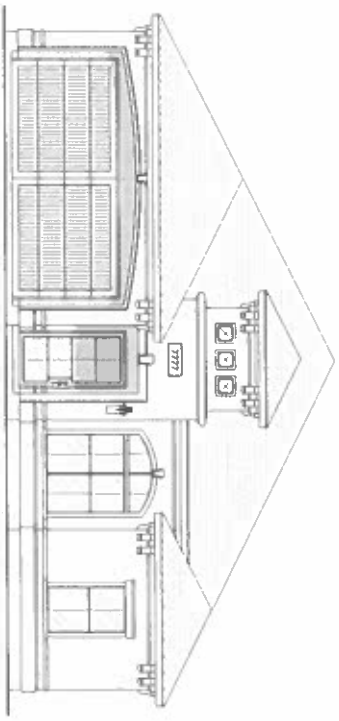


CITY OF FRIENDSWOOD
 SKY'S RESIDENCE
 1714 SPRING VIEW DR
 FRIENDSWOOD TX. 77546



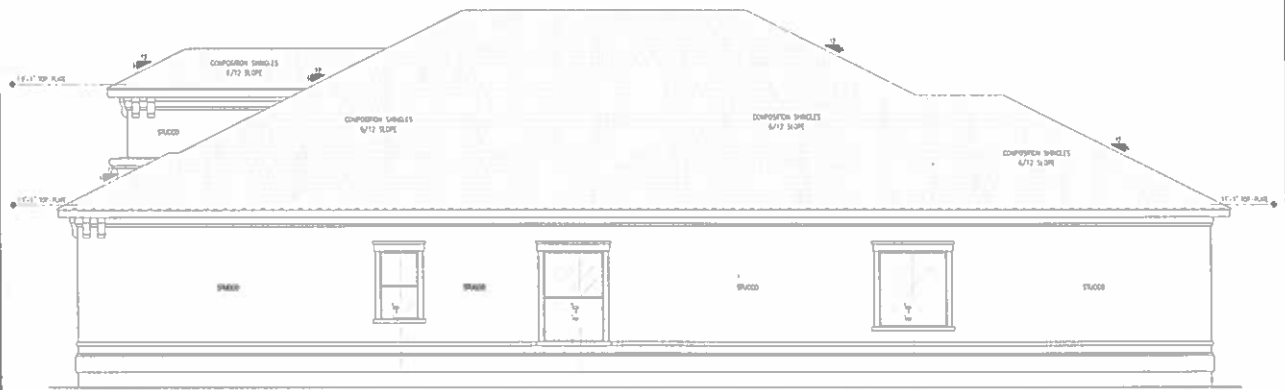
ZQ DESIGNS
 1506 WINDING WAY BLDG 104 SUITE 303
 FRIENDSWOOD TX 77546

ARCHITECTURE DRAWING INDEX

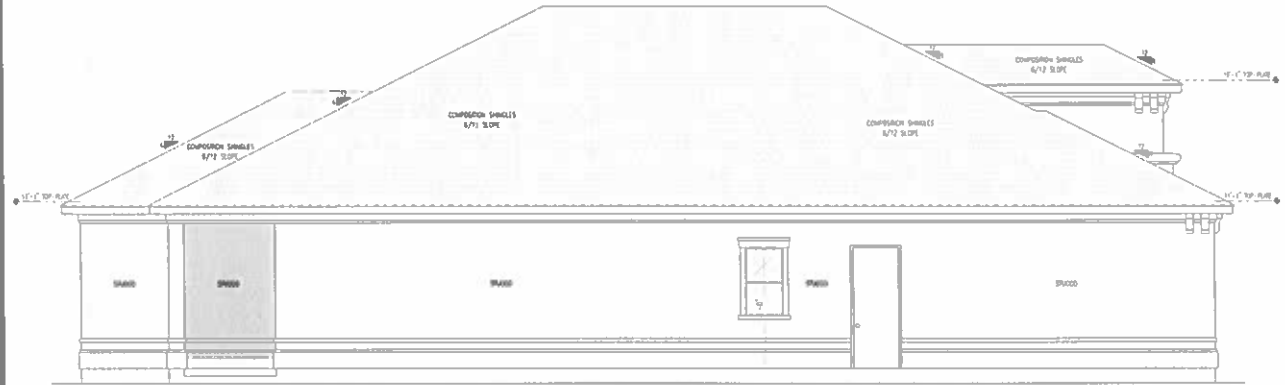
- CC COVER SHEET
- A-0 SITE PLAN
- A-1 FIRST FLOOR PLAN
- A-2 ELEVATIONS DETAIL PLAN
- E-1 FIRST FLOOR ELECTRICAL PLAN
- P-1 PLUMBING PLAN
- F-1 FRAMING LAYOUTS & ROOF LAYOUT
- IRC-1 TYPICAL DETAILS
- IRC-2 TYPICAL DETAILS
- IRC-3 TYPICAL DETAILS

GENERAL NOTES:

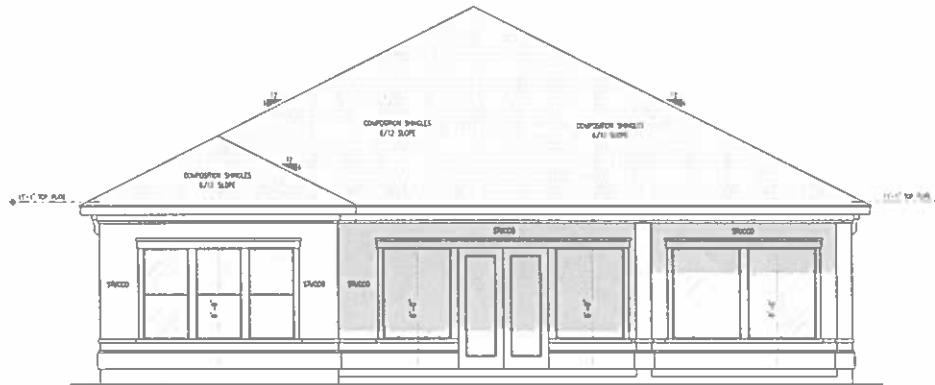
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO PROJECT DOCUMENTS, APPLICABLE REQUIREMENTS OF THE:
 - 2018 INTERNATIONAL RESIDENTIAL CODE
 - NATIONAL ELECTRICAL CODE, 2014
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2018 INTERNATIONAL TELL AND GAS CODE
 - 2017 INTERNATIONAL ENERGY CODE
 - 2018 INTERNATIONAL FIRE CODE
2. THE GENERAL CONTRACTOR MUST COMPLY WITH ALL REQUIREMENTS OF THE CITY OF FRIENDSWOOD AND THE OWNER FOR THE USE OF PERMITS, ACCESS TO THE PROJECT SITE AND TRASH REMOVAL.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES. SHALL CHECK ALL DIMENSIONS AND COORDINATE THE DOCUMENTS WITH CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/RESPONSOR AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. THE DOCUMENTS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS SUBJECT TO REVIEW BY ARCHITECT, RESPONER/RESPONER.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR:
 - A. JOB SITE SAFETY
 - B. DIMENSIONS WHICH MUST BE COORDINATED AND COORDINATED AT THE JOB SITE.
 - C. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION
 - D. COORDINATING THE WORK OF ALL OTHER TRADES
 - E. THE SATISFACTORY PERFORMANCE OF THE SUBCONTRACTORS
6. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE AND TREATED UNDER AND FASTENED ONLY WITH APPROVED CORROSION RESISTANT FASTENERS
7. ALL PERIMETER, LOAD BEARING AND EXTERIOR WALLS AND WALLS COMMON TO UNHEATED SPACES SHALL BE 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE (U.N.O)
8. ALL WINDOWS AND DOORS, ELECTRICAL, INSULATION, PLUMBING FIXTURES AND OTHER ENERGY RELATED ITEMS SHALL MEET 2018 INTERNATIONAL ENERGY CODE REQUIREMENTS.
9. PROVIDE VACUUM BREAKER (ANTI-SIPHON VALVE) AT ALL HOGS BBS, KITCHEN SINKS, ETC. AS REQUIRED BY CODE AND ORDINANCE. PROVIDE BACKFLOW PREVENTER AS REQUIRED
10. WATERLEAKS RUNNING THROUGH UNCONDITIONED SPACES SHALL BE INSULATED
11. HEATING/COOLING DESIGN AND DUCT DIMENSIONS OR DIMENSIONS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR. MIN 14 SEER.
12. THE CONTRACTOR IS REQUIRED TO RETAIN A STRUCTURAL ENGINEER TO PERFORM LOAD CALCULATIONS, VERIFY DESIGN, PERFORM INSPECTIONS AND FILE REPORTS, TOWNS AND CERTIFICATIONS AS REQUIRED TO COMPLY WITH THE MANDATORY REQUIREMENTS OF THE TEXAS DEPARTMENT OF INSURANCE.



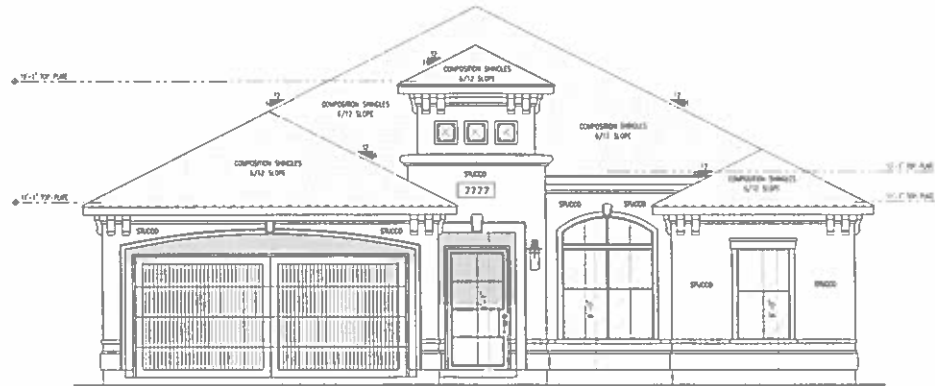
4 RIGHT ELEVATION
1/8" = 1'-0"



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



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

DESIGNED BY ZAKONKA	SHEET A-2
DATE 02/27/2023	
SCALE 1/8" = 1'-0"	

PROJECT NAME & ADDRESS THE SKY RESIDENCE 1211 SPRINGVIEW PULASKI, VA 22136	FIRST FLOOR: 2,525 SQ FT GARAGE: 400 SQ FT OTHER PAINT: 280 SQ FT GARAGE: 550 SQ FT GRAND TOTAL: 3,555 SQ FT
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Zq Designs

RESIDENTIAL CONSTRUCTION
DESIGN • BUILD • REMODEL

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ISSUE LOG