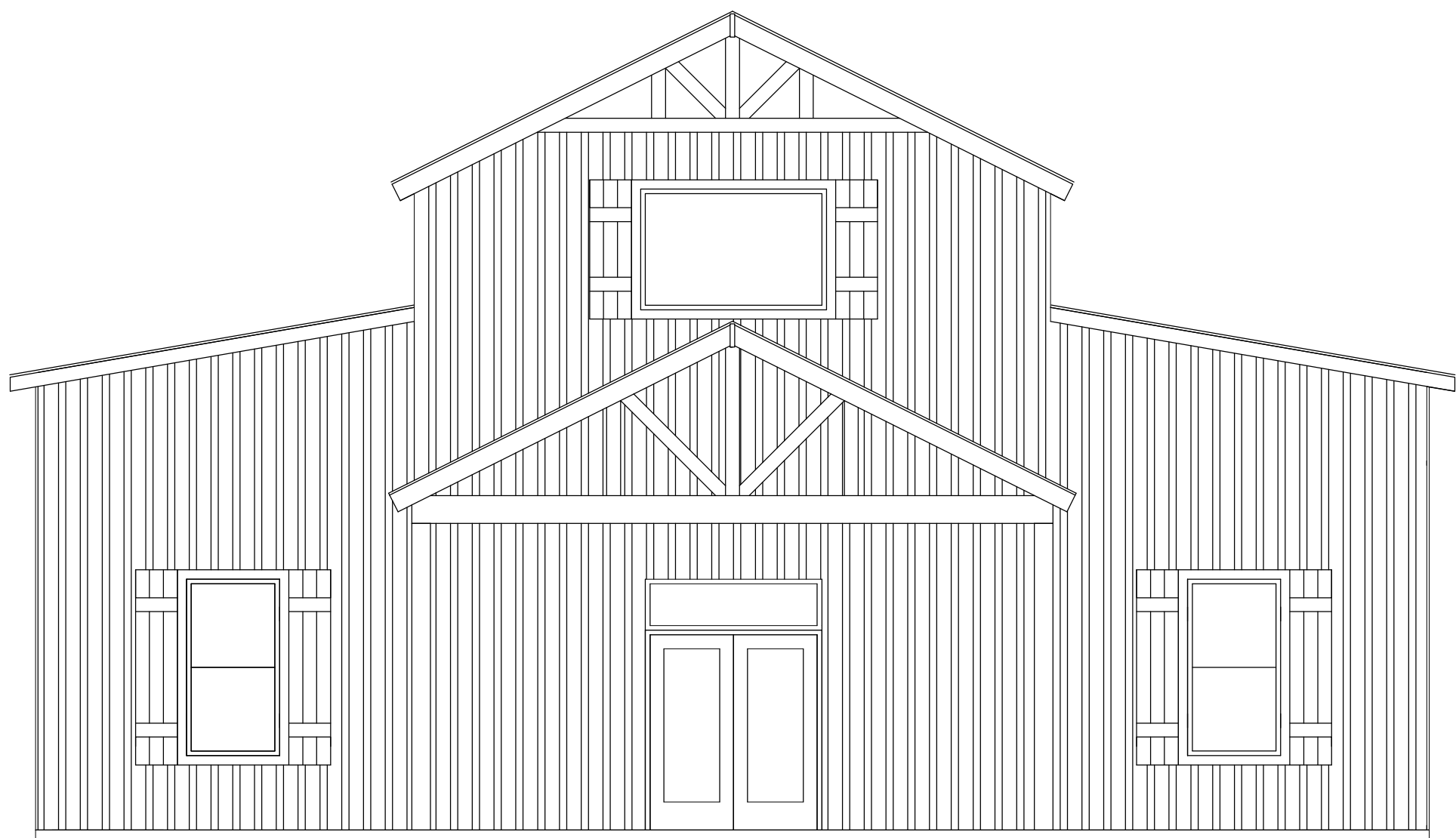


FAUL WEDDING VENUE

30403 WALNUT CREEK RD.
MAGNOLIA TX 77355



ALVARADO GROUP, LLC

7015 W. TIDWELL RD. SUITE G110
Houston, Tx 77092

alvaradogroupllc.net

CODE ANALYSIS
PROPOSED NEW WEDDING VENUE (6,977 SQ. FT)

Located at;
30403 WALNUT CREEK RD.
MAGNOLIA TX 77355

APPLICABLE CODES (including, but not limited to)

APPLICABLE CODES (including, but not limited to)
2018 International Building Code (IBC).
2018 Uniform Mechanical Code (UMC)
2018 Uniform Plumbing Code (UPC)
2018 National Electrical Code (NEC)
2018 IECC or ASHRAE 90.1-2007
2018 International Fire Code (IFC)
Texas Accessibility Code for Building Construction, January 1994 Edition

GENERAL NOTES

1. THE GENERAL CONTRACTOR (G.C.) SHALL CAREFULLY EXAMINE THE SITE AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF THIS WORK. DATA IN THESE SPECIFICATIONS AND ON THE DRAWINGS ARE AS ACCURATE AS POSSIBLE, BUT ARE NOT GUARANTEED, THE G.C. SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES OF THE SITE AND RELATED IMPROVEMENTS THAT MAY AFFECT THE WORK. BY ACT OF SUBMITTING A BID, THE G.C. IS DEEMED TO HAVE MADE SUCH EXAMINATION AND TO HAVE EXAMINED ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS, AND TO HAVE MADE ALLOWANCE THEREOF IN PREPARING HIS BID. NO EXTRA CHARGES WILL BE CONSIDERED FOR COSTS RESULTING FROM FAILURE TO COMPLY WITH THE ABOVE.

2. PROPOSALS TAKE INTO ACCOUNT ALL SUCH CONDITIONS AS MAY AFFECT CONTRACT WORK.

3. DETAILS DRAWINGS AND INSTRUCTIONS"

A. if work is required in a manner that makes it impossible to produce first class work, or discrepancies appear among contractual documents, request interpretation before proceeding with work. If G.C. fails to make such a request, no excuse will thereafter be entertained for failure to carry out work in a satisfactory manner.

B. Should conflict occur in our between drawings or specifications, G.C. is deemed to have estimated on more expensive way of doing work, unless he shall have asked for an obtained written decision before submission of proposal as to which method or materials will be required. G.C. shall inform architect immediately if such conflict between drawings or specifications occurs.

7. CONNECTIONS:
ALL ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE; G.C. IS RESPONSIBLE FOR PROVIDING THEN ACCORDING TO THESE CONDITIONS. DRAWINGS SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST G.C.; THEY DO NOT ILLUSTRATE EVERY SUCH DETAIL.

8. GENERAL CONDITIONS:
G.C. SHALL COMPLY WITH THE AIA GENERAL CONDITIONS LATEST EDITION.

9. SIGNS; PER LANDLORD AND CODE

10. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE ADEQUACY, AND SAFETY OF ERECTION BRACING AND TEMPORARY SUPPORTS, ETC. STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.

11. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATIONS OF NEW FRAMING MEMBERS, LINES OF SUPPORT LOCATIONS OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO ORDERING MATERIALS.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION, MEANS AND METHODS ON THE PROJECT, THE OWNER AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY OR NEGLIGENT ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS OF THE JOB.

13. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AND PROJECT CONSULTANTS.

14. ANY CHANGES TO THE DESIGN, AFTER ISSUANCE TO A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.

15. DOCUMENTS MARKED "BID DOCUMENTS" SHALL BOT BE USED FOR CONSTRUCTION.

16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.

17. INSTALL ADDRESS NUMBERS PER CITY AND EMS REQUIREMENTS.

18. CONTRACTOR TO OBTAIN INDIVIDUAL TRADE PERMITS.

19. PROVIDE FIRE TREATED BLOCKING OR AS REQUIRED BY THE LOCAL CODE OFFICIAL

20. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES. DURING CONSTRUCTION, SITE MUST HAVE TEMPORARY WATER SERVICE WITH BACKFLOW PREVENTOR.

21. DURING CONSTRUCTION, SITE MUST REMAIN CLEAN WITH GARBAGE DUMPSTER & TEMPORARY TOILET FACILITIES FAILURE TO DO SO MAY RESULT IN TEMPORARY SUSPENSION OF WORK UNTIL VIOLATIONS ARE CORRECTED.

22. THE ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR OTHER JOB SITE CONDITIONS.

23. ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED CONNECTED, ERECTED, USED, CLEANED ETC. IN ACCORDANCE WITH INDUSTRY STANDARDS. THE MANUFACTURE'S RECOMMENDATION AND IN ACCORDANCE WITH PUBLISHED.

24. THE GENERAL CONTRACTORS SHALL PROVIDE NECESSARY SUPERVISION TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND TRUE MEANING AND INTENT OF THESE SPECIFICATIONS EVEN THOUGH SUCH MENTION OF ARTICLES, MATERIALS, OPERATION, METHODS, QUALITY, QUALIFICATION OR CONDITIONS IS NOT EXPRESSED IN COMPLETE SENTENCES.

25. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH A REFERENCE SHALL APPLY TO AS MANY SUCH DEVICES, ITEMS OR PARTS AS ARE REQUIRED TO PROPERTY COMPLETE THE WORK.

26. SCHEDULES OF WORK INCLUDED IN THESE SPECIFICATIONS ARE GIVEN FOR CONVENIENCE AND SHALL NOT BE CONSIDERED AS A COMPREHENSIVE LIST OF ITEMS NECESSARY TO COMPLETE THE WORK AS DESCRIBED AND SPECIFIED.

27. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK COVERED HEREAFTER DESCRIBED WITH THE WORK OF OTHERS INVOLVED IN THE PROJECT. THE NECESSARY INFORMATION AND THE ITEMS, MATERIALS, EQUIPMENT, ETC. SHALL BE DELIVERED WHEN REQUIRED IN ORDER TO PREVENT DELAY IN THE PROGRESS AND COMPLETION OF WORK.

28. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF PROCEDURE TO THE OWNER FOR APPROVAL.

29. CITY APPROVED DRAWINGS SHALL BE KEPT IN A DRAWINGS BOX AND SHALL NOT BE USED BY WORKMEN, CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE GENERAL CONTRACTOR SHALL ALSO MAINTAIN, IN GOOD CONDITION, ONE COMPLETE SET OF DRAWINGS WITH THE REVISION, ADDENDA, AND CHANGE ORDERS, ON THE PREMISES AND ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT, THE GENERAL CONTRACTOR MUST TURN THIS DRAWING SET OVER TO THE OWNER AT THE COMPLETION OF THIS JOB.

30. VERIFY AND CONFORM TO REQUIREMENTS OF UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE DRAWINGS AND SPECIFICATIONS WHENEVER MATERIALS, EQUIPMENT OR SYSTEMS ARE SPECIFIED OR INDICATED BY PROPRIETARY NAME OR MANUFACTURER, THE MATERIALS, EQUIPMENT SYSTEMS SO SPECIFIED OR INDICATED SHALL BE DEEMED TO BE FOLLOWED BY THE WORDS "OR EQUAL" EXCEPT IN THOSE CASES WHERE ITEMS SPECIFIED BY NAME ARE MARKED "NO SUBSTITUTE" THE SUBCONTRACTOR MAY AT THIS OPTION SUBMIT FOR A DIFFERENT MANUFACTURER AS SPECIFIED AND SUCH MUST BE REQUESTED IN THE GENERAL CONTRACTOR'S APPROVAL, EQUIPMENT, MATERIALS OR SYSTEMS OF WRITING TO GENERAL CONTRACTOR A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO NECESSARY APPROVAL DATE. NO SUBSTITUTIONS SHALL BE PERMITTED UNLESS THE APPROVAL IS GRANTED.

31. THE SUBCONTRACTOR SHALL PROVIDE EVIDENCE OF QUALIFICATION TO THE GENERAL CONTRACTOR AND SHALL EMPLOY ONLY SKILLED, QUALIFIED PERSONNEL ON THE JOB.

32. WORK IS TO BE DONE IN THE BEST WORKMANLIKE MANNER AND SHALL HAVE TO MEET WITH THE APPROVAL OF THE OWNER AND GENERAL CONTRACTOR.

33. WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION UNLESS OTHERWISE SPECIFIED, AND SHALL BE SO STATED IN SUBCONTRACTOR'S WRITTEN PROPOSAL AND AGREEMENT REPAIRS CORRECTIONS, DISCREPANCIES ETC. MUST BE MADE WITHOUT ADDITIONAL COST TO THE OWNER, AND WITHIN FIVE (5) DAYS AFTER NOTICE IS GIVEN.

34. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETE.

35. DEBRIS SHALL BE REMOVED FROM THE PREMISES AND THE PREMISE SHALL BE KEPT IN A CLEAN (BROOM) CONDITION.

36. GENERAL CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS.

37. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN SUBCONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR/OWNER IMMEDIATELY OF DISCREPANCIES.

38. ITEMS MARKED "N.I.C." ARE NOT PART OF THIS CONTRACT, ITEMS NOTED AS OWNER SUPPLIED AND SUBCONTRACTOR INSTALLED SHALL BE SUPPLIED BY THE OWNER BUT WILL BE INSTALLED BY THE SUBCONTRACTOR

39. WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.

1. OCCUPANCY Type (IBC 311.3, p.37)

GROUP A-2 344 O.L.

OCCUPANT LOAD (IBC Table 1004.1.2 p. 195)

344 O.L. TOTAL

2. PHYSICAL PROPERTIES OF BUILDING

3. MINIMUM PLUMBING FACILITIES

4. CONSTRUCTION TYPE

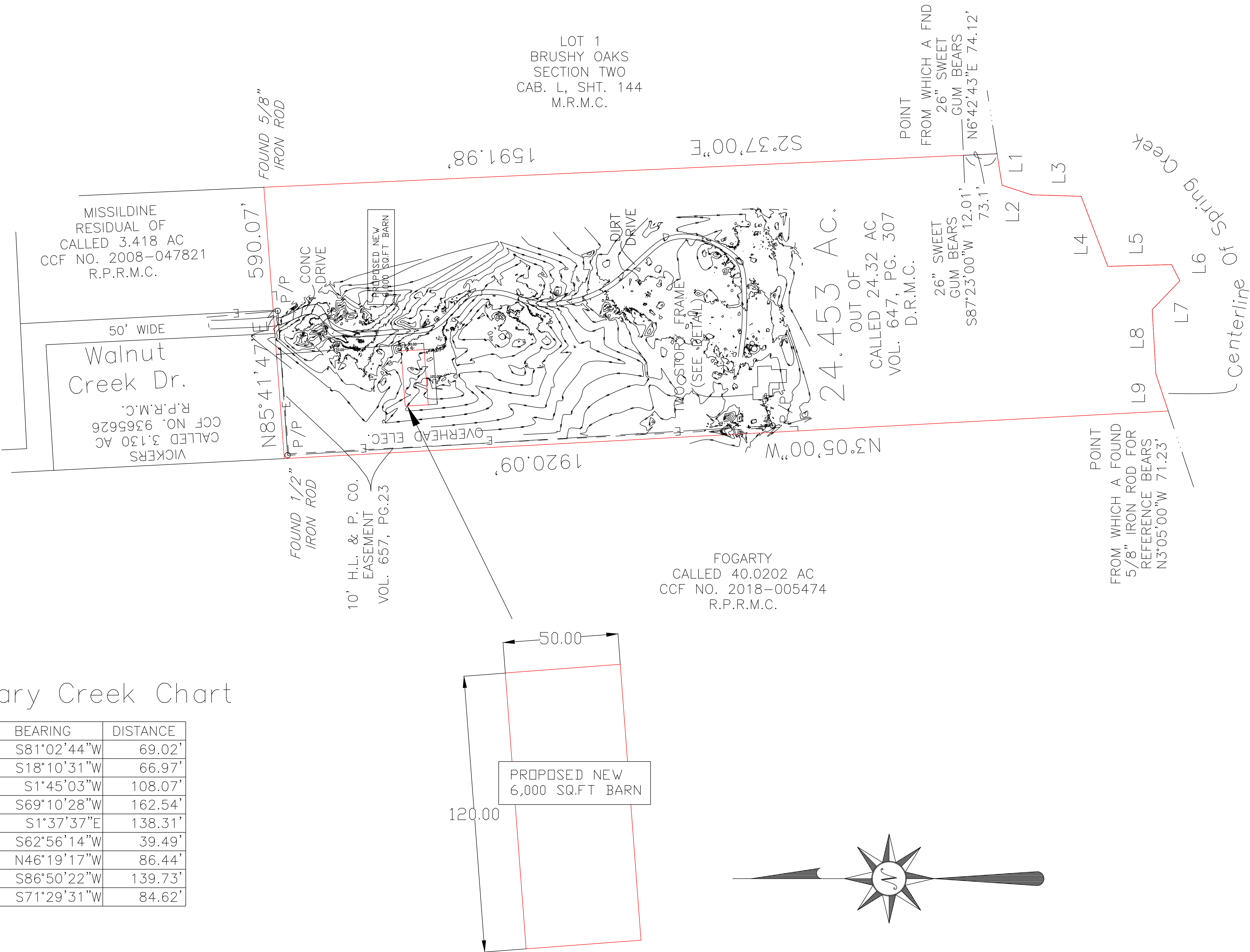
Type V-B
Max area 9,000 s.f. (Table 504.3 p. 104)
Max stories 1 (Table 504.4 p. 1-107)
Exterior bearing wall construction 0 Hr (Table 601, p. 119)
Interior bearing wall construction 0 Hr (Table 601, p. 119)
Exterior non-bearing wall construction 0 Hr (Table 601, p. 119)
Structrual frame construction 0 Hr (Table 601, p. 119)
Permanent partitions construction 0 Hr (Table 601, p. 119)
Shaft enclosure construction 0 Hr (Table 601, p. 119)
Floor and Floor-ceiling construction 0 Hr (Table 601, p. 119)
Roofs and roof-ceiling construction 0 Hr (Table 601, p. 119)
Fire-Resistance for exterior Walls Greater than 5'-0" Apart 1 Hr (Table 602, p. 120)

-Fire Alarm by others

5. SPRINKLER SYSTEM BY OTHERS

Boundary Creek Chart

LINE	BEARING	DISTANCE
L1	S81°02'44"W	69.02'
L2	S18°10'31"W	66.97'
L3	S1°45'03"W	108.07'
L4	S69°10'28"W	162.54'
L5	S1°37'37"E	138.31'
L6	S62°56'14"W	39.49'
L7	N46°19'17"W	86.44'
L8	S86°50'22"W	139.73'
L9	S71°29'31"W	84.62'



ALVARADO GROUP, LLC

5710 W. 34th St. Ste. E
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Fax: 832-831-0996
alvaradogroupllc.com

DRAWN BY:
MIGUEL ALVARADO

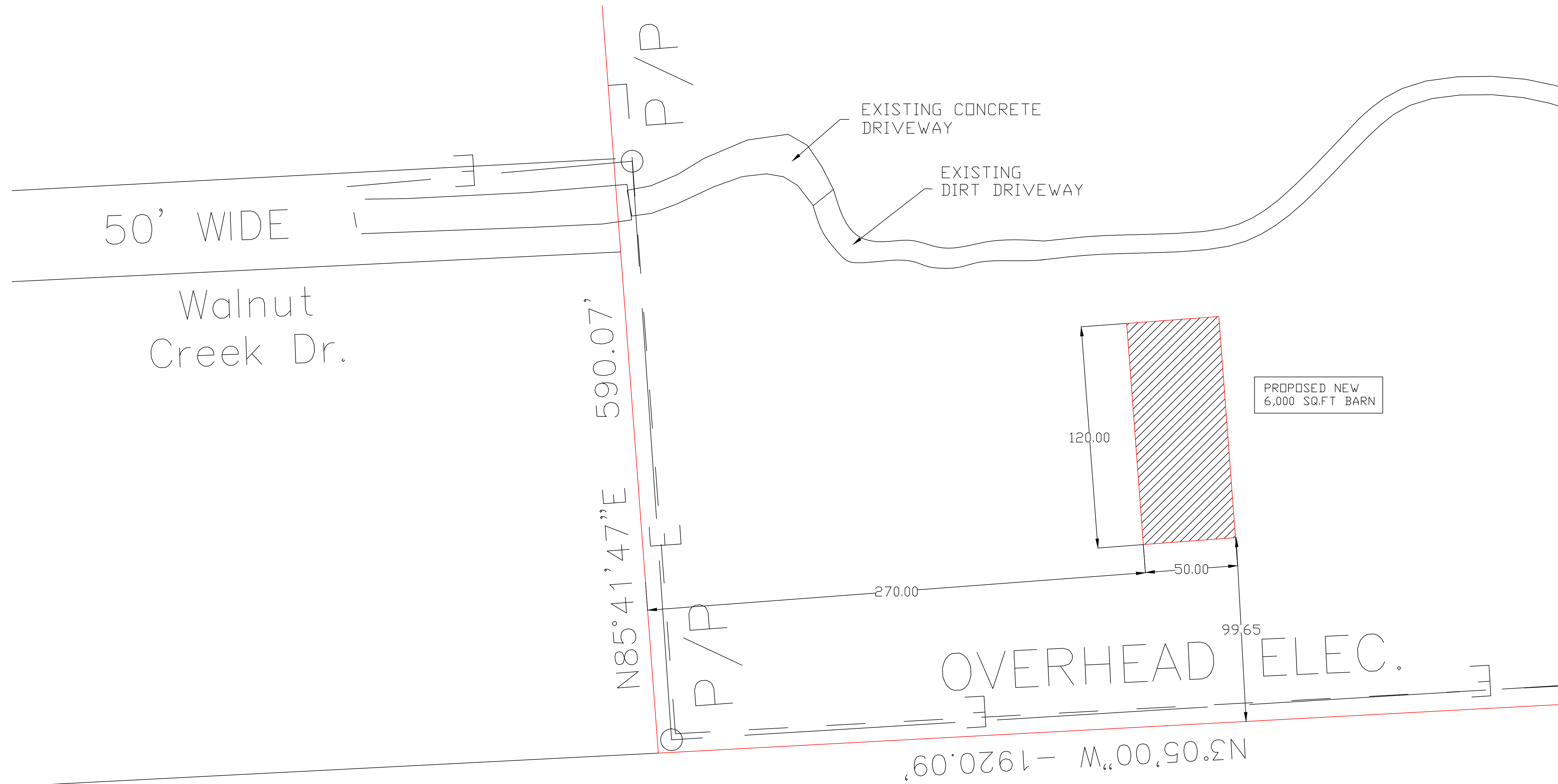
CONTACT INFO:
- 832-466-3126
- miguel.agllc@live.com
SEAL:

FAUL WEDDING VENUE

30403 WALNUT CREEK RD.
MAGNOLIA TX 77355

PROJECT NAME:
PLOT DATE:
10/17/2022
SCALE:
1:100
JOB No:
057-2022
SHEET NAME:
SITE PLAN
SHEET #:

C-1



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30403 WALNUT CREEK RD.
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PLOT DATE:
10/17/2022

SCALE:
1:30

JOB No:
057-2022

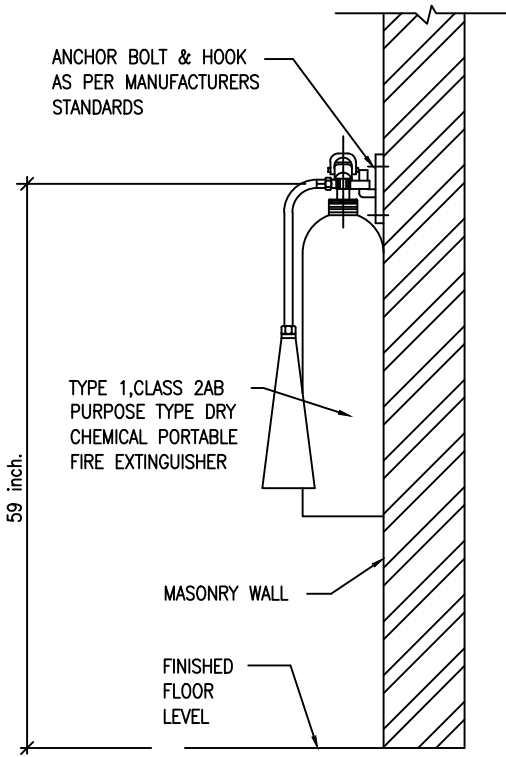
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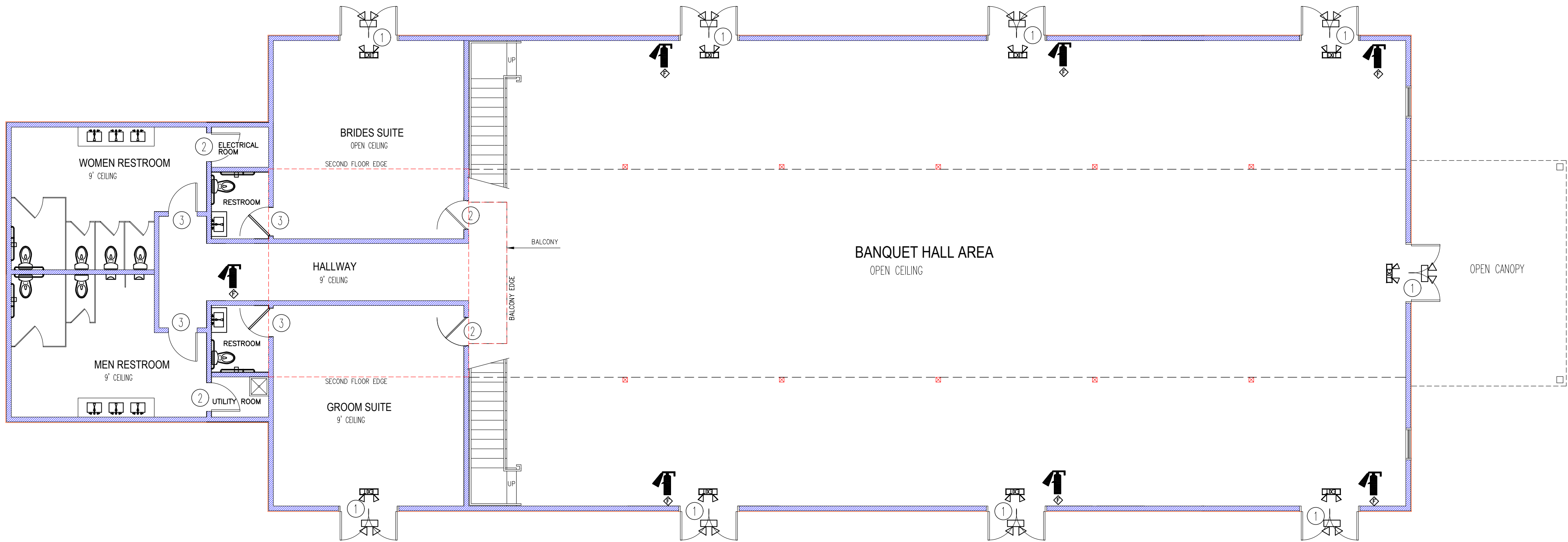
SHEET #:

C-2

LEGEND	
CONCRETE EDGE	
2x6 WOOD STUDS 16" O.C.	
PORTABLE FIRE EXTINGUISHER TYPE 1, CLASS 2AB DISTANCE OF 50 FEET	
EXIT LIGHT 10.4W, 120V, AC, 6V DC WITH 90 MINUTE BATTERY - BACK-UP SURE-LITES	
EXTERIOR SURFACE - MOUNTED EGRESS LIGHTING CONNECTED TO "EMERGENCY - "EXIT" BACK UP	



PORTABLE FIRE EXTINGUISHER MOUNTING DETAIL



GENERAL NOTES

CODES. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE COMPLIANCE WITH SAID CODES.

JOB SITE. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT JOB SITE AND NOTIFY OWNER OF ANY CONDITIONS NOT INCLUDED IN THESE DOCUMENTS WHICH REQUIRE CORRECTIVE OR ADDITIONAL ACTIONS. NO CHANGES TO PLANS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE DESIGNER. REPORT ANY DISCREPANCIES TO THE DESIGNER.

PLAN REVIEW. THESE PLANS ARE CONCEPTUAL IN NATURE AND THEREFORE SHALL BE REVIEWED BY STRUCTURAL AND MECHANICAL ENGINEERS PRIOR TO CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR ALL SITE CONDITIONS, INCLUDING BUT NOT LIMITED TO: ORIENTATION, DRAINAGE, SOIL BEARING, WIND LOADS AND OTHER SUBSURFACE CONDITIONS.

CHANGES OR MODIFICATIONS TO PLANS. ANY MINOR OR REQUIRED CHANGES OR MODIFICATIONS TO THIS PLAN DO NOT REDUCE OR VOID THE COPYRIGHTS COVERING THIS SET OF PLANS IN ANY WAY. MODIFICATIONS TO THIS PLAN, FOR ANY REASON, SHOULD BE ATTEMPTED BY AN ARCHITECT OR ENGINEER ONLY. DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE QUALITY AND COMPLETENESS OF ANY CHANGES ATTEMPTED. PLEASE REMEMBER THAT EVEN A SIMPLE CHANGE TO ONE AREA OF A HOME CAN GREATLY AFFECT MANY OTHER AREAS IN THE HOME AND ONLY A QUALIFIED PROFESSIONAL IS EQUIPPED TO FULLY UNDERSTAND THE RAMIFICATIONS OF ANY CHANGE OR MODIFICATION.

INSTALLATION. ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

MATERIAL STORAGE. MATERIALS STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS OR SAFETY PROGRAMS USED TO PROVIDE A SAFE WORKING ENVIRONMENT ON THE JOB SITE. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL SHORING AND BRACING DURING CONSTRUCTION.

PRODUCTS USED. MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE DESIGNER, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS. WORKMANSHIP. ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.

PERMITS. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, CONTRACTOR/OWNER TO VERIFY SERVICE WITH UTILITY AGENCY AND SCHEDULE ON-SITE INSPECTION TO LOCATE UTILITY.

CONTRACT DOCUMENTS. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ARTE DESIGN AND SHALL NOT BE USED WITHOUT THEIR WRITTEN CONSENT. THE CONTRACT DOCUMENTS SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE DESIGNER.

BANQUET HALL AREA SUMMARY	
BANQUET HALL (SEATING AREA)	5,025 S.F.
GROOM/BRIDES SUITES	835 S.F.
STORAGE - SECOND FLOOR	415 S.F.
RESTROOMS/VESTIBLE/DRESSING	702 S.F.
TOTAL SQUARE FOOTAGE	6,977 S.F.

OCCUPANCY SUMMARY	
BANQUET HALL (SEATING AREA)	5,025 S.F. / 15 = 335 OCC.
GROOM/BRIDES SUITES	835 S.F. / 100 = 8 OCC.
STORAGE SECOND FLOOR	415 S.F. / 300 = 1 OCC.
RESTROOMS/VESTIBLE	= 0 OCC.
TOTAL OCCUPANTS	344 OCCUPANTS
TYPE OF CONSTRUCTION = 5B OCCUPANCY TYPE = A2	

NO FOOD TO BE COOKING ON THE SPACE.
NO FOOD / BEVERAGES TO BE STORED IN THE PREMISES

LEGEND	
	INT./EXT. EMERGENCY EGRESS LIGHT: L-1 EMERGENCY LIGHTING/L-TPX-2 EMERGENCY LIGHTING UNIT FOR WET LOCATIONS, 90 MINUTE BACK-UP 14W, 120V AC BY DC WITH 90 MINUTE BATTERY BACK-UP SURE-LITES CC-4-BK OR APPROVED EQUAL POWER SUPPLY FOR EXIT LIGHTS PROVIDED BY THE PREMISES WIRING SYSTEM. IN THE EVENT OF NORMAL POWER FAILURE ILLUMINATION WILL BE AUTOMATICALLY PROVIDED BY BATTERY. COMPLIES W/ PER I.B.C. 2006 SECTION 1006.3.

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS					CEILING		NOTES					
	PORCELAIN TILE	QUARRY TILE	SMOOTH SEAL CONCRETE	VINYL WALL COVE BASE	6" WOOD BASE	5/8" GREEN GYP. BOARD W/ WHITE TILE	STAINLESS STEEL 18 GAUGE	5/8" WHITE GYP. BOARD WHITE COLOR.	OPEN FRAME METAL BUILDING	WHITE CERAMIC TILE. over 1/2" cement backer brd.	PLASTIC LAMINATE ON GYP. BD. WHITE COLOR	WHITE, SMOOTH VINYL FACE FIBERGLASS PANEL NON-PERFORATED.	GYP/SM BOARD, TEXTURE & PAINTED	OPEN CEILING W/SPRAY INSULATION	THE 6" VINYL BASE IS AN ADHERED FINISH IN FRONT OF THE 0'-0" TO 4'-0" FRP. -- TO COMPLY WITH THE REQUIREMENT OF SECTION 1210.1, 2018 IBC.
															IN OTHER THAN DWELLING UNITS TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES AS PER SECTION 1210.1, 2018 IBC.
															TOILET PARTITIONS TO BE SMOOTH NON-ABSORBENT, EASILY CLEANABLE & LIGHT BEIGE CREAM COLOR. NOTE: CHECK SPECIFICATIONS SHEETS FOR MORE DETAILS. (ATTACH TO EACH SET)
															GROUT COLOR TO BE LIGHT COLOR
BANQUET HALL AREA															
SUITE ROOMS															
RESTROOM/UTILITY ROOM															
STORAGE SECOND FLOOR															

DOOR SCHEDULE									
NO.	SIZE	TYPE	FRAME	THRESHOLD	LOCATION	HARDWARE	SHGC	U-FACTOR	QTY.
①	6'-0" x 7'-0"	HOLLOW CORE PANEL DOOR	WOOD		EXTERIOR	ENTRY LOCKSET	N/A	N/A	9
②	3'-0" x 6'-8"	HOLLOW CORE PANEL DOOR	WOOD		SUITE	ENTRY LOCKSET	N/A	N/A	4
③	3'-0" x 6'-8"	HOLLOW CORE PANEL DOOR	WOOD		RESTROOM	INTERIOR LOCKSET	N/A	N/A	4
④	6'-0" x 6'-8"	HOLLOW CORE	WOOD		RESTROOM	INTERIOR LOCKSET	N/A	N/A	1

②	NOTE: THE NEW PROPOSED RESIDENCE AND THE GARAGE SHALL BE MAINTAINED BY THE INSTALATION OF GYPSUM BOARD ON ALL COMMON WALLS	5" 8"
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①	THE OPENING BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 ³ / ₈ " (35 mm) THICK, OR 20 MINUTES FIRE-RATED DOOR ALL AF WHICH SHALL BE SELF CLOSING.
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ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

057-22

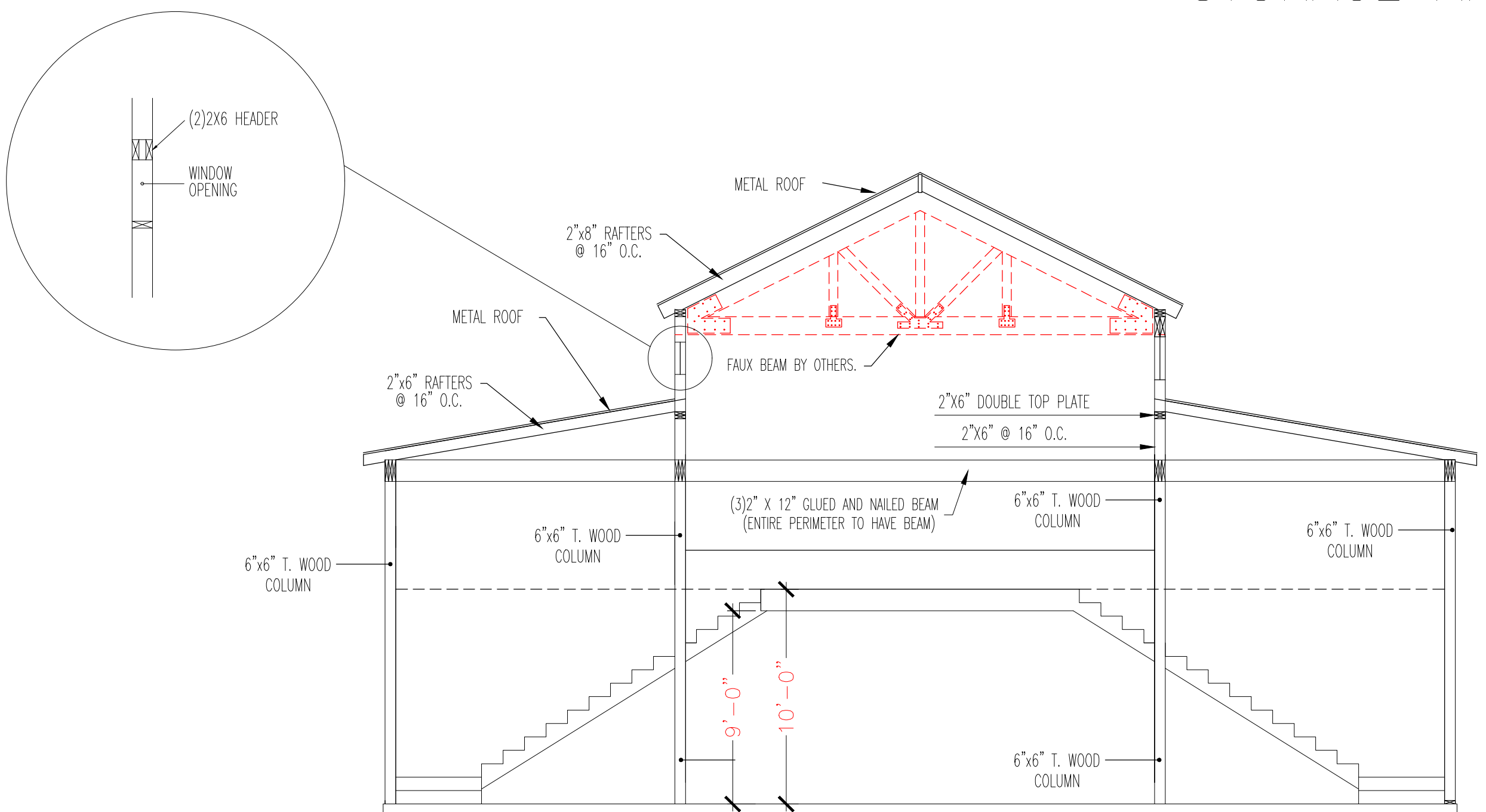
SHEET NAME:

FLOOR PLAN

SHEET #:

A-1

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PRODUCTS USED. MANUFACTURER'S NAMES AND MODEL NUMBER LISTED IN THE SPECIFICATIONS OR ON THE SCHEDULES ARE FOR THE PURPOSE OF ESTABLISHING A QUALITY OF MANUFACTURER OR A SPECIFIC DESIGN CONFIGURATION. EQUAL PRODUCTS, AS APPROVED BY THE DESIGNER, WILL BE ACCEPTABLE FROM OTHER MANUFACTURERS. WORKMANSHIP. ALL WORK TO BE FIRST RATE, HIGH QUALITY, AND ACCOMPLISHED IN A WORKMANLIKE MANNER BY SKILLED CRAFTSMEN USING ACCEPTED PRACTICES AND METHODS APPROPRIATE TO THE TRADE INVOLVED.
PERMITS. PRIOR TO CONSTRUCTION, THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS, APPROVALS AND FINAL CERTIFICATE OF OCCUPANCY. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL THE PERMITTING AUTHORITIES. PRIOR TO CONSTRUCTION, CONTRACTOR/OWNER TO VERIFY SERVICE WITH UTILITY AGENCY AND SCHEDULE ON-SITE INSPECTION TO LOCATE UTILITY.
CONTRACT DOCUMENTS. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF ARTE DESIGN AND SHALL NOT BE USED WITHOUT THEIR WRITTEN CONSENT. THE CONTRACT DOCUMENTS SHALL NOT BE USED FOR ISSUE OF A BUILDING PERMIT UNLESS SIGNED AND SEALED BY THE DESIGNER.



SECOND FLOOR
STORAGE AREA



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:

PROJECT NAME:
FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

3/16" = 1'-0"

JOB No:

057-22

SHEET NAME:

SECOND
FLOOR PLAN

SHEET #:

A-2



7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

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CONTACT INFO:

SEAL

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE

10/17/2022

SCALE:

$$1/8" = 1'-0"$$

JOB No

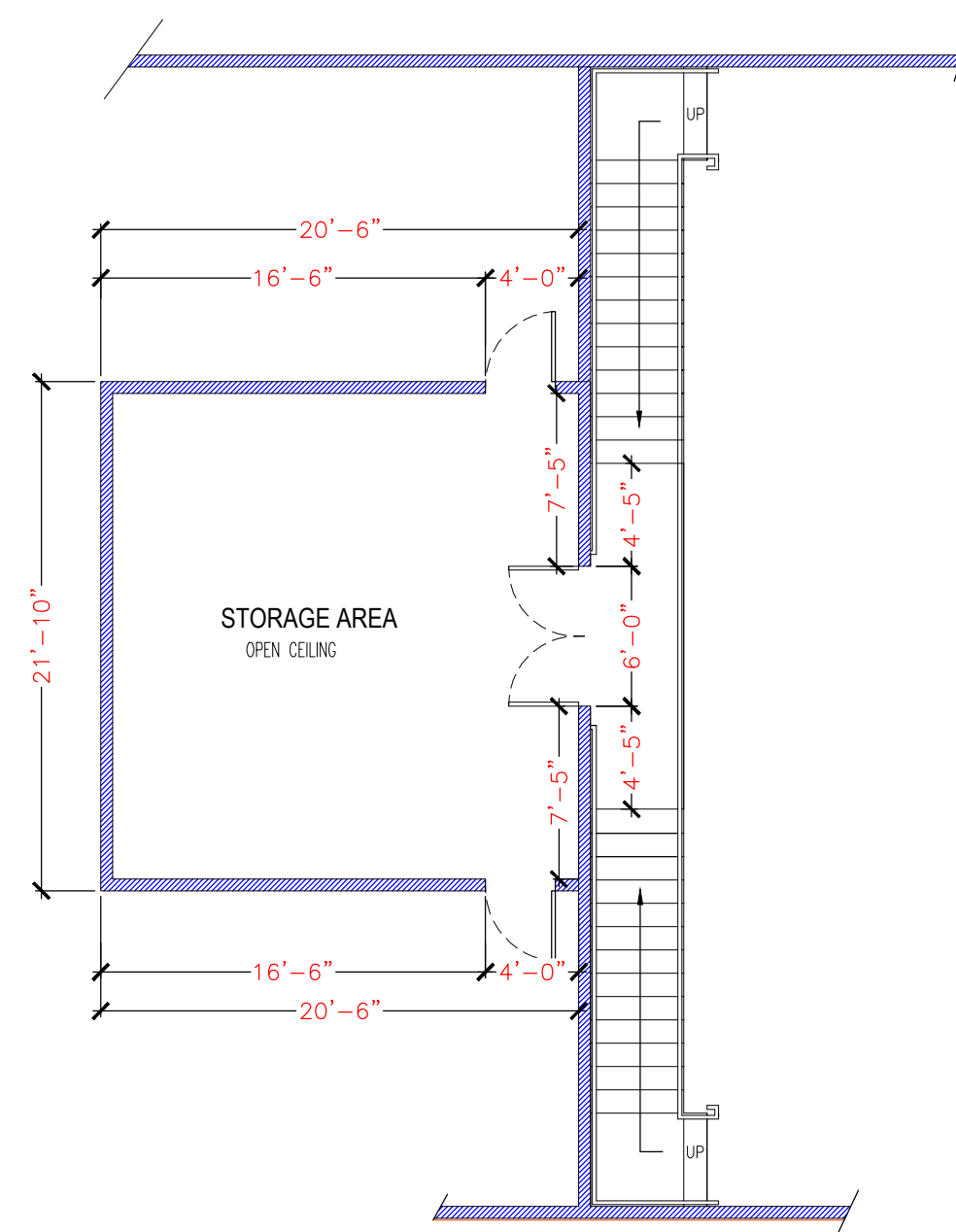
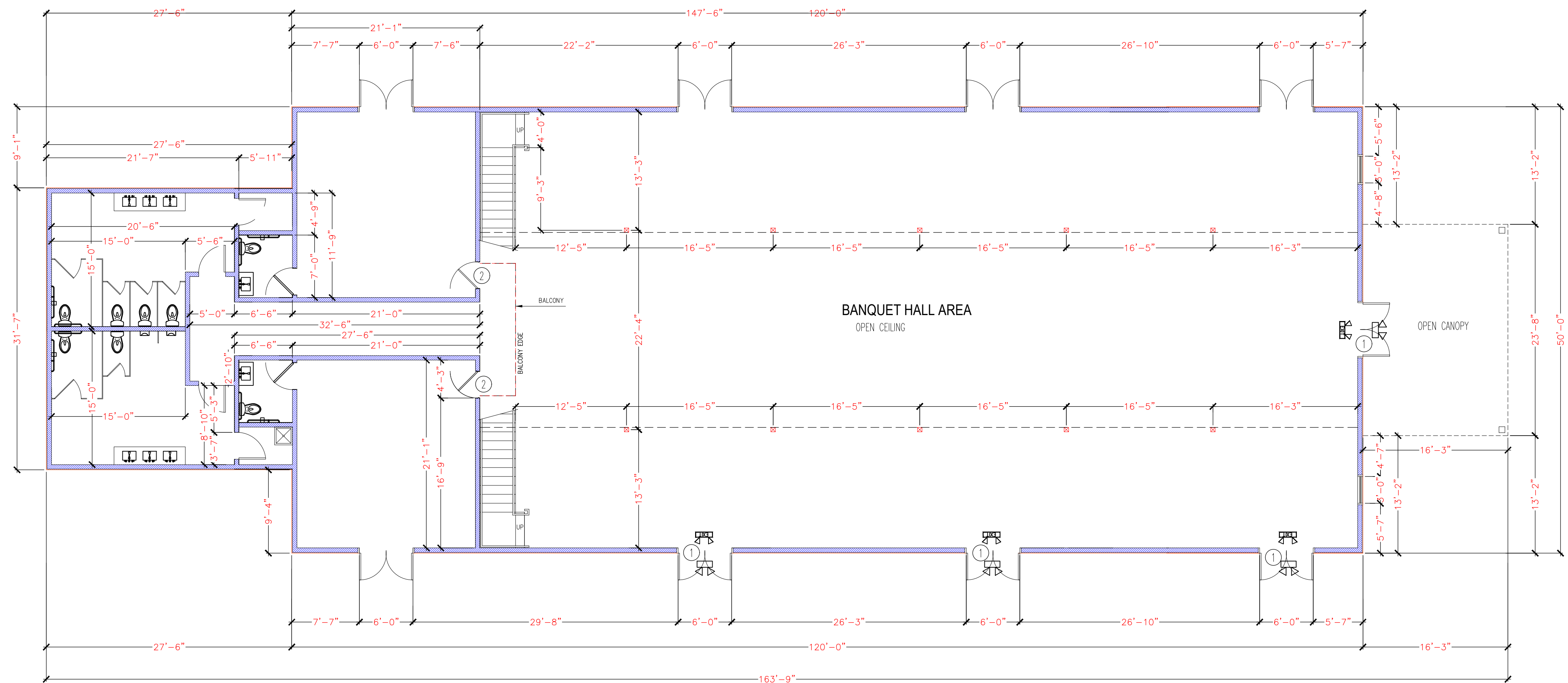
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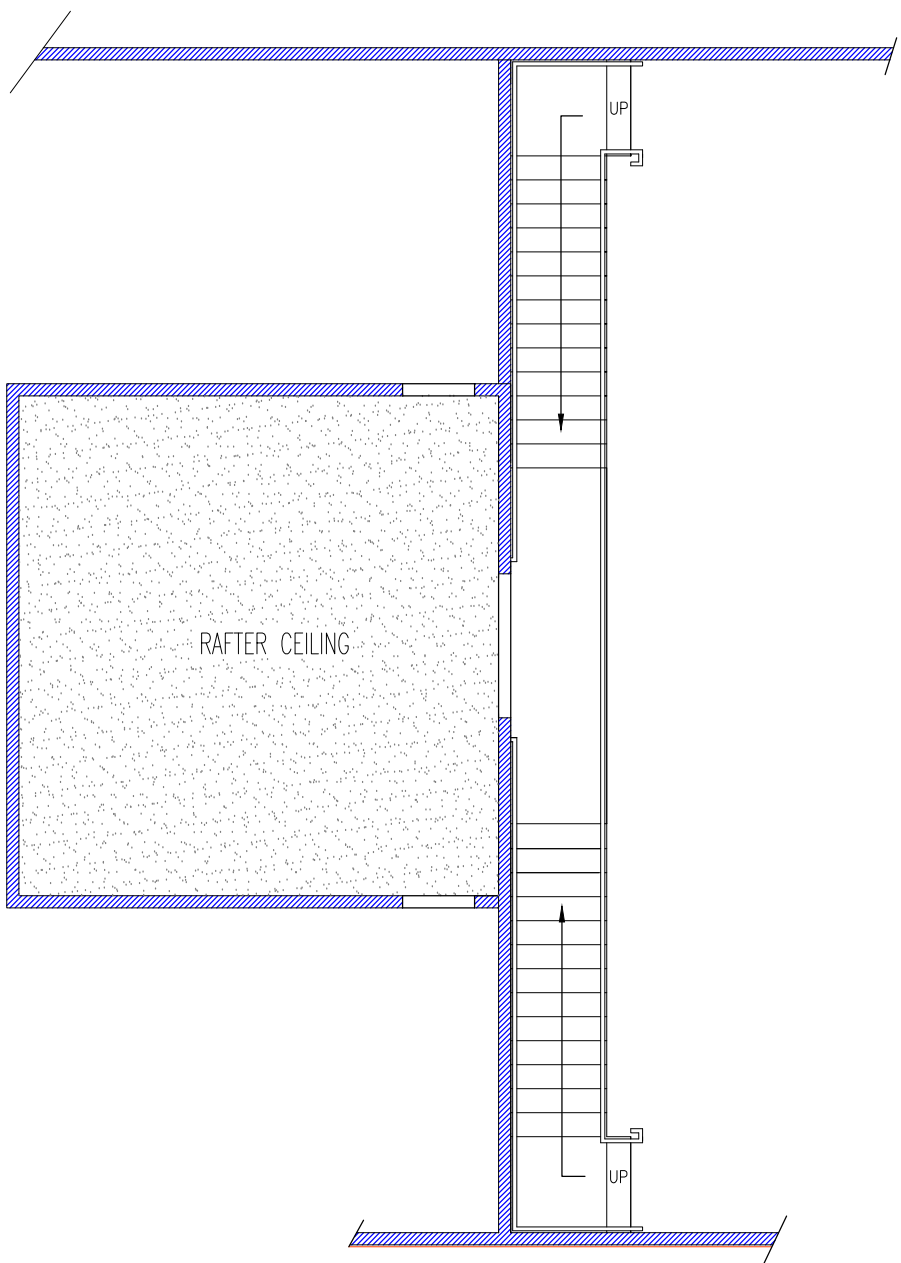
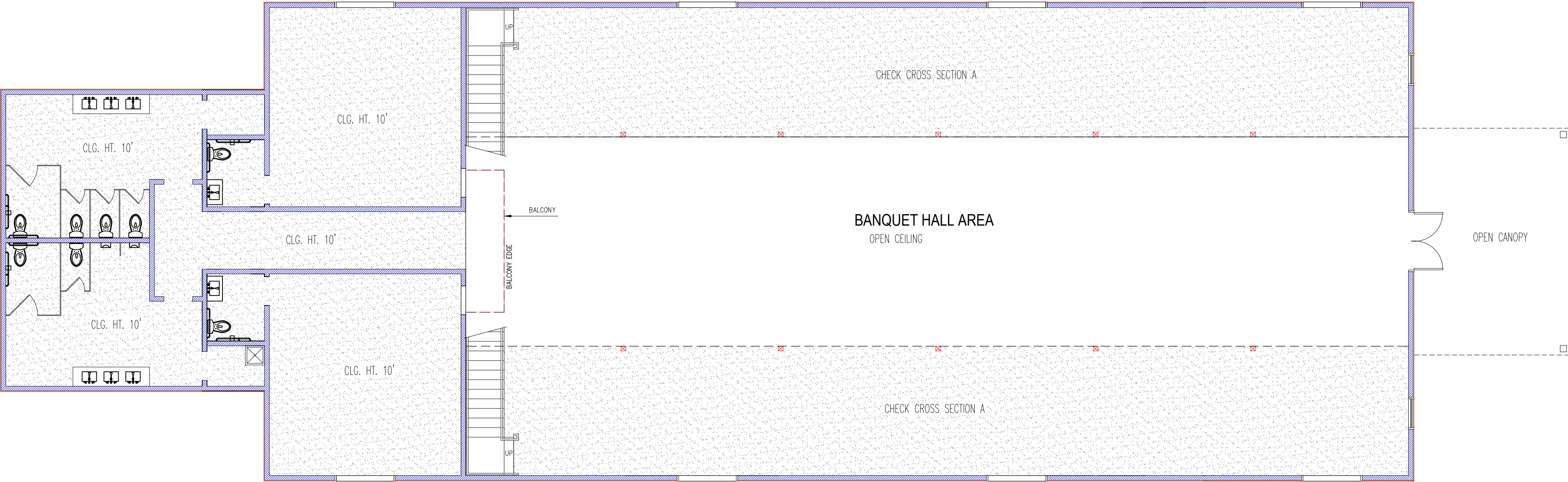
DIM. PLAN

SHEET #

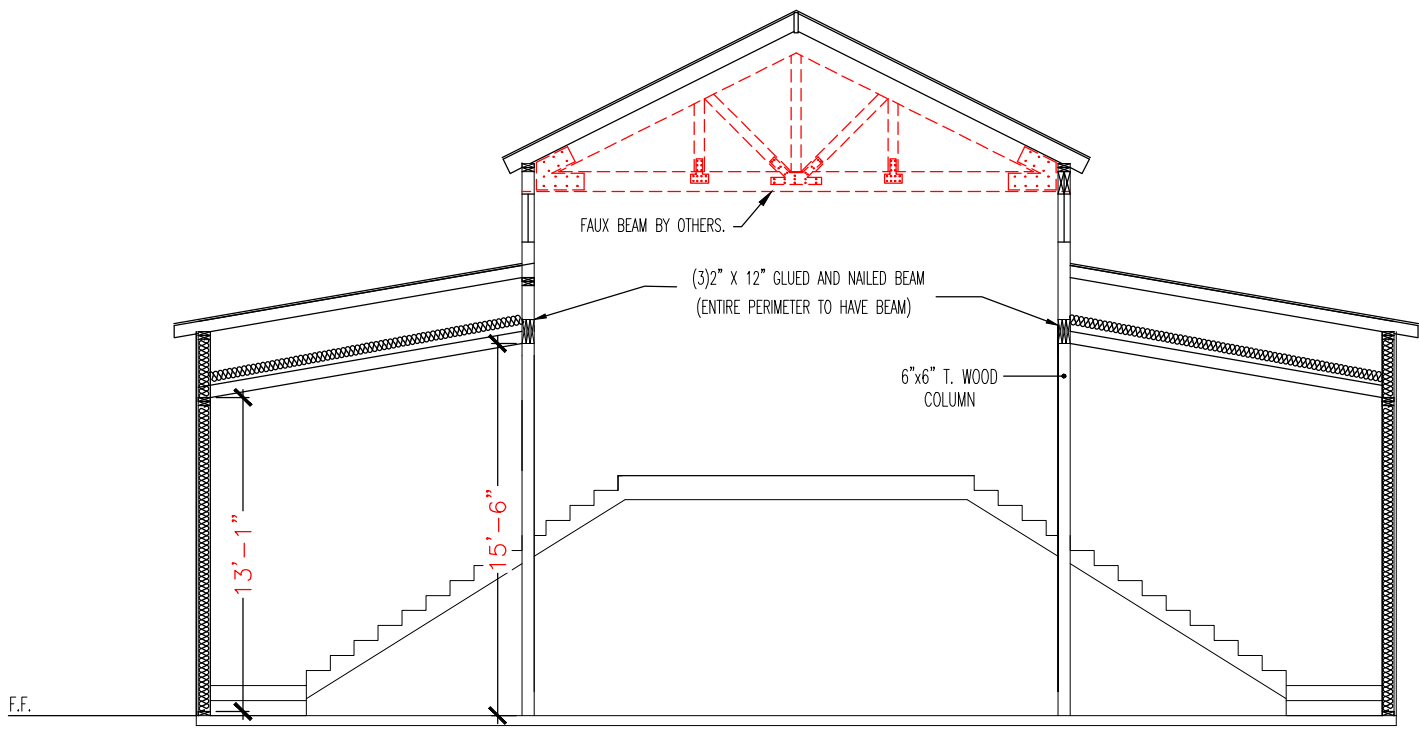
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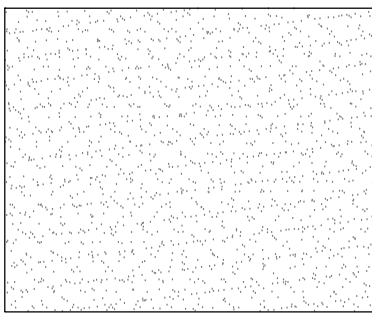
SECOND FLOOR
STORAGE AREA



SECOND FLOOR
STORAGE AREA



SECTION - A



5/8 GYPSUM BOARD



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
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alvaradogroup12@gmail.com

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Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

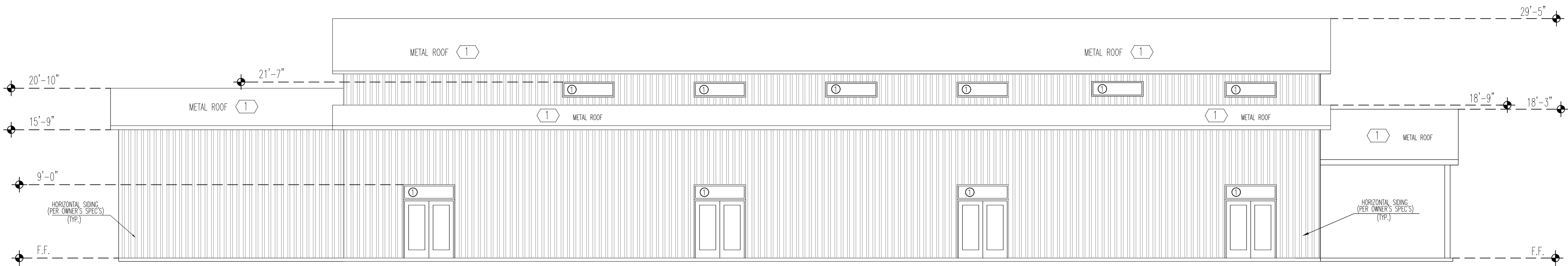
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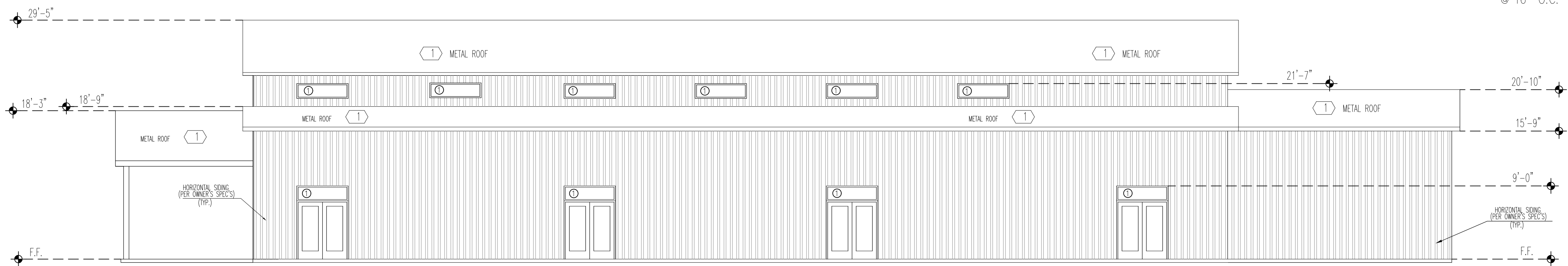
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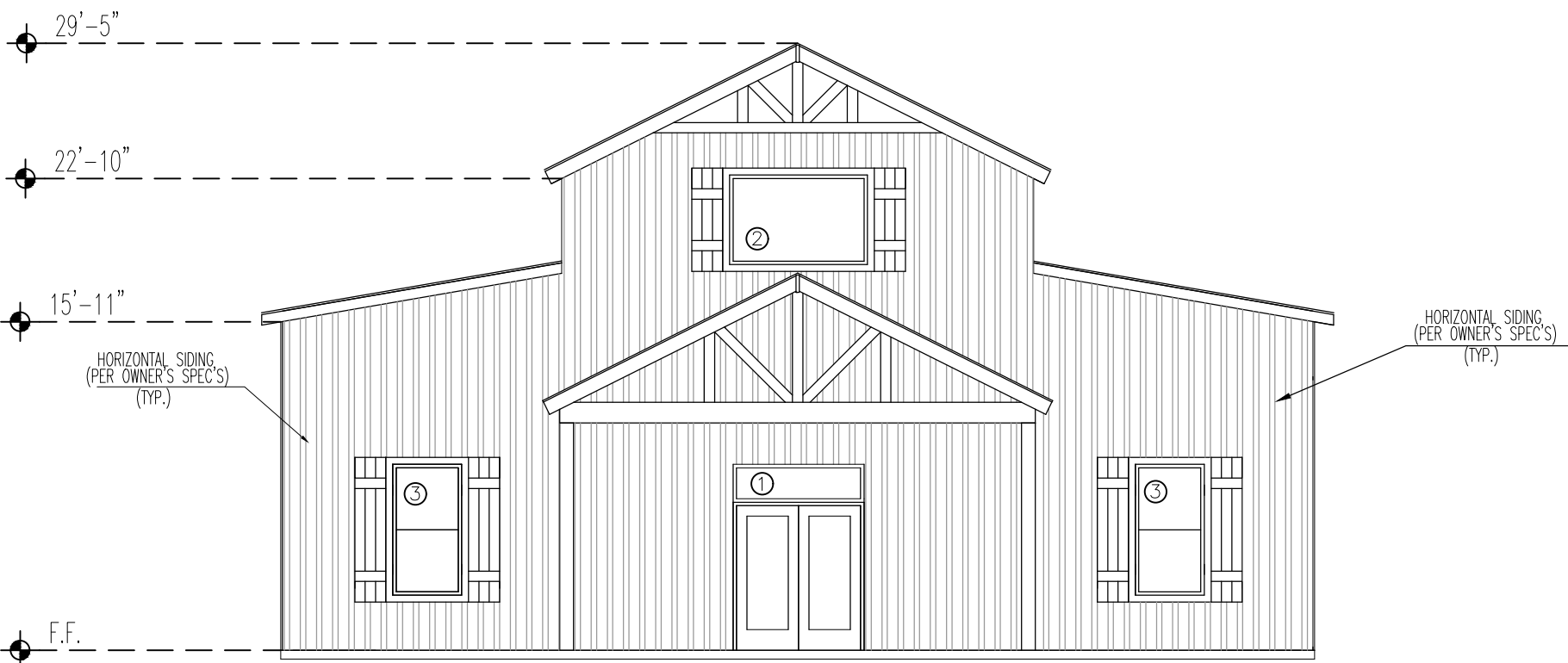
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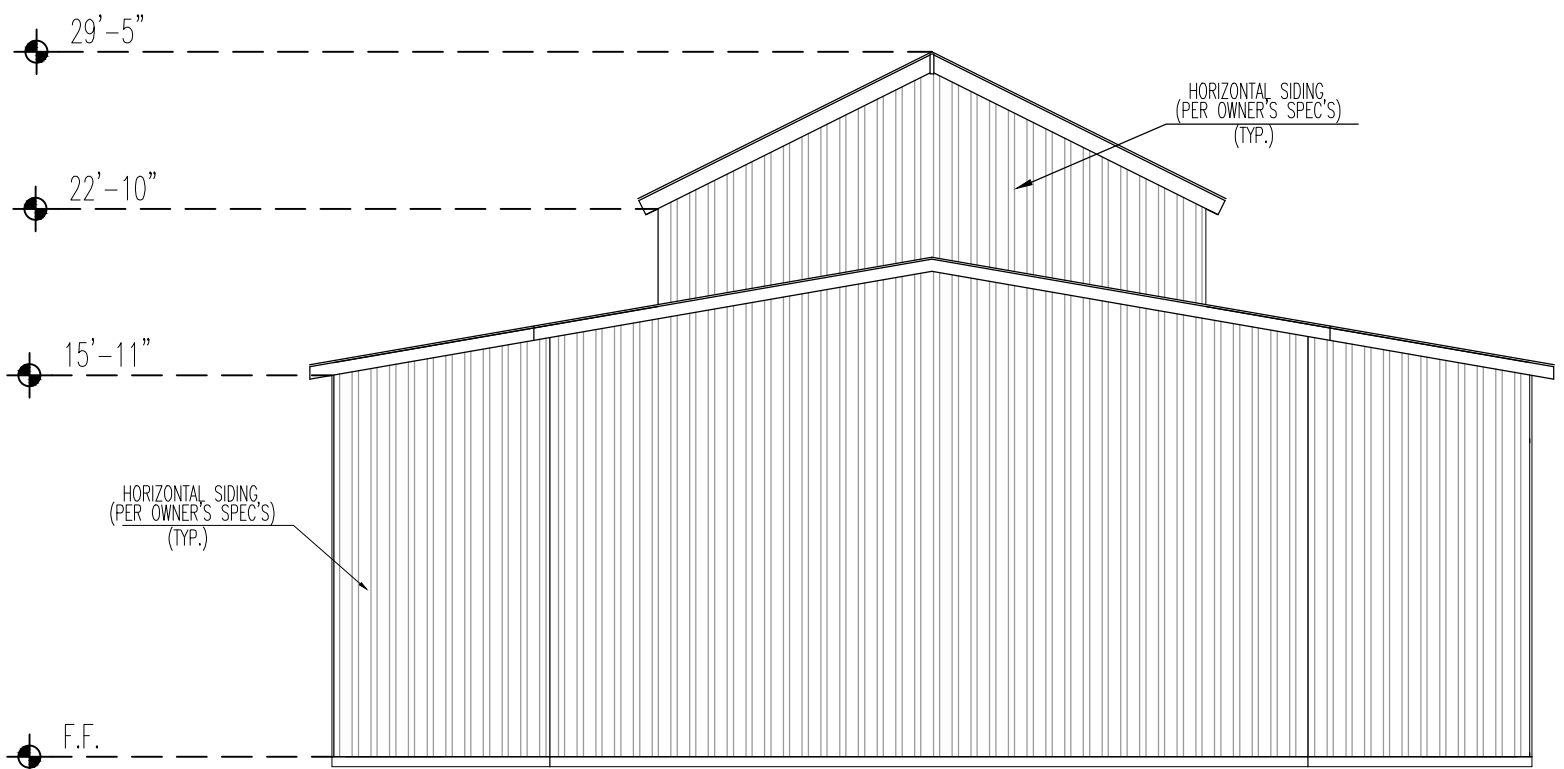
LEFT ELEVATION



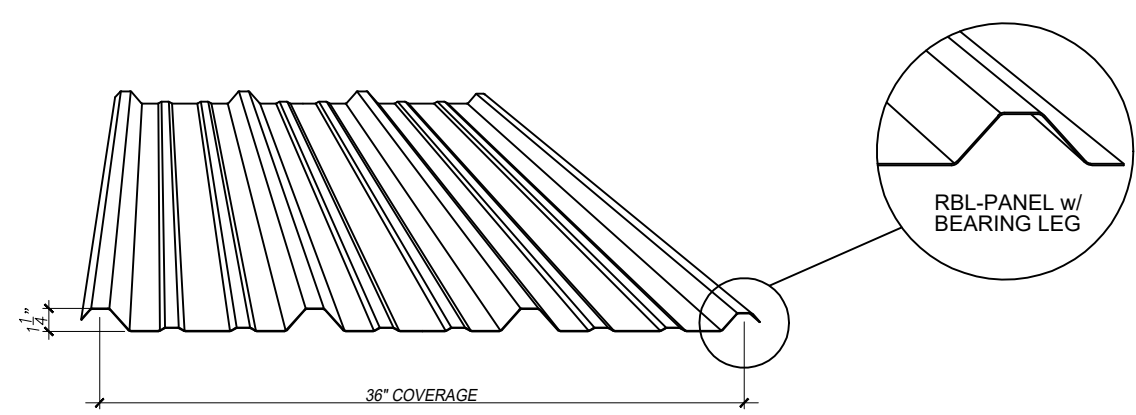
RIGHT ELEVATION



FRONT ELEVATION

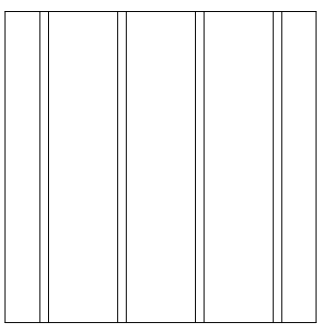


REAR ELEVATION



"R" Panel Load Table															
		Span Length													
Yield ksi	Thickness # Gage	2' 6"	3'	3' 6"	4'	4' 6"	5'	5' 6"	6'	6' 6"	7'	7' 6"	8'	8' 6"	9'
80	24 Ga	1	233	162	119	91	64	48	35	27	21	17	13	11	-
	STL	3	293	207	153	119	94	70	53	41	32	26	21	18	15
80	26 Ga	1	148	103	75	58	45	35	28	20	16	12	10	-	-
	STL	3	203	146	109	85	68	55	46	38	30	24	19	16	13
60	24 Ga	1	238	143	105	80	63	48	36	27	21	17	13	11	-
	STL	3	249	176	130	100	79	64	53	45	38	32	26	21	18
60	26 Ga	1	132	91	67	51	40	33	26	20	16	12	10	-	-
	STL	3	177	126	94	72	57	47	39	32	26	21	18	13	11

"R-PANEL" STANDARD DETAILS



2 VERTICAL SIDING @ 16" O.C.

WINDOW SCHEDULE					
NO	SIZE	TYPE	FRAME	LOCATION	QTY
①	6'-0" x 1'-6"	ALUMINIUM	ALUMINUM	OFFICE	3
②	6'-0" x 4'-0"	ALUMINIUM	ALUMINUM	OFFICE	3
③	3'-0" x 6'-0"	ALUMINIUM	ALUMINUM	OFFICE	3



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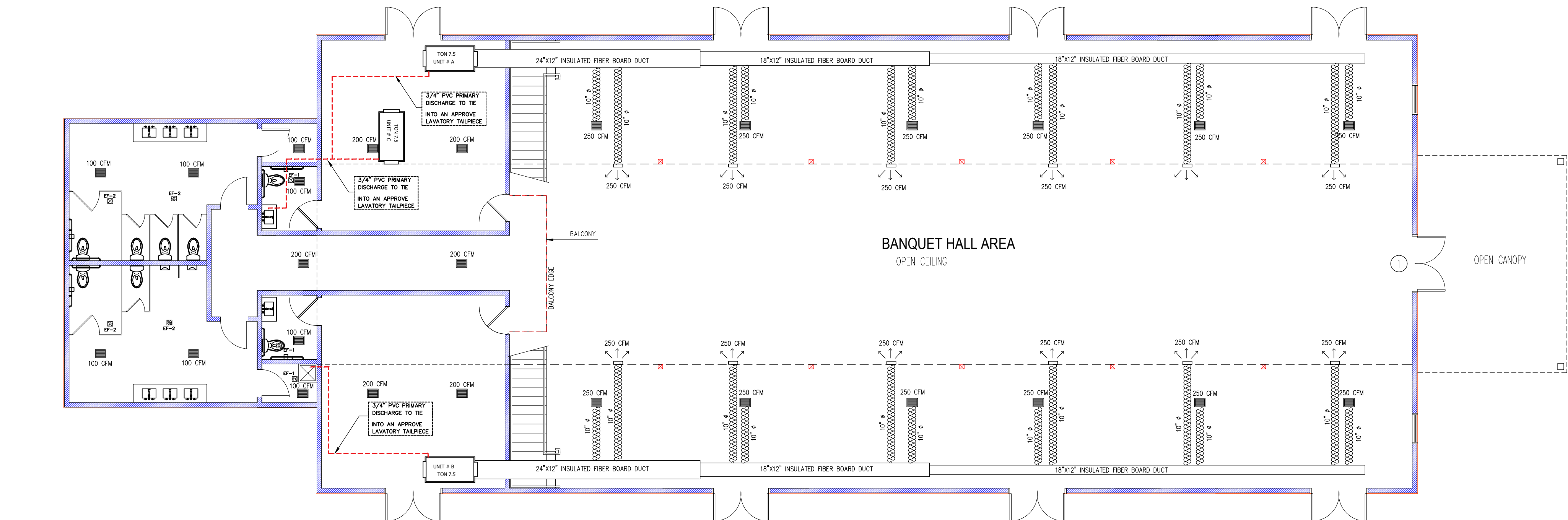
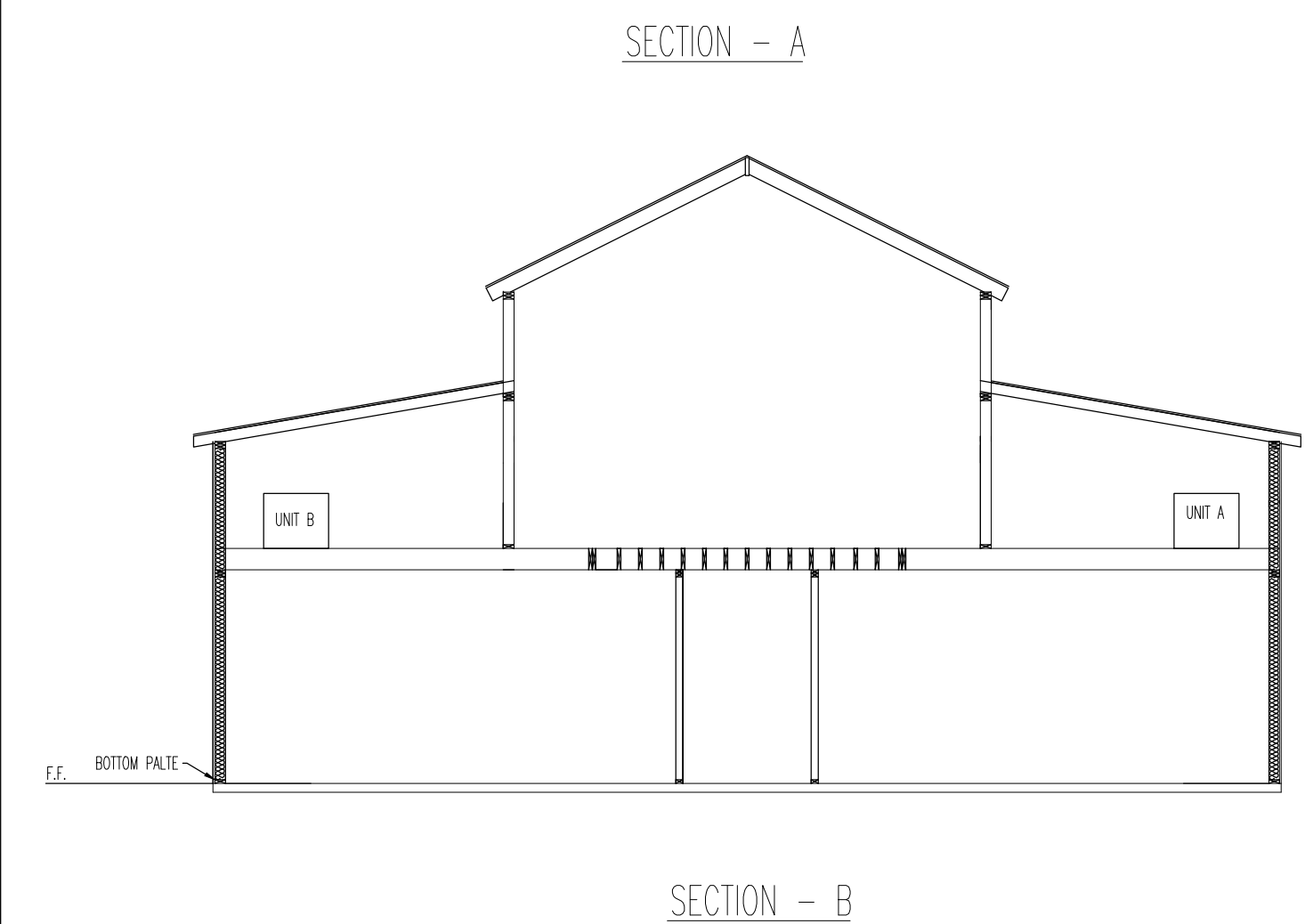
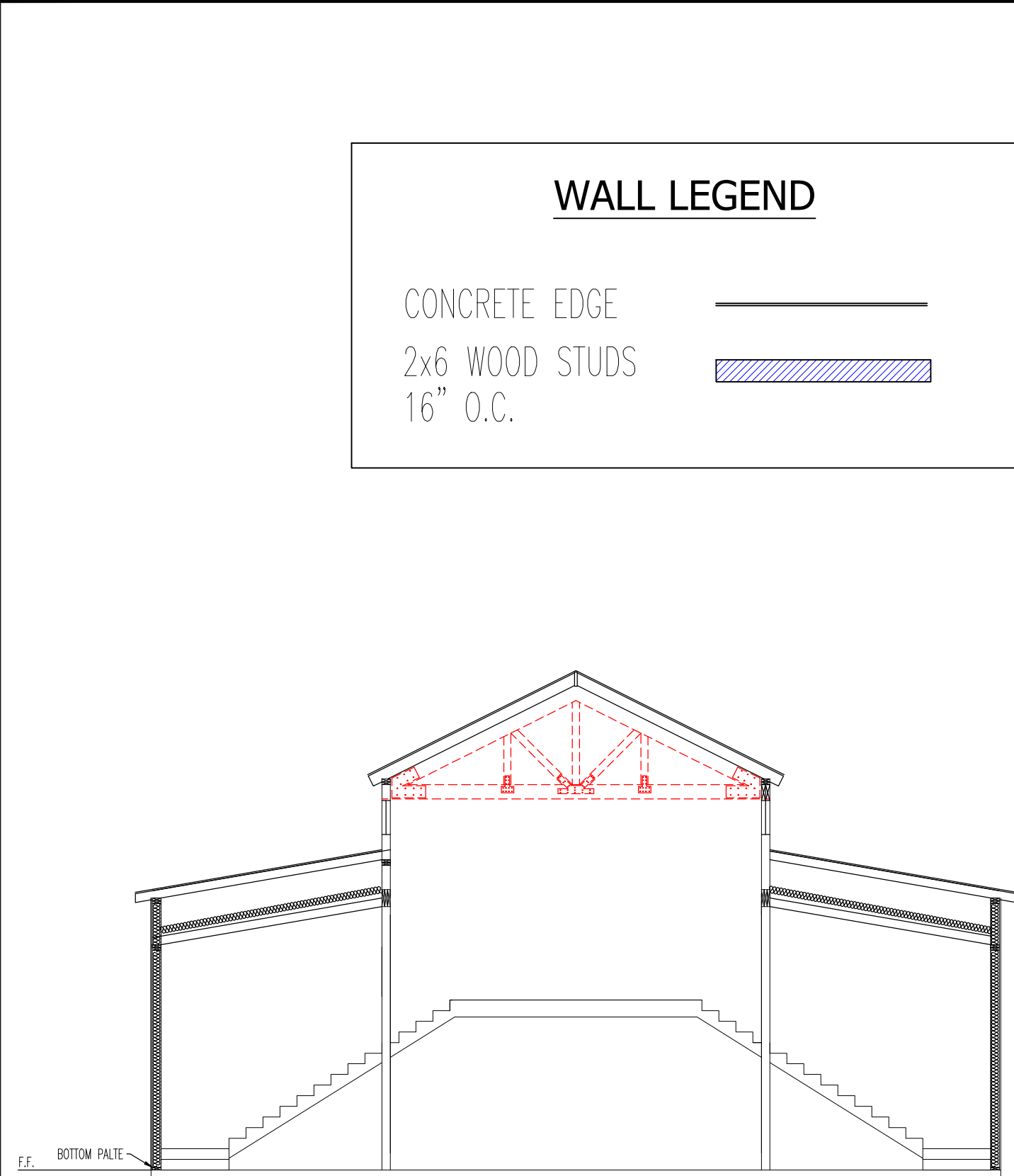
SHEET NAME:

ELEVATION PLAN

SHEET #:

A-5

30403 Walnut Creek Rd.
Magnolia TX 77355



Outdoor Air amount calculation for Office

$Vbz = Rp \times Pz + Ra \times Az$

$- (Rp) 5cfm/person \times (Pz) 355 = 1,775$

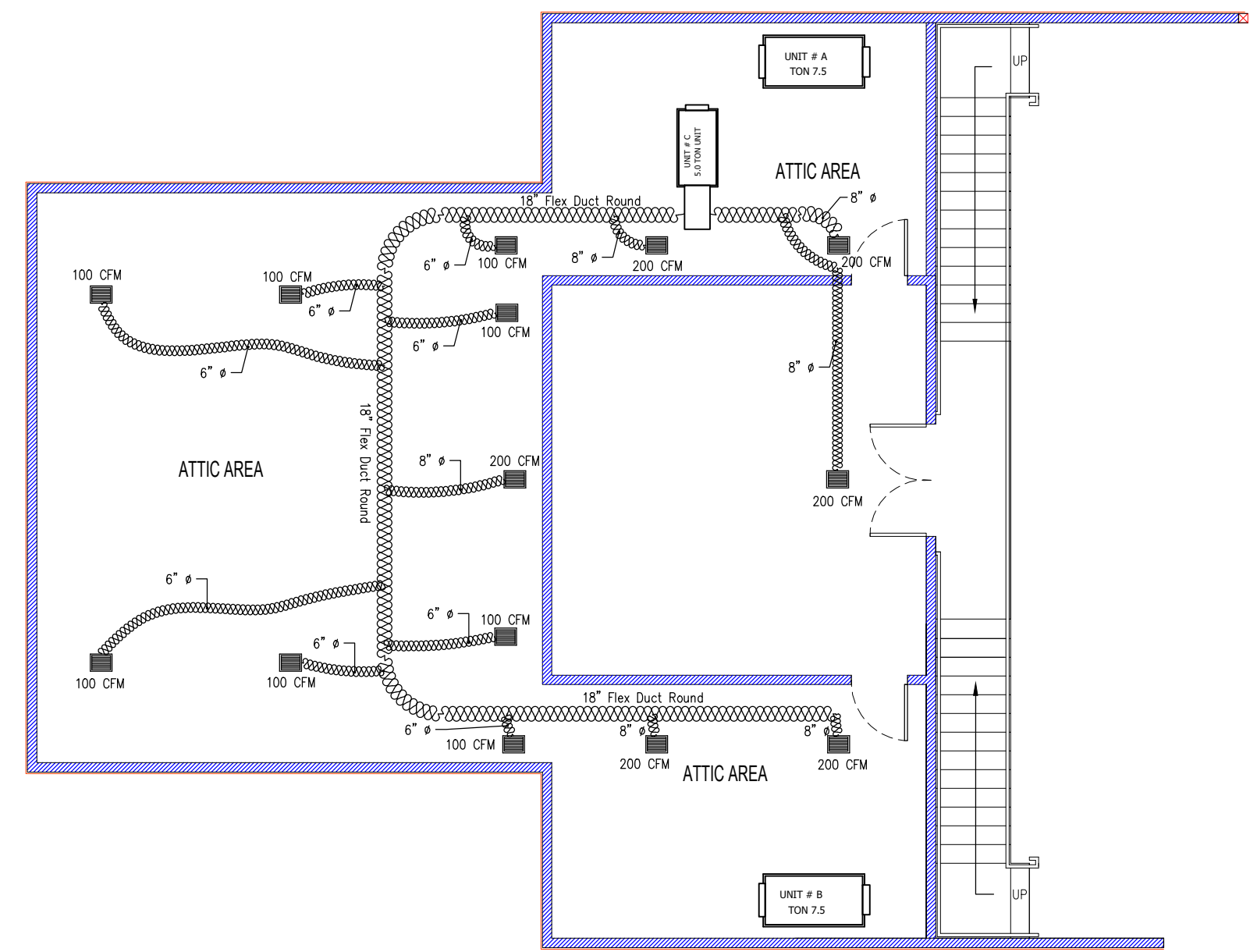
$- (Ra) .06 \times (Az) 1775 = 106.5$

$1775 + 106.5 = Vbz 1,881.5$

$Voz = Vbz / Ez$

$(Vbz) 1881.5 / (Ez) 1.2 = 1567.9 Voz$

OCCUPANCY SUMMARY	
BANQUET HALL (SEATING AREA)	5,025 S.F. / 15 = 335 OCC.
GROOM/BRIDES SUITES	835 S.F. / 100 = 8 OCC.
STORAGE SECOND FLOOR	415 S.F. / 300 = 1 OCC.
RESTROOMS/VESTIBLE	= 0 OCC.
TOTAL OCCUPANTS	344 OCCUPANTS
TYPE OF CONSTRUCTION = 5B OCCUPANCY TYPE = A2	



SECOND FLOOR

NO.	TONS	CFM'S	MANUFACTURE	OUTSIDE AIR
UNIT - A	7.5	3,000	TRANE 7.5 TON 14/16 OR EQUAL	750
UNIT - B	7.5	3,000	TRANE 7.5 TON 14/16 OR EQUAL	750
UNIT - C	5	2,000	TRANE 5 TON 14/16 OR EQUAL	500

MINIMAL FLEXIBLE/SHEETMETAL ROUND DUCT SIZES	
SIZE	CFM RANGE
6" Ø	0-120
8" Ø	121-220
10" Ø	221-350
12" Ø	351-500
14" Ø	501-800

NOTES:
DUCTWORK AND PLENUMS SHALL BE SEALED IN ACCORDANCE WITH THE MECHANICAL CODE AND SMACNA METHOD A, SECTION 6.4.4.2.1 - 2018 IECC.

NOTES:
DRAWINGS: CONTRACTOR TO PROVIDE WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE RECORD DRAWINGS OF THE ACTUAL INSTALLATION BE PROVIDED TO THE BUILDING OWNER OR DESIGNATED REP. OF OWNER. RECORD DWGS. SHALL INCLUDE AS A MIN. THE LOCATION AND PERFORMANCE DATA ON EACH EQUIPMENT, GENERAL CONFIGURATION OF DUCT AND PIPE DISTRIBUTION SYSTEM INCLUDING SIZES, AND TERMINAL AIR OR WATER DESIGN FLOW RATES.
MANUALS: CONTRACTOR TO PROVIDE WITHIN 90 DAYS AFTER THE DATE OF SYSTEM ACCEPTANCE AN OPERATING MANUAL AND A MAINTENANCE MANUAL TO THE OWNER. THESE MANUALS SHALL BE IN ACCORDANCE WITH INDUSTRY-ACCEPTED STANDARDS (SEE APPENDIX E) AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING:
A) SUBMITTAL DATA STATING EQUIPMENT SIZE AND SELECTED OPTIONS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE.
B) OPERATION MANUALS AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT REQUIRING MAINTENANCE, EXCEPT EQUIPMENT NOT FURNISHED AS PART OF THE PROJECT. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY IDENTIFIED.
C) NAMES AND ADDRESSES OF AT LEAST ONE SERVICE AGENCY.
D) HVAC CONTROLS SYSTEM MAINTENANCE AND CALIBRATION INFORMATION, INCLUDING WIRING DIAGRAMS, SCHEMATICS, AND CONTROLS SEQUENCE DESCRIPTIONS, DESIRED OR FIELD-DETERMINED SET-POINTS SHALL BE PERMANENTLY RECORDED ON CONTROL DWGS. AT CONTROL DEVICES OR FOR DIGITAL CONTROL SYSTEMS, IN PROGRAMMING COMMENTS.
E) A COMPLETE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE, INCLUDING SET-POINTS.
SECTION 6.7.2 - 2018 IECC.

EXHAUST FAN SCHEDULE						
DESIGNATION	MFG	MODEL	CFM	VOLTAGE	HP/SP	CONSTRUCTION
EF-1	BROW		50	120V, 1 PHASE	FRACTIONAL 0.25 SP	DISCHARGE WITH BACK DRAFT DAMPER OR WALL MOUNT AND HARDWARE PER USE
EF-2	BROW		100	120V, 1 PHASE	FRACTIONAL 0.25 SP	DISCHARGE WITH BACK DRAFT DAMPER OR WALL MOUNT AND HARDWARE PER USE



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Magnolia TX 77355

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

057-22

SHEET NAME:

MECHANICAL PLAN

SHEET #:

M-1

MECHANICAL GENERAL NOTES:

1. FURNISH AND INSTALL A COMPLETE AND WORKABLE HVAC SYSTEM AS PER THE PLANS AND SPECIFICATIONS COMPLY WITH THE LATEST EDITION OF APPLICABLE MECHANICAL CODES. OBTAIN ALL THE PERMITS AND PAY ALL FEES. MATERIALS SHALL BE NEW AND UNDAMAGED. EQUIPMENT SHALL BE UL LISTED AND WARRANTED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. COMPRESSORS IN AIR CONDITIONING EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF FIVE YEARS FROM THE DATE OF FINAL ACCEPTANCE.

2. COORDINATE WORK WITH OTHER TRADES AND WITH JOBSITE CONDITIONS BEFORE FABRICATING AND INSTALLING MECHANICAL EQUIPMENT. VISIT THE SITE PRIOR TO BID DATE AND BECOME ACQUAINTED WITH EXISTING CONDITIONS TO DETERMINE THE EXTENT OF WORK REQUIRED TO COMPLETE THE PROJECT. NO ALLOWANCE AND/OR COMPENSATION WILL BE MADE FOR FAILURE TO UNDERSTAND THE SCOPE OF WORK. INSTALL NEW DUCT WORK.

3. THE PLANS ATTEMPT TO SHOW THE DESIRED LOCATIONS OF EQUIPMENT AND MATERIALS; HOWEVER, REASONABLE REVISIONS AND/OR CHANGES TO THE LOCATION OF THIS EQUIPMENT AND/OR MATERIALS MAY BE REQUIRED. PERFORM THESE CHANGES TO AVOID CONFLICTS WITH OTHER BUILDING TRADES AND EXISTING JOBSITE CONDITIONS.

4.VERIFY THE FINAL LOCATIONS OF EQUIPMENT WITH THE OWNER'S REPRESENTATIVE AND THE ARCHITECT. DUCT SIZES SHOWN ARE NET FREE INSIDE CLEAR DIMENSIONS. FURNISH AND INSTALL INSULATED DUCTWORK TRANSITIONS FROM CONNECTIONS TO EQUIPMENT TO DUCT SIZES SHOWN ON THE DRAWINGS

5. EXPOSED SUPPLY AND RETURN DUCTWORK SHALL BE INTERNALLY LINES GALVANIZED SHEET METAL INSTALLED PER SMACNA STANDARDS AT TAKEOFFS, FURNISH AND INSTALL STANDARD SMACNA 45 DEGREE FITTINGS AND MANUAL VOLUME DAMPERS.

6. VERIFY THE FINAL LOCATIONS OF THERMOSTATS WITH THE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO INSTALLTION. VERIFY THE FINAL LOCATION OF AIR DEVICES WITH THE ARCHITECTURAL REFLECTIVE CEILING PLAN.

7. FURNISH AND INSTALL THE EQUIPMENT AS SHOWN. COORDINATE THE SIZE AND LOCATION FOR OPENINGS AND/OR PENETRATIONS REQUIRED.

8. INSURE THAT SMOKE DETECTORS ARE INSTALLED IN THE RETURN AIR PLENUM OF ALL SINGLE PACKAGE UNITS AND ARE CIRCULATED TO SHUT DOWN THE UNITS IN THE EVENT OF SMOKE IS DETECTED.

9. FURNISH AND INSTALL ALL CONTROL DEVICES INCLUDING (BUT NOT LIMITED TO) THERMOSTATS, RELAYS, INTERLOCKING DEVICES AND OTHER NECESSARY ITEMS REQUIRED TO PROVIDE A COMPLETE AND WORKABLE SYSTEM. INSTALL CONTROL WIRING EXPOSED OUTSIDE THE BUILDING IN EMT CONDUIT.

10. FURNISH AND INSTALL THE FOLLOWING MATERIALS:
A. DUCTWORK: RECTANGULAR SUPPLY AND RETURN DUCTWORK SHALL BE GALVANIZED SHEET METAL OR DUCTBOARD, FABRICATED AND INSTALLED PER SMACNA STANDARDS. INSTALL 1" FIBERGLASS DUCT LINER (1-1/2 PCF DENSITY) WITH NEOPRENE FACING IN ALL SUPPLY AND RETURN DUCTWORK. LIBERALLY APPLY LINER ADHESIVE TO ALL RAW EDGES (100% COVERAGE) TO PREVENT FIBERGLASS EROSION.
ALL SUPPLY & RETURN AIR DUCTS LOCATED IN UNCONDITIONED ATTICS, OUTSIDE THE ENVELOPE, OR OUTSIDE THE BUILDING SHALL BE INSULATED. EXTERNALLY INSULATED DUCT SHALL BE R-8. ALL SUPPLY AND RETURN DUCTS LOCATED IN A CONDITIONED SPACE OR INSIDE THE ENVELOPE SHALL BE INSULATED USING A MINIMUM R-5.6 INSULATION. EXTERNALLY INSULATED DUCT SHALL BE R-5.6.
IN ADDITION, INSULATE ALL SUPPLY AND RETURN DUCTWORK IN UNCONDITIONED SPACES AND ALL MAKE-UP AIR DUCTWORK WITH 1-1/2 DENSITY FIBERGLASS DUCTWRAP WITH NYLON REINFORCE FOIL VAPOR BARRIER. INSTALLED PER MANUFACTURE'S RECOMMENDATIONS. DO NOT WRAP DUCTWORK EXPOSED TO THE WEATHER. TAPE AND SEAL JOINTS AIRTIGHT WITH UL LISTED DUCT TAPE AND HARDCAST DUCT SEALER BEFORE INSTALLING DUCTWRAP. DUCT DIMENSIONS INDICATED ARE NET FREE CLEAR DUCTBOARD ACCEPTABLE.

11. AIR DEVICES: THE FOLLOWING AIR DEVICES AS MANUFACTURED BY TITUS SUPPLY DIFFUSERS SHALL BE TITUS MODEL PAS NECK SIZES AS INDICATED ON PLANS. EXHAUST GRILLES SHALL BE BROAN MODEL 670,L150,L200 WITH WHITE POLYMERIC. NECK SIZES AS INDICATED ON PLANS. SIDEWALL SUPPLY AND RETURNS SHALL BE TITUS MODEL 350. SIZE AS INDICATED ON PLANS. AIR DEVICES MANUFACTURED BY METAL-AIRE, KRUEGER, PRICE OR 303 REGISTER THAT EXACTLY MATCH THE REQUIREMENTS LISTED WILL BE CONSIDERED EQUAL.

12. SMOKE DETECTORS SHALL BE 24 VOLT, UL LISTED, DUCT MOUNTED IONIZATION DETECTORS.

13. RETURN AIR FILTERS: RETURN AIR FILTERS SHALL BE 1" THROW AWAY SIZED TO FIT FILTER COMPARTMENT.

14. ALL SUPPLY & RETURN AIR DUCTS LOCATED IN UNCONDITIONED ATTICS OR OUTSIDE OF THE BUILDING SHALL BE INSULATED (R-8 UNCONDITIONED & R-8 OUTSIDE BUILDING) AS PER 2018 UMC.

15. CONTRACTOR TO INSTALL AN ADDITIONAL WATERTIGHT PAN OF CORROSION-RESISTANT METAL BELOW THE COIL OR TOP TO CATCH CONDENSATION OVERFLOW DUE TO A CLOGGED PRIMARY DRAIN.

16. CONTRACTOR TO PROVIDE BACKDRAFT DAMPERS AT ALL TOILET EXHAUST FANS PER SECTION 6.4.3.4 2018 IECC.
17. DAMPERS SHALL BE PROVIDED WITH AN APPROVED MEANS OF ACCESS, LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND IT'S OPERATING PARTS. THE ACCESS SHALL NOT IMPAIR FIRE-RESISTIVE CONSTRUCTION. ACCESS SHALL NOT REQUIRE THE USE OF TOOLS, KEYS OR SPECIAL KNOWLEDGE. ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR OF THE DUCT BY A LABEL WITH LETTERS NOT LESS THAN 1/2 INCH IN HEIGHT READING: SMOKE DAMPER OR FIRE DAMPER. ACCESS DOORS IN DUCTS SHALL BE TIGHT FITTING AND SUITABLE FOR THE REQUIRED DUCT CONSTRUCTION. SECTION 606.5 - 2018 IECC.
18. ALL MOTORIZED DAMPERS AND BACKDRAFT DAMPERS WILL HAVE A MAX. LEAKAGE RATE OF 0.30 CFM PER S.F.

19. CONTRACTOR TO INSTALL MOTORIZED DAMPERS THAT WILL AUTOMATICALLY SHUT WHEN THE SYSTEMS OR SPACES SERVED ARE NOT IN USE FOR BOTH OUTDOOR AIR SUPPLY AND EXHAUST SYSTEMS.

20. REFER TO SHEETS P-1 AND P-2 FOR CONDENSATE DRAIN LINES DISCHARGE POINT AND LAYOUT.

21. TEST AND BALANCE THE AIR DISTRIBUTION SYSTEMS IN ACCORDANCE WITH NEBB STANDARDS AND CRITERIA TO INSURE THAT ALL SACES ARE PERFORMING PROPERLY AS INDICATED ON THE PLANS.

22. INSULATE REFRIGERANT SUCTION PIPING WITH 1/2" ARMAFLEX "AP-2000" INSULATION. SEAL ALL JOINTS ATTIGHT WITH ARMSTRONG #520 VAPOR BARRIER ADHESIVE AND TWO COATS OF ARMSTRONG FINISH PER THE MANUFACTURER'S RECOMMENDATIONS.

23. SUPPLY- AND RETURN-AIR DUCTS AND PLENUMS OF A HEATING OR COOLING SYSTEM SHALL BE INSULATED TO ACHIEVE R-8 VALUE, EXCEPT FOR DUCTS AND PLENUMS USED EXCLUSIVELY FOR EVAPORATIVE COOLING SYSTEMS. APPROVED MATERIALS SHALL BE INSTALLED WITHIN DUCTS AND PLENUMS FOR INSULATING, SOUND DEADENING OR OTHER PURPOSES. MATERIALS SHALL HAVE A MOLD-, HUMIDITY- AND EROSION-RESISTANT SURFACE. DUCT LINERS IN SYSTEMS OPERATING WITH AIR VELOCITIES EXCEEDING 18 INCHES 2000 FEET PER MINUTE (10.16 M/S) SHALL BE FASTENED WITH BOTH ADHESIVE AND MECHANICAL FASTENERS, AND EXPOSED EDGES SHALL HAVE ADEQUATE TREATMENT TO WITHSTAND THE OPERATING VELOCITY.

24. INSULATION APPLIED TO THE EXTERIOR SURFACE OF DUCTS LOCATED IN BUILDINGS SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 25 AND A SMOKE-DENSITY NOT EXCEEDING 50 WHEN TESTED AS A COMPOSITE INSTALLATION, INCLUDING INSULATION, FACING MATERIALS, TAPES AND ADHESIVES AS NORMALLY APPLIED.

25. FACTORY-MADE AIR DUCTS AND FACED INSULATIONS INTENDED FOR INSTALLATION ON THE EXTERIOR OF DUCTS SHALL BE LEGIBLY PRINTED WITH THE NAME OF THE MANUFACTURER, THE THERMAL RESISTANCE (R) VALUE AT INSTALLED THICKNESS AND THE FLAME-SPREAD AND SMOKE DEVELOPED RATINGS OF THE COMPOSITE MATERIAL.

26. INSULATION ON DUCTS IN UNCONDITIONED SPACES SHALL BE VAPOR SEALED.

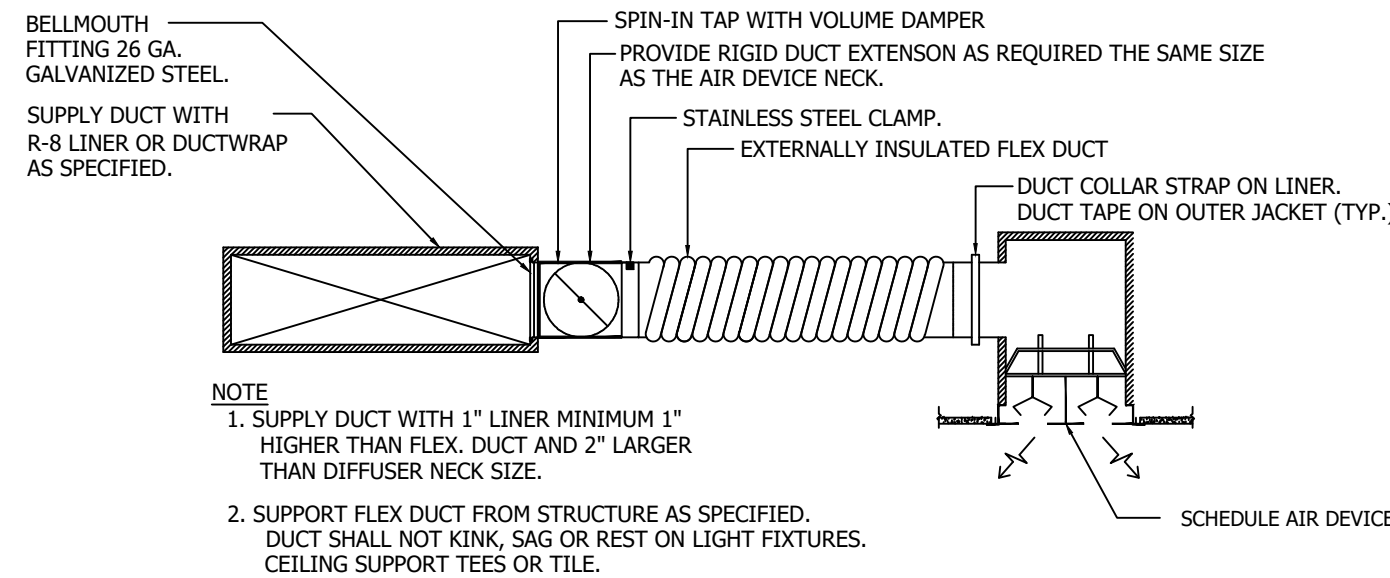
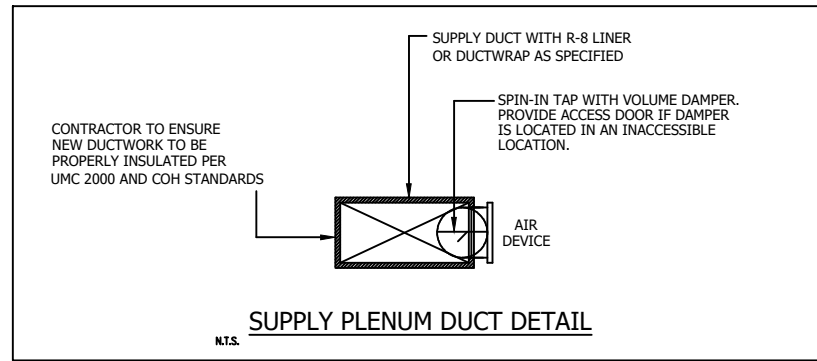
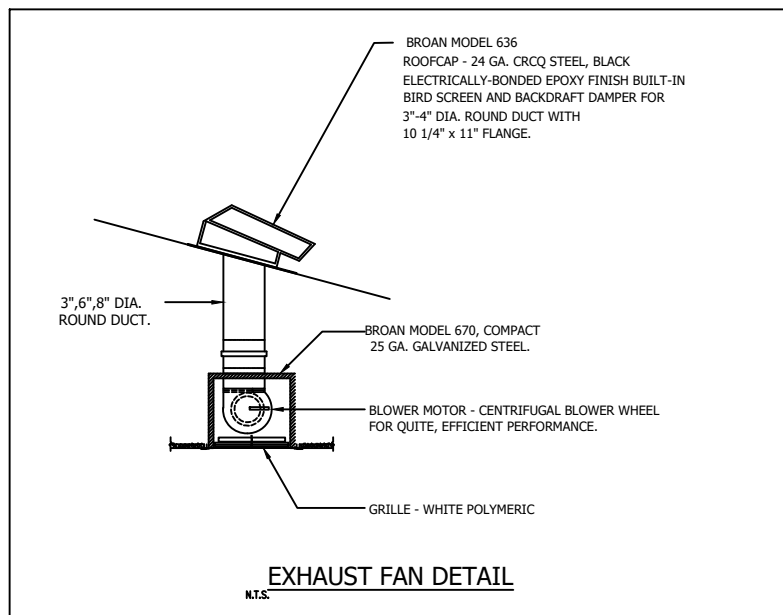
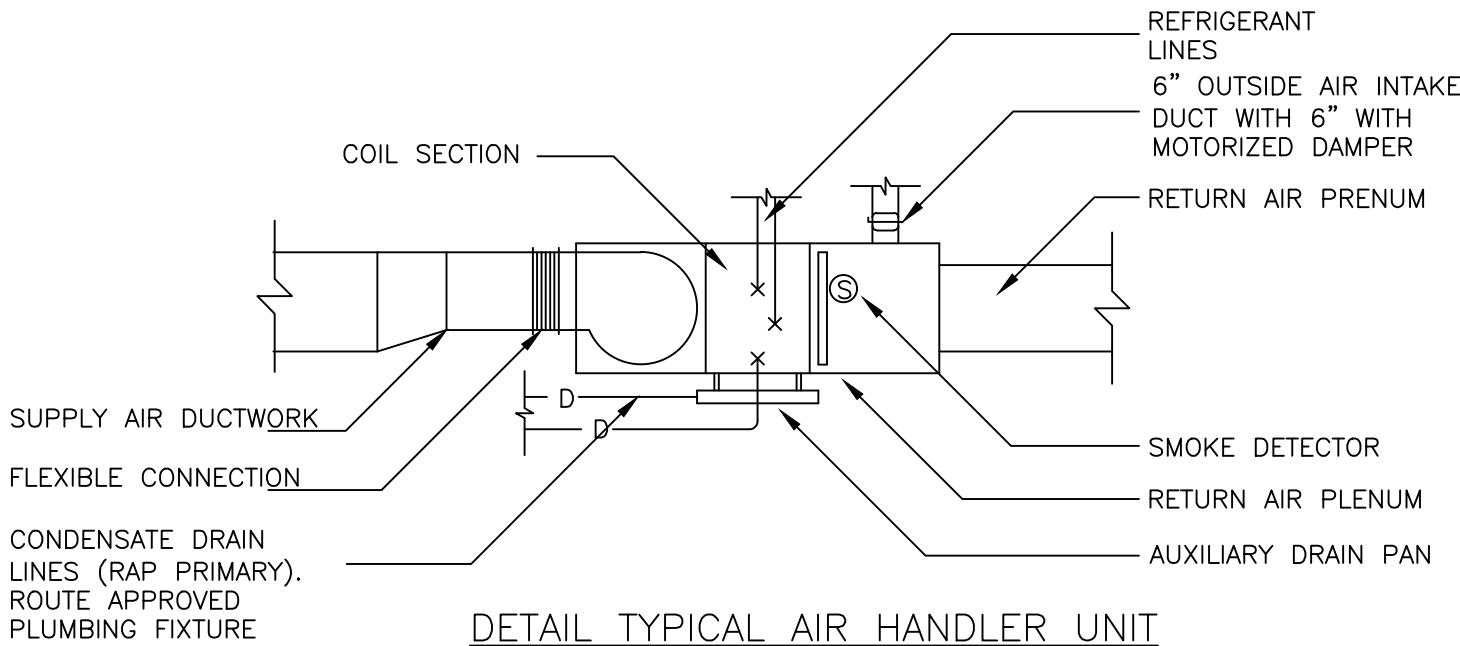
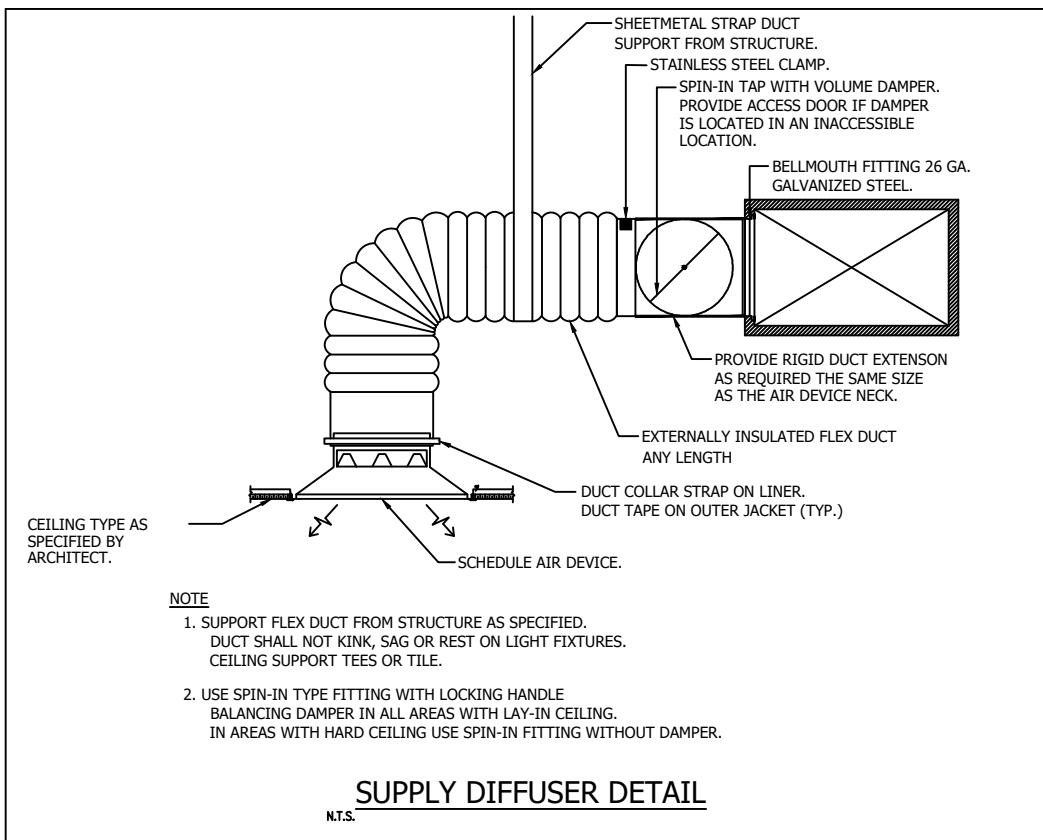
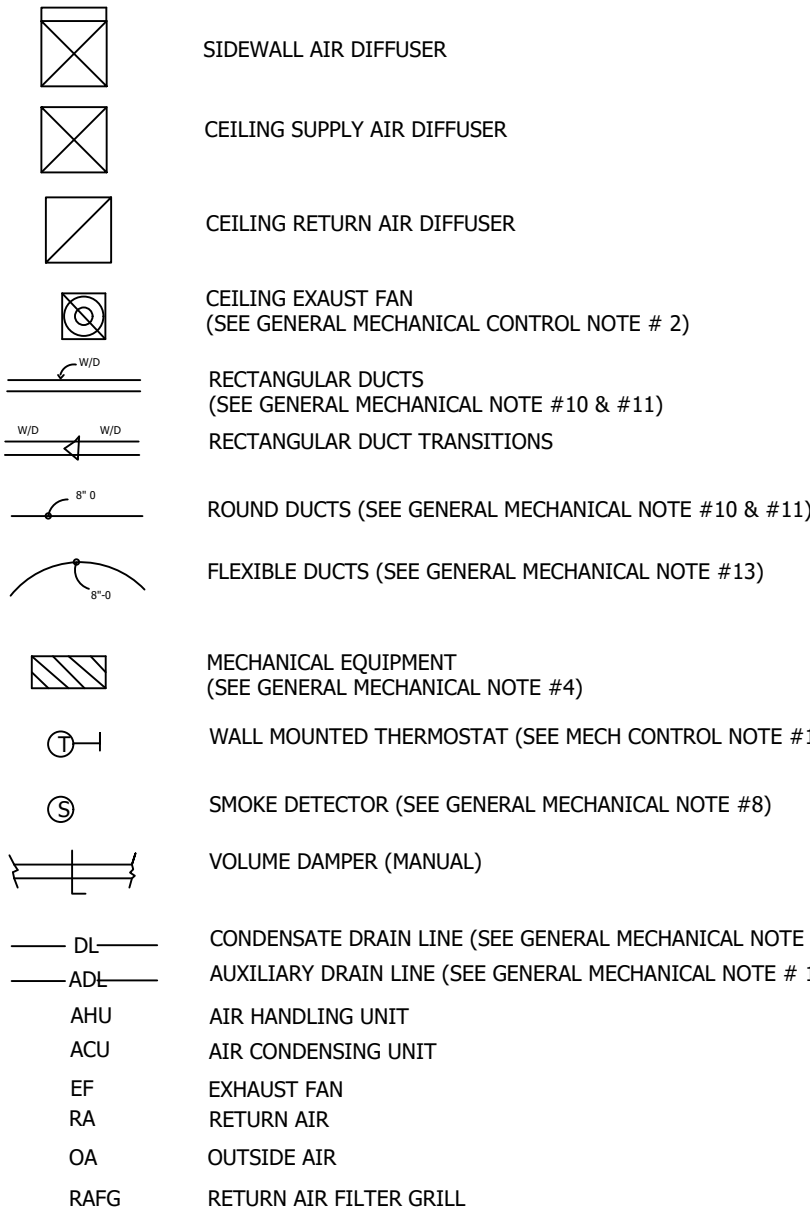
27. VAPOR RETARDERS SHALL BE INSTALLED ON SUPPLY DUCTS IN SPACES VENTED TO THE OUTSIDE.

28. VAPOR RETARDERS: MATERIAL WITH A PERM RATING NOT EXCEEDING 0.5 PERM. ALL JOINTS TO BE SEALED.

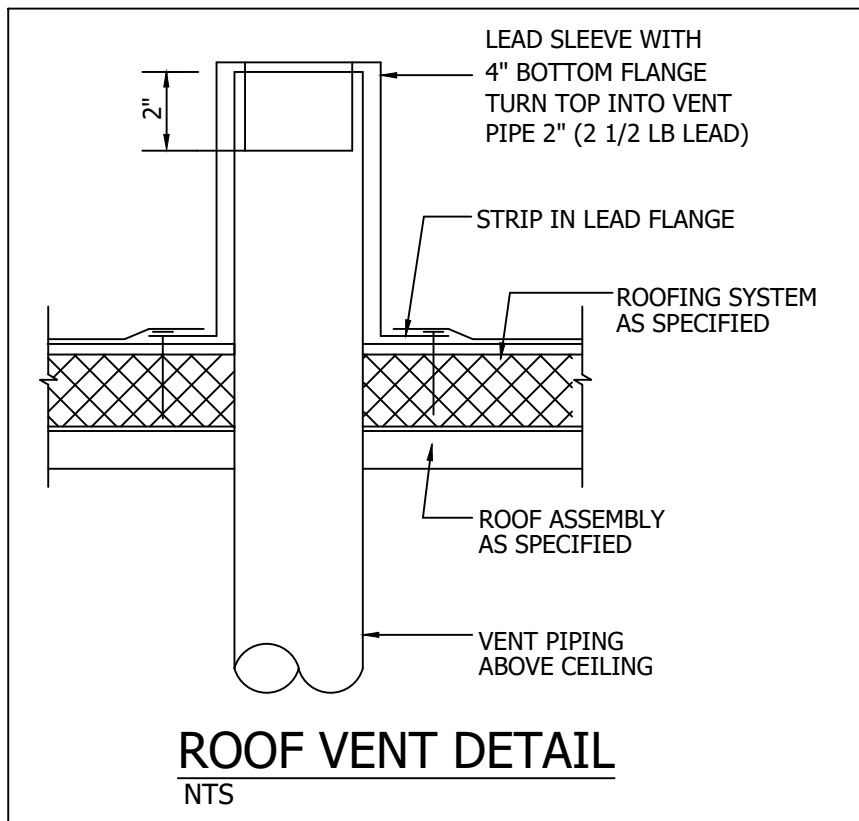
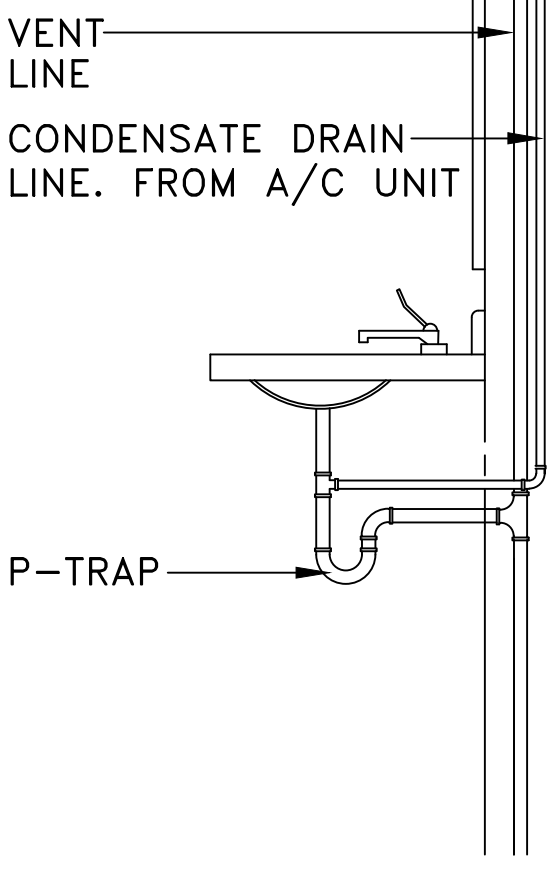
29. SYSTEM CONTROLS:
EACH HUMIDIFICATION SYSTEM MUST HAVE ITS OWN HUMIDITY CONTROL DEVICE.
EACH HEATING OR COOLING SYSTEM SERVING A SINGLE ZONE MUST HAVE ITS OWN TEMPERATURE CONTROL DEVICE.
THERMOSTATS CONTROLLING BOTH HEATING AND COOLING MUST BE CAPABLE OF HAVING A 5 DEG. F DEADBAND, OR RANGE OF TEMPERATURE WHERE NO HEATING OR COOLING IS AVAILABLE.
EXCEPTION:
DEADBAND CAPABILITY IS NOT REQUIRED IF THE THERMOSTAT REQUIRES MANUAL CHANGEOVER BETWEEN HEATING AND COOLING AND DOES NOT HAVE AUTOMATIC CHANGEOVER CAPABILITY.
THE SYSTEM OR ZONE CONTROL MUST BE A PROGRAMMABLE THERMOSTAT OR OTHER AUTOMATIC CONTROL MEETING THE FOLLOWING CRITERIA:
- CAPABLE OF AUTOMATICALLY SETTING BACK OR SHUTTING DOWN SYSTEMS DURING UNOCCUPIED HOURS FOR SEVEN DIFFERENT DAY SCHEDULES
- HAVE AN ACCESSIBLE 2-HOUR OCCUPANT OVERRIDE
- HAVE A BATTERY BACK-UP CAPABLE OF MAINTAINING PROGRAMMED SETTINGS FOR AT LEAST 10 HOURS IF POWER IS LOST.
EXCEPTIONS:
A SETBACK OR SHUTOFF CONTROL IS NOT REQUIRED ON THERMOSTATS CONTROLLING SYSTEMS SERVING AREAS THAT OPERATE CONTINUOUSLY.
A SETBACK OR SHUTOFF CONTROL IS NOT REQUIRED ON SYSTEMS WITH A TOTAL ENERGY DEMAND OF 2KW (6,826 BTU/H) OR LESS.

30. OUTDOOR-AIR VENTILATION:
THE SYSTEM MUST SUPPLY OUTSIDE VENTILATION AIR AS REQUIRED BY CHAPTER 4 OF THE INTERNATIONAL MECHANICAL CODE. IF THE VENTILATION SYSTEM IS DESIGNED TO SUPPLY OUTDOOR AIR QUANTITIES EXCEEDING MINIMUM REQUIRED LEVELS, THE SYSTEM MUST BE CAPABLE OF REDUCING OUTDOOR-AIR FLOW TO THE MINIMUM REQUIRED LEVELS.
OUTDOOR-AIR SUPPLY SYSTEMS WITH DESIGN AIR FLOW RATES GREATER THAN 3,000 CUBIC FEET PER MINUTE OF OUTDOOR AIR AND ALL EXHAUST SYSTEMS MUST HAVE DAMPERS THAT AUTOMATICALLY CLOSE WHILE THE EQUIPMENT IS NOT OPERATING.

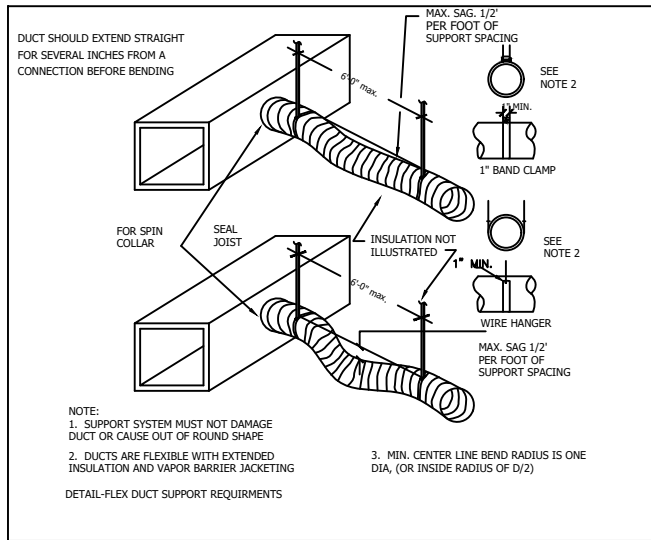
MECHANICAL LEGEND:



CONDENSATE DRAIN



MINIMAL FLEXIBLE /SHEETMETAL ROUND DUCT SIZES	
SIZE	CFM RANGE
6"	0-120
8"	121-220
10"	221-350
12"	351-500
14"	501-800



NOTE: CONTRACTOR TO DETERMINE THE EXACT PLACEMENT OF RETURN AIR.



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

057-22

SHEET NAME:

MECHANICAL NOTES

SHEET #:

M-2

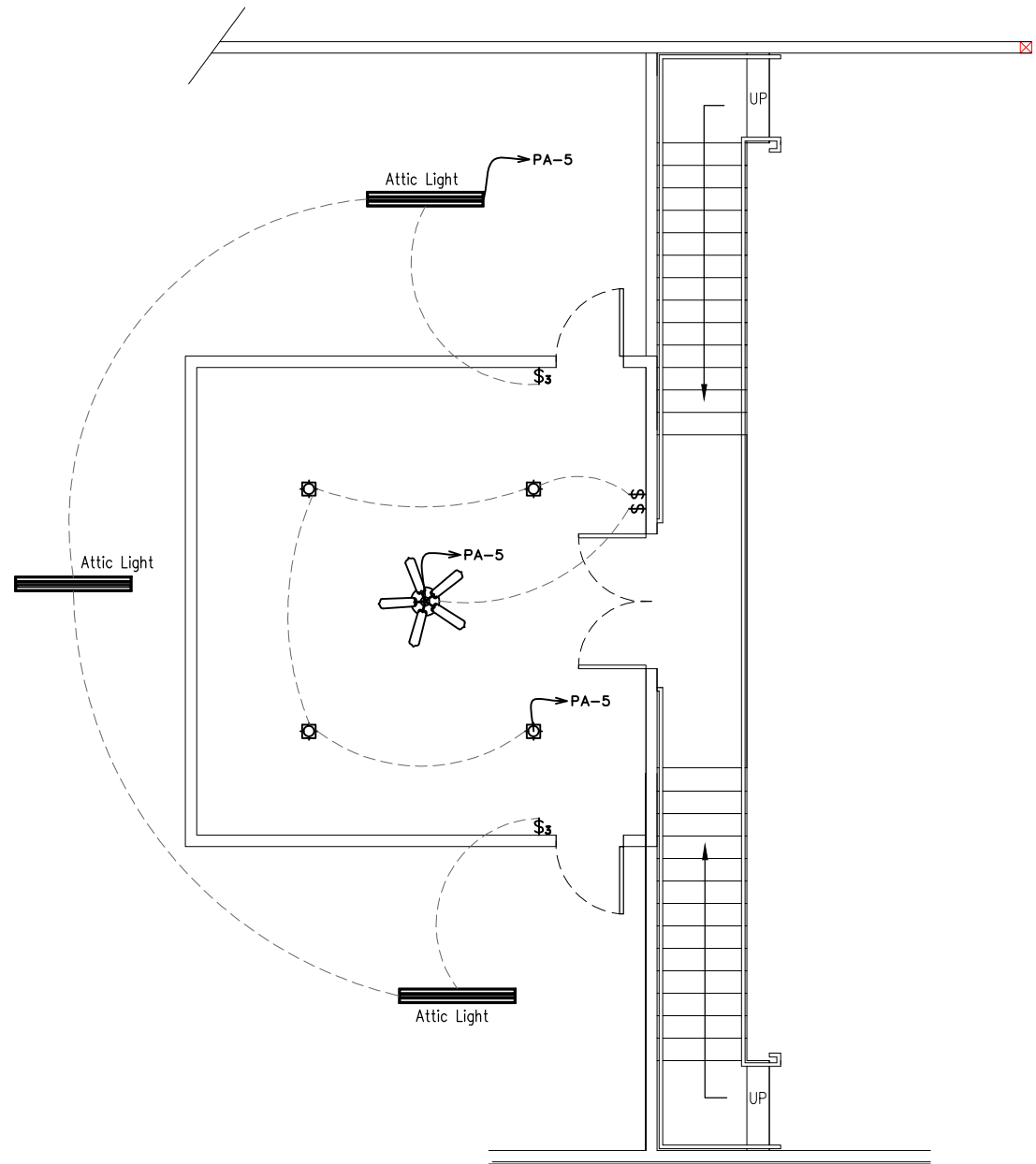
SYMBOL	DESCRIPTION
SVC	ELECTRICAL SERVICE DROP
 W	WALL MOUNTED WALL PACK (SEE LIGHT FIXTURE SCHEDULE) NOTE: WPC MEANS EACH OF THESE TYPE "W" FIXTURES, ARE PROVIDED WITH A PHOTOCELL
 X1	EMERGENCY EGRESS LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE)
 ECL	UNIVERSAL EXIT LIGHT FIXTURE WITH BATTERY BACK-UP-SEE LIGHT FIXTURE SCHEDULE
	DUPLEX RECEPTACLE-MT 18" AFF-20A,125VAC
	20A,240V RECEPTACLE
	GFI RECEPTACLE-MT 18" AFF CIRCUIT, 20A,125VAC
	GFI RECEPTACLE-MT 18" AFF CIRCUIT, 20A,125VAC WITH FLIP LID COVER
	RECEPTACLE-ON CEILING
	SINGLE POLE-120/277V-MT 48" AFF (INTERMATIC#FF12HC)
	INTERMATIC#FF312H, AUTO SHUT-OFF, THREE WAY 12 HR, 20A, 120/277V, SPRING WOUND TIMER/SWITCH, MT 48" AFF
	FOUR WAY SWITCH-MT 48" AFF
	600W, 120V INCANDESCENT DIMMER
	1000W, 120V INCANDESCENT DIMMER
	OCCUPANCY LIGHT/MOTION SENSOR (MFOR-PAS#WSP200-W),120/277V
	TIME BASED CONTROL WITH MANUAL OVERRIDE 2 HR MAX OVERRIDE, CONTROLLING NOT MORE 5,000 S.F.
	20A,120/277V SW IN REC/SW BOX W/ SW COVER
	20A,120/277V SW IN WEATHER-PROOF BOX W/ FLID LID COVER
	LEVITON #0000S-IIW CEILING MT, SELF-CONTAINED OCCUPANCY SENSOR, COMMERCIAL GRADE - WHITE, 1000W INC/1000VA FL,120V
	INTERMATIC #K4121 1800W,120V PHOTOCELL
	JUNCTION BOX OR WP BEL BOX
	EXHAUST FAN (RR)/MOTOR
	SMOKE DETECTOR (120VAC)
	NIGHT LIGHT FIXTURE, CONTINUOUSLY ENERGIZED
	TELEPHONE/DATA CONNECTION-MT 18" AFF
	TELEPHONE/DATA CONNECTION-MT 48" AFF

LIGHT FIXTURE SCHEDULE

SYMBOL	DESCRIPTION
	HALO# H285E-ICAT-406SC, 120V, 39W compact fluorescent, clear specular reflector, white trim ring.
	Progress Lighting Cylinder 2 Light 8" Tall Integrated LED Outdoor Wall Sconce, Sleek, LED cylindrical wall lantern with up/downlight, Die-cast aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant, UL listed for wet locations. Can be used indoor or outdoor. Luminary Type: Integrated LED Number of Luminaires: 2, Lumens: 1752, Color Temperature: 3000K Color Rendering, Wattage: 12 watts, Voltage: 120 volts, Average Hours: 50000
	METALUX# VTA-449-W-DR-UNV-GL-EHT-WL-4' LONG VAPOR TIGHT INDUSTRIAL FLUORESCENT FIXTURE WITH FOUR(2)T5 FLUORESCENT LAMPS, 120/277V UNIVERSAL BALLAST. SURFACE MOUNT THESE FIXTURES 12"O" ABOVE LANES OR TO HAVE A FULL SEAL CASKETED HOUSING TO PROTECT LAMPS.
	FANS AS PER MANUFACTURES SPECIFICATIONS
	Emergency egress light fixture with battery back-up-SURELITE#AMB-1 Incandescent light fixture, 120/277v ballast, universal mount, approved for wet locations, 2-BW incandescent sealed beam lamps and 90 minute lead calcium battery backup.
	SURELITE# UNH-1-SRWDH-dual voltage 120/277v, universal mount (wall/ceiling/end mount)-exit light fixture with battery backup, red letters on white background, 2-20W, T6-1/2 intermediate base lamps and sealed lead calcium battery.

ELECTRICAL SPECIFICATION

- ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, HOUSTON BUILDING CODES & ALL APPLICABLE STATE AND LOCAL ORDINANCES.
- ALL MATERIALS SHALL BE NEW, UNDAMAGED AND UNBLEMISHED EXCEPT AS NOTED.
- OBTAIN ALL PERMITS REQUIRED TO DO THIS WORK AND PAY ANY FEES REQUIRED FOR SUCH PERMITS.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM TIME OF OWNER ACCEPTANCE. WORK OR EQUIPMENT FOUND TO BE SUB-STANDARD OR FAULTY SHALL BE CORRECTED DURING THIS PERIOD AT NO COST TO THE OWNER. LAMPS ARE EXCLUDED FROM THIS GUARANTEE.
- SEAL PERIMETER JOINT OF ALL CONDUITS PASSING THROUGH WALLS WITH G.E. SILICONE COMPOUND OF COLOR SELECTED BY THE ARCHITECT.
- ALL WORK SHALL BE GROUNDED TO COMPLY WITHOUT EXCEPTION WITH ALL PROVISIONS OF ARTICLE 250 OF THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE.
- PROVIDE TEMPORARY SERVICE AS REQUIRED FOR CONSTRUCTION POWER AND REMOVE SUCH TEMPORARY SERVICE WHEN WORK IS COMPLETED.
- MAKE ALL ARRANGEMENTS WITH LOCAL POWER COMPANY AND DO ALL WORK NECESSARY TO PROVIDE PERMANENT SERVICE TO THE BUILDING.
- SAFETY SWITCHES SHALL BE GENERAL DUTY AS MANUFACTURER AS PANELBOARDS, ETC.
- PANELBOARDS (NO LOADCENTERS) SHALL BE SQUARE D OR EQUAL BY WESTINGHOUSE, G.E., OR I-T-E. BUSSING SHALL BE COPPER ONLY (NO ALUMINUM BUSSING).
- ALL FUSES SHALL BE BUSSMAN "CURRENT LIMITING" TYPE UNLESS O/W INDICATED.
- CONDUIT RUN IN BUILDING SHALL BE CONCEALED IN WALLS OR ABOVE CEILING AND SHALL BE E.M.T. (USE GALVANIZED WHERE EXPOSED). UNDERGROUND FEEDERS RUN UNDER SLAB OR GRADE (AT THE PROPER DEPTH) CAN BE SCHEDULE 40 PVC WITH GROUND WIRE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
- MINIMUM WIRE SIZE SHALL BE #12 AWG CU UNLESS NOTED OTHERWISE.
- COORDINATE COLOR AND STYLE OF WIRING DEVICES (HUBBELL) WITH THE ARCHITECT.
- PROVIDE POWER (TO A/C CONTROL PANEL WHEN USED) AND EMPTY 3/4" CONDUIT (W/ PULL-STRING) FOR CONTROL WIRING. A/C @ GUEST ROOMS SHALL BE CONTROLLED FROM THE FRONT OFFICE.
- COORDINATE LOCATION OF TELEPHONE OUTLETS WITH THE OWNER. PROVIDE 3/4" CONDUIT (W/ PULL-STRING) TO ABOVE ACCESSABLE CEILING SPACE OR TO TELEPHONE BACKBOARD. VERIFY TELEPHONE SERVICE CONDUIT SIZE & LOCATION WITH TEL. CO.
- PROVIDE SPECIFIED LIGHT FIXTURES WITH FINAL LOCATIONS PER THE ARCHITECT.
- ALL SWITCHES @ +54"AFF & ALL RECEPTACLES @ +12"AFF UNLESS O/W INDICATED.
- COORDINATE ALL ELECTRICAL WORK WITH OTHER TRADES TO AVOID ANY CONFLICTS.
- SIZE A/C FUSES/CIRCUIT BREAKERS & CONDUCTORS PER UL NAME PLATE.
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- ALL PANEL BUSES AND CONNECTIONS SHALL BE COPPER.
- CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF AVAILBLE FAULT CURRENT AT THE SERVICE. CIRCUIT BREAKER AIC RATINGS BASED ON AVAILABLE FAULT CURRENTS AT MAIN BREAKERS OF RESPECTIVE PANELS. SUBMITE REVISED RATINGS TO ENGINEER FOR APPROVAL. INDICATE CHANGES AS BUILT DRAWINGS. ALL CIRCUITS MUST BE RATED AT OR ABOVE AVAILBLE FAULT CURRENTS.
- EXIT LIGHTS AND EMERGENCY LIGHTING POWER PACKS CONNECTED TO MORMAL LIGHTING CIRCUITS ARE FOR SUCH LIGHTING POWER CIRCUITS. PROVIDE HANDLE LOCKS W/ BREAKERS FOR SUCH CIRCUITS.



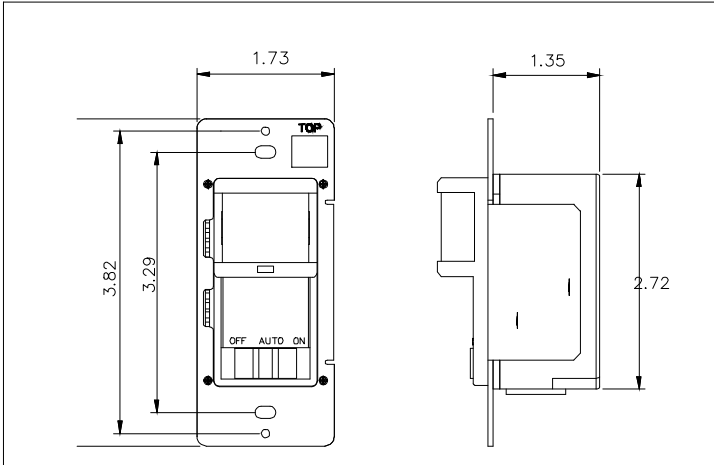
SECOND FLOOR STORAGE AREA

EXTERIOR ILLUMINATION

Lighting for exterior applications other than emergency lighting that is intended to be automatically off during building operation, lighting specifically required to meet health and life safety requirements or decorative gas lighting systems shall:

- Be provided with a control that automatically turns off the lighting as a function of available daylight.
- Where lighting the building façade or landscape, the lighting shall have controls that automatically shut off the lighting as a function of down/dusk and a set opening and closing time.
- Where not covered in Item 2, the lighting shall have controls configured to automatically reduce the connected lighting power by not less than 30 percent from not later than midnight to 6 a.m., from one hour after business closing to one hour before business opening or during any period when activity has not been detected for a time of longer than 15 minutes.

NOTE: The Contractor shall examine the Mechanical, Electrical and Plumbing Drawings thoroughly when utilizing them for bidding or for construction purposes, and shall notify the owner or the engineer about any omissions or discrepancies encountered therein, before the submittal of bids or the beginning of construction activities, so that any clarifications or corrections of these documents can be addressed in a timely manner.



ADJUSTMENT OPTIONS
The units are equipped with sensitivity and time adjustment controls, which enable the user to control the light and time settings. These adjustment options will customize the performance to meet the needs of a specific installation.
Light level adjustable
Time selection: Adjustable from 15 seconds to 30 minutes after the room is vacated



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alvaradogroup12@gmail.com

DRAWN BY:

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CONTACT INFO:

-

SEAL:

SMEL
19/6/311
Leopoldo Clares
10/17/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

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1/8" = 1'-0"

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SHEET NAME:

ELECTRICAL PLAN

SHEET #:

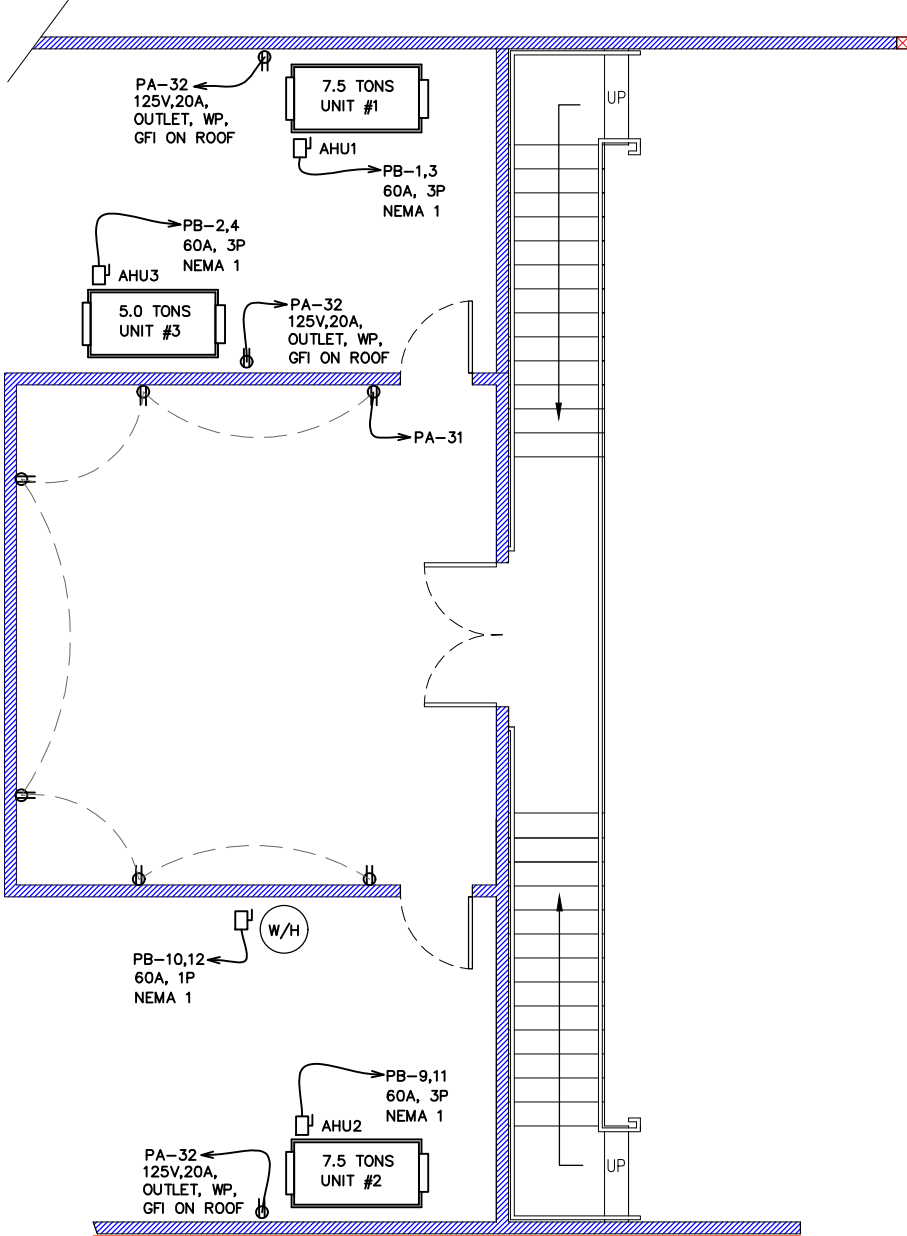
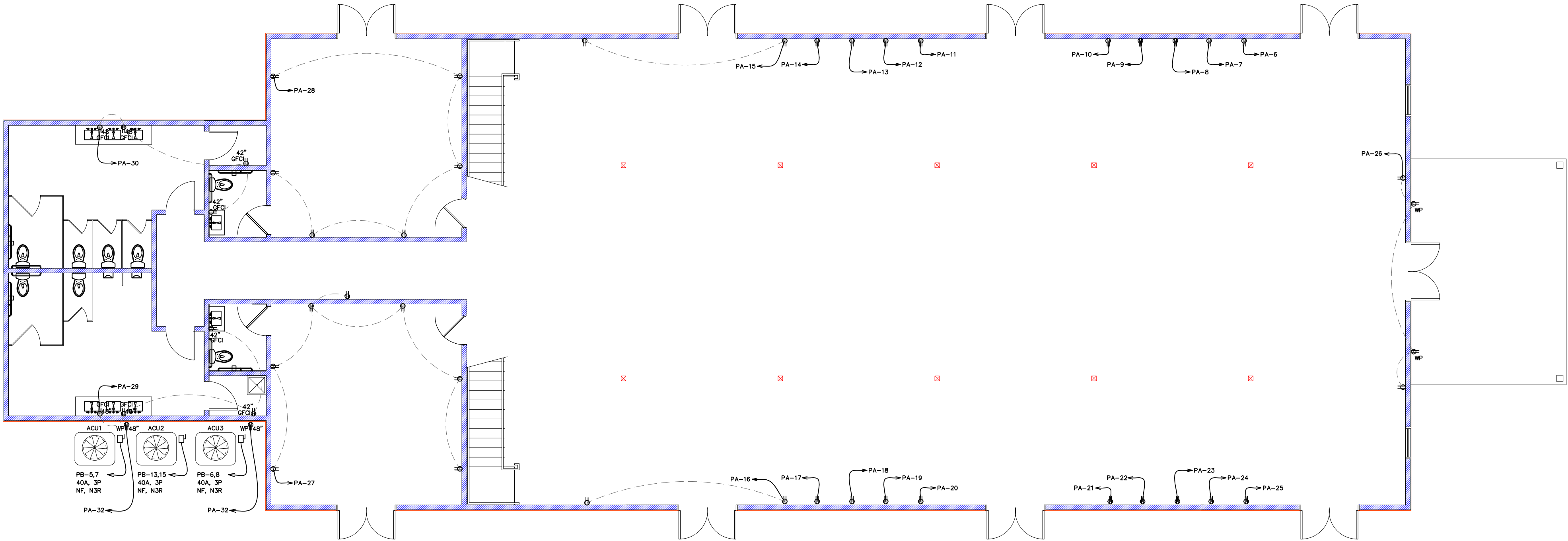
E-1

SYMBOL	DESCRIPTION
SVC	ELECTRICAL SERVICE DROP
	WALL MOUNTED WALL PACK (SEE LIGHT FIXTURE SCHEDULE) NOTE: WPC MEANS, EACH OF THESE TYPE "W" FIXTURES, ARE PROVIDED WITH A PHOTOCELL.
	EMERGENCY EGRESS LIGHT FIXTURE (SEE LIGHT FIXTURE SCHEDULE)
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	DUPLEX RECEPTACLE--MT 18" AFF--20A,125VAC
	20A,240V RECEPTACLE
	GFI RECEPTACLE--MT 18" AFF CIRCUIT, 20A,125VAC
	GFI RECEPTACLE--MT 18" AFF CIRCUIT, 20A,125VAC WITH FLIP LID COVER
	RECEPTACLE--ON CEILING
	SINGLE POLE--120/277V--MT 48" AFF (INTERMATIC#FF12HC)
	INTERMATIC#FF12HC, AUTO SHUT-OFF, THREE WAY 12 HR, 20A, 120/277V, SPRING WOUND TIMER/SWITCH, MT 48" AFF
	FOUR WAY SWITCH--MT 48" AFF
	600W, 120V INCANDESCENT DIMMER
	1000W, 120V INCANDESCENT DIMMER
	OCCUPANCY LIGHT/MOTION SENSOR (MFOR--PA5#WSP200--W),120/277V
	TIME BASED CONTROL WITH MANUAL OVERSRODE 2 HR MAX OVERRIDE. CONTROLLING NOT MORE 5,000 S.F.
	20A,120/277V SW IN REC/SW BOX W/ SW COVER
	20A,120/277V SW IN WEATHER--PROOF BOX W/ FLUD LID COVER
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	INTERMATIC #K4121 1800W,120V PHOTOCELL
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	FANS AS PER MANUFACTURES SPECIFICATIONS
	Emergency egress light fixture with battery back--UP-- SURELITE#KMB-1 Incandescent light fixture, 120/277v ballast, universal mount, approved for wet locations, 2--1W incandescent sealed beam lamps and 90 minute lead calcium battery backup.
	SURELITE# UNH-1-SRWGH--dual voltage 120/277v, universal mount (wall/ceiling/end mount)--exit light fixture with battery backup, red letters on white background, 2--20W, T6--1/2 intermediate base lamps and sealed lead calcium battery.

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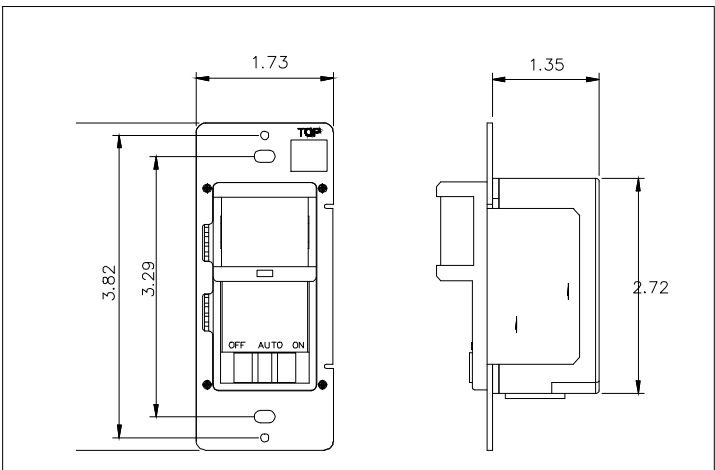
SECOND FLOOR STORAGE AREA

EXTERIOR ILLUMINATION

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Light level adjustable
Time selection: Adjustable from 15 seconds to 30 minutes after the room is vacated



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DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:

SMEL
196311
Lepoado Ulanos
10/17/2022

FAUL WEDDING VENUE

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

057-22

SHEET NAME:

ELECTRICAL PLAN

SHEET #:

E-2

30403 Walnut Creek Rd.
Magnolia TX 77355

PANEL "A" NEMA: 1
MAIN BRKR AMPS 100 WIRE SIZE 3 #400 CU
VOLTAGE 120/240 AIC 10,000
PHASE 1 WIRE 3

NOTES
3. ALL BRKS TO BE IP/20A U.N.O.
2. BALANCE ALL LOADS
1. LABEL ALL CIRCUITS

CKT. NO.	LOAD DESCRIPTION	WATT LOAD	WIRE	BRKR	BRKR	WIRE	WATT LOAD	LOAD DESCRIPTION	CKT. NO.
1	7.5 TON AHU W/ 15KVA HEATER #1	15KW	6	60/2	60/2	6	10KW	5 TON AHU W/ 10KVA HEATER #3	2
3	2#6.1#10(G), 1/2"C	↓	↓	↓	↓	↓	↓	2#6.1#10(G), 1/2"C	4
5	CONDENSER UNIT #1	7.5KW	8	40/2	40/2	8	5KW	CONDENSER UNIT #3	6
7	2#6.1#10(G), 1/2"C	↓	↓	↓	↓	↓	↓	2#6.1#10(G), 1/2"C	8
9	7.5 TON AHU W/ 15KVA HEATER #1	15KW	6	60/2	30	10	2,400	WATER HEATER	10
11	2#6.1#10(G), 1/2"C	↓	↓	↓	↓	↓	↓	2#10.1#12(G), 3/4"C	12
13	CONDENSER UNIT #1	7.5KW	8	40/2	↓	↓	↓		14
15	2#6.1#10(G), 1/2"C	↓	↓	↓	↓	↓	↓		16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40
41									42

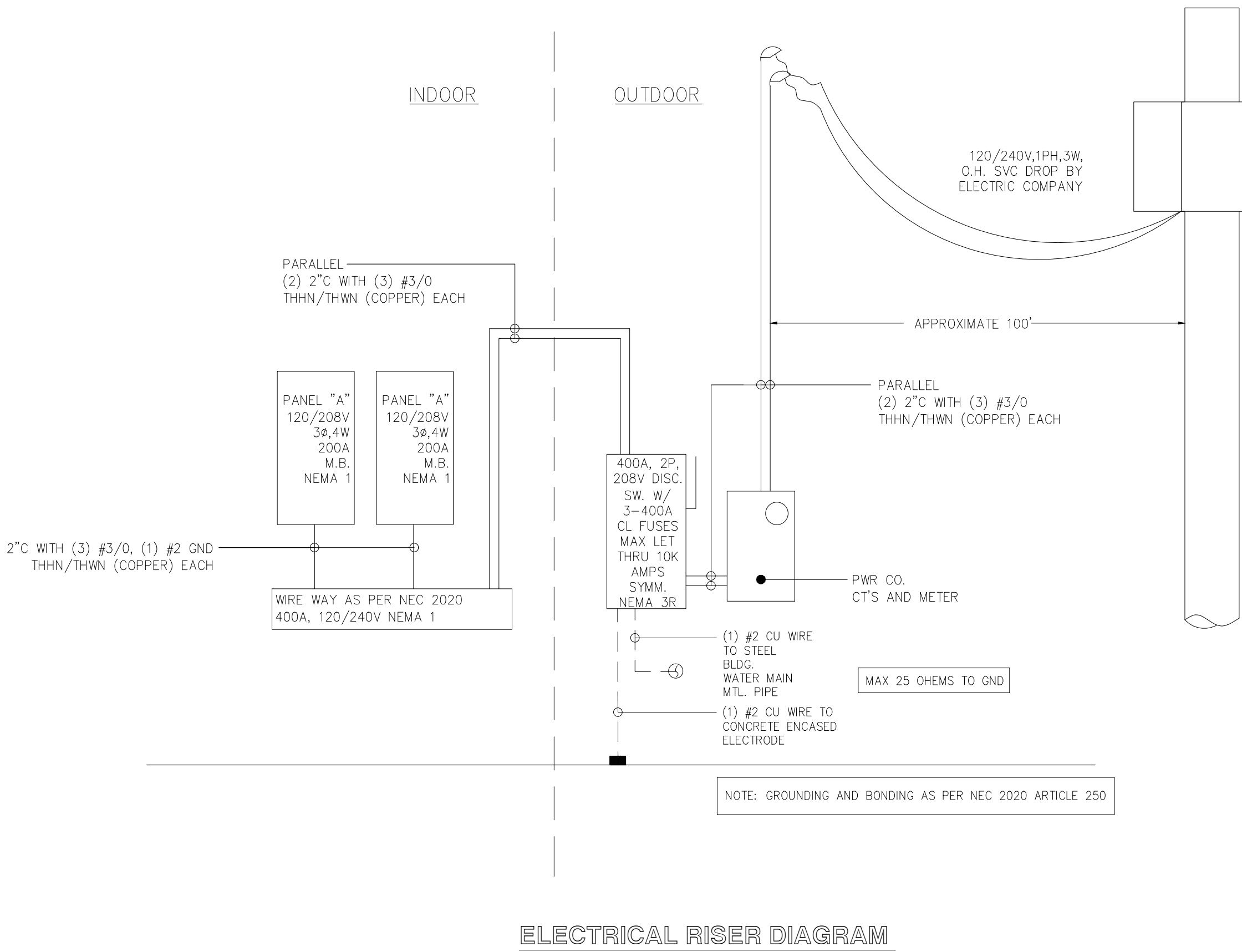
CONNECTED LOAD: 42,400 VA
AT 240V, 1 PHASE = 176 AMPS
PANEL CAPACITY IS 200 AMPS

PANEL "A" NEMA: 1
MAIN BRKR AMPS 100 WIRE SIZE 3 #400 CU
VOLTAGE 120/240 AIC 10,000
PHASE 1 WIRE 3

NOTES
3. ALL BRKS TO BE IP/20A U.N.O.
2. BALANCE ALL LOADS
1. LABEL ALL CIRCUITS

CKT. NO.	LOAD DESCRIPTION	WATT LOAD	WIRE	BRKR	BRKR	WIRE	WATT LOAD	LOAD DESCRIPTION	CKT. NO.
1	23 FLUO. FIXTURE	897	12	20	20	12	1,044	12 FLUO. FIXTURE, 12 FANS	2
3	13 FLUO. FIXTURE, 1 FANS, 3 EXF	1,187	12	20	20	12	1,382	13 FLUO. FIXTURE, 1 FANS, 4 EXF	4
5	7 FLUO. FIXTURE, 1 FANS	456	12	20	20	12	180	SINGLE RECEPTACLE	6
7	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	8
9	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	10
11	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	12
13	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	14
15	2 RECEPTACLE	360	12	20	20	12	360	2 RECEPTACLE	16
17	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	18
19	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	20
21	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	22
23	SINGLE RECEPTACLE	180	12	20	20	12	180	SINGLE RECEPTACLE	24
25	SINGLE RECEPTACLE	180	12	20	20	12	720	4 RECEPTACLE	26
27	7 RECEPTACLE	1,260	12	20	20	12	1,080	6 RECEPTACLE	28
29	4 RECEPTACLE	720	12	20	20	12	720	4 RECEPTACLE	30
31	6 RECEPTACLE	1,080	12	20	20	12	900	5 RECEPTACLE	32
33									34
35									36
37									38
39									40
41									42

CONNECTED LOAD: 15,406 VA
AT 240V, 1 PHASE = 64 AMPS
PANEL CAPACITY IS 200 AMPS



LOAD ANALYSIS

6,977 sq. ft. RECEPTION HALL = 6,977 x 3 VA = 20,931 W
CONSIDERING HIGHER LIGHTING LOAD OF 20,931 x 1.25 26,163 W

RECEPTACLES 58 @ 180VA 10,440 W

HW HTR - 2.4KW X 1.25 3,000 W

7.5 TON AHU W/ 15KVA HEATER #2 15,000 W

7.5 TON AHU W/ 15KVA HEATER #2 15,000 W

5 TON AHU W/ 10KVA HEATER #3 10,000 W

25% OF LARGEST MOTOR .25 X 15KW 3,750 W

TOTAL CONNECTED LOAD = 83,353 W

SUMMARY AMPS @ 120/240V, 1PH, 3W

TOTAL CONNECTED LOAD 83,353W/240V = 347 AMPS



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:

SMEL
196311
Leopoldo Ulanos
10/17/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

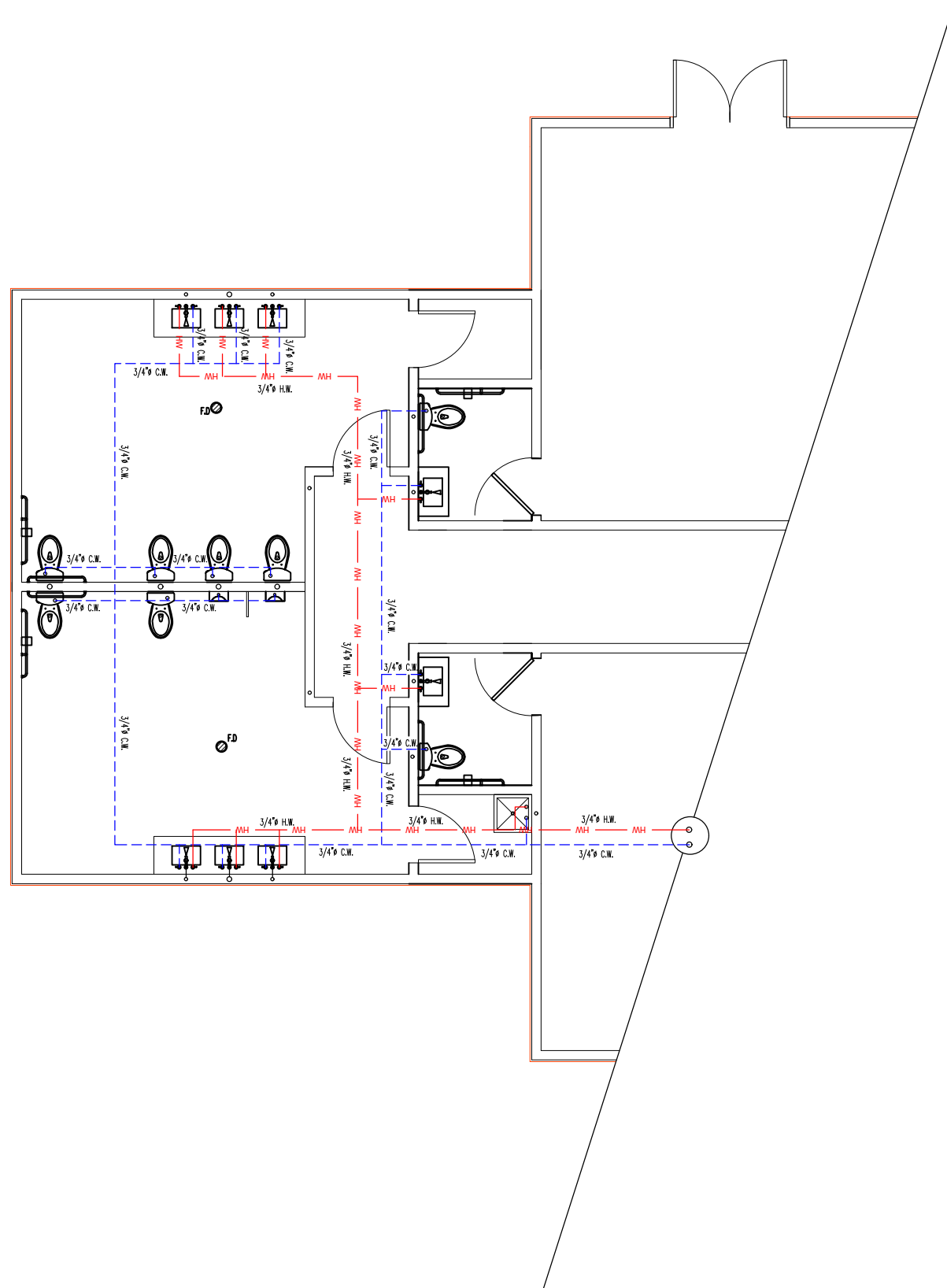
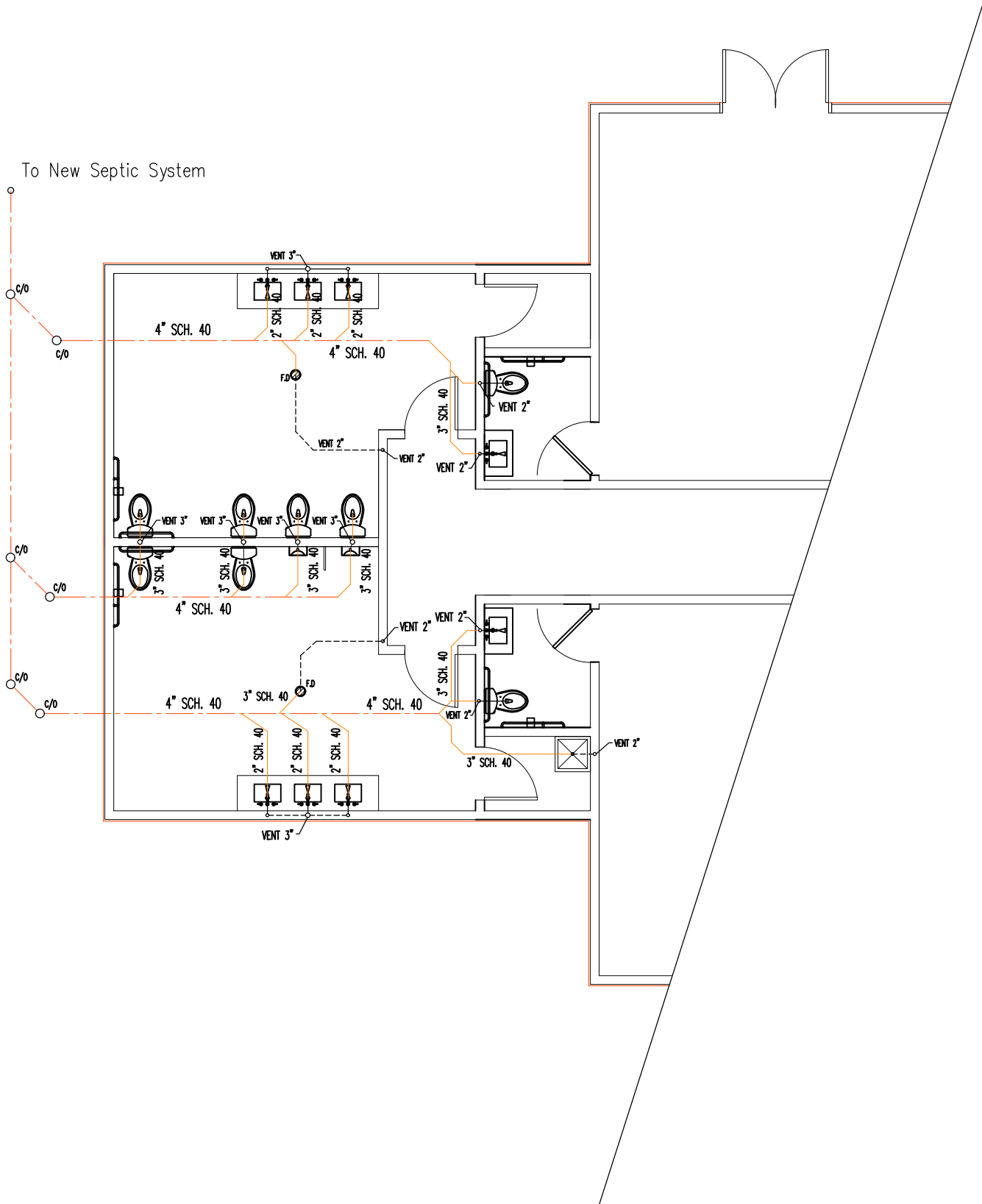
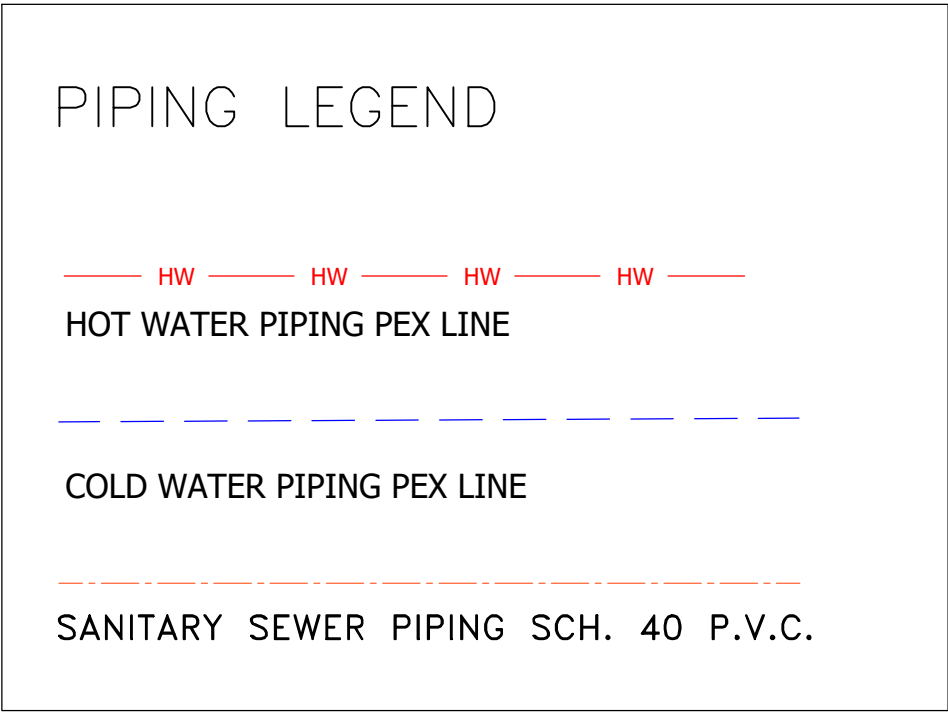
057-22

SHEET NAME:

ELECTRICAL PLAN

SHEET #:

E-3



PLUMBING NOTES

- ALL CONNECTIONS SHOWN ARE RELATIVE TO FOOD SERVICE EQUIPMENT ONLY.
- THIS PLAN IS INTENDED TO SHOW EQUIPMENT PLUMBING REQUIREMENTS AND ROUGH-IN HEIGHTS ONLY.
- GENERAL WATER PRESSURE IN KITCHEN AREA IS NOT TO EXCEED 50 PSI. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVES, FLOW CONTROLS, BACK FLOW PREVENTION, WATER HAMMER ARRESTOR, GATE VALVES, FOR WATER CONNECTIONS AS REQUIRED PER LOCAL CODES.
NOTE: BOOSTER DISHMACHINES REQUIRE FLOW PRESSURE OF (20–25 PSI) OR AS SPECIFIED BY MANUFACTURER FOR PROPER INSTALLATION
- PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN AND FINAL CONNECTIONS TO ALL FOOD SERVICE FACILITIES EQUIPMENT. ALL WORK TO BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AS REQUIRED.
- KITCHEN EQUIPMENT CONTRACTOR SHALL PROVIDE ALL FAUCETS AND DRAINS AS SPECIFIED. PLUMBING CONTRACTOR SHALL INSTALL AND CONNECT ALL FAUCETS WITH THE NECESSARY COMPONENTS TO MAKE FINAL CONNECTIONS PER LOCAL CODES.
- WHEN ROUGH-IN IS OUT OF WALL, THIS INDICATES CONCEALED LINES, DO NOT RUN ANY EXPOSED LINES WHERE POSSIBLE.
- ALL DIMENSIONS ARE TAKEN FROM FINISHED FLOORS AND FINISHED WALLS OR AS NOTED ON PLAN.
- GENERAL GAS PRESSURE IN KITCHEN IS TO BE VERIFIED BY THE PLUMBING CONTRACTOR, THE PLUMBING CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL GAS PRESSURE REDUCING VALVE(S) FOR ALL FOODSERVICE EQUIPMENT AS APPLICABLE, FOR GAS PRESSURES INDICATED BY MANUFACTURER'S SPECIFIED WATER COLUMN (WC.) SECONDLY, PLUMBING CONTRACTOR IS TO FURNISH AND INSTALL GAS SHUT OFF VALVE(S) AT POINT OF CONNECTION WITH EQUIPMENT.
- WATER COOLED REFRIGERATION SYSTEMS ARE TO BE PROVIDED WITH A MINIMUM OF 1.5 GPM OF WATER SUPPLY AT 70 DEGREES F. PER HORSEPOWER AND A MAXIMUM OF 200 CFM OF AIR EXCHANGE PER 12,000 BTU 8 TO 10 TIMES PER HOUR
- ANY AND ALL EXPOSED PIPING OF FITTINGS TO BE STAINLESS STEEL, CHROME PLATED OR ENCLOSED IN A STAINLESS STEEL CONCEALED, MOUNTED CHASE, OR AS SPECIFIED BY KITCHEN EQUIPMENT CONTRACTOR.
- PLUMBING CONTRACTOR SHALL PROVIDE ALL STEAM AND CONDENSATE PIPING, AND SHALL INCLUDE PRESSURE REDUCING VALVES, STEAM TRAPS, SAFETY VALVES, SHUT-OFF VALVES, STRAINERS AS REQUIRED PER MANUFACTURER FOR PROPER INSTALLATION AND PER CODES APPLICABLE.
- THE KITCHEN EQUIPMENT CONTRACTOR SHALL PROVIDE THE PRE-ASSEMBLED REMOTE REFRIGERATION COMPRESSOR(S) WITHOUT LINES AND REFRIGERANT, H.V.A.C. CONTRACTOR SHALL INSTALL, CONNECT AND CHARGE REFRIGERATION LINE SYSTEM(S), RUN AND CHECK FOR PROPER OPERATING. UNLESS NOTED OTHERWISE IN 11400 SPECIFICATIONS.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL 6" / 8" PVC CONDUIT FOR REMOTE SODA, BEER, OR LIQUOR DISPENSING SYSTEMS. PROVIDE 6" / 8" PVC CONDUIT AS INDICATED, WITH 24" MINIMUM SWEEPING BENDS.

PIPING MATERIAL LEGEND

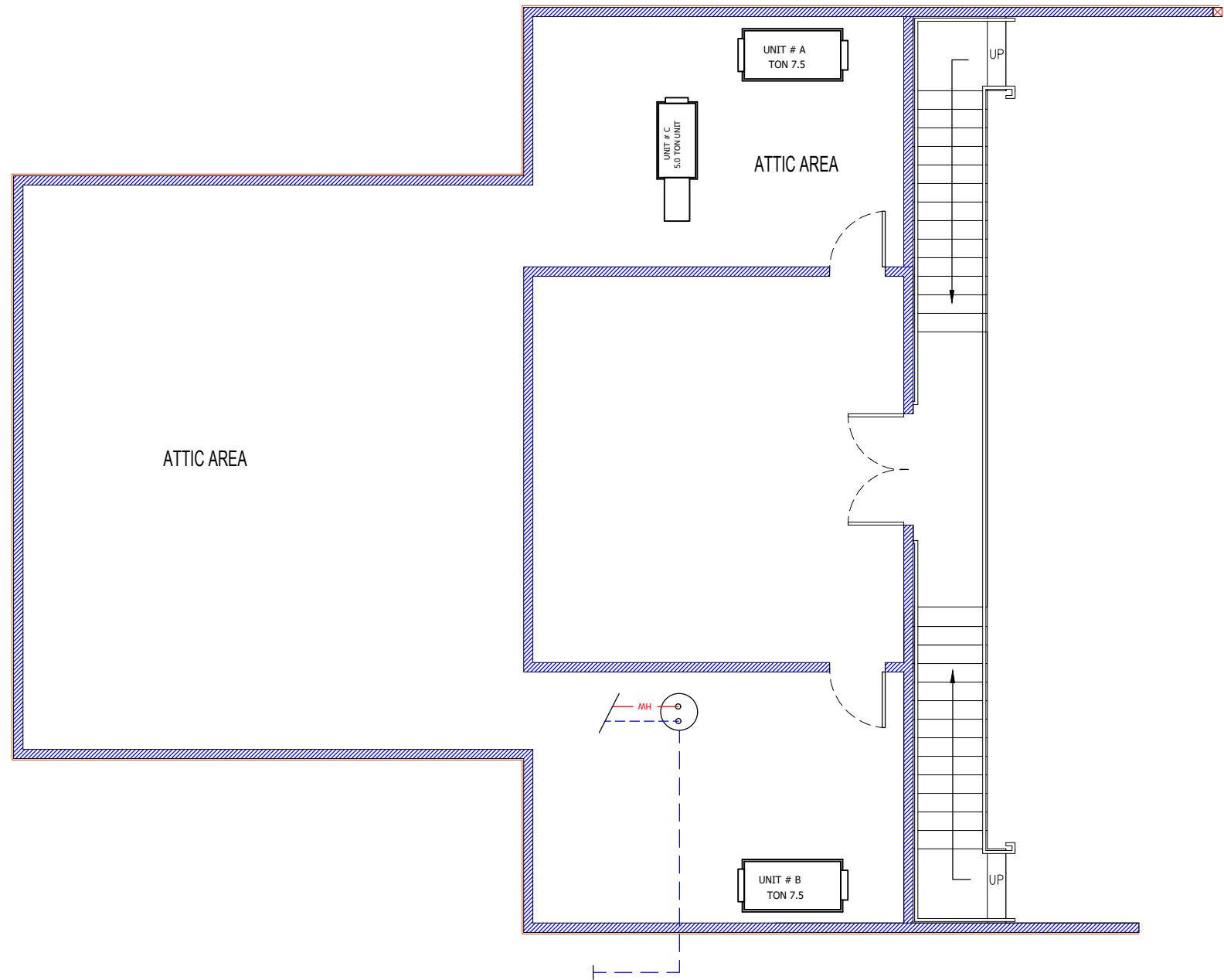
SERVICE	INSIDE ABOVE GRADE			INSIDE BELOW GRADE		OUTSIDE BUILDOUT
	PIPE	CONNECTION	INSULATION	PIPE	CONN.INSUL	
SANITARY WASTE AND VENT	SCHEDULE 40 PVC (NOTE 1)	SOLVENT WELD		SCHEDULE 40 PVC (NOTE 1)	SOLVENT WELD	
DOMESTIC COLD WATER	PEX	COUPLING FITTING	3/4" ARMFLEX			
DOMESTIC HOT WATER	PEX	COUPLING FITTING	3/4" ARMFLEX			
GAS LINE	BLACK STEEL SHED. 40 PIPE	SOLVENT WELD		BLACK STEEL SHED. 40 PIPE		

1= ALL PVC VENT PIPE PENETRATION R/A SPACES TO BE ENCLOSED BY CHASES.

NOTE: COORDINATE LOCATION OF EXISTING SANITARY SEWER LINE WITH EXISTING CONDITIONS. FIELD VERIFY LOCATION CONNECT NEW SANITARY PIPING SERVICE SEWER TO EXISTING.

NOTE: CONTRACTOR TO COORDINATE WITH THE SEPTIC CONTRACTOR FOR CONNECTIONS

- THE CONTRACTOR SHALL EXECUTE ALL PLUMBING WORK IN ACCORDANCE WITH APPLICABLE PLUMBING CODE.
- ALL WATER LINES TO BE PEX.
- ALL PLUMBING, DRAIN, WASTE AND VENT LINES TO BE SCH. 40 PVC.
- ALL FLOOR DRAINS TO HAVE 4" DEEP SEAL TRAP AND TRAP PRIMERS.
- ALL WATER CLOSETS SHALL NOT EXCEED MORE THAN 1.28 GALLONS OF WATER PER FLUSH.
- ALL SINKS SHALL NOT EXCEED MORE THAN 2.20 GALLONS OF WATER PER MINUTE.
- ALL WATER PIPING SYSTEM SHALL BE VALVE AT THE INLET SIDE OF ALL EQUIPMENT WITH HOT OR COLD WATER CONNECTIONS AND OUTLET SIDE OR HOT WATER AND STEAM CONNECTIONS.
- ALL OPEN PIPING SHALL BE CAPPED OR PLUGGED TO PREVENT ENTRY OF FOREIGN MATERIAL DURING THE CONSTRUCTION PERIOD.
- ALL PIPING SHALL BE SECURED, FASTEN TO TRUSSES, WALLS OR STUDS.
- PIPING SHALL NOT CONTACT ELECTRICAL CONDUITS AT ANY POINT, DIRECTLY OR INDIRECTLY THROUGH PIPE SUPPORTS.



SECOND FLOOR

SYMBOL	QTY.	DESCRIPTION	PVC VENT Ø	PEX C.W. Ø	PEX H.W. Ø	MAKE	REMARKS
A	8	TOILET DUAL FLUSH	3"	3/4"	N/A	AMERICAN STANDARD	MAXIMUM 1.28 GPF.
B	2	URINAL	3"	3/4"	N/A	AMERICAN STANDARD	
C	8	LAVATORY	2"	3/4"	3/4"	AMERICAN STANDARD	WITH TEMPERED METERING VALVE
D	1	MOP SINK	3"	3/4"	N/A	AMERICAN STANDARD	
E	1	ELECTRIC WATER HEATER		3/4"	3/4"	RHEEM ELD80-TB	
F	8	THERMOSTATIC MIXING VALVE		3/4"		MIXING VALVE ASSE 1070	



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1/8" = 1'-0"

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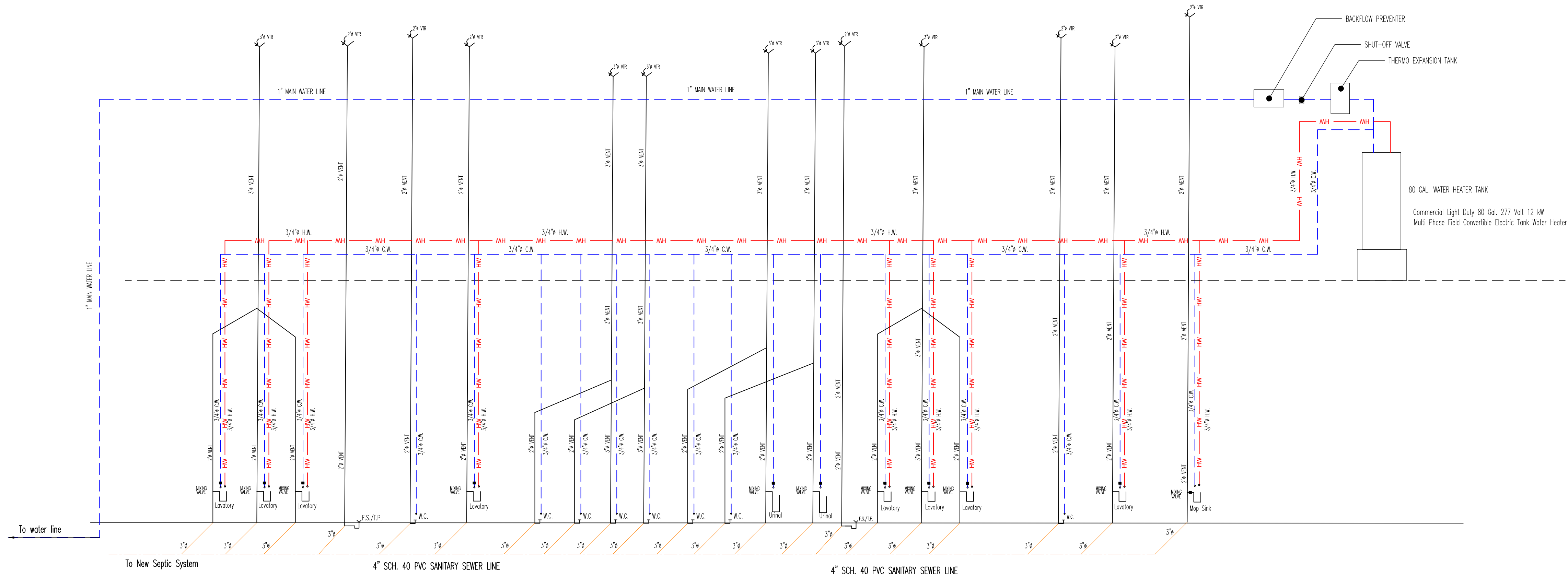
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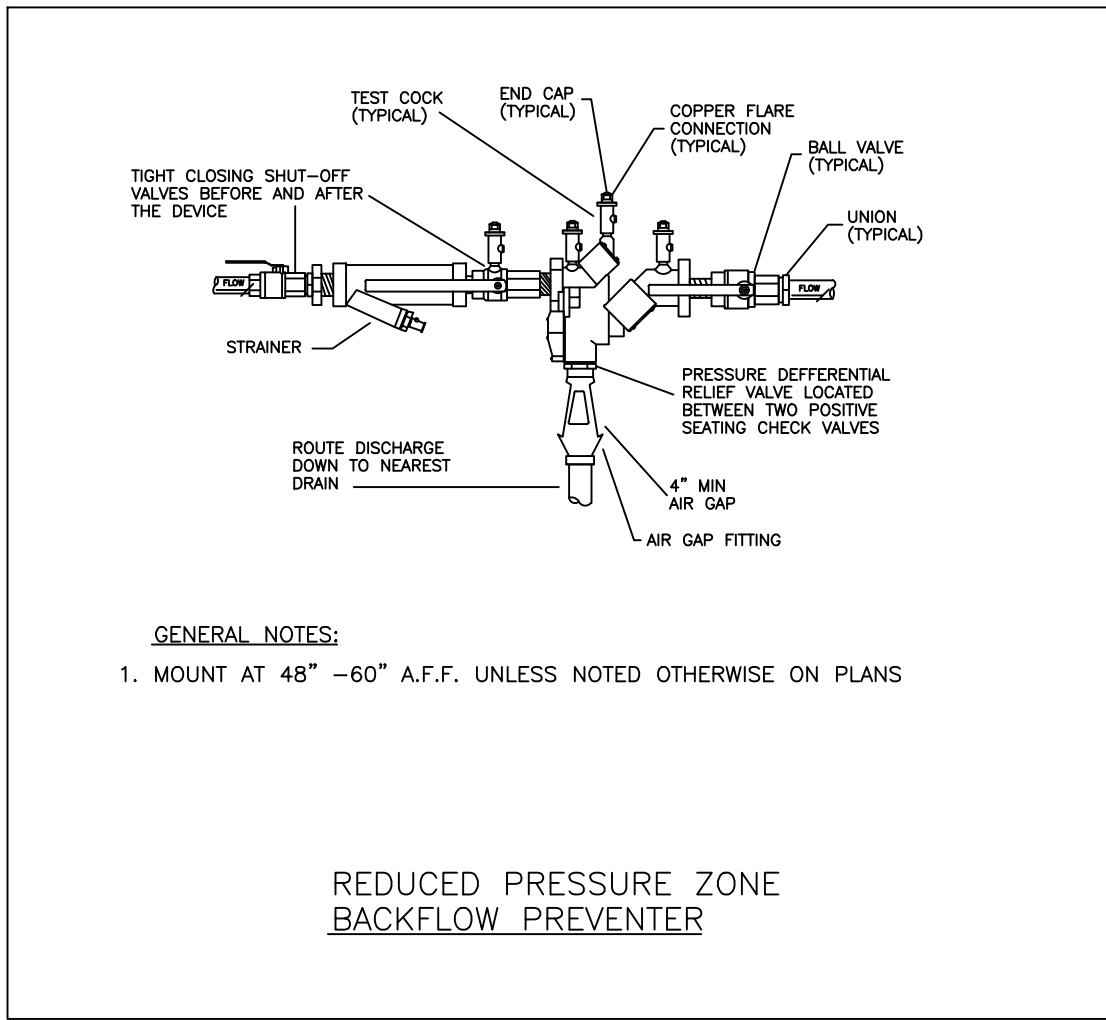
PLUMBING PLAN

SHEET #:

P-1



PLUMBING RISER DIAGRAM



GENERAL NOTES:
1. MOUNT AT 48" - 60" A.F.F. UNLESS NOTED OTHERWISE ON PLANS

REDUCED PRESSURE ZONE
BACKFLOW PREVENTER

NOTE: RPZ BACK FLOW PREVENTOR SHALL BE
LOCATED AT WATER HEATER.

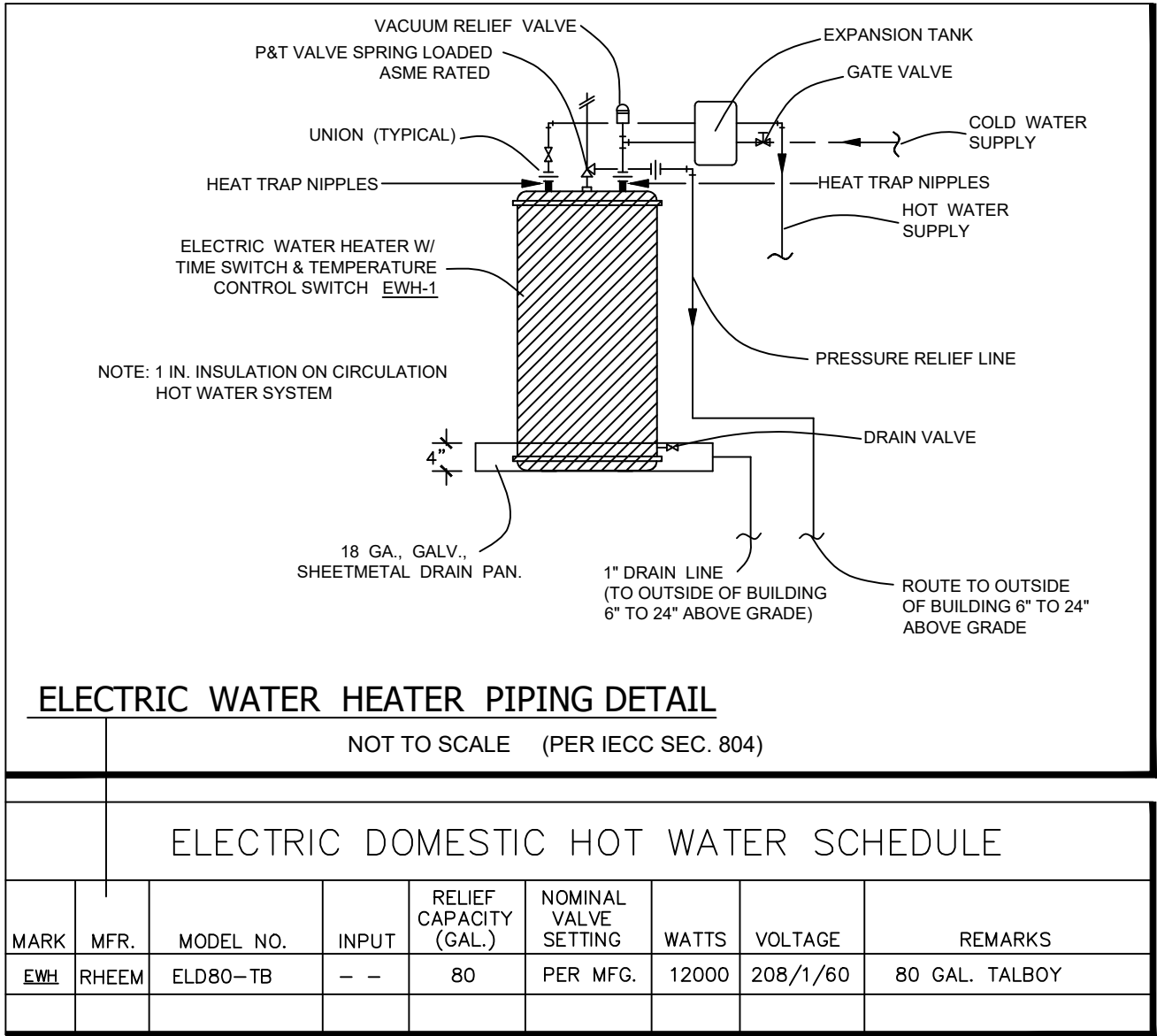
NOTE:
1.-ALL WATER CLOSETS SHALL BE
EITHER DUAL FLUSH OR A HIGH
EFFICIENCY WATER CLOSET (1.28 GPF)
2.-HOT WATER DELIVERED FROM PUBLIC-USE
LAVATORY SHALL BE LIMITED TO A MAXIMUM
TEMPERATURE OF 110 DEGREE.

THERMOSTATIC MIXING VALVES							
ITEM NO.	INLET HOT WATER TEMP. (°F)	OUTLET MIXED WATER TEMP. (°F)	MINIMUM FLOW (GPM)	DESIGN FLOW (GPM)	PRESSURE DROP @ DESIGN FLOW (PSI)	VALVE FINISH	MANUFACTURER / MODEL NO.
AM-1 1070	120°	110°	0.5	4	5.0	ROUGH BRONZE	HONEYWELL AM-1 1070
NOTES: 1. MAKE WATER CONNECTIONS TO THERMOSTATIC MIXING VALVE(S) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. 2. PROVIDE PIPE INCREASERS AND/OR VALVES AS REQUIRED.							

PIPING MATERIAL LEGEND

SERVICE	INSIDE ABOVE GRADE			INSIDE BELOW GRADE		OUTSIDE BUILDOUT
	PIPE	CONNECTION	INSULATION	PIPE	CONN.INSUL	
SANITARY WASTE AND VENT	SCHEDULE 40 PVC (NOTE 1)	SOLVENT WELD		SCHEDULE 40 PVC (NOTE 1)	SOLVENT WELD	
DOMESTIC COLD WATER	PEX	PEX CLAMPS	3/4" ARMFLEX			
DOMESTIC HOT WATER	PEX	PEX CLAMPS	3/4" ARMFLEX			
GAS LINE	BLACK STEEL SHED. 40 PIPE	SOLVENT WELD		BLACK STEEL SHED. 40 PIPE		

1= ALL PVC VENT PIPE PENETRATION R/A SPACES TO BE ENCLOSURED BY CHASES.



ELECTRIC WATER HEATER PIPING DETAIL
NOT TO SCALE (PER IECC SEC. 804)

ELECTRIC DOMESTIC HOT WATER SCHEDULE

MARK	MFR.	MODEL NO.	INPUT	RELIEF CAPACITY (GAL.)	NOMINAL VALVE SETTING	WATTS	VOLTAGE	REMARKS
EMH	RHEEM	ELD80-TB	-	80	PER MFG.	12000	208/1/60	80 GAL. TALBOY



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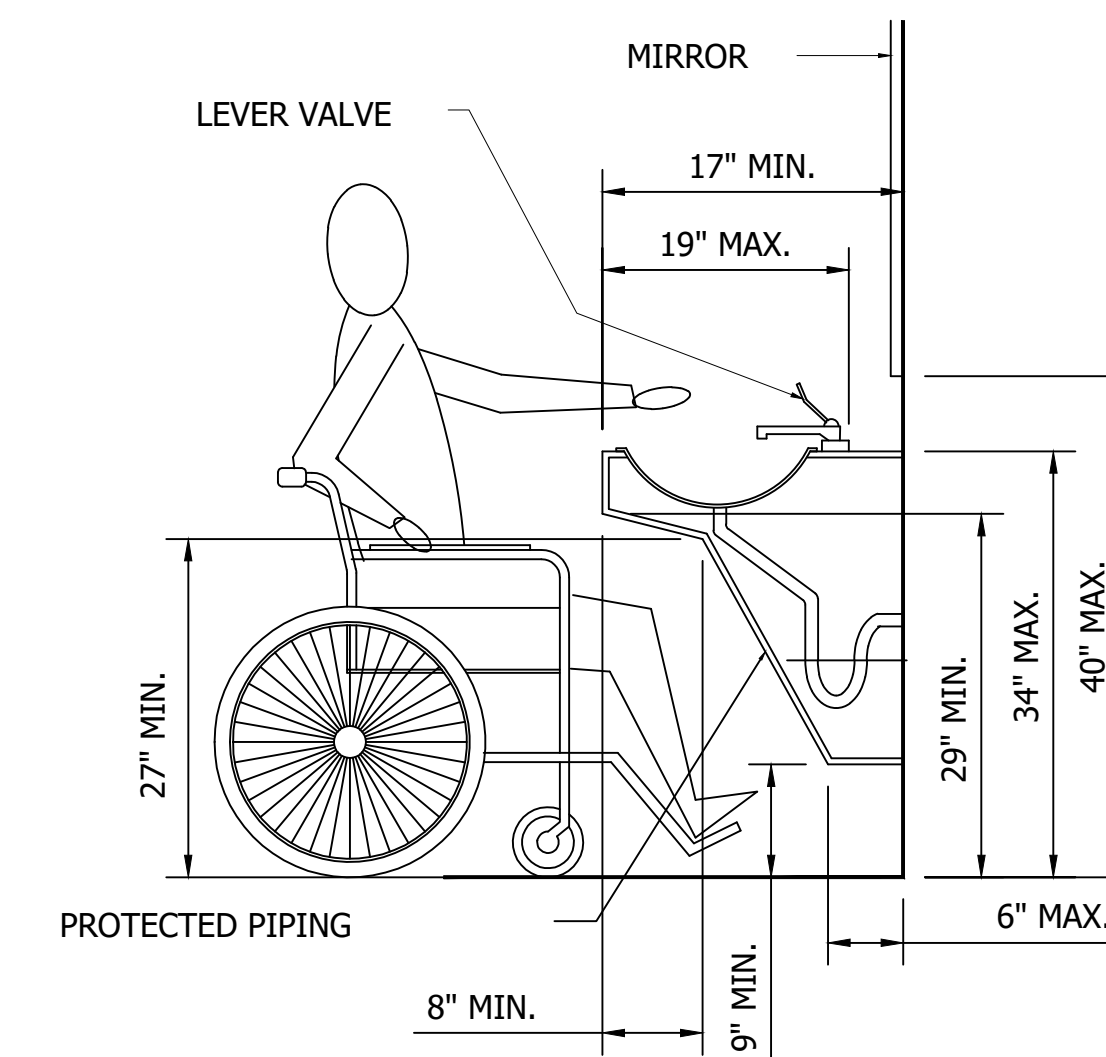
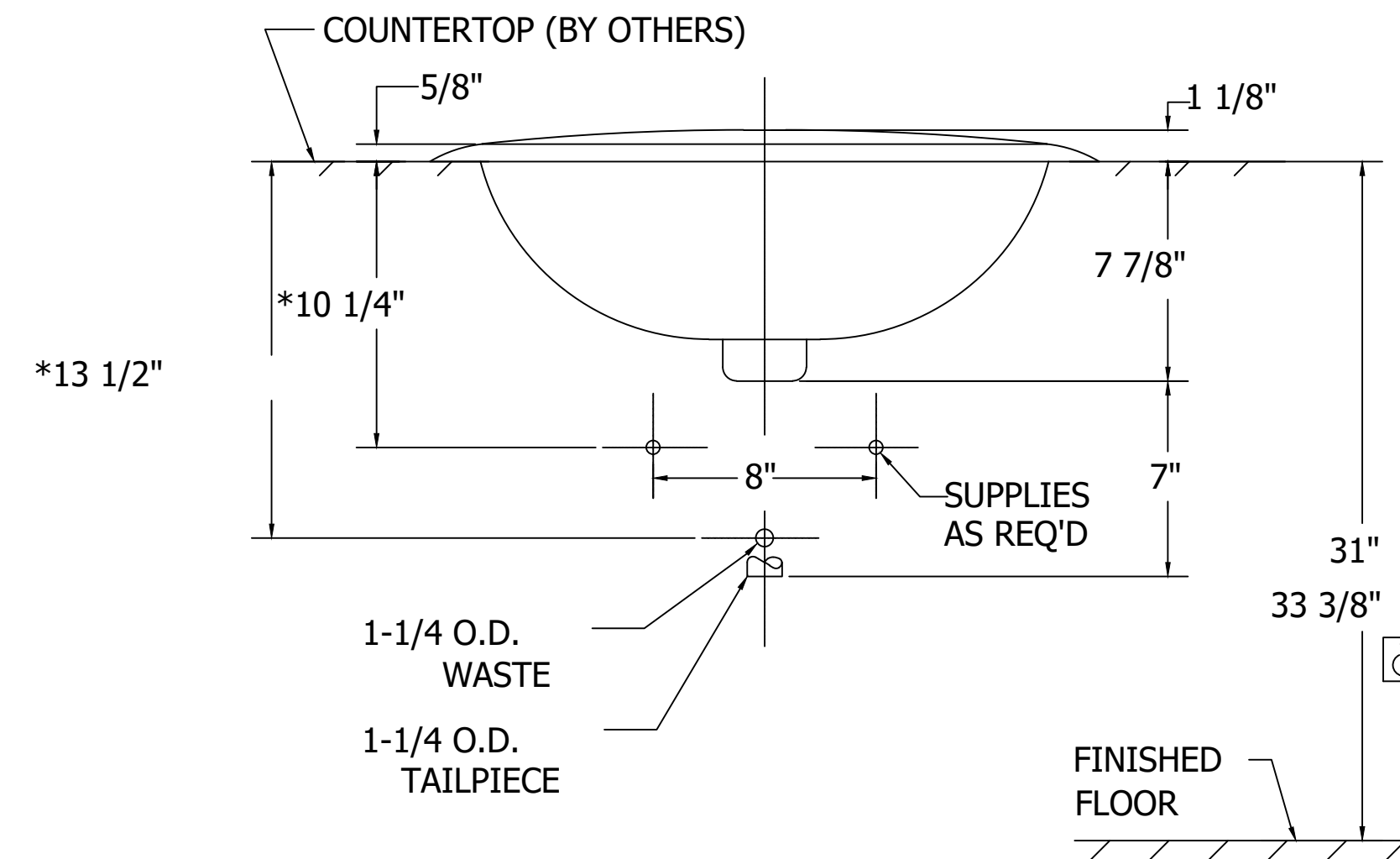
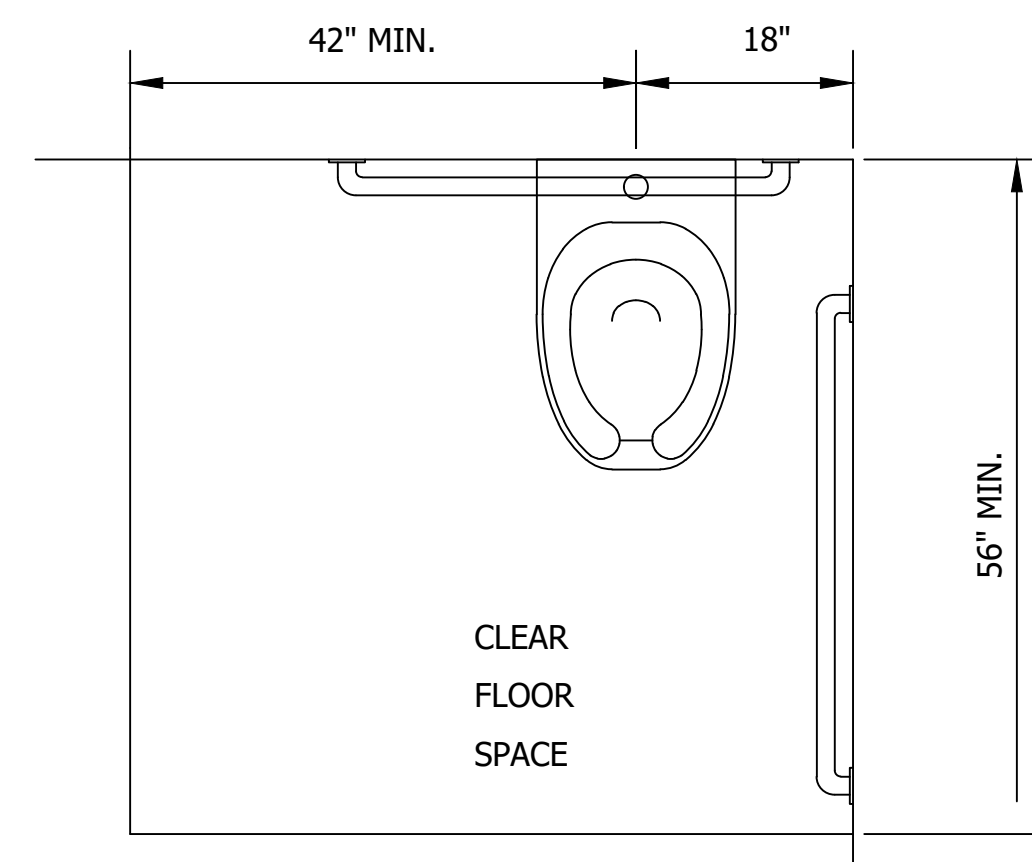
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PLUMBING PLAN

SHEET #:

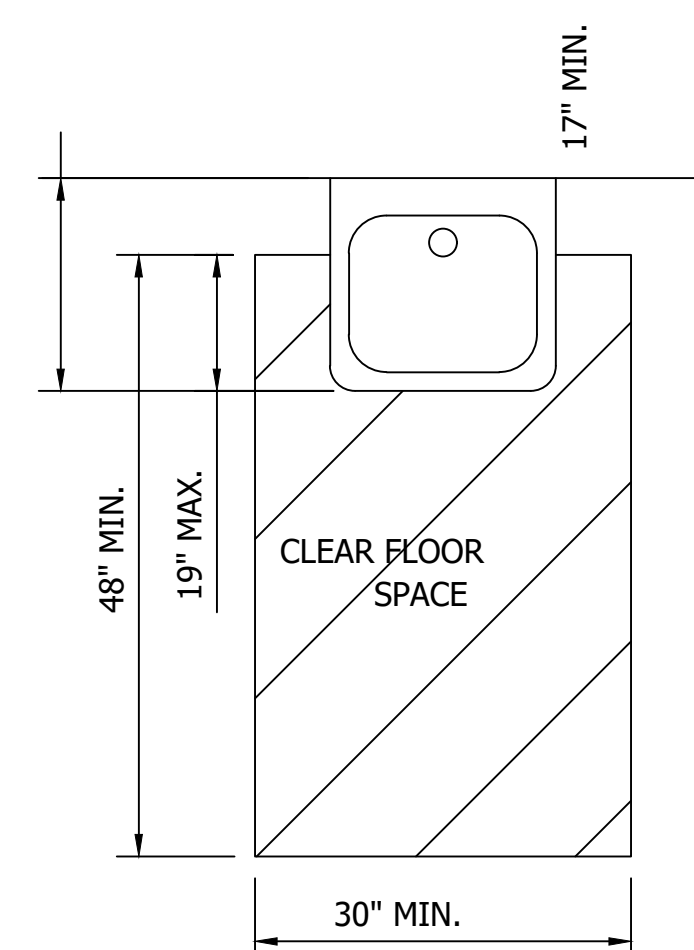
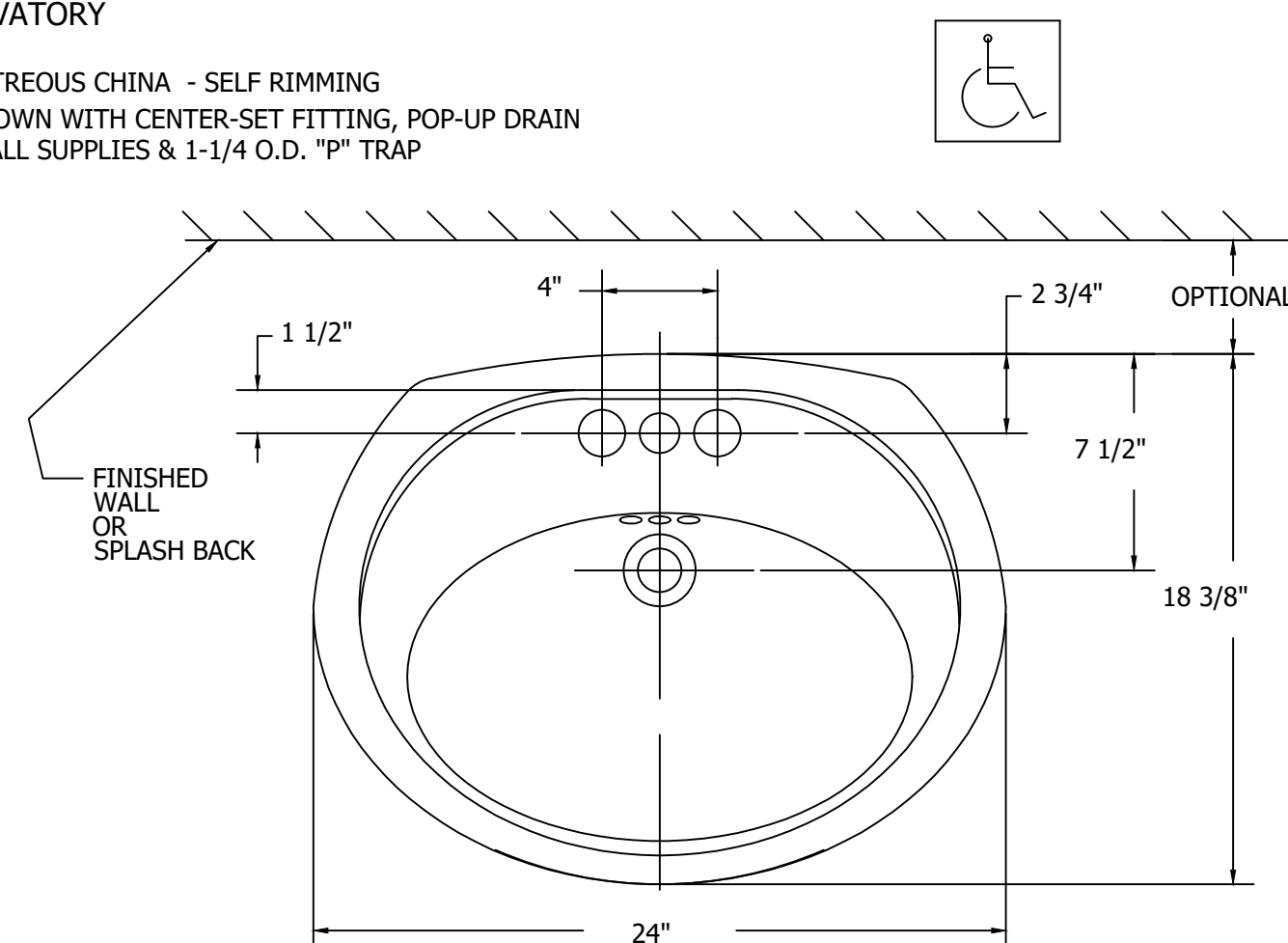
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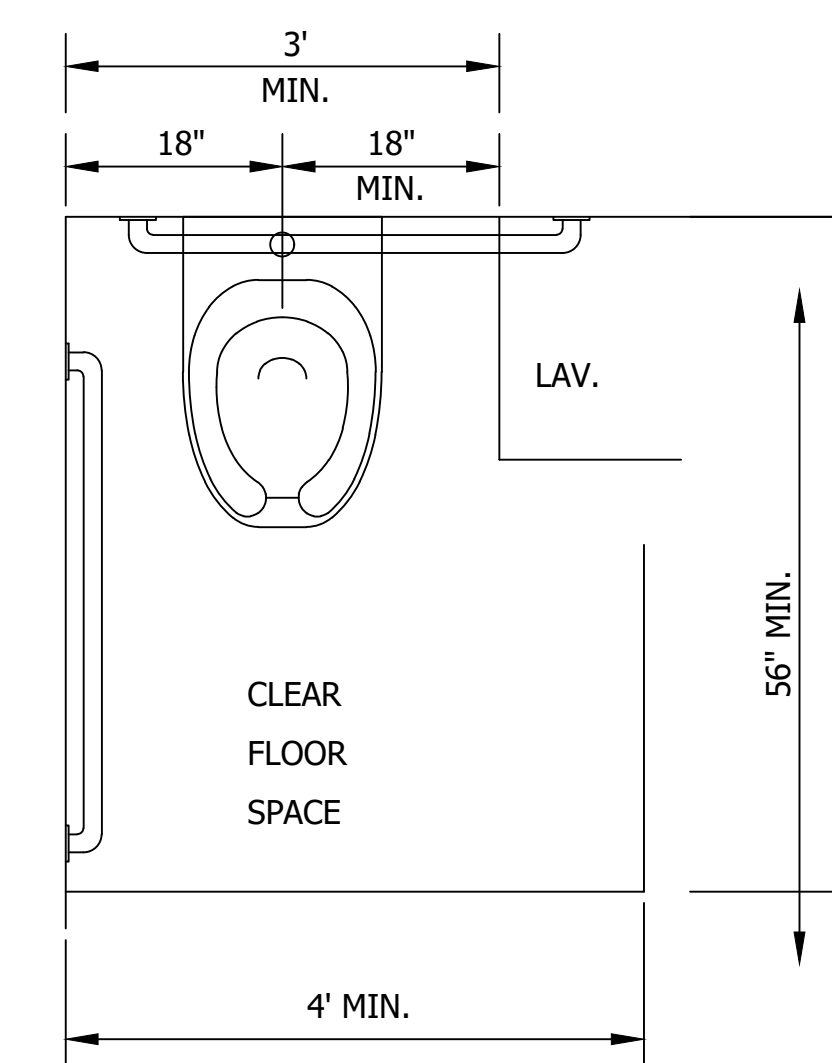
LAVATORY CLEARANCES



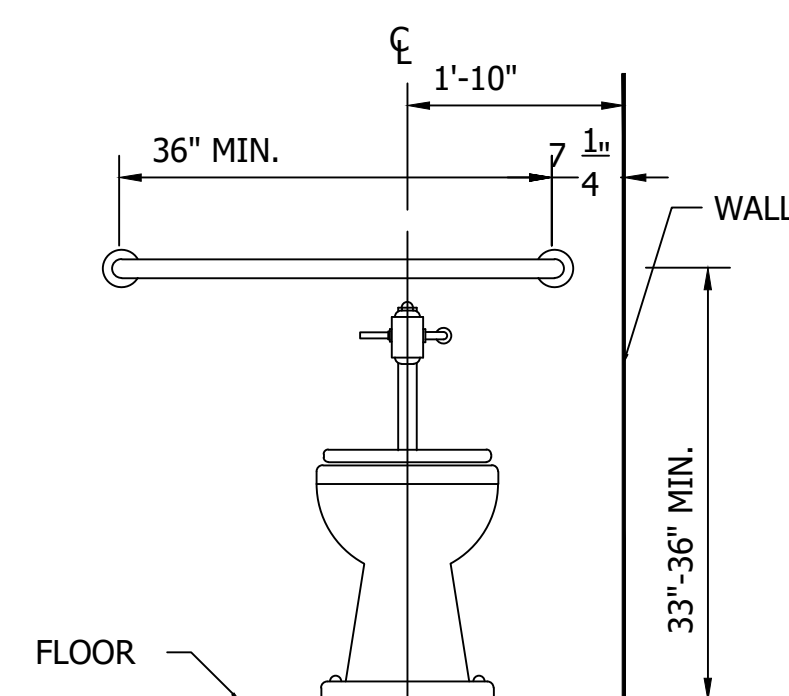
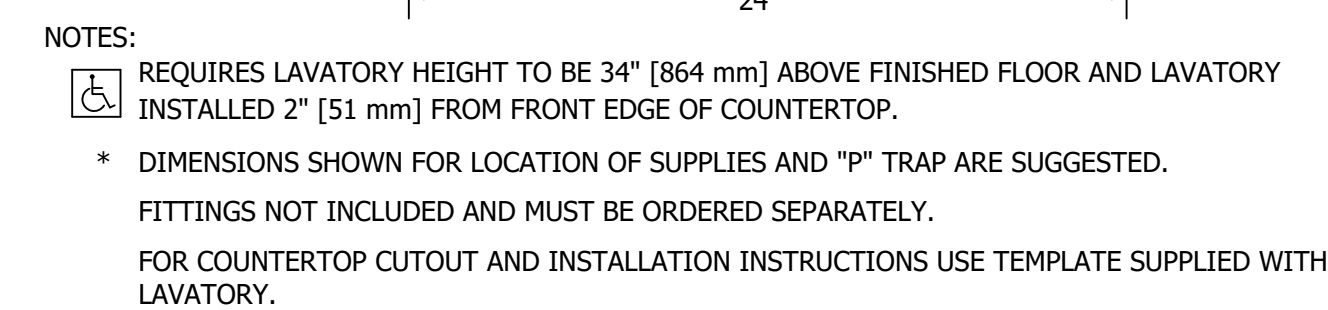
VITREOUS CHINA - SELF RIMMING
SHOWN WITH CENTER-SET FITTING, POP-UP DRAIN
WALL SUPPLIES & 1-1/4 O.D. "P" TRAP



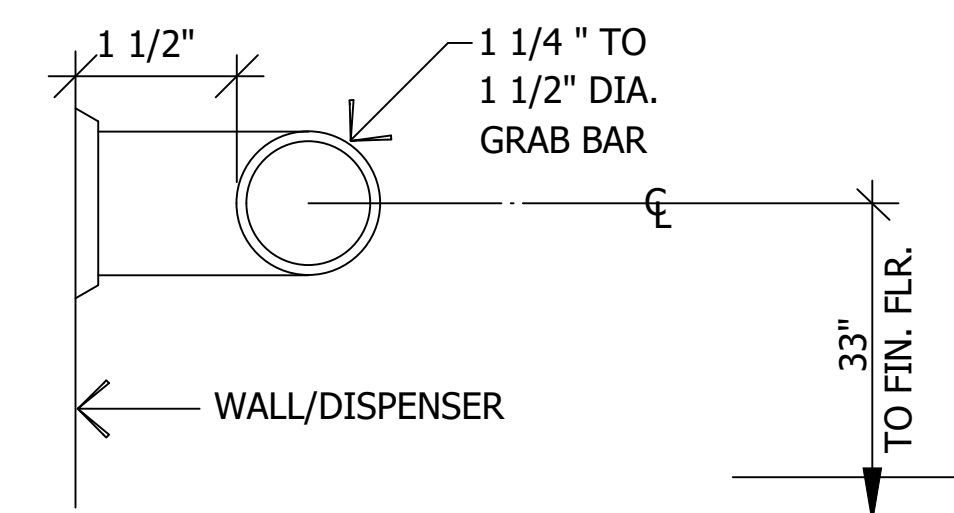
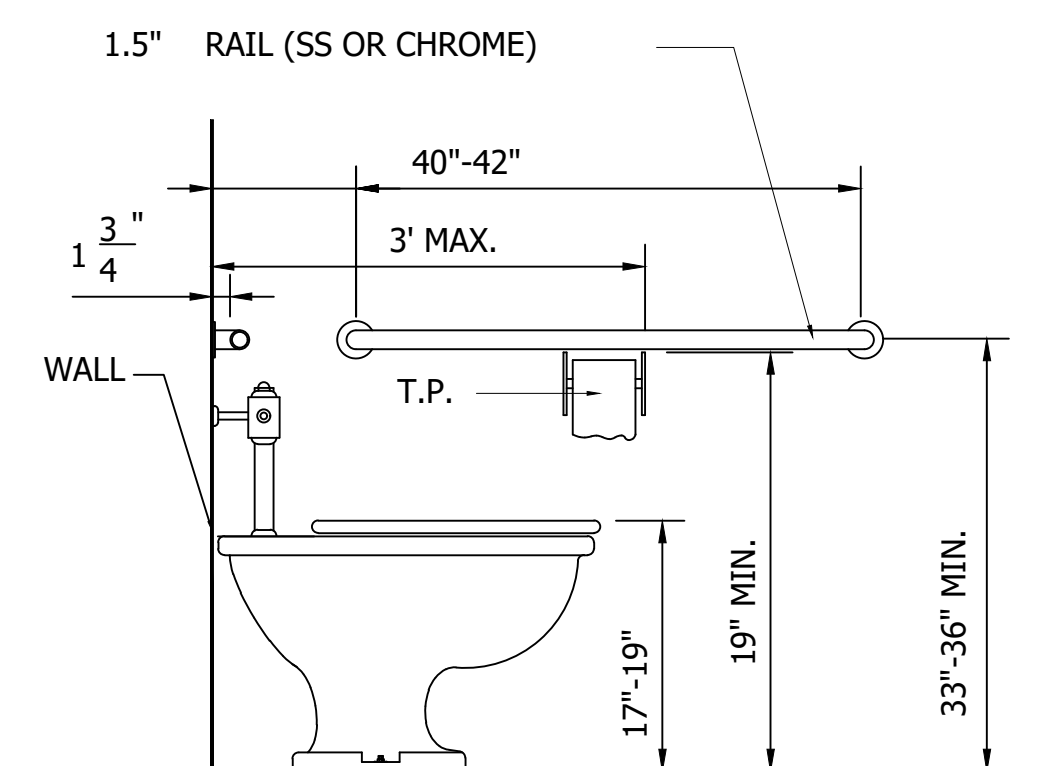
CLEAR FLOOR SPACE @ LAVATORIES



CLEAR FLOOR SPACE @ WATER CLOSET



GRAB BARS @ WATER CLOSETS



GRAB BAR SECTION



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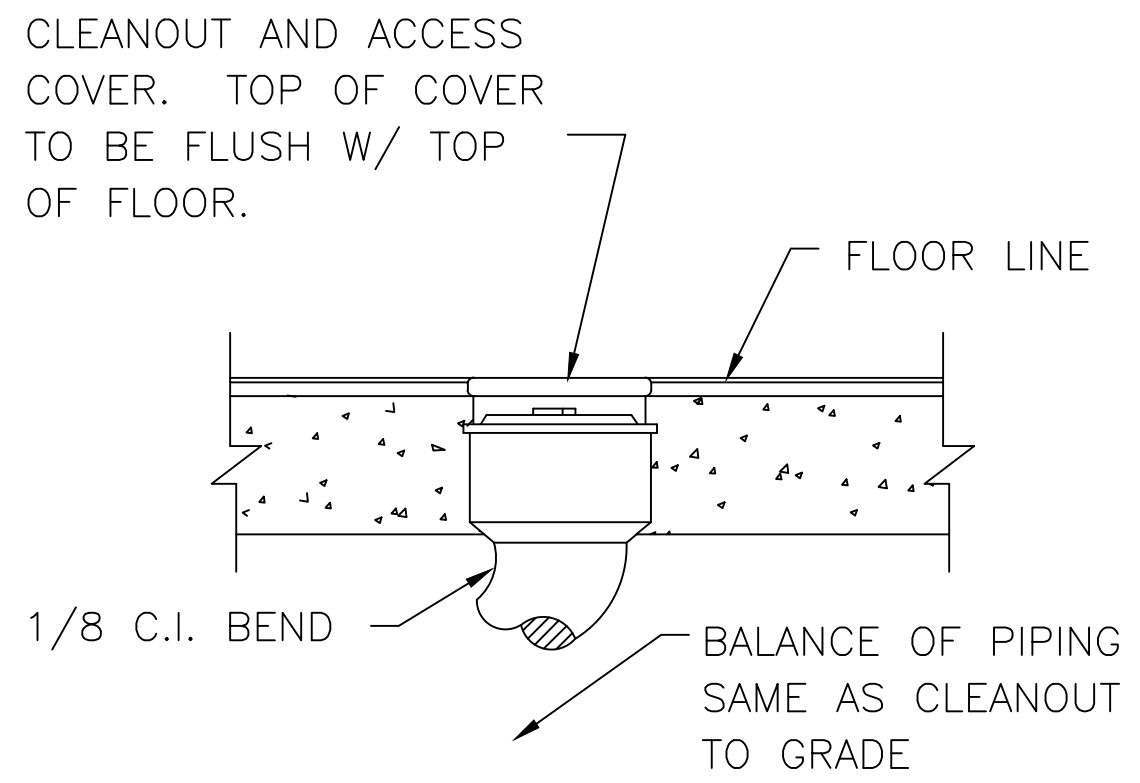
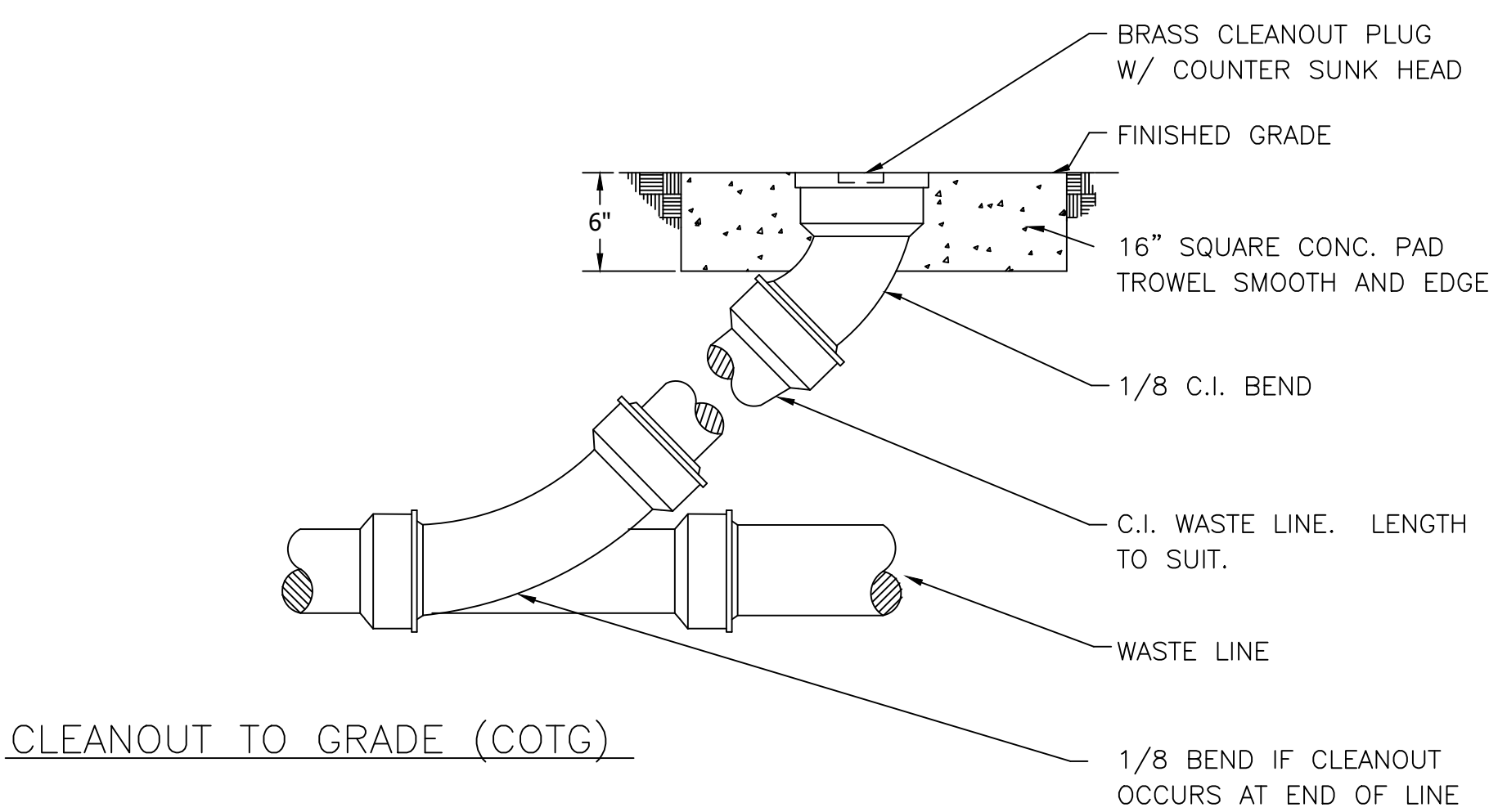
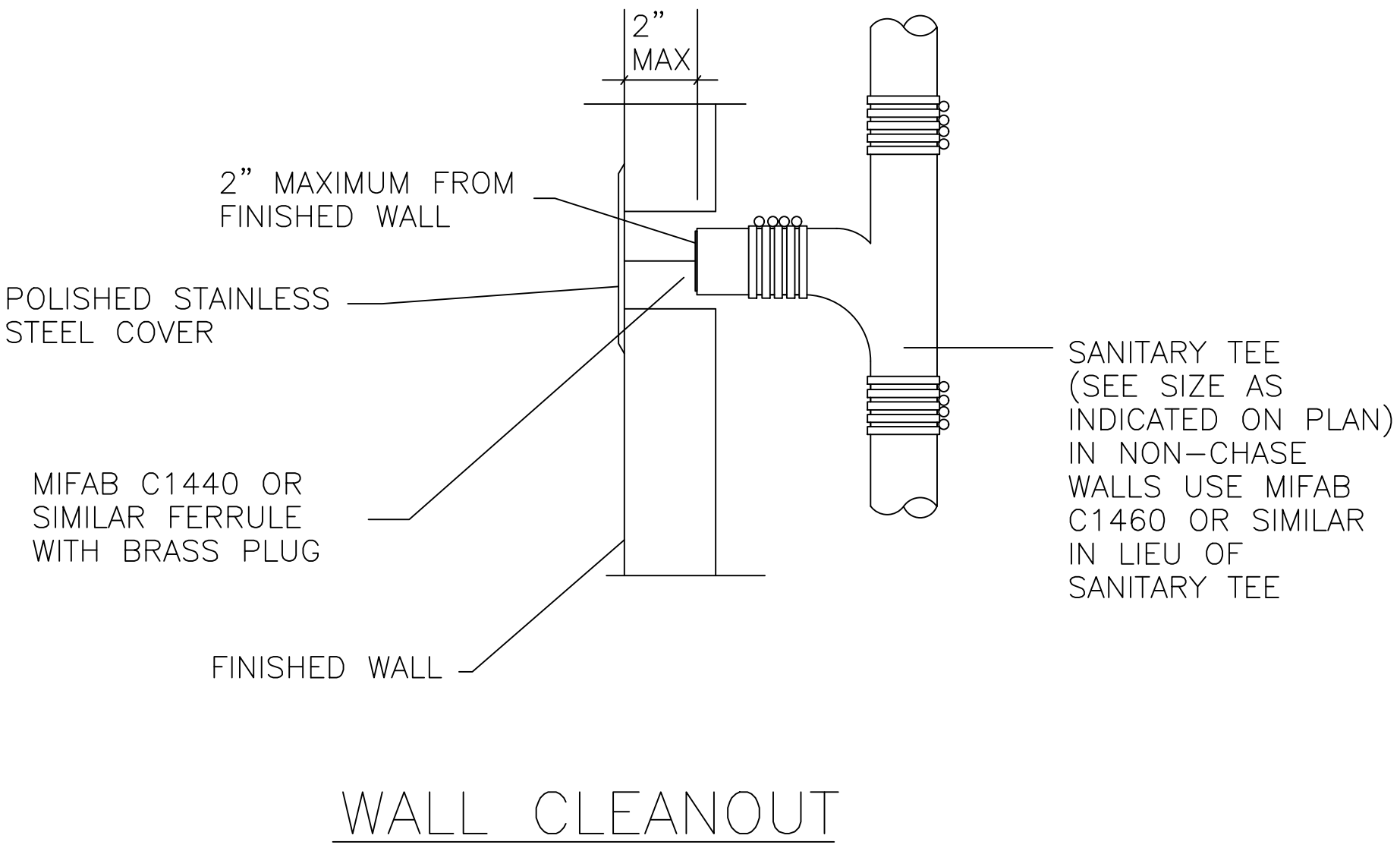
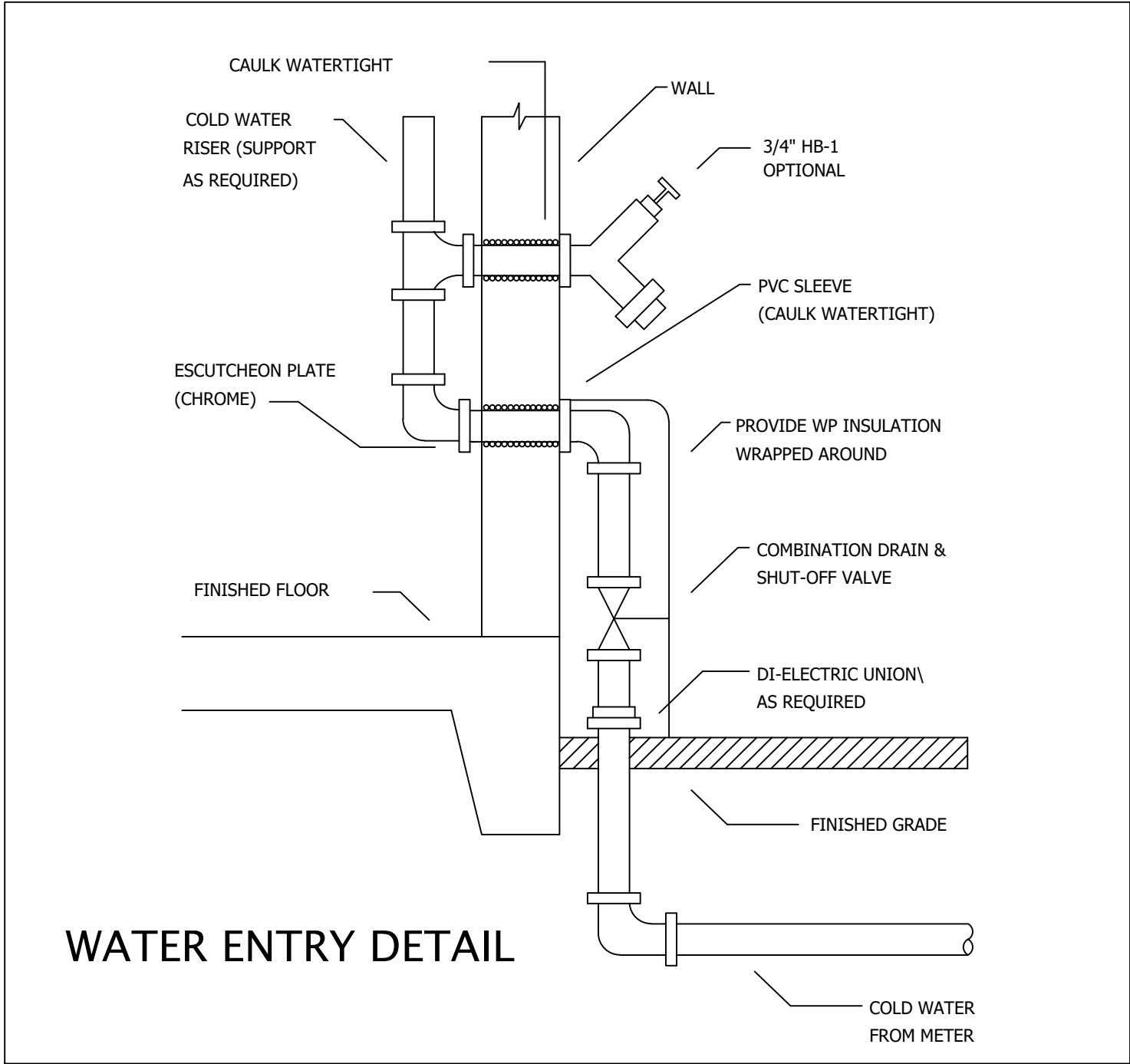
057-22

SHEET NAME:

PLUMBING PLAN

SHEET #:

P-3



CLEANOUT DETAILS
NO SCALE

FLOOR CLEANOUT (FCO)
CLEANOUT NOT TO BE LOCATED
IN CARPETED AREA.

- PLUMBING NOTES
1. ALL CONNECTIONS SHOWN ARE RELATIVE TO FOOD SERVICE EQUIPMENT ONLY.
 2. THIS PLAN IS INTENDED TO SHOW EQUIPMENT PLUMBING REQUIREMENTS AND ROUGH-IN HEIGHTS ONLY.
 3. GENERAL WATER PRESSURE IN KITCHEN AREA IS NOT TO EXCEED 50 PSI. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL PRESSURE REDUCING VALVES, FLOW CONTROLS, BACK FLOW PREVENTION, WATER HAMMER ARRESTOR, GATE VALVES, FOR WATER CONNECTIONS AS REQUIRED PER LOCAL CODES.
NOTE: BOOSTER DISHMACHINES REQUIRE FLOW PRESSURE OF (20-25 PSI) OR AS SPECIFIED BY MANUFACTURER FOR PROPER INSTALLATION
 4. PLUMBING CONTRACTOR SHALL PROVIDE ALL ROUGH-IN AND FINAL CONNECTIONS TO ALL FOOD SERVICE FACILITIES EQUIPMENT. ALL WORK TO BE IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES AS REQUIRED.
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 6. WHEN ROUGH-IN IS OUT OF WALL, THIS INDICATES CONCEALED LINES, DO NOT RUN ANY EXPOSED LINES WHERE POSSIBLE.
 7. ALL DIMENSIONS ARE TAKEN FROM FINISHED FLOORS AND FINISHED WALLS OR AS NOTED ON PLAN.
 8. GENERAL GAS PRESSURE IN KITCHEN IS TO BE VERIFIED BY THE PLUMBING CONTRACTOR, THE PLUMBING CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL GAS PRESSURE REDUCING VALVE(S) FOR ALL FOODSERVICE EQUIPMENT AS APPLICABLE, FOR GAS PRESSURES INDICATED BY MANUFACTURER'S SPECIFIED WATER COLUMN (WC.) SECONDLY, PLUMBING CONTRACTOR IS TO FURNISH AND INSTALL GAS SHUT OFF VALVE(S) AT POINT OF CONNECTION WITH EQUIPMENT.
 9. WATER COOLED REFRIGERATION SYSTEMS ARE TO BE PROVIDED WITH A MINIMUM OF 1.5 GPM OF WATER SUPPLY AT 70 DEGREES F. PER HORSEPOWER AND A MAXIMUM OF 200 CFM OF AIR EXCHANGE PER 12,000 BTU 8 TO 10 TIMES PER HOUR
 10. ANY AND ALL EXPOSED PIPING OF FITTINGS TO BE STAINLESS STEEL, CHROME PLATED OR ENCLOSED IN A STAINLESS STEEL CONCEALED, MOUNTED CHASE, OR AS SPECIFIED BY KITCHEN EQUIPMENT CONTRACTOR.
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 12. THE KITCHEN EQUIPMENT CONTRACTOR SHALL PROVIDE THE PRE-ASSEMBLED REMOTE REFRIGERATION COMPRESSOR(S) WITHOUT LINES AND REFRIGERANT, H.V.A.C. CONTRACTOR SHALL INSTALL, CONNECT AND CHARGE REFRIGERATION LINE SYSTEM(S), RUN AND CHECK FOR PROPER OPERATING. UNLESS NOTED OTHERWISE IN 11400 SPECIFICATIONS.
 13. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL 6" / 8" PVC CONDUIT FOR REMOTE SODA, BEER, OR LIQUOR DISPENSING SYSTEMS. PROVIDE 6" / 8" PVC CONDUIT AS INDICATED, WITH 24" MINIMUM SWEEPING BENDS.



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PLOT DATE:
10/17/2022

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JOB No:
057-22

SHEET NAME:
PLUMBING PLAN

SHEET #:
P-4

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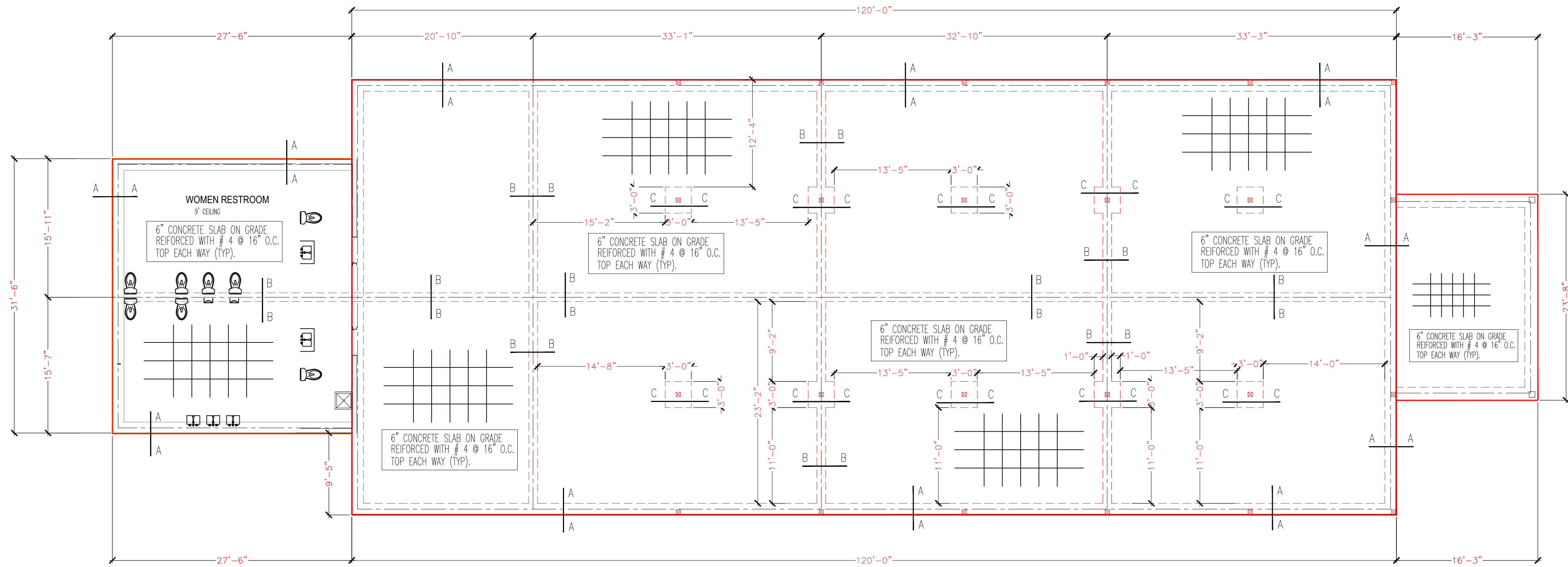
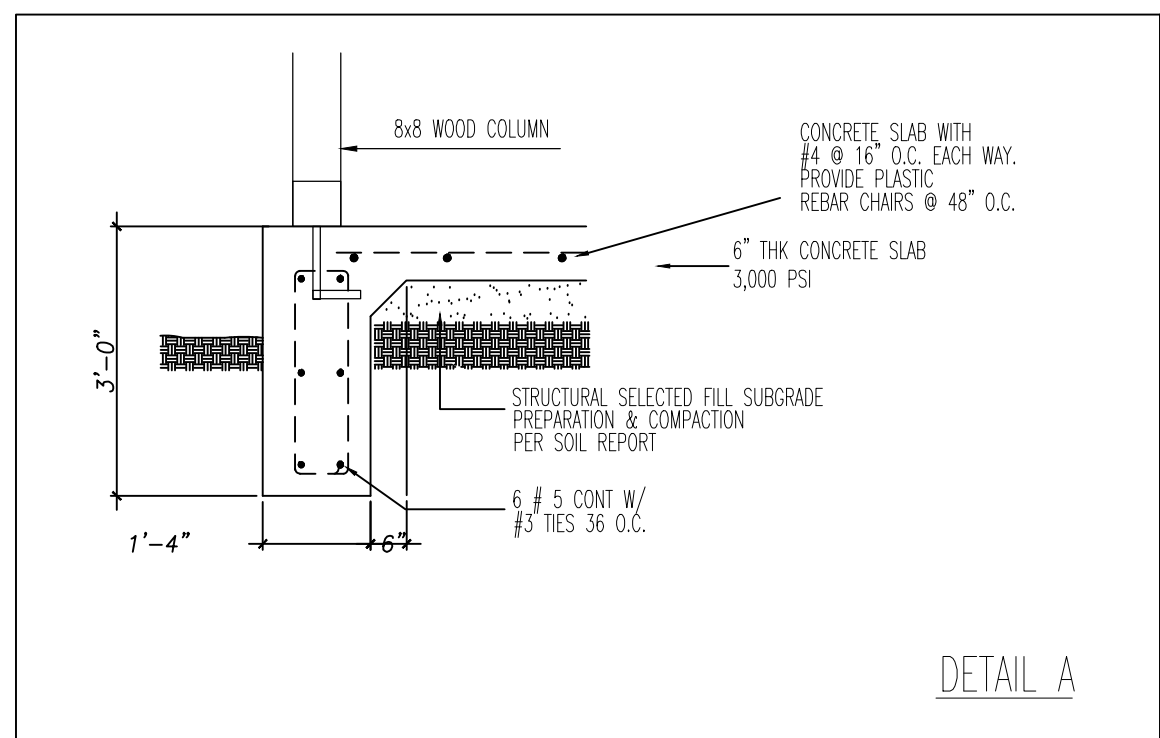
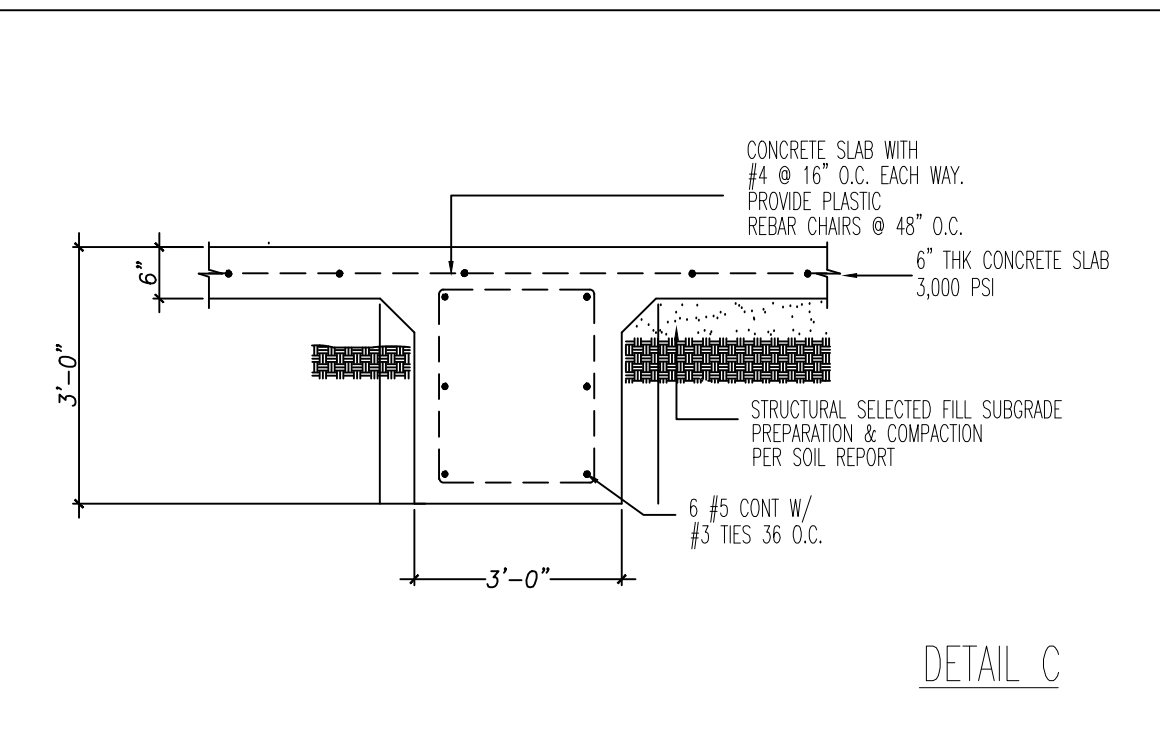
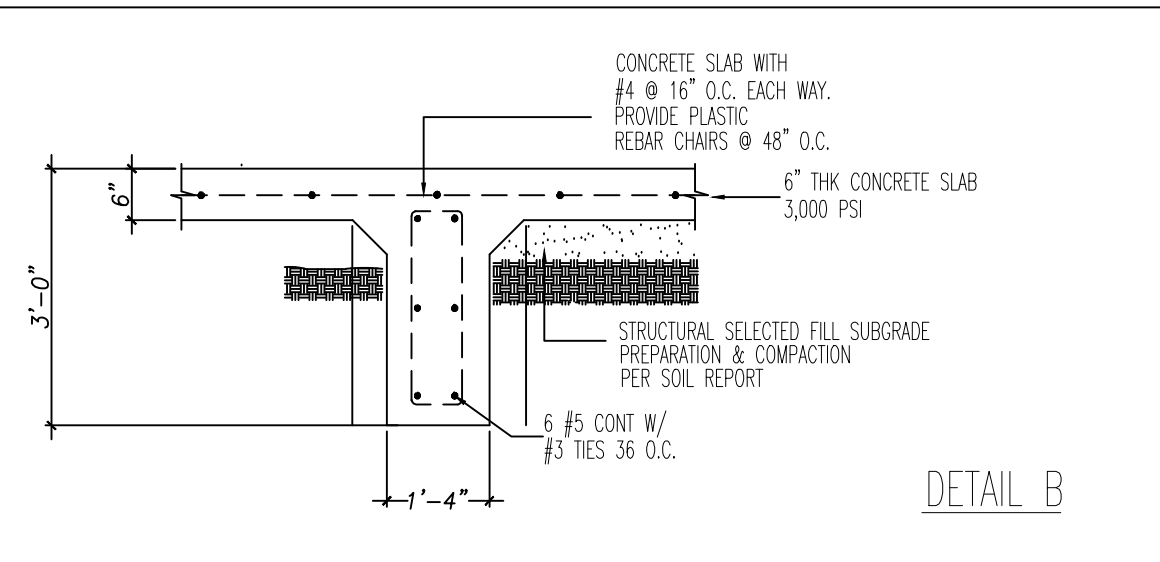
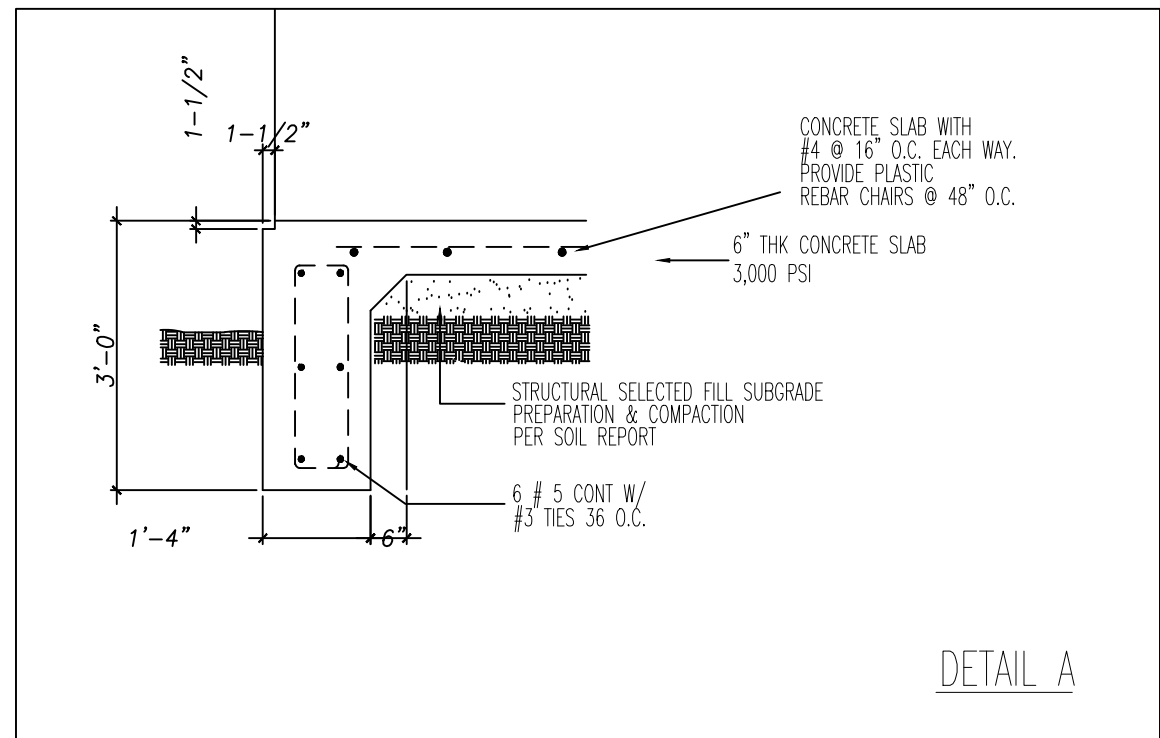
DESIGN CRITERIA

IBC 2018

WIND LOAD

139 MPH @
3 SECOND GUST

THESE PLANS ARE DRAWN TO THE BEST OF MY KNOWLEDGE TO COMPLY WITH THE OWNER'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THE ACTUAL SPECIFICATIONS OF THE FINISHED STRUCTURE MAY VARY.



GENERAL FOUNDATION NOTES:

1. GENERAL NOTES:

- A. THESE GENERAL NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
- B. UNLESS OTHERWISE INDICATED, ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC-2015), WITH MONTGOMERY COUNTY CODE, TEXAS WIND STORM BUILDING STORM CODE, TEXAS WIND STORM CONSTRUCTION GUIDELINES AND LOCAL BUILDING CODES.

2. FOUNDATION NOTES:

- A. SEE FOUNDATION PLAN FOR LOCATIONS OF BEAMS, BELLBOTTOMS, DROPS, ETC. THE CONTRACTOR SHALL VERIFY OVERALL DIMENSIONS AND PLUMBING LOCATION PRIOR TO POURING CONCRETE.
- B. ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
- C. OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH CONCRETE.
- D. ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED. SEE SOIL REPORT FOR SITE PREPARATION SPECIFICATIONS, IF AVAILABLE.
- E. BACKFILLS AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE WALL HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.
- F. STEP FOOTING AT RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
- G. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.

- H. ANY UNUSUAL SITE CONDITIONS (e.g. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.

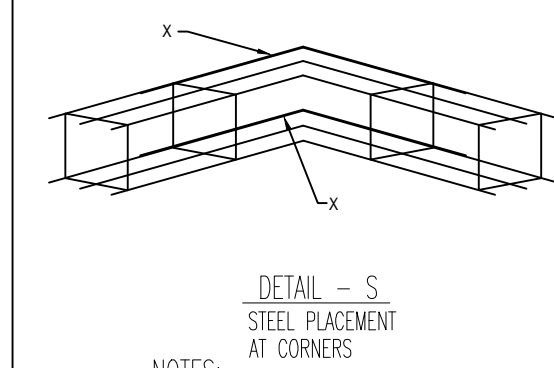
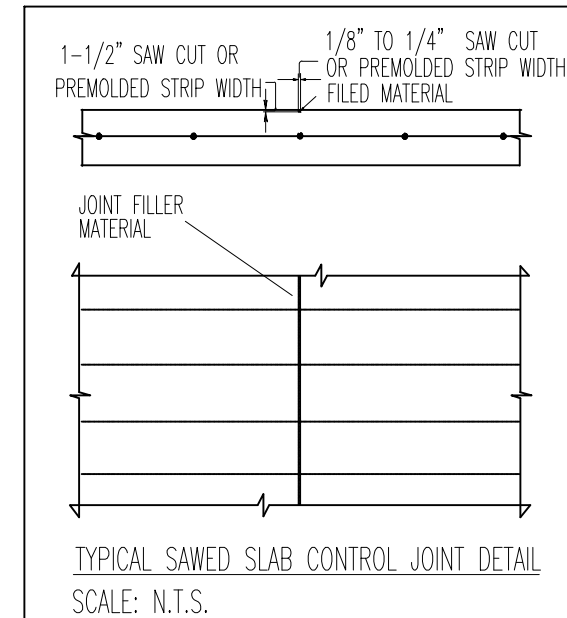
- I. ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID-DEPTH OF GRADE BEAMS. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 5 DIAMETERS ON THE CENTER.

3. REINFORCING CONCRETE:

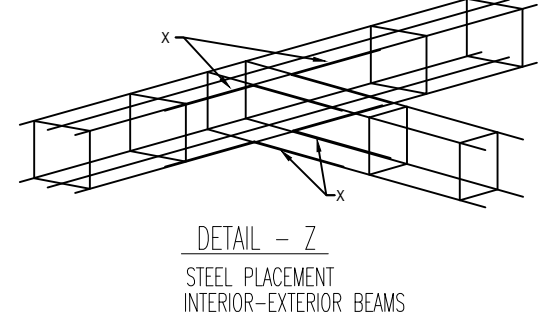
- A. REINFORCING CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC-2015 AND A.C.I. STANDARD 318.
- B. ALL CONCRETE USED IN FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI.
- C. THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
- D. PROVIDE # 3's @ 16" ON CENTER EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.
- E. PROVIDE WELDED WIRE FABRIC IN FLAT SHEETS, NOT IN ROLLS.
- F. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
- G. POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
- H. PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED. CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
- I. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

4. REINFORCING STEEL:

- A. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
- B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- C. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
- D. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
- E. LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. (SPLICE REINFORCING STEEL 36" WHEN ALL BARS ARE SPLICED AT ANY ONE POINT).
- F. BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS, OR 40 BAR DIAMETERS, SPLICE CORNER BAR, UNLESS OTHERWISE NOTED.
- G. PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALL TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, UNLESS OTHERWISE NOTED.
- H. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . 3" CONCRETE EXPOSED TO EARTH OR WEATHER . . . 1 1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH . . . 3/4"



NOTES:
CORNER BARS 3" SHALL BE:
A. EQUAL IN DIAMETER TO THE LARGE SIZE OF ANY BARS MEETING AT ANY EXTERIOR CORNER.
B. 48 INCHES MINIMUM IN LENGTH (24"x24").



NOTES:
SAW CONTROL JOINT NOTES:
1. MAKE SAW CUT AS SOON AS SLAB IS ABLE TO SUPPORT WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO FINISH SURFACE OF SLAB.
2. CLEAN JOINT PRIOR TO FILLING THE JOINT.

JOINT FILLER MATERIAL NOTES:
1. FILLER MATERIAL USED SHALL HAVE A MINIMUM, HARDNESS OF 35, AND SHALL CONFORM TO ASTM D2240-81. JOINT FILLER SHALL BE APPROVED BY ENGINEER PRIOR TO APPLICATION. APPROVED JOINT FILLER IS VULKEM 245 AS MANUFACTURED BY MAMECO INTERNATIONAL OR APPROVED EQUAL.
2. WHERE POSSIBLE, FILLER MATERIAL SHALL BE APPLIED WHEN BUILDING IS UNDER PERMANENT TEMPERATURE CONTROL. THIS SHALL BE EITHER THE END OF CONSTRUCTION OF THE COMPLETE BUILDING, SHELL, OR A MINIMUM OF 90 DAYS AFTER SLAB CONSTRUCTION.
3. FOLLOW STRICTLY THE MANUFACTURER'S RECOMMENDED PROCEDURES FOR APPLYING THE JOINT FILLER.



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, TX 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

SEAL:



Diego Lamachia
17/OCT/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

057-22

SHEET NAME:

FOUNDATION PLAN

SHEET #:

S-1

Technical drawing of a deck and stairs. The deck is labeled "2x6 DECK". The stairs are labeled "2x12 STEP" and "2x10 STRINGER". The deck is 11" TREAD x 6" RISER. The stairs are 11" TREAD x 6" RISER. The deck is 2'-4 1/2" high. The stairs are 2'-4 1/2" high. The deck is 1/2" EDGE RADIUS. The stairs are 1/2" EDGE RADIUS.

Technical drawing of a guardrail assembly. The drawing includes a side view and an end view. Labels and dimensions include:

- 7"x7"x1/4" SQUARE POST 6005-T6
- 48" GUARD RAIL
- 36" GUARD RAIL
- 1.65" O.D. POCKET
- WELD ON FIELD
- POST SPACE $\geq 1/2" \times 1/2" \times 1/4"$ SQ. ALUM. CASTING
- RAIL TO BE MAX. 4" OPENING

Technical drawing of a staircase railing system, showing a side view and a detailed end view of the handrail assembly.

Side View Dimensions and Callouts:

- Handrail height: 36" / 42" HIGH HAND RAIL T.W.
- Stringer dimensions: 10" MIN. (width), 2 1/4" MAX. (thickness).
- Stringer material: NG500 3/4" MIN. 1 1/4" MAX.
- Spindles: SPINDLES TO PREVENT PASSAGE OF 4" SPHERE W / T.W.
- Stringer connection: 2X12 STRINGER Ø EACH END & Ø CENTER OF THREAD W / T.W.
- Thread: 2X12 THREAD W / RISKER T.W.
- Structural note: SEE STRUCTURAL T.W. JOIST

End View Dimensions and Callouts:

- Guard rail height: 36" / 42" HIGH GUARD RAIL T.W.
- End post: C.P.
- Floor joist: 2X12 FLOOR JOIST T.W.

S-2



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, TX 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:



Diego Lamacchia
17/OCT/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

3/16" = 1'-0"

JOB No:

057-22

SHEET NAME:

FRAMING PLAN

SHEET #:

S-3

DESIGN CRITERIA

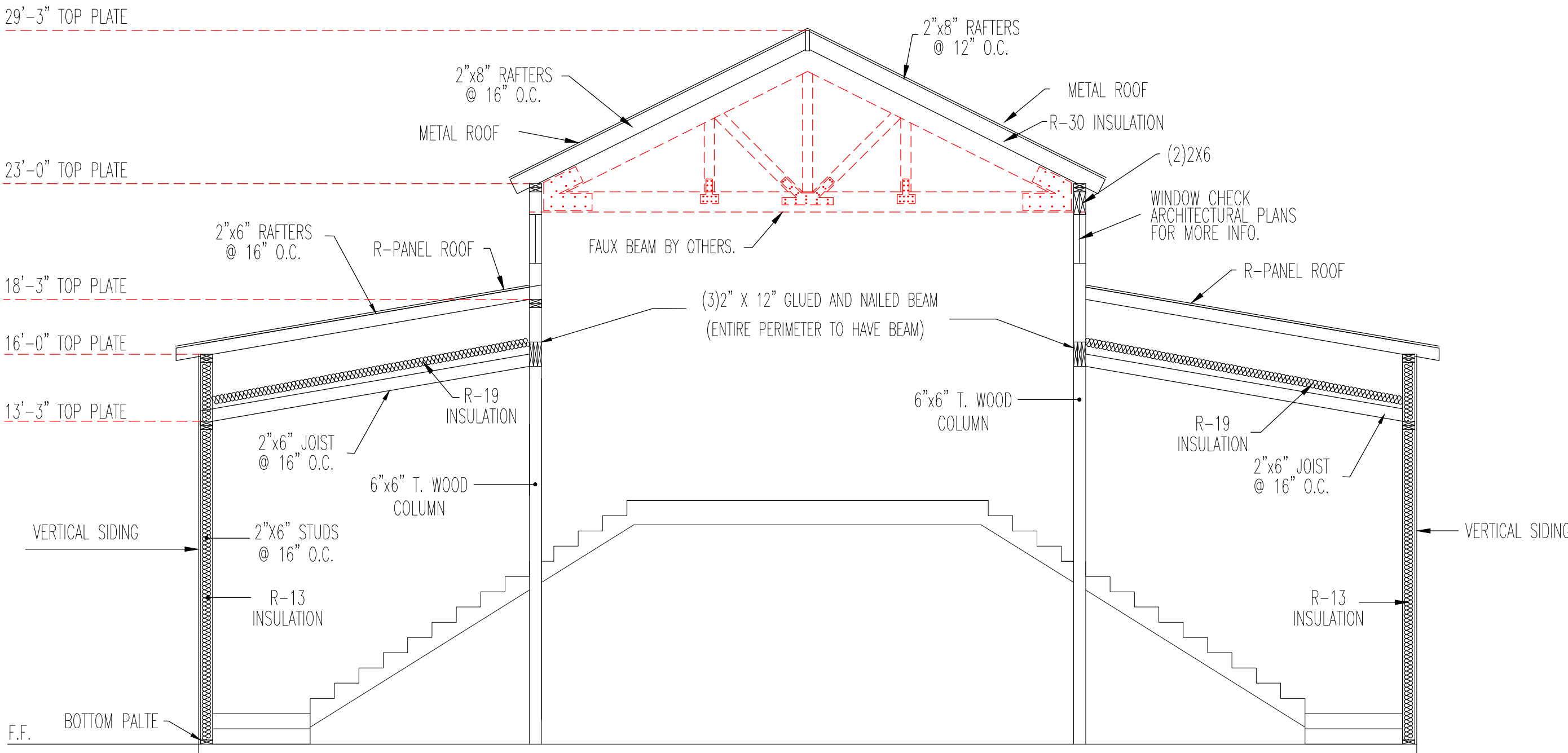
IBC 2018

WIND LOAD

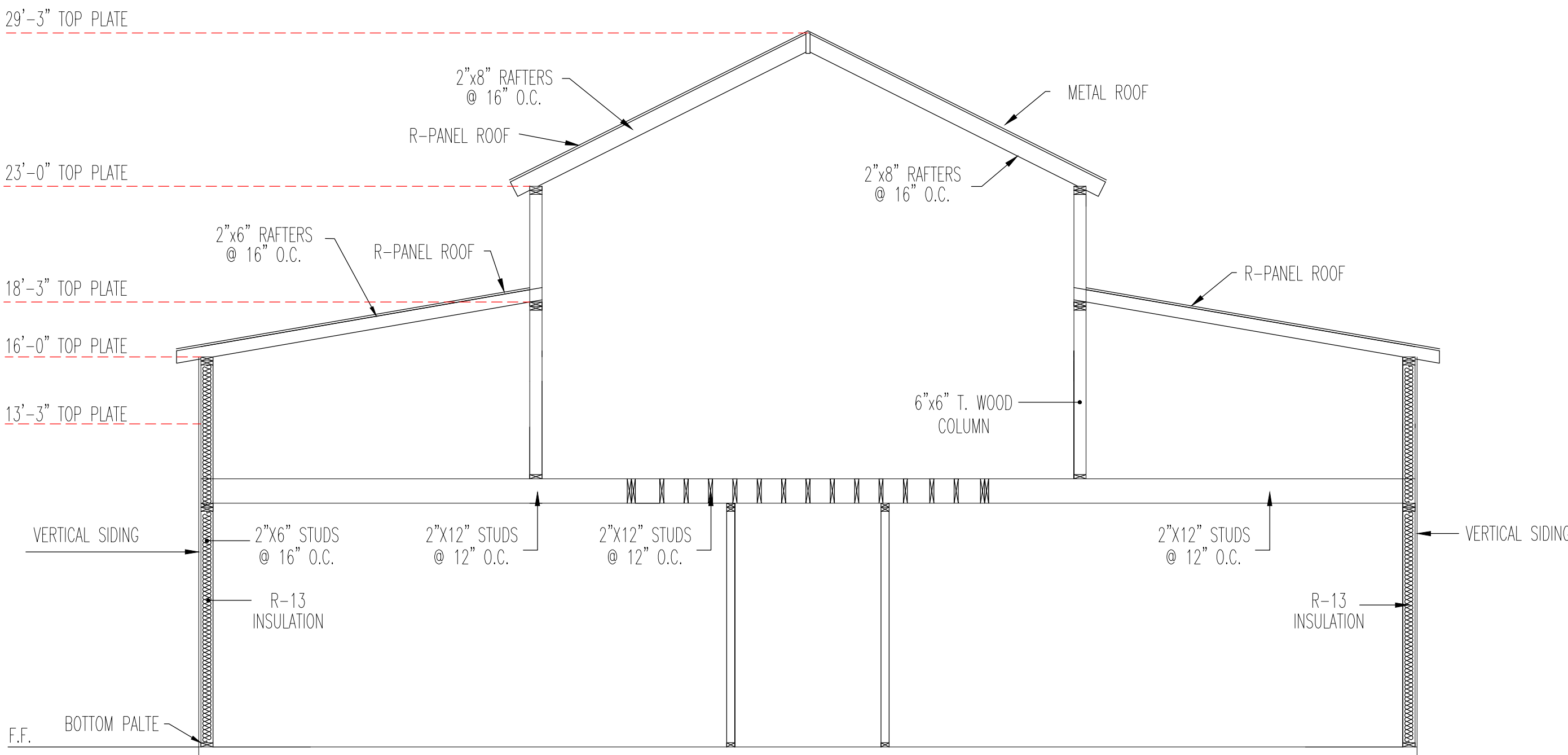
139 MPH @
3 SECOND GUST

GENERAL FRAMING NOTES:

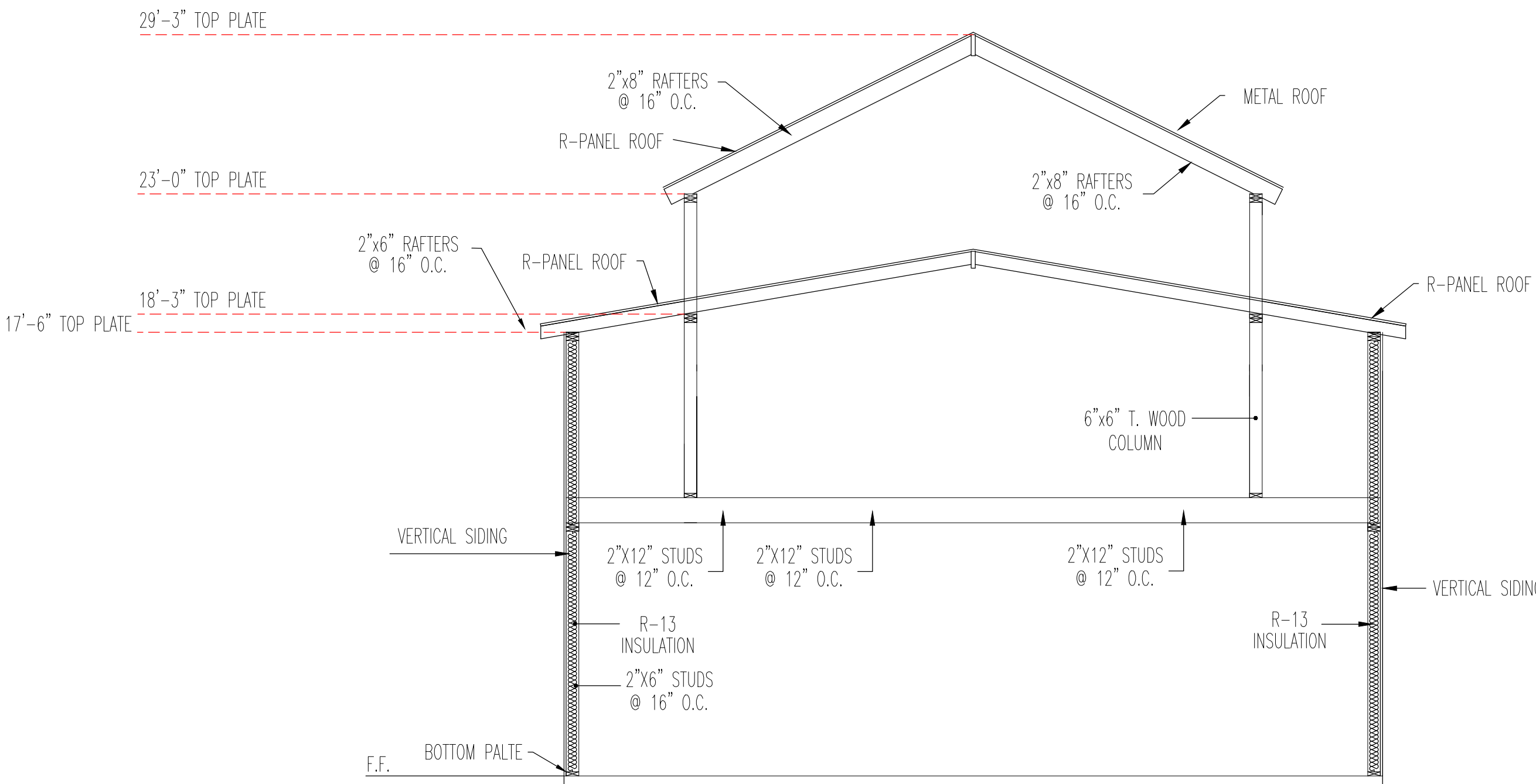
- HIP, VALLEY, AND RIDGE SHALL ALWAYS BE ONE SIZE LARGER THAN RAFTERS.
- PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 48" O.C.
- ALL RAFTERS 2X6 AT 16" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
- PROVIDE CROSS-BRIDGING AT 8'-0" O.C. ON ALL 2X12 JOISTS.
- PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
- PROVIDE 2- 2X8 STRONGBACK ON SPANS OVER 10'-0".
- ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
- STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS.
- THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-0". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 8 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2 X 8 BRACES = 45 deg FROM VERT. MAXIMUM UNSUPPORTED LENGTH FOR 2 X 8 BRACES = 8'. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.), PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
- PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPs, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
- ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.
- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
- ALL STEEL SHALL CONFORM TO ASTM A-36.
- LIVE LOAD = 20 PSF, DEAD LOAD = 15 PSF, WIND LOAD 110 MPH @ 3 SEC. GUST
- ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) ORIENTED STAND BOARD OR WAFFER-BOARD APA RATED SHEATHING (24/0). MINIMUM NAILING SHALL BE AS REQUIRED BY THE BUILDING CODE.
- PLYWOOD CLIPS SHALL BE INSTALLED AT ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAND (JOIST SPACING) CLIPS SHALL BE SIMPSON PSCL.
- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" o.c. OR APPROVED EQUAL
- CONTRACTOR / OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
- CONTRACTOR / OWNER IS RESPONSIBLE FOR SELECTION AND CORRECT APPLICATION OF ALL MATERIALS FOR CONSTRUCTION.
- THIS RAFTER LAYOUT IS DESIGNED TO SUPPORT COMPOSITION ROOF SHINGLES ONLY U.N.O. PLEASE CONSULT ENGINEER IF ANY OTHER TYPE OF ROOF COVERING IS TO BE USED.
- FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION, NOTIFY DESIGNER AND ENGINEER IN THE EVENT OF DISCREPANCIES OR UNEXPECTED CONDITIONS.
- VERIFY WITH THE OWNER AND ARCHITECT THE FIXTURES AND MAJOR EQUIPMENT LOCATION AND REQUIREMENT.



SECTION - A



SECTION - B



SECTION - C



DESIGN CRITERIA

IBC 2018

WIND LOAD

139 MPH @
3 SECOND GUST

GENERAL FRAMING NOTES:

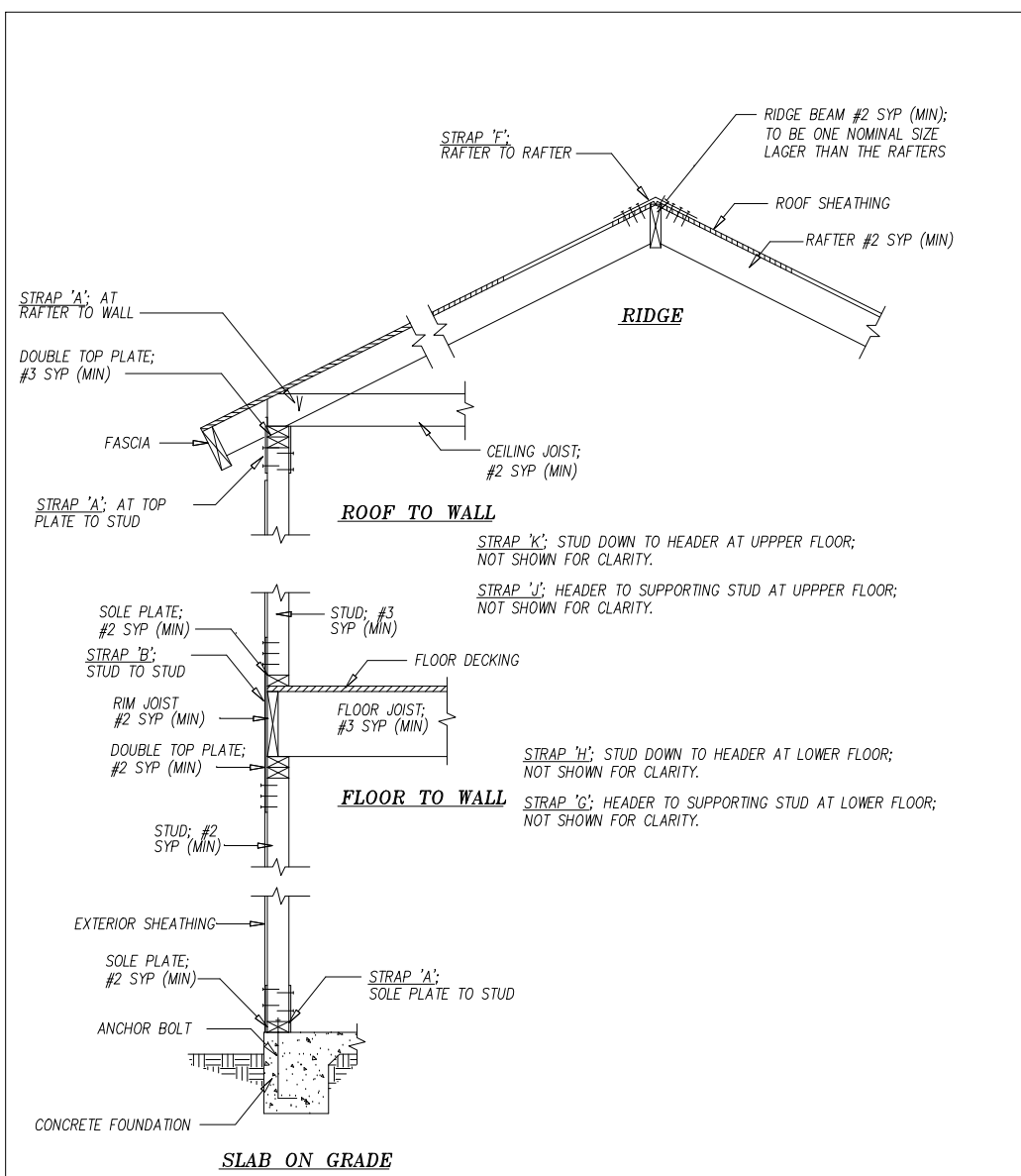
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- PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPs, AND RIDGES WHERE APPLICABLE; ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
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- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
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- PLYWOOD CLIPS SHALL BE INSTALLED AT ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAND (JOIST SPACING) CLIPS SHALL BE SIMPSON PSC-L.
- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" o.c. OR APPROVED EQUAL.
- CONTRACTOR / OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
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- FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION, NOTIFY DESIGNER AND ENGINEER IN THE EVENT OF DISCREPANCIES OR UNEXPECTED CONDITIONS.
- VERIFY WITH THE OWNER AND ARCHITECT THE FIXTURES AND MAJOR EQUIPMENT LOCATION AND REQUIREMENT.

DESIGN CRITERIA NOTE

1. R301 Application, (Design Criteria) (2015 IRC) Buildings and structures, and all parts thereof, shall be constructed to safely support all loads, including dead loads, live loads, roof loads, flood loads, snow loads, wind loads and seismic loads as prescribed by 2015 IRC.
Live Load: 20 psf
Roof / Dead Load: 15 psf
WIND LOAD SPEED 127 MPH WITH 3-SEC. GUST

ADDITIONAL ROOF NOTES

- ALL ROOFS ARE ARCHITECTURAL 30 YEARS COMPOSITION SHINGLES, MINIMUM WEIGHT 300#, UNLESS OTHER NOTED.
- ALL PITCH ARE 3/12 UNLESS OTHER NOTED.
- ALL ROOF RIDGES EQUIPPED WITH RIDGE VENTS
- 12" OVERHANG FROM FRAME UNLESS OTHERWISE NOTED
- ALL PIPES AND EQUIPMENT LOCATED AT ROOF TO BE IN THE BACK NOT VISIBLE FROM THE STREET.
- ALL SOFFIT @ FASCIA SHALL BE SMOOTH TEXTURE HARDPLANK.
- COLOR COORDINATE ALL ALUMINUM GUTTERS WITH FASCIA @ SOFFIT COLOR.
- COORDINATE ALL ALUMINUM DOWN SPOUTS WITH WALL COLOR.
- INSTALL 6" MIN KICK OUT FLASHING (TYP.) WERE NEEDED.
- 2"x6" RAFTERS AT 16" O.C. (10'-7" MAX. UNBRACED SPAN)
- 2"x10" RIDGE BD. (min.) OR ONE SIZE LARGER THAN ADJOINING RAFTERS
- HIP RAFTER (ONE SIZE LARGER THAN ADJOINING RAFTERS)
- VALLEY RAFTER (ONE SIZE LARGER THAN ADJOINING RAFTERS)
- DOUBLE BLOCKING AT CHIMNEY IF APPLICABLE
- 2x8 BRACING AT 48" o.c. W/ 2"x6" PURLIN CONTINUOUS
- CRICKET AT 3/12 SLOPE min.



WINDSTORM STRAP SCHEDULE		
LOCATION	STRAP	STD WPD (NAIL AND I)
SOLE PLATE TO STUD	1"	#2.5 @ 32"
STUD TO STUD	8"	#2.5 @ 32"
TOP PLATE TO STUD	12"	#2.5 @ 32"
RAFTER TO WALL	1"	#2.5 @ 16"
BETWEEN RAFTERS	1"	CS16
RAFTER TO RAFTER	1"	M12121 @ 12"
HEADER TO SUPPORTING STUD	12"	CS16
STUD DOWN TO HEADER	1/4"	CS16 @ 32"
HEADER TO SUPPORTING STUD	1/4"	CS16
STUD DOWN TO HEADER	1/4"	CS16 @ 32"

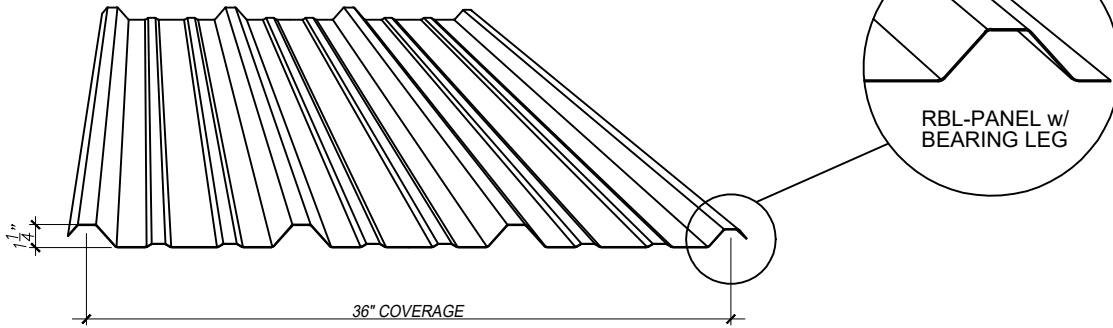
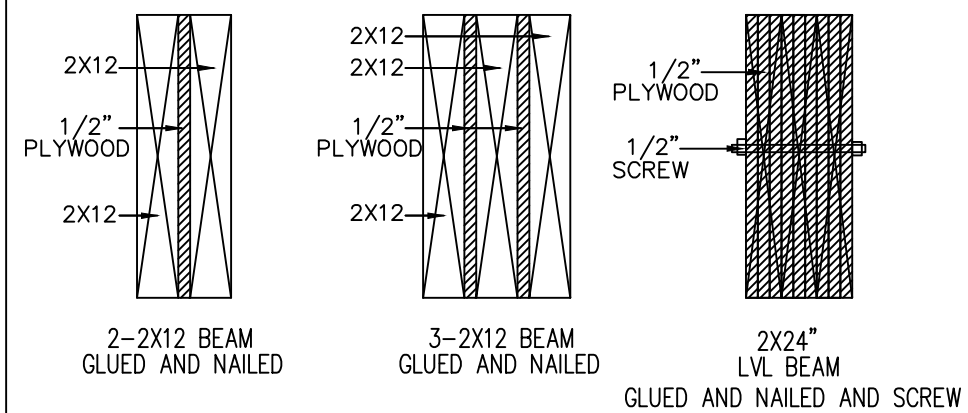
NOTES:
1) ALL STRAP DESIGNATIONS ARE TAKEN FROM SIMPSON STRONG-TIE
2) STRAPS SHALL BE INSTALLED IN A VERTICAL ALIGNMENT SO TO PROVIDE A STRAIGHT LOAD PATH DOWN THE SIDE OF THE WALL
3) STRAP "B" SHALL BE CLEAR SPAN PLUS 3" (SEE DETAIL "H" ON THIS SHEET)
4) STRAP "C" & "D" SHALL BE TOP PLATE MINUS OPENING (MINIMUM) AND SHALL BE THE HEADER DEPTH PLUS 15-1/2" (MINIMUM)

WALL FRAMING DETAIL

SIMPSON CONNECTION SCHEDULE

(2) 2' x 6"	HU26-2
(2) 2' x 8"	HU28-2
(2) 2' x 10"	HU210-2
(2) 2' x 12"	HU212-2
(2) 2' x 6"	HU26-3
(3) 2' x 8"	HU28-3
(3) 2' x 10"	HU210-3
(3) 2' x 12"	HU212-3
3 1/2" x 11 1/4"	HGU5412
3 1/2" x 11 7/8"	HGU5412
3 1/2" x 14"	HGU5414
3 1/2" x 16"	HGU5414
3 1/2" x 18"	HGU5414
5 1/4" x 11 1/4"	HGU55.50/12
5 1/4" x 11 7/8"	HGU55.50/12
5 1/4" x 14"	HGU55.50/14
5 1/4" x 16"	HGU55.50/14
5 1/4" x 18"	HGU55.50/14
7" x 11 1/4"	HGU57.25/12
7" x 11 7/8"	HGU57.25/12
7" x 11 14"	HGU57.25/14
7" x 11 16"	HGU57.25/14
7" x 11 18"	HGU57.25/14

TYPICAL BEAM DETAILS



'R' Panel Load Table

Yield ksi		Thickness	# Spans	Span Length									
				2' 6"	3'	3' 6"	4'	4' 6"	5'	5' 6"	6'	6' 6"	7'
80	24 Ga STL	1	233	162	119	91	64	46	35	27	21	17	13
	26 Ga STL	3	293	207	153	118	94	76	63	51	40	32	26
50	24 Ga STL	1	206	143	105	80	63	46	35	27	21	17	13
	26 Ga STL	3	249	175	130	100	79	64	53	45	38	32	26
30	24 Ga STL	1	132	91	67	51	40	33	26	20	16	12	10
	26 Ga STL	3	177	126	94	72	57	47	39	32	28	24	19

2001 AISI Stress and L/180 deflection limited. 50 ksi and 80 ksi as noted. Max allowable on 80K material 80 ksi per AISI. Values shown for live load; wind increase not included. Return bearing leg.

"R-PANEL" STANDARD
DETAILS



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:



Diego Lamacchia
17/OCT/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

057-22

SHEET NAME:

ROOF FRAMING

SHEET #:

S-4

FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
1. JOIST TO SILL OR GIRDER	3- 8d common (2 1/2" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
2. Bridging to joist	2- 8d common (2 1/2" x 0.131") 2- 3" x 0.131" nails 2- 3" 14 gage staples	toenail each end
3. 1" x 6" subfloor or less to each joist	2- 8d common (2 1/2" x 0.131")	face nail
4. Wider than 1" x 6" subfloor to each joist	3- 8d common (2 1/2" x 0.131")	face nail
5. 2" subfloor to joist or girder	2- 16d common (3 1/2" x 0.162")	blind and face nail
6. sole plate to joist or blocking	16d (3 1/2" x 0.131") 3" x 0.131 ails at 8" o.c. 3" 14 gage staples at 12" o.c.	typical face nail
Sole plate to joist or blocking at braced wall panel	3- 16d (3 1/2"x 0.135") at 16" o.c. 4- 3" x 0.131" nails at 16" o.c. 4- 3" 14 gage staples at 16" o.c.	braced wall panels
7. Top plate to stud	2- 16d common (3 1/2" x 0.162") 3- 3"x 0.131" nails 3- 3" 14 gage staples	end nail
8. stud to sole plate	4- 8d common (2 1/2" x 0.131") 4- 3"x 0.131" nails 3-3" 14 gage staples 2- 16d common (3 1/2" x 0.162") 3-3" 14 gage staples	end nail
9. double studs	16d (3 1/2"x 0.135") at 24" o.c. 3" x 0.131" nail at 8" o.c. 3" 14 gage staple at 8" o.c.	face nail
10. Double top plates	16d (3 1/2" x 0.135") at 16" o.c. 3" x 0.131" nail at 12" o.c. 3" 14 gage staple at 12" o.c.	typical face nail
Double top plates	8- 16d common (3 1/2" x 0.162") 12- 3" x 0.131" nails 12-3" 14 gage staples	lap splice
11. Blocking between joists or rafters to top plate	3- 8d common (2 1/2" x 0.131") 3- 3" x 0.131" nails 3- 3" 14 gage staples	toenail
12. rim joist to top plate	8d (2 1/2" x 0.131") at 6" o.c. 3" x 0.131" nail at 6" o.c. 3" 14 gage staple at 6" o.c.	toenail
13. Top plates, laps and intersections	2- 16d common (3 1/2" x 0.162") 3-3"x 0.131" nails 3-3" 14 gage staples	face nail
14. Continuous header, two pieces	16d common (3 1/2"x 0.162")	16" o.c. along edge
15. Ceiling joists to plate	3- 8d common (2 1/2"x 0.131") 5-3"x 0.131" nails 5-3" 14 gage staples	toenail
16. Continuous header to stud	4- 8d common (2 1/2" x 0.131")	toenail

DESIGN CRITERIA

IBC 2018

WIND LOAD

139 MPH @
3 SECOND GUST

FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
17. Ceiling joists laps over partitions (see Section 2308.10.4.1, Table 2308.10.4.1)	3- 16d common (3 1/2"x 0.162") minimum, Table 2308.10.4.1 4-3"x 0.131" nails 4-3" 14 gage staples	face nail
18. Ceiling joists to parallel rafters (see Section 2308.10.4.1, Table 2308.10.4.1)	3- 16d common (3 1/2"x 0.162") minimum, Table 2308.10.4.1 4-3"x 0.131" nails 4-3" 14 gage staples	face nail
19. Rafter to plate (see Section 2308.10.1, Table 2308.10.1)	3-8d common (2 1/2"x 0.131") 3-3"x 0.131" nails 3-3" 14 gage staples	toenail
20. 1" diagonal brace to each stud and plate	2- 8d common (2 1/2"x 0.131") 2-3"x 0.131" nails 3-3" 14 gage staples	face nail
21. 1"x 8" sheathing to each bearing	3-8d common (2 1/2"x 0.131")	face nail
22. Wider than 1" x 8" sheathing to each bearing	3-8d common (2 1/2"x 0.131")	face nail
23. Built-up corner studs	16d common (3 1/2"x 0.162") 3" x 0.131" nails 3" 14 gage staples	24" o.c. 16" o.c. 16" o.c.
24. Built-up girder and beams	20d common (4"x 0.192") 32" o.c. 3"x 0.131" nail at 24" o.c. 3" 14 gage staple at 24" o.c. 2- 20d common (4"x 0.192") 3-3"x 0.131" nails 3-3" 14 gage staples	face nail at top and bottom stag- gered on opposite sides face nail at ends and at each splice
25. 2" planks	16d common (3 1/2"x 0.162")	at each bearing
26. Collar tie to rafter	3- 10d common (3"x 0.148") 4-3"x 0.131" nails 4-3" 14 gage staples	face nail
27. Jack rafter to hip	3- 10d common (3"x 0.148") 4-3"x 0.131" nails 4-3" 14 gage staples	toenail
28. Roof rafter to 2-by ridge beam	2- 16d common (3 1/2"x 0.162") 3-3"x 0.131" nails 3-3" 14 gage staples 2- 16d common (3 1/2"x 0.162") 3-3"x 0.131" nails 3-3" 14 gage staples	toenail face nail
29. Joist to band joist	3- 16d common (3 1/2"x 0.162") 4-3"x 0.131" nails 4-3" 14 gage staples	face nail
30. Ledger strip	3- 16d common (3 1/2"x 0.162") 4-3"x 0.131" nails 4-3" 14 gage staples	face nail at each joist

FASTENING SCHEDULE			
CONNECTION	FASTENING	LOCATION	
31. Wood structural panels and particleboard subfloor, roof and wall sheathing (to framing)	1/2" and less 19/32" to 3/4" 7/8" to 1" 1 1/8" to 1 1/4"	6d ¹ / ₂ " 2 3/8"x 0.113" nail 1 3/4" 16 gage 8d br 6d 2 3/8"x 0.113" nail 2" 16 gage 8d 10d dr 8d	face nail at each joist
Single floor (combination subfloor-underlay ment to framing)	3/4" and less 7/8" to 1" 1 1/8" to 1 1/4"	8d 8d 10d dr 8d	
32. Panel siding (to framing)	1/2" or less 5/8"	6d ¹ / ₂ " 8d ¹ / ₂ "	
33. Fiberboard sheathing	1/2" 25/32"	No. 11 gage roofing nail 6d common nail (2"x 0.113") No. 16 gage staple No. 11 gage roofing nail 8d common nail (2 1/2"x 0.131") No. 16 gage staple	
34. Interior paneling	1/4" 3/8"	4d ¹ / ₂ " 6d ¹ / ₂ "	

GENERAL FRAMING NOTES

- HIP, VALLEY, AND RIDGE SHALL ALWAYS BE ONE SIZE LARGER THAN RAFTERS.
- PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 48" O.C.
- ALL RAFTERS 2X8 AT 16" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
- PROVIDE CROSSBRIDGING AT 8'-0" O.C. ON ALL 2X12 JOISTS.
- PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
- PROVIDE 2- 2X8 STRONGBACK ON SPANS OVER 10'-0".
- ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
- STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS
- THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 8 RAFTERS SHALL BE 10'-0". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 8 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2 x 8 BRACES = 45 deg FROM VERT. MAXIMUM UNSUPPORTED LENGTH FOR 2 X 8 BRACES = 8'. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.). PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
- PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPS, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
- ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.
- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
- ALL STEEL SHALL CONFORM TO ASTM A-36.
- LIVE LOAD = 40 PSF, DEAD LOAD = 15 PSF, WIND LOAD 139 MPH @ 3 SEC. GUST
- ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) ORIENTED STAND BOARD OR WAFERBOARD APA RATED SHEATHING (24/0). MINIMUM NAILING SHALL BE AS REQUIRED BY THE BUILDING CODE
- PLYWOOD CLIPS SHALL BE INSTALLED AT ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAND (JOIST SPACING) CLIPS SHALL BE SIMPSON PSCL.
- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" o.c. OR APPROVED EQUAL

For SI: 1 inch = 25.4 mm.

- Common or box nails are permitted to be used except where otherwise stated.
- Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- Common or deformed shank (6d-2"x 0.131"; 8d-2 1/2"x 0.131"; 10d-3"x 0.148")
- Common (6d- 2"x 0.113"; 8d- 2 1/2" x 0.131"; 10d- 3"x 0.147")
- Deformed shank (6d- 2"x 0.113"; 8d- 2 1/2"x 0.131", 10d- 3"x 0.148")
- Corrosion-resistant siding (6d-1 7/8" x 0.106"; 8d- 2 3/8"x 0.128") or casing (6d- 2"x 0.099"; 8d-2 1/2"x 0.113") nail.
- Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications
- Corrosion-rsistant roofing nails with 7/16" inch-diameter head and 1 1/2" inch lenght for 1/2" inch sheathing and 1 3/4" inch length for 25/32" inch sheathing.
- Corrosion-resistant staples with nominal 7/16" inch crown or 1-inch crown and 1 1/4" inch length for 1/2" inch sheathing and 1 1/2" inch length for 25/32 inch sheathing.Panelsuppts at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- Casing (1 1/2"x 0.080") or finish (1 1/2"x 0.072") nails spaced 6 inches on panel edge, 12 inches at intermediate supports.
- Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
- For roof sheathing applications, 8d nails (2 1/2"x 0.113") are the minimum required for wood structural panels.
- Staples shall have a minimum crown width of 7/16 inch.
- For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
- Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
- Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, TX 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:



Diego Lamacchia
17/OCT/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
Magnolia TX 77355

PROJECT NAME:

PLOT DATE:

10/17/2022

SCALE:

1/8" = 1'-0"

JOB No:

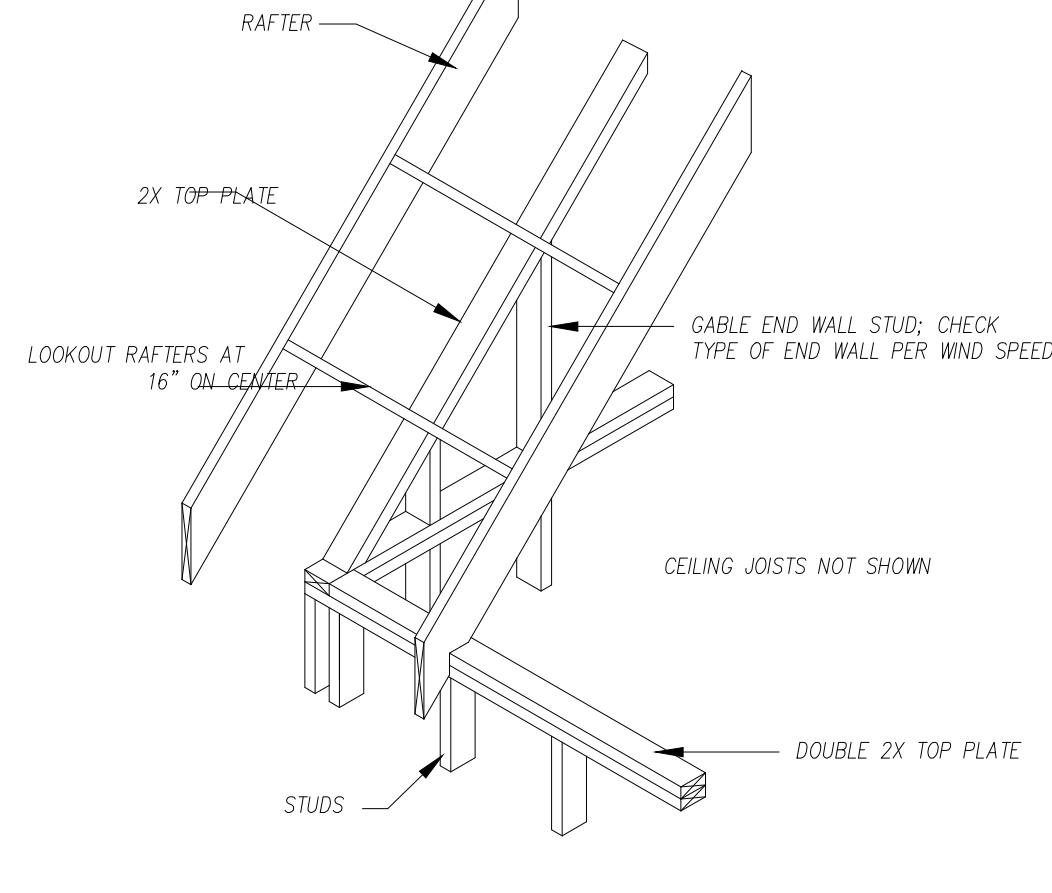
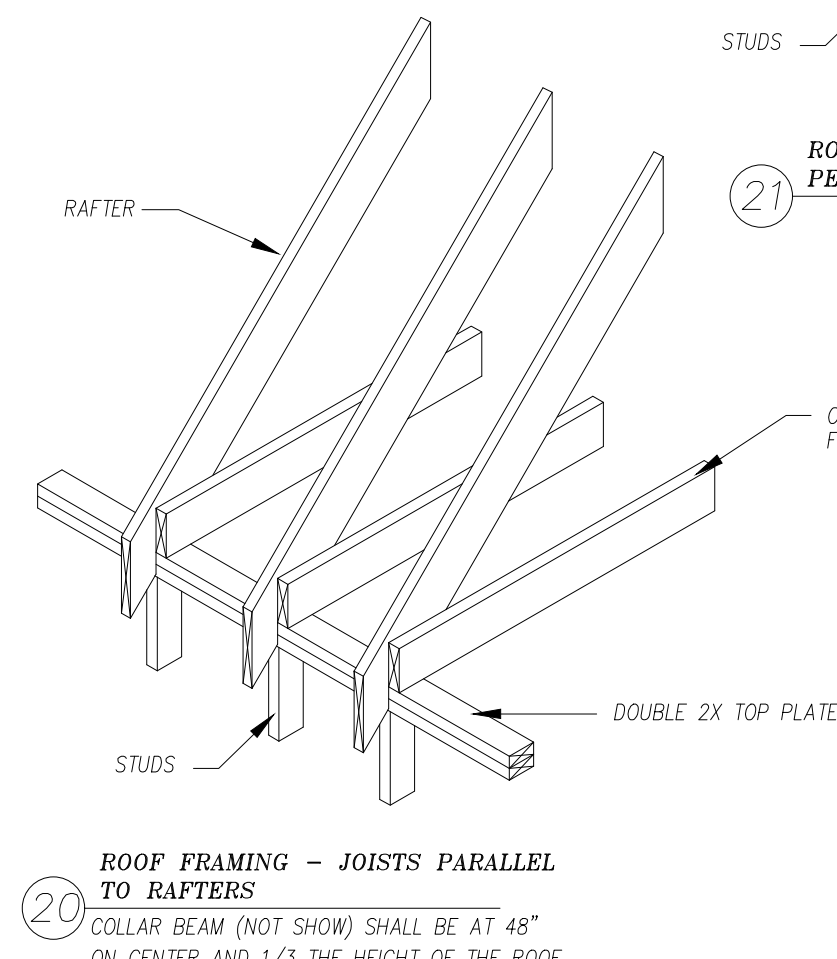
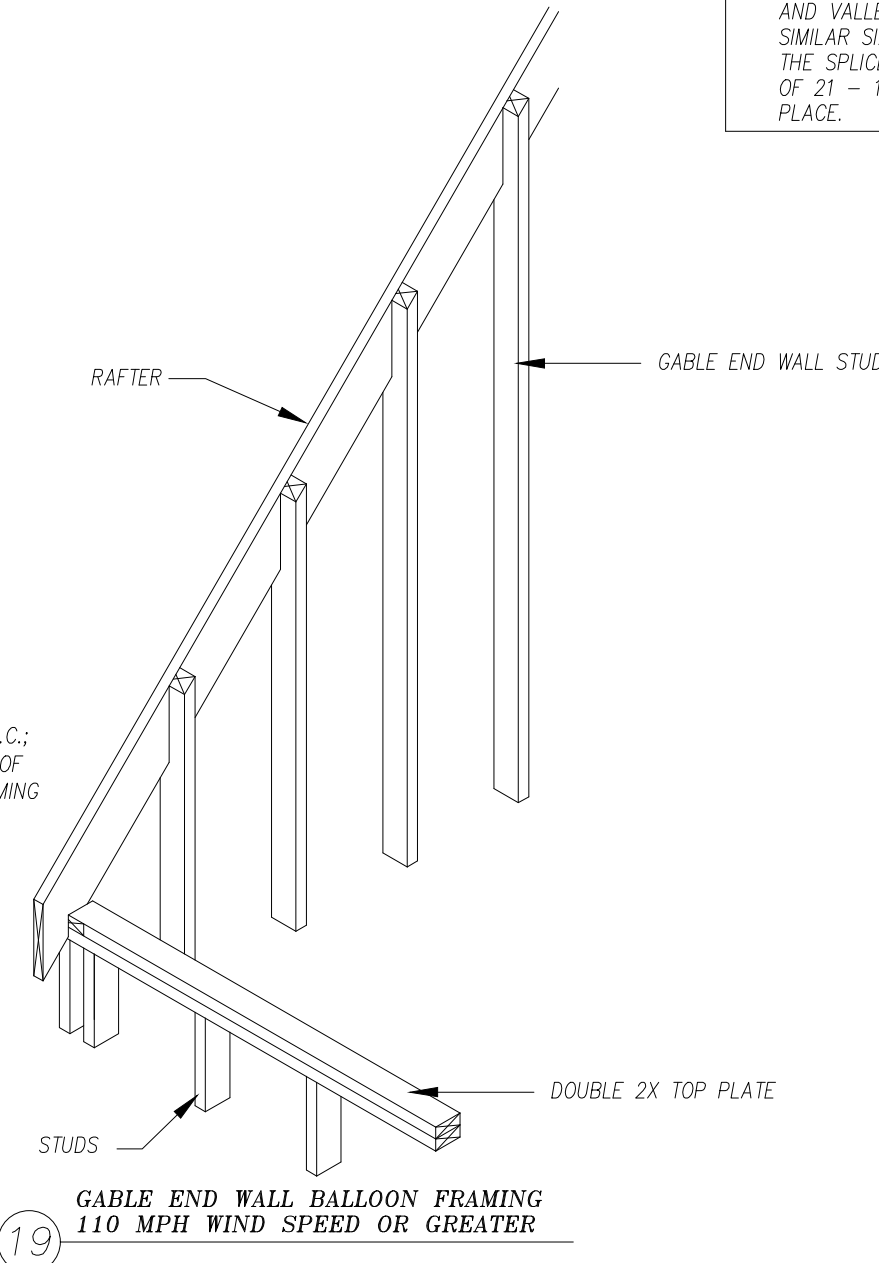
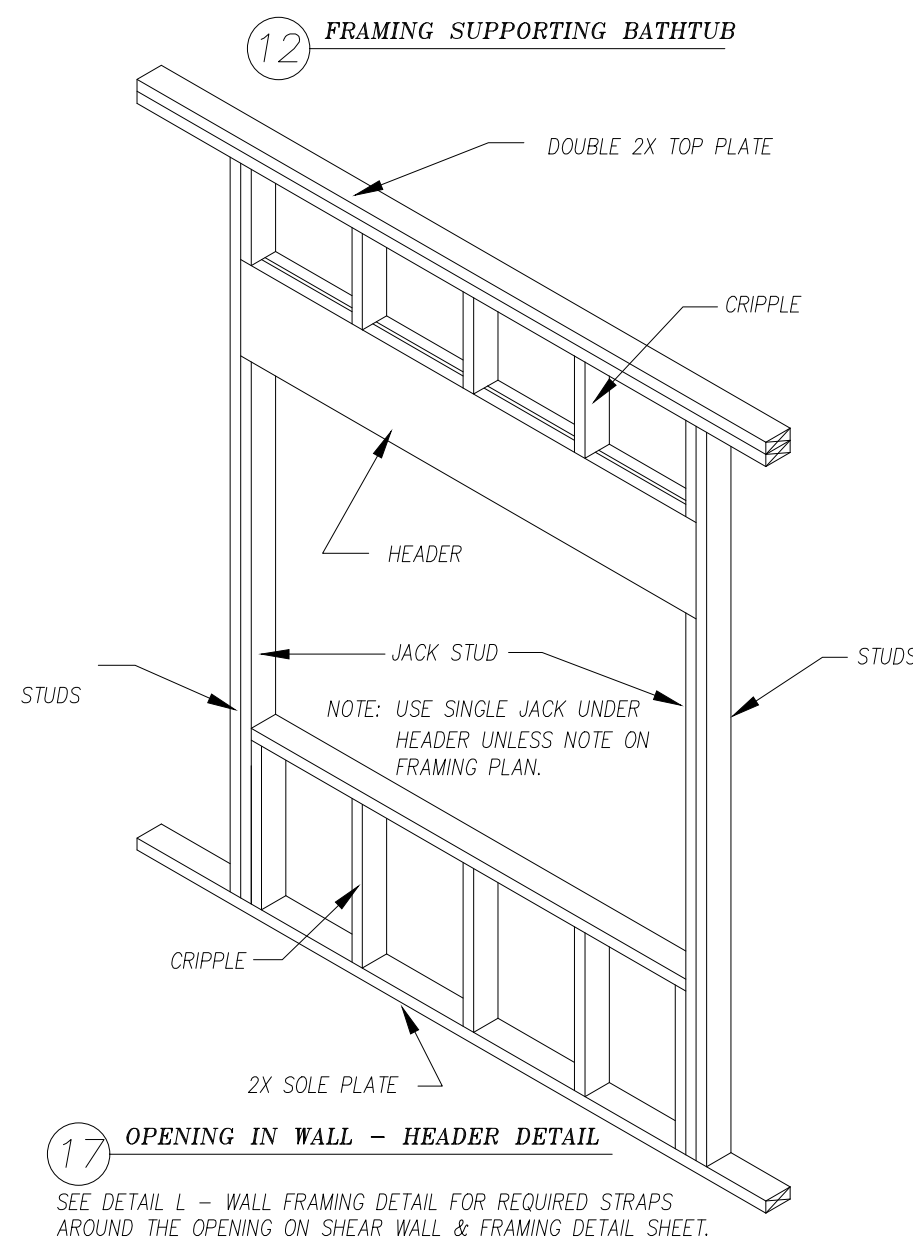
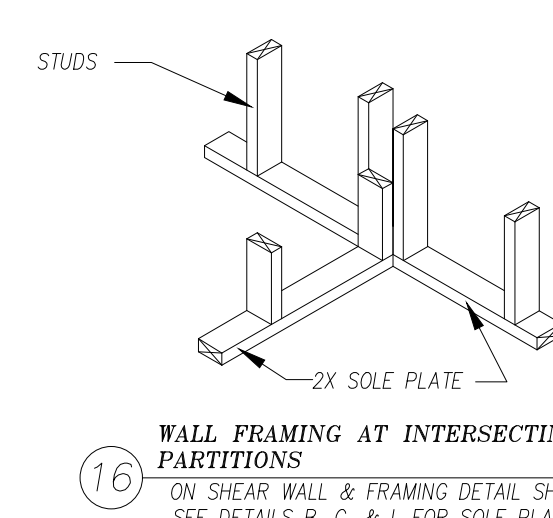
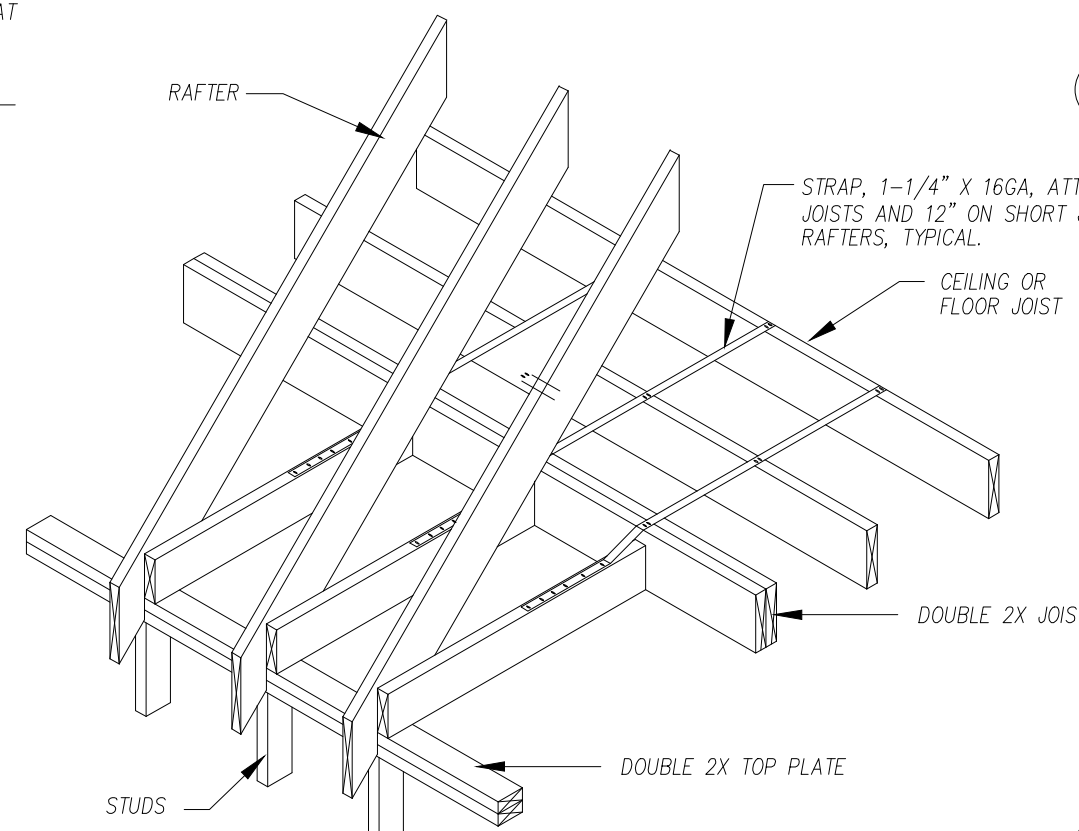
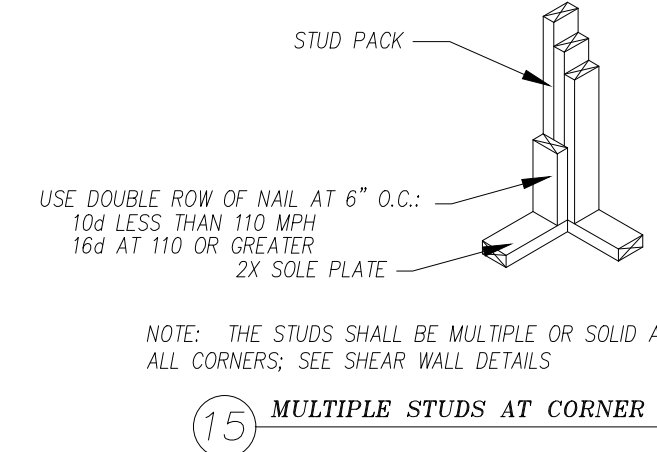
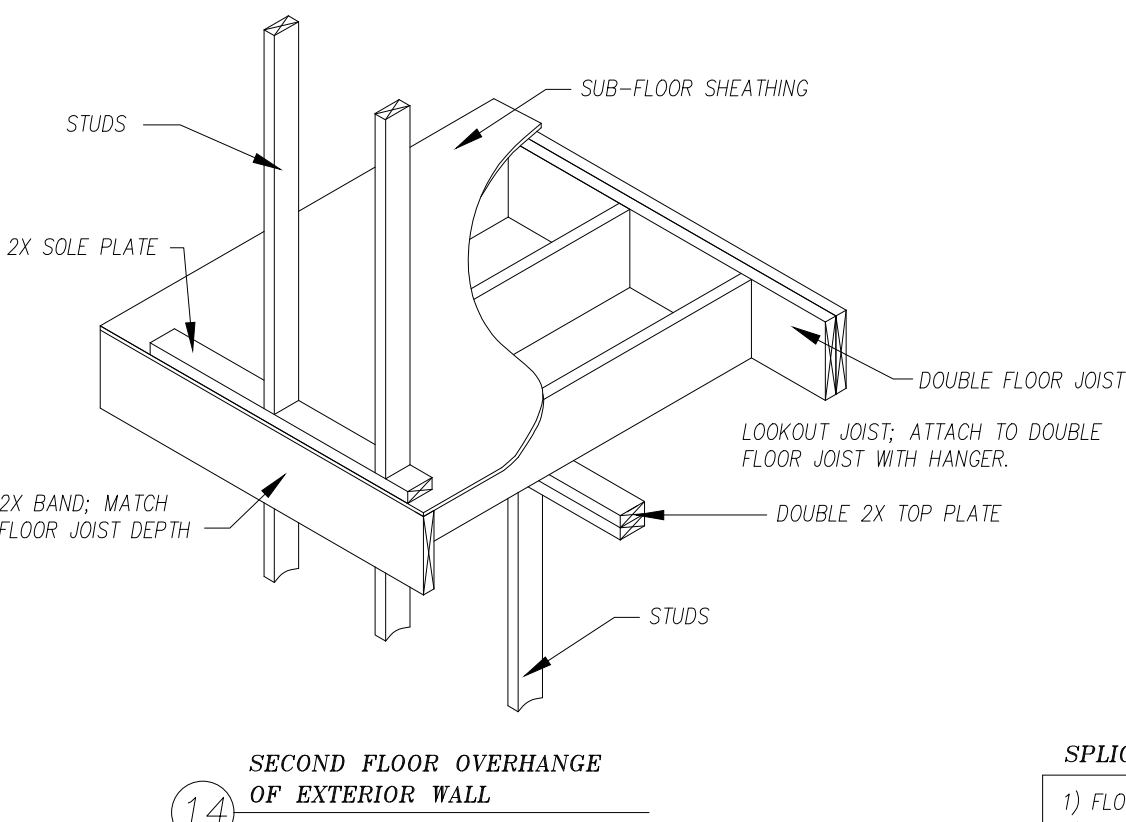
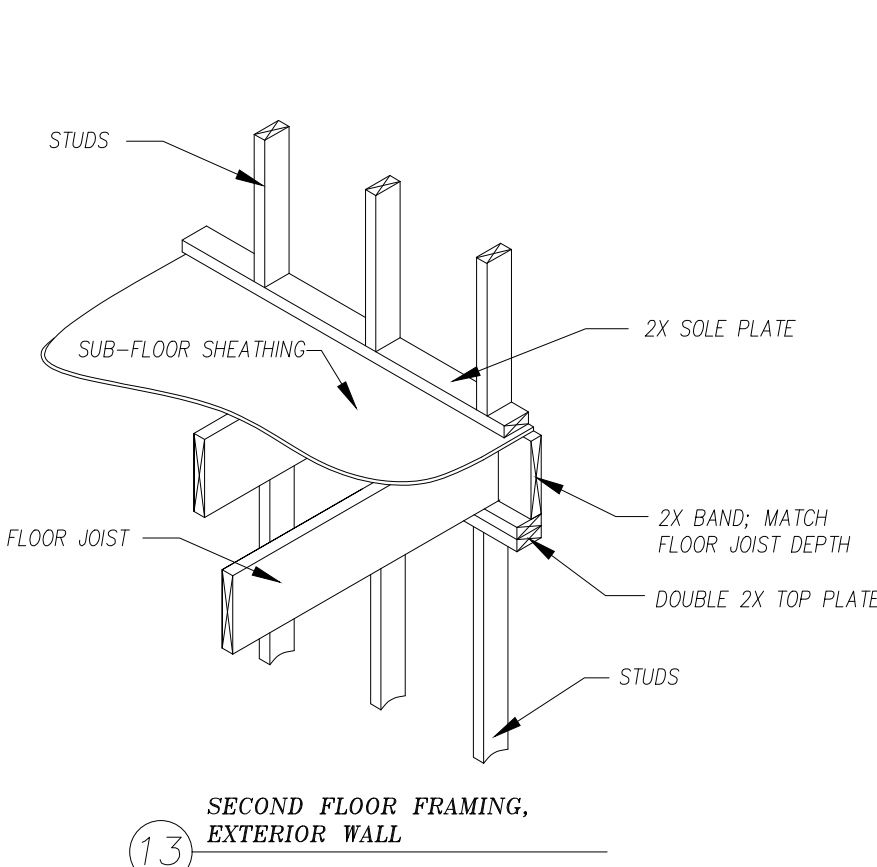
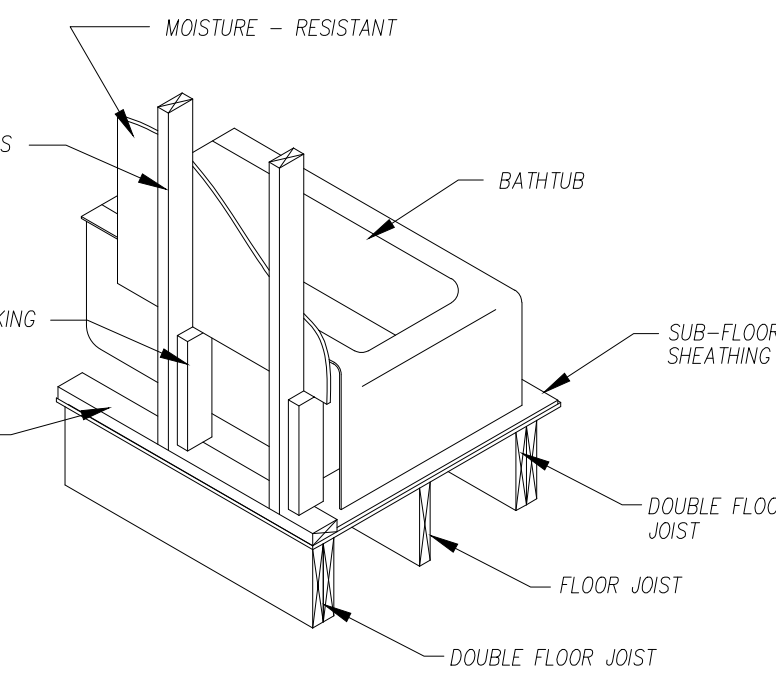
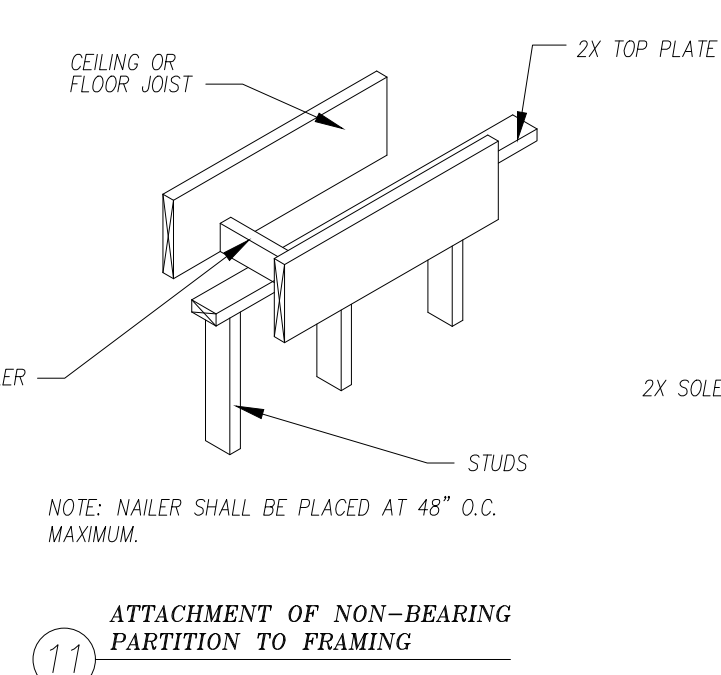
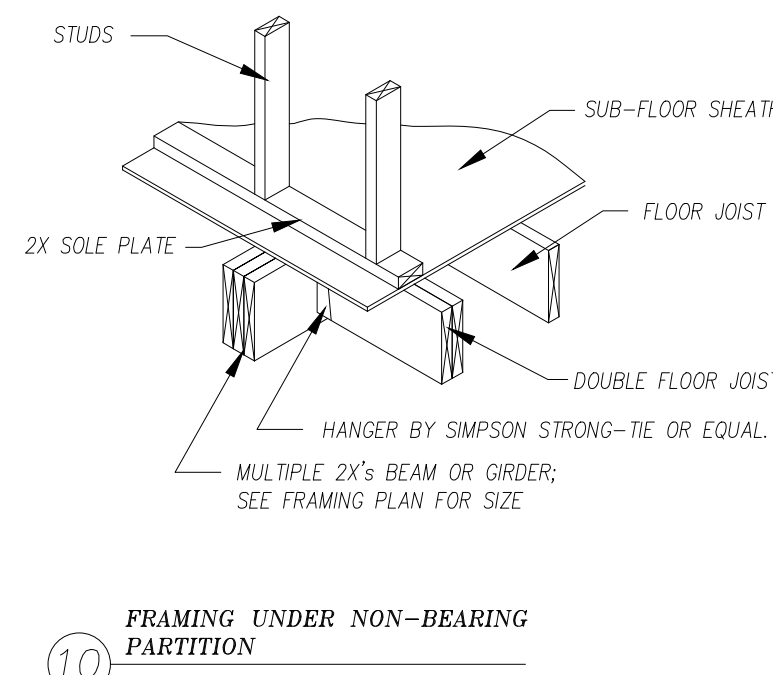
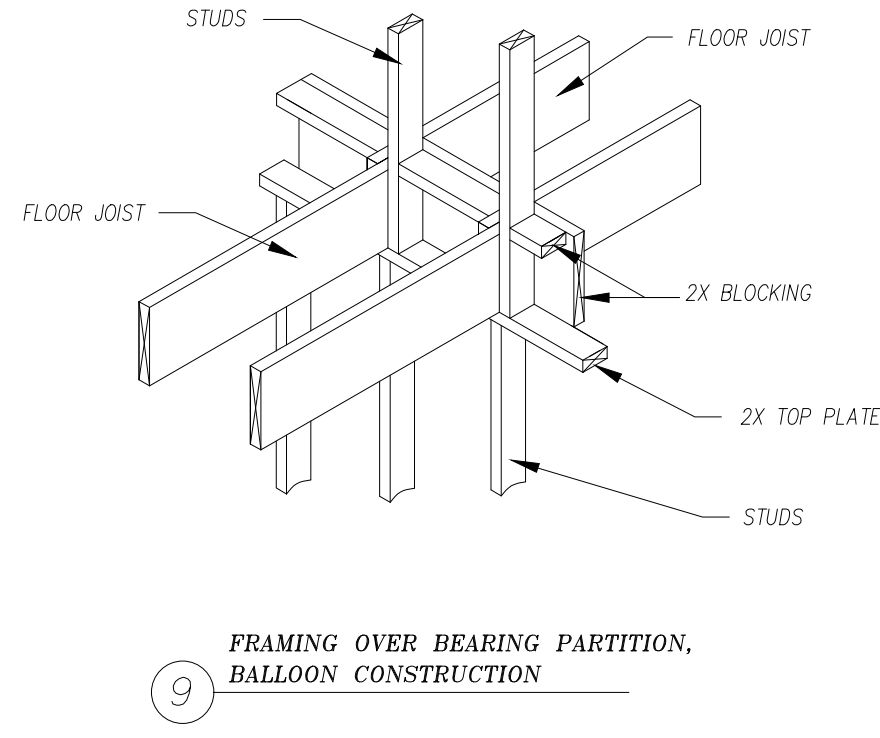
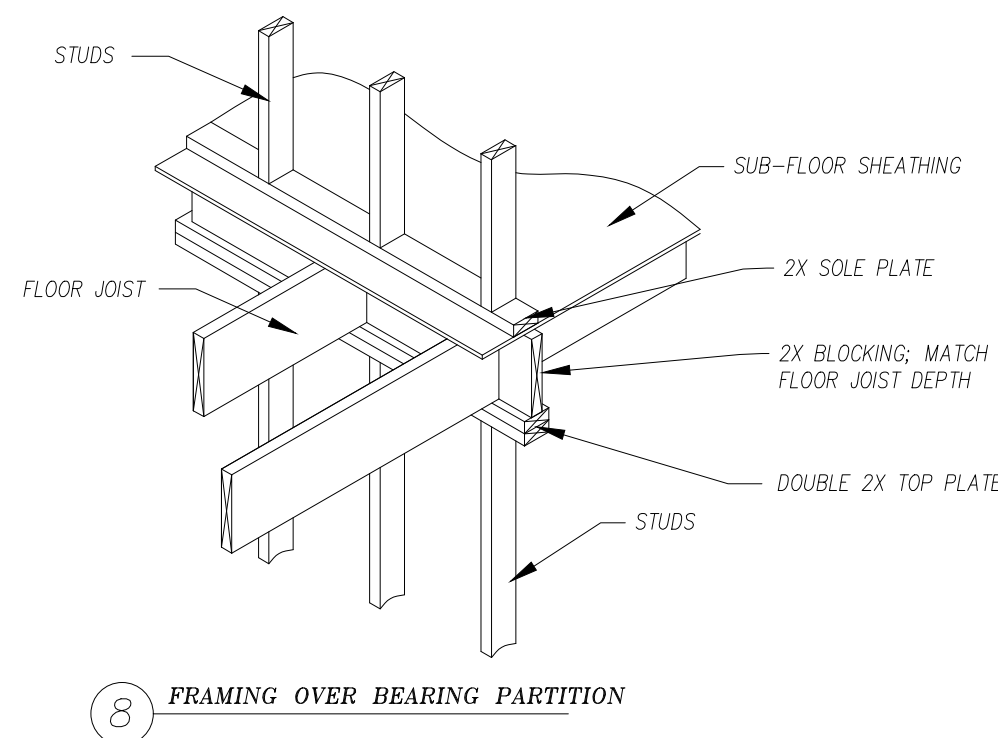
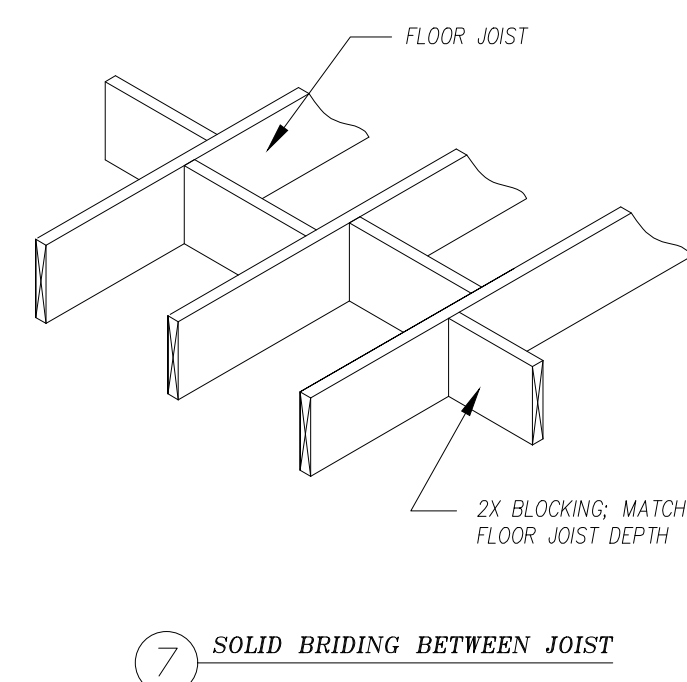
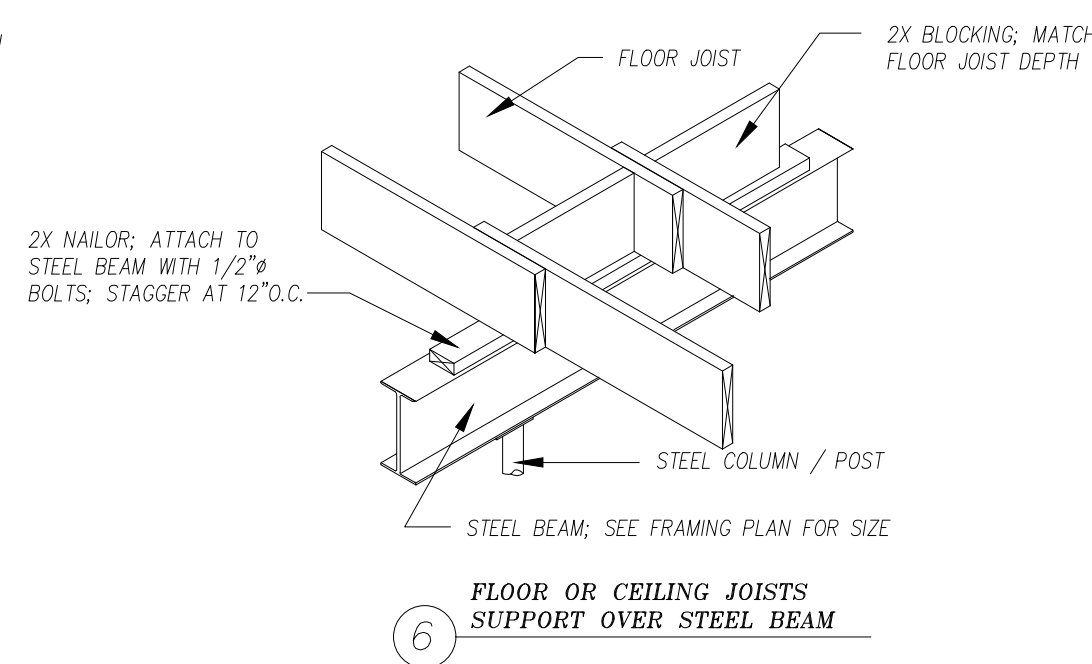
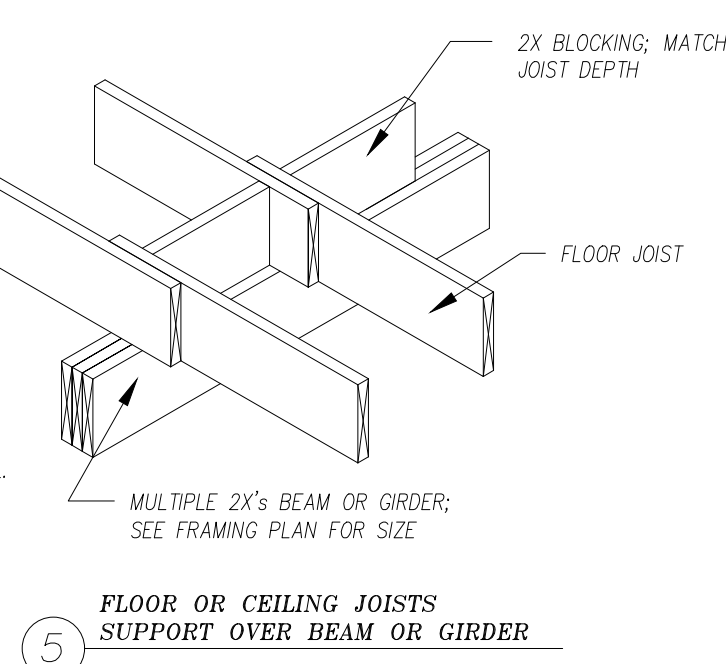
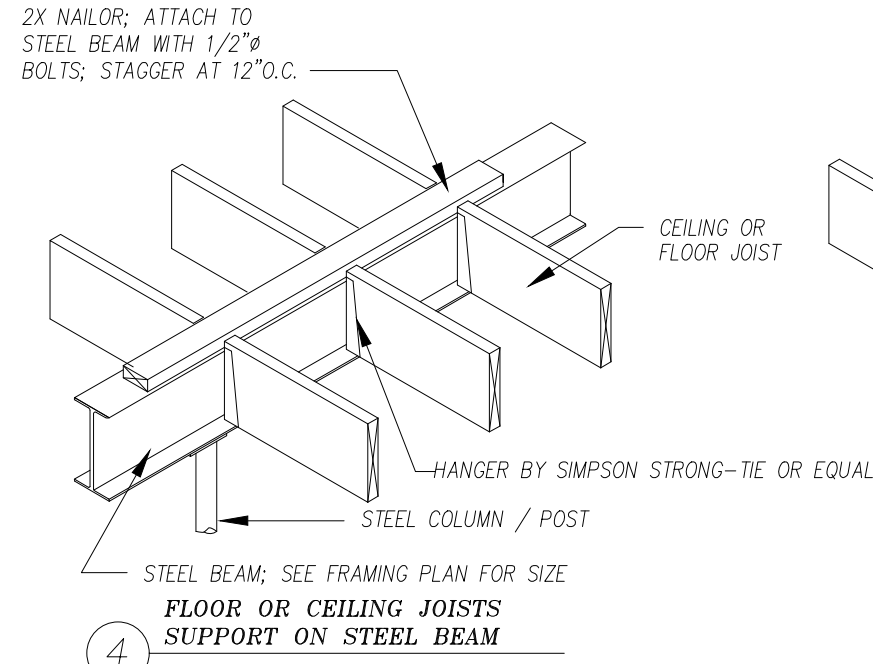
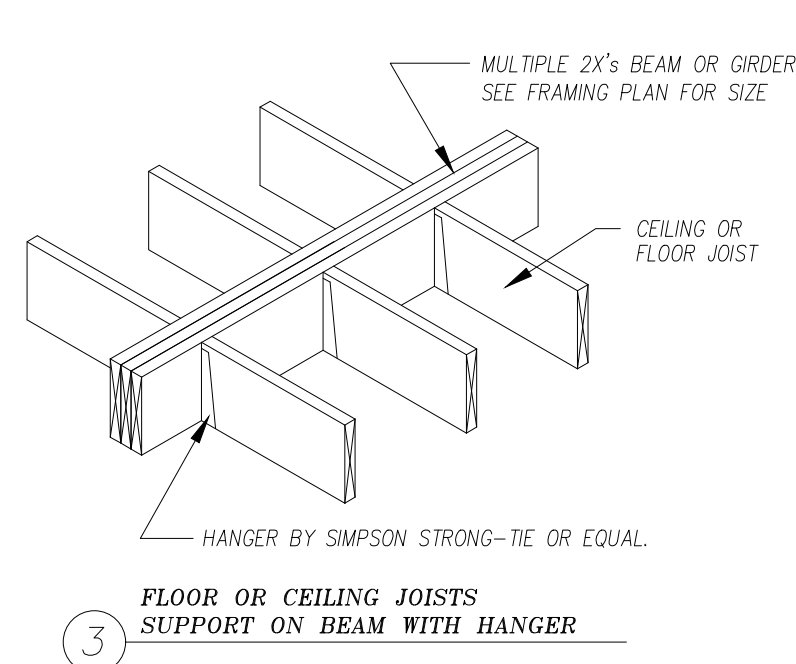
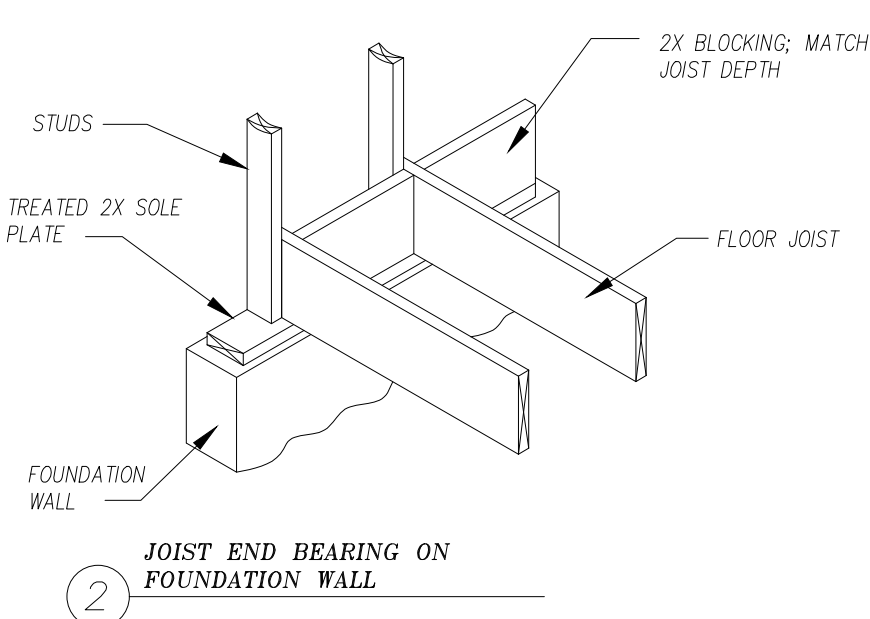
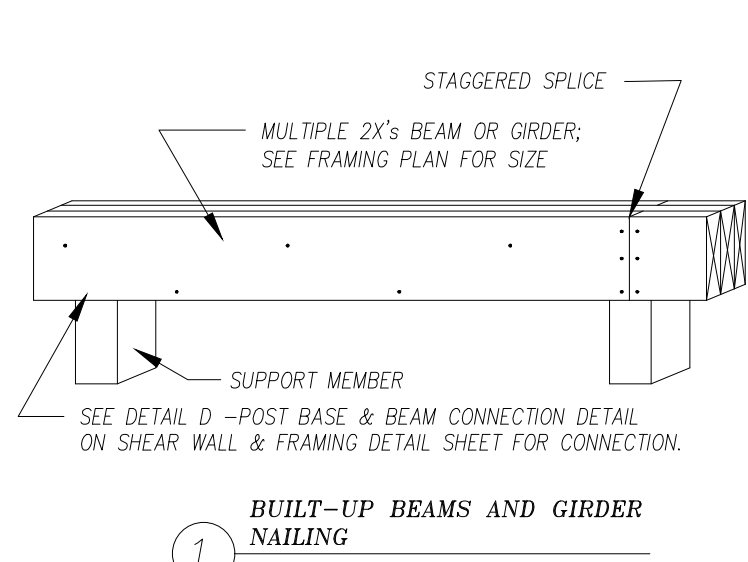
057-22

SHEET NAME:

FRAMING NOTES

SHEET #:

S-5



SPLICE NOTE:
1) FLOOR JOISTS SHALL NOT BE SPLICED.
2) CEILING JOISTS, RAFTER, RIDGE BEAM, HIP, AND VALLEY BEAM MAY BE SPLICED; USE SIMILAR SIZE MATERIAL ON BOTH SIDES OF THE SPLICE AND FASTEN WITH A MINIMUM OF 21 - 100 NAILS ON BOTH END OF SPLICE PLACE.

- NOTES:**
- SEE FRAMING PLANS FOR LOCATION, SIZE, SPACING, AND GRADE OF THE VARIOUS COMPONENTS SHOWN ON THIS SHEET.
 - FOR CONNECTION OF THE VARIOUS MEMBERS SEE THE NAILING SCHEDULE.
 - SEE SHEAR WALL DETAIL SHEET FOR REQUIRED STRAPS.

JOIST HANGER SCHEDULE

	FACE MOUNTED		TOP FLANGE	
JOIST SIZE	FLOOR JOIST	CEILING JOIST	FLOOR JOIST	CEILING JOIST
2X6	LUS26	LUS26	JB26	JB26
2X8	LUS26	LUS26	JB28	JB28
2X10	LUS28	LUS28	JB210	JB210
2X12	LUS210	LUS210	JB212	JB212
END JOIST	NOTE 3		NOTE 3	

- NOTES:**
- HANGER NOMENCLATURE IS THAT OF SIMPSON STRONG-TIE. OTHER MANUFACTURER'S HANGERS OF EQUAL CAPACITY MAY BE USED.
 - HANGERS SHALL BE INSTALLED PER MANUFACTURER'S MOST RECENTLY PRINTED LITERATURE.
 - THE SUPPLIER OF THE ENGINEERED JOIST SHALL FURNISH HANGERS WITH THE CAPACITY REQUIRED TO SUPPORT THE JOIST.



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

MIGUEL ALVARADO

CONTACT INFO:

-

-

SEAL:



Diego Lamacchia
17/07/2022

FAUL WEDDING VENUE

30403 Walnut Creek Rd.
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1/8" = 1'-0"

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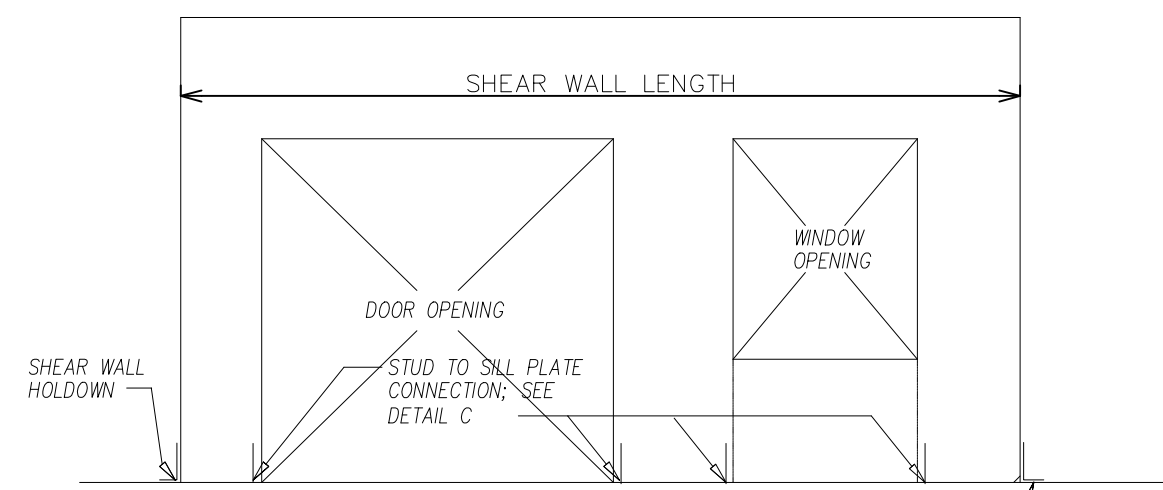
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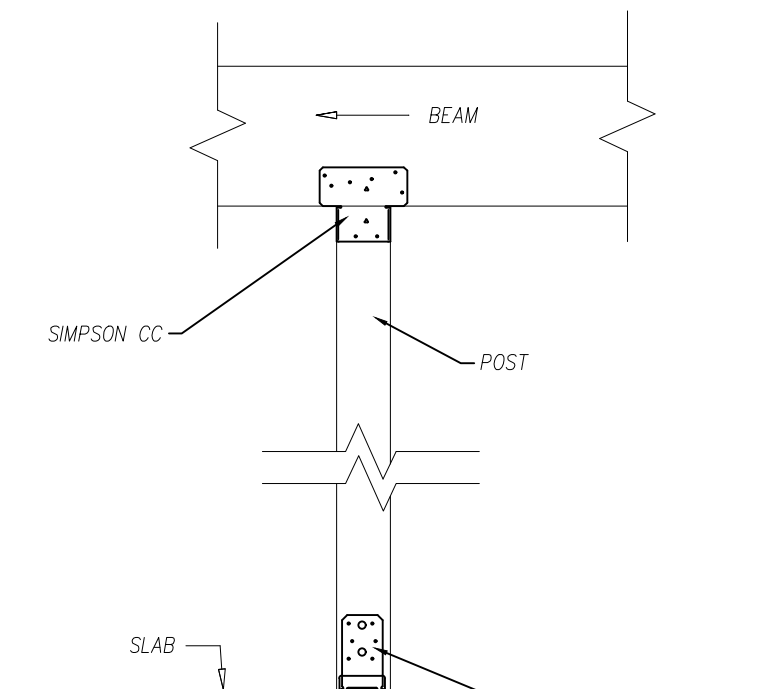
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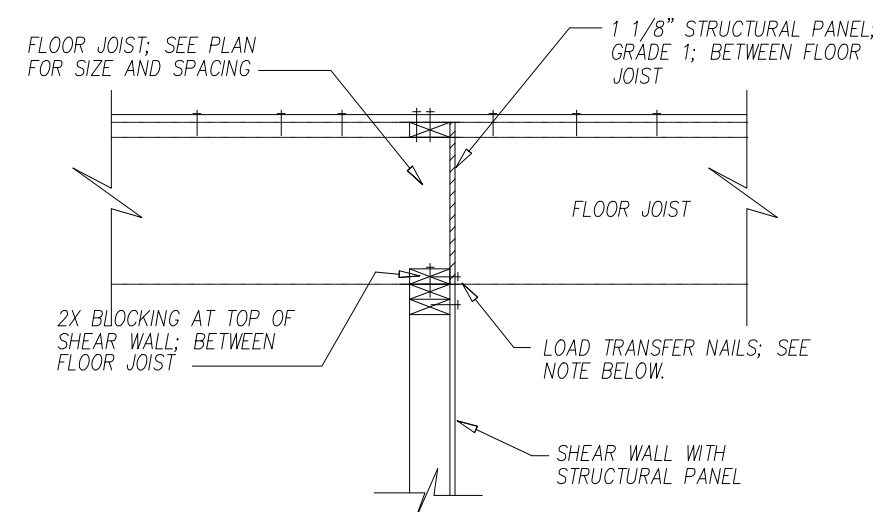
S-6



A **SHEAR WALL OPENING ELEVATION**
SHEAR WALL OPENING ELEVATION

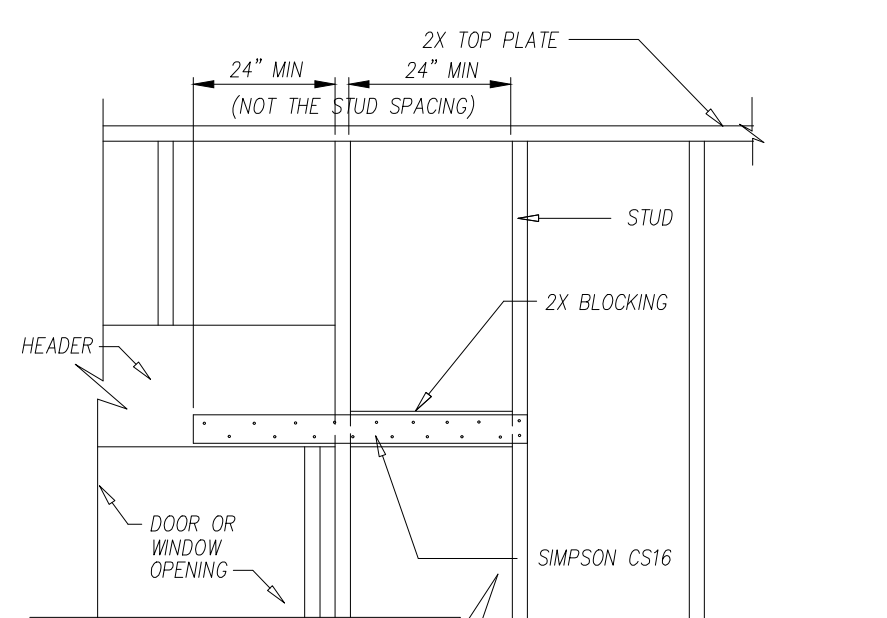


D **POST BASE & BEAM CONNECTION DETAIL**



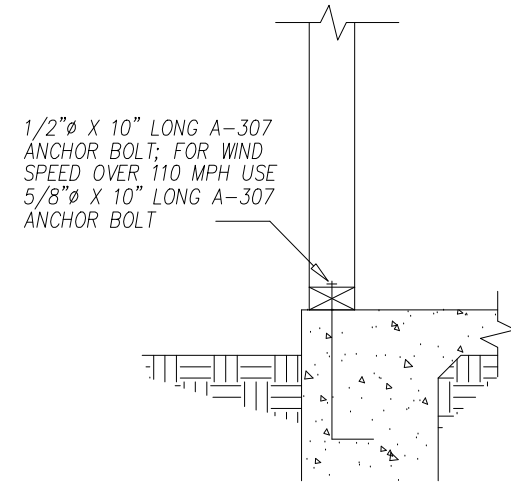
NOTE: FOR SIZE AND SPACING OF NAILS FOR CONNECTING 2X BLOCKING TO TOP OF SHEAR WALL AND FLOOR DIAPHRAGM AND ATTACHING STRUCTURAL PANEL; SEE THE NAILING REQUIREMENT FOR THE SHEAR WALL BEING ATTACHED.

G **SHEAR WALL PERPENDICULAR TO FLOOR JOIST**



NOTE: 1) STRAP SHALL BE USED AT THE HEADER OF EACH END OF OPENING. 2) IF TWO OPENINGS ARE CLOSER THAN 4 FEET, USE CONTINUOUS SIMPSON CS16 STRAP SO THAT 24 INCHES LENGTH IS OBTAINED OVER BOTH OPENINGS. 3) WHERE REQUIRED STRAP SHALL BE USED AT BOTTOM OF WINDOW OPENING SIMILAR TO THAT SHOWN AND STATED ABOVE. 4) IN THE EVENT THAT TWO OPENINGS ARE CLOSER THAN 4 FEET AND THE HEADERS AND SILL PLATES ARE NOT OF EQUAL HEIGHT, USE A STRAP AT THE HEADER OF THE HIGHER OPENING AND SILL PLATE OF THE LOWER OPENING AS INSTRUCTED IN NOTE 2.

M **STRAP DETAIL AT WALL OPENING**

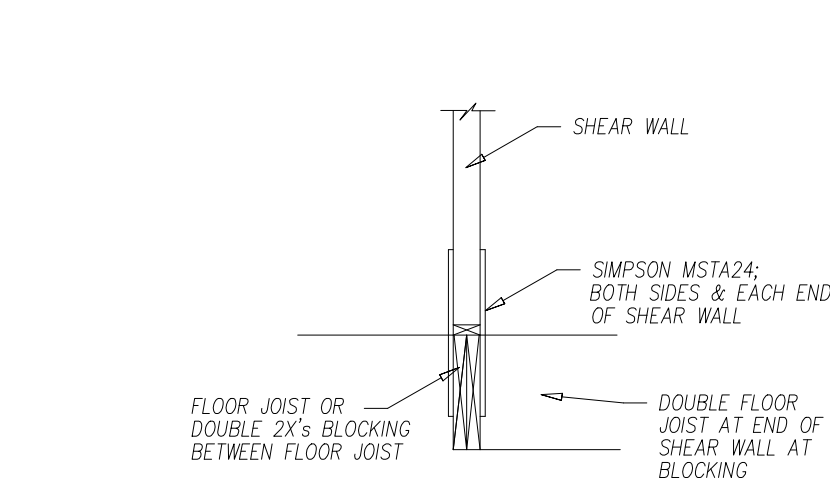


B **SILL PLATE ANCHOR DETAIL**

SPACING SHALL BE 6'-0" O.C. AND 12" FROM CORNERS EACH WAY AND 12" FROM DOOR OPENINGS IN EXTERIOR WALLS; NO LESS THAN TWO BOLTS PER PLATE; FOR WIND SPEED OF 110 MPH OR LESS; AT 32" OC OVER 110 MPH WIND SPEED, WIND SPEED.

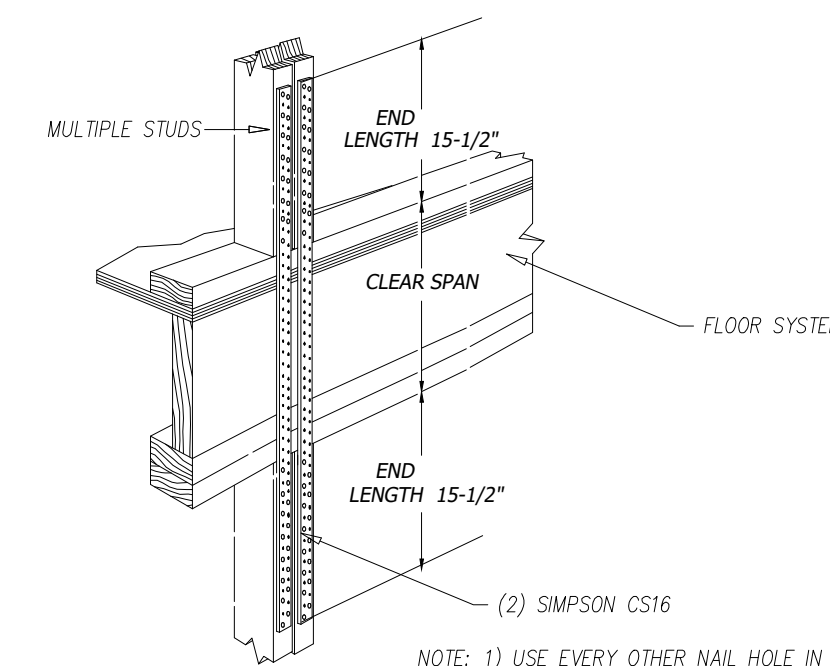
NOTE: SOLE PLATE ANCHORS WITHIN THE LENGTH OF A SHEAR WALL SHALL BE 32" ON CENTER.

E **SHEAR WALL AT SECOND FLOOR NO WALL BELOW**



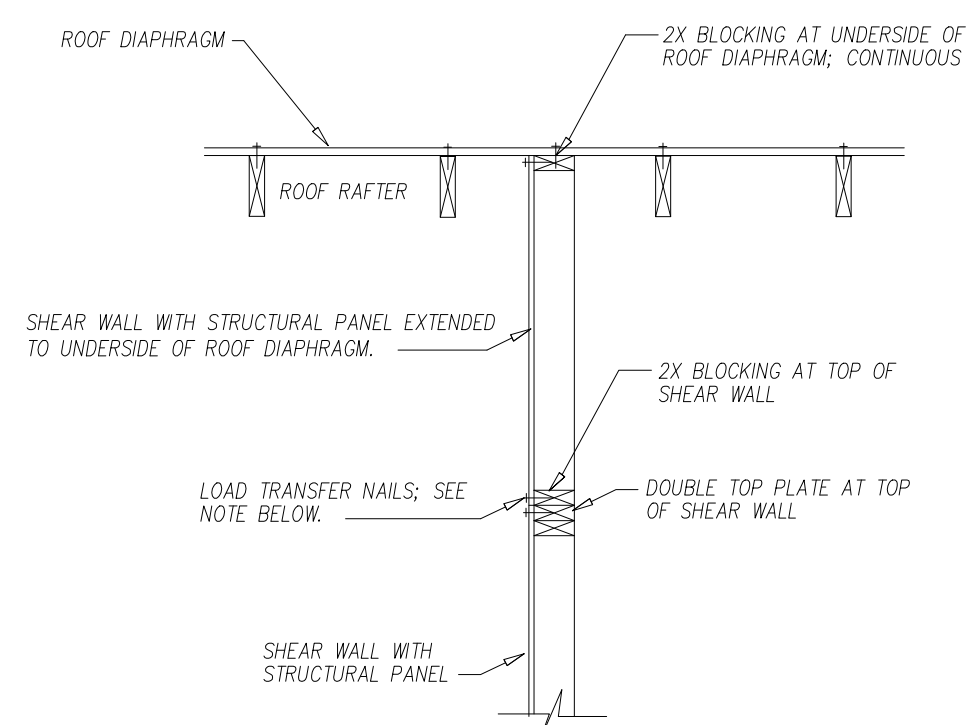
NOTE: ANCHOR ENDS OF FLOOR BEAM OR DOUBLE FLOOR JOIST AT END OF SHEAR WALL TO BEARING WALL OR BEAM WITH 2 SIMPSON MSTA24. IN THE CASE OF A BEARING BEAM USE 2 SIMPSON MSTA24 AT BOTH END OF THAT BEAM.

E **SHEAR WALL AT SECOND FLOOR NO WALL BELOW**



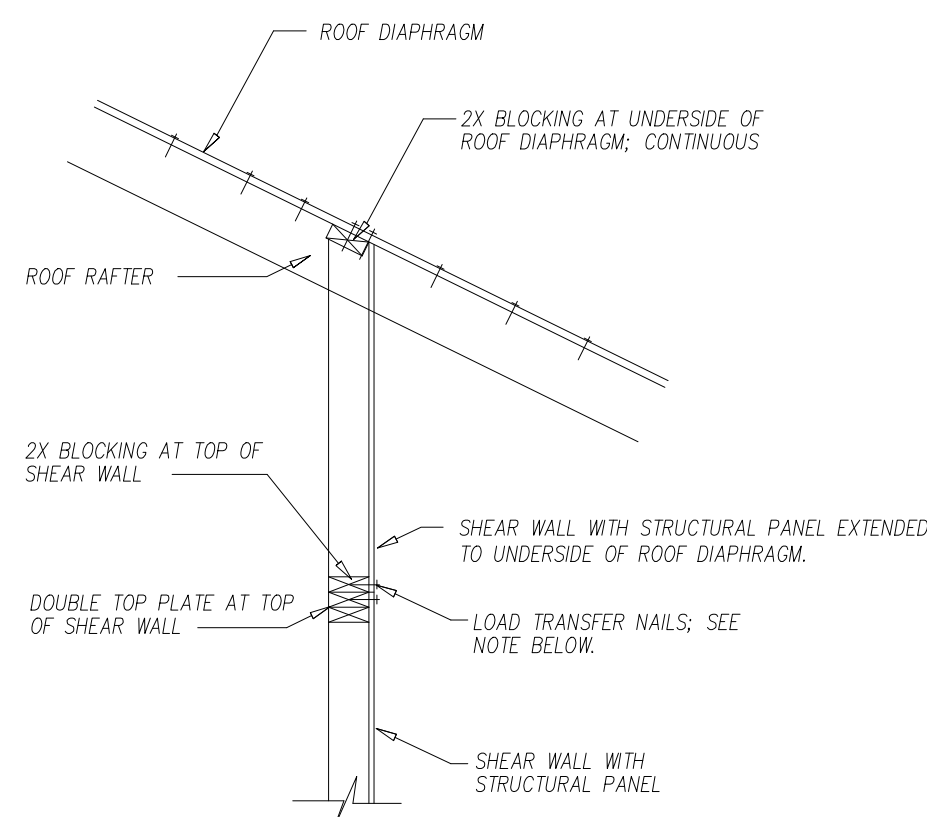
NOTE: 1) USE EVERY OTHER NAIL HOLE IN A ROW TO PROVIDE THE CODE REQUIRED MINIMUM CENTER-TO-CENTER SPACING FOR NAILS. 2) PROVIDE EQUAL NUMBER OF 8d NAILS IN EACH END.

H **HOLDOWN AT END OF SHEAR WALL BETWEEN 1st & 2nd FLOORS @ 32" O.C. ALL AROUND**



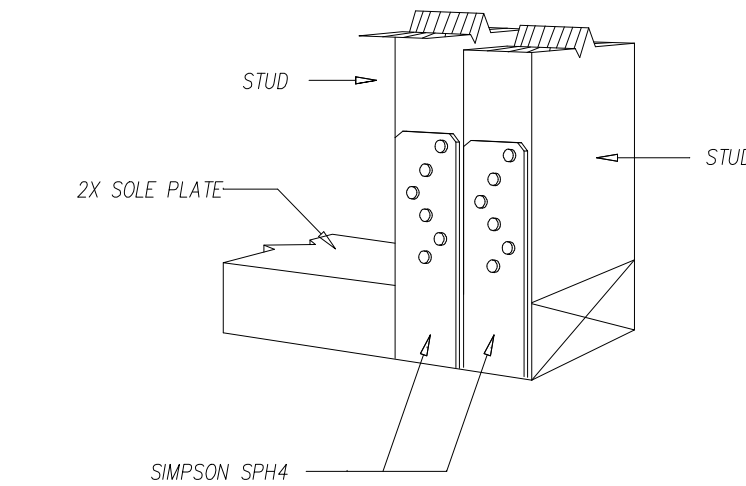
NOTE: FOR SIZE AND SPACING OF NAILS FOR CONNECTING 2X BLOCKING TO TOP OF SHEAR WALL AND FLOOR DIAPHRAGM AND ATTACHING STRUCTURAL PANEL; SEE THE NAILING REQUIREMENT FOR THE SHEAR WALL BEING ATTACHED.

N **INTERIOR SHEAR WALL PARALLEL TO AND EXTENDED TO ROOF RAFTERS**

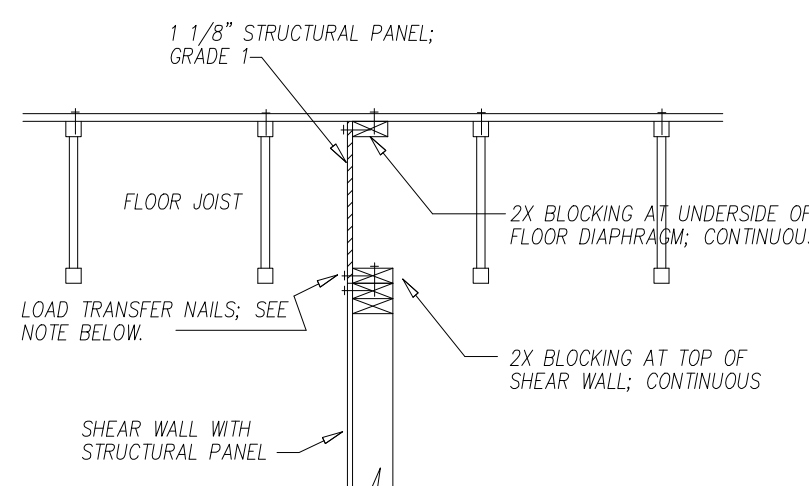


NOTE: FOR SIZE AND SPACING OF NAILS FOR CONNECTING 2X BLOCKING TO TOP OF SHEAR WALL AND FLOOR DIAPHRAGM AND ATTACHING STRUCTURAL PANEL; SEE THE NAILING REQUIREMENT FOR THE SHEAR WALL BEING ATTACHED.

P **INTERIOR SHEAR WALL PERPENDICULAR TO AND EXTENDED TO ROOF RAFTERS**

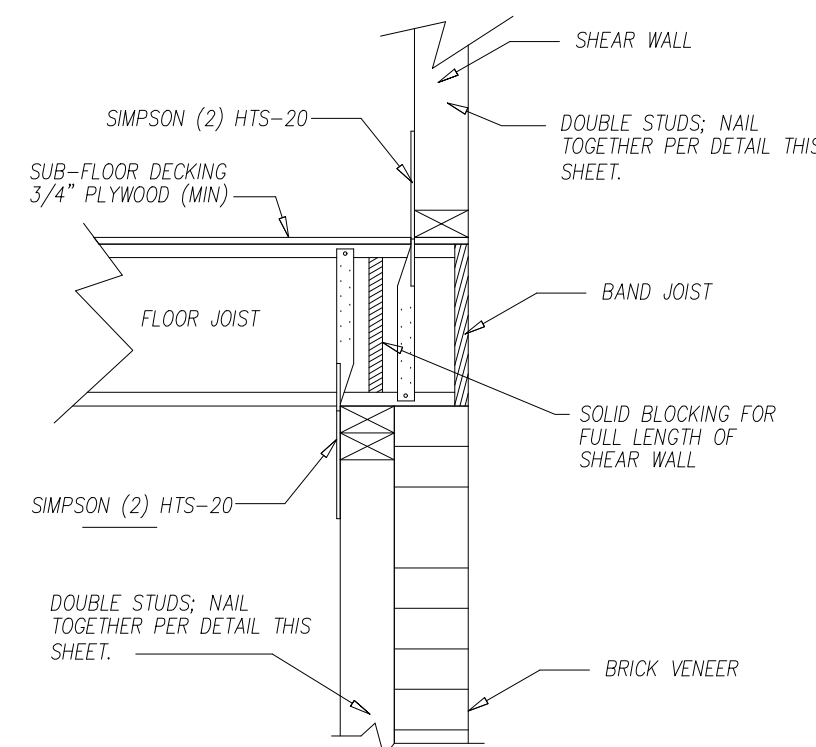


C **STUD TO SILL PLATE**

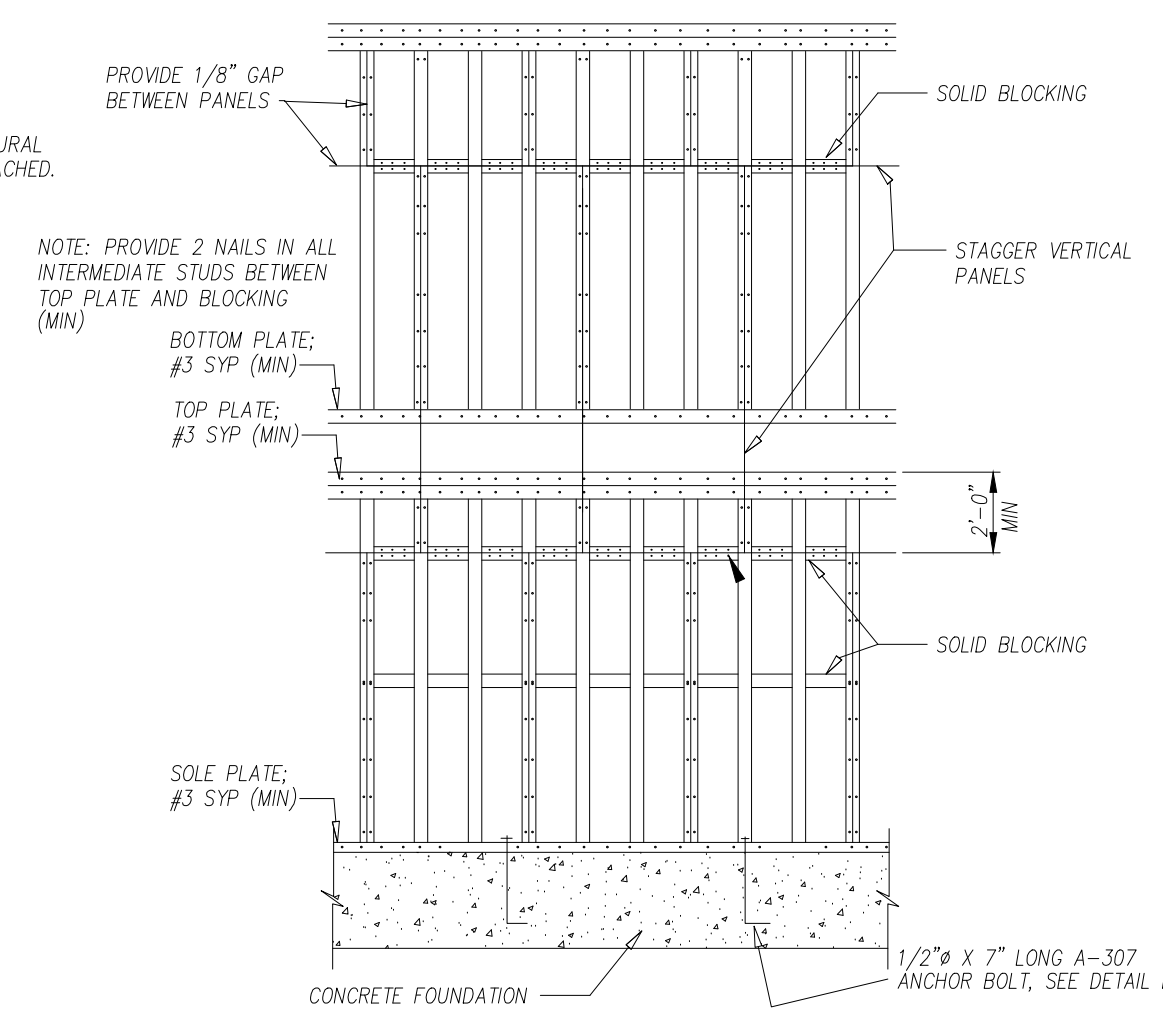


NOTE: FOR SIZE AND SPACING OF NAILS FOR CONNECTING 2X BLOCKING TO TOP OF SHEAR WALL AND FLOOR DIAPHRAGM AND ATTACHING STRUCTURAL PANEL; SEE THE NAILING REQUIREMENT FOR THE SHEAR WALL BEING ATTACHED.

F **SHEAR WALL PARALLEL TO FLOOR JOIST**



J **OFFSET SHEAR WALL DETAIL**



NOTE: 1) NAILING OF STRUCTURAL PANELS; SEE NAILING SCHEDULE. 2) FOR NAILING OF SHEAR WALL PANELS; SEE SHEAR WALL SCHEDULE.

K **EXTERIOR WALL DETAIL WITH FULL SHEATHING**

DESIGN CRITERIA

IBC 2018

WIND LOAD

139 MPH @
3 SECOND GUST



ALVARADO GROUP, LLC

7015 W. Tidwell Rd. G-110
Houston, Tx 77092

alvaradogroup12@gmail.com

DRAWN BY:

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CONTACT INFO:

SEAL:



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1/8" = 1'-0"

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FRAMING NOTES

SHEET #:

S-7

TDI AREA	STRUCTURAL PANEL THICKNESS (MINIMUM)		
INLAND I	7/16"		
SEAWARD	15/32"		

FASTENER TYPE	FASTENER SPACING		
	UP TO 4'-0"	OVER 4'-0" UP TO 6'-0"	OVER 6'-0" UP TO 8'-0"
2 1/2" #6 WOOD SCREW	16" O.C.	12" O.C.	9" O.C.
2 1/2" #8 WOOD SCREW	16" O.C.	16" O.C.	12" O.C.

NOTES:
1) FASTENERS SHALL BE LOCATED AND INSTALLED OPPOSITE ONE ANOTHER AND 1" FROM EDGE OF THE PANEL (MINIMUM).
2) FASTENERS SHALL BE LONG ENOUGH TO PENETRATE THROUGH THE EXTERIOR WALL COVERING AND 1 1/4" INTO THE WOOD FRAMING, CONCRETE BLOCK OR CONCRETE.
3) WHERE SCREWS ARE ATTACHED TO MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF 480 POUNDS (MINIMUM).
4) STRUCTURAL PANELS SHALL BE PRECUT AND MARKED FOR A SPECIFIC OPENING; STORED WITH THE ATTACHMENT HARDWARE.
5) STRUCTURAL PANELS SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING.

R **WINDBORNE DEBRIS PROTECTION - STRUCTURAL PANELS**