

1 Level 1 Existing  
3/16" = 1'-0"

**AccuratePlan**  
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Architectural, Structural and AS-Built  
 Drawings in CAD & Revit

Note:

Plans for:  
Garage Addition

Address:  
5534 Pagewood Lane, Houston, TX 77056

Date:  
8-11-2023

Drawn By:  
G.R.T.

Checked By:

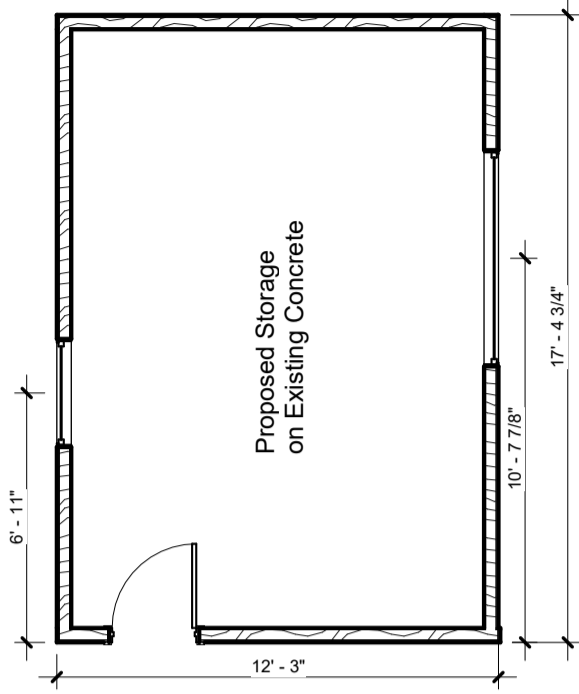
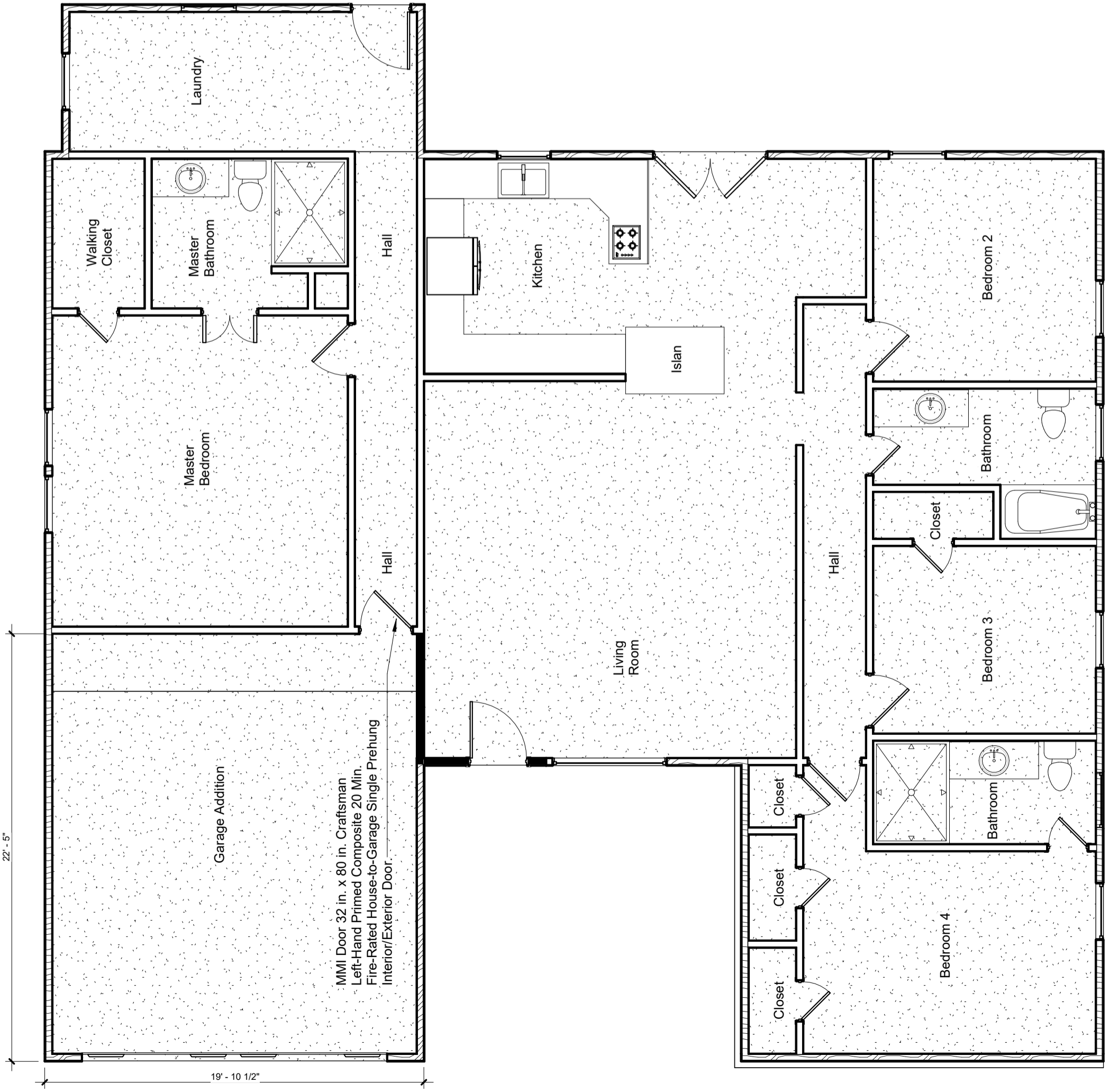
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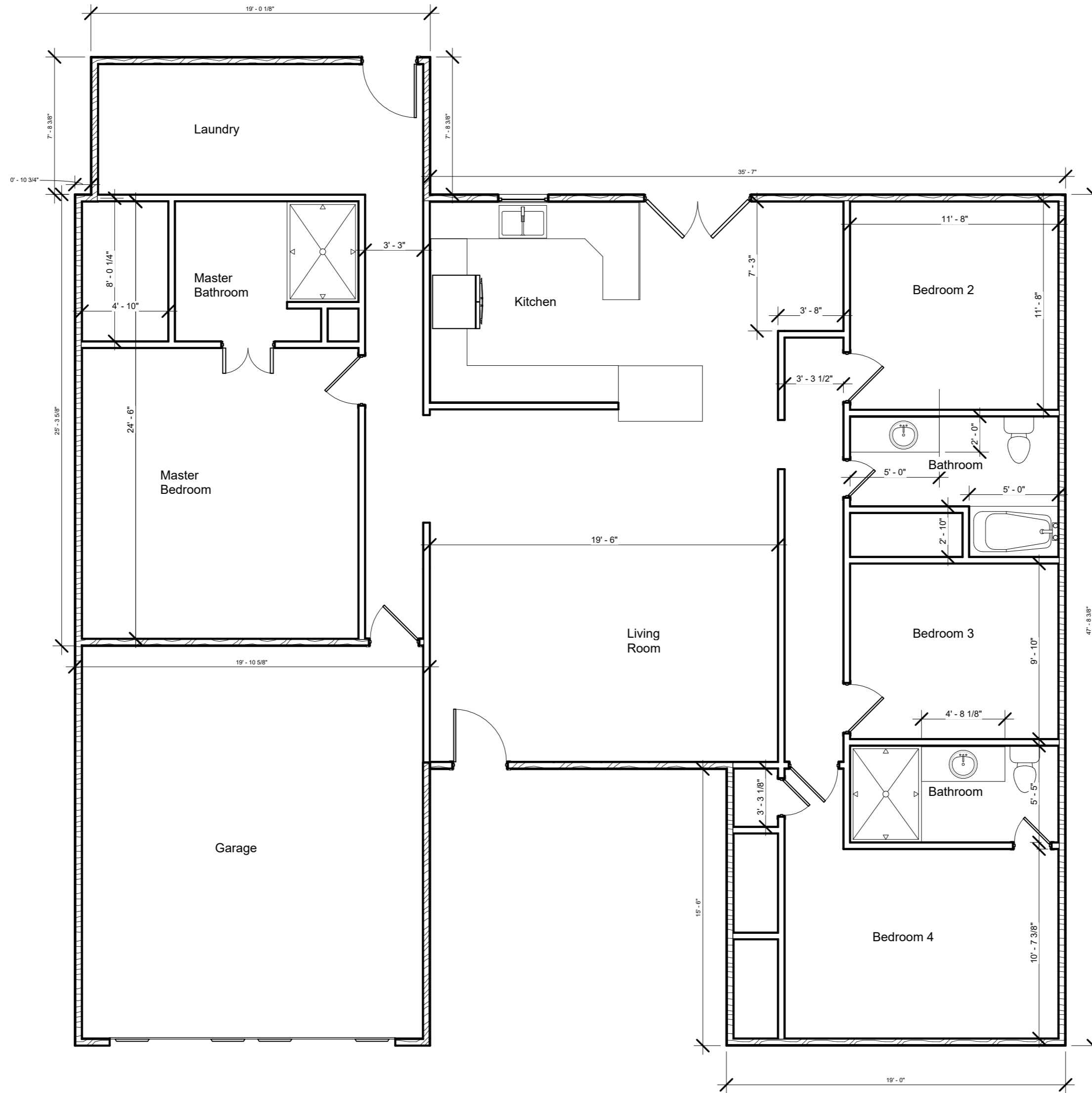
**SQUARE FOOTAGES:**  
 Floor Plan Level 1 Garage...525 Sq.Ft.  
 Floor Plan Level 1 Storage...214 Sq.Ft.  
 Total Area proposed.....739 Sq.Ft.

█ New wall

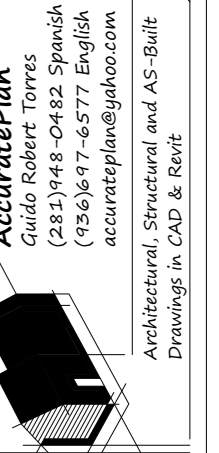


**R302.6 DWELLING / GARAGE FIRE SEPARATION. (COH 2012 AMMEND).**

The garage shall be separated as required by Table R302.6 openings in garage walls shall comply with section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.  
 Attic disappearing stairs shall be permitted to be installed in the garage ceiling provided the exposed panel is not less than a minimum 16 gage sheet metal.  
 5. Provide a complete wall section from the foundation to the roof showing all framing materials, insulation, exterior finish materials, interior finish materials, etc.



① Level 1 Proposed  
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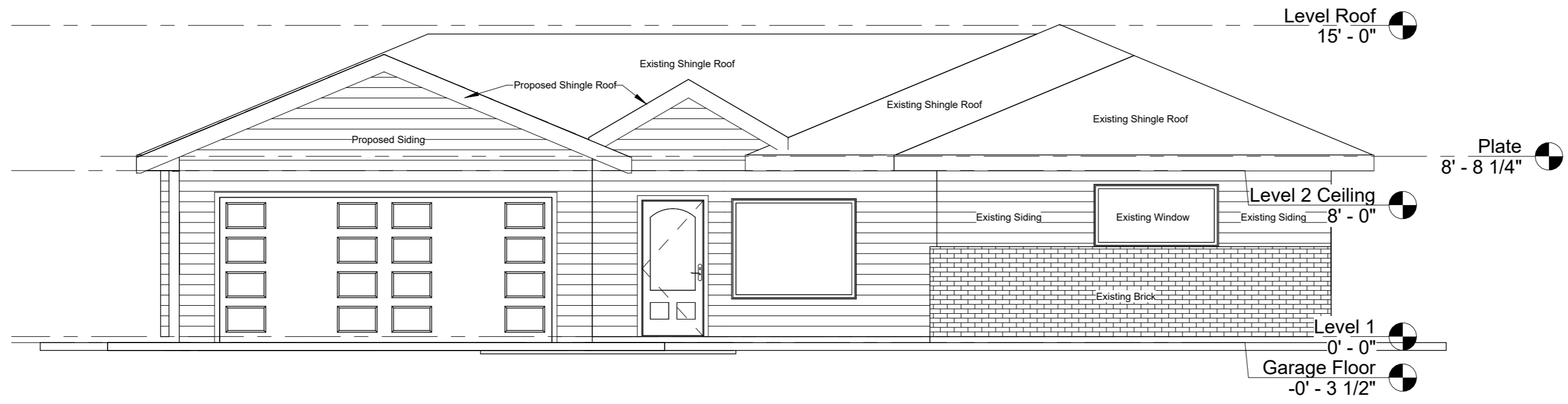
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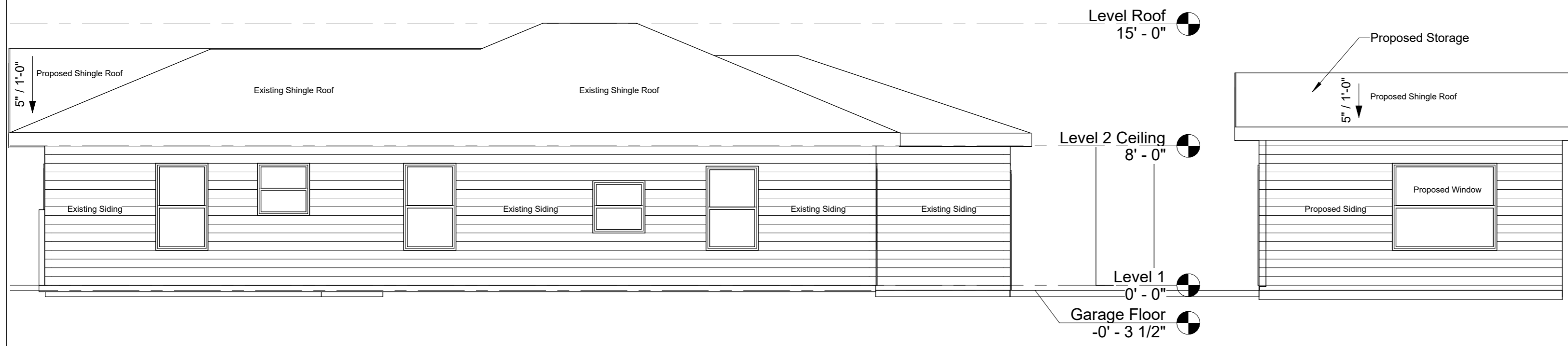
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1 of 1



① South  
 3/16" = 1'-0"



② East  
 3/16" = 1'-0"

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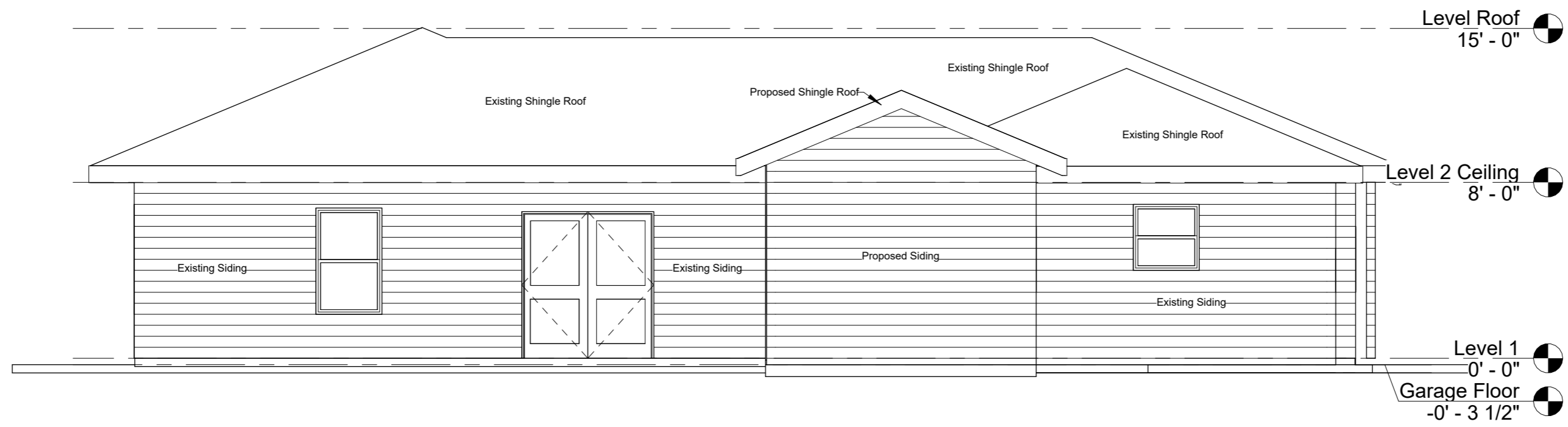
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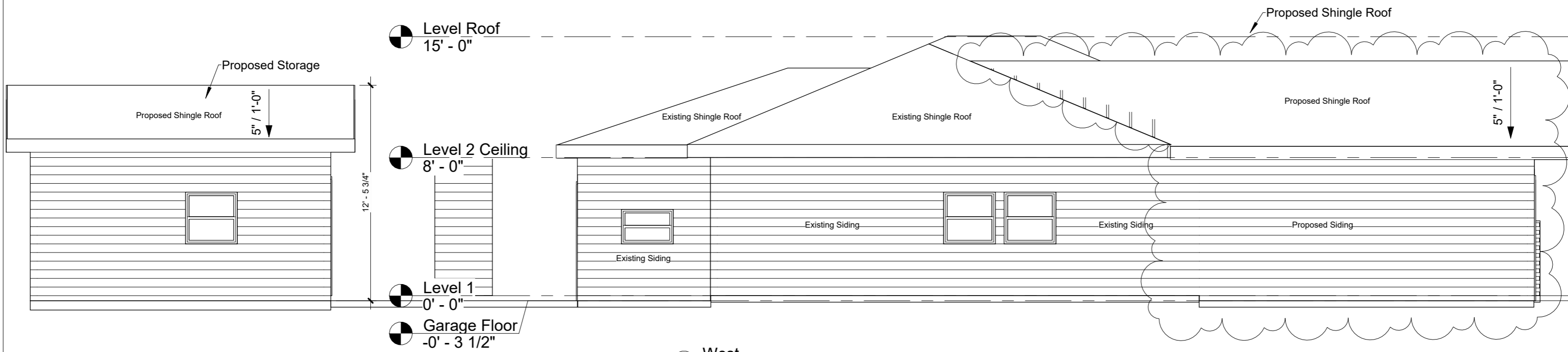
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Sheet :

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① North  
3/16" = 1'-0"



② West  
3/16" = 1'-0"

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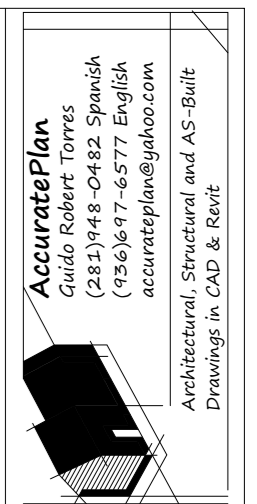
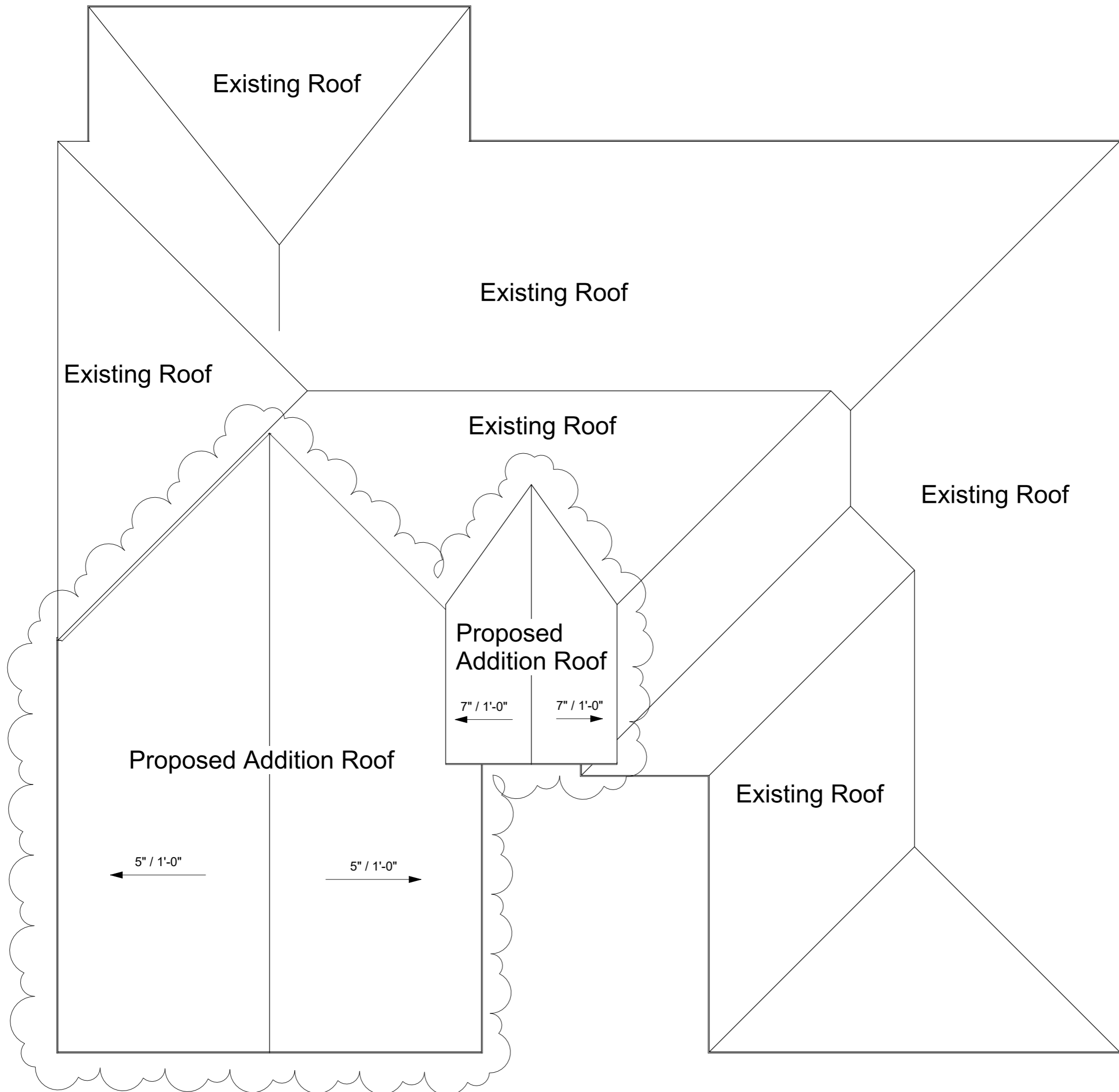
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Sheet :  
 A-4.0

1 Roof Plan  
 3/16" = 1'-0"

7 of 11

**GENERAL NOTES**

1. This house to be built according to the provisions of the 2012 IRC.
2. Do not scale drawings (written dimensions take precedence over scaled dimensions). Contractor to be responsible and verify all dimensions on the job and notify Design of discrepancies or variations.
3. All bedroom sills to be a maximum of 44" above finished floor. Minimum openings are 24" high, 20" wide and minimum 5.7 sq. ft. of net clear opening.
4. All brick or pre-fab fireplaces to be built and installed per 2006 IRC Chapter 10. A copy of the manufacturer's installation manual will be available on site for inspector review.
5. Stairways shall comply with section R3.14 2012 IRC. Minimum width of stairs shall be at least 36".
6. Handrails shall be a minimum of 34" and minimum 38" above tread.
7. Guardrails to be 42" high above finished floor with balusters at 4" o.c.
8. Hand gripping portion of handrails shall have a circular cross section of 1-1/4" to 2-5/8" max.
9. Provide underside of all stairwells with 5/8" type "x" fire rated sheet rock when underside can be closed off.
10. Smoke detectors require hardwire to the primary power source with battery backup and be inter-connected. Must meet requirements of R317.
11. All floor drains to have overflow pan with relief line to the outside or storm sewer.
12. Provide plumbing access panels at all bathtubs by plumbing code.
13. All glazing at tubs and showers shall be tempered per section R308.4
14. Attic access shall be provide to attic areas that exceed 30 sq. ft. and have a vertical height of 30" or greater. The rough frame opening shall be not less than 22" by 30" as per section R808.1.
15. Water heaters shall be located over load bearing partition in galv. Metal pan (24 gauge min.) with relief line to outside or storm line.
16. Chimneys to be 24" higher than any roof 10' away. It must be no less than 3' above point where it exits the roof and comply with section R1001.
17. Spark arrestors at chimney, mesh to have 1/2" Max. gap.

Doors Schedule Level 2					
Type	Width	Height	Type	Qty.	Notes
(A)	2'-8"	6'-8"	Case	1	New Fire-Rated House to Garage

**GENERAL NOTES**

1. ALL LUMBER IS SYP #2
2. ALL LUMBER COMING IN CONTACT WITH CONC. OR WITHIN 18" FROM  
GROUND SHALL BE TREATED.
3. WALLS TO BE 2X4 STUD AT 16" O.C. UP TO 14' MAX HT.
4. DOUBLE HEADER JOIST & TRIMMERS AT ALL FLOOR OPNGS
4. STUDS TO BE DOUBLED AT 3' OPENINGS, TRIPLED AT 6' OPENINGS.
5. SOLID BRIDGING OVER ALL PARTITIONS BELOW SECOND FLR.
6. CORNER BRACING TO BE 1X4 LET IN AT 45° ANGLE.
7. ALL VALLEYS, HIPS AND RIDGES TO BE ONE SIZE LARGER THAN RAFTER.
8. 2X6 COLLAR TIES AND 2X4 BRACING AT 48" O.C.
9. PURLINS TO MIN. 2X8'S CONT. IN UPPER 1/3 ROOF.
10. MAIXIMUM UNSUPPORTED RAFTER SPAN FOR 2X6 AT 16" O.C. 13'-11"
- COMPOSITION SHINGLES.
11. FLOOR DECK TO BE 3/4" T&G O.S.B OR 1-1/2" PLYWOOD.
12. ROOF DECK TO BE 1/2" PLYWOOD EXT. OR 7/16" O.S.D. WITH PLY CLIPS.
13. COMPOSITION SHINGLES TO BE ON 15 LB FELT MIN. WITH DRIP EDGE.
14. EVERY RIDGE 3' AMD LARGER TO HAVE RIDGE VENT.
15. SOFFIT VENTS TO BE CONTINUOUS.
16. SOFFIT AND DRIP TO BE HARDY.
17. USE WATER RESISTANT GYPSUM BOARD FOR WALLS AND CLGS. IN ALL BATH AREAS.
18. ALL INTERIOR WALLS AND CEILINGS ARE TO BE COVERED WITH GYP BDWITH METAL CORNER REINFORCING, TAPE, FLOAT AND SAND. (3 COATS )GARAGE CLG. TO BE COVERED WITH GYPSUM BOARD AS NOTED.

**R308.4 HAZARDOUS LOCATIONS.**

- The following shall be considered specific hazardous locations for the purposes of glazing:
1. Glazing in side-hinged doors except jalousies.
  2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
  3. Glazing in storm doors.
  4. Glazing in all unframed swinging doors.
  5. Glazing in doors and enclouser for hot tubs, whirlpoos, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524mm) measured vertically above any standing or walking surface.
  6. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface.
  7. Glazing in an individual fixed or operable panel, other than these locations described in items 5 and 6 above, that meets all of the following conditions:
    - 7.1. Exposed area of an individual pane greater than 9 square feet (0.836 m2).
    - 7.2. Bottom edge less than 18 inches (457mm) above the floor.
    - 7.3. Top edge less than 36 inches (914mm) above the floor.
    - 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.
  8. All glazing in railings regardless of an area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels.
  9. Glazing in walls and fences anclosing indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the pool or spa side is less than 60 inches (1524 mm) above a walking surface and within 60 inches (1524 mm) horizontally of the water's edge. This shall apply to single glazing and all panes in multiple glazing.
  10. Glazing in walls enclosing stairway landings or within 60 inches (1524 mm) of the top and bottom of stairways where the bottom edge of the glass is less than 60 inches (1524 mm) above the walking surface.

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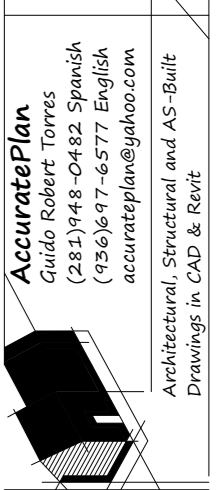
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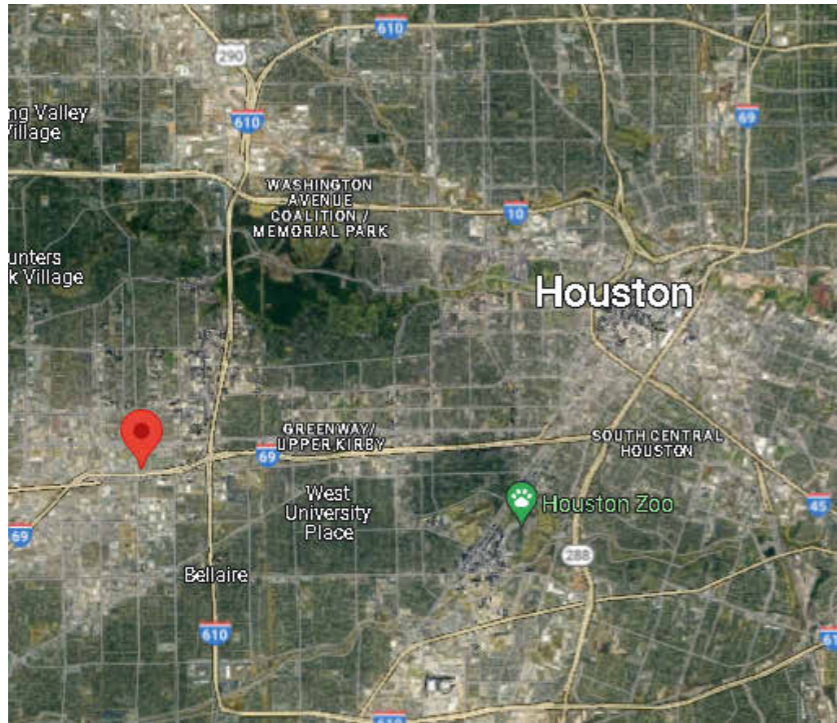
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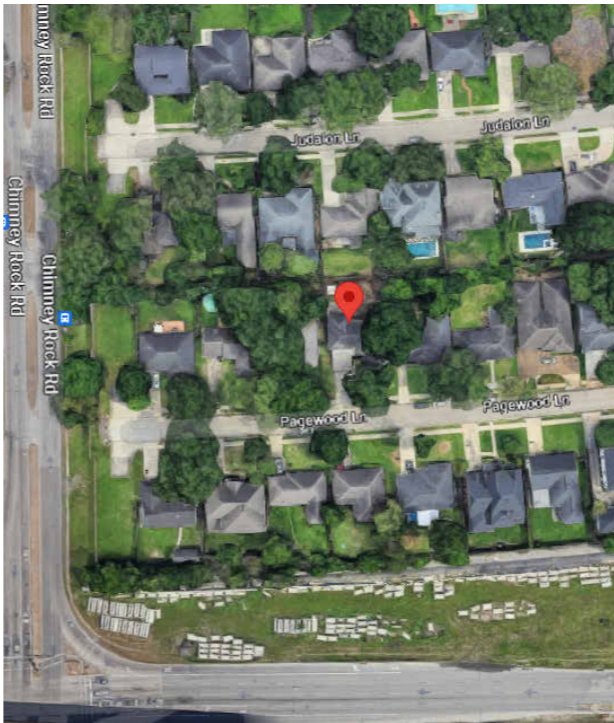
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Architectural, Structural and AS-Built Drawings in CAD & Revit

# Proposed 525 Sq.Ft. Garage and 214 Sq.Ft. Storage Addition Located at: 5534 Pagewood, Houston, TX 77056



City Map



Vicinity Map



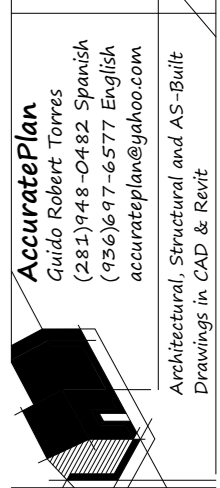
1 Exterior View  
12" = 1'-0"

Scope Work

525 Sq.Ft. Garage and 214 Storage Addition

APPLICABLE CODES (Including, but not Limited to)

- 2015 IBC (International Building Code)
- 2015 UMP (Uniform Plumbing Code)
- 2015 UMC (Uniform Mechanical Code)
- 2020 NEC (National Electrical Code)
- 2015 IECC (International Energy Conservation Code)
- 2015 IFC (International Fire Code)
- 2015 IRC (International Residential Code)



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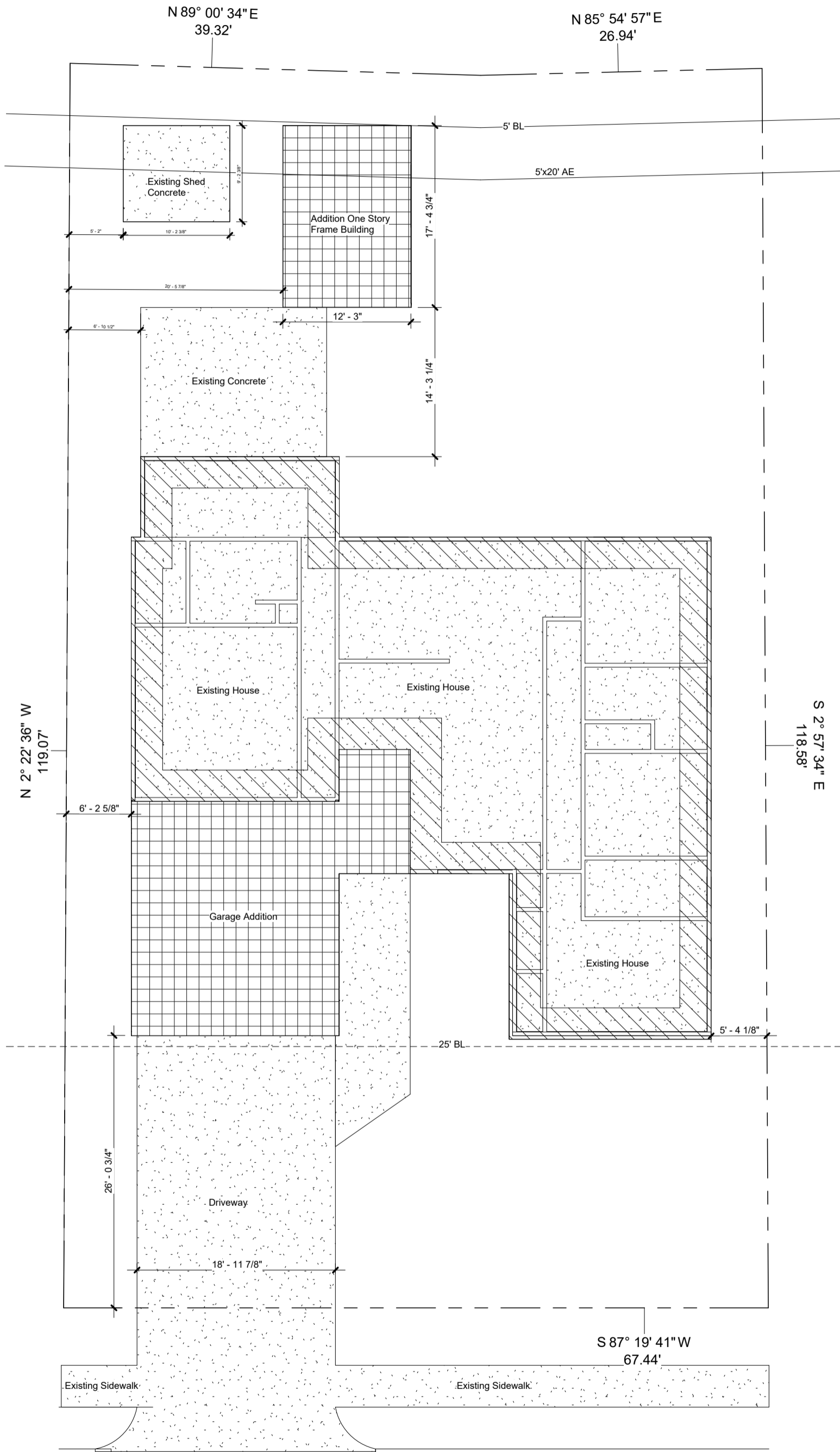
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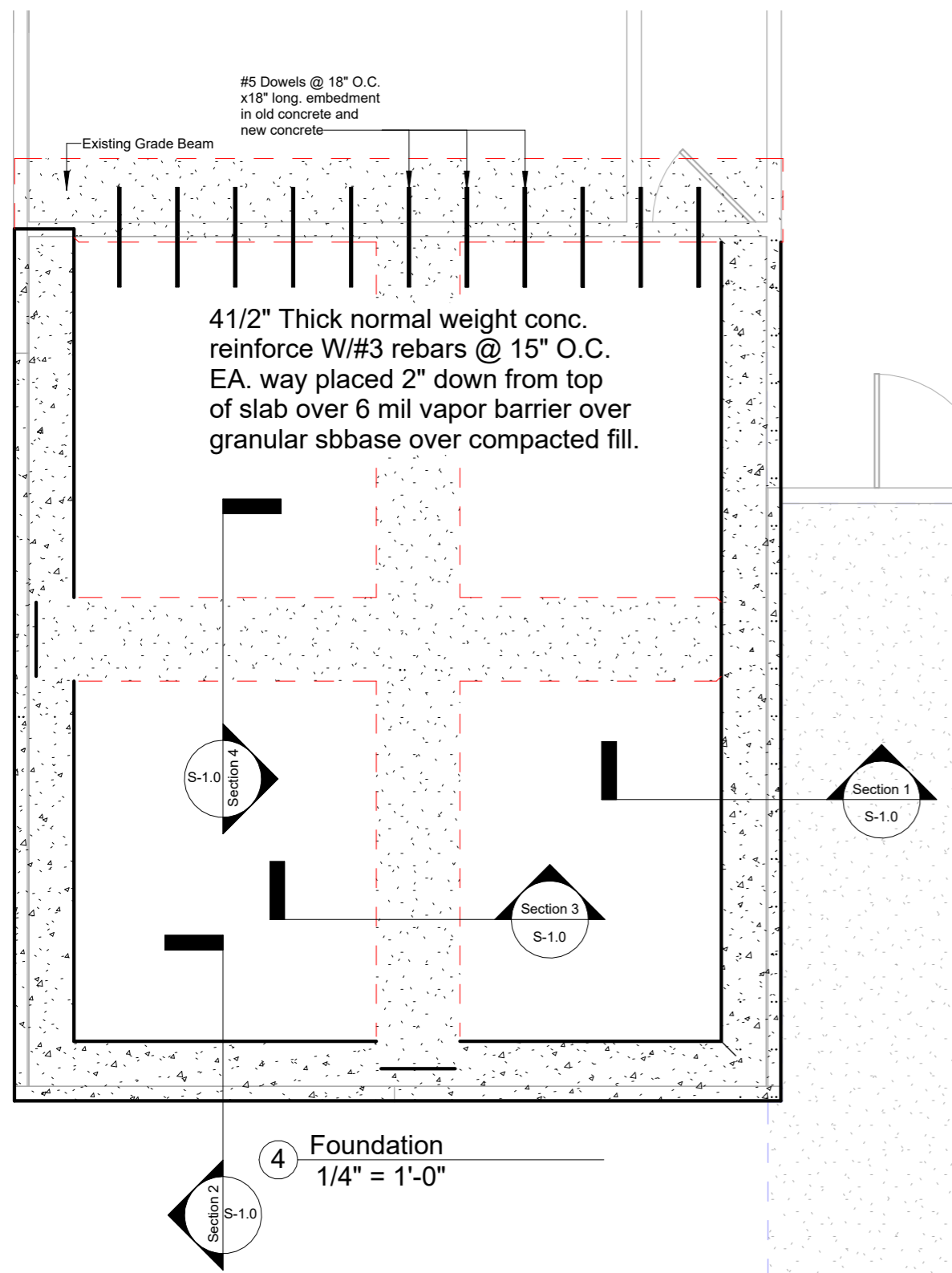
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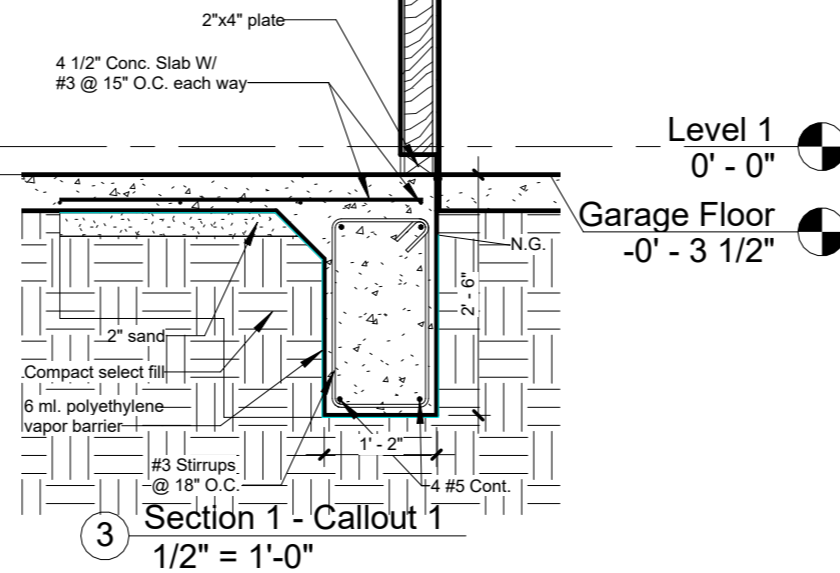
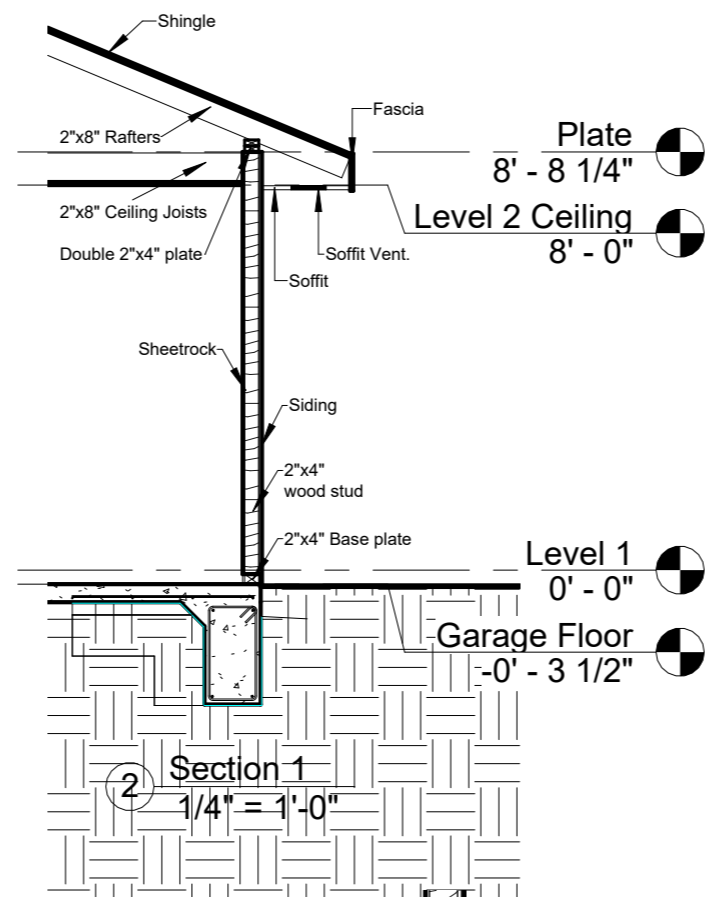
Note:





4 1/2" Thick normal weight conc. reinforce W/#3 rebars @ 15" O.C. EA. way placed 2" down from top of slab over 6 mil vapor barrier over granular sbbase over compacted fill.

4 Foundation  
1/4" = 1'-0"



3 Section 1 - Callout 1  
1/2" = 1'-0"

- GENERAL NOTES - CONCRETE**  
 SITE ADDRESS: 5534 Pagewood Ln. Houston, TX 77056
1. VERIFY ALL DIMENSIONS AND ELEVATIONS OF RECESS, LEDGES AND STEPS WITH ARCHITECTS BEFORE COMMENCEMENT OF FORM WORK.
  2. NO CONCRETE IS TO BE PLACED WITHOUT APPROVAL FROM ENGINEER OR ARCHITECT.
  3. CONCRETE SHALL NOT BE PLACED IN FREEZING OR RAINY WEATHER.
  4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI318 WITH LATEST REVISIONS.
  5. CRUSHED STONE AND GRAVEL CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
  6. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
  7. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 WITH A305 DEFORMATIONS, DETAILED, FABRICATED AND INSTALLED PER ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE," ACI-315 LATEST REVISION.
  8. WELDED SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM-A185.
  9. REINFORCING STEEL MINIMUM COVERAGE UNLESS NOTED ON REBAR CHAIRS SHALL BE: FOOTINGS: 3" BOT., 3" SIDES & 2" TOP
  10. CHAMFER ALL EXPOSED EDGES 3/4" AT 45 DEGREES.
  11. HOLES FOR DRILLED FOOTINGS SHALL BE PLUMB AND FREE OF ALL LOOSE MATERIALS AND WATER. CONCRETE AND REINFORCING SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
  12. PROVIDE CORNER BARS IN THE OUTSIDE FACE OF EXTERIOR GRADE BEAMS TO MATCH THE HORIZONTAL STEEL AT ALL RE-ENTRANT CORNERS PLACE 2 - #4 X 4'-0" IN THE SLAB.
  13. UNDERGROUND UTILITIES OR OBSTRUCTIONS ENCOUNTERED SHALL BE REMOVED, RELOCATED OR LEFT IN PLACE AS DIRECTED BY ENGINEER.
  14. BARS DETAILED AS CONTINUOUS SHALL BE LAPPED 50 BAR DIAMETER AT SPLICES. THE SPLICES SHALL OCCUR AT MID-SPAN FOR TOP BARS AND OVER THE SUPPORTS FOR BOTTOM BARS.
  15. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF Houston BUILDING CODE. (THE LATEST EDITION OR IRC).
  16. THE GENERAL CONTRACTOR SHALL EXAMINE THE MECHANICAL DRAWINGS FOR REQUIRED MECHANICAL WORK TO BE PLACED IN CONCRETE. THIS CONTRACTOR SHALL NOTIFY AND RECEIVE PERMISSION FROM THE STRUCTURAL ENGINEER FOR THE PLACING OF SLEEVES, PIPES OR OTHER MATERIALS.
  17. ALL PIPES GOING THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID DEPTH OF GRADE BEAM.
  18. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OF OVERALL THICKNESS OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER.
  19. THE ENGINEER SHALL NOT BE LIABLE FOR ANY FOUNDATION REVISION OR CHANGES FROM THE ARCHITECTS, CONTRACTORS OR OWNERS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
  20. CURE ALL CONCRETE IMMEDIATELY AFTER FINISHING WITH APPROVED CHEMICAL CURING COMPOUND.
  21. IF ANY TREES THAT ARE REMOVED WITHIN 25 FEET PROXIMITY TO THE FOUNDATION WITHIN 6 MONTHS BEFORE POURING THE CONCRETE WILL REQUIRE AN ENGINEERS APPROVAL.
  22. CONTRACTOR/OWNER/DEVELOPER SHOULD NOTIFY THE ENGINEER OF ANY TREES THAT ARE NOT MENTIONED IN THE DESIGN DOCUMENTS BEFORE THE FOUNDATION IS BUILT.

**PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS**

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (PSF)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000

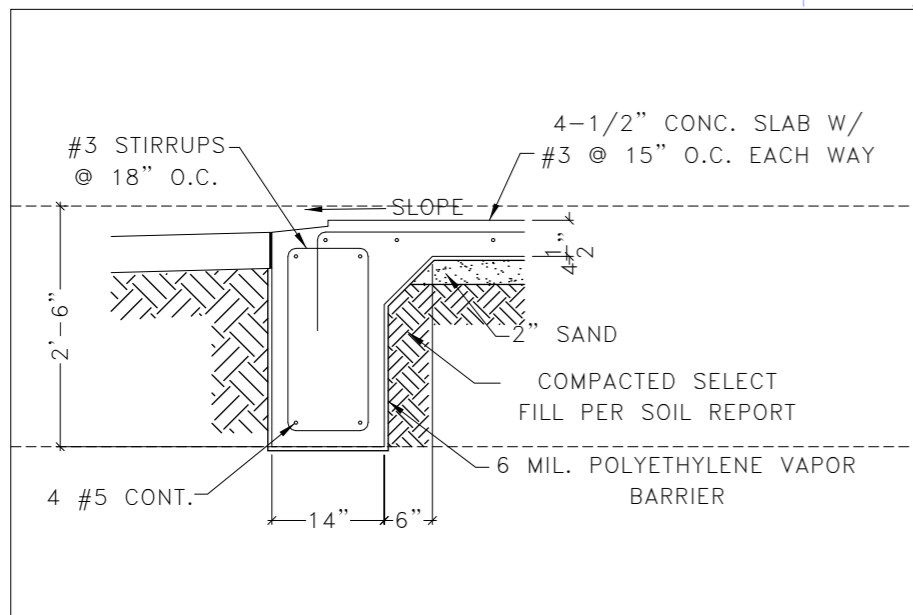
  

SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, S, C, GM AND GC)	2,000
CLAY, SANDY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH)	1,500

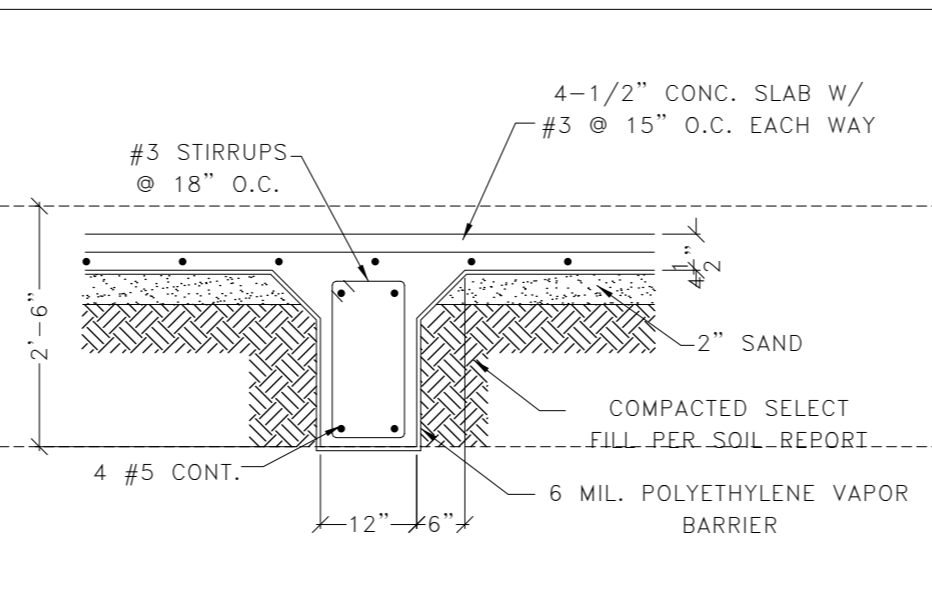
- NOTE:**
- COORDINATE THIS DRAWING WITH ARCHITECTURAL PLANS AND REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER.
  - VERIFY ALL RECESS WITH ARCH. DRAWINGS.
  - ALL PIPES PENETRATING GRADE BEAM MUST BE SLEEVED.
  - REFER ARCH. PLANS FOR DROP LOCATION AND DEPTH.

- REFER ARCHITECTURAL PLANS FOR:
- ALL DIMENSIONS NOT SHOWN
- ALL DROPS NOT SHOWN
- ALL PLUMBING FIXTURES NOT SHOWN
- ALL ELECTRICAL STUBS NOT SHOWN
- ALL DROP VALUES NOT SHOWN

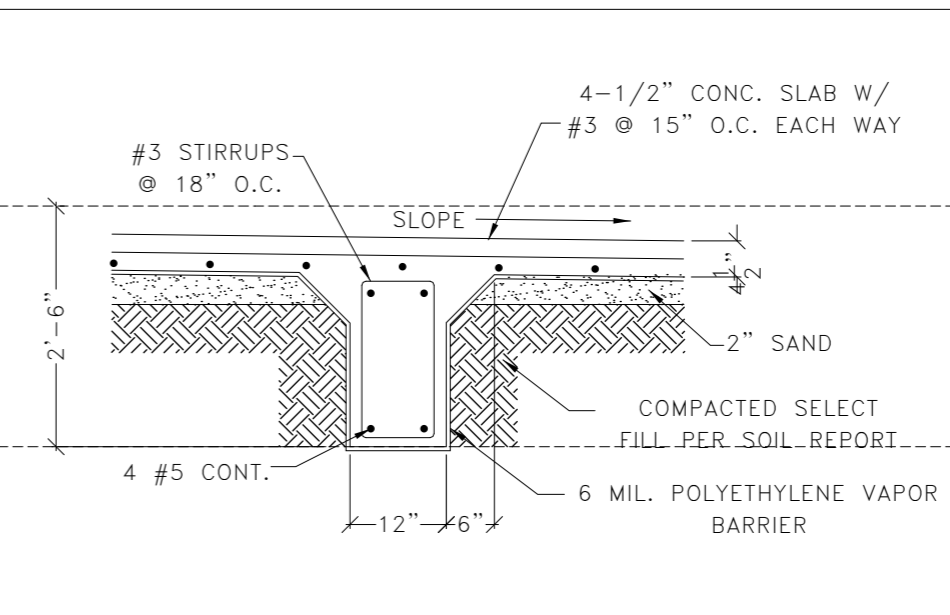
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SECTION 2 Not to Scale



SECTION 3 Not to Scale



SECTION 4 Not to Scale

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