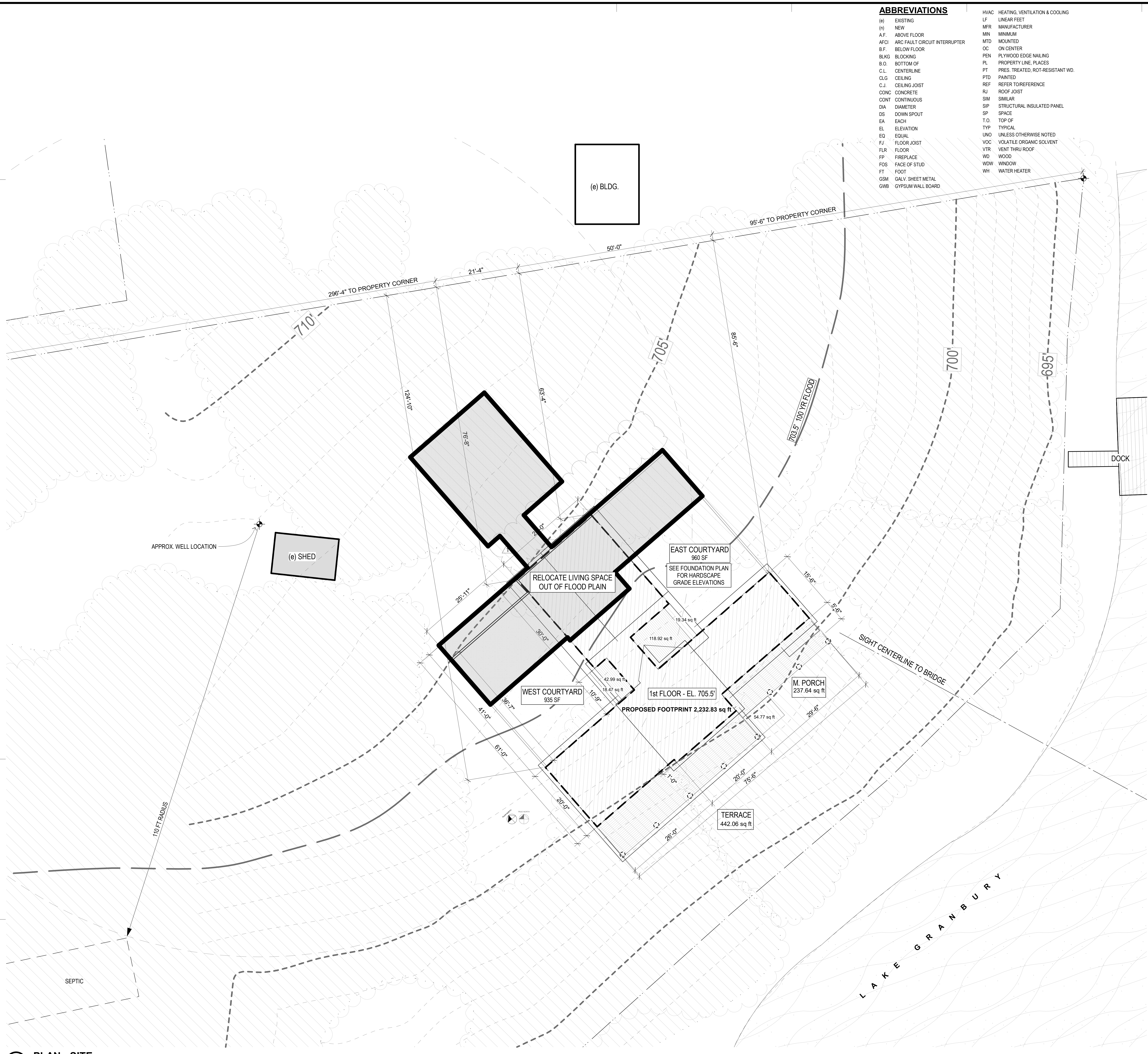


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ABBREVIATIONS

(e)	EXISTING	HVAC	HEATING, VENTILATION & COOLING
(n)	NEW	LF	LINEAR FEET
A.F.	ABOVE FLOOR	MFR	MANUFACTURER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	MN	MINIMUM
B.F.	BELOW FLOOR	MTD	MOUNTED
BLKG	BLOCKING	OC	ON CENTER
B.O.	BOTTOM OF	PEN	PLYWOOD EDGE NAILING
C.L.	CENTERLINE	PL	PROPERTY LINE, PLACES
CLG	CEILING	PT	PRES. TREATED, ROT-RESISTANT WD.
C.J.	CEILING JOIST	PTD	PAINTED
CONC	CONCRETE	REF	REFER TO REFERENCE
CONT	CONTINUOUS	RJ	ROOF JOIST
DIA	DIAMETER	SI	SIMILAR
DS	DOWN SPOUT	SIP	STRUCTURAL INSULATED PANEL
EA	EACH	SP	SPACE
EL	ELEVATION	T.O.	TOP OF
EQ	EQUAL	TYP	TYPICAL
FJ	FLOOR JOIST	UNO	UNLESS OTHERWISE NOTED
FLR	FLOOR	VOC	VOLATILE ORGANIC SOLVENT
FP	FIREPLACE	VTR	VENT THRU ROOF
FOS	FACE OF STUD	WD	WOOD
FT	FOOT	WDW	WINDOW
GSM	GALV. SHEET METAL	WH	WATER HEATER
GWB	GYPSUM WALL BOARD		

SITE LEGEND

(n)	NEW
(e)	EXISTING
[Hatched Box]	AREA, IMPROVEMENTS
[Dotted Box]	AREA, GRAVEL OR DECOMPOSED GRANITE, 4" THK OVER MIRAFIT FILTER CLOTH & ROCK BASE, 95% COMPACTION
[Dashed Line]	OUTLINE, BUILDING
[Dotted Line]	PROPERTY LINE
[Dash-dot Line]	SETBACK LINE
[Line with X]	(e) FENCE, WOOD, TYP., U.N.O.
[Line with E]	(e) OVERHEAD UTILITY LINES
[Line with G]	(e) GAS LINE, UNDERGROUND
[Line with W]	(e) WATER LINE, UNDERGROUND w/18 COPPER, BLUE TRACER WIRE
[Line with SS]	(e) SEWER SERVICE, PRIVATE
[Line with DS]	DOWN SPOUT
[Star]	PROPERTY CORNER
[Circle with E]	(e) ELEVATION MARKER, U.N.O.
[Circle with 1000]	(e) CONTOUR LINE
[Circle with Tree]	(e) TREE, 4" - 8" CALIPER NON-OAK, NON-SYCAMORE, U.N.O.

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 - 2.04 IRRIGATION VALVES
 - 2.05 SWALE, SLOPE TO DRAIN
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 - 7.01 MIT. ROOF - BERRIDGE TEE-PANEL, ZINC G-80 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 DETAILS.
 - 7.03 FLOOD VENT, CRAWLSPACE, 2x2 DUAL FUNCTION SMART VENT, # 1540-150202E (1540-0039), www.Shop.FloodProofing.com OR EQ. 33" x 15.375" R.O.
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 - 7.05 1" SQ. x 1/8" MIN TUBE STEEL AWNING FRAME TO PRIME & PAINT
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 - 8.01 WINDOWS AND DOORS. SEE SCHEDULE
 - 8.02 CRAWL, SPACE ACCESS DOOR. www.Shop.FloodProofing.com OR EQ
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 - 9.04 STEEL COLUMNS TO PAINT. CAP EXPOSED TOP AT HANDRAILS.
 - 9.05 HARDIE 54 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.
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 - 9.09 1x1 DF CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH OVER OWENS 703, 1" ACOUSTIC BOARDS. SEE 1A-7.
 - 9.10 HARDIE PLANK, CEDAR MILL, ROOF SOFFITS & PORCH CEILINGS TO PAINT. INSTALL PER MFR.
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 - 15.04 A/C CONDENSER
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 - 16.01 200A ELECTRICAL METER & PANEL
 - 16.02 SUB PANEL WEATHERPROOF

PROJECT INFORMATION

PROPERTY:	2731 LIPAN HWY GRANBURY, TX 76048
OWNER:	MR. & MRS. AARON KING
DESCRIPTION:	NEW RESIDENCE
LOT SIZE:	2.77 AC
LOT ZONING:	COUNTY
PROPOSED USE:	2 STORY, SINGLE FAMILY RESIDENCE
PROPOSED FOOTPRINT:	2697 SF
PROP. PORCHES/STAIRS:	934 SF
PROP. PARKING/COURTYARD:	2,251 SF
NET EXCAVATION:	0 CY

CODE EVALUATION

OCCUPANCY:	GROUP - R, DIV - 3
CONST. TYPE:	V-B
CODES:	IRC, 2021

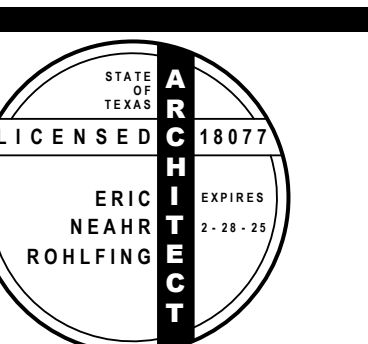
SHEET INDEX

A-1	PLAN - PROPOSED SITE/ROOF & PROJECT INFO
A-2	PLAN - PROPOSED 1st FLOOR PLAN
A-3	PLAN - PROPOSED 2nd FL & LOWER ROOF
A-4	PLAN - PROPOSED UPPER ROOF
A-5	ELEVATIONS - S & W - 3D VIEWS
A-6	ELEVATIONS - N & E
A-7	SCHEDULES - FINISH, DOOR & WDW & DTLS
A-8	-not used-
A-9	SECTIONS - DETAILS
A-10	ROOF - BERRIDGE
A-11	ROOF - BERRIDGE
A-12	SIDING - HARDIE
S-1	STRL - FOUNDATION - NOTES - SCHEDULES
S-2	STRL - FRAMING - 1st FLOOR
S-3	STRL - FRAMING - 2nd FLOOR & LOWER ROOF
S-4	STRL - FRAMING - UPPER ROOF
S-5	STRL - MEMBER LIST, STAIR & RAILINGS
S-6	STRL - DETAILS - FRAMING
S-7	STRL - DETAILS - FOUNDATION
S-8	STRL - SIMPSON HARDWARE
S-9	STRL - STAIR DETAILS
S-10	STRL - DETAILS - PREMIER SIP
MEP-1	SCHEDULES - DETAILS - NOTES
MEP-2	PLAN - 1st FLOOR
MEP-3	PLAN - 2nd FLOOR
MEP-4	PLAN - 1st FLOOR DUCTING
MEP-5	PLAN - 2nd FLOOR DUCTING

ENRdesign
ARCHITECTURE

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LIC: TX#18077 CA#29654



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alanh@brooks-bakersurveyors.com

KING
residence

2731 LIPAN HWY
GRANBURY, TX 76048

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1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW

PROJECT NO: 22-236

MODEL FILE: KING-CD.pln

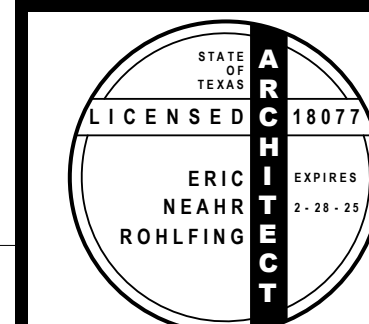
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SHEET TITLE

PLAN - SITE/ROOF & PROJECT INFO



CONSULTANTS
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930 Hickey Ct.
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alanh@brookesbakersurveyors.com



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FLOOR PLAN LEGEND

---	LINE OF ROOF OR CEILING OVERHEAD.
- - - - -	LINE OF BUILDING OUTLINE
=====	WALL, 2x4 U.N.O.
=====	(e) WALL, 2x4 U.N.O.
=====	WALL, LOW
=====	(e) TO BE REMOVED
=====	FLOOR, WOOD
=====	FLOOR, TILE
=====	MASONRY
=====	DOWNSPOUT

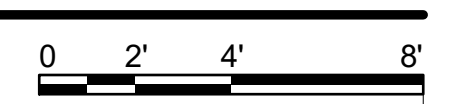
KING residence
2731 LIPAN HWY
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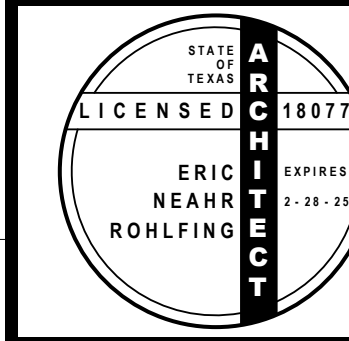
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SHEET TITLE

PLAN - 1st FLOOR

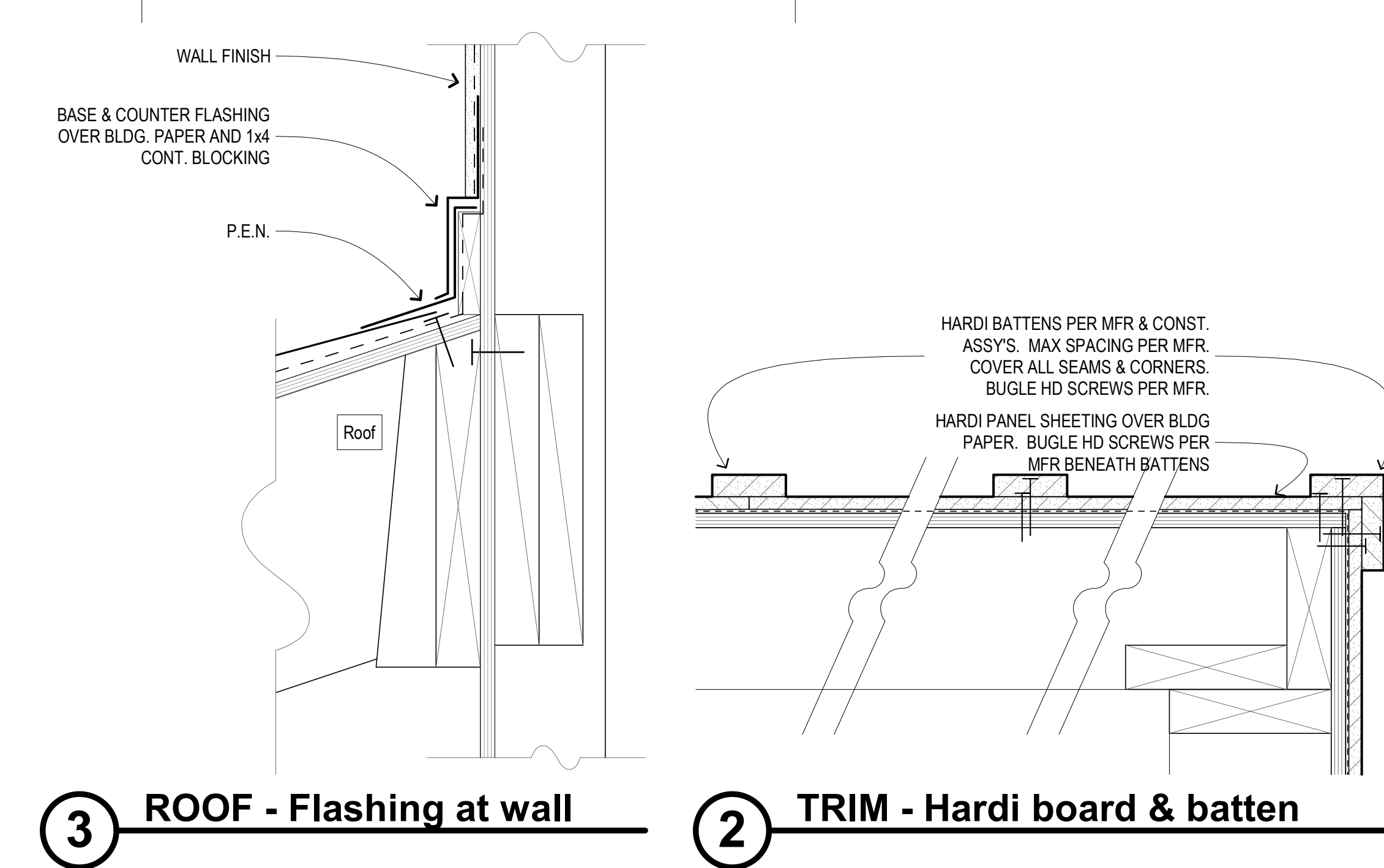


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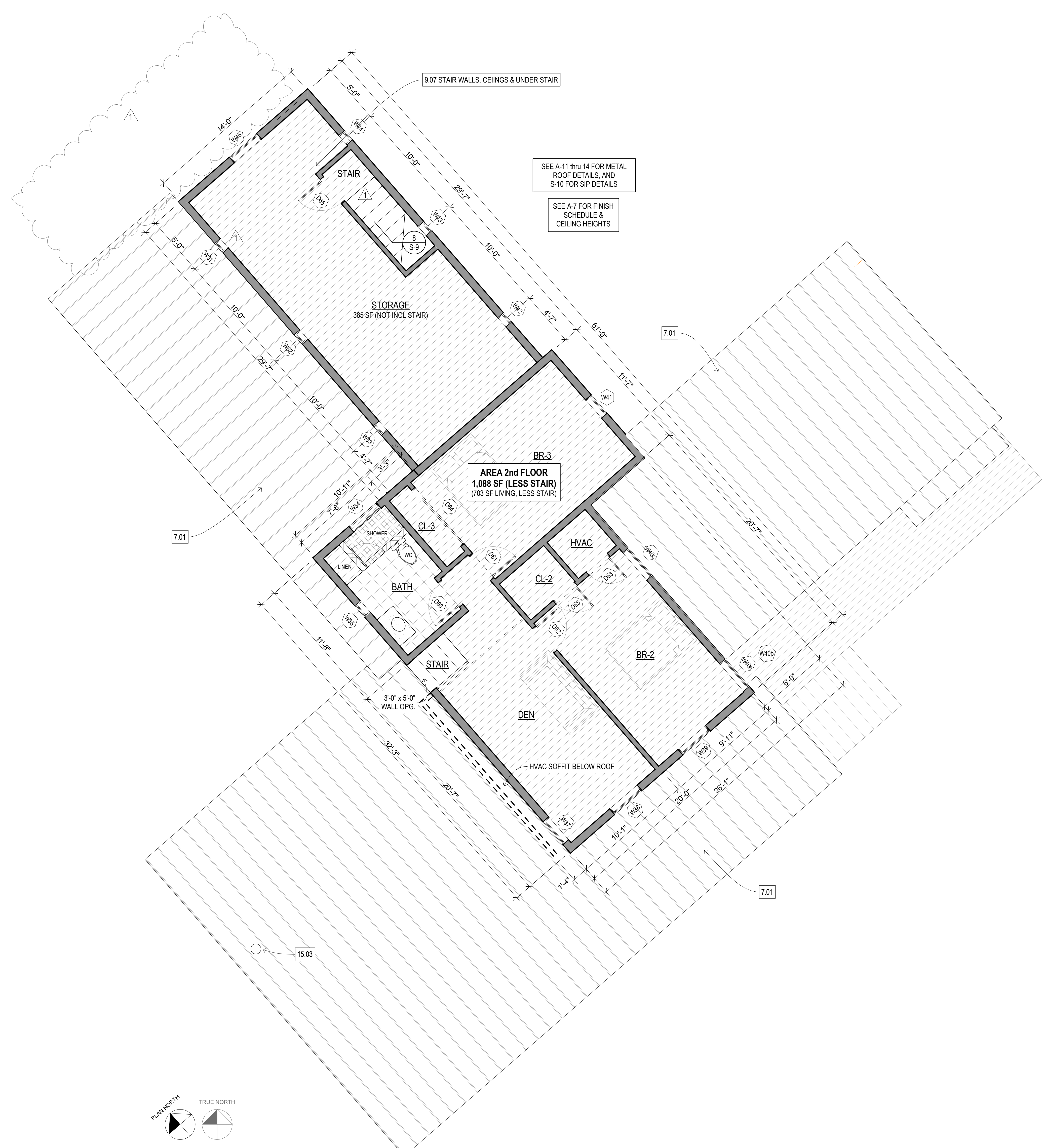


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3 ROOF - Flashing at wall **2 TRIM - Hardi board & batten**



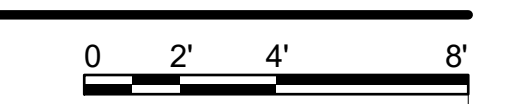
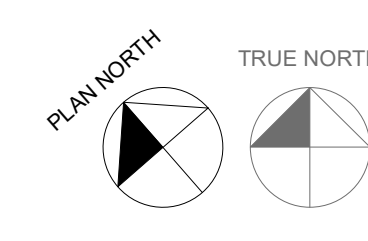
FLOOR PLAN LEGEND

- LINE OF ROOF OR CEILING OVERHEAD.
- - - LINE OF BUILDING OUTLINE
- ▬ WALL, 2x4 U.N.O.
- (e) WALL, 2x4 U.N.O.
- ▬ WALL, LOW
- (e) TO BE REMOVED
- ▬ FLOOR, WOOD
- ▬ FLOOR, TILE
- ▬ MASONRY
- ⊙ DOWNSPOUT

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1 PLAN - 2nd FLOOR



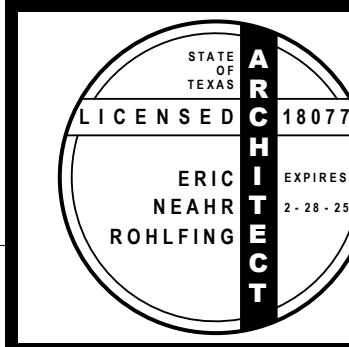
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KING residence
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GRANBURY, TX 76048

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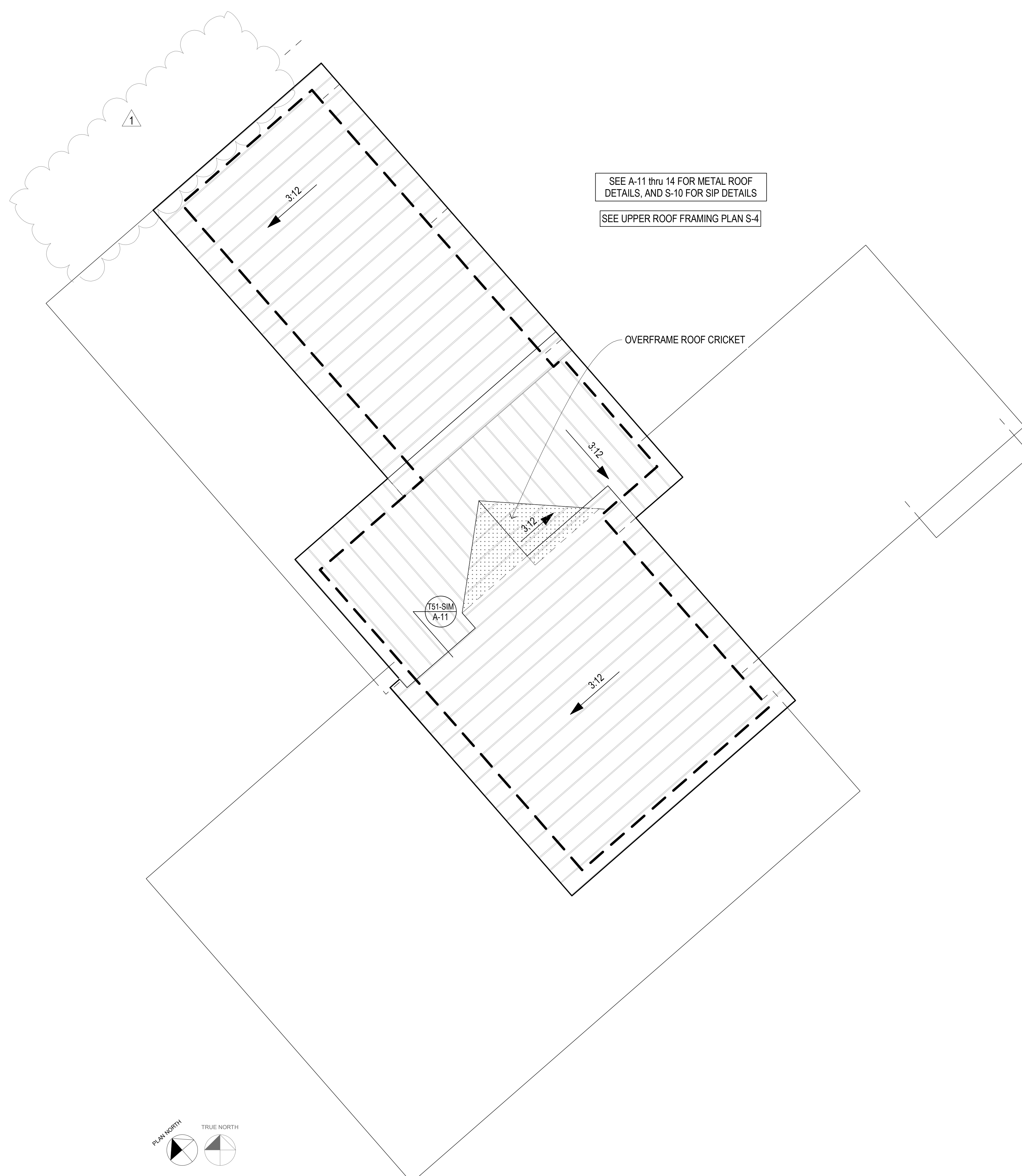
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SHEET TITLE
PLANS - PLAN - 2nd FLOOR & LOWER ROOF



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 - 7.04 GRACE ICE & WATER SHIELD BELOW DECK BOARDS AND OVER 1/2" PLYND. 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 FINISHES**
 - 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.
 - 9.05 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 BY OWNER
 - 9.09 1x1 DF CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH OVER OWENS 703 1" ACOUSTIC BOARDS. SEE 1A-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 WTC-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

KING
residence

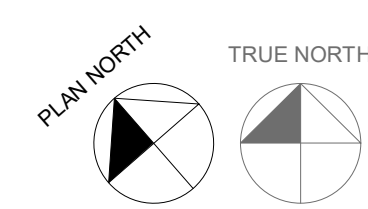
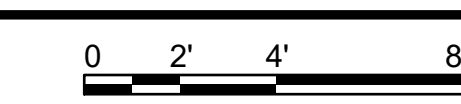
2731 LIPAN HWY
GRANBURY, TX 76048

MARK	DATE	DESCRIPTION
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

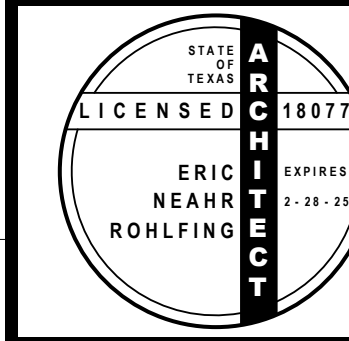
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SHEET TITLE

PLAN - UPPER ROOF
& DETAILS

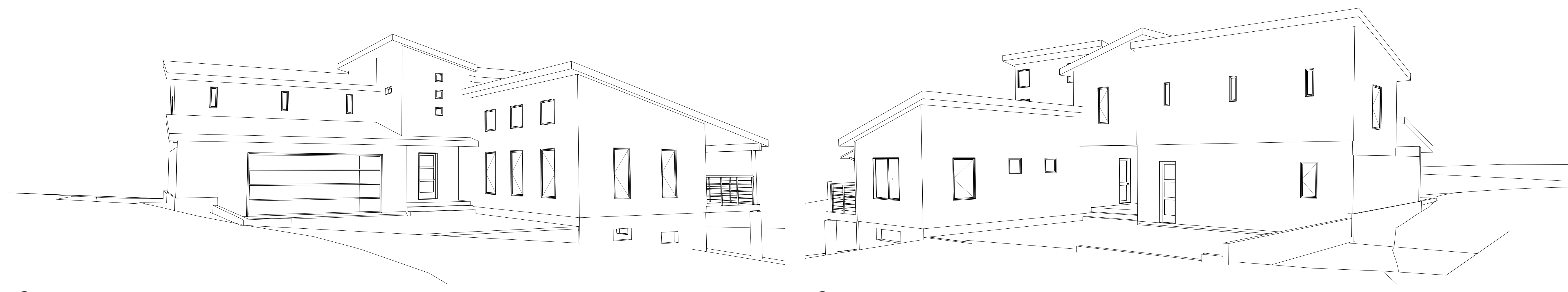


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CONSULTANTS

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



6 VIEW TO E

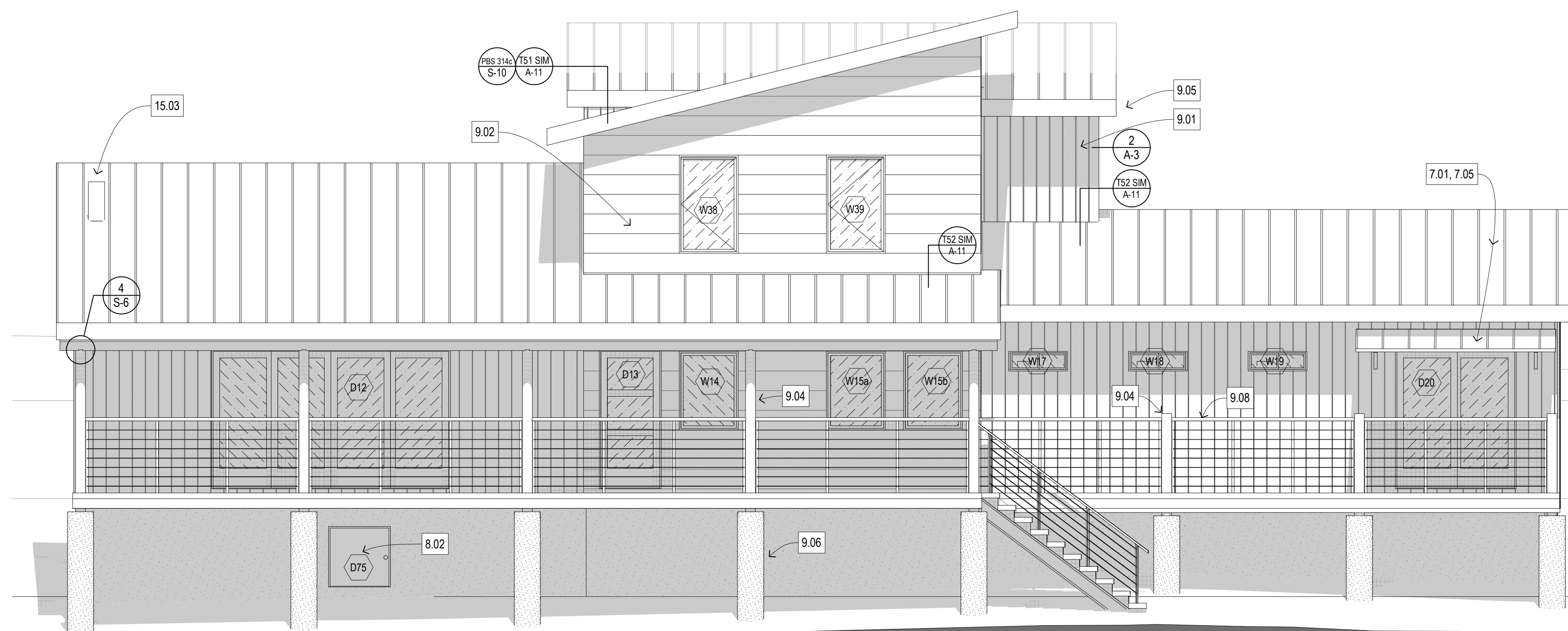
4 VIEW TO SW



8 VIEW TO SE

7 VIEW TO N

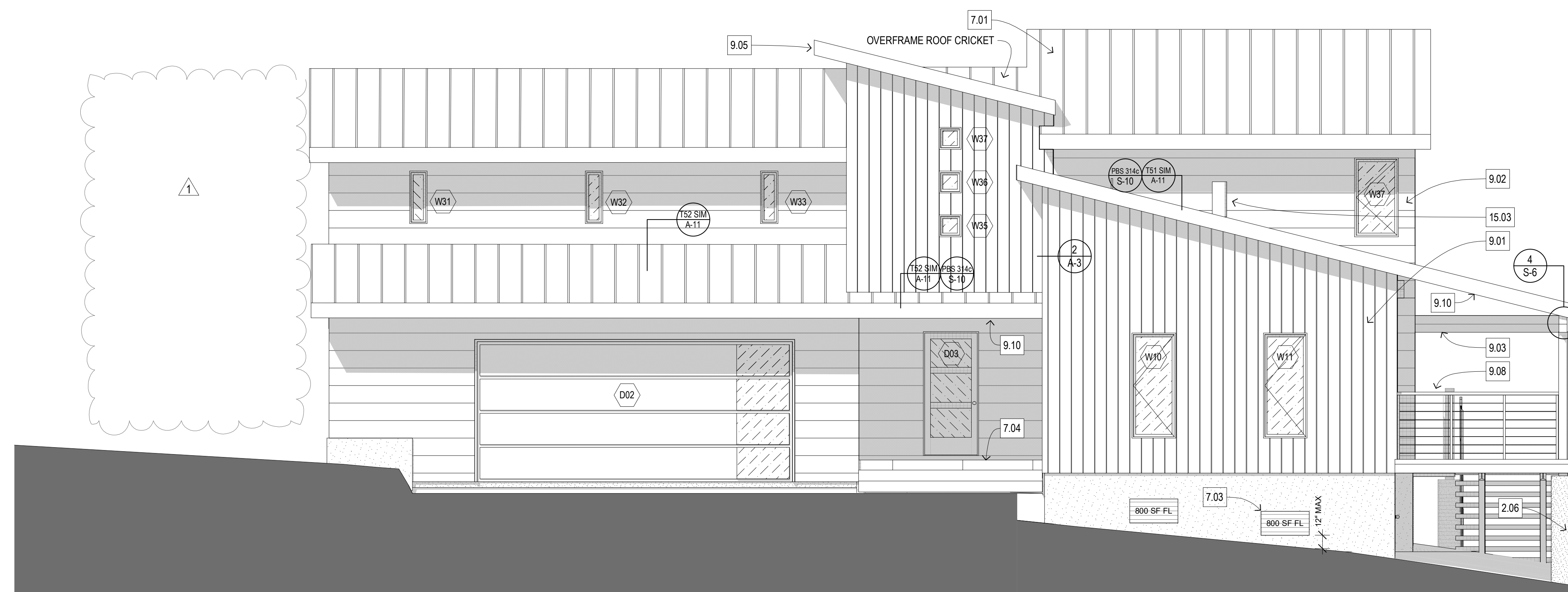
5 VIEW TO NW



1 ELEVATION - SOUTH

NOTES

- 1 GENERAL
 - 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 CONTINUING WORK.
 - 1.04 REMOVE #6 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 SITE
 - 2.01 4" THK. COMPACTED DECOMPOSED GRANITE OVER MIRAFIT 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
 - 2.05 SWALE. SLOPE 2% TO DRAIN.
 - 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 DETAILS.
 - 7.03 FLOOD VENT. CRAWL SPACE, 2x2 DUAL FUNCTION SMART VENT, # 1540-16202GE (1540-4039), www.ShopFloorProofing.com OR EQ. 33" x 16.375" 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.ShopFloorProofing.com OR EQ.
- 9 FINISHES
 - 9.01 HARDE 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.
 - 9.05 HARDE SH 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 BY OWNER
 - 9.09 1x1 DP CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH OVER OVENS 783 1" ACOUSTIC BOARDS. SEE 1A-7
 - 9.10 HARDE PLANK, CEDAR MILL, ROOF SOFFITS & PORCH CEILINGS TO PAINT. INSTALL PER MFR.
 - 9.11 5/4 x 6 PIPE, 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 ELEVATION - WEST

KING
residence

2731 LIPAN HWY
GRANBURY, TX 76048

MARK	DATE	DESCRIPTION
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

PROJECT NO: 22-236

MODEL FILE: KING-CD.pln

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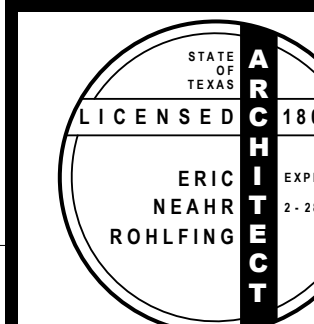
ERIC N. ROHLFING

SHEET TITLE

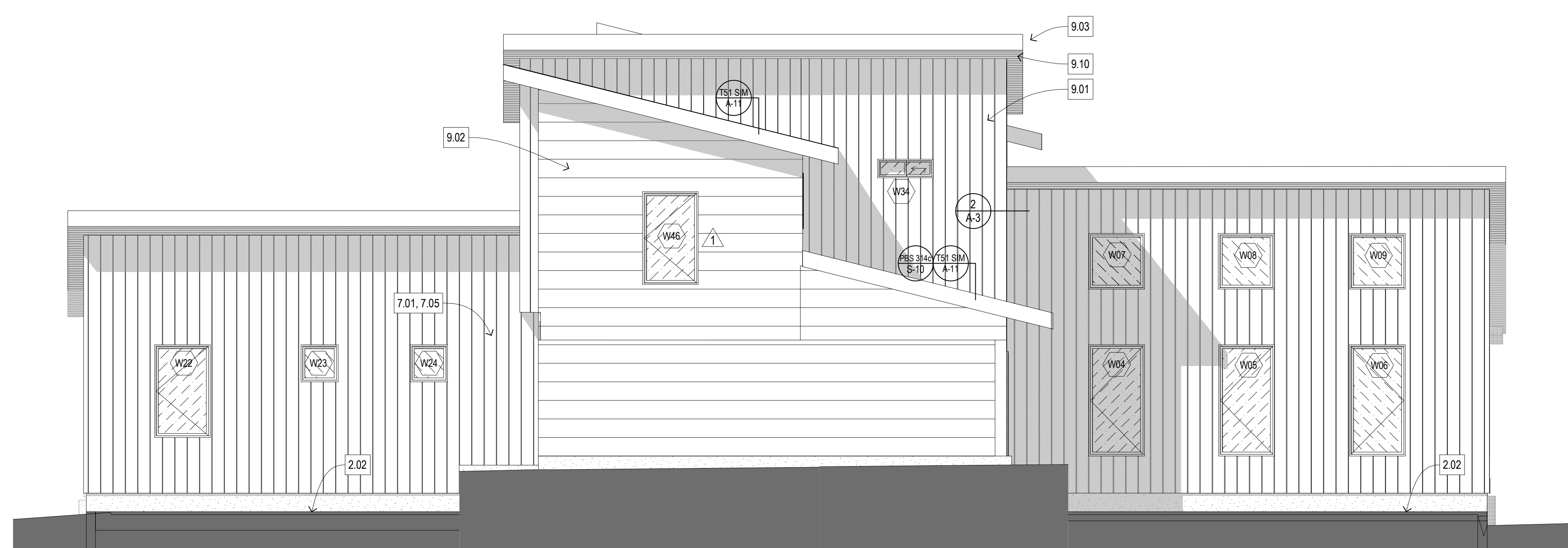
ELEVATIONS S & W -
3D VIEWS

A-5

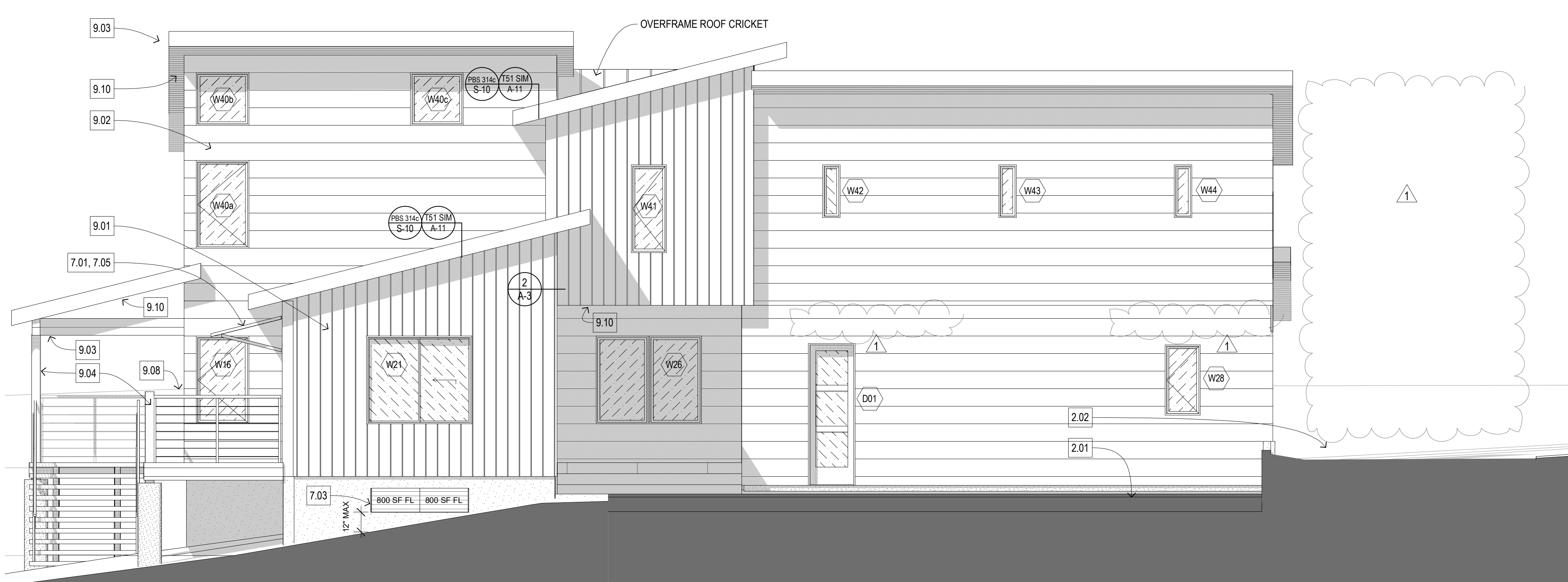
SHEET 5 OF 30



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



1 ELEVATION - NORTH



2 ELEVATION - EAST

NOTES

- 1 GENERAL**
 - 1.01 DO NOT SCALE DRAWING. DUE TO INACCURACIES IN PRINTING AND REPRODUCTION.
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 - 2.04 IRRIGATION VALVES
 - 2.05 SWALE, SLOPE TO DRAIN
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- 7 THERMAL & MOISTURE PROTECTION**
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 - 9.05 HARDIE S4 FASCIA & TRIM TO PAINT
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 - 9.07 INTERIOR 5/8" TYPE-X GYPSUM BOARD FINISH, WALLS & CEILING, WHERE INDICATED.
 - 9.08 METAL RAILING w/SS CABLE INFL. www.ViewRail.com. STYLE & COLOR BY OWNER
 - 9.09 1x1 DF CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH OVER OWENS 703. 1" ACOUSTIC BOARDS. SEE 1A-7
 - 9.10 HARDIE PLANK, CEDAR MILL, ROOF SOFFITS & PORCH CEILING 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 WFO-G CONCEALED SS DECK BOARD CLIPS, 5/32" x 3/8" DP EDGE SLOT FOR JOIST. 1/4" GAP BETWEEN BOARDS.
- 15 MECHANICAL**
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 - 15.04 AC CONDENSER
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 - 16.01 200A ELECTRICAL METER & PANEL
 - 16.02 SUB PANEL WEATHERPROOF

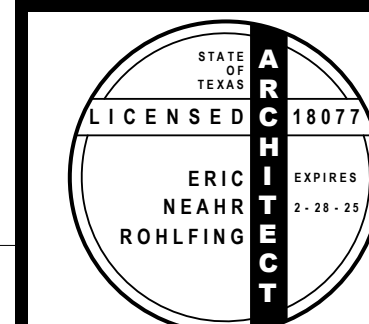
KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

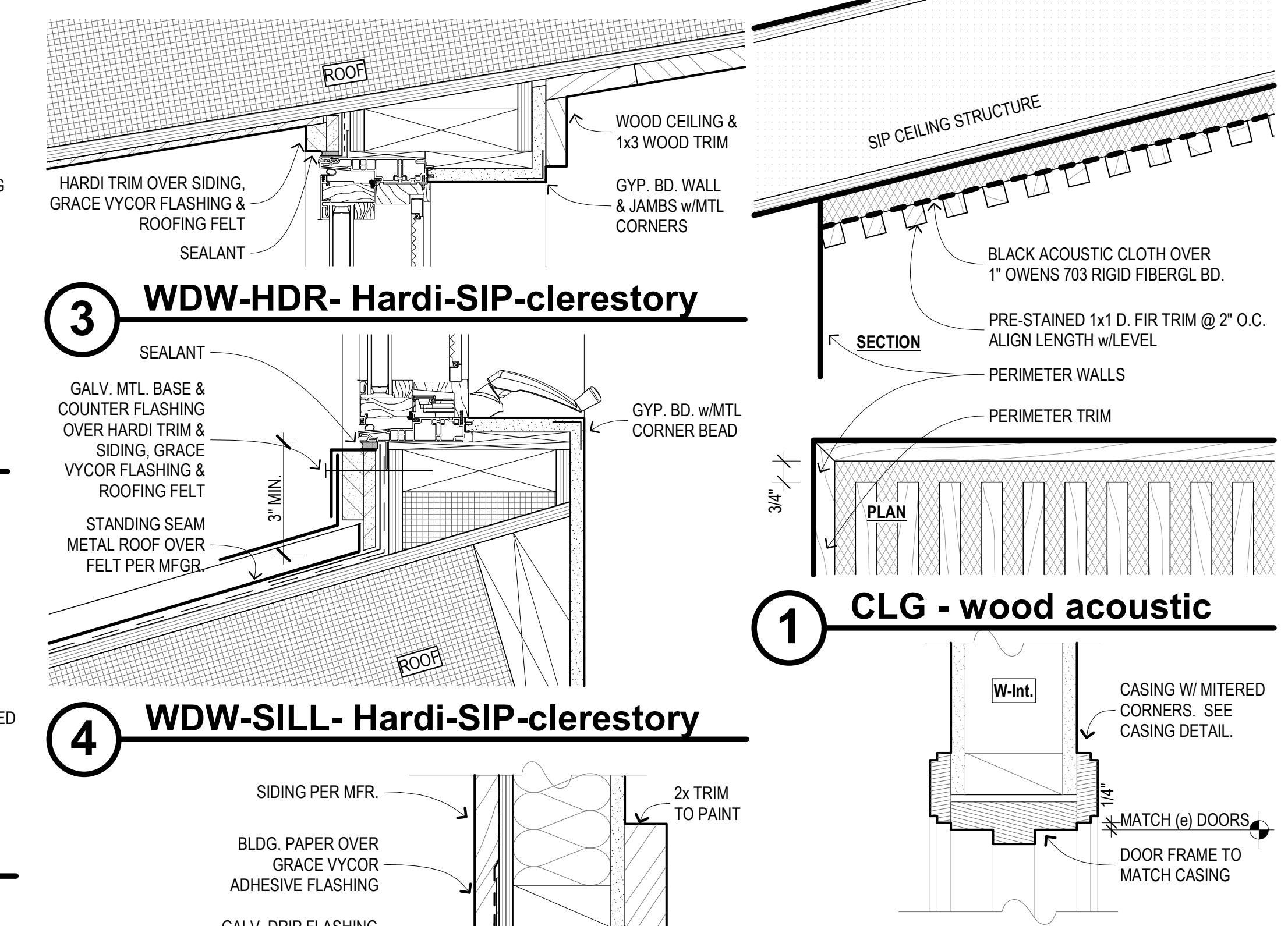
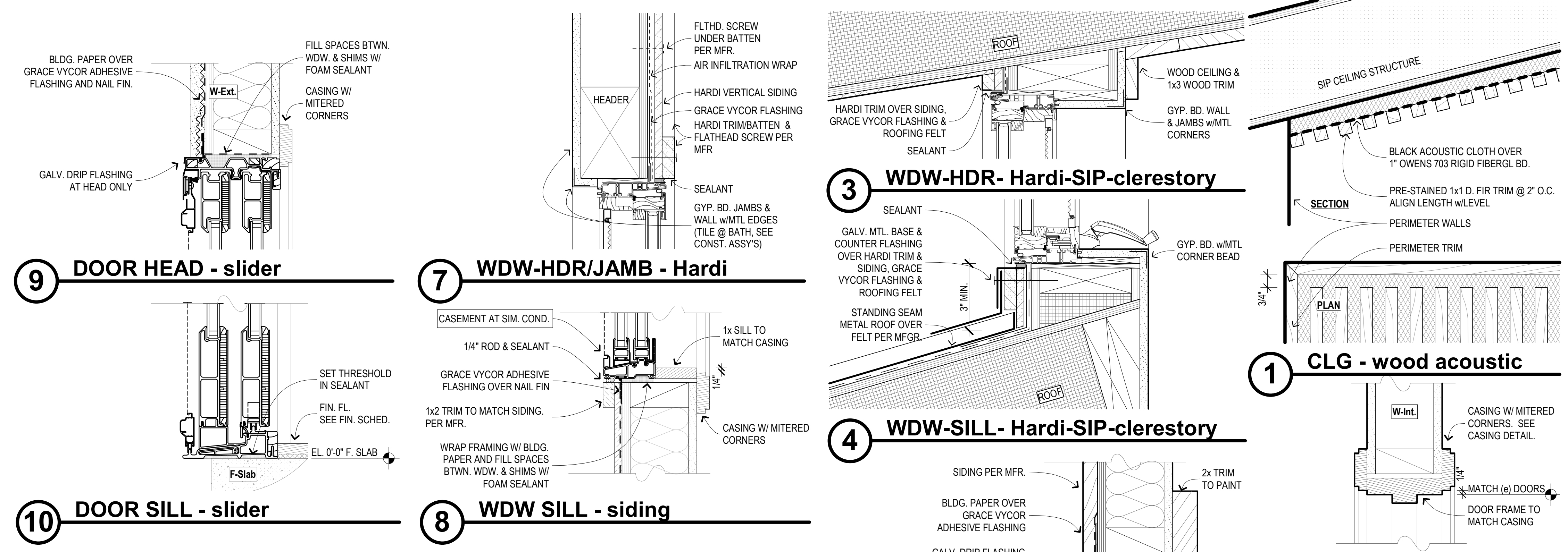
MARK	DATE	DESCRIPTION
2	03/20/24	FLOOR SLAB & HVAC MOD.
1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW

PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
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SHEET TITLE
ELEVATIONS N & E



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



FINISH SCHEDULE										
FLOORS	WALLS	CEILING	CLG HT	DOORS	CASINGS	BASE	NOTES			
LIVING ROOM	VVF	GYP-EGG	WS SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2, 11A-7			
FOYER	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
KITCHEN	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
PANTRY	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
HALLWAY	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
WC	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
MASTER BEDROOM	VVF	GYP-EGG	WS SLOPED	ENAMEL	ENAMEL	ENAMEL	1, 2, 11A-7			
MASTER CLOSET	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
MASTER BATHROOM	VVF	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
MASTER SHOWER/TOILET	TILE	GYP-EGG/TILE	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
MUD BATH	TILE	GYP-EGG	GYP-FLAT	ENAMEL	ENAMEL	ENAMEL	1, 2			
STAIR	WS w/FIN	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
GUEST STAIR	WS w/FIN	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
GARAGE, WORKSHOP, STO	CONG	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
DEN	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
BEDROOM-2	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
CLOSET-2	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
HVAC	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
BEDROOM-3	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
CLOSET-3	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
BATH	TILE	GYP-EGG/TILE	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
GUEST BEDROOM	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
GUEST CLOSET	VVF	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			
STORAGE	SUBFLOOR	GYP-EGG	GYP-FLAT	SLOPED	ENAMEL	ENAMEL	1, 2			

NOTES
1. VERIFY ALL MATL. TYPES, SIZES, CONFIG'S, TEXTURES & COLORS w/OWNER PRIOR TO PURCHASE.
2. MATCH (a) WALLBOARD TEXTURE.
3. DOCUMENTATION SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.
4. 80 PERCENT OF FLOOR AREA RECEIVING RESIDENT FLOORING SHALL COMPLY WITH THE VOC LIMITS.
5. PARTICLEBOARD, MED. DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD, USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

LEGEND
VINYL PLANK FLOOR (VPF) TO BE DETERMINED. REFER TO MFR. FOR INSTALLATION SPECS. 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 SPECS. 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.
GYP-FLAT 1/2" GYP w/ TEXTURE TO MATCH (a) AND 2 COATS OF FLAT CEILING WHITE LATEX PAINT OVER 1 COAT PRIMER (a) TIG CEILING, PRIME WITH STAIN SEALER, KILZ OR EQ., 2 COATS FLAT CEILING WHITE LATEX PAINT
GYP-EGG 1/2" GYP w/ TEXTURE TO MATCH (a) AND 2 COATS OF EGGSHELL ENAMEL PAINT OVER 1 COAT PRIMER
ENAMEL WOOD TRIM WITH 1 COAT PRIMER, 2 COATS OF SATIN ENAMEL PAINT (BEHR #52 WHITE, OR EQ) TO MATCH LIBRARY CABINETS.
WOOD STAIN (WS) STAIN, CONFIRM SELECTION WITH OWNER, AND PROVIDE 2 COAT MIN. CLEAR FINISH WHERE INDICATED

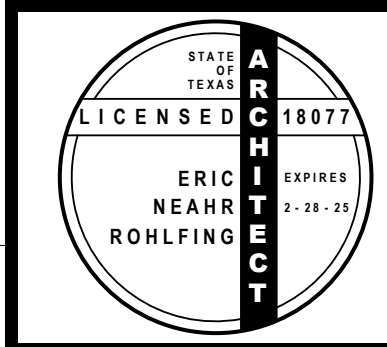
DOOR SCHEDULE									
ID	TYPE	DOOR			FRAME				
		W	HT	THK	MATL	GLZ	W	THK	
D01	H-Vy Grd	2'-8"	8'-0"	0-1 1/2"			0-1"	0-7 1/2"	
D02	Style 9	18'-0"	8'-0"	0-2"			0-1 1/2"	0-7 1/2"	
D03	H-Vy Grd	3'-0"	7'-0"	0-1 1/2"			0-1"	0-7 1/2"	
D07	---	2'-9"	1-4 1/2"	0-1 1/2"	---	---	0-2"	0-0"	
D08	---	5'-7"	1-4 1/2"	0-1 1/2"	---	---	0-2"	0-0"	
D10	---	1'-12"	2'-0"	0-1 1/2"	---	---	0-2"	0-0"	
D11	---	3'-0"	7'-0"	0-1 1/2"	---	---	0-2"	0-0"	
D12	No Grill	12'-0"	7'-0"	0-1 3/4"			0-1"	0-7 1/2"	
D13	H-Vy Grd	3'-0"	7'-0"	0-1 1/2"			0-1"	0-7 1/2"	
D20	No Grill	6'-0"	7'-0"	0-1 3/4"			0-1"	0-7 1/2"	
D25	Glass Framed	2'-6"	7'-0"	0-1 1/2"			0-1"	0-7 1/2"	
D47	No Grill	2'-8"	7'-0"	0-1 1/2"			0-1"	0-6 1/2"	
D50	No Grill	2'-6"	7'-0"	0-1 1/2"			0-1"	0-4 1/2"	
D51	No Grill	2'-4"	7'-0"	0-1 1/2"			0-1"	0-4 1/2"	
D52	No Grill	2'-0"	7'-0"	0-1 1/2"			0-1"	0-4 1/2"	
D53	No Grill	2'-4"	7'-0"	0-1 1/2"			0-1"	0-4 1/2"	
D55	No Grill	2'-6"	7'-0"	0-1 1/2"			0-1"	0-4 1/2"	
D60	No Grill	2'-6"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D61	No Grill	2'-6"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D62	No Grill	2'-6"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D63	No Grill	2'-2"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D64	---	2'-10 1/2"	8'-0"	0-1 1/2"	---	---	0-2"	0-0"	
D64	Flush	6'-0"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D65	No Grill	2'-2"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D65	No Grill	2'-6"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D70	Flush	3'-0"	7'-0"	0-1 3/4"			0-1"	0-4 1/2"	
D71	Flush	1'-10"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D72	Flush	2'-6"	6'-8"	0-1 1/2"			0-1"	0-4 1/2"	
D75	Flush	3'-0"	3'-0"	0-1 3/4"			0-1"	0-7 1/2"	

WINDOW SCHEDULE			
ID	SIZE		TYPE
	WIDTH	HEIGHT	
W04	3'-0"	6'-0"	W1 Casement...
W05	3'-0"	6'-0"	W1 Casement...
W06	3'-0"	6'-0"	W1 Casement...
W07	3'-0"	3'-0"	W Fixed 18
W08	3'-0"	3'-0"	W Fixed 18
W09	3'-0"	3'-0"	W Fixed 18
W10	2'-6"	6'-0"	W1 Casement...
W11	2'-6"	6'-0"	W1 Casement...
W14	3'-0"	4'-0"	W Fixed 18
W15a	3'-0"	4'-0"	W Fixed 18
W15b	3'-0"	4'-0"	W Fixed 18
W16	3'-0"	5'-0"	W1 Casement...
W17	3'-0"	1'-0"	W Sliding 2 18
W18	3'-0"	1'-0"	W Sliding 2 18
W19	3'-0"	1'-0"	W Sliding 2 18
W21	6'-0"	5'-0"	W Sliding 2 18
W22	3'-0"	5'-0"	W1 Casement...
W23	2'-0"	2'-0"	W Fixed 18
W24	2'-0"	2'-0"	W Fixed 18
W25	6'-0"	5'-0"	W Fixed MU 18
W26	2'-6"	4'-0"	W1 Casement...
W31	1'-0"	3'-0"	W Fixed 18
W32	1'-0"	3'-0"	W Fixed 18
W33	1'-0"	3'-0"	W Fixed 18
W34	3'-0"	1'-0"	W Sliding 2 18
W35	1'-3"	1'-3"	W Fixed 18
W36	1'-3"	1'-3"	W Fixed 18
W37	1'-3"	1'-3"	W Fixed 18
W37	2'-6"	4'-6"	W1 Casement...
W38	3'-0"	5'-0"	W1 Casement...
W39	3'-0"	5'-0"	W1 Casement...
W40a	3'-0"	3'-0"	W Fixed 18
W40b	3'-0"	5'-0"	W1 Casement...
W40c	3'-0"	3'-0"	W Fixed 18
W41	2'-6"	4'-0"	W1 Casement...
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...

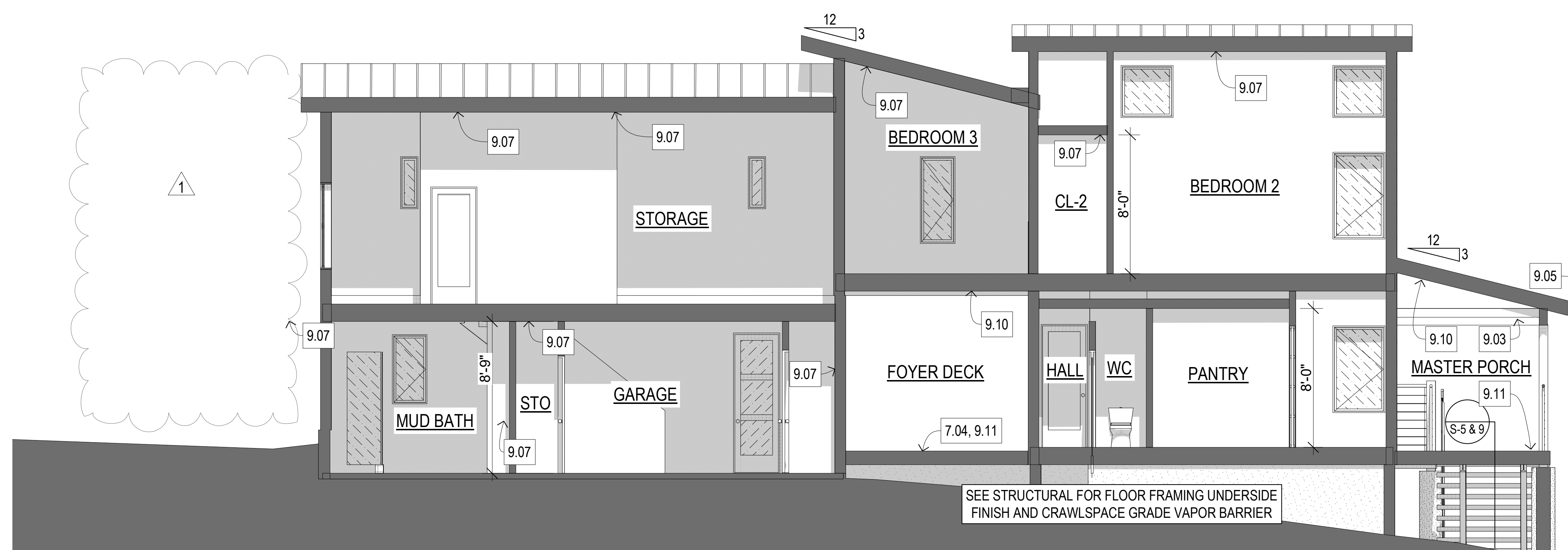
KING residence
2731 LIPAN HWY
GRANBURY, TX 76048

MARK	DATE	DESCRIPTION
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

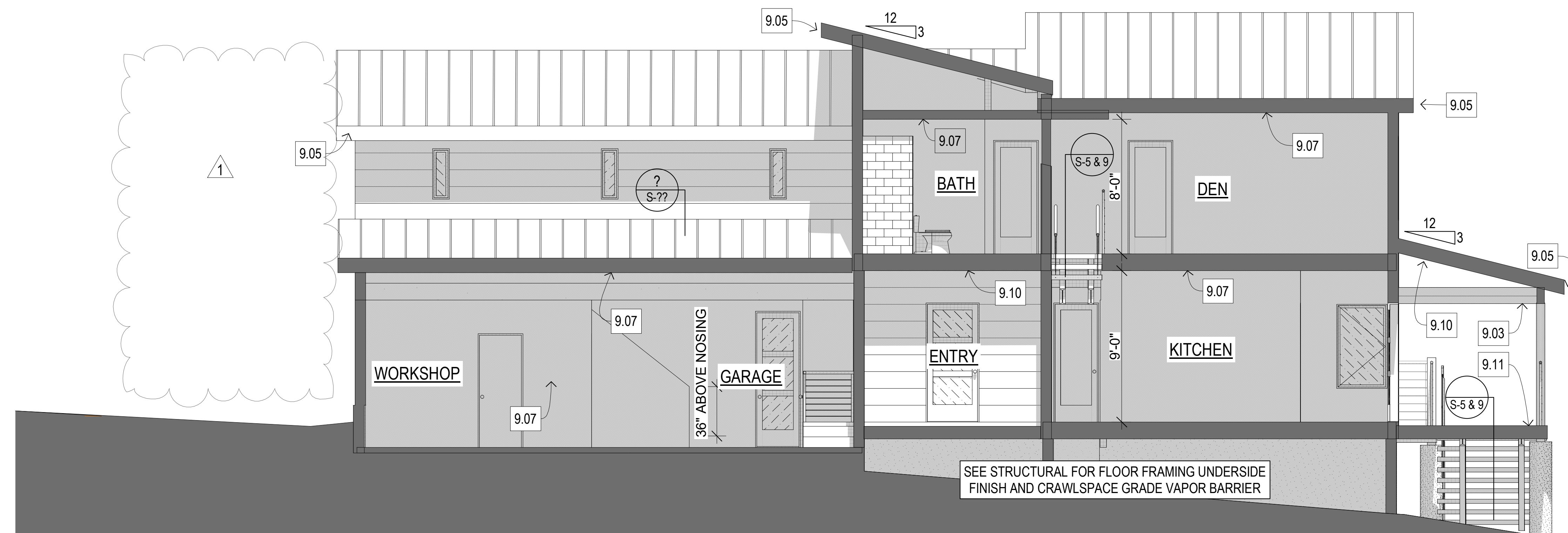
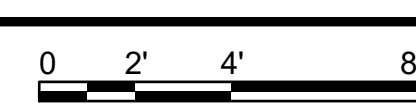
PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
DRAWN BY: ENR
CHKD BY: ENR
COPYRIGHT: ERIC N. ROHLFING
SCHEDULES - FINISH, DOOR & WINDOW
A-7
SHEET 7 OF 30



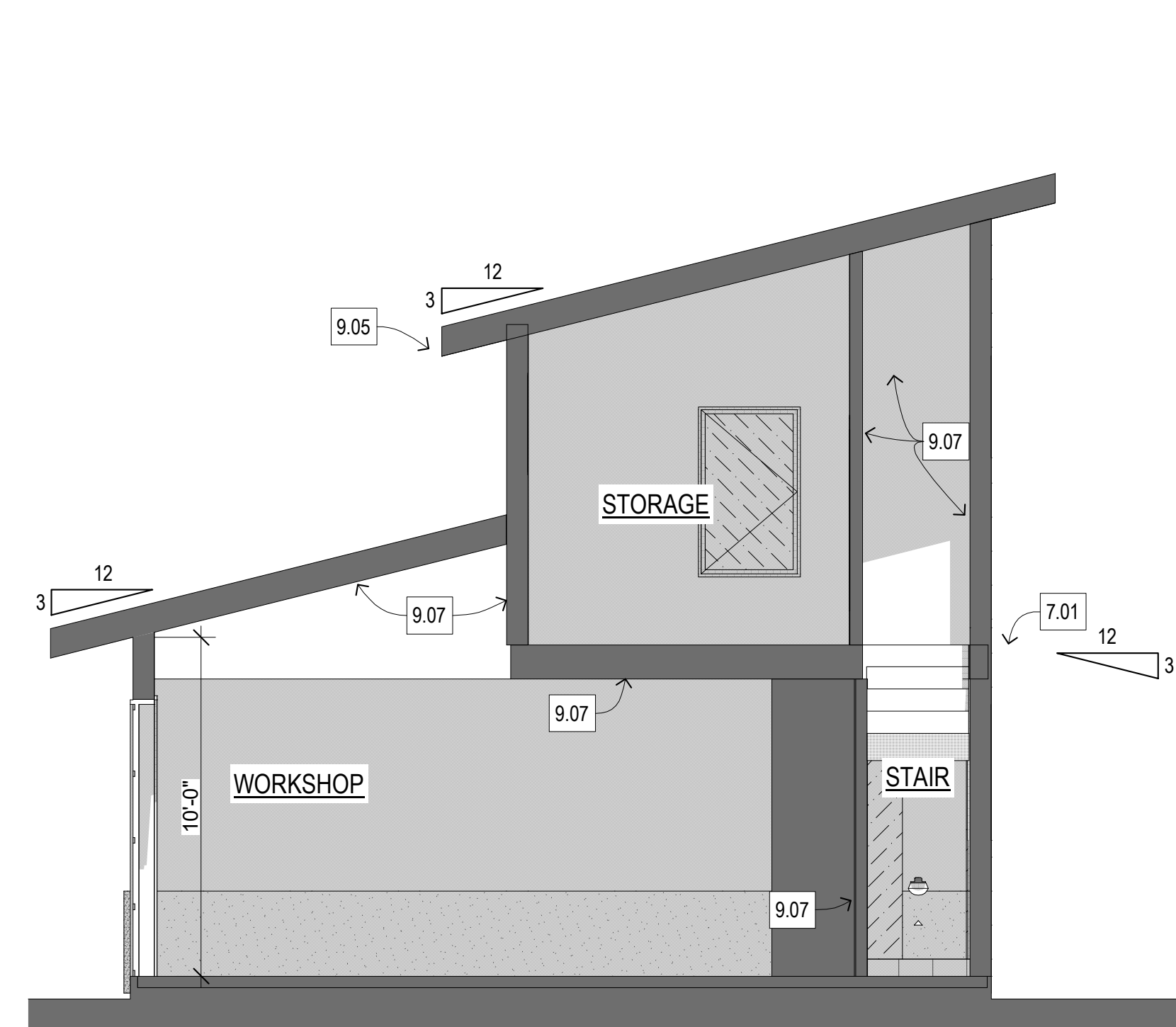
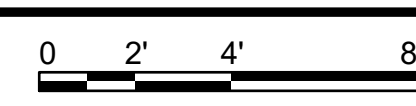
CONSULTANTS
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817-279-0232
alanh@brooks-bakersurveyors.com



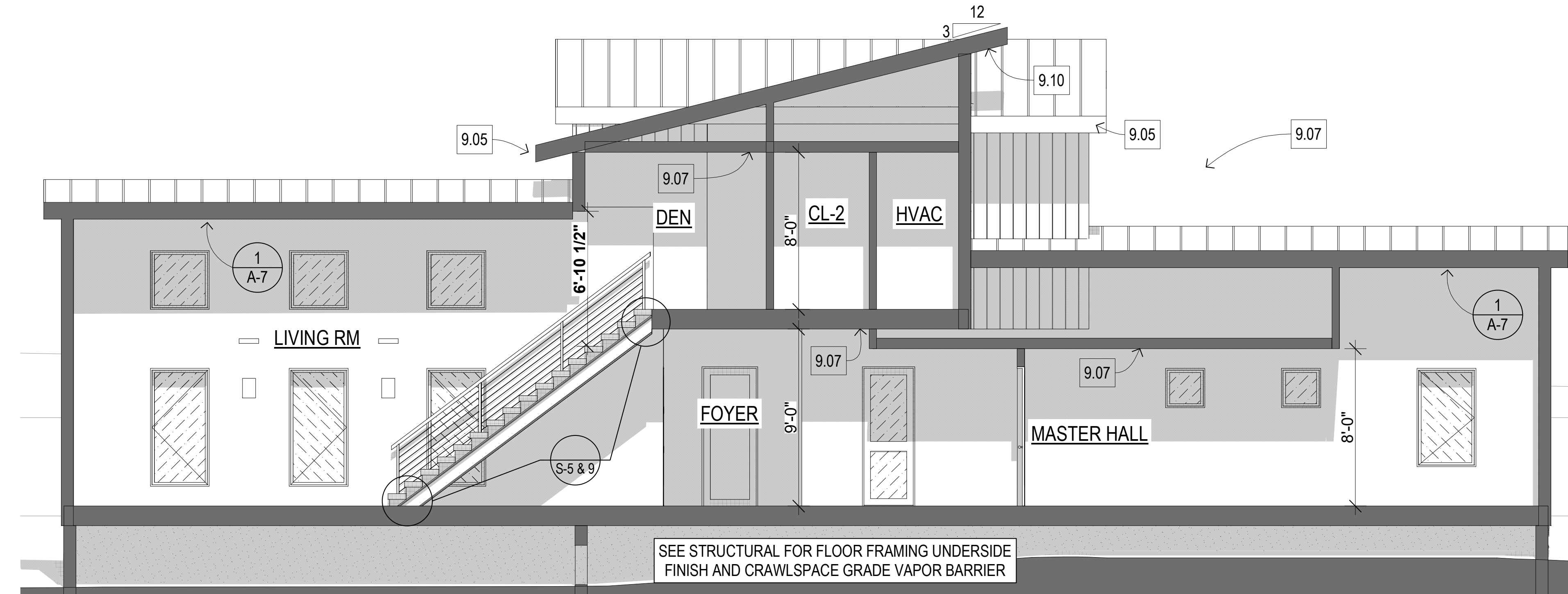
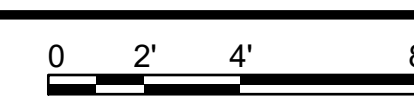
1 SECTION - GUEST LOOKING EAST



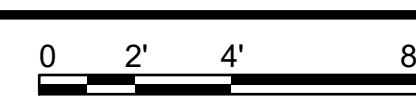
3 SECTION - KITCHEN LOOKING EAST



4 SECTION - GARAGE looking N



2 SECTION - STAIR LOOKING NORTH



NOTES

- 1 GENERAL
 - 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/A/O
 - 1.03 CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION BEFORE CONTINUING WORK
 - 1.04 REMOVE (a) 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 SITE
 - 2.01 4" THK COMPACTED DECOMPOSED GRANITE OVER MIRAFIT 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
 - 2.05 SWALE, SLOPE TO DRAIN.
 - 2.06 CONCRETE PIERS. TINT & FINISH PER OWNER. SEE STRUCTURAL
- 7 THERMAL & MOISTURE PROTECTION
 - 7.01 MTL. ROOF. BERTRIDGE TEE-PANEL. 2"X2 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 DETAILS.
 - 7.03 FLOOD VENT. CRAWL SPACE. 2x2 DUAL FUNCTION SMART VENT. # 1541-H2022E (1540-0339). www.Shop.FloodProofing.com OR EQ. 33" x 16.375" R.O.
 - 7.04 GRADE ICE & WATER SHIELD BELOW DECK BOARDS AND OVER 1/2" PLUMB. SLOPE 2% TO DRAIN.
 - 7.05 1" SQ. x 18" 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 FINISHES
 - 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 BERTRIDGE HORIZONTAL METAL SIDING. INSTALL PER MFR. COLOR & STYLE PER OWNER.
 - 9.03 WOOD BEAMS TO PAINT OR STAIN
 - 9.04 STEEL COLUMNS TO PAINT. GAP EXPOSED TOP AT HANDRAILS.
 - 9.05 HARDIE 54 FASCIA & TRIM TO PAINT
 - 9.06 1/2" GYPSUM BO WALLS, U/A/O
 - 9.07 INTERIOR SIP TYPE-X GYPSUM BOARD FINISH. WALLS & CEILING. WHERE INDICATED.
 - 9.08 METAL RAILING w/SS CABLE INFIL. www.ViewRail.com. STYLE & COLOR BY OWNER.
 - 9.09 1x1 DF CEILING STRIPS @ 2" O.C. OVER BLACK ACOUSTICAL CLOTH OVER OWENS 103. 1" ACOUSTIC BOARDS. SEE 10A?
 - 9.10 HARDIE PLANK, CEDAR MILL. ROOF SOFFITS & PORCH CEILING TO PAINT. INSTALL PER MFR
 - 9.11 5/4 x 6 PIE. OR EQ. GLASS-A FIRE RATED. w/THOMPSONS PENETRATING EXT. WATER SEAL. TIGER CLAW #TC-G CONCEALED SS DECK BOARD CLIPS. 5/2" x 3/8" DP EDGE SLOT PER JOIST. 1/4" GAP BETWEEN BOARDS.
- 10 MECHANICAL
 - 10.01 WATER MAIN & SHUT OFF VALVE
 - 10.02 SEPTIC
 - 10.03 CHIMNEY PER MFR
 - 10.04 AC CONDENSER
- 16 ELECTRICAL
 - 16.01 200A ELECTRICAL METER & PANEL
 - 16.02 SUB PANEL, WEATHERPROOF

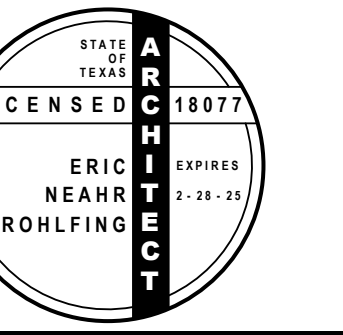
KING residence
2731 LIPAN HWY
GRANBURY, TX 76048

MARK	DATE	DESCRIPTION
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

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

C:\Users\eric\OneDrive\Documents\DATA\STORAGE\ARCH\CLIENTS\22-236-King\Drawings\CD drawings\KING-CD.pln Wednesday, March 20, 2024



CONSULTANTS

Brooks Baker Surveyors 930 Hickey Ct Granbury, TX 76049 817-279-0232 alan@brooks-bakersurveyors.com

A. BERRIDGE TEE-PANEL: AVAILABLE WITH A PAN WIDTH OF 12-3/4" AND USED WITH THE BERRIDGE PATENTED SNAP-ON SEAM (US PATENT NO. 4,641,475) TO PROVIDE A CONSTANT SEAM HEIGHT OF 1".

5. ALL CUTS AT PENETRATIONS SHOULD BE TIGHT, WITHOUT GAPS. 6. USE WOOD FRAMED CRICKETS AT LARGE PENETRATIONS. 7. MAKE SURE SUBSTRATE JOINTS ARE TIGHT AT ALL HIPS, VALLEYS AND RIDGES.

M. FLASHING INSTALLATION: 1. REMOVE STRIPPABLE PLASTIC FILM FROM ALL FLASHINGS PRIOR TO INSTALLATION. 2. ALWAYS STAGGER JOINTS WHEN ONE FLASHING IS INSTALLED OVER OTHER FLASHINGS.

SIGNIFICANT LEAKAGE IN ACCORDANCE WITH THE ASTM E 283-84 AND ASTM E 331-86 AIR AND WATER INFILTRATION TESTS. TEST REPORTS ARE AVAILABLE UPON REQUEST.

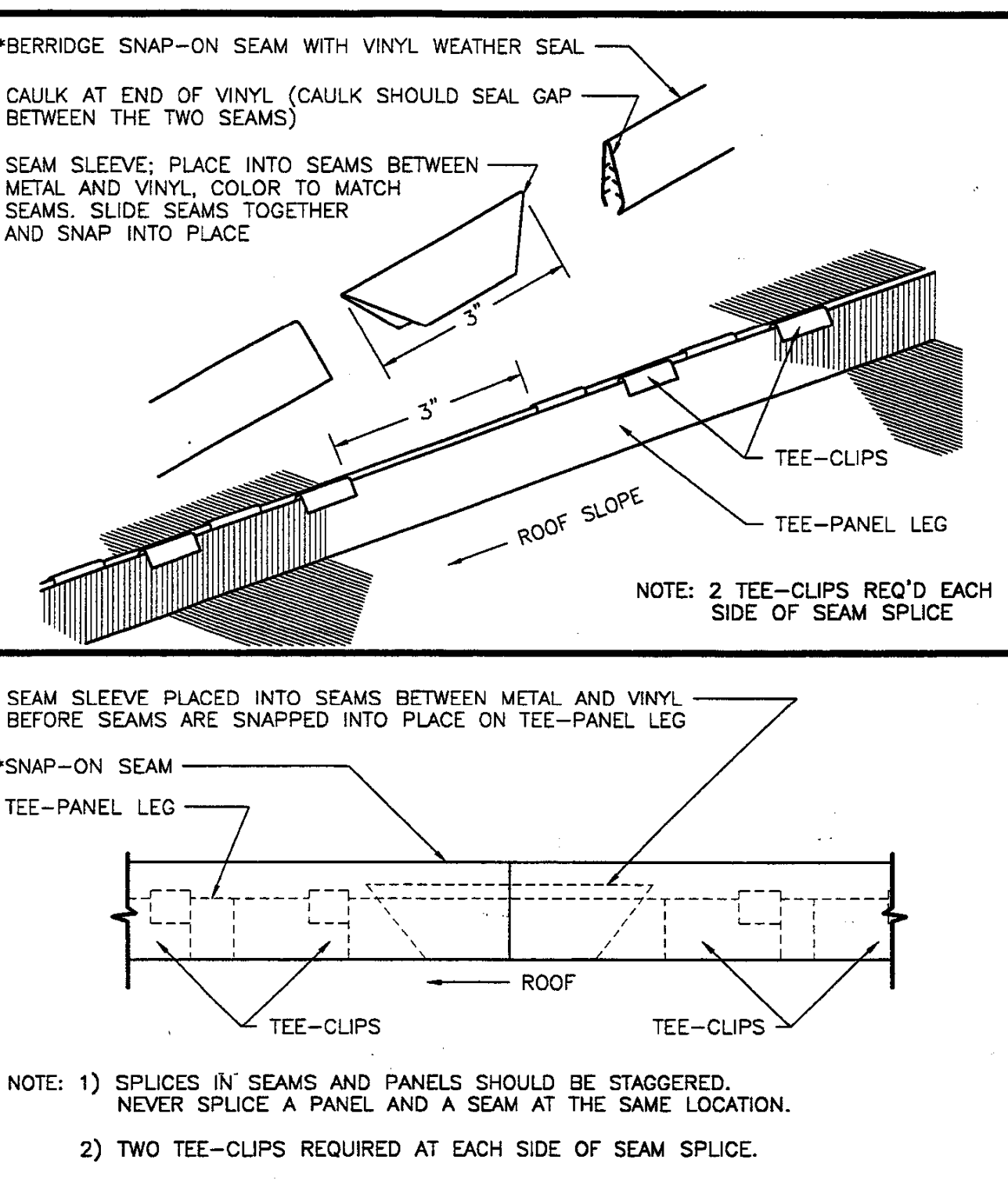
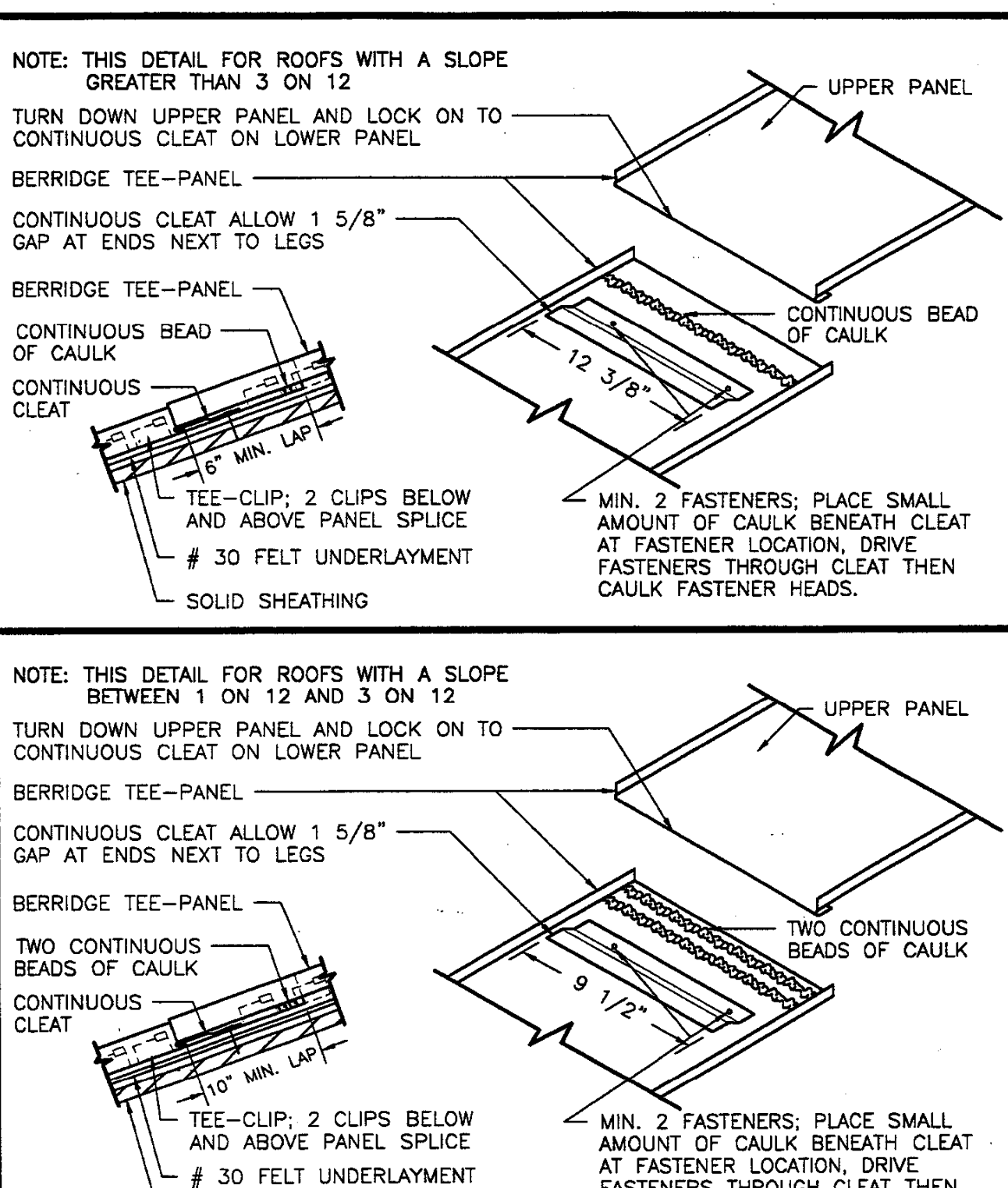
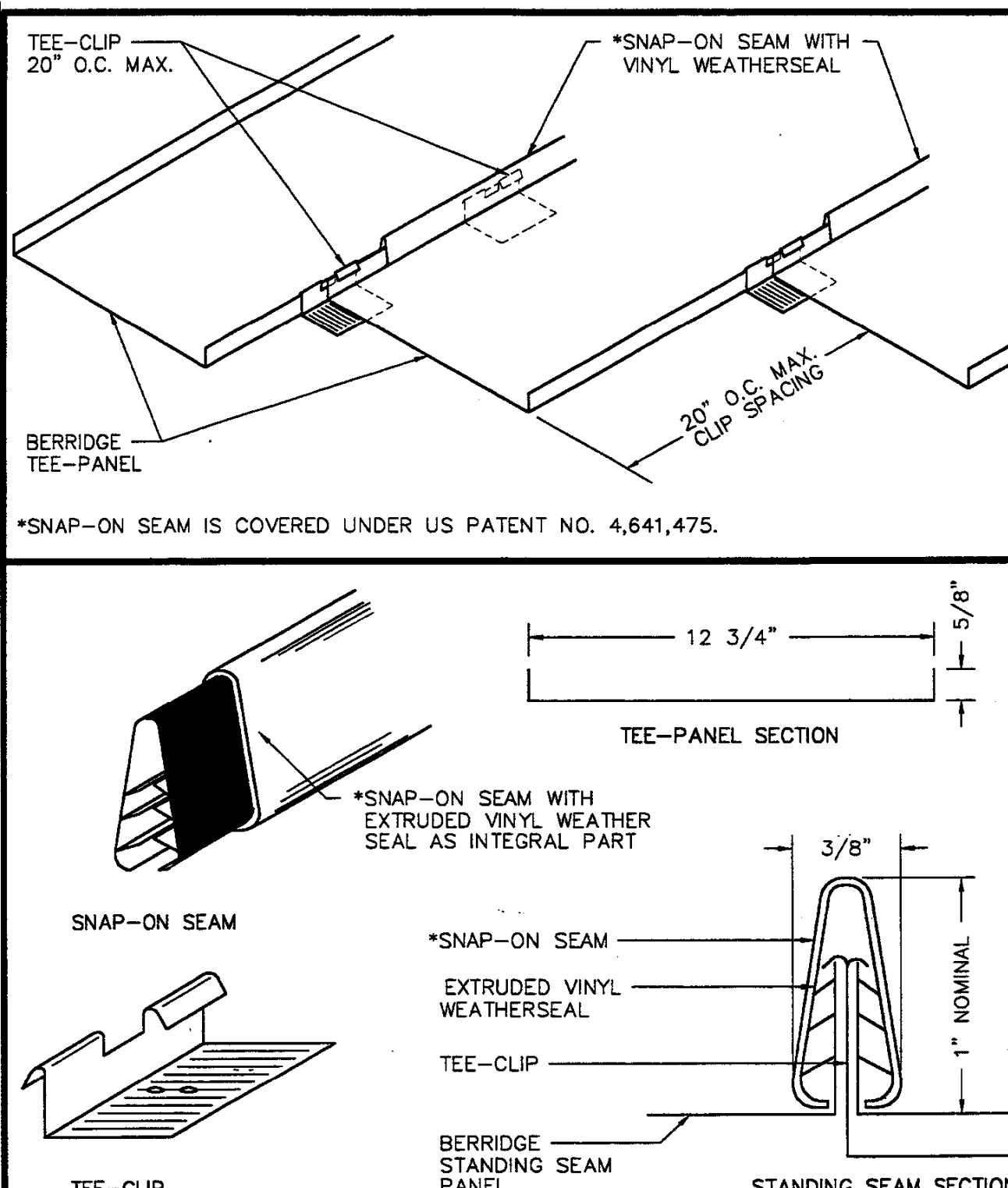
INSTALLATION INSTRUCTIONS TEE-PANEL SYSTEM DATE: 04-06-07

INSTALLATION INSTRUCTIONS TEE-PANEL SYSTEM DATE: 06-01-97

INSTALLATION INSTRUCTIONS TEE-PANEL SYSTEM DATE: 06-01-97

INSTALLATION INSTRUCTIONS TEE-PANEL SYSTEM DATE: 06-01-97

BERRIDGE MANUFACTURING COMPANY STRIVES TO PROVIDE ITS CUSTOMERS WITH THE HIGHEST QUALITY STRENGTH LEVELLED STEEL AVAILABLE. THE LATEST TECHNOLOGY IS ALSO INCORPORATED IN BERRIDGE'S HIGH-PRECISION COIL HANDLING AND ROLL FORMING EQUIPMENT TO MINIMIZE THE STRESS ON METAL DURING PRODUCTION.

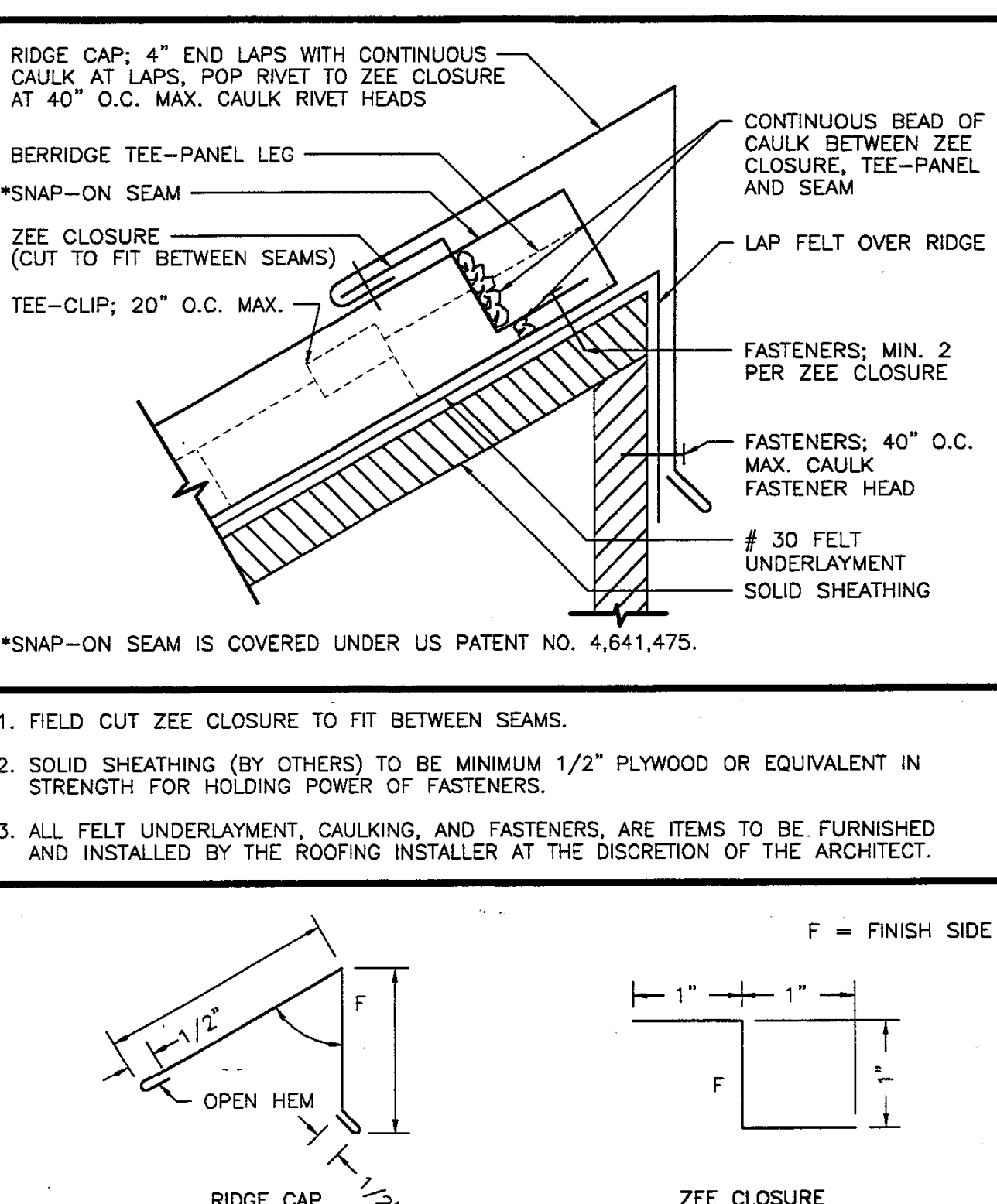
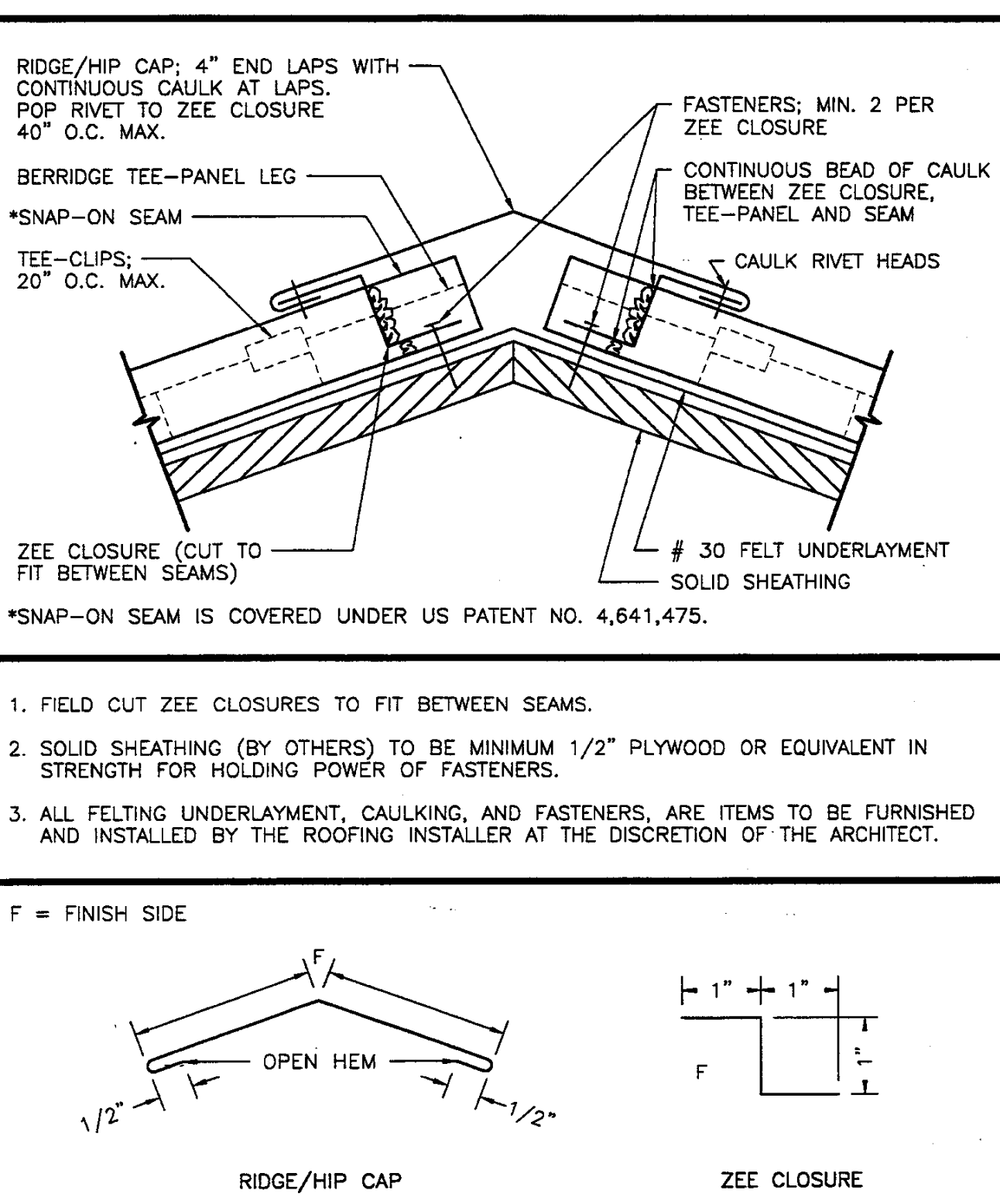
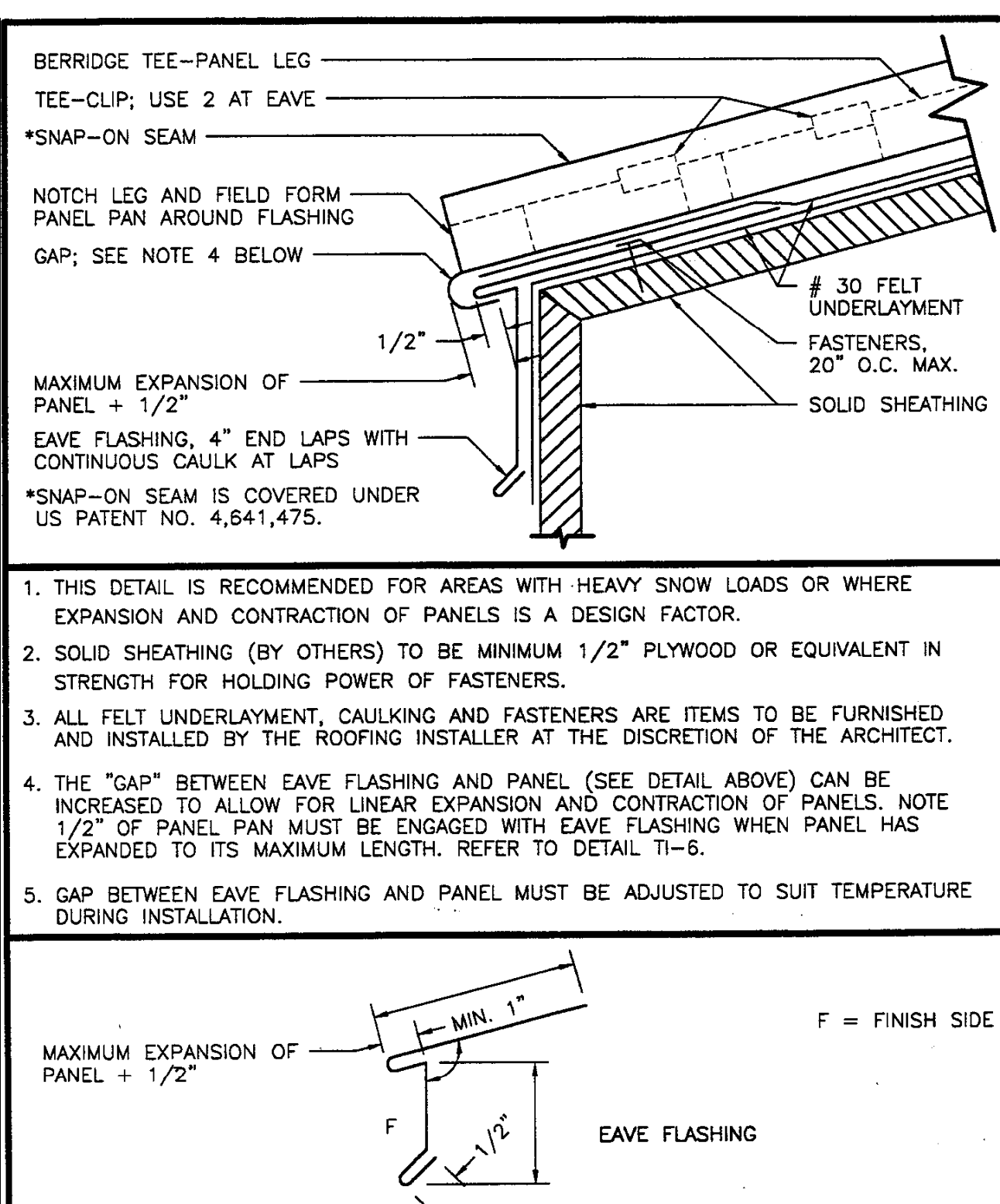
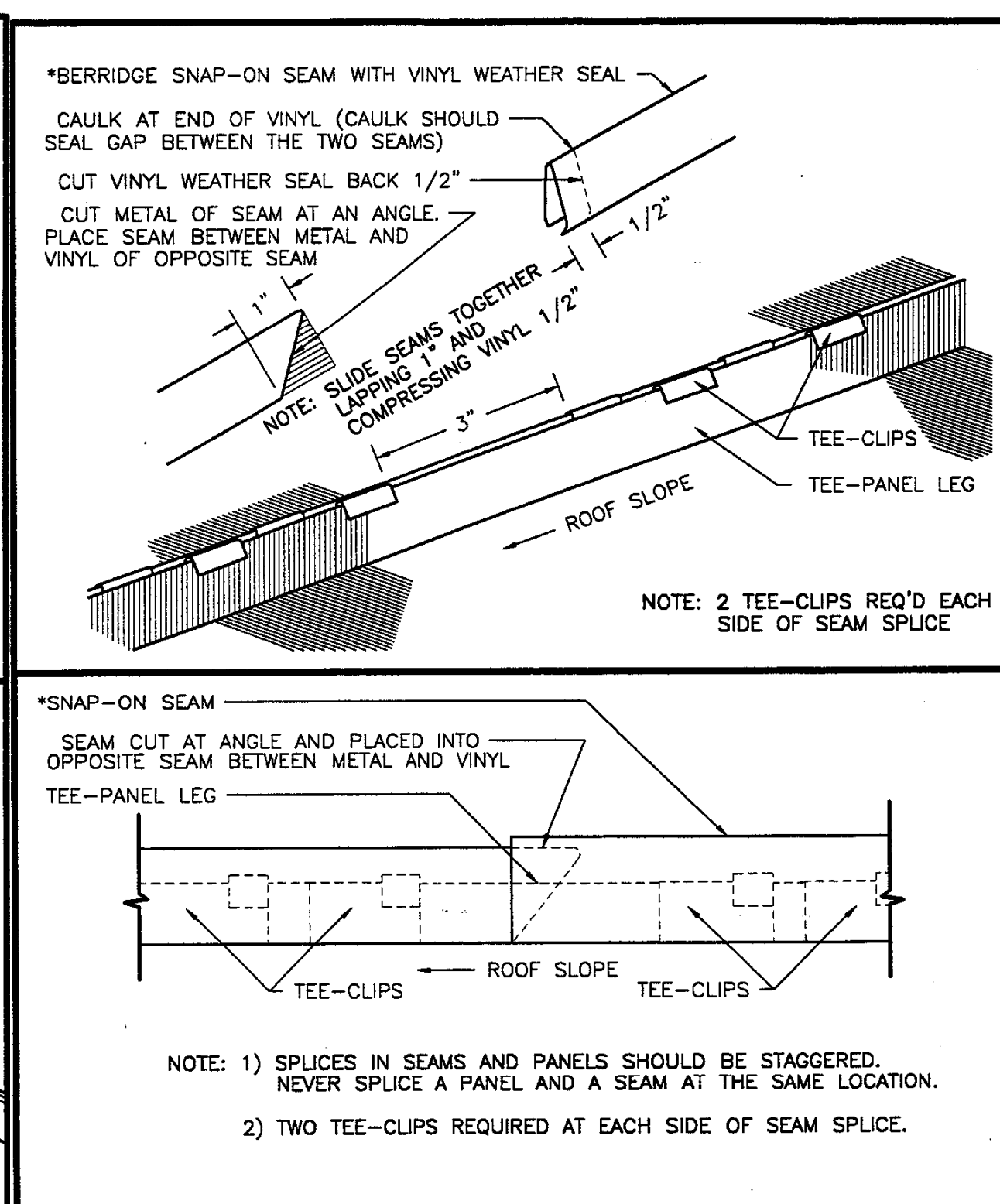
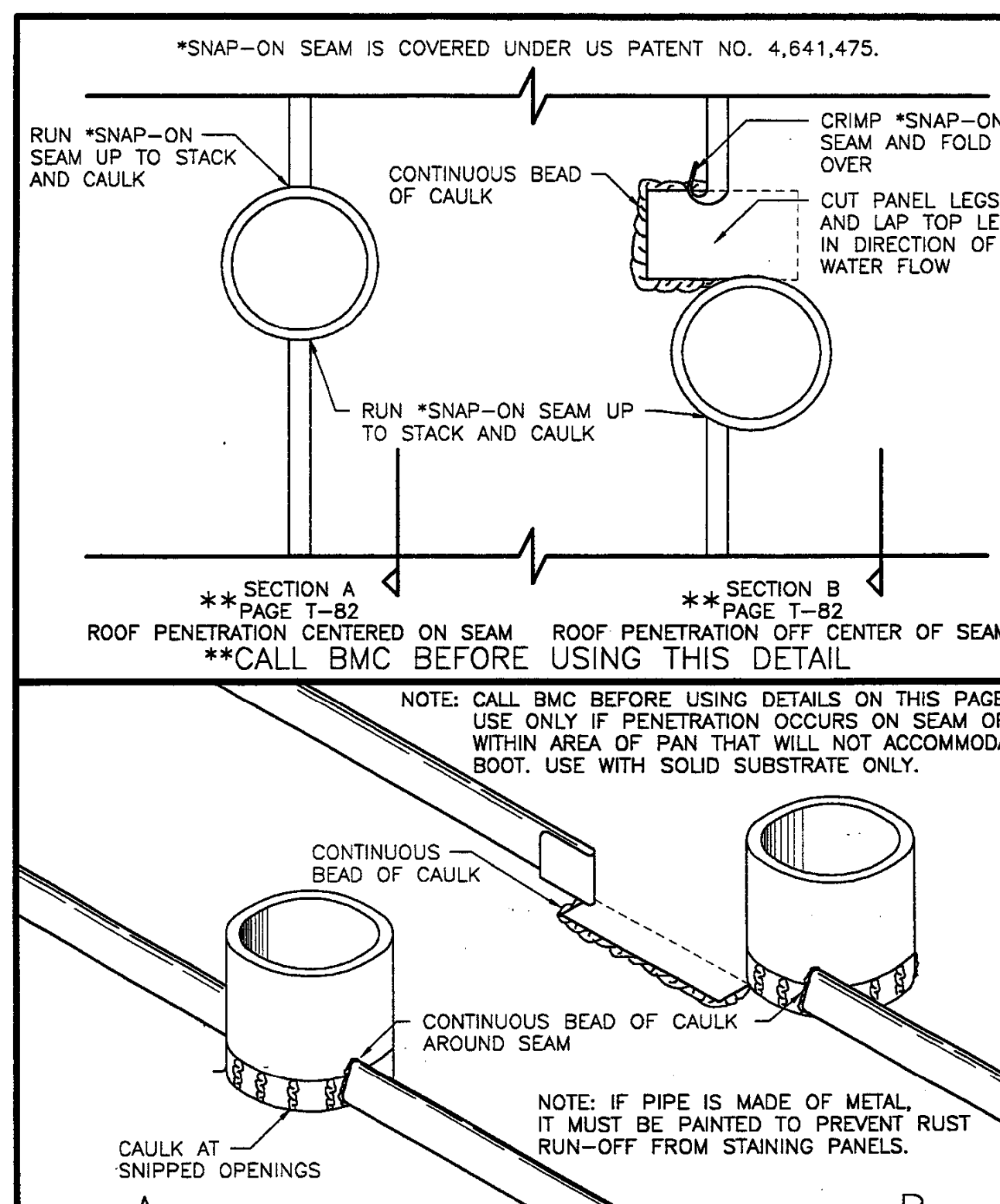


INSTALLATION INSTRUCTIONS TEE-PANEL SYSTEM DATE: 06-01-97

OVERVIEW - TEE-PANEL STANDING SEAM SYSTEM DATE: 06-01-97

TEE-PANEL SPLICE DETAIL DATE: 06-01-97

SEAM SPLICE DETAIL DATE: 06-01-97



PIPE PENETRATION OF PANEL SEAM ISOMETRIC AND PLAN VIEW DATE: 06-01-97

ALTERNATE SEAM SPLICE DETAIL DATE: 06-01-97

EAVE DETAIL DATE: 06-01-97

RIDGE AND HIP DETAIL DATE: 06-01-97

SHED ROOF RIDGE CAP DETAIL DATE: 06-01-97

KING residence

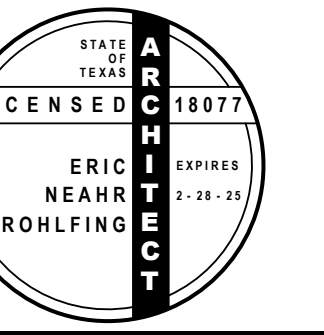
2731 LIPAN HWY GRANBURY, TX 76048

Table with 3 columns: Date, Description, and Mark. Includes entries for Floor Slab & HVAC Mod, Value Engineering, CD Print, Owner CD Review, and Owner SD Review.

PROJECT NO: 22-236 MODEL FILE: KING-CD.pln DRAWN BY: ENR CHECKED BY: ENR COPYRIGHT: ERIC N. ROHLFING

SHEET TITLE

ROOF - BERRIDGE



CONSULTANTS

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

<p>*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.</p> <p>SECTION A SECTION B</p> <p>PIPE PENETRATION OF PANEL SEAM ISOMETRIC AND PLAN VIEW</p>	<p>*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.</p> <p>TEE-CLIP: 20" O.C. MAX.</p> <p>DRIIP FLASHING: 4" END LAPS WITH CONTINUOUS CAULK AT LAPS</p>	<p>*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.</p> <p>TEE-CLIP: 20" O.C. MAX.</p> <p>DRIIP FLASHING: 4" END LAPS WITH CONTINUOUS CAULK AT LAPS</p>	<p>*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.</p> <p>TEE-CLIP: 20" O.C. MAX.</p> <p>SPECIAL CHANNEL CLOSURE</p>	<p>BERRIDGE FASCIA PANEL</p> <p>COUNTERFLASHING: 4" END LAPS WITH CONTINUOUS CAULK AT LAPS</p>
<p>DATE: 06-01-97 PAGE/FILE: T-81 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-30 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-32 Berridge Manufacturing Company</p>	<p>DATE: 02-01-97 PAGE/FILE: T-33 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-50 Berridge Manufacturing Company</p>

<p>SECTION A** SECTION B**</p> <p>PIPE PENETRATION ON PANEL SEAM</p>	<p>RAKE WALL DETAIL</p> <p>REGLET FLASHING: 4" END LAPS WITH CONTINUOUS CAULK AT LAPS</p>	<p>HEAD WALL DETAIL</p> <p>REGLET FLASHING: 4" END LAPS WITH CONTINUOUS CAULK AT LAPS</p>	<p>RAKE WALL DETAIL</p> <p>REGLET FLASHING: 4" END LAPS WITH CONTINUOUS CAULK AT LAPS</p>	<p>RAKE AT EAVE</p> <p>RAKE WALL</p>
<p>DATE: 06-01-97 PAGE/FILE: T-82 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-51 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-52 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-53 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-54 Berridge Manufacturing Company</p>

<p>UL CONSTRUCTION ASSEMBLY COMPONENTS</p> <p>1. METAL ROOF DECK PANELS: No. 24 MSG min. 40,000...</p> <p>2. FASTENERS: Screws used to attach the panel clips to the roof deck...</p>	<p>FOLDING TEE-CLIP INSTALLATION</p> <p>1. AFTER FOLDING TEE-CLIPS AND TEE-PANELS ARE INSTALLED, FIELD BEND FOLDING THE CLIP TAB SO THAT IT IS APPROXIMATELY 3/32" FROM CLIP LEG...</p>	<p>VALLEY DETAIL</p> <p>1. FOR EXPANSION AND CONTRACTION OF PANELS, SEE T-6 AND T-11.</p> <p>2. SOLID SHEATHING (BY OTHERS) TO BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.</p>	<p>VALLEY DETAIL: ISOMETRIC</p> <p>1. FIELD CUT ZEE CLOSURES TO FIT BETWEEN SEAMS.</p> <p>2. SOLID SHEATHING (BY OTHERS) TO BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.</p>	<p>ROOF PIPE PENETRATION OF 4" IN DIA. OR LESS</p> <p>1. FIELD CUT LAST PANEL AND FORM NEW LEG. PANEL MUST BE CONTINUOUS RIDGE TO EAVE.</p>
<p>DATE: 06-01-97 PAGE/FILE: T-80 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-63 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-70 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-71 Berridge Manufacturing Company</p>	<p>DATE: 06-01-97 PAGE/FILE: T-80 Berridge Manufacturing Company</p>

KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

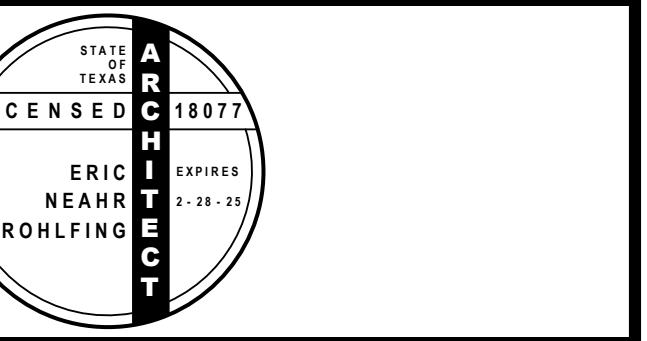
MARK	DATE	DESCRIPTION
2	03/20/24	FLOOR SLAB & HVAC MOD.
1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW

PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
DRAWN BY: ENR
CHKD BY: ENR
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ROOF - BERRIDGE

SHEET TITLE

A-11



CONSULTANTS Brooks Baker Surveyors 9300 Hickey Ct, Granbury, TX 76049 817-279-0232 alanh@brooksbaakersurveyors.com

HardiePanel FLE Vertical Siding. Installation requirements for Smooth, CedarMill, and Select Sierra products. Includes storage and handling instructions, cutting instructions, general requirements, and installation details for various joints and penetrations.

Clearances and installation details for HardiePanel FLE. Includes diagrams for moderate contact joints, caulked joints, and fastener specifications. Also includes a warning about caulking methods and fastener placement.

Installation of HardiePanel FLE Vertical Siding (continued). Includes vertical joint treatment, horizontal joint treatment, and window/door/other wall penetrations. Includes diagrams and detailed instructions for each section.

HardiePanel Vertical Siding Product Description. Describes the factory-painted, fiber-cement vertical siding available in various styles like Bucco, Sierra 8, and Smooth. Includes a photo of a house with the siding.

Installation of HardiePanel FLE Vertical Siding. GETTING STARTED. Includes steps for measuring, marking, and installing the first panel. Includes a diagram showing the installation process and a warning about caulking.

Installation of HardiePanel FLE Vertical Siding (continued). Includes vertical joint treatment, horizontal joint treatment, and window/door/other wall penetrations. Includes diagrams and detailed instructions for each section.

HardiePanel FLE Vertical Siding. Installation requirements for Smooth, CedarMill, and Select Sierra products. Includes storage and handling instructions, cutting instructions, general requirements, and installation details for various joints and penetrations.

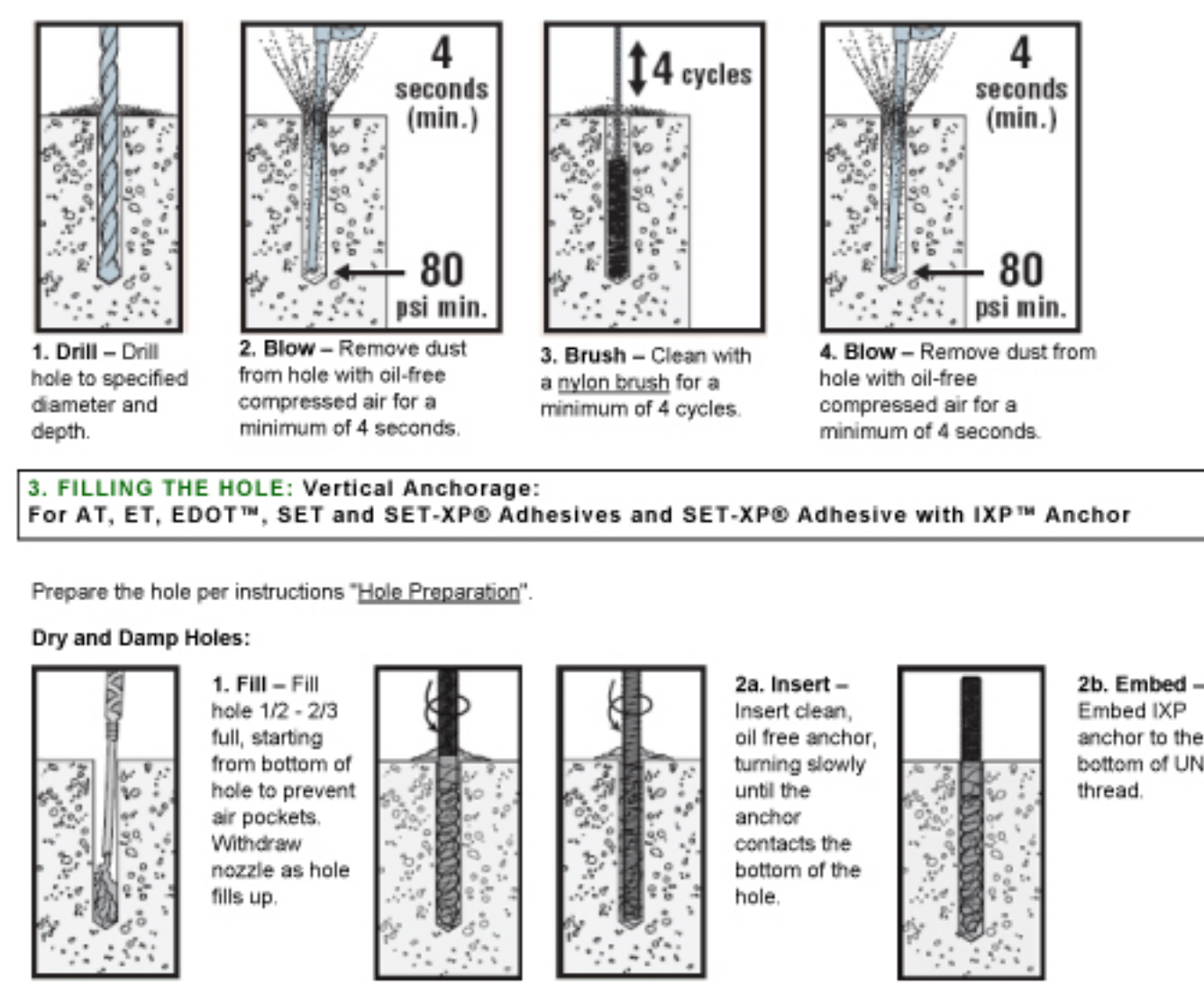
Clearances and installation details for HardiePanel FLE. Includes diagrams for moderate contact joints, caulked joints, and fastener specifications. Also includes a warning about caulking methods and fastener placement.

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KING residence 2731 LIPAN HWY GRANBURY, TX 76048

Table with columns for date and description of project milestones: 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.

PROJECT NO: 22-36 MODEL FILE: KING-CD.ph DRAWN BY: ENR CHKD BY: ENR COPYRIGHT: ERIC N. ROHLFING SHEET TITLE: SIDING - HARDIE SHEET 12 OF 30



2 SIMPSON - epoxy installation
NOT TO SCALE

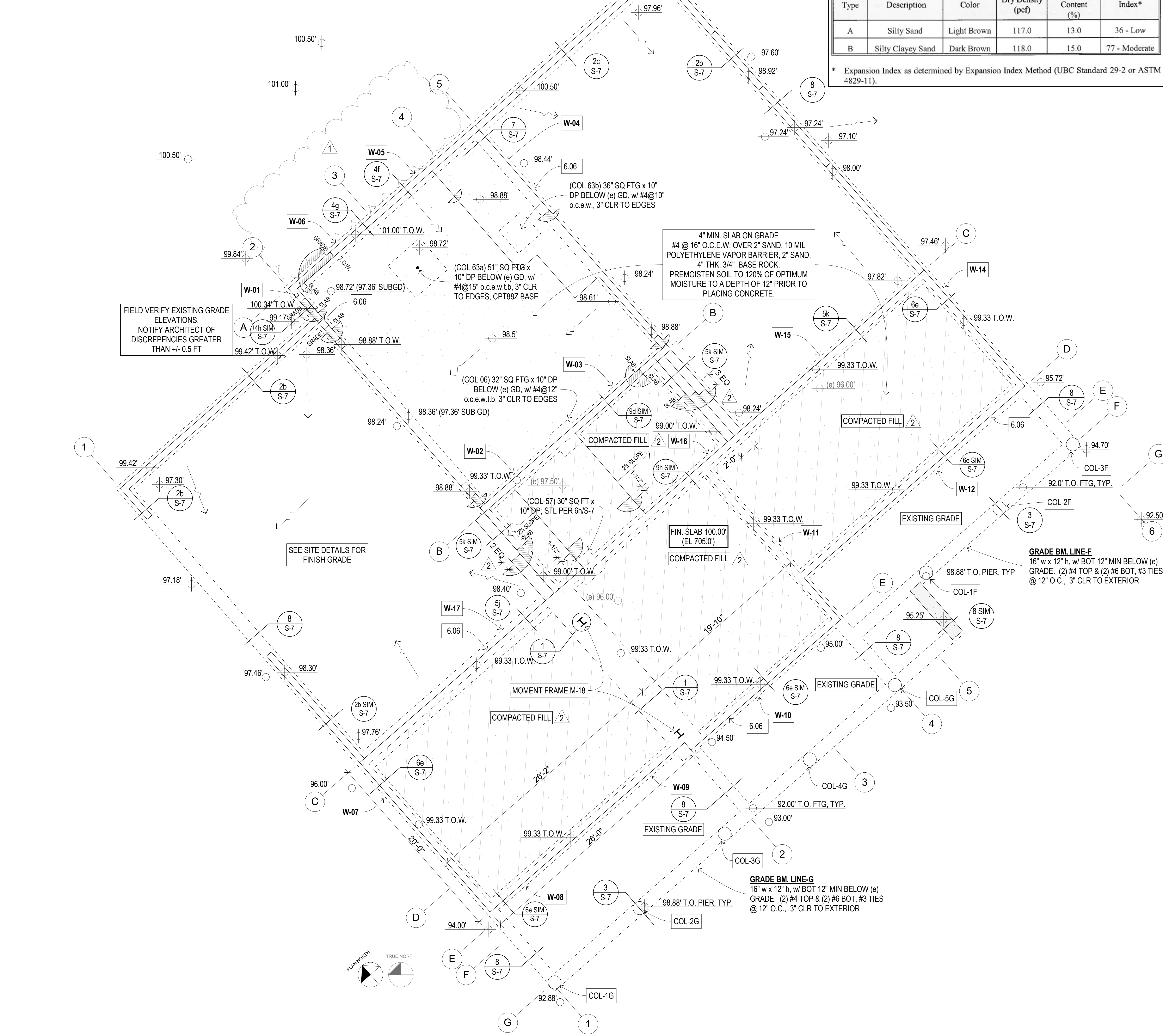
FOOTINGS & FOUNDATION WALLS
FOOTINGS SHALL BE PLACED ON UNDISTURBED EARTH, A MINIMUM 12-INCHES BELOW THE UNDISTURBED GRADE PER PLAN. CONCRETE FOOTINGS & WALLS SHALL BE ALLOWED TO CURE FOR A MINIMUM OF 14-DAYS PRIOR TO PLACEMENT AND COMPACTION OF STRUCTURAL FILL.

COMPACTED FILL (HATCHED AREA)
PREPARE AREAS TO RECEIVE COMPACTED FILL BY REMOVING ALL VEGETATION AND DEMOLITION DEBRIS. EXPOSED GRADE SHOULD BE SCARIFIED TO A DEPTH OF SIX-INCHES, MOISTENED TO OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO 90 PERCENT OF THE MAXIMUM DRY DENSITY.

STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LIFTS, MOISTENED AS REQUIRED, AND COMPACTED IN SIX-INCH LAYERS WITH SUITABLE COMPACTION EQUIPMENT. ROCKS LARGER THAN SIX-INCHES IN DIAMETER SHALL NOT BE USED IN THE FILL. THE MOISTURE CONTENT OF THE FILL SHOULD BE NEAR OPTIMUM MOISTURE CONTENT. MOISTURE CONDITION AND MIX THE FILL UNTIL IT IS NEITHER TOO WET OR TOO DRY. THE FILL SHALL BE TO AT LEAST 90-PERCENT OF THE MAXIMUM LABORATORY DRY DENSITY FOR THE MATERIAL USED PER ASTM-D-1557-12 OR EQUIVALENT.

Soil Type	Soil Description	Soil Color	Maximum Dry Density (pcf)	Optimum Moisture Content (%)	Expansion Index*
A	Silty Sand	Light Brown	117.0	13.0	36 - Low
B	Silty Clayey Sand	Dark Brown	118.0	15.0	77 - Moderate

* Expansion Index as determined by Expansion Index Method (UBC Standard 29-2 or ASTM 4829-11).



STRUCTURAL PLAN LEGEND

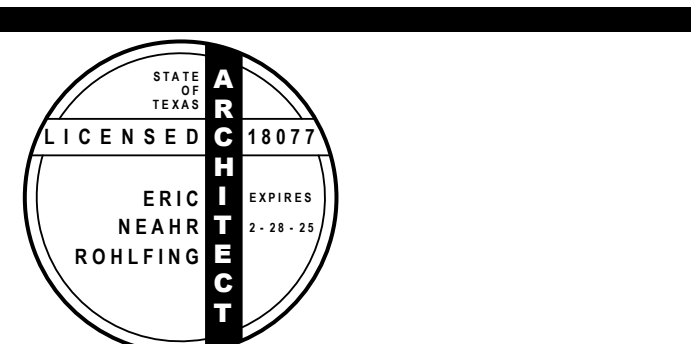
- LINE OF ROOF OR CEILING OVERHEAD.
- LINE OF BEAM
- (e) WALL TO REMAIN
- (r) WALL TO REMOVE
- (n) WALL
- SHEAR WALL, PLYWD. ON EXT. OR DASHED SIDE. SEE SCHEDULE FOR STUD SIZE
- SHEAR PANEL, FLOOR
- CONCRETE
- HOLDDOWN
- LINE OF MEMBER SPAN
- LINE OF MEMBER RANGE
- SHEAR PANEL & LENGTH
- POST
- HANGAR

STRUCTURAL NOTES

- GENERAL**
- 1.01 FIELD VERIFY EXISTING CONDITIONS & DIMENSIONS. IN THE CASE OF DISCREPANCIES, CONTACT ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK.
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3.01b ALTERNATE: USE 25% FLY ASH CONTENT CONCRETE OF EQUAL STRENGTH
- 3.02 ALL REINFORCING BARS ARE GRADE 60 STEEL, MIN.
- 3.03 40 BAR DIAMETERS MIN LAP SPLICE
- 3.04 POUR ALL FOOTINGS AND SLABS TO UNDISTURBED SOIL OR TO 95% MACHINE COMPACTED BASE ROCK
- 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 ADJACENT GRADE
- 3.06 PREMOISTEN SAND OVER VAPOR BARRIER PRIOR TO PLACING CONCRETE.
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- 6.03 ALL FASTENERS TO BE EXPOSED TO WEATHER, SHALL BE HOT-DIPPED GALVANIZED
- 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 FROM DEPTH OF BORE.
- 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"x14" SQUARE WASHERS AT 6'-0" O.C. MAX. TYP. U.N.O., 12" MAX. FROM CORNERS, INTERSECTIONS, OPENINGS AND SPLICES.
- 6.07 INSPECTION OF EPOXY HOLDDOWN INSTALLATION TO BE PERFORMED BY CITY INSPECTOR, OR ARCHITECT, PRIOR TO EPOXY APPLICATION.
- 6.08 SPLICE ALL TOP PLATES w/ (8) 18d NAIL SPLICE
- 6.09 STRAP ALL WALL PLATES ACROSS BEAMS WITH LST12 STRAPS, U.N.O.
- 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.
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- 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.
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1 PLAN - FOUNDATION

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P: 817-219-7474
E: enr@enrdesign.com
W: ENRarchitects.com
LIC: TX#18077 CA#29654



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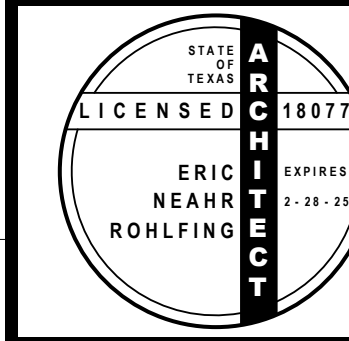
KING residence
2731 LIPAN HWY
GRANBURY, TX 76048

MARK	DATE	DESCRIPTION
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

PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
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STRL PLAN - FOUNDATION & DETAILS

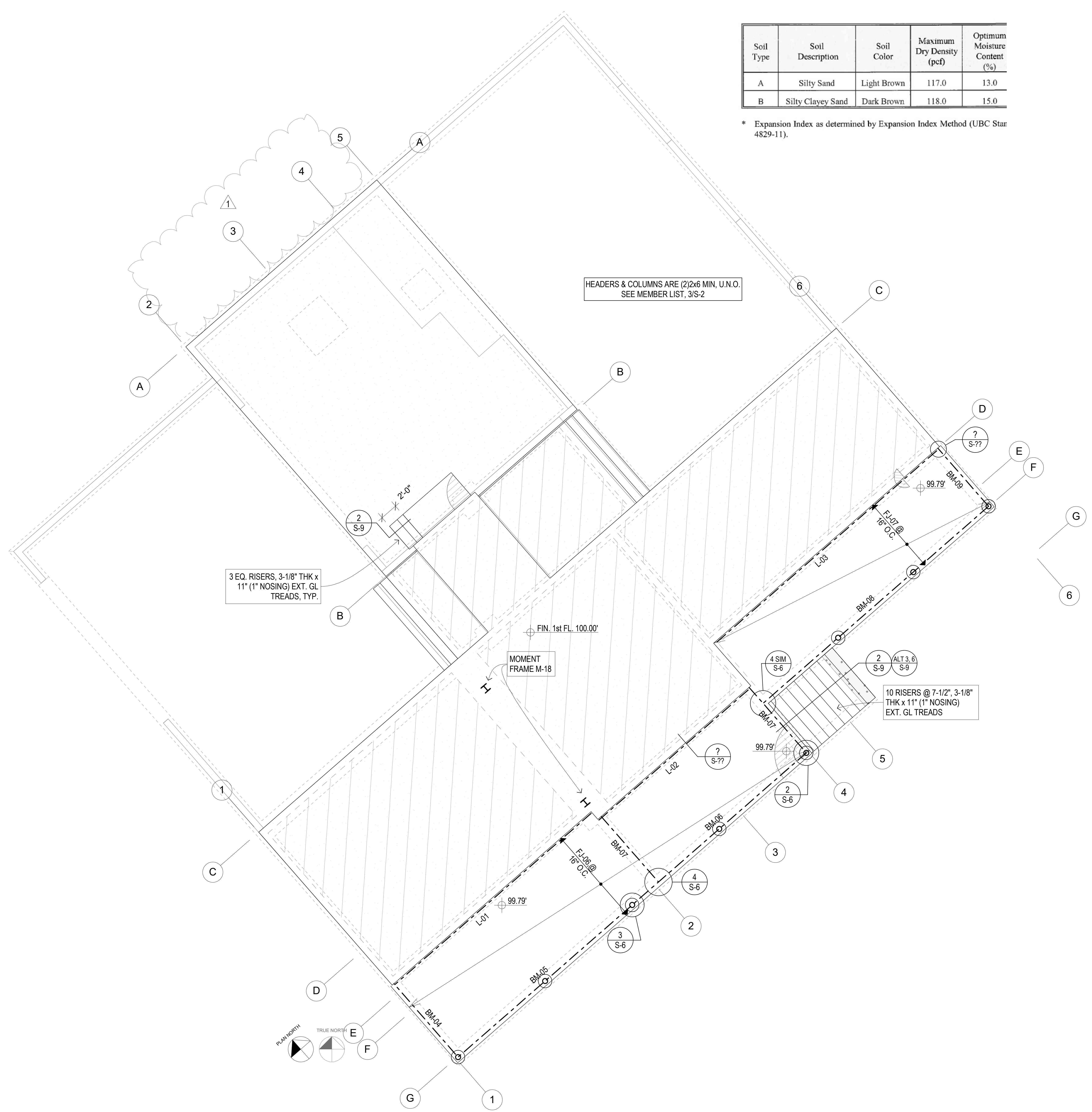
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930 Hickey Ct.
Granbury, TX 76049
817-279-0232
alanh@brookesbakersurveyors.com

Soil Type	Soil Description	Soil Color	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
A	Silty Sand	Light Brown	117.0	13.0
B	Silty Clayey Sand	Dark Brown	118.0	15.0

* Expansion Index as determined by Expansion Index Method (UBC Star 4829-11).



STRUCTURAL PLAN LEGEND

- LINE OF ROOF OR CEILING OVERHEAD.
- LINE OF BEAM
- (e) WALL TO REMAIN
- (r) WALL TO REMOVE
- (n) WALL
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KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

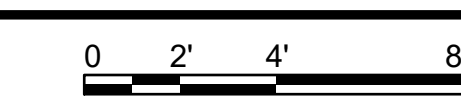
MARK	DATE	DESCRIPTION
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	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
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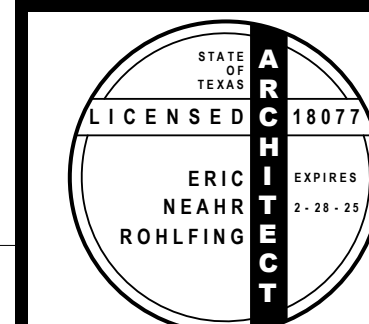
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SHEET TITLE
**STRL PLAN -
FRAMING - 1st FLOOR**

S-2

SHEET 14 OF 30



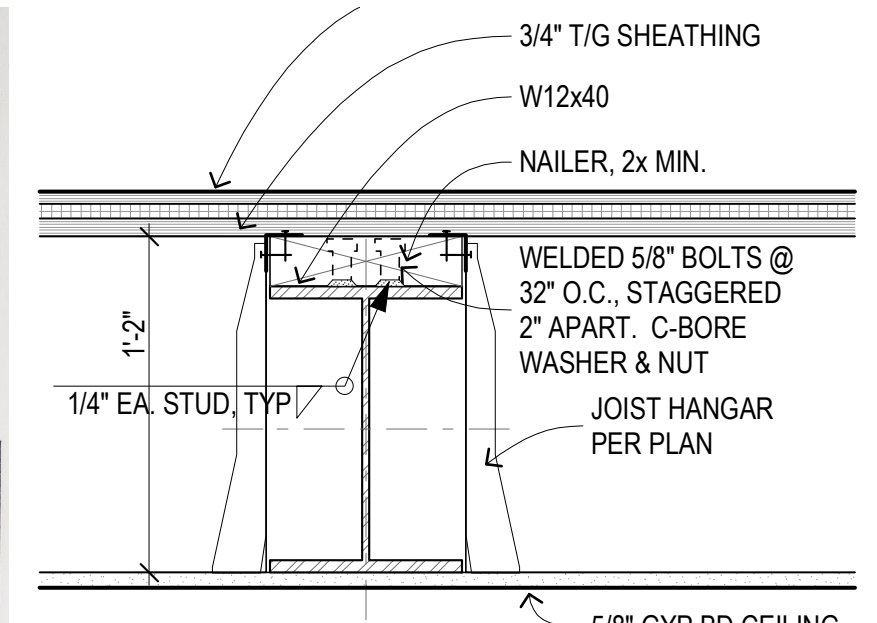


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FRAMED BEAM CONNECTIONS
Welded—E70XX electrodes
Table IV

Weld A Capacity (kips)	Weld A Size (in)	Weld B Capacity (kips)	Weld B Size (in)	Angle Length (in)	Angle Size (in)	Minimum Web Thickness for Weld A	
						F _y = 36 ksi	F _y = 50 ksi
104	1/4	75.9	3/8	10	3 x 3 x 1/2	.64	.48
85.2	1/4	63.3	3/8	10	3 x 3 x 3/4	.51	.38
62.4	1/4	50.5	1/2	10	3 x 3 x 3/4	.38	.28
94.6	1/4	64.3	3/8	9	3 x 3 x 1/2	.64	.48
75.7	1/4	53.7	3/8	9	3 x 3 x 3/4	.51	.37
56.7	1/4	42.9	1/2	9	3 x 3 x 3/4	.38	.28
85.8	1/4	53.2	3/8	8	3 x 3 x 1/2	.64	.48
68.6	1/4	44.4	3/8	8	3 x 3 x 3/4	.51	.37
51.5	1/4	35.6	1/2	8	3 x 3 x 3/4	.38	.28
74.8	1/4	42.5	3/8	7	3 x 3 x 1/2	.64	.48
59.8	1/4	36.3	3/8	7	3 x 3 x 3/4	.51	.37
44.9	1/4	28.3	1/2	7	3 x 3 x 3/4	.38	.28
64.9	1/4	32.6	3/8	6	3 x 3 x 1/2	.64	.48
50.9	1/4	21.7	1/2	6	3 x 3 x 3/4	.38	.28
84.0	1/4	23.0	3/8	5	3 x 3 x 1/2	.64	.48
43.2	1/4	19.5	1/2	5	3 x 3 x 3/4	.51	.37
32.4	1/4	15.7	1/2	5	3 x 3 x 3/4	.38	.28
44.0	1/4	15.5	3/8	4	3 x 3 x 1/2	.64	.48
36.4	1/4	12.9	1/2	4	3 x 3 x 3/4	.51	.37
26.4	1/4	10.4	1/2	4	3 x 3 x 3/4	.38	.28

*When the beam web thickness is less than the minimum, multiply the connection capacity furnished by Weld A by the ratio of the actual thickness to the tabulated minimum thickness. Then, F_y = 36 ksi. Weld A, with a connection capacity of 85.8 kips and an 8 in. long angle, is considered for a beam of web thickness 5/16 in. and F_y = 50 ksi; the connection capacity must be multiplied by 0.265 (64 / 240), giving 49.9 kips.
†The thickness of material in which connection angle are welded exceeds the limits set by AISC Specification Sects. J2.1b and J2.2b for weld sizes specified; increase the weld size as required, but not to exceed the angle thickness.
‡The webs on outstanding legs, connection capacity may be limited by the shear capacity of the supporting members, as stipulated by AISC AISC Specification Sect. F4, See Ex. 13 and 14 for Table IV.
§Capacity shown in this table apply only when connection angle are F_y = 36 ksi.
¶Capacity shown in this table apply only when connection angle are F_y = 36 ksi or F_y = 50 ksi steel.
#Capacity shown in this table apply only when connection angle are F_y = 36 ksi or F_y = 50 ksi steel.



3 STEEL NAILER

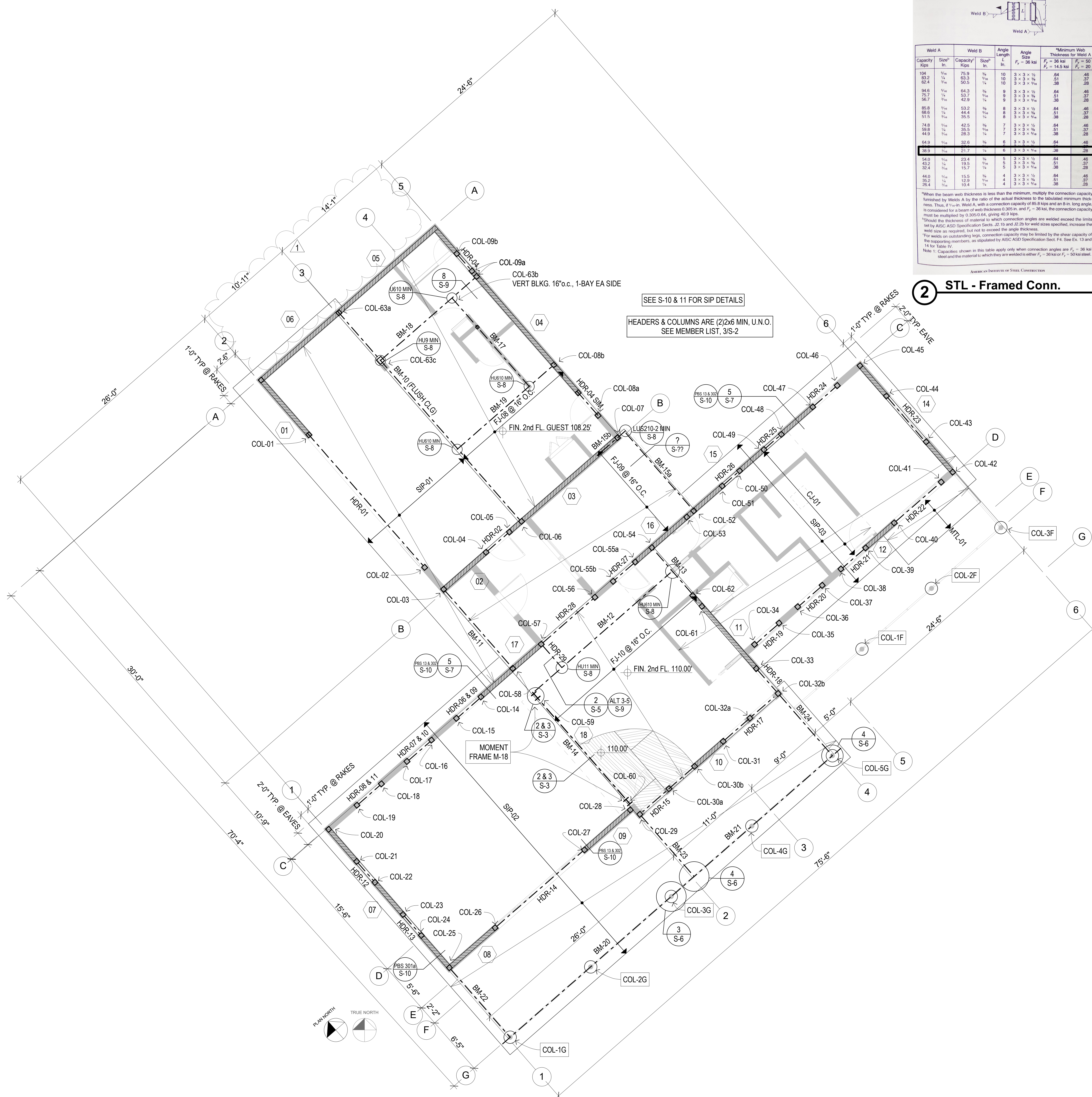
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1 PLAN - FRAMING - 2nd FL & LOWER ROOF

2 STL - Framed Conn.

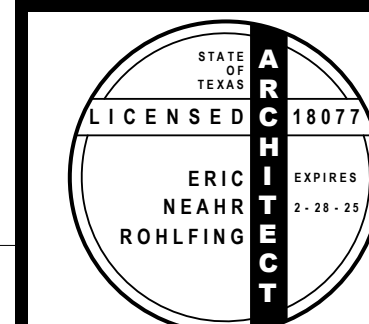
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KING residence
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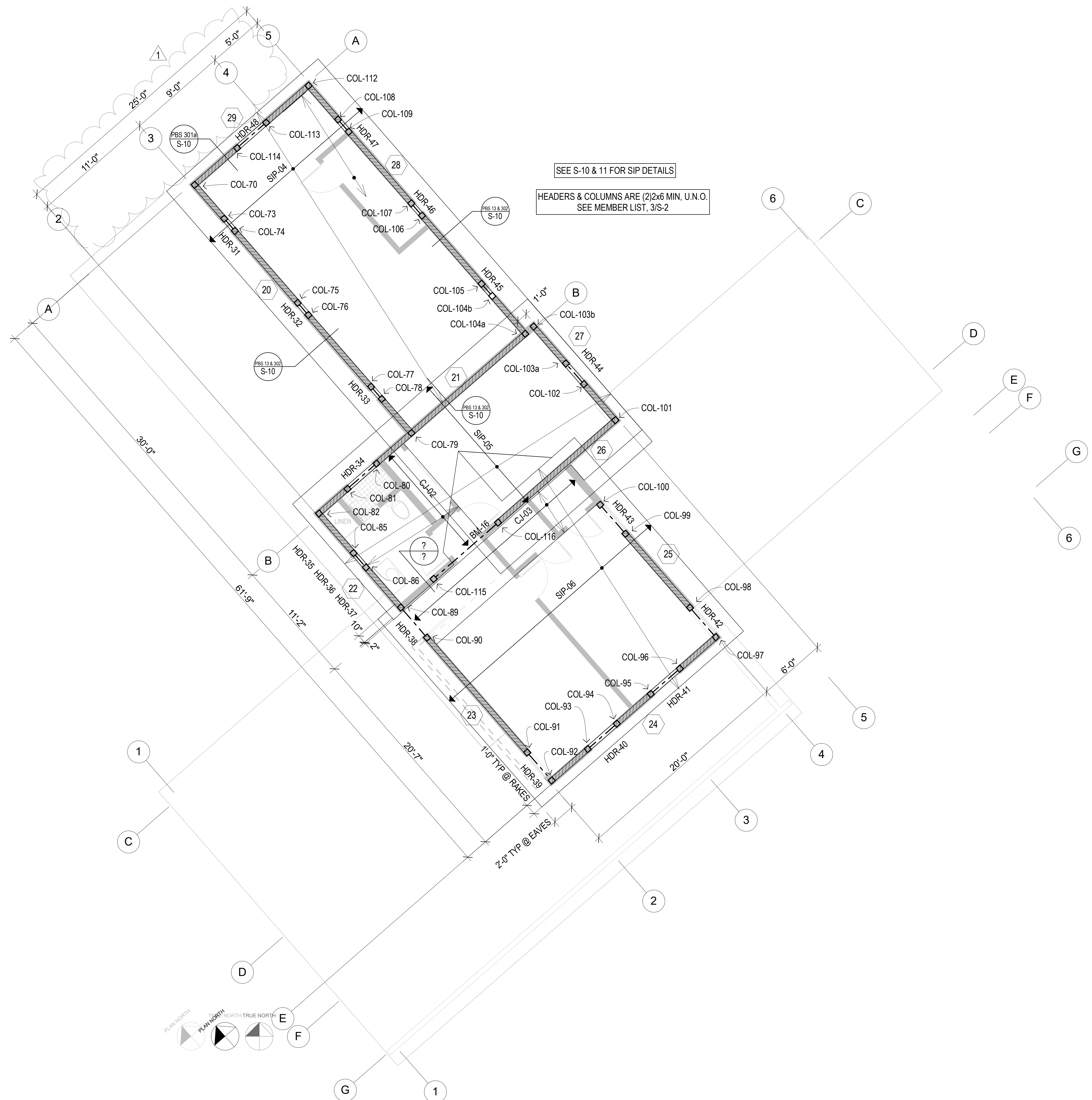
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PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
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SHEET TITLE
STRL PLAN - FRAMING - 2nd FLOOR & LOWER ROOF



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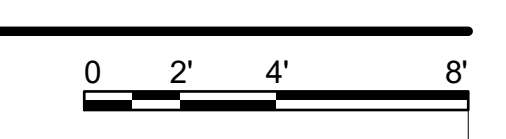
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3.05 PREMOISTEN SOILS FOR FOOTING AND SLAB-ON-GRADE TO A MIN. 3% OVER THE 10% OPTIMUM MOISTURE CONTENT TO A MIN DEPTH OF 24 INCHES BELOW ADJACENT GRADE.
3.06 PREMOISTEN SAND OVER VAPOR BARRIER PRIOR TO PLACING CONCRETE.
3.07 REINFORCING STEEL SHOULD BE SUPPORTED 2" ABOVE BOTTOM ON CONCRETE BLOCKS AT 48" O.C.
- FASTENERS**
- 6.01 ALL SHEET METAL CONNECTORS AS MANUFACTURED BY www.strongtie.com, OR EQUAL.
6.02 ALL BOLTS & LAG SCREWS SHALL BE ASTM 307.
6.03 ALL FASTENERS TO BE EXPOSED TO WEATHER, SHALL BE HOT-DIPPED GALVANIZED.
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 FROM DEPTH OF BORE.
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 SPLICES.
6.07 INSPECTION OF EPOXY HOLDDOWN INSTALLATION TO BE PERFORMED BY CITY INSPECTOR, OR ARCHITECT, PRIOR TO EPOXY APPLICATION.
6.08 SPLICE ALL TOP PLATES w/ (8) 16d NAILS/SPLICE.
6.09 STRAP ALL WALL PLATES ACROSS BEAMS WITH LST12 STRAPS, U.N.O.
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 STUDS ARE 2x4 U.N.O.
6.61 ALL 4x, 6x LUMBER IS DOUG. FIR #2 OR BTR., U.N.O.
6.62 ALL GLULAM BEAMS (GLB) ARE ARCHITECTURAL GRADE F_b=2,400psi, F_v=240psi, E=1.8 x 10⁶psi.
6.63 ALL PARALLAM BEAMS (PSL) ARE F_b=2,900psi MIN.
6.64 ALL WOOD WALL & ROOF SHEATHING IS 15/32" C-D, EXPOSURE-1, APA RATED, APPLIED HORZ. ACROSS STUDS w/ 16d 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 STAGGERED.
6.67 PANEL EDGE NAILING (P.E.N.) AT ALL TOP PLATES, SOLE PLATES, MUD SILLS, AND ALL POSTS AND STUDS WITH HOLDDOWNS.
6.68 WHERE NOTED, AND SHEAR DESIGN VALUES EXCEED 350 PLF, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ADJUTING PANELS SHALL BE NOT LESS THAN A SINGLE 3-IN NOMINAL MEMBER, OR TWO, 2x NOMINAL MEMBERS FASTENED TOGETHER, U.N.O.
6.69 ALL SILL PLATES AND OTHER LUMBER WITHIN 12" OF GRADE SHALL BE PRESERVATIVE-TREATED.
6.70 ALL HEADERS ARE 4x6 MIN. U.N.O.
6.71 PROVIDE SOLID BLKG. AT ALL FLOOR JOIST SUPPORTS AND ALL BEARING POINTS.
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 6" O.C. EDGES AND 12" O.C. FIELD, U.N.O.

1 PLAN - FRAMING - UPPER ROOF



KING residence

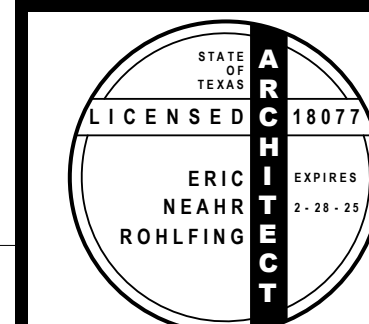
2731 LIPAN HWY
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MARK	DATE	DESCRIPTION
2	03/20/24	FLOOR SLAB & HVAC MOD.
1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW

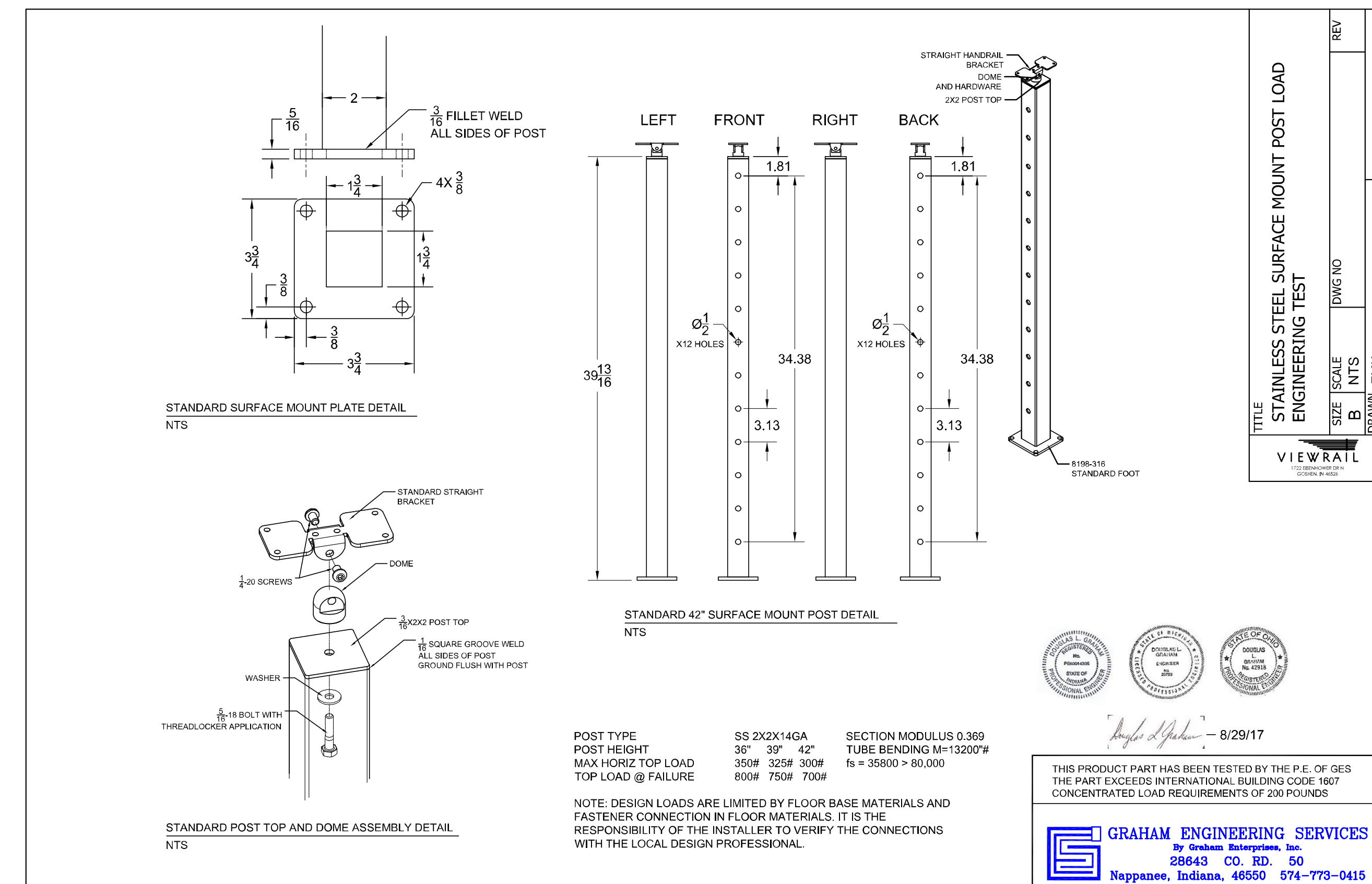
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SHEET TITLE
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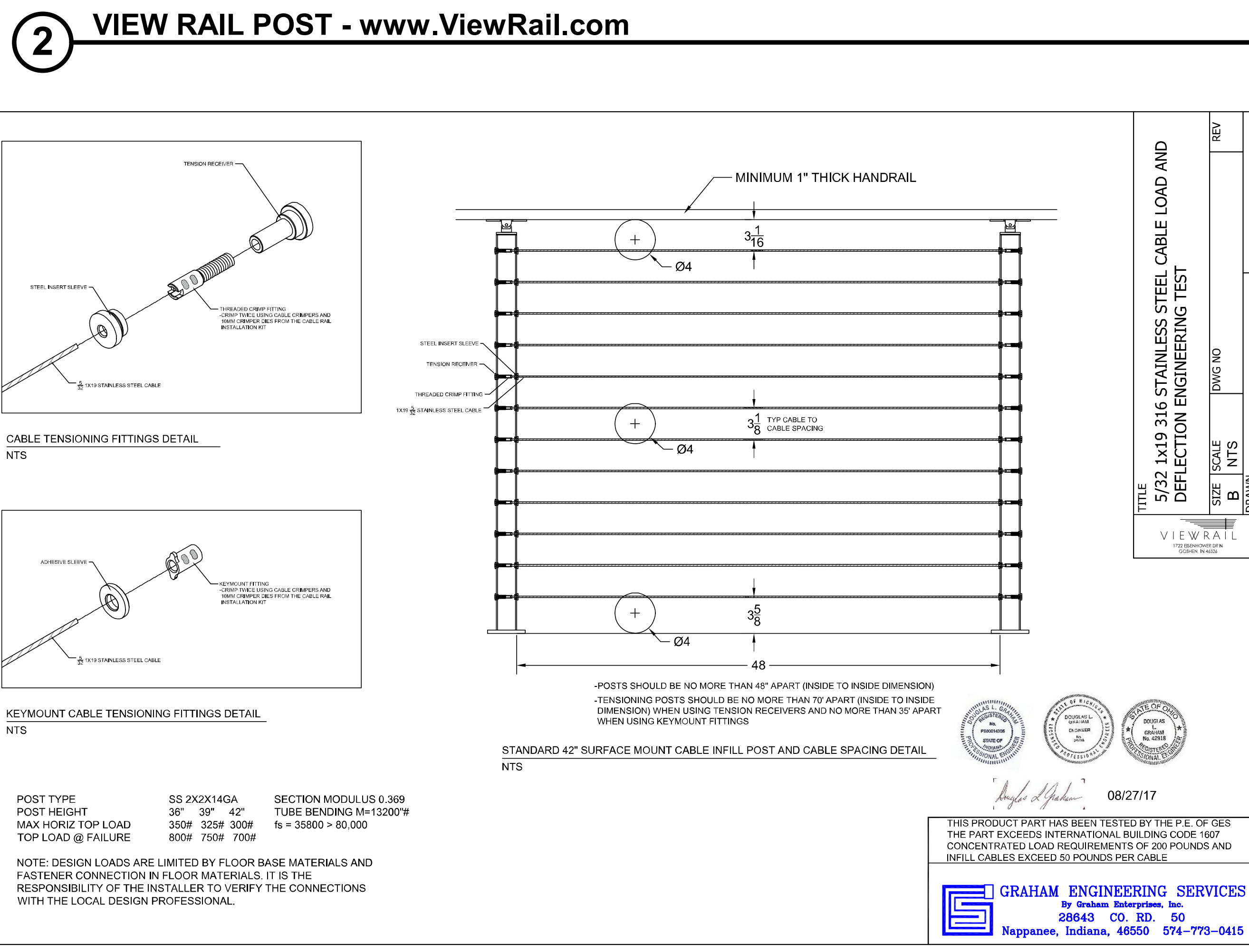
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CONSULTANTS
Brooks Baker Surveyors
930 Hickey Ct.
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817-279-0232
alanh@brookesbakersurveyors.com



NAME	CALC PG	COMPONENT	DESCRIPTION - LOCATION	TYPE	SIZE (MIN)
BM-01	25	1st FL BM	ENTRY PORCH	DIM	(3) 2x12
BM-02	27	1st FL BM	FOYER	DIM	(2) 2x12
BM-03	29	1st FL BM	FOYER DECK	DIM	(3) 2x12
BM-04		1st FL BM	TERRACE FLOOR, W	EXT GL	3.125" x 12" ARCHITECTURAL
BM-05	31	1st FL BM	TERRACE FLOOR, S	EXT GL	5.125" x 12" ARCHITECTURAL
BM-06		1st FL BM	TERRACE FLOOR, S	EXT GL	5.125" x 12" ARCHITECTURAL
BM-07	34	1st FL BM	TERRACE FLOOR, E	EXT GL	3.125" x 12" ARCHITECTURAL
BM-08	36	1st FL BM	M. PORCH, S	EXT GL	3.125" x 12" ARCHITECTURAL
BM-09		1st FL BM	M. PORCH, E	EXT GL	3.125" x 12" ARCHITECTURAL
BM-10	39	2nd FL BM	GARAGE CEILING	GL	5.5x34.5 INDUSTRIAL
BM-11	42	2nd FL BM	ENTRY PORCH CEILING	DIM	(3) 2x12
BM-12	44	2nd FL BM	KITCHEN STAIR	PSL	5.25x11.875
BM-13	46	2nd FL BM	MASTER HALL CEILING	PSL	5.25x11.875
BM-14		2nd FL BM	KITCHEN CEILING	STL	WBx28
BM-15b	48	2nd FL BM	FOYER DECK CEILING	DIM	(2) 2x12
BM-15c	50	2nd FL BM	FOYER DECK CEILING	DIM	(2) 2x12
BM-16	53	ROOF BM	DEN CEILING	DIM	(3) 2x6
BM-17	55	2nd FL BM	GUEST STAIR	PSL	5.25x11.875
BM-18	57	2nd FL BM	GUEST STAIR	ML	1.75x11.87
BM-19	59	2nd FL BM	GUEST STAIR	PSL	5.25x11.875
BM-20	61	2nd FL BM	TERRACE ROOF, S	EXT GL	3.125" x 9" ARCHITECTURAL
BM-21		2nd FL BM	TERRACE ROOF, S	EXT GL	3.125" x 9" ARCHITECTURAL
BM-22		2nd FL BM	TERRACE ROOF, S	EXT GL	3.125" x 9" ARCHITECTURAL
BM-23		2nd FL BM	TERRACE ROOF, S	EXT GL	3.125" x 9" ARCHITECTURAL
BM-24		2nd FL BM	TERRACE ROOF, S	EXT GL	3.125" x 9" ARCHITECTURAL
BM-25	64	1st FL BM	LIVING RM STAIR LANDING	GL	3.12" x 11.25" FRAMING
CL-1	66	CEILING JST	MASTER BATHROOM	DIM	2x8
CL-2	68	CEILING JST	BATH	DIM	2x8
CL-3	70	CEILING JST	DEN	DIM	2x6
CL-4	72	CEILING JST	GUEST CLOSET	DIM	2x6
COL-1	74	COLUMN	GARAGE, NW	DIM	(2) 2x6
COL-2	76	COLUMN	GARAGE, W	DIM	(2) 2x6
COL-3	78	COLUMN	ENTRY PORCH	DIM	(2) 2x6
COL-6	80	COLUMN	GARAGE, S	DIM	(2) 2x6
COL-7	82	COLUMN	GARAGE, E	DIM	(2) 2x6
COL-8a	84	COLUMN	GARAGE, E	DIM	(2) 2x6
COL-8b	86	COLUMN	GARAGE, E	DIM	(2) 2x6
COL-9a	88	COLUMN	GARAGE, STAIR	DIM	2x6
COL-10	90	COLUMN	YARD STORAGE, E	DIM	2x6
COL-11	92	COLUMN	YARD STORAGE, E	DIM	2x6
COL-26	92	COLUMN	LIVING ROOM, S	DIM	(2) 2x6
COL-27	94	COLUMN	LIVING ROOM, S	DIM	(2) 2x6
COL-29	96	COLUMN	KITCHEN, S	DIM	(2) 2x6
COL-30a	98	COLUMN	KITCHEN, S	DIM	(2) 2x6
COL-30b	100	COLUMN	KITCHEN, S	DIM	(2) 2x6
COL-31	102	COLUMN	KITCHEN, S	DIM	(2) 2x6
COL-32a	104	COLUMN	KITCHEN, E	DIM	(2) 2x6
COL-32b	106	COLUMN	KITCHEN, E	DIM	(2) 2x6
COL-33	108	COLUMN	KITCHEN, E	DIM	(2) 2x6
COL-41	110	COLUMN	MBR, S	DIM	2x6
COL-42	112	COLUMN	MASTER HALL, N	DIM	(2) 2x6
COL-54	114	COLUMN	MASTER HALL, N	DIM	(2) 2x6
COL-56	116	COLUMN	MASTER HALL, N	DIM	(2) 2x6
COL-57	118	COLUMN	KITCHEN, N	DIM	(2) 2x6
COL-58	120	COLUMN	KITCHEN, N	DIM	(2) 2x6
COL-59		COLUMN	KITCHEN, W	STL	WBx31
COL-60		COLUMN	KITCHEN, W	STL	WBx31
COL-82	122	COLUMN	PANTRY, E	DIM	(2) 2x6
COL-63a		COLUMN	GARAGE, N	DIM	(2) 2x6
COL-83b		COLUMN	GARAGE STAIR, W	DIM	(3) 2x4, VERT. BLKG @ 16" O.C., 1 BAY EA SIDE
COL-83c		COLUMN	GARAGE, S	DIM	8 x 8
COL-115		COLUMN	DEN, N	DIM	(2) 2x6
COL-116		COLUMN	BR2-COL-N	DIM	(2) 2x6
COL-girder		COLUMN	CRAWLSPACE	DIM/PT	8 x 6, w/ AC6
FJ-01a		FLOOR JST	LIVING-KITCHEN	DIM or EQ	2x12 or TJI 230 x 11-7/8
FJ-01b		FLOOR JST	MASTER	DIM or EQ	2x12 or TJI 230 x 11-7/8
FJ-02		FLOOR JST	FOYER	DIM or EQ	2x12 or TJI 230 x 11-7/8
FJ-03		FLOOR JST	FOYER DECK	DIM	2 x 12, TAPER 2% TO DRAIN
FJ-04		FLOOR JST	ENTRY PORCH	DIM	2 x 12, TAPER 2% TO DRAIN
FJ-07		FLOOR JST	MASTER PORCH	DIM	2 x 6
FJ-08		FLOOR JST	GUEST-STORAGE	DIM or EQ	2x12 or TJI 230 x 11-7/8
FJ-09		FLOOR JST	BATH-BR-3	DIM or EQ	2x12 or TJI 230 x 11-7/8
FJ-10		FLOOR JST	DEN-BR-2	DIM or EQ	2x12 or TJI 230 x 11-7/8
FJ-10-HDR29		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	MASTER FLOOR	GL	5.5 x 12 FRAMING
HDR-01		HEADER	GARAGE DOOR, W	GL	5.5" x 16", R3500, 3/16" camber, FRAMING
HDR-03		HEADER	GARAGE DOOR, E	PSL	6.26 x 11.876
HDR-05		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-18		HEADER	KITCHEN, E	DIM	(3) 2x6
HDR-22		HEADER	MBR, S	DIM	(3) 2x10
HDR-28		HEADER	KITCHEN, N	DIM	(2) 2x12
HDR-29		HEADER	KITCHEN, STAIR	SIP	1.75 x 8.75
SIP-01		STRL INSUL PNL	GARAGE, W	SIP	8.25" R-30, EPS, www.PremierBuildingSystems.com
SIP-02		STRL INSUL PNL	LIVING-TERRACE	SIP	8.25" R-30, EPS, www.PremierBuildingSystems.com
SIP-03		STRL INSUL PNL	MASTER	SIP	8.25" R-30, EPS, www.PremierBuildingSystems.com
SIP-04		STRL INSUL PNL	GUEST-STORAGE	SIP	8.25" R-30, EPS, www.PremierBuildingSystems.com
SIP-05		STRL INSUL PNL	BATH-BR-3	SIP	8.25" R-30, EPS, www.PremierBuildingSystems.com
SIP-06		STRL INSUL PNL	DEN-BR-2	SIP	8.25" R-30, EPS, www.PremierBuildingSystems.com



1 KING member list

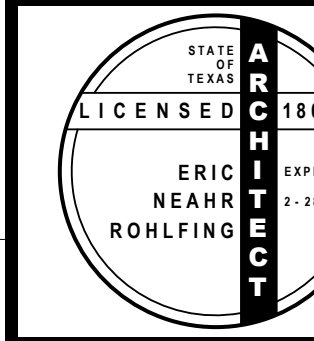
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KING residence
2731 LIPAN HWY
GRANBURY, TX 76048

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

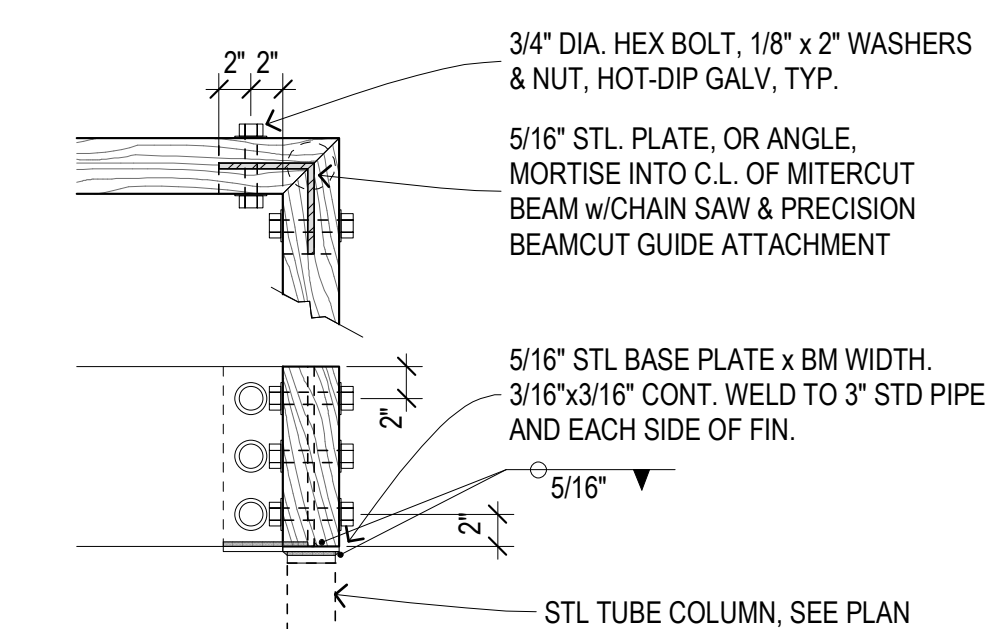
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SHEET TITLE
PLAN - MEMBER LIST, STAIR DETAILS

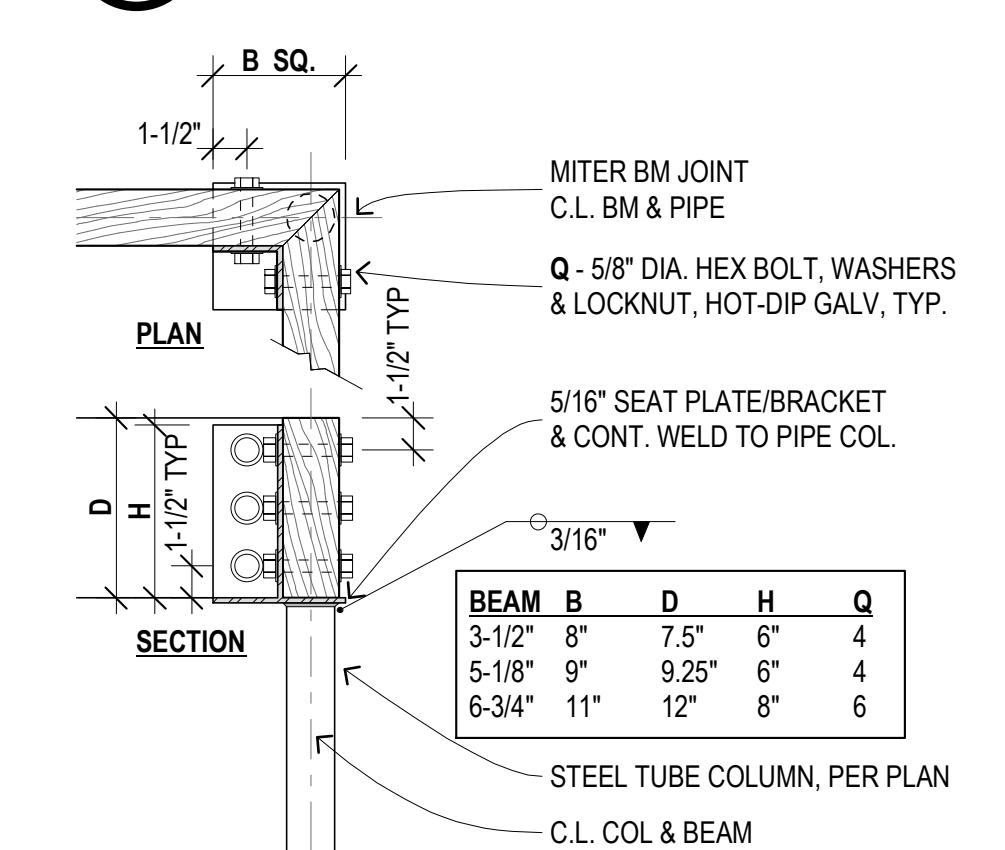


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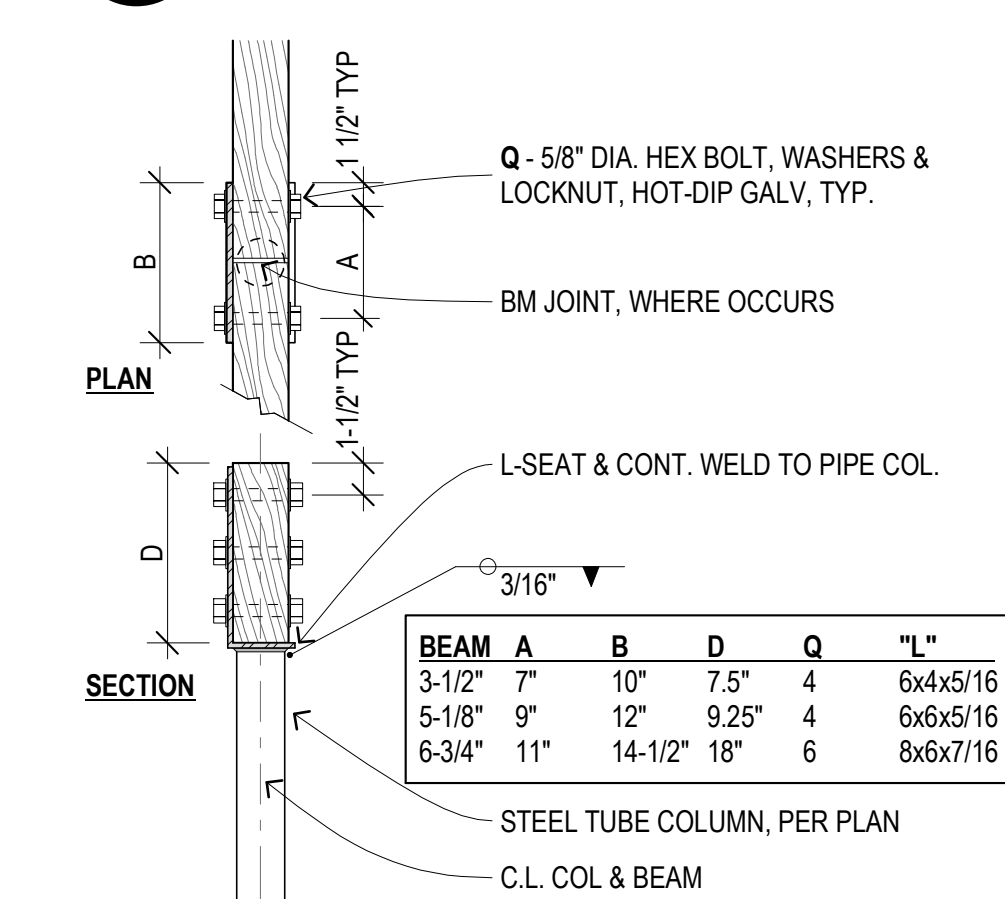
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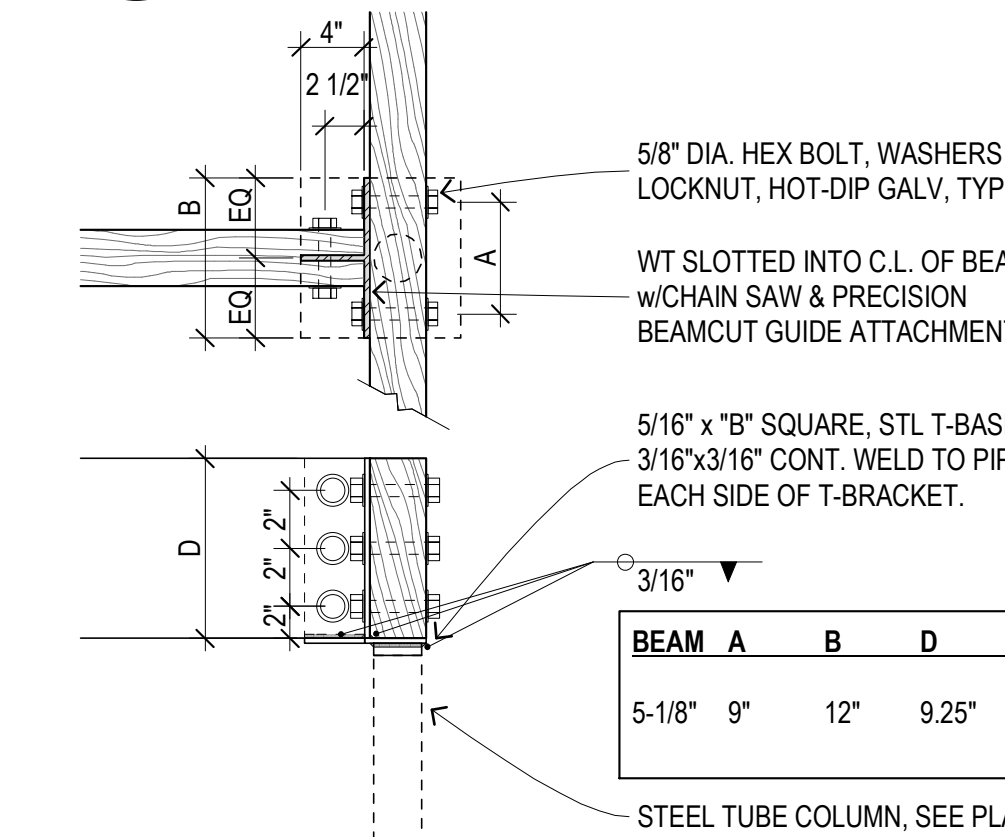
1 BEAM - kerf - corner post



2 STL - col - pipe - corner



3 STL - col - pipe - splice



4 BEAM - kerf - T @ column

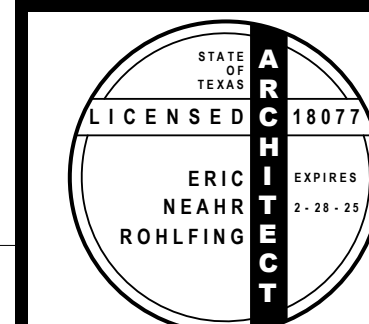
KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

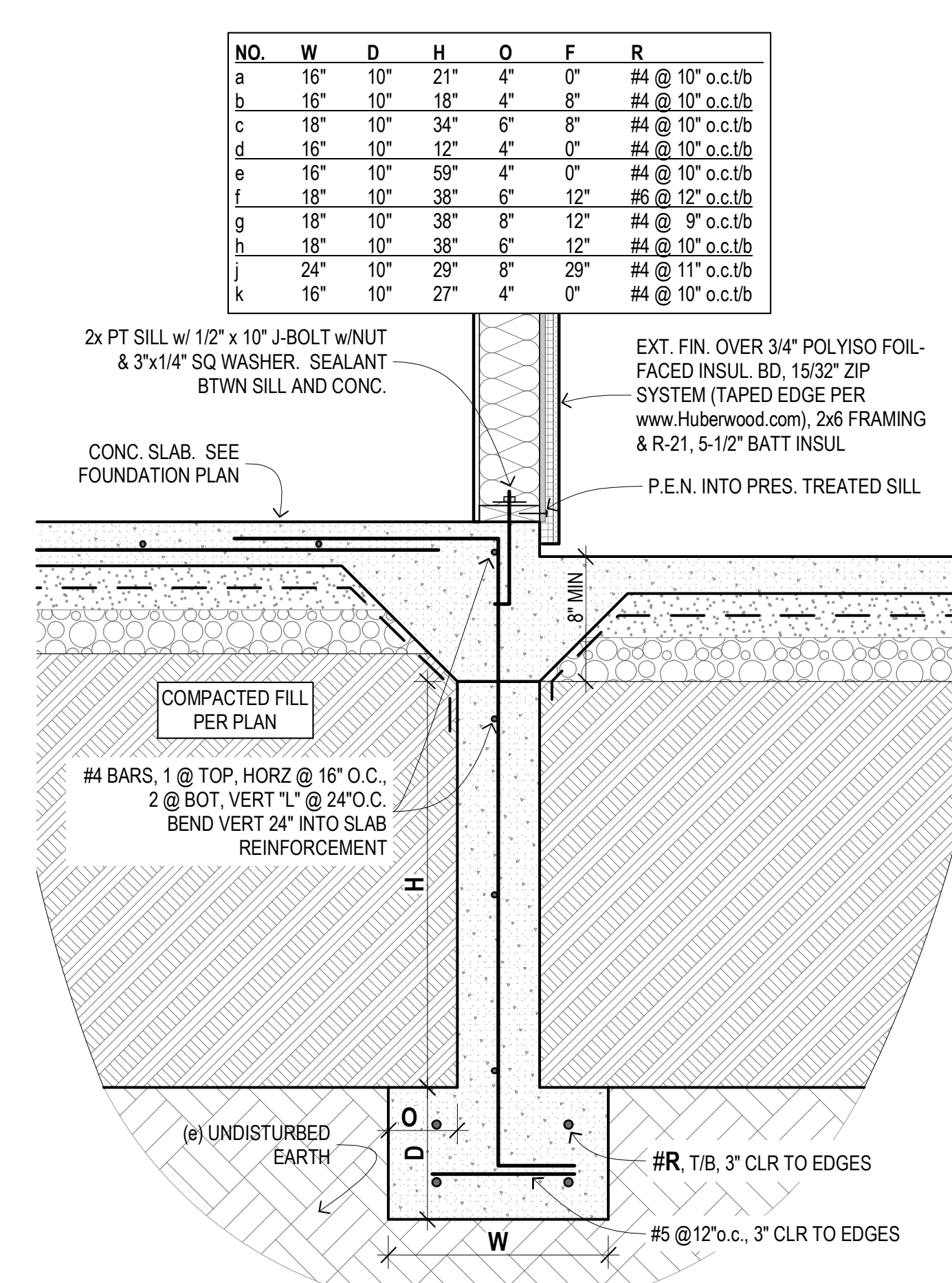
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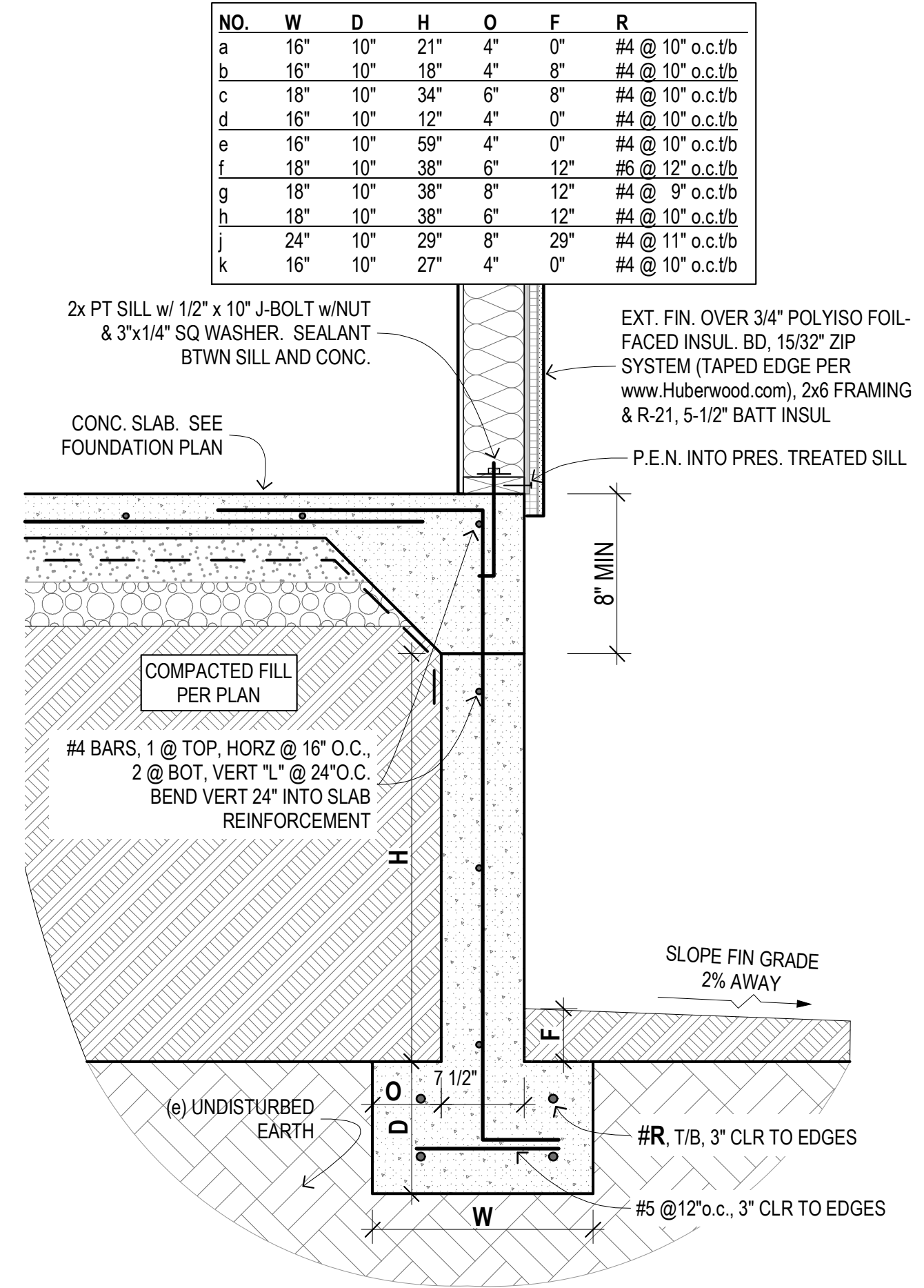
SHEET TITLE
**PLAN - FRAMING -
ROOF - DETAILS**



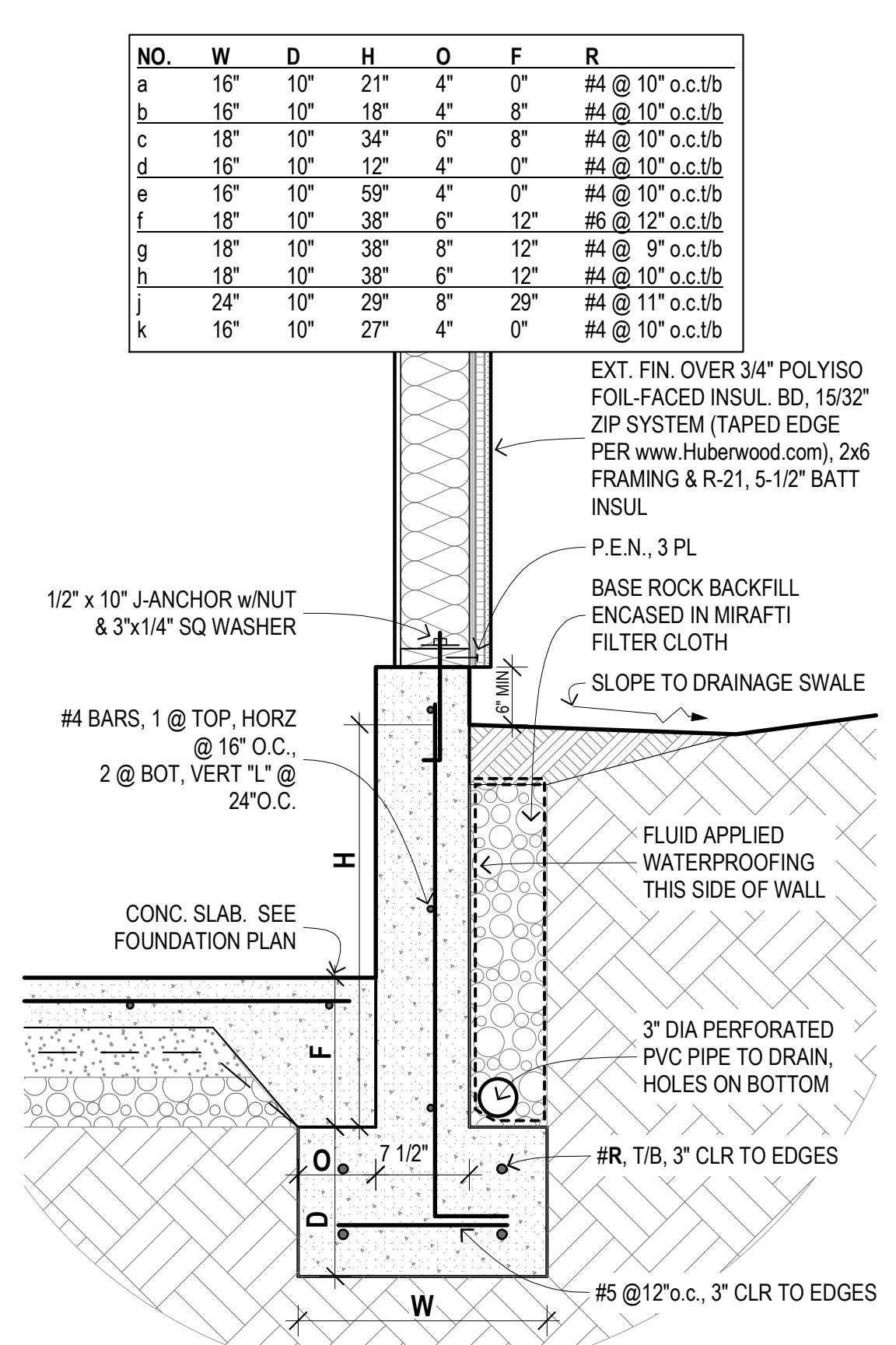
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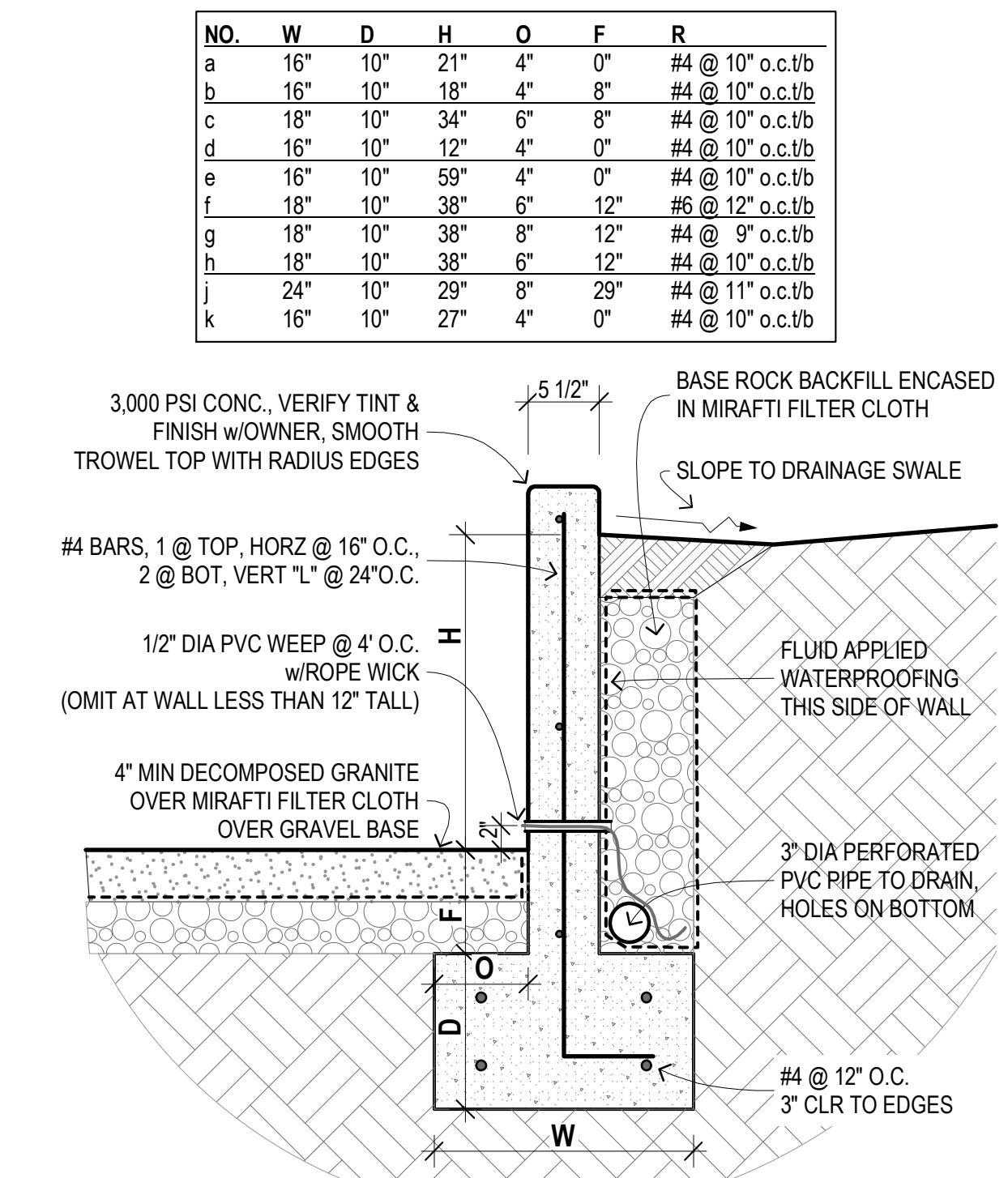
9 GRADE BEAM - stem wall @ porch slab



6 GRADE BEAM - stem wall & slab



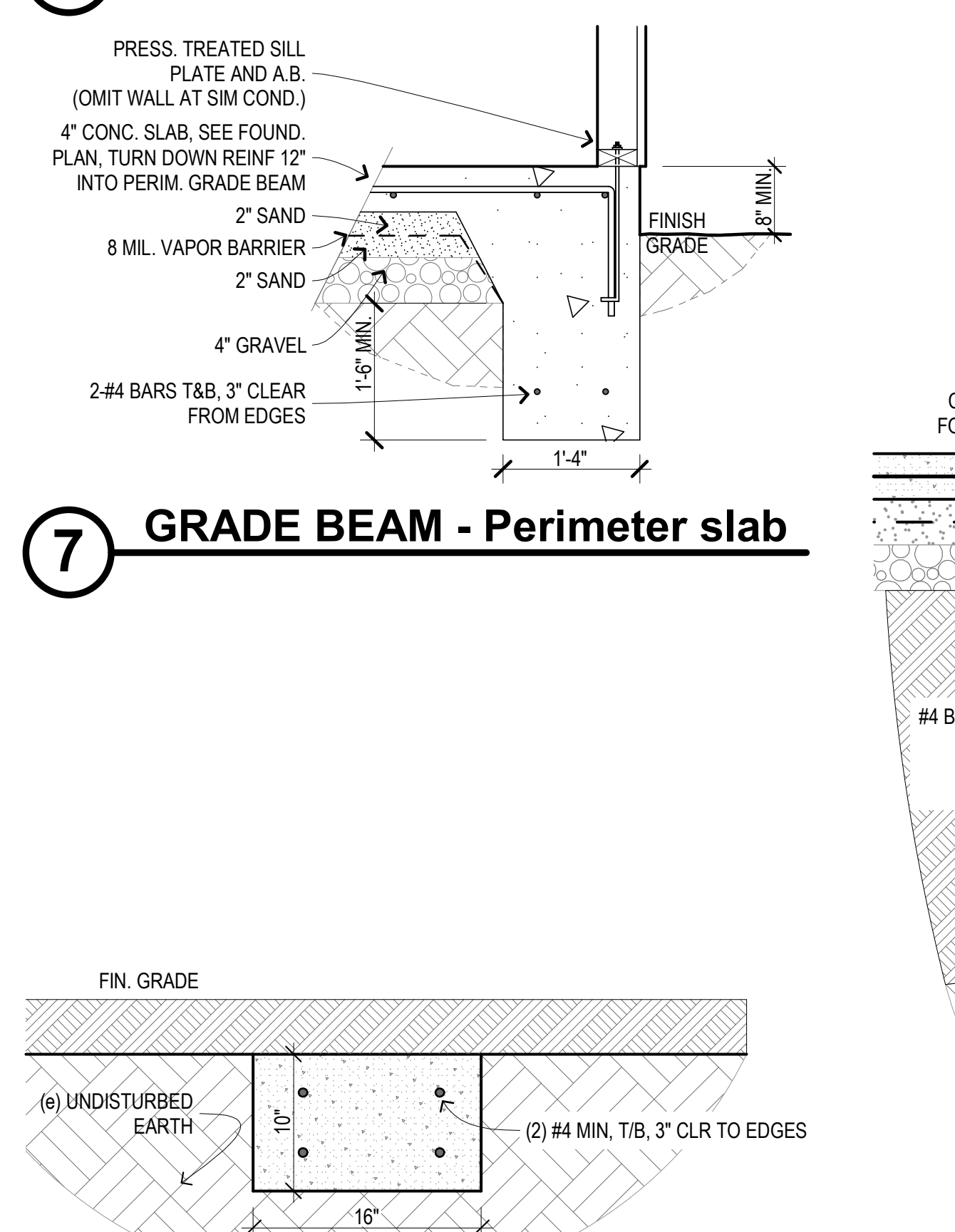
4 WALL - garage retaining



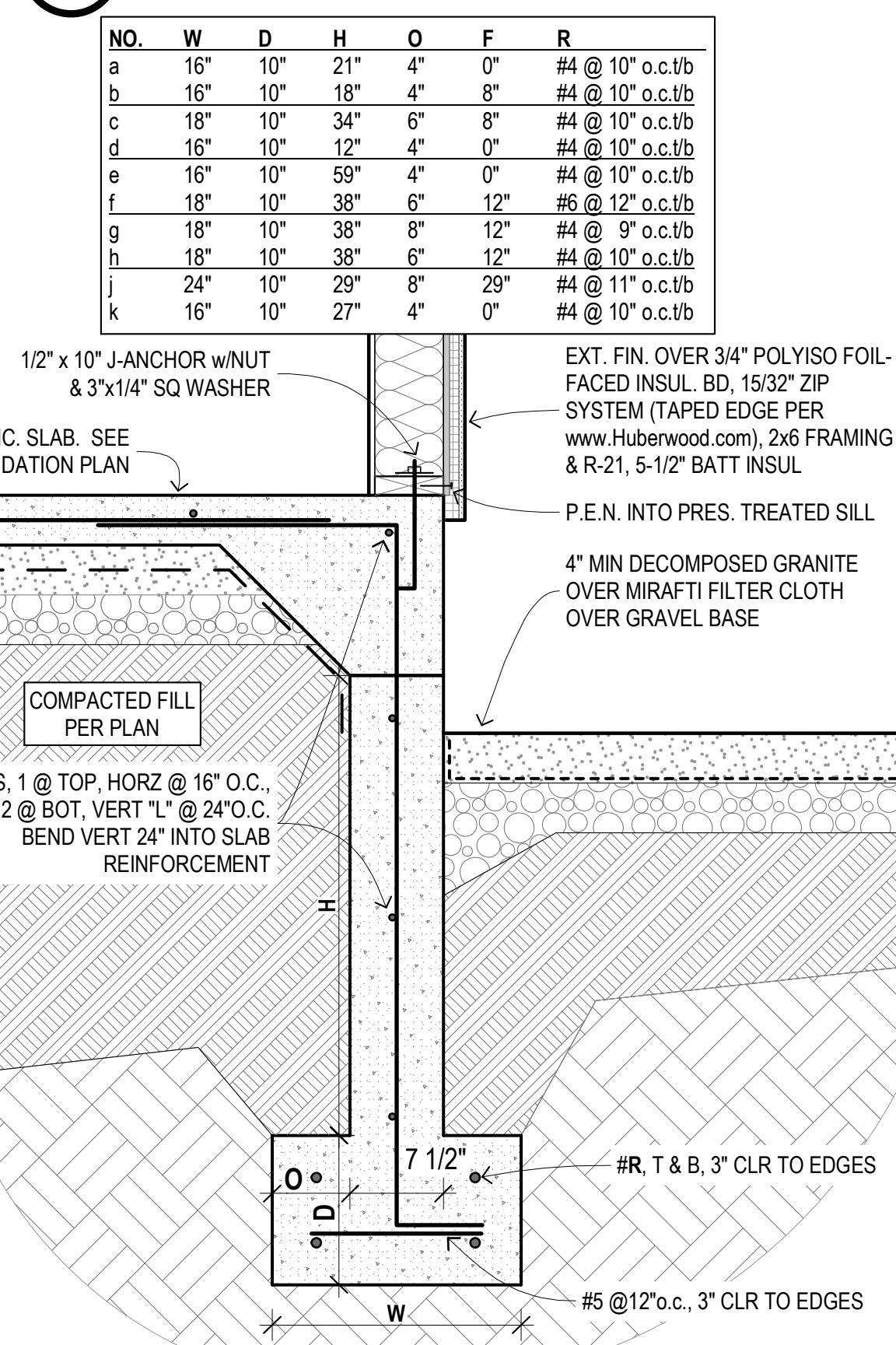
2 WALL - courtyard retaining



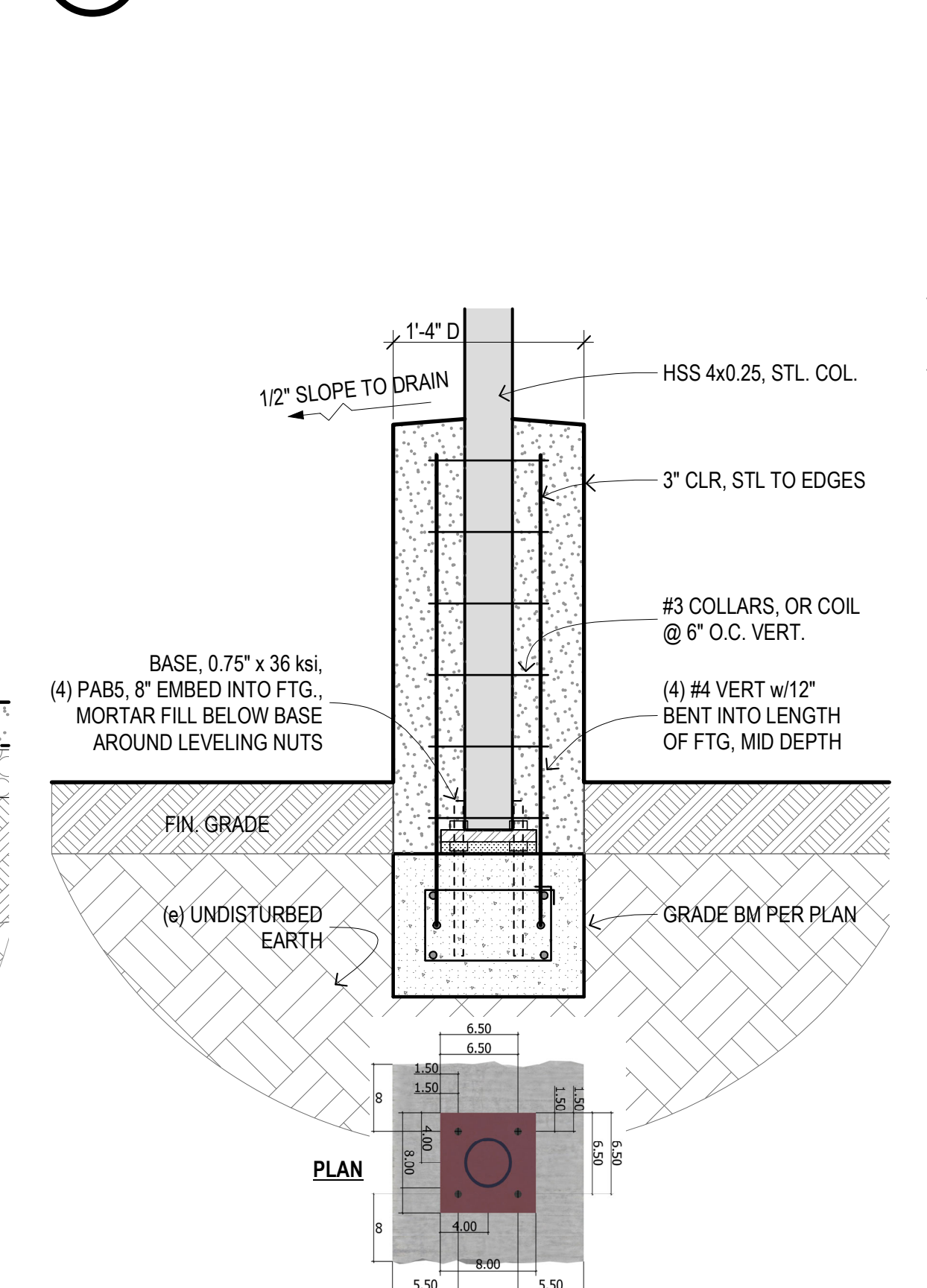
7 GRADE BEAM - Perimeter slab



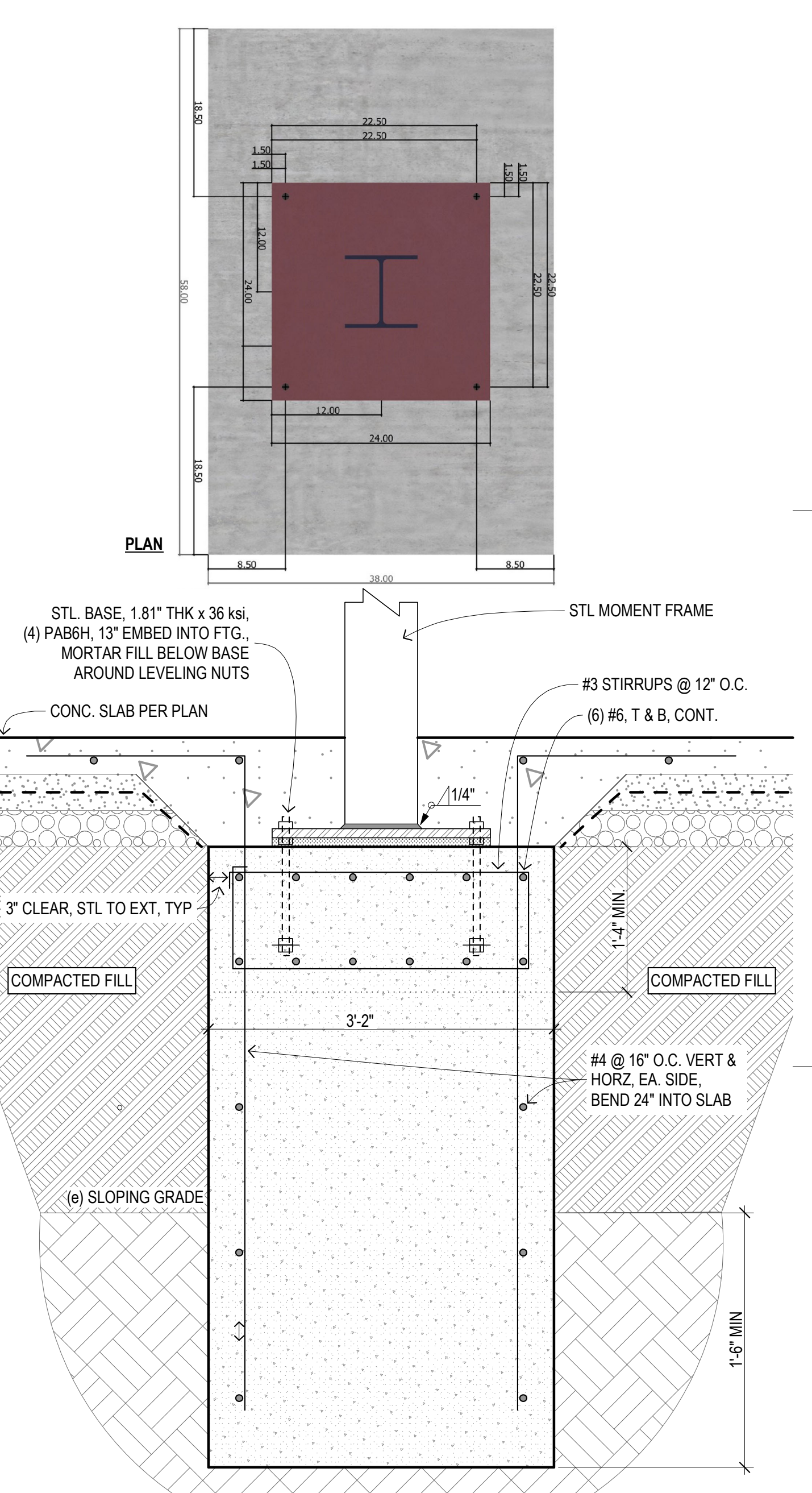
8 GRADE BEAM - drag



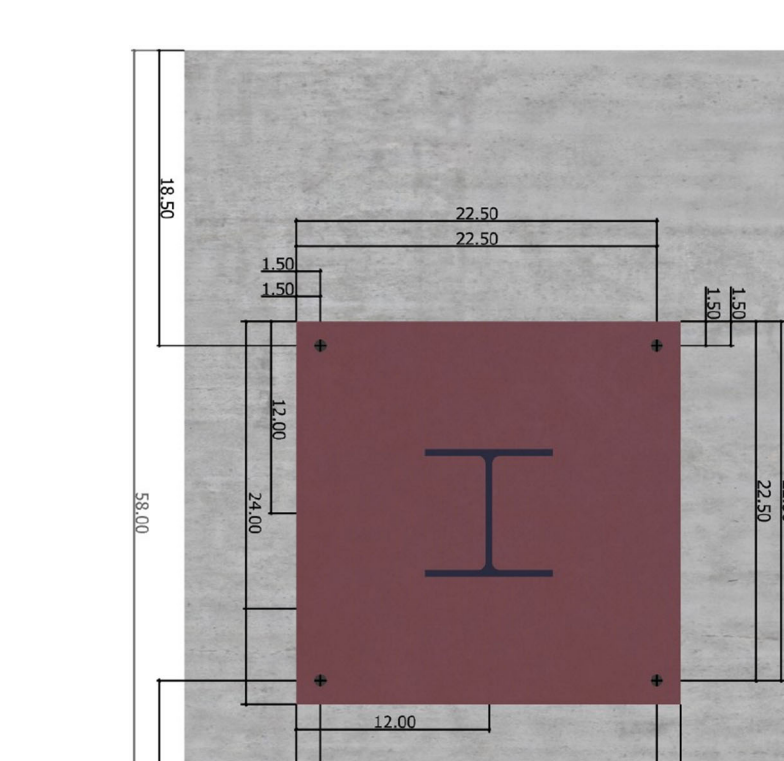
5 GRADE BEAM - stem at courtyard



3 FTG - conc col on grade bm



1 FTG - moment frame in slab



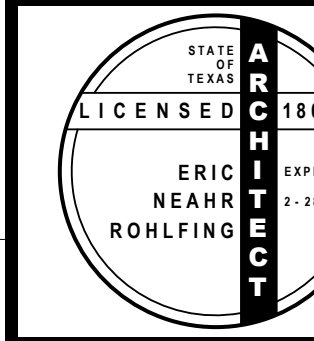
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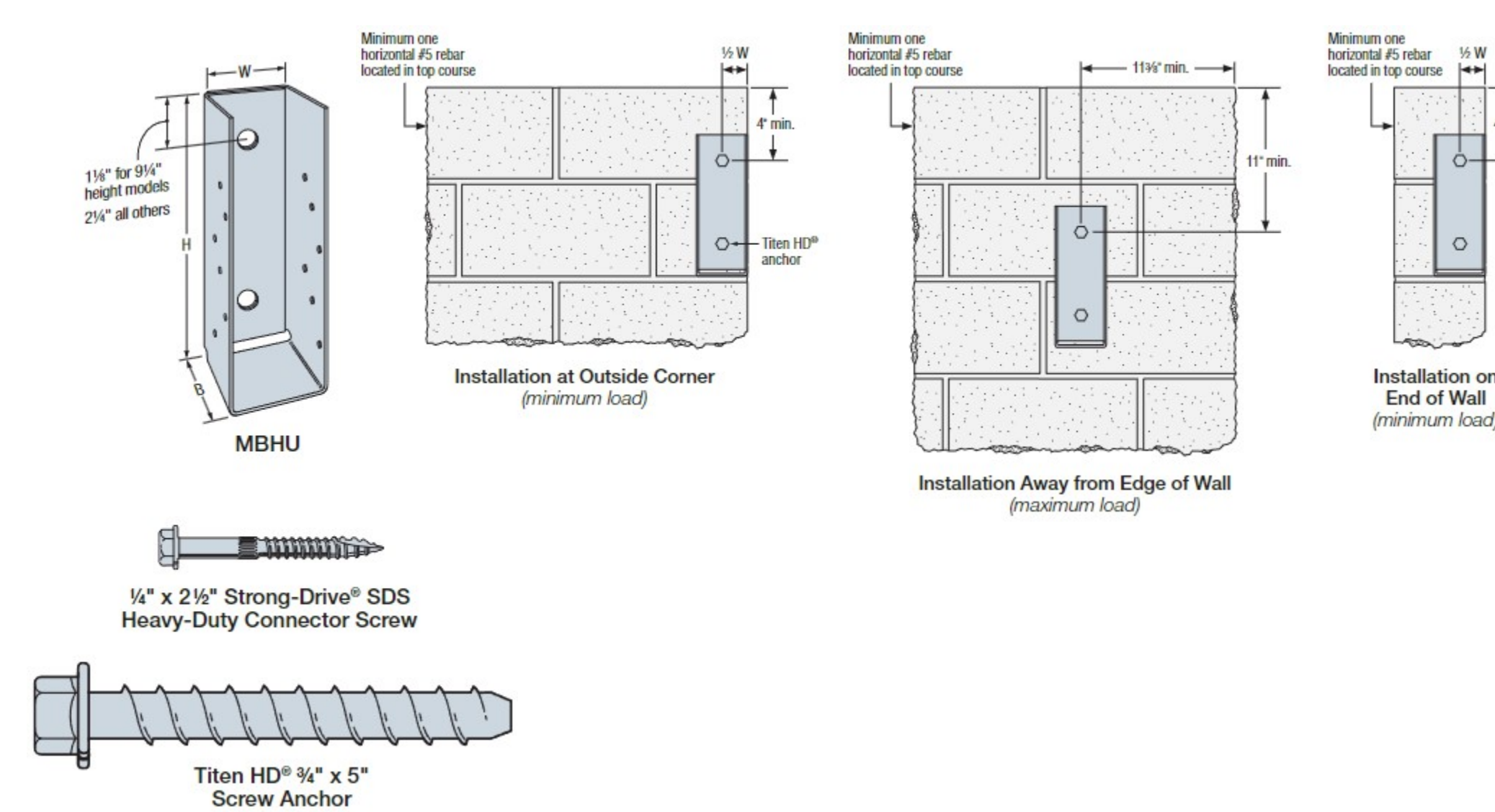
DETAILS - FOUNDATION & FRAMING

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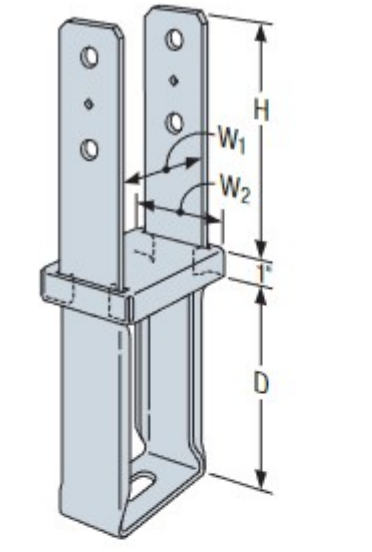
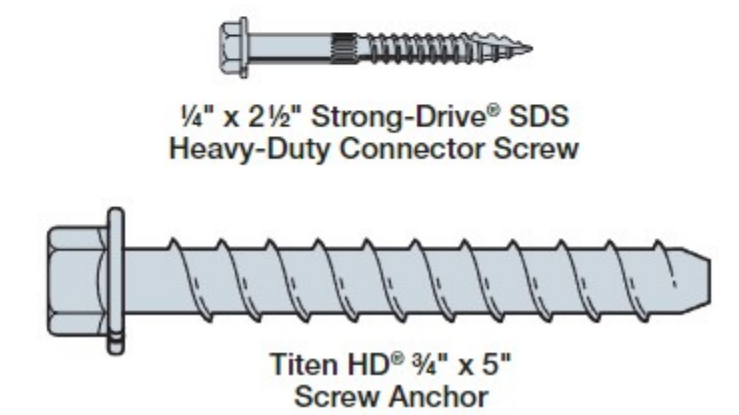


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2 SIMPSON - Hangar MBHU



3 Base CBS

Standard Joist Hangers

LU2Z concealed fange hanger available for 2x6, 2x8, 2x10 and 2x12 joists. Used for end of ledgerheads or post conditions, the LU2Z also provides shear links for reduced 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 — The standard LU hanger provides flexibility of joist to header installation. Versatile fastener selection with total alternative loads.

HU/HUC — Most models have triangle and round holes to achieve maximum loads. All full round and triangle holes with common nails. These heavy-duty connectors are designed for schools and other structures requiring additional strength, longevity and safety factors.

Material: See tables on pp. 130-139

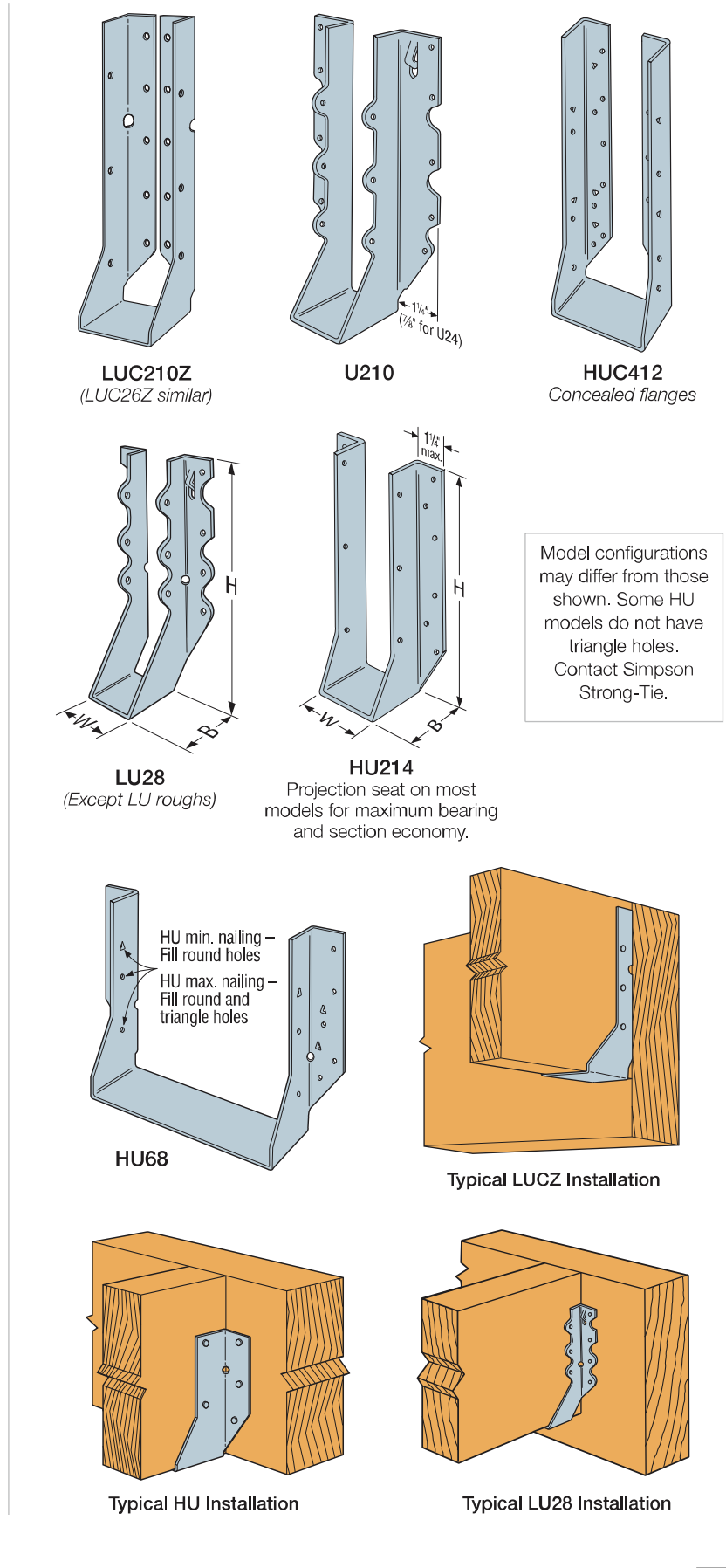
Finish: Galvalume. Some products available in ZMAX® coating.

Installation:

- Use all specified fasteners, see General Notes.
- HU/HUC — Can be installed thru round holes only, or thru round and triangle holes for maximum values.
- Joists sloped up to 1/2 achieve table loads.
- For masonry to masonry or concrete, see pp. 271-301.
- HU/HUC hangers can be welded to a steel member. Allowable loads are the lesser of the values in the Hanger tables on pp. 130-139 or the weld capacity — refer to technical bulletin T-HU-HUC-W at strongtie.com.

Options:

- For both hangers concealed, order HUC.
- The LU is available with the A hanger design. Standard reducers apply for alternate fasteners.
- For low-rise, spots approved 40° skewed hangers, see BUB700.
- For 6x6-inches hangers, see LBSA, LBSL, LUC2 and LUS2 on pp. 140-143.
- See table modifications table for available options and associated load capacities for LU and HU hangers.
- For ease of ordering, refer to technical bulletin T-HU-HUC-W at strongtie.com.



Double-Shear Joist Hangers

This product is available to provide connections between steel joists and steel members, all hanger models, or steel members to steel or a combination of these features.

See Hanger tables on pp. 130-139. See Hanger Options on pp. 121-123 for hanger modifications, which may result in reduced loads.

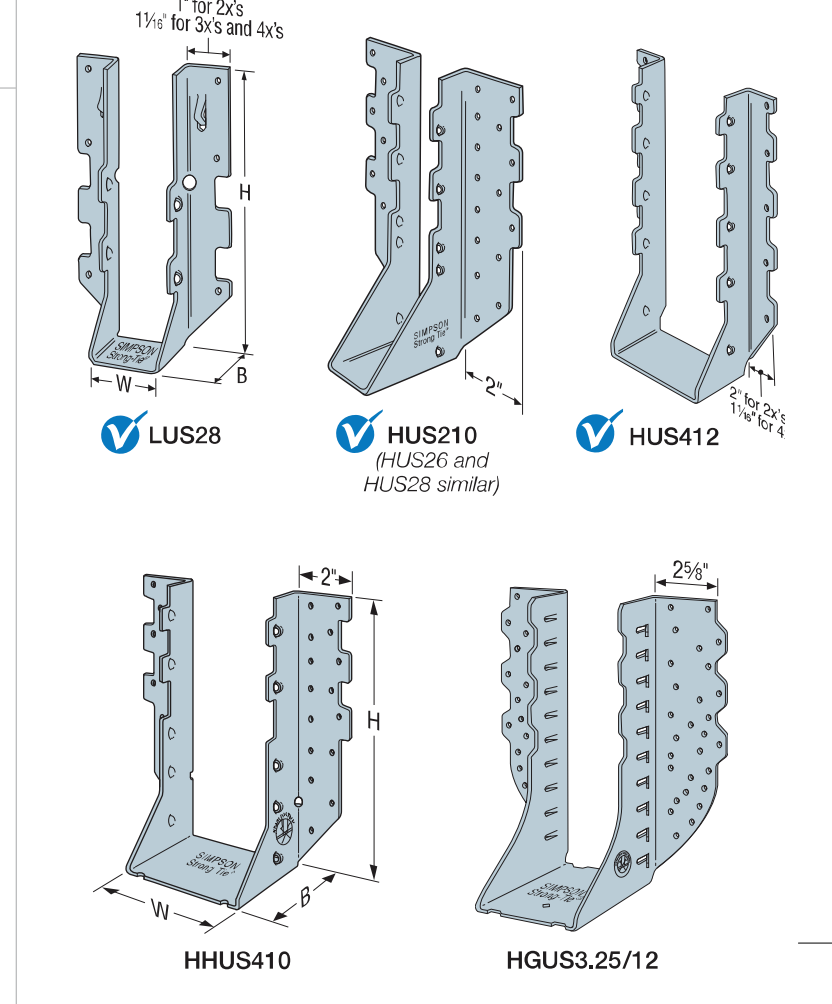
All hangers in this series have double shear nailing. This innovation stabilizes the load through fast points on each joist nail for greater strength. It also allows the use of lower nails, faster installation, and the use of standard nails for all connections. (Do not bend or remove tabs.)

Material: See tables, pp. 130-139

Finish: Galvalume. Some products available in stainless steel or ZMAX® coating; see Corrosion Information, pp. 15-18.

Installation:

- Use all specified fasteners, see General Notes.
- Joist must be placed on an angle through the joist or trap into the header to achieve the table loads.
- Not designed for welded or roller applications.
- Not designed for 40° up to 45° long may be used where 100 common or 100 screws are specified. When 100 common are specified, 100 common or 100 screws 20-140" dia. x 3 1/2" long may be used at 0.95 of the table load.
- With tie carrying members, use 100 x 2 1/2" nails into the header and 160 common into the joist with no load reduction.
- With tie carrying members, use 100 x 1 1/2" nails into the header and 100 common into the joist, reduce the load to 0.84 of the table values.



1 SIMPSON - Hangars facemount NOT TO SCALE

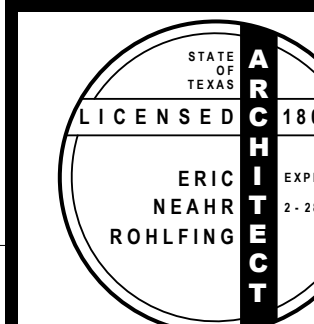
KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

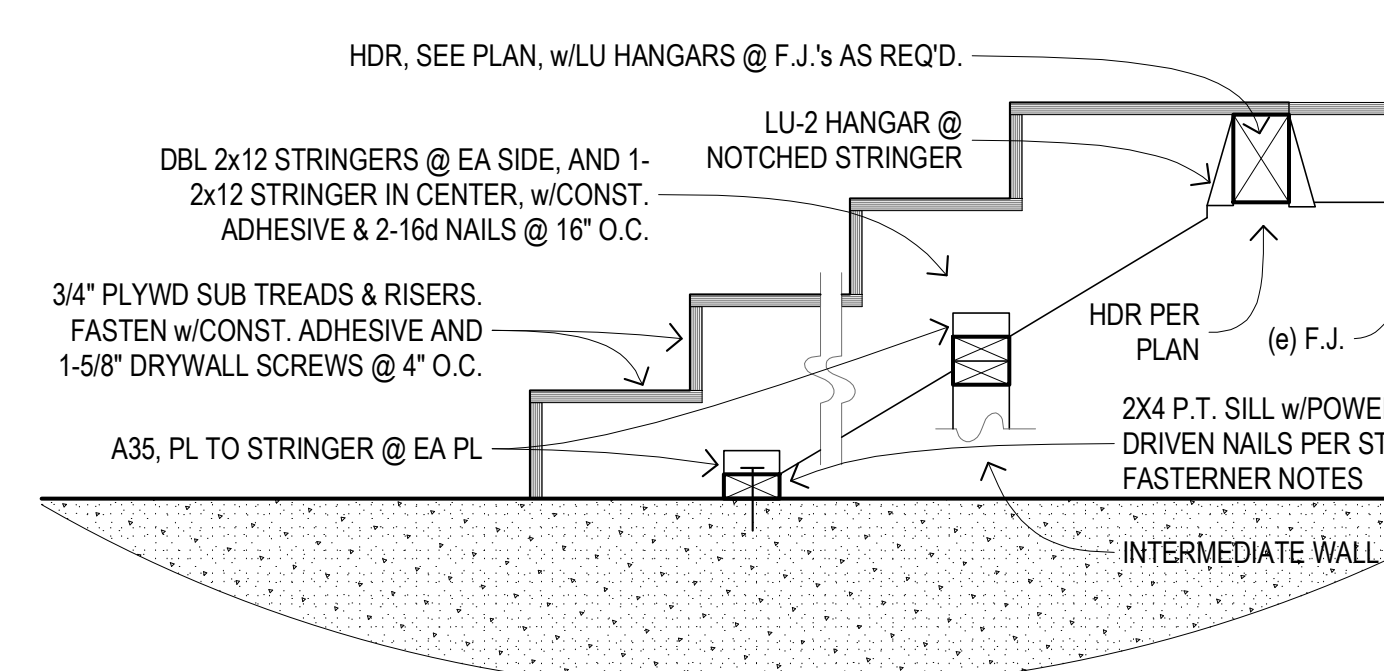
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1	02/08/24	VALUE ENGINEERING
	11/14/23	CD PRINT
	11/01/23	OWNER CD REVIEW
	12/14/22	OWNER SD REVIEW

PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
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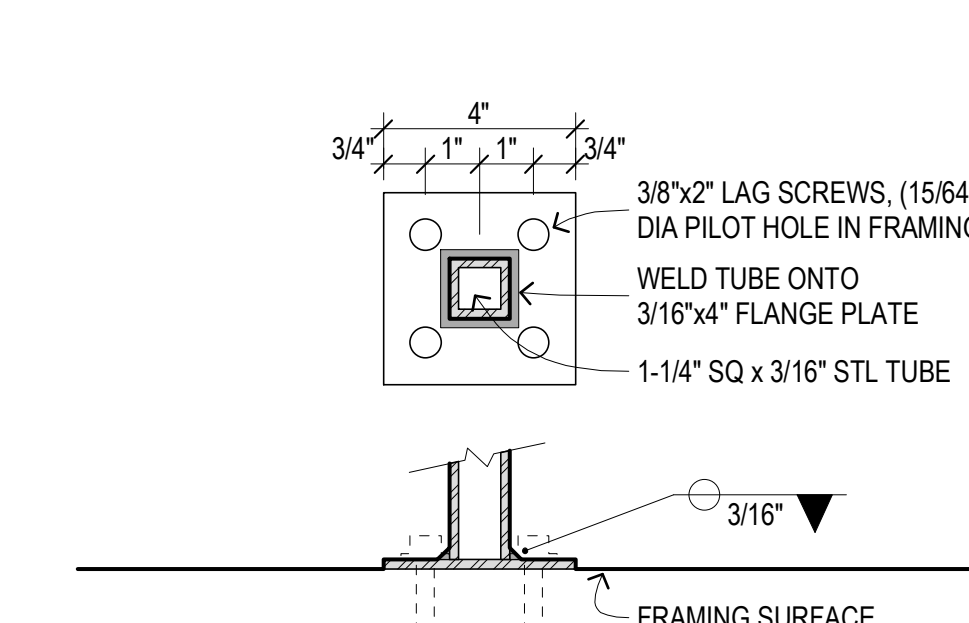
SHEET TITLE
DETAILS - SIMPSON FRAMING HDWE



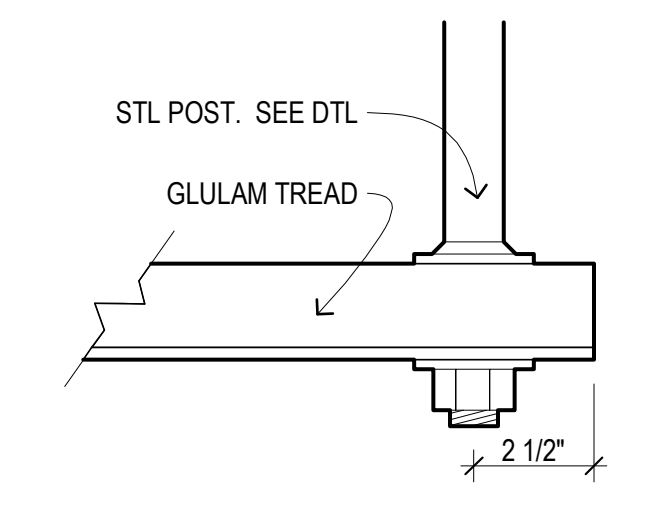
CONSULTANTS
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817-279-0232
alanh@brooks-bakersurveyors.com



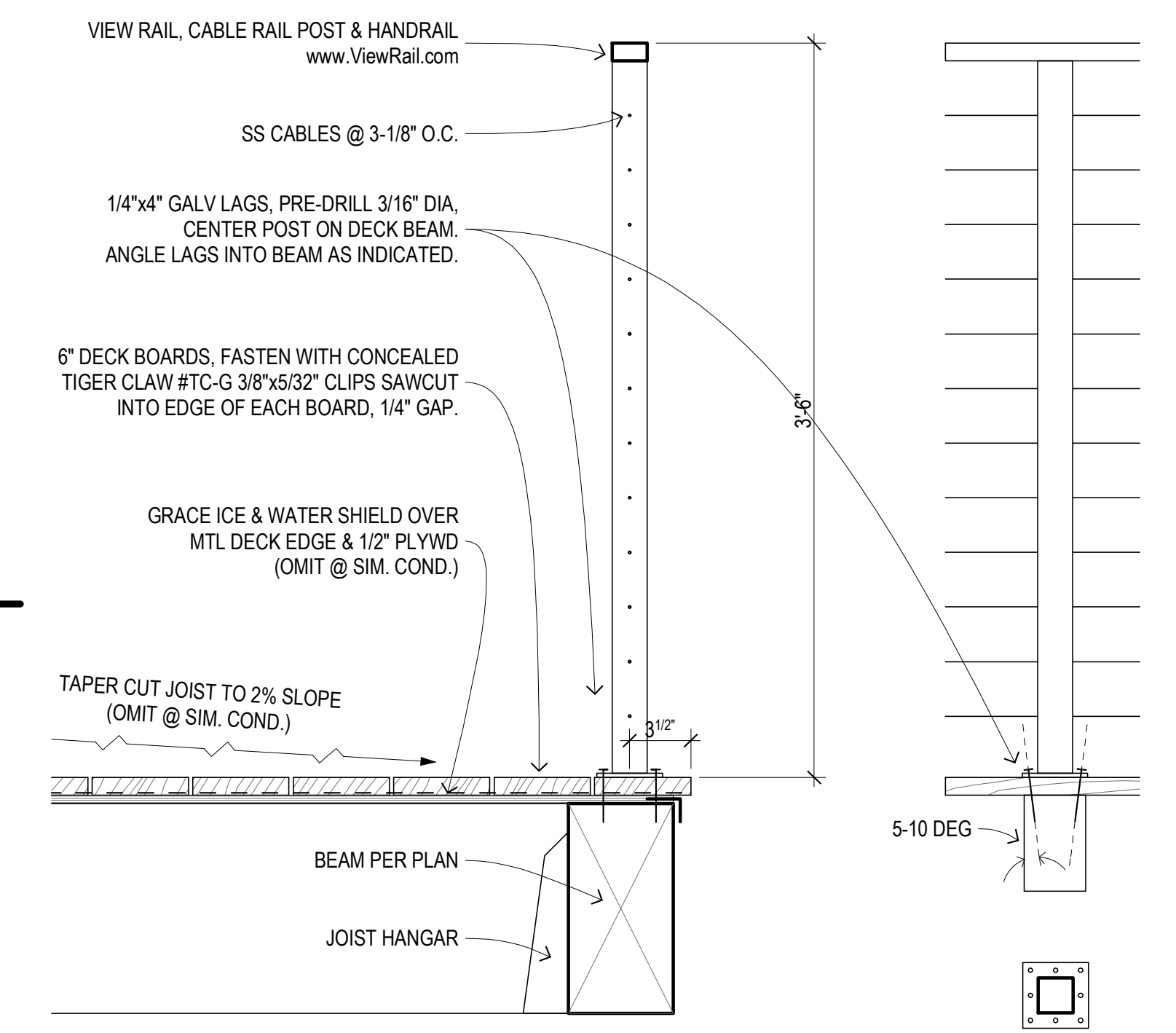
8 STAIR - framing



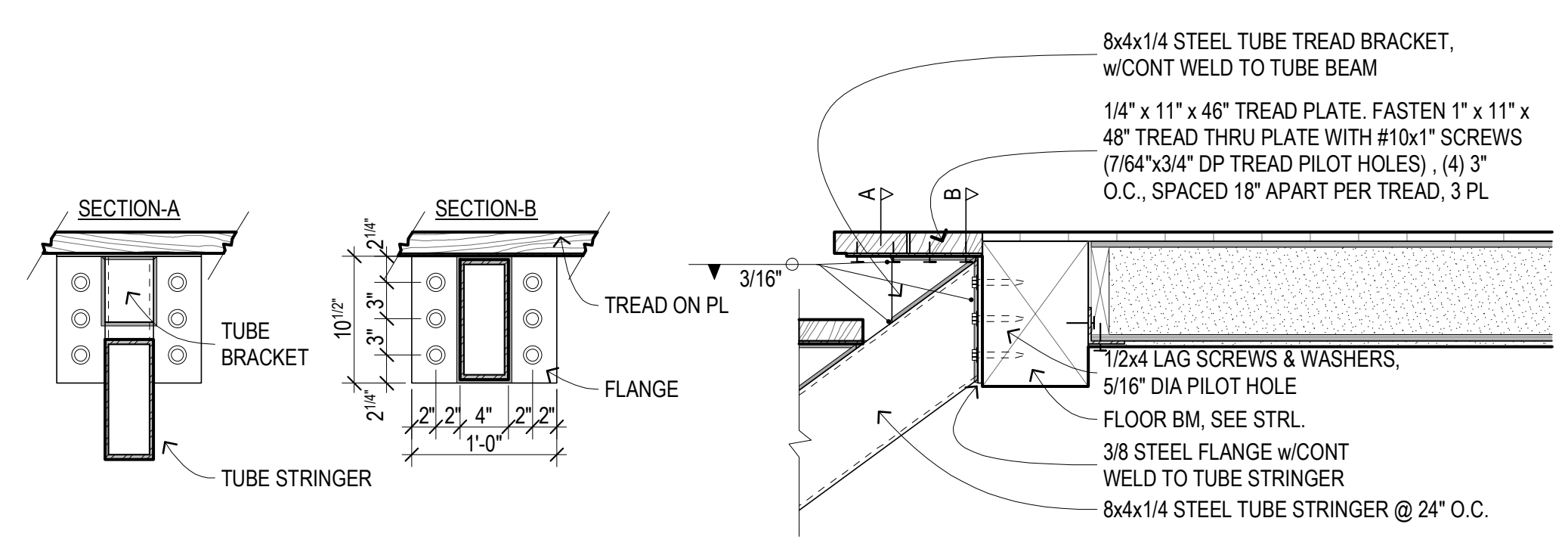
4 STAIR - post foot @ guard rail



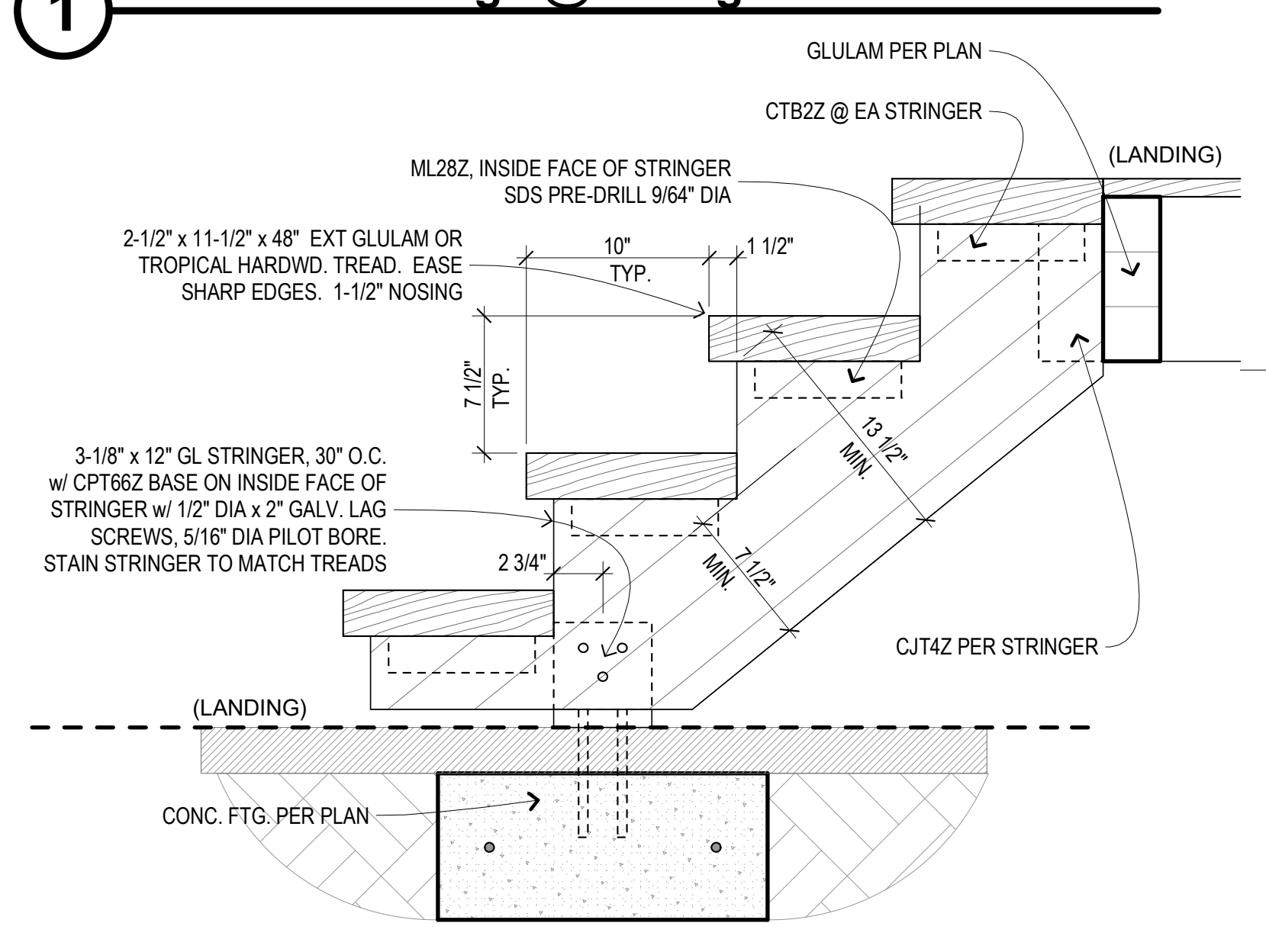
5 STAIR - post @ tread end



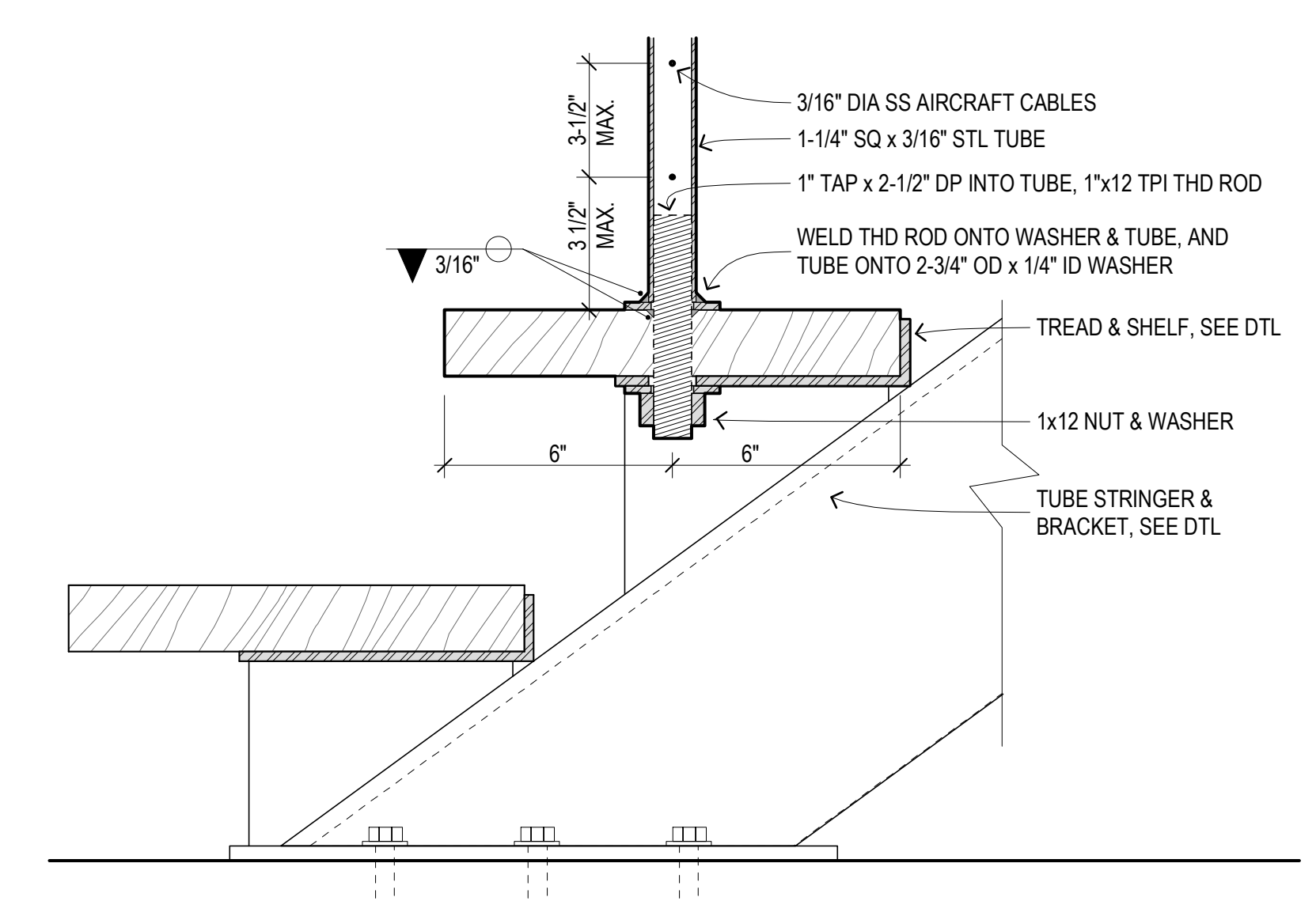
1 BALCONY - edge @ railing



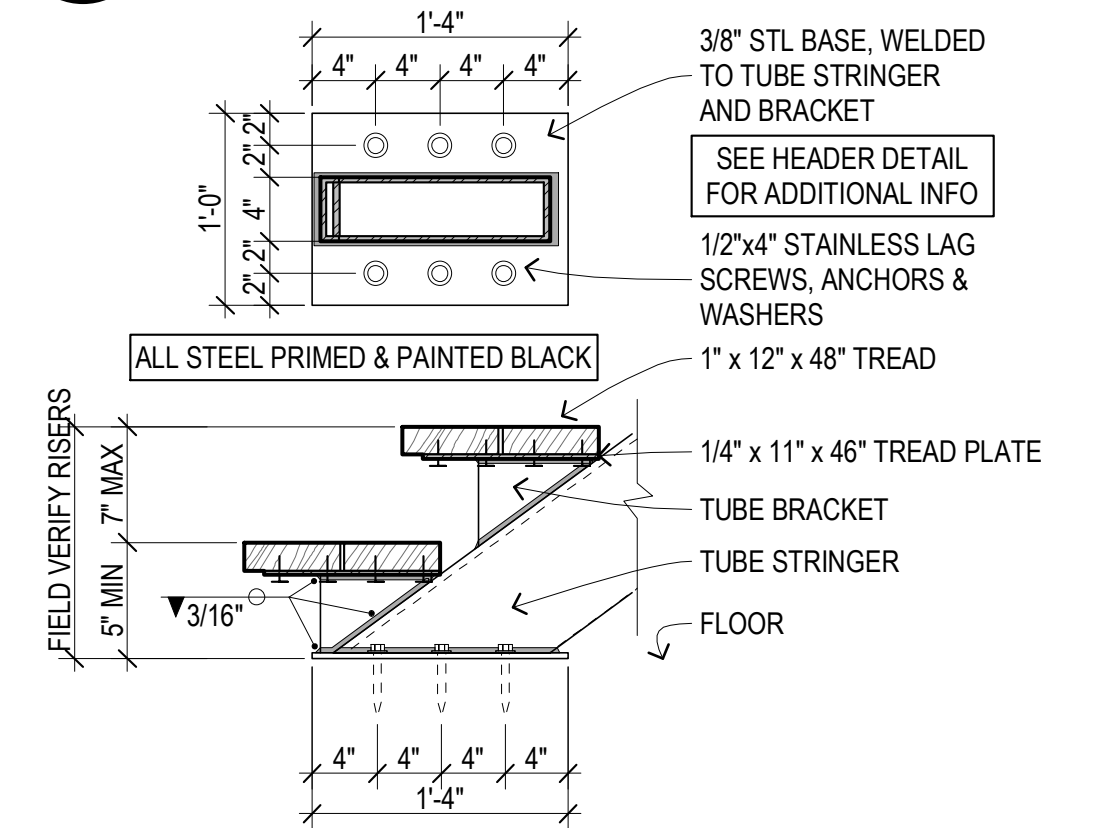
6 STAIR - steel - header @ beam



2 STAIR - exterior



7 STAIR - post @ steel tread



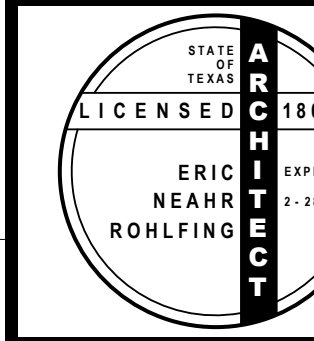
3 STAIR - steel base

KING residence
2731 LIPAN HWY
GRANBURY, TX 76048

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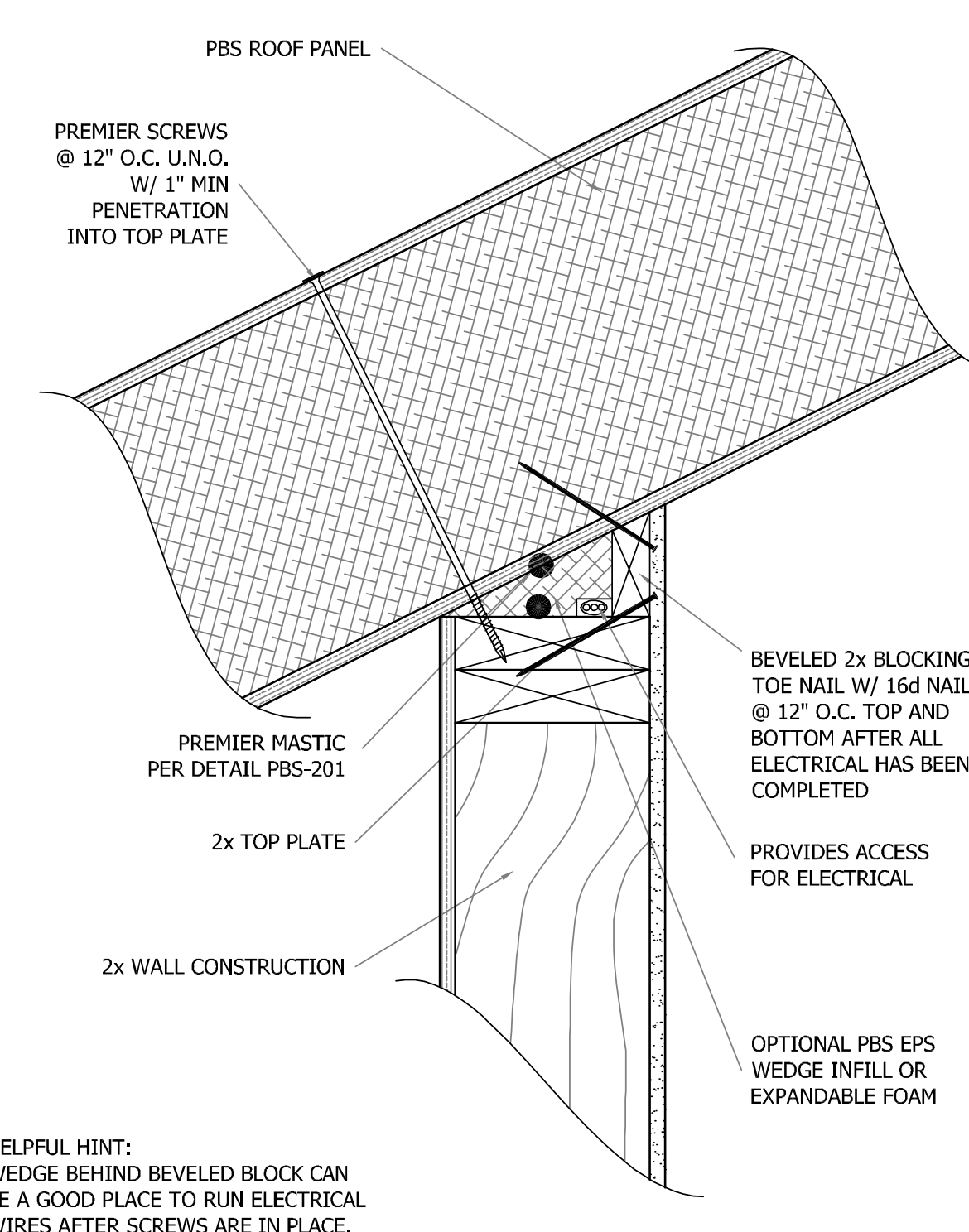
PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
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SHEET TITLE
DETAILS - STAIR DETAILS

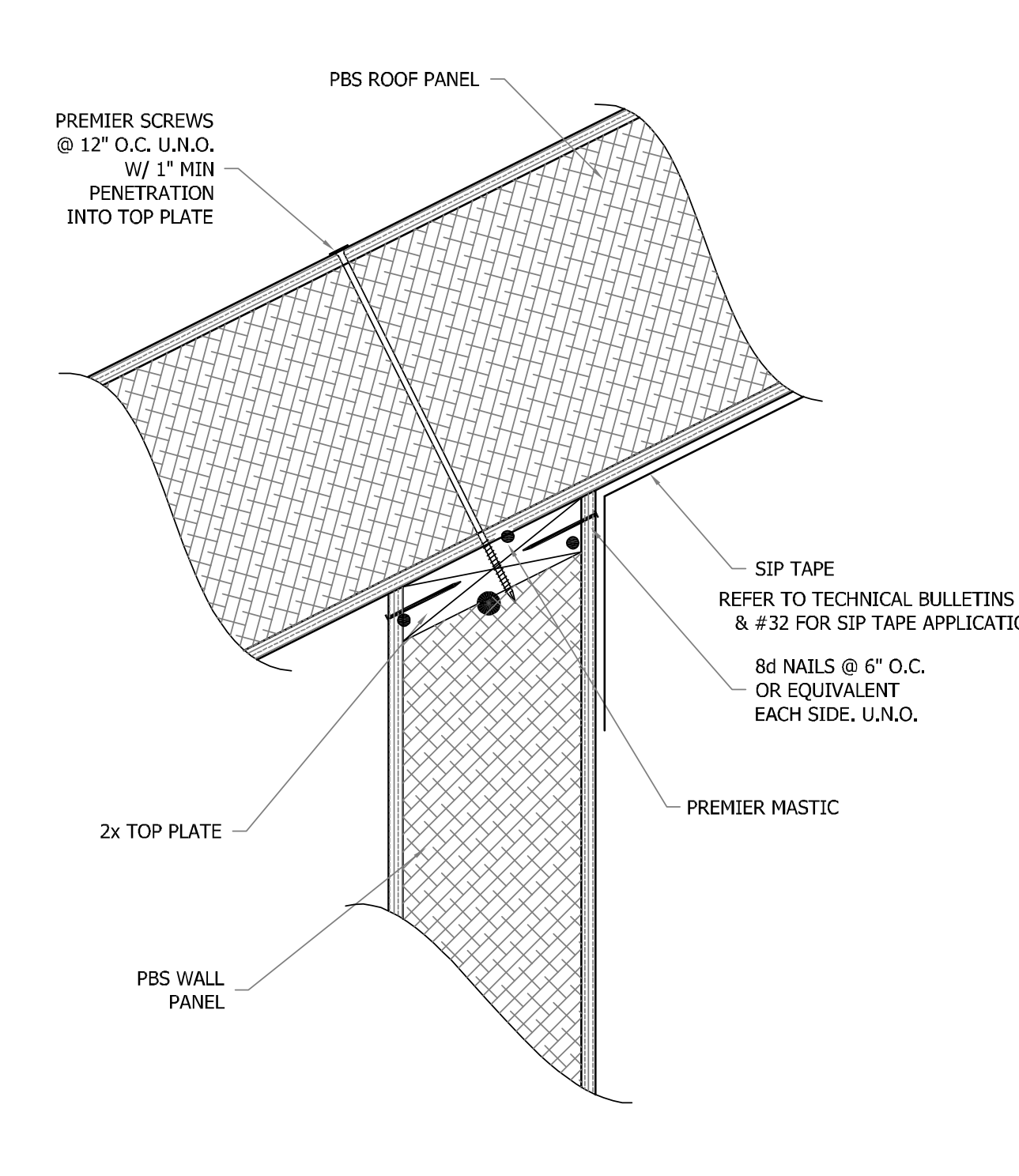


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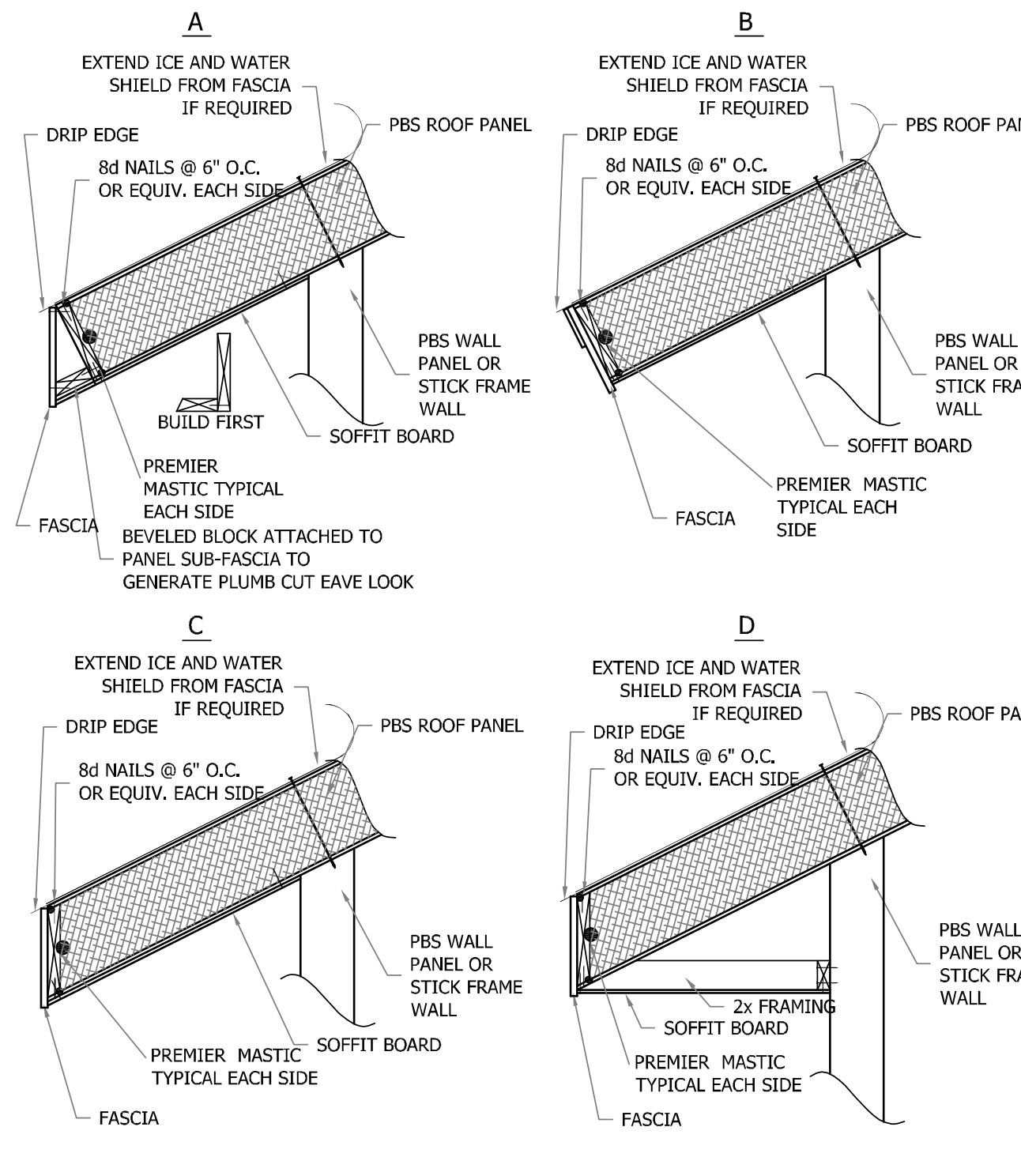
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alanh@brooks-bakersurveyors.com



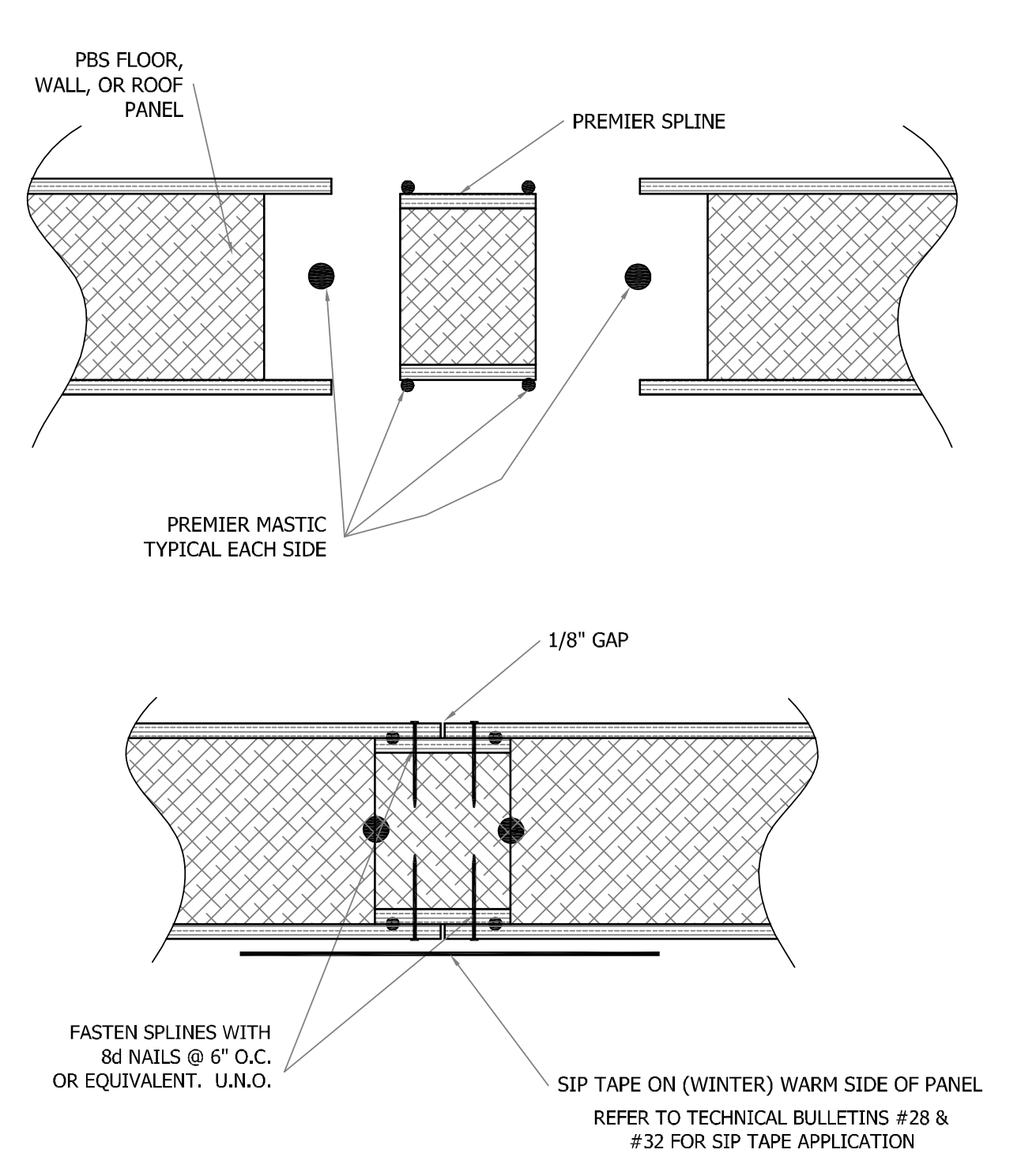
PBS-302 BEVELED BLOCK 2x WALL/ROOF 8-



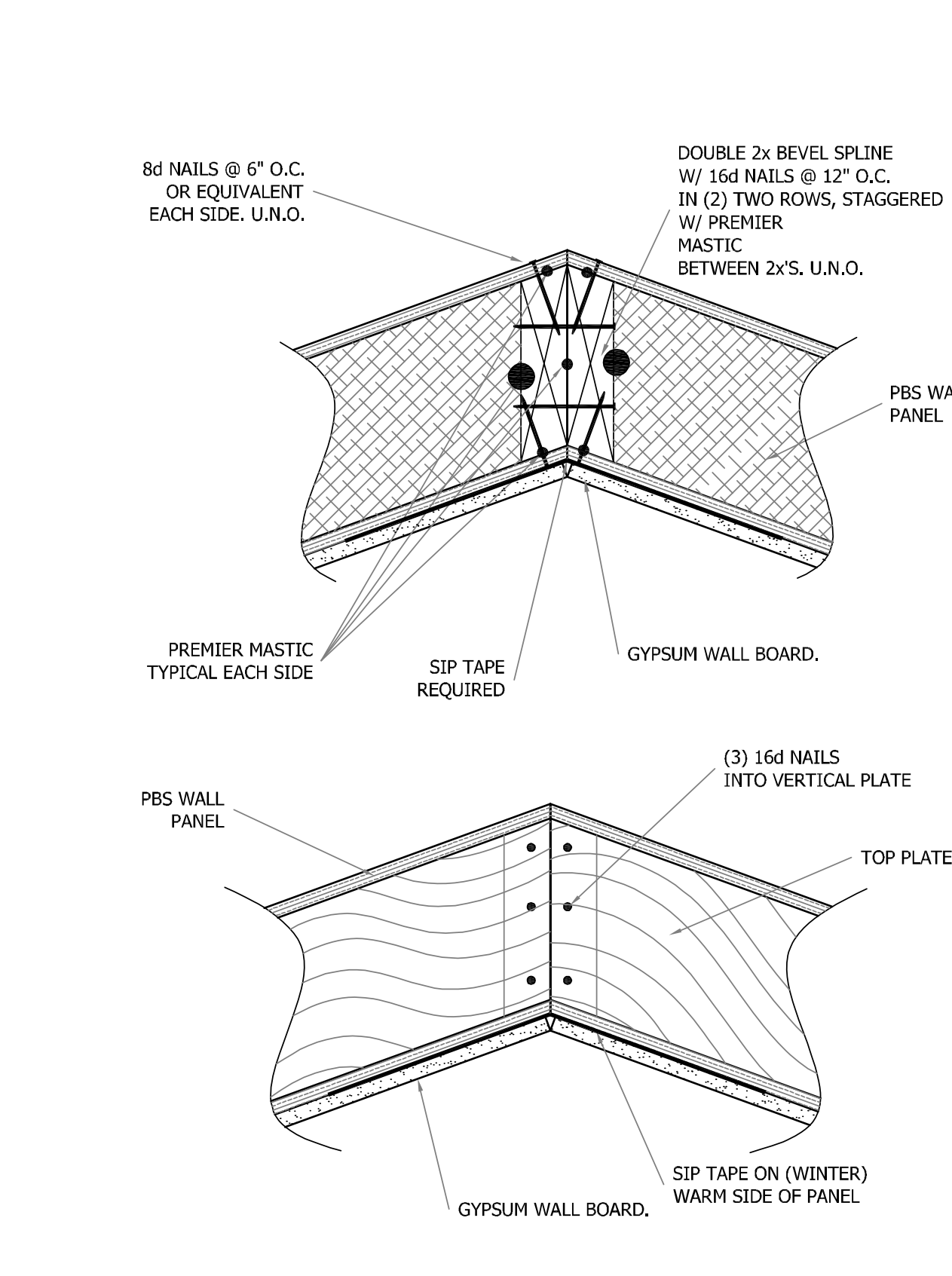
PBS-303 BEVELED PANEL WALL/ROOF CONNECTION 11-9-10



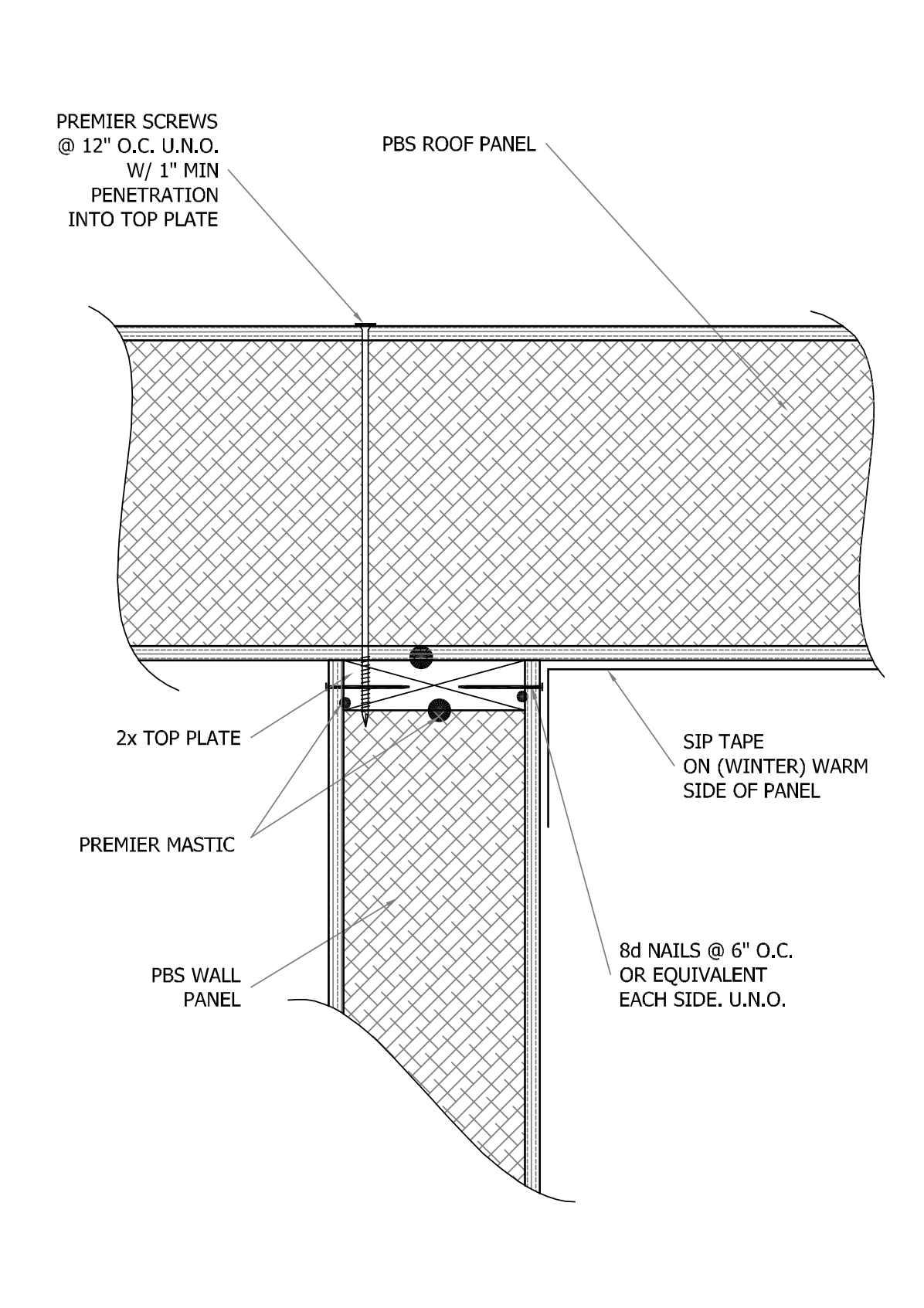
PBS-314 EAVE DETAILS 8-20-07



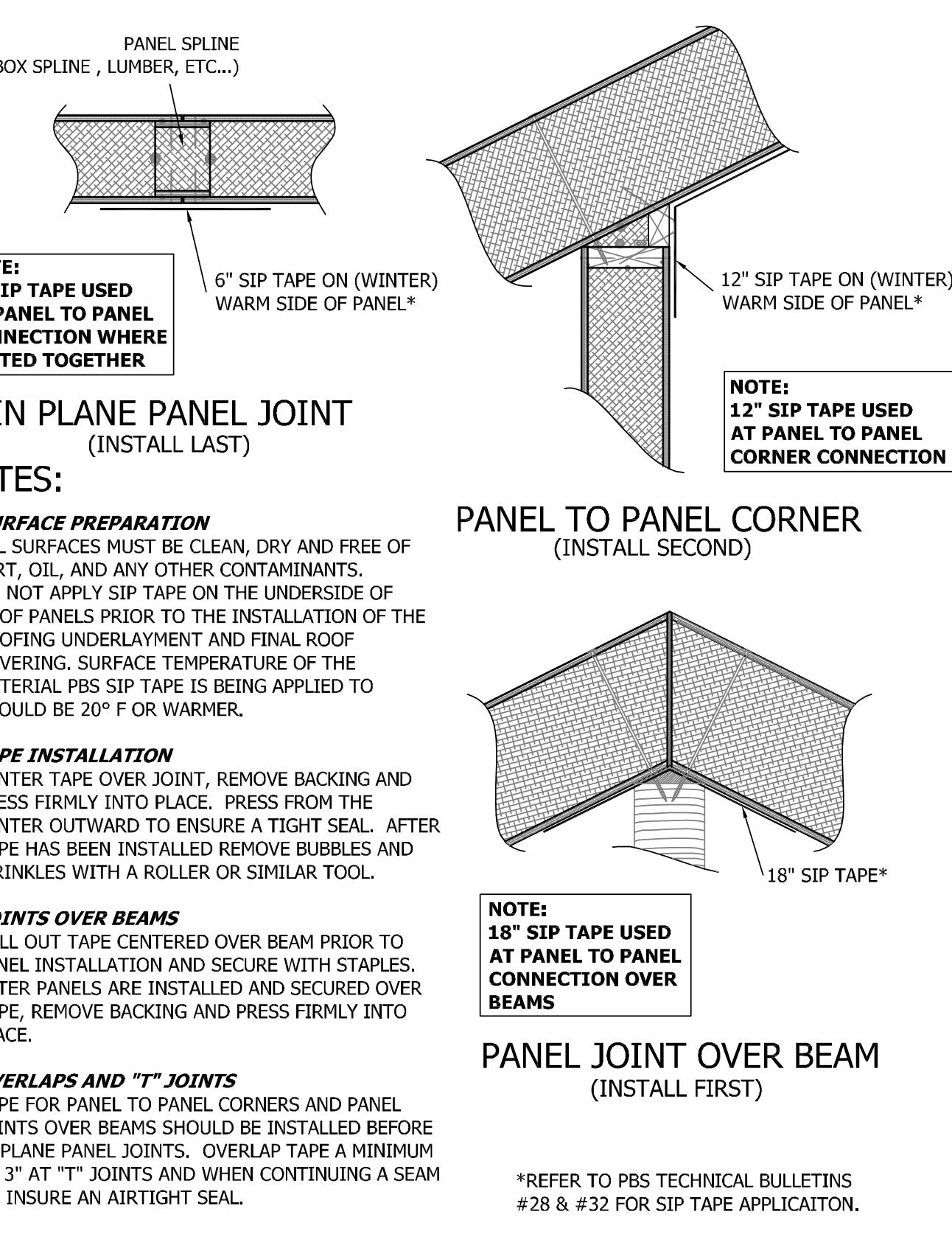
PBS-005 PREMIER SPLINE CONNECTION 11-9-10



PBS-012 WALL PANEL ANGLED CORNER 8-1



PBS-301a GABLE PANEL WALL/ROOF



PBS-013 SIP TAPE APPLICATION 11-9-10

PBS Panel R-Values

Type I modified EPS core	Core Thickness	R-Value at 75°	R-Value at 40°	R-Value at 25°
3-1/2"	15	16	17	17
5-1/2"	23	25	26	26
7-1/4"	30	32	33	33
9-1/4"	37	40	42	42
11-1/4"	45	49	51	51

PBS Panel Weights

Type I modified EPS core	Core Thickness	7/8"	5/8"	3/4"
3-1/2"	3.3	4.6	5.5	
5-1/2"	3.5	4.8	5.7	
7-1/4"	3.7	5.0	5.9	
9-1/4"	3.9	5.2	6.1	
11-1/4"	4.0	5.4	6.2	

Load Charts with a Built in Safety Factor
(Refer to current Listing Reports for up to date load tables)

All of Premier's load charts have a built-in safety factor. We have taken our SIPs' products' ultimate load at failure 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^{1,2}

Panel Core Thickness (in)	Deflection Limit ³	Panel Span (ft)											
		4'	8	10	12	14	16	18	20	22	24		
3.5	L240	100	43	29	21	16	10						
	L240	143	60	42	33	25	16						
	L180	142	61	57	46	34	22						
	L360	105	52	39	30	24	18	15	11				
5.5	L240	162	78	58	36	32	28	22	16				
	L180	191 ⁴	80	60 ⁴	46 ⁴	40	34	29	21				
	L240	225	81	60	42	34	28	21	15	13	11		
	L360	172 ⁵	85	75	61	50	39	31	23	21	18		
9.25	L180	173 ⁶	85	75	69	60	50	42	31	28	24		
	L360	131	80	66	52	43	35	29	22	20	18		
	L240	165 ⁶	86	71	57	51	46	42 ⁶	34	30	26		
	L180	185 ⁶	86	71	57	51	46	42 ⁶	34	30	26		
11.25	L360	132	84	70	51	50	48	38	29	24	20		
	L240	163 ⁶	84	70	59	55	51	45	39	36	31		
	L180	182 ⁶	84	70	59	55	51	45	39	36	31		

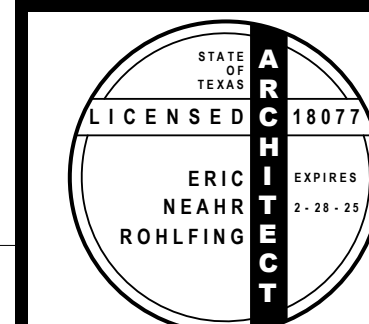
KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

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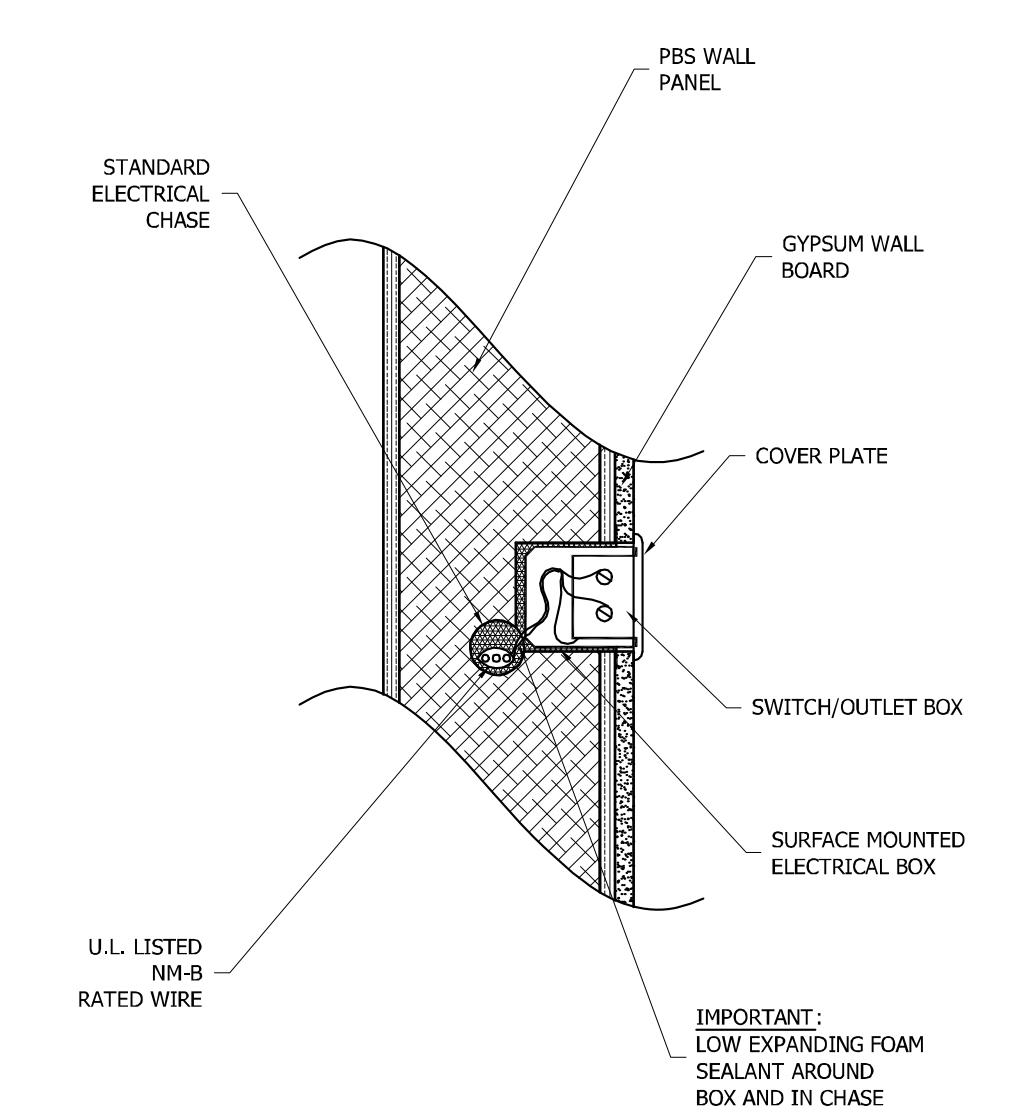
DETAILS - SIP - PREMIER



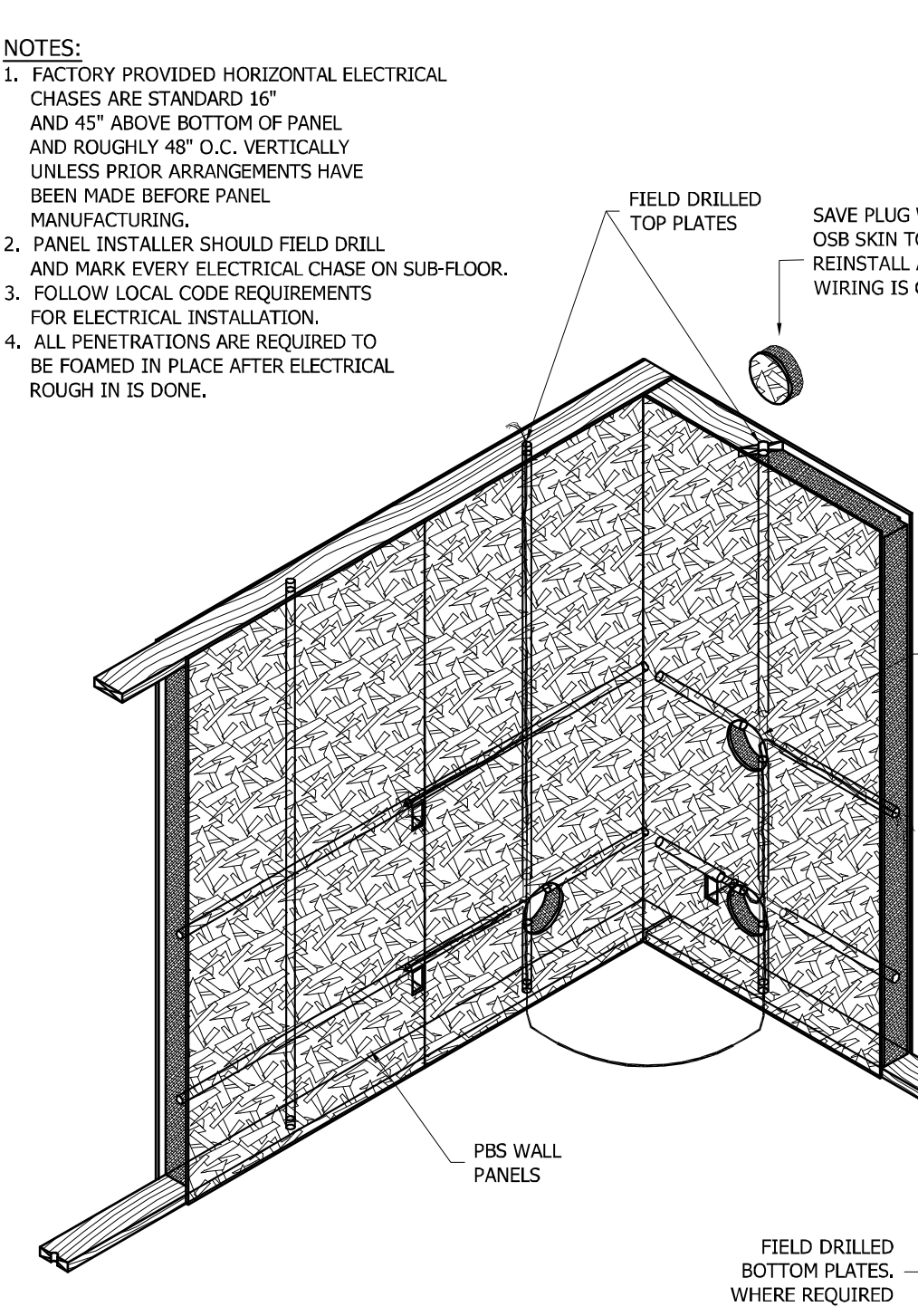
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alanh@brookesbakersurveyors.com

ELECT / MECH / PLBG LEGEND

	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED/SUSPENDED STRIP
	BATH FAN, HEATER & LIGHT
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	WALL UNDERCABINET MOUNTED STRIP
	CEILING FAN/LIGHT
	110V INTERCONNECTED COMBO SMOKE & CO DETECTOR WITH BATTERY BACKUP
	(e) DOOR CHIME, LNO
	ARC-FAULT CIRC. INTERRUPTER (AFCI) RECEPTACLE, COMBO-TYPE, U.N.O.
	SPECIAL PURPOSE RECEPTACLE
	FLOOR DUPLEX RECEPTACLE w/ COVER
	SPECIAL PURPOSE FLOOR RECEPTACLE
	CO-AXIAL TV ANTENNAE JACK
	SPEAKER, AUDIO
	WALL SWITCH
	DIMMER CONTROLLED WALL SWITCH
	MULTI-WAY WALL SWITCH
	OCCUPANCY SENSOR
	PHOTO DAYLIGHT SENSOR
	MOTION SENSOR
	TIMER, 1-12 HR.
	FAN SPEED, DIRECTION & LIGHT CONTROL
	PUSH BUTTON CONTACT SWITCH
	DUAL TELEPHONE/DATA JACK CATEGORY VI & 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
	THERMASTAT w/PROGRAMMABLE CTRL.
	SECURITY KEYPAD
	SHUT-OFF VALVE, GAS OR WATER
	CLEAN OUT
	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



PBS-207 ELECTRICAL BOX INSTALLATION



PBS-206 STANDARD ELECTRICAL CHASES 8-17-07

MEP PLAN NOTES

- GENERAL
 - DO NOT SCALE DRAWING, DUE TO INACCURACIES IN PRINTING AND REPRODUCTION.
 - ALL DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY, U.N.O.
 - CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION BEFORE CONTINUING WORK.
 - DISPOSE OF DEMOLITION AND NEW CONSTRUCTION DEBRIS THROUGH RECYCLING MEANS PER CITY WASTE MANAGEMENT PROGRAM.
 - 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.**
 - 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. ITEM TO BE REMOVED, CAPPED, OR RELOCATED.
 - 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 airtight (AT) or less than 2.0 CFM at 75 Pascals.
- MECHANICAL
 - GAS METER
 - WATER SERVICE SHUT-OFF
- ELECTRICAL
 - MAIN PANEL, 200A
 - ELECTRIC SUBPANEL, 40A
 - ALL EXTERIOR RECEPTACLE OUTLETS SHALL BE WATERPROOF AND GFI PROTECTED.
 - VERIFY ALL FIXTURE SELECTIONS WITH OWNER PRIOR TO PURCHASE.
 - HOME RUN ALL COAXIAL & CATV CABLES TO (e) SERVICE ENTRANCE.
 - PROJECT TO COMPLY WITH SECURITY NOTES ON DOOR, WINDOWS, EXTERIOR LIGHTING AND HARDWARE.
 - PROVIDE WHITE LUTRON DECOR STYLE SWITCHES & RECEPTACLES. PLACE ALL SWITCHES AS CLOSE AS POSSIBLE TO DOOR JAMBS.
 - 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 NEC 210.12(B).
 - IRRIGATION CONTROL
 - CABLE J-BOX

LIGHTING SCHEDULE

NO.	LOCATION	QTY.	DESCRIPTION	MANUFACTURER & MODEL	LAMPING	NOTES
A	INTERIOR CEILINGS	-	RECESSED	4" WHITE LED	LED, 2000 LUM MN 5000K COLOR MAX	2, 4, 6, 7 WHITE TRIM
B	INTERIOR CEILINGS	-	CLG MT DECOR	LED	LED, 2000 LUM MN 5000K COLOR MAX	3, 4
C	INTERIOR CEILINGS	-	CLG MT UTILITY	LED	LED, 2000 LUM MN 5000K COLOR MAX	3, 4
D	INTERIOR WALLS	-	SCONCE	LED, FROSTED DIFFUSER	LED, 2000 LUM MN 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 MN 5000K COLOR MAX	2, 3, 6
G	EXTERIOR WALLS	-	SCONCE	LED, FROSTED DIFFUSER	LED, 2000 LUM MN 5000K COLOR MAX	4, 5, 8
H	EXTERIOR WALLS	-	DUAL ADJ FLOOD	LED	LED, 2000 LUM MN 7000K COLOR MAX	4, 5, 8
J	GARAGE CEILING	-	CEILING MOUNTED	LITHONIA, SURFACE	LED, 2000 LUM MN 5000K COLOR MAX	3, 4, 6
K	CEILING FAN	-	PENDANT	LED LIGHT OPTION	LED, 2000 LUM MN 5000K COLOR MAX	2, 3, 4, 8'-6" AFF MIN

NOTES

- TIMER
- 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

PLUMBING FIXTURE & FITTING SCHEDULE

NO.	LOCATION	QTY.	DESCRIPTION
P01	KITCHEN	1	DOUBLE SINK 2.2 GPM MAX
P02	BATH	1	LAVATORY 2.2 GPM MAX
P03	BATH	1	TOILET 1.6 GPM MAX
P04	BATH	1	SHOWER 2.5 GPM MAX
P05	BATH	1	TUB
P06	KITCHEN	1	REFRIG 2.5 GPM MAX
P07	BATH	1	SHOWER 2.5 GPM MAX
P08	GARAGE	1	SINK 2.2 GPM MAX
P09	GARAGE	1	LAUNDRY SET
P10	YARD STO	1	PRES TANK/PUMP
P11	YARD STO	1	STORAGE TANK

NOTES

- 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 GPM, MAX.
LAV FAUCETS = 1.2 GPM, MAX.
SHOWER HEADS = 2.0 GPM, MAX.
SINK FAUCETS = 1.8 GPM, MAX.

ELEC-MECH-APPLIANCE & 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	DSHWASHER	T.B.D.
A07	KITCHEN	1	MICROWAVE	T.B.D.
A08	KITCHEN	2	REFRIGERATOR	T.B.D.
AC09	MASTER	1	SLIM DUCT	FUJITSU #F02LJAS1D, 9kBTU, 208-230V, 1-PH, 49W, 353 CFM, 3/8" DIA CONDENSATE DRAIN, 8"x36"x29"
AC12	LIVING RM & 2	1	SLIM DUCT	FUJITSU #F22LJAS1D, 12kBTU, 208-230V, 1-PH, 38W, 392 CFM, 3/8" DIA CONDENSATE DRAIN, 8"x36"x29"
AC18	2nd FLOOR	1	SLIM DUCT	FUJITSU #F18LJAS1D, 18kBTU, 208-230V, 1-PH, 73W, 553 CFM, 3/8" DIA CONDENSATE DRAIN, 8"x36"x29"
AC45	NE CTYD	1	CONDENSER	FUJITSU #H4QJASRLVZ, 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, BR130n, 130kBTU INPUT MAX, 0.55 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	WELL	1	PRESSURE PUMP	T.B.D.
E10	WELL	1	WELL PUMP	T.B.D.

PBS-311 ROOF PENETRATIONS 8-20-07

- NOTE:
1. PROTECT EPS CORE FROM TEMPERATURES OF 160°F OR ABOVE. USE ZERO CLEARANCE INSULATING MATERIAL DESIGNED FOR HIGH TEMPS AS REQUIRED.

KING residence

2731 LIPAN HWY
GRANBURY, TX 76048

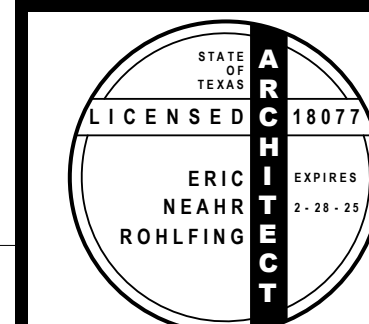
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MODEL FILE: KING-CD.pln
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SHEET TITLE

MEP - SCHEDULES, DETAILS & NOTES

MEP-1



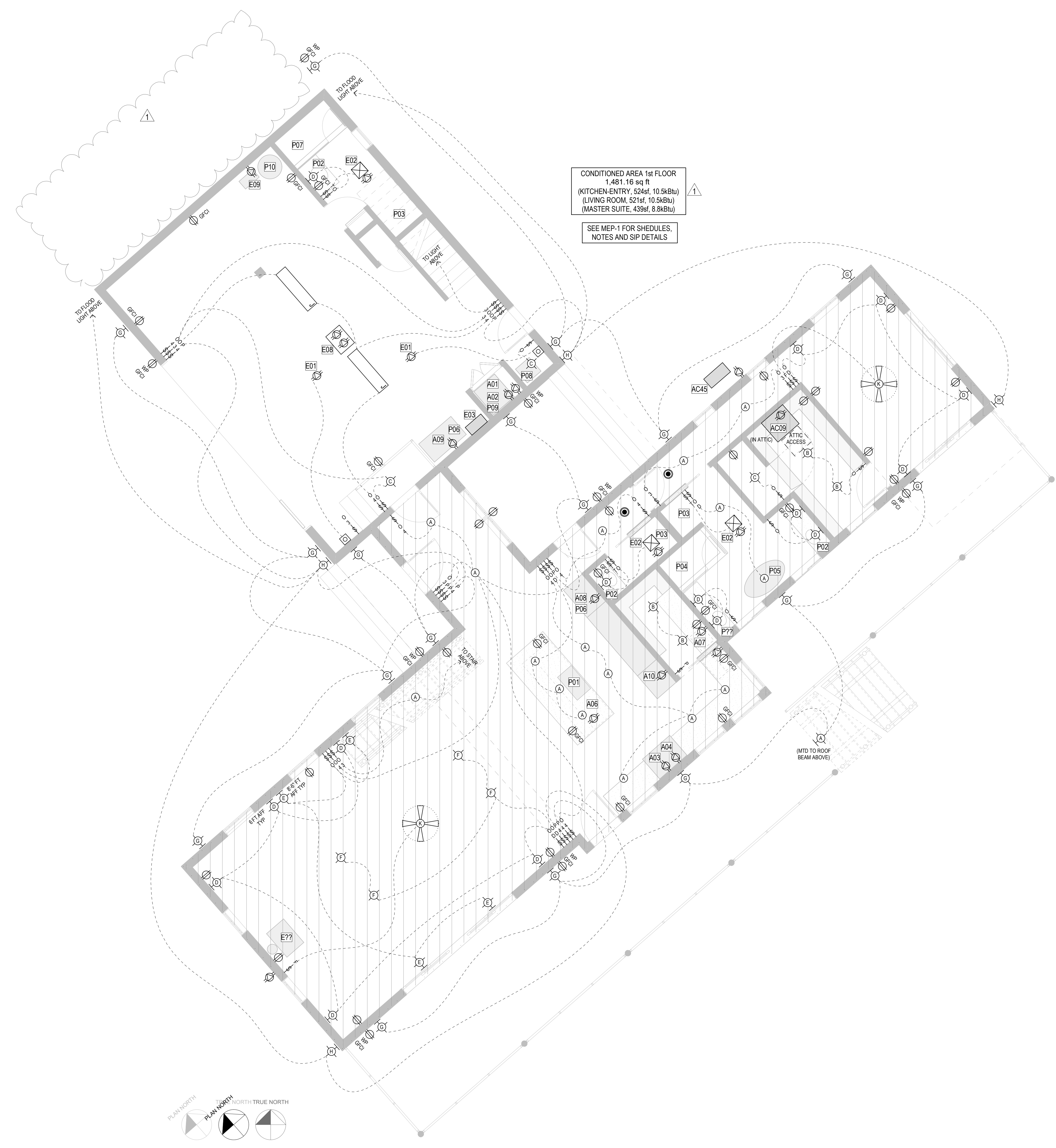
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ELECT / MECH / PLBG LEGEND

- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED/SUSPENDED STRIP
- BATH FAN, HEATER & LIGHT
- RECESSED LIGHT
- WALL MOUNTED LIGHT
- WALL UNDERCABINET MOUNTED STRIP
- CEILING FANLIGHT
- 110v INTERCONNECTED COMBO SMOKE & CO DETECTOR WITH BATTERY BACKUP
(e) DOOR CHIME, UNO
- ARC-FAULT CIRC. INTERRUPTER (AFCI) RECEPTACLE, COMBO-TYPE, U.N.O.
- SPECIAL PURPOSE RECEPTACLE
- FLOOR DUPLEX RECEPTACLE w/ COVER
- SPECIAL PURPOSE FLOOR RECEPTACLE
- CO-AXIAL TV ANTENNAE JACK
- SPEAKER, AUDIO
- WALL SWITCH
- DIMMER CONTROLLED WALL SWITCH
- MULTI-WAY WALL SWITCH
- OCCUPANCY SENSOR
- PHOTO DAYLIGHT SENSOR
- MOTION SENSOR
- TIMER, 1-12 HR.
- FAN SPEED, DIRECTION & LIGHT CONTROL
- PUSH BUTTON CONTACT SWITCH
- DUAL TELEPHONE/DATA JACK CATEGORY 5e, 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.
- SECURITY KEYPAD
- SHUT-OFF VALVE, GAS OR WATER
- CLEAN OUT
- COVE/UNDER SHELF STRIP LIGHT
- VERTICAL PIPE/VENT
- H.B. HOSE BIB, ANTISIPHON
- DUCT, SUPPLY, INSULATED, R=8 MIN.
- DUCT, RETURN, INSULATED, R=8 MIN.
- DUCT, EXHAUST

MEP PLAN NOTES

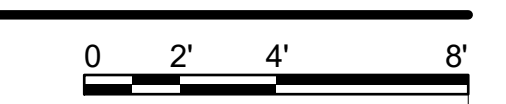
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- 1.01 DO NOT SCALE DRAWING. DUE TO INACCURACIES IN PRINTING AND REPRODUCTION.
 - 1.02 ALL DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY, U.N.O.
 - 1.03 CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION BEFORE CONTINUING WORK.
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 - 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.** 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.
 - 1.06 ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIR TIGHT TO ASTM E283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals.
 - 1.07 **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 & RECEPTABLES. PLACE ALL SWITCHES AS CLOSE AS POSSIBLE TO DOOR JAMBS.
 - 16.08 ALL BRANCH CIRCUITS THAT SUPPLY 120V-1PH, 15A & 20A RECEPTABLES 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



CONDITIONED AREA 1st FLOOR
1,481.16 sq ft
(KITCHEN-ENTRY, 524sf, 10.5kBtu)
(LIVING ROOM, 521sf, 10.5kBtu)
(MASTER SUITE, 436sf, 8.9kBtu)

SEE MEP-1 FOR SCHEDULES,
NOTES AND SIP DETAILS

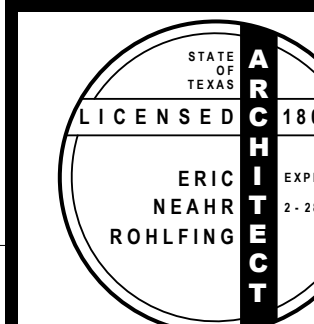
1 PLAN - MEP - 1st FLOOR



MARK	DATE	DESCRIPTION
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

PROJECT NO: 22-236
MODEL FILE: KING-CD.pln
DRAWN BY: ENR
CHK'D BY: ENR
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SHEET TITLE
MEP PLANS - 1st FLOOR

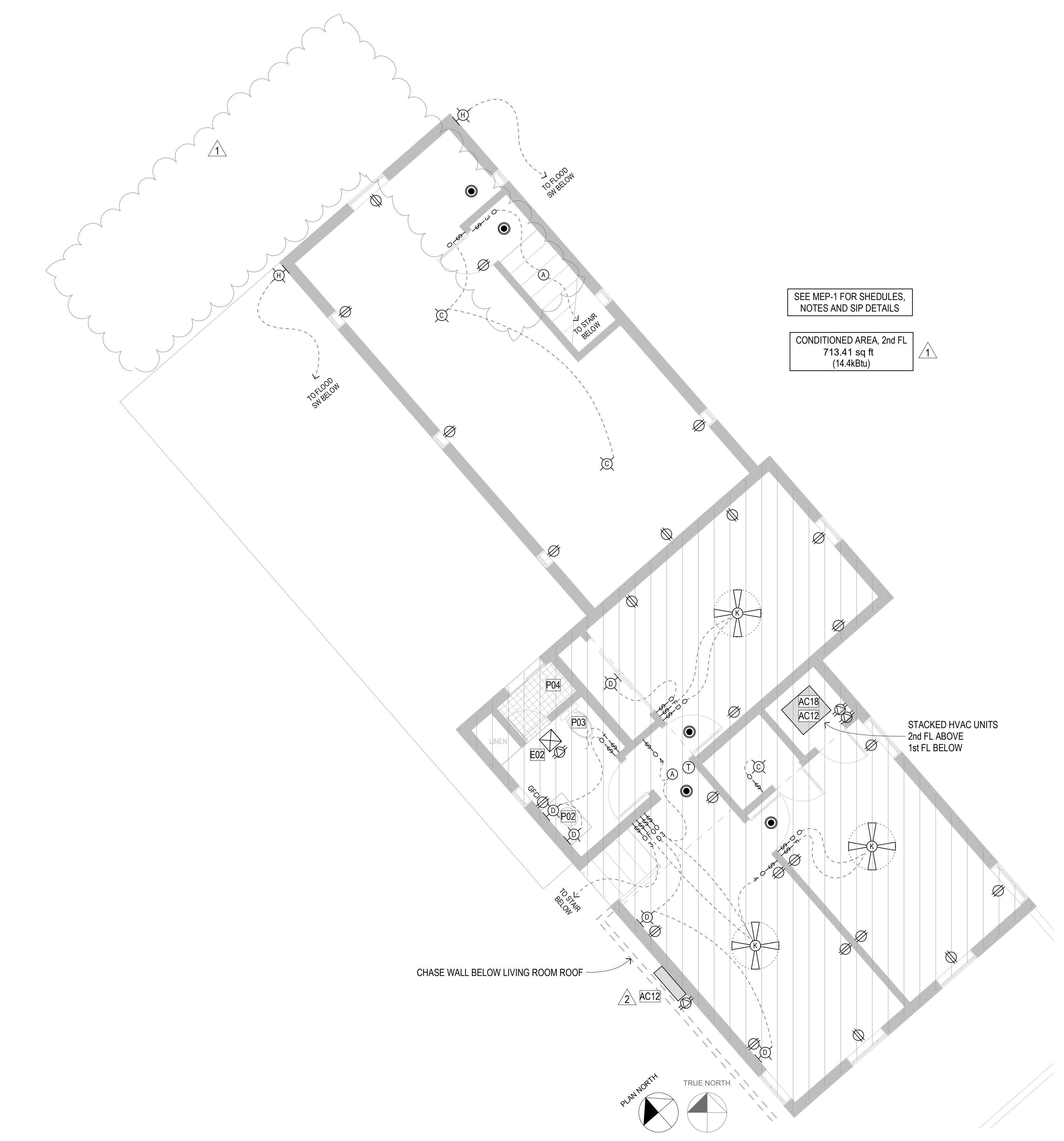


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930 Hickey Ct.
Granbury, TX 76049
817-279-0232
alanh@brookesbakersurveyors.com

ELECT / MECH / PLBG LEGEND

	CEILING MOUNTED LIGHT FIXTURE
	CEILING MOUNTED/SUSPENDED STRIP
	BATH FAN, HEATER & LIGHT
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	WALL UNDERCABINET MOUNTED STRIP
	CEILING FAN LIGHT
	110V INTERCONNECTED COMBO SMOKE & CO DETECTOR WITH BATTERY BACKUP
	(e) DOOR CHIME, U.N.O.
	ARC-FAULT CIR. INTERRUPTER (AFCI) RECEPTACLE, COMBO-TYPE, U.N.O.
	SPECIAL PURPOSE RECEPTACLE
	FLOOR DUPLEX RECEPTACLE w/ COVER
	SPECIAL PURPOSE FLOOR RECEPTACLE
	CO-AXIAL TV ANTENNAE JACK
	SPEAKER, AUDIO
	WALL SWITCH
	DIMMER CONTROLLED WALL SWITCH
	MULTI-WAY WALL SWITCH
	OCCUPANCY SENSOR
	PHOTO DAYLIGHT SENSOR
	MOTION SENSOR
	TIMER, 1-12 HR.
	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
	RETURN AIR (RA) GRILL, SIZE AS NOTED
	WALL REGISTER (WR), HT. & SIZE AS NOTED
	THERMAOSTAT w/ PROGRAMMABLE CTRL
	SECURITY KEYPAD
	SHUT-OFF VALVE, GAS OR WATER
	CLEAN OUT
	COVE UNDER SHELF STRIP LIGHT
	VERTICAL PIPE VENT
	H.B., HOSE BIB, ANTISIPHON
	DUCT, SUPPLY, INSULATED, R-8 MIN.
	DUCT, RETURN, INSULATED, R-8 MIN.
	DUCT, EXHAUST

- MEP PLAN NOTES**
- 1 GENERAL**
- DO NOT SCALE DRAWING. DUE TO INACCURACIES IN PRINTING AND REPRODUCTION.
 - ALL DIMENSIONS TO FACE OF STUD, CONCRETE OR MASONRY, U.N.O.
 - CONTRACTOR TO VERIFY ALL WALL LOCATIONS AND HEIGHTS. NOTIFY ARCHITECT OF DISCREPANCIES FOR RESOLUTION BEFORE CONTINUING WORK.
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 - ITEM TO BE REMOVED, CAPPED, OR RELOCATED.
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 - (a) IRRIGATION CONTROL
 - (e) CABLE J-BOX



1 PLAN - MEP - 2nd FLOOR

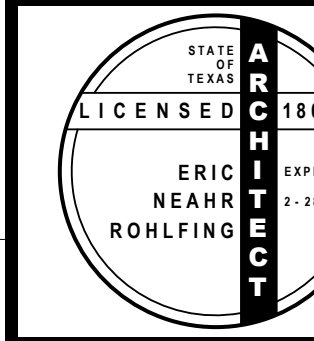
KING residence
2731 LIPAN HWY
GRANBURY, TX 76048

MARK	DATE	DESCRIPTION
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

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MODEL FILE: KING-CD.pln
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SHEET TITLE
MEP PLANS - 2nd FLOOR

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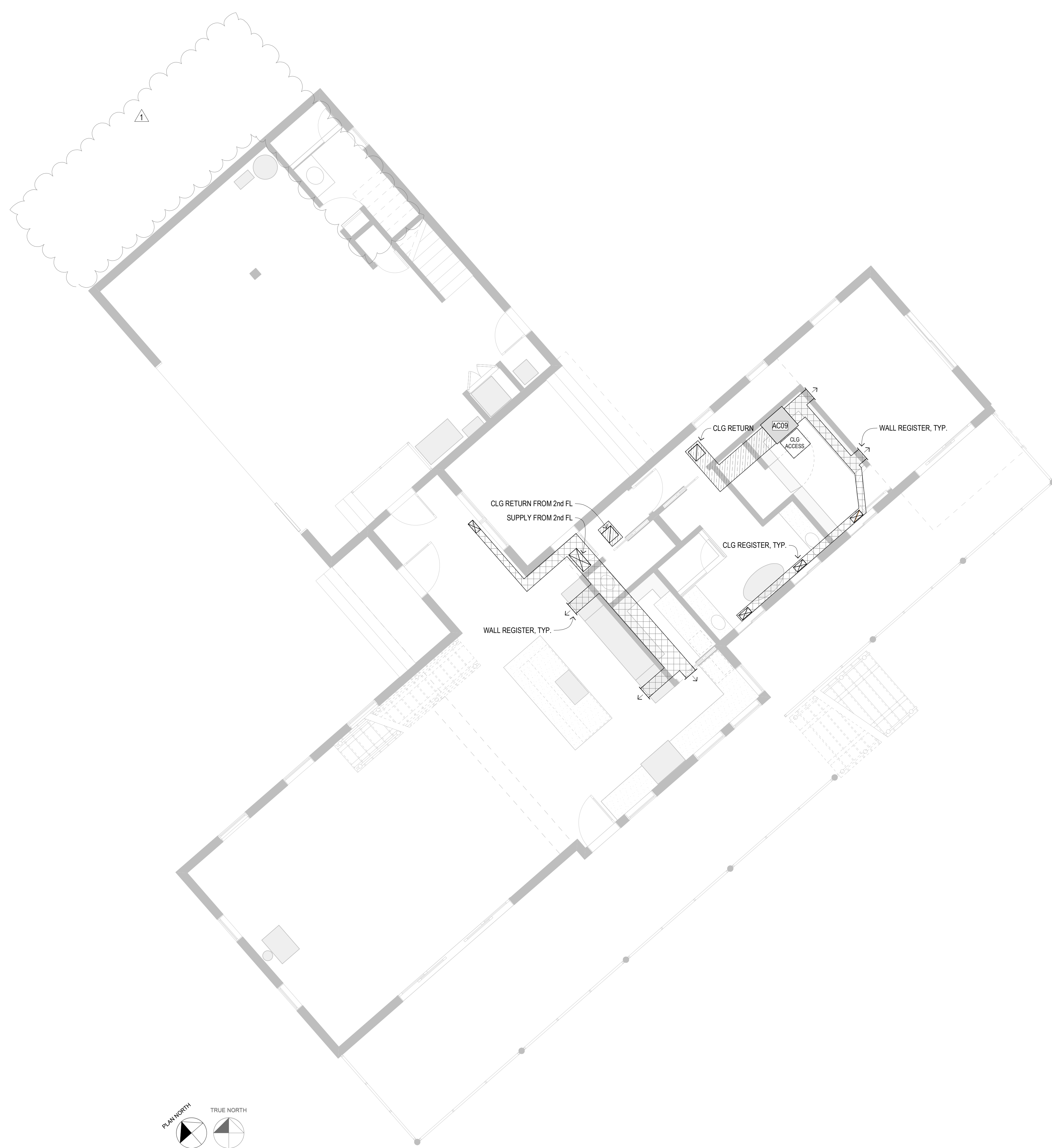
CONSULTANTS
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ELECT / MECH / PLBG LEGEND

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	CEILING MOUNTED/SUSPENDED STRIP
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	RECESSED LIGHT
	WALL MOUNTED LIGHT
	WALL UNDERCABINET MOUNTED STRIP
	CEILING FANLIGHT
	110v INTERCONNECTED COMBO SMOKE & CO DETECTOR WITH BATTERY BACKUP
	(e) DOOR CHIME, UNO
	ARC-FAULT CIR. INTERRUPTER (AFCI) RECEPTACLE, COMBO-TYPE, U.N.O.
	SPECIAL PURPOSE RECEPTACLE
	FLOOR DUPLEX RECEPTACLE w/ COVER
	SPECIAL PURPOSE FLOOR RECEPTACLE
	CO-AXIAL TV ANTENNAE JACK
	SPEAKER, AUDIO
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	MULTI-WAY WALL SWITCH
	OCCUPANCY SENSOR
	PHOTO DAYLIGHT SENSOR
	MOTION SENSOR
	TIMER, 1-12 HR.
	FAN SPEED, DIRECTION & LIGHT CONTROL
	PUSH BUTTON CONTACT SWITCH
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	THERMAOSTAT w/PROGRAMMABLE CTRL
	SECURITY KEYPAD
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	CLEAN OUT
	COVE/UNDERSHELF STRIP LIGHT
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	H.B., HOSEBIB, ANTISIPHON
	DUCT, SUPPLY, INSULATED, R=8 MIN.
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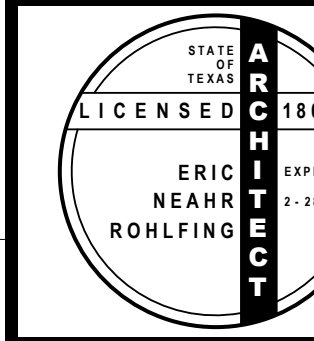
1 PLAN - MEP - DUCTING - 1st FLOOR

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SHEET TITLE
MEP PLANS - 1st FL DUCTING



CONSULTANTS

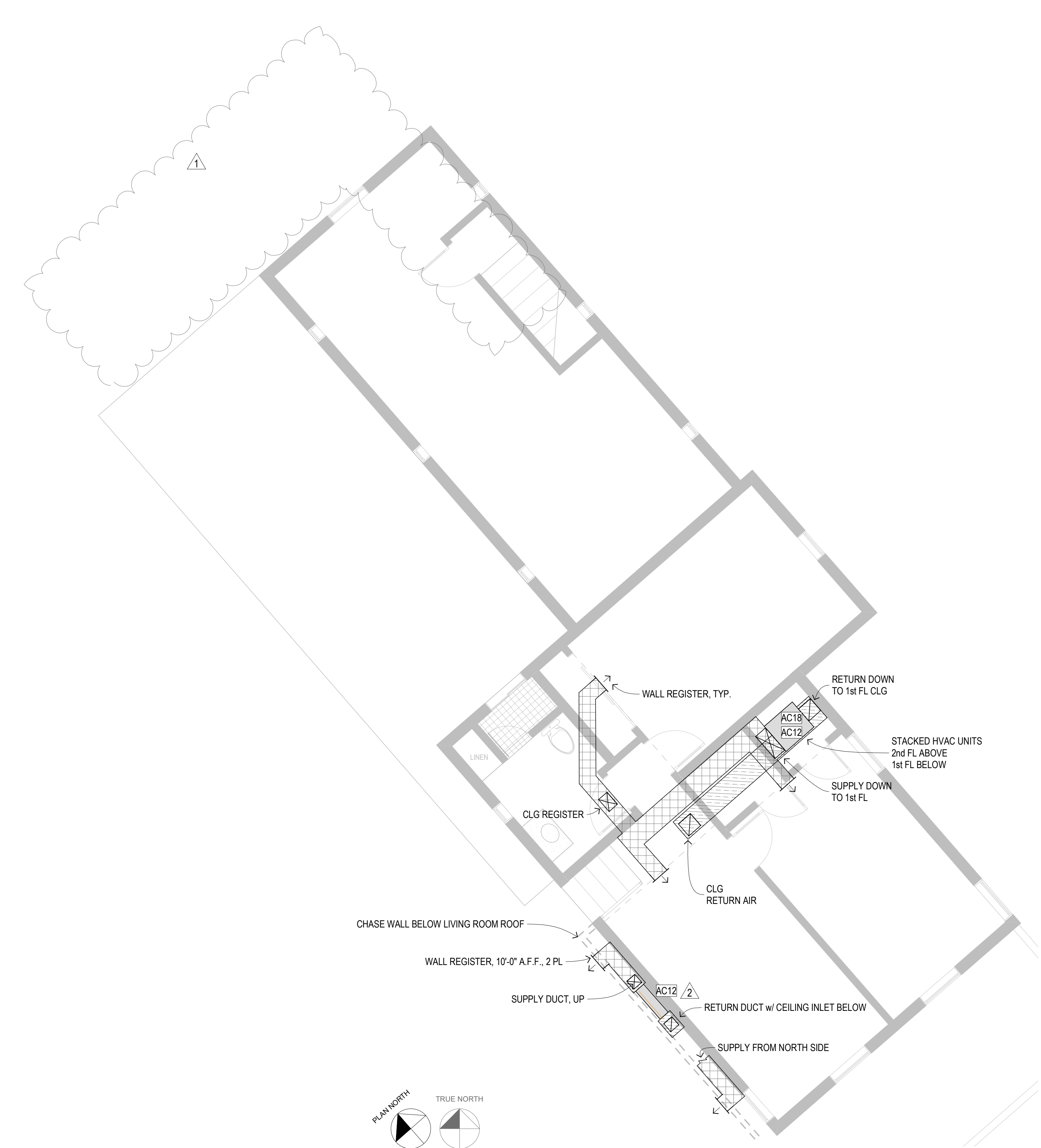
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1 PLAN - MEP - DUCTING - 2nd FLOOR

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MEP PLANS - 2nd FL DUCTING

MEP-5
SHEET 27 OF 30