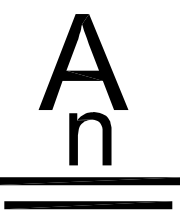




2211 STONECREST DRIVE,
HOUSTON, TX 77018

CODE TABLE

- 2021 International Residential Code (with Houston Amendments) ICC
- 2021 International Building Code (with Houston Amendments) ICC
- 2022 Minimum Design Loads & Associated Criteria for Buildings and Other Structures (ASCE-7) ASCE/SEI January 1, 2024
- 2021 International Fire Code (with Houston Amendments) ICC
- 2021 Uniform Mechanical Code (with Houston Amendments) IAPMO
- 2021 Uniform Plumbing Code (with Houston Amendments) IAPMO
- 2023 National Electrical Code (State Mandated)
- Sign Code (Chapter 46 of the Houston Building Code) COH
- 2021 International Energy Conservation Code (with Houston Amendments) - For One and Two-Family Dwellings and Multi-Family 3 stories or less. ICC



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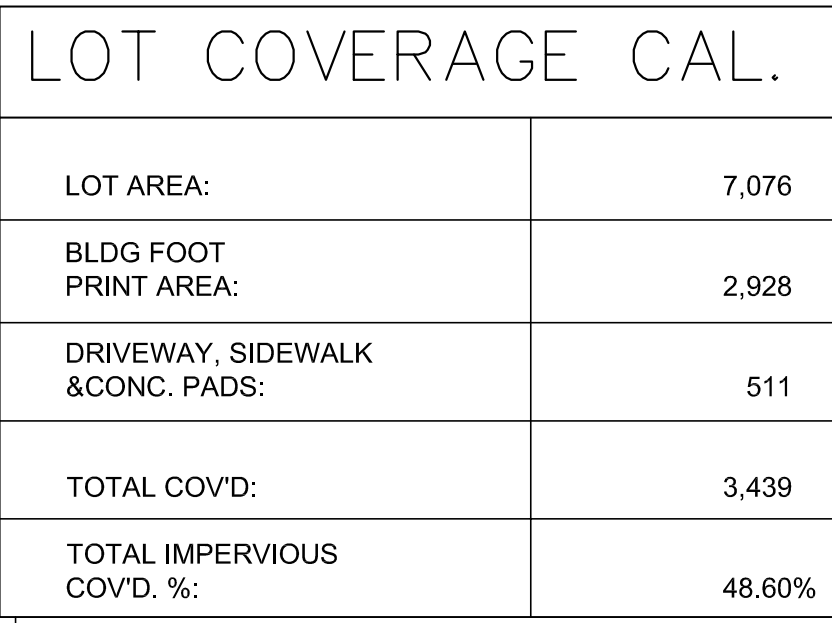
24718 Twilight Hollow Ln,
Richmond, TX 77406

Contact: Tong Jiang
Tel: (832)217-6692
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A CUSTOM RESIDENCE PROJECT
AT: 2211 STONECREST DRIVE,
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AUG. 11, 2025
(ENG. PKG.)

COVER



LOT 517, BLOCK 29
SHEPHERD FOREST, SEC. 2
RECORDED IN VOLUME 49, PAGE 31 OF
THE MAP RECORDS OF HARRIS COUNTY,
TEXAS

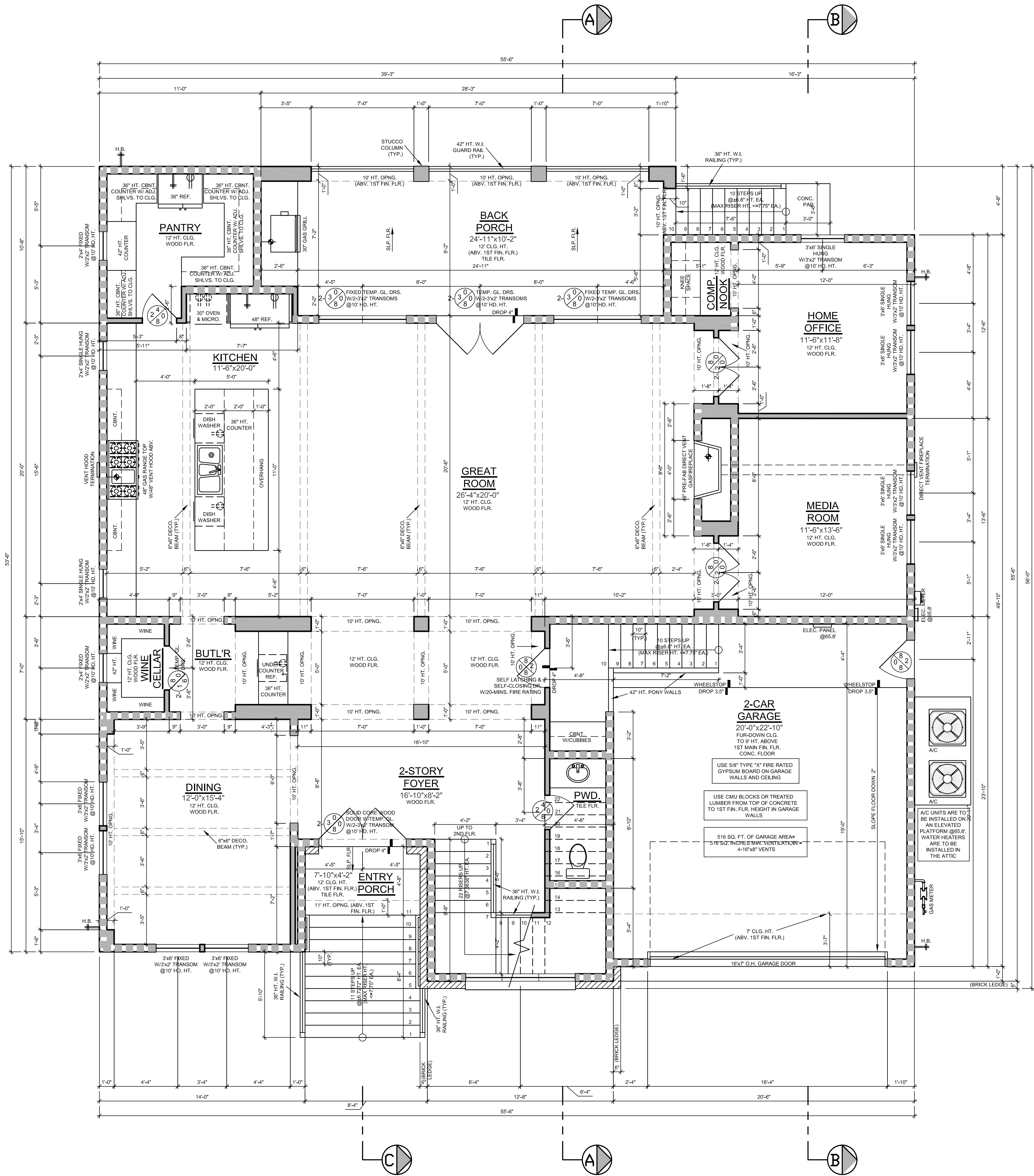
IRC DRAINAGE R401.3:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER
CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE
A STORM SEWER. THE DRAIN SHALL BE SLOPED TO DRAIN SURFACE WATER AWAY FROM
FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE
FIRST 10 FEET.

FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE THE SEWER
MANHOLE, OR WHERE NO SEWER IS AVAILABLE A MINIMUM OF 4 INCHES ABOVE
THE CROWN OF THE STREET.

$$1/8" = 1'-0"$$

**TOM RESIDENCE PROJECT
2211 STONECREST DRIVE,
HOUSTON, TX 77018**

A.001



STAIR SPECIFICATIONS:

- 1) 22 RISERS @ 7.3636" HT. EACH
MAX. RISER HEIGHT ALLOWED IS 7.75" EACH.
- 2) DESIGN & INSTALL STAIRS AS PER I.R.C. R314
- 3) HANDRAIL SHALL BE @ 36" HIGH MIN. PER I.R.C. R315
- 4) GUARDRAIL SHALL BE @42" HIGH MIN. PER I.R.C. R316
- 5) BALLUSTERS SHALL BE @4" O.C. MAX
- 6) MINIMUM VERTICLE CLEARANCE SHALL BE 6'8".
- 7) 5/8" FIRE-CODE GYPSUM BOARD UNDER STAIRS.
- 8) ATTIC ACCESS STAIRWAY SHALL
COMPLY WITH SECTION M1305.1.3
MIN. 30"x54", 350 LBS LOAD

GENERAL NOTES

CONSTRUCTION OF INTERIOR (R702) AND EXTERIOR
WALL (R703) COVERINGS AS PER (I.R.C. CH. 7)

BATHTUB AND SHOWER FLOORS AND WALLS
ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS
SHALL BE FINISHED WITH AN NONABSORBENT
SURFACE. SUCH WALL SURFACES SHALL EXTEND
TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE
FLOOR. (I.R.C. R307.2)

PROVIDE GLAZING AT ALL HAZARDOUS LOCATIONS
AS PER I.R.C. R308.4

BATHROOMS, WATER CLOSET COMPARTMENTS AND
OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH
AGGREGATE GLAZING AREA IN WINDOWS OF NOT
LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH
MUST BE OPENABLE. IN LIEU OF NATURAL
VENTILATION, A MECHANICAL VENTILATION
SYSTEM NEEDS TO BE PROVIDED. VENTILATION
AIR FROM THE SPACE SHALL BE EXHAUSTED
DIRECTLY TO THE OUTSIDE. (I.R.C. R303.3)

ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING
ROOMS HAVE A MINIMUM NET CLEAR OPENING
OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING
HEIGHT DIMENSION SHALL BE NOT LESS THAN 24
IN. THE MINIMUM NET CLEAR OPENING WIDTH
DIMENSION SHALL BE NOT LESS THAN 20 INCHES
(I.R.C. R310.1). ALL ESCAPE OR RESCUE WINDOWS
FROM SLEEPING ROOMS SHALL HAVE A FINISHED
SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE
THE FLOOR (I.R.C. R310.1).

SMOKE DETECTORS SHALL BE HARD-WIRED,
INTER-CONNECTED, AND WITHIN BATTERY
BACK UP AS PER THE IRC R317.1.

WALL LEGEND

- 2x4 WALL
 - 2x6 WALL
 - BRICK LEDGE
- USE 2x6 OR DOUBLE 2x4 WHEN CEILING OR WALL
HEIGHT IS OVER 10'

AREAS (SQ. FT.)

1ST FLOOR	2,102
2ND FLOOR	2,413
TOTAL LIVING	4,515
2-CAR GARAGE	516
ENTRY PORCH	33
BACK PORCH	278
TOTAL NON-LIVING	827
TOTAL COVERED	5,342

1ST FLOOR PLAN

1/4"=1'-0"

An

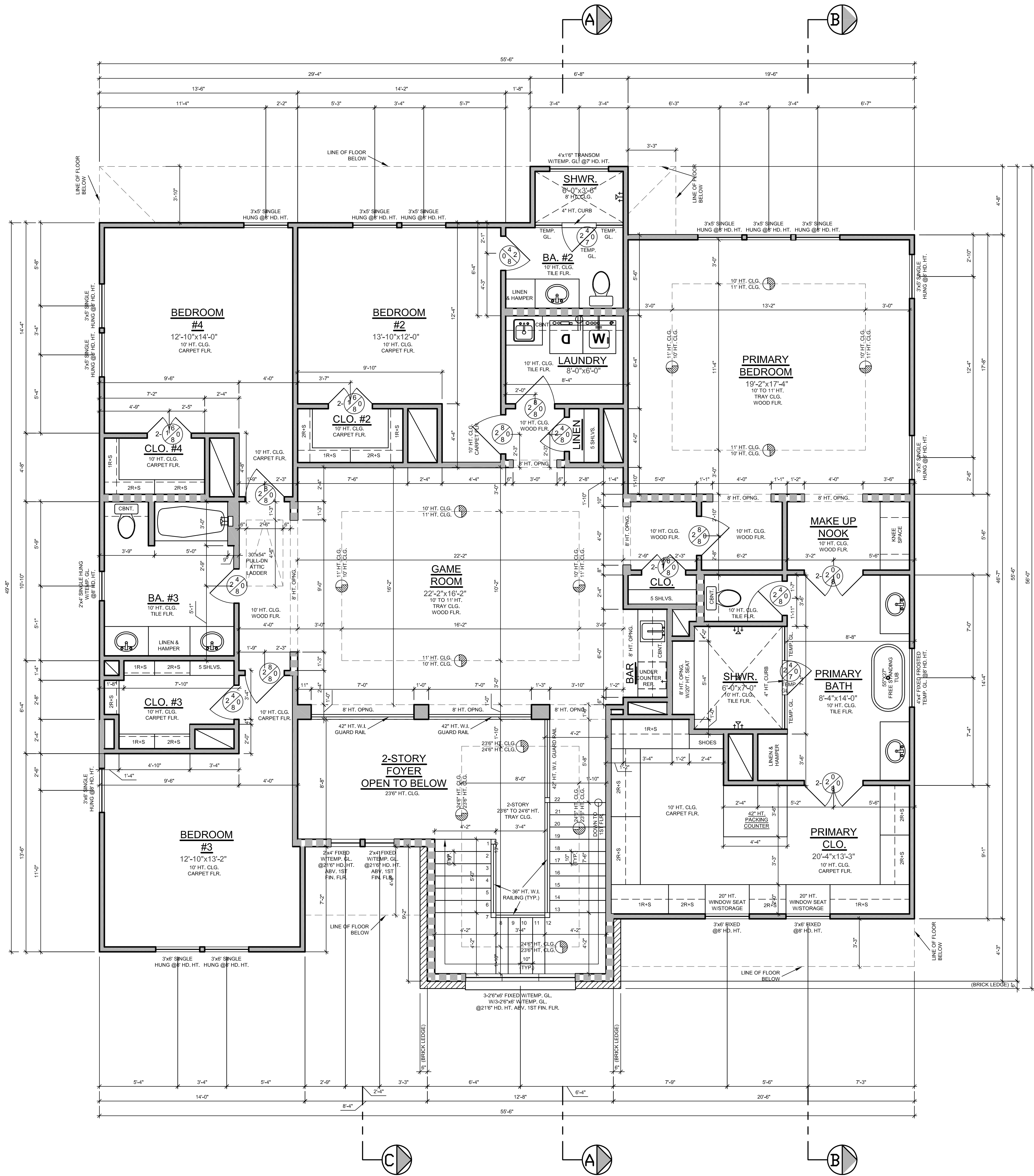
AnTong
Design

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WALL LEGEND

- 2x4 WALL
 - 2x6 WALL
 - BRICK LEDGE
- USE 2x6 OR DOUBLE 2x4 WHEN CEILING OR WALL HEIGHT IS OVER 10'

2ND FLOOR PLAN

1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

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Tong
Design

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A.201



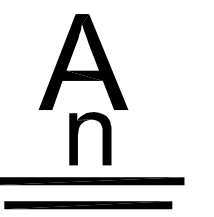
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A.202





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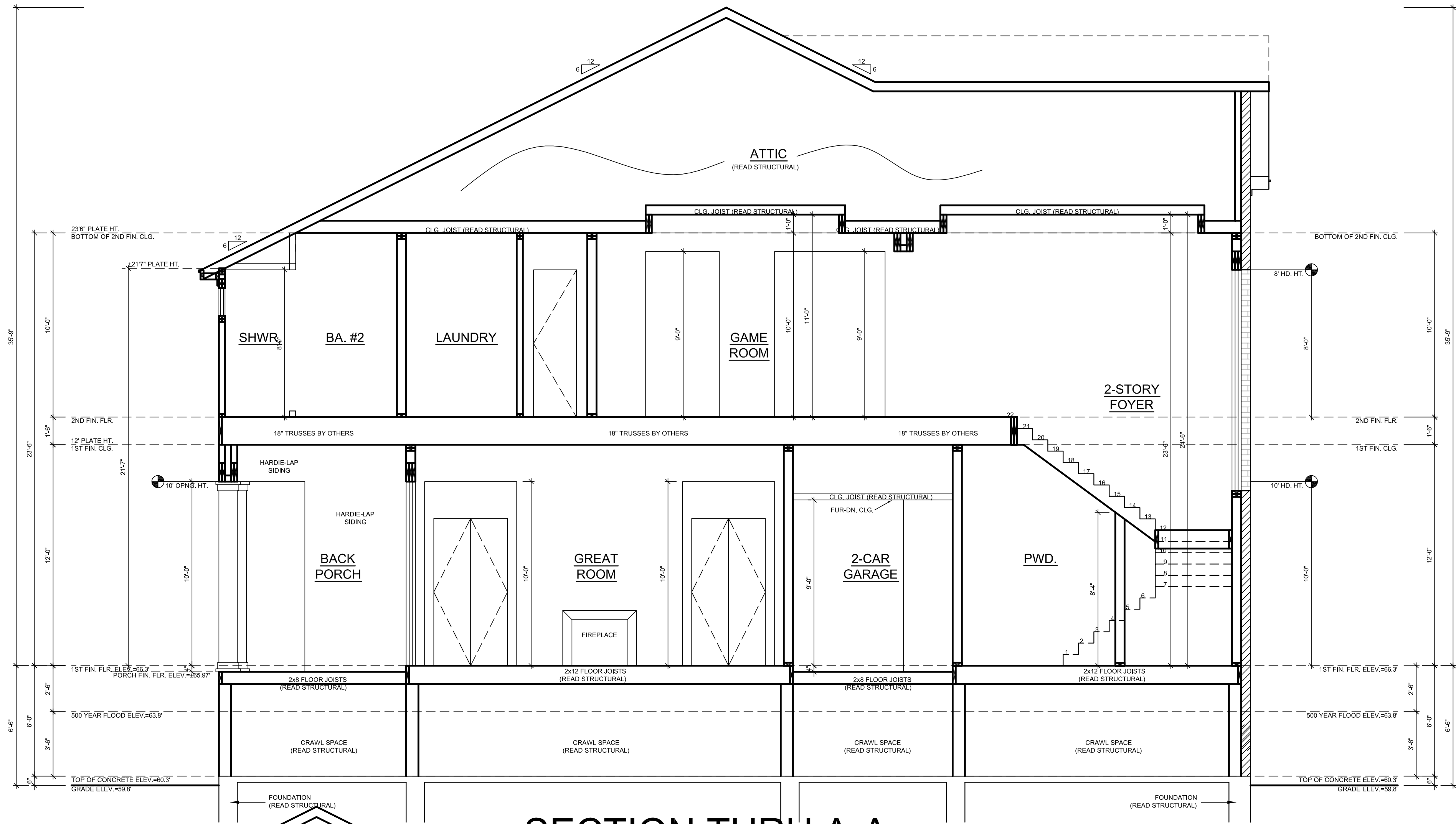
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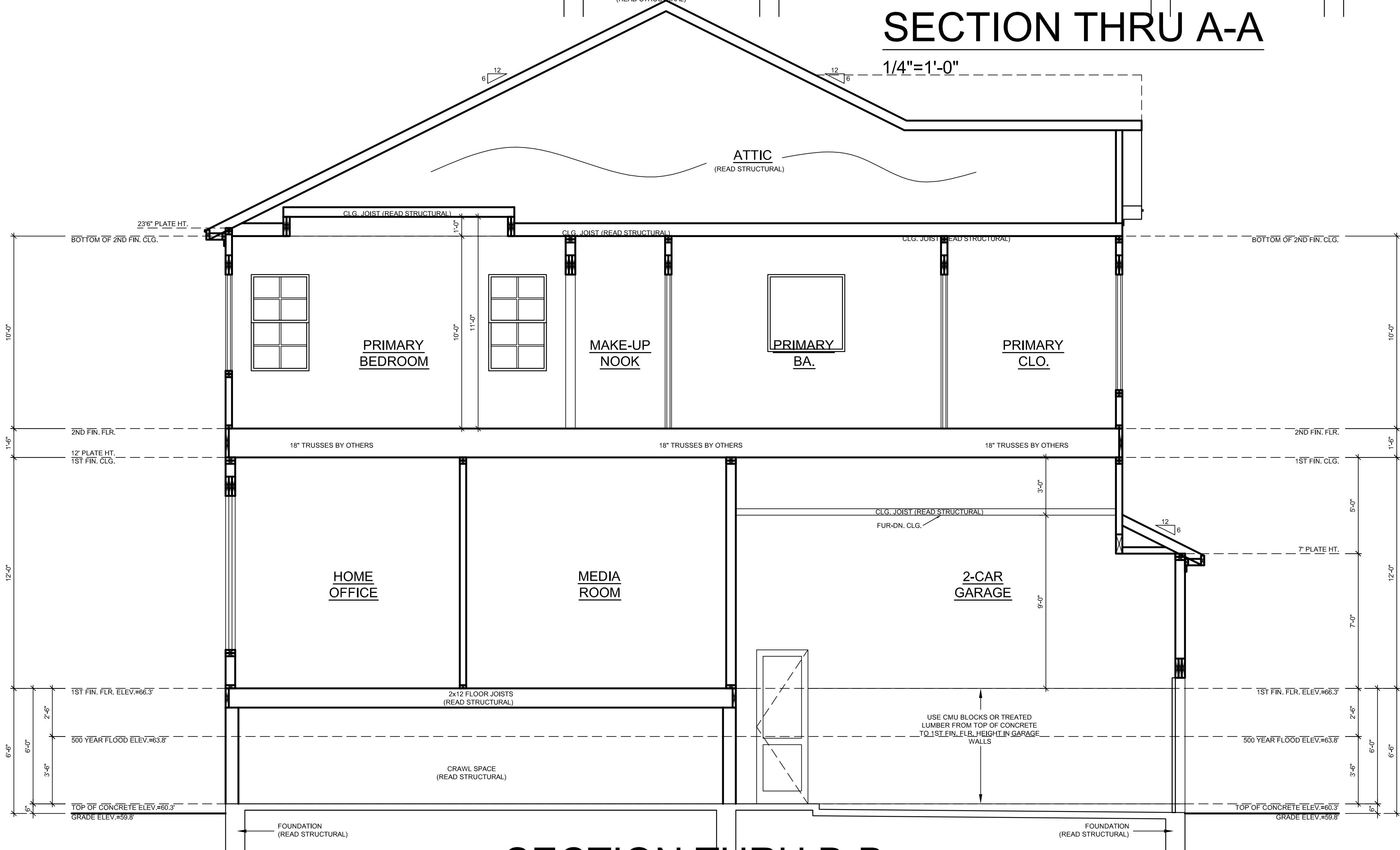
AUG. 11, 2025
(ENG. PKG.)

A.203



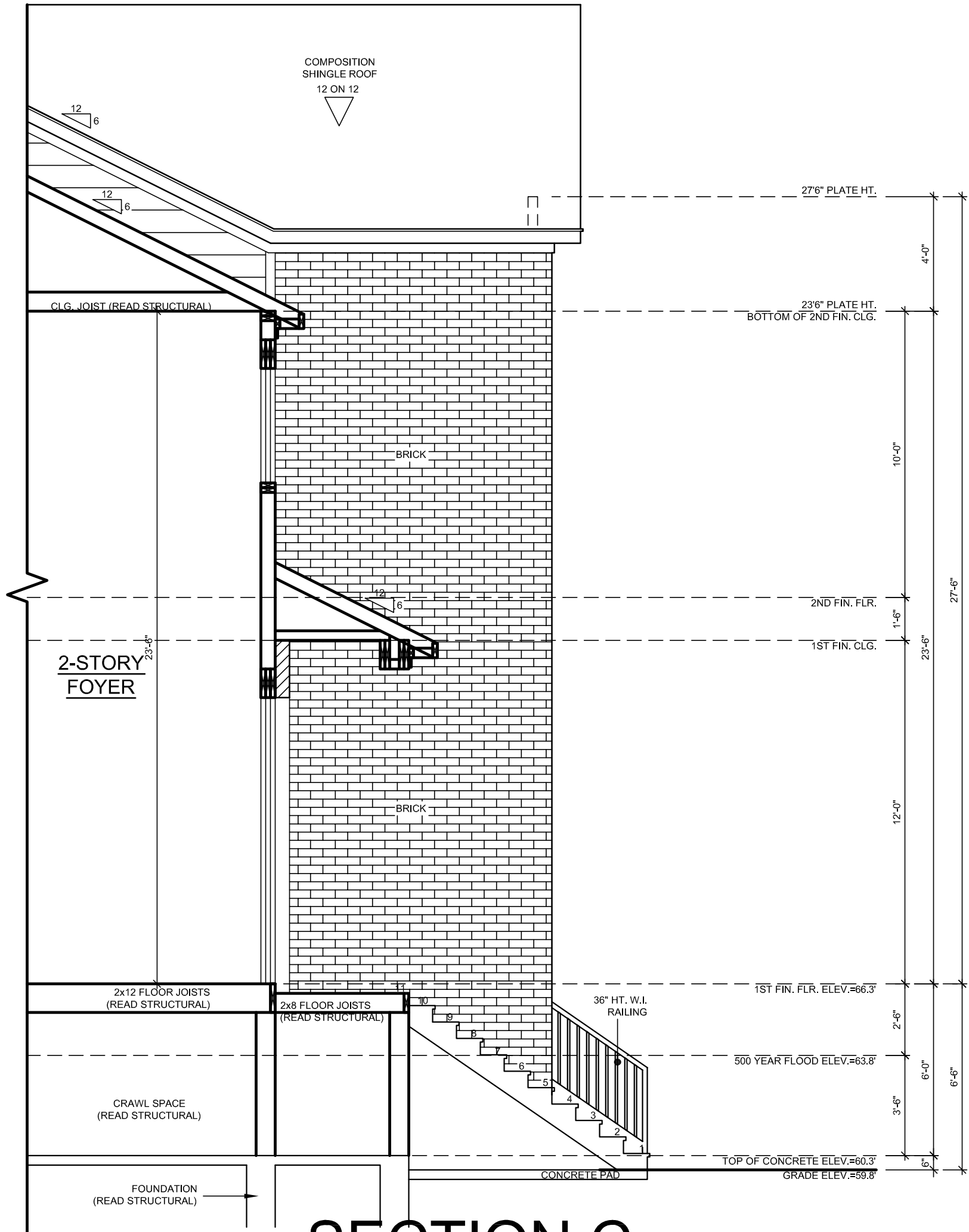
SECTION THRU A-A

1/4"=1'-0"



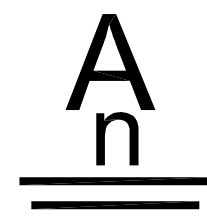
SECTION THRU B-B

1/4"=1'-0"



SECTION C

1/4"=1'-0"



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Design

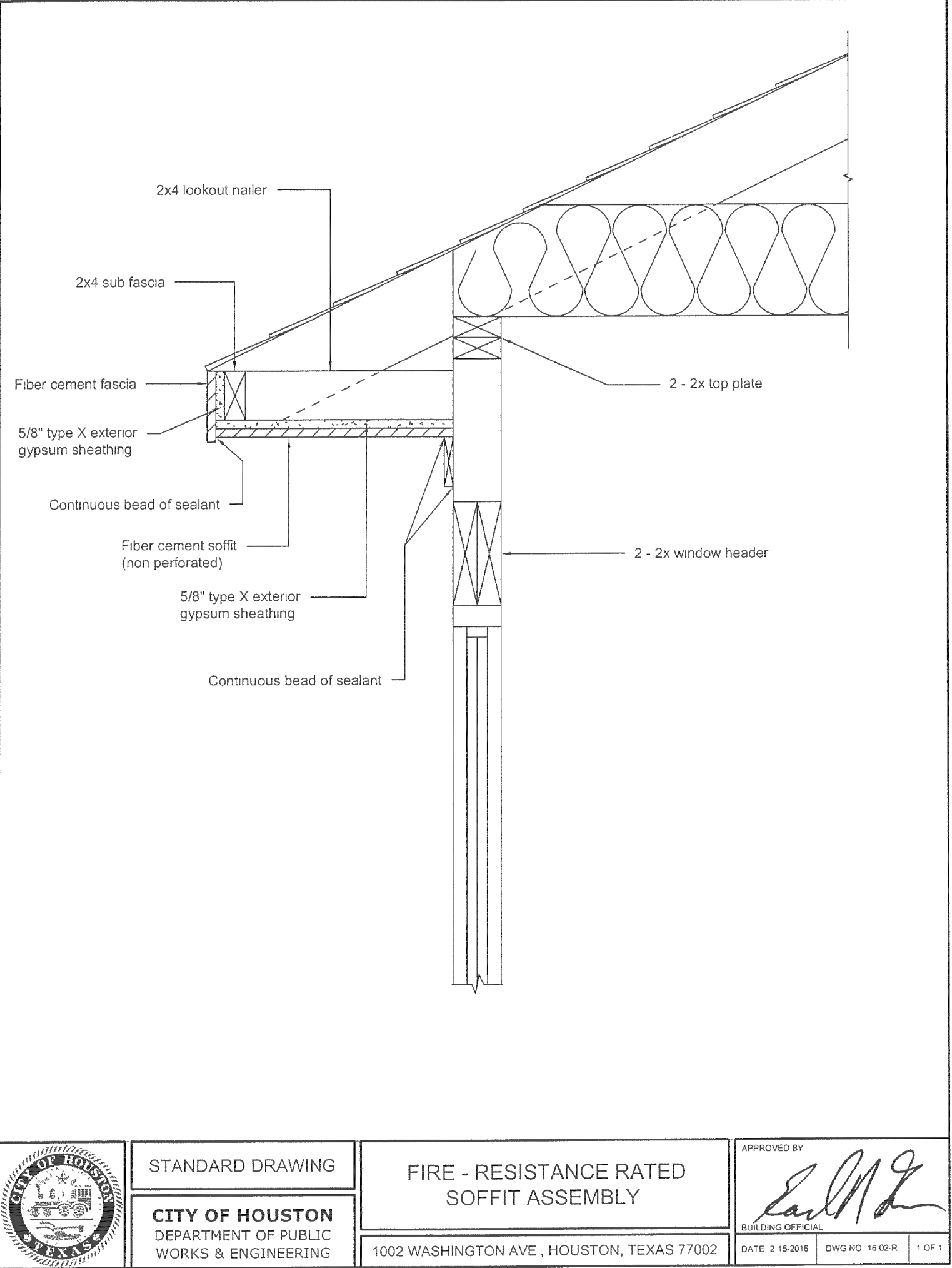
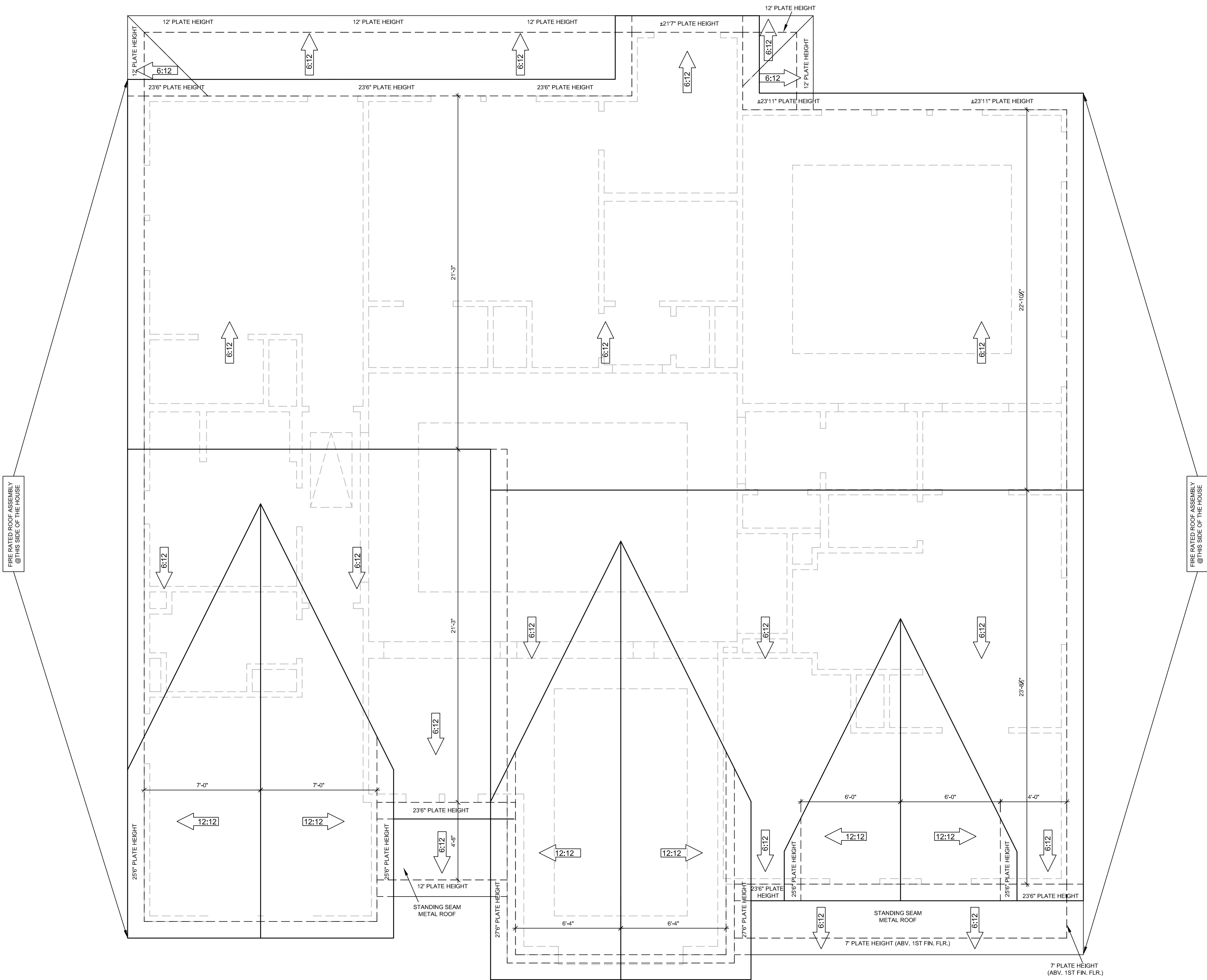
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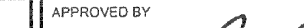
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A.301



	STANDARD DRAWING	FIRE - RESISTANCE RATED SOFFIT ASSEMBLY	APPROVED BY 
	CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS & ENGINEERING		BUILDING OFFICIAL
		1002 WASHINGTON AVE., HOUSTON, TEXAS 77002	DATE: 2-16-2016

ROOF NOTES

ROOF TO BE COMPOSITION SHINGLE. UNLESS NOTED OTHERWISE.

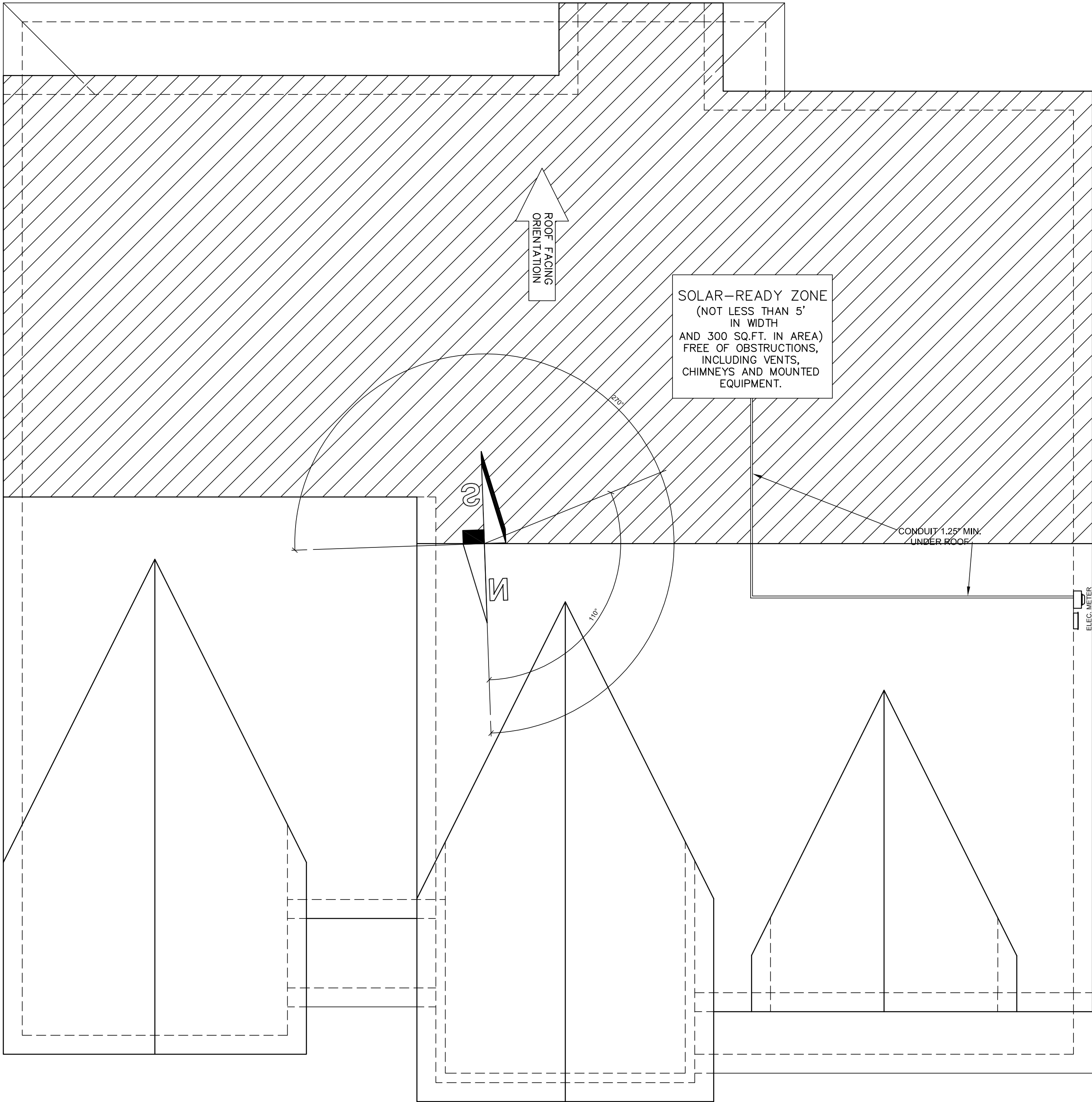
READ ROOF PLAN FOR ROOF PITCH.

TYPICAL ROOF OVERHANG IS 12" FROM FRAME AT STUCCO WALL AND 18" FROM FRAME AT STONE WALL.

ALL PLATE HEIGHT SHOWN IS TO BE MEASURED FROM MAIN 1ST FINISHED FLOOR.

ROOF PLAN

1/4"=1'-0"



POST SOLAR CERTIFICATE NEAR ELECTRICAL PANEL OR OTHER CONSPICUOUS LOCATION

SOLAR PANEL NOTES

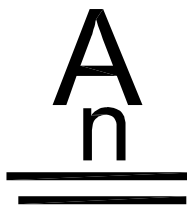
NEW DETACHED ONE-AND TWO-FAMILY DWELLINGS, AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) WITH NOT LESS THAN 600 SQUARE FEET OF ROOF AREA ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH SHALL HAVE A SOLAR-READY ZONE THAT COMPLIES WITH THE REQUIREMENTS OF APPENDIX U OF THE CODE.

CONDUIT NOT LESS THAN 1.25" IN DIAMETER SHALL BE INSTALLED TO PROVIDE A PATHWAY FROM THE ELECTRIC PANEL TO THE UNDERSIDE OF THE ROOF TO ALLOW FOR FUTURE INSTALLATION OF SOLAR EQUIPMENT.

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED " FOR FUTURE SOLAR ELECTRIC."

SOLAR READY ZONE

1/4"=1'-0"



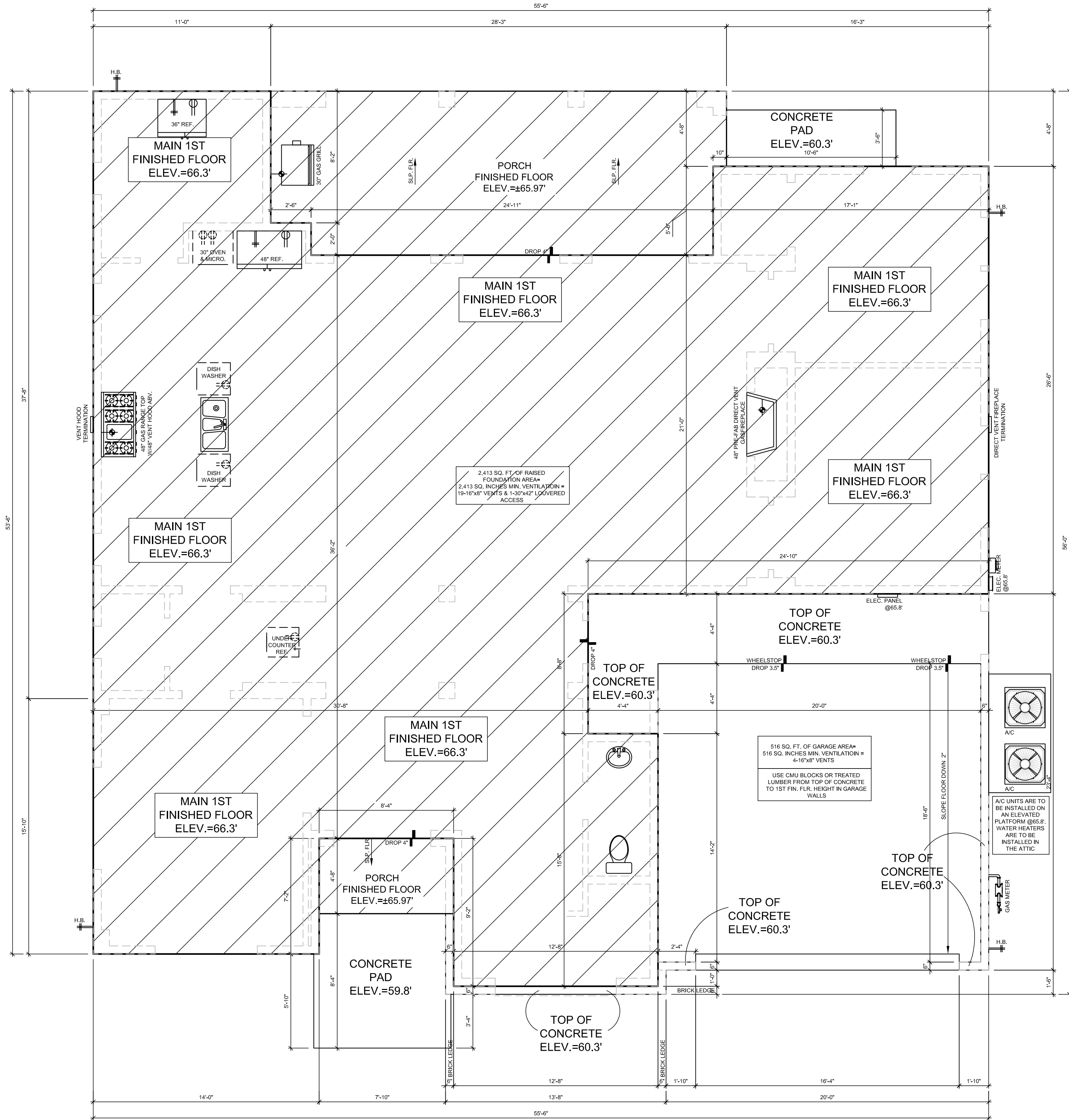
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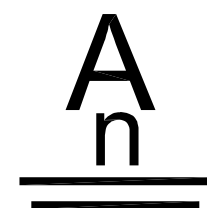


TERMITE TREATMENT R318

TERMITE PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS:
A. CHEMICAL TERMITICIDE TREATMENT
B. TERMITE BATING
C. PRESSURE-PRESERVATIVE-TREATED WOOD
D. NATURALLY DURABLE TERMITE RESISTANT WOOD
E. PHYSICAL BARRIERS
F. COLD FORMED STEEL FRAMING

FORM PLAN

1/4"=1'-0"



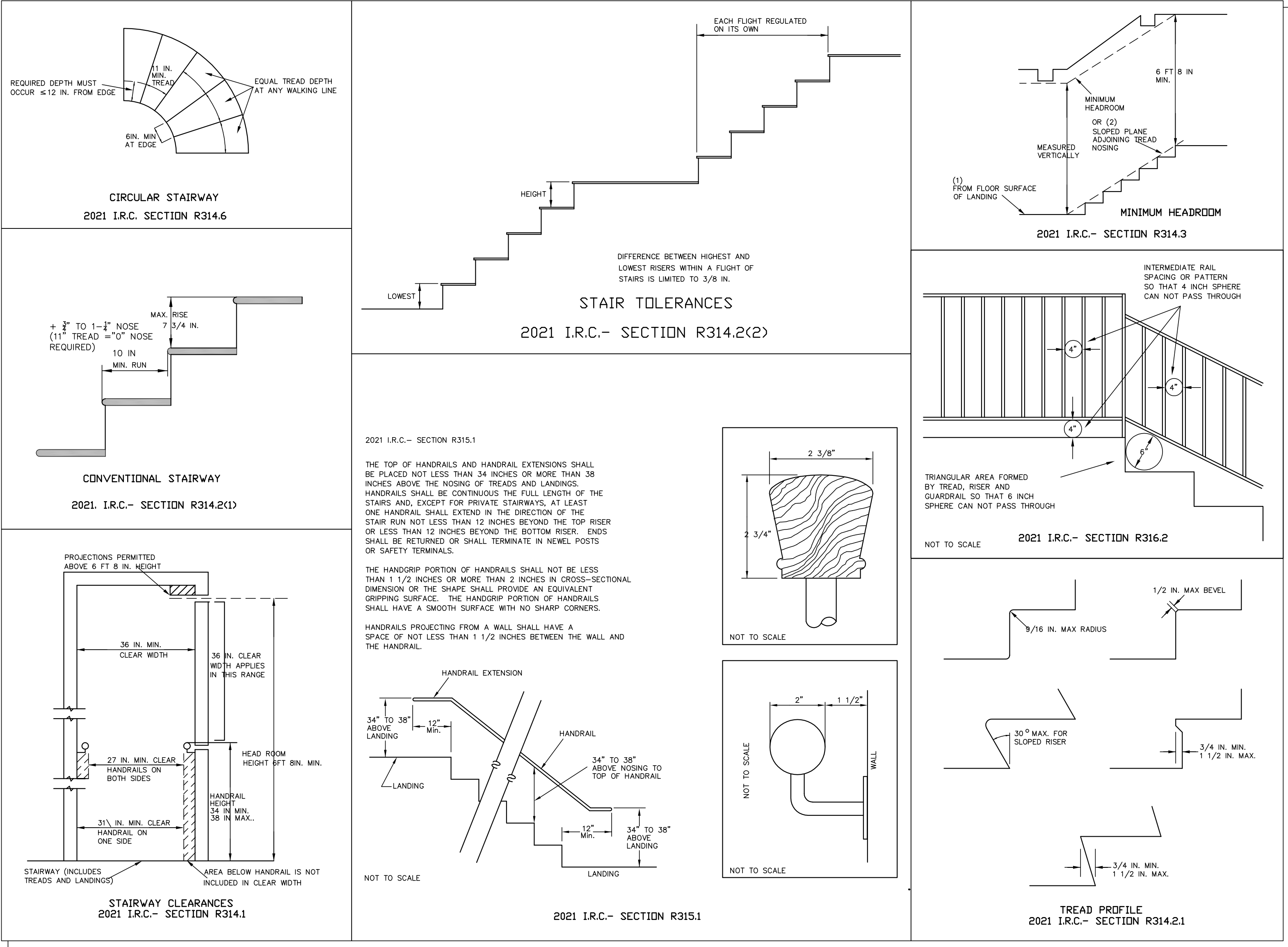
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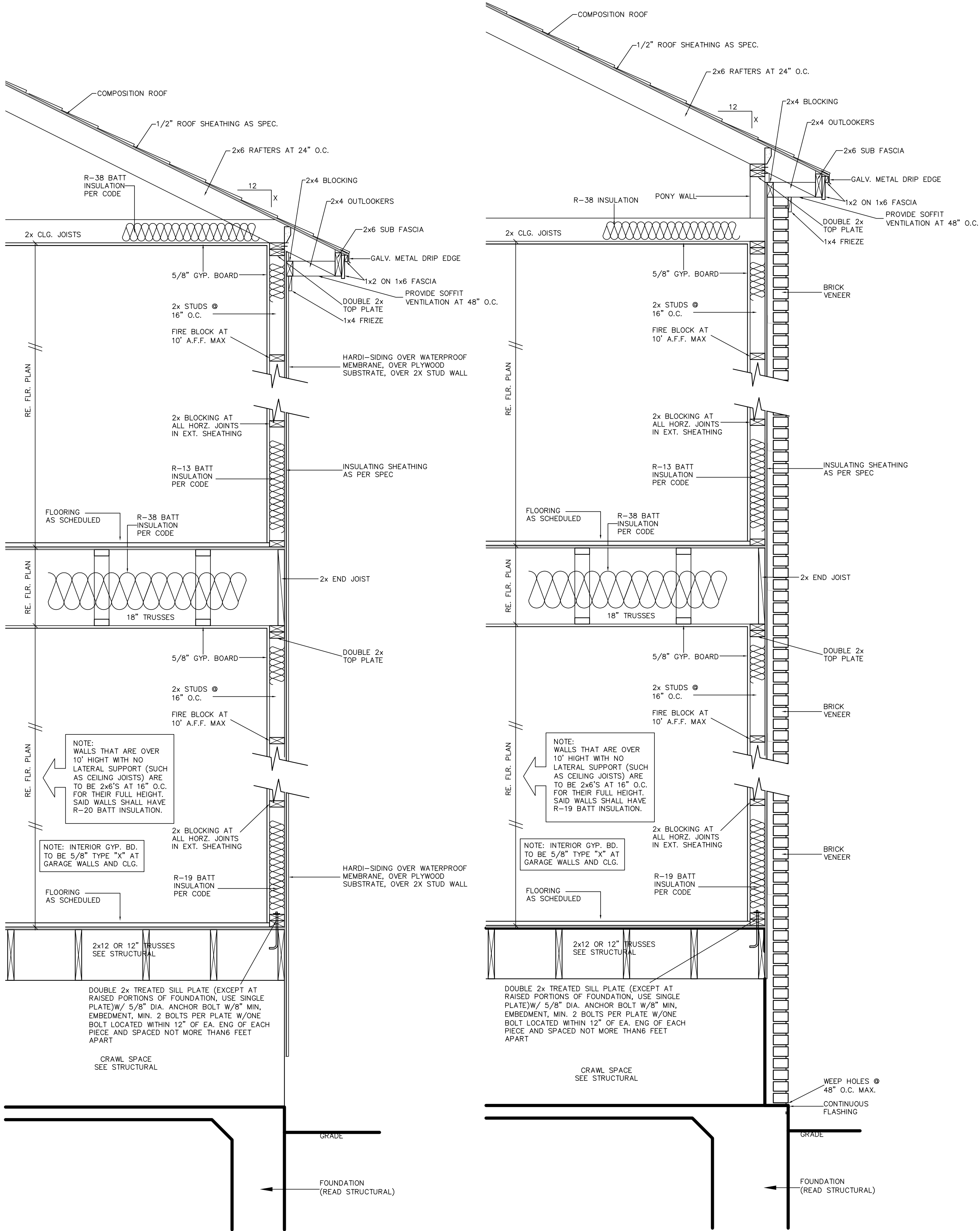
NOTES:

REFER TO STRUCTURAL DRAWINGS FOR ALL FRAMING COMPONENTS, DIRECTIONS AND SIZES, AND FOR ALL FOUNDATION INFORMATION. ALL LOAD BEARING STUDS TO BE 16" O.C.

ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AS SPECIFIED IN IBC SECTION R602.10.

PURLIN BRACES SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFNER.

ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED AREAS EXCEED 500 SQUARE FEET. ATTIC ACCESS SHALL BE A PULL DOWN STAIRWAY W/ CLEAR OP'NG OF 22" MIN. BETWEEN HARDWARE, AND A 350# LOAD CAPACITY MIN. PROVIDE A CLEAR AND UNOBSTRUCTED PASSAGEWAY MIN. 30" HIGH AND 30" W. TO ANY APPLIANCE IN ATTIC. PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORD W/ IRC CHAPTER 5. PROVIDE LEVEL SPACE 30" DEEP AND 30" W. ALONG ALL SIDES OF APPLIANCE WHERE ACCESS IS REQ'D. CLEAR ACCESS OP'NG DIMENSIONS SHALL BE 30" X 54" MIN. WHERE SUCH DIM'S ARE LARGE ENOUGH TO ALLOW REMOVAL OF LARGEST APPLIANCE.



TYP. WALL SECTIONS

NOT TO SCALE

An

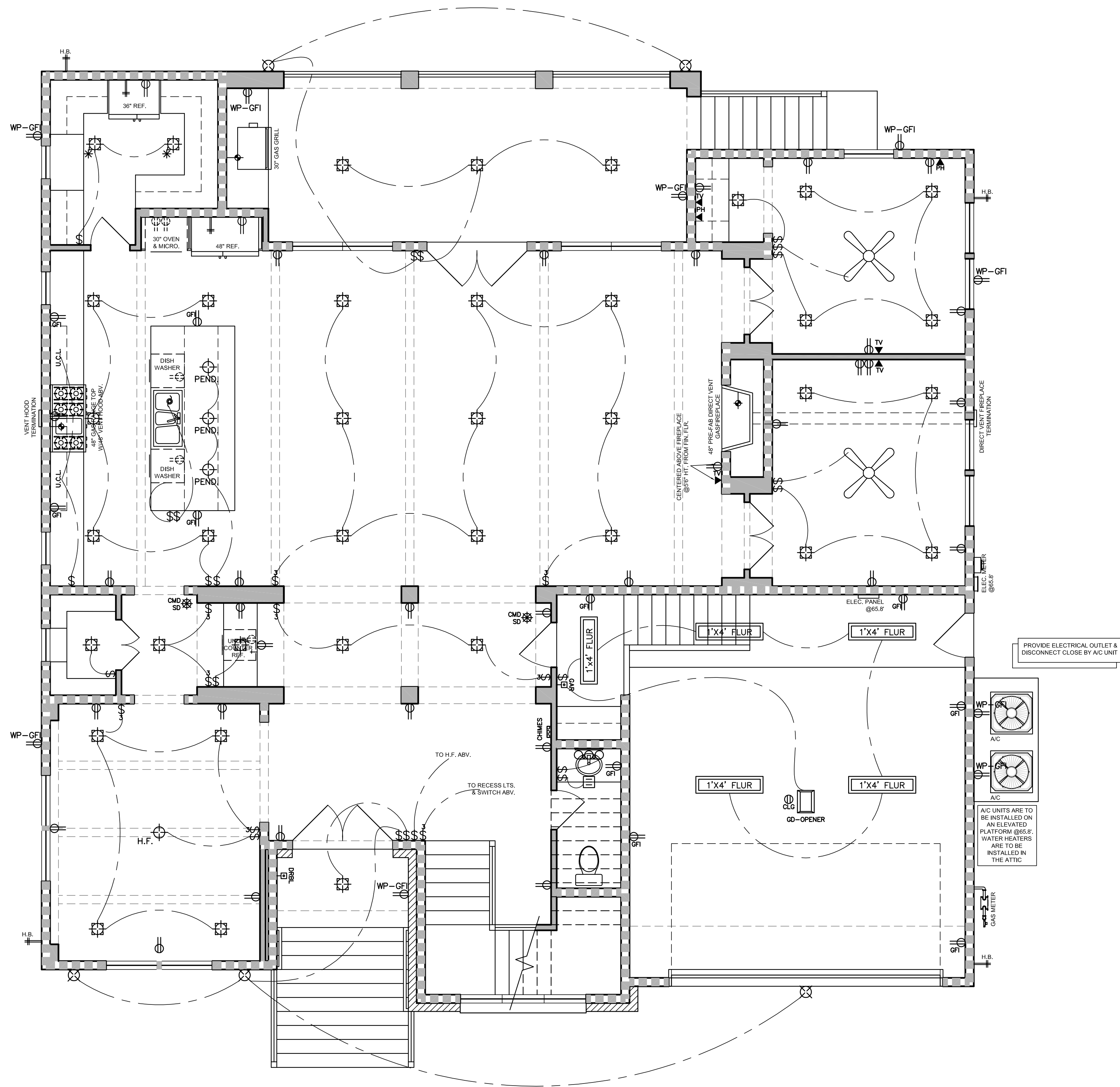
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NOTE:

ELECTRICAL ARRANGEMENT SHOWN ON THIS DRAWING IS DIAGRAMMATIC AND SHOWS ONLY GENERAL LOCATIONS FOR ELECTRICAL COMPONENTS. IT IS THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR TO DESIGN AND SIZE ALL COMPONENTS TO COMPLY WITH CURRENT CODE REQUIREMENTS FOR A PRACTICAL, EFFICIENT, & COMPLETE ELECTRICAL SYSTEM.

—COMPLY WITH N.E.C. 210.8/210.52/210.12/406.12
—COMPLY WITH N.E.C. 410.16

—SMOKE DETECTORS IN ALL BED ROOMS REQUIRE 110V TO HOUSE WIRING, BATTERY BACKUP & INTERCONNECT.

—VENT ALL EXHAUST FANS TO OUTSIDE

—PROVIDE G.F.I. PROTECTION ON BATH PLUGS.

—PROVIDE LIGHT FIXTURE & SMOKE DETECTORS AT WATER HEATER & A/C UNITS.

—PROVIDE ELECTRIC DISCONNECT AT A/C UNIT.

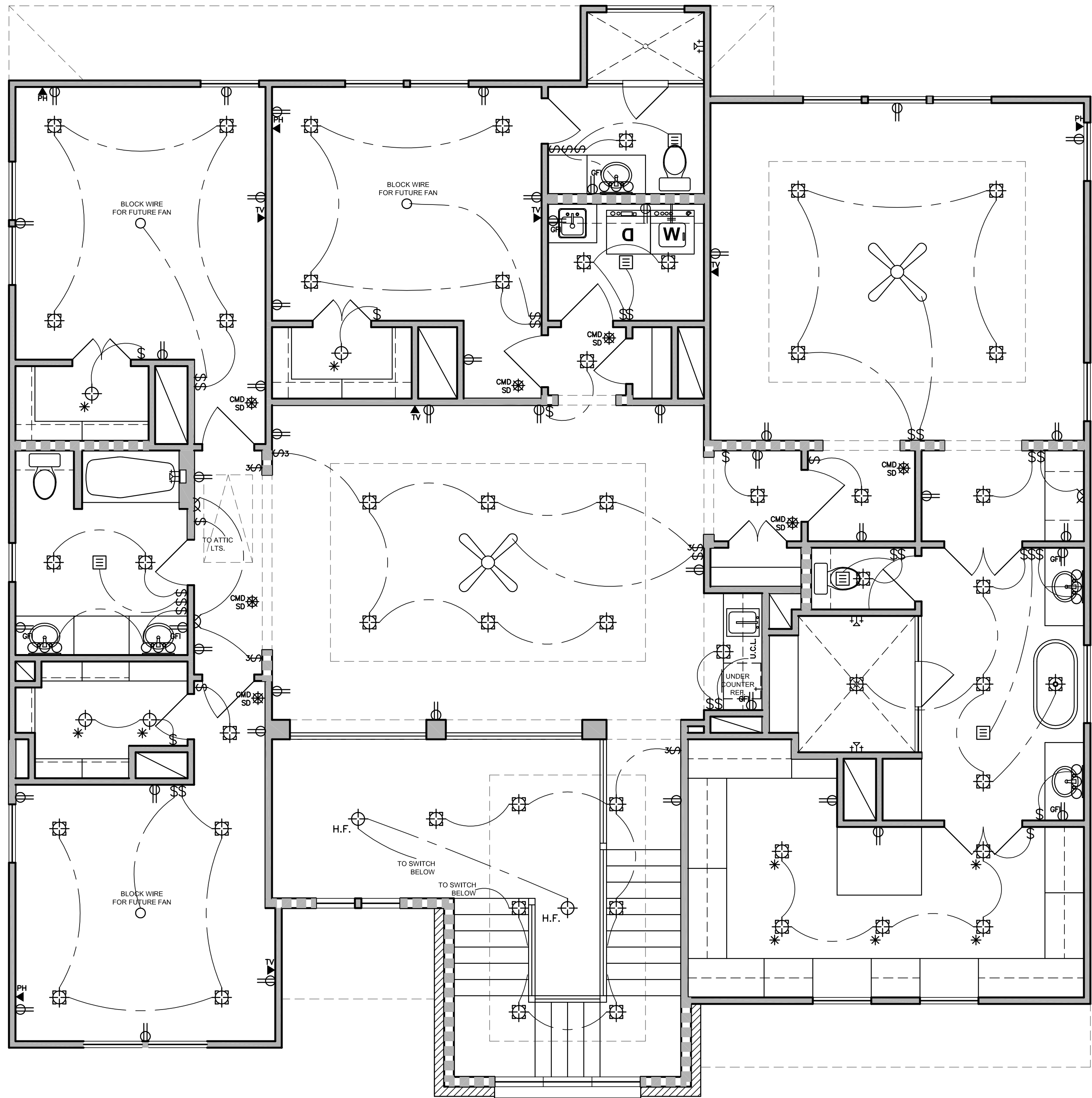
ELECTRICAL LEGEND

- 110 VOLT DUPLEX RECEPTACLE
- 110 V DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPT CIRCUIT
- WATERPROOF 110 VOLT DUPLEX RECEPTACLE ON GFI CIRCUIT (INSERVICE BUBBLE COVER)
- 220 VOLT RECEPTACLE
- FLOOR DUPLEX RECEPTACLE
- CABLE TELEVISION JACK
- TELEPHONE JACK
- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- DOORBELL PUSH-BUTTON
- PUSH-BUTTON FOR GARAGE DR. OPENER
- CEILING MOUNTED HANGING LIGHT FIXTURE
- RECESSED CEILING LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- EXHAUST FAN
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR COMBO.
- SMOKE DETECTOR
- 110 VOLT FOR SOURCE POWER. NEED BATTERY BACKUP SYSTEM. INTER-CONNECTED SYSTEM FOR ALL SMOKE DETECTOR. DETECTOR SO ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- HAS TO BE INSTALLED TO MEET NFPA-72 & NEC. CODE. RE: IRC. REC. R314 FOR DETAIL)
- UNDER CABINET LIGHTING
- CEILING FAN
- WALL SCONCE
- CHIMES
- GARBAGE DISPOSAL MOTOR
- COMPLY WITH N.E.C. 210.8/210.52/210.12/406.12
COMPLY WITH N.E.C. 410.16
- 3-LIGHT VANITY FIXTURE
- 12"x48" FLUORESCENT LIGHT

A CUSTOM RESIDENCE PROJECT
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1ST FLOOR ELECTRICAL PLAN
1/4"=1'-0"



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—VENT ALL EXHAUST FANS TO OUTSIDE

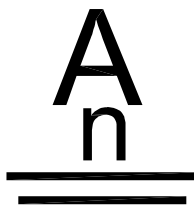
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2ND FLOOR ELECTRICAL PLAN
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