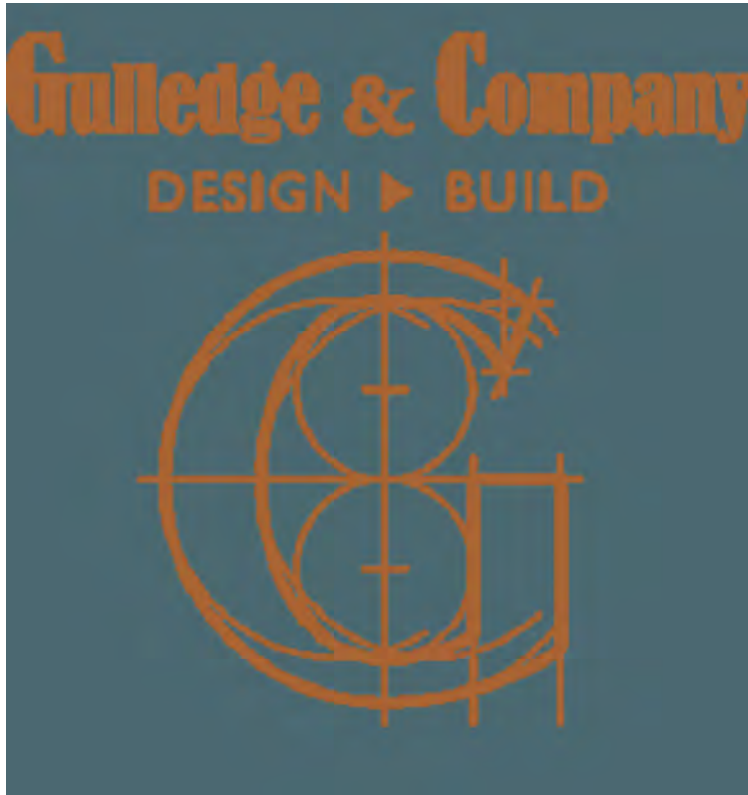




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Scope of Work

ADDRESS 1521 LONGACRE DRIVE,
LOT 11 - BLOCK 4 - TIMBER CREEK - HOUSTON TX.
-NEW 2 STORY, SINGLE FAMILY HOME,
LIVING AREA 5,026#, - 9,900 # LOT SIZE, ATTACHED GARAGE,
PUBLIC DRIVEWAY, UTILITIES

Code Reference

2021 IRC/2021 UMC/2021 UPC/2021 IECC 2021
NEC/NEPA 10, 2023

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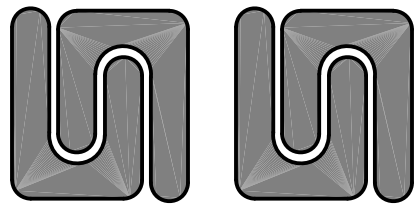
front elevation

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

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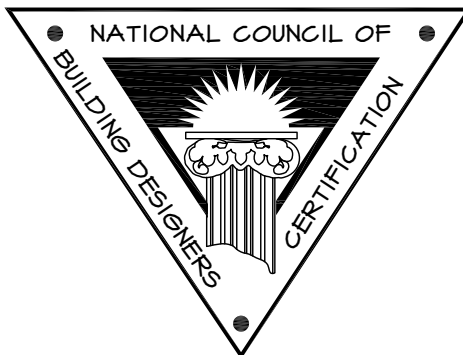
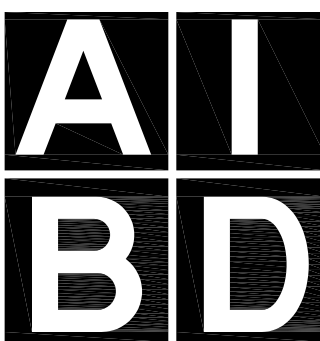
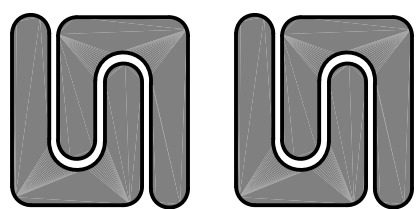
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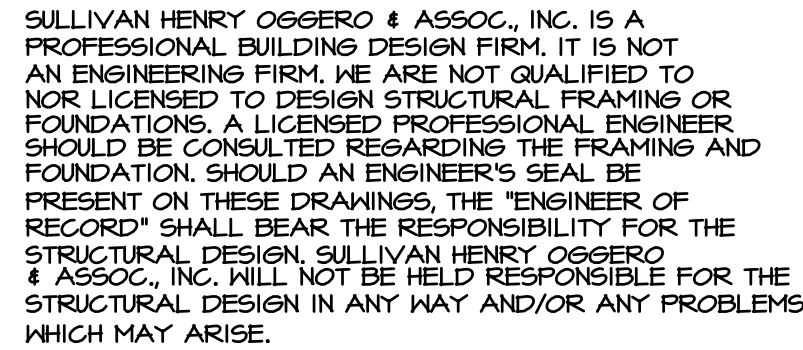
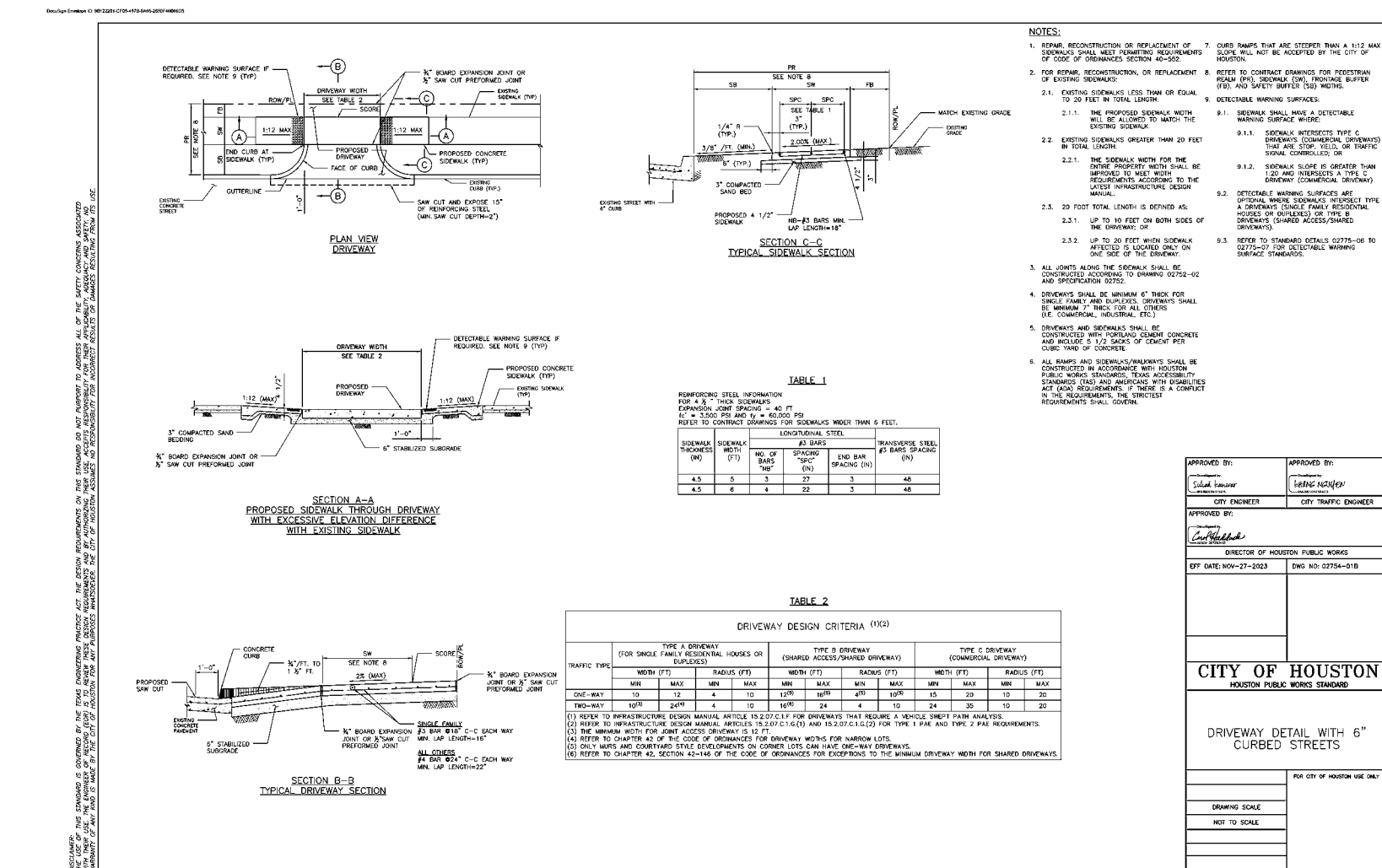
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Sullivan
Henry
Oggero

BUILDING DESIGNERS





lot coverage	
LOT AREA	sq. FT.
HOUSE PAD	sq. FT.
BUILDING COVERAGE (60% MAX)	%
DRIVEWAY	sq. FT.
CONC. WALK	sq. FT.
TOTAL COVERAGE	sq. FT.
IMPERVIOUS COVERAGE (65% MAX)	%

lot 11
block 9
section -
Timber Creek
Houston Tx.

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

CHECK SET
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unless otherwise noted

- GYP. BOARD WALLS AND CEILING
- 10'-0" CLG. HT. AT FIRST FLOOR - 6' EXTERIOR WALLS
- 9'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 3/4" S.G. DOORS W/ 20 MINUTE RATINGS
- DOORS BETWEEN HOUSE AND GARAGE SHALL BE SELF-LATCHING W/ SELF CLOSER DEVICE
- 8'-0" DOOR HT. AT FIRST FLOOR
- 6'-8" DOOR HT. AT SECOND FLOOR
- VINYL WINDOWS WITH DIVIDED LTS.
- 8'-0" HEADER HT. AT FIRST FLOOR
- 7'-0" HEADER HT. AT SECOND FLOOR
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.)
- 24" HIGH x 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING
- WHEN DOORS ARE USED FOR EMERGENCY EGRESS, IT SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.
- ALL BEDROOM WDW @ 2nd FLR. TO BE MIN. 24" A.F.F.
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2021).
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & R311.
- SMOKE & CO2 DETECTORS REQUIRE 10V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 & R315 (IRC 2021). MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN FAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 & M1505 (IRC 2021).
- CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE U.L. & IRC 2021 (R1004, R1005 & R1006). A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED AND OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHICH FUEL-FIRED APPLIANCES ARE INSTALLED & OR HAVE ATTACHED GARAGES.
- STAIRWAYS SHALL COMPLY WITH R311 (IRC 2021). SEE DETAIL SHT. HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD 1 SHALL BE CONTINUOUS FOR THE FULL FLIGHT & TERMINATE AT A NEKEL OR SAFETY TERMINAL. ADJACENT TO THE WALL ALLOW 2" MIN. BTWN WALL & RAIL R 311.7.1 (IRC 2021).
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & TABLE R301.5 (IRC 2021). THE MIN UNIFORM LIVE LOAD SHALL BE 200# AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4'-0" O.C. MAX. PER R311 & 312 (IRC 2021). SEE DETAIL SHT.
- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 mm) CANNOT PASS THROUGH.
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER R311 (IRC 2021).
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2021, TABLE R602.3 (1) & 3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" R.O.) & SHALL COMPLY WITH R801 (IRC 2021). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLG. MAY BE INSTALLED PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8" THICK FIRE RETARDANT TREATED PLYWOOD, 1/2" SHEET ROCK OR COVERED W/ A MIN. OF 16ga SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" X 30" AS PER IRC 2021, SECTION R801.1.
- ALL HEIGHTS ARE DEFINED FROM MAIN FINISHED FLOOR.
- SLOPE 1/8" PER EVERY 1'-0" TYP. AT PORCH, PAVILION, ETC.

bath schedule

- TILE FLOORS (AT WET AREAS)
- TILE WALLS AT TUB (SECONDARY BATHS)
- TILE FULL AT SHOWER
- SOLID SURFACE COUNTER TOPS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2021).
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 12" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD R301.2 (IRC 2021).
- ALL PLUMBING FIXTURES SHALL BE SPACED PER FIGURE R301.1 (IRC 2021)
- DROP SLAB AT SHOWER AS REQUIRED

square footage

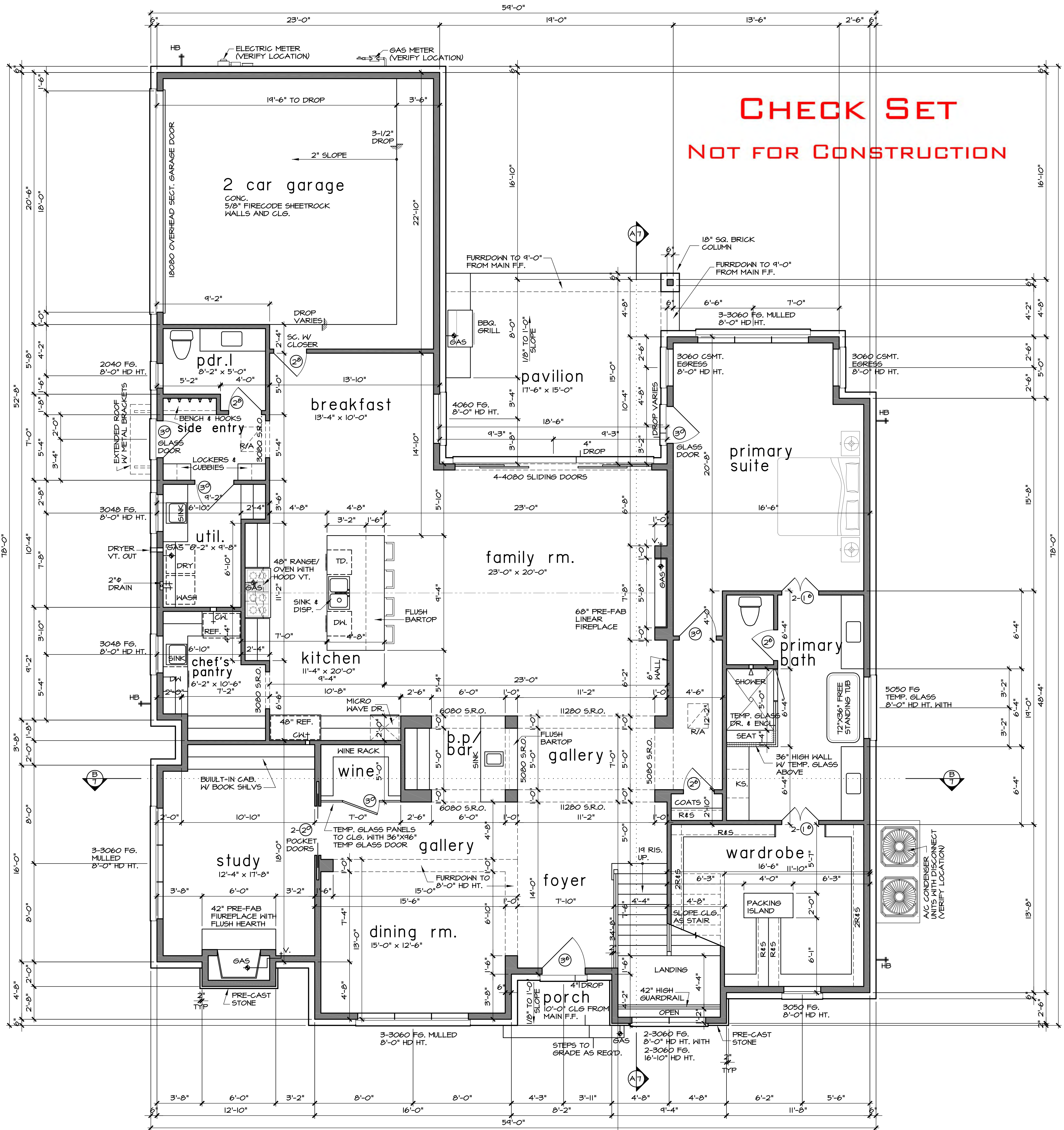
FIRST FLOOR	3 0 1 5
SECOND FLOOR	2 0 1 1
LIVING AREA	5 0 2 6
2 CAR GARAGE	5 3 4
PORCH	2 8
PAVILION	2 7 0
TOTAL COVERED AREA	5 8 5 8

first floor plan

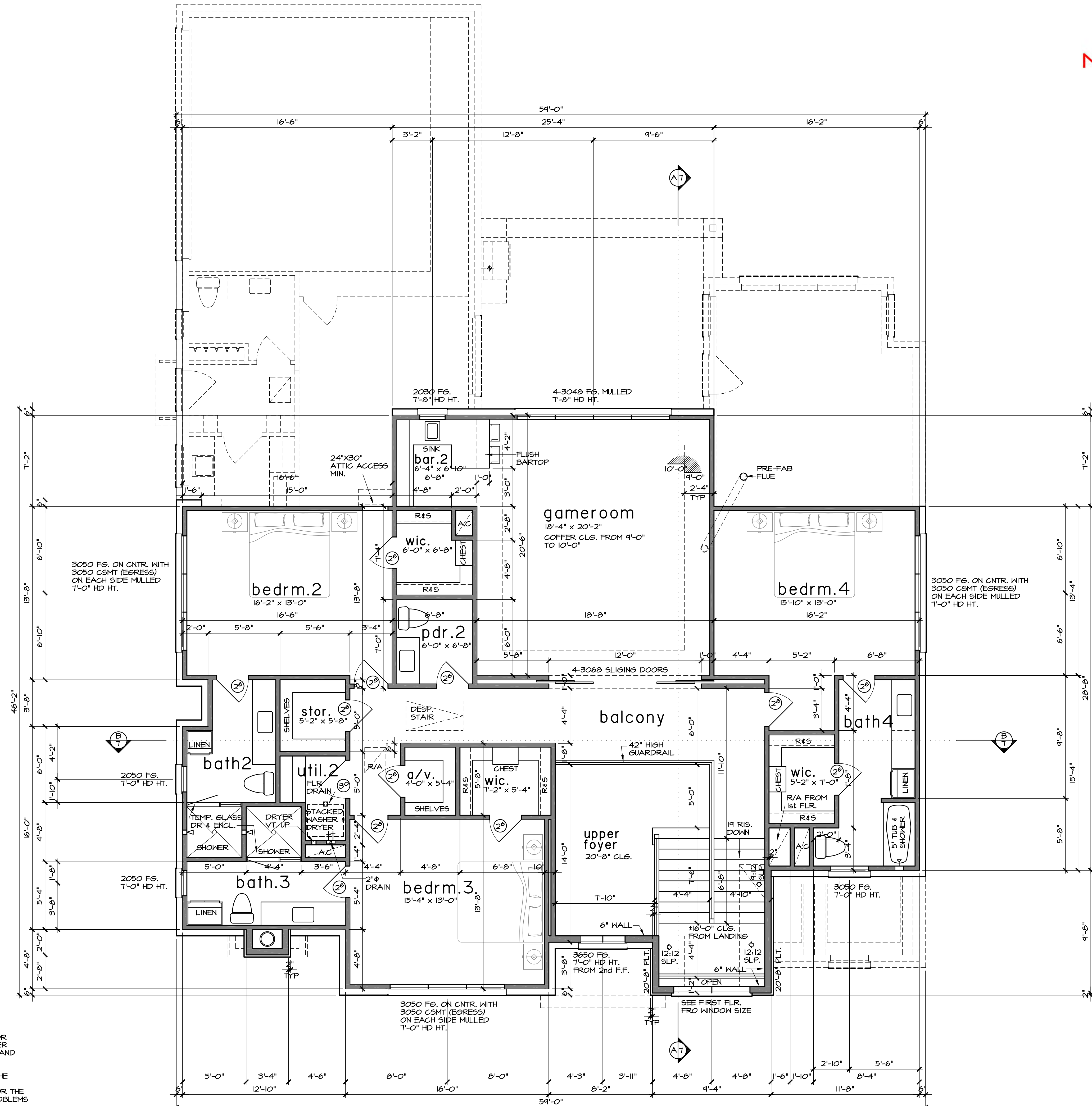
SCALE: 1/4" = 1'-0"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO	5026	SHEET NO	3 OF 13
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NOTE:
LOCATE ADDITIONAL DUCT CHASES
TO FIRST FLOOR AS REQ'D.

second floor plan

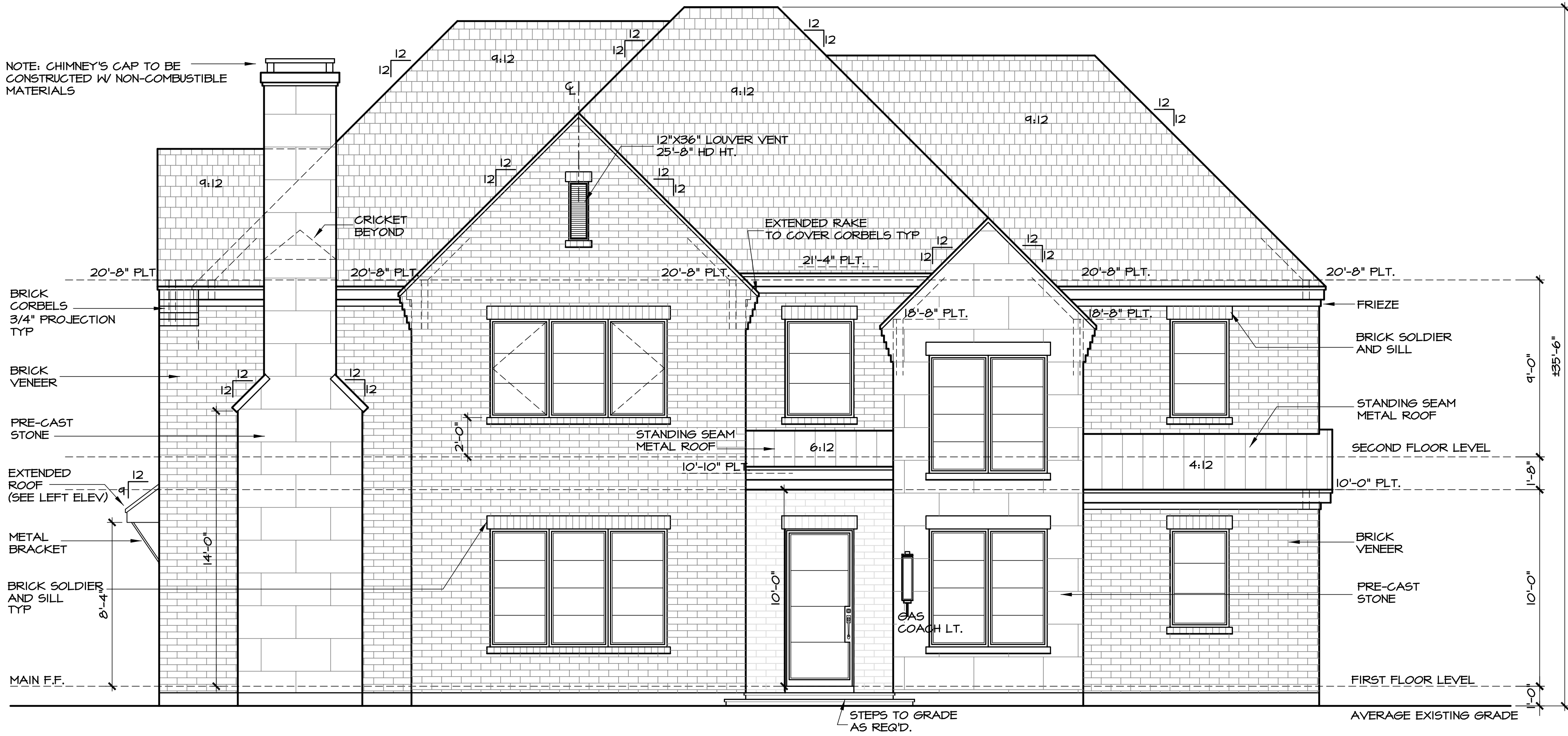
SCALE: 1/4" = 1'-0"

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PLAN NO 5026

SHEET NO 4 OF 13

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front elevation

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

elevation notes

- OVERHANGS TO BE 1'-4" FROM EXTERIOR FRAME AT 4:12
- 10" FROM EXTERIOR FRAME AT 12:12
- SLOPE, OTHERS TO MATCH.
- RAKES TO BE 6" FROM EXTERIOR WALL.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH
- R1003.9.2, IRC 2018, WITH 1/2" GAP MAX.
- GUTTERS AND DOWNSPOUTS PER BUILDER.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH BRICK ABOVE.
- REFER TO REAR DETAIL SHEET.
- BRICK/MASONRY VENEER SHALL BE SUPPORTED
- PER R103.8, IRC 2018.
- WINDOW SILLS SHALL BE 24" A.F.F. MIN ABV THE FIRST
- FLOOR. WINDOWS LESS THAN 24" A.F.F. SHALL BE FIXED OR
- HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE
- CANNOT PASS.

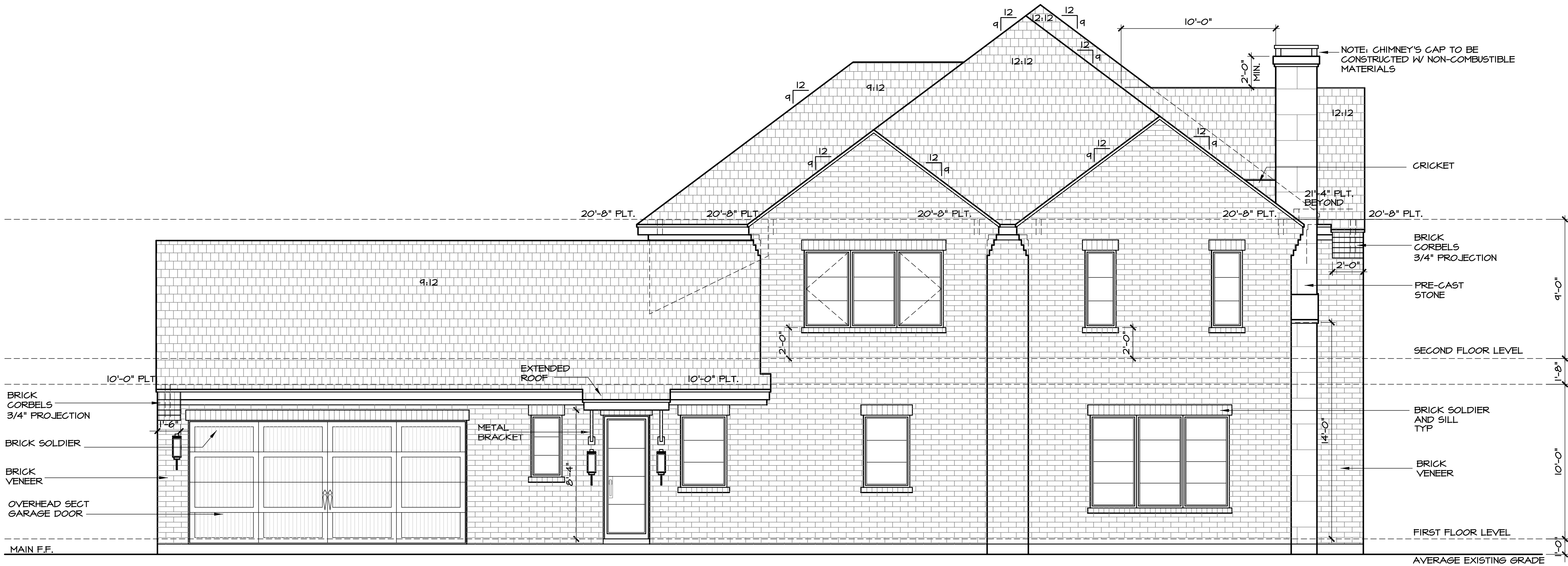
note:

ALL PLATE HEIGHTS SPECIFIED ARE FROM MAIN LEVEL FIN. FLOOR U.O.N.

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left side elevation

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

elevations

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

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026

SHEET NO 5 OF 13

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NOTE: CHIMNEY'S CAP TO BE CONSTRUCTED W/ NON-COMBUSTIBLE MATERIALS

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135'-6"
9'-0"
1'-8"
10'-0"
1'-0"

BRICK CORBELS
3/4" PROJECTION

PRE-CAST STONE

SECOND FLOOR LEVEL

FRIEZE

BRICK VENEER

FIRST FLOOR LEVEL

AVERAGE EXISTING GRADE

12:12
21'-4" PLT. BEYOND

12:12
9:12
12:12
9:12
12:12
9:12

20'-8" PLT.
20'-8" PLT.
20'-8" PLT.

PRE-FAB FLUE
F.P. VERTICAL
TERMINATION CAP

HORIZONTAL
HARDIE PLANK SIDING

10'-0" PLT.
10'-0" PLT.
10'-0" PLT.
10'-0" PLT.

BRICK SOLDIER
AND SILL
TYP

18" SQ. BRICK
COLUMN

BRICK CORBELS
3/4" PROJECTION

BRICK VENEER

MAIN F.F.

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



- OVERHANG TO BE 1'-4" FROM EXTERIOR FRAME AT 4:12 10" FROM EXTERIOR FRAME AT 12:12 SLOPE, OTHERS TO MATCH.
- RAKES TO BE 8" FROM EXTERIOR WALL.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH R1003.9.2, IRC 2018, WITH 1/2" GAP MAX.
- GUTTERS AND DOWNSPOUTS PER BUILDER.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH BRICK ABOVE. REFER TO REAR DETAIL SHEET.
- BRICK/MASONRY VENER SHALL BE SUPPORTED PER R1003.8, IRC 2018.
- WINDOW SILLS SHALL BE 24" A.F.F. MIN ABV THE FIRST FLOOR. WINDOWS LESS THAN 24" A.F.F. SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.

ALL PLATE HEIGHTS SPECIFIED ARE FROM MAIN LEVEL FIN. FLOOR U.O.N.

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

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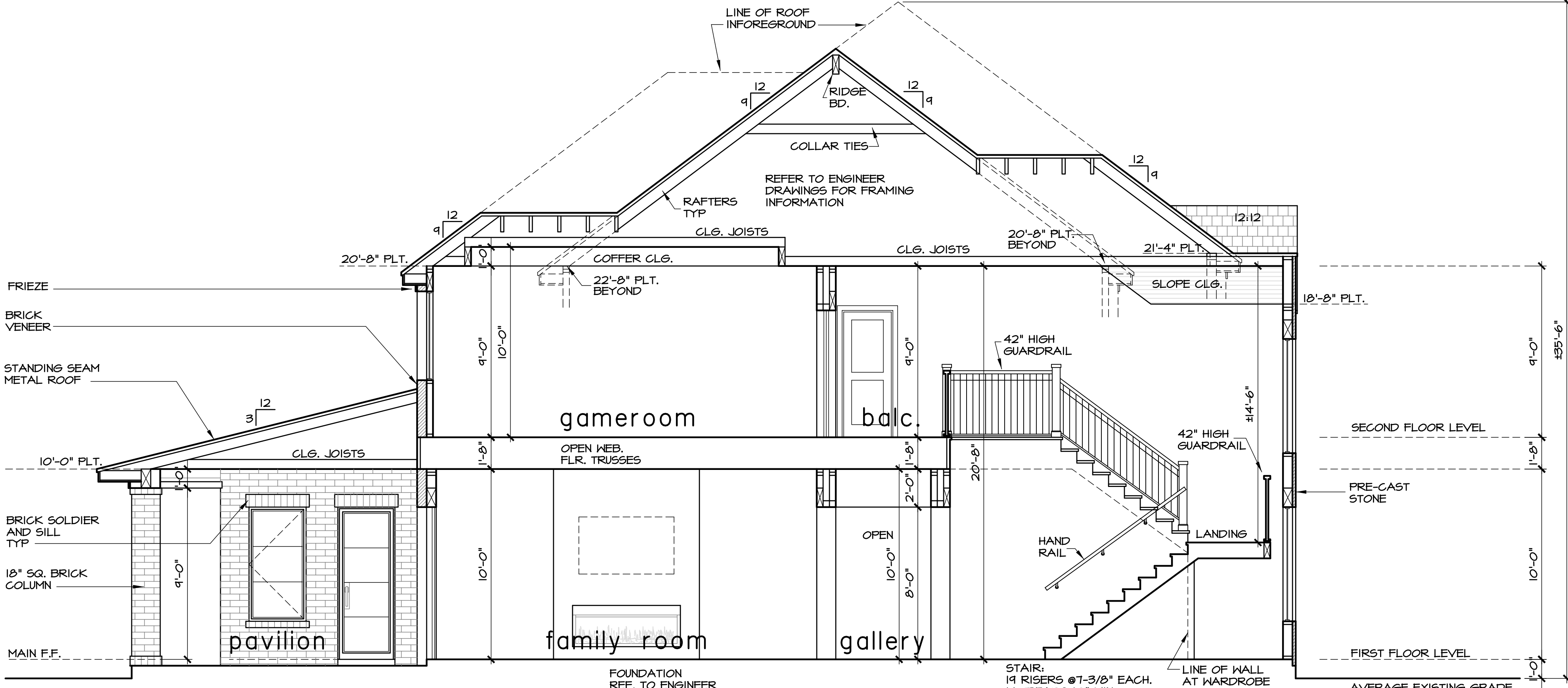
SCALE: 1/4" = 1'-0"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026

SHEET NO 6 OF 13

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building section

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

A

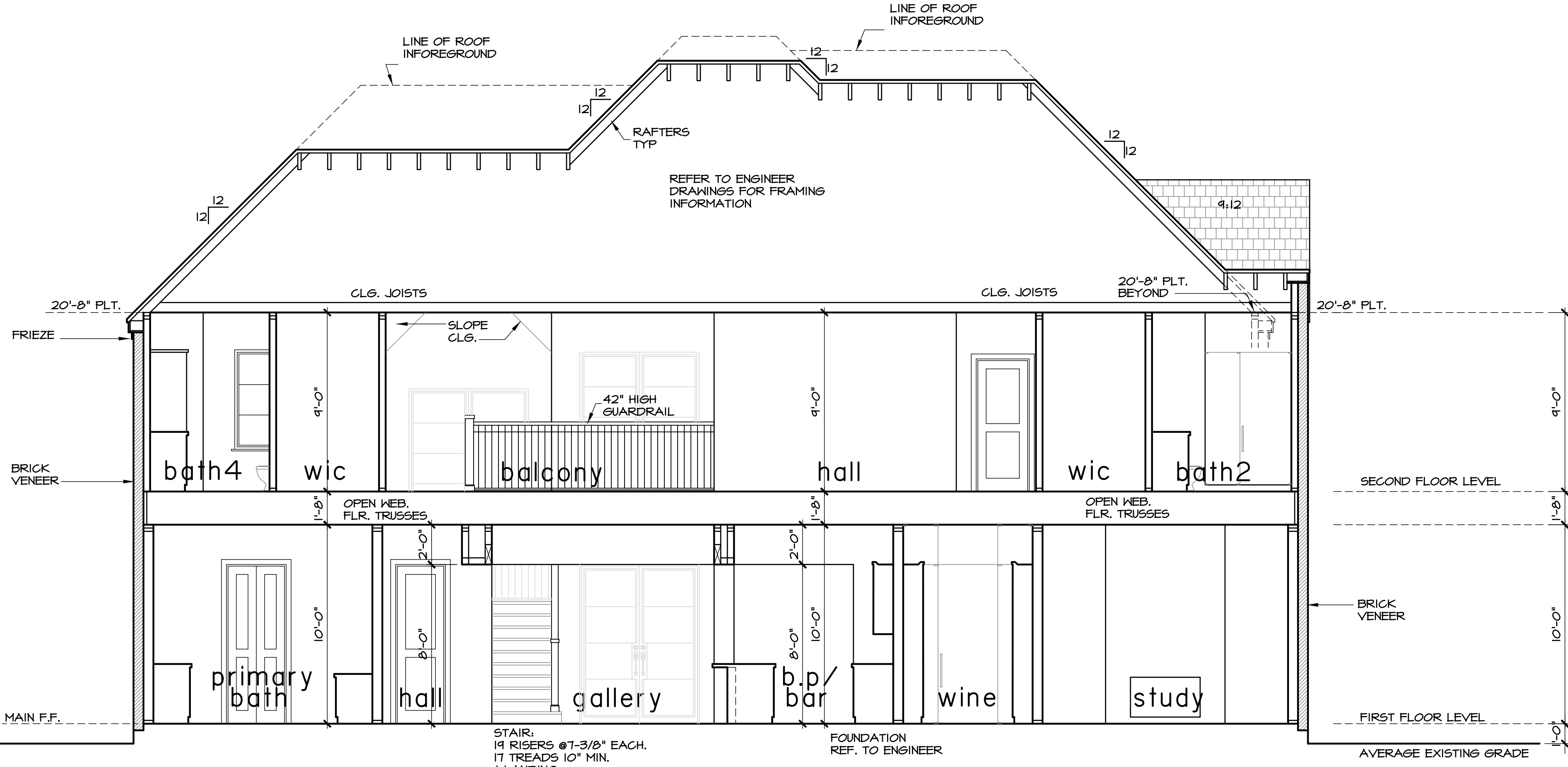
section notes

- ALL LOAD BEARING STUDS TO BE 16" O.C.
- JOISTS SHALL BE SUPPORTED Laterally AT EACH END AND AT SUPPORT PER R202 (RCI 2018).
- SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R202 (RCI 2018).
- ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THEREAS TO PREVENT TIPPING. BRACE EVERY 25' OF LENGTH & COMPLY PER R202 (RCI 2018).
- PURLIN BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
- ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH STONE ABOVE. RE: SEE ENGINEER FRAMING PLANS
- MASONRY VENEER SHALL BE SUPPORTED PER R103.8.

note:

ALL PLATE HEIGHTS SPECIFIED ARE
FROM MAIN LEVEL FIN. FLOOR U.O.N.

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building section

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

B

building sections

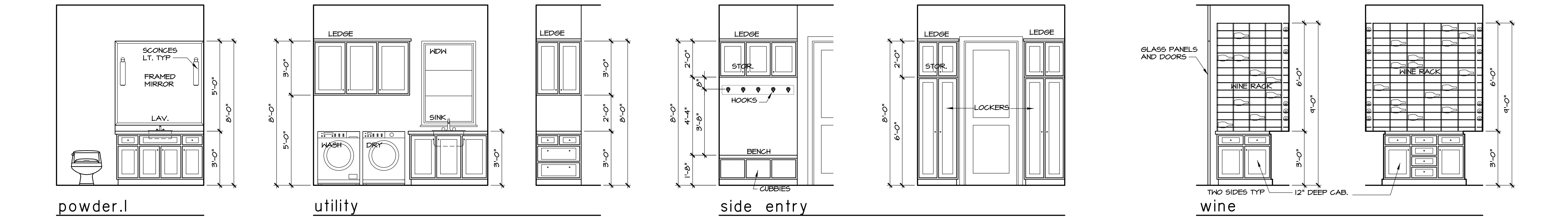
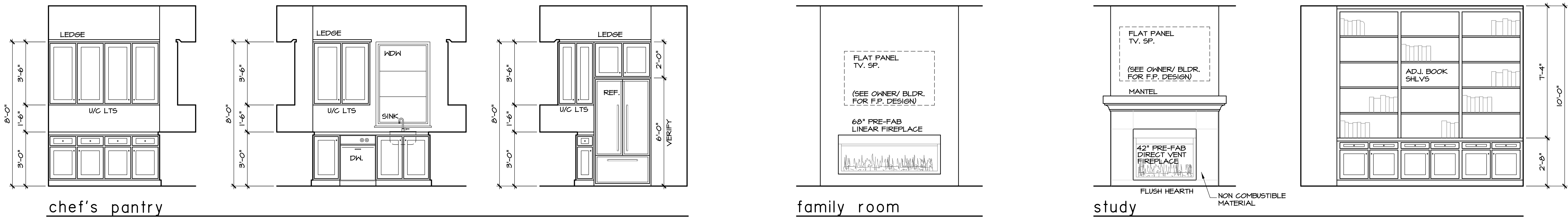
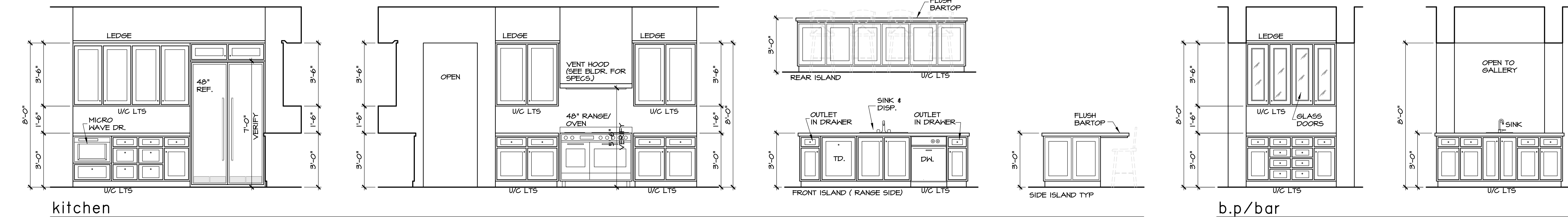
SCALE: 1/4" = 1'-0"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026

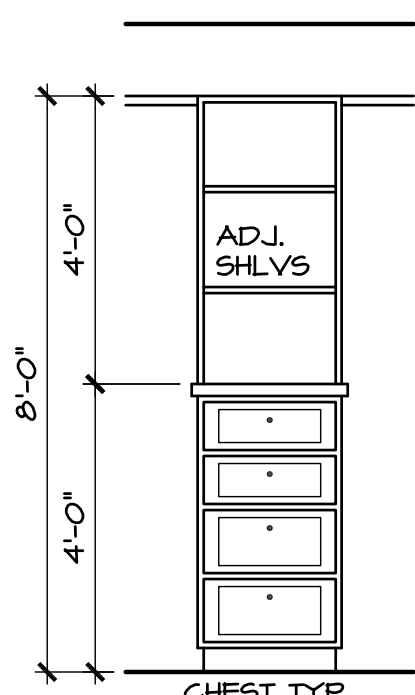
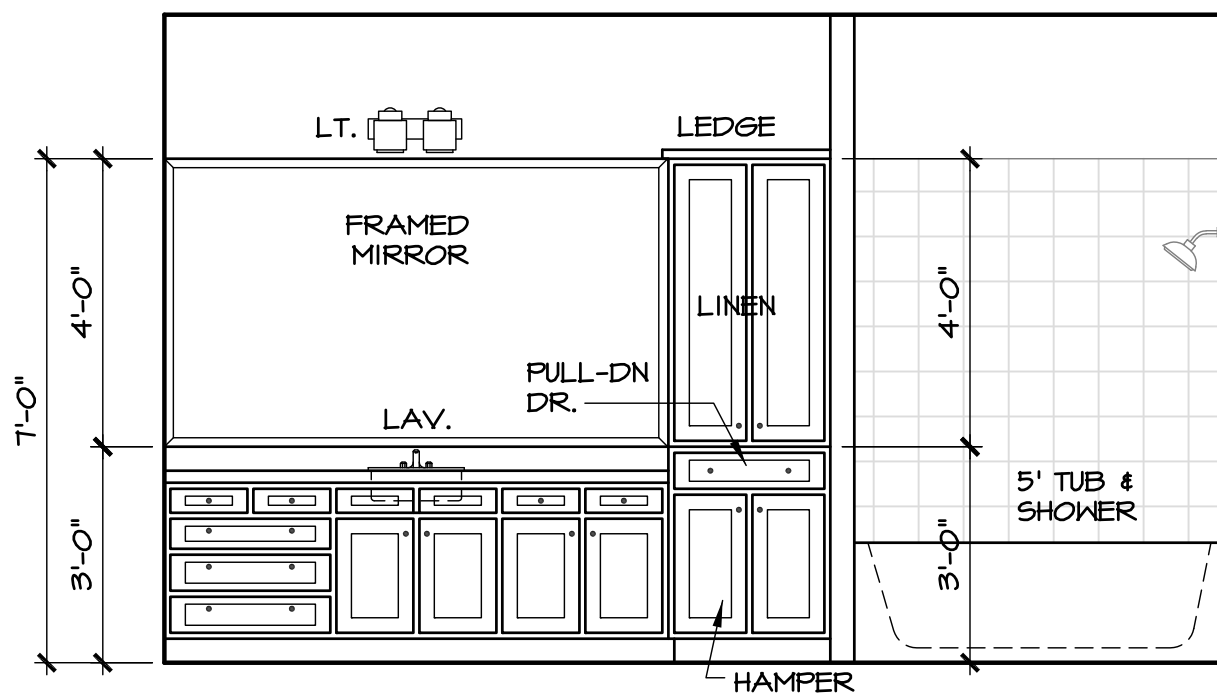
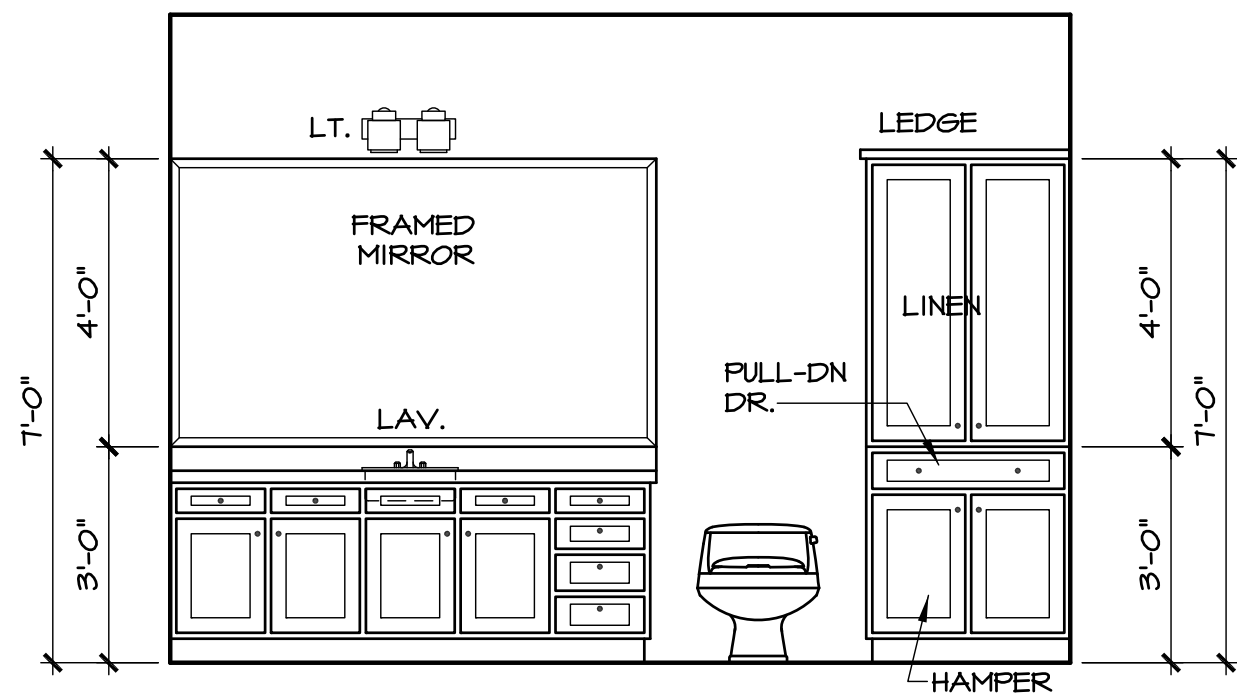
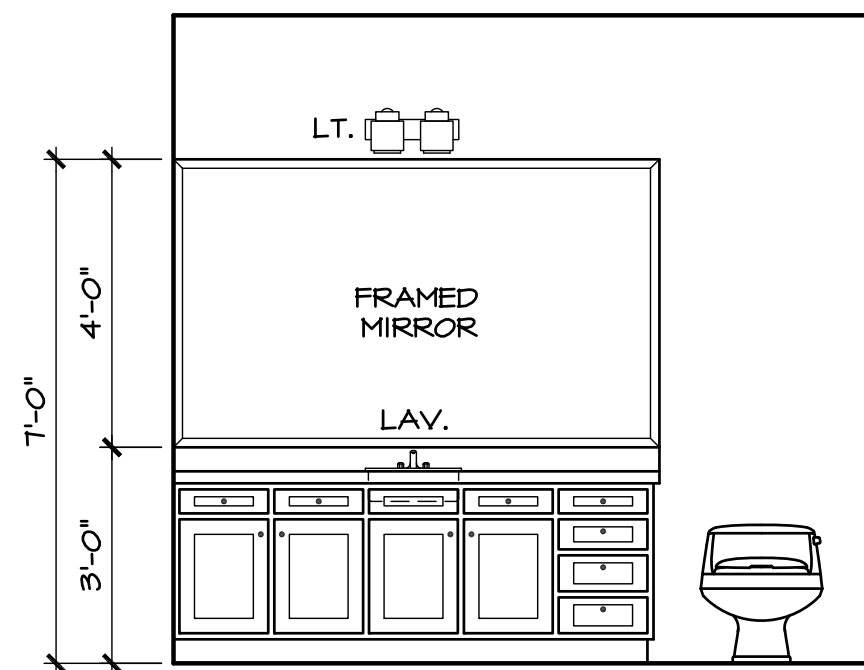
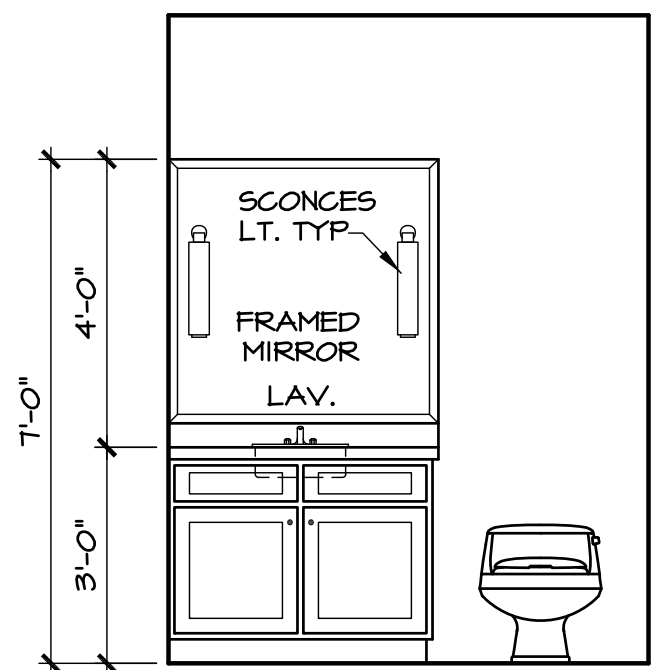
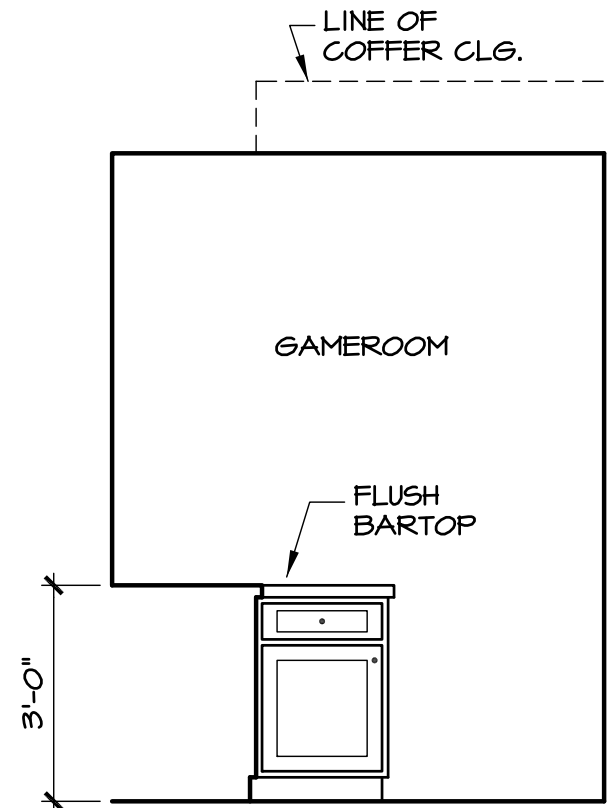
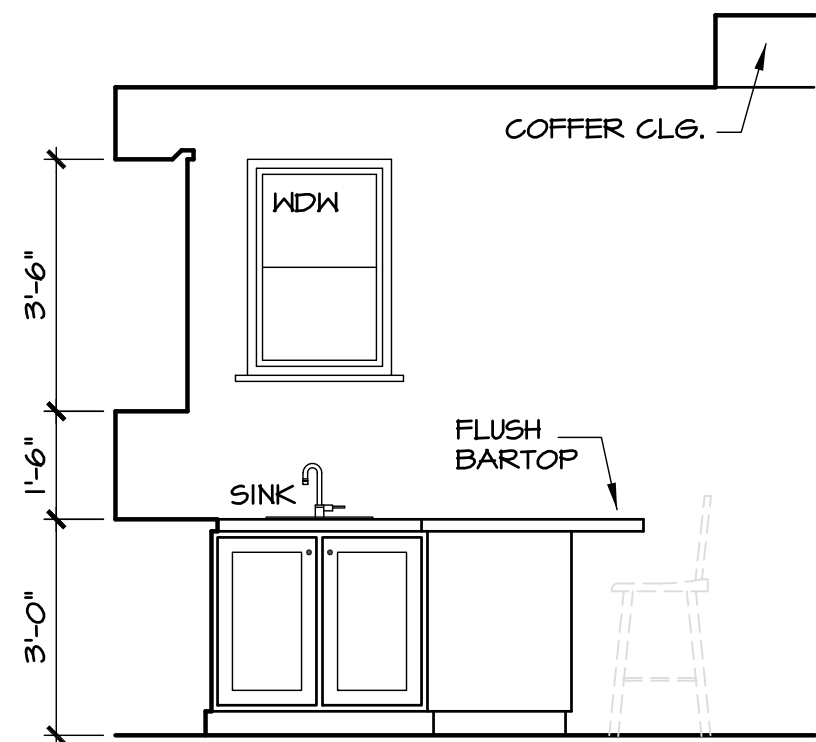
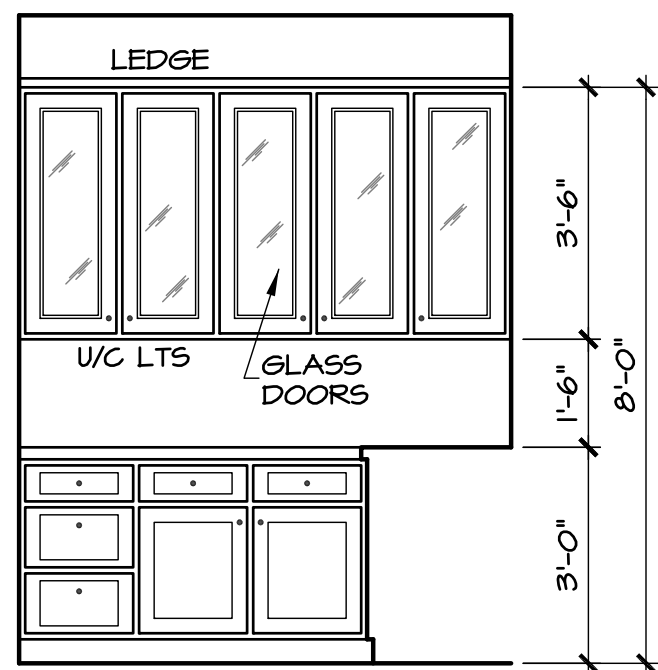
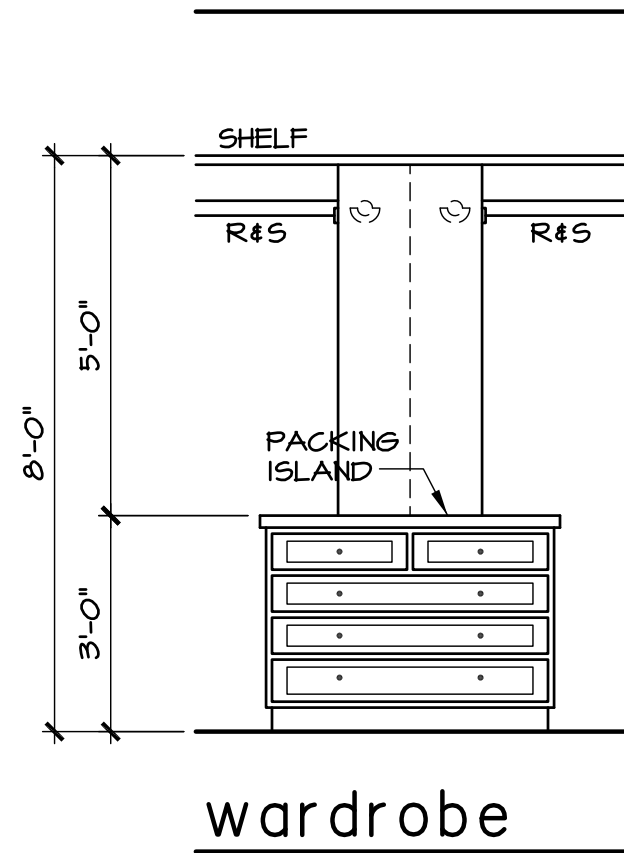
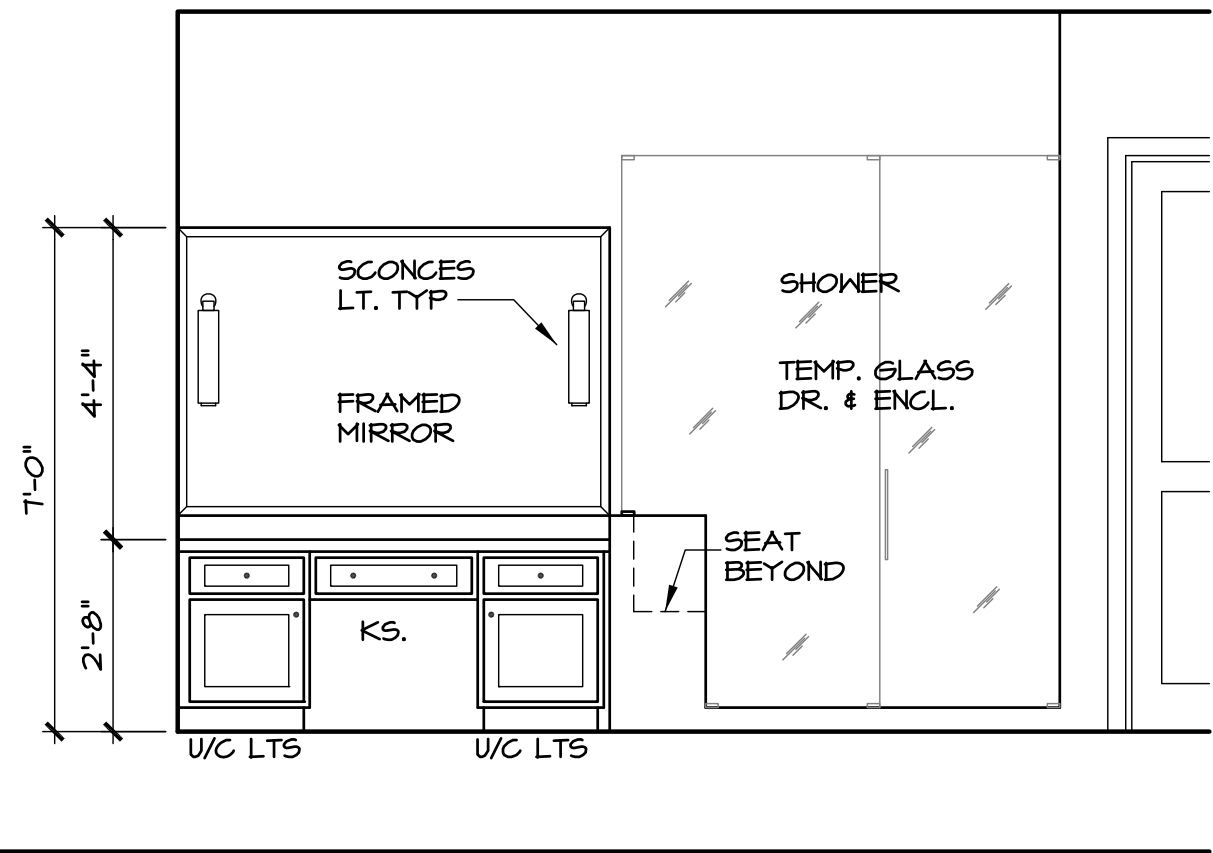
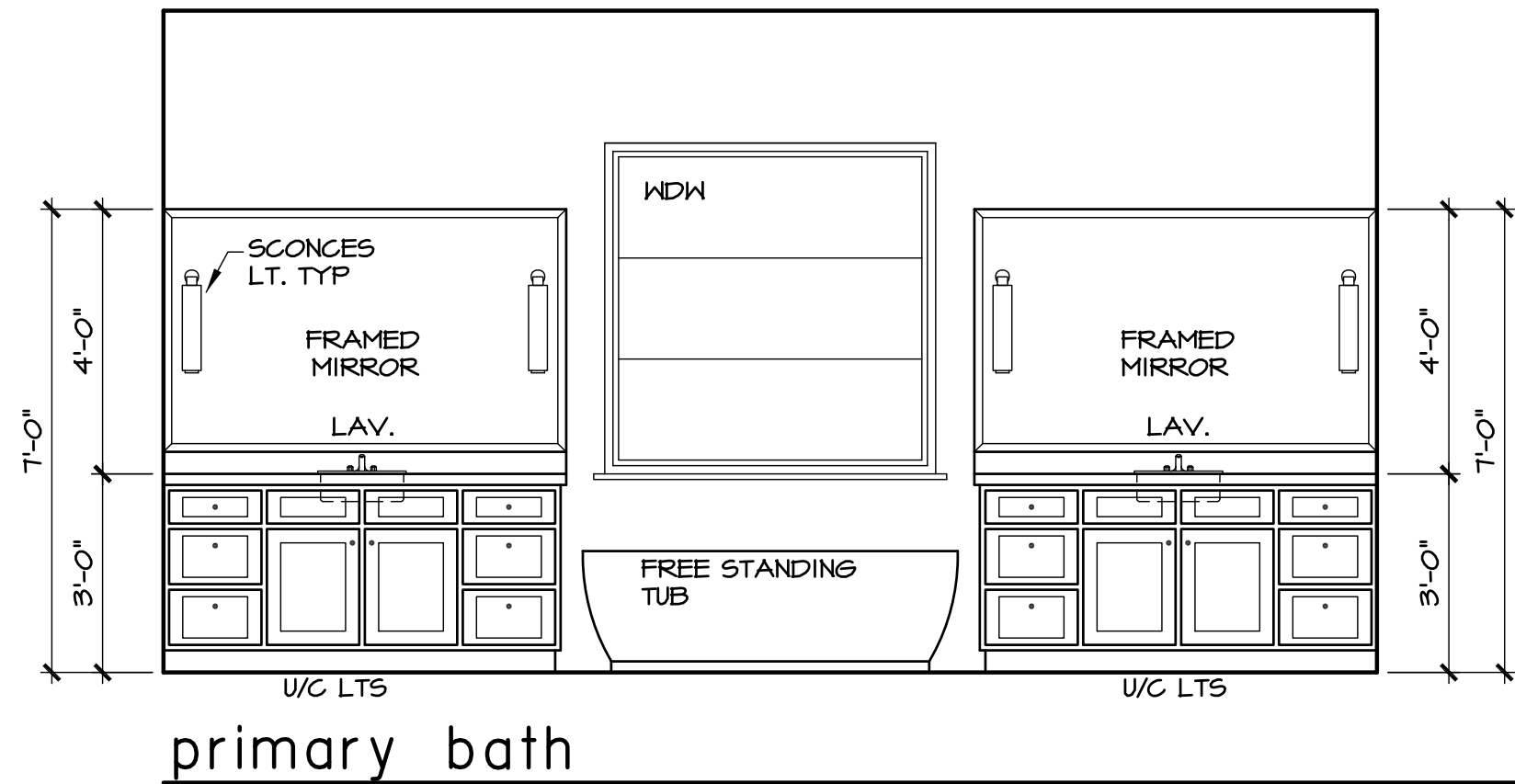
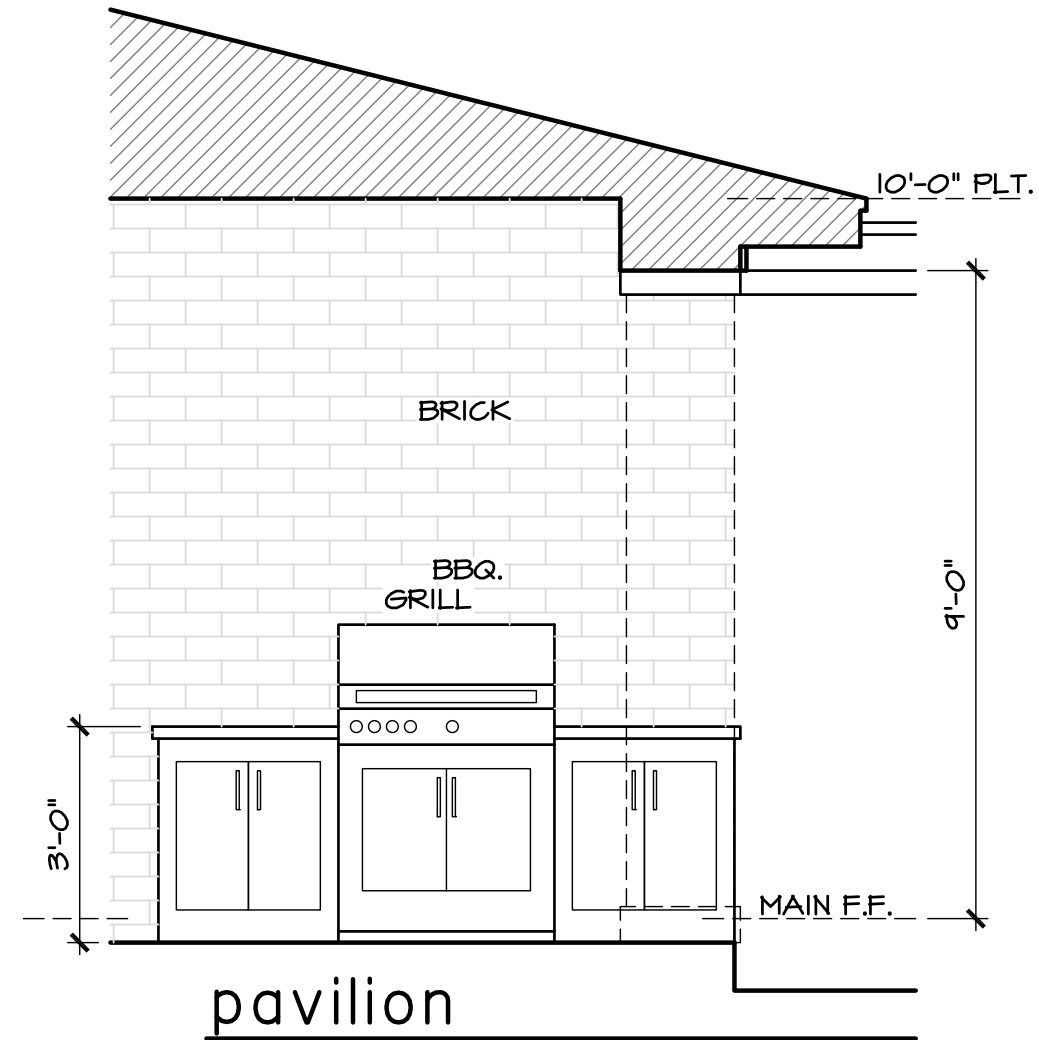
SHEET NO 7 OF 13

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NOTE:
VERIFY ALL CABINET, TRIM, ETC.
DESIGNS W/ OWNER PRIOR TO BID.
VERIFY ALL WOOD TYPES, MOULDING
LAYOUTS, STAIN/PAIN'T GRADES PRIOR
TO BID, TYPICAL THROUGH-OUT.



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CHECK SET
NOT FOR CONSTRUCTION

NOTE:
VERIFY ALL CABINET, TRIM, ETC.
DESIGNS W/ OWNER PRIOR TO BID.
VERIFY ALL WOOD TYPES, MOULDING
LAYOUTS, STAIN/PAIN GRADES PRIOR
TO BID, TYPICAL THROUGH-OUT.

interior elevations

SCALE: 3/8" = 1'-0"

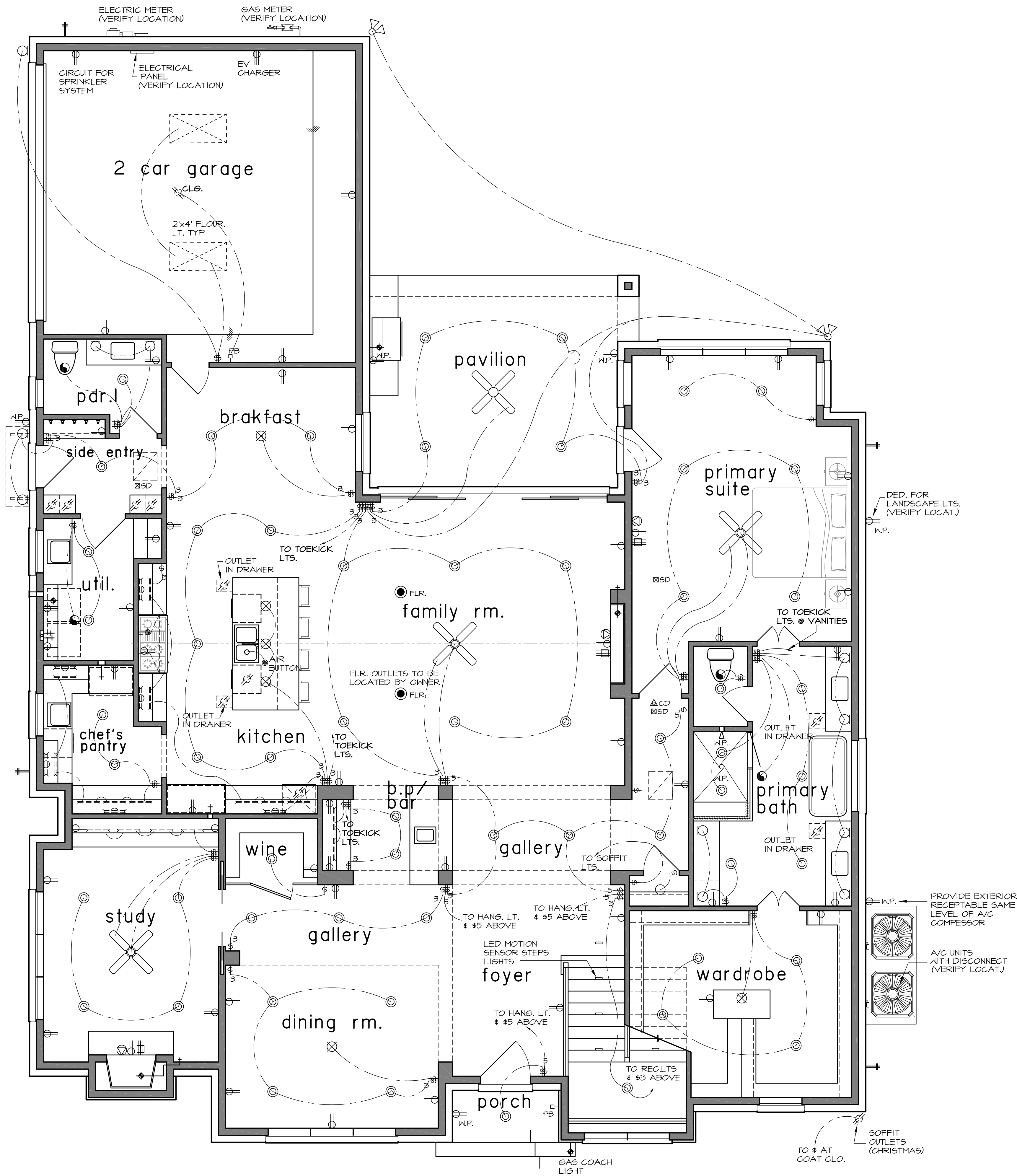
ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026

SHEET NO 9 OF 13

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legend

- 110 VOLT RECEPTACLE
- WATERPROOF RECEPTACLE
- 110 VOLT W/ GROUND FAULT INTERRUPTOR
- 110 PLUS STRIP (UNDER UPPER CABINET)
- FLR. 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION ANTENNA
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- VACUUM SWITCH
- PUSH BUTTON
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- RECESSED CAN LIGHT
- WATERPROOF RECESSED CAN LIGHT
- RECESSED EYEBALL SPOT LIGHT
- 4" SOFFIT LIGHT (ROOF OVERHANG)
- PIN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- PORCELAIN FIXTURE W/ FULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- NETWORK DROP, ALLOW FOR TEL, CATV, CAT6
- JUNCTION BOX
- CEILING FAN
- CEILING FAN W/ LIGHT
- LED LIGHT PANEL
- UNDER CABINET LT.
- TRACK LIGHTS

notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2018, NEC 2023.
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A. LOCATION TO COMPLY WITH R314 IRC.
- VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE GFI PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC.
- PROVIDE DIMMER SWITCHES @ RECESSED LT'S. AND DECORATIVE LT'S.
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT.
- ALLOW FOR A/C UNITS PER MECH. ENGINEER.
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM.
- PROVIDE LOW VOLTAGE CIRCUITS FOR AUDIO SYSTEM AND SPEAKER LOCATIONS BY OWNER.
- PROVIDE CIRCUITS FOR FRONT AND REAR YARD LIGHTING.
- ALL BEDROOMS BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AS PER THE 210-12 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELEC. CODE 210.8 NEC. ALL OUTLETS @ KITCHEN, BATHS & GARAGES SHALL BE ON GFCI.

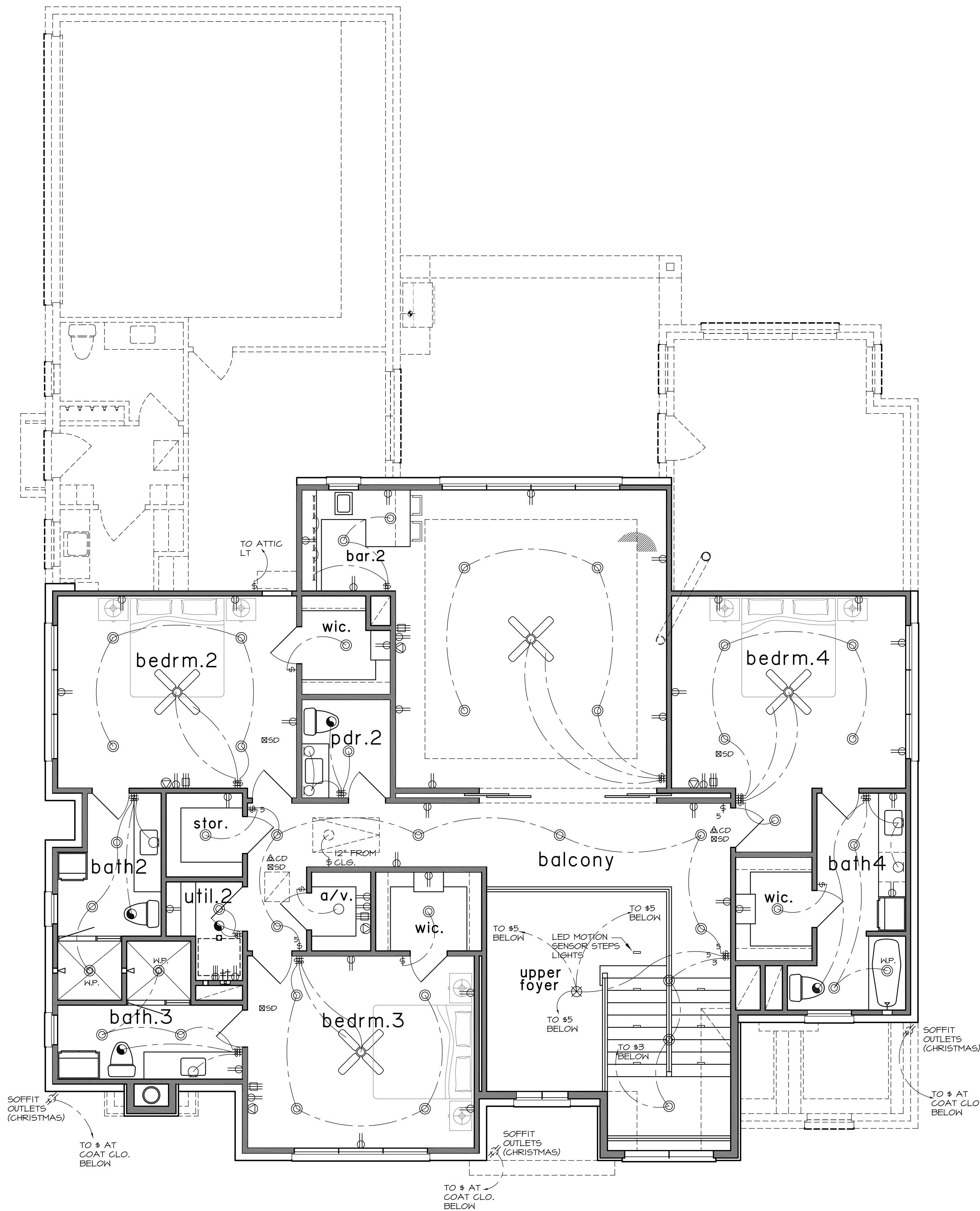
first floor electrical plan

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

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026 SHEET NO 10 OF 13

CHECK SET
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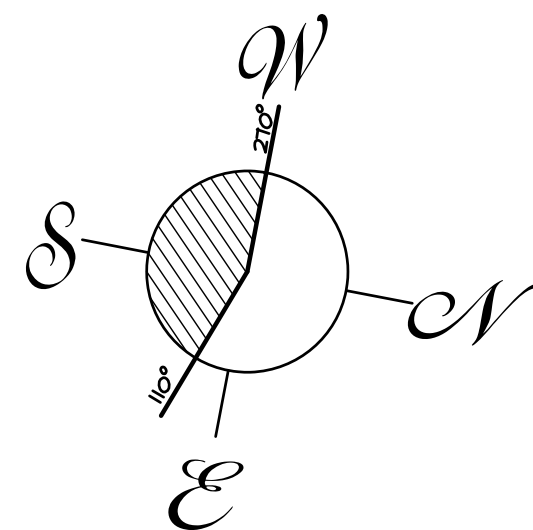
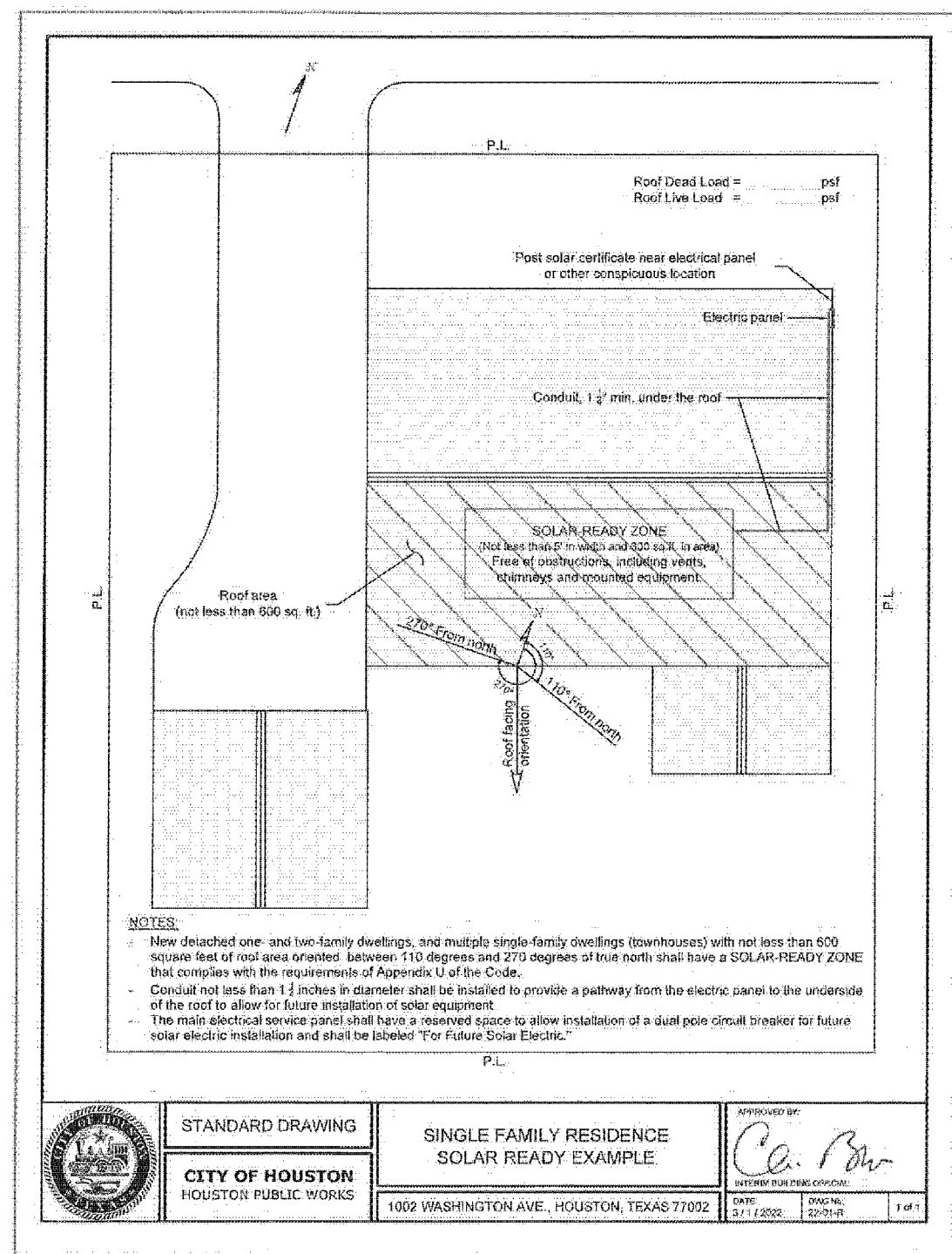
second floor electrical plan

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

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 11 OF 13
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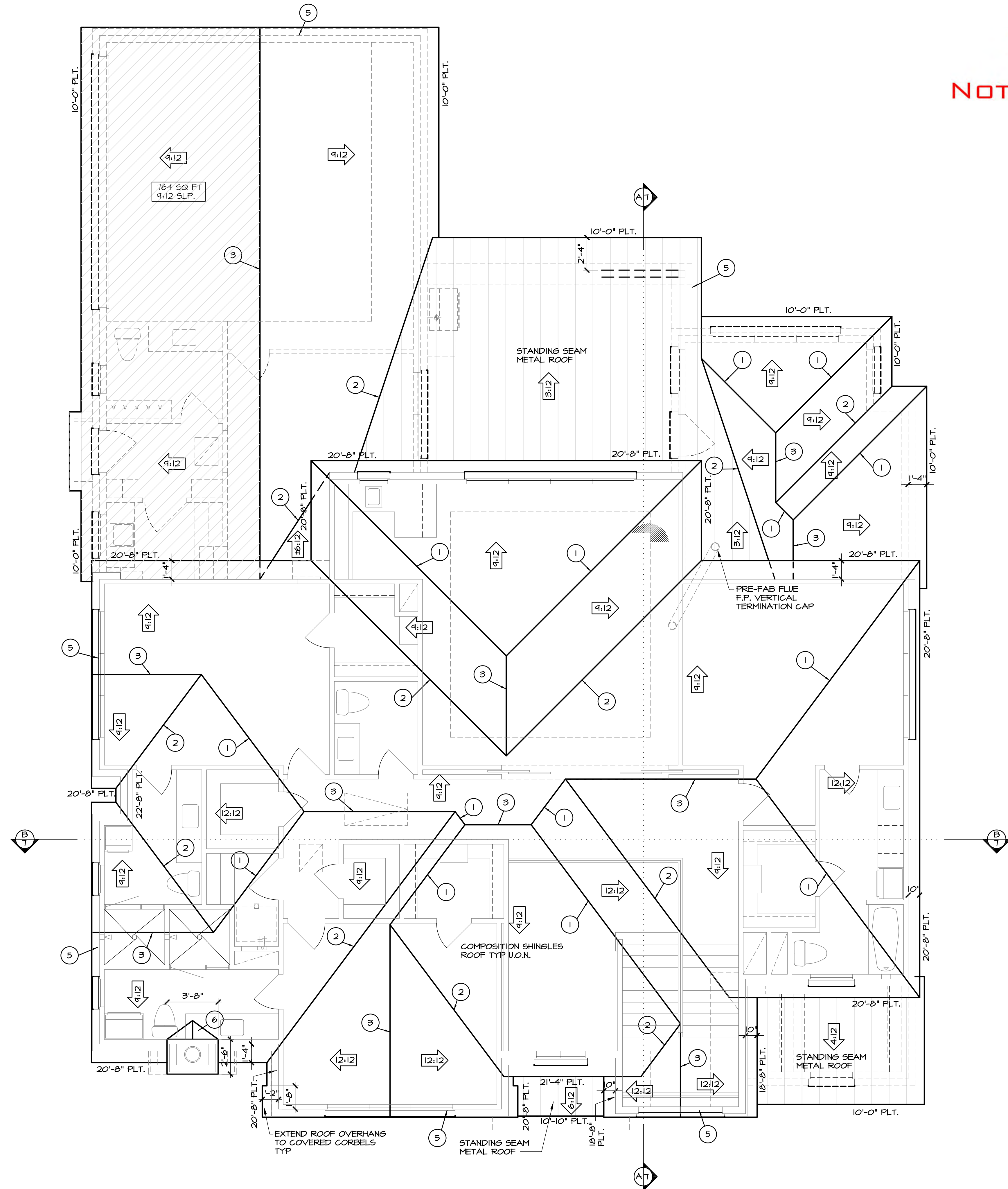


NOTE:
1 SURFACES
763 SQ. FT.

THERE IS 764 SQ. FT. OF ROOF
SURFACE THAT CONTAINS THE
REQUIRED 600 SQ FT FOR SOLAR PANELS

NO VENTILATION OR HARDWARE THAT MAY
IMPEDE FUTURE SOLAR PANEL INSTALLATION.

PROVIDE CONDUIT FROM ROOF TO ELECT
BOX FOR WIRING OF FUTURE SOLAR
PANEL INSTALLATION.



roof notes

- CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- ROOF PITCHES AS INDICATED HEREON.
- DOUBLE FRAMING AROUND CHIMNEYS, DORMERS, SKYLTS, AND ANY MAJOR ROOF OPENINGS.
- OUTLOOKERS TO BE 2x4 AT 16" O.C.
- RAKES TO BE 8" UNLESS OTHERWISE NOTED.
- FASCIAS AND RAKE BOARDS TO BE 1x6.
- ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R 806 AND OTHER RELATED SECTIONS.

- 1 HIP
- 2 VALLEY
- 3 RIDGE
- 4 PURLIN
- 5 OUTLOOKERS
- 6 CRICKET
- 7 KICKOUTS

note:

ALL PLATE HEIGHTS SPECIFIED ARE
FROM MAIN LEVEL FIN. FLOOR U.O.N.

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roof plan

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

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026

SHEET NO 12 OF 13