

CITY OF FRIENDSWOOD  
THE MANBECK'S RESIDENCE  
406 OAK DR  
FRIENDSWOOD TX. 77546



ZQ DESIGNS

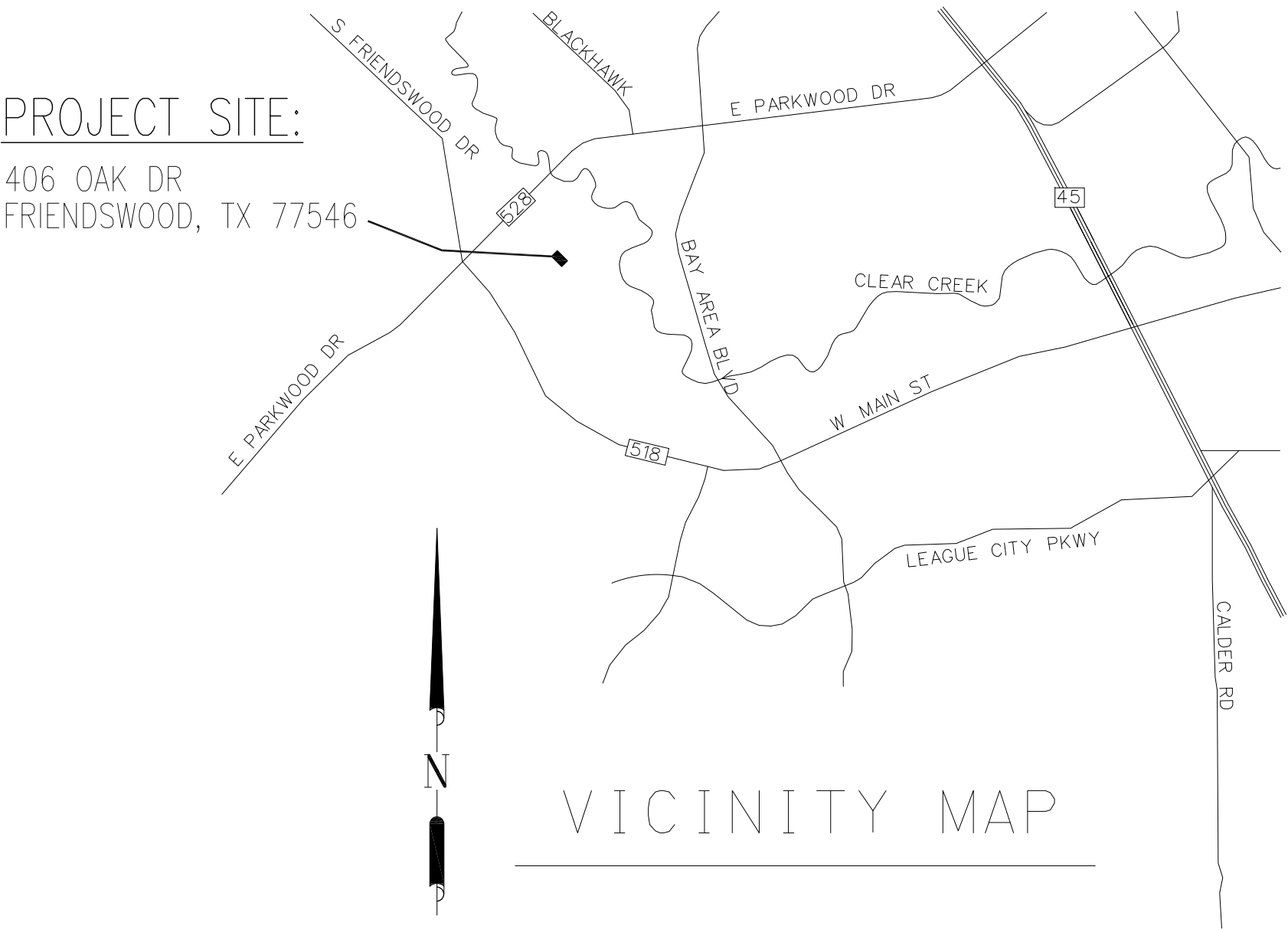
1506 WINDING WAY BLDG 104 SUITE 301  
FRIENDSWOOD TX 77546

GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO PROJECT DOCUMENTS, APPLICABLE REQUIREMENTS OF THE:  
-2015 INTERNATIONAL RESIDENTIAL CODE  
-2015 INTERNATIONAL MECHANICAL CODE  
-2015 INTERNATIONAL FUEL AND GAS CODE  
-NATIONAL ELECTRICAL CODE, 2015  
-2015 INTERNATIONAL ENERGY CODE  
-2015 INTERNATIONAL FIRE CODE
2. THE GENERAL CONTRACTOR MUST COMPLY WITH ALL REQUIREMENTS OF THE CITY OF HOUSTON AND THE OWNER FOR THE USE OF PREMISES, ACCESS TO THE PROJECT SITE AND TRASH REMOVAL.
3. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES, SHALL CHECK ALL DIMENSIONS AND COORDINATE THE DOCUMENTS WITH CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT/DESIGNER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
4. THE DOCUMENTS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS SUBJECT TO REVIEW BY ARCHITECT, DESIGNER/ENGINEER.
5. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR:  
A. JOB SITE SAFETY.  
B. DIMENSIONS WHICH MUST BE CONFIRMED AND COORDINATED AT THE JOB SITE.  
C. FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION.  
D. COORDINATING THE WORK OF ALL OTHER TRADES.  
E. THE SATISFACTORY PERFORMANCE OF THE SUBCONTRACTORS.
6. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE ACQ TREATED LUMBER AND FASTENED ONLY WITH APPROVED CORROSION RESISTANT FASTENERS.
7. ALL PERIMETER, LOAD BEARING AND EXTERIOR WALLS AND WALLS COMMON TO UNHEATED SPACES SHALL BE 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE (U.N.O.)
8. ALL WINDOWS AND DOORS, ELECTRICAL, INSULATION, PLUMBING FIXTURES AND OTHER ENERGY RELATED ITEMS SHALL MEET 2015 INTERNATIONAL ENERGY CODE REQUIREMENTS.
9. PROVIDE VACUUM BREAKER (ANTI-SIPHON VALVE) AT ALL HOSE BIBS, KITCHEN SINKS, ETC. AS REQUIRED BY CODE AND ORDINANCE. PROVIDE BACKFLOW PREVENTER AS REQUIRED.
10. WATERLINES RUNNING THROUGH UNCONDITIONED SPACES SHALL BE INSULATED.
11. HEATING/COOLING DESIGN AND DUCT DIAGRAM OR DRAWINGS SHALL BE PROVIDED BY HEATING/COOLING CONTRACTOR. MIN. 14 SEER.
12. THE CONTRACTOR IS REQUIRED TO RETAIN A STRUCTURAL ENGINEER TO PERFORM LOAD CALCULATIONS, VERIFY DESIGN, PERFORM INSPECTIONS AND FILE REPORTS, FORMS AND CERTIFICATIONS AS REQUIRED TO COMPLY WITH THE WINDSTORM REQUIREMENTS OF THE TEXAS DEPARTMENT OF INSURANCE.

SHEET INDEX

- CC COVER SHEET  
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E-1 ELECTRICAL PLAN  
P-1 PLUMBING PLAN  
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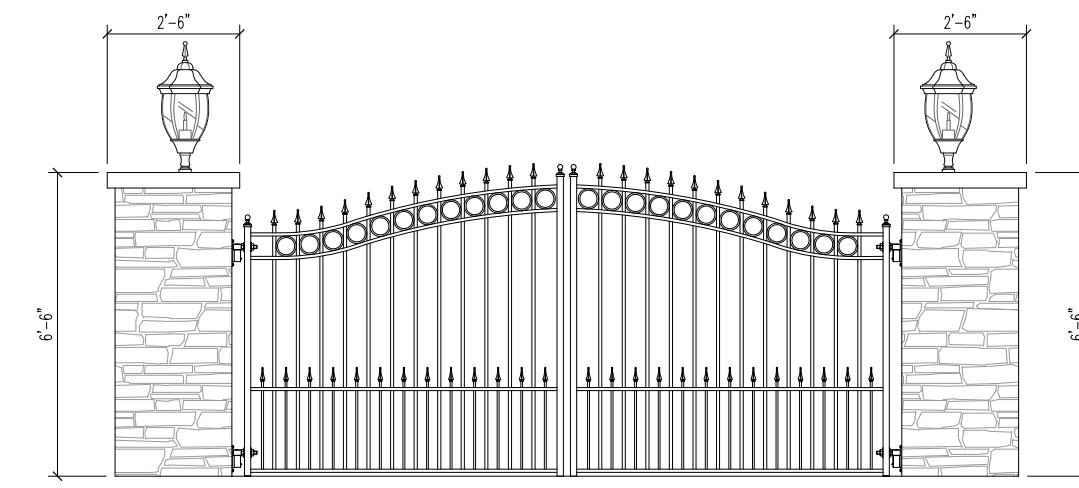
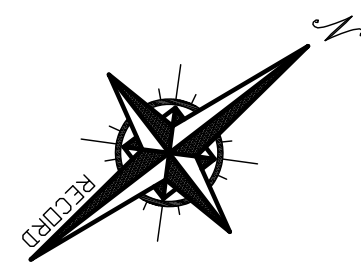
PROJECT NAME & ADDRESS:

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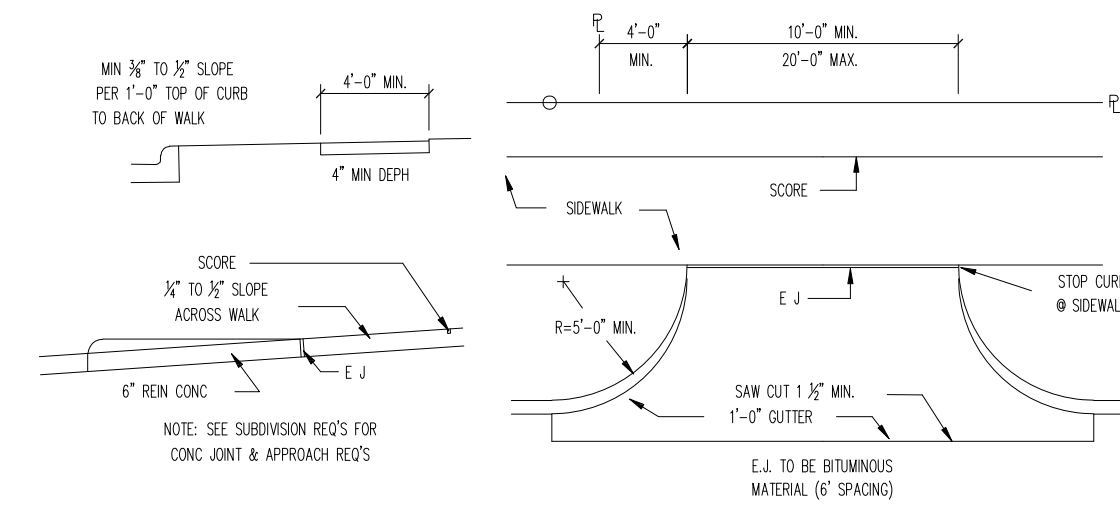
| SQ. FT. ESTIMATES: |              |
|--------------------|--------------|
| FIRST FLOOR:       | 4,160 SQ.FT. |
| ENTRY:             | 60 SQ.FT.    |
| COVER PORCH:       | 635 SQ.FT.   |
| BRICKLEDGE:        | 195 SQ.FT.   |
| 3-GARAGE:          | 950 SQ.FT.   |
| GRAND TOTAL:       | 6,000 SQ.FT. |

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| DRAWN BY: | ZQSOSA      |
| DATE:     | 02/06/2019  |
| SCALE:    | 3/16"=1'-0" |
| SHEET :   | A-A         |



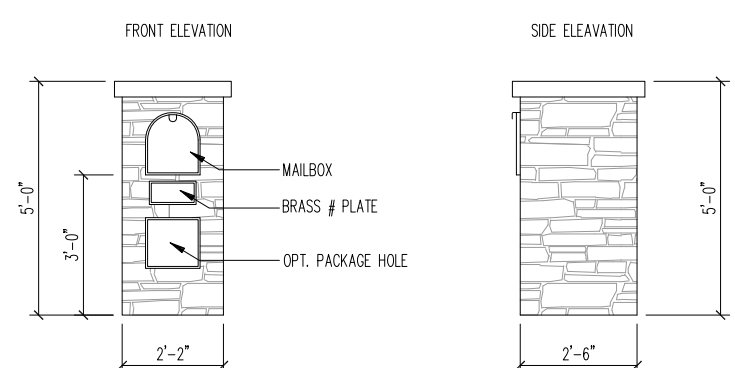
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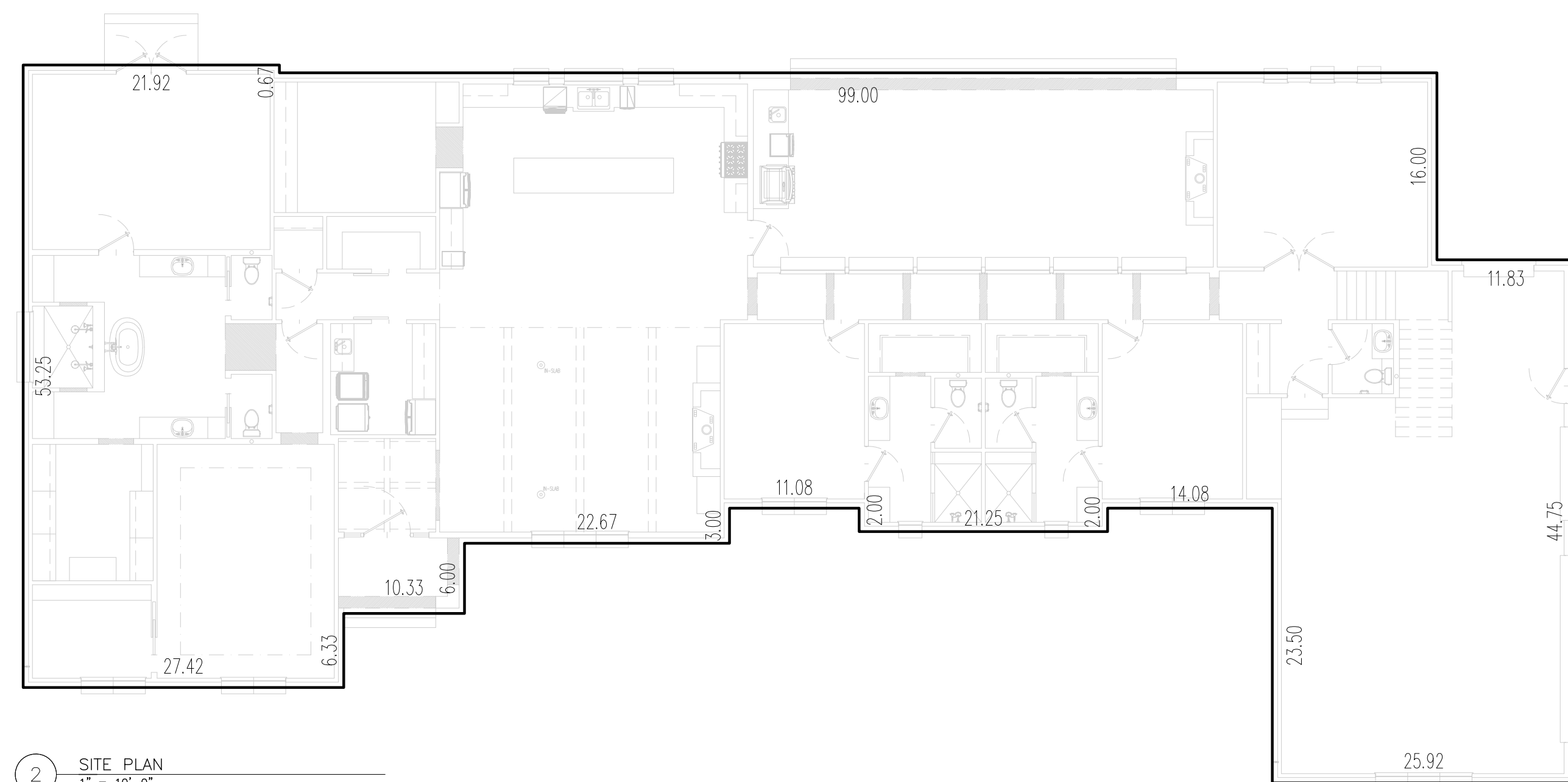
## B DRIVEWAY AND SIDEWALK SPECS

SPECIFICATION FOR MAILBOX

1. STONE = SAME AS HOUSE
2. BRASS NUMBER PLATE #5 6" X 12"
3. MAILBOX SIZE MAY VARY BUT COLOR IS SAME AS HOUSE TRIM COLOR



A OPEN MAILBOX  
N.T.S.



2 SITE PLAN  
1" = 10'-0"

[illegible]

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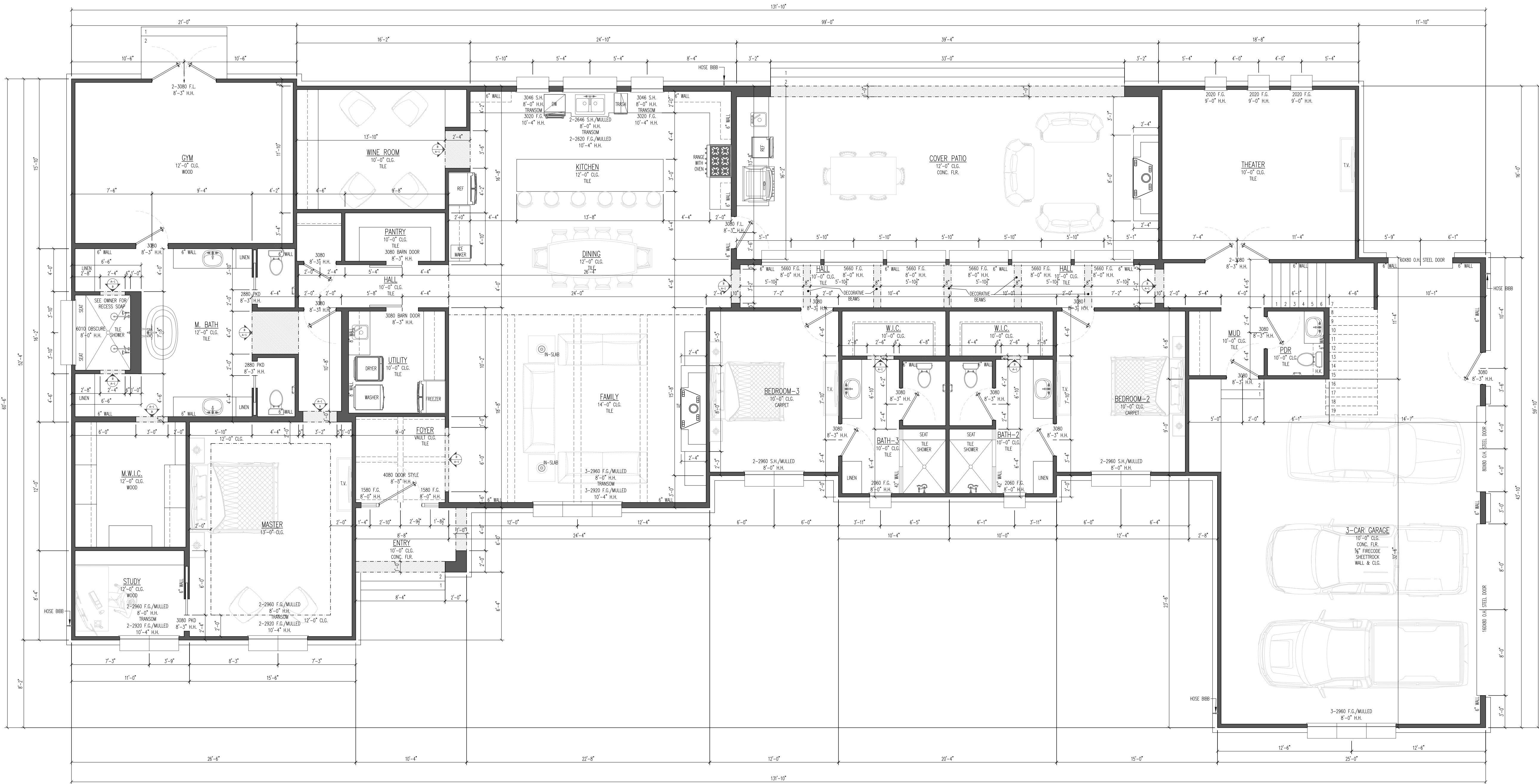
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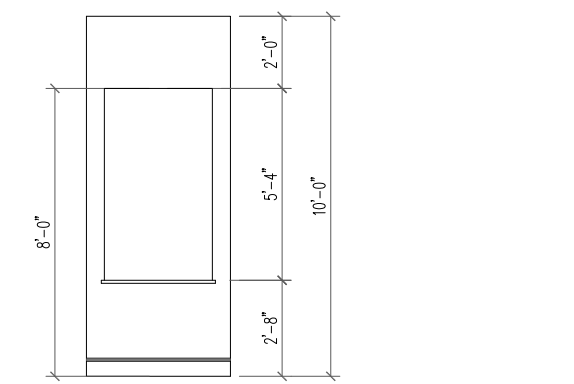
1 FIRST FLOOR PLAN  
3/16" = 1'-0"

GENERAL NOTES:

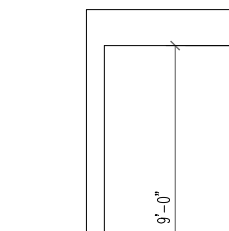
- FIRST FLOOR (NORMAL HEIGHTS) 10'-0" CEILING HEIGHTS, 8'-0" WINDOW HEADERS HEIGHTS, 8'-3" INTERIOR DOOR AND CASE OPENING HEIGHTS UNLESS NOTE OTHERWISE.
- ALL HEIGHTS DESIGNATIONS SHALL BE MEASURES FROM FINISHED FLOOR AT FIRST FLOOR PLAN AND FROM SECOND FINISHED FLOOR PLAN.
- WEATHER STRIPS AT ALL EXTERIOR DOORS.
- ALL WINDOWS SHOWN IN PLAN SHALL BE DIVISIBLE BY 45 OR UNLESS NOTE OTHERWISE.
- DOOR BETWEEN ATTACHED GARAGE AND THE DWELLING SHALL MINIMUM 1-3/8" SOLID CORE WOOD AND SELF CLOSING, OR BE A 90 MINUTE FIRE-RATED ASSEMBLY. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FLOORING AND FINISHING INFORMATION.
- ALL BEDROOM WINDOWS SHALL BE MAX. 44" ABOVE FINISHED FLOOR, WITH A MINIMUM 24" HIGH AND 24" HIGH AND 10" WIDE OPENING TO PROVIDE AT LEAST 5.7 SQUARE FEET OPENING.
- MINIMUM WIDTH BETWEEN HANDRAILS SHALL BE 30" HEIGHT ABOVE NOSE OF TREAD SHALL BE MINIMUM 34", AND MAXIMUM 38". HAND GRIPPING PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" AND NOT MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUAL AMOUNT OF GRIPPING SURFACE. HANDRAILS PROJECTING FROM THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL. ALL STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL. HANDRAIL SHALL BE INSTALLED CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS, AND SHALL TERMINATE AT A NEWEL POST OR SAFETY TERMINAL.
- APPROVED SMOKE DETECTORS REQUIRE 120 VOLTS CONNECTIONS TO HOUSE WIRING AND BATTERY BACKUP.
- PROVIDE VENTILATION AT ALL BATHS WHICH IS CONNECTED DIRECTLY TO OUTSIDE AIR WITH A POINT OF DISCHARGE AT 3 FEET FROM OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- SHOWER STALLS AND TUBS WITH SHOWER SHALL HAVE WALLS FINISHED WITH A NON-ABSORBENT SURFACE OVER WATERPROOF GYPSUM BOARD 1/2" OR EQUAL, OR LITTER MATERIAL TO A HEIGHT OF AT LEAST 70".
- DISAPPEARING STAIRS TO BE MIN. 22"x30" CLEAR OPENING (SIZES) ROUND OPENING) AND SHALL COMPLY WITH IRC (2006) MINIMUM STAIR TREAD SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OF A 350 LB. CONCENTRATED LOAD ACTING OVER AND AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS.
- ALL TOP PLATES TO BE DOUBLE 2X4 PLATE, U.N.O.
- ALL WALLS FRAME WITH 2X4 WOOD STUDS @ 16" ON CENTER.
- INSTALL 2X4 PRESSURE TREATED PLATE WHERE PLATE TOUCHES CONCRETE.

- H.K. = HEAD KNOCKER
- K.S. = KNEE SPACE
- H.T. = HEIGHT
- H.H. = HEADER HEIGHT
- F.L. = FINISH LIGHT
- F.G. = FIXED GLASS
- S.H. = SINGLE HUNG
- H.S.D. = HORIZONTAL SLIDER

NOTE: BUILDER TO VERIFY CROWN MOLDING TYPE & HOSE HUBB LOCATION PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR CABINET, TRIM DESIGN TYPE. SEE HOMEOWNER/CONTRACTOR OR INTERIOR DESIGNER.



A TYPICAL NICHE  
3/16" = 1'-0"



B TYPICAL ARCH  
3/16" = 1'-0"

ISSUE LOG

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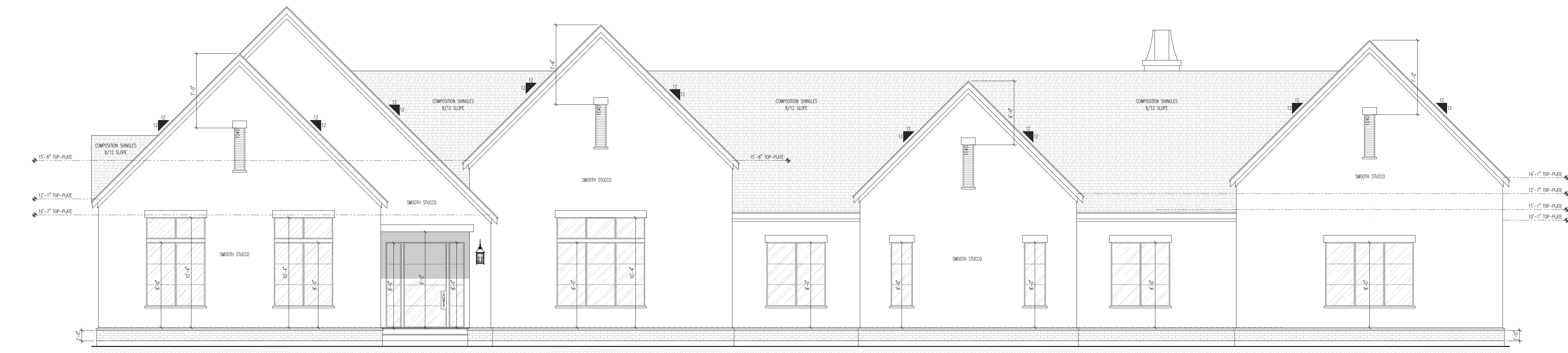
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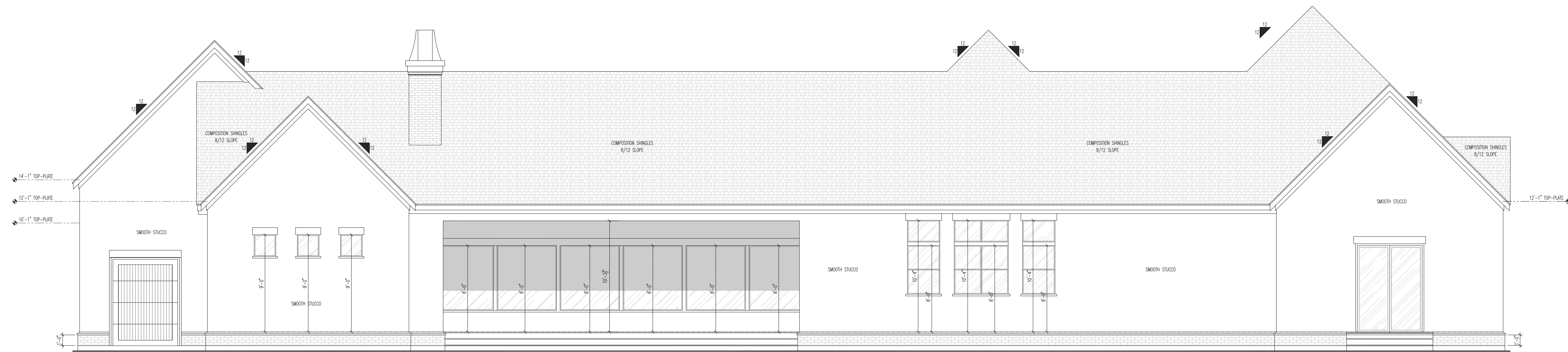
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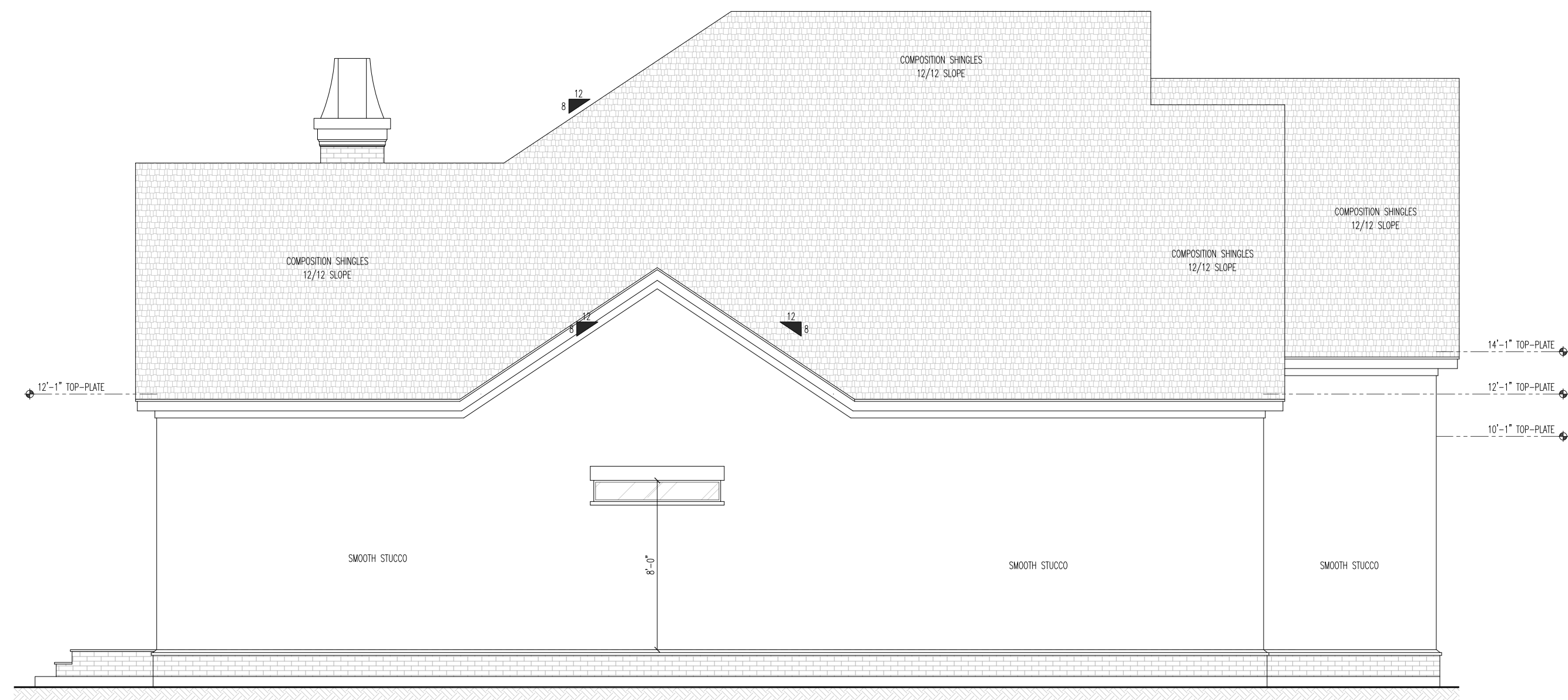
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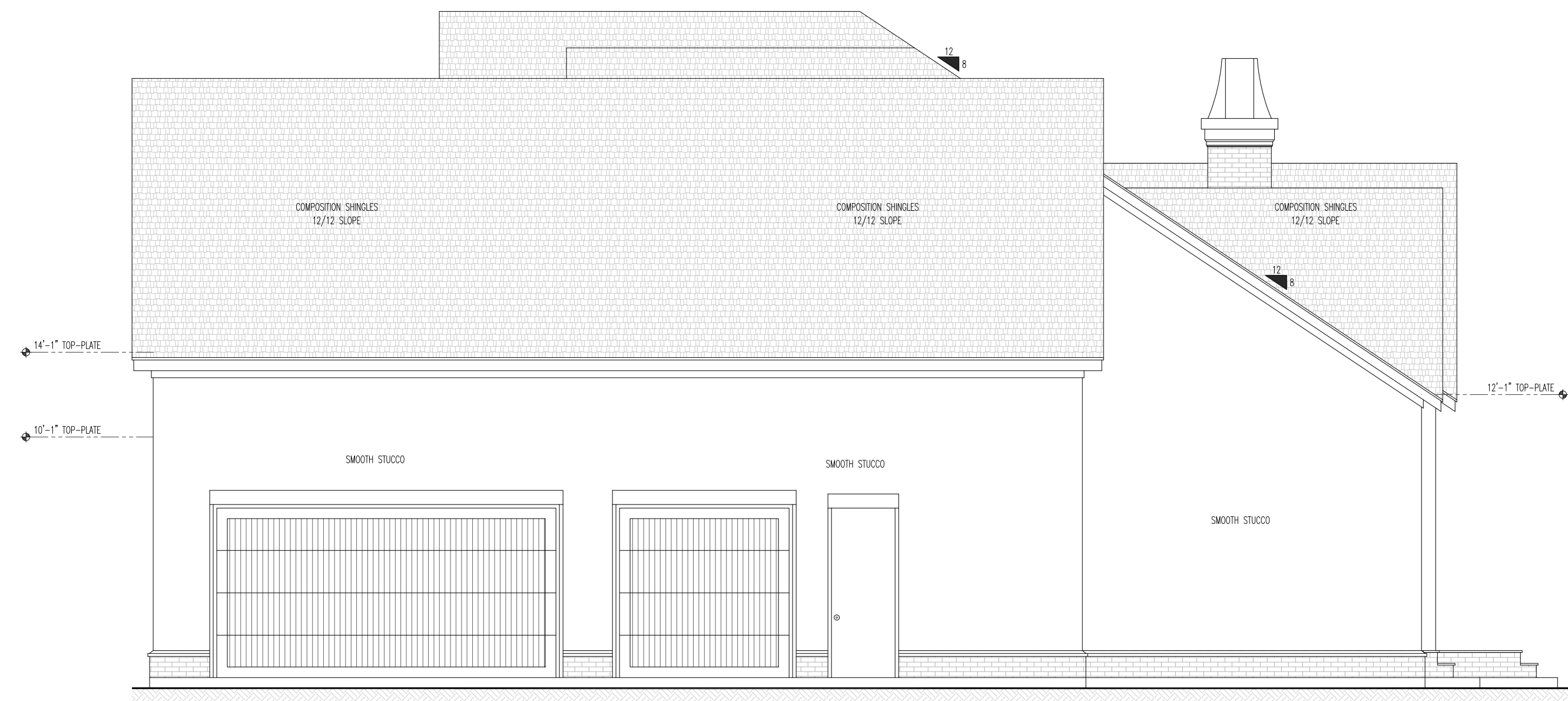
A FRONT ELEVATION  
3/16" = 1'-0"



B REAR ELEVATION  
3/16" = 1'-0"



C LEFT ELEVATION  
3/16" = 1'-0"



D RIGHT ELEVATION  
3/16" = 1'-0"

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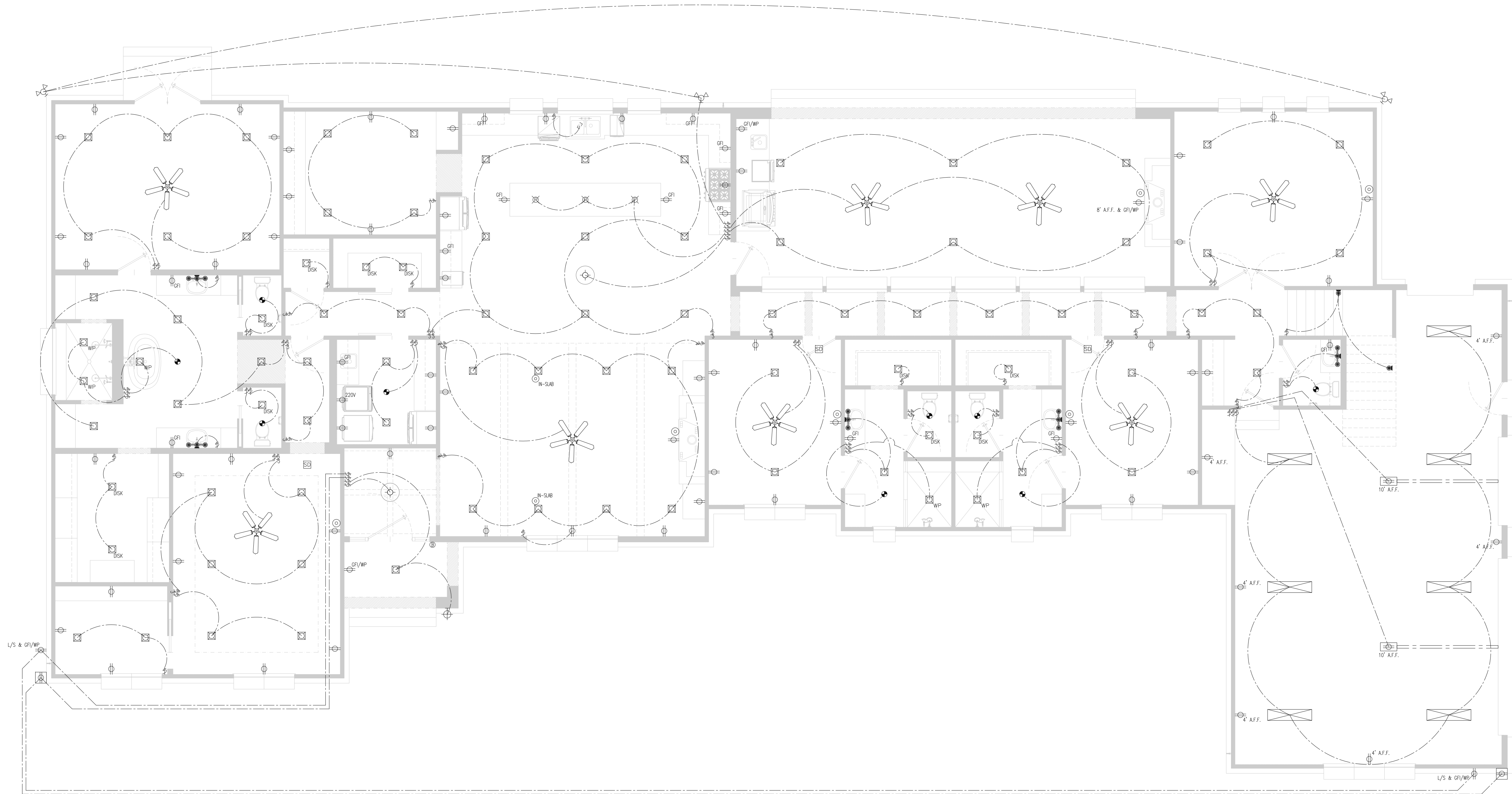
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SHEET :

A-2





1 FIRST FLOOR ELECTRICAL PLAN  
3/16" = 1'-0"

ELECTRICAL PLAN NOTES:

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE, LATEST EDITION OR LOCAL BUILDING CODES WHERE APPLICABLE.
- RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 12' FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS OTHERWISE NOTED OR PER ANY SPECIFIC CODE.
  - ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS. BATHROOM MUST HAVE A EXHAUST FAN OR A WINDOW WITH A MINIMUM OPENING AREA OF 3.0 SQ.FT.
  - PRE-WIRE HOUSE FOR HOME THEATER SYSTEM AND SPEAKERS AND AUDIO SYSTEMS AS PER OWNER.
  - ALL SMOKE DETECTORS TO BE 110V W/ BATTERY BACKUP. SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CEILING AND 36" FROM DUCT OPENINGS. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS AS PER CODE. ADD CARBON MONOXIDE DETECTORS ONE PER THOUSAND SQUARE FEET.
  - SWITCH PLATES TO BE PLACED @ 5'-0" A.F.F. TO CENTER OF THE SWITCH (TYPICAL). VERIFY LOW-VOLTAGE SYSTEM W/ OWNER.
  - AT LEAST SIX 20 AMP SMALL APPLANCE CIRCUITS SHALL BE PROVIDED TO SERVE THE KITCHEN AREA. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. PROVIDE DEDICATED CIRCUITS FOR ALL COMPUTERS LOCATIONS (SEE OWNERS).
  - ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
  - SEE OWNER FOR ELECTRICAL SERVICE AND PANEL LOCATIONS. VERIFY 200 AMP SERVICE PANEL (MINIMUM) WITH METER EQUIPMENT AND CONNECTION FOR GENERATOR.
  - PRE-WIRE FOR GENERATOR (600 AMP) W/ CROSSEVER AT PANEL LOCATION. AUTOMATIC TRANSFER PANEL (SEE MANUAL SPECS FOR ADDITIONAL INFO).
  - PROVIDE DISCONNECT SWITCH FOR AIR HANDLERS IN SPACE REQUIRED AND LOCATE ON SITE W/ BUILDERS AND A/C CONTRACTOR.
  - PROVIDE ELECTRIC FOR ALARM SYSTEM. COORDINATE W/ ALARM CONTRACTOR.
  - PROVIDE ELECTRIC FOR LANDSCAPE LITS IN FRONT AND REAR.
  - VERIFY ALL FLOOR PLUGS LOCATIONS W/ OWNER PRIOR TO CONSTRUCTION.
  - PRE-WIRE W/ CAT-5E CABLE.
  - SEE OWNER FOR INTERCOM/PHONE SYSTEM REQUIREMENTS AND LOCATIONS.
  - PROVIDE ELECTRICAL AND GAS AS NEEDED FOR TWO TANKLESS WATER HEATERS.

ELECTRICAL LEGEND:

- |  |                        |  |      |                              |
|--|------------------------|--|------|------------------------------|
|  | LIGHT FIXTURE          |  | GFI  | GROUND FAULT INTERRUPT       |
|  | WALL MOUNTED FIXTURE   |  | DP   | DUPLEX RECEPTACLE OUTLET     |
|  | FLOOD LIGHT            |  | QDP  | QUADRIPOLE RECEPTACLE OUTLET |
|  | RECESSED LIGHT         |  | 220V | 220V OUTLET                  |
|  | PENDANT LIGHTING       |  | EF   | EXHAUST FAN                  |
|  | CHANDIELIER            |  | DB   | DOOR BELL                    |
|  | ACCENT LIGHT FIXTURE   |  | PH   | PHONE                        |
|  | FLUORESCENT            |  | SD   | SMOKE DETECTOR               |
|  | UNDER CABINET LIGHTING |  | SP   | SPEAKER                      |
|  | SINGLE POLE SWITCH     |  | CM   | CARBON MONOXIDE ALARM        |
|  | THREE-WAY SWITCH       |  | CA   | CABLE                        |
|  | FOUR-WAY SWITCH        |  | E    | EXISTING FIXTURE             |
|  | AUTOMATIC DOOR SWITCH  |  | CO   | CEILING OUTLET/PROJECTOR     |
|  | LANDSCAPING LIGHTING   |  | WP   | WATER PROOF                  |
|  | CEILING FAN W/ LIGHT   |  | CL   | CABINET LIGHTING             |
|  | CEILING FAN            |  | WS3  | WALL SCONCE (TRIPLE)         |
|  |                        |  | WS2  | WALL SCONCE (DOUBLE)         |
|  |                        |  | WS1  | WALL SCONCE (SINGLE)         |
|  |                        |  | SC   | SECURITY CAMERA              |

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