

CONSTRUCTION DOCUMENTS

1423 E 34th STREET

ISSUE FOR CONSTRUCTION APRIL 27, 2007

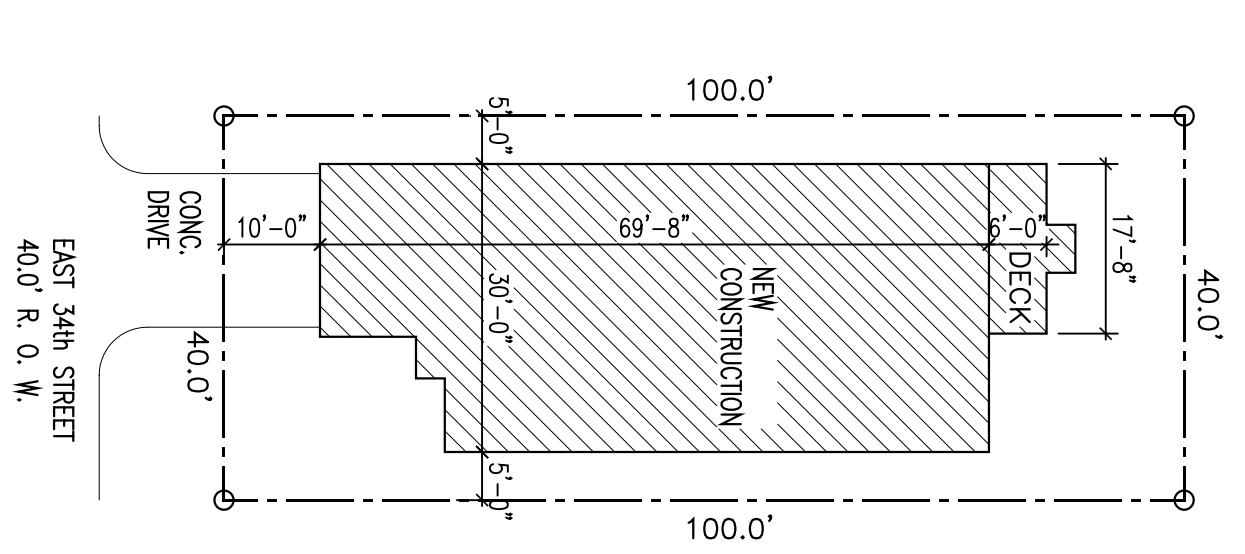
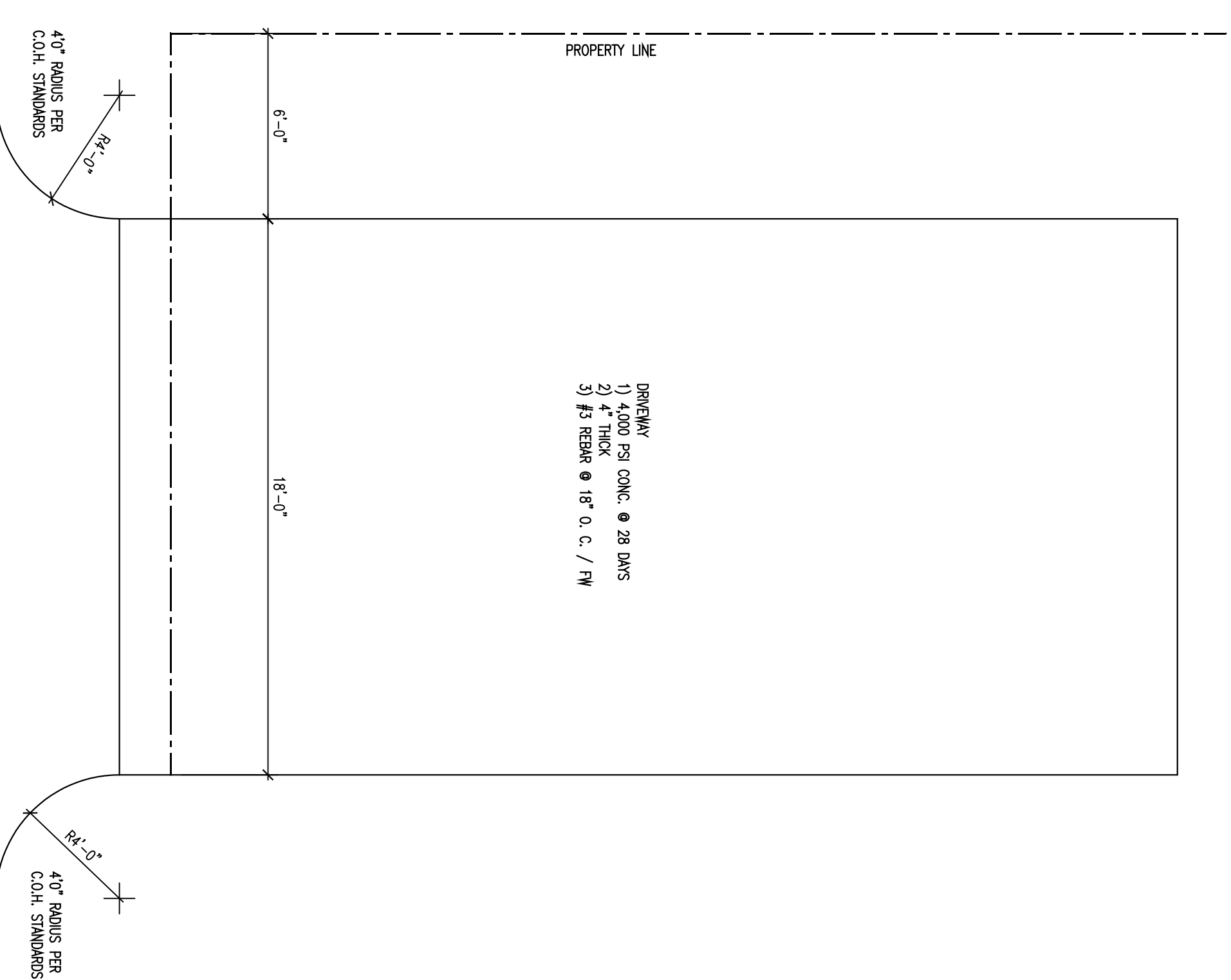
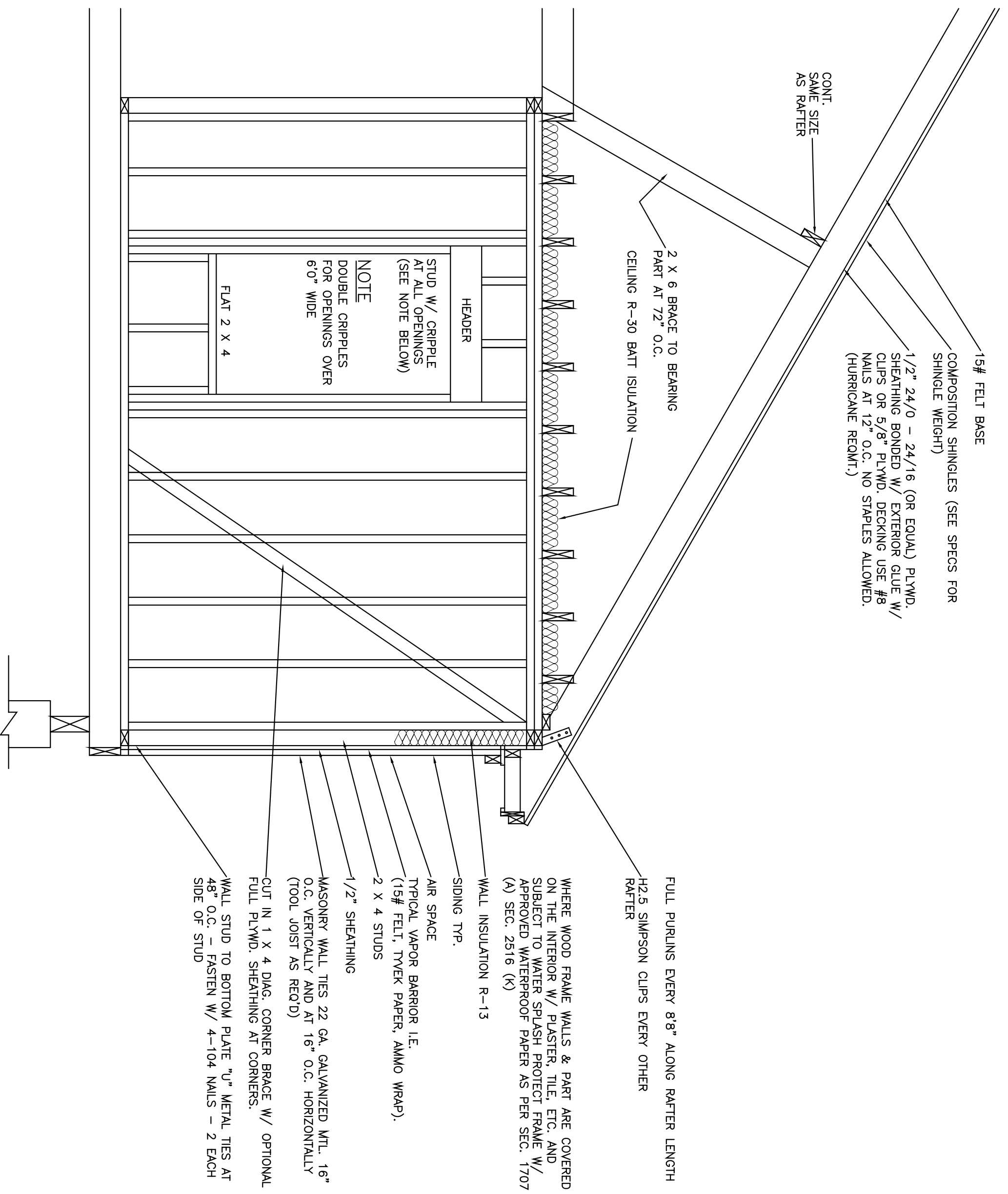
REVISION DATE
02-19-2007
03-16-2007
04-27-2007

PROJECT DESCRIPTION

DATE	04-27-2007
NEW CONSTRUCTION	1480 SQ. FT.
PORCH	104 SQ. FT.
PATIO	106 SQ. FT.
CAR PORT	378 SQ. FT.

GENERAL NOTES

- GONZALEZ ARCHITECTS WILL FINISH THE SERVICES SET FORTH IN THIS DOCUMENT AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND PROVIDING SIMILAR SERVICES ON PROJECTS OF SIMILAR SIZE AND COMPLEXITY IN THE SAME LOCALITY IN WHICH GONZALEZ ARCHITECTS PROVIDES.
- THIS DRAWING IS THE PROPERTY OF GONZALEZ ARCHITECTS, AND ANY UNAUTHORIZED ALTERATION WILL VOID RESPONSIBILITY BY GONZALEZ ARCHITECTS, ITS EMPLOYEES OR REPRESENTATIVES.
- THE GENERAL CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES APPLICABLE TO THIS WORK IN EFFECT AT THE TIME THIS WORK IS PERFORMED, AND IN CASES WHERE CONFLICTS ARISE, THE MORE STRINGENT INTERPRETATION WILL GOVERN.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL NEW AND EXISTING UTILITIES FOR THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL FIELD INSPECT AND VERIFY ALL EXISTING CONDITIONS OF THE SITE, UTILITIES, EXISTING DRAWINGS AND ADJACENT PROPERTIES PRIOR TO STARTING ANY OF THE WORK HEREON. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES THAT OBTAIN FROM THESE DOCUMENTS PRIOR TO THE EXECUTION OF ANY WORK FOR WHICH THERE IS A DIFFERENCE (IF ANY).
- THE GENERAL CONTRACTOR SHALL CONSIDER ALL ASPECTS OF THE PROJECT AS RELATED TO THE EXECUTION OF THESE DOCUMENTS. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS DURING ANY PHASE OF THE WORK. THE RESOLVE THE DISCREPANCY PRIOR TO COMMENCING THAT AREA OF THE WORK OR COMMENCING ANY RELATED WORK AFFECTING THE AREA IN QUESTION.
- WRITTEN DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY WORK INSTALLED IN CONTACT WITH CONTACT REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.
- ONE (1) SET OF LARGE EXISTING TRUSS SHALL BE PREPARED TO SUPPORT THE COLLARBEAM AND SHARP DRIVEWAY FOR SINGLE FAMILY HOME CONSTRUCTION.



PROJECT ADDRESS
1423 E 34th STREET
HOUSTON, TEXAS 77022

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A1

PROJECT # 07023
TOTAL SHEETS 5

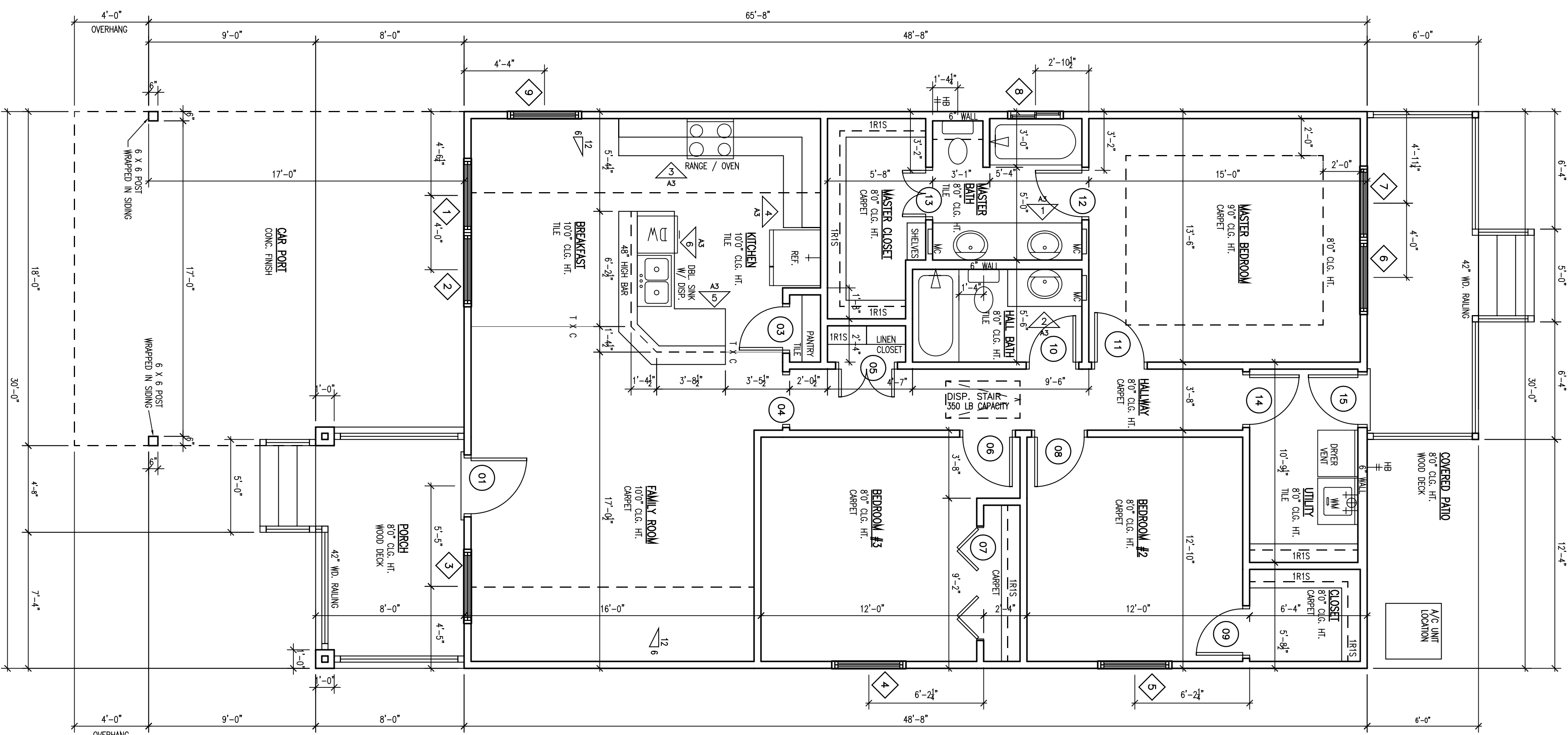
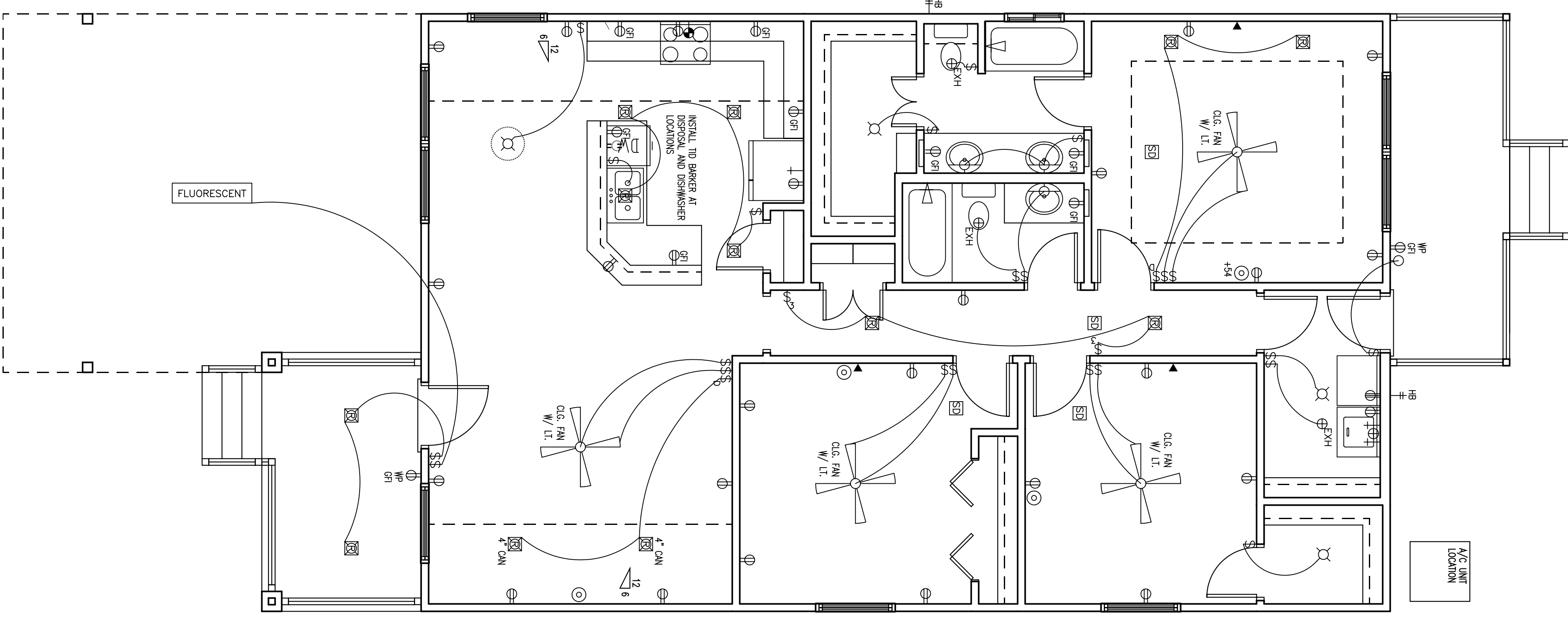
ELECTRICAL PLAN

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

ELECTRICAL PLAN NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION OR LOCAL BUILDING CODES WHERE APPLICABLE.
- ALL SMOKE DETECTORS TO BE 110V W/ BATTERY BACKUP.
- RECEPTS IN ALL HABITABLE ROOMS MUST BE AT A MAXIMUM DISTANCE OF 12'-0" O. C.
- BATHROOMS MUST HAVE EXHAUST FANS OR WINDOWS WITH A MINIMUM OPENING AREA OF 3.0 SQ. FT.

- LEGEND**
- ⊗ LIGHT FIXTURE
 - ⊗ WALL MOUNTED FIXTURE
 - ⊗ FLOOD LIGHT
 - ⊗ RECESSED LIGHT
 - ⊗ PENDENT LIGHTING
 - ⊗ CHANDELIER
 - ⊗ ACCENT LIGHT FIXTURE
 - ⊗ FLUORESCENT
 - ⊗ UNDER CABINET LIGHTING
 - ⊗ SINGLE POLE SWITCH
 - ⊗ THREE-WAY SWITCH
 - ⊗ DIMMER SWITCH
 - ⊗ GFI GROUND FAULT INSULATOR
 - ⊗ DUPLEX RECEPTACLE OUTLET
 - ⊗ QUADREX RECEPTACLE OUTLET
 - ⊗ 200V OUTLET
 - ⊗ EXHAUST FAN
 - ⊗ DOOR BELL
 - ⊗ PHONE
 - ⊗ SMOKE DETECTOR
 - ⊗ SPEAKER
 - ⊗ CABLE
 - ⊗ EXISTING FIXTURE



FLOOR PLAN

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

FLOOR PLAN NOTES:

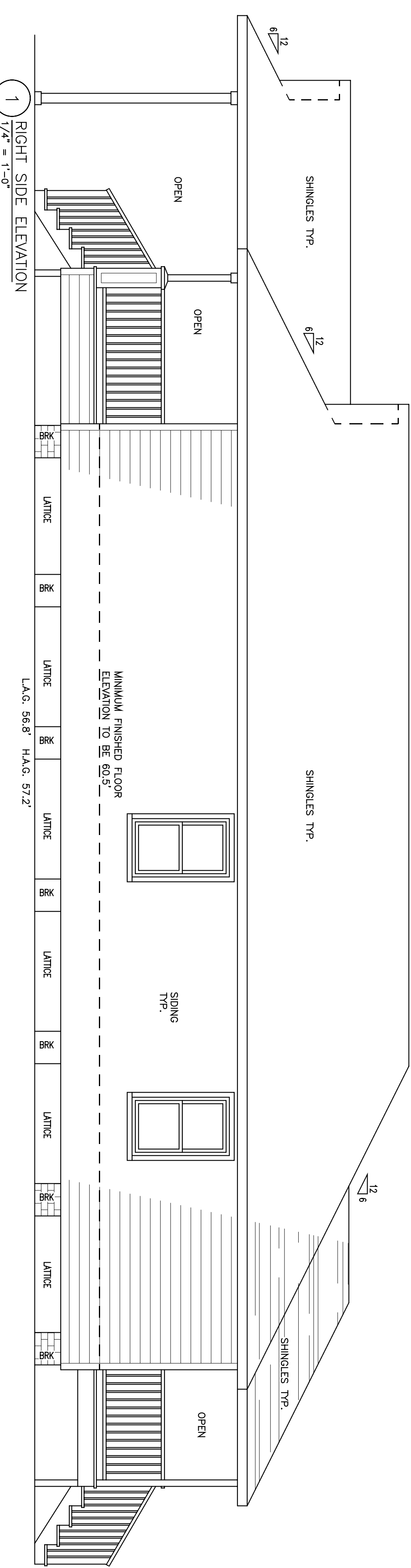
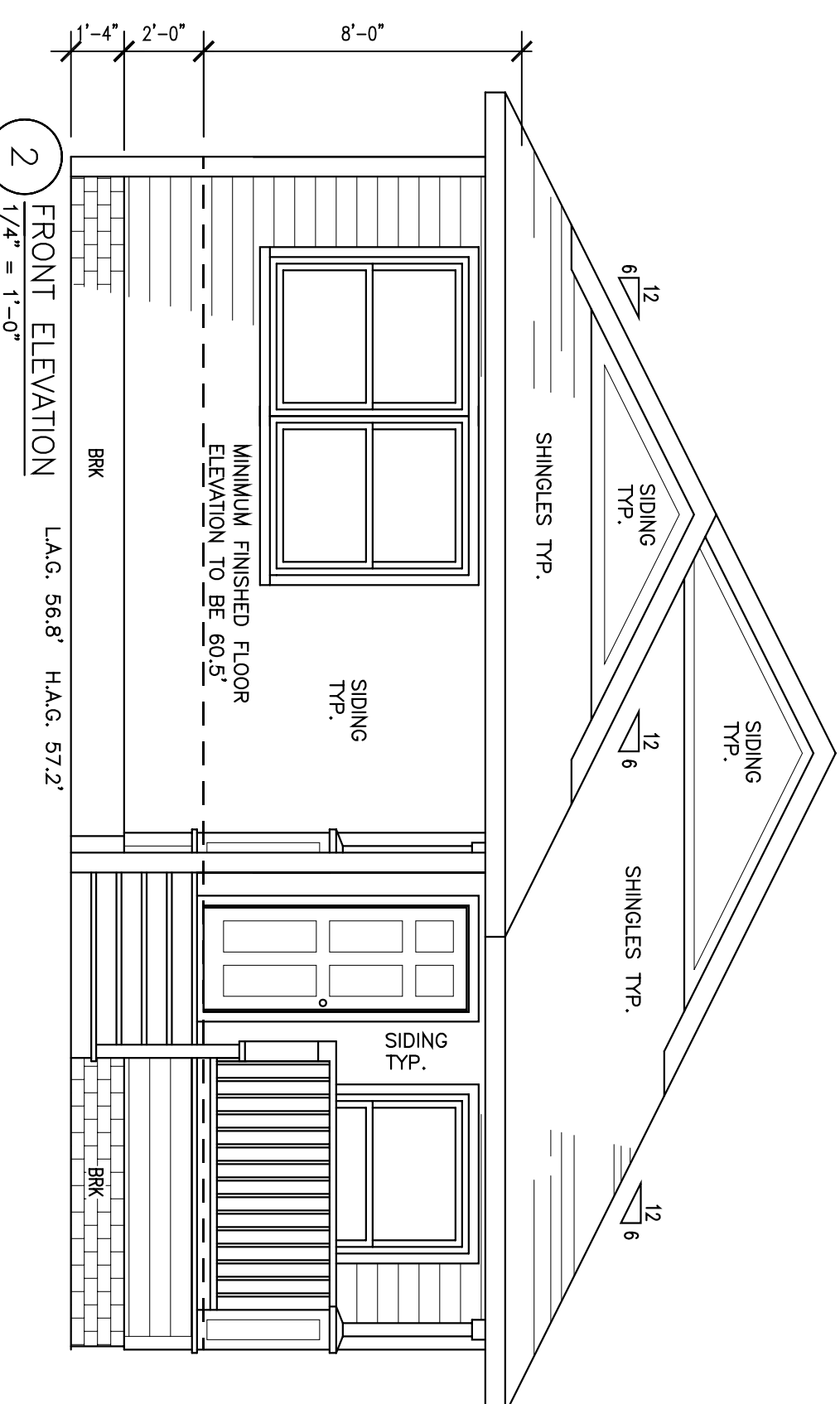
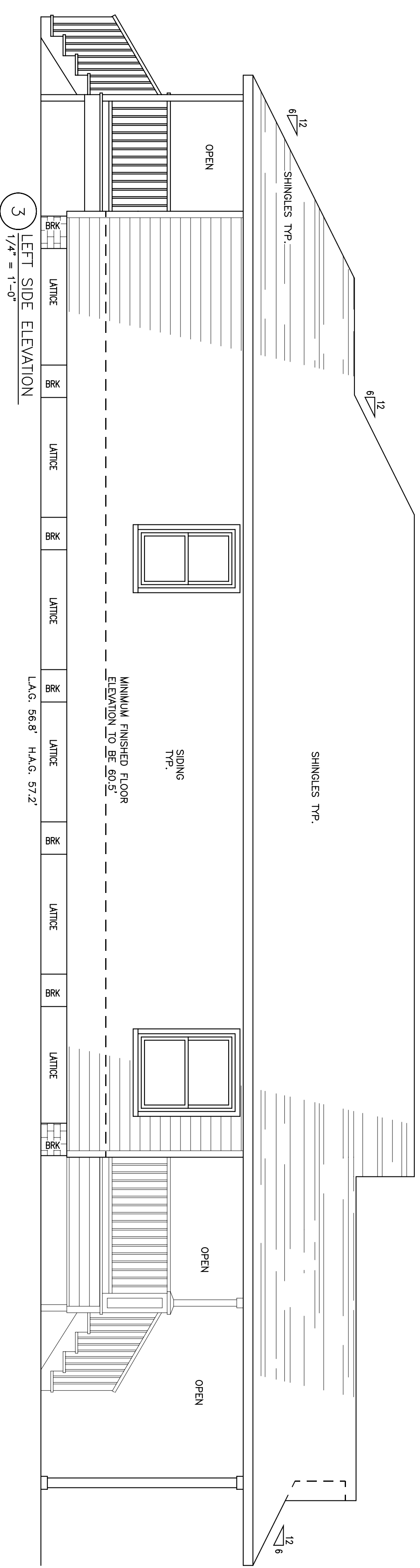
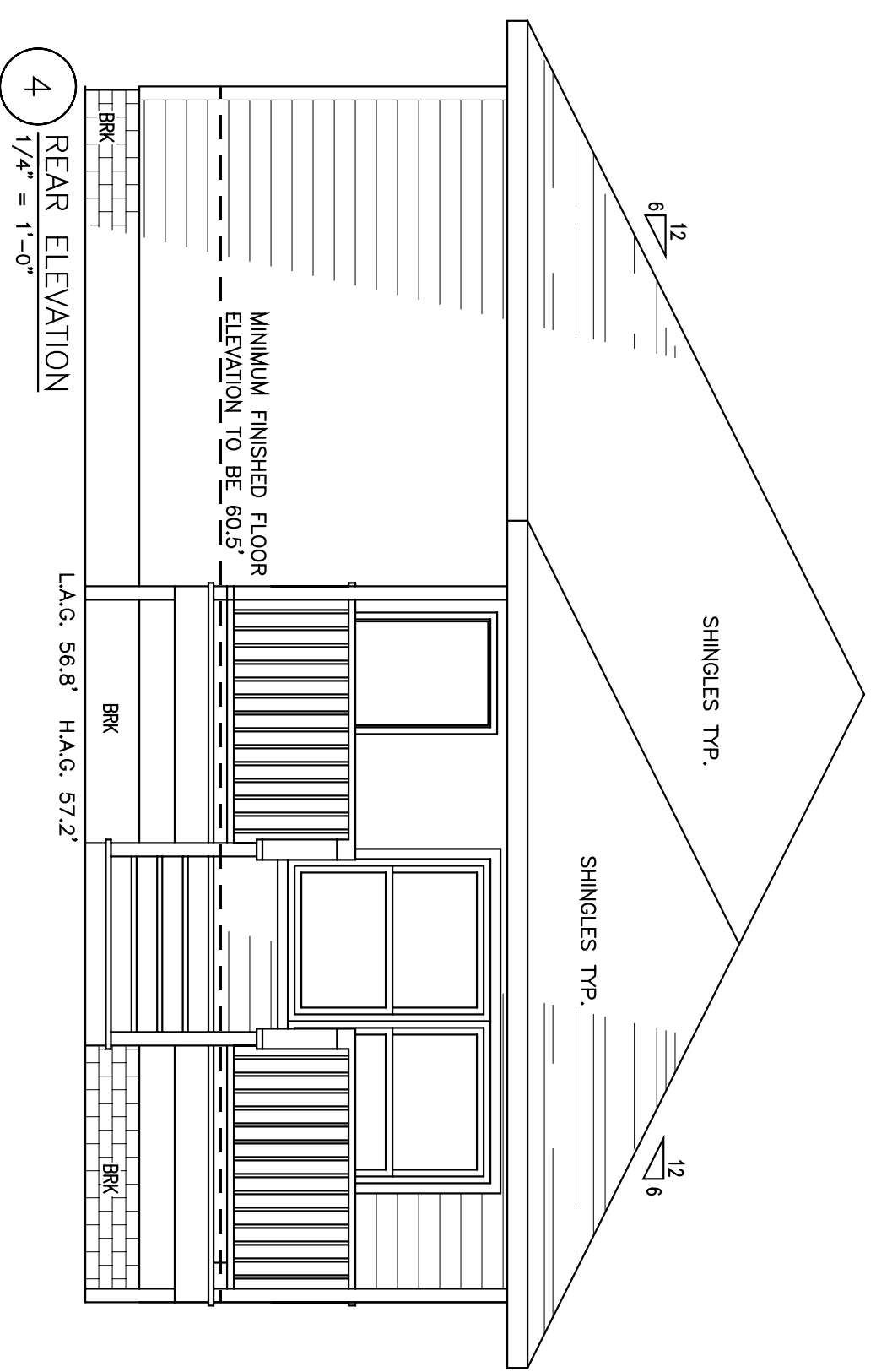
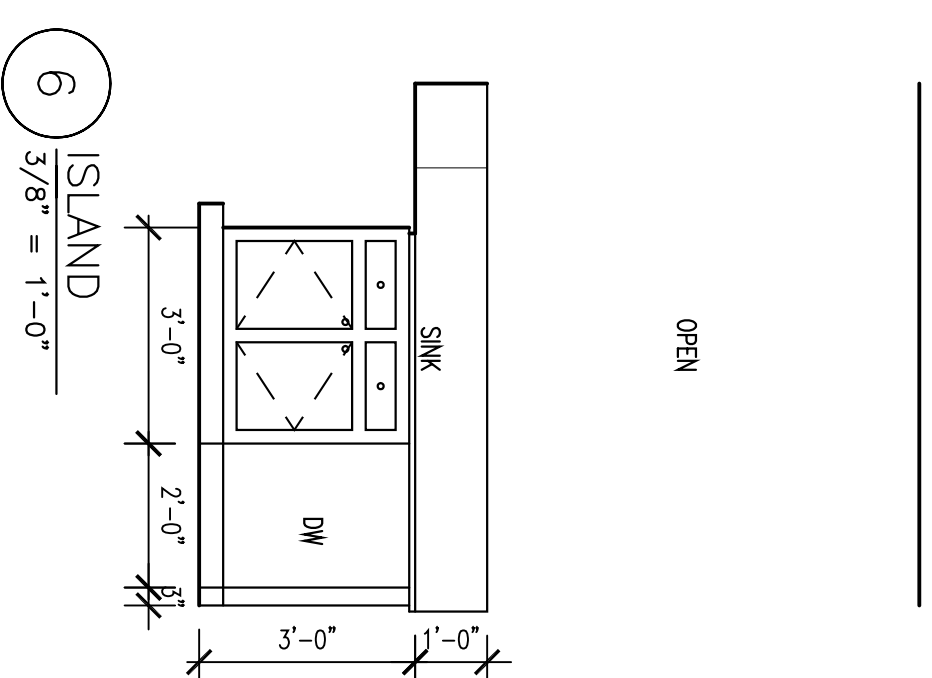
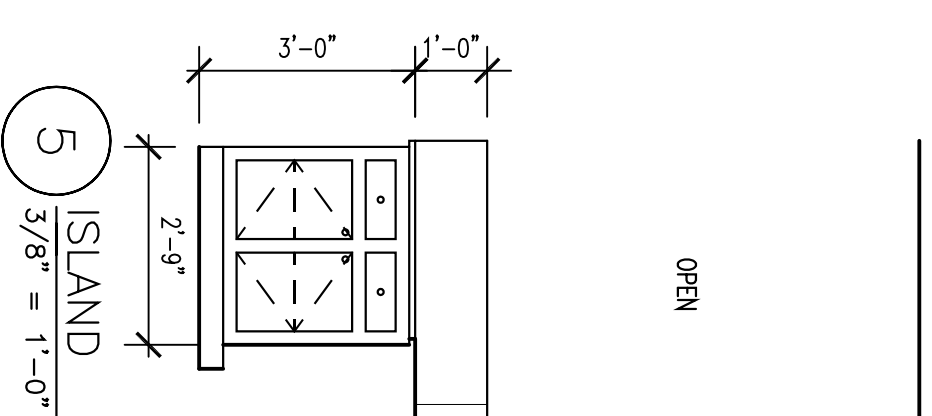
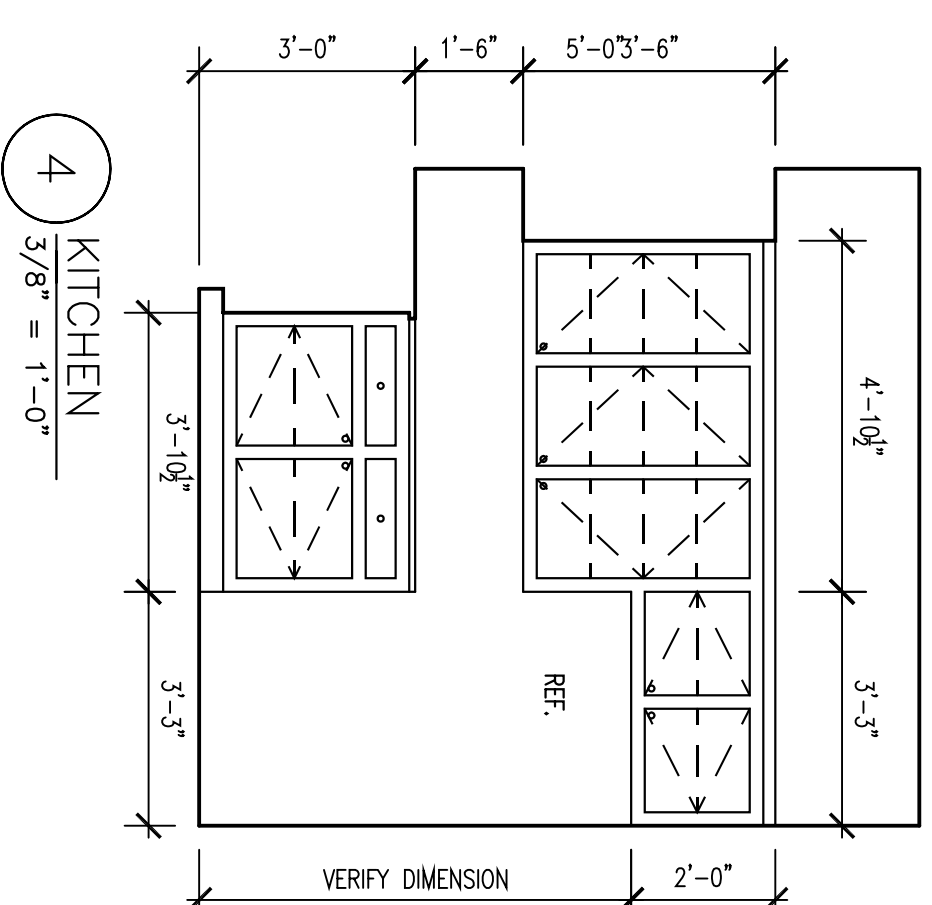
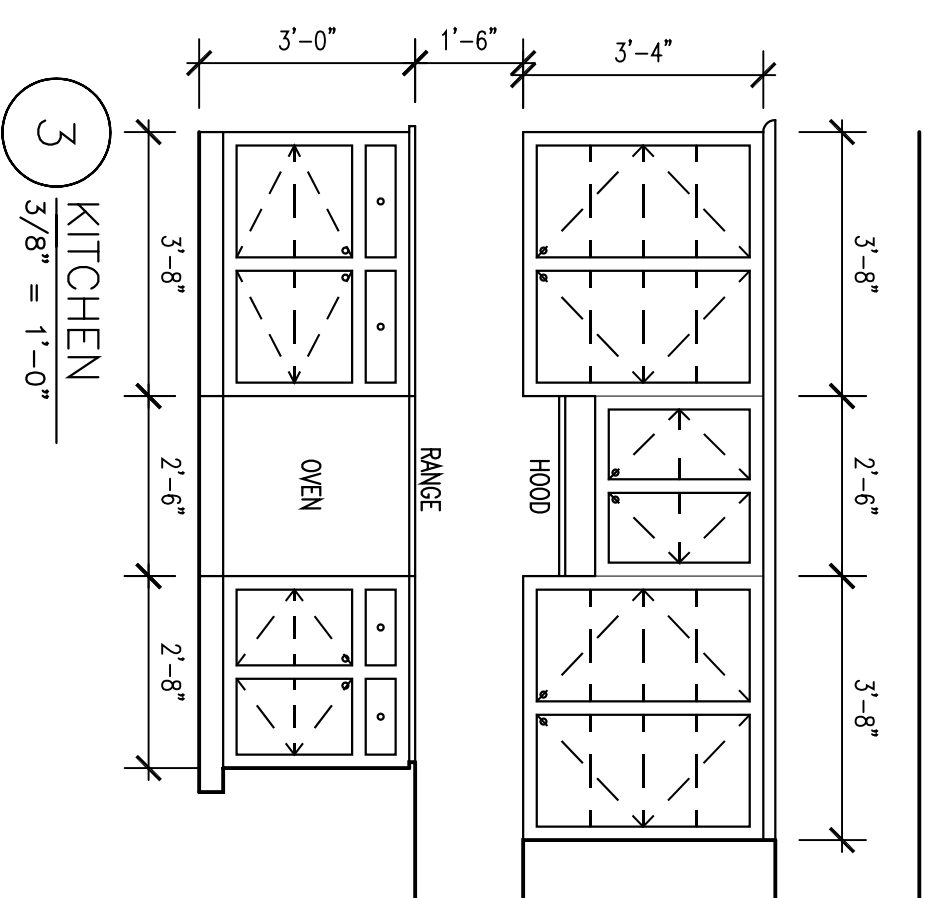
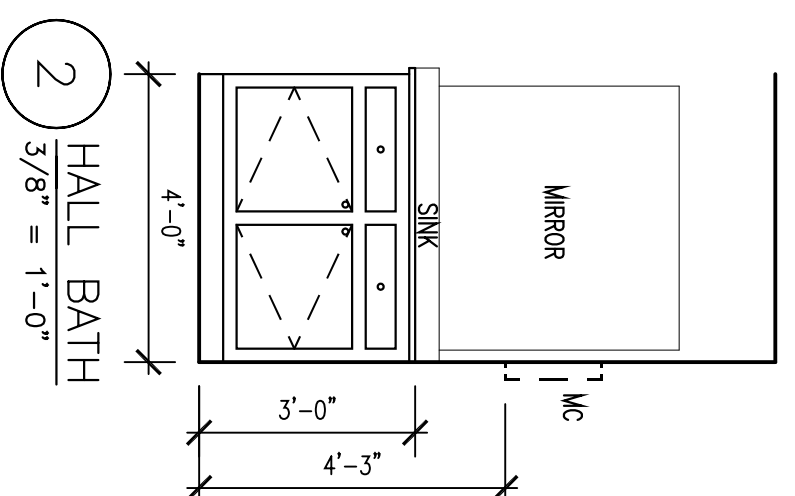
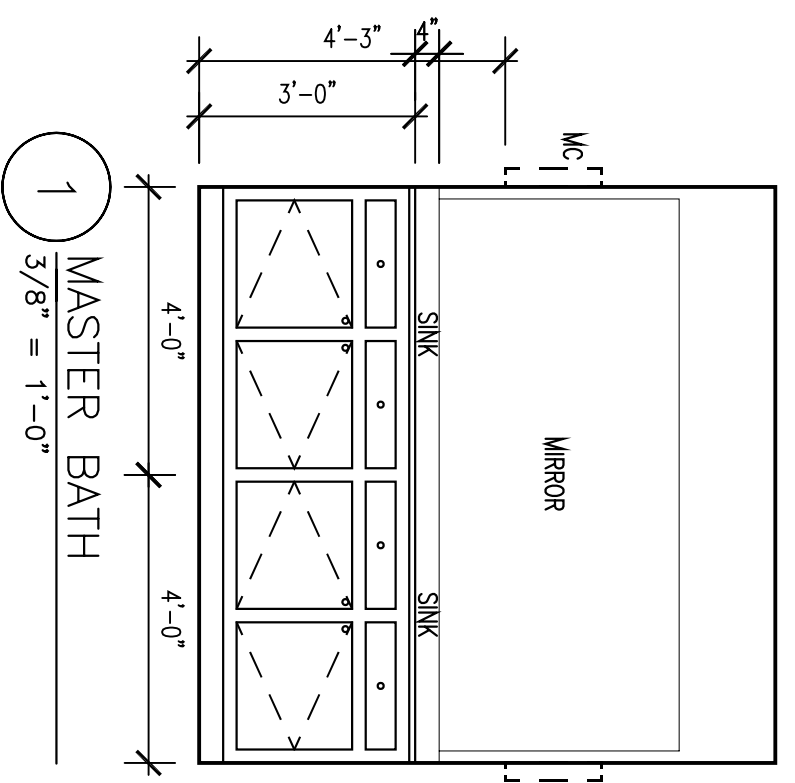
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION OR LOCAL BUILDING CODES WHERE APPLICABLE.
- 8'0" C.L. HT. UNLESS OTHERWISE NOTED
- BATHROOMS MUST HAVE EXHAUST FANS OR WINDOWS WITH A MINIMUM OPENING AREA OF 3.0 SQ. FT.
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.
- CASING IN EXTERIOR DOORS OR WITHIN 40 INCHES OF ANY LOOKING MECHANISM SHALL BE TYPED.
- WORKING FOR ORGANIC TILE INSTALLED IN TOILET ROOMS SHALL BE CONCRETE BACKER BOARD OR EQUAL.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR TO FLOOR ELEVATIONS. THE NEW FINISH COMPANION'S OPENING FLOOR SHALL ALIGN IN ELEVATION WITH RESISTING FLOOR IN EXISTING BUILDING.
- ALL EXTERIOR WINDOWS AND DOORS TO HAVE S. H. G. C. OF 0.4 OPENING OF 57 SQ. FT.

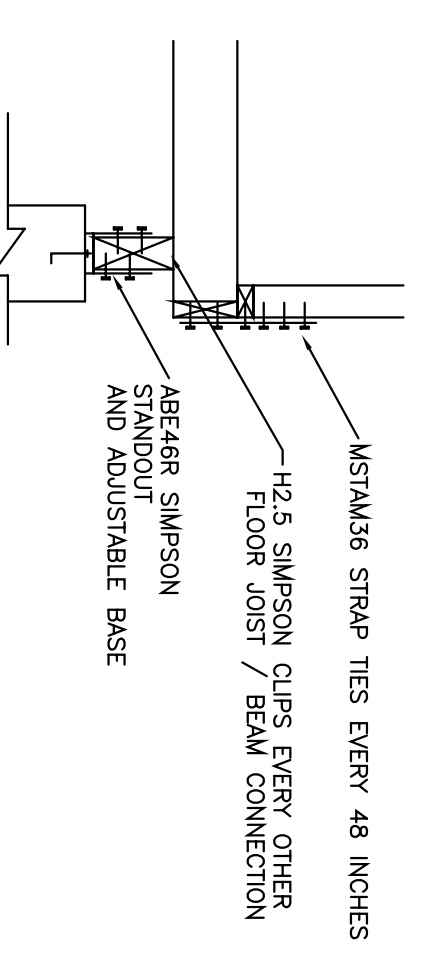
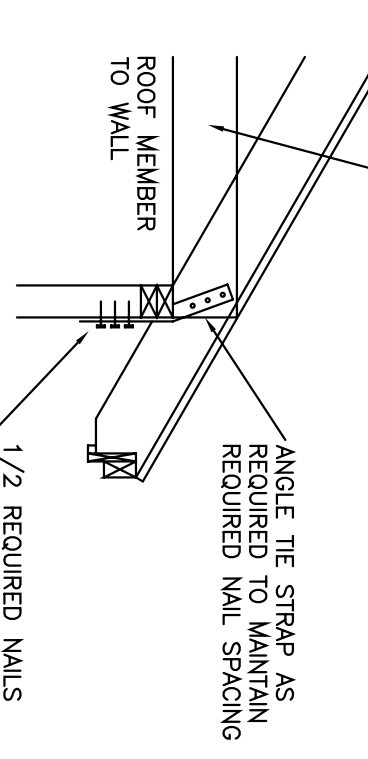
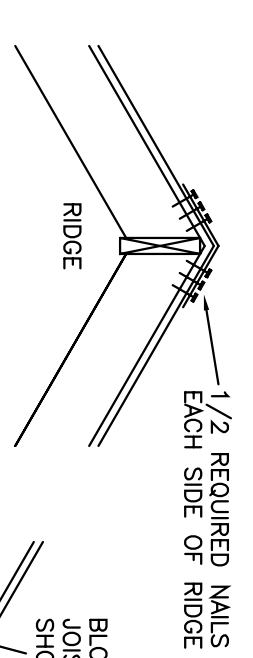
WINDOW SCHEDULE

MARK	SIZE	Head Height	Style	NOTES
1	4'-0" x 5'-0"	6'-8"	Single Hung	---
2	4'-0" x 5'-0"	6'-8"	Single Hung	---
3	4'-0" x 5'-0"	6'-8"	Single Hung	---
4	4'-0" x 5'-0"	6'-8"	Single Hung	---
5	4'-0" x 5'-0"	6'-8"	Single Hung	---
6	4'-0" x 5'-0"	6'-8"	Single Hung	---
7	4'-0" x 5'-0"	6'-8"	Single Hung	---
8	3'-0" x 1'-6"	6'-8"	Single Hung	OBSCURE
9	4'-0" x 5'-0"	6'-8"	Single Hung	---

DOOR AND FRAME SCHEDULE

MARK	WD	HGT	Style	Swing Direction	NOTES
1	3'-0"	6'-8"	Hinged - Single - Exterior	Left	---
2	2'-4"	6'-8"	Hinged - Single	---	---
3	2'-4"	6'-8"	Hinged - Single	---	---
4	2'-8"	6'-8"	Casped Opening	NA	---
5	3'-0"	6'-8"	Hinged - Double	Left	---
6	2'-8"	6'-8"	Hinged - Single	---	---
7	6'-0"	6'-8"	Bi-fold - Double	NA	---
8	2'-8"	6'-8"	Hinged - Single	Right	---
9	2'-6"	6'-8"	Hinged - Single	Left	---
10	2'-6"	6'-8"	Hinged - Single	Right	---
11	2'-8"	6'-8"	Hinged - Single	Left	---
12	2'-6"	6'-8"	Hinged - Single	Right	---
13	2'-6"	6'-8"	Hinged - Double	NA	---
14	2'-8"	6'-8"	Hinged - Single	Left	---
15	2'-8"	6'-8"	Hinged - Single - Exterior	Right	---





1/2" REQUIRED NAILS EACH SIDE OF RIDGE

BLOCKING AND CEILING JOIST WHERE OCCURS, NOT SHOWN FOR CLARITY

ANGLE TIE STRAP AS REQUIRED TO MAINTAIN REQUIRED NAIL SPACING

1/2" REQUIRED NAILS EACH SIDE OF ROOF OR FLOOR FLATES TYPICAL

ROOF MEMBER TO WALL

COMPLETE LOAD PATH DETAIL
SCALE: 1/2" = 1'-0"

1/2-5 SIMPSON CURS EVERY OTHER FLOOR JOIST / BEAM CONNECTION

BRIDGE/SIMPSON AND ADJUSTABLE BASE

REVISION DATE
02-19-2007
03-16-2007
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CEILING JOIST FRAMING PLAN

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

CEILING JOIST NOTES:

- 1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION OR LOCAL BUILDING CODES WHERE APPLICABLE.
- 2) CEILING JOIST TO BE 2 X 8 @ 16" O.C. #2 S. Y. P. K. D. UNLESS OTHERWISE NOTED.
- 3) SEE GENERAL NOTES - WOOD*

HEADER SCHEDULE

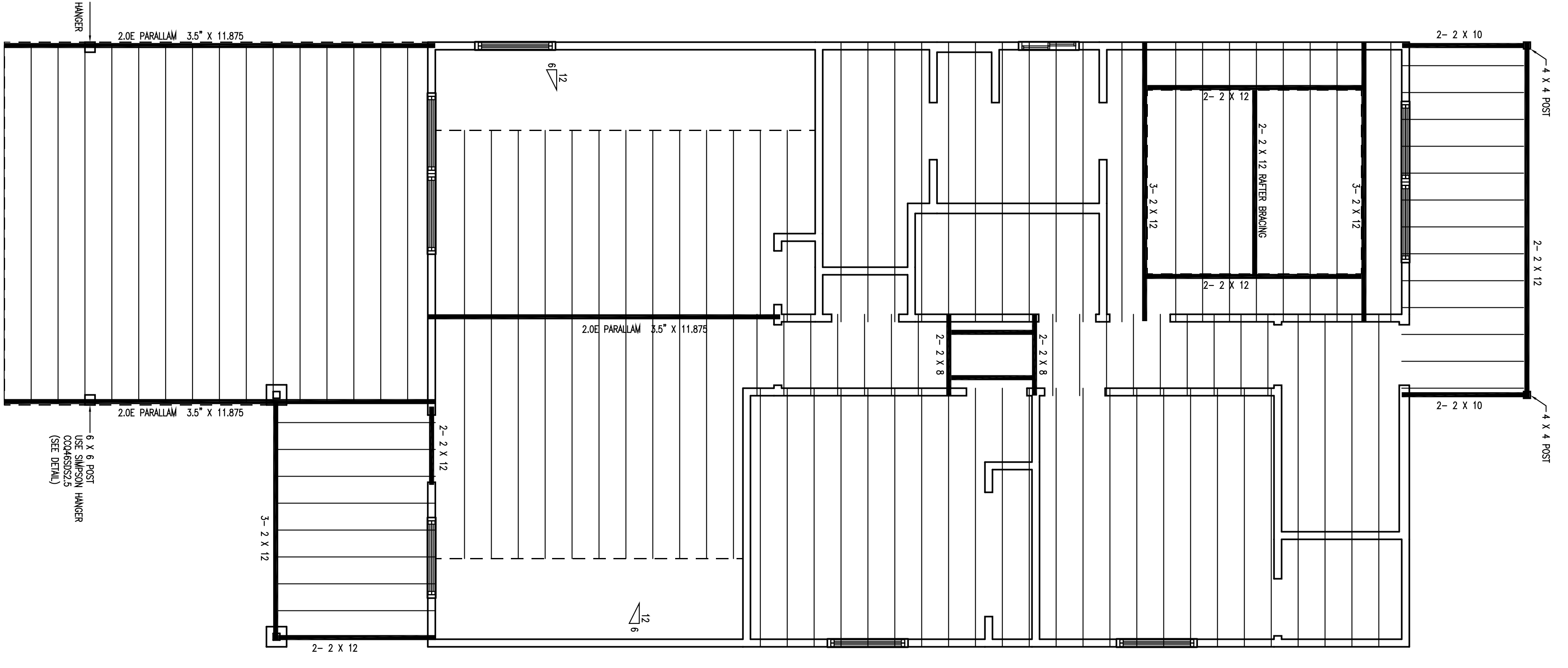
FOR 1-STORY HOUSES AND 2ND FLOOR OF 2-STORY FOR LOWER FLOOR OF 2-STORY

SPAN SIZE	HEADER SIZE
60" OR LESS	2-2 X 12
60" TO 80"	2-2 X 10
80" TO 100"	2-2 X 12
POINT LOADS AND SPANS OVER 120" TO BE ENGINEERED	

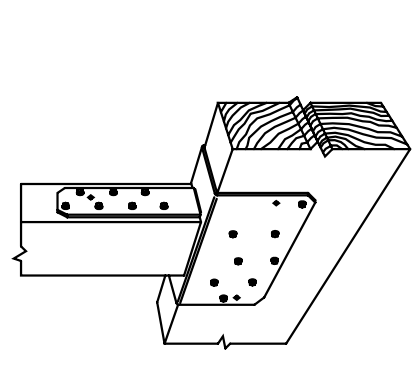
STEEL UNITS SCHEDULE

SPAN SIZE	STEEL UNIT
40" OR LESS	L 3 1/2" X 3 1/2" X 9/16"
40" TO 60"	L 4" X 3 1/2" X 9/16"
60" TO 80"	L 6" X 3 1/2" X 9/16"
80" TO 100"	L 8" X 3 1/2" X 9/16"

ALL UNITS TO BE LONG LEG VERTICAL



6 X 8 POST HANGER CONNECTIONS (SEE DETAIL)

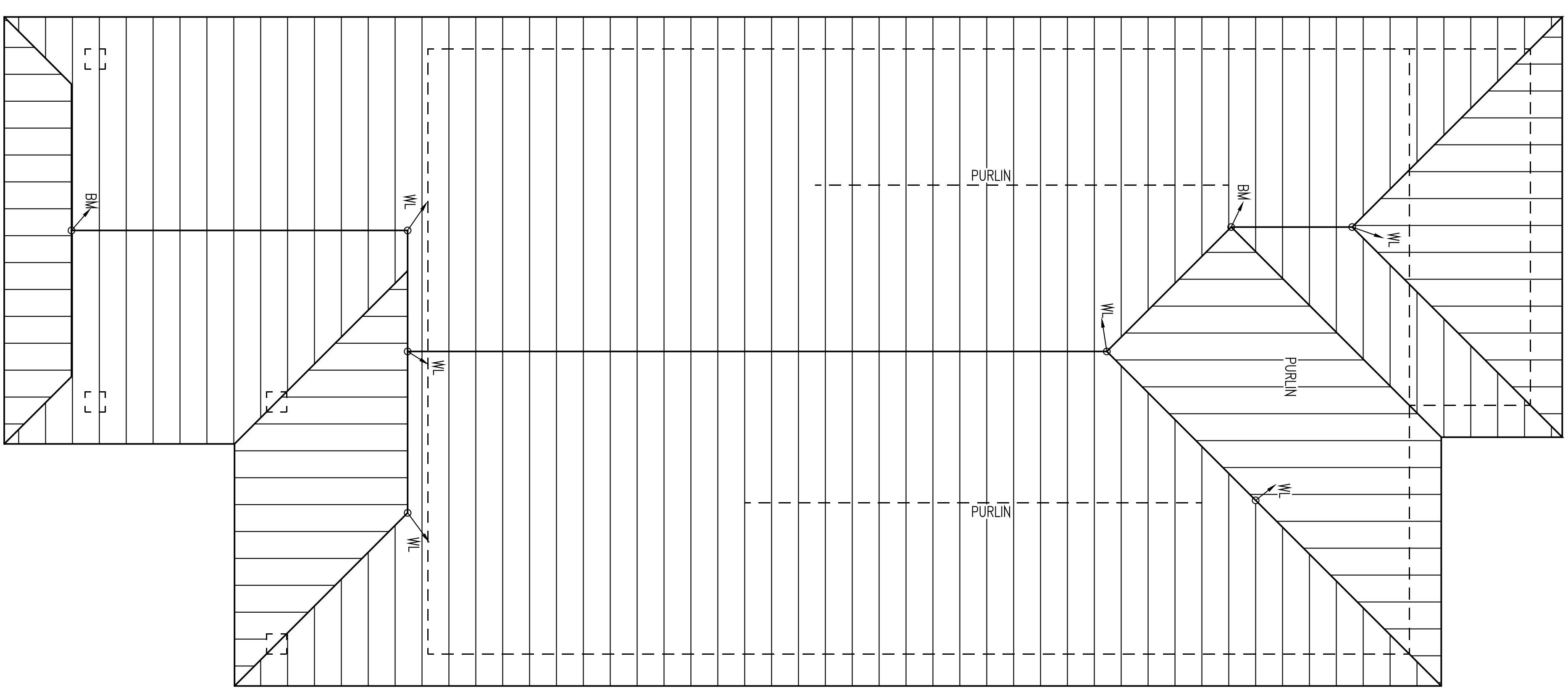


PARTER FRAMING PLAN

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

PARTER FRAMING NOTES:

- 1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION OR LOCAL BUILDING CODES WHERE APPLICABLE.
- 2) PARTERS TO BE 2 X 6 @ 16" O/C #2 SPRUD UNLESS OTHERWISE NOTED.
- 3) ALL HP, VALLEY AND ROOF MEMBER ARE TO BE ONE NOMINAL SIZE LARGER THAN THE SUPPORTED MEMBERS, UNLESS OTHERWISE NOTED.
- 4) DO NOT BRACE ROOF FRAMING DIRECTLY TO CEILING JOISTS
- 5) ATTACHED PARTERS TO TOP PLATE WITH SIMPSON H2.5 FASTENERS.
- 6) USE SIMPSON H254 FOR HP & VALLEY CONNECTIONS.
- 7) ALL ROOF BEAMS SHALL BE #2 OR PLYWOOD OR APA RATED BOUL SEPARATE STRANDS NAILING WITH 8D SHOULD BE O/C AT PLYWOOD EDGES AND 16" O/C AT INTERIOR SUPPORTS. AROUND ROOF PENETRA AND BOTH SIDES OF ROOF. A STRIP AREA 50" WIDE SHOULD BE NAILED WITH 8D NAILS @ 4" O/C ON THE ROOF EDGE AND ALL PLYWOOD SHEET CLIP SPACERS WHEN APPLYING BECK.
- 8) PLACE COLLAR TIES @ 48" O/C (MINIMUM 8'-0" IN LENGTH)
- 9) SEE GENERAL NOTES - WOOD*



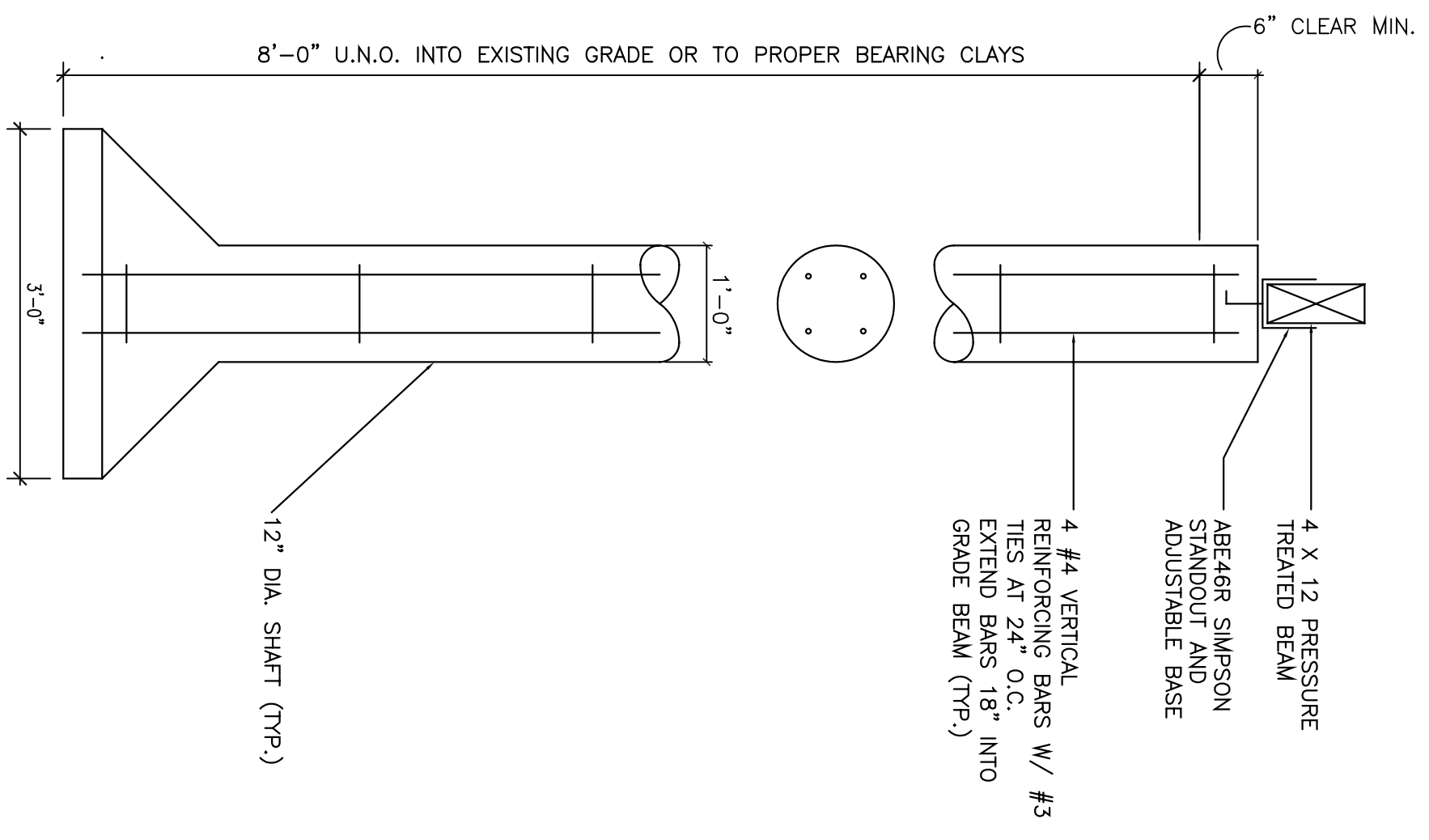
WALL
PURLIN
BM = BRACE TO WALL
BR = BRACE TO BEAM
SB = BRACE TO STRONG BACK

PROJECT ADDRESS
1423 E 34th STREET
HOUSTON, TEXAS 77022

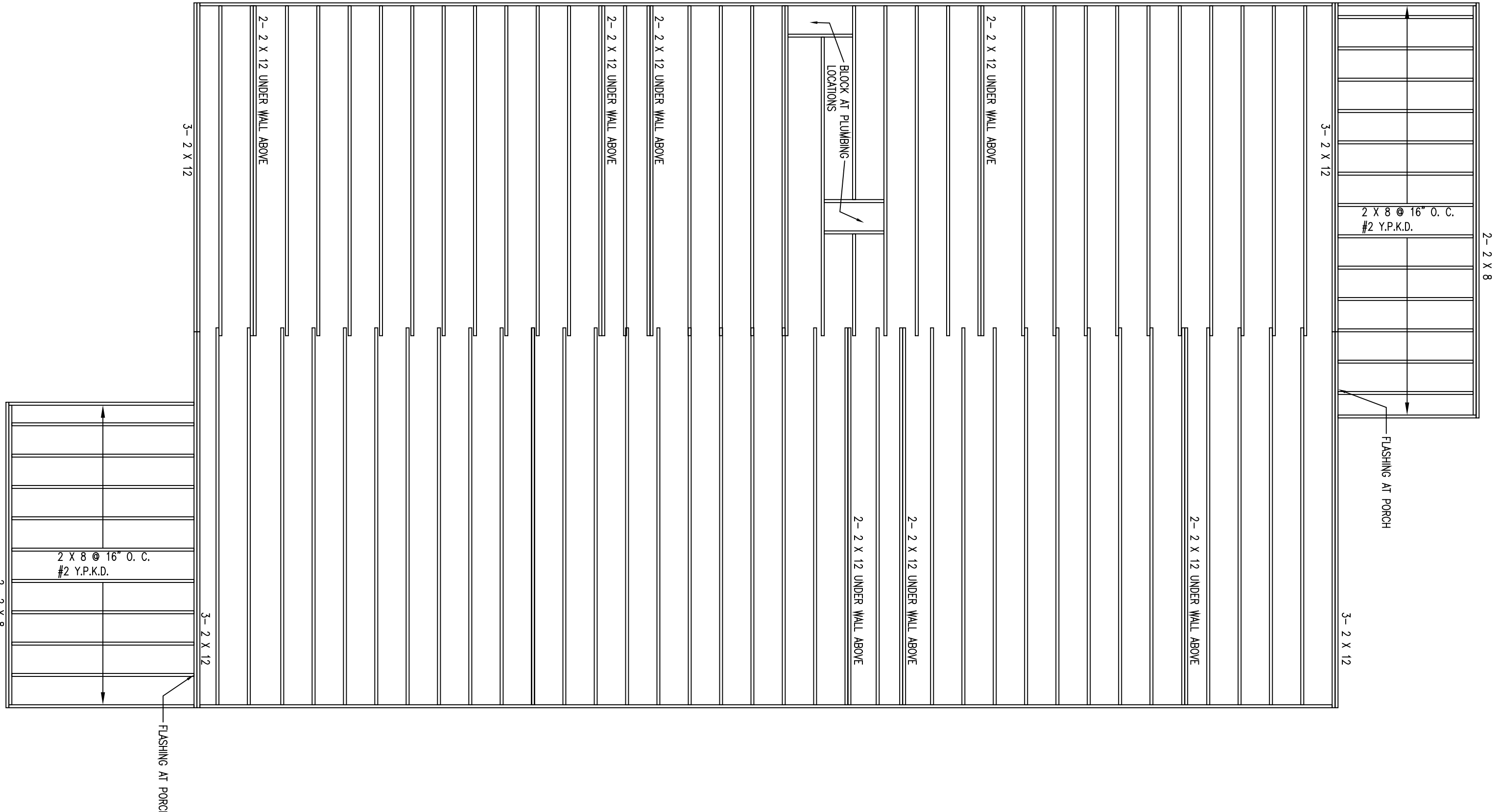
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PROJECT # 07023
TOTAL SHEETS 5

2007 Simpson Strong-Tie

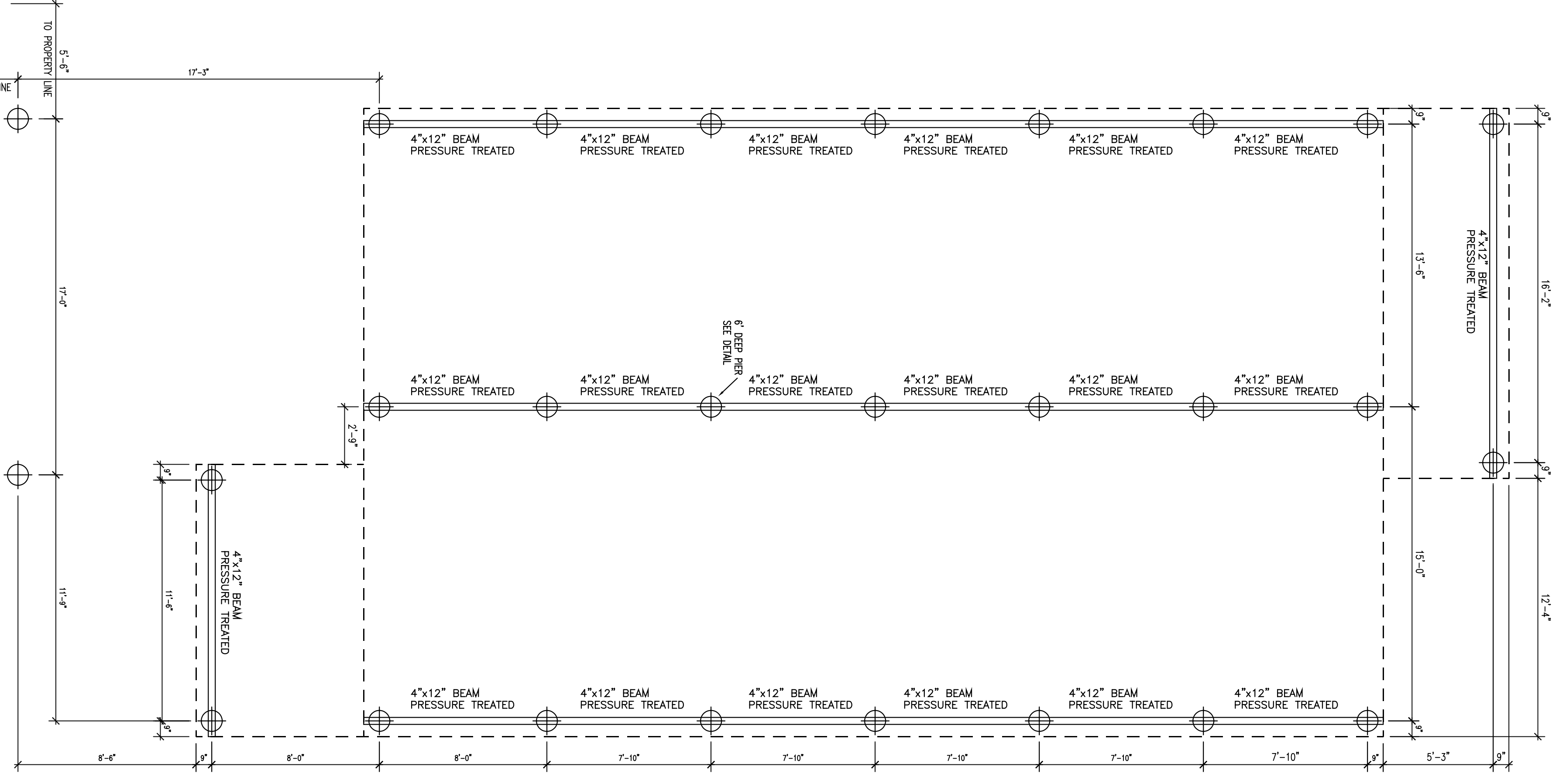


PIER DETAIL
SCALE : NONE



FLOOR JOIST FRAMING PLAN
SCALE : 1/4" = 1'-0"

- FLOOR JOIST NOTES:**
- 1) CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION OR LOCAL BUILDING CODES WHERE APPLICABLE.
 - 2) FLOOR JOIST TO BE 2 X 12 AT 16" O. C. # 2 Y.P.K.D. UNLESS OTHERWISE NOTED
 - 3) FLOOR BEAM DIRECTLY BELOW AND FLOOR LOAD BEARING WALLS WHEN JOISTS AND WALL ARE PARALLEL
 - 4) SEE GENERAL NOTES - WOOD



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

SEE FOUNDATION NOTES

- FOUNDATION DESIGN**
- 1) GENERAL INSPECTION WAS PERFORMED IN THE GENERAL VICINITY BY SAUNDERS ENGINEERING, L.P. DEEP FOUNDATION TESTS WERE PERFORMED IN THE SOIL WAS FOUND TO BE SOFT CLAY WITH THE WATER TABLE @ 14 FT DEEP. THE SHEAR STRENGTH OF THE SOIL IS AS FOLLOWS:
0 FT - 2 FT = 6 TONS/SF
2 FT - 4 FT = 8 TONS/SF
4 FT - 6 FT = 8 TONS/SF
6 FT - 8 FT = 8 TONS/SF
8 FT - 10 FT = 9 TONS/SF
13 FT - 15 FT = 14 TONS/SF
 - 2) THE FOUNDATION TYPE IS DRILLED CONCRETE PILES WITH HEATED BEAMS.
 - 3) THE DESIGN LOAD WAS CALCULATED USING 40 PSF LIVE LOAD PLUS A 3/4 PSF DEAD LOAD TOTALING 74 PSF.
 - 4) THE CAPACITY OF VARIOUS SIZE & TYPES OF DRILLED PILES WAS CALCULATED USING THE SHEAR STRENGTH OF THE SOIL AS TESTED AND A FACTOR OF SAFETY OF 3. THE BASIC FORMULA IS P (design) = PERCENTUAL RESISTANCE FACTOR END BEAMS STRENGTH/ 3.
 - 5) PER CAPACITY WERE CALCULATED AND COMPARED TO THE DESIGN LOAD REDUNDANT OF THE AREA OF INFLUENCE.
 - 6) THE BEAMS ARE HEATED 4 X 12 TILDER BEAMS. MINIMUM CENTER TO CENTER SPACING OF 9 FT.
 - 7) SEE DETAILS FOR LAYOUT AND CONCRETE PIER DETAILS.
- GENERAL NOTES - SINKHOLES**
- 1) SHIP ALL VEGEATION DOWN TO NATURAL SOIL. REMOVE ALL TREES WITHIN CLOSE PROXIMITY OF THE FOUNDATION.
 - 2) PROOF-ROLL EXPOSED SUBGRADE. BACKFILL AND COMPACT TREE-HOLES OR SOFT FOOTERS WITH MATERIAL SIMILAR TO THE SITE MATERIALS.
 - 3) BEAMS SUBJECT TO BEING DAMAGED WITH SHARP FILL MATERIALS. SELECT FILL SHALL BE SANDY CLAY OR CLAYEY SAND. FREE OF ORGANIC MATERIAL AND MINING. A RAINSTORY INDEX GREATER THAN 9, BUT LESS THAN 20.
 - 4) FILL SHALL BE PLACED IN MAXIMUM 6" LIFTS AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR). WHERE LARGER DEPTHS OF FILL OCCUR, FIELD DENSITY TESTS ARE REQUIRED FOR EACH LIFT LOCATED AT OR BELOW THE BOTTOM OF GRADE BEAMS.
 - 5) THE 4' HIGH EXTERIOR BED SHALL BE FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL.
 - 6) MINUTE SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINALE GRADE SHALL SHOW 6"AWAY FROM THE FOUNDATION 1'AWAY FROM FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE SLAB IS ENSURED.
 - 7) CONCRETE SHALL BE PLACED PRIOR TO SETTING FORMS.
- GENERAL NOTES - REINFORCING STEEL**
- 1) REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 WITH DEFORMATIONS PER ASTM A456 AND SHALL BE DETAILD AND INSTALLED PER AC-308 LATEST EDITION.
 - 2) MINIMUM REINFORCING STEEL AND CONCRETE SHALL BE AS FOLLOWS: SLAB ON GRADE: 2 3/4" FROM EXTERIOR.
 - 3) WHERE FIELD SPACES IN THE CONTINUOUS REINFORCING OCCURS, BAR SHALL BE LAPPED A DISTANCE OF 30 TIMES THE BAR DIAMETER.
 - 4) PROVIDE CORNER BARS IN THE OUTSIDE FACE OF EXTERIOR GRADE BEAMS TO MATCH THE HORIZONTAL STEEL FROM THE INTERSECTING INTERIOR AND EXTERIOR BEAMS OR BEND CONTINUOUS REINFORCING STEEL AROUND CORNERS AND OVER LAP SPACES ON BAR DIAMETERS.
- GENERAL NOTES - CONCRETE**
- 1) CONCRETE SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH AC-308 LATEST EDITION AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
 - 2) WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE. IF WATER NECESSARY IS NEEDED, CONTRACTOR SHALL SPECIFY READY MIXED SLUMP ON JOB ORDER. CONCRETE PLANT ONLY MANDATE WORKMANSHIP BY ADJING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT, OR OTHER APPROVED ADJUVANTIVES.
 - 3) WHERE FLASH IS USED, ONLY TYPE C FLASH SHALL BE ACCEPTED.
 - 4) CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 40 DEG. FAHRENHEIT. IN RAINY WEATHER OR IN OTHER ADVERSE WEATHER CONDITIONS.
 - 5) A 6 MIL. POLYETHYLENE WAFER REINFORCING UNDER SHALL BE PLACED UNDER ALL SLABS. ALL CRACKS SHALL BE PATCHED.
 - 6) FORMS TO BE SHIPPED NO LESS THAN 24 HOURS AND NO MORE THAN 6 DAYS AFTER FABRICATION.
 - 7) CRACK ALLS CRACKS.
 - 8) ALL JOINTS SHALL BE REINFORCED WITH A CENTRAL CONCRETE COMPOUND OR KEEP WEIGHT FOR 7 DAYS AFTER PLACING.
 - 9) BILERS SHALL VERIFY ALL DIMENSIONS, DEEPS, OFFSETS, BRICK LINES, INTERS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.