

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE 2012 IRC -INTERNATIONAL RESIDENTIAL CODE, 2012 UMC -UNIFORM MECHANICAL CODE, 2012 UPC -UNIFORM PLUMBING CODE, 2020 NEC -NATIONAL ELECTRICAL CODE, 2012 IFC -INTERNATIONAL FIRE CODE EITHER, 2015 IECC -INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED AND AMENDED BY THE CITY OF HOUSTON

NOTE: IF CONFLICT WITH NOTES ON PLANS, MOST RESTRICTIVE REQUIREMENTS WOULD GOVERN.

2X4 LIGHT FRAMING TO BE STUD GRADE. JOIST AND RAFTERS TO BE NO.2 D.F. (DOUG FIR.) -ARCH. BEAMS, STRINGERS AND HEADERS TO BE NO.1 D.F. -ARCH. POSTS AND TIMBERS AND NO.1 D.F. -ARCH. UNLESS OTHERWISE SPECIFIED, TIMBER SHALL BE DOUG FIR AND SHALL CONFORM TO W.C.L.I.B STANDARD GRADING AND DRESSING, RULES.

- ALL STRUCTURAL: BEAM/BEAM BEAM/COLUMN AND COLUMN/FOUNDATION MUST BE POSITIVELY CONNECTED WITH SIMPSON OR EQUIVALENT CONNECTORS REGARDLESS OF LACK OF CONNECTION DETAILING ON PLANS. STANDARD CONNECTIONS U.O.N SIMPSON OR EQUIVALENT: BEAM/COLUMN "CC" BEAM/BEAM -"HUFT", COLUMN/PAD FOOTING -"CB"
- COMBINATION FLORESCENT LIGHT/VENT FAN, CAPABLE OF 5 AIR CHANGES/HOUR, AT NEW INTERIOR BATHROOMS, OR ADD WHERE EXTERIOR BATHROOM WINDOW IS REMOVED.
- WATER CLOSETS: 1.6 GPF SHOWER HEADS: 2.5 GPM LAUNDRY FAUCETS: 2.2 GPM SINK FAUCETS: 2.2 GPM
- STUCCO/SIDING
- 1X LAP OR VERTICAL SIDING 1" CDX PLYWOOD.
- CRAWL SPACE ACCESS TO RAISED FOUNDATION 18"X24"
- CRAWL SPACE VENTILATION 1/150 OF AREA XXXXX SQ.FT.
- ATTIC VENTILATION 1/150 OF ATTIC AREA XXXXX SQ.FT. MAX 14SQ.INCHES IN FIRE HAZARD AREA.
- 3 TAB CLASS "A" FIRE RATED SHINGLES 0/15 # FELT AND OVER 2 LAYERS 15 # FELT FOR 3/12 PITCH OR LESS.
- TILE ROOF. 6LB./SQ.FT/0/30 # FELT -ICBO ER-4907.
- ALL HOSE BIBS ARE REQUIRED TO BE PROTECTED WITH A PERMANENTLY ATTACHED AT-SIPHON DEVICE. MIN. 1 HOSE BIB REQUIRED FRONT AND BACK.
- GROUND FAULT INTERCEPTOR PROTECTION (GFI) FOR ALL EXTERIOR RECEPTACLES, IN BATHROOMS, IN UNFINISHED BASEMENTS/CRAWL SPACES, IN GARAGES AND AT COUNTER TOP IN KITCHENS OR AT BAR SINKS.
- SWITCHED LIGHT FIXTURE IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL, ATTACHED GARAGE AND AT OUTDOOR ENTRANCES.
- PROVIDE 2 GFI PROTECTED EXTERIOR RECEPTACLES, WEATHER PROOF W/BUBBLE COVER ON AT THE REAR AND FRONT OF EACH DWELING UNIT.
- OUTLETS ARE REQUIRED FOR KITCHEN COUNTER SPACE 12" AND WIDER IN SUCH A MANNER THAT NO POINT ALONG THE WALL IS MORE THAN 2' FROM OUTLET OR MORE THAN 4' FOR ISLAND AND PENINSULA COUNTERS.
- OUTLETS FOR WALL SPACES 2' AND WIDER AT MAXIMUM 12' O.C. SO THAT NO POINT ALONG A WALL, FIXED GLASS, OR GUARD RAIL IS MORE THAN 6' FROM OUTLETS.
- A DEDICATED 20 AMP BRANCH CIRCUIT FROM BATHROOM RECEPTACLES IS REQUIRED.
- 4" THICK CONCRETE LANDING 1" BELOW THRESHOLD MIN. 36"X MIN. 36" WIDE OR FULL WIDTH OF DOOR(S) OR FULL WIDTH OF PATIO DOORS, OR FRENCH DOORS.
- WATER HEATER WILL BE SECURELY STRAPPED TO WALL WITH TWO STRAPS, ONE WITHIN 1/3 OF TOP ON 1/3 OF BOTTOM. ELEVATE WATER HEATER MIN, 18" ABOVE GARAGE DOOR ON 1 HR. PANE PEDESTAL.
- REQUIRED SWIMMING POOL/SPA FENCING MUST BE MAINTAINED DURING CONSTRUCTION OR THE POOL/SPA SHALL BE EMPTIED.
- PROVIDE ATTIC ACCESS 22"X30", READILY ACCESSIBLE WITH MIN. 30" CLEAR HEAD ROOM.
- PROVIDE HOUSE STREET NUMBER VISIBLE FROM THE STREET. NUMBERS SHALL BE NON COMBUSTIBLE IN VERY HIGH SEVERITY ZONES.
- PROVIDE APPROVED SMOKE DETECTORS. ADDITIONAL INFO SHEET 1.
- SHOWERS SHALL BE FINISHED 70" ABOVE DRAIN WITH MATERIALS NOT ADVERSELY AFFECTED BY MOISTURE.
- ANTI SCALDING SHOWER AND TUB AND SHOWER VALVES ARE REQUIRED AND SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC. MIN. VALVE TYPE. SEC.410.7 UPC.
- ACCESS PANEL (12"X12") REQUIRED FOR TUB STRAP SLIP-JOINT OR USE NON-SLIP (WELDED) JOINT.
- STUCCO LATH AND DRYWALL SHALL BE NAILED TO STUDS AND TOP- BOTTOM PLATES.

- SAFETY GLAZING IS REQUIRED AT WARDROBE DOORS, SHOWER DOORS, AND WINDOWS AT BATH TUBS AND SHOWERS AND WITHIN 2' OF DOORS.
- PROVIDE APPROVED SPARK ARRESTOR AT FIREPLACE CHIMNEY.
- WALL BETWEEN HOUSE LIVING AREA AND GARAGE (R-3, U-1) SHALL BE "TYPE X" DRYWALL, FLOOR TO FLOOR SHEATHING WITH TAPED JOINTS.
- DOORS BETWEEN R-3 AND U-1, 1-3/4" SOLID CORE (20MIN.) DOOR, SELF- CLOSING AND TIGHT FITTING.
- PROVIDE BALLOON FRAMING AT EXTERIOR WALL SIDING ON SLOPING CEILING.
- PROVIDE DOUBLE TOP PLATE WITH 48" LAP SPLICES STRAPPED WITH SIMPSON STRAP ST6224.
- PROVIDE FIRE BLOCKING, VERTICAL OR HORIZONTAL, SHALL CONFORM TO IRC R302.11.
- STUDS SUPPORTING 3 STORIES SHALL BE 2X6 OR 3X4 @ 16" O.C.
- MAX. STUD HEIGHT IS 10' FOR BEARING WALLS, MAX 14' FOR NON BEARING 2X4, FIRE BLOCK AT MID SPAN.
- WHERE PLATES OR SOLE PLATES CUT FOR PIPES, STRAP 1-1" WIDE BY 24" LONG BY " THICK SHALL BE FASTENED ACROSS THE OPENING WITH 16D NAILS ON EACH SIDE.
- ROOF SHEATHING: 1" T&G CDX STRUCTURAL 1 PLYWOOD OR O.S.B.N: 8D @6" O.C., EN: 8D @6" O.C.; AND FN: 8D @12" O.C. U.O.N. AT ROOF FRAMING PLAN.
- FLOOR SHEATHING: 1" T&G CDX STRUCTURAL 1 PLYWOOD OR APA RATED O.S.B.: B.N.: 10D @6" O.C., EN: 10D @6" O.C., AND FN: 10D @10" O.C. USE RING SHANK NAILS AND GLUE PLYWOOD TO FRAMING ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALELL PARTITIONS, SOLID BLOCK JOIST UNDER WALLS AND BEARING POINTS.
- FLOOR JOIST FRAMING FROM OPPOSITE SIDE OF BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3" OR THE OPPOSING JOIST SHALL BE TIED TOGETHER IN AN APPROVED MANNER.
- PROVIDE 5/8" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE OR MASONRY @6" O.C. MIN. 2 BOLTS PER PLATE, ONE BOLT WITHIN 12" OF PLATE END CORNERS. NOTE: BOLTS SHALL EXTEND 5" INTO FOOTING ON TWO (2) POUR SYSTEM (EXTRA LONG BOLTS). USE 3/16" X 2' SQ. PLATE WASHERS.
- PROVIDE REINFORCING STEEL IN SLAB.
- MIN. DEPTH OF FOOTING BELOW NATURAL GRADE AND WIDTH OF FOOTING. 12"X12" SUPPORTING ONE STORY STRUCTURE; AND MIN 15" WIDE X 18" DEEP FOR TWO STORY FOOTING, U.O.N.
- USE TYPE V CEMENT FOR HIGH SULFATE SOILS 2500 P.S.I., U.O.N.
- FOOTING SHOULD BE EXAMINED BY THE BUILDING INSPECTOR PRIOR TO CONCRETE POUR. ALL SPECIAL BOLTING AND SHEAR HARDWARE TO BE TIED IN PLACE.
- PROVIDE STUCCO BASE SCREED.
- FOUNDATION SUPPORT WOOD SHALL EXTEND AT LEAST 6" ABOVE THE ADJACENT FINISHED GRADE PAVING OR SIDEWALK.
- FOOTING SHALL BE PROVIDED UNDER ALL BEARING WALLS.
- PLYWOOD SHEAR WALL SHEATHING: 1" CDX STRUCTURAL 1 PLYWOOD OR APA RATED B.N.: 8D @6" O.C., EN: 8D @6" O.C., AND FN: 8D @12" O.C. U.O.N ON FRAMING PLAN.
- ALL SECOND FLOOR SHEAR WALLS SHALL PROPERLY BE ATTACHED TO THE ROOF DIAPHRAGM.
- ALL GLAZING SHALL BE DUAL GLAZED TO MEET THE ENERGY CODE STANDARDS.
- PROVIDE R-13 IN THE EXTERIOR WALLS, R-19 IN WOOD FLOORS OVER NON LIVING AREAS, PROVIDE R-30 IN THE ROOF OR CEILING UNLESS OTHERWISE RECOMMENDED BE CERTIFIED ENERGY REPORT.
- DRYER VENT SHALL BE 4" SMOOTH ROUND METAL, MAX. LENGTH OF 14" WITH 90 DEGREE BENDS. ANY DEVIATION SHALL BE ENGINEERED AND APPROVED BY MECHANICAL UNIT.
- ALL EPOXY INSTALLATIONS REQUIRE SPECIAL INSPECTION, U.O.N
- PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE FOR EVERY ROOM USED FOR SLEEPING PURPOSES AND AT BASEMENTS. THIS WINDOW OR OPENING MUST HAVE A CLEAR NET OPEN ABLE DIMENSION OF 24" HIGH AND 20" WIDE AND TOTAL 5.7 SQ. FT.. THE MAX FINISHED SILL HEIGHT IS 44" ABOVE FLOOR.
- FLORESCENT LIGHTS RATED AT NOT LESS THAN 40 LUMENS/WATT FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS.
- HEATING, SYSTEM IN ATTIC. ATTIC ACCESS MIN. 30"X30" NOT OVER 20' FROM EQUIPMENT. UNOBSTRUCTED PASSAGE 24" WIDE WITH SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT/CONTROL PANEL. A LEVEL, UNOBSTRUCTED WORK PLATFORM MIN. 30" IN FRONT OF EQUIPMENT WITH 30" HEADROOM. LIGHT OVER EQUIPMENT WITH SWITCH AT ACCESS. AIR SUPPLY OPENING OF 2 SQ.IN/1,000 BTU FOR BLOWER TYPES AND 7 SQ.IN/1,000 BTU FOR GRAVITY FEED TYPE.

SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
HOUSTON, TEXAS 77068



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12/21/2021

[Signature]

PROJECT OWNER AND ADDRESS

SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
HOUSTON, TX 77068

DRAWING INDEX

ARCHITECTURAL	STRUCTURAL
A001 COVER SHEET	
A002 GENERAL NOTES	
A003 GENERAL NOTES	
C100.1 SITE PLAN	
A100.1 FLOOR/ROOF PLANS	
A101.1 ELEVATIONS	
A101.2 ELEVATIONS	
A102.1 BUILDING SECTIONS	
A103.1 SCHEDULES	
A104.1 INTERIOR DETAILS	
A104.2 INTERIOR DETAILS	
E100.1 ELECTRICAL/FRAMING PLANS	
E100.2 FRAMING DETAILS	

PROJECT TEAM

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PROJECT DATA

New Building Area Lot Area: 7,200 SQ.FT Total A/C Area: 3,215 SQ.FT Total Covered Porches: 309 SQ.FT Total Garage: 522 SQ.FT Total Project Area: 4,046 SQ.FT	Proposed Building Footprint: 4,046 SQ.FT Maximum Footprint Allowed: 4,320 SQ.FT Driveways/Walkways: 414 SQ.FT Total Impervious Surface: 4,460 SQ.FT TOTAL IMPERVIOUS: 61.9%
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SYMBOLS

BRICK	CONCRETE	WOOD - FINISH	ELEVATION KEY SYMBOL
DRY	CONCRETE BLOCK	WOOD - CONT. FINISHING	ROOM NAME
CONCRETE	EARTH	WOOD - BLOCKING	ROOM TAG
CUT STONE	BATT INSULATION	DRYWALL	FLOOR MATERIAL
RIGID INSULATION	RIGID INSULATION	SAND	WALL TYPE
DOOR SYMBOL IN PLAN	SECTION OR DETAIL NUMBER	SECTION/DETAIL CUT	FINISH FLOOR OR TOP OF CONCRETE ELEVATION
WINDOW SYMBOL FOR TITLE REFERENCE TO WINDOW SCHEDULE	ELEVATION DESIGNATION	EXTERIOR ELEVATION LETTER AT TOP INDICATES FRAMING NUMBER	NORTH ORIENTATION
SECTION/DETAIL CUT	PROPERTY LINE	SECTION/DETAIL CUT	BUILDING LINE, LINE ABOVE OR HIDDEN LINE
ELEVATION DESIGNATION	EASEMENT LINE	SECTION/DETAIL CUT	MATCH LINE
EXTERIOR ELEVATION LETTER AT TOP INDICATES FRAMING NUMBER	BREAK LINE	SECTION/DETAIL CUT	LEVEL LINE OR ELEV. LINE
SECTION/DETAIL CUT	LEVEL LINE OR ELEV. LINE	SECTION/DETAIL CUT	REVISION NUMBER
SECTION/DETAIL CUT	REVISION NUMBER	SECTION/DETAIL CUT	CITY COMMENT DESCRIBED IN TITLE BLOCK
SECTION/DETAIL CUT	REVISION NUMBER	SECTION/DETAIL CUT	CLIENT COMMENT DESCRIBED IN TITLE BLOCK

CODE INFORMATION

PROJECT:
NEW HOME CONSTRUCTION
BUILDING CONSTRUCTION TIME:
NEW CONSTRUCTION: 1 STORY RESIDENCE
FRAMING: STRUCTURAL WOOD FRAME

GENERAL INFO:
OCCUPANCY: 3-4
TYPE: V-B
OVERALL BUILDING AREA: 4,046 SQ.FT

SCOPE OF WORK

THIS PROJECT CONSIST OF THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT BRIDGES FAIRWAY LANE IN HOUSTON, TEXAS. THE PROPOSED RESIDENCE IS 4,046 SQ.FT .

IT OCCUPIES A TRACT OF LAND APPROXIMATELY 7,200 SQ.FT . THE MAIN HOUSE ADDITION STRUCTURE WILL BE A LIGHT WOOD FRAME CONSTRUCTION.

VICINITY MAP



NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION. THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.

COVER SHEET

Project number	Project Number
Date	12/21/2021 12:02:21 PM
Drawn by	Author
Checked by	Checker

A001

Scale

GENERAL NOTES CONT'D

59. NOTE: "REQUIRED SWIMMING POOL/SPA FENCING MUST BE MAINTAINED DURING CONSTRUCTION OR THE POOL/SPA SHALL BE EMPTIED". (IF APPLICABLE)
 60. RADIANT BARRIER REQUIRED IN CLIMATE ZONES 2,4,8-15. REQUIRED THIS SUBMITTING. YES _____ NO _____
 61. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO OIL WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
 62. APPROVAL MUST BE OBTAINED AND/OR FEES PAID TO FOLLOWING AGENCIES. THIS INFORMATION SHOULD REACH THE PROJECT OWNER OR OTHER INDIVIDUAL WITH AUTHORITY TO ACT ON IT AND IT SHOULD REACH THEM AS EARLY AS POSSIBLE IN THE PLAN REVIEW PROCESS. () CITY PLANNING DIVISION ZONING CLERANCE () SCHOOL FEES () OTHER
 63. EXTERIOR LATH: PROVIDE TWO LAYERS OF GARAGE D PAPER OVER ALL WOOD BASE SHEATHING. (IRC R703.6.3)
 64. (TYP) STRAP NEW WALL TO EXISTING AT TOP PLATE WITH ST 6236 SMOKE DETECTORS
 HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED. SHOW ALL LOCATIONS WITH SYMBOL. SD ON PLAN.
 PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOMS, EACH SLEEPING ROOM OF NEW AN EXISTING CONSTRUCTION. TOP OF STAIRWAY, AND IN EACH STORY. IN NEW CONSTRUCTION DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP. (IFC 907.2.11.3) DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME.
 DETECTORS ARE NOT TO BE LOCATED IN KITCHEN, GARAGE OR WITHIN 3 FEET FROM DOOR OR KITCHEN OR BATHROOM, OR SUPPLY AIR REGISTERS.
 65. CRAWLSPACE ACCESS R408.4 2012 IRC. ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MIN OF 18 INCHES BY 24 INCHES. OPENINGS THROUGH A PERIMETER WALL SHALL NO BE LESS THA 16INCHES BY 24INCHES. WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16INCHES BY 24INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOWTEH THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SEC M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

GENERAL CONDITIONS OF CONSTRUCTIONS DRAWINGS

- THESE DRAWINGS ARE NOT INTENDED TO BE A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT THIS PORTION OF THE WORK. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SITE SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SCALING THESE DRAWINGS IS NOT PERMITTED. ONLY THE INDICATED DIMENSIONS ON THESE AND SHALL BE USED FOR DETERMINING DIMENSIONS OF INDIVIDUAL ARCHITECTURAL DRAWINGS COMPONENTS. ANY DISCREPANCIES IN THE STATE AND GRAPHICALLY-DEPICTED DIMENSIONS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT AND ENGINEER.
- DIMENSIONS SHOWN HEREIN MUST BE THOROUGHLY EXAMINED AND VERIFIED BY THE CONTRACTOR. IN SO MUCH AS THEY IMPACT ANY PART OF THE WORK DEPICTED HEREIN, FIELD MEASUREMENTS, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND ENGINEER ANY DISCREPANCIES BETWEEN FIELD-MEASURED AND HEREIN-DEPICTED DATA, PRIOR TO FURTHER PROCEEDING WITH CONSTRUCTION.
- COORDINATION OF THESE DRAWINGS WITH THE WORK OF OTHER TRADES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INFORMATION DEPICTED HEREIN IS INTENDED TO DEMONSTRATE FINAL THE CONTRACTOR. COORDINATION BETWEEN AFFECTED TRADES.
- CONTRACTOR MUST VERIFY THAT THE PLANS ARE THE VERY LATEST, AND MUST VERIFY THAT THESE PLANS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR, PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, THAT MUST BE ADJUSTED OR REDONE, SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S EXPENSE.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE NO CHANGES FROM THE CONTRACT DOCUMENTS. CHANGES TO THE SCOPE OF WORK OR EXTRAS WHICH INVOLVE COST WILL NOT BE HONORED WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY CHANGES MADE WITHOUT PRIOR APPROVAL WILL BE REBUILT TO THE ORIGINAL CONDITIONS, AT THE CONTRACTOR'S EXPENSE.

CONDITIONS OF CONTRACT

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS IN THIS PROJECT.
- CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES IN CONNECTION WITH ANY PERMITS, INSPECTIONS, TESTS, ETC., THAT MAY BE REQUIRED FOR THIS PROJECT.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE WORK ON THIS PROJECT.
- THE OWNER, THE ARCHITECT, THE STATE, OR THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, AND SHALL NOT TRESPASS UPON EXISTING ADJACENT PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.

ABBREVIATIONS

AB ANCHOR BOLT
 ACC ACOUSTIC AIR
 A/C CONDITIONING
 AC ALTERNATING
 CURRENT
 ADA AMERICANS WITH DISABILITY
 ACT
 AFF ABOVE FINISHED FLOOR
 AL ALUMINUM AL.T.ERNATE
 APPRX APPROXIMATE ARCH
 ARCHITECTURAL
 ASPH ASPHALT
 BD BOARD
 BLDG BUILDING
 BLK BLOCK
 BLKG BLOCKING BOTTBOTTOM BW
 BOTH
 C CONDUIT
 CAB CABINET
 CB CATCH BASIN
 CC CENTER TO CENTER
 CEM CEMENT
 CER CERAMIC
 CI CAST IRON
 CLG CEILING
 CSOPG CASED OPENING
 CO CLEAN OUT
 CR COLD ROLLED
 COL COLUMN
 CONC CONCRETE
 CONN CONNECTION
 CONST CONSTRUCTION
 CONT CONTINUOUS
 CONTR CONTRACTOR
 CTD COATED
 CTSK COUNTERSUNK
 CW COLD WATER
 BL DOUBLE
 DC DIRECT CURRENT
 DEPT DEPARTMENT
 DET DETAIL DIADIAMETER
 DIM DIMENSION
 DN DOWN
 DO DOOR OPENING
 DR DOOR
 DS DOWNSPOUT
 DWG DRAWING
 EA EACH
 EG EGRESS DOORS
 EJ EXPANSION JOINT
 EL ELECTRICAL
 ELEV ELEVATION
 ENCL ENCLOSURE
 EQ EQUAL
 EW EACH WAY
 EWC ELECTRIC WATER COOLER
 EXIST EXISTING EXEPANSION
 EXPO EXPOSED EXTERIOR
 FA FIRE ALARM
 FD FLOOR DRAIN
 FDN FOUNDATION
 FF FINISH FLOOR

FIN FINISH
 FL FLOOR
 FLASH FLASHING
 FLUOR FLUORESCENT
 FR FIRE-RATED
 FS FULL SIZE
 FT FOOT OR FEET
 FTG FOOTING
 FURN FURNISH
 FURR FURRING
 GA GAUGE
 GI GALVANIZED IRON
 GB GRAB BAR
 GC GENERAL CONTRACTOR
 GL GLASS
 GM GAS METER
 GND GROUND
 GYP GYPSUM
 GWB GYPSUM WALLBOARD
 H HIGH
 HC HOLLOW CORE
 HDWD HARDWOOD
 HDW HARDWARE
 HM HOLLOW METAL
 HORIZ HORIZONTAL
 HT HEIGHT
 HTG HEATING
 HVAC HEATING VENTILATION. AND AIR CONDITIONING
 HW HOT WATER
 ID INSIDE DIMENSION
 INSUL INSULATION
 INST INSTALL
 INT INTERIOR
 INV INVERT
 JAN JANITOR
 JT JOINT
 KD KNOCKED DOWN
 LAM LAMINATE
 LAV LAVATORY
 LKR LOCKER
 LT LIGHT
 MBH MAXIMUM MAX 1.000 BTU/HR
 MECH MECHANICAL
 MET METAL
 MFR MANUFACTURER
 MH MANHOLE
 MIN MINIMUM
 MISC MISCELLANEOUS
 MO MASONRY OPENING
 MTD MOUNTED
 MTD NICNOT IN CONTRACT
 NO NUMBER
 NOM NOMINAL
 NTS NOT TO SCALE
 OC ON CENTER
 OFF OFFICE
 OH OVERHEAD
 OPNG OPENING
 OPP OPPOSITE
 PL PLATE
 PLAS PLASTER
 PLAM PLASTIC LAMINATE

PLWD PLYWOOD
 PR PAIR
 PREFAB PREFABRICATED
 PSF POUNDS PER SQ.FT.
 PSI POUNDS PER SQ. IN. PT
 POINT
 PTN PARTITION
 QT QUARRY TILE
 R RISER
 RA RETURN AIR
 GAUGE
 R.D. ROOF DRAIN
 RE REFER TO
 REF REFERENCE
 REFR REFRIGERATOR
 REINF REINFORCED
 REOF REQUIRED
 REV REVISION
 RM ROOM
 RO ROUGH OPENING
 SC SOLID CORE
 SCHED SCHEDULE
 SECT SECTION
 SHT SHEET
 SIM SIMILAR
 SPEC SPECIFICATION
 SQ SQUARE
 SS STAINLESS STEEL
 STASTATION
 STD STANDARD
 STL STEEL
 STOR STORAGE
 STRUCT STRUCTURAL
 SUSP SUSPENDED
 SYM SYMMETRICAL
 T TREAD
 T&B TOP AND BOTTOM
 TAS TEXAS ACESIBILITY
 STANDARD
 TEL TELEPHONE
 TER TERRAZZO
 T&G TONGUE AND GROOVE THK
 THICK
 TP TOP OF PAVEMENT
 T/S T.LTOP OF STEEL
 TYP TYPICAL
 UON UNLESS OTHERWISE NOTED
 UR URINAL
 VCT VINYL COMPOSITION TILE
 VERT VERTICAL
 VEST VESTIBULE
 VIF VERIFY IN FIELD
 VT VINYL TILE
 VTC VIDEO TRAINING CABINET
 W WATT
 W/ WITH
 W/O WITHOUT
 WC WATER CLOSET
 WD WOOD
 WDW WINDOW
 WH WATER HEATER
 WT WEIGHT
 WWF WELDED WIRE FABRIC

CONDITIONS OF CONTRACT CONT'D

- ACCESS SHALL BE MAINTAINED AT ALL TIMES TO PROPERTIES ADJOINING THE CONSTRUCTION SITE. ACCESS TO PRIVATE PROPERTIES MAY BE RESTRICTED TEMPORARILY FOR THE INSTALLATION OF A SPECIFIC UTILITY OR CONSTRUCTION ACTIVITY. IN THIS EVENT, THE PROPERTY OWNER SHALL BE CONTACTED BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE RESTRICTION AND SHALL BE GIVEN THE TIME AND DURATION OF THE RESTRICTION. IN NO EVENT SHALL ACCESS BE DENIED OVERNIGHT OR FOR MORE THAN EIGHT (8) CONSECUTIVE HOURS. IF TEMPORARY ACCESS IS AFFORDED NEAR EXCAVATION, SUCH ACCESS SHALL BE CLEARLY DELINEATED AND ADEQUATE MEASURES TAKEN AS REQUIRED TO INSURE ADEQUATE, SAFE ACCESS.
- WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE TO HAVE EXAMINED THE PREMISES AND VERIFIED LOCAL REGULATIONS PRIOR TO SUBMITTING THE BID.
- CONTRACTOR SHALL VERIFY THAT THE PLANS ARE THE VERY LATEST AND HE MUST VERIFY THAT THESE PLANS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR, PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS THAT MUST BE ADJUSTED OR REDONE, SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S EXPENSE.
- SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
- ALL DIMENSIONS MUST BE VERIFIED WITH EXISTING CONDITIONS AND OR PROPERTY & BUILDING LINES. DO NOT SCALE DRAWING.
- THE CONTRACTOR SHALL MAKE NO CHANGES FROM THE CONTRACT DOCUMENTS. CHANGES TO THE SCOPE OF WORK OR EXTRAS WHICH INVOLVE COST WILL NOT BE HONORED WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY CHANGES MADE WITHOUT PRIOR APPROVAL WILL BE REBUILT TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL FURNISH ALL DUMPSTERS REQUIRED FOR REMOVAL OF TRASH AND DEBRIS RESULTING FROM DEMOLITION AND/OR CONSTRUCTION WORK.
- THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
- EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ALL LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. CONTRACTOR SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, SO THAT THE CONFLICT MAY BE RESOLVED.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT WITHIN SIXTY (60) DAYS OF PROJECT START. IF SHOP DRAWINGS ARE NOT RECEIVED WITHIN THE SIXTY (60) DAY PERIOD, THE CONTRACTOR SHALL NOT SUBMIT ANY FURTHER PAY REQUESTS UNTIL SUCH DRAWINGS ARE RECEIVED.
- THE CONTRACTOR SHALL ATTEND AT LEAST ONE (1) PRE-AWARDING & ONE (1) PRE-CONSTRUCTION MEETINGS PRIOR TO CONSTRUCTION 19. GUARANTEE ALL WORKMANSHIP, MATERIAL AND PERFORMANCE FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. (UNLESS OTHERWISE NOTED).

SPECIFICATIONS STUCCO SYSTEM

DIVISION 9

GENERAL

1.01 QUALITY ASSURANCE
 A.APPLICATOR QUALIFICATIONS: APPLICATORS SPECIALIZING IN THE INSTALLATION OF EXTERIOR STUCCO SYSTEMS WITH A MINIMUM OF 5 YEARS EXPERIENCE IN WORK SIMILAR TO THAT REQUIRED BY THIS SECTION
 B.ALLOWABLE TOLERANCES: MAXIMUM DEVIATION FROM TRUE PLANE OF 1/4" IN 8' AS MEASURED BY STRAIGHT EDGE PLACED AT ANY LOCATION ON SURFACE.
 C.JOB MOCK-UP, INCLUDING FINISH COAT SYSTEM 1. 4x4' SAMPLE PANEL OF SAME MATERIAL ON SAME SUBSTRATES AS FOR PROJECT; 2. SHOW COLOR, TEXTURE, AND WORKMANSHIP OF FINISH WORK.
 D.SINGLE SOURCE RESPONSIBILITY: ALL STUCCO BASE AND FINISH COAT MATERIAL SHALL BE FROM A SINGLE MANUFACTURING SOURCE, FACTORY BLENDED.
 E.TYPICAL WALL PENETRATIONS SHALL HAVE ASTM-96 WATER PENETRATION TEST.

1.02 PROJECT DELIVERY, STORAGE, AND HANDLING
 A.DELIVERY MANUFACTURED MATERIALS IN ORIGINAL UNOPENED PACKAGES OR CONTAINER, WITH MANUFACTURER'S LABELS INTACT AND LEGIBLE.
 B.KEEP MATERIALS DRY, STORED OFF GROUND, UNDER COVER, AND AWAY FROM DAMP SURFACES.
 C.REMOVE WET OR DETERIORATED MATERIALS FROM SITE.

1.03 JOB CONDITIONS
 A.ENVIRONMENTAL REQUIREMENTS:
 1. DO NOT APPLY CEMENT STUCCO WHEN AMBIENT TEMPERATURE IS FORECAST TO BE LESS THAN 40°F WITHIN A 24 HOUR PERIOD FOLLOWING APPLICATIONS.
 2. DO NOT APPLY CEMENT STUCCO WHEN AMBIENT TEMPERATURE IS ABOVE 100°F
 3. PROTECT CEMENT STUCCO FROM UNEVEN AND EXCESSIVE EVAPORATION DURING HOT, DRY WEATHER.

PRODUCTS

2.01 MATERIALS

A.WEATHER RESISTIVE BARRIER: ONE LAYER OF GRADE "D" BUILDING FELT IS REQUIRED OVER ALL NEW SUBSTRATES OF EXTERIOR GRADE SHEATHINGS, TWO LAYERS USE OVER ALL WOOD BASE SUBSTRATES.
 B.EXPANDED POLYSTYRENE, CONFORMING WITH ASTM C-578-87 TYPE 1, AS TESTED IN ACCORDANCE WITH ASTM E 84 FIRE TEST. SIZE, SHAPE AND THICKNESS ARE AS INDICATED ON DRAWINGS AND DETAILS. C.METAL ACCESSORIES: MANUFACTURER'S STANDARD STEEL PRODUCTS UNLESS OTHERWISE INDICATED AS ZINC ALLOY.

- EXTERIOR COMPONENTS: HOT DIP GALVANIZED FINISH, MINIMUM OF A 17 GAUGE SELF-FURRED STUCCO NETTING.
- CASING BEADS: GENERAL-PURPOSE TYPE WITH EXPANDED OR PERFORATED FLANGES.
- CORNERITE: MANUFACTURER'S STANDARD PRE-FORMED INTERIOR CORNER REINFORCEMENT MADE FROM 2.5 LBS. SQUARE YARD OF DIAMOND MESH LATH.
- EDGED CORNER BEADS: EXPANDED OR FLANGED TO SUITE APPLICATION.
- NO. 10x BULL NOSE CORNER BEAD; FOR ROUNDED CORNER REINFORCEMENT.
- CONTROL JOINTS: NO. X115-3 CONTROL JOINT WITH 1/4" SKIT, AND 1" GROUNDS, OR EQUAL. CONTROL JOINTS MUST BE WIRE TIED TO THE LATH AND NOT NAILED OR SCREWED TO SUBSTRATE
- EXPANSION JOINTS: NO. 40 ADJUSTABLE EXPANSION JOINT, FREE FLOATING WITH ADJUSTMENTS FROM 1/4" TO 5/8"
- FASTENERS: (CMU APPLICATIONS) GALVANIZED STEEL OF FURRING TYPE AND LENGTH SUITABLE FOR AT LEAST 1/2" PENETRATION OF THE BRICK OR BLOCK SUBSTRATE
- FASTENERS: (STEEL OR WOOD STUDS APPLICATIONS) FURRING NAILS AND OR SCREWS, GALVANIZED STEEL OR TYPE AND LENGTH SUITABLE FOR AT LEAST A 1/4" PENETRATION OF THE STUD SYSTEM.
- EXPANDED METAL LATH: 3.4 LB FOR USE AROUND ALL WINDOWS, DOORWAYS, SOFFITS, FASCIA, OPENINGS AND PARAPETS. D.FIBER-REINFORCED PORTLAND CEMENT STUCCO BASE MANUFACTURER'S STANDARD PRE-MIXED STUCCO BASECOATS CONSISTING OF PORTLAND CEMENT AND ALKAL-RESISTENT FIBERGLASS AND ACRYLIC FIBERS AND PROPRIETARY INGREDIENTS, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

2.02 MIXES

- GENERAL:
 1. ACCURATELY PROPORTION MATERIALS FOR EACH STUCCO BATCH WITH MEASURING DEVICES OF KNOWN VOLUME.
 2. SIZE BATCHES FOR COMPLETE USE WITHIN MAXIMUM OF ONE HOUR AFTER MIXING.
 3. RE-TEMPER STUCCO STIFFENED FROM EVAPORATION, BUT DO NOT USE OR RE-TEMPER PARTIALLY HYDRATED CEMENT STUCCO.
 4. DO NOT USE FROZEN, CRACKED OR LUMPY MATERIALS, AND REMOVE SUCH MATERIALS FROM JOBSITE IMMEDIATELY.
 5. MIX FACTORY PREPARED CEMENT STUCCO IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
 6. WITHOLD 10% OF MIXING WATER UNTIL MIXING IS NEARLY COMPLETE, THEN ADD AS NEEDED TO PRODUCE DESIRED WORKING CONSISTENCY.

B.MECHANICAL MIXING:

- CLEAN MIXER OF SET OR HARDENED MATERIALS BEFORE LOADING NEW BATCH.
- MAINTAIN MIXER IN CONTINUOUS OPERATION WHILE ADDING MATERIALS.
- CONFORM TO MIXING SEQUENCE, CYCLE OF OPERATIONS, AND TIME RECOMMENDED BY THE MANUFACTURER OF THE BASECOAT MIX MATERIALS.

C.HAND MIXING:

- DO NOT HAND MIX STUCCO BASECOAT SYSTEM MATERIALS UNLESS AUTHORIZED BY ARCHITECT/ENGINEER
- USE WATERPROOF MIXING BOXES AND WATER BARRELS WHEN MIXING WITHIN BUILDING.
- ADD AMOUNT OF WATER TO THE ACRYLIC FINISH COATS NEEDED TO ACHIEVE WORKABILITY, TO AVOID COLOR VARIATIONS, ADD AMOUNT OF WATER TO EACH PAIL OF FINISH. NO OTHER ADMIXTURE ARE ALLOWED.

EXECUTION

3.01 INSPECTION
 A.VERIFY THAT SURFACES RECEIVING PLASTER ARE FREE OF DUST, LOOSE PARTICLES, OIL AND OTHER DELETERIOUS MATERIALS WHICH WOULD AFFECT BOND OR PROPER HYDRATION OF CEMENT STUCCO. B.VERIFY THAT LATH IS TIGHT, PROPERLY SECURED AND OVERLAPPED, AND THAT ALL ACCESSORIES ARE PROPERLY SET AND SECURED.
 PRODUCTS

C.ISOLATION:
 WHERE LATHING AND METAL SUPPORT SYSTEM ABUTS BUILDING STRUCTURE HORIZONTALLY, AND WHERE PARTITION WALL WORK ABUTS THE OVERHEAD STRUCTURE, ISOLATE WORK FROM STRUCTURE MOVEMENTS. INSTALL EXPANSION JOINTS TO ABSORB DEFLECTIONS BUT MAINTAIN LATHING SUPPORT. FRAME BOTH SIDES OF EXPANSION AND CONTROL JOINTS SEPARATELY AND DO NOT BRIDGE JOINTS WITH FURRING OR LATHING. D.EXAMINE SUBSTRATES, GROUNDS AND ACCESSORIES TO INSURE THAT FINISHED STUCCO WORK WILL BE TRUE TO LINE, PLANE, LEVEL AND PLUMB. E.VERIFY THAT MASONRY AND CONCRETE SURFACES TO RECEIVE DERECT BOND APPLICATIONS OF STUCCO BASECOATS ARE ROUGH, FREE FROM RELEASE AGENTS OR OTHERWISE PROPERLY PREPARED TO PROVIDE BOND WITH BASE COAT SYSTEM. F.NOTIFY ARCHITECT/ENGINEER IN WRITING OF ANY CONDITIONS DETRIMENTAL TO PROPER AND SUCCESSFULL INSTALLATION OF STUCCO SYSTEM. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO THE SATISFACTION OF ARCHITECT/ENGINEER AND INSTALLER.

3.02 APPLICATION

- GENERAL
 1. APPLY STUCCO BASE COAT SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 2. INTERRUPT OR DELAY STUCCO APPLICATION ONLY AT JUNCTIONS OF STUCCO PLANES, AT OPENINGS, OR AT CONTROL JOINTS.
 B.SCRATCH COAT:
 1. APPLY SCRATCH COAT TO A MINIMUM THICKNESS OF 3/8", USING SUFFICIENT TROWEL PRESSURE TO KEY STUCCO INTO LATH OR TO CREATE BOND TO SUBSTRATE AS APPLICABLE.
 2. PRIOR TO INITIAL SET, SCRATCH HORIZONTALLY TO PROVIDE KEY FOR BOND OF BROWN COAT.
 C.BROWN COAT:
 1. APPLY BROWN COAT TO AMINIMUM THICHNESS OF 3/8", USING TROWELPRESSURE TO KEY STUCCO INTO SCRATCH COAT.
 2. ROD SURFACE TO TRUE PLANE.
 3. TROWEL TO SMOOTH AND UNIFORM SURFACE TO RECEIVE ACRYLIC POLYMER FINISH COAT SYSTEM. 4. TOOL BROWN COAT TO PROVIDE A V-JOINT AT INTERSECTION OF STUCCO WITH FRAMES OR OTHER ITEMS OF METAL, WOOD, OR PLASTIC THAT ACT AS STUCCO GROUNDS.
 D.LEVELING COAT:
 1. USING A STAINLESS STEEL TROWEL, APPLY BASE COAT AND ADHESIVE OVER THE BROWN COAT AT A THICKNESS OF 3/32 IN. AND TROWEL SMOOTH.
 E.FINISH COAT:
 1. APPLY PRIMER BY BRUSH, ROLLER, OR SPRAY, ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND IN ORDER TO ACHIEVE SUFFICIENT COVERAGE AS REQUIRED. PROTECT ALL OTHER SURFACES.
 2. APPLY EXTERIOR WALL FINISH COAT TO THICKNESS RECOMMENDED BY MANUFACTURER AND IN ORDER TO ACHIEVE TEXTURE INDICATED, USING SUFFICIENT TROWEL PRESSURE OR SPRAY VELOCITY TO BOND FINISH COAT TO BASE COAT.
 3. APPLY EXTERIOR WALL FINISH IN NUMBER OF COATS AND CONSISTENCY REQUIRED TO ACHIEVE SPECIFIED TEXTURE.

3.03 CURING

A.MOIST-CURE SCRATCH COAT WITH CLEAN POTABLE WATER IN ACCORDANCE WITH ASTM C-926 AND/OR BUILDING CODES FOLLOWING INITIAL APPLICATION (UNLESS BROWN COAT IS APPLIED AFTER THE SCRATCH COAT HAS ACHIEVED SUFFICIENT RIGIDITY TO SUPPORT THE BROWN COAT.)
 B.MOIST CURE BROWN COAT WITH CLEAN POTABLE WATER IN ACCORDANCE WITH ASTM C-926.
 C.ALLOW BROWN COAT TO DRY THOROUGHLY TO A H OF 9.5 OF LOWER BEFORE APPLYING ACRYLIC PRIMERS OR FINISH COATS IF THE OPTIONAL LEVELING COAT AND REINFORCING COAT IS NOT APPLIED.
 D.IF OPTIONAL LEVELING COAT OR LEVELING REINFORCING COAT IS APPLIED, ALLOW TO CURE FOR 24 HOURS BEFORE APPLICATION OF PRIMER AND FINISH. (NOTE: CEMENTITIUS FINISHES ARE NOT RECOMMENDED TO BE USED OVER THE OPTIONAL LEVELING COAT OR LEVELING AND REINFORCING COAT.
 E.AIR CURE ACRYLIC BASE FINISH COATS ONLY, DO NOT WET CURE.

3.04 ADJUST AND CLEAN

- PATCHING:
 1. UPON COMPLETION, POINT UP EXTERIOR WALL FINISH COAT AROUND TRIM AND OTHER LOCATIONS WHERE FINISH COAT TERMINATES OR MEETS DISSIMILAR MATERIALS.
 2. CUT OUT AND REPLACE DEFECTIVE OR DAMAGED EXTERIOR WALL FINISH COAT.
 3. MAINTENANCE KIT: SHALL INCLUDE ENOUGH MATERIALS TO REPAIR 100 SQUARE FEET; CONTAINERS OF LIQUIDS SHALL REMAIN UN-OPENED, ALL MATERIALS SHALL BE STORED PROPERLY.

GENERAL NOTES - FLOORS PLANS

A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.

B. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES.

C. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

D. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL, PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

E. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.



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12/21/2021

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GENERAL NOTES

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TREE DISPOSITION NOTES

TREE PROTECTION

THE FOLLOWING PROCEDURES ARE DEEMED APPROPRIATE IN THE SITUATIONS NOTED; HOWEVER, UNIQUE CIRCUMSTANCES MAY ALLOW MODIFICATIONS IF DEEMED NECESSARY BY THE CITY MANAGER OR HIS/HER DESIGNEE.

(1) **PROHIBITED ACTIVITIES:** THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE WHICH IS SUBJECT TO THE REQUIREMENTS OF THIS DIVISION.

- a. **MATERIAL STORAGE** - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- b. **EQUIPMENT CLEANING/LIQUID DISPOSAL** - NO EQUIPMENT MAY BE CLEANED OR OTHER LIQUIDS DEPOSITED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE. THIS WOULD INCLUDE BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR OTHER MATERIALS.
- c. **TREE ATTACHMENTS** - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- d. **VEHICULAR TRAFFIC** - NO VEHICLE, CONSTRUCTION EQUIPMENT OR PARKING IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- e. **TRESPASSING** - TRESSPASS INTO PROTECTIVE FENCING IS PROHIBITED.

(2) **PRE-CONSTRUCTION ACTIVITIES:** THE FOLLOWING PROCEDURES SHALL BE FOLLOWED PRIOR TO CONSTRUCTION.

- a. **TREE FLAGGING** - ALL PROTECTED TREES TO BE REMOVED FROM THE CONSTRUCTION SITE SHALL BE FLAGGED WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AND PAINTED WITH AN ORANGE "X" AT A HEIGHT OF FOUR FEET (4') OR MORE. TAPE AND PAINT MUST BE VISIBLE TO WORKERS ON FOOT OR OPERATING HEAVY EQUIPMENT.
- b. **PROTECTIVE FENCING** - UNLESS OTHERWISE SPECIFIED IN THE APPLICABLE TREE DISPOSITION CONDITIONS, EACH PROTECTED TREE TO BE PRESERVED MUST BE FENCED DURING DEVELOPMENT OR PRE-DEVELOPMENT ACTIVITY.
 - 1. FENCING CRITERIA - THE TREE DISPOSITION PLAN SHALL SPECIFY PROTECTIVE FENCING OF THE CRITICAL ROOT ZONE WHENEVER REASONABLY PRACTICABLE, UNLESS A DIFFERENT AREA IS PRESCRIBED IN ACCORDANCE WITH THE CRITERIA MANUAL. UNLESS THE TREE DISPOSITION CONDITIONS SPECIFY OTHERWISE:
 - A SIX-FOOT OR HIGHER FENCE MUST SURROUND EACH PROTECTED TREE OR GROUP OF PROTECTED TREES, EFFECTIVELY PREVENTING PERSONS, MACHINERY, TRASH, MATERIAL AND OTHER ITEMS FROM OCCUPYING THE AREA WITHIN THE PROTECTIVE FENCING.
 - THE FENCE MUST BE ABLE TO RESIST INTRUSIONS AND IMPACTS LIKELY TO BE ENCOUNTERED ON A CONSTRUCTION SITE.
 - THE FENCE MAY INCORPORATE EXISTING FENCES OR WALLS AS WELL AS TEMPORARY FENCING; AND
 - EACH FENCE MUST DIAPLAY A PROMINENT BILINGUAL WARNING SIGN AS SET FORTH IN THE CRITERIA MANUAL.
 - 2. FENCE PERMIT - A SEPARATE FENCE PERMIT IS NOT REQUIRED FOR CONSTRUCTION OF A FENCE UNDER THIS SECTION, IF A BUILDING PERMIT FOR THE WORK IS IN EFFECT AND A TREE DISPOSITION PLAN HAD BEEN APPROVED.
 - 3. TRASH, STORAGE PROHIBITED - IT SHALL VE UNLAWFUL FOR ANY PERSON TO USE THE AREA WITHING THE PROTECTIVE FENCEING, REQUIRED BY THIS SECTION, FOR TRASH DISPOSAL, STORAGE, VEHICLE PARKING OR ANY OTHER USE THAT COULD ADVERSELY AFFECT TREE ROOTS.
- c. **TRUNK PROTECTION**-IN SITUATIONS WHERE A PROTECTED TREE REMAINS WITHIN SIX FEET (6') OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.
- d. **CONSTRUCTION PRUNING**-IN CASES WHERE A TREE HAS A LOW CANOPY OR LIMBS MAY BE BROKEN DURING THE COURSE OF CONSTRUCTION, THE OBTRUSIVE LIMB(S) MAY BE CUT. TREES MUST BE PRUNED ACCORDING TO THE SPECIFICATIONS SET FORTH BY ANSI A300.
- e. **MULCH**-IN CRITICAL ROOT ZONE AREAS WHERE VEHICLES OR EQUIPMENT MUST PASS, THE ADDITION OF SIX INCHES (6") OF SHREDDED MULCH OR WOOD CHIPS COVERED BY A SHEET OF THREE-QUARTER-INCH PLYWOOD IS NECESSARY TO REDUCE THE RISK OF SEVERE SOIL COMPACTION. THE MULCH AND PLYWOOD SHALL BE SPREAD ON-SITE OR REMOVED FOLLOWING THE COMPLETION OF THE PROJECT.
- f. **WATERING**-TREES WHICH ARE BEING PROTECTED SHOULD RECEIVE SUPPLEMENTAL WATER DURING TIMES OF DROUGHT OR LOW RAINFALL. AS A RULE OF THUMB A WEEKLY APPLICATION OF APPROXIMATELY FIFTY (50) GALLONS OF WATER PER ONE-INCH DIAMETER APPLIED SLOWLY TO THE ROOT ZONE WILL BE SUFFICIENT.

(3)**IMPROVEMENT WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE:** DESIGN CONSTRAINTS DICTATE THAT TREES SLATED FOR PRESERVATION HAVE SOME ENCROACHMENT ON THEIR CRITICAL ROOT ZONE. THE FOLLOWING IS THE MINIMUM DESIGN CRITERIA WHICH IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE. DEVELOPMENT EXCEEDING THE CRITERIA WOULD PUT THE TREE AT RISK AND THEREFORE IT COULD NO LONGER BE CONSIDERED A PROTECTED TREE. IN SUCH A CASE, REPLACEMENT TREES SHALL BE REQUIRED.

- a. **GRADE CHANGES**-IN THE EVENT THAT GRADE CHANGES MUST BE MADE AROUND A PROTECTED TREE OR GROUP OF TREES, THE FOLLOWING SHALL BE IMPLEMENTED IN ORDER TO MAINTAIN OXYGEN AND WATER EXCHANGE WITHIN THE TREE'S CRITICAL ROOT ZONE.
 - 1. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE CRITICAL ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER OR LANDSCAPING FOR THE TREE TO BE CONSIDERED A PROTECTED TREE.
 - 2. NO CUT OR FILL GREATER THAN TWO (2) INCHES SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN ONE-HALF OF THE RADIUS OF THE CRITICAL ROOT ZONE RADIUS DISTANCE.
 - 3. INCREASE GRADE: SOIL GRADE WITHIN THE CRITICAL ROOT ZONE OF TREES SHOULD NOT BE INCREASED MORE THAN TWO (2)TO THREE (3) INCHES USING CLEAN BANK SAND. ANY INCREASE ABOVE THIS CAN BE DETRIMENTAL TO THE TREE. ANY ATTEMPTS TO PROTECT TREES FROM THE DETRIMENTAL EFFECTS OF INCREASED GRADE MUST BE APPROVED BY THE CITY MANAGER OR HIS/HER DESIGNEE.
- b. **BORING OF UTILITIES**-BORING MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.
- c. **TRENCHING**-IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID TRENCHING ACROSS THE CRITICAL ROOT ZONE OF ANY LARGE TREE.
- d. **PAVING**-A MAXIMUM OF TWENTY-FIVE (25) PERCENT OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE MAY BE COVERED WITH IMPERVIOUS MATERIAL. THE PAVEMENT AND THE CUT AND FILL FOR THE PAVEMENT SHALL NOT EXCEED ONE-HALF OF THE CRITICAL ROOT ZONE RADIUS DISTANCE.



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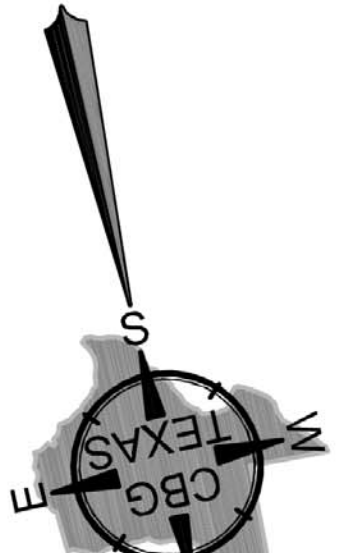
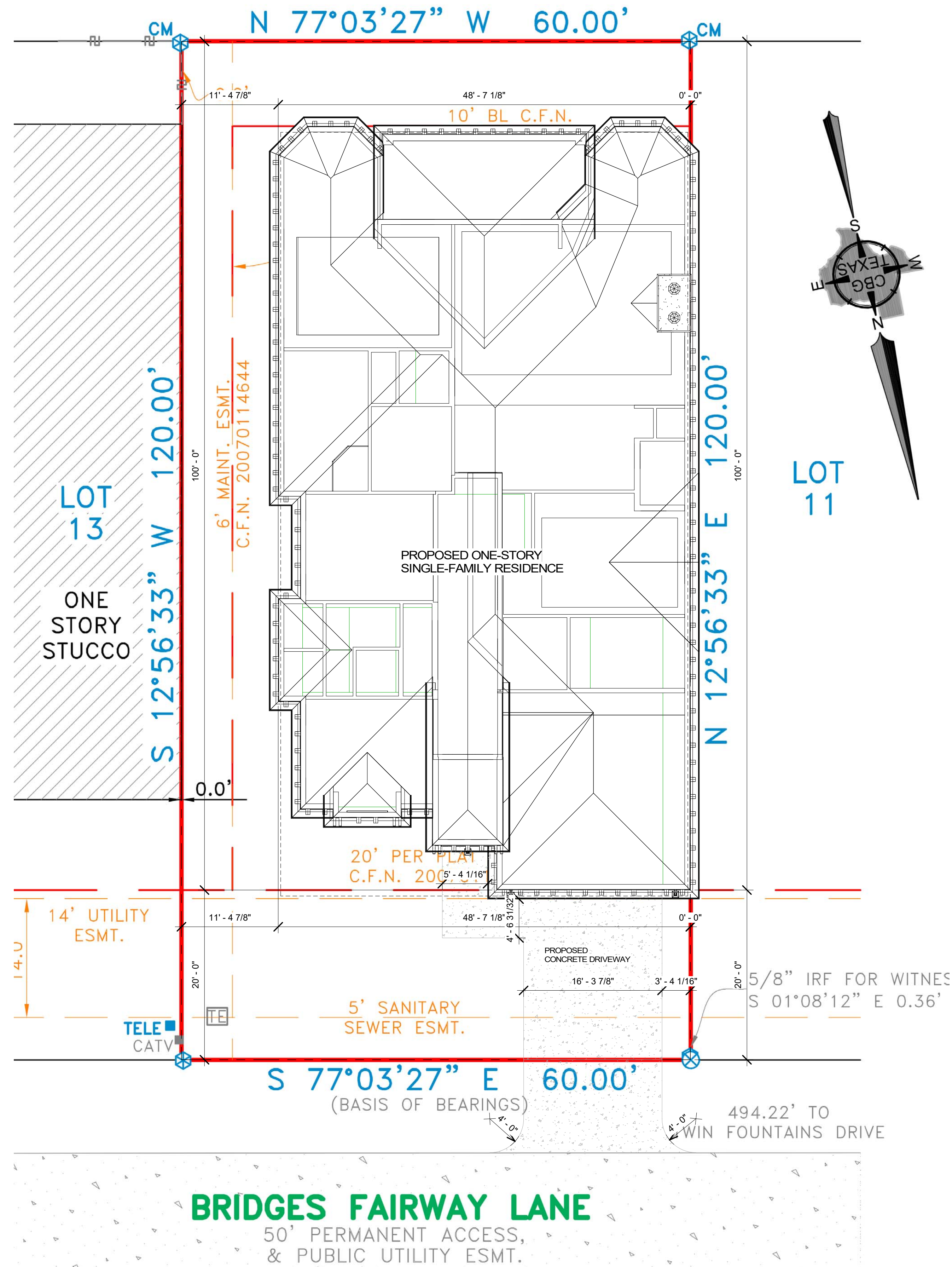
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GENERAL NOTES

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Scale

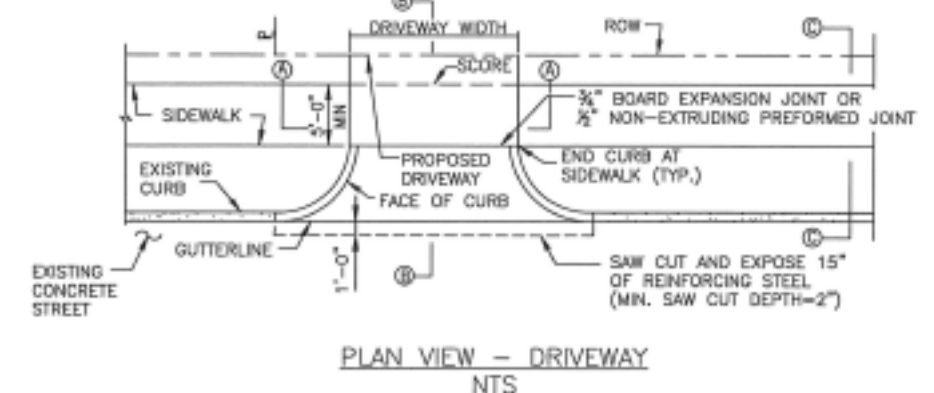


GENERAL NOTES

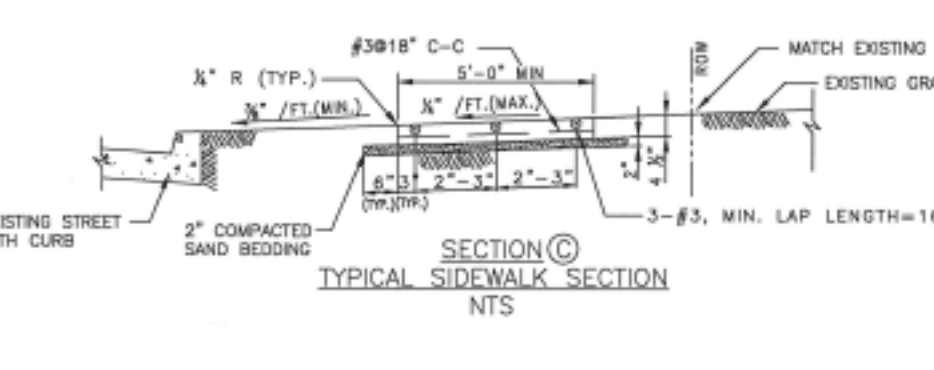
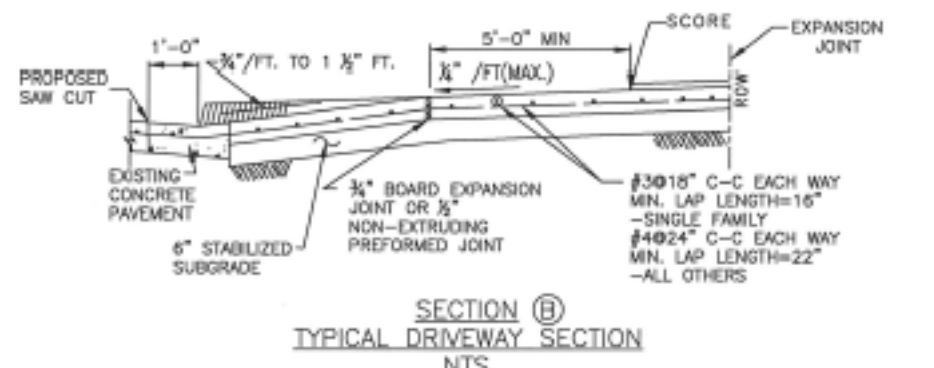
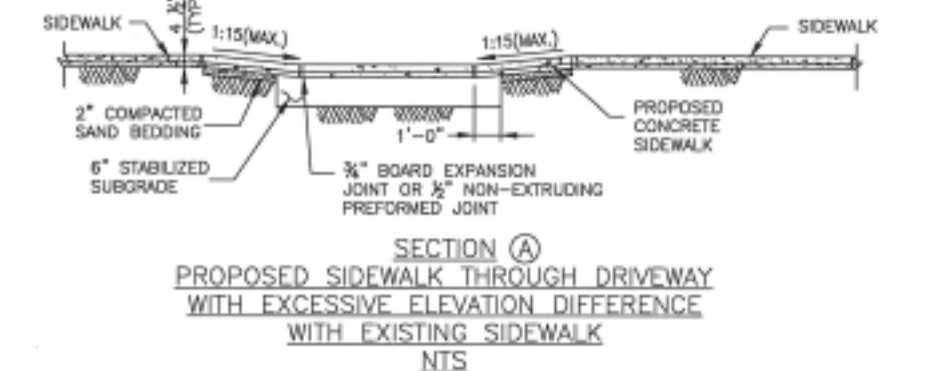
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 D. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 E. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR
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 16. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL.
 17. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.
 18. FINISHED FLOOR ELEVATION IS TO BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM..

LEGAL DESCRIPTION

LOT: 12
 BLOCK: 2
 SUBDIVISION: FOUNTAINS OF NORTHGATE FOREST
 COUNTY: HARRIS COUNTY, TEXAS



- NOTES**
- ALL JOINTS SHALL CONFORM TO CITY OF HOUSTON 02752 STANDARD SPECIFICATION.
 - DRIVEWAYS SHALL BE MINIMUM 8" THICK FOR SINGLE FAMILY USE AND MINIMUM 7" THICK FOR ALL OTHERS (I.E. COMMERCIAL, INDUSTRIAL, ETC.)
 - DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5-1/2 BAGS OF CEMENT PER CURE YARD OF CONCRETE.
 - ALL RAMPS AND SIDEWALKS/PAVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARD DETAILS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
 - CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON.



DRIVEWAY DETAIL WITH 6" CURBED STREETS
 NTS

B INGENIOUS DESIGNS
 info@bingeniusedesigns.com
 832-978-5179

REGISTERED ARCHITECT
 BRUCE CONNER
 27737
 STATE OF TEXAS
 12/21/2021

SINGLE FAMILY HOME
 PROJECT OWNER AND ADDRESS
 16011 BRIDGES FAIRWAY LANE
 HOUSTON, TX 77068

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

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SITE PLAN

Project number	Project Number
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Drawn by	Author
Checked by	Checker

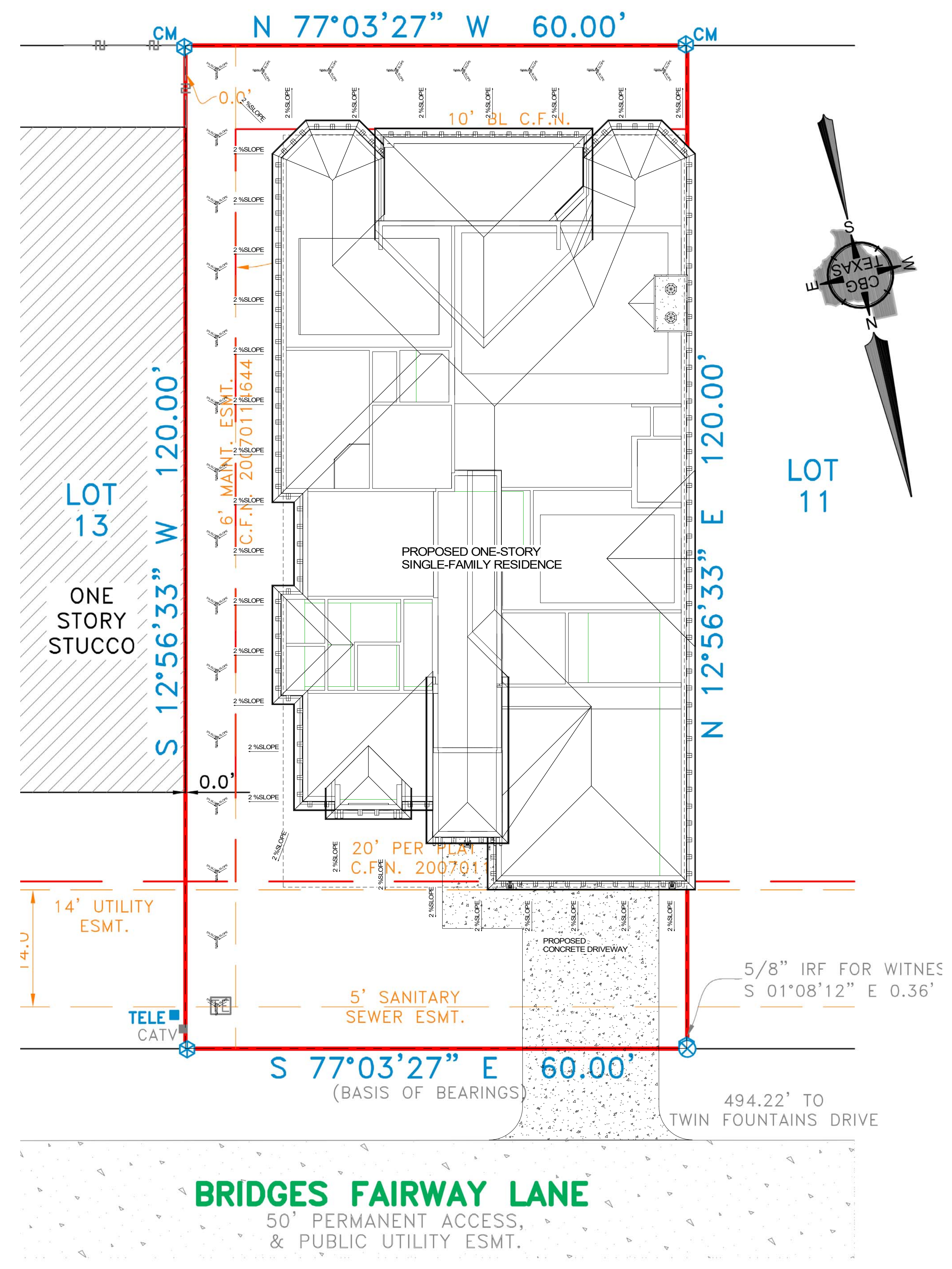


12/21/2021

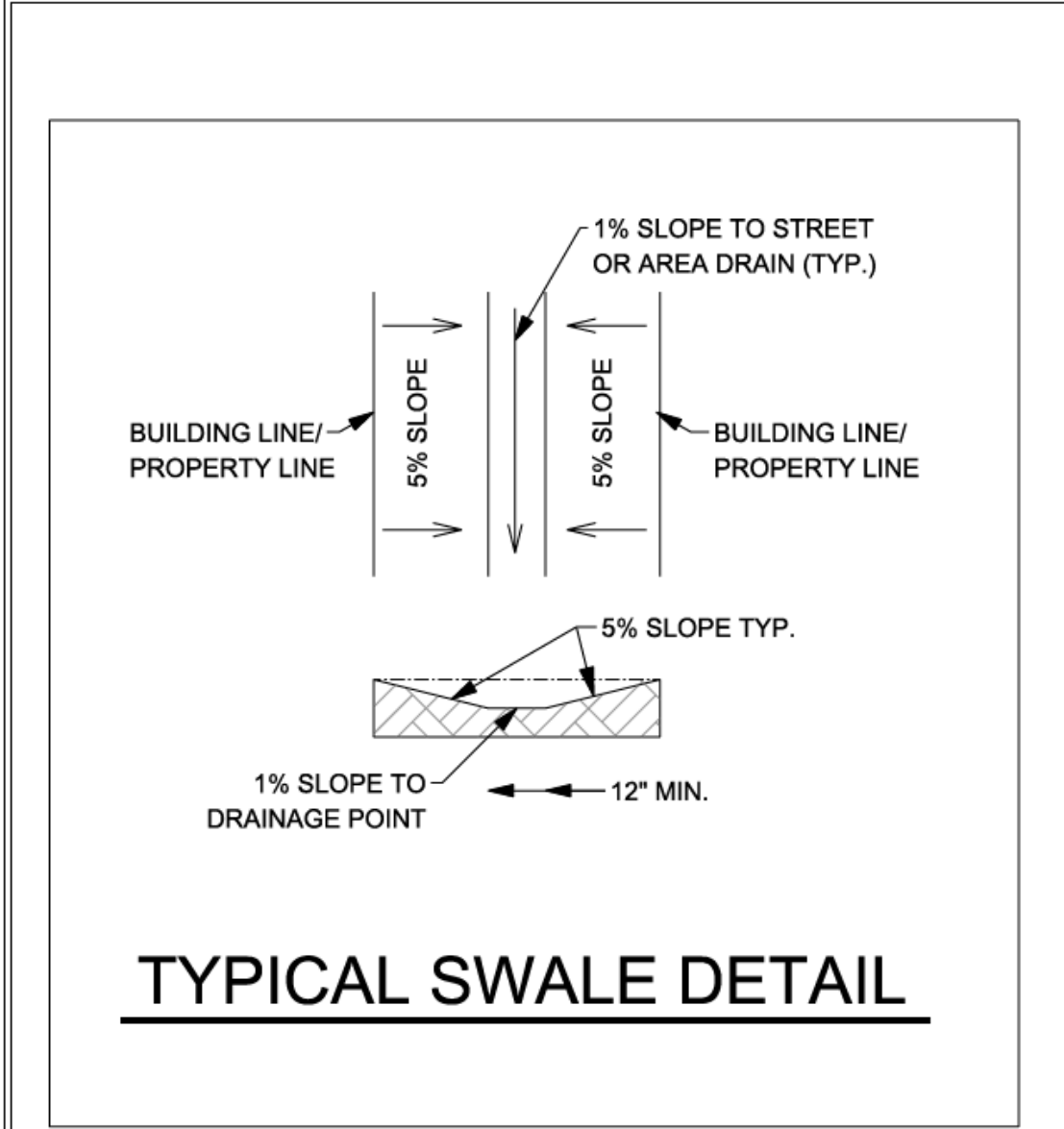
[Signature]

PROJECT OWNER AND ADDRESS
SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
 HOUSTON, TX 77068



SWALE DETAIL



TYPICAL SWALE DETAIL

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

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DRAINAGE PLAN

Project number	Project Number
Date	12/21/2021 11:56:31 AM
Drawn by	Author
Checked by	Checker

C100.2

PROJECT OWNER AND ADDRESS

SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
HOUSTON, TX 77068

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

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FLOOR/ROOF PLANS

Project number	Project Number
Date	12/21/2021 11:55:27 AM
Drawn by	Author
Checked by	Checker

A100.1

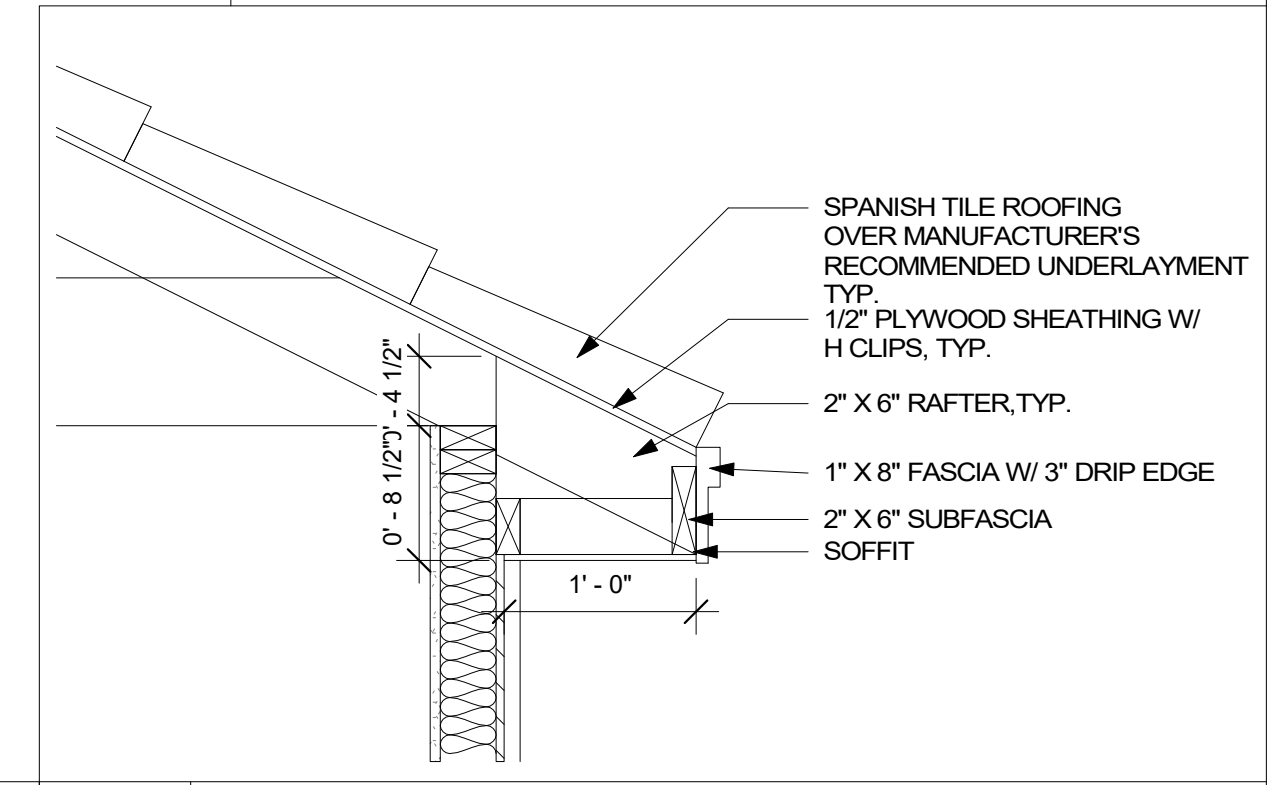
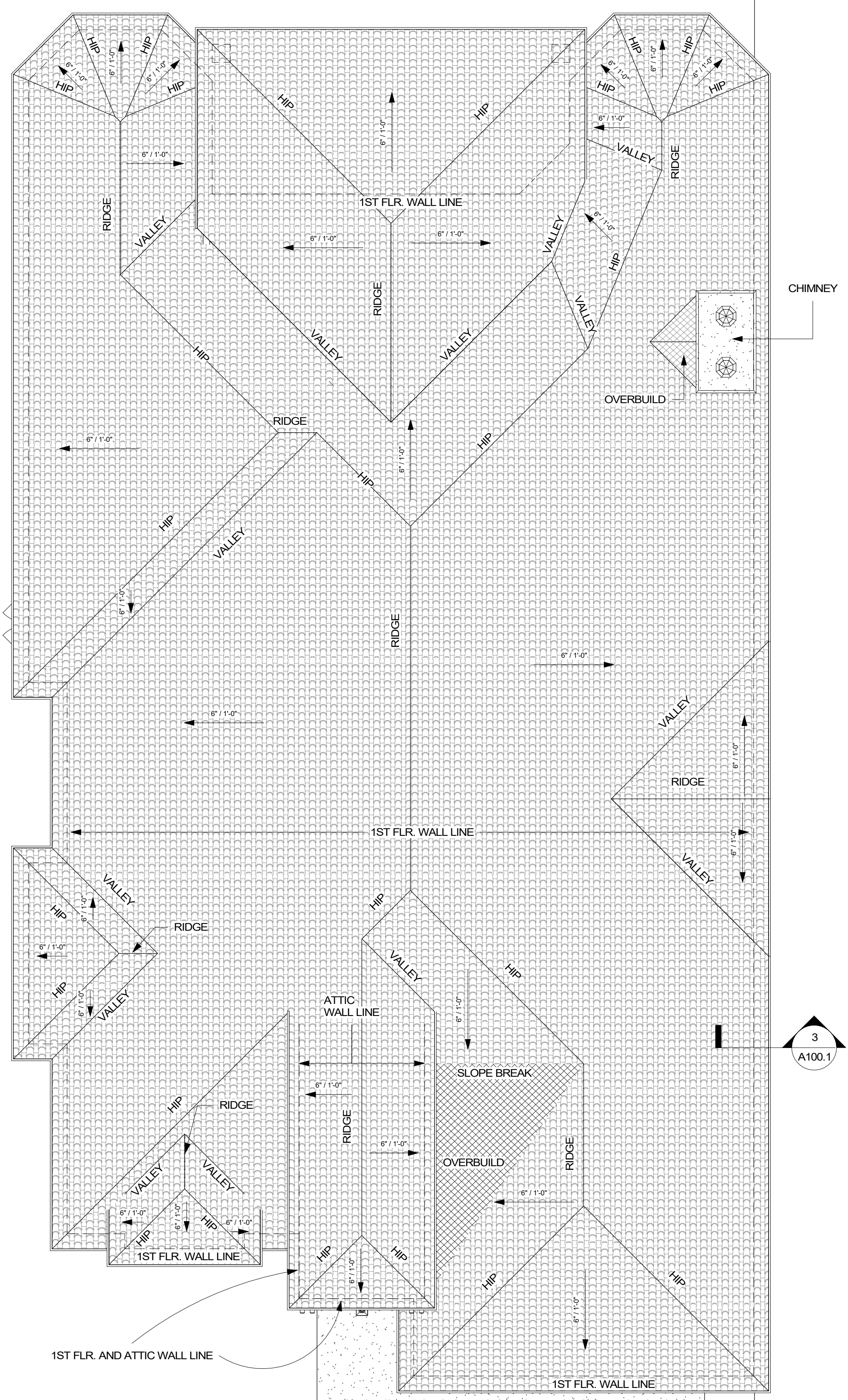
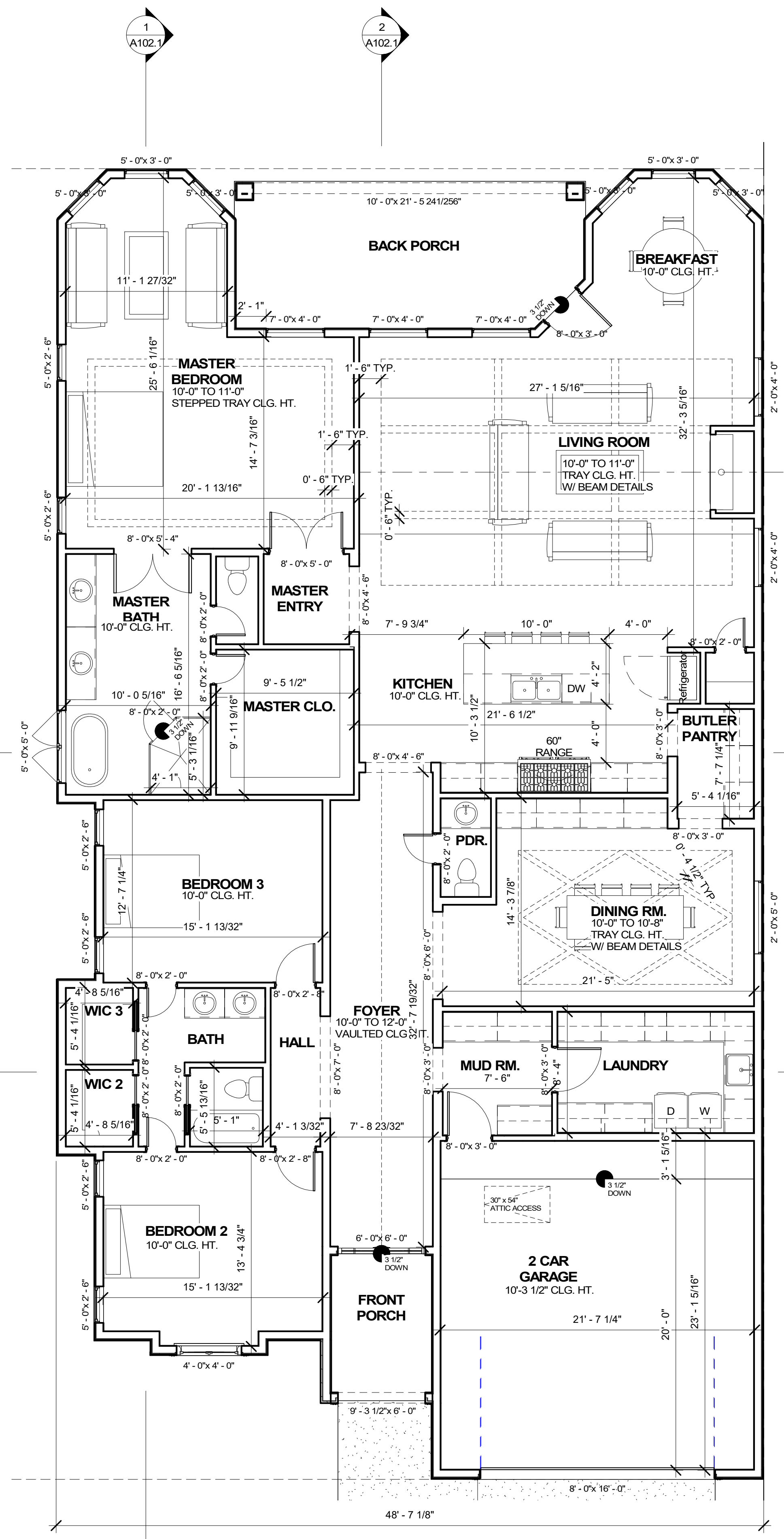
Scale As indicated

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- ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
- BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND SETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
- ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ OF NET CLEAR.
- ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2012 IRC BCT 3102 AND BE UL AND I.C.B.O. A COPY OF THE MANUFACTURED INSTALLATION MANUAL WILL BE AVAILABLE IN SITE FOR INSPECTOR REVIEW.
- STAIRWAYS SHALL COMPLY WITH 2012 IRC MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30".
- HANDRAILS TO BE 34" TO 38" ABOVE NOISING OF TREADS.
- GUARDRAILS TO BE 42" ABOVE FINISHED FLOOR WITH BALUSTERS AT 4" O.C. MAX. NEWEL POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
- HANDGRIPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTION.
- PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/8" TYPE "X" FIRE RATED GYPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
- SMOKE DETECTION REQUIRE 100 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
- ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (NOT SANITARY SEWER LINE).
- PROVIDE PLUMBING ACCESS PANEL AT ALL TUBS BY PLUMBING CODE CHAPTER 4 SECTIONS 405, 405.8.
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURALLY OR MECHANICAL MEANS.
- ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.
- LOCATED WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.
- CHIMNEYS TO BE MINIMUM 24" ABOVE ANY ROOF LINE.
- ACCESS APPLIANCES (CLEARANCE) M1305.1.3 2012 IRC C.O.H AMENDMENTS. A LEVEL SURFACE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
- THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE AND 5/8" TYPE X GYPSUM BOARD WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY.
- RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE. SHALL BE AIRTIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWLSPACE OR AREAS INSIDE THE BUILDING.

AREA SCHEDULE

Name	Level	Area
2 CAR GARAGE	F.F.E.	522 SF
FRONT PORCH	F.F.E.	73 SF
LIVING AREA	F.F.E.	3215 SF
REAR PORCH	F.F.E.	236 SF
Grand total: 4		4046 SF



1 FIRST FLOOR PLAN
3/16" = 1'-0"

2 ROOF PLAN
3/16" = 1'-0"

3 6/12 SLOPE W/ 1'-0" O.H. TYP.
1" = 1'-0"

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**B INGENIOUS
DESIGNS**

info@bingeniusedesigns.com
832-978-5179



12/21/2021



SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
HOUSTON, TX 77068

PROJECT OWNER AND ADDRESS

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

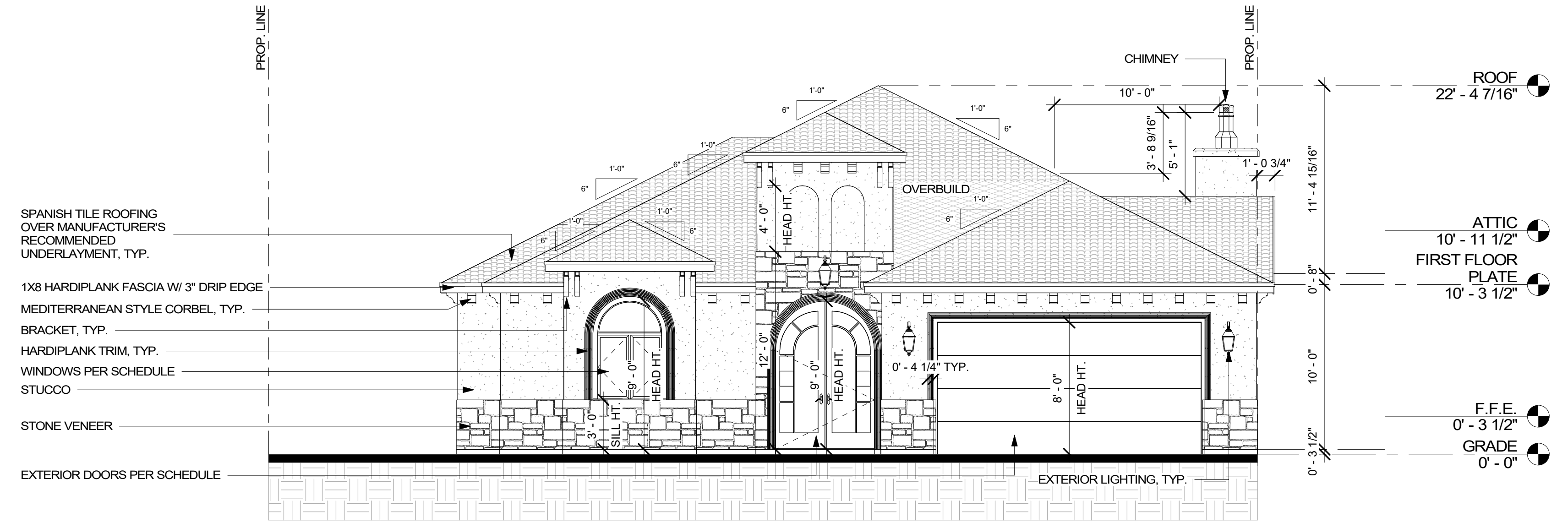
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ELEVATIONS

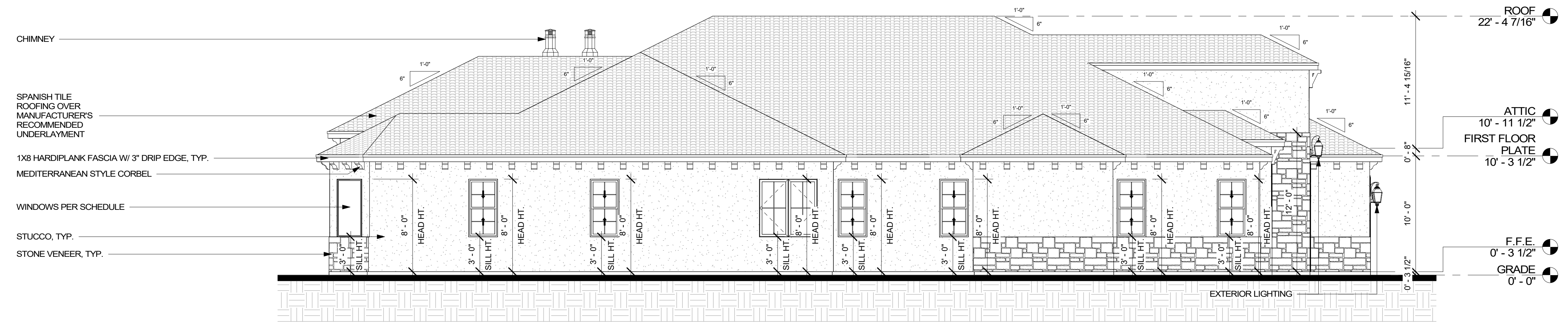
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Date	12/21/2021 11:55:42 AM
Drawn by	Author
Checked by	Checker

A101.1

Scale 3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
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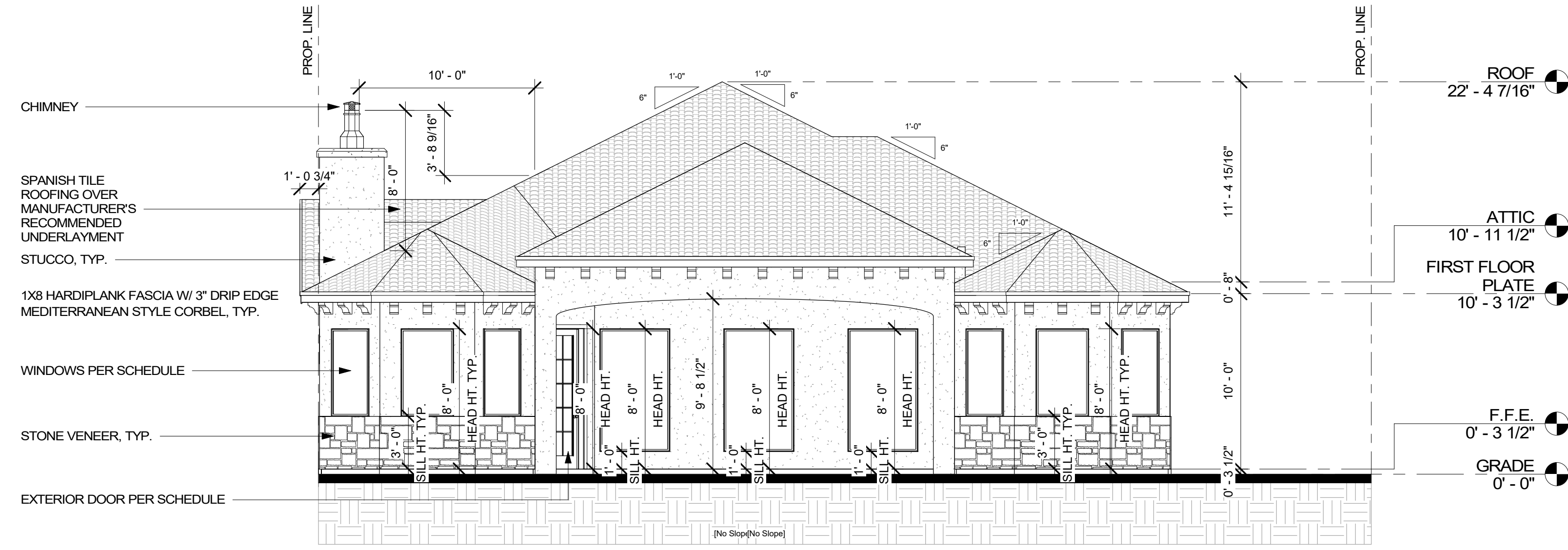
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DESIGNS**

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832-978-5179

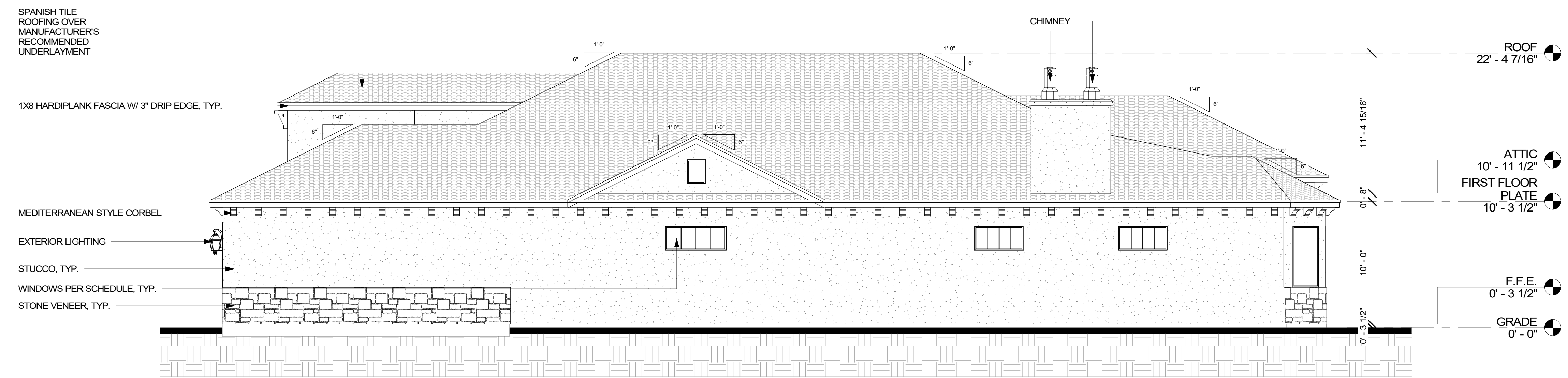


REGISTERED ARCHITECT
BRYCE CONNER
27737
STATE OF TEXAS

12/21/2021



1 REAR ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"

PROJECT OWNER AND ADDRESS

SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
HOUSTON, TX 77068

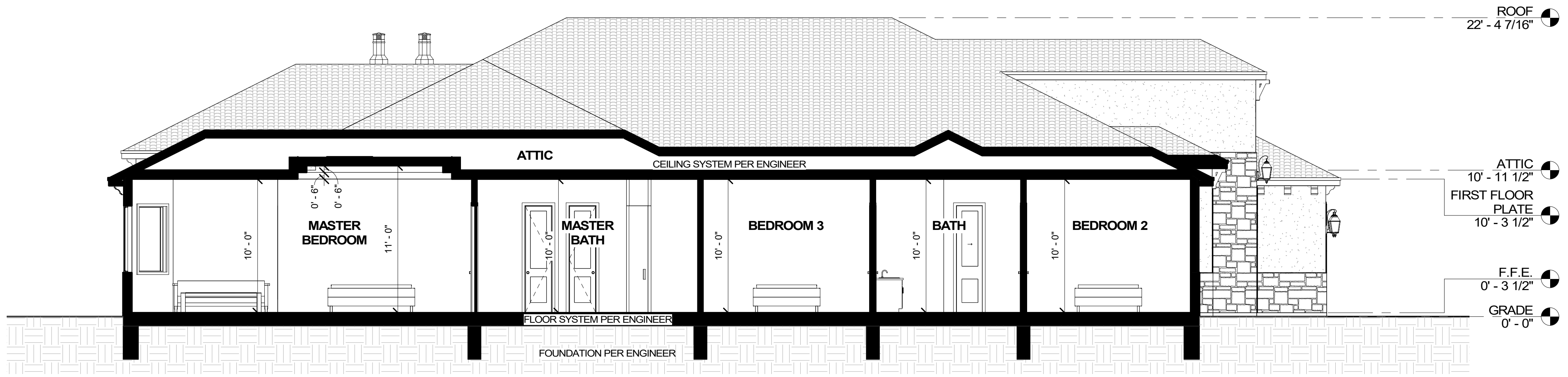
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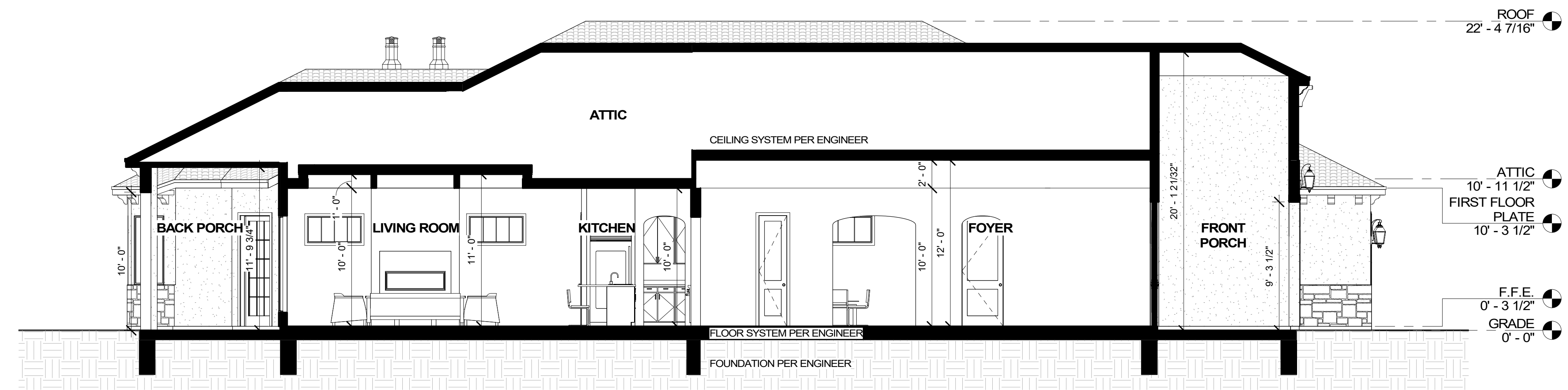
ELEVATIONS	
Project number	Project Number
Date	12/21/2021 11:55:54 AM
Drawn by	Author
Checked by	Checker
A101.2	
Scale	3/16" = 1'-0"

GENERAL NOTES

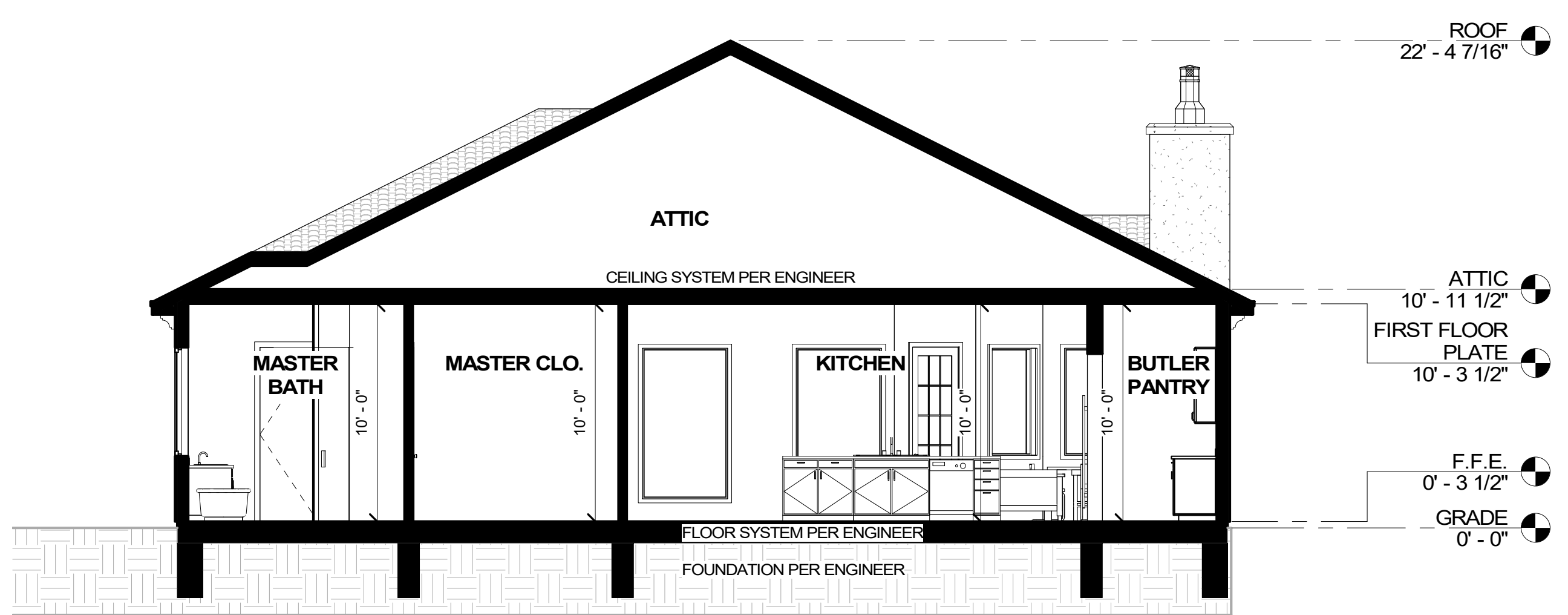
A. ALL LOAD BEARING STUDS TO BE 16" O.C.
 B. JOIST SHALL BE SUPPORTED Laterally AT EACH END AND AT SUPPORT PER R802 (IRC 2012).
 C. SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R602 (IRC 2012)
 D. ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERETO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH PER IRC 2012.
 E. PURLING BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
 F. ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE.



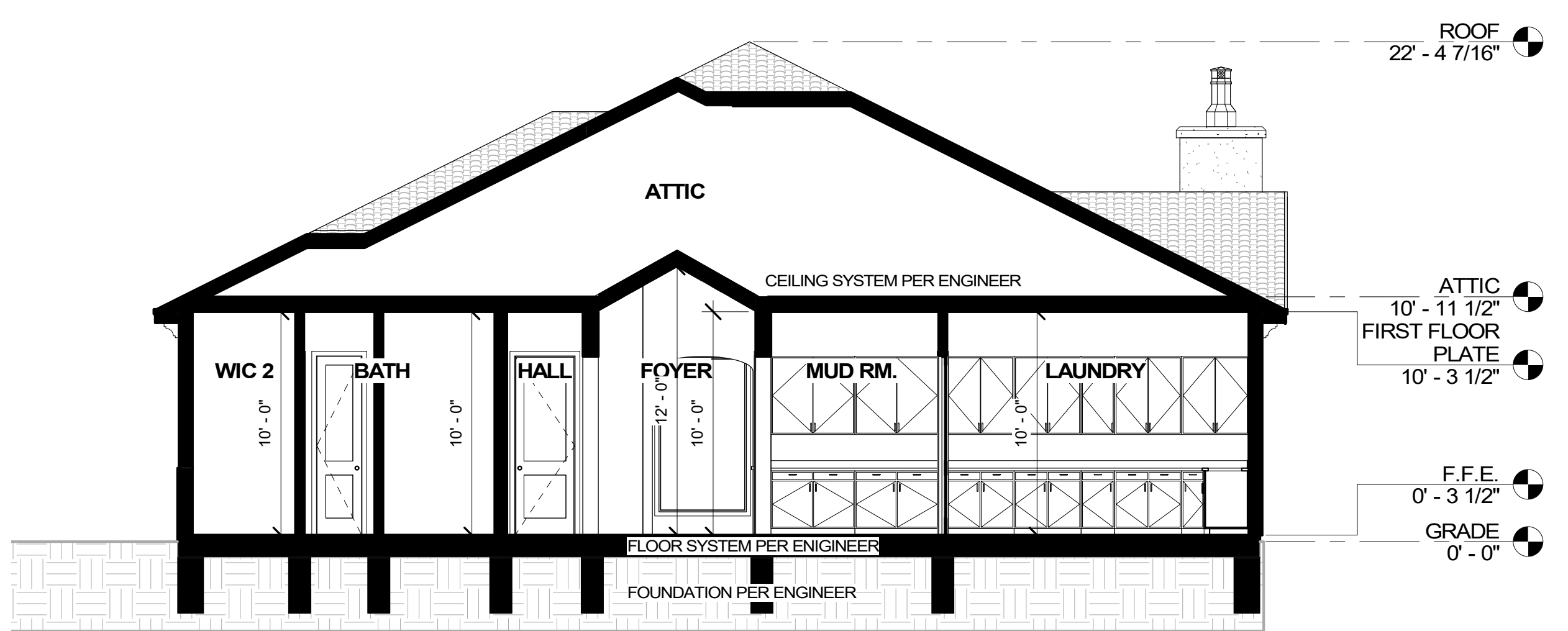
1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"



3 SECTION 1
3/16" = 1'-0"



4 SECTION 2
3/16" = 1'-0"

PROJECT OWNER AND ADDRESS

SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
HOUSTON, TX 77068

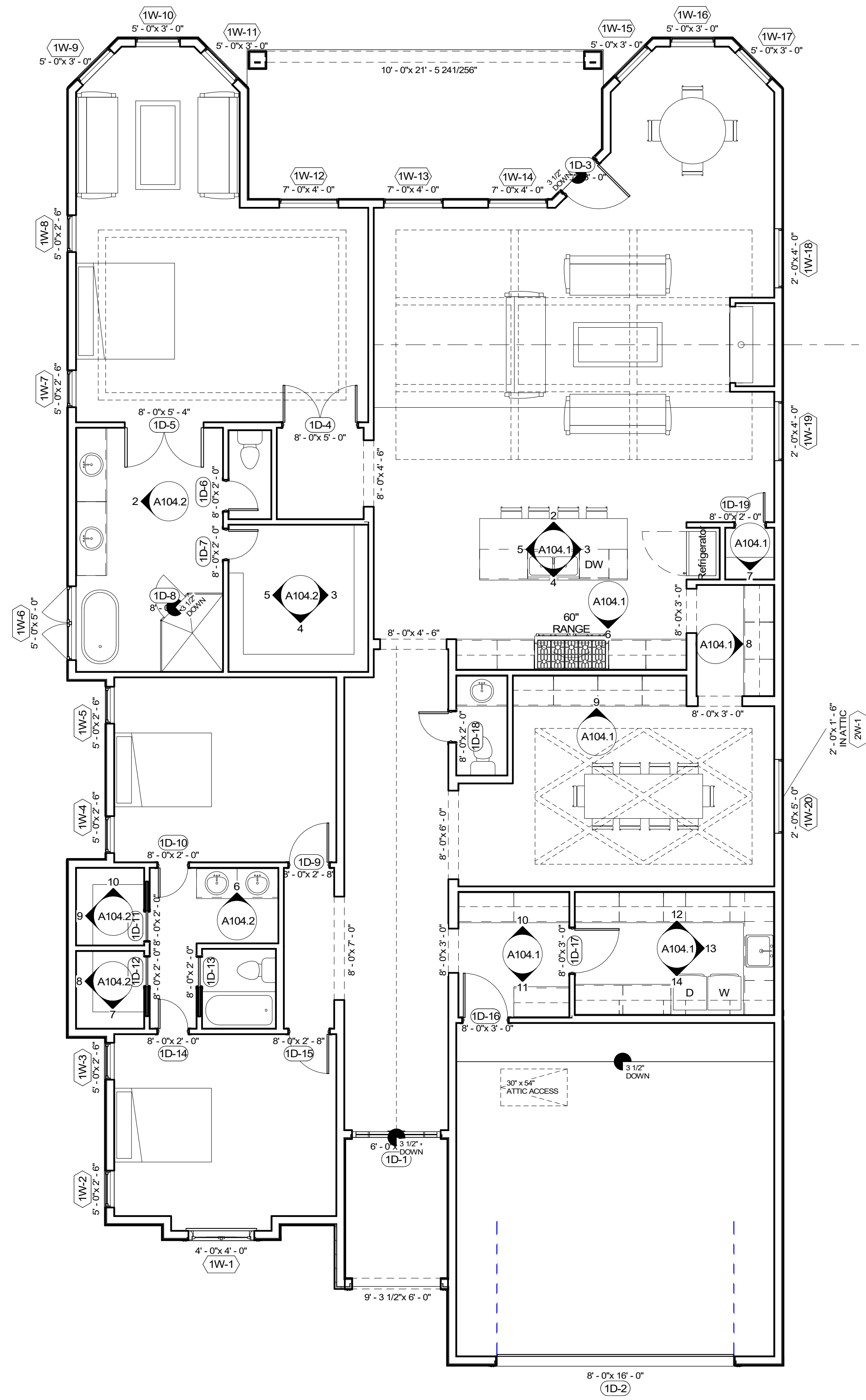
NO.	DESCRIPTION	DATE
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BUILDING SECTIONS

Project number	Project Number
Date	12/21/2021 11:56:04 AM
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Checked by	Checker

A102.1



DOOR SCHEDULE				
Mark	Level	Width	Height	Description
1D-1	F.F.E.	6' - 0"	6' - 0"	EXTERIOR DOOR PER BUILDER
1D-2	GRADE	16' - 0"	8' - 0"	EXTERIOR GARAGE DOOR PER BUILDER
1D-3	F.F.E.	3' - 0"	8' - 0"	EXTERIOR DOOR PER BUILDER
1D-4	F.F.E.	5' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOUBLE DOOR
1D-5	F.F.E.	5' - 4"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOUBLE DOOR
1D-6	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-7	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-8	F.F.E.	2' - 0"	8' - 0"	SHOWER DOOR TEMPERED
1D-9	F.F.E.	2' - 8"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-10	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-11	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR POCKET DOOR
1D-12	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR POCKET DOOR
1D-13	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR POCKET DOOR
1D-14	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-15	F.F.E.	2' - 8"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-16	F.F.E.	3' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR W/ SELF CLOSER, WEATHER STRIP AND 20 MINUTE FIRE RATING
1D-17	F.F.E.	3' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-18	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR
1D-19	F.F.E.	2' - 0"	8' - 0"	1 3/8" HOLLOW-CORE INTERIOR DOOR

WINDOW SCHEDULE						
Mark	Level	Width	Height	Sill Height	Head Height	Description
1W-1	F.F.E.	4' - 0"	4' - 0"	3' - 0"	7' - 0"	COMBINED ARCH AND CASEMENT WINDOW
1W-2	F.F.E.	2' - 6"	5' - 0"	3' - 0"	8' - 0"	DOUBLE-HUNG, EGRESS
1W-3	F.F.E.	2' - 6"	5' - 0"	3' - 0"	8' - 0"	DOUBLE-HUNG
1W-4	F.F.E.	2' - 6"	5' - 0"	3' - 0"	8' - 0"	DOUBLE-HUNG
1W-5	F.F.E.	2' - 6"	5' - 0"	3' - 0"	8' - 0"	DOUBLE-HUNG, EGRESS
1W-6	F.F.E.	5' - 0"	5' - 0"	3' - 0"	8' - 0"	CASEMENT, DOUBLE
1W-7	F.F.E.	2' - 6"	5' - 0"	3' - 0"	8' - 0"	DOUBLE-HUNG, EGRESS
1W-8	F.F.E.	2' - 6"	5' - 0"	3' - 0"	8' - 0"	DOUBLE-HUNG
1W-9	F.F.E.	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED
1W-10	F.F.E.	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED
1W-11	F.F.E.	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED
1W-12	F.F.E.	4' - 0"	7' - 0"	1' - 0"	8' - 0"	FIXED, TEMPERED
1W-13	F.F.E.	4' - 0"	7' - 0"	1' - 0"	8' - 0"	FIXED, TEMPERED
1W-14	F.F.E.	4' - 0"	7' - 0"	1' - 0"	8' - 0"	FIXED, TEMPERED
1W-15	F.F.E.	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED
1W-16	F.F.E.	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED
1W-17	F.F.E.	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED
1W-18	F.F.E.	4' - 0"	2' - 0"	6' - 0"	8' - 0"	FIXED, TRANSOM
1W-19	F.F.E.	4' - 0"	2' - 0"	6' - 0"	8' - 0"	FIXED, TRANSOM
1W-20	F.F.E.	5' - 0"	2' - 0"	6' - 0"	8' - 0"	FIXED, TRANSOM
2W-1	ATTIC	1' - 6"	2' - 0"	0' - 9"	2' - 9"	FIXED

info@bingeniousdesigns.com
832-978-5179

12/21/2021

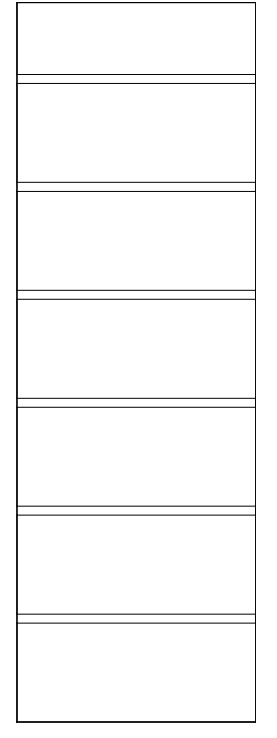
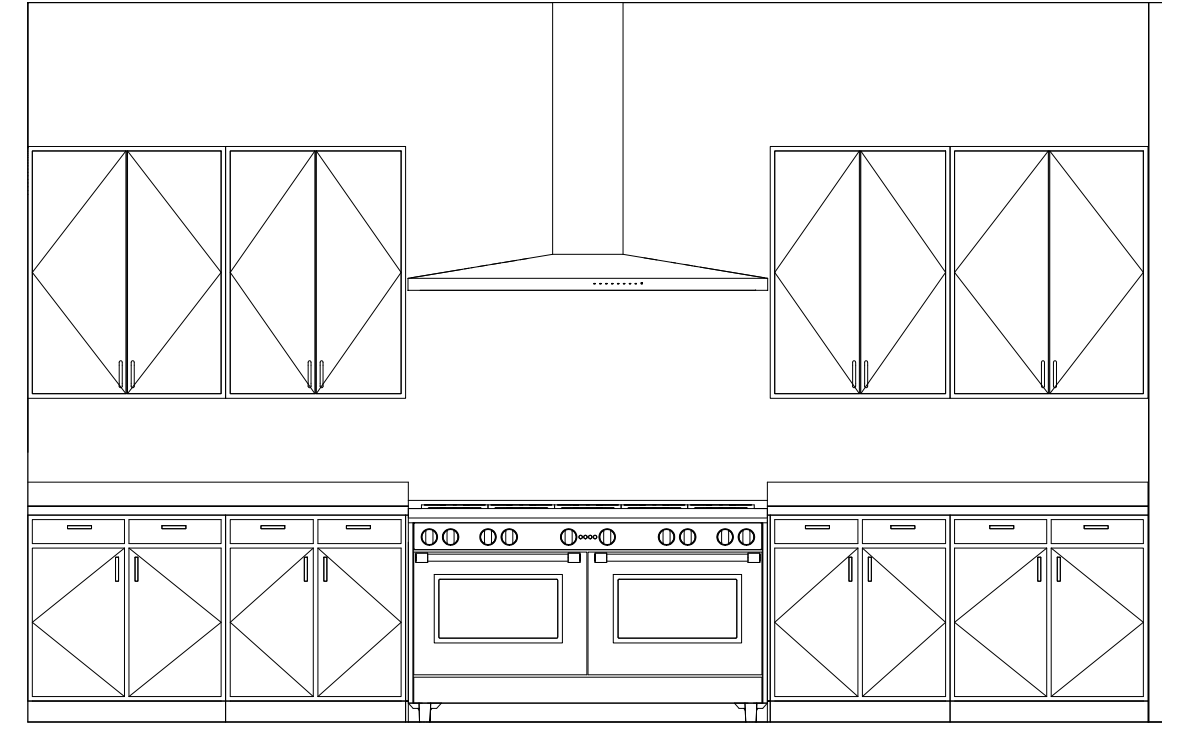
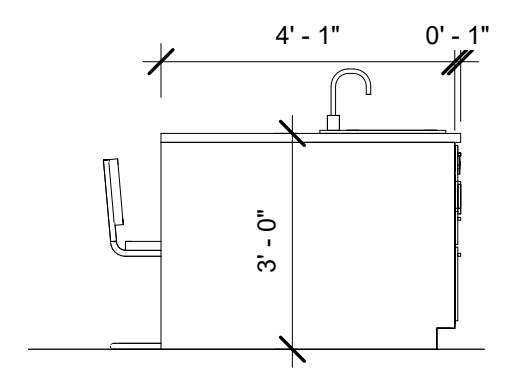
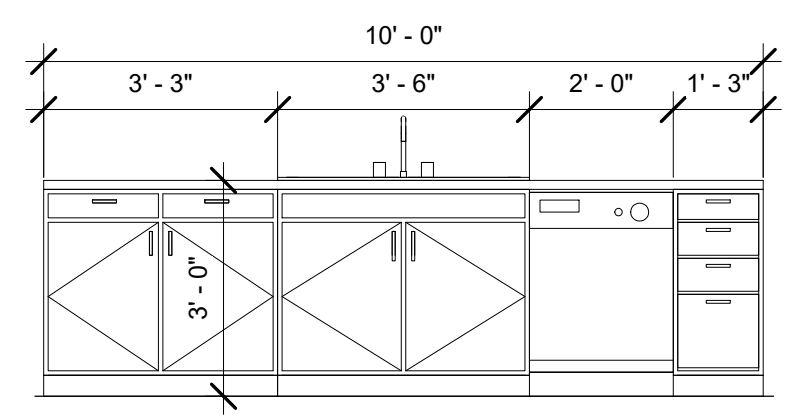
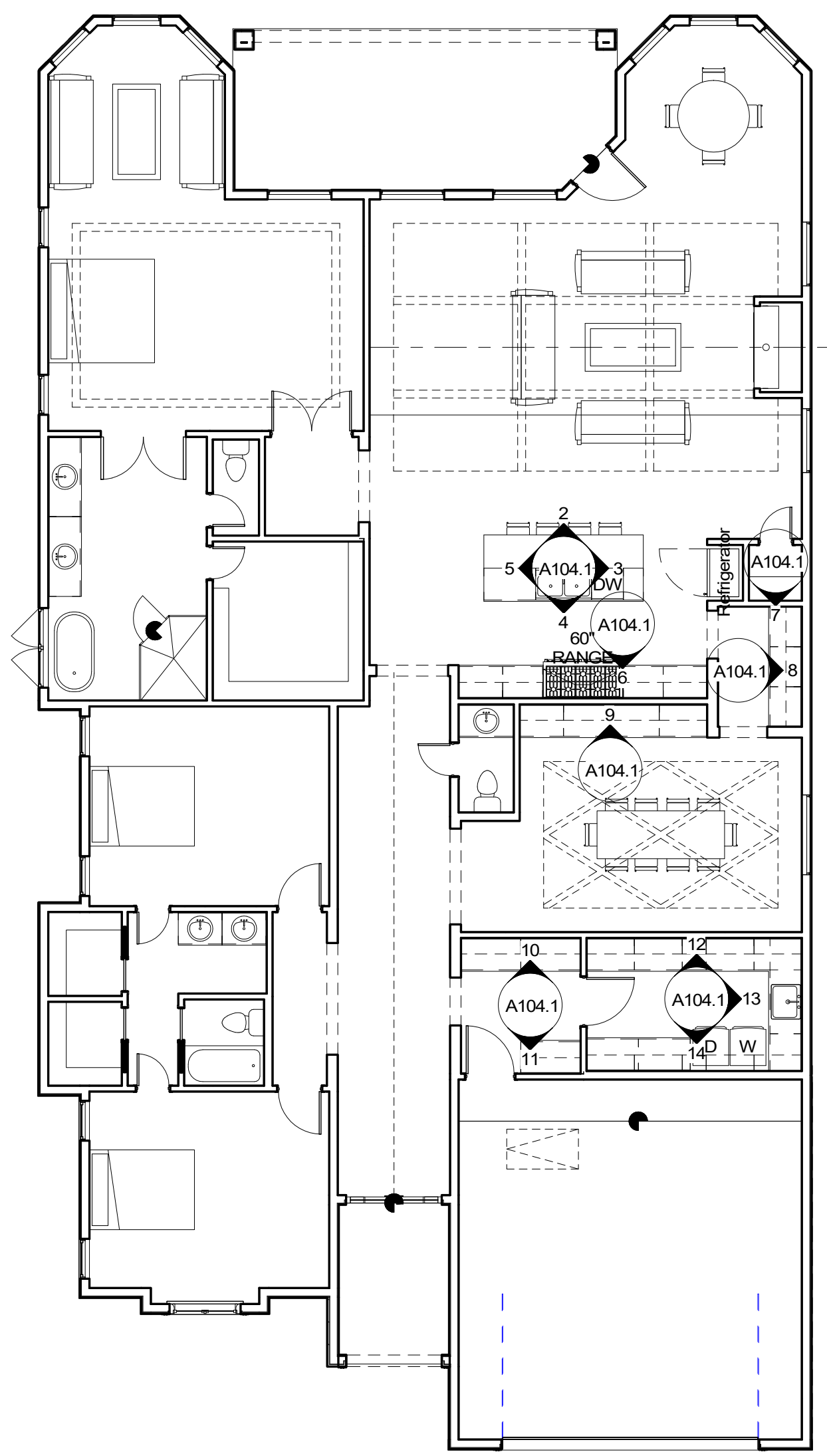
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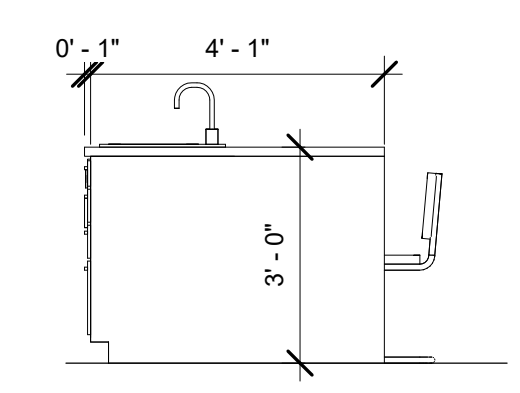
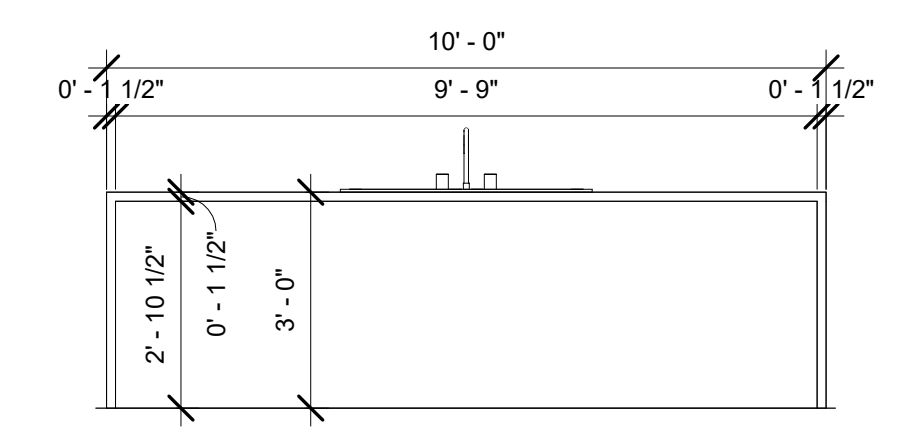
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SCHEDULES	
Project number	Project Number
Date	12/21/2021 11:56:08 AM
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A103.1	
Scale	3/16" = 1'-0"



2 ISLAND - FRONT
 3/8" = 1'-0"

3 ISLAND - LEFT
 3/8" = 1'-0"

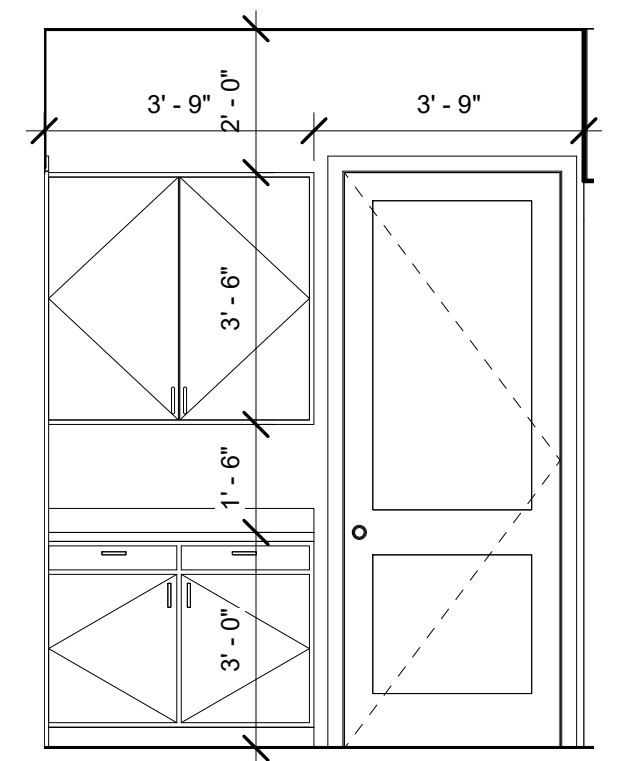
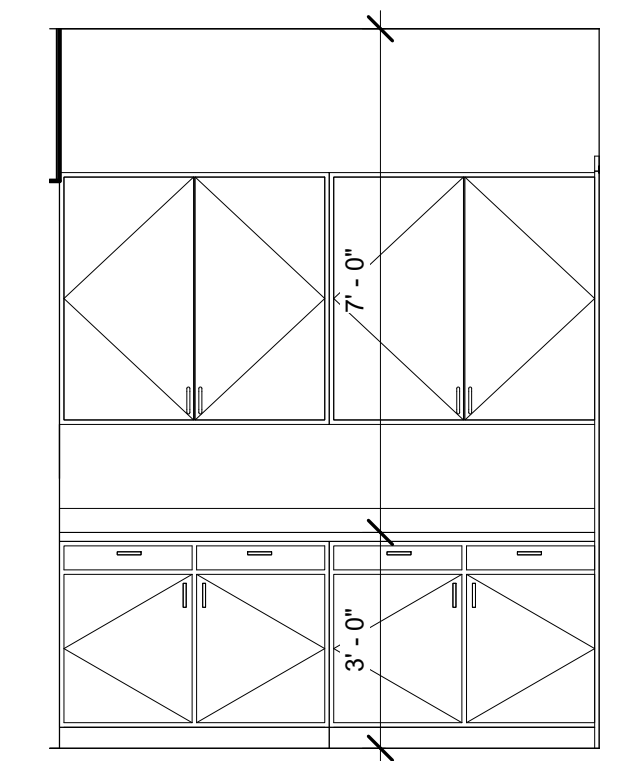
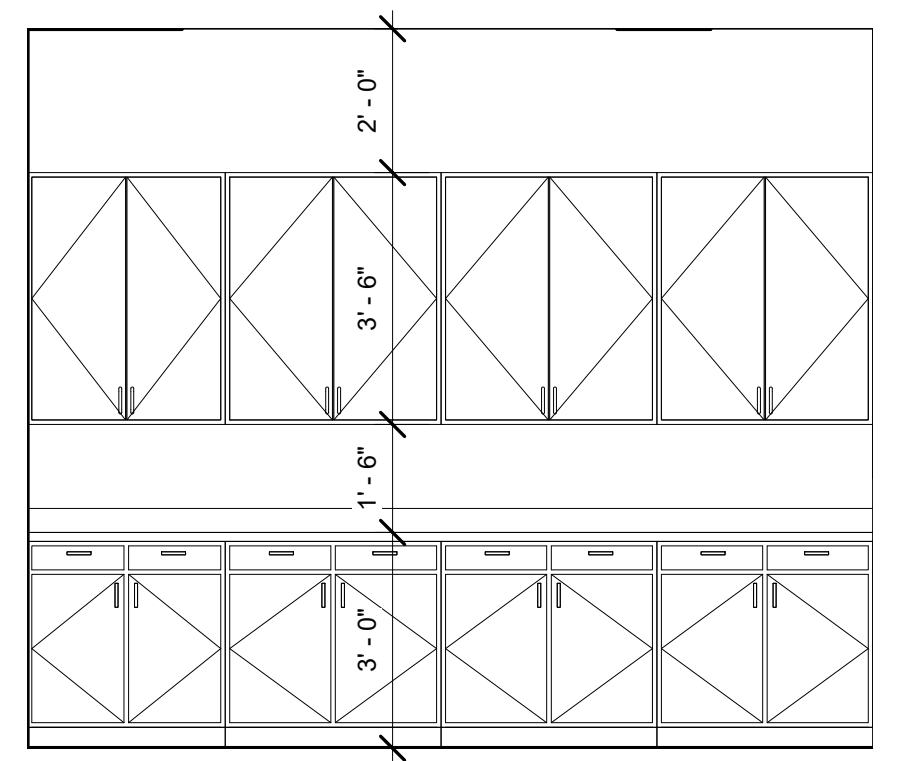
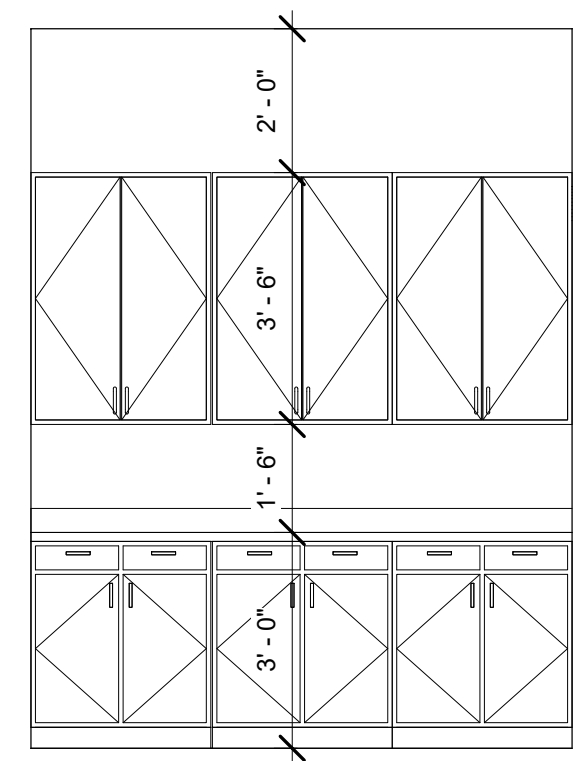


4 ISLAND - REAR
 3/8" = 1'-0"

5 ISLAND - RIGHT
 3/8" = 1'-0"

6 KITCHEN
 3/8" = 1'-0"

7 CLOSET
 3/8" = 1'-0"



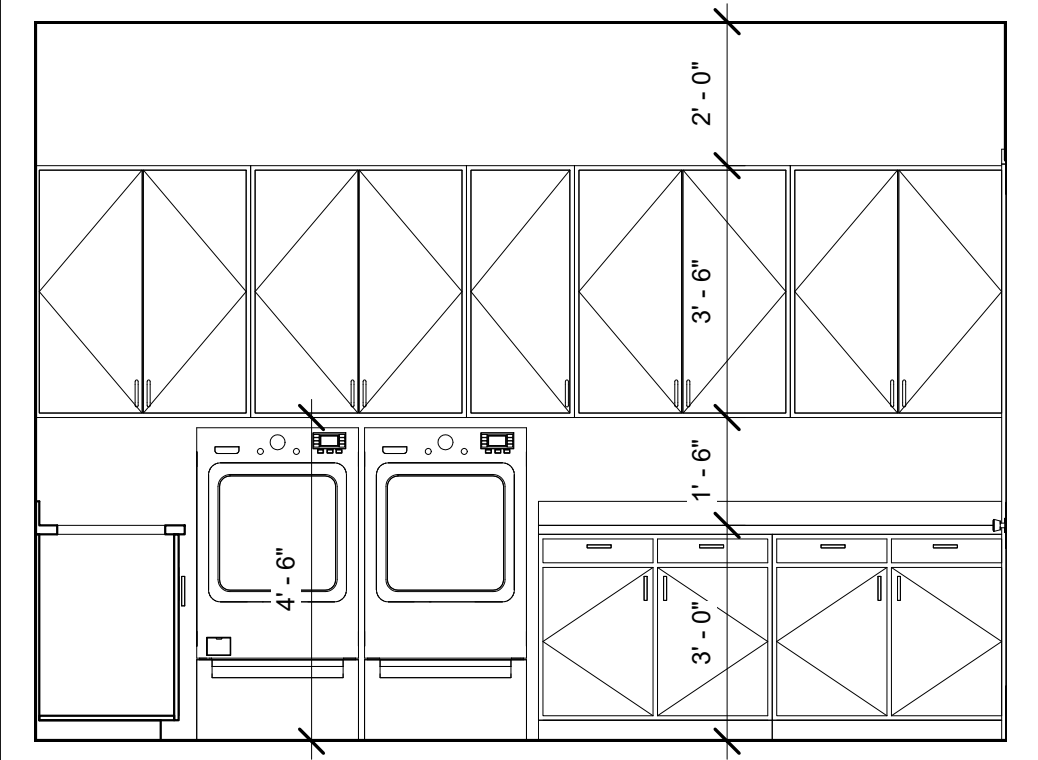
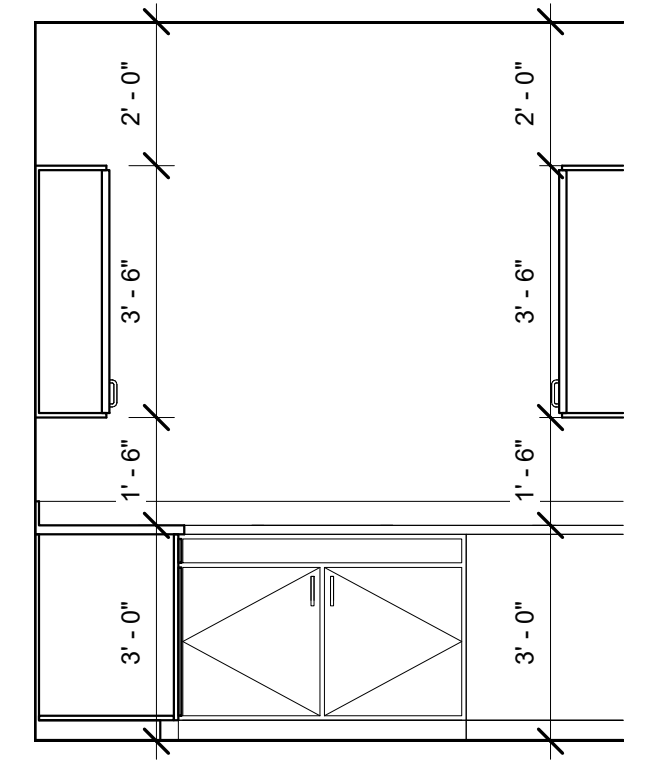
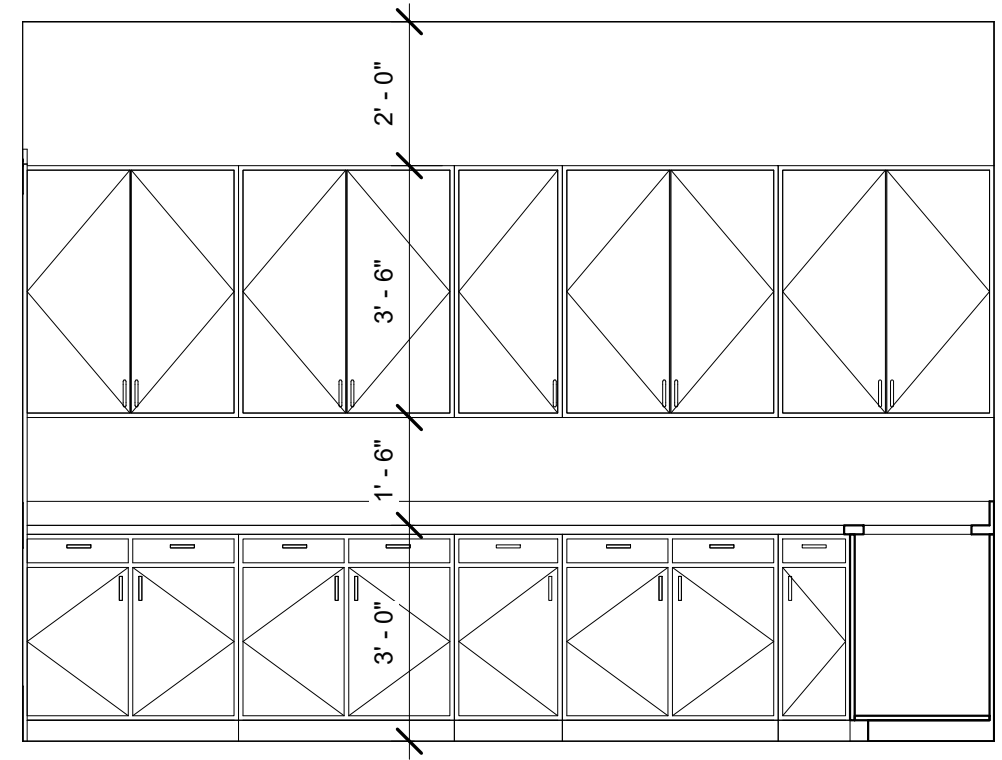
8 BUTLER'S PANTRY
 3/8" = 1'-0"

9 DINING ROOM
 3/8" = 1'-0"

10 MUD ROOM - LEFT
 3/8" = 1'-0"

11 MUD ROOM - RIGHT
 3/8" = 1'-0"

1 FIRST FLOOR PLAN INTERIORS 1
 1/8" = 1'-0"



12 LAUNDRY - LEFT
 3/8" = 1'-0"

13 LAUNDRY - FRONT
 3/8" = 1'-0"

14 LAUNDRY - RIGHT
 3/8" = 1'-0"

SINGLE FAMILY HOME

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NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

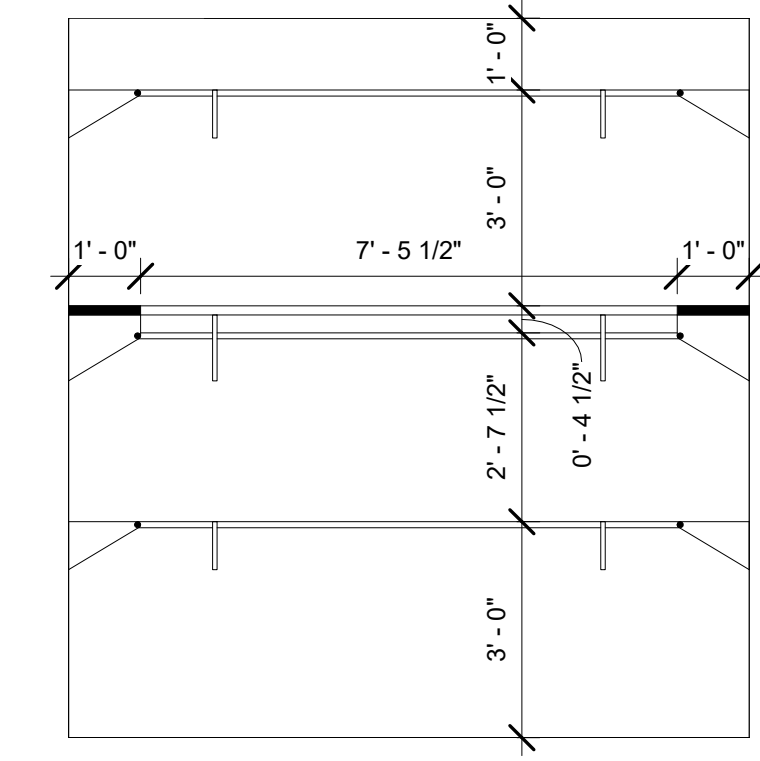
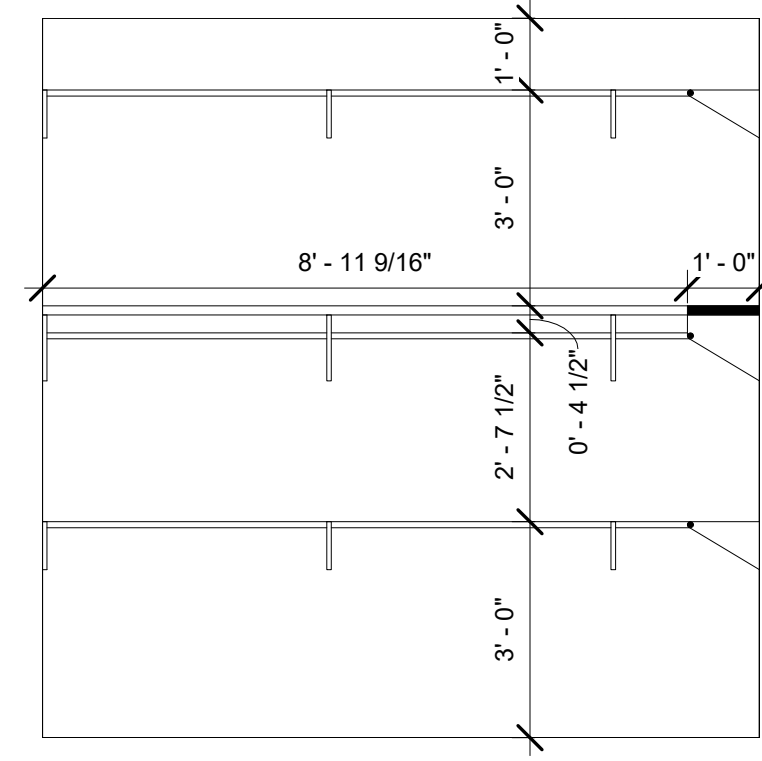
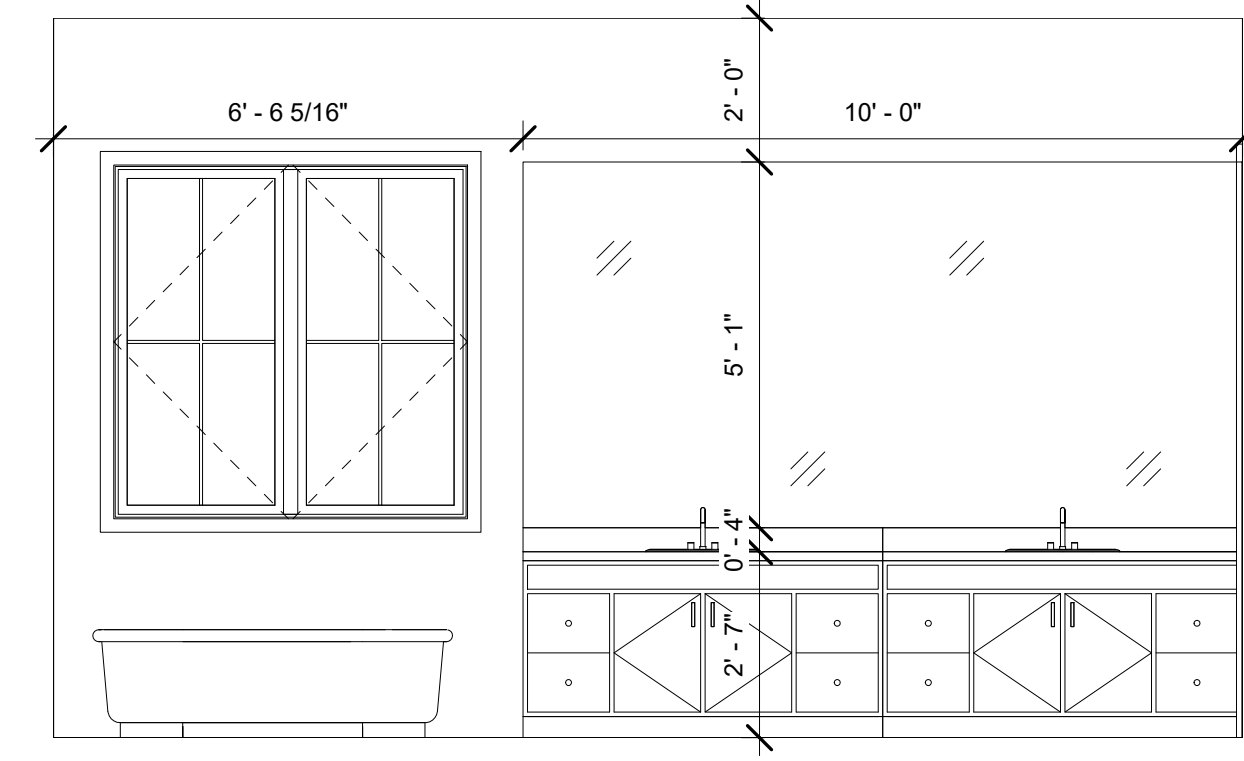
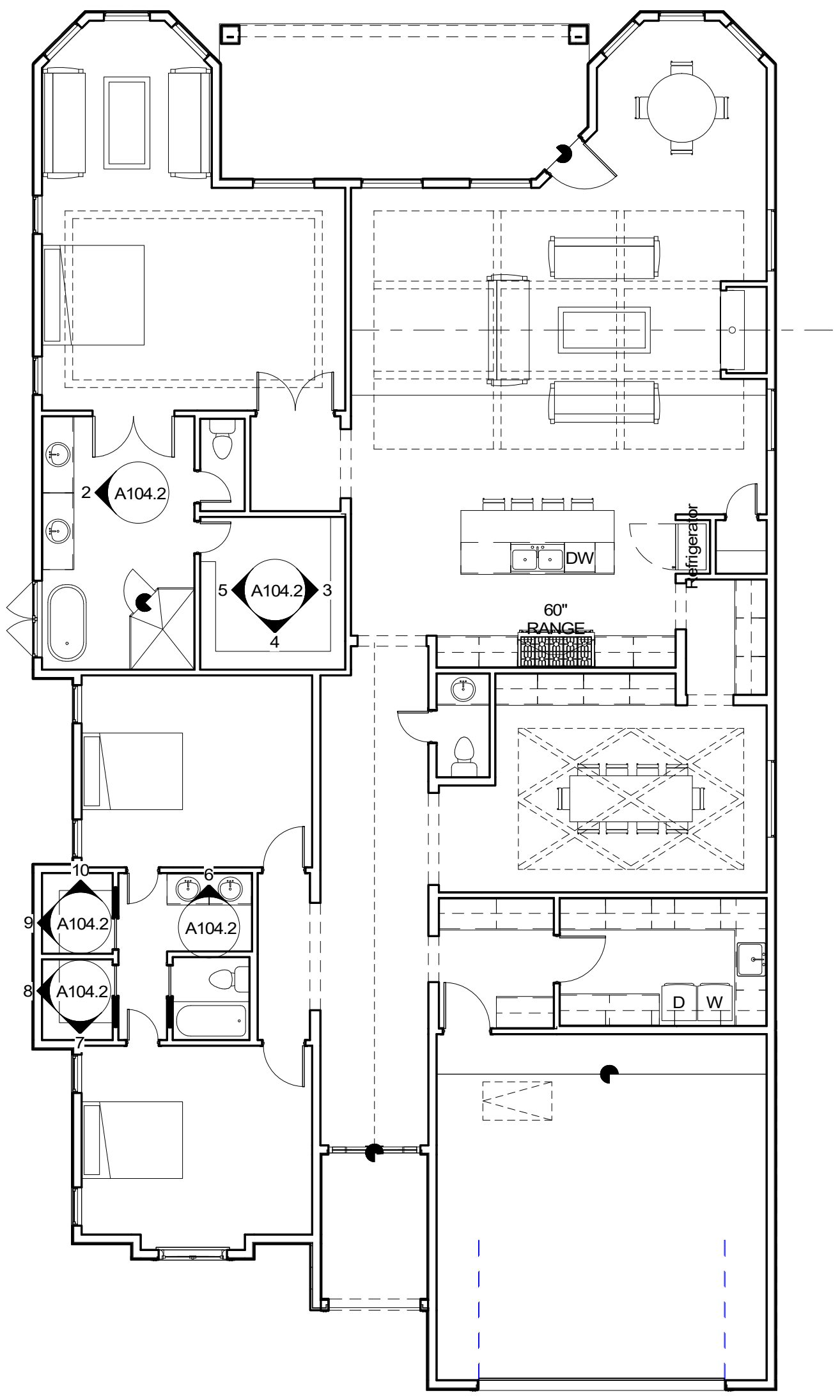
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INTERIOR DETAILS

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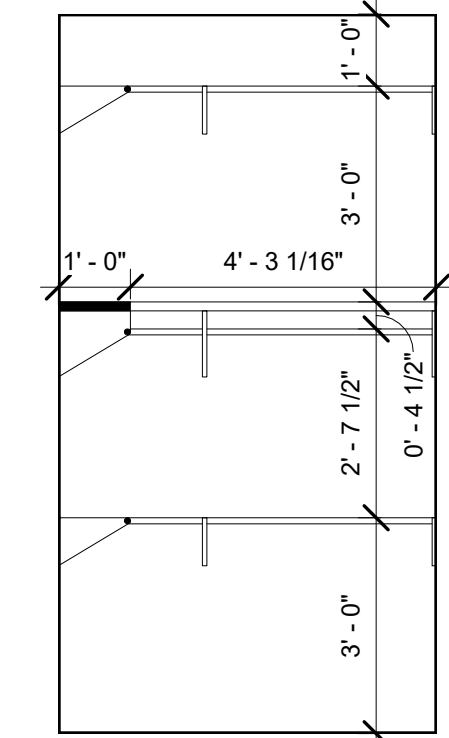
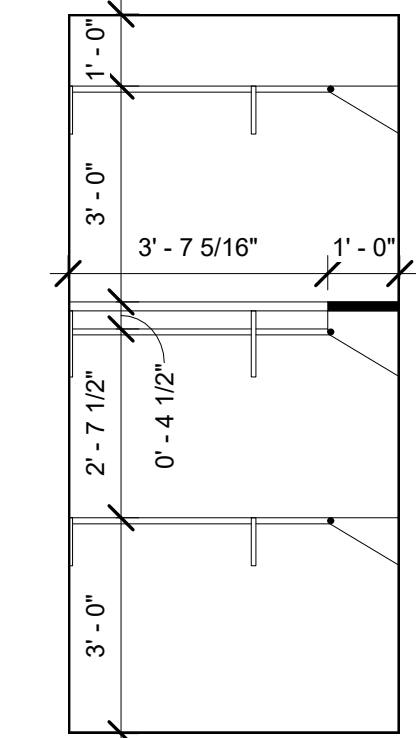
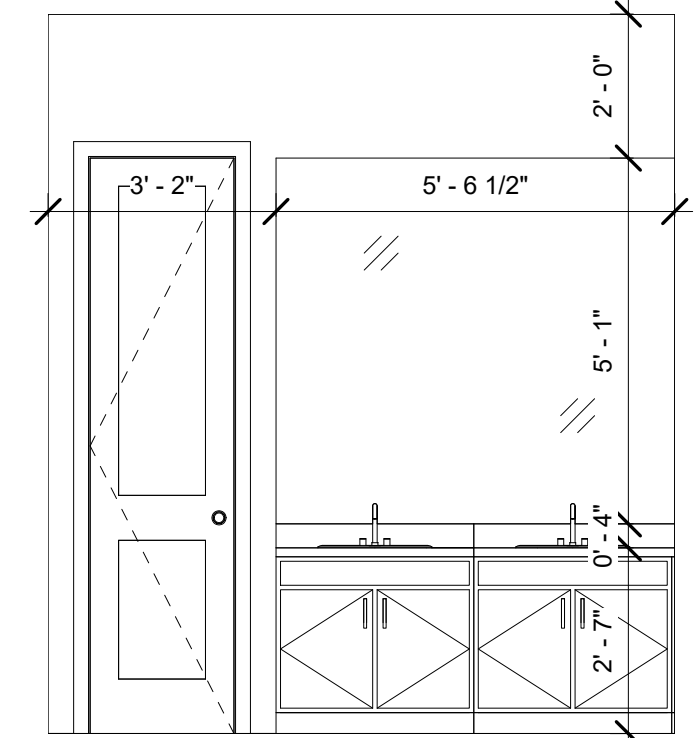
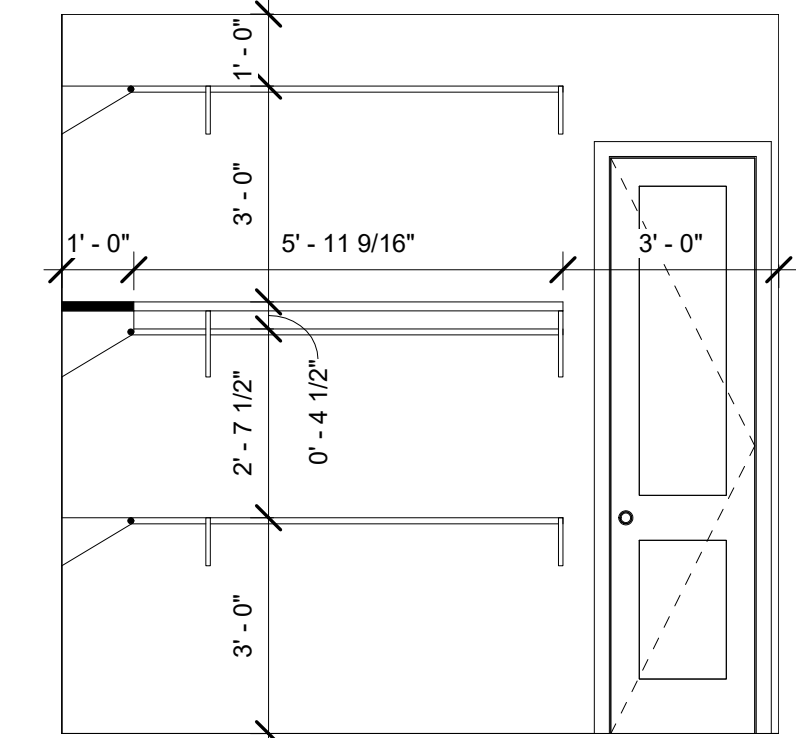
Scale As indicated



2 MASTER BATH
 3/8" = 1'-0"

3 MASTER WIC - LEFT
 3/8" = 1'-0"

4 MASTER WIC - FRONT
 3/8" = 1'-0"



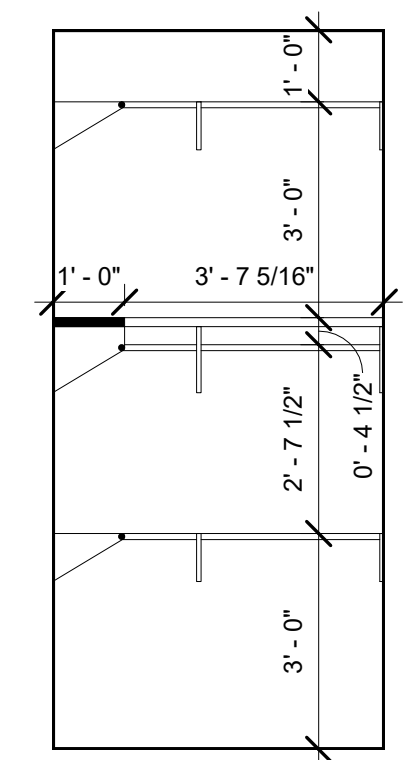
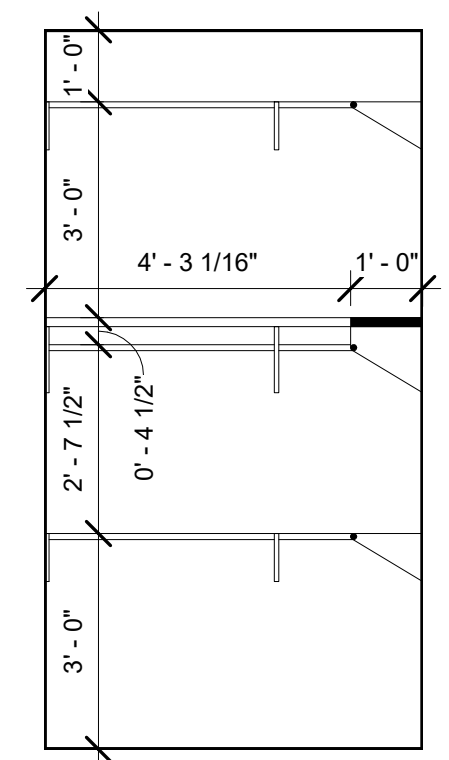
5 MASTER WIC - RIGHT
 3/8" = 1'-0"

6 BATH 2
 3/8" = 1'-0"

7 WIC 2 - LEFT
 3/8" = 1'-0"

8 WIC 2 - FRONT
 3/8" = 1'-0"

1 FIRST FLOOR PLAN INTERIORS 2
 1/8" = 1'-0"



9 WIC 3 - FRONT
 3/8" = 1'-0"

10 WIC 3 - RIGHT
 3/8" = 1'-0"

SINGLE FAMILY HOME

16011 BRIDGES FAIRWAY LANE
 HOUSTON, TX 77068

PROJECT OWNER AND ADDRESS

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

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INTERIOR DETAILS

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12/21/2021

SINGLE FAMILY HOME

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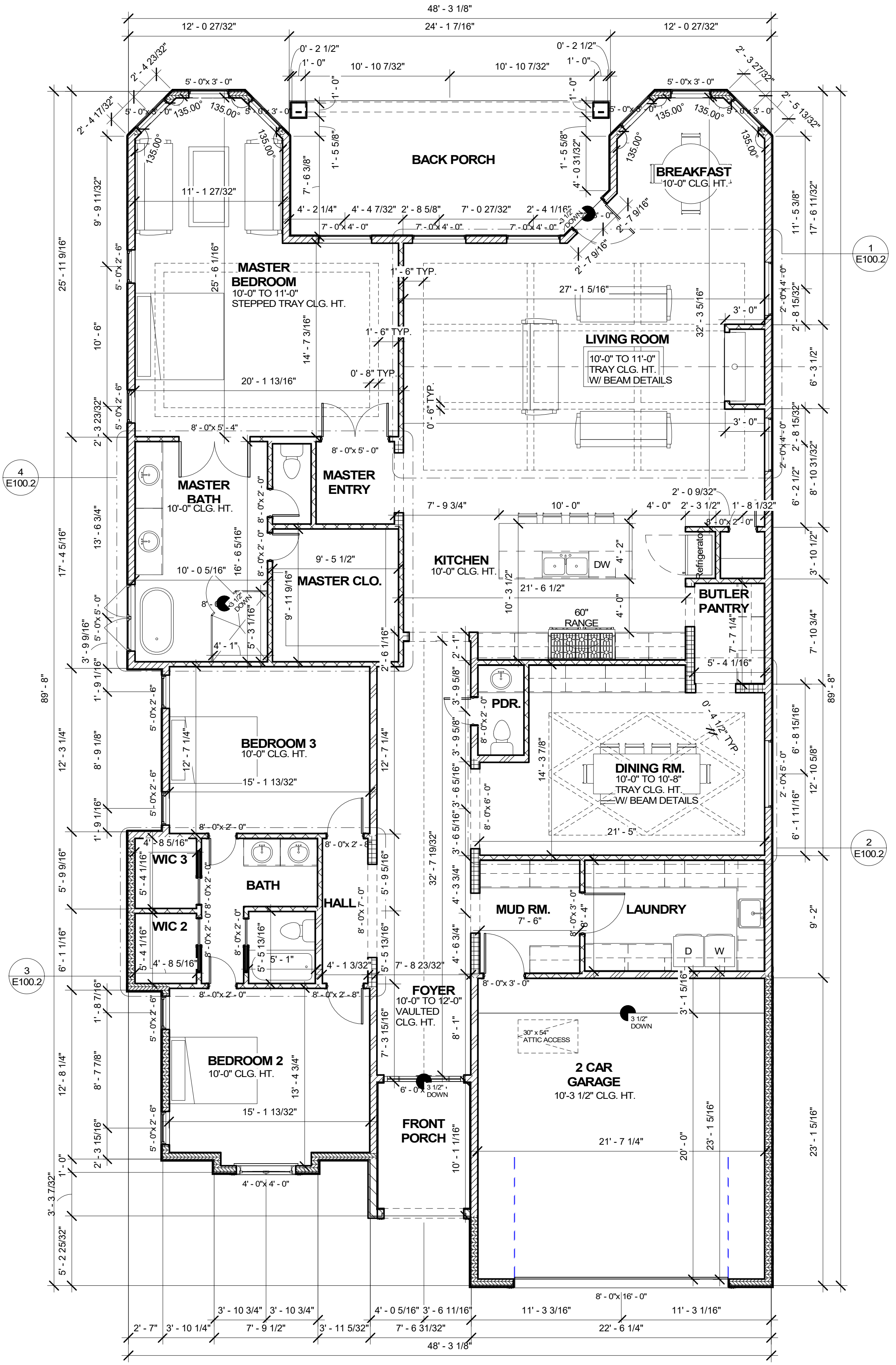
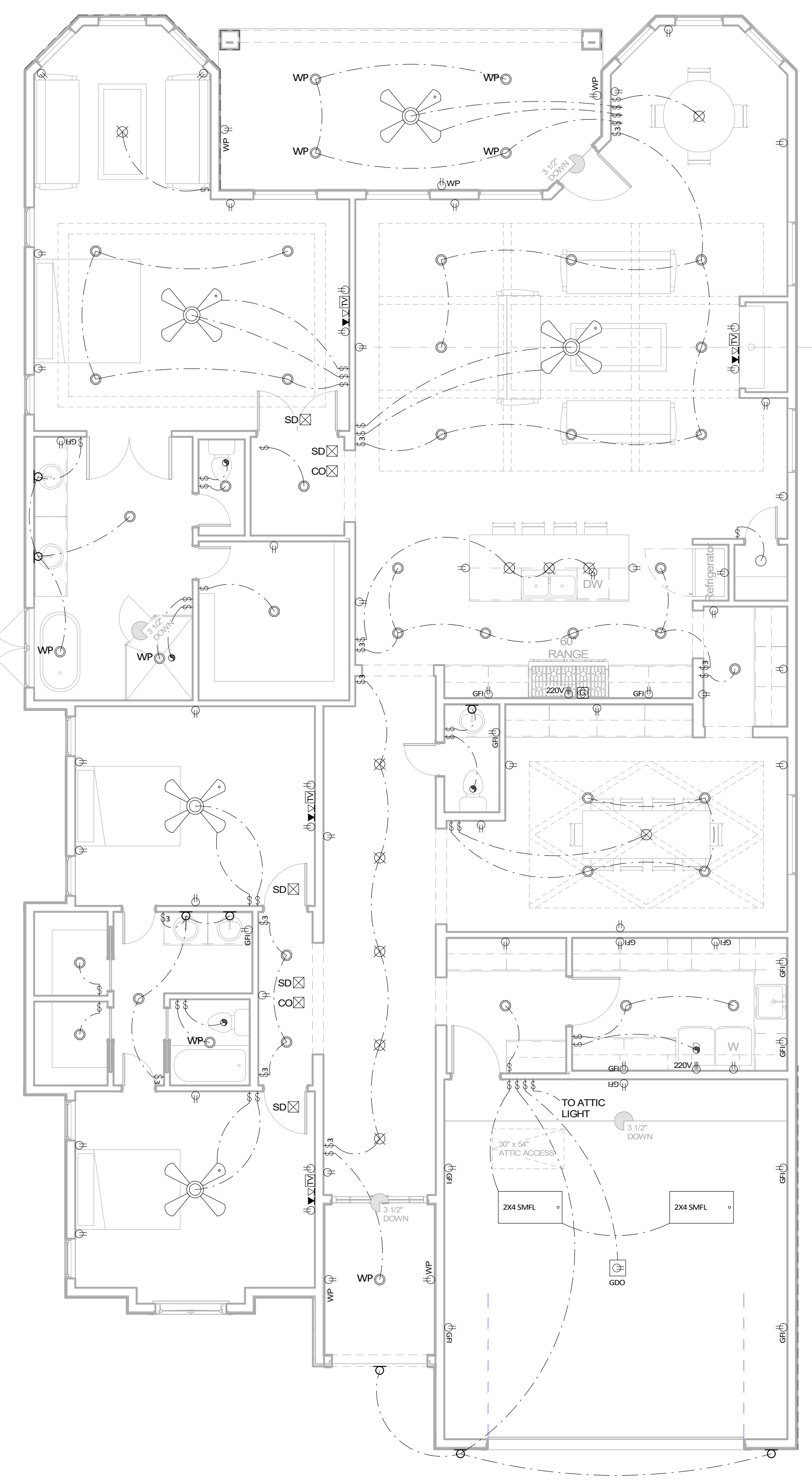
PROJECT OWNER AND ADDRESS

ELECTRICAL LEGEND

	110 VOLT DUPLEX RECEPTACLE
	WATERPROOF RECEPTACLE
	110 VOLT IN CLG.
	110 VOLT W/GROUND FAULT INTERRUPTER
	110 VOLT DUPLEX IN FLOOR
	220V
	CABLE OUTLET
	TELEVISION ANTENNA
	JUNCTION BOX
	TELEPHONE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PUSH BUTTON
	SMOKE DETECTOR/INTERCONNECTED W/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	HANGING FIXTURE
	HALOGENS
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	PORCELAIN LIGHT FIXTURE W/PULL CORD
	FLOOD LIGHTS (ON PHOTOCELLS)
	EXHAUST FAN
	EXHAUST FAN W/LIGHT
	EXHAUST FAN W/HEAT LAMP & L.T.
	DISPOSAL
	COOKTOP EXHAUST HOOD
	CEILING FAN
	CEILING FAN W/LT.
	SPEAKERS
	GARAGE DOOR OPENER
	2X4 SMFL
	CARBON MONOXIDE
	HOSE BIB
	GAS
	CABLE TV

FRAMING LEGEND

2 x 4 WALL	
2 x 6 WALL	
2 x 6 EXTERIOR WALL W/ STUCCO	
2 x 6 EXTERIOR WALL W/ STONE VENEER AND STUCCO INTERIOR	
2 x 6 EXTERIOR WALL W/ STUCCO AND STONE VENEER WAINSCOT	
2 x 8 WALL	



1 FIRST FLOOR ELECTRICAL
3/16" = 1'-0"

2 FIRST FLOOR FRAMING
3/16" = 1'-0"

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

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ELECTRICAL / FRAMING PLANS

Project number	Project Number
Date	12/21/2021 11:56:37 AM
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12/21/2021

[Signature]

SINGLE FAMILY HOME

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 HOUSTON, TX 77068

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NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

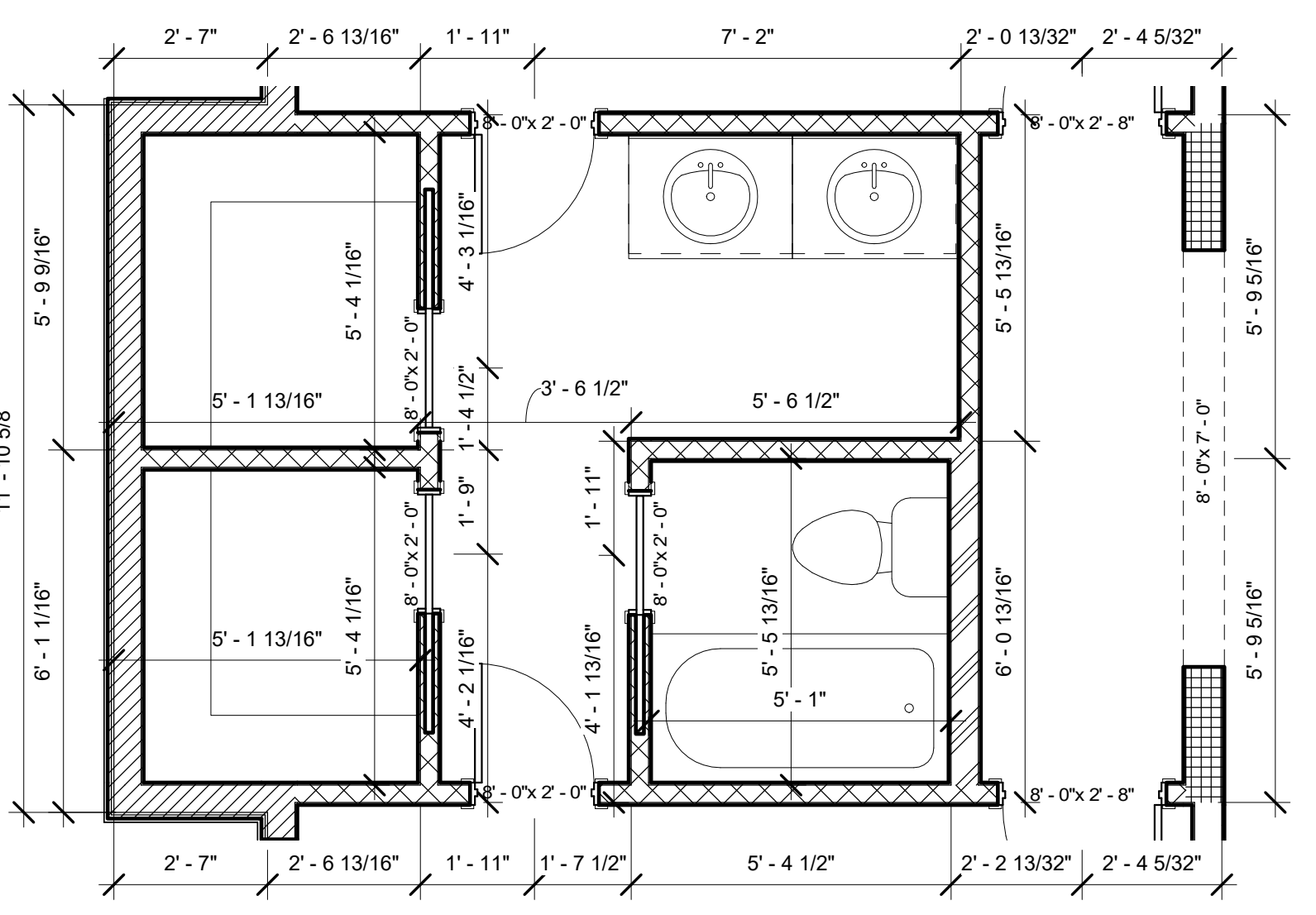
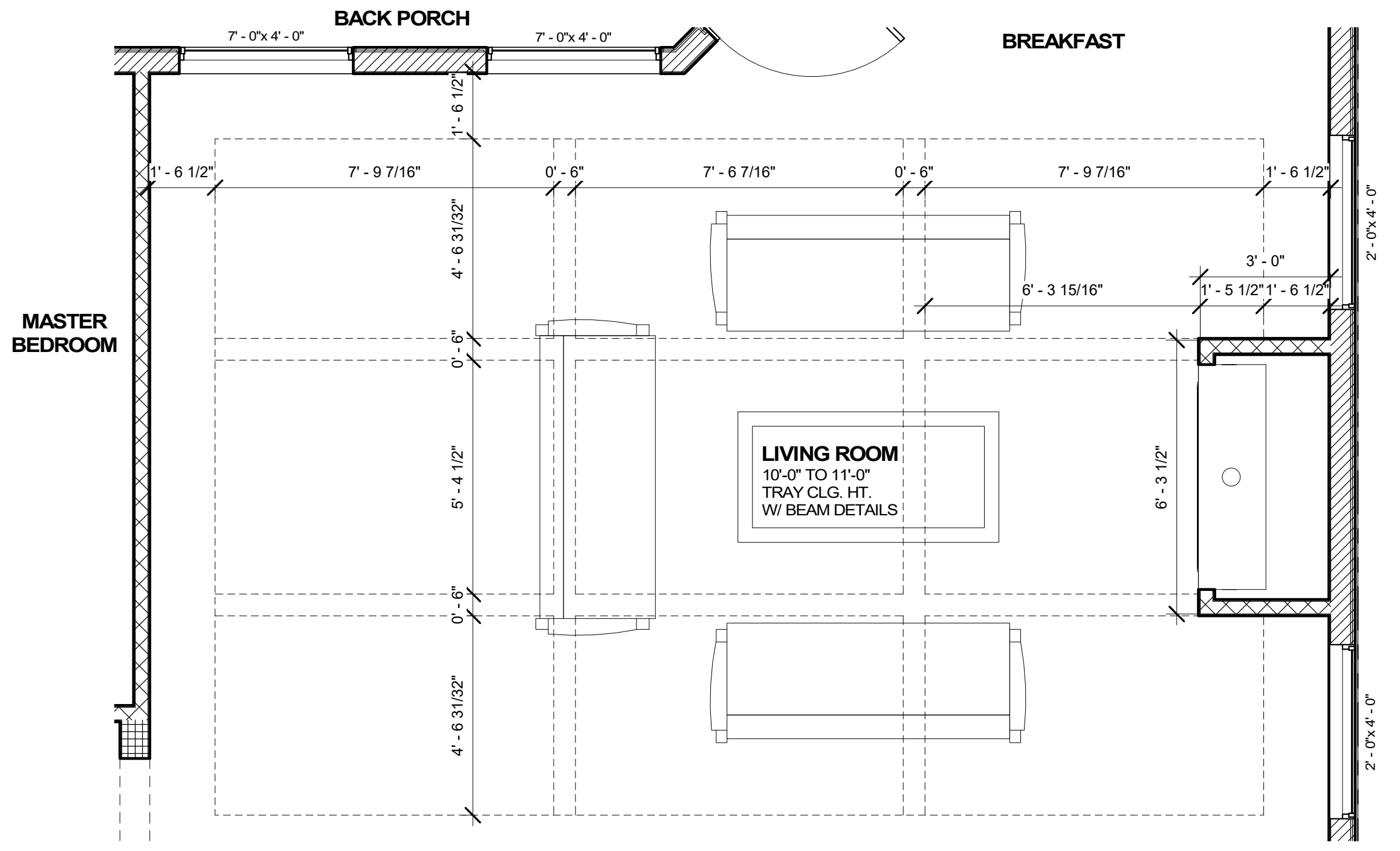
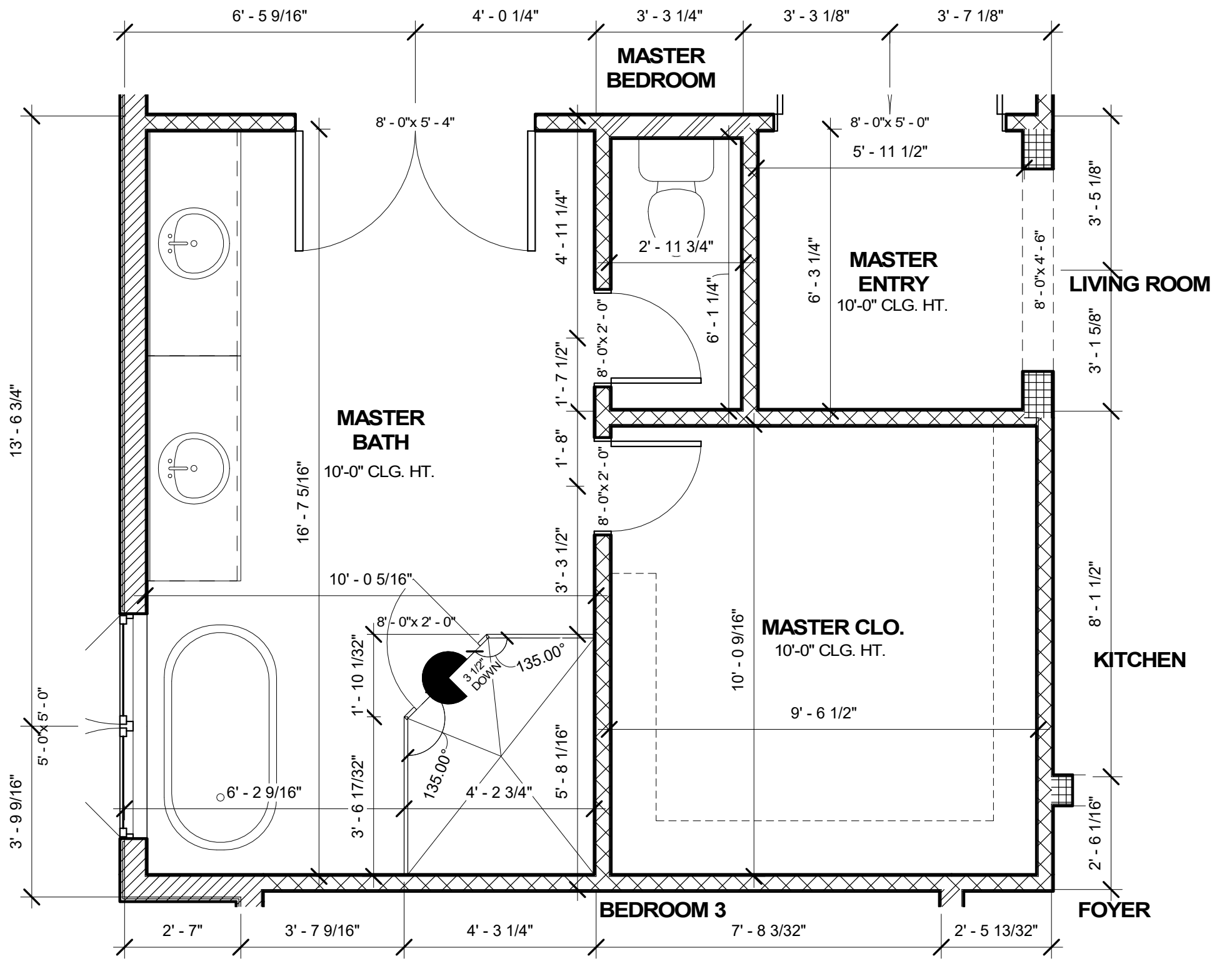
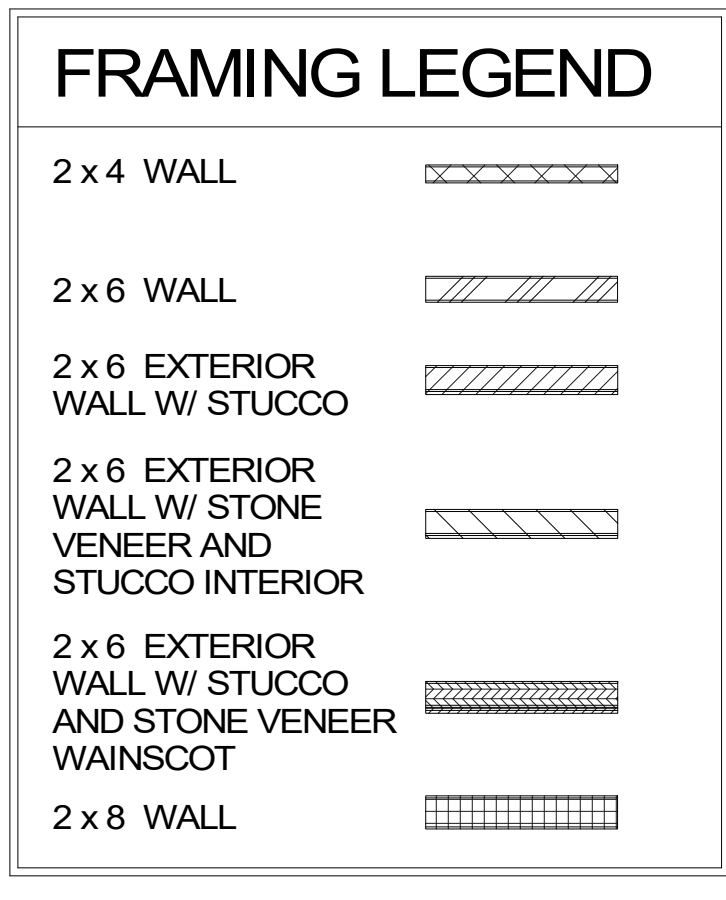
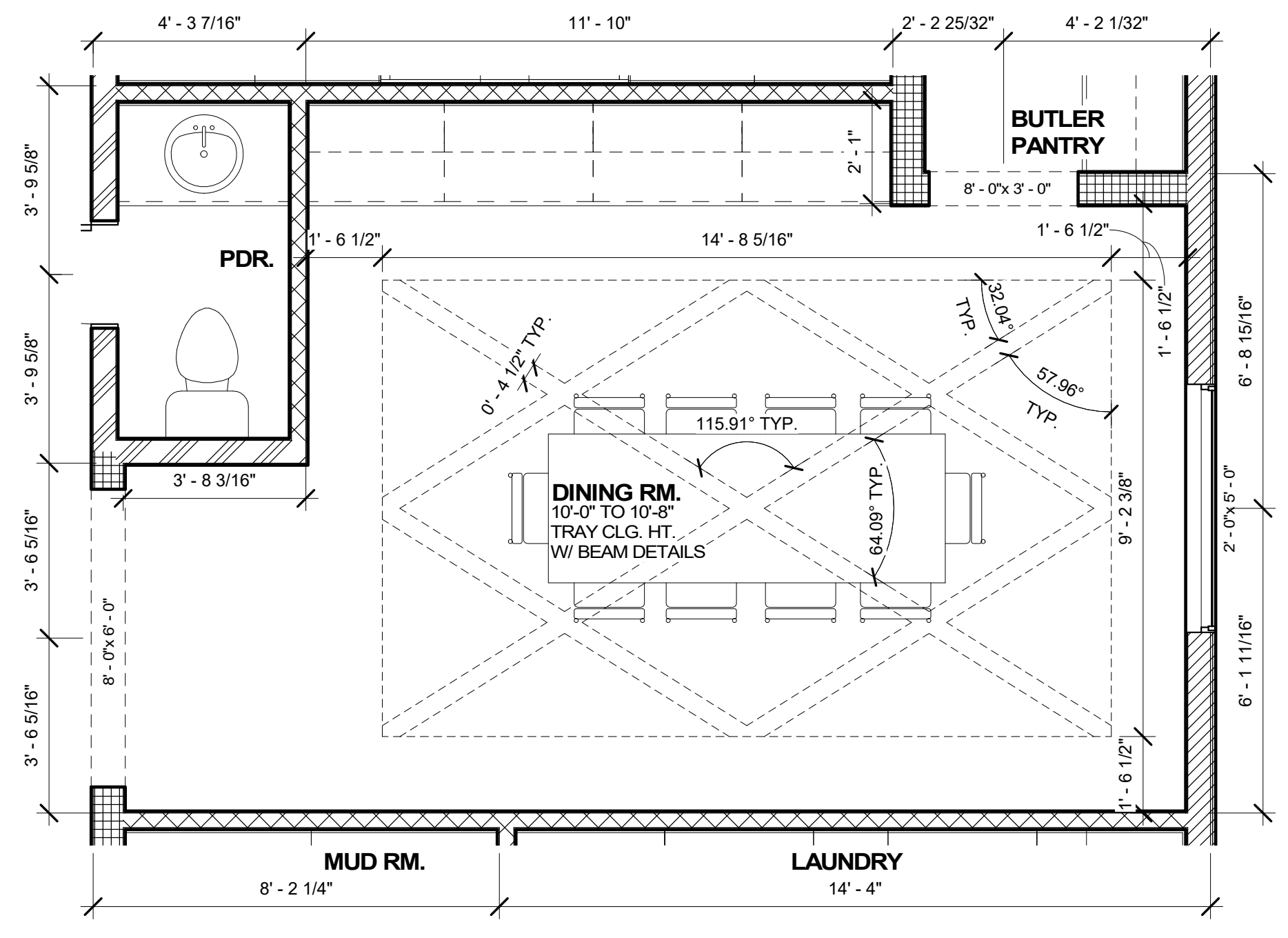
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FRAMING DETAILS

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GENERAL STRUCTURAL SPECIFICATIONS

BUILDING CODE:

2012 IRC

LOADS:

ROOF / FLOOR:
 ROOF LIVE LOAD = 20 PSF
 NO ATTIC LIVE LOAD = 10 PSF
 LIMITED ATTIC LIVE LOAD = 20 PSF
 ROOF DEAD LOAD = 20 PSF
 NO ATTIC DEAD LOAD = 5 PSF
 LIMITED ATTIC DEAD LOAD = 10 PSF (U.N.O.)

LATERAL:

3 SECOND WIND GUST = 140 MPH
 WIND IMPORTANCE FACTOR = 1.0
 EXPOSURE B

HANDRAILS, GUARD AND GRAB BARS SHALL BE DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT PER (IRC R301.5)

SUBGRADE PREPARATION AND FILL:

SITE PREP SHALL BE IN ACCORDANCE WITH THE SOILS REPORT RECOMMENDATIONS AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 A. STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL AND DEBRIS. REMOVE 2" OF EXISTING SOIL.
 B. FOLLOWING STRIPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND REPLACED WITH SELECT FILL.
 C. ALL FILL SHALL BE SELECT MATERIALS AS FOLLOWS:
 i. CLEAN SANDY CLAY, FREE OF ORGANIC MATTER.
 ii. PLASTICITY INDEX (PI): 10 TO 20%; LIQUID LIMIT: LESS THAN 35%.
 D. FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS UP TO 4" AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT).

PROVIDE 2" LEVELING BED OF FIRM, STABLE BANK SAND OR OTHER CLEAN GRANULAR MATERIAL. GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY.

TESTING: ALL COMPACTED FILL SHALL BE TESTED BY A CERTIFIED TESTING AGENCY AT THE RATE OF ONE TEST PER 1,000 SQUARE FEET OF EACH LIFT.

SITE DRAINAGE:

IT IS RECOMMENDED THAT SITE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS (USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION). NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

CONCRETE:

MINIMUM 28 DAY CONCRETE STRENGTH AS FOLLOWS:

GRADE BEAMS..... 3,000 PSI

ALL CONCRETE CONSTRUCTION PER ACI. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED. EXCEPT THAT SLABS ON GRADE NEED BE VIBRATED ONLY AROUND-UNDER FLOOR DUCTS, ETC. MAXIMUM SLUMP 4½" FOR CONCRETE WITHOUT PLASTICIZER. IF PLASTICIZER IS USED, A HIGHER FINAL SLUMP MAY BE ALLOWED UPON STRUCTURAL ENGINEER'S APPROVAL. CAST CLOSURE POUR AROUND COLUMNS AFTER COLUMN DEAD LOAD IS APPLIED. UNLESS APPROVED OTHERWISE IN WRITING BY THE ARCHITECT, ALL CONCRETE SLABS ON GRADE SHALL BE BOUND BY CONTROL JOINTS (KEYED OR SAW CUT), AS SHOWN ON THE FOUNDATION PLAN SUCH THAT THE ENCLOSED AREA DOES NOT EXCEED 400 SQUARE FEET. KEYPED CONTROL JOINTS NEED ONLY OCCUR AT EXPOSED EDGES DURING POURING. ALL OTHER JOINTS MAY BE SAW CUT.

FLY ASH- IF PERMITTED BY ARCHITECTURAL SPECIFICATIONS, SHALL BE LIMITED TO 18% OF CEMENTITIOUS MATERIALS AND SHALL HAVE A REPLACEMENT FACTOR OF 1.2 RELATIVE TO CEMENT REPLACED. NO FLY ASH ADDITIVES SHALL BE USED IN FLATWORK OR ARCHITECTURALLY EXPOSED CONCRETE.

MASONRY:

HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90. GRADE N, TYPE 1, F_m = 1,500 PSI. RUNNING BOND, MORTAR TYPE S, 1,800 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 8'-0". FILL CELLS WITH GROUT IN LIFTS AND STOP POURS ½" BELOW TOP OF A COURSE TO FORM A KEY (EXCEPT AT BOND BEAMS). UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUN OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.

VERTICAL REINFORCING:

1 #5 IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE SEE SCHEDULE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. LAP SPLICES SHALL BE 48 BAR DIAMETERS FOR GRADE 60 BARS. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

2 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT ROOF LINE. 1 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPET OR TOP OF A FREESTANDING WALL. PLACE THESE BARS CONTINUOUS THROUGH CONTROL JOINTS PER TYPICAL DETAIL. PROVIDE BENT BARS PER TYPICAL DETAILS, TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY. LAP SPLICES SHALL BE 40 BAR DIAMETERS FOR GRADE 40 BARS AND 48 BAR DIAMETERS FOR GRADE 60 BARS. STAGGER SPLICES A MINIMUM OF 40 BAR DIAMETERS. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C. IN MASONRY WALLS - LAP 8" MINIMUM.

MISCELLANEOUS LINTELS:

UNLESS NOTED OTHERWISE OR SHOWN, PROVIDE LINTELS IN 8" MASONRY WALLS PER TYPICAL NON-BEARING LINTEL DETAIL FOR OPENINGS REQUIRED BY OTHER DISCIPLINES (MECHANICAL, ELECTRICAL, PLUMBING, ETC.).

REINFORCING:

ALL REINFORCING PER CRSI SPECIFICATIONS AND HANDBOOK. ASTM A615 (F_y = 60 KSI) DEFORMED BARS FOR ALL BARS #5 AND LARGER (AND FOR ALL CONCRETE WALLS, BEAMS, SLABS AND COLUMN REINFORCEMENT). ASTM A615 (F_y = 40 KSI) DEFORMED BARS FOR ALL BARS #4 AND SMALLER. ALL GRADE 60 REINFORCING TO BE WELDED SHALL BE ASTM A706. WELDED WIRE FABRIC PER ASTM A185, WIRE PER ASTM A82. NO TACK WELDING OF REINFORCING BARS ALLOWED WITHOUT PRIOR REVIEW OF PROCEDURE WITH THE STRUCTURAL ENGINEER. LATEST ACI CODE AND DETAILING MANUAL APPLY.

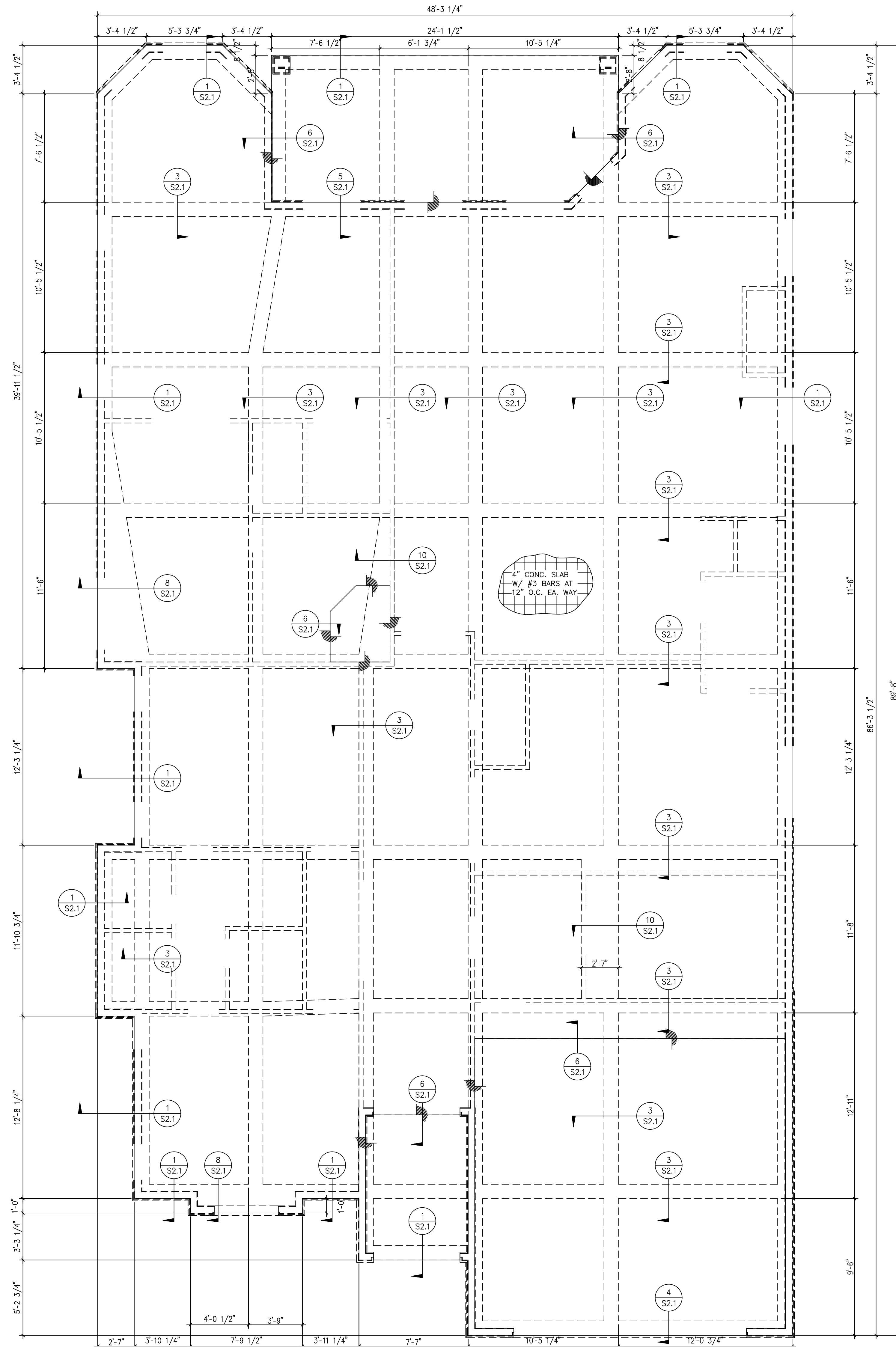
CLEAR CONCRETE COVERAGES AS FOLLOWS:
 CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
 EXPOSED TO EARTH OR WEATHER..... 2"
 #6 OR LARGER..... 2"
 #5 OR SMALLER..... 1½"

LAP SPLICES IN CONCRETE:
 LAP SPLICES, UNLESS NOTED OTHERWISE, SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318. STAGGER SPLICES A MINIMUM OF ONE LAP LENGTH. LAPS IN WELDED WIRE FABRIC SHALL BE MADE SO THAT THE OVERLAP, MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET, IS NOT LESS THAN THE SPACING OF CROSS WIRES PLUS 2 INCHES.

ALL SPLICE LOCATIONS SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER. PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT ALL CORNERS AND INTERSECTIONS PER TYPICAL DETAILS. REINFORCING BAR SPACING GIVEN ARE MAXIMUM ON CENTERS. ALL BARS PER CRSI SPECIFICATIONS AND HANDBOOK. DOWEL ALL VERTICAL REINFORCING TO FOUNDATION WITH STANDARD 90 DEGREE HOOKS UNLESS NOTED OTHERWISE. SECURELY TIE ALL BARS IN LOCATION BEFORE PLACING CONCRETE.

DRYPACK:

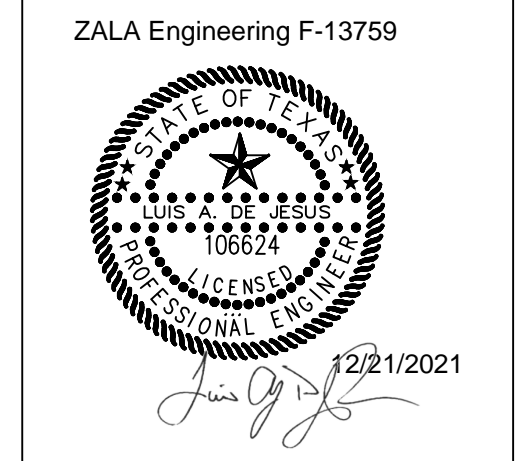
DRYPACK SHALL BE 5,000 PSI NON-SHRINK GROUT, FIVE STAR OR EQUIVALENT. INSTALL UNDER BEARING PLATES BEFORE FRAMING MEMBER IS INSTALLED. AT COLUMNS, INSTALL DRYPACK UNDER BASE PLATES AFTER COLUMN HAS BEEN PLUMBED BUT PRIOR TO SUPPORTED FRAMING BEING INSTALLED.



BEAM SCHEDULE	
BEAM SIZE	
EXTERIOR	
W x D	12" x 36"(*)
(*) BOTTOM OF BEAM TO BE A MINIMUM OF 18" BELOW FINAL GRADE.	
NO SOIL REPORT WAS AVAILABLE.	
WE RECOMMEND THAT A MINIMUM OF 3 FEET EXCAVATION OF EXISTING SOIL AND 3 FEET OF SELECT FILL BE PLACED AND COMPACTED BELOW SCHEDULED SLAB-ON-GRADE AREAS TO PROVIDE UNIFORM SLAB SUPPORT. THE SELECT FILL PAD SHOULD EXTEND A MINIMUM OF 5 FEET BEYOND THE EDGES OF THE GRADE SLAB.	
SELECT FILL- ANY FILL PLACED IN BUILDING PAD AREAS SHOULD CONSIST OF SELECT FILL. SELECT FILL SHOULD CONSIST OF SOIL WITH A LIQUID LIMIT LESS THAN 35 AND A PLASTICITY INDEX BETWEEN 7 AND 20. THE SELECT FILL SHOULD BE PLACED IN LOOSE LIFTS NOT EXCEEDING 8-INCHES AND SHOULD BE COMPACTED TO AT LEAST 95 PERCENT MAXIMUM DRY DENSITY (PER ASTM D-698) AND AT A MOISTURE CONTENT BETWEEN OPTIMUM AND 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT. THE SUBGRADE TO RECEIVE SELECT FILL SHOULD BE COMPACTED TO 92 TO 96 PERCENT OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D-698) AT A WORKABLE MOISTURE LEVEL AT LEAST 4 PERCENTAGE POINTS ABOVE OPTIMUM AND PLACED IN LOOSE LIFTS NOT EXCEEDING 9 INCHES.	

FOUNDATION PLAN
 SCALE: ¼" = 1'-0"

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 DESIGN, LLC
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 Lindiarllc@gmail.com



ZALA Engineering F-13759

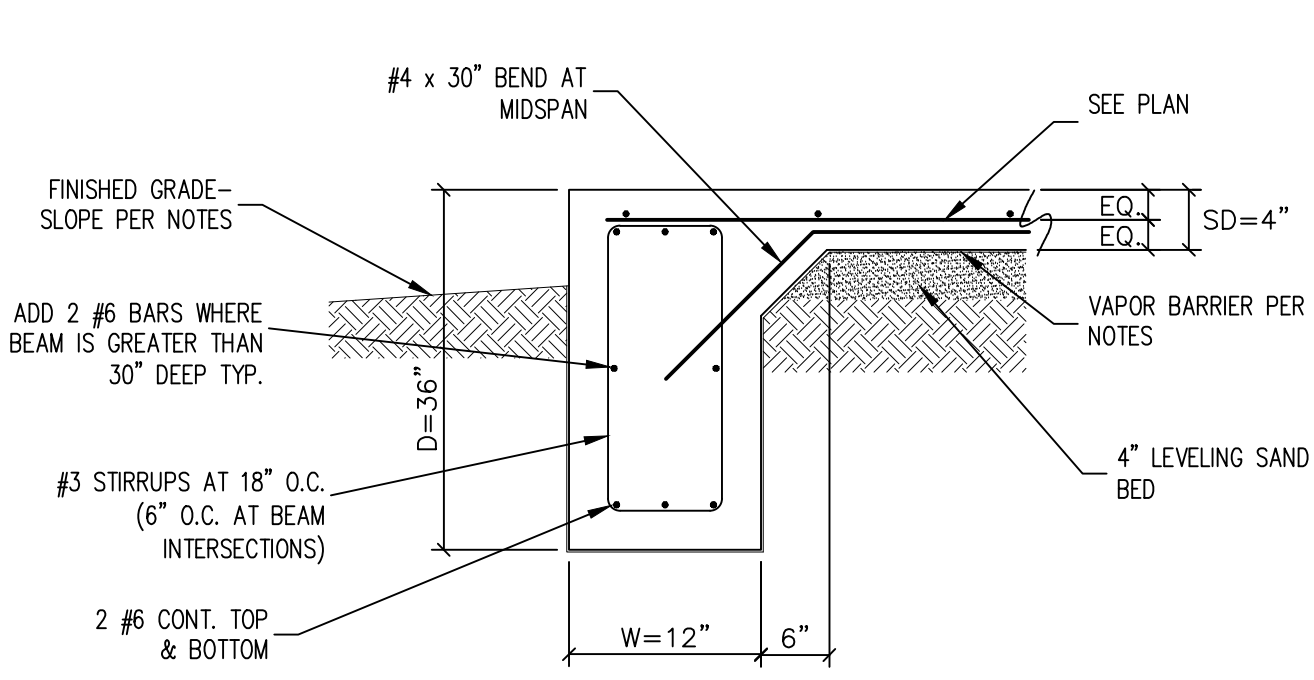
B INGENIOUS DESIGNS
 16011 FAIRWAY BRIDGES LN
 HOUSTON, TEXAS

NO.	DATE	REVISION

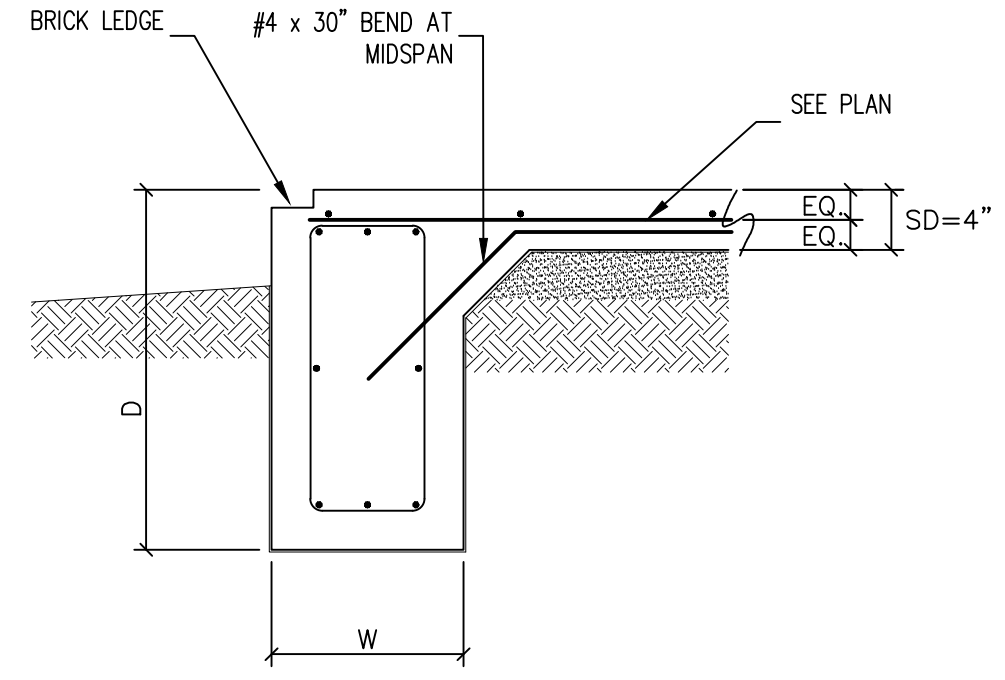
ISSUE DATE:
 JOB #: LD00169
 DRN: JM CKD: RP
FOUNDATION PLAN
 SCALE: 1/4"=1'-0"

SI.1

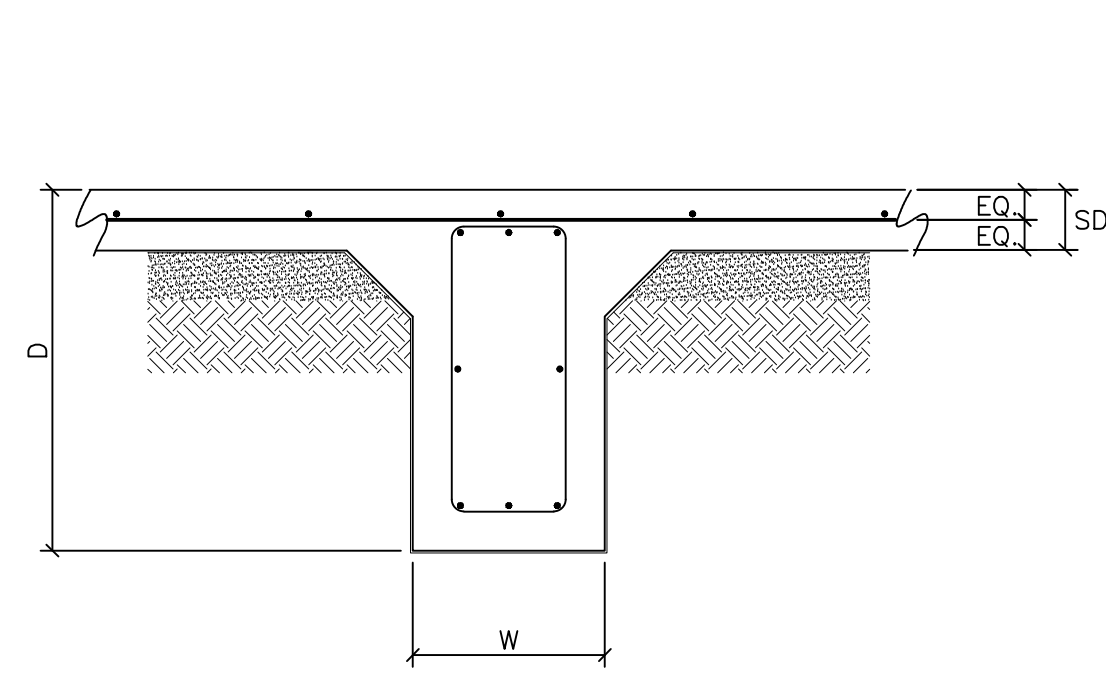
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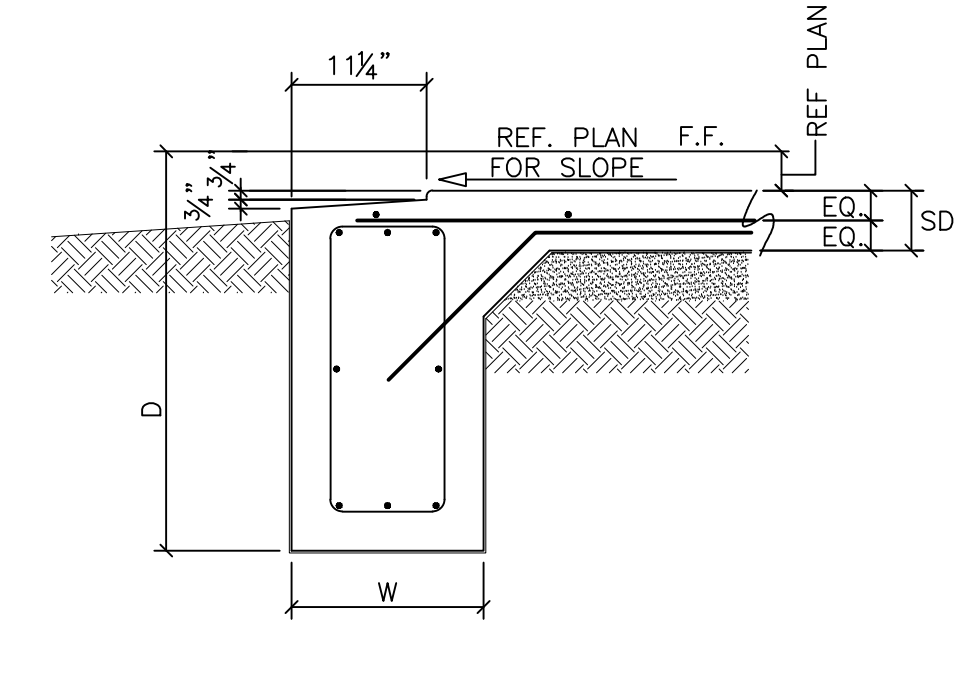
1 EXTERIOR GRADE BEAM



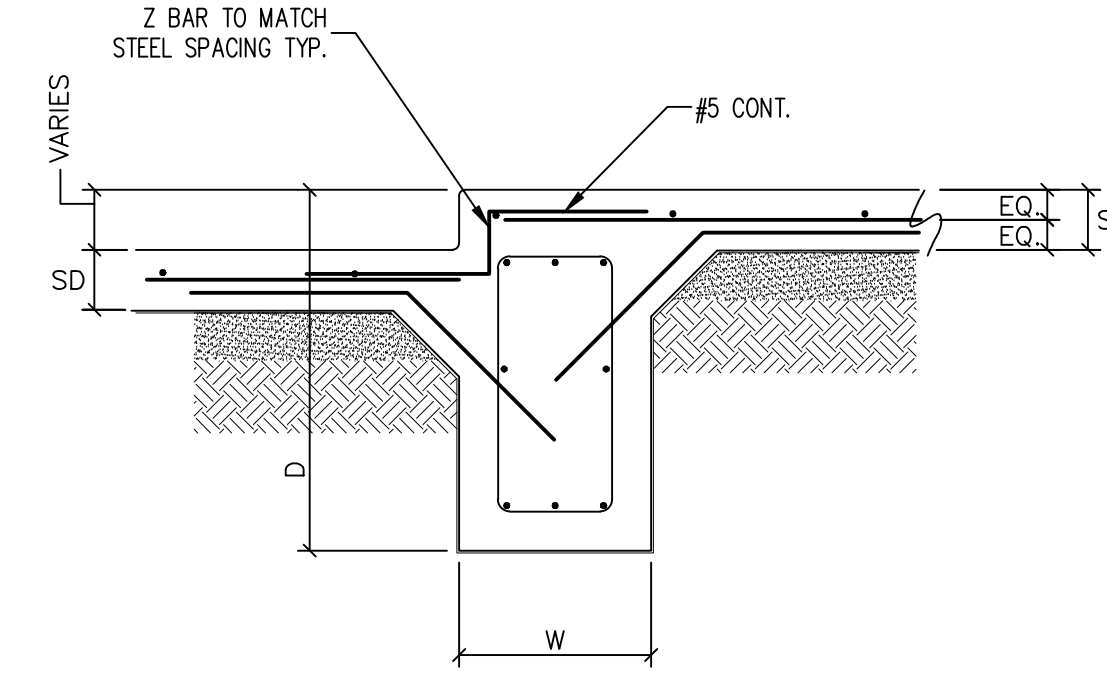
2 EXTERIOR GRADE BEAM W/ BRICK



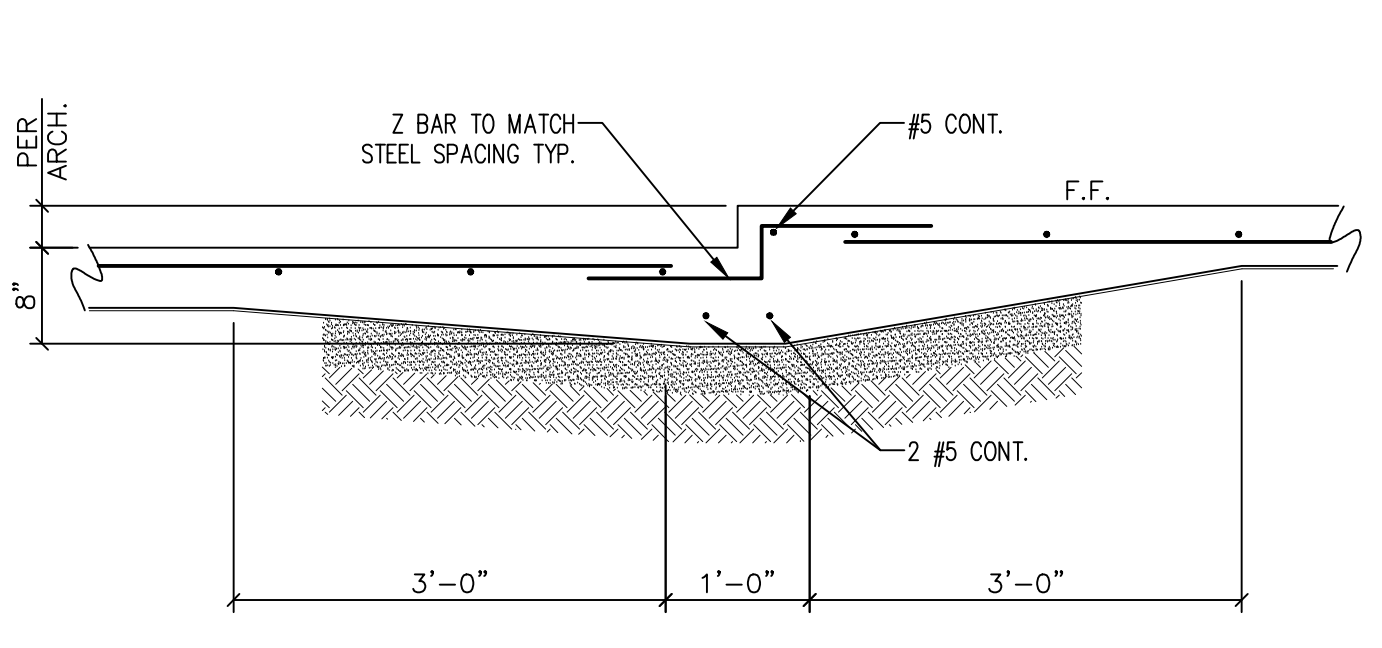
3 INTERIOR GRADE BEAM



4 EXTERIOR GRADE BEAM

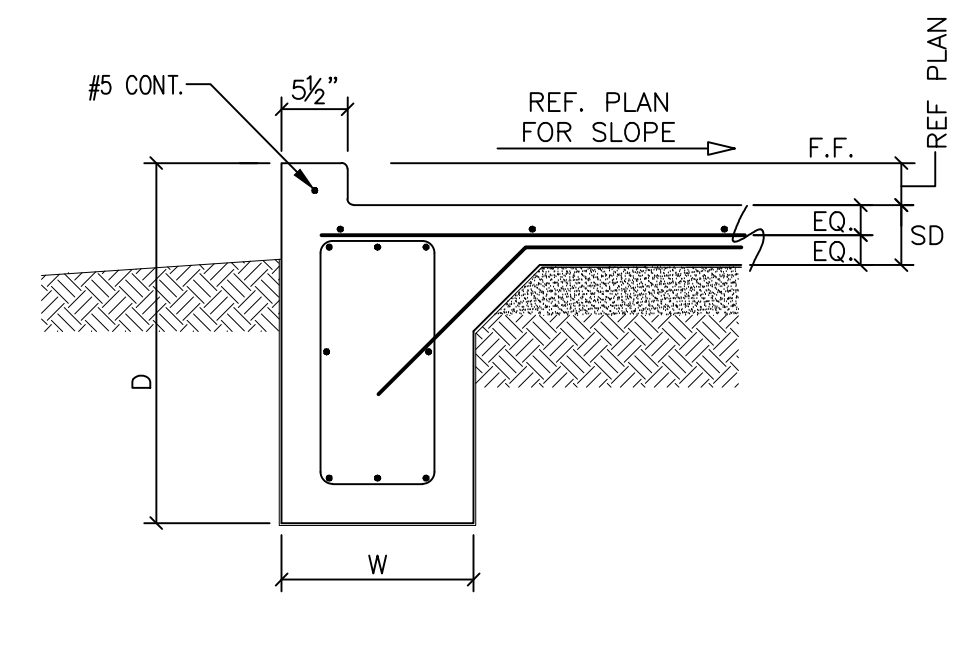


5 INTERIOR GRADE BEAM W/ DROP

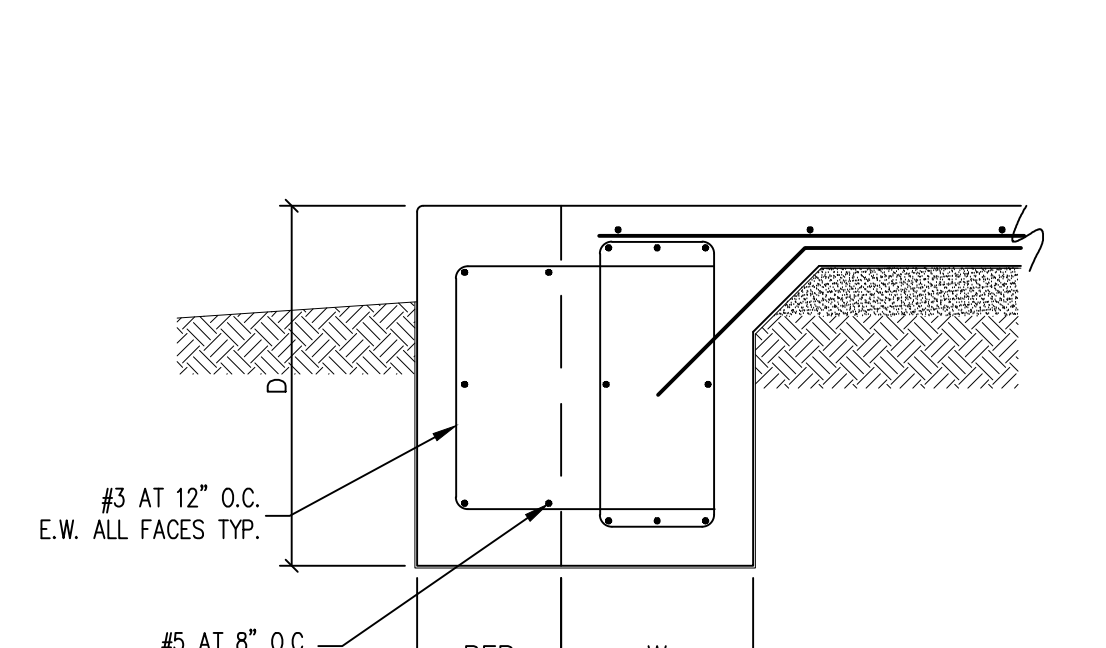


6 DROP IN SLAB ELEVATION

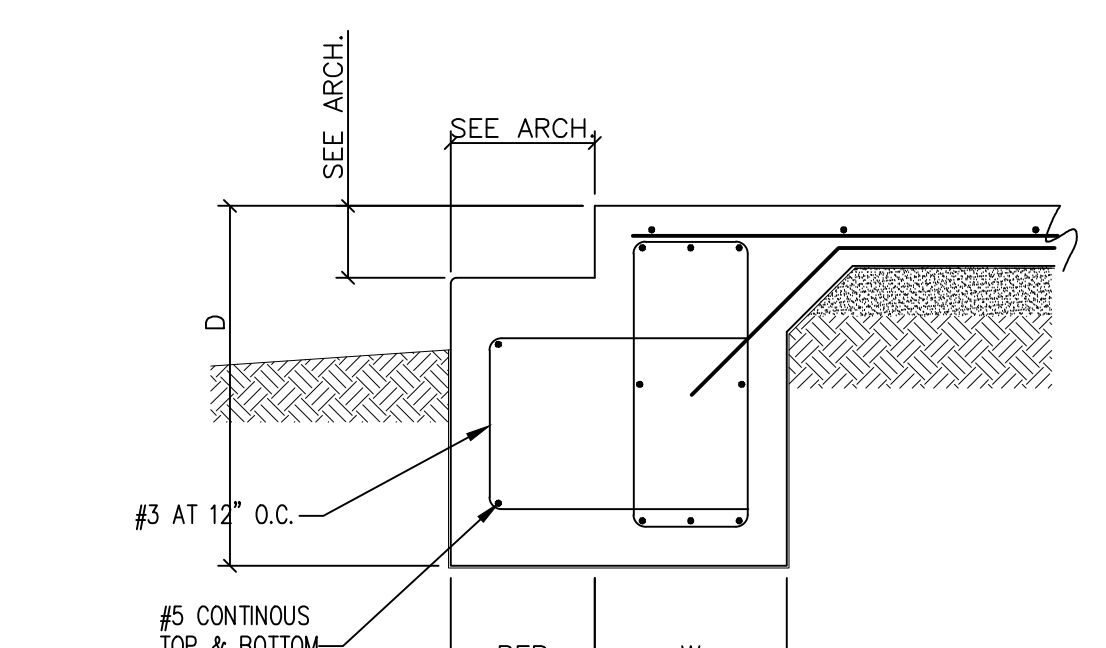
NO SCALE



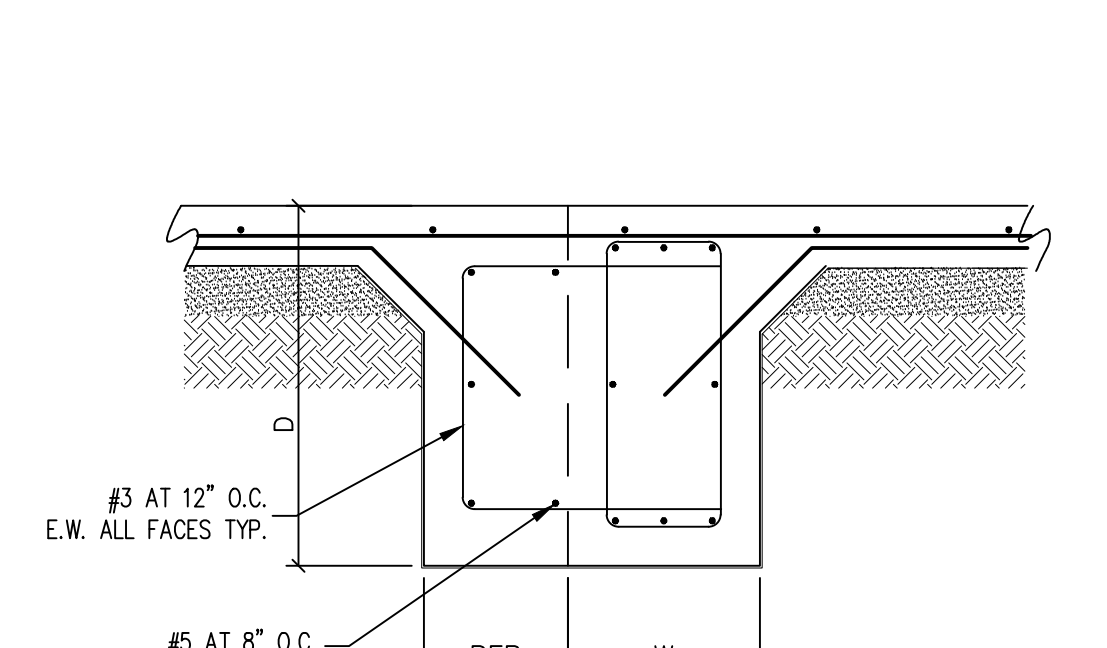
7 EXTERIOR GRADE BEAM



8 EXTERIOR GRADE BEAM W/ EXTENSION

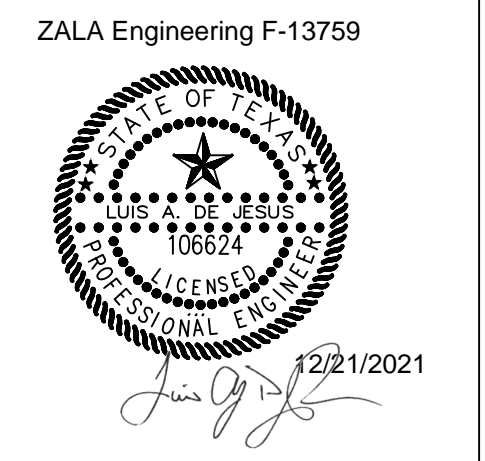


9 EXTERIOR GRADE BEAM W/ EXTENSION



10 INTERIOR GRADE BEAM W/ EXTENSION

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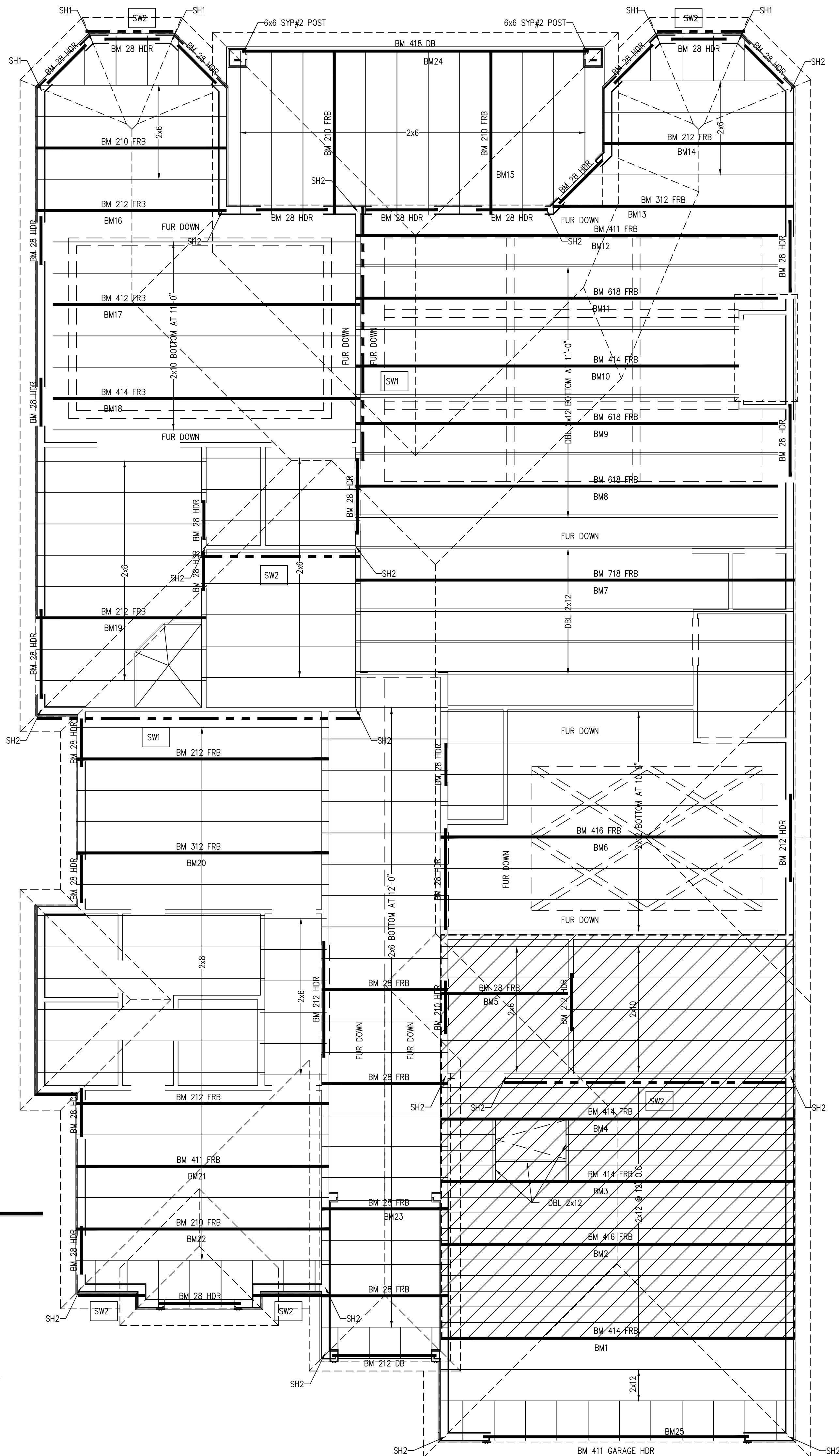
NO.	DATE	REVISION

ISSUE DATE:
JOB #: LD00169
DRN: JH CKD: RP

FOUNDATION
DETAILS &
GENERAL NOTES
SCALE: AS SHOWN

S2.1

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GENERAL FRAMING NOTES:

- ALL FRAMING SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL CODE (2012 IRC).
- ALL FRAMING MATERIALS SHALL BE #2 S.Y.P., UNLESS NOTED OTHERWISE.
- ALL SILL PLATE MATERIAL TO BE "WOLMANIZED" SET ON 1/2" MIN. SILL SEALER.
- ALL EXTERIOR COLUMNS TO BE "WOLMANIZED" ARCHITECTURAL GRADE, SMOOTH MILL FINISH 6x6'S AND SET IN "SIMPSON" POST BASES WITH "SIMPSON" COLUMN CAPS TO ACCEPT BEAMS.
- CEILING JOIST SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL HAVE SOLID OR DIAGONAL BRIDGING AT INTERVALS NOT TO EXCEED 10 FEET.
- ALL FRAMING MEMBERS SHALL BE FRAMED, ANCHORED, TIED, AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSE FOR WHICH THEY ARE INTENDED.
- PROVIDE CEILING JOISTS PER I.R.C. REQUIREMENTS INCREASE SIZE AS REQUIRED TO CARRY EQUIPMENT LOADS AS OCCURS. USE VALUES FOR SYP #2, GRADE E=1,600,000 PSI
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- ROOF SHEATHING (UNDER OVER-FRAMING) SHALL EXTEND TO ENDS OF RAFTERS OR TRUSSES AND BE BOUNDARY NAILED.
- ALL LUMBER MUST BEAR AN APPROVED GRADING STAMP.
- SUBSTITUTIONS OF BEAM SEATS OR HANGERS SHALL NOT BE ACCEPTABLE UNLESS APPROVED IN ADVANCE BY ENGINEER AND ARCHITECT.
- PROVIDED FULL HEIGHT PLYWOOD SHEATHED 2x BLOCKING PANELS AT TRUSS BEARING POINTS BETWEEN STUBBED TRUSSES.
- USE 2x6 S.Y.P. #2 WOOD STUDS AT 16" O.C. - TYP. AT INTERIOR BEARING STUD WALLS AND ALL EXTERIOR WOOD STUD WALLS.
- STUDS SHALL BE TRIPLED AT CORNERS.
- PROVIDED SOLID BACKING FOR ALL SUB TRADES AS REQUIRED.
- CONTRACTOR TO VERIFY WITH MECHANICAL CONTRACTOR FOR ANY MECHANICAL LOADS NOT SHOWN ON THIS FRAMING PLAN. CONTRACTOR TO COORDINATE WITH TRUSS MANUFACTURER.
- FOR CLARITY, ALL ROOF OPENINGS MAY NOT BE SHOWN ON THIS FRAMING PLAN. FOR EXACT SIZE, NUMBER, AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- 2-2x6 POST UNDER ALL GIRDER TRUSSES & BEAMS U.N.O. ON FRAMING PLAN.
- FOR OPENINGS < 4'-0" USE 1-2x TRIMMER & 1-2x KING, FOR OPENINGS > 4'-0" USE 2-2x TRIMMER & 2-2x KING U.N.O. ON PLANS.
- ALL HANGERS AND METAL CONNECTORS SHALL BE "SIMPSON" (OR EQUAL).
- HURRICANE CLIPS REQUIRED ON EACH END OF RAFTER OR TRUSS.

U.W.A. = UNDER WALL ABOVE.
 D.B. = DROP BEAM
 P.L. = POINT LOAD
 P.L.F. = BLOCKING W/ POUNDS PER LINEAL FOOT
 CANT = CANTILEVERED
 FB = FLUSH BEAM

EXTERIOR WALLS:

ALL EXTERIOR WALLS TO BE SHEATHED WITH 15/32" APA-RATED, NAILED WITH 8d NAILS AT 6" O.C. ALONG PLYWOOD PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS U.N.O. ON FRAMING PLAN. ALL PANEL EDGES TO BE BLOCKED.

PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS SHOWN IN DETAIL ON TYPICAL SHEARWALL DETAIL SHEET. CLIPS SHALL BE SIMPSON TYPE H2.5 OR EQUAL.

ALL SHEAR WALLS SHALL BE TIED TO THE DIAPHRAGMS BY 10d NAILS @ A MAX OF 6" SPACING.

FRAMING BEAM SCHEDULE

BEAM MARK	BEAM SIZE	SIMPSON HANGER (WHERE REQ'D)
BM 26	(2) 2X6	HU26-2
BM 28	(2) 2X8	HU28-2
BM 210	(2) 2X10	HU210-2
BM 212	(2) 2X12	HU212-2
BM 36	(3) 2X6	HU26-3
BM 38	(3) 2X8	HU28-3
BM 310	(3) 2X10	HU210-3
BM 312	(3) 2X12	HU212-3
BM 411	3.5" X 11 1/4" LVL	HGU5412
BM 412	3.5" X 11 7/8" LVL	HGU5412
BM 414	3.5" X 14" LVL	HGU5414
BM 416	3.5" X 16" LVL	HGU5414
BM 418	3.5" X 18" LVL	HGU5414
BM 611	5.25" X 11 1/4" LVL	HGU55.50/12
BM 612	5.25" X 11 7/8" LVL	HGU55.50/12
BM 614	5.25" X 14" LVL	HGU55.50/14
BM 616	5.25" X 16" LVL	HGU55.50/14
BM 618	5.25" X 18" LVL	HGU55.50/14
BM 711	7" X 11 1/4" LVL	HGU57.25/12
BM 712	7" X 11 7/8" LVL	HGU57.25/12
BM 714	7" X 14" LVL	HGU57.25/14
BM 716	7" X 16" LVL	HGU57.25/14
BM 718	7" X 18" LVL	HGU57.25/14

LUMBER: (SAWN LUMBER)

FRAMING LUMBER SHALL COMPLY WITH THE LATEST EDITION OF THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION OR THE WEST COAST LUMBER INSPECTION BUREAU. ALL SAWN LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED LUMBER GRADING AGENCY AND SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

MEMBER	F PSI (MINIMUM)	SPECIES & GRADED
2x HEADERS, RAFTERS, JOISTS	1,400,000	SYP - 2
POSTS 4X4, 4X6	1,400,000	SYP - 2
POSTS 6X6, 6X8	1,600,000	SYP - 1
2X LEDGER	1,400,000	SYP - 2
TOP PLATES, 2X4	1,400,000	SYP - 2
TOP PLATES, 2X6	1,400,000	SYP - 2
BOTTOM PLATES, 2X4, 2X6	1,400,000	SYP - 2 (PT)
4X BEAMS, HEADERS	1,600,000	SYP - 1
6X BEAMS, HEADERS	1,600,000	SYP - 1
CEILING JOISTS	1,400,000	SYP - 2

SHEATHING:

ALL PLYWOOD SHALL BE CDX OR BETTER AND SHALL BEAR THE STAMP OF AN APPROVED TESTING AGENCY. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER JOINTS, ALL NAILING COMMON NAILS. ALL PLYWOOD SHALL BE OF THE FOLLOWING THICKNESS, SPAN/INDEX RATIO, AND SHALL BE ATTACHED AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS.

USE	THICKNESS	SPAN/INDEX RATIO	EDGE ATTACHMENT	FIELD ATTACHMENT
ROOF	1/2	32/16	8d @ 6" O.C.	8d @ 12" O.C.
ROOF	5/8	32/16	10d @ 6" O.C.	10d @ 12" O.C.
FLOOR	1 1/8 S-F	40/20	SCREWS @ 6" O.C.	SCREWS @ 12" O.C.
WALL	15/32	24/0	8d @ 6" O.C.	8d @ 12" O.C.

GENERAL:

THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS).

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/ OR ADDENDA.

ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WITH APPROPRIATE TRADES, DRAWINGS AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.

OPTIONS ARE FOR CONTRACTOR'S CONVENIENCE. IF HE CHOOSES AN OPTION, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.

NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCY WITH THE ARCHITECT.

TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL STRUCTURAL NOTES AND SPECIFICATIONS, THE GREATER REQUIREMENTS SHALL GOVERN.

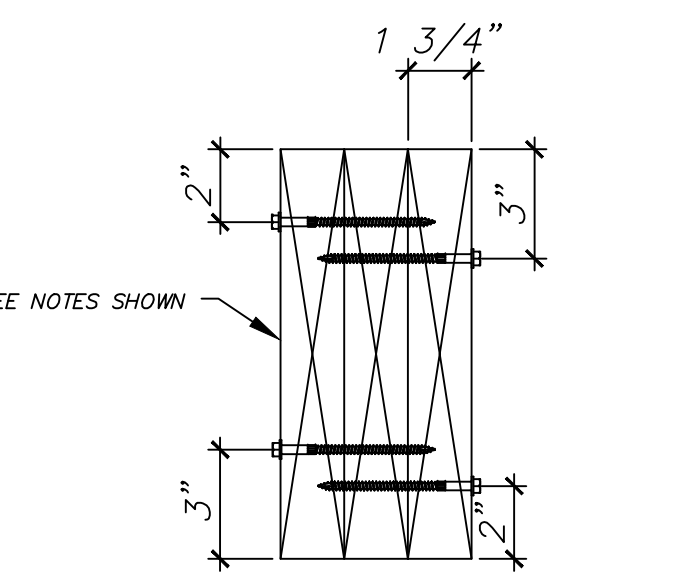
ANY ENGINEERING DESIGN, PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW, SHALL BEAR THE SEAL OF AN ENGINEER REGISTERED IN THE STATE OF ARIZONA.

TYPE	SHEARWALL SCHEDULE SHEATHING/NAILING PATTERN
sw1	1 LAYER OF 15/32" APA RATED SHEATHING EXP 1 W 8d NAILS @ 6" OC AT ALL EDGES
sw2	1 LAYER OF 15/32" APA RATED SHEATHING EXP 1 W 8d NAILS @ 4" OC AT ALL EDGES
sw3	1 LAYER OF 15/32" APA RATED SHEATHING EXP 1 W 8d NAILS @ 3" OC AT ALL EDGES
sw4	2 LAYERS OF 15/32" APA RATED SHEATHING EXP 1 W 10d NAILS @ 6" OC AT ALL EDGES
sw5	2 LAYERS OF 15/32" APA RATED SHEATHING EXP 1 W 10d NAILS @ 4" OC AT ALL EDGES
sw6	2 LAYERS OF 15/32" APA RATED SHEATHING EXP 1 W 10d NAILS @ 3" OC AT ALL EDGES

NOTE: USE GALVANIZED NAILS ON SHEARWALL IN OPEN AREAS, VENTED OR ENCLOSED AREAS.

MARK	SIMPSON HOLD DOWN	ANCHOR BOLT (A307)	EMBEDMENT DEPTH	END MEMBER
SH-1	HT5	5/8"	4-1/4"	INSTALL PER MANU. SPECS
SH-2	(2)HT5	(2) 5/8"	4-1/4"	INSTALL PER MANU. SPECS
SH-3	HDQ8-SDS3	7/8"	SEE MANUF.	INSTALL PER MANU. SPECS
SH-4	HHQ11-SDS2.5	1"	SEE MANUF.	INSTALL PER MANU. SPECS

140 MPH
 3 SECOND GUST
 RISK CATEGORY 2



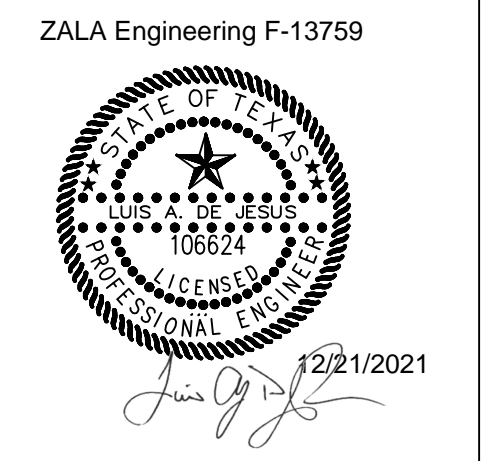
LVL-PLY FASTENING DETAIL
 NOTES:
 2 & 3-PLY: TWO ROWS, EACH SIDE AS ABOVE, USING 1/2" DIA. X 3 1/2" LAG SCREWS @ 16" O.C.
 4-PLY: TWO ROWS, EACH SIDE AS ABOVE, USING 1/2" DIA. X 6" LAG SCREWS @ 16" O.C.

CEILING PLAN

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

- ALL CEILING JOIST TO BE S.Y.P. #2 AS INDICATED ON CEILING FRAMING PLAN.
- REFER TO LEGEND FOR BEAM TYPE
- BRACE ROOF SUPPORTS ON CEILING BEAM OR WALL AS SPECIFIED.
- REFER TO SIMPSON HANGER SCHEDULE, U.N.O.
- ALL EXTERIOR HEADER TO BE (2) 2x8 #2 S.Y.P. U.N.O.
- ALL OUTLOOKS FOR JOIST SHALL BE 2x6s SYP #2

OUTLINED AREA DESIGNED FOR LIMITED ATTIC STORAGE LIVE LOAD AND DEAD LOAD



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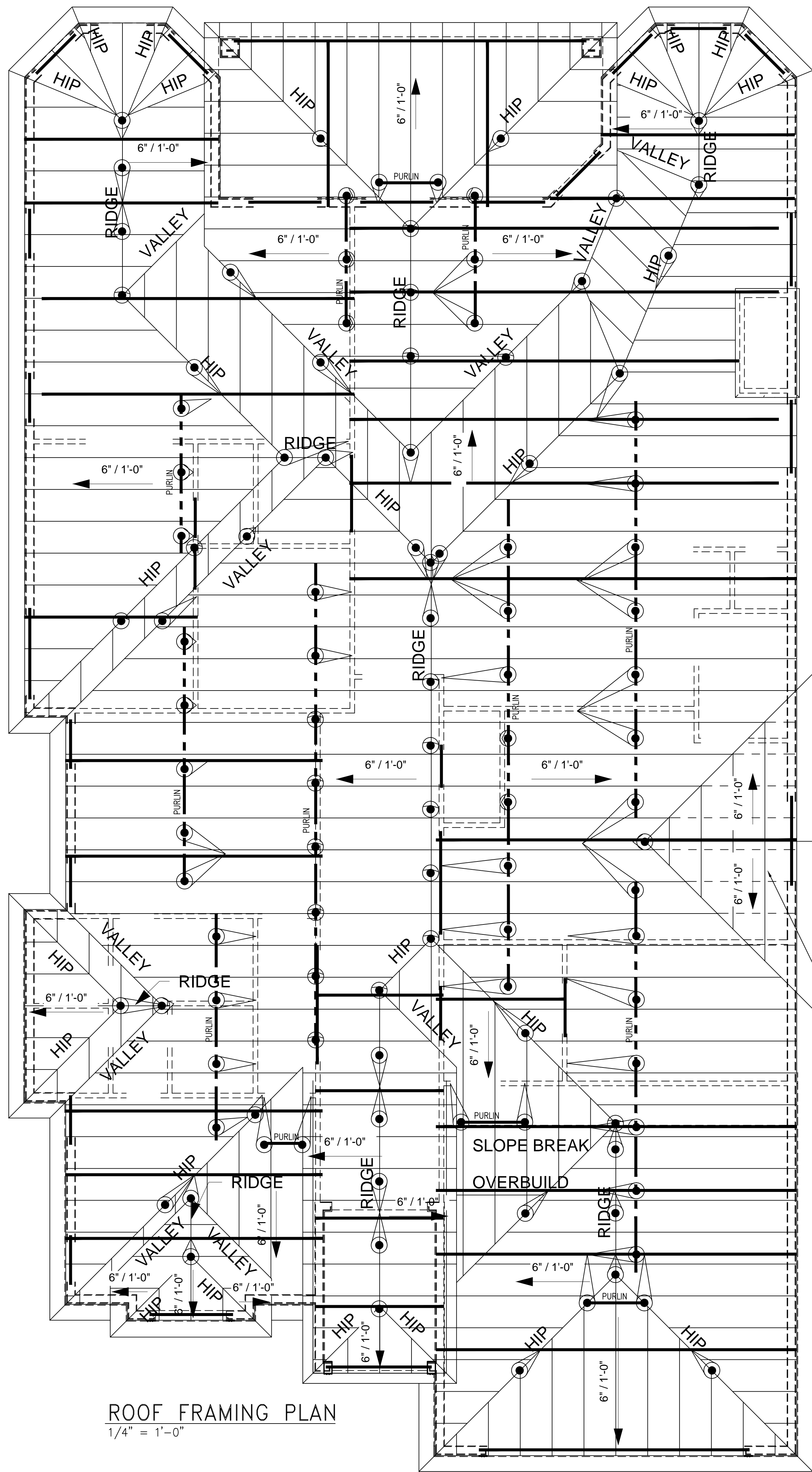
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ISSUE DATE:
 JOB #: LD00169

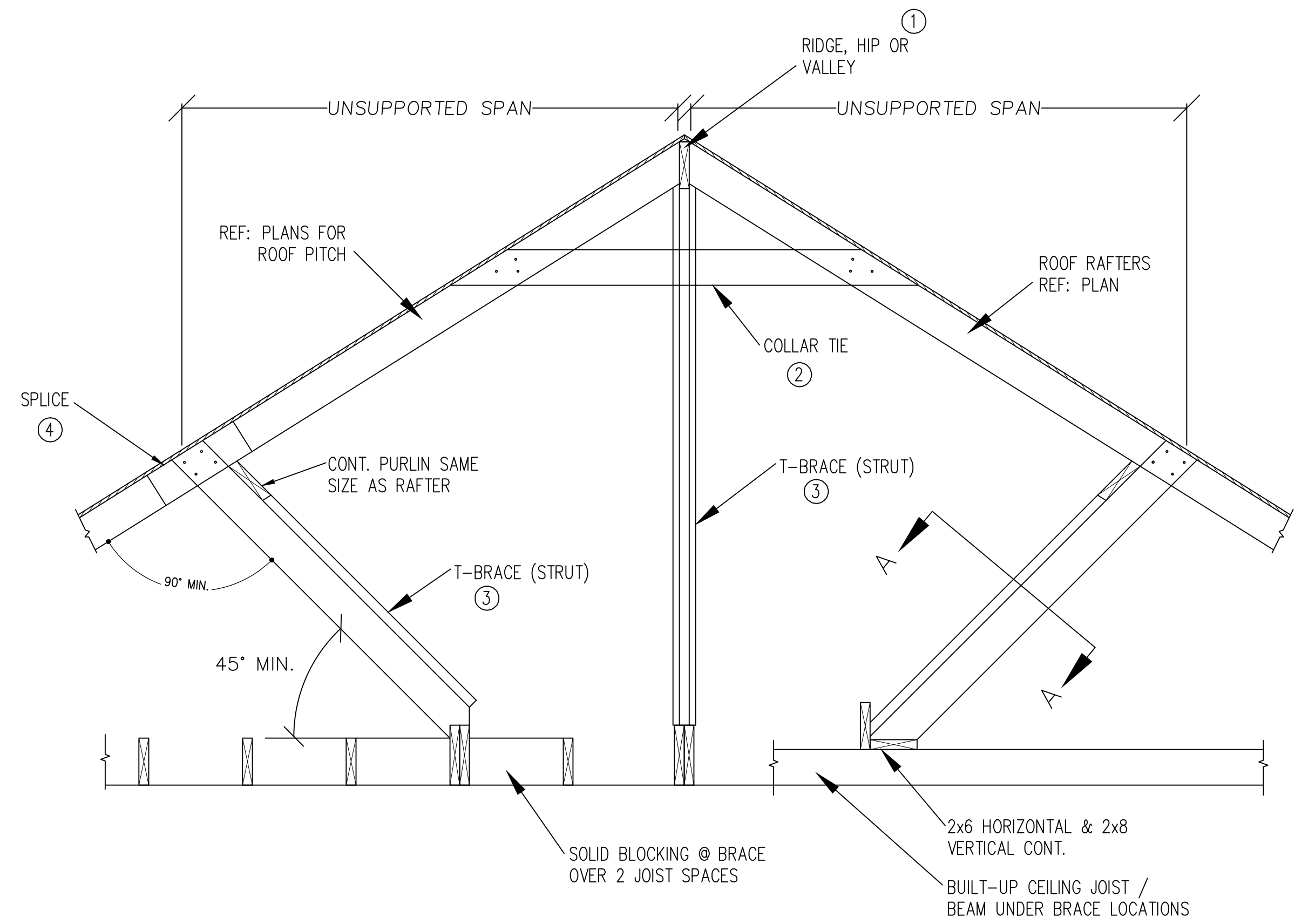
DRN: JH CKD: RP
CEILING FRAMING PLAN
 SCALE: 1/4"=1'-0"

S3.1

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ROOF FRAMING PLAN
1/4" = 1'-0"



- ① RIDGE BEAM, HIP RAFTER, OR VALLEY RAFTER:
DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2x LUMBER).
B. DEPTH OF CUT END OF RAFTER.
- ② COLLAR TIES:
2x6 COLLAR TIES LOCATED AT UPPER ONE THIRD OF ROOF (EVERY OTHER RAFTER).
- ③ T-BRACE:
A. MAXIMUM SPACING AS FOLLOWS:
1. EVERY FOURTH RAFTER AT CONT. PURLIN.
2. 4'-0" AT RIDGE BEAM, AND 8'-0" AT HIP OR VALLEY RAFTER.
B. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, TWO SIZES LARGER THAN JOIST WHERE APPLICABLE, U.N.O.).
- ④ RAFTER AND RIDGE SPLICES:
A. LOCATE SPLICE OVER A PURLIN OR PROVIDE ADDITIONAL BRACE AT SPLICE.
B. MINIMUM LAP=12", NAIL WITH 4-16d NAILS.

TYPICAL ROOF/CEILING ASSEMBLY

NOT TO SCALE

OVERFRAME

ROOF FRAMING PLAN

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

GENERAL ROOF FRAMING NOTES:

1. ALL RAFTERS TO BE 2x6 #2 S.Y.P. AT 24" O.C., UNLESS NOTED OTHERWISE, WITH A MAX. UNSUPPORTED SPAN OF 9'-6" MEASURED HORIZONTALLY.
2. ALL RIDGES, HIP AND VALLEYS TO BE ONE SIZE LARGER THAN RAFTER, U.N.O., #2 S.Y.P. WITH A MAX. UNSUPPORTED SPAN FOR RIDGES ARE 4'-0", HIP AND VALLEYS ARE 8'-0", MEASURED HORIZONTALLY.
3. ROOF SHEATHING SHALL BE APA-RATED 7/16" OSB OR 1/2" CDX PLYWOOD ATTACHED WITH 8d COMMON NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. IN THE FIELD.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PLATE HEIGHTS.
5. ALL HANGER TO BE SIMPSON, U.N.O.
6. ALL ROOF BRACING TO BE SUPPORTED BY CEILING BEAMS OR BEARING WALLS INDICATED ON CEILING PLAN.
7. ROOF OVERHANG TO BE PER ARCHITECTURAL DRAWINGS.
8. ALL PURLINS AND STRUTS LOCATED AS SHOWN ON THIS ROOF PLAN.



12/21/2021

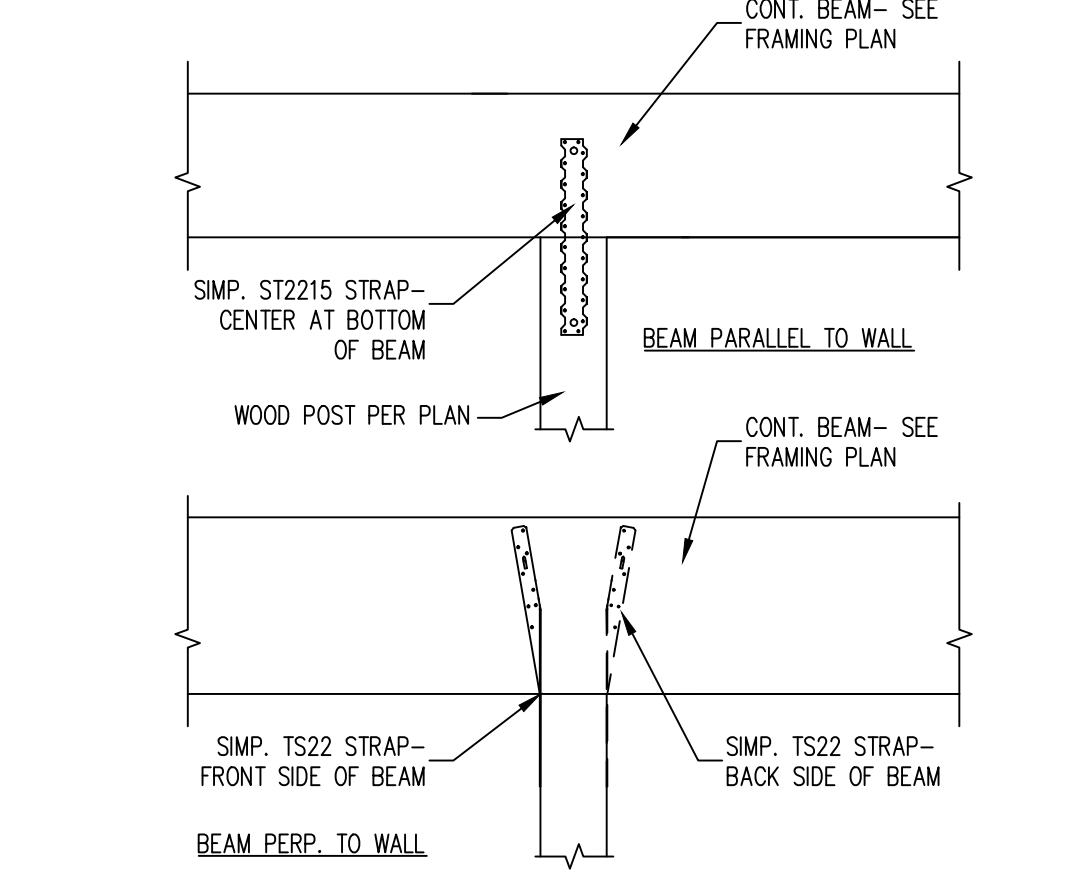
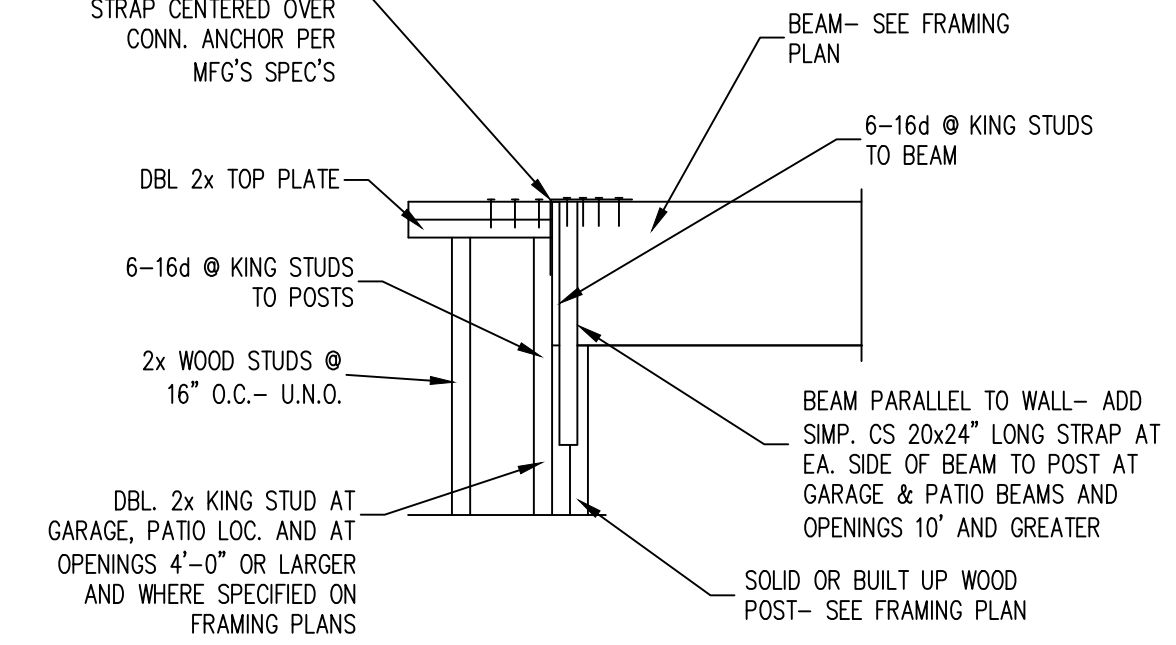
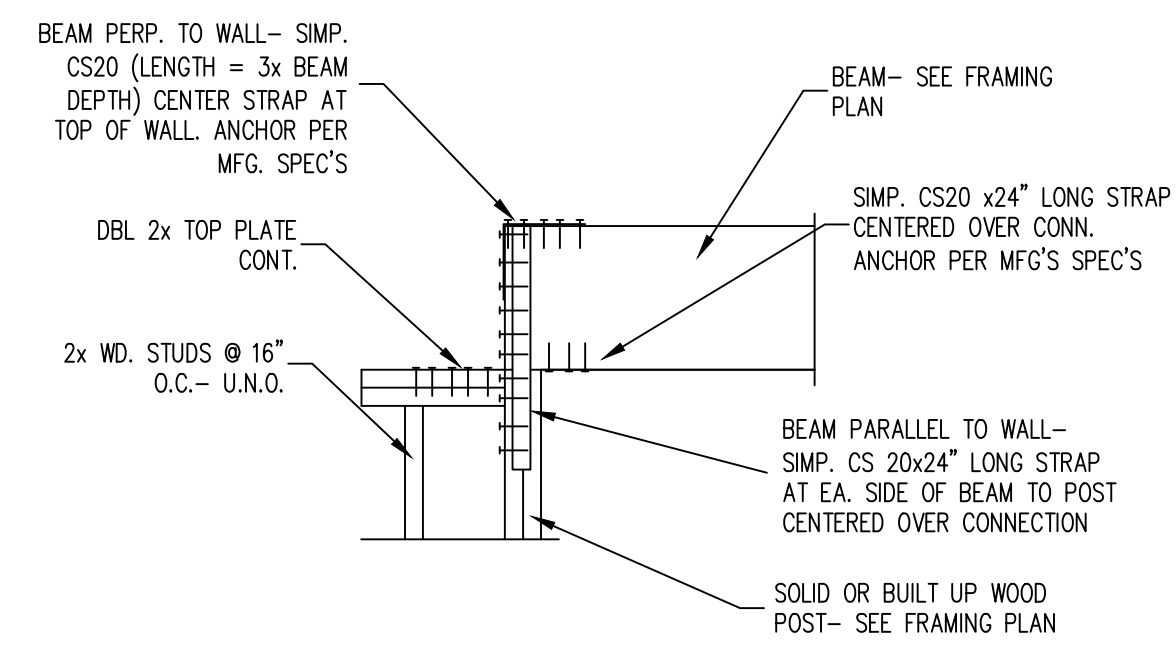
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ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

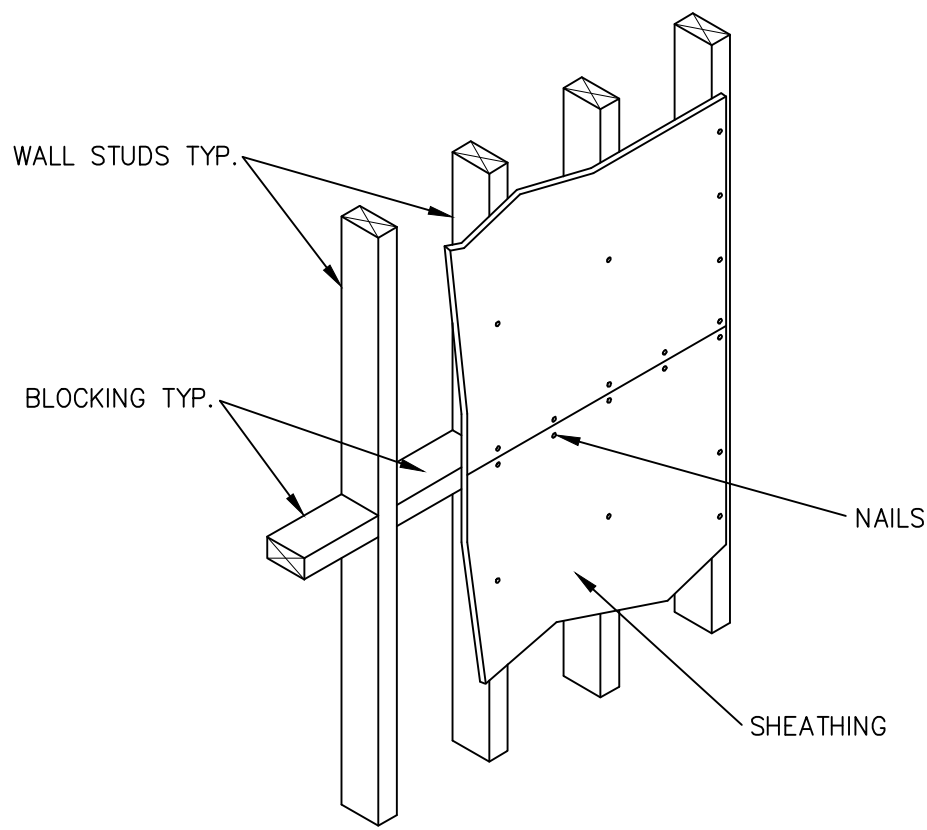
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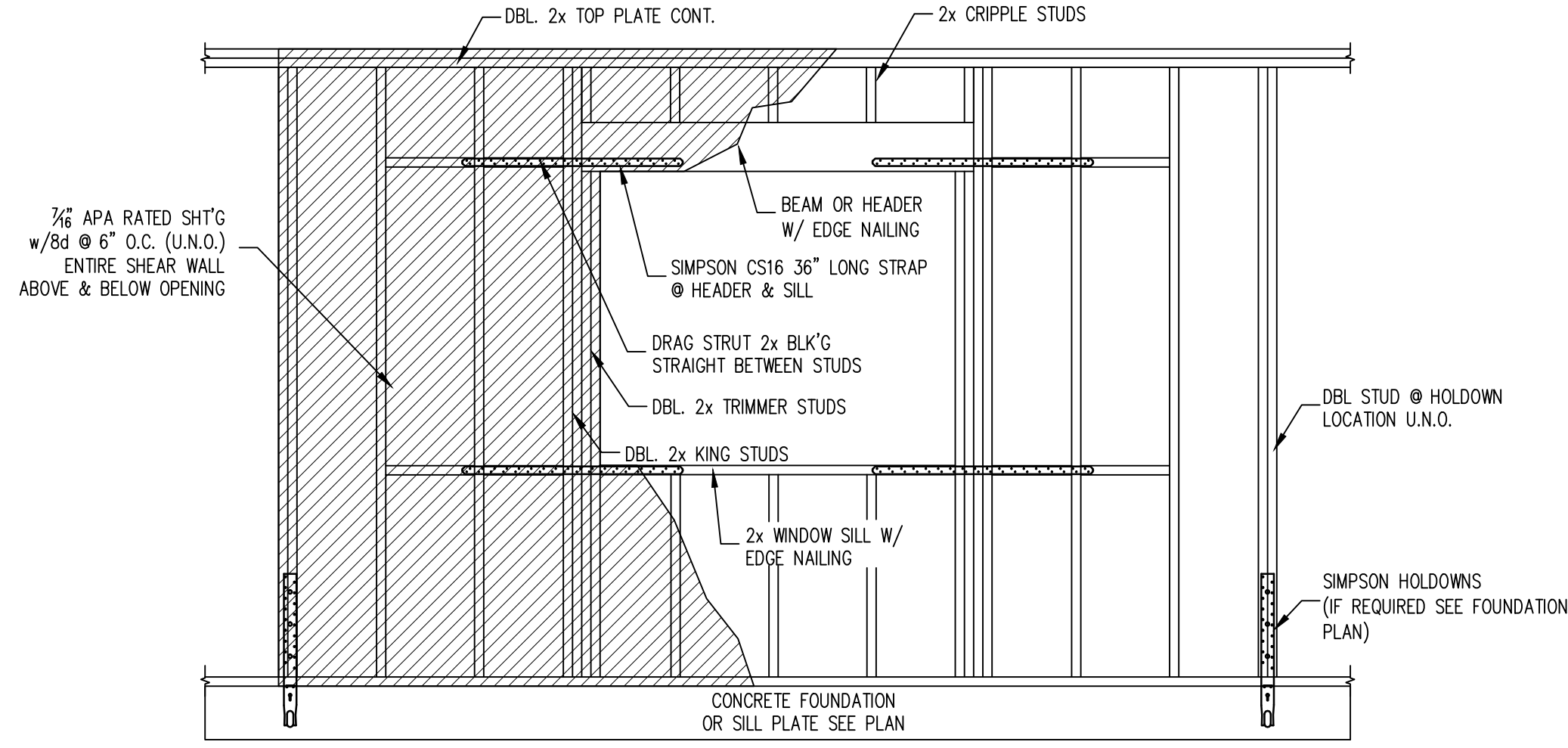
1 WOOD BEAM AT POST NO SCALE

2 WOOD HEADER AT TRIMMER NO SCALE

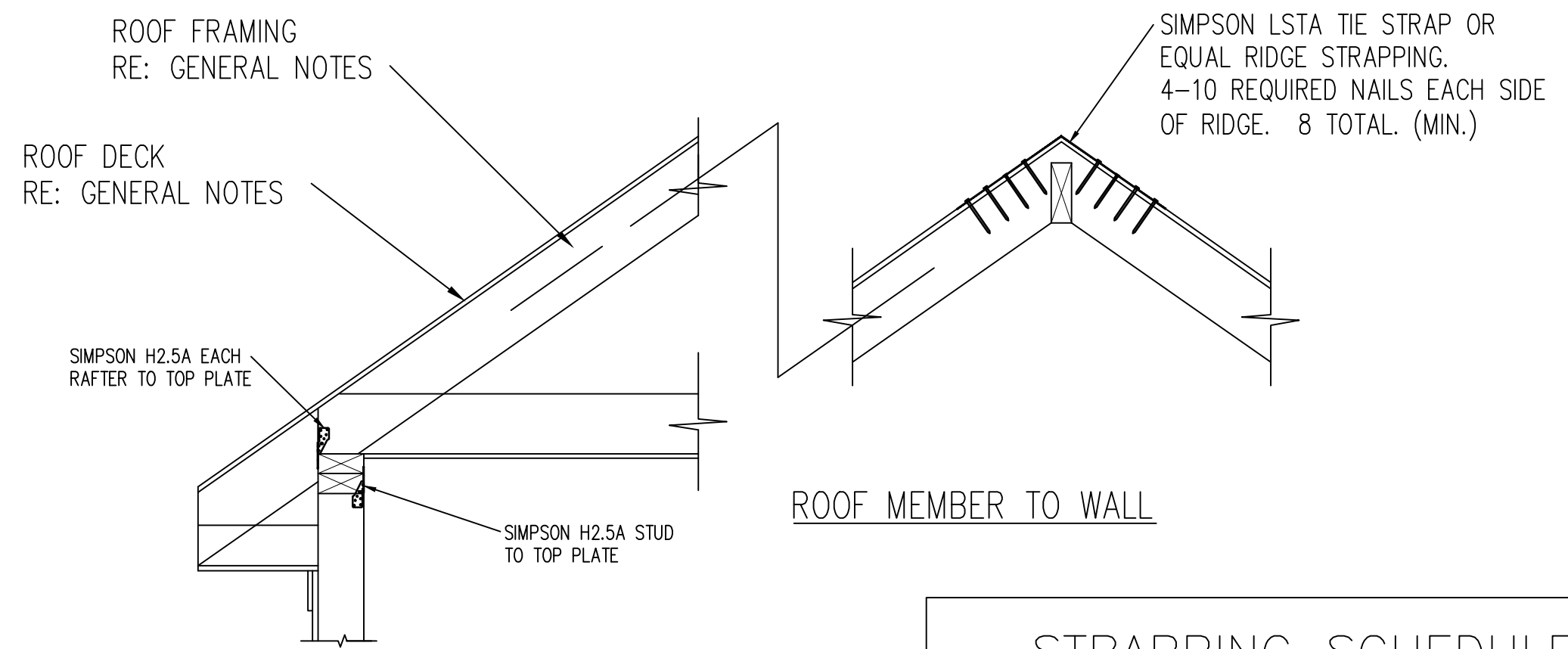
3 WOOD BEAM(S) AT WOOD COLUMN NO SCALE



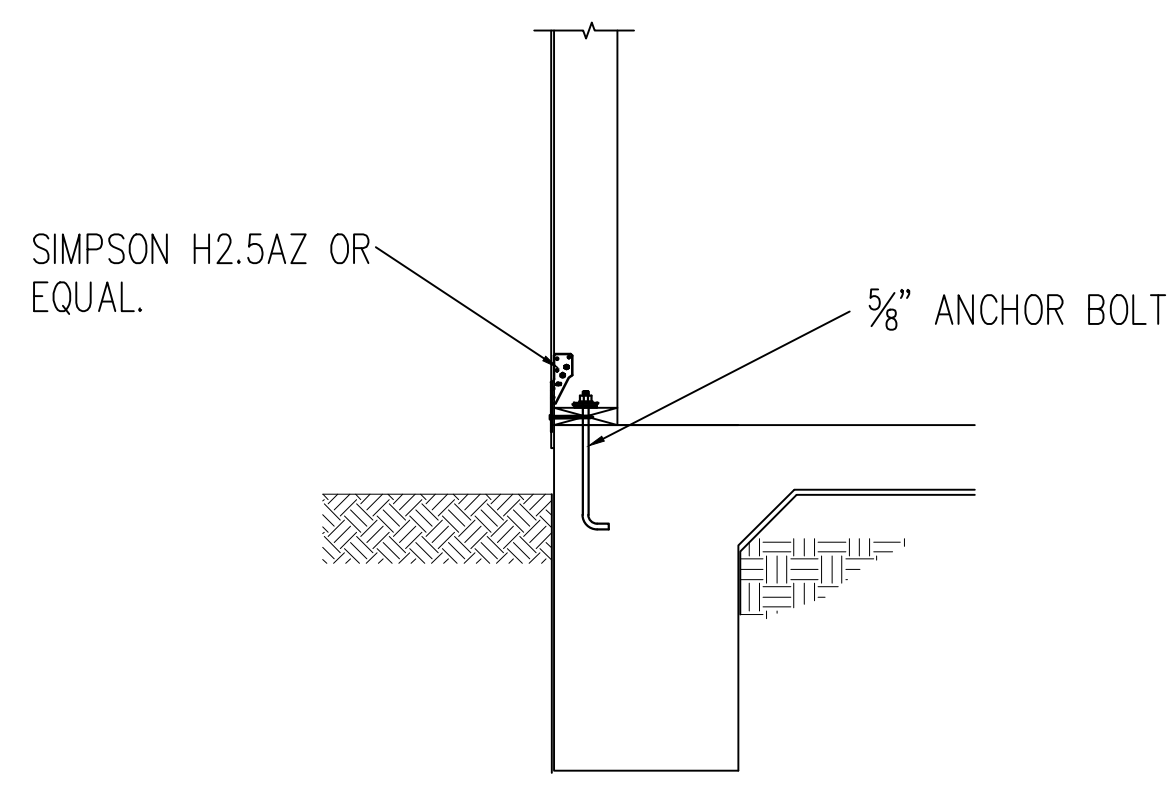
5 JOINT BLOCKING DETAIL NO SCALE



8 TYPICAL STRAPPING @ OPENINGS NO SCALE



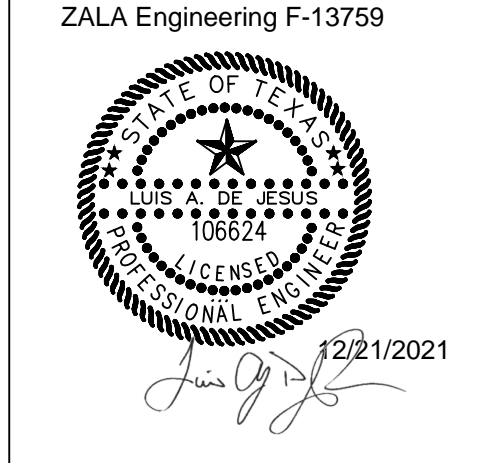
STRAPPING SCHEDULE	
LOCATION (1)	# OF NAILS
ROOF TO WALL	8-8d
FLOOR TO FLOOR	6-8d
FLOOR TO FOUNDATION	4-8d



TYPICAL WIND STRAPPING DETAILS NO SCALE

WIND STRAPPING HARDWARE TO COMPLY WITH THE LATEST EDITION OF THE IRC AS AMENDED BY THE CITY OF HOUSTON, FOR CORROSION RESISTANCE AND STRENGTH. CORROSION RESISTANT TIE STRAP 1-1/8" x 0.036" (NO. 20 GALVANIZED SHEET GAGE) AT EVERY OTHER STUD, 48" MAX. SPACING.

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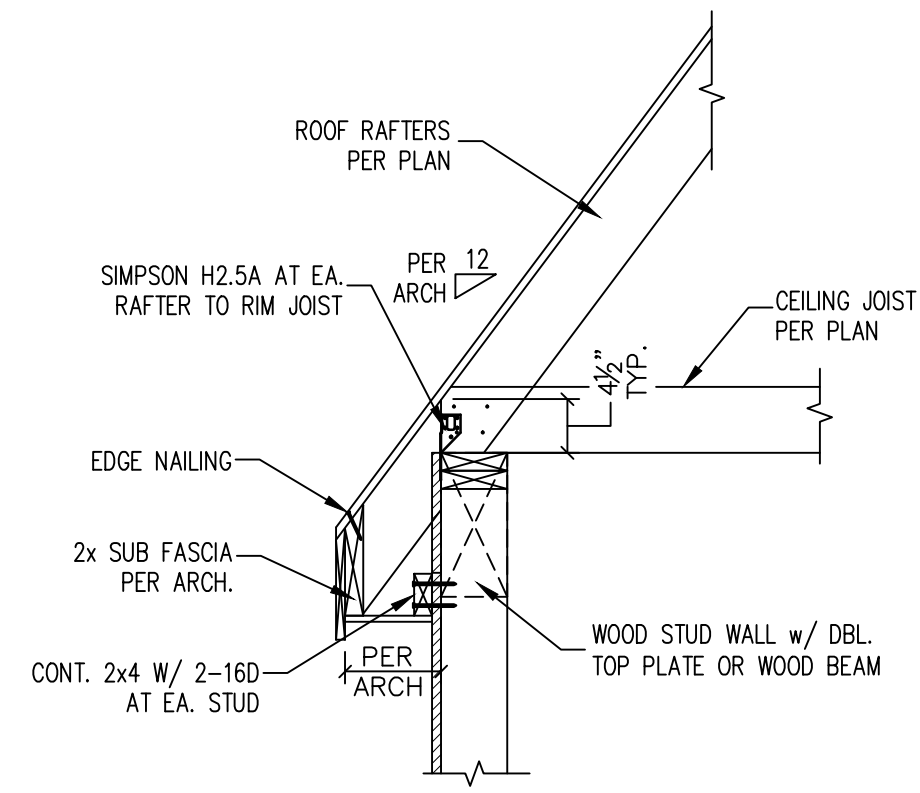
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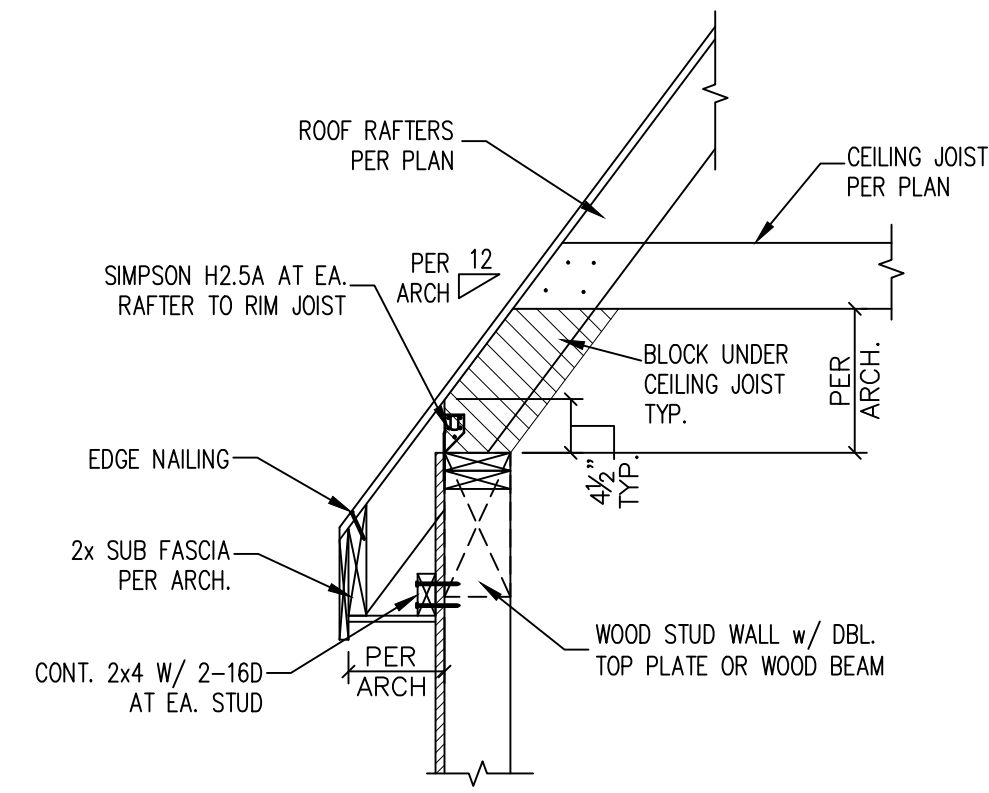
GENERAL NOTES
& DETAILS
SCALE: AS SHOWN

SD. I

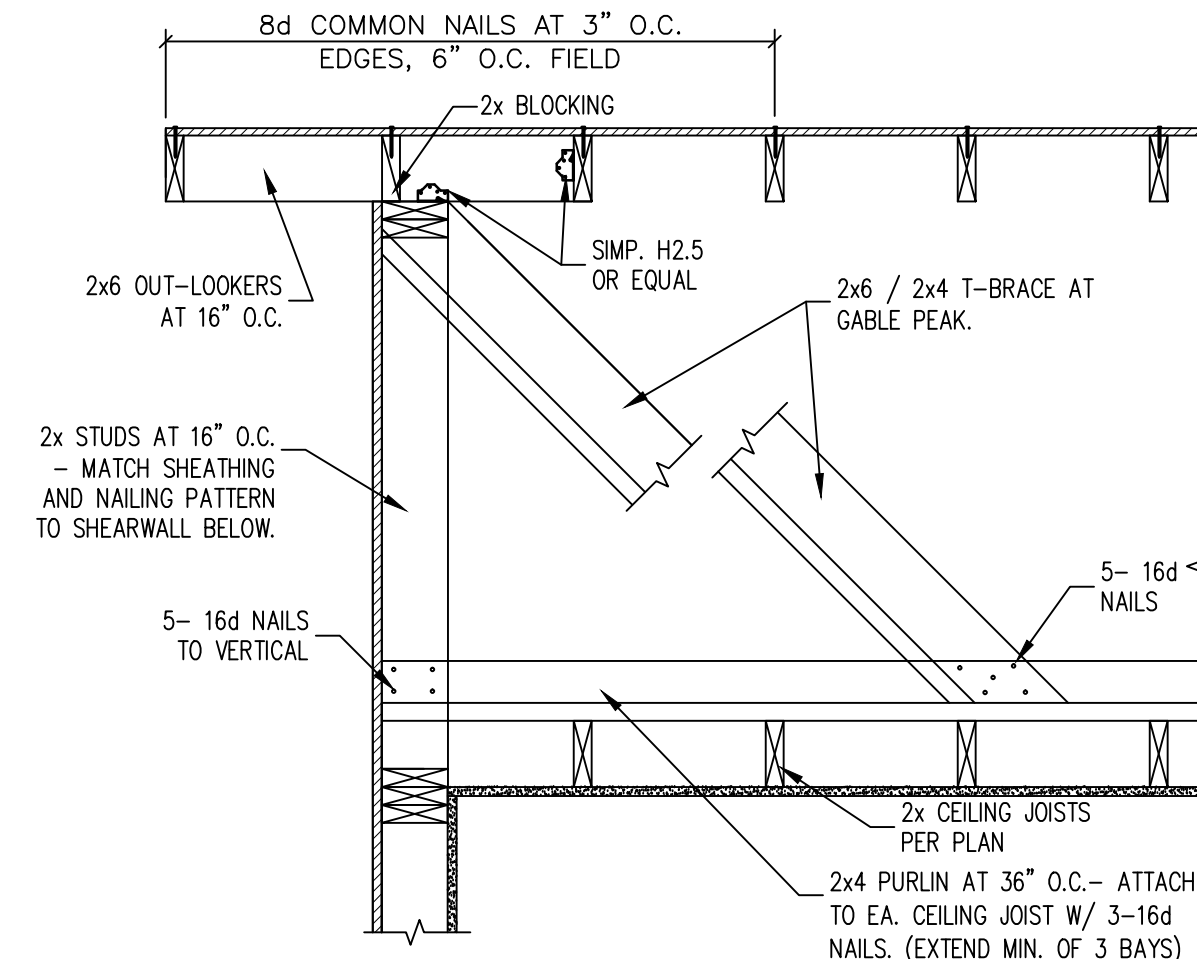
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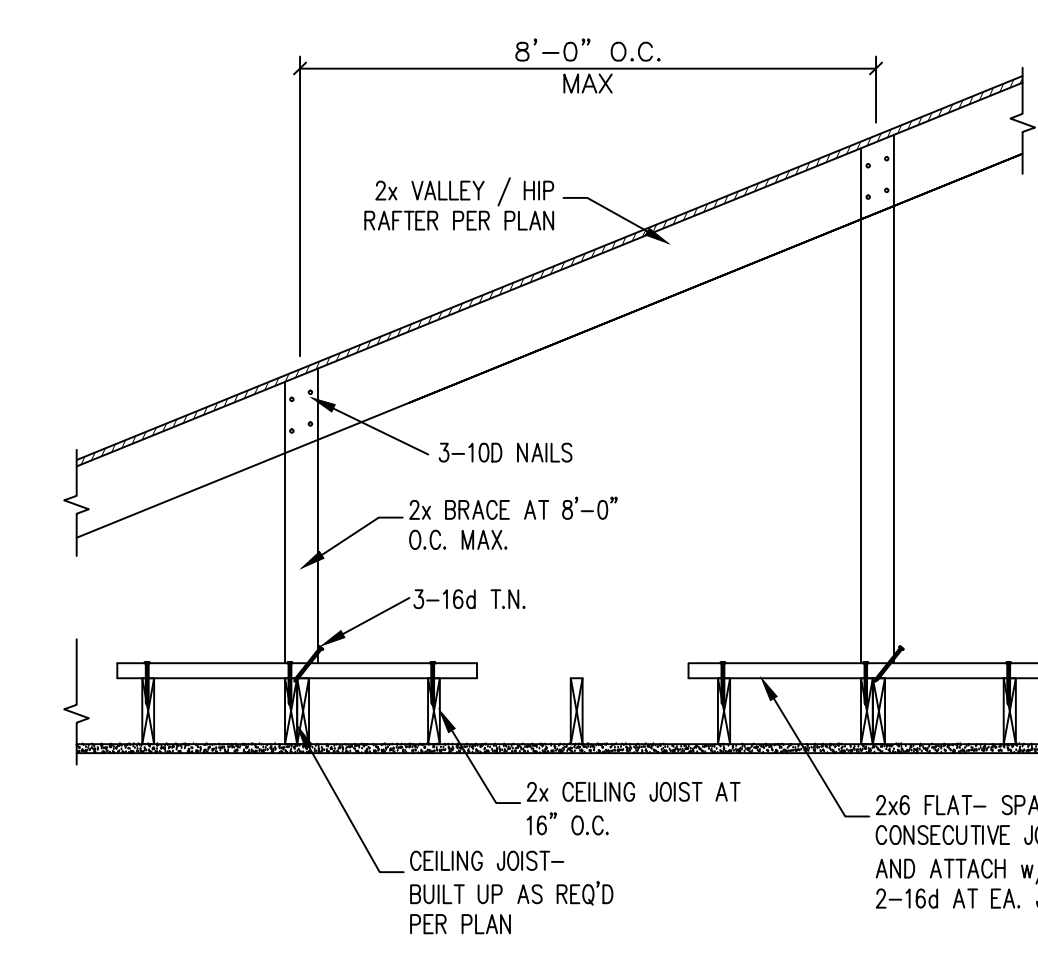
1 RAFTER / CEILING JOIST AT EXT. WALL
NO SCALE



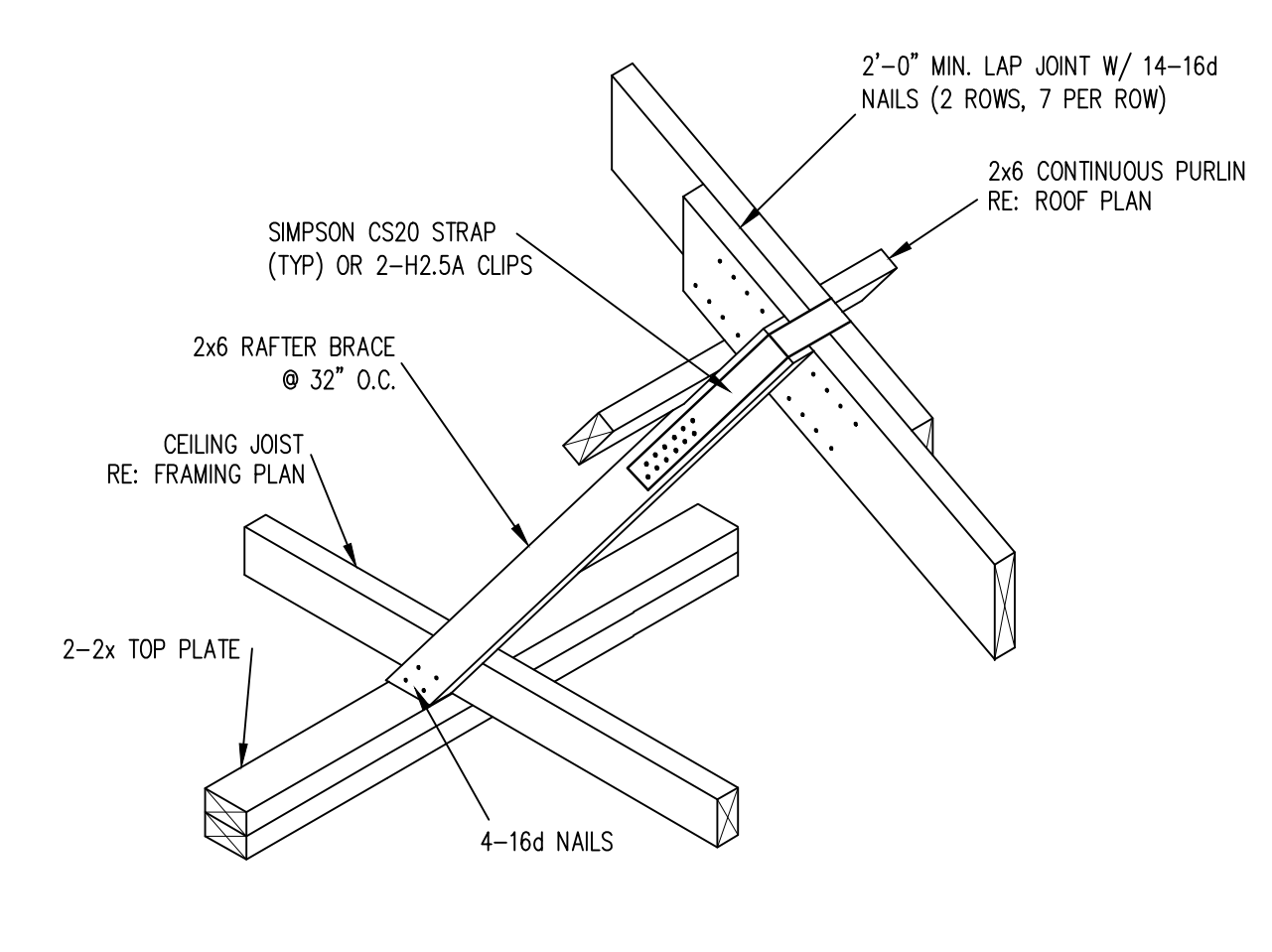
2 RAFTER / CEILING JOIST AT EXT. WALL
NO SCALE



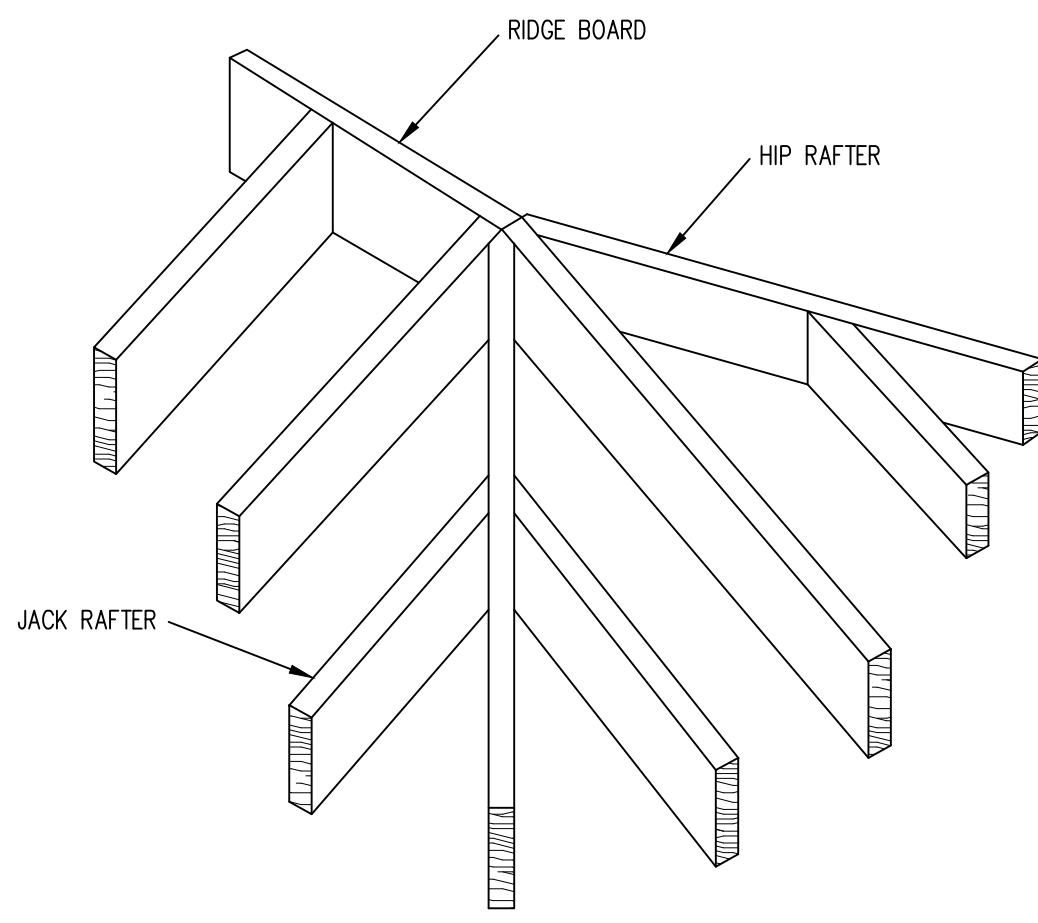
3 TYP. GABLE END BRACING
NO SCALE



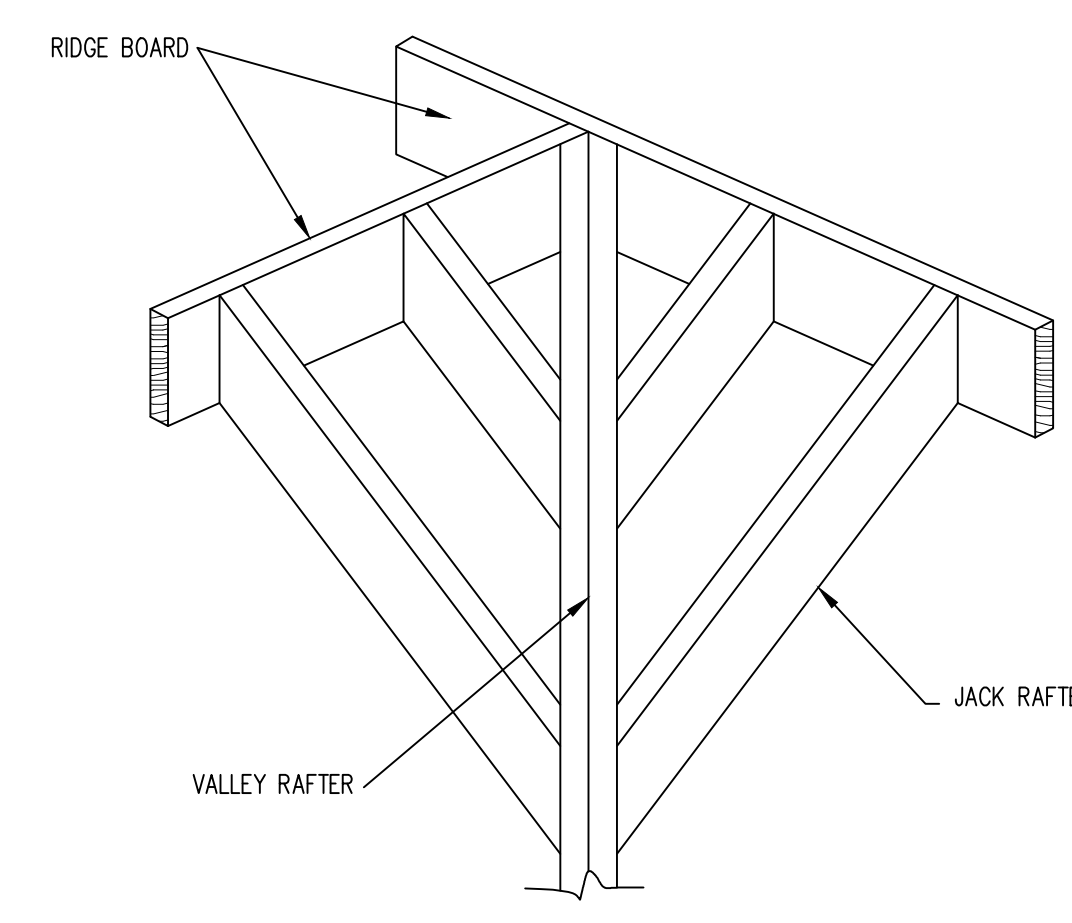
4 HIP / VALLEY RAFTER BRACING
NO SCALE



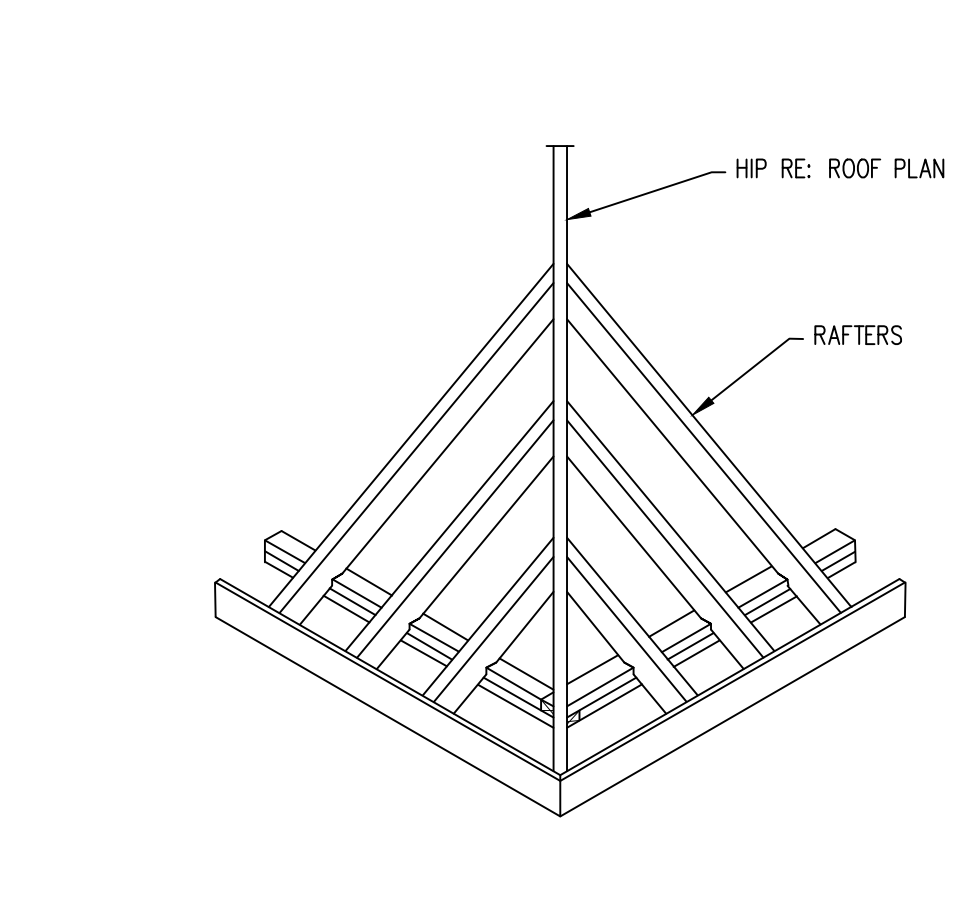
5 RAFTER SPLICE CONNECTION
NO SCALE



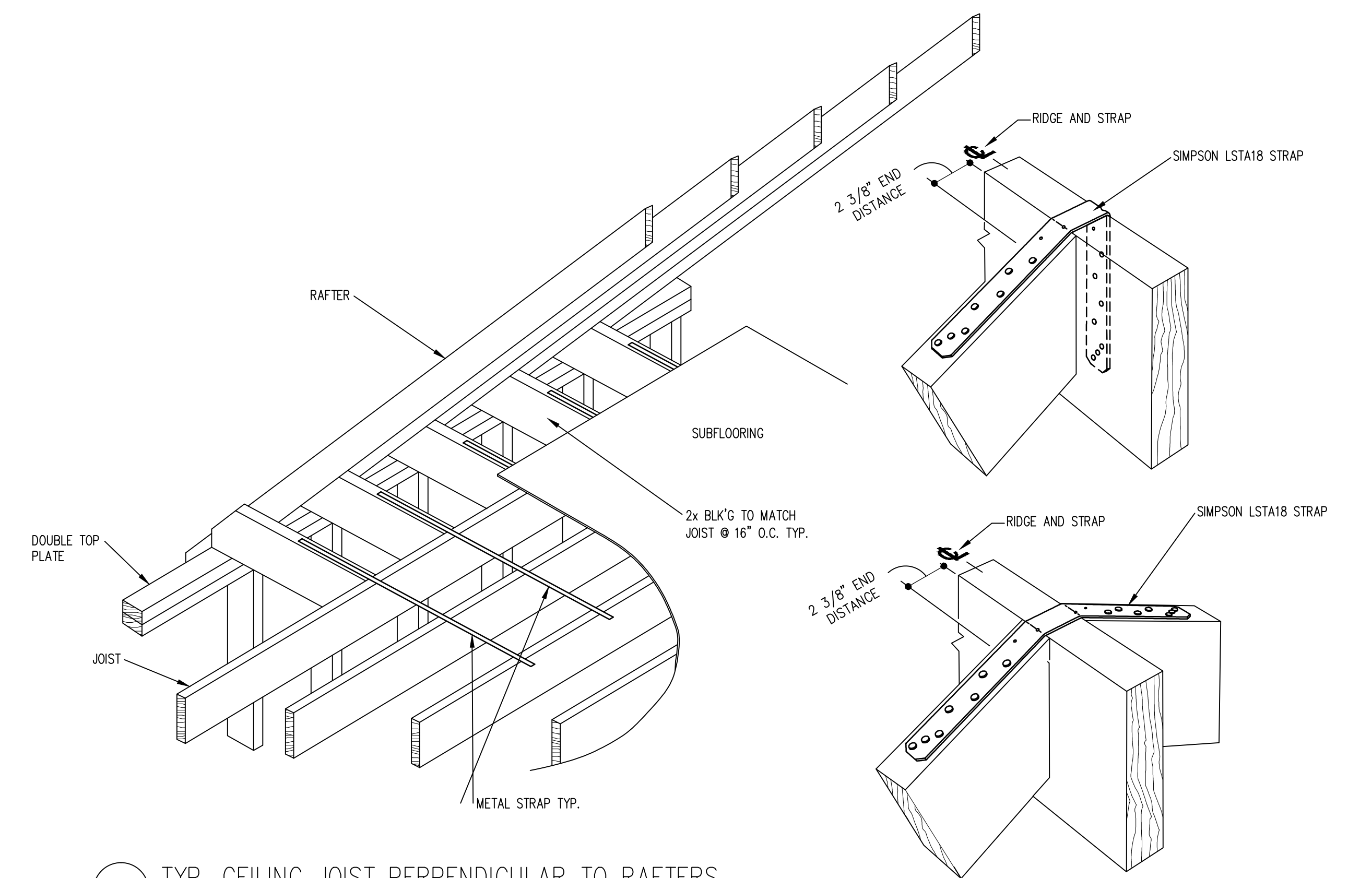
6 TYP. HIP RAFTER ROOF FRAMING
NO SCALE



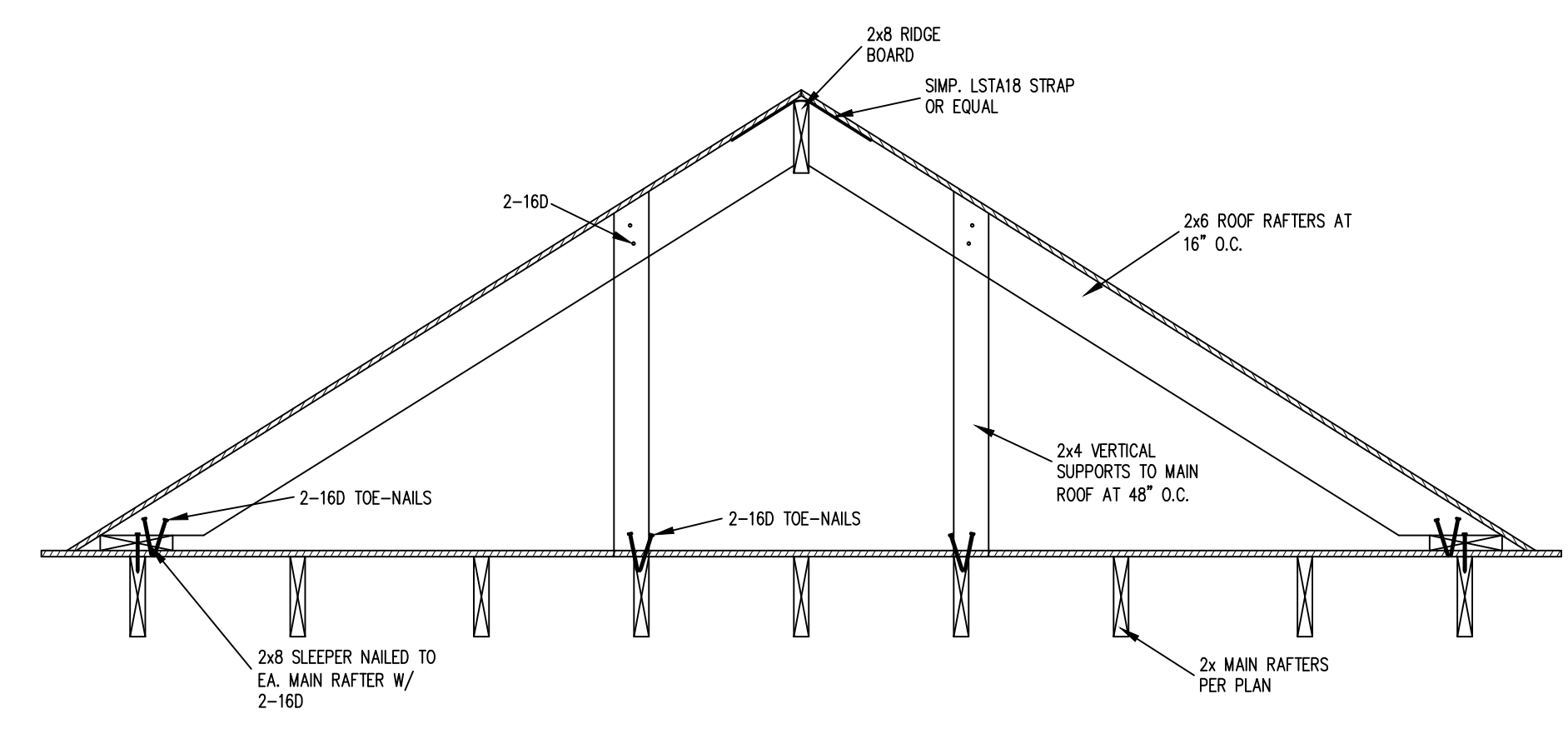
7 VALLEY BEAM ROOF FRAMING
NO SCALE



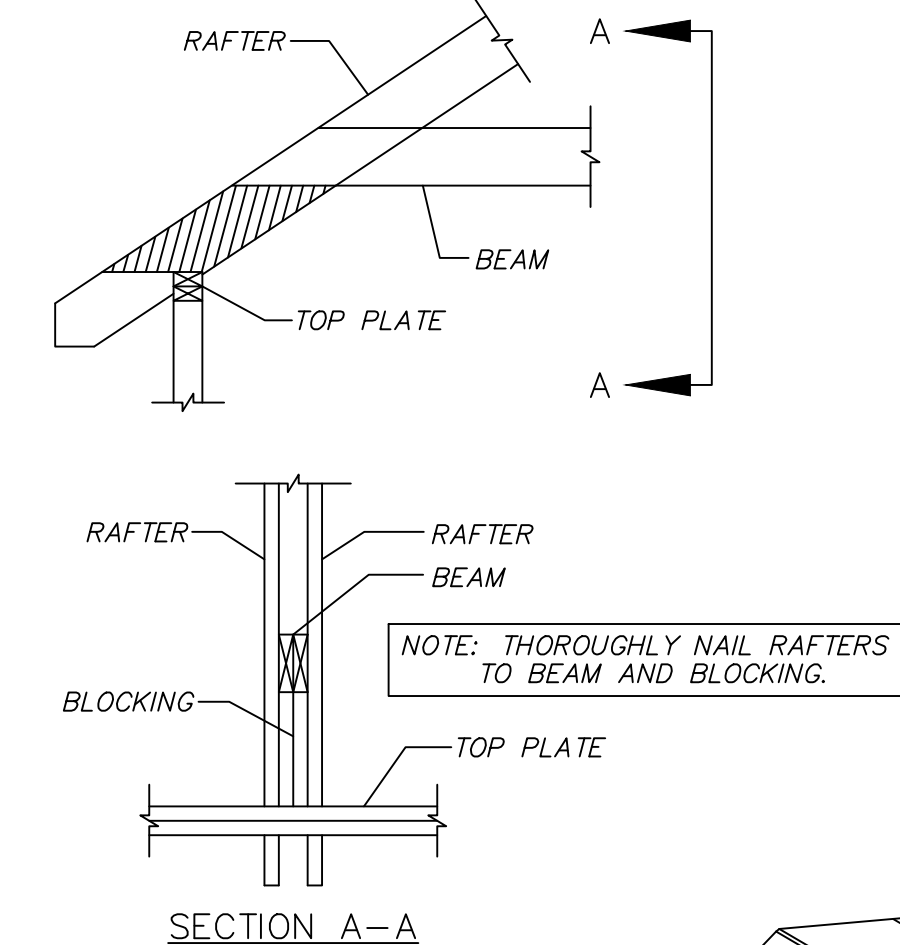
8 TYP. HIP ROOF OVERHANG
NO SCALE



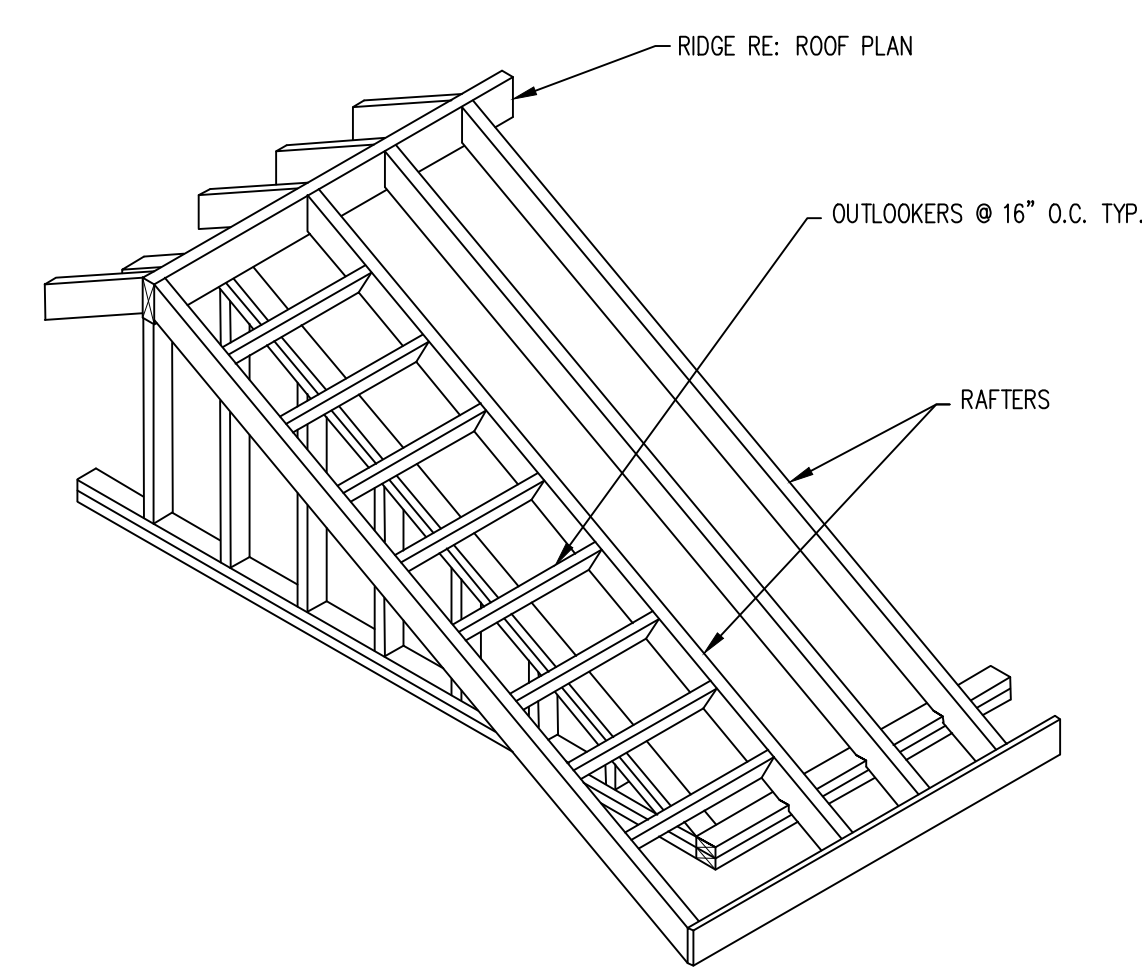
9 TYP. CEILING JOIST PERPENDICULAR TO RAFTERS
NO SCALE



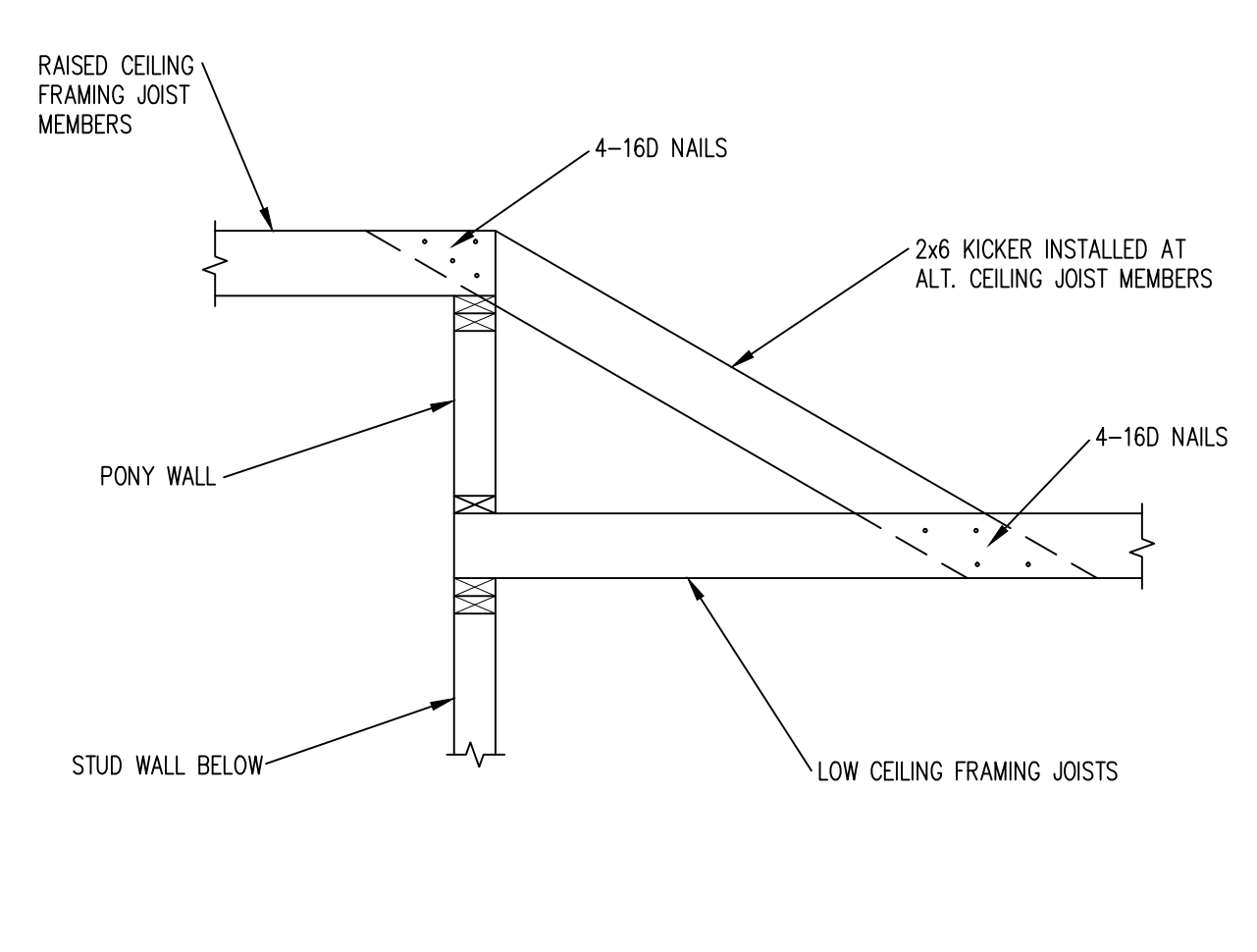
10 TYPICAL OVER-FRAMING DETAIL
NO SCALE



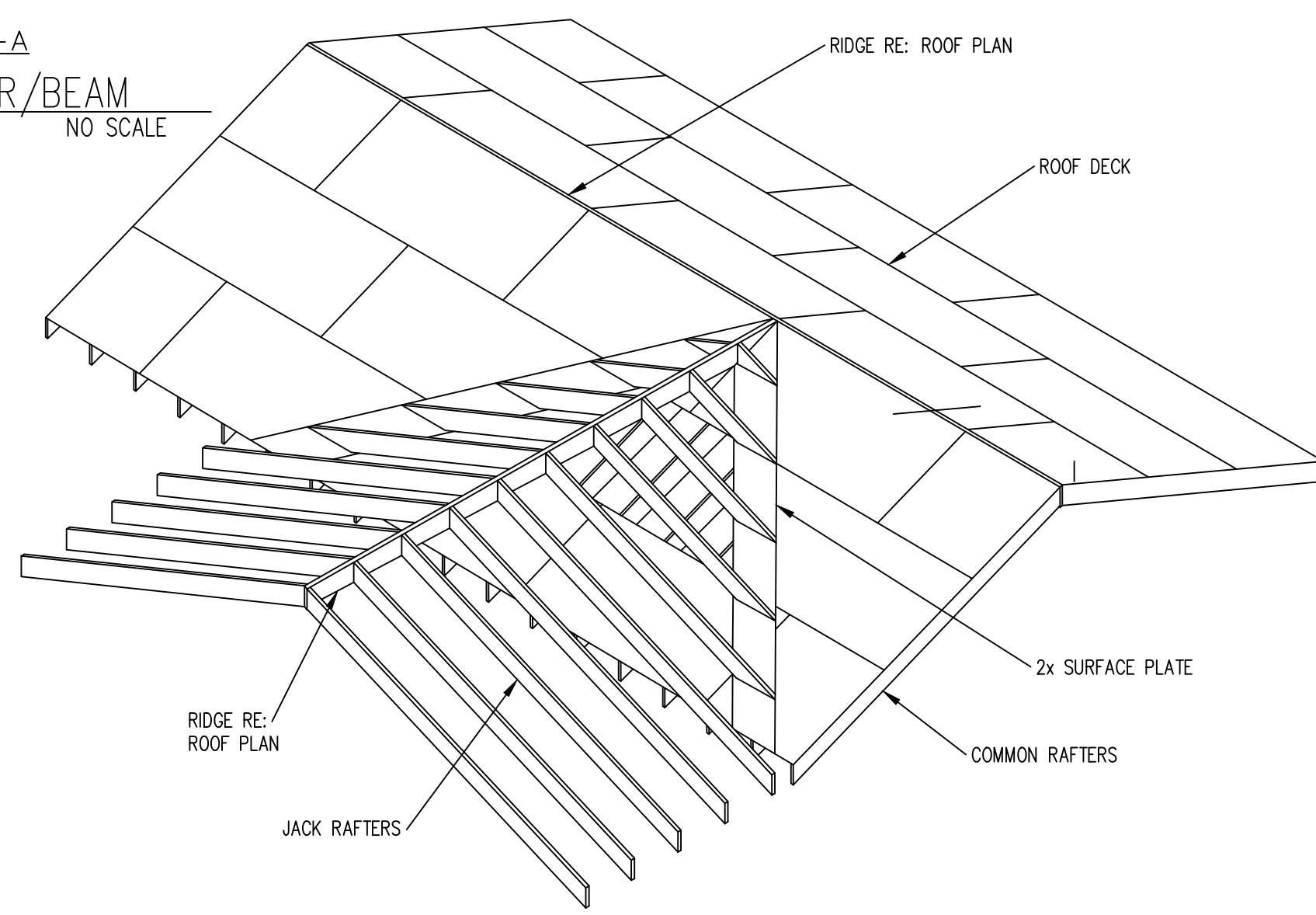
11 KNEE BRACE DETAIL FOR RAFTER/BEAM
NO SCALE



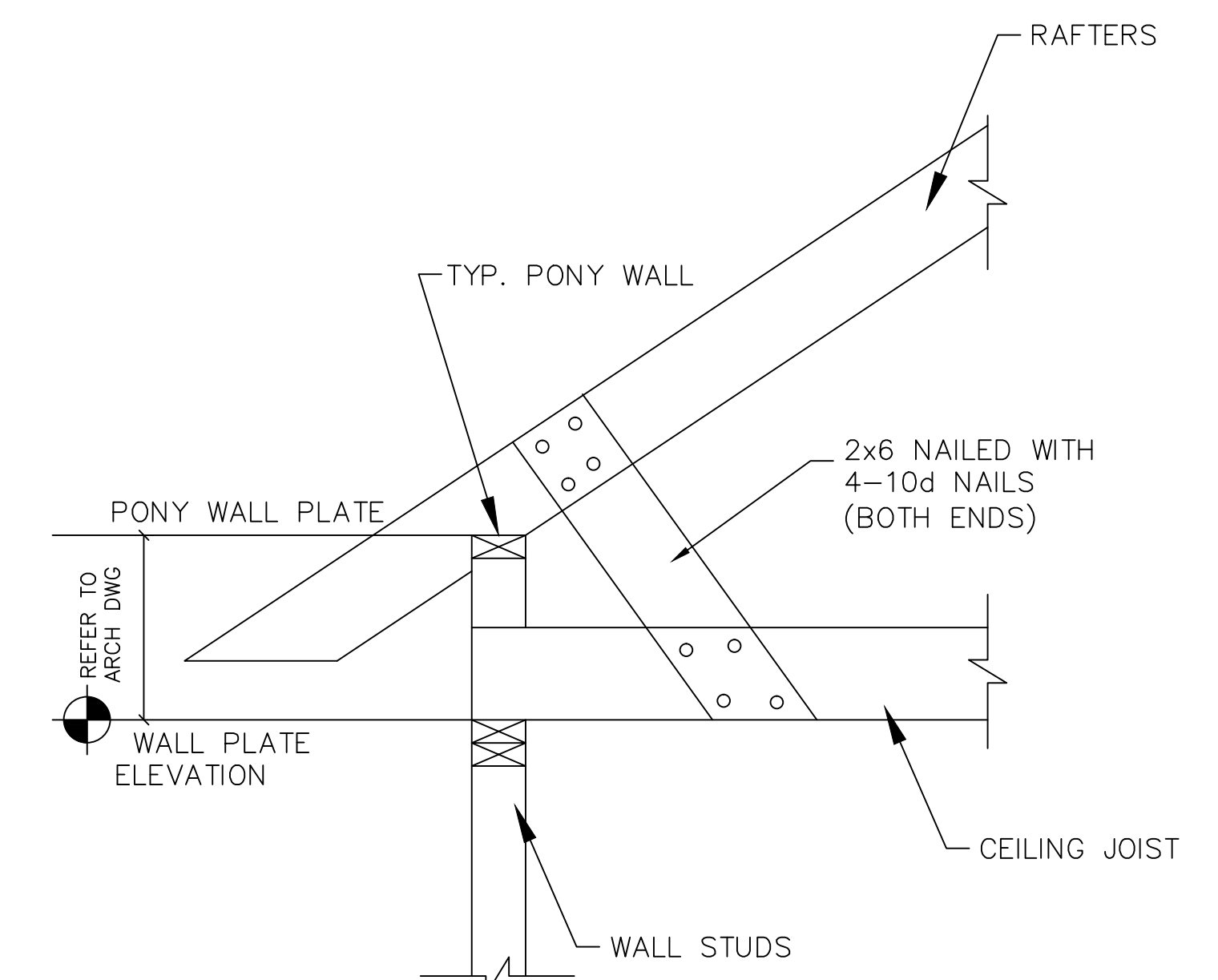
12 GABLE ROOF OVERHANG
NO SCALE



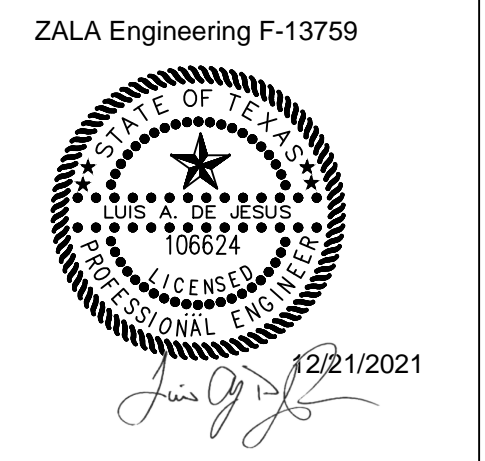
13 RAISED CEILING BRACE DETAIL
NO SCALE



14 VALLEY ROOF FRAMING
NO SCALE



16 RAFTER TO CEILING JOIST THRUST CONNECTION
NO SCALE



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**SHEARWALL
DETAILS**
SCALE: 1/4"=1'-0"

SD.2