

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE 2021 IRC -INTERNATIONAL RESIDENTIAL CODE, 2021 UMC -UNIFORM MECHANICAL CODE, 2021 UPC -UNIFORM PLUMBING CODE, 2023 NEC -NATIONAL ELECTRICAL CODE, 2021 IFC -INTERNATIONAL FIRE CODE EITHER, 2021 IECC -INTERNATIONAL ENERGY CONSERVATION CODE AS ADOPTED AND AMENDED BY THE CITY OF HOUSTON

NOTE: IF CONFLICT WITH NOTES ON PLANS, MOST RESTRICTIVE REQUIREMENTS WOULD GOVERN.

2X4 LIGHT FRAMING TO BE STUD GRADE. JOIST AND RAFTERS TO BE NO.2 D.F. (DOUG FIR.) -IARCH. BEAMS, STRINGERSAND HEADERS TO BE NO.1 D.F. -IARCH. POSTS AND TIMBERS BE NO.1 D.F. -IARCH. UNLESS OTHERWISE SPECIFIED, TIMBER SHALL BE DOUG FIR AND SHALL CONFORM TO W.C.L.I.B STANDARD GRADING AND DRESSING, RULES.

1. ALL STRUCTURAL: BEAM/BEAM BEAM/COLUMN AND COLUMN/FOUNDATION MUST BE POSITIVELY CONNECTED WITH SIMPSON OR EQUIVALENT CONNECTORS REGARDLESS OF LACK OF CONNECTION DETAILING ON PLANS. STANDARD CONNECTIONS U.O.N SIMPSON OR EQUIVALENT; BEAM/COLUMN "CC" BEAM/BEAM -"HUFT", COLUMN/PAD FOOTING -"CB"

2. COMBINATION FLORESCENT LIGHT/VENT FAN, CAPABLE OF 5 AIR CHANGES/HOUR, AT NEW INTERIOR BATHROOMS, OR ADD WHERE EXTERIOR BATHROOM WINDOW IS REMOVED.

3. WATER CLOSETS: 1.6 GPF SHOWER HEADS: 2.5 GPM LAUNDRY FAUCETS: 2.2 GPM SINK FAUCETS: 2.2 GPM

4. STUCCO/SIDING

5. 1X LAP OR VERTICAL SIDING 1"CDX PLYWOOD.

6. CRAWL SPACE ACCESS TO RAISED FOUNDATION 18"X24"

7. CRAWL SPACE VENTILATION 1/150 OF AREA XXXXX SQ.FT.

8. ATTIC VENTILATION 1/150 OF ATTIC AREA XXXXX SQ.FT. MAX 144SQ.INCHES IN FIRE HAZARD AREA.

9. 3 TAB CLASS "A" FIRE RATED SHINGLES 0/15 # FELT AND OVER 2 LAYERS 15 # FELT FOR 3/12 PITCH OR LESS.

10. TILE ROOF. 6LB/SQ.FT/0/30 # FELT -ICBO ER-4907.

11. ALL HOSE BIBS ARE REQUIRED TO BE PROTECTED WITH A PERMANENTLY ATTACHED ATI-SIPHON DEVICE. MIN. 1 HOSE BIB REQUIRED FRONT AND BACK.

12. GROUND FAULT INTERCEPTOR PROTECTION (GFI) FOR ALL EXTERIOR RECEPTACLES, IN BATHROOMS, IN UNFINISHED BASEMENTS/CRAWL SPACES, IN GARAGES AND AT COUNTER TOP IN KITCHENS OR AT BAR SINKS.

13. SWITCHED LIGHT FIXTURE IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL, ATTACHED GARAGE AND AT OUTDOOR ENTRANCES.

14. PROVIDE 2 GFI PROTECTED EXTERIOR RECEPTACLES, WEATHER PROOF W/BUBBLE COVER ON AT THE REAR AND FRONT OF EACH DWELING UNIT.

15. OUTLETS ARE REQUIRED FOR KITCHEN COUNTER SPACE 12" AND WIDER IN SUCH A MANNER THAT NO POINT ALONG THE WALL IS MORE THAN 2' FROM OUTLET OR MORE THAN 4' FOR ISLAND AND PENINSULA COUNTERS.

16. OUTLETS FOR WALL SPACES 2' AND WIDER AT MAXIMUM 12" O.C. SO THAT NO POINT ALONG A WALL, FIXED GLASS, OR GUARD RAIL IS MORE THAN 6' FROM OUTLETS.

17. A DEDICATED 20 AMP BRANCH CIRCUIT FROM BATHROOM RECEPTACLES IS REQUIRED.

18. 4" THICK CONCRETE LANDING 1" BELOW THRESHOLD MIN. 36"x MIN. 36" WIDE OR FULL WIDTH OF DOOR(S) OR FULL WIDTH OF PATIO DOORS, OR FRENCH DOORS.

19. WATER HEATER WILL BE SECURELY STRAPPED TO WALL WITH TWO STRAPS. ONE WITHIN 1/3 OF TOP ON 1/3 OF BOTTOM. ELEVATE WATER HEATER MIN, 18" ABOVE GARAGE DOOR ON 1 HR. PANE PEDESTAL.

20. REQUIRED SWIMMING POOL/SPA FENCING MUST BE MAINTAINED DURING CONSTRUCTION OR THE POOL/SPA SHALL BE EMPTIED.

21. PROVIDE ATTIC ACCESS 22"X30", READILY ACCESSOBLE WITH MIN. 30" CLEAR HEAD ROOM.

22. PROVIDE HOUSE STREET NUMBER VISIBLE FROM THE STREET. NUMBERS SHALL BE NON COMBUSTIBLE IN VERY HIGH SEVERITY ZONES.

23. PROVIDE APPROVED SMOKE DETECTORS. ADDITIONAL INFO SHEET 1.

24. SHOWERS SHALL BE FINISHED 70" ABOVE DRAIN WITH MATERIALS NOT ADVERSELY AFFECTED BY MOISTURE

25. ANTI SCALDING SHOWER AND TUB AND SHOWER VALVES ARE REQUIRED AND SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC. MIN. VALVE TYPE. SEC.410.7 UPC.

26. ACCESS PANEL (12"X12") REQUIRED FOR TUB STRAP SLIP-JOINT OR USE NON-SLIP (WELDED) JOINT.

27. STUCCO LATH AND DRYWALL SHALL BE NAILED TO STUDS AND TOP- BOTTOM PLATES.

28. SAFETY GLAZING IS REQUIRED AT WARDROBE DOORS, SHOWER DOORS, AND WINDOWS AT BATH TUBS AND SHOWERS AND WITHIN 2' OF DOORS.

29. PROVIDE APPROVED SPARK ARRESTOR AT FIREPLACE CHIMNEY.

30. WALL BETWEEN HOUSE LIVING AREA AND GARAGE (R-3, U-1) SHALL BE "TYPE X" DRYWALL, FLOOR TO FLOOR SHEATHING WITH TAPED JOINTS.

31. DOORS BETWEEN R-3 AND U-1, 1-3/4" SOLID CORE (20MIN.) DOOR, SELF- CLOSING AND TIGHT FITTING.

32. PROVIDE BALLOON FRAMING AT EXTERIOR WALL SIDING ON SLOPING CEILING.

33. PROVIDE DOUBLE TOP PLATE WITH 48" LAP SPLICES STRAPPED WITH SIMPSON STRAP ST6224.

34. PROVIDE FIRE BLOCKING, VERTICAL OR HORIZONTAL, SHALL CONFORM TO IRC R302.11.

35. STUDS SUPPORTING 3 STORIES SHALL BE 2X6 OR 3X4 @ 16" O.C.

36. MAX. STUD HEIGHT IS 10' FOR BEARING WALLS, MAX 14' FOR NON BEARING 2X4, FIRE BLOCK AT MID SPAN.

37. WHERE PLATES OR SOLE PLATES CUT FOR PIPES, STRAP 1 -1" WIDE BY 24" LONG BY 1/2" THICK SHALL BE FASTENED ACROSS THE OPENING WITH 16D NAILS ON EACH SIDE.

38. ROOF SHEATING" 1" T&G CDX STRUCTURAL 1 PLYWOOD OR O.S.B.B.N: 8D @6" O.C., EN: 8D @6" O.C.; AND FN: 8D @12" O.C. U.O.N. AT ROOF FRAMING PLAN.

39. FLOOR SHEATING: 1" T&G CDX STRUCTURAL 1 PLYWOOD OR APA RATED O.S.B.; B.N.: 10D @6" O.C., EN: 10D @6" O.C., AND FN. 10D @10" O.C. USE RING SHANK NAILS AND GLUE PLYWOOD TO FRAMING ACCORDING TO MANUFACTURERS SPECIFICATIONS.

40. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARALELL PARTITIONS, SOLID BLOCK JOIST UNDER WALLS AND BEARING POINTS.

41. FLOOR JOIST FRAMING FROM OPPOSITE SIDE OF BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3" OR THE OPPOSING JOIST SHALL BE TIED TOGETHER IN AN APPROVED MANNER.

42. PROVIDE 5/8" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE OR MASONRY @6" O.C. MIN. 2 BOLTS PER PLATE, ONE BOLT WITHIN 12" OF PLATE END CORNERS. NOTE: BOLTS SHALL EXTEND 5" INTO FOOTING ON TWO (2) POUR SYSTEM (EXTRA LONG BOLTS). USE 3/16" X 2' SQ. PLATE WASHERS.

43. PROVIDE REINFORCING STEEL IN SLAB.

44. MIN. DEPTH OF FOOTING BELOW NATURAL GRADE AND WIDTH OF FOOTING. 12"x12" SUPPORTING ONE STORY STRUCTURE; AND MIN 15" WIDE X 18" DEEP FOR TWO STORY FOOTING, U.O.N.

45. USE TYPE V CEMENT FOR HIGH SULFATE SOILS 2500 P.S.I., U.O.N.

46. FOOTING SHOULD BE EXAMINED BY THE BUILDING INSPECTOR PRIOR TO CONCRETE POUR. ALL SPECIAL BOLTING AND SHEAR HARDWARE TO BE TIED IN PLACE.

47. PROVIDE STUCCO BASE SCREED.

48. FOUNDATION SUPPORT WOOD SHALL EXTEND AT LEAST 6" ABOVE THE ADJACENT FINISHED GRADE PAVING OR SIDEWALK.

49. FOOTING SHALL BE PROVIDED UNDER ALL BEARING WALLS.

50. PLYWOOD SHEAR WALL SHEATING: 1" CDX STRUCTURAL 1 PLYWOOD OR APA RATED B.N.: 8D @6" O.C., EN: 8D @6" O.C., AND FN. 8D @12" O.C. U.O.N ON FRAMING PLAN.

51. ALL SECOND FLOOR SHEAR WALLS SHALL PROPERLY BE ATTACHED TO THE ROOF DIAPHRAGM.

52. ALL GLAZING SHALL BE DUAL GLAZED TO MEET THE ENERGY CODE STANDARDS.

53. PROVIDE R-13 IN THE EXTERIOR WALLS, R-19 IN WOOD FLOORS OVER NON LIVING AREAS, PROVIDE R-30 IN THE ROOF OR CEILING UNLESS OTHERWISE RECOMMENDED BE CERTIFIED ENERGY REPORT.

54. DRYER VENT SHALL BE 4" SMOOTH ROUND METAL, MAX. LENGTH OF 14" WITH 90 DEGREE BENDS. ANY DEVIATION SHALL BE ENGINEERED AND APPROVED BY MECHANICAL UNIT.

55. ALL EPOXY INSTALLATIONS REQUIRE SPECIAL INSPECTION. U.O.N

56. PROVIDE AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE FOR EVERY ROOM USED FOR SLEEPING PURPOSES AND AT BASEMENTS. THIS WINDOW OR OPENING MUST HAVE A CLEAR NET OPEN ABLE DIMENSION OF 24" HIGH AND 20" WIDE AND TOTAL 5.7 SQ. FT.. THE MAX FINISHED SILL HEIGHT IS 44" ABOVE FLOOR.

57. FLUORESCENT LIGHTS RATED AT NOT LESS THAN 40 LUMENS/WATT FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS.

58. HEATING. SYSTEM IN ATTIC. ATTIC ACCESS MIN. 30"x30" NOT OVER 20' FROM EQUIPMENT. UNOBSTRUCTED PASSAGE 24" WIDE WITH SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT/CONTROL PANEL. A LEVEL, UNOBSTRUCTED WORK PLATFORM MIN. 30" IN FRONT OF EQUIPMENT WITH 30" HEADROOM. LIGHT OVER EQUIPMENT WITH SWITCH AT ACCESS. AIR SUPPLY OPENING OF 2 SQ.IN./1,000 BTU FOR BLOWER TYPES AND 7 SQ.IN./1,000 BTU FOR GRAVITY FEED TYPE.

NEW SINGLE-FAMILY RESIDENCE

411 N. LIVE OAK ST.
HOUSTON, TX 77003



DRAWING INDEX

ARCHITECTURAL	
I001	COVER SHEET
G001	GENERAL NOTES
G002	GENERAL NOTES
C100	SITE PLAN
A100	FLOOR PLANS
A101	ROOF PLAN
A102	ELEVATIONS
A103	ELEVATIONS
A104	BUILDING SECTIONS
A105	BUILDING SECTIONS
A106	SCHEDULES
A107	INTERIOR DETAILS
A107.1	INTERIOR DETAILS
A108	STAIR DETAILS
A108.1	STAIR DETAILS
A109	TYPICAL WALL DETAILS
A110	FRAMING PLAN
E100	ELECTRICAL PLAN

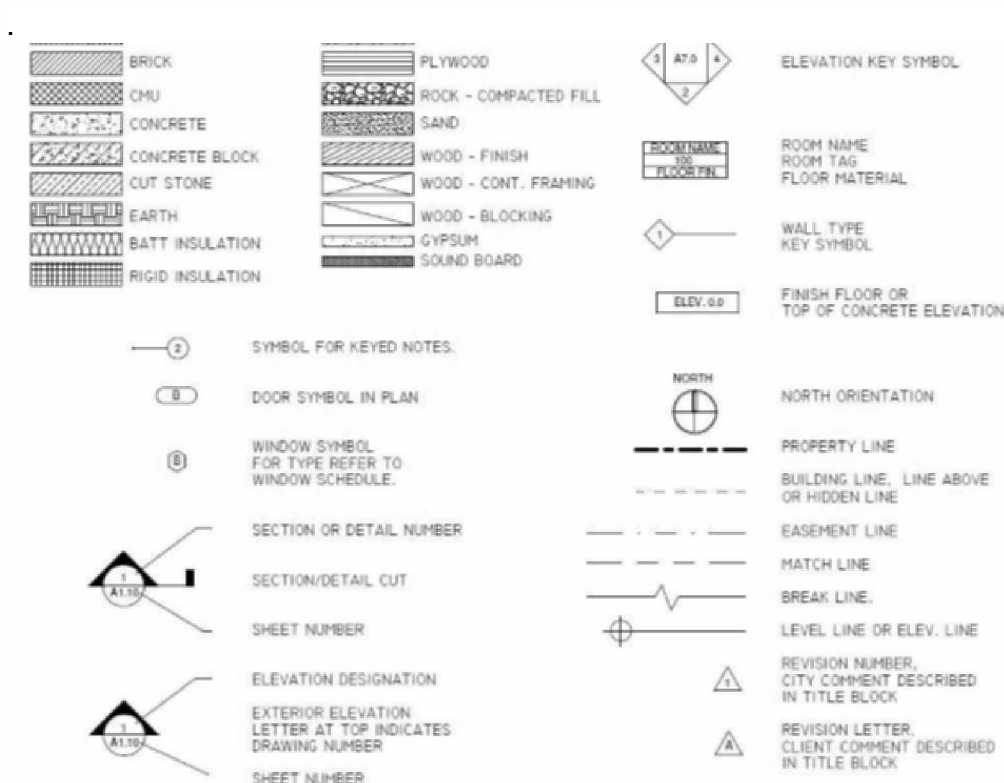
PROJECT TEAM

Architect: B Ingenious Designs, LLC.
Phone: (832) 978-5179
Email: bryce@bingeniousdesigns.com
Structural Engineer: LINDIAR, LLC.
Phone: (281) 513-7031
Email: Lindiarllc@gmail.com
Soils Engineer: All-Terra Engineering, Inc.
Phone: (713) 574-2371
Address: 6200 Rothway, Suite 140 Houston, TX 77041

PROJECT DATA

New Building Area Lot Area: 2,316.59 SQ.FT Total A/C Area: 2,235 SQ.FT Total Covered Porches: 32 SQ.FT Total Garage: 443 SQ.FT Total Project Area: 2866 SQ.FT	Proposed Building Footprint: 983 SQ.FT Maximum Footprint Allowed: 1,389.60 SQ.FT Driveways/Walkways: 459 SQ.FT Total Impervious Surface: 1,453 SQ.FT TOTAL IMPERVIOUS: 62.72%
--	---

SYMBOLS



CODE INFORMATION SCHEDULE

2021 IRC	- INTERNATIONAL RESIDENTIAL CODE
2021 UMC	- UNIFORM MECHANICAL CODE
2021 UPC	- UNICORM PLUMBING CODE
2023 NEC	- NATIONAL ELECTRICAL CODE
2021 IFC	- INTERNATIONAL FIRE CODE
2021 IECC	- INTERNATIONAL ENERGY CONSERVATION CODE
2021 IEBC	- INTERNATIONAL EXISTING BUILDING CODE
2021 ISPC	- INTERNATIONAL SWIMMING POOL & SPA CODE

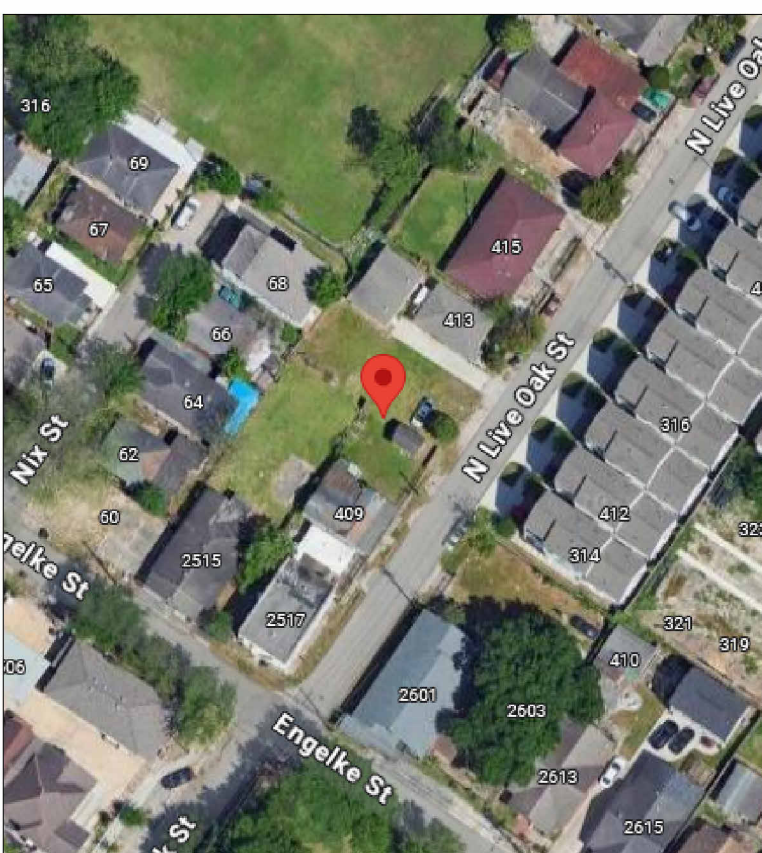
THE LISTED CODES TO INCLUDE THE INCORPORATION OF THE **CITY OF HOUSTON** ADMENDMENTS.

SCOPE OF WORK

THIS PROJECT CONSIST OF THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE AT N. LIVE OAK IN HOUSTON, TEXAS. THE PROPOSED RESIDENCE IS 983 SQ.FT. .

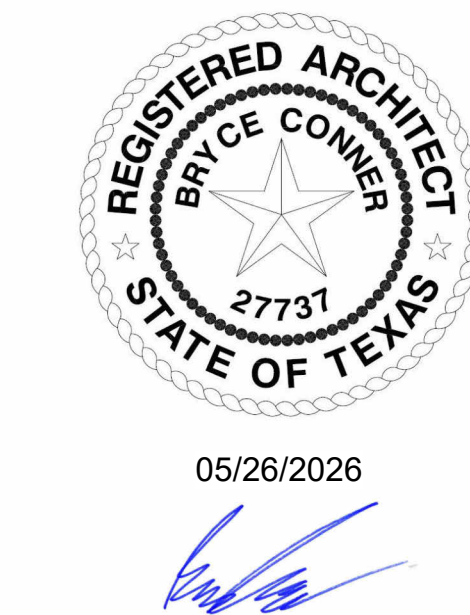
IT OCCUPIES A TRACT OF LAND APPROXIMATELY 2316 SQ.FT . THE MAIN HOUSE ADDITION STRUCTURE WILL BE A LIGHT WOOD FRAME CONSTRUCTION.

VICINITY MAP





info@bingeniousdesigns.com
832-978-5179



05/26/2026

PROJECT OWNER AND ADDRESS

**NEW SINGLE-FAMILY
RESIDENCE**

**411 N. LIVE OAK
HOUSTON, TX. 77003**

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.

COVER SHEET

Project number		Project Number
Date	5/26/2026 3:36:06 PM	
Drawn by		Author
Checked by		Checker

I001

Scale

GENERAL NOTES CONT'D

59. NOTE: "REQUIRED SWIMMING POOL/SPA FENCING MUST BE MAINTAINED DURING CONSTRUCTION OR THE POOL/SPA SHALL BE EMPTIED". (IF APPLICABLE)
60. RADIANT BARRIER REQUIRED IN CLIMATE ZONES 2,4,8-15. REQUIRED THIS SUBMITTING. YES-----, NO-----
61. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO OIL WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
62. APPROVAL MUST BE OBTAINED AND/OR FEES PAID TO FOLLOWING AGENCIES. THIS INFORMATION SHOULD REACH THE PROJECT OWNER OR OTHER INDIVIDUAL WITH AUTHORITY TO ACT ON IT AND IT SHOULD REACH THEM AS EARLY AS POSSIBLE IN THE PLAN REVIEW PROCESS. () CITY PLANNING DIVISION ZONING CLERANCE () SCHOOL FEES () OTHER
63. EXTERIOR LATH: PROVIDE TWO LAYERS OF GARAGE D PAPER OVER ALL WOOD BASE SHEATHING. (IRC R703.6.3)
64. (TYP) STRAP NEW WALL TO EXISTING AT TOP PLATE WITH ST 6236
SMOKE DETECTORS
HARDWIRED SMOKE DETECTORS WITH A BATTERY BACKUP ARE REQUIRED. SHOW ALL LOCATIONS WITH SYMBOL SD ON PLAN.
PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOMS, EACH SLEEPING ROOM OF NEW AN EXISTING CONSTRUCTION, TOP OF STAIRWAY, AND IN EACH STORY. IN NEW CONSTRUCTION DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP. (IFC 907.2.11.3) DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME. DETECTORS ARE NOT TO BE LOCATED IN KITCHEN, GARAGE OR WITHIN 3 FEEL FROM DOOR OR KITCHEN OR BATHROOM, OR SUPPLY AIR REGISTERS.
65. CRAWLSPACE ACCESS R408.4 2015 IRC. ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE A MIN OF 18 INCHES BY 24 INCHES. OPENINGS THROUGH A PERIMETER WALL SHALL NO BE LESS THA 16INCHES BY 24INCHES. WHEN ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16INCHES BY 24INCHES SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOWTEH THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE SEC M1305.1.4 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

GENERAL CONDITIONS OF CONSTRUCTIONS DRAWINGS

1. THESE DRAWINGS ARE NOT INTENDED TO BE A COMPLETE SET OF INSTRUCTIONS ON HOW TO CONSTRUCT THIS PORTION OF THE WORK. CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SITE SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. SCALING THESE DRAWINGS IS NOT PERMITTED. ONLY THE INDICATED DIMENSIONS ON THESE AND SHALL BE USED FOR DETERMINING DIMENSIONS OF INDIVIDUAL ARCHITECTURAL DRAWINGS COMPONENTS. ANY DISCREPANCIES IN THE STATED AND GRAPHICALLY-DEPICTED DIMENSIONS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT AND ENGINEER.
3. DIMENSIONS SHOWN HEREIN MUST BE THOROUGHLY EXAMINED AND VERIFIED BY THE CONTRACTOR. IN SO MUCH AS THEY IMPACT ANY PART OF THE WORK DEPICTED HEREIN, FIELD MEASUREMENTS, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND ENGINEER ANY DISCREPANCIES BETWEEN FIELD-MEASURED AND HEREIN-DEPICTED DATA, PRIOR TO FURTHER PROCEEDING WITH CONSTRUCTION.
4. COORDINATION OF THESE DRAWINGS WITH THE WORK OF OTHER TRADES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NO INFORMATION DEPICTED HEREIN IS INTENDED TO DEMONSTRATE FINAL THE CONTRACTOR. COORDINATION BETWEEN AFFECTED TRADES.
5. CONTRACTOR MUST VERIFY THAT THE PLANS ARE THE VERY LATEST, AND MUST VERIFY THAT THESE PLANS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT -ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR, PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, THAT MUST BE ADJUSTED OR REDONE, SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S EXPENSE.
6. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT -ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. THE CONTRACTOR SHALL MAKE NO CHANGES FROM THE CONTRACT DOCUMENTS. CHANGES TO THE SCOPE OF WORK OR EXTRAS WHICH INVOLVE COST WILL NOT BE HONORED WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY CHANGES MADE WITHOUT PRIOR APPROVAL WILL BE REBUILT TO THE ORIGINAL CONDITIONS, AT THE CONTRACTOR'S EXPENSE.

CONDITIONS OF CONTRACT

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARD SPECIFICATIONS OF ALL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS IN THIS PROJECT.
2. CONTRACTOR SHALL MAKE APPLICATIONS FOR AND PAY ALL FEES IN CONNECTION WITH ANY PERMITS, INSPECTIONS, TESTS, ETC., THAT MAY BE REQUIRED FOR THIS PROJECT.

ABBREVIATIONS

AB ANCHOR BOLT
ACC ACOUSTIC AIR
A/C CONDITIONING
AC ALTERNATING
CURRENT
ADA AMERICANS WITH DISABILITY ACT
AFF ABOVE FINISHED FLOOR
AL ALUMINUM ALTALTERNATE
APPRX APPROXIMATE ARCH
ARCHITECTURAL
ASPH ASPHALT
BD BOARD
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING BOTTBOTTOM BW
BOTH WAYS
C CONDUIT
CAB CABINET
CB CATCH BASIN
CC CENTER TO CENTER
CEM CEMENT
CER CERAMIC
CI CAST IRON
CLG CEILING
CSOPG C
CO CLEAN OUT
CR COLD ROLLED
COL COLUMN
CONC CONCRETE
CONN CONNECTION
CONST CONSTRUCTION
CONT CONTINUOUS
CONTR CONTRACTOR
CTD COATED
CTSK COUNTERSUNK
CW COLD WATER
BL DOUBLE
DC DIRECT CURRENT
DEPT DEPARTMENT
DET DETAIL DIADIAMETER
DIM DIMENSION
DN DOWN
DO DOOR OPENING
DR DOOR
DS DOWNSPOUT
DWG DRAWING
EA EACH
EG EGRESS DOORS
EJ EXPANSION JOINT
EL ECELECTRICAL
ELEV ELEVATION
ENCL ENCLOSURE
EQ EQUAL
EW EACH WAY
EWC ELECTRIC WATER COOLER
EXIST EXISTING EXPEXPANSION EXPO
EXPOSED EXTERIOR
FA FIRE ALARM
FD FLOOR DRAIN
FDN FOUNDATION
FF FINISH FLOOR

FIN FINISH
FL FLOOR
FLASH FLASHING
FLUOR FLUORESCENT
FR FIRE-RATED
FS FULL SIZE
FT FOOT OR FEET
FTG FOOTING
FURN FURNISH
FURR FURRING
GA GAUGE
GI GALVANIZED IRON
GB GRAB BAR
GC GENERAL CONTRACTOR
GL GLASS
GM GAS METER
GND GROUND
GYP GYPSUM
GWB GYPSUM WALLBOARD
H HIGH
HC HOLLOW CORE
HDWD HARDWOOD
HDW HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HT HEIGHT
HTG HEATING
HVAC HEATING VENTILATION. AND A/C
HW HOT WATER
ID INSIDE DIMENSION
INSUL INSULATION
INST INSTALL
INT INTERIOR
INV INVERT
JAN JANITOR
JT JOINT
KD KNOCKED DOWN
LAM LAMINATE
LAV LAVATORY
LKR LOCKER
LT LIGHT
MBH MAXIMUM MAX 1.000 BTU/HR
MECH MECHANICAL
MET METAL
MFR MANUFACTURER
MH MANHOLE
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTD MOUNTED
MTD NICNOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
OC ON CENTER
OFF OFFICE
OH OVERHEAD
OPNG OPENING
OPP OPPOSITE
PL PLATE
PLAS PLASTER

PLAM PLASTIC LAMINATE
PLWD PLYWOOD
PR PAIR
PREFAB PREFABRICATED
PSF POUNDS PER SQ.FT.
PSI POUNDS PER SQ. IN. POINT
PTN PARTITION
QT QUARRY TILE
R RISER
RA RETURN AIR
RAD RADIUS
R.D. ROOF DRAIN
RE REFER TO
REF REFERENCE
REFR REFRIGERATOR
REINF REINFORCED
REQD REQUIRED
REV REVISION
RM ROOM
RO ROUGH OPENING
SC SOLID CORE
SCHED SCHEDULE
SECT SECTION
SHT SHEET
SIM SIMILAR
SPEC SPECIFICATION
SQ SQUARE
SS STAINLESS STEEL STATION
STD STANDARD
STL STEEL
STOR STORAGE
STRUCT STRUCTURAL
SUSP SUSPENDED
SYM SYMMETRICAL
T TREAD
T&B TOP AND BOTTOM
TAS TEXAS ACCESSIBILITY STANDARD
TEL TELEPHONE
TER TERRAZZO
T&G TONGUE AND GROOVE THICK
TP TOP OF PAVEMENT
T/S TLTOP OF STEEL
TYP TYPICAL
UON UNLESS OTHERWISE NOTED
UR URINAL
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VEST VESTIBULE
VIF VERIFY IN FIELD
VT VINYL TILE
VTC VIDEO TRAINING CABINET
W WATT
W/ WITH
W/O WITHOUT
WC WATER CLOSET
WD WOOD
WDW WINDOW
WH WATER HEATER
WT WEIGHT
WWF WELDED WIRE FABRIC

CONDITIONS OF CONTRACT CONT'D

3. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD ARCHITECT AND OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE WORK ON THIS PROJECT.
4. THE OWNER, THE ARCHITECT, THE STATE, OR THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
5. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHT-OF-WAYS, AND SHALL NOT TRESPASS UPON EXISTING ADJACENT PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.
6. ACCESS SHALL BE MAINTAINED AT ALL TIMES TO PROPERTIES ADJOINING THE CONSTRUCTION SITE. ACCESS TO PRIVATE PROPERTIES MAY BE RESTRICTED TEMPORARILY FOR THE INSTALLATION OF A SPECIFIC UTILITY OR CONSTRUCTION ACTIVITY. IN THIS EVENT, THE PROPERTY OWNER SHALL BE CONTACTED BY THE CONTRACTOR AT LEAST TWENTY -FOUR (24) HOURS IN ADVANCE OF THE RESTRICTION AND SHALL BE GIVEN THE TIME AND DURATION OF THE RESTRICTION. IN NO EVENT SHALL ACCESS BE DENIED OVERNIGHT OR FOR MORE THAN EIGHT (8) CONSECUTIVE HOURS. IF TEMPORARY ACCESS IS AFFORDED NEAR EXCAVATION, SUCH ACCESS SHALL BE CLEARLY DELINEATED AND ADEQUATE MEASURES TAKEN AS REQUIRED TO INSURE ADEQUATE, SAFE ACCESS.
7. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF UTILITIES.
8. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE EXAMINED THE PREMISES AND VERIFIED LOCAL REGULATIONS PRIOR TO SUBMITTING THE BID.
9. CONTRACTOR SHALL VERIFY THAT THE PLANS ARE THE VERY LATEST AND HE MUST VERIFY THAT THESE PLANS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT ISSUING AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR, PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS THAT MUST BE ADJUSTED OR REDONE, SHALL BE ADJUSTED OR REDONE AT THE CONTRACTOR'S EXPENSE.
10. SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE ARCHITECT BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
11. ALL DIMENSIONS MUST BE VERIFIED WITH EXISTING CONDITIONS AND OR PROPERTY & BUILDING LINES. DO NOT SCALE DRAWING.
12. THE CONTRACTOR SHALL MAKE NO CHANGES FROM THE CONTRACT DOCUMENTS. CHANGES TO THE SCOPE OF WORK OR EXTRAS WHICH INVOLVE COST WILL NOT BE HONORED WITHOUT THE PRIOR APPROVAL OF THE OWNER. ANY CHANGES MADE WITHOUT PRIOR APPROVAL WILL BE REBUILT TO THE ORIGINAL CONDITION AT THE CONTRACTOR 'S EXPENSE.
13. CONTRACTOR SHALL FURNISH ALL DUMPSTERS REQUIRED FOR REMOVAL OF TRASH AND DEBRIS RESULTING FROM DEMOLITION AND/OR CONSTRUCTION WORK.
14. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE SOILS ENGINEER AND THE COST SHALL BE INCLUDED IN THE PRICE BID FOR THE RELATED ITEMS.
15. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ALL LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS ONTO PUBLIC OR ADJACENT PROPERTY. ANY MUD OR DEBRIS ON PUBLIC PROPERTY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON BREAK OR DAMAGE TO ANY UTILITY LINE OR APPURTENANCE, OR THE INTERRUPTION OF THEIR SERVICE. CONTRACTOR SHALL NOTIFY THE PROPER UTILITY INVOLVED. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, SO THAT THE CONFLICT MAY BE RESOLVED.
17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT WITHIN SIXTY (60) DAYS OF PROJECT START. IF SHOP DRAWINGS ARE NOT RECEIVED WITHIN THE SIXTY (60) DAY PERIOD, THE CONTRACTOR SHALL NOT SUBMIT ANY FURTHER PAY REQUESTS UNTIL SUCH DRAWINGS ARE RECEIVED.
18. THE CONTRACTOR SHALL ATTEND AT LEAST ONE (1) PRE -AWARDING & ONE (1) PRE -CONSTRUCTION MEETINGS PRIOR TO CONSTRUCTION 19. GUARANTEE ALL WORKMANSHIP, MATERIAL AND PERFORMANCE FOR A PERIOD OF ONE (1) YEAR FROM DATE OF ACCEPTANCE. (UNLESS OTHERWISE NOTED).

SPECIFICATIONS STUCCO SYSTEM

- GENERAL**
1.01 QUALITY ASSURANCE
A.APPLICATOR QUALIFICATIONS: APPLICATORS SPECIALIZING IN THE INSTALLATION OF EXTERIOR STUCCO SYSTEMS WITH A MINIMUM OF 5 YEARS EXPERIENCE IN WORK SIMILAR TO THAT REQUIRED BY THIS SECTION.
B.ALLOWABLE TOLERANCES: MAXIMUM DEVIATION FROM TRUE PLANE OF 1/4" IN 8' AS MEASURED BY STRAIGHT EDGE PLACED AT ANY LOCATION ON SURFACE.
C.JOB MOCK-UP, INCLUDING FINISH COAT SYSTEM 1. 4'x4' SAMPLE PANEL OF SAME MATERIAL ON SAME SUBSTRATES AS FOR PROJECT, 2. SHOW COLOR, TEXTURE, AND WORKMANSHIP OF FINISH WORK.
D.SINGLE SOURCE RESPONSIBILITY: ALL STUCCO BASE AND FINISH COAT MATERIAL SHALL BE FROM A SINGLE MANUFACTURING SOURCE, FACTORY BLENDED.
E.TYPICAL WALL PENETRATIONS SHALL HAVE ASTM -96 WATER PENETRATION TEST.
- 1.02 PROJECT DELIVERY, STORAGE, AND HANDLING
A.DELIVERY MANUFACTURED MATERIALS IN ORIGINAL UNOPENED PACKAGES OR CONTAINER, WITH MANUFACTURER'S LABLES INTACT AND LEGIBLE.
B.KEEP MATERIALS DRY, STORED OFF GROUND, UNDER COVER, AND AWAY FROM DAMP SURFACES.
C.REMOVE WET OR DETERIORATED MATERIALS FROM SITE.
- 1.03 JOB CONDITIONS
A.ENVIROMENTAL REQUIREMENTS:
1. DO NOT APPLY CEMENT STUCCO WHEN AMBIENT TEMPERATURE IS FORECAST TO BE LESS THAN 40°F WITHIN A 24 HOUR PERIOD FOLLOWING APPLICATIONS.
2. DO NOT APPLY CEMENT STUCCO WHEN AMBIENT TEMPERATURE IS ABOVE 100°F
3. PROTECT CEMENT STUCCO FROM UNEVEN AND EXCESSIVE EVAPORATION DURING HOT, DRY WEATHER.
- PRODUCTS**

2.01 MATERIALS
A.WEATHER RESISTIVE BARRIER: ONE LAYER OF GRADE "D" BUILDING FELT IS REQUIRED OVER ALL NEW SUBSTRATES OF EXTERIOR GRADE SHEATHINGS, TWO LAYERS USE OVER ALL WOOD BASE SUBSTRATES.
B.EXPANDED POLYSTYRENE: CONFORMING WITH ASTM C-578-87 TYPE 1, AS TESTED IN ACCORDANCE WITH ASTM E 84 FIRE TEST. SIZE, SHAPE AND THICKNESS ARE AS INDICATED ON DRAWINGS AND DETAILS. C.METAL ACCESSORIES: MANUFACTURER'S STANDARD STEEL PRODUCTS UNLESS OTHERWISE INDICATED AS ZINC ALLOY.

1. EXTERIOR COMPONENTS: HOT DIP GALVANIZED FINISH, MINIMUM OF A 17 GAUGE SELF-FURRED STUCCO NETTING.
2. CASING BEADS: GENERAL-PURPOSE TYPE WITH EXPANDED OR PERFORATED FLANGES.
3. CORNERITE: MANUFACTURER'S STANDARD PRE-FORMED INTERIOR CORNER REINFORCEMENT MADE FROM 2.5 LBS. SQUARE YARD OF DIAMOND MESH LATH.
4. EDGED CORNER BEADS: EXPANDED OR FLANGED TO SUITE APPLICATION.
5. NO. 10x BULL NOSE CORNER BEAD: FOR ROUNDED CORNER REINFORCEMENT.
6. CONTROL JOINTS: NO. XJ15-3 CONTROL JOINT WITH 1/4" SKIT, AND 1" GROUNDS, OR EQUAL. CONTROL JOINTS MUST BE WIRE TIED TO THE LATH AND NOT NAILED OR SCREWED TO SUBSTRATE.
7. EXPANSION JOINTS: NO. 40 ADJUSTABLE EXPANSION JOINT, FREE FLOATING WITH ADJUSTMENTS FROM 1/4" TO 5/8".
8. FASTENERS: (CMU APPLICATIONS) GALVANIZED STEEL OF FURRING TYPE AND LENGTH SUITABLE FOR AT LEAST 1/2" PENETRATION OF THE BRICK OR BLOCK SUBSTRATE.
9. FASTENERS: (STEEL OR WOOD STUDS APPLICATIONS) FURRING NAILS AND OR SCREWS, GALVANIZED STEEL OR TYPE AND LENGTH SUITABLE FOR AT LEAST A 1/4" PENETRATION OF THE STUD SYSTEM.
10. EXPANDED METAL LATH: 3.4 LB FOR USE AROUND ALL WINDOWS, DOORWAYS, SOFFITS, FASCIA, OPENINGS AND PARAPETS. D.FIBER -REINFORCED PORTLAND CEMENT STUCCO BASE MANUFACTURER'S STANDARD PRE-MIXED STUCCO BASECOATS CONSISTING OF PORTLAND CEMENT AND ALKALI-RESISTENT FIBERGLASS AND ACRYLIC FIBERS AND PROPRIETARY INGREDIENTS, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

1. JOBSITE ADDED SAND MUST BE REQUIRED BY ASTM C-897
2. INDEPENDENT THIRD PARTY SAND TESTING MAY BE REQUIRED AT THE ARCHITECT/OWNER'S REQUEST.
3. SAND MUST BE PLACED ON A PROTECTIVE SURFACE AND COVERED WHEN NOT IN USE. E.LEVELING COAT: POLYMER-BASED, FACTORY-BLENDED OF CEMENT AND PROPRIETARY INGREDIENTS. F.PRIMER: 100% ACRYLIC BASED COATING TO PREPARE SURFACES FOR FINISH COAT. G.FINISH COAT: FACTORY BLENDED, 100% ACRYLIC POLYMER-BASED ELASTOMERIC FINISH, INTEGRALLY COLORED. FINISH TYPE, TEXTURE AND COLOR AS SELECTED BY ARCHITECT/OWNER. H.SAND: MOIST, LOOSE, AND COMPLYING WITH ALL REQUIREMENTS OF ASTM C -897. L.WATER: COOL, CLEAN, POTABLE AND FREE OF FOREIGN MATTER.
- 2.02 MIXES**
A.GENERAL:
1. ACCURATELY PROPORTION MATERIALS FOR EACH STUCCO BATCH WITH MEASURING DEVICES OF KNOWN VOLUME.
2. SIZE BATCHES FOR COMPLETE USE WITHIN MAXIMUM OF ONE HOUR AFTER MIXING.
3. RE-TEMPER STUCCO STIFFENED FROM EVAPORATION, BUT DO NOT USE OR RE-TEMPER PARTIALLY HYDRATED CEMENT STUCCO.
4. DO NOT USE FROZEN, CRACKED OR LUMPY MATERIALS, AND REMOVE SUCH MATERIALS FROM JOBSITE IMMEDIATELY.
5. MIX FACTORY PREPARED CEMENT STUCCO IN STRICT CONFORMANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
6. WITHOLD 10% OF MIXING WATER UNTIL MIXING IS NEARLY COMPLETE, THEN ADD AS NEEDED TO PRODUCE DESIRED WORKING CONSISTENCY.
- B.MECHANICAL MIXING:
1. CLEAN MIXER OF SET OR HARDENED MATERIALS BEFORE LOADING NEW BATCH.
2. MAINTAIN MIXER IN CONTINUOUS OPERATION WHILE ADDING MATERIALS.
3. CONFORM TO MIXING SEQUENCE, CYCLE OF OPERATIONS, AND TIME RECOMMENDED BY THE MANUFACTURER OF THE BASECOAT MIX MATERIALS.
- C.HAND MIXING:
1. DO NOT HAND MIX STUCCO BASECOAT SYSTEM MATERIALS UNLESS AUTHORIZED BY ARCHITECT/ENGINEER.
2. USE WATERPROOF MIXING BOXES AND WATER BARRELS WHEN MIXING WITHIN BUILDING.
3. ADD AMOUNT OF WATER TO THE ACRYLIC FINISH COATS NEEDED TO ACHIEVE WORKABILITY. TO AVOID COLOR VARIATIONS, ADD AMOUNT OF WATER TO EACH PAIL OF FINISH. NO OTHER ADMXTURE ARE ALLOWED.
- EXECUTION**
3.01 INSPECTION
A.VERIFY THAT SURFACES RECEIVING PLASTER ARE FREE OF DUST, LOOSE PARTICLES, OIL AND OTHER DELETERIOUS MATERIALS WHICH WOULD AFFECT BOND OR PROPER HYDRATION OF CEMENT STUCCO. B.VERIFY THAT LATH IS TIGHT, PROPERLY SECURED AND OVLAPPED, AND THAT ALL ACCESSORIES ARE PROPERLY SET AND SECURED.
PRODCUTS

- C.ISOLATION:
WHERE LATHING AND METAL SUPPORT SYSTEM ABUTS BUILDING STRUCTURE HORIZONTALLY, AND WHERE PARTITION WALL WORK ABUTS THE OVERHEAD STRUCTURE, ISOLATE WORK FROM STRUCTURE MOVEMENTS. INSTALL EXPANSION JOINTS TO ABSORB DEFLECTIONS BUT MAINTAIN LATERAL SUPPORT. FRAME BOTH SIDES OF EXPANSION AND CONTROL JOINTS SEPARATELY AND DO NOT BRIDGE JOINTS WITH FURRING OR LATHING. D.EXAMINE SUBSTRATES, GROUNDS AND ACCESSORIES TO INSURE THAT FINISHED STUCCO WORK WILL BE TRUE TO LINE, PLANE, LEVEL AND PLUMB. E.VERIFY THAT MASONRY AND CONCRETE SURFACES TO RECIEVE DERECT BOND APPLICATIONS OF STUCCO BASECOATS ARE ROUGH, FREE FROM RELEASE AGENTS OR OTHERWISE PROPERLY PREPARED TO PROVIDE BOND WITH BASE COAT SYSTEM. F.NOTIFY ARCHITECT/ENGINEER IN WRITING OF ANY CONDITIONS DETRIMENTAL TO PROPER AND SUCCESSFULL INSTALLATION OF STUCCO SYSTEM. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO THE SATISFACTION OF ARCHITECT/ENGINEER AND INSTALLER.
- 3.02 APPLICATION
A.GENERAL
1. APPLY STUCCO BASE COAT SYSTEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
2. INTERRUPT OR DELAY STUCCO APPLICATION ONLY AT JUNCTIONS OF STUCCO PLANES, AT OPENINGS, OR AT CONTROL JOINTS.
B.SCRATCH COAT:
1. APPLY SCRATCH COAT TO A MINIMUM THICKNESS OF 3/8". USING SUFFICIENT TROWEL PRESSURE TO KEY STUCCO INTO LATH OR TO CREATE BOND TO SUBSTRATE AS APPLICABLE.
2. PRIOR TO INITIAL SET, SCRATCH HORIZONTALLY TO PROVIDE KEY FOR BOND OF BROWN COAT.
C.BROWN COAT:
1. APPLY BROWN COAT TO AMINIMUM THICKNESS OF 3/8", USING TROWELPRESSURE TO KEY STUCCO INTO SCRATCH COAT.
2. ROD SURFACE TO TRUE PLANE.
3. TROWEL TO SMOOTH AND UNIFORM SURFACE TO RECEIVE ACRYLIC POLYMER FINISH COAT SYSTEM. 4. TOOL BROWN COAT TO PROVIDE A V-JOINT AT INTERSECTION OF STUCCO WITH FRAMES OR OTHER ITEMS OF METAL, WOOD, OR PLASTIC THAT ACT AS STUCCO GROUNDS.
D.LEVELING COAT:
1. USING A STAINLESS STEEL TROWEL, APPLY BASE COAT AND ADHESIVE OVER THE BROWN COAT AT A THICKNESS OF 3/32 IN. AND TROWEL SMOOTH.
E.FINISH COAT:
1. APPLY PRIMER BY BRUSH, ROLLER, OR SPRAY, ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS AND IN ORDER TO ACHIEVE SUFFICIENT COVERAGE AS REQUIRED. PROTECT ALL OTHER SURFACES.
2. APPLY EXTERIOR WALL FINISH COAT TO THICKNESS RECOMMENDED BY MANUFACTURER AND IN ORDER TO ACHIEVE TEXTURE INDICATED, USING SUFFICIENT TROWEL PRESSURE OR SPRAY VELOCITY TO BOND FINISH COAT TO BASE COAT.
3. APPLY EXTERIOR WALL FINISH IN NUMBER OF COATS AND CONSISTENCY REQUIRED TO ACHIEVE SPECIFIED TEXTURE.
- 3.03 CURING
A.MOIST-CURE SCRATCH COAT WITH CLEAN POTABLE WATER IN ACCORDANCE WITH ASTM C-926 AND/OR BUILDING CODES FOLLOWING INITIAL APPLICATION (UNLESS BROWN COAT IS APPLIED AFTER THE SCRATCH COAT HAS ACHIEVED SUFFICIENT RIGIDITY TO SUPPORT THE BROWN COAT.)
B.MOIST CURE BROWN COAT WITH CLEAN POTABLE WATER IN ACCORDANCE WITH ASTM C-926.
C.ALLOW BROWN COAT TO DRY THOROUGHLY TO A H OF 9.5 OF LOWER BEFORE APPLYING ACRYLIC PRIMERS OR FINISH COATS IF THE OPTIONAL LEVELING COAT AND REINFORCING COAT IS NOT APPLIED. D.IF OPTIONAL LEVELING COAT OR LEVELING REINFORCING COAT IS APPLIED, ALLOW TO CURE FOR 24 HOURS BEFORE APPLICATION OF PRIMER AND FINISH. (NOTE: CEMENTITIOUS FINISHES ARE NOT RECOMMENDED TO BE USED OVER THE OPTIONAL LEVELING COAT OR LEVELING AND REINFORCING COAT.
E.AIR CURE ACRYLIC BASE FINISH COATS ONLY, DO NOT WET CURE.
- 3.04 ADJUST AND CLEAN
A.PATCHING:
1. UPON COMPLETION, POINT UP EXTERIOR WALL FINISH COAT AROUND TRIM AND OTHER LOCATIONS WHERE FINISH COAT TERMINATES OR MEETS DISSIMILAR MATERIALS.
2. CUT OUT AND REPLACE DEFECTIVE OR DAMAGED EXTERIOR WALL FINISH COAT.
3. MAINTENANCE KIT: SHALL INCLUDE ENOUGH MATERIALS TO REPAIR 100 SQUARE FEET; CONTAINERS OF LIQUIDS SHALL REMAIN UN-OPENED, ALL MATERIALS SHALL BE STORED PROPERLY.
- GENERAL NOTES - FLOORS PLANS**

A. DO NOT SCALE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.

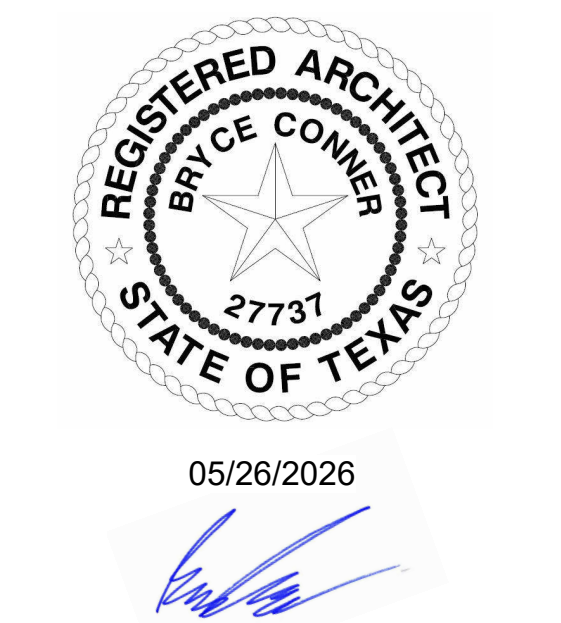
B. CONTRACTOR TO VERIFY WITH DIMENSIONS BEFORE COMMENCING ANY WORK CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES.

C. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

D. CONTRACTOR TO OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, OR LOCAL) GOVERNING THE WORK, THE MOST STRINGENT SHALL APPLY. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENRAL, PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.
- E. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPEMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS, IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.



info@ingeniousdesigns.com
832-978-5179



05/26/2026

PROJECT OWNER AND ADDRESS

NEW SINGLE-FAMILY RESIDENCE

411 N. LIVE OAK
HOUSTON, TX. 77003

Project number

Project Number

Date

5/26/2026 3:36:06 PM

Drawn by

Author

Checked by

Checker

G001

Scale

R-VALUE COMPUTATION NOTES

PRESCRIPTIVE METHOD: R-VALUE COMPUTATION (SKYLIGHTS MAY BE EXLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES 1 - 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.)

* MAX FENESTRATION: U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS)

* MAX GLAZED FENESTRATION: SHGC: 0.25

* MIN CEILING R-VALUE: 49

* MIN WALL R-VALUE: 13

* MIN FLOOR R-VALUE: 13

TREE DISPOSITION NOTES

TREE PROTECTION

THE FOLLOWING PROCEDURES ARE DEEMED APPROPRIATE IN THE SITUATIONS NOTED; HOWEVER, UNIQUE CIRCUMSTANCES MAY ALLOW MODIFICATIONS IF DEEMED NECESSARY BY THE CITY MANAGER OR HIS/HER DESIGNEE.

(1) PROHIBITED ACTIVITIES: THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE WHICH IS SUBJECT TO THE REQUIREMENTS OF THIS DIVISION.

a. *MATERIAL STORAGE* - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

b. *EQUIPMENT CLEANING/LIQUID DISPOSAL* - NO EQUIPMENT MAY BE CLEANED OR OTHER LIQUIDS DEPOSITED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE. THIS WOULD INCLUDE BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR OTHER MATERIALS.

c. *TREE ATTACHMENTS* - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.

d. *VEHICULAR TRAFFIC* - NO VEHICLE, CONSTRUCTION EQUIPMENT OR PARKING IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.

e. *TRESPASSING* - TRESSPASS INTO PROTECTIVE FENCING IS PROHIBITED.

(2) PRE-CONSTRUCTION ACTIVITIES: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED PRIOR TO CONSTRUCTION.

a. *TREE FLAGGING* - ALL PROTECTED TREES TO BE REMOVED FROM THE CONSTRUCTION SITE SHALL BE FLAGGED WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AND PAINTED WITH AN ORANGE "X" AT A HEIGHT OF FOUR FEET (4') OR MORE. TAPE AND PAINT MUST BE VISIBLE TO WORKERS ON FOOT OR OPERATING HEAVY EQUIPMENT.

b. *PROTECTIVE FENCING* - UNLESS OTHERWISE SPECIFIED IN THE APPLICABLE TREE DISPOSITION CONDITIONS, EACH PROTECTED TREE TO BE PRESERVED MUST BE FENCED DURING DEVELOPMENT OR PRE-DEVELOPMENT ACTIVITY.

1. FENCING CRITERIA - THE TREE DISPOSITION PLAN SHALL SPECIFY PROTECTIVE FENCING OF THE CRITICAL ROOT ZONE WHENEVER REASONABLY PRACTICABLE, UNLESS A DIFFERENT AREA IS PRESCRIBED IN ACCORDANCE WITH THE CRITERIA MANUAL. UNLESS THE TREE DISPOSITION CONDITIONS SPECIFY OTHERWISE:

- A SIX-FOOT OR HIGHER FENCE MUST SURROUND EACH PROTECTED TREE OR GROUP OF PROTECTED TREES, EFFECTIVELY PREVENTING PERSONS, MACHINERY, TRASH, MATERIAL AND OTHER ITEMS FROM OCCUPYING THE AREA WITHIN THE PROTECTIVE FENCING;

- THE FENCE MUST BE ABLE TO RESIST INTRUSIONS AND IMPACTS LIKELY TO BE ENCOUNTERED ON A CONSTRUCTION SITE;

- THE FENCE MAY INCORPORATE EXISTING FENCES OR WALLS AS WELL AS TEMPORARY FENCING; AND

- EACH FENCE MUST DIAPLAY A PROMINENT BILINGUAL WARNING SIGN AS SET FORTH IN THE CRITERIA MANUAL.

2. FENCE PERMIT - A SEPARATE FENCE PERMIT IS NOT REQUIRED FOR CONSTRUCTION OF A FENCE UNDER THIS SECTION, IF A BUILDING PERMIT FOR THE WORK IS IN EFFECT AND A TREE DISPOSITION PLAN HAD BEEN APPROVED.

3. TRASH, STORAGE PROHIBITED - IT SHALL VE UNLAWFUL FOR ANY PERSON TO USE THE AREA WITHING THE PROTECTIVE FENCEING, REQUIRED BY THIS SECTION, FOR TRASH DISPOSAL, STORAGE, VEHICLE PARKING OR ANY OTHER USE THAT COULD ADVERSELY AFFECT TREE ROOTS.

c. *TRUNK PROTECTION*-IN SITUATIONS WHERE A PROTECTED TREE REMAINS WITHIN SIX FEET (6') OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE.

d. *CONSTRUCTION PRUNING*-IN CASES WHERE A TREE HAS A LOW CANOPY OR LIMBS MAY BE BROKEN DURING THE COURSE OF CONSTRUCTION, THE OBTRUSIVE LIMB(S) MAY BE CUT. TREES MUST BE PRUNED ACCORDING TO THE SPECIFICATIONS SET FORTH BY ANSI A300.

e. *MULCH*-IN CRITICAL ROOT ZONE AREAS WHERE VEHICLES OR EQUIPMENT MUST PASS, THE ADDITION OF SIX INCHES (6") OF SHREDDED MULCH OR WOOD CHIPS COVERED BY A SHEET OF THREE-QUARTER-INCH PLYWOOD IS NECESSARY TO REDUCE THE RISK OF SEVERE SOIL COMPACTION. THE MULCH AND PLYWOOD SHALL BE SPREAD ON-SITE OR REMOVED FOLLOWING THE COMPLETION OF THE PROJECT.

f. *WATERING*-TREES WHICH ARE BEING PROTECTED SHOULD RECEIVE SUPPLEMENTAL WATER DURING TIMES OF DROUGHT OR LOW RAINFALL. AS A RULE OF THUMB A WEEKLY APPLICATION OF APPROXIMATELY FIFTY (50) GALLONS OF WATER PER ONE-INCH DIAMETER APPLIED SLOWLY TO THE ROOT ZONE WILL BE SUFFICIENT.

(3)IMPROVEMENT WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE : DESIGN CONSTRAINTS DICTATE THAT TREES SLATED FOR PRESERVATION HAVE SOME ENCROACHMENT ON THEIR CRITICAL ROOT ZONE. THE FOLLOWING IS THE MINIMUM DESIGN CRITERIA WHICH IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE. DEVELOPMENT EXCEEDING THE CRITERIA WOULD PUT THE TREE AT RISK AND THEREFORE IT COULD NO LONGER BE CONSIDERED A PROTECTED TREE. IN SUCH A CASE, REPLACEMENT TREES SHALL BE REQUIRED.

a. *GRADE CHANGES*-IN THE EVENT THAT GRADE CHANGES MUST BE MADE AROUND A PROTECTED TREE OR GROUP OF TREES, THE FOLLOWING SHALL BE IMPLEMENTED IN ORDER TO MAINTAIN OXYGEN AND WATER EXCHANGE WITHIN THE TREE'S CRITICAL ROOT ZONE.

1. A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE CRITICAL ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE WITH NATURAL GROUND COVER OR LANDSCAPING FOR THE TREE TO BE CONSIDERED A PROTECTED TREE.

2. NO CUT OR FILL GREATER THAN TWO (2) INCHES SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN ONE-HALF OF THE RADIUS OF THE CRITICAL ROOT ZONE RADIUS DISTANCE.

3. INCREASE GRADE: SOIL GRADE WITHIN THE CRITICAL ROOT ZONE OF TREES SHOULD NOT BE INCREASED MORE THAN TWO (2)TO THREE (3) INCHES USING CLEAN BANK SAND. ANY INCREASE ABOVE THIS CAN BE DETRIMENTAL TO THE TREE. ANY ATTEMPTS TO PROTECT TREES FROM THE DETRIMENTAL EFFECTS OF INCREASED GRADE MUST BE APPROVED BY THE CITY MANAGER OR HIS/HER DESIGNEE.

b. *BORING OF UTILITIES*–BORING MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.

c. *TRENCHING*-IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID TRENCHING ACROSS THE CRITICAL ROOT ZONE OF ANY LARGE TREE.

d. *PAVING*-A MAXIMUM OF TWENTY-FIVE (25) PERCENT OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE MAY BE COVERED WITH IMPERVIOUS MATERIAL. THE PAVEMENT AND THE CUT AND FILL FOR THE PAVEMENT SHALL NOT EXCEED ONE-HALF OF THE CRITICAL ROOT ZONE RADIUS DISTANCE.

B

B INGENIOUS

DESIGNS

info@bingeniousdesigns.com

832-978-5179

REGISTERED ARCHITECT

BRYCE CONNER

27737

STATE OF TEXAS

05/26/2026



PROJECT OWNER AND ADDRESS

NEW SINGLE-FAMILY
RESIDENCE
411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		
DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.		
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.		

GENERAL
NOTES

Project numberProject Number

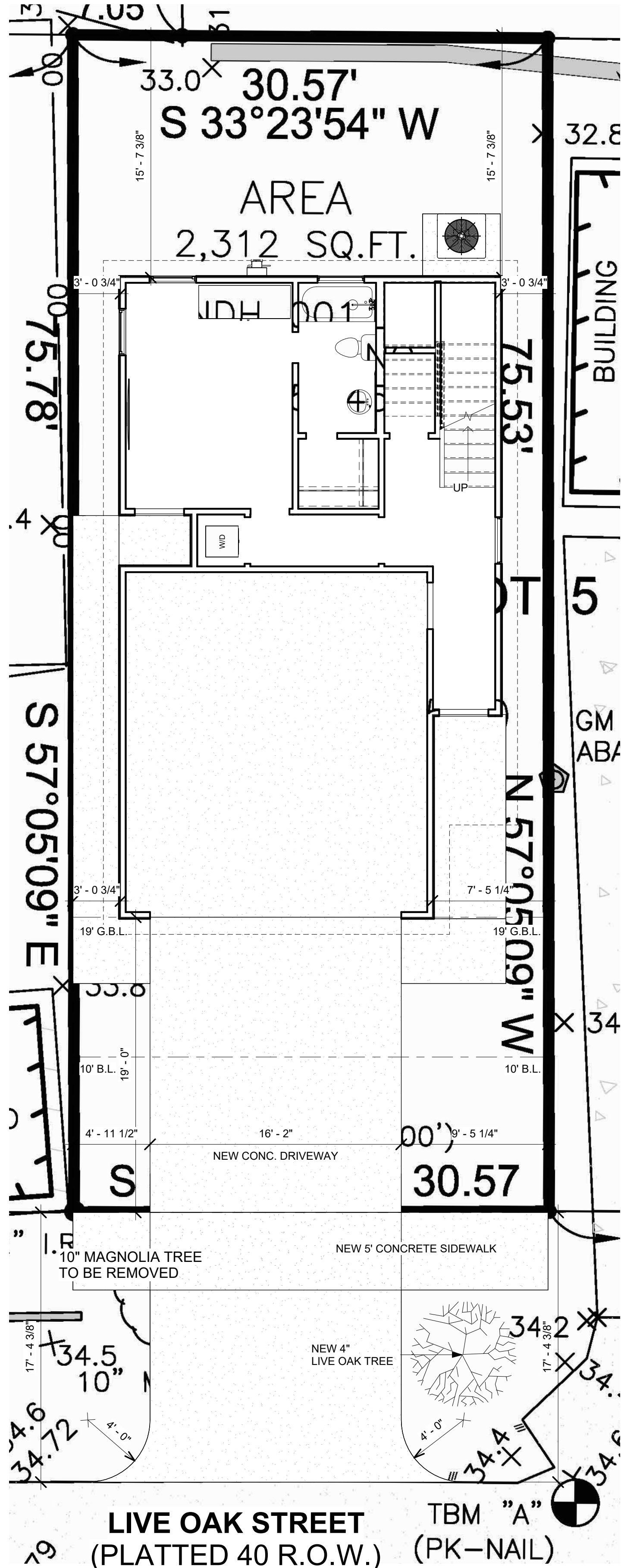
Date5/26/2026 3:36:07 PM

Drawn byAuthor

Checked byChecker

G002

Scale

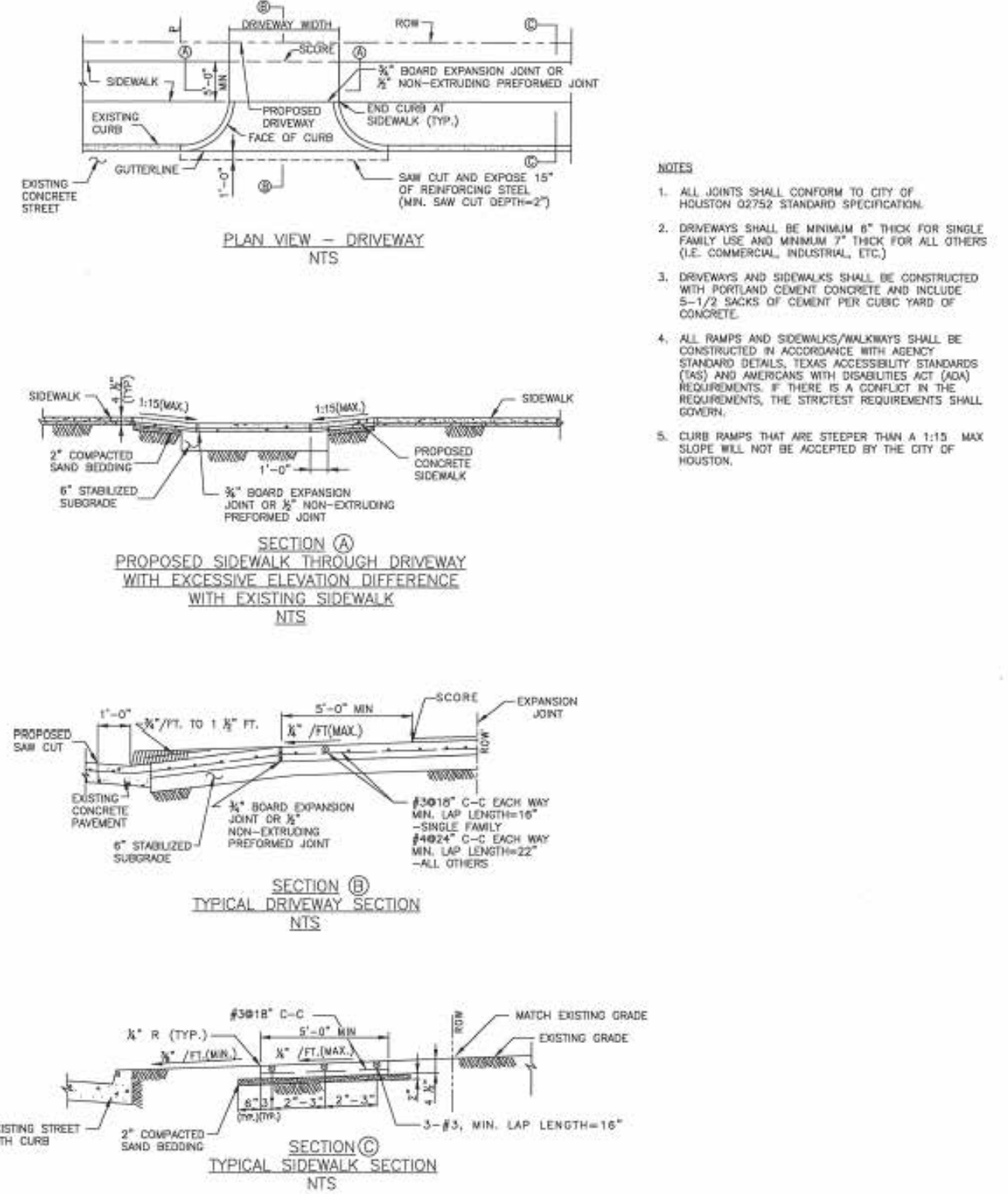


GENERAL NOTES

- ALL DRAWINGS HERE REFERENCES THE 2021 INTERNATIONAL RESIDENTIAL CODE (W/AMENDMENTS) AND THE 2021 INTERNATIONAL BUILDING CODE (W/AMENDMENTS).
1. DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE, CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB.
 2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
 3. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ OF NET CLEAR.
 4. ALL WINDOWS HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL.
 5. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).
 6. OPENINGS 0 OR 1 HOUR FIRE RATED EXTERIOR WALL, SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IRC 2021.
 7. PENETRATION INTO OUR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IRC 2021.
 8. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
 9. PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4)
 - A. GLAZING IN TUB AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
 - B. GLAZING INSIDE HINGED DOORS EXCEPT JALOUSIES.
 - C. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
 - D. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 - E. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR
 - F. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
 - G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
 - H. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
 10. ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2021 SECT. R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD.
 - A. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT.316.2)
 - B. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FORM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
 11. ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N. ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2021 CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED.
 12. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
 13. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE), SEE IRC 2021 SECT. R1001.6.
 14. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
 15. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC 2021 CHAPTER 10.
 16. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL.
 17. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.
 18. FINISHED FLOOR ELEVATION IS TO BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM.
 19. PROPOSED DRIVEWAYS NEED TO BE OF CONSISTENT WIDTH WITHIN THE RIGHT OF WAY AND CAN TAPER OR FLARE INTO DESIRED WIDTH INSIDE THE PROPERTY LINE. THE DRIVEWAY WIDTH AND RADIUS IN THE RIGHT OF WAY MUST COMPLY WITH CHAPTER 15, TABLE 15.08.01. NO DRIVEWAY RADIUS SHALL ENCROACH ON ABUTTING PROPERTY OR CORNER RADIUS (COH IDM CHAPTER 15, SEC. 15.08.C-1 [a TO g]).
 20. ANY EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER OR REGRADE THE OPEN DITCH WITH SOD/GRASS FOR POSITIVE DRAINAGE FLOW (BASED ON THE TYPE OF STREET).
 21. MEMBRANE AND THROUGH PENETRATIONS ARE ONLY ALLOWED IF THE PENETRATING ITEM IS IRON, COPPER, STEEL OR AN APPROVED FIRECAULK IS USED TO FILL THE ANNULAR SPACE AROUND THE PENETRATION.

LEGAL DESCRIPTION

LOT: SW 32' OF LOT 5
SUBDIVISION: PLESS
COUNTY: HARRIS COUNTY, TEXAS



CITY OF HOUSTON HOUSTON PUBLIC WORKS	
STREET PAVING AND SIDEWALK 02754-01B THROUGH 02754-02	
APPROVED BY: [Signature]	APPROVED BY: [Signature]
CITY ENGINEER	DEPUTY DIRECTOR
APPROVED BY: [Signature]	
DIRECTOR OF HOUSTON PUBLIC WORKS	
EFFECTIVE DATE: JUL-01-2020	
FOR CITY OF HOUSTON USE ONLY	
SHEET NO.	

DRIVEWAY DETAIL WITH 6" CURBED STREETS
NTS



info@ingeniousdesigns.com
832-978-5179



05/26/2026

[Signature]

PROJECT OWNER AND ADDRESS
**NEW SINGLE-FAMILY
RESIDENCE**
411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS. NOTIFY
DESIGNER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION.

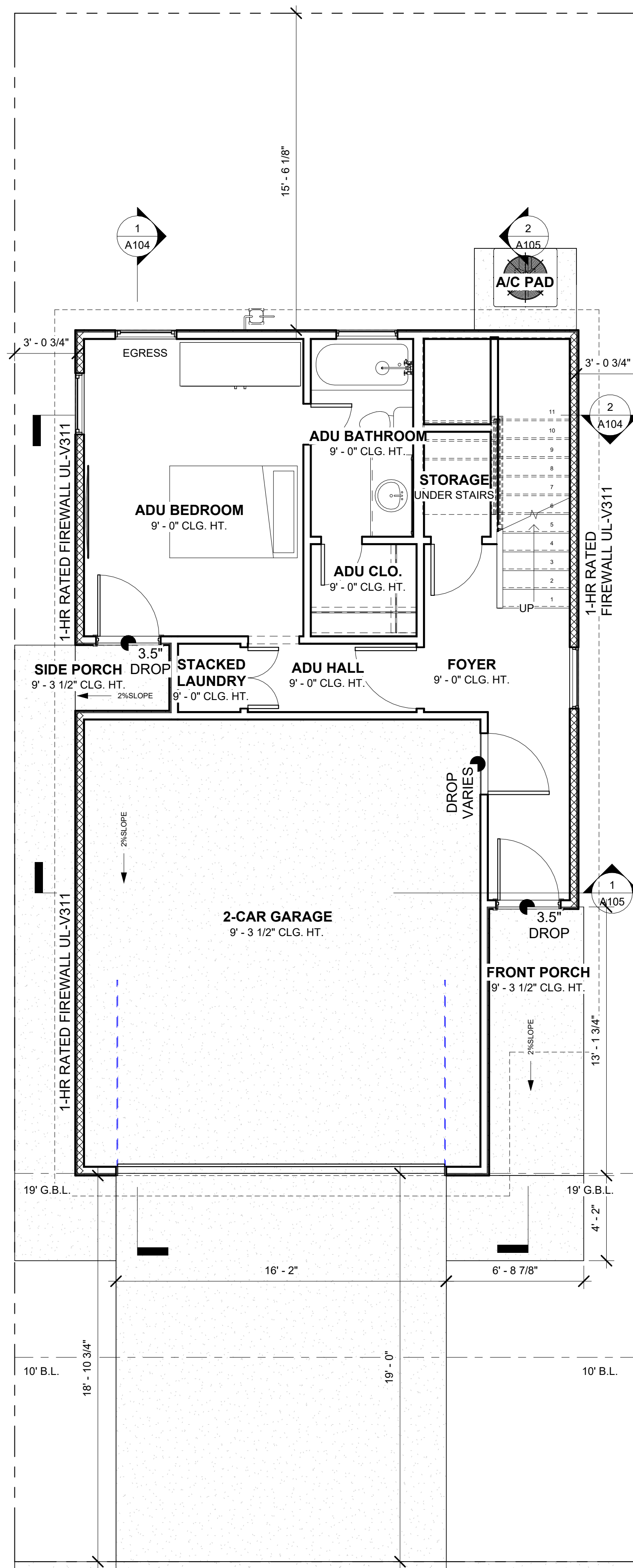
THIS PLAN IS COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF B
INGENIOUS DESIGNS LLC. ANY
UNAUTHORIZED COPIES OR
DISTRIBUTION IS A VIOLATION OF
FEDERAL COPYRIGHT LAW AND SUBJECT
TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL
COPYRIGHT ACT.

SITE PLAN

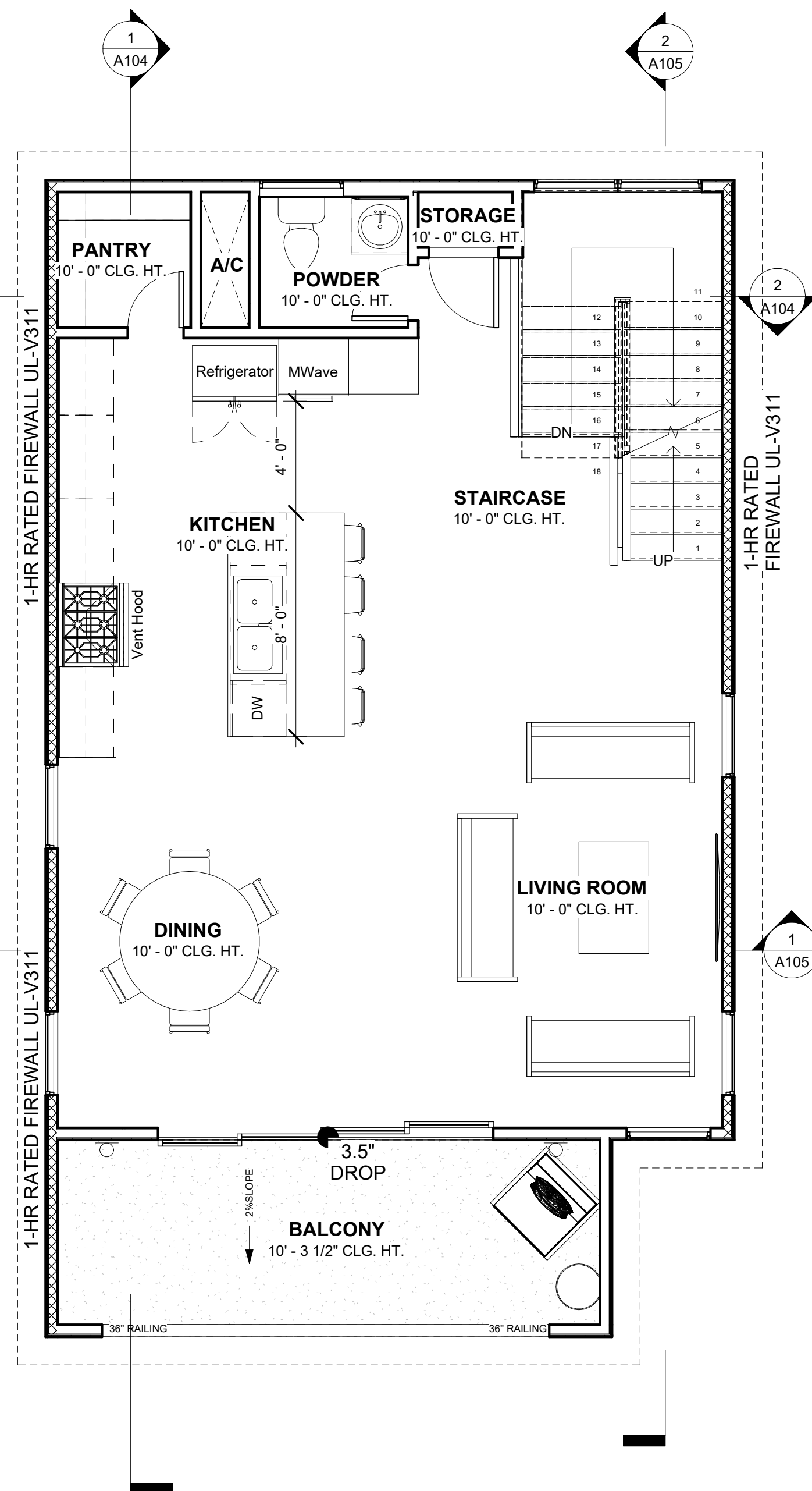
Project number	Project Number
Date	5/26/2026 3:36:14 PM
Drawn by	Author
Checked by	Checker

C100

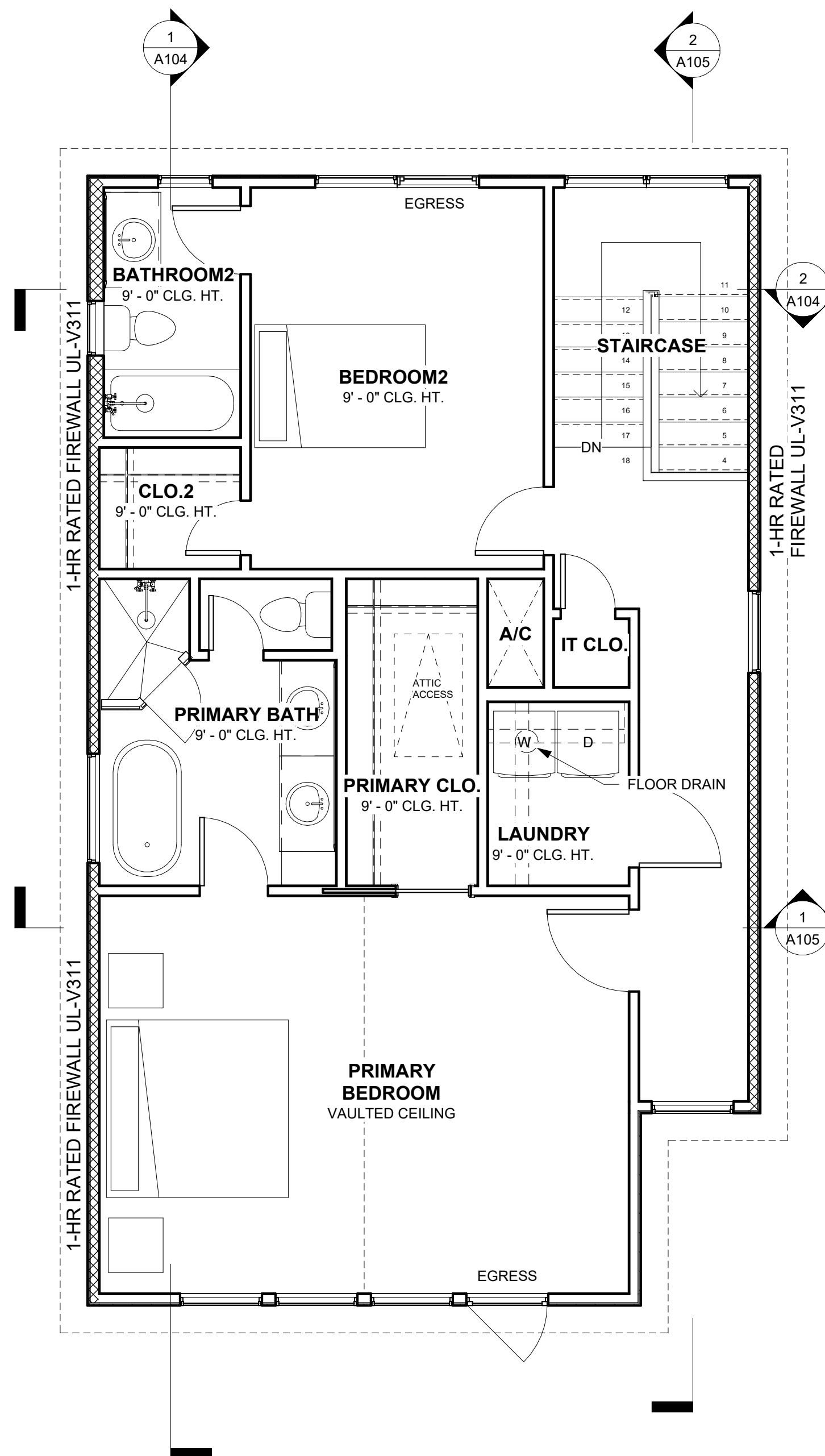
Scale 3/16" = 1'-0"



1	FIRST FLOOR 1/4" = 1'-0"
----------	-----------------------------



2 SECOND FLOOR



3	THIRD FLOOR 1/4" = 1'-0"
----------	-----------------------------

GENERAL NOTES

1. DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE, CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB.
2. ALL WRITTEN NOTE SON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
3. BUILDER TO ADVISE LOCATION OF HOUSE ON LOT, AND VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING AND LOTSETBACK LINES, AND TO OBSERVE ALL DEED RESTRICTIONS PRIOR TO CONSTRUCTION.
4. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 4" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ OF NET CLEAR.
5. ALL PRE-FAB FIREPLACES TO BE BUILT AND INSTALLED PER 2015 IRC BCT 3102 AND BE UL AND I.C.B. AND A COPY OF THE MANUFACTURED INSTALLATION MANUAL WILL BE AVAILABLE IN SITE FOR INSPECTOR REVIEW.
6. STAIRWAYS SHALL COMPLY WITH 2021 IRC MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30".
7. HANDRAILS TO BE 34" TO 38" ABOVE NOISING OF TREADS.
8. GUARDRAILS SHALL BE 42" ABOVE FINISHED FLOOR WITH BALUSTERS AT 4" O.C. MAX NEWEL POST SHALL NOT BE LOCATED ABOVE FIRST TREAD.
9. HANDGRIPPING PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTION.
10. PROVIDE UNDERSIDE OF ALL STAIRWELLS WITH 5/8" TYPE "X" FIRE RATED GYPSUM WHEN UNDERSIDE CAN BE CLOSED OFF.
11. SMOKE DETECTION REQUIRE 100 VOLT CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP.
12. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (NOT SANITARY SEWER LINE).
13. PROVIDE PLUMBING ACCESS PANEL AT ALL TUBS BY PLUMBING CODE CHAPTER 4 SECTIONS 405, 406, 408.
14. ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS.
15. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURALLY OR MECHANICAL MEANS.
16. ATTIC ACCESS IS PROVIDED ON PLANS TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ.FT.
17. LOCATED WATER HEATER(S) IN ATTIC ABOVE LOAD-BEARING PARTITION IN A PAN, WITH RELIEF DRAIN LINE TO OUTSIDE OR STORM SEWER LINE.
18. CHIMNEYS TO BE MINIMUM 24" ABOVE ANY ROOF LINE.
19. ACCESS APPLIANCES (CLEARANCE) M1305.1.3 2021 IRC C.O.H AMENDMENTS. A LEVEL SURFACE SHALL AT LEAST 30 INCHES CLEAR AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLANCE WHERE ACCESS IS REQUIRED.
20. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE AND 5/8" TYPE X GYPSUM BOARD WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY.
21. RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL DUCT. THE DUCT SERVING RANGE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIRTIGHT AND SHALL BE EQUIPPED WITH A BACKDRIFT DAMPER. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWLSPACE OR AREAS INSIDE THE BUILDING.
22. THE DOOR FORM THE GARAGE SHALL BE SELF-CLOSING AND MEET ONE OF THE FOLLOWING REQUIREMENTS:
- A. MIN. 1 3/8" SOLID WOOD
 - B. MIN. 1 3/8" STEEL OVER HONEYCOMB
 - C. MIN. 20-MINUTE FIRE-RATED
23. THROUGH PENETRATIONS OF FIRE-RESISTENCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH IRC 2021 SECTION R302.4.1.1 OR R302.4.1.2.
- EXCEPT WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS, THE ANNULAR SPACE SHALL BE PROTECTED AS FOLLOWS:
- 1. IN CONCRETE OR MASONRY WALL OR FLOOR ASSEMBLIES, CONCRETE, GROUT OR MORTAR SHALL BE PERMITTED WHERE INSTALLED TO THE FULL THICKNESS OF THE WALL OR FLOOR ASSEMBLY OR THE THICKNESS REQUIRED TO ATTAIN THE FIRE-RESISTENCE RATING, PROVIDED THAT BOTH OF THE FOLLOWING ARE COMPLIED WITH:
 - 1.1. THE NOMINAL DIAMETER OF THE PENETRATING ITEM IS NOT MORE THAN 6 INCHES.
 - 1.2. THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 444 SQUARE INCHES (921 CM²).
 - 2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE HERE SUBJECTED TO ASTM E119 OR UL 263 TIME TEMPERATURE FIRE CONDITIONS UNDER A POSITIVE PRESSURE DIFFERENTIAL OF NOT LESS THAN 0.01 INCH OF WATER (9 Pa) AT THE LOCATION OF THE PENETRATION FOR THE EXCEED TIME OF EQUIVALENT TO THE FIRE-RESISTENCE RATING OF THE CONSTRUCTION PENETRATED.

AREA SCHEDULE		
Name	Level	Area
FIRST FLOOR	F.F.E.	504 SF
SECOND FLOOR	SECOND FLOOR	748 SF
THIRD FLOOR	THIRD FLOOR	983 SF
		2235 SF
GARAGE	F.F.E.	443 SF
SIDE PORCH	F.F.E.	15 SF
F.PORCH	F.F.E.	32 SF
BALCONY	SECOND FLOOR	141 SF
		631 SF
DRIVEWAY/WALKWAY	F.F.E.	459 SF
		459 SF
		3325 SF

Prescriptive Method: R-Value Computation

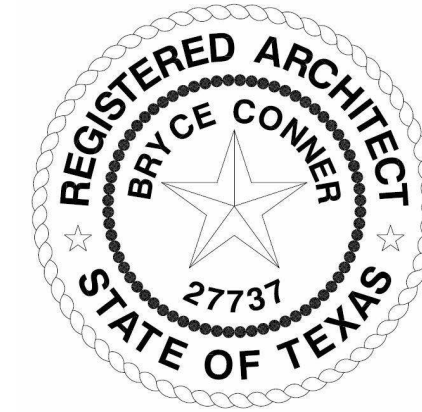
To show conservation compliance using the R-Value Computation Compliance Method (Table R402.1.3 of the 2021 IECC) specify the following required insulation and fenestration values for Climate Zone 2:

- Maximum Fenestration U Factor: 0.40 (0.65 for Skylights*)
- Maximum Glazed Fenestration SHGC: 0.25
- Minimum Ceiling R-Value: 49
- Minimum Wall R-Value: 13
- Minimum Floor R-Value: 13
- Minimum Duct Insulation R-Value: 8 in attics
- Minimum Duct Insulation R-Value: 6 in other portions of home

* Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.



info@bingeniousdesigns.com
832-978-5179



05/26/2026



PROJECT OWNER AND ADDRESS

**NEW SINGLE-FAMILY
RESIDENCE**

411 N. LIVE OAK
HOUSTON, TX. 77003

PROJECT OWNER AND ADDRESS

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

REVISION SCHEDULE

DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS. NOTIFY
DESIGNER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION.

THIS PLAN IS COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF B
INGENIOUS DESIGNS LLC .ANY
UNAUTHORIZED COPIES OR
DISTRIBUTION IS A VIOLATION OF
FEDERAL COPYRIGHT LAW AND SUBJECT
TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL
COPYRIGHT ACT.

FLOOR PLANS

Project number	Project Number
Date	5/26/2026 3:36:15 PM
Drawn by	Author
Checked by	Check

A100

Scale	As indicated
-------	--------------

GENERAL NOTES

A. NOTIFY ARCHITECT WITH ANY DISCREPANCIES BEFORE WORKING. ALL ELEVATORS MUST BE INSPECTED BY A THIRD-PARTY STATE INSPECTOR.

1. MINIMUM THICKNESS SHALL BE 1/2" THICK, MATERIAL SHALL BE CDX PLYWOOD.

2. ORIENTED STRAND BOARD(OSB)MAY BE USED IN LIEU OF PLYWOOD.

3. MINIMUM NAILING SHALL BE AS NOTED IN THE SHEAR WALL AND DIAPHRAGM SCHEDULE.

4. PLYWOOD CLIPS SHALL BE INSTALLED AT ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN(RAFTER SPACING). CLIPS CHALL BE SIMPSON PSCL OR APPROVED EQUAL, TO WATCH CORRESPONDING PLYWOOD THICKNESS.

5. PROVIDE HURRICANE CLIPS AT EVERY OTHER ROOF TRUSS OR RAFTER(SIMPSON H2.5T OR APPROVED EQUAL).

6. NO PENETRATIONS THROUGH ROOF MINIMUM 4' FROM FIREWALL.

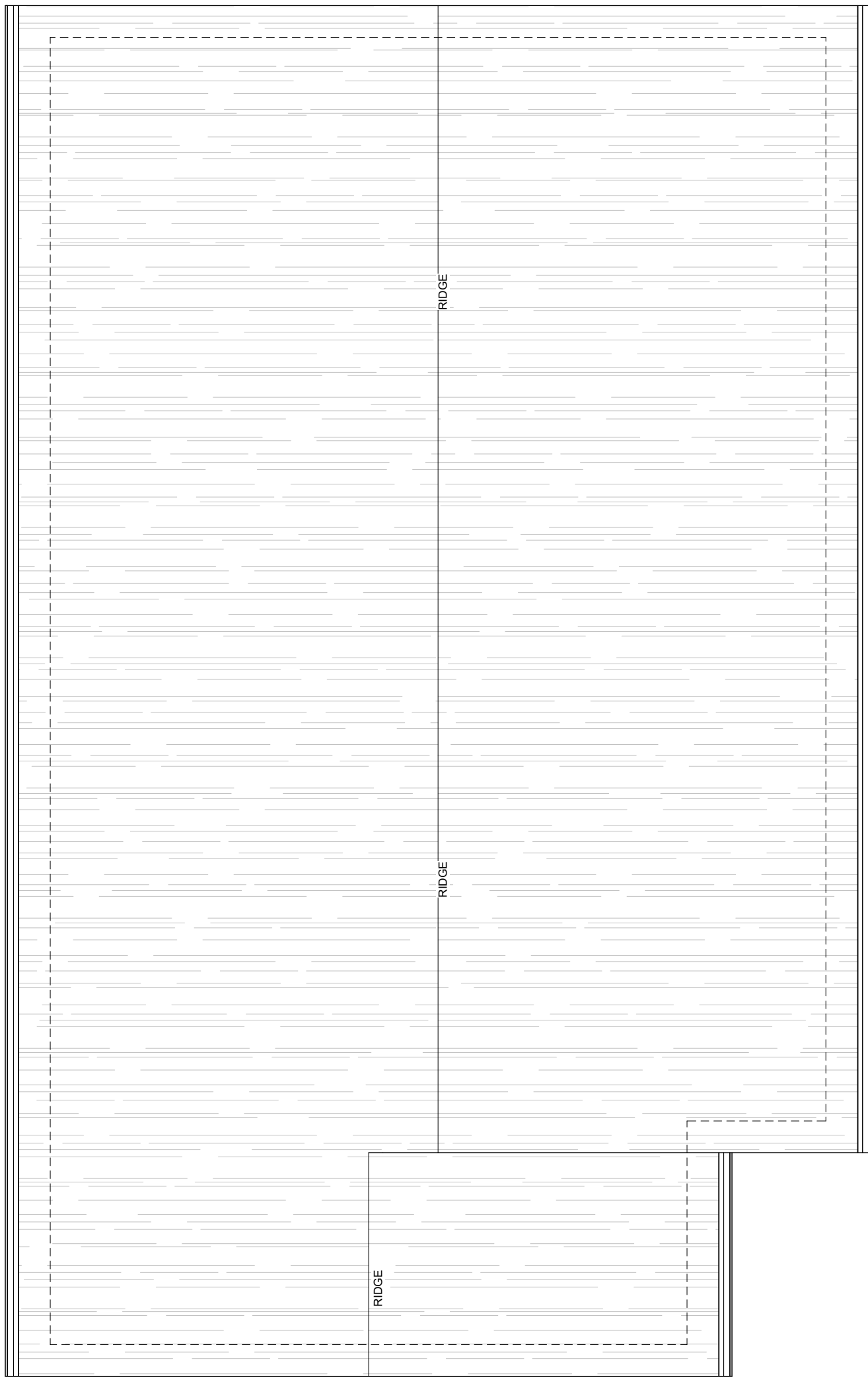
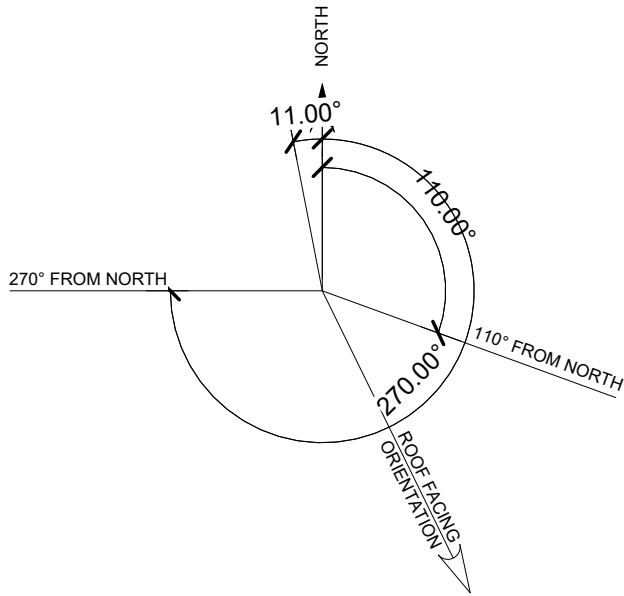
7. ALL BUILDING PLATE HEIGHTS ARE MEASURED FROM GRADE.

8. ALL OVERHANGS ARE 1'-0" UNLESS OTHERWISE NOTED.

9. NEW DETATCHED ONE- AND TWO-FAMILY DWELLINGS, AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) WITH NOT LESS THAN 600 SQ.FT OF ROOF AREA ORIENTED BETWEEN 110° AND 270° OF TRUE NORTH SHALL HAVE A SOLAR-READY ZONE THAT COMPLIES WITH THE REQUIREMENTS OF APPENDIX AT OF 2021 IRC.

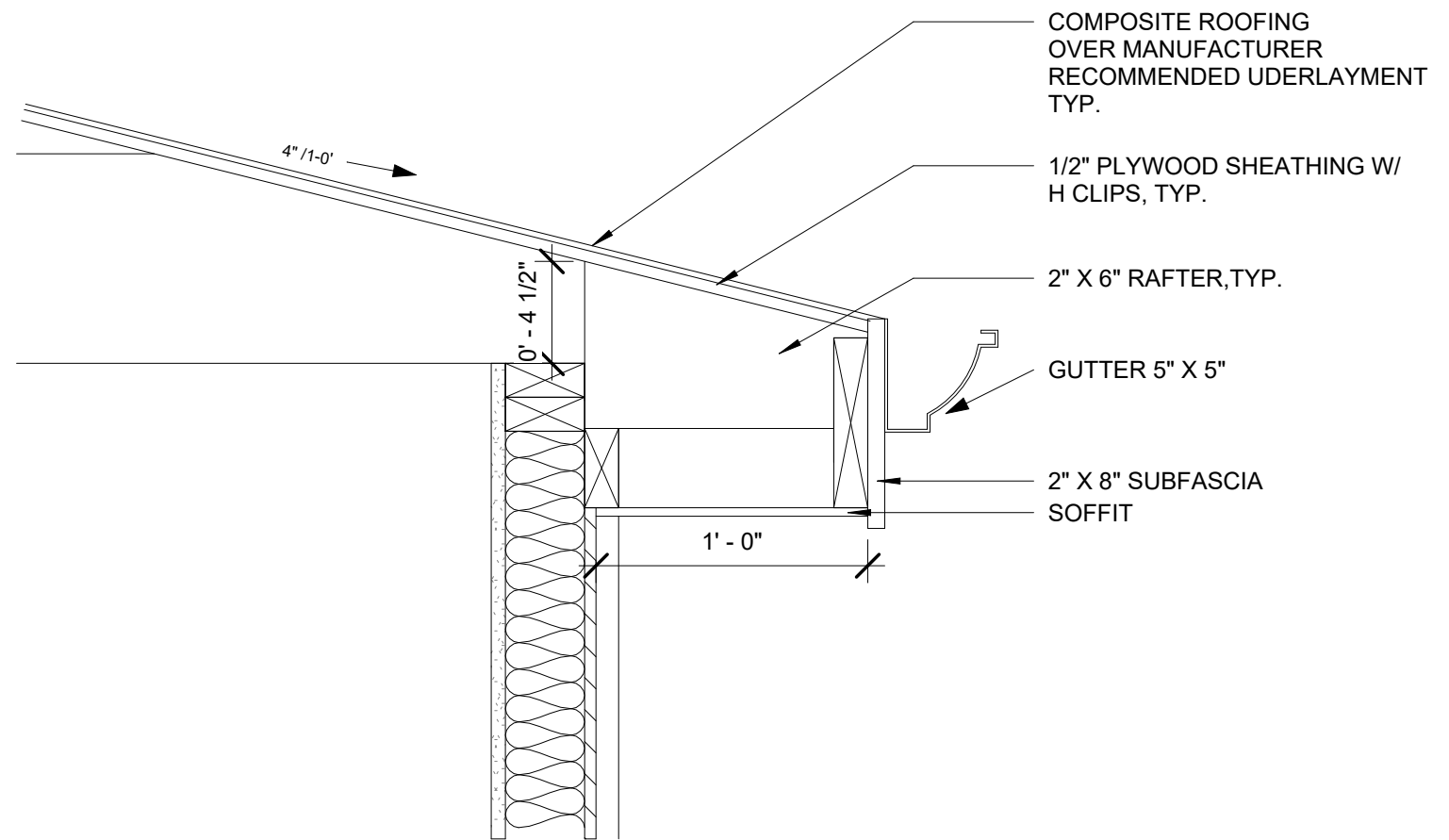
10. CONDUIT NO LESS THAN 1 1/4" IN DIA. SHALL BE INSTALLED TO PROVIDE A PATHWAY FROM THE ELECTRIC PANEL TO THE UNDERSIDE OF THE ROOF TO ALLOW FOR FUTURE INSTALLATION OF SOLAR EQUIPMENT.

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

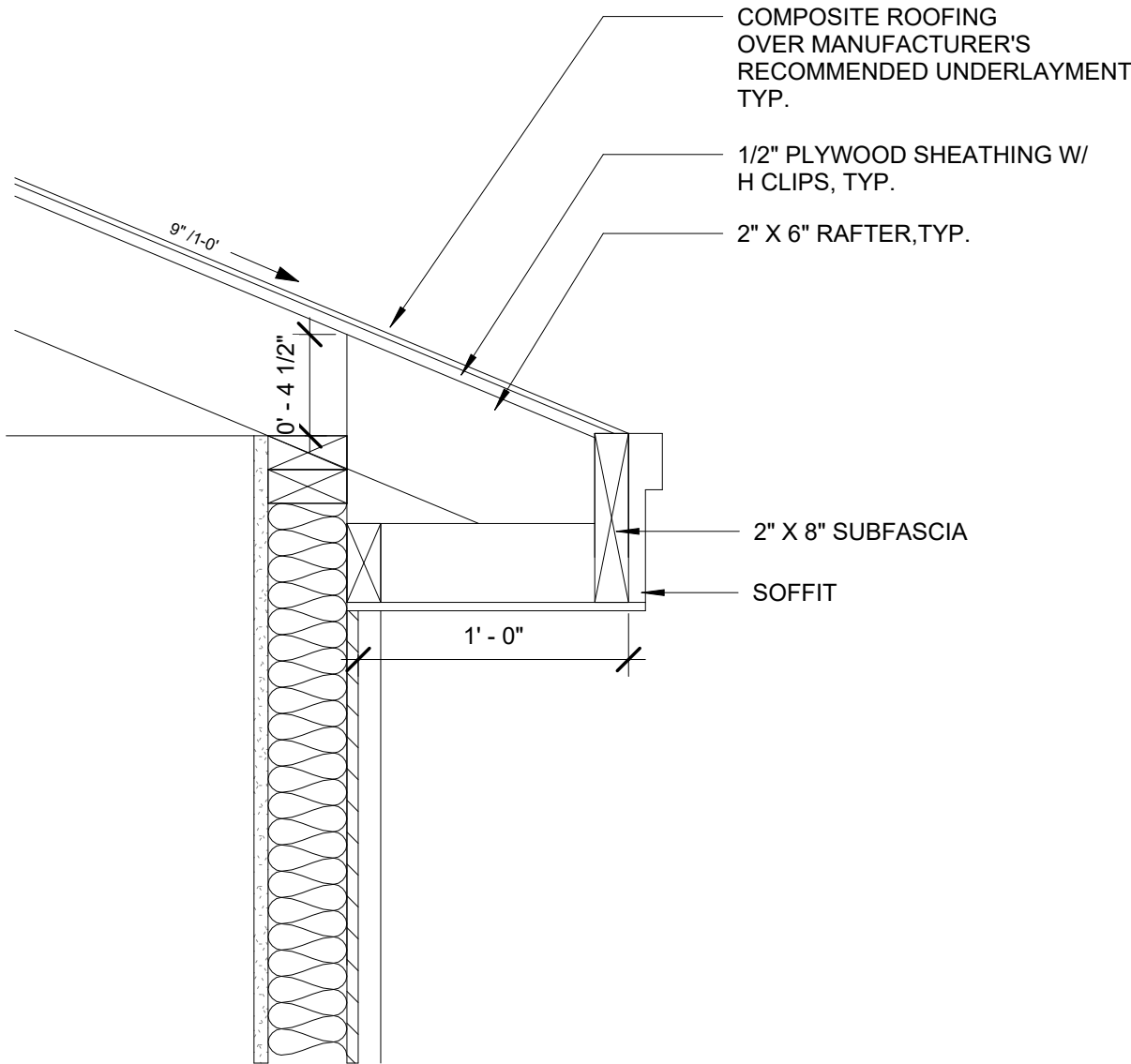


MIN. 1 1/4" ELECTRICAL CONDUIT (UNDER ROOF)

2 1-HR FIRE-RATED SOFFIT DETAIL - N.T.S.



2 3/12 SLOPE W/1' O.H.
1 1/2" = 1'-0"



3 5/12 SLOPE W/1' O.H.
1 1/2" = 1'-0"

1 ROOF
1/4" = 1'-0"



info@bingeniousdesigns.com
832-978-5179



05/26/2026

PROJECT OWNER AND ADDRESS

**NEW SINGLE-FAMILY
RESIDENCE**

411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC . ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.

ROOF PLAN

Project number	Project Number
Date	5/26/2026 3:36:15 PM
Drawn by	Author
Checked by	Checker

A101

Scale As indicated

TEMPERED GLASS

1-HR RATED FIREWALL UL-U305

GENERAL NOTES

- ALL DRAWINGS HERE REFERENCES THE 2021 INTERNATIONAL RESIDENTIAL CODE (W/AMENDMENTS) AND THE 2021 INTERNATIONAL BUILDING CODE (W/AMENDMENTS).
- DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE, CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB.
 - ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
 - ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ OF NET CLEAR.
 - ALL WINDOWS HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL.
 - HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).
 - OPENINGS 0 OR 1 HOUR FIRE RATED EXTERIOR WALL, SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IRC 2021.
 - PENETRATION INTO OUR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IRC 2021.
 - BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
 - PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4)
- A. GLAZING IN TUB AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
B. GLAZING INSIDE HINGED DOORS EXCEPT JALOUSIES.
C. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
D. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
E. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR
F. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
H. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
- 10.ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2021 SECT. R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD.
- A. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT.316.2)
B. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FORM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
- 11.ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N. ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2021 CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED.
12.A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
13.CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE), SEE IRC 2021 SECT. R1001.6.
14.CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
15. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC 2021 CHAPTER 10.
16.ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL.
17. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.
18. OVERFLOW DRAIN IS TO BE SET 2" ABOVE SCUPPER HEIGHT.

B

B INGENIOUS
DESIGNS

info@ingeniousdesigns.com
832-978-5179

REGISTERED ARCHITECT
BRYCE CONNER
27731
STATE OF TEXAS

05/26/2026

PROJECT OWNER AND ADDRESS

NEW SINGLE-FAMILY
RESIDENCE
411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		
DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.		
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.		

ELEVATIONS

Project number

Project Number

Date

5/26/2026 3:36:17 PM

Drawn by

Author

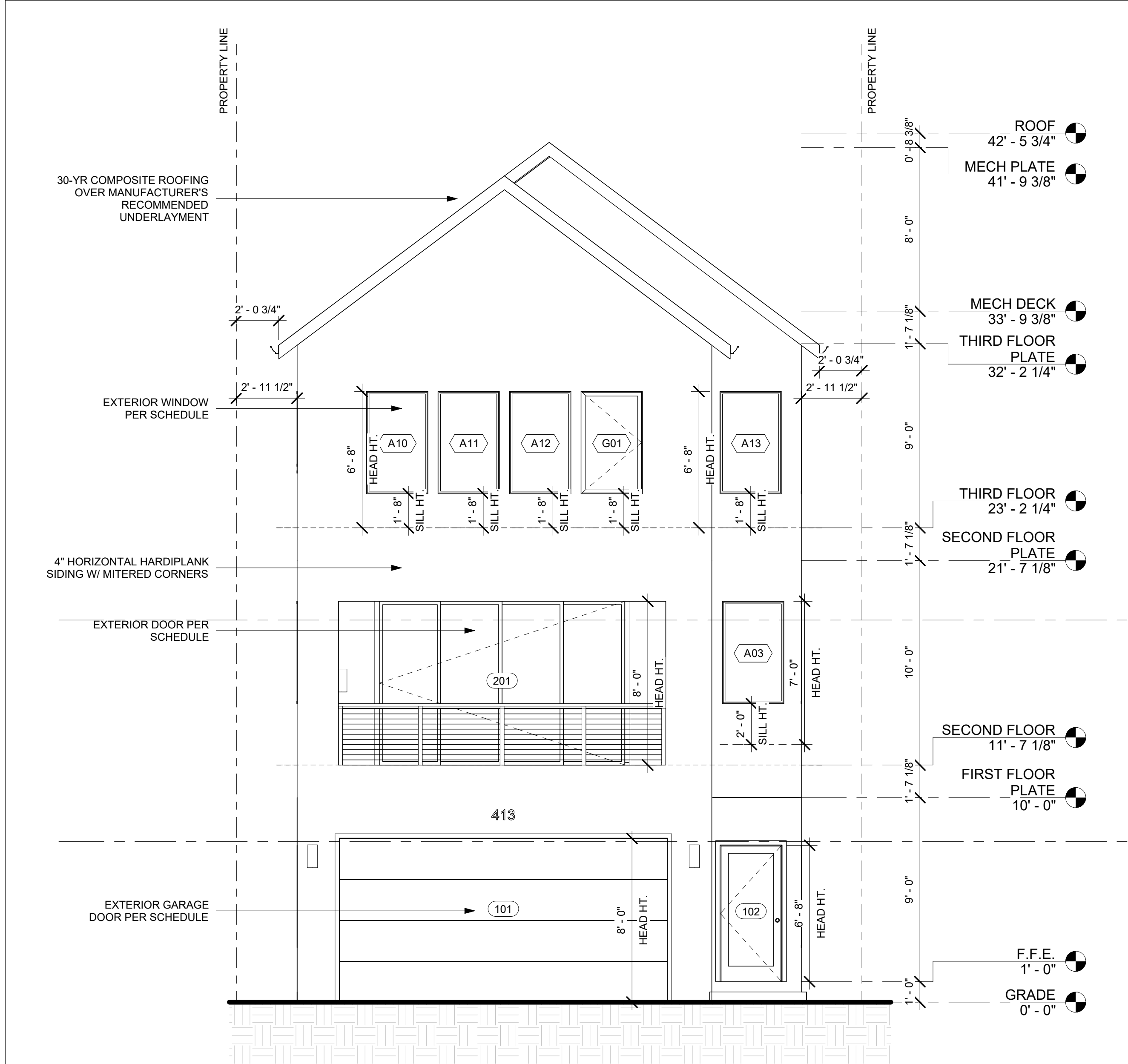
Checked by

Checker

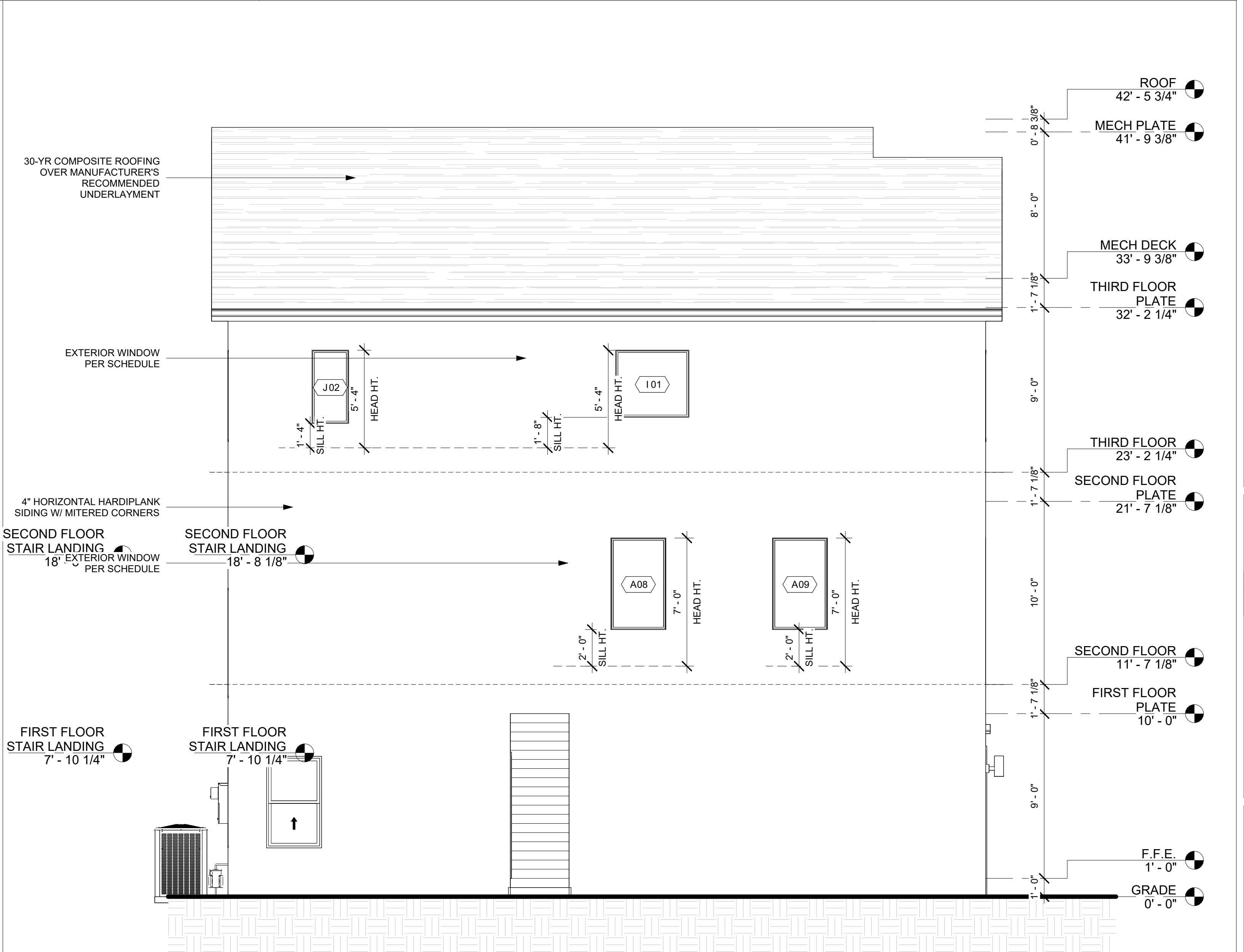
A102

Scale

As indicated



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

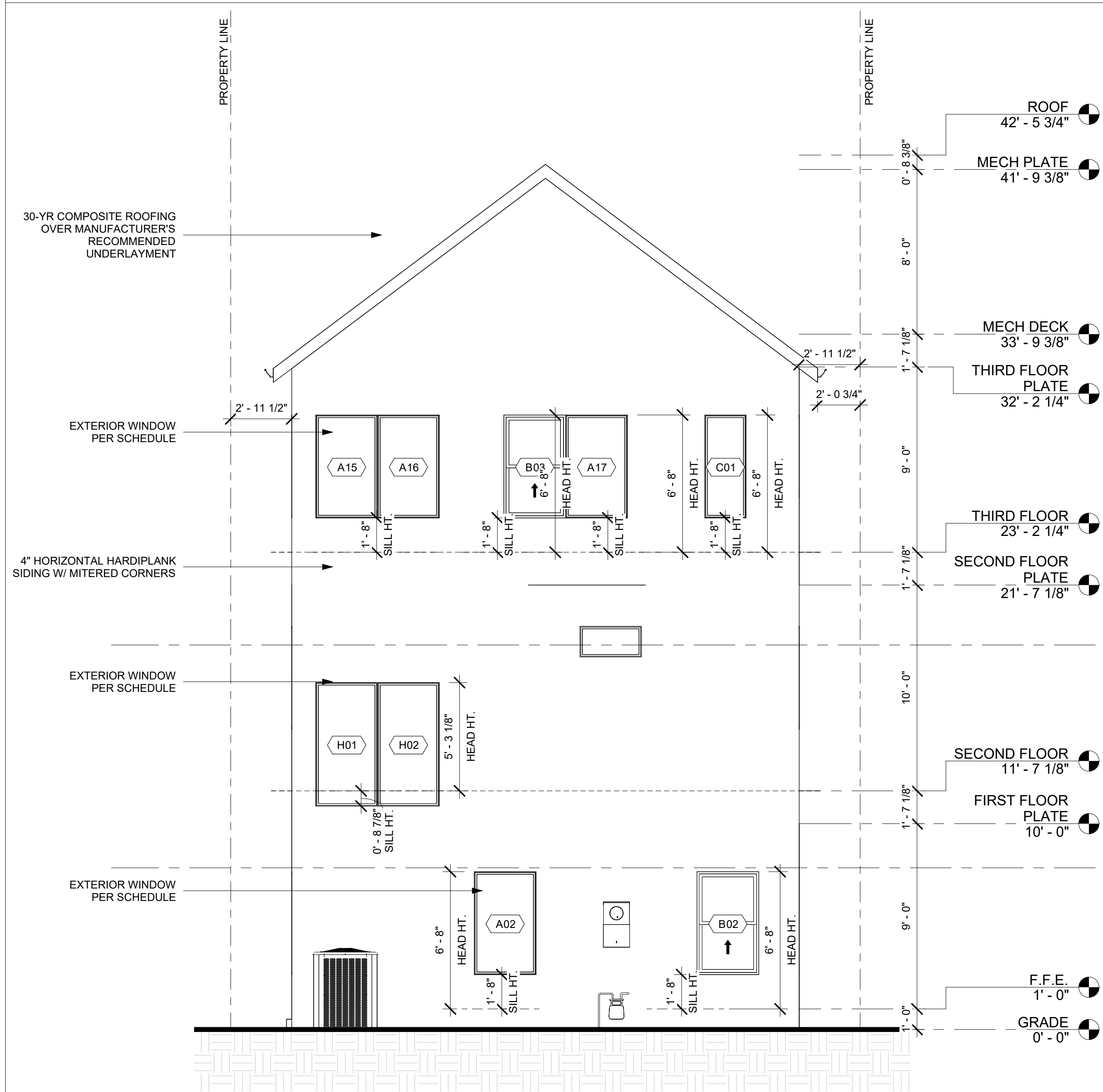


2 LEFT ELEVATION
1/4" = 1'-0"

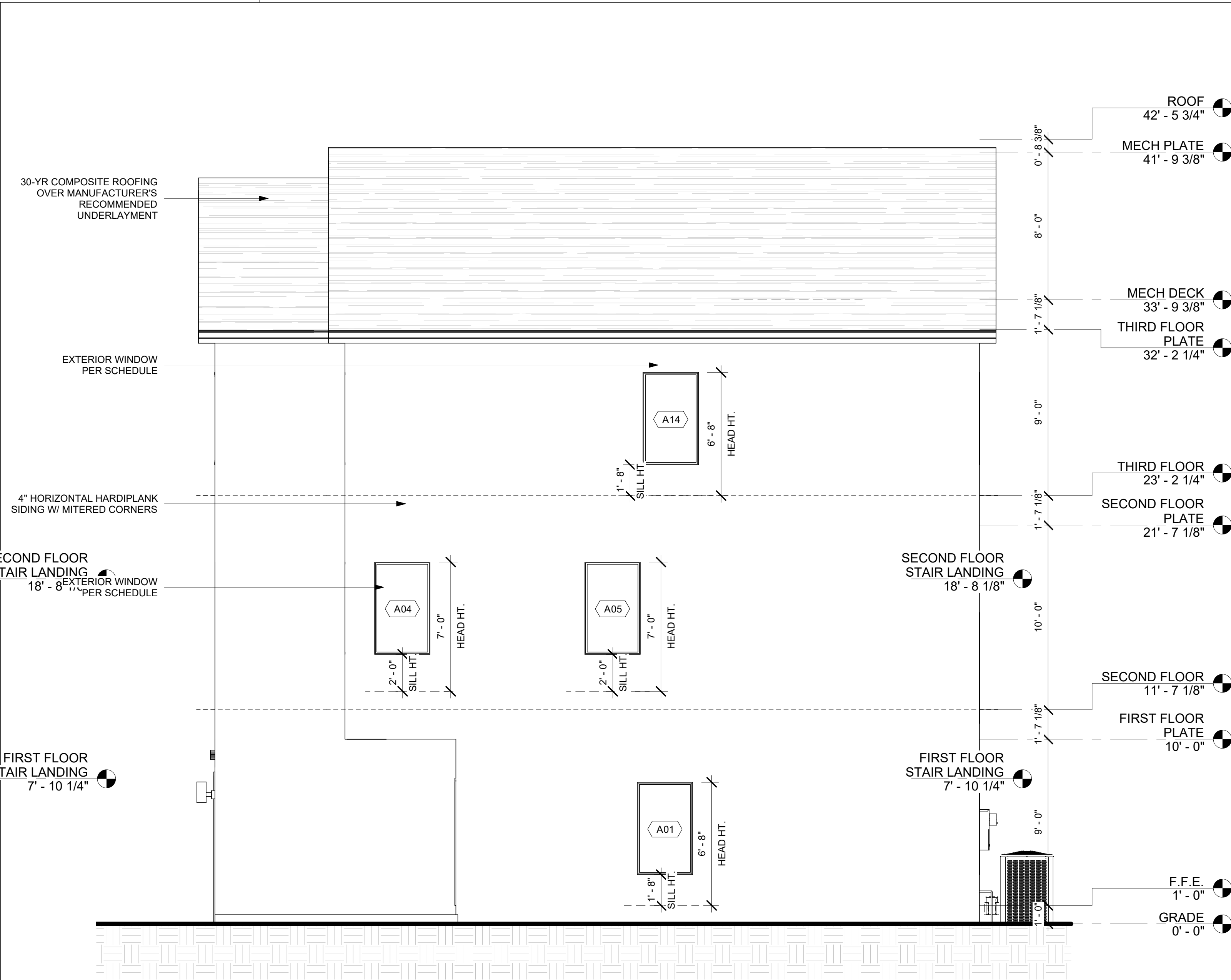
TEMPERED
GLASS

1-HR RATED
FIREWALL
UL-U305

1	REAR ELEVATION $1/4" = 1'-0"$
----------	---



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



GENERAL NOTES

ALL DRAWINGS HERE REFERENCES THE 2021 INTERNATIONAL RESIDENTIAL CODE (W/AMENDMENTS) AND THE 2021 INTERNATIONAL BUILDING CODE (W/AMENDMENTS).

1. DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS TAKE PRECEDENCE, CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB.
2. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWING.
3. ALL BEDROOM WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR MINIMUM OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM OF 5.7 SQ OF NET CLEAR.
4. ALL WINDOWS HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL.
5. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM FIRST FLOOR LEVEL (AT THE STAIRWELL).
6. OPENINGS 0 OR 1 HOUR FIRE RATED EXTERIOR WALL, SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IRC 2021.
7. PENETRATION INTO OUR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IRC 2021.
8. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY.
9. PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (SECT. R308.4)

- A. GLAZING IN TUB AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
B. GLAZING INSIDE HINGED DOORS EXCEPT JALOUSIES.
C. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
D. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
E. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
F. EDGE OF A PANE IS GREATER THAN 34 3/8" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
G. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
H. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTAL STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.

10. ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE 4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2021 SECT. R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD.

- A. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT.316.2)
- B. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FORM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".

11. ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N. ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2021 CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED.
12. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
13. CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE), SEE IRC 2021 SECT. R1001.6.
14. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
15. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO COMPLY WITH IRC 2021 CHAPTER 10.
16. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL.
17. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.
18. OVERFLOW DRAIN IS TO BE SET 2" ABOVE SCUPPER HEIGHT.



GENERAL NOTES

A. ALL LOAD BEARING STUDS TO BE 16" O.C.
B. JOIST SHALL BE SUPPORTED Laterally AT EACH END AND AT SUPPORT PER R602 (IRC 2021).
C. SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R602 (IRC 2021)
D. ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERETO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH PER IRC 2021.
E. PURLING BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
F. ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE.

B

B

INGENIOUS

DESIGNS

info@bingenioussdesigns.com
832-978-5179

REGISTERED ARCHITECT
BRYCE CORNER
27731
STATE OF TEXAS

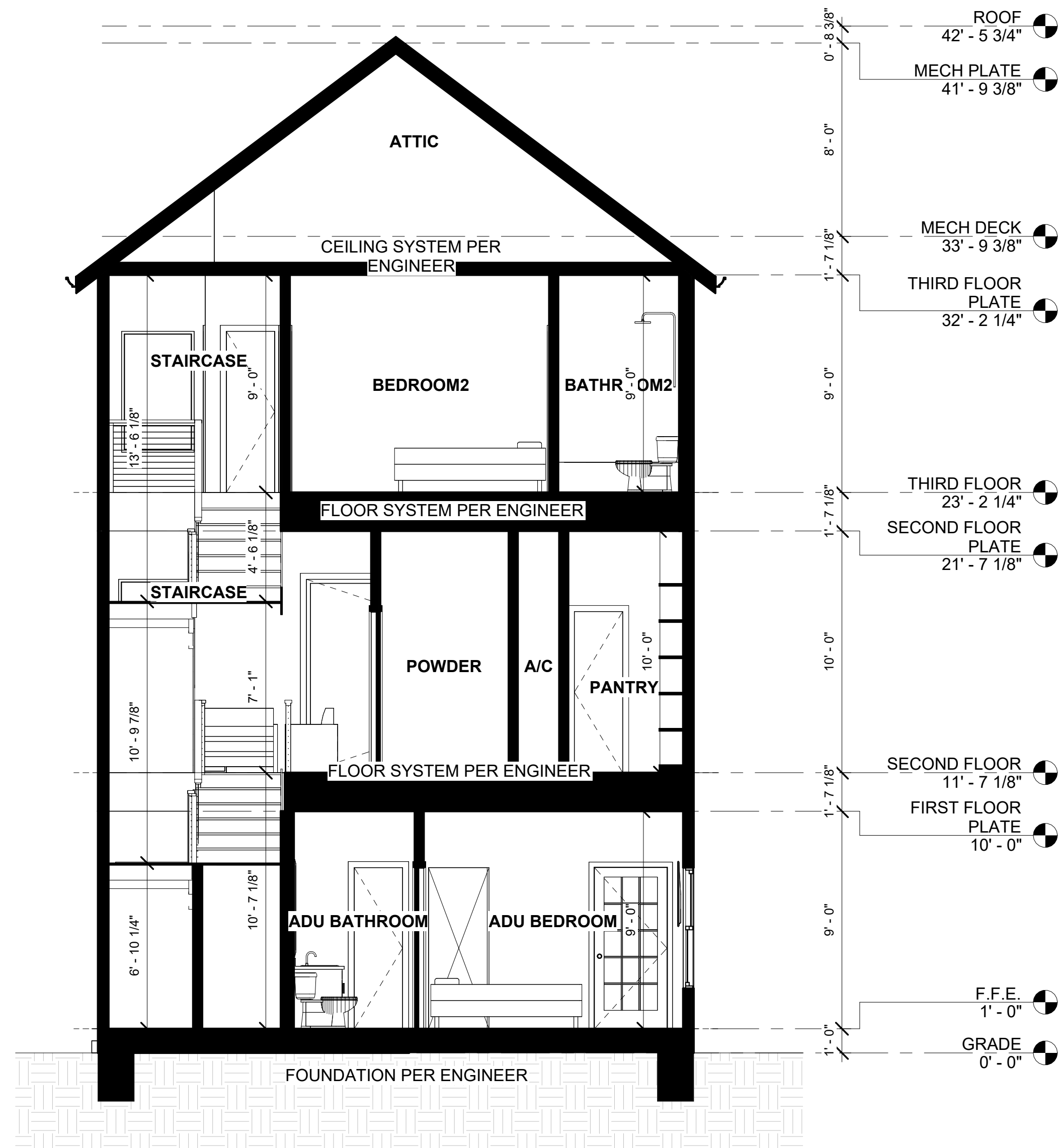
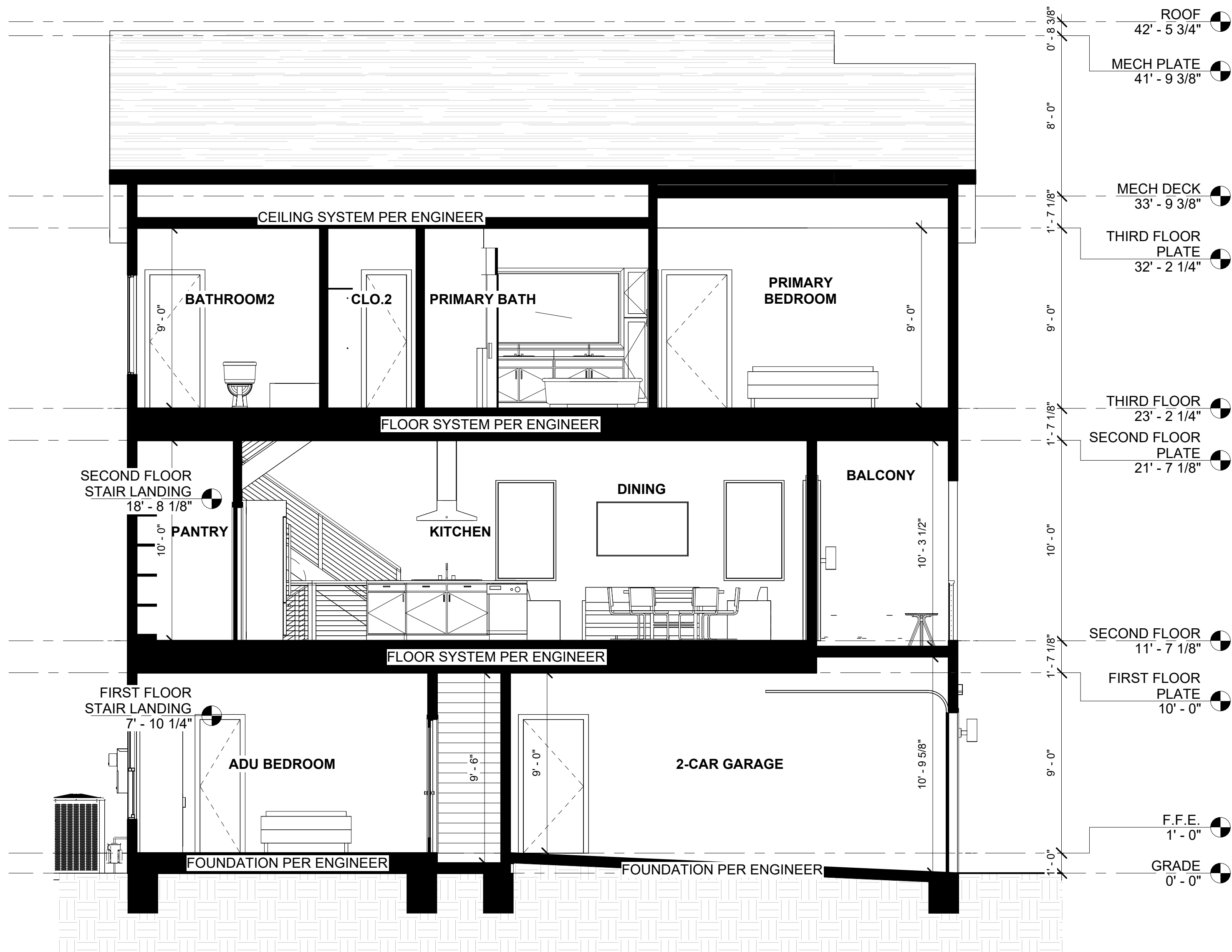
05/26/2026

PROJECT OWNER AND ADDRESS

NEW SINGLE-FAMILY
RESIDENCE
411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		
DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.		
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.		

BUILDING SECTIONS	
Project number	Project Number
Date	5/26/2026 3:36:19 PM
Drawn by	Author
Checked by	Checker
A104	
Scale	1/4" = 1'-0"



GENERAL NOTES

A. ALL LOAD BEARING STUDS TO BE 16" O.C.
B. JOIST SHALL BE SUPPORTED Laterally AT EACH END AND AT SUPPORT PER R602 (IRC 2021).
C. SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R602 (IRC 2021)
D. ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERETO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH PER IRC 2021.
E. PURLING BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
F. ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE.

B

B

INGENIOUS

DESIGNS

info@bingeniousdesigns.com
832-978-5179

REGISTERED ARCHITECT
BRYCE CONNER
27731
STATE OF TEXAS

05/26/2026

PROJECT OWNER AND ADDRESS

NEW SINGLE-FAMILY
RESIDENCE
411 N. LIVE OAK
HOUSTON, TX. 77003

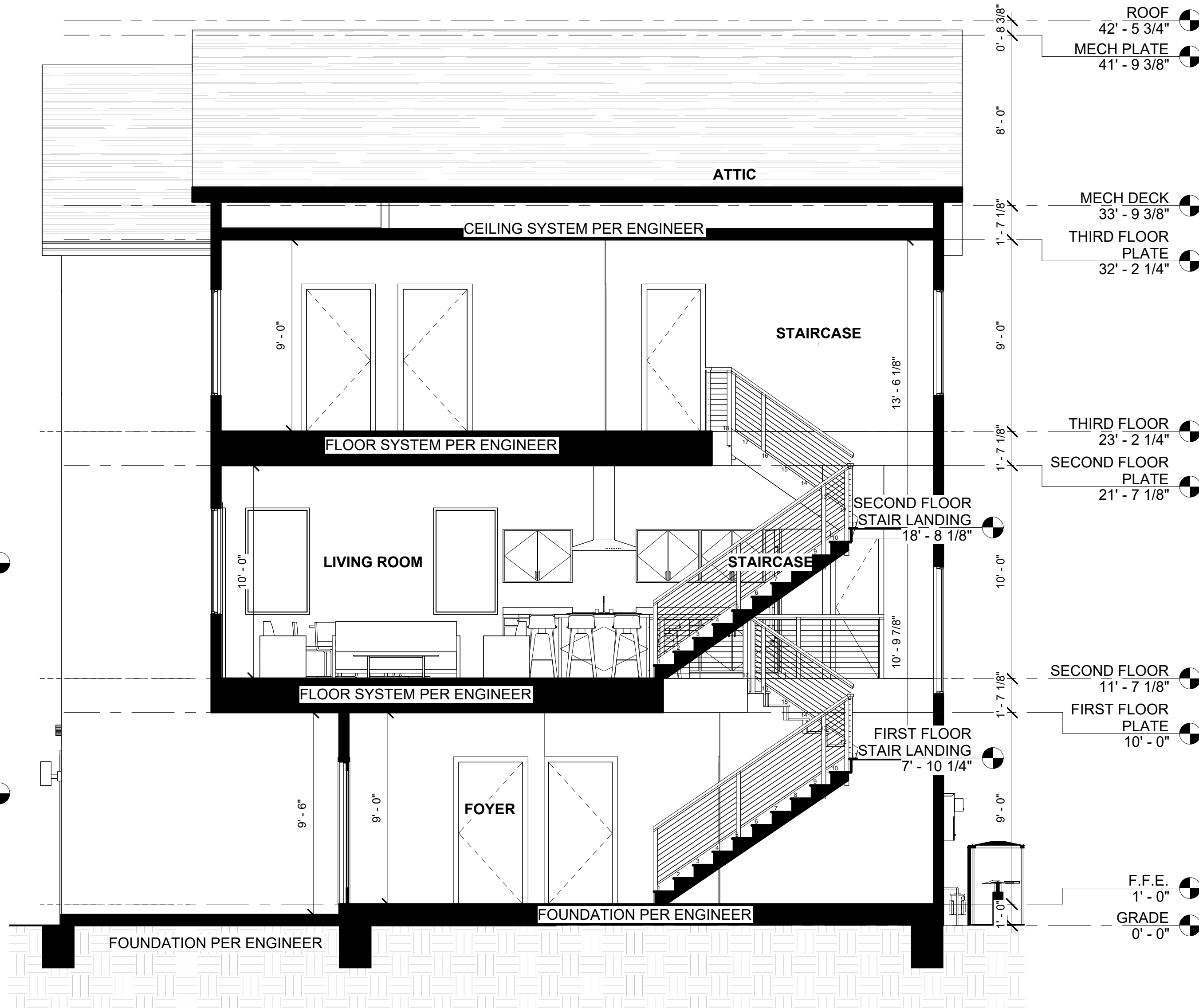
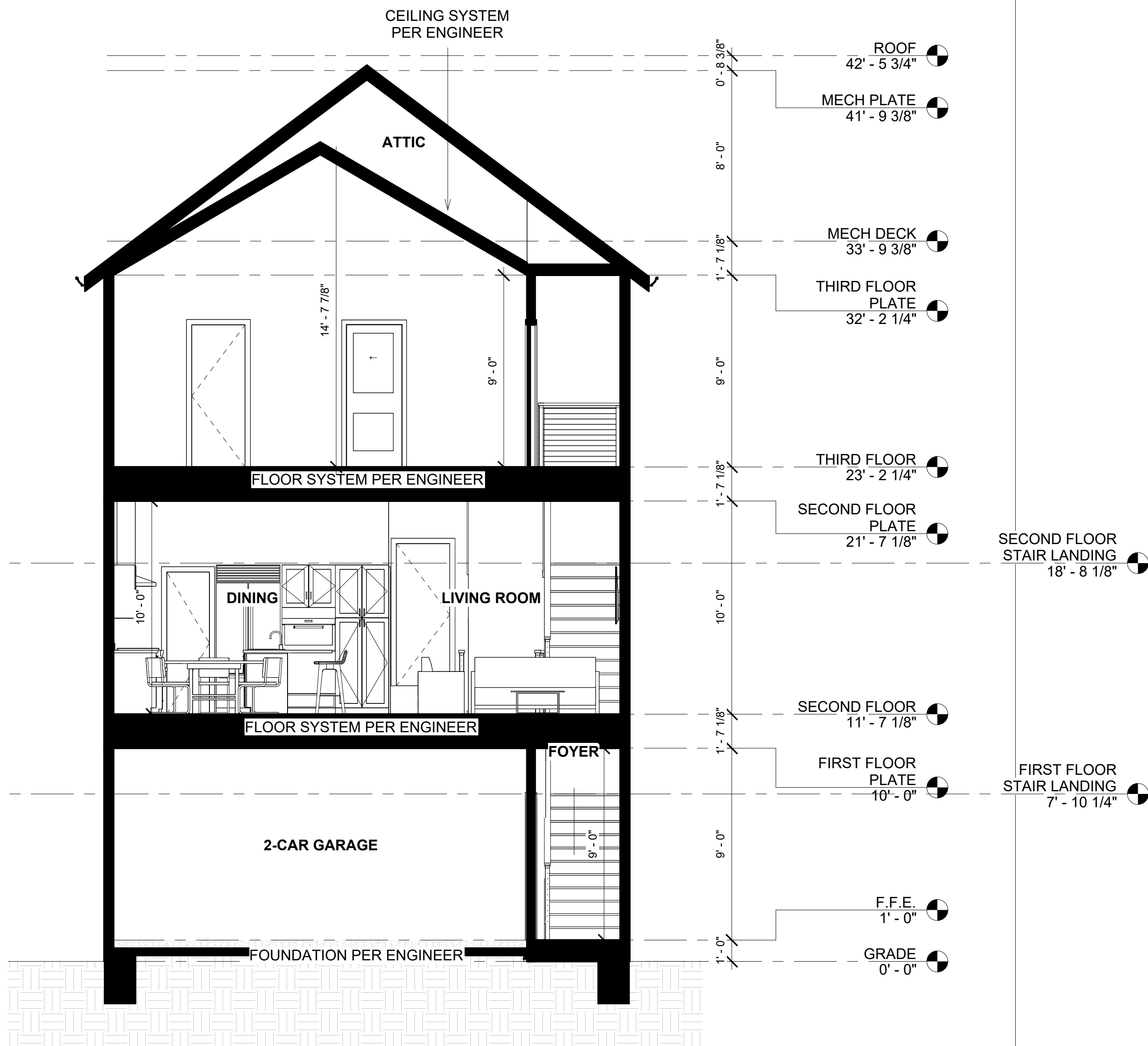
NO.	DESCRIPTION	DATE
REVISION SCHEDULE		
DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.		
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC . ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.		

BUILDING
SECTIONS

Project number	Project Number
Date	5/26/2026 3:36:20 PM
Drawn by	Author
Checked by	Checker

A105

Scale 1/4" = 1'-0"



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

2 SECTION 4
1/4" = 1'-0"

FIRST FLOOR DOOR SCHEDULE				
Mark	Level	Width	Height	Description
	THIRD FLOOR	2' - 0"	6' - 8"	SHOWER DOOR TEMPERED
101	GRADE	16' - 0"	8' - 0"	EXTERIOR GARAGE DOOR PER BUILDER
102	F.F.E.	3' - 0"	6' - 8"	EXTERIOR DOOR PER BUILDER
103	F.F.E.	3' - 0"	6' - 8"	EXTERIOR DOOR PER BUILDER
104	F.F.E.	3' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
105	F.F.E.	3' - 0"	6' - 8"	1 3/8" SOLID-CORE INTERIOR DOOR W/ SELF CLOSER, SELF LATCHING, WEATHER STRIP AND 20 MINUTE FIRE RATING
106	F.F.E.	3' - 0"	6' - 8"	
107	F.F.E.	2' - 6"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
108	F.F.E.	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
109	F.F.E.	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
111	THIRD FLOOR	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
113	THIRD FLOOR	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
201	SECOND FLOOR	12' - 0"	8' - 0"	EXTERIOR 4 PANEL SLIDING DOOR
202	SECOND FLOOR	2' - 6"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
203	SECOND FLOOR	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
204	SECOND FLOOR	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
301	THIRD FLOOR	3' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
302	THIRD FLOOR	2' - 8"	6' - 8"	SINGLE POCKET 2 PANEL DOOR
303	THIRD FLOOR	2' - 6"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
306	THIRD FLOOR	3' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
307	THIRD FLOOR	2' - 0"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
308	THIRD FLOOR	2' - 6"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR
309	THIRD FLOOR	2' - 6"	6' - 8"	1 3/8" HOLLOW - CORE INTERIOR DOOR

WINDOW SCHEDULE									
Type Mark	Mark	Level	Width	Height	Sill Height	Head Height	Description	Comments	
A	01	F.F.E.	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	02	F.F.E.	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	03	SECOND FLOOR	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED WINDOW		
A	04	SECOND FLOOR	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED WINDOW		
A	05	SECOND FLOOR	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED WINDOW		
A	08	SECOND FLOOR	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED WINDOW		
A	09	SECOND FLOOR	3' - 0"	5' - 0"	3' - 0"	8' - 0"	FIXED WINDOW		
A	10	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	11	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	12	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	13	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	14	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
A	15	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW	COMBINED UNIT (A15, A16)	
A	16	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW	COMBINED UNIT (A15, A16)	
A	17	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW	COMBINED UNIT (A17, B03)	
B	01	F.F.E.	3' - 0"	5' - 0"	1' - 8"	6' - 8"	SINGLE HUNG, EGRESS		
B	02	F.F.E.	3' - 0"	5' - 0"	1' - 8"	6' - 8"	SINGLE HUNG, EGRESS		
B	03	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	SINGLE HUNG, EGRESS	COMBINED UNIT (A17, B03)	
C	01	THIRD FLOOR	2' - 0"	5' - 0"	1' - 8"	6' - 8"	FIXED WINDOW		
F	01	SECOND FLOOR	3' - 0"	1' - 6"	6' - 6"	8' - 0"	FIXED WINDOW		
G	01	THIRD FLOOR	3' - 0"	5' - 0"	1' - 8"	6' - 8"	CASEMENT, EGRESS		
H	01	FIRST FLOOR STAIR LANDING	3' - 0"	6' - 0"	3' - 0"	9' - 0"		COMBINED UNIT (A06, A07)	
H	02	FIRST FLOOR STAIR LANDING	3' - 0"	6' - 0"	3' - 0"	9' - 0"		COMBINED UNIT (A06, A07)	
I	01	THIRD FLOOR	4' - 0"	3' - 8"	3' - 0"	6' - 8"			
J	02	THIRD FLOOR	2' - 0"	4' - 0"	2' - 8"	6' - 8"			

FLOOR FINISH SCHEDULE				
Name	Area	Floor Finish	Base Finish	Comments
ADU BEDROOM	156 SF	LUXURY VINYL PLANK	4" MDF	
ADU BATHROOM	48 SF	TILE	PLYWOOD	
ADU CLO.	23 SF	LUXURY VINYL PLANK	4" MDF	
ADU HALL	28 SF	LUXURY VINYL PLANK	4" MDF	
STACKED LAUNDRY	10 SF	LUXURY VINYL PLANK	4" MDF	
FOYER	77 SF	LUXURY VINYL PLANK	4" MDF	
STORAGE	17 SF	LUXURY VINYL PLANK	4" MDF	
DINING	171 SF	LUXURY VINYL PLANK	4" MDF	
KITCHEN	194 SF	LUXURY VINYL PLANK	4" MDF	
PANTRY	23 SF	LUXURY VINYL PLANK	4" MDF	
POWDER	25 SF	TILE	PLYWOOD	
A/C	8 SF	LUXURY VINYL PLANK	4" MDF	
LIVING ROOM	199 SF	LUXURY VINYL PLANK	4" MDF	
BALCONY	128 SF	LUXURY VINYL PLANK	4" MDF	
STORAGE	7 SF	LUXURY VINYL PLANK	4" MDF	
PRIMARY BEDROOM	282 SF	LUXURY VINYL PLANK	4" MDF	
PRIMARY CLO.	54 SF	LUXURY VINYL PLANK	4" MDF	
LAUNDRY	35 SF	LUXURY VINYL PLANK	4" MDF	
CLO.2	23 SF	LUXURY VINYL PLANK	4" MDF	
BATHROOM2	46 SF	TILE	PLYWOOD	
BEDROOM2	150 SF	TILE	PLYWOOD	
A/C	8 SF	LUXURY VINYL PLANK	4" MDF	
PRIMARY BATH	97 SF	TILE	PLYWOOD	
A/C PAD	20 SF			
FRONT PORCH	32 SF			
SIDE PORCH	15 SF			
HALL	106 SF			
IT CLO.	7 SF			

- GENERAL NOTES
1. ALL WINDOW UNITS WHERE THE TOP OF THE SILL OF THE WINDOW OPENING IS LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING SHALL COMPLY WITH ONE OF THE FOLLOWING (2021 IRC SEC. R312.2.1):

A. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

B. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.

C. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

2. THE DOOR FORM THE GARAGE SHALL BE SELF-CLOSING AND MEET ONE OF THE FOLLOWING REQUIREMENTS:

A. MIN. 1 3/8" SOLID WOOD

B. MIN. 1 3/8" STEEL OVER HONEYCOMB

C. MIN. 20-MINUTE FIRE-RATED

B

B INGENIOUS
DESIGNS

info@bingeniousdesigns.com
832-978-5179

REGISTERED ARCHITECT
BRYCE CONNER
STATE OF TEXAS
27731

05/26/2026

PROJECT OWNER AND ADDRESS

NEW SINGLE-FAMILY
RESIDENCE
411 N. LIVE OAK
HOUSTON, TX. 77003

1

FIRST FLOOR SCHEDULE PLAN
1/4" = 1'-0"

2

SECOND FLOOR SCHEDULE PLAN
1/4" = 1'-0"

3

THIRD FLOOR SCHEDULE PLAN
1/4" = 1'-0"

NO. DESCRIPTION DATE

REVISION SCHEDULE

DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

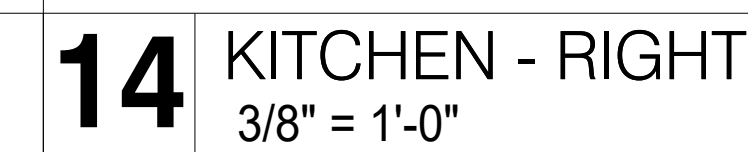
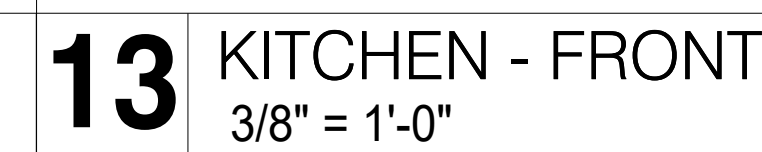
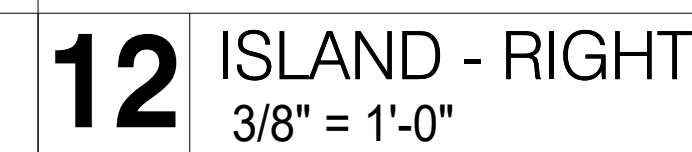
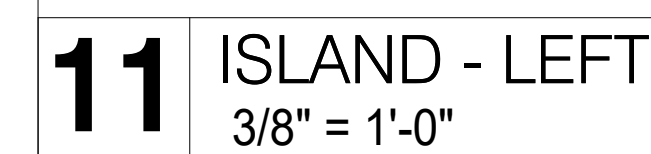
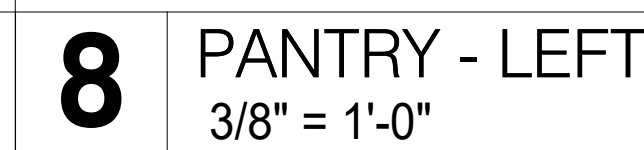
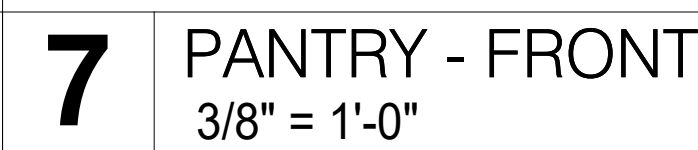
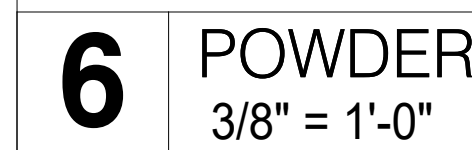
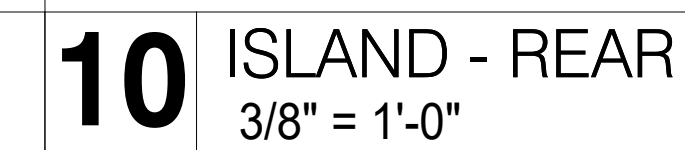
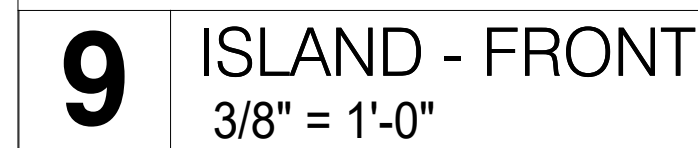
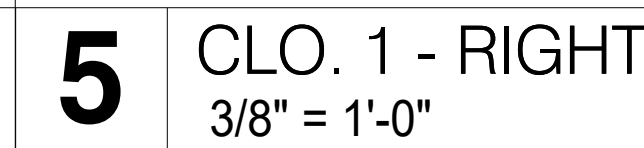
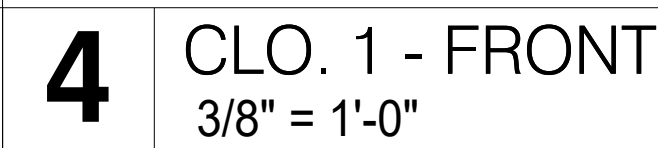
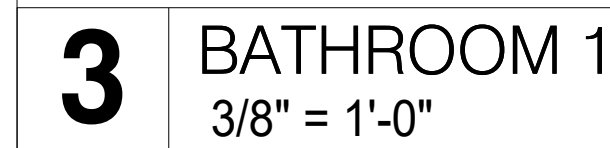
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.

SCHEDULES

Project number Project Number
Date 5/26/2026 3:36:21 PM
Drawn by Author
Checked by Checker

A106

Scale 1/4" = 1'-0"

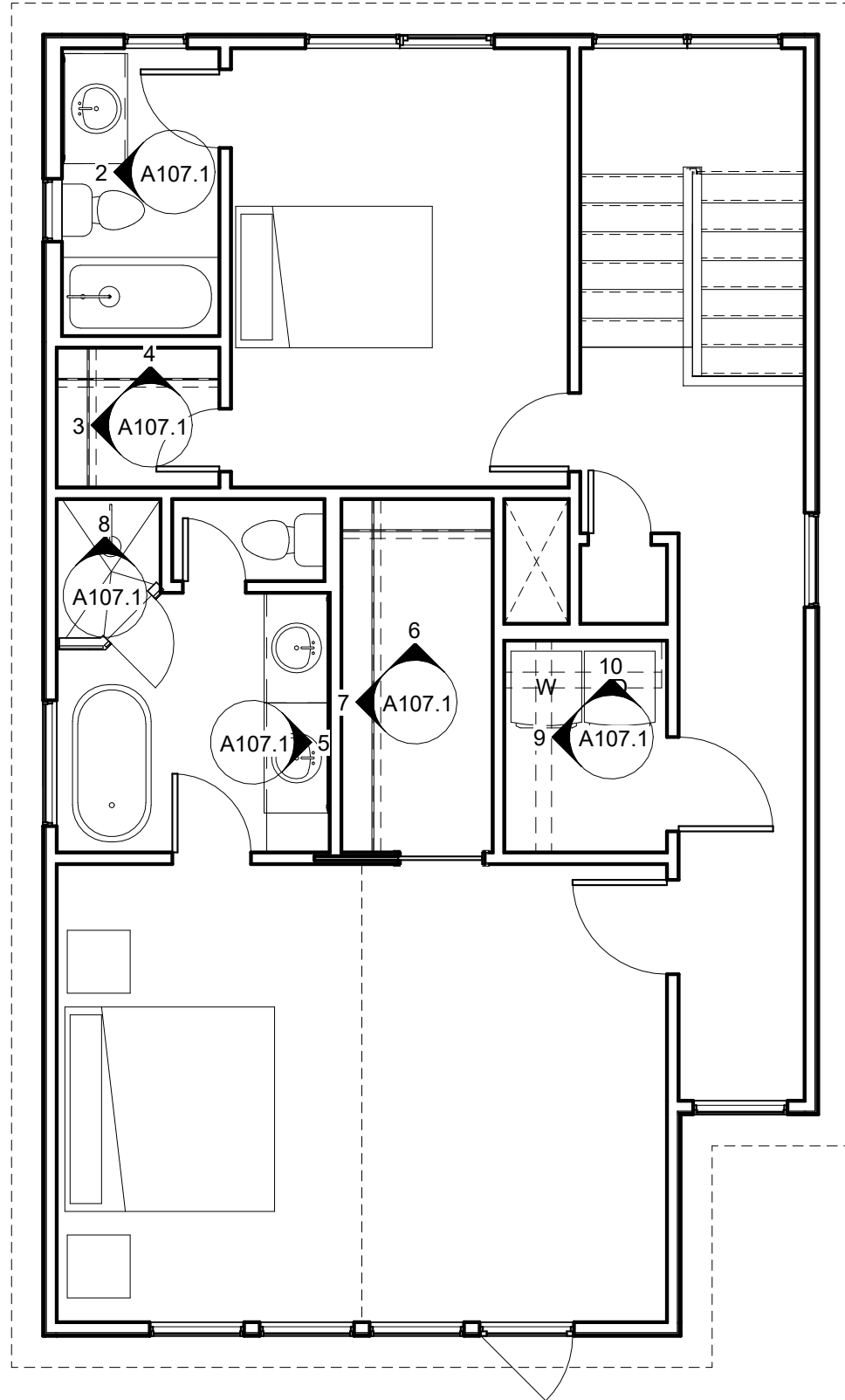


PROJECT OWNER AND ADDRESS

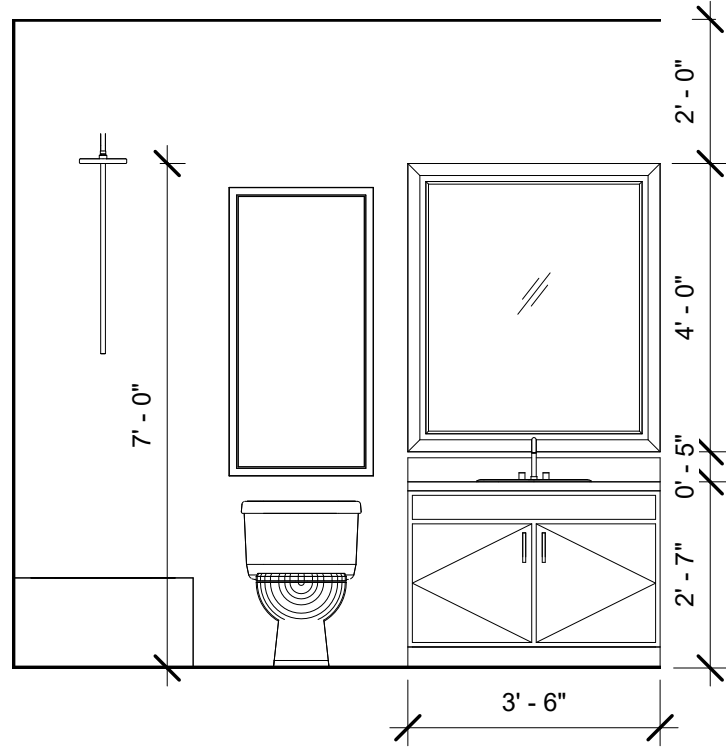
NEW SINGLE-FAMILY
RESIDENCE

411 N. LIVE OAK
HOUSTON, TX. 77003

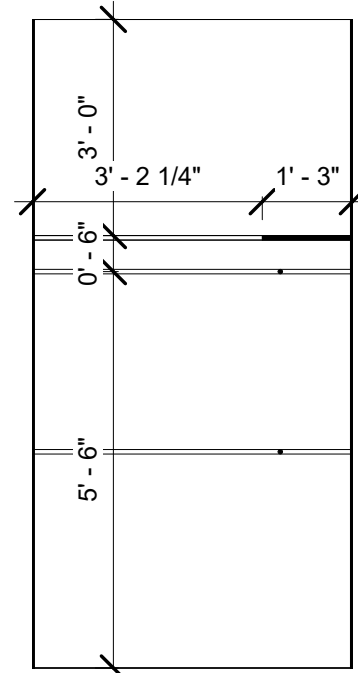
A107	
Scale	As indicated



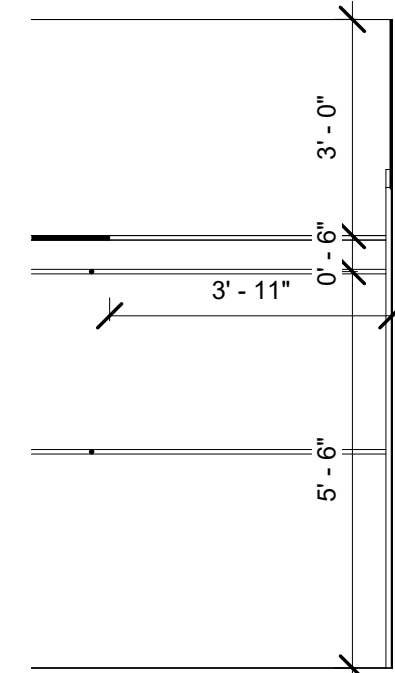
1 THIRD FLOOR INTERIOR PLAN
3/16" = 1'-0"



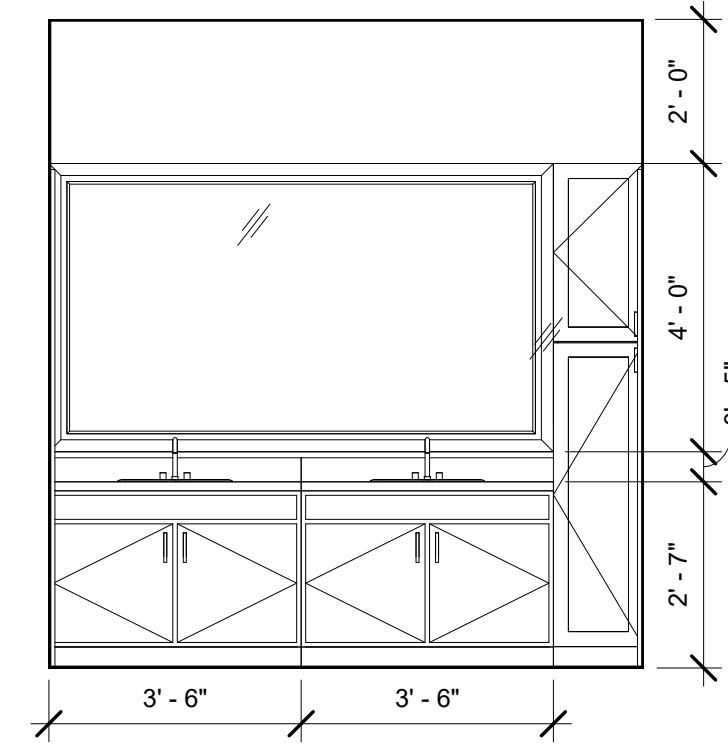
2 BATHROOM 2
3/8" = 1'-0"



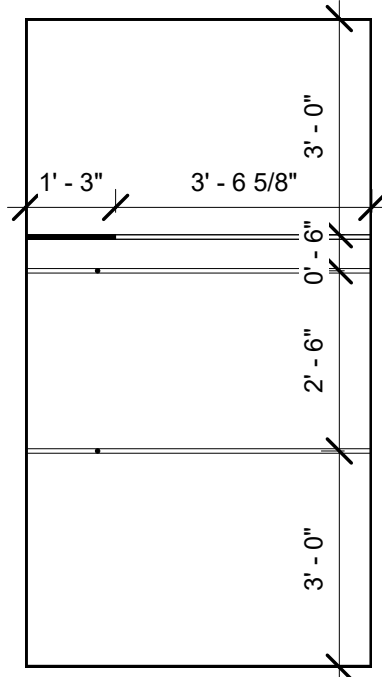
3 CLO. 2 - FRONT
3/8" = 1'-0"



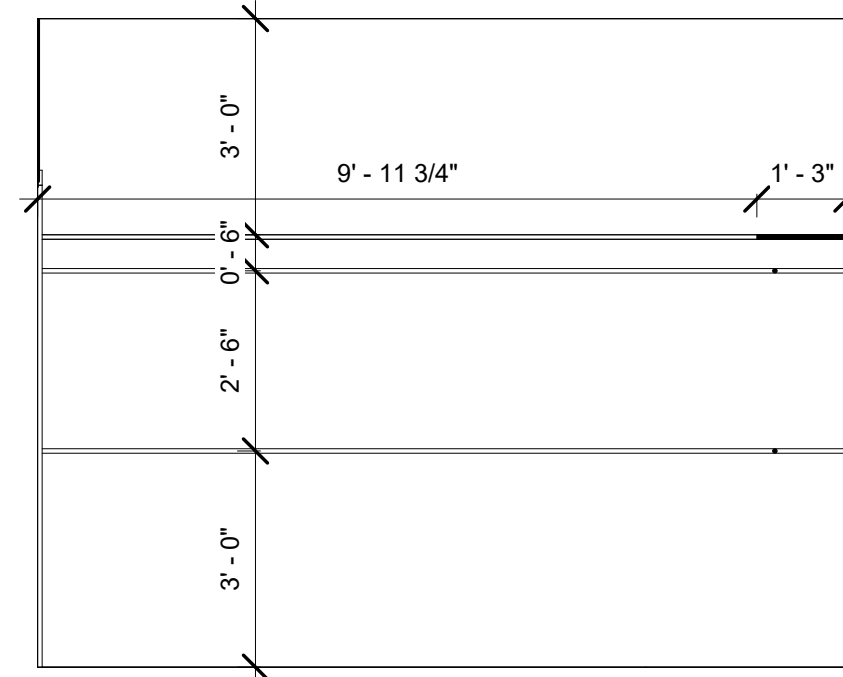
4 CLO. 2 - RIGHT
3/8" = 1'-0"



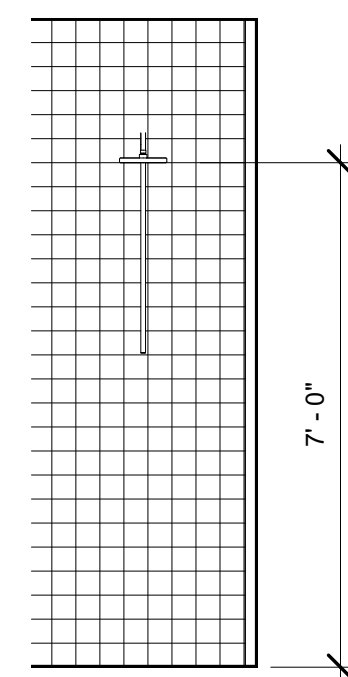
5 PRIMARY BATH
3/8" = 1'-0"



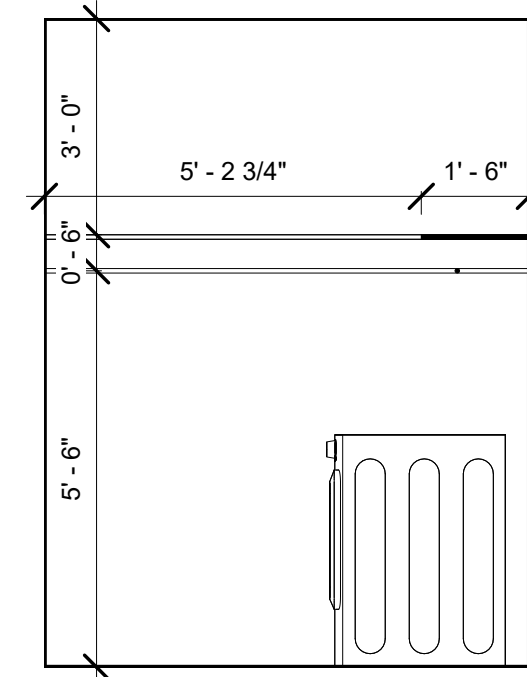
6 PRIMARY CLO. - FRONT
3/8" = 1'-0"



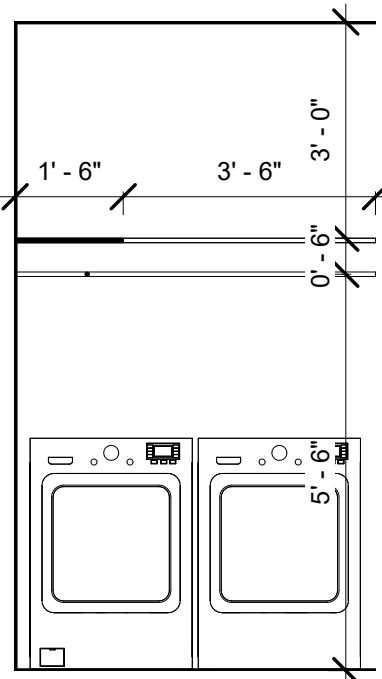
7 PRIMARY CLO. - LEFT
3/8" = 1'-0"



8 MASTER SHOWER
3/8" = 1'-0"



9 LAUNDRY - FRONT
3/8" = 1'-0"



10 LAUNDRY - RIGHT
3/8" = 1'-0"

PROJECT OWNER AND ADDRESS
**NEW SINGLE-FAMILY
RESIDENCE**
411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

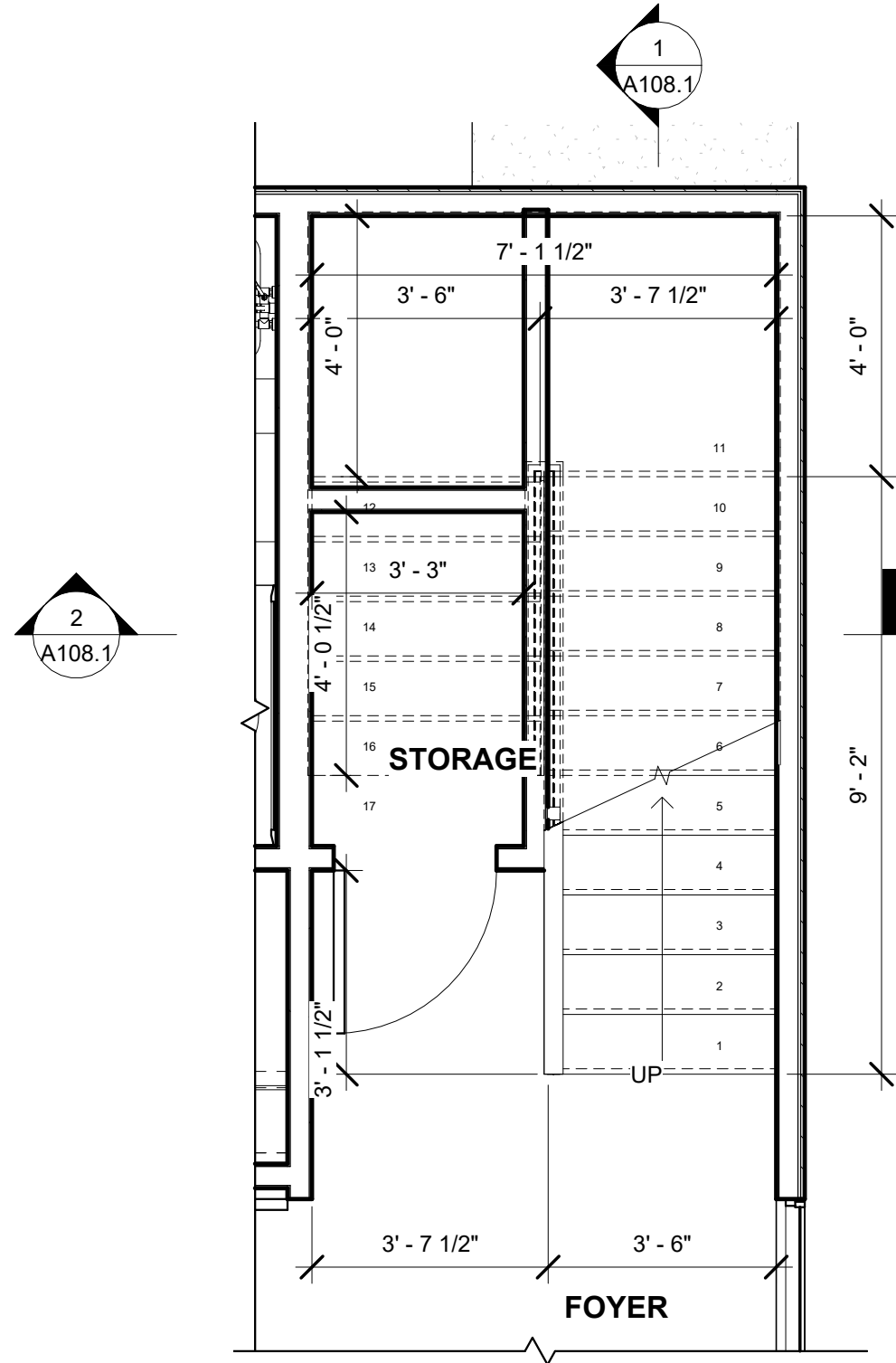
DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS. NOTIFY
DESIGNER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION.

THIS PLAN IS COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF B
INGENIOUS DESIGNS LLC . ANY
UNAUTHORIZED COPIES OR
DISTRIBUTION IS A VIOLATION OF
FEDERAL COPYRIGHT LAW AND SUBJECT
TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL
COPYRIGHT ACT.

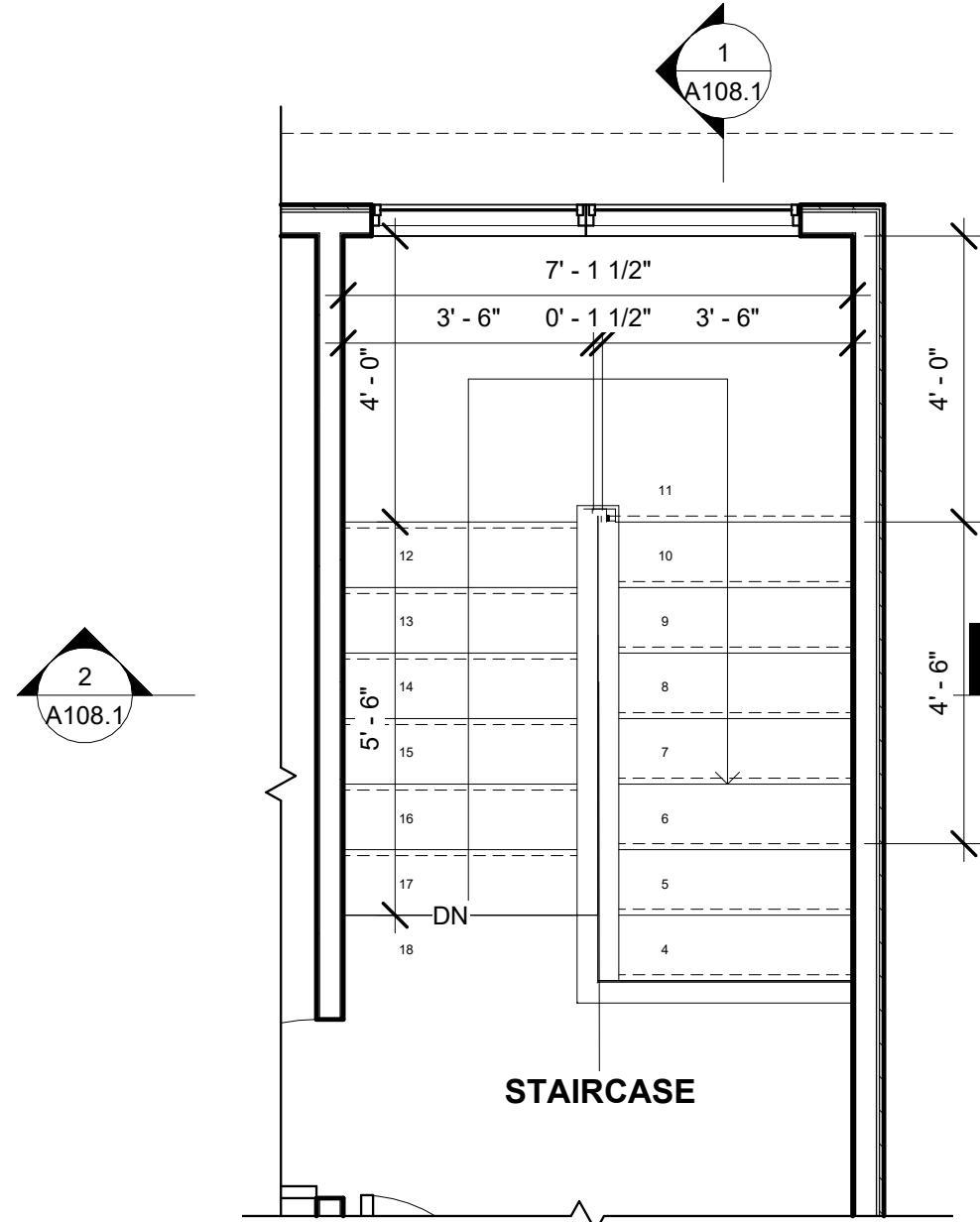
**INTERIOR
DETAILS**

Project number	Project Number
Date	5/26/2026 3:36:24 PM
Drawn by	Author
Checked by	Checker

A107.1



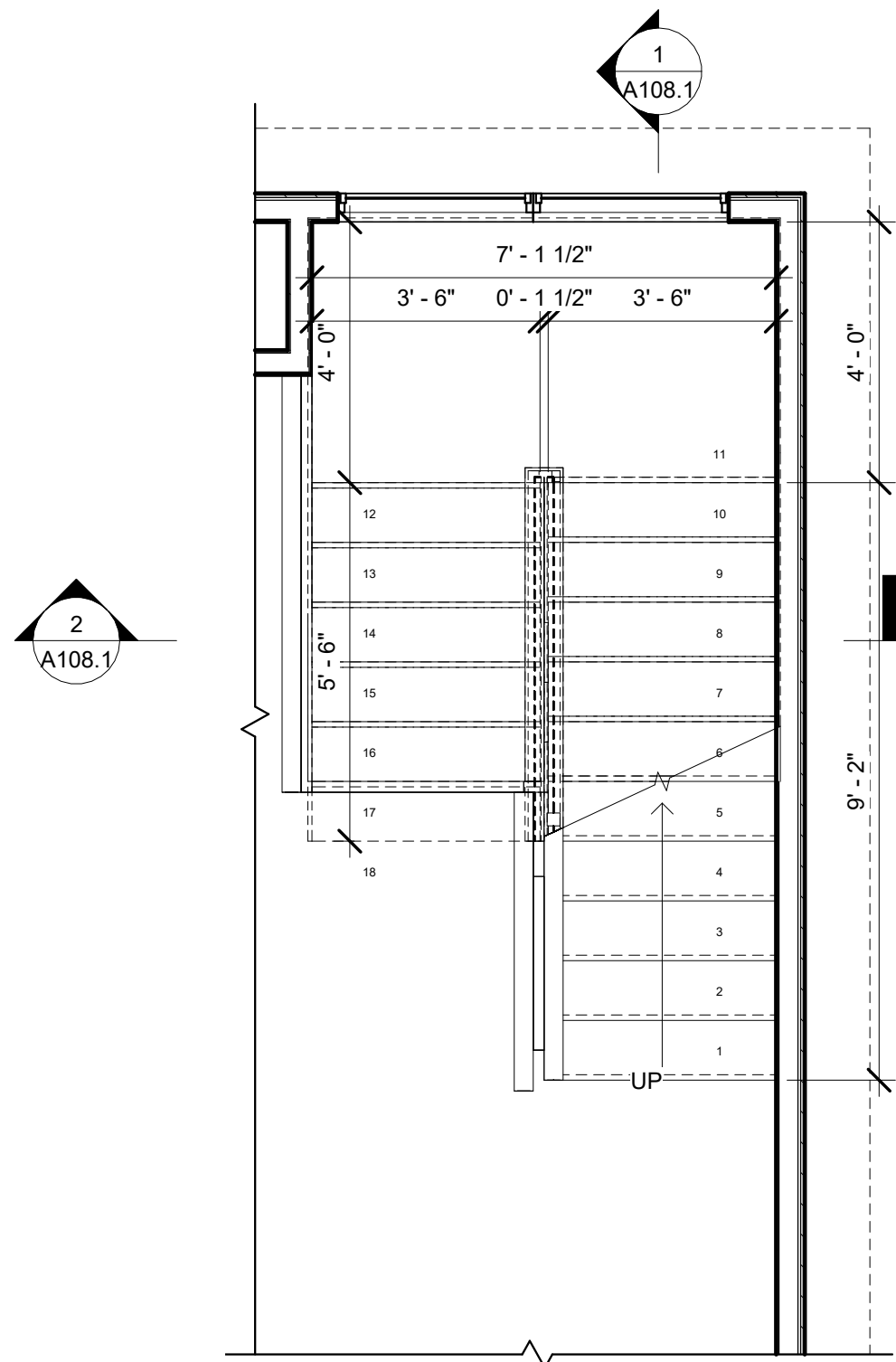
FIRST TO SECOND FLOOR:
TOTAL HEIGHT: 10'-7 1/8"
TREAD DEPTH: 11"
RISER HEIGHT: 7.48"
TOTAL RISER: 18



THIRD TO SECOND FLOOR:
TOTAL HEIGHT: 11'-7 1/8"
TREAD DEPTH: 11"
RISER HEIGHT: 7.73"
TOTAL RISER: 18

1 STAIRWELL - FIRST FLOOR
3/8" = 1'-0"

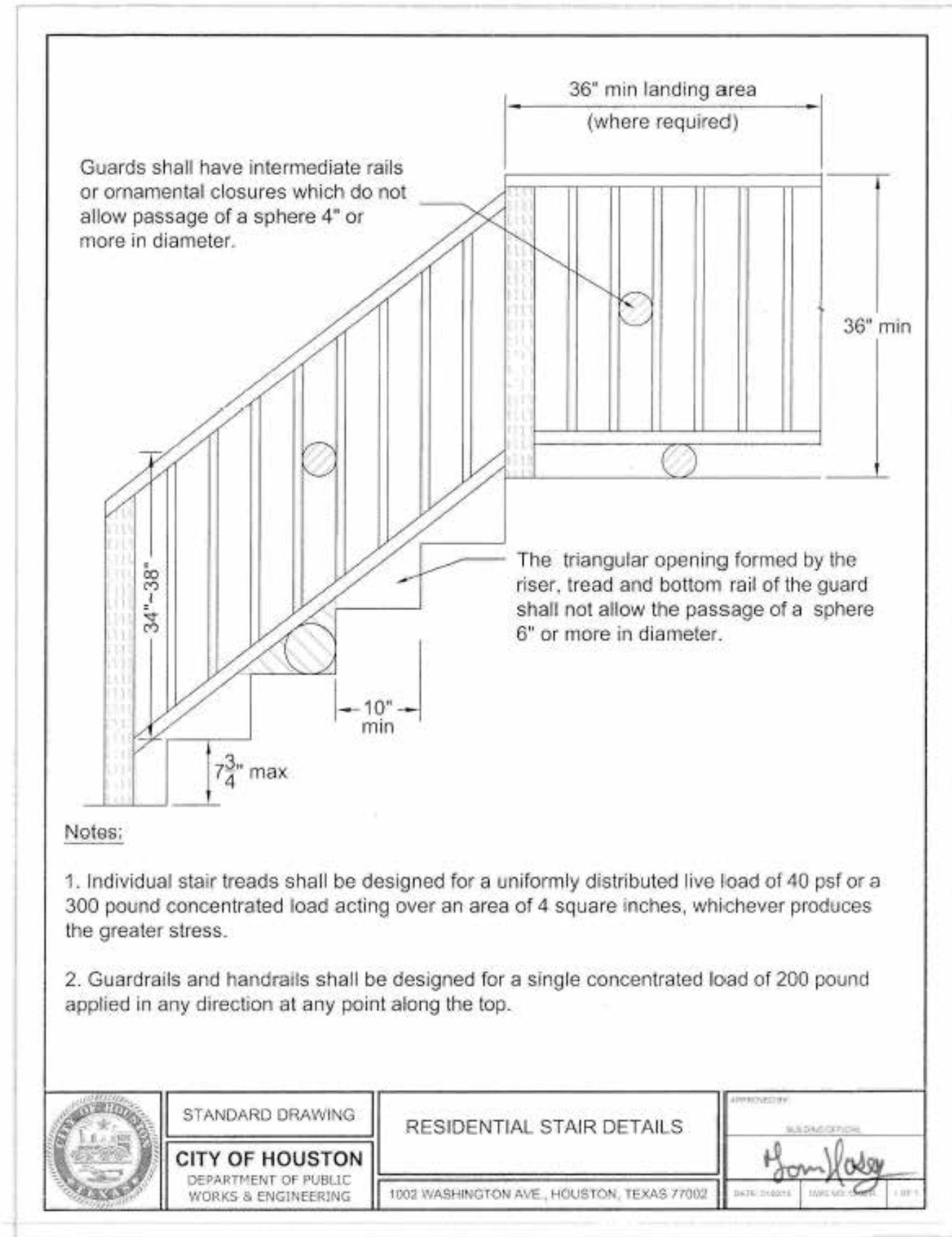
3 STAIRWELL - THIRD FLOOR
3/8" = 1'-0"



SECOND TO THIRD FLOOR:
TOTAL HEIGHT: 11'-7 1/8"
TREAD DEPTH: 11"
RISER HEIGHT: 7.73"
TOTAL RISER: 18

2 STAIRWELL - SECOND FLOOR
3/8" = 1'-0"

- MAXIMUM FENESTRATION **U-FACTOR: 0.40 (0.65 FOR SKYLIGHTS*)**
- MAXIMUM GLAZED FENESTRATION **SHGC: 0.25**
- MINIMUM **CEILING R-VALUE: 49**
- MINIMUM **WALL R-VALUE: 13**
- MINIMUM **FLOOR R-VALUE: 13**



05/26/2026

[Signature]

PROJECT OWNER AND ADDRESS
**NEW SINGLE-FAMILY
RESIDENCE**
411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
-----	-------------	------

REVISION SCHEDULE

DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS. NOTIFY
DESIGNER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION.

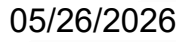
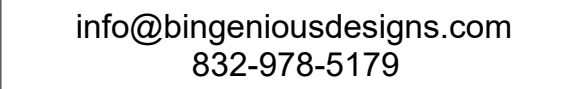
THIS PLAN IS COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF B
INGENIOUS DESIGNS LLC. ANY
UNAUTHORIZED COPIES OR
DISTRIBUTION IS A VIOLATION OF
FEDERAL COPYRIGHT LAW AND SUBJECT
TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL
COPYRIGHT ACT.

STAIR DETAILS

Project number	Project Number
Date	5/26/2026 3:36:24 PM
Drawn by	Author
Checked by	Checker

A108

Scale As indicated



PROJECT OWNER AND ADDRESS

**NEW SINGLE-FAMILY
RESIDENCE**

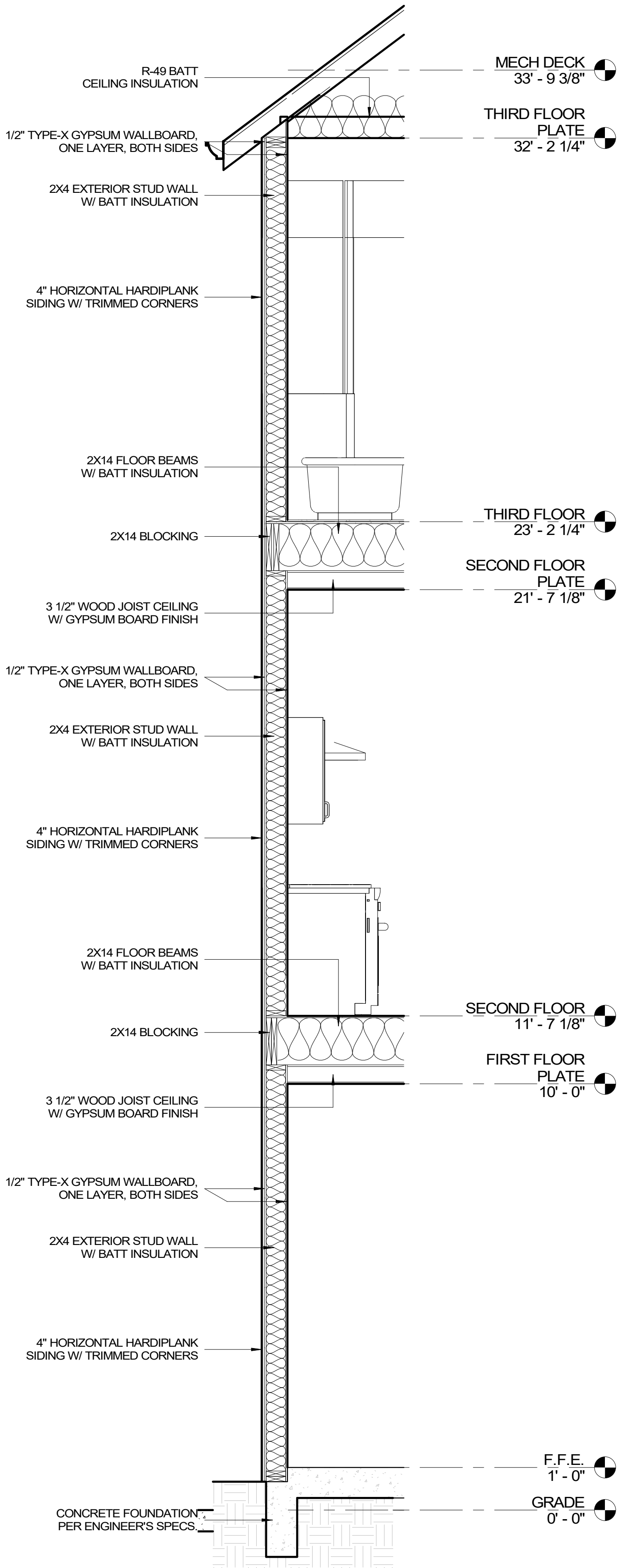
411 N. LIVE OAK
HOUSTON, TX. 77003

THIS PLAN IS COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF B
INGENIOUS DESIGNS LLC . ANY
UNAUTHORIZED COPIES OR
DISTRIBUTION IS A VIOLATION OF
FEDERAL COPYRIGHT LAW AND SUBJECT
TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL
COPYRIGHT ACT.

Project number	Project Number
Date	5/26/2026 3:36:25 PM
Drawn by	Author
Checked by	Checker

Scale $3/8" = 1'-0"$





1 WALL SECTION w/SIDING
1/2" = 1'-0"



PROJECT OWNER AND ADDRESS

**NEW SINGLE-FAMILY
RESIDENCE**

411 N. LIVE OAK
HOUSTON, TX. 77003

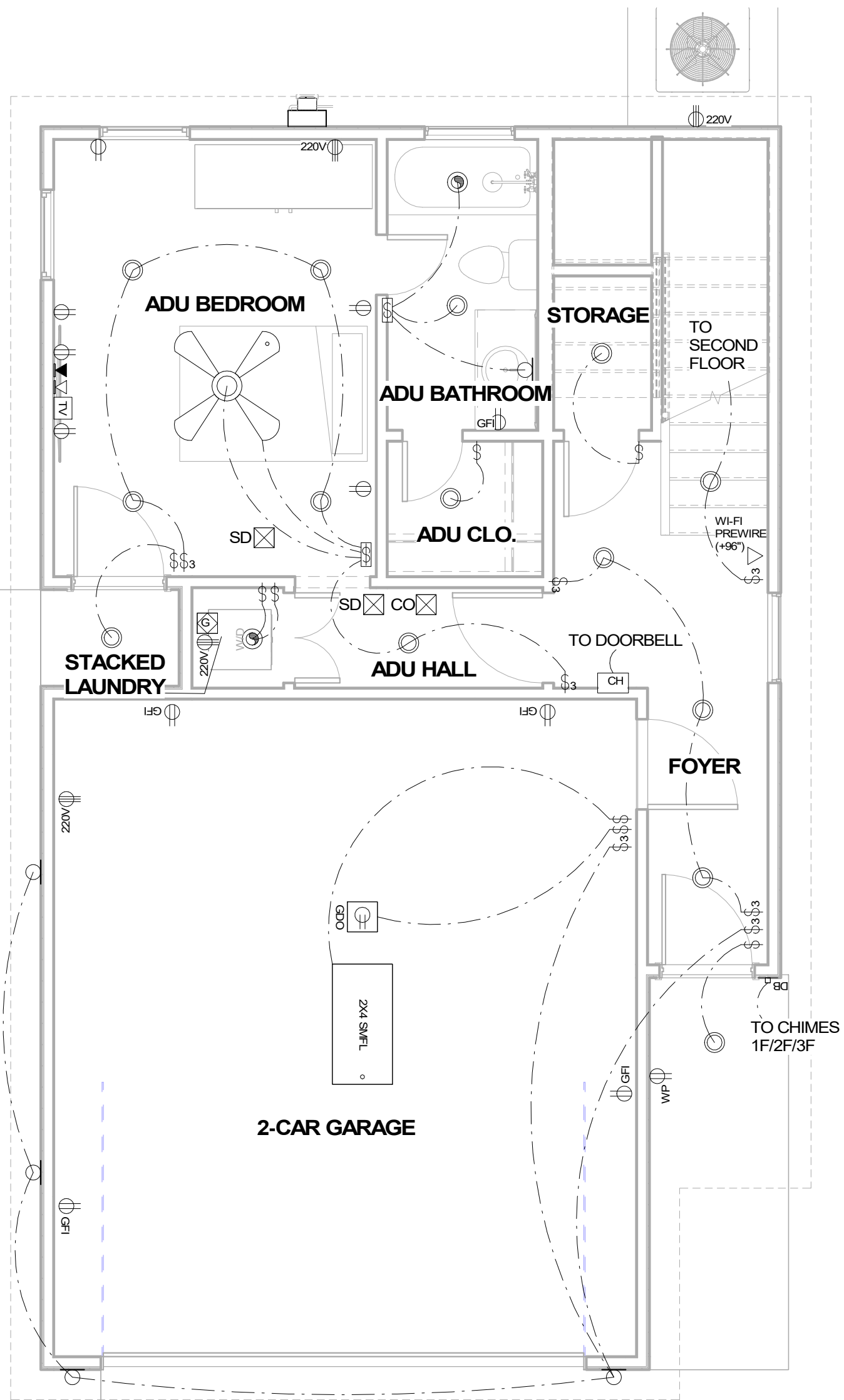
NO.	DESCRIPTION	DATE
REVISION SCHEDULE		
DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.		
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC. ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.		

**TYPICAL WALL
DETAILS**

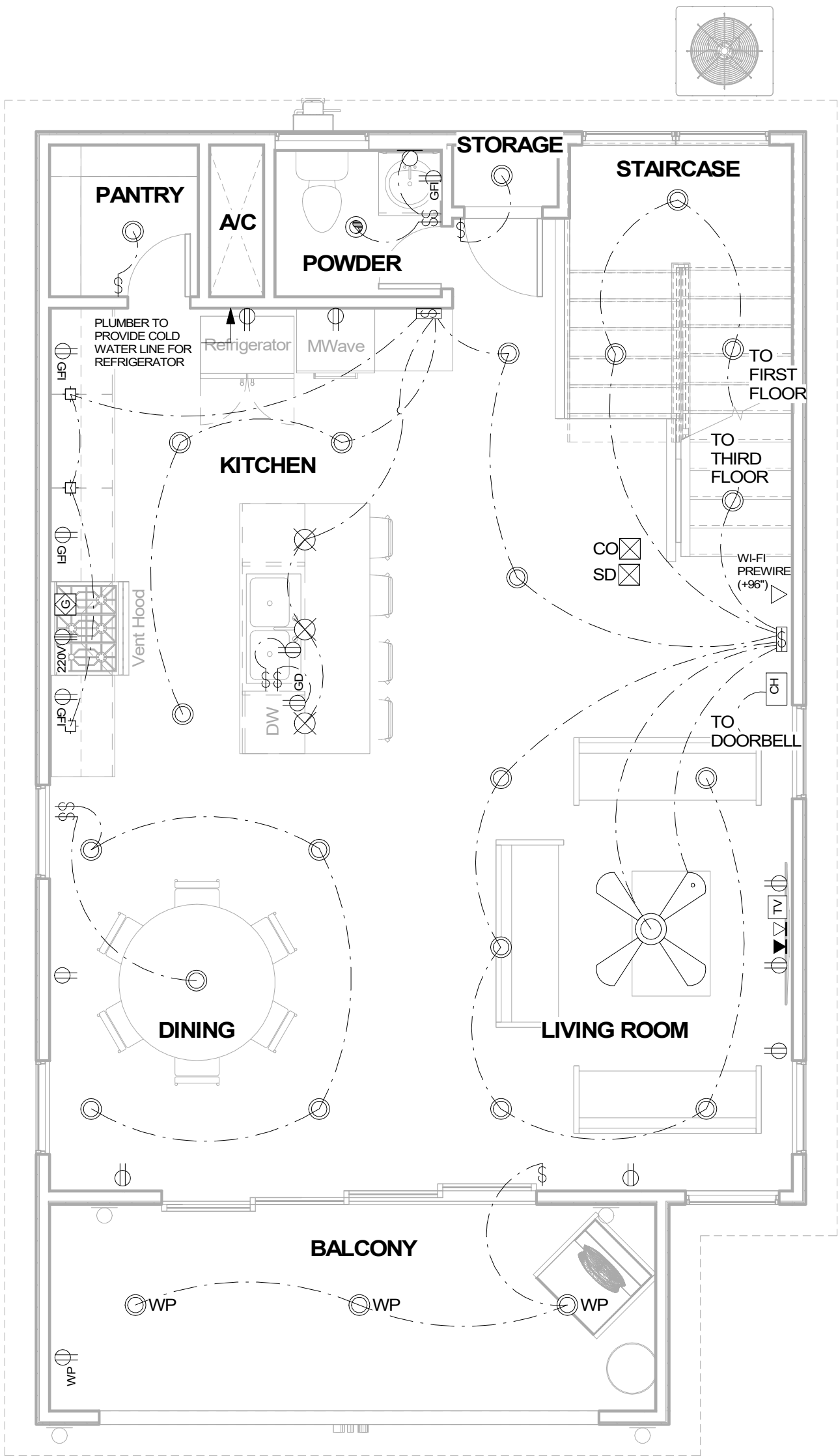
Project number	Project Number
Date	6/1/2026 10:03:15 AM
Drawn by	Author
Checked by	Checker

A109

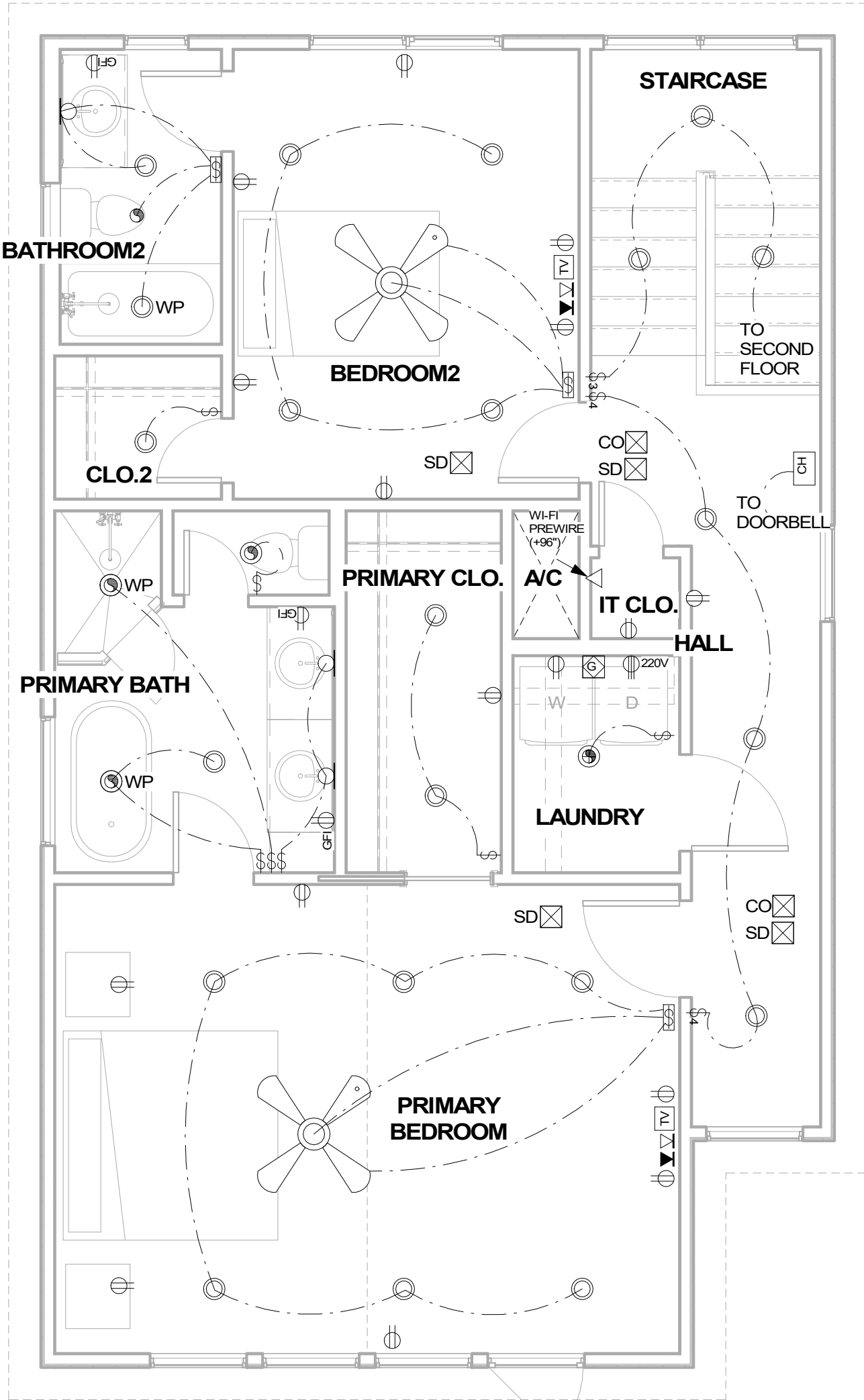
Scale 1/2" = 1'-0"



*ALL WP & GFI TO BE 220 VOLT RECEPTACLE - WATER PROOF



*ALL WP & GFI TO BE 220 VOLT RECEPTACLE - WATER PROOF



*ALL WP & GFI TO BE 220 VOLT RECEPTACLE - WATER PROOF

1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

2 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

3 THIRD FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL NOTES

- A. NOTIFY ARCHITECT WITH ANY DISCREPANCIES BEFORE WORKING.
B. INSTALL ELECTRICAL CIRCUIT BREAKER PANELS IN GARAGE U.N.O
C. ALL SWITCH PLATES AND OUTLET COVER TO HAVE CONCEALED FASTENERS.
D. PROVIDE POWER AS REQUIRED FOR THE EXTERIOR CONDENSING UNITS AND AIR HANDLING UNITS.
E. OUTLET LOCATIONS AND QUANTITY SHOULD BE VERIFIED WITH THE OWNER.
F. INSTALL ELECTRICAL OUTLETS ON KITCHEN ISLAND FLUSH WITH MILLWORK.
G. LIGHT SWITCHES TO BE INSTALLED AT 42" A.F.F. UNLESS NOTED OTHERWISE.
H. ALL EXTERIOR ELECTRICAL AND OUTLET PENETRATIONS TO BE FLASHED IN USING QUICK FLASH WEATHERPROOFING PRODUCTS. USE APPROPRIATE SIZE AND TYPE OF PRODUCT FOR EXTERIOR WALL PENETRATION.
I. PROVIDE 110 VOLT OUTLET AND SWITCHED LIGHT IN THE ATTIC NEAR THE MECHANICAL EQUIPMENT. LOCATE THE SWITCH NEAR THE ATTIC ACCESS OR OUTSIDE THE ATTIC.
J. PROVIDE GFI OUTLETS WITHIN 6'-0" OF SINKS OR OTHER WATER SOURCES, IN GARAGES, AND ALL EXTERIOR WATERPROOF OUTLETS.
K. ANY ELECTRIC GENERATORS ADDED MUST MAINTAIN THE FOLLOWING CLEARANCES:
a. 18" MIN. DISTANCE FROM THE BACK TO THE NEAREST WALL.
b. 3'-0" CLEARANCE ON THE ENDS AND FRONT OF THE GENERATOR.
c. 5'-0" CLEARANCE FROM ANY OPERABLE WINDOWS, DOORS, ANY OPENINGS IN THE WALL AND SHRUBS OR VEGETATION OVER 12" IN HEIGHT.
FOR RANGES AND OVENS:
1. GAS SERVICE FOR RANGE.
2. 220-V ELECTRIC SERVICE FOR OVEN
FOR WASHER/DRYER:
1. GAS SERVICE FOR BOTH WASHER AND DRYER.
220-V ELECTRIC SERVICE FOR ELECTRIC DRYER OPTION.

ELECTRICAL LEGEND

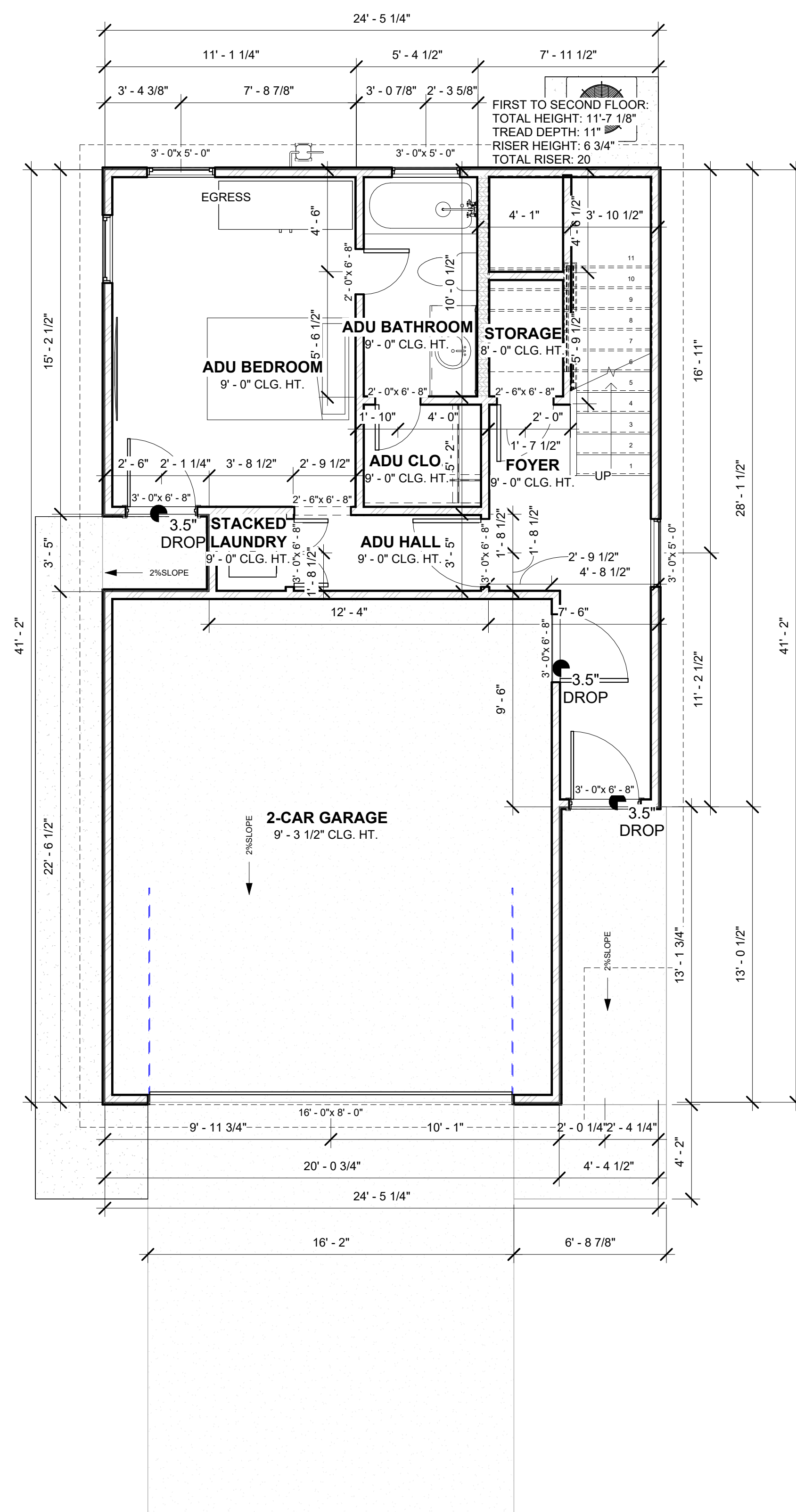
	110 VOLT DUPLEX RECEPTACLE
	110 VOLT QUADRI-PLEX RECEPTACLE
	110 VOLT DUPLEX RECEPTACLE W/ USB PORTS
	WATERPROOF RECEPTACLE
	110 VOLT IN CLG.
	110 VOLT W/GROUND FAULT INTERRUPTER
	110 VOLT FOR GARBAGE DISPOSAL
	110 VOLT DUPLEX IN FLOOR
	220 VOLT RECEPTACLE - WATER PROOF
	CABLE OUTLET
	TELEVISION ANTENNA
	JUNCTION BOX
	TELEPHONE/TELECOM OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	MULTIPLE SWITCH PANEL
	SMOKE DETECTOR/INTERCONNECTED W/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR
	THERMOSTAT
	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	HANGING FIXTURE
	UNDER-CABINET LIGHT
	HALOGENS
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	PORCELAIN LIGHT FIXTURE W/ PULL CORD
	FLOOD LIGHTS (ON PHOTOCELLS)
	EXHAUST FAN
	EXHAUST FAN W/LIGHT
	DISPOSAL
	COOKTOP EXHAUST HOOD
	CEILING FAN
	CEILING FAN W/ LIGHT
	SPEAKERS
	GARAGE DOOR OPENER
	2X4 SMFL
	HOSE BIB
	GAS
	CABLE TV
	ELEVATOR CONNECTIONS
	DOORBELL

info@bingeniousdesigns.com
832-978-5179

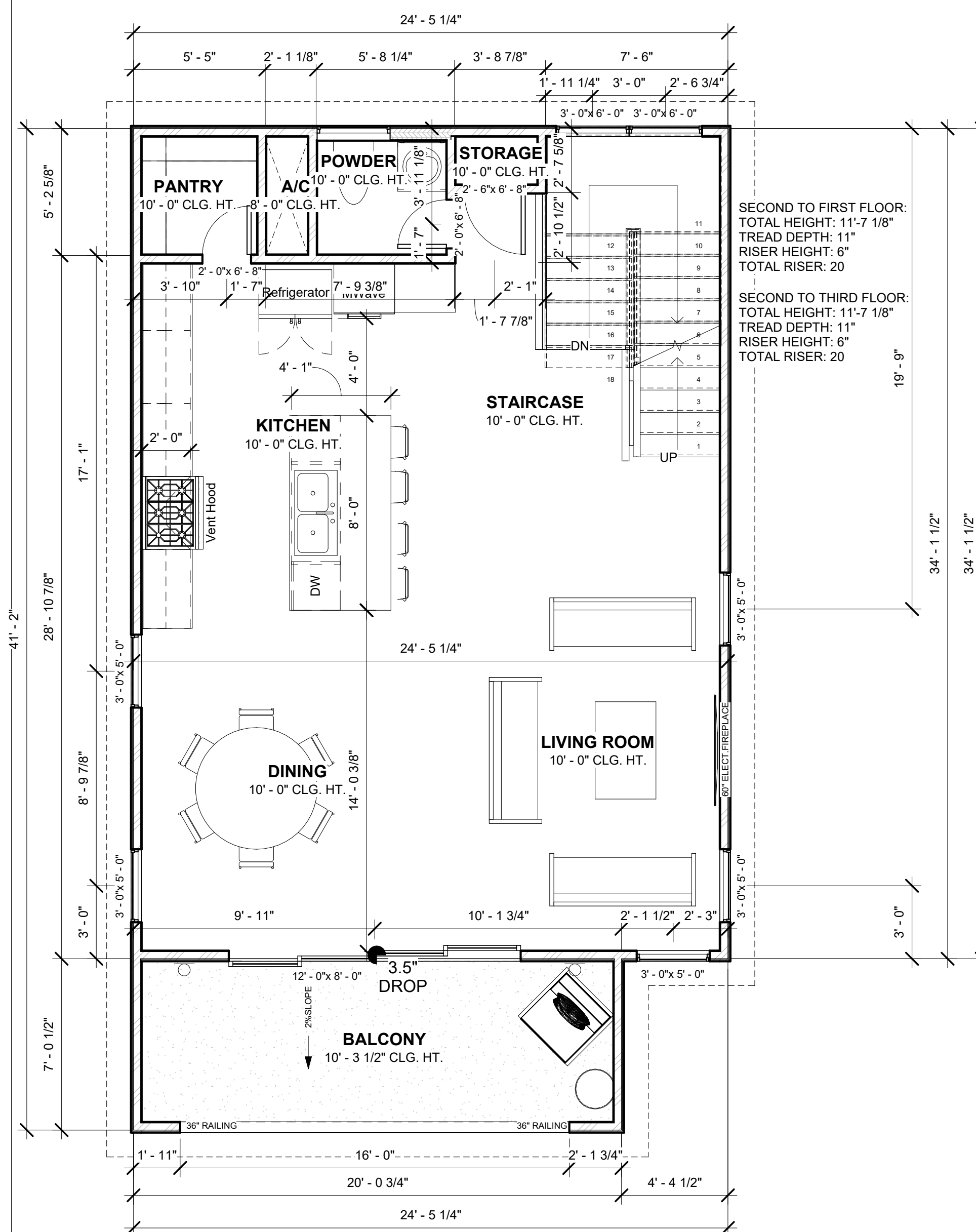
05/26/2026

PROJECT OWNER AND ADDRESS
NEW SINGLE-FAMILY RESIDENCE
411 N. LIVE OAK
HOUSTON, TX. 77003

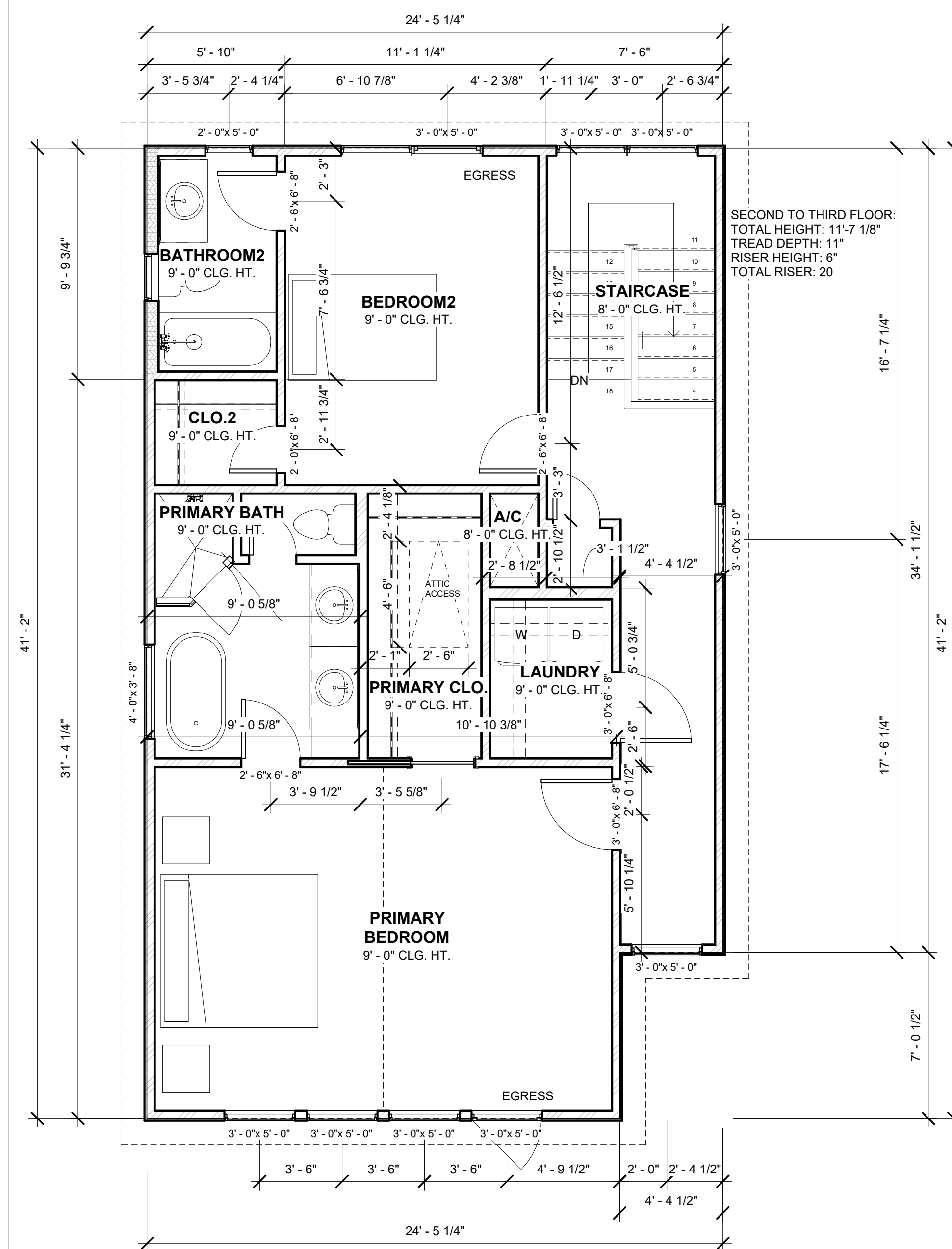
NO.	DESCRIPTION	DATE
REVISION SCHEDULE		
DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.		
THIS PLAN IS COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF B INGENIOUS DESIGNS LLC . ANY UNAUTHORIZED COPIES OR DISTRIBUTION IS A VIOLATION OF FEDERAL COPYRIGHT LAW AND SUBJECT TO PROSECUTION UNDER THE GUIDELINES OF THE FEDERAL COPYRIGHT ACT.		
ELECTRICAL PLAN		
Project number	Project Number	
Date	6/1/2026 10:03:21 AM	
Drawn by	Author	
Checked by	Checker	
E100		
Scale	1/4" = 1'-0"	



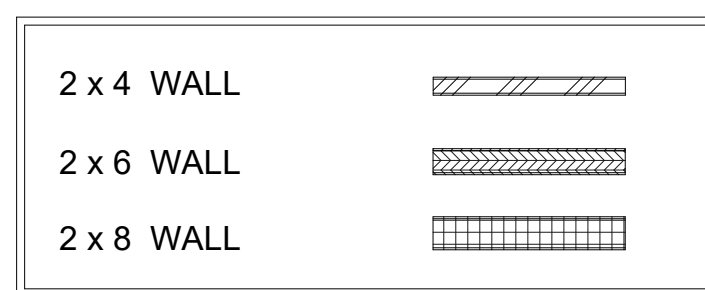
1 FIRST FLOOR FRAMING PLAN



2 SECOND FLOOR FRAMING PLAN



3 THIRD FLOOR FRAMING PLAN



info@bingeniousdesigns.com
832-978-5179



05/26/2026



PROJECT OWNER AND ADDRESS

**NEW SINGLE-FAMILY
RESIDENCE**

411 N. LIVE OAK
HOUSTON, TX. 77003

NO.	DESCRIPTION	DATE
REVISION SCHEDULE		

DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND DIMENSIONS. NOTIFY
DESIGNER OF ANY DISCREPANCIES
PRIOR TO BEGINNING CONSTRUCTION.

THIS PLAN IS COPYRIGHT PROTECTED
AND THE SOLE PROPERTY OF B
INGENIOUS DESIGNS LLC . ANY
UNAUTHORIZED COPIES OR
DISTRIBUTION IS A VIOLATION OF
FEDERAL COPYRIGHT LAW AND SUBJECT
TO PROSECUTION UNDER THE
GUIDELINES OF THE FEDERAL
COPYRIGHT ACT.

FRAMING PLAN

Project number	Project Number
Date	5/26/2026 3:36:27 PM
Drawn by	Author
Checked by	Check

A110

Scale	1/4" = 1'-0"
-------	--------------