

Medini Luxury Properties

LEGAL DESCRIPTION

5135 Mimosa Drive
Lot 2, Block 2, Section 2, Braeburn Gardens



DRAWING INDEX

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STRUCTURAL:

AREA MAP

VICINITY MAP

CONTACTS

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CIVIL ENGINEER

STRUCTURAL ENGINEER

CONTRACTOR

ABBREVIATIONS

AC	ACOUSTICAL	MFR	MANUFACTURER
ADJ	ADJUSTABLE	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MTD	MOUNTED
ALUM	ALUMINUM	MATL	MATERIAL
ANOD	ANODIZED	MBM	METAL BUILDING MANUFACTURER
A/C	AIR CONDITIONING	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NTS	NOT TO SCALE
		NOM	NOMINAL
BD	BOARD	OC	ON CENTER
BETW	BETWEEN	OPP	OPPOSITE HAND
BTWN	BETWEEN	OPNS	OPENING
BRK	BRICK	O/O	OUTSIDE FACE TO OUTSIDE FACE
BOS	BACK OF STEEL		
CLS	CEILING		
CMU	CONCRETE MASONRY UNIT	PF	PRE-FABRICATED
COL	COLUMN	PLWD	PLYWOOD
CONC	CONCRETE	PLBG	PLUMBING
CONT	CONTINUOUS	P/LAM	PLASTIC LAMINATE
CPT	CARPET	PTD	PAINTED
CLR	CLEARANCE	PTN	PARTITION
COOR	COORDINATE		
C	CENTER LINE	RE	REFER TO
CORR	CORRIDOR	RES	RESILIENT
		REQD	REQUIRED
DS	DOWNSPOUT	REQS	REQUIREMENTS
DTL	DETAIL	R	RADIUS
DP	DEEP	R/A	RETURN AIR
DIA	DIAMETER	RAG	RETURN AIR GRILLE
DRWG	DRAWING	RO	ROUGH OPENING
DIM	DIMENSION		
EA	EACH	SC	SOLID CORE
EDF	ELECTRIC DRINKING FOUNTAIN	SO	SQUARE
EQ	EQUAL	STRUC	STRUCTURAL/STRUCTURE
EWC	ELECTRIC WATER COOLER	SHT	SHEET
EWV	ELECTRIC WATER HEATER	SAN	SANITARY
EXG	EXISTING	SHT MTL	SHEET METAL
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEC	ELECTRICAL	SS	STAINLESS STEEL
EXPD	EXPOSED	STL	STEEL
		SPEC	SPECIFIED/SPECIFICATIONS
FD	FLOOR DRAIN	STD	STANDARD
FEC	FIRE EXTINGUISHER CABINET	SUSP	SUSPENDED
FIN FLR	FACE TO FACE (INSIDE)		
FF	FINISHED FLOOR	TOB	TOP OF BRICK
FIXT	FIXTURE	TEL	TELEPHONE
FOB	FACE OF BRICK	THK	THICK
FV	FIELD VERIFY	TYP	TYPICAL FOR SIMILAR CONDITIONS
		TOP	TEXTURED CONCRETE PAVING
GA	GAUGE	TOP	TOP OF PAVING
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GWB	GYPSUM WALLBOARD	VOL	VOLUME
HFS	HALF FULL SCALE	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VIF	VERIFY IN FIELD
HC	HOLLOW CORE	VIF	VERTICAL
HDWR	HARDWARE	VWC	VINYL WALLCOVERING
HPC	HANDICAP		
HT	HEIGHT	WC	WATER CLOSET
HORIZ	HORIZONTAL	W/F	WELDED WIRE FABRIC
INSUL	INSULATION	W/	WITH
INT ELEV	INTERIOR ELEVATION	WP	WORKING POINT
JT	JOINT	WD	WOOD
LAV	LAVATORY		
MO	MASONRY OPENING		
MCCU	MEMBERS CHOICE CREDIT UNION		
MECH	MECHANICAL		
MFD	MANUFACTURED		

MASTER LEGEND

- DOOR / OPENING
- INTERIOR PARTITION TYPE, RE: PARTITION SCHEDULE
- ROOM NUMBER
- KEY NOTE
- ELEVATION MARK
- DETAILED FLOOR PLANS & PLAN DETAILS
- WALL SECTIONS
- BLDG SECTION
- ELEVATIONS

GENERAL NOTES

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES, INCLUDING THE 2018 INTERNATIONAL BUILDING CODE, THE DRAWINGS AND SPECIFICATIONS ARE AN OUTLINE OF THE MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION. MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS, WHEN IN EXCESS OF MINIMUM SPECIFICATIONS, SHALL CONTROL.

BEFORE COMMENCING WORK, CONTRACTOR SHALL PERFORM A SURVEY OF EXISTING CONDITIONS IN ORDER TO VERIFY ACCURACY AND COMPATIBILITY OF DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH ACTUAL CONDITIONS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY, IN WRITING, OF ALL DISCREPANCIES FOUND WHICH MAY AFFECT THE WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT CONDITIONS ARE CORRECT AND THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CONDITIONS.

ANY EXISTING ADJACENT CONSTRUCTION AFFECTED BY DEMOLITION AND NEW CONSTRUCTION WORK TO BE REPAIRED AND REPLACED TO ITS ORIGINAL CONDITIONS.

ALL CONSTRUCTION SHALL BE COMPLETE, FINISHED, AND OF THE HIGHEST QUALITY WORKMANSHIP. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE OWNER AND ARCHITECT. VERIFY ALL SPECIFICATIONS WITH THE ARCHITECT PRIOR TO COMMENCING THE WORK.

CODE

International Building Code, 2018 edition
International Energy Conservation Code, 2018 edition
International Fire Code, 2018 edition
International Fuel Gas Code, 2018 edition
International Mechanical Code, 2018 edition
International Plumbing Code, 2018 edition
International Residential Code, 2018 edition
(BOCA) National Building Code, 1996 ed.
National Electric Code, 2011 edition
International Property Maintenance Code (IPMC), 2018 edition
International Swimming Pool and Spa Code (ISPS-C), 2018 edition
Chapter 26, Electrical and Alarm Systems
Chapter 62, Plumbing, Gas and Solar Energy
Chapter 10, Street Areas and Public Places
Chapter 82, Urban Forest Preservation and Enhancement

APPROXIMATE SQ. FT.

First Floor	2,100 SF
Second Floor	2,633 SF
Total Living	4,733 SF.
Porch	41 SF.
Veranda	429 SF.
Garage	696 SF.
Brick Ledge	61 SF.
Total Covered Area	5,912 SF.

PAI

PURSER ARCHITECTURAL

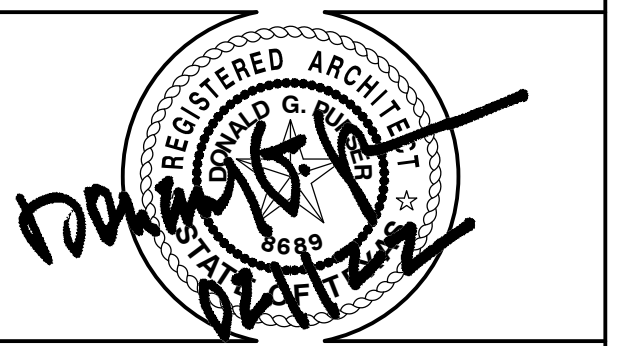
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MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
Revised	11/16/2021
Revised	02/09/2022



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PROJECT NUMBER

R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A01

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
Revised	11/16/2021
Revised	02/09/2022



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PROJECT NUMBER
R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A02

OF: 17

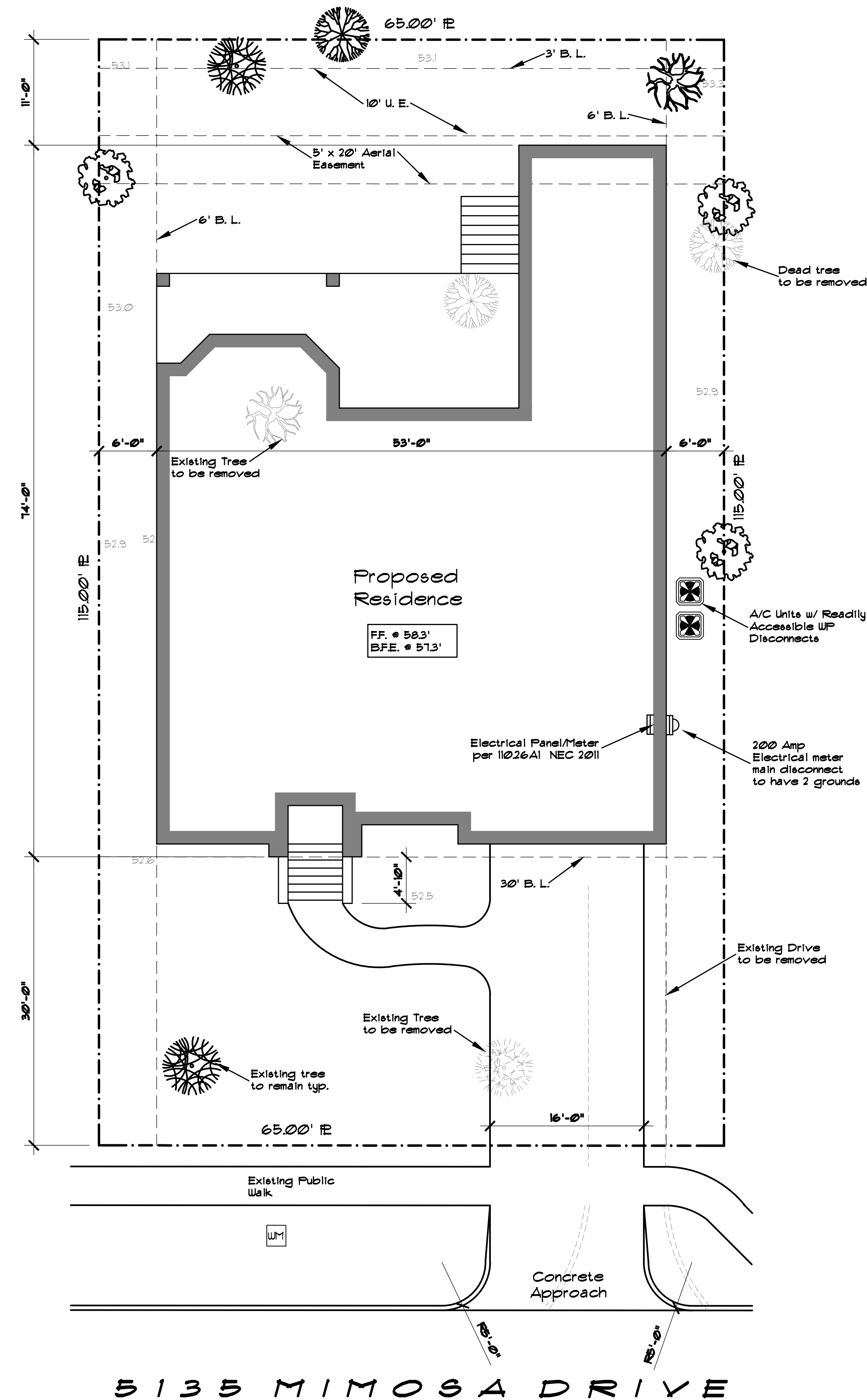
NOTES

SITE GRADING (AT FOUNDATION)
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5 percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5 percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. (2018 IRC section 1803.3, 2018 IRC section 401.3).

When a curb cut is necessary, a 6" restrictor shall be split into 2 - 4" PVC sch. 40 pipes, using a "Y" type connection before going through the curb.

NOTES:

- IRC 2018
- Gutters & downspouts required - must be tied into drainage system.
- Fence rot board must extend a min. of 2" into virgin soil.
- Crawlspace drainage required.
- Truss schedule on site at frame inspection.
- All steps to exterior, including garage steps, must be hollow to allow water in & out.
- All 2nd floor operable windows must be a min. of 24" off of Finished Floor.
- Underground Drainage req'd on house.



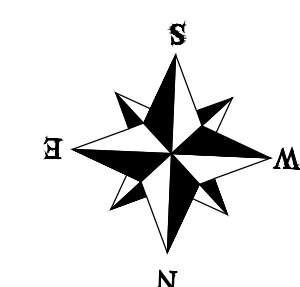
Lot Coverage

Lot	7,475 SF.
House Footprint	3,339 SF.
Flatwork	679 SF.
Total Cov. =	4,018 SF. = 53.7% Coverage

SITE DESCRIPTION

5135 Mimosa Drive
Lot 2, Block 2, Section 2,
Braeburn Gardens

DIRECTION



SCALE

1/8" = 1'-0"

SITE PLAN

MEDINI LUXURY PROPERTIES

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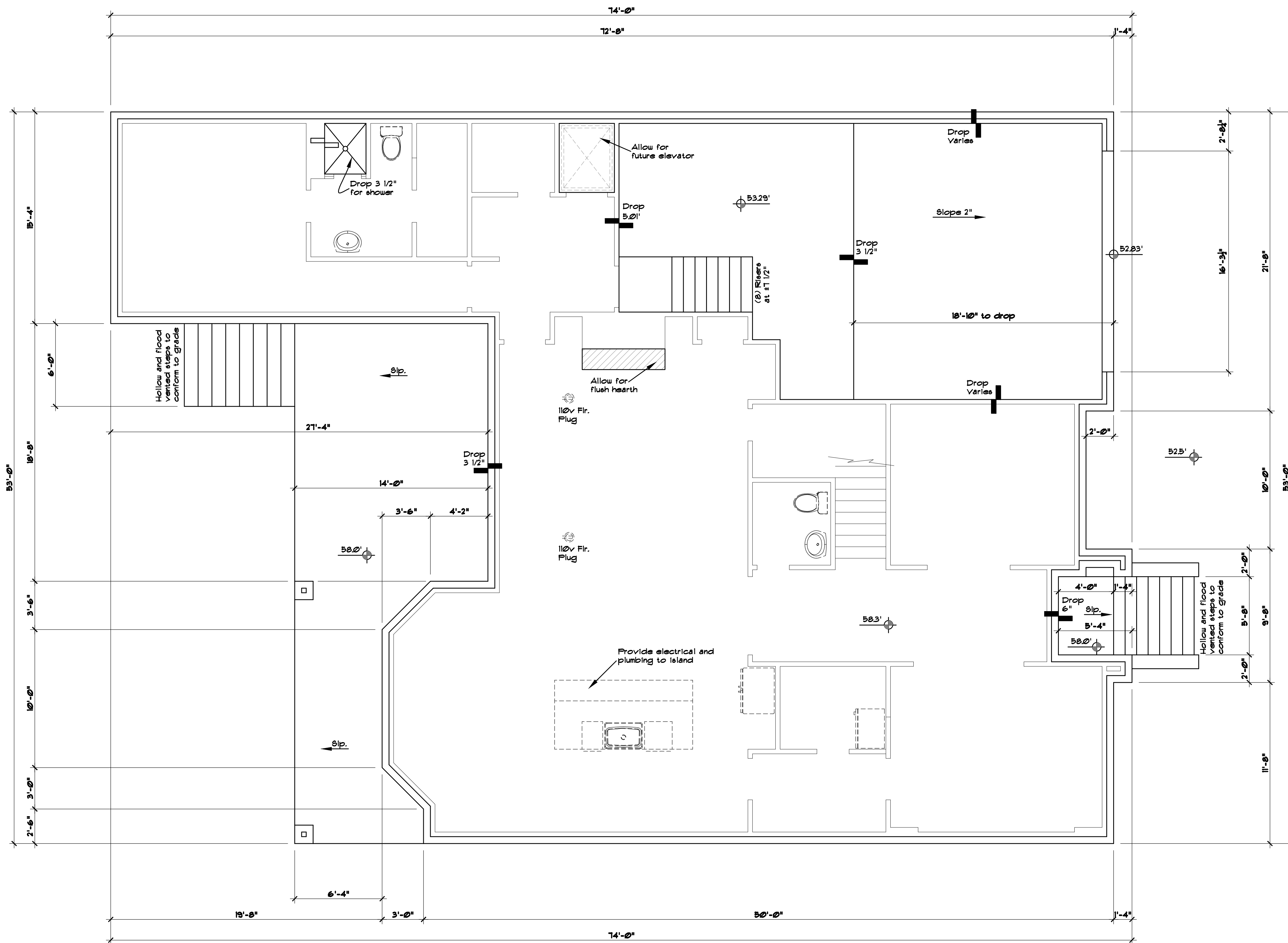
R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A03

OF: 17

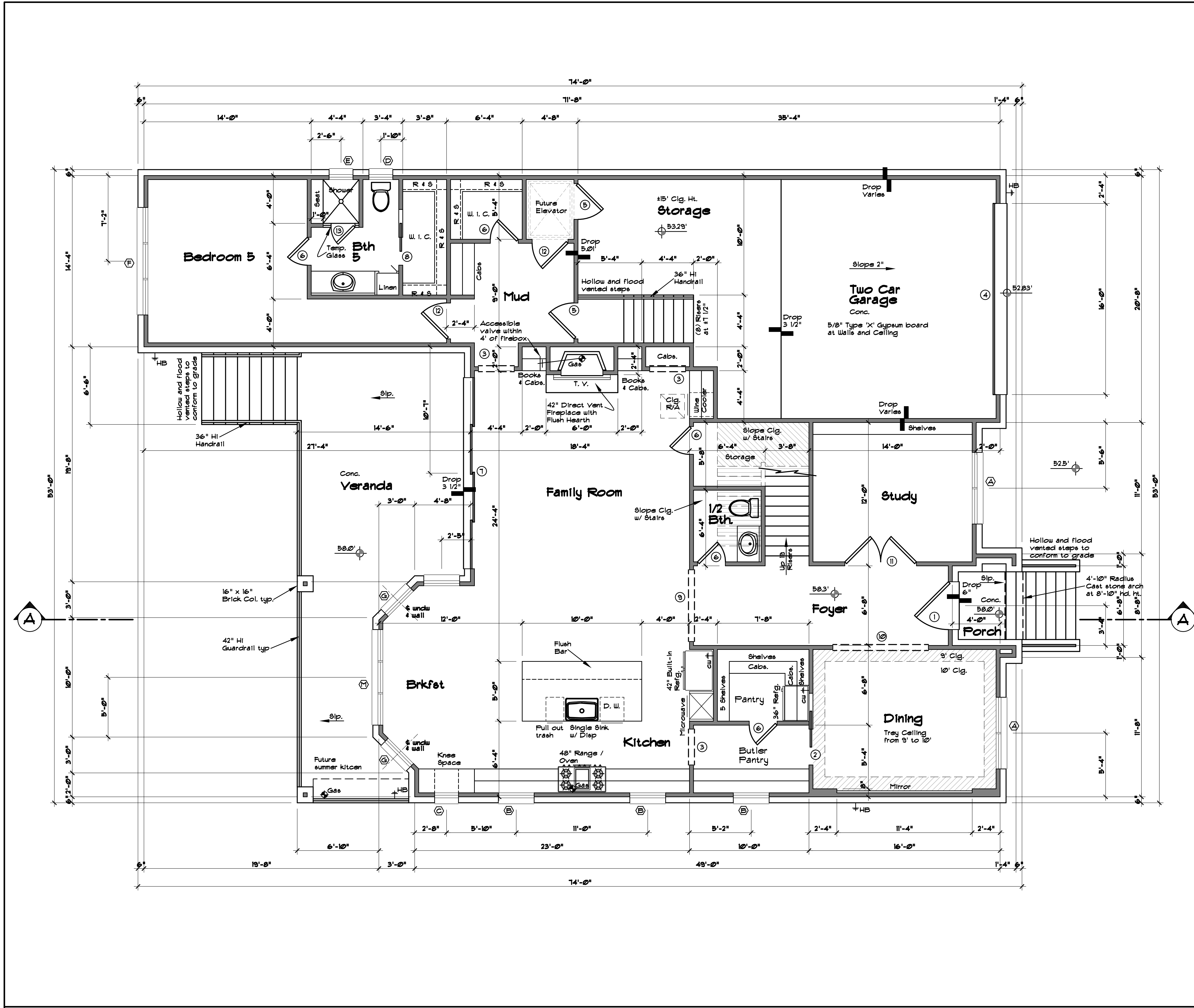


FOUNDATION PLAN

This plan is for information only. See engineered foundation plan for construction.

SCALE

1/4" = 1'-0"



UNLESS OTHERWISE NOTED

10' Ceiling Height at First and Second Floor
 All angles 45°.
 All walls where plumbing, drain, waste and vent lines are located shall be 2" x 6" sized lumber minimum.
 Locate water heater(s) in attic w/ drain pan and relief line to outside, above load bearing wall, comply with 2018 IRC.
 When gas is used in utility room, provide combustion and drying air (louvered door).
 Unless otherwise permitted or required by the dryer manufacturer's installation instructions or approved by building official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 10 feet, including two 90 degree elbows, two feet shall be deducted for each 90 degree elbow in excess of two.
 Tile floors at baths.
 Tile walls at tubs.
 All open showers and tubs to be finished with a non absorbent surface to a height not less than 72" above drain inlet over fiber cement product.
 All glass at bathing areas shall be tempered safety glass and must comply with 2018 IRC.
 Provide ventilation at all baths and utility room through natural or mechanical means and comply with 2018 IRC.
 Synthetic marble drain and splash at vanities.
 8'-0" Head heights at all doors and C.O.s
 Door between garage and any habitable space must be 20 minute fire rated with closure.
 All residential structures (R-1, 2, 3, and 4) shall use 5/8" type X sheetrock throughout and all handrails to be 34" to 38" above nose of tread and comply with 2018 IRC.
 R316.2 Guard Opening Limitations. Required guards on open sides of stairways, raised floor areas, balconies, and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere of inches (102 mm) in diameter. Required guards shall not be constructed with horizontal rails or other ornamental pattern that results in the latter effect.
 The Attic access stairway shall comply with Section M102B.1.3. The requirements have been revised as such:
 Attics containing appliances requiring access shall be provided with an opening and a clear unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30-inches high and 22 wide and not more than 20-feet in length when measured along the centerline of the passageway from the opening to the appliance. The Passageway shall have continuous solid flooring in accordance with Chapter 5 not less than 24" 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 20-inches by 30-inches where such dimensions are large enough to allow removal of the largest appliance.
 Attic access, as required by code, shall be provided using a 25 1/2" x 54" (min.) folding ladder stair rated at 350-pound capacity with a min. of 20 min. fire rating.
 Attic Disappearing stairs may be installed in the garage ceiling provided the exposed panel is not less than 3/8" thick fire retardant-treated-plywood or covered with a minimum of 1/2 inch gauge sheet-metal in addition to these two methods identified in the code for garage separations, the following methods are also acceptable for protecting the attic disappearing stairs and other attic access openings: Untreated plywood protected with 5/8" thick gypsum board or untreated plywood protected with an intumescent paint. In all cases, the opening protection material shall be applied to the garage side of the plywood.
 G20402 Elevation of ignition source. Equipment and appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" (457mm) above the flood in hazardous locations and private garages. For the purpose of this section, rooms or spaces that are not part of the living space of a dwelling unit and that communicate directly with a private garage through openings shall be considered to be part of the private garage.
 M206.5. All return air filters in new residential construction and wherever possible in existing buildings shall be installed within 24" of the finished floor or there must be installed a media-type or electrostatic-type air filter at the equipment.

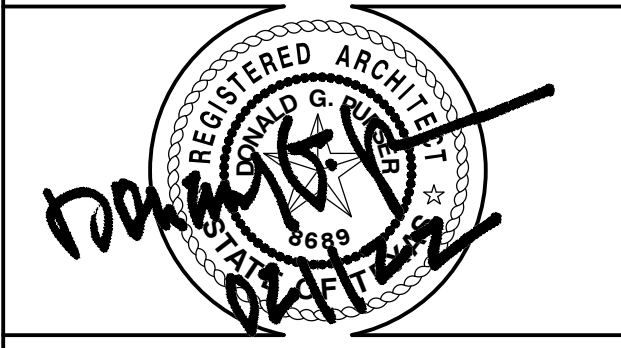


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 R.21.069.MEDINI

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SHEET NUMBER:

A04

SCALE
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FIRST FLOOR PLAN

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DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
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WINDOW SCHEDULE

All windows to be Vinyl Frame, double pane, low "E" glass, at 8' hd. ht.
See exterior elevations for window styles.
All windows or fixed glass at staircases, bathrooms, any glass within 24" of a door, any glass within 18" of floor and all butt glaze glass to be tempered glass.
R6132 Window sills. In dwelling units, where the opening of an operable window is located more than 12 inches (1029 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Glazing between the floor and 24 inches (610 mm) shall be fixed or have openings through which a 4" diameter (102 mm) sphere cannot pass.

Mark	Size	Description
(A)	(2) 3' x 8'	Temp. Fixed Glass Mullied as one unit
(B)	3' x 1'	Fixed Glass at 4'-3" hd. ht.
(C)	2' x 5'	Single Hung
(D)	2' x 4'	Single Hung
(E)	2' x 4'	Temp. Obscure Fixed Glass
(F)	(3) 3' x 6'	Single Hung Mullied as one unit
(G)	3' x 6'	Single Hung
(H)	3' x 5'	Casement
(I)	2'-4" x 5'	Fixed Glass
(J)	3' x 5'	Single Hung
(K)	(2) 3' x 6'	Single Hung Mullied as one unit
(L)	3' x 1'	Fixed Glass
(M)	(3) 2'-8" x 6'	Single Hung Mullied as one unit

SECTION R312
GUARDS AND WINDOW FALL PROTECTION
R312.2 Window Fall Protection.
Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.
R312.2 Window Sills.
In dwelling units, where the opening of an operable window is located more than 12 inches (1029 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4" diameter (102 mm) sphere where such openings are located within 24" (610 mm) of the finished floor.
Exceptions:
1. Windows whose openings will not allow a 4" diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
2. Openings that are provided with window fall prevention devices that comply with ASTM F 2090.
3. Windows that are provided with window opening control devices that comply with Section R312.2.2.
R312.2.2 Window opening control devices.
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.11.

DOOR SCHEDULE

Any Glass in doors is to be Tempered.

Mark	Size	Description
(1)	4' x 8'	4' Radius Arch Head French Door
(2)	3' x 8'	Solid Core 4 Panel Pocket Door
(3)	3' x 8'	Cased Opening
(4)	16' x 8'	Overhead section door
(5)	3' x 8'	Solid core door w/ closer w/ 20 minute fire rating
(6)	2'-4" x 8'	Solid Core 4 Panel Door
(7)	16' x 8'	4 Panel Sliding Glass Door Unit
(8)	2'-4" x 8'	Solid Core 4 Panel Pocket Door
(9)	6' x 8'	Cased Opening
(10)	8' x 8'	Cased Opening
(11)	(2) 3' x 8'	Solid Core 4 Panel Doors
(12)	3' x 8'	Solid Core 4 Panel Door
(13)	2' x 8'	Frameless Temp. Glass Door
(14)	(2) 2' x 8'	Solid Core 4 Panel Doors



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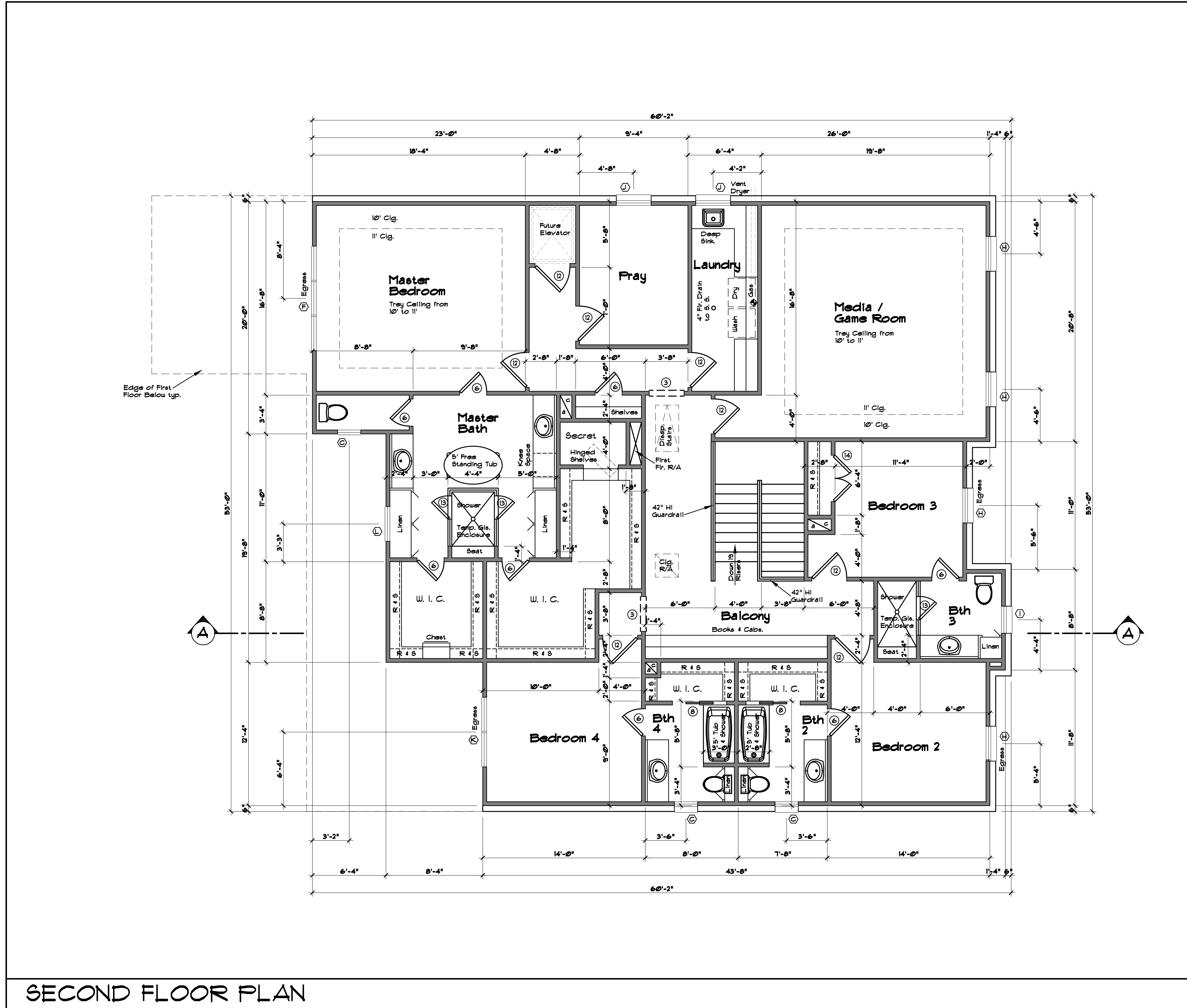
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A05

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SECOND FLOOR PLAN

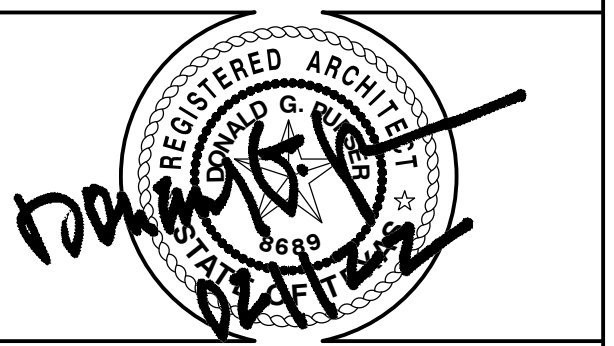
SCALE
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A06

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ELECTRICAL LEGEND

	SCONCE LIGHT
	40W MINICAN RECESSED LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	EYEBALL SPOT RECESSED LIGHT
	TRACK LIGHTING
	1x4 FLUORESCENT LIGHT, 2 LAMP
	1x4 FLUORESCENT LIGHT, 4 LAMP
	PORCELAIN LIGHT FIXTURE WITH FULL CHORD
	FLOOD LIGHT
	UNDER UPPER CABINET FLOOR STRIP LIGHT
	MOTION SENSOR
	EXHAUST VENT
	VENT / LIGHT
	HEAT LAMP
	SMOKE DET. AC/DC 120V w/ BATTERY BACKUP & INTERCONNECTED
	CARBON MONOXIDE DETECTOR PER IRC
	CEILING FAN
	CEILING FAN WITH LIGHT
	SECURITY CAMERA
	JUNCTION BOX
	THERMOSTAT
	CHIMES
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	TIMER SWITCH
	PUSH BUTTON
	AIR SWITCH
	DISCONNECT
	110 V FLOOR OUTLET
	110 V AT CEILING
	110 V OUTLET
	110 V QUAD OUTLET
	220 V OUTLET
	110 V WATERPROOF GFI OUTLET
	110 V GROUND FAULT INTERRUPTER OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET
	FLOOR TELEPHONE OUTLET
	DATA PORT

RS14.3 Smoke Alarms & Carbon Monoxide Alarms. - Location Smoke alarms shall be installed in the following locations:

- In each sleeping room.
- Outside each separate sleeping area in the immediate vicinity of the bedroom.
- On each additional story of the dwelling, including basements and habitable attic but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

Exceptions:

- Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
- Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

RS14.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section RS14.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm shall activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.

RS15 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units with which fuel-fired appliances are installed and in dwelling units that have attached garages.

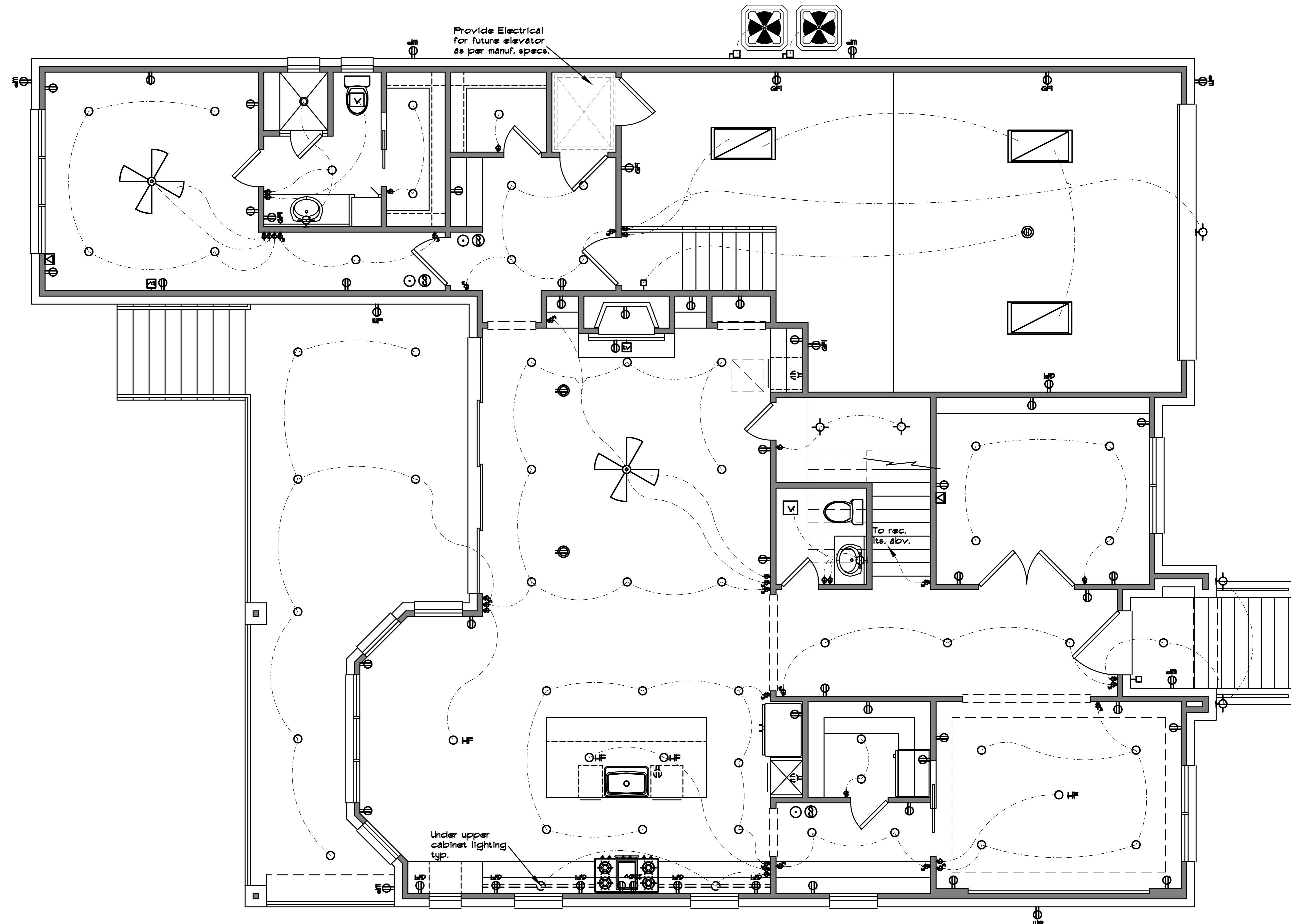
Note:
 -Are fault protection and CO detector required throughout house.
 -GFI plug for airpool tubs.
 -Smoke detector in hallway near stairwell/balcony.
 -All kitchen countertop & island plugs must be GFI.

NOTES

- at each exterior outlet: WP-GFCI In-service w/ Bubble Cover
- GFCI Protected, to comply with NEC 210.8(2)(3)(5)
- Smoke Detector per IRC R314
- Comply with NEC 410.16
- E4003:11 Bathing & shower areas.
- Cord-connected luminaires, chain-cables, or cord-suspended luminaires, lighting track, pendants, and ceiling-suspended (pedicle) fans shall not have any parts located within a zone measured 3 feet (914 mm) horizontally and 8 feet (2438 mm) vertically from the top of a bathtub rim or shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower. Luminaires within the actual outside dimension of the bathtub or shower to a height of 8 feet (2438 mm) vertically from the top of the bathtub rim or shower threshold shall be marked for clear locations and where subject to shower spray, shall be marked for wet locations.

SCALE

1/4" = 1'-0"



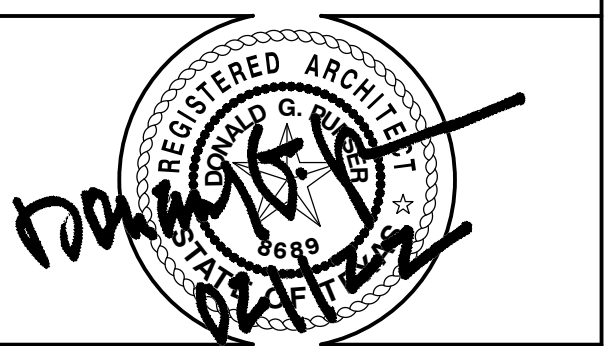
FIRST FLOOR ELECTRICAL PLAN

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
Revised	11/16/2021
Revised	02/09/2022



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PROJECT NUMBER

R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A07

OF: 17

ELECTRICAL LEGEND

	60WATT LIGHT
	40W MINICAN RECESSED LIGHT
	RECESSED CAN LIGHT
	SMALL HANGING FIXTURE
	LARGE HANGING FIXTURE
	SURFACE MOUNT CEILING LIGHT
	WALL MOUNT LIGHT
	EYEBALL SPOT RECESSED LIGHT
	TRACK LIGHTING
	1x4 FLUORESCENT LIGHT, 2 LAMP
	1x4 FLUORESCENT LIGHT, 4 LAMP
	PORCELAIN LIGHT FIXTURE WITH FULL CHORD
	FLOOD LIGHT
	UNDER UPPER CABINET FLUOR. STRIP LIGHT
	MOTION SENSOR
	EXHAUST VENT
	VENT / LIGHT
	HEAT LAMP
	SMOKE DET. AC/DC 120V W/ BATTERY BACKUP 4 INTERCONNECTED
	CARBON MONOXIDE DETECTOR PER IRC
	CEILING FAN
	CEILING FAN WITH LIGHT
	SECURITY CAMERA
	JUNCTION BOX
	THERMOSTAT
	CHIMES
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	THREE WAY DIMMER SWITCH
	TIMER SWITCH
	PUSH BUTTON
	AIR SWITCH
	DISCONNECT
	110 V FLOOR OUTLET
	110 V AT CEILING
	110 V OUTLET
	110 V QUAD OUTLET
	220 V OUTLET
	110 V WATERPROOF G.F.I. OUTLET
	110 V GROUND FAULT INTERRUPTER OUTLET
	TELEVISION ANTENNA
	TELEPHONE OUTLET
	FLOOR TELEPHONE OUTLET
	DATA PORT

R314.3 Smoke Alarms & Carbon Monoxide Alarms. - Location Smoke alarms shall be installed in the following locations:
 1. In each sleeping room.
 2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 3. On each additional story of the dwelling, including basements and habitable attic but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
Exceptions:
 1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
 2. Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.
R314.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
Exception: Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for interconnection without the removal of interior finishes.
R315 Carbon Monoxide Alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units in which fuel-fired appliances are installed and in dwelling units that have attached garages.
Note:
 -Are fault protection and CO detector required throughout house.
 -GFI plug for whirlpool tubs.
 -Smoke detector in hallway near stairwell/balcony.
 -All kitchen countertop & island plugs must be GFI.

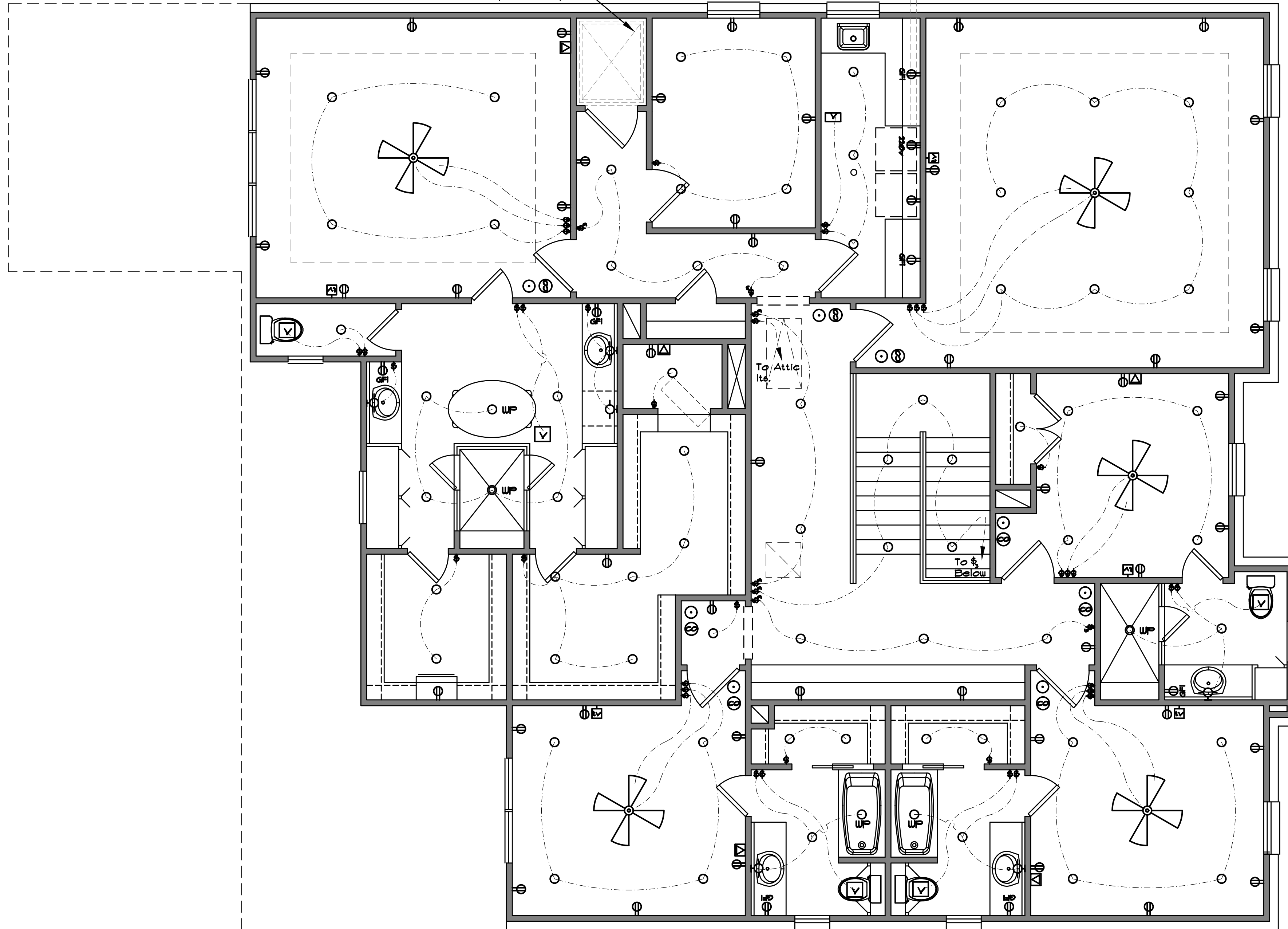
NOTES

-At each exterior outlet, UF-GFCI in-servico w/ Bubble Cover
 -GFCI Protected to comply with NEC 210.8(2)(3)
 -Smoke Detector per IRC R314
 -Comply with NEC 410.16
 -E4003, Bathruo & shower areas.
 Cord-connected luminaires, chain-cables, or cord-suspended luminaires, lighting track, pendants, and ceiling-suspended (peddle) fans shall not have any parts located within a zone measured 3 feet (914 mm) horizontally and 8 feet (2438 mm) vertically from the top of a bathtub rim or shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower. Luminaires within the actual outside dimension of the bathtub or shower to a height of 8 feet (2438 mm) vertically from the top of the bathtub rim or shower threshold shall be marked for clamp locations and where subject to shower spray, shall be marked for set locations.

SCALE

1/4" = 1'-0"

Provide Electrical for future elevator as per manuf. space.



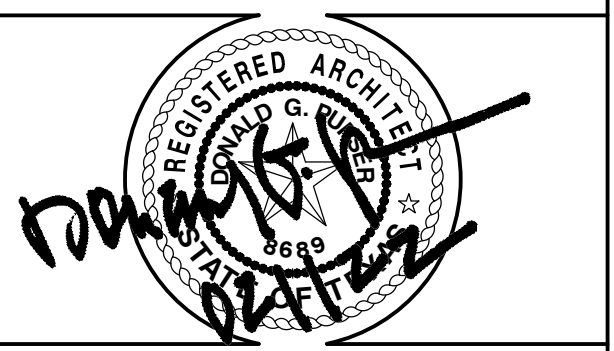
SECOND FLOOR ELECTRICAL PLAN

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
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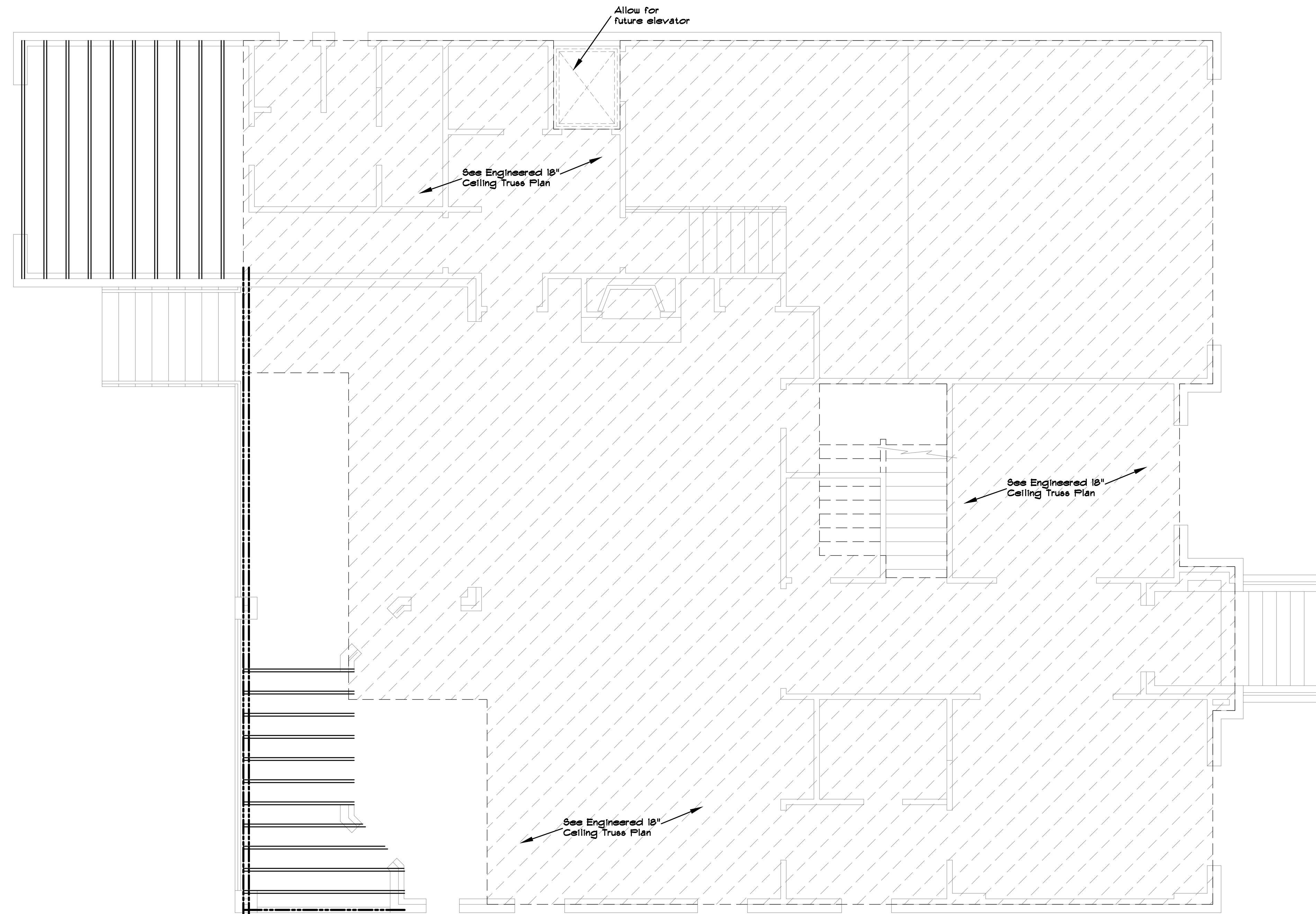
R.21.069.MEDINI

DATE: 02/11/2022

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A08

OF: 17



FIRST FLOOR CEILING TRUSS PLAN

This plan is for information only. See engineered framing plan for construction.

SCALE

1/4" = 1'-0"

FRAMING NOTE

Ceiling Joists at 11" Ceiling Height with
2 x 4 at 16" o. c. at Trey Ceiling Below

PAI

PURSER ARCHITECTURAL

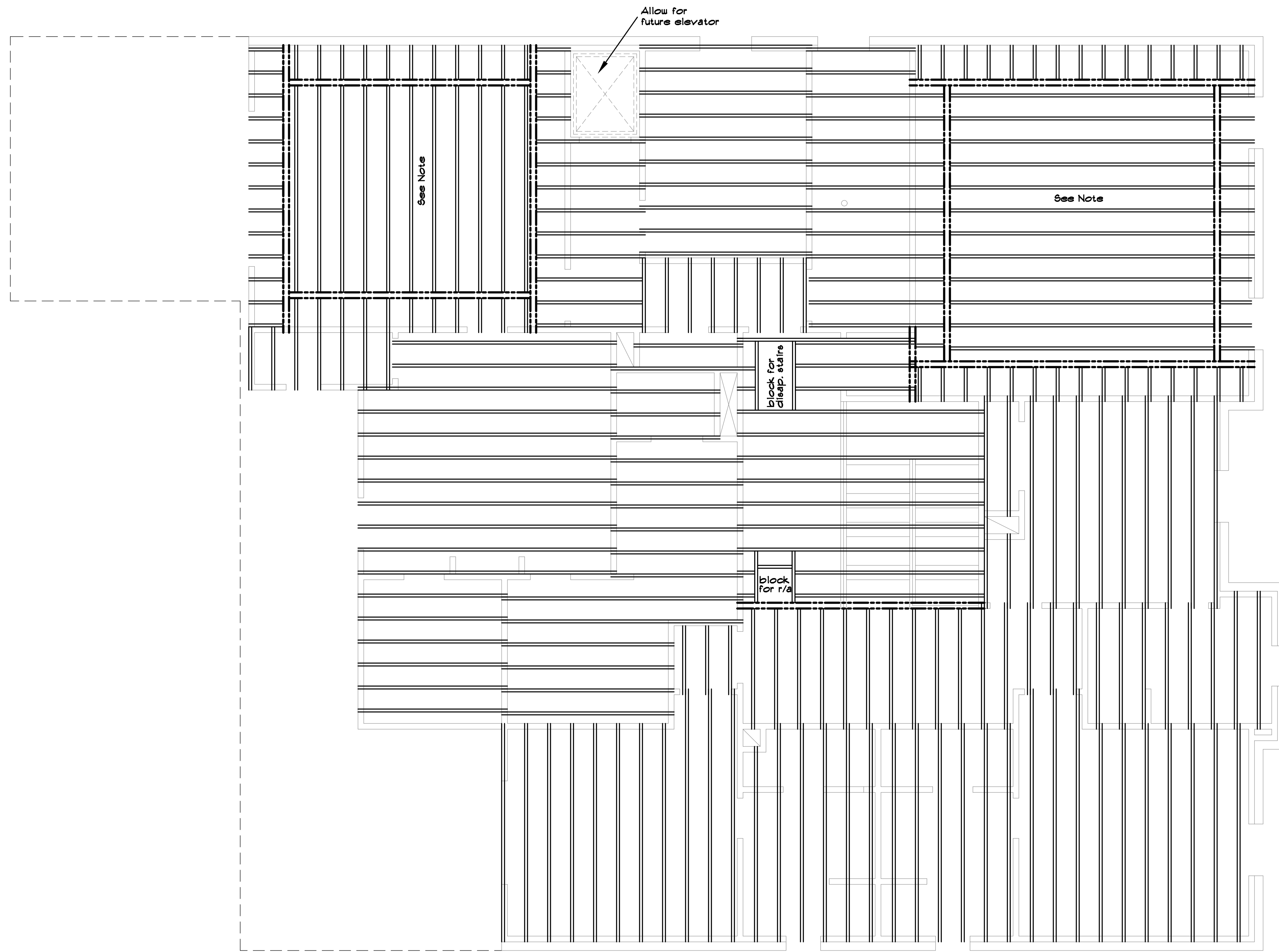
5702 4TH STREET
KATY, TX 77493
TEL: 281.293.9291
FAX: 281.293.7246
E: INFO@PURSERARCHITECTURAL.COM

**MEDINI
LUXURY
PROPERTIES**

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
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SECOND FLOOR CEILING FRAMING PLAN

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SCALE

1/4" = 1'-0"



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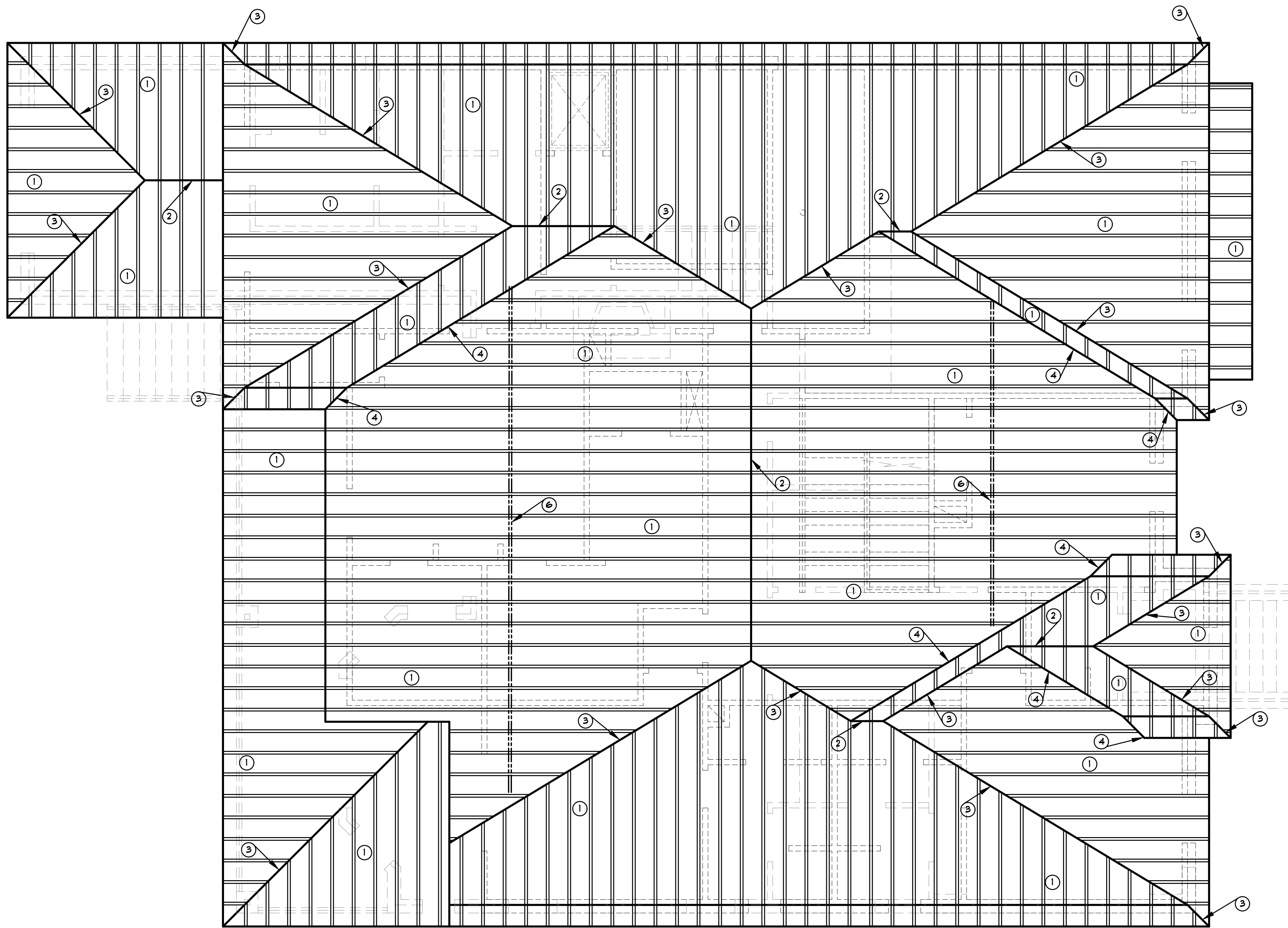
R.21.069.MEDINI

DATE: 02/11/2022

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A09

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ROOF LEGEND

1. 2x6 RAFTERS AT 16" o.c. (10'-1" MAX. UNBRACED SPAN)
2. 2x10 RIDGE BD. (min.) OR ONE SIZE LARGER THAN ADJOINING RAFTERS
3. HIP RAFTER (ONE SIZE LARGER THAN ADJOINING RAFTERS)
4. VALLEY RAFTER (ONE SIZE LARGER THAN ADJOINING RAFTERS)
5. DOUBLE BLOCKING AT CHIMNEY
6. 2x6 BRACING AT 48" o.c. W/ 2x6 FURLIN CONTINOUS
7. CRICKET AT 4/12 SLOPE min.
8. 2 x 8 RAFTERS AT 16" O.C.

PAI

PURSER ARCHITECTURAL

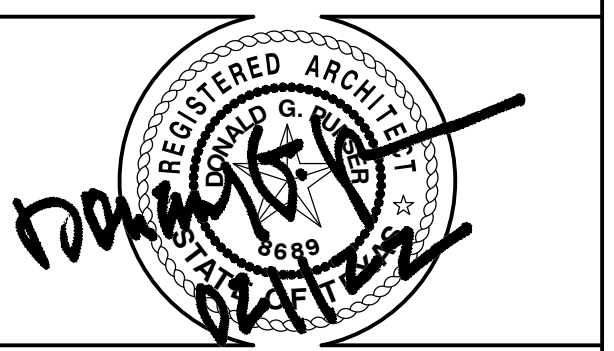
5702 4TH STREET
KATY, TX 77493
TEL: 281.293.9291
FAX: 281.293.7246
E: INFO@PURSERARCHITECTURAL.COM

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
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PROJECT NUMBER

R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A10

OF: 17

ROOF FRAMING PLAN

This plan is for information only. See engineered framing plan for construction.

SCALE

1/4" = 1'-0"

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
 Bellaire, Tx. 77401

DATE OF ISSUE

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PROJECT NUMBER
 R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A11

EXTERIOR DETAILS

Overhang to be 1'-4" from frame at 16:12 and 3:12 roof slopes
 Adjust overhang at 10:12 roof slope to Match fascia heights
 100% Brick unless otherwise noted.
 Provide steel lintels at all opening with Brick above
 Composition Roof
 Paint roof stacks and flashing to match roof color.
 All roof stacks shall break behind ridges when possible so not to be visible from street.
 Applied Stone Veneer as Shown from street.

VENT CALCULATIONS

CRAWL SPACE AREA = 2643 S.F.
 16" x 32" FLOOD VENT UNIT PROVIDES 259 SQ. INCHES OF OPENING. CRAWL SPACE NEED 2643 SQ. INCHES OF OPENING
 2643 SQ. INCHES / 259 SQ. INCHES = 11 FLOOD VENTS REQUIRED

GARAGE AREA = 663 S.F.
 663 SQ. INCHES / 259 SQ. INCHES = 3 FLOOD VENTS REQUIRED

14 FLOOD VENTS PROVIDED
 (3 AT GARAGE)



FRONT ELEVATION

EXTERIOR ELEVATIONS

SCALE

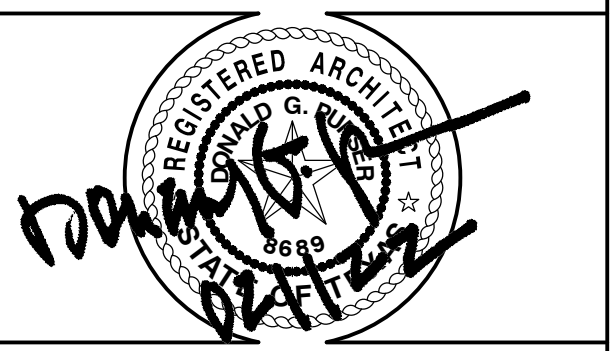
1/4" = 1'-0"

MEDINI LUXURY PROPERTIES

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PROJECT NUMBER
 R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A12

EXTERIOR DETAILS

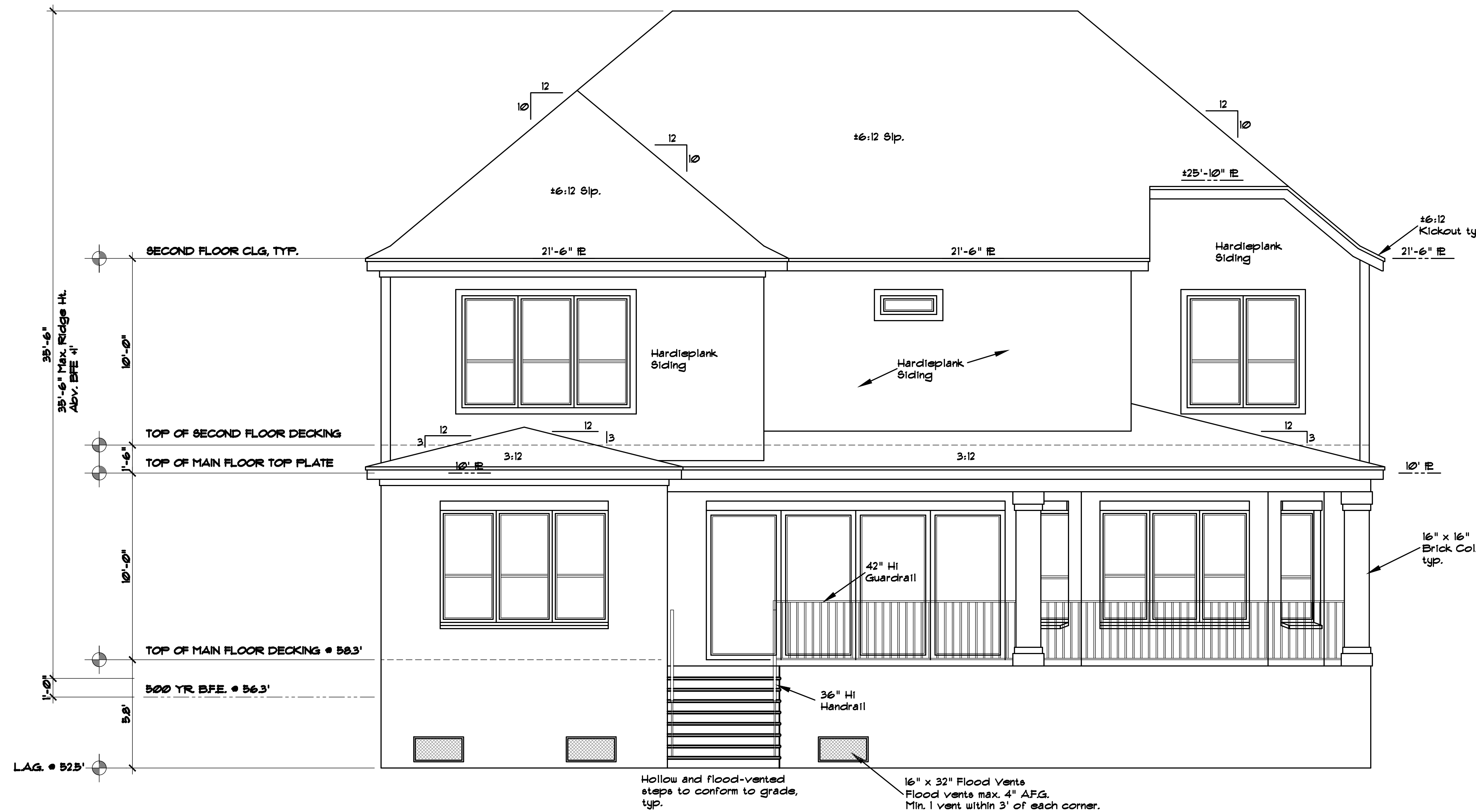
Overhang to be 1'-4" from frame at 16:12 and 3:12 roof slopes
 Adjust overhang at 10:12 roof slope to Match fascia heights
 100% Brick unless otherwise noted.
 Provide steel lintels at all opening with Brick above
 Composition Roof
 Paint roof stacks and flashing to match roof color.
 All roof stacks shall break behind ridges when possible so not to be visible from street.
 Applied Stone Veneer as Shown from street.

VENT CALCULATIONS

CRAWL SPACE AREA = 2643 S.F.
 16" x 32" FLOOD VENT UNIT PROVIDES 259 SQ. INCHES OF OPENING. CRAWL SPACE NEED 2643 SQ. INCHES OF OPENING
 2643 SQ. INCHES / 259 SQ. INCHES = 11 FLOOD VENTS REQUIRED

GARAGE AREA = 663 S.F.
 663 SQ. INCHES / 259 SQ. INCHES = 3 FLOOD VENTS REQUIRED

14 FLOOD VENTS PROVIDED
 (3 AT GARAGE)



REAR ELEVATION

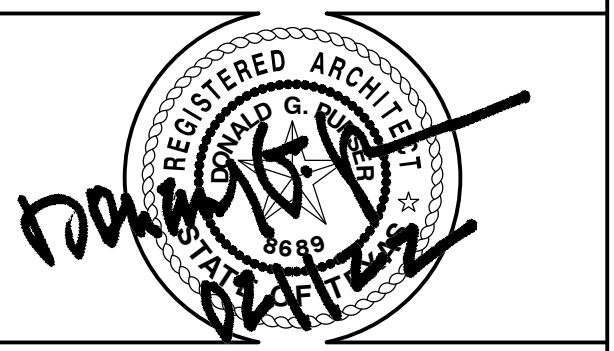
EXTERIOR ELEVATIONS

SCALE

1/4" = 1'-0"

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PROJECT NUMBER
 R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A13

EXTERIOR DETAILS

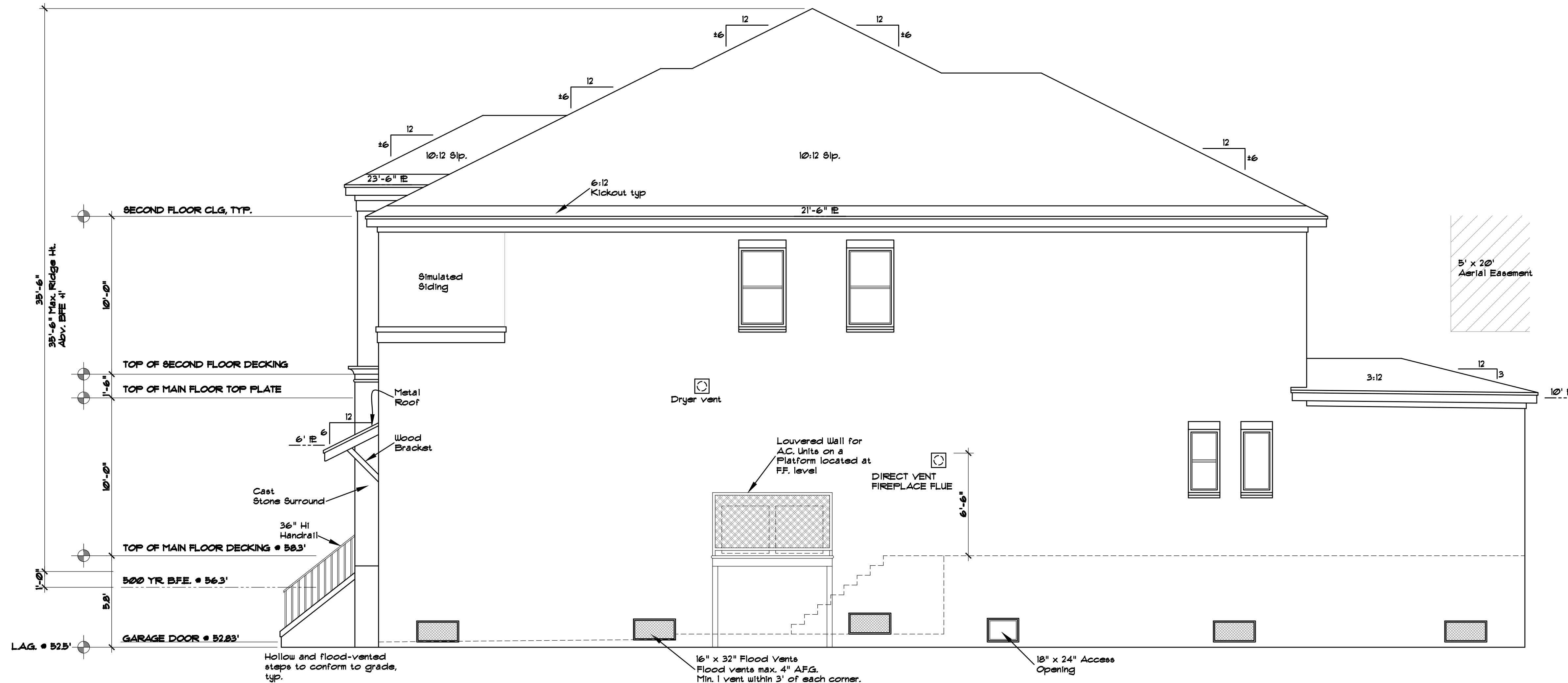
Overhang to be 1'-4" from frame at 16:12 and 3:12 roof slopes
 Adjust overhang at 10:12 roof slope to Match fascia heights
 100% Brick unless otherwise noted.
 Provide steel lintels at all opening with Brick above
 Composition Roof
 Paint roof stacks and flashing to match roof color.
 All roof stacks shall break behind ridges when possible so not to be visible from street.
 Applied Stone Veneer as Shown from street.

VENT CALCULATIONS

CRAWL SPACE AREA = 2643 S.F.
 16" x 32" FLOOD VENT UNIT PROVIDES 259 SQ. INCHES OF OPENING. CRAWL SPACE NEED 2643 SQ. INCHES OF OPENING
 2643 SQ. INCHES / 259 SQ. INCHES = 11 FLOOD VENTS REQUIRED

GARAGE AREA = 663 S.F.
 663 SQ. INCHES / 259 SQ. INCHES = 3 FLOOD VENTS REQUIRED

14 FLOOD VENTS PROVIDED
 (3 AT GARAGE)



RIGHT ELEVATION

EXTERIOR ELEVATIONS

SCALE

1/4" = 1'-0"

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

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PROJECT NUMBER

R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:

A14

OF: 17

EXTERIOR DETAILS

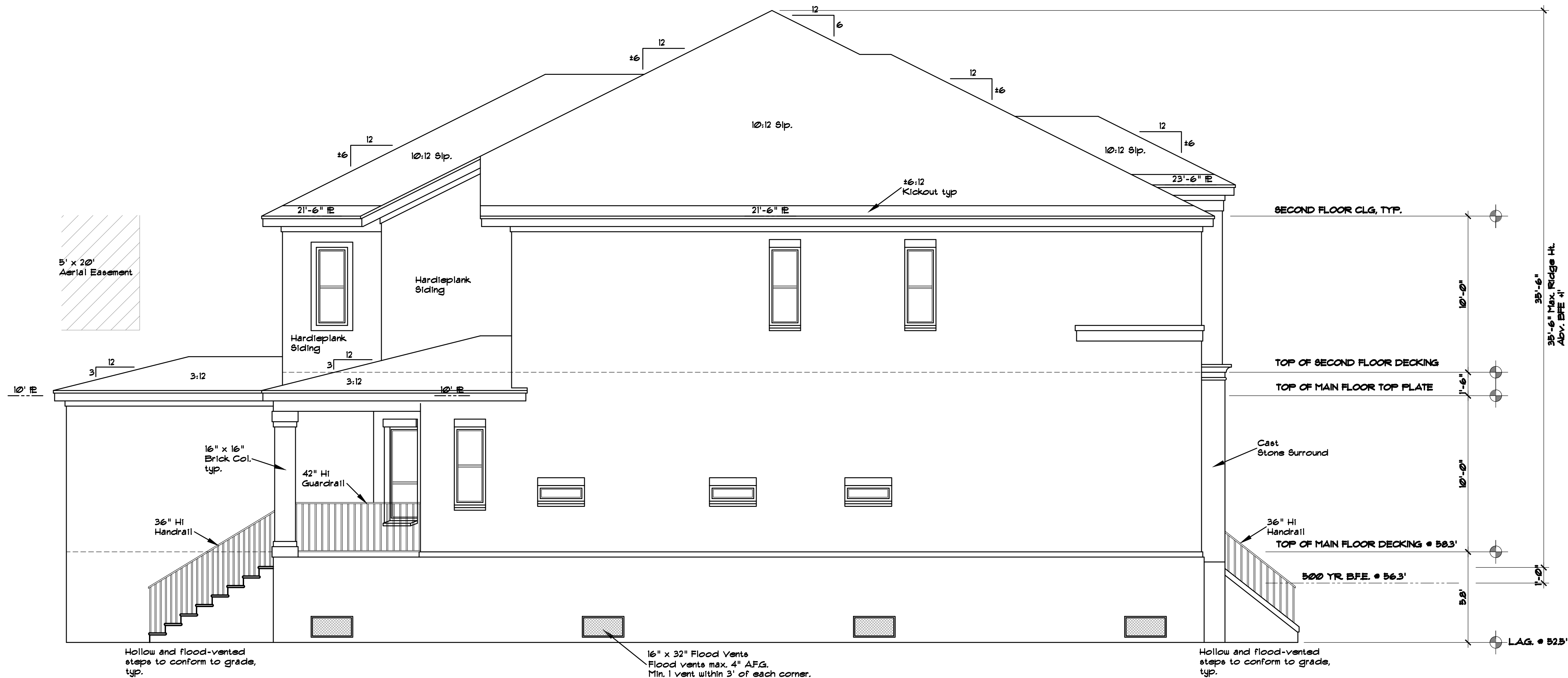
Overhang to be 1'-4" from frame at 16:12 and 3:12 roof slopes
Adjust overhang at 10:12 roof slope to Match fascia heights
100% Brick unless otherwise noted.
Provide steel lintels at all opening with Brick above
Composition Roof
Paint roof stacks and flashing to match roof color.
All roof stacks shall break behind ridges when possible so not to be visible from street.
Applied Stone Veneer as Shown from street.

VENT CALCULATIONS

CRAWL SPACE AREA = 2643 S.F.
16" x 32" FLOOD VENT UNIT PROVIDES 259 SQ. INCHES OF OPENING. CRAWL SPACE NEED 2643 SQ. INCHES OF OPENING
2643 SQ. INCHES / 259 SQ. INCHES = 11 FLOOD VENTS REQUIRED

GARAGE AREA = 663 S.F.
663 SQ. INCHES / 259 SQ. INCHES = 3 FLOOD VENTS REQUIRED

14 FLOOD VENTS PROVIDED
(3 AT GARAGE)



LEFT ELEVATION

EXTERIOR ELEVATIONS

SCALE

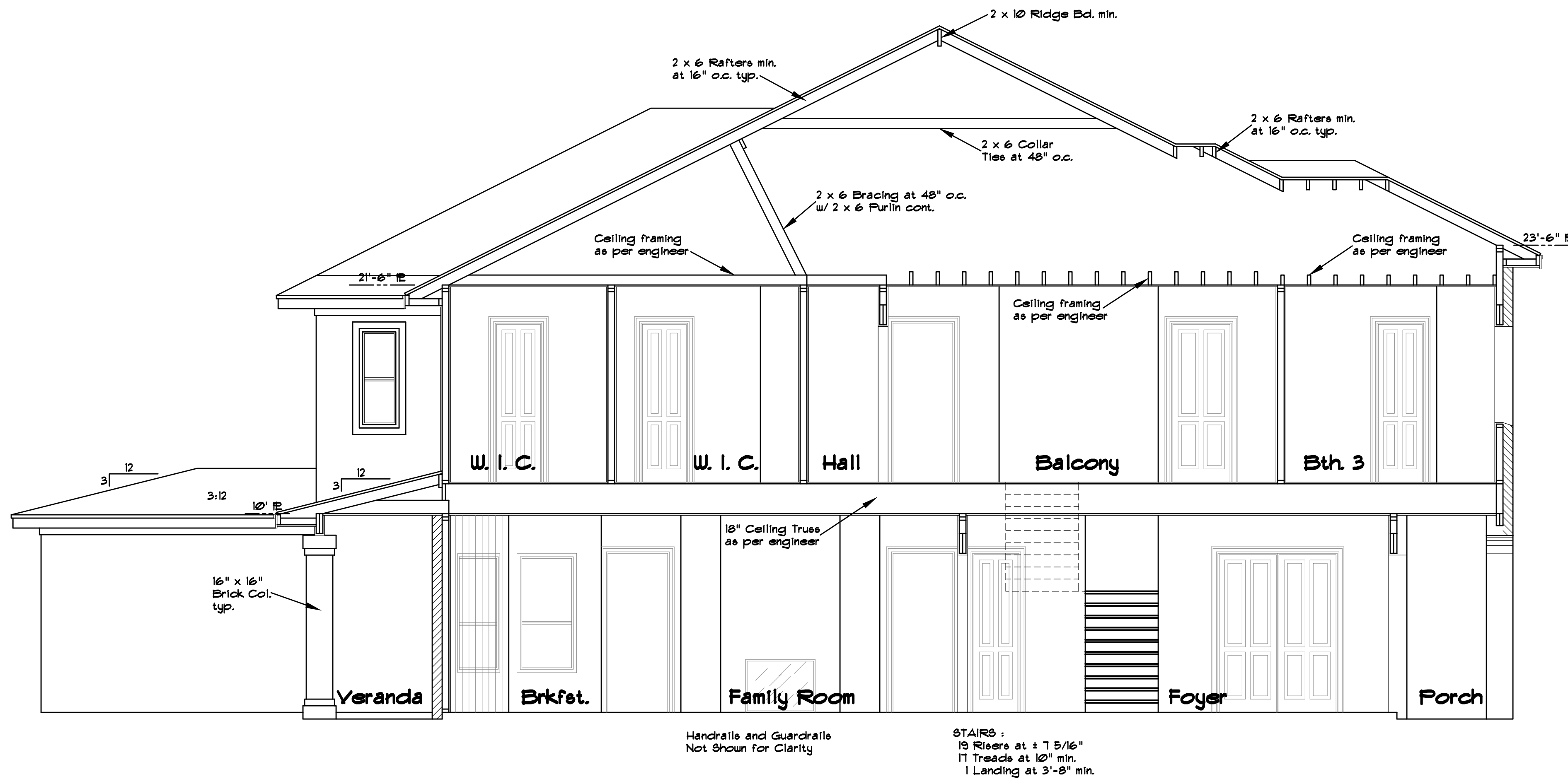
1/4" = 1'-0"

MEDINI LUXURY PROPERTIES

5135 Mimosa Drive
Bellaire, Tx. 77401

DATE OF ISSUE

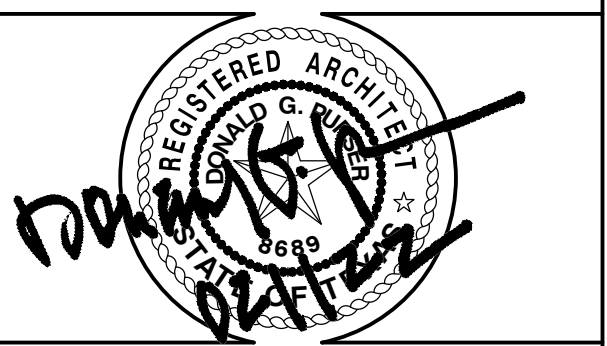
First Draft	10/15/2021
Revised	11/05/2021
Revised	11/16/2021
Revised	02/09/2022



SECTION A - A

SCALE

1/4" = 1'-0"



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A15

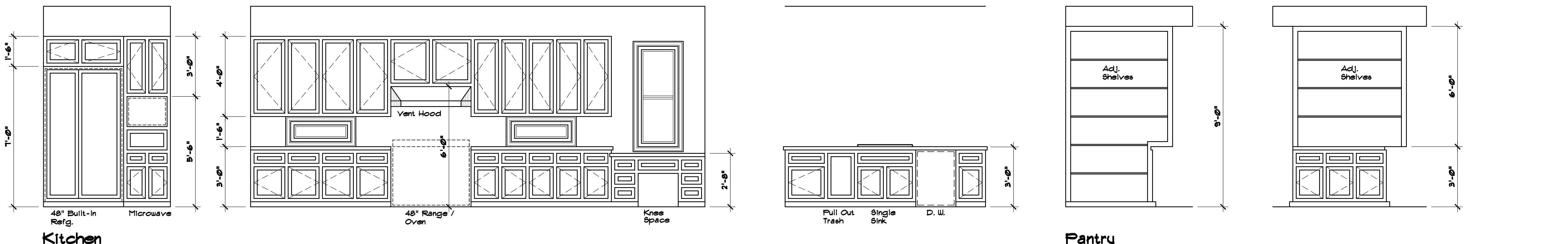
OF: 17

MEDINI LUXURY PROPERTIES

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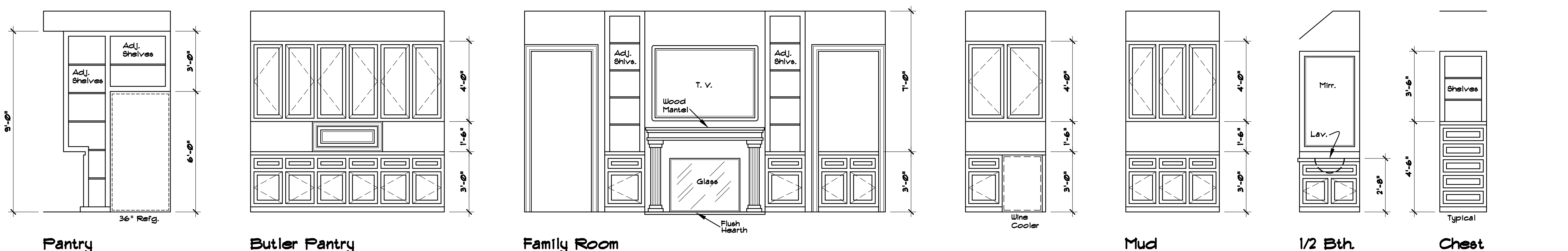
DATE OF ISSUE

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Revised	02/09/2022



Kitchen

Pantry



Pantry

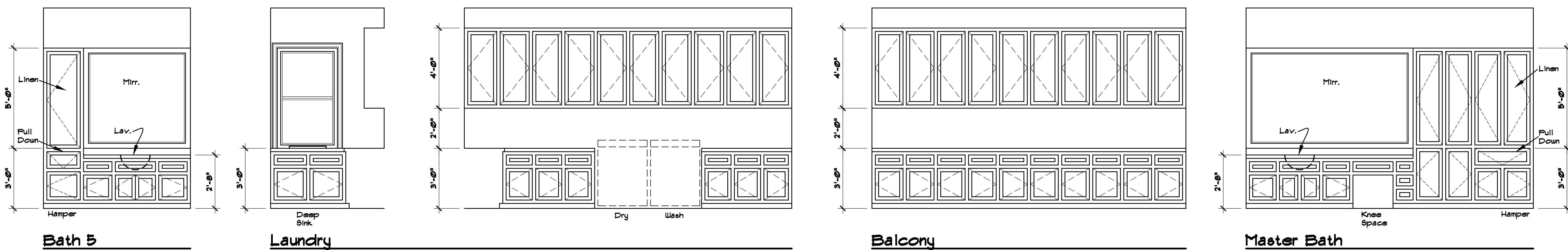
Butler Pantry

Family Room

Mud

1/2 Bth.

Chest

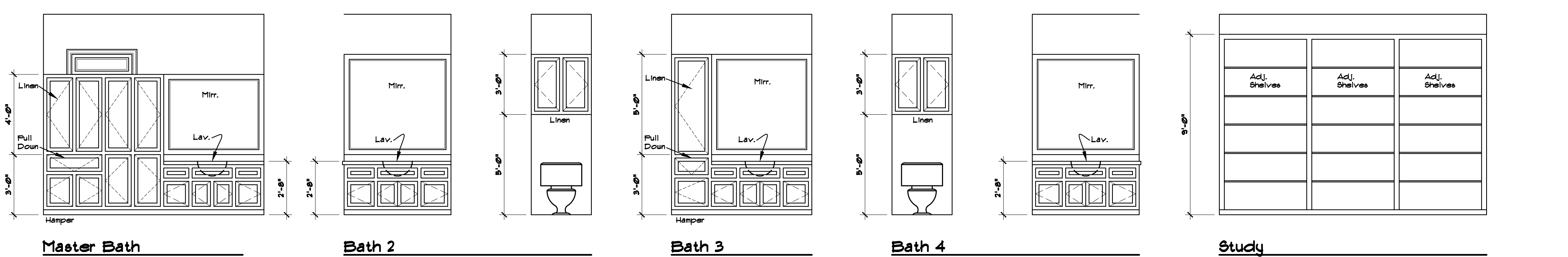


Bath 5

Laundry

Balcony

Master Bath



Master Bath

Bath 2

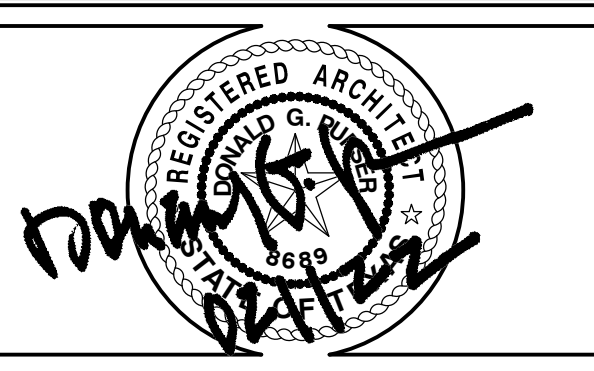
Bath 3

Bath 4

Study

INTERIOR ELEVATIONS

SCALE
3/8" = 1'-0"



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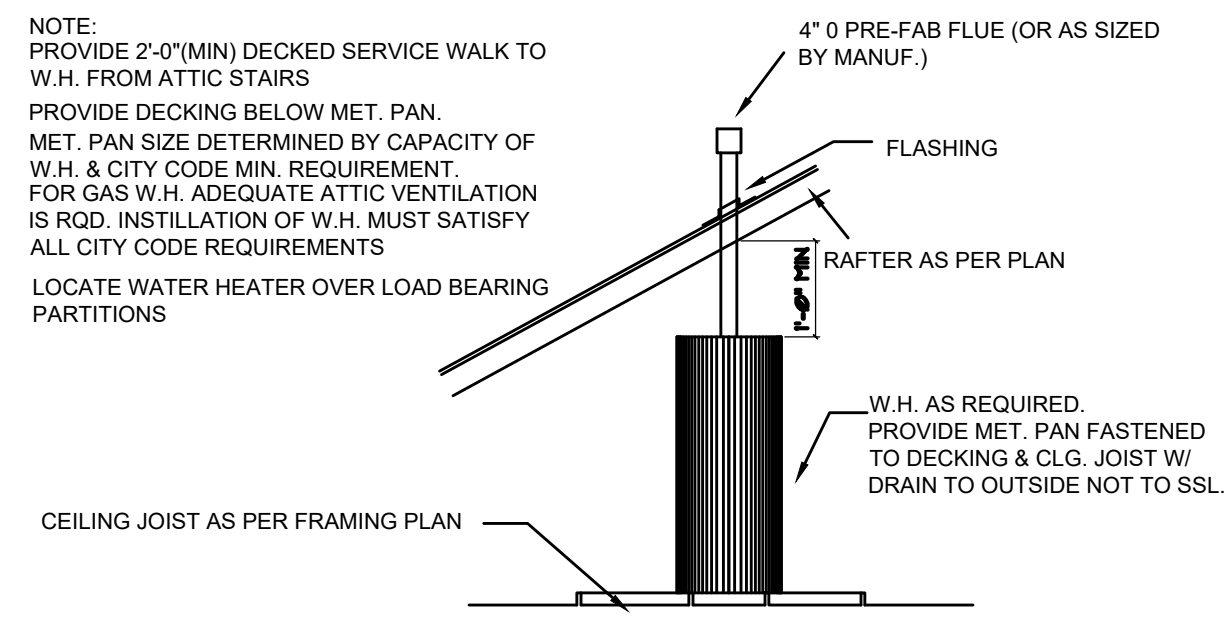
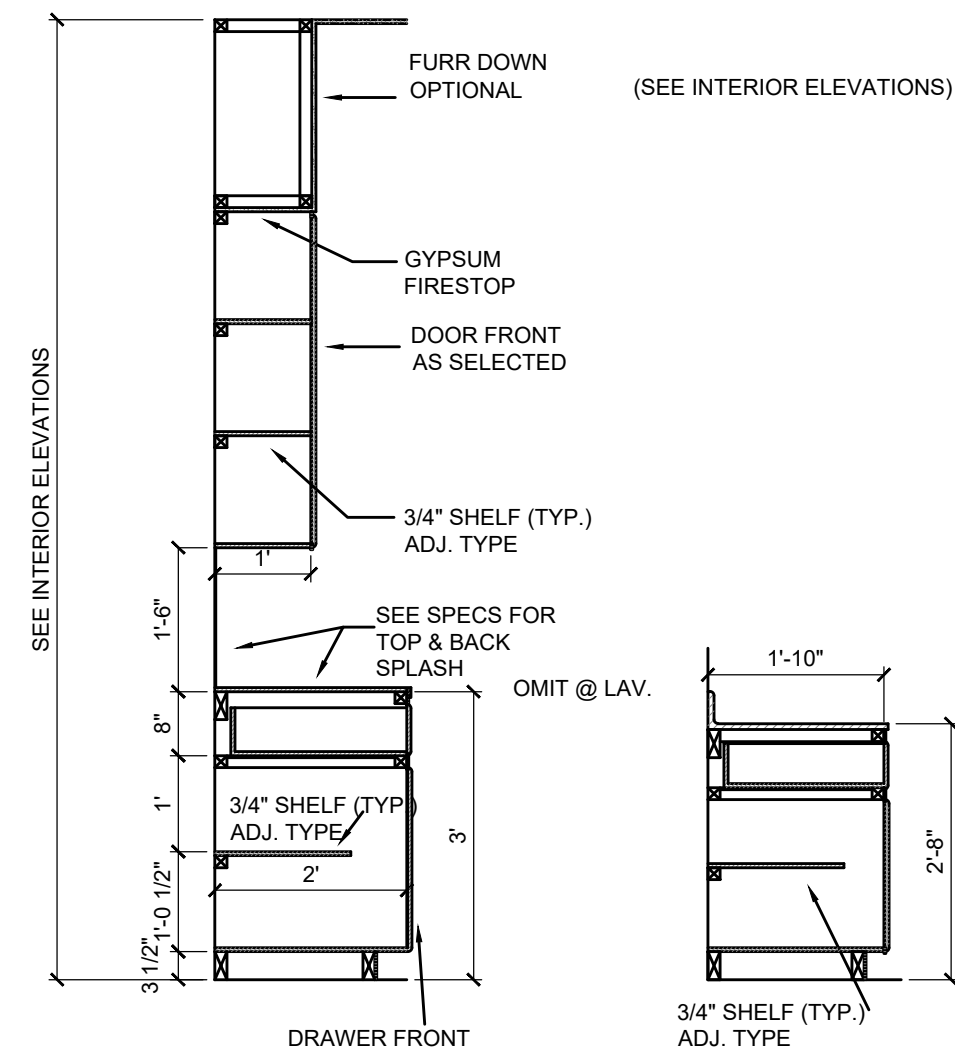
PROJECT NUMBER
R.21.069.MEDINI

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SHEET NUMBER:

A16

OF: 17

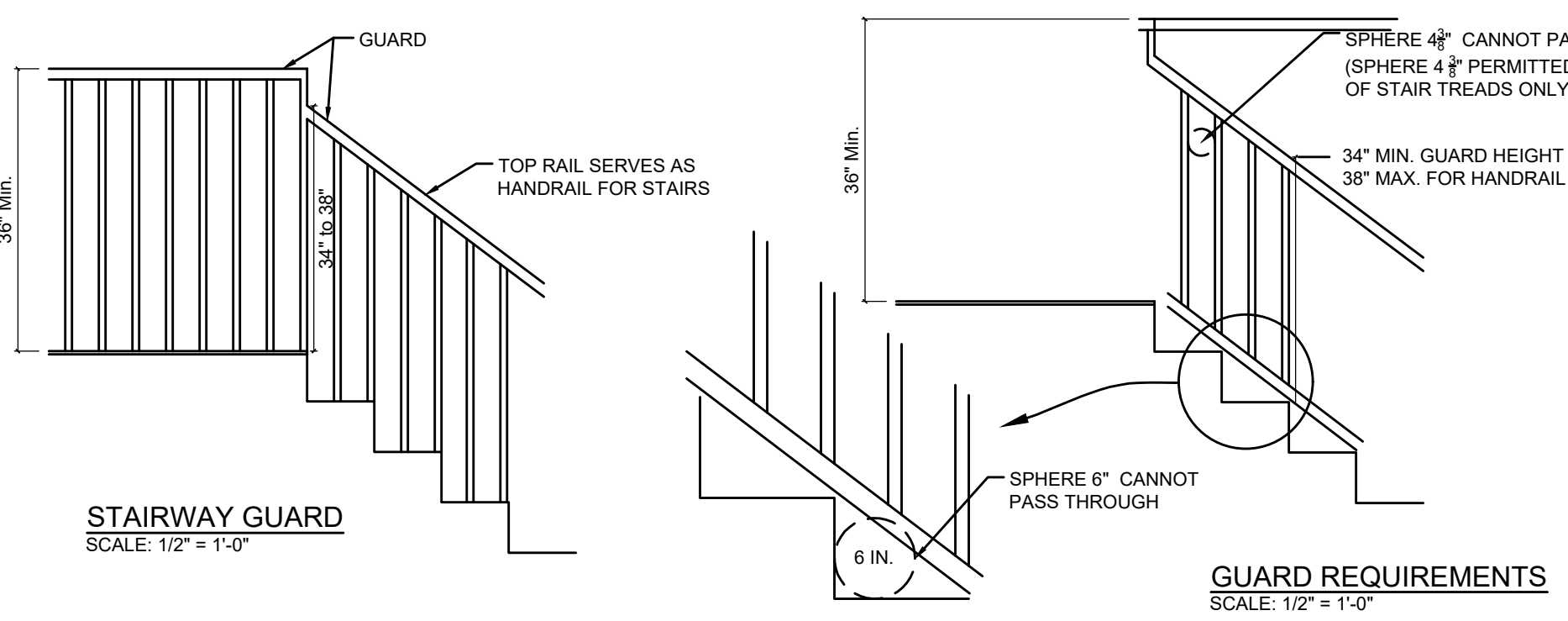
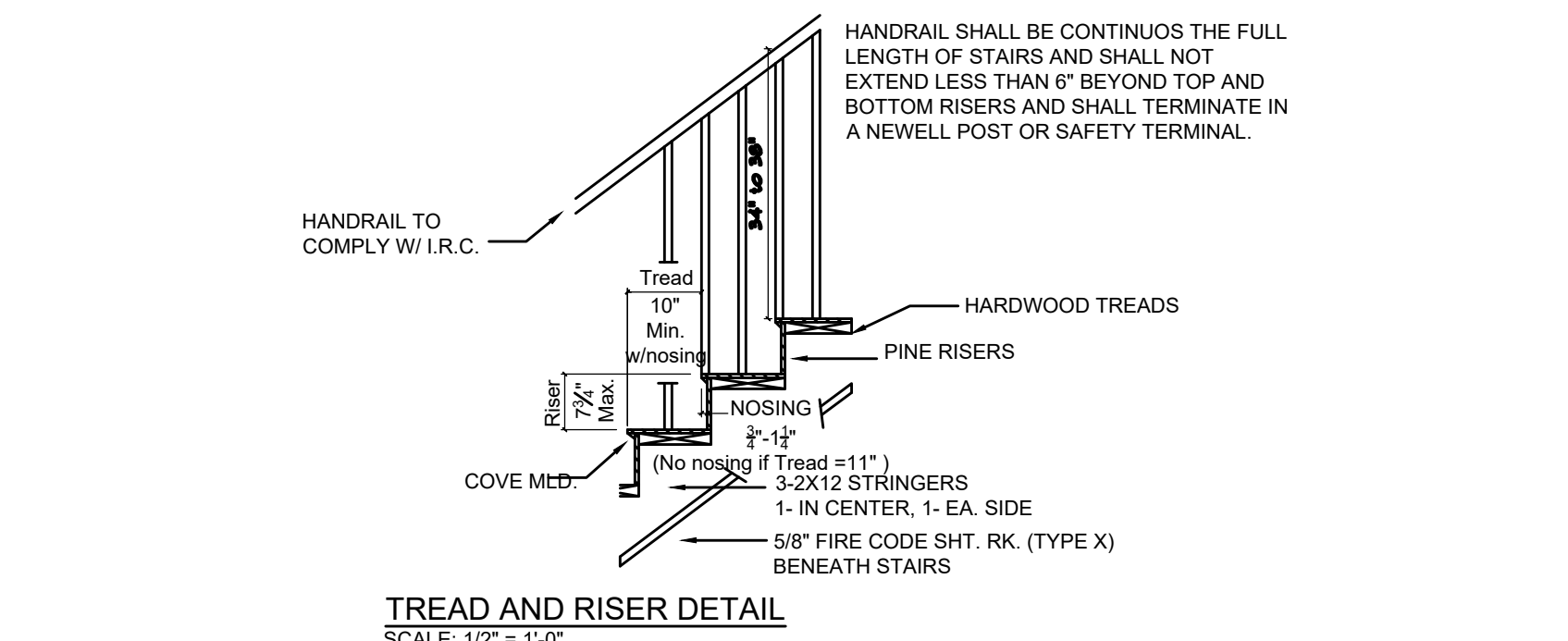
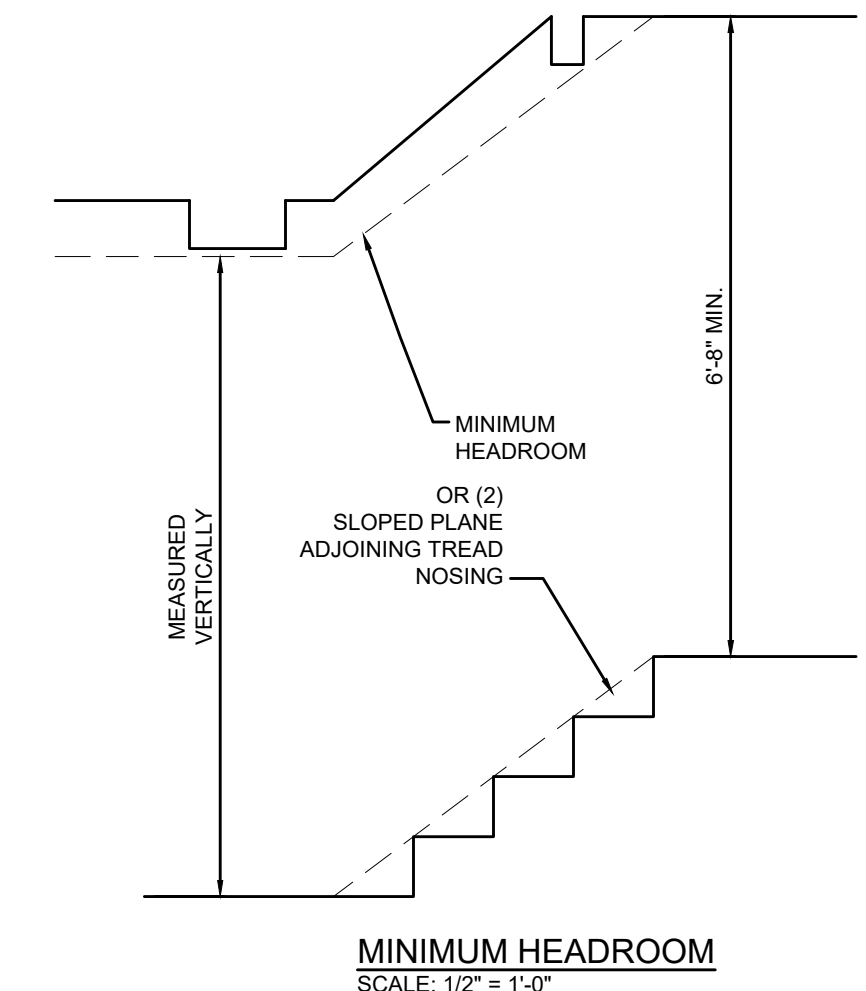


GENERAL FRAMING NOTES

- *Engineers notes take precedence over these general framing notes. See engineered framing drawings.
*Local building codes and restrictions take precedence over these general framing notes.
- Hip, valley and ridge shall always be one size larger than rafters.
 - Provide collar ties at upper 1/3 distance between ridge board and joists at 48" o.c.
 - All rafters 2X6 at 16" o.c. unless otherwise noted.
 - All headers shall be 2-2X12's minimum at first floor on all two story houses.
 - Double floor joists under all partitions parallel to joists below.
 - Provide crossbracing at 8'-0" o.c. all 2X12 joists.
 - Provide rafter ties at all plates where joists are perpendicular to rafters.
 - Provide 2-2X6 strongback on spans over 10'-0".
 - All structural framing shall have a 15% maximum moisture content at time of installation.
 - Stud walls exceeding 10'-0" shall have fire stops between vertical members.
 - Roof framing: Maximum unsupported span for rafters shall be 11'-0". All roof bracing shall be supported by a wall, 2-2X6 strongback, or 2-2X12 depending on ceiling joist direction (provide blocking at brace locations), unless otherwise noted. Maximum angle for 2X4 braces in attic shall be 45° from vertical maximum unsupported length of braces shall be 8'-0". Where length of bracing exceeds 8'-0", builder shall provide alternate bracing methods as per engineer.
 - Provide 26 GA. galvanized iron flashing at all valleys, hips, and ridges where applicable. Also apply for pipes projecting through roof with flange and extend flange 8" beyond sleeve.
 - All beam and header material shall be #2 SD19 syp. All rafter and joist material shall be #2 SD19 syp.
 - All wall studs shall be stud grade SD19 fir 16" o.c.
 - All steel shall conform to ASTM A-36. The steel angle lintel schedule (to support brick) is as follows:

MAX. SPAN	MIN. SIZE	MIN. BEARING
L3 1/2 X 3 1/2 X 5/16	6"	
L3 1/2 X 3 1/2 X 5/16	6"	
L4 X 3 1/2 X 5/16	6"	
L4 X 3 1/2 X 5/16	8"	
L5 X 3 1/2 X 3/8	9"	
L6 X 3 1/2 X 3/8	10"	

 Form shape to match arches where necessary.
 - Live loads:
 Roof- 16 psf
 Second floor- 40 psf
 Attic storage- 30 psf
 - Steel fitch beams shall be constructed with 2 rows of 1/2" diameter bolts spaced at 24" o.c. and staggered top and bottom. Provide 2 bolts at each end of beam. Holes shall be 9/16" and drilled. Edge clearance shall be 1-1/2" for all bolts. When one fitch beam is "teed" into another the beam shall be supported by a Simpson EG5 hanger. Edge clearance shall be 1-1/2" for all bolts. Wood shall be #2 KD 19 and both steel and wood shall be continuous.



FRAMING SPAN TABLE

(From: Southern Forest Products Assoc.)

MEMBER	SPACING	#2 KD SYP	#3 KD SYP
CEILING JOIST-MAXIMUM SPANS (Limited attic storage) includes a 10 psf dead load			
2X6	12"	15'-6"	12'-1"
	16"	13'-6"	10'-5"
	24"	11'-0"	8'-6"
2X8	12"	20'-1"	15'-4"
	16"	18'-5"	13'-5"
	24"	14'-8"	10'-10"
2X10	12"	26'-0"	18'-1"
	16"	20'-9"	15'-4"
	24"	17'-0"	12'-10"
FLOOR JOIST-MAXIMUM SPANS (40 psf live load) includes a 10 psf dead load			
2X12	12"	21'-9"	16'-8"
	16"	18'-1"	14'-5"
	24"	15'-4"	11'-10"
FLOOR JOIST-MAXIMUM SPANS (40 psf live load) includes a 10 psf dead load			
2X6	12"	17'-0"	13'-7"
	16"	15'-2"	11'-9"
	24"	12'-5"	9'-7"
HEADERS-MAXIMUM SPANS (1/2" ply, fill w/ 2X12's)			
2-2X6	4'-6"		
2-2X8	6'-0"		
2-2X10	7'-6"		
2-2X12	9'-0"		

R312.1 Guards
Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4

R312.1.1 Where required.
Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height.
Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads.

R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

R312.1.4 Walkline.
The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers.
Stair treads and risers shall meet the requirements of the section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers.
The maximum riser height shall be 7 7/8" (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 1/8" (3.2 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

R311.7.5.2 Treads.
The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 1/8" (3.2 mm).

R311.7.5.2.1 Winder treads.
Winder treads shall have a minimum tread depth of 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair.

R311.7.5.3 Nosings.
The radius of curvature at the nosing shall be no greater than 3/4" (19 mm). A nosing not less than 3/4" (19 mm) but not more than 1 1/2" (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 3/8" (12.7 mm).
Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

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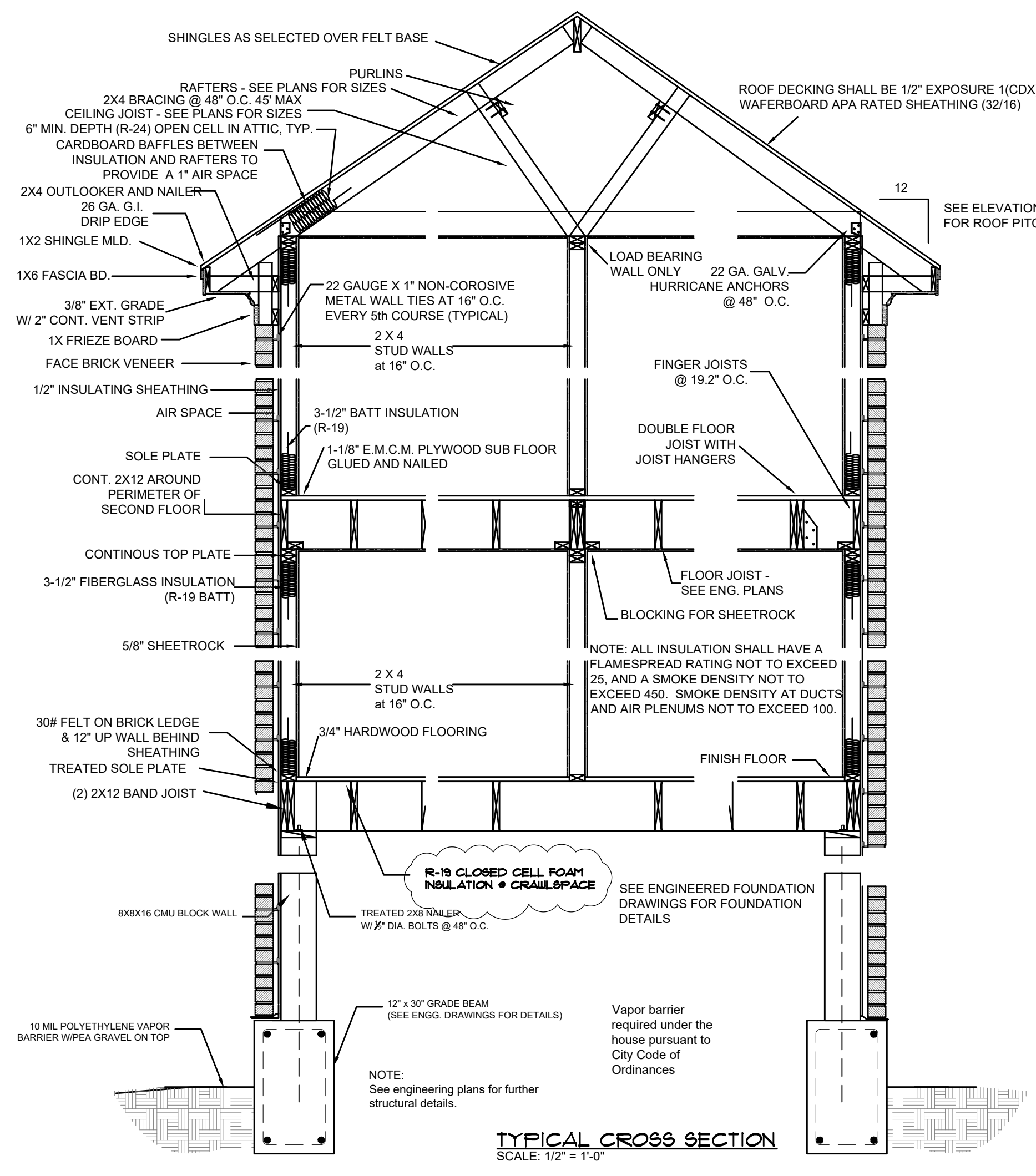
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NOTE: R402.1 and R402.2 of the International Energy Conservation Code are hereby amended to include that: In Addition to the requirements of Sections R402.1 and R402.2 of the IECC, an air barrier and Class III Vapor Retarder shall be applied over all surfaces of the insulation facing the crawlspace. If the insulation does not effectively provide the same, No Class I or Class II Vapor Retarders shall be applied over the interior surface of the floor assembly above a crawlspace, except at shower pans and areas intended to hold water.

NOTE: R703.6.3 Water-resistant barriers.
Water-resistant barriers shall be installed as required in Section R703.2 and, where applied over wood-based sheathing, shall include a water-resistant vapor-permeable barrier with a performance at least equivalent to two layers of Grade D paper. The individual layers shall be installed independently such that each layer provides a separate continuous plane and any flashing (installed in accordance with Section R703.8) intended to drain to the water-resistant barrier is directed between the layers.

Exception: Where the water-resistant barrier that is applied over wood-based sheathing has a water resistance equal to or greater than that of 60-minute Grade D paper and is separated from the stucco by an intervening, substantially nonwater-absorbing layer or designed drainage space.

NOTES FOR STUCCO WALLS:
R703.6.2.1 Weep screeds.
A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 5/12 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

NOTES:
R703.7 Stone & Masonry Veneer.
R703.7.1 Size & Spacing. Veneer ties, if strand wire, shall not be less in thickness than No. 9 U.S. gage (0.148 in.) (4mm) wire and shall have a hook embedded in the mortar joint, or if sheet metal, shall be not less than No. 22 U.S. gage by (0.0299 in.) (0.76 mm)) 7/8" (22 mm) corrugated. Each tie shall be spaced not more than 24" (610 mm) on center horizontally and vertically and shall support not more than 2.67 square feet (0.25 m2) of wall area.

R703.7.4.2 Air space. The veneer shall be separated from the sheathing by an air space of a minimum of a nominal 1" (25 mm) but not more than 4 1/2" (114 mm).

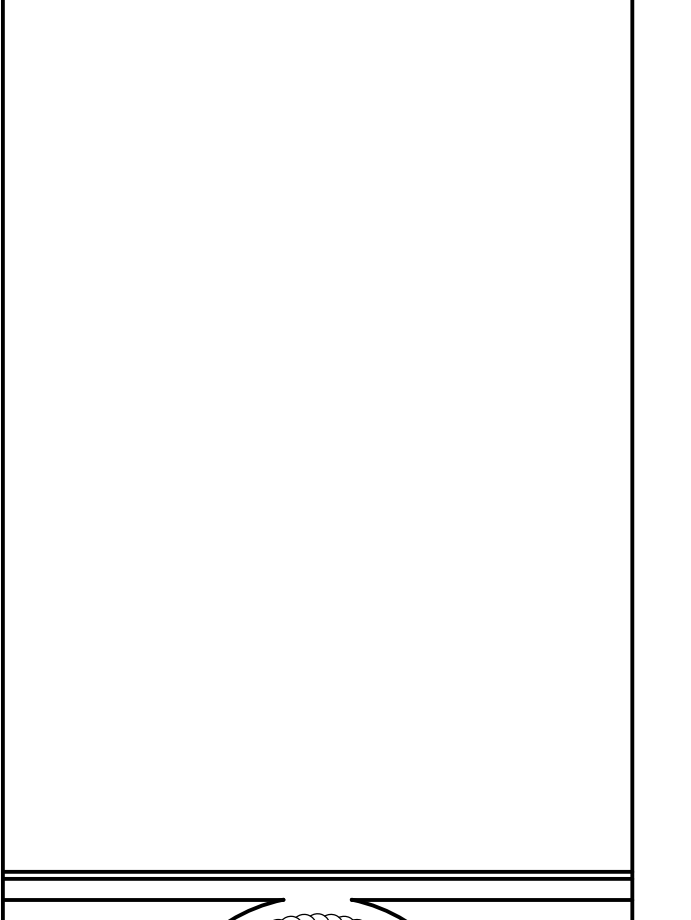
R703.7.6 Weepholes. Weepholes shall be provided in the outside of the masonry walls at a maximum spacing of 33" (838 mm) on center. Weepholes shall not be less than 3/16" (5mm) in diameter. Weepholes shall be located immediately above the flashing.

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DATE OF ISSUE

First Draft	10/15/2021
Revised	11/05/2021
Revised	11/16/2021
Revised	02/09/2022



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PROJECT NUMBER
R.21.069.MEDINI

DATE: 02/11/2022

SHEET NUMBER:
A17

SCALE
Varies

OF: 17

DETAILS

CAULK TO BE USED TO SEAL AIR LEAKS THROUGH CRACKS, GAPS, OR JOINTS LESS THAN 1/4" WIDE BETWEEN SATIONARY BUILDING COMPONENTS AND MATERIALS