

General Notes:

*Do not scale drawings. Any conflicts or missing information should be brought to the attention of the builder and/or designer.
*This project was designed in accordance with the 2018 IRC, 2017 NEC and the 2018 IECC.
Interior construction

Walls:
All angled walls are 45° U.N.O.
Provide min 1/2" gypsum board at all usable areas beneath stairs.

Doors:
Door connecting garage and house to be self closing insulated, 20 minute fire rated, gasket and seal per local codes.

SRO (Sheet rock openings)
Refer to dimension sheets for all SRO widths.
All SRO heights to be 12" below specified ceiling.

Cabinets:
Kitchen and utility cabinets: *countertop @ 36"
B30=30" base cabinet
SB36=36" sink base cabinet
W3042=30" wide x 42" tall
Provide crown molding as specified @ Kitchen wall cabinets.
Provide blocking @ 54" O.C. & 96" O.C. @ all Kitchen wall cabinets.
Bathroom cabinets: *countertop @ 36".
VSB30=30" sink base cabinet
W3030=30" wide x 30" tall

Garage:
Provide 5/8" Type "X" gypsum board on ceiling and all common walls with living areas. Slope floor, full width, rom rear wall to OHD, UNO.

Stairs: IRC311.5
Stair width shall be no less than 36".
All risers to be 7 3/4" max. and may not vary more than 3/8" in height.
All treads to be no less than 10"
Handrail shall be provided on at least one side of each continuous run of treads or flight with four or more risers at no less than 34" or more than 38" FFF.

Exterior construction:
Siding veneer:
All siding to be fiber cement siding or approved equal. Horizontal lap siding to have maximum 7" exposure.

Gutters & Downspouts:
Provide gutters as specified, where indicated; field locate downspouts as needed, with discharge 2 minimum of 3'-0" from foundation.

Exterior doors & windows:
Install "Z" flashing over all exterior horizontal trim, doors and windows.

Address numbers:
Mount address numbers under & centered on the coach light.

Soffits:
Soffit at all gables to be 12".
Soffit at all hips to be 12".

| Floor Areas - Elevation D | |
|---------------------------|---------|
| Name | Area |
| | |
| Living | 1965 SF |
| Garage | 434 SF |
| Covered Patio | 96 SF |
| Covered Porch | 52 SF |
| Total Covered | 2547 SF |

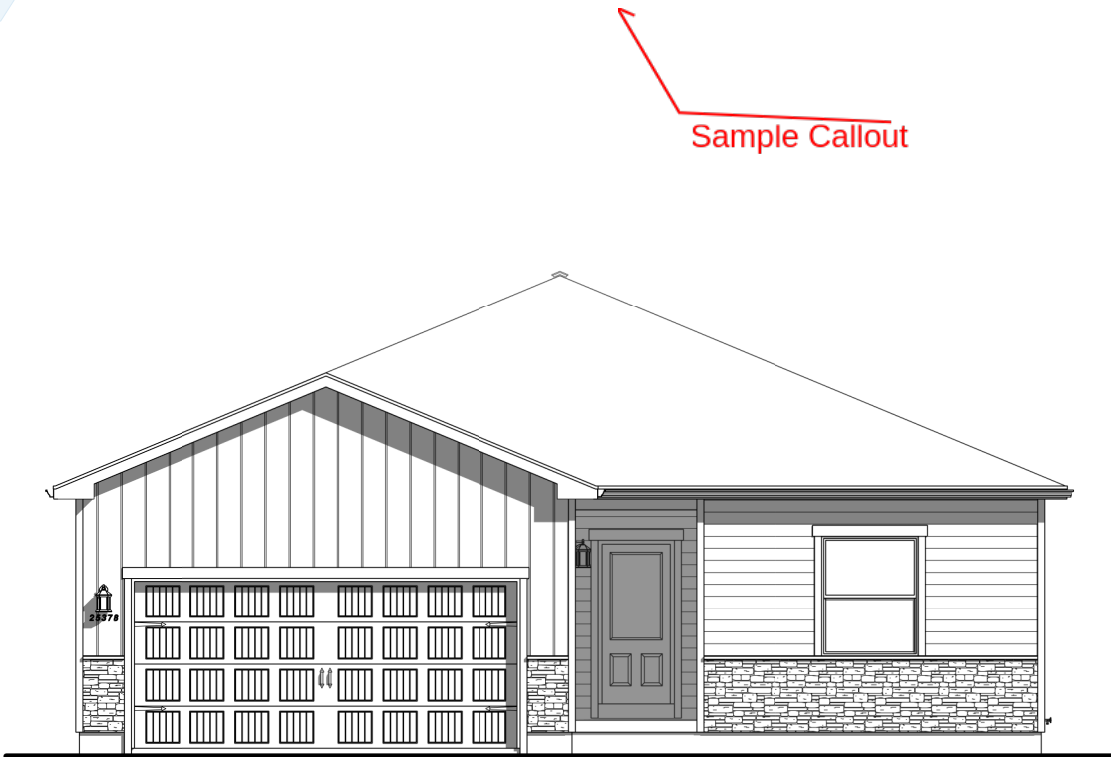
| Frame Areas - Elevation D | |
|---------------------------|---------|
| Name | Area |
| | |
| Standard | 2547 SF |

| Sheet Index - Elevation D | |
|---------------------------|----------------------------|
| Sheet Number | Description |
| A0d | Cover |
| A1d | Crawlspace Plan |
| A2d | Main Level Floor Plan |
| A3d | Main Level Dimension Plan |
| A4d | Exterior Elevations |
| A5d | Exterior Elevations |
| A6d | Roof Plan |
| A7d | Section |
| A8 | Interior Elevations |
| A9 | Interior Elevations |
| E1d | Main Level Electrical Plan |
| S-01 | Foundation Plan |
| S-02 | Foundation Details |
| S-03 | Main Level Floor Framing |
| S-04d | Roof Framing |
| S-05 | Roof Truss Details |
| S-06 | Main Level Shear Wall |
| S-07 | Shear Wall Notes |
| DT1 | Standard Details |
| DT2 | Standard Details |
| DT3 | Standard Details |
| DT4 | Standard Details |
| DT5 | Standard Details |
| DT6 | Standard Details |
| DT7 | Standard Details |
| DT8 | Standard Details |
| DT9 | Standard Details |
| DT10 | Standard Details |

| Revision Schedule | | |
|-------------------|------------|--|
| Number | Date | Description |
| 1 | 04-04-2019 | Developed new plan for LGI-Colorado per Complete Home Plus criteria |
| 2 | 05-28-2019 | Developed D Elevation |
| 3 | 07-19-2019 | Removed all engineering & specification call outs from the plans; changed call-out @ Porch columns to 6x6 Post; reduced countertop overhang to 10" @ Kitchen island; changed all shelving @ Master WIC to be continuous rod & shelf; replaced address plate w/ address numbers; increased mirror heights to 42"; replaced USB outlet @ Master Bedroom with standard duplex outlet; added GFCI resets for interior & exterior GFI outlets |
| 7 | 07-22-2019 | Added all "hidden" elevations |
| 8 | 07-29-2019 | Replaced existing 2-3050 SH window @ Family w/ 6050 HS |

Abbreviations

- A/H
- Air Handler
- Abv
- Above
- C
- Carpet
- Clg
- Ceiling
- Conc
- Concrete
- CR&S
- Continuous Rod & Shelf
- CW
- Cold Water
- D
- Clothes Dryer
- Dia
- Diameter
- Dis
- Disappearing
- Disp
- Disposal
- Dn
- Down
- DW
- Dishwasher
- EQ
- Equal
- FD
- Floor Drain
- FFF
- From Finished Floor
- GWB
- Gypsum Wall Board
- HB
- Hose Bib
- HS
- Hard Surface
- HW
- Hot Water
- Max
- Maximum
- Min
- Minimum
- MW
- Microwave Oven
- OH
- Overhang
- OHD
- Overhead Door
- Opp
- Opposite
- Pwdr
- Powder
- RAG
- Return Air Grille
- R&S
- Rod and Shelf
- Ref Sp
- Refrigerator Space
- SGD
- Sliding Glass Door
- Shlvs
- Shelves
- Slp
- Slope
- SRA
- Sheet Rock Arch
- SRO
- Sheet Rock Opening
- T
- Tile
- T&G
- Tongue and Groove
- Typ
- Typical
- Util
- Utility
- W
- Clothes Washer
- WH
- Water Heater
- Wd
- Wood
- WIC
- Walk In Closet
- WRB
- Water Resistant Barrier



The Pike • SOR • 1965 D



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The Pike
Elevation D
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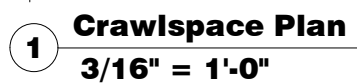
Cover

Sheet Number

A0d

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ROBERT E. BLAIR
44-030
7-18-18
Date
7/30/2019
8:28:26 PM

- 1. Crawlspace is conditioned space; provide:**
 - a. Vapor barrier as specified.**
 - b. Wall insulation as specified.**
 - c. RE: Mechanical Plans for supply air.**
- 2. Sump basin located per CM.**
- 3. RE: Structural Plans for additional information.**



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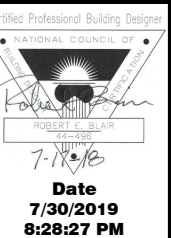
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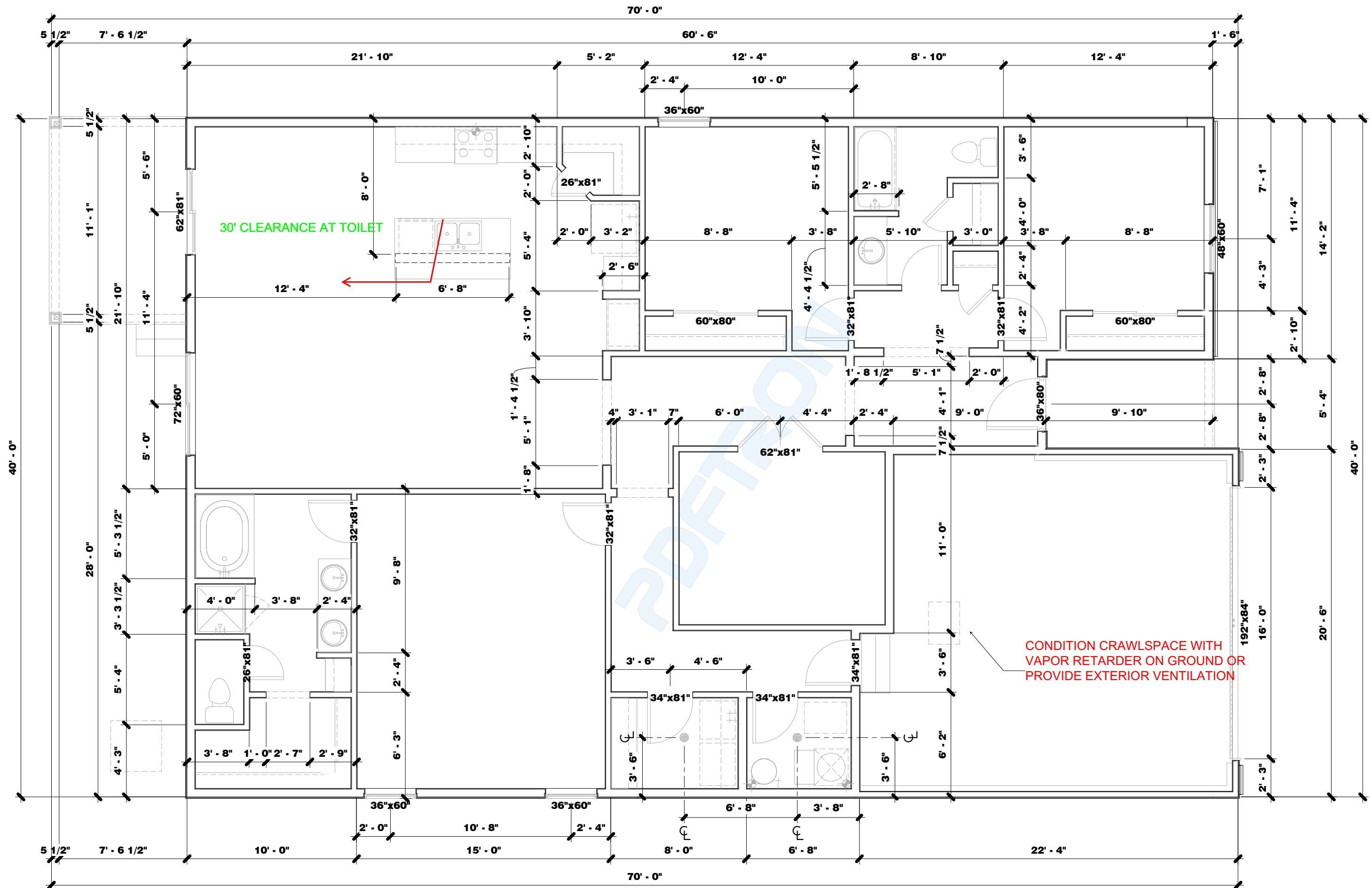
2211 Norfolk Street Suite 626-Houston Texas 77098
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**The Pike
Elevation D
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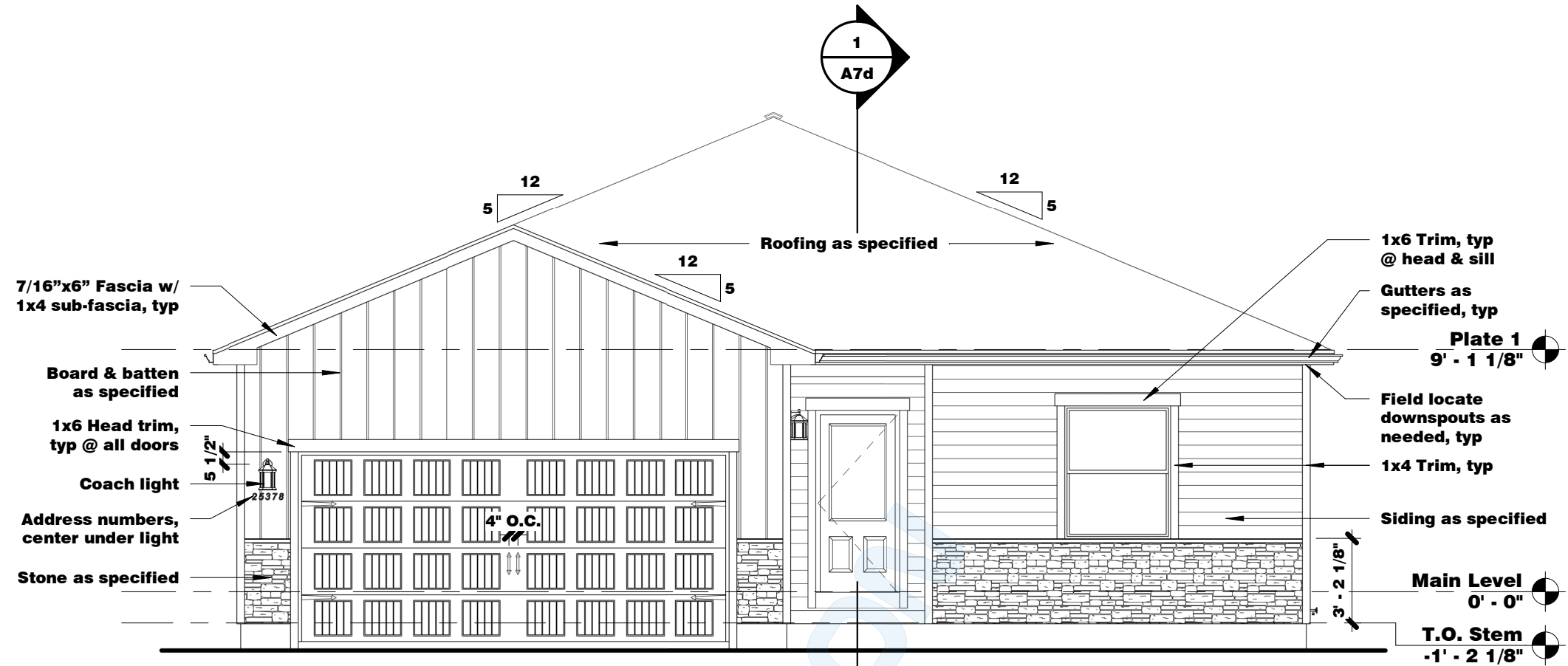
Crawlspace Plan

Sheet Number
A1d

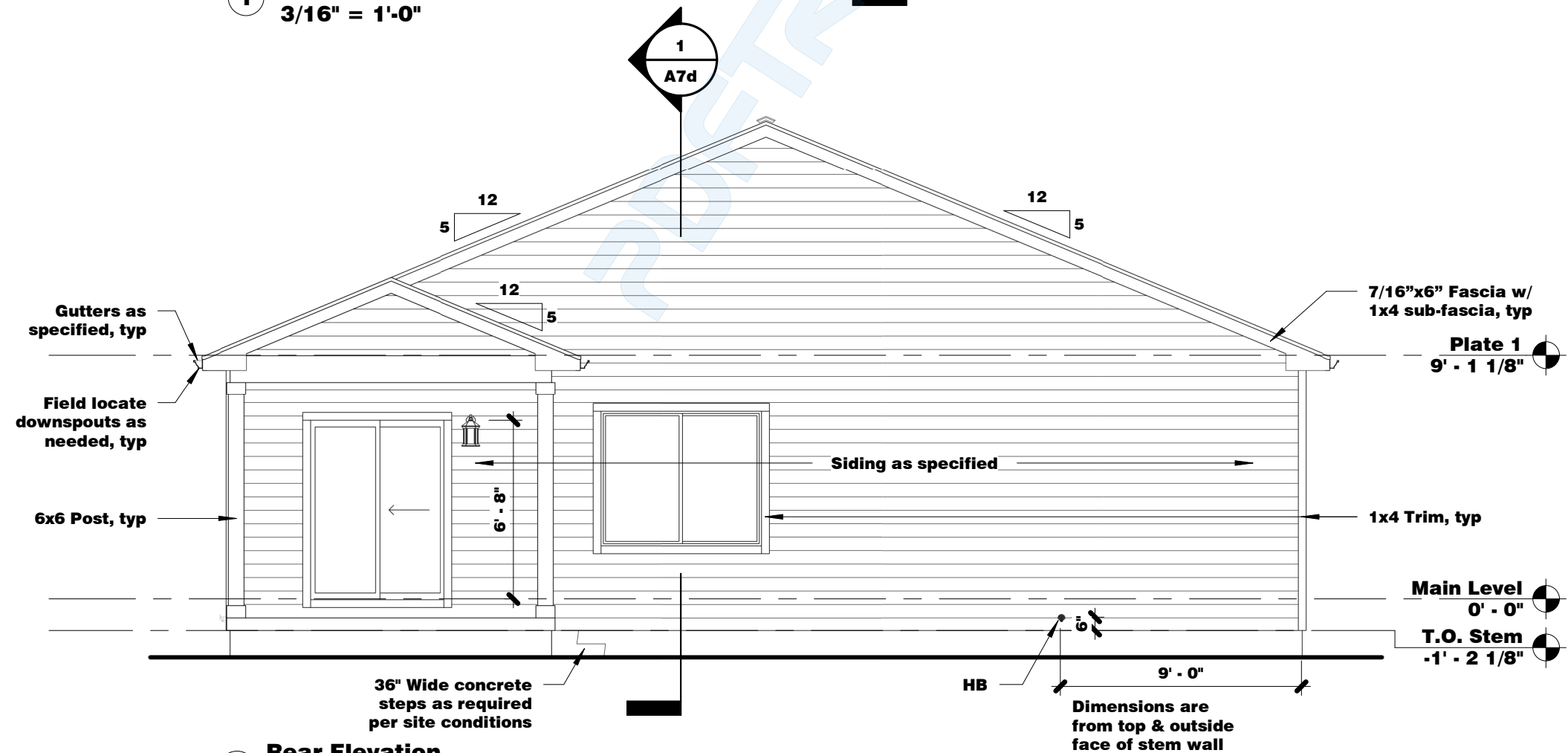




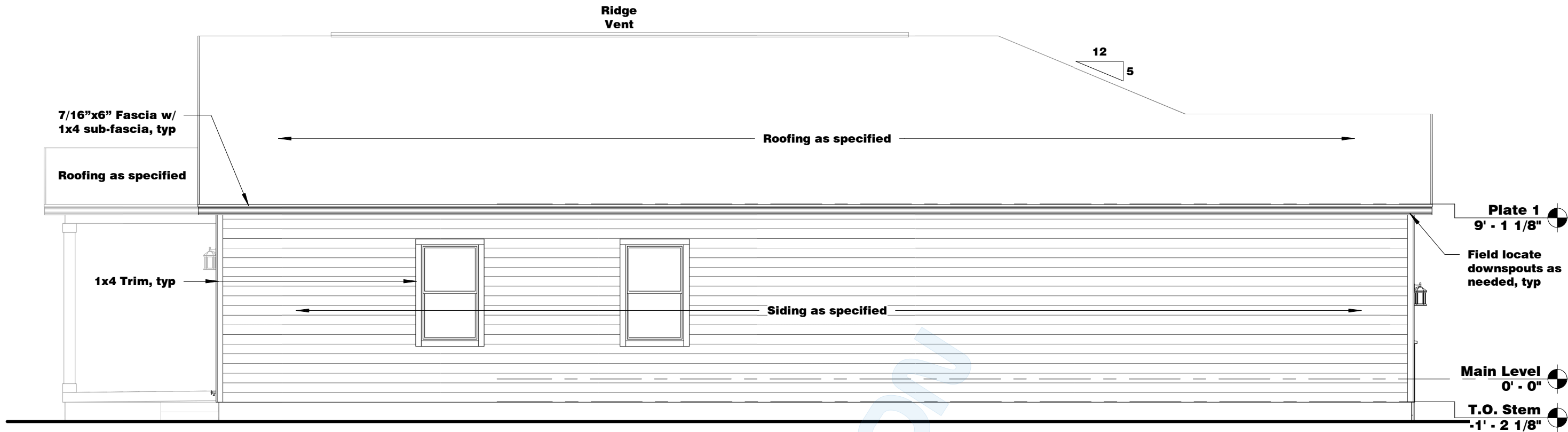
1 Main Level Dimension Plan
3/16" = 1'-0"



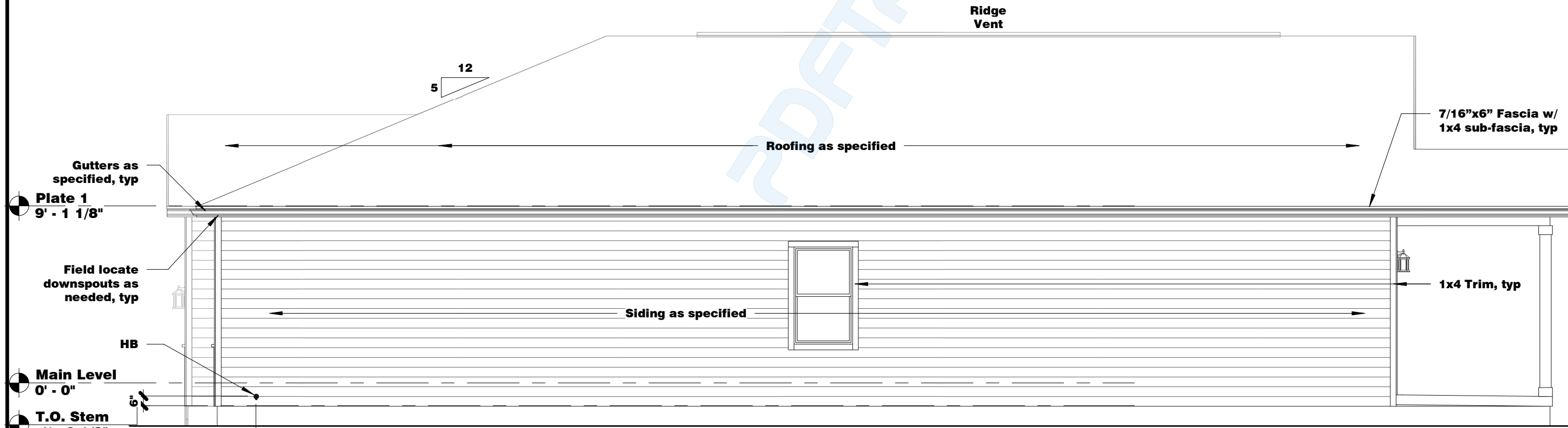
1 Front Elevation
3/16" = 1'-0"



2 Rear Elevation
3/16" = 1'-0"



1 Left Elevation
3/16" = 1'-0"



2 Right Elevation
3/16" = 1'-0"

5506 Annadale Trail
Elizabeth
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Elevation D
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Exterior Elevations

Sheet Number
A5d

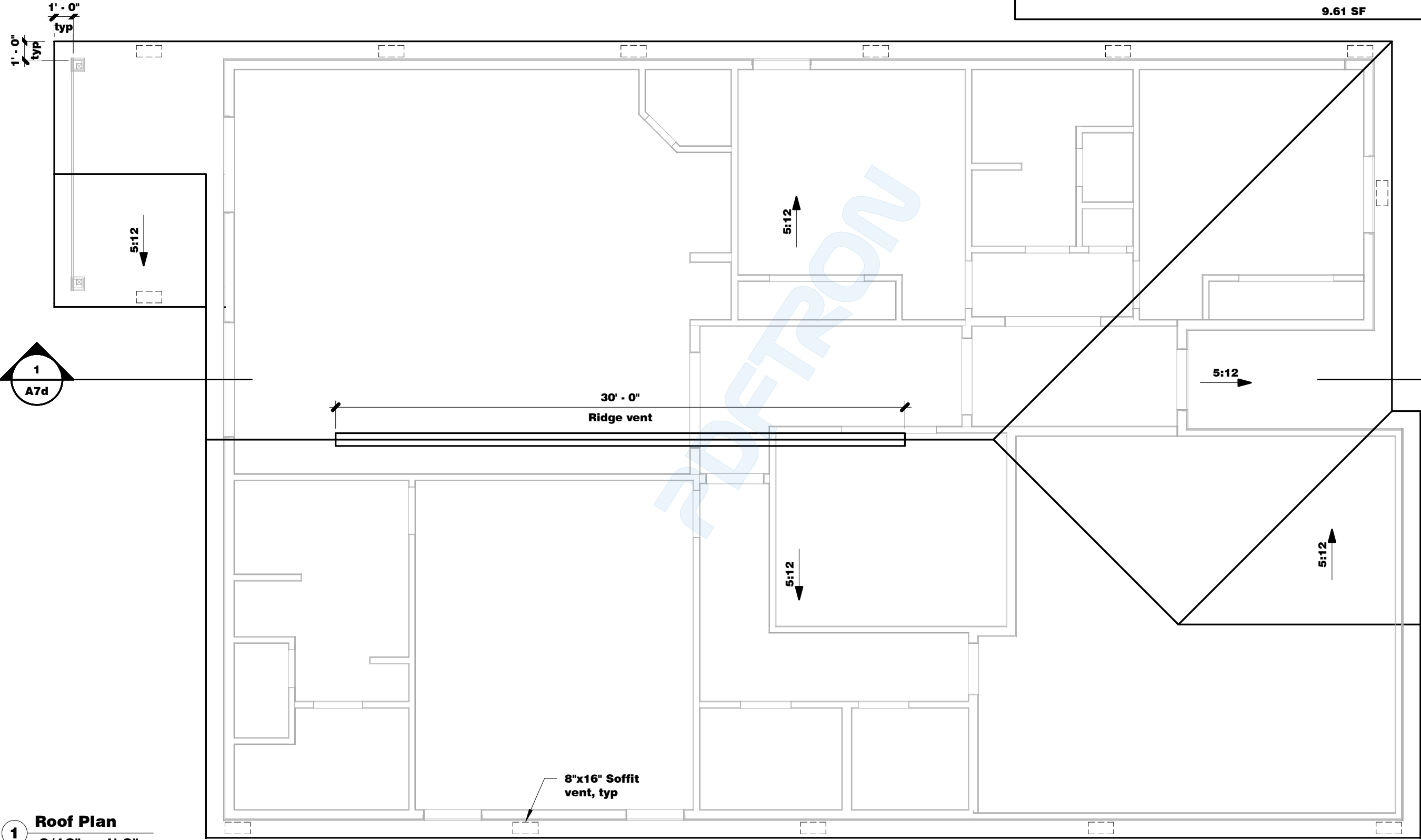
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ROBERT L. BLAIR
44-055
7-18-18

Date
7/30/2019
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| Roof Ventilation Calculations - Elevation D | | | |
|---|-------------|------------|------------------------------------|
| Named Attic Spaces | Attic Area | Ratio Used | Required Net Free Ventilation Area |
| Attic 1 | 2546.750 SF | 1/300 | 8.49 SF |

| Roof Ventilation Equipment - Elevation D | | | |
|--|-------|-------------------------------|--|
| Ventilation Type by Named Attic Space | Count | Net Free Ventilation Provided | Percent of Required Net Free Ventilation |
| Attic 1 | | | |
| Lamanco Vents-C816 | 13 | 5.86 SF | 69.06% |
| Total Intake Provided | | 5.86 SF | 69.06% |
| Ridge Vent | | | |
| | 1 | 3.75 SF | 44.17% |
| Total Exhaust Provided | | 3.75 SF | 44.17% |
| | | 9.61 SF | 113.23% |



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

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The Pike
Elevation D
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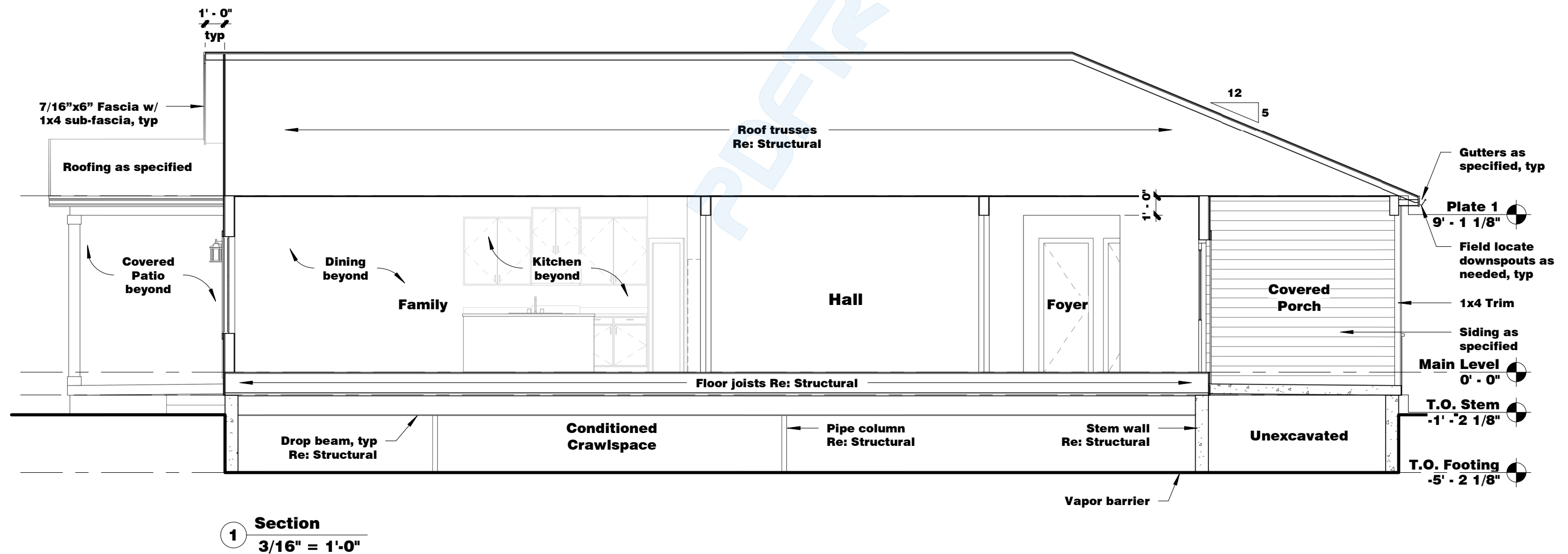
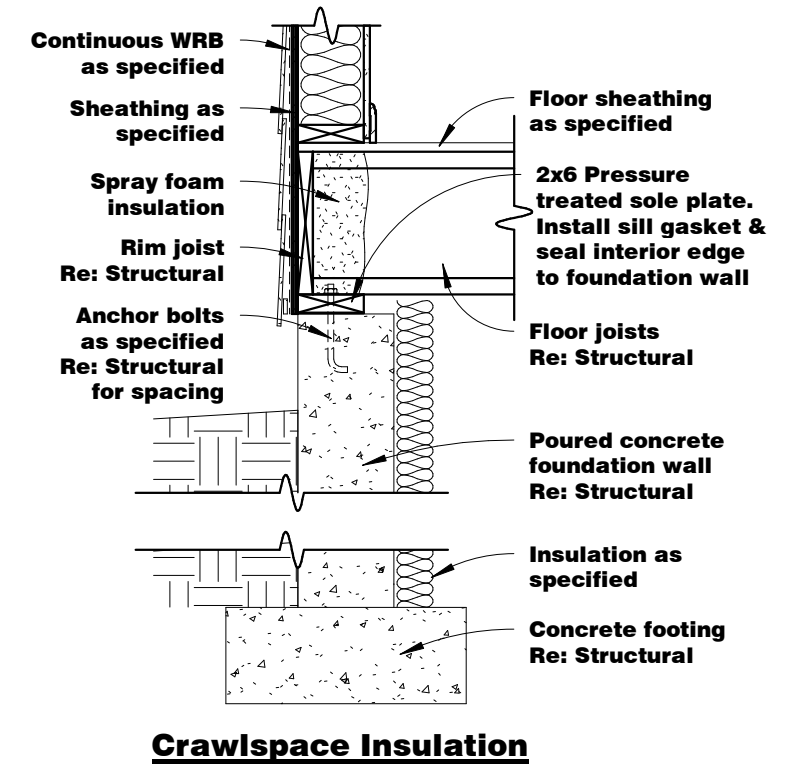
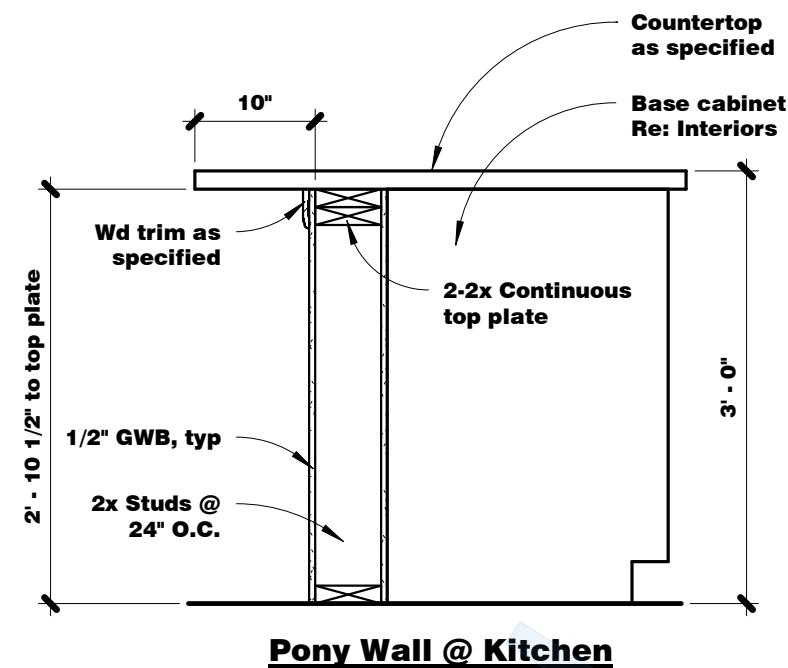
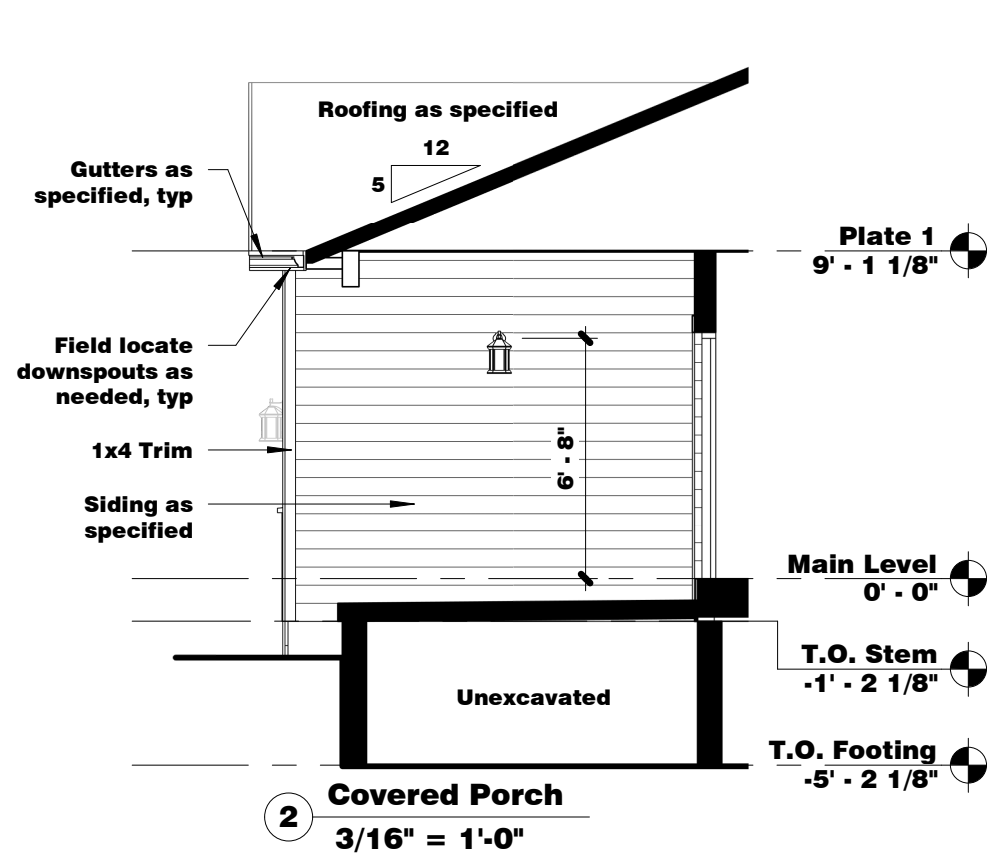
Roof Plan

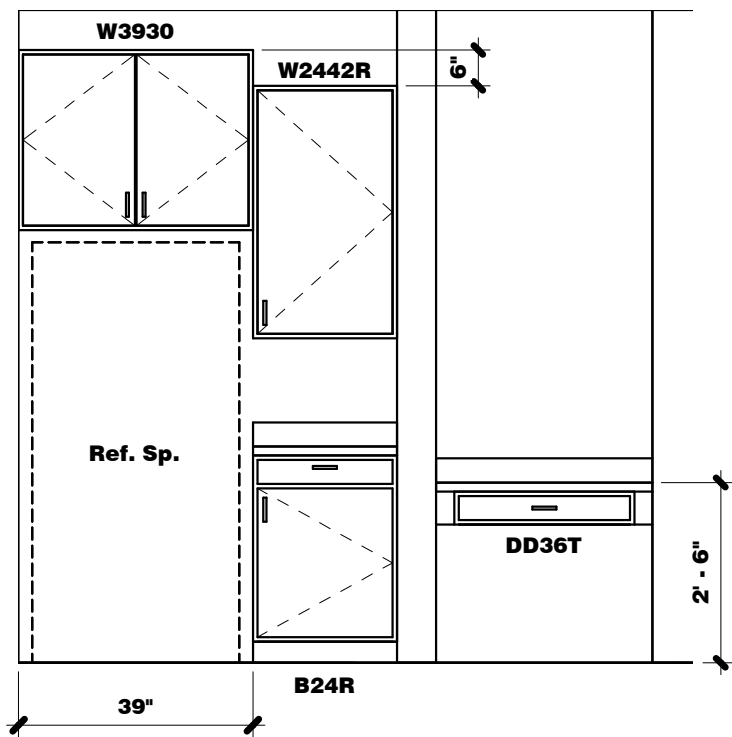
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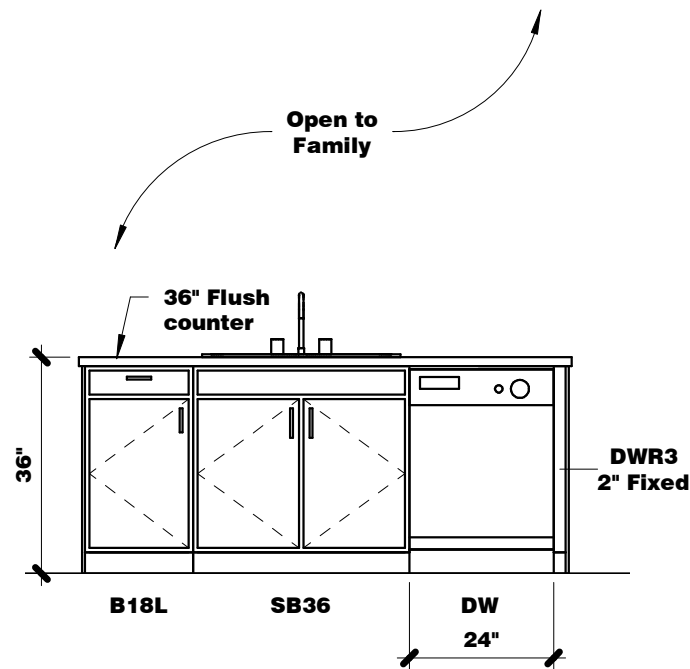
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44-035
7-18-18

Date
7/30/2019
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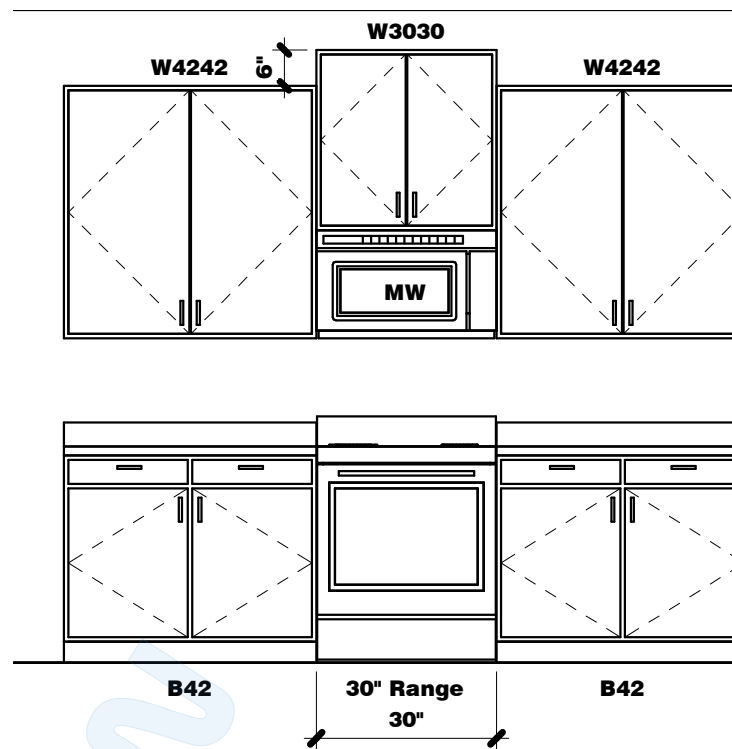




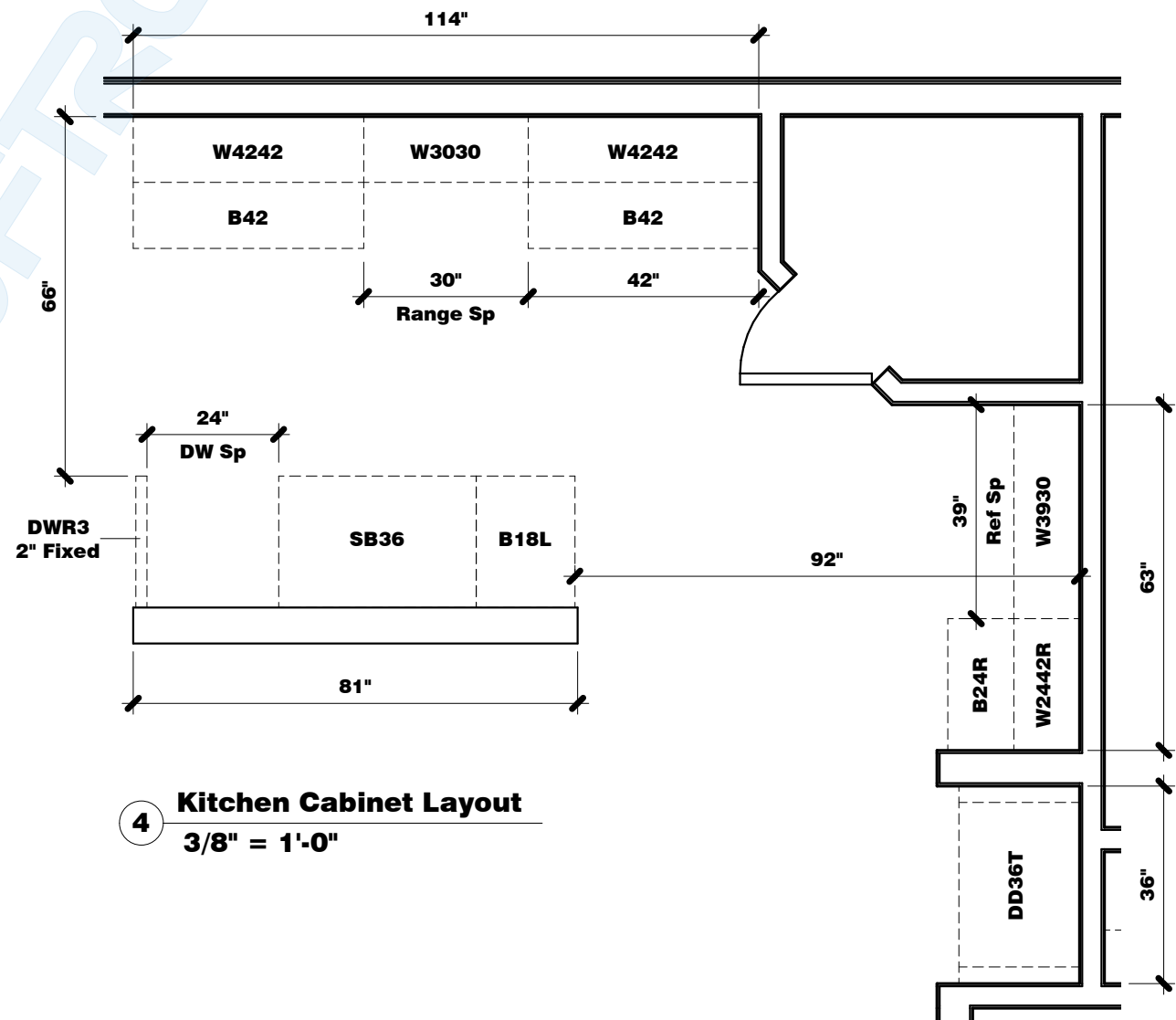
1 Kitchen
3/8" = 1'-0"



3 Kitchen
3/8" = 1'-0"

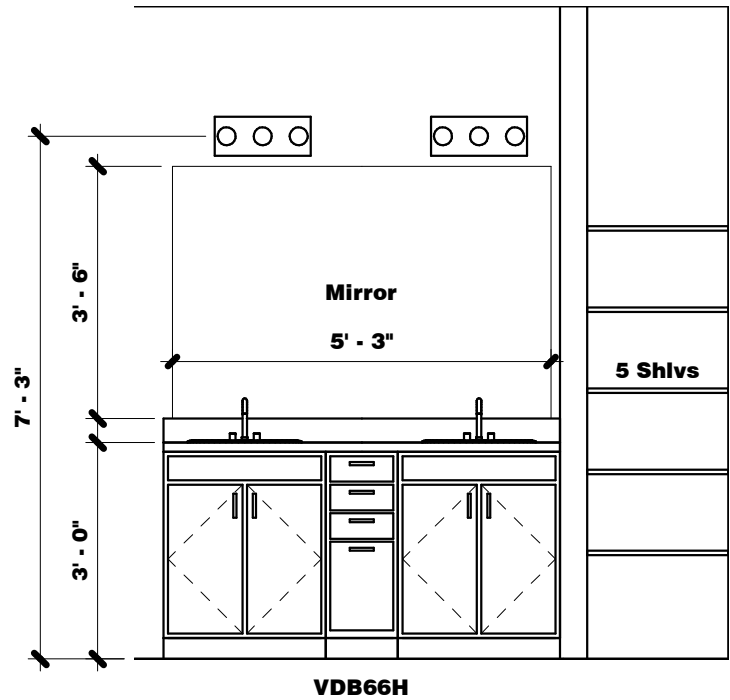


2 Kitchen
3/8" = 1'-0"

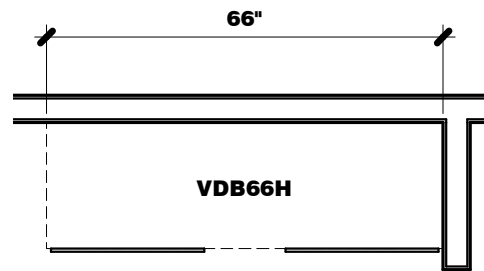


4 Kitchen Cabinet Layout
3/8" = 1'-0"

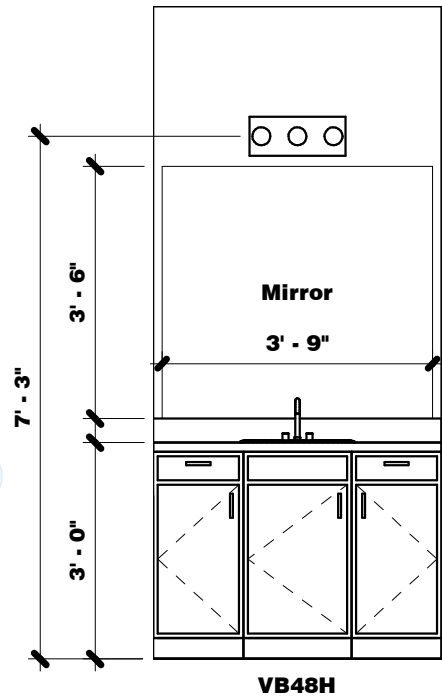
Provide blocking @ 54" O.C. & 96" O.C. @ all Kitchen wall cabinets.



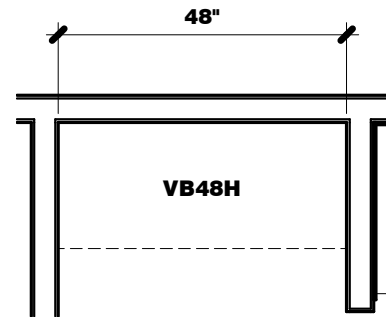
1 Master Bath
3/8" = 1'-0"



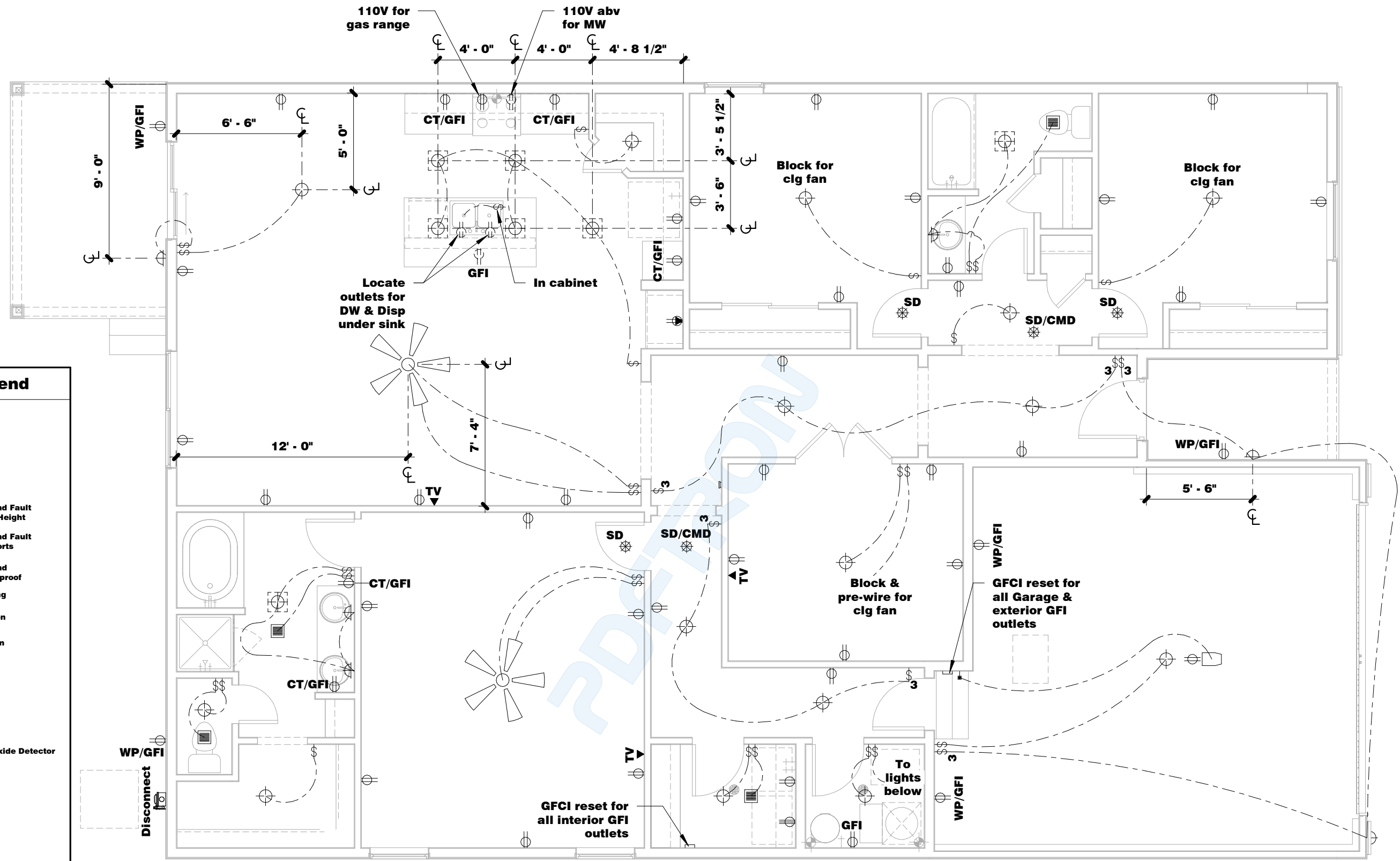
3 Master Bath Cabinet Layout
3/8" = 1'-0"



2 Bath 2
3/8" = 1'-0"



4 Bath 2 Cabinet Layout
3/8" = 1'-0"



Electrical Legend

Chimes

Garage Door Opener

220V Outlet

Duplex Outlet

Duplex Outlet - Ground Fault Interrupt @ Counter Height

Duplex Outlet - Ground Fault Interrupt w/ 2 USB Ports

Duplex Outlet - Ground Fault Interrupt-Waterproof

Duplex Outlet - Ceiling

Telephone Connection

Television Connection

Ethernet Connection

GFCI Reset Plate

Push Button

Smoke Detector

Smoke/Carbon Monoxide Detector

Switch

Switch - 3 way

Thermostat

Exhaust Vent

Ceiling Mount Light

Flush Mount Light - LED

Flush Mount Light - Waterproof LED

Wall Mount Stair Light

Wall Mount Light

Flood Light

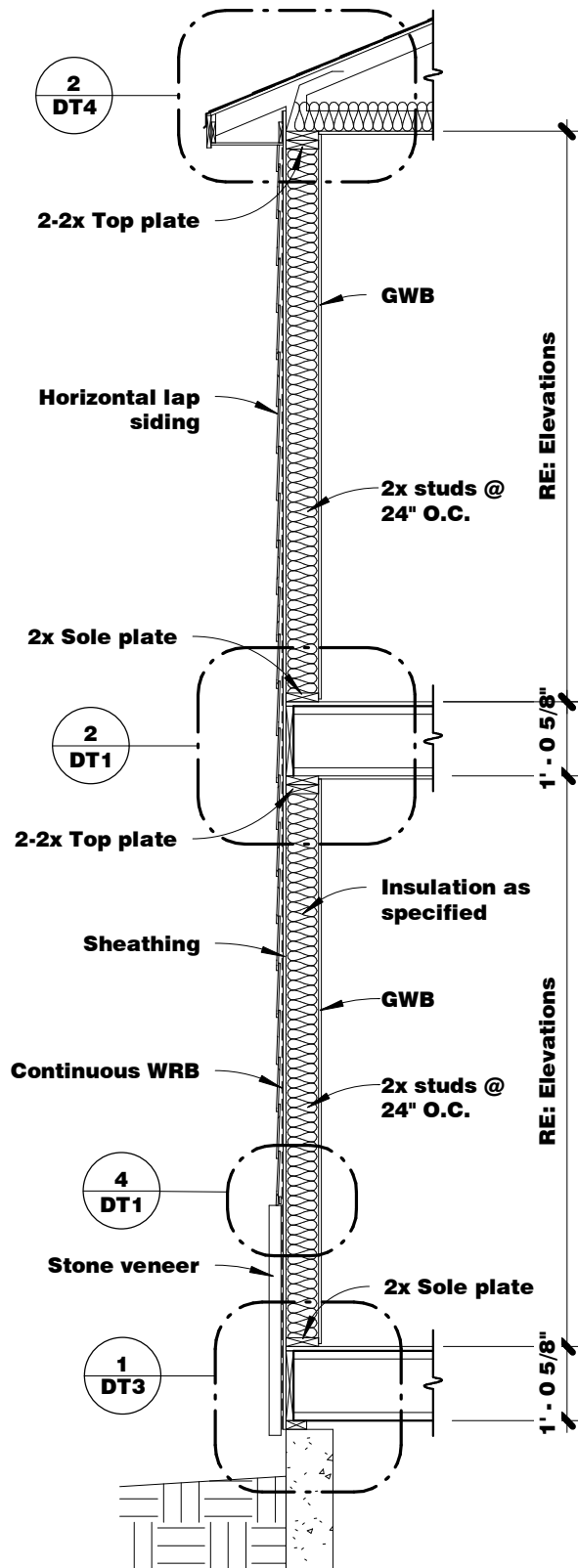
Fluor Light - Wall Mount

Fluor Light - Ceiling Mount Fixture

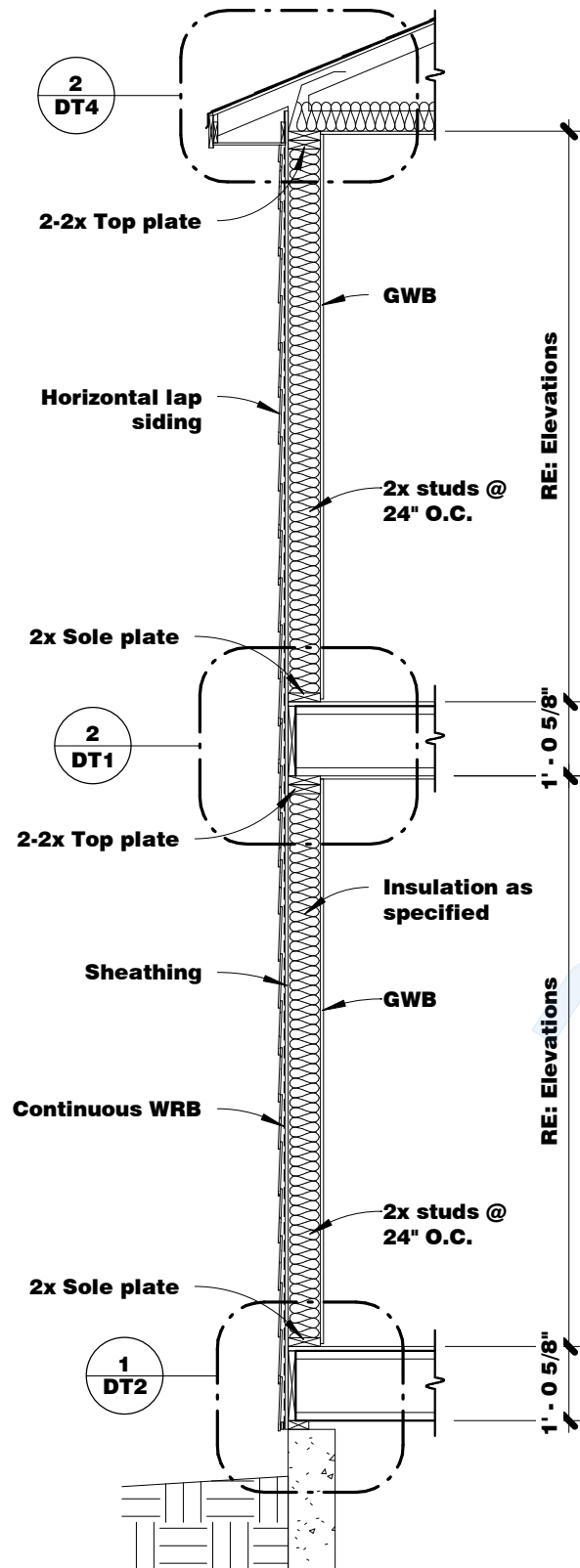
Ceiling Fan

1 Main Level Electrical Plan
3/16" = 1'-0"

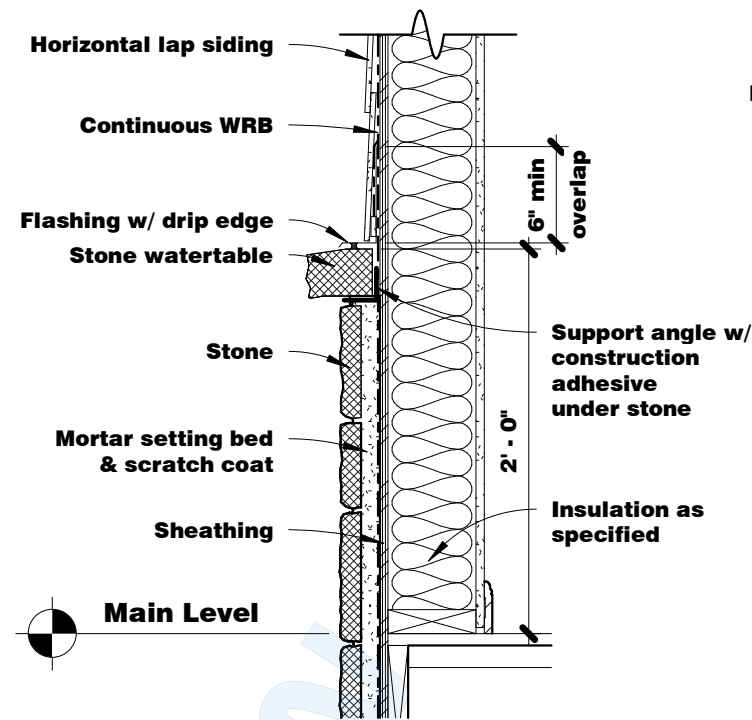
- Electrical Notes:**
- Exterior plugs to be 24" from bottom of siding.
 - All closet lights to be 30" from wall with shelf.
 - Center all light strips 87" FFF UNO.
 - Center all receptacles 14" FFF UNO.
 - Center all switches 54" FFF UNO.
 - All dimensions from stud face to center of fixture.
 - Provide AFCI protection on all branch circuits as required per all applicable codes.
 - Mount T-Stat @ 60" FFF.
 - Provide disconnect within 4' of A/C condenser.
 - Provide keyless pull chain light in attic.
 - Mount Porch light @ 80" FFF.
 - Mount Garage coach light 5 1/2" below OHD header.
 - All smoke detectors to be installed a min of 36" from any supply or return air grille.



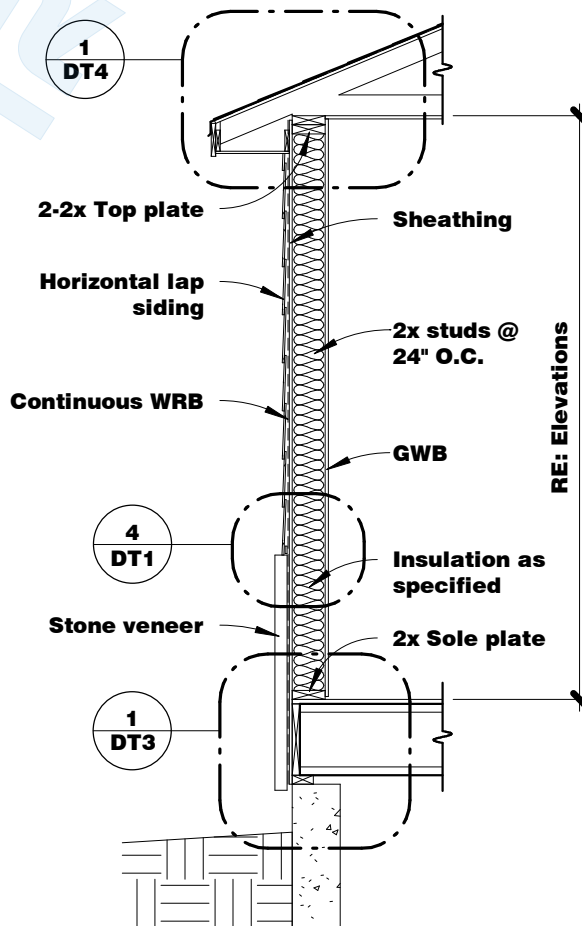
6 Wall Section at Stone
3/8" = 1'-0"



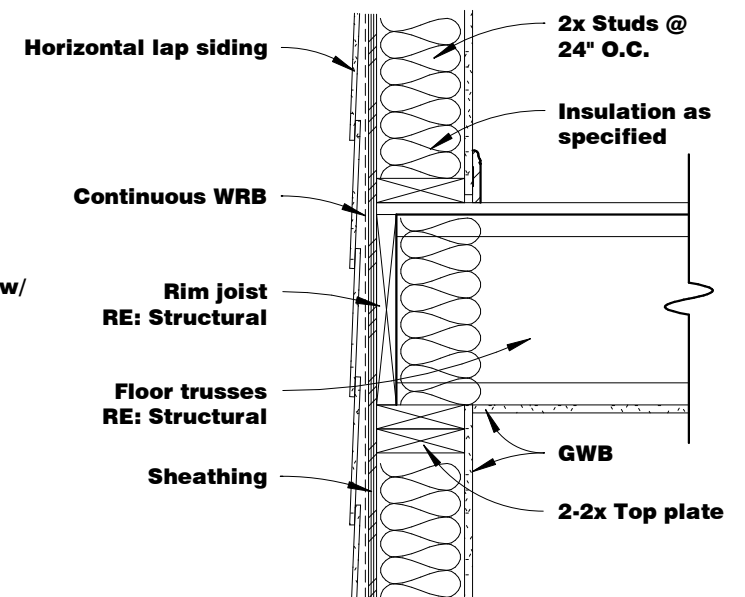
5 Wall Section at Siding
3/8" = 1'-0"



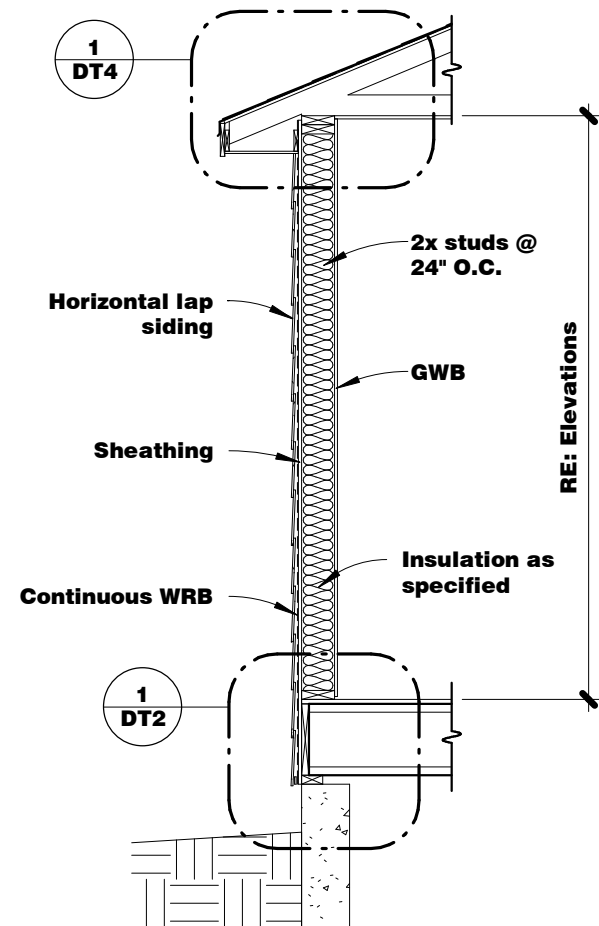
4 Water Table
1" = 1'-0"



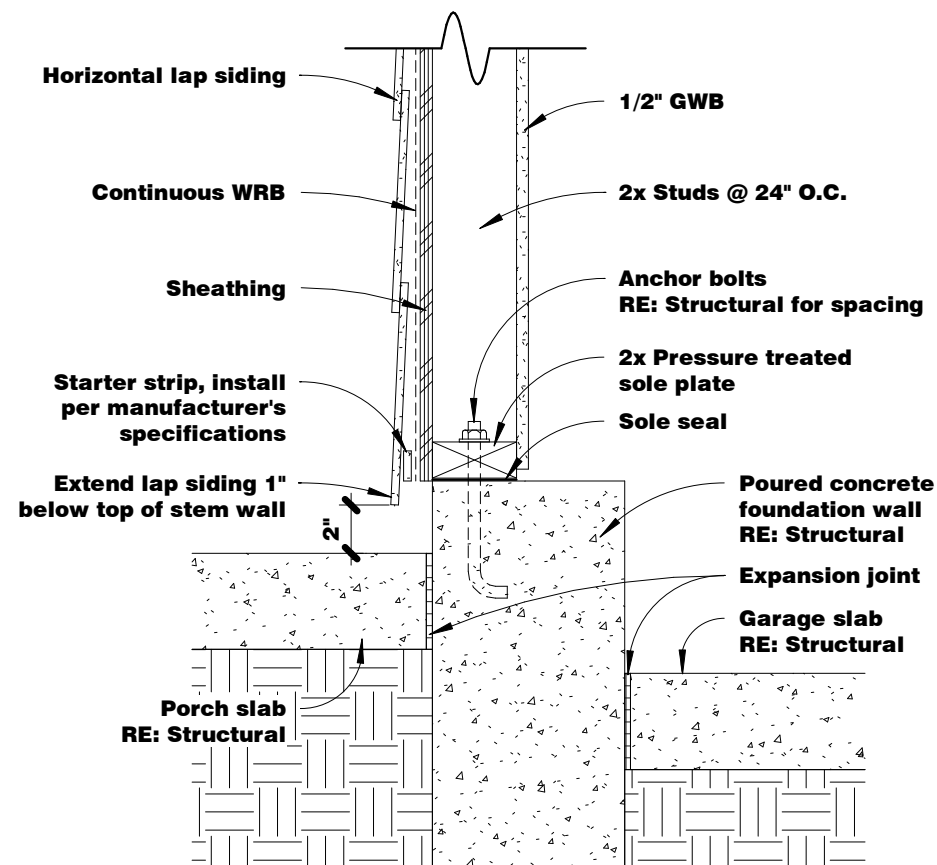
3 Wall Section @ Stone
3/8" = 1'-0"



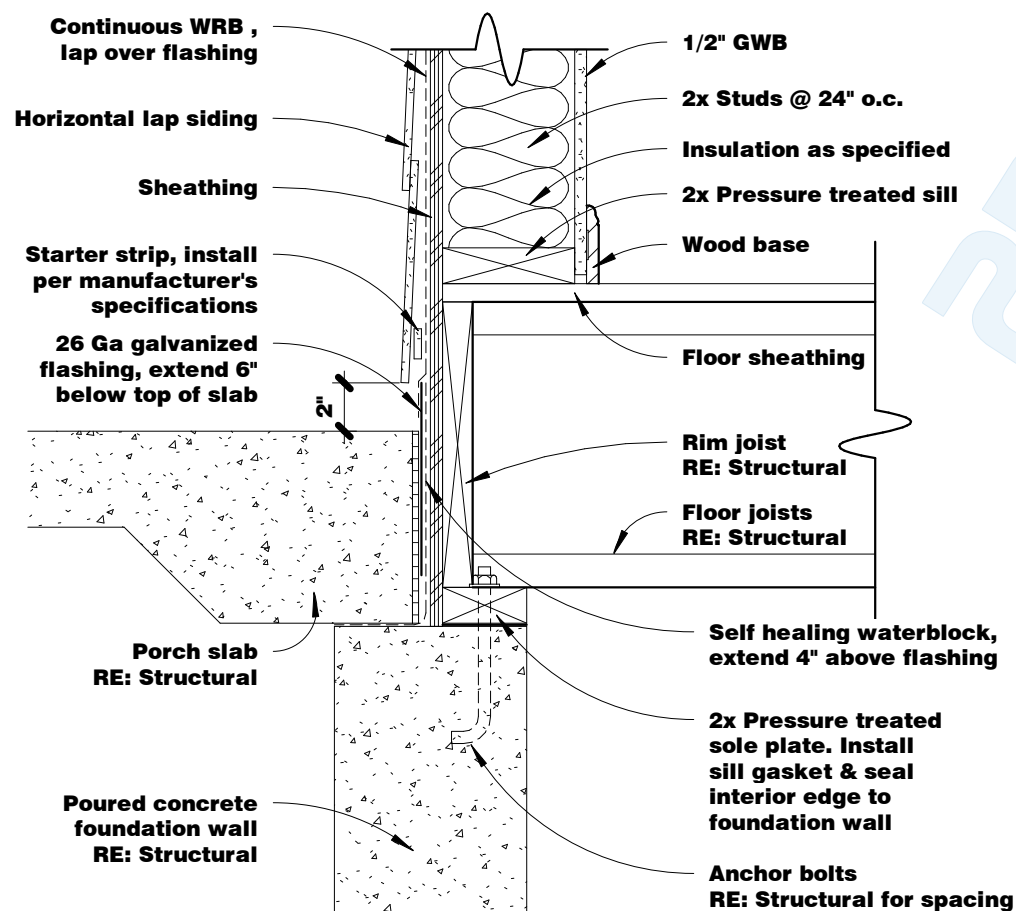
2 Band Joist Detail
1" = 1'-0"



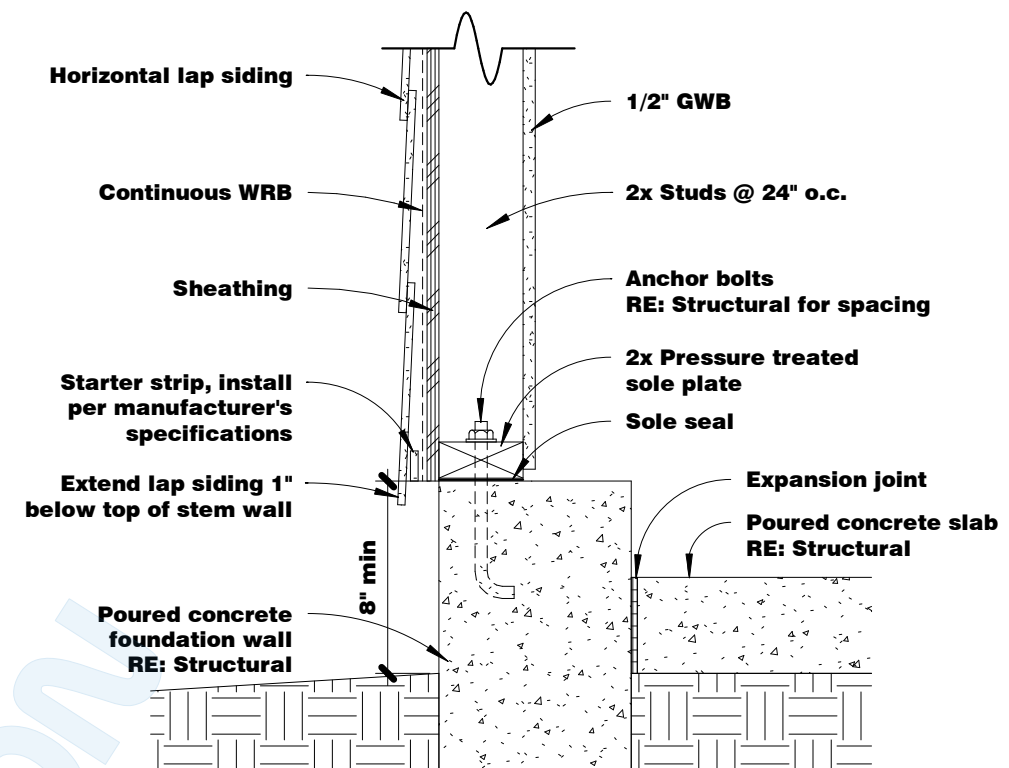
1 Wall Section @ Siding
3/8" = 1'-0"



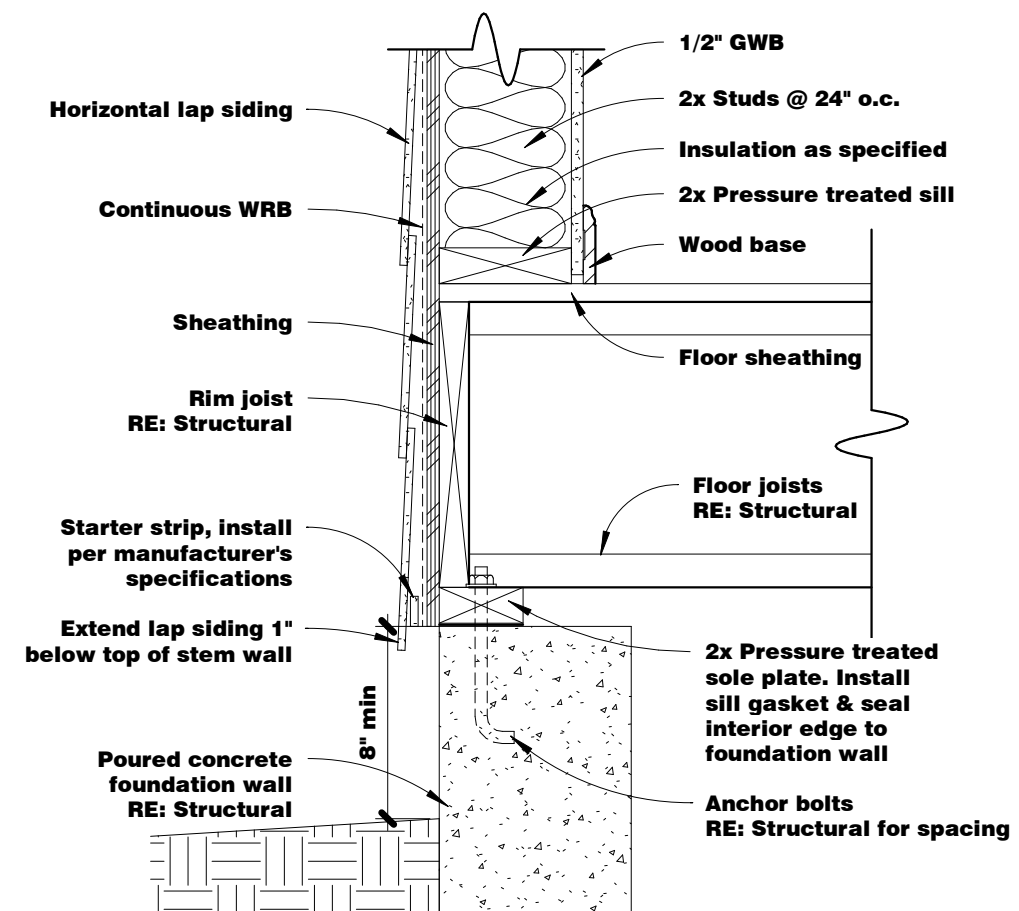
4 Siding @ Garage/Porch
 $1 \frac{1}{2}" = 1'-0"$



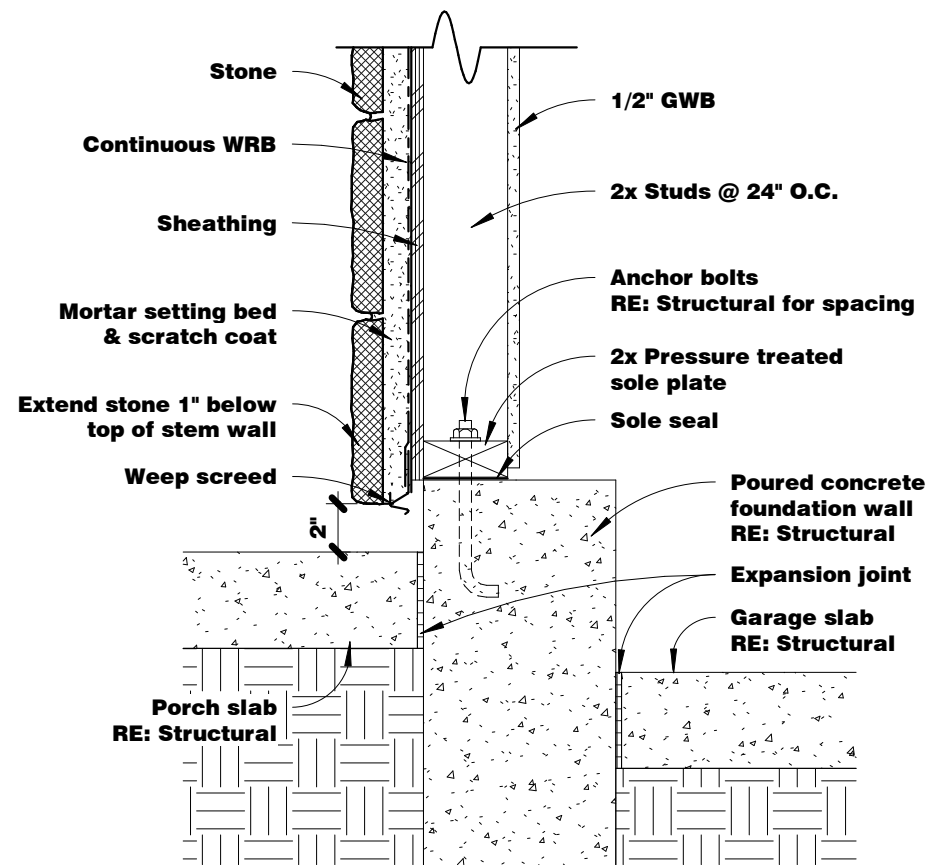
3 Siding @ Porch Slab
 $1 \frac{1}{2}" = 1'-0"$



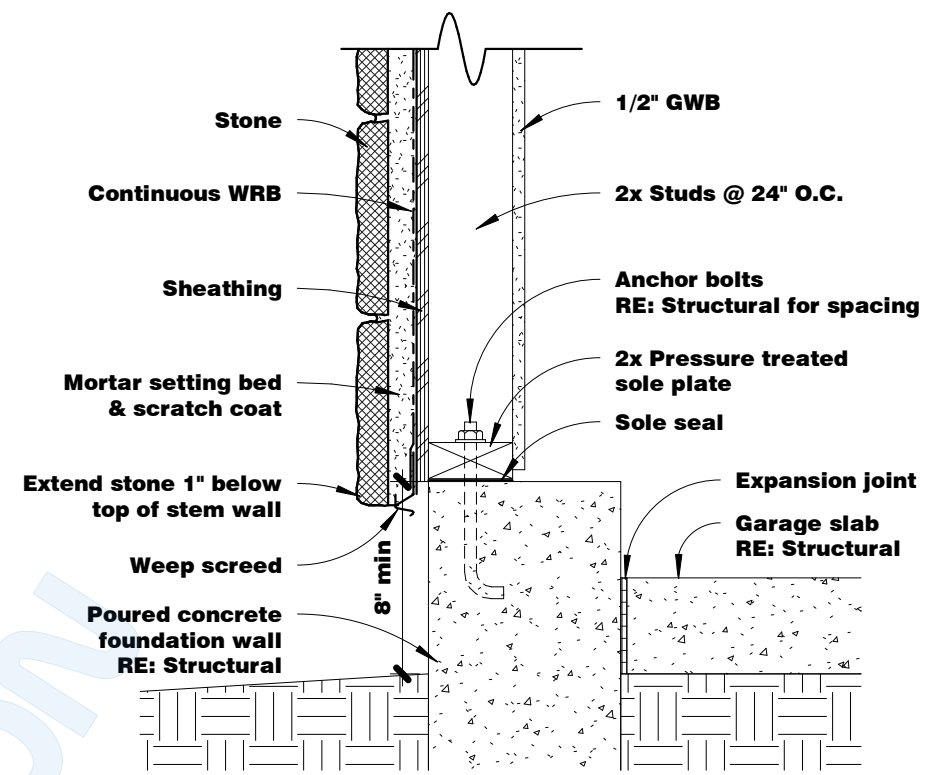
2 Siding @ Garage Wall
 $1 \frac{1}{2}" = 1'-0"$



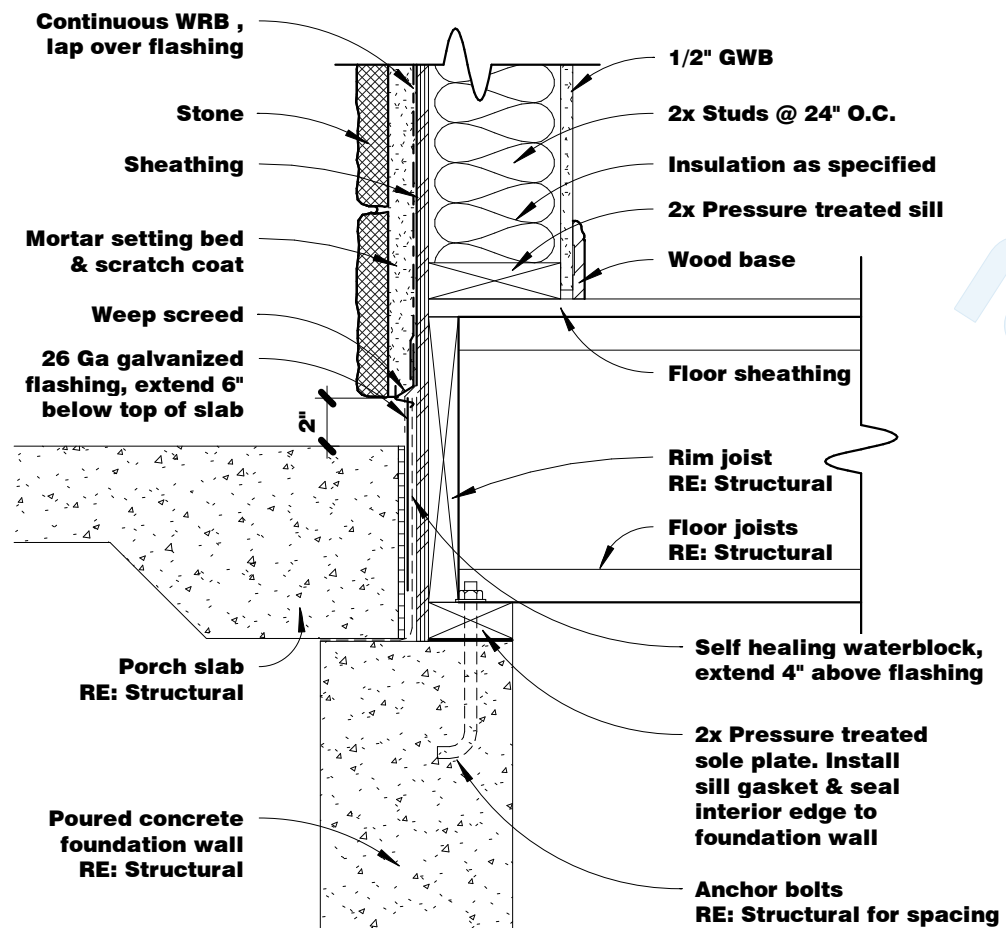
1 Siding @ Foundation Wall
 $1 \frac{1}{2}" = 1'-0"$



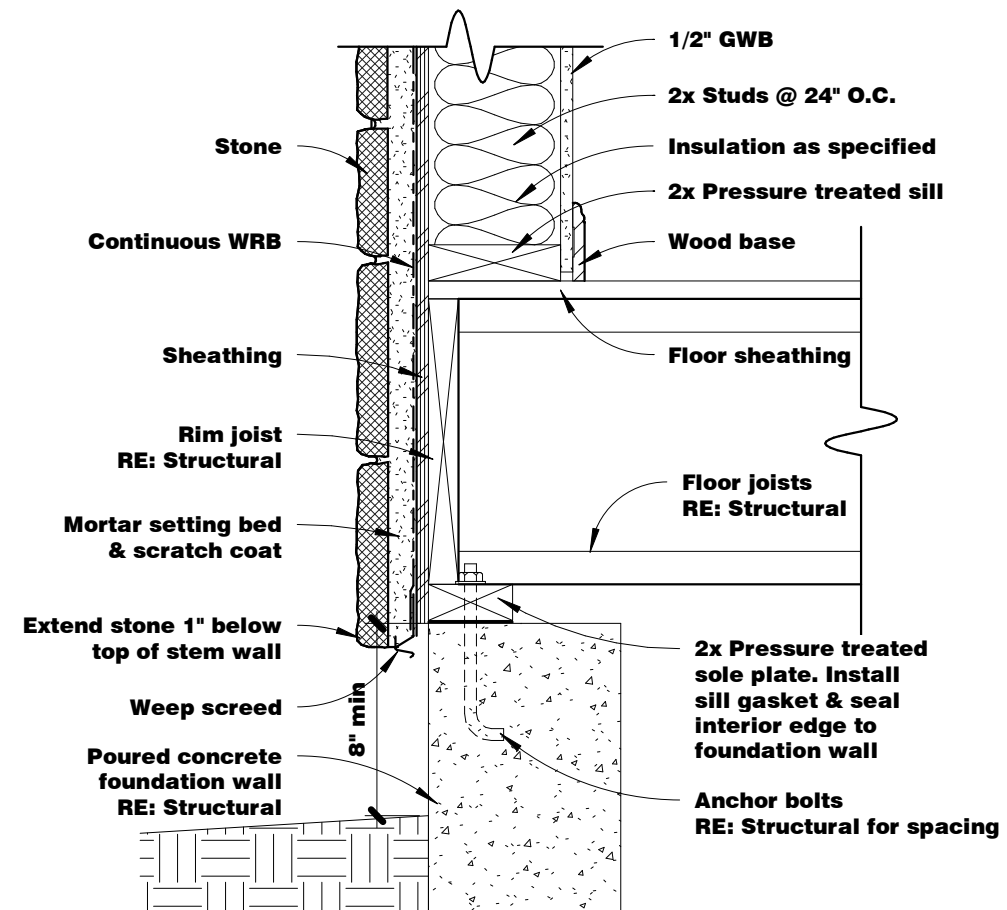
4 Stone @ Garage/Porch
1 1/2" = 1'-0"



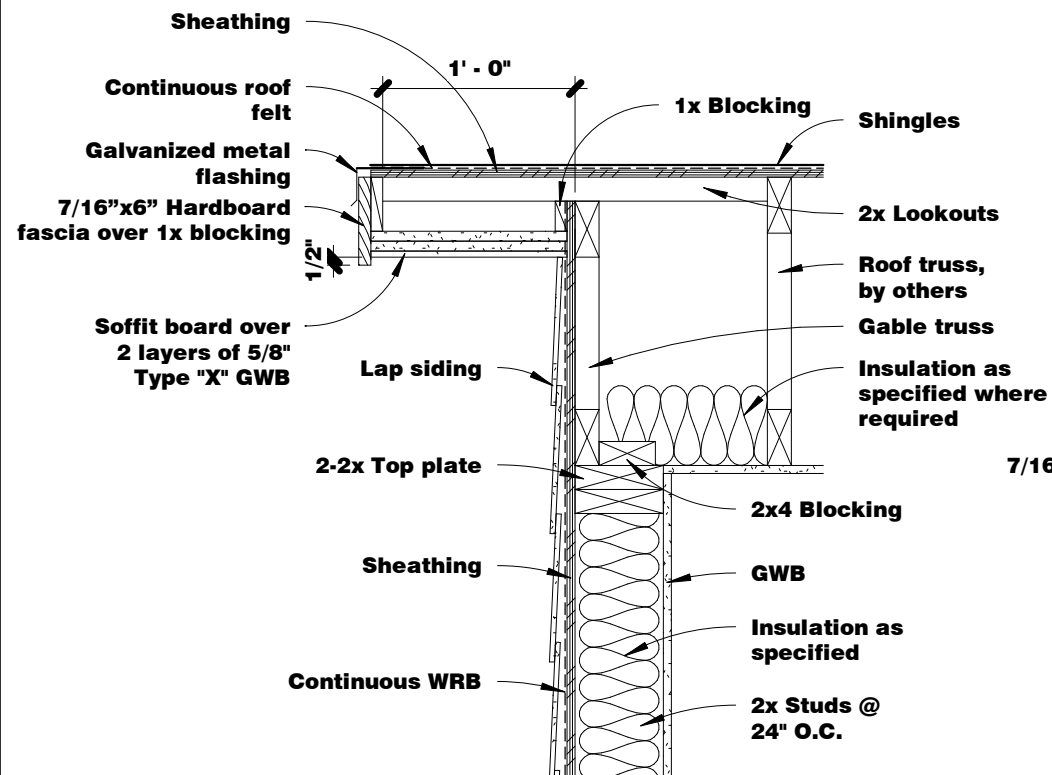
2 Stone @ Garage Wall
1 1/2" = 1'-0"



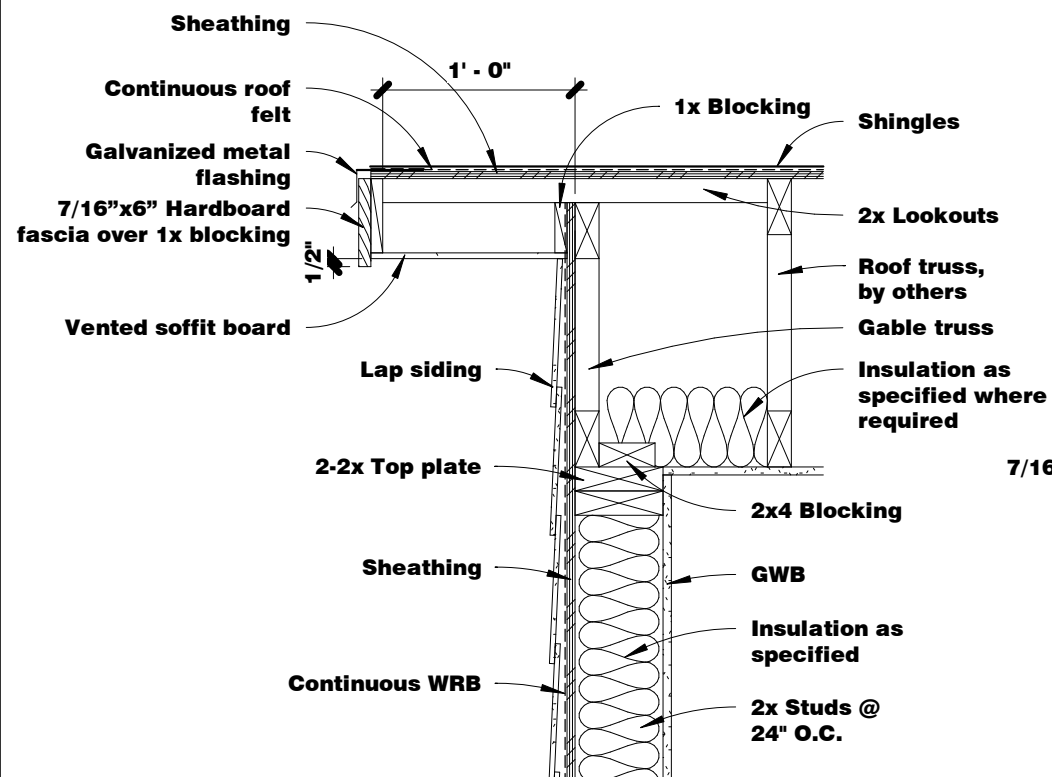
3 Stone @ Porch Slab
1 1/2" = 1'-0"



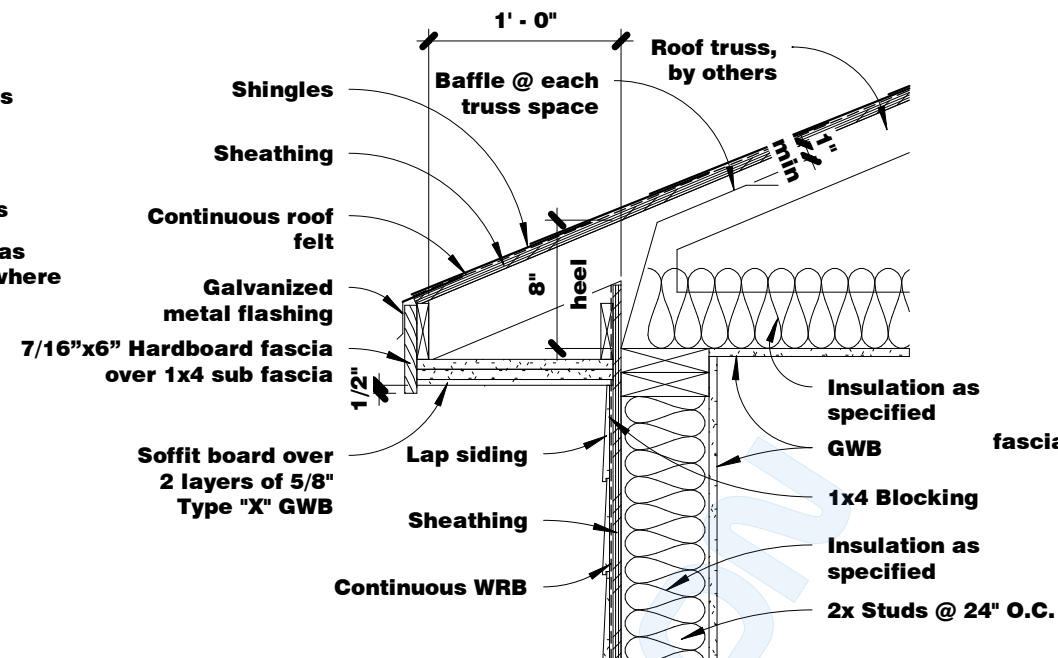
1 Stone @ Foundation Wall
1 1/2" = 1'-0"



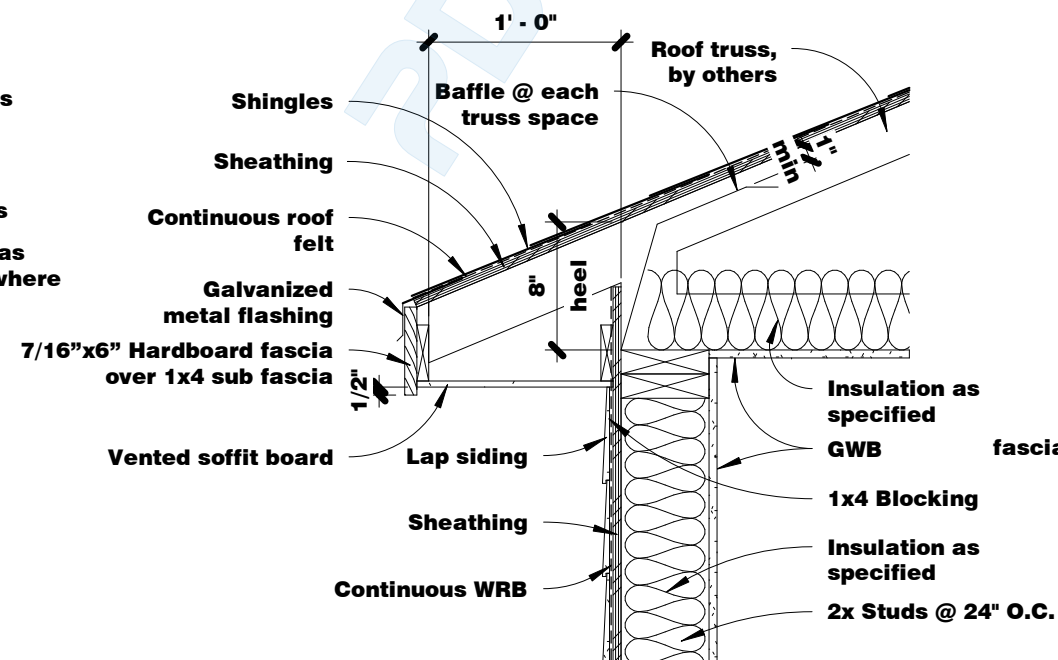
6 1 Hr Roof Barge
1" = 1'-0"



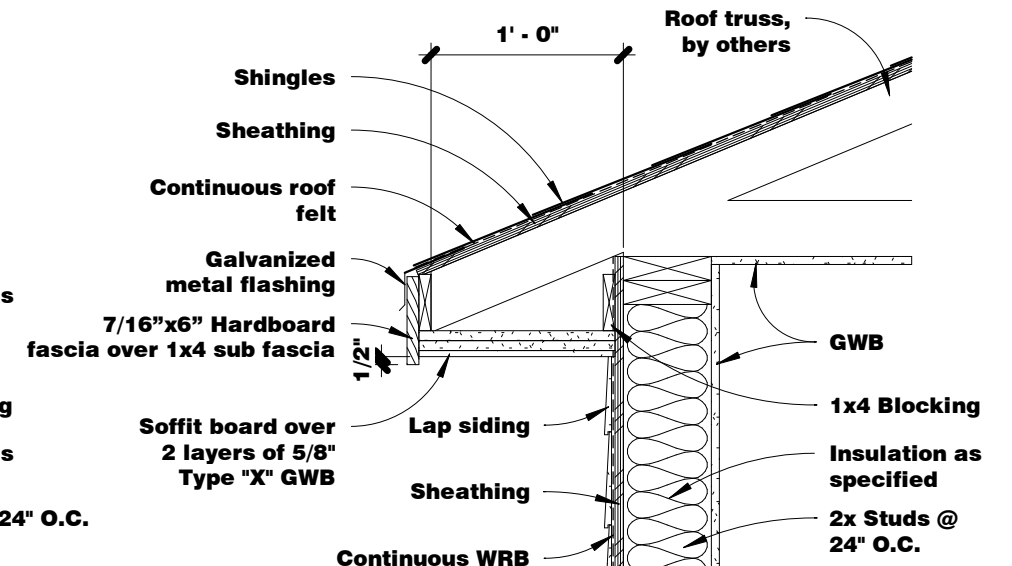
5 Roof Barge
1" = 1'-0"



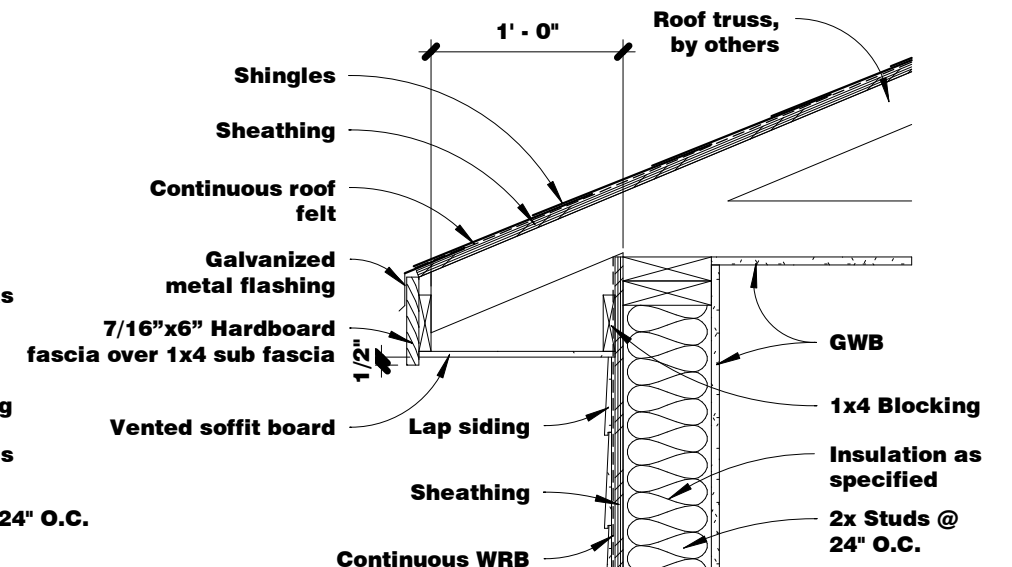
3 1 Hr Eave @ Energy Heel
1" = 1'-0"



2 Eave @ Energy Heel
1" = 1'-0"



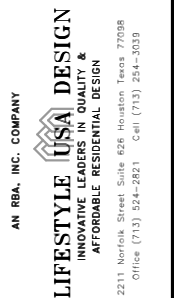
4 1 Hr Eave @ Common Heel
1" = 1'-0"



1 Eave @ Common Heel
1" = 1'-0"

Assembly: GA File No RC 2602

1. Base layer 5/8" type X gypsum wallboard applied at right angles to wood roof trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c.
2. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints.
3. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails.



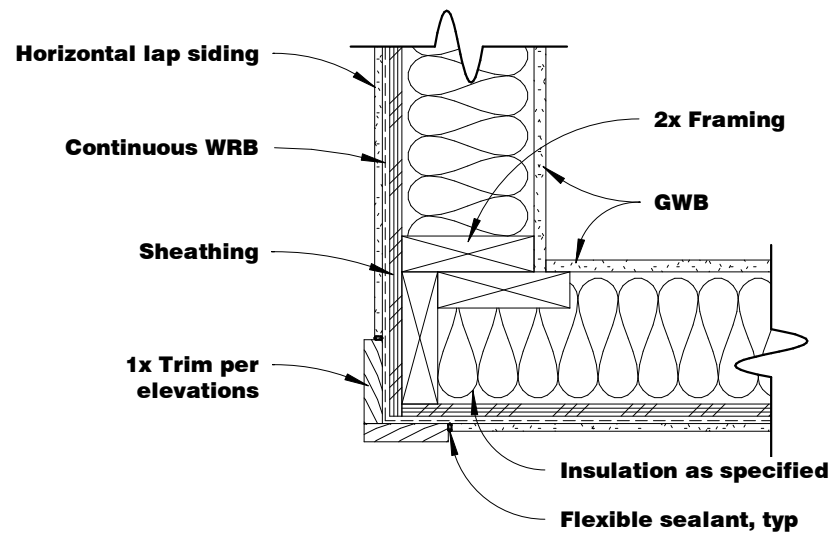
Standard Details

Eave Details

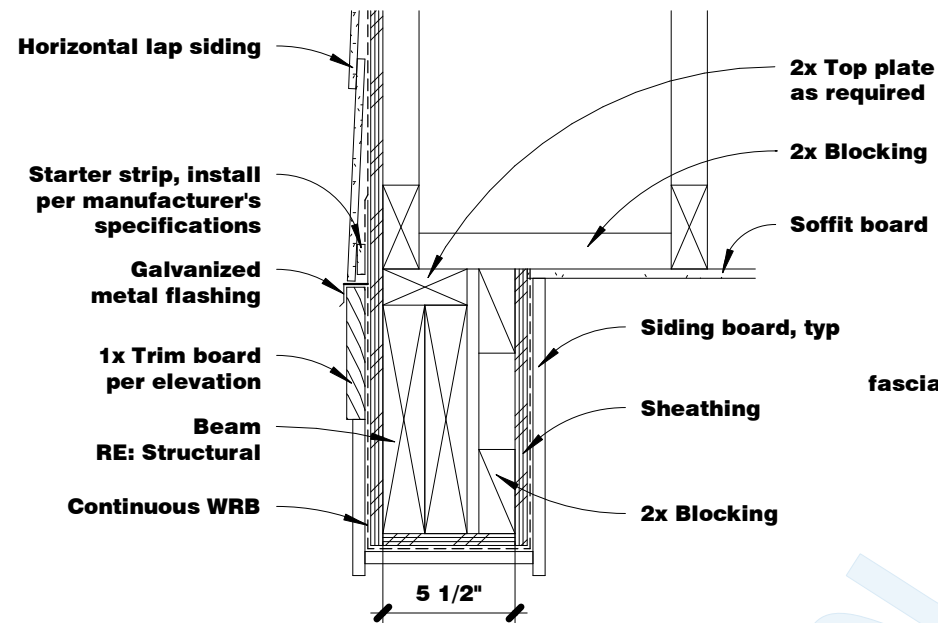
Sheet Number
DT4



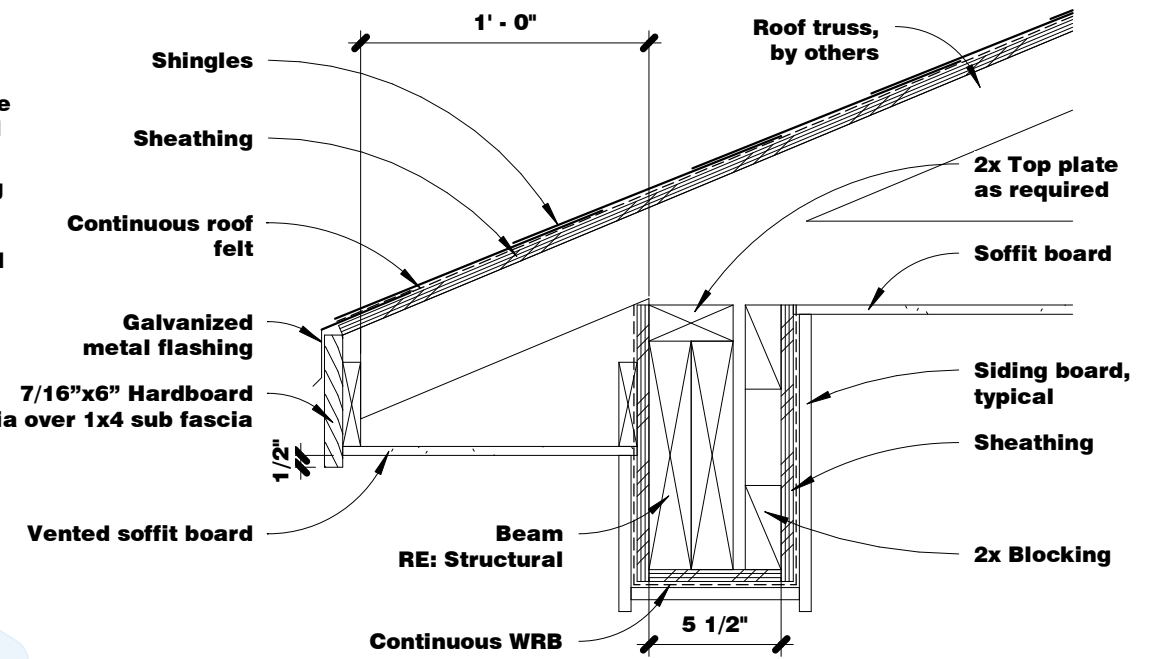
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7/24/2019
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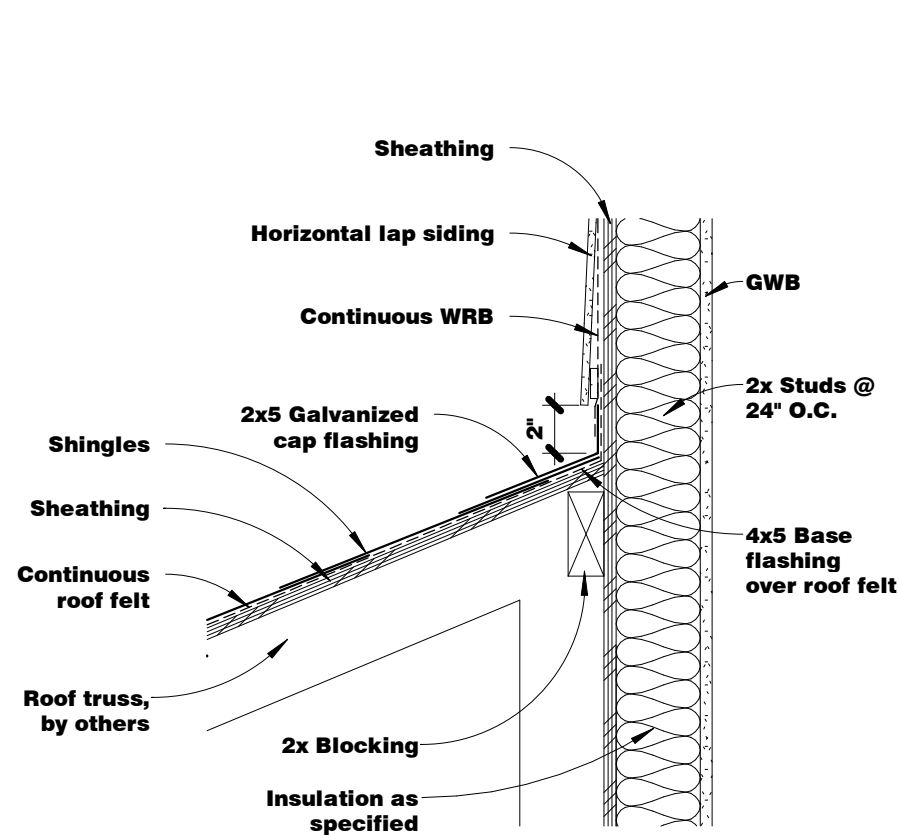
6 Typ Wall Corner
1 1/2" = 1'-0"



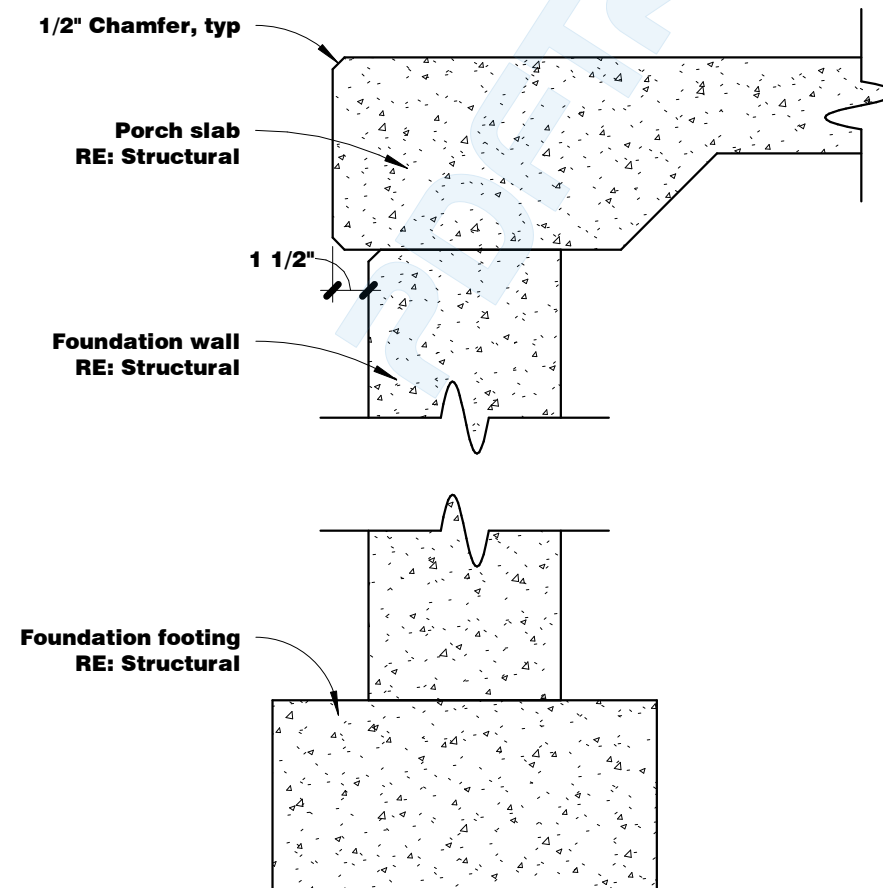
4 Soffit @ Gable
1 1/2" = 1'-0"



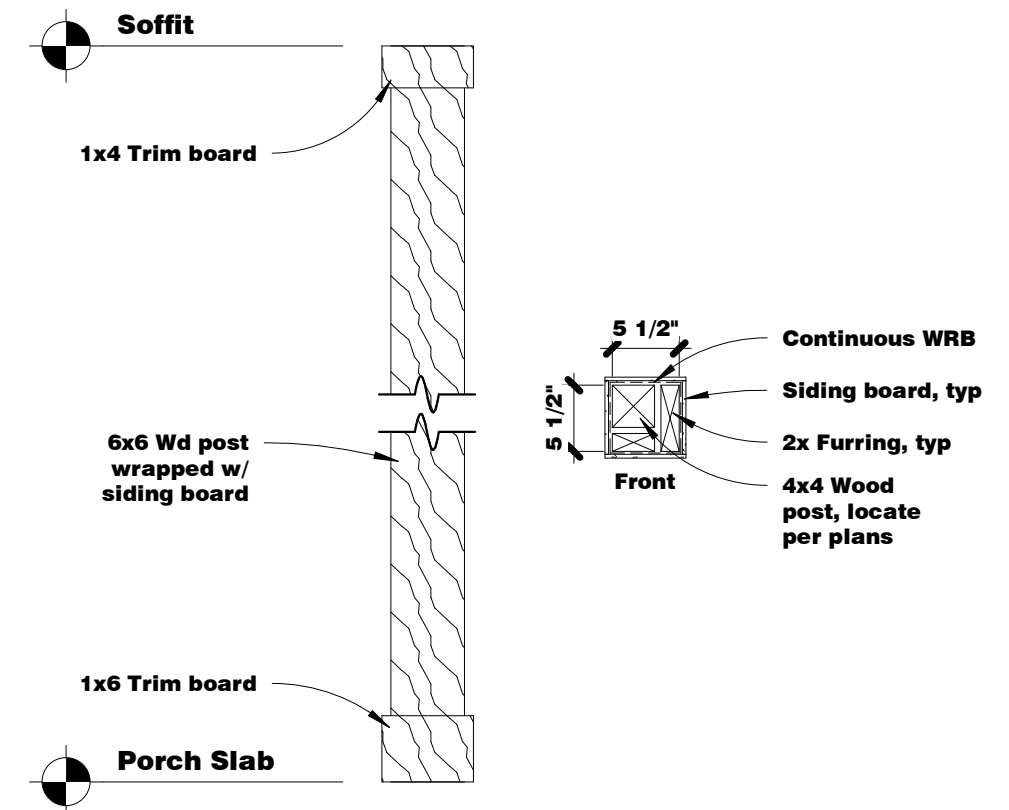
2 Soffit @ Truss
1 1/2" = 1'-0"



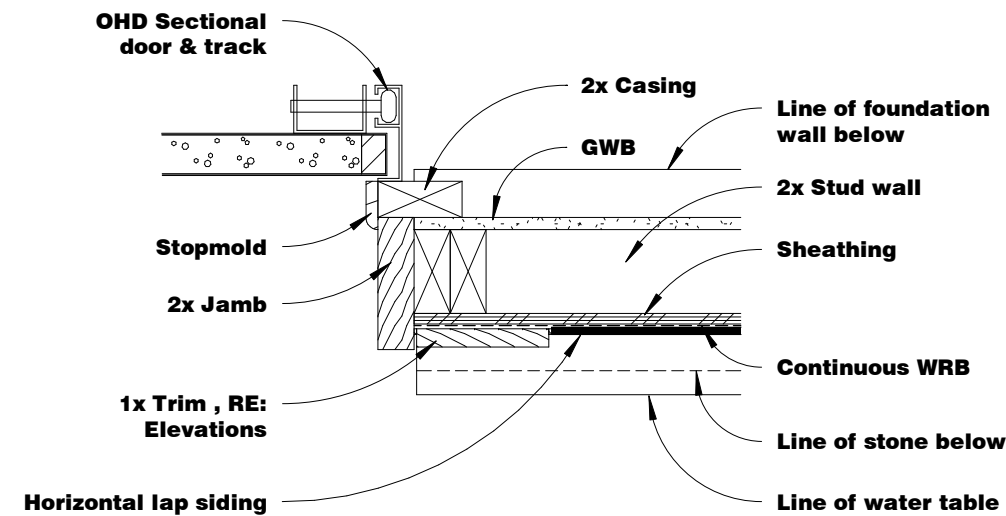
5 Sloped Roof to Wall
1 1/2" = 1'-0"



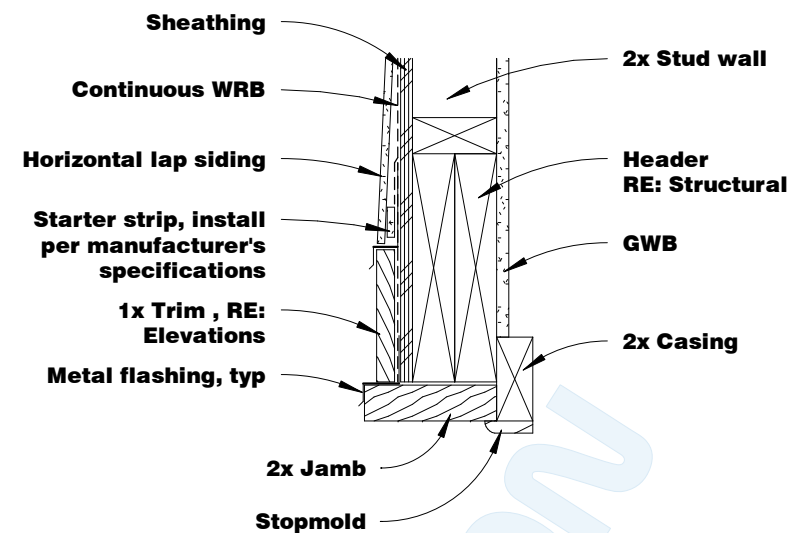
3 Porch Slab @ Foundation Wall
1 1/2" = 1'-0"



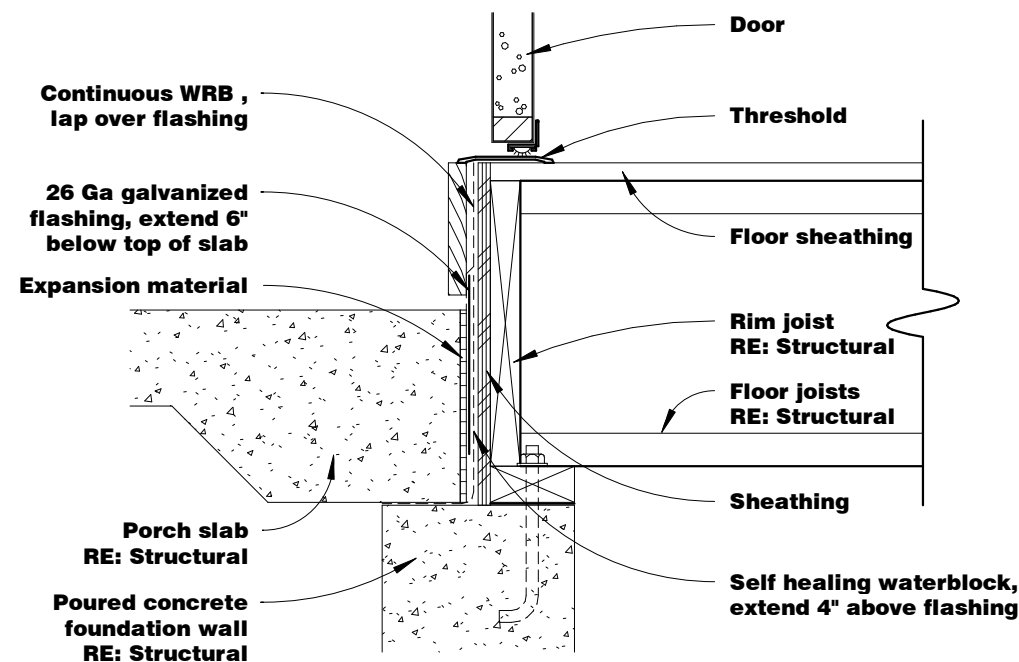
1 Column
3/4" = 1'-0"



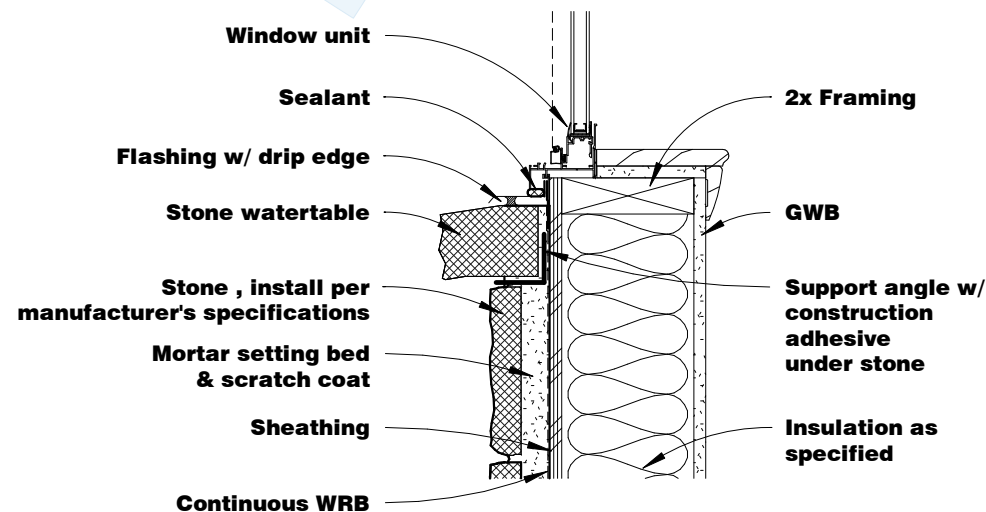
7 Garage Door Jamb
1 1/2" = 1'-0"



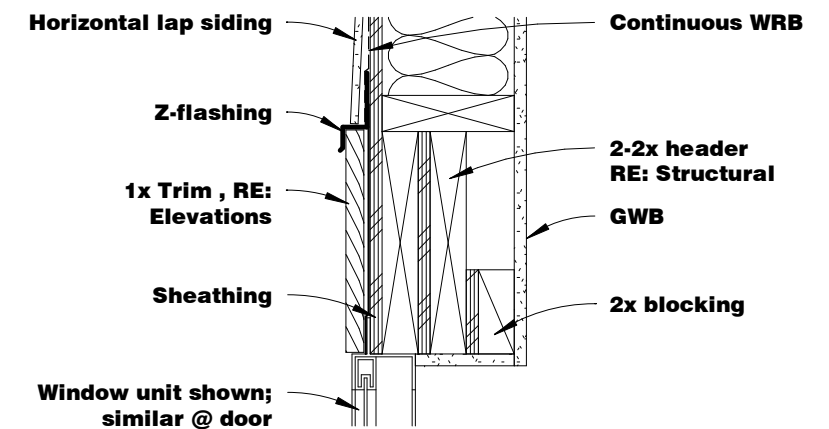
5 Garage Door Head
1 1/2" = 1'-0"



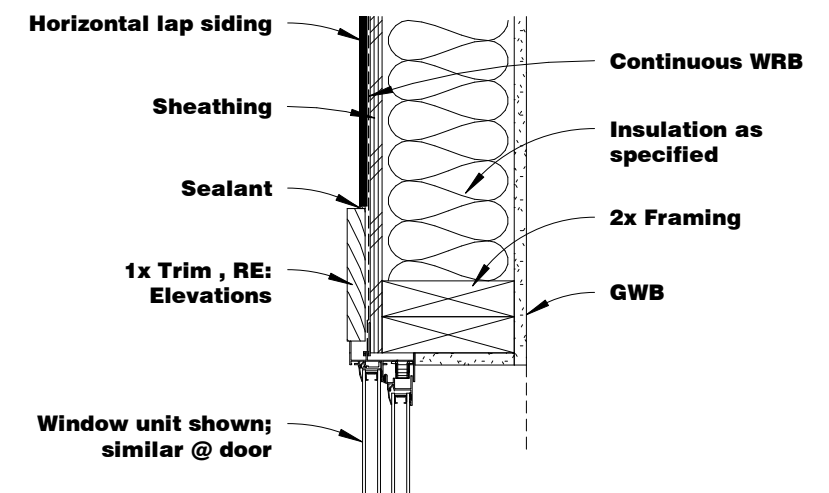
6 Threshold Detail
1 1/2" = 1'-0"



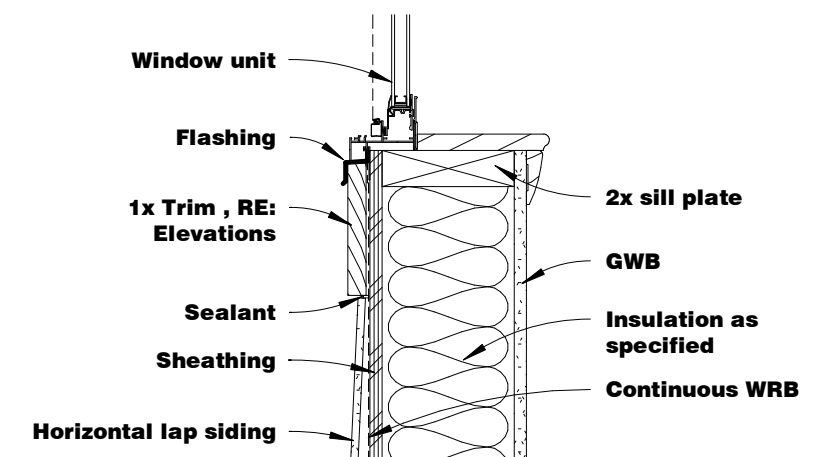
4 Sill Detail
1 1/2" = 1'-0"



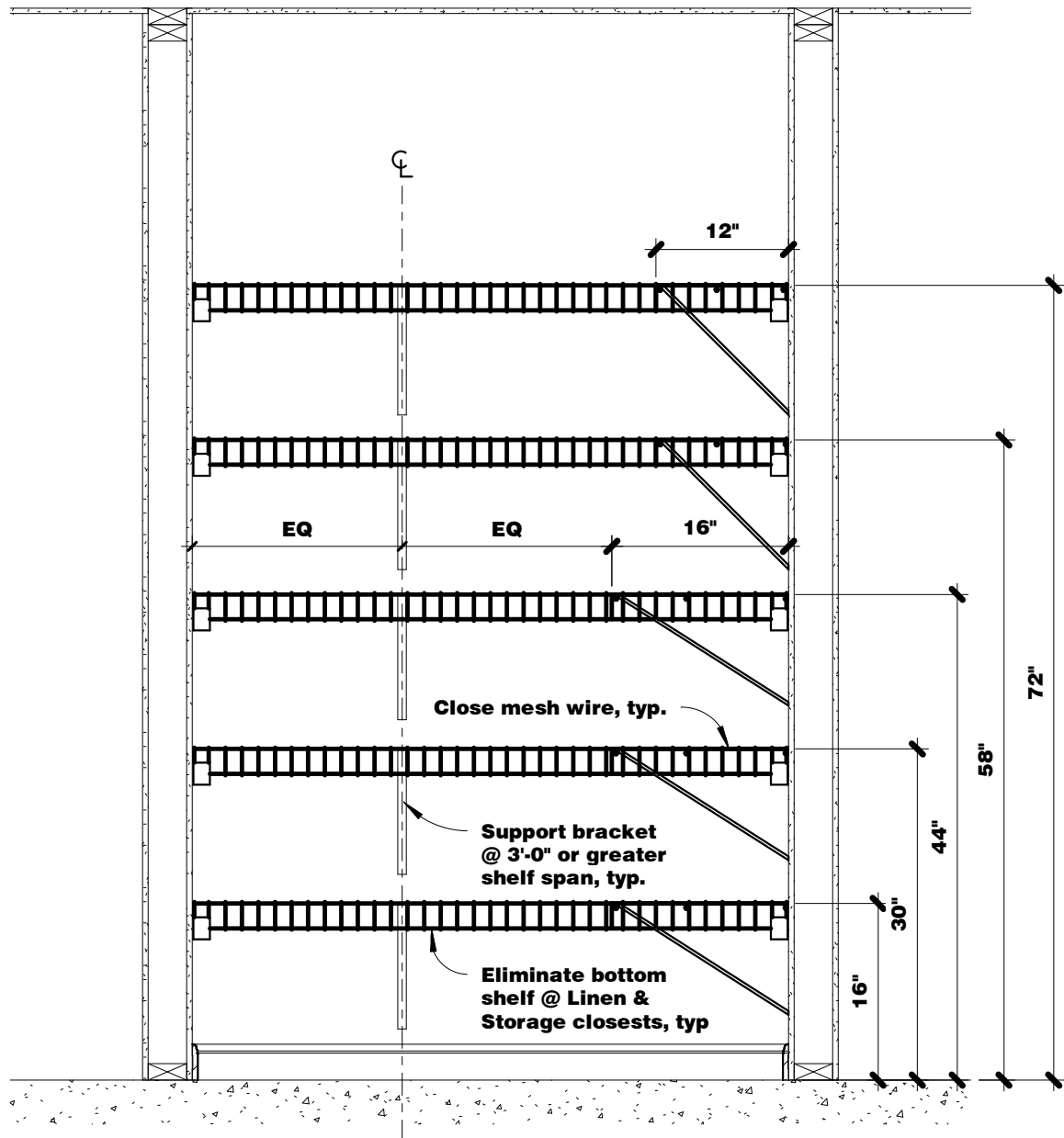
3 Head Detail
1 1/2" = 1'-0"



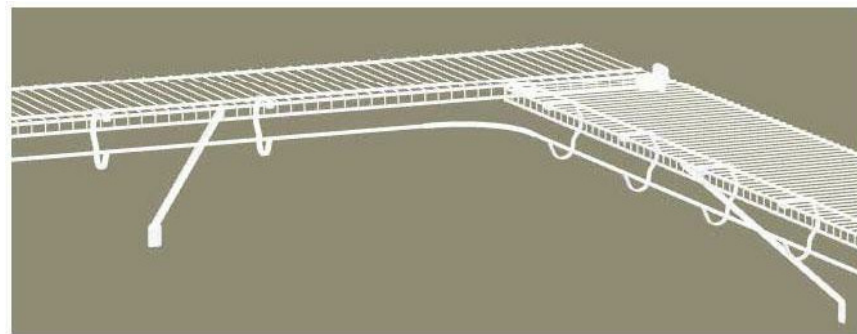
2 Jamb Detail
1 1/2" = 1'-0"



1 Sill Detail
1 1/2" = 1'-0"

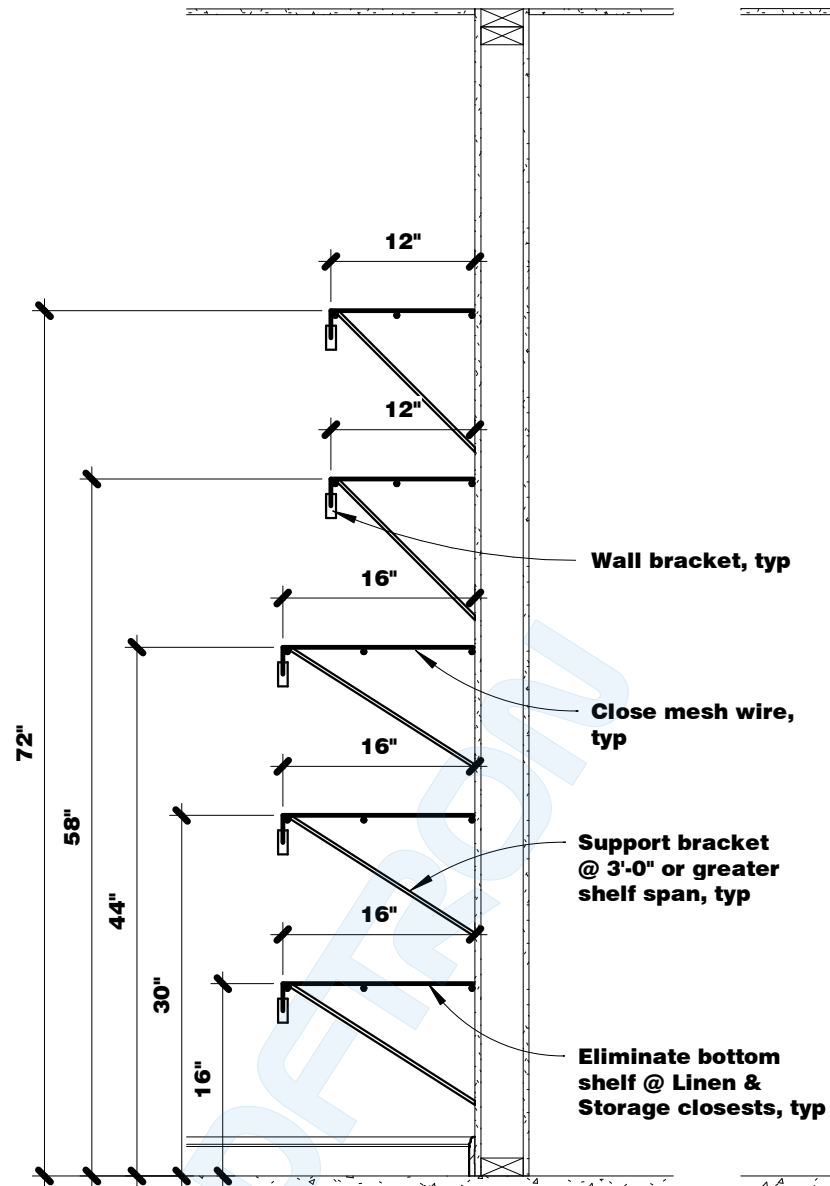


1 **Pantry Closet Elevation**
3/4" = 1'-0"

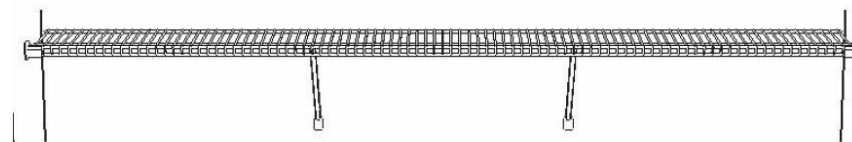


Total-Slide Shelving

Master Closets only

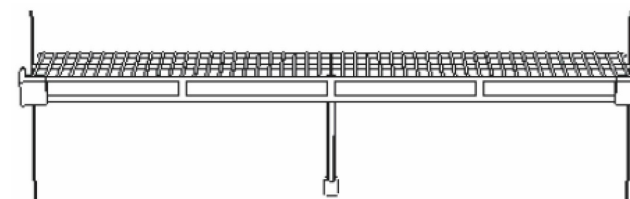


2 **Section @ Pantry Closet**
3/4" = 1'-0"



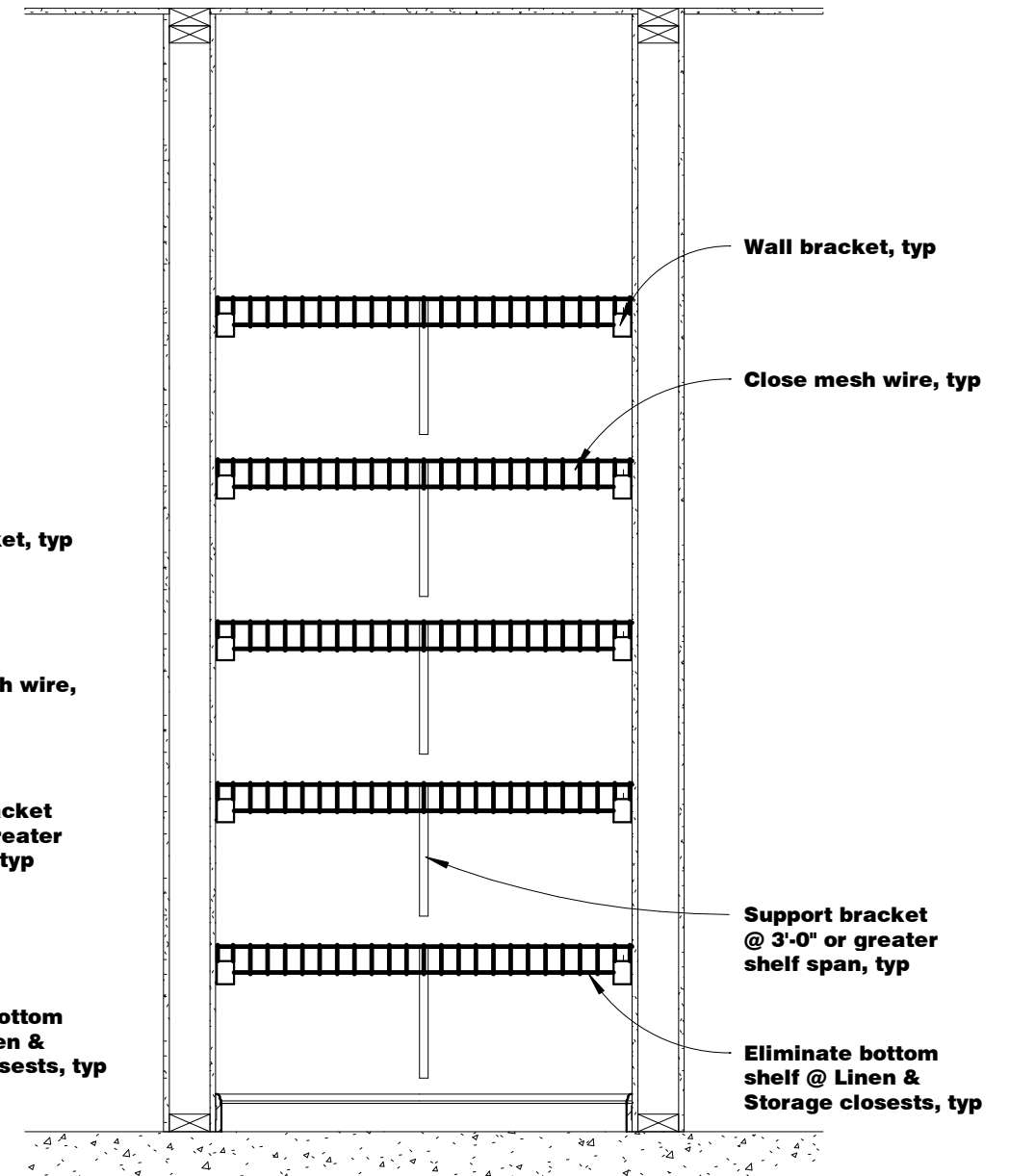
Shelf Only Shelving

All Laundry, Pantry and Linen Closets



Rod and Shelf Shelving

All Secondary Bedroom and Coat Closets



3 **Pantry Closet Elevation**
3/4" = 1'-0"

Laundry Room shelf to be 72" FFF.

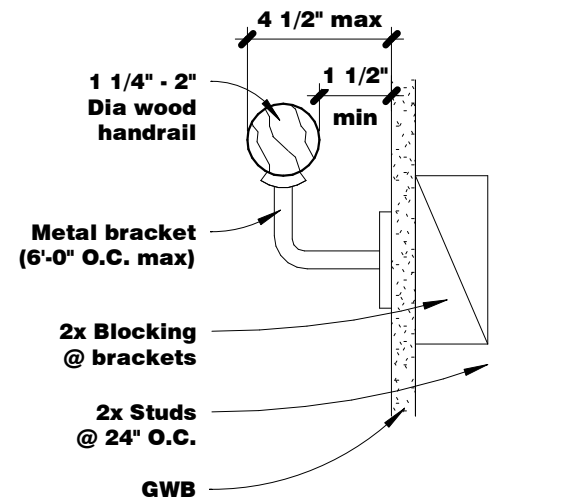
Master Closet back & side shelves to be 72" FFF.

Secondary Bedroom shelves to be 60" FFF.

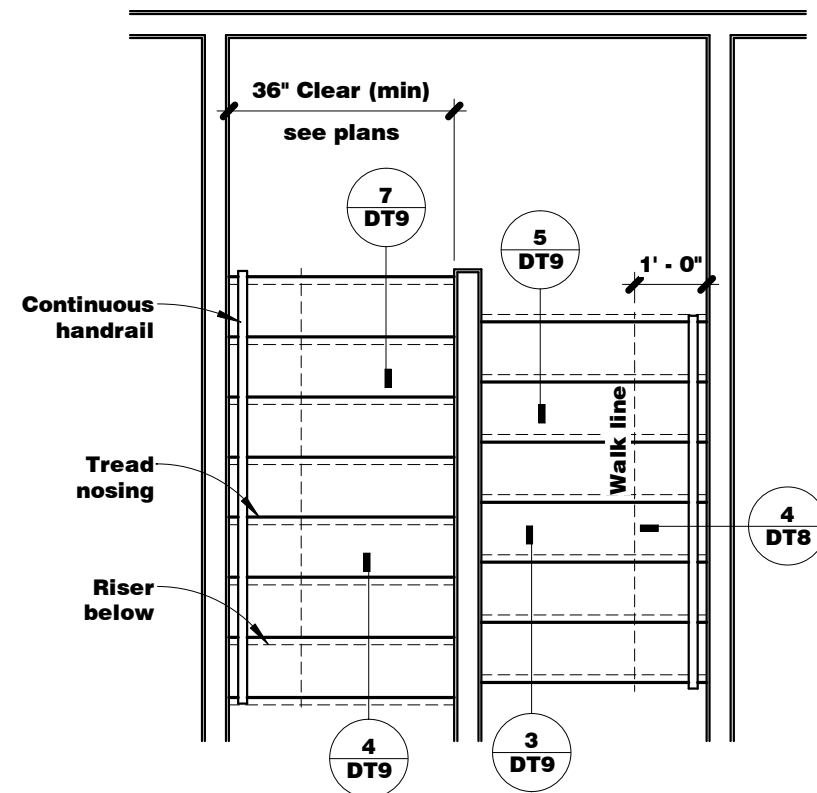
All 2R & 2S as follows: Top S @ 84" FFF and bot S @ 42" FFF.

Top two shelves in pantry locations at 12" deep and bottom three shelves at 16" deep.

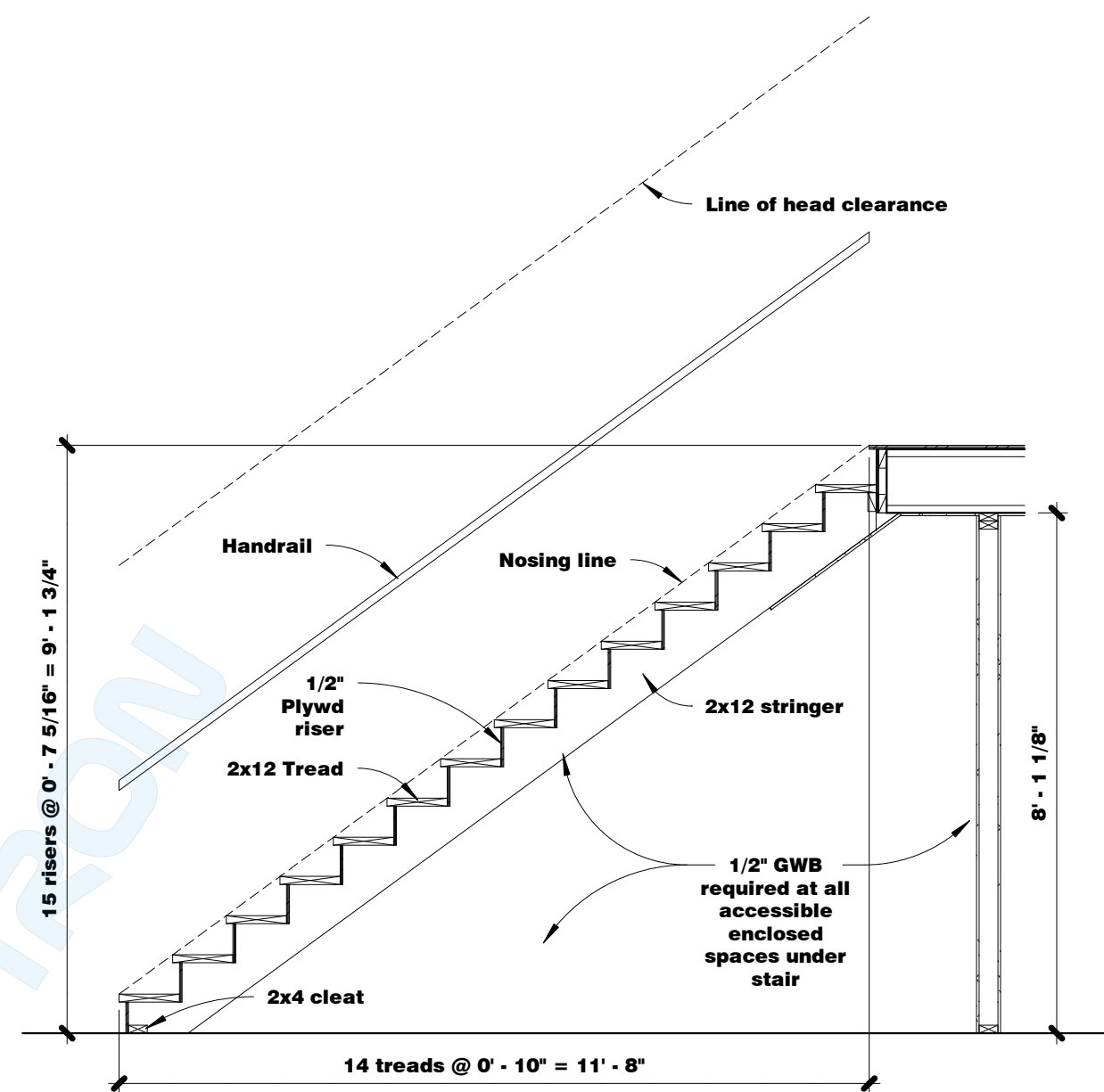
Top two shelves in non-pantry locations at 12" deep and bottom two shelves at 16" deep.



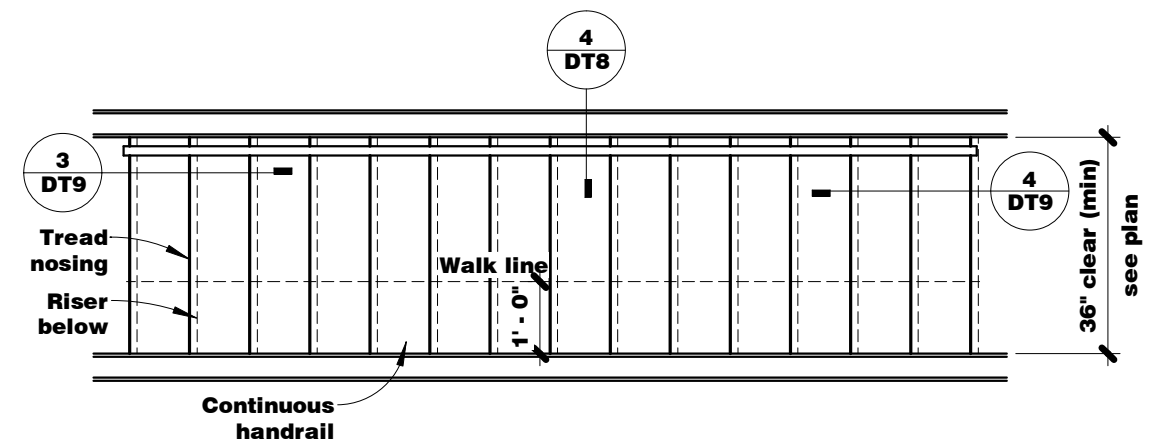
4 Stair Detail - Handrail
3" = 1'-0"



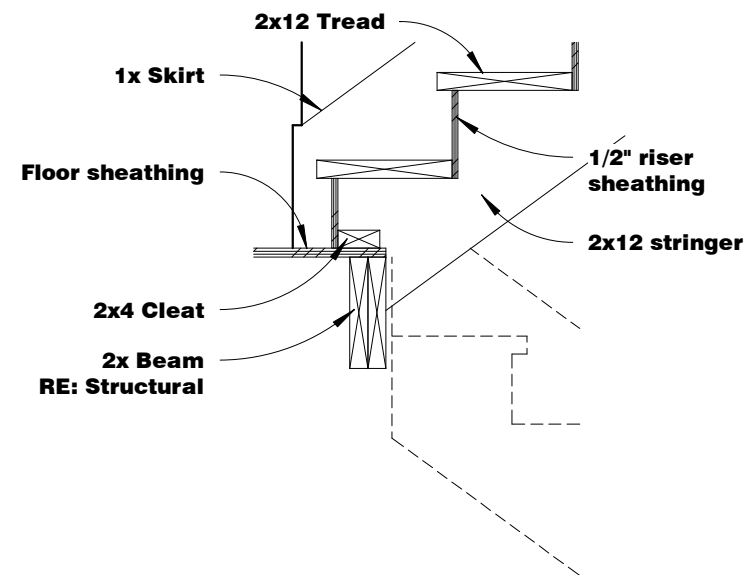
3 U-Shaped Plan
3/8" = 1'-0"



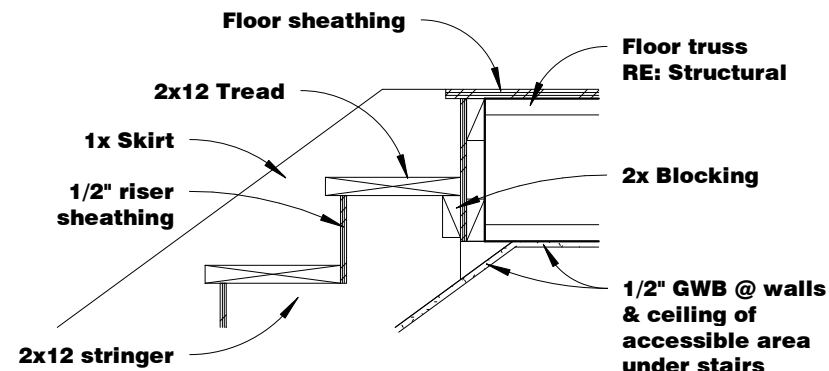
2 Straight Run Section
3/8" = 1'-0"



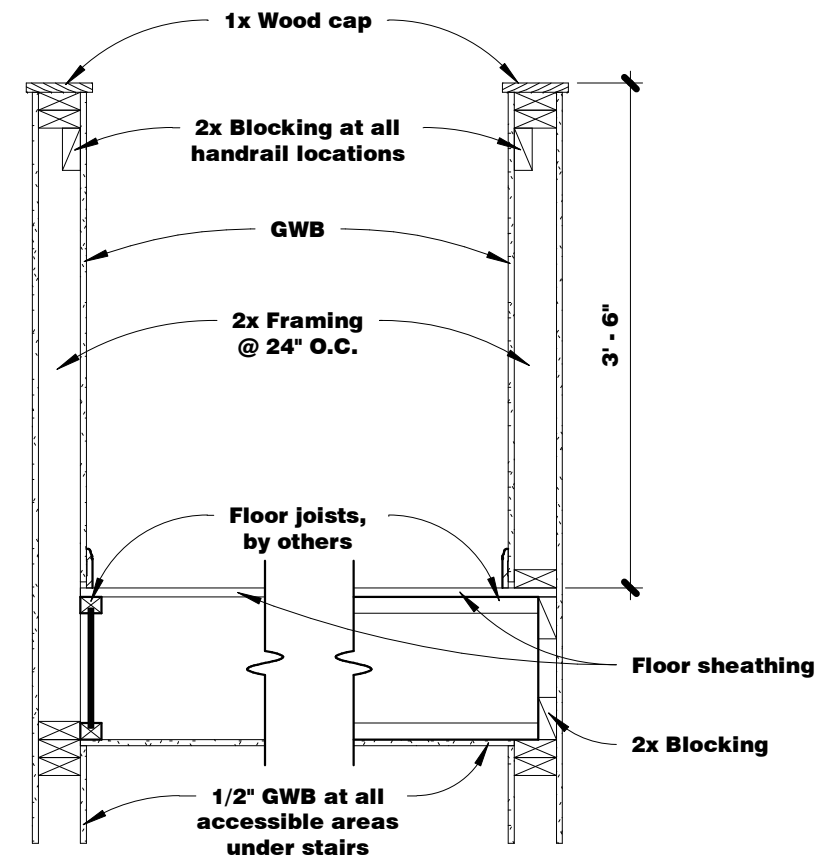
1 Straight Run Plan
3/8" = 1'-0"



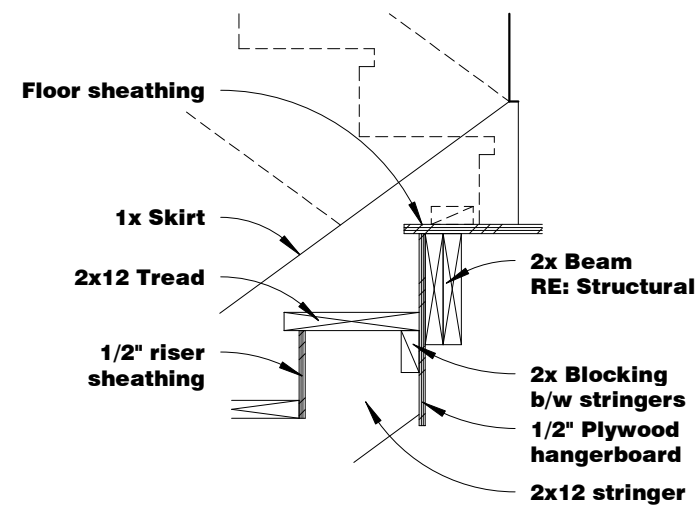
7 Stair Detail
3/4" = 1'-0"



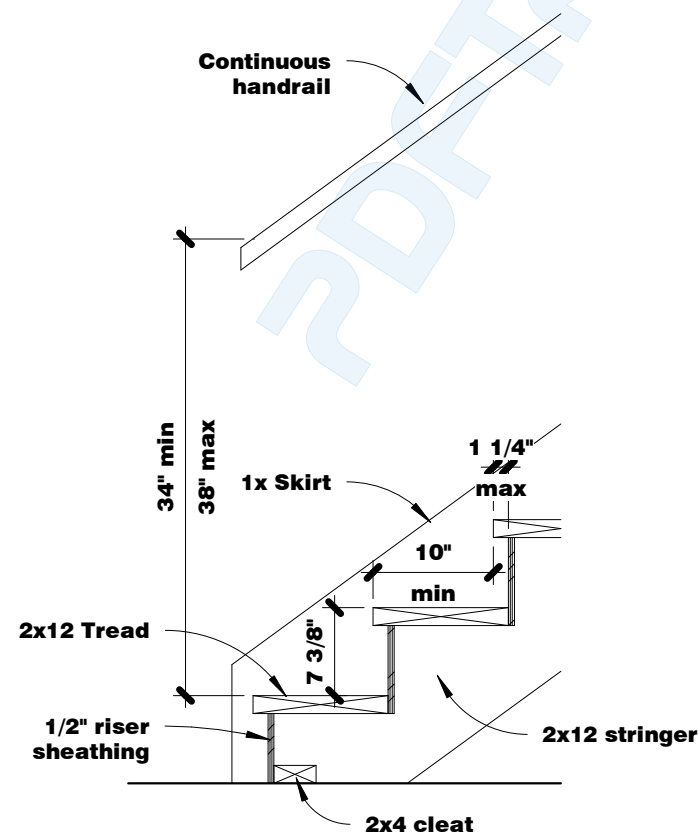
4 Stair Detail
3/4" = 1'-0"



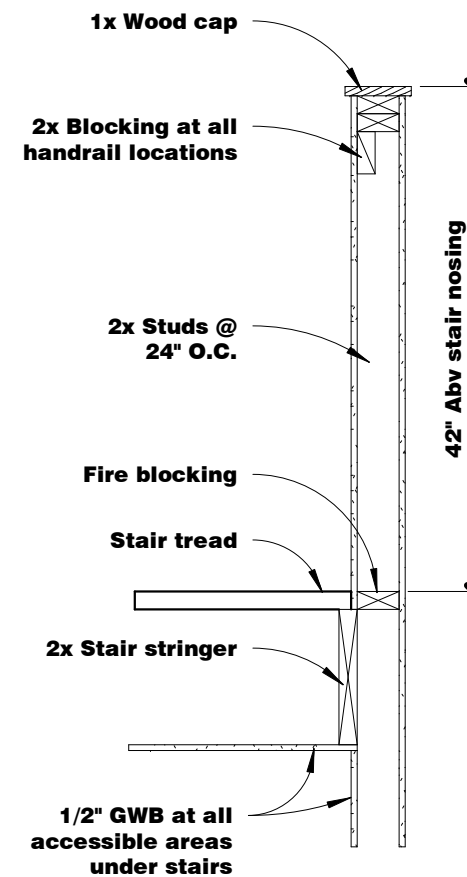
2 Guardrail Wall @ Wall
3/4" = 1'-0"



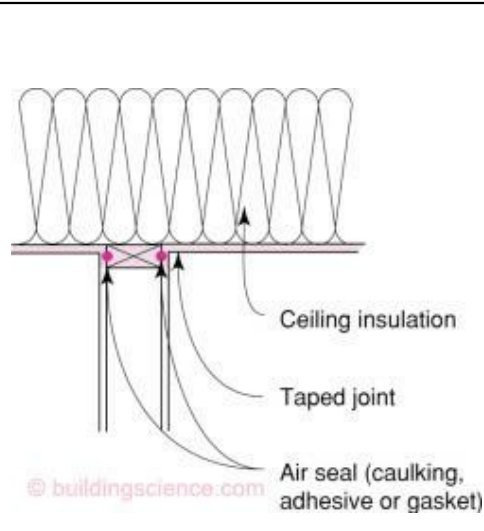
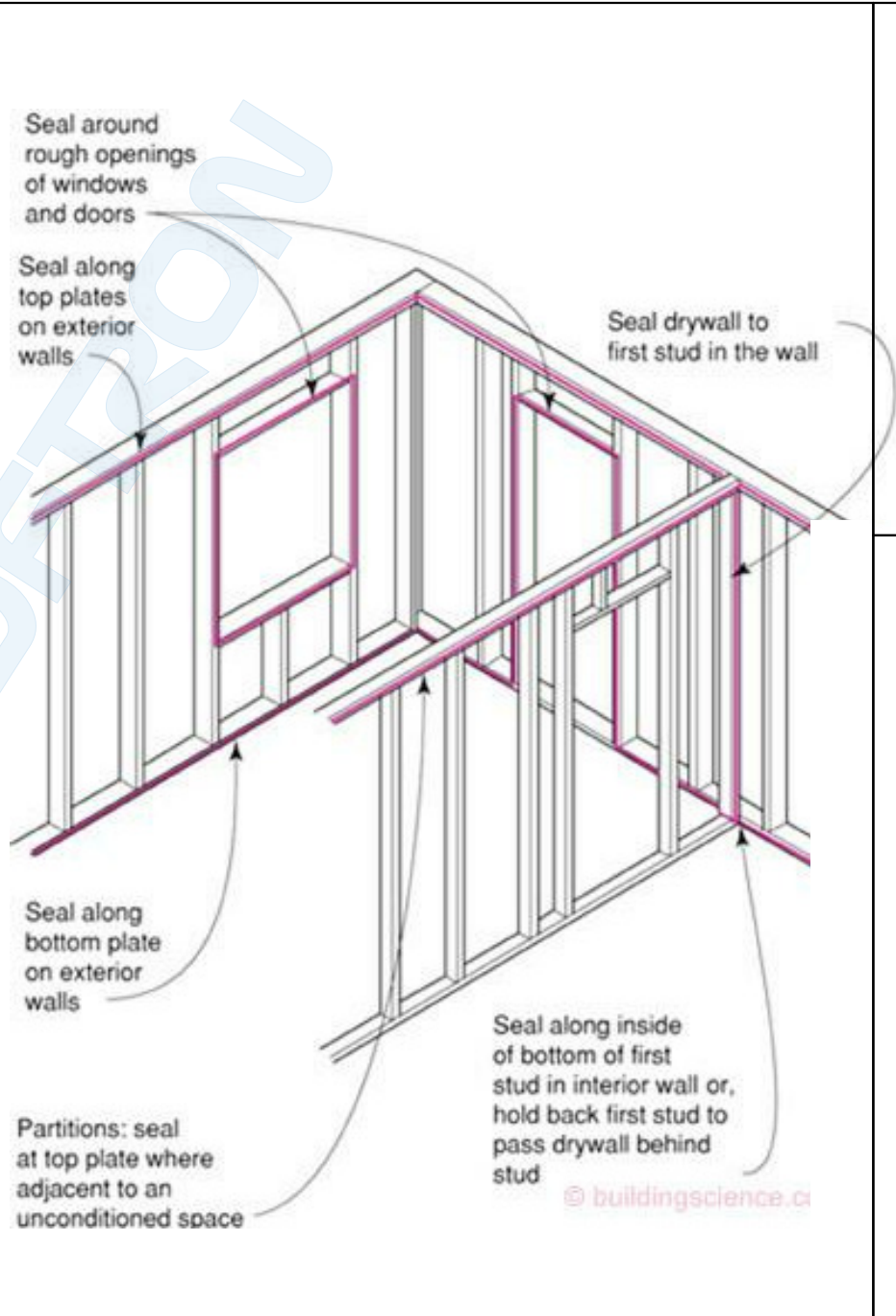
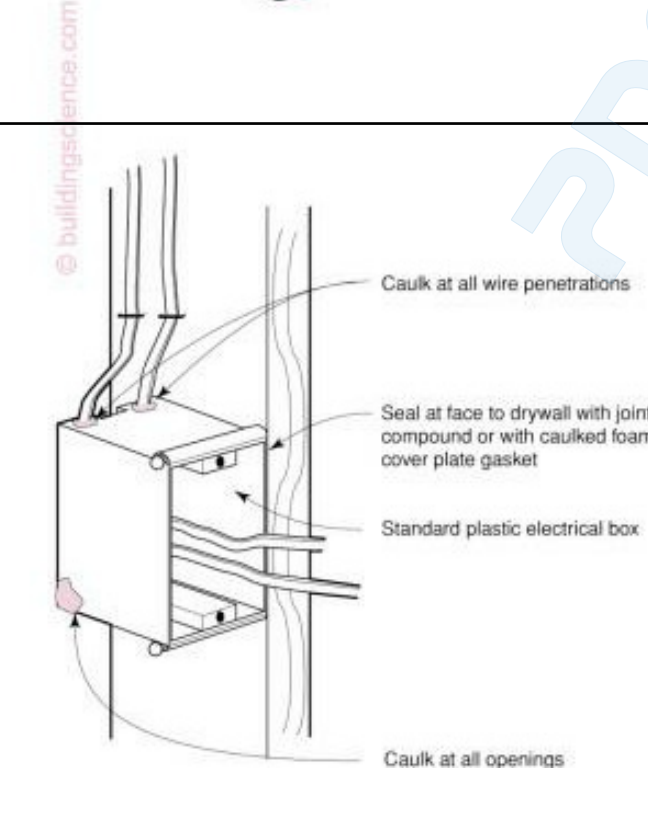
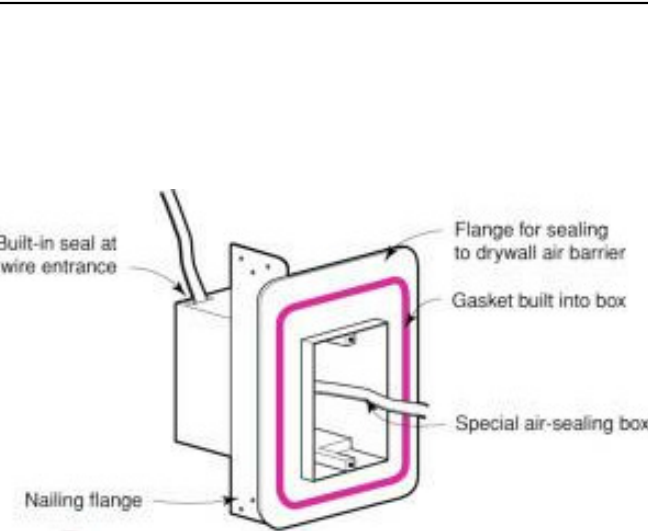
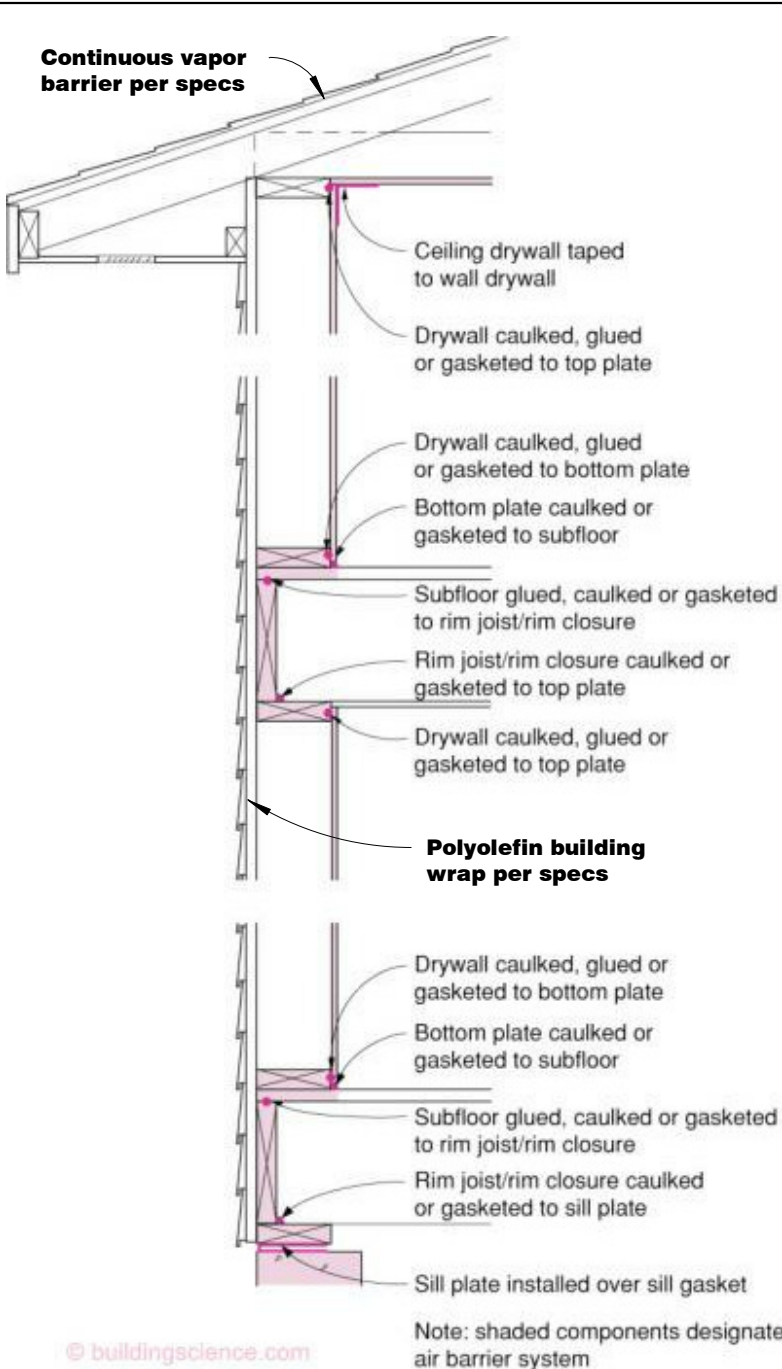
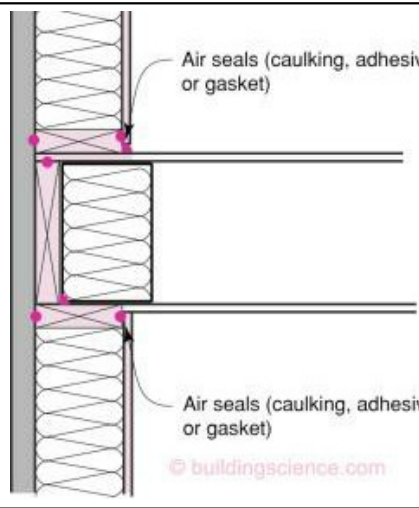
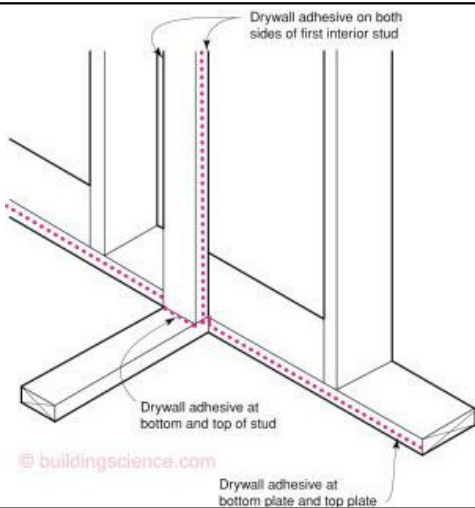
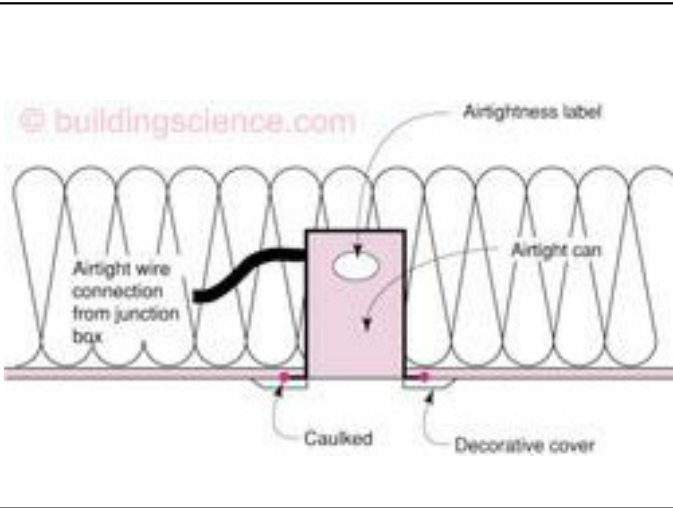
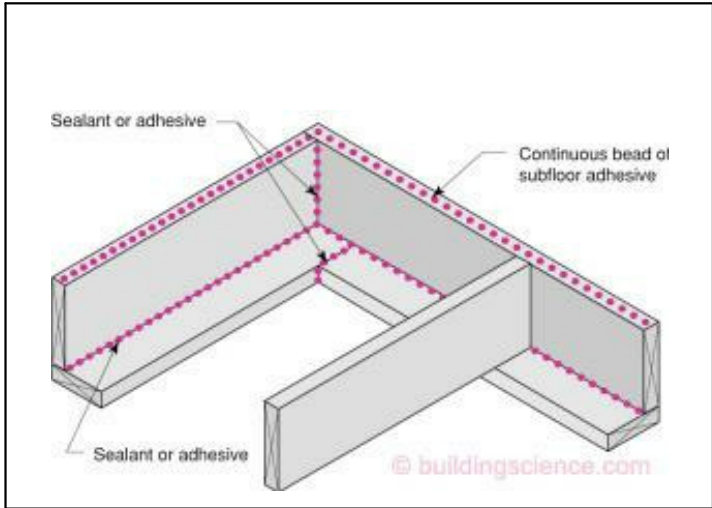
5 Stair Detail
3/4" = 1'-0"



3 Stair Detail
3/4" = 1'-0"



1 Guardrail Wall @ Stair
3/4" = 1'-0"



Air Barriers—Airtight Drywall Approach
Gypsum board drywall is, itself, a suitable air barrier material. The taping of drywall seams results in a plane of airtightness at the field of the wall. However, several steps must be taken to use this material property to create a continuous and complete air barrier system. To do this, it is important to create air barrier continuity at the perimeter of drywall assemblies, at all penetrations through the drywall, and, finally, in areas of the enclosure without interior drywall.

Drywall Assembly Perimeter
Air barrier continuity at the perimeter of drywall assemblies is achieved by sealing the edges of the drywall to solid framing materials. This requires a continuous bead of sealant along:

- all exterior wall bottom and top plates,
- all top plates at insulated ceilings,
- rough opening perimeters, and
- both sides of the first interior stud of partition walls.

The air seal at the partition wall intersection is shown in greater detail below.