

ABBREVIATIONS

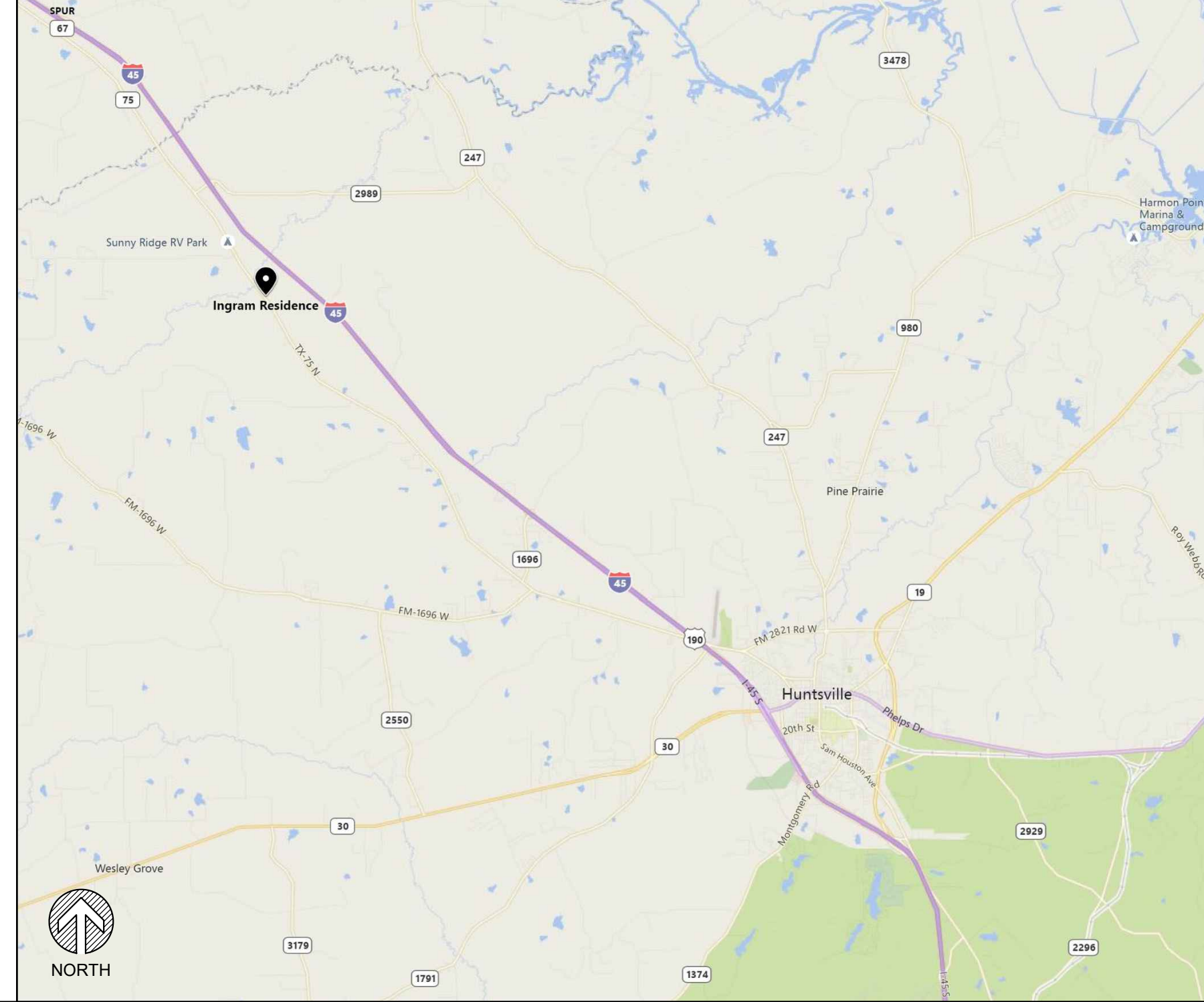
@	AT	E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	LAM.	LAMINATE (D)	S/A	SUPPLY AIR
Ø	DIAMETER			LAV.	LAVATORY	S.	SOUTH
&	AND	E.J.	EXPANSION JOINT	LB.	POUND	S.A.T.	SUSPENDED ACOUSTICAL TILE
¢	CENTERLINE	ELEC.	ELECTRIC, ELECTRICAL	LBS.	POUNDS	S.B.	SPLASH BLOCK
#	POUND, NUMBER	ELEV.	ELEVATION	L.F.	LINEAR FOOT/FEET	S.C.	SOLID CORE
A, AMP	AMPERE	ENG.	ENGINEER	L.H.	LEFT HAND	SCH.	SCHEDULE
A.B.	ANCHOR BOLT	E.P.	ELECTRICAL PANEL	L.P.	LOW POINT	S.D.	SMOKE DETECTOR
ABV.	ABOVE	EST.	ESTIMATE	LT.	LIGHT	SEC.	SECURITY
A/C	AIR CONDITIONING	EQ.	EQUAL	MAS.	MASONRY	SECT.	SECTION
A.C.	ASPHALTIC CONCRETE	EQPT.	EQUIPMENT	MAT.	MATERIAL (S)	S.F.	SQUARE FOOT/FEET
A.D.	AREA DRAIN	E.W.	EACH WAY	MAX.	MAXIMUM	SHT.	SHEET
ACST	ACOUSTICAL	E.W.C.	ELECTRIC WATER COOLER	M.B.	MACHINE BOLT	SHTG.	SHEATHING
A.C.T.	ACOUSTICAL CEILING TILE	EXH.	EXHAUST	MECH.	MECHANICAL	SIM.	SIMILAR
ADA	AMERICANS W/ DISABILITIES ACT	EXIST.	EXISTING	MEZZ.	MEZZANINE	SPEC.	SPECIFICATION
A.F.F.	ABOVE FINISH FLOOR	EXP.	EXPANSION	MFR.	MANUFACTURER	SQ.	SQUARE
A.L.	AREA LIGHTING	EXT.	EXTERIOR	M.H.	MANHOLE	S.S.	SANITARY SEWER
ALUM.	ALUMINUM	F.A.	FIRE ALARM	M.H.	MINIUM	SSTL.	STAINLESS STEEL
ALT.	ALTERNATE	F.D.	FLOOR DRAIN	MIN.	MINIMUM	STD.	STANDARD
APPROX.	APPROXIMATE	F.E.	FIRE EXTINGUISHER	MIR.	MIRROR	STL.	STEEL
ARCH.	ARCHITECT, ARCHITECTURAL	F.E.C.	FIRE EXTINGUISHER CABINET	MISC.	MISCELLANEOUS	STOR.	STORAGE
AUTO.	AUTOMATIC	F.H.	FIRE HYDRANT	M.O.	MASONRY OPENING	STRUC.	STRUCTURAL
A.W.T.	ACOUSTICAL WALL TREATMENT	F.H.C.	FIRE HOSE CABINET	MON.	MONITOR	S.O.V.	SHUT OFF VALVE
		FIN.	FINISH (ED)	MTD.	MOUNTED	SUSP.	SUSPENDED
BD.	BOARD	FIXT.	FIXTURE	MTL.	METAL	SVC.	SERVICE
BKGD.	BACKGROUND	FLG.	FLASHING	M.T.T.	MAIN TELEPHONE TERMINAL	SYM.	SYMMETRICAL
BLDG.	BUILDING	FLR.	FLOOR (ING)	MULL.	MULLION	T&B	TOP AND BOTTOM
BLK.	BLOCK	FND.	FOUNDATION	MWK.	MILLWORK	T&G	TONGUE AND GROOVE
BLKG.	BLOCKING	FLUOR.	FLUORESCENT	N.	NORTH	TBD	TO BE DETERMINED
BLW.	BELOW	F.O.	FACE OF	N.I.C.	NOT IN CONTRACT	TBL.	TABLE
BM.	BEAM	F.O.C.	FACE OF CURB/CONCRETE	No.	NUMBER	TEL.	TELEPHONE
B.O.	BOTTOM OF	F.O.F.	FACE OF FINISH	NOM.	NOMINAL	T.G.	TEMPERED GLASS
B.O.C.	BASE OF CURB	F.O.M.	FACE OF MASONRY	N.T.S.	NOT TO SCALE	THK.	THICK (NESS)
B.O.F.	BOTTOM OF FRAMING	F.O.S.	FACE OF STUD	O.A.	OVERALL	THRES.	THRESHOLD
BOT.	BOTTOM	F.R.	FIRE RISER	O.C.	ON CENTER	T.J.	TRUSS JOIST
BRD.	BOARD	FRP.	FIBER REINFORCED PANEL	O.D.	OUTER DIAMETER	T.O.	TOP OF
BRG.	BEARING	FT.	FOOT/FEET	O.F.D.	OVERFLOW DRAIN	T.O.B.	TOP OF BEAM
BRK.	BREAK	FTG.	FOOTING	O.H.	OVERHEAD	T.O.C.	TOP OF CURB/CONCRETE
BTWN.	BETWEEN	FURR.	FURRING	OPNG.	OPENING	T.O.P.	TOP OF PAVEMENT/PARAPET
B.T.U.	BRITISH THERMAL UNIT	FUT.	FUTURE	OPP.	OPPOSITE	T.O.S.	TOP OF SHEATHING
B.U.	BUILT-UP	FX.	FIXED	OPPH.	OPPOSITE HAND	T.O.W.	TOP OF WALL
		G.	GROUND, NATURAL GAS	O.S.B.	ORIENTED STRAND BOARD	TR.	TRANSOM
C.	CONDUIT, CELSIUS	GA.	GAUGE	O.T.O.	OUTSIDE TO OUTSIDE	T.S.	TUBE STEEL
CAB.	CABINET	GAL.	GALLON	P/L	PROPERTY LINE	T.V.	TELEVISION
CAR.	CARPET	GALV.	GALVANIZED	PED.	PEDESTAL	TYP.	TYPICAL
C.B.	CATCH BASIN	G.B.	GRAB BAR	PER.	PERIMETER	U.N.O.	UNLESS NOTED OTHERWISE
C.C.	CENTER-TO-CENTER	G.C.	GENERAL CONTRACTOR	PL.	PLATE	UR.	URINAL
CEM.	CEMENT	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTOR	PLAM.	PLASTIC LAMINATE	V	VOLTS
CER.	CERAMIC	G.I.	GALVANIZED IRON	PLAS.	PLASTER	VAR.	VARIES, VARIOUS
CFM	CUBIC FEET PER MINUTE	G.L.B.	GLULAM BEAM	PLBG.	PLUMBING	V.C.T.	VINYL COMPOSITION TILE
CFL.	COUNTER FLASHING	GL.	GLASS	PLYWD.	PLYWOOD	VENT.	VENTILATION
C.I.	CAST IRON	GND.	GROUND	PNL.	PANEL	VERT.	VERTICAL
C.I.P.	CAST IN PLACE	GR.	GRADE	P.O.C.	POINT OF CONNECTION	VEST.	VESTIBULE
C.J.	CONTROL JOINT	G.S.F.	GROSS SQUARE FOOTAGE	P.P.	POWER POLE	V.I.F.	VERIFY IN FIELD
CL.	COLUMN MOUNT	G.W.B.	GYPNUM WALL BOARD	PR.	PAIR	V.T.R.	VENT THROUGH ROOF
CLG.	CEILING	GYP.	GYPNUM	PREFIN.	PREFINISHED	V.W.C.	VINYL WALL COVERING
CLR.	CLEAR	H.B.	HOSE BIBB	P.S.	PROJECTION SCREEN	W	WITH
CLOS.	CLOSET	H.C.	HANDICAPPED, HOLLOW CORE	P.S.F.	POUNDS PER SQUARE FOOT	W/O	WITHOUT
CMU	CONCRETE MASONRY UNIT	H.D.	HIGH DENSITY	P.S.I.	POUNDS PER SQUARE INCH	W.	WEST, WATTS, WATER
CND.	CONDUIT	HDR.	HEADER	PTN.	PARTITION	W.B.	WOOD BASE
C.O.	CLEAN-OUT	HDWR.	HARDWARE	PVC	POLYVINYL CHLORIDE	W.C.	WATER CLOSET
COL.	COLUMN	HDWD.	HARDWOOD	PVMT.	PAVEMENT	WD.	WOOD
CONC.	CONCRETE	H.M.	HOLLOW METAL	Q.T.	QUARRY TILE	W.G.	WIRE GLASS
CONST.	CONSTRUCTION	HORIZ.	HORIZONTAL	QTY.	QUANTITY	W.H.	WATER HEATER
CONTR.	CONTRACTOR	H.P.	HIGH POINT, HORSEPOWER	R/A	RETURN AIR	WID.	WIDTH
COOR.	COORDINATE	HR.	HOUR	R.	RADIUS	WIN.	WINDOW
CORR.	CORRIDOR	HT.	HEIGHT	R.B.	RESILIENT BASE	W.P.	WATERPROOF
C.T.	CERAMIC TILE	HVAC	HEATING, VENTILATION & AIR CONDITIONING	R.D.	ROOF DRAIN	W.W.F.	WELDED WIRE FABRIC
C.T.V.	CABLE TELEVISION	HWY.	HIGHWAY	REC'D	RECEIVED		
C.W.	COLD WATER	H.W.	HOT WATER	REF.	REFERENCE		
D.B.	DOOR BELL	I.D.	INSIDE DIAMETER	REFG.	REFRIGERATOR		
DBL.	DOUBLE	ID	IDENTIFICATION	REINF.	REINFORCED		
DEPT.	DEPARTMENT	I.G.	INSULATED GROUND	REQ'D	REQUIRED		
DET.	DETAIL	IN.	INCH (ES)	RESIL.	RESILIENT		
D.F.	DRINKING FOUNTAIN	INFO	INFORMATION	REV.	REVISION		
DIA.	DIAMETER	INSUL.	INSULATION	R.H.	RIGHT HAND		
DIM.	DIMENSION	INT.	INTERIOR, INTERCOM	R.H.B.	RECESSED HOSE BIBB		
DN.	DOWN	INV.	INVERT	RM.	ROOM		
DR.	DOOR	JAN.	JANITOR	R.O.	ROUGH OPENING		
D.S.	DOWNSPOUT	JNT.	JOINT	R.O.W.	RIGHT OF WAY		
DWG.	DRAWING	JST.	JOIST				
E.	EAST	KIT.	KITCHEN				
EA.	EACH	K.O.	KNOCKOUT				
E.B.	EXPANSION BOLT	K.S.	KNEE SPACE				
E.C.	EXPOSED CEILING						
E.C.U.	EVAPORATIVE COOLING UNIT						

INGRAM RESIDENCE



3702 S.H. 75 N.
HUNTSVILLE, TX 77340
WALKER COUNTY

VICINITY MAP



DRAWING INDEX

GENERAL		STRUCTURAL	
TS	TITLE SHEET	S1.1	FOUNDATION PIER PLAN
AS1.1	SITE PLAN	S2.1	FOUNDATION BEAM & SLAB PLAN
		S3.1	FOUNDATION DETAILS
ARCHITECTURAL		ELECTRICAL	
A1.1	OVERALL FLOOR PLAN	AE1.1	OVERALL ELECTRICAL PLAN
A2.1	OVERALL EXTERIOR ELEVATIONS	AAE1.1	MAIN HOUSE - ELECTRICAL PLAN
A3.1	OVERALL 1st FLOOR CEILING FRAMING PLAN	ABE1.1	CASITA - ELECTRICAL PLAN
A4.1	ROOF PLAN	ACE1.1	GARAGE - 1st FLOOR ELECTRICAL PLAN
AA1.1	MAIN HOUSE - FLOOR PLAN	ACE1.2	GARAGE - 1st FLOOR ELECTRICAL PLAN
AA2.1	MAIN HOUSE - EXTERIOR ELEVATIONS FR & BK		
AA2.2	MAIN HOUSE - EXTERIOR ELEVATIONS LF & RT		
AA3.1	MAIN HOUSE - CEILING FRAMING PLAN		
AB1.1	CASITA - FLOOR PLAN		
AB2.1	CASITA - EXTERIOR ELEVATIONS		
AB3.1	CASITA - CEILING FRAMING PLAN		
AC1.1	GARAGE - 1st FLOOR PLAN		
AC1.2	GARAGE - 2nd FLOOR PLAN		
AC2.1	GARAGE - EXTERIOR ELEVATIONS		
AC3.1	GARAGE - 1st FLOOR CEILING FRAMING PLAN		
AC3.2	GARAGE - 2nd FLOOR CEILING FRAMING PLAN		
A6.1	CROSS SECTIONS - MAIN HOUSE		
A6.2	CROSS SECTIONS - CASITA & GARAGE		
A7.1	WALL SECTIONS		
A8.1	SPAN CHARTS, NOTES & DETAILS		

PROJECT DESIGNED IN ACCORDANCE WITH

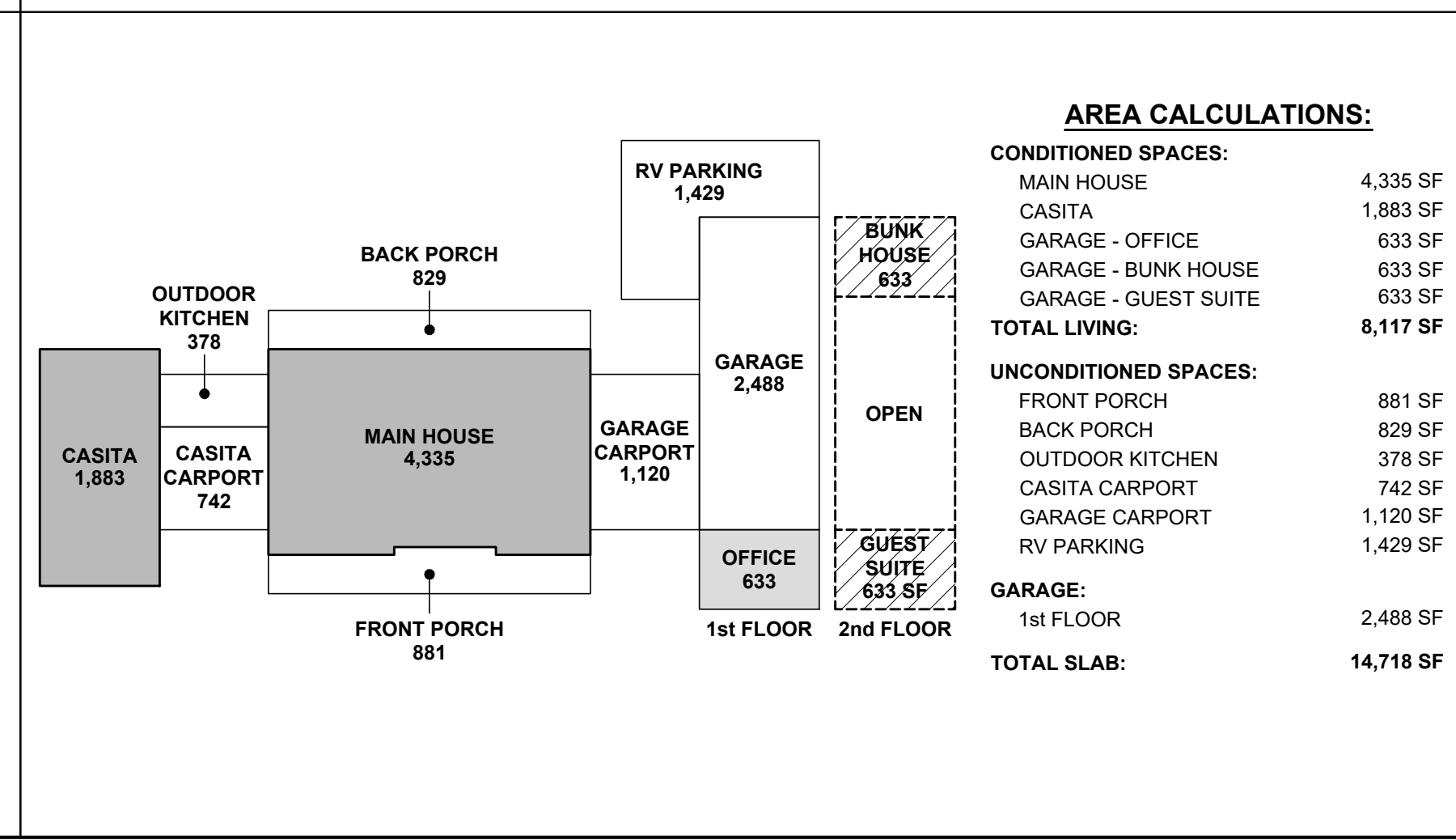
CODE	VERSION
INTERNATIONAL RESIDENTIAL CODE (IRC)	2015
INTERNATIONAL MECHANICAL CODE (IMC)	2015
INTERNATIONAL FUEL GAS CODE (IFGC)	2015
INTERNATIONAL PLUMBING CODE (IPC)	2015
NATIONAL ELECTRICAL CODE (NEC)	2017
INTERNATIONAL FIRE CODE (IFC)	2015
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2015

DRAWING SYMBOL LEGEND

(NOT ALL MAY APPLY)

	STRUCTURAL GRID / COLUMN LINE		ELEVATION DATUM
	ROOM IDENTIFICATION TAG (INTERIOR CLEAR DIMENSIONS)		ROOM IDENTIFICATION TAG (INTERIOR CLEAR DIMENSIONS)
	DETAIL OR ENLARGED PLAN TAG AND BUBBLE (DETAIL No., DWG SHEET)		WALL TYPE TAG
	EXTERIOR ELEVATION TAG (DETAIL No., DWG SHEET)		DOOR TAG
	INTERIOR ELEVATION TAG (DETAIL No. SURROUND DWG SHEET)		WINDOW TAG
	SECTION TAG (DETAIL No., DWG SHEET)		KEY NOTE TAG
	REVISION TAG AND CLOUD		CEILING HEIGHT TAG
	REVISION TAG AND CLOUD		ROOM FINISH TAG
	REVISION TAG AND CLOUD		EQUIPMENT OR ACCESSORY TAG
	SLOPE TAG: ROOF PITCH - POINTS DOWN SLOPE CEILING VAULT - POINTS UP SLOPE		SLOPE TAG: ROOF PITCH - POINTS DOWN SLOPE CEILING VAULT - POINTS UP SLOPE

AREA CALCULATIONS

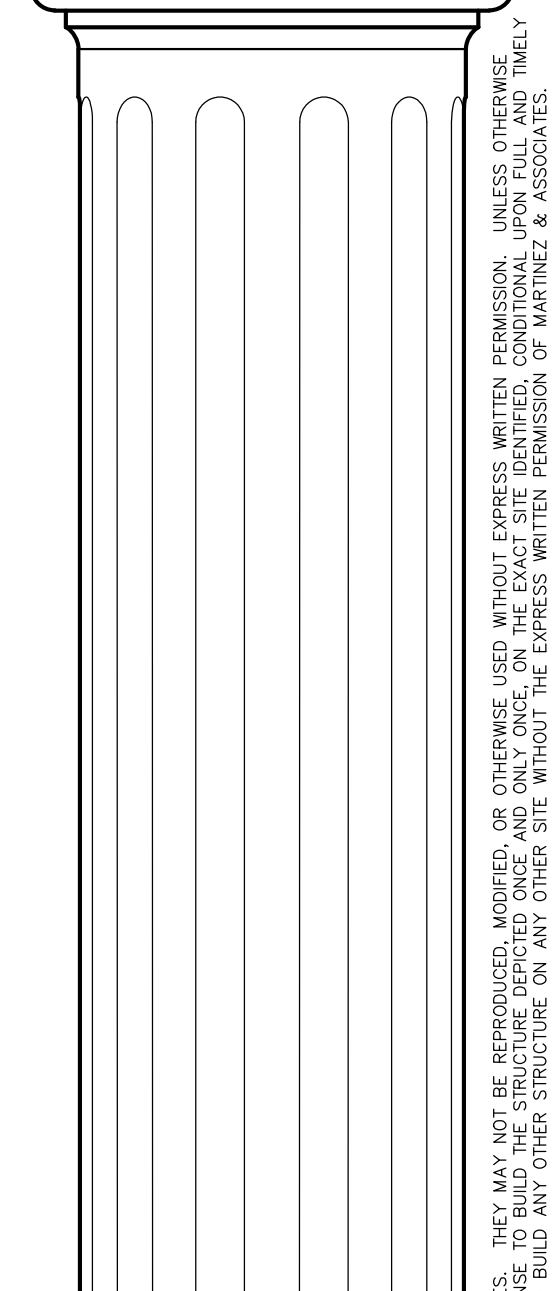


PROJECT CONTACTS

OWNERS	DESIGNER
STEPHEN & TAMARA INGRAM 138 VELA RD. HUNTSVILLE, TX 77340	MARTINEZ & ASSOCIATES 1707 S.H. 30 E. HUNTSVILLE, TX 77340
CONTACT: STEPHEN INGRAM T: (979) 412-0975 E: tjaggie@gmail.com	CONTACT: DON MARTINEZ T: (936) 577-6761 E: martinez_associates@yahoo.com
POSTS AND BEAMS	GEOTECHNICAL
THOMAS SUPPLY, INC. 357 SOUTH FM 1988 N. LIVINGSTON, TX 77351	THE MURILLO COMPANY 10325 LANDSBURY, SUITE 400 HOUSTON, TX 77099
CONTACT: T: (936) 327-3851 F: (936) 327-2646	CONTACT: T: (281) 933-9702 F: (281) 933-1051 REPORT # GEO37718



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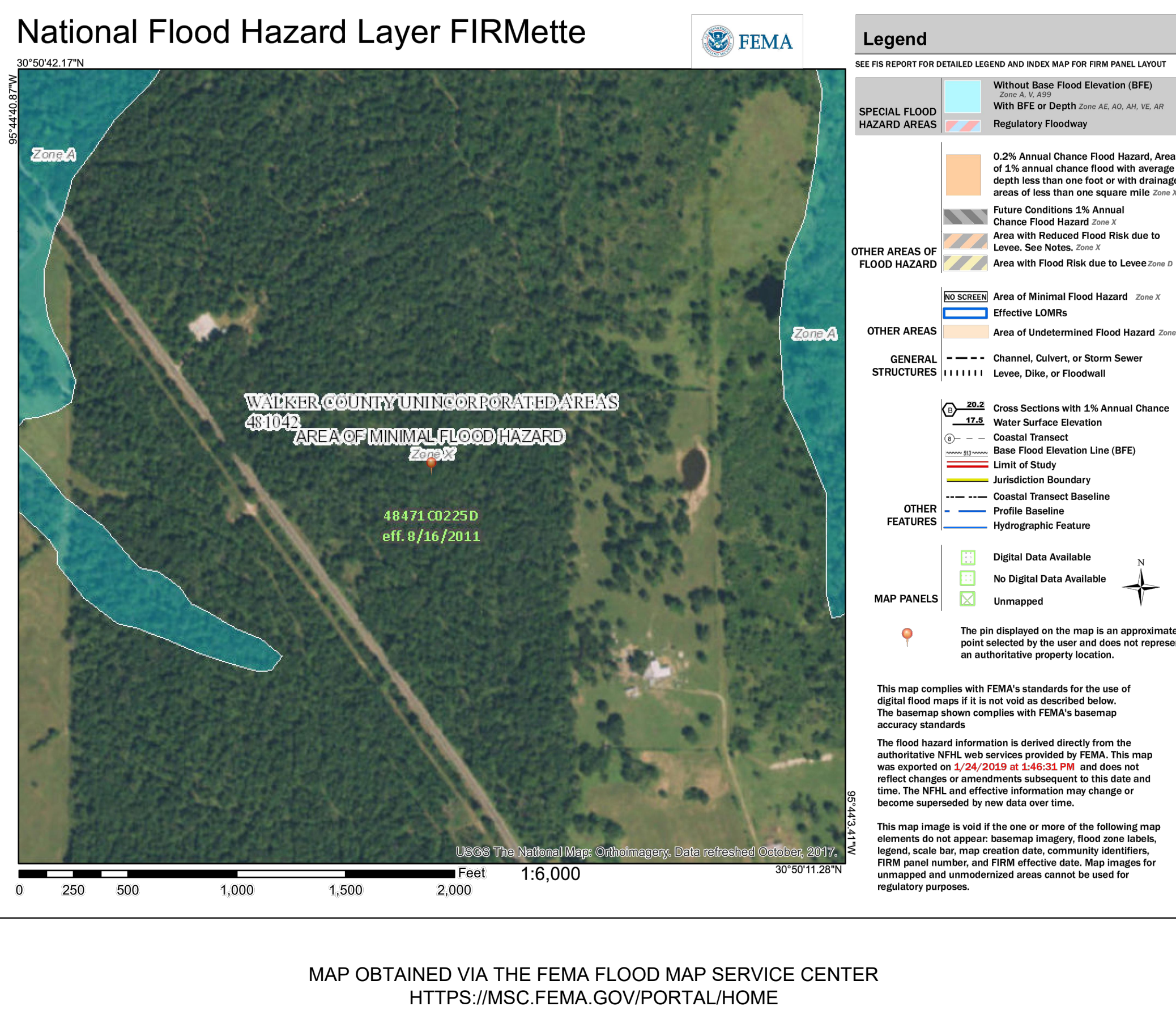
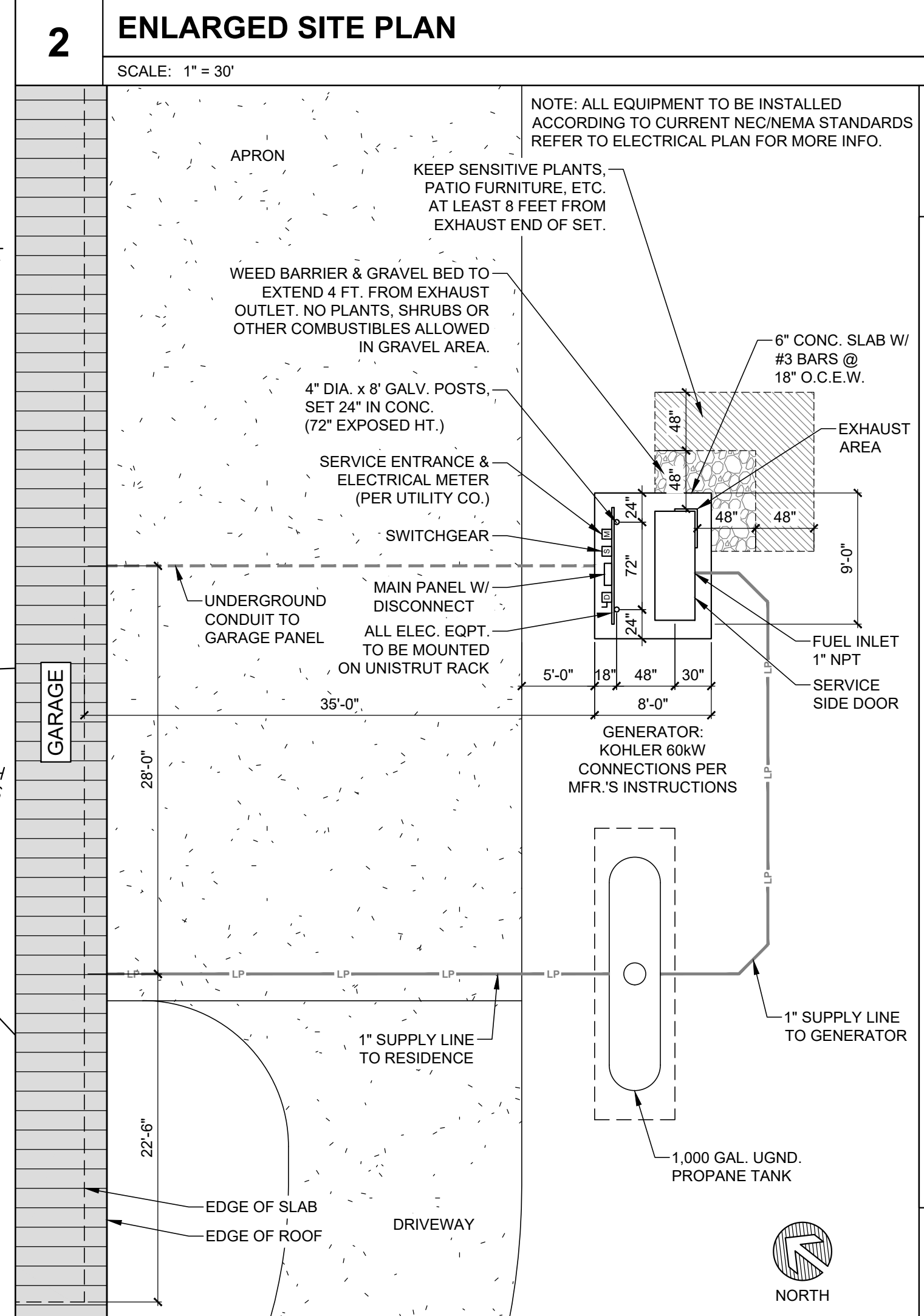
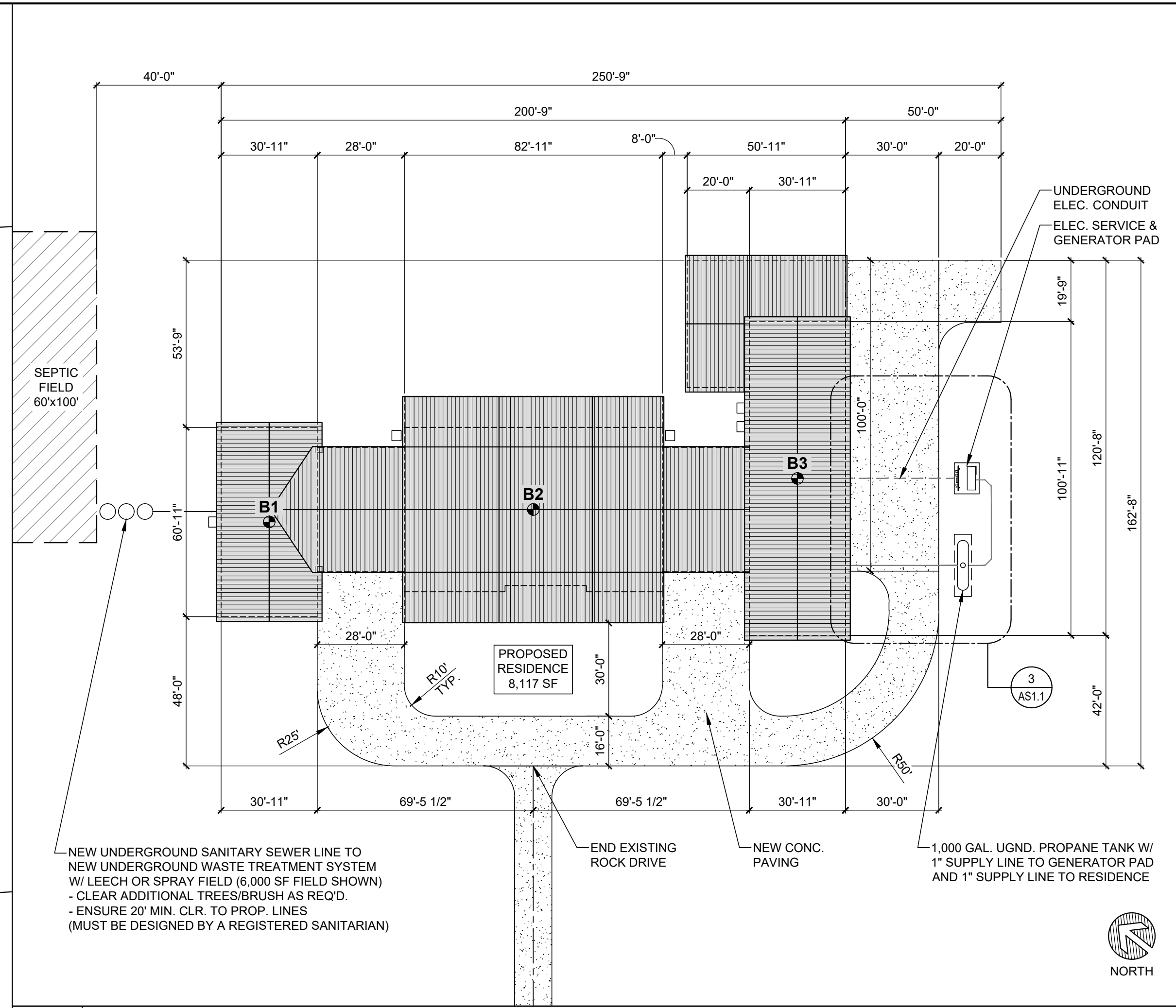
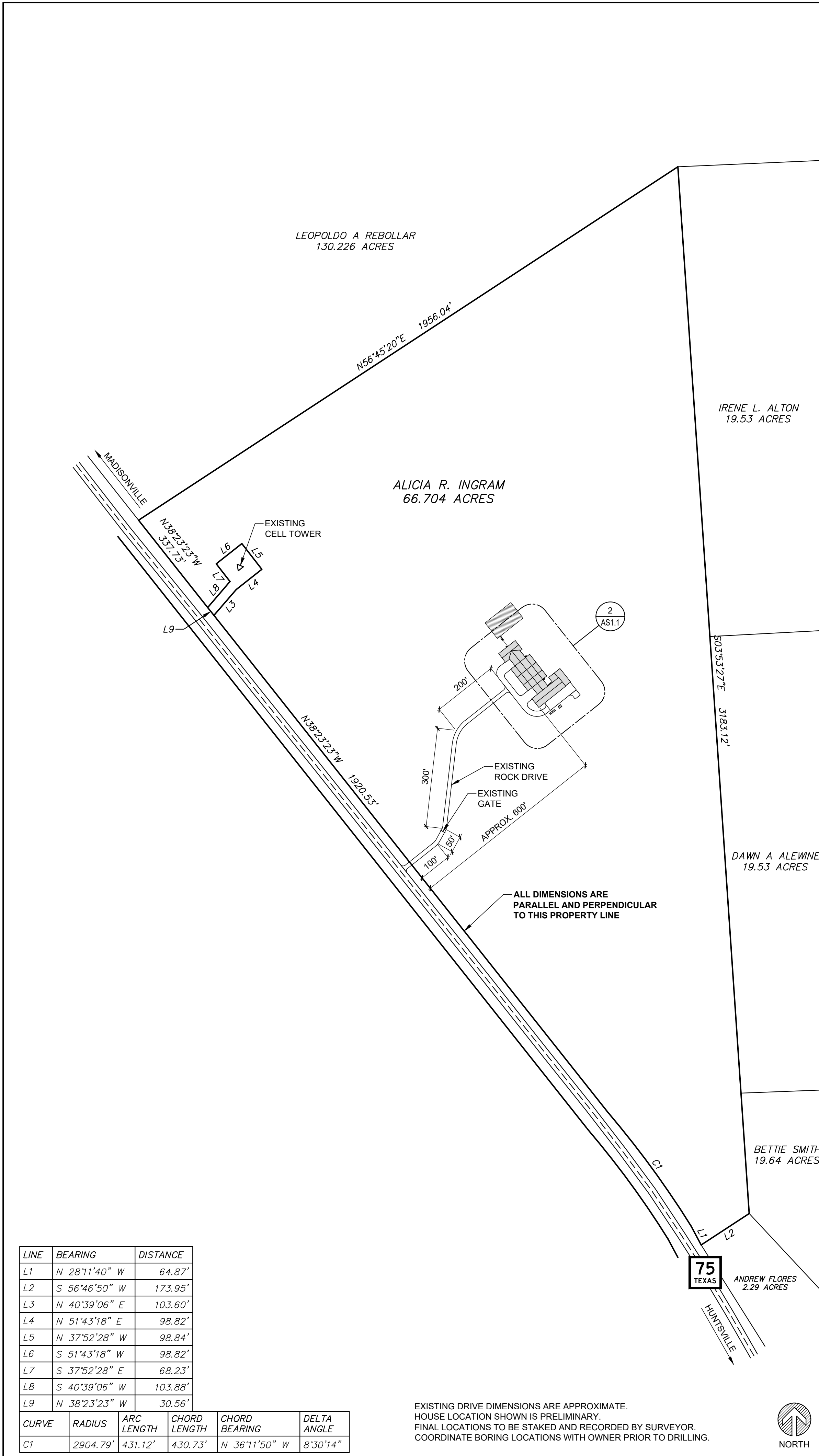
PROJECT:
INGRAM RESIDENCE
STEPHEN & TAMARA INGRAM
3702 S.H. 75 N.
HUNTSVILLE, TX 77340
WALKER COUNTY

DATE: 08/26/2018	DRAWN BY: SJ
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TITLE SHEET
TS

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1 OVERALL SITE PLAN
SCALE: 1" = 200'

3 ELEC. SERVICE & GENERATOR PAD
SCALE: 1/8" = 1'-0"

4 FEMA FLOOD MAP
SCALE: 1" = 500'

- GENERAL NOTES**
- THE CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF ALL PERMITS AND FEES ASSOCIATED WITH THE PROJECT AND SHALL BE REIMBURSED FOR SAID FEES AS INDICATED IN THE CONTRACT DOCUMENTS.
 - CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND/OR ORDINANCES THAT COVER THIS TYPE OF CONSTRUCTION.
 - IT WILL BE THE CONTRACTORS' RESPONSIBILITY TO INVESTIGATE THE PROJECT SITE, CONTRACT DOCUMENTS, PLANS, AND SPECIFICATIONS TO ENSURE COMPLIANCE WITH ALL REGULATIONS FOR DRAINAGE, SMOKE, AND OTHER T.C.E.Q. REGULATIONS GOVERNING THIS TYPE OF WORK. THE CONTRACTOR SHALL AVOID POLLUTING AND NUISANCE TO ADJOINING AREAS.
 - SILT FENCING SHALL BE PLACED AROUND THE WORK AREAS TO PREVENT AND CONTROL EROSION. REPLACE ANY DOWNED AREAS IMMEDIATELY. IT IS THE CONTRACTORS' RESPONSIBILITY TO MAINTAIN THE SILT FENCING DURING THE ENTIRE CONSTRUCTION PHASE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
 - DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.
 - WHEN DIGGING OR WORKING NEAR UNDERGROUND OR OVERHEAD UTILITIES, IT WILL BE THE CONTRACTORS' RESPONSIBILITY TO NOTIFY THE RESPECTIVE OWNER & PROVIDE PROTECTION TO ANY UTILITIES, POWER LINES, T.V. CABLE, GAS, WATER, AND SANITARY SEWERS. CONTACT ALL UTILITY COMPANIES TO LOCATE ANY HIDDEN LINES AS THERE MAY BE OTHERS NOT LISTED AND IF ADJUSTMENTS ARE REQUIRED, CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING NECESSARY CONTACTS AND AGREEMENTS.
 - ANY SEPTIC TANKS, CESS POOLS, MANHOLES, WELLS, OR CISTERNS FOUND ON SITE DURING THE CONSTRUCTION OPERATIONS SHALL BE CALLED TO THE PROPER CITY AUTHORITIES AND WILL BE PUMPED AND REMOVED IN ACCORDANCE WITH T.C.E.Q. OR CITY REQUIREMENTS TO AVOID POLLUTION.
 - STOCK PILE TOP SOIL AND KEEP IT SEPARATE FROM OTHER EXCAVATED MATERIAL. TOP SOIL SHALL BE USED FOR FINISH GRADING. PROVIDE A MINIMUM OF 4" OF TOP SOIL IN ALL AREAS TO RECEIVE GRASS AND/OR LANDSCAPING.
 - ANY AND ALL EXCESS DIRT AND DEBRIS NOT REQUIRED FOR LEVELING THE LOT SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE NO LATER THAN (5) BUSINESS DAYS FROM THE DATE OF NOTIFICATION.
 - NO DIRT BACKSLOPES BETWEEN STREETS AND R.O.W. AND DRIVE SHALL BE STEEPER THAN (3) FEET HORIZONTALLY FOR EACH FOOT OF ELEVATION UNLESS RIPRAP RETAINER IS USED.
 - FINISH GRADE AT BUILDINGS SHALL BE 6" BELOW FINISH SLAB EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON THE DRAWINGS. DEVELOP POSITIVE DRAINAGE AWAY FROM THE BUILDINGS AS WELL AS ANY ADJACENT EXISTING BUILDINGS.
 - ALL CONCRETE SHALL BE (5) SACK MIX AT 3000PSI MINIMUM. REFER TO PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. CONCRETE MAY BE (4.5) SACK MIX PROVIDING THAT THE SLUMP IS HELD TO PRODUCERS DESIGN WHICH MAY CALL FOR LESS THAN (5) SACK MIX. NO ADDITIONAL WATER SHALL BE INTRODUCED INTO THE CONCRETE AT THE SITE UNLESS APPROVED BY THE ENGINEER.
 - ALL WALKS SHALL BE A MINIMUM OF 4" THICK 3000PSI CONCRETE ON SAND BASE. SAW CUT AT INTERVALS EQUAL TO WALK WIDTHS AND AS SHOWN. PROVIDE 1/2" EXPANSION JOINTS AT A MINIMUM OF 40' O.C. AND AT ALL JUNCTIONS WITH BUILDINGS, CURBS, STRUCTURES, AND PERPENDICULAR WALKS. PROVIDE A MAXIMUM OF 2% SLOPE FOR DRAINAGE ACROSS WIDTH OF WALKS.

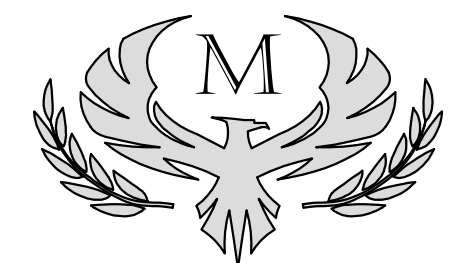
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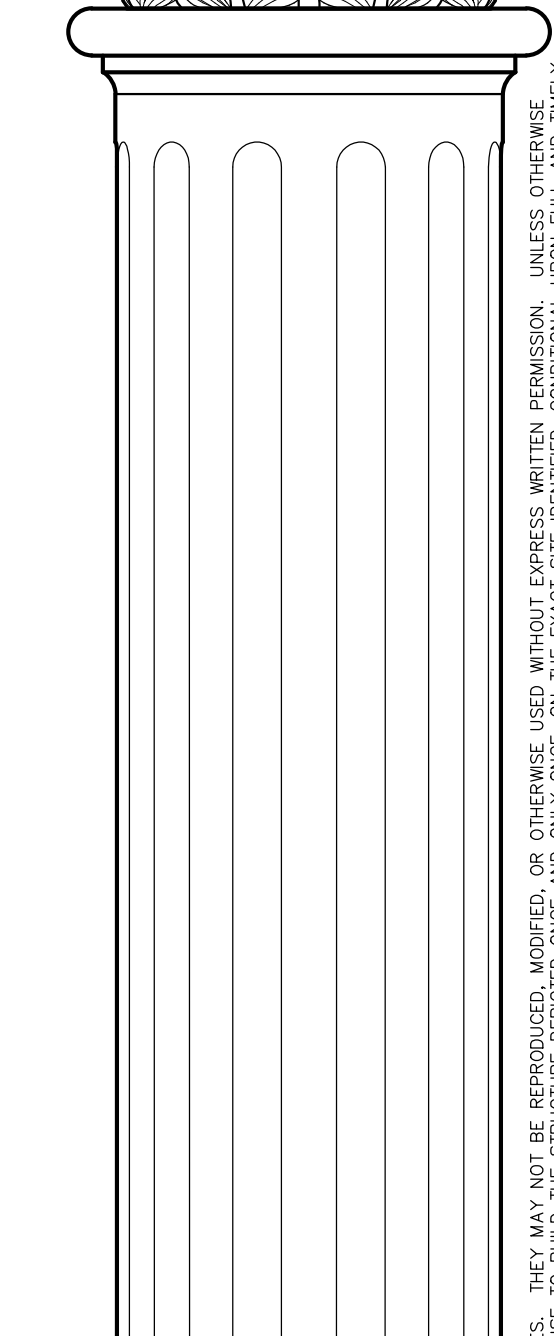
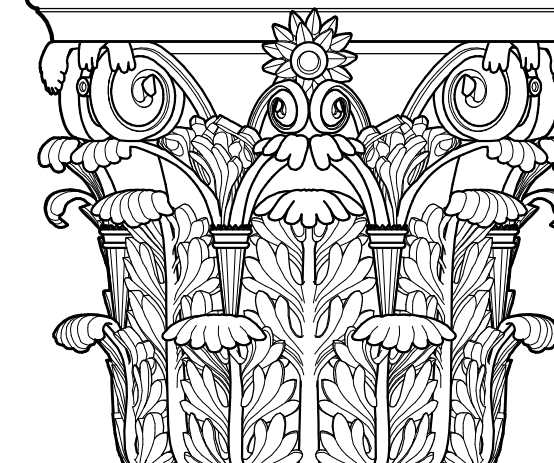
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SITE PLAN
AS1.1



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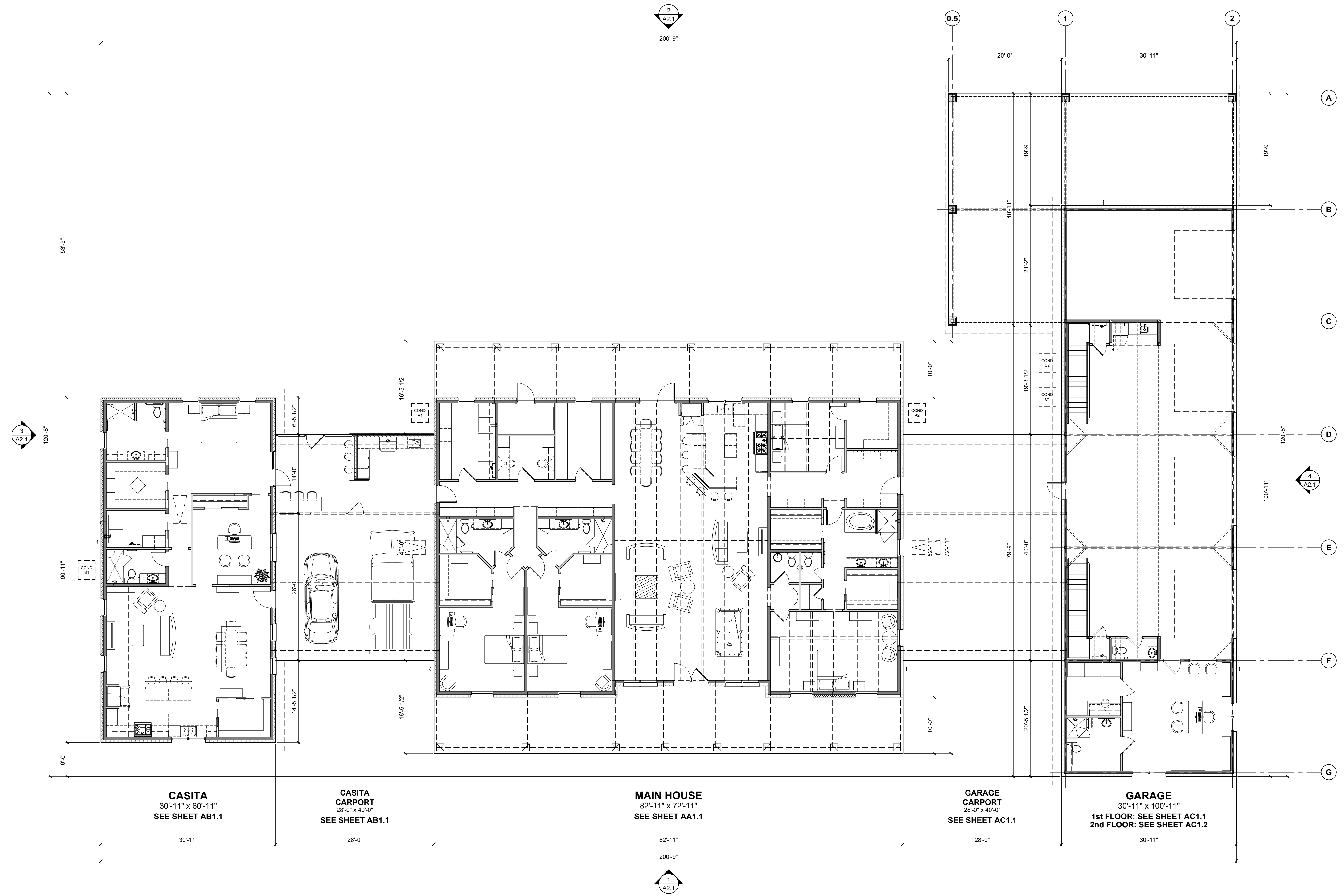
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DATE: 08/26/2018 DRAWN BY: SJ
SCALE: 1/8" = 1'-0" CHECKED: DM

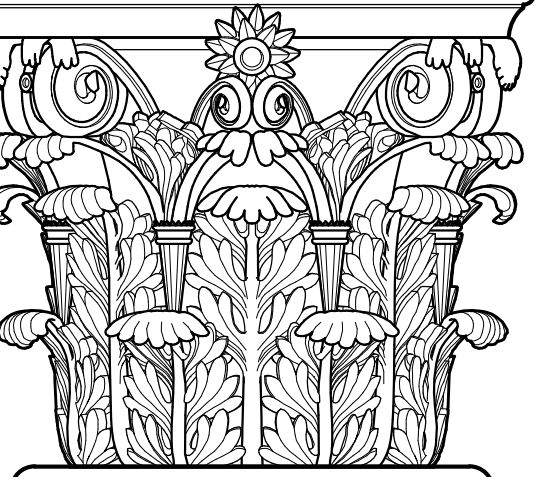
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OVERALL
FLOOR PLAN
A1.1





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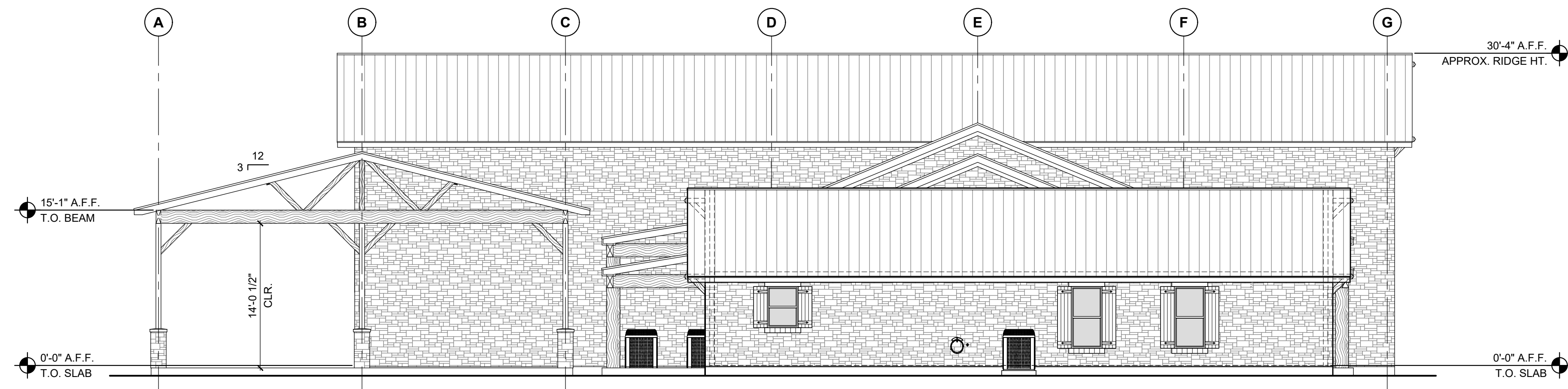
1 OVERALL ELEVATION - FRONT

SCALE: 1/8" = 1'-0"



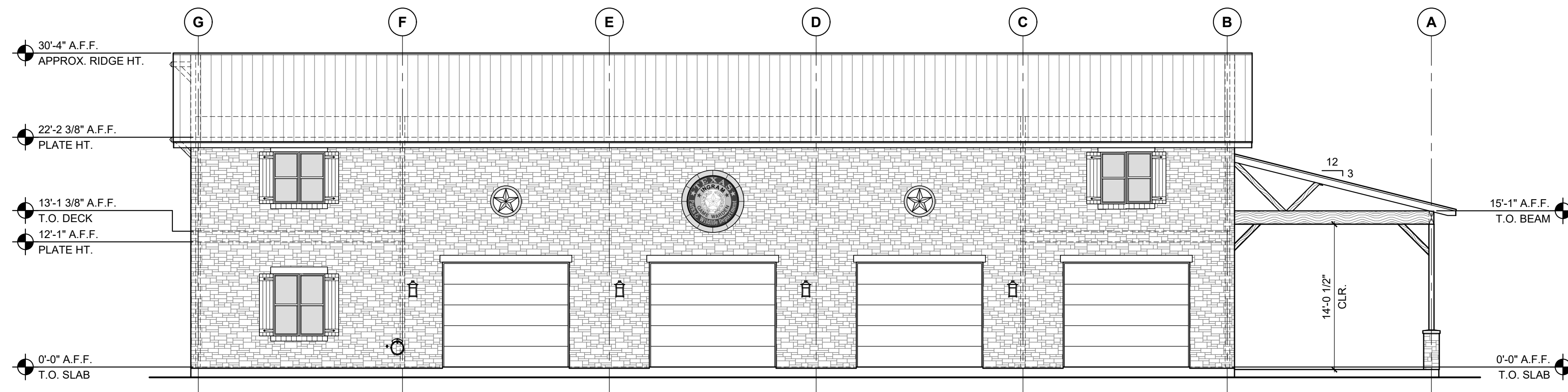
2 OVERALL ELEVATION - BACK

SCALE: 1/8" = 1'-0"



3 OVERALL ELEVATION - LEFT

SCALE: 1/8" = 1'-0"



4 OVERALL ELEVATION - RIGHT

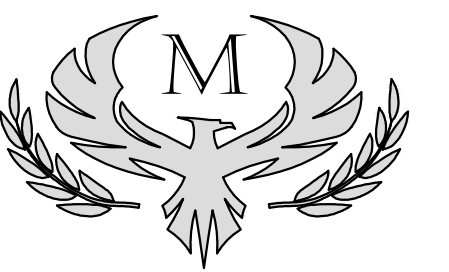
SCALE: 1/8" = 1'-0"

DATE: 08/26/2018 DRAWN BY: SJ
SCALE: 1/8" = 1'-0" CHECKED: DM

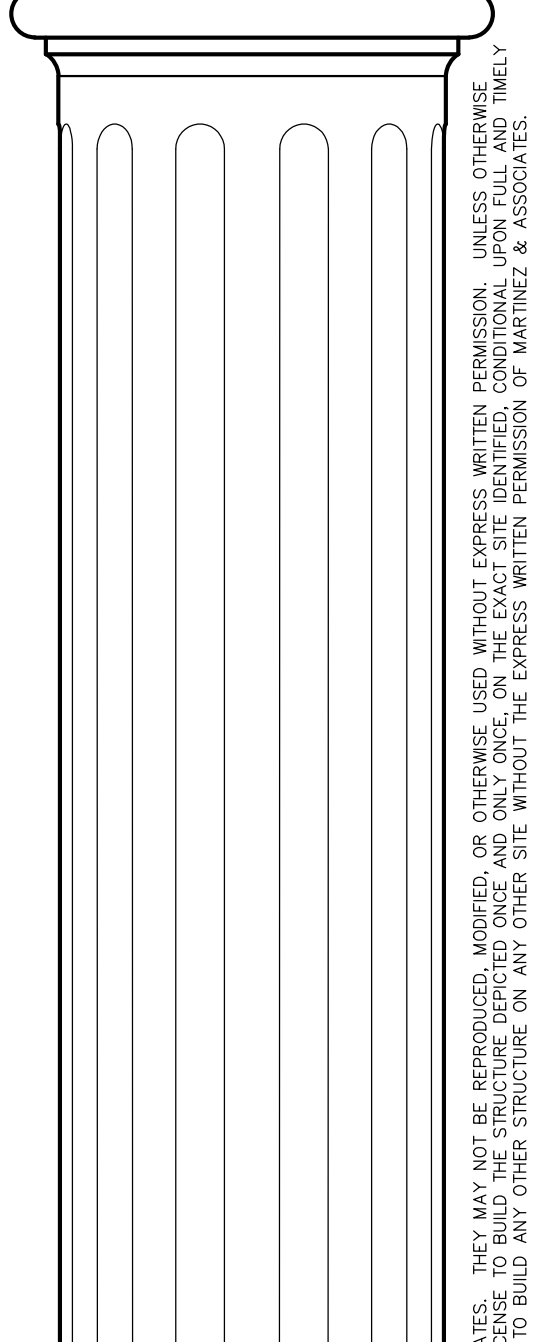
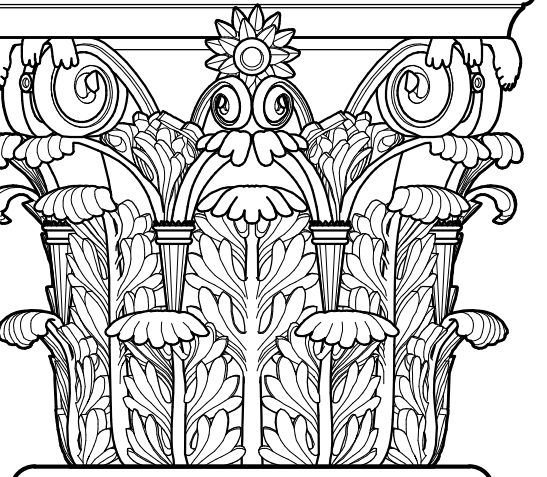
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EXTERIOR ELEVATIONS
OVERALL

A2.1



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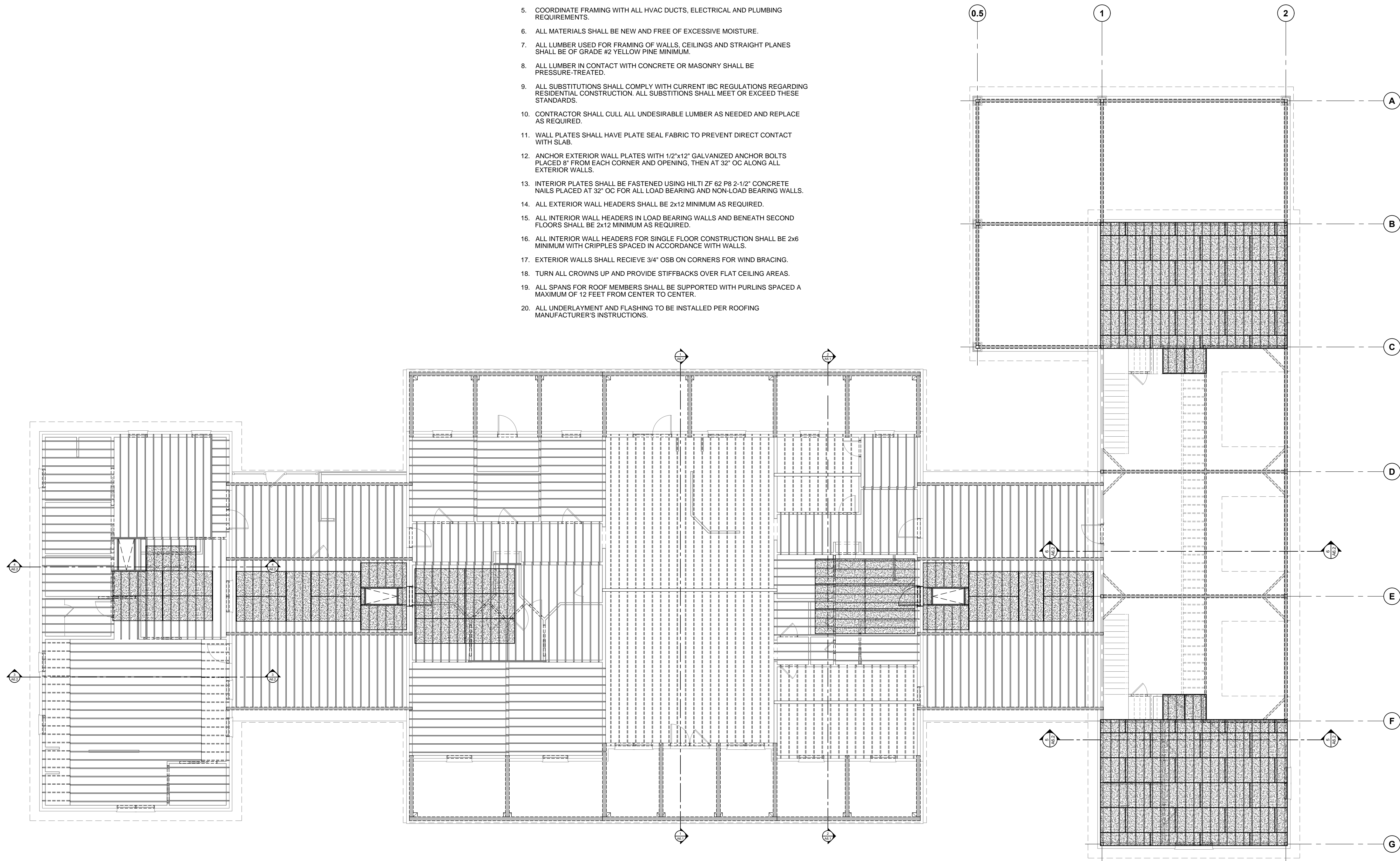


PROJECT:
INGRAM RESIDENCE
 STEPHEN & TAMARA INGRAM
 3702 S.H. 75 N.
 HUNTSVILLE, TX 77340
 WALKER COUNTY

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GENERAL FRAMING NOTES:

1. THIS PLAN IS FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL QUANTITIES.
2. ALL METAL AND WOOD FRAMING SHALL BE ASSEMBLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
3. ALL STRAPPING, SECURING, BRACING, AND REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
4. ALL CONNECTIONS AT PLATES, JOISTS, AND RAFTERS TO BE TIED WITH SIMPSON STRONG TIE OR EQUAL.
5. COORDINATE FRAMING WITH ALL HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.
6. ALL MATERIALS SHALL BE NEW AND FREE OF EXCESSIVE MOISTURE.
7. ALL LUMBER USED FOR FRAMING OF WALLS, CEILINGS AND STRAIGHT PLANES SHALL BE OF GRADE #2 YELLOW PINE MINIMUM.
8. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
9. ALL SUBSTITUTIONS SHALL COMPLY WITH CURRENT IBC REGULATIONS REGARDING RESIDENTIAL CONSTRUCTION. ALL SUBSTITUTIONS SHALL MEET OR EXCEED THESE STANDARDS.
10. CONTRACTOR SHALL CULL ALL UNDESIRABLE LUMBER AS NEEDED AND REPLACE AS REQUIRED.
11. WALL PLATES SHALL HAVE PLATE SEAL FABRIC TO PREVENT DIRECT CONTACT WITH SLAB.
12. ANCHOR EXTERIOR WALL PLATES WITH 1/2"x12" GALVANIZED ANCHOR BOLTS PLACED 8" FROM EACH CORNER AND OPENING, THEN AT 32" OC ALONG ALL EXTERIOR WALLS.
13. INTERIOR PLATES SHALL BE FASTENED USING HILTI ZF 62 P8 2-1/2" CONCRETE NAILS PLACED AT 32" OC FOR ALL LOAD BEARING AND NON-LOAD BEARING WALLS.
14. ALL EXTERIOR WALL HEADERS SHALL BE 2x12 MINIMUM AS REQUIRED.
15. ALL INTERIOR WALL HEADERS IN LOAD BEARING WALLS AND BENEATH SECOND FLOORS SHALL BE 2x12 MINIMUM AS REQUIRED.
16. ALL INTERIOR WALL HEADERS FOR SINGLE FLOOR CONSTRUCTION SHALL BE 2x6 MINIMUM WITH CRIPPLES SPACED IN ACCORDANCE WITH WALLS.
17. EXTERIOR WALLS SHALL RECEIVE 3/4" OSB ON CORNERS FOR WIND BRACING.
18. TURN ALL CROWNS UP AND PROVIDE STIFFBACKS OVER FLAT CEILING AREAS.
19. ALL SPANS FOR ROOF MEMBERS SHALL BE SUPPORTED WITH PURLINS SPACED A MAXIMUM OF 12 FEET FROM CENTER TO CENTER.
20. ALL UNDERLAYMENT AND FLASHING TO BE INSTALLED PER ROOFING MANUFACTURER'S INSTRUCTIONS.



CASITA
SEE SHEET AB3.1

CASITA CARPORT

MAIN HOUSE
SEE SHEET AA3.1

GARAGE CARPORT

GARAGE
1ST FLOOR: SEE SHEET AC3.1
2nd FLOOR: SEE SHEET AC3.2

DATE: 08/26/2018 DRAWN BY: SJ

SCALE: 1/8" = 1'-0" CHECKED: DM

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OVERALL 1st FLOOR
CEILING FRAMING PLAN

A3.1

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ASCE 7 HAZARD TOOL REPORT

([HTTPS://ASCE7HAZARDTOOLONLINE](https://asce7hazardtoolonline))
 LOCATION: 3702 S.H. 75 N., HUNTSVILLE, TX 77340
 ELEVATION: 224 FT WITH RESPECT TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
 LATITUDE: 30.840921
 LONGITUDE: -95.739202
 STANDARD: ASCE/SEI 7-16
 RISK CATEGORY: II
 SOIL CLASS: D - STIFF SOIL
 WIND: 113 VMPPH

WIND DETAILS:

WIND SPEED 113 VMPPH
 10-YEAR MRI 72 VMPPH
 25-YEAR MRI 81 VMPPH
 50-YEAR MRI 88 VMPPH
 100-YEAR MRI 95 VMPPH

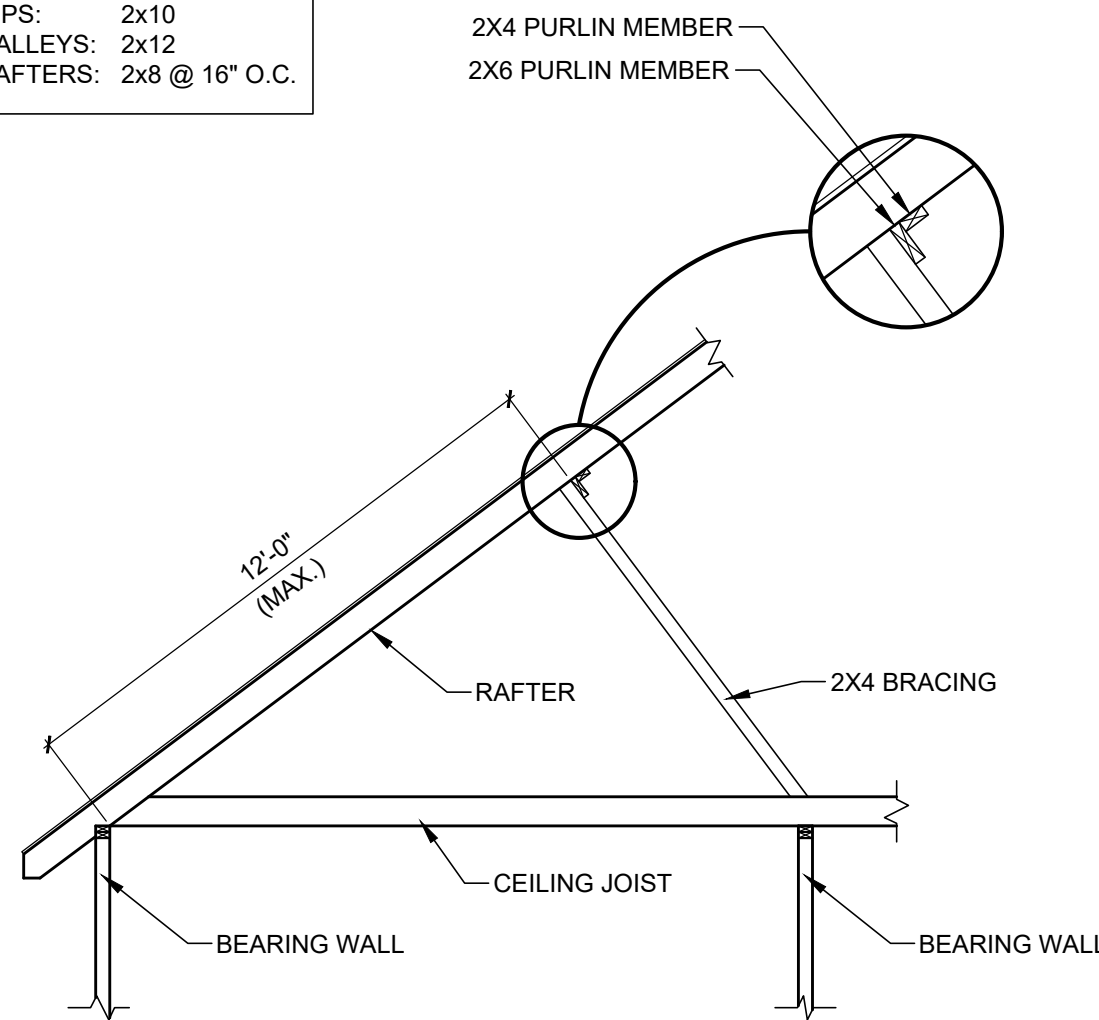
- VALUE PROVIDED IS 3-SECOND GUST WIND SPEEDS AT 33 FT ABOVE GROUND FOR EXPOSURE C CATEGORY, BASED ON LINEAR INTERPOLATION BETWEEN CONTOURS. WIND SPEEDS ARE INTERPOLATED IN ACCORDANCE WITH THE 7-16 STANDARD. WIND SPEEDS CORRESPOND TO APPROXIMATELY A 7% PROBABILITY OF EXCEEDANCE IN 50 YEARS (ANNUAL EXCEEDANCE PROBABILITY = 0.00143, MRI = 700 YEARS).

- SITE IS NOT IN A HURRICANE-PRONE REGION AS DEFINED IN ASCE/SEI 7-16 SECTION 26.2.

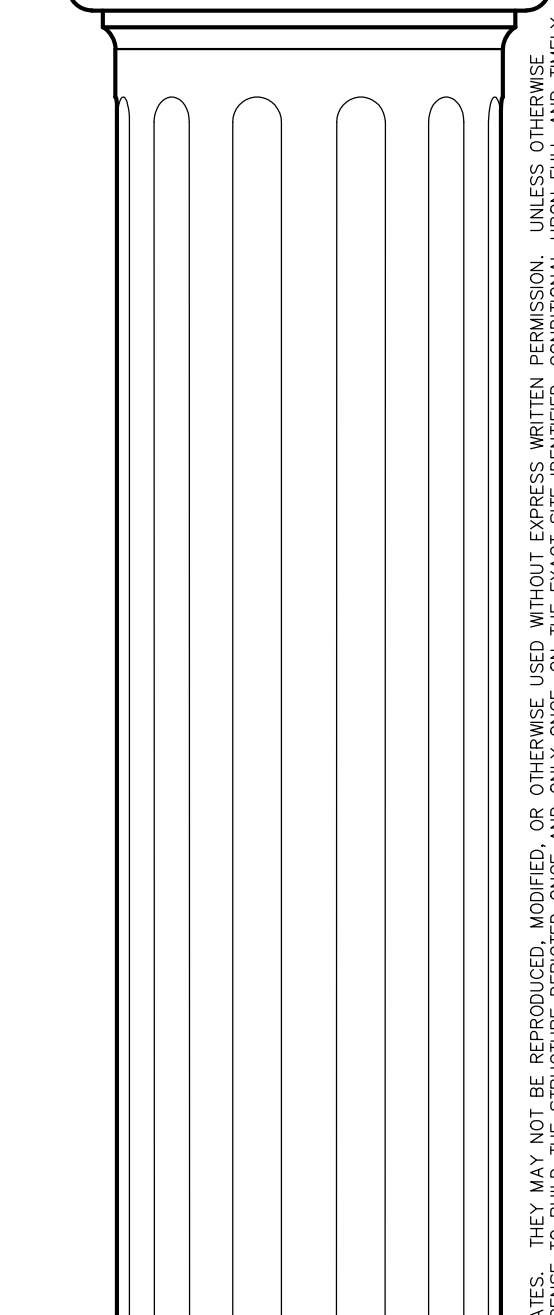
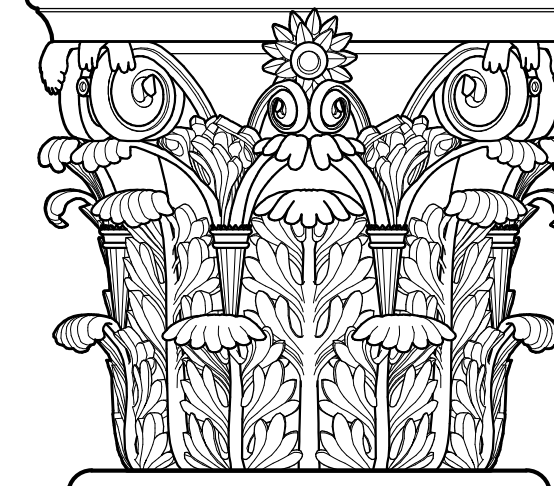
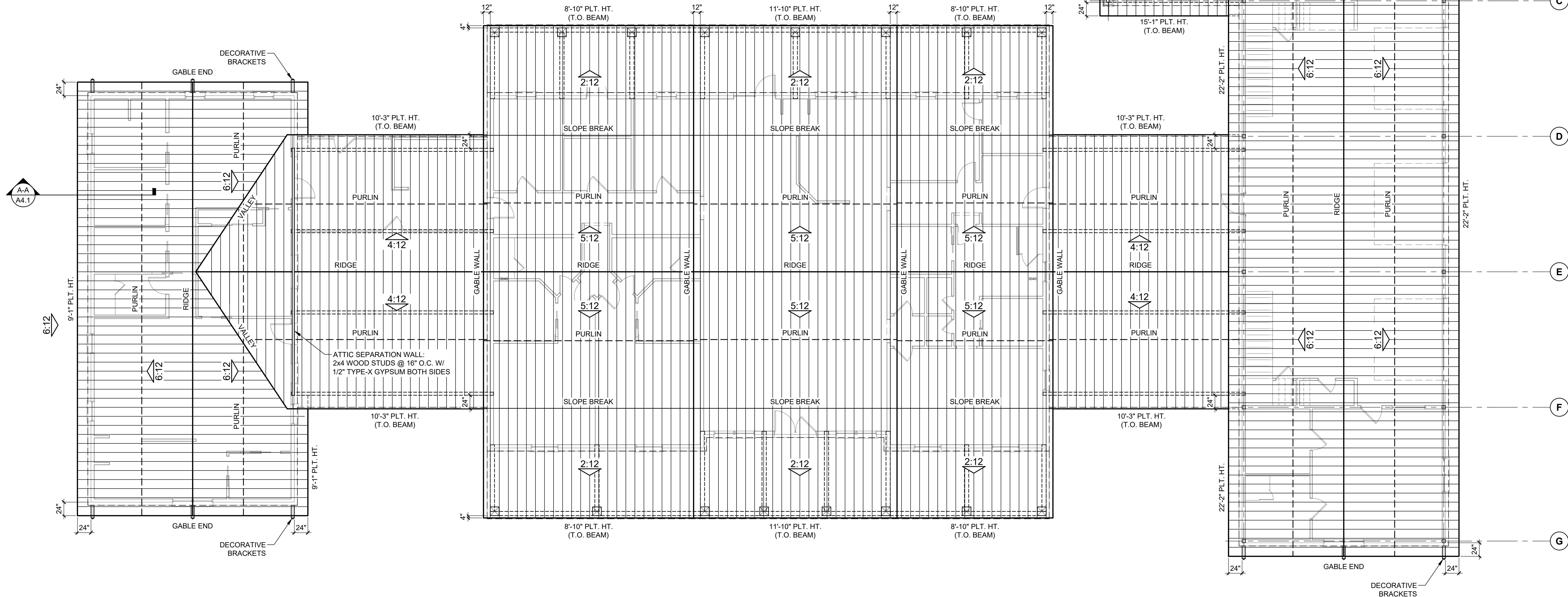
DATA SOURCE: ASCE/SEI 7-16, FIG. 26.5-1B AND FIGS. CC.2-1-CC.2-4

FRAMING SIZES:

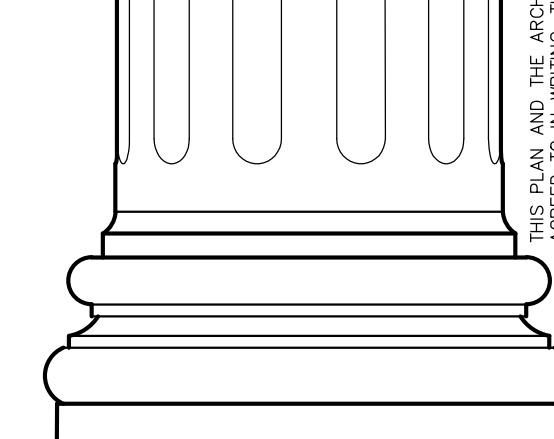
RIDGES: 2x10
 HIPES: 2x10
 VALLEYS: 2x12
 RAFTERS: 2x8 @ 16" O.C.



SECTION A - A
 TYPICAL PURLIN CONNECTION
 SCALE: N.T.S.



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 WALKER COUNTY



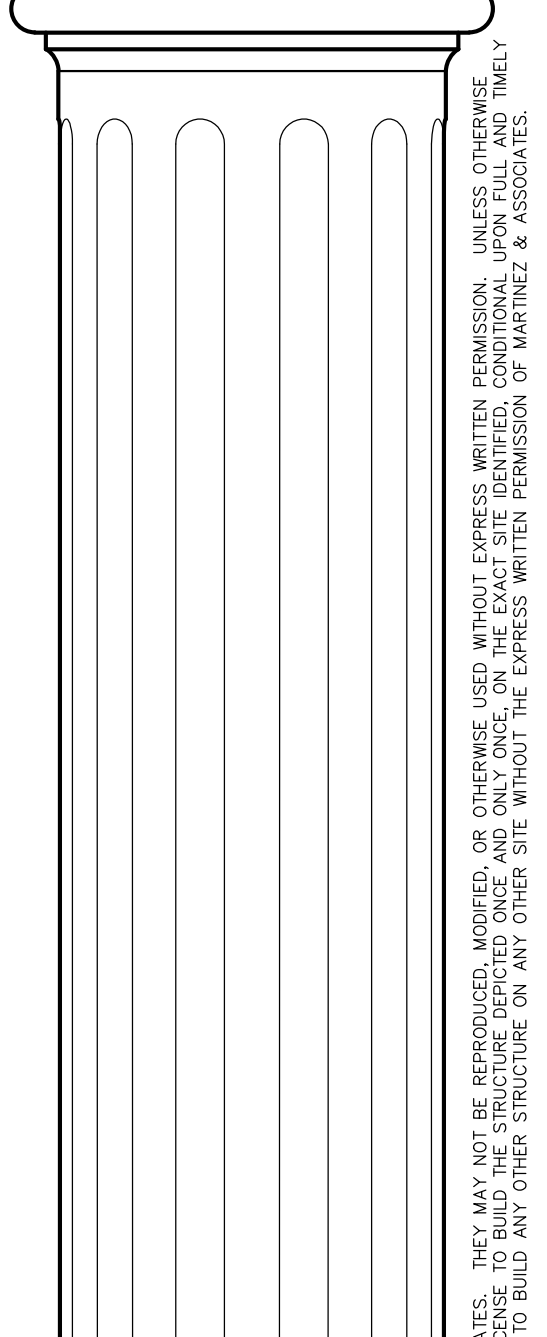
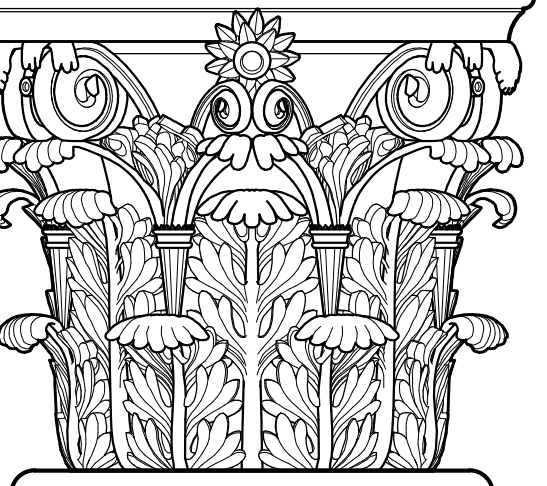
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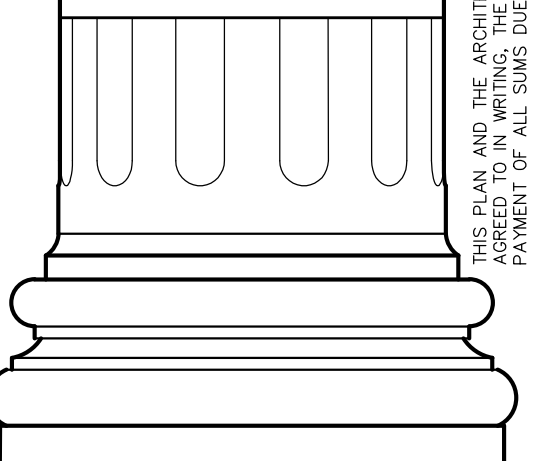
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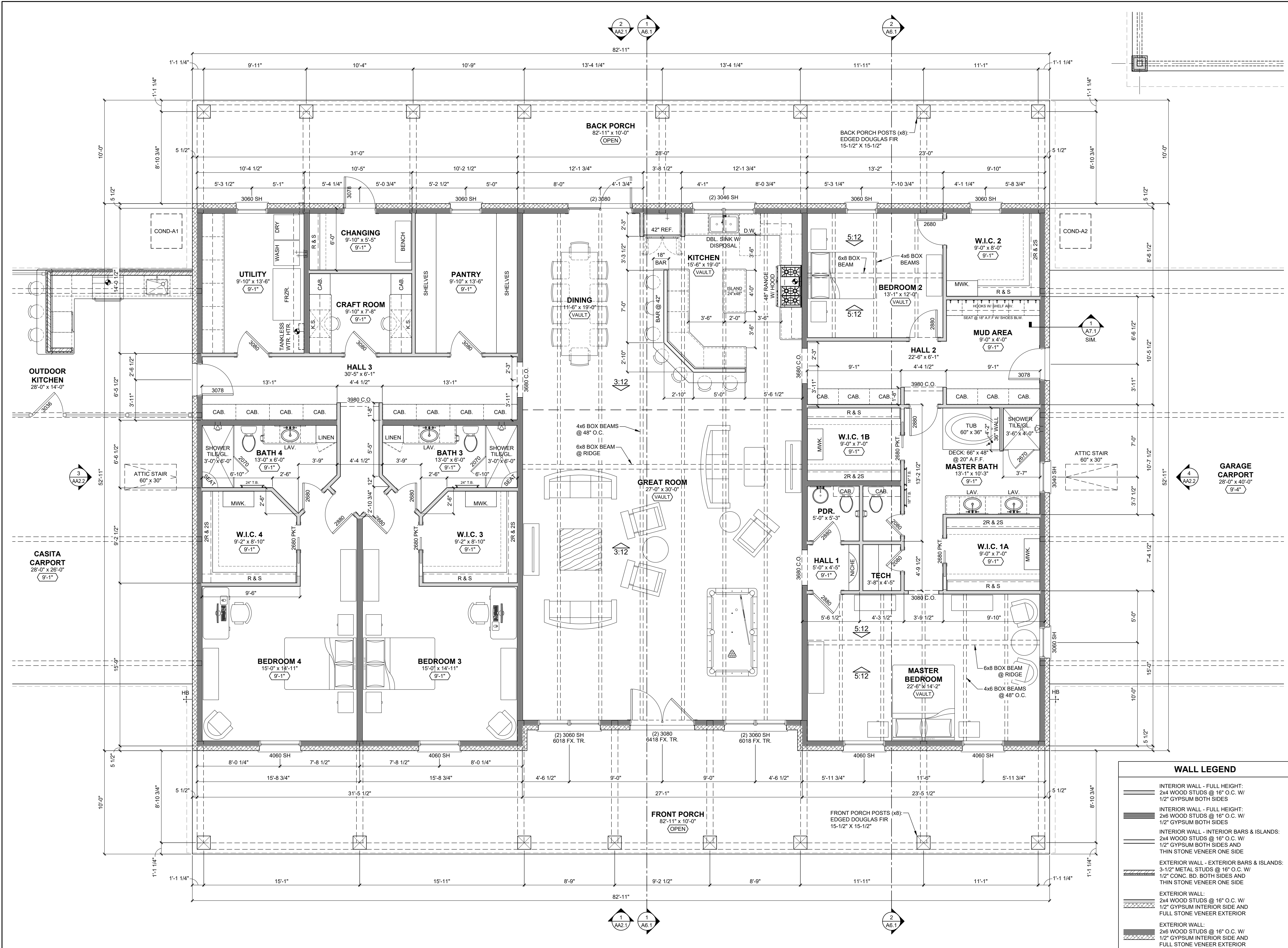


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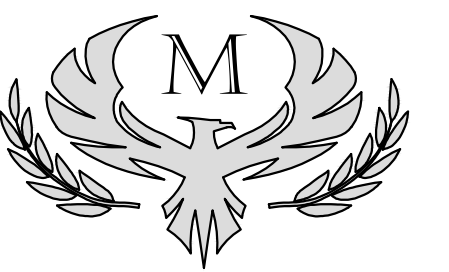
MAIN HOUSE FLOOR PLAN
AA1.1



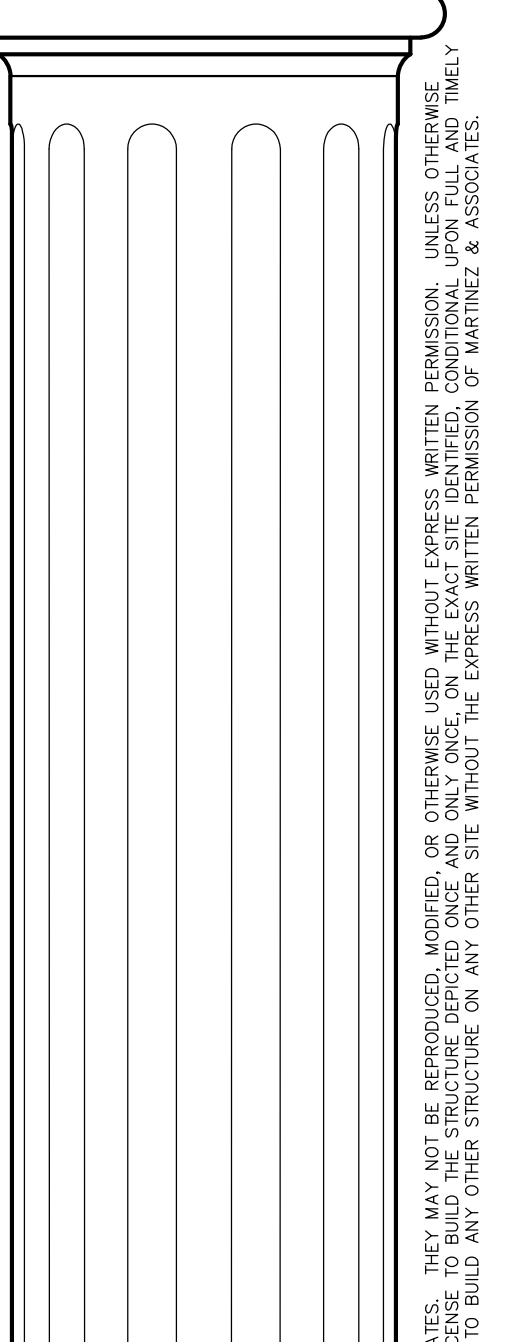
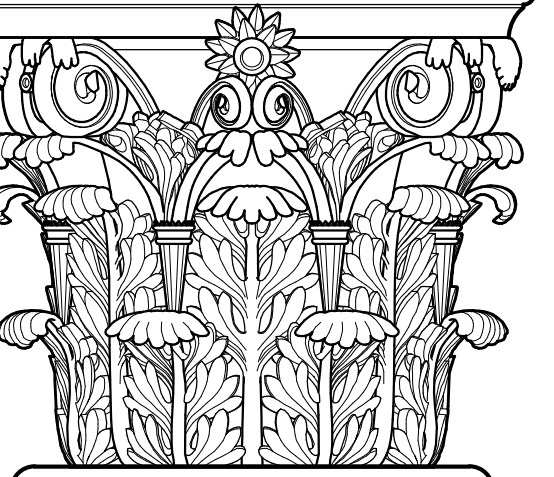
WALL LEGEND

- INTERIOR WALL - FULL HEIGHT: 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES
- INTERIOR WALL - FULL HEIGHT: 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES
- INTERIOR WALL - INTERIOR BARS & ISLANDS: 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES AND THIN STONE VENEER ONE SIDE
- EXTERIOR WALL - EXTERIOR BARS & ISLANDS: 3-1/2" METAL STUDS @ 16" O.C. W/ 1/2" CONC. BD. BOTH SIDES AND THIN STONE VENEER ONE SIDE
- EXTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM INTERIOR SIDE AND FULL STONE VENEER EXTERIOR
- EXTERIOR WALL: 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM INTERIOR SIDE AND FULL STONE VENEER EXTERIOR

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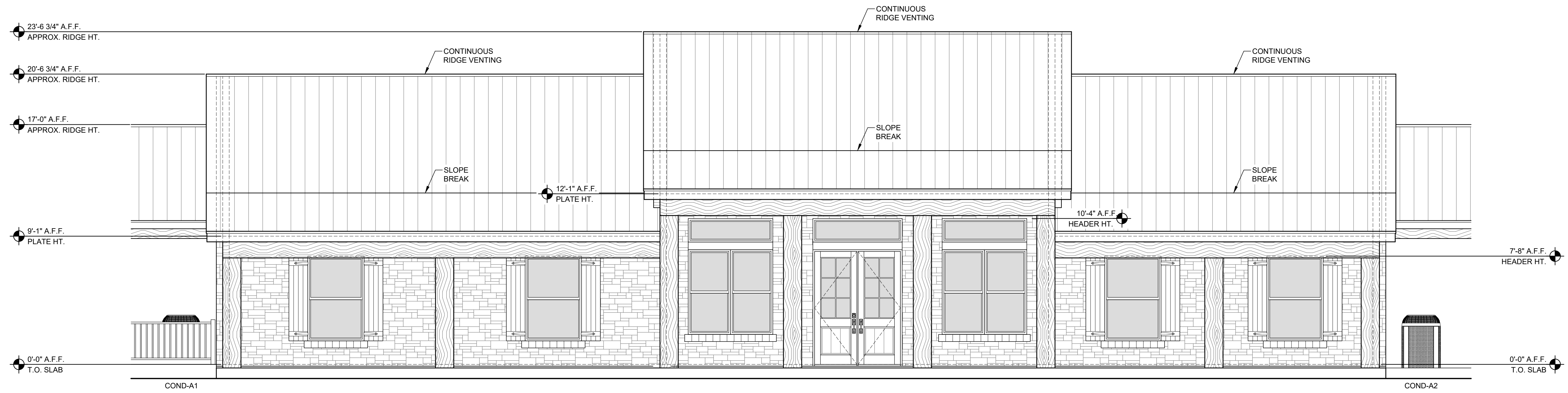


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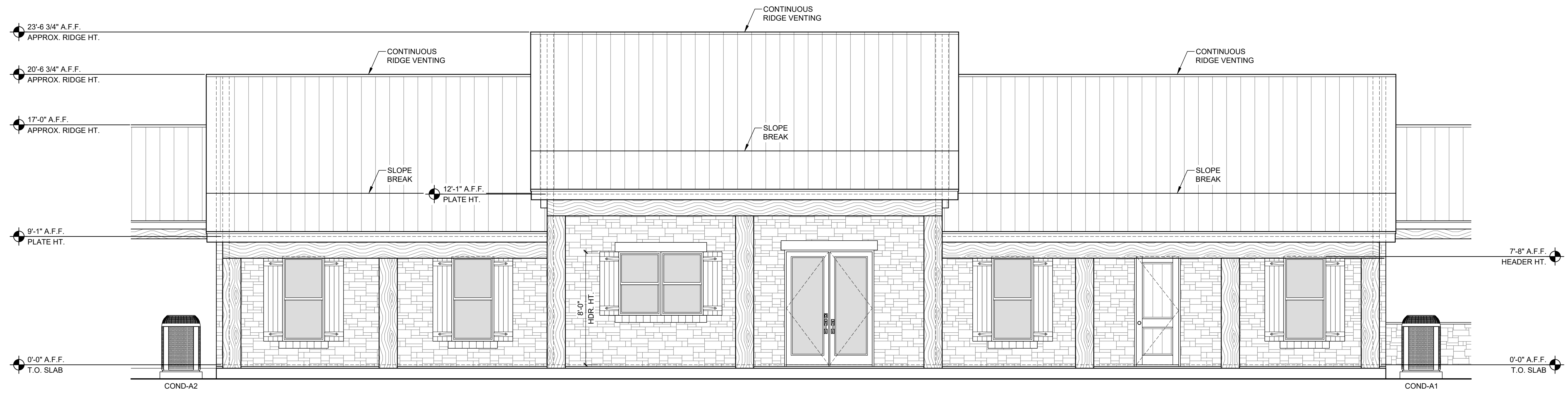
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1 HOUSE ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



2 HOUSE ELEVATION - BACK

SCALE: 1/4" = 1'-0"

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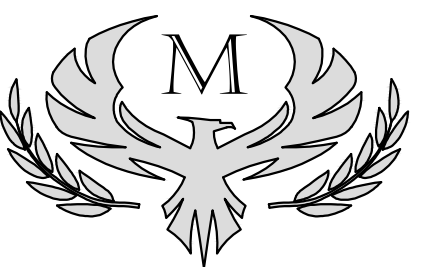
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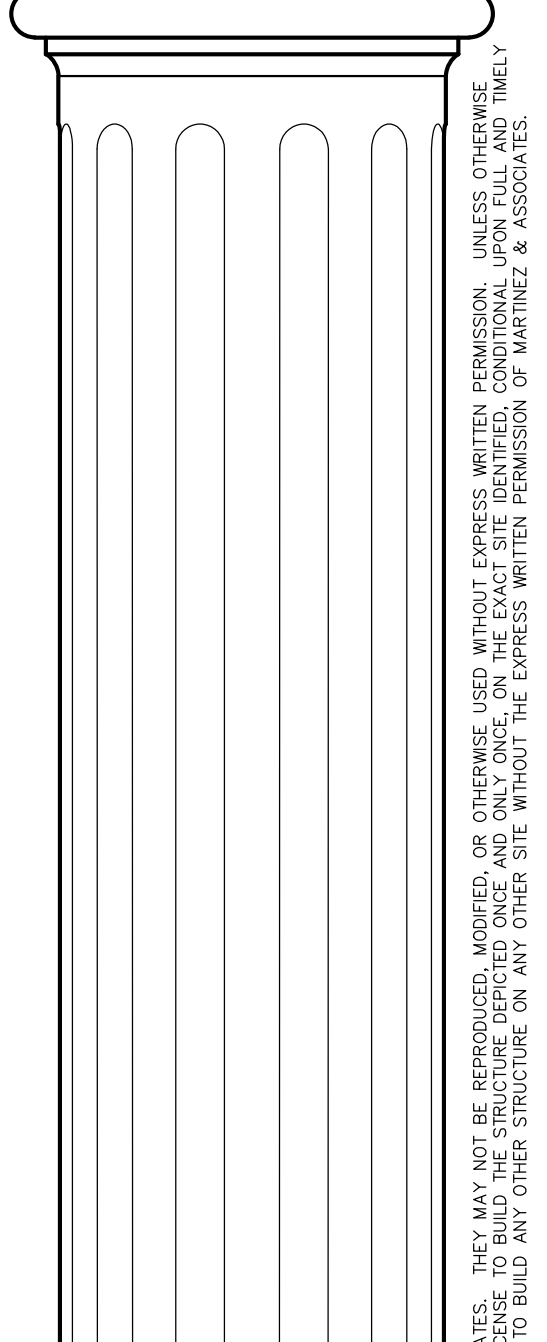
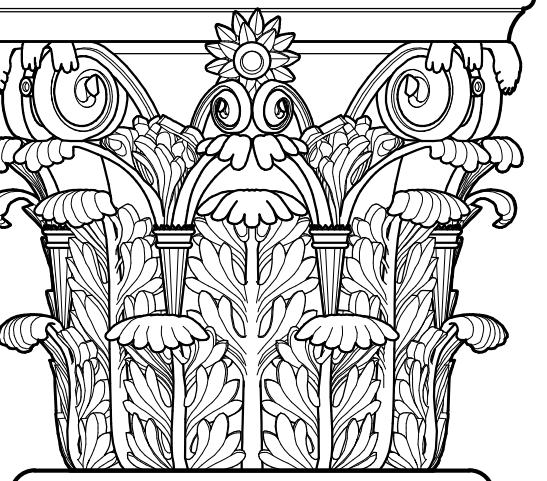
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EXTERIOR ELEVATIONS
HOUSE - FR & BK

AA2.1



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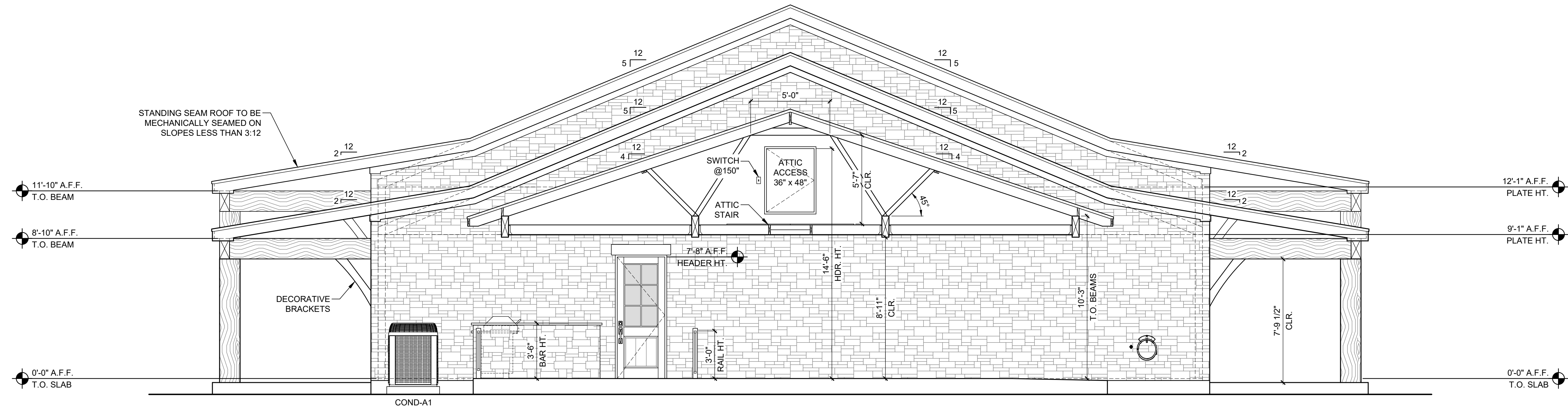
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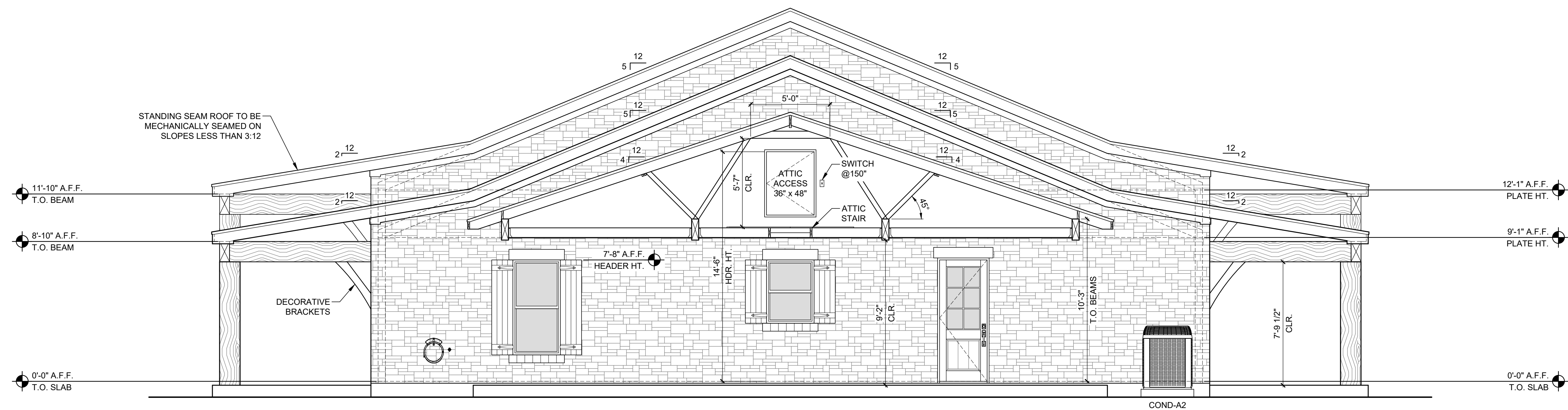
EXTERIOR ELEVATIONS
 HOUSE - LF & RT

AA2.2



3 HOUSE ELEVATION - LEFT

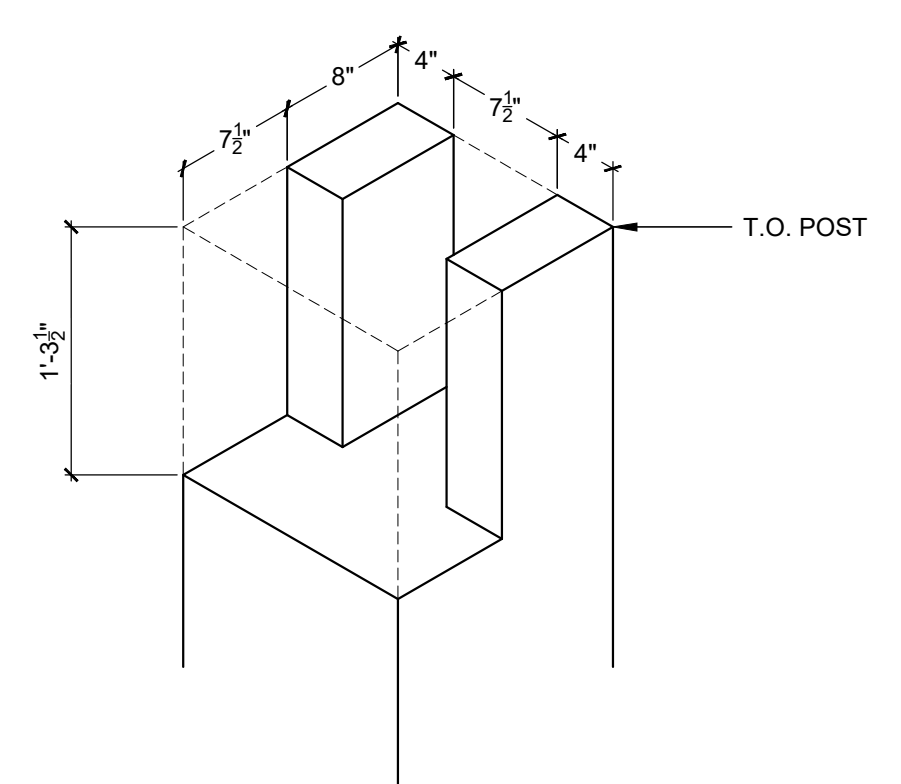
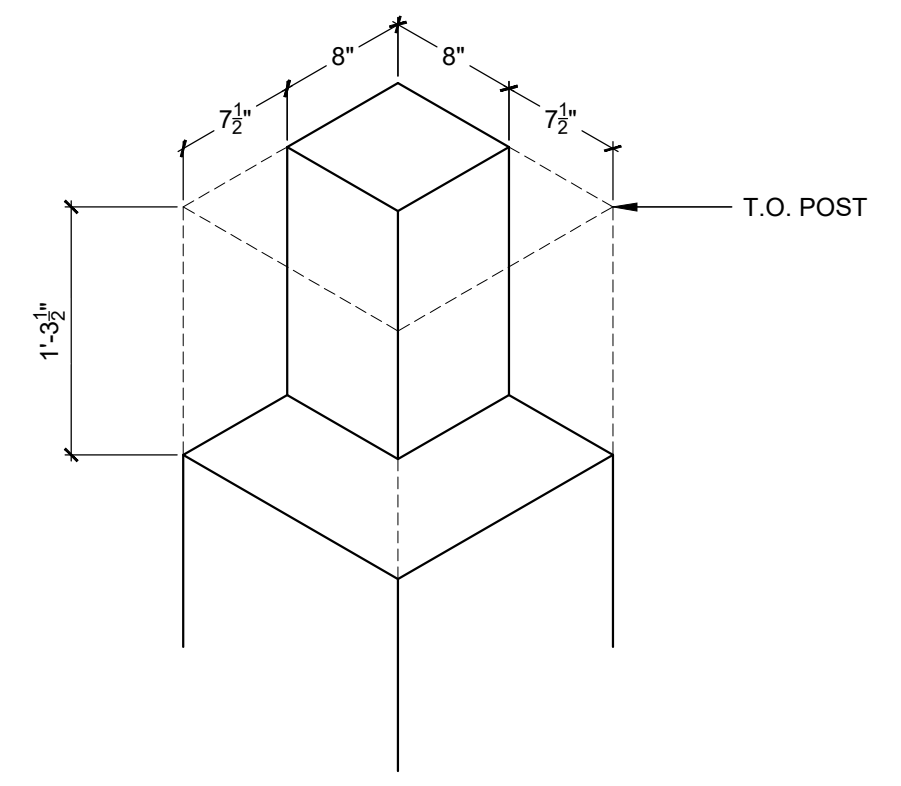
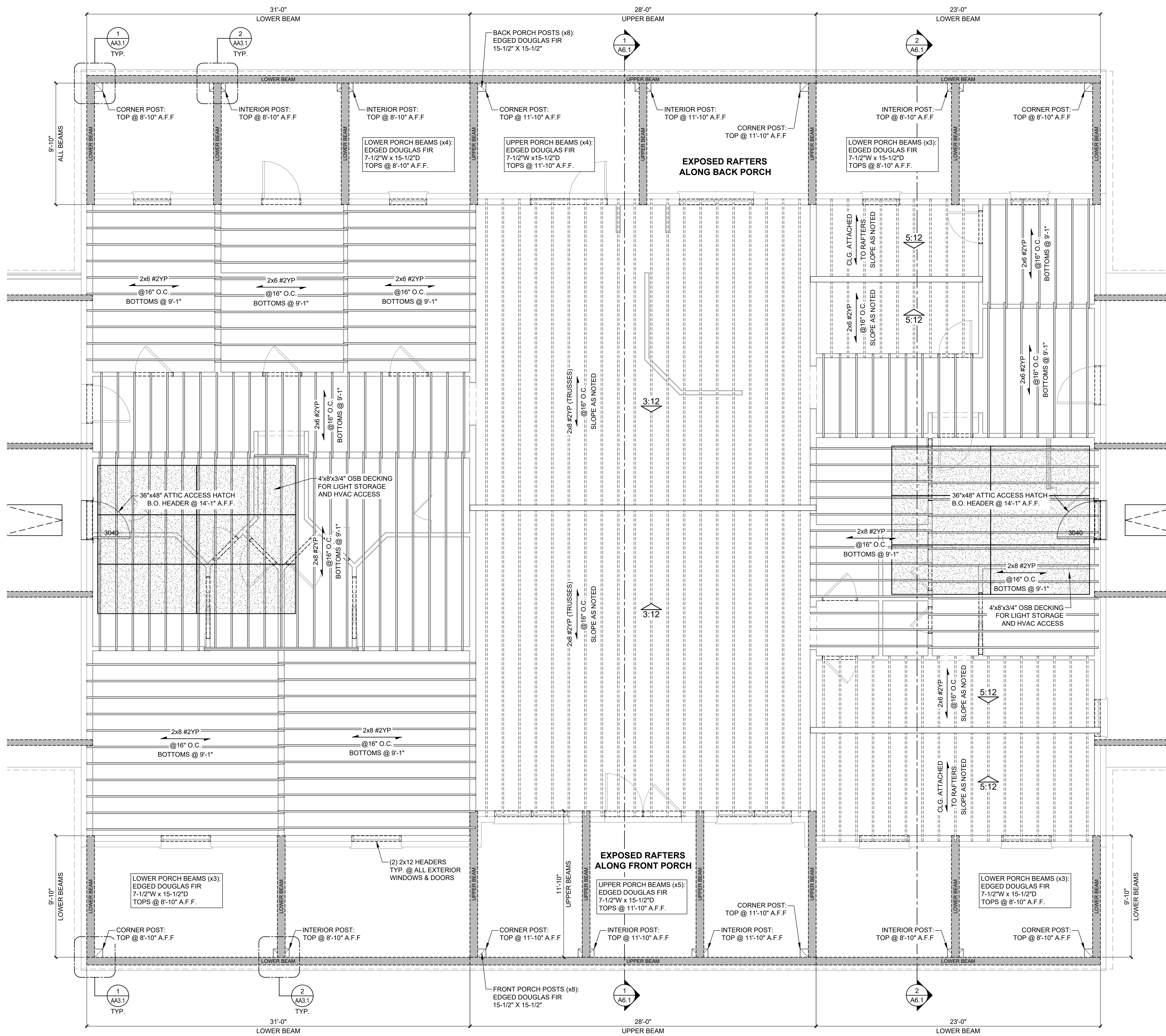
SCALE: 1/4" = 1'-0"



4 HOUSE ELEVATION - RIGHT

SCALE: 1/4" = 1'-0"

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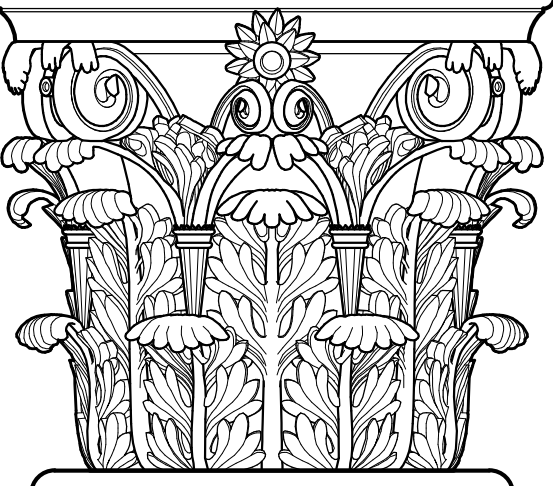


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FOR POST AND BEAM AVAILABILITY, CONTACT:

THOMAS SUPPLY, INC.
P.O. BOX 1256
357 SOUTH FM 1988 N.
LIVINGSTON, TX 77351

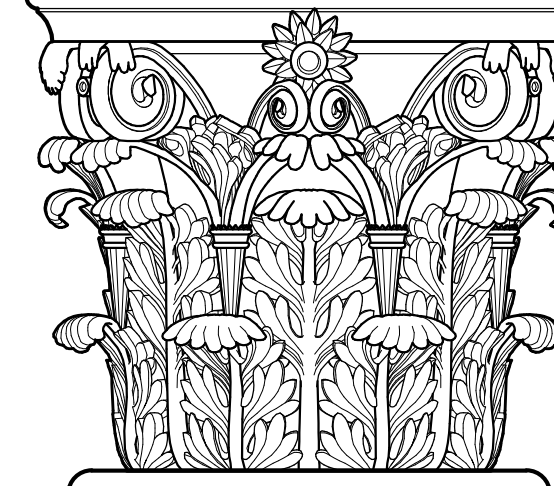
TEL: (936) 327-3851
FAX: (936) 327-2646



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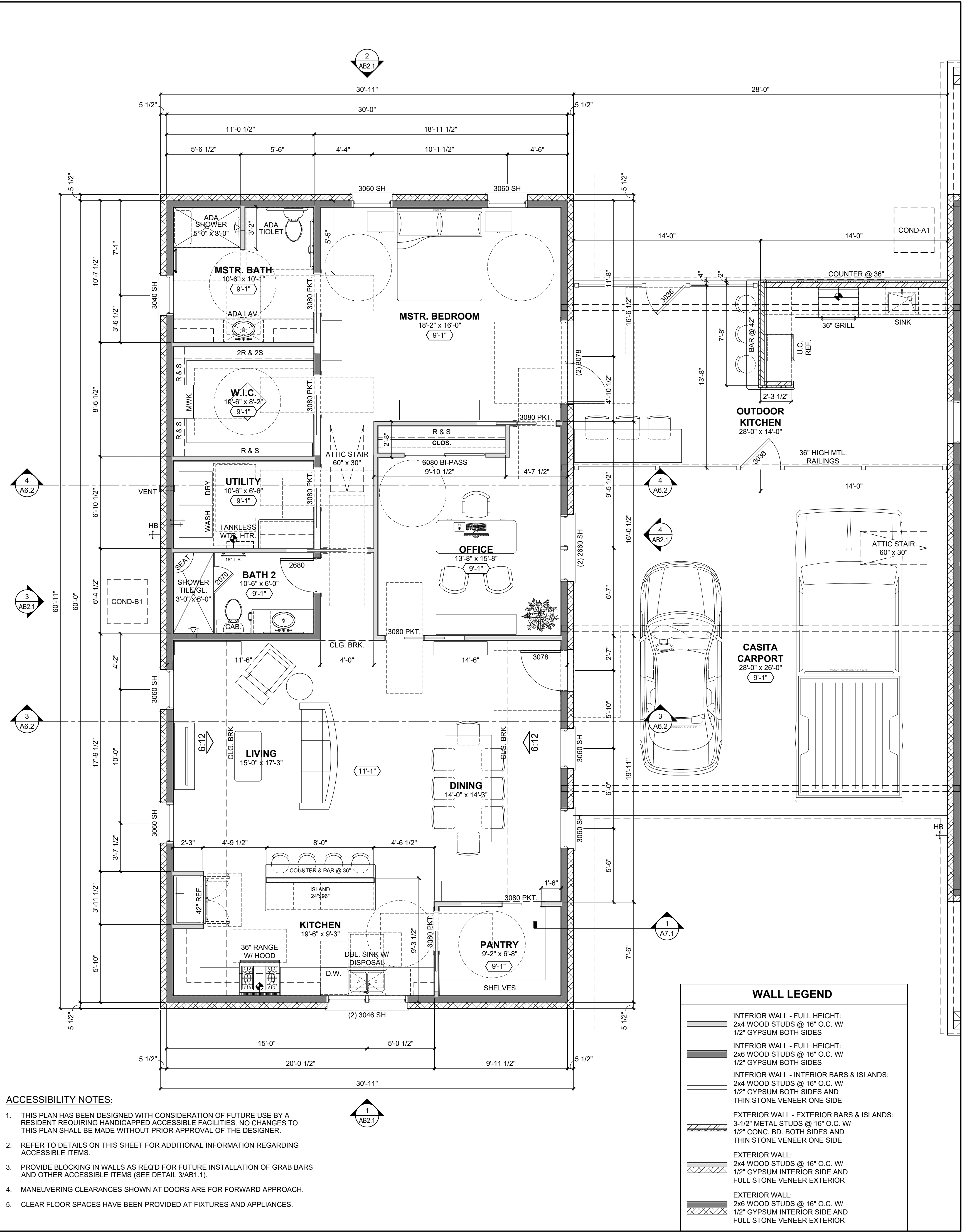
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INGRAM RESIDENCE
 STEPHEN & TAMARA INGRAM
 3702 S.H. 75 N.
 HUNTSVILLE, TX 77340
 WALKER COUNTY

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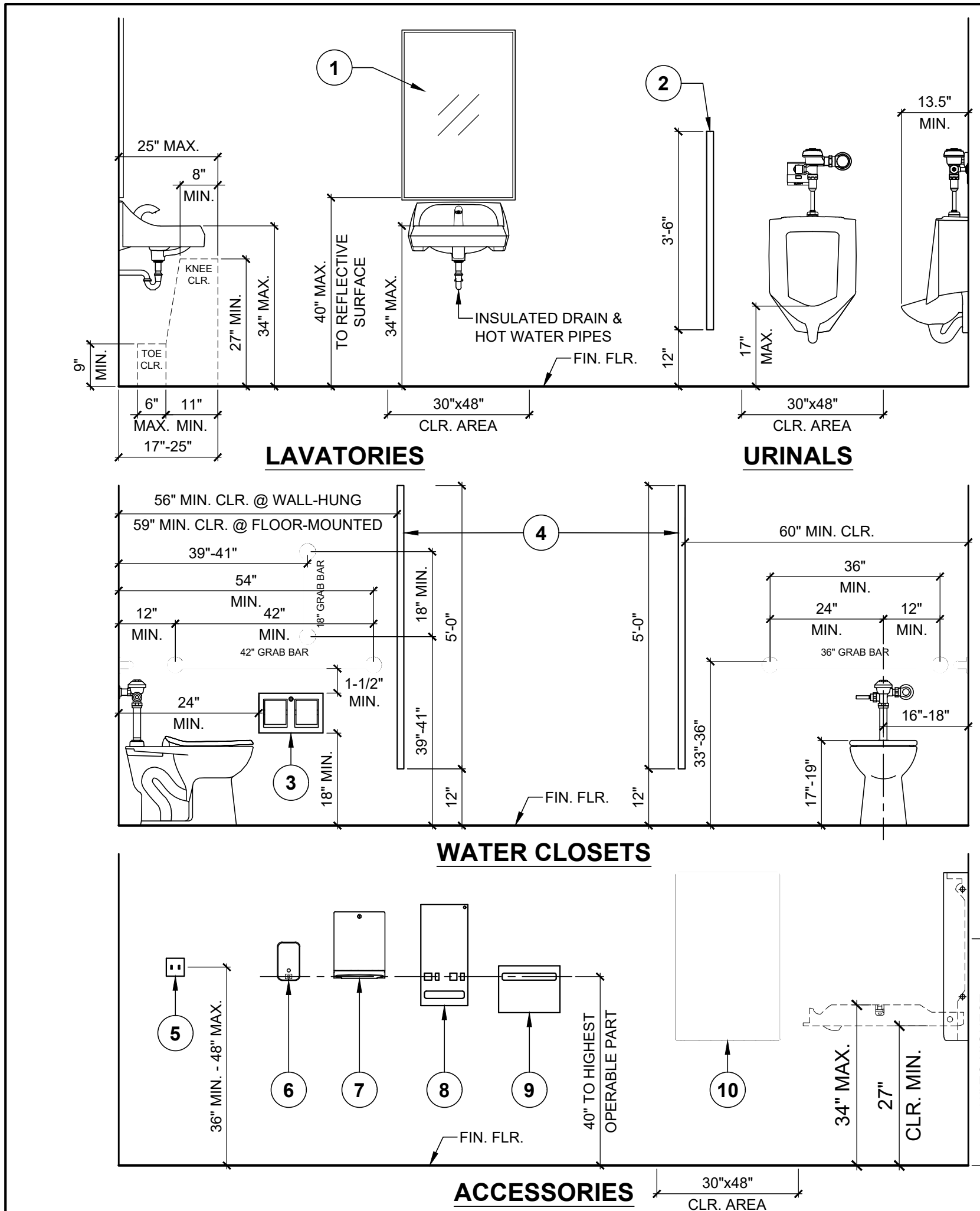


WALL LEGEND	
	INTERIOR WALL - FULL HEIGHT: 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES
	INTERIOR WALL - FULL HEIGHT: 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES
	INTERIOR WALL - INTERIOR BARS & ISLANDS: 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOTH SIDES AND THIN STONE VENEER ONE SIDE
	EXTERIOR WALL - EXTERIOR BARS & ISLANDS: 3-1/2" METAL STUDS @ 16" O.C. W/ 1/2" CONC. BD. BOTH SIDES AND THIN STONE VENEER ONE SIDE
	EXTERIOR WALL: 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM INTERIOR SIDE AND FULL STONE VENEER EXTERIOR
	EXTERIOR WALL: 2x6 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM INTERIOR SIDE AND FULL STONE VENEER EXTERIOR

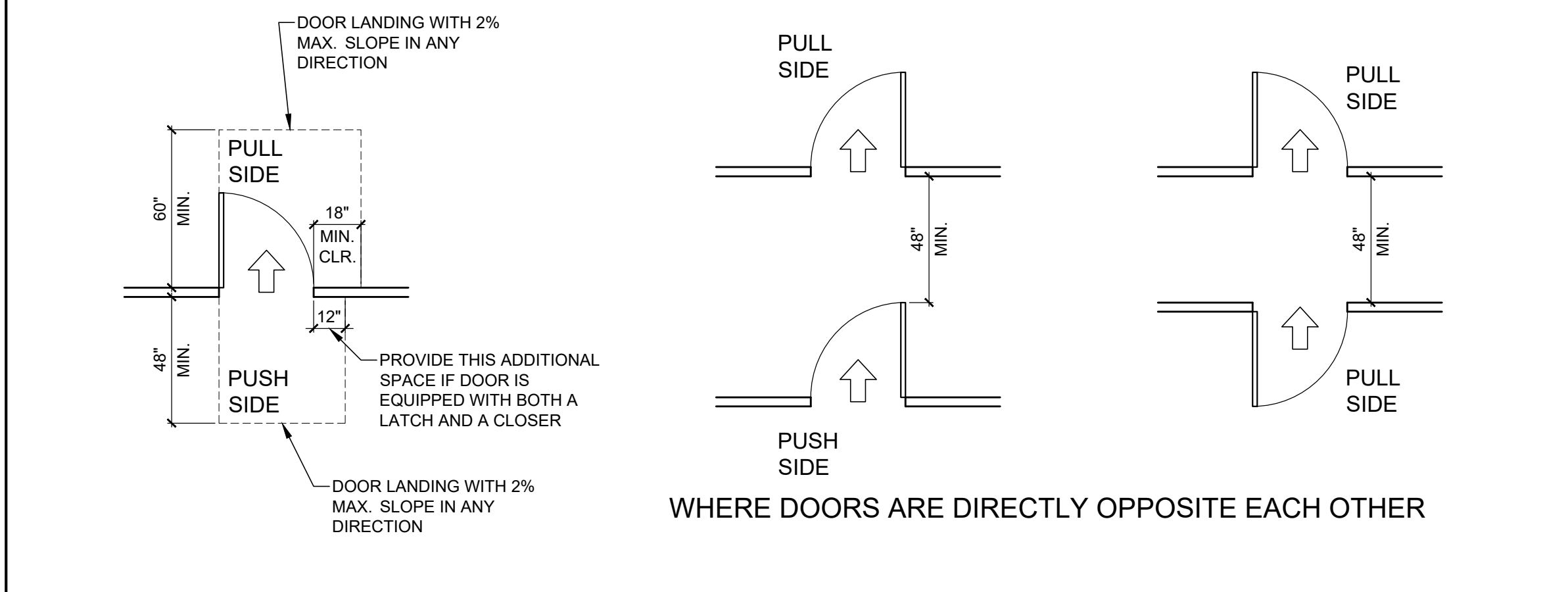
- ACCESSIBILITY NOTES:**
- THIS PLAN HAS BEEN DESIGNED WITH CONSIDERATION OF FUTURE USE BY A RESIDENT REQUIRING HANDICAPPED ACCESSIBLE FACILITIES. NO CHANGES TO THIS PLAN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DESIGNER.
 - REFER TO DETAILS ON THIS SHEET FOR ADDITIONAL INFORMATION REGARDING ACCESSIBLE ITEMS.
 - PROVIDE BLOCKING IN WALLS AS REQ'D FOR FUTURE INSTALLATION OF GRAB BARS AND OTHER ACCESSIBLE ITEMS (SEE DETAIL 3/AB1.1).
 - MANEUVERING CLEARANCES SHOWN AT DOORS ARE FOR FORWARD APPROACH.
 - CLEAR FLOOR SPACES HAVE BEEN PROVIDED AT FIXTURES AND APPLIANCES.

- KEYNOTES**
- MIRROR, 24"x36"
 - URINAL SCREEN
 - ROLL PAPER HOLDER WITHOUT STOPS
 - TOILET PARTITION OR WALL SURFACE
 - SWITCHES
 - SOAP DISPENSER
 - PAPER TOWEL DISPENSER
 - SANITARY NAPKIN DISPENSER
 - TOILET SEAT COVER DISPENSER
 - DIAPER CHANGING STATION

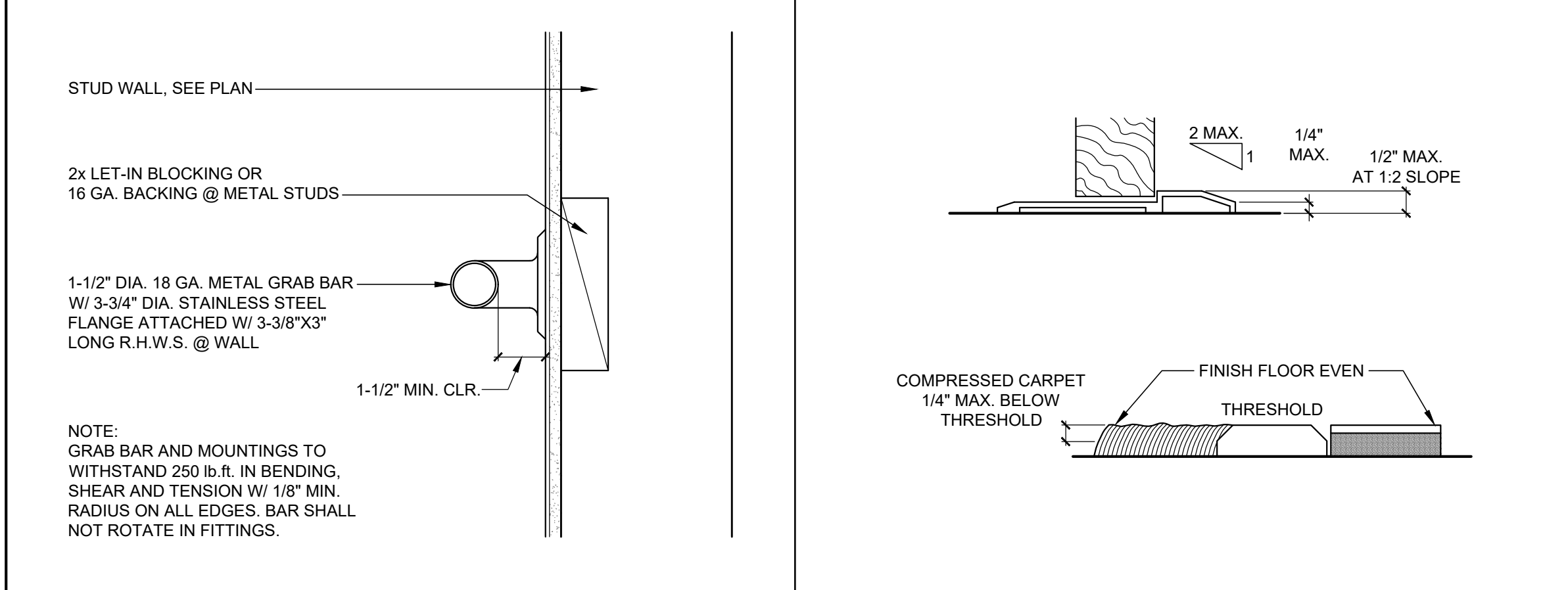
- NOTES:**
- PROVIDE BACKING AT WALL MOUNTED GRAB BARS, FIXTURES AND EQUIPMENT. SEE DETAIL 3.
 - VERIFY WITH OWNER WHICH ACCESSORIES ARE TO BE INSTALLED.



1 TYPICAL DIMENSIONS FOR ACCESSIBLE RESTROOMS
SCALE: 1/2" = 1'-0"



2 ACCESSIBLE DOORS
SCALE: 1/4" = 1'-0"

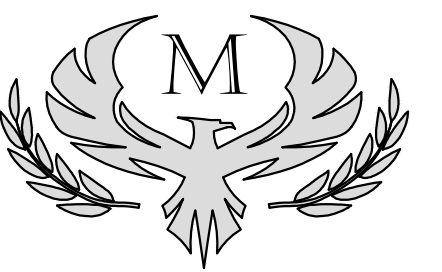


3 GRAB BAR DETAIL
SCALE: 3" = 1'-0"

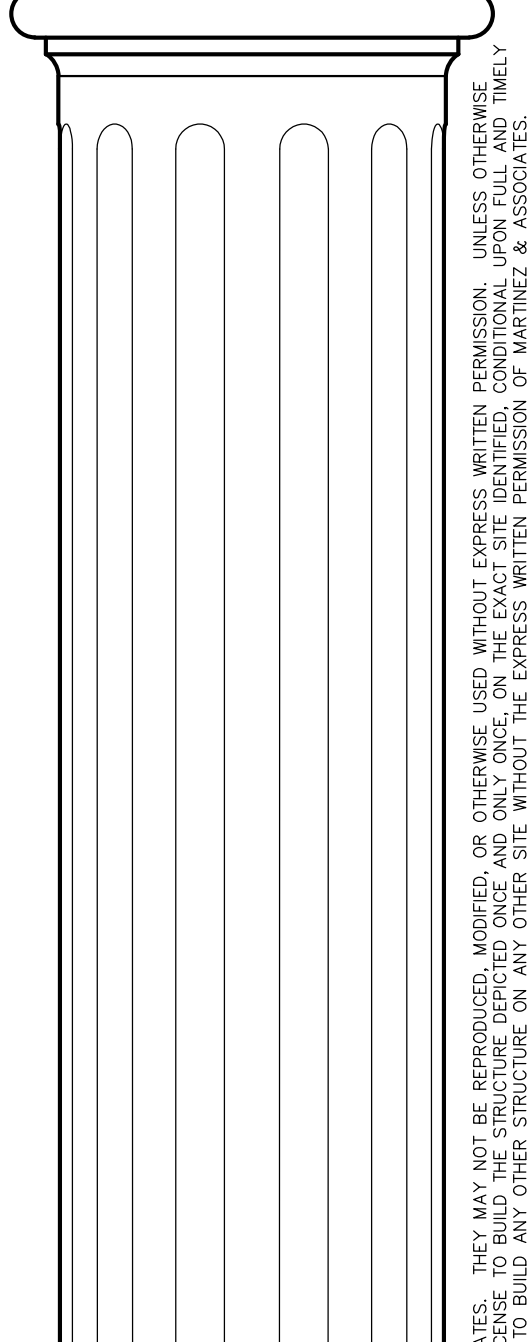
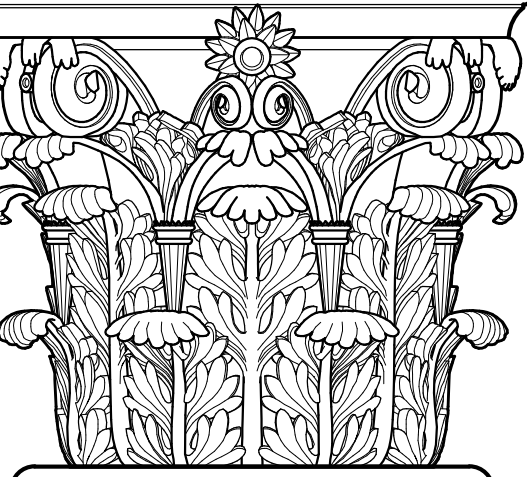


4 THRESHOLD DETAIL
SCALE: N.T.S.

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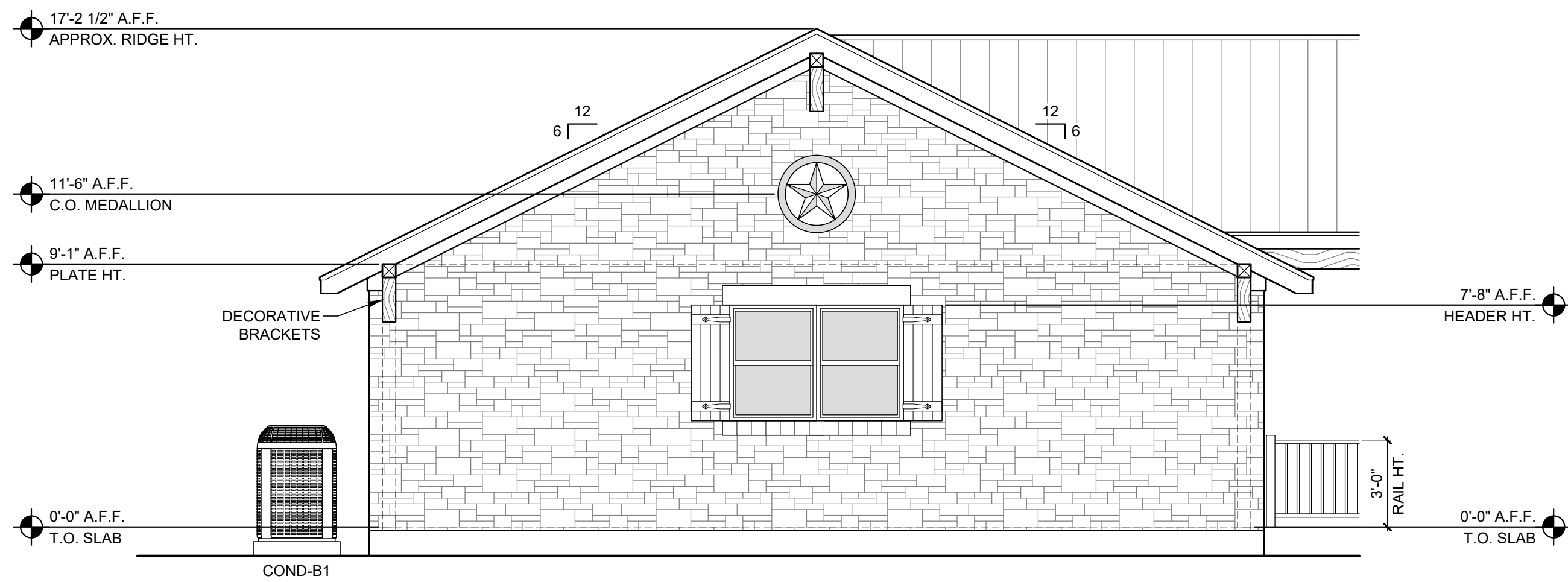


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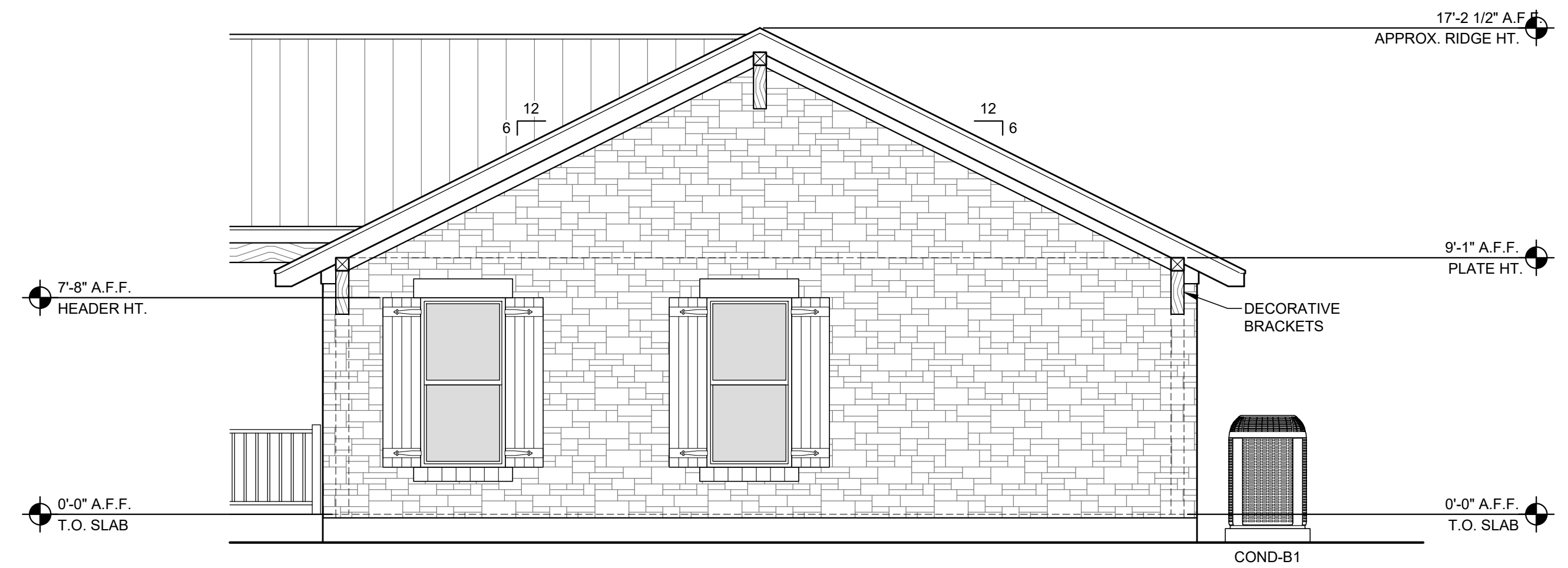
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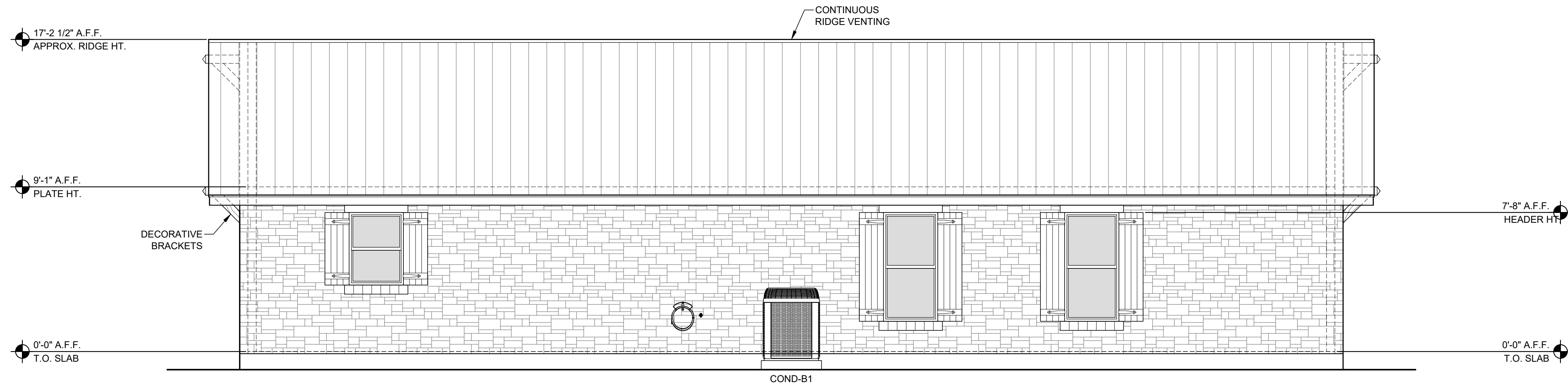
1 CASITA ELEVATION - FRONT

SCALE: 1/4" = 1'-0"



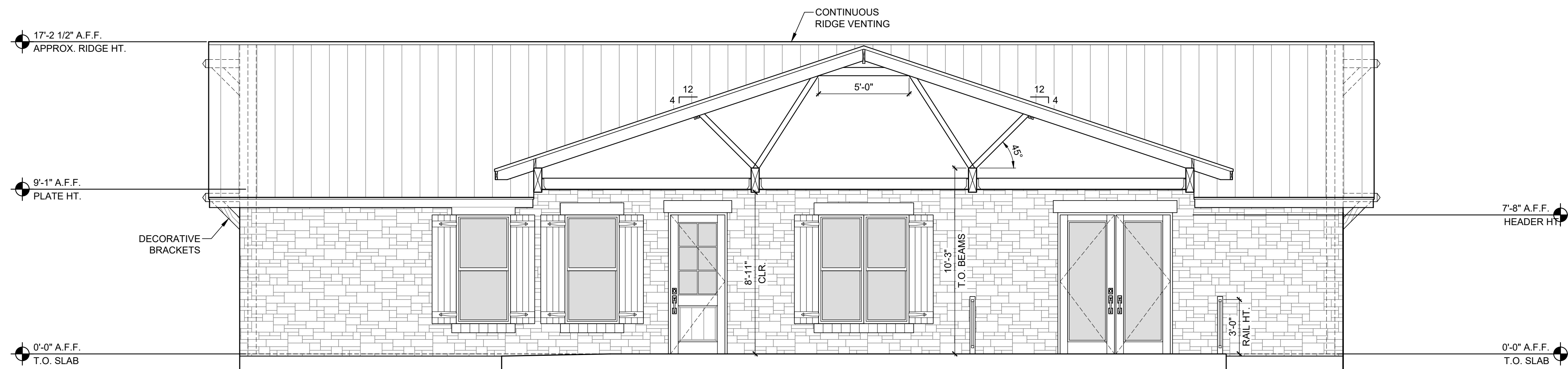
2 CASITA ELEVATION - BACK

SCALE: 1/4" = 1'-0"



3 CASITA ELEVATION - LEFT

SCALE: 1/4" = 1'-0"



4 CASITA ELEVATION - RIGHT

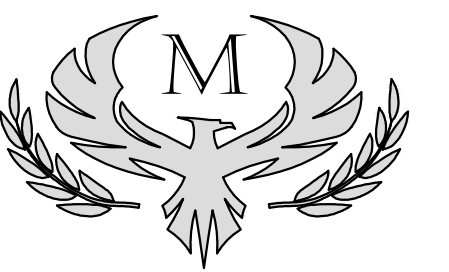
SCALE: 1/4" = 1'-0"

DATE: 08/26/2018 DRAWN BY: SJ
 SCALE: 1/4" = 1'-0" CHECKED: DM

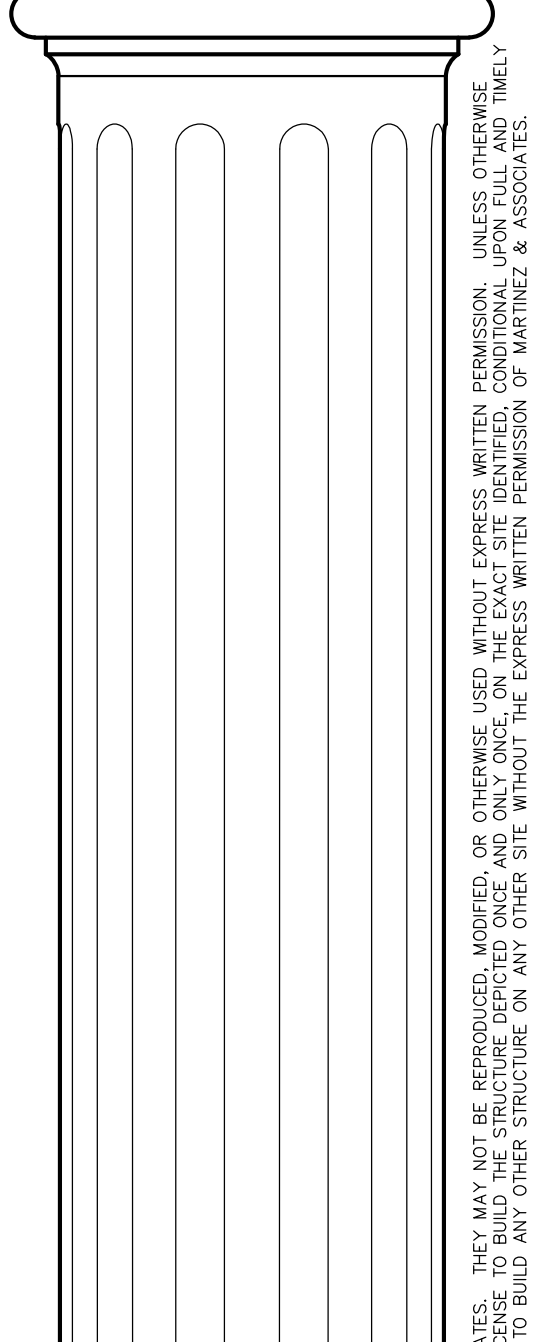
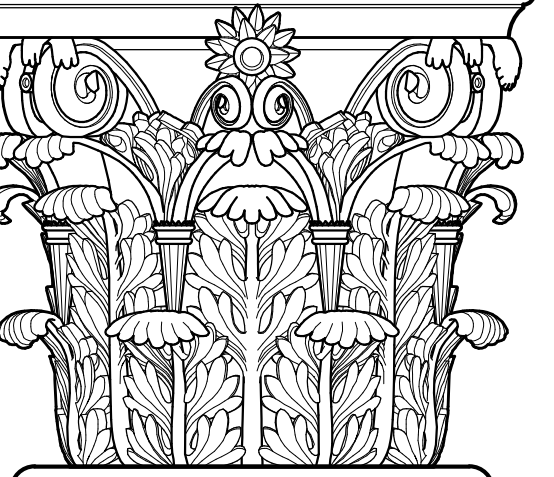
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EXTERIOR ELEVATIONS
 CASITA

AB2.1



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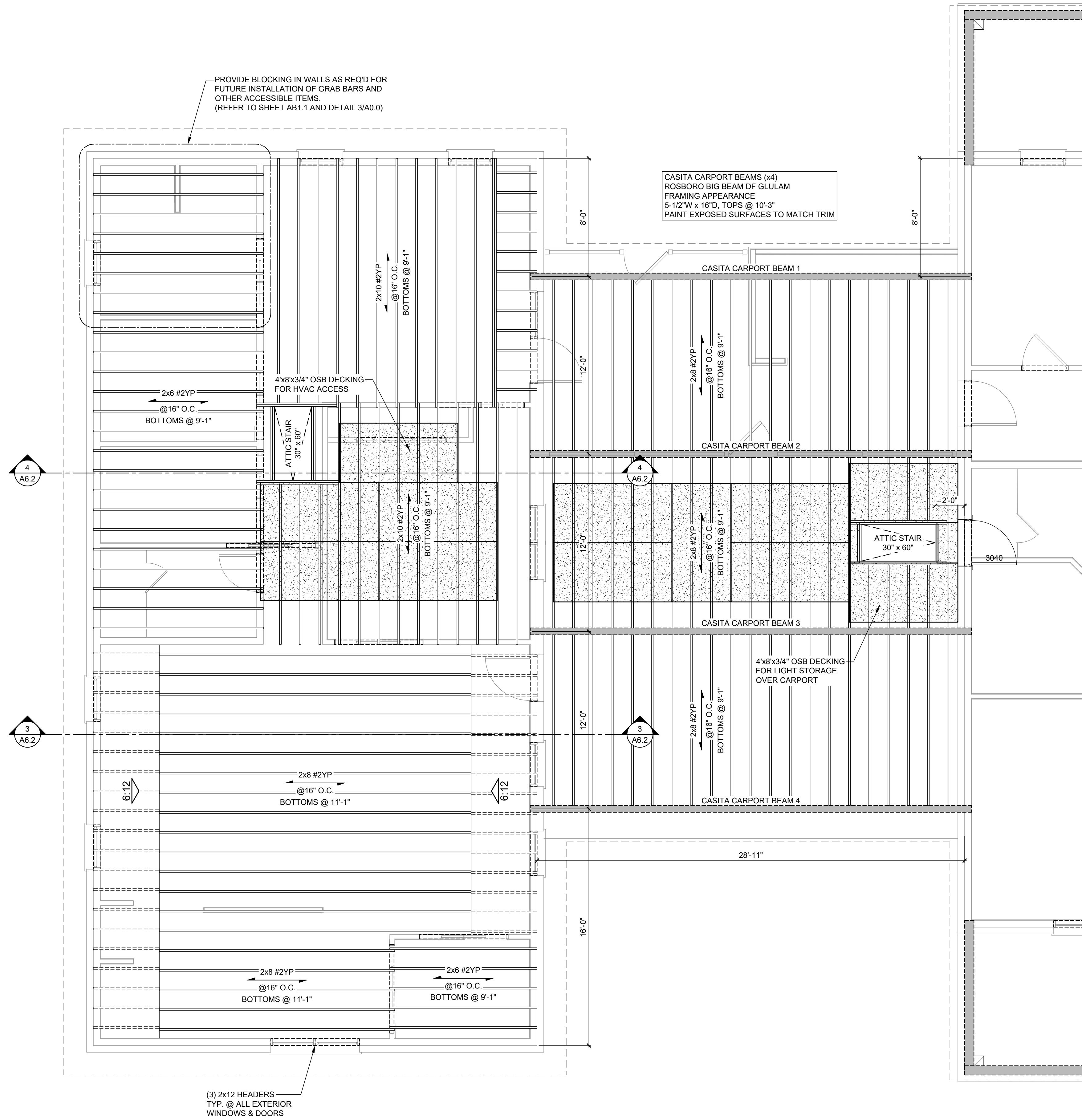
PROJECT:

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CASITA
CEILING FRAMING PLAN

AB3.1



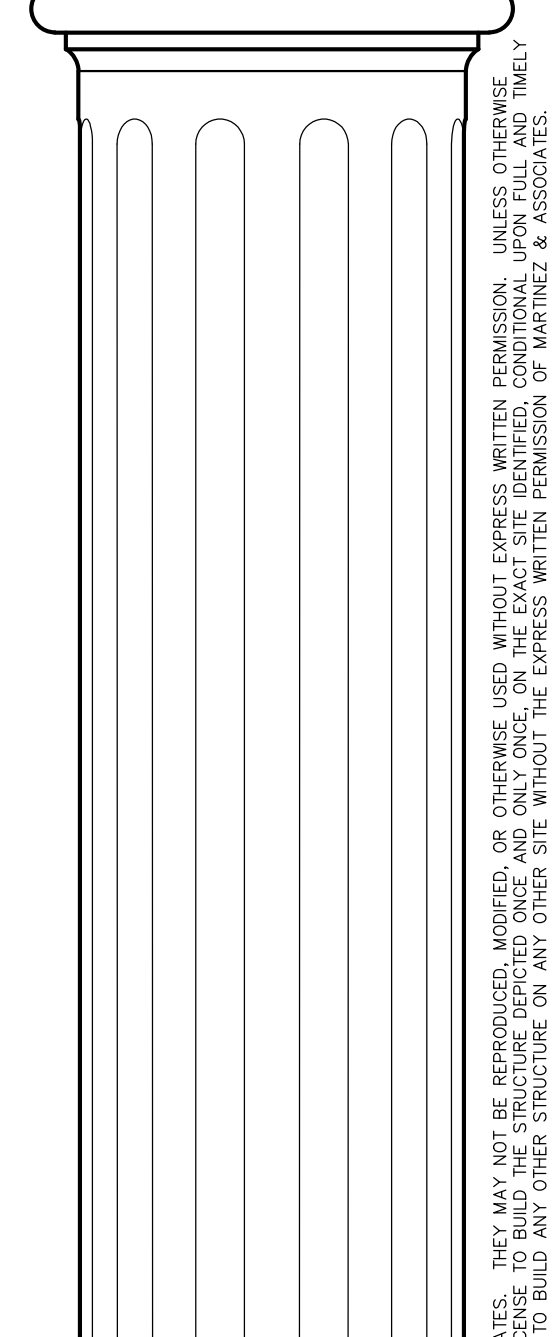
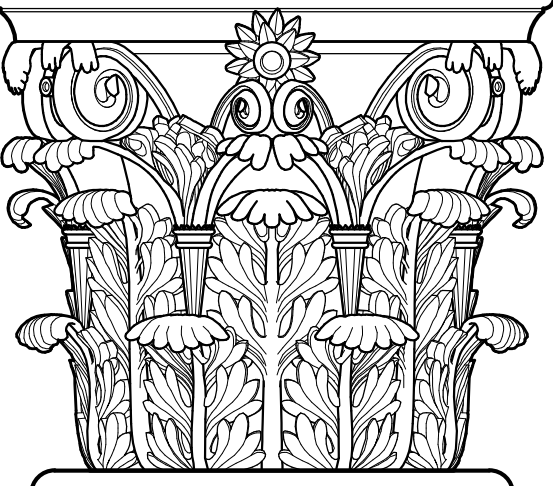
GENERAL FRAMING NOTES:

1. THIS PLAN IS FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL QUANTITIES.
2. ALL METAL AND WOOD FRAMING SHALL BE ASSEMBLED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
3. ALL STRAPPING, SECURING, BRACING, AND REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
4. ALL CONNECTIONS AT PLATES, JOISTS, AND RAFTERS TO BE TIED WITH SIMPSON STRONG TIE OR EQUAL.
5. COORDINATE FRAMING WITH ALL HVAC DUCTS, ELECTRICAL AND PLUMBING REQUIREMENTS.
6. ALL MATERIALS SHALL BE NEW AND FREE OF EXCESSIVE MOISTURE.
7. ALL LUMBER USED FOR FRAMING OF WALLS, CEILINGS AND STRAIGHT PLANES SHALL BE OF GRADE #2 YELLOW PINE MINIMUM.
8. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
9. ALL SUBSTITUTIONS SHALL COMPLY WITH CURRENT IBC REGULATIONS REGARDING RESIDENTIAL CONSTRUCTION. ALL SUBSTITUTIONS SHALL MEET OR EXCEED THESE STANDARDS.
10. CONTRACTOR SHALL CULL ALL UNDESIRABLE LUMBER AS NEEDED AND REPLACE AS REQUIRED.
11. WALL PLATES SHALL HAVE PLATE SEAL FABRIC TO PREVENT DIRECT CONTACT WITH SLAB.
12. ANCHOR EXTERIOR WALL PLATES WITH 1/2"x12" GALVANIZED ANCHOR BOLTS PLACED 8" FROM EACH CORNER AND OPENING, THEN AT 32" OC ALONG ALL EXTERIOR WALLS.
13. INTERIOR PLATES SHALL BE FASTENED USING HILTI ZF 62 P8 2-1/2" CONCRETE NAILS PLACED AT 32" OC FOR ALL LOAD BEARING AND NON-LOAD BEARING WALLS.
14. ALL EXTERIOR WALL HEADERS SHALL BE 2x12 MINIMUM AS REQUIRED.
15. ALL INTERIOR WALL HEADERS IN LOAD BEARING WALLS AND BENEATH SECOND FLOORS SHALL BE 2x12 MINIMUM AS REQUIRED.
16. ALL INTERIOR WALL HEADERS FOR SINGLE FLOOR CONSTRUCTION SHALL BE 2x6 MINIMUM WITH CRIPPLES SPACED IN ACCORDANCE WITH WALLS.
17. EXTERIOR WALLS SHALL RECEIVE 3/4" OSB ON CORNERS FOR WIND BRACING.
18. TURN ALL CROWNS UP AND PROVIDE STIFFBACKS OVER FLAT CEILING AREAS.
19. ALL SPANS FOR ROOF MEMBERS SHALL BE SUPPORTED WITH PURLINS SPACED A MAXIMUM OF 12 FEET FROM CENTER TO CENTER.
20. ALL UNDERLAYMENT AND FLASHING TO BE INSTALLED PER ROOFING MANUFACTURER'S INSTRUCTIONS.

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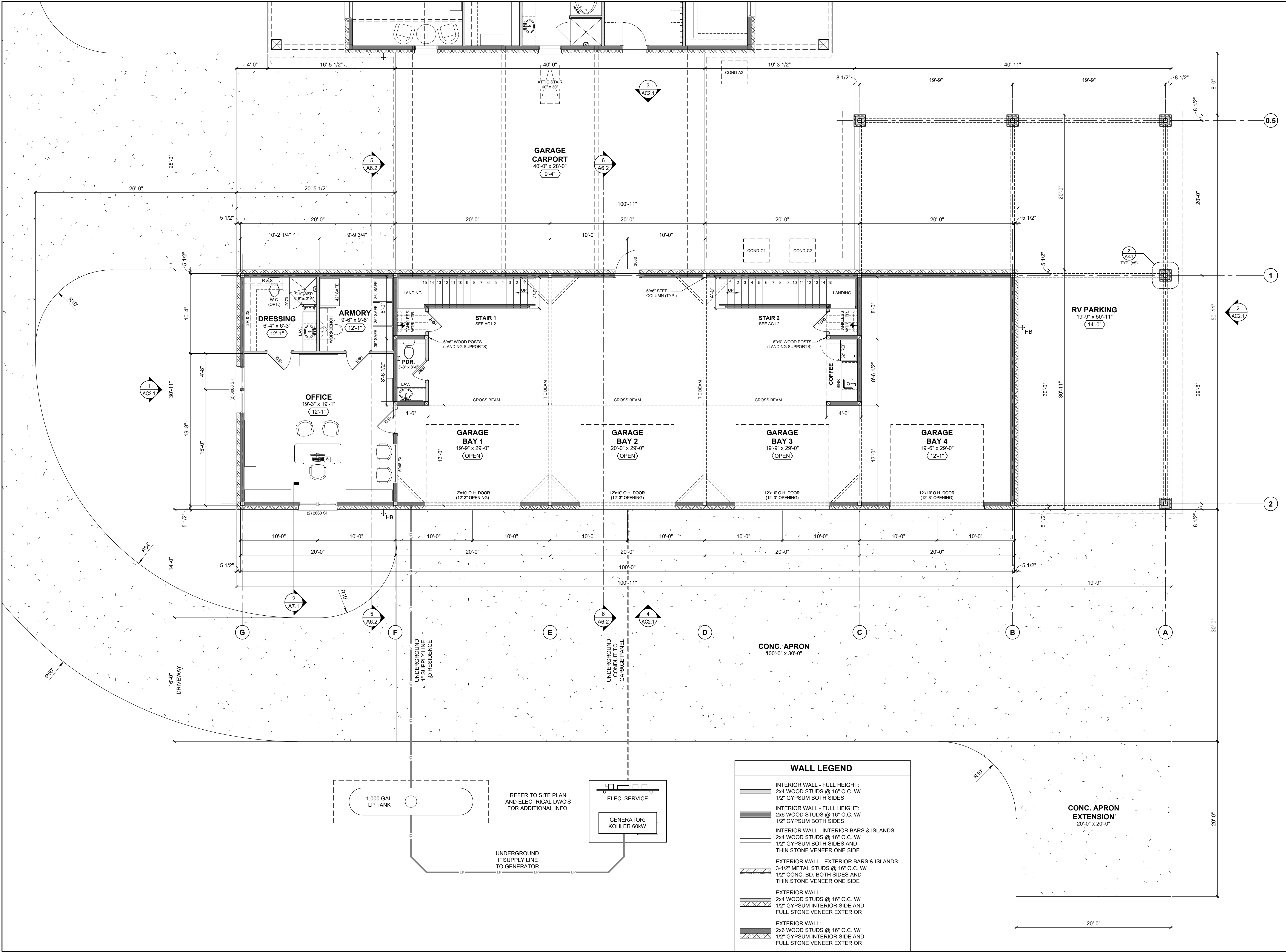
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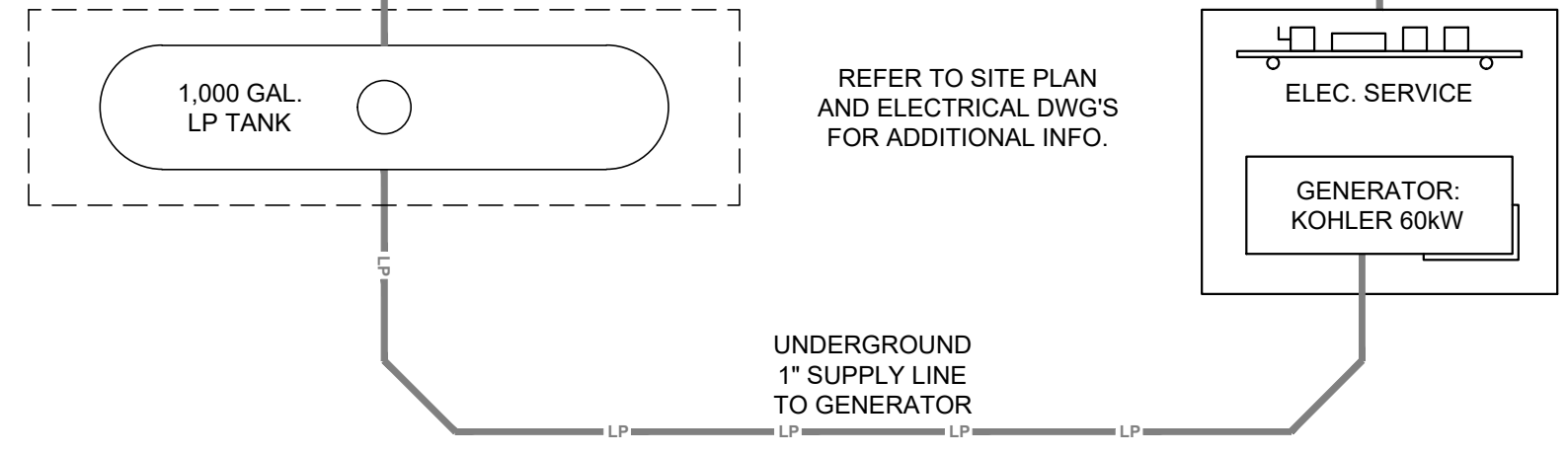
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GARAGE
 1st FLOOR PLAN
AC1.1



WALL LEGEND

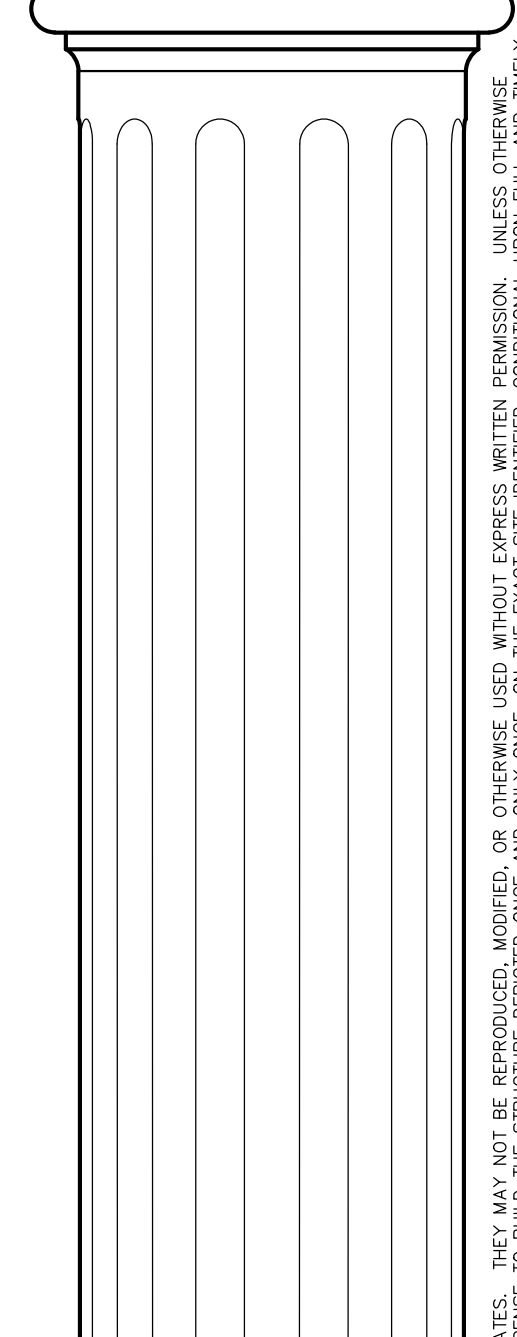
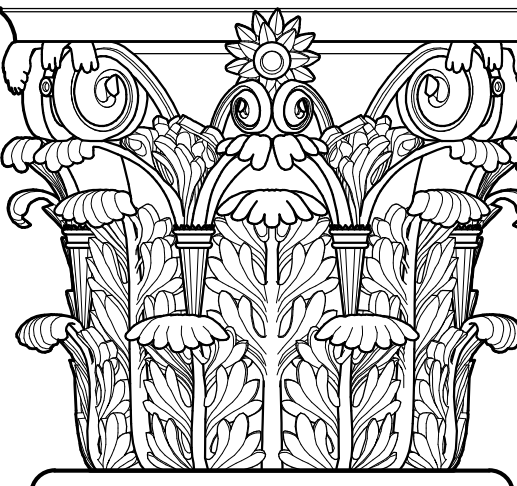
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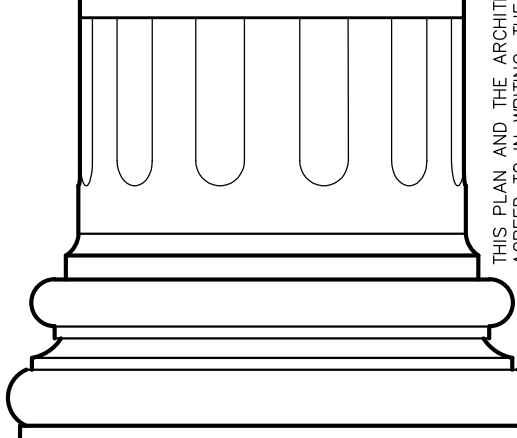
REFER TO SITE PLAN AND ELECTRICAL DWGS FOR ADDITIONAL INFO.

UNDERGROUND 1" SUPPLY LINE TO GENERATOR

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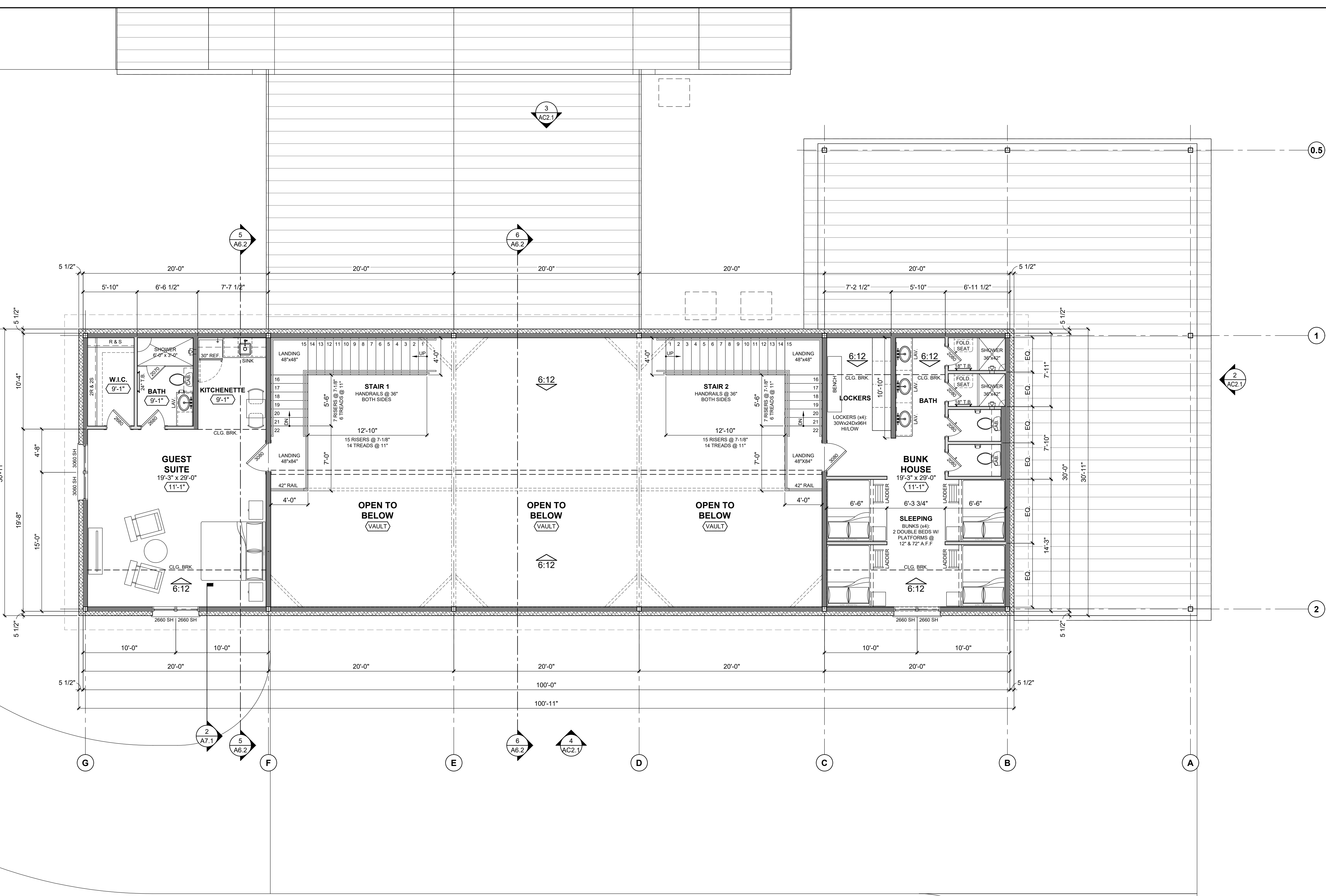


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GARAGE
 2nd FLOOR PLAN
AC1.2



WALL LEGEND

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