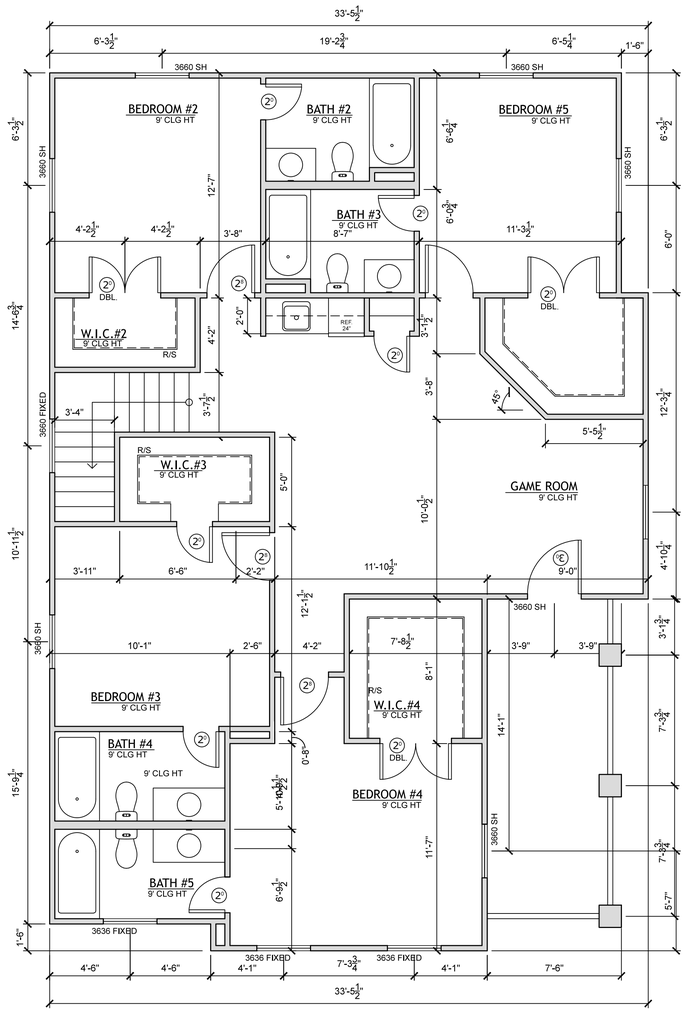
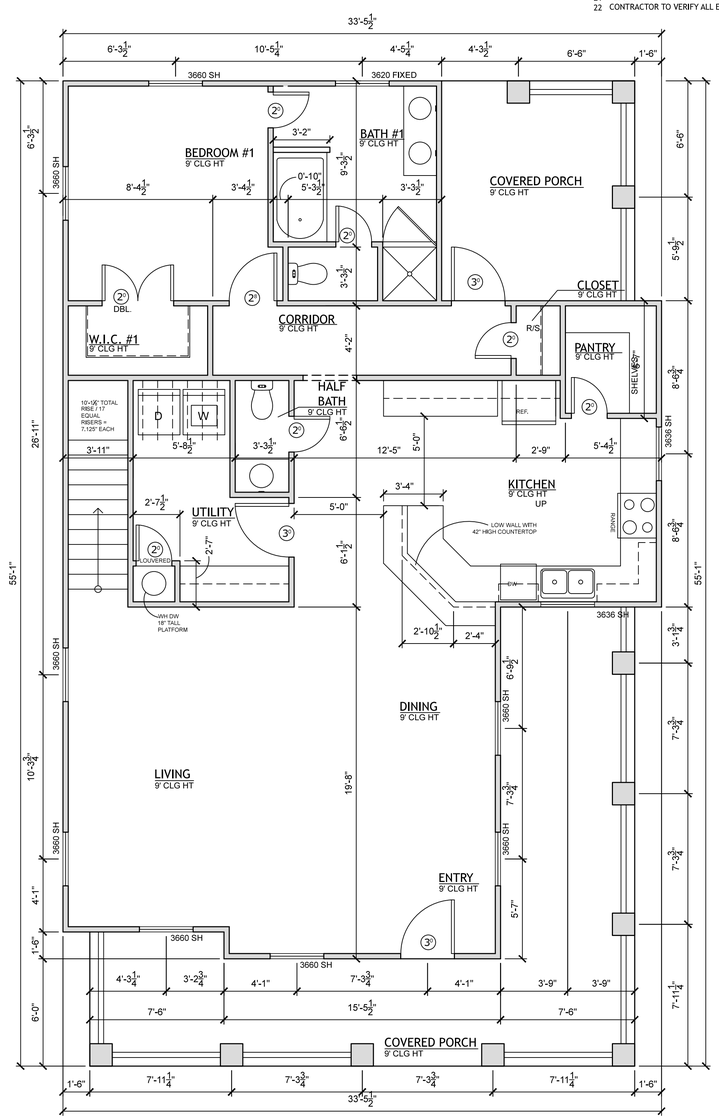
GENERAL NOTES

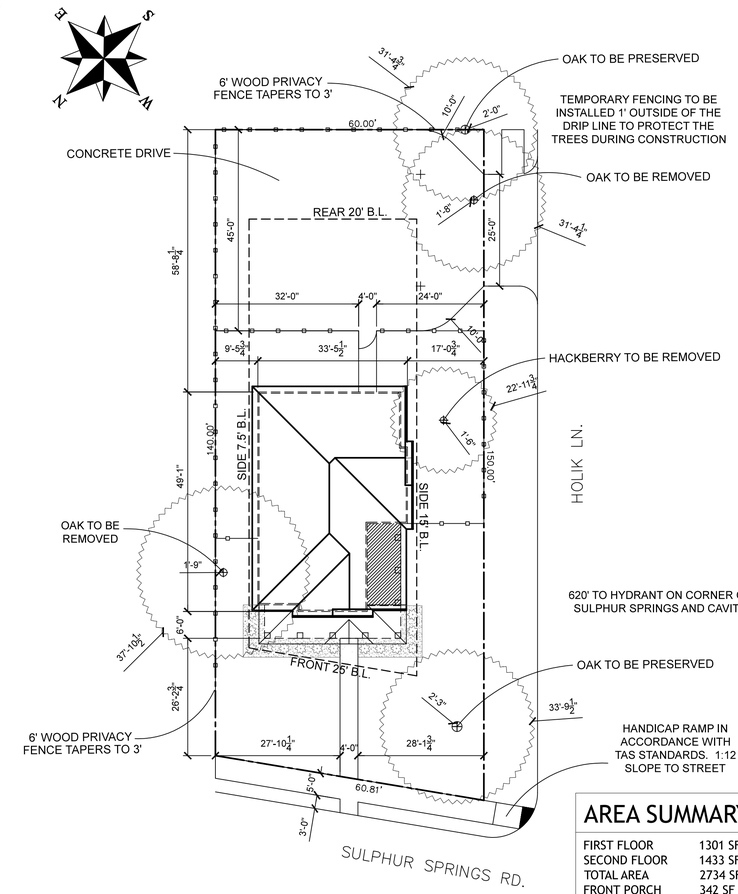
01 ALL WINDOWS WITHIN 2'-0" OF EXTERIOR DOORS SHALL BE MADE OF TEMPERED GLASS
02 DOORS SHALL BE 6'-8" IN HEIGHT, U.N.O.
03 MECHANICAL OR NATURAL VENTILATION IS REQUIRED AT ALL BATHROOMS AND UTILITY ROOMS
04 WALLS AND CEILINGS SHALL BE ½" GYPSUM BOARD, U.N.O.
05 CHIMNEY SHALL EXTEND MINIMUM OF 2'-0" ABOVE ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS WINDOWS SHALL BE ALUMINUM, SINGLE HUNG WITH DIVIDED LITES AND A 6'-8" HEADER
06 BEDROOM WINDOWS SHALL BE A MAXIMUM OF 3'-8" A.F.F., A MINIMUM OF 2'-0" HIGH AND 1'-8" WIDE AND HAVE A 5.7 SQUARE FOOT NET CLEAR OPENING.
07 CHEMICAL TREATMENT OR PHYSICAL BARRIER (SUCH AS METAL OR PLASTIC TERMITE SHIELDS) FOR PROTECTION AGAINST TERMITES MUST BE INSTALLED AT WALL BASE PLATES. IF CHEMICAL TREATMENT IS USED, THE CONCENTRATION RATE OF APPLICATION AND TREATMENT METHOD SHALL BE CONSISTENT WITH THE TERMCIDE LABEL. BORACARE TREATMENT IS A SUITABLE SUBSITUTE. ONE OF THE METHODS MUST BE USED IN CONJUNCTION WITH TREATED SILL PLATES. PROOF OF METHOD TO BE USED SHALL BE RECEIVED IN CITY OFFICE BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
08 STRUCTURAL BEAMS AND HEADERS SHALL BE DESIGNED BY ENGINEER.
09 PREFABRICATED FIREPLACES (IF APPLICABLE) SHALL BE UL AND ICBO APPROVED WITH A COPY OF THE MANUFACTURER'S INSTALLATION MANUAL AVAILABLE TO THE CONTRACTOR AND CONSTRUCTION SITE FOR INSPECTION
10 CONTRACTOR SHALL FOLLOW ALL 2009 IRC AND 2008 NEC CODES AND ALL APPLICABLE AMENDMENTS PER CITY.
11 AN APPROVED EXPANSION TANK FOR THERMAL EXPANSION CONTROL SHALL BE PROVIDED FOR BUILDINGS UTILIZING STORAGE WATER HEATING EQUIPMENT AND A PRESSURE REDUCING VALVE WHICH CREATES A CLOSED SYSTEM.
12 IF GAS HOT WATER HEATER IS TO BE USED AND IS NOT IN ATTIC, THEN THE HOT WATER HEATER SHALL BE PLACED ON A PEDESTAL 1'-6" A.F.F.
13 IF GAS HOT WATER HEATER IS TO BE USED AND IS PLACED IN ATTIC, THEN THE HOT WATER HEATER SHALL BE PLACED ABOVE A LOAD BEARING PARTITION WALL IN A PAN. INCLUDE RELIEF DRAIN LINE TO OUTSIDE OF HOUSE.
14 110V CONNECTIONS AND BATTERY BACKUP SHALL BE PROVIDED FOR EACH SMOKE DETECTORS, WITH DEDICATED CIRCUIT
15 VENT ALL EXHAUST FANS TO THE OUTSIDE
16 OUTLETS WITHIN A 6'-0" RADIUS OF A WATER SOURCE SHALL BE GROUND FAULT INTERRUPT (G.F.I.)
17 PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH HOT WATER HEATER AND AIR CONDITIONING UNIT LOCATIONS IN ATTIC
18 PROVIDE ELECTRIC DISCONNECT FOR AIR CONDITIONING UNIT(S)
19 VERIFY LOCATION OF ANY FLOOR OUTLET WITH OWNER
20 ROOF RAFTERS SHALL BE 2x6 @ 16" O.C.
21 FASCIAS AND RAKE BOARDS TO BE 1X6s
22 CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION
23 CONTRACTOR TO ABIDE BY ALL FEDERAL, STATE AND LOCAL BUILDING CODES
24 IF SHOWER HAS TILE FLOOR, THE PAN LINER MUST BE INSPECTED FOR LEAKS BEFORE THE WORK IS COMPLETE. A SPECIAL INSPECTION SHOULD BE REQUESTED AND PERFORMED
25 ALL ATTIC ACCESSES SHALL BE INSULATED
26 U-FACTOR RATINGS FOR WINDOWS SHALL BE .65 OR LOWER
27 REPLACEMENT WINDOWS SHALL MEET .35 SOLAR HEAT GAIN
28 THE COMBINED SOLAR HEAT GAIN COEFFICIENT (SHGC) OF ALL GLAZED FENESTRATION / WINDOW PRODUCTS SHALL BE .35 FACTOR OF LOWER.
29 INSULATION IN WALLS SHALL BE R-13 MINIMUM
30 INSULATION IN CEILING SHALL BE R-38 MINIMUM
31 ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT
32 A MINIMUM OF NO. 15 ASPHALT FELT OR OTHER APPROVED WATER RESISTIVE BARRIER SHALL BE PLACED OVER ALL EXTERIOR SHEATHING PER 2009 IRC SECTION R703.2 & 2009 IRC SECTION 1404.2
33 ON NARROW WALL BRACING WHERE SPECIAL NAILING PATTERN OR HOLD DOWNS ARE REQUIRED, THESE ITEMS MUCH REMAIN VISIBLE UNTIL THE INSPECTION PROCESS HAS BEEN COMPLETED AND ALLOWED FOR A COVER-UP. A SPECIAL 'APA' NAILING PATTERN INSPECTION SHALL BE PERFORMED PRIOR TO FRAMING INSPECTION AND BEFORE COVERING WITH A MOISTURE BARRIER
34 IF 'PEX' WATER SUPPLY PIPING IS SLEEVED BELOW THE SLAB, SEAL ANNULAR SPACE AT ENDS WITH CAULK, FOAM OR OTHER MEANS. ALSO ASSURE PROPOER PROTECTION OF PIPE TO U.V. LIGHT
35 PERMIT CARD MUST BE POSTED ON-SITE AND TO BE VISIBLE FROM ROAD, MUST BE IN PLACE BEFORE ANY INSPECTIONS WILL BE PERFORMED
36 WHEN WATER MAIN PRESSURE EXCEEDS 80 PSI, AN APPROVED PRESSURE REDUCING VALVE SHALL BE PROVIDED THAT LIMITS THE MAXIMUM STATIC WATER PRESSURE TO 80 PSI
37 PROVIDE SANITARY FACILITIES / PORTA-CAN FOR WORKERS ON SITE LOCATED OFF THE PUBLIC RIGHT OF WAY
38 ALL TRASH AND DEBRIS GENERATED ON THE JOB SITE SHALL BE PICKED UP AND CONCENTRATED IN ALL APPROVED AREA WITHIN THE PROPERTY BOUNDARIES
39 SHOWERS AND TUB / SHOWER COMBINATIONS SHALL BE EQUIPPED WITH AN ANTI-SCALD VALVE THAT LIMITS WATER TEMPERATURE TO 120 DEGREES
40 ALL SILL AND BOTTOM PLACES IN CONTACT WITH CONCRETE OR MASONRY MUST BE TREATED OR NATURALLY RESISTANT TO INSECTS AND DECAY
41 MAKE SURE THAT ALL GLAZING IN HAZARDOUS LOCATIONS COMPLIES WITH SAFETY REQUIREMENTS OF SECTION R308 OF THE IRC
42 ALL PLUMBING, ELECTRICAL AND HVAC WORK MUST BE PERFORMED BY LICENSED CONTRACTORS, CONTACT BUILDING DEPARTMENT FOR PERMITS PRIOR TO WORK & INSPECTIONS PRIOR TO COVERING ANY WORK
43 IT IS THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO CHECK THESE DRAWINGS AND THE SITE PLAN BEFORE ANY CONSTRUCTION BEGINS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR OMISSIONS OR ERRORS IN THESE DRAWINGS OR SITE PLAN AFTER CONSTRUCTION BEGINS. ANY CHANGE MADE ON THE JOB WITHOUT CONSULTING THE ARCHITECT DUE TO CLIENT OR CONTRACTOR PREFERENCE OR ERROR ON PLANS, SITE PLANS, ETC IS NOT THE RESPONSIBILITY OF THE ARCHITECT.



3 SECOND FLOOR PLAN
Scale 1/4" = 1'-0"



2 FIRST FLOOR PLAN
Scale 1/4" = 1'-0"



1 SITE PLAN
Scale 1/16" = 1'-0"

AREA SUMMARY

FIRST FLOOR	1301 SF
SECOND FLOOR	1433 SF
TOTAL AREA	2734 SF
FRONT PORCH	342 SF
REAR PORCH	133 SF
BALCONY	136 SF
TOTAL FRAMED	3342 SF
PERIMETER	177'-1"
TOTAL SLAB	1775 SF

SHEET INDEX

FLOOR PLANS & SITE PLAN	A-1
UTILITY & FOUNDATION PLANS	A-2
ELEVATIONS & ROOF	A-3

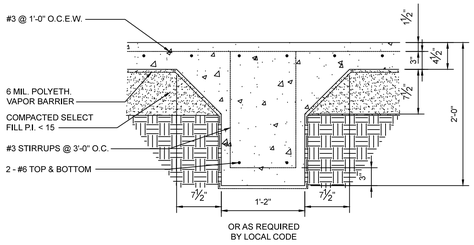
FOR CONSTRUCTION

KYLE GRANT
501 SULPHUR SPRINGS
BRYAN, TEXAS 77801

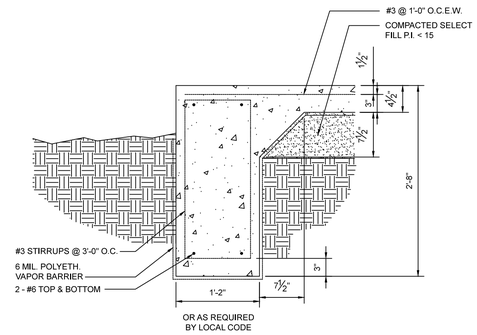
PROJECT
501 SULPHUR SPRINGS

DATE
10.15.15

A-1



5 INTERIOR BEAM DETAIL
Scale 1" = 1'-0"



3 EXTERIOR BEAM DETAIL
Scale 1" = 1'-0"

FOUNDATION NOTES

FOUNDATION CONSTRUCTION

GRADE BEAM EXCAVATIONS SHALL BE PLUMB, NEAT AND THOROUGHLY CLEANED. CONCRETE SHALL BE PLACED IMMEDIATELY AFTER EACH POUR SECTION HAS BEEN PREPARED.

CONCRETE CONSTRUCTION

ALL STRUCTURAL CONCRETE SHALL BE NORMAL-WEIGHT WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
CONCRETE MIX SHALL CONTAIN 5 SACKS OF CEMENT PER CUBIC YARD (MINIMUM) AND 7 GALLONS OF WATER PER SACK OF CEMENT (MINIMUM). ALL CONCRETE WORK SHALL CONFORM TO ACI 318.

CONCRETE CONSTRUCTION

ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60 (EXCEPT #3 BARS GRADE 40). DETAILING, FABRICATING AND PLACEMENT SHALL CONFORM TO THE ACI DETAILING MANUAL AND ACI 318. LAP CONTINUOUS BARS 40 DIAMETERS AT SPLICES.
CONCRETE PROTECTION FOR REINFORCEMENT (COVER) SHALL BE AS FOLLOWS.

2" TOP FOR SLAB ON GRADE
1½" TOP FOR GRADE BEAMS
2" CAST AGAINST FORMS
3" CAST AGAINST SOIL

PROVIDE SUPPORT CHAIRS FOR ALL REINFORCING STEEL INSTALL #5 X 4'-0" L-SHAPED BARS TOP AND BOTTOM IN EXPOSED FACE OF EXTERIOR GRADE BEAM CORNERS.

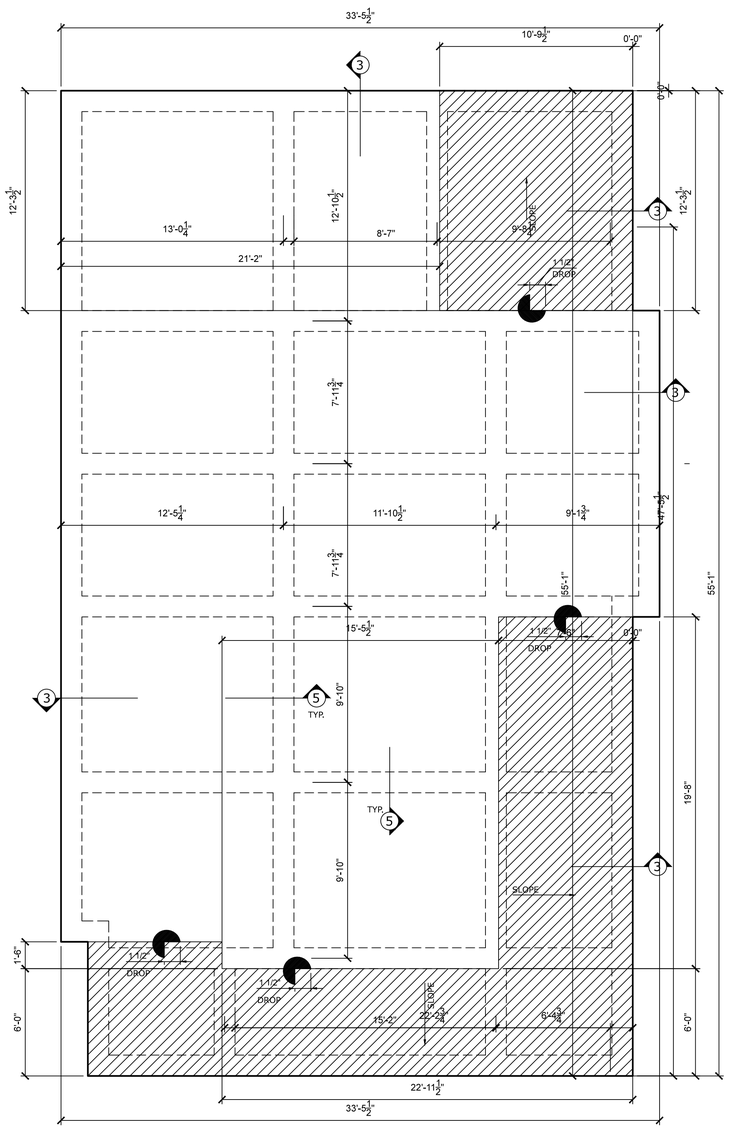
CONCRETE CONSTRUCTION

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO:
EXAMINE ALL DRAWINGS FOR FLOOR ELEVATIONS, CURBS, SLOPES, DEPRESSED FLOOR AREAS AND EMBEDDED ITEMS.
COMPARE ARCHITECTURAL AND STRUCTURAL SECTIONS AND REPORT ALL DISCREPANCIES TO THE DESIGNER PRIOR TO FABRICATING OR INSTALLING STRUCTURAL WORK.
VERIFY DIMENSIONS PRIOR TO STARTING WORK.

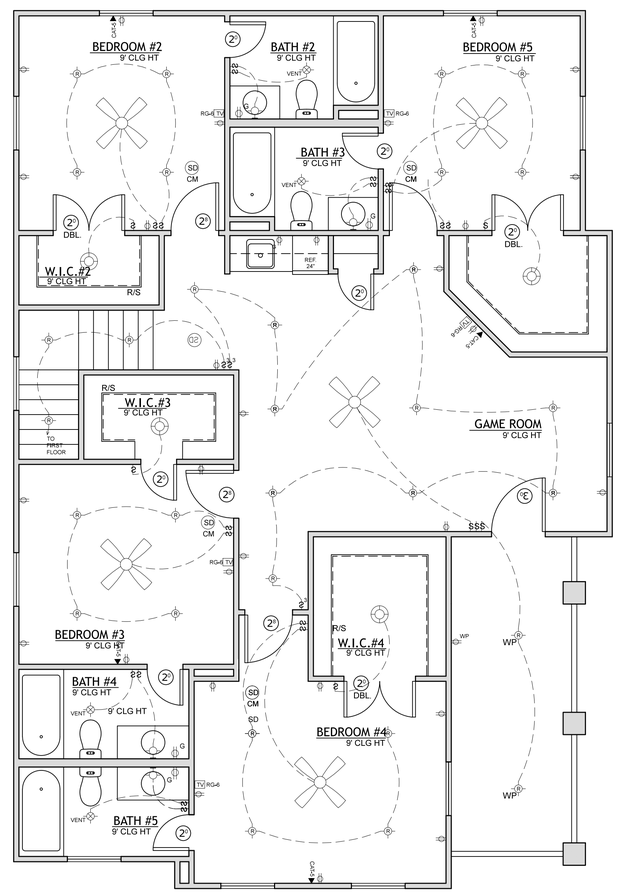
THESE DRAWINGS DO NOT INCLUDE ALL COMPONENTS NOR PROCEDURES NECESSARY FOR CONSTRUCTION SAFETY, SUCH ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

ELECTRICAL LEGEND

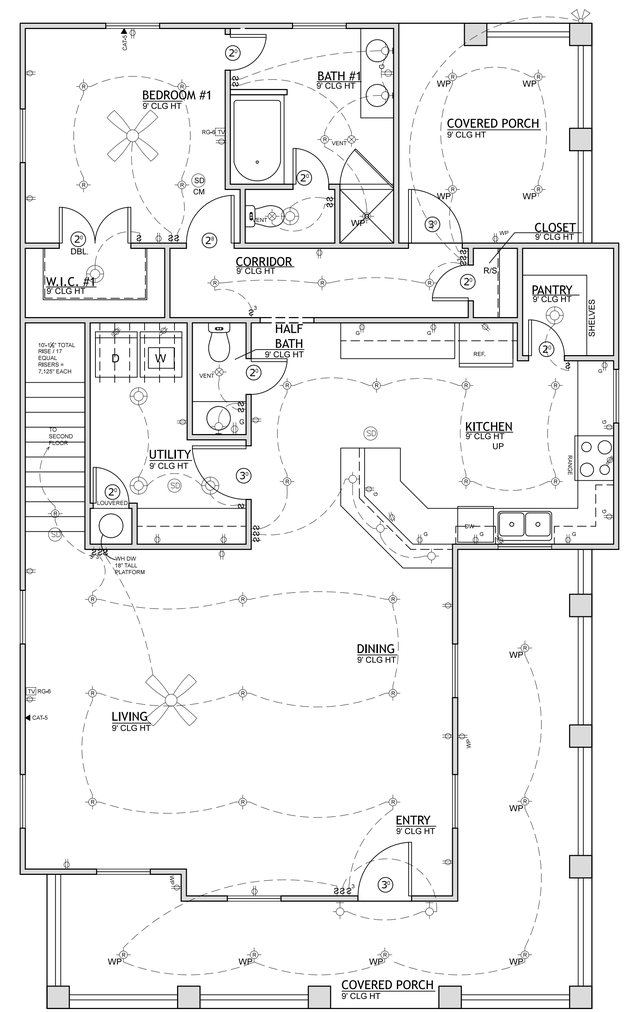
TEL	TELEPHONE JACK		FLOOD LIGHT
CAT-5	"CAT-5" TELEPHONE JACK	R WP	RECESSED WATERPROOF LIGH
TV RG-6	"RG-6" CABLE TV JACK	R	RECESSED LIGHT
	110 VOLT OUTLET		WALL MOUNTED LIGHT
	110 VOLT OUTLET AT ALTERNATE MOUNTING HEIGHT		SURFACE MOUNTED INCANDESCENT LIGHT
	110 VOLT OUTLET AT ALTERNATE MOUNTING HEIGHT	V	RECESSED VENT
WP	WATER-PROOF OUTLET	V / L	RECESSED VENT WITH LIGHT
G	GFI OUTLET		CEILING FAN
SD CM	SMOKE AND CARBON MONOXIDE DETECTOR		
SD	SMOKE DETECTOR		
$	ELECTRIC SWITCH		CEILING FAN WITH LIGHT
$D	ELECTRIC DIMMER SWITCH		
$3	3 - WAY ELECTRIC SWITCH		
$4	4 - WAY ELECTRIC SWITCH		
DB	DOORBELL BUTTON		
CHIME	DOORBELL CHIME		



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



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



1 FIRST FLOOR UTILITY PLAN
Scale 1/4" = 1'-0"

KYLE GRANT
501 SULPHUR SPRINGS
BRYAN, TEXAS 77801

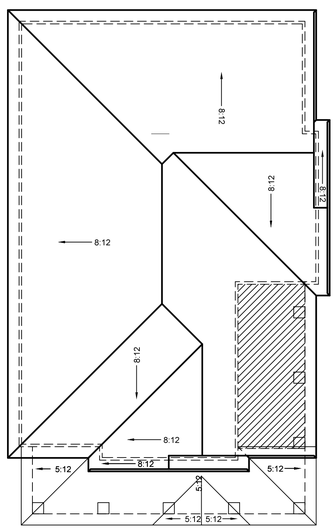
PROJECT
501 SULPHUR SPRINGS

DATE
10.15.15

A-2

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

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



5 ROOF PLAN
Scale 1/8" = 1'-0"

3 REAR ELEVATION
Scale 1/4 " = 1'-0"

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

KYLE GRANT
501 SULPHUR SPRINGS
BRYAN, TEXAS 77801

PROJECT
501 SULPHUR SPRINGS

DATE
10.15.15

A-3