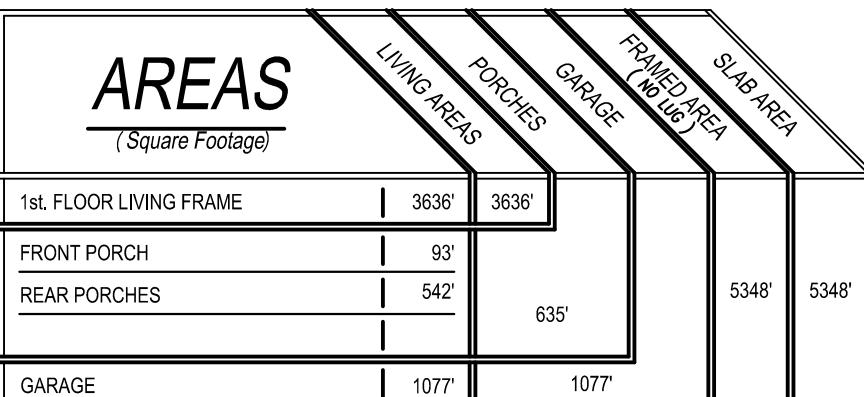




**THE CLIFFVIEW B-3595
115 DEDICATION TRAIL
HUNTSVILLE, TX 77320 WALKER COUNTY**

ABBREVIATIONS

A/C	AIR CONDITIONING	FD	FLOOR DRAIN	PART	PARTITION
ACOUS	ACOUSTICAL	FDN	FOUNDATION	PBD	PARTICLE BOARD
AD	AREA DRAIN	FE	FIRE EXTINGUISHER	PERF	PERFORATED
ADJ	ADJUSTABLE	FEC	FIRE EXTINGUISHER CABINET	PL LAM	PLASTIC LAMINATE
AFF	ABOVE FINISHED FLOOR	FF	FINISHED FLOOR	PLT	PLATE
ALUM	ALUMINUM	FHC	FIRE HOSE CABINET	PLWD	PLYWOOD
ARCH	ARCHITECT	FIN	FINISH	PLBG	PLUMBING
		FIXT	Fixture	PTD	PAINTED
BD	BOARD	FL	FLOOR	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	FLUOR	FLUORESCENT	PVMT	PAVEMENT
BRK	BRICK	FP	FIREPROOFING	RA	RETURN AIR
BLK	BLOCK	GA	GAGE	RD	ROOF DRAIN
BM	BEAM	GALV	GALVANIZED	RE	REFER
BOT	BOTTOM	GC	GENERAL CONTRACTOR	RECEP	RECEPTACLE
BU	BUILT UP	GL	GLASS	REF	REFRIGERATOR
BVL	BEVELED	GYP BD	GYPSUM BOARD	REINF	REINFORCING
		HB	HOSE BIBB	REQD	REQUIRED
CFCI	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	HDW	HARDWARE	RO	ROUGHOPENING
		HT	HEIGHT	RR	RETURN REGISTER
CG	CORNER GUARD	HOR	HORIZONTAL		
CJ	CONTROL JOINT	HW	HOT WATER	SCHED	SCHEDULED
CL	CENTER LINE	HVAC	HEATING, VENTILATION,& AIR CONDITIONING	SHLVG	SHELVING
CLG	CEILING			SHWR	SHOWER
CMU	CONCRETE MASONRY UNITS	INCAN	INCANDESCENT	SIM	SIMILAR
CO	CLEAN OUT	INFO	INFORMATION	SQ	SQUARE
COL	COLUMN	INSUL	INSULATION	SPEC	SPECIFICATION
COMP	COMPOSITION	INT	INTERIOR	SPKR	SPEAKER
CONC	CONCRETE			S.S.	STAINLESS STEEL
CONT	CONTINUOUS	JT	JOINT	STD	STAINED
CONTR	CONTRACTOR			STL	STEEL
CRPT	CARPET	LAM	LAMINATE OR LAMINATED	STOR	STORAGE
CT	CERAMIC TILE	LAV	LAVATORY	STRUCT	STRUCTURAL
CW	COLD WATER	LVR	LOUVER	SUSP	SUSPENDED
		MAINT	MAINTENANCE		
DBL	DOUBLE	MATL	MATERIAL	TC	TOP OF CURB
DIA	DIAMETER	MAX	MAXIMUM	TEL	TELEPHONE
DIM	DIMENSION	MECH	MECHANICAL	TEMP	TEMPERATURE
DN	DOWN	MTL	METAL	THK	THICK
DP	DAMPROOFING	MFR	MANUFACTURER	TRTD	TREATED
DR	DOOR	MH	MANEHOLE	TS	TOP OF STEEL
DS	DOWN SPOUT	MIN	MINIMUM	TYP	TYPICAL
DW	DISH WASHER	MISC	MISCELLANEOUS		
DWG	DRAWING	MO	MASONRY OPENING	UL	UNDERWRITERS LABORATORY
DWR	DRAWER			UNO	UNLESS NOTED OTHERWISE
DF	DRINKING FOUNTAIN	NA	NOT APPLICABLE		
		NFPA	NATIONAL FIRE PROTECTION	VCT	VINYL COMPOSITION TILE
EA	EACH	ASSC.		VERT	VERTICAL
EDF	ELECTRIC DRINKING FOUNTAIN	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
EJ	EXPANSION JOINT	NO	NUMBER	VWC	VINYL WALL COVERING
EL	ELEVATION	NOM	NOMINAL		
ELEV	ELEVATOR	NTS	NOT TO SCALE	W/	WITH
ELEC	ELECTRICAL			W/O	WITHOUT
EMER	EMERGENCY	OC	ON CENTER	WC	WATER CLOSET
ENCL	ENCLOSURE	OFCI	OWNER FURNISH, CONTRACTOR INSTALL	WD	WOOD
EQ	EQUAL			WP	WATERPROOFING
EQUIP	EQUIPMENT	OFOI	OWNER FURNISH, OWNER INSTALL		
EW	EACH WAY	OPH	OPPOSITE HAND		
EXW	EXHAUST	OPNG	OPENING		
EXIST	EXISTING				
EXP	EXPOSED OR EXPANSION				
EXT	EXTERIOR				



G.J. Gardner. HOMES CONROE

55 Sweetdream Place
Spring, TX 77381
(713) 829 - 7316

ELECTRICAL SYMBOLS

symbol	description	symbol	description
	ceiling fan w/ light kit		telephone jack
	ceiling fan w/o light kit		television / cable jack
	ceiling light fixture		110 volt electrical duplex outlet
	recessed light		220 volt electrical duplex outlet
	low-voltage recessed light		110 volt water-proof electrical duplex outlet
	recessed eyeball spot light		110 volt electrical fourplex outlet
	speakers recessed in clg.		light switch
	recessed weatherproof light		3 way light switch
	wall mounted light - sconces		4 way light switch
	ceiling light w/ pull chain		door switch
	ceiling mounted smoke detector		push-button switch
	wall mounted smoke detector		exterior flood lights
	exhaust fan		vanity light
	garage door opener w/ integral light		under-cabinet lighting
			low volt strip lights
			rope lights
RX28	Sysco RA-28 on demand electric water heater		

DRAWING INDEX

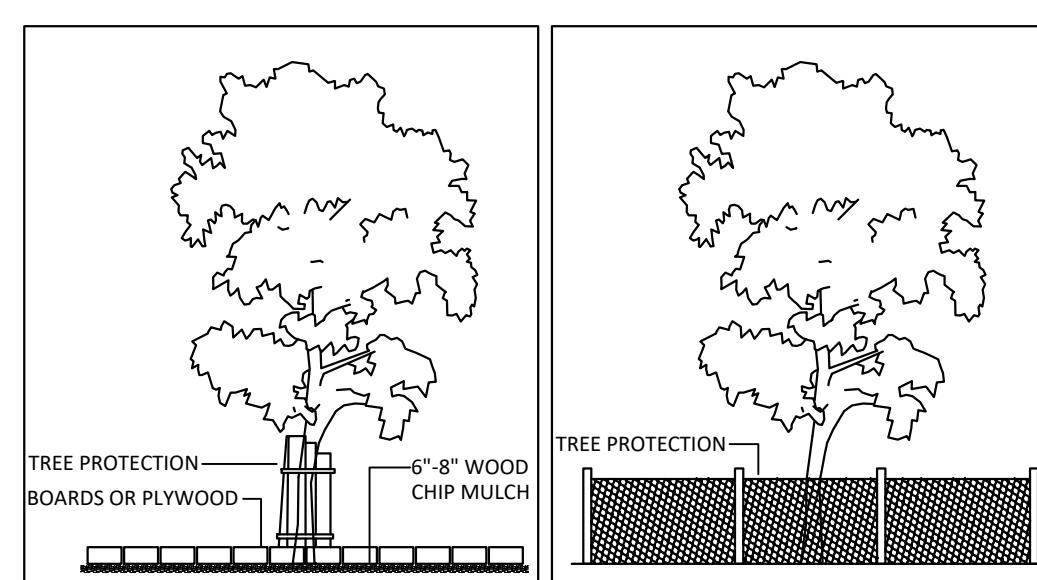
COVER SHEET	
SD.1	SITE PLAN
A1.0	FORM SET PLAN
A2.0	NOTATION PLAN
A2.1	DIMENSION PLAN
A3.0	ELEVATIONS (FRONT & LEFT)
A3.1	ELEVATIONS (REAR & RIGHT)
A4.0	ROOF LAYOUT
A5.0	SCHEDULES
A5.1	SCHEDULES
A5.2	TYP. WALL SECTIONS & DETAIL
E1.0	FIRST FLOOR ELECTRICAL PLA

GENERAL NOTES

1. WRITTEN DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY.
 2. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS, AND INSPECTIONS REQUIRED IN CONNECTION WITH THE EXECUTION OF ALL WORK.
 3. THE GENERAL CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES APPLICABLE TO THIS WORK IN EFFECT AT THE TIME THIS WORK IS PERFORMED, AND IN CASE WHERE CONFLICTS ARISE, THE MORE STRINGENT INTERPRETATION WILL GOVERN.
 4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND CONNECTION OF ALL NEW AND EXISTING UTILITIES REQUIRED FOR THIS PROJECT.
 5. THE GENERAL CONTRACTOR SHALL FIELD INSPECT AND VERIFY ALL EXISTING CONDITIONS OF THE SITE, UTILITIES, EXISTING DRAINAGE AND ADJACENT PROPERTIES PRIOR TO STARTING AND OF THE WORK HEREIN DESCRIBED BY THESE DOCUMENTS. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CONDITIONS THAT DIFFER FROM THESE DOCUMENTS PRIOR TO THE EXECUTION OF ANY WORK FOR DIRECTION IN RESOLVING THE DIFFERENCE (IF ANY).
 6. THE GENERAL CONTRACTOR SHALL COORDINATE ALL ASPECTS OF THE PROJECT AS RELATED TO THE EXECUTION OF THESE DOCUMENTS. CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCIES FOUND WITHIN THESE DOCUMENTS DURING ANY PHASE OF THE WORK. THE CONTRACTOR SHALL RECEIVE DIRECTION FROM THE DESIGNER TO RESOLVE THE DISCREPANCY (IF ANY) PRIOR TO COMMENCING THAT AREA OF THE WORK OR COMMENCING ANY RELATED WORK EFFECTING THE AREA IN QUESTION.
 7. TYPE M COPPER IS PROHIBITED.
 8. WATER RISER MUST BE METAL ABOVE GROUND. SCH. 40 PVC MAY ONLY BE USED ON THE EXTERIOR UNDERGROUND ONLY.
 9. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH WEST RIVER PLANTATION ORDINANCES,
 10. THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH CHAPTER 16, SECTION 1606 WIND LOADS OF THE 2000 INTERNATIONAL BUILDING CODE(110 MPH. BASE WIND LOAD).
 11. ALUMINUM WIRE IS PROHIBITED AND 12 / 2 WITH GROUND IS THE SMALLEST CONDUCTOR SIZE ALLOWED.
 12. FENCE REQUIREMENTS: IN ADDITION TO ANY FENCE REQUIREMENTS FOR TREE PROTECTION, ALL BUILDING SITES ARE REQUIRED TO BE ENCLOSED WITH A TEMPORARY FENCE WITH A MINIMUM HEIGHT OF SIX FEET. THIS REQUIREMENT APPLIES TO BOTH SIDES, REAR, AND 75% OF FRONT YARDS DURING CONSTRUCTION. TEMPORARY OR FINAL REMOVAL OF ANY FENCE, FOR ANY REASON WHATSOEVER, REQUIRES WRITTEN AUTHORIZATION FROM THE BUILDING OFFICIAL.
 13. ONLY THAT WORK INCLUDED IN THIS SET OF PLANS IS AUTHORIZED, ANY DEVIATION, ADDITIONS, OR DELETIONS WILL REQUIRE WRITTEN APPROVAL FROM WEST UNIVERSITY PLACE BUILDING OFFICIAL.
 14. THIS CONSTRUCTION SITE IS TO BE KEPT CLEAR OF ALL TRASH & DEBRIS AT ALL TIMES.



TREE PROTECTION OPTIONS



SITE PLAN NOTES

- CONSTRUCTION TOILET SHOWN AS APPROXIMATE LOCATION, LOCATED WITH CONSIDERATION FOR WEEKLY CLEANINGS
- DRIVEWAY SHOWN AS ACTUAL LAYOUT - INSTALL TEMPORARY DRIVE FOR INSTRUMENT ACCESS AND SHIPMENT OF CONSTRUCTION MATERIALS
- KEEP AWAY FROM TREES AND VEGETATION. MATERIALS NOT TO BE STORED, ORGANIZED, WASHED OUT, ETC., NEAR ANY/ALL TREES OR VEGETATION
- CONSTRUCTION REFUSE CONTAINER SHOWN AS APPROXIMATE LOCATION - LOCATE WITH CONSIDERATION FOR SHIPS/DELIVERY
- ALL CONSTRUCTION TRASH PANS TO BE ON SITE OR ALONG STREET PARALLEL TO TRAFFIC ON SAME SIDE AS LOT
- ALL REFUSE CREATED BY CONSTRUCTION TRADES TO BE PLACED IN APPROPRIATE CONTAINER ON A DAILY BASIS
- SOIL TO BE TILLED TO A MAXIMUM DEPTH OF STREET TO EACH PROPERTY LINE AND RETURN TO PROPERTY PINS AT EACH SIDE AND ALONG REQ'D AREAS OF GOLF COURSE/LAKE FRONT AT REAR PROPERTY LINE
- PROTECT ALL TREES WITH CONSTRUCTION FENCING TO A MINIMUM OF 10'-0" RADIUS FROM TREE BASE UNLESS OTHERWISE SPECIFIED/RESTRICTED
- HARD HAT TO BE WORN AS NECESSARY FOR THE PRESERVATION OF UNDER STORY AND SURVIVAL OF TREES
- KEEP ALL UTILITIES NEAR PROPERTY LINES AWAY FROM FUTURE POOL
- LOCATE SEWER TAP AS CLOSE AS POSSIBLE TO SEWER CONNECTION
- UNPAINTED STOOL TO BE RESTORED TO AN ABSOLUTE MINIMUM
- ALL DOCUMENTS TO BE TIED INTO UNDERGROUND DRAINAGE SYSTEM
- PROVIDE REQUIRED PIPING MATERIAL AS APPROVED BY LOCAL CODE AND CITY ORDINANCE
- ALL TREE FENCING TO FOLLOW DRIP LINE OF TREES AS MUCH AS POSSIBLE AND MUST BE MAINTAINED THROUGHOUT CONSTRUCTION
- PROVIDE 5% GRADE SWELL AWAY FROM RESIDENCE TOWARD STREET & REAR OF LOT.

LEGAL DESCRIPTION

LOT 188
BLOCK 9
SECTION 8
NEIGHBORHOOD BROOK-WOODS ESTATES

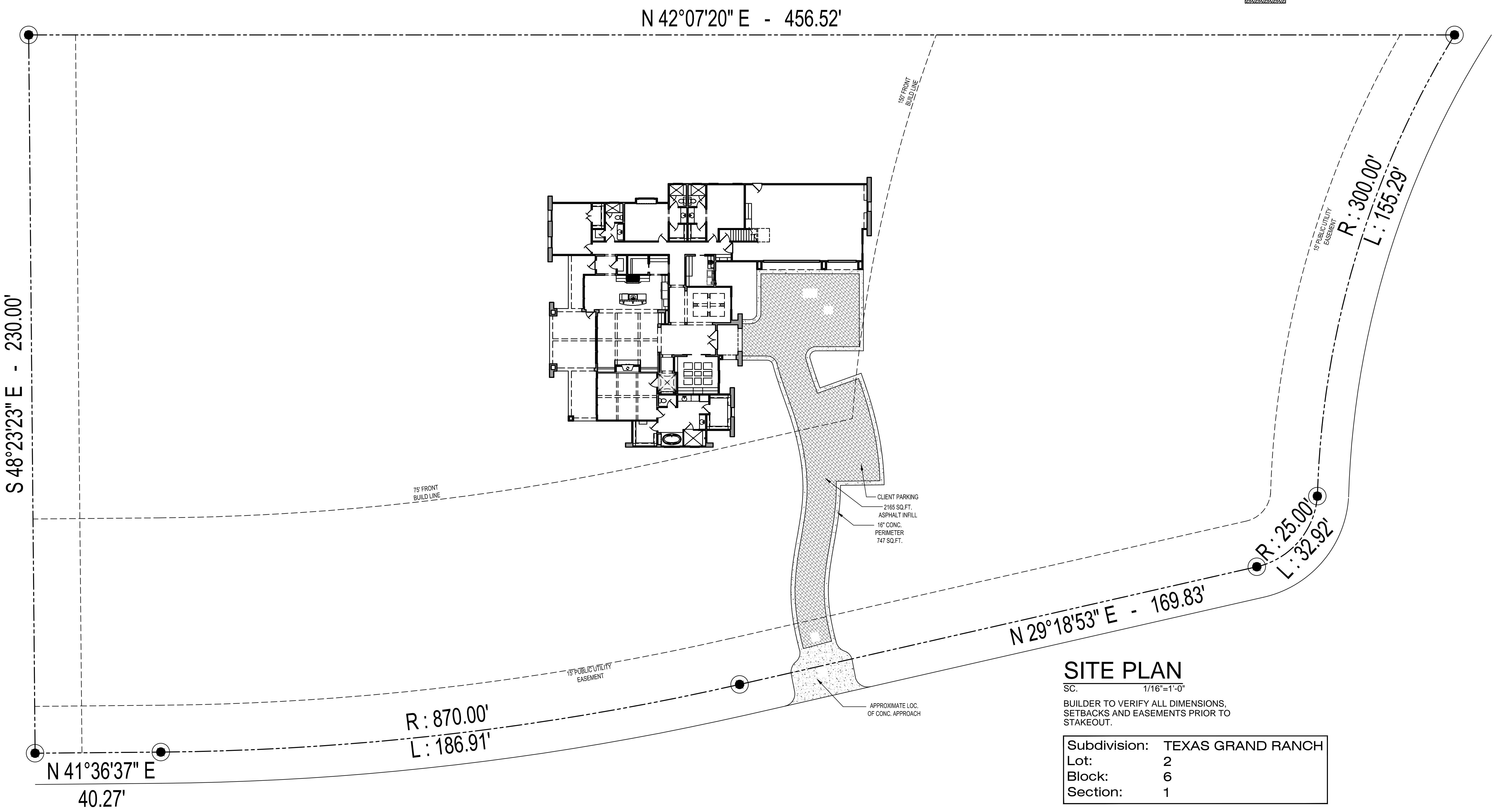
AREA CALCULATION

TOTAL SLAB	3.232
DRIVEWAY, WALL & MOTOR COURT	1.232
TOTAL IMPERVIOUS	4.464
% COVERED HOUSE ONLY	32.95%
% COVERED HOUSE & DRIVE/WALKS	39.13%
LOT AREA	14,741.62

AREA LINE INDICATES TREE FENCING PROTECTION ZONE. UNDER NO CIRCUMSTANCES ARE MATERIALS TO BE STORED, ORGANIZED, WASHED OUT, ETC. IN THESE AREAS ALL TRAFFIC AND GENERAL ACTIVITY TO OCCUR AWAY FROM THESE AREAS (C.A.Z.).

INDICATES PAVER WALKWAY & DRIVEWAY.

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CONSTRUCTION



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CLIFFVIEW B - 3595
— LOT: 2 BLOCK: 6 SECTION: 1
115 DEDICATION TRAIL
HUNTSVILLE, TX 77320 - WALKER COUNTY

DRAWN BY:
Mark Watson
Design Build
55 Sweetdream Place
Spring, TX 77381
713-829-7316

DATE: 03-09-2017
REVISIONS:

SHEET TITLE: SITE PLAN
SHEET NO: SD.1

FORMING PLAN NOTES

FORMING PLAN SHOWN HERE FOLLOWS ALL
ARCHITECTURAL DIMENSIONS, ATTENTION SHOULD
BE TAKEN TOWARDS VERIFYING THIS DOCUMENT
WITH THE STRUCTURAL FOUNDATION PLAN TO
ENSURE ACCURACY AND DESIGN INTENT.
ALL FORMING DETAILS ARE GENERAL AND ARE
SUPERCEDED BY THE STRUCTURAL ENGINEERS
DOCUMENTS.

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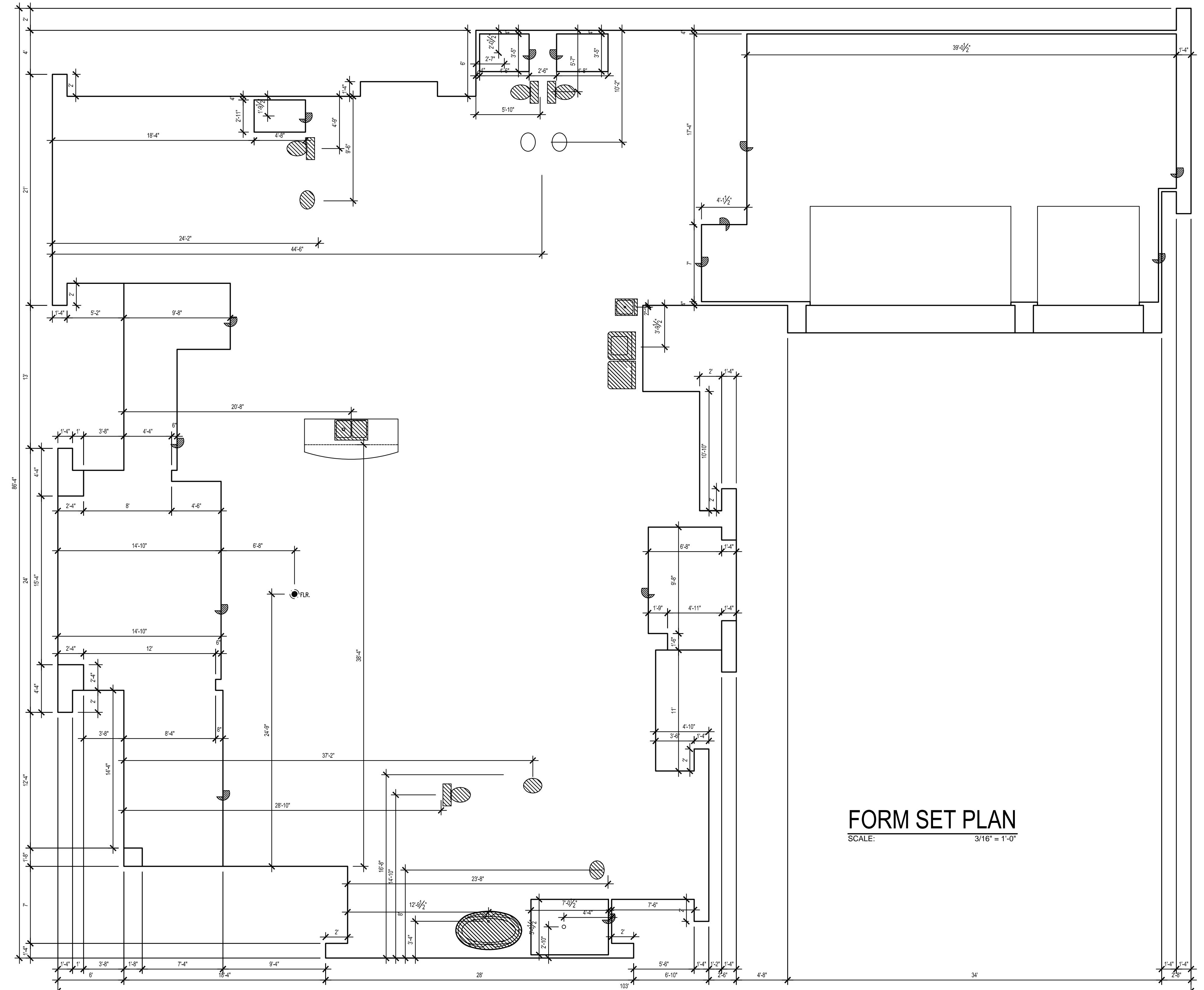
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03 - 09 - 2017
REVISIONS:

SHEET TITLE:
FORM SET

SHEET NO:
A1.0



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FIRST FLOOR NOTATION PLAN

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

AREAS	
(Square Footage)	
1st. FLOOR LIVING FRAME	3647'
FRONT PORCH	99'
REAR PORCHES	547'
LIVING AREAS	3647'
GARAGE	1085'
FRAMED AREA	646'
SLAB AREA	5422'
GARAGE	1077'

GENERAL NOTES
12' CEILINGS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

8' HEADERS HEIGHTS @ FIRST FLOOR UNLESS OTHERWISE.
NOT OTHERWISE.

ALL ANGLES TO BE 45 DEG. UNLESS NOTED OTHERWISE.

2 X 4 STUDS AT ALL EXTERIOR WALLS @ FIRST FLOOR UNLESS NOTED OTHERWISE.

VERIFY ALL EXTERIOR AND INTERIOR TRIM & DETAILS W/ OWNER.

WALL STUDS @ FIRST FLOOR SHALL BE #2 S.Y.P. 2x4 @ 16" O.C. UNLESS NOTED OTHERWISE. WALLS & G.L.S. SHALL BE 1/2" ASTM-36 GYPSUM WALLBOARD RECESSED LONGITUDINAL EDGES AND 1/4" DIA. ELD. JOINTS. NO. 10 AMERICAN STANDARD NOTES FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD.

ENCLOSE UNDERSIDE OF STAIRWELLS AND WALLS AND CEILINGS OF ATTACHED GARAGES W/ 5/8" TYPE "X" FIRE RATED GYPSUM BOARD.

REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FURNISHING AND FRAMING INFORMATION.

INTERIOR DOORS SHALL BE 1 3/8" SOLID CORE.

EXTERIOR DOORS SHALL BE 1 3/4" SOLID CORE.

REFLECTOR PLATES.

ALL BEDROOM WINDOWS TO BE MAX. 4' ABOVE FIN. FLR. W/ A MIN. 24" HIGH AND 20" WIDE OPENING WHICH PROVIDES A MIN. OF 5.7 SQ. FT. NET CLEAR OPENING.

STAIRWAYS SHALL COMPLY W/ I.B.C. CODE 3305 (a)

THRU (a) OR EQUAL. MIN. WIDTH BETWEEN HANDRAILS SHALL BE 30". HEIGHT ABOVE NOSE OF TREAD SHALL BE MIN. 34" AND MAX. 38". HANDRAIL PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2" AND NOT MORE THAN 2" IN SECTIONAL DIMENSION AND THE SHAPE SHALL PROVIDE AN EQUIVALENT SMOOTH GRIPPING SURFACE. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND SHALL TERMINATE IN A NEWEL POST OR SAFETY TERMINAL.

ALL GUARD RAILS SHALL COMPLY W/ I.B.C. CODE 1712 OR EQUAL. MIN. HEIGHT ABOVE FIN. FLR. TO BE 35" W/ BALUSTERS AT MAX. 4" O.C.

APPROVED SMOKE DETECTORS REQUIRE

120V. CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS SHALL COMPLY

W/ I.B.C. CODE 1204 OR EQUAL.

PROVIDE VENTILATION IN ALL BATHS AND

UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS WHICH COMPLY W/ I.B.C. CODE 1205

OR EQUAL.

ATTIC WATER HEATER LOCATED OVER WALL

PARTITION BELOW. PROVIDE MIN 2'-0" WIDE

DECKED SERVICE WALK FROM ATTIC STAIRS.

PROVIDE 26 GAUGE METAL DRAIN PAN (SIZE PER MANUFACTURER'S SPECIFICATIONS) SECURED

FASTERED TO FLOOR DECK BELOW. PAN DRAIN

LINE AND WATER HEATER PRESSURE RELIEF

LINE SHALL BE VENTED TO EXTERIOR, NOT

INTO SANITARY SEWER. CLEARANCE FROM TOP

OF WATER HEATER TO BOTTOM OF PAN THER

SHOULD BE 12". PROVIDE APPROPRIATE ATTIC

VENTILATION FOR COMBUSTION AIR AND

MIN. 4" DIA. PREFAB FLUE FLASHED WHERE

IT IS VENTED THROUGH THE ROOF DECK.

ALL PREFABRICATED METAL FIREPLACES AND

APPLIANCES ARE TO BE U.L. AND I.C.B.O. APPROVED

AND A COPY OF THE INSTALLATION MANUAL

SHOULD BE AVAILABLE AT THE JOB SITE FOR THE

BUILDING INSPECTOR'S REVIEW.

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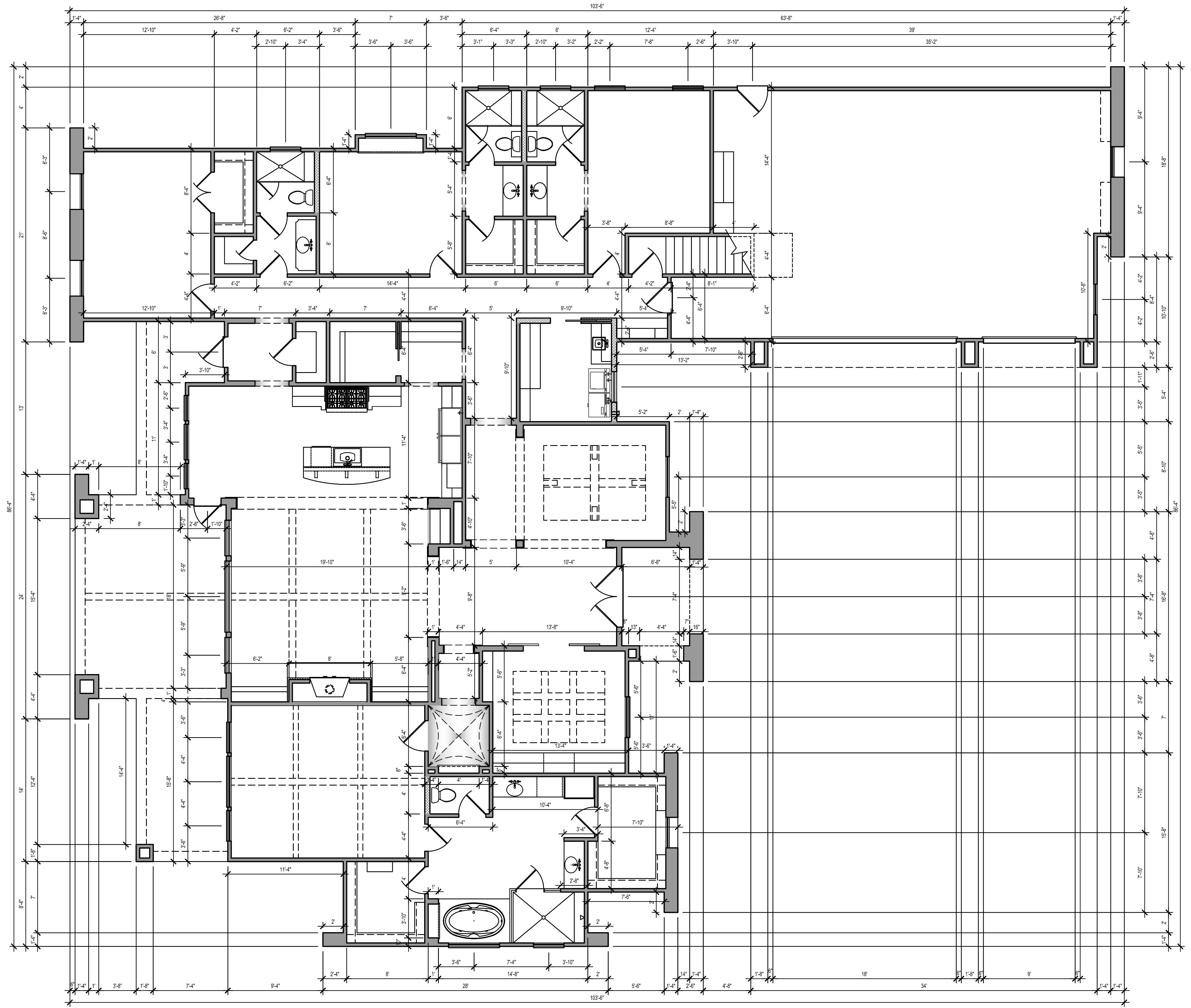
DIMENSION PLAN

SHEET NO:

A2.1

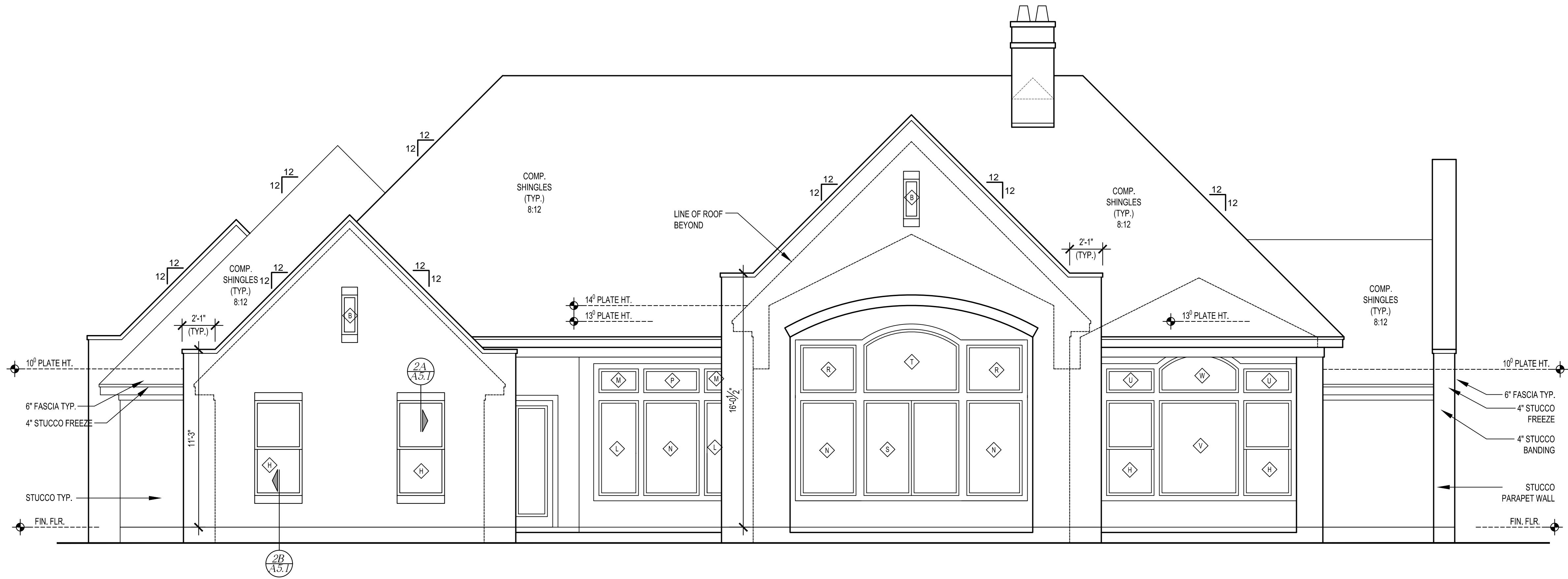
**FIRST FLOOR
DIMENSION PLAN**

SCALE: 3/16" = 1'-0"



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GENERAL NOTES:
 GALVANIZED FLASHING (26 GAUGE) AT ALL VALLEYS,
 HIPS AND RIDGES. PROVIDE FOR VENTILATION
 PROJECTIONS THRU ROOF WITH FLANGES AND EXTEND
 8' BEYOND SLEEVE.

GALVANIZED IRON FLASHING AT ALL ROOF TO WALL
 AND ROOF TO CHIMNEY INTERFACES.

CHIMNEY TERMINATIONS TO BE MIN. 24" ABOVE ANY
 ROOF SURFACES WITHIN A 10'-0" RADIUS.

PROVIDE CHIMNEY FLUE SPARK ARRESTORS WITH MAX
 1/2" GAP MESH WHICH COMPLIES WITH U.B.C. 3703 (f) OR
 EQUAL CODE REQUIREMENTS.

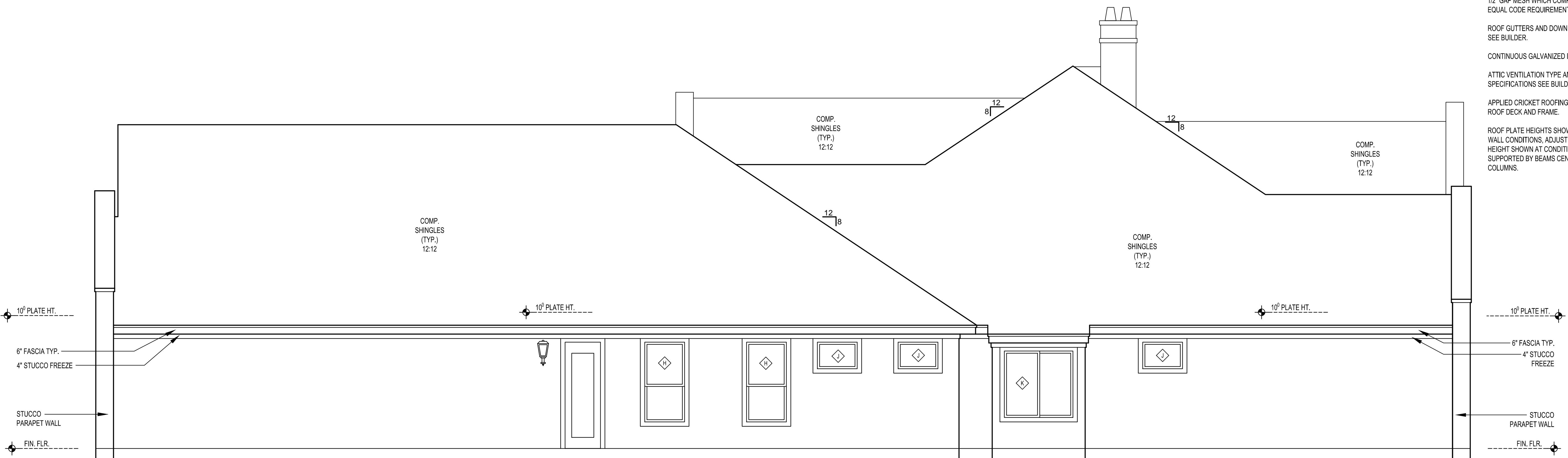
ROOF GUTTERS AND DOWN SPOUTS PER SPECIFICATIONS
 SEE BUILDER.

CONTINUOUS GALVANIZED IRON EAVE FLASHING.

ATTIC VENTILATION TYPE AND AMOUNT PER
 SPECIFICATIONS SEE BUILDER.

APPLIED CRICKET ROOFING SHALL BE APPLIED OVER MAIN
 ROOF DECK AND FRAME.

ROOF PLATE HEIGHTS SHOWN ARE AT EXTERIOR FRAME
 WALL CONDITIONS. ADJUST ROOF PLATE HEIGHT FROM
 HEIGHT SHOWN AT CONDITIONS WHERE THE ROOF IS
 SUPPORTED BY BEAMS CENTERED OVER LOAD BEARING
 COLUMNS.



CLIFFVIEW B - 3595
 — LOT: 2 BLOCK: 6 SECTION: 1
 115 DEDICATION TRAIL
 HUNTSVILLE, TX 77320 - WALKER COUNTY

DRAWN BY:

 Mark Watson
Design Build
55 Sweetdream Place
Spring, TX 77381
713-829-7316

DATE:
 03 - 09 - 2017
 :REVISIONS:

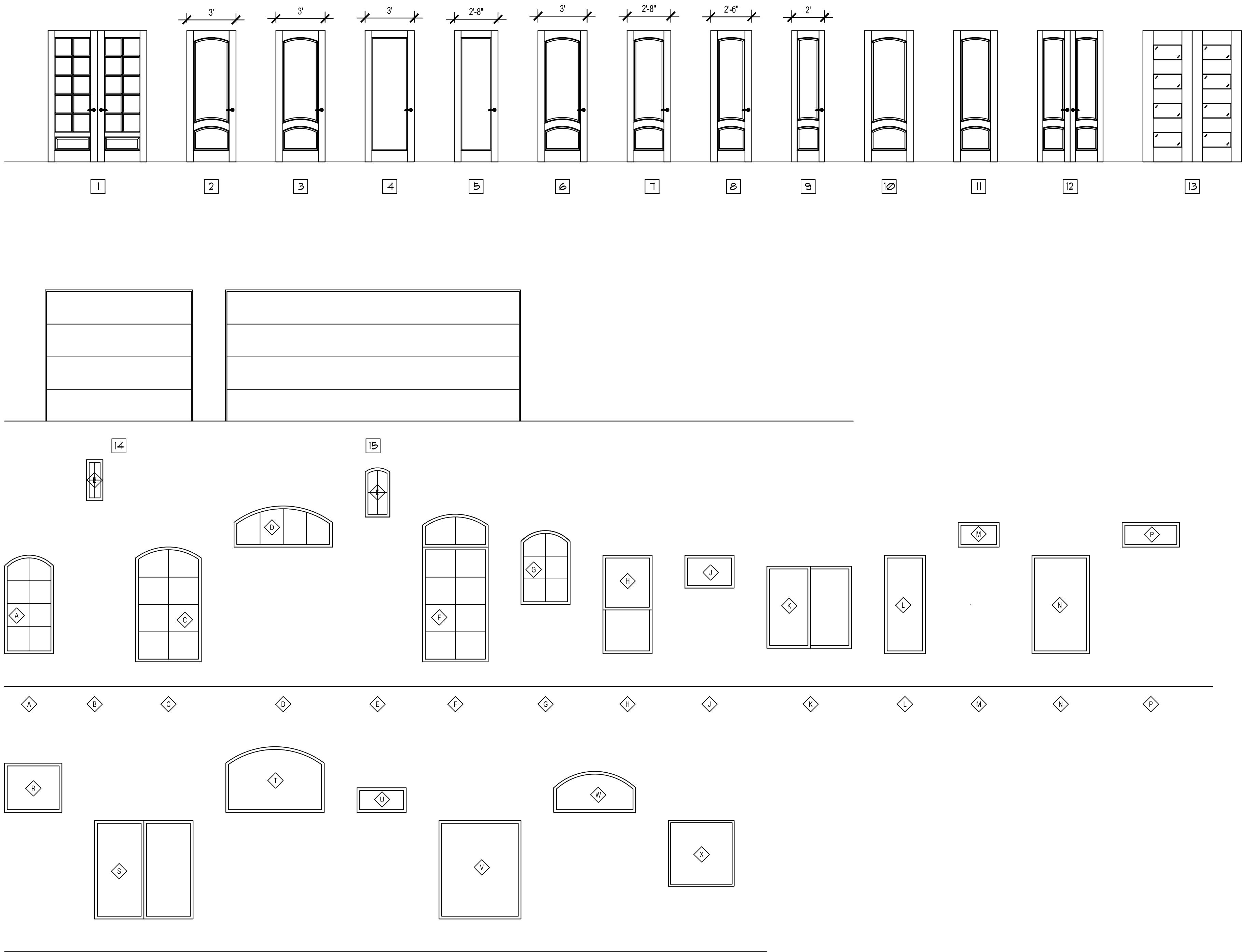
SHEET TITLE:
 ELEVATIONS
 (REAR & RIGHT)

SHEET NO:
 A3.1

PRELIM
NOT FOR
CONSTRUCTION

BUILDER:
G.J. Gardner. **HOMES**
CONROE
55 Sweetdream Place
Spring, TX 77381
(713) 829 - 7316

CLIFFVIEW B - 3595
— LOT: 2 BLOCK: 6 SECTION: 1
115 DEDICATION TRAIL
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DOOR SCHEDULE

#	SIZE	TYPE	FINISH	FACE	DESCRIPTION
1	3'-0"x8'-0"	WOOD	PAINT	SMOOTH	WEATHER STRIP, 10 LITE W/ CLEAR GLASS
2	3'-0"x8'-0"	WOOD	STAIN	SMOOTH	WEATHER STRIP, FULL LITE
3	3'-0"x8'-0"	MTL.	PAINT	RAISED	WEATHER STRIP, 2 PANEL
4	3'-0"x8'-0"	MDF	PAINT	RAISED	2 PANEL
5	2'-8"x8'-0"	MDF	PAINT	RAISED	2 PANEL
6	2'-6"x8'-0"	MDF	PAINT	RAISED	2 PANEL
7	PAIR 2'-0"x8'-0"	MDF	PAINT	RAISED	2 PANEL
8	PAIR 2'-6"x8'-0"	MDF	PAINT	RAISED	2 PANEL
9	2'-0"x8'-0"	MDF	PAINT	RAISED	2 PANEL
10	PAIR 1'-6"x8'-0"	MDF	PAINT	RAISED	2 PANEL
11	9'-0"x8'-0"	MTL.	PAINT	RAISED	ROLL-UP O.H.G.D.

GENERAL DOOR NOTES:

- ALL TOPS AND BOTTOMS OF DOORS SHALL BE STAINED AND OR PAINTED. NO UNFINISHED EDGES WILL BE ALLOWED. ALL HINGES TO BE SUPPLIED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL THRESHOLDS TO BE ALUMINUM. (APPLY CONTINUOUS SEAL BEHIND THRESHOLD WHEN SETTING.)
- ALL FINISHED HARDWARE TO BE SELECTED BY OWNER & SUPPLIED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL GLASS DOORS AND SIDE LITES TO BE SAFETY TEMPERED.
- ALL INTERIOR DOORS ARE TO BE SOLID CORE MDF, 2 PANEL RASIED #TS2050

WINDOW SCHEDULE

#	LOCATION	Qty.	SIZE	DESCRIPTION
A	MASTER CLOSET / GARAGE	3	3'x8' F.G.D.L @ 8' @ HDR. HT.	FIXED, DIVIDED LITE
B	ATTIC	5	1'2"x2' FGDL @ 13'@ HDR. HT.	FIXED, DIVIDED LITE
C	STUDY	1	4'7"x2' FGDL @ 8'@ HDR. HT.	FIXED, DIVIDED LITE
D	FOYER	1	6'2"x2' FGDL ARCH TRANS @ 12'@ HDR. HT.	FIXED, DIVIDED LITE, ARCH TRANS
E	ATTIC	2	1'3"x2' FGDL ARCH @ 23'@ HDR. HT.	FIXED, DIVIDED LITE, ARCH
F	DINING ROOM	1	4'7"x2' FGDL & 4'2"x2' FGDL ARCH TRANS @ 10'@ HDR. HT.	FIXED, DIVIDED LITE
G	UTILITY ROOM	1	3'4"x4' FGDL ARCH @ 8'@ HDR. HT.	FIXED, DIVIDED LITE
H	BEDROOMS	6	3'6"x8' S.H. @ 8'@ HDR. HT.	SINGLE HUNG
J	BATHROOMS	6	3'2"x7' FGTEMP @ 8'@ HDR. HT.	FIXED, TEMPERED
K	BEDROOM #3	1	5'9"x8' S.H. @ 7'@ HDR. HT.	HORZ. SLIDE
L	BREAKFAST ROOM	2	2'6"x6' FG @ 8'@ HDR. HT.	FIXED
M	BREAKFAST ROOM	2	2'4"x6' FG @ 10'@ HDR. HT.	FIXED
N	BREAKFAST, GREAT ROOM	3	3'6"x6' FG @ 8'@ HDR. HT.	FIXED
P	BREAKFAST ROOM	1	3'1"x6' FG @ 10'@ HDR. HT.	FIXED
R	GREAT ROOM	2	3'3"x6' FG @ 11'@ HDR. HT.	FIXED
S	GREAT ROOM	1	(2) 3'6"x6' FG MULLED @ 8'@ HDR. HT.	FIXED
T	GREAT ROOM	1	6'4"x6' FG / ARCH @ 12'@ HDR. HT.	FIXED, ARCH
U	MASTER BEDROOM	2	3'1"x8' FG @ 10'@ HDR. HT.	FIXED
V	MASTER BEDROOM	1	5'6"x6' FG @ 8'@ HDR. HT.	FIXED
W	MASTER BEDROOM	1	5'2"x6' FG / ARCH @ 11'@ HDR. HT.	FIXED
X	MASTER BATH	1	4'4"x4' FG/TEMP @ 8'@ HDR. HT.	FIXED, TEMPERED

FINISH SCHEDULE

ROOM	FLOORING	QUANTITY
1 FOYER	WOOD	177 Sq.Ft.
2 DINING	WOOD	171 Sq.Ft.
3 GALLERY	WOOD	63 Sq.Ft.
4 STUDY	WOOD	147 Sq.Ft.
5 HALL TO MASTER	WOOD	60 Sq.Ft.
6 MASTER BEDROOM	WOOD	286 Sq.Ft.
7 MASTER BATH	WOOD	159 Sq.Ft.
8 MASTER CLOSET 1	WOOD	59 Sq.Ft.
9 MASTER CLOSET 2	WOOD	79 Sq.Ft.
10 GREAT ROOM	WOOD	321 Sq.Ft.
11 KITCHEN	WOOD	164 Sq.Ft.
12 BREAKFAST ROOM	WOOD	114 Sq.Ft.
13 BUTLERS PANTRY	WOOD	28 Sq.Ft.
14 PANTRY	WOOD	40 Sq.Ft.
15 UTILITY	WOOD	70 Sq.Ft.
16 HALL TO SECONDARY BEDS	WOOD	234 Sq.Ft.
17 BEDROOM #2	WOOD	183 Sq.Ft.
18 BEDROOM #2 CLOSET	WOOD	31 Sq.Ft.
19 BATH #2	WOOD	43 Sq.Ft.
20 BEDROOM #3	WOOD	168 Sq.Ft.
21 BEDROOM #3 CLOSET	WOOD	31 Sq.Ft.
22 BATH #3	WOOD	43 Sq.Ft.
23 BEDROOM #4	WOOD	204 Sq.Ft.
24 BEDROOM #4 CLOSET	WOOD	32 Sq.Ft.
25 BATH #4	WOOD	52 Sq.Ft.
26 BATH #4 CLOSET	WOOD	15 Sq.Ft.
27 REAR ENTRY	WOOD	38 Sq.Ft.
28 STORAGE	WOOD	20 Sq.Ft.

FINISH SCHEDULE

ROOM	QUANTITY
1 KITCHEN BACKSPLASH	41 Sq.Ft.
2 BUTLERS PANTRY BACKSPLASH	15 Sq.Ft.
3 UTILITY BACKSPLASH	30 Sq.Ft.
4 MSTR. BATH SPLASH	11 Sq.Ft.
5 MSTR. TUB DECKING	15 Sq.Ft.
6 MSTR. TUB SPLASH	10 Sq.Ft.
7 MSTR. TUB SKIRT	13 Sq.Ft.
8 MSTR. SHOWER FLOOR	30 Sq.Ft.
9 MSTR. SHOWER SURROUND	104 Sq.Ft.
10 BATH #2 SPLASH	5 Sq.Ft.
11 BATH #2 SHOWER FLOOR	16 Sq.Ft.
12 BATH #2 SHOWER SURROUND	95 Sq.Ft.
13 BATH #3 SPLASH	5 Sq.Ft.
14 BATH #3 SHOWER FLOOR	16 Sq.Ft.
15 BATH #3 SHOWER SURROUND	95 Sq.Ft.
16 BATH #4 SPLASH	5 Sq.Ft.
17 BATH #4 SHOWER FLOOR	16 Sq.Ft.
18 BATH #4 SHOWER SURROUND	95 Sq.Ft.

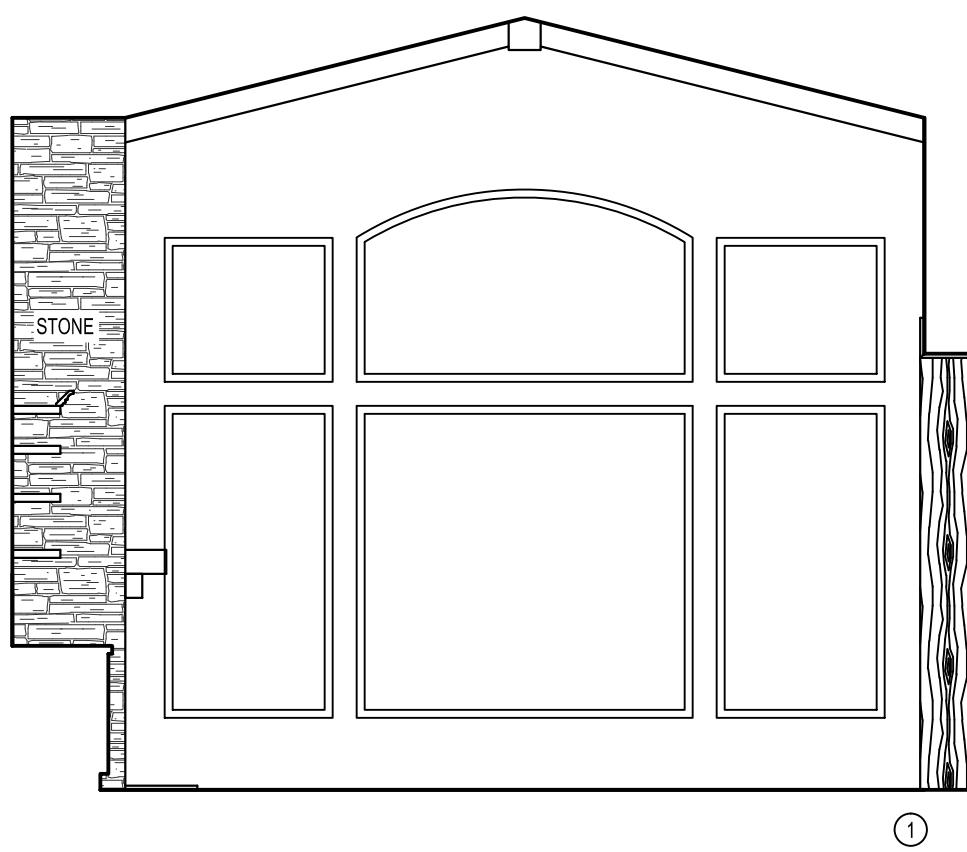
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713-829-7316

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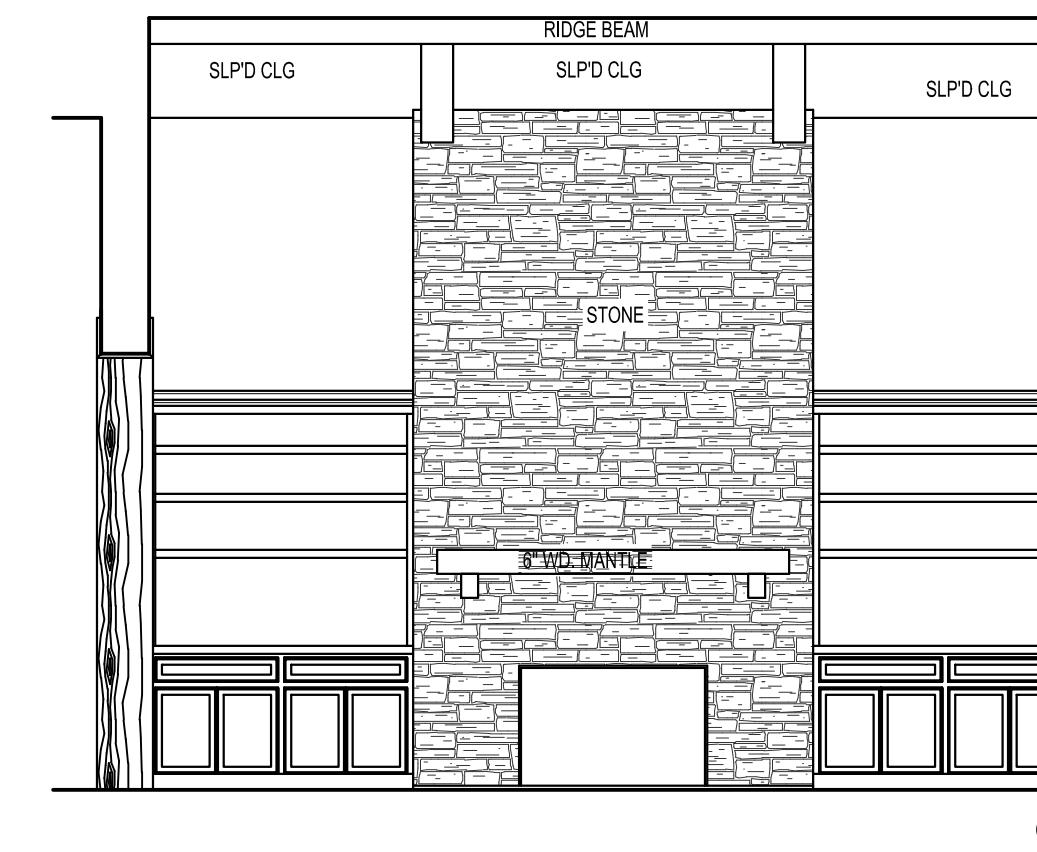
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SHEET NO: A5.0

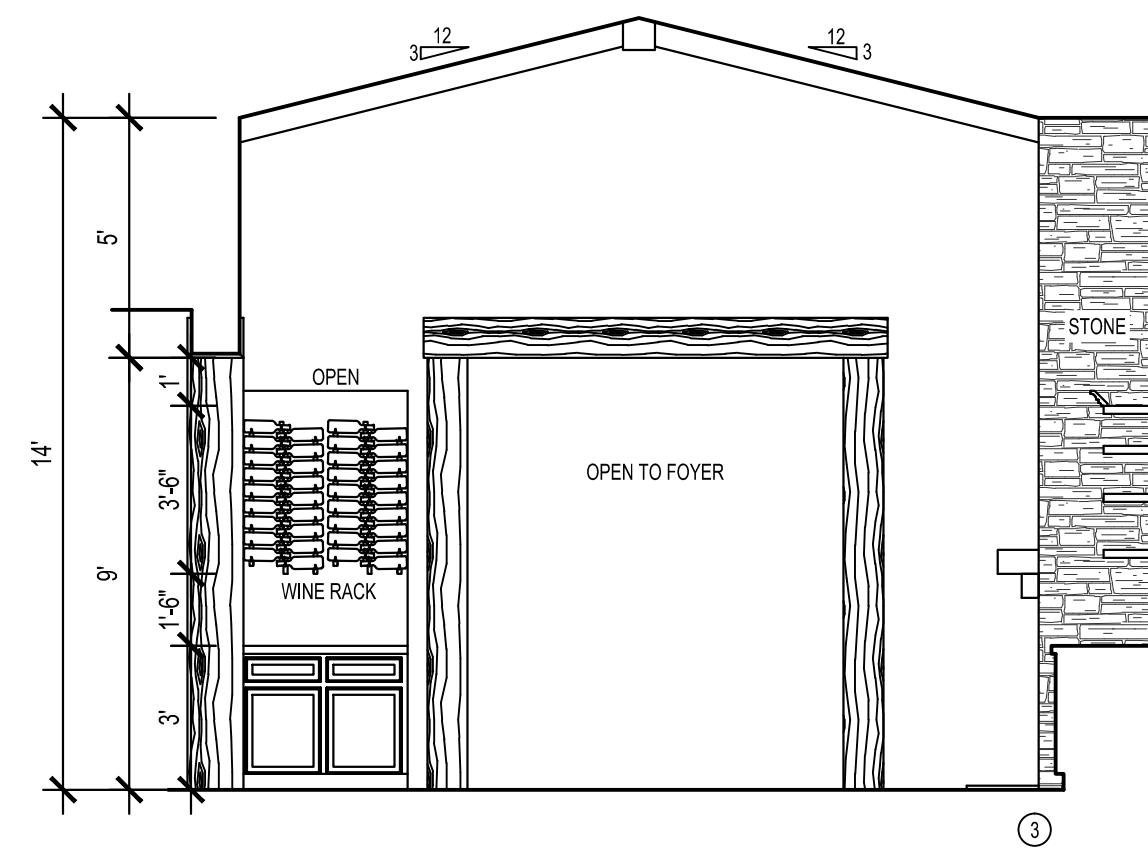
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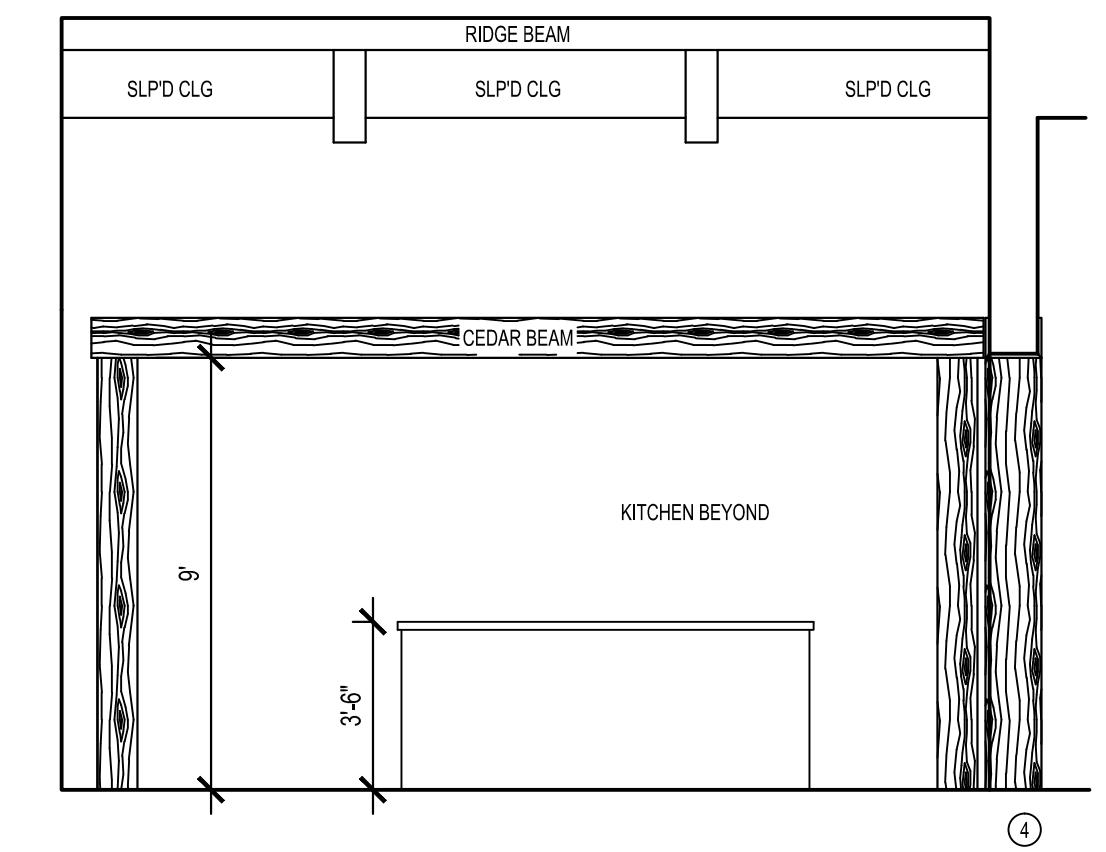
① GREAT ROOM



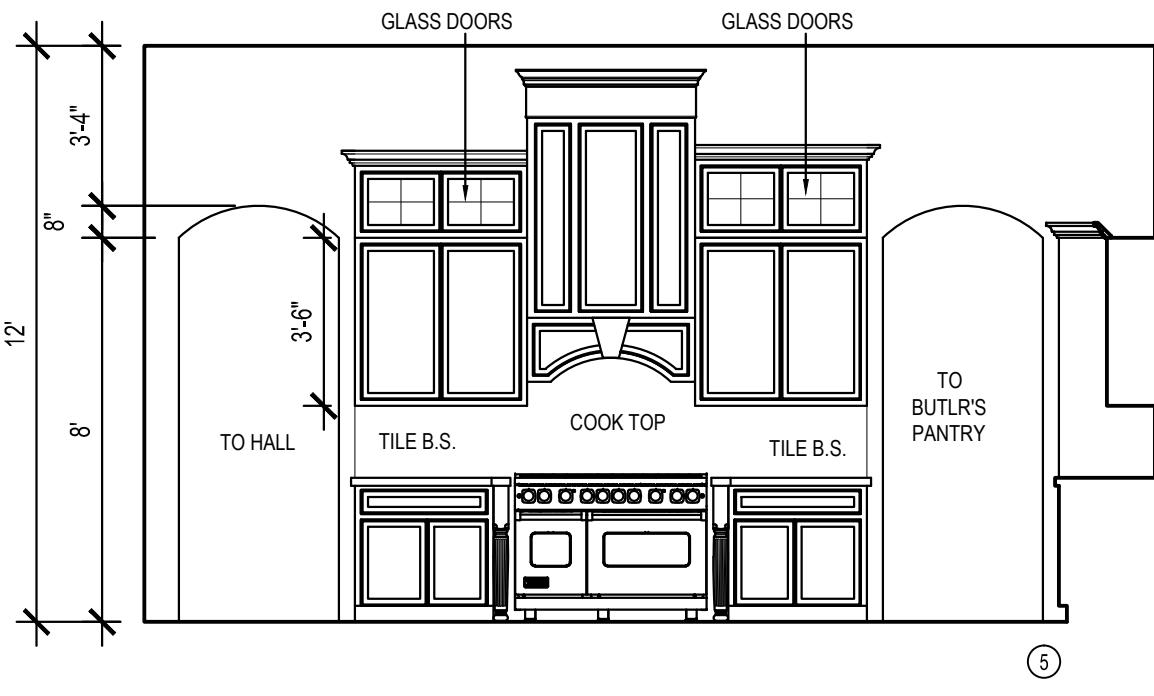
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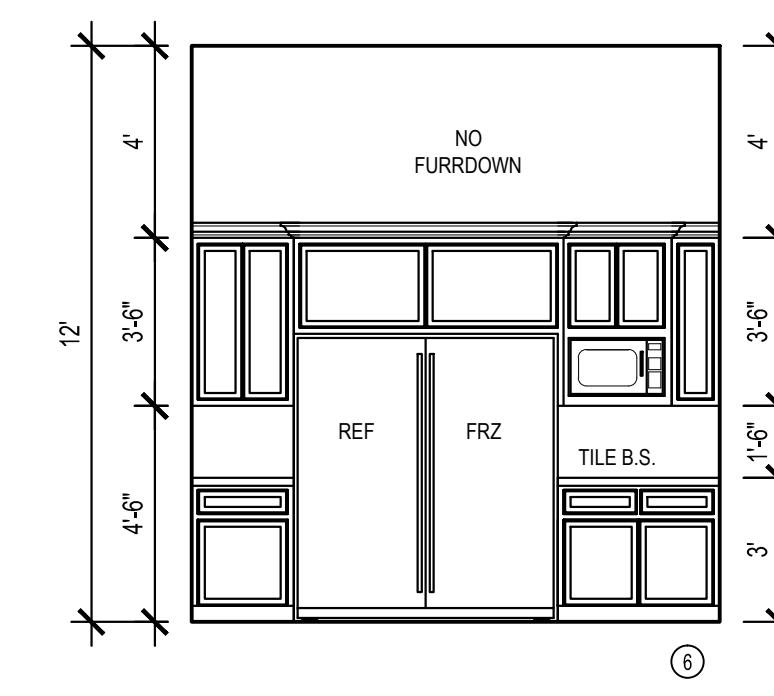
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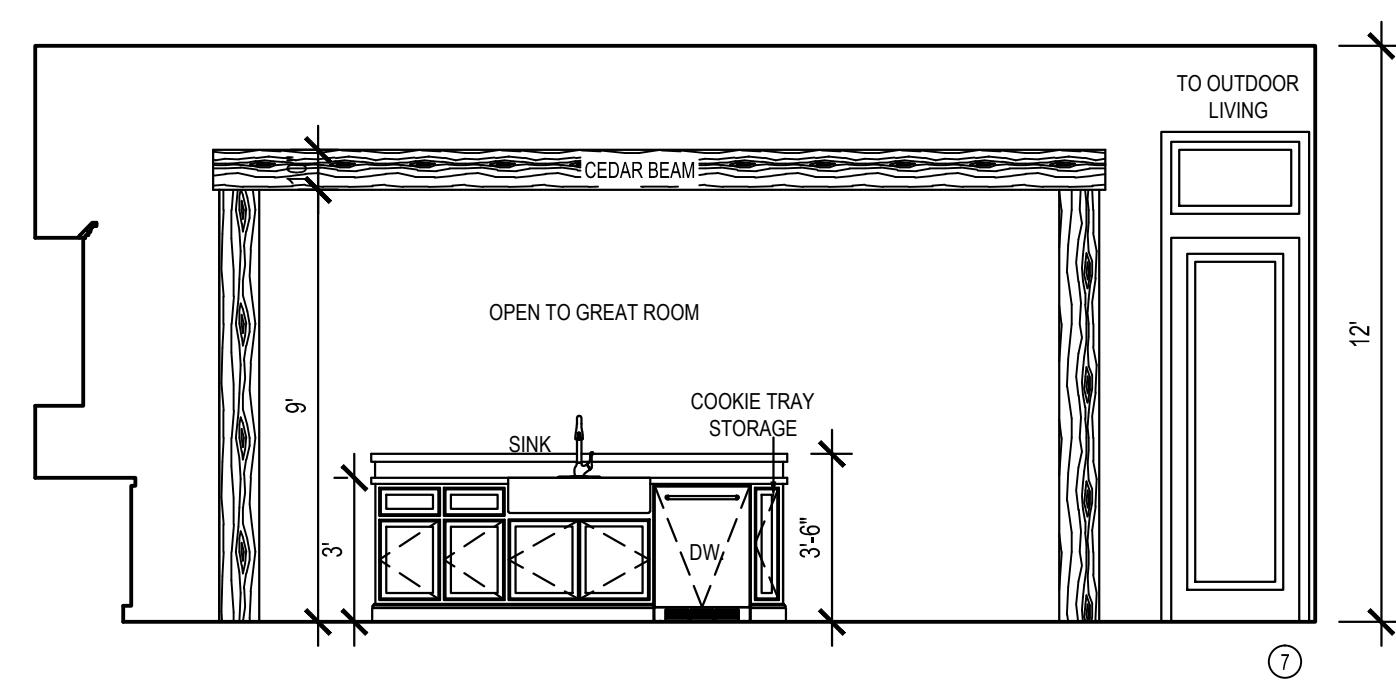
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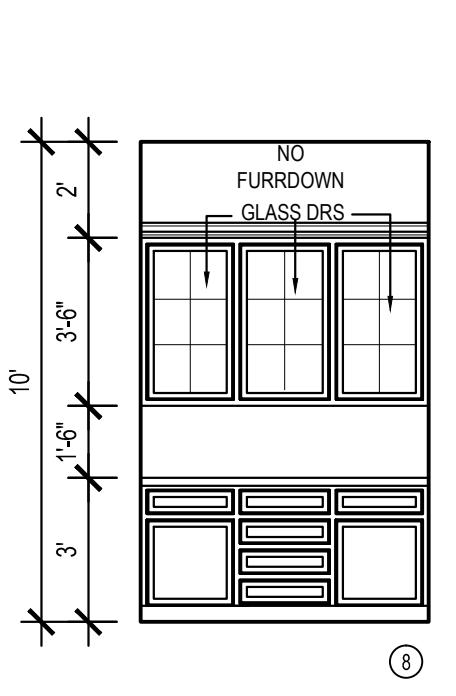
⑤ KITCHEN



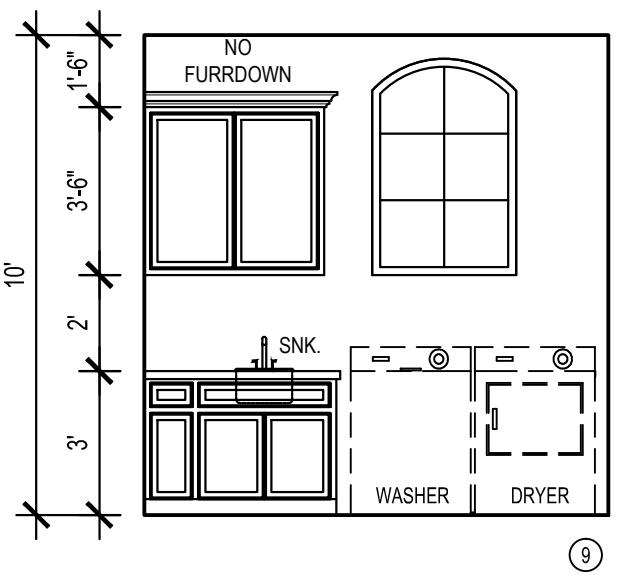
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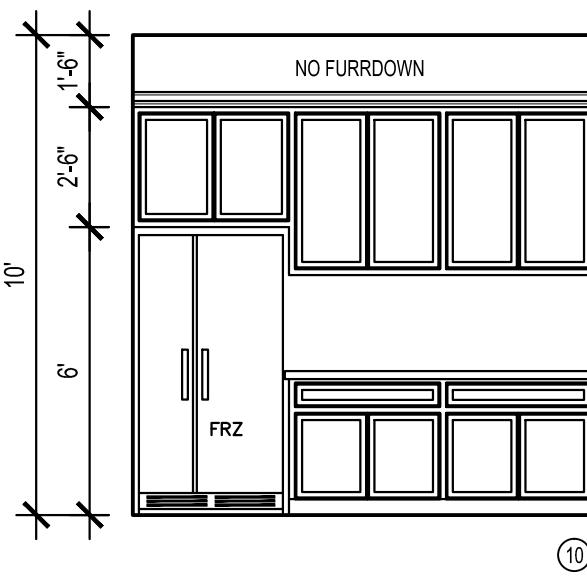
⑦ BUTLER'S



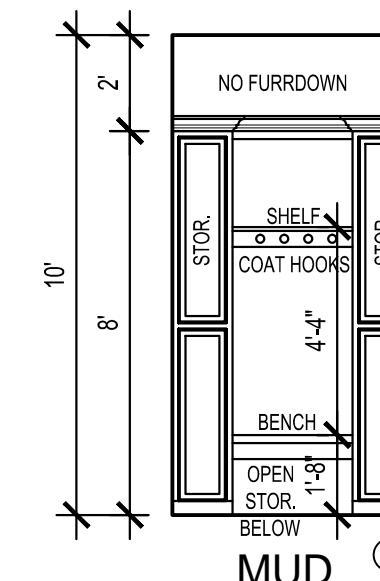
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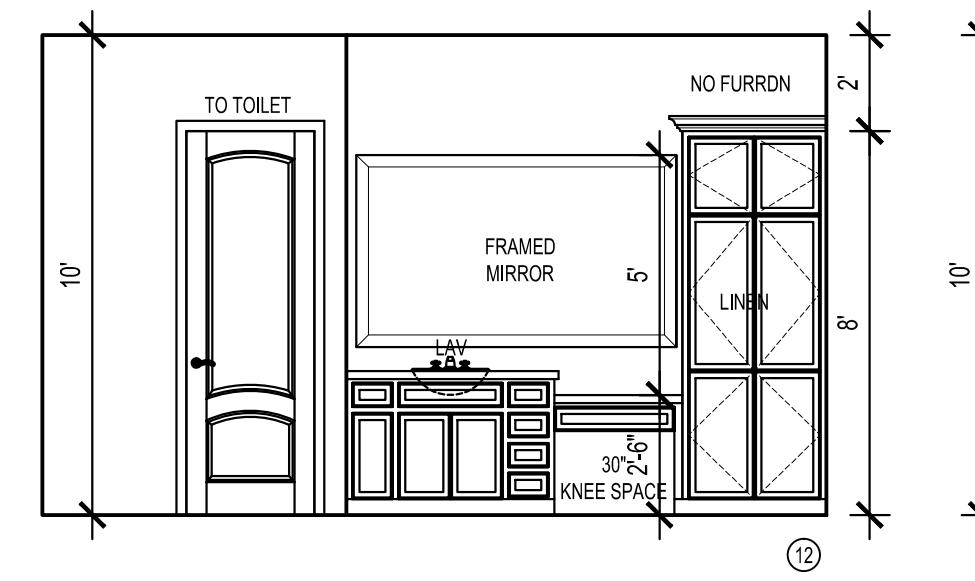
⑨ UTILITY ROOM



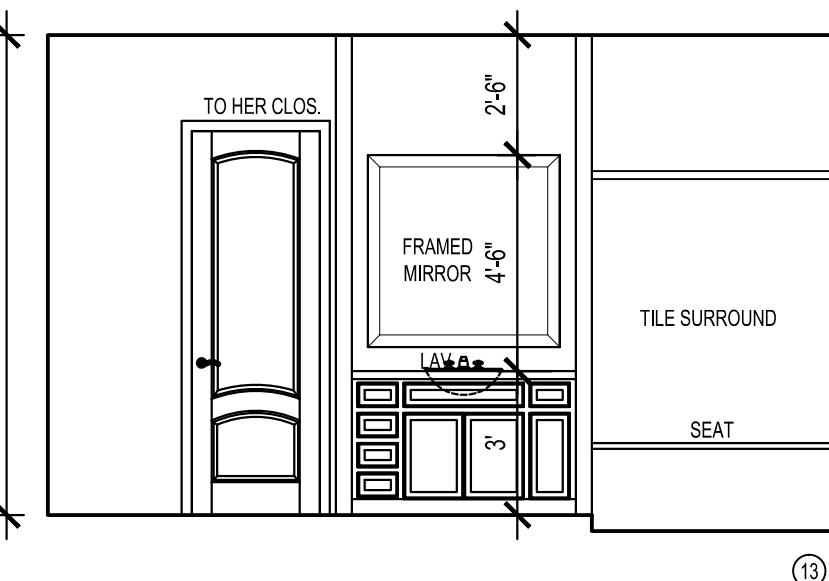
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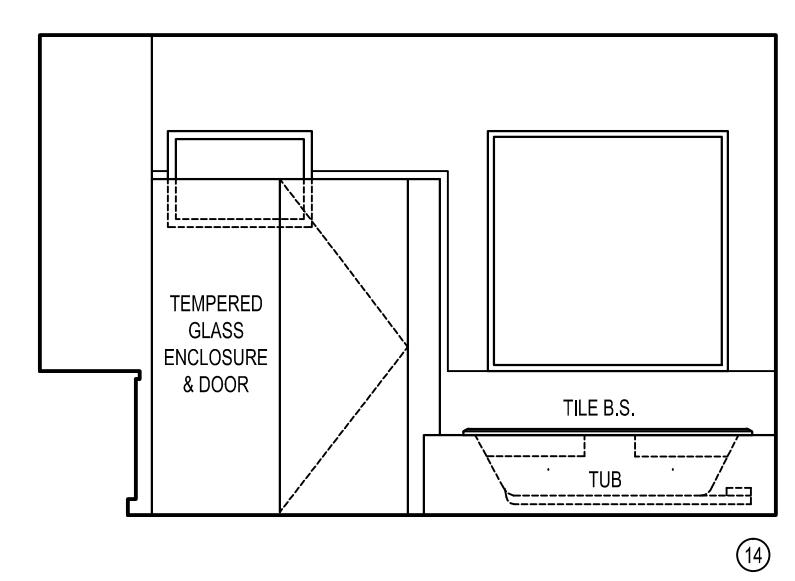
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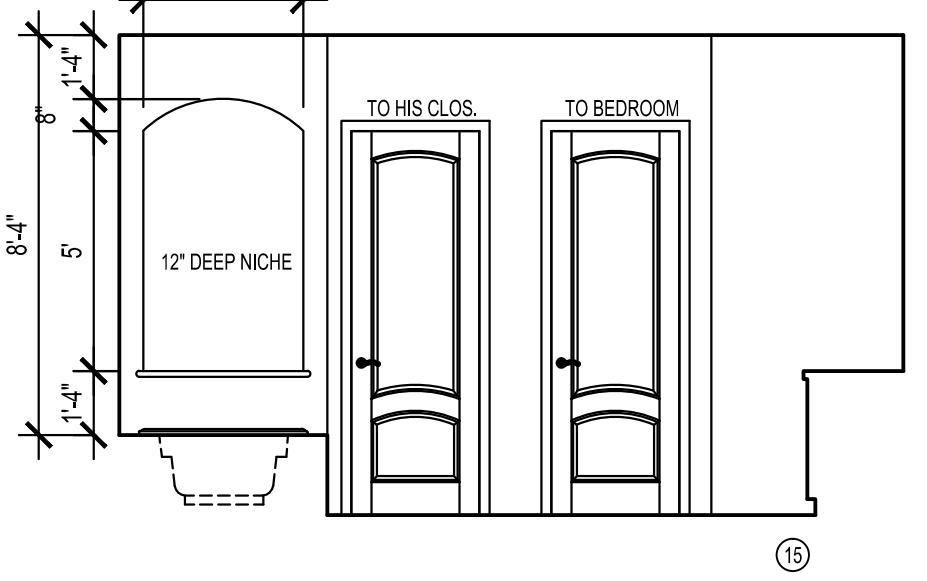
⑫ MUD BENCH



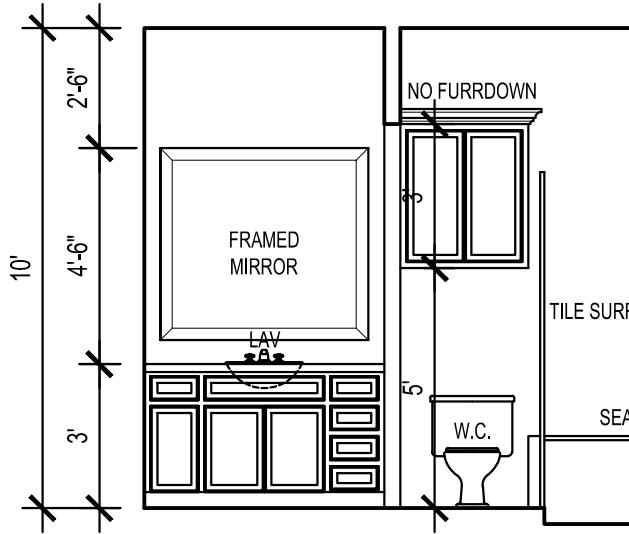
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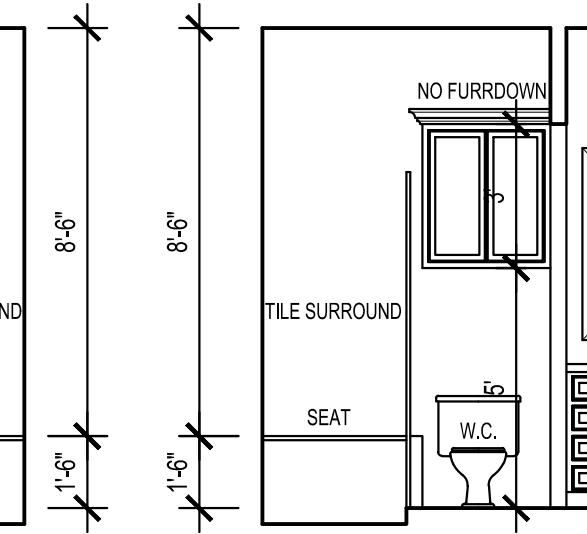
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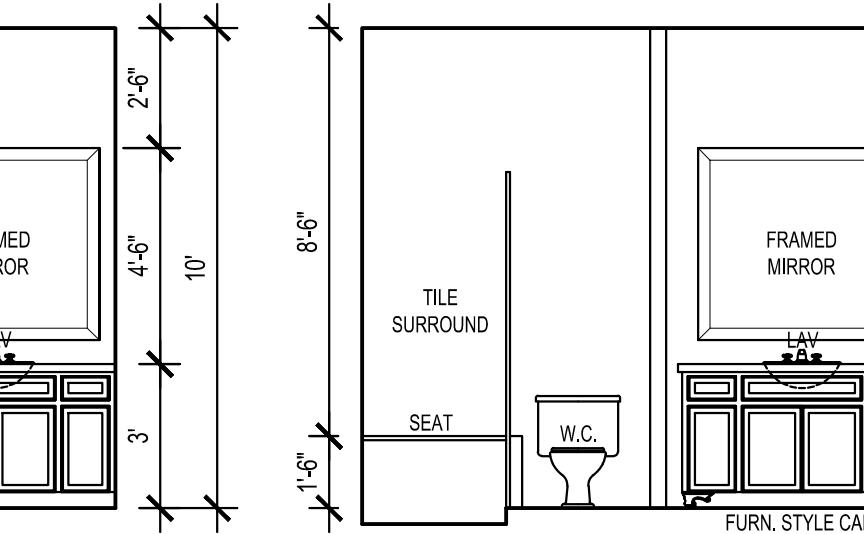
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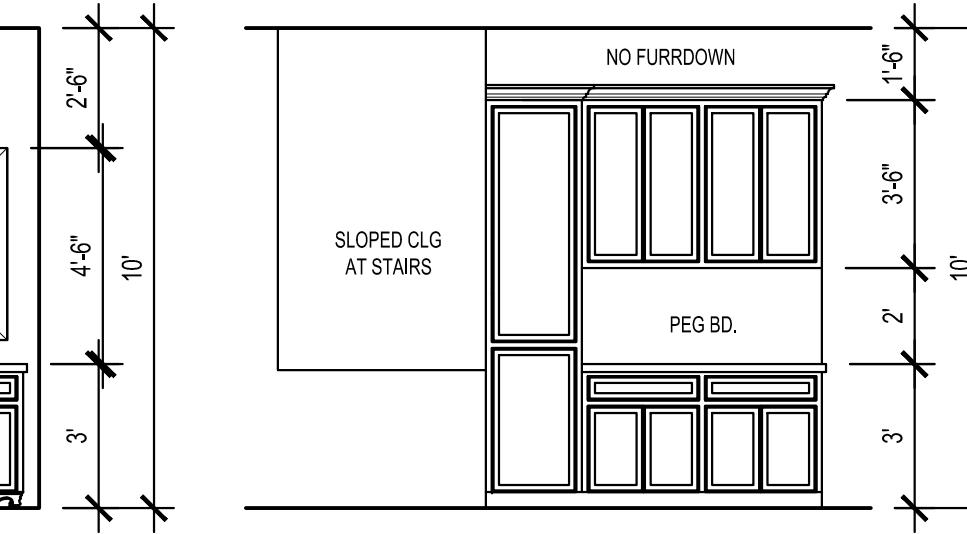
⑯ BATH & DRESSING #2



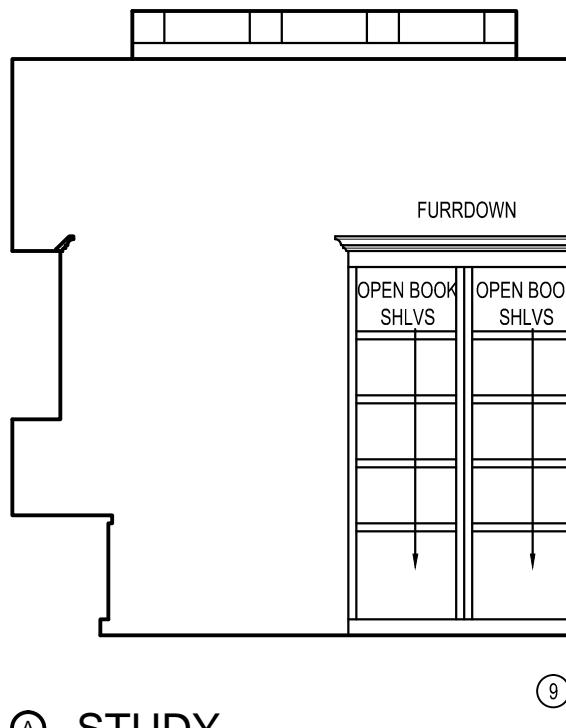
⑰ BATH & DRESSING #3



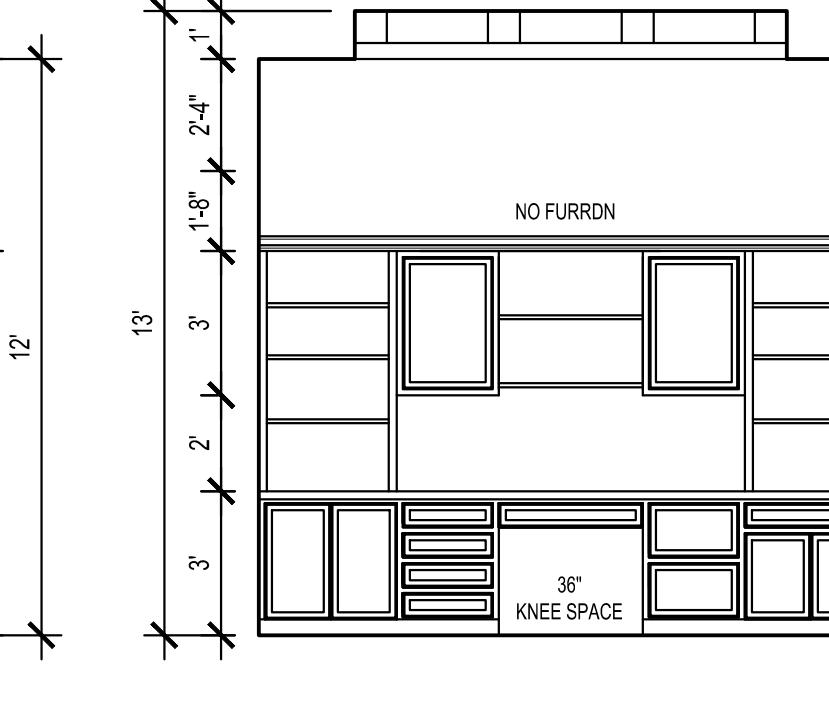
⑱ BATH & DRESSING #4



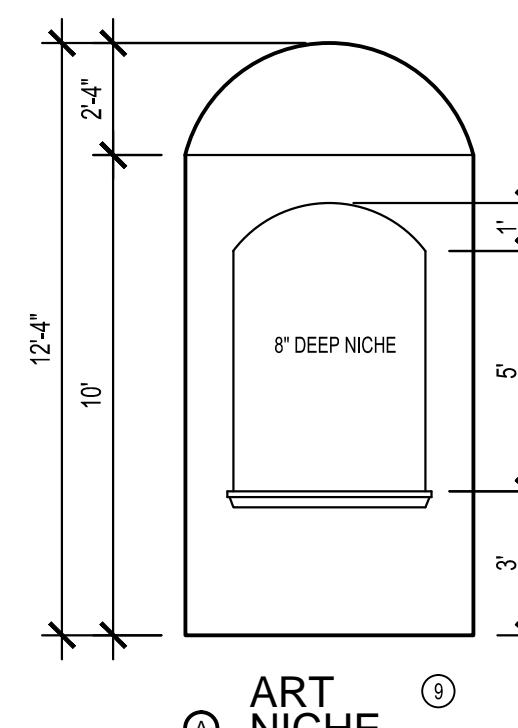
⑲ GARAGE WORK BENCH



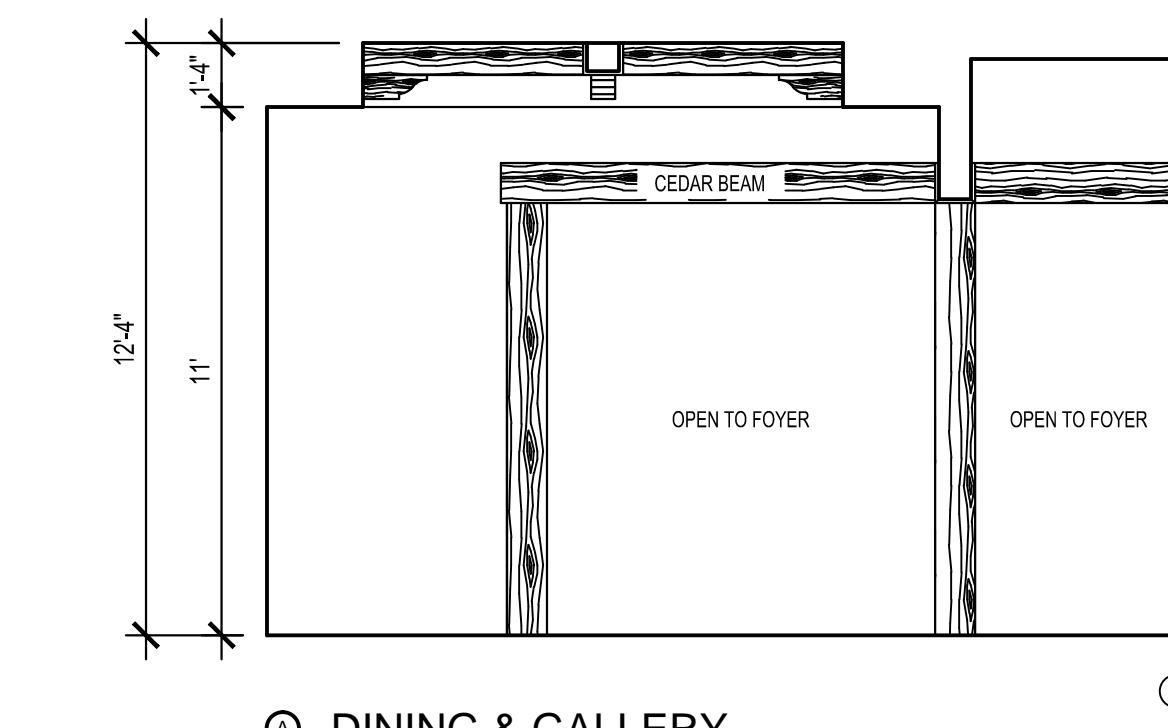
⑳ STUDY



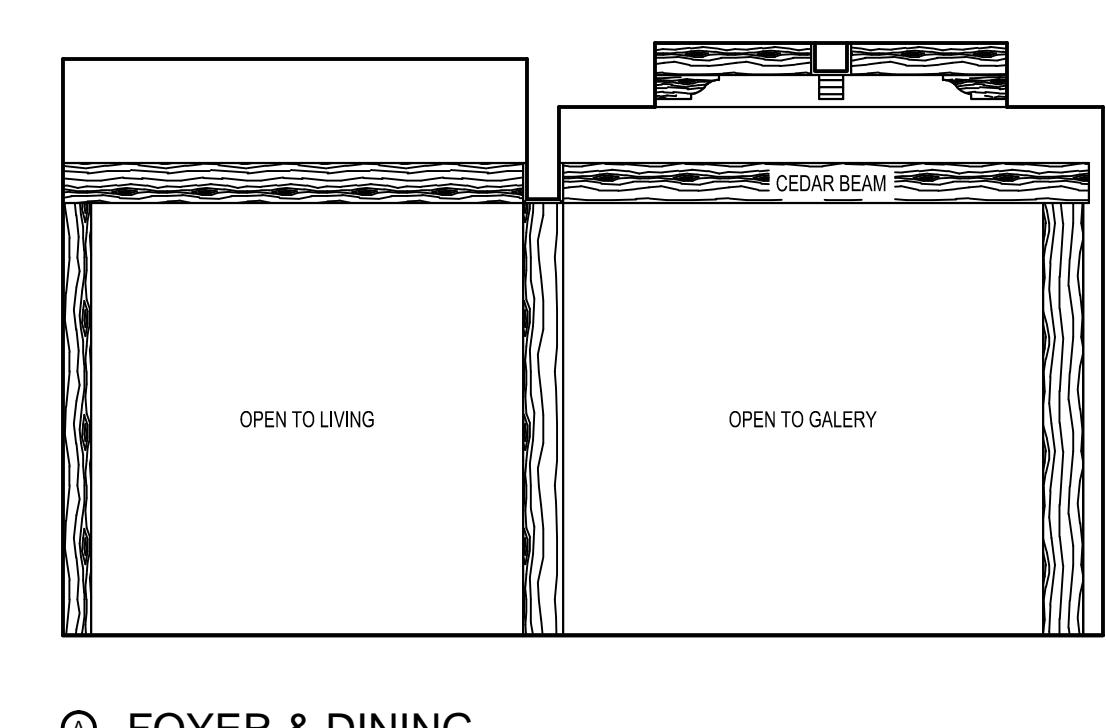
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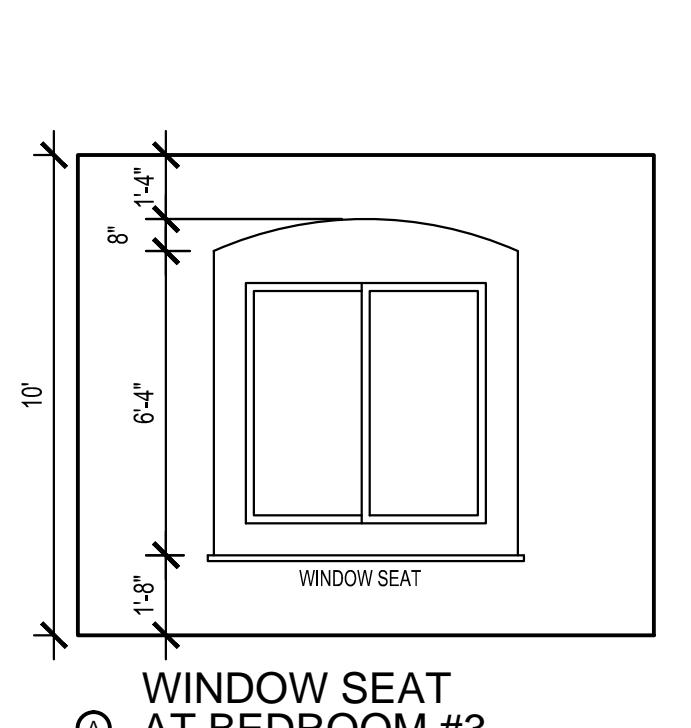
㉒



㉓ ART NICHE



㉔ DINING & GALLERY



㉕ FOYER & DINING

G.J. Gardner. HOMES CONROE
55 Sweetdream Place
Spring, TX 77381
(713) 829 - 7316

CLIFFVIEW B - 3595
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DATE:
03 - 09 - 2017
REVISIONS:
SHEET TITLE:
TYP. WALL SECTIONS
& DETAILS
SHEET NO:
A5.1



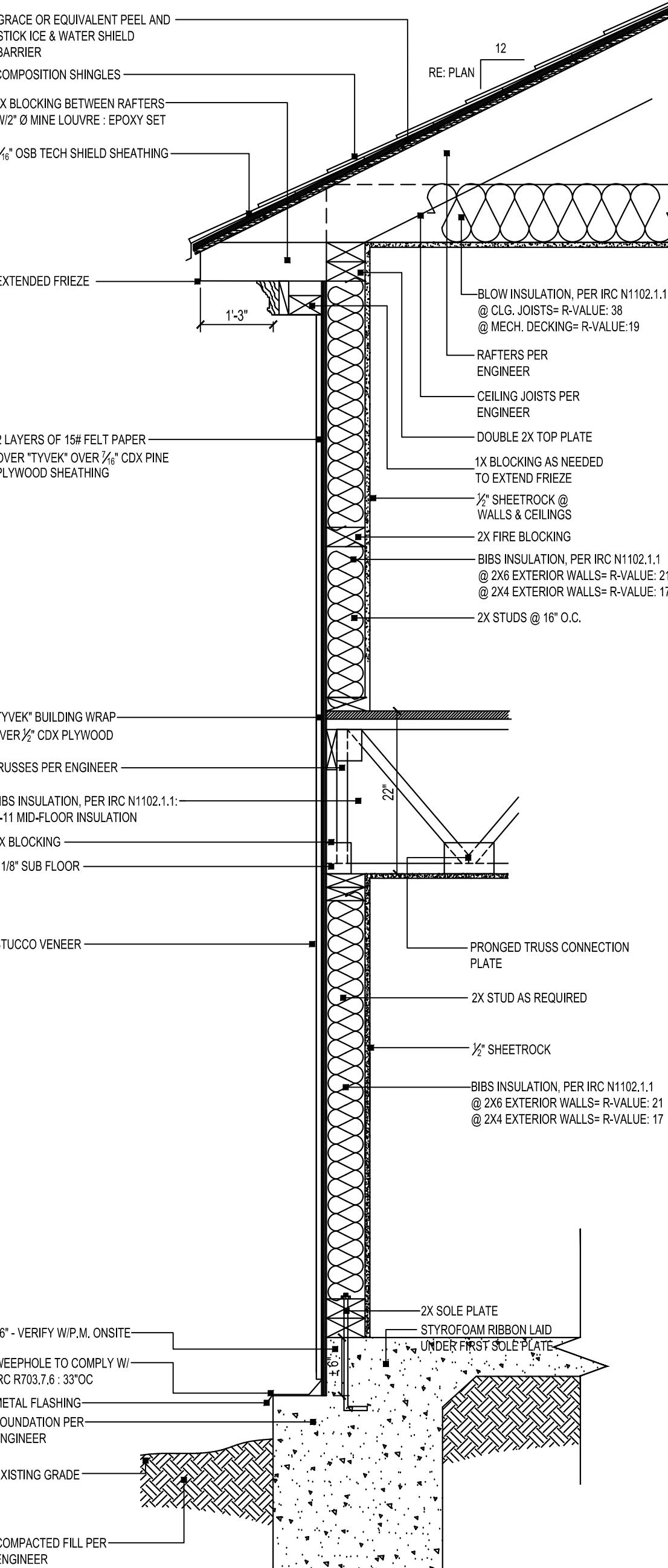
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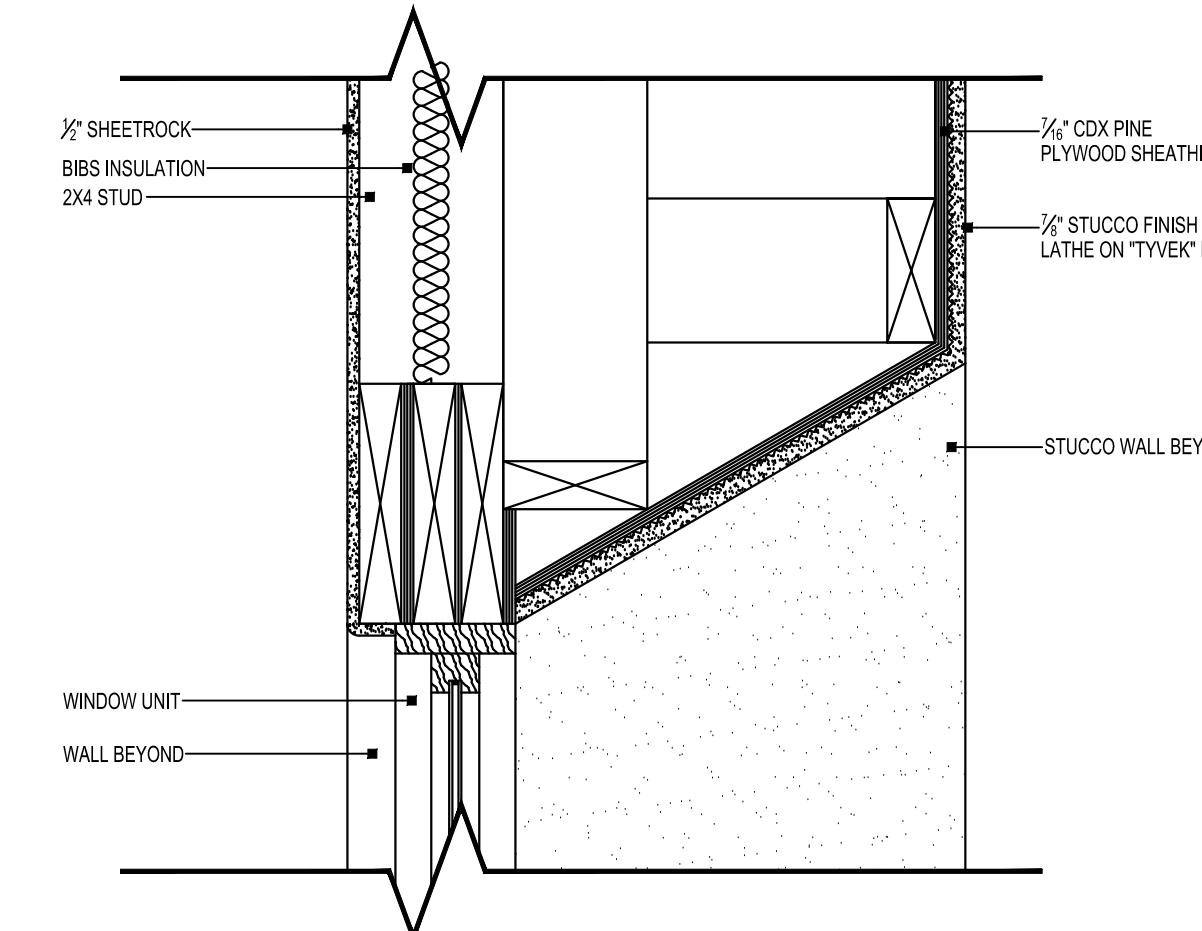
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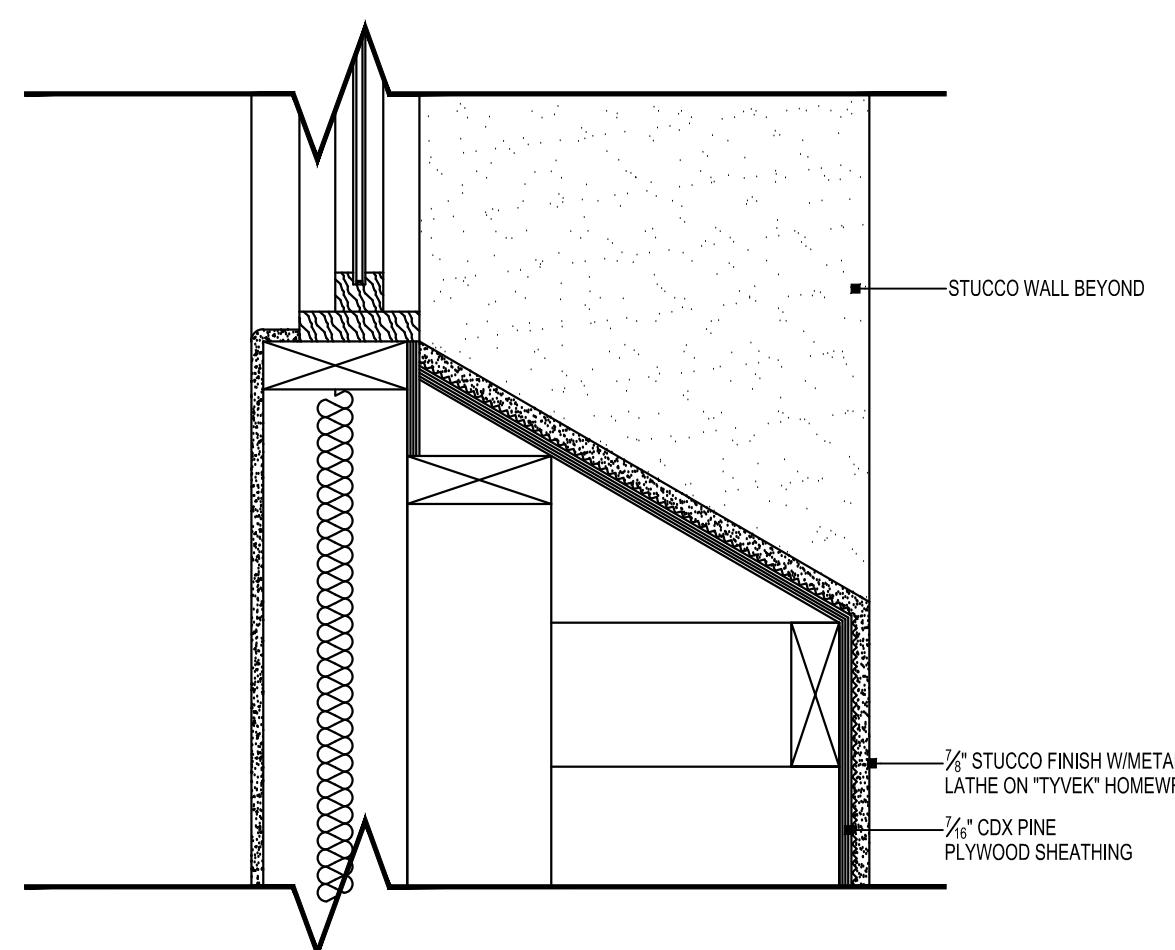
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TYP. WALL SECTIONS
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SHEET NO:
A5.2



1 | HARDIE WALL DETAIL

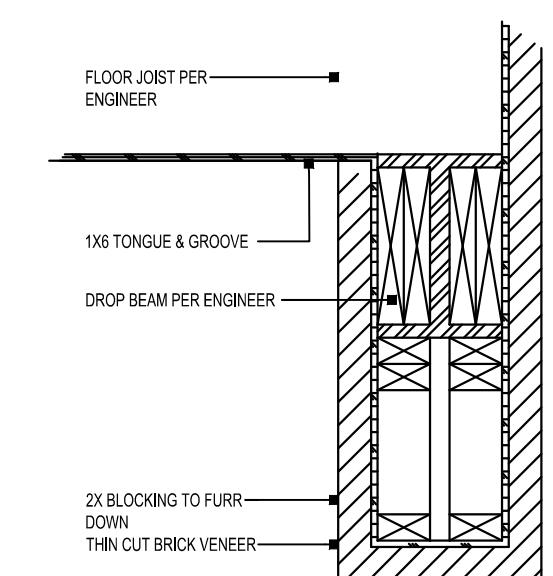


2A | SLOPED SILL & HEADER RETURN @ PARAPET WALLS

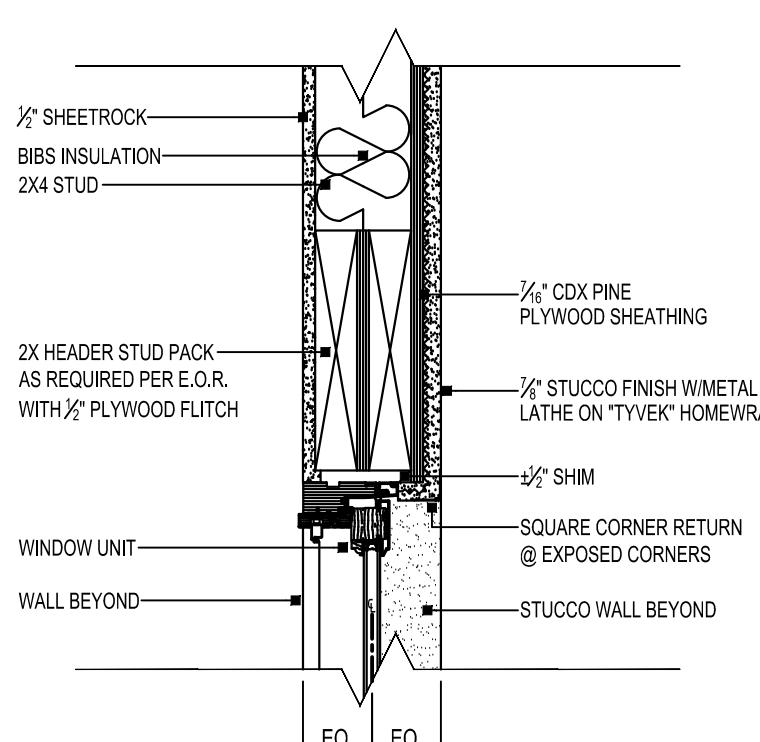


2B | SLOPED SILL & HEADER RETURN @ PARAPET WALLS

DRAWING SCALE: 1 1/2" = 1'-0"



6 | DROP BEAM DETAIL



10B | HEAD @ STUCCO WIN. CNTRD.

DRAWING SCALE: 1 1/2" = 1'-0"

PRELIM
NOT FOR
CONSTRUCTION

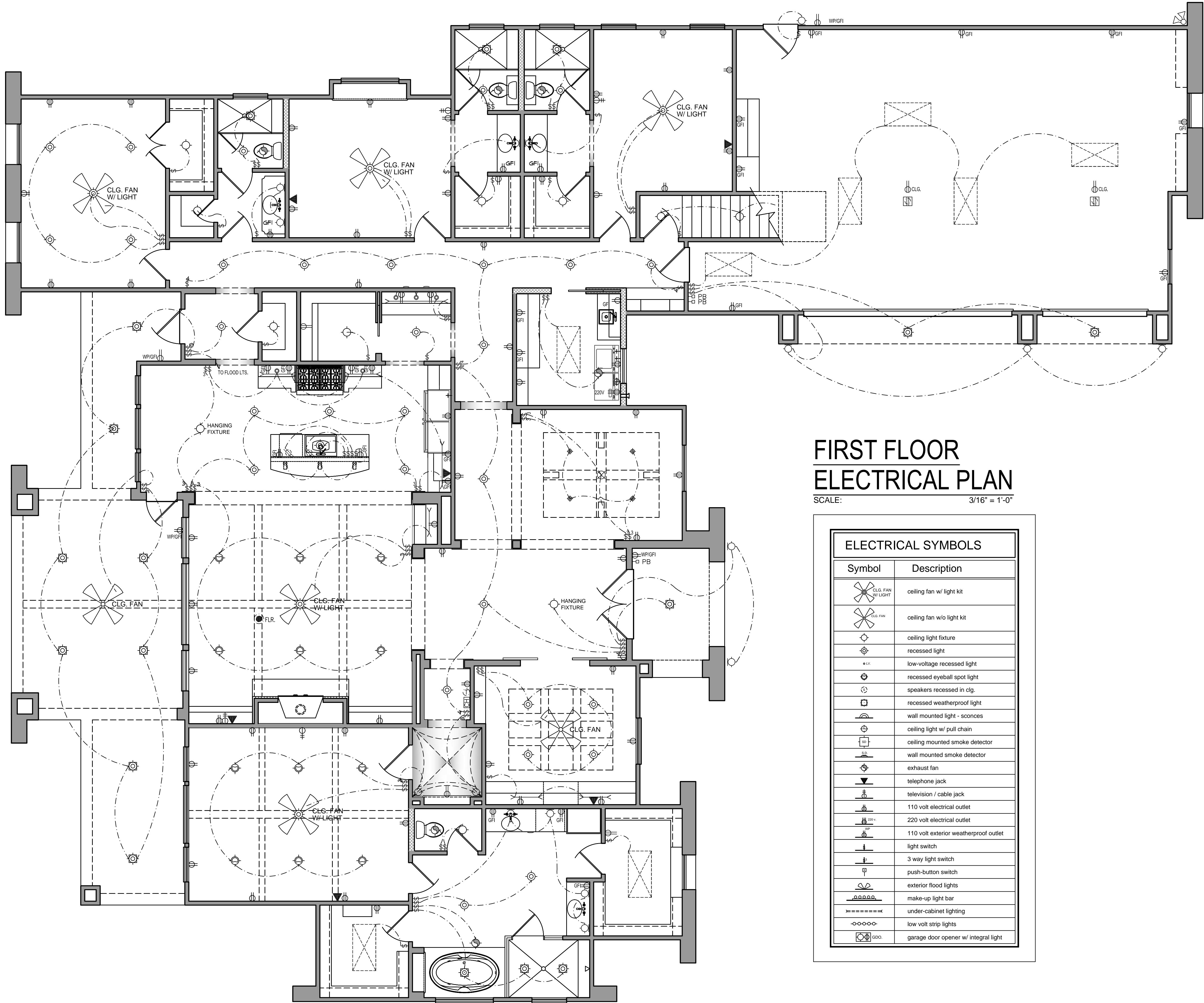
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REVISIONS:
SHEET TITLE:
ELECTRICAL PLAN
SHEET NO:
E1.0



FIRST FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

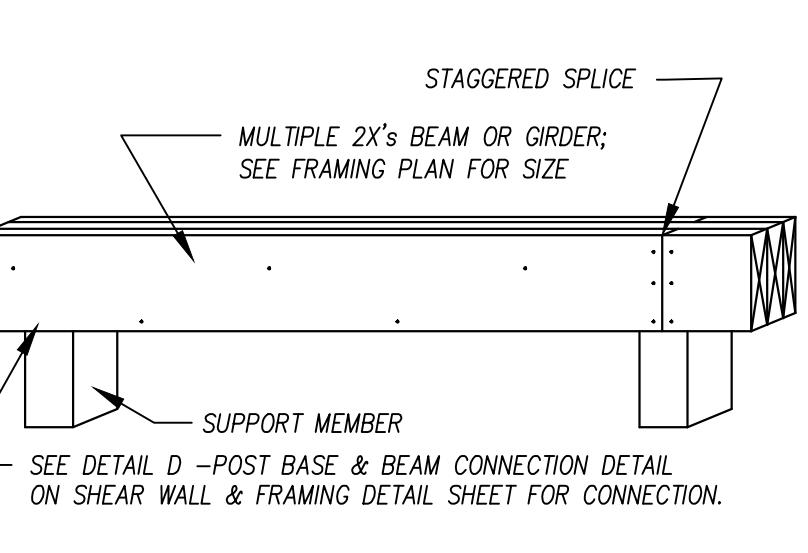
ELECTRICAL SYMBOLS	
Symbol	Description
	ceiling fan w/ light kit
	ceiling fan w/o light kit
	recessed light
	low-voltage recessed light
	recessed eyeball spot light
	speakers recessed in clg.
	recessed weatherproof light
	wall mounted light - sconces
	ceiling light w/ pull chain
	ceiling mounted smoke detector
	wall mounted smoke detector
	exhaust fan
	telephone jack
	television / cable jack
	110 volt electrical outlet
	220 volt electrical outlet
	110 volt exterior weatherproof outlet
	light switch
	3 way light switch
	push-button switch
	exterior flood lights
	make-up light bar
	under-cabinet lighting
	low volt strip lights
	garage door opener w/ integral light

E1.0

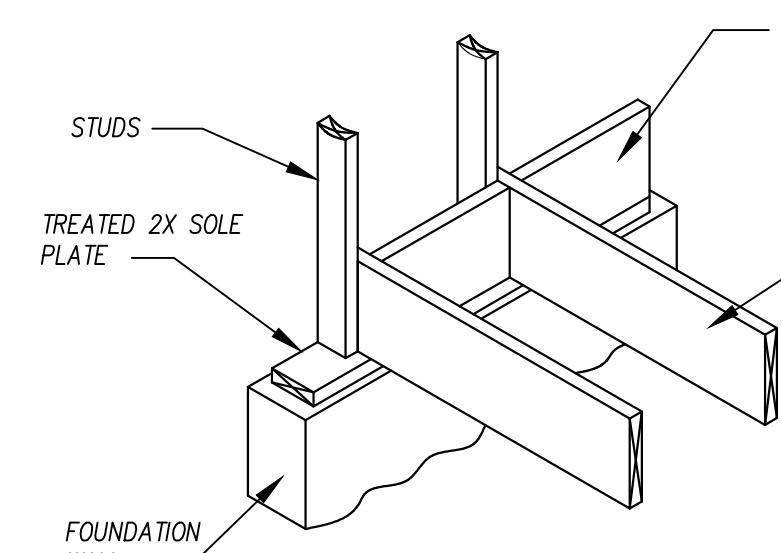
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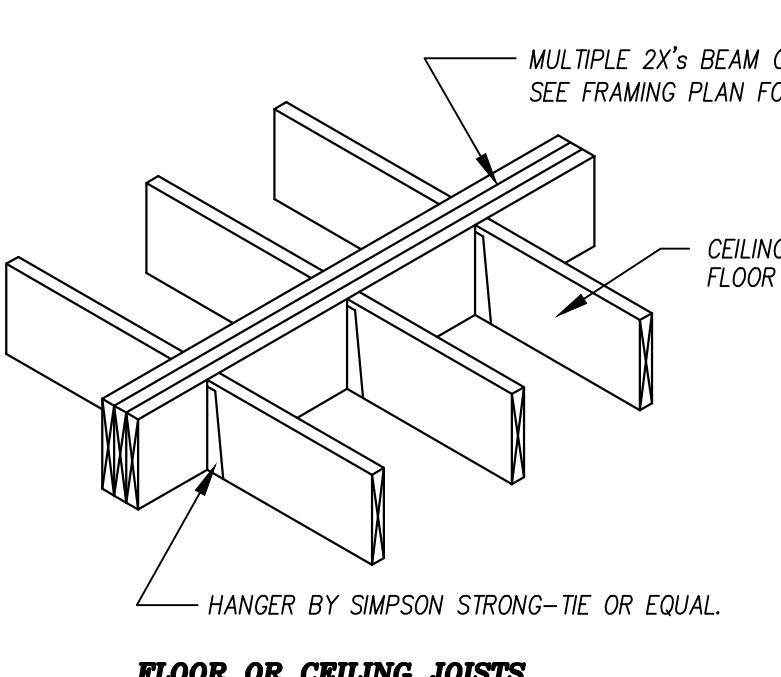
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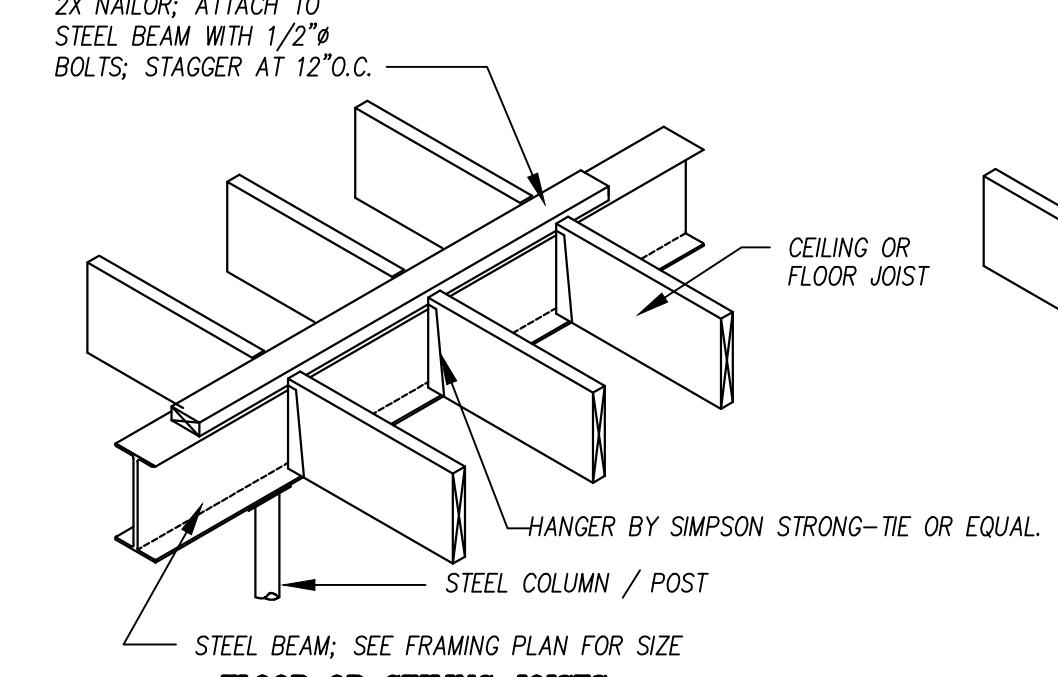
BUILT-UP BEAMS AND GIRDERS NAILING



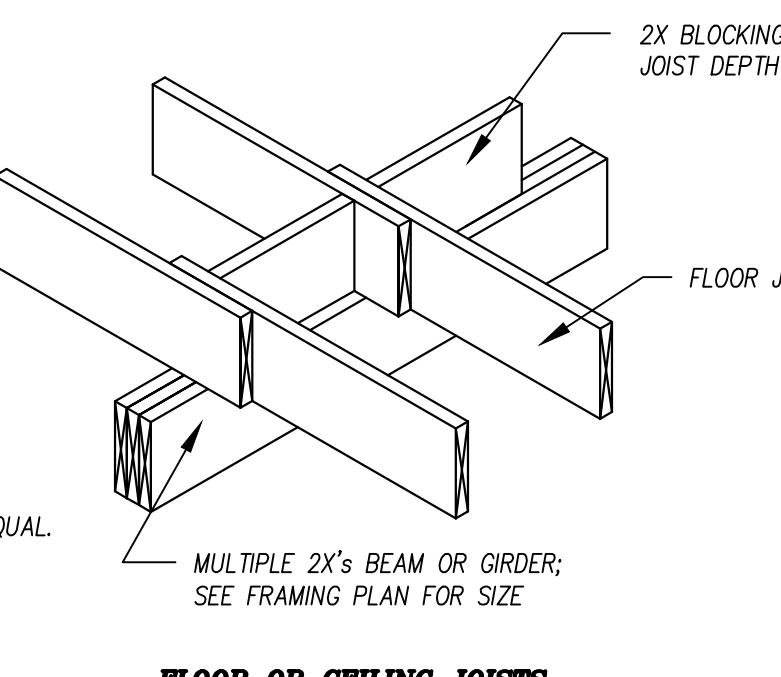
JOIST END BEARING ON FOUNDATION WALL



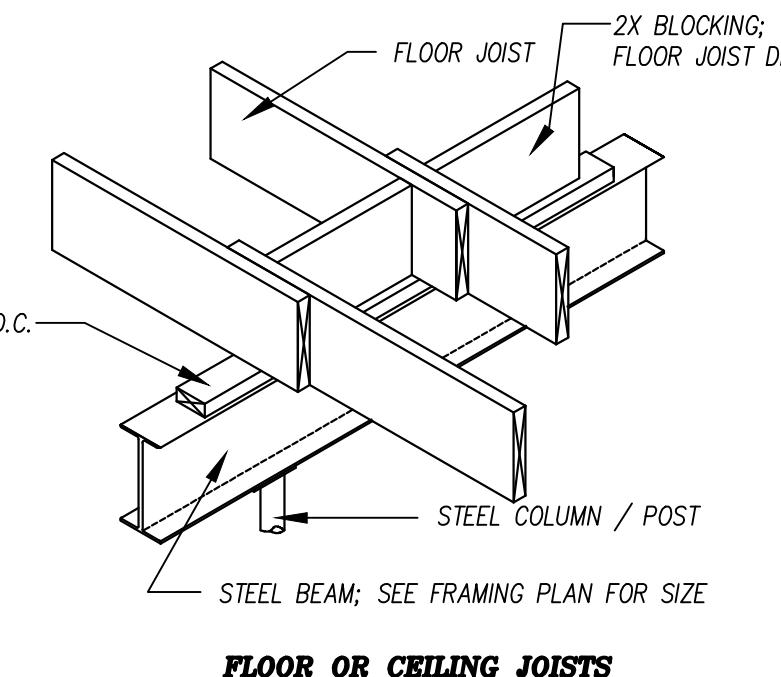
FLOOR OR CEILING JOISTS SUPPORT ON BEAM WITH HANGER



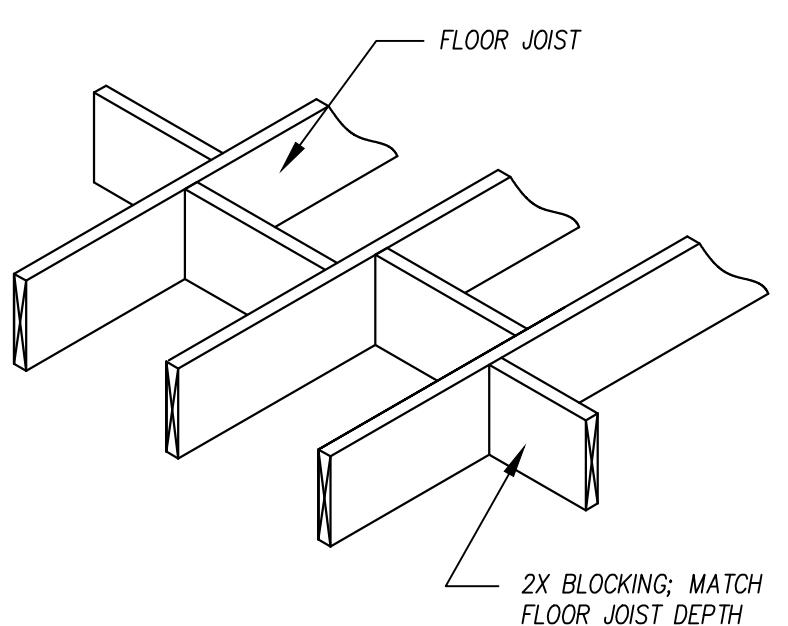
FLOOR OR CEILING JOISTS SUPPORT ON STEEL BEAM



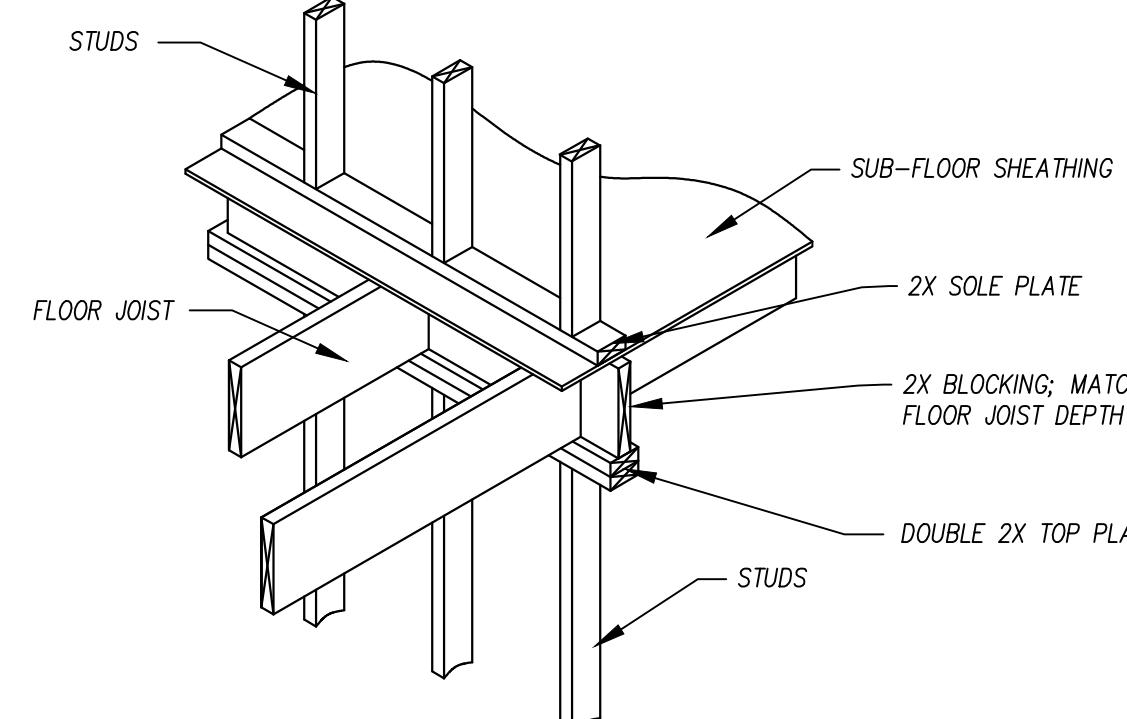
FLOOR OR CEILING JOISTS SUPPORT OVER BEAM OR GIRDERS



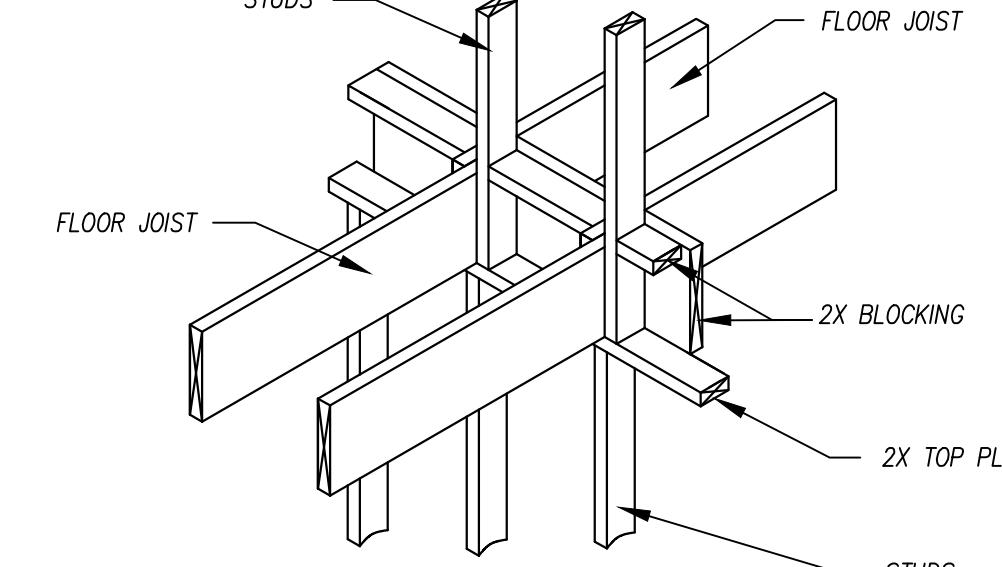
FLOOR OR CEILING JOISTS SUPPORT OVER STEEL BEAM



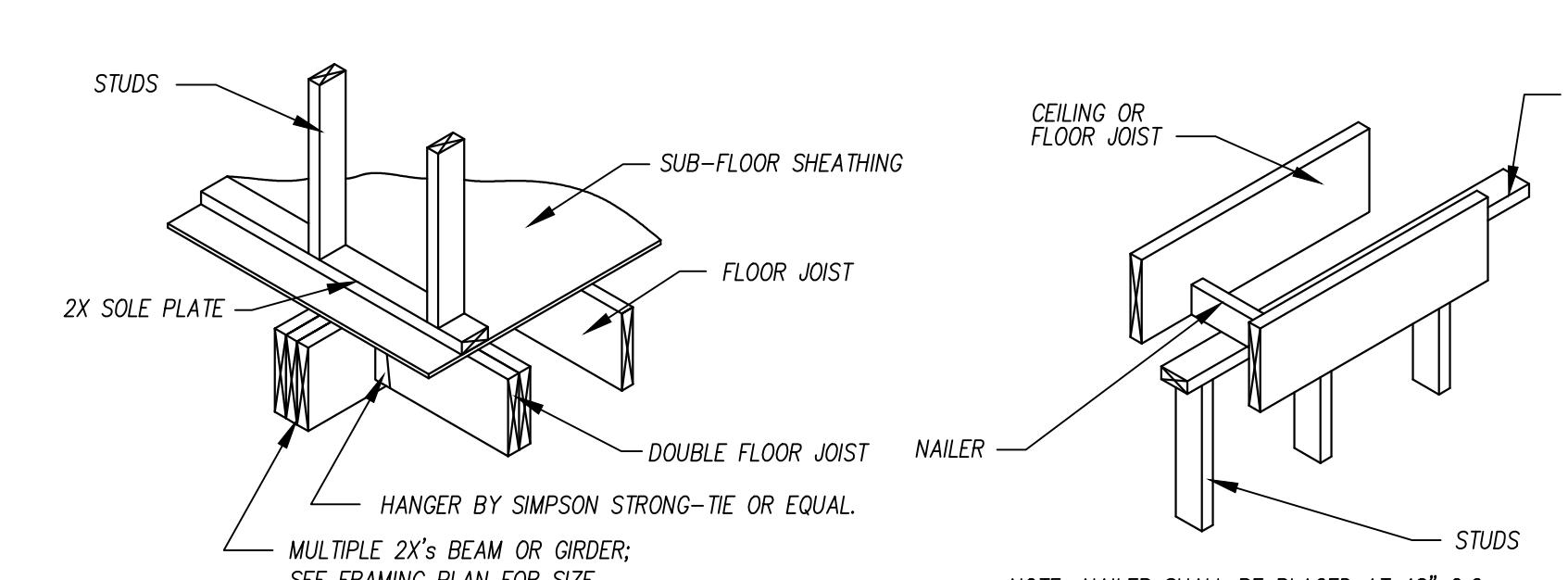
SOLID BRIDGING BETWEEN JOIST



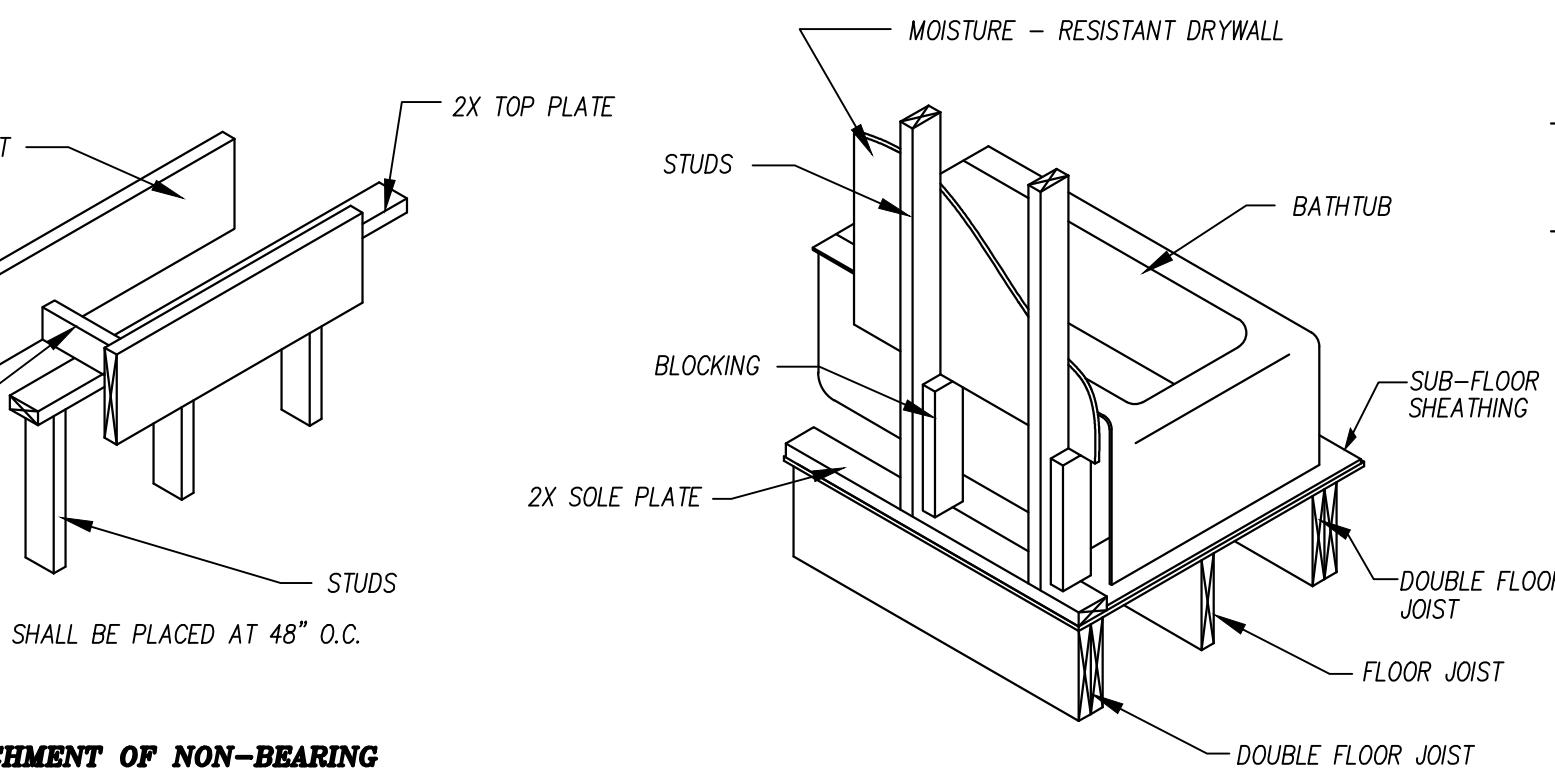
FRAMING OVER BEARING PARTITION



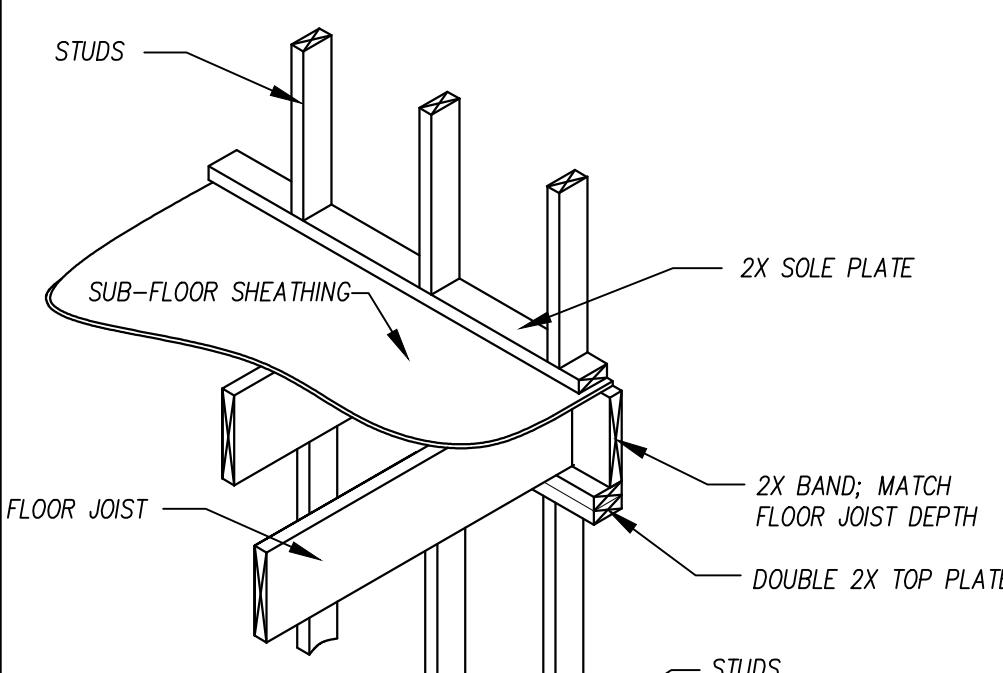
FRAMING OVER BEARING PARTITION, BALLOON CONSTRUCTION



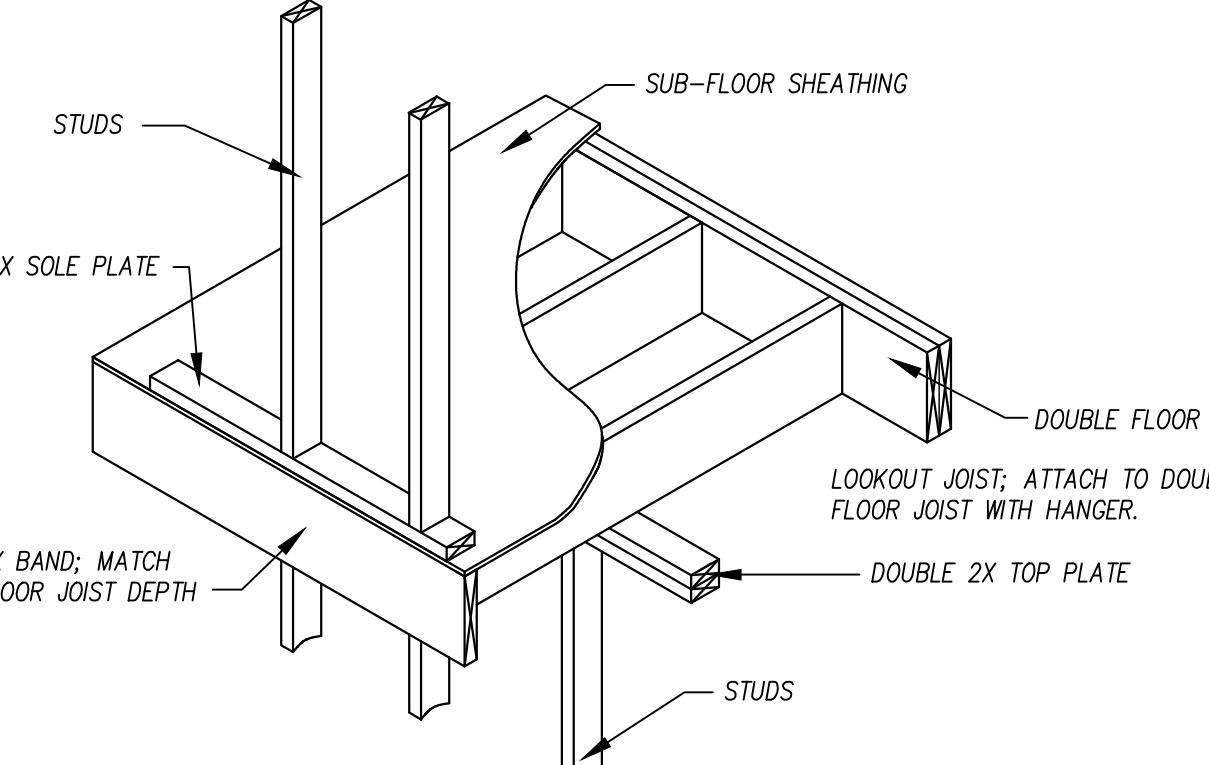
FRAMING UNDER NON-BEARING PARTITION



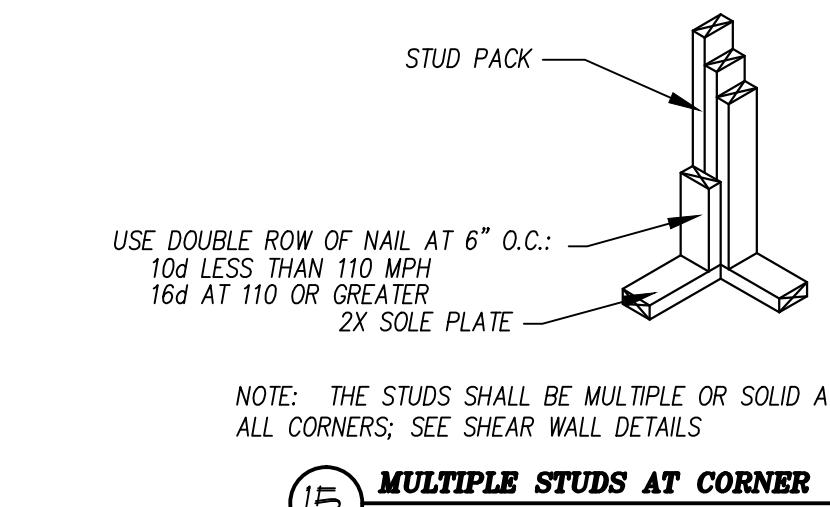
ATTACHMENT OF NON-BEARING PARTITION TO FRAMING



SECOND FLOOR FRAMING, EXTERIOR WALL

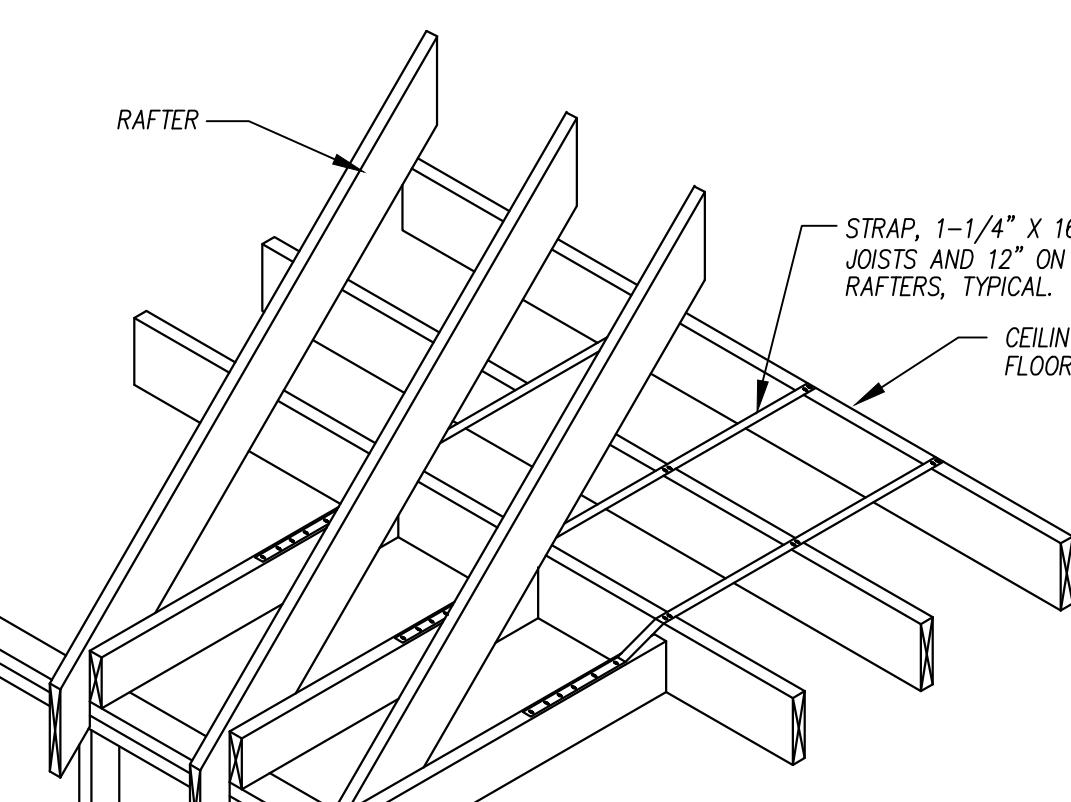


SECOND FLOOR OVERHANG OF EXTERIOR WALL



SPLICE NOTE:

- 1) FLOOR JOISTS SHALL NOT BE SPLICED.
- 2) CEILING JOISTS, RAFTER, RIDGE BEAM, HIP, AND VALLEY BEAM MAY BE SPLICED; USE SIMILAR SIZE MATERIAL ON BOTH SIDES OF THE SPLICE AND FASTEN WITH A MINIMUM OF 21 - 10d NAILS ON BOTH END OF SPLICE PLACE.

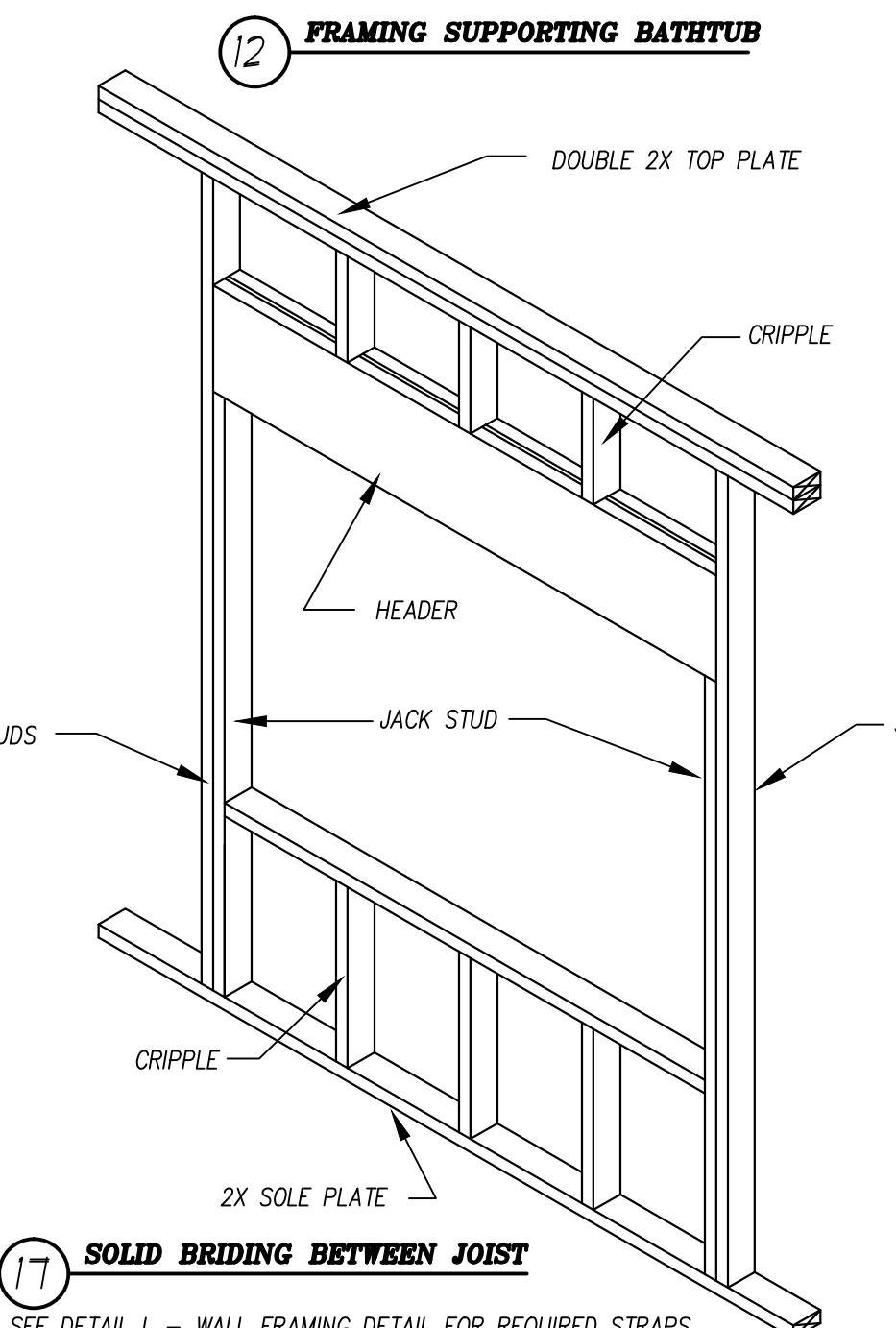


WALL FRAMING AT INTERSECTING PARTITIONS
ON SHEAR WALL & FRAMING DETAIL SHEET.
SEE DETAILS B, C, & L FOR SOLE PLATE ANCHORAGE AS REQUIRED

RAFTER

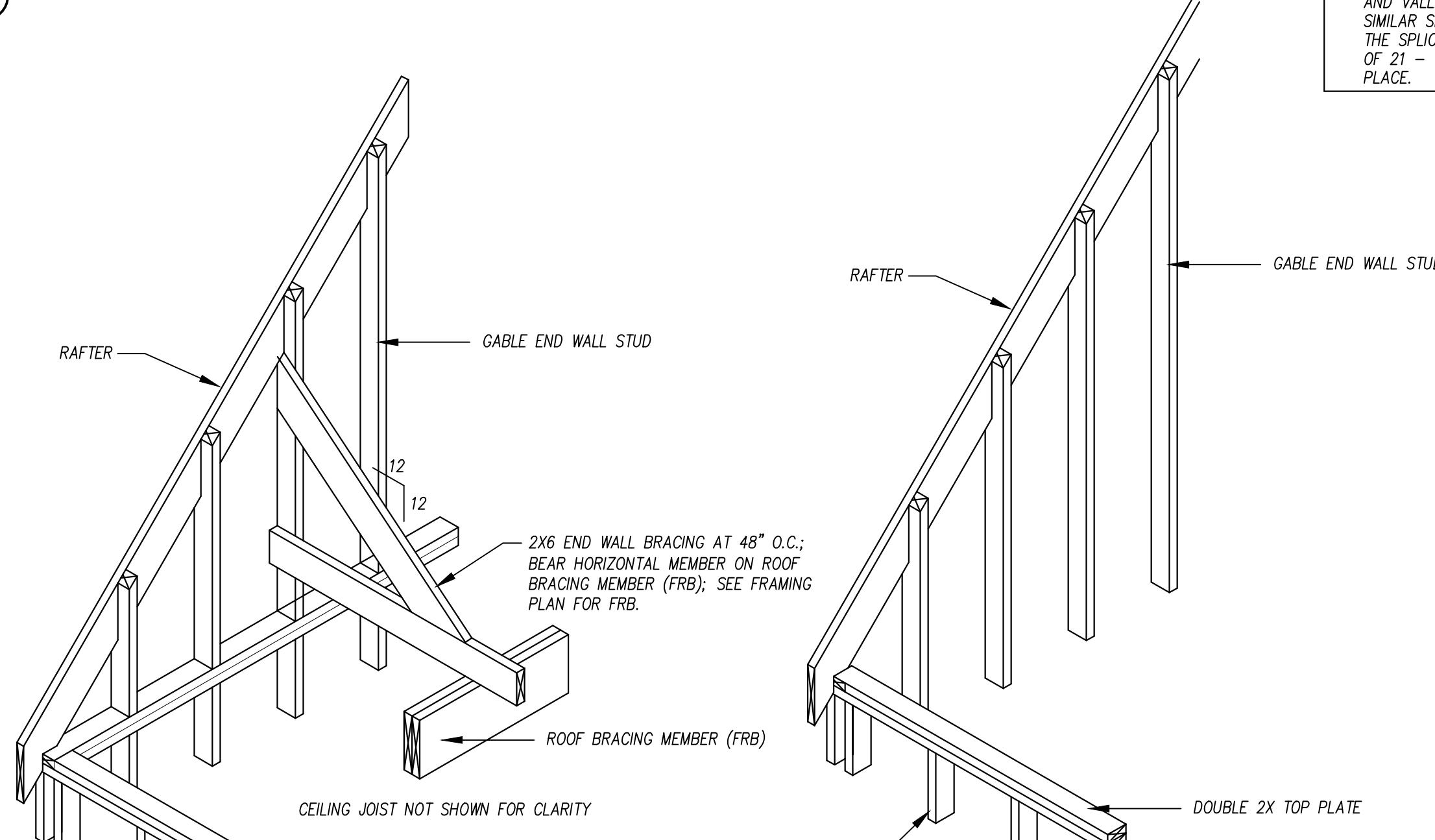
CEILING OR FLOOR JOIST

STRAP, 1-1/4" X 16GA, ATTACHED TO THREE (3) JOISTS AND 12" ON SHORT JOIST PARALLEL TO RAFTERS, TYPICAL

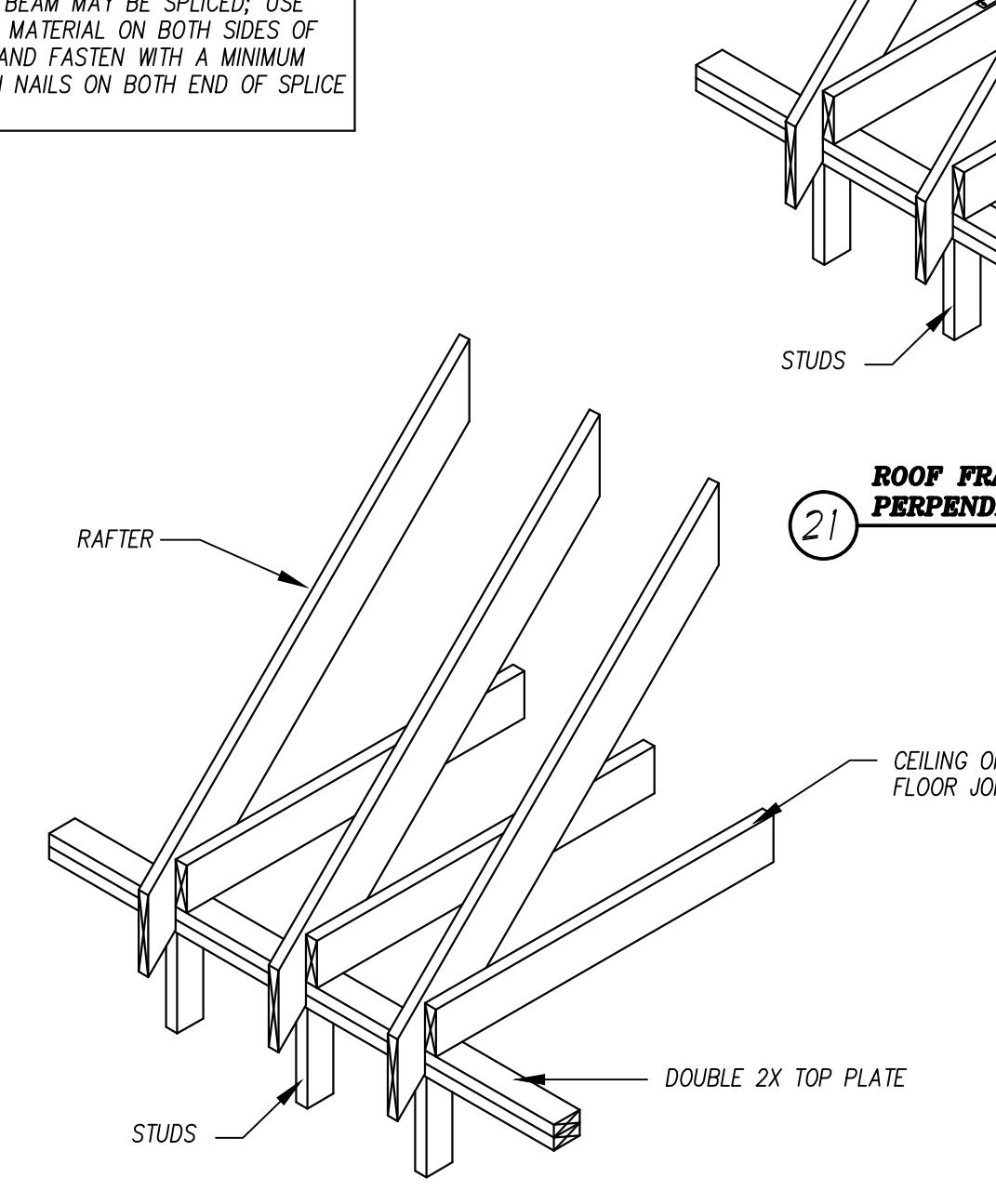


SOLID BRIDGING BETWEEN JOIST

SEE DETAIL L - WALL FRAMING DETAIL FOR REQUIRED STRAPS AROUND THE OPENING ON SHEAR WALL & FRAMING DETAIL SHEET.

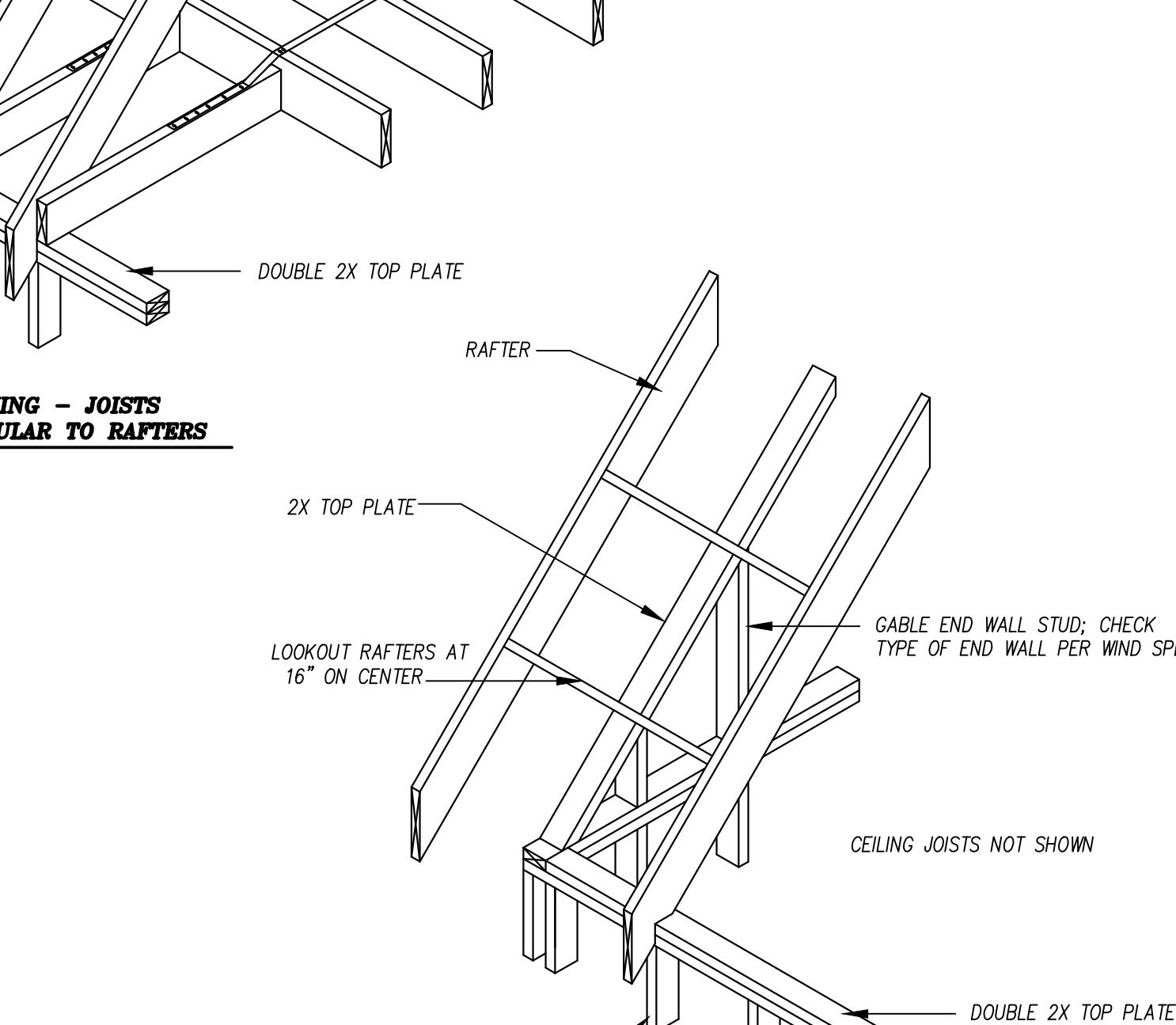


GABLE END WALL FRAMING LESS THAN 110 MPH WIND SPEED

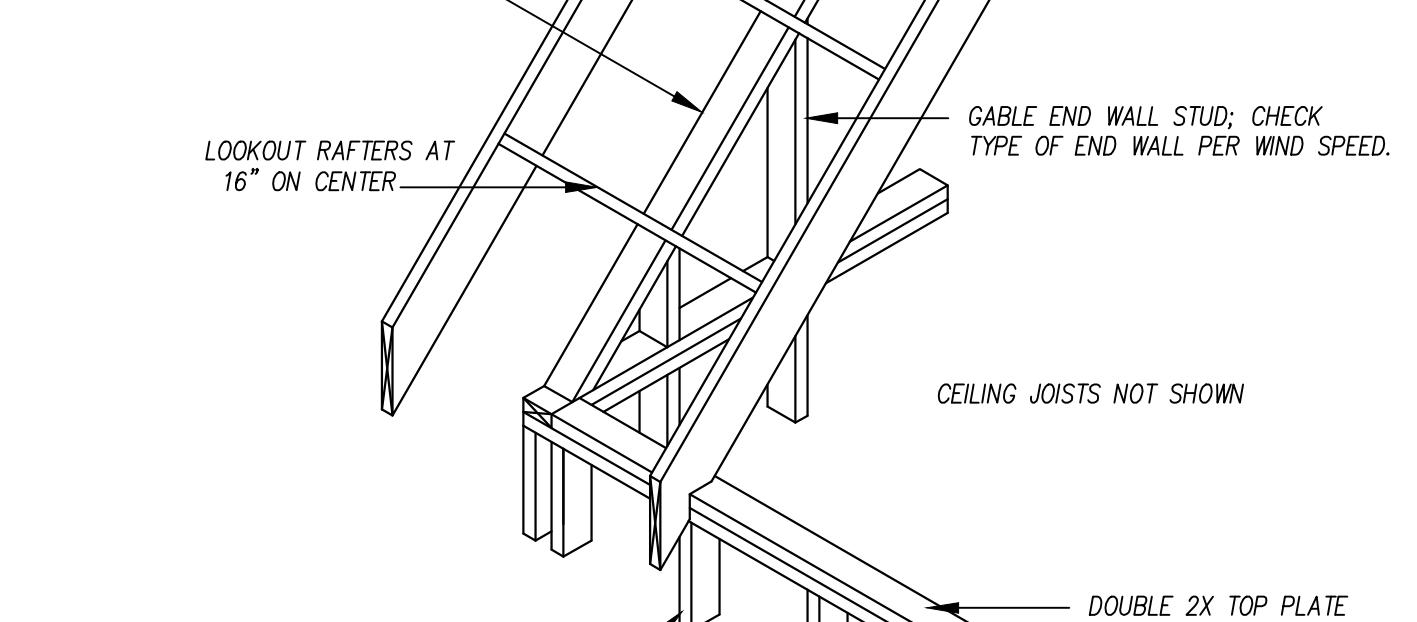


GABLE END WALL BALLOON FRAMING 110 MPH WIND SPEED OR GREATER

NOTE: 1) BALLOON FRAMING SHALL EXTEND FROM FLOOR BELOW TO ROOF.
2) THIS TYPE OF END WALL SHALL BE USED AT ANY AREA WITHOUT CEILING FRAMING.



ROOF FRAMING - JOISTS PERPENDICULAR TO RAFTERS



ROOF FRAMING - JOISTS PARALLEL TO RAFTERS

COLLAR BEAM (NOT SHOWN) SHALL BE AT 48" ON CENTER AND 1/3 THE HEIGHT OF THE ROOF DOWN FROM THE RIDGE.

ROOF FRAMING - GABLE OVERHANG

JOIST SIZE	FACE MOUNTED		TOP FLANGE	
	FLOOR JOIST	CEILING JOIST	FLOOR JOIST	CEILING JOIST
2X6	LUS26	LUS26	JB26	JB26
2X8	LUS26	LUS26	JB28	JB28
2X10	LUS28	LUS28	JB210	JB210
2X12	LUS210	LUS210	JB212	JB212
ENG'D JOIST	NOTE 3		NOTE 3	

- NOTES:
 1. SEE FRAMING PLANS FOR LOCATION, SIZE, SPACING, AND GRADE OF THE VARIOUS COMPONENTS SHOWN ON THIS SHEET.
 2. FOR CONNECTION OF THE VARIOUS MEMBERS SEE THE NAILING SCHEDULE.
 3. SEE SHEAR WALL DETAIL SHEET FOR REQUIRED STRAPS.

JOIST HANGER SCHEDULE

DRAWN BY:

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DATE: 03-09-2017
REVISIONS:

SHEET TITLE: FRAMING DETAILS
SHEET NO: D1.0

FASTENER SCHEDULE

IRC - TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (A,B,C,D)	SPACING OF FASTENERS	
JOIST TO SILL OR GIRDER, TOE NAIL	3-BD		
1"X6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-BD 2-3/4" 16 GAGE STAPLE		
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-BD		
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16D	16" O.C.	
TOP OR SOLE PLATE TO STUD, END NAIL	2-BD		
STUD TO SOLE PLATE, TOE NAIL	3-BD 2-16D		
DOUBLE STUD, FACE NAIL	10D	24" O.C.	
DOUBLE TOP PLATE, FACE NAIL	10D	24" O.C.	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3-16D	16" O.C.	
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, ACE NAIL IN LAPPED AREA	8-16D		
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-BD		
RIM JOIST TO TOP PLATE, TOE NAIL	BD	6" O.C.	
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10D		
BUILT-UP HEADER, TWO PIECES WITH 1/2-INCH SPACER	16D	16" O.C. ALONG EACH EDGE	
CONTINUOUS HEADER, TWO PIECES	16D	16" O.C. ALONG EACH EDGE	
CEILING JOIST TO PLATE, TOE NAIL	3-BD		
CONTINUED HEADER TO STUD, TOE NAIL	4-BD		
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10D		
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10D		
RAFTERS TO PLATE, TOE NAIL	2-16D		
1" BRACE TO EACH STUD AND PLATE FACE NAIL	2-BD 2-1 3/4" 16 GAGE STAPLES		
1"X6" SHEATHING TO EACH BEARING WALL, FACE NAIL	2-BD 2-3/4" 16 GAGE STAPLES		
1"X8" SHEATHING TO EACH BEARING WALL, FACE NAIL	2-BD 3-1 3/4" 16 GAGE STAPLES		
WIDER THAN 1"X8" SHEATHING TO BEARING WALL, FACE NAIL	3-BD 4-1 3/4" 16 GAGE STAPLES		
BUILT-UP CORNER STUDS	10D	24" O.C.	
BUILT-UP GIRDERS AND BEAMS 2-INCH LUMBER LAYERS	10D	NAIL EACH LAYER AS FOLLOWS: 3/2" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.	
2" PLANKS	2-16D	AT EACH BEARING	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS; TOE NAIL	4-16D		
FACE NAIL	3-16D		
RAFTER TIES TO RAFTERS, FACE NAIL	3-BD		
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
%6" - 1%"	6D COMMON NAIL (SUBFLOOR, WALL)	6	12 (G)
	BD COMMON (ROOF/F)		
1%2" TO 1"	BD COMMON NAIL	6	12 (G)
1%6" TO 1%4"	10D COMMON NAIL OR BD DEFORMED NAIL	6	12
DESCRIPTION OF BUILDING MATERIAL	DESCRIPTION OF BUILDING MATERIAL	SPACING OF FASTENERS EDGES (INCHES) (1)	INTERMEDIATE SUPPORTS (INCHES) (CE)
OTHER WALL SHEATHING			
1/2" REGULAR CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 6D COMMON NAIL 1 1/2" 16 GA STAPLE	3	6
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL BD COMMON NAIL 1 1/2" 16 GA STAPLE	3	6
2B/2D STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL BD COMMON NAIL 1 3/4" 16 GA STAPLE	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 6D COMMON NAIL 1 1/2" 16 GA GALVANIZED STAPLE 1 1/4" SCREW, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL BD COMMON NAIL 1 5/8" 16 GA GALVANIZED STAPLE 1 5/8" SCREW, TYPE W OR S	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLayment TO FRAMING			
3/4" AND LESS	6D DEFORMED NAIL OR BD COMMON NAIL	6	12
7/8" - 1"	BD COMMON NAIL OR BD DEFORMED NAIL	6	12
1 1/8" - 1 1/4"	10D COMMON NAIL OR BD DEFORMED NAIL	6	12

(A) ALL NAILS ARE SMOOTH-COMMON BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.
 (B) STAPLES ARE 16 GAGE, ARE NOT A MINIMUM 1/4" INCH IN DIAMETER, AND ARE 1/4" INCH IN LENGTH.
 (C) 1/4" INCH IS THE MAXIMUM LENGTH FOR NAILS WHERE SPANS ARE 48 INCHES OR GREATER.
 (D) 1-FOOT-BY-1FOOT BY-SHOOT PANELS SHALL BE APPLIED VERTICALLY.
 (E) 1/4" INCH IS THE MAXIMUM LENGTH FOR NAILS WHERE SPANS ARE 48 INCHES OR GREATER.
 (F) FOR REGIONS HAVING BASIC WIND SPEED OF 10 MPH OR GREATER, BD DEFORMED NAILS SHALL BE USED.
 (G) MAXIMUM DISTANCE FROM GABLE END WALL TO MEAN ROOF HEIGHT IS MORE THAN 3 FEET.
 (H) MAXIMUM REGIONS HAVING A BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO THE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER.
 (I) GYPSUM SHEATHING SHALL CONFORM TO ASTM C-79 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 (J) SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND AT ALL ROOF PERIMETERS ONLY. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS SHALL NOT BE REQUIRED EXCEPT AT INTERSECTION OF ADJACENT ROOF PLANS. FLOOR AND ROOF PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.

LINTEL SCHEDULE

BRICK (FOR EACH 4" WYTHE)		
SPAN	LINTEL	
0'-0" TO 1'-0"	FB 3-1/2 X 2 X 1/4	
1'-0" TO 4'-0"	L 3-1/2 X 3-1/2 X 1/4	
4'-0" TO 6'-0"	L 4 X 3-1/2 X 5/16	
6'-0" TO 8'-0"	L 5 X 3-1/2 X 3/8	
8'-0" TO 10'-0"	L 6 X 3-1/2 X 3/8	
10'-0" TO 12'-0"	L 7 X 4 X 3/8	

CONCRETE MASONRY UNIT (CMU)		
SPAN	LINTEL	
0'-0" TO 3'-0"	1 - #4 T & 1 - #5 B (ONE COURSE)	
3'-0" TO 5'-0"	1 - #5 T & 1 - #6 B (DEEP)	
5'-0" TO 7'-0"	2 - #6 T & 2 - #7 B (TWO COURSES)	
7'-0" TO 11'-0"	2 - #8 T & 2 - #9 B (DEEP **)	
11'-0" TO 14'-0"	2 - #9 T & 2 - #10 B (DEEP **)	

** KNOCK OUT BLOCK ON TOP COURSE WITH #3 TIES AT 16" ON CENTER

LINTEL NOTES:

- 1 - LINTEL SCHEDULE ABOVE SHALL BE USED UNLESS SHOWN OR NOTED OTHERWISE.
- 2 - LINTEL SHALL HAVE ONE (1) INCH OF BEARING AT EACH END; FOR EACH 1"-0" OF SPAN, BUT NOT LESS THAN SIX (6) INCHES BEARING EACH END.
- 3 - CONCRETE BLOCK LINTELS SHALL BE MADE WITH FILLED "U" BLOCKS; UNLESS NOTED OTHERWISE, FULL SHALL BE MADE WITH COURSE GROUT CONFORMING TO ASTM C-476, 3/8" INCH MAXIMUM STONE SIZE, SHORE POURED LINTELS, SEVEN (7) DAYS, MINIMUM.
- 4 - WHERE LINTEL SPAN EXCEEDS SIX (6) FEET, FILL CELLS AT BEARING FOR 16 INCH LENGTH FROM FOOTING TO BEARING.
- 5 - FOR LINTELS L'SUPPORTED BY THE WOOD BEAM; EITHER SAWN OR ENGINEERED, USE 1/2" X 3" LAG BOLTS AT 16" ON CENTER.
- 6 - FOR ARCHED LINTEL, USE L6X4X3/8 CONTINUOUS; ROLLED TO REQUIRED ARCH, USE L3X3X3/16 (VERTICAL) AT 16" ON CENTER TO STEEL LINTEL ABOVE; WELD EACH L3X3 TO LINTEL WITH 3/16" FILLET WELD. USE 5/8" DIAMETER LAG BOLTS TO ATTACH ARCHED LINTEL TO TIMBER BEAM ABOVE.

NAIL SIZES

NOMENCLATURE	DIAmETER (INCH)	LENGTH (INCH)
6d	0.113	2
8d	0.131	2 1/2
10d	0.148	3
16d	0.162	3 1/2

CORROSION RESISTANCE REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS

NOTE:
 UNCOATED AND PAINTED FASTENERS AND METAL PRODUCTS SHALL NOT BE USED WITH TREATED WOOD.
 USE ONLY HOT-DIP GALVANIZED (G-185) OR STAINLESS STEEL FASTENERS AND METAL PRODUCTS.

TDI CORROSION RESISTANCE REQUIREMENTS FOR METAL CONNECTORS AND FASTENERS

TDI CATASTROPHE AREA	LOCATION IN BUILDING	REQUIRED COATING
SEAWARD	OPEN AREA	STAINLESS STEEL (ASTM A-167) HOT-DIP GALVANIZED (ASTM A-123) HOT-DIP GALVANIZED (ASTM A-153) HOT-DIP GALVANIZED (ASTM A-653)
	VENTED OR ENCLOSED AREA	SAME AS SEAWARD OPEN AREA HOT-DIP GALVANIZED (ASTM A-641) MECHANICALLY DEPOSITED ZINC COATING (ASTM B-695) ELECTRODEPOSITED ZINC COATING (ASTM B-633)
	CONDITIONED AREA	NO COATING REQUIRED
INLAND 1 AND INLAND 2	OPEN AREA	STAINLESS STEEL (ASTM A-167) HOT-DIP GALVANIZED (ASTM A-123) HOT-DIP GALVANIZED (ASTM A-153) HOT-DIP GALVANIZED (ASTM A-653) MECHANICALLY DEPOSITED ZINC COATING (ASTM B-695) ELECTRODEPOSITED ZINC COATING (ASTM B-633)
	VENTED OR ENCLOSED AREA	SAME AS INLAND 1 OR INLAND 2 OPEN AREA EPOXY COATING (ASTM A-899)
	CONDITIONED AREA	NO COATING REQUIRED

NOTES:
 1 - OPEN AREA - PORCHES, EXTERIOR COVERING, ROOF COVERING, AND UNDERSIDE OF ELEVATED STRUCTURES.
 2 - VENTED OR ENCLOSED AREA - ATTICS, EXTERIOR WALL STUD CAVITIES, AND CRAWL SPACES.
 3 - CONDITIONED AREA - HEATED AND COOLED LIVING AREA.

GENERAL NOTES

2. EXTERIOR BEARING WALLS (R602.3)
 A. COMPONENTS OF EXTERIOR WALLS SHALL BE FASTENED IN ACCORDANCE WITH IRC TABLES R602.3(1) THROUGH R602.3(4).
- B. IN BEARING WALLS, STUDS THAT ARE NOT MORE THAN 10-FEET IN LENGTH SHALL BE SPACED NOT MORE THAN THAT SPECIFIED INIRC TABLE R602.3(5). IN BEARING WALLS, STUDS THAT ARE MORE THAN 10-FEET IN HEIGHT SHALL BE SPACED NOT MORE THAN THAT SPECIFIED INIRC TABLE R602.3(1).
- C. WOOD STUD WALLS SHALL BE CAPPED WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. EACH JOINT IN TOP PLATE SHALL BE OFFSET AT LEAST 24-INCHES.
- D. WHERE JOISTS, TRUSSES OR RAFTERS ARE SPACED MORE THAN 16-INCHES ON CENTER AND THE BEARING STUDS BELOW ARE SPACED 24-INCHES ON CENTER, SUCH MEMBERS SHALL BEAR WITHIN 5-INCHES OF THE STUD BENEATH.
- E. STUDS SHALL HAVE FULL BEARING ON NOMINAL 2 BY OR LARGER PLATE OF SILL HAVING A WIDTH AT LEAST EQUAL TO THE WIDTH OF THE STUD.
- F. INTERIOR LOAD-BEARING WALLS (R602.4)
 A. INTERIOR LOAD-BEARING WALLS SHALL BE CONSTRUCTED, FRAMED, AND FIREBLOCKED AS SPECIFIED FOR EXTERIOR WALLS.
- G. INTERIOR NONBEARING WALLS (R602.5)
 A. INTERIOR NONBEARING WALLS SHALL BE PERMITTED TO BE CONSTRUCTED WITH 2-INCH BY 3-INCH STUDS SPACED 24-INCHES ON CENTER OR, WHEN NOT PART OF A BRACED WALL LINE, 2-INCH BY 4-INCH FLAT STUDS SPACED AT 16-INCHES ON CENTER. INTERIOR NONBEARING WALLS SHALL BE CAPPED WITH AT LEAST A SINGLE TOP PLATE. INTERIOR NONBEARING WALLS SHALL BE FIREBLOCKED IN ACCORDANCE WITHIRC SECTION R602.8.
- H. DRILLING AND NOTCHING OF STUDS (R602.6)
 A. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH. THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8-INCH TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. SEEIRC FIGURES R602.6(1) AND R602.6(2).
- I. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR, BRACED OR LOAD-BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE NOT LESS THAN 0.054-INCH THICK (16 GAGE) AND 1.5-INCHES WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN SIX 16D NAILS. SEEIRC FIGURE R602.6.1.
- J. HEADERS (R602.7)
 A. FOR HEADER SPANS SEEIRC TABLES R502.5(1) AND R502.5(2).
- B. WOOD STRUCTURAL PANEL BOX HEADERS SHALL BE CONSTRUCTED IN ACCORDANCE WITHIRC FIGURE R602.7.2 ANDIRC TABLE R602.7.2.
- C. LOAD-BEARING HEADERS ARE NOT REQUIRED IN INTERIOR OR EXTERIOR NONBEARING WALLS.
- D. FIREBLOCKING (R602.8)
 A. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, AND BETWEEN A TOR STORY AND THE ROOF SPACE.
- E. ROOF - CEILING CONSTRUCTION
 1. ROOF FRAMING (R802.3)
 A. RAFTERS SHALL BE FRAMED TO RIDGE BOARD OR TO EACH OTHER WITH A CUSSET PLATE AS A TIE. RIDGE BOARD SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCHES NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
2. SPANS (R802.4 AND R802.5)
 A. SPANS FOR CEILING JOIST SHALL BE IN ACCORDANCE WITHIRC TABLES R802.4(1) AND R802.4(2).
- B. SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITHIRC TABLES R802.5.1(1) THROUGH R802.5.1(8).
- C. BEARING (R802.6)
 A. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2-INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3-INCHES ON MASONRY OR CONCRETE.
- D. CUTTING AND NOTCHING (R802.7)
 A. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD