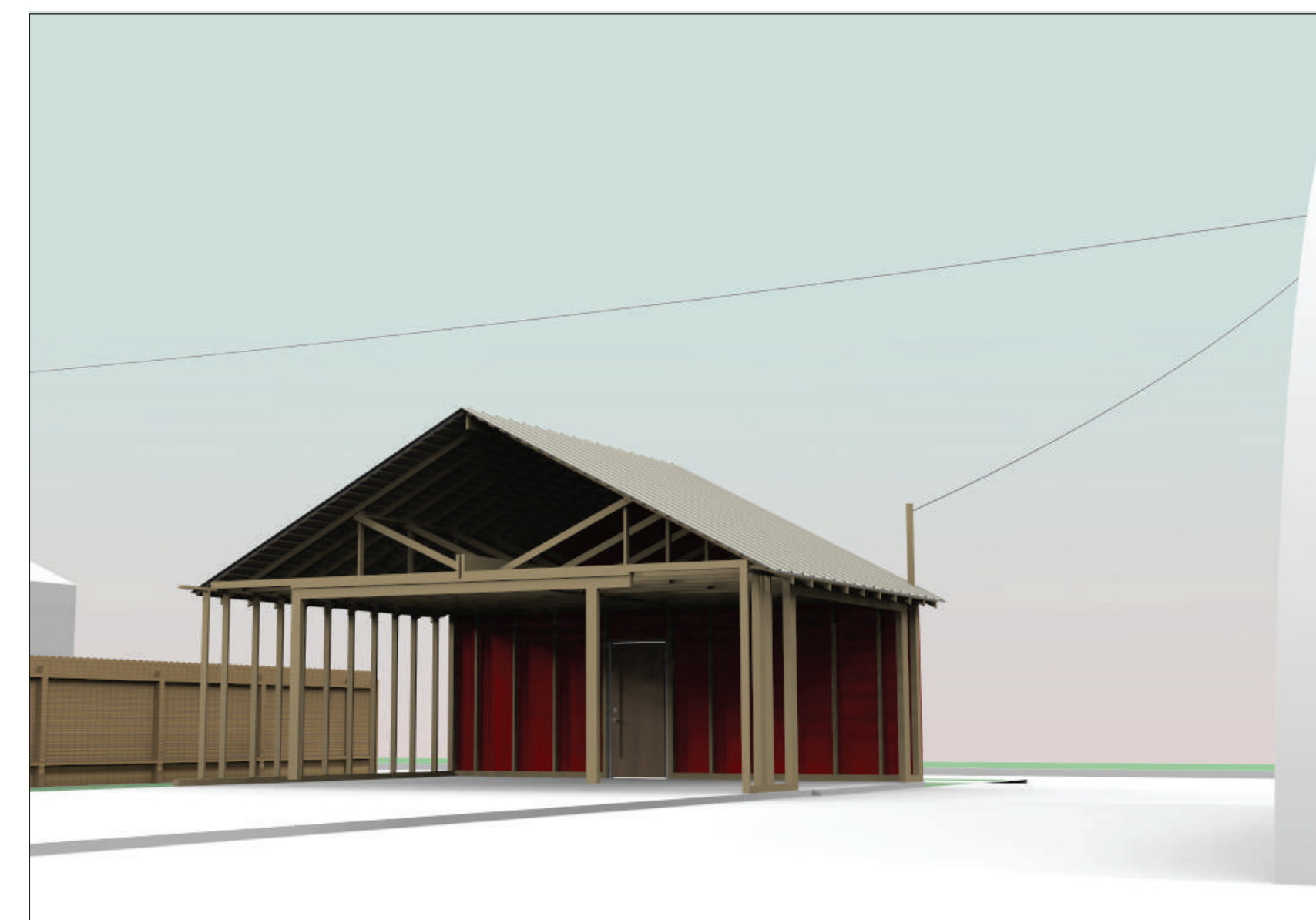
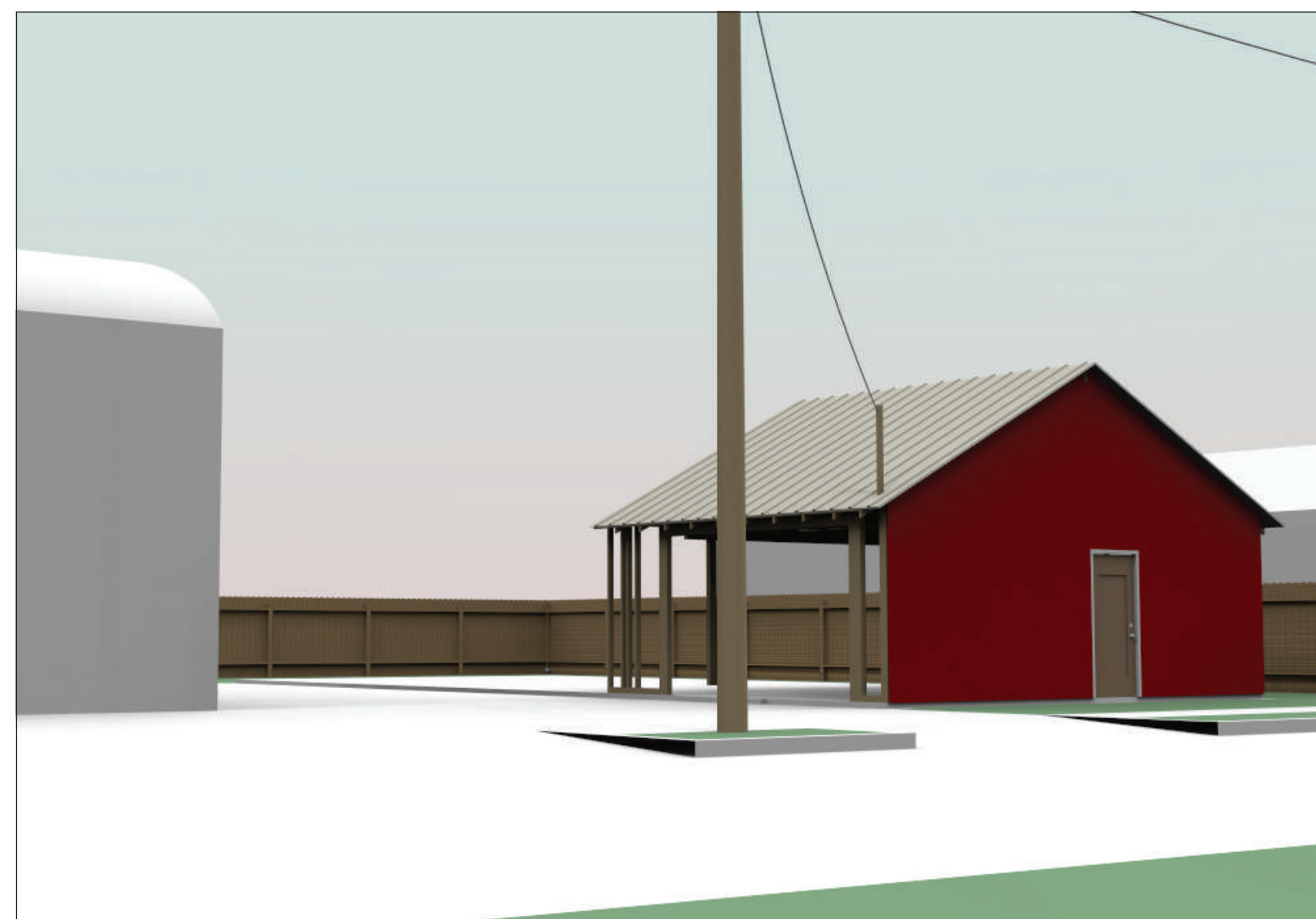


RENOVATION



EXISTING BUILDING

MARK GARCIA
 1103 WEST CAVALCADE STREET
 HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn:

Approved:

CAD File No.:

Project No.:

Sheet Title:

FOR PERMIT/
 CONSTRUCTION

REMODEL

Sheet No.:

CVR

GENERAL NOTES AND SPECIFICATIONS:

FOR REMODEL TO EXISTING SITE ONLY. REVIEW WHIRLWIND AND INTERFIELD SPECIFICATION SHEETS FOR GENERAL NOTES

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2015 IEC AND 2015 IMC SHALL BE USED.

THE BUILDER/OWNER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.

THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB.

GARAGE AREAS, PORCHES, AND DECK ENCLOSURES ARE NOT INCLUDED IN LIVING AREA SQ FT.

THE GENERAL CONTRACTOR/HOME OWNER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON CONTRACTOR.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL CAULKING AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 50 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

THE BUILDER/OWNER SHALL VERIFY PROPERTY CORNERS BEFORE STARTING EXCAVATION.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/STRENGTHS FROM NON-SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER MAY SUBSTITUTE MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

WHIRLWIND STEEL PLANS NOTES:

IMPORTANT: THE ENGINEER, ARCHITECTURAL DESIGNER, OWNER, OR CONTRACTORS WILL NOT BE RESPONSIBLE FOR ERRORS DUE TO WHIRLWIND STEEL SPECIFICATIONS. WHIRLWIND STEEL DOCUMENTS ARE A PRIVATE COMPANY AND HAS NO INVOLVEMENT WITH THE RENOVATION BLUEPRINTS OF THIS PROJECT. ALL FOUNDATION, MEASUREMENTS AS WELL AS AND ANY INFORMATION PERTAINING TO THE DESIGN OF NEW STRUCTURE IS WHIRLWIND STEEL RESPONSIBILITY.

FLOOR PLANS NOTES:

IMPORTANT: ACTUAL DESIGN AND LAYOUT INCLUDING COLORS, TEXTURES AND UPGRADES MAY DIFFER FROM MLS LISTINGS AND CONTRACTUAL DOLLAR AMOUNT ON THE SELECTION SHEETS. ALL SELECTION SHEET ALLOWANCES ARE TO SUPERCEDE WHAT IS REPRESENTED ON THE APPROVED PLANS.

DIMENSIONS: EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL STUD TO OUTSIDE OF WALL STUD. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLANS NOTES CONT.:

EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.

INTERIOR WALLS: ALL INTERIOR WALLS TO BE 2x4 @ 16" O.C. UNLESS OTHERWISE NOTED.

PLUMBING WALLS: ALL PLUMBING WALLS TO BE 2x6 @ 16" O.C. AND ARE NOTED ON PLAN.

FRAMING: FRAMING PACKAGE TO BE DIMENSIONAL LUMBER UNLESS OTHERWISE NOTED.

EMERGENCY EGRESS: AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE AN EMERGENCY EGRESS OF NO LESS THAN 5.7 SQ FT W/ THE SILL HEIGHT BEING NO MORE THAN 44" MAX. ABOVE FINISHED FLOOR.

WALKWAYS: THERE IS A MIN. CLEAR WIDTH AT ALL HALLWAYS, STAIRS, TO KITCHEN ISLAND, ETC.

CEILING HEIGHTS: GROUND FLOOR EXISTING CMU STRUCTURE AT 8' PLATE HEIGHT. SECOND FLOOR TO HAVE 8' PLATE HEIGHT. UNLESS OTHER WISE NOTED.

ATTIC ACCESS: ATTIC ACCESS NOTED ON PLAN.

EXTERIOR STEPS: NUMBER OF EXTERIOR STEPS SHOWN AT ANY EXIT OR PORCH ARE APPROXIMATE AND WILL VARY PER LOT.

UPGRADES: CONSULT WITH CONTRACTOR/HOMEOWNER FOR ADDITIONAL UPGRADES SUCH AS APPLIANCES, PLUMBING FIXTURES, FLOORING, ETC...

SELECTION ITEMS: SELECTION ITEMS SHOWN ARE FOR REFERENCE ONLY. THIS INCLUDES APPLIANCES, CABINET LOCATIONS AND BUILT-INS ON PLAN MAY NOT BE INCLUDED.

ELEVATIONS: ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. APPROXIMATE GRADE, EXTERIOR STEPS, COLORS AND MATERIALS MAY VARY.

RENDERINGS ARE NOT TO SCALE; ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER/ CONTRACTOR PRIOR TO APPLICATION.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES.

ALL LUMBER NOT SPECIFICALLY NOTED TO BE Y.P. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL.

ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.91 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IBC TABLE R602.3(1).

CARPENTRY CONT.

PREMANUFACTURED WOOD JOISTS: PRE MANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY CONTRACTOR OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

POST, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE Y.P.- #2 OR HF- #2.

EXPOSED BEAMS TO BE Y.P. #2 OR BETTER.

SILLS, PLATES BLOCKING, AND BRIDGING TO BE Y.P.- #2 OR H.F.- #2. ALL STUDS TO BE Y.P.- #2 OR H.F.- #2 OR BETTER.

PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16 OR 7/16" OSB.

FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB. 'I' JOIST SHALL BE MANUFACTURED BY TRUS JOIST, BCI OR ENGINEER APPROVED EQUAL.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED AND BRACED TO MANUFACTURERS DRAWINGS AND SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMPS.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 16" O.C.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE. 1SQ FT PER 300 SQ FT OF CEILING.

UPLIFT LOAD REACTION THAT ARE IN EXCESS OF 200 LBS. MUST HAVE A MECHANICAL CONNECTOR CAPABLE OF RESISTING THE UPLIFT LOADS OF EACH TRUSS IN ACCORDANCE WITH THE 2018 IRC.

MIN. SNOW LOAD 25Lbs PER SQUARE FOOT.

FRAMING NOTES:

TYPICAL EXTERIOR WALL TO BE 2x4 SINGLE WALL OR DOUBLE WALL CONSTRUCTION.

TYPICAL INTERIOR WALL TO BE 2x4 WALL CONSTRUCTION. SEE JOIST LAYOUT FOR JOIST TYPE AND SPACING.

PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS WHERE APPLICABLE.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

ALL WOOD IN CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED.

LUMBER SPECIES:

1. POST, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE KD-Y.P.- #2.
2. SILLS, PLATES BLOCKING, AND BRIDGING TO BE K.D. Y.P.-#2.
3. ALL STUDS TO BE K.D.-Y.P. #2 OR BETTER.
4. PLYWOOD/OSB SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 15/32" OSB. WALL SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G OSB FOR JOIST 16" O.C.
5. 'I' JOISTS SHALL BE MANUFACTURED BY _____ OR ENGINEER APPROVED EQUAL.

NAILING NOTES:

JOIST TO SILL OR GIRDER TOE NAIL (3)-8d
BRIDGING TO JOIST TOE NAIL EA. END (2)2-8d
SOLE PLATE TO JOIST OR BLK'G FACE NAIL 16d @ 16" O.C.
STUD TO SOLE PLATE TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO STUD END NAIL (2)-16d

DOUBLE STUDS FACE NAIL 16d @ 16"
OC
DOUBLE TOP PLATES FACE NAIL 16d @ 16"
OC

CONTINUOUS HEADER, TWO PIECES W/ 1/2" SPACER 16d @ 16" OX ALONG EA. EDGE
TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d
CEILING JOIST TO PLATE TOE NAIL (3)-8d
CONTINUOUS HEADER TO STUD TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL (3)-10d
RAFTER TO PLATE TOE NAIL (2)-19d
1" BRACE TO EACH STUD AND PLATE FACE NAIL (20)-8d
BUILT-UO CORNER STUDS 10d @ 16" OC
2" PLANKS (2)-16d @ EA.BRG.

7/16" OSB ROOF AND WALL EDGES 8d @ 8" OC
SHEATHING INTERMEDIATE 8d
@ 8" OC

7/16" OSB ROOF AND WALL EDGES 1 1/2" Staple @ 4"
OC
SHEATHING INTERMEDIATE 1 1/2"
Staple @ 8" OC
3/4" PLYWOOD/OSB SUBFLOOR EDGES 8d @ 8"
OC INTERMEDIATE 8d

@ 12" OC
2x MULTIPLE JOIST - STAGGER @ 15" OC
W/(2) @ EA. END OR SPLICE
(3) OR FEWER 16d NAILS
(4) OR MORE 1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

WINDOW AND DOOR NOTE:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

24" MINIMUM ELEVATION OF WINDOW OPENING ABOVE SECOND LEVEL FINISHED FLOOR.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

GRADING NOTE:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TO STREET.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



P.O. BOX 438
STONEWALL, TX 78671
Tel. No. 281-723-4220
Texas Firm # 13990



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No:

Sheet Title:

GENERAL
NOTES

Sheet No:

S0.0

GENERAL NOTES AND SPECIFICATIONS CONT.

FOR REMODEL TO EXISTING SITE ONLY. REVIEW WHIRLWIND AND INTERFIELD SPECIFICATION SHEETS FOR GENERAL NOTES

CONCRETE NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTRUBED SOIL. PROPOSED CONSTRUCTION AREAS SHOULD BE CLEARED AND GRUBBED OF ALL ORGANIC TIPSOIL AND VEGETATION.

1. Concrete dimensions are typical to face of wall.
2. All concrete slabs in conditioned space shall be min 4" thick gravel/sand. placed over 6mil poly vapor barrier over a minimum 4" bed of compacted
3. Provide Anchor Bolts sizes as indicated (min. 1/2" dia) on these drawings, at top of concrete foundation walls at a minimum of 1'-0" from plate minimum.
- corners and a maximum 6'-0" O.C. for balance of perimeter walls, two per
4. All concrete footings shall bear on undisturbed virgin soil or engineered fill, at least 2' below grade with presumptive bearing capacity of 1,500 psf.
5. Footing for a 2 story shall be 18" Wide by 6" High. Foundation for a 2 story shall 8" Wide. Existing CMU wall dimensions. (See IRC table R403(1))
6. Rebar in footing, wall and slab shall be to local code. 2-feet horizontal.
7. Footings shall be stepped, if required, no greater than 1-foot vertical to
8. Concrete foundation walls that exceed 8'-0" in height must be reinforced with steel designed by a licensed Structural Engineer.
- CMU wall.
9. Joists may sit in recessed beam pockets or on top of existing foundation
10. All Concrete shall have the minimum 28 day strength"
 - Footings 2500 psi - Foundation Wall 2500 psi
 - Foundation Wall 2500 psi
 - Exterior Slab 3000 psi - Foundation Slab 3000 psi

GENEREAL PLUMBING & HVAC NOTES:

HVAC SHALL HAVE ONE ZONE, UNLESS OTHERWISE NOTED.
 METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION SERVICE GROUND.
 REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
 ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "_____" PIPE SHALL BE USED INSIDE THE BUILDING, "_____" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
 TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MAXIMUM OF 150°F.
 MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A WATER SOFTENER UNIT, IF INCLUDED, SHALL CONDITION WATER SOURCE.
 BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER PREVENTION DEVICE.
 EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW CODE.
 HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED TO

EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE FIBER CEMENT SIDING AND OR GALVALUM INDUSTRIAL METAL PANEL. COLOR BY OWNER.
 ROOFING TO BE 12' GALVALUM INDUSTRIAL METAL PANEL. COLOR BY OWNER.
 DECKING TO BE COMPOSITE OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
 ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
 FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

MISCELLANEOUS NOTES:

EVERY BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.
 ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING.
 ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
 ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2" DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10FT. (VERTICAL) OF GRADE.
 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 BATHROOM AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
 RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
 ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 INSULATE ALL ACCESS DOORS/HATCHES TO CRAW SPACES AND AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH PENETRATE. U.N.O. ON PLANS
 ATTIC R-30-WITH 2" - POLYISO R-13 CONTINUOUS INSULATION.
 WALLS R-13-WITH 1" - POLYISO R-6 CONTINUOUS INSULATION
 FLOORS NOT APPLICABLE
 PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE I.R.C.

ELECTRICAL NOTES:

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.
 1. ELECTRICAL RECEPTICALS IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH COORIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH BUILDER/OWNER.
 5. FIXTURES TO BE SELECTED BY HOME OWNER OR BUILDER.

LOW VOLTAGE NOTES:

BULDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TOVERIFY THE EXACT LOCATION FOR OUTLETS, CABLE, DATA, PHONE, AUDIO, ETC.
 LOW BOLTAGE/AUDIO: (IF INCLUDED)
 1. LOCATE SPEAKERS & AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BYL FLOOR.
 2. AUDIO SPEAKERS TO BE APPROVED BY BUILDER/OWNER.
 3. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY BUILDER/OWNER.
 4. LOCATE JACKS AS INDIACATED IN THE PLAN; INSTALL DATA/LOW VOLTAGE PANEL; SYSTEM TO BE APPROVED BY BUILDER/OWNWER.
 HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

NOTES:

P.O. BOX 438
 STONEWALL, TX 78671
 Tel. No. 281-723-4220
 Texas Firm # 13990



**MARK GARCIA
 1103 WEST CAVALCADE STREET
 HOUSTON, TX 777009**

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

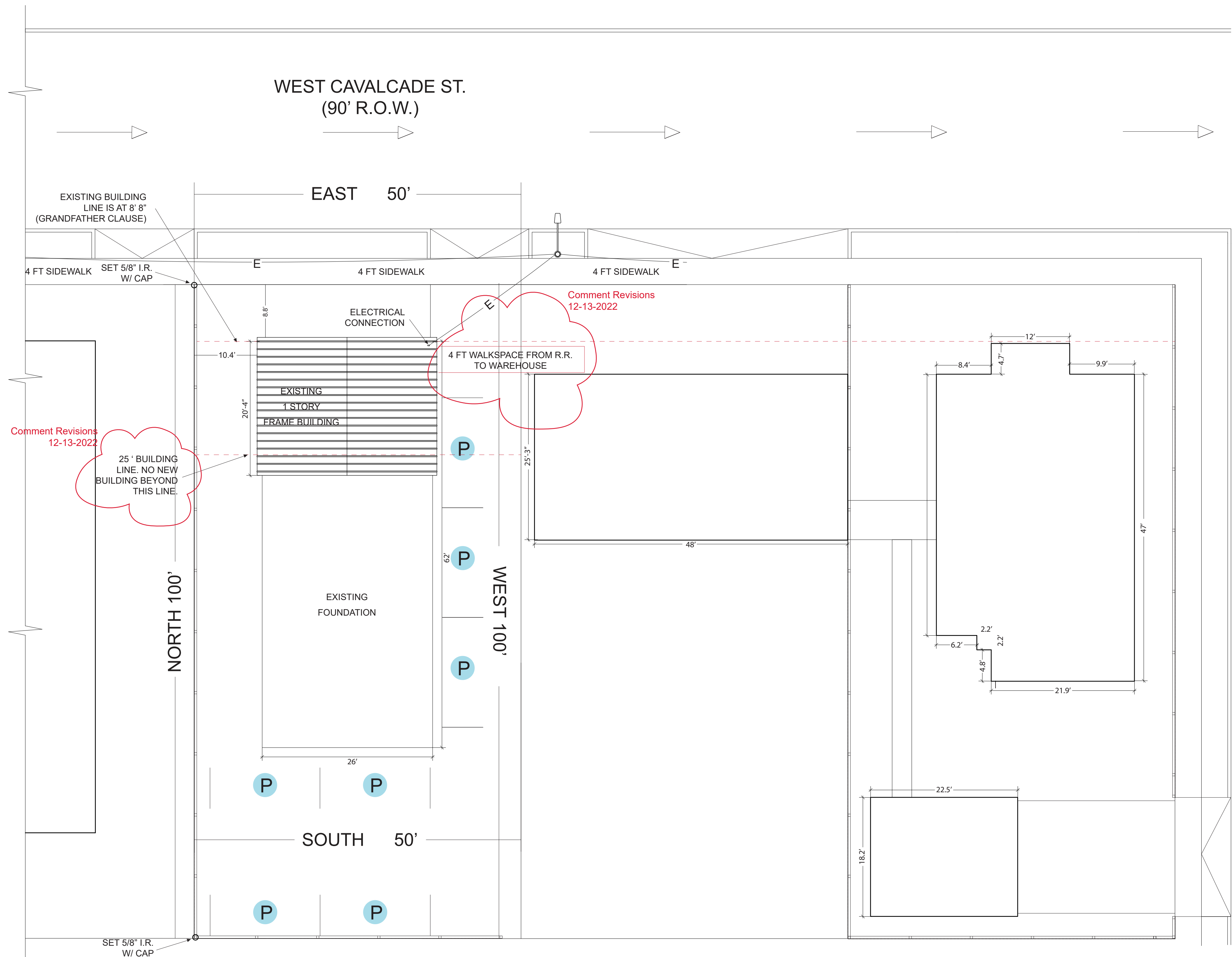
Project No:

Sheet Title:

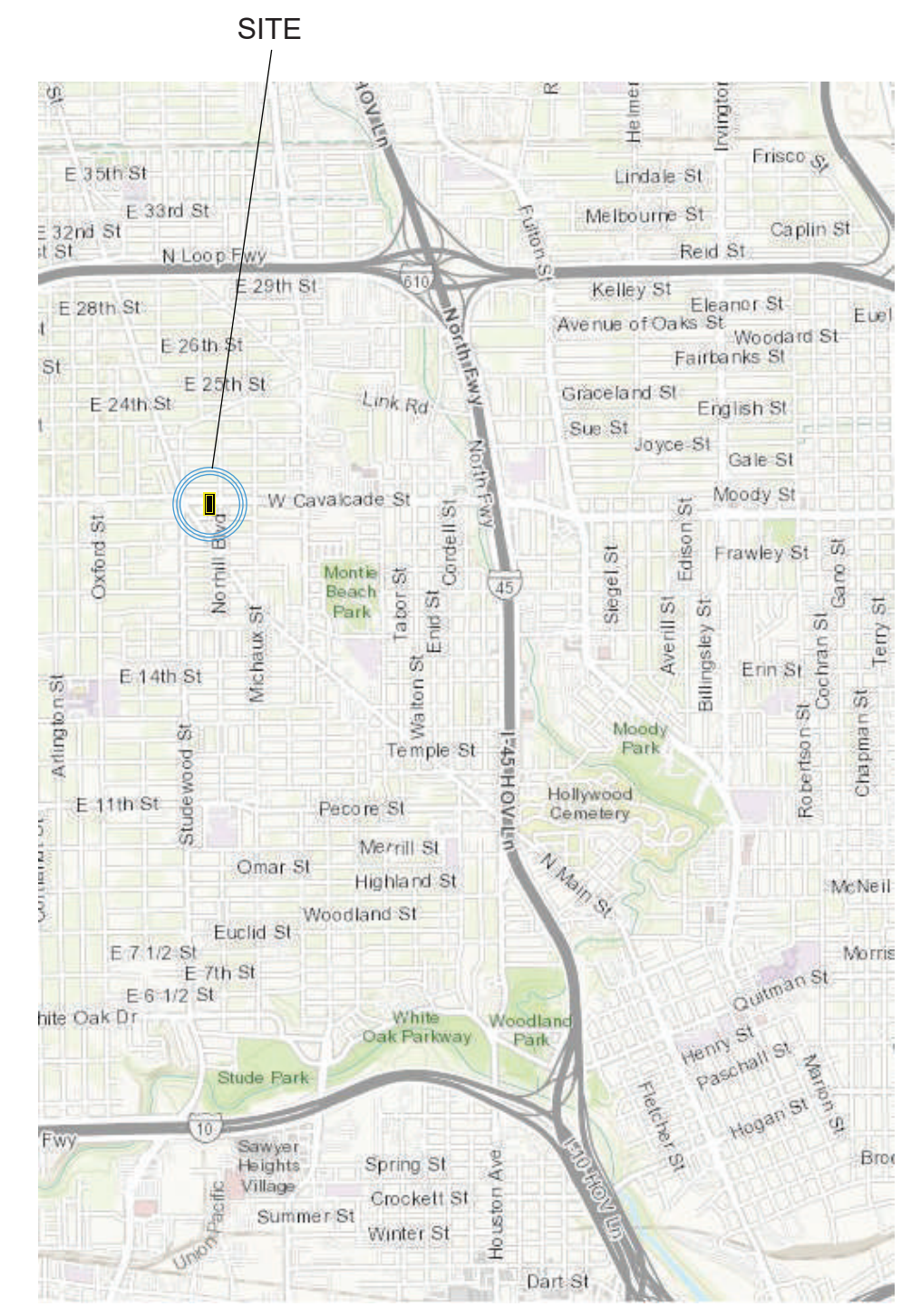
**GENERAL
 NOTES
 (CONTINUED)**

Sheet No:

S0.1



PROJECT LOCATION



DRAWING INDEX

CVR- COVER SHEET

SPECIFICATIONS

S 0.0	GENERAL INFORMATION
S 0.1	GENERAL INFORMATION

STRUCTURAL

S 1.0	SITE PLAN	EXISTING
S 1.1	SITE PLAN	RENOVATION
S 2.0	ELEVATION	RENOVATION
S 2.1	ELEVATION	RENOVATION CONT.
S 3.0	FLOOR PLAN	EXISTING
S 3.1	FLOOR PLAN	RENOVATION
S 4.0	REVERSE CEILING PLAN	EXISTING
S 4.1	REVERSE CEILING PLAN	RENOVATION
S 5.0	ELECTRICAL PLAN	EXISTING
S 5.1	ELECTRICAL PLAN	RENOVATION
S 6.0	SECTION 1 AND DETAIL	EXISTING
S 6.1	SECTION 2 AND DETAIL	EXISTING
S 6.2	SECTION 3 AND DETAIL	RENOVATION

FOUNDATION REFER TO INTERFIELD ENG. DRAWINGS

NEW BUILDING REFER TO WHIRLPOOL ENG. DRAWINGS



P.O. BOX 438
 STONEWALL, TX 78671
 Tel. No. 281-723-4220
 Texas Firm # 13990



MARK GARCIA
 1103 WEST CAVALCADE STREET
 HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No.:

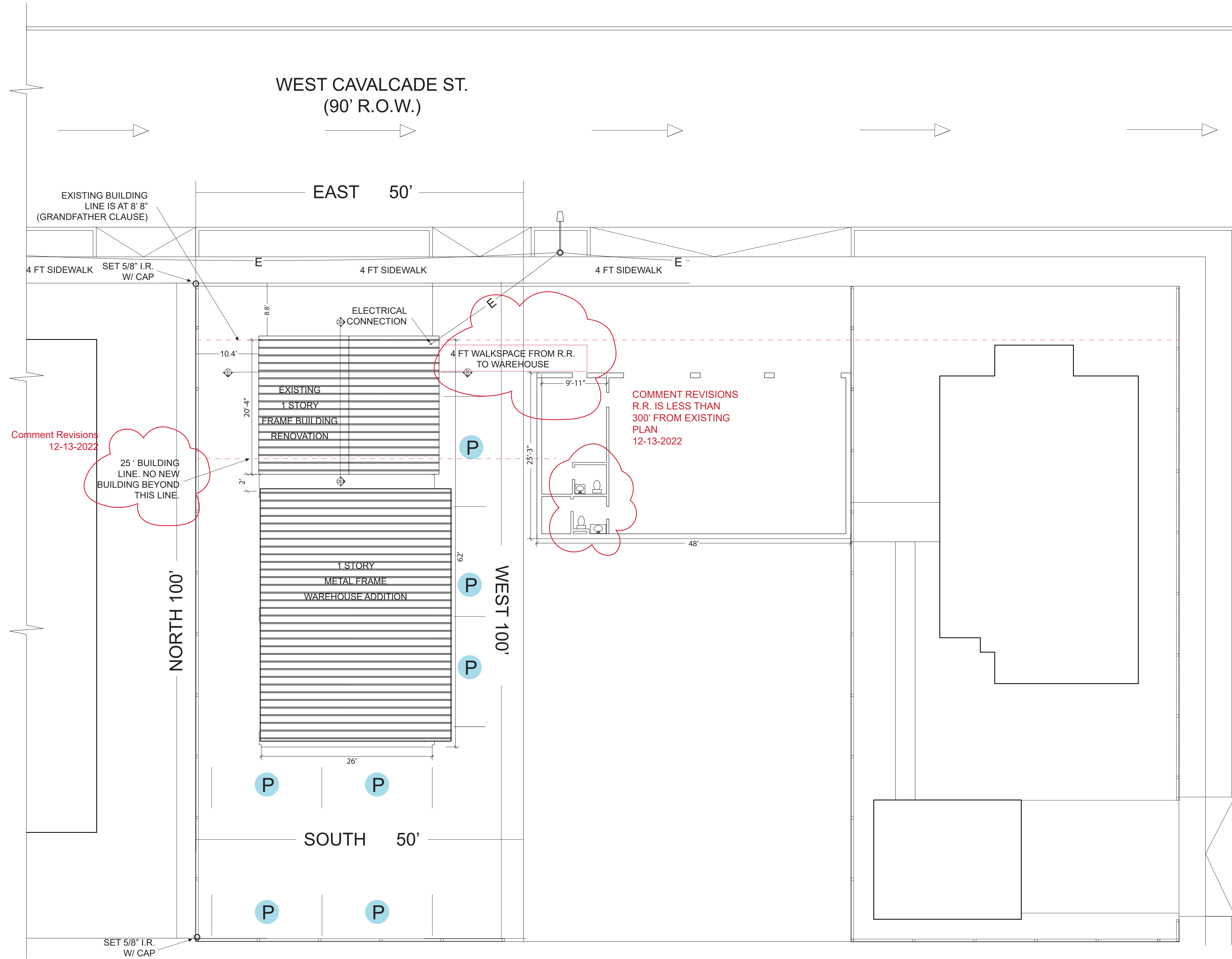
Sheet Title:
 SITE PLAN
 (EXISTING)

Sheet No.:

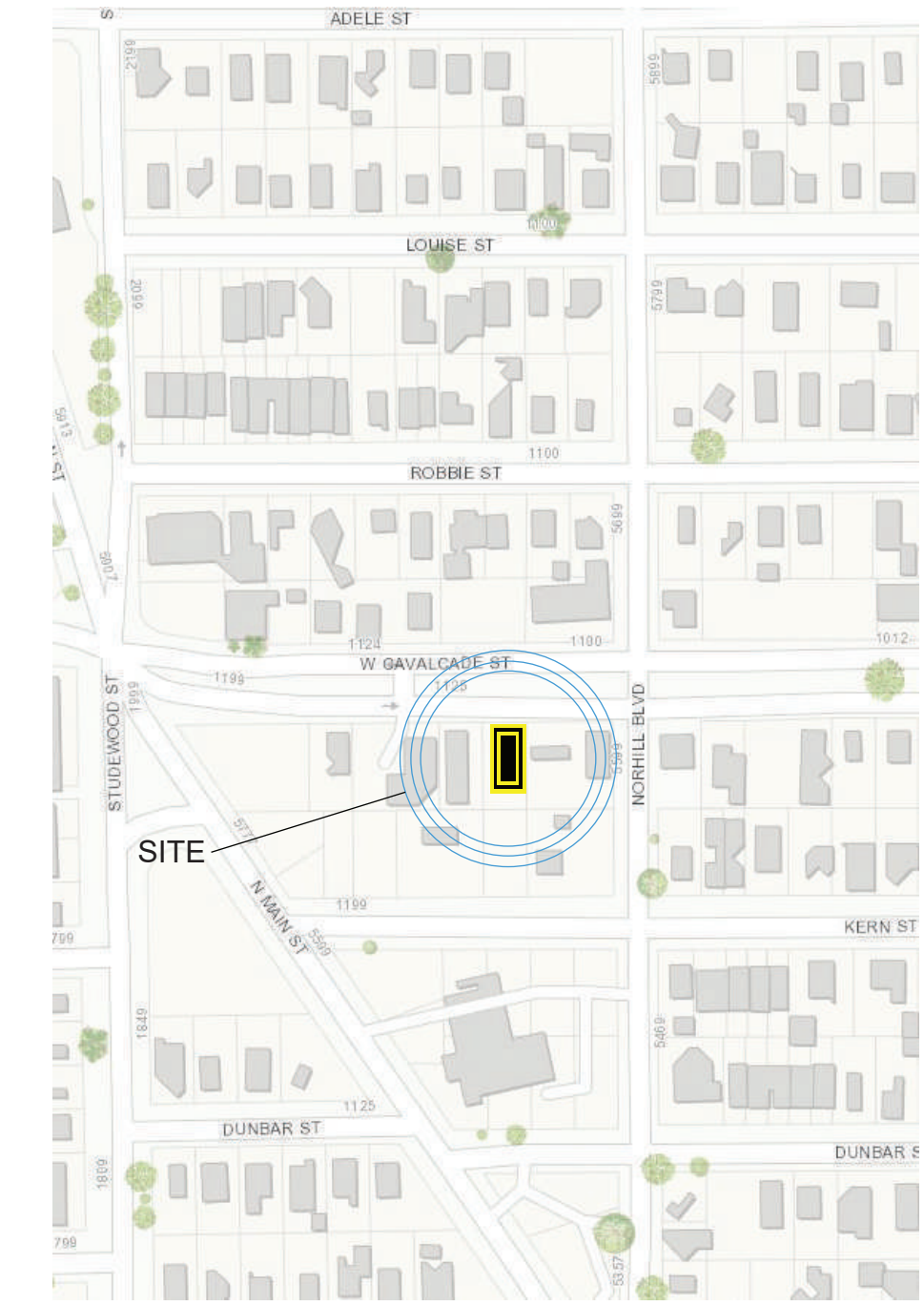
S1.0

SITE PLAN-EXISTING

N
 SCALE 1/8"=1'



LOCAL AREA LOCATION



AREA MAP

DRAWING INDEX

CVR- COVER SHEET		
SPECIFICATIONS		
S 0.0	GENERAL INFORMATION	
S 0.1	GENERAL INFORMATION	
STRUCTURAL		
S 1.0	SITE PLAN	EXISTING
S 1.1	SITE PLAN	RENOVATION
S 2.0	ELEVATION	RENOVATION
S 2.1	ELEVATION	RENOVATION CONT.
S 3.0	FLOOR PLAN	EXISTING
S 3.1	FLOOR PLAN	RENOVATION
S 4.0	REVERSE CEILING PLAN	EXISTING
S 4.1	REVERSE CEILING PLAN	RENOVATION
S 5.0	ELECTRICAL PLAN	EXISTING
S 5.1	ELECTRICAL PLAN	RENOVATION
S 6.0	SECTION 1 AND DETAIL	EXISTING
S 6.1	SECTION 2 AND DETAIL	EXISTING
S 6.2	SECTION 3 AND DETAIL	RENOVATION
FOUNDATION	REFER TO INTERFIELD ENG. DRAWINGS	
NEW BUILDING	REFER TO WHIRLPOOL ENG. DRAWINGS	



P.O. BOX 438
 STONEWALL, TX 78671
 Tel. No. 281-723-4220
 Texas Firm # 13990



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No.:

Sheet Title:
SITE PLAN
(RENOVATION)

Sheet No.:
S1.1

SITE PLAN-RENOVATION



SCALE 1/8"=1'



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

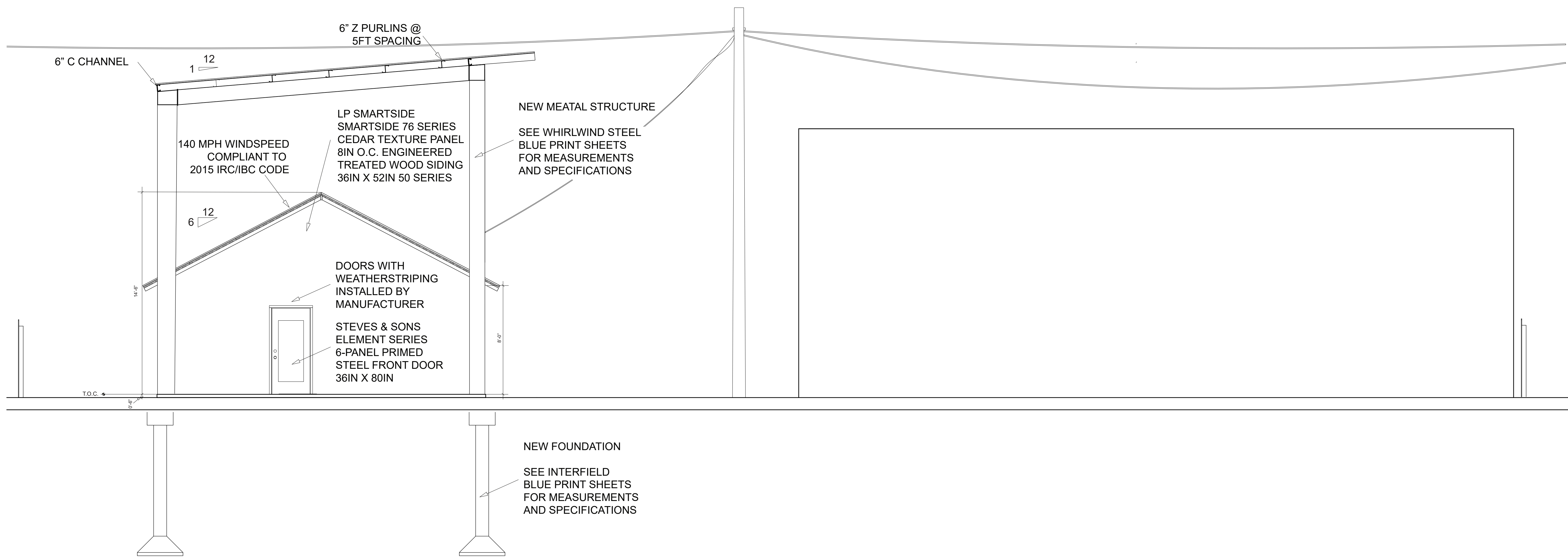
CAD File No.:

Project No.:

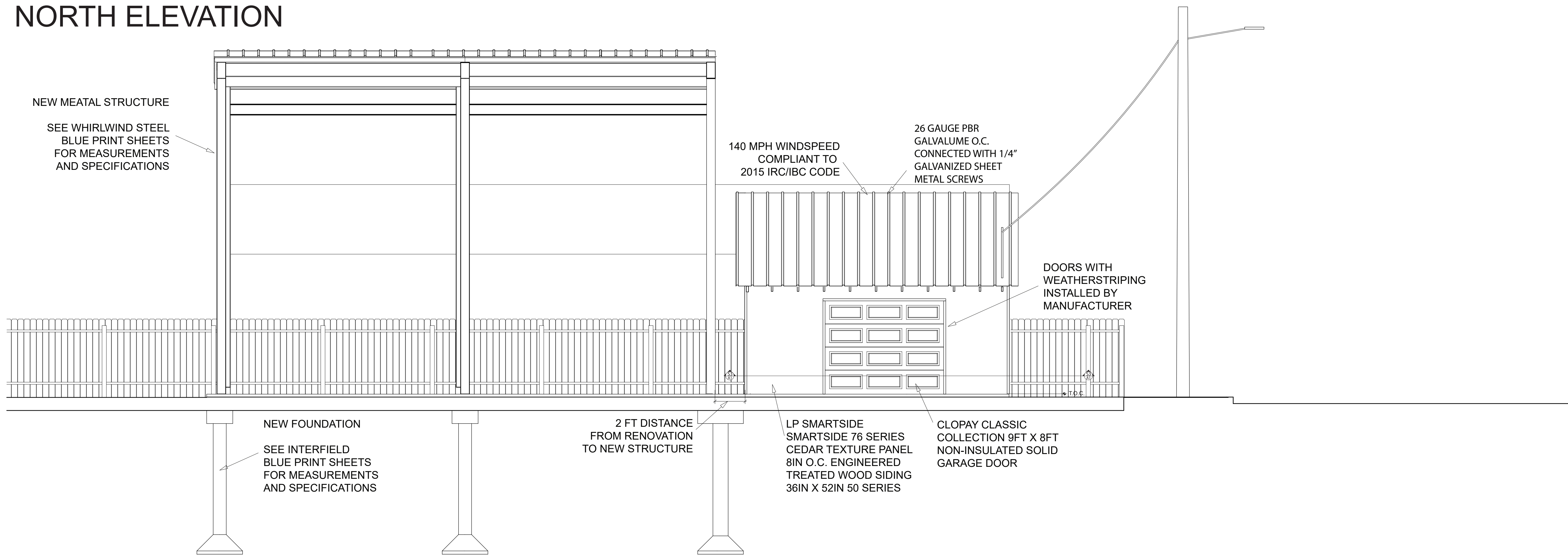
Sheet Title:
**ELEVATIONS
(RENOVATION)**

Sheet No.:

S2.0



NORTH ELEVATION

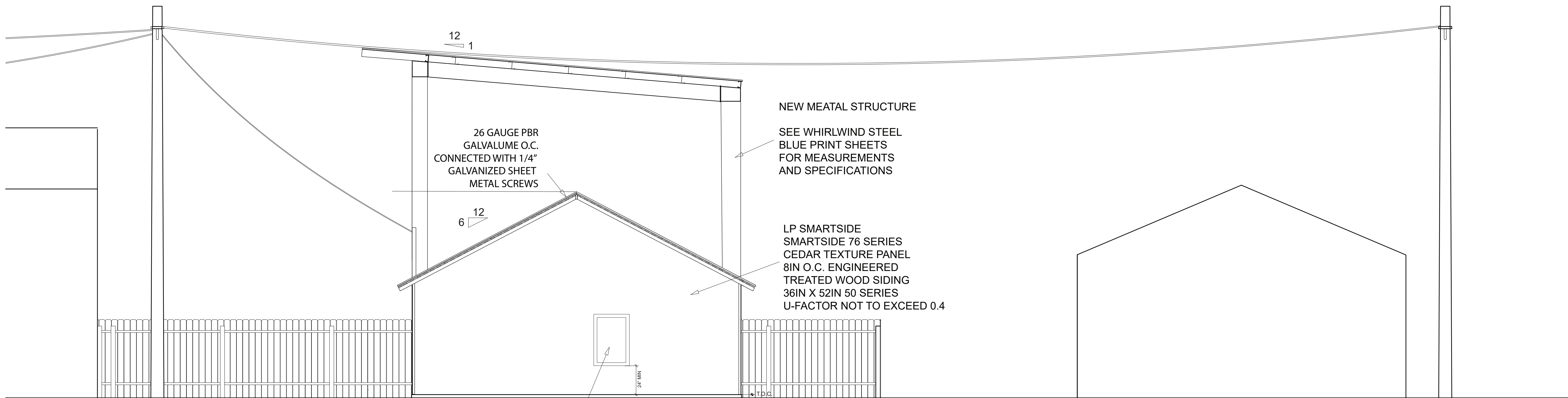


EAST ELEVATION

SCALE 1/4"=1"



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009



SOUTH ELEVATION

AMERICAN CRAFTSMAN
 36IN X 52IN 50 SERIES LOW-E
 ARGON GAS SINGLE HUNG VINYL
 FIN WINDOW (OR COMPARABLE)
 SHGC NOT TO EXCEED 1.25

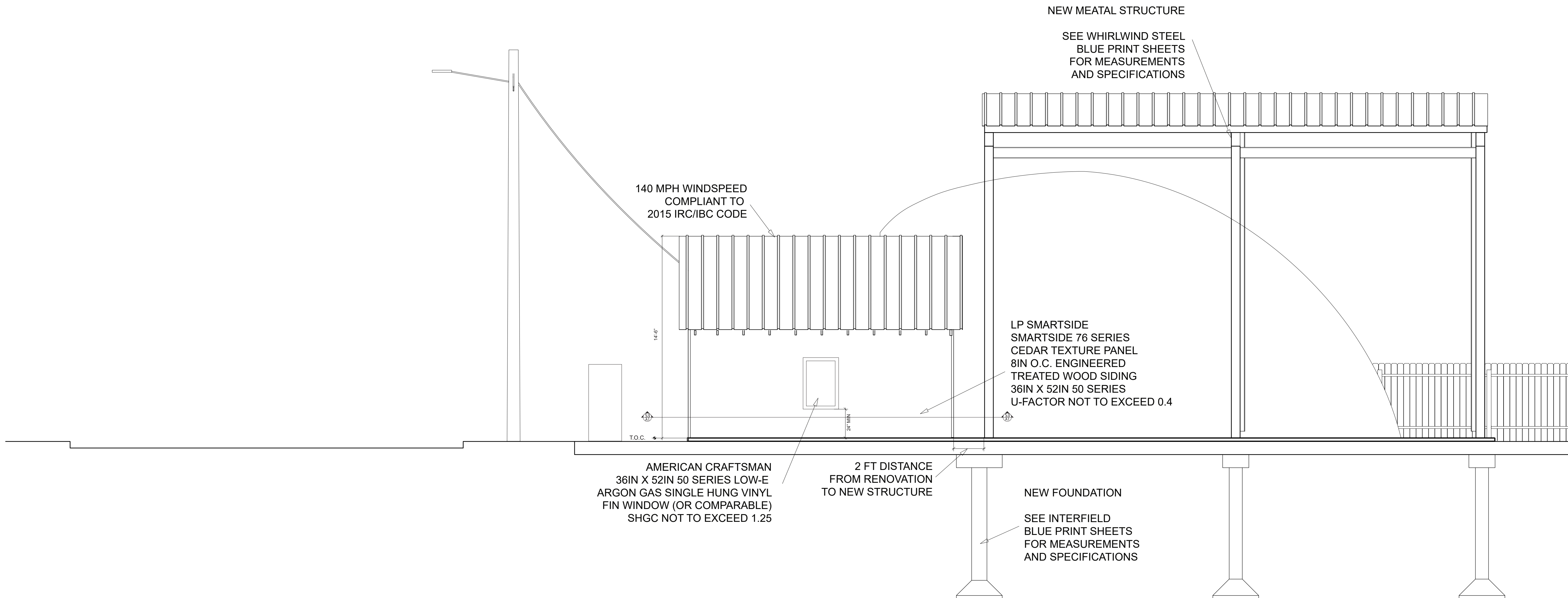
12
 1
 6
 12

26 GAUGE PBR
 GALVALUME O.C.
 CONNECTED WITH 1/4"
 GALVANIZED SHEET
 METAL SCREWS

NEW MEATAL STRUCTURE

SEE WHIRLWIND STEEL
 BLUE PRINT SHEETS
 FOR MEASUREMENTS
 AND SPECIFICATIONS

LP SMARTSIDE
 SMARTSIDE 76 SERIES
 CEDAR TEXTURE PANEL
 8IN O.C. ENGINEERED
 TREATED WOOD SIDING
 36IN X 52IN 50 SERIES
 U-FACTOR NOT TO EXCEED 0.4



WEST ELEVATION

AMERICAN CRAFTSMAN
 36IN X 52IN 50 SERIES LOW-E
 ARGON GAS SINGLE HUNG VINYL
 FIN WINDOW (OR COMPARABLE)
 SHGC NOT TO EXCEED 1.25

140 MPH WINDSPEED
 COMPLIANT TO
 2015 IRC/IBC CODE

2 FT DISTANCE
 FROM RENOVATION
 TO NEW STRUCTURE

NEW FOUNDATION
 SEE INTERFIELD
 BLUE PRINT SHEETS
 FOR MEASUREMENTS
 AND SPECIFICATIONS

NEW MEATAL STRUCTURE

SEE WHIRLWIND STEEL
 BLUE PRINT SHEETS
 FOR MEASUREMENTS
 AND SPECIFICATIONS

LP SMARTSIDE
 SMARTSIDE 76 SERIES
 CEDAR TEXTURE PANEL
 8IN O.C. ENGINEERED
 TREATED WOOD SIDING
 36IN X 52IN 50 SERIES
 U-FACTOR NOT TO EXCEED 0.4

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No.:

Sheet Title:
**ELEVATIONS
 (RENOVATION)
 CONTINUED**

Sheet No.:

WEST ELEVATION

SCALE 1/8"=1'

S2.1



MARK GARCIA
 1103 WEST CAVALCADE STREET
 HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

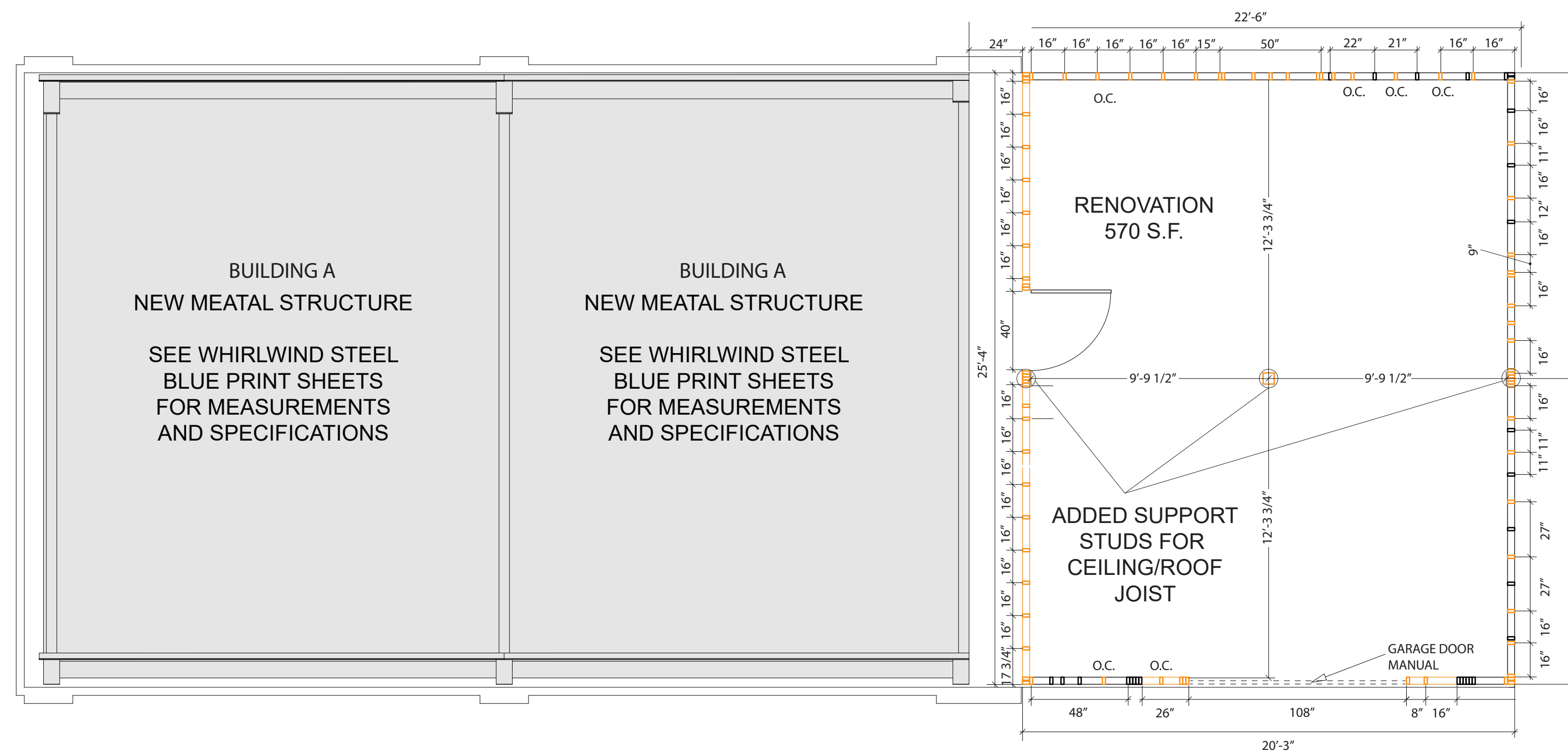
CAD File No.:

Project No.:

Sheet Title:
 FLOOR PLAN
 (RENOVATION)

Sheet No.:

S3.1





P.O. BOX 438
STONEWALL, TX 78671
Tel. No. 281-723-4220
Texas Firm # 13990



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No:

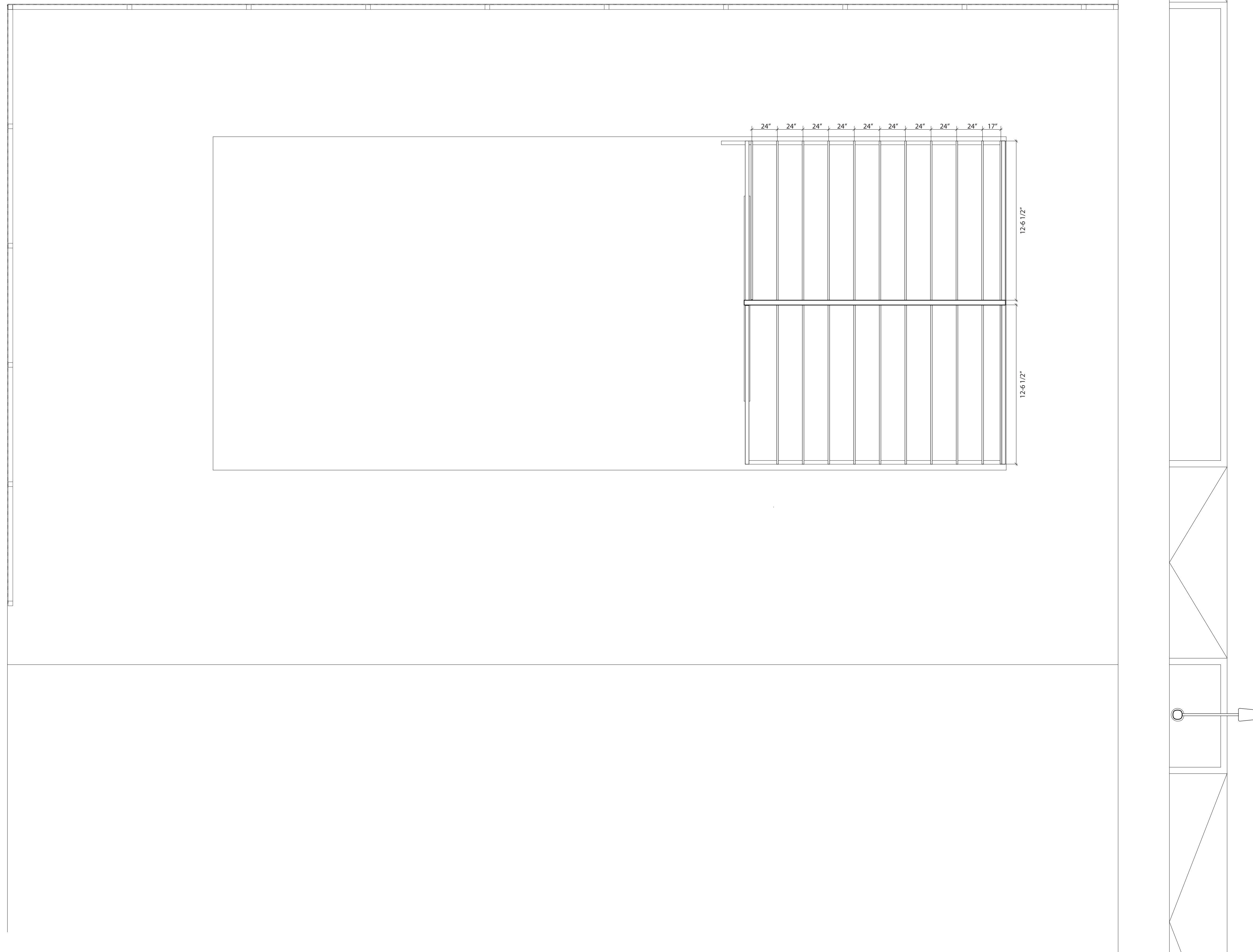
Sheet Title:
REVERSE CEILING
PLAN
(EXISTING)

Sheet No:

SCALE 1/4"=1'

S4.0

REVERSE CEILING PLAN-EXISTING





P.O. BOX 438
STONEWALL, TX 78671
Tel. No. 281-723-4220
Texas Firm # 13990



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No:

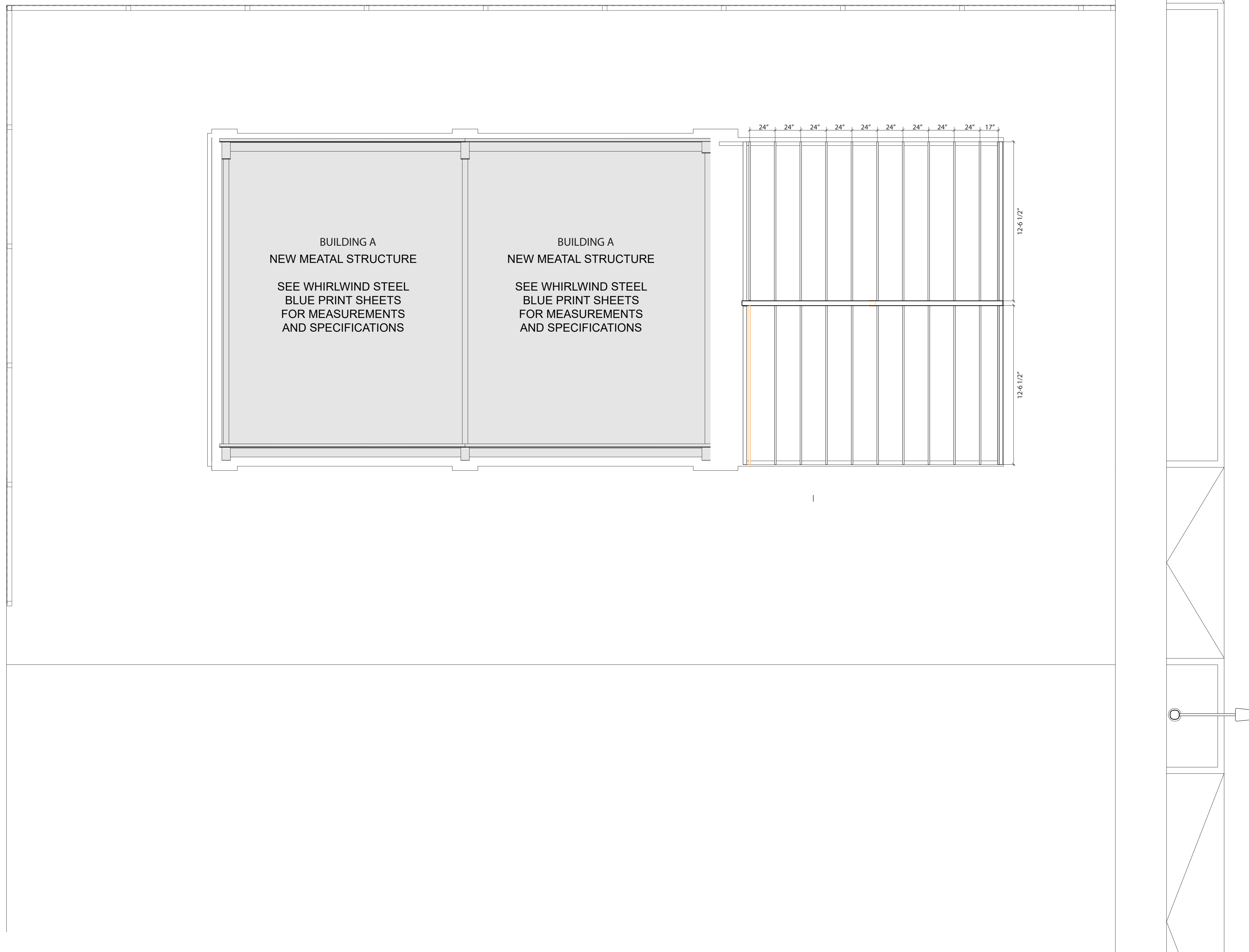
Sheet Title:
REVERSE CEILING
PLAN
(RENOVATION)

Sheet No:

REVERSE CEILING PLAN-RENOVATION

SCALE 1/4"=1'

S4.1



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

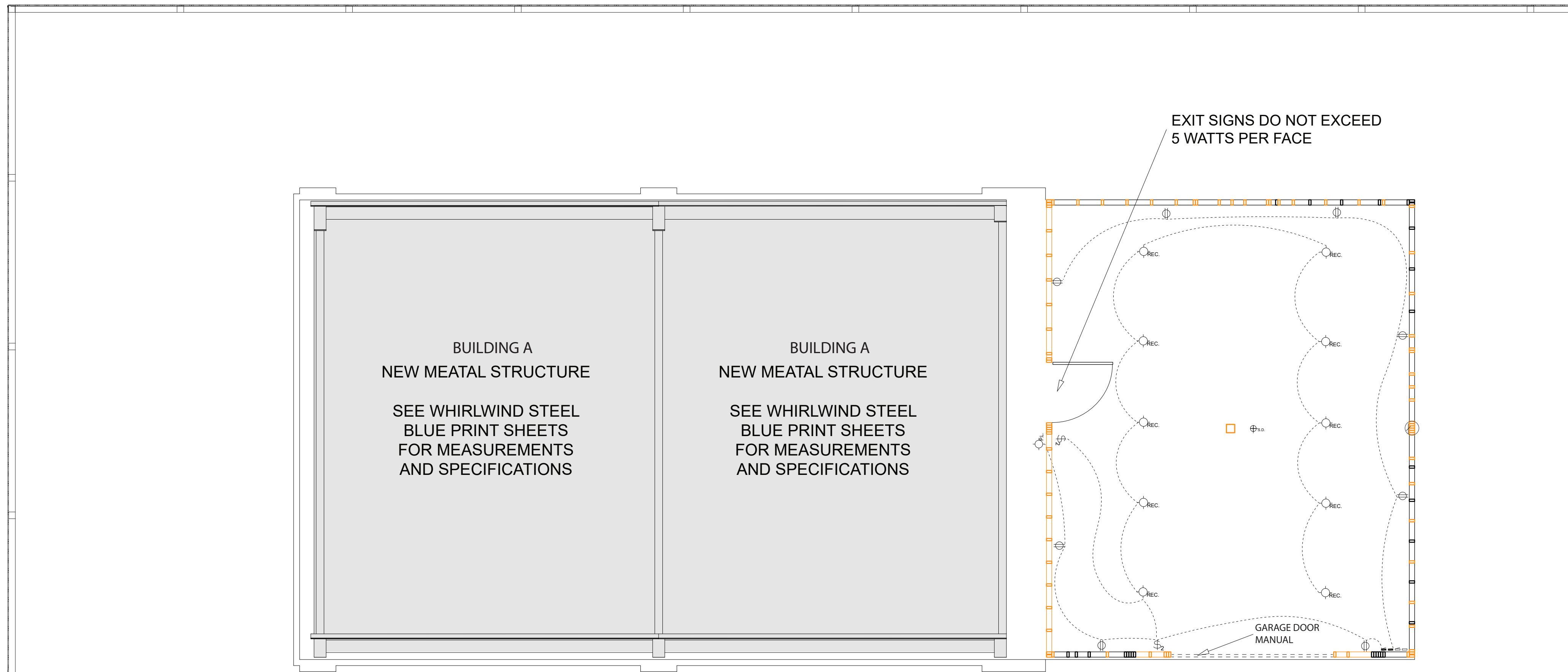
CAD File No.:

Project No:

Sheet Title:
**ELECTRICAL PLAN
 (RENOVATION)**

Sheet No:

S5.1



ELECTRICAL INDEX	
\$	SWITCH
\$ ₂	2-WAY SWITCH
⊕	110V OUTLET
⊕ _{G.F.}	110V G.F.I. OUTLET
<u>FLOOR</u>	FLUORESCENT LIGHT
▬	POWER PANEL
⊙	LIGHT
⊙ _{P.L.}	PORCH LIGHT
⊙ _{REC.}	RECESSED LIGHT
⊕ _{S.D.}	SMOKE DETECTOR



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

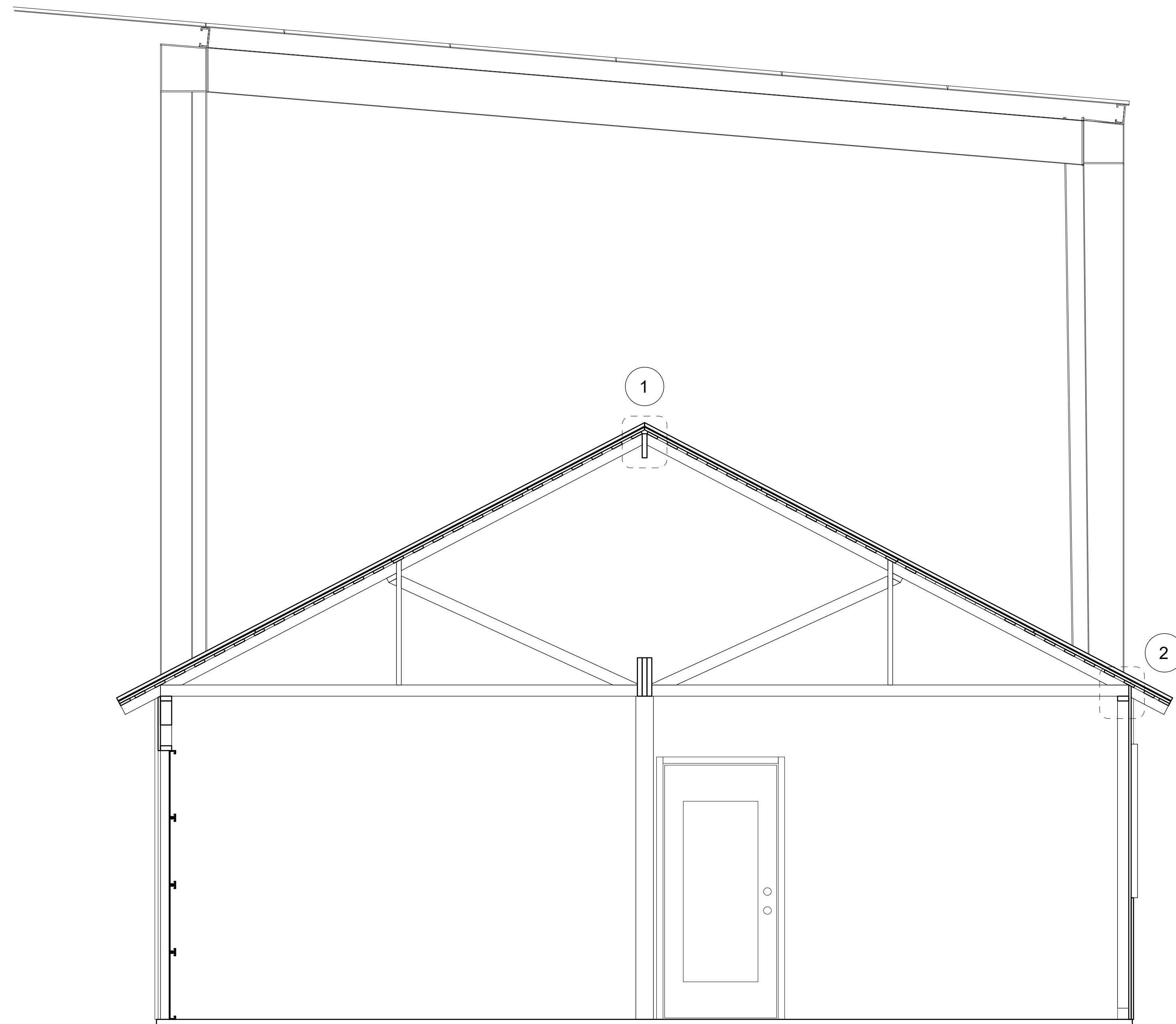
CAD File No.:

Project No:

Sheet Title:
**SECTION 1
(RENOVATION)**

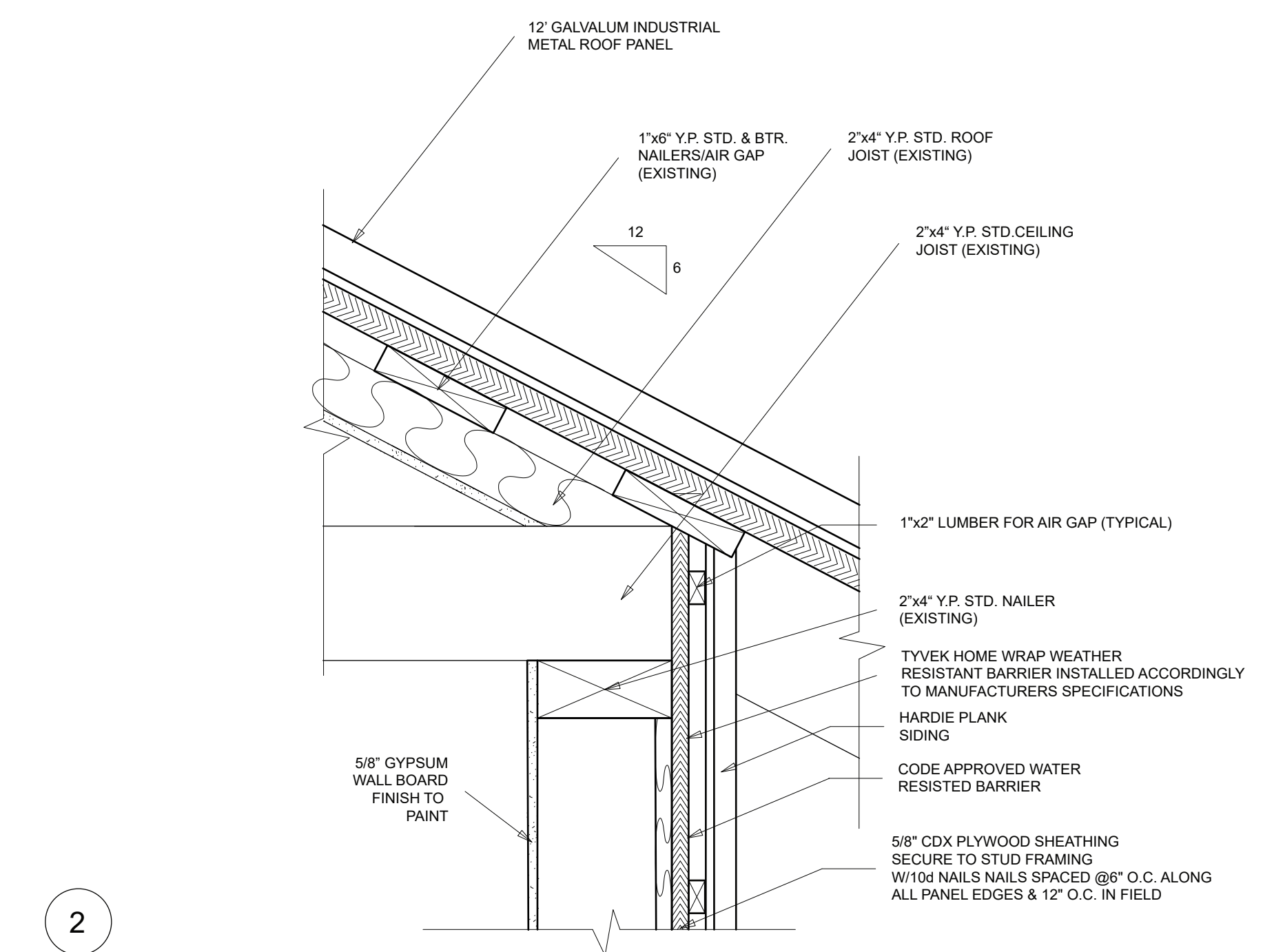
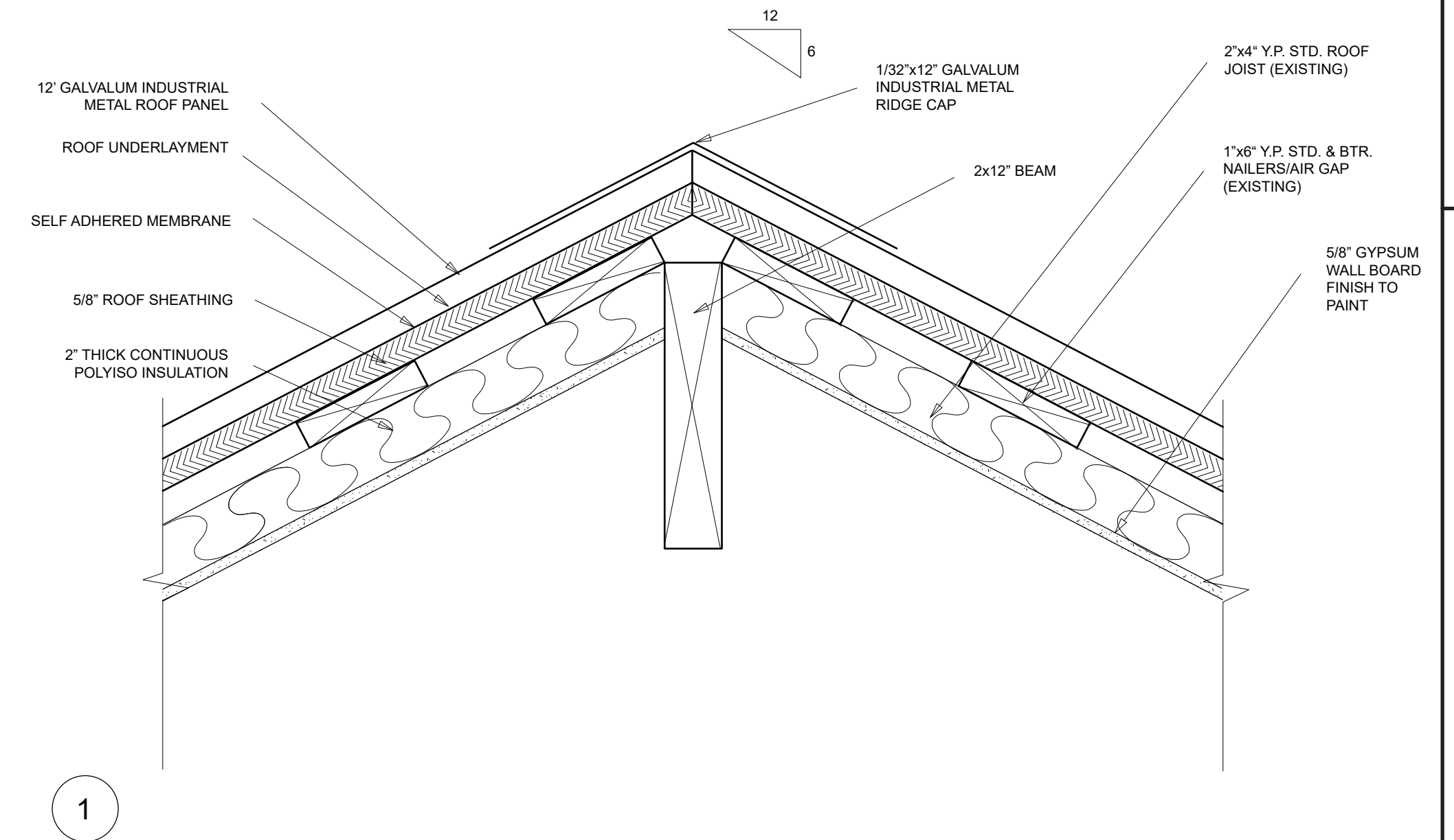
Sheet No:

S6.0



SCALE 1/2"=1'

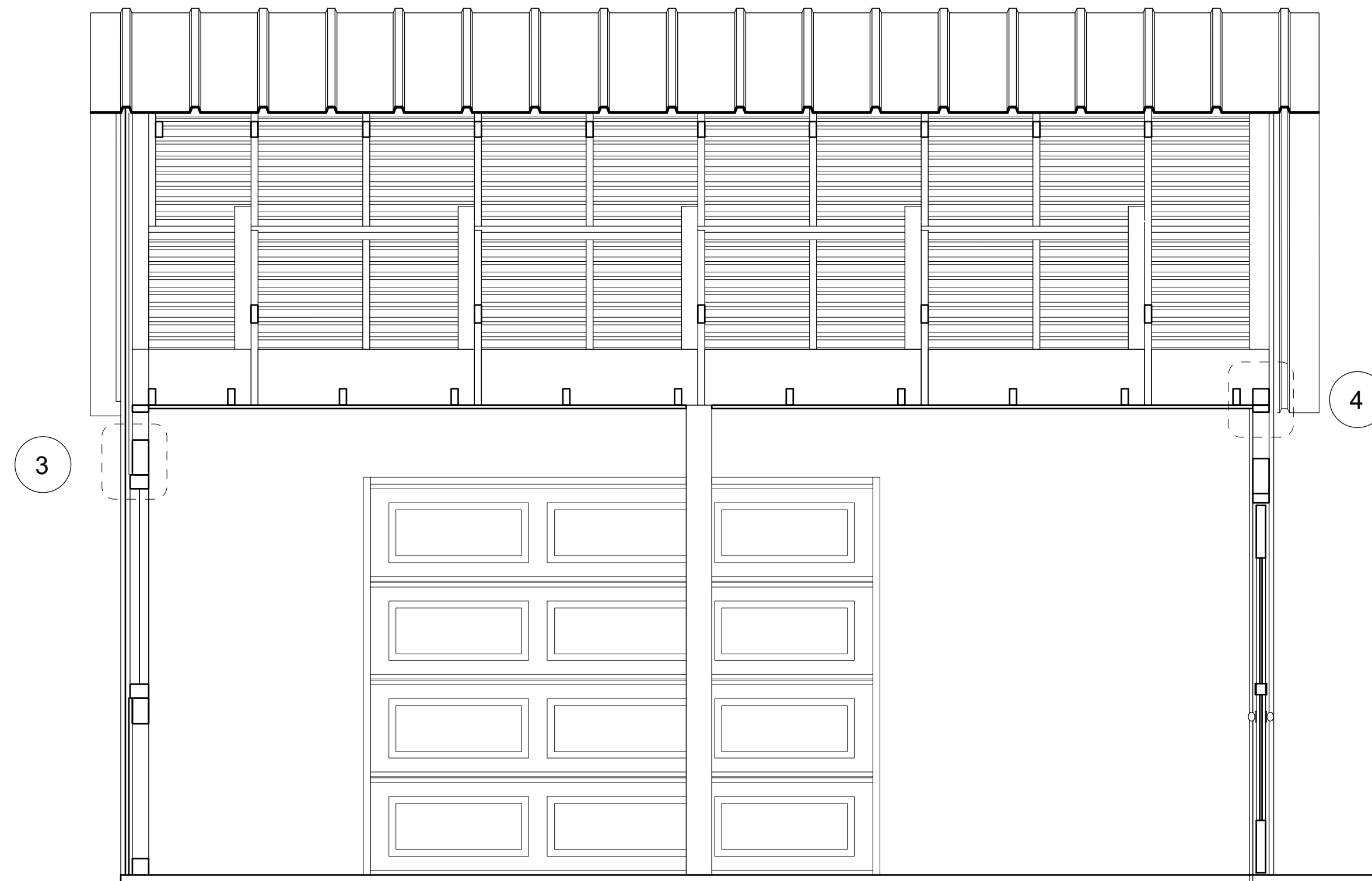
SECTION 1-RENOVATION AND DETAILS



SCALE 2"=1'



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009



SCALE 1/2"=1'

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

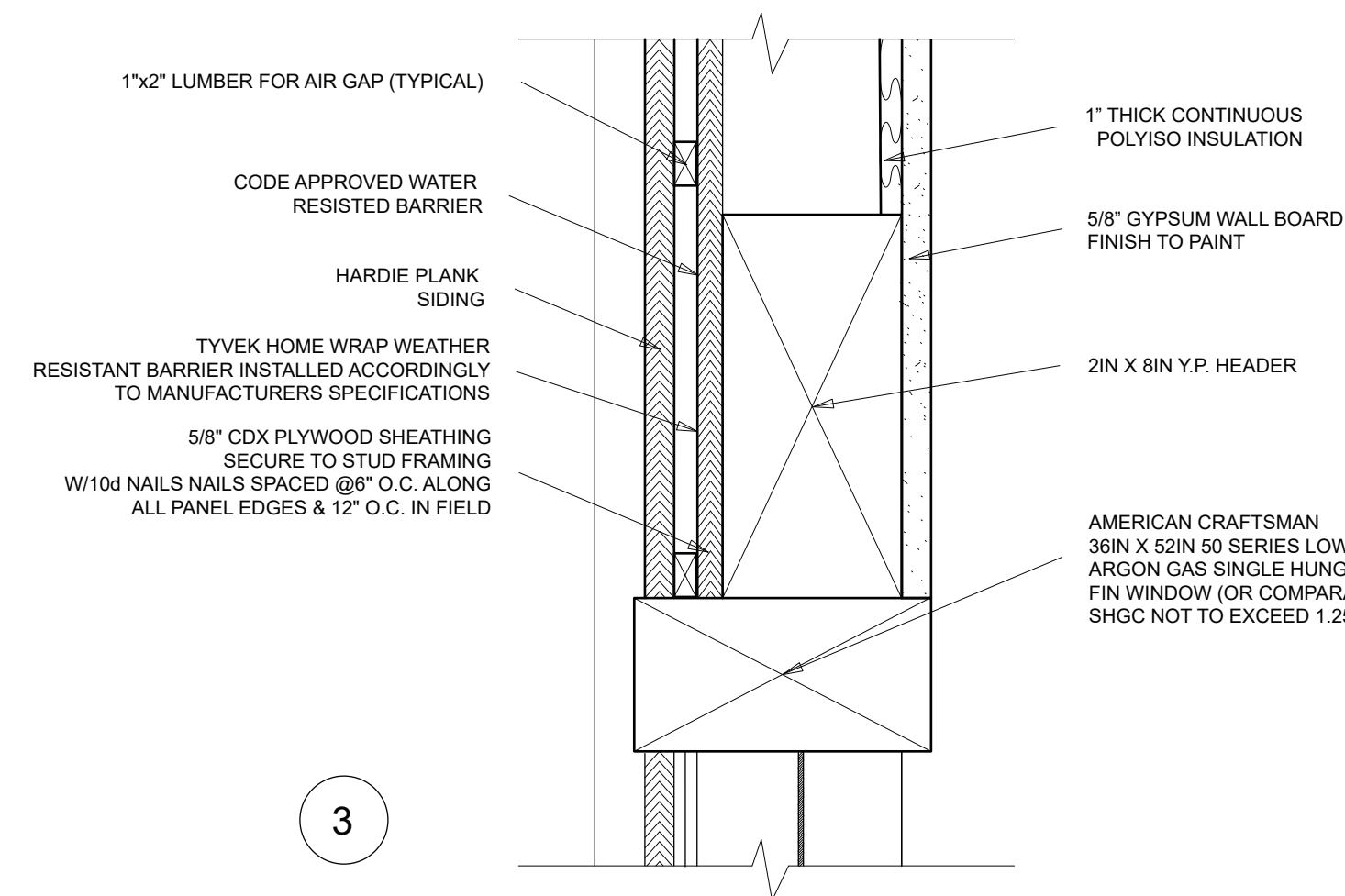
CAD File No.:

Project No.:

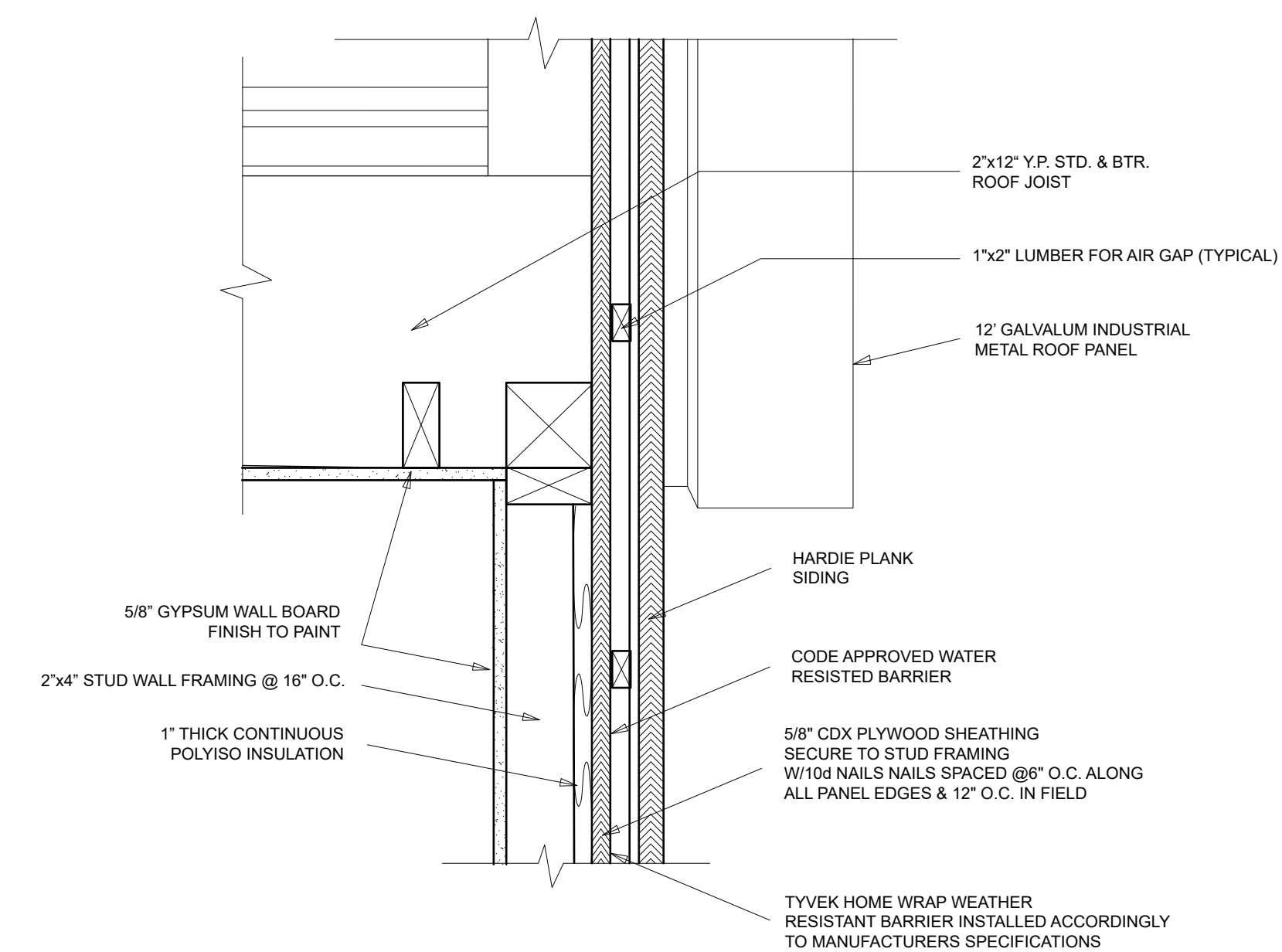
Sheet Title:
**SECTION 2
(RENOVATION)**

Sheet No.:

S6.1



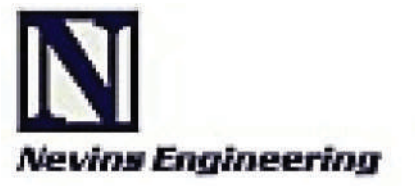
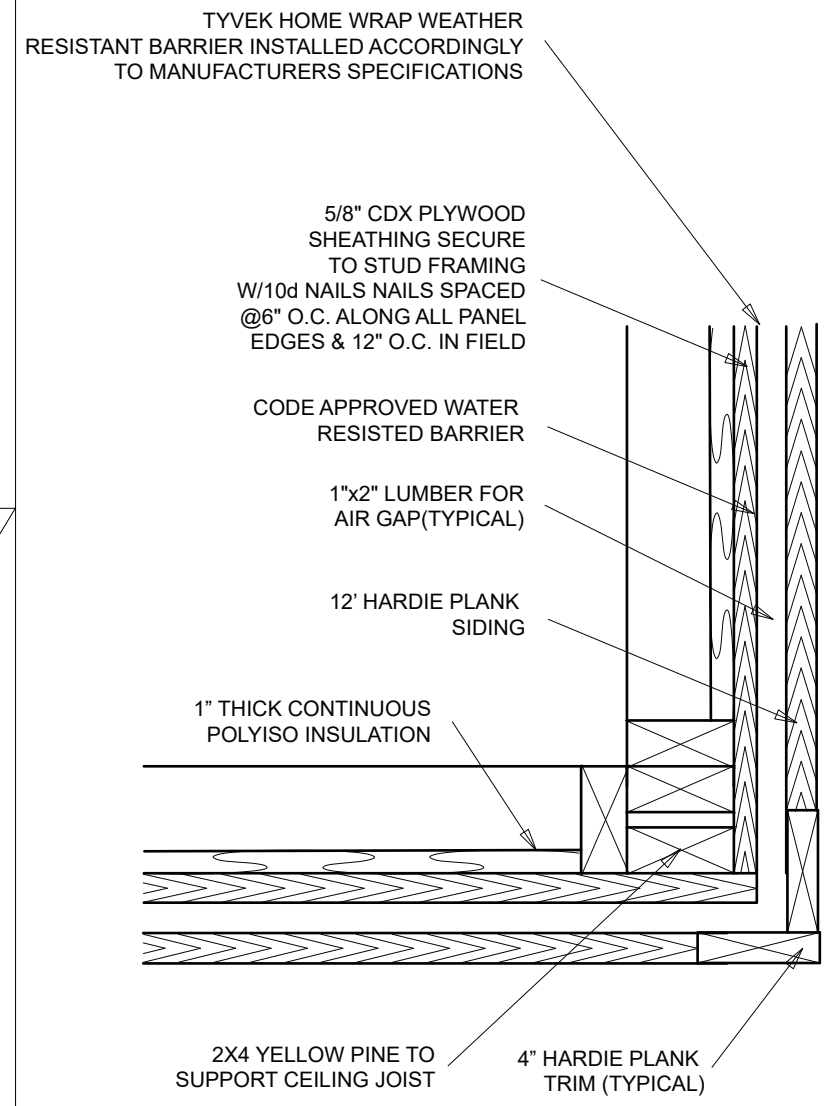
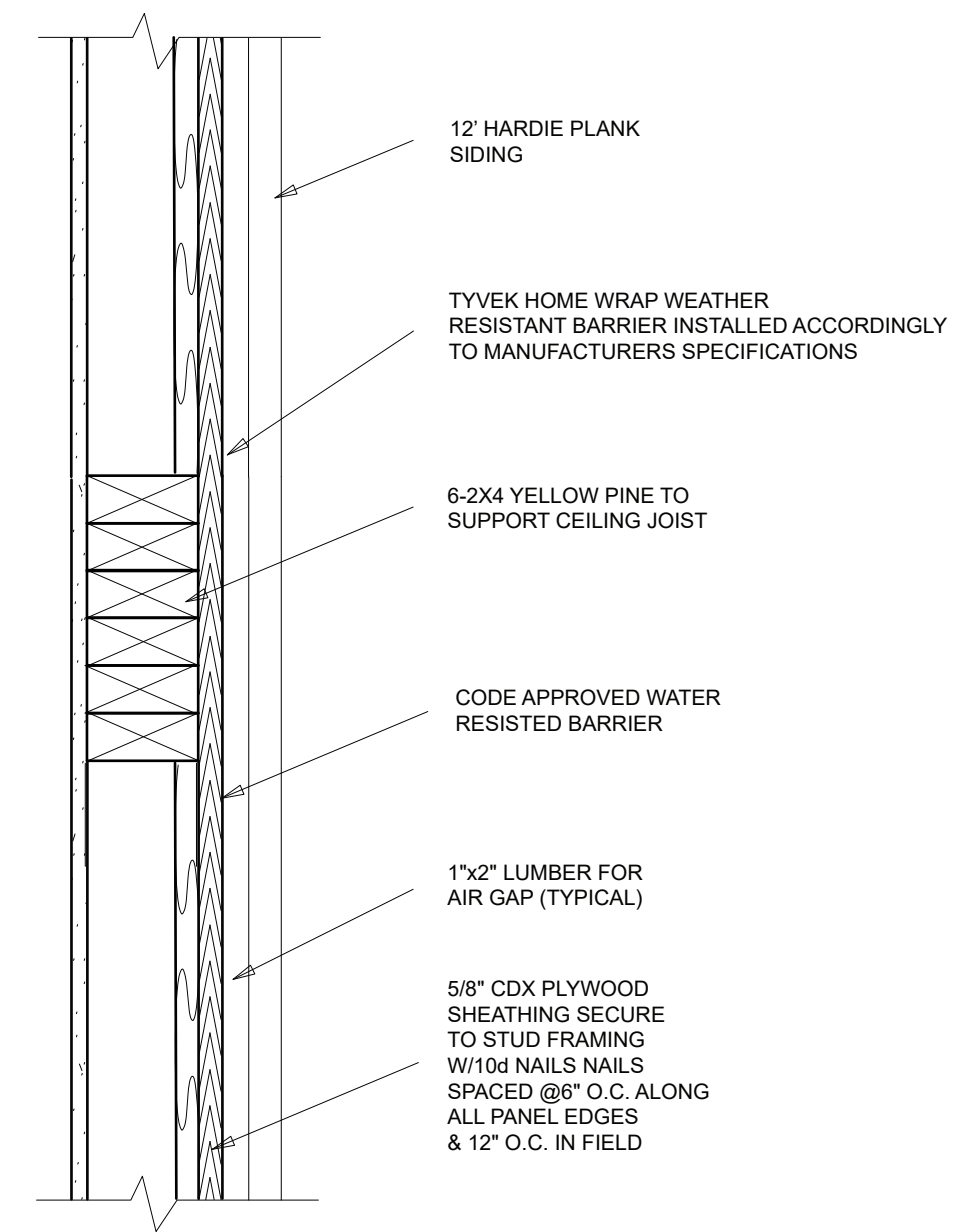
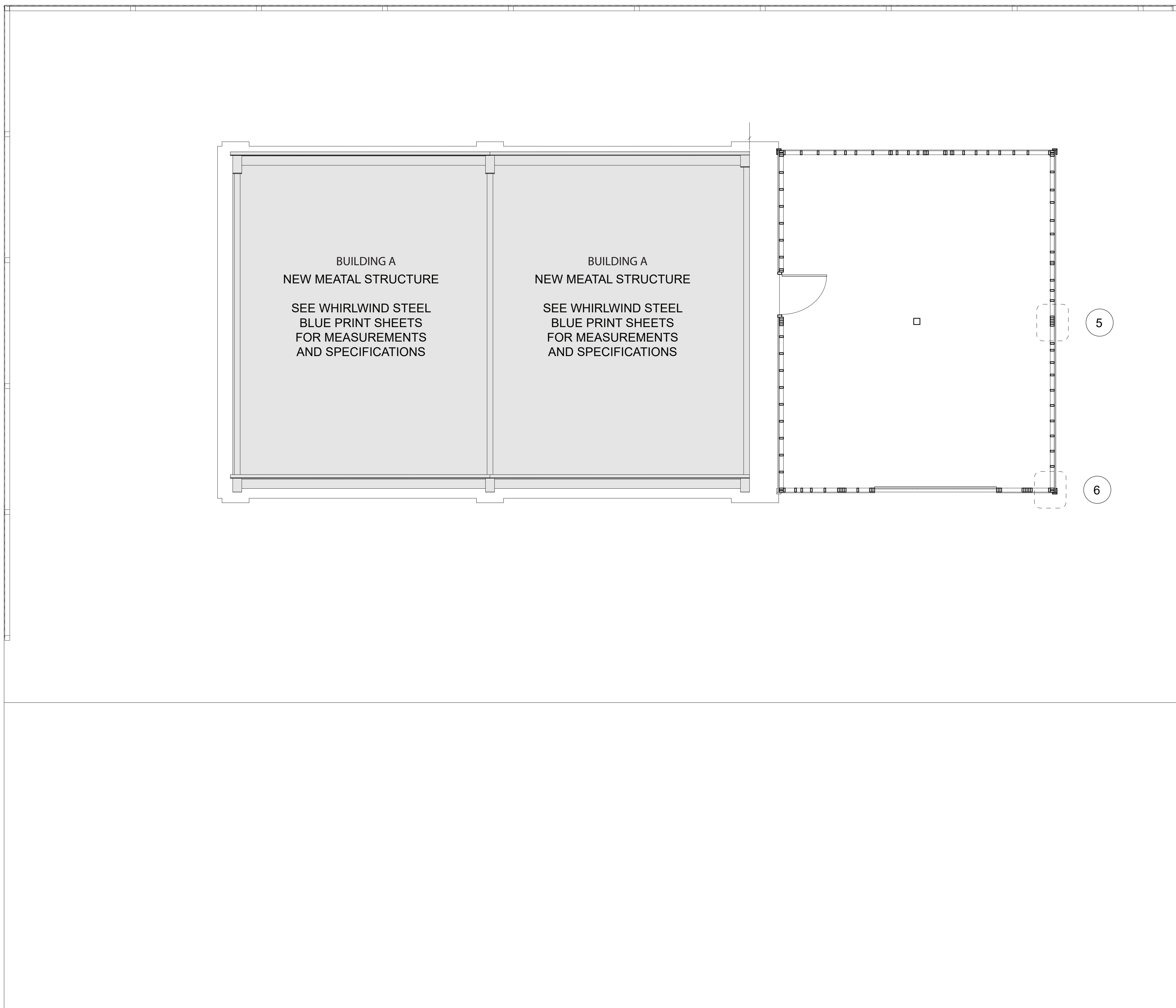
3



4

SECTION 2-RENOVATION AND DETAILS

SCALE 2"=1'



P.O. BOX 438
 STONEWALL, TX 78671
 Tel. No. 281-723-4220
 Texas Firm # 13990



MARK GARCIA
1103 WEST CAVALCADE STREET
HOUSTON, TX 777009

Revisions:

Date: 10/28/2022

Drawn: LDN

Approved: NBN

CAD File No.:

Project No.:

Sheet Title:
SECTION 3
(RENOVATION)

Sheet No.:

SECTION 3-RENOVATION AND DETAILS

SCALE 1/4"=1'

S6.2