

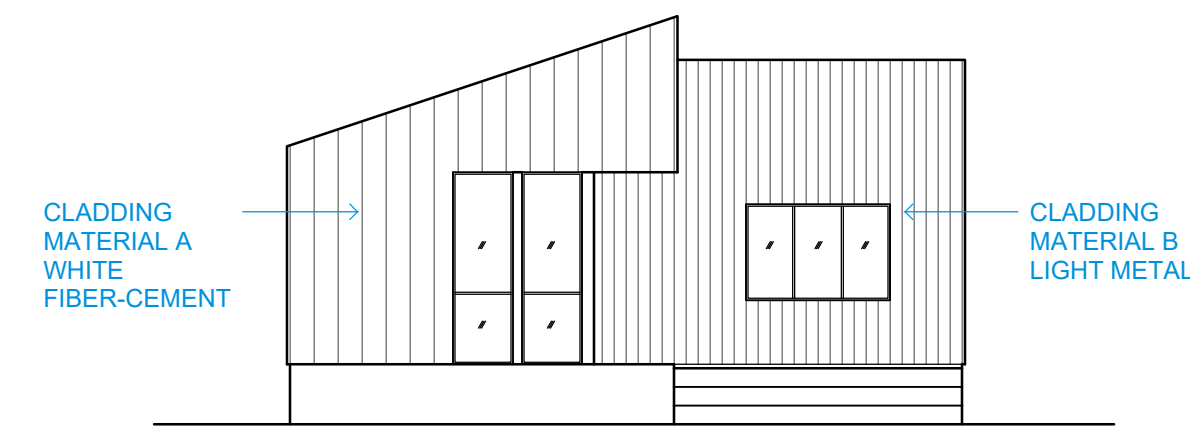


DOUBLE-HOUSE

DESIGNED BY:
ADAM BERMAN
SIOBHAN FINLAY
RICE ARCHITECTURE CONSTRUCT

DESIGN INTENT

CLADDING MATERIALS:

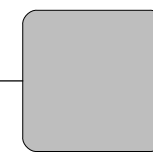
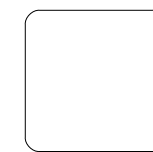


THE DESIGN INTENT PREFERENCES SIMPLE, DURABLE MATERIALS WITH LIGHT COLORS TO REDUCE HEAT GAIN AND SAVE ENERGY. PREFERABLY WHITE FIBER-CEMENT FOR THE ENTRY/KITCHEN AND A SLIGHTLY DARKER CORRUGATED METAL FOR THE LIVING/BEDROOM RECESSED VOLUME.

RECOMMENDED COLOR PALETTE:



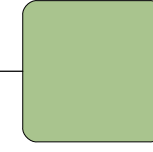
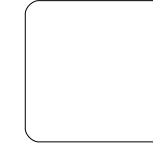
FIBER CEMENT PANEL
PAINTED WHITE



CORRUGATED METAL
GALVALUM OR LIGHT GRAY



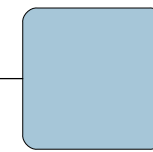
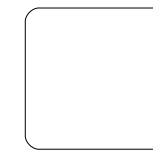
FIBER CEMENT PANEL
PAINTED WHITE



CORRUGATED METAL
LIGHT GREEN



FIBER CEMENT PANEL
PAINTED WHITE



CORRUGATED METAL
LIGHT BLUE

DESIGN NARRATIVE:

DOUBLE-HOUSE IS COMPOSED OF TWO RECTANGULAR VOLUMES, EACH WITH A UNIQUE MATERIAL AND SPATIAL CHARACTER. THE VOLUMES ARE OFFSET TO PRODUCE A SERIES OF SPACES WITH INCREASING LEVELS OF PRIVACY, INCLUDING TWO OUTDOOR PORCHES ALONG THE FRONT AND REAR. THE FACADE FURTHER EMPHASIZES THESE DUAL VOLUMES WITH JEXTAPOSING ROOFLINES AND A LIGHT CONTRAST IN MATERIAL EXPRESSION. INSIDE, PROGRAMMATIC SHIFTS DIVIDE THE TWO RECTANGULAR VOLUMES INTO THREE ZONES: (1) AN ENTRY THRESHOLD, (2) A SHARED LIVING SPACE, AND (3) A PRIVATE SLEEPING AREA. THE ADU'S ROOFLINES CREATE A LAYERED EXPERIENCE THAT LENDS AN INTIMATE QUALITY TO THE SHARED LIVING, DINING, AND KITCHEN AREA.

BASIS OF DESIGN:

THE FOLLOWING SERVED AS THE BASIS OF DESIGN AND MAY BE SUBSTITUTED WITH PRODUCTS OF EQUIVALENT PERFORMANCE:

WINDOWS:

ANDERSEN 100 SERIES VINYL WINDOWS

CLADDING:

MATERIAL A: BOARD & BATTEN FIBER CEMENT SIDING
HZ5 SMOOTH HARDIE PANEL VERTICAL SIDING AND HZ5 SMOOTH BATTEN BOARDS BY JAMES HARDIE BUILDING PRODUCTS.

MATERIAL B: CORRUGATED METAL WALL PANEL
7/8" CORRUGATED METAL SIDING PANEL BY BRIDGERSTEEL. 22 OR 24 GAUGE. EXPOSED FASTENERS. PVDF OR GALVALUME FINISH.

INSULATION:

R-19 FIBERGLASS BATT INSULATION AT EXTERIOR WALLS
R-38 CLOSED CELL SPRAY FOAM INSULATION AT ROOF/CEILINGS
R-13 CLOSED CELL SPRAY FOAM INSULATION AT FLOOR

WEATHER BARRIER:

VAPOR-PERMEABLE AIR BARRIER. DUPONT HOMEWRAP OR EQUIVALENT.

ROOFING:

20+ SRI COMPOSITE SHINGLE, OWENS CORNING COOL ROOF SHINGLE IN HARBOR FOD OR MYSTIC GRAY.

GYPSON WALL BOARD:

1/2" MIN AT ALL WALLS
5/8" MIN AT ALL CEILINGS

GENERAL INFORMATION

PROJECT NAME:

DOUBLE HOUSE

DESIGNED BY:

ADAM BERMAN
SIOBHAN FINLAY
RICE ARCHITECTURE CONSTRUCT

PROJECT LOCATION:

DOUBLE-HOUSE IS PERMITTED AS A RESIDENTIAL MASTERPLAN IN CONFORMANCE TO THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF HOUSTON AT THE TIME OF ISSUANCE. CONFORMANCE IS LIMITED TO THE BUILDING DESIGN ONLY AND EXCLUDES ANY SPECIFIC SITE-DEPENDENT INFORMATION INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATION DESIGN, GEOTECHNICAL ENGINEERING, UTILITY CONNECTIONS, BUILDING SETBACKS OR SEPARATION, DEED RESTRICTIONS, ETC.

CODE / ORDINANCE REFERENCE

OCCUPANCY: R-3 SINGLE FAMILY DWELLING
CLIMATE ZONE: 2A
CONSTRUCTION TYPE: 5B
2015 INTERNATIONAL RESIDENTIAL CODE WITH HOUSTON AMMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH HOUSTON AMMENDMENTS

HOUSTON ORDINANCE 42-186
REQUIRES 2 OFF-STREET PARKING SPACES FOR A SINGLE FAMILY DWELLING AND 1 ADDITIONAL, NON-TANDEM PARKING SPACE FOR A SECONDARY DWELLING.

AREAS

BUILDING AREA (GROSS): 571 SF
INTERIOR AREA (NET): 506 SF
EXTERIOR PORCH AREA WITH STAIRS: 233 SF
TOTAL BUILT COVERAGE AREA WITHOUT PLANTER: 805 SF

ACKNOWLEDGMENT & DISCLAIMER

THE DOUBLE-HOUSE DESIGN ("THE PROJECT") IS THE WINNING COMPETITION ENTRY FROM THE CITY OF HOUSTON'S 2021 ADUJHOU DESIGN COMPETITION. THE PROJECT WAS DESIGNED BY STUDENTS SIOBHAN FINLEY AND ADAM BERMAN AS PART OF THE RICE ARCHITECTURE CONSTRUCT PROGRAM AT RICE UNIVERSITY. COPYRIGHT OF THE DESIGN AND INSTRUMENTS OF SERVICE SHALL BE RETAINED BY RICE UNIVERSITY ("RICE"), SIOBHAN FINLEY AND ADAM BERMAN (THE "DESIGNERS").

RICE AND THE DESIGNERS GRANT THE CITY OF HOUSTON ("THE CITY") A WORLDWIDE, PERPETUAL, ROYALTY-FREE, NON-EXCLUSIVE RIGHT TO USE, COPY, DISTRIBUTE, TRANSLATE, MODIFY, DISPLAY, AND PREPARE DERIVATIVE WORKS OF THE PROJECT FOR ANY PURPOSE, INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF CONSTRUCTION DOCUMENTS, CONSTRUCTION, PUBLICATION, AND EXHIBITION OF THE PROJECT. IN SO DOING, THE CITY AGREES TO INDEMNIFY AND HERBY FOREVER RELEASES RICE AND THE DESIGNERS FROM ALL LIABILITIES THAT MIGHT ARISE FROM THE USE OF THESE DOCUMENTS, INCLUDING BUT NOT LIMITED TO THEIR USE AS INSTRUMENTS OF SERVICE FOR THE PERMITTING OR CONSTRUCTION OF THE PROJECT.

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THE USE OF THESE DOCUMENTS BY FOR-PROFIT COMPANIES OR BY INDIVIDUALS FOR-PROFIT IS PROHIBITED.

DESIGNED BY:
SIOBHAN FINLAY
ADAM BERMAN

RICE ARCHITECTURE
CONSTRUCT

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FOR THE FULL TERMS, SEE ADDITIONAL PROJECT INFORMATION ON SHEET G0.01.

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

DOUBLE-HOUSE

SCALE NTS

SHEET CONTENTS

PROJECT
INFORMATION

SHEET NUMBER

G0.01

ABBREVIATIONS

* # AND ADDL ADJ ABV A.F.F. ALT ALUM ANOD APPROX ARCH AVG	INCH (INCHES) FOOT (FEET) NUMBER ADDITIONAL ADJACENT ABOVE ABOVE FINISHED FLOOR ALTERNATE ALUMINUM ANODIZED APPROXIMATE ARCHITECT(URAL) AVERAGE	MATL MAX MECH MEMB MEZZ MDF MFR MID MIN MSC MK MTL MTL PNL	MATERIAL MAXIMUM MECHANICAL MEMBRANE MEZZANINE MEDIUM DENSITY FIBERBOARD MANUFACTURE(R) MIDDLE MINIMUM MISCELLANEOUS ARCHITECTURAL MILLWORK METAL METAL PANEL
B.F.F. BD B&B B.L. BLDG BLW BM B.O. BY B.O.I.C. BTM BRDG BSMT BTWN C CABNT CANTL C.I.P. CL CLR CJ CL CLG CLG HT CMU C.O.H. COL (COLS) COORD CONC CONC CONST CONT CORR CRZ CTR CU FT CU IN CU YD D DBL DEG DIA DIA DIM DIFF DN DR DWG E EA EF EJ EL / ELEV ELEC EMBED ENGR E.O.S. EQ EQUIV ETC EXST EXT FD FDN F.F. F.F.E. F.G. FIN FLR FO F.O.C. F.O.F. F.O.S. F.O.W. FPG FR FRMG F.S. FT FTG FUR GA GALV GC GEN GL GR GWB, GYP HB HM HORIZ HT H.P. HVAC ID IF IN INCL INFO INSUL INT JST JT L LAM LOC LG LF L.P. LW LWC LVL	BELOW FINISHED FLOOR BOARD BOARD & BATTEN BUILDING LINE BUILDING BELOW BEAM BOTTOM OF BY OWNER BOUGHT BY OWNER, INSTALLED BY CONTRACTOR BOTTOM BRIDGING BASEMENT BETWEEN CHANNEL CABINET CANTILEVER CAST IN PLACE CENTER LINE CLEAR CONTROL JOINT CLOSET CEILING CEILING HEIGHT CONCRETE MASONRY UNIT CITY OF HOUSTON COLUMNS COORDINATE CONCRETE CONSTRUCTION CONTINUOUS CORRODED CRITICAL ROOT ZONE CENTER CUBIC FEET CUBIC INCH CUBIC YARD DEPTH DOUBLE DEGREE(S) DIAMETER DIAGONAL DIMENSION DIFFUSER DOWN DOOR DRAWING EAST EACH EACH FACE EXPANSION JOINT ELEVATION ELECTRICAL EMBEDDED ENGINEER(ING) EDGE OF SLAB EQUAL EQUIVALENT ET CETERA EXISTING EXTERIOR FLOOR DRAIN FOUNDATION FINISH FLOOR FINISH FLOOR ELEVATION FINISH GRADE FINISH FLOOR FACE OF FACE OF CONCRETE FACE OF FINISH FACE OF STUD FACE OF WALL FIREPROOFING FIRE RATED FRAMING FINISH SURFACE FEET (FOOT) FOOTING FURRED, FURRING GUAGE GALVANIZED GENERAL CONTRACTOR GENERAL GRID LINE GRADE GYPSUM WALL BOARD HOSE BIB HOLLOW METAL HORIZONTAL HEIGHT HIGH POINT HEATING, VENTILATION, AIR CONDITIONING INSIDE DIAMETER INSIDE FACE INCH (INCHES) INCLUDE INFORMATION INSULATION INTERIOR JOIST JOINT ANGLE LAMINATE LOCATION LONG LINEAR FEET LOW POINT LIGHTWEIGHT LIGHTWEIGHT CONCRETE LEVEL	N N.I.C. NO NOM NTS OC OD OF OPNG OPP OH ORD ORVHD PEN PERF PERP PL P.L. P LAM PLY PNL PT PTD QTY R, RAD R, REF RD REF REM REINF REQD REV RF RFG RND RO S SCHED SD SECT SF SHT SHT'G SIM SK SPEC(S) S.M.D. S.S.D. SQ FT SQ IN SS STL STD STRUCT SYM T T&B T&G TAN TBD TEMP THK T.O. T.O. CONC T.O.FF T.O.S. T.O.SL T.O.SL T.O.T.S. TR TYP U.N.O. V, VERT VB VCT VENT VNR VIF VOL W W W WD W.M. WP WO WRB WT YD	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE ON CENTER OUTSIDE DIAMETER OUTSIDE FACE OPENING OPPOSITE OPPOSITE HAND OVERFLOW ROOF DRAIN OVERHEAD PENETRATION PERFORATED PERPENDICULAR PLATE PROPERTY LINE PLASTIC LAMINATED PLYWOOD PANEL POINT / PRESSURE TREATED PAINTED QUANTITY RADIUS REFLECTED CEILING PLAN ROOF DRAIN REFERENCE REMOVE REINFORCING REQUIRED REVISION ROOF ROOFING ROUND ROUGH OPENING SOUTH SCHEDULE SMOKE DETECTOR SECTION SQUARE FEET SHEET SHEATHING SIMILAR SKETCH SPECIFICATION(S) SEE MECHANICAL DRAWINGS SEE STRUCTURAL DRAWINGS SQUARE FEET SQUARE INCH STAINLESS STEEL STEEL STANDARD STRUCTURE (STRUCTURAL) SYMMETRICAL TOP TOP AND BOTTOM TOUNGE AND GROOVE TANGENT TO BE DETERMINED TEMPERATURE THICKNESS TOP OF TOP OF CONCRETE TOP OF FINISH FLOOR TOP OF SLAB TOP OF STEEL TOP OF TOPPING SLAB TREAD TYPICAL UNLESS OTHERWISE NOTED VERTICAL VYNIL BASE VYNIL COMPOSITE TILE VENTILATION VENEER VERIFY IN FIELD VOLUME WEST WIDTH, WIDE WITH WATER CLOSET WOOD WATERPROOFING MEMBRANE WORKPOINT WITHOUT WEATHER RESISTANT BARRIER WEIGHT YARD

APPENDIX OF SYMBOLS

DIMENSION	
LEADER	
BUILDING ELEVATION 1 LOCATED ON SHEET A1.0	
INTERIOR ELEVATIONS LOCATED ON SHEET A1.0	
BUILDING SECTION 1 LOCATED ON SHEET A1.0	
DETAIL SECTION 1 LOCATED ON SHEET A1.0	
LEVEL INDICATION	
WALL TYPE	
CENTER LINE	
BREAK LINE	
DOOR NUMBER	
WINDOW NUMBER	
EQUIPMENT NUMBER	
ROOM NUMBER	
FINISH KEYS	
KEY NOTE	
SPOT ELEVATION	
REFERENCE GRID LINE	
MATCH LINE	
WORK POINT	
DETAIL 1 LOCATED ON SHEET A1.0	
REVISION KEY	

GENERAL NOTES

- ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND ORDINANCES OF THE CITY OF HOUSTON AND THE RULES AND REGULATIONS OF ALL AGENCIES, DEPARTMENTS AND COMMISSIONS HAVING JURISDICTION. WHERE DISCREPANCIES OCCUR AND/OR WHERE THERE ARE CONFLICTS OR OMISSIONS IN THE DRAWINGS AND APPLICATIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND REFRAIN FROM STARTING AND COMPLETING SUCH WORK, OR DEPENDENT WORK, UNTIL TOLD BY SAID ENTITY TO PROCEED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL REPORT TO THE OWNER ANY CONDITION OR DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS REQUIRING MODIFICATIONS BEFORE PROCEEDING WITH THE WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL MAKE USE OF ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- PROTECT ADJACENT EXISTING SIDEWALKS, CURBS, YARDS, LAWNS, TREES, SHRUBS, ETC. REPAIR TO THE RESPECTIVE OWNER'S SATISFACTION ALL SUCH FEATURES DAMAGED DURING THE CONSTRUCTION OPERATION.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, SYMBOLS AND LEGENDS.

DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE THAT ARE.
- UNLESS OTHERWISE INDICATED, HEIGHTS NOTED IN SCHEDULES ARE HEIGHTS ABOVE FINISHED FLOOR.
- IN GENERAL, DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL LINTELS, STRUTS, BRACKETS, HANGERS, ETC. WHEREVER NECESSARY TO SUPPORT OR BRACE ALL FINISHES, EQUIPMENT RECESSES, HEADS OVER OPENINGS, FURNITURE, ETC.
- ALL EXTERIOR CORNERS AT GYPSUM WALLBOARD CONSTRUCTION SHALL HAVE METAL CORNER BEADS INSTALLED.
- ALL METAL CASING BEADS AT WINDOWS AND DOORS SHALL BE OF NON-CORROSIVE TYPE.
- ALL EQUIPMENT SECURED TO INTERIOR PARTITIONS SHALL BE SCREWED DIRECTLY TO STUDS.
- SHOULD IT APPEAR THAT PROPOSED WORK IS NOT CLEARLY CALLED OUT, OR IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON DRAWINGS OR IN SPECIFICATIONS, OR IF CONTRACTOR HAS A BETTER CONSTRUCTION TECHNIQUE OR PROCEDURE: THE CONTRACTOR MUST APPLY TO THE OWNER FOR CLARIFICATION OR SUBMIT DRAWINGS AND PROCEDURES CONSISTENT WITH THE DESIGN INTENT FOR APPROVAL BY THE OWNER. THE ARCHITECT'S DECISION WILL BE FINAL AND CONCLUSIVE. IN NO CASE WILL WORK PROCEED IN UNCERTAINTY.
- ALL SUBCONTRACTORS MUST REVIEW THE MANNER IN WHICH WORK FITS, ALIGNS, OR COMES INTO CONTACT WITH THE WORK OF OTHER TRADES. DEFICIENCIES RESULTING FROM FAILURE TO DO SO WILL BE REMOVED AND CORRECTED AT CONTRACTOR'S EXPENSE. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS/HER RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF HIS/HER WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THESE DOCUMENTS THAT CANNOT BE EXECUTED AS SHOWN OR DESCRIBED OR CANNOT BE FULLY GAURANTEED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF THE STRUCTURAL, ELECTRICAL, PLUMBING OR MECHANICAL WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND THE CONSULTANTS' OR SUBCONTRACTOR'S WORK SHALL BE BROUGHT TO THE OWNER'S ATTENTION FOR CLARIFICATION.
- ACTUAL FIELD CONDITIONS MAY VARY FROM THE PLANS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER. NO DEVIATION FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- THE CONTRACTOR MUST CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND MUST AT ONCE REPORT TO THE OWNER ANY ERROR, INCONSISTENCY, OR OMISSION HE/SHE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENTS IS VERIFIED BY THE OWNER.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL FOUNDATION PLAN DIMENSIONS WITH THE FLOOR PLAN. THE CONTRACTOR SHALL PROVIDE, COORDINATE AND FIELD VERIFY THE DIMENSION, SIZES AND POSITIONS OF OPENINGS IN SLABS AND WALLS NECESSARY TO INSTALLATION OF HIS/HER WORK. PRIOR TO POURING CONCRETE, THE CONTRACTOR SHALL VERIFY THAT ALL EMBEDDED ITEMS AND MATERIALS, INCLUDING THE WORK OF OTHER TRADES, ARE IN PLACE AND SECURELY ANCHORED.
- THE CONTRACTOR SHALL CONNECT ALL SERVICES TO PUBLIC UTILITIES. ALL UTILITIES SHALL BE CONNECTED TO PROVIDE ELECTRICITY, WATER, ETC. TO ALL EQUIPMENT SHOWN AS PART OF THIS CONTRACT. ALL EQUIPMENT SHALL FUNCTION CORRECTLY UPON COMPLETION OF THIS CONTRACT.

GENERAL NOTES (CONT.)

- APPROVAL BY A BUILDING AND SAFETY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING STRUCTURES AND FINISHES DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY DOOR AND WINDOW SIZES, SWINGS, LOCATIONS, AND DETAILS WITH JOB CONDITIONS PRIOR TO FABRICATION AND INSTALLATION.
- DRAWINGS ARE DIVIDED INTO SEPARATE SHEETS FOR GENERAL CONVENIENCE ONLY. SHEET DESIGNATION OR NUMBERS MUST NOT BE CONSIDERED A BREAKDOWN OF AREAS OF WORK RESPONSIBILITY OR TRADES. DRAWINGS MUST BE COORDINATED WITH EACH OTHER AND WITH THE PROJECT
- ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE.
- ALL DISSIMILAR METALS MUST BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT MOLECULAR BREAKDOWN.
- LUMBER ON CONCRETE OR MASONRY WHICH IS IN CONTACT WITH EARTH MUST BE PRESSURE TREATED WOOD. ALL FLOOR FRAMING MUST BE PRESSURE TREATED WOOD.

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DISCIPLINE	SHEET NUMBER	SHEET NAME
GENERAL	G0.00	COVER SHEET
	G0.01	PROJECT INFORMATION
	G0.02	INDEX, NOTES & DRAWING INFO
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	A1.01	FLOOR PLAN
	A1.02	ROOF PLAN
	A1.11	REFLECTED CEILING PLAN
	A2.01	SECTIONS
	A3.01	ELEVATIONS
	A3.02	ELEVATIONS
	A4.01	WALL SECTIONS
	A5.01	SECTION & PLAN DETAILS
	A6.01	INTERIOR ELEVATIONS
	A7.01	WINDOW & DOOR SCHEDULE
	A7.02	WINDOW & DOOR DETAILS
STRUCTURAL	S1.00	STRUCTURAL NOTES
	S1.01	FOUNDATION PLAN - PIER & BEAM
	S1.02	FLOOR FRAMING PLAN - PIER & BEAM
	S1.10	ALT CONCRETE FOUNDATION PLAN
	S1.11	WALL FRAMING PLAN
	S1.12	ROOF FRAMING PLAN
PLUMB/MECH	MP1.00	PLUMBING & MECHANICAL PLAN
ELECTRICAL	E1.00	ELECTRICAL REFLECTED CEILING PLAN

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ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

DOUBLE-HOUSE

SCALE NTS

SHEET CONTENTS

INDEX, NOTES &
DRAWING INFO

SHEET NUMBER

G0.02

SITE GENERAL NOTES

LOCATE THE SECONDARY DWELLING AT
THE END OF A DRIVEWAY (IF EXIST) TO
ENSURE EASE OF ACCESS AND STREET
VISIBILITY.

THE BUILDING CODE REQUIRES A
MINIMUM 5FT SETBACK FROM THE
PROPERTY LINE AND 10FT FROM
EXISTING BUILDINGS.

RAMP NOTES

POSSIBLE RAMP CONFIGURATIONS
SHOWN FOR INFORMATIONAL PURPOSE
ONLY. RAMPS ARE NOT INCLUDED AS
PART OF THIS PERMIT SET.

RELATIVE GRADE DIFFERENCE FROM
PORCH ELEVATION. RAMPS INDICATED
ASSUME A DIFFERENCE OF 2' - 4'

HANDRAILS SHOULD BE PROVIDED IN
ACCORDANCE TO IRC 2015 R311.7.8

PER IRC R311.8:

R311.8.1 Maximum Slope

Ramps serving the egress door required by
Section R311.2 shall have a slope of not more
than 1 unit vertical in 12 units horizontal
(8.3-percent slope). Other ramps shall have a
maximum slope of 1 unit vertical in 8 units
horizontal (12.5 percent).

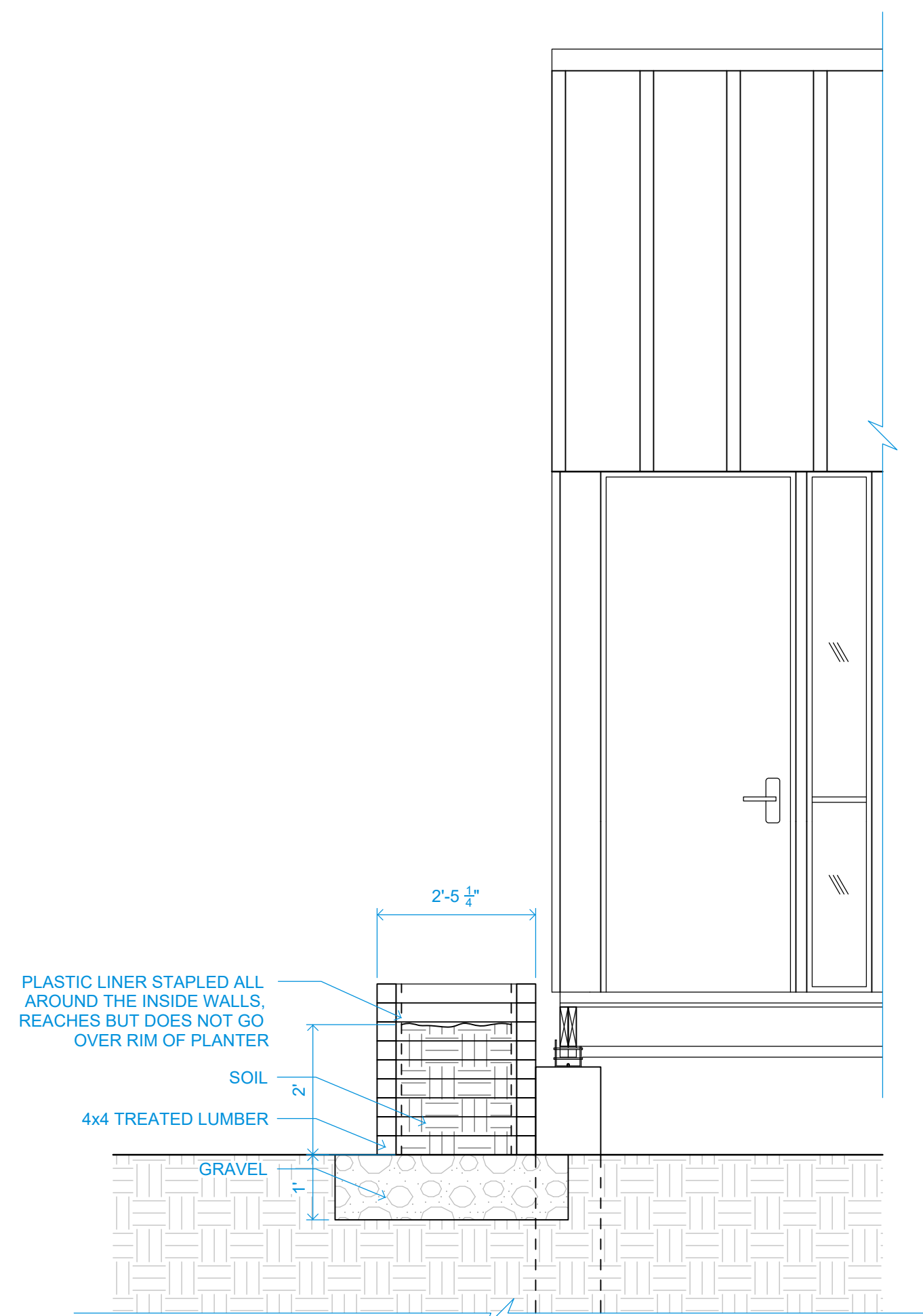
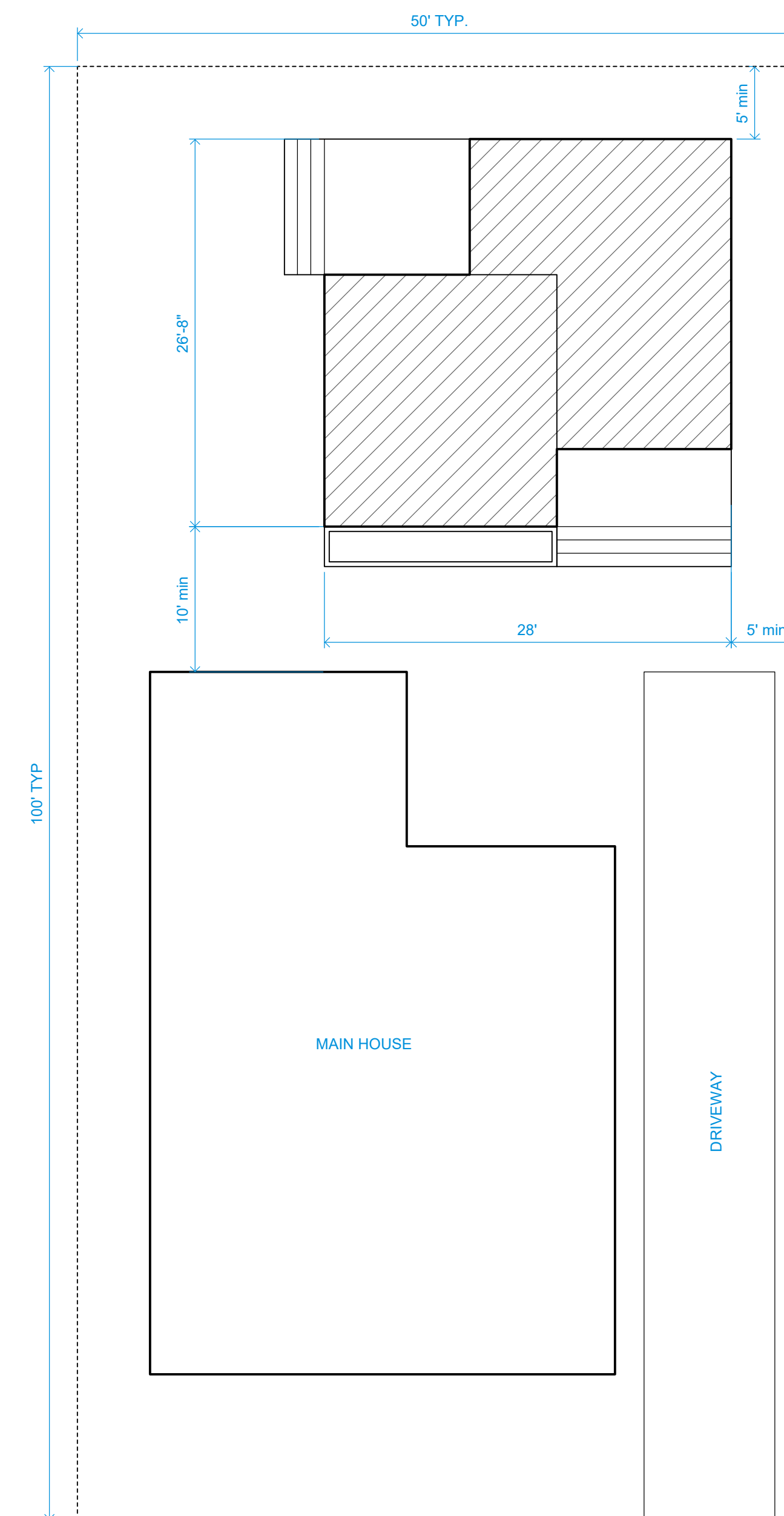
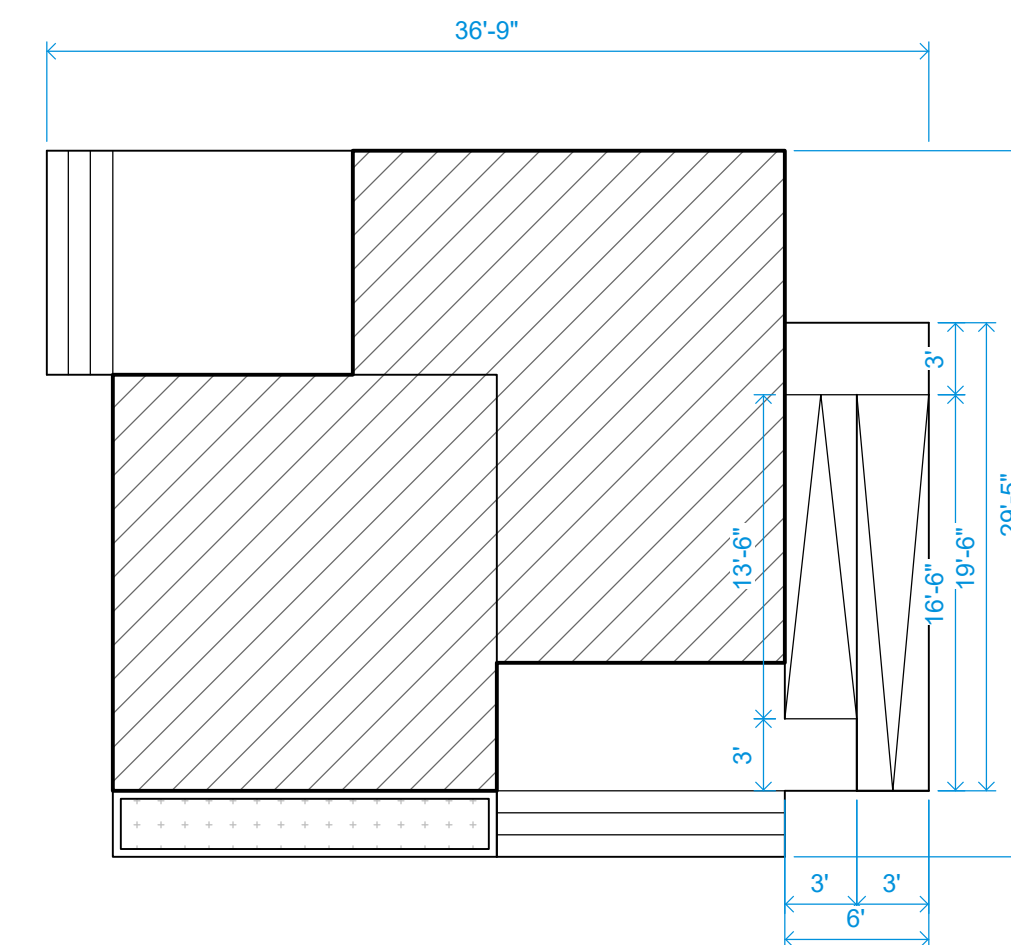
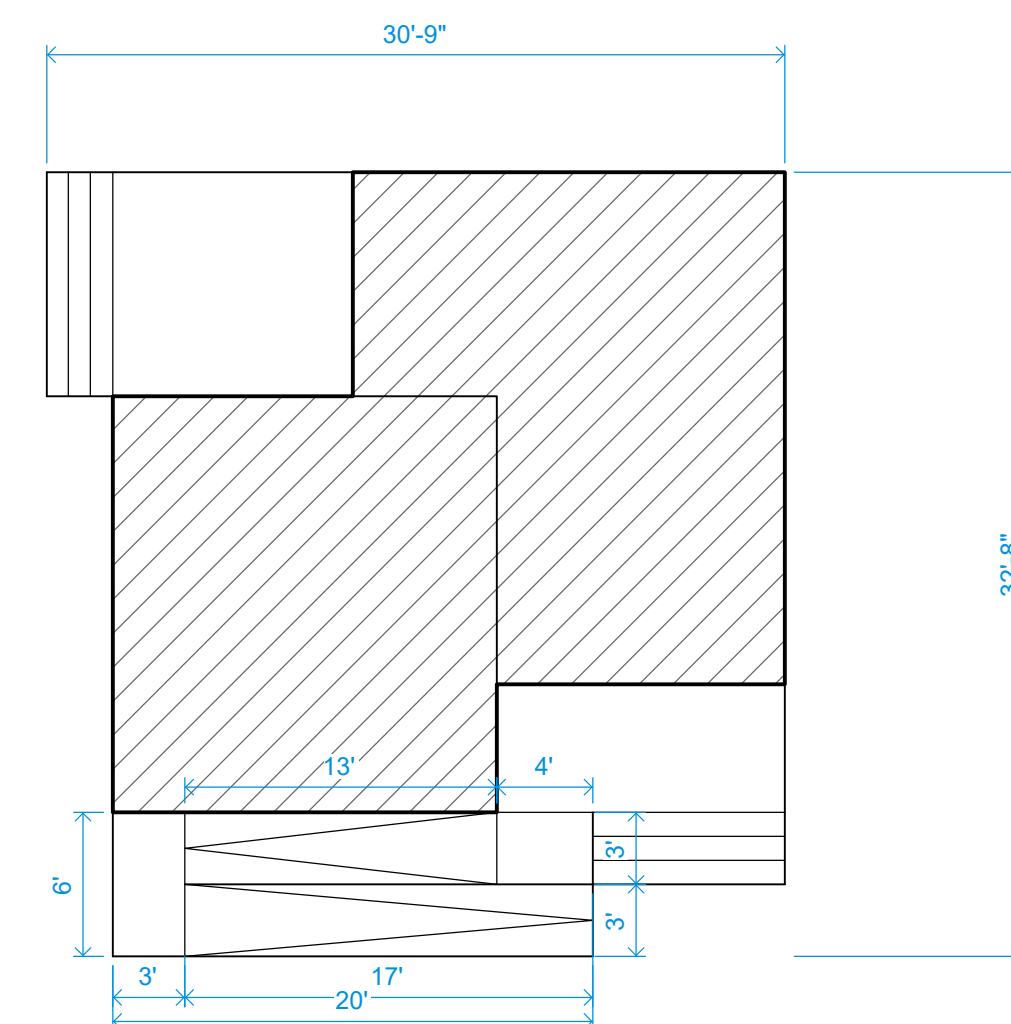
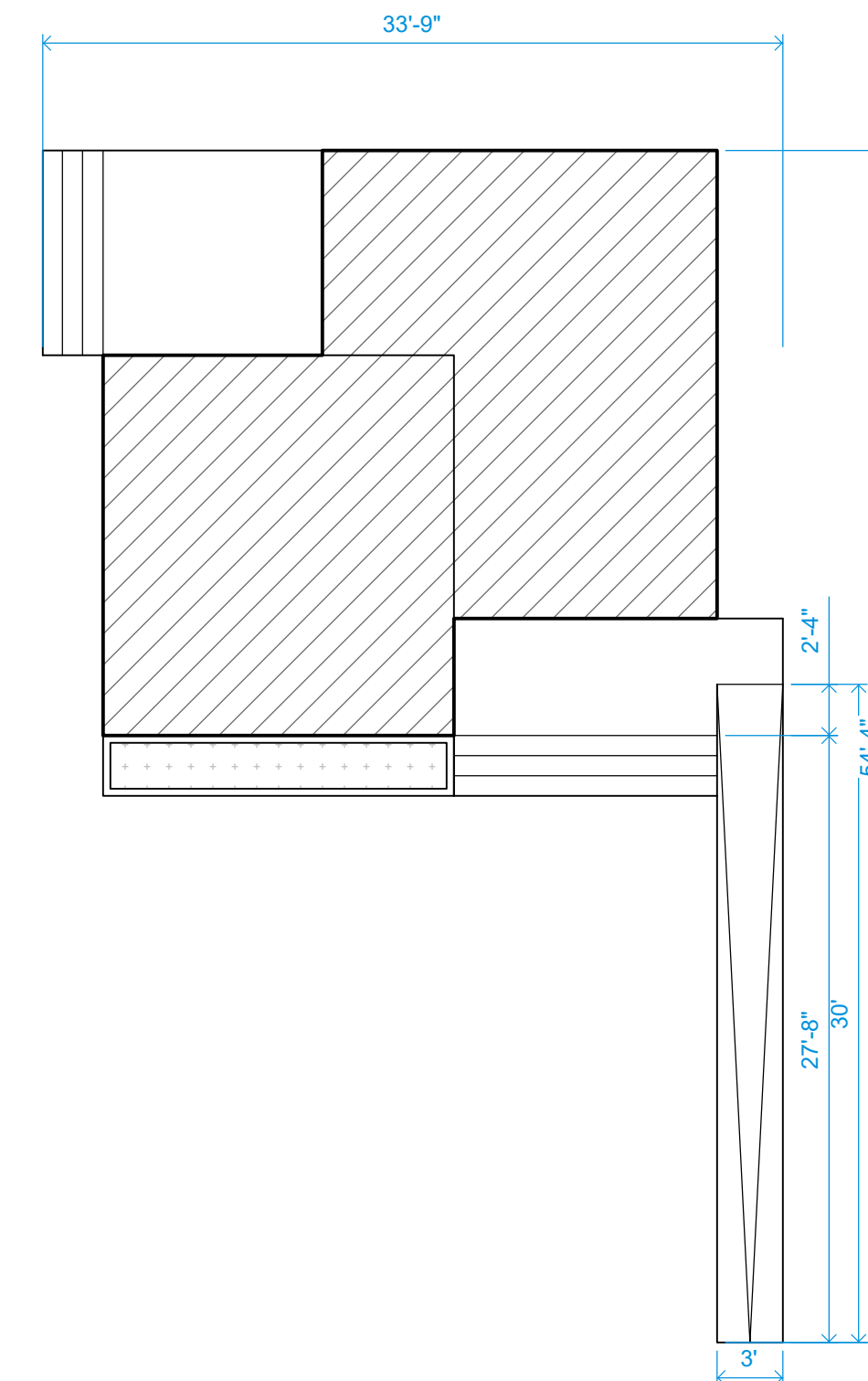
Exception: Where it is technically infeasible to
comply because of site constraints, ramps shall
have a slope of not more than 1 unit vertical in
8 units horizontal (12.5 percent).

R311.8.2 Landings Required

There shall be a floor or landing at the top and
bottom of each ramp, where doors open onto
ramps, and where ramps change directions.
The width of the landing perpendicular to the
ramp slope shall be not less than 36 inches
(914 mm).

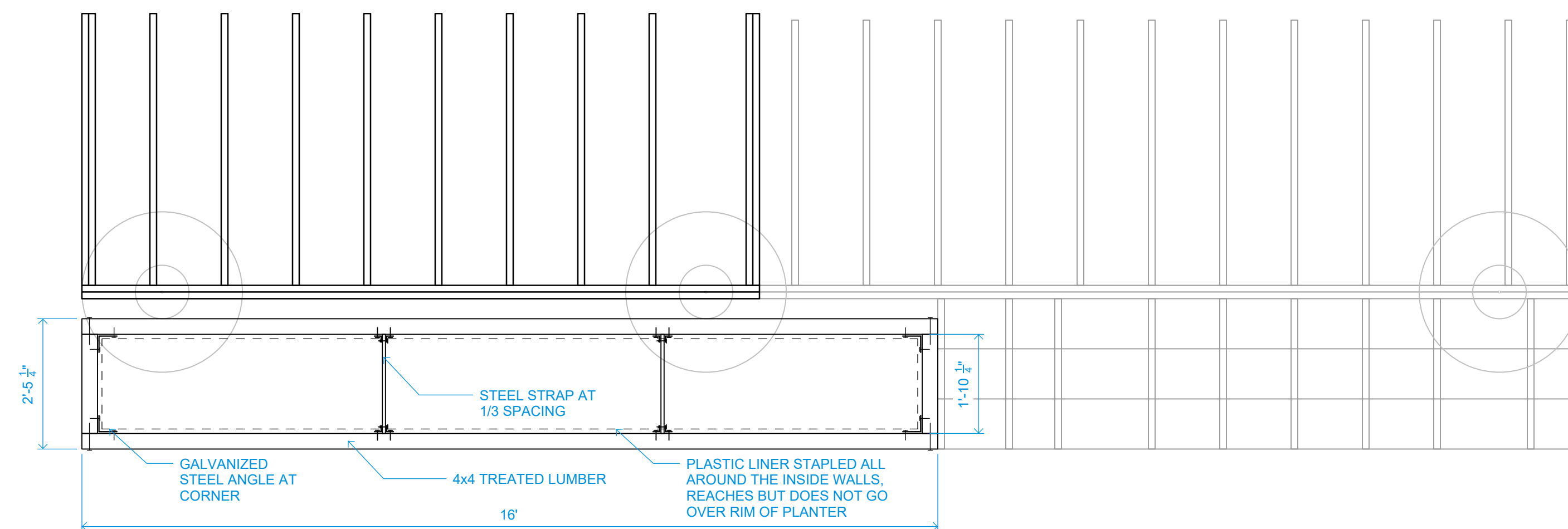
R311.8.3 Handrails Required

Handrails shall be provided on not less than
one side of ramps exceeding a slope of one
unit vertical in 12 units horizontal (8.33-percent
slope).



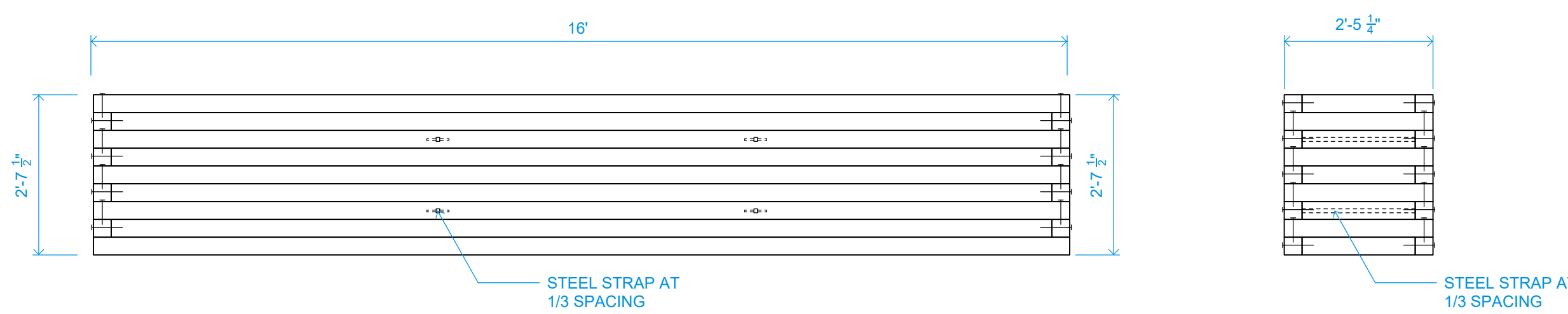
6 PLANTER SECTION

1/2" = 1'-0"



5 PLANTER PLAN

1/2" = 1'-0"



3 PLANTER SIDE ELEVATION

1/2" = 1'-0"

4 PLANTER FRONT ELEVATION

1/2" = 1'-0"

2 RAMP OPTIONS

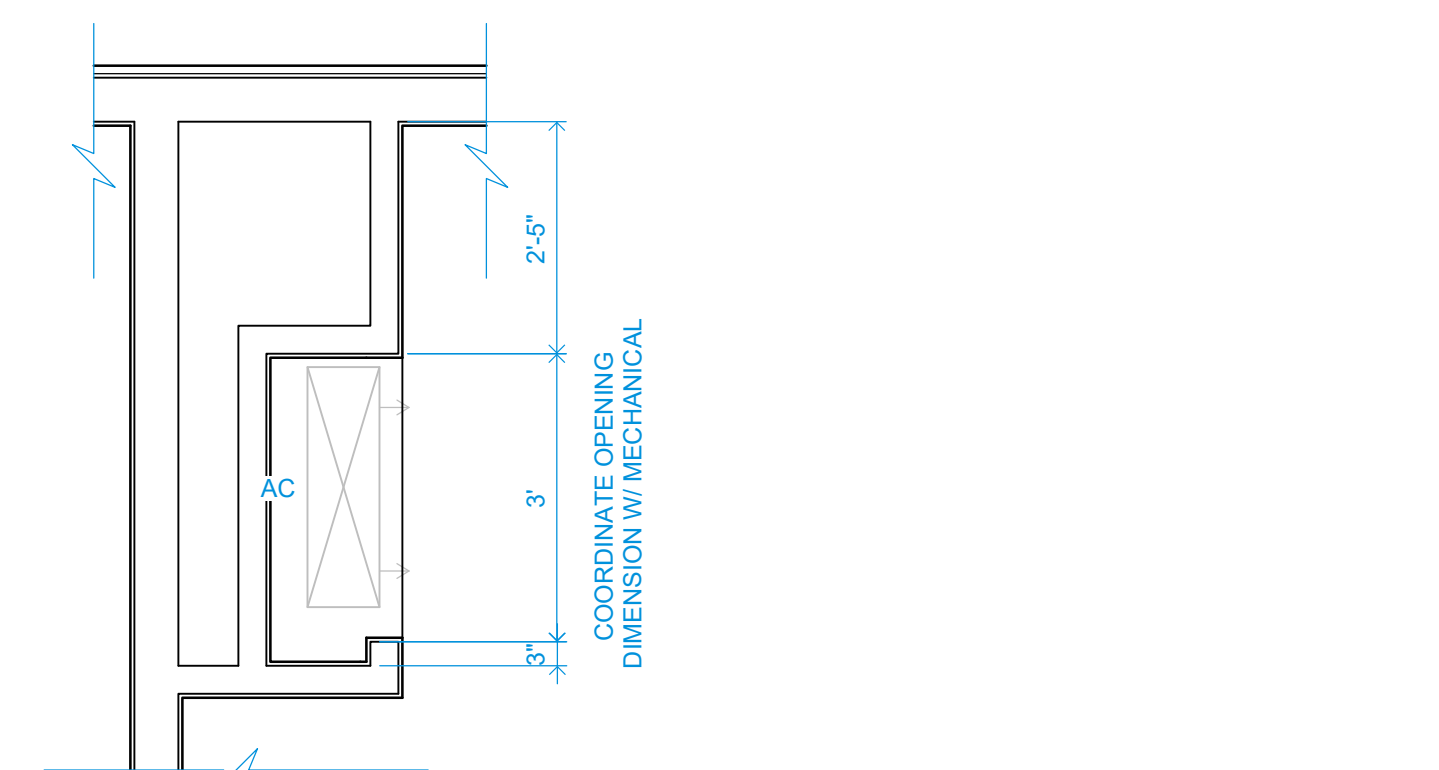
1/8" = 1'-0"

1 SITING PLAN FOR TYPICAL LOT CONFIGURATION

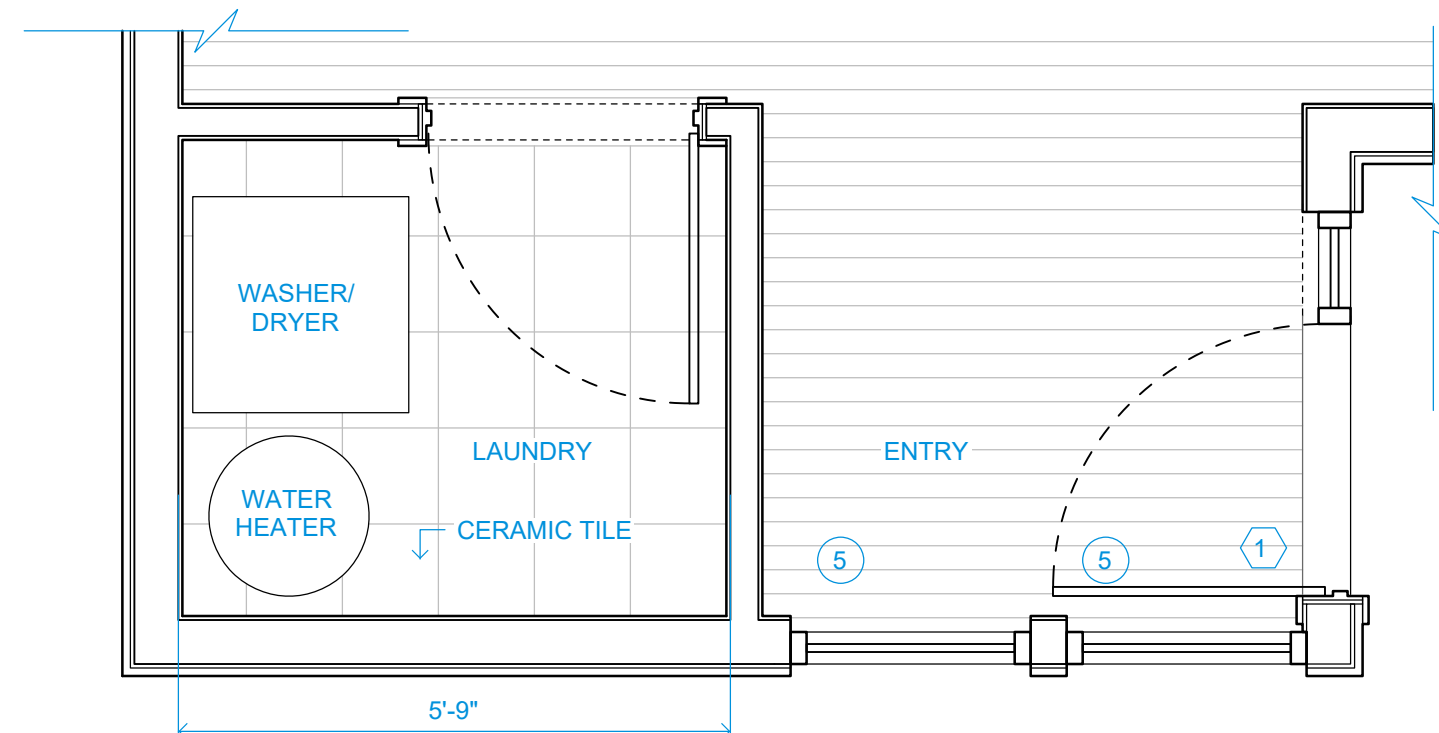
1/8" = 1'-0"

GENERAL NOTES

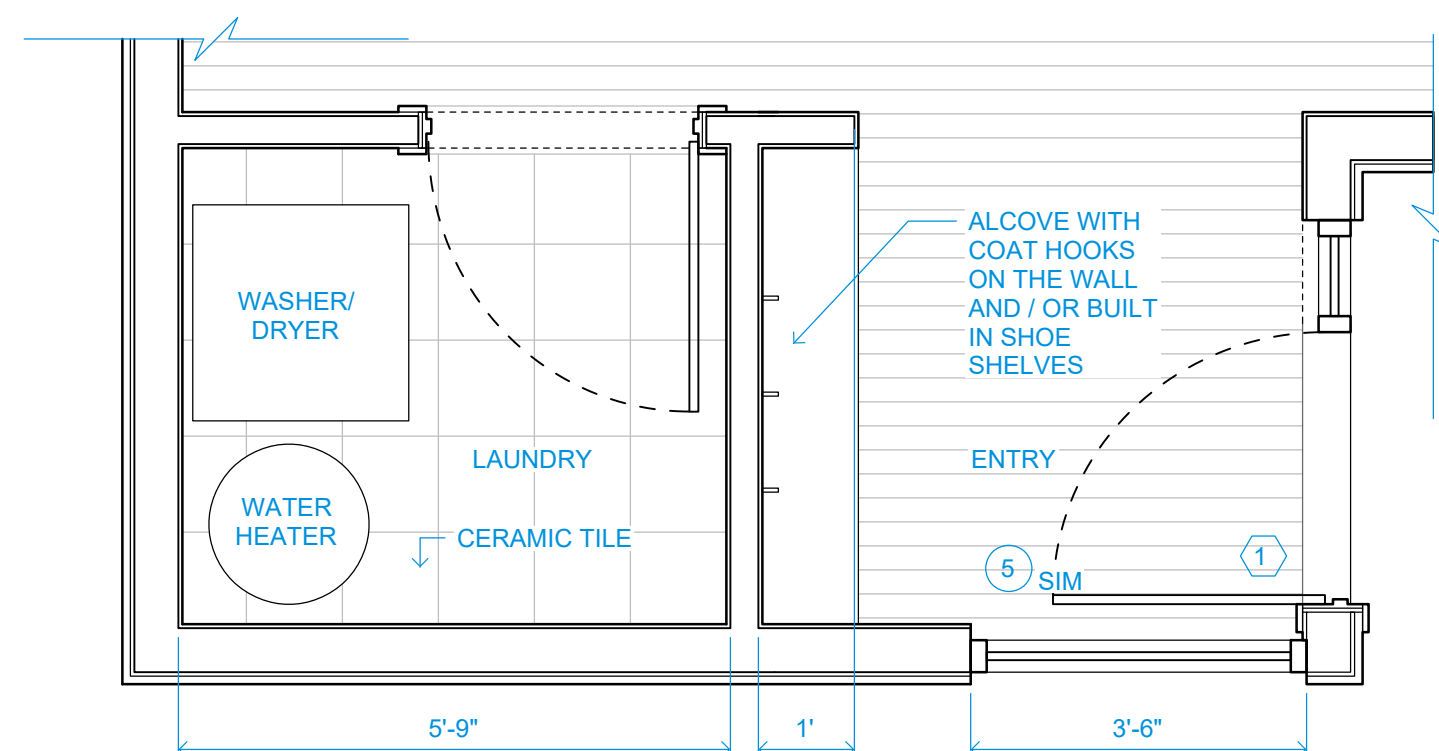
REFER TO A1.00 SITE PLANS FOR
ACCESSIBLE RAMP LAYOUT OPTIONS.
SEE ALTERNATIVE OPTIONS FOR
LAUNDRY ROOM LAYOUTS.
DIMENSIONS INDICATED ARE TO FACE OF
FRAMING U.N.O.
ENSURE PROPER COORDINATION
BETWEEN SELECTED WINDOW/DOOR
MANUFACTURER AND REQUIRED ROUGH
OPENING.



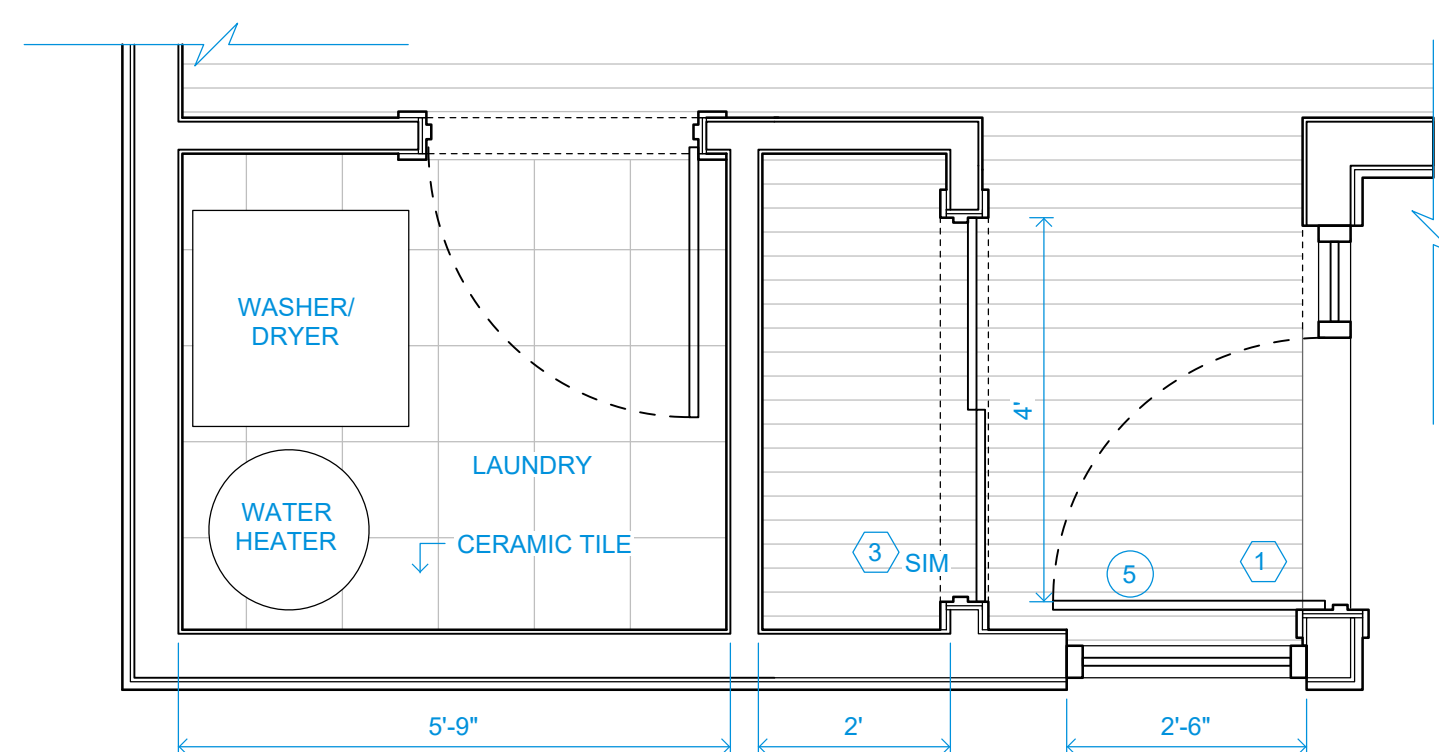
5 MECHANICAL ALCOVE ABOVE CLOSET
1/2" = 1'-0"



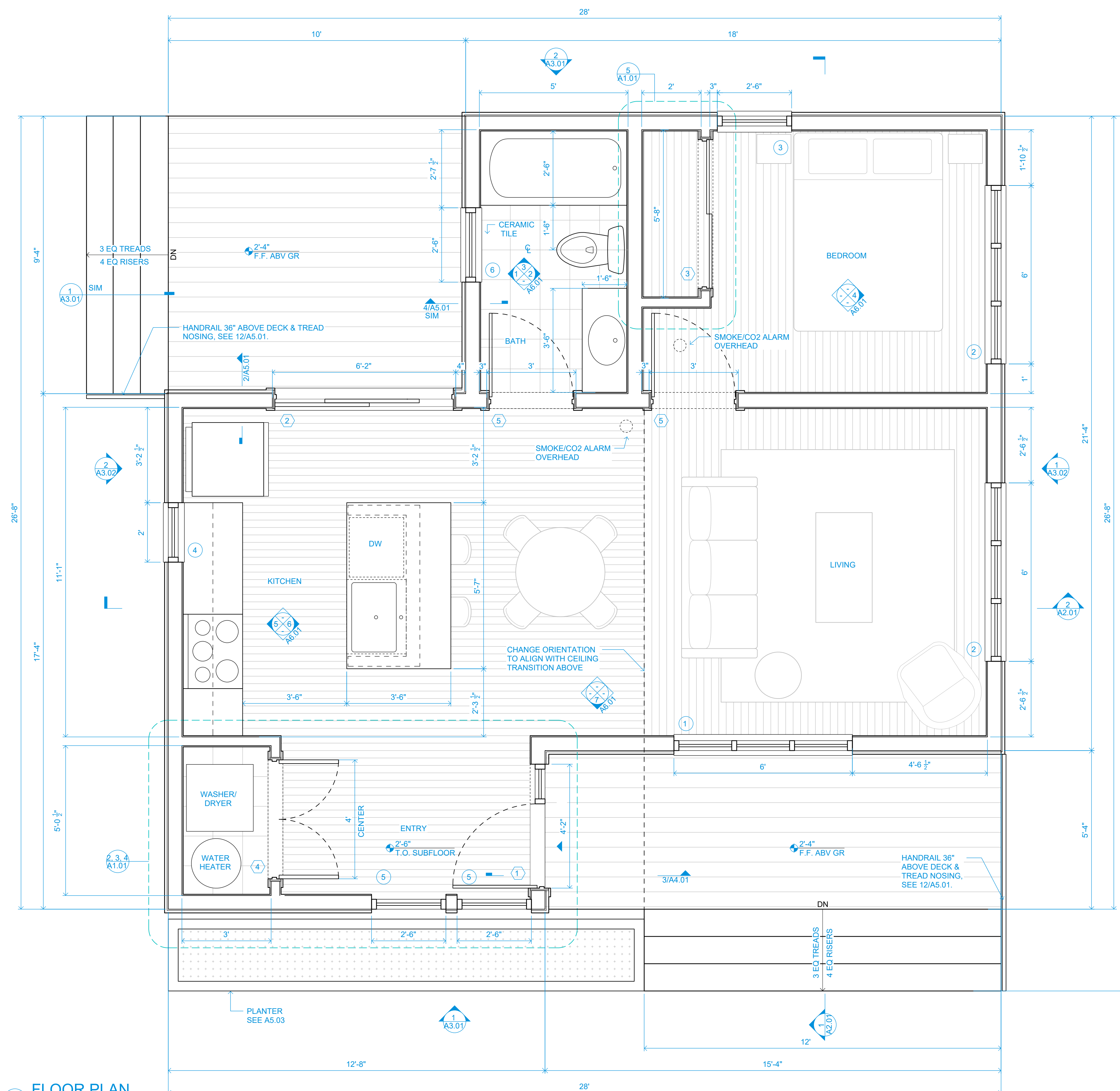
4 ALTERNATIVE 3: LAUNDRY ROOM
1/2" = 1'-0"



3 ALTERNATIVE 2: LAUNDRY ROOM + ALCOVE
1/2" = 1'-0"



2 ALTERNATIVE 1: LAUNDRY ROOM + COAT CLOSET
1/2" = 1'-0"



1 FLOOR PLAN
1/2" = 1'-0"

APPROX. INCLUDING STAIRS / PLANTER

DESIGNED BY:
SIOBHAN FINLAY
ADAM BERMAN

RICE ARCHITECTURE
CONSTRUCT

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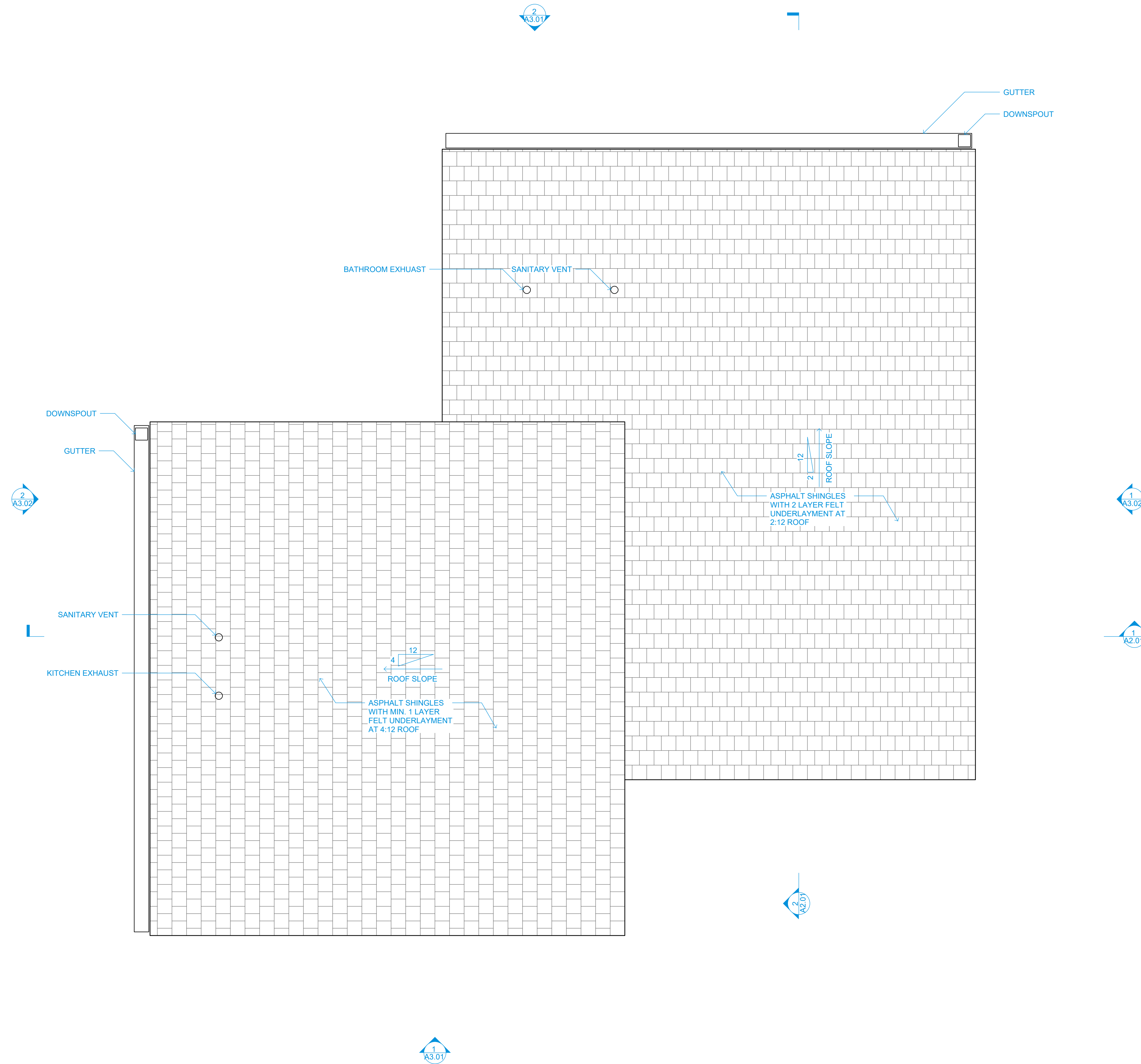
FOR THE FULL TERMS, SEE
ADDITIONAL PROJECT
INFORMATION ON SHEET G0.01.

GENERAL NOTES

ASPHALT SHINGLES TO FULLY COMPLY
WITH R905.2
LOCATE DOWNSPOUTS IN COORDINATION
WITH FINAL GRADING AND SITE
CONDITIONS

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022



1 ROOF PLAN
1/2" = 1'-0"

DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

SHEET CONTENTS
ROOF PLAN

SHEET NUMBER

A1.02

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GENERAL NOTES

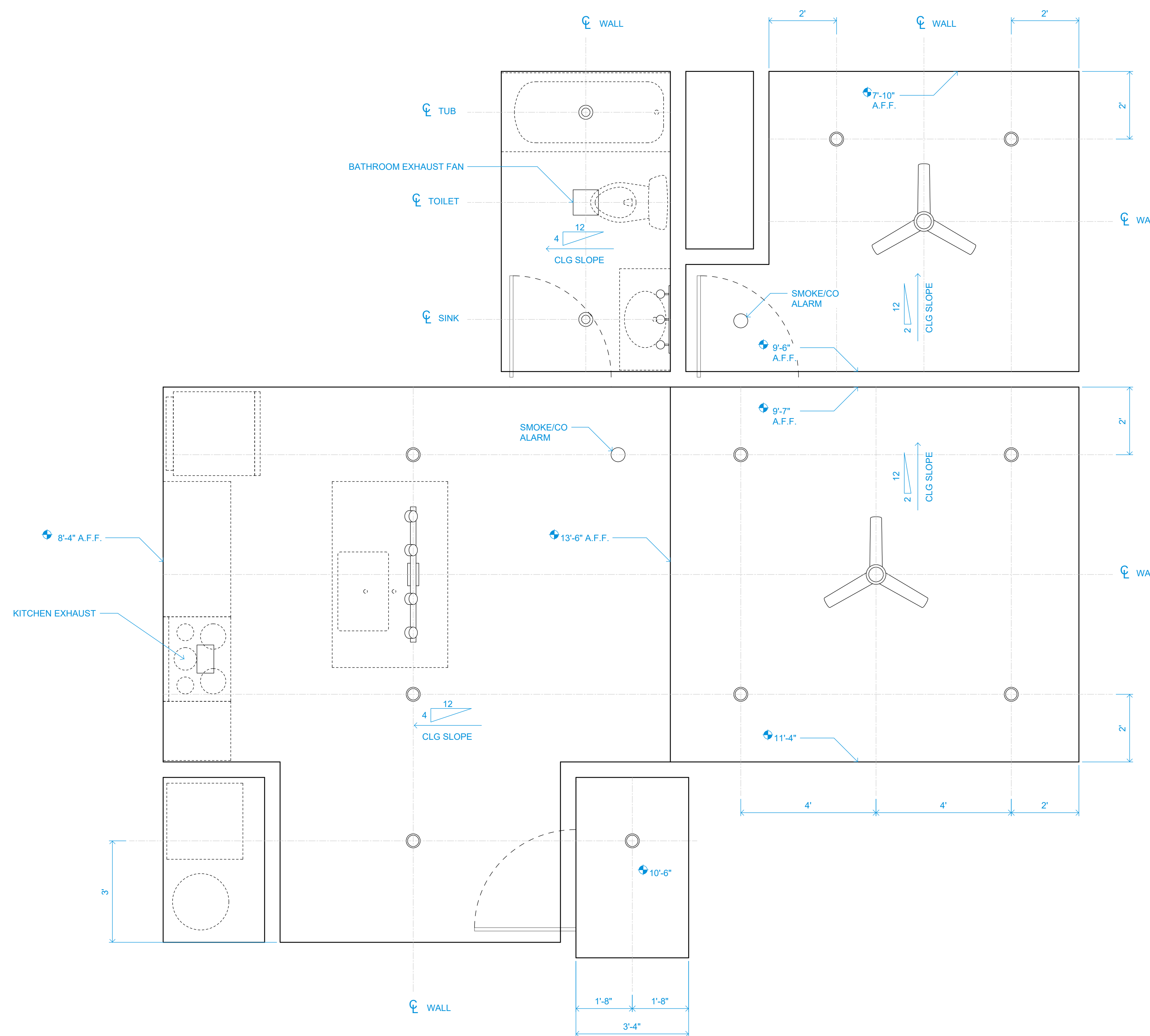
SEE ELECTRICAL PLAN FOR FIXTURE
INFORMATION

DIMENSIONAL LOCATION OF FIXTURES
INDICATED IN PLAN AT FLOOR LEVEL (NOT
ALONG SLOPED CEILINGS)

CEILING HEIGHTS INDICATED WITH
ELEVATION MARKERS ARE APPROXIMATE

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022



1 REFLECTED CEILING PLAN
1/2" = 1'-0"

DOUBLE-HOUSE

SCALE 1/2" = 1'-0"

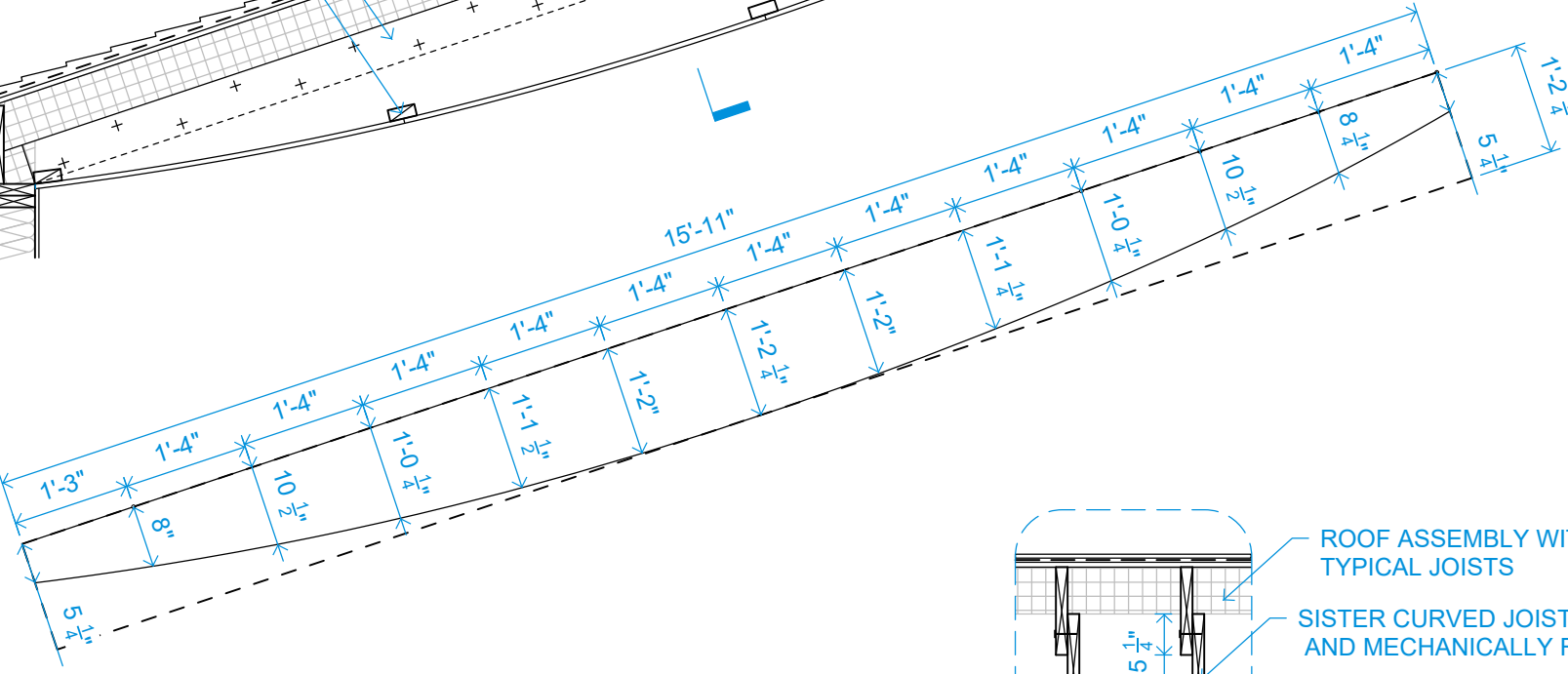
SHEET CONTENTS
REFLECTED
CEILING PLAN

SHEET NUMBER

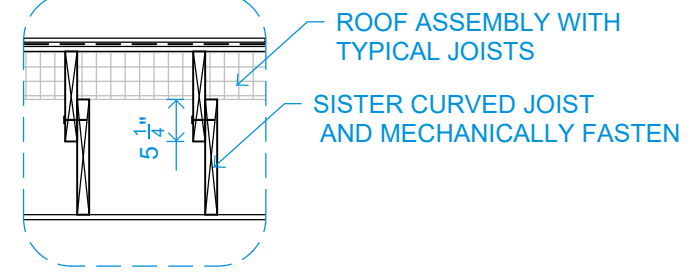
A1.11

NOTE: OPTIONALLY, THE KITCHEN AND ENTRY ROOF ASSEMBLY MAY BE FURRED DOWN TO PROVIDE A CURVED CEILING BY SISTERING A TRIMMED 2X16 TO EACH JOIST AS INDICATED.

TYP ROOF ASSEMBLY
SISTERED CURVED 2X16
BLOCKING, AS REQ'D



DIMENSIONAL LAYOUT OF CURVED 2X16 MEMBER



3 OPTIONAL CURVED CEILING DESIGN
1/2" = 1'-0"

GENERAL NOTES

FOUNDATION TO BE ENGINEERED AND DESIGNED BY STRUCTURAL ENGINEER

SEE STRUCTURE FOR ALL FRAMING MEMBER SIZES, SHEATHING AND DECKING THICKNESS

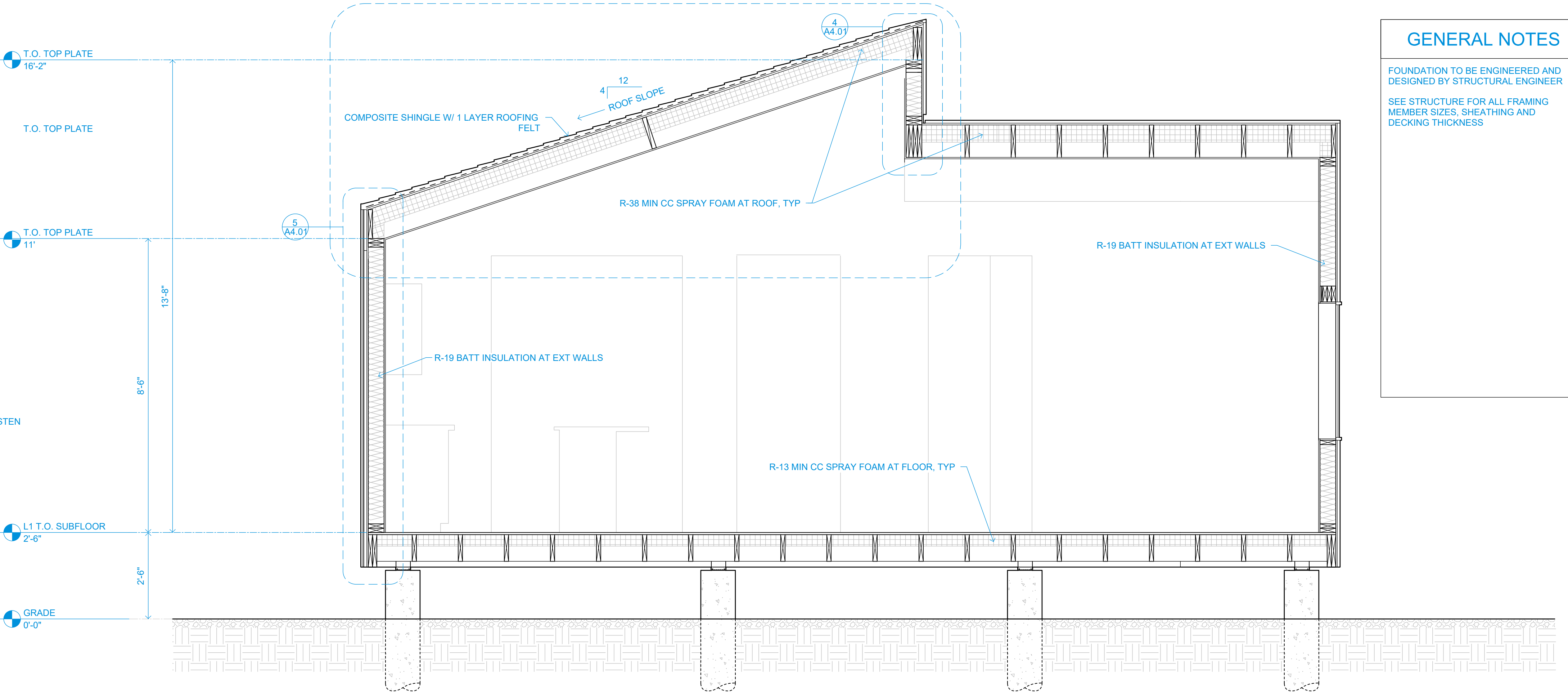
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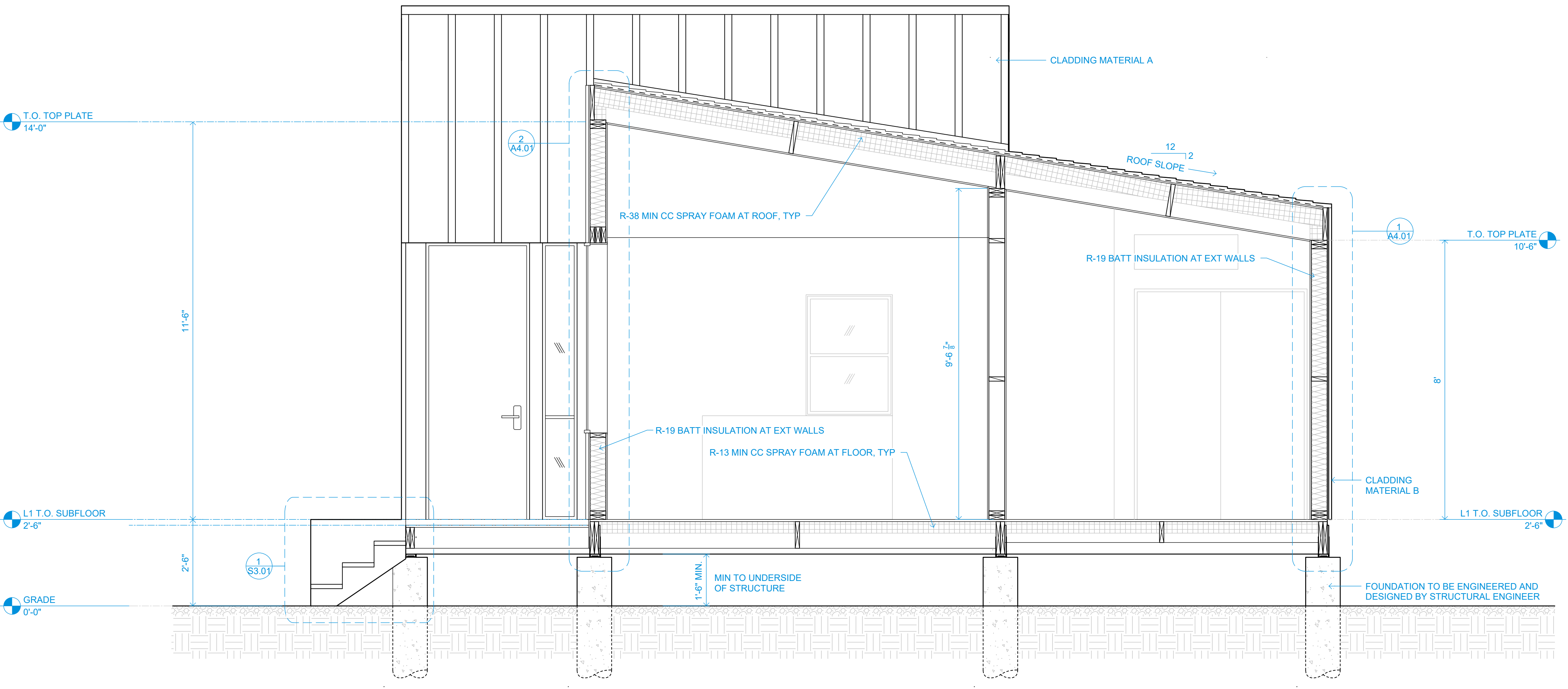
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2 SECTION
1/2" = 1'-0"



1 SECTION
1/2" = 1'-0"

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

DOUBLE-HOUSE

SCALE 1/2" = 1'-0"

SHEET CONTENTS
SECTIONS

SHEET NUMBER

A2.01

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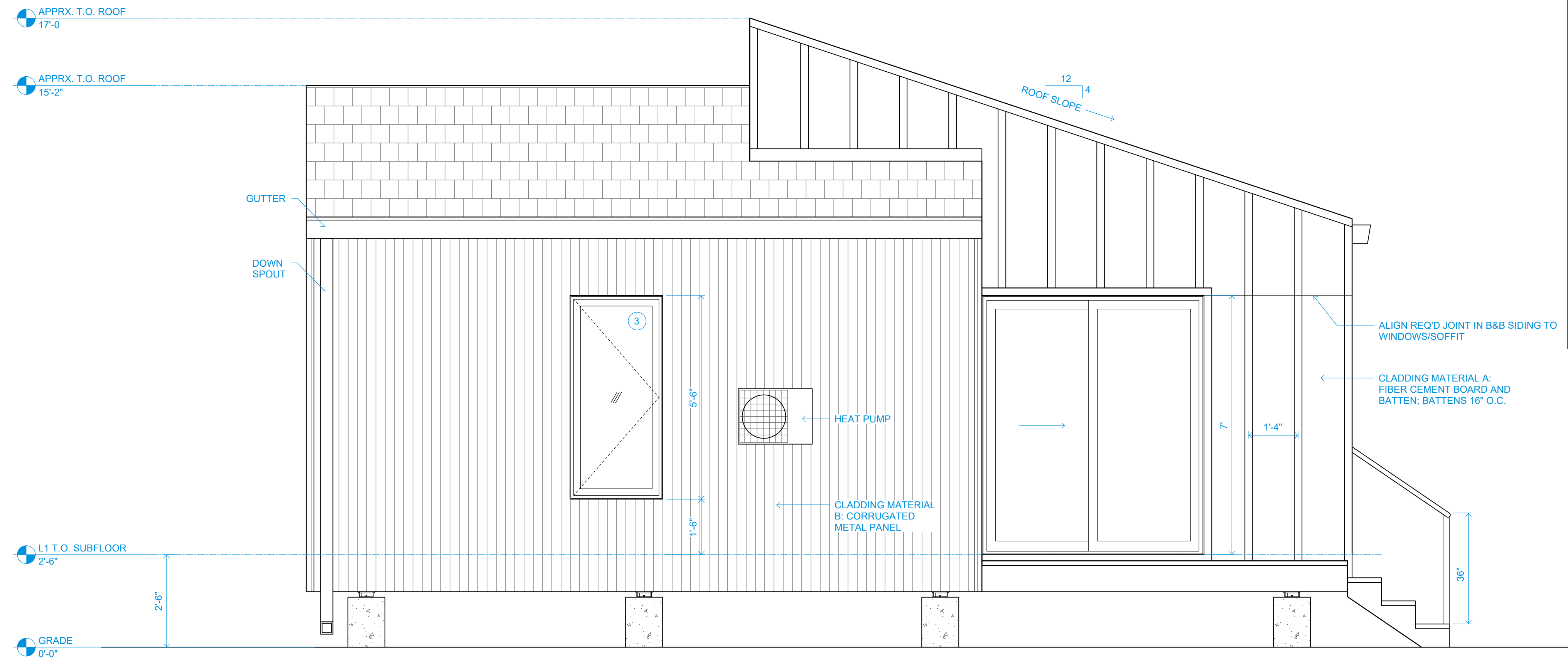
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INFORMATION ON SHEET G0.01.

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

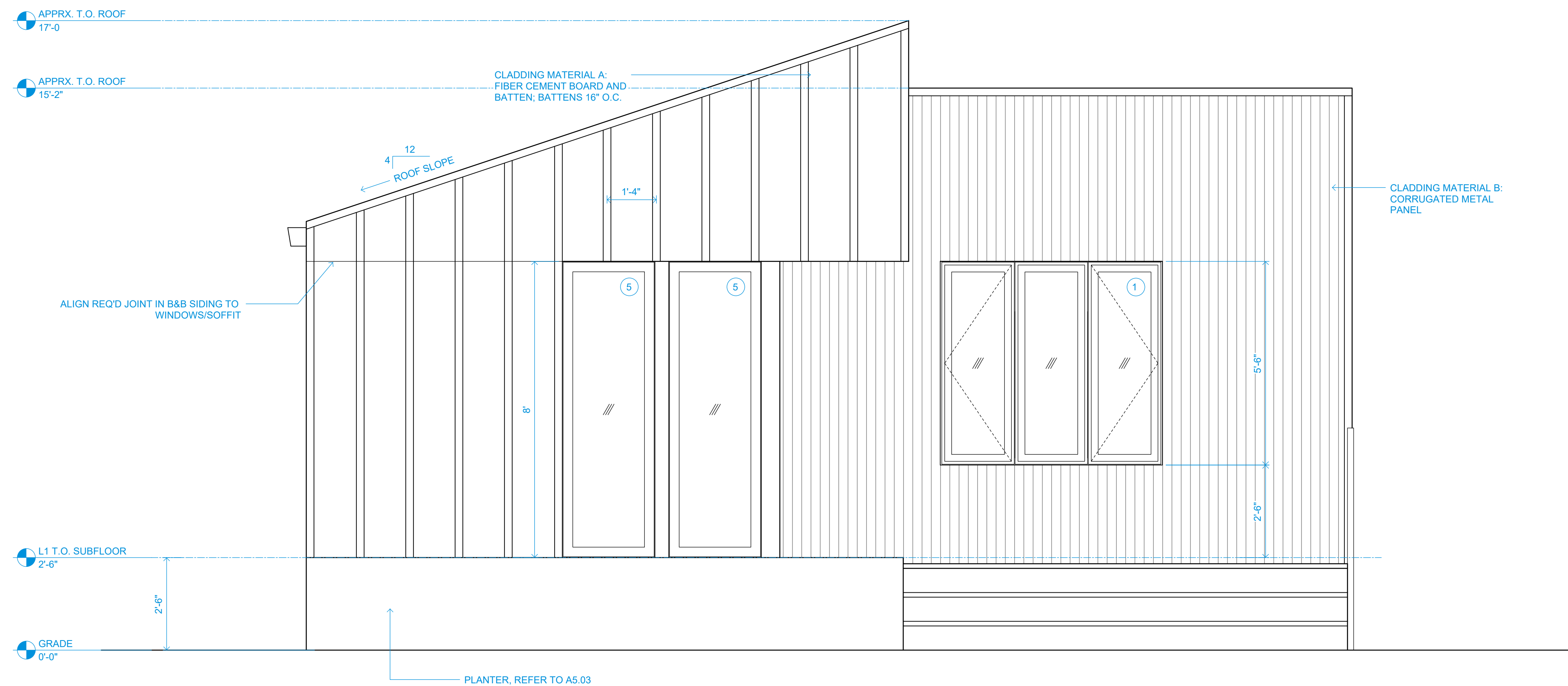
GENERAL NOTES

FOUNDATION TO BE ENGINEERED AND
DESIGNED BY STRUCTURAL ENGINEER.
REFER TO SPECIFICATIONS FOR
CLADDING MATERIAL OPTIONS.



2 BACK ELEVATION
1/2" = 1'-0"

GLAZING RATIO	
WALL AREA:	301 SQ FT
GLAZING AREA:	55 SQ FT
PERCENT GLAZING:	18%



1 FRONT ELEVATION
1/2" = 1'-0"

GLAZING RATIO	
WALL AREA:	346 SQ FT
GLAZING AREA:	73 SQ FT
PERCENT GLAZING:	21%

DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

SHEET CONTENTS
ELEVATIONS

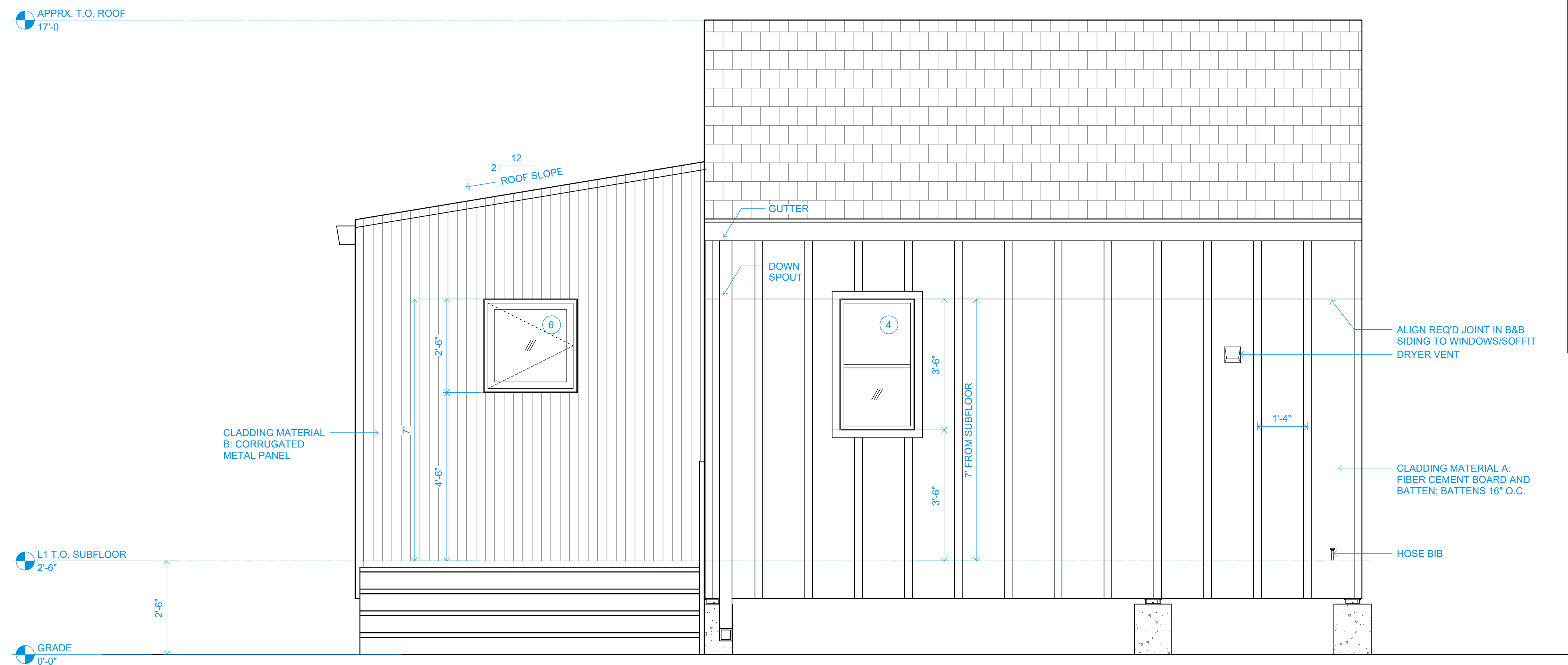
SHEET NUMBER

A3.01

GENERAL NOTES

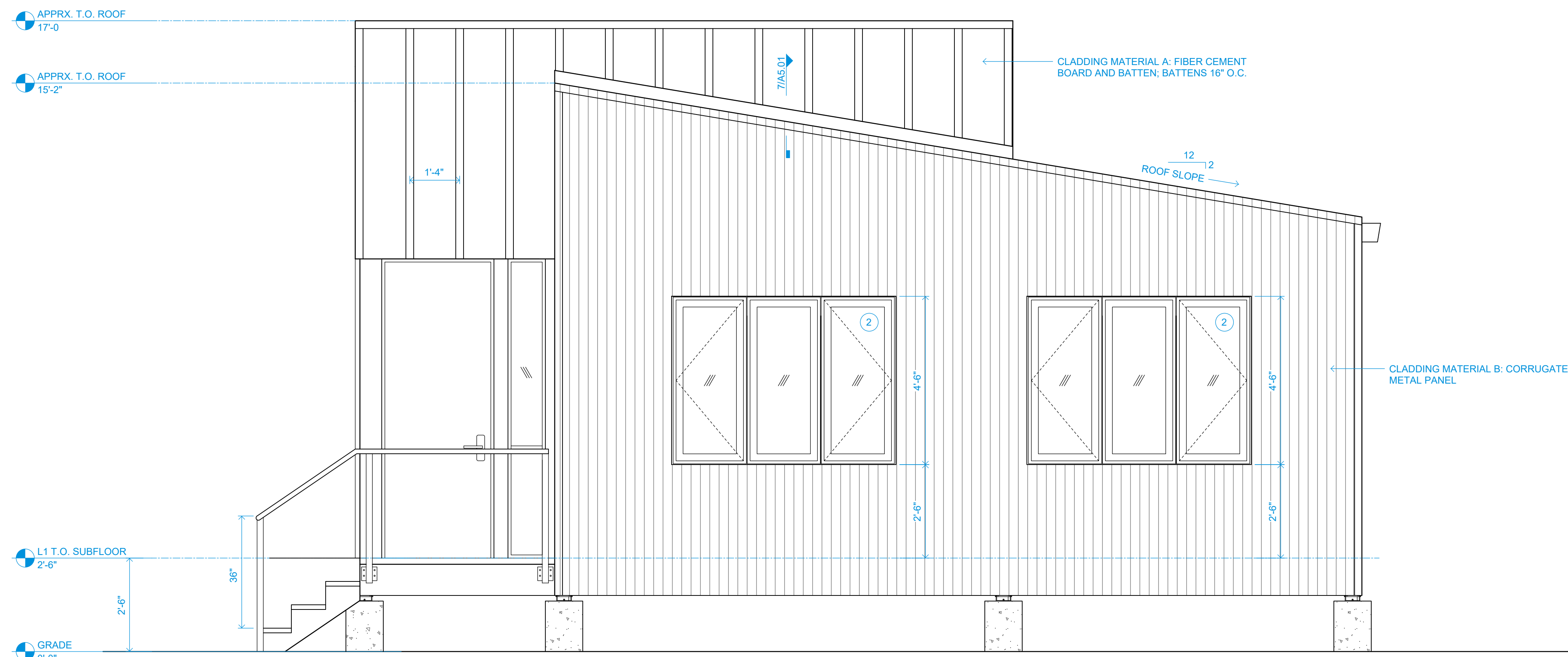
FOUNDATION TO BE ENGINEERED AND
DESIGNED BY STRUCTURAL ENGINEER.
REFER TO SPECIFICATIONS FOR
CLADDING MATERIAL OPTIONS.

GLAZING RATIO	
WALL AREA:	262 SQ FT
GLAZING AREA:	13 SQ FT
PERCENT GLAZING:	5%

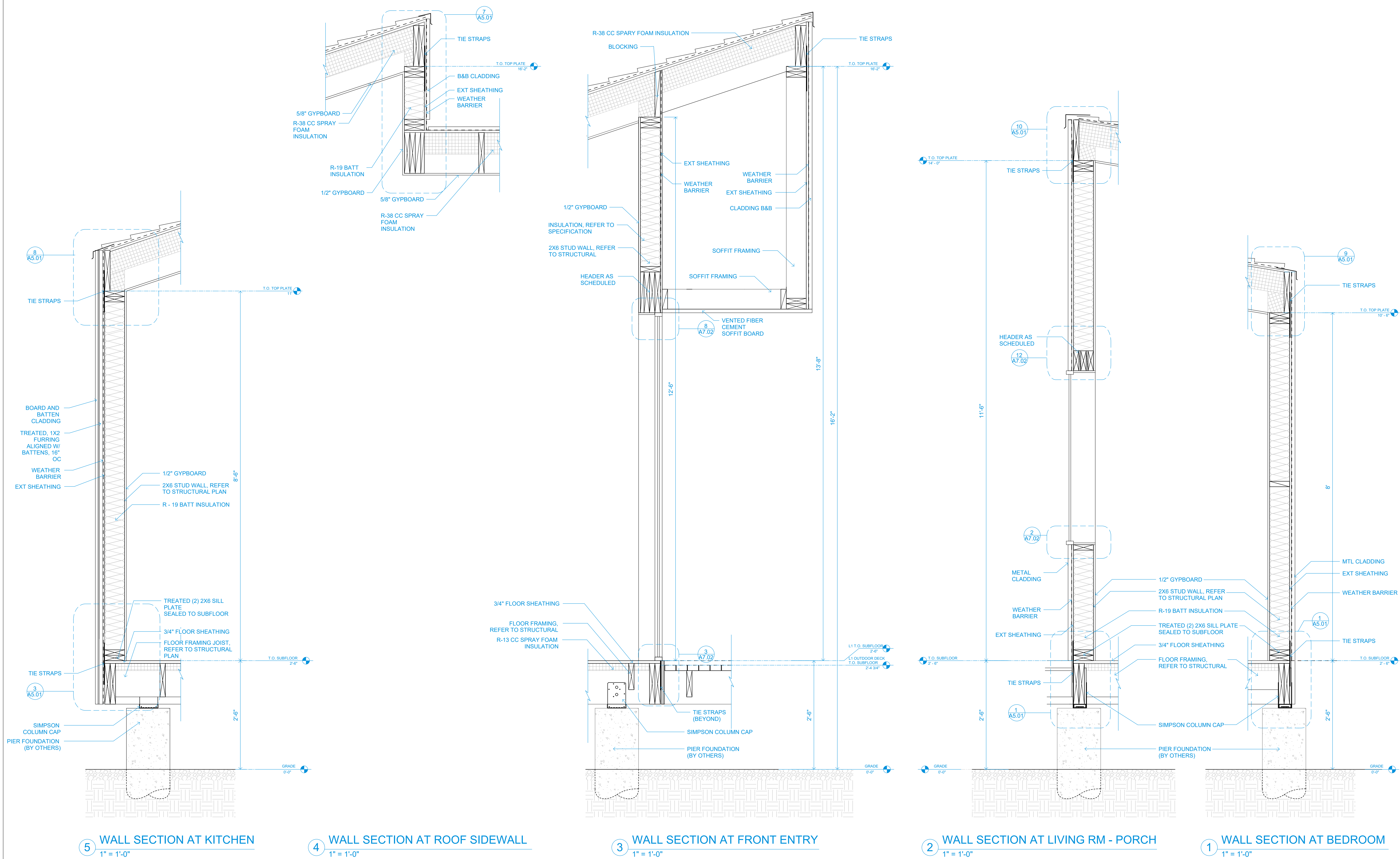


2 LEFT ELEVATION
1/2" = 1'-0"

GLAZING RATIO	
WALL AREA:	368 SQ FT
GLAZING AREA:	54 SQ FT
PERCENT GLAZING:	15%



1 RIGHT ELEVATION
1/2" = 1'-0"



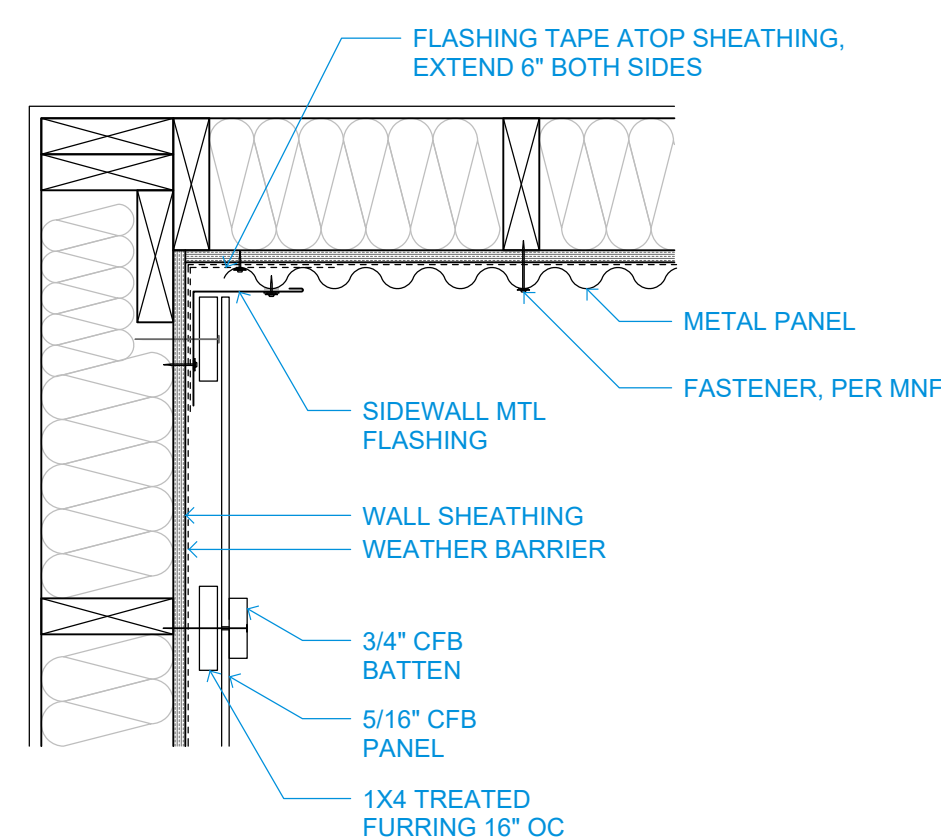
DOUBLE-HOUSE

SCALE 1" = 1'-0"

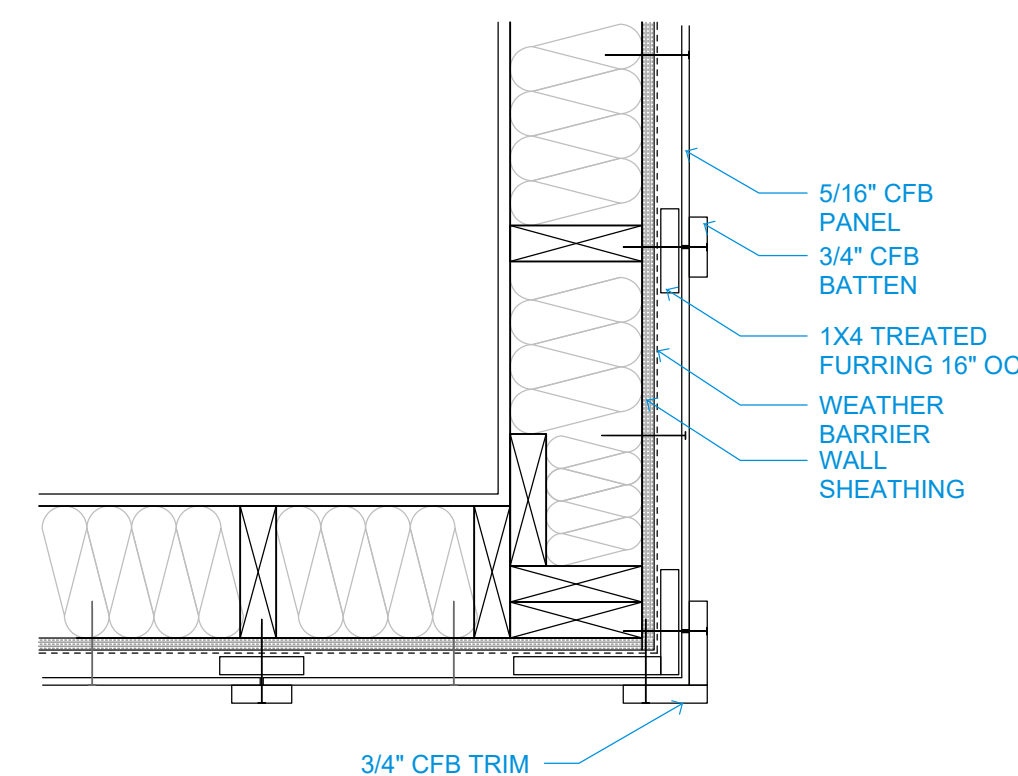
SHEET CONTENTS
WALL SECTION

SHEET NUMBER

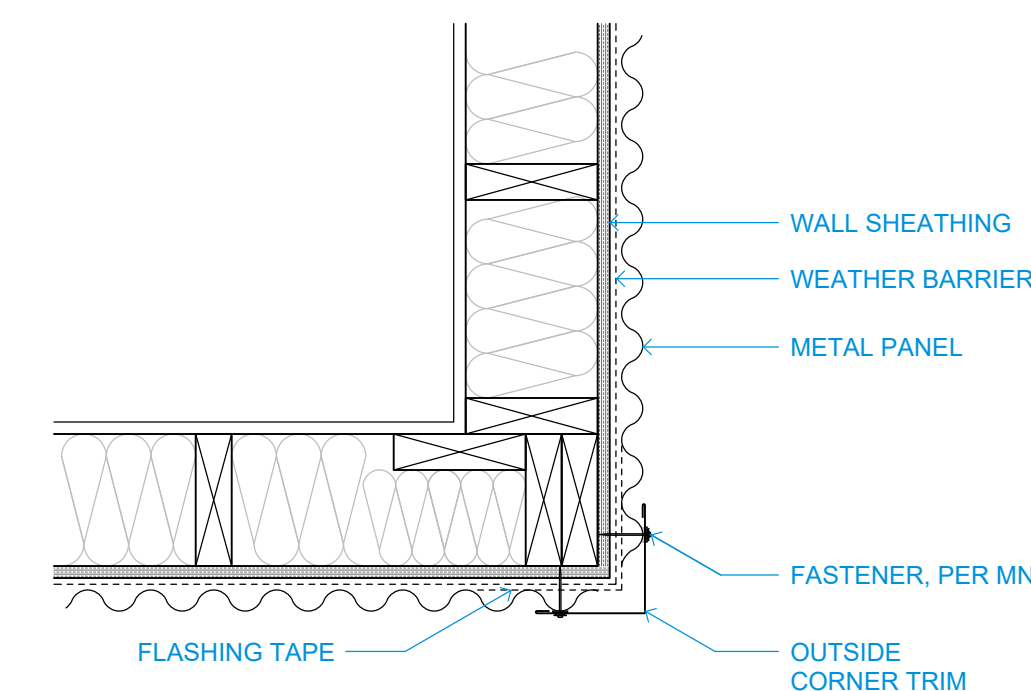
A4.01



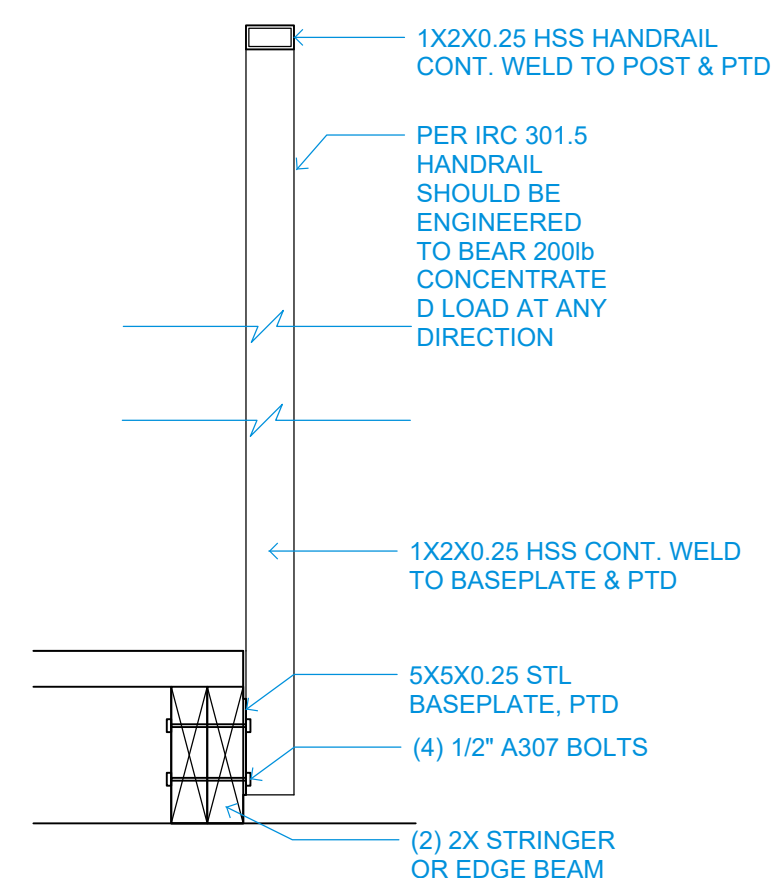
18 CLADDING TRANSITION:
B&B-METAL INSIDE CORNER
1 1/2" = 1'-0"



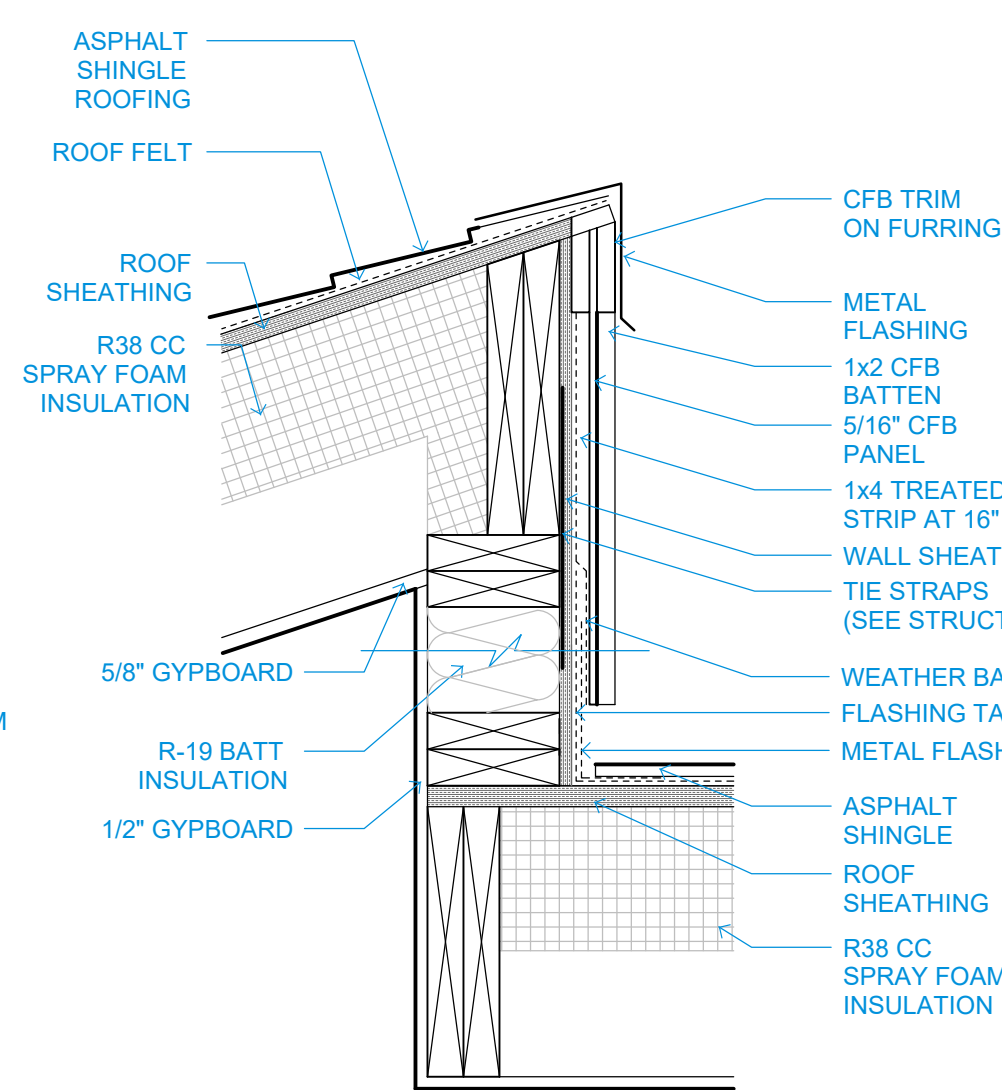
17 CLADDING TRANSITION:
B&B OUTSIDE CORNER
1 1/2" = 1'-0"



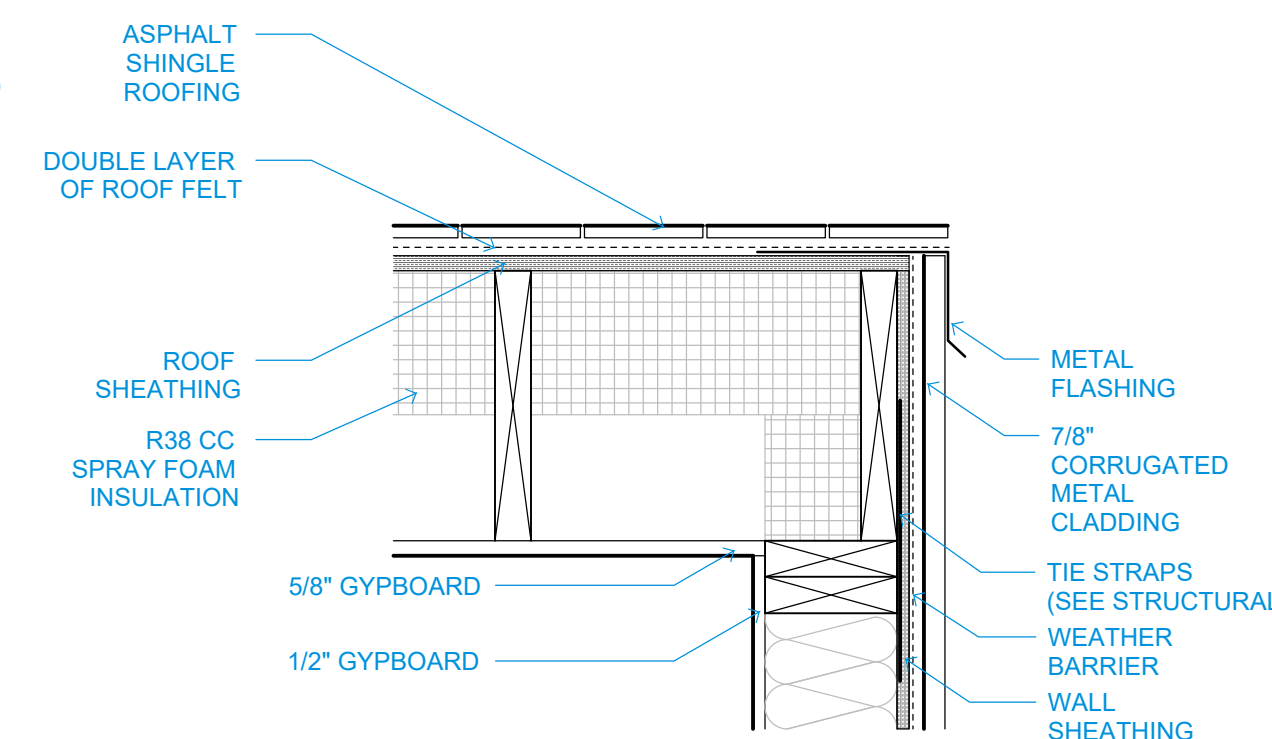
16 CLADDING TRANSITION:
METAL OUTSIDE CORNER
1 1/2" = 1'-0"



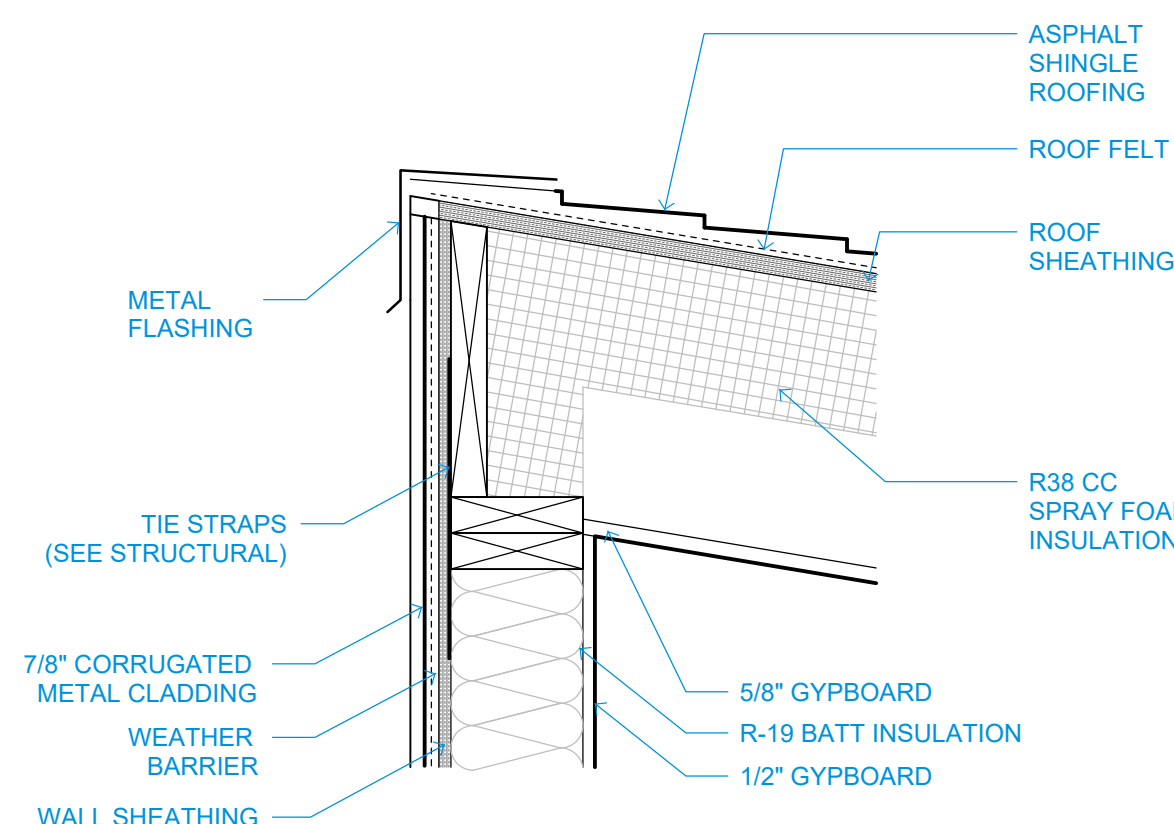
13 HAND RAIL SECTION DETAIL
1 1/2" = 1'-0"



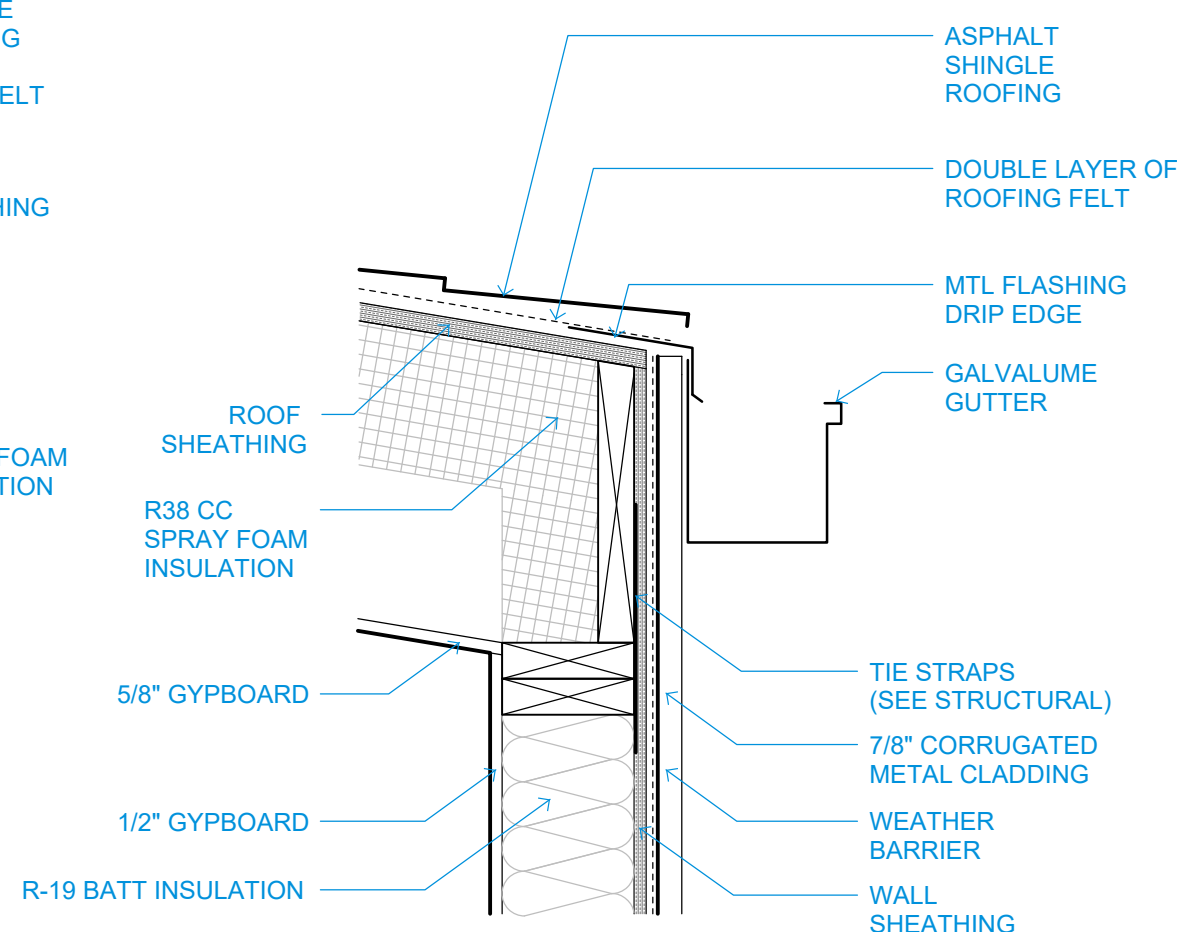
7 ROOF PEAK AT B&B SIDING, TYP
& ROOF SIDEWALL
1 1/2" = 1'-0"



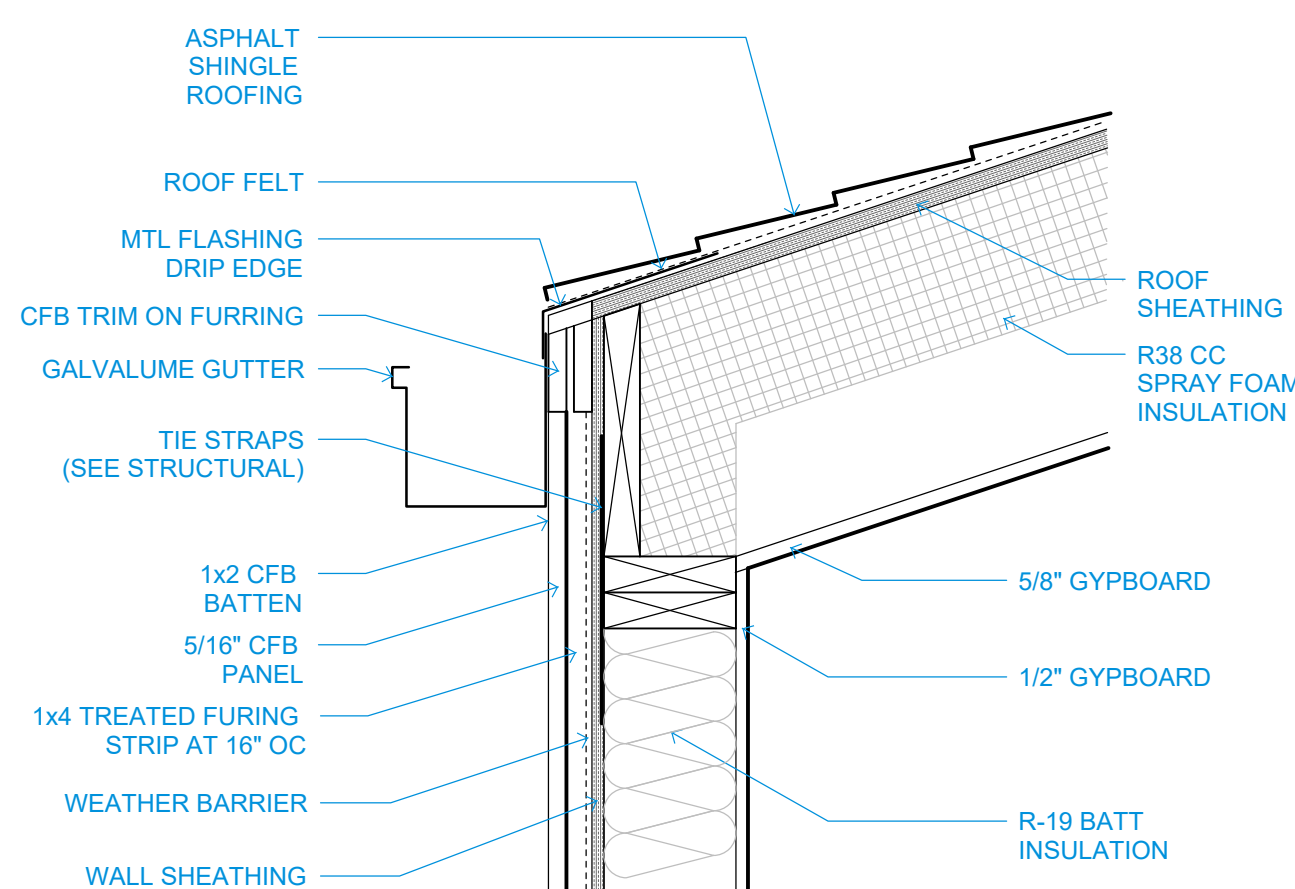
6 ROOF RAKE AT METAL SIDING, TYP
1 1/2" = 1'-0"



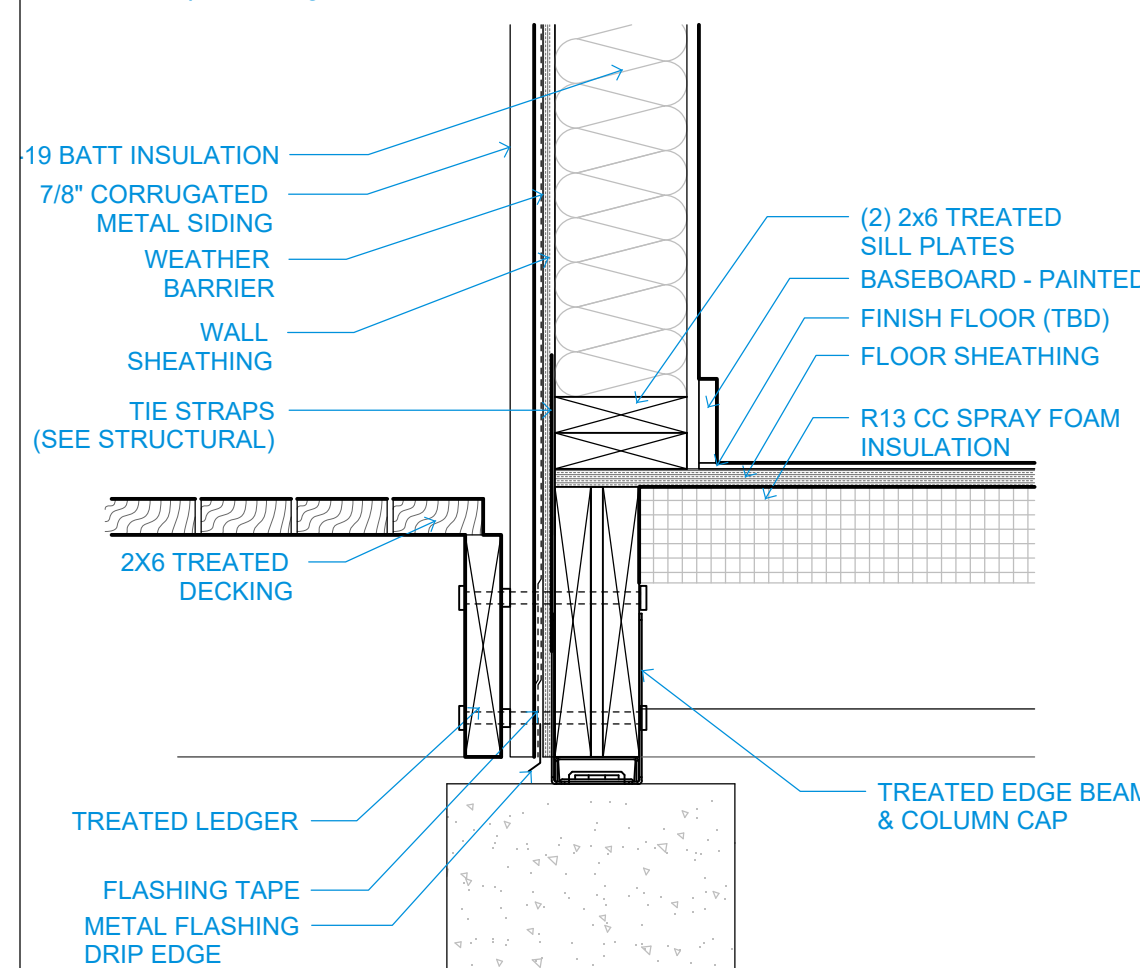
10 ROOF PEAK AT METAL SIDING, TYP
1 1/2" = 1'-0"



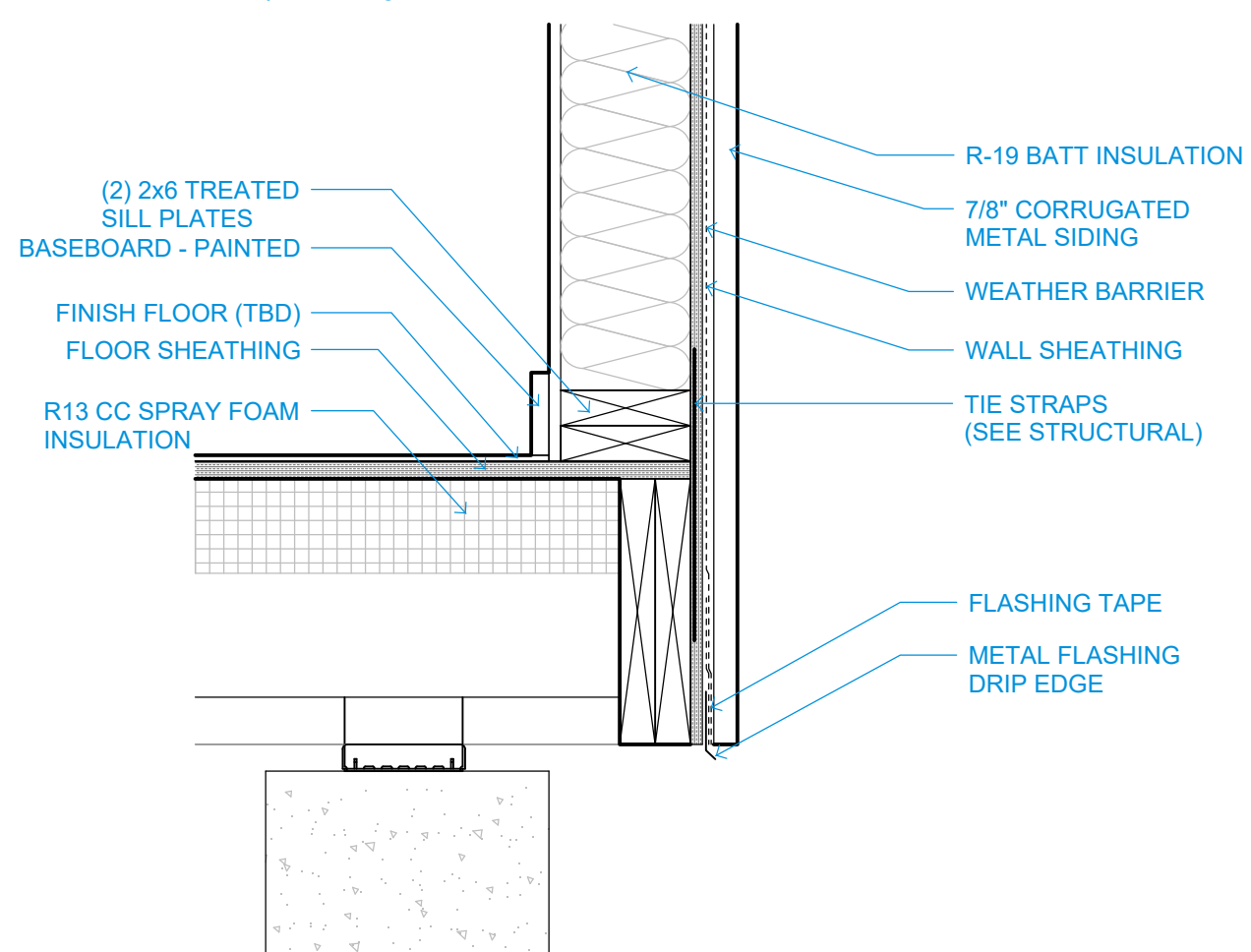
9 ROOF EAVE AT METAL SIDING, TYP
1 1/2" = 1'-0"



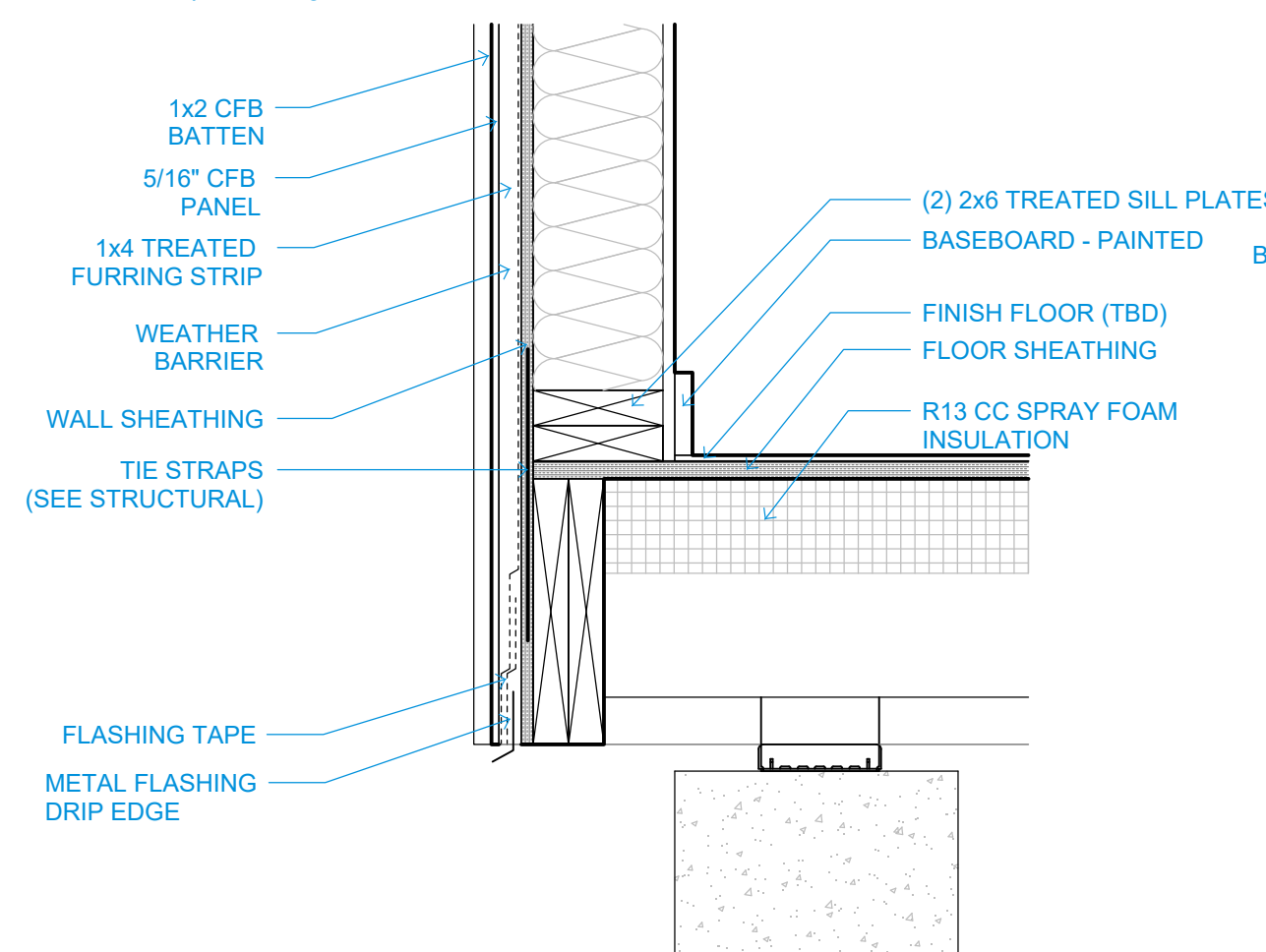
8 ROOF EAVE AT B&B SIDING, TYP
1 1/2" = 1'-0"



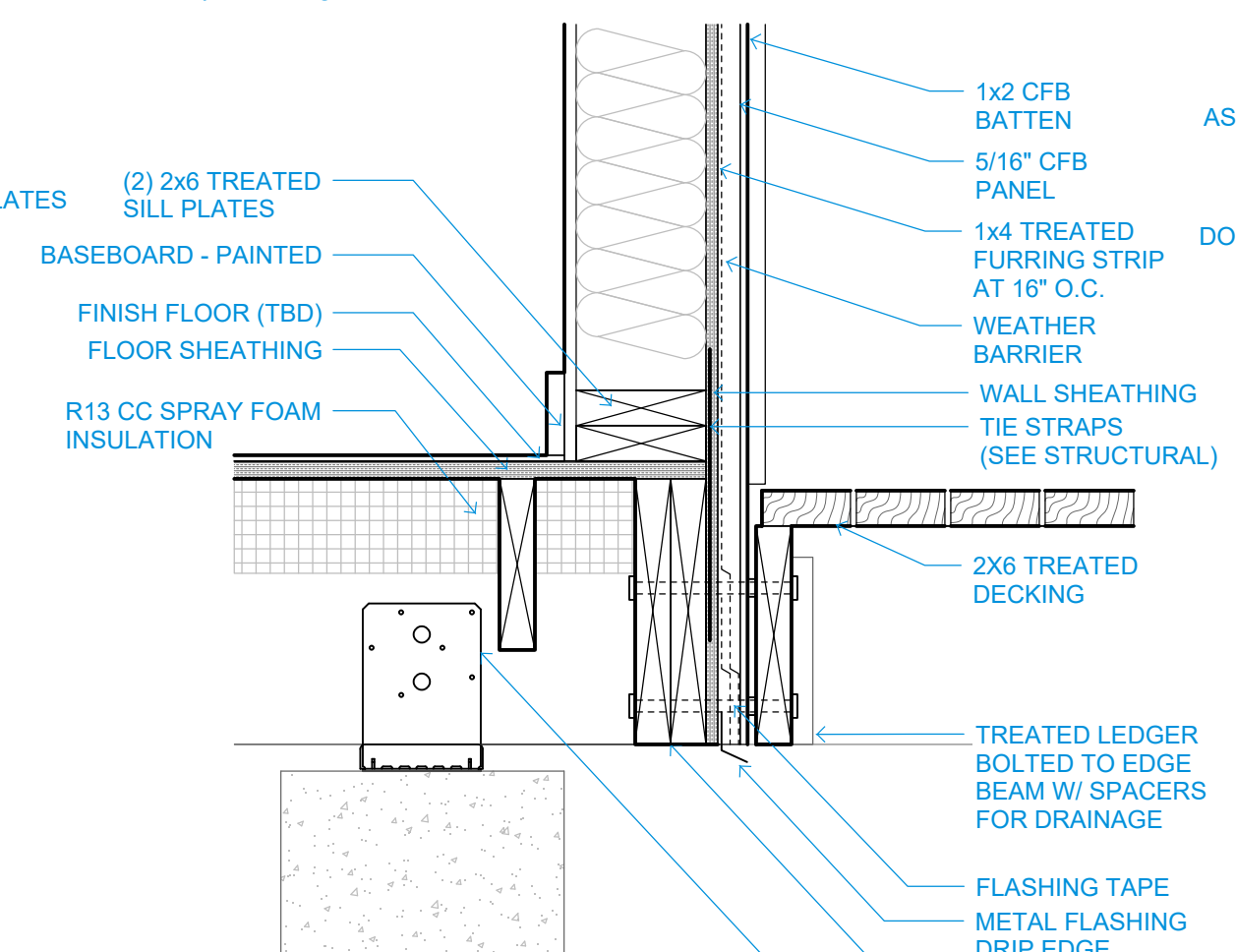
5 METAL SIDING AT DECK CONNECTION, TYP
1 1/2" = 1'-0"



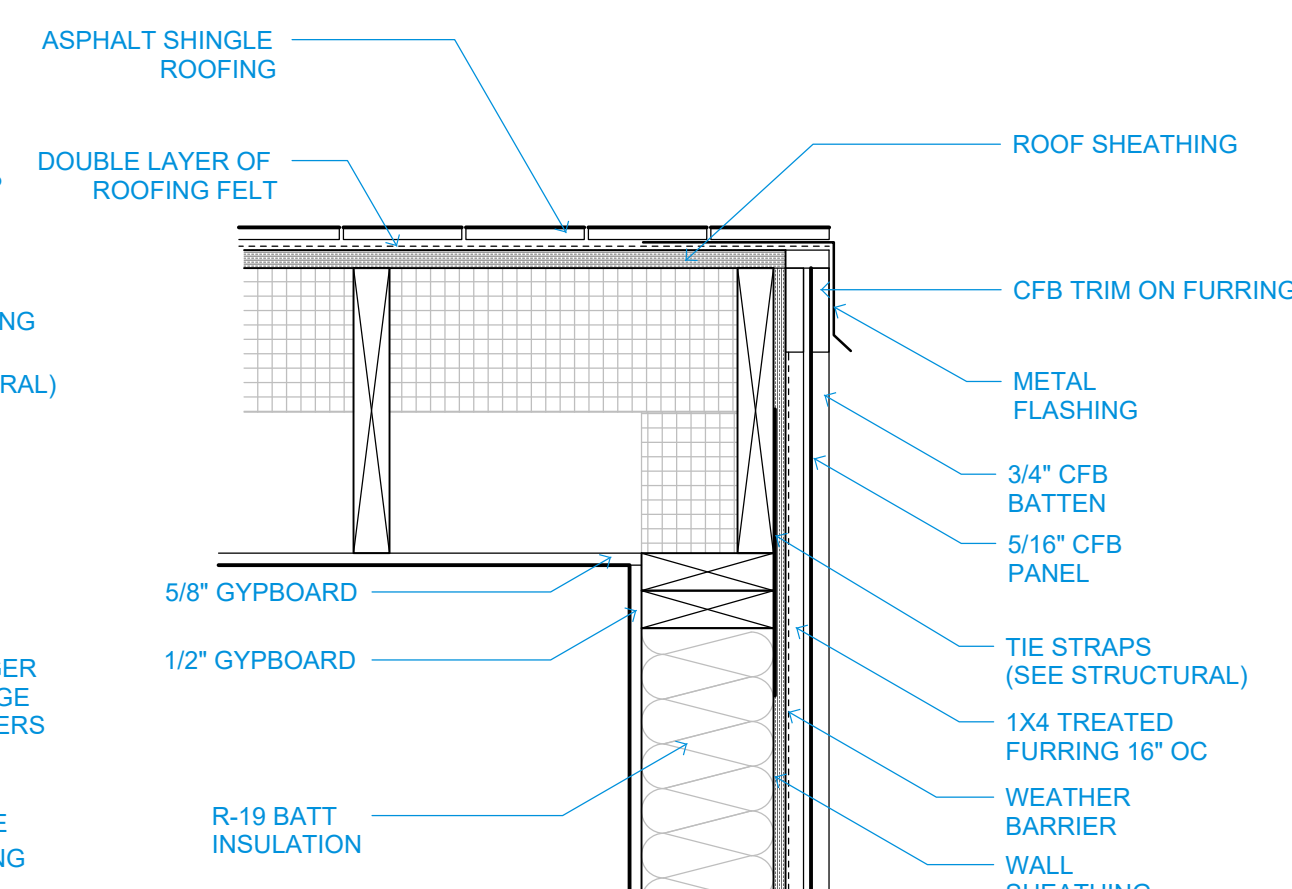
4 METAL SIDING AT FLOOR, TYP
1 1/2" = 1'-0"



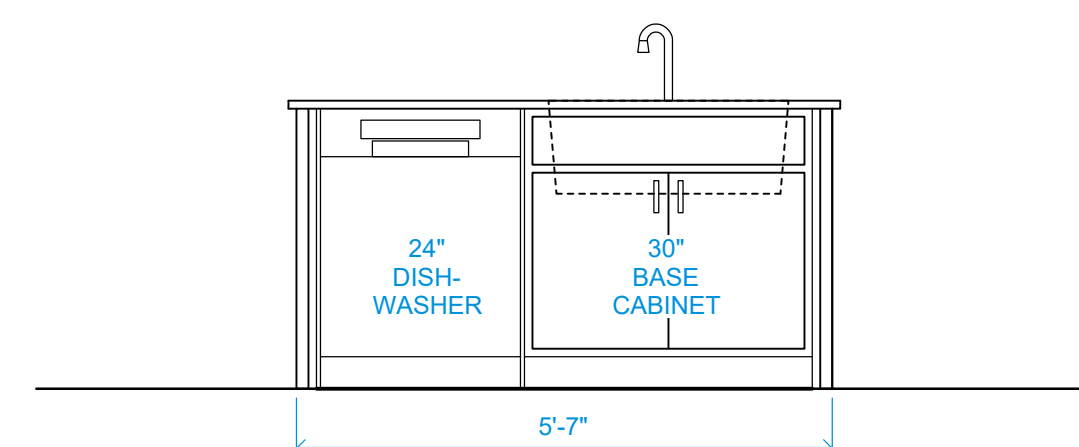
3 B&B SIDING AT FLOOR, TYP
1 1/2" = 1'-0"



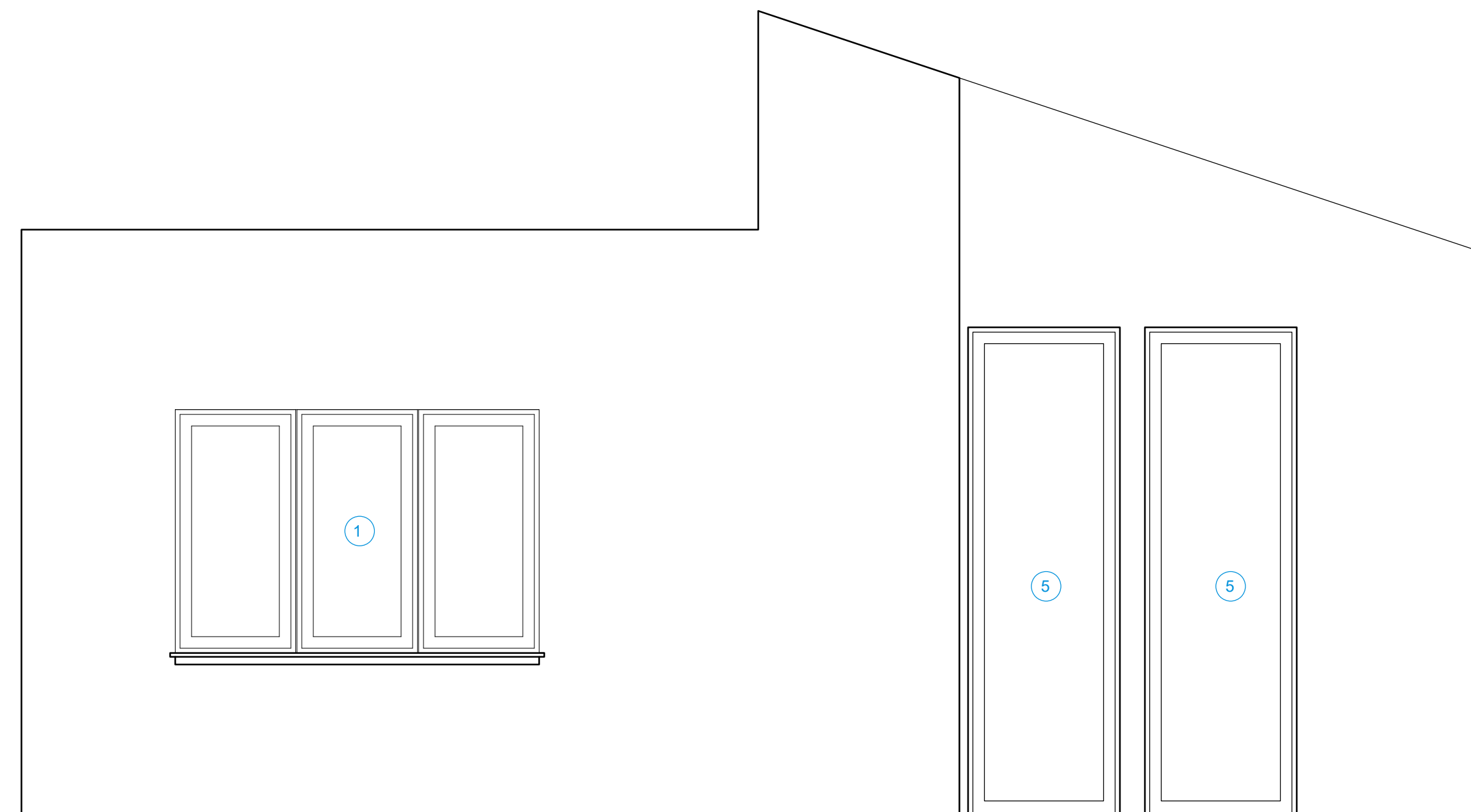
2 FOUNDATION TO DECK
1 1/2" = 1'-0"



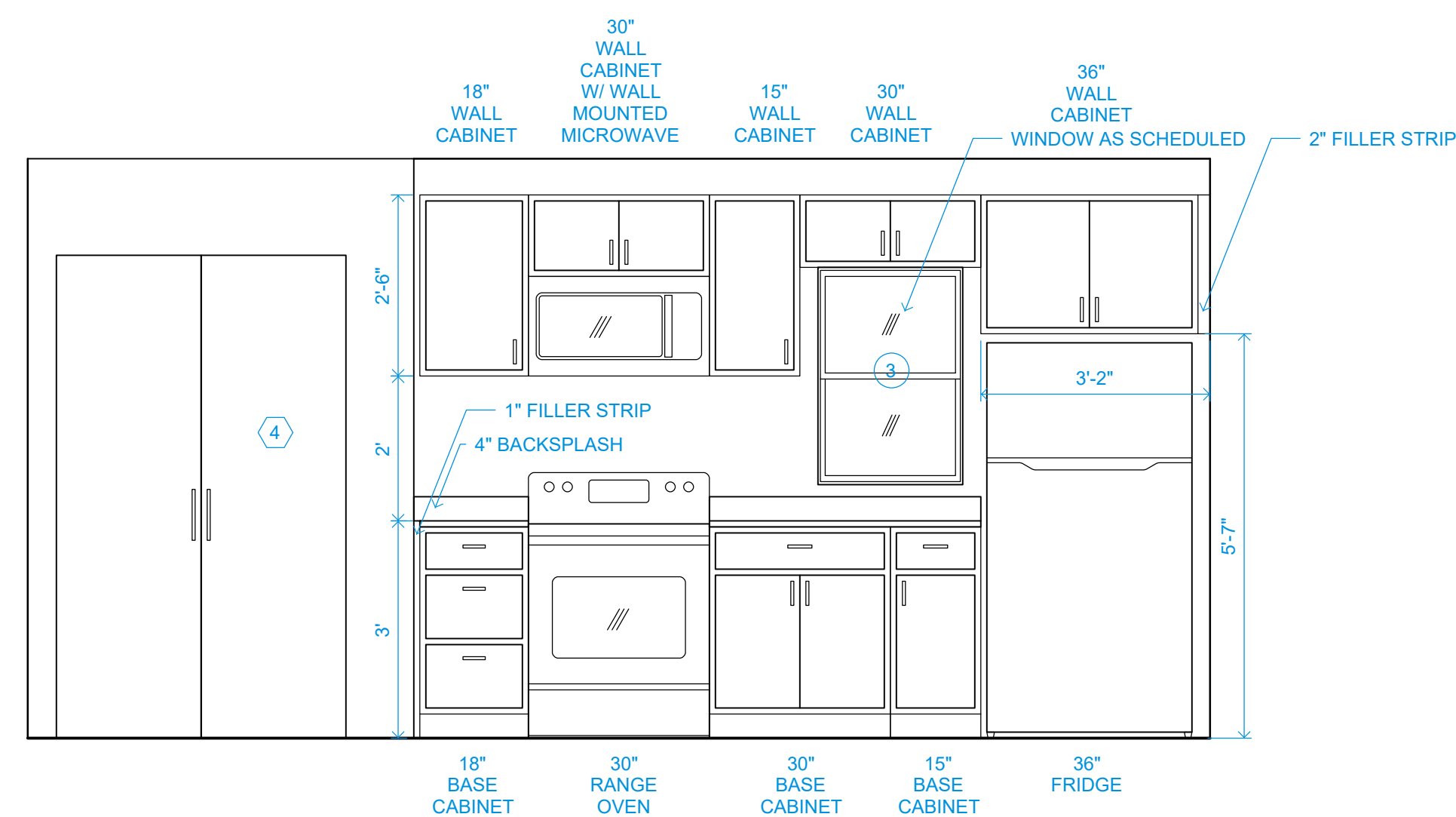
1 ROOF RAKE AT B&B SIDING, TYP
1 1/2" = 1'-0"



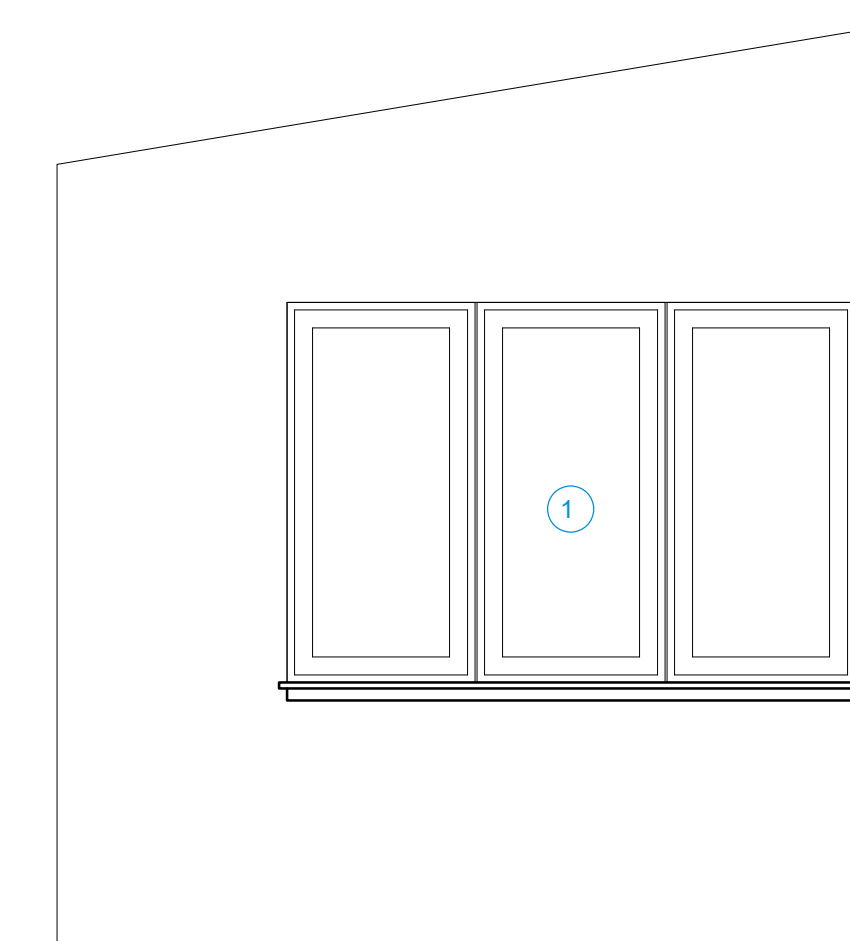
6 KITCHEN ELEVATION
1/2" = 1'-0"



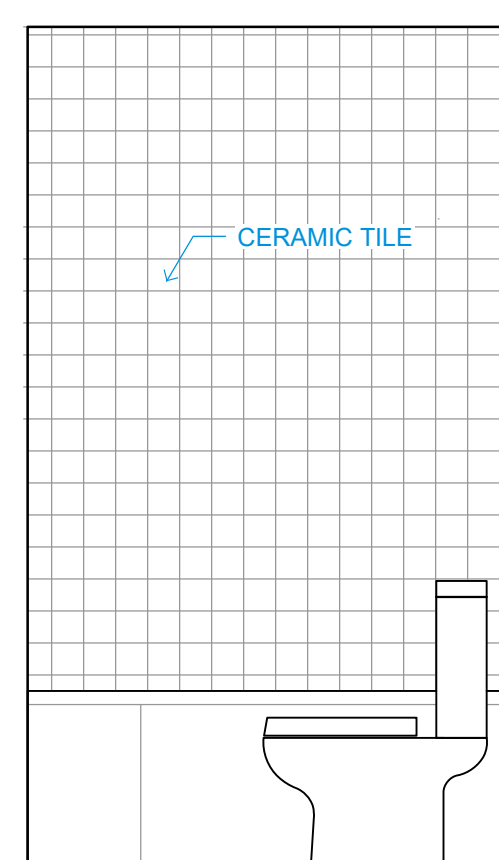
7 LIVINGROOM ELEVATION
1/2" = 1'-0"



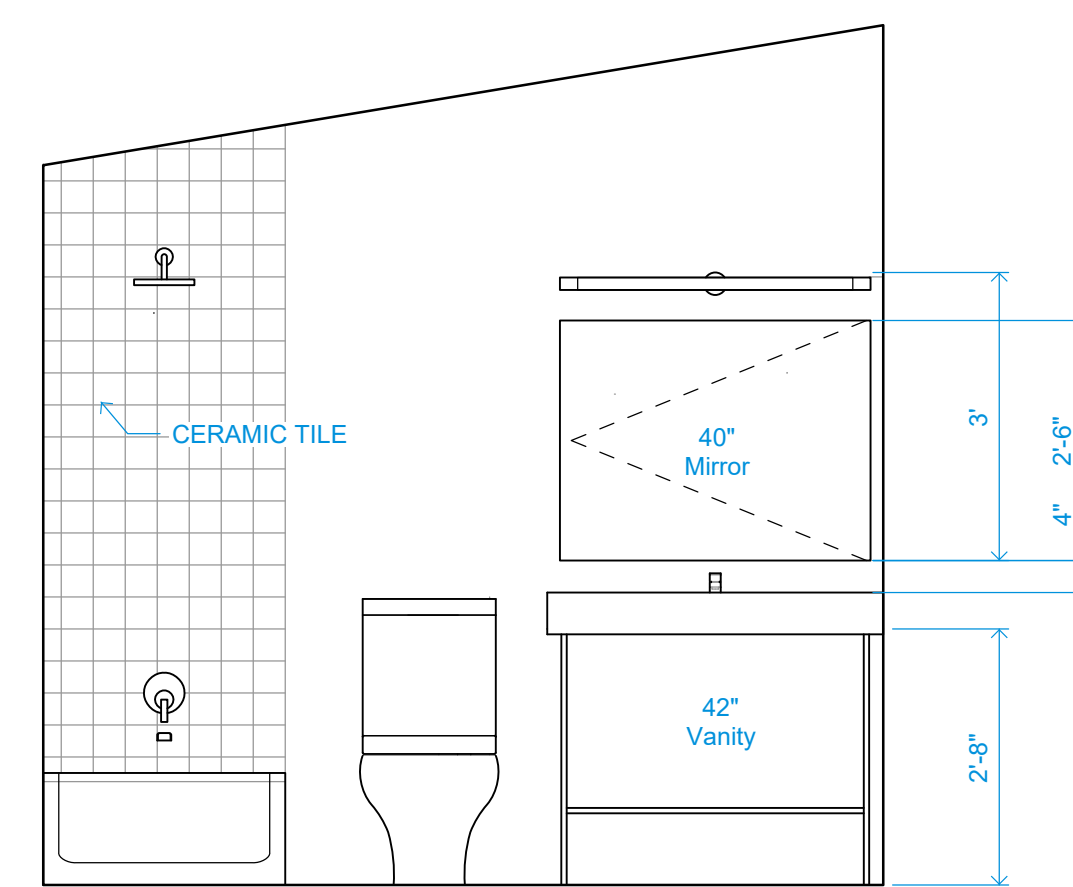
5 KITCHEN ELEVATION
1/2" = 1'-0"



7 BEDROOM ELEVATION
1/2" = 1'-0"

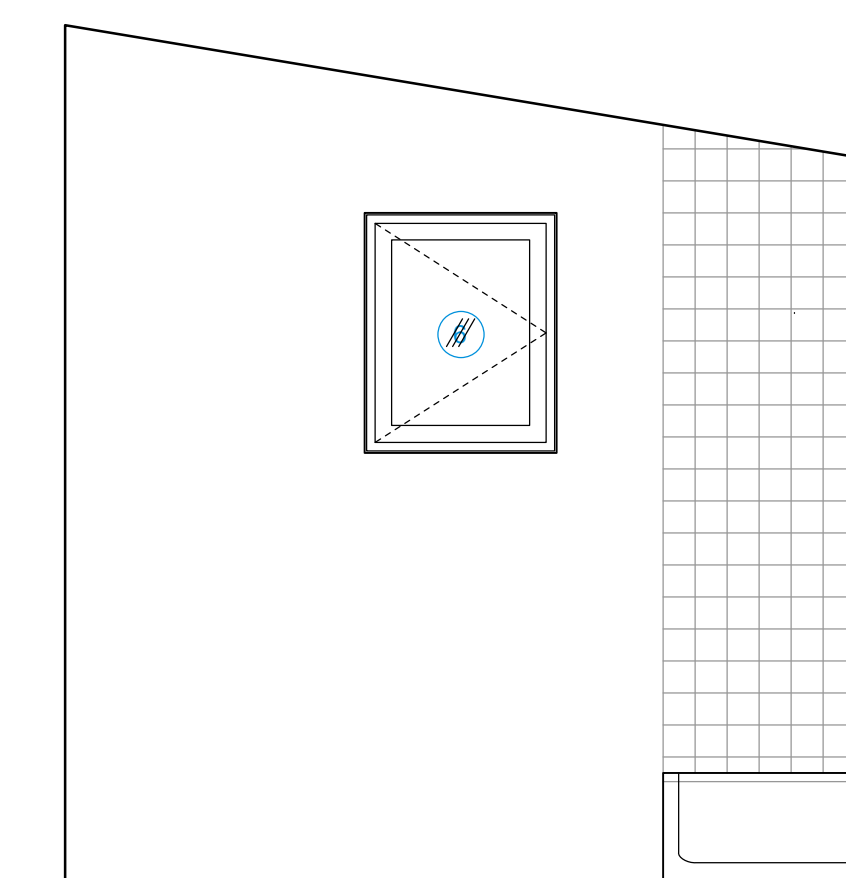


3 BATHROOM ELEVATION
1/2" = 1'-0"

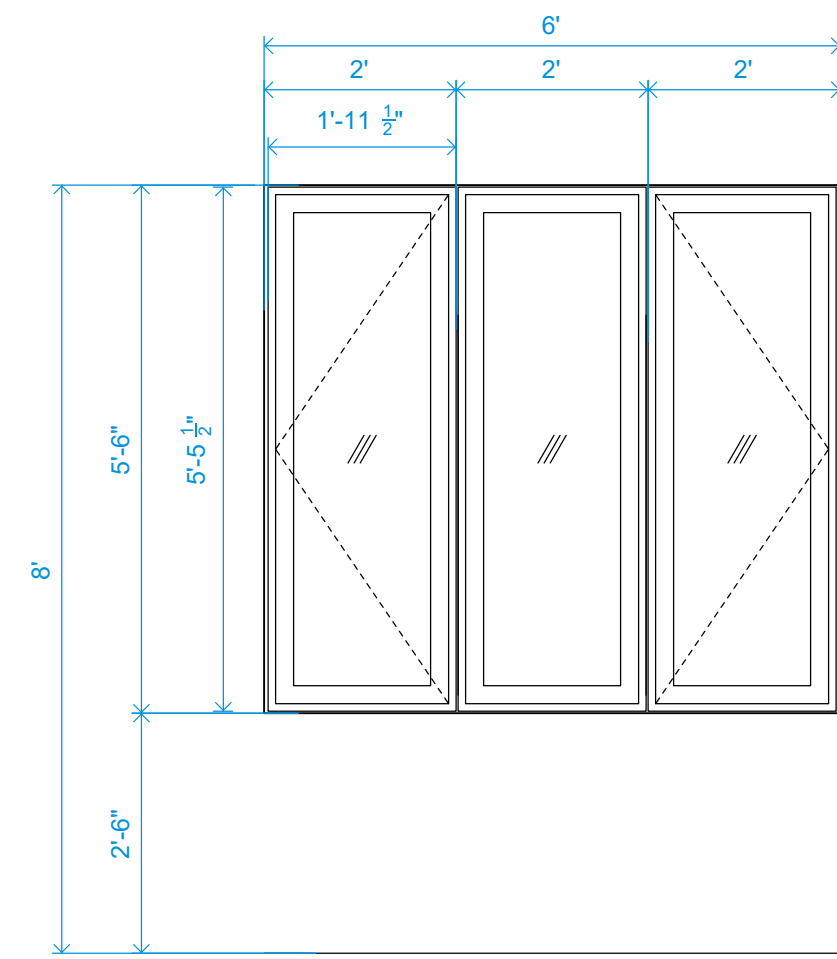


30.25"W x 14"T
KOHLER BATHTUB

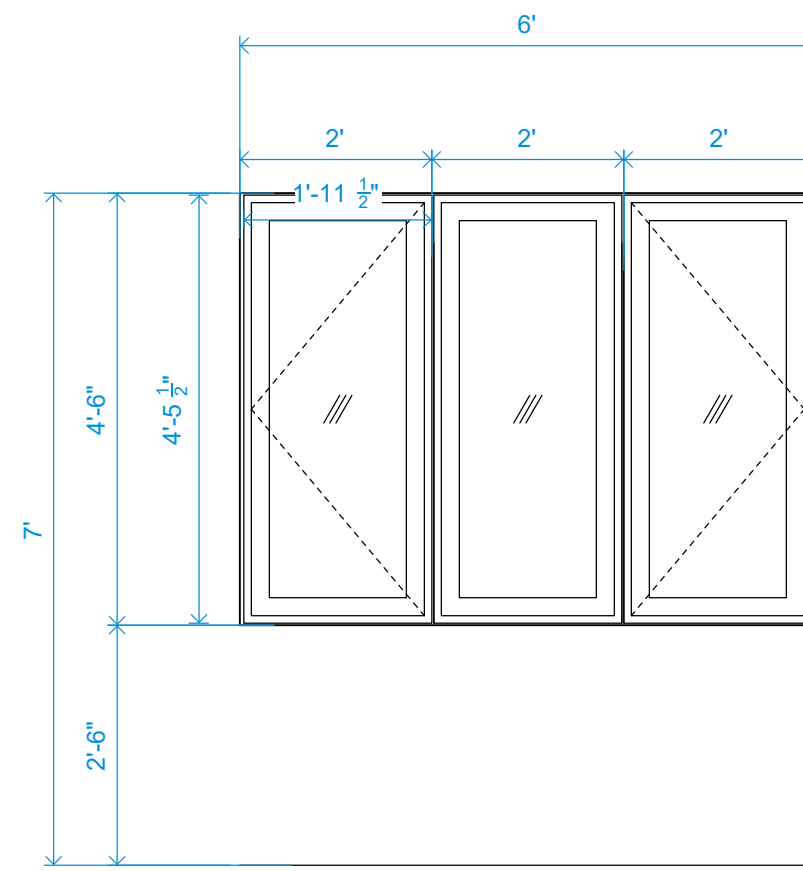
2 BATHROOM ELEVATION
1/2" = 1'-0"



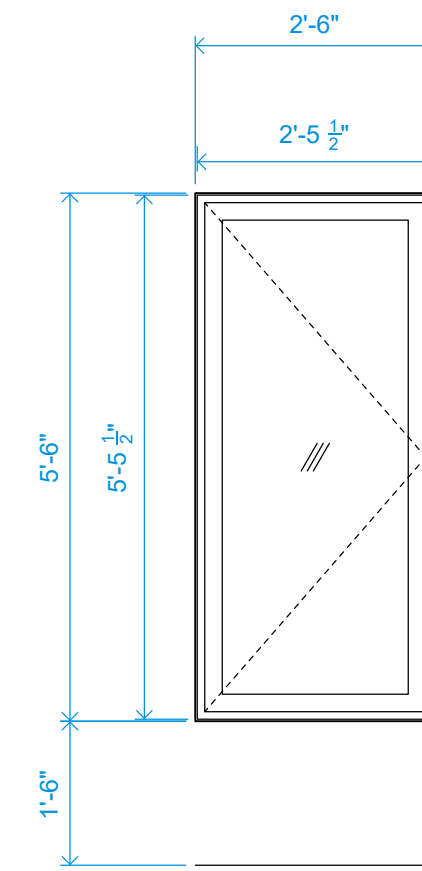
1 BATHROOM ELEVATION
1/2" = 1'-0"



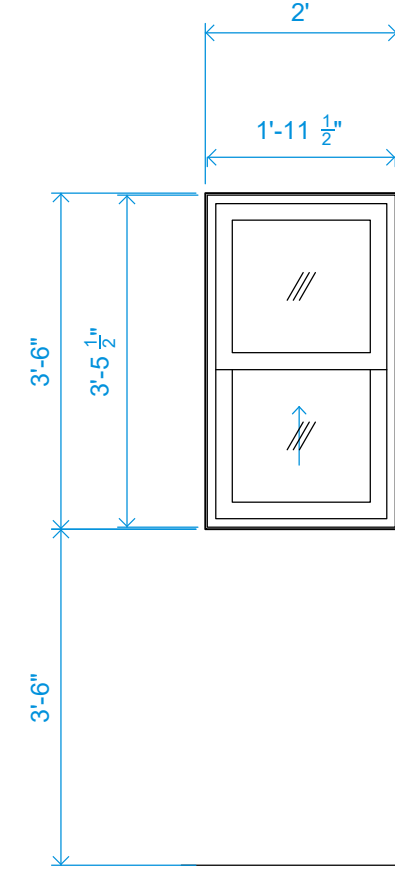
①
QUANTITY: 1
CASEMENT
Andersen #100CS - 2056



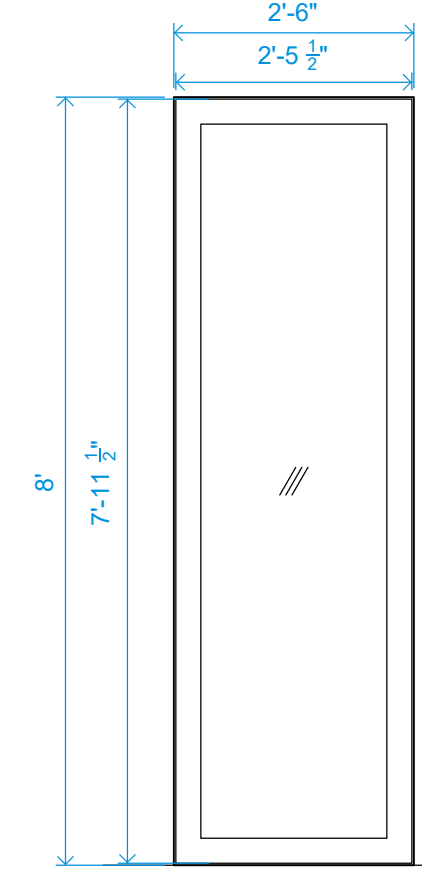
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QUANTITY: 2
CASEMENT
Andersen #100CS - 2046



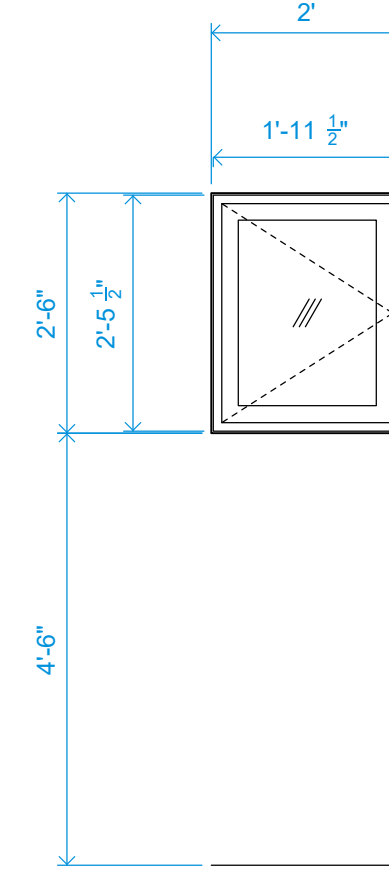
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QUANTITY: 1
CASEMENT
Andersen #100CS - 2650



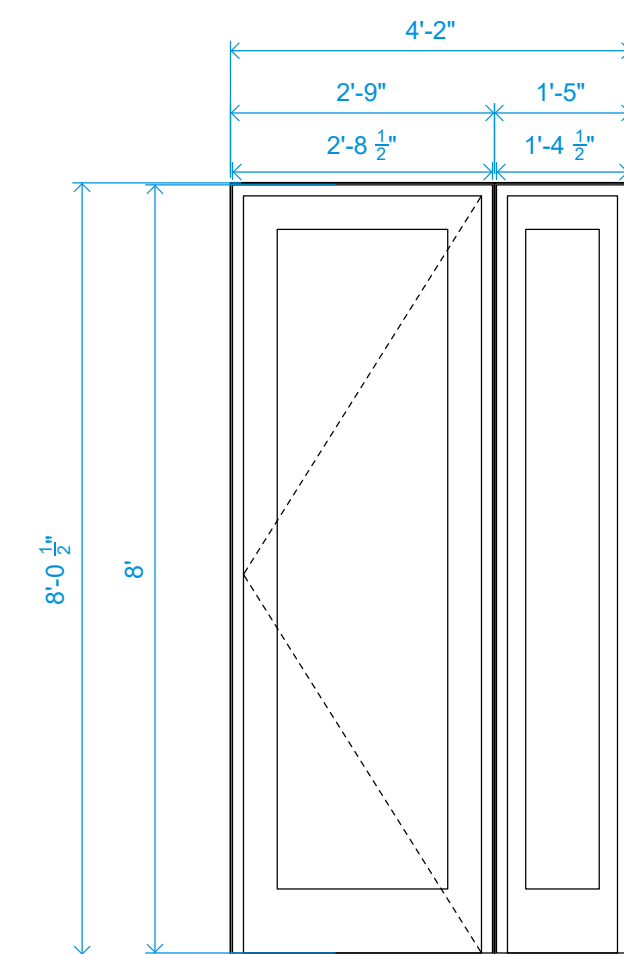
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QUANTITY: 1
SINGLE-HUNG
Andersen #100SHS - 2036



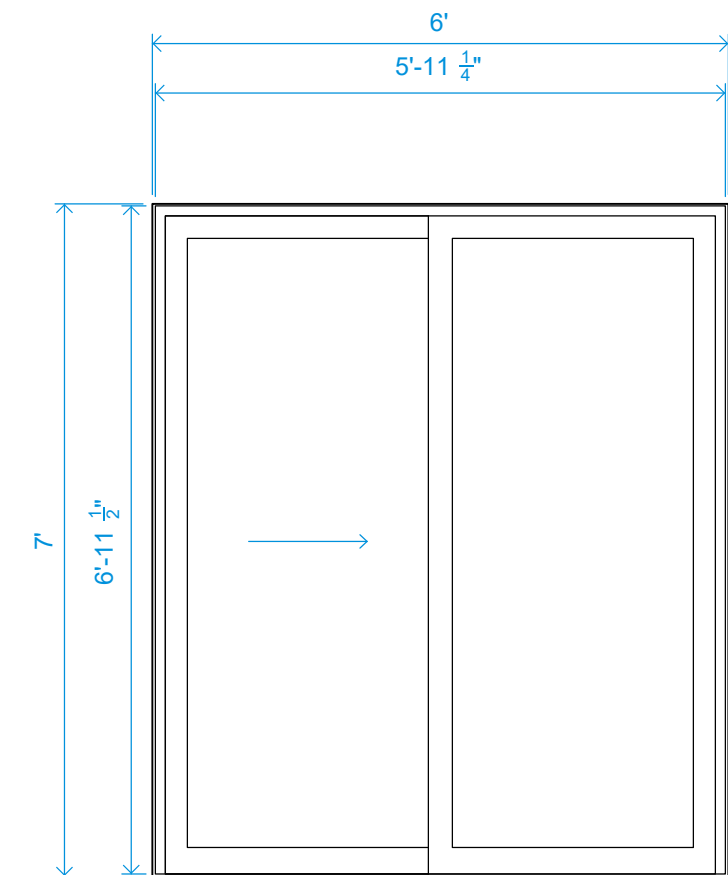
⑤
QUANTITY: 2
PICTURE
Andersen #100REC - 2680



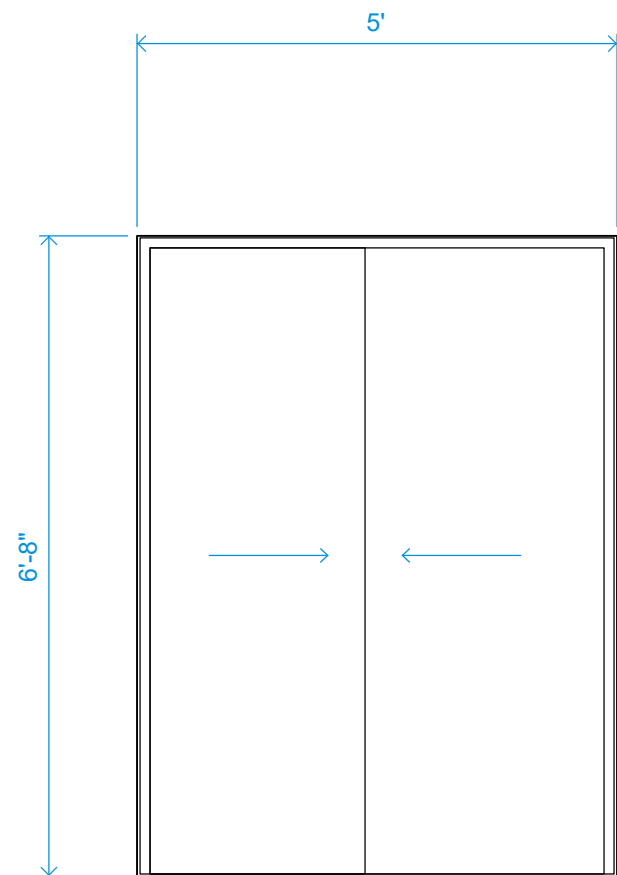
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QUANTITY: 1
CASEMENT
Andersen #100CS - 2026



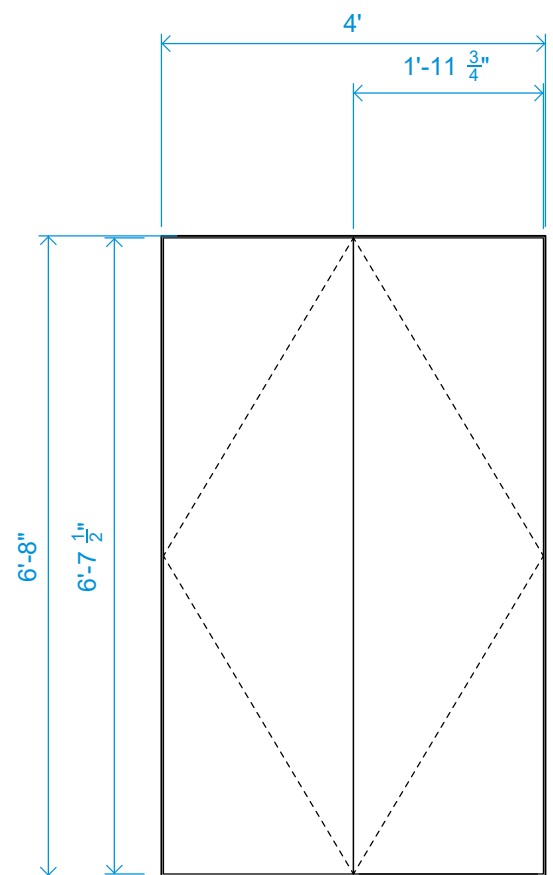
⑦
QUANTITY: 1
DOOR: HPI2880
SIDELIGHT: HPI1480



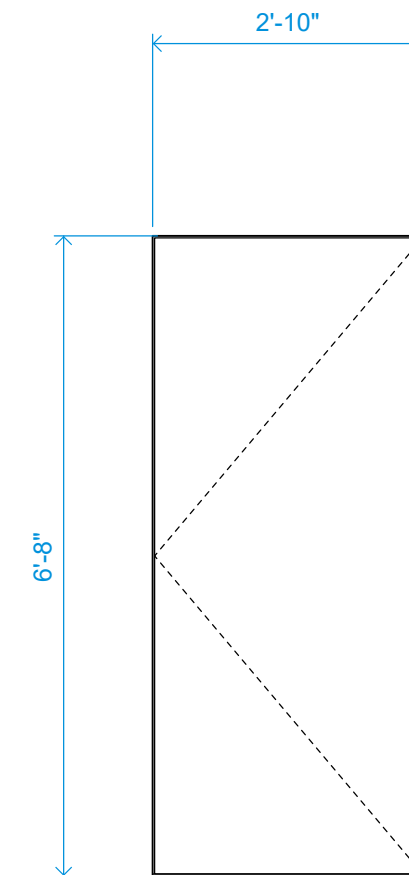
⑧
QUANTITY: 1



⑨
QUANTITY: 1
ReliaBit #546275, OR SIM



⑩
QUANTITY: 1
ReliaBit #8552, OR SIM



⑪
QUANTITY: 2
ReliaBit #396973, OR SIM

WINDOW SCHEDULE

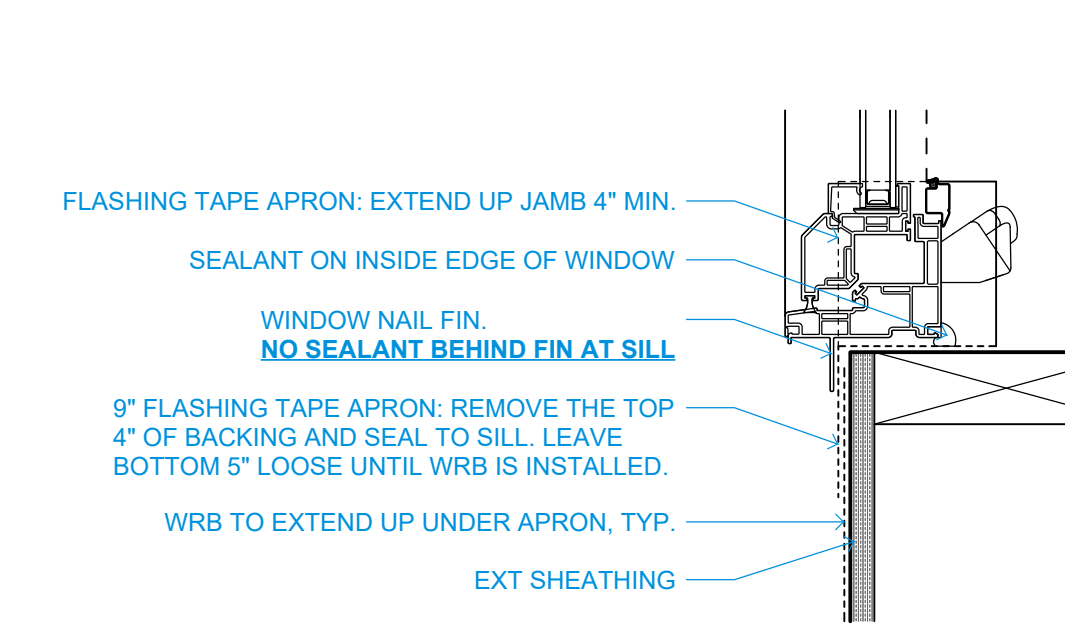
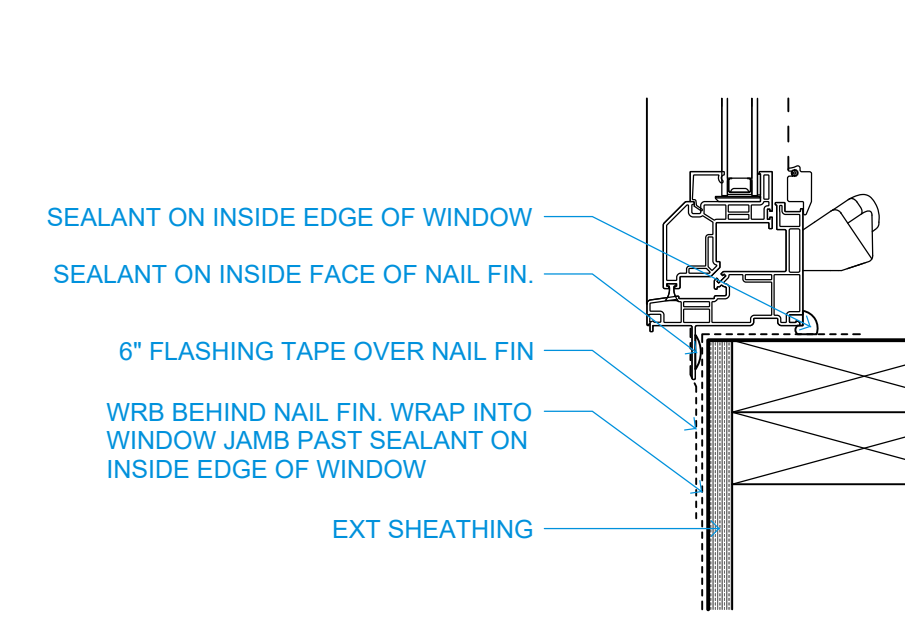
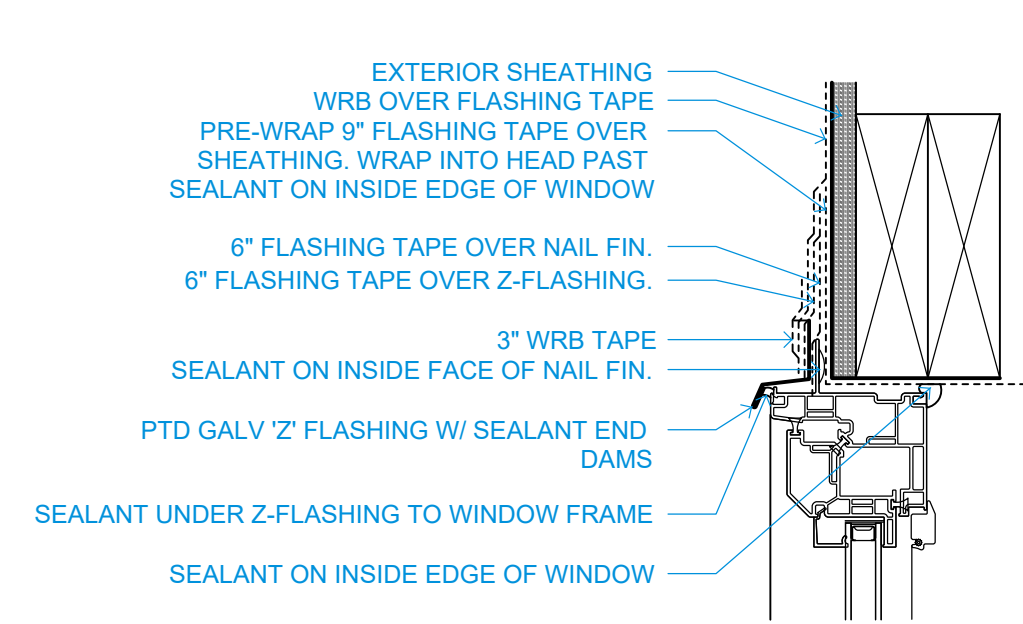
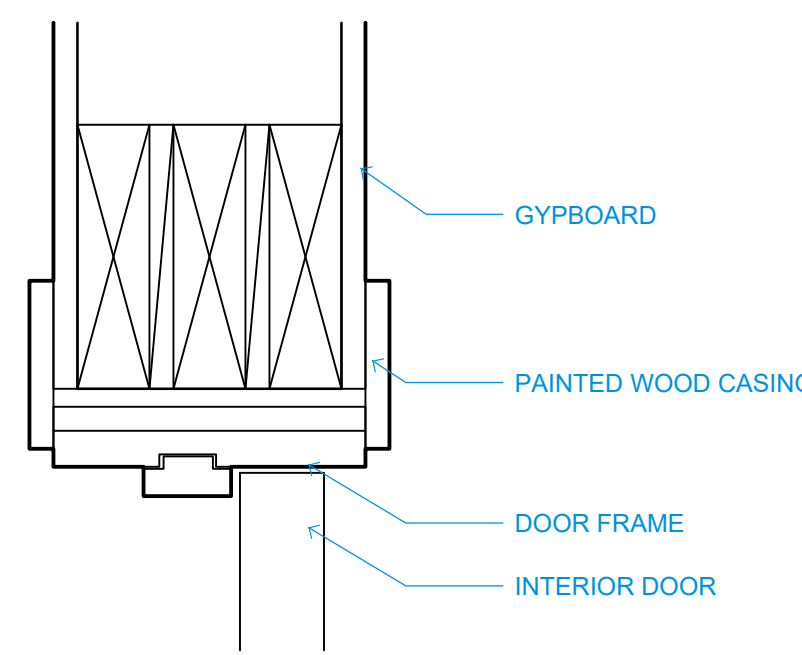
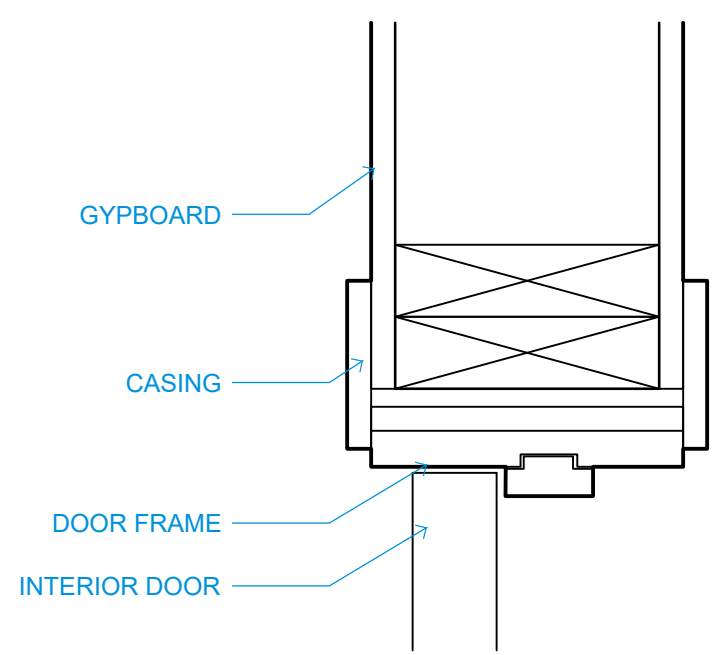
MARK	ROOM	QTY	SIZE (W X H)	SILL HEIGHT	FUNCTION	FINISH	SCREEN	TEMPRD	LOW-E	U-FACTOR
1	LIVING	1	6'-0" x 5'-6"	2'-6"	CASEMENT	VINYL	Y	N	Y	0.23 - 0.29
2	LIVING / BEDROOM	2	6'-0" x 4'-6"	2'-6"	CASEMENT	VINYL	Y	N	Y	0.23 - 0.29
3	BEDROOM	1	2'-6" x 5'-6"	1'-6"	CASEMENT	VINYL	Y	N	Y	0.23 - 0.29
4	KITCHEN	1	2'-0" x 3'-6"	3'-6"	SINGLE-HUNG	VINYL	Y	N	Y	0.25 - 0.32
5	ENTRY	2	2'-6" x 8'-0"	0'-0"	PICTURE	VINYL	N	Y	Y	0.23 - 0.3
6	BATH	1	2'-0" x 2'-6"	4'-6"	CASEMENT	VINYL	Y	N	Y	0.23 - 0.29

DOOR SCHEDULE - EXTERIOR

MARK	ROOM	QTY	SIZE (W X H)	FUNCTION	OPERATION	TEMPRD
1	ENTRY (PORCH SIDE)	1	4'-2" x 8'-0"	SWING W/ SIDELITE	LEFT-HAND	Y
2	KITCHEN (PORCH SIDE)	1	6'-0" x 7'-0"	SLIDER	XO	Y

DOOR SCHEDULE - INTERIOR

MARK	ROOM	TYPE	QTY	SIZE (W X H)	OPERATION
3	CLOSET	DOUBLE	1	5'-0" x 6'8"	SLIDER
4	LAUNDRY	DOUBLE	1	4'-0" x 6'8"	LEFT HAND
5	BED/BATH	SINGLE	2	2'-10" x 6'8"	LEFT HAND



20 INTERIOR DOOR JAMB
3" = 1'-0"

19 INTERIOR DOOR HEAD
3" = 1'-0"

18 HEAD FLASHING SEQUENCE, TYP
3" = 1'-0"

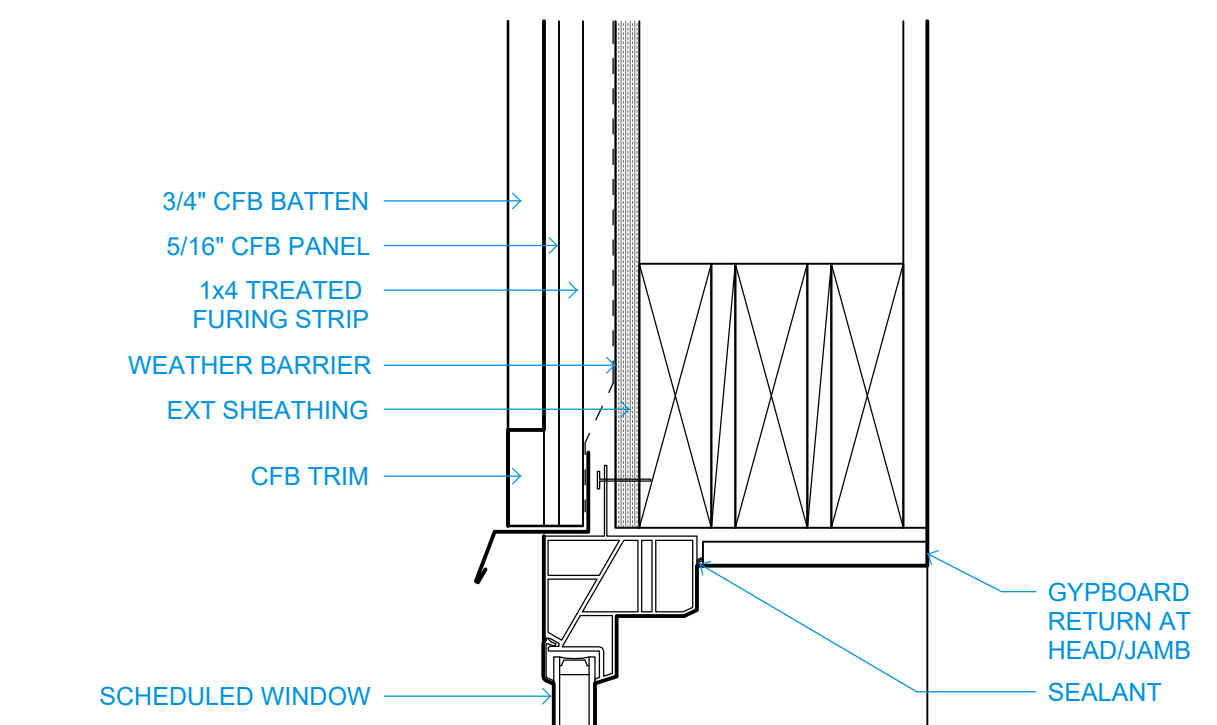
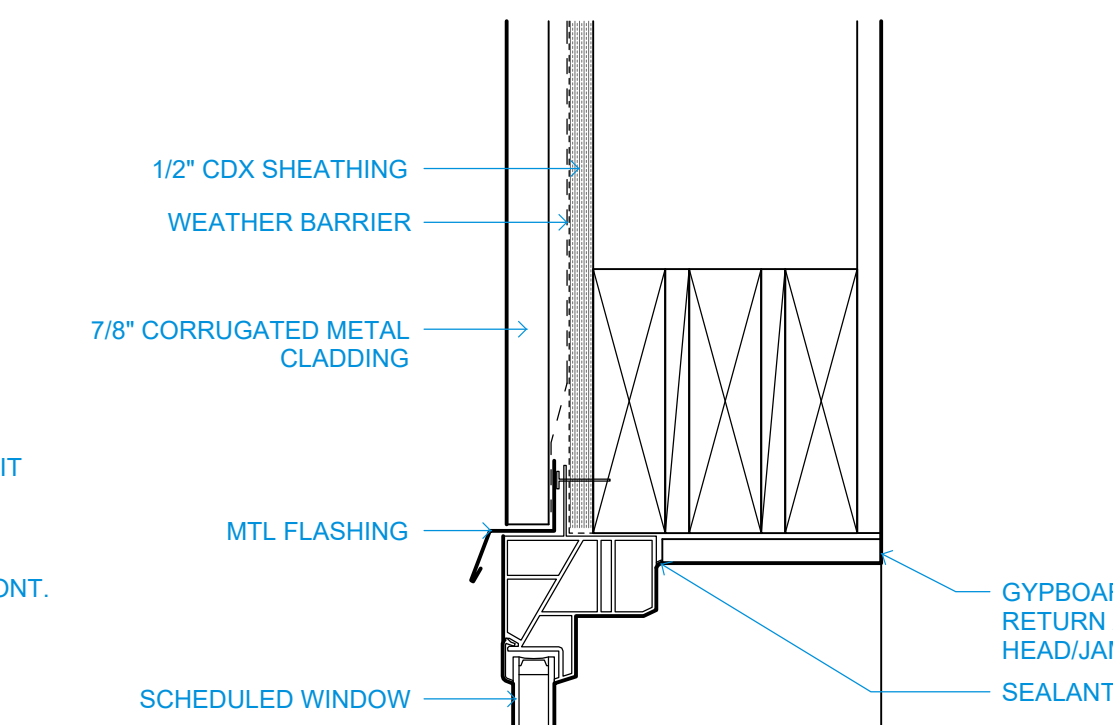
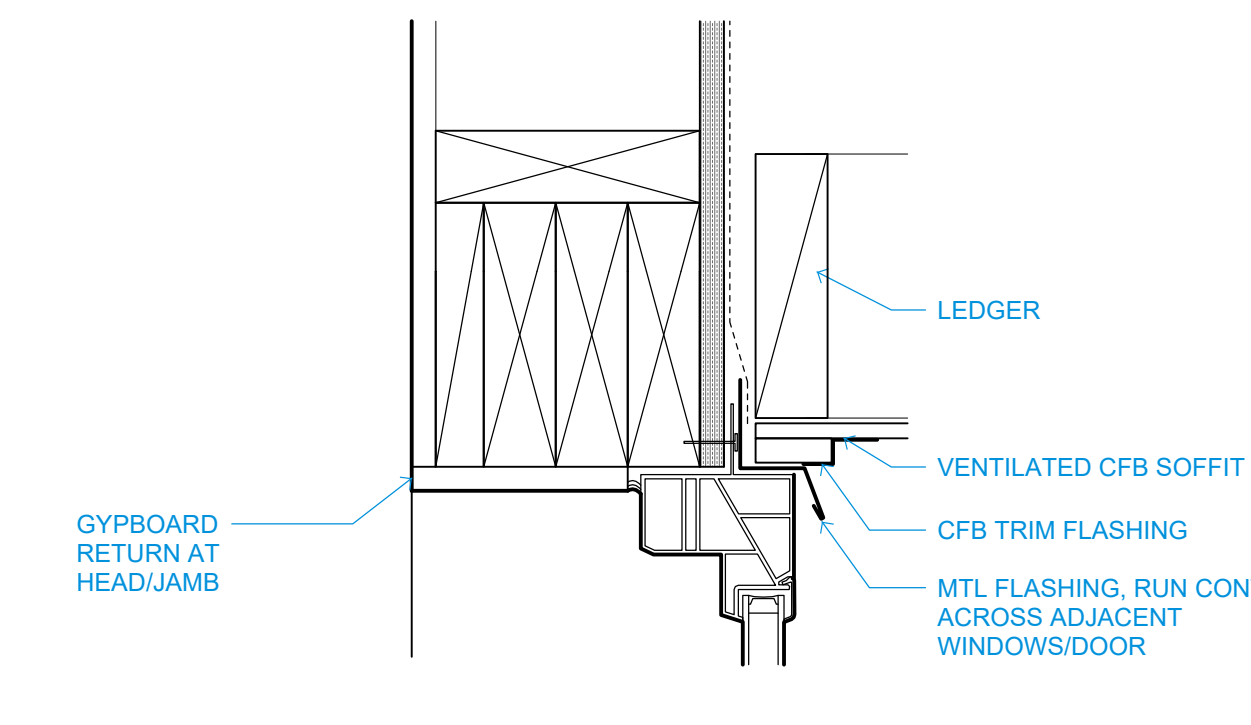
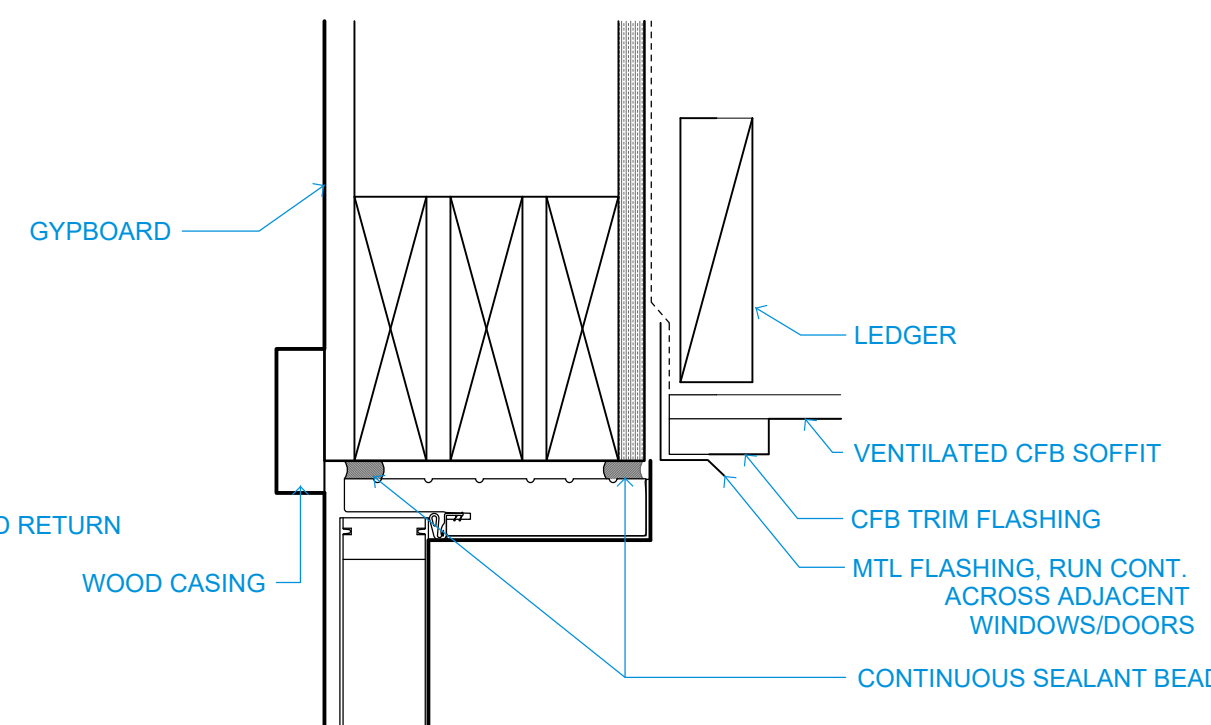
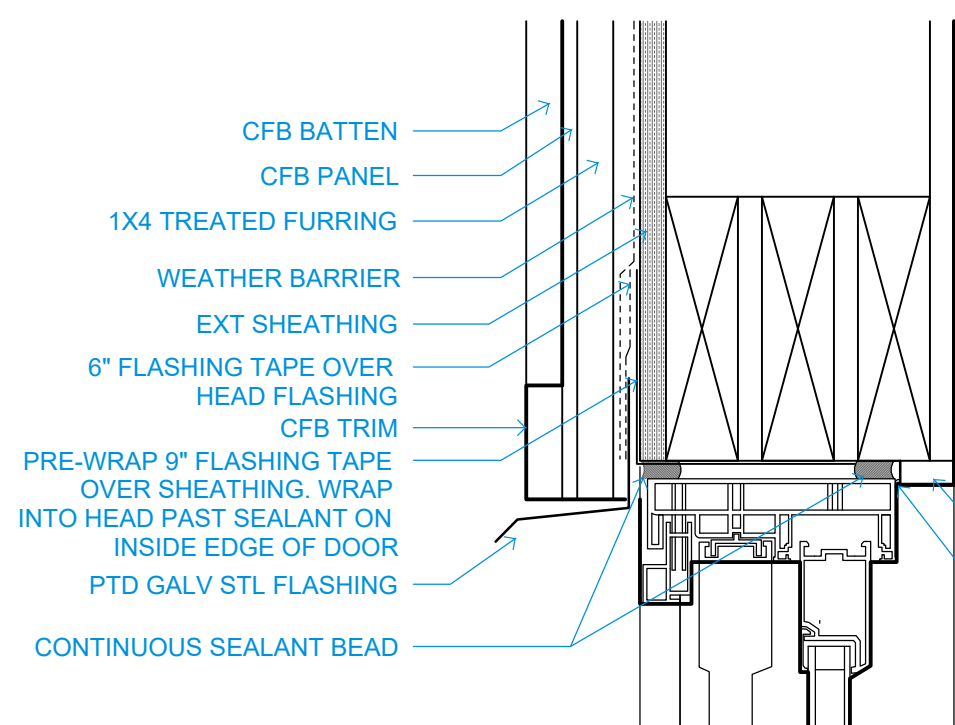
17 JAMB FLASHING SEQUENCE, TYP
3" = 1'-0"

16 SILL FLASHING SEQUENCE, TYP
3" = 1'-0"

NOTE: FINISHES REMOVED FOR CLARITY

NOTE: FINISHES REMOVED FOR CLARITY

NOTE: FINISHES REMOVED FOR CLARITY



15 EXTERIOR SLIDING DOOR HEAD
3" = 1'-0"

14 EXTERIOR SWING DOOR HEAD
3" = 1'-0"

13 WINDOW HEAD AT ENTRY SOFFIT
3" = 1'-0"

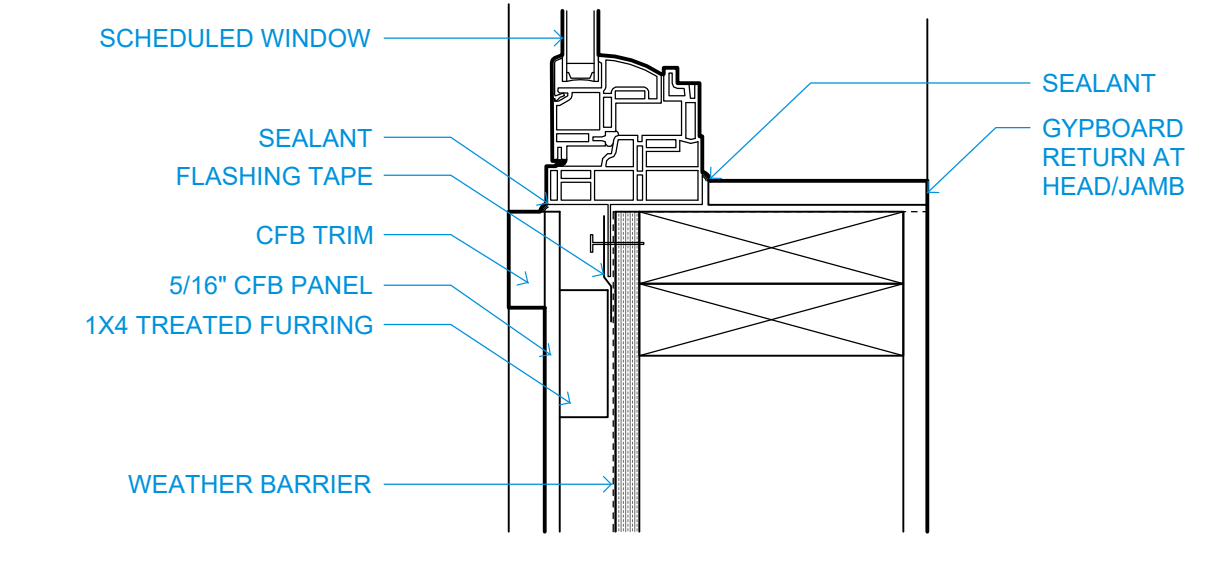
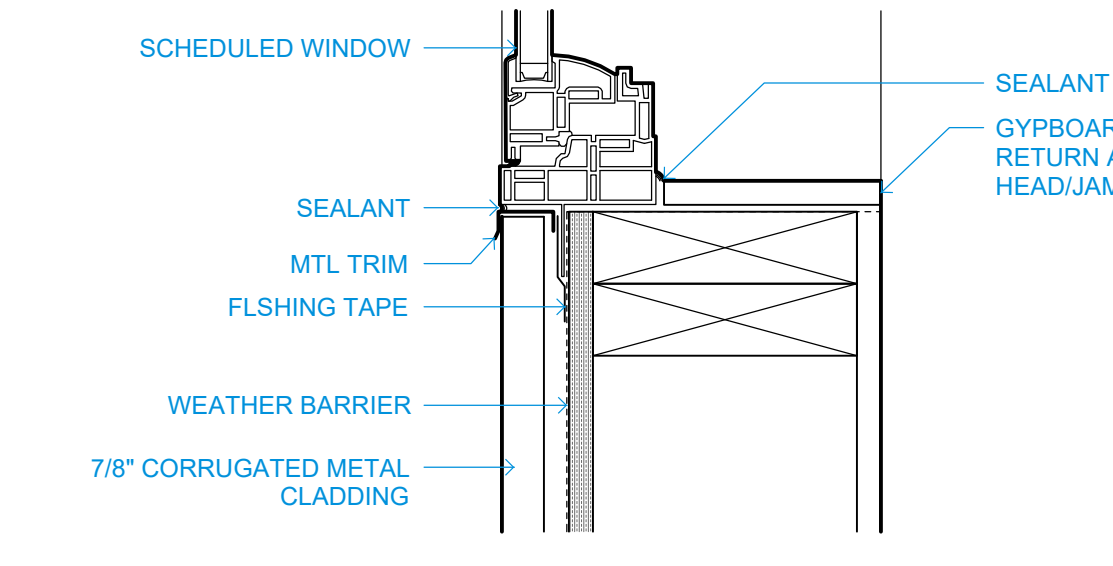
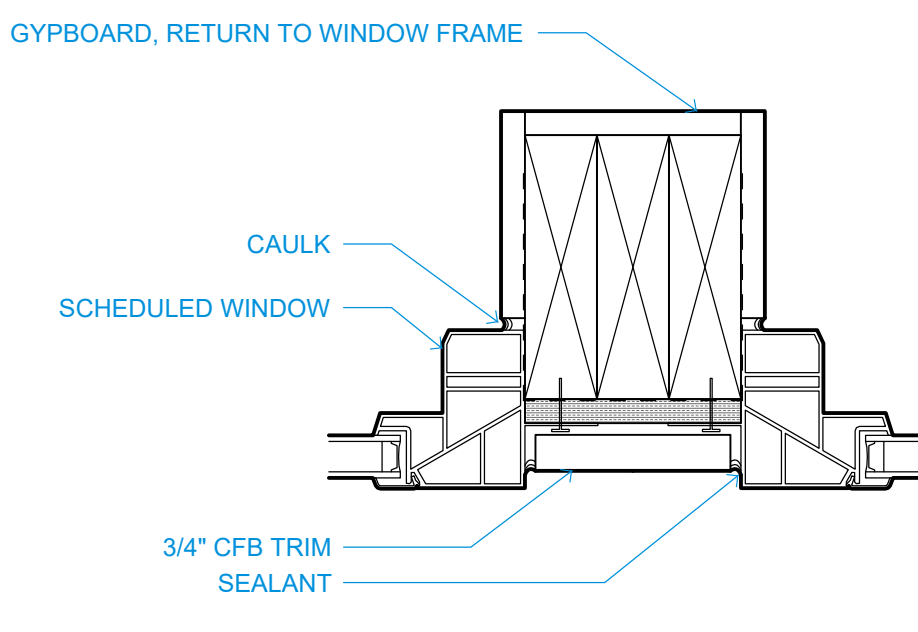
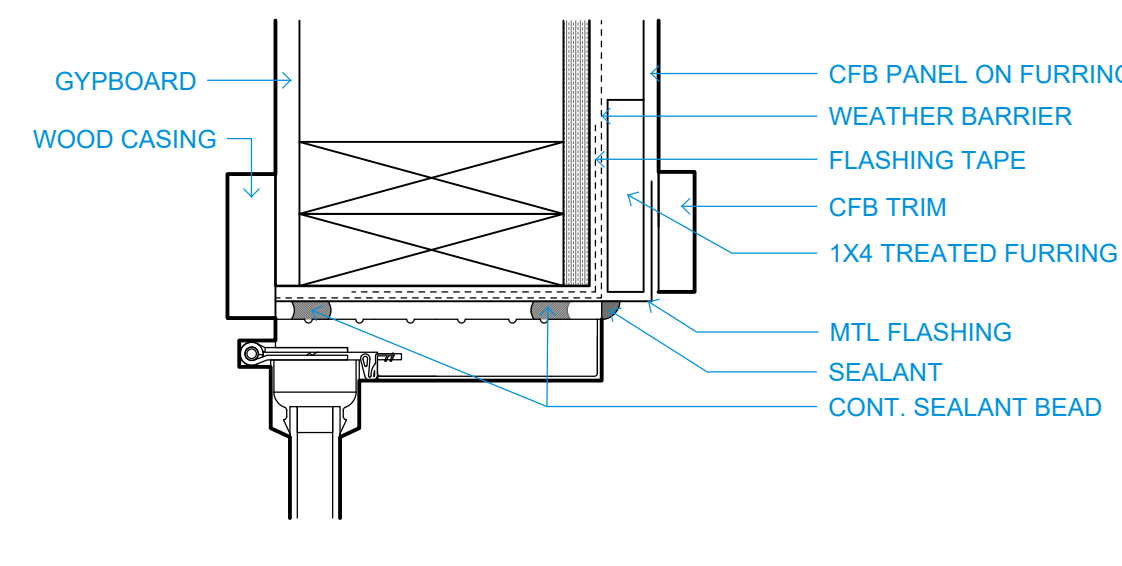
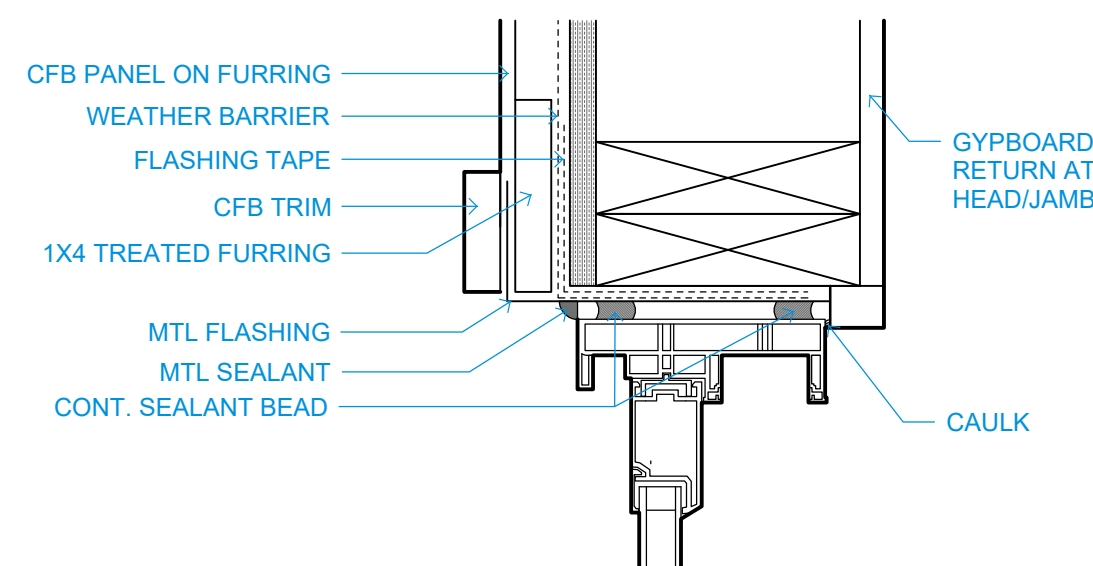
12 WINDOW HEAD AT METAL SIDING
3" = 1'-0"

11 WINDOW HEAD AT B&B SIDING
3" = 1'-0"

NOTE: SEE 18/A7.02 FOR REQ'D FLASHING

NOTE: SEE 18/A7.02 FOR REQ'D FLASHING

NOTE: SEE 18/A7.02 FOR REQ'D FLASHING



10 EXTERIOR SLIDING DOOR JAMB
3" = 1'-0"

9 EXTERIOR SWING DOOR JAMB
3" = 1'-0"

8 SISTERED JAMB AT WINDOW 5 (NEAR ENTRY)
3" = 1'-0"

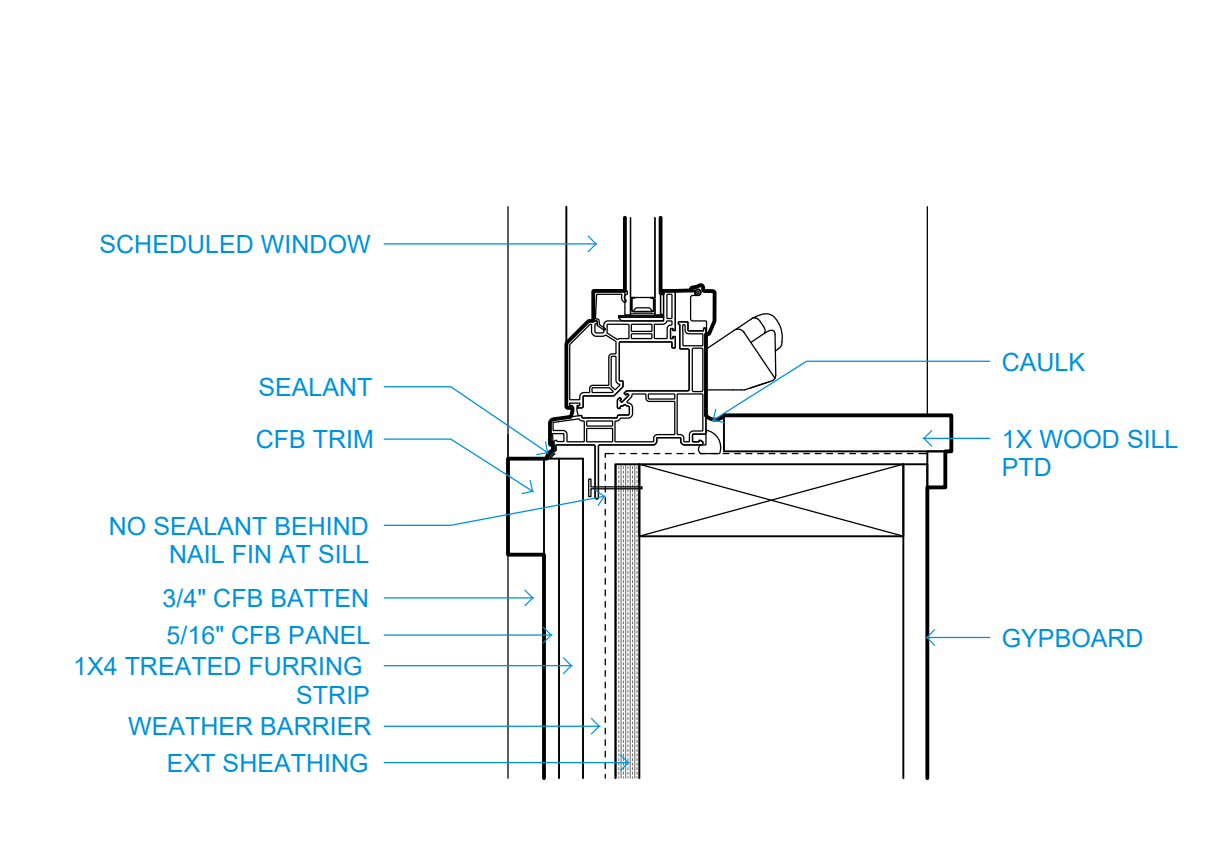
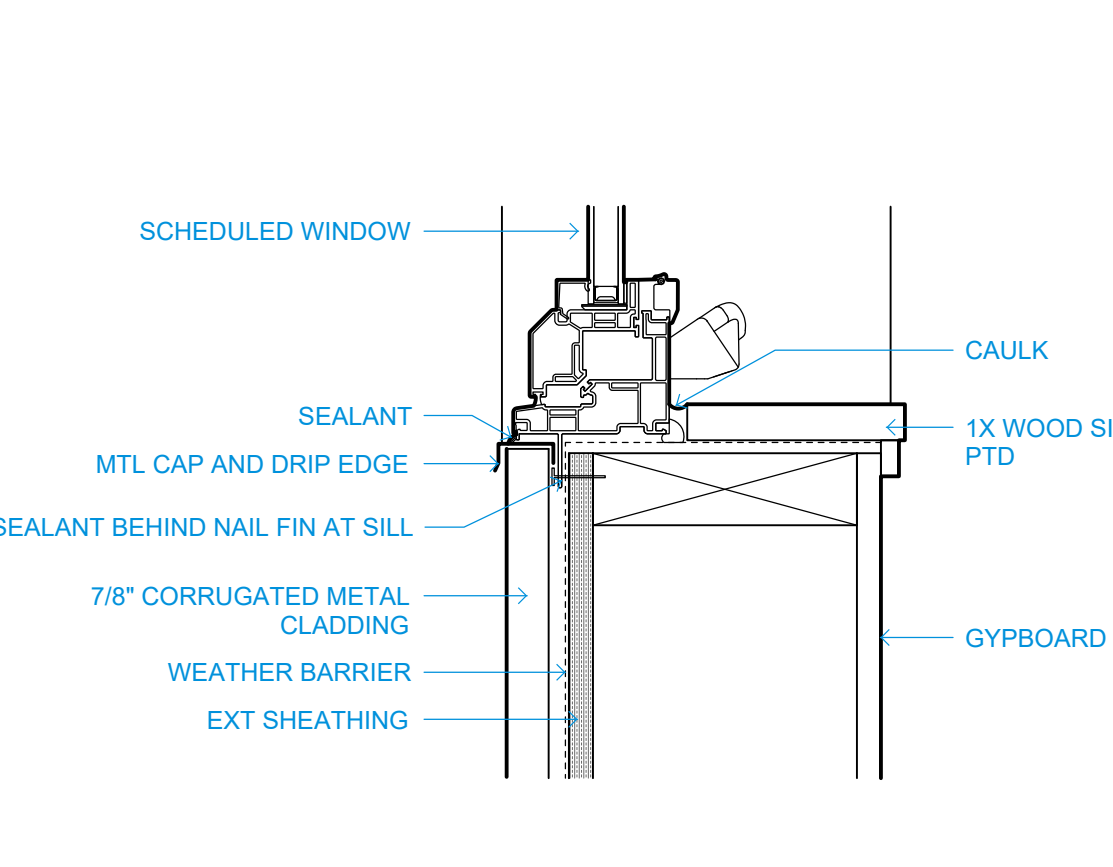
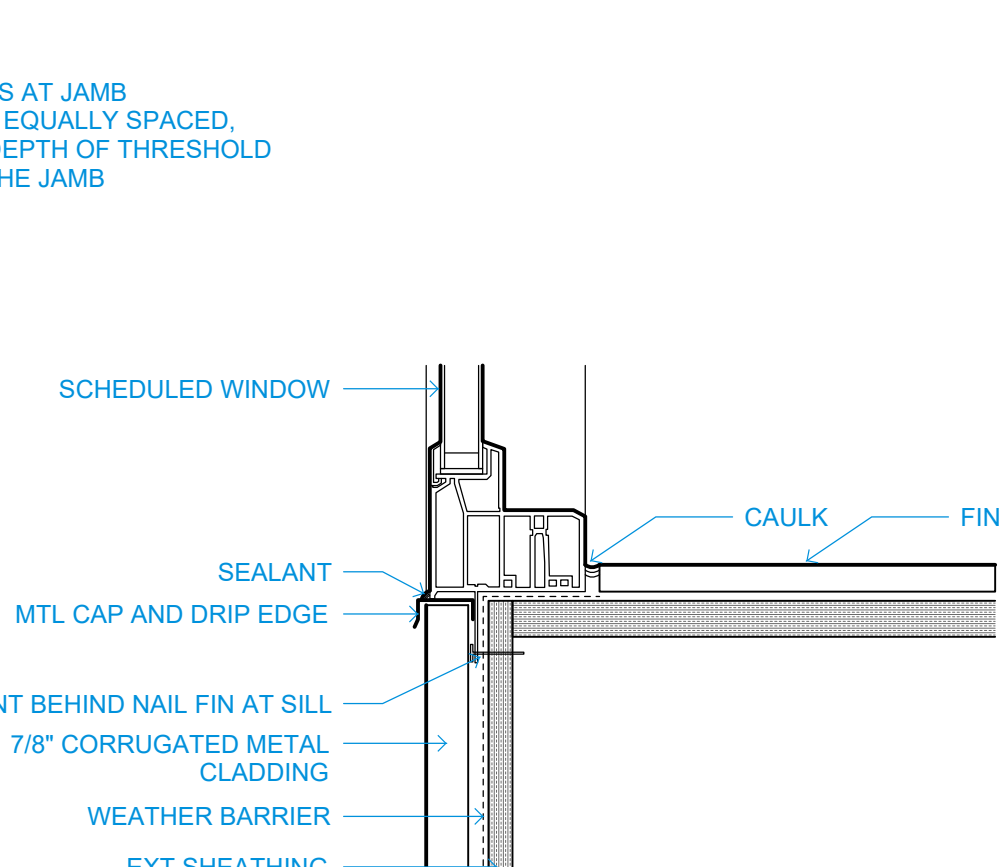
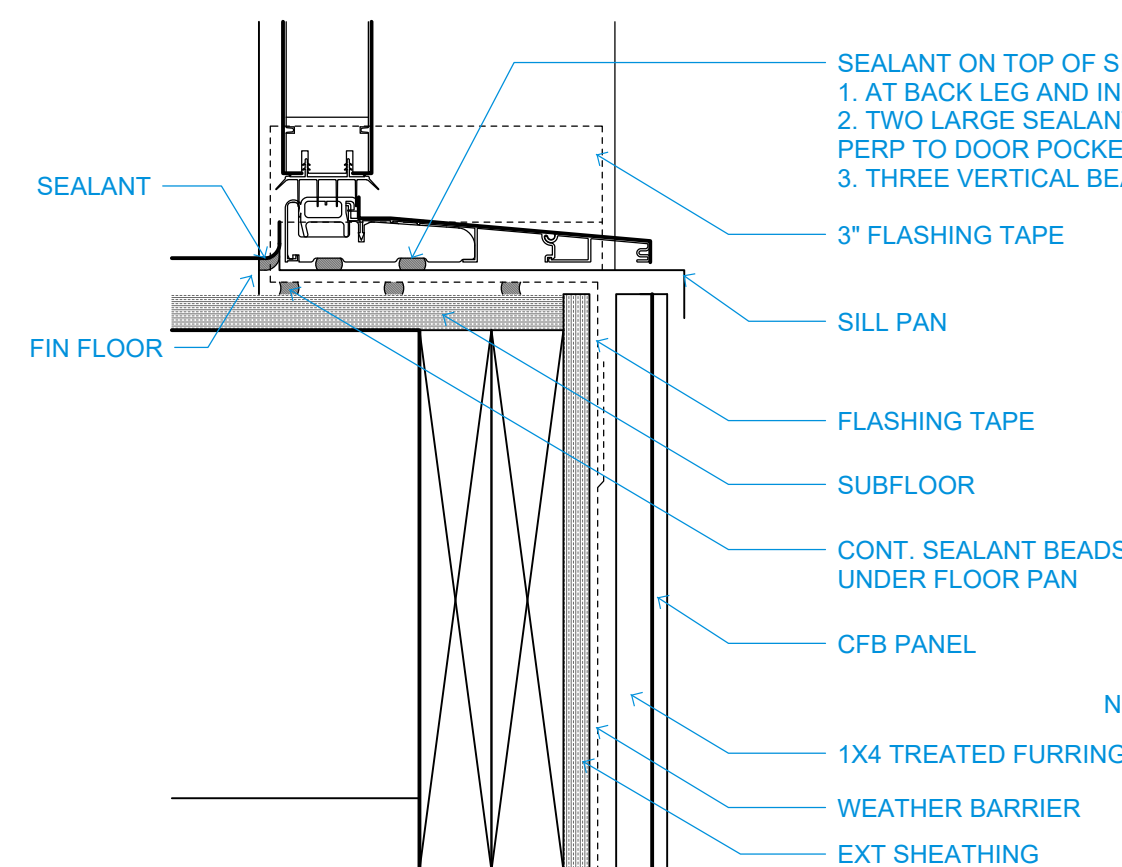
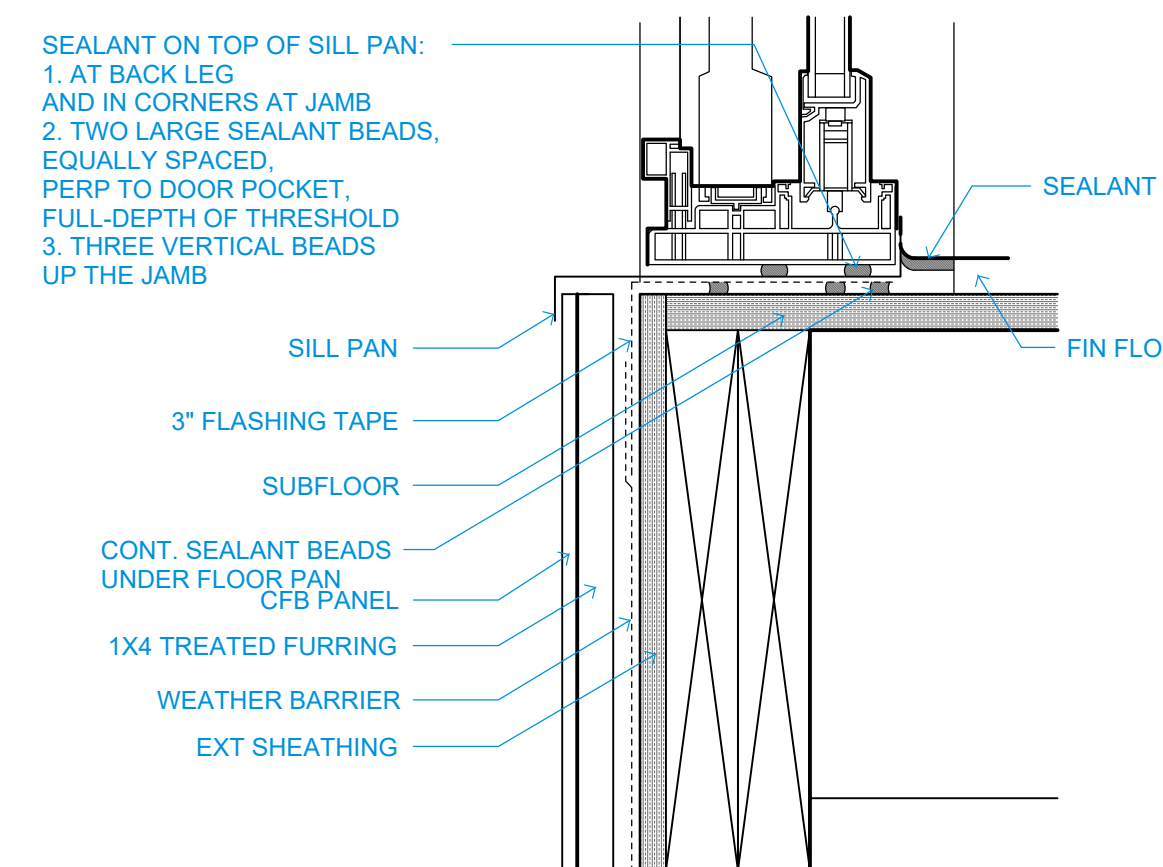
7 WINDOW JAMB AT METAL SIDING
3" = 1'-0"

6 WINDOW JAMB AT B&B SIDING
3" = 1'-0"

NOTE: SEE 17/A7.02 FOR REQ'D FLASHING

NOTE: SEE 17/A7.02 FOR REQ'D FLASHING

NOTE: SEE 17/A7.02 FOR REQ'D FLASHING



5 EXTERIOR SLIDING DOOR SILL
3" = 1'-0"

4 EXTERIOR SWING DOOR SILL
3" = 1'-0"

3 WINDOW SILL AT WINDOW 5 (NEAR ENTRY)
3" = 1'-0"

2 WINDOW SILL AT METAL SIDING
3" = 1'-0"

1 WINDOW SILL AT B&B SIDING
3" = 1'-0"

NOTE: SEE 16/A7.02 FOR REQ'D FLASHING

NOTE: SEE 16/A7.02 FOR REQ'D FLASHING

NOTE: SEE 16/A7.02 FOR REQ'D FLASHING

HIGH-WIND AREA STRAPPING

THE FOLLOWING REQUIREMENTS ARE EXCERPTED (IN PART) FROM THE HOUSTON AMENDMENTS TO THE 2015 INTERNATIONAL RESIDENTIAL CODE, APPENDIX L:

SECTION AL103 COMPLETE LOAD PATH AND UPLIFT TIES

AL103.1 GENERAL. BLOCKING, BRIDGING, STRAPS, APPROVED FRAMING ANCHORS OR MECHANICAL FASTENERS SHALL BE INSTALLED TO PROVIDE CONTINUOUS TIES FROM THE ROOF TO THE FOUNDATION SYSTEM. TIE STRAPS SHALL BE 1 1/8 INCH (28.6 MM) BY 0.036 INCH (0.91 MM) (NO. 20 GAUGE) SHEET STEEL AND SHALL BE CORROSION RESISTANT AS HEREIN SPECIFIED. ALL METAL CONNECTORS AND FASTENERS USED IN EXPOSED LOCATIONS OR IN AREAS OTHERWISE SUBJECT TO CORROSION SHALL BE OF CORROSION-RESISTANT OR NONCORROSIVE MATERIAL. THE NUMBER OF COMMON NAILS SPECIFIED IS THE TOTAL REQUIRED AND SHALL BE EQUALLY DIVIDED ON EACH SIDE OF THE CONNECTION. NAILS SHALL BE SPACED TO AVOID SPLITTING OF THE WOOD.

AL103.3 SILLS AND FOUNDATION TIE. FOUNDATION PLATES RESTING ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH DIAMETER (13 MM) ANCHOR BOLTS WITH 7 INCH (178 MM) MINIMUM EMBEDMENT INTO THE FOUNDATION AND SPACED NOT MORE THAN 4 FEET (1,219 MM) ON CENTER.

AL103.4 FLOOR-TO-FOUNDATION TIE. THE LOWEST LEVEL EXTERIOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION SILL PLATE OR AN APPROVED ELEVATED FOUNDATION SYSTEM WITH BENT TIE STRAPS SPACED NOT MORE THAN 32 INCHES (813 MM) ON CENTER. TIE STRAPS SHALL BE NAILED WITH A MINIMUM OF 4 TEN PENNY NAILS.

AL103.8 ROOF-MEMBERS-TO-WALL TIE. TIE STRAPS SHALL BE PROVIDED FROM THE SIDE OF THE ROOF-FRAMING MEMBER TO THE SUPPORTING MEMBER BELOW THE ROOF. TIE STRAPS SHALL BE PLACED AT EVERY ROOF FRAMING MEMBER AND CONNECTED WITH A MINIMUM OF 8 EIGHT PENNY NAILS.

STRUCTURAL ABBREVIATIONS

ADDL.	ADDITIONAL	I.J.	ISOLATION JOINT
ADJ.	ADJACENT	INFO.	INFORMATION
AE	DESIGN TEAM OF RECORD	INT.	INTERIOR
ALT.	ALTERNATE	JT.	JOINT
ANCH.	ANCHOR	K	KIPS
APPROX.	APPROXIMATE	LB.	POUND
ARCH.	ARCHITECTURAL/ARCHITECT	L.L.	LIVE LOAD
B.O.	BOTTOM OF	LLBB	LONG LEGS BACK-TO-BACK
BLDG.	BUILDING	LLH	LONG LEG HORIZONTAL
BM.	BEAM	LLV	LONG LEG VERTICAL
BOT.	BOTTOM	L.P.	LOW POINT
BRG.	BEARING	L.W.	LIGHTWEIGHT
BSMT.	BASEMENT	MAS.	MASONRY
CANT.	CANTILEVER	MAX.	MAXIMUM
CFS.	COLD FORMED STEEL	MECH.	MECHANICAL
C.I.P.	CAST IN PLACE	MEP	MECH., ELEC., PLUMBING, & FIRE PROTECTION
C.J.	CONTRACTION JOINT	MFR.	MANUFACTURER
CLG.	CEILING	MIN.	MINIMUM
CLR.	CLEAR	MISC.	MISCELLANEOUS
CMU	CONCRETE MASONRY UNIT	M.O.	MASONRY OPENING
COL.	COLUMN	M.P.I.I.	MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS
COMPS.	COMPOSITE	N.F.	NEAR FACE
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONST.	CONSTRUCTION	NO.	NUMBER
CONT.	CONTINUOUS	N.S.	NEAR SIDE
COORD.	COORDINATE/COORDINATION	N.T.S.	NOT TO SCALE
CONTR.	CONTRACTOR	N.W.	NORMAL WEIGHT
COTR	CONTRACTING OFFICER'S TECHNICAL REP.	O.C.	ON CENTER
CTR.	CENTER	O.D.	OUTSIDE DIAMETER
DBL.	DOUBLE	O.F.	OUTSIDE FACE
DEMO.	DEMOLITION/DEMOLISH	OPNG.	OPENING
DTL.	DETAIL	OPP.	OPPOSITE
DIA.	DIAMETER	PC.	PIERCE
DIAG.	DIAGONAL	PED.	PEDESTAL
DIM.	DIMENSION	PERP.	PERPENDICULAR
D.L.	DEAD LOAD	PL.	PLATE
DN.	DOWN	PLG	POUNDS PER LINEAR FOOT
DWG(S).	DRAWING(S)	PREFAB.	PREFABRICATED
DWL.	DOWEL	PSF	POUNDS PER SQUARE FOOT
EA.	EACH	PSI	POUNDS PER SQUARE INCH
E.O.	EDGE OF	REINF.	REINFORCE(D), REINFORCEMENT
E.F.	EACH FACE	REQD.	REQUIRED
EXIST.	EXISTING	REV.	REVISION
EXP.	EXPANSION JOINT	SCHED.	SCHEDULE
EL.	ELEVATION	SECT.	SECTION
ELEC.	ELECTRICAL	SIM.	SIMILAR
ELEV.	ELEVATOR	SLBB	SHORT LEGS BACK-TO-BACK
EMBED.	EMBEDMENT	S.O.G.	SLAB ON GRADE
ENGR.	ENGINEER	SPEC	SPECIFICATION
E.O.R.	ENGINEER OF RECORD	SQ.	SQUARE
EQ.	EQUAL	S.S.	STAINLESS STEEL
EXP. JT.	EXPANSION	STD	STANDARD
EXT.	EXTERIOR	STIFF.	STIFFENER
E.W.	EACH WAY	STL.	STEEL
FDN.	FOUNDATION	S-W	SHORT WAY
FIN.	FINISH	SYM.	SYMMETRIC
FLR.	FLOOR	T.O.	TOP OF
FRMG.	FRAMING	T & B	TOP & BOTTOM
F.S.	FAR SIDE	TEMP.	TEMPORARY/TEMPERATURE
FT.	FEET	TYP.	TYPICAL
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GA.	GAGE/GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	WJ	WORK POINT
G.B.	GRADE BEAM	W.P.	WELDED WIRE REINFORCEMENT
HDR.	HEADER	W.W.R.	WELDED WIRE REINFORCEMENT
HGR.	HANGER	#	NUMBERSIZE
HORIZ.	HORIZONTAL		
H.P.	HIGH POINT		
HT.	HEIGHT		
HVAC	HEATING, VENTILATION, & AIR CONDITIONING		
I.D.	INSIDE DIAMETER		
I.F.	INSIDE FACE		

STANDARD ABBREVIATIONS FOR WOOD STRUCTURES

ACT.	ACTUAL
NOM.	NOMINAL
R.O.	ROUGH OPENING
SQ.	SQUARE
T & G	TONGUE AND GROOVE

FRAMING LUMBER

- ALL FRAMING LUMBER WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
A.AMERICAN WOOD COUNCIL "WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS", B.AMERICAN WOOD COUNCIL "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION," "NDS SUPPLEMENT: DESIGN VALUES FOR WOOD CONSTRUCTION", AND "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC".
- FRAMING LUMBER SHALL HAVE EACH PIECE GRADE STAMPED, SHALL BE SURFACED DRY (EXCEPT STUDS, WHICH SHALL BE KILN DRIED) AND SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
RAFTERS AND JOISTS: SOUTHERN YELLOW PINE #1.
BEAMS, GIRDERS AND HEADERS: SOUTHERN YELLOW PINE #1.
STUDS AND PLATES: SOUTHERN YELLOW PINE STUD GRADE.
- TIMBER LUMBER SHALL CONFORM TO THE FOLLOWING SPECIES AND GRADE:
POST AND TIMBER: SOUTHERN YELLOW PINE #1.
BEAMS AND STRINGERS: SOUTHERN YELLOW PINE #1.
- PRESERVATIVE-TREATED WOOD: PROVIDE TREATED LUMBER COMPLYING WITH ACO-D (CARBONATE), COPPER AZOLE (CA-B), OR SODIUM BORATE (SBX (DOT) WITH NaS10/2) AT ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY, OR AS OTHERWISE INDICATED ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. ACZA TREATMENT IS NOT PERMITTED. TREATED LUMBER AND/OR PLYWOOD SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY SHOWING 0.40 PCF RETENTION. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD-TREATED WITH COPPER NAPHTHENATE (THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2% COPPER METAL) BY REPEATED BRUSHING, DIPPING, OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE. REFER TO NOTES 2 AND 3 FOR SPECIES AND GRADE OF WOOD UNLESS OTHERWISE NOTED ON PLAN.
- ALL WOOD FRAMING INCLUDING DETAILS FOR BRIDGING, BLOCKING, FIRE STOPPING, ETC., SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" AND ITS SUPPLEMENTS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NFPA "MANUAL FOR HOUSE FRAMING" OR THE GOVERNING LOCAL/STATE BUILDING CODE.
- FASTENING SHALL BE IN ACCORDANCE WITH THE MOST RESTRICTIVE OF: THE GOVERNING LOCAL/STATE BUILDING CODE, OR THE MANUFACTURER'S RECOMMENDED FASTENING SCHEDULES.
- ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOIST OR BEAM HANGERS, MINIMUM 18 GAUGE, INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- STUD BEARING WALLS ARE TO BE 2x6 @ 16" O.C. AT THE INTERIOR AND 2x6 @ 16" O.C. AT THE EXTERIOR, UNLESS NOTED OTHERWISE ON PLAN.
- ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED INSTALL ADDITIONAL STUDS.
- LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.
- STAGGER ALL TOP AND BOTTOM PLATE SPLICES A MINIMUM OF 32 INCHES.
- USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF WALL OPENINGS.
- AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING AND WHOSE DEPTH IS 6" (NOM.) AT INTERIOR WALLS AND 6" (NOM.) AT EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- BUILT UP (3) 2X6 OR SOLID 4-1/2"x5-1/2" POSTS REQUIRED TO SUPPORT ROOF BEAMS AND GIRDERS WHERE INDICATED IN PLANS. SEE S1.21
- USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED.
- PROVIDE CROSS BRIDGING AT A MAXIMUM OF 8' O.C.
- BUILT UP BEAMS LESS THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 2 - 16D NAILS @16" O.C. BUILT UP BEAMS GREATER THAN 8" DEEP SHALL BE SPIKED TOGETHER WITH 3 - 16D NAILS @16" O.C.
- WHERE THERE IS NO PLYWOOD WALL SHEATHING, PROVIDE DIAGONALS AT ALL EXTERIOR CORNERS OF STUD WALLS AT EACH FLOOR. (1" x 4" BRACES LET INTO STUDS AND NAILED AT EACH STUD CROSSING WITH 2 - 10D NAILS.)
- WHERE CANTILEVERED BEAMS ARE INDICATED, THE FAR CONNECTOR SHALL BE CAPABLE OF RESISTING AN UPLIFT OF 1000 LBS. MIN., U.N.O.
- NO NEW OR EXISTING JOISTS SHALL BE CUT OR NOTCHED WITHOUT APPROVAL.

WOOD HEADER SCHEDULE

ROUGH OPENING WIDTH	HEADER	
	2x4 WALL	2x6 WALL
LESS THAN 3'-0"	(10) 2x6	(10) 2x6
3'-1 TO 4'-0"	(8) 2x6	(8) 2x6
4'-1" TO 6'-0"	(10) 2x6	(10) 2x6
6'-1" TO 8'-0"	(0) 2x6	(0) 2x6
OVER 8'-0" SEE PLANS	SEE PLANS	SEE PLANS

NOTE: PROVIDE SIMPSON HH HEADER HANGERS FOR SPANS LESS THAN 4'-0" WIDE, (2) JACK STUDS FOR SPANS LESS THAN 8'-0" WIDE, (3) JACK STUDS FOR SPANS OVER 8'-0" WIDE.

- ALL LIGHT-GAUGE HANGERS SUPPORTING PRESERVATIVE TREATED WOOD SHALL MEET OR EXCEED G185 (1.85 OZ OF ZINC PER SQUARE FOOT). ALTERNATIVELY, STAINLESS STEEL CONNECTIONS MAY BE USED. FASTENERS SHALL MATCH THE HANGER FINISH AND MATERIAL.

FRAMING LUMBER (CONT.)

- WHERE JOIST ORIENTATION IS PARALLEL TO EXTERIOR STUD OR FOUNDATION WALLS, PROVIDE FULL-SECTION BLOCKING FOR 3 BAYS @ 4'-0" O.C. MAX. WHERE SHEATHING IS NOT CONTINUOUSLY FASTENED TO TOP OR BOTTOM OF JOIST, PROVIDE 18 GA x 1-1/2" x 1'-0" (MIN.) FLAT TENSION STRAP BETWEEN ALIGNED BLOCKING MEMBERS.

GENERAL NOTES

- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS AND SHALL CONFORM TO THE PROJECT SPECIFICATIONS, INCLUDING THE 2015 IRC BUILDING CODE. ALL GOVERNING STANDARDS LISTED IN THESE NOTES SHALL BE THE EDITION REFERENCED IN THIS GOVERNING CODE.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, SHEETING AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION HIRED BY THE CONTRACTOR WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.

FOUNDATIONS

- BUILDING FOUNDATION DESIGN IS EXCLUDED.

PIER OR SLAB FOUNDATIONS SHOULD BE DESIGNED BY A LICENSED ENGINEER AND SUBMITTED WITH AN ENGINEER'S SEAL AT THE TIME OF PERMIT APPLICATION.
- THE INDICATED WOOD-FRAMED BUILDING IS DESIGNED TO BEAR ON PIER LOCATIONS INDICATED IN DRAWINGS OR ON A CONCRETE SLAB AS SHOWN IN THE INCLUDED ALTERNATE.
- CONCRETE PIERS OR SLABS ARE SHOWN ONLY TO INDICATE THEIR RELATIVE POSITION TO THE WOOD-FRAME STRUCTURE. PIER AND SLAB STRUCTURAL DIMENSIONS ARE NOTIONAL AND SHOULD NOT BE SCALED FROM DRAWINGS.

WOOD STRUCTURAL PANEL SHEATHING

- PROVIDE STRUCTURAL I PLYWOOD SHEATHING WITH BOND CLASSIFICATIONS APPROPRIATE TO THE END USE: "EXTERIOR" (PERMANENT EXPOSURE), OR "EXPOSURE I" (CONSTRUCTION EXPOSURE ONLY)
- FLOOR SHEATHING: NOM. 3/4 " THICK T&G PLYWOOD (48/24 SPAN RATING), APA STURD-I-FLOOR, OR ADVANTECH SUBFLOOR.
- ROOF SHEATHING (STANDARD): NOM. 5/8" THICK T&G PLYWOOD (48/24 SPAN RATING).
- ROOF SHEATHING (UNDER SLATE OR CLAY TILE): NOM. 3/4 " THICK T&G PLYWOOD (48/24 SPAN RATING).
- WALL SHEATHING (STANDARD): NOM. 1/2" THICK PLYWOOD (32/16 SPAN RATING).
- WALL SHEATHING (BEHIND SLATE, CLAY TILE, OR MASONRY VENEER): NOM. 3/4 " THICK PLYWOOD (48/24 SPAN RATING).
- LEAVE 1/16" SPACE AT ALL PLYWOOD PANEL END JOINTS AND 1/8" SPACE AT ALL PANEL EDGE JOINTS.
- UNLESS NOTED OTHERWISE, WALL SHEATHING SHALL BE FASTENED TO FRAMING WITH 8D COMMON NAILS @ 4" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE. PROVIDE 2X6 BLOCKING AT ALL FREE EDGES.
- UNLESS NOTED OTHERWISE, ROOF SHEATHING SHALL BE FASTENED TO FRAMING WITH 8D COMMON NAILS @ 6" O.C AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE.
- ALL FLOOR SHEATHING SHALL BE GLUED AND SCREWWED TO FLOOR JOISTS USING AN APA APPROVED ADHESIVE AND #8 SCREWS @ 6" O.C. AT EACH SHEET PERIMETER AND 12" O.C. ELSEWHERE, UNLESS NOTED OTHERWISE.

DESIGNED BY:
SIOBHAN FINLAY
ADAM BERMAN

RICE ARCHITECTURE
CONSTRUCT

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FOR THE FULL TERMS, SEE ADDITIONAL PROJECT INFORMATION ON SHEET G0.01.

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

DOUBLE-HOUSE

SCALE NTS

SHEET CONTENTS

STRUCTURAL
NOTES

SHEET NUMBER

S1.00

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ADAM BERMAN

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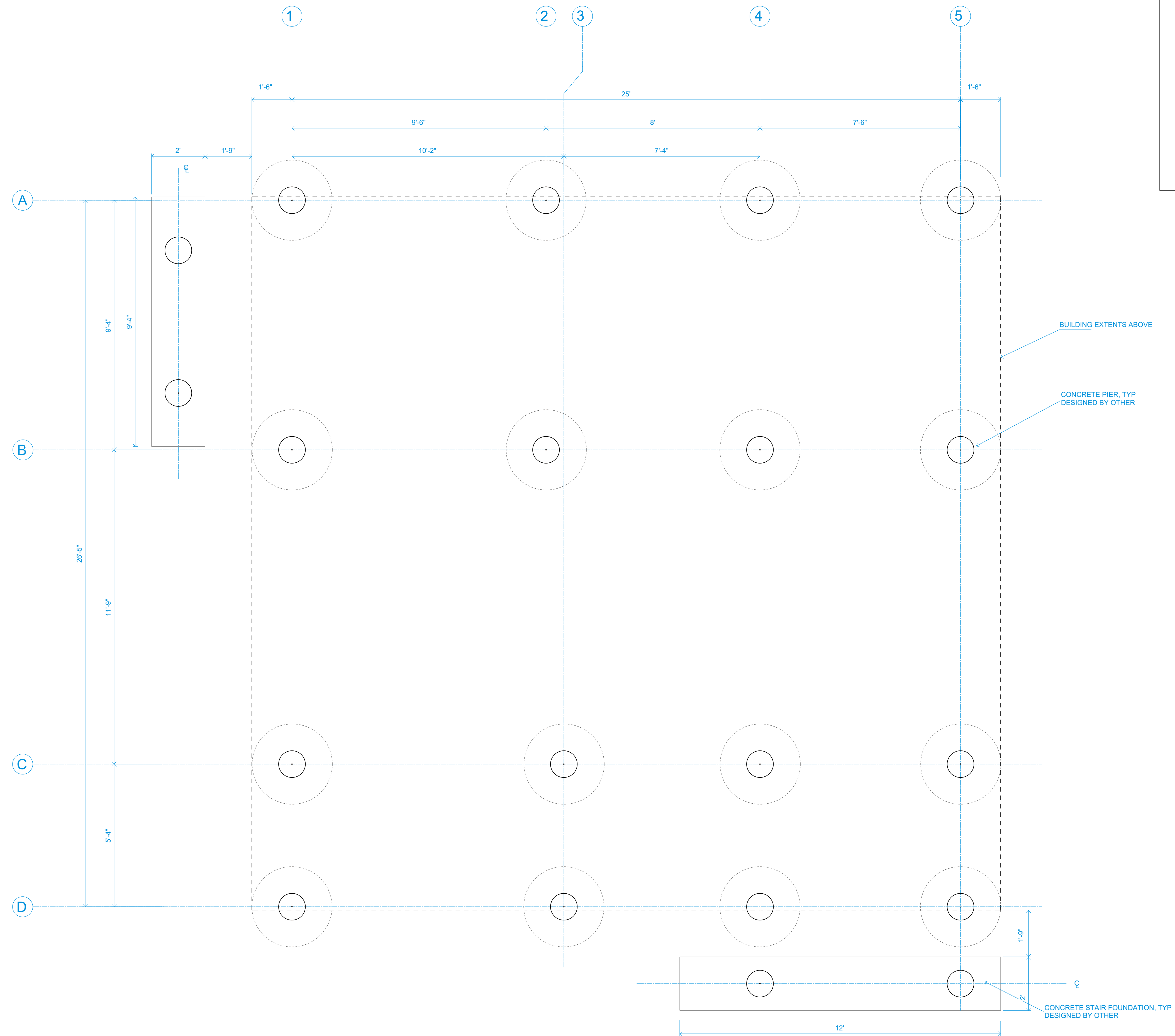
FOR THE FULL TERMS, SEE
ADDITIONAL PROJECT
INFORMATION ON SHEET G0.01.

GENERAL NOTES

PIERS SHOWN TO INDICATE LOCATION
ONLY. PIERS TO BE ENGINEERED TO
MEET SITE GEOTECHNICAL CONDITIONS
FOR BUILDING PERMIT

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022



1 FOUNDATION PLAN - PIER & BEAM
1/2" = 1'-0"

DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

SHEET CONTENTS
FOUNDATION
PLAN - PIER &
BEAM

SHEET NUMBER

S1.01

DESIGNED BY:
SIOBHAN FINLAY
ADAM BERMAN

RICE ARCHITECTURE
CONSTRUCT

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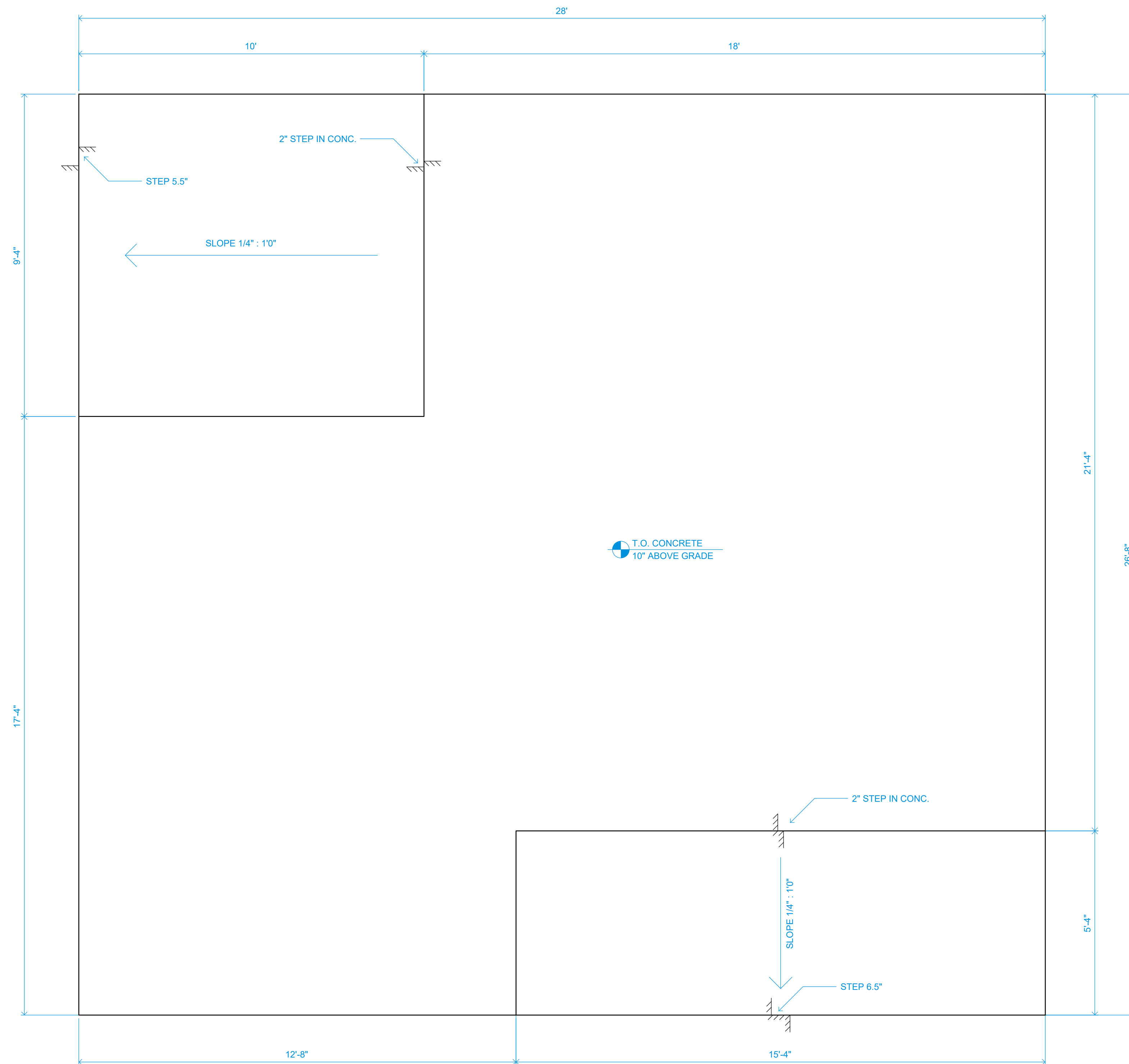
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COMPANIES OR BY
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PROHIBITED.

FOR THE FULL TERMS, SEE
ADDITIONAL PROJECT
INFORMATION ON SHEET G0.01.

NOTES

SLAB ON GRADE FOUNDATION SHOWN
AS AN ALTERNATE TO PIER & BEAM
FOUNDATIONS (BASIS OF DESIGN)

DESIGN AND ENGINEERING OF
CONCRETE FOUNDATIONS TO BE
COMPLETED BY OTHERS. DIMENSIONAL
INFORMATION SHOWN ONLY FOR
REFERENCE AND COORDINATION WITH
WOOD-FRAMED STRUCTURE



1 ALT CONCRETE FOUNDATION PLAN
1/2" = 1'-0"

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

SHEET CONTENTS

ALT CONCRETE
FOUNDATION
PLAN


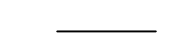

SHEET NUMBER

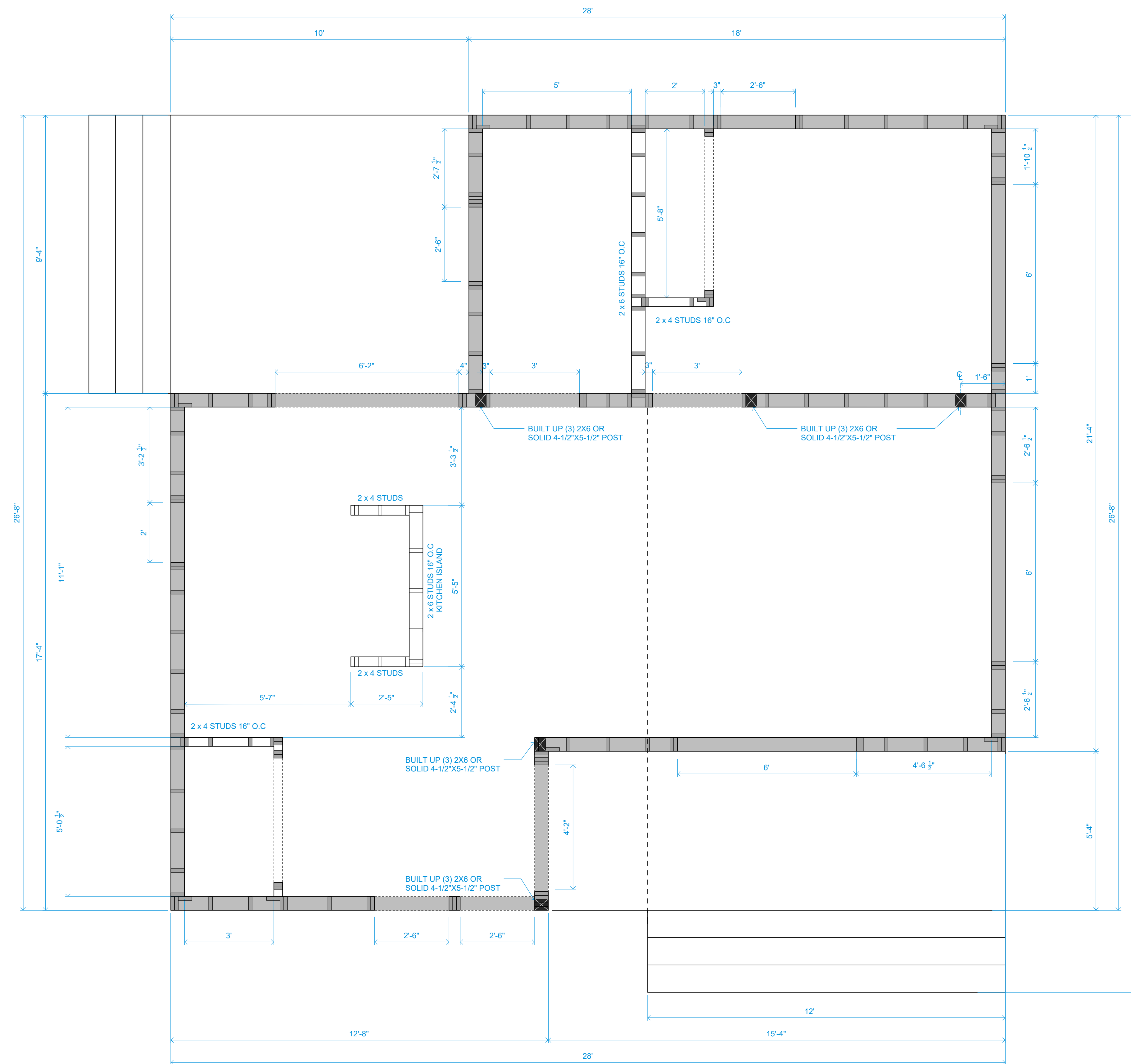
S1.10

GENERAL NOTES

DIMENSIONS TO OUTSIDE OF FRAMING

WALL TYPE KEY

-  BEARING WALL
2X6 STUDS 16" O.C
-  NON-BEARING WALL
2X6 OR 2X4 STUDS 16" O.C
AS INDICATED
-  BUILT UP (3) 2X6 OR
SOLID 4-1/2"X5-1/2" POST



1 WALL FRAMING PLAN
1/2" = 1'-0"

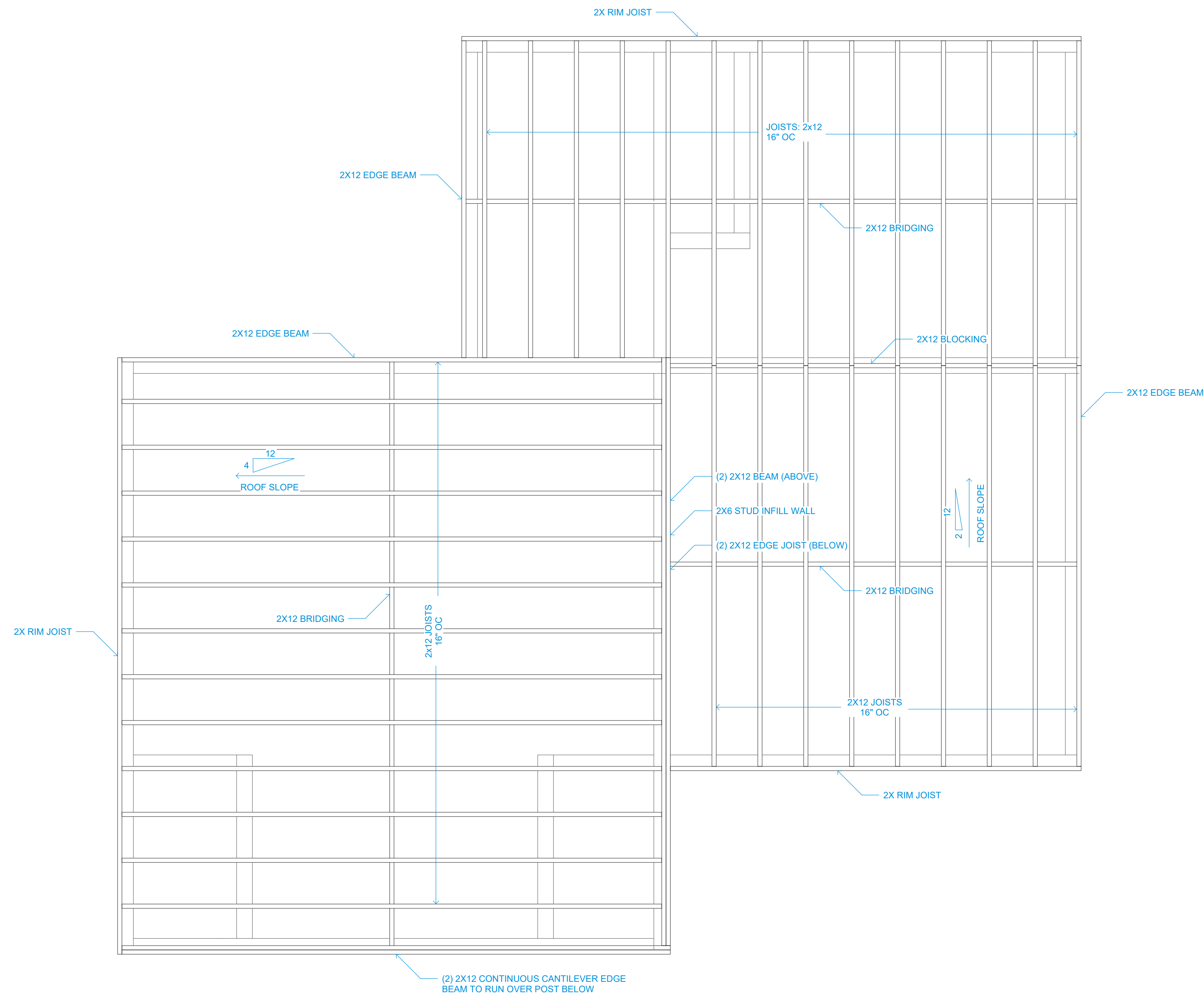
DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

SHEET CONTENTS
WALL FRAMING
PLAN

SHEET NUMBER

S1.11



1 ROOF FRAMING PLAN
1/2" = 1'-0"

DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

SHEET CONTENTS

ROOF
FRAMING
PLAN







SHEET NUMBER

S1.12

LIGHTING FIXTURE SCHEDULE

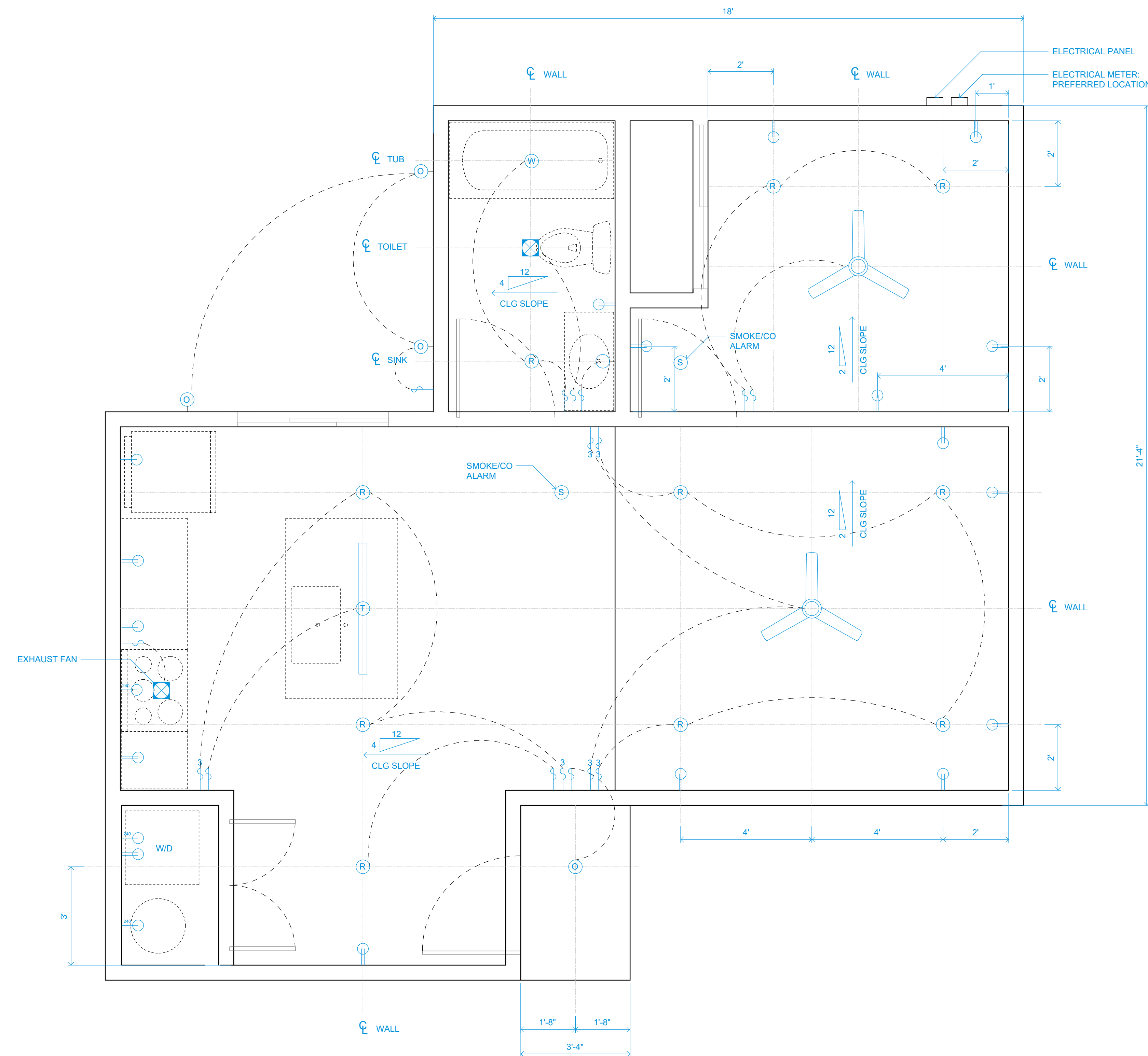
MARK	FINISH	TYPE	QTY	DESCRIPTION
R			10	LED POT LIGHT
T			1	TRACK LIGHT
W			1	WALL MOUNT FIXTURE
W			1	LED POT LIGHT (WET LOC.)
O			1	LED POT LIGHT (OUTDOOR)
W			3	WALL MOUNT FIXTURE (OUTDOOR)
CF			2	CEILING FAN WITH LIGHT
S			2	COMBINED SMOKE & CO ALARM

ELECTRICAL SYMBOLS

-  SIMPLEX 240V OUTLET, WALL
-  DUPLEX OUTLET (OR H-BOX AT EQUIP. AS NECESSARY)
-  WALL SWITCH
-  WIRED SMOKE & CARBON MONOXIDE DETECTOR
-  CENTER LINE
-  EXHAUST FAN

NOTES

1. ALL SWITCHES TO BE INSTALLED 36" A.F.F.
2. OUTLETS IN BATHROOM, CLOSET, AND KITCHEN TO BE GFCI.
3. SMOKE/CARBON MONOXIDE DETECTORS TO BE HARDWIRED WITH BATTERY BACKUP.
4. INT. RECESSED LIGHTING SEALED AT INT. FINISH.
5. ALL INSTALLED LIGHTING TO BE LED.



1 ELECTRICAL REFLECTED CEILING PLAN
1/2" = 1'-0"

DOUBLE-HOUSE

SCALE 1/2" = 1'-0"

SHEET CONTENTS
FOUNDATION
PLAN - PIER &
BEAM

SHEET NUMBER

E1.00

DESIGNED BY:
SIOBHAN FINLAY
ADAM BERMAN

RICE ARCHITECTURE
CONSTRUCT

DISCLAIMER:
THESE DOCUMENTS ARE MADE
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ADDITIONAL PROJECT
INFORMATION ON SHEET G0.01.

ISSUES AND REVISIONS

ISSUE DATE 5/5/2022

DOUBLE-HOUSE

SCALE 1/2" = 1' - 0"

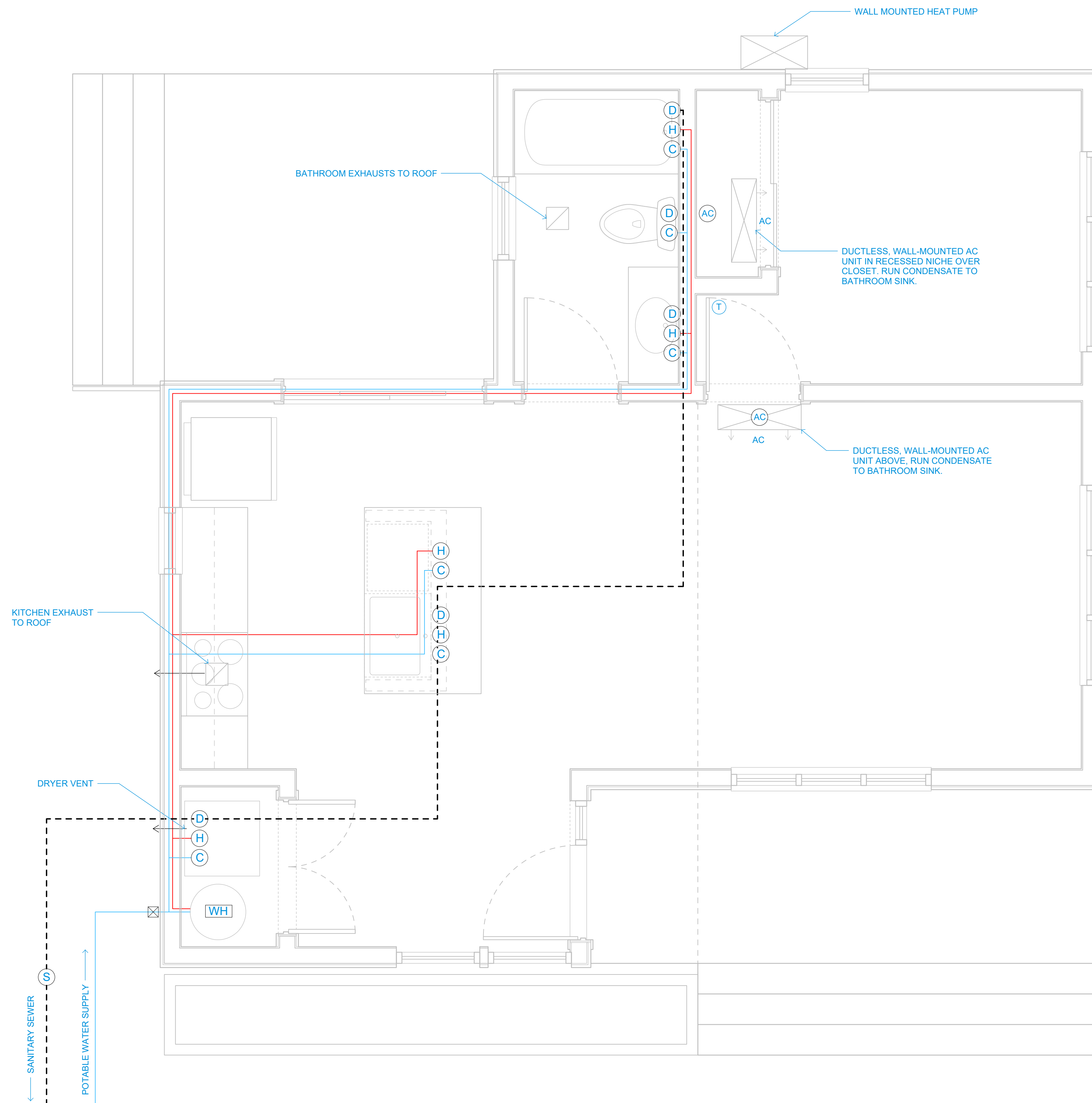
SHEET CONTENTS

PLUMBING &
MECHANICAL
PLAN

SHEET NUMBER

MP1.00

SYMBOL	
(D)	SANITARY DRAIN
(H)	HOT WATER
(C)	COLD WATER
(AC)	AIR CONDITIONING CONDENSATE
(S)	SEWER CLEANOUT
(X)	HOSE BIB
(WH)	WATER HEATER
(T)	THERMOSTAT
(Z)	EXHAUST FAN



1 PLUMBING & MECHANICAL PLAN
1/2" = 1'-0"