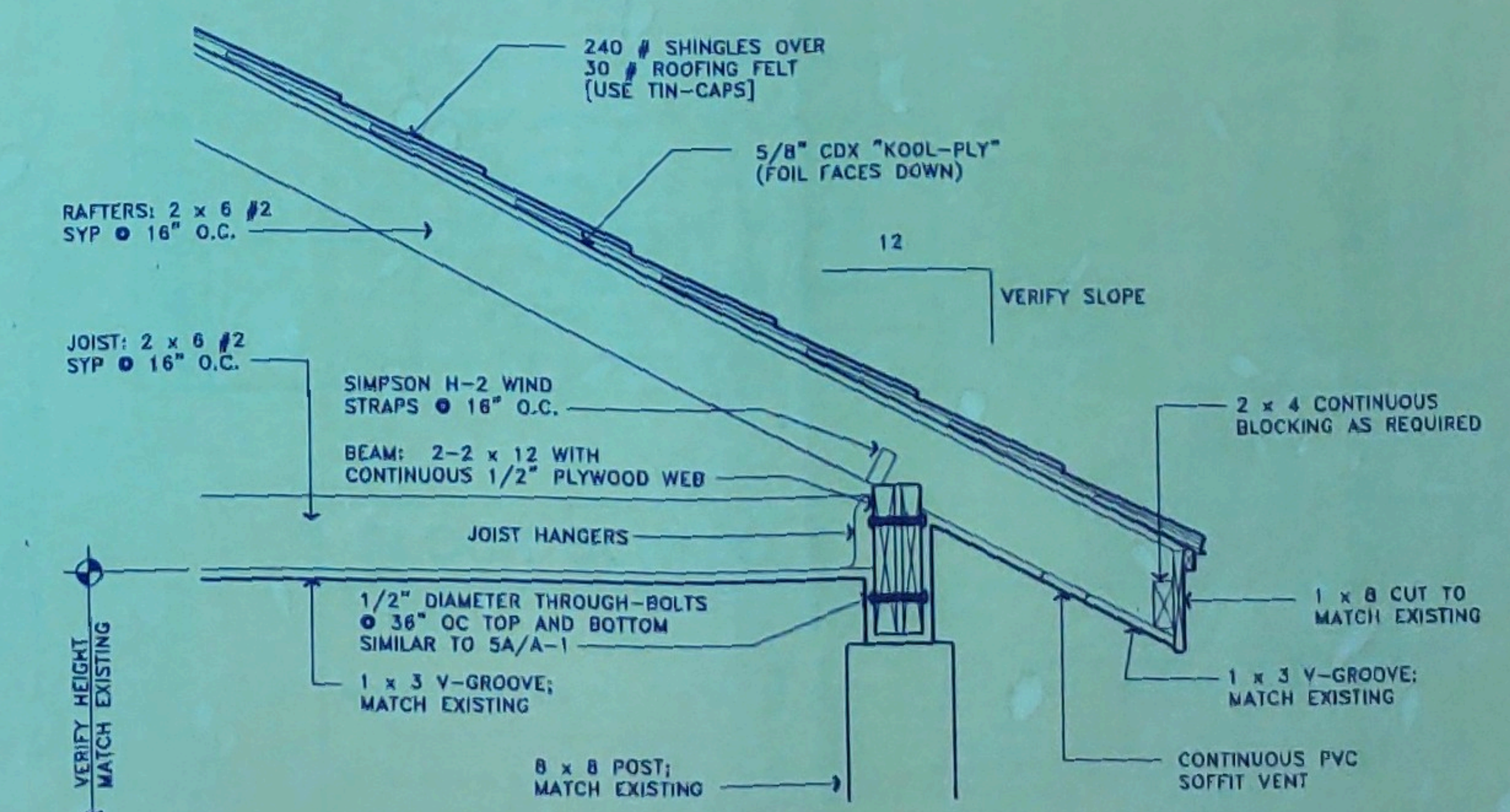
**3 RAFTER PLAN**  
1/8" = 1'-0"



**5A FLITCH BEAM ELEVATION**  
1/2" = 1'-0"



**4 DETAIL @ RIDGE VENT**  
1" = 1'-0"



**6 OVERHANG DETAIL @ REAR PORCH**  
1" = 1'-0"

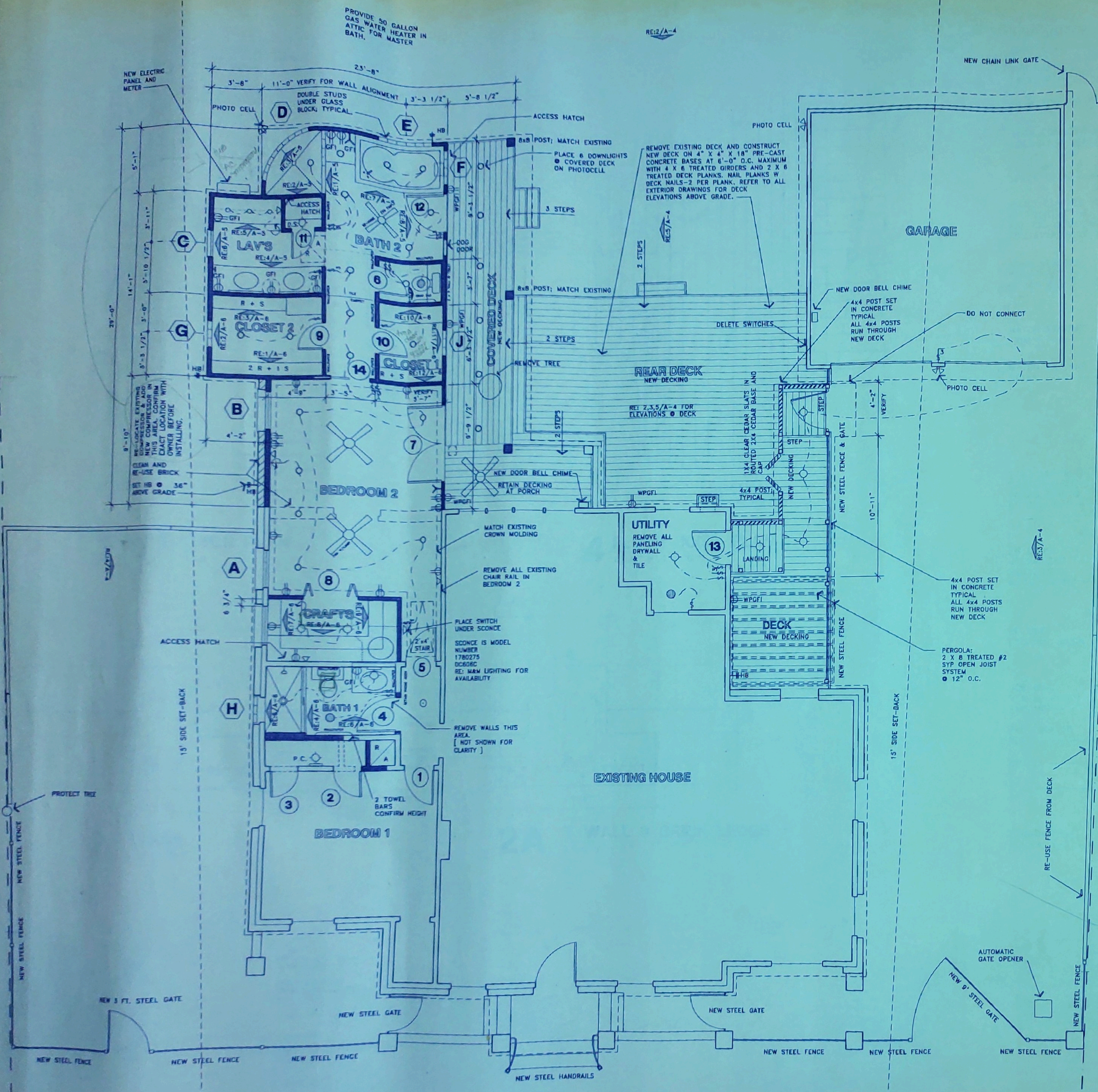


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ADDITIONS & ALTERATIONS FOR  
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FLOOR PLAN & SITE PLAN

A-



### LEGEND

SWITCH	D.S. DOOR SWITCH	WP WEATHER-PROOF
3-WAY SWITCH		VENT FAN
DOOR SWITCH		SURFACE MOUNT FIXTURE
RHEOSTAT		FLOOD LAMPS
GROUND FAULT INTERRUPTOR		DOWN LIGHT
110 V. OUTLET		HOSE BIB
PHONE OUTLET		WALL TO BE REMOVED
T.V. OUTLET		NEW BRICK AND WOOD STUD WALL ASSEMBLY
SMOKE DETECTOR (HARD WIRE)		EXISTING WALL
DOOR SYMBOL: REFER TO CORRESPONDING NUMBER ON SCHEDULE		SECTION MARK. REFER TO DETAIL AND SHEET INDICATED
WINDOW SYMBOL: REFER TO CORRESPONDING MARK ON SCHEDULE		

### WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION
A	2850	MATCH EXISTING "WENCO" TRUE DIVIDED-LITE PRIME BEFORE INSTALLATION
B	2850	MATCH EXISTING "WENCO" TRUE DIVIDED-LITE PRIME BEFORE INSTALLATION
C	2048	MATCH EXISTING "WENCO" TRUE DIVIDED-LITE PRIME BEFORE INSTALLATION
D	9 UNITS X 9 UNITS	8" X 8" GLASS BLOCK RE: 3/A-5 FOR STYLE
E	6 UNITS X 5 UNITS	8" X 8" GLASS BLOCK RE: 7/A-5 FOR STYLE
F	4 UNITS X 5 UNITS	8" X 8" GLASS BLOCK RE: 8/A-5 FOR STYLE
G	3 UNITS X 3 UNITS	8" X 8" GLASS BLOCK RE: 2/A-6 FOR STYLE
H	3 UNITS X 4 UNITS	8" X 8" GLASS BLOCK RE: 5/A-6 FOR STYLE
J	3 UNITS X 3 UNITS	8" X 8" GLASS BLOCK RE: 11/A-6 FOR STYLE

### DOOR SCHEDULE

NOTE: EXTEND ALARM SYSTEM TO AND PROVIDE DOUBLE-KEYED DEAD BOLTS ON DOORS 7, 12 & 13. [NOTE: RE-USE DEAD-BOLT ON DOOR 13]

NOTE: "RENOVATOR'S" REFERS TO RENOVATOR'S SUPPLY. RE: 1-800-659-2211 FOR CATALOG

NO.	SIZE	DESCRIPTION	HARDWARE
1	EXISTING	EXISTING	EXISTING
2	2'-0" X 6'-8"	RE-USE DOOR FROM CLOSET IN BEDROOM 2	EXISTING
3	2'-0" X 6'-8"	RE-USE EXISTING—MOVE TO NEW LOCATION	EXISTING
4	2'-8" X 6'-8"	RE-USE DOOR FROM BATH 1	EXISTING
5	2'-8" X 6'-8"	EXISTING	EXISTING
6	2'-8" X 6'-8"	RE-USE DOOR CURRENTLY STORED IN GARAGE	"RENOVATOR'S" KNOBS # 26001(L); ROSES: # 66011(S)
7	2'-3'-0" X 6'-8"	DOUBLE WOOD FR. DOORS "MARVIN" OR EQ. THRESHOLD TO MATCH EXISTING	"RENOVATOR'S" KNOBS # 23428(O) WHITE PORCELAIN 2 PAIR; ROSES: # 66011(S) 4 TOTAL
8	2'-2'-0" X 6'-8"	LOUVERED BI-FOLDS	SUPPLIED BY OWNER. INSTALLED BY CONTRACTOR
9	2'-0" X 6'-8"	3-PANEL WOOD; MATCH DOORS IN RESIDENCE	"RENOVATOR'S" KNOBS # 26001(L); ROSES: # 66011(S) HALL SIDE ONLY
10	2'-0" X 6'-8"	3-PANEL WOOD; MATCH DOORS IN RESIDENCE	"RENOVATOR'S" KNOBS # 26001(L); ROSE: # 66011(S) HALL SIDE ONLY
11	2'-0" X 6'-8"	3-PANEL WOOD; MATCH DOORS IN RESIDENCE	"RENOVATOR'S" KNOBS # 26001(L); ROSE: # 66011(S) BATH SIDE ONLY. PL. CLOSET
12	3'-0" X 6'-8"	SINGLE FRENCH DOOR—WITH THRESHOLD TO MATCH EXISTING	"RENOVATOR'S" # 23428(O) WHITE PORC. (LEVER ONLY—ONE PAIR) ROSES #66011 (S) 2 TOTAL
13	3'-0" X 6'-8"	SINGLE LITE STORE DOOR WITH THRESHOLD TO MATCH EXISTING	SUPPLIED BY OWNER. INSTALLED BY CONTRACTOR
14	2'-8" X 6'-8"	HOLLOW CORE POCKET DOOR	"RENOVATOR'S" # 7008 (POCKET DOOR PULL (M))

### FLOOR SCHEDULE

ROOM	DESCRIPTION
BEDROOM 2, CLOSETS 1&2, CRAFTS	CARPET. TYPE # 4154 EMIRITUS; COLOR # 6961 (MULBERRY) BY PATCRAFT. OVER 5/8" PAD. RE: ROBERTS CARPET ON KIRBY FOR AVAILABILITY.
LAV'S, BATH 2 & BATH 2 TOILET	TILE OVER 1/2" CEMENT BOARD. HPHS11 WHITE B"MATTE WITH KPT-AVA IM 205 2"X2" BLACK MATTE. RE: MASTER TILE 10321-C KATY FREEWAY FOR AVAILABILITY.
UTILITY ROOM	TILE OVER 1/2" CEMENT BOARD. EQ 8920 8" STYLE-CAMBRIA; COLOR-SANDSTORM; GROUT-TEXRITE #19 (CREAM). RE: MASTER TILE 10321-C KATY FREEWAY FOR AVAILABILITY.
BATH 1	TILE OVER 1/2" CEMENT BOARD. USC570 414C HEXAGONAL [WHITE]. BY AMERICAN TILE.

**1 FLOOR PLAN SHOWING SITE**  
 1/4" = 1'-0" AREA OF A/C ADDITION: 481 SQ. FT.

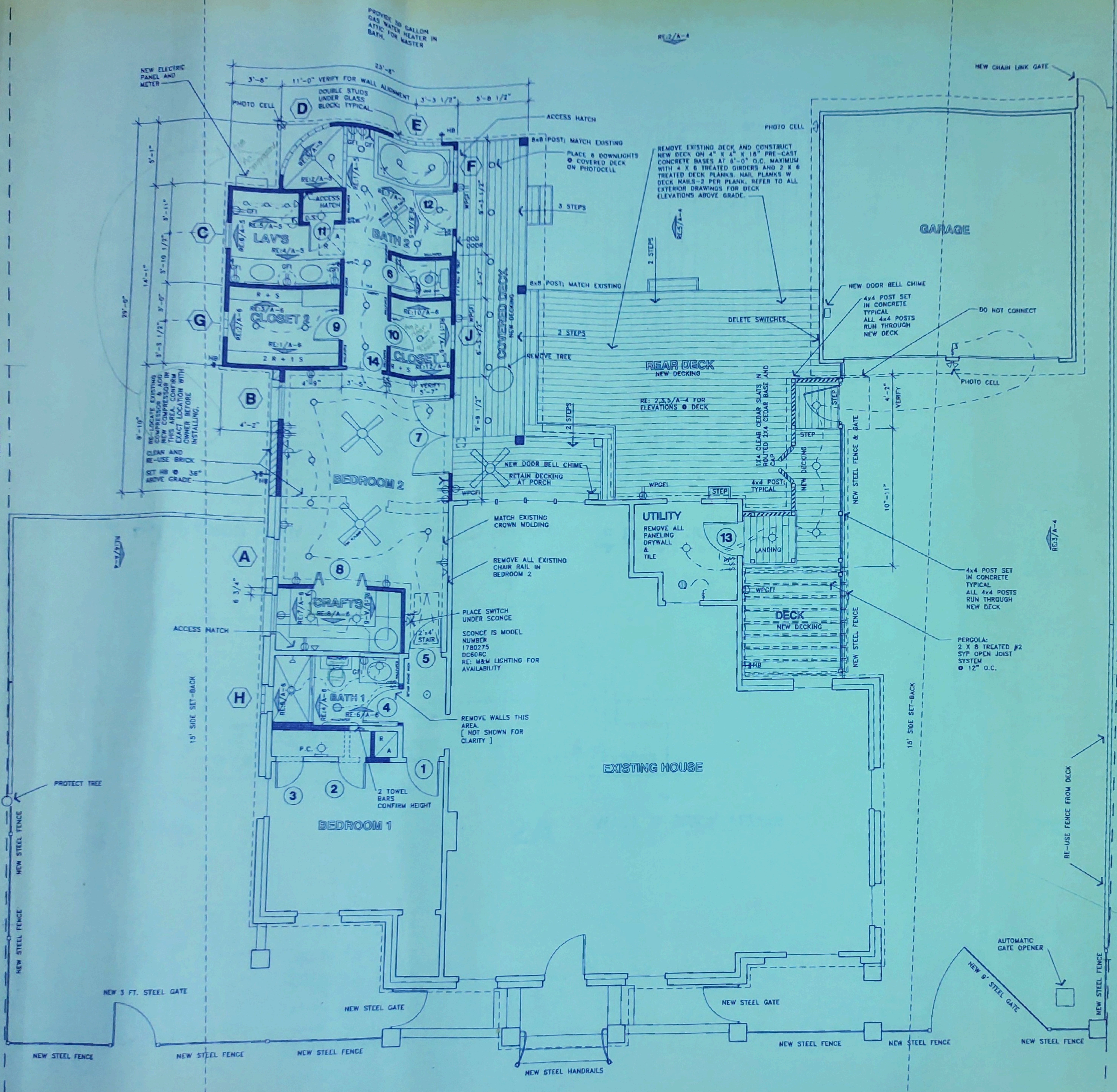


ARCHITECTURE AND PLANNING BY  
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ADDITIONS & ALTERATIONS FOR  
**MS. LINDA WALKER**  
721 WEST 38TH STREET  
HOUSTON, TEXAS 77018

**FLOOR PLAN & SITE PLAN**

**A-1**



**LEGEND**

[Symbol]	SWITCH	D.S. DOOR SWITCH	WP WEATHER-PROOF
[Symbol]	3-WAY SWITCH		[Symbol] VENT FAN
[Symbol]	D.O.S. DOOR SWITCH		[Symbol] SURFACE MOUNT FIXTURE
[Symbol]	RHEOSTAT		[Symbol] FLOOD LAMPS
[Symbol]	GFI GROUND FAULT INTERRUPTOR		[Symbol] DOWN LIGHT
[Symbol]	110 V. OUTLET		[Symbol] HOSE BIB
[Symbol]	PHONE OUTLET		[Symbol] WALL TO BE REMOVED
[Symbol]	T.V. OUTLET		[Symbol] NEW BRICK AND WOOD STUD WALL ASSEMBLY
[Symbol]	SMOKE DETECTOR (HARD WIRE)		[Symbol] EXISTING WALL
[Symbol]	DOOR SYMBOL: REFER TO CORRESPONDING NUMBER ON SCHEDULE		[Symbol] SECTION MARK. REFER TO DETAIL AND SHEET INDICATED
[Symbol]	WINDOW SYMBOL: REFER TO CORRESPONDING MARK ON SCHEDULE		

**WINDOW SCHEDULE**

MARK	SIZE	DESCRIPTION
A	2850	MATCH EXISTING "WENCO" TRUE DIVIDED-LITE PRIME BEFORE INSTALLATION
B	2850	MATCH EXISTING "WENCO" TRUE DIVIDED-LITE PRIME BEFORE INSTALLATION
C	2048	MATCH EXISTING "WENCO" TRUE DIVIDED-LITE PRIME BEFORE INSTALLATION
D	9 UNITS X 9 UNITS	8" X 8" GLASS BLOCK RE: 3/A-5 FOR STYLE
E	6 UNITS X 5 UNITS	8" X 8" GLASS BLOCK RE: 7/A-5 FOR STYLE
F	4 UNITS X 5 UNITS	8" X 8" GLASS BLOCK RE: 8/A-5 FOR STYLE
G	3 UNITS X 3 UNITS	8" X 8" GLASS BLOCK RE: 2/A-6 FOR STYLE
H	3 UNITS X 4 UNITS	8" X 8" GLASS BLOCK RE: 5/A-6 FOR STYLE
J	3 UNITS X 3 UNITS	8" X 8" GLASS BLOCK RE: 11/A-6 FOR STYLE

**DOOR SCHEDULE**

NOTE: EXTEND ALARM SYSTEM TO AND PROVIDE DOUBLE-KEYED DEAD BOLTS ON DOORS 7, 12 & 13. (NOTE: RE-USE DEAD-BOLT ON DOOR 13)

NOTE: "RENOVATOR'S" REFERS TO RENOVATOR'S SUPPLY. RE: 1-800-659-2211 FOR CATALOG

NO.	SIZE	DESCRIPTION	HARDWARE
1	EXISTING	EXISTING	EXISTING
2	2'-0" X 6'-8"	RE-USE DOOR FROM CLOSET IN BEDROOM 2	EXISTING
3	2'-0" X 6'-8"	RE-USE EXISTING—MOVE TO NEW LOCATION	EXISTING
4	2'-8" X 6'-8"	RE-USE DOOR FROM BATH 1	EXISTING
5	2'-8" X 6'-8"	EXISTING	EXISTING
6	2'-6" X 6'-8"	RE-USE DOOR CURRENTLY STORED IN GARAGE	"RENOVATOR'S" KNOBS # 2600(L); ROSES: # 6601(S)
7	2'-3'-0" X 6'-8"	DOUBLE WOOD FR. DOORS "MARVIN" OR EQ. THRESHOLD TO MATCH EXISTING	"RENOVATOR'S" KNOBS # 2342B(O) WHITE PORCELAIN 2 PAIR; ROSES: # 6601(S) 4 TOTAL
8	2'-2'-0" X 6'-8"	LOUVERED BI-FOLDS	SUPPLIED BY OWNER. INSTALLED BY CONTRACTOR
9	2'-0" X 6'-8"	3-PANEL WOOD; MATCH DOORS IN RESIDENCE	"RENOVATOR'S" KNOBS # 2600(L); ROSES: # 6601(S) HALL SIDE ONLY
10	2'-0" X 6'-8"	3-PANEL WOOD; MATCH DOORS IN RESIDENCE	"RENOVATOR'S" KNOBS # 2600(L); ROSE: # 6601(S) HALL SIDE ONLY
11	2'-0" X 6'-8"	3-PANEL WOOD; MATCH DOORS IN RESIDENCE	"RENOVATOR'S" KNOBS # 2600(L); ROSE: # 6601(S) BATH SIDE ONLY. PL. @ CLOSET
12	3'-0" X 6'-8"	SINGLE FRENCH DOOR—WITH THRESHOLD TO MATCH EXISTING	"RENOVATOR'S" # 2342B(O) WHITE PORC. (LEVER ONLY—ONE PAIR) ROSES #6601(S) 2 TOTAL
13	3'-0" X 6'-8"	SINGLE LITE STORE DOOR WITH THRESHOLD TO MATCH EXISTING	SUPPLIED BY OWNER. INSTALLED BY CONTRACTOR
14	2'-8" X 6'-8"	HOLLOW CORE POCKET DOOR	"RENOVATOR'S" # 7008 (POCKET DOOR PULL (W))

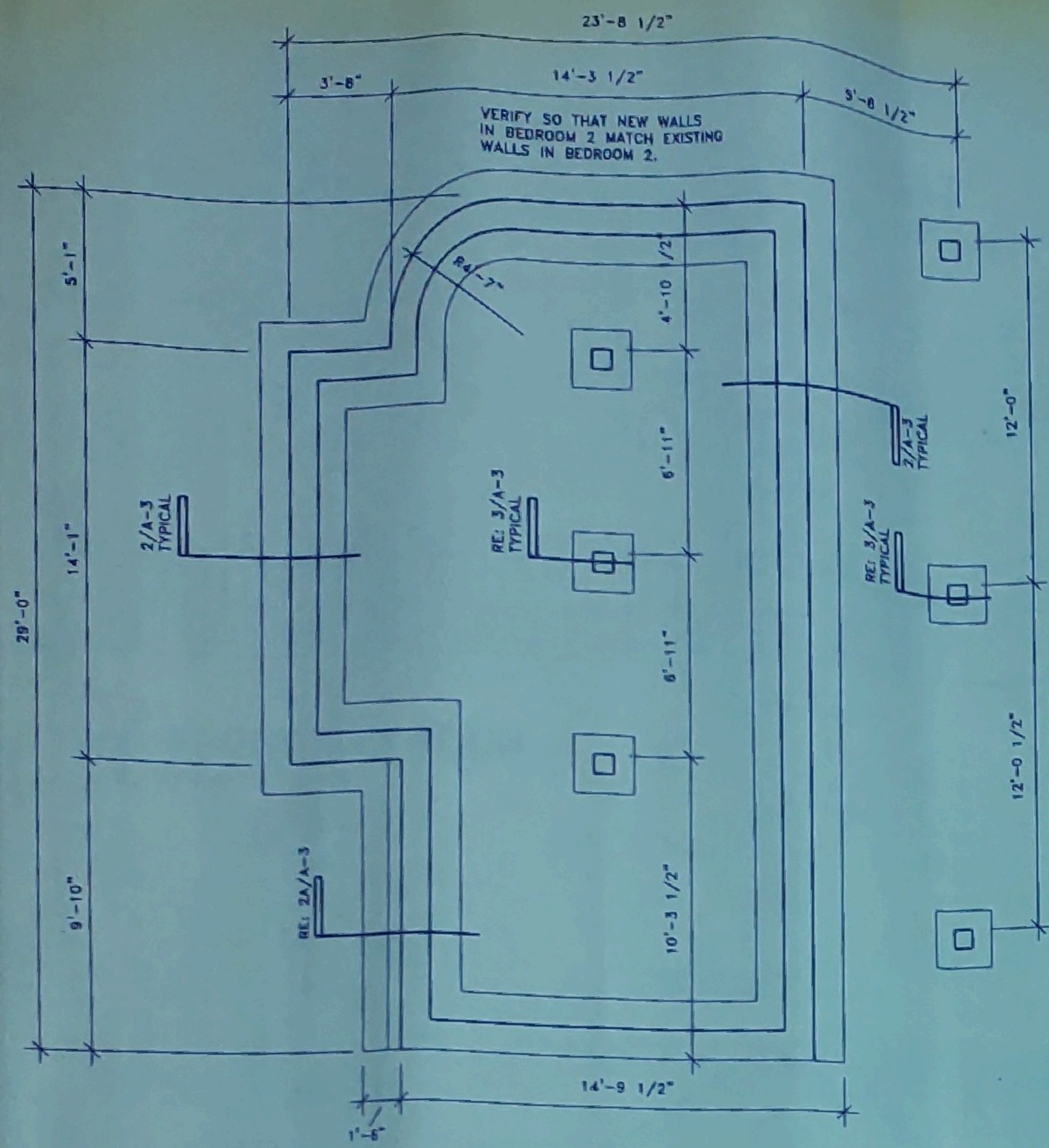
**FLOOR SCHEDULE**

ROOM	DESCRIPTION
BEDROOM 2, CLOSETS 1&2, CRAFTS	CARPET, TYPE # 4154 EMIRITUS; COLOR # 6961 [MULBERRY] BY PATCRAFT. OVER 5/8" PAD. RE: ROBERTS CARPET ON KIRBY FOR AVAILABILITY.
LAV'S, BATH 2 & BATH 2 TOILET	TILE OVER 1/2" CEMENT BOARD. HPH511 WHITE 8" MATTE WITH KPT-AVA IN 205 2"x2" BLACK MATTE. RE: MASTER TILE 10321-C KATY FREEWAY FOR AVAILABILITY.
UTILITY ROOM	TILE OVER 1/2" CEMENT BOARD. ESO 8920 8" STYLE-CAMBRIA; COLOR-SANDSTORM; GROUT -TEKRITE #19 (CREAM). RE: MASTER TILE 10321-C KATY FREEWAY FOR AVAILABILITY.
BATH 1	TILE OVER 1/2" CEMENT BOARD. USC570 414C HEXAGONAL [WHITE]. BY AMERICAN TILE.

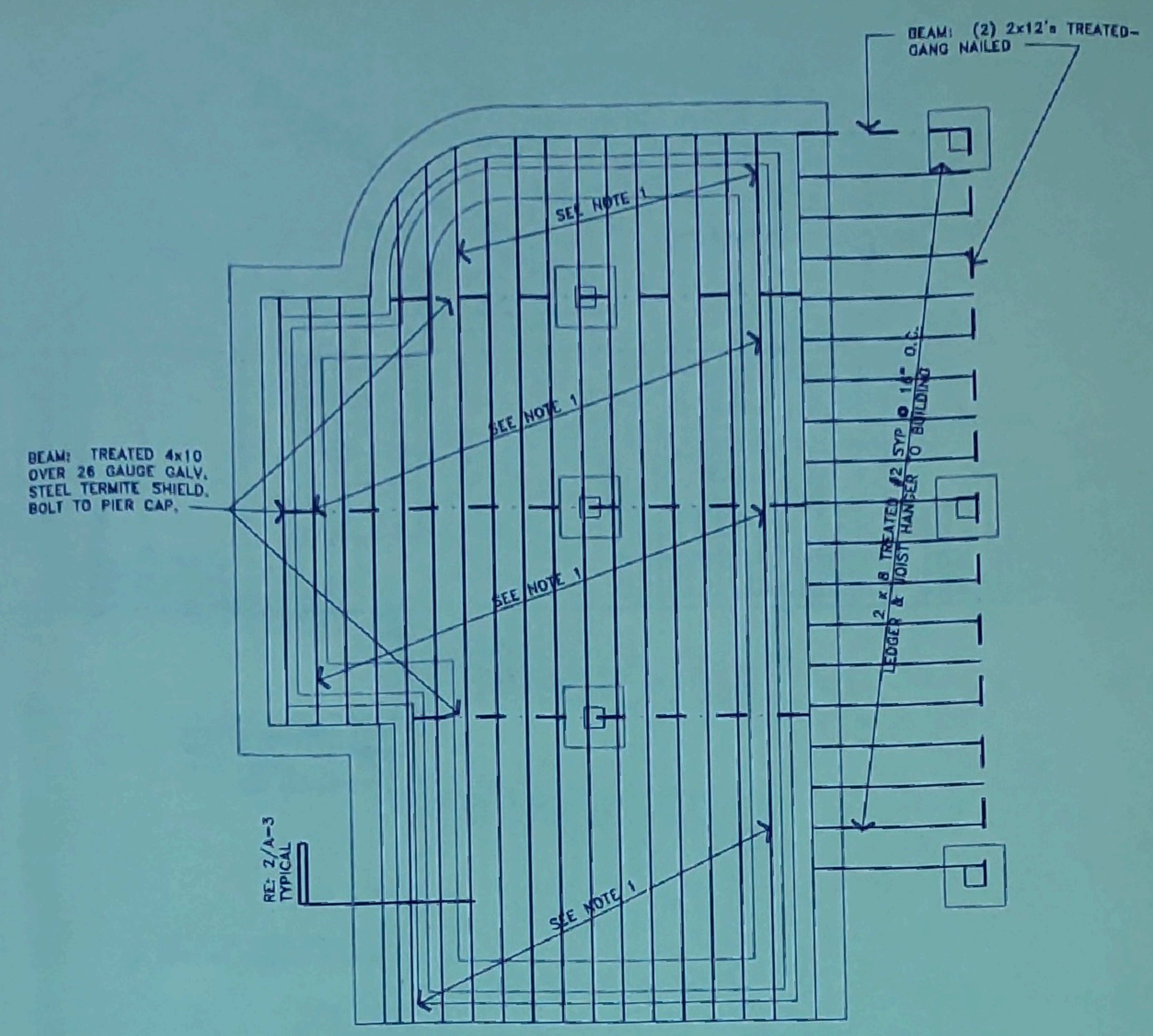
**1 FLOOR PLAN SHOWING SITE**  
1/4" = 1'-0" AREA OF A/C ADDITION: 461 SQ. FT.

RE:1/A-4

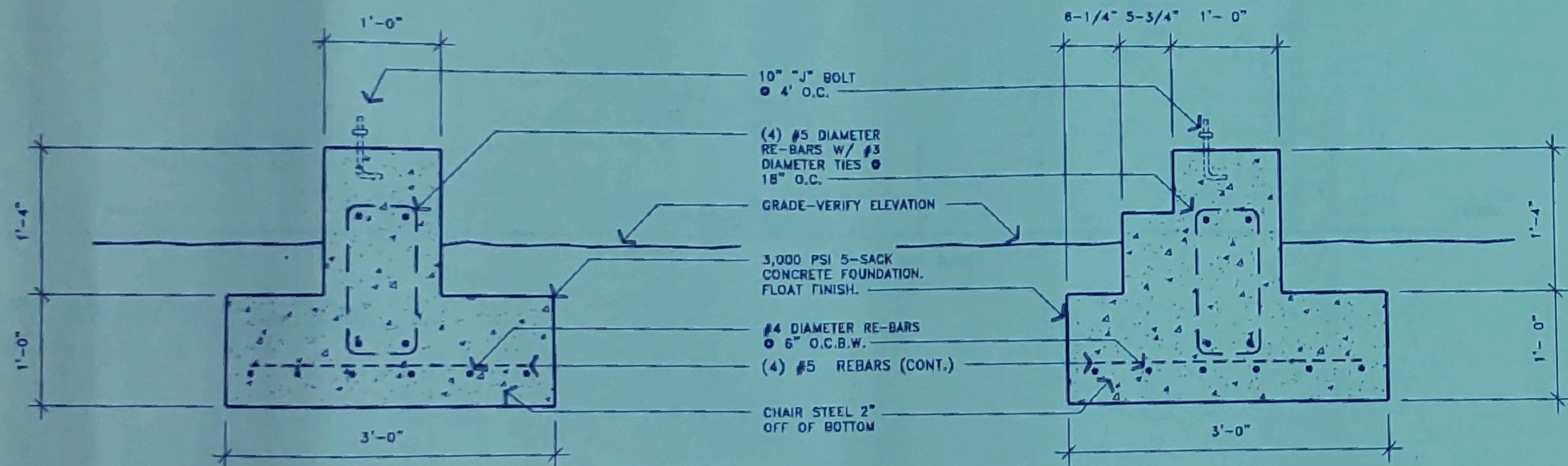




**1 FOUNDATION PLAN**  
1/4" = 1'-0"

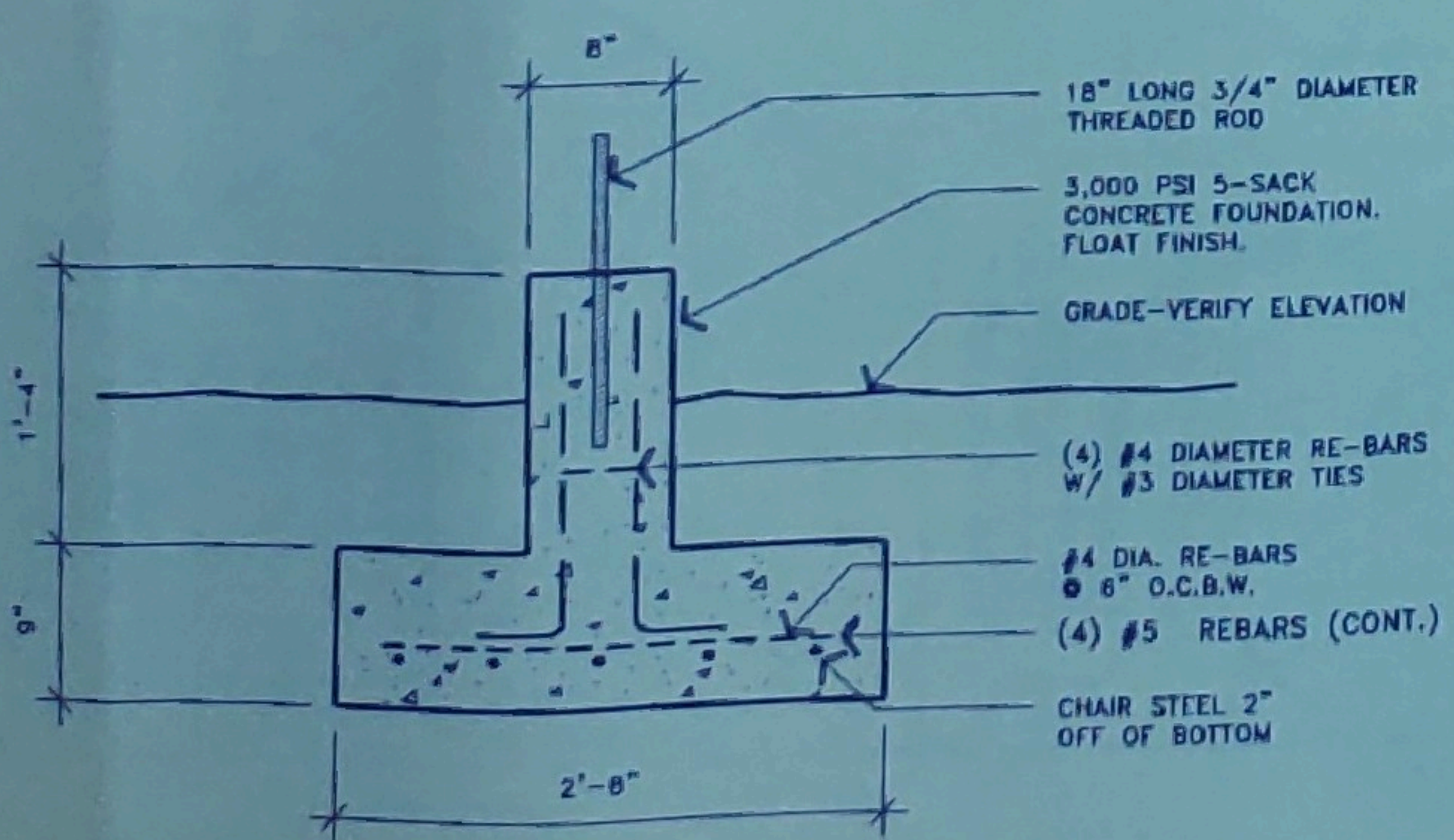


**4 FLOOR JOIST PLAN**  
1/4" = 1'-0"

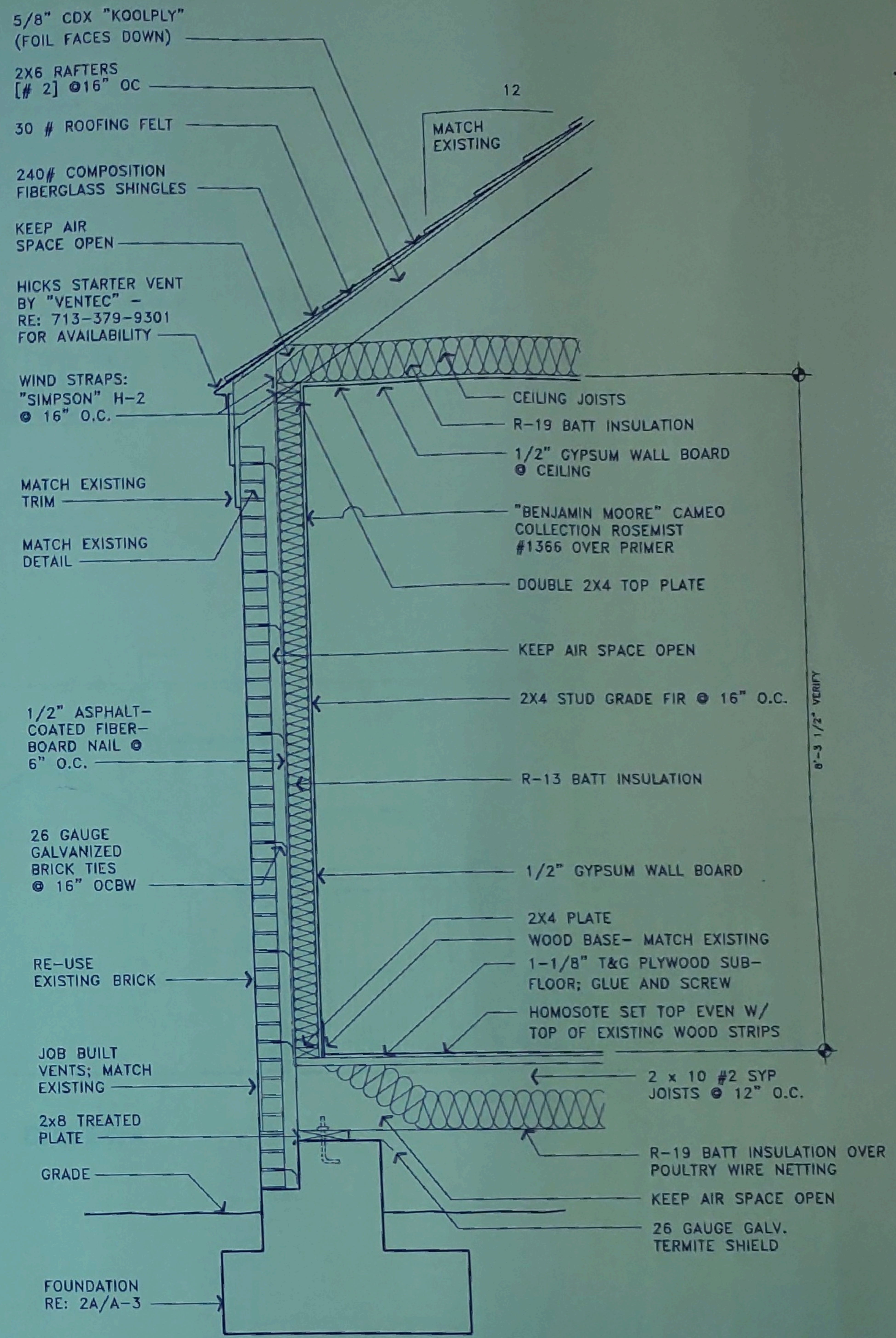


**2 T WALL**  
1" = 1'-0"

**2A T WALL @ BRICK LEDGE**  
1" = 1'-0"



**3 PIER PAD**  
1" = 1'-0"



**5 WALL SECTION @ BRICK**  
1" = 1'-0"

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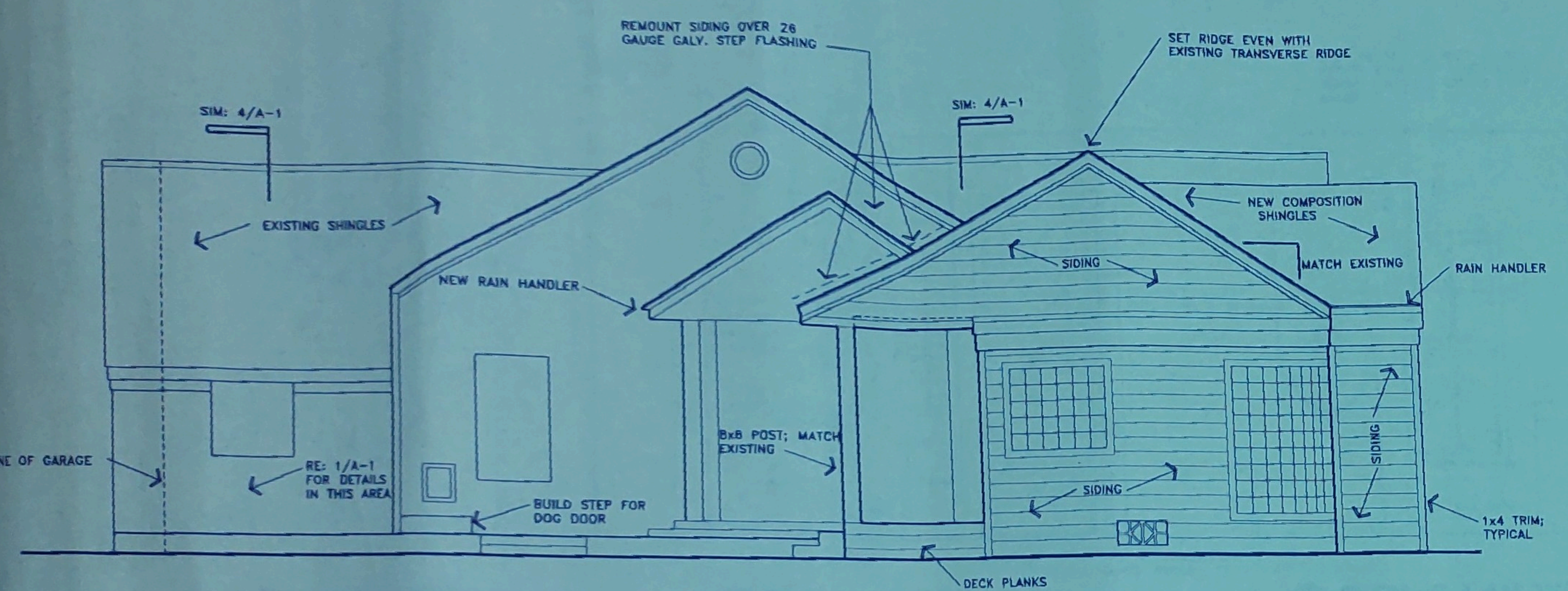
ADDITIONS & ALTERATIONS FOR  
**MS. LINDA WALKER**  
721 WEST 38TH STREET  
HOUSTON, TEXAS 77018



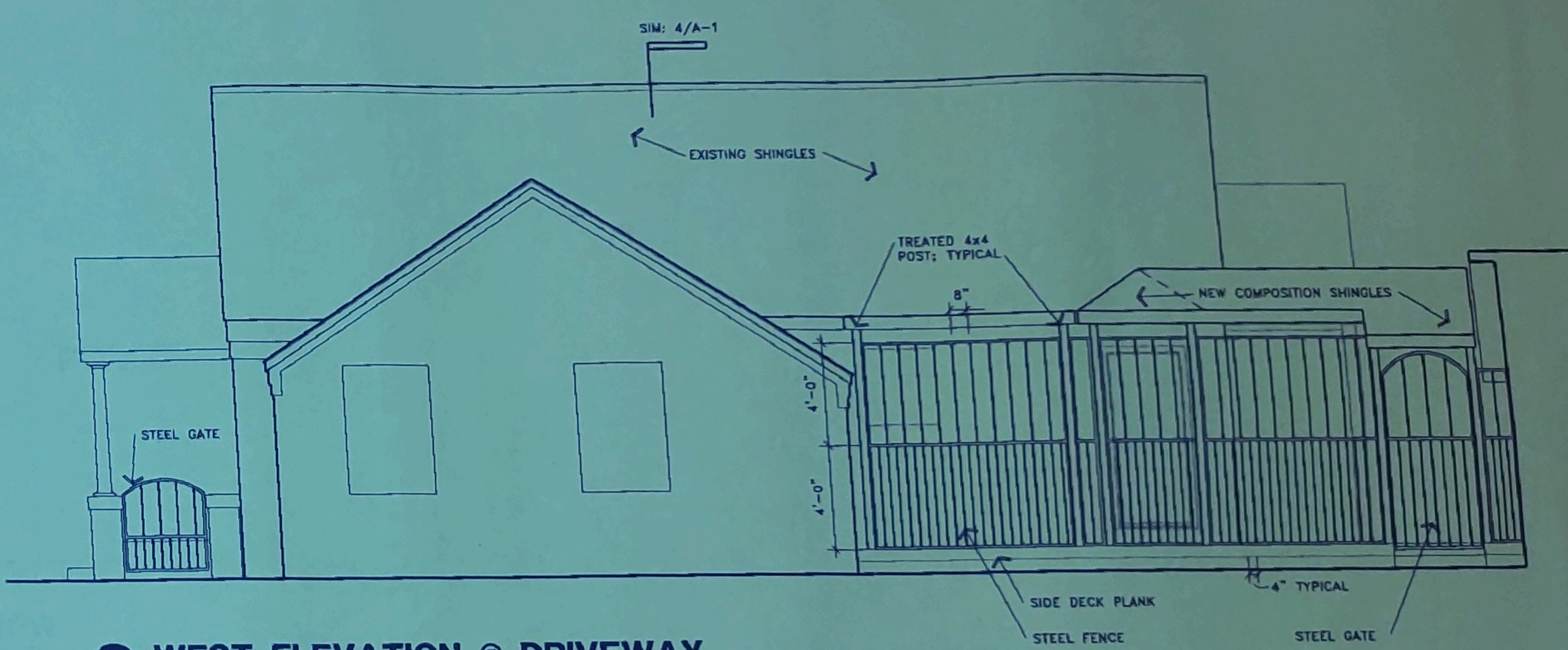


**1 FRONT ELEVATION**  
1/4" = 1'-0"

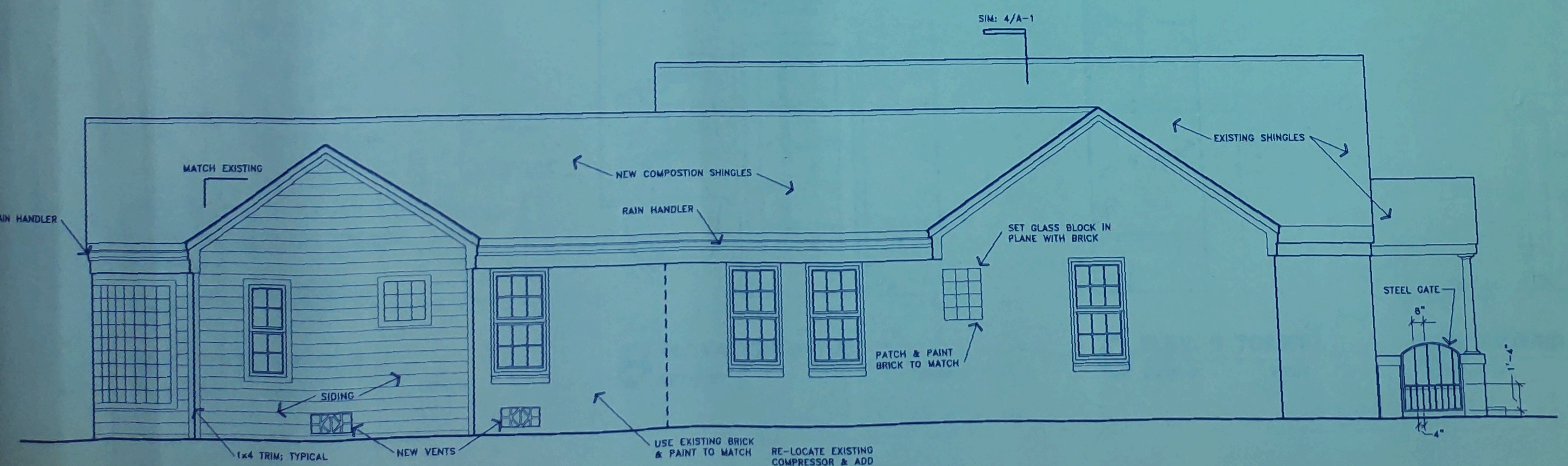
END BALUSTERS: BRAUN 8806  
INTERIOR BALUSTERS: 1" x 1"  
STEEL @ 6" O.C. STANDARD  
STEEL RAILING.  
RE: 1-800-323-4072.



**2 REAR ELEVATION**  
1/4" = 1'-0"

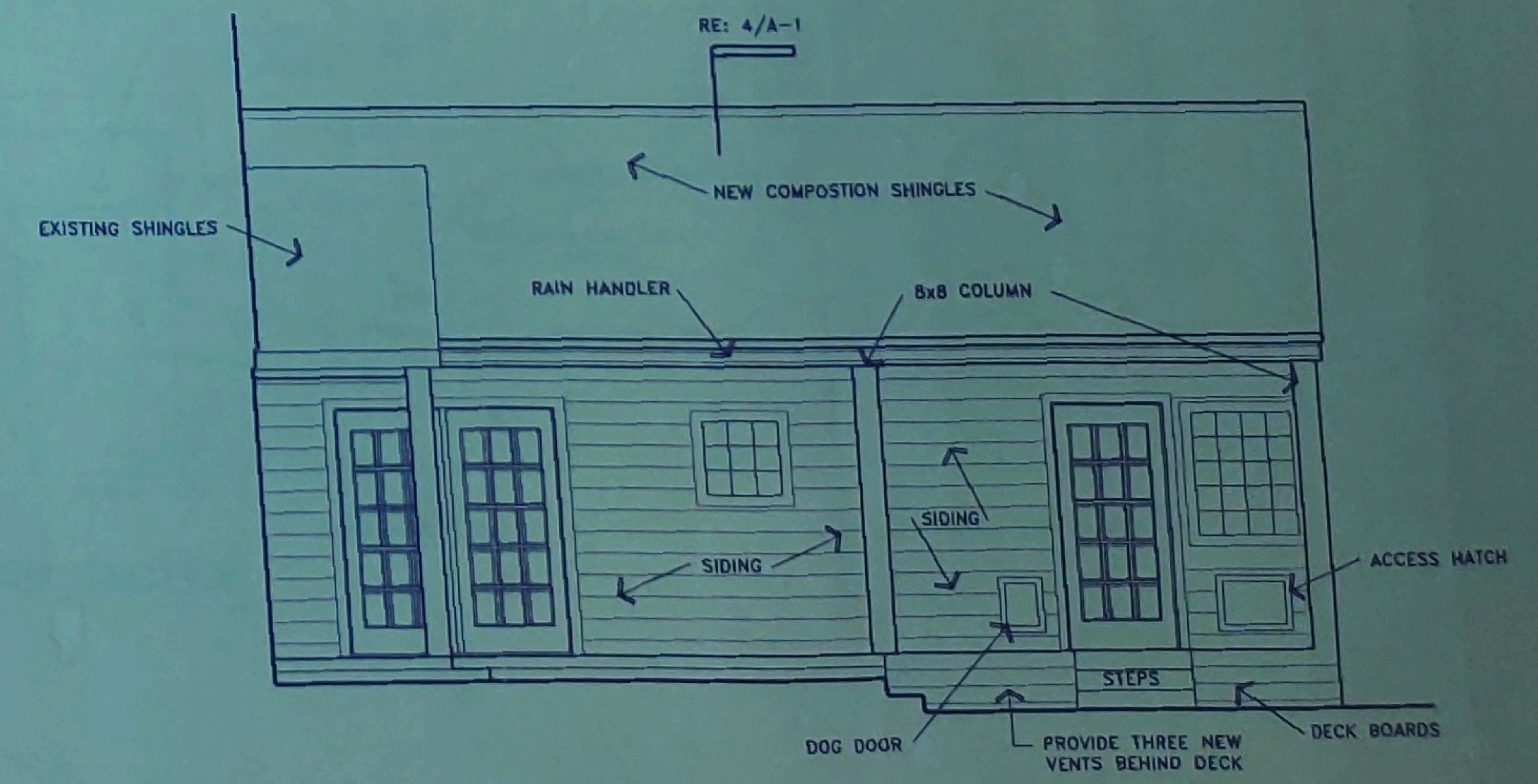


**3 WEST ELEVATION @ DRIVEWAY**  
1/4" = 1'-0"



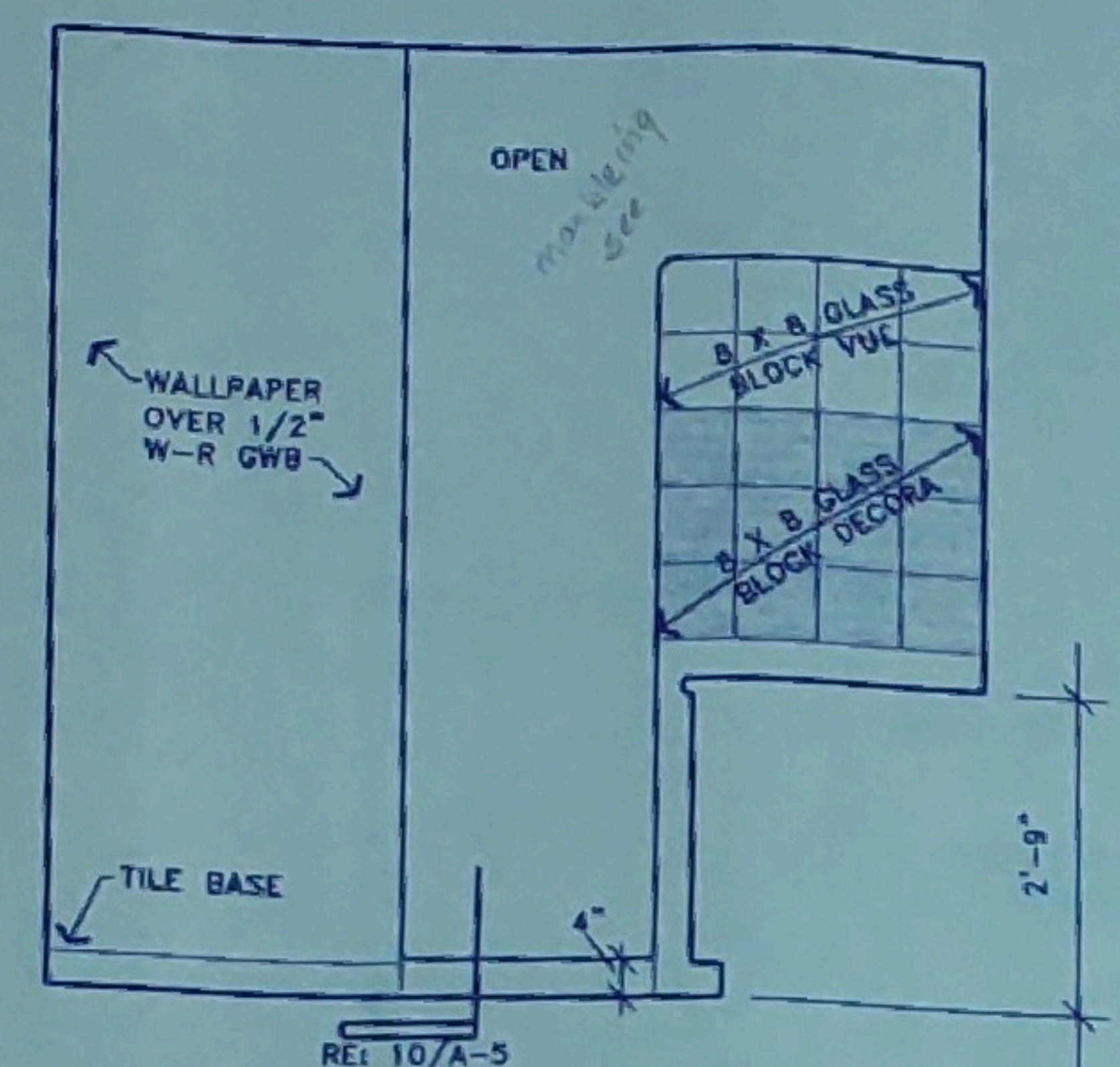
**4 EAST ELEVATION**  
1/4" = 1'-0"

RE-LOCATE EXISTING COMPRESSOR & ADD NEW COMPRESSOR IN THIS AREA. CONFIRM EXACT LOCATION WITH OWNER BEFORE INSTALLING.

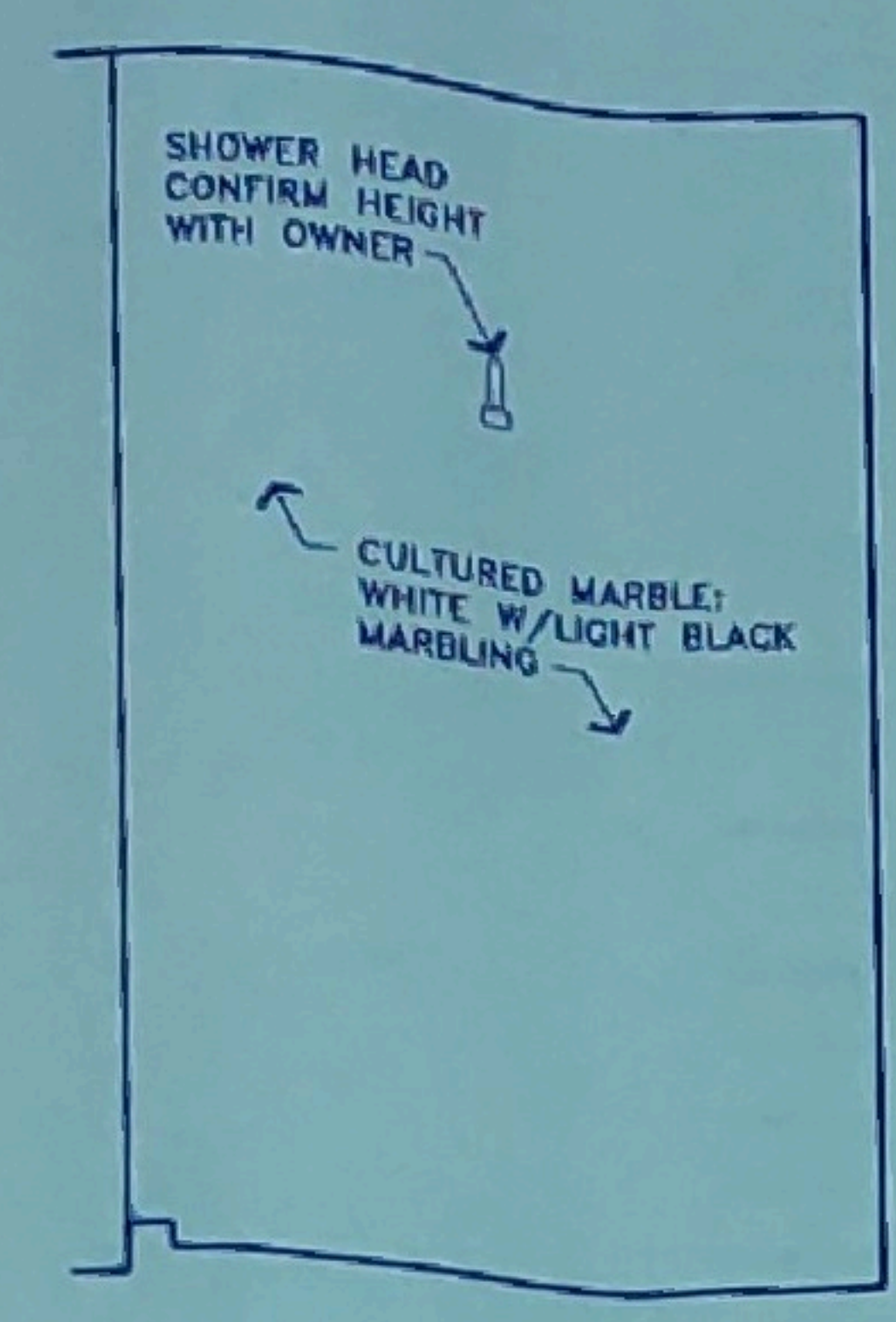


**5 WEST ELEVATION @ MASTER BEDROOM**  
1/4" = 1'-0"

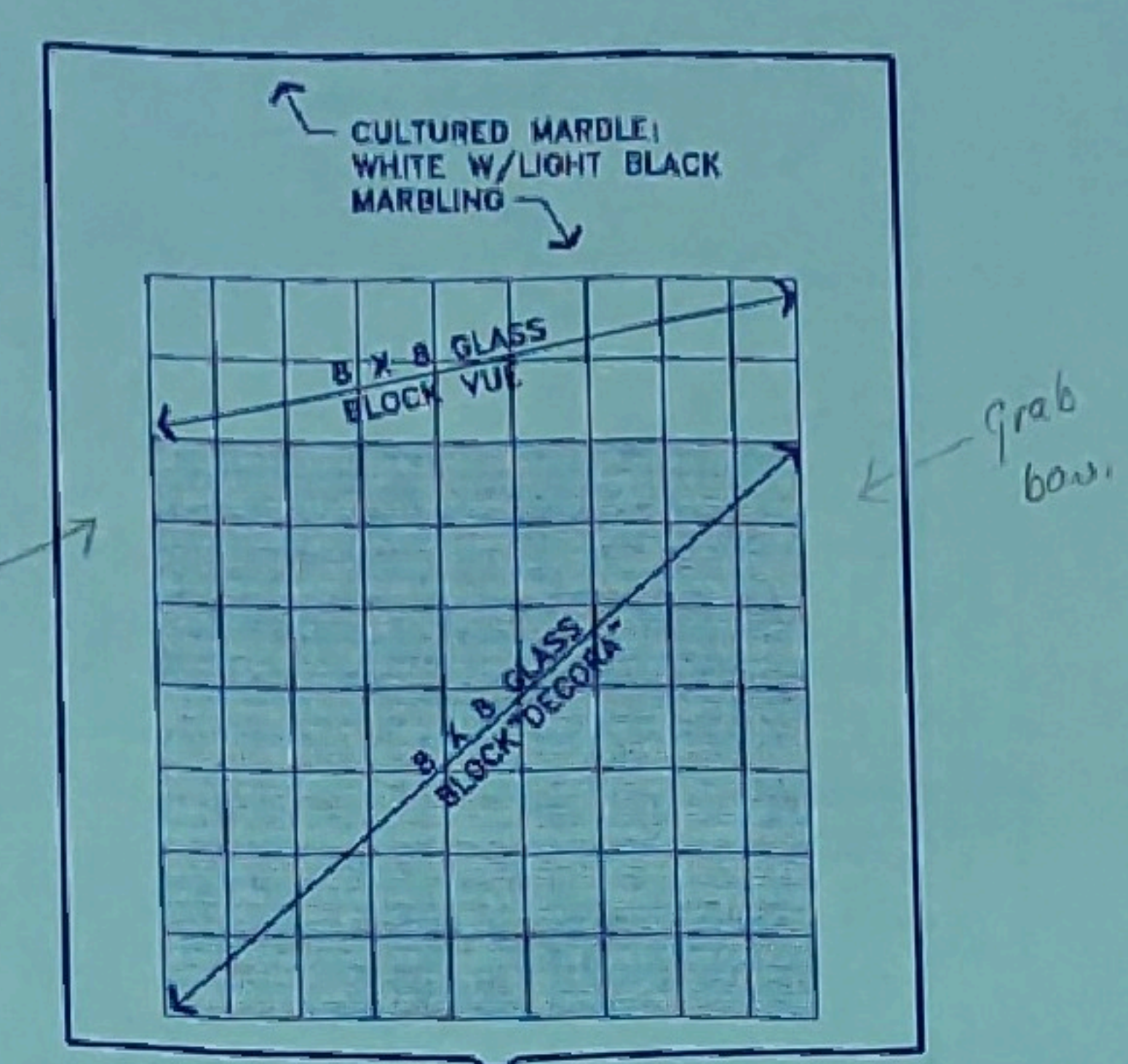




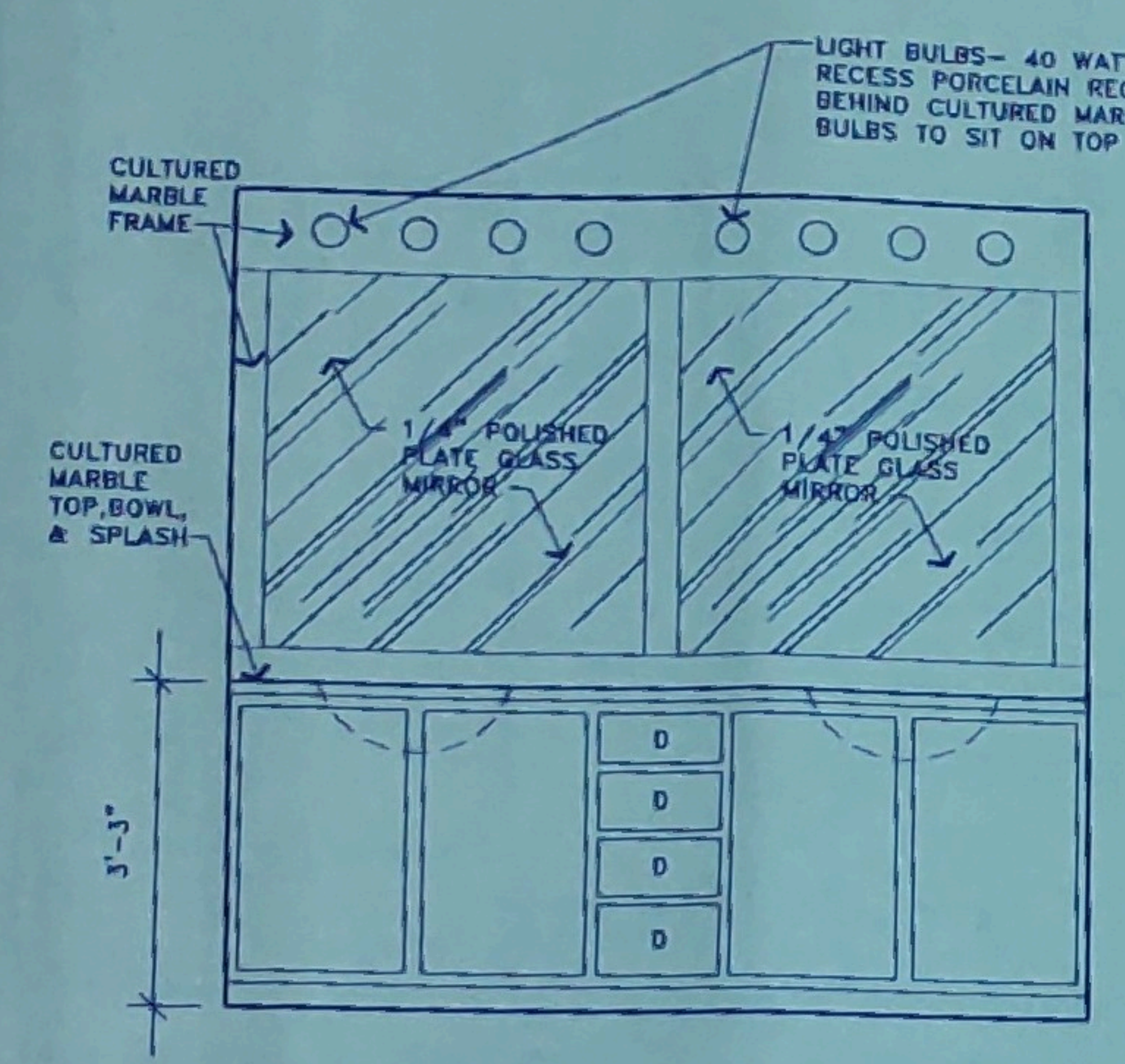
**1 SHOWER DOOR ELEV.**  
1/2"=1'-0" EAST



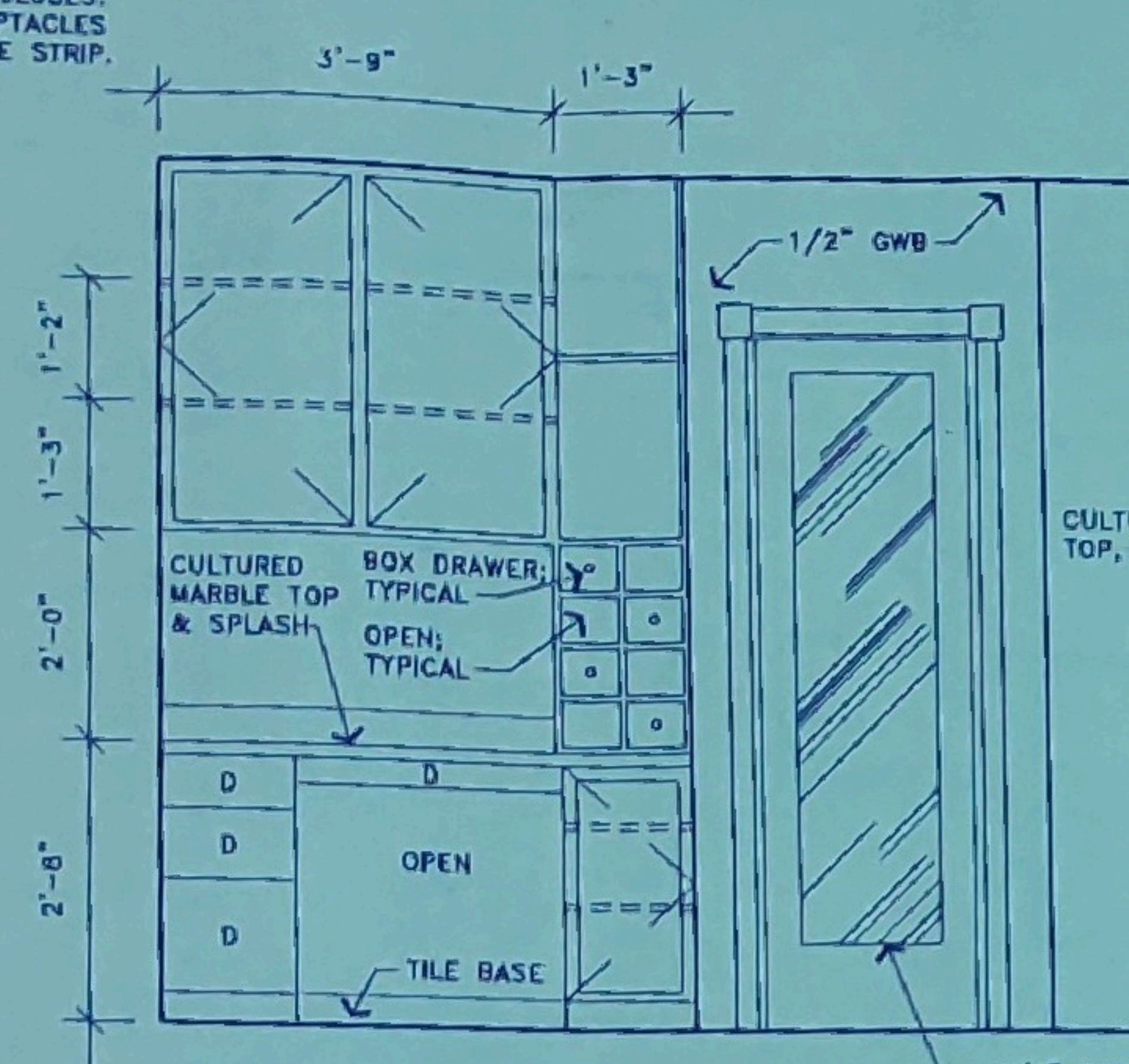
**2 SHOWER HEAD ELEV.**  
1/2"=1'-0" NORTH



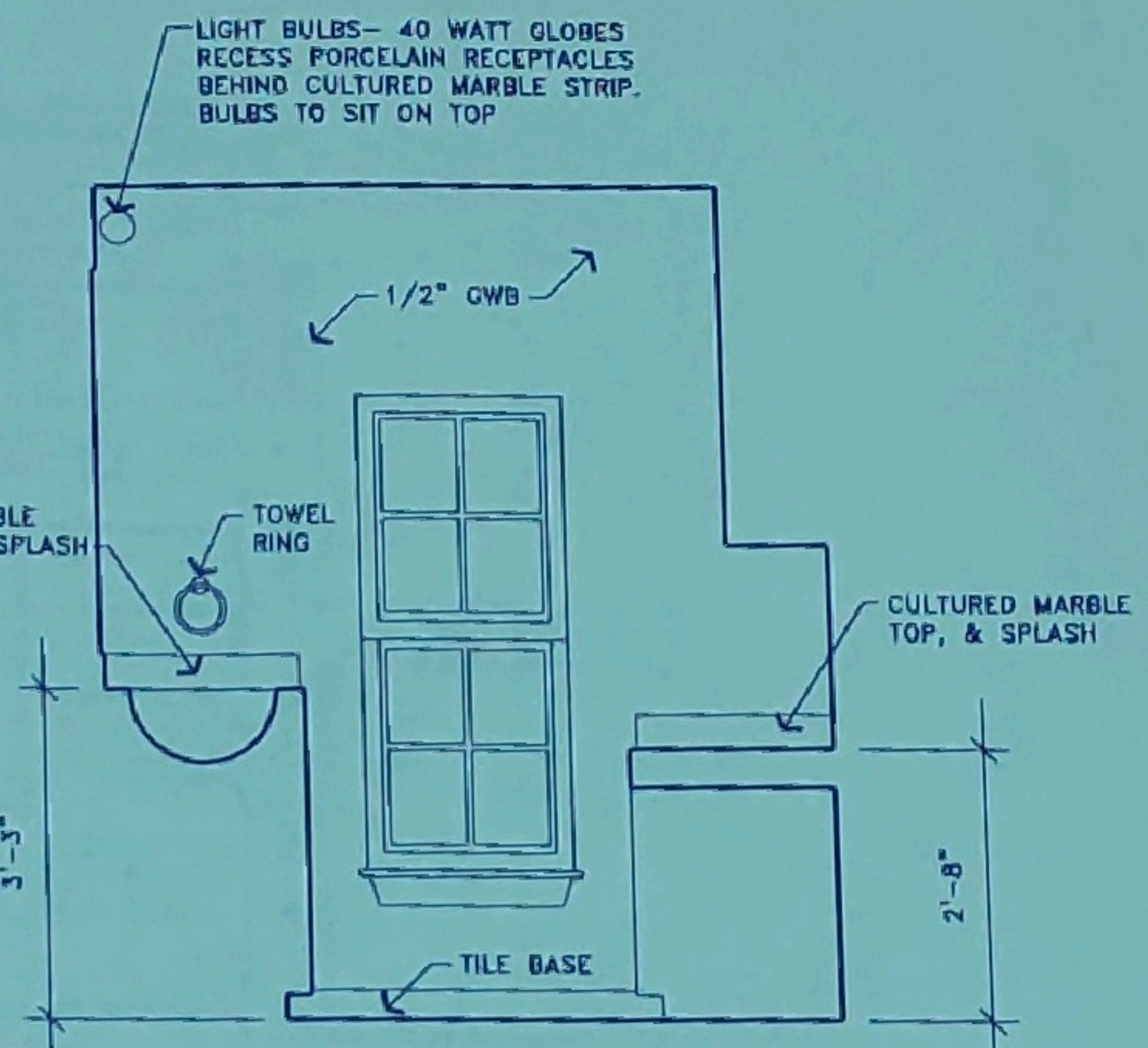
**3 SHOWER ELEV. @ CURVED WALL**  
1/2"=1'-0" SOUTHEAST



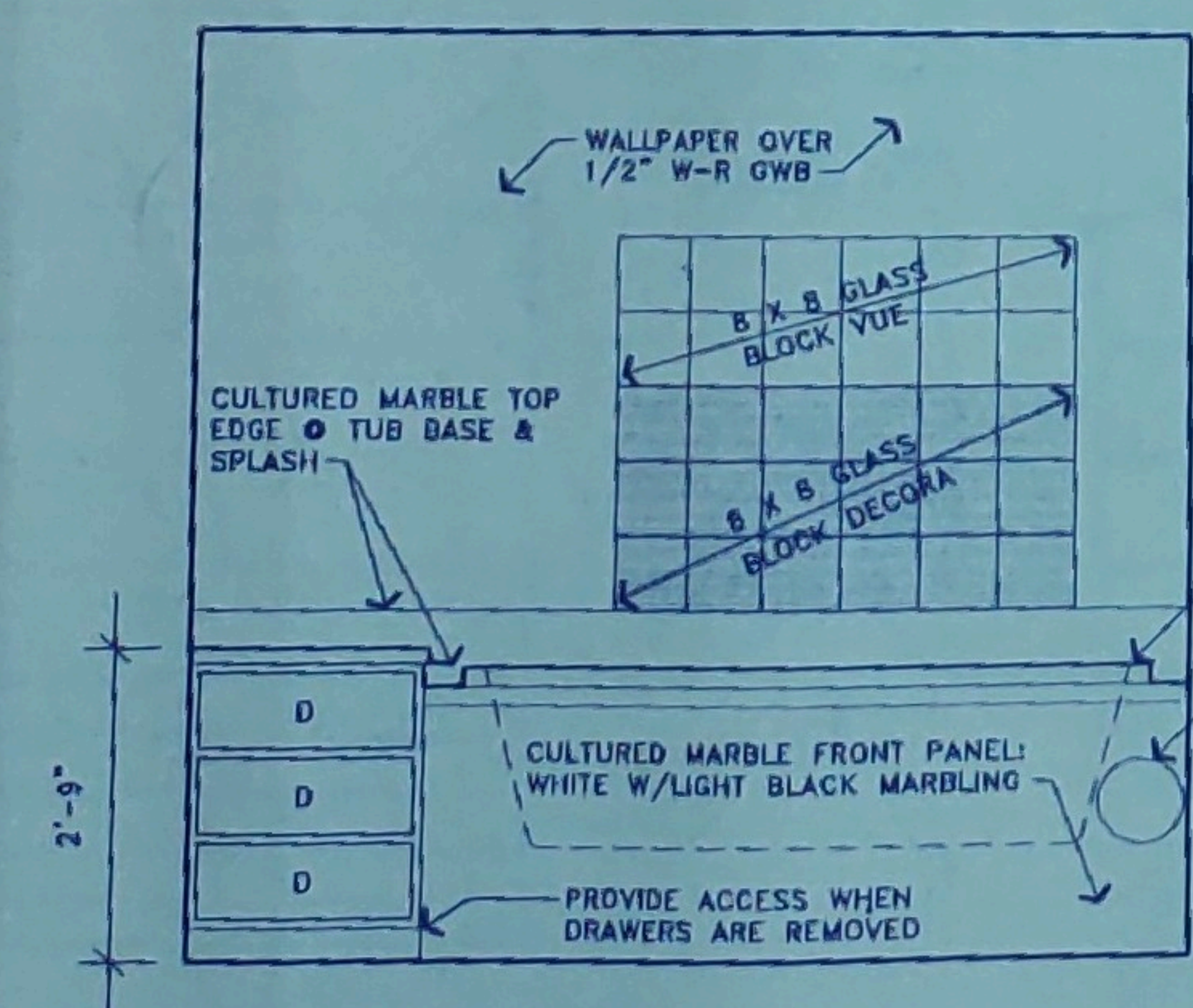
**4 ELEV. @ MASTER LAV'S**  
1/2"=1'-0" NORTH



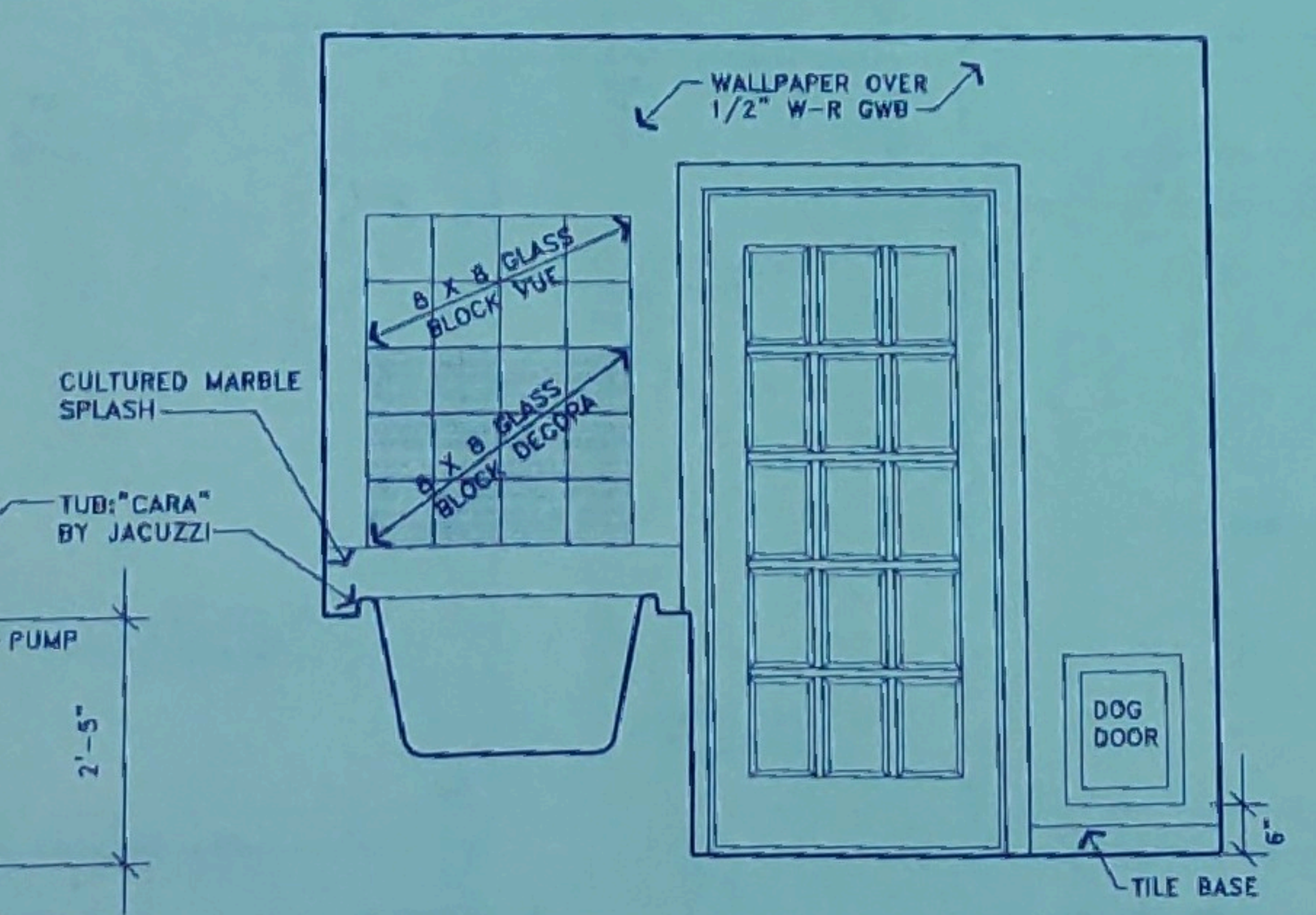
**5 ELEV. @ MAKE-UP**  
1/2"=1'-0" SOUTH



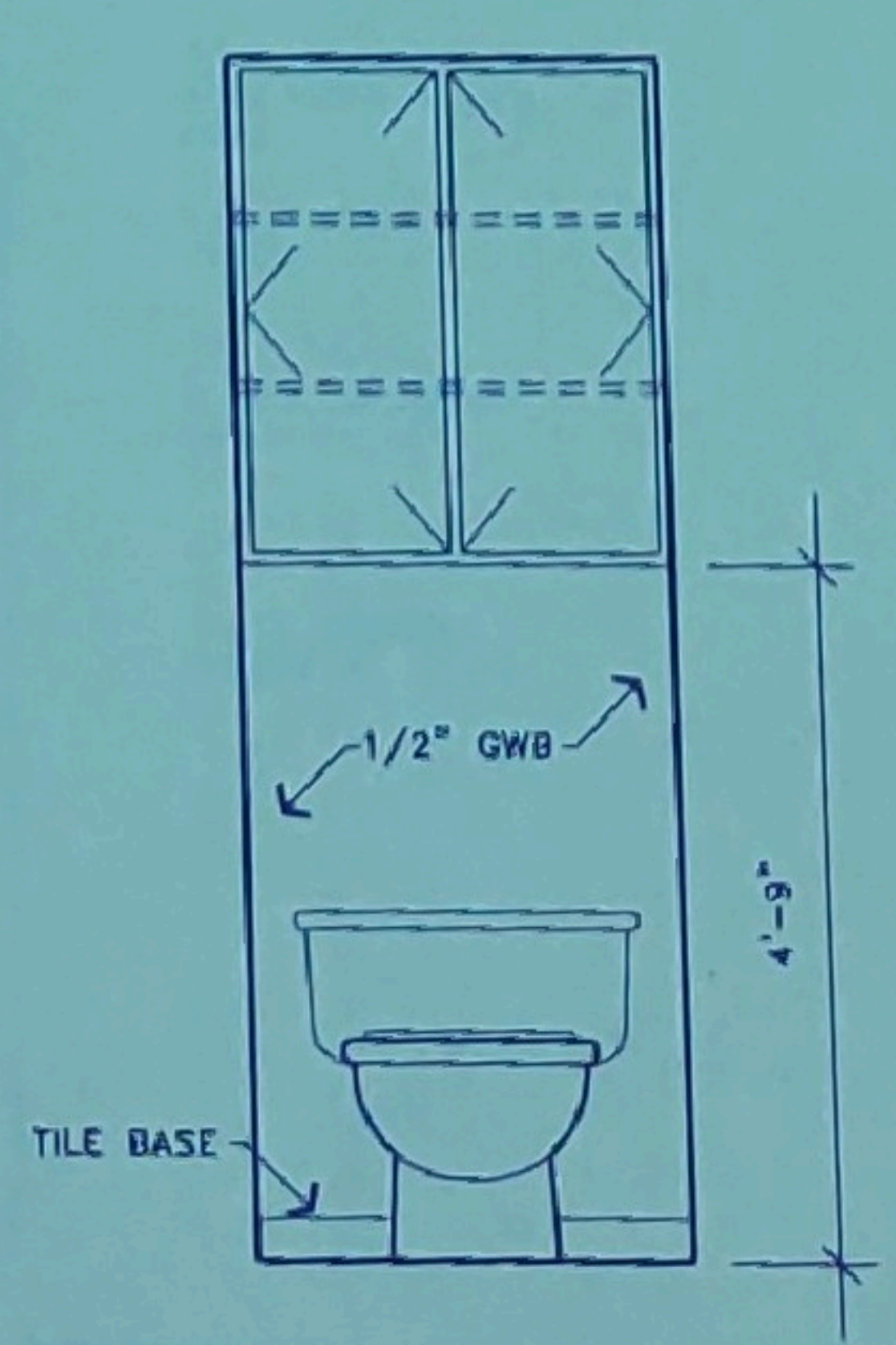
**6 ELEV. @ LAV WINDOW**  
1/2"=1'-0" EAST



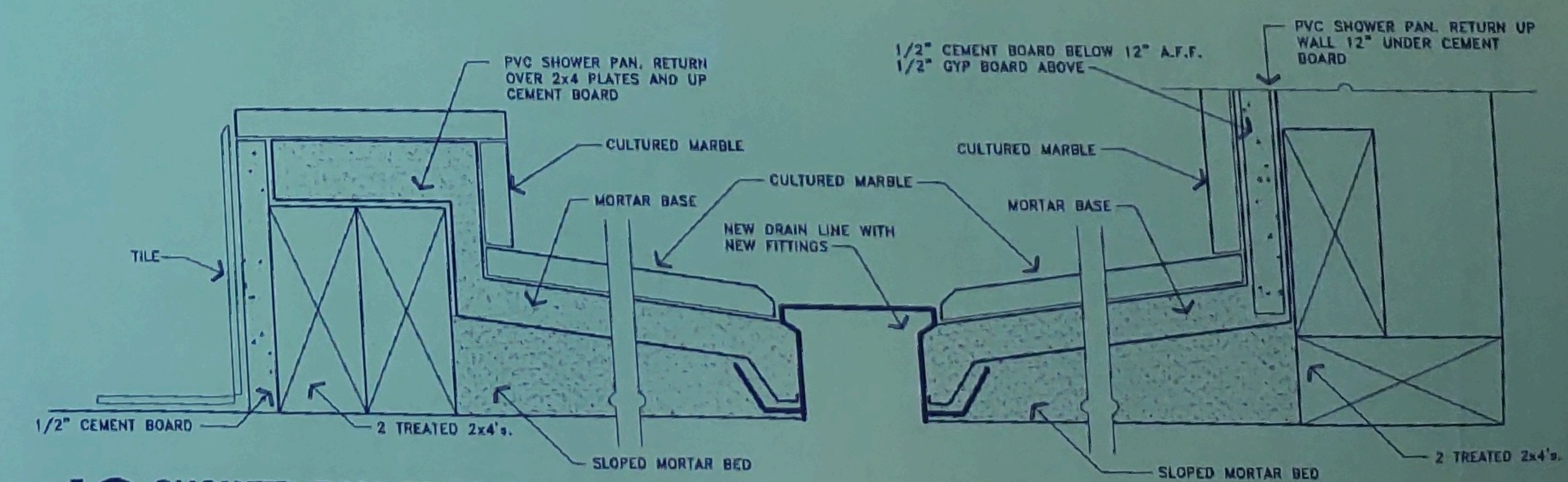
**7 ELEVATION @ TUB**  
1/2"=1'-0" SOUTH



**8 ELEVATION @ TUB**  
1/2"=1'-0" WEST



**9 ELEV. @ TOILET**  
1/2"=1'-0" WEST

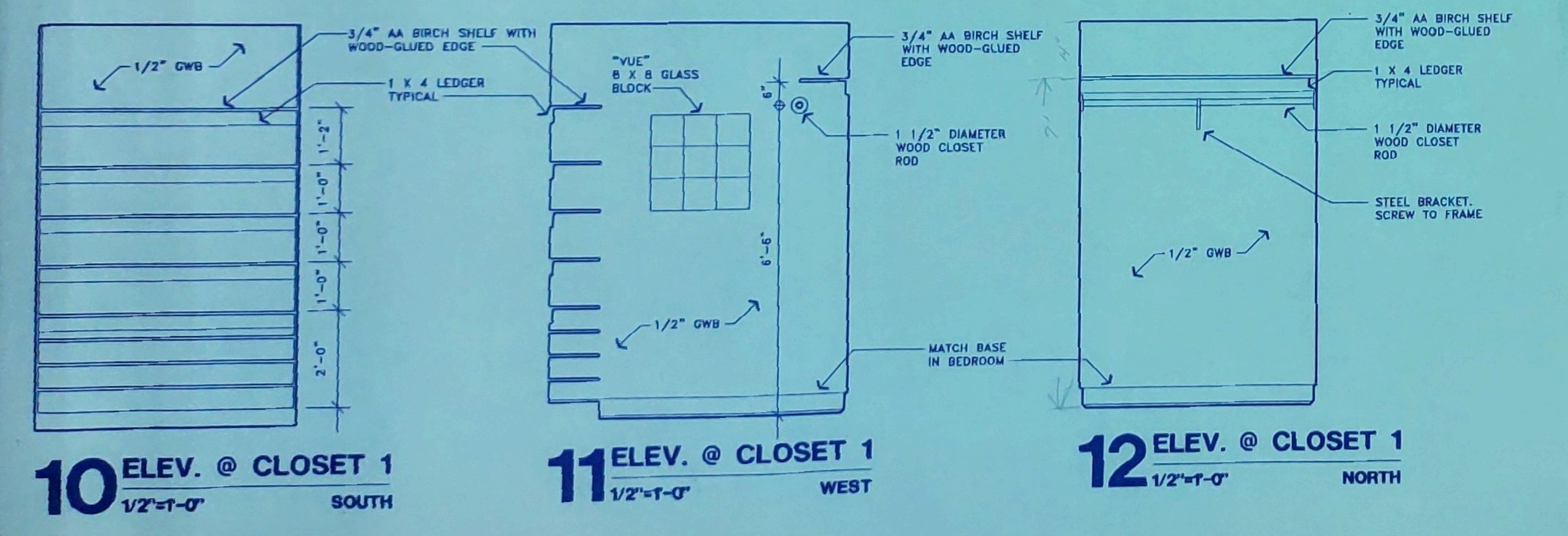
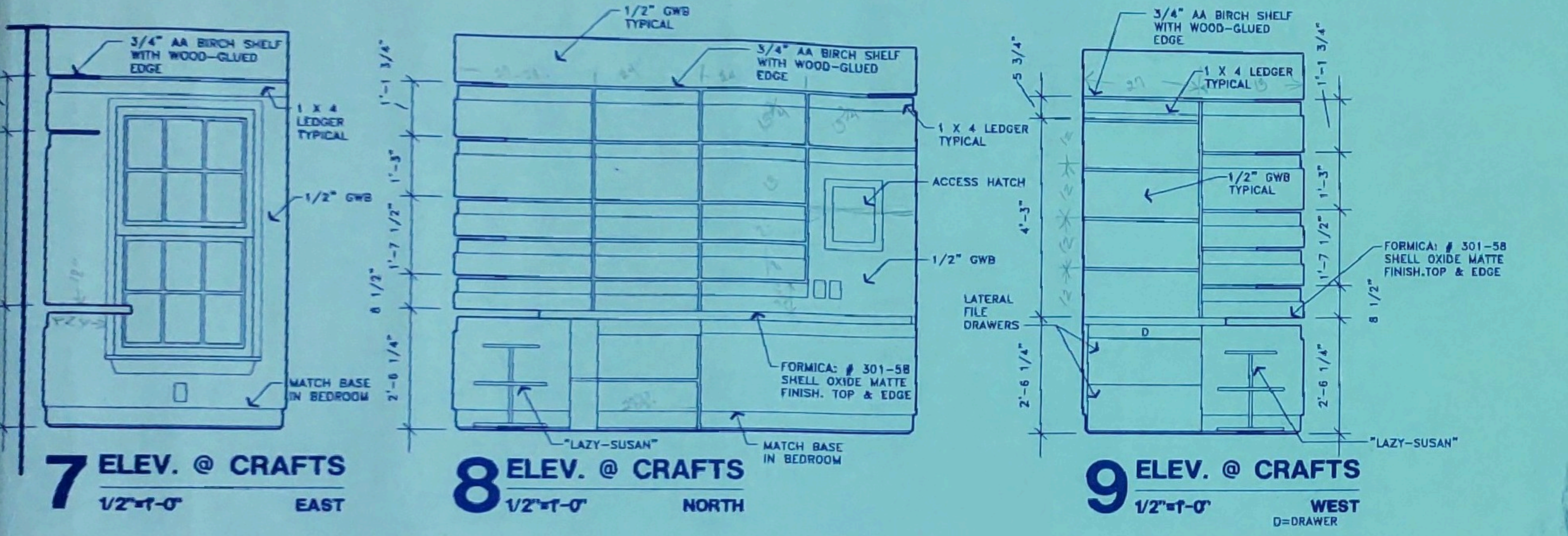
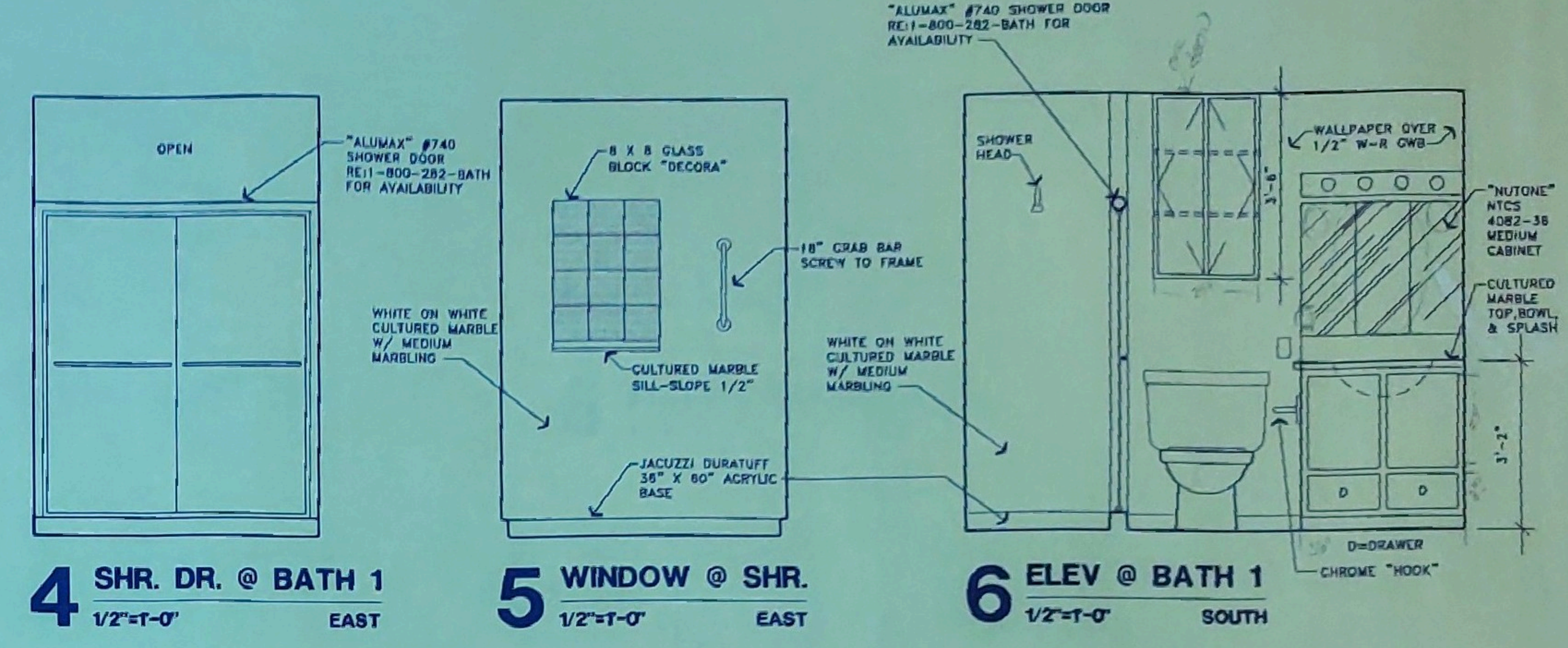
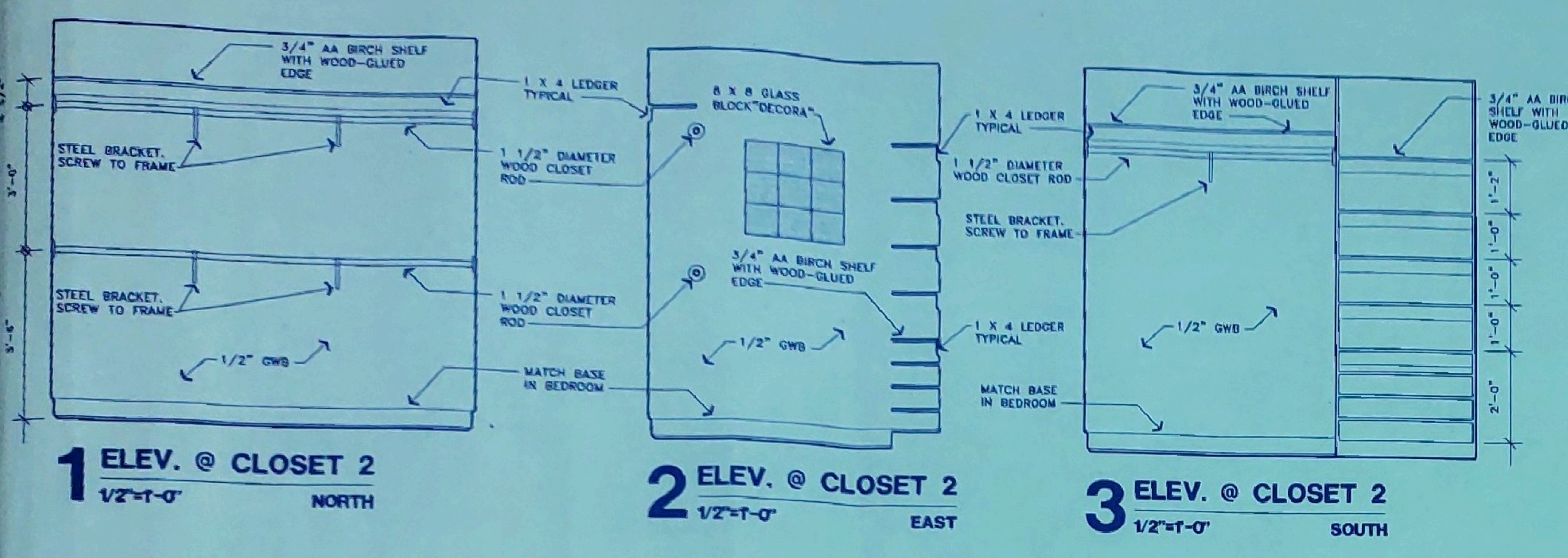


**10 SHOWER PAN SECTION**  
N.T.S.

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ADDITIONS & ALTERATIONS FOR

MS. LINDA WALKER

721 WEST 38TH STREET  
HOUSTON, TEXAS 77018

INTERIOR ELEVATIONS



## SPECIFICATIONS

### DIVISION 00 INSURANCE

#### 1. INSURANCE TYPES AND LIMITS

Purchase and maintain in force the following kinds of insurance of companies acceptable to the Owner, and in amounts approved by the Owner.

- A. EMPLOYERS' INSURANCE: Minimum limits of liability:
1. WORKER'S COMPENSATION: STATUTORY
  2. EMPLOYER'S LIABILITY: STATUTORY
- B. COMPREHENSIVE GENERAL LIABILITY: Include Independent Contractor's Liability; Contingent Liability; Completed Operations and Products Liability all on the occurrence basis, with Personal Injury Coverage, Owner's Indemnity, and Broad Form Property Damage.
- C. COMPREHENSIVE AUTOMOBILE LIABILITY: Include non-ownership and hired car coverage as well as owned vehicles.

#### 2. PROOF

Arrange for insurance companies to submit to the Owner certificate of insurance verifying requirements of # 1 A, B & C above.

### DIVISION 01 GENERAL

#### 1. DRAWINGS AND SPECIFICATIONS

- A. The drawings and specifications are correlative and have equal authority and priority. Should they disagree in themselves, or with each other, assume the most expensive combination of quality and quantity of Work indicated. The appropriate method of performing the Work, in the event of the above mentioned disagreements, will be made by the Architect.
- B. Contractor shall inspect the various drawings and notify Architect of any discrepancies between the drawings themselves or between the drawings and the existing conditions before commencing construction.
- C. Any changes from these construction documents shall be in writing with a copy signed by the Owner.

#### 2. DRAWS AND FEES

- A. Contractor shall obtain and pay for building permit(s).
- B. All draws shall be only for work in place. All draws shall be less 10% retainage. This retainage will be released 30 days after the project is completed and turned over to Owner.
- C. No draw will be released until Contractor furnishes proof of payment for all materials and labor as represented by that draw.
- D. Contractor will provide "release-of-lien" before 10% retainage will be released.

#### 3. WARRANTIES

- A. Contractor will provide owner with a copy of all warranties on any items or materials installed on this job that come with a warranty.
- B. Nevertheless, Contractor shall provide the Owner with a two-year warranty on all workmanship and materials in the project. This warranty dates from the completion of all work as signed for by Owner.

#### 4. STORAGE AND CLEANING

- A. All materials shall be stored in an orderly fashion on this site and not on adjacent properties nor on any public right-of-way.
- B. Contractor is responsible for any theft from this site of materials/equipment supplied for construction.
- C. Contractor shall maintain a clean site with weekly clean-ups and monthly haul-offs of accumulated debris.
- D. Upon completion, building and grounds shall be immaculate inside and out.

#### 5. MATERIALS

- A. All materials shall be new when brought to the job site.
- B. Materials shall be stored under water-proof membranes. (If outdoors)

#### 6. QUALITY

- A. Contractor shall be responsible for and shall produce a first-class piece of workmanship.
- B. Join materials to uniform, accurate fit so they meet with neat, straight lines, free of smears or overlaps.
- C. Install exposed products appropriately level, plumb and at accurate right angles with adjoining Work.

### DIVISION 02 SITE WORK

#### 1. DEMOLITION & RE-CONFIGURATION

- A. Relocate fence of Utility Room deck as shown on sheet A1.
- B. Demount & re-install wood fence at Master Bedroom.
- C. Vegetation or landscaping that is removed, damaged or killed shall be replaced with a comparable item or the full replacement amount shall be credited to Owner.

#### 2. METHODS

- A. Take care not to damage landscaping during construction.
- B. Remove tree as shown and grub roots. Remove roots where they cross new concrete T-wall beam.
- C. Remove sod under area of new addition and new deck. Replace with bank sand.

### DIVISION 03 CONCRETE

#### 1. FILLS: Place 4" bank sand under addition.

2. TERMITES PROTECTION: Contractor to provide termite treatment under addition. Contractor shall coordinate treatment with Owner.

#### 3. PLACEMENT OF STEEL

- A. Steel shall conform to ASTM 40.
- B. Re-bar shall be on chairs only.
- C. Lapped re-bar shall be a minimum of 40 bar diameters.
- D. All bent steel shall be machine bent.
- E. Provide 2 inch minimum coverage concrete over steel.

#### 4. CONCRETE COMPOSITION

- A. Concrete shall test 3000 PSI at 28 days (minimum 5 sack mix) Slump shall not exceed 5 1/2".
- B. PORTLAND CEMENT: ASTM C-150, Type 1.
- C. AGGREGATE: ASTM C-33, clean crushed stone or gravel; max. size 1"
- D. SAND: ASTM C-33-55T, clean, hard, sharp sand. [no clumps].
- E. WATER: Suitable for drinking.

#### 5. CONCRETE PLACEMENT

- A. PLACEMENT PREPARATION
1. Remove all organic material from within project perimeter. Grind & remove any stumps from within project perimeter. Notify Owner if any living roots from trees outside the project perimeter must be cut.
  2. Remove all clumps, rocks, sawdust and debris from formed spaces immediately before placement.
  3. Dampen wood forms immediately before placement.
- B. Foundation shall be visually plumb, level and straight except for any slopes that may be indicated. Maximum actual deviation shall not be more than 1/4 inch over 8 feet in any direction.
- C. Float-Finish top of T-Wall foundation surface.
- D. All concrete shall test  $\Phi$  3,000 PSI  $\Phi$  28 days. Owner reserves the right at her expense to take and analyze samples.
- E. All concrete edges to be machine-vibrated immediately after placement.
- F. Place concrete continuously so that there are no cold joints except at construction joints.
- G. Do not place concrete if the temperature is below 40 degree Fahrenheit in any 24-hour period surrounding placement.
- H. Allow concrete to cure for three days before beginning framing.

### DIVISION 04 MASONRY

#### 1. MATERIALS

- A. BRICK: Clean and re-use existing units.
- B. MORTAR:
1. HYDRATED LIME: ASTM C 207, Type S.
  2. PORTLAND CEMENT: ASTM C 150, Type II.
  3. SAND: ASTM C 144.
  4. WATER: Clean and potable.
  5. CALCIUM CHLORIDE: ASTM D 98, Type I or II.

#### 2. METHODS

- A. Prime and point to match existing.
- B. Match joint size and rake at existing.
- C. Do not lay brick if temperature is below 40 degrees F in any 24 hour period surrounding placement.

#### 2. GLASS BLOCK

All Glass block material flashing and labor will be furnished by Mr. Al Cosby of Masonry and Glass systems; Houston. Ref: 713-944-9716 for availability.

### DIVISION 05 METALS

#### 1. MATERIALS

- A. FENCE: Cold form tubular steel to ASTM A500; welded connections.
1. DESIGN PARAMETERS: Rail shall withstand a minimum concentrated load of 200 lbs. applied in any direction at any point along the top rail.
  2. DOCUMENTATION: Submit shop drawings before fabrication begins.
- B. STRAPS:
1. WIND: By the "Simpson" Company.
  2. BRICK TIES: 7/8" 26 Gauge galvanized steel

#### 2. METHODS

- A. Prime and point fence with black baked enamel paint at fabrication.
- B. Nail all holes on wind straps.
- C. Set steel fence posts in concrete.

### DIVISION 08 CARPENTRY

#### 1. MATERIALS

- A. STUDS- Stud-grade fir
- D. ALL OTHER LUMBER: #2 Southern Yellow Pine. Cull excessively knotted or warped members.

#### 2. FINISH

- A. All lumber is S4S.
- B. All lumber is kiln dried to 15% max moisture content.
- C. Treated wood to be chemically impregnated under pressure.

#### 3. FASTENERS

- A. Use nails unless screws are indicated on drawings.
- B. Nail ALL holes on joist hangers or hurricane straps or clips.

#### C. STANDARDS

1. SCREWS: Provide wood screws complying with F.S. FF-S- 111 D.
2. NAILS: Provide necessary nail types as defined in ASTM D 2478.

#### 4. ERECTION

#### A. ATTACHMENT TO CONCRETE

1. Exterior plates shall be attached to 1/2" diameter bolts set in the T-Wall at 4'-0" O.C. max. with nuts and 2 oversize washers.
  2. All bottom plates shall be treated and shall be separated from concrete by 26 gauge continuous termite shield.
  3. Any wood touching any concrete shall be treated wood.
- B. FRAMING
1. Erect all members plumb, square and true.
  2. Provide adequate temporary bracing during construction.
  3. All headers shall be 2- 2 x 12s with 3/8" plywood spacer glued and cross-nailed both sides at 6" O.C.B.W.
  4. Bridge between all joists at maximum 8'-0" intervals.
  5. Members that bear on plates shall bear a full 3 1/2".
  6. Members that top shall top a minimum 4".
  7. Where members intersect in a parallel plane, use joist hangers.
  8. Glue and screw all floor decking.

#### C. BLOCKING

1. Provide dead wood blocking for drywall every place there is no structural framing to carry and hold drywall. Such blocking shall be a maximum of 16" o.c. and where possible should be continuous.
2. Block behind drapery locations with 2 x 6s, confirm locations with Owner.
3. Provide continuous 2 x 4 blocking behind ~~toilet paper~~ grab-bars, toilet paper devices, etc.

#### 5. EXTERIOR TRIM

- A. FASCIA & TRIM: Match residence
- B. SOFFIT: Match rear porch

#### 6. INTERIOR TRIM

- A. BASEBOARDS, CASING & STOOLS: Match trim in existing breakfast room.
- B. CABINETS:

#### 1. Shelves:

- a. Material: 3/4" AA Birch veneer plywood.
  - b. Edge: Not-glued birch tape.
2. Cases: 3/4" AA Birch veneer plywood.
  3. Face Frames: 3/4" Solid Poplar.
  4. Drawer & Door Fronts: MDF Raised panels; submit sample.
  5. Hinges: "Hettig" 120 degree recessed, 2 per door.
  6. Drawers:
    - a. Fronts: MDF Raised panels- submit sample.
    - b. Sides & back: 1/2" Baltic AA plywood.
    - c. Bottoms: 1/4" Birch AC plywood.
    - d. Corners: Dadoed; glued & nailed.
    - e. Guides: Double; steel with steel ball bearings; 3/4 extension.
  7. Tops: Re Sheets A-5 and A-6.
  8. Pulls & Handles: By Allowance; \$250.00 Total

### DIVISION 07 THERMAL & MOISTURE PROTECTION

#### 1. INSULATION

#### A. WALLS

- Use 3 1/2" R-11 Fiberglass batts in exterior walls of new rooms.

#### B. CEILINGS

- Use 5 1/2" R-19 Fiberglass batts in entire attic area over new rooms.

#### C. FLOORS

- Use 5 1/2" R-19 Fiberglass batts in entire floor area under new rooms.

#### 2. WALL SHEATHING

- Use 1/2" CDX Plywood at corners of all new exterior walls. Use 1/2" asphalt coated fiberboard at all other wall areas.

#### 3. ROOFING

#### A. MATERIALS

1. DECK: 5/8" CDX "KOOL-PLY." Fall faces down.
2. SPACING: use alum. "H" Clips.
3. FELT: 30#, use lin-caps.
4. SHINGLES: "Timberline" 240# (T25) fiberglass composition, match residence. Confirm color with Owner.
5. DRIP EDGE: "Nicks" starter vent by "Ventec".
6. CAPTIVE VALLEY: "Grace" Ice and Water shield. RE: 1/A-1 for exact location.

#### B. INSTALLATION

1. COURSES: straight and equal; 6 nails per shingle.
2. STEP FLASHING: where shown, 26 Gauge galvanized.

#### 4. CAULKING

- Caulk at exterior of all new window and door frames.

NOTE: Division 8 was not used

## SUBMISSIONS

NOVEMBER 4, 1997

ARCHITECTURE AND PLANNING BY

PHILLIP MARTIN AIA

2472 BOLSOVER, SUITE 270  
HOUSTON, TEXAS 77005  
713-529-8765

ADDITIONS & ALTERATIONS FOR

MS. LINDA WALKE

721 WEST 38TH STREET  
HOUSTON, TEXAS 77018

## SPECIFICATIONS

# A-7



**DIVISION 09 FINISHES**

**1. DRYWALL**

- A. MATERIALS:**
1. WALL BOARD- walls: To ASTM C 36 standard; 1/2", regular type.
  2. WALL BOARD- ceilings: To ASTM C 36 standard; 1/2", regular type.
  3. WALL BOARD- baths: 1/2" w-r.
- B. INSTALLATION:**
1. NAILS: Not permitted.
  2. SCREWS: Standard dry-wall screws 1-1/4" or greater.
  3. SPACING:
    - a. NAILS: Not applicable.
    - b. SCREWS: 8" o.c.
  4. DIRECTION: "Running-band" only (horizontal), stagger joints 4" minimum.
  5. TAPE: Standard paper tape.
  6. CORNER BEADS: Galvanized steel at ALL corners.
  7. FINISH: Float and sand as required to make joints invisible when textured.
  8. TEXTURE: Match existing finish.
  9. TOLERANCES: Any nicks, bumps, out of level or out of plumb areas detectable by visual inspection not permitted.

**2. PAINT**

- A. INTERIOR:**
1. Wood work:
    - a. Fill and sand all imperfections.
    - b. Paint with oil-base primer coat.
    - c. Paint with 2 top-coats. Paint all cabinets except MDF drawer and door fronts.
    - d. All paint is premium oil-based, "Benjamin Moore" or equal.
  2. Dry Wall:
    - a. Paint with latex primer-base coat.
    - b. Roll, brush or spray with as many coats as required to obtain full coverage.
    - c. All paint is premium latex, "Benjamin Moore" or equal.
- B. EXTERIOR:**
- Match existing. Owner has samples of all current paints and primers.

**3. FLOORING**

- A. MATERIAL:**
- Refer to schedule on sheet A-2
- B. MOUNT:** Tile over 60 psi 1/2" cement board and multi-purpose thin set.
- C. MOUNT:** Carpet over 5/8" pad.
- D. GROUT:** Submit sample.
- E. GROUT CURING:**
1. Cover with Kraft paper for 3 days .
  2. Allow to air for 10 days .
  3. Seal with liquid silicone .

**4. WALLPAPER**

- A. MATERIAL:**
- Paper is by Allowance; \$ 300 total .
- B. METHODS:**
1. Cover completely all drywall surfaces to be wallpapered with sizing.
  2. All cuts at window heads and jambs are to be at right angles.
  3. Seams are to align flawlessly .

NOTE: Divisions 10 through 14 were not used.

**DIVISION 15 MECHANICAL**

**1. PLUMBING**

- A. Fixtures:**
- Note: All fixtures may be acquired at Weathelmer Plumbing [713-842-9519]
1. Master Toilet: "Hamilton" by American Standard w/seal
  2. Toilet Bath 1: "Cadal" by American Standard w/seal
  3. Whirlpool Tub: "Cara" by Jacuzzi; Color: white
  4. Master Lavatories (2): Toilet: "Mesa" by American Standard; under-counter mount. W/3841,000-002 faucet and 0000,572-002 handles.
  5. Master Shower: 3/4" Thermal type- Temperature control: 2050,120-002 Two (2) volume controls: 7011,480-002 Shower head: 888,040-002 Two (2) body sprays: 1660,120-002
  6. Shower of Bath 1: Pressure Valve: 2000,500-002 Hand shower on bar: 1662,600
  7. Faucet and handles at master Tub: 6900,000-002
  8. Bath 1 Lavatory : "Mesa" by American Standard; under-counter mount. W/4801,000-002 Faucet and 0000,572-002 handles.
  9. Grab bars, Towel bars and Rings, TP holders etc: By Allowance: \$ 400 Total
- B. MATERIALS**
1. Water Lines
    - a. In yard: Confirm with City that existing service is adequate. If not provide new meter and new 1" Diameter or larger if directed by City. [ Note: Type "L" copper only. ] Wrap all buried copper to prevent corrosion.
    - b. In house: 3/4" copper, insulated in exterior walls, attic and crawl space with foam sleeves.
  2. Drain Lines
 

Schedule 40 PVC
  3. Gas Lines
    - a. Outside: 1 1/4" Black-wrapped steel.
    - b. Inside: Black malleable w/ some type fittings. Only use flexible copper unions at water heater & central heat.

**C. INSTALLATION.**

1. General
  - a. Perform pressure test on both gas piping and sewer drainage systems.
  - b. Roof vents shall be on rear of house.
  - c. Install accessible valves at all fixtures.
  - d. Provide new clean-out in new sanitary sewer line.
  - e. All faucets shall be provided with adjacent compression chamber ( for "water hammer" )
  - f. Sound insulate all pipes (both supply and drainage) adjacent to all tubs, showers and toilets. [ Fill entire stud chase with bats ].
  - g. All hose bibbs are to be "frost-free" design.
  - h. Provide new water shut-off . Confirm location with Owner.
2. Water Heaters
  - a. Provide (1)-50 gallon self-cleaning gas unit in attic with built-in relief valve.
  - b. Vent water heater to atmosphere with double vent pipes and metal flashing.
  - c. Provide relief valve with outside drain.
  - d. Keep top of unit 18" below roof.

**2. HEATING, VENTILATION, AIR-CONDITIONING**

**A. MATERIALS**

1. Compressor: Lennox.
2. Air Handler: Lennox.
3. Ducts: Insulated sheet metal.
4. Grills: aluminum, painted white.
5. Expansion valve: slight glass type, on coil.
6. Thermostat: manual set-back.
7. Plenum: sheet metal.
8. Duct board: not permitted.

**B. DESIGN CRITERIA**

1. Provide systems to the following specifications.
- | PERFORMANCE | SUMMER                 |
|-------------|------------------------|
| Outside     | 95 degr. DB/80degr. WB |
| Inside      | 68 degr. DB/50% RH     |
| PERFORMANCE | WINTER                 |
| Outside     | 20 degr. DB            |
| Inside      | 75 degr. DB            |
2. System assumed to be 1.5 Ton. (Verify and submit calculations)
  3. Drywall existing return air chase.
  4. All rooms, including walk-in closets, utility room, crafts and toilet will have supply ducts.
  5. Keep all heat exchangers 36" from roof.
  6. All heaters must be vented through the roof with metal ducts and flashing.
  7. All units must have enough room for servicing.
  8. All units must be removable.
  9. SEER = 12 or better.
  10. Furnace gets electronic ignition.

**DIVISION 18 ELECTRICAL**

**1. SERVICE:**

- A. Provide new 200 Amp. fuse box per drawings.
  - B. Connection is by rigid underground conduit [ No weatherhead ].
  - C. Re-lacate meter.
- 2. CIRCUITS:**
- A. Install dedicated circuit for sewing machine.
  - B. Label circuits for Owner.
  - C. All circuits are 20 Amp minimum.
  - D. Phone wire shall have 2-line capacity.

**3. MATERIALS & METHODS**

- A. Permanently connect all conduit and electrical equipment to Code-approved solid copper grounding rod, 6" in length.
- B. All wire cable shall be #12 AWG mm. and shall be solid copper. No aluminum to be used.
- C. Panel boards shall be Dead-Front construction with quick-break thermal magnetic breakers.
- D. All equipment shall be UL listed.
- E. Service to garage to be rigid conduit, minimum 1'-6" below grade.
- F. All wires in metal boxes grounded with clips.
- G. All connected wires to have splicing cap and nylon insulator.
- H. All recessed lights will be rated for full coverage with batt insulation.
- I. All material to be "Square-D" or Owner-approved equal.
- J. All switches shall be constructed with screw-post connectors. Snap-in connectors not allowed.
- K. Confirm color of all outlets, switches and plates [etc] with Owner before ordering and/or installing said items.
- L. Fixtures:
  1. Lighting: By Allowance; \$ 1,500 material only.
  2. Ceiling Fans: By Allowance; \$ 400 material only.

ARCHITECTURE AND PLANNING BY  
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ADDITIONS & ALTERATIONS FOR  
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