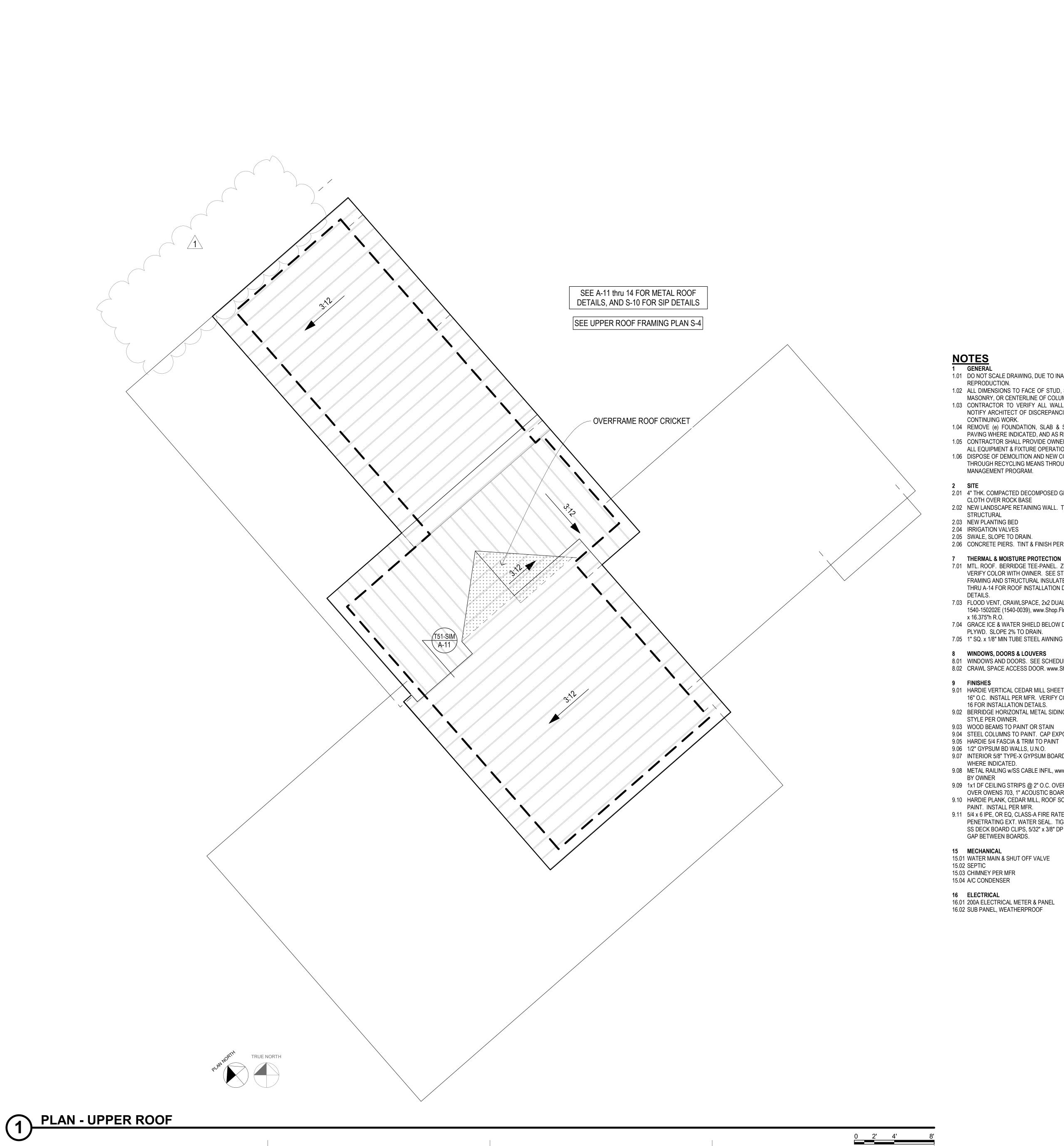


BASE & COUNTER FLASHING



# A R C H I T E C T U R E

ERIC N. ROHLFING 9109 RAVENSWOOD ROAD GRANBURY, TX 76049



CONSULTANTS

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- 1.01 DO NOT SCALE DRAWING, DUE TO INACCURACIES IN PRINTING AND
- REPRODUCTION. 1.02 ALL DIMENSIONS TO FACE OF STUD, SIP SHEATHING, CONCRETE, MASONRY, OR CENTERLINE OF COLUMN, U.N.O.
- 1.03 CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION BEFORE
- 1.04 REMOVE (e) FOUNDATION, SLAB & STRUCTURE, LANDSCAPE, & PAVING WHERE INDICATED, AND AS REQUIRED. 1.05 CONTRACTOR SHALL PROVIDE OWNER WITH BINDER, CONTAINING
- ALL EQUIPMENT & FIXTURE OPERATION & MAINTENANCE MANUALS. 1.06 DISPOSE OF DEMOLITION AND NEW CONSTRUCTION DEBRIS THROUGH RECYCLING MEANS THROUGH COUNTY WASTE MANAGEMENT PROGRAM.
- 2.01 4" THK. COMPACTED DECOMPOSED GRANITE OVER MIRAFTI FILTER CLOTH OVER ROCK BASE
- 2.02 NEW LANDSCAPE RETAINING WALL. TINT & FINISH PER OWNER. SEE STRUCTURAL 2.03 NEW PLANTING BED 2.04 IRRIGATION VALVES
- 2.06 CONCRETE PIERS. TINT & FINISH PER OWNER. SEE STRUCTURAL
- 7 THERMAL & MOISTURE PROTECTION
- 7.01 MTL. ROOF. BERRIDGE TEE-PANEL. ZINC G-90 GALVANIZED GRAY, OR VERIFY COLOR WITH OWNER. SEE STRUCTURAL MEMBER LIST FOR FRAMING AND STRUCTURAL INSULATED PANELS (SIP). SEE A-11 THRU A-14 FOR ROOF INSTALLATION DETAILS. SEE S-10 FOR SIP
- 7.03 FLOOD VENT, CRAWLSPACE, 2x2 DUAL FUNCTION SMART VENT, # 1540-150202E (1540-0039), www.Shop.FloodProofing.com OR EQ, 33"w
- x 16.375"h R.O. 7.04 GRACE ICE & WATER SHIELD BELOW DECK BOARDS AND OVER 1/2"
- PLYWD. SLOPE 2% TO DRAIN. 7.05 1" SQ. x 1/8" MIN TUBE STEEL AWNING FRAME TO PRIME & PAINT

### 8 WINDOWS, DOORS & LOUVERS 8.01 WINDOWS AND DOORS. SEE SCHEDULE.

- 8.02 CRAWL SPACE ACCESS DOOR. www.Shop.FloodProofing.com OR EQ
- 9.01 HARDIE VERTICAL CEDAR MILL SHEET BOARD w/ BATTEN BOARDS @ 16" O.C. INSTALL PER MFR. VERIFY COLOR w/OWNER. SEE A-15 & A-16 FOR INSTALLATION DETAILS.
- 9.02 BERRIDGE HORIZONTAL METAL SIDING. INSTALL PER MFR. COLOR & STYLE PER OWNER.
- 9.03 WOOD BEAMS TO PAINT OR STAIN 9.04 STEEL COLUMNS TO PAINT. CAP EXPOSED TOP AT HANDRAILS.
- 9.06 1/2" GYPSUM BD WALLS, U.N.O. 9.07 INTERIOR 5/8" TYPE-X GYPSUM BOARD FINISH, WALLS & CEILINGS,
- WHERE INDICATED. 9.08 METAL RAILING w/SS CABLE INFIL, www.ViewRail.com, STYLE & COLOR
- 9.09 1x1 DF CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH OVER OWENS 703, 1" ACOUSTIC BOARDS. SEE 1/A-7.
- 9.10 HARDIE PLANK, CEDAR MILL, ROOF SOFFITS & PORCH CEILINGS TO PAINT. INSTALL PER MFR. 9.11 5/4 x 6 IPE, OR EQ, CLASS-A FIRE RATED, w/THOMPSONS PENETRATING EXT. WATER SEAL. TIGER CLAW #TC-G CONCEALED SS DECK BOARD CLIPS, 5/32" x 3/8" DP EDGE SLOT PER JOIST. 1/4"

### 15 MECHANICAL 15.01 WATER MAIN & SHUT OFF VALVE

- 15.02 SEPTIC 15.03 CHIMNEY PER MFR
- 15.04 A/C CONDENSER
- 16 ELECTRICAL 16.01 200A ELECTRICAL METER & PANEL 16.02 SUB PANEL, WEATHERPROOF

2731 LIPAN HWY GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD. 1 02/08/24 VALUE ENGINEERING 11/14/23 CD PRINT OWNER CD REVIEW 12/14/22 OWNER SD REVIEW

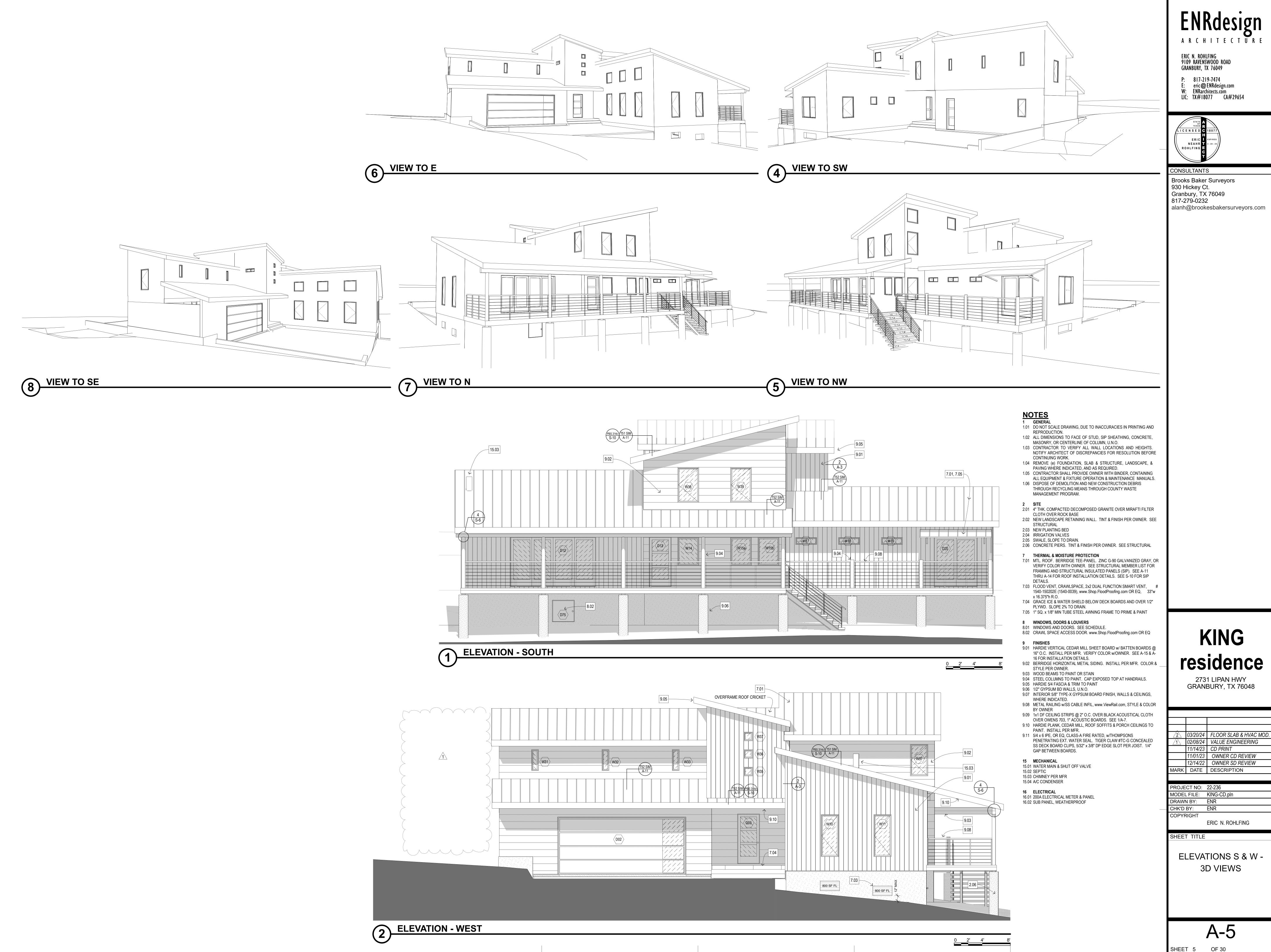
MARK DATE DESCRIPTION PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR

CHK'D BY: ENR COPYRIGHT ERIC N. ROHLFING

SHEET TITLE

PLAN - UPPER ROOF & DETAILS

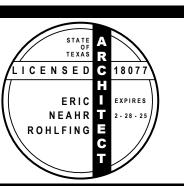
SHEET 4 OF 30



A R C H I T E C T U R E

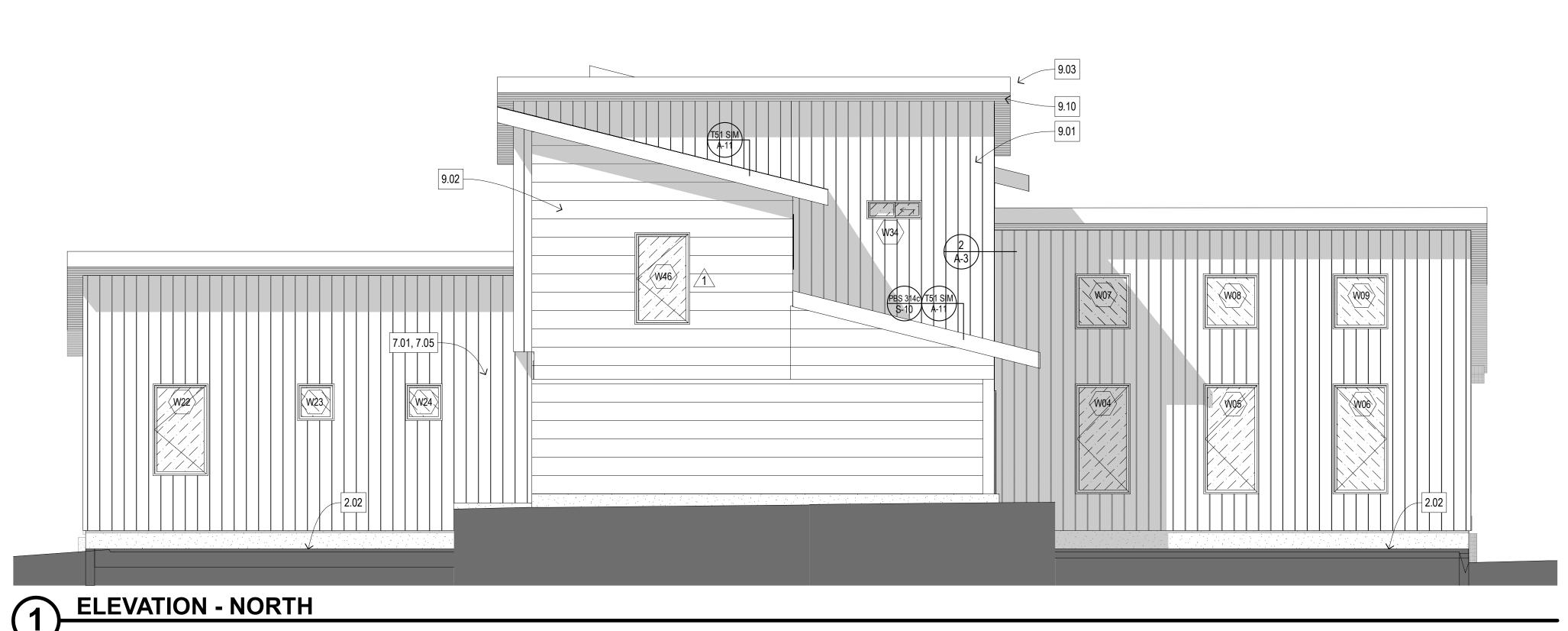
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- GAP BETWEEN BOARDS. 15 MECHANICAL 15.01 WATER MAIN & SHUT OFF VALVE 15.02 SEPTIC
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16.01 200A ELECTRICAL METER & PANEL 16.02 SUB PANEL, WEATHERPROOF

# **KING**

2731 LIPAN HWY GRANBURY, TX 76048

7	03/20/24	FLOOR SLAB & HVAC MO
7	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW

MARK DATE DESCRIPTION PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR

ERIC N. ROHLFING

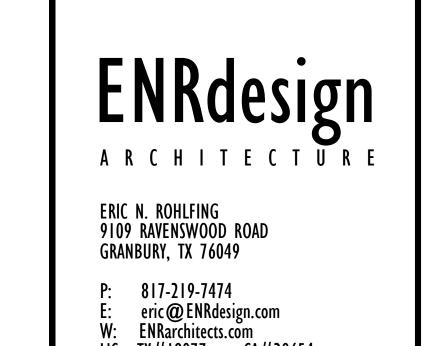
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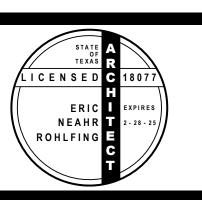
SHEET TITLE

**ELEVATIONS N & E** 

A-6 SHEET 6 OF 30

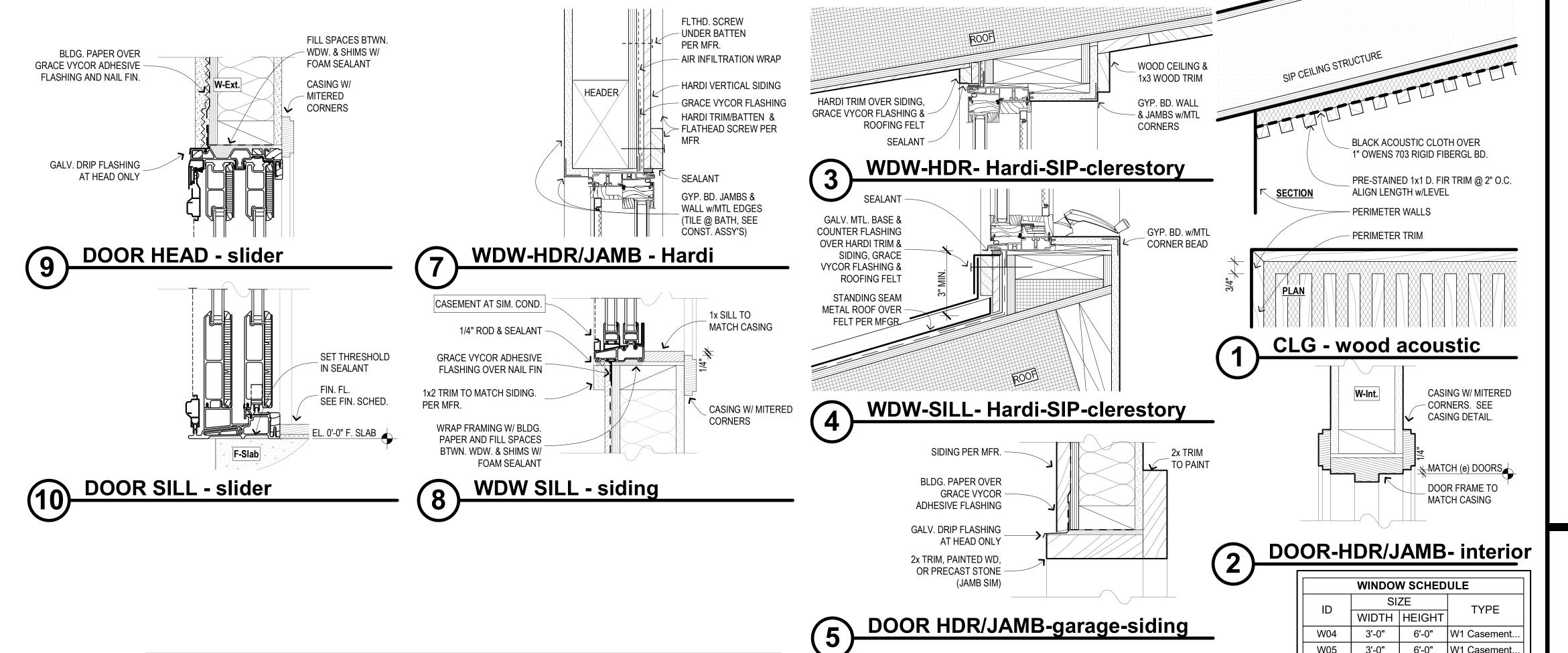


LIC: TX#18077 CA#29654



CONSULTANTS Brooks Baker Surveyors 930 Hickey Ct. Granbury, TX 76049 817-279-0232

alanh@brookesbakersurveyors.com



	ULE FLOORS	WALLS	CEILING	CLG HT	DOORS	CASINGS	BASE	NOTES
LIVING ROOM	VPF	GYP-EGG	WS	SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2, 1/A-7
FOYER	VPF	GYP-EGG	GYP-FLAT	9'-0"	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
KITCHEN	VPF	GYP-EGG	GYP-FLAT	9'-0"	ENAMEL	ENAMEL	ENAMEL	1, 2
PANTRY	VPF	GYP-EGG	GYP-FLAT	8'-0"	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
HALLWAY	VPF	GYP-EGG	GYP-FLAT	8'-0"	<b>ENAMEL</b>	ENAMEL	<b>ENAMEL</b>	1, 2
WC	VPF	GYP-EGG	GYP-FLAT	8'-0"	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
MASTER BEDROOM	VPF	GYP-EGG	WS	SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2, 1/A-7
MASTER CLOSET	VPF	GYP-EGG	GYP-FLAT	8'-0"	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
MASTER BATHROOM	VPF	GYP-EGG	GYP-FLAT	8'-0"	ENAMEL	ENAMEL	ENAMEL	1, 2
MASTER SHOWER/TOILET	TILE	GYP-EGG/TILE	GYP-FLAT	8'-0"	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
MUD BATH	TILE	GYP-EGG	GYP-FLAT	8'-9"	ENAMEL	ENAMEL	ENAMEL	1, 2
STAIR	WS w/FIN	GYP-EGG	GYP-FLAT	SLOPED	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
GUEST STAIR	WS w/FIN	GYP-EGG	GYP-FLAT	8'-0"	ENAMEL	<b>ENAMEL</b>	ENAMEL	1, 2
GARAGE, WORKSHOP, STO	CONC	GYP-EGG	GYP-FLAT	8'-9"	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2
DEN	VPF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2
BEDROOM-2	VPF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	<b>ENAMEL</b>	1, 2
CLOSET-2	VPF	GYP-EGG	GYP-FLAT	8'-0"	ENAMEL	ENAMEL	ENAMEL	1, 2
HVAC	VPF	GYP-EGG	GYP-FLAT	8'-0"	ENAMEL	ENAMEL	ENAMEL	1, 2
BEDROOM-3	VPF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2
CLOSET-3	VPF	GYP-EGG	GYP-FLAT	8'-0"	ENAMEL	ENAMEL	ENAMEL	1, 2
BATH	TILE	GYP-EGG/TILE	GYP-FLAT	8'-0"	ENAMEL	ENAMEL	ENAMEL	1, 2
GUEST BEDROOM	VPF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2
GUEST CLOSET	VPF	GYP-EGG	GYP-FLAT	8'-0"	ENAMEL		<b>ENAMEL</b>	1, 2
STORAGE	SUBFLOOR	GYP-EGG	GYP-FLAT	SLOPED	<b>ENAMEL</b>	<b>ENAMEL</b>	<b>ENAMEL</b>	1, 2

VERIFY ALL MATL. TYPES, SIZES, CONFIG'S, TEXTURES & COLORS w/OWNER PRIOR TO PURCHASE. MATCH (e) WALLBOARD TEXTURE. DOCUMENTATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC LIMITS. PARTICLEBOARD, MED. DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWD. USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

TILE FLOOR

WOOD-FLAT

GYP-EGG

WOOD STAIN (WS)

LEGEND
VINYL PLANK FLOOR (VPF) TO BE DETERMINED. REFER TO MFR. FOR INSTALLATION SPEC'S. CONFIRM SELECTION WITH OWNER. ENGR. WOOD FLOOR (EWF) TO BE DETERMINED.. INSTALL OVER 1/8" FOAM RUBBER ACOUSTIC, VAPOR BARRIER-BACKED SUBSTRATE OVER 8 MIL POLY SHEETING. REFER TO MFR. FOR INSTALLATION SPEC'S. CONFIRM SELECTION WITH OWNER. CARPET OVER PAD & SUBFLOOR PER MFR. CONFIRM SELECTION WITH OWNER. TILE THINSET OVER CONCRETE SLAB. 1/2" CEMENT BOARD OR 1" MORTAR BED w/EXPANDED METAL LATH OVER 8 MIL POLY SHEETING OVER WOOD SUBFLOOR. CONFIRM SELECTION WITH OWNER. 1/2" GYP w/ TEXTURE TO MATCH (e) AND 2 COATS OF FLAT CEILING WHITE LATEX PAINT OVER 1 COAT PRIMER

> (e) T/G CEILING, PRIME WITH STAIN SEALER, KILZ OR EQ., 2 COATS FLAT CEILING WHITE LATEX PAINT 1/2" GYP w/ TEXTURE TO MATCH (e) AND 2 COATS OF EGGSHELL ENAMEL PAINT OVER 1 COAT PRIMER WOOD TRIM WITH 1 COAT PRIMER, 2 COATS OF SATIN ENAMEL PAINT (BEHR #52 WHITE, OR EQ) TO MATCH LIBRARY STAIN, CONFIRM SELECTION WITH OWNER. AND PROVIDE 2 COAT MIN. CLEAR FINISH WHERE INDICATED

	DOOP	HDD	/ IAM	R <sub>-</sub> a <sub>2</sub>	rado-	cidin				WIDTH	HEIGHT	
(5)	DOOR	ПОП	JAIVI	D-ya	raye-	Siuii	<u>y</u>		W04	3'-0"	6'-0"	W1 Casement
	/								W05	3'-0"	6'-0"	W1 Casement
									W06	3'-0"	6'-0"	W1 Casement
							DOOR SO	CHEDULE	W07	3'-0"	3'-0"	W Fixed 18
			DOOR				FRA	AME	W08	3'-0"	3'-0"	W Fixed 18
ID	TYPE	W	HT	THK	MATL	GLZ	W	THK	W09	3'-0"	3'-0"	W Fixed 18
D01	H-V Grid	2'-6"	8'-0"	0'-1 1/2"			0'-1"	0'-7 1/2"	W10	2'-6"	6'-0"	W1 Casement
D02	Style 9	18'-0"	8'-0"	0'-2"			0'-1 1/2"	0'-7 1/2"	W11	2'-6"	6'-0"	W1 Casement
D03	H-V Grid	3'-0"	7'-0"	0'-1 1/2"			0'-1"	0'-7 1/2"	W14	3'-0"	4'-0"	W Fixed 18
D07		2'-9"	1'-4 1/2"	0'-1 1/2"			0'-2"	0'-0"	W15a	3'-0"	4'-0"	W Fixed 18
D08		5'-7"	1'-4 1/2"	0'-1 1/2"			0'-2"	0'-0"	W15b	3'-0"	4'-0"	W Fixed 18
D10		1'-12"	2'-0"	0'-1 1/2"			0'-2"	0'-0"	W16	3'-0"	5'-0"	W1 Casement
D11		3'-0"	6'-0"	0'-1 1/2"			0'-2"	0'-0"	W17	3'-0"	1'-0"	W Sliding2 18
D12	No Grill	12'-0"	7'-0"	0'-1 3/4"			0'-1"	0'-7 1/2"	W18	3'-0"	1'-0"	W Sliding2 18
D13	H-V Grid	3'-0"	7'-0"	0'-1 1/2"			0'-1"	0'-7 1/2"	W19	3'-0"	1'-0"	W Sliding2 18
D20	No Grill	6'-0"	7'-0"	0'-1 3/4"			0'-1"	0'-7 1/2"	W21	6'-0"	5'-0"	W Sliding2 18
D25	Glass Framed	2'-6"	7'-0"	0'-1 1/2"			0'-1"	0'-7 1/2"	W22	3'-0"	5'-0"	W1 Casement
D47	No Grill	2'-8"	7'-0"	0'-1 1/2"			0'-1"	0'-6 1/2"	W23	2'-0"	2'-0"	W Fixed 18
D50	No Grill	2'-6"	7'-0"	0'-1 1/2"			0'-1"	0'-4 1/2"	W24	2'-0"	2'-0"	W Fixed 18
D51	No Grill	2'-4"	7'-0"	0'-1 1/2"			0'-1"	0'-4 1/2"	W26	6'-0"	5'-0"	W Fixed MU 18
D52	No Grill	2'-0"	7'-0"	0'-1 1/2"			0'-1"	0'-4 1/2"	W28	2'-0"	4'-0"	W1 Casement
D53	No Grill	2'-4"	7'-0"	0'-1 1/2"			0'-1"	0'-4 1/2"	W31	1'-0"	3'-0"	W Fixed 18
D55	No Grill	2'-6"	7'-0"	0'-1 1/2"			0'-1"	0'-4 1/2"	W32	1'-0"	3'-0"	W Fixed 18
D60	No Grill	2'-6"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W33	1'-0"	3'-0"	W Fixed 18
D61	No Grill	2'-6"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W34	3'-0"	1'-0"	W Sliding2 18
D62	No Grill	2'-6"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W35	1'-3"	1'-3"	W Fixed 18
D63	No Grill	2'-2"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W36	1'-3"	1'-3"	W Fixed 18
D64		2'-10 1/2"	8'-0"	0'-1 1/2"			0'-2"	0'-0"	W37	1'-3"	1'-3"	W Fixed 18
D64	Flush	6'-0"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W37	2'-6"	4'-6"	W1 Casement
D65	No Grill	2'-2"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W38	3'-0"	5'-0"	W1 Casement
D65	No Grill	2'-6"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W39	3'-0"	5'-0"	W1 Casement
D70	Flush	3'-0"	7'-0"	0'-1 3/4"			0'-1"	0'-4 1/2"	W40a	3'-0"	3'-0"	W Fixed 18
D71	Flush	1'-10"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W40b	3'-0"	5'-0"	W1 Casement
D72	Flush	2'-6"	6'-8"	0'-1 1/2"			0'-1"	0'-4 1/2"	W40c	3'-0"	3'-0"	W Fixed 18
D75	Flush	3'-0"	3'-0"	0'-1 3/4"			0'-1"	0'-7 1/2"	W41	2'-0"	5'-0"	W1 Casement
		•		•	•	•	•	<u> </u>	W42	1'-0"	3'-0"	W Fixed 18
									W43	1'-0"	3'-0"	W Fixed 18
									W44	1'-0"	3'-0"	W Fixed 18
									W45	3'-0"	5'-0"	W1 Casement
										-	-	

## **KING** residence

2731 LIPAN HWY GRANBURY, TX 76048

^		
2	03/20/24	FLOOR SLAB & HVAC MOD.
1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW
JARK	DATE	DESCRIPTION

OJECT NO:	22-236
DEL FILE:	KING-CD.pln
AWN BY:	ENR
K'D BY:	FNR

ERIC N. ROHLFING

SHEET TITLE

SCHEDULES - FINISH, **DOOR & WINDOW** 

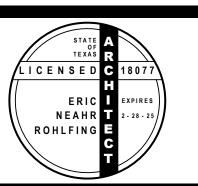
SHEET 7 OF 30



A R C H I T E C T U R E

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## NOTES 1 GENERAL

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## 2.01 4" THK. COMPACTED DECOMPOSED GRANITE OVER MIRAFTI FILTER

- CLOTH OVER ROCK BASE 2.02 NEW LANDSCAPE RETAINING WALL. TINT & FINISH PER OWNER. SEE STRUCTURAL 2.03 NEW PLANTING BED
- 2.05 SWALE, SLOPE TO DRAIN. 2.06 CONCRETE PIERS. TINT & FINISH PER OWNER. SEE STRUCTURAL
- THERMAL & MOISTURE PROTECTION 7.01 MTL. ROOF. BERRIDGE TEE-PANEL. ZINC G-90 GALVANIZED GRAY, OR VERIFY COLOR WITH OWNER. SEE STRUCTURAL MEMBER LIST FOR FRAMING AND STRUCTURAL INSULATED PANELS (SIP). SEE A-11 THRU A-14 FOR ROOF INSTALLATION DETAILS. SEE S-10 FOR SIP
- 7.03 FLOOD VENT, CRAWLSPACE, 2x2 DUAL FUNCTION SMART VENT, # 1540-150202E (1540-0039), www.Shop.FloodProofing.com OR EQ, 33"w x 16.375"h R.O. 7.04 GRACE ICE & WATER SHIELD BELOW DECK BOARDS AND OVER 1/2"
- PLYWD. SLOPE 2% TO DRAIN. 7.05 1" SQ. x 1/8" MIN TUBE STEEL AWNING FRAME TO PRIME & PAINT

### 8 WINDOWS, DOORS & LOUVERS 8.01 WINDOWS AND DOORS. SEE SCHEDULE.

- 8.02 CRAWL SPACE ACCESS DOOR. www.Shop.FloodProofing.com OR EQ
- 9.01 HARDIE VERTICAL CEDAR MILL SHEET BOARD w/ BATTEN BOARDS @ 16" O.C. INSTALL PER MFR. VERIFY COLOR w/OWNER. SEE A-15 & A-16 FOR INSTALLATION DETAILS. 9.02 BERRIDGE HORIZONTAL METAL SIDING. INSTALL PER MFR. COLOR &
- 9.03 WOOD BEAMS TO PAINT OR STAIN 9.04 STEEL COLUMNS TO PAINT. CAP EXPOSED TOP AT HANDRAILS. 9.05 HARDIE 5/4 FASCIA & TRIM TO PAINT

## 9.06 1/2" GYPSUM BD WALLS, U.N.O.

- 9.07 INTERIOR 5/8" TYPE-X GYPSUM BOARD FINISH, WALLS & CEILINGS, WHERE INDICATED. 9.08 METAL RAILING w/SS CABLE INFIL, www.ViewRail.com, STYLE & COLOR
- 9.09 1x1 DF CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH
- 9.09 TXT DF CEILING STRIPS @ 2 O.C. OVER BLACK ACOUSTICAL CLOTH OVER OWENS 703, 1" ACOUSTIC BOARDS. SEE 1/A-7.
  9.10 HARDIE PLANK, CEDAR MILL, ROOF SOFFITS & PORCH CEILINGS TO PAINT. INSTALL PER MFR.
  9.11 5/4 x 6 IPE, OR EQ, CLASS-A FIRE RATED, w/THOMPSONS PENETRATING EXT. WATER SEAL. TIGER CLAW #TC-G CONCEALED SS DECK BOARD CLIPS, 5/32" x 3/8" DP EDGE SLOT PER JOIST. 1/4" GAP BETWEEN BOARDS.

## 15 MECHANICAL 15.01 WATER MAIN & SHUT OFF VALVE 15.02 SEPTIC 15.03 CHIMNEY PER MFR 15.04 A/C CONDENSER

- 16 ELECTRICAL 16.01 200A ELECTRICAL METER & PANEL 16.02 SUB PANEL, WEATHERPROOF

### 2 03/20/24 FLOOR SLAB & HVAC MOD. 1 02/08/24 VALUE ENGINEERING 11/14/23 CD PRINT OWNER CD REVIEW 12/14/22 OWNER SD REVIEW MARK DATE DESCRIPTION

KING

2731 LIPAN HWY GRANBURY, TX 76048

PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHK'D BY: ENR COPYRIGHT

ERIC N. ROHLFING

SHEET TITLE

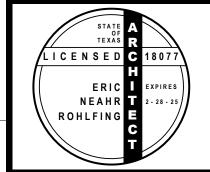
SECTIONS

**A-9** SHEET 9 OF 30



## GRANBURY, TX 76049

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SIGNIFICANT LEAKAGE IN ACCORDANCE WITH THE ASTM E 283-84 AND ASTM E 331-86

3. INSTALL ALL FLASHINGS AS PER BERRIDGE TYPICAL DETAILS. 4. ALL FLASHINGS ARE TO BE DESIGNED AND INSTALLED TO NOT TRAP WATER. I. PANELS: BERRIDGE MANUFACTURING COMPANY WILL PROVIDE SQUARE END CUTS ONLY ON ALL TEE-PANELS. COMPUTATION OF ALL QUANTITIES AND DIMENSIONS ARE THE RESPONSIBILITY OF THE PURCHASER.

). PANEL INSTALLATION: 1. REMOVE STRIPPABLE PLASTIC FILM FROM EACH PANEL PRIOR TO INSTALLATION. 2. DETERMINE CENTER LINE OF ROOF AREA AND START PANEL INSTALLATION AT THE CENTER OF THE ROOF, WORKING TOWARD THE GABLE ENDS. MAKE SURE PANELS

1. REMOVE STRIPPABLE PLASTIC FILM FROM ALL FLASHINGS PRIOR TO INSTALLATION.

2. ALWAYS STAGGER JOINTS WHEN ONE FLASHING IS INSTALLED OVER OTHER FLASHINGS.

ARE PERPENDICULAR TO THE EAVE. AT VALLEY AREAS, MAKE SURE PANELS ARE INSTALLED SO THAT DRAINAGE HAS FREE FLOW AND IS NOT OBSTRUCTED BY

M. FLASHING INSTALLATION:

Manufacturin

Company

INSTALLATION NOTES. 4. EACH PANEL IS TO BE KEPT TIGHT AGAINST THE LEG OF THE ADJOINING PANEL. NEVER PERMIT A GAP BETWEEN VERTICAL LEGS. ANY CRIMPS IN VERTICAL LEGS MUST BE STRAIGHTENED (TOTALLY STRAIGHT WITHOUT ANY BENDS, CRIMPS,

3. INSTALL TEE-PANEL CLIPS AS PER BERRIDGE TYPICAL DETAILS AND TEE-CLIP

- CREASES, ETC.) PRIOR TO SEAM INSTALLATION. 5. ALWAYS INSTALL SEAM AS YOU INSTALL EACH PANEL. DO NOT INSTALL PANELS
- FIRST AND THEN FOLLOW LATER WITH SEAM INSTALLATION. 6. KEEP PANELS ALIGNED SO THAT SEAMS MATCH AT HIPS. VALLEYS AND WHERE VERTICAL PANELS ADJOIN ROOF PANELS. DO NOT INSTALL LONG CONTINUOUS RUNS OF PANELS ALL AT ONE TIME WHERE SEAM LINES MUST MATCH. INSTALL 10 OR 12 PANELS IN ONE ELEVATION AND THEN FOLLOW WITH A LIKE NUMBER OF PANELS ON THE OTHER ELEVATION. WHEN YOU INSTALL PANELS IN THIS MANNER, YOU WILL BE ABLE TO MAKE ANY ADJUSTMENTS REQUIRED TO INSURE SEAM MATCHING.
- 7. COPPER-COTE,™ CHAMPAGNE, LEAD-COTE,™ AND PREWEATHERED GALVALUME® PANEL INSTALLATION: NOTE THE SERIES OF ARROWS PAINTED ON THE UNDERSIDE OF THE PANEL. ALL PANELS MUST BE INSTALLED IN A CONSISTENT MANNER, MEANING THAT THE ARROWS ON EVERY PANEL ARE ALL POINTING IN THE SAME DIRECTION. IF A PANEL IS REVERSED (ARROWS POINTING OPPOSITE OF THOSE ON OTHER PANELS) WILL APPEAR, FROM A DISTANCE, A DIFFERENT SHADE DUE TO THE GRANULAR EFFECT OF THE PIGMENTS IN THE FINISH. METALLIC FINISHES ARE MATCH - LOT FINISHES. DO NOT MIX LOTS.
- P. SNAP-ON SEAM: BERRIDGE PATENTED SNAP-ON SEAMS HAVE BEEN LABORATORY TESTER ON BOTH SOLID WOOD SUBSTRATE AND METAL FRAMING, BOTH ASSEMBLIES SHOWED NO

TEE-PANEL SYSTEM

AIR AND WATER INFILTRATION TESTS. TEST REPORTS ARE AVAILABLE UPON REQUEST. . SNAP-ON SEAM INSTALLATION: . INSTALL SEAMS WITH HAND PRESSURE ONLY. DO NOT POUND OR HAMMER SEAMS INTO PLACE; THIS WILL DAMAGE THE SEAM AND VINYL, PERMITTING WATER INFILTRATION.

2. INSPECT EACH SEAM AS YOU INSTALL IT TO MAKE SURE THE VINYL IS PROPERLY SEATED IN THE METAL CAP AND IS SNUGLY FITTED NEXT TO THE PANEL LEGS. . USE TWO (2) WORKERS (OR MORE, DEPENDING ON SEAM LENGTH) TO INSTALL SEAMS; ONE WORKER (OR WORKERS) HOLDING ONE END OF THE SEAM AT AN ANGLE OFF THE ROOF SURFACE AND THE OTHER WORKER INSERTING THE SEAM OVER THE PANEL LEGS.

. TEE-CLIP INSTALLATION: 1. THE CLIPS ARE TO BE INSTALLED AS SHOWN IN THE BERRIDGE TEE-PANEL DETAILS. 2. CLIP SPACING IS TYPICALLY TWENTY (20) INCHES ON CENTER.\* 5. FASTENERS: INSTALL FASTENERS AS PER TYPICAL DETAILS. USE 11 GAUGE 1-1/4" GALVANIZED ROOFING NAILS FOR INSTALLATION OVER WOOD SHEATHING AND USE #10

PANCAKE HEAD TEKS FASTENERS (ZINC-PLATED SCREW WITH PHILLIPS INSERT, AS

MADE BY CONSTRUCTION FASTENERS CO.) FOR INSTALLATION TO METAL.★★ WHEN USING

POP RIVETS ON FLASHING, STAINLESS STEEL RIVETS ARE RECOMMENDED TO AVOID RUST

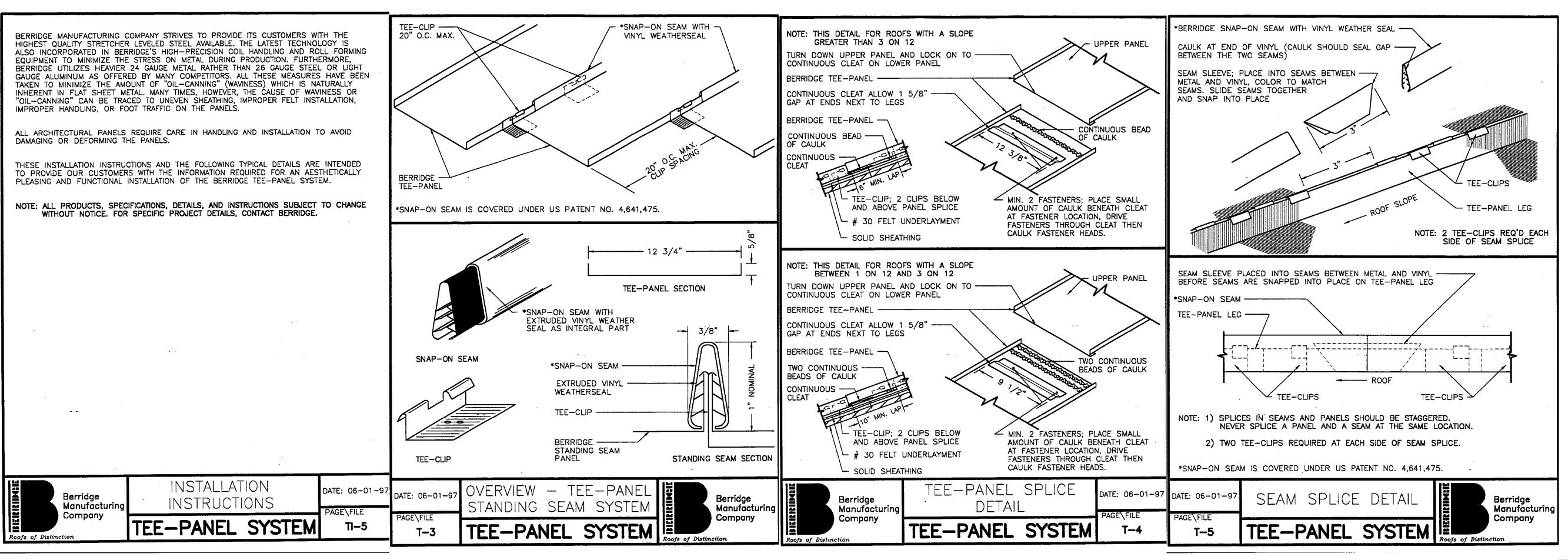
MAKE SURE ALL FASTENERS ARE DRIVEN STRAIGHT AND SET FLAT. DO NOT OVERDRIVE FASTENERS, AS THIS WILL CAUSE THE CLIP AND/OR FLASHINGS TO BUCKLE OR BECOME RECESSED BELOW THE ELEVATION OF THE SUBSTRATE. UNDERWRITERS LABORATORIES RATINGS: THE BERRIDGE TEE-PANEL COMPLIES WITH

THE FOLLOWING UL RATINGS:

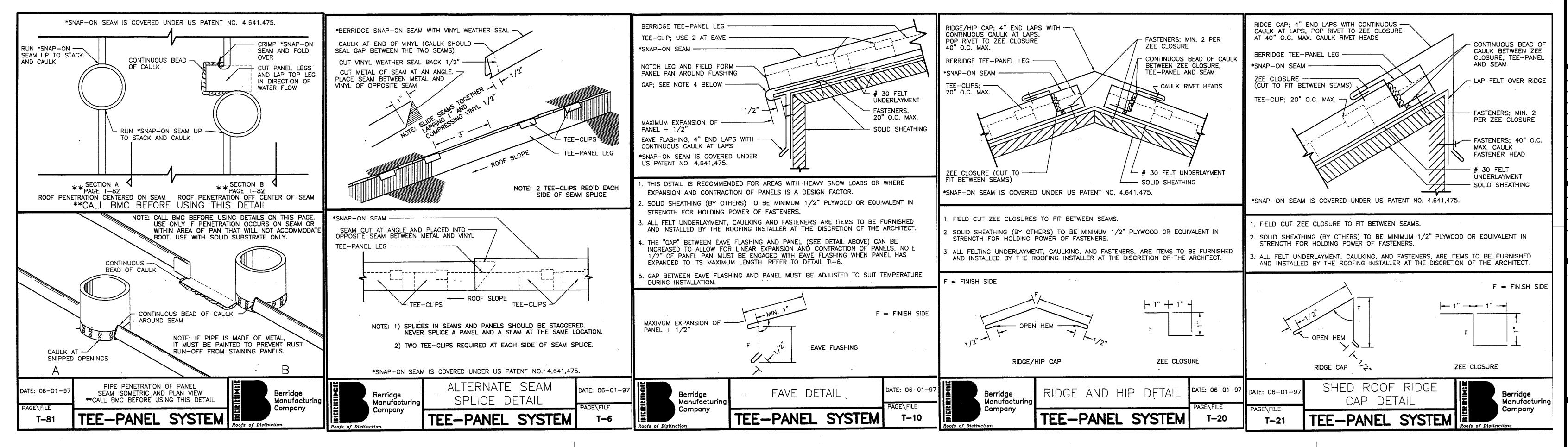
1. NO. 580 "TEST FOR WIND UPLIFT RESISTANCE OF ROOF ASSEMBLIES" CLASS UL 90 CONSTRUCTION NUMBER 296. (REFER TO BERRIDGE TYPICAL DETAIL T-90) UL FIRE—RESISTANT ROOF ASSEMBLIES: UL DESIGN NUMBERS P-224, 225, 227, 230, 237, 508, 510, 512, 701, 711, 713, 715, 717, 803, 814, 815, 819, 821. REFER TO BERRIDGE TYPICAL DETAILS T-91, T-92, AND T-93. U. SEALANT RECOMMENDATIONS: TREMCO INC. SPECTREM 1 OR EQUAL. DO NOT USE CLEAR CAULK.

\* NOTE: IF LOCAL CODES OR OTHER REGULATIONS DICTATE SPECIFIC WIND UPLIFT REQUIREMENTS, CONSULT THE BERRIDGE ENGINEERING DEPARTMENT, AS IT MAY BE NECESSARY TO USE A DIFFERENT CLIP SPACING OR FASTENER. \*\* CONSULT BERRIDGE MANUFACTURING'S ENGINEERING DEPARTMENT REGARDING THE USE OF ANY OTHER TYPE OF FASTENER.

DATE: 06-01-97 DATE: 06-01-9 Berridge Manufacturing INSTRUCTIONS Company



Manufacturing



5. ALL CUTS AT PENETRATIONS SHOULD BE TIGHT, WITHOUT GAPS.

7. MAKE SURE SUBSTRATE JOINTS ARE TIGHT AT ALL HIPS, VALLEYS AND RIDGES.

1. STRIKE A LINE THE FULL LENGTH OF THE FASCIA OR RAKE. IF NOT STRAIGHT,

I. FELT UNDERLAYMENT: A SINGLE LAYER OF NUMBER THIRTY FELT UNDERLAYMENT (OF

EQUAL) MUST BE APPLIED OVER SOLID SHEATHING AS SHOWN IN THE BERRIDGE

3. USE FLAT HEAD GALVANIZED ROOFING NAILS  $\times 1-1/4$ " LONG WITH BERRIDGE

5. INSTALL FELT PARALLEL TO EAVE (2 LAYERS REQUIRED AT EAVE), STARTING AT

EAVE AND USING MINIMUM 6" LAPS. USE TWO LAYERS OF FELT ON ENTIRE ROOF DECK IF ROOF SLOPE IS 3:12 OR LESS. 2 LAYERS REQUIRED AT EAVE REGARDLESS

6. INSULATE BETWEEN WOOD BLOCKING AND METAL WITH FELT OR ICE AND WATER SHIELD.

. THERMAL MOVEMENT: EXPANSION AND CONTRACTION OF PANELS WHICH EXCEED THIRTY

FEET IN LENGTH CAN BE A FACTOR IN THE DESIGN AND INSTALLATION OF FLASHING AND PANELS. PLEASE REFER TO THE CHART ON PAGE TI-6 TO DETERMINE ANTICIPATED

THERMAL MOVEMENT OF THE PANELS. IMPROPERLY DESIGNED FLASHING CAN ALLOW

PANELS TO DISENGAGE FROM THE FLASHING, ALLOW OIL-CANNING IN PANEL AND/OR

K. ELECTROLYSIS: AVOID ALLOWING FLASHING AND PANELS TO COME INTO CONTACT WITH EITHER LEAD OR-COPPER, AND PREVENT EXPOSURE TO WATER RUNDOWN FROM

FLASHINGS WILL BE FABRICATED IN 10'-0" LENGTHS WITH SQUARE END CUTS ONLY.

L FLASHING: IF BERRIDGE MANUFACTURING COMPANY IS TO SUPPLY FLASHING, ALL

THE PURCHASER MUST PROVIDE ALL DIMENSIONS AND DEGREE OF ANGLES.

INSTALLATION

TEE-PANEL SYSTEM

MANUFACTURING COMPANY TYPICAL FELTING DETAILS. THE USE OF ADDITIONAL LAYERS

DEPICTED IN THE TEE-PANEL TYPICAL DETAILS. GRACE ICE AND WATER SHIELD MAYBE

OF NUMBER THIRTY FELT IS RECOMMENDED ON LOW-SLOPED ROOFS, AT ALL VALLEY

CONDITIONS, AT ROOF PENETRATIONS, AND CERTAIN OTHER FLASHING CONDITIONS AS

2. MAKE SURE FASCIA/RAKE IS FLUSH WITH ROOF SUBSTRATE SHEATHING.

REQUIRED ON LOW SLOPED ROOFS OR AT CERTAIN FLASHING CONDITIONS.

1. DO NOT USE RED ROSIN PAPER UNDER METAL ROOFING PANELS.

CAUSE FLASHING TO WORK LOOSE FROM ITS ANCHORAGE.

6. USE WOOD FRAMED CRICKETS AT LARGE PENETRATIONS.

G. FASCIA/RAKE INSPECTION:

CORRECT WITH SHIMS.

2. SWEEP ROOF AREA CLEAN.

GALVANIZED FELT CAPS.

**A. BERRIDGE TEE PANEL:** AVAILABLE WITH A PAN WIDTH OF 12-3/4"

4,641,475) TO PROVIDE A CONSTANT SEAM HEIGHT OF 1".

REGARDING THE BERRIDGE SS-14 PORTABLE ROLL FORMER.

WITH ADEQUATE VENTILATION AND OUT OF DIRECT SUNLIGHT.

IS 3:12 OR LESS.

F. SHEATHING INSPECTION:

Berridge

Roofs of Distinction

Manufacturing

Company

REMOVED PRIOR TO INSTALLATION.

AND USED WITH THE BERRIDGE PATENTED SNAP-ON SEAM (US PATENT NO.

THE 12-3/4" PAN WIDTH CAN EITHER BE FACTORY FABRICATED OR FIELD FABRICATED

B. MINIMUM SLOPE: THE TEE-PANEL IS RECOMMENDED FOR SLOPES OF 1:12 AND GREATER

IN MOST AREAS OF THE COUNTRY. IN HEAVY SNOW AREAS OR AREAS WHERE FREEZE-

ENTIRE SUBSTRATE IS RECOMMENDED FOR ALL APPLICATIONS WHERE THE ROOF SLOPE

EXPOSURE TO DIRECT SUNLIGHT AND/OR MOISTURE MAY CAUSE THE FACTORY APPLIED

STRIPPABLE PLASTIC FILM TO ADHERÉ TO THE METAL PERMANENTLY AND DISCOLOR

D. STRIPPABLE FILM: THE STRIPPABLE PLASTIC FILM WHICH IS APPLIED OVER MOST

PROTECTS THE FINISH DURING FABRICATION AND TRANSIT. THIS FILM MUST BE

BERRIDGE PREFINISHED PRODUCTS, PANELS, FLASHINGS, COILS AND FLAT SHEETS

E. SOLID SHEATHING REQUIREMENTS: BERRIDGE MANUFACTURING COMPANY RECOMMENDS

x 11/16" DEPTH) OR A MINIMUM OF 1/2" SOLID WOOD SHEATHING TO PROVIDE

ENGINEERING DEPARTMENT FOR USE OF ANY OTHER TYPE OF SOLID SHEATHING.

NOTE: FOR PROJECTS REQUIRING UL 90 ASSEMBLY, REFER TO UL 90 DETAILS.

3. BLOCKING OR "H" CLIPS SHOULD BE USED ON PLYWOOD IF JOINTS DO NOT

4. USE SHIMS TO KEEP ENTIRE SUBSTRATE EVEN. UNEVEN SUBSTRATE WILL RESUL

IN "OIL-CANNING" IN PANELS. SUBSTRATE SHOULD BE LEVEL TO 1/4" IN 20'-0"

TEE-PANEL SYSTEM

DATE: 04-06-0

TI-2

PAGE\FILE

BE USED AS AN UNDERLAYMENT FOR ALL CORRUGATED DECKS.

2. ALL END JOINTS SHOULD MEET AT EITHER A JOIST OR RAFTER.

1. SHEATHING END JOINTS SHOULD BE STAGGERED.

REMAIN FLAT UNDER THE WEIGHT OF WORKMEN.

THE USES OF EITHER BERRIDGE 24 GA. CORRUGATED METAL (NOMINAL 2-1/2" PITCH

SUFFICIENT HOLDING POWER FOR FASTENERS. CONTACT BERRIDGE MANUFACTURING'S

DUE TO # 30 FELTS TENDENCY TO TEAR WHEN USED OVER CORRUGATED DECKING,

BERRIDGE MANUFACTURING RECOMMENDS GRACE ICE AND WATERSHIELD OR EQUAL TO

THAW CYCLES ARE PREVALENT, A MINIMUM ROOF SLOPE OF 3:12 IS RECOMMENDED.

A DOUBLE LAYER OF NUMBER THIRTY FELT UNDERLAYMENT OR EQUAL COVERING THE

C. MATERIAL STORAGE: CAUTION MUST BE EXERCISED IN STORAGE OF MATERIALS PRIOR

TO INSTALLATION. KEEP ALL BERRIDGE PREFINISHED MATERIAL IN A DRY LOCATION

PLEASE CONTACT BERRIDGE MANUFACTURING COMPANY FOR FURTHER INFORMATION

A-10 SHEET 10 OF 30

**KING** 

residence

2731 LIPAN HWY

GRANBURY, TX 76048

103/20/24 | FLOOR SLAB & HVAC MOD

OWNER CD REVIEW

OWNER SD REVIEW

ERIC N. ROHLFING

**ROOF - BERRIDGE** 

102/08/24 VALUE ENGINEERING

CD PRINT

MARK | DATE | DESCRIPTION

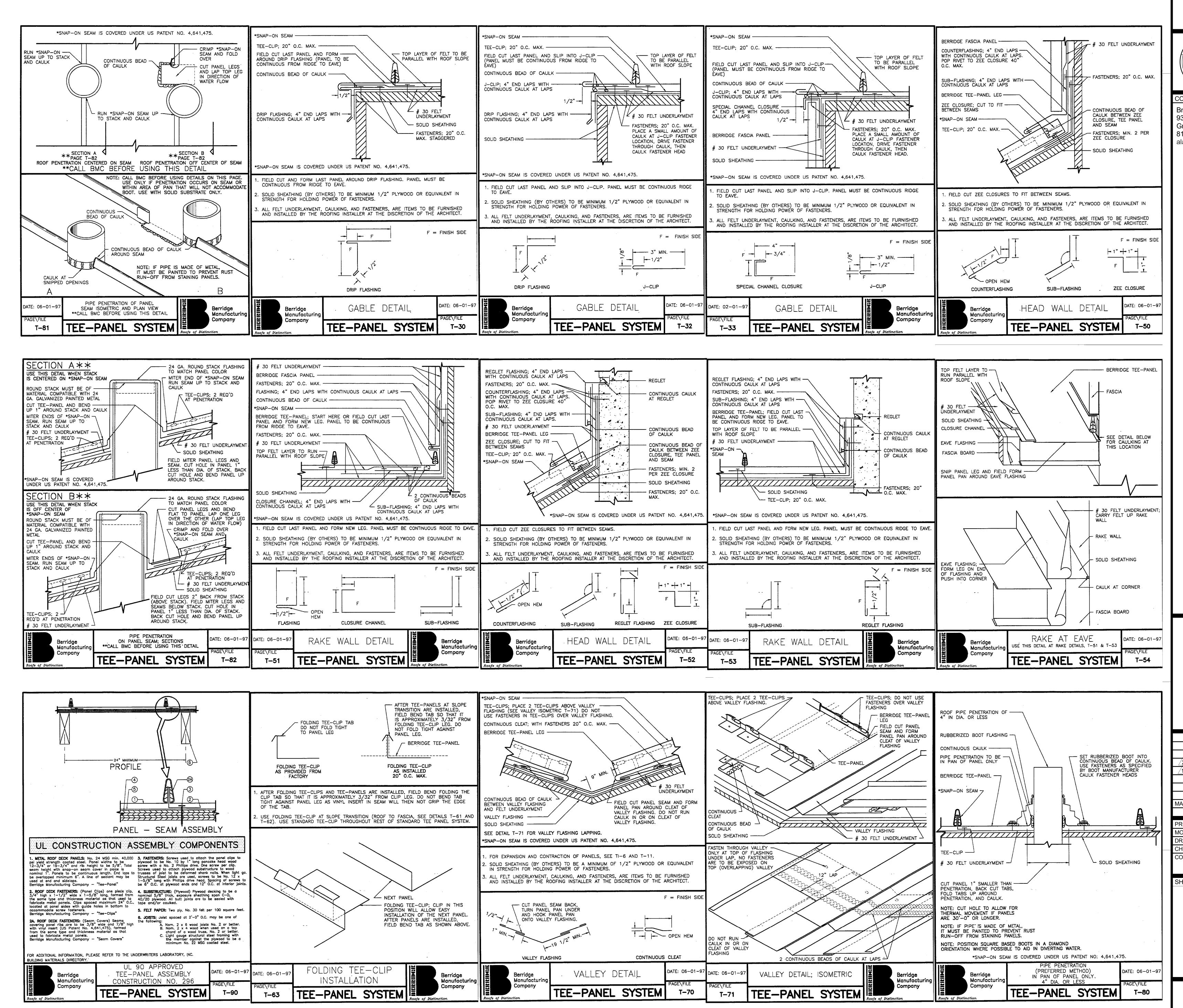
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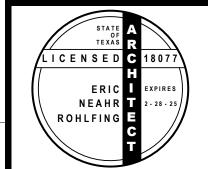
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ENR design

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KING residence

2731 LIPAN HWY GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD.
1 02/08/24 VALUE ENGINEERING
11/14/23 CD PRINT
11/01/23 OWNER CD REVIEW
12/14/22 OWNER SD REVIEW
MARK DATE DESCRIPTION

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PRAWN BY: ENR

CHK'D BY: FNR

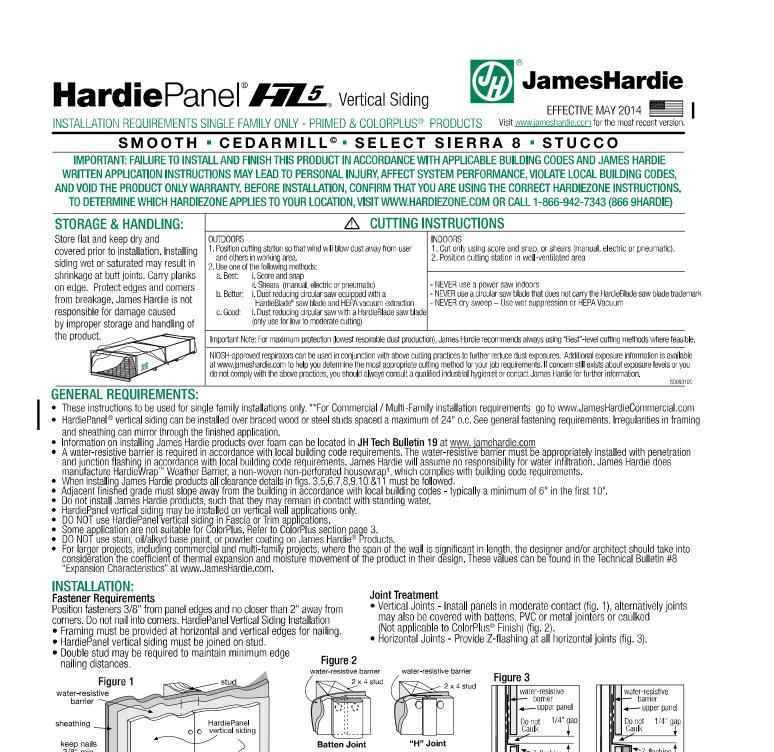
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ERIC N. ROHLFING

SHEET TITLE

ROOF - BERRIDGE

A-1

SHEET 11 OF 30



\*Apply caulk in accordance with caulk manufacturer's written application instructions.

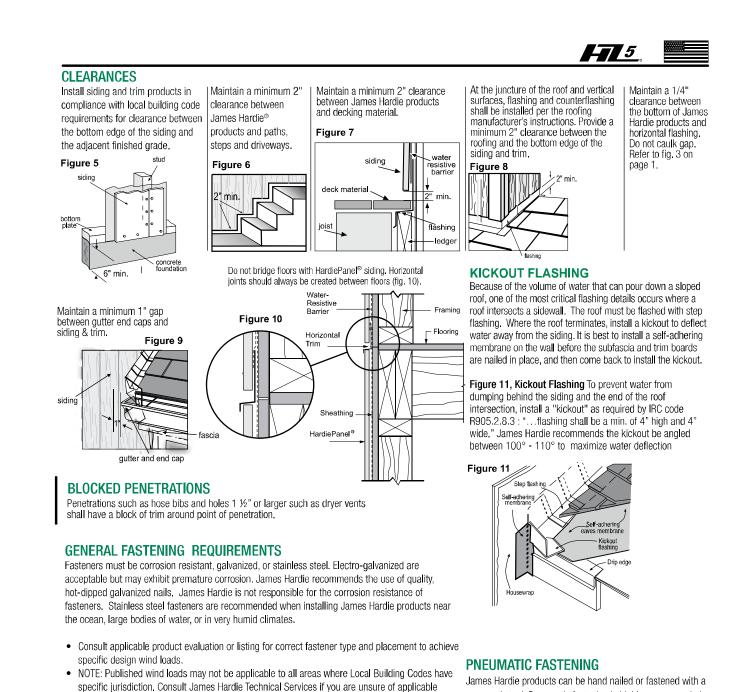
e HardiePanel siding and the water-resistive barrier as a best practice.

u have questions regarding the use of rainscreen on your single family project.

ons to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, re r Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, A IOUS PERSONAL INJURY OR DEATH.

(Not applicable to ColorPlus® Finish)

WARNING: AVOID BREATHING SILICA DUS



compliance documentation.

framing, remove and replace nail).

Drive fasteners perpendicular to siding and framing.

Do not over-drive nail heads or drive nails at an angle.

If nail is countersunk, fill nail hole and add a nail, (fig. B)

used when traditional framing is not available.

Fastener heads should fit snug against siding (no air space). (fig. A)

Do not use aluminum fasteners, staples, or clipped head nails.

pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, • For wood framing, under driven nails should be hit flush to the plank with a hammer (for steel choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for NOTE: Whenever a structural member is present, HardiePlank should be fastened with even installation to steel framing). spacing to the structural member. The tables allowing direct to OSB orplywood should only be

ECOGNITION: In accordance with ICC-ES Evaluation Report ESR-1844. HardiePanel® vertical siding is recognized as a suitable alternate to that specified in: the 2006,2009, & 2012 International Residential Code for One-an Two-Family Dwellings and the 2006, 2009, & 2012 International Building Code. HardisePanel vertical siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#689, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications. Additional Installation Information. TM, SM, and ® denote trademarks or registered trademarks of Warranties, and Warnings are available at James Hardie Technology Limited M is a registered trademark of James Hardie Technology Limited. www.jameshardie.com

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834.

Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. Note: OSI Quad as well as some other caulking

James Hardie touch-up kits are required be painted within 180 days for primed product and 90 days for unprimed 100% acrylic topcoats are

is recommended if the siding is sprayed.

Caulk, paint or prime all field cut edges.

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products, James Hardie products must

• Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to

• Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas

• Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie

• For ColorPlus panel applications that require fasteners in the field, it is acceptable to use touch-up over fasteners for Cedarmill and Stucco panel

only, but correct touch-up application is important. Some colors may show touch-up when applied over fasteners. Trim is recommended to cover

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

• Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application

• Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

The following outlines the recommended applications for ColorPlus and Primed panels. Not all designs will be suitable for

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

**Note:** James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling

DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

Laminate sheet must be removed immediately after installation of each course.

touch-up, will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

Exposed fasteners or battens is the recommended application for ColorPlus panel products

• DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.

Ensure the surface is clean, dry, and free of any dust, dirt, or mildew

• Do not use touch-up over fastener heads for smooth ColorPlus products - primed panel recommended

gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.

require touch-up, replace the damaged area with new HardiePanel® siding with ColorPlus Technology.

Sierra 8

manufacturers do not allow tooling.

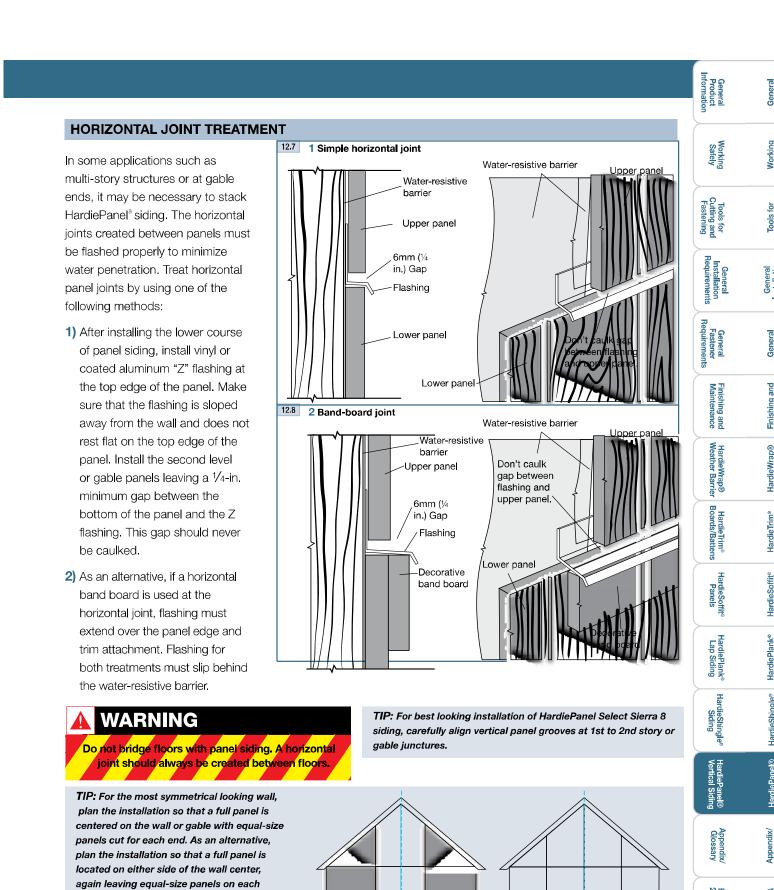
to touch-up ColorPlus products.

every application:

joints when appropriate.

Repriming is normally not necessary

100% acrylic topcoats are recommended



Panel edges land in the  $^\prime$ 

TIP: For Sierra 8

panels, double

studs at each

allows fasten-

outside of

panel grooves.

ers to be placed

panel joint

Check each panel

TIP: Install flashing over

the footing/foundation

and extend the panel

over the flashing just

below the sill plate.

Do not extend siding

beyond the required

grade clearances.

TIP: It is common practice to mark

panels for cutting with a chalk

line. Blue chalk is recommended

because it washes off. Red chalk

is considered permanent and may bleed through lighter colored

secure it with suitable fasteners and fastener spacing for the particular application as noted in

the ESR-1844 Report.

with a 4-ft. level.

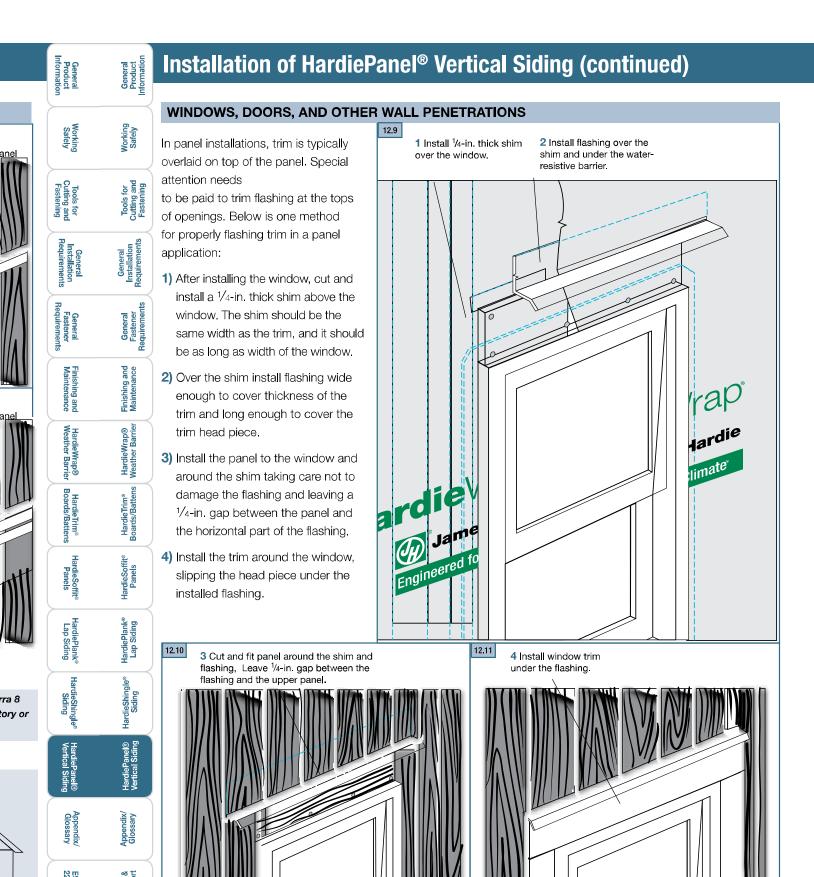
4) As installation continues, check

end. These strategies might entail a centered framing layout. Choose the strategy that

looks the best and uses material most efficiently.

HS1237-P3/3 6/13

the vertical edge of each panel



3) Vertical joints may be covered with

If James Hardie® siding or trim

products are ripped and used as

edges. Batten strips should span the vertical joint by at least 3/4 in. on

4 Metal or PVC "H" moldings can

HardiePanel siding.

be used to join two sections of

TIP: Stainless steel fasteners are

recommended when installing James Hardie products.

each side.

batten strips, paint or prime the cut **wood** 

wood or fiber-cement batten strips.

RDIEPANEL SIDING FASTENER SPECIFICATIONS

refer to the applicable ESR report online (see back page) to determine which fastener meets your wind loa

astener Specifications table shows fastener options for a variety of different nailing substrates. Pleas

roofing nail

7777777 screw

\_\_\_\_\_ET&F

[AKN100-0150NA] .100 in. x .25 in. x 1.5 in.

Ribbed Bugle-Head No. 8 (.323 in. x 1 in.)

No. 11ga 1.25 in. long



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LIC: TX#18077 CA#29654

2731 LIPAN HWY GRANBURY, TX 76048

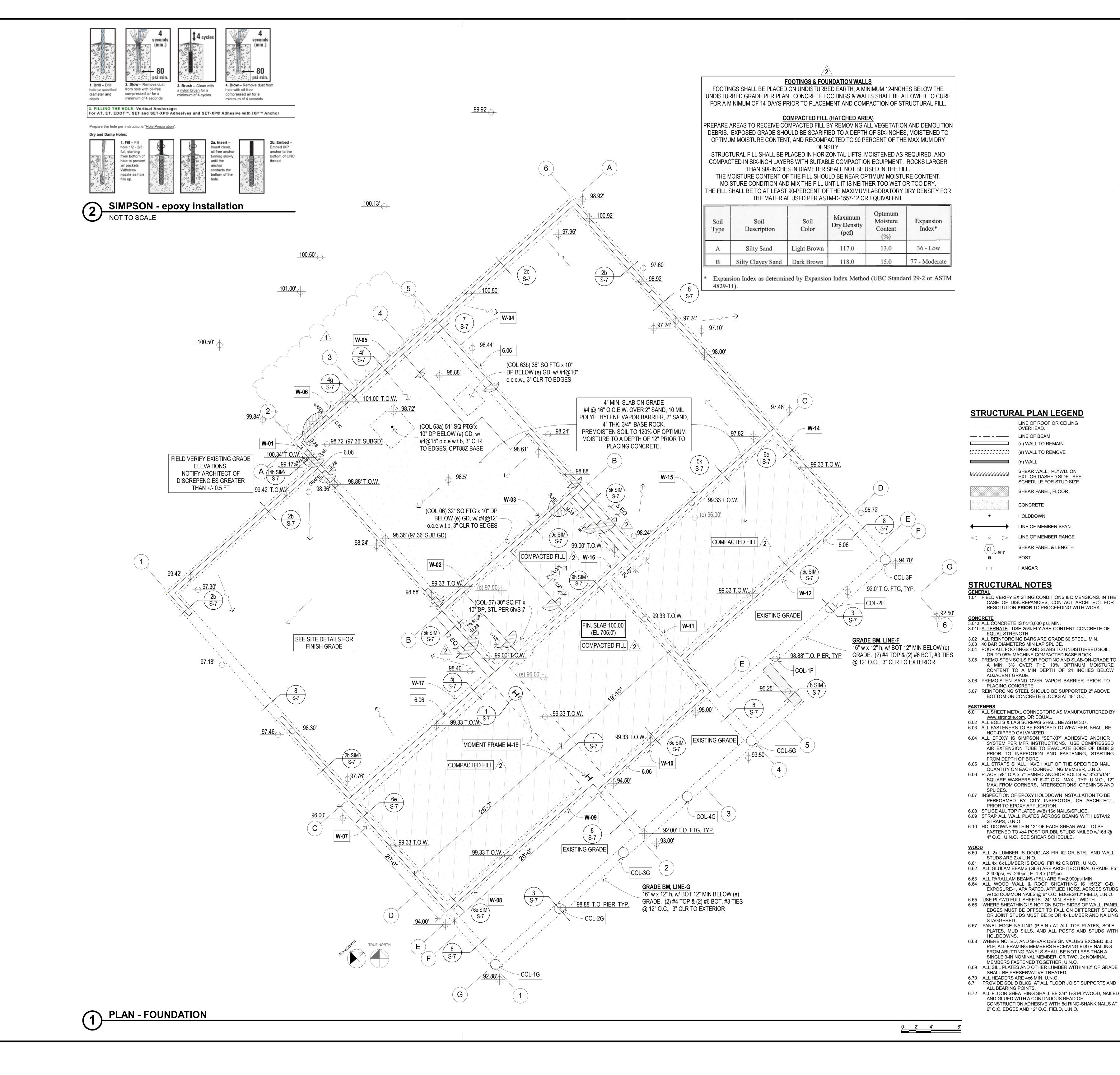
103/20/24 | FLOOR SLAB & HVAC MOD 102/08/24 | VALUE ENGINEERING OWNER CD REVIEW 12/14/22 | OWNER SD REVIEW MARK DATE DESCRIPTION

PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHK'D BY: ENR ERIC N. ROHLFING

SHEET TITLE

SIDING - HARDIE

SHEET 12 OF 30

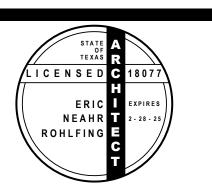


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CONSULTANTS

Brooks Baker Surveyors 930 Hickey Ct. Granbury, TX 76049 817-279-0232

alanh@brookesbakersurveyors.com

# KING residence

2731 LIPAN HWY GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD.
1 02/08/24 VALUE ENGINEERING
11/14/23 CD PRINT
11/01/23 OWNER CD REVIEW
12/14/22 OWNER SD REVIEW
MARK DATE DESCRIPTION

PROJECT NO: 22-236

MODEL FILE: KING-CD.pln

DRAWN BY: ENR

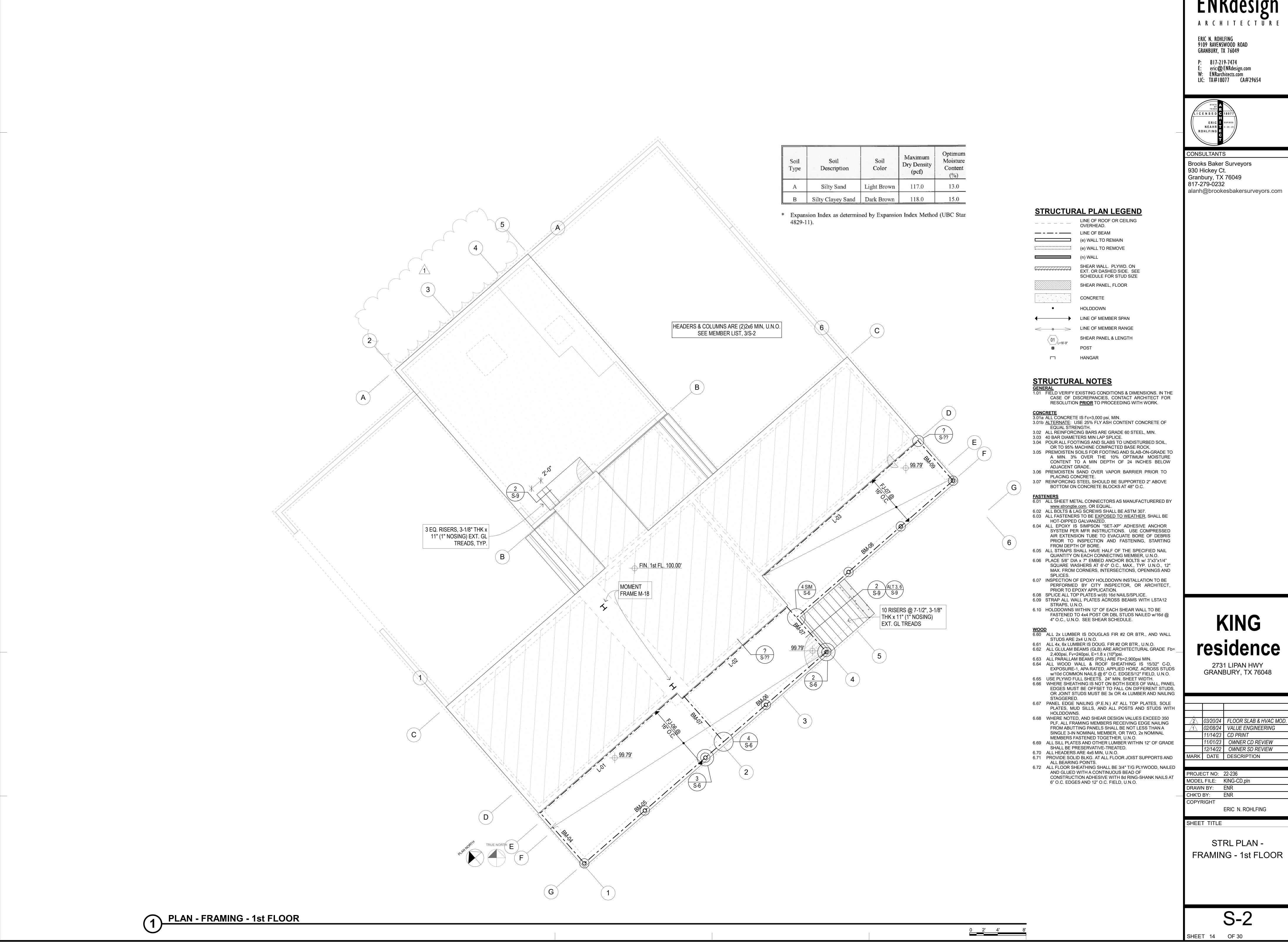
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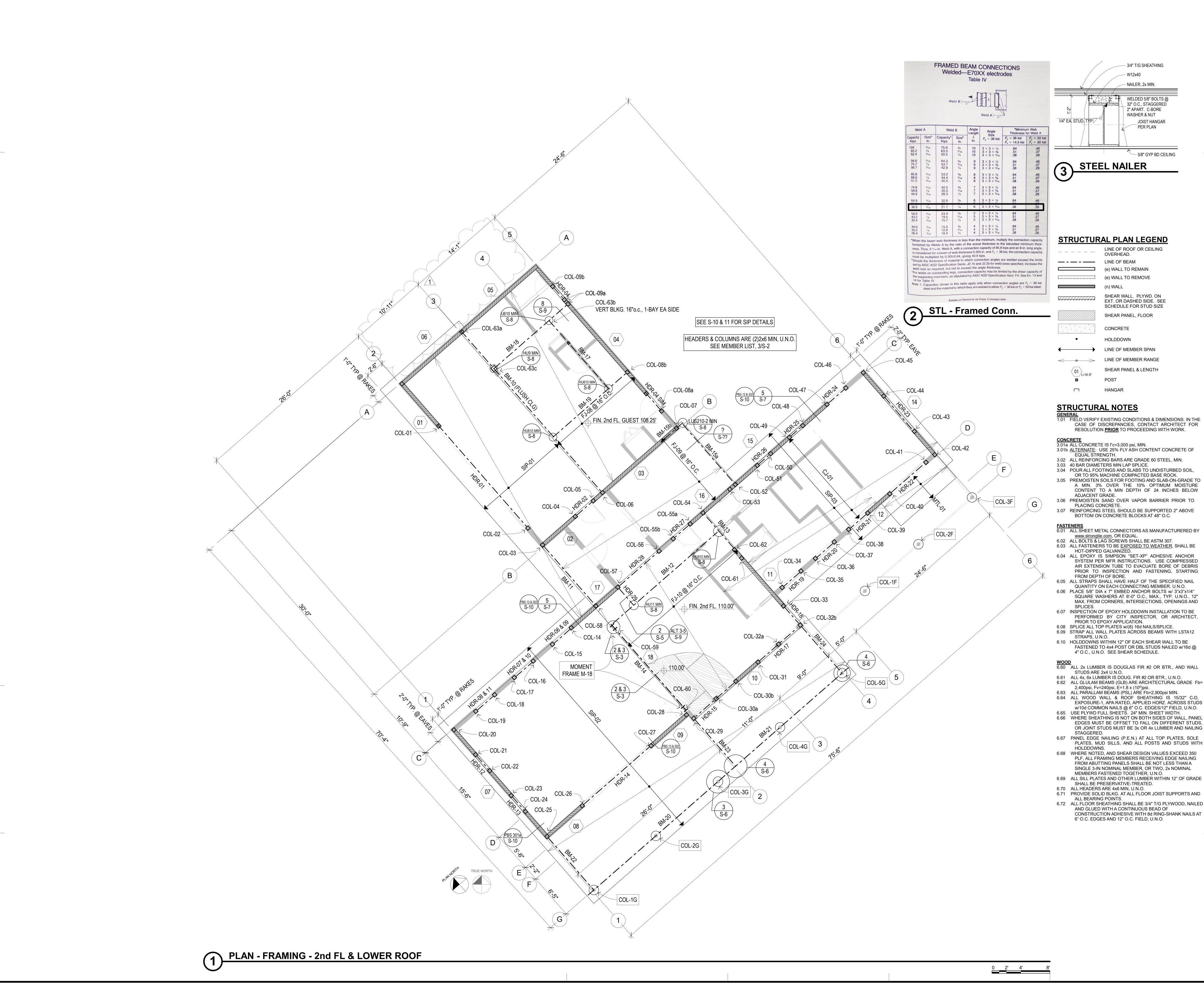
SHEET TITLE

STRL PLAN -FOUNDATION & DETAILS

S-1

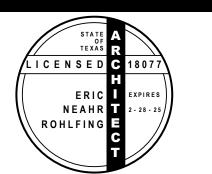
SHEET 13 OF 30





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**Brooks Baker Surveyors** 

930 Hickey Ct. Granbury, TX 76049 817-279-0232 alanh@brookesbakersurveyors.com

(e) WALL TO REMOVE SHEAR WALL. PLYWD. ON EXT. OR DASHED SIDE. SEE SCHEDULE FOR STUD SIZE SHEAR PANEL, FLOOR

CASE OF DISCREPANCIES, CONTACT ARCHITECT FOR RESOLUTION **PRIOR** TO PROCEEDING WITH WORK.

3.01a ALL CONCRETE IS f'c=3,000 psi, MIN.
3.01b <u>ALTERNATE</u>: USE 25% FLY ASH CONTENT CONCRETE OF

3.04 POUR ALL FOOTINGS AND SLABS TO UNDISTURBED SOIL, OR TO 95% MACHINE COMPACTED BASE ROCK.

A MIN. 3% OVER THE 10% OPTIMUM MOISTURE CONTENT TO A MIN DEPTH OF 24 INCHES BELOW 3.06 PREMOISTEN SAND OVER VAPOR BARRIER PRIOR TO

3.07 REINFORCING STEEL SHOULD BE SUPPORTED 2" ABOVE BOTTOM ON CONCRETE BLOCKS AT 48" O.C.

## FASTENERS 6.01 ALL SHEET METAL CONNECTORS AS MANUFACTURERED BY

6.03 ALL FASTENERS TO BE EXPOSED TO WEATHER, SHALL BE 6.04 ALL EPOXY IS SIMPSON "SET-XP" ADHESIVE ANCHOR SYSTEM PER MFR INSTRUCTIONS. USE COMPRESSED AIR EXTENSION TUBE TO EVACUATE BORE OF DEBRIS PRIOR TO INSPECTION AND FASTENING, STARTING

6.05 ALL STRAPS SHALL HAVE HALF OF THE SPECIFIED NAIL QUANTITY ON EACH CONNECTING MEMBER, U.N.O. 6.06 PLACE 5/8" DIA x 7" EMBED ANCHOR BOLTS w/ 3"x3"x1/4" SQUARE WASHERS AT 6'-0" O.C., MAX., TYP. U.N.O., 12" MAX. FROM CORNERS, INTERSECTIONS, OPENINGS AND

6.08 SPLICE ALL TOP PLATES w/(8) 16d NAILS/SPLICE. 6.09 STRAP ALL WALL PLATES ACROSS BEAMS WITH LSTA12

6.10 HOLDDOWNS WITHIN 12" OF EACH SHEAR WALL TO BE FASTENED TO 4x4 POST OR DBL STUDS NAILED w/16d @ 4" O.C., U.N.O. SEE SHEAR SCHEDULE.

## WOOD 6.60 ALL 2x LUMBER IS DOUGLAS FIR #2 OR BTR., AND WALL

6.61 ALL 4x, 6x LUMBER IS DOUG. FIR #2 OR BTR., U.N.O. 6.62 ALL GLULAM BEAMS (GLB) ARE ARCHITECTURAL GRADE Fb=

6.63 ALL PARALLAM BEAMS (PSL) ARE Fb=2,900psi MIN. 6.64 ALL WOOD WALL & ROOF SHEATHING IS 15/32" C-D, EXPOSURE-1, APA RATED, APPLIED HORZ. ACROSS STUDS

w/10d COMMON NAILS @ 6" O.C. EDGES/12" FIELD, U.N.O. 6.65 USE PLYWD FULL SHEETS. 24" MIN. SHEET WIDTH. 6.66 WHERE SHEATHING IS NOT ON BOTH SIDES OF WALL, PANEL EDGES MUST BE OFFSET TO FALL ON DIFFERENT STUDS, OR JOINT STUDS MUST BE 3x OR 4x LUMBER AND NAILING

PLATES, MUD SILLS, AND ALL POSTS AND STUDS WITH 6.68 WHERE NOTED, AND SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE NOT LESS THAN A

MEMBERS FASTENED TOGETHER, U.N.O. 6.69 ALL SILL PLATES AND OTHER LUMBER WITHIN 12" OF GRADE SHALL BE PRESERVATIVE-TREATED.

6.71 PROVIDE SOLID BLKG. AT ALL FLOOR JOIST SUPPORTS AND 6.72 ALL FLOOR SHEATHING SHALL BE 3/4" T/G PLYWOOD, NAILED

# **KING**

2731 LIPAN HWY GRANBURY, TX 76048

03/20/24 | FLOOR SLAB & HVAC MOD 1 02/08/24 VALUE ENGINEERING 11/14/23 | CD PRINT OWNER CD REVIEW 12/14/22 OWNER SD REVIEW MARK DATE DESCRIPTION

PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHK'D BY: ENR

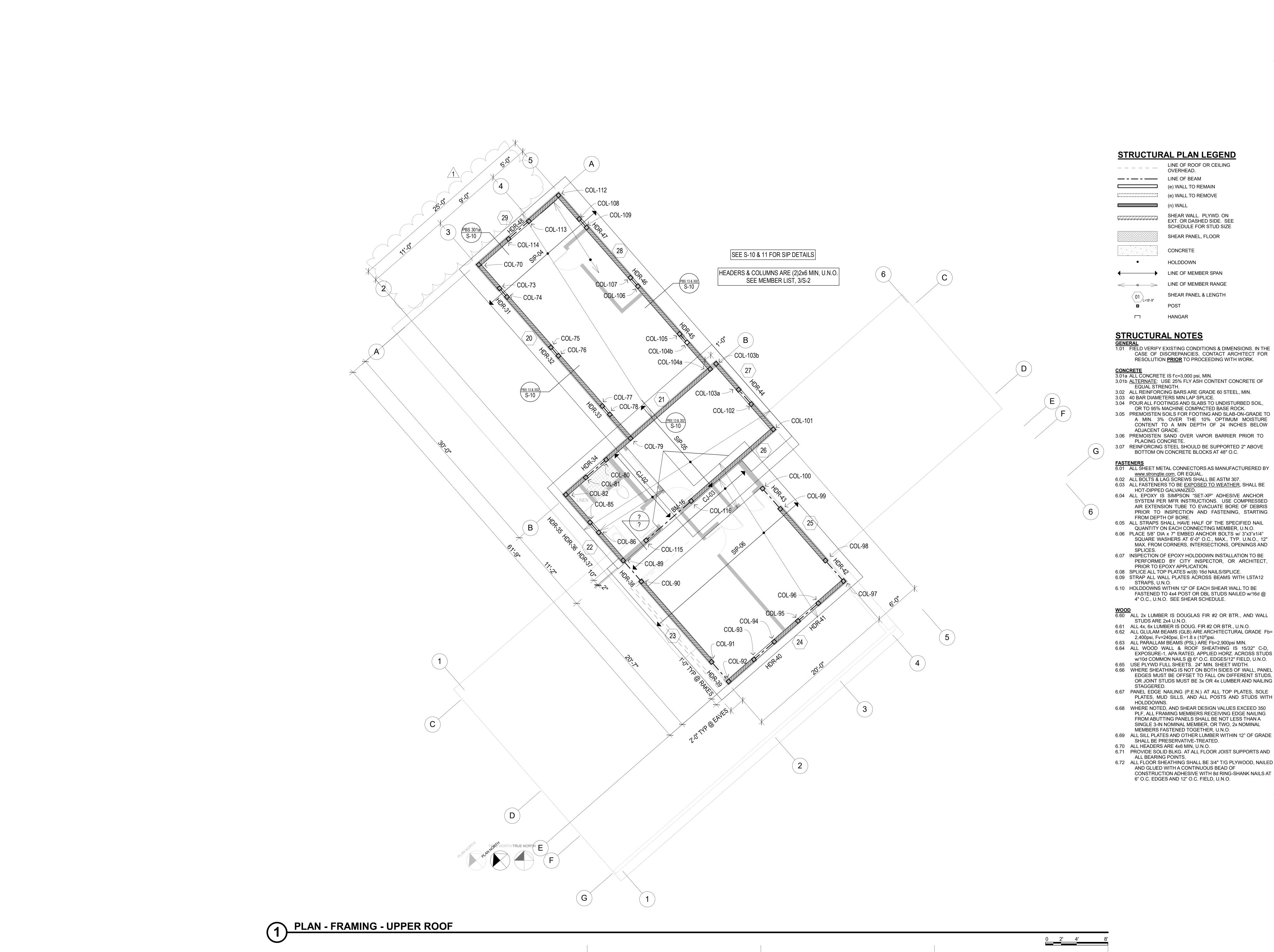
ERIC N. ROHLFING SHEET TITLE

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STRL PLAN -FRAMING - 2nd FLOOR & LOWER

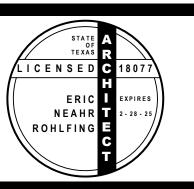
ROOF

SHEET 15 OF 30



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GENERAL

1.01 FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS. IN THE CASE OF DISCREPANCIES, CONTACT ARCHITECT FOR

3.01b ALTERNATE: USE 25% FLY ASH CONTENT CONCRETE OF

3.04 POUR ALL FOOTINGS AND SLABS TO UNDISTURBED SOIL,

3.05 PREMOISTEN SOILS FOR FOOTING AND SLAB-ON-GRADE TO A MIN. 3% OVER THE 10% OPTIMUM MOISTURE CONTENT TO A MIN DEPTH OF 24 INCHES BELOW

3.06 PREMOISTEN SAND OVER VAPOR BARRIER PRIOR TO

### 3.07 REINFORCING STEEL SHOULD BE SUPPORTED 2" ABOVE BOTTOM ON CONCRETE BLOCKS AT 48" O.C.

6.03 ALL FASTENERS TO BE EXPOSED TO WEATHER, SHALL BE 6.04 ALL EPOXY IS SIMPSON "SET-XP" ADHESIVE ANCHOR

AIR EXTENSION TUBE TO EVACUATE BORE OF DEBRIS PRIOR TO INSPECTION AND FASTENING, STARTING 6.05 ALL STRAPS SHALL HAVE HALF OF THE SPECIFIED NAIL

6.06 PLACE 5/8" DIA x 7" EMBED ANCHOR BOLTS w/ 3"x3"x1/4" SQUARE WASHERS AT 6'-0" O.C., MAX., TYP. U.N.O., 12" MAX. FROM CORNERS, INTERSECTIONS, OPENINGS AND 6.07 INSPECTION OF EPOXY HOLDDOWN INSTALLATION TO BE

6.08 SPLICE ALL TOP PLATES w/(8) 16d NAILS/SPLICE. 6.09 STRAP ALL WALL PLATES ACROSS BEAMS WITH LSTA12

### FASTENED TO 4x4 POST OR DBL STUDS NAILED w/16d @ 4" O.C., U.N.O. SEE SHEAR SCHEDULE.

6.61 ALL 4x, 6x LUMBER IS DOUG. FIR #2 OR BTR., U.N.O. 6.62 ALL GLULAM BEAMS (GLB) ARE ARCHITECTURAL GRADE Fb=

6.63 ALL PARALLAM BEAMS (PSL) ARE Fb=2,900psi MIN. 6.64 ALL WOOD WALL & ROOF SHEATHING IS 15/32" C-D, EXPOSURE-1, APA RATED, APPLIED HORZ. ACROSS STUDS

6.66 WHERE SHEATHING IS NOT ON BOTH SIDES OF WALL, PANEL EDGES MUST BE OFFSET TO FALL ON DIFFERENT STUDS, OR JOINT STUDS MUST BE 3x OR 4x LUMBER AND NAILING 6.67 PANEL EDGE NAILING (P.E.N.) AT ALL TOP PLATES, SOLE

PLATES, MUD SILLS, AND ALL POSTS AND STUDS WITH 6.68 WHERE NOTED, AND SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE NOT LESS THAN A

MEMBERS FASTENED TOGETHER, U.N.O. 6.69 ALL SILL PLATES AND OTHER LUMBER WITHIN 12" OF GRADE SHALL BE PRESERVATIVE-TREATED.

6.71 PROVIDE SOLID BLKG. AT ALL FLOOR JOIST SUPPORTS AND

6.72 ALL FLOOR SHEATHING SHALL BE 3/4" T/G PLYWOOD, NAILED AND GLUED WITH A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE WITH 8d RING-SHANK NAILS AT

## KING residence

2731 LIPAN HWY GRANBURY, TX 76048

^		
2	03/20/24	FLOOR SLAB & HVAC MOD.
_1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW
MARK	DATE	DESCRIPTION

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ERIC N. ROHLFING

SHEET TITLE

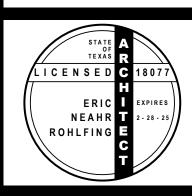
STRL PLAN -FRAMING - UPPER ROOF

SHEET 16 OF 30



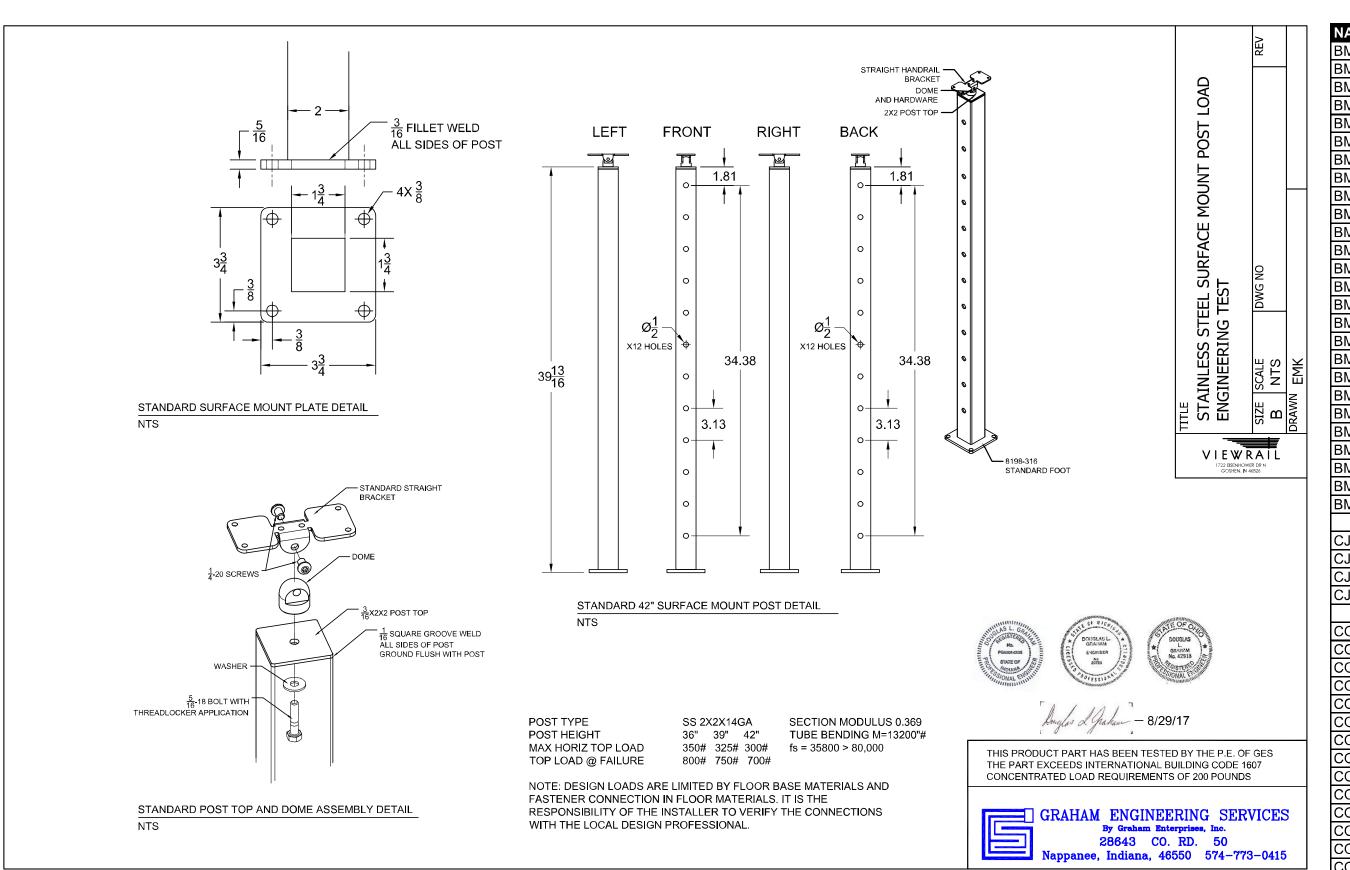
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alanh@brookesbakersurveyors.com



— MINIMUM 1" THICK HANDRAIL

 $3\frac{1}{8}$  TYP CABLE TO CABLE SPACING

-POSTS SHOULD BE NO MORE THAN 48" APART (INSIDE TO INSIDE DIMENSION) -TENSIONING POSTS SHOULD BE NO MORE THAN 70' APART (INSIDE TO INSIDE DIMENSION) WHEN USING TENSION RECEIVERS AND NO MORE THAN 35' APART WHEN USING KEYMOUNT FITTINGS

STANDARD 42" SURFACE MOUNT CABLE INFILL POST AND CABLE SPACING DETAIL

Column   C		LOAD	BM-03	29		FOYER DECK	DIM	(3) 2x12
The color of the			BM-04	0.1				3.125" x 12" ARCHITECTURAL
Section   Sect		  -  -		31		· · · · · · · · · · · · · · · · · · ·		
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The content of the	0			36				
The content of the	0	40		30		<u> </u>		
### GRAND REVOKENDOR SERVERS  ### GR	0							
### GRAND REVOKENDOR SERVERS  ### GR	0		BM-12		2nd FL BM		PSL	5.25x11.875
### 15   Sept		SUR NO		46				
### 15   Sept		EL S TEST		48				
Section   Sect								
Section   Sect	0	SS S						
Section   Sect	0	LES						
Section   Sect	0	NIN SIN						
Section   Sect	0	ST/E ST/E ST/E STZE STZE STZE						
### ### ### ### ### ### ### ### ### ##		F 0' 6				· · · · · · · · · · · · · · · · · · ·		
## 24		VIEWRAIL						
## 47.0   14   19   19   19   19   19   19   19	STANDARD FOOT	GOSHEN, IN 46526						
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COLUMN   MOTOR PROPERTY   DIM   25 25 25 25 25 25 25 25 25 25 25 25 25	Million San St. W. S. San	MANUAL MA						
COL-10 6 COLUNN (COLUNN COLUNN	DOUGLAS L.	S. 17. 11. 11. 11. 11. 11. 11. 11. 11. 11						
COLUMN   GARAGE   C.   DIM   (2) 265   C.	PESCOTATION STATE OF	No. 42918				· · · · · · · · · · · · · · · · · · ·		1 /
COLUMN   GARAGE   C.   DIM   (2) 265   C.	Management Commence	WAS ONAL EMILIAN						
Column   C			COL-07			<u> </u>	DIM	(2) 2x6
COL-98   88   COLUMN   CANAGE STAIR   DIR   28	Douglas & Graham -	8/29/17						. ,
GOL-19 50 COLUMN TARSES STRAGES E DIM 26 GRAHAM ENCINERIUM SERVICES BESSEL ON 00 20 BESSEL ON						· · · · · · · · · · · · · · · · · · ·		
COLUMN   YARD STORMAGE   DIM   266						· · · · · · · · · · · · · · · · · · ·		
COL.27   54   COLUMN   LINNS ROOM S   DIM   (2) 265			COL-11		COLUMN	YARD STORAGE, E	DIM	2x6
COLUMN   STOCKER   STOCK	GRAHAM ENGIN	NEERING SERVICES						\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
COL-908   98   COLUNN   RITCHEN   S   DMM   (2) 268	28643	CO. RD. 50				·		
COL-371   102   COLUMN   KITCHEN S   DIM   (2) 2.65	Nappanee, Indiana	, 46550 574-773-0415						
COL-528   104   COLUMN   KITCHEN E   DIM   (2) 246			COL-30b	100	COLUMN	KITCHEN, S	DIM	(2) 2x6
COL-32b 108 COLUNN KITCHEN E DIM 3) 266  COL-41 110 COLUNN KITCHEN E DIM 2) 266  COL-41 110 COLUNN KITCHEN E DIM 2) 266  COL-42 112 COLUNN MASTER HALL, N DIM 2) 266  COL-43 1120 COLUNN MASTER HALL, N DIM 2) 266  COL-45 1121 COLUNN MASTER HALL, N DIM 2) 266  COL-46 1120 COLUNN MASTER HALL, N DIM 2) 266  COLUNN MASTER HALL,								
COL-43 108 COLUNN MASTER HALL N DIM 2/2 2/2 de   COL-41 110 COLUNN MASTER HALL N DIM 2/2 2/2 de   COL-51 112 COLUNN MASTER HALL N DIM 2/2 2/2 de   COL-64 116 COLUNN MASTER HALL N DIM 2/2 2/2 de   COL-65 116 COLUNN MASTER HALL N DIM 2/2 2/2 de   COLUNN MASTER HALL N DIM 2/						· · · · · · · · · · · · · · · · · · ·		· /
COL.41   110   COLUMN   MASTER HALL N   DIM   (2) 2x8   COL.42   COL.44   COLUMN   MASTER HALL N   DIM   (2) 2x8   COL.44   COL.45   COL						·		
COL-54				110		MBR, S		2x6
COL-58								· /
COL_67   118   COLUMN   KITCHEN N   DIM   (2) 2x6		REV				<u> </u>		
COL-58   120   COLUMN   RITCHEN N   DIM   (2) 228   COLUMN   RITCHEN N   STL   VMS.31   COLUMN   RITCHEN N   COLUMN   COLUMN   RITCHEN N   COLUMN						*		
### COL-82   122   COLUNN   CARAGE, N   DIM   (2) 2x6   COL-836   COLUNN   CARAGE, N   DIM   (2) 2x6   COL-836   COLUNN   CARAGE, N   DIM   (3) 2x4, VERT. BLKG @ 16" O.C., 1 BAY EA SIDE   COL-836   COLUNN   CARAGE STAIR, W   DIM   (3) 2x4, VERT. BLKG @ 16" O.C., 1 BAY EA SIDE   COL-836   COLUNN   CARAGE STAIR, W   DIM   (2) 2x6   COL-836   COL-836   COLUNN   CARAGE STAIR, W   DIM   (2) 2x6   COL-836				120		·	DIM	(2) 2x6
### COL-82   122   COLUNN   CARAGE, N   DIM   (2) 2x6   COL-836   COLUNN   CARAGE, N   DIM   (2) 2x6   COL-836   COLUNN   CARAGE, N   DIM   (3) 2x4, VERT. BLKG @ 16" O.C., 1 BAY EA SIDE   COL-836   COLUNN   CARAGE STAIR, W   DIM   (3) 2x4, VERT. BLKG @ 16" O.C., 1 BAY EA SIDE   COL-836   COLUNN   CARAGE STAIR, W   DIM   (2) 2x6   COL-836   COL-836   COLUNN   CARAGE STAIR, W   DIM   (2) 2x6   COL-836		\ \ \ \ \ \						
COL-976				122				
COL-976				122		<u> </u>		
COL-116							DIM	(3) 2x4, VERT. BLKG @ 16" O.C., 1 BAY EA SIDE
COL-116								
COLUMN CRAWLSPACE DIM-PT (8 x 6, w) AG6  FJ-01a FLOOR JST (JWING-KITCHEN DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-02b FLOOR JST (MASTER DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-02b FLOOR JST (MASTER DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-02c FLOOR JST (MASTER DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-03 FLOOR JST FOVER ECK DIM 2x 12, TAPER 2% TO DRAIN FJ-04 FLOOR JST (MASTER DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-05 FLOOR JST (MASTER DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-05 FLOOR JST (MASTER PORCH DIM 2x 12, TAPER 2% TO DRAIN FJ-07 FLOOR JST (MASTER PORCH DIM 2x 12, TAPER 2% TO DRAIN FJ-08 FLOOR JST (MASTER PORCH DIM 2x 12, TAPER 2% TO DRAIN FJ-09 FLOOR JST (MASTER PORCH DIM 2x 12, TAPER 2% T		'\ ('\)						
FLOOR JST FOYER DIM OF EQ 2x12 or TJL230 x 11-7/8 F-D02 FLOOR JST FOYER DECK DIM 2 x 12, TAPER 2% TO DRAIN FLOOR JST FOYER DECK DIM 2 x 12, TAPER 2% TO DRAIN FLOOR JST FLOOR JST FOYER DECK DIM 2 x 12, TAPER 2% TO DRAIN FLOOR JST FLOOR JST GUEST-STORAGE DIM 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE SIP 0 2x 12, TAPER 2% TO DRAIN FL		SS:						
FLOOR JST   FLOOR JST   FOVER   DIM or EQ   2x12 or TJL 230 x 11-778								
F-J-03 FLOOR JST FOYER DECK DIM 2 x 12, TAPER 2% TO DRAIN FLOOR JST FLOOR JST FLOOR JST GUEST-STORAGE DIM 2 x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE DIM 2 x 12, TAPER 2% TO DRAIN FLOOR JST GUEST-STORAGE DIM 2 x 8 FLOOR JST GUEST-STORAGE DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-09 FLOOR JST GUEST-STORAGE DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-09 FLOOR JST GUEST-STORAGE DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-09 FLOOR JST GUEST-STORAGE DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-09 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-HDR29 FLOOR JST GENBR-2 DIM or EQ 2x12 or TJI 230 x 11-7/8 FJ-10-		PAI						
F-03   FLOOR IST   FOYER DECK   DIM   2 x 12, TAPER 2% TO DRAIN   F-04   FLOOR IST   MASTER PORCH   DIM   2 x 8   F-05   FLOOR IST   MASTER PORCH   DIM   2 x 8   F-06   FLOOR IST   SUBST-STORAGE   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-104   FLOOR IST   SUBST-STORAGE   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-105   FLOOR IST   SUBST-STORAGE   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-106   FLOOR IST   SUBST-STORAGE   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-107   FLOOR IST   SUBST-STORAGE   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-108   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-108   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-108   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-108   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ   2x12 or TJI 230 x 11-7/8   F-109   FLOOR IST   DEN-BR-2   DIM or EQ								
FLOOR IST MASTER PORCH DIM 2 x 12, TAPER 2% 10 DRIAN 2 x 12, TAPER 2 x 1			FJ-03		FLOOR JST	FOYER DECK	DIM	2 x 12, TAPER 2% TO DRAIN
FLOOR JST GUEST-STORAGE DIM OF EQ 2x12 or TJJ 230 x 11-7/8 FJ-09 FLOOR JST DEN-BR-2 DIM OF EQ 2x12 or TJJ 230 x 11-7/8 FJ-10 FLOOR JST DEN-BR-2 DIM OF EQ 2x12 or TJJ 230 x 11-7/8 FJ-10 FLOOR JST DEN-BR-2 PSL 2.69 x 1.88  GIRDER-01 GIRDER LIVING FLOOR GL 5.5 x 16 FRAMING GIRDER-02 GIRDER KITCHEN FLOOR GL 5.5 x 19.5 FRAMING GIRDER-03 GIRDER KITCHEN FLOOR GL 5.5 x 12 FRAMING GIRDER-03 GIRDER KITCHEN FLOOR GL 5.5 x 12 FRAMING HDR-03 HEADER GARAGE DOOR, W GL 5.5 x 12 FRAMING HDR-04 HEADER GARAGE DOOR, W GL 5.5 x 14.875 HDR-16 HEADER KITCHEN, S DIM (3) 2x10 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-18 HEADER KITCHEN, E DIM (3) 2x6 HDR-22 HEADER KITCHEN, E DIM (3) 2x6 HDR-22 HEADER KITCHEN, E DIM (3) 2x6 HDR-22 HEADER KITCHEN, E DIM (3) 2x6 HDR-23 HEADER KITCHEN, E DIM (2) 2x12 HDR-28 HEADER KITCHEN, E DIM (3) 2x6 HDR-29 HEADER CONNERS HORDER DIM (3) 2x6 HDR								· · · · · · · · · · · · · · · · · · ·
FJ-09								
Found   Foun		/32 WN						
FLOR JST   DEN-BR-2   PSL   2.69 x 1.88		SIZ SIZ	FJ-10		FLOOR JST	DEN-BR-2	DIM or EQ	2x12 or TJI 230 x 11-7/8
GIRDER-01 GIRDER LIVING FLOOR GL 5.5 x 16 FRAMING GIRDER-02 GIRDER KITCHEN FLOOR GL 5.5 x 19.5 FRAMING GIRDER-03 GIRDER MASTER FLOOR GL 5.5 x 12 FRAMING HDR-01 HEADER GARAGE DOOR, W GL 5.5 x 12 FRAMING HDR-03 HEADER GARAGE DOOR, W GL 5.5 x 11.875 HDR-05 HEADER GARAGE DOOR, NE DIM (3) 2x40 HDR-14 HEADER LIVING ROOM, S PSL 5.25 x 14 HDR-15 HEADER KITCHEN, S DIM (2) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-18 HEADER KITCHEN, E DIM (3) 2x6 HDR-29 HEADER MBR, S DIM (3) 2x10 HDR-29 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, STAIR PSL 1.75 x 8.75 SIP-01 STRL INSUL PNL GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-03 STRL INSUL PNL MASTER SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-04 STRL INSUL PNL MASTER SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNL BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor			FJ-10-HDR29		FLOOR JST	DEN-BR-2	PSL	2.69 x 1.88
GIRDER-02 GIRDER KITCHEN FLOOR GL 5.5 x 19.5 FRAMING GIRDER-03 GIRDER MASTER FLOOR GL 5.5 x 19.5 FRAMING HDR-01 HEADER GARAGE DOOR, W GL 5.5" x 18", R3500, 3/16" camber, FRAMING HDR-03 HEADER GARAGE DOOR, E PSL 5.26 x 14.876 HDR-05 HEADER GARAGE DOOR, NE DIIM (3) 2x40 HDR-14 HEADER LIVING ROOM, S PSL 5.25 x 14 HDR-15 HEADER KITCHEN, S DIM (2) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-17 HEADER KITCHEN, E DIM (3) 2x6 HDR-22 HEADER MBR, S DIM (3) 2x6 HDR-22 HEADER KITCHEN, N DIM (2) 2x12 HDR-28 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, STAIR PSL 1.75 x 8.75  SIP-01 STRL INSUL PNL DRIVER GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com INFILL CABLES EXCEED 50 POLINDS PER CABLE  GRAHAM ENGINEERING SERVICES By Graham Engineering, Inc. 2843 CO. RD. 50  STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-05 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-05 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-06 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-06 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-06 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-06 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com SIR-06 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com		V I C W K A I L  1722 EISENHOWER DR N  GOSHEN, IN 46526	GIRDER-01		GIRDED	LIVING FLOOP	Cl	5.5 x 16 FRAMING
GIRDER-03 GIRDER MASTER FLOOR GL 5.5 x 12 FRAMING  HDR-01 HEADER GARAGE DOOR, W GL 5.5" x 18", R3500, 3/16" camber, FRAMING  HDR-03 HEADER GARAGE DOOR, E PSL 5.25 x 11.875  HDR-06 HEADER GARAGE DOOR, NE DIM (3) 2x10  HDR-14 HEADER LIVING ROOM, S PSL 5.25 x 14  HDR-15 HEADER KITCHEN, S DIM (2) 2x6  HDR-17 HEADER KITCHEN, S DIM (3) 2x6  HDR-17 HEADER KITCHEN, S DIM (3) 2x6  HDR-18 HEADER KITCHEN, E DIM (3) 2x6  HDR-22 HEADER MBR, S DIM (2) 2x12  HDR-28 HEADER KITCHEN, S DIM (2) 2x12  HDR-29 HEADER KITCHEN, S DIM (2) 2x12  HDR-29 HEADER KITCHEN, S DIM (2) 2x12  HDR-29 HEADER KITCHEN, STAIR PSL 1.75 x 8.75  SIP-01 STRL INSUL PNI, GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com  INFILL CABLES EXCEED 50 POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES  By Graham Suberprises, Inc.  2844 CO. RD. 50  STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com  STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com  STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com  STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.com								
HDR-03 HEADER GARAGE DOOR, E PSL 5.25 x 11.875  HDR-06 HEADER GARAGE DOOR, NE DIM (3) 2x10  HDR-114 HEADER LIVING ROOM, S PSL 5.25 x 14  HDR-15 HEADER LIVING ROOM, S PSL 5.25 x 14  HDR-15 HEADER KITCHEN, S DIM (2) 2x6  HDR-17 HEADER KITCHEN, S DIM (3) 2x6  HDR-18 HEADER KITCHEN, S DIM (3) 2x6  HDR-19 HEADER KITCHEN, S DIM (3) 2x6  HDR								
HDR-03 HEADER GARAGE DOOR, E PSL 5.25 x 11.875  HDR-06 HEADER GARAGE DOOR, NE DIM (3) 2x10  HDR-14 HEADER LIVING ROOM, S PSL 5.25 x 14  HDR-15 HEADER LIVING ROOM, S PSL 5.25 x 14  HDR-15 HEADER KITCHEN, S DIM (2) 2x6  HDR-17 HEADER KITCHEN, S DIM (3) 2x6  HDR-18 HEADER KITCHEN, S DIM (3) 2x6  HDR-18 HEADER KITCHEN, S DIM (3) 2x6  HDR-19 HEADER KITCHEN, S DIM (3) 2x6  HDR-10 HEADER KITCHEN, S DIM (3) 2x6  HDR-15 HEADER KITCHEN, S DIM (3) 2x6  HDR-16 HEADER KITCHEN, S DIM (3) 2x6  HDR-17 HEADER KITCHEN, S DIM (3) 2x6  HDR-18 HEADER KITCHEN, S DIM (3) 2x6  HDR-10 HEADER KITCHEN, S DIM (3) 2x6  HDR-			LIDD 04				<u> </u>	E Ell v. 4011 D0500 0/4011
HDR-05 HEADER LIVING ROOM, S PSL 5.25 x 14 HDR-14 HEADER LIVING ROOM, S PSL 5.25 x 14 HDR-15 HEADER KITCHEN, S DIM (2) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-18 HEADER KITCHEN, E DIM (3) 2x6 HDR-18 HEADER KITCHEN, E DIM (3) 2x10 HDR-22 HEADER MBR, S DIM (3) 2x10 HDR-28 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, S TAIR PSL 1.75 x 8.75  SIP-01 STRL INSUL PNL GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor INFIL CABLES EXCEED 50 POUNDS AND INFIL CABLES EXCEED 50 POUNDS AND INFIL CABLES EXCEED 50 POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES By Grabam Enterprises, Inc. 28643 CO. RD. 50								
HDR-14 HEADER LIVING ROOM, S PSL 5.25 x 14 HDR-15 HEADER KITCHEN, S DIM (2) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-18 HEADER KITCHEN, E DIM (3) 2x6 HDR-22 HEADER MBR, S DIM (3) 2x10 HDR-22 HEADER MBR, S DIM (2) 2x12 HDR-28 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, STAIR PSL 1.75 x 8.75  SIP-01 STRL INSUL PNL GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor INFILL CABLES EXCEED 50 POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES By Graham Enterprises, Inc. 28643 CO. RD. 50						,		
HDR-15 HEADER KITCHEN, S DIM (2) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-17 HEADER KITCHEN, S DIM (3) 2x6 HDR-18 HEADER KITCHEN, E DIM (3) 2x6 HDR-22 HEADER MBR, S DIM (3) 2x10 HDR-22 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, S DIM (3) 2x6 HDR-29 HEADER KITCHEN, N DIM (2) 2x12 HDR-29 HEADER KITCHEN, STAIR PSL 1.75 x 8.75 SIP-01 STRL INSUL PNL GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor CONCENTRATED LOAD REQUIREMENTS OF 200 POUNDS AND INFILL CABLES EXCEED SO POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES By Graham Baterprises, Inc. SIP-05 STRL INSUL PNL GARAGE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL GARAGE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL GARAGE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL GARAGE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL GARAGE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL GARAGE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNL DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor	<u>-</u>    )		HDR-14		HEADER	LIVING ROOM, S	PSL	5.25 x 14
THIS PRODUCT PART HAS BEEN TESTED BY THE P.E. OF GES THE PART EXCEEDS INTERNATIONAL BUILDING CODE 1607 CONCENTRATED LOAD REQUIREMENTS OF 200 POUNDS AND INFILL CABLES EXCEED 50 POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES BY Graham Enterprises, Inc. 28643 CO. RD. 50  BY Graham Enterprises, Inc. 28643 CO. RD. 50  HDR-28 HEADER KITCHEN, R DIM (3) 2x6  HDR-29 HEADER KITCHEN, N DIM (2) 2x12  HDR-29 HEADER KITCHEN, STAIR PSL 1.75 x 8.75  SIP-01 STRL INSUL PNI, GARAGE, W SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-02 STRL INSUL PNI, LIVING-TERRACE SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-03 STRL INSUL PNI, BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNI, BATH-BR-3 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-05 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI, DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuild	THE STATE OF MICH.	MATTER OF COMME						
THIS PRODUCT PART HAS BEEN TESTED BY THE P.E. OF GES THE PART EXCEEDS INTERNATIONAL BUILDING CODE 1607 CONCENTRATED LOAD REQUIREMENTS OF 200 POUNDS AND INFILL CABLES EXCEED 50 POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES BY Graham Enterprises, Inc. 28643 CO. RD. 50	No. No. BUILDING							
HDR-28 HEADER KITCHEN, N DIM (2) 2x12  THIS PRODUCT PART HAS BEEN TESTED BY THE P.E. OF GES THE PART EXCEEDS INTERNATIONAL BUILDING CODE 1607 CONCENTRATED LOAD REQUIREMENTS OF 200 POUNDS AND INFILL CABLES EXCEED 50 POUNDS PER CABLE  GRAHAM ENGINEERING SERVICES BY GRAHAM ENGINEERING SERVICES BY GRAHAM ENGINEERING SERVICES BY GRAHAM ENGINEERING SERVICES SIP-05 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL INSUL PNI DEN-BR-2 SIP 8.25", R-30, EPS, www.PremierBuildingSystems.cor SIP-06 STRL	= 1 1 = 201 m /56	GRAHAM OF STATE OF ST				· · · · · · · · · · · · · · · · · · ·		
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28643 CO. RD. 50								
	By Graham 28643	Enterprises, Inc. CO. RD. 50	_				<sub>I</sub> SIF	10.20, 14-00, Er o, www.rteinierbuildingoystems.com
:			K	ING	membe	er list		

CALC PG COMPONENT DESCRIPTION - LOCATION TYPE SIZE (MIN)

DIM (3) 2x12 DIM (2) 2x12 DIM (3) 2x12

# KING

2731 LIPAN HWY GRANBURY, TX 76048

^		
2	03/20/24	FLOOR SLAB & HVAC MOD.
1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW
MARK	DATE	DESCRIPTION

PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHK'D BY: ENR

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SHEET TITLE

PLAN - MEMBER LIST, STAIR DETAILS

SHEET 17 OF 30

MAX HORIZ TOP LOAD 350# 325# 300# fs = 35800 > 80,000

NOTE: DESIGN LOADS ARE LIMITED BY FLOOR BASE MATERIALS AND FASTENER CONNECTION IN FLOOR MATERIALS. IT IS THE RESPONSIBILITY OF THE INSTALLER TO VERIFY THE CONNECTIONS

5/32 1X19 STAINLESS STEEL CABLE

KEYMOUNT CABLE TENSIONING FITTINGS DETAIL

TOP LOAD @ FAILURE 800# 750# 700#

WITH THE LOCAL DESIGN PROFESSIONAL.

POST HEIGHT

CABLE TENSIONING FITTINGS DETAIL

VIEW RAILING - www.ViewRail.com

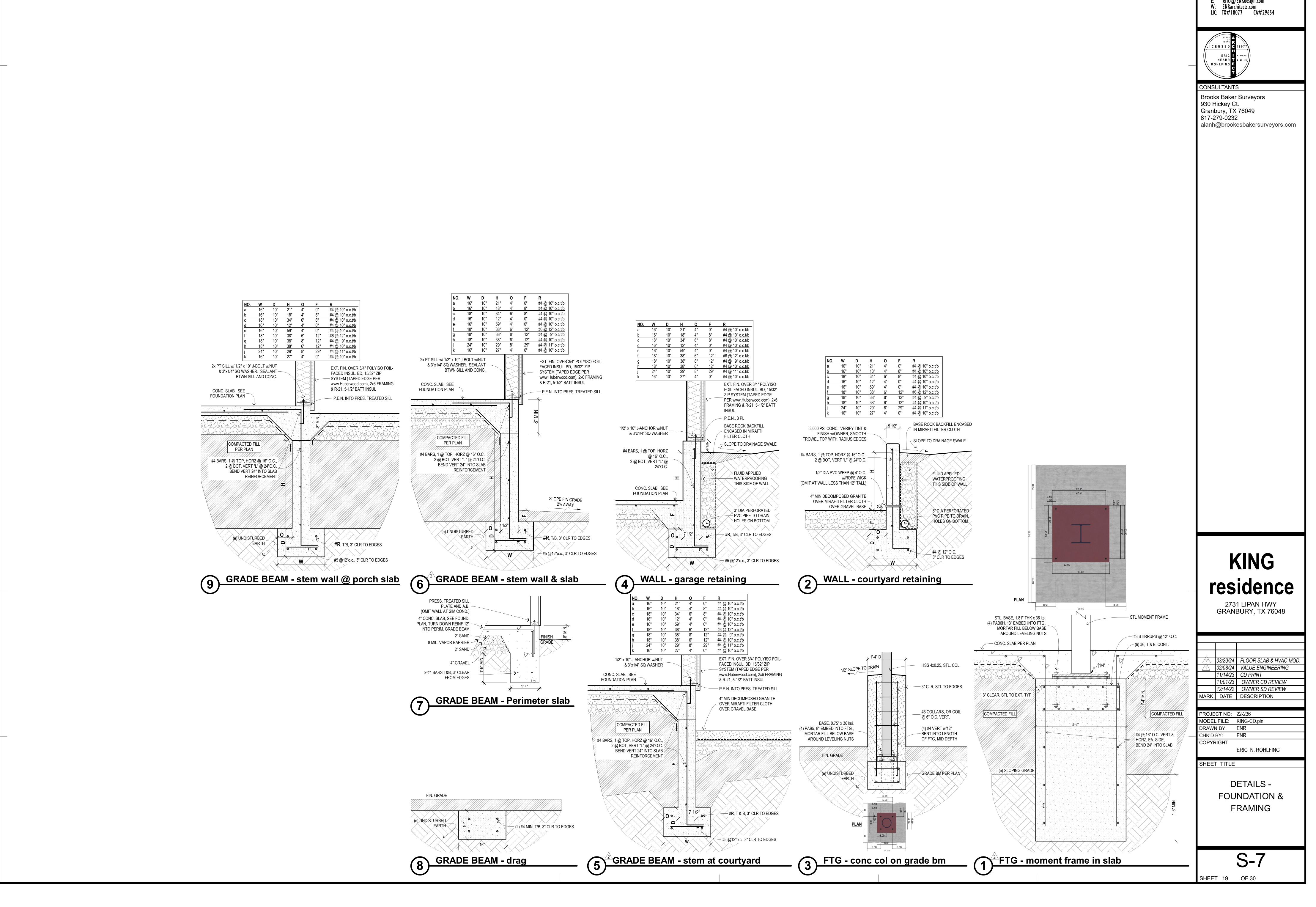
SS 2X2X14GA SECTION MODULUS 0.369 36" 39" 42" TUBE BENDING M=13200"#

VIEW RAIL POST - www.ViewRail.com

STEEL INSERT SLEEVE TENSION RECEIVER

THREADED CRIMP FITTING 1X19 5/32 STAINLESS STEEL CABLE

SHEET 18 OF 30



ERIC N. ROHLFING 9109 RAVENSWOOD ROAD GRANBURY, TX 76049

P: 817-219-7474 E: eric@ENRdesign.com

Standard Joist Hangers Minimum one horizontal #5 rebar located in top course Minimum one horizontal #5 rebar located in top course |←── 11¾° min. ——►| LUCZ concealed flange hanger available for 2x6, 2x8, 2x10 and 2x12 lumber. Ideal for end of ledger/header or post conditions, the LUCZ also provides cleaner lines for exposed conditions such as overhead decks. See Hanger tables on pp. 130–139. See Hanger Options on pp. 121–123 for hanger modifications, which may result in reduced loads. LU — Value engineered for strength and economy.

Precision-formed — engineered for installation ease and design value. U — The standard U hanger provides flexibility of joist to header installation. Versatile fastener selection with tested allowable loads. HU/HUC — Most models have triangle and round holes. To achieve maximum loads, fill both round Installation at Outside Corner (minimum load) LUC210Z U210 (LUC26Z similar) End of Wall and triangle holes with common nails. These heavy-duty connectors are designed for schools (minimum load) and other structures requiring additional strength, longevity and safety factors. Installation Away from Edge of Wall (maximum load) Material: See tables on pp. 130-139 Finish: Galvanized. Some products available in ZMAX® coating. Installation: Use all specified fasteners; see General Notes. ¼" x 2½" Strong-Drive<sup>®</sup> SDS Heavy-Duty Connector Screw HU/HUC — Can be installed filling round holes only, or filling round and triangle holes for maximum values. Joists sloped up to ¼:12 achieve table loads. For installations to masonry or concrete LU28 see pp. 279–281. HU/HUC hangers can be welded to a steel member. Allowable loads are the lesser of the Titen HD® ¾" x 5" Screw Anchor values in the Hanger tables on pp. 130–139 or the weld capacity — refer to technical bulletin T-HUHUC-W at strongtie.com. 2 SIMPSON - Hangar MBHU When nailing into carrying member's end grain, the allowable load is adjusted by a factor of 0.67. HU max. nailing -Fill round and triangle holes For both flanges concealed, order HUC. The HU is available with the A flanges straight. Standard reductions apply for alternate fasteners. For low-cost, code approved 45° skewed hangers, see SUR/SUL. • For field-adjustable hangers, see LSSJ, LSU, LRUZ and LSSU on pp. 140-143. See table modifications table for available options and associated load capacities for U and HU hangers. For ease of ordering, refer to technical bulletin T-U-HU-WS at strongtie.com. Typical HU Installation Double-Shear Joist Hangers This product is preferable to similar connectors because of a) easier installation, b) higher loads, c) lower installed cost, or a combination of these features. See Hanger tables on pp. 130–139. See Hanger Options on pp. 121–123 for hanger modifications,

3" min. side cover

Base CBS

which may result in reduced loads.

(Do not bend or remove tabs.) Material: See tables, pp. 130-139

Information, pp. 15-18.

of the table load.

with no load reduction.

Installation:

All hangers in this series have double shear nailing. This innovation distributes the load through two points on each joist nail for greater strength. It also allows the use of fewer nails, faster installation and the use of standard nails for all connections.

Finish: Galvanized. Some products available in

stainless steel or ZMAX® coating; see Corrosion

Use all specified fasteners; see General Notes.

Nails must be driven at an angle through the joist

• 16d sinkers (0.148" dia. x 31/4" long) may be used where 10d commons are specified with no reduction in load. Where 16d commons are specified, 10d commons or 16d sinkers

(0.148" dia. x 3¼" long) may be used at 0.85

With 3x carrying members, use 16d x 2½" nails

into the header and 16d commons into the joist

With 2x carrying members, use 10d x 1½" nails

into the header and 10d commons into the joist, reduce the load to 0.64 of the table value.

SIMPSON - Hangars facemount

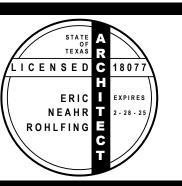
NOT TO SCALE

or truss into the header to achieve the table loads. Not designed for welded or nailer applications.

A R C H I T E C T U R E

ERIC N. ROHLFING 9109 RAVENSWOOD ROAD GRANBURY, TX 76049

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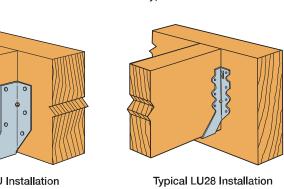


CONSULTANTS

Brooks Baker Surveyors 930 Hickey Ct. Granbury, TX 76049 817-279-0232 alanh@brookesbakersurveyors.com

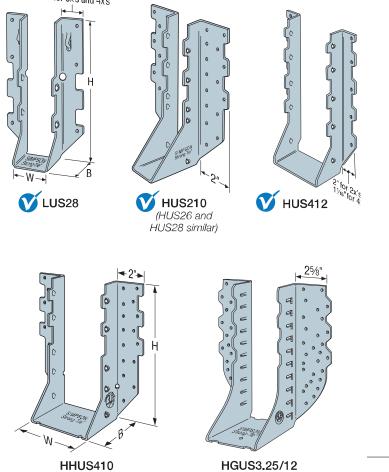
### HUC412 Concealed flanges Model configurations may differ from those shown. Some HU models do not have triangle holes. Contact Simpson Strong-Tie. Projection seat on most models for maximum bearing and section economy.

Typical LUCZ Installation



**KING** 

2731 LIPAN HWY GRANBURY, TX 76048



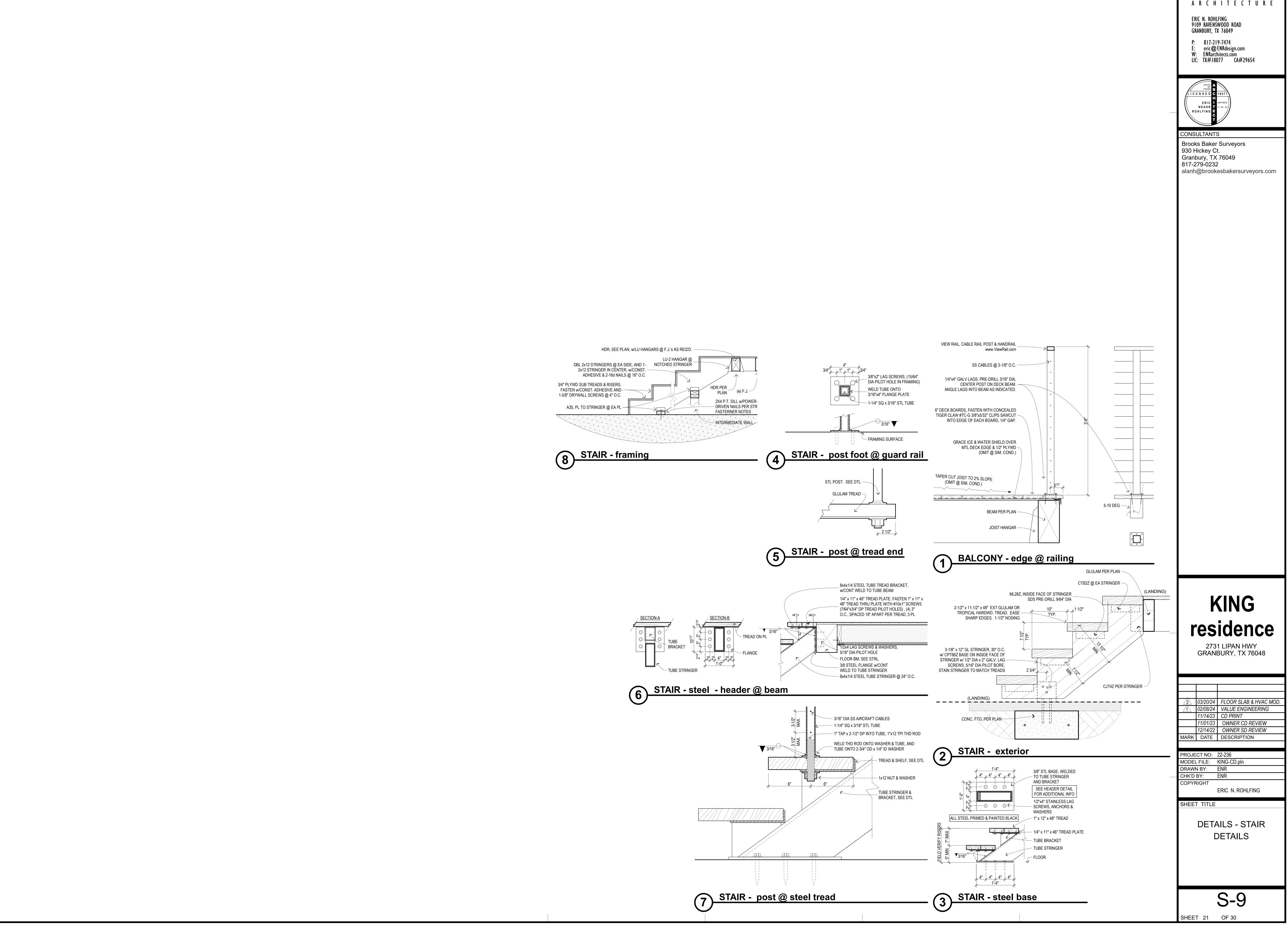
2 03/20/24 FLOOR SLAB & HVAC MOD. 1 02/08/24 VALUE ENGINEERING 11/14/23 CD PRINT OWNER CD REVIEW 12/14/22 OWNER SD REVIEW MARK DATE DESCRIPTION

> PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHK'D BY: ENR COPYRIGHT ERIC N. ROHLFING

SHEET TITLE

DETAILS - SIMPSON FRAMING HDWE

SHEET 20 OF 30

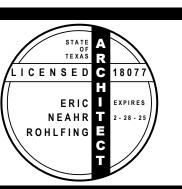


ENRdesign
ARCHITECTURE

ERIC N. ROHLFING

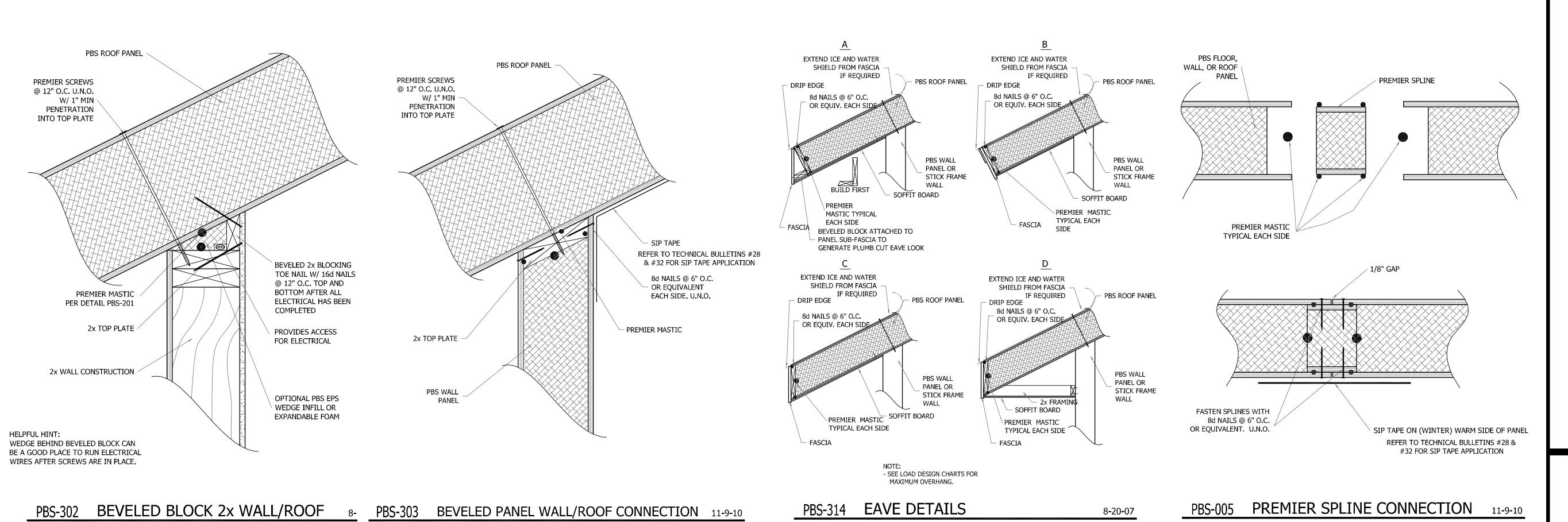
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W: ENRarchitects.com

LIC: TX#18077 CA#29654



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PANEL SPLINE

OVERLAPS AND "T" JOINTS

TO INSURE AN AIRTIGHT SEAL.

TAPE FOR PANEL TO PANEL CORNERS AND PANEL JOINTS OVER BEAMS SHOULD BE INSTALLED BEFORE

IN PLANE PANEL JOINTS. OVERLAP TAPE A MINIMUM

OF 3" AT "T" JOINTS AND WHEN CONTINUING A SEAM

PBS-013 SIP TAPE APPLICATION

PREMIER SCREWS

@ 12" O.C. U.N.O.

W/ 1" MIN <

2x TOP PLATE

PREMIER MASTIC

PBS WALL

PENETRATION

INTO TOP PLATE

DOUBLE 2x BEVEL SPLINE

BETWEEN 2x'S. U.N.O.

/ W/ PREMIER MASTIC

GYPSUM WALL BOARD.

(3) 16d NAILS

SIP TAPE ON (WINTER)

PBS-012 WALL PANEL ANGLED CORNER 8-1 PBS-301a GABLE PANEL WALL/ROOF

WARM SIDE OF PANEL

INTO VERTICAL PLATE

W/ 16d NAILS @ 12" O.C. IN (2) TWO ROWS, STAGGERED

PANEL

8d NAILS @ 6" O.C.

OR EQUIVALENT -EACH SIDE. U.N.O.

PREMIER MASTIC /

REQUIRED

GYPSUM WALL BOARD.

TYPICAL EACH SIDE

PBS ROOF PANEL

SIP TAPE

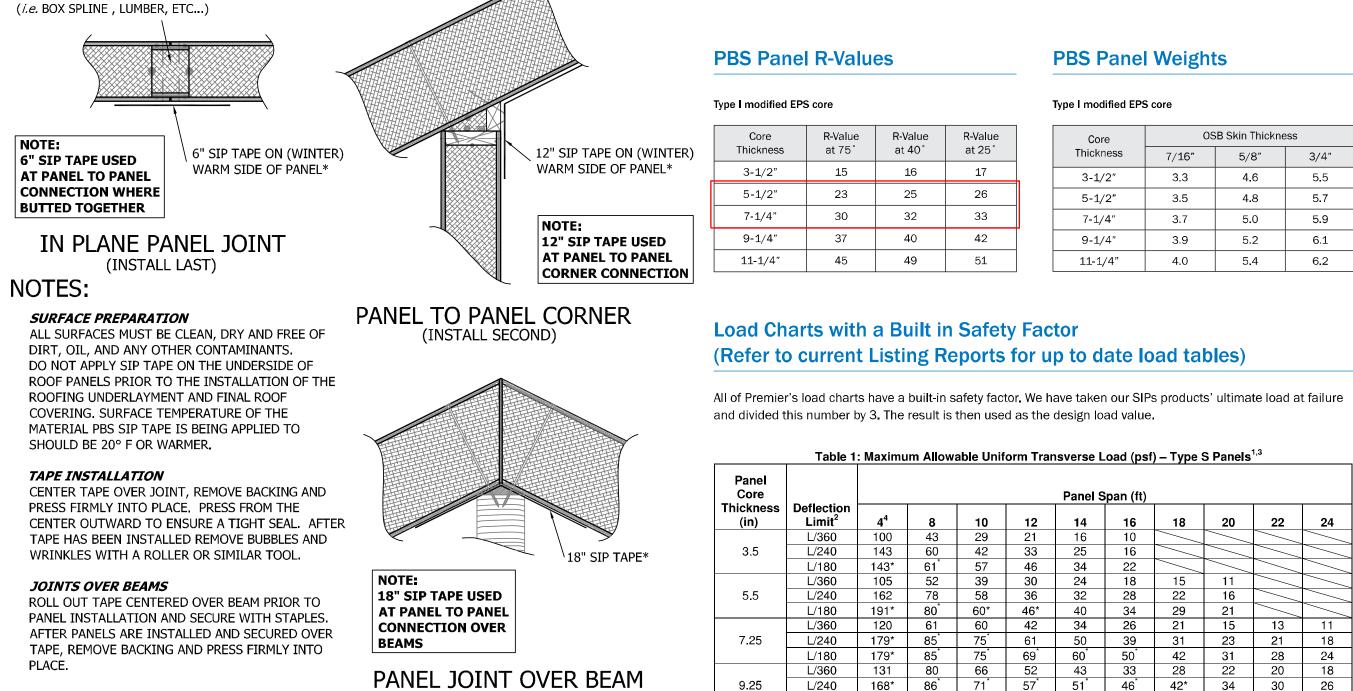
\ 8d NAILS @ 6" O.C.

EACH SIDE. U.N.O.

 $^{ackslash}$  or equivalent

ON (WINTER) WARM

SIDE OF PANEL



(INSTALL FIRST)

\*REFER TO PBS TECHNICAL BULLETINS

#28 & #32 FOR SIP TAPE APPLICAITON.

11-9-10

and divided this number by 3. The result is then used as the design load value. Table 1: Maximum Allowable Uniform Transverse Load (psf) – Type S Panels<sup>1,3</sup> not exceed 0.25 times the tabulated load. Panels shall use OSB surface splines not less than 7/16 in thick inserted below the facing on each side of the panel.

<sup>2</sup> Deflection limit shall be selected by building designer based on the serviceability requirements of the structure and the requirements of adopted building code.

3 Tabulated values for 8 ft walls apply to panels constructed with the OSB strength axis oriented either parallel or perpendicular to supports. Tabulated values for other lengths are based on the strong-axis of the facing material oriented parallel to the span direction.

4 Panels spanning 4 ft shall be a minimum of 8 ft long spanning a minimum of two 4 ft spans. No single span condition is allowed.

5 For wall panel capacities utilizing a zero bearing configuration (Figure 2), the allowable load shall be determined using C<sub>v</sub>=0.86.

An asterisk (\*) indicates the value shown is governed by the average peak load divided by 3.

**PBS** Panel Weights

OSB Skin Thickness

3.3 4.6 5.5

3.7 5.0 5.9

3.9 5.2 6.1

Thickness 7/16" 5/8" 3/4"

5-1/2" 3.5 4.8 5.7

11-1/4" 4.0 5.4 6.2

Type I modified EPS core

3-1/2"

9-1/4"

# **KING**

2731 LIPAN HWY GRANBURY, TX 76048

03/20/24	FLOOR SLAB & HVAC MOD.
02/08/24	VALUE ENGINEERING
11/14/23	CD PRINT
11/01/23	OWNER CD REVIEW
12/14/22	OWNER SD REVIEW
DATE	DESCRIPTION
	02/08/24 11/14/23 11/01/23 12/14/22

PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHK'D BY: ENR COPYRIGHT

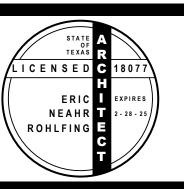
ERIC N. ROHLFING SHEET TITLE

> DETAILS - SIP -PREMIER

S-10 SHEET 22 OF 30

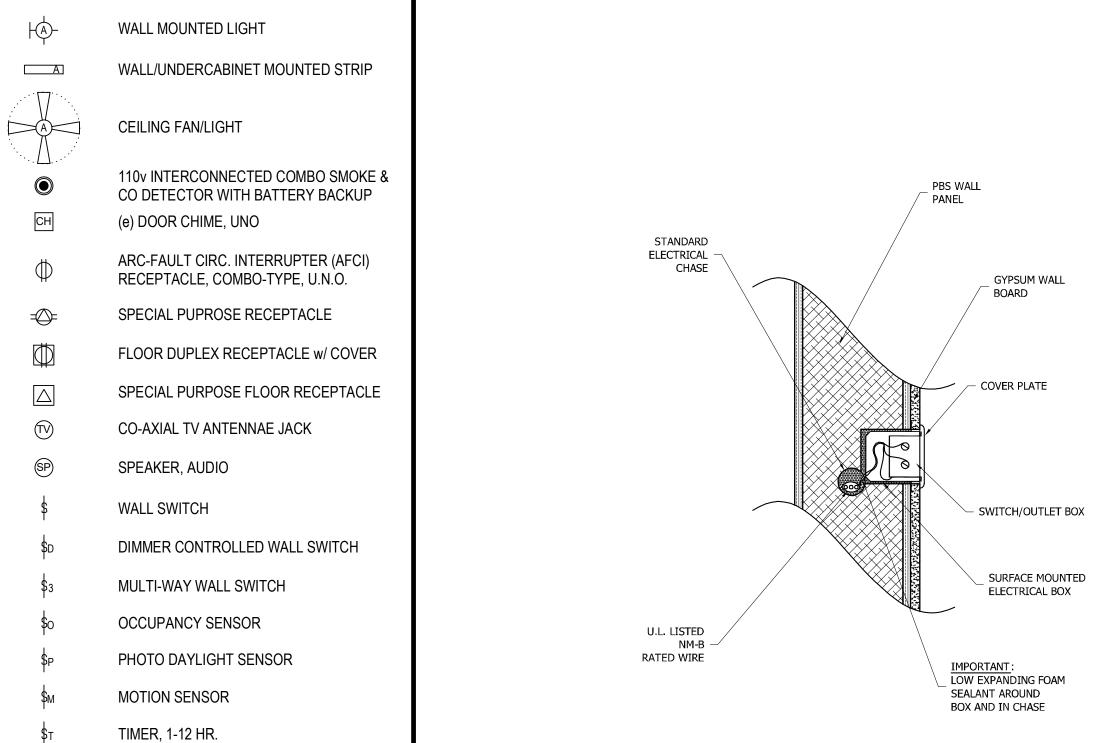
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CONSULTANTS

Brooks Baker Surveyors 930 Hickey Ct. Granbury, TX 76049 817-279-0232 alanh@brookesbakersurveyors.com



ELECT / MECH / PLBG LEGEND

CEILING MOUNTED LIGHT FIXTURE

BATH FAN, HEATER & LIGHT

RECESSED LIGHT

CEILING MOUNTED/SUSPENDED STRIP

FAN SPEED, DIRECTION & LIGHT CONTROL

PUSH BUTTON CONTACT SWITCH

CATEGORY VI, 6 WIRE CONDUCTOR HVAC REGISTERS, FLOOR (FR) OR CEILING (CR), SIZE AS NOTED

RETURN AIR (RA) GRILL, SIZE AS NOTED

WALL REGISTER (WR), HT. & SIZE AS NOTED

THERMAOSTAT w/PROGRAMMABLE CTRL

SHUT-OFF VALVE, GAS OR WATER

DUAL TELEPHONE/DATA JACK

SECURITY KEYPAD

COVE/UNDERSHELF STRIP LIGHT

VERTICAL PIPE/VENT

DUCT, SUPPLY, INSULATED, R=8 MIN.

H.B., HOSEBIB, ANTISIPHON

DUCT, RETURN, INSULATED, R=8 MIN.

**MEP PLAN NOTES** 

1.01 DO NOT SCALE DRAWING, DUE TO INACCURACIES IN PRINTING AND REPRODUCTION.

1.02 ALL DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY. 1.03 CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS.

BEFORE CONTINUING WORK. 1.04 DISPOSE OF DEMOLITION AND NEW CONSTRUCTION DEBRIS THROUGH RECYCLING MEANS PER CITY WASTE MANAGEMENT

NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION

PROGRAM. 1.05 PLACE FIXTURES, AIR GRILLES & J-BOXES ON CENTERLINE OF WALL/WINDOW, OR SYMMETRICALLY ABOUT THE WALL/WINDOW,

U.N.O. CONFIRM ALL FIXTURE, J-BOX, AIR GRILLE & EQUIPMENT LOCATIONS WITH OWNER PRIOR TO WIRING OR DUCTING. 1.06 OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIP. INSTALLED SHALL BE GIVEN TO THE OWNER, WITH THE INSTRUCTION THAT THESE MANUALS ARE TO REMAIN WITH THE

BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. 1.07 ITEM TO BE REMOVED, CAPPED, OR RELOCATED. 1.08 All lights recessed into insulated ceilings must be approved for zero clearance insulation cover (IC) and are certified airtight to ASTM E283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals.

**MECHANICAL** 15.01 (e) GAS METER

15.02 (e) WATER SERVICE SHUT-OFF

16 ELECTRICAL

16.01 (e) MAIN PANEL, 200A 16.02 ELECTRIC SUBPANEL, 40A 16.03 ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATERPROOF

AND GFI PROTECTED. 16.04 VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO PURCHASE.

16.05 HOME RUN ALL COAXIAL & CATV CABLES TO (e) SERVICE ENTRANCE.

16.06 PROJECT TO COMPLY WITH SECURITY NOTES ON DOOR,

WINDOWS, EXTERIOR LIGHTING AND HARDWARE. 16.07 PROVIDE WHITE LUTRON DECOR STYLE SWITCHES & RECEPTACLES. PLACE ALL SWITCHES AS CLOSE AS POSSIBLE TO DOOR JAMBS.

16.08 ALL BRANCH CIRCUITS THAT SUPPLY 120V-1PH, 15A & 20A RECEPTACLES INSTALLED IN FAMILY, DINING, LIVING, & BED ROOMS, AND CLOSETS, HALLWAYS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT PER CEC 210.12(B). 16.09 (e) IRRIGATION CONTROL 16.10 (e) CABLE J-BOX

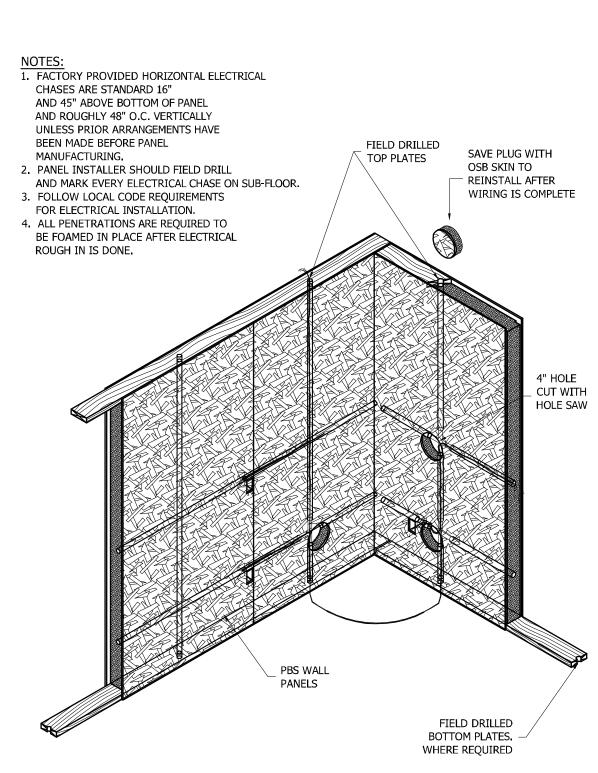
LI	<b>GHTING SCH</b>	<u> IEDL</u>	<u>JLE</u>			
NO.	LOCATION	QTY.	DESCRIPTION	MANUFACTURER & MODEL	LAMPING	NOTES
A	INTERIOR CEILINGS	-	RECESSED	4" WHITE LED	LED, 2000 LUM MIN 5000K COLOR MAX	2, 4, 6, 7 WHITE TRIM
В	INTERIOR CEILINGS	-	CLG MT DECOR	LED	LED, 2000 LUM MIN 5000K COLOR MAX	3, 4,
С	INTERIOR CEILINGS	-	CLG MT UTILITY	LED	LED, 2000 LUM MIN 5000K COLOR MAX	3, 4
D	INTERIOR WALLS	-	SCONCE	LED, FROSTED DIFFUSER	LED, 2000 LUM MIN 5000K COLOR MAX	2, 3, 4
E	INTERIOR WALLS		UPLIGHT	AMETRIX OR EQ #ASYX-WM-S2-ID-U-F-L40-1-UNV	LED, 9800 LUM 4000K COLOR	2, 3, 8'-6" AFF
F	INTERIOR CEILINGS		PENDANT	LED, ADJUSTIBLE LENGTH	LED, 2000 LUM MIN 5000K COLOR MAX	2, 3, 6,
G	EXTERIOR WALLS	-	SCONCE	LED, FROSTED DIFFUSER	LED, 2000 LUM MIN 5000K COLOR MAX	4, 5, 8
Н	EXTERIOR WALLS.	-	DUAL ADJ FLOOD	LED	LED, 2000 LUM MIN 7000K COLOR MAX	4, 5, 8
J	GARAGE CEILING	-	CEILING MOUNTED	LITHONIA, SURFACE	LED, 2000 LUM MIN 5000K COLOR MAX	3, 4, 6,
K	CEILING FAN		PENDANT	LED LIGHT OPTION	LED, 2000 LUM MIN 5000K COLOR MAX	2, 3, 4, 8'-0" AFF MIN
NOT	ES					
	TIMED					

DIMMER CIRCUIT. SEE PLAN
 OCCUPANCY SENSOR CIRCUIT

**ENERGY STAR RATED** WET LOCATION RATED

DAMP LOCATION RATED IC-RATED, ZERO CLEARANCE INSULATION CONTACT AND AIR TIGHT, SEALED BETWEEN CEILING AND HOUSING. MAINTAIN 2" MIN SIP INSULATION BETWEEN OUTER ROOF LAYER AND TOP OF RECESSED CAN TO PREVENT WATER VAPOR CONDENSATION, STAINS, AND MOLD. DAYLIGHT PHOTO SENSOR

PBS-207	ELECTRICAL BOX INSTALLATION
1 2 2 2 2 1	



PBS-206 STANDARD ELECTRICAL CHASES 8-17-07

UTILITY PENETRATION FLASHING \ PBS ROOF USE LOW EXPANDING FOAM AND SPRAY FOAM GAP WHEN 12" MAX
WITHOUT BLOCKING ALLOWED

1. PROTECT EPS CORE FROM TEMPERATURES OF  $160^{\circ}$ F OR ABOVE. USE ZERO CLEARANCE INSULATING MATERIAL DESIGNED FOR HIGH TEMPS AS REQUIRED.

PBS-311 ROOF PENETRATIONS 8-20-07

NO.	LOCATION	QTY.	DESCRIPTION	
P01	KITCHEN		DOUBLE SINK	2.2 GPM MAX
P02	BATH		LAVATORY	2.2 GPM MAX
P03	BATH		TOILET	1.6 GPM MAX
P04	BATH		SHOWER	2.5 GPM MAX
P05	BATH		TUB	
P06	KITCHEN		REFRIG	
P07	BATH		SHOWER	2.5 GPM MAX
P08	GARAGE		SINK	2.2 GPM MAX
P09	GARAGE		LAUNDRY SET	
P10	YARD STO.		PRES TANK/PUMP	
P11	YARD STO		STORAGE TANK	

CONTRACTOR TO CONFIRM COMPATIBILITY OF COMPONENTS WITH INSTALLATION CONFIGURATION PRIOR TO PURCHASE. CONFIRM CHANGE REQUESTS WITH ARCHITECT & OWNER. THE PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS NOTED (THIS FIGURE INCLUDES THE 20% REDUCTION REQUIRED BY THE GREEN BUILDING CODE): WATER CLOSETS = 1.28 GPF, MAX, SHOWER HEADS = 2.0 GPM, MAX

	LAV FAUC	ETS =	= 1.2 GPM, MAX	SINK FAUCETS = 1.8 GPF, MAX
ELE	EC-MEC	CH-	<u>APPLIANCE</u>	& EQUIPMENT SCHEDULE
NO.	LOCATION	QTY.	DESCRIPTION	MANUFACTURER & MODEL & NOTES
A01	GARAGE	1	WASHER	T.B.D.
A02	GARAGE	1	DRYER	T.B.D., GAS
A03	KITCHEN	1	RANGE	120V, 2.0A, 3/4" NPT GAS, 128.5kBTU.
A04	KITCHEN	1	HOOD	T.B.D.
A05	KITCHEN	1	DISPOSAL	T.B.D., 1/2 HP, 120V, 4.5A
A06	KITCHEN	1	DISHWASHER	T.B.D.
A07	KITCHEN	1	MICROWAVE	T.B.D.
A08	KITCHEN	2	REFRIGERATOR	T.B.D.
AC09	MASTER	1	SLIM DUCT	FUJITSU, #O9LUAS1D, 9kBtu, 208-230V, 1-PH, 49W, 353 CFM, 3/8" DIA CONDENSATE DRAIN, 8"x28"x25"
	-			
AC12	LIVING RM & KITCHEN	2	SLIM DUCT	FUJITSU, #12LUAS1D, 12kBtu, 208-230V, 1-PH, 58W, 382 CFM, 3/8" DIA CONDENSATE DRAIN, 8"x28"x25"
AC18	2nd FLOOR	1	SLIM DUCT	FUJITSU, #18LUAS1D, 18kBtu, 208-230V, 1-PH, 73W, 553 CFM, 3/8" DIA CONDENSATE DRAIN, 8"x36"x25"
AC45	NE CTYD	1	CONDENSER	FUJITSU, #AOU45RLXFZ, 208-230V, 1-PH, 30A,
E01	GARAGE	1	DOOR OPENER	T.B.D.
E02	BATHS	5	EXHAUST FAN	T.B.D.
E03	GARAGE	2	WATER HEATERS	RINNAI, #RI130eN, 130kBtu INPUT MAX, 0.95 EFF, 3.5 GPM 120V, 3/4" MPT, www.EconomyPlumbingVentura.com
E07	S. YARD	1	SOLAR (FUTURE)	INSTALL CONDUIT TO ROOF
E08	GARAGE	2	CAR CHARGER	NEMA 15-40, 240V, 40A
E09		1	PRESSURE PUMP	T.B.D.

E10 WELL 1 WELL PUMP

2731 LIPAN HWY GRANBURY, TX 76048

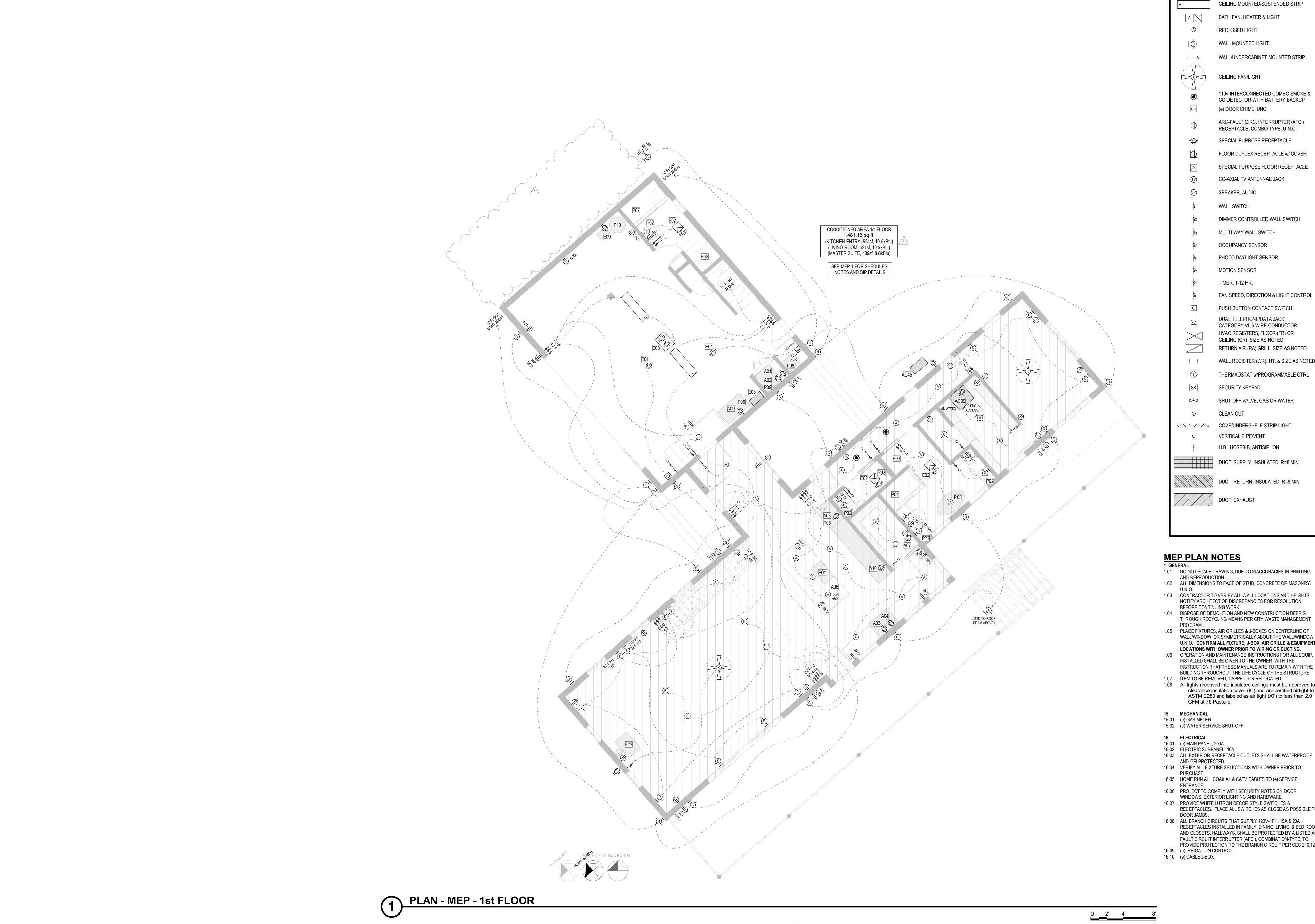
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<u></u>	03/20/24	FLOOR SLAB & HVAC MOD.
1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW
MARK	DATE	DESCRIPTION

PROJECT NO:	22-236
MODEL FILE:	KING-CD.pln
DRAWN BY:	ENR
CHK'D BY:	ENR
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	ERIC N. ROHLFING

SHEET TITLE

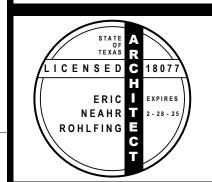
MEP - SHEDULES, **DETAILS & NOTES** 

MEP-1 SHEET 23 OF 30



ERIC N. ROHLFING 9109 RAVENSWOOD ROAD

GRANBURY, TX 76049 P: 817-219-7474 E: eric@ENRdesign.com
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CONSULTANTS

Brooks Baker Surveyors 930 Hickey Ct. Granbury, TX 76049 817-279-0232 alanh@brookesbakersurveyors.com

- 1.01 DO NOT SCALE DRAWING, DUE TO INACCURACIES IN PRINTING
- AND REPRODUCTION.

  1.02 ALL DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY.

**ELECT / MECH / PLBG LEGEND** 

CEILING MOUNTED LIGHT FIXTURE

- 1.03 CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS.
  NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION
- 1.04 DISPOSE OF DEMOLITION AND NEW CONSTRUCTION DEBRIS THROUGH RECYCLING MEANS PER CITY WASTE MANAGEMENT
- WALL/WINDOW, OR SYMMETRICALLY ABOUT THE WALL/WINDOW, U.N.O. CONFIRM ALL FIXTURE, J-BOX, AIR GRILLE & EQUIPMENT LOCATIONS WITH OWNER PRIOR TO WIRING OR DUCTING. 1.06 OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIP.
- INSTALLED SHALL BE GIVEN TO THE OWNER, WITH THE INSTRUCTION THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE. 1.07 ITEM TO BE REMOVED, CAPPED, OR RELOCATED.
- 1.08 All lights recessed into insulated ceilings must be approved for zero clearance insulation cover (IC) and are certified airtight to ASTM E283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals.

- 16.03 ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATERPROOF
- 16.04 VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO
- 16.05 HOME RUN ALL COAXIAL & CATV CABLES TO (e) SERVICE
- WINDOWS, EXTERIOR LIGHTING AND HARDWARE. 16.07 PROVIDE WHITE LUTRON DECOR STYLE SWITCHES &
- RECEPTACLES. PLACE ALL SWITCHES AS CLOSE AS POSSIBLE TO 16.08 ALL BRANCH CIRCUITS THAT SUPPLY 120V-1PH, 15A & 20A
- RECEPTACLES INSTALLED IN FAMILY, DINING, LIVING, & BED ROOMS, AND CLOSETS, HALLWAYS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT PER CEC 210.12(B). 16.09 (e) IRRIGATION CONTROL

MEP PLANS - 1st **FLOOR** 

> MEP-2 SHEET 24 OF 30

**KING** 

residence

2731 LIPAN HWY

GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD.

12/14/22 OWNER SD REVIEW

OWNER CD REVIEW

ERIC N. ROHLFING

1 02/08/24 VALUE ENGINEERING

11/14/23 CD PRINT

MARK DATE DESCRIPTION

PROJECT NO: 22-236

DRAWN BY: ENR

CHK'D BY: ENR

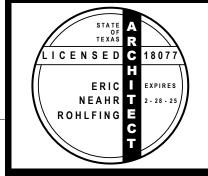
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> W: ENRarchitects.com LIC: TX#18077 CA#29654



ELECT / MECH / PLBG LEGEND

BATH FAN, HEATER & LIGHT

RECESSED LIGHT

CEILING FAN/LIGHT

WALL MOUNTED LIGHT

(e) DOOR CHIME, UNO

WALL/UNDERCABINET MOUNTED STRIP

110v INTERCONNECTED COMBO SMOKE & CO DETECTOR WITH BATTERY BACKUP

ARC-FAULT CIRC. INTERRUPTER (AFCI) RECEPTACLE, COMBO-TYPE, U.N.O.

SPECIAL PUPROSE RECEPTACLE

CO-AXIAL TV ANTENNAE JACK

MULTI-WAY WALL SWITCH

PHOTO DAYLIGHT SENSOR

OCCUPANCY SENSOR

MOTION SENSOR

TIMER, 1-12 HR.

SPEAKER, AUDIO

WALL SWITCH

FLOOR DUPLEX RECEPTACLE w/ COVER

SPECIAL PURPOSE FLOOR RECEPTACLE

DIMMER CONTROLLED WALL SWITCH

FAN SPEED, DIRECTION & LIGHT CONTROL

PUSH BUTTON CONTACT SWITCH

HVAC REGISTERS, FLOOR (FR) OR CEILING (CR), SIZE AS NOTED

SHUT-OFF VALVE, GAS OR WATER

SECURITY KEYPAD

RETURN AIR (RA) GRILL, SIZE AS NOTED

WALL REGISTER (WR), HT. & SIZE AS NOTED

THERMAOSTAT w/PROGRAMMABLE CTRL

DUAL TELEPHONE/DATA JACK CATEGORY VI, 6 WIRE CONDUCTOR

CEILING MOUNTED LIGHT FIXTURE Brooks Baker Surveyors CEILING MOUNTED/SUSPENDED STRIP 930 Hickey Ct.

Granbury, TX 76049 817-279-0232

CONSULTANTS

alanh@brookesbakersurveyors.com

## COVE/UNDERSHELF STRIP LIGHT VERTICAL PIPE/VENT H.B., HOSEBIB, ANTISIPHON DUCT, SUPPLY, INSULATED, R=8 MIN. DUCT, RETURN, INSULATED, R=8 MIN. DUCT, EXHAUST **KING**

MEP PLAN NOTES

1.01 DO NOT SCALE DRAWING, DUE TO INACCURACIES IN PRINTING AND REPRODUCTION. 1.02 ALL DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY.

1.03 CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION

BEFORE CONTINUING WORK. 1.04 DISPOSE OF DEMOLITION AND NEW CONSTRUCTION DEBRIS THROUGH RECYCLING MEANS PER CITY WASTE MANAGEMENT 1.05 PLACE FIXTURES, AIR GRILLES & J-BOXES ON CENTERLINE OF

WALL/WINDOW, OR SYMMETRICALLY ABOUT THE WALL/WINDOW, U.N.O. CONFIRM ALL FIXTURE, J-BOX, AIR GRILLE & EQUIPMENT LOCATIONS WITH OWNER PRIOR TO WIRING OR DUCTING. 1.06 OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIP. INSTALLED SHALL BE GIVEN TO THE OWNER, WITH THE INSTRUCTION THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

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**MECHANICAL** 15.01 (e) GAS METER

15.02 (e) WATER SERVICE SHUT-OFF

16 ELECTRICAL

16.01 (e) MAIN PANEL, 200A 16.02 ELECTRIC SUBPANEL, 40A 16.03 ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATERPROOF

AND GFI PROTECTED. 16.04 VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO

16.05 HOME RUN ALL COAXIAL & CATV CABLES TO (e) SERVICE ENTRANCE. 16.06 PROJECT TO COMPLY WITH SECURITY NOTES ON DOOR, WINDOWS, EXTERIOR LIGHTING AND HARDWARE.

16.07 PROVIDE WHITE LUTRON DECOR STYLE SWITCHES & RECEPTACLES. PLACE ALL SWITCHES AS CLOSE AS POSSIBLE TO DOOR JAMBS. 16.08 ALL BRANCH CIRCUITS THAT SUPPLY 120V-1PH, 15A & 20A

RECEPTACLES INSTALLED IN FAMILY, DINING, LIVING, & BED ROOMS, AND CLOSETS, HALLWAYS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT PER CEC 210.12(B). 16.09 (e) IRRIGATION CONTROL 16.10 (e) CABLE J-BOX

> MEP-3 SHEET 25 OF 30

2731 LIPAN HWY

GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD.

12/14/22 OWNER SD REVIEW

OWNER CD REVIEW

ERIC N. ROHLFING

MEP PLANS - 2nd

**FLOOR** 

1\ 02/08/24 | VALUE ENGINEERING

11/14/23 CD PRINT

MARK DATE DESCRIPTION

PROJECT NO: 22-236

DRAWN BY: ENR

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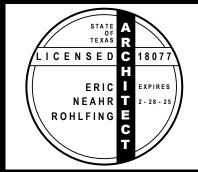
SHEET TITLE

MODEL FILE: KING-CD.pln

PLAN - MEP - 2nd FLOOR

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CONSULTANTS

Brooks Baker Surveyors

ELECT / MECH / PLBG LEGEND

CEILING MOUNTED LIGHT FIXTURE

BATH FAN, HEATER & LIGHT

RECESSED LIGHT

WALL MOUNTED LIGHT

(e) DOOR CHIME, UNO

CEILING MOUNTED/SUSPENDED STRIP

WALL/UNDERCABINET MOUNTED STRIP

110v INTERCONNECTED COMBO SMOKE & CO DETECTOR WITH BATTERY BACKUP

ARC-FAULT CIRC. INTERRUPTER (AFCI) RECEPTACLE, COMBO-TYPE, U.N.O.

FLOOR DUPLEX RECEPTACLE w/ COVER

SPECIAL PURPOSE FLOOR RECEPTACLE

DIMMER CONTROLLED WALL SWITCH

FAN SPEED, DIRECTION & LIGHT CONTROL

PUSH BUTTON CONTACT SWITCH

DUAL TELEPHONE/DATA JACK CATEGORY VI, 6 WIRE CONDUCTOR

HVAC REGISTERS, FLOOR (FR) OR CEILING (CR), SIZE AS NOTED

SHUT-OFF VALVE, GAS OR WATER

SECURITY KEYPAD

VERTICAL PIPE/VENT

H.B., HOSEBIB, ANTISIPHON

DUCT, RETURN, INSULATED, R=8 MIN.

NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION

THROUGH RECYCLING MEANS PER CITY WASTE MANAGEMENT

WALL/WINDOW, OR SYMMETRICALLY ABOUT THE WALL/WINDOW, U.N.O. CONFIRM ALL FIXTURE, J-BOX, AIR GRILLE & EQUIPMENT LOCATIONS WITH OWNER PRIOR TO WIRING OR DUCTING.

INSTRUCTION THAT THESE MANUALS ARE TO REMAIN WITH THE

ASTM E283 and labeled as air tight (AT) to less than 2.0

INSTALLED SHALL BE GIVEN TO THE OWNER, WITH THE

WINDOWS, EXTERIOR LIGHTING AND HARDWARE.

RECEPTACLES. PLACE ALL SWITCHES AS CLOSE AS POSSIBLE TO

RECEPTACLES INSTALLED IN FAMILY, DINING, LIVING, & BED ROOMS, AND CLOSETS, HALLWAYS, SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, TO PROVIDE PROTECTION TO THE BRANCH CIRCUIT PER CEC 210.12(B).

BEFORE CONTINUING WORK.

CFM at 75 Pascals.

AND GFI PROTECTED.

PURCHASE.

ENTRANCE.

DOOR JAMBS.

**CLEAN OUT** 

RETURN AIR (RA) GRILL, SIZE AS NOTED

WALL REGISTER (WR), HT. & SIZE AS NOTED

THERMAOSTAT w/PROGRAMMABLE CTRL

MULTI-WAY WALL SWITCH

PHOTO DAYLIGHT SENSOR

OCCUPANCY SENSOR

MOTION SENSOR

TIMER, 1-12 HR.

SPECIAL PUPROSE RECEPTACLE

CO-AXIAL TV ANTENNAE JACK

SPEAKER, AUDIO

WALL SWITCH

930 Hickey Ct. Granbury, TX 76049 817-279-0232 alanh@brookesbakersurveyors.com

## KING residence

2731 LIPAN HWY GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD. 1\ 02/08/24 | VALUE ENGINEERING 11/14/23 CD PRINT

OWNER CD REVIEW 12/14/22 OWNER SD REVIEW MARK DATE DESCRIPTION

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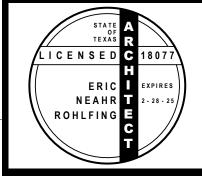
MEP PLANS - 1st FL DUCTING

MEP-4 SHEET 26 OF 30



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LIC: TX#18077 CA#29654



CONSULTANTS

ELECT / MECH / PLBG LEGEND

RECESSED LIGHT

CEILING FAN/LIGHT

WALL MOUNTED LIGHT

(e) DOOR CHIME, UNO

CEILING MOUNTED LIGHT FIXTURE

BATH FAN, HEATER & LIGHT

CEILING MOUNTED/SUSPENDED STRIP

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THERMAOSTAT w/PROGRAMMABLE CTRL

SHUT-OFF VALVE, GAS OR WATER

SECURITY KEYPAD

**CLEAN OUT** 

COVE/UNDERSHELF STRIP LIGHT

VERTICAL PIPE/VENT

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1.06 OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIP.

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16.06 PROJECT TO COMPLY WITH SECURITY NOTES ON DOOR,
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16.08 ALL BRANCH CIRCUITS THAT SUPPLY 120V-1PH, 15A & 20A

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**MECHANICAL** 15.01 (e) GAS METER

16 ELECTRICAL

16.01 (e) MAIN PANEL, 200A

PURCHASE.

ENTRANCE.

DOOR JAMBS.

16.09 (e) IRRIGATION CONTROL

16.10 (e) CABLE J-BOX

16.02 ELECTRIC SUBPANEL, 40A

AND GFI PROTECTED.

INSTALLED SHALL BE GIVEN TO THE OWNER, WITH THE

THROUGH RECYCLING MEANS PER CITY WASTE MANAGEMENT

WALL/WINDOW, OR SYMMETRICALLY ABOUT THE WALL/WINDOW, U.N.O. CONFIRM ALL FIXTURE, J-BOX, AIR GRILLE & EQUIPMENT

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ASTM E283 and labeled as air tight (AT) to less than 2.0

DUCT, EXHAUST

MEP PLAN NOTES

AND REPRODUCTION.

BEFORE CONTINUING WORK.

H.B., HOSEBIB, ANTISIPHON

DUCT, RETURN, INSULATED, R=8 MIN.

SPECIAL PUPROSE RECEPTACLE

CO-AXIAL TV ANTENNAE JACK

MULTI-WAY WALL SWITCH

PHOTO DAYLIGHT SENSOR

OCCUPANCY SENSOR

MOTION SENSOR

TIMER, 1-12 HR.

SPEAKER, AUDIO

WALL SWITCH

Brooks Baker Surveyors
930 Hickey Ct.
Granbury, TX 76049
817-279-0232
alanh@brookesbakersurveyors.com

## KING esidence

2731 LIPAN HWY GRANBURY, TX 76048

2 03/20/24 FLOOR SLAB & HVAC MOD.
1 02/08/24 VALUE ENGINEERING
11/14/23 CD PRINT
11/01/23 OWNER CD REVIEW
12/14/22 OWNER SD REVIEW

11/01/23 OWNER CD REVIEW
12/14/22 OWNER SD REVIEW
MARK DATE DESCRIPTION

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SHEET TITLE

MEP PLANS - 2nd FL

DUCTING

MEP-5
SHEET 27 OF 30

1 PLAN - MEP - DUCTING - 2nd FLOOR