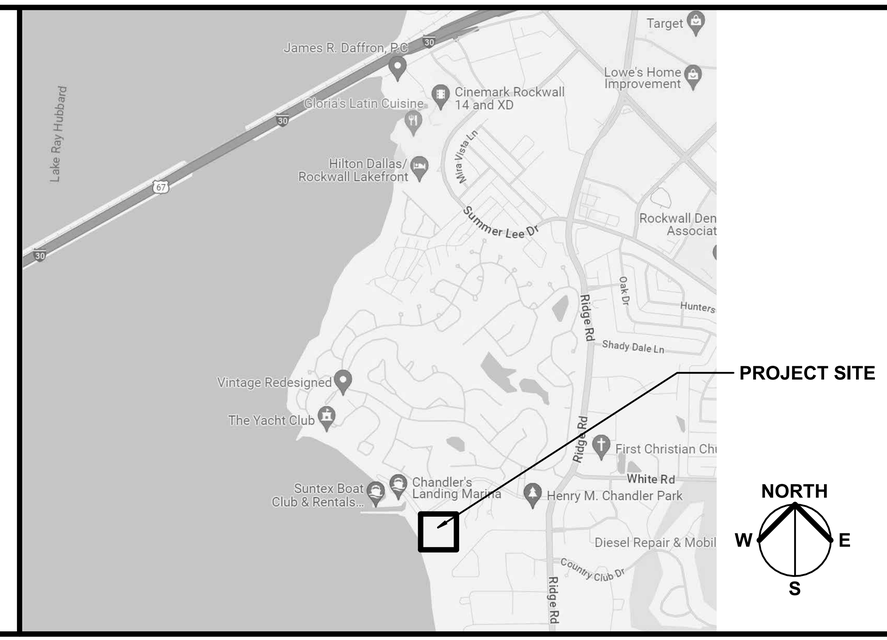
MARINA VILLAGE TOWNHOMES ROCKWALL, TEXAS

PERMIT SET

PROJECT LOCATION



CRADDOCK ARCHITECTURE



7.23.2024

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE TOWNHOMES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

COVER SHEET

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GENERAL NOTES

THE GENERAL CONTRACTOR SHALL:

1. BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
2. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST DISTURBANCE TO THE PUBLIC.
3. COORDINATE PRIOR TO PRICING ALL WORK AS REQUIRED WITH THE BUILDING MANAGEMENT INCLUDING USE OF TEMPORARY STORAGE, LOADING AREAS, BUILDING SYSTEMS, KEYING SYSTEMS, EXECUTION OF WORK OR STOCKING OF MATERIALS DURING OFF HOURS, ETC.
4. COORDINATE ALL FACETS OF THE WORK AND ALL TRADES INVOLVED SO AS TO AVOID CONFLICTS IN THE LOCATION, INSTALLATION, AS CONSTRUCTION OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. BE RESPONSIBLE FOR SECURING ANY NECESSARY SITE AND UTILITY LOCATIONS TO ENSURE UNDERGROUND UTILITIES ARE PROTECTED. THE UTILITIES ON THIS PROJECT ARE IN CLOSE PROXIMITY - USE CAUTION.
6. BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION AND EXACUTION OF CONSTRUCTION METHODS AND PROCEDURES.
7. BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT ALL DETAILS ARE BUILDABLE AS SHOWN, IF THERE ARE QUESTIONS, THE CONTRACTOR MUST FIRST OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH SUCH WORK OR RELATED CONSTRUCTION.
8. VERIFY ALL EXISTING CONDITIONS IN THE FIELD. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE EXISTING CONDITIONS PRIOR TO PRICING, ORDERING OR PROCEEDING WITH THE WORK.
9. BE RESPONSIBLE FOR CORRECTION OF ALL WORK AT HIS OWN EXPENSE FOR ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS, INCLUDING SEQUENCING OR COORDINATION INDUCED ERRORS.
10. RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF INTERIOR CONSTRUCTION SHOWN TO BE REMOVED. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGES ARISING OUT OF DEMOLITION WORK.
11. INSTALL ALL EQUIPMENT AND APPLIANCES SPECIFIED AND AS REQUIRED BY OWNER, ACCORDING TO MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL CLEAR OPENING DIMENSIONS IN ASSOCIATED CABINETRY ADEQUATELY ACCOMMODATE THE SPECIFIED EQUIPMENT.
12. PROVIDE ALL NECESSARY BLOCKING, STIFFENERS, BRACING, FRAMING, HANGERS, OR OTHER ITEMS IN THIS CONTRACT OR EXISTING CONSTRUCTION REQUIRING THE SAME OR FOR N.I.C. ITEMS SPECIFICALLY NOTED. (ALL WOOD BLOCKING TO BE " FIRE RETARDANT ")
13. CONTRACTOR SHALL FIELD VERIFY WITH THE A.H.J. THE LOCATION AND QUANTITY OF ALL EMERGENCY LIGHTING, AT INTERIOR CEILINGS / WALLS.
14. SPECIAL INSPECTIONS ARE REQUIRED AND SHALL BE HIRED BY THE OWNER - CONTRACTOR SHALL FACILITATE SCHEDULING AND COOPERATE WITH ALL INSPECTORS.
15. ALL DIMENSIONS ARE TAKEN FROM THE CENTERLINE OF THE FINISHED WALL, OR THE FACE OF FLOOR, OR CEILING UNLESS NOTED OTHERWISE. WHERE DIMENSIONS ARE LABELED "CLEAR" OR "HOLD" THESE DIMENSIONS APPLY TO THE FINISHED FACE OF THE MATERIALS.
16. NO DIMENSION SHALL BE TAKEN BY SCALING FROM THESE DRAWINGS.
17. DATUM POINTS MUST BE SET WITH A LASER LEVEL AND REMAIN TRUE AND LEVEL THROUGHOUT THE SPACE.
18. ALL STANDARD CONSTRUCTION SHALL CONFORM TO THE STANDARD DETAILS FOR TENANT IMPROVEMENT EXCEPT AS SUPERCEDED BY SPECIFIC DETAILS HEREIN.
19. THIS IS A BUILDERS SET, ALL DETAILS MAY NOT BE INCLUDED, IT IS CONTRACTORS RESPONSIBILITY TO COORDINATE ALL PHASES OF CONSTRUCTION AND MODIFY AS REQUIRED, FOLLOWING ALL CODE REQUIREMENTS.
20. WORK DONE FOR ELECTRICAL, MECHANICAL, PLUMBING AND SPRINKLERS WILL BE DONE BY SUB-CONTRACTORS WITH CURRENT LOCAL LICENSE AND WILL FOLLOW THE CURRENT LOCAL AND STATE BUILDING CODES.
21. MATERIALS CONTAINING ASBESTOS ARE NOT ALLOWED TO BE USED ON THIS PROJECT. CONTRACTOR IS TO COMPLY WITH STATE ASBESTOS LAWS. CONTRACTOR IS TO PROVIDE MATERIAL CUT SHEETS FOR ALL MATERIALS USED.
22. ALL INTERIOR PARTITIONS SHALL HAVE SQUARED CORNERS.
23. DESIGN INTENT - CONTRACTOR SHALL PROVIDE A FINISHED SPACE WITH GYP. PAINTED AND FINISHED OVER ALL FRAMING, ETC.
25. CONTRACTOR SHALL COORDINATE ALL DISSIMILAR MATERIALS, INTERSECTIONS AND CONNECTIONS TO INSURE PROPER ALIGNMENT AND FIT OF ALL MATERIALS AND THEIR ASSOCIATED COMPONENTS, INCLUDING ALL LIGHT FIXTURES OR OTHER ITEMS. CONTRACTOR SHALL ENSURE PROPER INSTALLATION OF ALL FIXTURES.
26. R313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN TOWNHOUSES.
27. ALL UNFINISHED EDGES SHALL BE TRIMMED FINISHED FOR A COMPLETE PROJECT, REF. OWNER FOR ALL COLORS AND FINAL MATERIALS.
28. ROOFING SHALL EXCEED TYPE "B" ROOF COVERING
29. TERMITE TREATMENT REQUIRED PER IRC CODE.
    R317.1 Location required.
    PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1.

    1.IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHERE CLOSER THAN 18 INCHES (457 MM) TO EXPOSED GROUND, WOOD GIRDERS WHERE CLOSER THAN 12 INCHES (305 MM) TO EXPOSED GROUND, AND WOOD COLUMNS WHERE CLOSER THAN 8 INCHES (204 MM) TO EXPOSED GROUND.

    2.WOOD FRAMING MEMBERS, INCLUDING COLUMNS, THAT REST DIRECTLY ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.

    3.SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.

    4.THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.

    5.WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51 MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.

    6.WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.

    7.WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

    8.PORTIONS OF WOOD STRUCTURAL MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHERE THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS.

    EXCEPTION:SAWN LUMBER USED IN BUILDINGS LOCATED IN A GEOGRAPHICAL REGION WHERE EXPERIENCE HAS DEMONSTRATED THAT CLIMATIC CONDITIONS PRECLUDE THE NEED TO USE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD WHERE THE STRUCTURE IS EXPOSED TO THE WEATHER.

    9.WOOD COLUMNS IN CONTACT WITH BASEMENT FLOOR SLABS UNLESS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE THE CONCRETE FLOOR AND SEPARATED FROM THE CONCRETE PIER BY AN IMPERVIOUS MOISTURE BARRIER.
30. CONTRACTOR SHALL COORDINATE ALL FLATWORK WITH CIVIL ENGINEERING - DRIVEWAYS PORCHES AND SIDEWALKS ARE ALL REQUIRED IN THE SCOPE OF THE PROJECT, COORDINATE WITH OWNER AND CIVIL ENGINEER FOR LOCATIONS AND EXTENT.
31. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ENGINEERED SPRINKLER DRAWINGS - THE BUILDING SHALL BE SPRINKLERED.

NOTICE TO CONTRACTOR

IT IS THE INTENT OF THE DRAWINGS TO PROVIDE A COMPLETE AND OPERABLE BUILDING FOR THE CLIENTS USE.

IT IS IMPORTANT THAT CONTRACTORS VISIT THE JOB SITE, EXAMINE THE EXISTING BUILDING SITE AND ALL APPLICABLE CODES CURRENTLY ENFORCED BY THE A.H.J. AND EXISTING CONDITIONS PRIOR TO BID IN ORDER TO CONSTRUCT A COMPLETE AND OCCUPIABLE, WATERTIGHT, & WEATHERPROOF BUILDING AS INTENDED BY THE DRAWINGS AND HAVE A FULL UNDERSTANDING OF ANY DIFFICULTIES WHICH HE MAY ENCOUNTER.

IT IS ASSUMED THAT ALL MAJOR SUB-CONTRACTORS SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, FIRE PROTECTION, DRYWALL, STRUCTURAL STEEL, MASONRY, ETC., HAVE CAREFULLY EXAMINED THE **ENTIRE SET OF CONSTRUCTION DOCUMENTS** AND HAVE A COMPREHENSIVE KNOWLEDGE OF LOCAL CODE REQUIREMENTS TO BID A COMPLETE AND WORKABLE SYSTEM AS INTENDED BY THE DRAWINGS. COST OVERRUNS AS A RESULT OF EXISTING CONDITIONS, INCOMPLETE REVIEW OF ALL PLANS OR CODE ITEMS WHICH COULD HAVE BEEN PREDICTED OR PREVENTED WILL NOT BE ACCEPTED.

SHOULD THE CONTRACTOR HAVE ANY OBJECTION TO THE USE OF ANY MATERIAL OR METHOD SPECIFIED OR DETAILS ON THE DRAWINGS, OR IF FOR ANY REASON WHAT - SO - EVER, THE CONTRACTOR IS NOT WILLING TO ASSUME THE FULL RESPONSIBILITY FOR PERFORMANCE OF MATERIALS AND WATERTIGHTNESS OF THE CONSTRUCTION, THEN THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE COMMENCING THE WORK TO WHICH OBJECTIONS ARE SUBSTANTIATED AND AN ADJUSTMENT MADE IN WRITING, THE CONTRACTOR SHALL THEN PROCEED WITH THE WORK AS CALLED FOR IN THE SPECIFICATIONS AND DETAILED ON THE DRAWINGS.

SUBS WORKING ON THE PROJECT MUST **BID THE ENTIRE SET**, CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DESCREPENCY AND SUBMIT AN RFI FOR CLAIRIFICATION.

CONTRACTOR SHALL KEEP THE SITE FREE OF DEBRIS - MUST BE CLEANED DAILY

CONTRACTOR SHALL ENSURE A COMPLETE UNDERSTANDING OF THE DESIGN INTENT AND PROJECT REQUIREMENTS.

CONTACT INFORMATION

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FINCHER ENGINEERING, LLC
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH:(806) 701-5109
JUSTIN@FINCHERENG.COM
HYPERLINK "http://www.finchereng.com"

CIVIL ENGINEERING HIRED BY OTHERS REF. TO CIVIL ENGINEERING PLANS FOR ADDITIONAL INFORMATION.

SHEET INDEX

MASTER PROJECT SHEET INDEX	
SHEET #	SHEET NAME
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G.001	SHEET LIST
G.002	GENERAL SITE PLAN
G.005	CODE INFORMATION
G.006	WALL TYPES
G.009	ZIP ROOF SHEATHING / ROOF NOTES
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A.101	PLAN TYPE 'A' REFLECTED CEILING PLAN
A.102	ENLARGED KITCHEN FLOOR PLAN / INTERIOR ELEVATIONS
A.103	INTERIOR ELEVATIONS
A.104	ENLARGED SECTIONS & ROOF PLAN @ HVAC
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E.400	ELECTRICAL - SPECIFICATIONS
ALL PLAN TYPES - MECHANICAL	
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M.300	MECHANICAL - DETAILS
M.400	MECHANICAL - SPECIFICATIONS
ALL PLAN TYPES - PLUMBING	
P.200	PLUMBING - SCHEDULES & SPECIFICATIONS
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P.400	PLUMBING - RISER DIAGRAMS
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EA.101	TYPICAL FLOOR PLANS POWER/COMM - BUILDING A
PLAN TYPE A - MECHANICAL	
MA.100	TYPICAL FLOOR PLANS - MECHANICAL - BUILDING A
PLAN TYPE A - PLUMBING	
PA.100	TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG A
PA.101	TYPICAL FLOOR PLANS - PLUMBING WATER - BLDG A
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A4,A6.S2.02	BUILDING A6 FOUNDATION PLAN
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A4,A6.S4.02	WALL BRACING PLAN
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A6.102	LEVEL 2 - OVERALL FLOOR PLAN
A6.150	ROOF PLAN - A6

MASTER PROJECT SHEET INDEX	
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A6.351	ROOM / DOOR / WINDOW SCHEDULES
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A65.S1.02	FASTENER SCHEDULE
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A65.S5.01	WALL BRACING DETAILS
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A65.001	COVER SHEET
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B5.000	COVER SHEET
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B5.004	PLAN TYPE 'B' REFLECTED CEILING PLAN
B5.005	PLAN TYPE 'B' ENLARGED FLOOR PLANS / INT. ELEV.
B5.100	LEVEL 1 - OVERALL FLOOR PLAN
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B5.200	SECTIONS
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B5.S6.05	FRAMING DETAILS
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E.301	ELECTRICAL - RISER DIAGRAM - BUILDING B
EB.100	TYPICAL FLOOR PLANS - LIGHTING - BUILDING B
EB.101	TYPICAL FLOOR PLANS - POWER/COMM - BUILDING B
BLDG B MECHANICAL	
MB.100	TYPICAL FLOOR PLANS - MECHANICAL - BUILDING B
BLDG B PLUMBING	
PB.100	TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG B
PB.101	TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG B
PB.102	TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG B
PB.103	TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG B

CONTRACTOR SHALL FOLLOW ALL CODES AND ORDINANCES **CURRENTLY IN EFFECT** (AT THE TIME OF PERMIT APPROVAL) WITH THE AUTHORITY HAVING JURISDICTION (A.H.J.).

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT — PHILLIP RAY CRADDOCK JR — 19207 — STATE OF TEXAS

7.23.2024

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE TOWNHOMES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

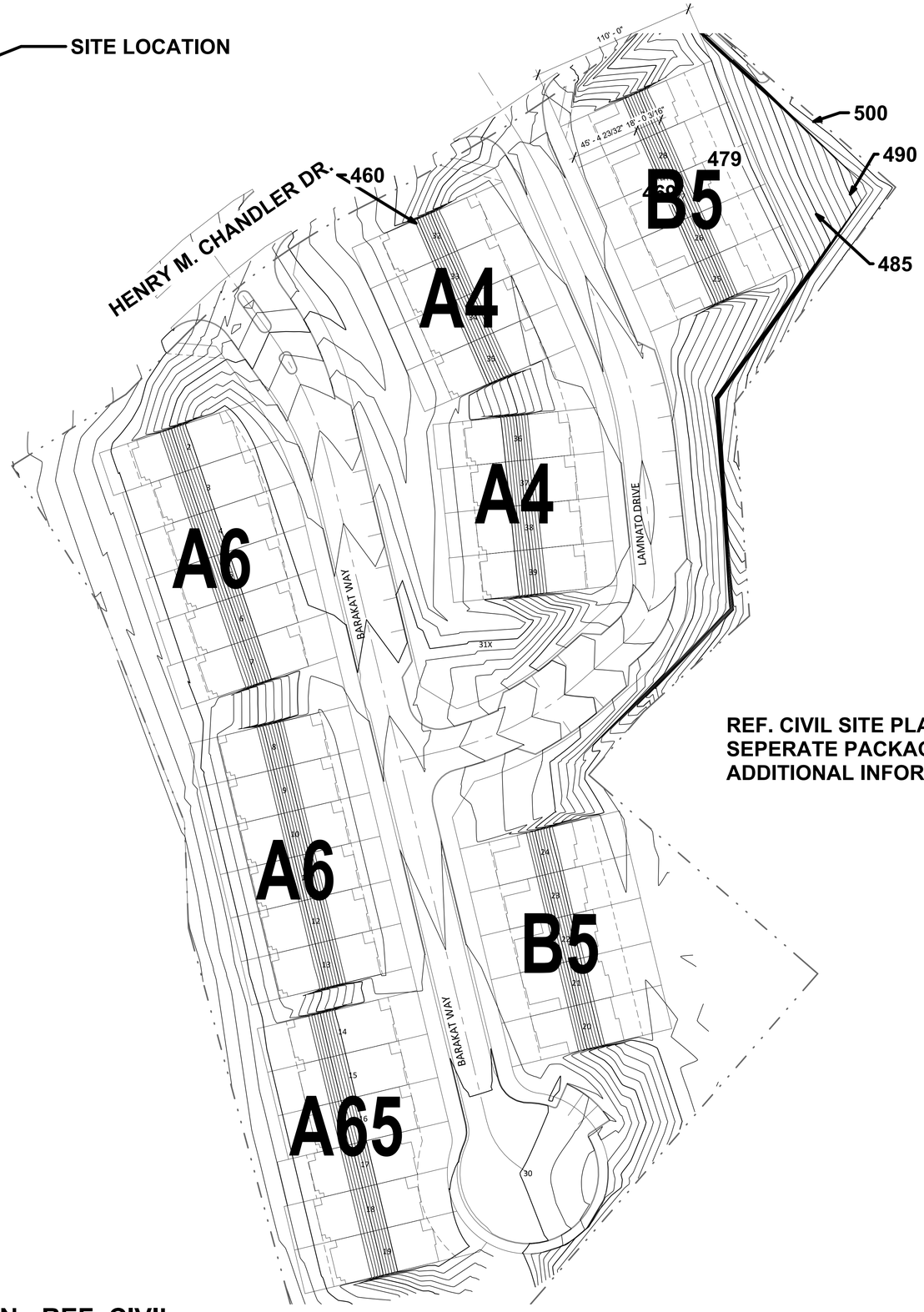
Project number 2023-019
Date 7/29/2024
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REF. CIVIL SITE PLAN IN SEPERATE PACKAGE FOR ADDITIONAL INFORMATION

1 **SITE PLAN - REF. CIVIL**
1" = 40'-0"

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CRADDOCK ARCHITECTURE

7.23.2024

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION

#	Revision Date	Revision Description

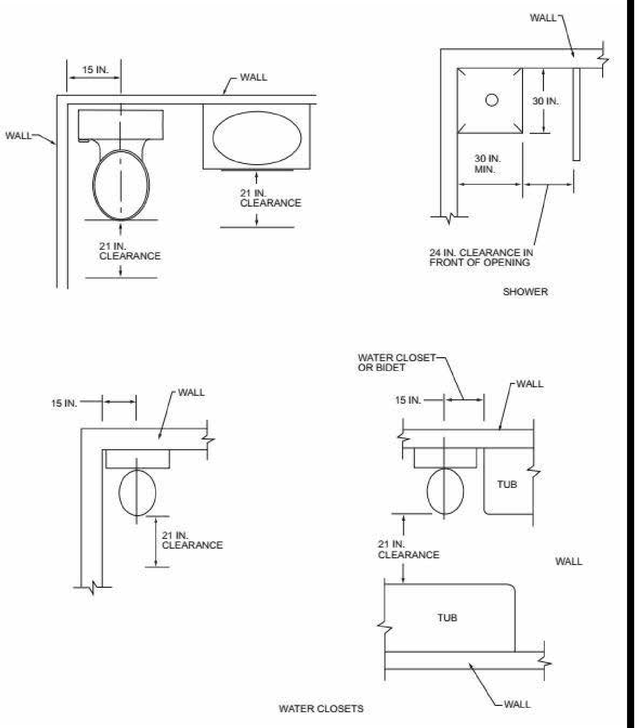
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

GENERAL SITE PLAN

Scale: 1" = 40'-0"

G.002



WATER CLOSET CLEARANCES

2021 INTERNATIONAL RESIDENTIAL CODE
PROVIDED FOR REFERENCE ONLY - DOES NOT RELIEVE CONTRACTOR FROM FOLLOWING ALL LOCAL CODES, IF DISCREPANCY IS FOUND REFER TO ARCHITECT AND LOCAL AUTHORITIES.

CHAPTER 3

ALL ALTERNATE STANDARDS SHALL COMPLY WITH IRC
AWC WOOD FRAME CONSTRUCTION MANUAL

WIND DESIGN CRITERIA:
DESIGN WIND SPEED SHALL BE 115 MPH
GROUND SNOW LOAD:
5 PSF
R301.2.2.7 WOOD FRAME LIMITED TO 3 STORIES ABOVE GRADE
R301.3 STORY HEIGHT
11'-7" MAX
R302.2 TOWNHOUSES
WALLS SEPERATING UNITS SHALL BE PER R302.2.1 OR 302.2.2
PROVIDE (1) HOUR COMMON FIREWALL PER 302.2.2 (WHEN SPRIKLERED)
EXTEND TO BOTTOM OF ROOF SHEATHING, NO PLUMBING OR MECHANICAL EQUIPMENT IN COMMON WALL. PROVIDE ELEC. OUTLETS AND INSTALL AS REQUIRED IN CHAPTER R302.4

TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS WITH FIRE SPRINKLERS

EXT. ELEMENT	MIN. FIRE RESISTANT RATING		MINIMUM FIRE SEPERATION
WALLS	FIRE RATED	1 HOUR	0
	NOT FIRE RATED		3 FEET
PROJECTIONS	FIRE RATED	1 HOUR	2 FEET
	NOT FIRE RATED	0 HOUR	3 FEET
OPENINGS	UNLIMITED	0 HOUR	3 FEET
PENETRATIONS	ALL	COMPLY WITH R302.4	<3 FEEET
		NONE REQUIRED	3FEET

R302.2.4 PARAPETS FOR TOWNHOUSES
NOT REQUIRED WHERE MIN. TYPE C ROOF COVERING PROVIDED
R302.5 DWELLING GARAGE OPENING AND PENETRATION PROTECTION
R302.6 DWELLING GARAGE FIRE SEPERATION
GARAGE TO ATTIC MIN. 1/2" GYP
GARAGE TO HABITABLE ROOMS 5/8" TYPE X GYP.
FIREBLOCKING REQUIRED

R308 GLAZING

R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 SLEEPING ROOMS MIN. ONE EGRESS OPENING
R310.2.1 NET CLEAR OPENING OF 5.7SF
R310.2.2 MIN. DIMENSIONS, NET OPENING HT. MIN. 24", MIN. WIDTH 20"
R310.2.3 MAX HT. FROM FLOOR 44"

R311 MEANS OF EGRESS
R311.2 EGRESS DOOR MIN. 32" CLEAR
R311.3 LANDING MIN 36" REQUIRED AT EACH DOOR
R311.6 MIN. HALLWAY WIDTH 36"
R311.7 STAIRWAYS
R311.7.1 WIDTH SHALL BE NOT LESS THAN 36" CLEAR (27" BETWEEN HANDRAILS WHEN PROVIDED AT EA. SIDE)
R311.7.2 HEADROOM MIN 6'-8" AT STAIRWAY
R311.7.3 VERTICAL RISE NOT GREATER THAN 12'-7" BETWEEN FLOOR LEVEL OR LANDINGS
R311.7.5 STAIR TREAD AND RISERS
R311.7.5.1 RISERS NOT GREATER THAN 7 3/4"
R311.7.5.2 TREAD DEPTH NOT LESS THAN 10"
R311.7.6 LANDINGS, WIDTH NOT LESS THAN STAIR, DEPTH TO BE 36" MIN.
R311.7.8 HANDRAILS, MIN. ONE SIDE
R311.7.8.1 HANDRAIL HEIGHT NOT LESS THAN 34" OR MORE THAN 38"

R313 AUTOMATIC FIRE SPRINKLER SYSTEM
R313.1 TOWNHOUSE AUTOMATIC SPRINKLER SYSTEMS IS REQUIRED
R314 SMOKE ALARMS - REQUIRED
R315 CARBON MONOXIDE ALARMS
R315.2.1 REQUIRED IN DWELLING UNITS WITH FUEL FIRED APPLIANCES REQUIRED WHEN DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES TO UNIT

CONTRACTOR SHALL FOLLOW ALL AHJ REQUIREMENTS AND ENSURE FINISHED BUILDINGS ARE IN FULL COMPLIANCE

CODE INFORMATION - CITY OF ROCKWALL, TEXAS:

CODES AND ORDINANCES
2021 INTERNATIONAL RESIDENTIAL CODE
2021 IECC ENERGY CODE
Ref. City for all Amendments.

PRIMARY OCCUPANCY (SEC 305.1) GROUP: R, RESIDENTIAL

TYPE OF CONSTRUCTION: TABLE 601 : TYPE V

FIRE RESISTANCE RATING BEARING WALLS INTERIOR / EXTERIOR	0
NONBEARING WALLS	0
FLOOR RATING	0
ROOF CONSTRUCTION	0

FULLY SPRINKLERED WITH AUTOMATIC SPRINKLER SYSTEM
BUILDING AREA:

BUILDING A4:	9,496 SF
BUILDING A6:	14,049 SF
BUILDING A65:	14,002 SF
BUILDING B5:	15,001 SF

BUILDING AREA AND HEIGHT LIMITATIONS (OCCUPANCY R, **TYPE V**:

GROUP R OCCUPANCY: S: 75' HEIGHT (TABLE 504.3)
S: 4 STORIES (TABLE 504.4)
S1: 58,000 SF (TABLE 506.2)

TOTAL MAXIMUM ARE EQUATION (SEC 506.2.1, SINGLE OCCUPANCY SINGLE STORY BUILDING), NOT NEEDED BUILDING AREA ALREADY COMPLIES WITHIN ALLOWABLE AREA.

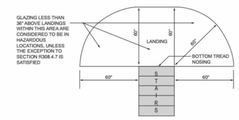
2021 INTERNATIONAL ENERGY CODE INFORMATION
CLIMATE ZONE FOR ROCKWALL COUNTY TABLE C301.1, 3A, WARM HUMID
OPAQUE THERMAL ENVELOPE INSULATION COMPONENT MINIMUM REQUIREMENTS, R-VALUE METHOD (TABLE C402.1.3)

ROOFS, INSULATION ENTIRELY ABOVE ROOF DECK	R-25 CI
WALLS, ABOVE GRADE CAVITY	R-19
WALLS, BELOW GRADE	NR
UNHEATED SLABS	NR

OWNER SHALL PROVIDE 3RD PARTY RESCHECK AND ENSURE INSULATION MEETS AHJ REQ.

R308.4.7 Glazing adjacent to the bottom stair landing.
Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches (914 mm) above the landing and within a 60-inch (1524 mm) horizontal arc less than 180 degrees (3.14 rad) from the bottom tread nosing shall be considered to be a hazardous location. (See Figure R308.4.7.)

Exception: Where the glazing is protected by a *guard* complying with Section R312 and the plane of the glass is more than 18 inches (457 mm) from the *guard*.



For SI: 1 inch = 25.4 mm.

FIGURE R308.4.7 HAZARDOUS GLAZING LOCATIONS AT BOTTOM STAIR LANDINGS

R308.4.7 GLAZING REQUIREMENTS

TOWNHOMES SHALL BE FULLY SPRINKLERED - SPRINKLER ENGINEERED DRAWINGS ARE REQUIRED AND ARE BY OTHERS. CONTRACTOR SHALL COORDINATE AND ENSURE ALL AHJ REQUIREMENTS ARE COMPLIED WITH.

FIRE WALLS
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS WALL TYPE (W1)

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

7.23.2024
ARCHITECT: PHIL CRADDOCK

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

CODE INFORMATION

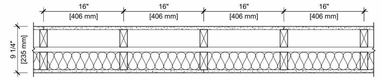
Scale: As indicated

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DESIGN NO. **PER UL U305**

FIRE RATING:	1 HOUR
STC RATING:	53
SOUND TEST:	USG-171021
SYSTEM THICKNESS:	9-1/4" [235 MM]
LOCATION:	INTERIOR
FRAMING TYPE:	WOOD STUD (LOAD-BEARING)





ASSEMBLY REQUIREMENTS:

GYPSUM PANELS:	ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)
WOOD STUDS:	2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
AIR SPACE:	1" [25 MM] AIR SPACE
WOOD STUDS:	2" X 4" [38 X 89 MM] WOOD STUDS, 16" [406 MM] O.C.
INSULATION:	3-1/2" [89 MM] FIBERGLASS INSULATION
GYPSUM PANELS:	ONE LAYER 5/8" [15.9 MM] SHEETROCK® GYPSUM PANEL (UL TYPE SCX)

GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.

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DISCLAIMER: THE USG PRODUCT INFORMATION CONTAINED HEREIN ARE INTENDED FOR USE AS PRODUCT TECHNICAL MATERIAL BY ARCHITECTS, ENGINEERS, AND OTHER DESIGN PROFESSIONALS, CONTRACTORS, BUILDING CODE OFFICIALS, OR OTHER COMPETENT CONSTRUCTION INDUSTRY TRADE PROFESSIONALS WHO ARE KNOWLEDGEABLE IN THE USE OF BUILDING MATERIALS SUCH AS THOSE MANUFACTURED BY THE SUBSIDIARIES OF USG CORPORATION. THE DRAWINGS ARE INTENDED SOLELY AS A GUIDE FOR THE USE OF USG PRODUCTS IN CONSTRUCTION AND ARE NOT INTENDED TO BE USED AS A SUBSTITUTE FOR THE DESIGN REVIEW AND APPROVAL OF THE LICENSED DESIGN PROFESSIONAL RESPONSIBLE FOR THE PROJECT. THE DRAWINGS ARE PROVIDED ELECTRONICALLY SOLELY AS NEEDED BY THE USER BECAUSE UNLESS PROVIDED PLUS AND MINUS TOLERANCES, THE DRAWINGS ARE NOT SUITABLE FOR SCALING. IN THE EVENT OF ANY MODIFICATION OR DELETION OF SUCH MODIFICATIONS, MODIFICATION OF USG PRODUCT USE DRAWINGS IS THE SOLE RESPONSIBILITY OF THE DESIGN PROFESSIONAL.

PER UL U305

ISSUE RECORD:
Revision Date
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SHEET INFORMATION:
W-CW-1-04

TDW - 2 HR FIREWALL - TYPICAL DEMISING WALL

REF. STRUCTURAL ENGINEERING

STUD SCHEDULE:

STUD SCHEDULE FIRST STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @12" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE SECOND STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE THIRD STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24 O.C
INTERIOR	2X4 @24" O.C	2X4 @24" O.C

STUD SCHEDULE

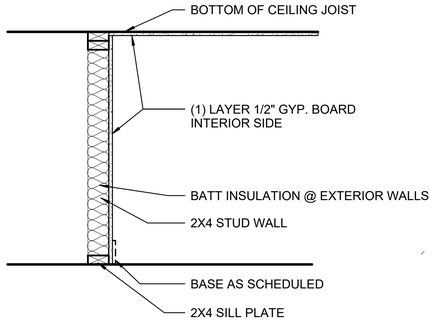
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

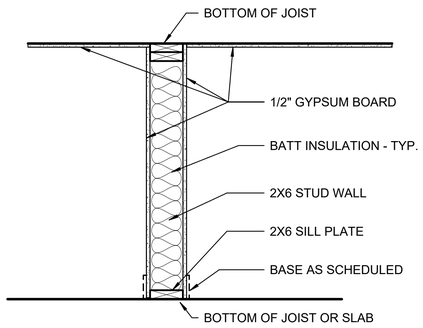
FIRE WALL REQUIREMENTS WALL TYPE (W1)

1. REFER TO STUD SCHEDULE FOR SPACING AND SIZING, COORDINATE WITH STRUCTURAL.
2. PROVIDE HORIZONTAL BLOCKING AT MID HEIGHT, BOTH SIDES OF DOORS.
3. DOOR SHOWN AT CORNER OF ROOM SHALL BE A MINIMUM OF 4" FROM ADJACENT WALL U.N.O.
4. INSTALL WOOD BLOCKING WHERE REQUIRED OR 6" WIDE X 20 GA. MTL. STRAPPING FOR MOUNTING EQUIPMENT AND ACCESSORIES.
5. ALL FIRE WALLS SHALL BE CAULKED AND SEALED AT PENETRATIONS IN ACCORDANCE WITH THE REQUIRED RATINGS, TYP. - COORDINATE WITH AHJ., ENSURE ALL REQUIREMENTS ARE COMPLIED WITH.
6. ALL GLASS PANELS IN WALLS SHALL ALIGN AT HEAD HEIGHT WITH ADJACENT DOORS, U.N.O.
7. PROVIDE TEMPERED GLAZING AT ALL LOCATIONS - TYPICAL
8. ALL PLUMBING WALLS SHALL BE 2X6 STUD CONSTRUCTION AND WALLS NEAR POTENITALLY WET SURFACES SHALL RECIEVE MOISTURE RESISTANT GYP. BOARD.
9. DIMENSIONS ARE FROM CENTER OF STUD, COLUMN CENTER LINE OR FACE OF FOUNDATION.
10. GYP. BOARD WALLS SHALL HAVE SQUARE CORNERS
11. EXTEND STUDS AND SECURE TO UNDERSIDE OF STRUCTURE AT THE SIDES OF DOOR OPENINGS.
12. ALL DOORS SHALL HAVE DOUBLE STUDS AT JAMBS
13. CONTRACTOR TO VERIFY DESIGN INTENT AND EXISTING CONDITIONS WITH PLAN DIMENSIONS PRIOR TO BEGINING ANY CONSTRUCTION OR FABRICATION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO ENSURE PROPER FIT PRIOR TO MANUFACTURING ANY MILLWORK OR ORDERING ANY SPECIALTY EQUIPMENT.
15. ZIP WALL SHEATHING AND ZIP ROOF SHEATING REF. CUTSHEETS & MFG. INSTRUCTIONS
16. DEMISING OR COMMON WALL BETWEEN UNITS TO BE W1 UL U305 MIN. 1 HOUR IN FULLY SPRINKLERED BLDG TYPE W1 TYPICAL.
17. PROVIDE 2X6 FRAMING AT ALL PLUMBING WALLS TYPICAL.

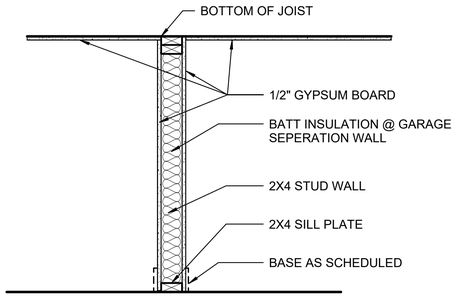
PARTITION GENERAL NOTES



W4 WALL FURRING - TYP. INT.
NOT TO SCALE



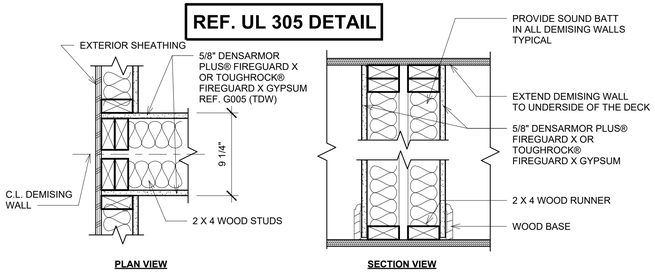
W3 2X6 STUD WALL - TYP. INT.
NOT TO SCALE



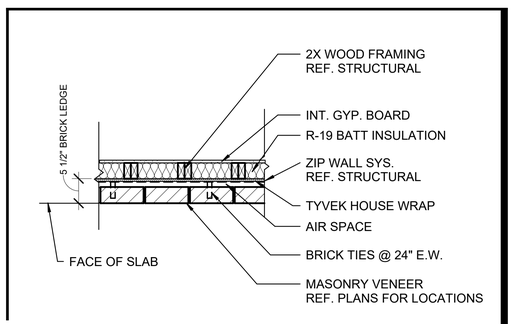
@ GARAGE PROVIDE (1) LAYER 5/8" TYPE X GYP. EACH SIDE FOR ONE HOUR RATED WALL

W2 2X4 STUD WALL - TYP. INT.
NOT TO SCALE

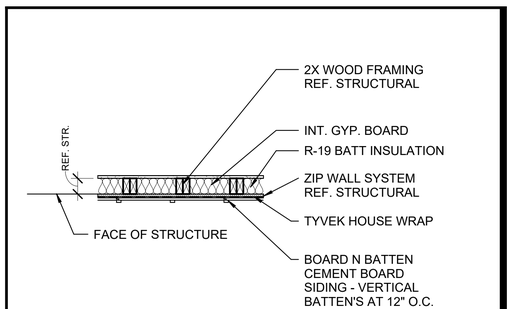
REF. UL 305 DETAIL



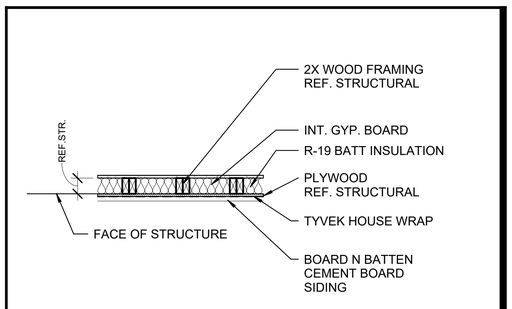
W1 WOOD DEMISING WALL - 1HR
1 1/2" = 1'-0"



"TEMS" TYPICAL EXTERIOR MASONRY STUD WALL - PLAN DETAIL



"ESBB" EXTERIOR SIDING BOARD N BATTEN - PLAN DETAIL



"ESH" EXTERIOR SIDING HORIZONTAL - PLAN DETAIL

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK 19207 STATE OF TEXAS

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ARCHITECT: PHIL CRADDOCK

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REVISION

#	Revision Date	Revision Description

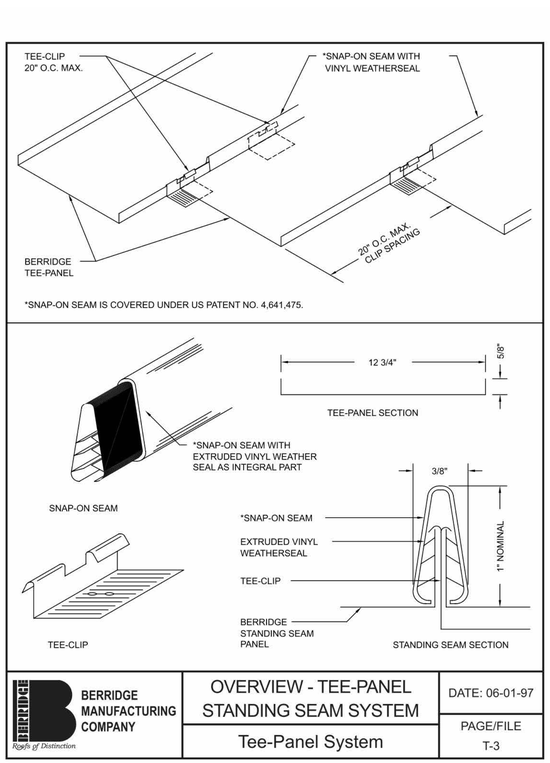
MARINA VILLAGE
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ROCKWALL, TX 75087

Date 7/23/2024
Project number 2023-019
Scale: As indicated

WALL TYPES

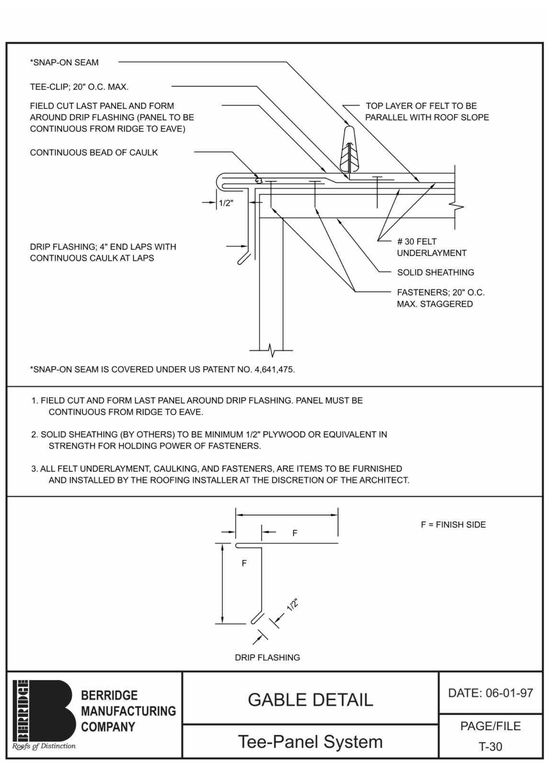
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*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.

BERRIDGE MANUFACTURING COMPANY	OVERVIEW - TEE-PANEL STANDING SEAM SYSTEM	DATE: 06-01-97
	Tee-Panel System	PAGE/FILE T-3

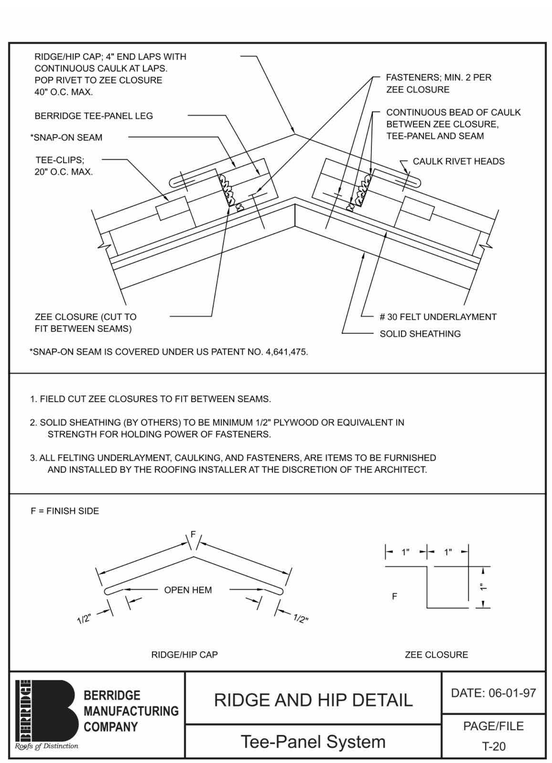


*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.

1. FIELD CUT AND FORM LAST PANEL AROUND DRIP FLASHING. PANEL MUST BE CONTINUOUS FROM RIDGE TO EAVE.
2. SOLID SHEATHING (BY OTHERS) TO BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
3. ALL FELT UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

F = FINISH SIDE

BERRIDGE MANUFACTURING COMPANY	GABLE DETAIL	DATE: 06-01-97
	Tee-Panel System	PAGE/FILE T-30



*SNAP-ON SEAM IS COVERED UNDER US PATENT NO. 4,641,475.

1. FIELD CUT ZEE CLOSURES TO FIT BETWEEN SEAMS.
2. SOLID SHEATHING (BY OTHERS) TO BE MINIMUM 1/2" PLYWOOD OR EQUIVALENT IN STRENGTH FOR HOLDING POWER OF FASTENERS.
3. ALL FELTING UNDERLAYMENT, CAULKING, AND FASTENERS, ARE ITEMS TO BE FURNISHED AND INSTALLED BY THE ROOFING INSTALLER AT THE DISCRETION OF THE ARCHITECT.

F = FINISH SIDE

BERRIDGE MANUFACTURING COMPANY	RIDGE AND HIP DETAIL	DATE: 06-01-97
	Tee-Panel System	PAGE/FILE T-20

REFER TO MFG. FOR SPECIFIC DETAILS & INSTALLATION INSTRUCTIONS

7/29/2024 6:38:26 AM

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

7.23.2024
ARCHITECT: PHIL CRADDOCK

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

Scale:

BERRIDGE TEE PANEL DETAILS

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SECTION 07 25 00 - WEATHER BARRIERS (ZIP System Sheathing – Wall Use)

PART 1 - GENERAL

1.1SUMMARY

A. Section Includes
1. Wall sheathing with integral water-resistive barrier and air barrier.

1.2REFERENCES

A. American Society of Mechanical Engineers (ASME): www.asme.org
1. ASME B18.6.1 - Wood Screws (Inch Series)

B. ASTM International (ASTM): www.astm.org
1. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware
2. ASTM E96/E96M - Standard Test Methods for Water Vapor Transmission of Materials
3. ASTM E108 - Standard Test Methods for Fire Tests of Roof Coverings
4. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials
5. ASTM E2357 - Standard Test Method for Determining Air Leakage of Air Barrier Assemblies

C. US Department of Commerce (DOC):
http://gsi.nist.gov/global/index.cfm/L1-5/l2-44/A-355
1. DOC PS 2 - Performance Standard for Wood-Based Structural Panels

D. International Code Council (ICC): www.iccsafe.org
1. ICC IBC - International Building Code
2. ICC IRC - International Residential Code for One- and Two-Family Dwellings

E. ICC Evaluation Service, Inc. (ICC-ES): www.icc-es.org
1. ICC-ES AC38 - Acceptance Criteria for Weather-Resistive Barriers
2. ICC-ES AC116 - Acceptance Criteria for Nails and Spikes
3. ICC-ES AC148 - Acceptance Criteria For Flexible Flashing Materials
4. ICC-ES AC201 - Acceptance Criteria for Staples
5. ICC-ES AC310 - Acceptance Criteria for Water-Resistive Membranes Factory-bonded to Wood-based Structural Sheathing, Used as Water-Resistive Barriers
6. ICC-ES ESR-1539 - Power Driven Staples and Nails for Use in Engineered and Non-Engineered Connections
7. ICC-ES NER-272 - Power Driven Staples and Nails for Use in All Types of Building Construction

F. International Association of Plumbing and Mechanical Officials (IAPMO)
1. IAPMO ER365 (ZIP System Stretch Tape)

1.3ACTION SUBMITTALS

A. Product Data: For each type of sheathing product specified.
B. Evaluation Reports: From ICC-ES, for wood sheathing and seam tape.
C. Product Certifications: From manufacturer, indicating that sheathing products comply with ICC-ES AC310.

1.4CLOSEOUT SUBMITTALS

A. Warranty: Executed copy of manufacturer special warranties.

1.5QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide wood products from manufacturer certified by SFI, FSC, or comparable sustainable forestry program acceptable to Architect.
B. Provide wall sheathing products meeting requirements for water-resistive barrier in accordance with ICC-ES AC310.

1.6DELIVERY, STORAGE, AND HANDLING

A. Comply with manufacturer's written instructions for protection of sheathing products from weather prior to installation.

1.7WARRANTY

A. Special Manufacturer's Warranty: Manufacturer's standard form in which sheathing manufacturer agrees to repair or replace sheathing products that demonstrate deterioration or failure under normal use due to manufacturing defects within warranty period specified, when installed according to manufacturer's instructions.
1. Warranty Period for Sheathing Products: [30] years following date of Substantial Completion.
2. Warranty Conditions: Special warranties exclude deterioration or failure due to structural movement resulting in stresses on sheathing products exceeding manufacturer's written specifications, or due to air or moisture infiltration resulting from cladding failure or mechanical damage.

PART 2 - PRODUCTS

2.1MANUFACTURERS

A. Basis-of-Design Product: Provide weather barrier sheathing products manufactured by Huber Engineered Woods LLC, Charlotte NC; Phone: (800) 933-9220; Website: www.huberwood.com;

2.2PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics:
1. Fire-Resistance Ratings: Where indicated, provide assemblies tested for fire resistance per ASTM E119.

B. Air-Barrier Assembly Air Leakage: Less than 0.04 cfm/sq. ft. at 1.57 lbf/sq. ft. (0.2 L/s x sq. m at 75 Pa), per ASTM E2357.
C. Air-Barrier Material: Less than 0.04 cfm/sq. ft. at 1.57 lbf/sq. ft. (0.2 L/s x sq. m at 75 Pa), per ASTM E2178.
D. Water-Vapor Permeance, Facer: Minimum 12 perms (689 ng/Pa x s x sq. m), ASTM E96/E96M.
E. Weather Exposure: Manufacturer warranty applies for maximum allowable exposure period of 180 days.

2.3WOOD PANEL PRODUCTS

A. Single Source Limitations: Provide wall sheathing/weather barrier by a single manufacturer.
B. Oriented Strand Board: DOC PS 2, made with binder containing no added urea formaldehyde.

2.4WALL SHEATHING WITH INTEGRAL WATER-RESISTIVE BARRIER AND AIR BARRIER

A. Oriented-Strand-Board Wall Sheathing: Exposure 1 sheathing with factory-laminated water-resistive barrier facer with printed fastener location symbols.
1. Basis-of-Design Product: Provide **Huber Engineered Woods LLC; ZIP System Wall Sheathing**.
2. Span Rating, Panel Grade and Performance Category: Not less than [[40/20; Structural 1; 5/8 Performance Category].
3. Edge Profile: [Self-spacing].
4. Weather Barrier Facer: Medium-density, phenolic-impregnated sheet material qualifying as a Grade D weather-resistive barrier in accordance with ICC-ES AC38.
a. Provide fastener spacing symbols on facer for 16-inch (406 mm) and 24-inch (610 mm) on center spacing.

2.5FASTENERS

A. Fasteners, General: Size and type complying with manufacturer's written instructions for Project conditions and requirements of authorities having jurisdiction.
1. Corrosion Resistance: [Hot-dip zinc coating, ASTM A153/A153M] [or] [Type 304 stainless steel].

B. Nails, Brads, and Staples: ICC AC116 and ICC AC201.
C. Power-Driven Fasteners: ICC-ES-1539 or NER-272.

2.6SHEATHING JOINT-AND-PENETRATION TREATMENT MATERIAL

A. Self-Adhering Seam and Flashing Tape: Pressure-sensitive, self-adhering, cold-applied, seam tape consisting of polyolefin film with acrylic adhesive, meeting ICC-ES AC148, and tested as part of an assembly meeting performance requirements.
1. Basis-of-Design Product: Provide **Huber Engineered Woods; ZIP System Tape**.
2. Thickness: 0.012 inch (0.3 mm).

B. Liquid-Applied Flashing Membrane: Gun-grade, cold-applied, silyl-terminated polyether (STPE) liquid flashing membrane compatible with sheathing/weather barrier and self-adhering seam and flashing tape, and tested as part of an assembly meeting performance requirements. Follow manufacturer's recommendation for integration with ZIP System Tape.
1. Basis-of-Design Product: Provide **Huber Engineered Woods; ZIP System Liquid Flash**.
2. Hardness, Shore A, ASTM C 661: 40 to 45.

C. Self-Adhering Flexible Flashing Tape: Pressure-sensitive, self-adhering, cold-applied, seam tape consisting of polyolefin film with acrylic adhesive, meeting ICC-ES AC148, and tested as part of an assembly meeting performance requirements.
1. Basis-of-Design Product: Provide **Huber Engineered Woods; ZIP System Stretch Tape**.
2. Thickness: 0.042 inch (1.067 mm).

PART 3 - EXECUTION

3.1EXAMINATION

A. Examine framing spacing and alignment to determine if work is ready to receive sheathing. Proceed with sheathing work once conditions meet requirements.

3.2SHEATHING INSTALLATION

A. Install sheathing panels in accordance with manufacturer's written instructions, requirements of applicable Evaluation Reports, and requirements of authorities having jurisdiction.
B. Air and Moisture Barrier: Coordinate sheathing installation with flashing and joint sealant sequencing and installation and with adjacent building air and moisture barrier components to provide complete, continuous air- and moisture- barrier.
C. Do not bridge expansion joints; allow joint spacing equal to spacing of structural supports.
D. Install panels with laminated facer to exterior. Stagger end joints of adjacent panel runs. Support all panel edges.
1. Space square-edged panels 0.125 inch (3 mm).
2. Butt edges of self-spacing edge panels.

E. Attach sheathing panels securely to substrate with manufacturer-approved fasteners in compliance with the following:
1. ICC-ES ESR-1539 or ICC-NES NER-272 for power-driven fasteners.
2. IRC: Table R602.3(1), "Fastener Schedule for Structural Members," and Table R602.3(2), "Alternate Attachments."

F. Apply ZIP System tape at all panel seams, penetrations, and facer defects or cracks to form continuous weathertight surface. Apply tape according to manufacturer's written instructions and requirements of ICC-ES applicable to tape application.
G. Apply liquid-applied flashing membrane at penetrations, gaps, and cracks to form continuous weathertight surface. Apply liquid membrane according to manufacturer's written instructions. Follow manufacturer's recommendation for integration with ZIP System Tape.
H. Apply ZIP System Stretch Tape around window and window frames, door frames, radius fenestrations and wall penetrations to form continuous weathertight surface. Apply tape according to manufacturer's written instructions and requirements of IAPMO ER365 applicable to tape application.

3.3END OF SECTION

REFER TO MFG. FOR SPECIFIC DETAILS & INSTALLATION INSTRUCTIONS FOR ALL ROOF AND WALL SHEATHING

ZIP WALL SYSTEM - REF. STRUCTURAL FOR SHEATHING THICKNESS REQ.

CONTACT HUBER CONSTRUCTION TECHNICAL REPRESENTATIVE, WHO CAN BE CONTACTED THROUGH: HUBER ENGINEERED WOODS LLC, CHARLOTTE NC;

PHONE: (800) 933-9220; WEBSITE:

WWW.HUBERWOOD.COM;

E-MAIL: TECHQUESTIONS@HUBER.COM.

7/29/2024 6:38:26 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

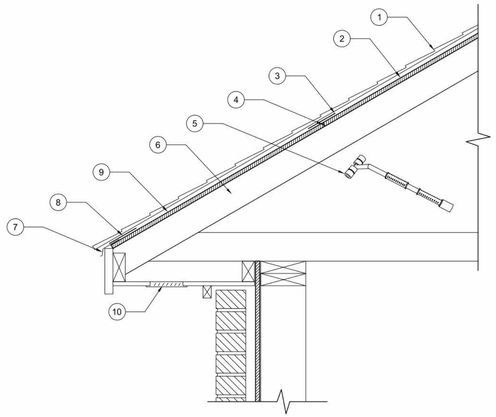
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

ZIP SHEATHING SPECIFICATION

Scale:

G.008

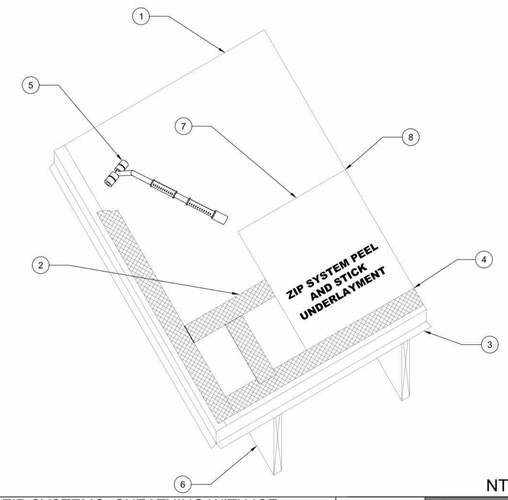


NTS

1. FIBER-GLASS ASPHALT SHINGLES.
2. ZIP SYSTEM® SHEATHING.
3. TAPE ALL PANEL SEAMS WITH ZIP SYSTEM™ FLASHING TAPE BEFORE INSTALLING DRIP EDGE.
4. 1/8-INCH GAP RECOMMENDED AT ALL PANEL EDGES UNLESS OTHERWISE PROVIDED BY TONGUE AND TONGUE (T&T) OR TONGUE AND GROOVE (T&G) PROFILE.
5. ZIP SYSTEM ROLLER. ROLL ALL TAPE.
6. FRAMING (BY OTHERS).
7. DRIP EDGE INSTALLED PER CODE OR BY DESIGNER OF RECORD.
8. TAPE THE TOP EDGE OF DRIP EDGE FLASHING WITH ZIP SYSTEM™ TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
9. ICE AND WATER MEMBRANE AS REQUIRED BY LOCAL BUILDING CODE OR DESIGNER OF RECORD.
10. SOFFIT VENT. .

03-05-2020 | ZIP SYSTEM® SHEATHING WITH FIBER-GLASS ASPHALT SHINGLES | AS-1.1 | Questions? Call us at 800.933.9220 ext. 2716 or visit our website at zipsystem.com | ZIPsystem™ SHEATHING & TAPE

These construction details are provided to assist in the installation of ZIP System® product(s) and may not apply to every situation. Manufacturer accepts no responsibility or liability for the use of these or other construction details.

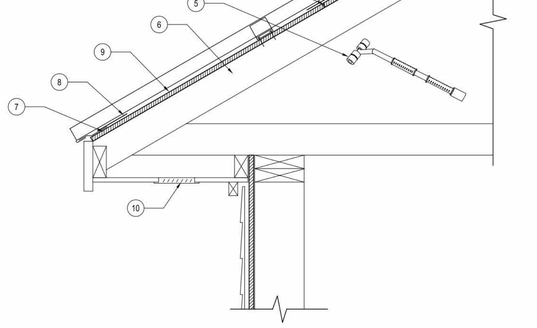


NTS

1. ZIP SYSTEM® SHEATHING*.
2. TAPE ALL PANEL SEAMS WITH ZIP SYSTEM™ FLASHING.
3. DRIP EDGE INSTALLED PER CODE OR BY DESIGNER OF RECORD.
4. TAPE THE TOP EDGE OF DRIP EDGE FLASHING WITH ZIP SYSTEM™ FLASHING TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
5. ZIP SYSTEM ROLLER. ROLL ALL TAPE.
6. FRAMING (BY OTHERS).
7. ICE BARRIER AS REQUIRED PER LOCAL BUILDING CODE OR BY DESIGNER OF RECORD. MAY NOT BE REQUIRED IN ALL JURISDICTIONS. INSTALL AFTER TAPING ZIP SYSTEM SHEATHING PANEL SEAMS.
8. OPTIONAL: TAPE THE TOP EDGE OF DRIP EDGE FLASHING WITH ZIP SYSTEM™ FLASHING TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.

04-04-2022 | ZIP SYSTEM® SHEATHING WITH ICE BARRIER | TD-1.2 | Questions? Call us at 800.933.9220 ext. 2716 or visit our website at zipsystem.com | ZIPsystem™ SHEATHING & TAPE

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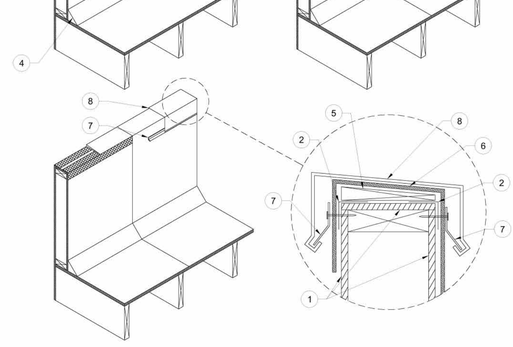


NTS

1. METAL ROOFING PANELS OR METAL ROOFING SHINGLES.
2. ZIP SYSTEM® SHEATHING.
3. TAPE ALL PANEL SEAMS WITH ZIP SYSTEM™ FLASHING TAPE BEFORE INSTALLING DRIP EDGE.
4. 1/8-INCH GAP RECOMMENDED AT ALL PANEL EDGES UNLESS OTHERWISE PROVIDED BY TONGUE AND TONGUE (T&T) OR TONGUE AND GROOVE (T&G) PROFILE.
5. ZIP SYSTEM ROLLER. ROLL ALL TAPE.
6. FRAMING (BY OTHERS).
7. DRIP EDGE INSTALLED PER CODE OR BY DESIGNER OF RECORD.
8. TAPE THE TOP EDGE OF DRIP EDGE FLASHING WITH ZIP SYSTEM™ TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
9. ICE AND WATER MEMBRANE AS REQUIRED BY LOCAL BUILDING CODE OR DESIGNER OF RECORD.
10. SOFFIT VENT.

03-05-2020 | ZIP SYSTEM® SHEATHING WITH METAL ROOFING PANELS | MP-1.1 | Questions? Call us at 800.933.9220 ext. 2716 or visit our website at zipsystem.com | ZIPsystem™ SHEATHING & TAPE

These construction details are provided to assist in the installation of ZIP System® product(s) and may not apply to every situation. Manufacturer accepts no responsibility or liability for the use of these or other construction details.



1. ZIP SYSTEM® SHEATHING.
2. ZIP SYSTEM™ TAPE OR ADHESIVE BACKED FLASHING MEETING AAMA 711 OR AC148.
3. ZIP SYSTEM ROLLER. ROLL ALL TAPE.
4. CANT STRIP.
5. SEE ARCHITECTURAL DETAILS FOR TOP/PARAPET DETAILING.
6. WATERPROOFING MEMBRANE, FINISHED CLADDING OR OTHER WALL COVERING FER MANUFACTURERS RECOMMENDATIONS.
7. CONTINUOUS CLEAT.
8. PARAPET CAP.

IT IS THE RECOMMENDATION OF HUBER ENGINEERED WOODS TO BRING THE WATER PROOFING MEMBRANE OVER THE TOP OF THE PARAPET WALL TO ACHIEVE ROUGH DRY-IN DURING CONSTRUCTION.

03-05-2020 | ZIP SYSTEM® SHEATHING AT PARAPET WALL | D-3.1 | Questions? Call us at 800.933.9220 ext. 2716 or visit our website at zipsystem.com | ZIPsystem™ SHEATHING & TAPE

These construction details are provided to assist in the installation of ZIP System® product(s) and may not apply to every situation. Manufacturer accepts no responsibility or liability for the use of these or other construction details.

ROOF NOTES:

1. CONTRACTOR SHALL USE ZIP WALL AND ROOF SHEATHING. REF. MFG. FOR ALL DETAILS FOLLOW ALL MFG. RECOMENDATIONS. ZIP ROOF SHEATHING THICKNESS AS REQUIRED BY STRUCTURAL ENGINEERING.
2. PROVIDE ICE AND WATER BARRIER UNDER ALL ROOF SURFACES & VALLEY'S UNLESS OTHERWISE ALLOWED BY MFG. MAINTAIN ALL PRODUCT WARRANTIES.
3. PROVIDE CRICKETS WHERE REQUIRED FOR POSITIVE DRAINAGE.
4. PROVIDE GUTTERS AND DOWNSPOUTS FOR ALL ROOF SURFACES.
5. PROVIDE HARDI-BOARD FACIA AND SOFFITS, TYPICAL
6. FLAT ROOFS SHALL BE TPO - PROVIDE OVERLAP OVER ADJACENT WALL / PARAPET TO ENSURE PROPER WEATHER PROTECTION. CARLISLE SYNTEC SYSTEMS - SURE-WELD FULLY ADHEARED.
7. ASPHALT SHINGLES - CERTAINTEED, LANDMARK PRO SERIES - UL CLASS A, 50 YEAR LIMITED WARRANTY.
8. STANDING SEAM METAL - BERRIDGE TEE PANEL CONTACT BERRIDGE FOR ALL MFG. DETAILS FOR THE PROJECT.
9. CONTRACTOR SHALL FOLLOW ALL ROOFING MFG. INSTALLATION REQUIREMENTS FOR A WATERTIGHT COMPLETE ROOFING SYSTEM.
10. ROOF SHEATHING SHALL HAVE SPACERS AS PER CODE FOR EXPANSION.
11. WARRANTY ALL ROOF CONSTRUCTION FOR MIN. 30 YEARS.

ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST

General Contractor/Installer | Project Name | Project Location

Observer's Name | Jobsite Superintendent | Date of Observation

ZIP SYSTEM® ROOF SHEATHING CONTRACTOR CHECKLIST:

#	Item	YES	NO	N/A	Other*
ZIP System® roof sheathing and tape					
1	ZIP System™ tape roller or tape gun used at areas observed	☐	☐	☐	☐
2	ZIP System™ tape appears to extend a minimum of 1" at T-joint intersections (shingle style)	☐	☐	☐	☐
3	ZIP System™ tape appears to be lapped min 3" at horizontal seams	☐	☐	☐	☐
4	ZIP System™ tape appears firmly pressed onto panel surface	☐	☐	☐	☐
5	Shiners (fasteners that missed rafters/blocking) were identified and removed (if possible) and taped over	☐	☐	☐	☐
6	Proper H-clips are being used (if required)	☐	☐	☐	☐
7	Spacing between panels minimum of 1/8", maximum of ½"	☐	☐	☐	☐
8	Flush nailer attachment used to prevent over-driven fasteners, not required (best practice)	☐	☐	☐	☐
9	Code approved fasteners and proper spacing of fasteners meet project specifications	☐	☐	☐	☐
10	Long edge (8' side) of ZIP System® roof panel oriented perpendicular to the framing members	☐	☐	☐	☐
11	Short edge (4' side) of ZIP System® roof panels staggered: min 24"	☐	☐	☐	☐
12	ZIP System® roof panels span a minimum three framing members	☐	☐	☐	☐
13	Framing members support the entire edge of the panels	☐	☐	☐	☐
Mechanical and Electrical Penetrations (MEP's)					
14	MEP's flashed	☐	☐	☐	☐
15	ZIP System™ tape used to flash MEP's	☐	☐	☐	☐
16	Proper sequence of flashing (i.e., shingle style)	☐	☐	☐	☐
Transitions					
17	Ridge tape cut prior to the installation of ridge vents	☐	☐	☐	☐
18	ZIP System™ tape over the top of transitional step flashing at wall to roof locations	☐	☐	☐	☐
19	Ice and water barriers are installed where required by local code	☐	☐	☐	☐
20	Minimum 1 layer 6" ZIP System™ tape or 2 layers 3.75" ZIP System™ tape with 1" overlap for valley flashing	☐	☐	☐	☐
21	ZIP System™ tape over the top of transitional flashings (i.e., drip edge)	☐	☐	☐	☐
22	ZIP System® panels and tape installed on the front and back of parapets (dried in)	☐	☐	☐	☐
Safety & Repairs					
23	Holes from toe boards have been taped and rolled with ZIP System™ tape or ZIP System™ liquid flash	☐	☐	☐	☐
24	All ZIP System Sheathing® roofing panels seam are taped prior to any flashing or roofing membrane installation	☐	☐	☐	☐
25	Contractor checklist objectives to be completed in accordance with contract safety protocols	☐	☐	☐	☐

Additional Notes: _____

This observation report is being provided at your request and for your benefit and at no cost to you. This report is intended to be used only by you and is intended for general information purposes only. It is not a substitute for specific professional advice. In preparing this report, Huber Engineered Woods LLC HEW) used reasonable efforts to provide information relating to the installation of ZIP System® products at the project site identified above. HEW DOES NOT WARRANT OR GUARANTEE THE ACCURACY, COMPLETENESS, OR ADEQUACY OF THE INFORMATION CONTAINED IN THE REPORT REGARDING YOUR PROJECT, AND HEW HEREBY SPECIFICALLY DISCLAIMS ANY LIABILITY FOR THE CONTENT OF THIS OBSERVATION REPORT AND FOR THE CONSEQUENCES OF ANY ACTIONS TAKEN ON THE BASIS OF THE INFORMATION PROVIDED. The observation was done and the report created during the construction process and as such, not all aspects of the installation may have been accessible, viewable or complete. Work executed after the completion of these forms may affect the installation as observed. Any reference to or mentioning of any other commercial product, process, or service (or provider of such product, process or service) by trade name, trademark, hyperlink, or otherwise, does not constitute or imply an endorsement or recommendation by Huber Engineered Woods LLC and is for informational purposes only. © 2018 Huber Engineered Woods LLC. ZIP System, and the accompanying design are trademarks of Huber Engineered Woods LLC. Huber is a trademark of J.M. Huber Corporation. Huber Engineered Woods products are covered by various patents. See ZIPSystem.com for details. HUB B1839-SP REV 10/18

***If checked other, please explain in additional notes. List the number of the item you are providing an explanation for.**

REFER TO MFG. FOR SPECIFIC DETAILS & INSTALLATION INSTRUCTIONS

CRADDOCK ARCHITECTURE

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

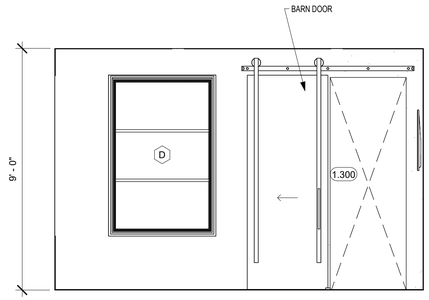
Project number 2023-019 | Date 7/23/2024

ZIP ROOF SHEATHING / ROOF NOTES

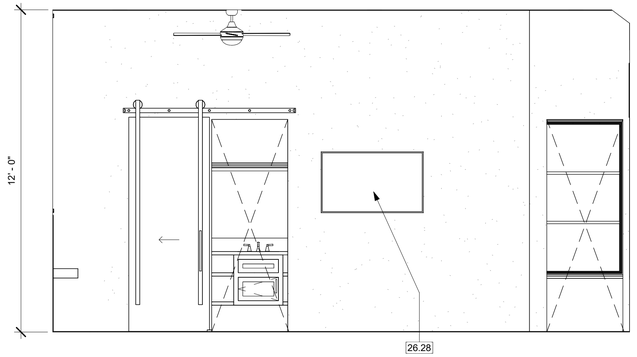
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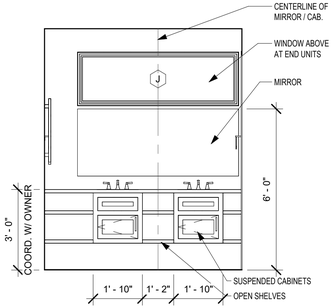
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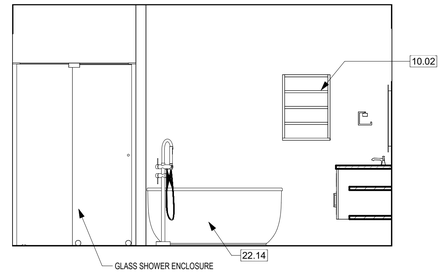
7 READING ROOM
3/8" = 1'-0"



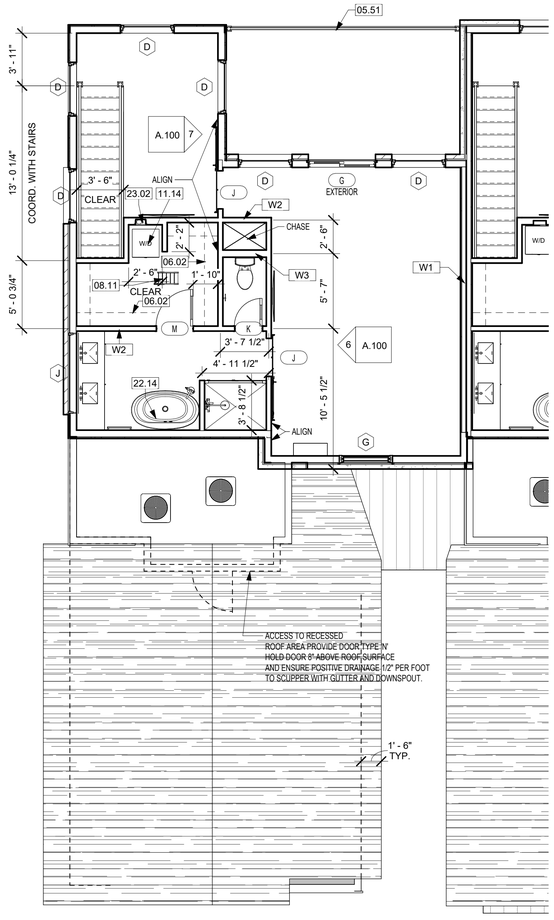
6 PRIMARY BEDROOM
3/8" = 1'-0"



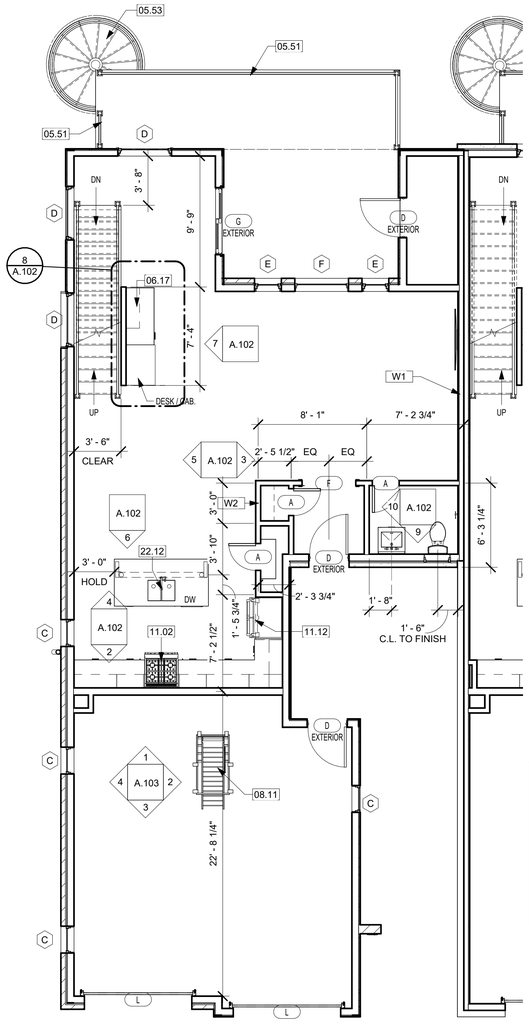
5 PB. SINK
3/8" = 1'-0"



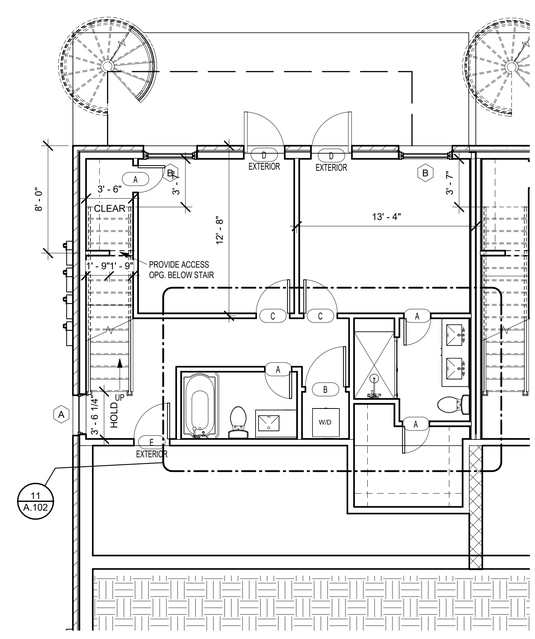
4 PB TUB / SHWR
3/8" = 1'-0"



3 LEVEL 2 - INTERIOR DIMENSION PLAN
3/16" = 1'-0"



2 LEVEL 1 - INTERIOR DIMENSION PLAN
3/16" = 1'-0"



1 LEVEL 0 - INTERIOR DIM. PLAN
3/16" = 1'-0"

NOTES:
1. ALL PLUMBING WALLS SHALL BE 2X6 CONSTRUCTION
2. ALL SHOWERS SHALL HAVE SHOWER PAN AND 4" HIGH EDGE BARRIER @ FLOOR SLOPED TO DRAIN - PROVIDE SEAT IN PRIMARY BATH.
3. DOOR TYPE 'N' HVAC ROOF AREA ACCESS DOOR SHALL BE REQUIRED ON ALL TYPE 'A' FLOOR PLANS.

FIRE WALLS
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS WALL TYPE (W1)

REF, ELEVATIONS AND OVERALL FLOOR PLANS FOR EXTERIOR MATERIALS

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
06.02	14" DEEP SHELF WITH ROD - PER OWNERS REQUIREMENTS
06.17	MILLWORK - PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL BY OWNER PRIOR TO CONSTRUCTION
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS
10.02	HEATED TOWEL HOLDER - SELECTED BY OWNER
11.02	GAS RANGE - CONTRACTOR TO PROVIDE ALL CONNECTIONS AS REQUIRED INCLUDING CARBON MONOXIDE DETECTOR PER AHJ - SELECTED BY OWNER
11.12	REFRIGERATOR - CONTRACTOR SHALL PROVIDE IN WALL COLD WATER SUPPLY - REF. IS TO BE PROVIDED BY OWNER INSTALLED BY OWNER
11.14	STACKED WASHER AND DRYER - PROVIDED BY OWNER. CONTRACTOR TO COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS, INSTALL PER OWNERS DIRECTION
22.12	2 COMPARTMENT SINK WITH FAUCET AND DISPOSAL, PROVIDE SEPERATE COUNTER MOUNTED SWITCH - SELECTED BY OWNER
22.14	PROVIDE FREESTANDING TUB AND FAUCET, PROVIDE HOT AND COLD WATER WITH DRAIN AS PER MFG. INSTRUCTIONS
23.02	DRYER BOX EXHAUST - REF. MEP
26.28	TV - PROVIDE DATA / CABLE AND OUTLET LOCATE PER OWNERS REQUIREMENTS
W1	DEMISING WALL - 1 HOUR RATED (IN FULLY SPRINKLERED TOWNHOMES) 1 LAYER 5/8" TYPE X GYP. BOARD ON EACH SIDE OF WALL REF. DETAIL 1/G.006
W2	2X4 INTERIOR STUD WALL REF. DETAIL 3/G.006 - COORDINATE WITH STRUCTURAL
W3	2X6 INTERIOR STUD WALL REF. DETAIL 4/G.006 - COORDINATE WITH STRUCTURAL

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (AREA DESCRIPTION; BUILDING, UNIT, LEVEL)	
ROOM TAGS	WINDOW TAG
1.000 (UNIT, LEVEL, ROOM NUMBER)	

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19201 STATE OF TEXAS

7.23.2024
ARCHITECT: PHILIP CRADDOCK

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024
Scale: As indicated

PLAN TYPE 'A' INTERIOR DIMENSION FLOOR PLAN

A.100

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FIRE WALLS

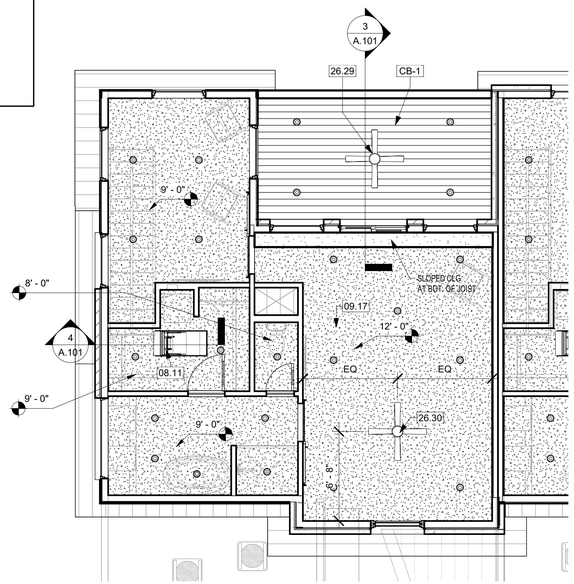
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS WALL TYPE (W1)

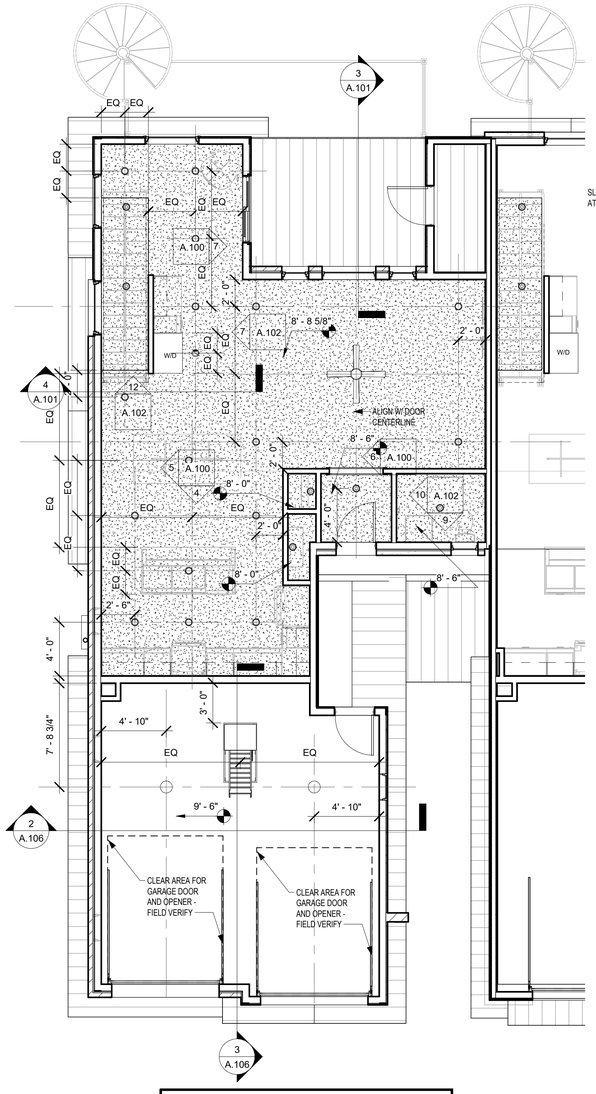
AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (AREA DESCRIPTION; BUILDING; UNIT; LEVEL)	
ROOM TAGS	WINDOW TAG
1.000 (UNIT; LEVEL; ROOM NUMBER)	

KEYNOTE LEGEND	
Key Value	Keynote Text
06.02	14" DEEP SHELF WITH ROD - PER OWNERS REQUIREMENTS
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS
09.17	5/8" GYP. BOARD.
11.14	STACKED WASHER AND DRYER - PROVIDED BY OWNER. CONTRACTOR TO COORDINATE PLUMBING AND ELECTRICAL REQUIREMENTS, INSTALL PER OWNERS DIRECTION
26.29	EXTEROR FAN - PROVIDE WEATHER RESISTENT FAN - AS SELECTED BY OWNER
26.30	INTERIOR FAN - AS SELECTED BY OWNER.
CB-1	CEMENT BOARD SOFFIT - HARDI BOARD OR SIMILAR

NOTES:
1. ALL PLUMBING WALLS SHALL BE 2X6 CONSTRUCTION
2. ALL SHOWERS SHALL HAVE SHOWER PAN AND 4" HIGH EDGE BARRIER @ FLOOR SLOPED TO DRAIN - PROVIDE SEAT IN PRIMARY BATH.
3. DOOR TYPE 'N' HVAC ROOF AREA ACCESS DOOR SHALL BE REQUIRED ON ALL TYPE 'A' FLOOR PLANS.
4. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
5. PROVIDE SOFFIT AT BOTTOM OF ALL ROOF AREAS - HARDI BOARD - TYPICAL
6. ALL INTERIOR CEILINGS SHALL BE 5/8" GYP. BOARD

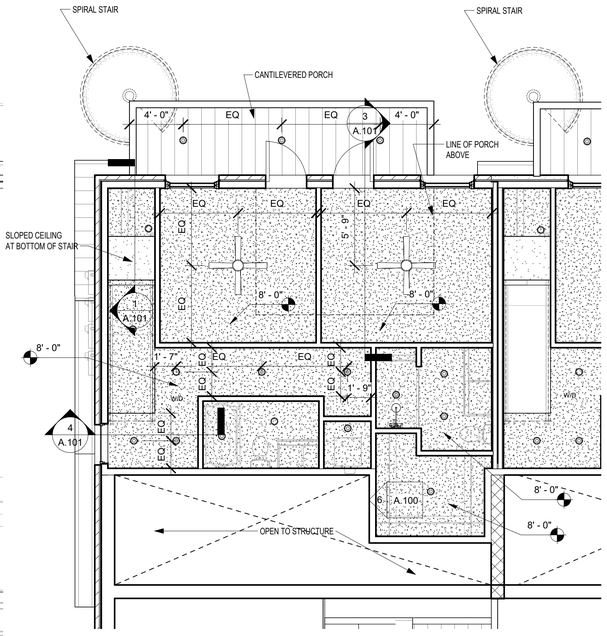


6 LEVEL 2 - RCP
3/16" = 1'-0"

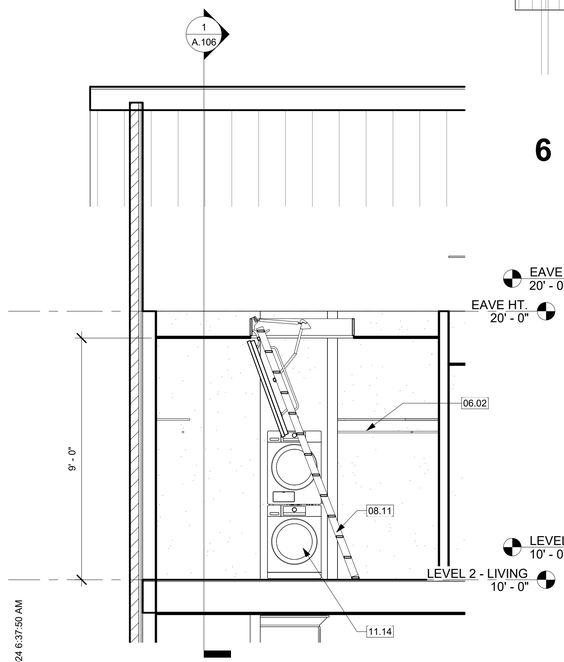


PROVIDE ACCESS PANEL BELOW ALL HVAC UNITS - LOCATE AS PER MEP AND COORDINATE WITH UNITS. **TYPICAL ALL UNITS & LEVELS**

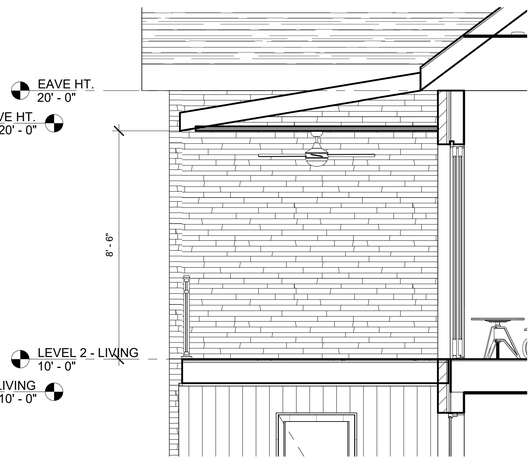
2 LEVEL 1 - RCP
3/16" = 1'-0"



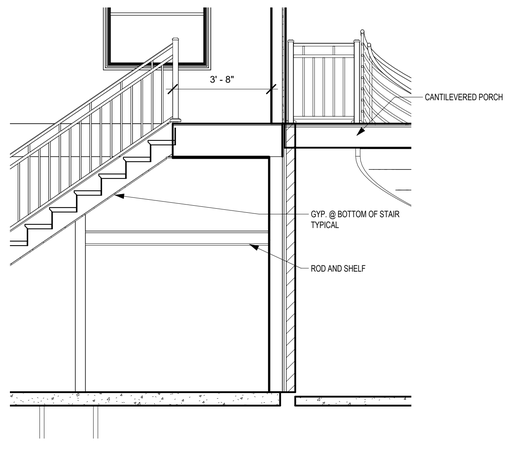
5 LEVEL 0 - RCP
3/16" = 1'-0"



4 L2 ATTIC ACCESS
3/8" = 1'-0"



3 L2 - PORCH SECTION
3/8" = 1'-0"



1 CLOSET @ STAIR LEVEL 0
3/8" = 1'-0"

7/29/2024 6:37:50 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19201 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

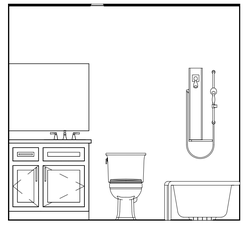
PLAN TYPE 'A' REFLECTED CEILING PLAN

Scale: As indicated

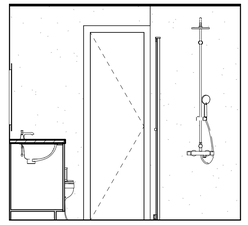
A.101

KEYNOTE LEGEND	
Key Value	Keynote Text
06.02	14" DEEP SHELF WITH ROD - PER OWNERS REQUIREMENTS
06.17	MILLWORK - PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL BY OWNER PRIOR TO CONSTRUCTION
11.02	GAS RANGE - CONTRACTOR TO PROVIDE ALL CONNECTIONS AS REQUIRED INCLUDING CARBON MONOXIDE DETECTOR PER AHJ - SELECTED BY OWNER
11.10	MICROWAVE W/ VENT HOOD - VENT TO EXTERIOR - PROVIDED AND INSTALLED BY CONTRACTOR PER OWNERS SPECIFICATIONS
22.03	CLOTHES WASHING MACHINE OUTLET BOX
23.02	DRYER BOX EXHAUST - REF. MEP

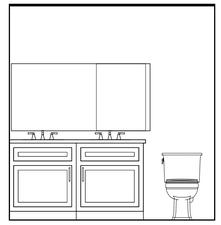
NOTES:
1. PROVIDE TILE AT ALL RESTROOMS WITH UNDERLAYMENT
2. AT SHOWERS PROVIDE 4" CURB AND TILE PAN SLOPED TO DRAIN.
3. PROVIDE MOISTURE RESISTANT GYP, IN ALL BATHROOMS.
4. PROVIDE TILE BACKER WHEREVER TILE IS INSTALLED.



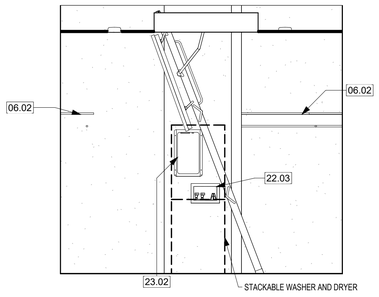
16 **BATH #2**
3/8" = 1'-0"



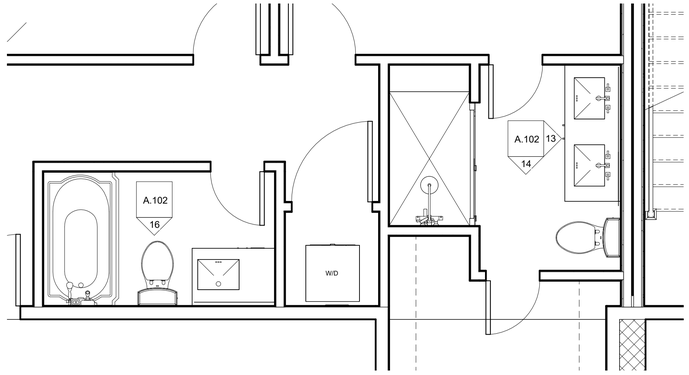
14 **BATH #1**
3/8" = 1'-0"



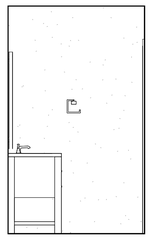
13 **BATH #1 ELEV.**
3/8" = 1'-0"



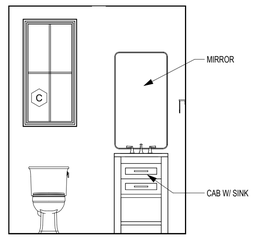
12 **PRIMARY CLOSET**
3/8" = 1'-0"



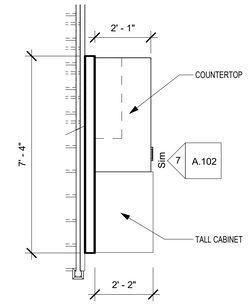
11 **LEVEL 0 - BATH / LAUNDRY**
3/8" = 1'-0"



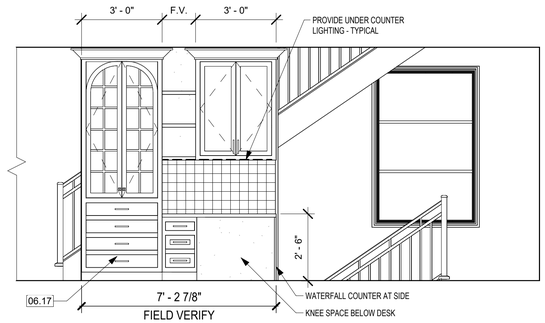
10 **1/2 BATH SIDE**
3/8" = 1'-0"



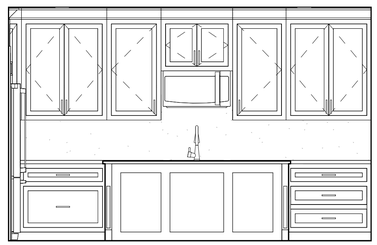
9 **1/2 BATH ELEVATION**
3/8" = 1'-0"



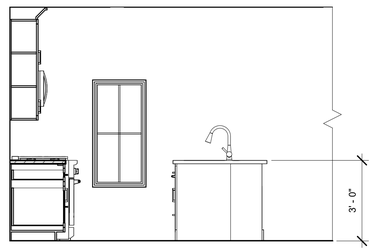
8 **DESK / CABINET**
3/8" = 1'-0"



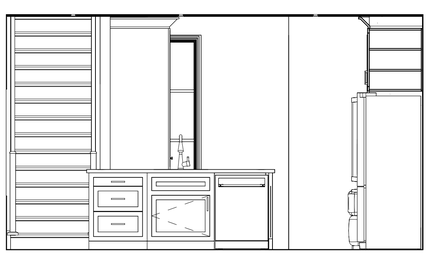
7 **BUILT IN DESK / CABINET**
3/8" = 1'-0"



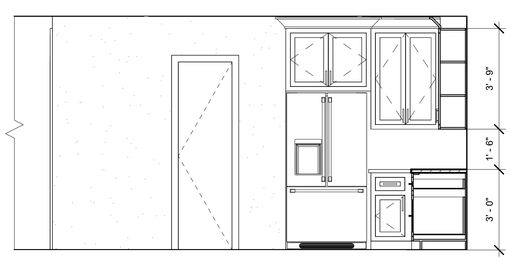
6 **ISLAND ELEV FRONT**
3/8" = 1'-0"



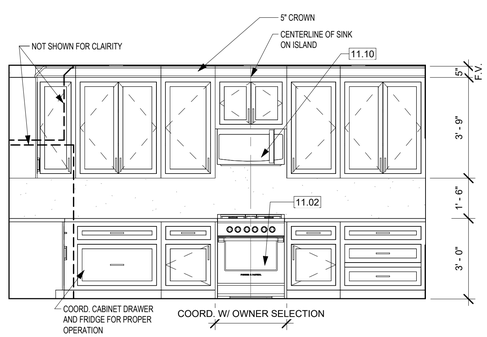
5 **ISLAND ELEV SIDE**
3/8" = 1'-0"



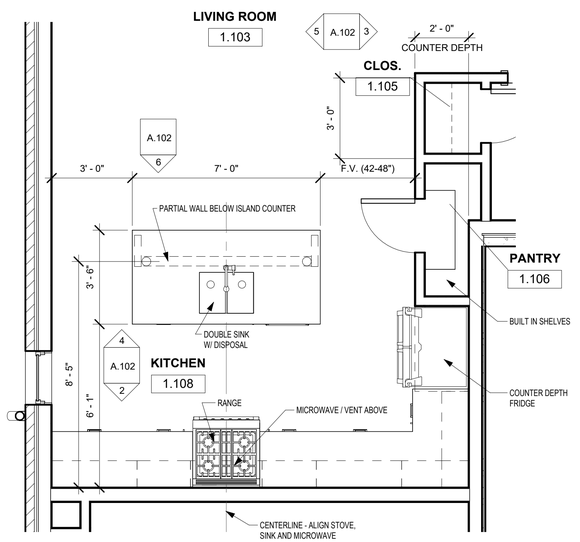
4 **ISLAND ELEV - SINK SIDE**
3/8" = 1'-0"



3 **KITCHEN REF. WALL**
3/8" = 1'-0"



2 **KITCHEN - STOVE WALL**
3/8" = 1'-0"



1 **ENLARGED KITCHEN FLOOR PLAN**
3/8" = 1'-0"

CRADDOCK ARCHITECTURE



7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
MARINA VILLAGE BLDG. A

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

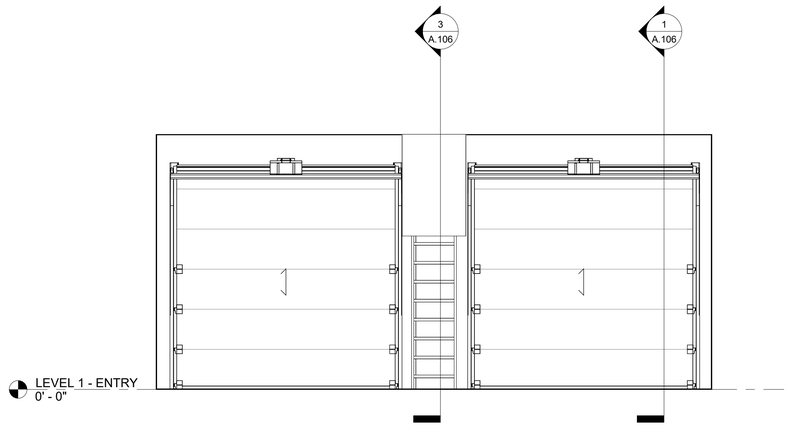
ENLARGED KITCHEN FLOOR PLAN / INTERIOR ELEVATIONS

Scale: 3/8" = 1'-0"

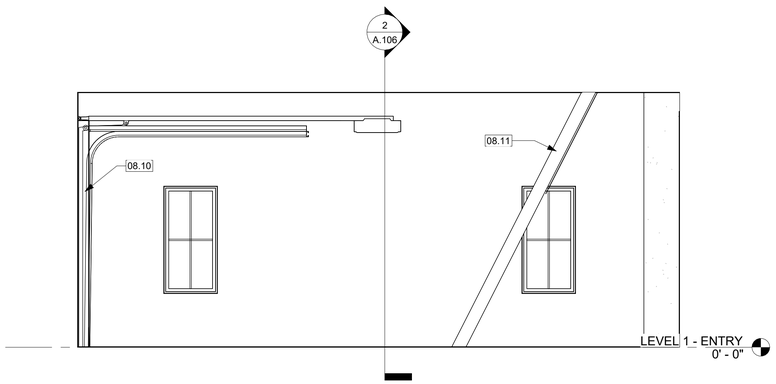
A.102

7/29/2024 6:37:56 AM

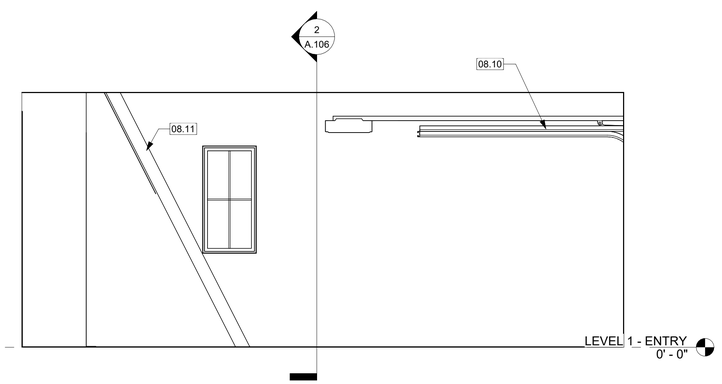
KEYNOTE LEGEND	
Key Value	Keynote Text
08.10	SECTIONAL OVERHEAD GARAGE DOOR - PROVIDE WEATHER SEALS - STYLE AND COLOR AS SELECTED BY OWNER
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS



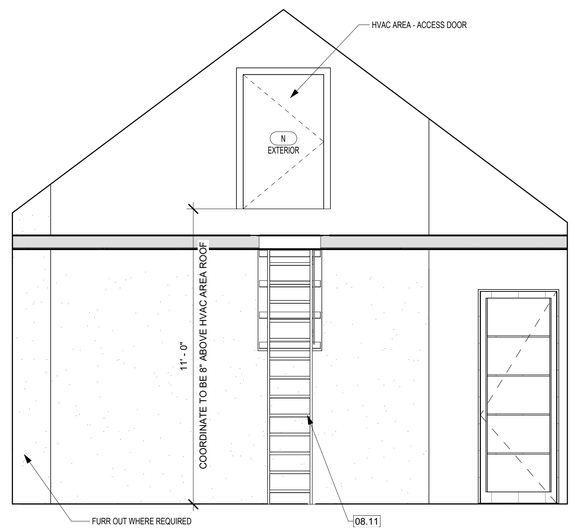
3 GARAGE ELEV 3
3/8" = 1'-0"



4 GARAGE ELEV 4
3/8" = 1'-0"



2 GARAGE ELEV. 2
3/8" = 1'-0"



1 GARAGE ELEV 1
3/8" = 1'-0"

7/29/2024 6:37:58 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
19207
STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

INTERIOR ELEVATIONS

Scale: 3/8" = 1'-0"

A.103

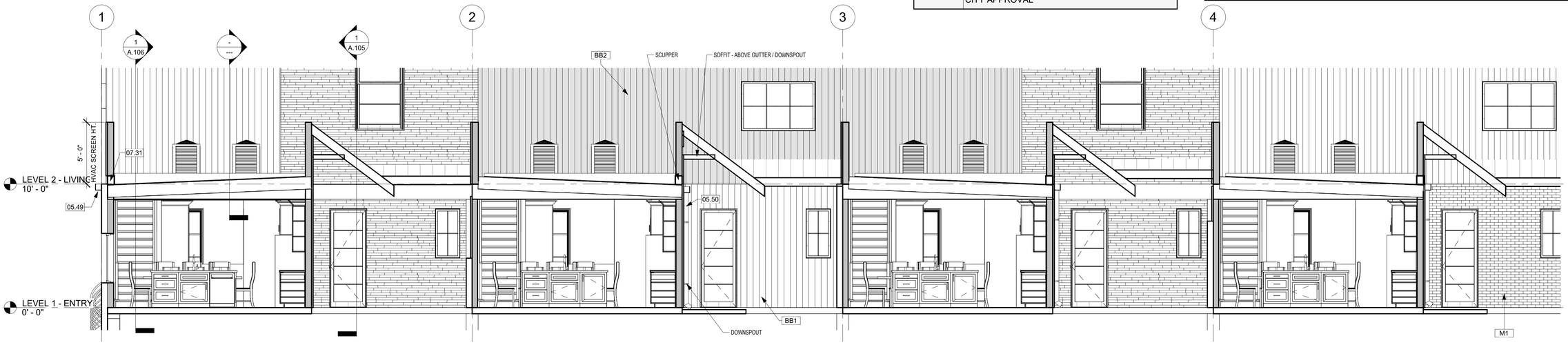
KEYNOTE LEGEND	
Key Value	Keynote Text
05.41	PREFINISHED METAL COPING CAP WITH TPO ROOF TUCKED UNDERNEATH
05.49	5" SQUARE GUTTER - TYPICAL
05.50	4" SQUARE DOWNSPOUTS - INTO UNDERGROUND DRAINAGE SYSTEM - COORDINATE WITH CIVIL

KEYNOTE LEGEND	
Key Value	Keynote Text
07.31	PARAPET SCUPPER - 6" TALL X 18" WIDE MIN., ENSURE ADEQUATE DRAINAGE FROM ALL RECESSED ROOF HVAC AREAS
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

KEYNOTE LEGEND	
Key Value	Keynote Text
BB2	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR LT. GRAY (SW 3024 RIVER BIRCH) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

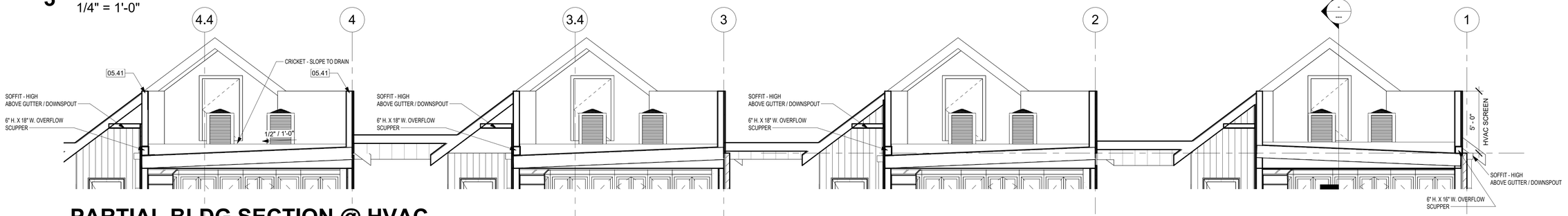
KEYNOTE LEGEND	
Key Value	Keynote Text
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

NOTE:
1. RECESSED HVAC AREA SHALL HAVE ROOF SLOPE 1/2" PER FOOT, PROVIDING POSITIVE DRAINAGE WITH CRICKETS AND GUTTER AND DOWNSPOUT, THIS APPLIES TO ALL "A" BUILDING TYPES.
2. ACCESS DOOR SHALL FROM ATTIC AREA ABOVE GARAGE SHALL BE 8" ABOVE ROOF SURFACE



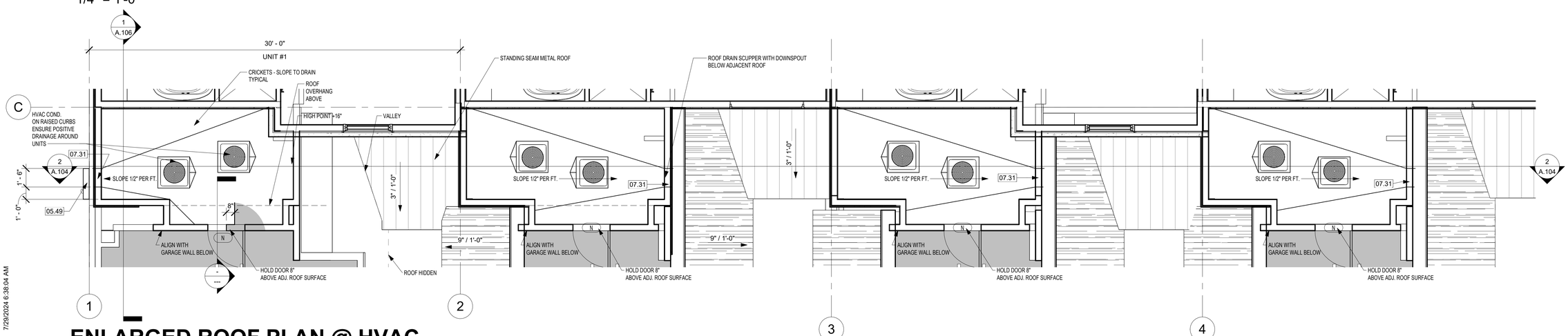
3 PARTIAL BUILD. SECT. @ HVAC / ENTRY

1/4" = 1'-0"



2 PARTIAL BLDG SECTION @ HVAC

1/4" = 1'-0"



1 ENLARGED ROOF PLAN @ HVAC

1/4" = 1'-0"

7/29/2024 6:38:04 AM

CRADDOCK ARCHITECTURE



7.23.2024
ARCHITECT: PHIL CRADDOCK

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

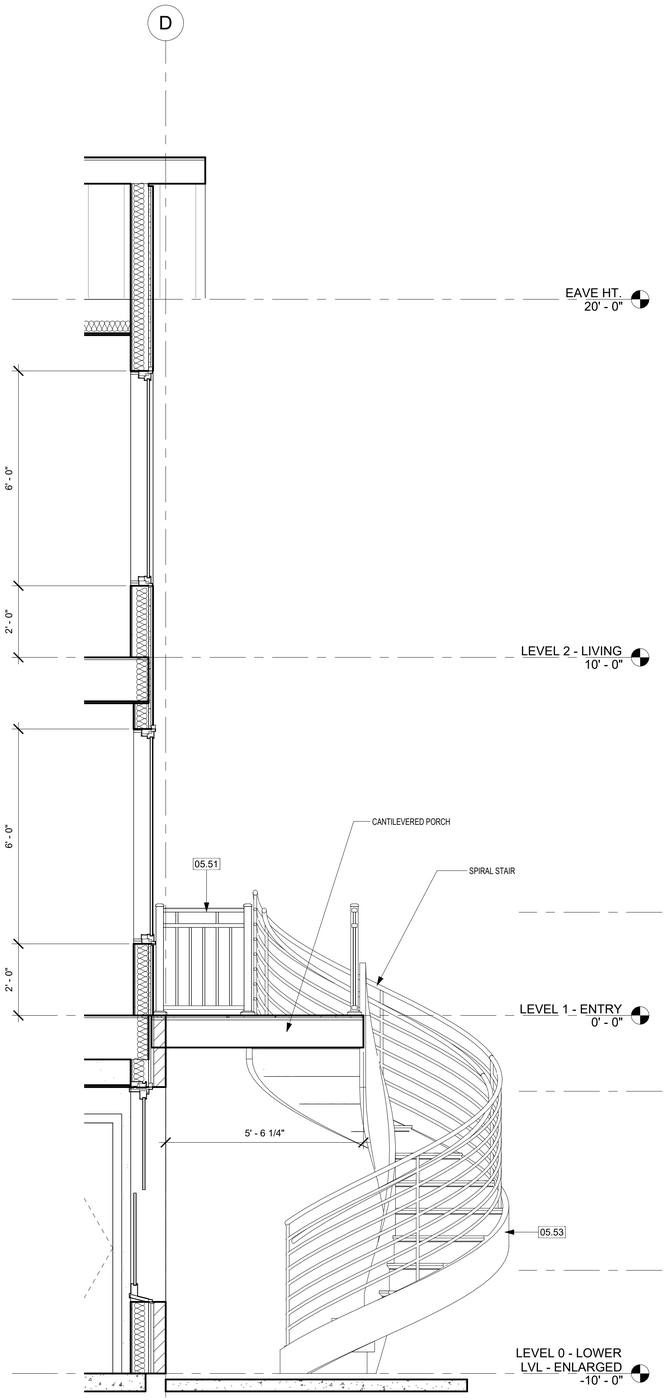
Project number 2023-019
Date 7/23/2024

ENLARGED SECTIONS & ROOF PLAN @ HVAC

Scale: 1/4" = 1'-0"

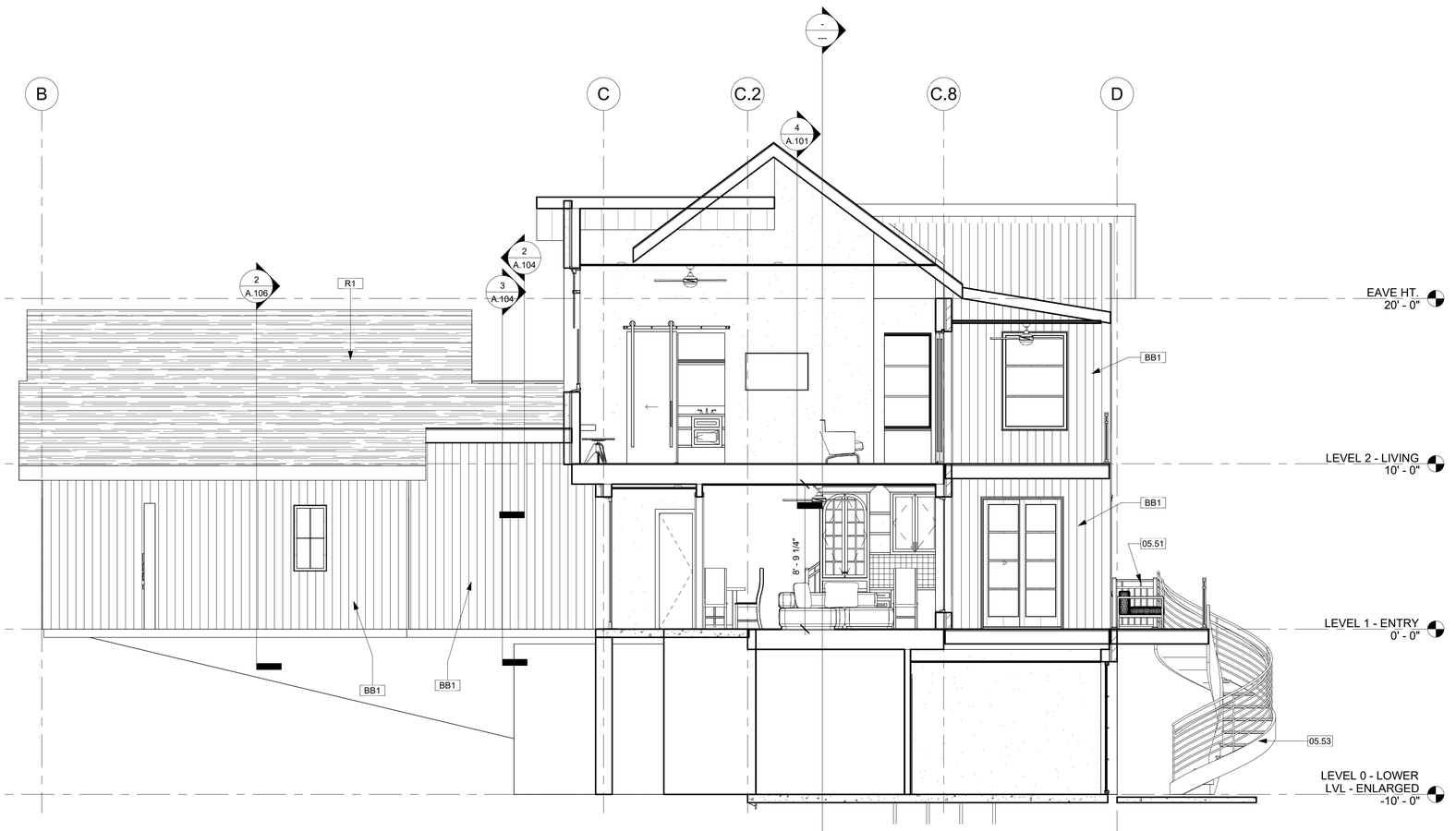
A.104

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009



2 WALL SECTION @ SPIRAL STAIR

1/2" = 1'-0"



1 BUILDING SECTION @ ENTRY / LIVING

1/4" = 1'-0"

7/29/2024 6:38:14 AM

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7.23.2024

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
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ROCKWALL, TX 75087

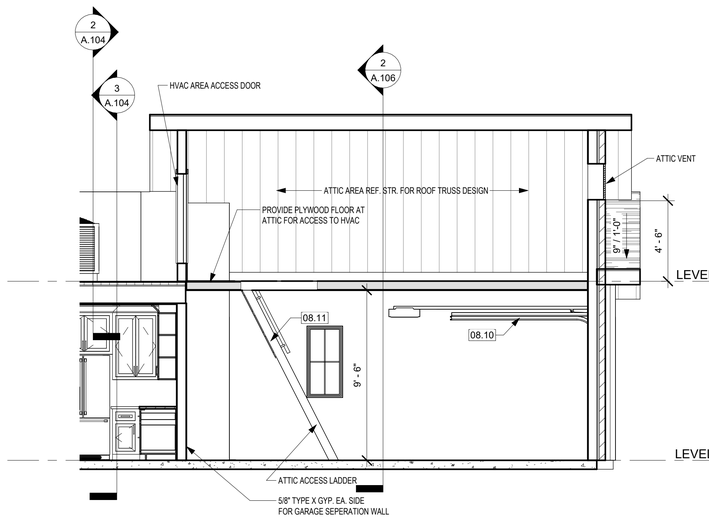
Project number 2023-019
Date 7/23/2024

BUILDING SECTION

Scale: As indicated

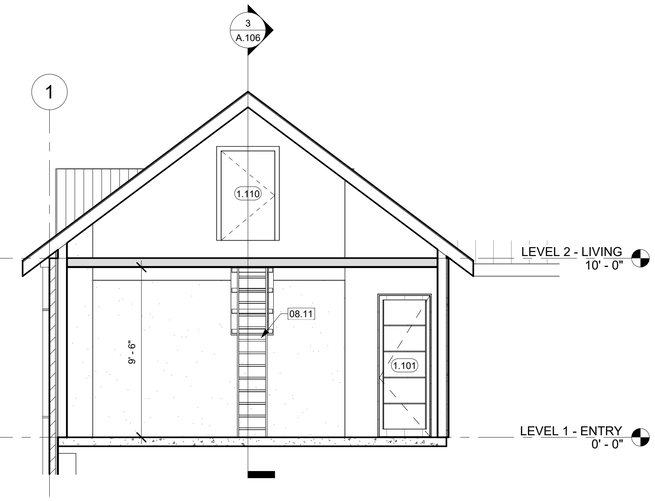
A.105

KEYNOTE LEGEND	
Key Value	Keynote Text
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
08.10	SECTIONAL OVERHEAD GARAGE DOOR - PROVIDE WEATHER SEALS - STYLE AND COLOR AS SELECTED BY OWNER
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS



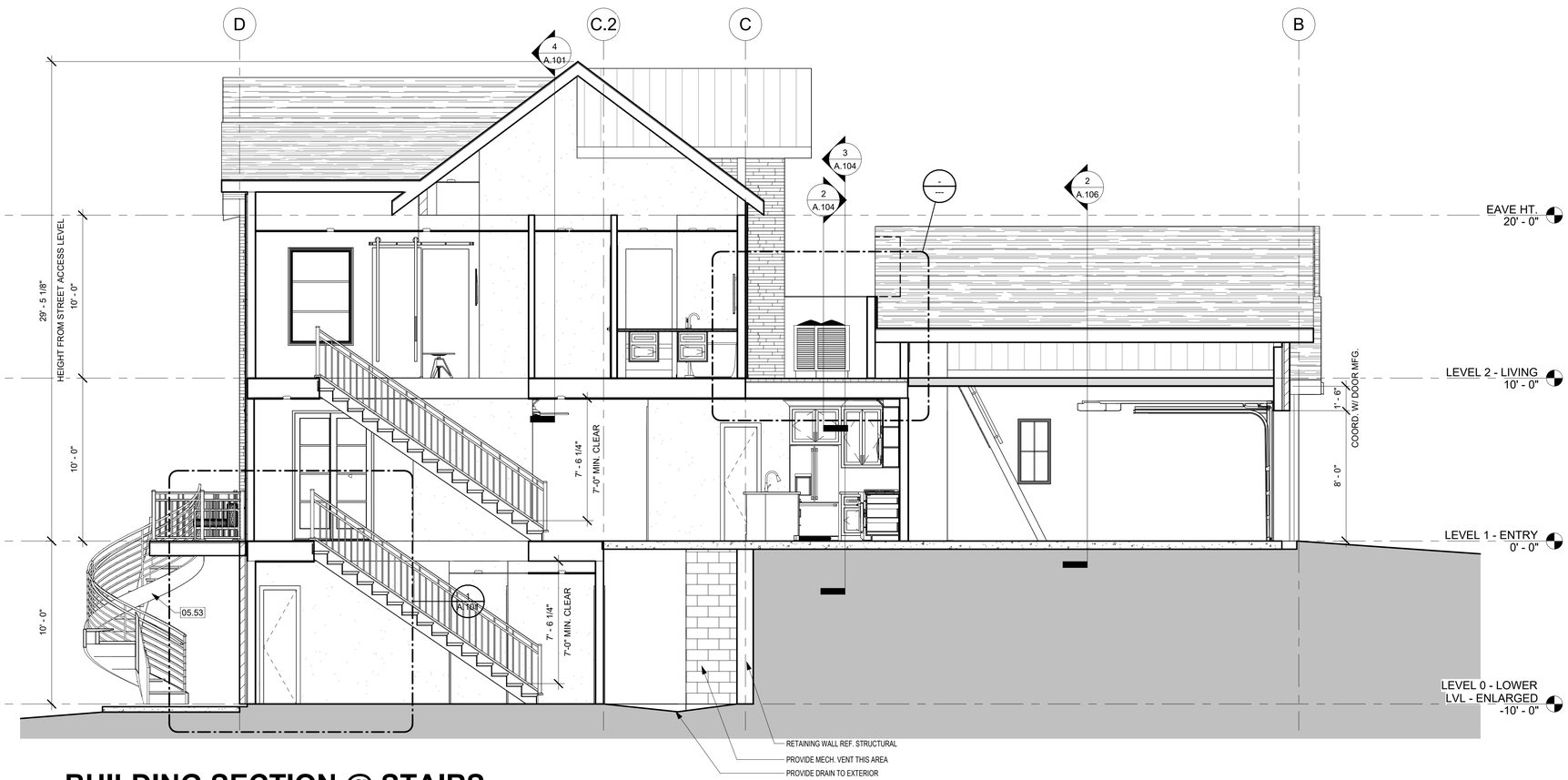
3 SECTION AT ATTIC LADDER

1/4" = 1'-0"



2 SECTION TOWARDS HVAC ACCESS

1/4" = 1'-0"



1 BUILDING SECTION @ STAIRS

1/4" = 1'-0"

7/29/2024 6:38:24 AM

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

7.23.2024
ARCHITECT: PHIL CRADDOCK

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

BUILDING SECTION - BLDG TYPE A

Scale: 1/4" = 1'-0"

A.106

CODES AND DESIGN SPECIFICATIONS:

1. BUILDING CODE: 2018 IRC AND IBC

2. STRUCTURAL CONCRETE: 2014 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318-14).

   THE REINFORCED CONCRETE BEAM AND SLAB FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-14 AND ANALYZED USING STANDARD ENGINEERING PRACTICES.

3. WOOD DESIGN: NATIONAL DESIGN SPECIFICATIONS (NDS 2012)

4. STEEL DESIGN: AMERICAN INSTITUTE OF STEEL DESIGN 14TH EDITION

   THE STEEL LINTELS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISC 14 AND ANALYZED USING STANDARD ENGINEERING PRACTICES.

5. DESIGN LOADS: LATEST EDITION OF THE ASCE STANDARD 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS

DESIGN LOADS:

1. GRAVITY DESIGN LOADS:

ROOF DEAD LOAD	=	10 PSF
ROOF LIVE LOAD	=	20 PSF
FLOOR DEAD LOAD	=	10 PSF
FLOOR LIVE LOAD	=	40 PSF
BALCONY DEAD LOAD	=	45 PSF
BALCONY LIVE LOAD	=	60 PSF

2. HORIZONTAL DESIGN LOAD:

WIND LOAD ANALYSIS PER ASCE 7-10 MAIN WIND-FORCE RESISTING SYSTEM
ULTIMATE DESIGN WIND SPEED =3 SECOND GUST WIND SPEED OF 115 MPH AT 33 FEET ABOVE GROUND, EXPOSURE C.

SLAB-ON-GRADE FOUNDATION:

1. THE POST-TENSIONED CONCRETE DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN ANALYZED USING STANDARD ENGINEERING PRACTICES.

2. THE POST-TENSIONED CONCRETE SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THIS STRUCTURE SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS NOTED BELOW. THE INTENT IS NOT TO LIMIT SOIL MOVEMENT, BUT INSTEAD TO LIMIT EXCESSIVE FOUNDATION FLEXURE SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

3. FOUNDATION MAINTENANCE: DRAINAGE AWAY FROM THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES SO THAT GROUND WATER WILL NOT COLLECT ADJACENT TO OR UNDER THE SLAB. THE INTENT IS TO MAINTAIN AN EVEN SOIL MOISTURE CONTENT AROUND THE BUILDING SO THAT DIFFERENTIAL SOIL MOVEMENT IS LIMITED. DURING DRY SEASONS, WATERING THE SOILS WITHIN 5'-0" OF THE FOUNDATION IS REQUIRED. THIS TYPE OF FOUNDATION MAINTENANCE IS THE OWNERS RESPONSIBILITY.

4. HEAVY VEGETATION SUCH AS TREES WITHIN 10-15 FEET OF THE PERIMETER OF THE FOUNDATION MAY CAUSE EXCESSIVE WATER REMOVAL FROM THE SOIL NEAR OR UNDER THE FOUNDATION. SUCH UNANTICIPATED PARAMETERS ARE NOT CONSIDERED UNLESS REPORTED BY THE CONTRACTOR TO FALKOFSKE ENGINEERING, INC. IN WRITING PRIOR TO DESIGN.

5. A DEEPENED PERIMETER GRADE BEAM HAS BEEN PROVIDED ABOUT THE PERIMETER OF THE FOUNDATION TO HELP LIMIT POTENTIAL VERTICAL MOVEMENT DUE TO THE SWELLING OF THE SOILS (INCREASE IN MOISTURE CONTENT).

6. A PLASTIC (HDPE) MOISTURE BARRIER HAS BEEN PROVIDED ABOUT THE PERIMETER OF THE FOUNDATION TO FURTHER HELP LIMIT POTENTIAL VERTICAL MOVEMENT DUE TO THE SWELLING OF THE SOILS (INCREASE IN MOISTURE CONTENT). THIS MOISTURE BARRIER IS OPTIONAL PROVIDED THE BUILDER ASSUMES LIABILITY FOR THE POTENTIAL VERTICAL MOVEMENT.

CONCRETE MIX DESIGN:

1. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH f'c=3000 psi AT 28 DAYS. COMPRESSIVE STRENGTH AT TIME OF STRESSING, f'ci, SHALL BE AT LEAST 2500 psi. STRESS TENDONS WITHIN 7 DAYS OF CONCRETE PLACEMENT

2. THE CONCRETE MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE THE ADVERSE EFFECTS OF CLIMATE AT THE TIME OF YEAR THE CONCRETE IS PLACED. USE OF WORKABILITY ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON MIX DESIGNS.

3. USE OF CALCIUM CHLORIDE ADMIXTURES IS NOT PERMITTED.

4. ADDING WATER AT THE SITE IS NOT PERMITTED.

5. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR MAKING CONCRETE COMPRESSIVE STRENGTH CYLINDER TESTS AS REQUIRED BY A.C.I. 318-95.

CONCRETE REINFORCEMENT:

1. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60. REINFORCEMENT SHALL BE FREE OF RUST AND DETERIOUS OR APPROVED EQUAL MATERIALS.

ALL FILL AREAS AND MATERIALS SHALL BE PLACED, COMPACTED, AND TESTED PER THE GEO-TECHNICAL ENGINEERS RECOMMENDATIONS.

INSPECTIONS:

1. INSPECTIONS ARE TO BE AS REQUIRED BY LOCAL BUILDING DEPARTMENT.

2. FALKOFSKE ENGINEERING INC. SHALL BE CALLED FOR CONSTRUCTION REVIEW OF FOUNDATION BEAMS AND REINFORCEMENT PRIOR TO PLACING CONCRETE.

BRACED WALL PANELS:

SECTION R301.1.3 OF THE 2018 IRC PERMITS ENGINEERED DESIGN OF BRACE WALL LINES AND BRACED WALL PANELS IN ACCORDANCE WITH THE 2018 IBC. "ENGINEERED DESIGN IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE IS PERMITTED FOR ALL BUILDINGS AND STRUCTURES, AND PARTS THEREOF, INCLUDED IN THE SCOPE OF THIS CODE."

THE ENGINEERED PLANS INCLUDED HEREIN ARE CONSIDERED TO BE DESIGNED WITHIN THE REQUIREMENTS OF THE 2018 IBC AND SUBSEQUENTLY, THE 2018 IRC.

ALLOWABLE BRACE WALL PANEL RESISTING LOADS ARE BASED UPON THE FOLLOWING REFERENCES.

1. ORIENTED STRAND BOARD (OSB) OR PLYWOOD STRUCTURAL PANELS: BASED ON NDS 2012.

2. GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES: BASED ON TABLE 2306.7 OF THE 2018 IBC.

3. THERMO-PLY RED & THERMO-PLY RED AMG STRUCTURAL SHEATHING: BASED ON SECTION 5.2.6.2 OF DrJ TECHNICAL EVALUATION REPORT No. 1004-01, DATED MAY 26, 2018.

4. APA PORTAL FRAME AT GARAGE DOORS: THE PORTAL FRAME BRACING AT THE SIDES AND TOP OF THE GARAGE DOOR OPENING IS BASED UPON APA REPORT T2003 - 48, DATED AUGUST 20, 2003, BY THE ENGINEERED WOOD ASSOCIATION (APA). AN ALLOWABLE RACKING LOAD OF 1000 POUNDS PER PORTAL FRAME WAS USED IN THE DESIGN OF THE PORTAL FRAME AS PART OF THE OVERALL BRACED WALL LINES AND BRACE WALL PANEL DESIGN.

STUD SCHEDULE:

STUD SCHEDULE FIRST STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @12" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE SECOND STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE THIRD STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24 O.C
INTERIOR	2X4 @24" O.C	2X4 @24" O.C

STRUCTURAL TIMBER AND WOOD:

NOTE: THE FOLLOWING SPECIFICATIONS ARE FOR ALL STRUCTURAL WOOD FRAMING ON THIS PROJECT.

1. SOUTHERN PINE SAWN LUMBER

ITEM	SIZE	GRADE	COMPRESSION Fc
FOUNDATION SILL PLATES	2X6	No. 2 TREATED	565 PSI
FOUNDATION SILL PLATES (INTERIOR)	2X4	No. 2 TREATED	565 PSI
STUDS @ 16" O.C.	2X6	No. 3/STUD	925 PSI
STUDS @ 16" O.C. (INTERIOR)	2X4	No. 3/STUD	975 PSI

NOTE: STRUCTURAL END JOINTED (FINGER JOINTED) STUDS MAY BE USED PROVIDED THE STUDS ARE STAMPED AS SUCH - CERTIFIED GLUED JOINTS.

ITEM	SIZE	GRADE	BENDING Fb
2X4 BENDING MEMBER	2X4	No. 2	1500 PSI
2X6 BENDING MEMBER	2X6	No. 2	1250 PSI
2X8 BENDING MEMBER	2X8	No. 2	1200 PSI
2X10 BENDING MEMBER	2X10	No. 2	1050 PSI
2X12 BENDING MEMBER	2X12	No. 2	975 PSI

2. LAMINATED VENEER LUMBER (LVL)

ITEM	SIZE	SPECIES	BENDING Fb
HEADER, CEILING BEAM, ROOF BEAM	VARIES	2.0E	>2850 PSI

3. ROOF AND FLOOR TRUSS

FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATIONS FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. SHOP DRAWINGS TO BE PROVIDED TO FALKOFSKE ENGINEERING, INC. FOR REVIEW. IN THE EVENT THE FLOOR AND ROOF TRUSS SHOP DRAWINGS DIFFER SIGNIFICANTLY THAN SHOWN IN THESE PLANS, FALKOFSKE ENGINEERING, INC. MAY NEED TO REVISE FRAMING AND/OR FOUNDATION PLANS ACCORDINGLY.

SILL PLATE CONNECTIONS - TO CONCRETE:

1. ALL SILL PLATES SHALL BE TREATED.

2. SILL PLATES UNDER EXTERIOR WALLS SHALL BE INSTALLED WITH ½" DIA. J-BOLTS CAST INTO CONCRETE WITH 7" EMBEDMENT. BOLTS SHALL BE LOCATED NO MORE THAN 6'-0" APART AND AT 6" O.C. MAX.FROM PLATE ENDS.

3. BOLTS THAT CAN NOT BE CAST IN PLACE WITH THE CONCRETE SHALL BE RETRO FITTED WITH THE USE OF TITEN BOLTS, OR EQUIVALENT, 1/2" DIA ALL THREAD RODS (ATR) WITH 7" MIN. EMBED AND SIMPSON HIGH STRENGTH SET EPOXY SYSTEM, OR EQUIVALENT.

4. SILL PLATES UNDER INTERIOR WALLS MAY BE FASTENED WITH POWER DRIVEN HILTI FASTENER X-DNI72 OR EQUIVALENT. LOCATE NO MORE THEN 3'-0" APART AND SPACED AT 6" FROM EACH END, U.N.O.

CONSTRUCTION BRACING:

1. ALL WOOD FRAMING (STUD WALLS) SHALL BE PROPERLY BRACED DURING CONSTRUCTION. BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ROOF AND FLOOR TRUSSES:

1. FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE LOADS ARE SHOWN ON SHEETS S7.01 TO S7.03. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATIONS FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE.

NOTES TO THE CONTRACTOR:

1. THE FRAMING PLANS WERE DEVELOPED FOR THE PURPOSE OF TRANSFERRING LOADS OF THE ROOF AND CEILING ONTO THE CONCRETE FOUNDATION. THE FOUNDATION DESIGN WAS ANALYZED BASED UPON THE DIRECTION AND LOCATION OF THE ROOF AND CEILING FRAMING MEMBERS. THEREFORE, THE FRAMING PLANS MAY NOT BE CHANGED WITHOUT APPROVAL OF FALKOFSKE ENGINEERING, INC.

STEEL FRAMING:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

CONSTRUCTION REVIEW:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.

2. CONTACT THE LOCAL BUILDING OFFICIAL FOR INSPECTIONS REQUIRED BY THE LOCAL BUILDING OFFICIAL.

3. FALKOFSKE ENGINEERING, INC. WILL REVIEW THE CONSTRUCTION WORK AS IT RELATES TO THE INSTALLATION OF THE PROPOSED FOUNDATION BY REVIEWING THE REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE, AS WELL AS THE INSTALLATION OF THE PROPOSED STRUCTURAL FRAMING AND WALL BRACING. THESE REVIEWS WILL BE PERFORMED BY A PROFESSIONAL ENGINEER (P.E.), AN ENGINEER IN TRAINING (E.I.T.), OR A FIELD TECHNICIAN. FIELD REPORTS OF EACH VISIT WILL BE COMPLETED (WITH PICTURES) AND AT THE END OF CONSTRUCTION FALKOFSKE ENGINEERING, INC. WILL PROVIDE A LETTER STATING THE CONSTRUCTION WORK WAS COMPLETED IN GENERAL AGREEMENT WITH OUR PLANS AND RECOMMENDATIONS.

SURFACE DRAINAGE AWAY FROM STRUCTURE:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AS REQUIRED BY THE CIVIL ENGINEERING GRADING PLANS OR THE LANDSCAPE ARCHITECTS PLANS (BY OTHERS). IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PROPER DRAINAGE DURING THE LIFE OF THE STRUCTURE.

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

GENERAL NOTES
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S1.01

STATE OF TEXAS
THOMAS J. WHITECOTTON
100958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box ($2^1/_2$″ × 0.113″) or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
2	Ceiling joists to top plate	4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3″ × 0.128″); or 3-16d common ($3^1/_2$″ × 0.162″); or 4-3″ × 0.131″ nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or $1^1/_4$″ × 20 ga. ridge strap to rafter	4-10d box (3″ × 0.128″); or 3-10d common (3″ × 0.148″); or 4-3″ × 0.131″ nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails ($3^1/_2$″ × 0.135″); or 3-10d common nails (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2″ ridge beam	4-16d ($3^1/_2$″ × 0.135″); or 3-10d common (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box $3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common ($3^1/_2$″ × 0.162″)	24″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	16″ o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box ($3^1/_2$″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
		16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
10	Built-up header (2″ to 2″ header with $^1/_2$″ spacer)	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. each edge face nail
		16d box ($3^1/_2$″ × 0.135″)	12″ o.c. each edge face nail
11	Continuous header to stud	5-8d box ($2^1/_2$″ × 0.113″); or 4-8d common ($2^1/_2$″ × 0.131″); or 4-10d box (3″ × 0.128″)	Toe nail
12	Top plate to top plate	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	12″ o.c. face nail
13	Double top plate splice	8-16d common ($3^1/_2$″ × 0.162″); or 12-16d box ($3^1/_2$″ × 0.135″); or 12-10d box (3″ × 0.128″); or 12-3″ × 0.131″ nails	Face nail on each side of end joint (minimum 24″ lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
		16d box ($3^1/_2$″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 4-3″ × 0.131″ nails	3 each 16″ o.c. face nail 2 each 16″ o.c. face nail 4 each 16″ o.c. face nail
16	Top or bottom plate to stud	4-8d box ($2^1/_2$″ × 0.113″); or 3-16d box ($3^1/_2$″ × 0.135″); or 4-8d common ($2^1/_2$″ × 0.131″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3″ × 0.128″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-3″ × 0.131″ nails	Face nail
18	1″ brace to each stud and plate	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples $1^3/_4$″	Face nail
19	1″ × 6″ sheathing to each bearing	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
20	1″ × 8″ and wider sheathing to each bearing	3-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
		Wider than 1″ × 8″ 4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 4 staples, 1″ crown, 16 ga., $1^3/_4$″ long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box ($2^1/_2$″ × 0.113″)	4″ o.c. toe nail
		8d common ($2^1/_2$″ × 0.131″); or 10d box (3″ × 0.128″); or 3″ × 0.131″ nails	6″ o.c. toe nail
23	1″ × 6″ subfloor or less to each joist	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
	Floor		
24	2″ subfloor to joist or girder	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″)	Blind and face nail
25	2″ planks (plank & beam—floor & roof)	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″)	At each bearing, face nail
26	Band or rim joist to joist	3-16d common ($3^1/_2$″ × 0.162″) 4-10 box (3″ × 0.128″), or 4-3″ × 0.131″ nails; or 4-3″ × 14 ga. staples, $^7/_{16}$″ crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4″ × 0.192″); or	Nail each layer as follows: 32″ o.c. at top and bottom and staggered.
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	24″ o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4″ × 0.192″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box ($3^1/_2$″ × 0.135″); or 3-16d common ($3^1/_2$″ × 0.162″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3″ × 0.128″), or 2-8d common ($2^1/_2$″ × 0.131″; or 2-3″ × 0.131″) nails	Each end, toe nail
ITEM	**DESCRIPTION OF BUILDING ELEMENTS**	**NUMBER AND TYPE OF FASTENER[a, b, c]**	**SPACING OF FASTENERS**
			Edges (inches)[h] / **Intermediate supports[e, h] (inches)**
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]		
30	$^3/_8$″ – $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[i] 8d common ($2^1/_4$″ × 0.131″) nail (roof); or RSRS-01 ($2^3/_8$″ × 0.113″) nail (roof)[j]	6 / 12[f]
31	$^{19}/_{32}$″ – 1″	8d common nail ($2^1/_2$″ × 0.131″); or RSRS-01; ($2^3/_8$″ × 0.113″) nail (roof)[j]	6 / 12[f]
32	$1^1/_8$″ – $1^1/_4$″	10d common (3″ × 0.148″) nail; or 8d ($2^1/_2$″ × 0.131″) deformed nail	6 / 12
	Other wall sheathing[g]		
33	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ head diameter, or $1^1/_4$″ long 16 ga. staple with $^7/_{16}$″ or 1″ crown	3 / 6
34	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ head diameter, or $1^1/_2$″ long 16 ga. staple with $^7/_{16}$″ or 1″ crown	3 / 6
35	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$″ screws, Type W or S	7 / 7
36	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7 / 7
	Wood structural panels, combination subfloor underlayment to framing		
37	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail; or 8d common ($2^1/_2$″ × 0.131″) nail	6 / 12
38	$^7/_8$″ – 1″	8d common ($2^1/_2$″ × 0.131″) nail; or 8d deformed ($2^1/_2$″ × 0.120″) nail	6 / 12
39	$1^1/_8$″ – $1^1/_4$″	10d common (3″ × 0.148″) nail; or 8d deformed ($2^1/_2$″ × 0.120″) nail	6 / 12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

TABLE R602.3(1)—continued
FASTENING SCHEDULE

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $^7/_{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

TABLE R602.3(2)
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS	
		Edges (inches)	Intermediate supports (inches)
Wood structural panels subfloor, roof[g] and wall sheathing to framing and particleboard wall sheathing to framing[f]			
Up to $^1/_2$	Staple 15 ga. $1^3/_4$	4	8
	0.097 - 0.099 Nail $2^1/_4$	3	6
	Staple 16 ga. $1^3/_4$	3	6
$^{19}/_{32}$ and $^5/_8$	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail $2^1/_4$	4	8
$^{23}/_{32}$ and $^3/_4$	Staple 14 ga. 2	4	8
	Staple 15 ga. $1^3/_4$	3	6
	0.097 - 0.099 Nail $2^1/_4$	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. $2^1/_4$	4	8
	0.113 Nail $2^1/_4$	3	6
	Staple 15 ga. $2^1/_4$	4	8
	0.097 - 0.099 Nail $2^1/_2$	4	8
NOMINAL MATERIAL THICKNESS (inches)	**DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)**	**SPACING[c] OF FASTENERS**	
		Edges (inches)	**Body of panel[d] (inches)**
Floor underlayment; plywood-hardboard-particleboard[f]-fiber-cement[h]			
Fiber-cement			
$^1/_4$	3d, corrosion-resistant, ring shank nails (finished flooring other than tile)	3	6
	Staple 18 ga., $^7/_8$ long, $^1/_4$ crown (finished flooring other than tile)	3	6
	$1^1/_4$ long × .121 shank × .375 head diameter corrosion-resistant (galvanized or stainless steel) roofing nails (for tile finish)	8	8
	$1^1/_4$ long, No. 8 × .375 head diameter, ribbed wafer-head screws (for tile finish)	8	8
Plywood			
$^1/_4$ and $^5/_{16}$	$1^1/_4$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	3	6
	Staple 18 ga., $^7/_8$, $^3/_{16}$ crown width	2	5
$^{11}/_{32}$, $^3/_8$, $^{15}/_{32}$, and $^1/_2$	$1^1/_4$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	6	8[e]
$^{19}/_{32}$, $^5/_8$, $^{23}/_{32}$ and $^3/_4$	$1^1/_2$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	6	8
	Staple 16 ga. $1^1/_2$	6	8
Hardboard[f]			
0.200	$1^1/_2$ long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., $^7/_8$ long (plastic coated)	3	6
Particleboard			
$^1/_4$	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., $^7/_8$ long, $^3/_{16}$ crown	3	6
$^3/_8$	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., $1^1/_8$ long, $^7/_8$ crown	3	6
$^1/_2$, $^5/_8$	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., $1^5/_8$ long, $^3/_8$ crown	3	6

TABLE R602.3(2)—continued
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

For SI: 1 inch = 25.4 mm.
a. Nail is a general description and shall be permitted to be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of $^7/_{16}$-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPA/ANSI A135.4
g. Specified alternate attachments for roof sheathing shall be permitted where the ultimate design wind speed is less than 130 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.
h. Fiber-cement underlayment shall conform to ASTM C1288 or ISO 8336, Category C.

TABLES ARE REFERENCED FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE.

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	DATE	BY
	05-14-24	MAA
DES.	05-14-24	MAA
DRN.	05-14-24	TJW
CHK.	05-14-24	

SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

FASTENER SCHEDULE
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S1.02



FOUNDATION SUB-GRADE PREPARATION NOTES:

PRIOR TO FOUNDATION PLACEMENT SOIL BELOW FOUNDATION AND 5'-0" BEYOND PERIMETER OF BUILDING TO BE CHEMICALLY INJECTED OR MOISTURE CONDITIONED. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS TO LIMIT THE POTENTIAL VERTICAL MOVEMENT OF THE SUB-GRADE SOILS TO 1" OR LESS, CHEMICAL INJECT OR MOISTURE CONDITION THE SOIL BELOW THE FOUNDATION TO A DEPTH OF 10'-0". THE CHEMICAL INJECTION OR MOISTURE CONDITIONED SHOULD BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE CHEMICAL INJECTION OR MOISTURE CONDITION, A POLY MOISTURE BARRIER SHALL BE INSTALLED AS SHOWN IN DETAIL 25/S3.01. AFTER PLACEMENT OF THE POLY, SWELL TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AT LEAST AT 2 SEPARATE AREAS TO VERIFY THE SOILS PVR IS LESS THAN 1". IF RESULTS OF SWELL TEST INDICATE SWELL POTENTIAL GREATER THAN 1", FEI WILL COORDINATE WITH GEOTECHNICAL ENGINEER TO DETERMINE STEP NECESSARY TO REDUCE SWELL POTENTIAL.

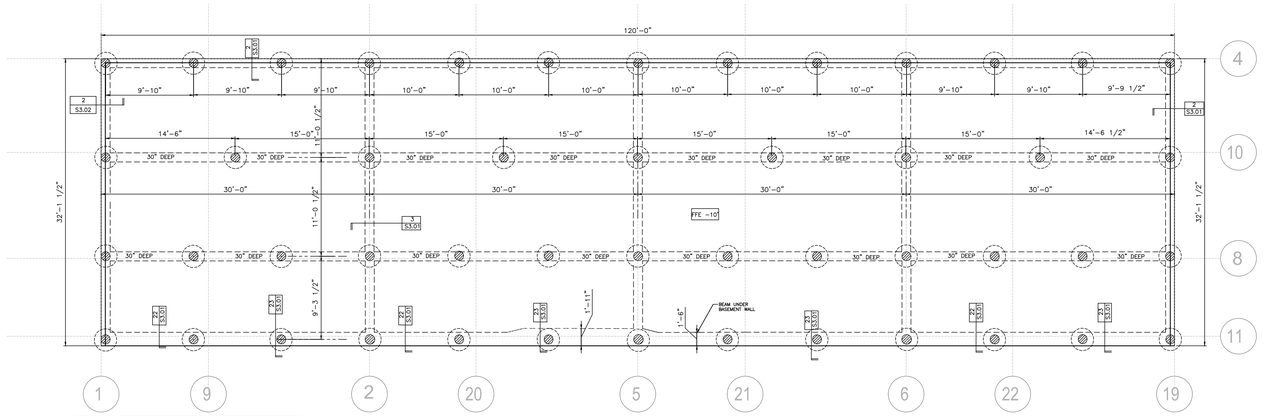
FOUNDATION PLAN

FOUNDATION NOTES:

4" SLAB: REINFORCED WITH 3 @ 15" O.C.E.W

EXTERIOR BEAMS: 12" WIDE X 34" DEEP W/ 2-#5 TOP & BOTTOM.

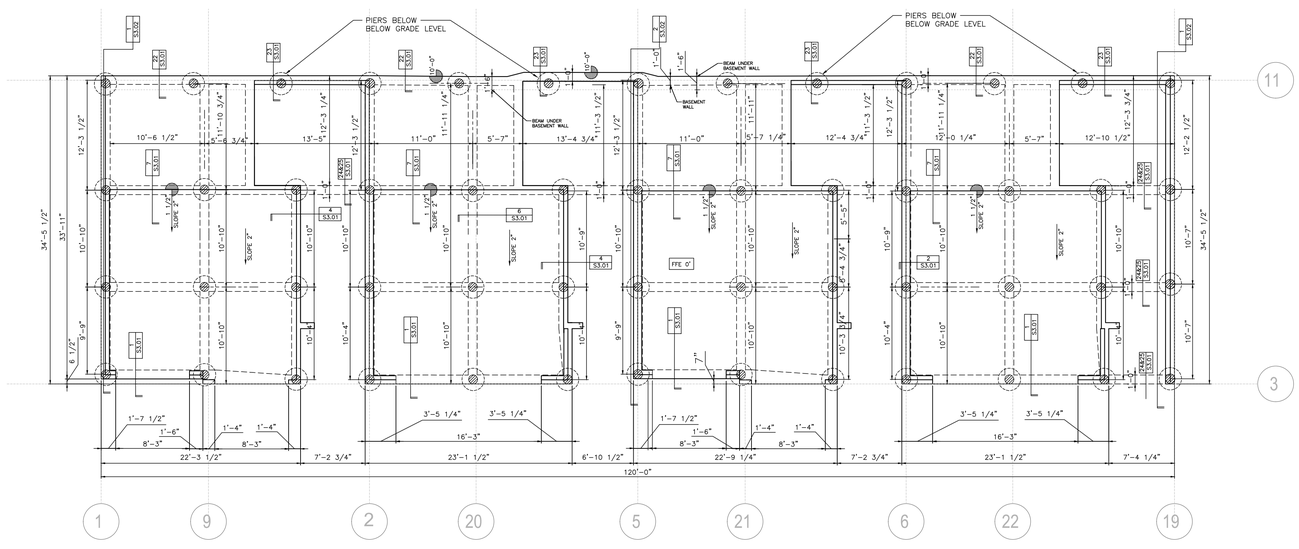
INTERIOR BEAMS: 12" WIDE X 26" DEEP, W/ 2-#5 TOP & BOTTOM U.N.O.



10'-0" BELOW GRADE LEVEL FOUNDATION
SQUARE DISTANCE: 120'-0" X 32'-1 1/2" = 124'-2 1/2"
AREA = 3853 SQUARE FEET

10'-0" BELOW GROUND LEVEL, BUILDING A4 – FOUNDATION PLAN

S2.01



GRADE LEVEL FOUNDATION
SQUARE DISTANCE: 120'-0" X 34'-5 1/2" = 124'-10"
AREA = 2944 SQUARE FEET

GROUND LEVEL, BUILDING A4 – FOUNDATION PLAN

S2.01

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FALKOFSKE ENGINEERING

BUILDING A4 – FOUNDATION PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S2.01



FOUNDATION SUB-GRADE PREPARATION NOTES:

PRIOR TO FOUNDATION PLACEMENT SOIL BELOW FOUNDATION AND 5'-0" BEYOND PERIMETER OF BUILDING TO BE CHEMICALLY INJECTED OR MOISTURE CONDITIONED. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS TO LIMIT THE POTENTIAL VERTICAL MOVEMENT OF THE SUB-GRADE SOILS TO 1" OR LESS, CHEMICAL INJECT OR MOISTURE CONDITION THE SOIL BELOW THE FOUNDATION TO A DEPTH OF 10'-0". THE CHEMICAL INJECTION OR MOISTURE CONDITIONED SHOULD BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE CHEMICAL INJECTION OR MOISTURE CONDITION, A POLY MOISTURE BARRIER SHALL BE INSTALLED AS SHOWN IN DETAIL 25/S3.01. AFTER PLACEMENT OF THE POLY, SWELL TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AT LEAST AT 2 SEPARATE AREAS TO VERIFY THE SOILS PVR IS LESS THAN 1". IF RESULTS OF SWELL TEST INDICATE SWELL POTENTIAL GREATER THAN 1", FEI WILL COORDINATE WITH GEOTECHNICAL ENGINEER TO DETERMINE STEP NECESSARY TO REDUCE SWELL POTENTIAL.

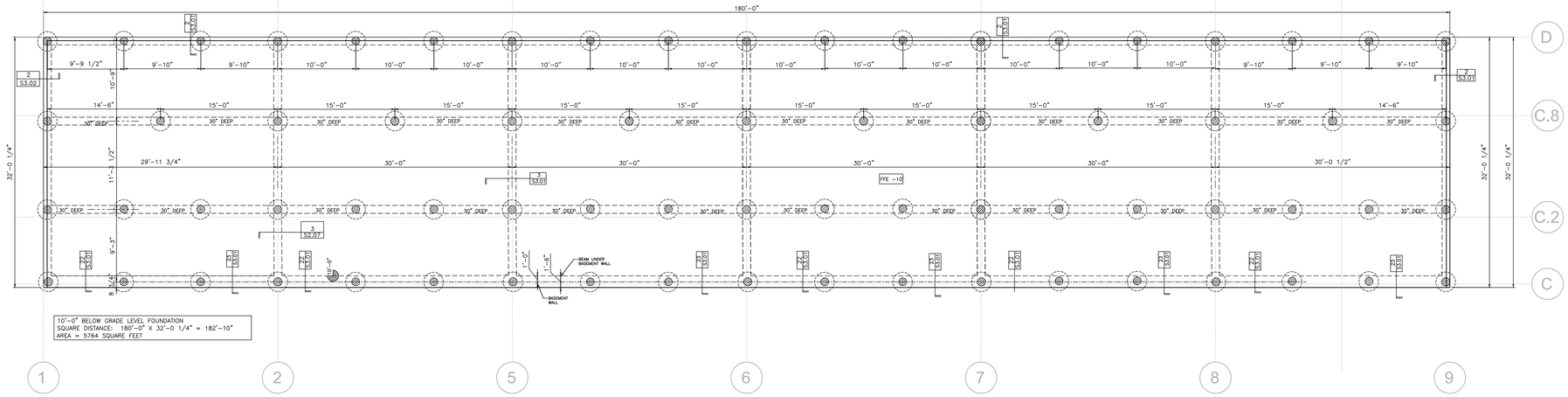
FOUNDATION PLAN

FOUNDATION NOTES:

4" SLAB: REINFORCED WITH POST TENSION TENDONS U.N.O.

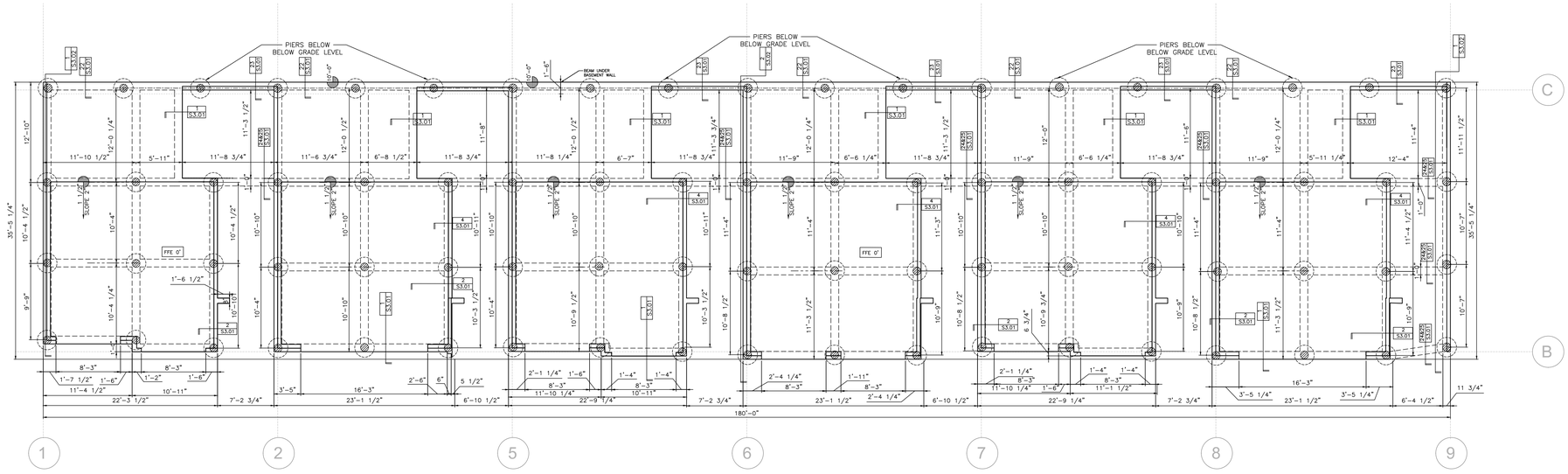
EXTERIOR BEAMS: 12" WIDE X 34" DEEP W/ 2-#5 TOP & BOTTOM.

INTERIOR BEAMS: 12" WIDE X 26" DEEP, W/ 2-#5 TOP & BOTTOM U.N.O.



10'-0" BELOW GRADE LEVEL FOUNDATION
SQUARE DISTANCE: 180'-0" X 32'-0 1/4" = 182'-10"
AREA = 5764 SQUARE FEET

1 S2.02 10'-0" BELOW GROUND LEVEL, BUILDING A6 & A6.5 – FOUNDATION PLAN



GRADE LEVEL FOUNDATION
SQUARE DISTANCE: 180'-0" X 35'-5 1/4" = 183'-3 1/2"
AREA = 4468 SQUARE FEET

2 S2.02 GROUND LEVEL, BUILDING A6 & A6.5 – FOUNDATION PLAN

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FALKOFSKE ENGINEERING

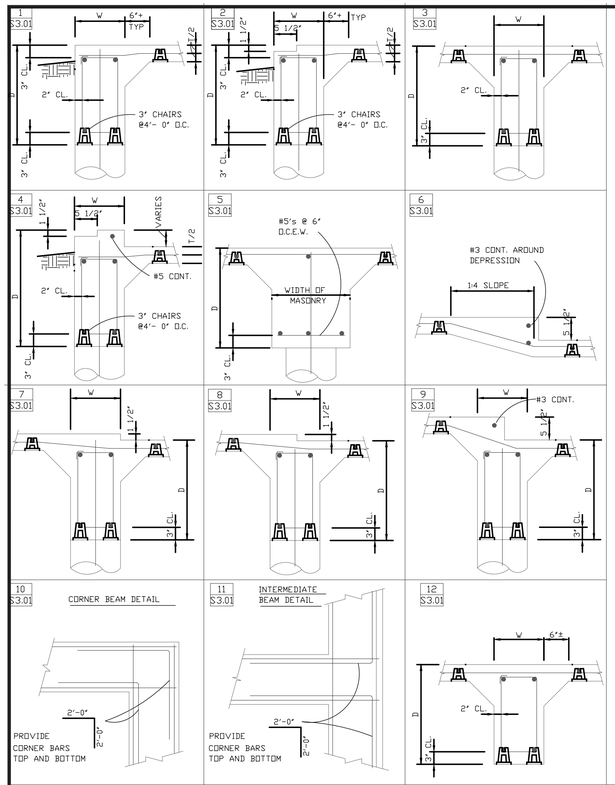
BUILDING A6 FOUNDATION PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

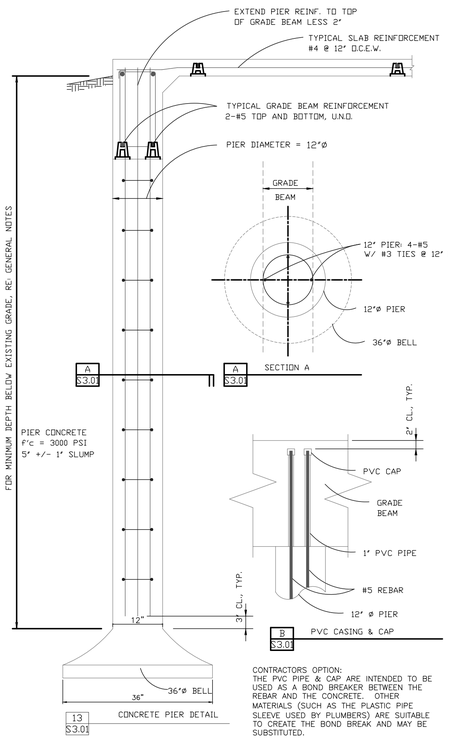
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S2.02







GENERAL NOTES:

CODES AND DESIGN SPECIFICATIONS:

1. Building Code: 2018 IRC AND IBC
2. Structural Concrete: 2011 Building Code Requirements for Reinforced Concrete (A.C.I. 318-11).

DESIGN LIVE LOADS:

1. Floor (Concrete Slab) = 40 psf

CONCRETE PIERED SLAB DESIGN:

1. The reinforced concrete beam and slab foundation has been designed in accordance with ACI 318-11 and analyzed using standard engineering practices.
2. Geo-technical investigation has been provided by:
   Firm: TERRADYNE ENGINEERING, INC.
   Report No.D221063
   Date: 06-01-2022

Pier Design:
Belled pier in clays
Allowable end bearing pressure = 5000 psf
Allowable skin friction = 400 psf
Pier diameter = 12"dia. with 36" bell
Length of pier below existing grade = 16'-0"

Pier holes and construction shall be inspected by the Geo-Technical Engineer or by Falkofske Engineering Inc. to ensure pier bearing in proper stratum, the geotechnical engineer shall provide a pier drilling log indicating the pier no., pier depth, and penetration into bearing strata.

Pier drilling log shall be provided to Falkofske Engineering for review Remove all loose materials prior to pacing concrete. Use casing where necessary to stabilize pier holes and inhibit water inflow during pier construction. For any given pier, excavation, placement of steel, and concreting should be completed within the same work day.

3. Foundation Maintenance: Drainage away from the foundation shall be maintained at all times so that rain water will not collect adjacent to or under the slab.

CONCRETE MIX DESIGN:

1. All concrete shall have a minimum compressive strength f'c = 3000 psi at 28 days. Provide 5 inch slump. Adding water at site is not permitted.
2. The concrete mix designs shall be proportioned to minimize the adverse effects of climate at the time of year the concrete is placed. Use of workability admixtures and air entrainment is permitted and must be noted on mix designs.
3. Use of calcium chloride admixtures is not permitted.

CONCRETE REINFORCEMENT:

1. All concrete reinforcing steel, #4 and larger, shall be new billet steel conforming to A.S.T.M. A-615, Grade 60 with Fy = 60 ksi.
2. Stirrups and ties, #3 AND #4 in size may be Grade 40 with Fy = 40 ksi.

CONSTRUCTION:

1. All top and bottom beam reinforcement shall be supported by means of chairs or #3 support stakes at a maximum spacing of 4'-0" o.c. so as to provide proper reinforcement profile throughout concrete placement. All top and bottom beam bars shall be securely fastened to chairs or support stakes.
2. All slab reinforcement shall be supported on chairs and tied at every other intersection, min. Chairs shall be provided at the intersections of slab reinforcement and shall not exceed a 4'-0" maximum spacing.
3. Ensure proper vibration of concrete around all reinforcement.
4. Trenches for deep plumbing lines should not be located directly under (parallel) to beams. Place plumbing lines perpendicular to beams. Hand compact backfill in 8 inch lifts using moist sand or sandy clay soils.
5. Beam sizes shall not be decreased or increased without written approval of FALKOFSKE ENGINEERING.
6. All slabs shall be properly graded and leveled utilizing a thin (1"+) layer of sand under the slab.
7. A polyethylene vapor barrier shall be placed between the concrete and soil. A thin layer of leveling sand may be placed on top of the polyethylene if desired.
8. Contractor note: Before proceeding with any work or ordering of materials, the contractor and/or sub-contractors shall verify all measurements and location of building components and their inter-relationship at the building site and for their correctness.
9. All slab reinforcement is to be #3 rebar at 15" o.c.e.w. unless noted otherwise
10. All longitudinal grade beam reinforcement shall be 2-#5 rebar top and bottom.
11. All stirrups and ties shall be #3 rebar.

CONSTRUCTION REVIEWS:

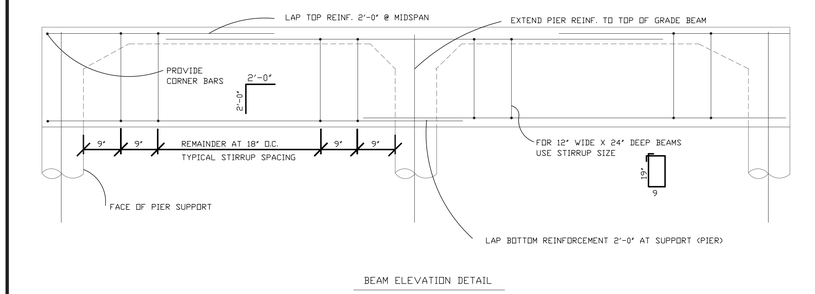
1. Inspections are to be as required by the local Building Apartment.
2. Falkofske Engineering shall be called to conduct a pre-concrete pour review of the placement of the reinforcement and size and location of all piers and beams.

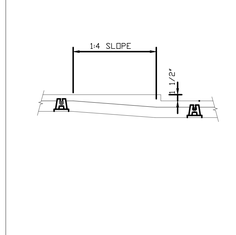
CONCRETE TESTING

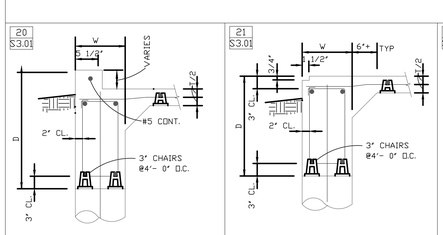
Make one (1) set of four (4) concrete test cylinders for each 50 yards of concrete placed on every day that concrete is placed. Test 1 cylinder at 7 days, one cylinder at 14 days, one cylinder at 28 days and hold one cylinder in reserve. Submit test results to Falkofske Engineering, Inc. for review.

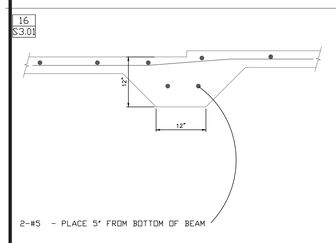
SURFACE DRAINAGE AWAY FROM STRUCTURE:

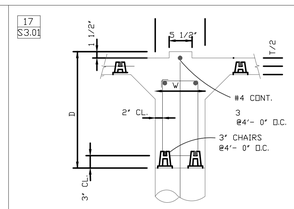
It is the builders responsibility to provide proper drainage away from the structure and to the front or rear of the property as required by the civil engineering grading plans (by others). It is the owners responsibility to maintain the proper drainage during the life of the structure.

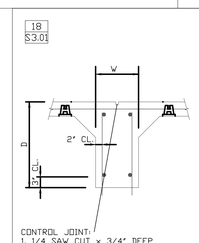


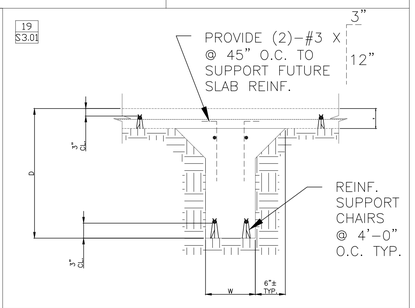


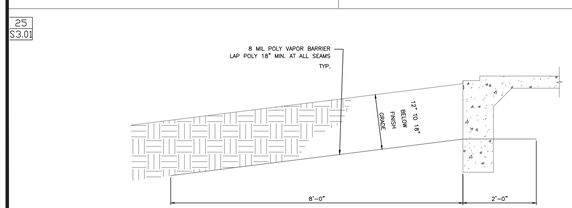


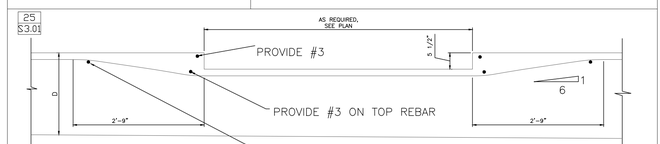












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DRN.	05-14-24	MAA
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SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

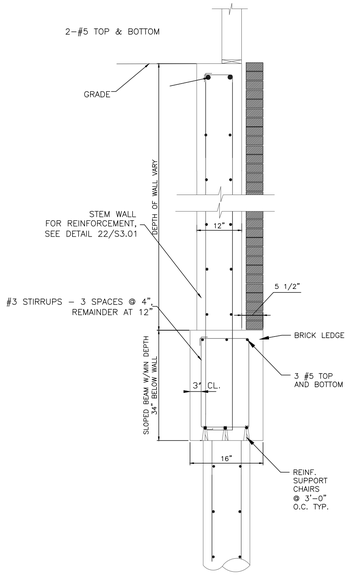
FOUNDATION DETAILS
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ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

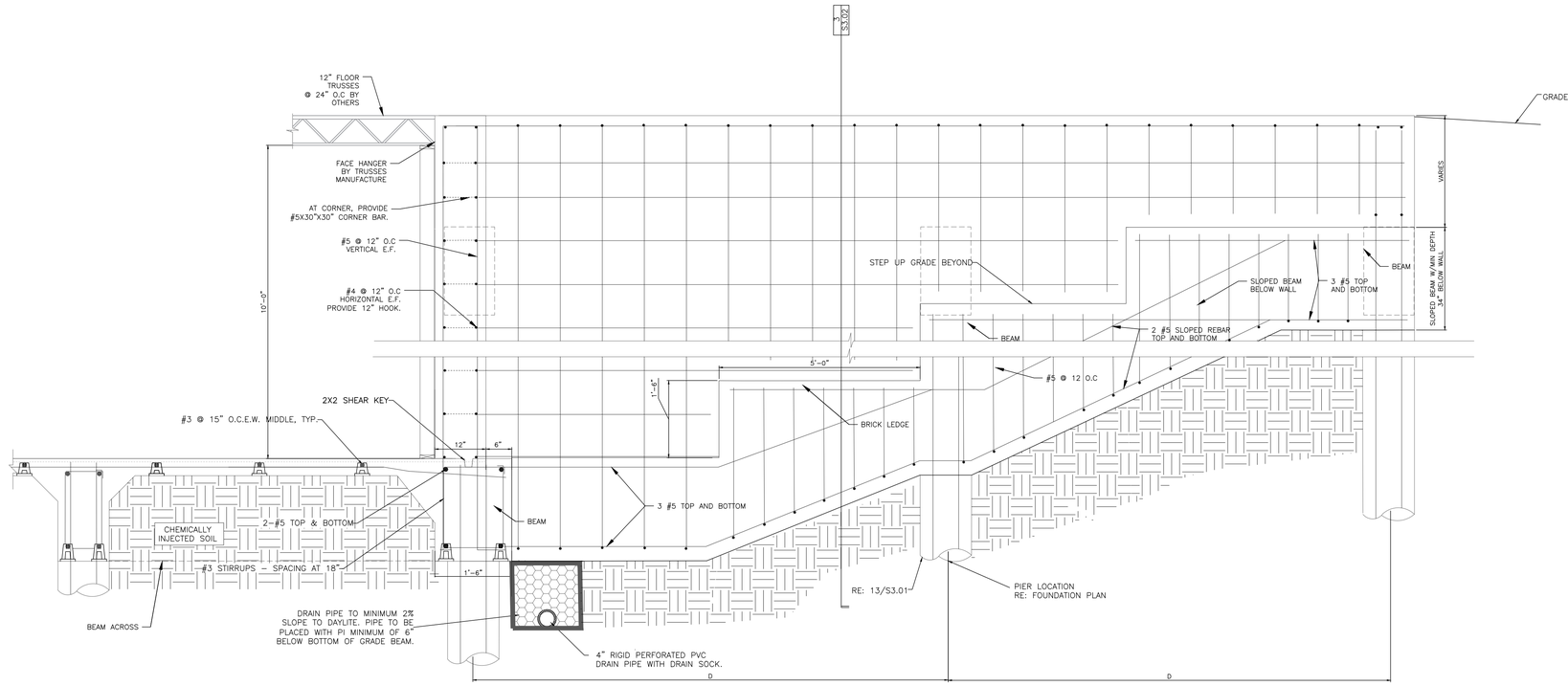
JOB NO. 987.23

A4,A6.S3.01

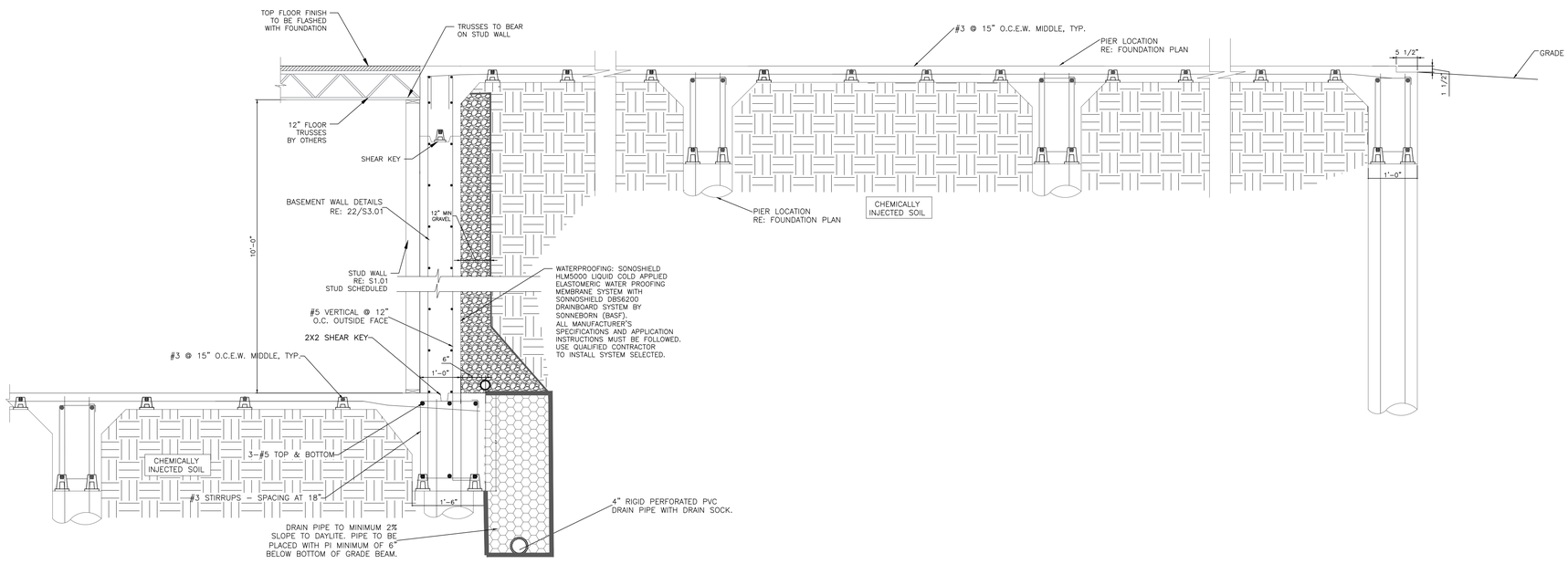
STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24



3
S3.02 WALL SECTION



1
S3.02 WALL SECTION



2
S3.02 WALL SECTION

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DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

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Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FOUNDATION DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

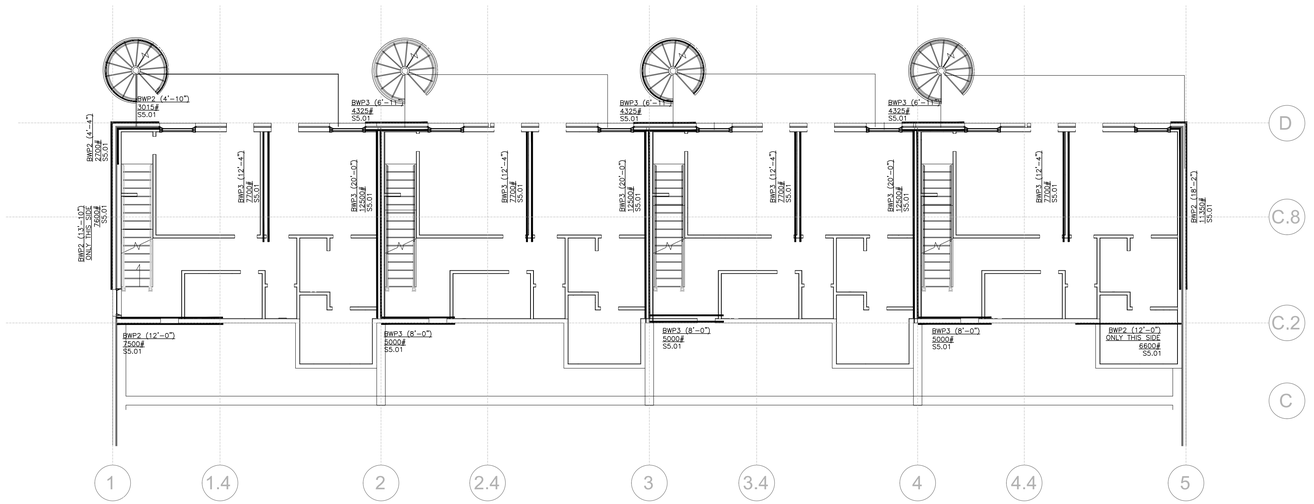
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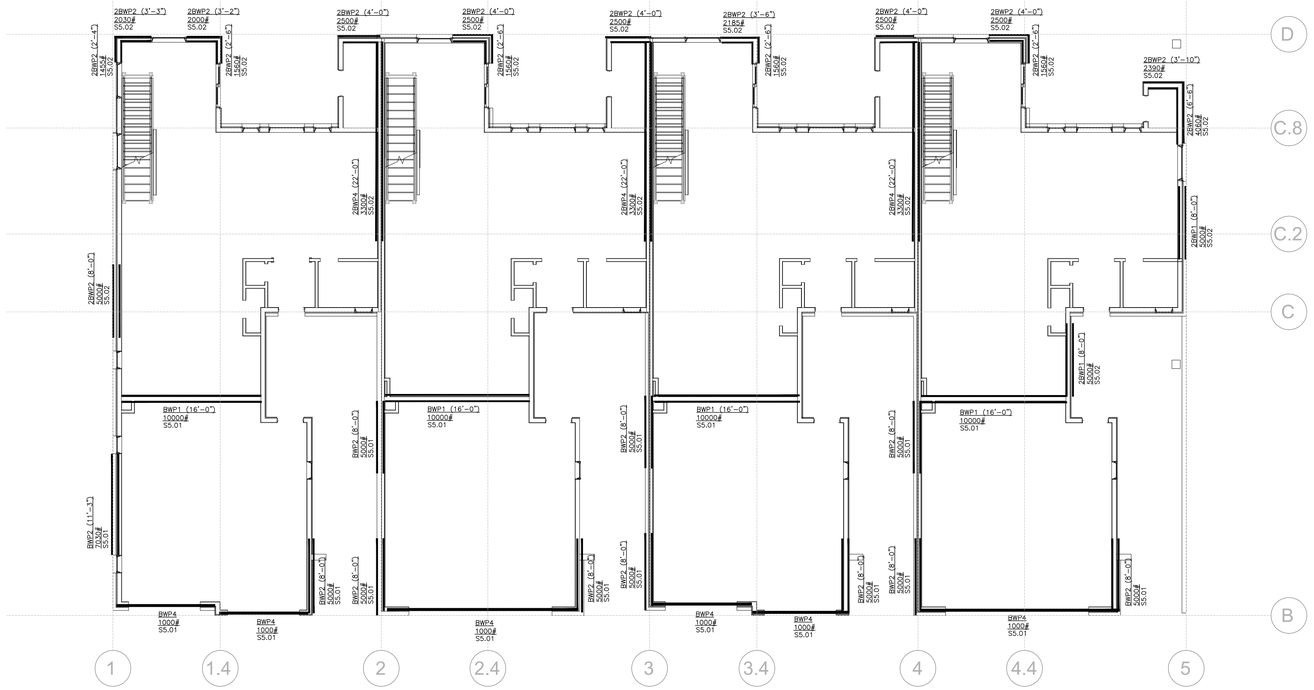
STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

EXTERIOR SHEATHING

ALL EXTERIOR WALLS U.N.O TO BE SHEATHED W/ 7/16" OSB OR 15/32" COX PLYWOOD SECURED W/ 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD, UNLESS NOTED OTHERWISE IN PLAN. SHEATHING MAY BE UNBLOCKED CONSTRUCTION, EXCEPT AT NOTED SHEARWALL LOCATIONS.



1 S4.01 BUILDING A4 FIRST STORY BRACED WALL PLAN



2 S4.01 BUILDING A4 SECOND STORY BRACED WALL PLAN

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(817) 261-8300

FALKOFSKE ENGINEERING

WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

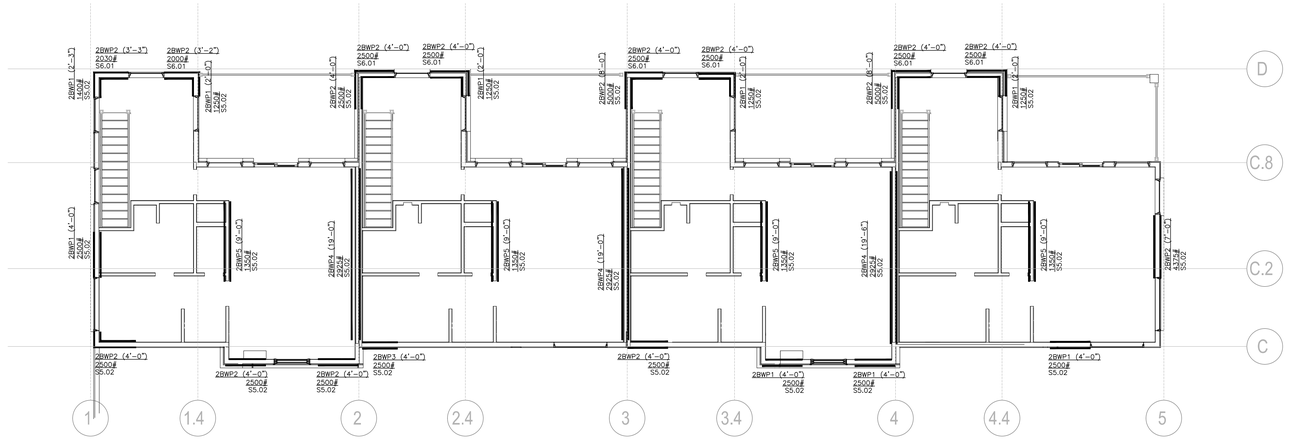
JOB NO. 987.23

A4,A6.S4.01

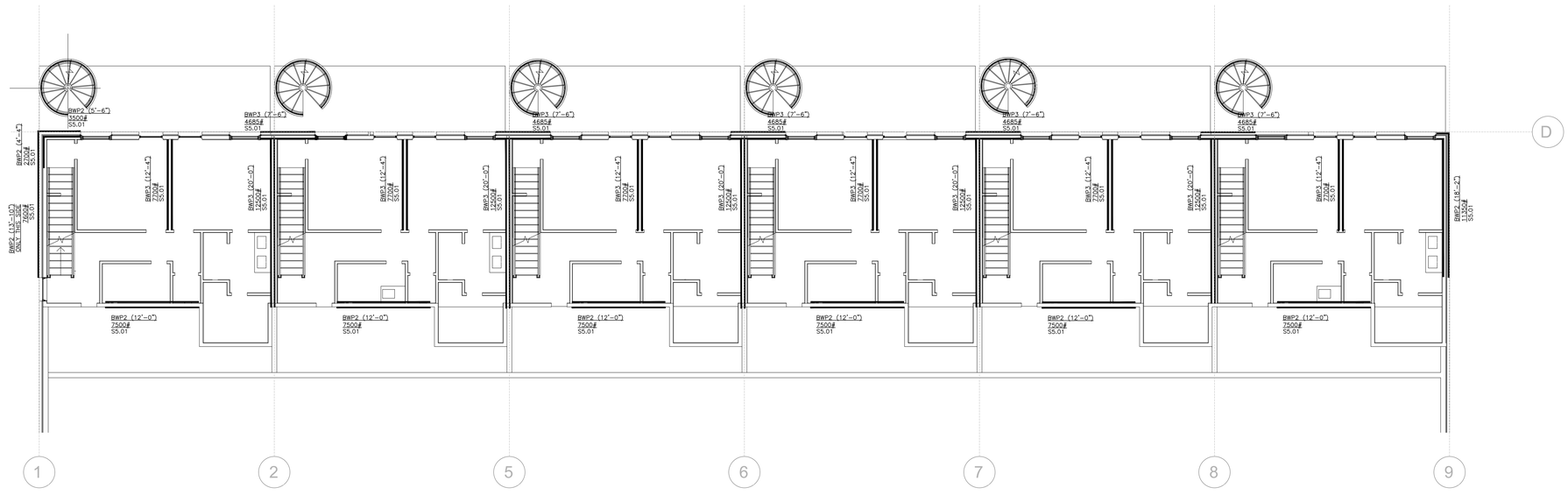


EXTERIOR SHEATHING

ALL EXTERIOR WALLS U.N.O TO BE SHEATHED W/ 7/16" OSB OR 15/32" COX PLYWOOD SECURED W/ 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD, UNLESS NOTED OTHERWISE IN PLAN. SHEATHING MAY BE UNBLOCKED CONSTRUCTION, EXCEPT AT NOTED SHEARWALL LOCATIONS.



1 S4.02 BUILDING A4 THIRD STORY BRACED WALL PLAN



2 S4.02 BUILDING A6 FIRST STORY BRACED WALL PLAN

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SCALE: 1/8" = 1'-0"

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(817) 261-8300

FALKOFSKE ENGINEERING

WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

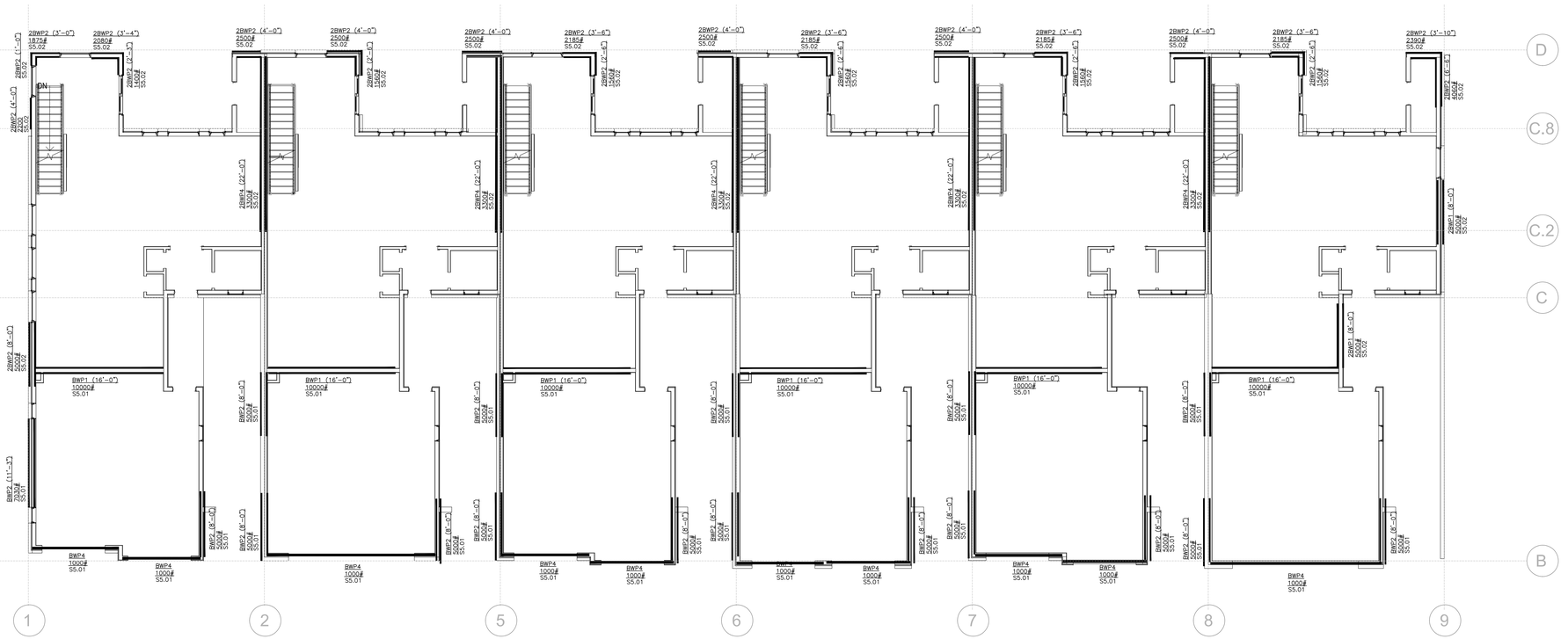
JOB NO. 987.23

A4,A6.S4.02

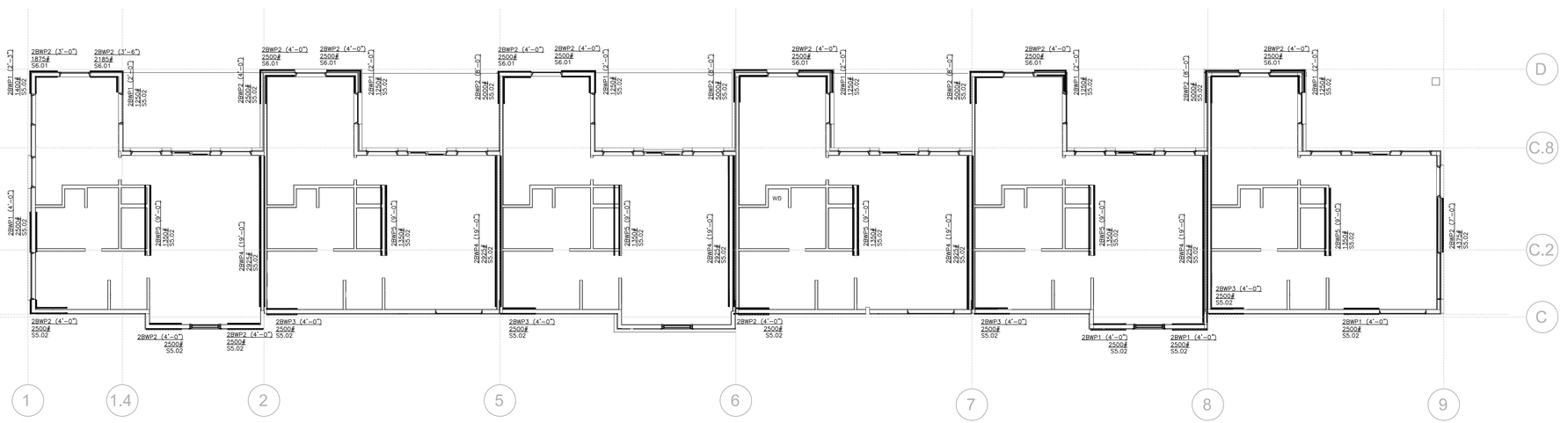
STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

EXTERIOR SHEATHING

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1 S4.03 BUILDING A6 SECOND STORY BRACED WALL PLAN



2 S4.03 BUILDING A6 THIRD STORY BRACED WALL PLAN

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CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

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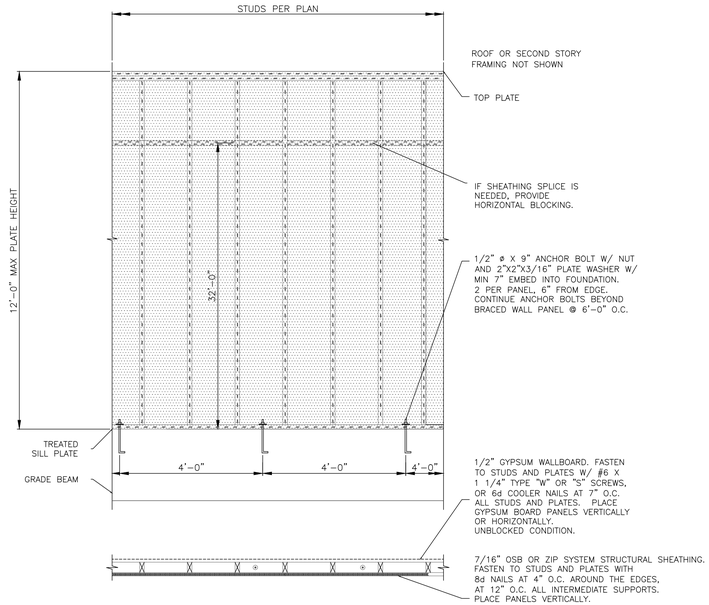
WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

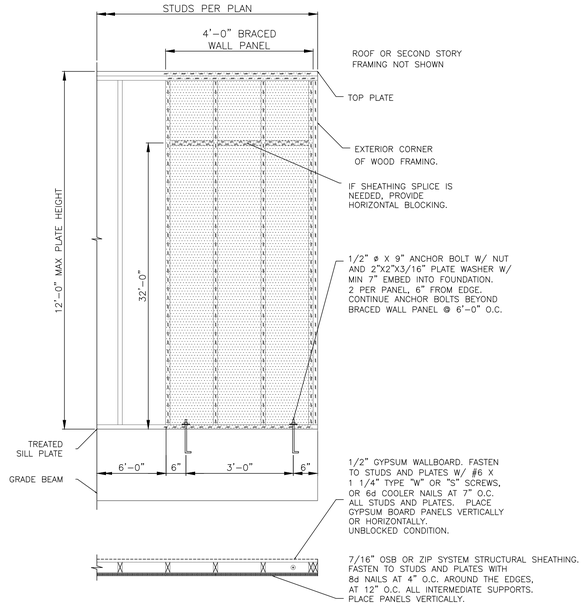
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A4,A6,S4.03

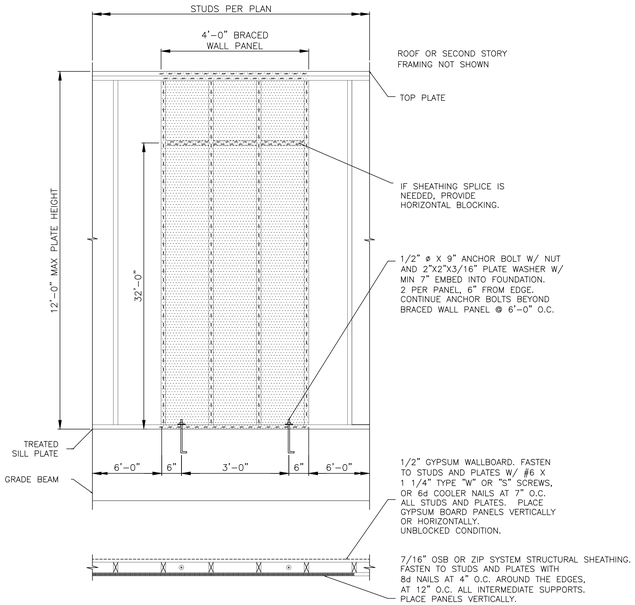




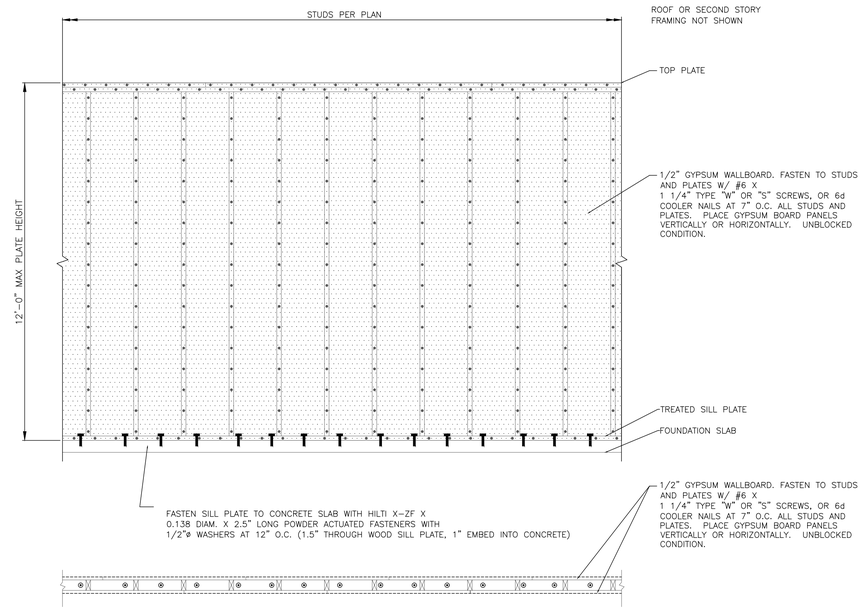
BWP3 / S5.01 — FIRST STORY BRACED WALL PANEL TYPE 3 "BWP3"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



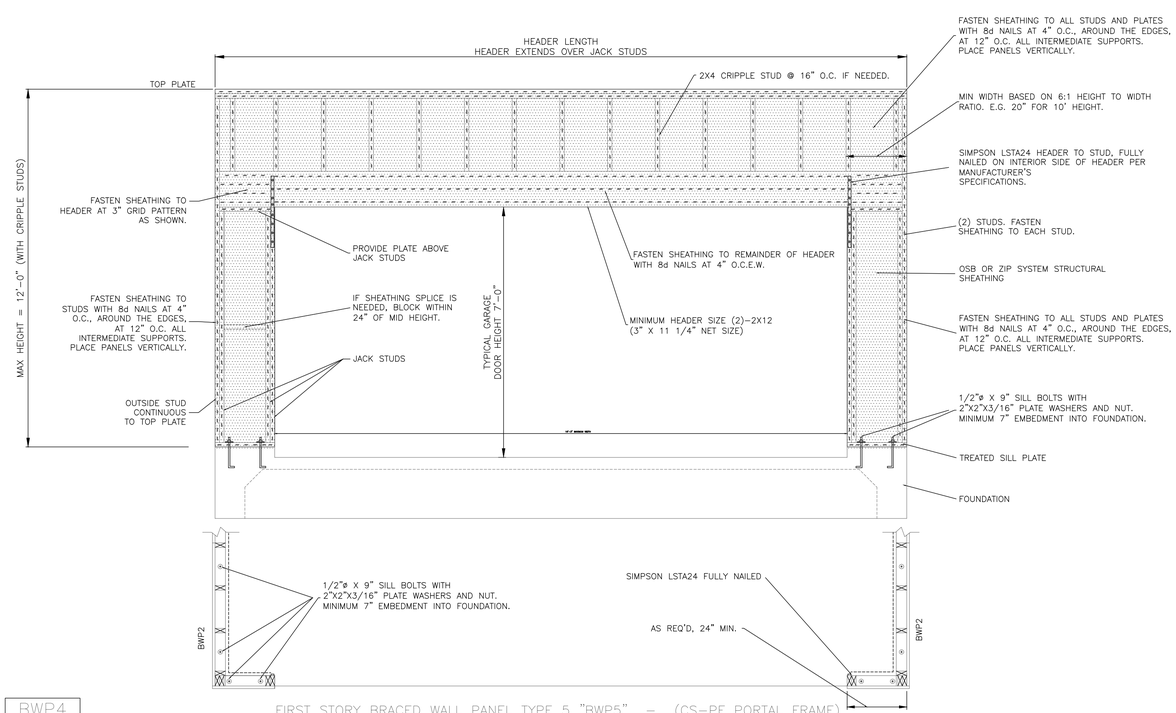
BWP2 / S5.01 — FIRST STORY BRACED WALL PANEL TYPE 2 "BWP2"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



BWP1 / S5.01 — FIRST STORY BRACED WALL PANEL TYPE 1 "BWP1"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



BWP5 / S5.01 — FIRST STORY BRACED WALL PANEL TYPE 4 "BWP4"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)



BWP4 / S5.01 — FIRST STORY BRACED WALL PANEL TYPE 5 "BWP5" – (CS-PF PORTAL FRAME)
RATED RACKING LOAD = 600# FOR 10'-0" PLATE
= 1000# FOR 8'-0" PLATE

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CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

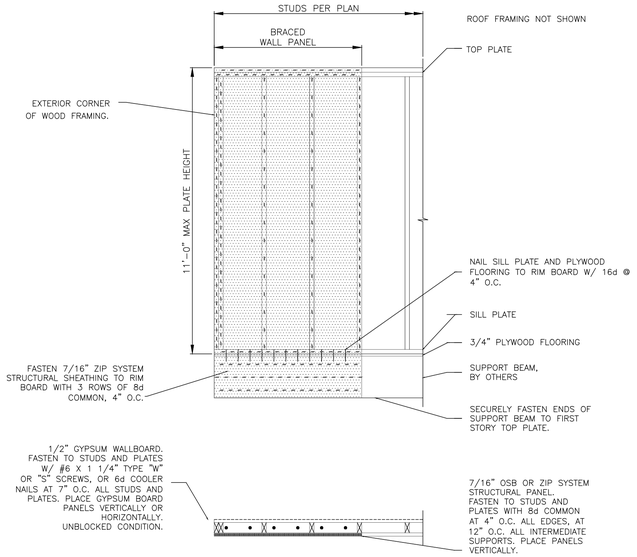
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Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300
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WALL BRACING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

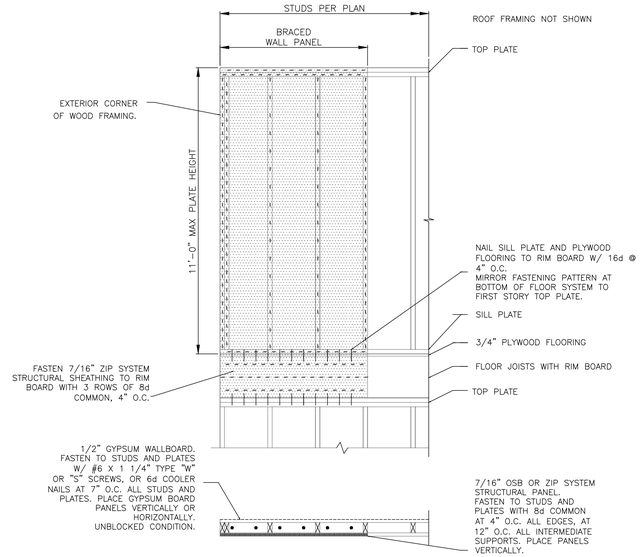
JOB NO. 987.23

A4,A6.S5.01

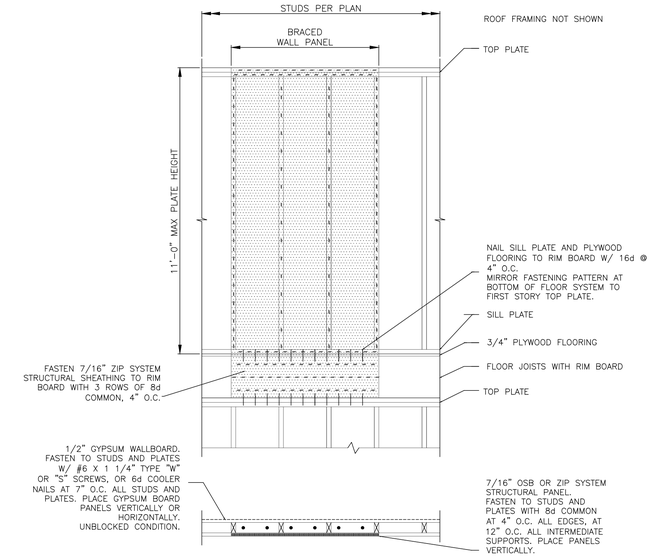




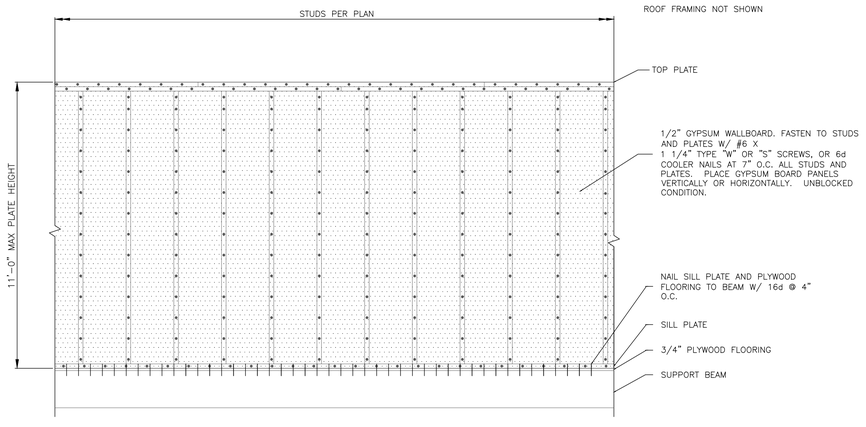
2BWP3 / S5.02 — SECOND STORY BRACED WALL PANEL TYPE 3 "2BWP3"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



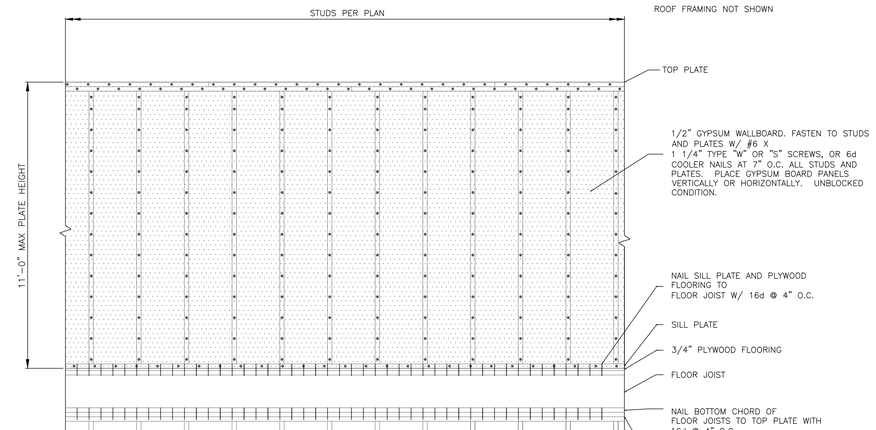
2BWP2 / S5.02 — SECOND STORY BRACED WALL PANEL TYPE 2 "2BWP2"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



2BWP1 / S5.02 — SECOND STORY BRACED WALL PANEL TYPE 1 "2BWP1"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



2BWP5 / S5.02 — SECOND STORY BRACED WALL PANEL TYPE 5 "2BWP5"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)



2BWP4 / S5.02 — SECOND STORY BRACED WALL PANEL TYPE 4 "2BWP4"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)

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SCALE: 1/8" = 1'-0"

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Structural Engineering Consultants
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Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

WALL BRACING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S5.02

STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/S6.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/S6.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS.
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

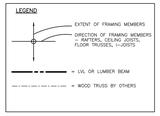
LUMBER DESIGNATION:

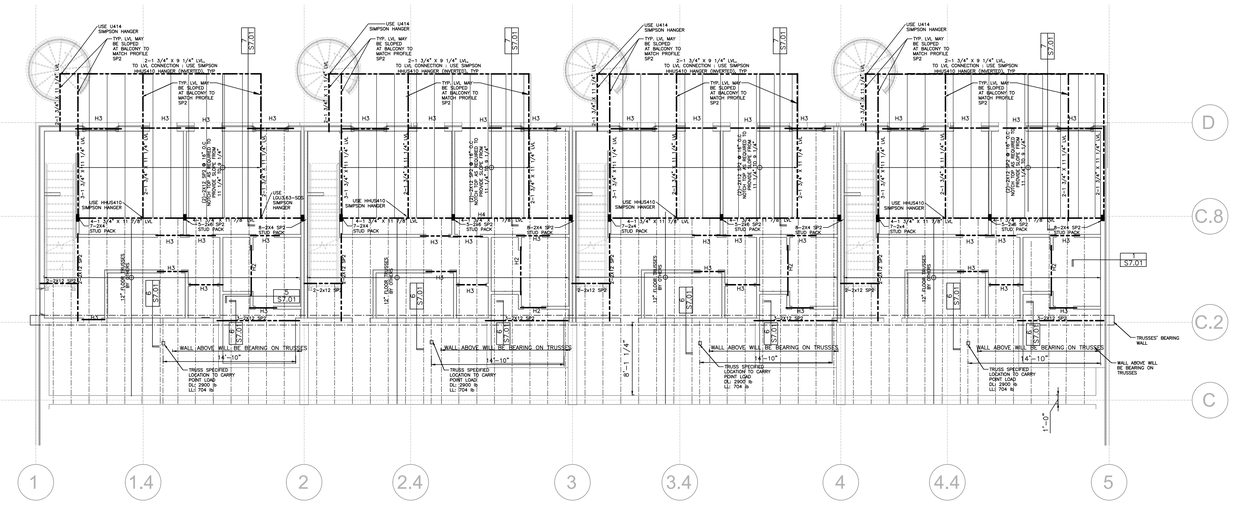
12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADES AS NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E, WITH A BENDING STRENGTH OF 2800 PSI OR GREATER

HEADER SCHEDULE

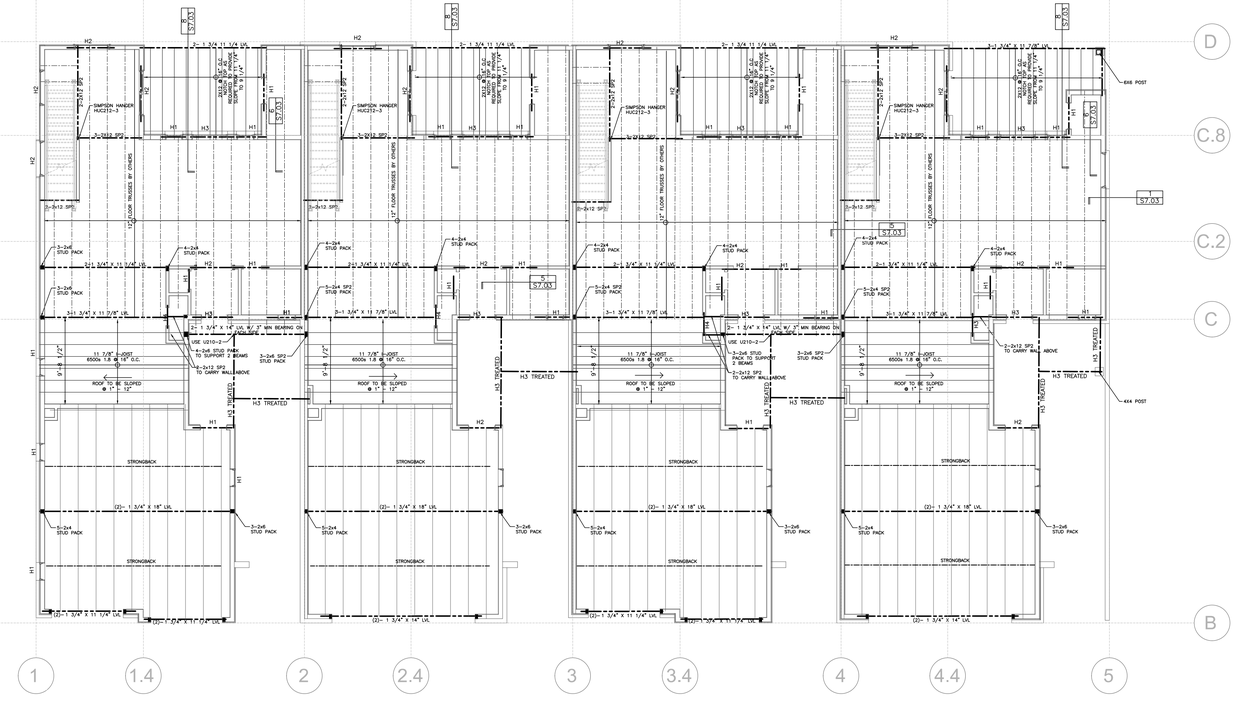
H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12

LEGEND





1 S6.01 BUILDING A4–FIRST STORY CEILING PLAN



2 S6.01 BUILDING A4–GARAGE CEILING PLAN & SECOND STORY CEILING PLAN

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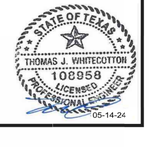
FALKOFSKE ENGINEERING

FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S6.01



FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/S6.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/S6.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS.
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADES #2 NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E WITH A BENDING STRENGTH OF 2800 PSI OR GREATER

LEGEND

EXTENT OF FRAMING MEMBERS

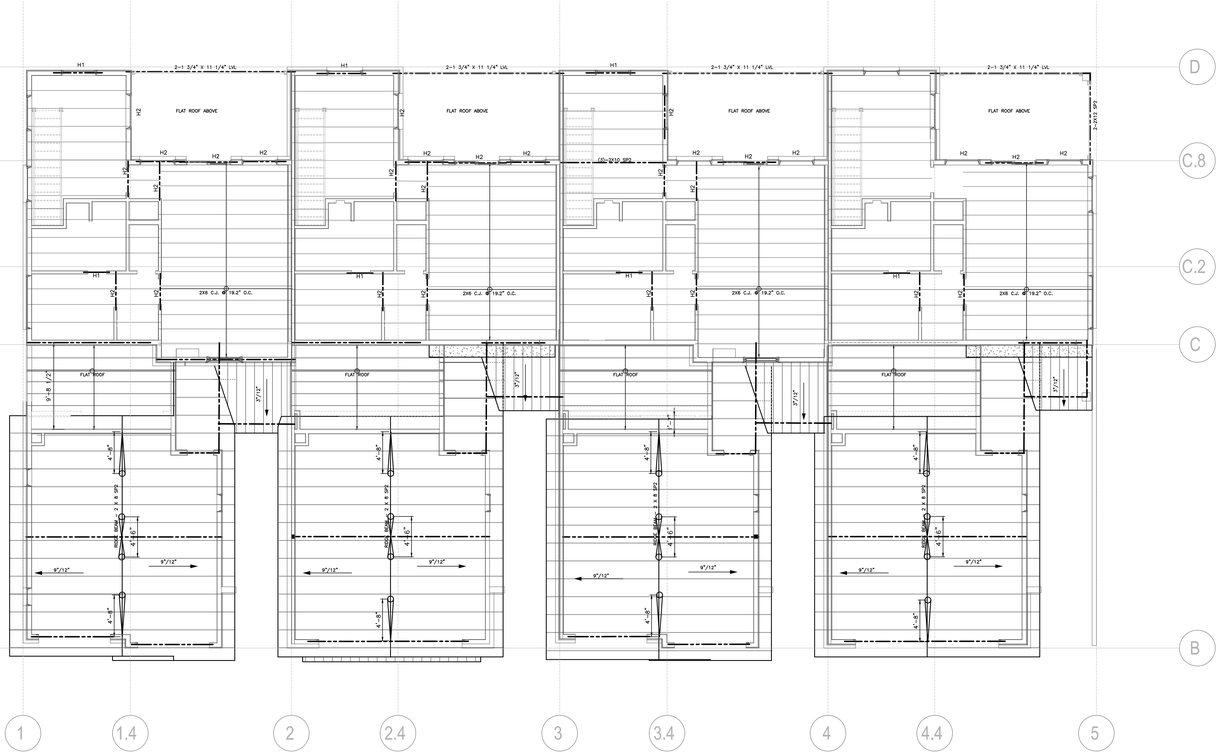
DIRECTION OF FRAMING MEMBERS = RAFTERS, CEILING JOISTS, FLOOR TRUSSES, I-JOISTS

= LVL OR LUMBER BEAM

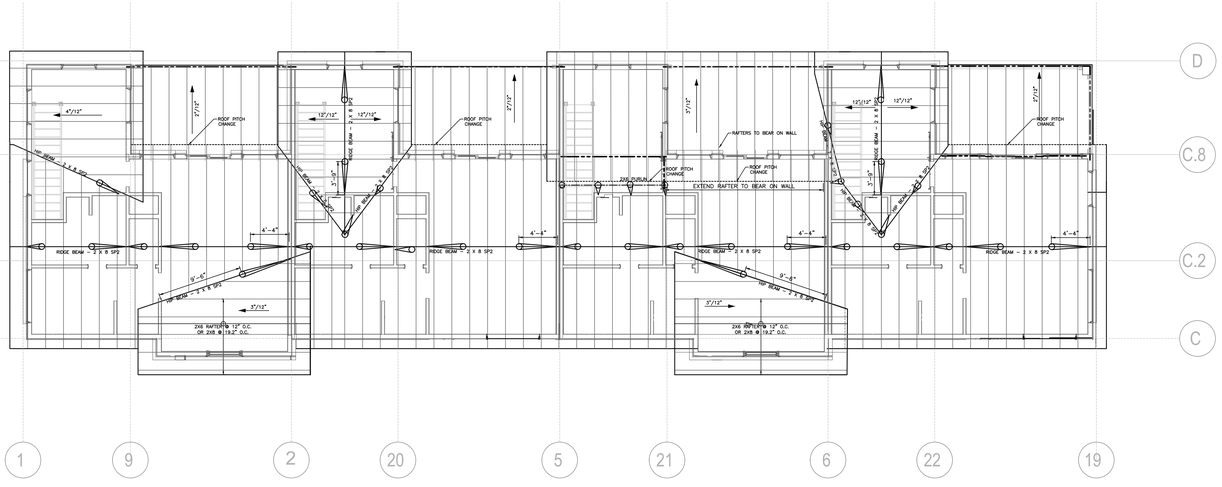
= WOOD TRUSS BY OTHERS

HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12



1 S6.02 BUILDING A4—GARAGE ROOF PLAN & SECOND STORY CEILING PLAN



2 S6.02 BUILDING A4—UPPER ROOF FRAMING PLAN

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S6.02



FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/36.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/36.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS.
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

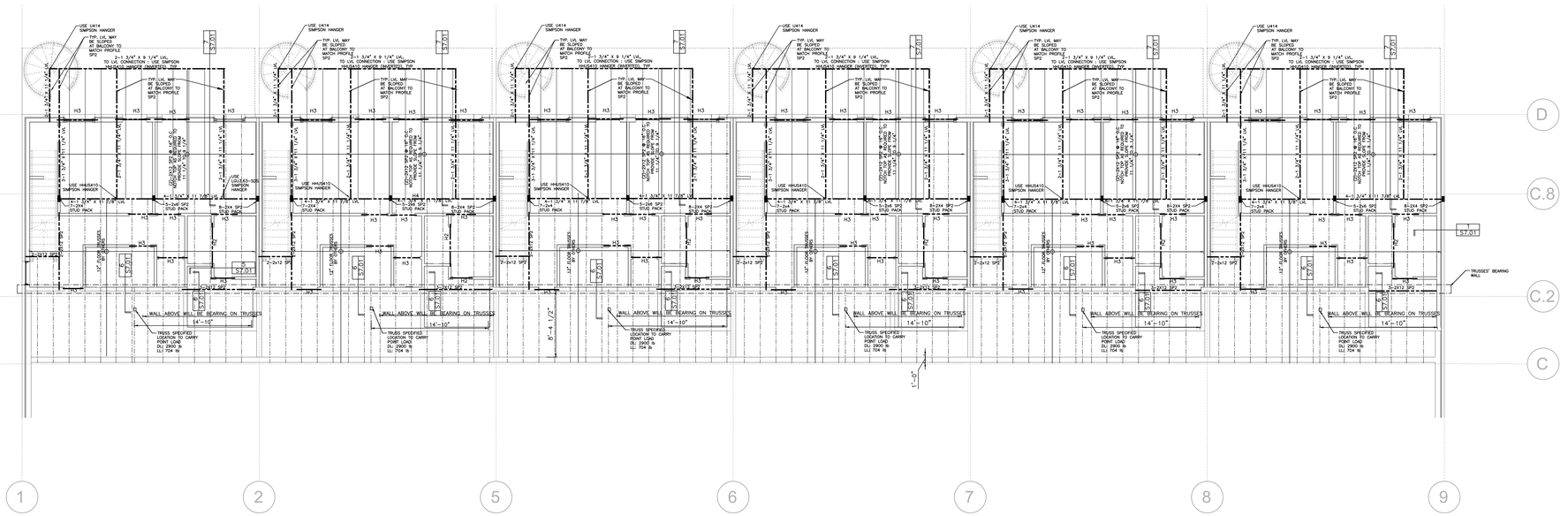
12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADES #2 NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E, WITH A BENDING STRENGTH OF 2850 PSI OR GREATER

LEGEND

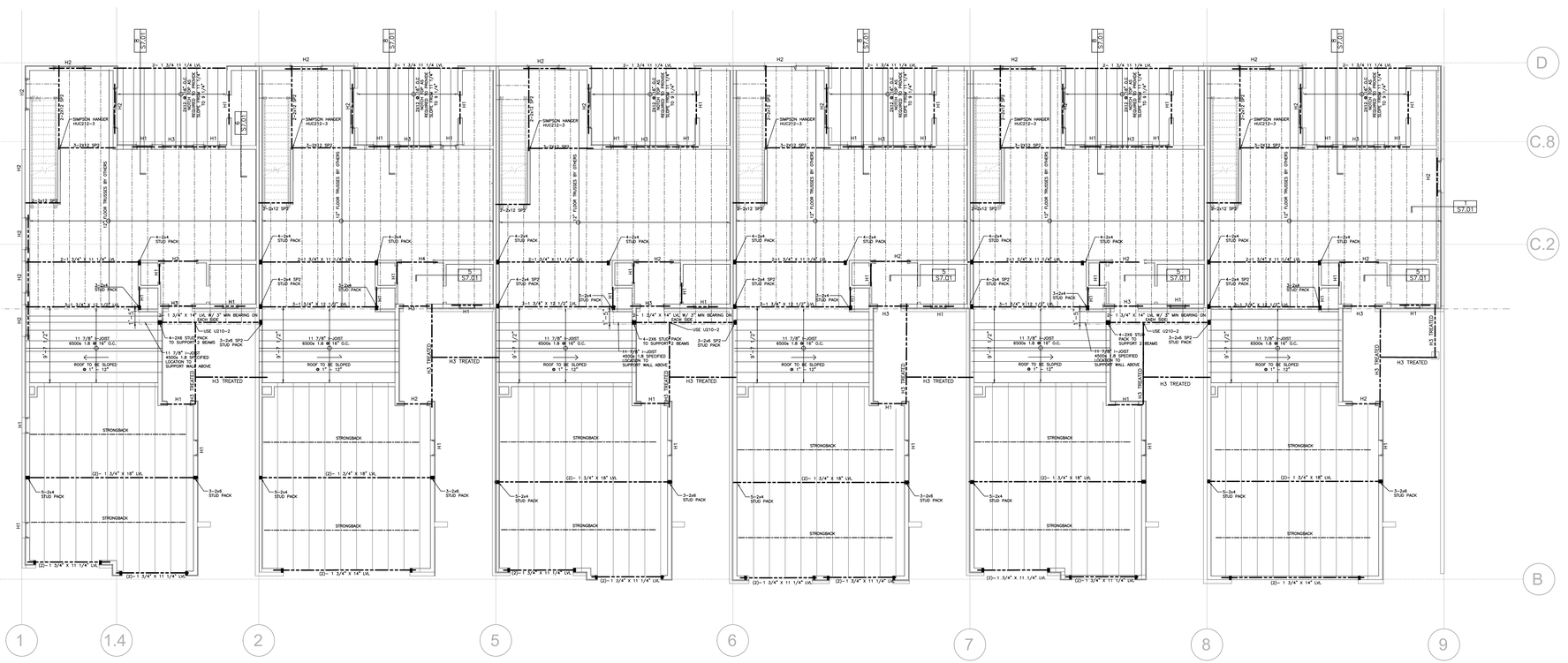
- EXTENT OF FRAMING MEMBERS
- DIRECTION OF FRAMING MEMBERS = RAFTERS, CEILING JOISTS, FLOOR TRUSSES, I-JOISTS
- = LVL OR LUMBER BEAM
- = WOOD TRUSS BY OTHERS

HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12



1 S6.03 BUILDING A6–FIRST STORY CEILING PLAN



2 S6.03 BUILDING A6 –GARAGE CEILING PLAN & SECOND STORY CEILING PLAN

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CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S6.03



FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/56.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/56.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS.
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADES #2 NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED P.S.L. WITH A BENDING STRENGTH OF 2850 PSI OR GREATER

LEGEND

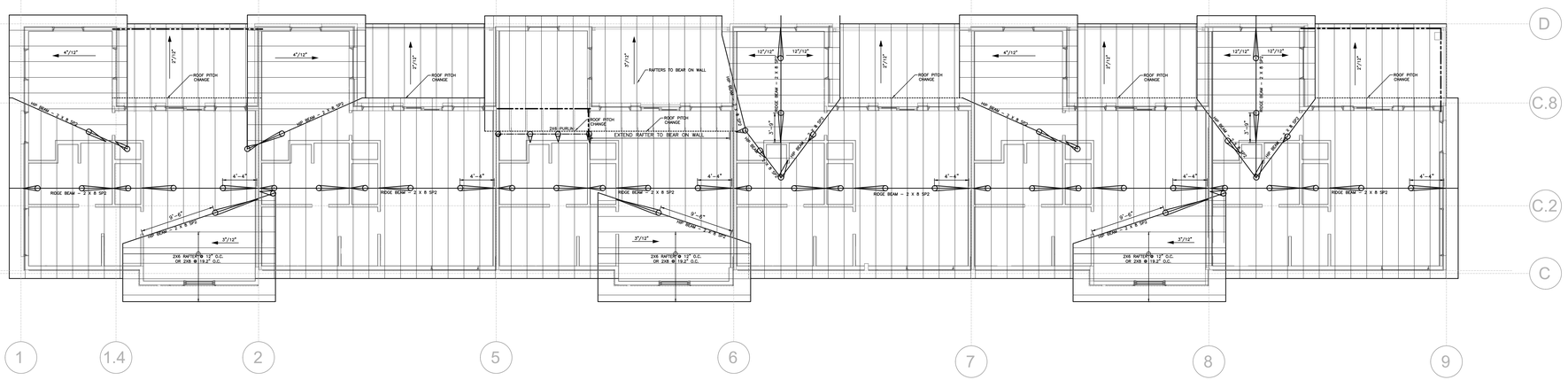
- EXTENT OF FRAMING MEMBERS
- DIRECTION OF FRAMING MEMBERS = RAFTERS, CEILING JOISTS, FLOOR TRUSSES, I-JOISTS
- = LVL OR LUMBER BEAM
- = WOOD TRUSS BY OTHERS

HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12



1 S6.04 BUILDING A6–GARAGE ROOF PLAN & SECOND STORY CEILING PLAN



2 S6.04 BUILDING A6–UPPER ROOF FRAMING PLAN

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DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

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Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

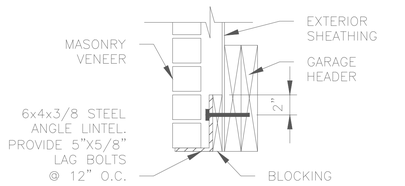
FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

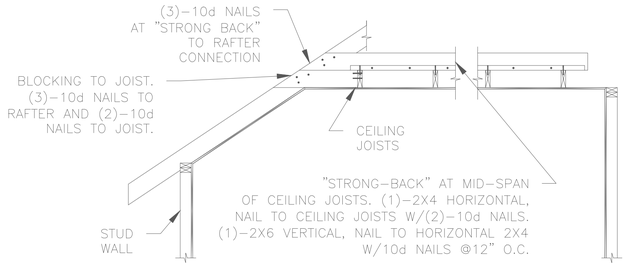
JOB NO. 987.23

A4,A6.S6.04

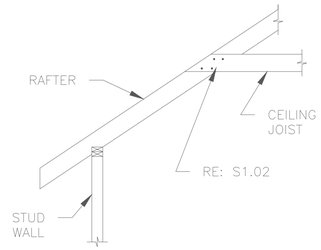
STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24



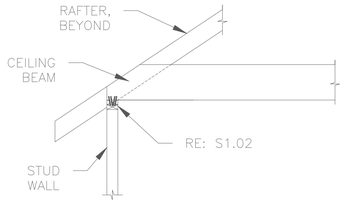
5 S6.05 STEEL ANGLE LINTEL TO GARAGE HEADER



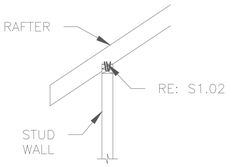
4 S6.05 "STRONG–BACK" AT SLOPED CEILING DETAIL



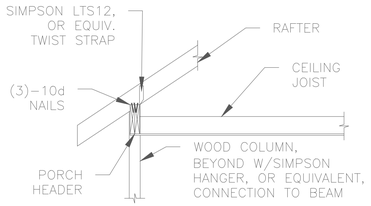
3 S6.05 SLOPED CEILING JOISTS PARALLEL TO RAFTERS



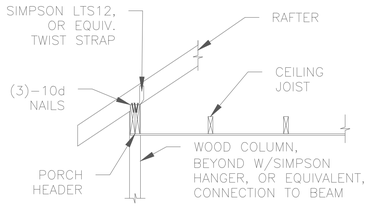
2 S6.05 CEILING BEAM TO TOP PLATE



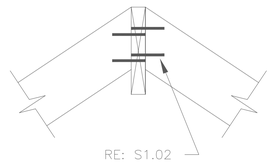
1 S6.05 RAFTER TO TOP PLATE



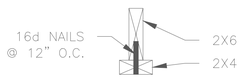
11 S6.05 RAFTER TO CEILING BEAM CEILING JOIST PERPENDICULAR



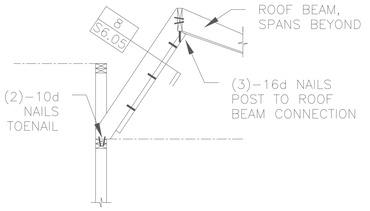
10 S6.05 RAFTER TO PORCH HEADER CEILING JOIST PARALLEL



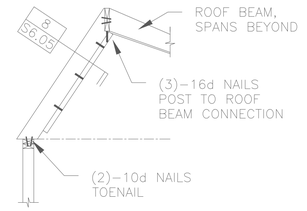
9 S6.05 RAFTER TO ROOF BEAM



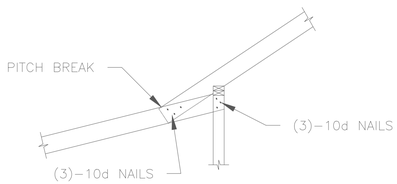
8 S6.05 TEE POST, CROSS SECTION



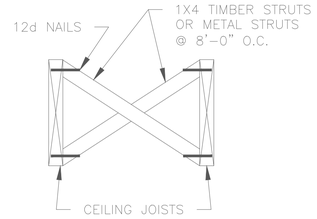
7 S6.05 POST TO ROOF BEAM CONNECTION AT SPLIT PLATE HEIGHTS



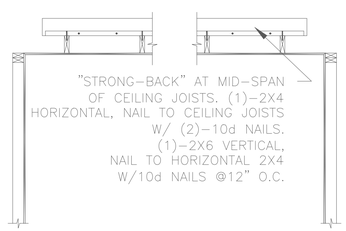
6 S6.05 POST TO ROOF BEAM CONNECTION



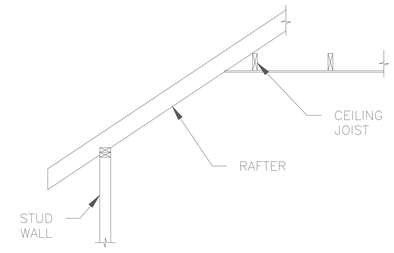
16 S6.05 PITCH BREAK DETAIL



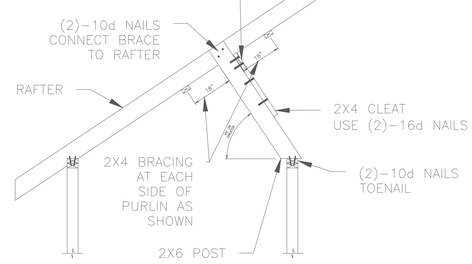
15 S6.05 CROSS–BRACING DETAIL



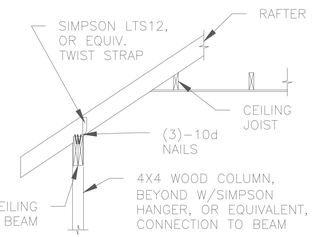
14 S6.05 "STRONG–BACK" DETAIL



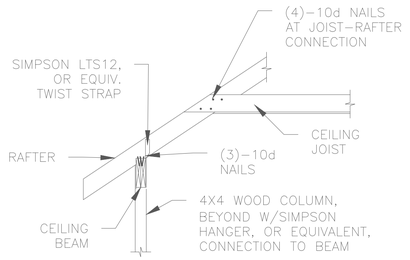
13 S6.05 SLOPED CEILING JOISTS PERPENDICULAR TO RAFTERS



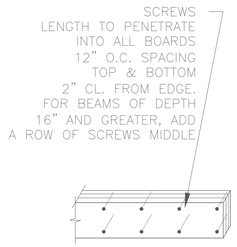
12 S6.05 PURLIN BRACE/SUPPORT



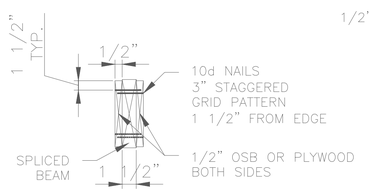
21 S6.05 SLOPED CEILING RAFTER TO PORCH HEADER CEILING JOIST PERPENDICULAR



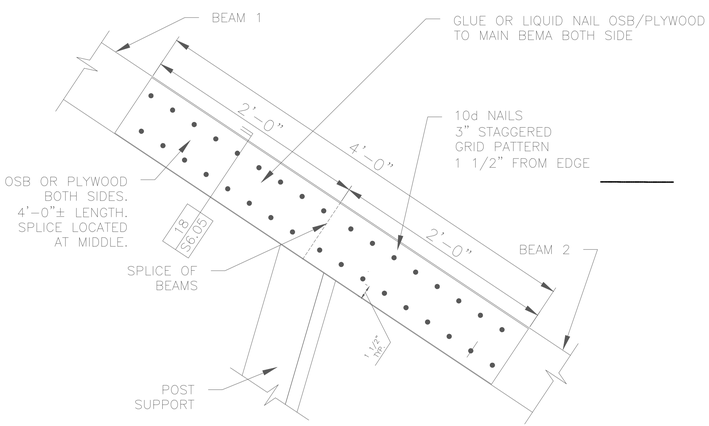
20 S6.05 SLOPED CEILING RAFTER TO PORCH HEADER CEILING JOIST PARALLEL



19 S6.05 MULTIPLE BEAMS FASTENED TOGETHER



18 S6.05 ROOF BEAM SPLICE CROSS SECTION



17 S6.05 ROOF BEAM SPLICE DETAIL

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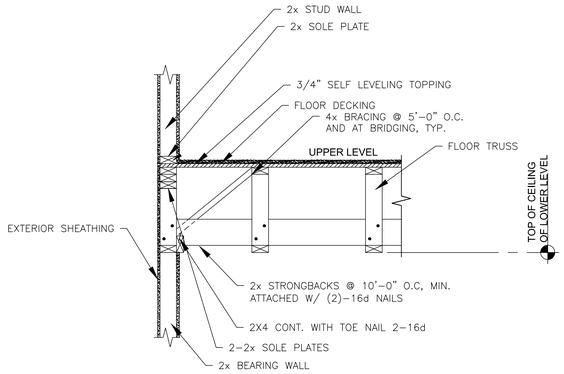
FALKOFSKE ENGINEERING

FRAMING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

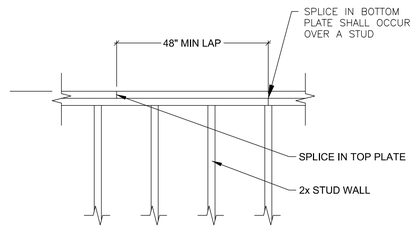
A4,A6.S6.05



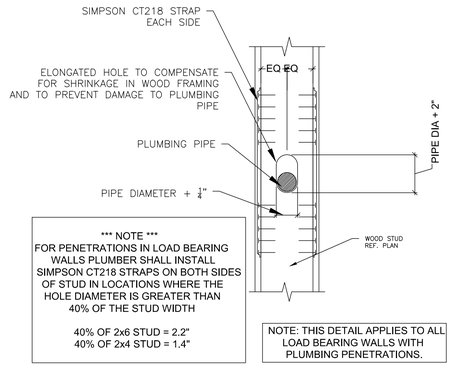


1 S7.01 NON-LOAD BEARING WALL EXTERIOR

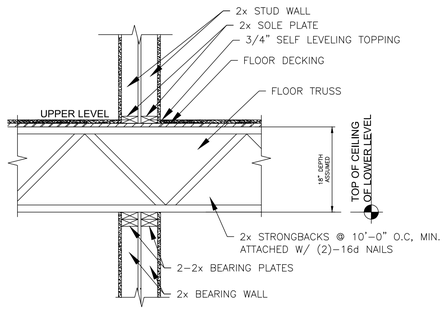
NOTE:
MINIMUM LAP SHALL BE 24"
FOR PLATES LOCATED IN
NON-LOAD BEARING WALLS.



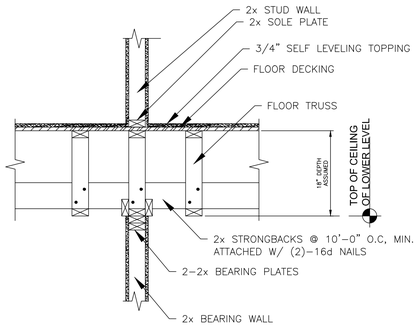
2 S7.01 TOP PLATE SPLICE DETAIL



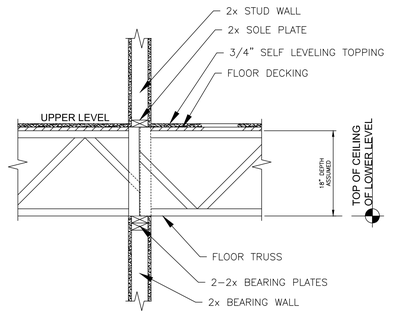
3 S7.01 PLUMBING AT LOAD BEARING WALL



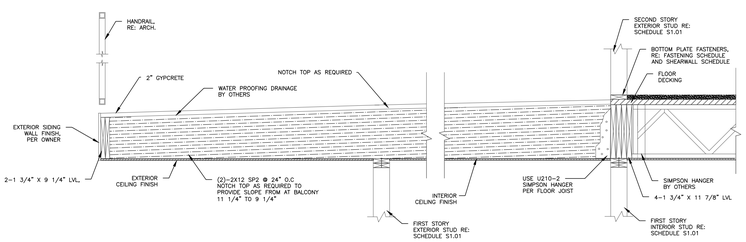
4 S7.01 DOUBLE LOAD BEARING WALL PARALLEL TO TRUSSES INTERIOR



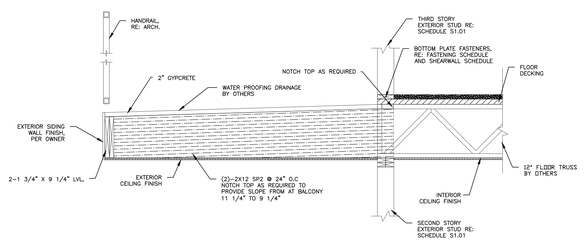
5 S7.01 LOAD BEARING WALL PARALLEL TO TRUSSES INTERIOR



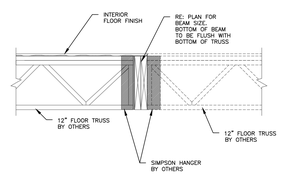
6 S7.01 LOAD BEARING WALL INTERIOR



7 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL



8 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL



9 S7.01 FLUSH BEAM DETAIL

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CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

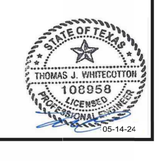
Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FOUNDATION DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A4 AND A6
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S7.01



MARINA VILLAGE

BLDG. A4

ROCKWALL, TEXAS

SHEET INDEX - BLDG A4	
SHEET #	SHEET NAME
A4.000	COVER SHEET / INDEX
A4.100	LEVEL 0 - OVERALL FLOOR PLAN
A4.101	LEVEL 1 - OVERALL FLOOR PLAN
A4.102	LEVEL 2 - OVERALL FLOOR PLAN
A4.150	ROOF PLAN - A4
A4.300	EXTERIOR ELEVATIONS
A4.350	PERSPECTIVES CLUSTER
A4.351	ROOM / DOOR / WINDOW SCHEDULES

NOTE:
1. REF. MASTER SHEET LIST FOR SHEETS THAT REFER TO ALL BUILDING TYPES & STRUCTURAL MECHANICAL AND ELECTRICAL SHEETS
2. REF. CIVIL ENGINEERING (SEPERATE SET)

7/29/2024 6:36:48 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

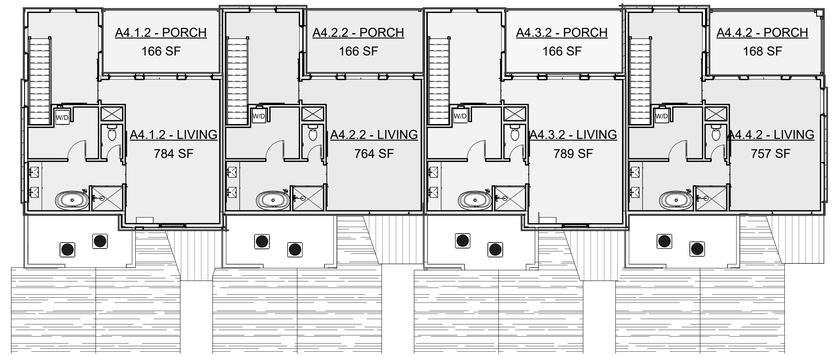
COVER SHEET / INDEX

Scale:

A4.000

Building Area Legend

- A4.1.2 - LIVING
- A4.1.2 - PORCH
- A4.2.2 - LIVING
- A4.2.2 - PORCH
- A4.3.2 - LIVING
- A4.3.2 - PORCH
- A4.4.2 - LIVING
- A4.4.2 - PORCH

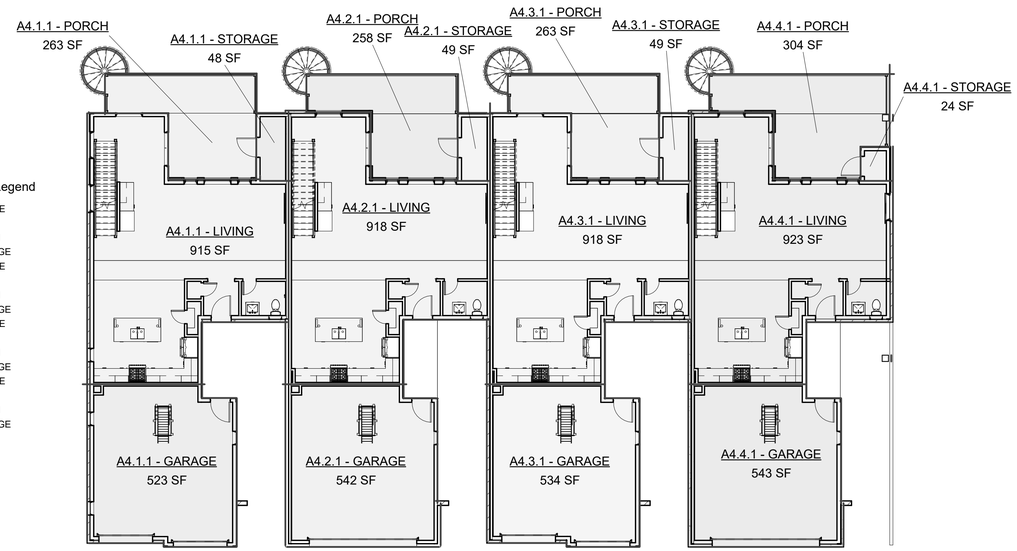


3 LEVEL 2 - UPPER - ENLARGED

3/32" = 1'-0"

Building Area Legend

- A4.1.1 - GARAGE
- A4.1.1 - LIVING
- A4.1.1 - PORCH
- A4.1.1 - STORAGE
- A4.2.1 - GARAGE
- A4.2.1 - LIVING
- A4.2.1 - PORCH
- A4.2.1 - STORAGE
- A4.3.1 - GARAGE
- A4.3.1 - LIVING
- A4.3.1 - PORCH
- A4.3.1 - STORAGE
- A4.4.1 - GARAGE
- A4.4.1 - LIVING
- A4.4.1 - PORCH
- A4.4.1 - STORAGE

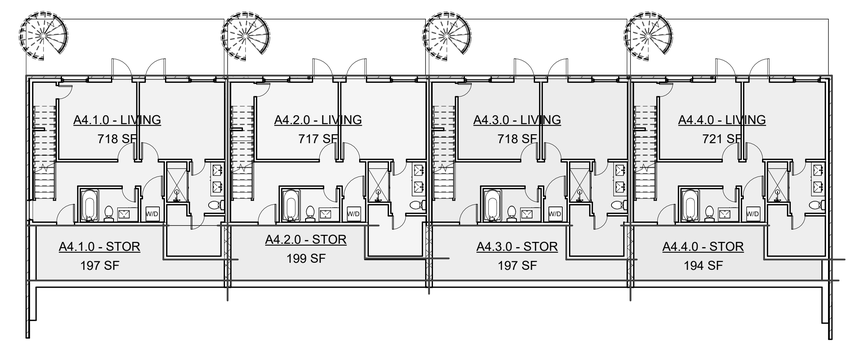


2 LEVEL 1 - ENTRY / GARAGE - ENLARGED

3/32" = 1'-0"

Building Area Legend

- A4.1.0 - LIVING
- A4.1.0 - STOR
- A4.2.0 - LIVING
- A4.2.0 - STOR
- A4.3.0 - LIVING
- A4.3.0 - STOR
- A4.4.0 - LIVING
- A4.4.0 - STOR



1 LEVEL 0 - LOWER LVL - ENLARGED

3/32" = 1'-0"

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
1	LEVEL 1 - ENTRY	915 SF
1	LEVEL 2 - LIVING	784 SF
		2417 SF
2		
2	LEVEL 0 - LOWER LVL - ENLARGED	717 SF
2	LEVEL 1 - ENTRY	918 SF
2	LEVEL 2 - LIVING	764 SF
		2399 SF
3		
3	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
3	LEVEL 1 - ENTRY	918 SF
3	LEVEL 2 - LIVING	789 SF
		2426 SF
4		
4	LEVEL 0 - LOWER LVL - ENLARGED	721 SF
4	LEVEL 1 - ENTRY	923 SF
4	LEVEL 2 - LIVING	757 SF
		2401 SF
TOTAL UNIT GSF		9644 SF

AREA SCHEDULE - AREA UNDER ROOF		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL - ENLARGED	916 SF
1	LEVEL 1 - ENTRY	1750 SF
1	LEVEL 2 - LIVING	949 SF
		3615 SF
2		
2	LEVEL 0 - LOWER LVL - ENLARGED	916 SF
2	LEVEL 1 - ENTRY	1767 SF
2	LEVEL 2 - LIVING	930 SF
		3612 SF
3		
3	LEVEL 0 - LOWER LVL - ENLARGED	916 SF
3	LEVEL 1 - ENTRY	1764 SF
3	LEVEL 2 - LIVING	955 SF
		3635 SF
4		
4	LEVEL 0 - LOWER LVL - ENLARGED	916 SF
4	LEVEL 1 - ENTRY	1795 SF
4	LEVEL 2 - LIVING	925 SF
		3636 SF
TOTAL UNIT GSF		14498 SF

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (AREA DESCRIPTION; BUILDING; UNIT; LEVEL)	
ROOM TAGS	WINDOW TAG
1.000 (UNIT; LEVEL; ROOM NUMBER)	

7/29/2024 6:36:53 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019

Date 7/23/2024

AREA BY BUILDING TYPE

Scale: 3/32" = 1'-0"

A4.002

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
1	LEVEL 1 - ENTRY	915 SF
1	LEVEL 2 - LIVING	784 SF
		2417 SF
2		
2	LEVEL 0 - LOWER LVL - ENLARGED	717 SF
2	LEVEL 1 - ENTRY	918 SF
2	LEVEL 2 - LIVING	764 SF
		2399 SF
3		
3	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
3	LEVEL 1 - ENTRY	918 SF
3	LEVEL 2 - LIVING	789 SF
		2426 SF
4		
4	LEVEL 0 - LOWER LVL - ENLARGED	721 SF
4	LEVEL 1 - ENTRY	923 SF
4	LEVEL 2 - LIVING	757 SF
		2401 SF
TOTAL UNIT GSF		9644 SF

FIRE WALLS

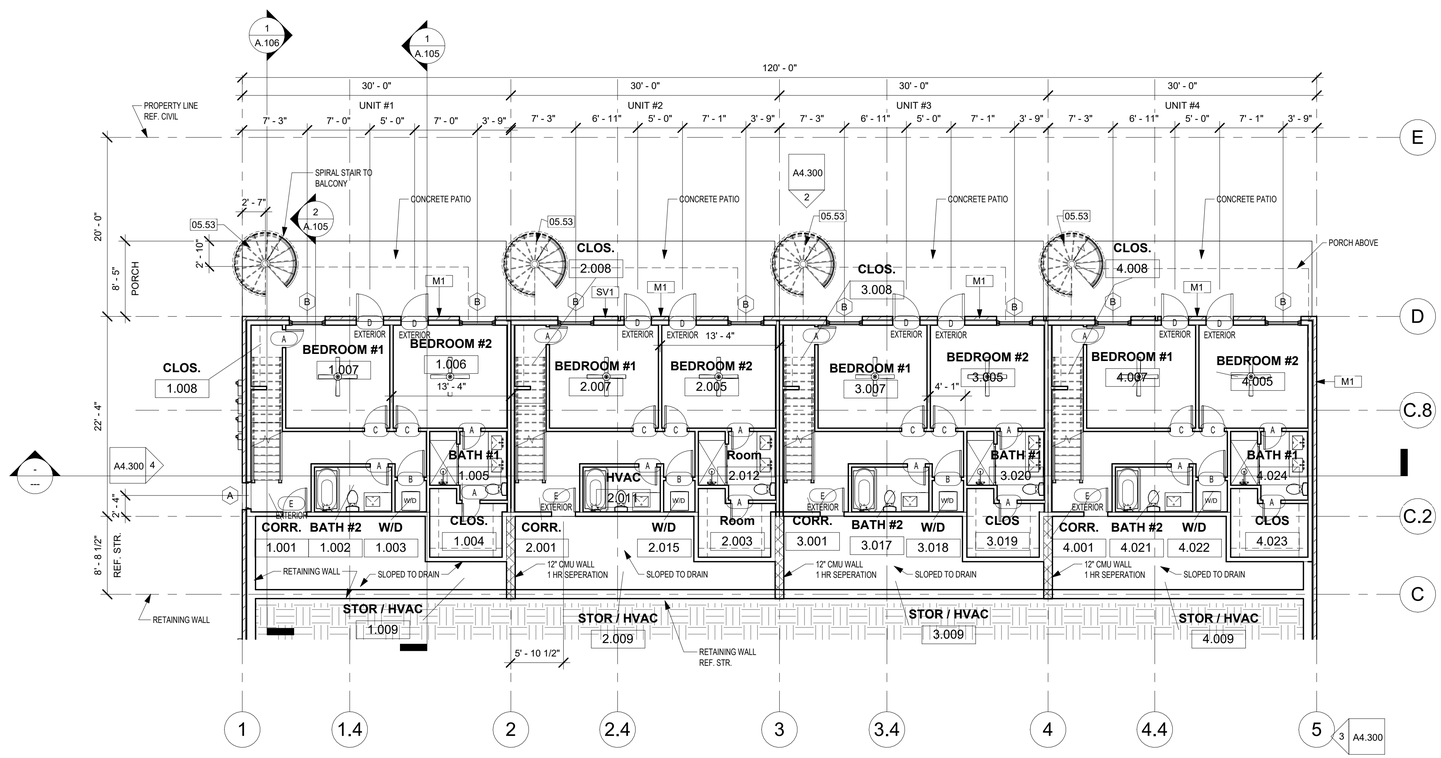
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL.
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS WALL TYPE (W1)

KEYNOTE LEGEND	
Key Value	Keynote Text
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

1. REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS
2. CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.
3. ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.
4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING
6. COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
7. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
8. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS
9. PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL

NOTES



1 LEVEL 0 - LOWER LVL

1/8" = 1'-0"

NOTE:
REFERENCE "PLAN TYPE A" SHEETS

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (BUILDING / UNIT / LEVEL / AREA DESCRIPTION)	
ROOM TAGS (1.000 — UNIT / LEVEL / ROOM NUMBER)	WINDOW TAG

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

LEVEL 0 - OVERALL FLOOR PLAN

Scale: As indicated

A4.100

7/29/2024 8:36:57 AM

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
07.32	CEDAR COLUMN - REF. STRUCTURAL
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

NOTES

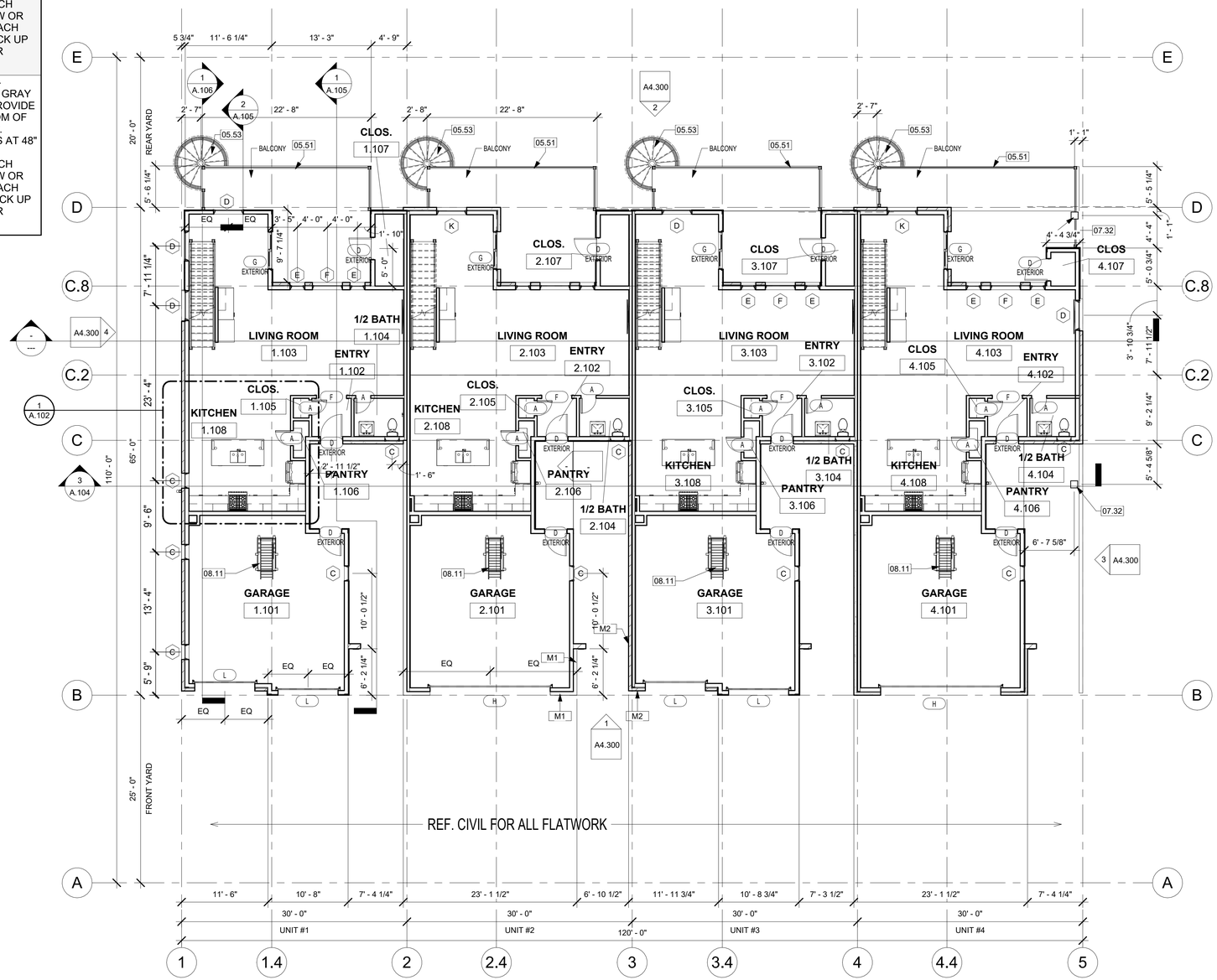
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2. CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.
3. ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.
4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING
6. COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
7. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
8. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS
9. PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL

FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY. FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
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  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS WALL TYPE (W1)

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (AREA DESCRIPTION; BUILDING; UNIT; LEVEL)	
ROOM TAGS	WINDOW TAG
1.000 (UNIT; LEVEL; ROOM NUMBER)	



1 LEVEL 1 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NOTE:
REFERENCE "PLAN TYPE A" SHEETS

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
1	LEVEL 1 - ENTRY	915 SF
1	LEVEL 2 - LIVING	784 SF
		2417 SF
2		
2	LEVEL 0 - LOWER LVL - ENLARGED	717 SF
2	LEVEL 1 - ENTRY	918 SF
2	LEVEL 2 - LIVING	764 SF
		2399 SF
3		
3	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
3	LEVEL 1 - ENTRY	918 SF
3	LEVEL 2 - LIVING	789 SF
		2426 SF
4		
4	LEVEL 0 - LOWER LVL - ENLARGED	721 SF
4	LEVEL 1 - ENTRY	923 SF
4	LEVEL 2 - LIVING	757 SF
		2401 SF
TOTAL UNIT GSF		9644 SF

7/29/2024 6:37:00 AM

CRADDOCK ARCHITECTURE

PHILLIP RAY CRADDOCK JR 19207 REGISTERED ARCHITECT STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024
Scale: As indicated

LEVEL 1 - OVERALL FLOOR PLAN

A4.101

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS

NOTES

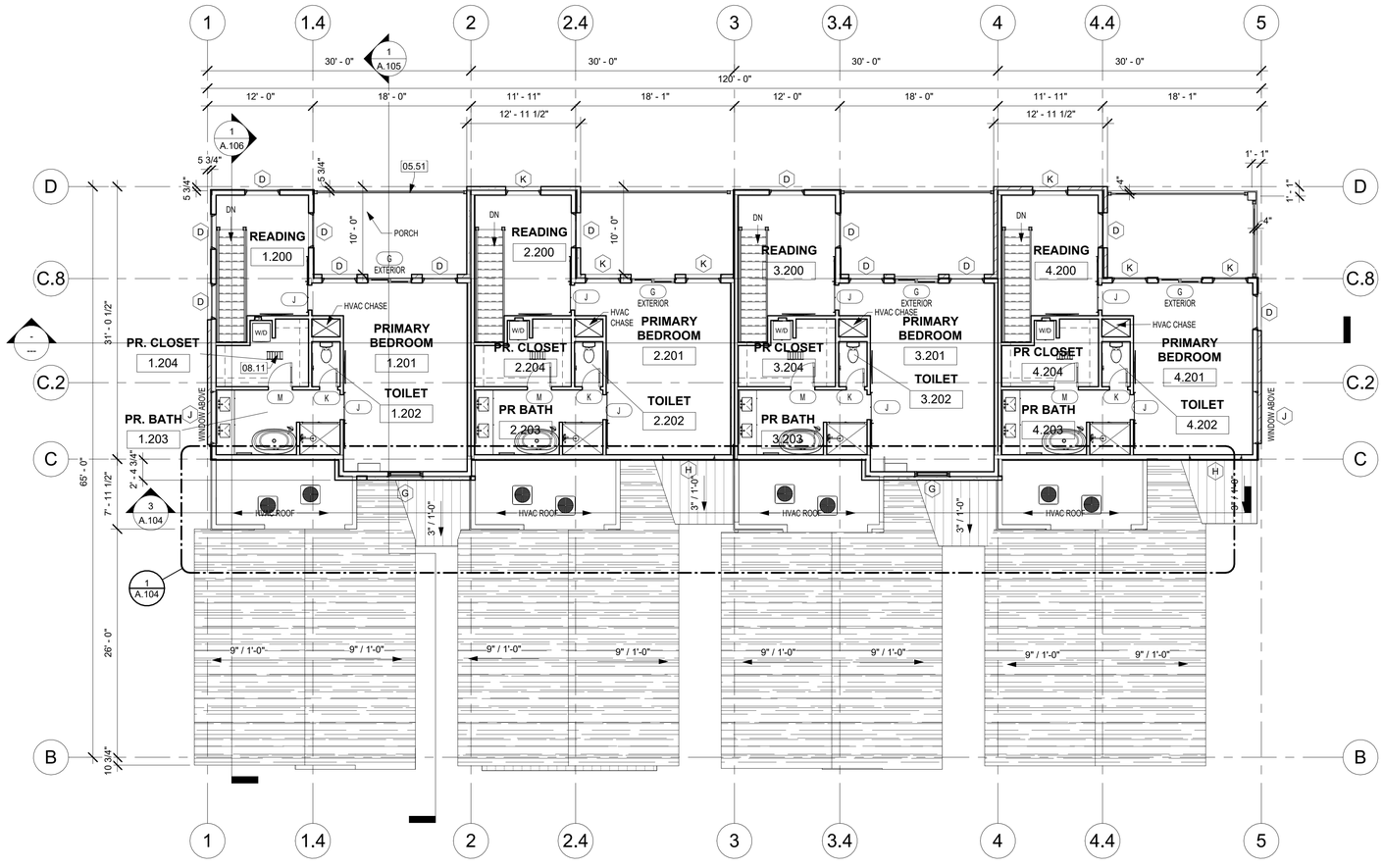
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2. CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.
3. ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.
4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING
6. COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
7. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
8. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS
9. PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL

FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS WALL TYPE (W1)

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (BUILDING, UNIT, LEVEL, AREA DESCRIPTION)	
ROOM TAGS	WINDOW TAG
1.000 (UNIT, LEVEL, ROOM NUMBER)	



1 LEVEL 2 - OVERALL FLOOR PLAN

1/8" = 1'-0"

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
1	LEVEL 1 - ENTRY	915 SF
1	LEVEL 2 - LIVING	784 SF
		2417 SF
2		
2	LEVEL 0 - LOWER LVL - ENLARGED	717 SF
2	LEVEL 1 - ENTRY	918 SF
2	LEVEL 2 - LIVING	764 SF
		2399 SF
3		
3	LEVEL 0 - LOWER LVL - ENLARGED	718 SF
3	LEVEL 1 - ENTRY	918 SF
3	LEVEL 2 - LIVING	789 SF
		2426 SF
4		
4	LEVEL 0 - LOWER LVL - ENLARGED	721 SF
4	LEVEL 1 - ENTRY	923 SF
4	LEVEL 2 - LIVING	757 SF
		2401 SF
TOTAL UNIT GSF		9644 SF

7/29/2024 6:37:03 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

7.25.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

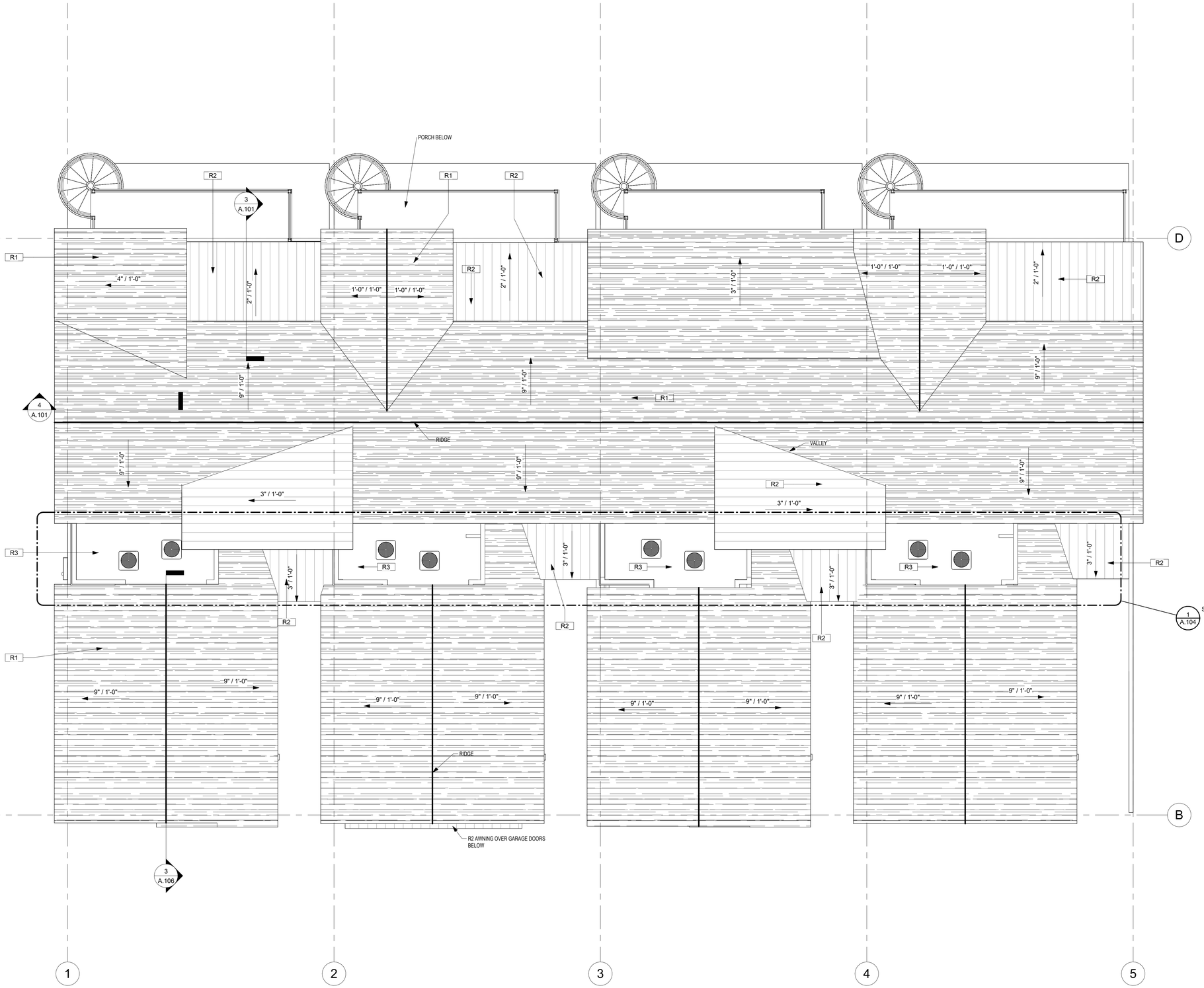
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

LEVEL 2 - OVERALL FLOOR PLAN

Scale: As indicated

A4.102



NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS
3. REF. SHEET A.104 FOR SIMILAR ENLARGED ROOF PLAN AND INFORMATION FOR HVAC RECESS ROOF AREA, PROVIDE SCUPPER AND DOWNSPOUT

KEYNOTE LEGEND	
Key Value	Keynote Text
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
R3	TPO ROOFING AT ALL LOW SLOPE ROOF SURFACES - (REF. SHEET A.104 FOR RECESSED HVAC AREA ON BLDG TYPE "A") - PROVIDE OVERLAP OVER ADJACENT WALL / PARAPET TO ENSURE PROPER WEATHER PROTECTION. CARLISLE SYNTEC SYSTEMS - SURE-WELD FULLY ADHEARED - REF. SHEET G.009

1 ROOF PLAN

3/16" = 1'-0"

7/29/2024 6:37:08 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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MARINA VILLAGE BLDG. A

REVISION

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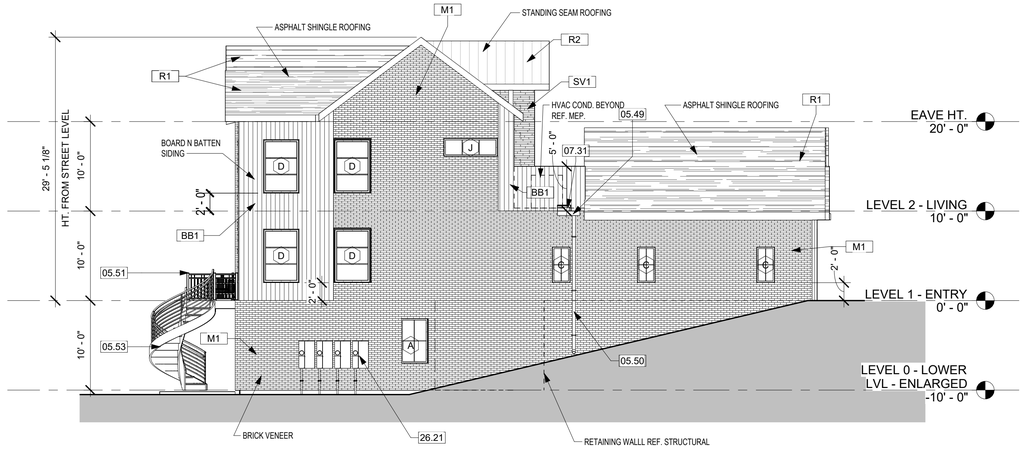
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

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Date 7/23/2024

ROOF PLAN - A4

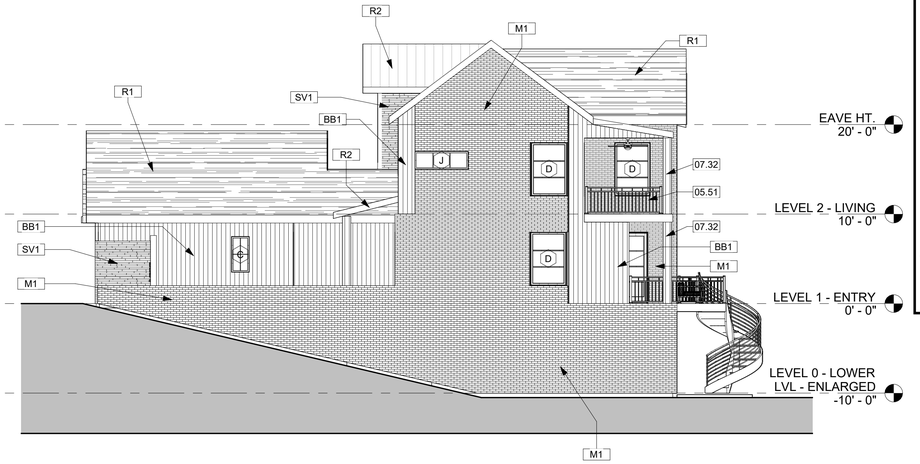
Scale: 3/16" = 1'-0"

A4.150



4 LEFT SIDE ELEVATION

1/8" = 1'-0"



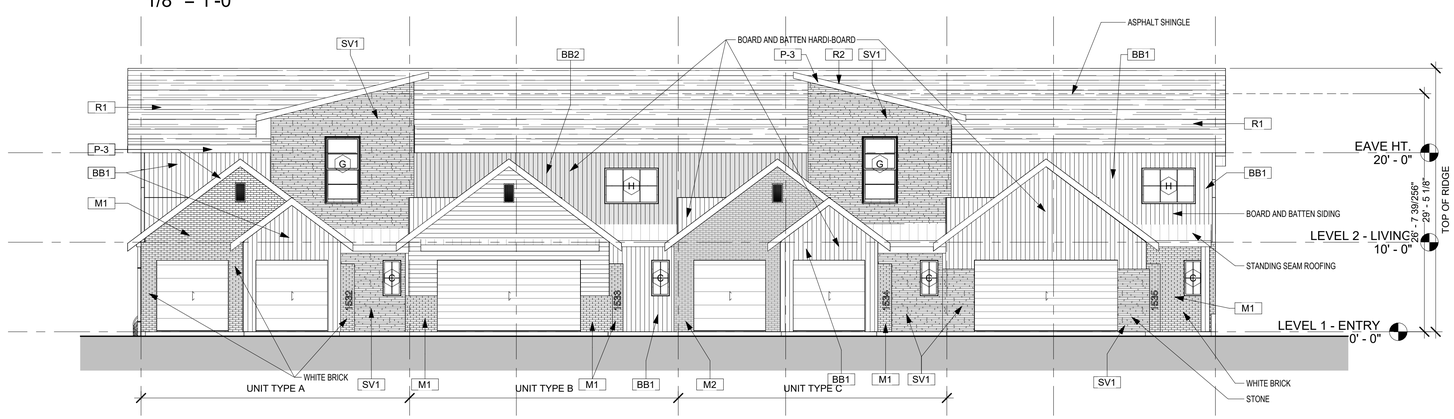
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
05.49	5" SQUARE GUTTER - TYPICAL
05.50	4" SQUARE DOWNSPOUTS - INTO UNDERGROUND DRAINAGE SYSTEM - COORDINATE WITH CIVIL
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
07.31	PARAPET SCUPPER - 6" TALL X 18" WIDE MIN., ENSURE ADEQUATE DRAINAGE FROM ALL RECESSED ROOF HVAC AREAS
07.32	CEDAR COLUMN - REF. STRUCTURAL
26.21	ELECTRICAL EQUIPMENT - REF. MEP DRAWINGS FOR ALL LOCATIONS, EQUIPMENT AND FOLLOW ALL AHJ CODES FOR CLEARANCES AND MOUNTING HEIGHTS
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
BB2	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR LT. GRAY (SW 3024 RIVER BIRCH) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
P-3	PAINT SW6258 TRICORN BLACK
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

2 LAKE VIEW SIDE (BACK)

1/8" = 1'-0"



ELEVATION CLUSTER A4

1 GARAGE ENTRY SIDE (FRONT)

1/8" = 1'-0"

NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS
3. PROVIDE ATTIC VENT WHERE SHOWN ON ELEVATIONS,
4. ENSURE BEDROOM EGRESS WINDOWS MEET AHJ. CODES.

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT STATE OF TEXAS PHILLIP RAY CRADDOCK JR. 19207

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

A4.300

7/29/2024 6:37:35 AM















7/29/2024 6:37:37 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
19207
STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE BLDG. A

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

PERSPECTIVES CLUSTER

Scale:

A4.350

ROOM FINISH SCHEDULE - BLDG A4

ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
1.001	CORR.							
1.002	BATH #2							
1.003	W/D							
1.004	CLOS.							
1.005	BATH #1							
1.006	BEDROOM #2							
1.007	BEDROOM #1							
1.008	CLOS.							
1.009	STOR / HVAC							
1.101	GARAGE							
1.102	ENTRY							
1.103	LIVING ROOM							
1.104	1/2 BATH							
1.105	CLOS.							
1.106	PANTRY							
1.107	CLOS.							
1.108	KITCHEN							
1.200	READING							
1.201	PRIMARY BEDROOM							
1.202	TOILET							
1.203	PR. BATH							
1.204	PR. CLOSET							
2.001	CORR.							
2.003	Room							
2.005	BEDROOM #2							
2.007	BEDROOM #1							
2.008	CLOS.							
2.009	STOR / HVAC							
2.011	HVAC							
2.012	Room							
2.015	W/D							
2.101	GARAGE							
2.102	ENTRY							
2.103	LIVING ROOM							
2.104	1/2 BATH							
2.105	CLOS.							
2.106	PANTRY							
2.107	CLOS.							
2.108	KITCHEN							
2.200	READING							
2.201	PRIMARY BEDROOM							
2.202	TOILET							
2.203	PR BATH							
2.204	PR. CLOSET							
3.001	CORR.							
3.005	BEDROOM #2							
3.007	BEDROOM #1							
3.008	CLOS.							
3.009	STOR / HVAC							
3.017	BATH #2							
3.018	W/D							
3.019	CLOS							
3.020	BATH #1							
3.101	GARAGE							
3.102	ENTRY							
3.103	LIVING ROOM							
3.104	1/2 BATH							
3.105	CLOS.							
3.106	PANTRY							
3.107	CLOS							
3.108	KITCHEN							
3.200	READING							
3.201	PRIMARY BEDROOM							
3.202	TOILET							
3.203	PR BATH							
3.204	PR CLOSET							
4.001	CORR.							
4.005	BEDROOM #2							
4.007	BEDROOM #1							
4.008	CLOS.							
4.009	STOR / HVAC							
4.021	BATH #2							
4.022	W/D							
4.023	CLOS							
4.024	BATH #1							
4.101	GARAGE							
4.102	ENTRY							
4.103	LIVING ROOM							
4.104	1/2 BATH							
4.105	CLOS							
4.106	PANTRY							
4.107	CLOS							
4.108	KITCHEN							
4.200	READING							
4.201	PRIMARY BEDROOM							
4.202	TOILET							
4.203	PR BATH							
4.204	PR CLOSET							

ALL INTERIOR FINISHES SELECTED BY OWNER

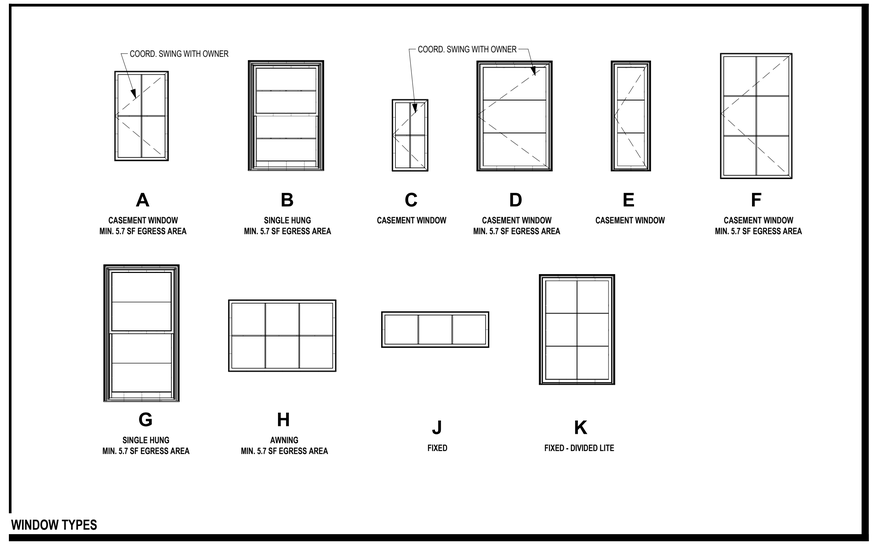
WINDOWS AND DOOR NOTES:

1. BASIS OF DESIGN KOLBE VISTALUXE COLLECTION AL DIRECT SET.
2. WINDOWS AND DOORS SHALL BE DOUBLE PANE WITH LOW E GLAZING.
3. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS
4. PROVIDE WEATHERSEAL AT ALL EXTERIOR DOORS
5. PROVIDE LOCKSET AS SELECTED BY OWNER
6. CONTACT FOR ADDITIONAL DETAILS AND MFG. INSTALLATION INSTRUCTIONS:
   A. GRAND OPENINGS DALLAS, 214-962-7700

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (AREA DESCRIPTION; BUILDING; UNIT; LEVEL)	
ROOM TAGS (1.000: UNIT, LEVEL, ROOM NUMBER)	WINDOW TAG

WINDOW SCHEDULE

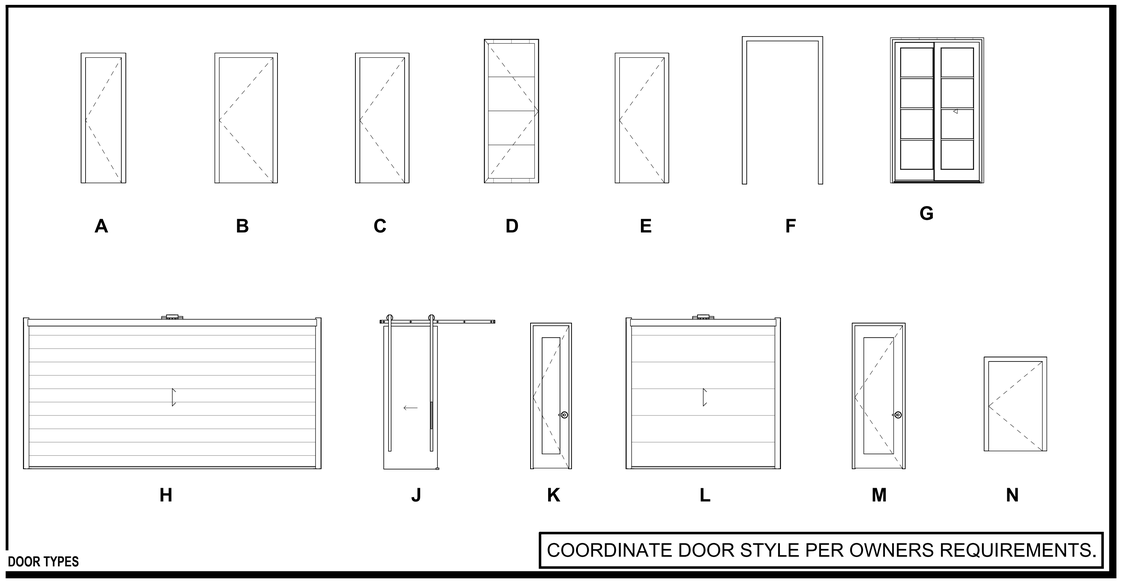
WINDOW TYPE	QUAN.	EGRESS WINDOW	OPENING DESCRIPTION		NOTES
			WIDTH	HEIGHT	
A	1	Yes	3' - 0"	5' - 0"	CASEMENT - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
B	8	Yes	4' - 0"	6' - 0"	SINGLE HUNG - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
C	11	No	2' - 0"	4' - 0"	CASEMENT OPERABLE - SWING AS PER OWNER
D	18	Yes	4' - 0"	6' - 0"	CASEMENT - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
E	8	No	2' - 0"	6' - 0"	CASEMENT OPERABLE - SWING AS PER OWNER
F	4	Yes	4' - 0"	7' - 0"	CASEMENT - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
G	2	Yes	4' - 0"	7' - 6"	SINGLE HUNG - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
H	2	Yes	6' - 0"	4' - 0"	AWNING - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
J	2	No	6' - 0"	2' - 0"	FIXED - DIVIDED LITE
K	8	Yes	4' - 0"	6' - 0"	CASEMENT - OPERABLE W/ MIN. 5.7 SF EGRESS AREA



WINDOW TYPES

DOOR SCHEDULE- QUAN. BY TYPE

DOOR TYPE	QUANTITY	OPENING DESCRIPTION		NOTES
		WIDTH	HEIGHT	
A	28	2' - 0"	7' - 0"	
B	4	3' - 0"	7' - 0"	
C	8	2' - 6"	7' - 0"	
D	20	3' - 0"	8' - 0"	
E	4	2' - 8"	7' - 0"	
F	4	4' - 0"	8' - 0"	
G	8	5' - 0"	8' - 0"	
H	2	16' - 0"	8' - 0"	OVERHEAD GARAGE DOORS (2 CAR)
J	8	3' - 0"	8' - 0"	
K	4	2' - 0"	8' - 0"	
L	4	8' - 0"	8' - 0"	OVERHEAD GARAGE DOORS (1 CAR)
M	4	2' - 8"	8' - 0"	
N	4	3' - 0"	5' - 0"	EXTERIOR - HVAC ACCESS DOOR



DOOR TYPES

COORDINATE DOOR STYLE PER OWNERS REQUIREMENTS.

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

7.23.2024
ARCHITECT: PHIL CRADDOCK

MARINA VILLAGE BLDG. A

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REVISION

#	Revision Date	Revision Description

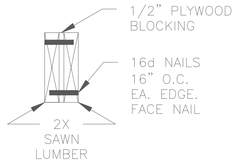
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

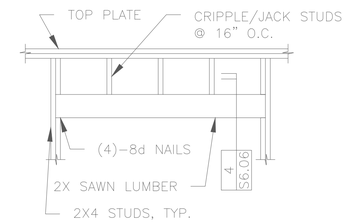
ROOM / DOOR / WINDOW SCHEDULES
Scale: As indicated

A4.351

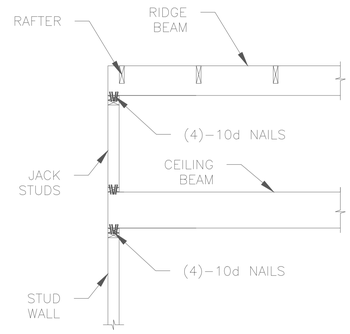
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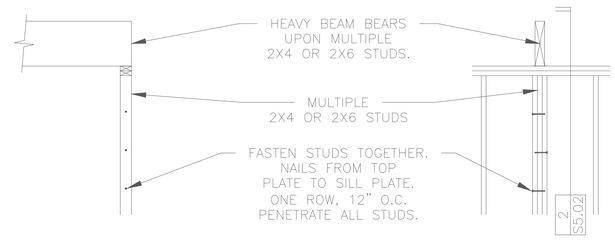
4 S6.06 TYPICAL HEADER CROSS SECTION



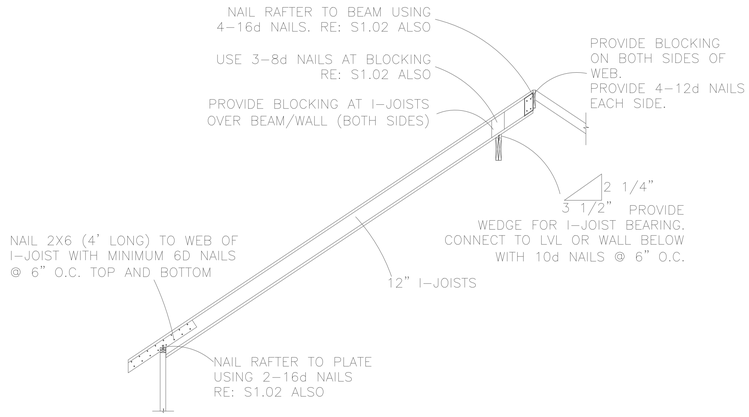
3 S6.06 TYPICAL HEADER DETAIL



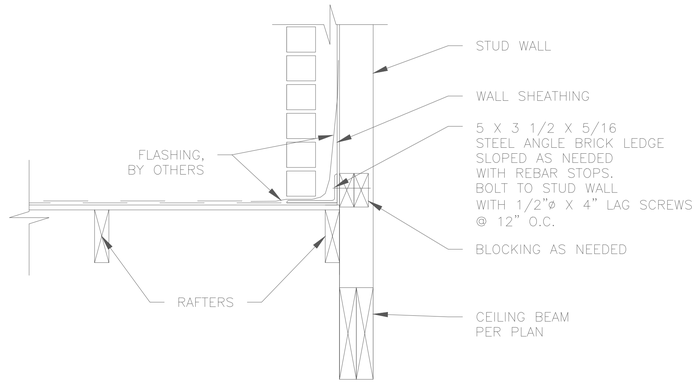
2 S6.06 JACK STUDS/GABLE WALL STUDS



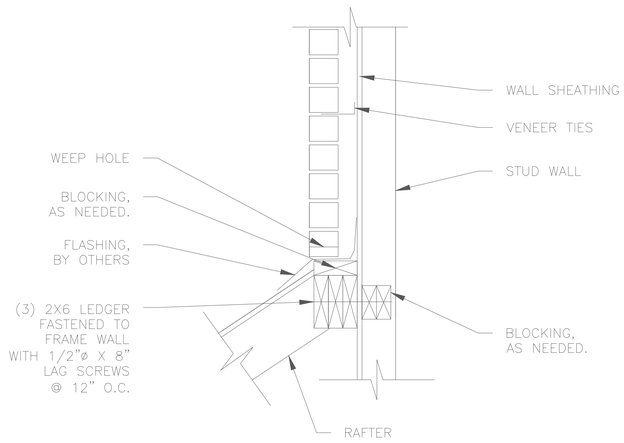
1 S6.06 MULTIPLE STUDS FASTENED TOGETHER



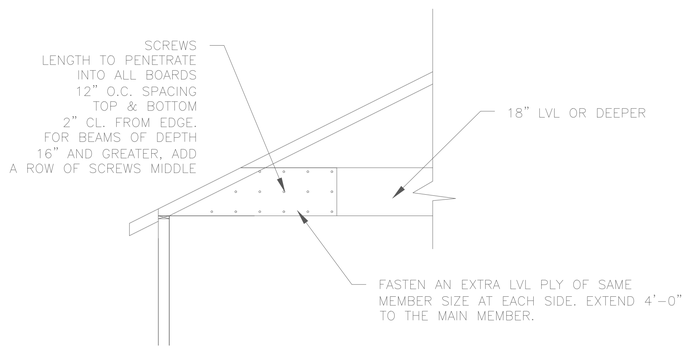
7 S6.06 I-JOIST DETAIL AT BEARING POINTS



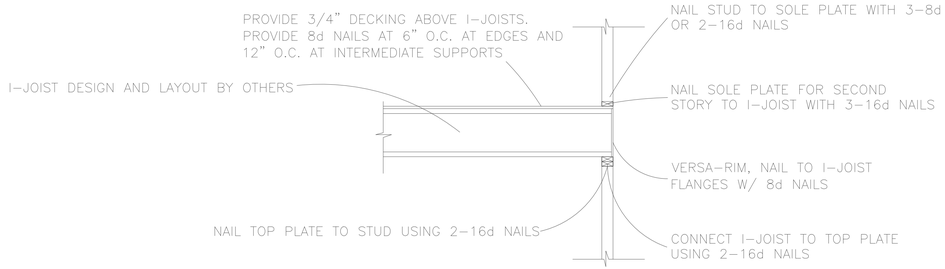
6 S6.06 SLOPED BRICK ABOVE ROOF



5 S6.06 BRICK ABOVE ROOF



9 S6.06 NOTCHED OUT OF LVL'S SPLICE DETAIL



8 S6.06 CONNECTION OF SECOND STORY TO FIRST STORY

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FRAMING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING "A4 AND A6

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A4,A6.S6.06

STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

MARINA VILLAGES

BLDG. A6

ROCKWALL, TEXAS

SHEET INDEX - BLDG A4	
SHEET #	SHEET NAME
A6.001	COVER SHEET / INDEX
A6.002	AREA BY BUILDING TYPE
A6.100	LEVEL 0 - OVERALL FLOOR PLAN
A6.101	LEVEL 1 - OVERALL FLOOR PLAN
A6.102	LEVEL 2 - OVERALL FLOOR PLAN
A6.150	ROOF PLAN - A6
A6.350	PERSPECTIVES CLUSTER A6
A6.351	ROOM / DOOR / WINDOW SCHEDULES

NOTE:
1. REF. MASTER SHEET LIST FOR SHEETS THAT REFER TO ALL BUILDING TYPES & STRUCTURAL MECHANICAL AND ELECTRICAL SHEETS
2. REF. CIVIL ENGINEERING (SEPERATE SET)

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19201
STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

COVER SHEET / INDEX

Scale:

A6.001

7/29/2024 6:41:09 AM

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	**WINDOW TAG**
1.000 UNIT LEVEL ROOM NUMBER	

Building Area Legend

- A6.1.2 - LIVING
- A6.1.2 - PORCH
- A6.2.2 - LIVING
- A6.2.2 - PORCH
- A6.3.2 - LIVING
- A6.3.2 - PORCH
- A6.4.2 - LIVING
- A6.4.2 - PORCH
- A6.5.2 - LIVING
- A6.5.2 - PORCH
- A6.6.2 - LIVING
- A6.6.2 - PORCH



3 LEVEL 2 - UPPER

3/32" = 1'-0"

Building Area Legend

- A6.1.1 - GARAGE
- A6.1.1 - LIVING
- A6.1.1 - PORCH
- A6.1.1 - STOR
- A6.2.1 - GARAGE
- A6.2.1 - LIVING
- A6.2.1 - PORCH
- A6.2.1 - STOR
- A6.3.1 - GARAGE
- A6.3.1 - LIVING
- A6.3.1 - PORCH
- A6.3.1 - STOR
- A6.4.1 - GARAGE
- A6.4.1 - LIVING
- A6.4.1 - PORCH
- A6.4.1 - STOR
- A6.5.1 - GARAGE
- A6.5.1 - LIVING
- A6.5.1 - PORCH
- A6.5.1 - STOR
- A6.6.1 - GARAGE
- A6.6.1 - LIVING
- A6.6.1 - PORCH
- A6.6.1 - STOR

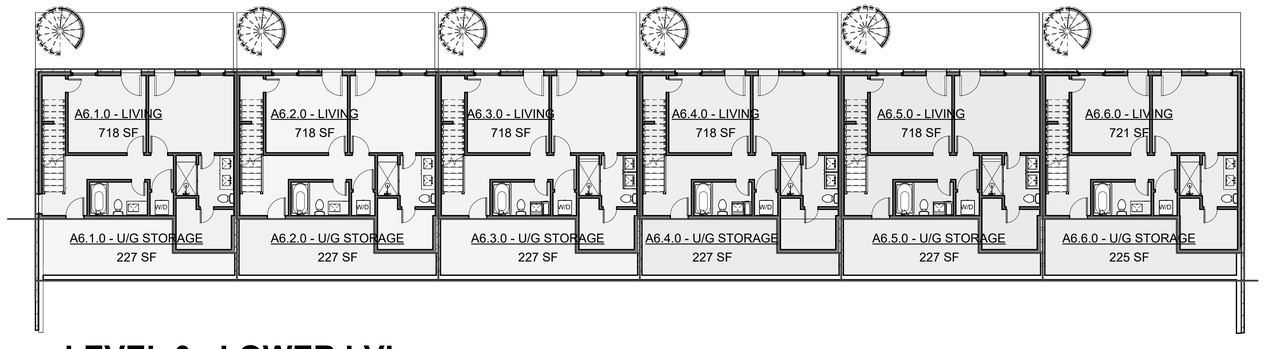


2 LEVEL 1 - ENTRY / GARAGE

3/32" = 1'-0"

Building Area Legend

- A6.1.0 - LIVING
- A6.1.0 - U/G STORAGE
- A6.2.0 - LIVING
- A6.2.0 - U/G STORAGE
- A6.3.0 - LIVING
- A6.3.0 - U/G STORAGE
- A6.4.0 - LIVING
- A6.4.0 - U/G STORAGE
- A6.5.0 - LIVING
- A6.5.0 - U/G STORAGE
- A6.6.0 - LIVING
- A6.6.0 - U/G STORAGE



1 LEVEL 0 - LOWER LVL

3/32" = 1'-0"

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL	718 SF
1	LEVEL 1 - ENTRY / GARAGE	880 SF
1	LEVEL 2 - UPPER	741 SF
		2339 SF
2		
2	LEVEL 0 - LOWER LVL	718 SF
2	LEVEL 1 - ENTRY / GARAGE	894 SF
2	LEVEL 2 - UPPER	722 SF
		2334 SF
3		
3	LEVEL 0 - LOWER LVL	718 SF
3	LEVEL 1 - ENTRY / GARAGE	890 SF
3	LEVEL 2 - UPPER	748 SF
		2356 SF
4		
4	LEVEL 0 - LOWER LVL	718 SF
4	LEVEL 1 - ENTRY / GARAGE	896 SF
4	LEVEL 2 - UPPER	728 SF
		2342 SF
5		
5	LEVEL 0 - LOWER LVL	718 SF
5	LEVEL 1 - ENTRY / GARAGE	888 SF
5	LEVEL 2 - UPPER	749 SF
		2355 SF
6		
6	LEVEL 0 - LOWER LVL	721 SF
6	LEVEL 1 - ENTRY / GARAGE	887 SF
6	LEVEL 2 - UPPER	714 SF
		2322 SF
TOTAL UNIT GSF		14049 SF

AREA SCHEDULE - AREA UNDER ROOF		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL	946 SF
1	LEVEL 1 - ENTRY / GARAGE	1700 SF
1	LEVEL 2 - UPPER	908 SF
		3554 SF
2		
2	LEVEL 0 - LOWER LVL	946 SF
2	LEVEL 1 - ENTRY / GARAGE	1726 SF
2	LEVEL 2 - UPPER	890 SF
		3561 SF
3		
3	LEVEL 0 - LOWER LVL	946 SF
3	LEVEL 1 - ENTRY / GARAGE	1743 SF
3	LEVEL 2 - UPPER	916 SF
		3604 SF
4		
4	LEVEL 0 - LOWER LVL	946 SF
4	LEVEL 1 - ENTRY / GARAGE	1757 SF
4	LEVEL 2 - UPPER	897 SF
		3600 SF
5		
5	LEVEL 0 - LOWER LVL	946 SF
5	LEVEL 1 - ENTRY / GARAGE	1739 SF
5	LEVEL 2 - UPPER	917 SF
		3602 SF
6		
6	LEVEL 0 - LOWER LVL	946 SF
6	LEVEL 1 - ENTRY / GARAGE	1735 SF
6	LEVEL 2 - UPPER	888 SF
		3568 SF
TOTAL UNIT GSF		21489 SF

7/29/2024 6:42:24 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT * PHILLIP RAY CRADDOCK JR * 19207 * STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

AREA BY BUILDING TYPE

Scale: 3/32" = 1'-0"

A6.002

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL	718 SF
1	LEVEL 1 - ENTRY / GARAGE	880 SF
1	LEVEL 2 - UPPER	741 SF
		2339 SF
2		
2	LEVEL 0 - LOWER LVL	718 SF
2	LEVEL 1 - ENTRY / GARAGE	894 SF
2	LEVEL 2 - UPPER	722 SF
		2334 SF
3		
3	LEVEL 0 - LOWER LVL	718 SF
3	LEVEL 1 - ENTRY / GARAGE	890 SF
3	LEVEL 2 - UPPER	748 SF
		2356 SF
4		
4	LEVEL 0 - LOWER LVL	718 SF
4	LEVEL 1 - ENTRY / GARAGE	896 SF
4	LEVEL 2 - UPPER	728 SF
		2342 SF
5		
5	LEVEL 0 - LOWER LVL	718 SF
5	LEVEL 1 - ENTRY / GARAGE	888 SF
5	LEVEL 2 - UPPER	749 SF
		2355 SF
6		
6	LEVEL 0 - LOWER LVL	721 SF
6	LEVEL 1 - ENTRY / GARAGE	887 SF
6	LEVEL 2 - UPPER	714 SF
		2322 SF
TOTAL UNIT GSF		14049 SF

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	**WINDOW TAG**
1.000 UNIT LEVEL ROOM NUMBER	

KEYNOTE LEGEND	
Key Value	Keynote Text
03.14	CONCRETE RETAINING WALL - REF. STRUCTURAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M3	12" CMU WALL - 1 HOUR RATED SEPERATION WALL
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

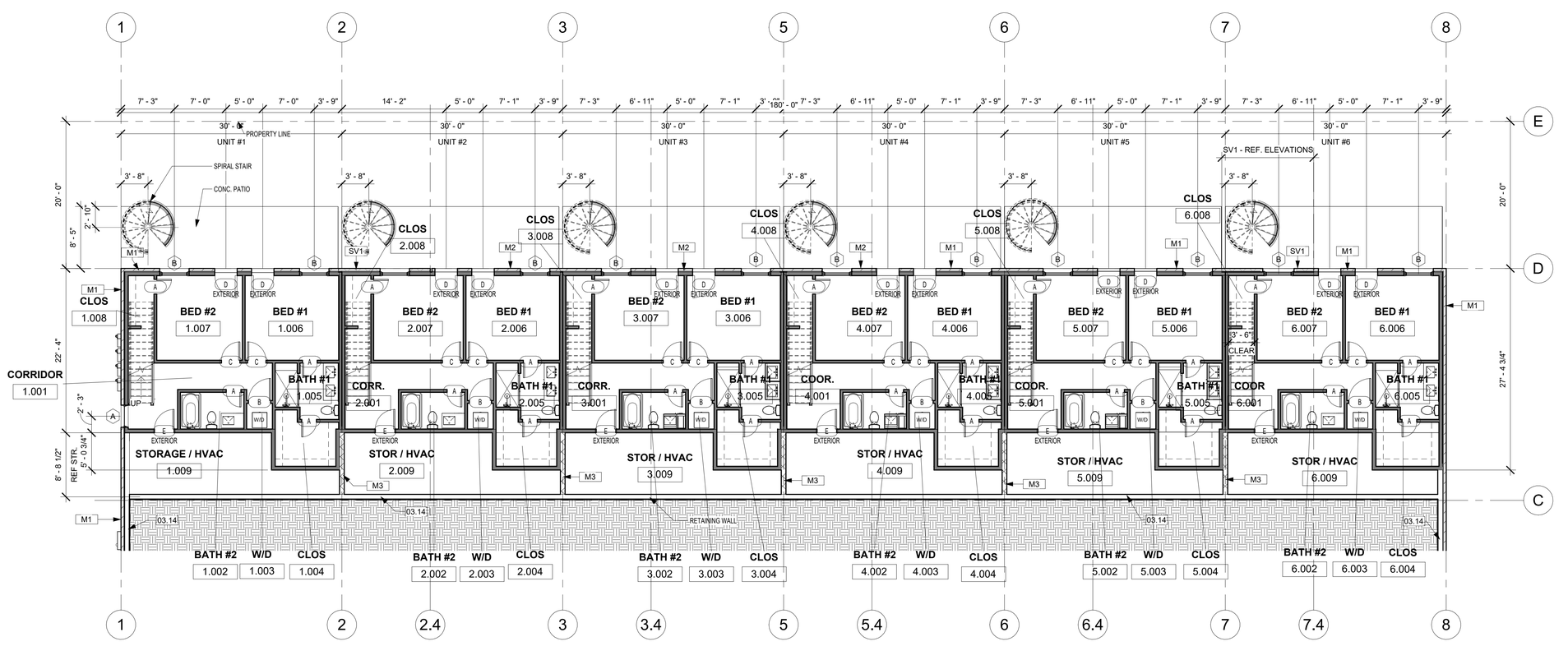
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

1. **REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS**
2. **CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.**
3. **ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.**
4. **PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.**
5. **CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING**
6. **COORDNATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.**
7. **MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.**
8. **ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS**
9. **PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL**

NOTES



1 LEVEL 0 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NOTE:
REFERENCE "PLAN TYPE A" SHEETS

7/29/2024 6:42:28 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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MARINA VILLAGES

REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

LEVEL 0 - OVERALL FLOOR PLAN
Scale: As indicated

A6.100

KEYNOTE LEGEND	
Key Value	Keynote Text
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
WD-2	HORIZONTAL SIDING - SHIPLAP 8" - PAINT SW 7008 ALABASTER - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	WINDOW TAG
1.000 UNIT LEVEL ROOM NUMBER	

NOTES:
1. REFERENCE PLAN TYPE 'A' SHEETS
2. REF. PLAN TYPE A SHEETS FOR KITCHEN INFORMATION.

FIRE WALLS
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

1. REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS
2. CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.
3. ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.
4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING
6. COORDNATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
7. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
8. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS
9. PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL

NOTES



1 LEVEL 1 - OVERALL FLOOR PLAN

1/8" = 1'-0"

NOTE:
REFERENCE "PLAN TYPE A" SHEETS

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK 19207 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024
Scale: As indicated

LEVEL 1 - OVERALL FLOOR PLAN

A6.101

7/29/2024 6:41:16 AM

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
06.13	10" X 10" CEDAR POST - PROVIDE METAL BASE PLATE TO HOLD OFF CONCRETE MIN. 1" - PROVIDE WOOD TRIM BASE HOLD OFF CONCRETE 1/2", WITH BACKER ROD AND SEALANT AROUND ALL SIDES AT BASE
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

KEYNOTE LEGEND	
Key Value	Keynote Text
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
R3	TPO ROOFING AT ALL LOW SLOPE ROOF SURFACES - (REF. SHEET A.104 FOR RECESSED HVAC AREA ON BLDG TYPE "A") - PROVIDE OVERLAP OVER ADJACENT WALL / PARAPET TO ENSURE PROPER WEATHER PROTECTION. CARLISLE SYNTEC SYSTEMS - SURE-WELD FULLY ADHEARED - REF. SHEET G.009

KEYNOTE LEGEND	
Key Value	Keynote Text
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
W1	DEMISING WALL - 1 HOUR RATED (IN FULLY SPRINKLERED TOWNHOMES) 1 LAYER 5/8" TYPE X GYP. BOARD ON EACH SIDE OF WALL REF. DETAIL 1/G.006
W3	2X6 INTERIOR STUD WALL REF. DETAIL 4/G.006 - COORDINATE WITH STRUCTURAL
WD-2	HORIZONTAL SIDING - SHIPLAP 8" - PAINT SW 7008 ALABASTER - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	**WINDOW TAG**
1.000 UNIT LEVEL ROOM NUMBER	

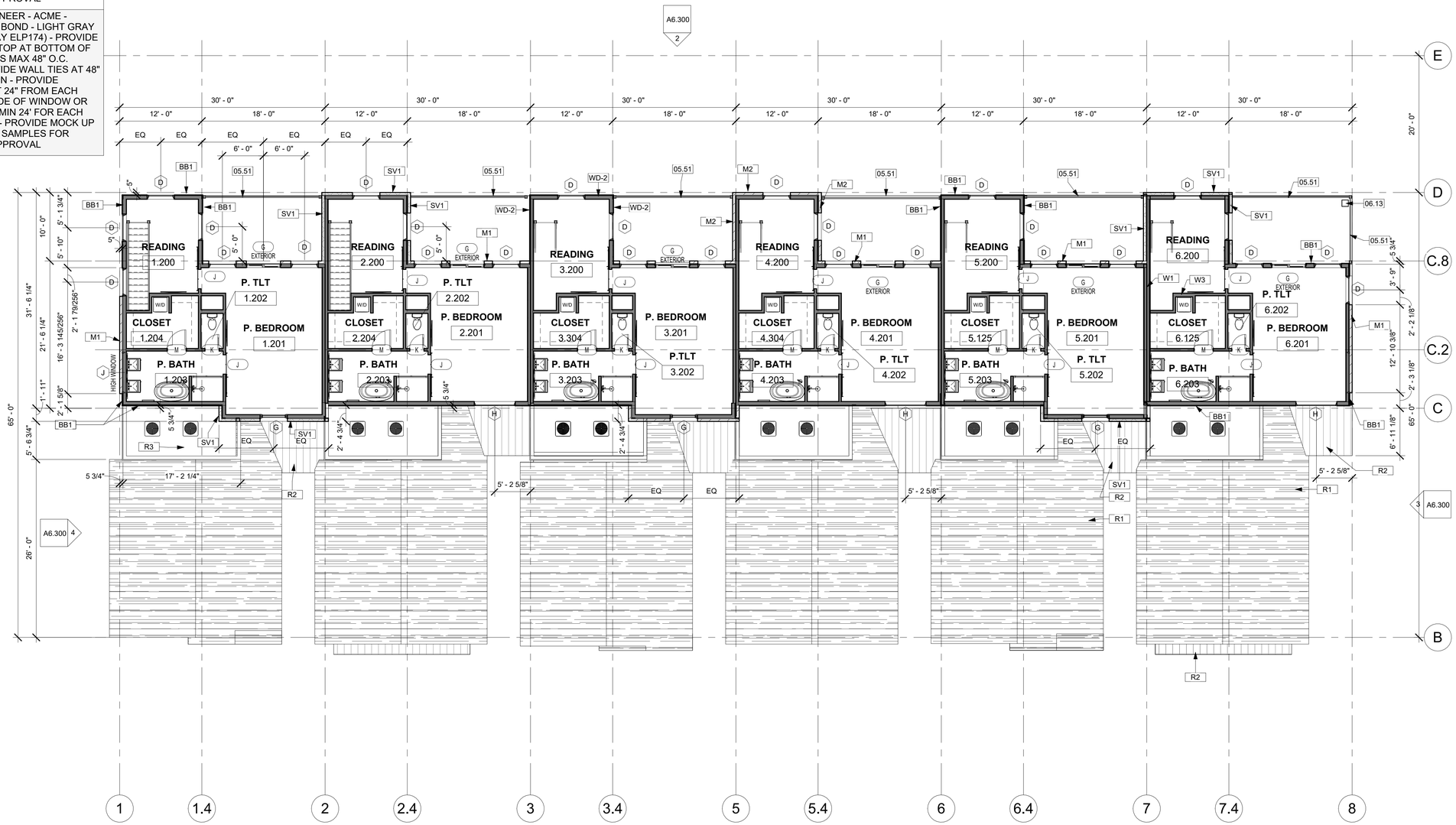
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

1. **REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS**
2. **CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.**
3. **ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.**
4. **PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.**
5. **CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING**
6. **COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.**
7. **MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.**
8. **ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS**
9. **PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL**

NOTES



1 LEVEL 2 - UPPER

1/8" = 1'-0"

NOTE:
REFERENCE PLAN TYPE 'A' SHEETS

7/29/2024 6:41:20 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

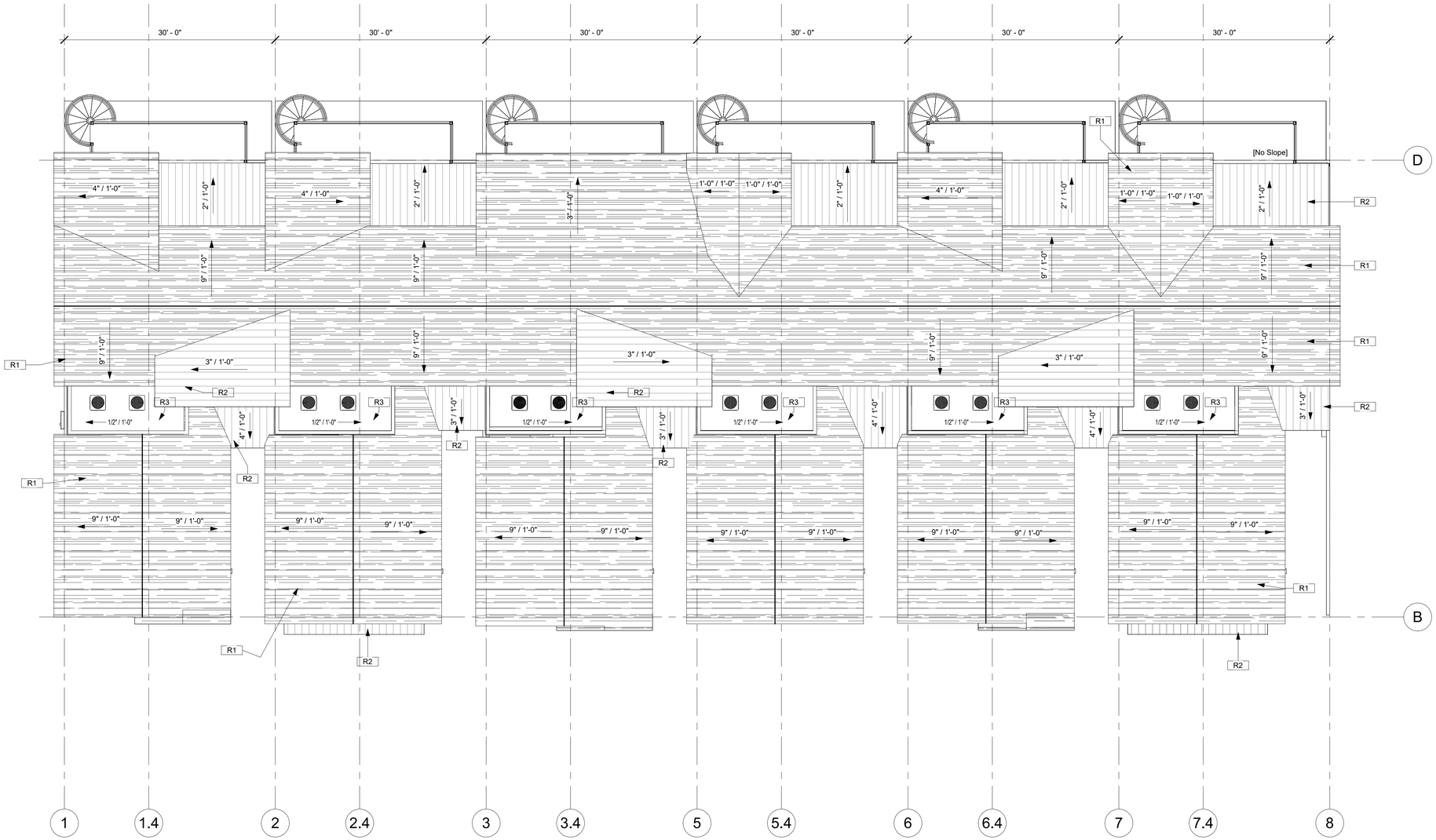
Project number 2023-019
Date 7/29/2024

LEVEL 2 - OVERALL FLOOR PLAN
Scale: As indicated

A6.102

1. ROOFING TYPES
   A. STANDING SEAM ROOFING - BERRIDGE OR SIMILAR
      a. INSTALL PER MFG. REQUIREMENTS FOR LOW SLOPE APPLICATION
      b. PROVIDE FLASHING FOR A COMPLETE ROOFING SYSTEM
   B. TPO SINGLE PLY MEMBRANE ROOFING - COLOR WHITE
   C. PROVIDE CRICKET'S FOR POSITIVE DRAINAGE
   D. GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED AT EDGE OF ALL ROOF SURFACES, PREFINISHED TO MATCH DARK BRONZE - FIELD VERIFY ALL LOCATIONS WITH OWNER.
2. ENSURE ALL ROOF VENTS ETC. DO NOT EXCEED HEIGHT OF ADJACENT PARAPETS
3. PROVIDE METAL ROOF CAPS AND FLASHING AT ALL PARAPETS AND ROOF TRANSITIONS - TYPICAL
4. ALL EXTRIOR FACIA TRIM TO BE HARDIBOARD PAINT P-3

ROOF PLAN NOTES



NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS
3. REF. SHEET A.104 FOR SIMILAR ENLARGED ROOF PLAN AND INFORMATION FOR HVAC RECESS ROOF AREA, PROVIDE SCUPPER AND DOWNSPOUT

KEYNOTE LEGEND

Key Value	Keynote Text
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
R3	TPO ROOFING AT ALL LOW SLOPE ROOF SURFACES - (REF. SHEET A.104 FOR RECESSED HVAC AREA ON BLDG TYPE "A") - PROVIDE OVERLAP OVER ADJACENT WALL / PARAPET TO ENSURE PROPER WEATHER PROTECTION. CARLISLE SYNTEC SYSTEMS - SURE-WELD FULLY ADHEARED - REF. SHEET G.009

7/29/2024 6:42:12 AM

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

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK 19207 TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

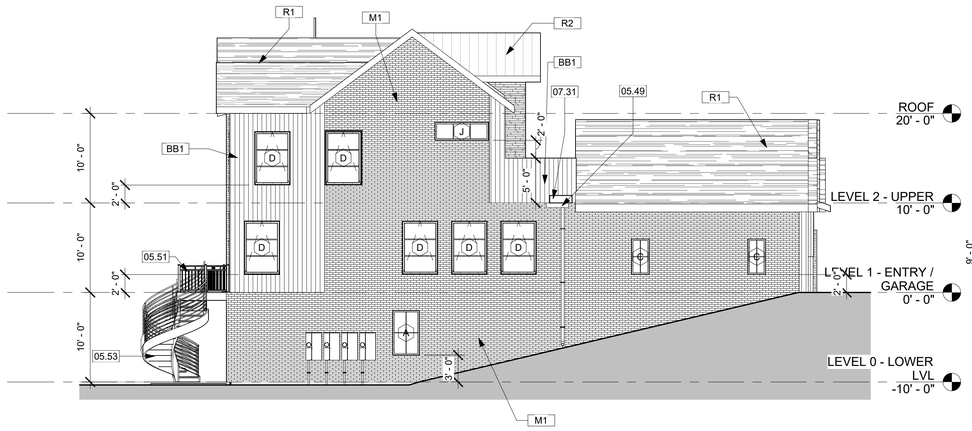
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024
Scale: As indicated

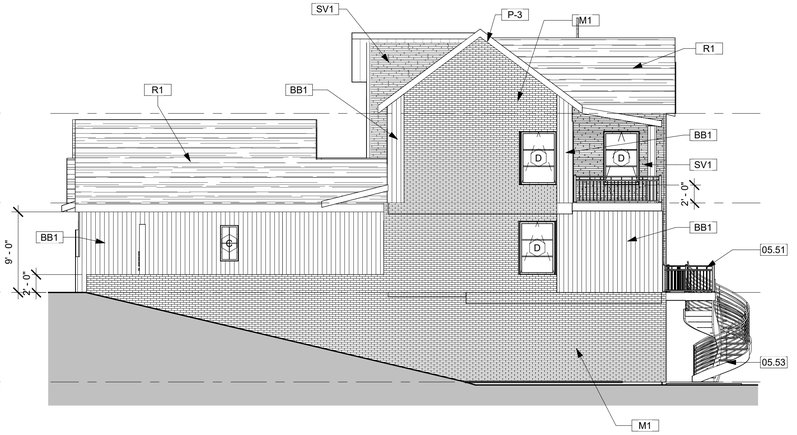
ROOF PLAN - A6

A6.150



4 LEFT SIDE ELEVATION

1/8" = 1'-0"



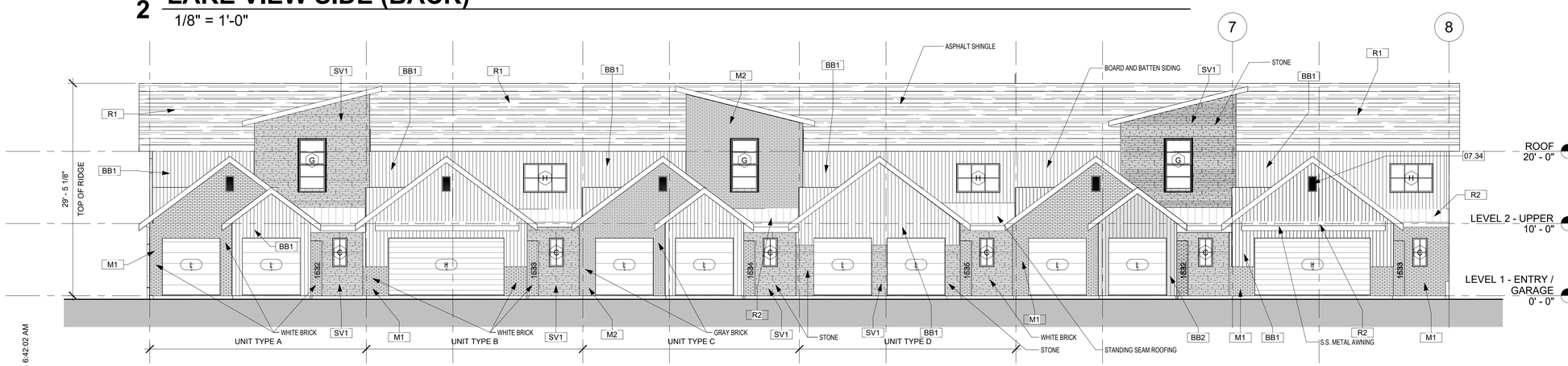
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LAKE VIEW SIDE (BACK)

1/8" = 1'-0"



ELEVATION CLUSTER A6

1 GARAGE ENTRY SIDE (FRONT)

1/8" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text
05.49	5" SQUARE GUTTER - TYPICAL
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
06.13	10" X 10" CEDAR POST - PROVIDE METAL BASE PLATE TO HOLD OFF CONCRETE MIN. 1" - PROVIDE WOOD TRIM BASE HOLD OFF CONCRETE 1/2", WITH BACKER ROD AND SEALANT AROUND ALL SIDES AT BASE
07.31	PARAPET SCUPPER - 6" TALL X 18" WIDE MIN., ENSURE ADEQUATE DRAINAGE FROM ALL RECESSED ROOF HVAC AREAS
07.34	LOUVER - VENT FOR ATTIC - 1'-0" WIDE X 2'-0" TALL
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
BB2	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR LT. GRAY (SW 3024 RIVER BIRCH) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
P-3	PAINT SW6258 TRICORN BLACK
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
WD-2	HORIZONTAL SIDING - SHIPLAP 8" - PAINT SW 7008 ALABASTER - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS
3. REF. SHEET A.104 FOR SIMILAR ENLARGED ROOF PLAN AND INFORMATION FOR HVAC RECESS ROOF AREA, PROVIDE SCUPPER AND DOWNSPOUT

CRADDOCK ARCHITECTURE

PHILLIP RAY CRADDOCK JR. 9207 REGISTERED ARCHITECT TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/29/2024

EXTERIOR ELEVATIONS BLDG A6
Scale: As indicated

A6.300

7/29/2024 6:42:02 AM













7/29/2024 6:41:10 AM

CRADDOCK
ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

7.25.24

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

PERSPECTIVES CLUSTER A6

Scale: 1" = 1'-0"

A6.350

ROOM FINISH SCHEDULE - BLDG A6

ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
1.001	CORRIDOR							
1.002	BATH #2							
1.003	W/D							
1.004	CLOS							
1.005	BATH #1							
1.006	BED #1							
1.007	BED #2							
1.008	CLOS							
1.009	STORAGE / HVAC							
1.101	GARAGE							
1.102	ENTRY							
1.103	LIVING ROOM							
1.104	1/2 BATH							
1.105	CLOS							
1.106	PANTRY							
1.107	CLOS / HVAC							
1.108	KITCHEN							
1.200	READING							
1.201	P. BEDROOM							
1.202	P. TLT							
1.203	P. BATH							
1.204	CLOSET							
2.001	CORR.							
2.002	BATH #2							
2.003	W/D							
2.004	CLOS							
2.005	BATH #1							
2.006	BED #1							
2.007	BED #2							
2.008	CLOS							
2.009	STOR / HVAC							
2.017	CLOS / HVAC							
2.101	GARAGE							
2.102	ENTRY							
2.103	LIVING ROOM							
2.104	1/2 BATH							
2.105	CLOS							
2.106	PANTRY							
2.108	KITCHEN							
2.200	READING							
2.201	P. BEDROOM							
2.202	P. TLT							
2.203	P. BATH							
2.204	CLOSET							
3.001	CORR.							
3.002	BATH #2							
3.003	W/D							
3.004	CLOS							
3.005	BATH #1							
3.006	BED #1							
3.007	BED #2							
3.008	CLOS							
3.009	STOR / HVAC							
3.017	CLOS / HVAC							
3.101	GARAGE							
3.102	ENTRY							
3.103	LIVING ROOM							
3.104	1/2 BATH							
3.105	CLOS							
3.106	PANTRY							
3.108	KITCHEN							
3.200	READING							
3.201	P. BEDROOM							
3.202	P.TLT							
3.203	P. BATH							
3.304	CLOSET							
4.001	COOR.							
4.002	BATH #2							
4.003	W/D							
4.004	CLOS							
4.005	BATH #1							
4.006	BED #1							
4.007	BED #2							
4.008	CLOS							
4.009	STOR / HVAC							
4.017	CLOS / HVAC							
4.101	GARAGE							
4.102	ENTRY							
4.103	LIVING ROOM							
4.104	1/2 BATH							
4.105	CLOS							
4.106	PANTRY							
4.108	KITCHEN							
4.200	READING							
4.201	P. BEDROOM							
4.202	P. TLT							
4.203	P. BATH							
4.304	CLOSET							
5.001	COOR.							
5.002	BATH #2							
5.003	W/D							
5.004	CLOS							
5.005	BATH #1							
5.006	BED #1							
5.007	BED #2							
5.008	CLOS							
5.009	STOR / HVAC							
5.017	CLOS / HVAC							
5.101	GARAGE							
5.102	ENTRY							
5.103	LIVING ROOM							
5.104	1/2 BATH							
5.105	CLOS							
5.106	PANTRY							
5.108	KITCHEN							
5.125	CLOSET							
5.200	READING							
5.201	P. BEDROOM							
5.202	P. TLT							
5.203	P. BATH							
6.001	COOR							
6.002	BATH #2							
6.003	W/D							
6.004	CLOS							
6.005	BATH #1							
6.006	BED #1							
6.007	BED #2							
6.008	CLOS							
6.009	STOR / HVAC							
6.017	CLOS / HVAC							
6.101	GARAGE							
6.102	ENTRY							
6.103	LIVING ROOM							
6.104	1/2 BATH							

ROOM FINISH SCHEDULE - BLDG A6

ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
6.105	CLOS							
6.106	PANTRY							
6.108	KITCHEN							
6.125	CLOSET							
6.200	READING							
6.201	P. BEDROOM							
6.202	P. TLT							
6.203	P. BATH							

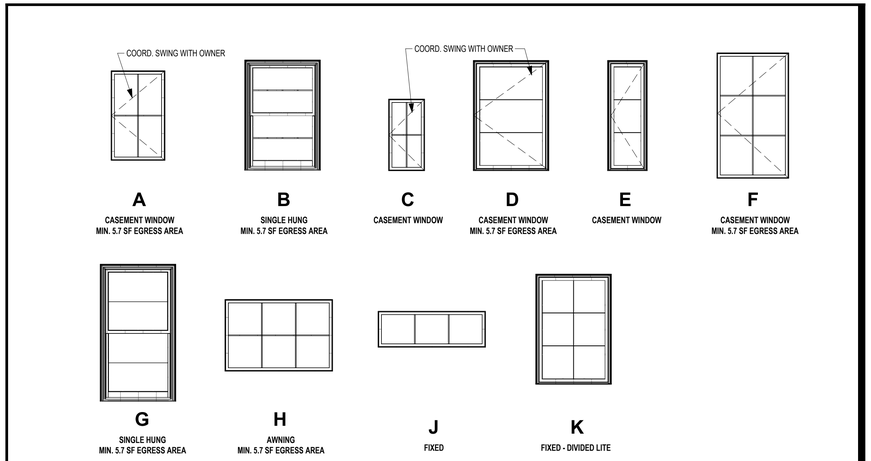
ALL INTERIOR FINISHES SELECTED BY OWNER

WINDOWS AND DOOR NOTES:

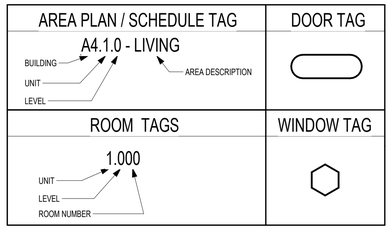
1. BASIS OF DESIGN KOLBE VISTALUXE COLLECTION AL DIRECT SET.
2. WINDOWS AND DOORS SHALL BE DOUBLE PANE WITH LOW E GLAZING.
3. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS
4. PROVIDE WEATHERSEAL AT ALL EXTERIOR DOORS
5. PROVIDE LOCKSET AS SELECTED BY OWNER
6. CONTACT FOR ADDITIONAL DETAILS AND MFG. INSTALLATION INSTRUCTIONS:
   A. GRAND OPENINGS DALLAS, 214-962-7700

WINDOW SCHEDULE					
			OPENING DESCRIPTION		
WINDOW TYPE	QUAN.	EGRESS WINDOW	WIDTH	HEIGHT	NOTES
A	1	Yes	3' - 0"	5' - 0"	CASEMENT - EGRESS
B	12	Yes	4' - 0"	6' - 0"	SINGLE HUNG - EGRESS
C	15	No	2' - 0"	4' - 0"	CASEMENT
D	44	Yes	4' - 0"	6' - 0"	CASEMENT - EGRESS
E	12	No	2' - 0"	6' - 0"	CASEMENT
F	6	Yes	4' - 0"	7' - 0"	CASEMENT EGRESS
G	4	Yes	4' - 0"	7' - 6"	SINGLE HUNG - EGRESS
H	3	Yes	6' - 0"	4' - 0"	AWNING - EGRESS
J	2	No	6' - 0"	2' - 0"	FIXED

CONTRACTOR SHALL VERIFY ALL QUAN. REQUIRED.

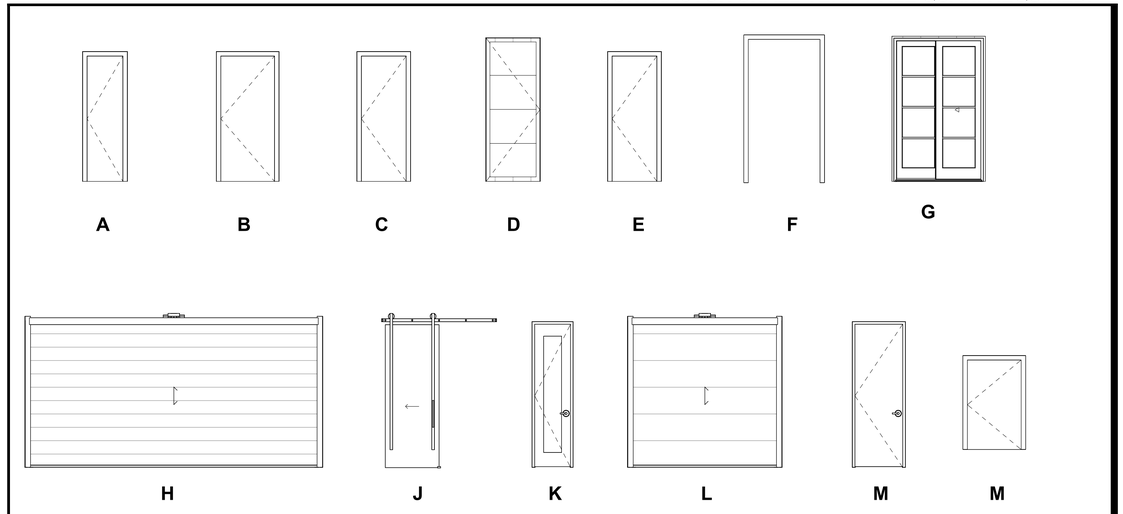


WINDOW TYPES



DOOR SCHEDULE- QUAN. BY TYPE				
		OPENING DESCRIPTION		
DOOR TYPE	QUANTITY	WIDTH	HEIGHT	NOTES
A	42	2' - 0"	7' - 0"	
B	6	3' - 0"	7' - 0"	
C	12	2' - 6"	7' - 0"	
D	30	3' - 0"	8' - 0"	
E	6	2' - 8"	7' - 0"	
F	6	4' - 0"	8' - 0"	
G	13	5' - 0"	8' - 0"	
H	2	16' - 0"	8' - 0"	
J	12	3' - 0"	8' - 0"	
K	6	2' - 0"	8' - 0"	
L	8	8' - 0"	8' - 0"	
M	6	2' - 8"	8' - 0"	
N	6	3' - 0"	5' - 0"	EXTERIOR - HVAC ACCESS DOOR

CONTRACTOR SHALL VERIFY ALL QUAN. REQUIRED.



DOOR TYPES

CRADDOCK ARCHITECTURE



7.25.24
ARCHITECT: PHILL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A6
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

ROOM / DOOR / WINDOW SCHEDULES

Scale: As indicated

A6.351

7/29/2024 6:42:29 AM

MARINA VILLAGES
BLDG. A65
ROCKWALL, TEXAS

SHEET INDEX - BLDG A4	
SHEET #	SHEET NAME
A65.001	COVER SHEET
A65.002	AREA BY BUILDING TYPE
A65.100	LEVEL 0 - OVERALL FLOOR PLAN
A65.101	LEVEL 1 - OVERALL FLOOR PLAN
A65.102	LEVEL 2 - OVERALL FLOOR PLAN
A65.150	ROOF PLAN - A65
A65.300	ELEVATIONS
A65.351	ROOM / DOOR / WINDOW SCHEDULES

NOTE:
1. REF. MASTER SHEET LIST FOR SHEETS THAT REFER TO ALL BUILDING TYPES & STRUCTURAL MECHANICAL AND ELECTRICAL SHEETS
2. REF. CIVIL ENGINEERING (SEPERATE SET)

7/29/2024 6:44:40 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19201 STATE OF TEXAS

7.26.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

COVER SHEET

Scale:

A65.001

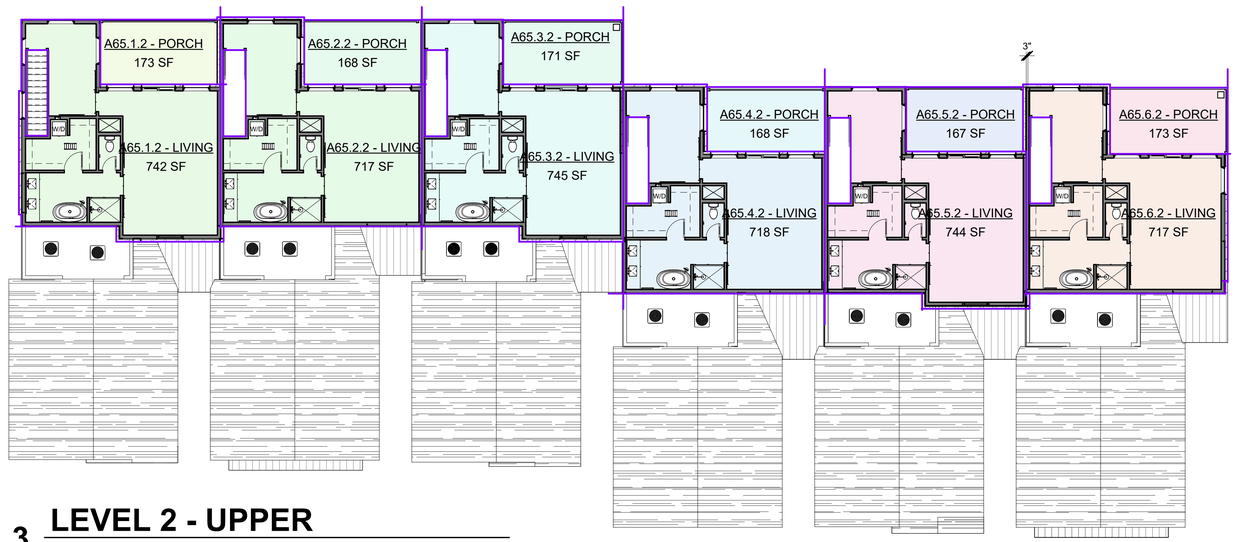
AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	**WINDOW TAG**
1.000 UNIT LEVEL ROOM NUMBER	

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL	718 SF
1	LEVEL 1 - ENTRY / GARAGE	872 SF
1	LEVEL 2 - UPPER	742 SF
		2333 SF
2		
2	LEVEL 0 - LOWER LVL	718 SF
2	LEVEL 1 - ENTRY / GARAGE	883 SF
2	LEVEL 2 - UPPER	717 SF
		2319 SF
3		
3	LEVEL 0 - LOWER LVL	723 SF
3	LEVEL 1 - ENTRY / GARAGE	883 SF
3	LEVEL 2 - UPPER	745 SF
		2351 SF
4		
4	LEVEL 0 - LOWER LVL	718 SF
4	LEVEL 1 - ENTRY / GARAGE	894 SF
4	LEVEL 2 - UPPER	718 SF
		2330 SF
5		
5	LEVEL 0 - LOWER LVL	718 SF
5	LEVEL 1 - ENTRY / GARAGE	881 SF
5	LEVEL 2 - UPPER	744 SF
		2344 SF
6		
6	LEVEL 0 - LOWER LVL	721 SF
6	LEVEL 1 - ENTRY / GARAGE	888 SF
6	LEVEL 2 - UPPER	717 SF
		2326 SF
TOTAL UNIT GSF		14002 SF

AREA SCHEDULE - AREA UNDER ROOF		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL	946 SF
1	LEVEL 1 - ENTRY / GARAGE	1558 SF
1	LEVEL 2 - UPPER	915 SF
		3418 SF
2		
2	LEVEL 0 - LOWER LVL	946 SF
2	LEVEL 1 - ENTRY / GARAGE	1586 SF
2	LEVEL 2 - UPPER	885 SF
		3417 SF
3		
3	LEVEL 0 - LOWER LVL	951 SF
3	LEVEL 1 - ENTRY / GARAGE	1593 SF
3	LEVEL 2 - UPPER	916 SF
		3460 SF
4		
4	LEVEL 0 - LOWER LVL	954 SF
4	LEVEL 1 - ENTRY / GARAGE	1603 SF
4	LEVEL 2 - UPPER	886 SF
		3443 SF
5		
5	LEVEL 0 - LOWER LVL	946 SF
5	LEVEL 1 - ENTRY / GARAGE	1585 SF
5	LEVEL 2 - UPPER	911 SF
		3442 SF
6		
6	LEVEL 0 - LOWER LVL	946 SF
6	LEVEL 1 - ENTRY / GARAGE	1593 SF
6	LEVEL 2 - UPPER	890 SF
		3428 SF
TOTAL UNIT GSF		20608 SF

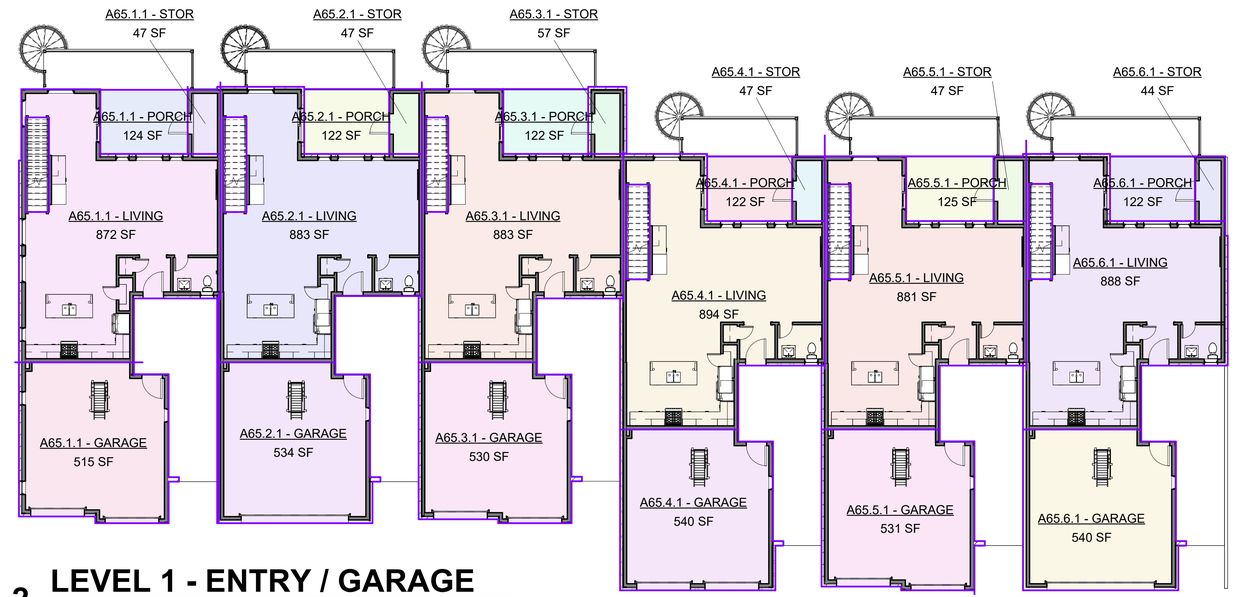
7/29/2024 6:44:49 AM

Building Area Legend
- A65.1.2 - LIVING
- A65.1.2 - PORCH
- A65.2.2 - LIVING
- A65.2.2 - PORCH
- A65.3.2 - LIVING
- A65.3.2 - PORCH
- A65.4.2 - LIVING
- A65.4.2 - PORCH
- A65.5.2 - LIVING
- A65.5.2 - PORCH
- A65.6.2 - LIVING
- A65.6.2 - PORCH



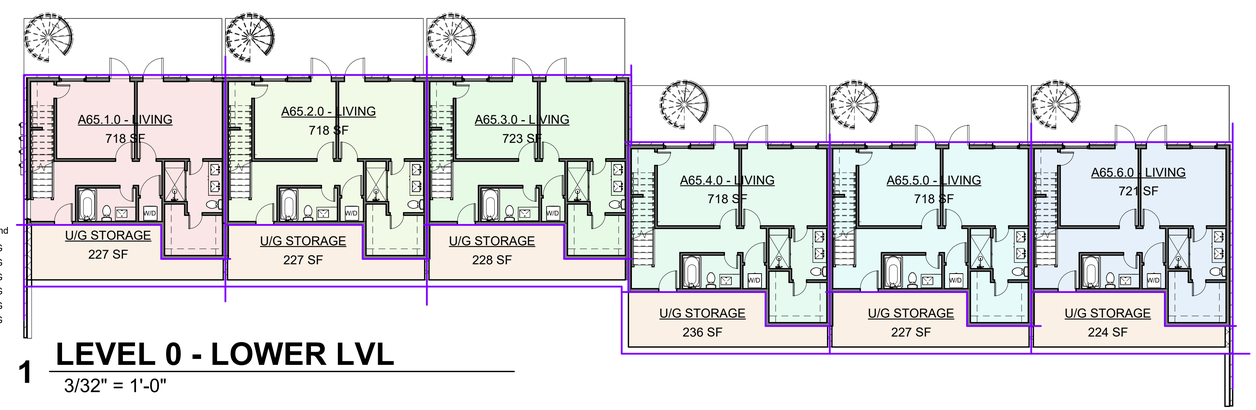
3 LEVEL 2 - UPPER
3/32" = 1'-0"

Building Area Legend
- A65.1.1 - GARAGE
- A65.1.1 - LIVING
- A65.1.1 - PORCH
- A65.1.1 - STOR
- A65.2.1 - GARAGE
- A65.2.1 - LIVING
- A65.2.1 - PORCH
- A65.2.1 - STOR
- A65.3.1 - GARAGE
- A65.3.1 - LIVING
- A65.3.1 - PORCH
- A65.3.1 - STOR
- A65.4.1 - GARAGE
- A65.4.1 - LIVING
- A65.4.1 - PORCH
- A65.4.1 - STOR
- A65.5.1 - GARAGE
- A65.5.1 - LIVING
- A65.5.1 - PORCH
- A65.5.1 - STOR
- A65.6.1 - GARAGE
- A65.6.1 - LIVING
- A65.6.1 - PORCH
- A65.6.1 - STOR



2 LEVEL 1 - ENTRY / GARAGE
3/32" = 1'-0"

Building Area Legend
- A65.1.0 - LIVING
- A65.2.0 - LIVING
- A65.3.0 - LIVING
- A65.4.0 - LIVING
- A65.5.0 - LIVING
- A65.6.0 - LIVING
- U/G STORAGE



1 LEVEL 0 - LOWER LVL
3/32" = 1'-0"

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 9207 STATE OF TEXAS

7.26.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

AREA BY BUILDING TYPE

Scale: 3/32" = 1'-0"

A65.002

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 0 - LOWER LVL	718 SF
1	LEVEL 1 - ENTRY / GARAGE	872 SF
1	LEVEL 2 - UPPER	742 SF
		2333 SF
2		
2	LEVEL 0 - LOWER LVL	718 SF
2	LEVEL 1 - ENTRY / GARAGE	883 SF
2	LEVEL 2 - UPPER	717 SF
		2319 SF
3		
3	LEVEL 0 - LOWER LVL	723 SF
3	LEVEL 1 - ENTRY / GARAGE	883 SF
3	LEVEL 2 - UPPER	745 SF
		2351 SF
4		
4	LEVEL 0 - LOWER LVL	718 SF
4	LEVEL 1 - ENTRY / GARAGE	894 SF
4	LEVEL 2 - UPPER	718 SF
		2330 SF
5		
5	LEVEL 0 - LOWER LVL	718 SF
5	LEVEL 1 - ENTRY / GARAGE	881 SF
5	LEVEL 2 - UPPER	744 SF
		2344 SF
6		
6	LEVEL 0 - LOWER LVL	721 SF
6	LEVEL 1 - ENTRY / GARAGE	888 SF
6	LEVEL 2 - UPPER	717 SF
		2326 SF
TOTAL UNIT GSF		14002 SF

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	**WINDOW TAG**
1.000 UNIT LEVEL ROOM NUMBER	

KEYNOTE LEGEND	
Key Value	Keynote Text
03.14	CONCRETE RETAINING WALL - REF. STRUCTURAL
26.10	ELECTRICAL PANEL REF. MEP
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M3	12" CMU WALL - 1 HOUR RATED SEPERATION WALL
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

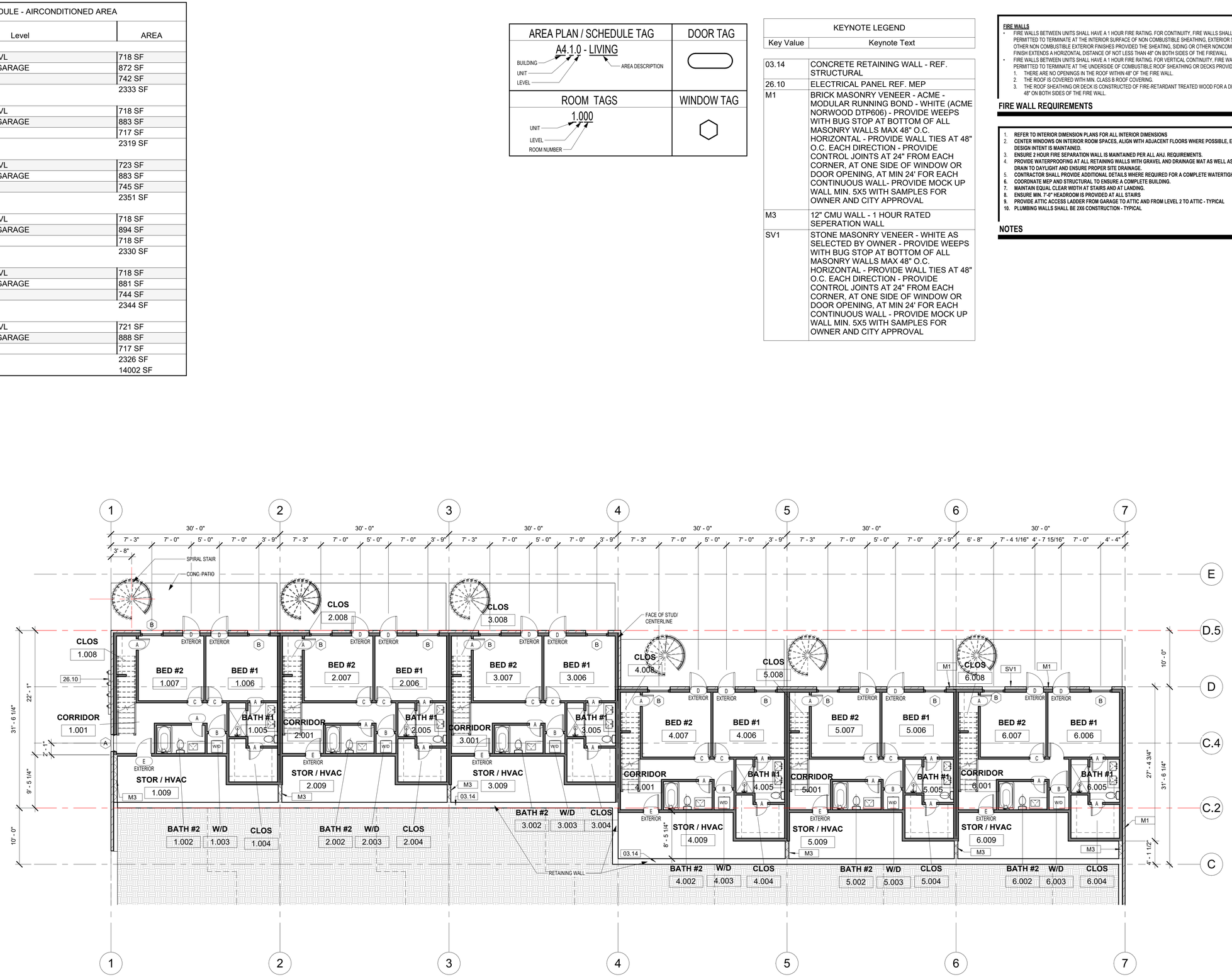
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

1. **REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS**
2. **CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.**
3. **ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.**
4. **PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.**
5. **CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING**
6. **COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.**
7. **MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.**
8. **ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS**
9. **PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL**
10. **PLUMBING WALLS SHALL BE 2X6 CONSTRUCTION - TYPICAL**

NOTES

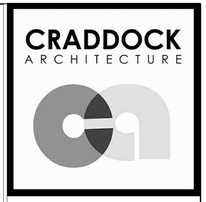


1 LEVEL 0 - LOWER LVL

1/8" = 1'-0"

7/29/2024 6:44:51 AM

CRADDOCK ARCHITECTURE





7.26.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

LEVEL 0 - OVERALL FLOOR PLAN
Scale: As indicated

A65.100

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (BUILDING / UNIT / LEVEL / AREA DESCRIPTION)	
ROOM TAGS	**WINDOW TAG**
1.000 (UNIT / LEVEL / ROOM NUMBER)	

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

KEYNOTE LEGEND	
Key Value	Keynote Text
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

KEYNOTE LEGEND	
Key Value	Keynote Text
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

KEYNOTE LEGEND	
Key Value	Keynote Text
WD-2	HORIZONTAL SIDING - SHIPLAP 8" - PAINT SW 7008 ALABASTER - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

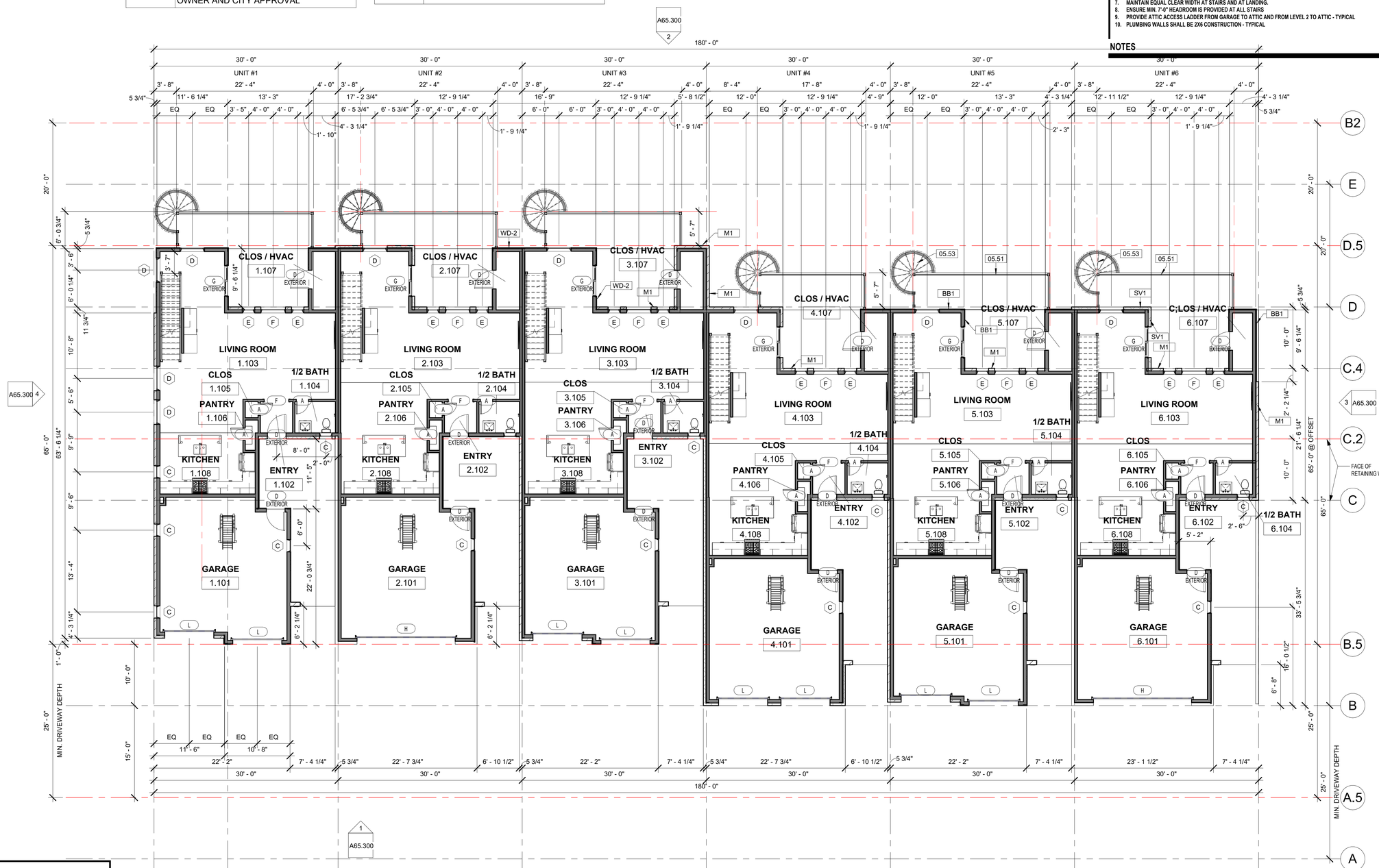
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 1 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

NOTES

1. **REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS**
2. **CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.**
3. **ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.**
4. **PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.**
5. **CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING**
6. **COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.**
7. **MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.**
8. **ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS**
9. **PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL**
10. **PLUMBING WALLS SHALL BE 2X6 CONSTRUCTION - TYPICAL**



NOTE:
1. REFERENCE "PLAN TYPE A" SHEETS
2. REF. ELEVATIONS FOR EXTERIOR MATERIALS

1 LEVEL 1 - ENTRY / GARAGE

1/8" = 1'-0"

7/29/2024 6:44:57 AM

CRADDOCK ARCHITECTURE

7.26.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

LEVEL 1 - OVERALL FLOOR PLAN
Scale: As indicated

A65.101

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING BUILDING UNIT LEVEL AREA DESCRIPTION	
ROOM TAGS	**WINDOW TAG**
1.000 UNIT LEVEL ROOM NUMBER	

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
06.15	8" X 8" CEDAR WOOD TRUSS
08.11	ATTIC ACCESS LADDER - PROVIDE WITH MIN 300# CAPACITY AND FOLLOW ALL CODE REQUIREMENTS AND MANUFACTURER INSTALLATION INSTRUCTIONS

KEYNOTE LEGEND	
Key Value	Keynote Text
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

KEYNOTE LEGEND	
Key Value	Keynote Text
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

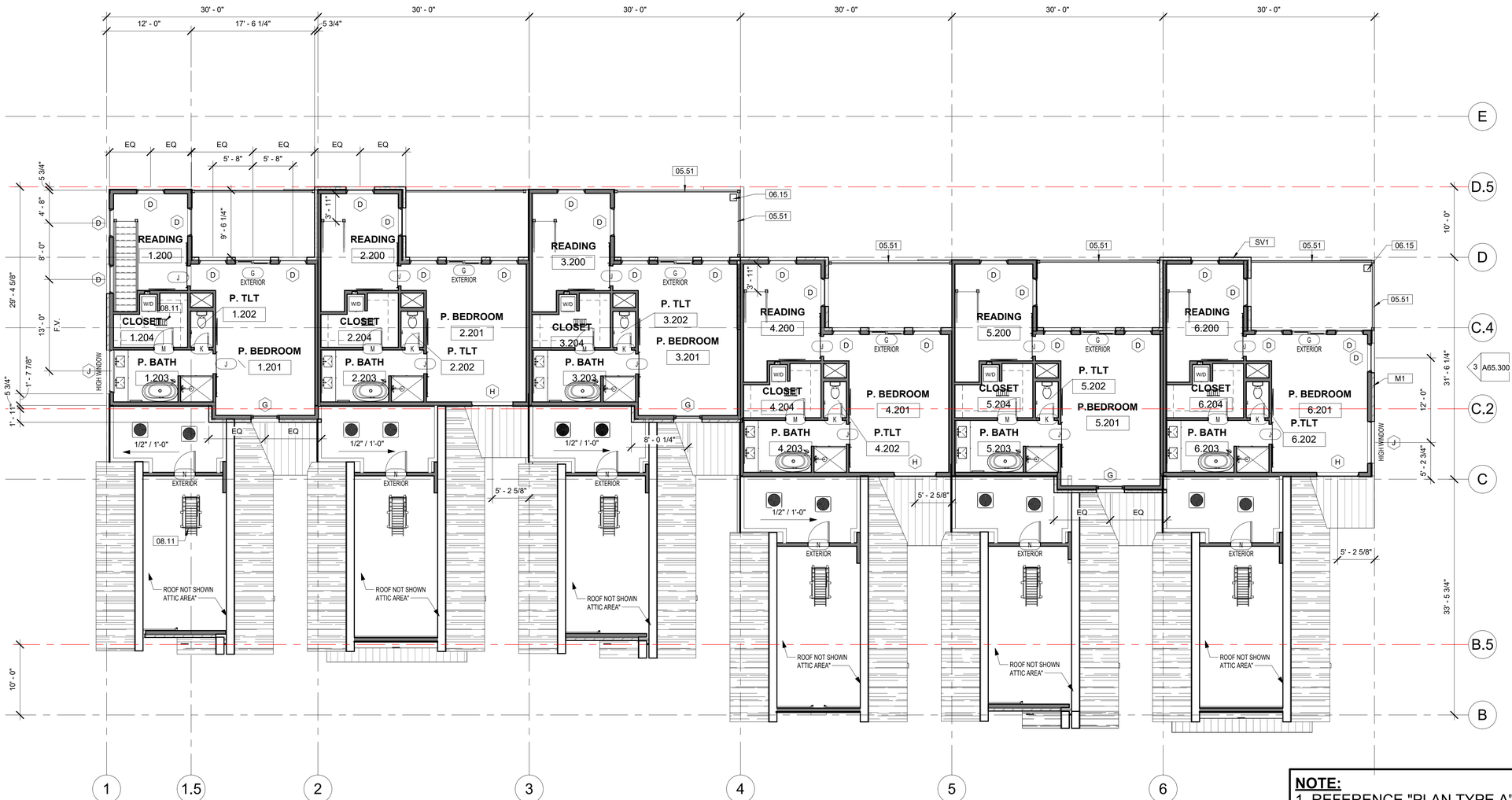
FIRE WALLS

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3. **ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.**
4. **PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.**
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8. **ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS**
9. **PROVIDE ATTIC ACCESS LADDER FROM GARAGE TO ATTIC AND FROM LEVEL 2 TO ATTIC - TYPICAL**
10. **PLUMBING WALLS SHALL BE 2X6 CONSTRUCTION - TYPICAL**

NOTES



NOTE:
1. REFERENCE "PLAN TYPE A" SHEETS
2. REF. ELEVATIONS FOR EXTERIOR MATERIALS

1 LEVEL 2 - UPPER

1/8" = 1'-0"

7/29/2024 6:45:03 AM

CRADDOCK ARCHITECTURE

PHILLIP RAY CRADDOCK JR 9207 REGISTERED ARCHITECT STATE OF TEXAS

7.26.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

LEVEL 2 - OVERALL FLOOR PLAN
Scale: As indicated

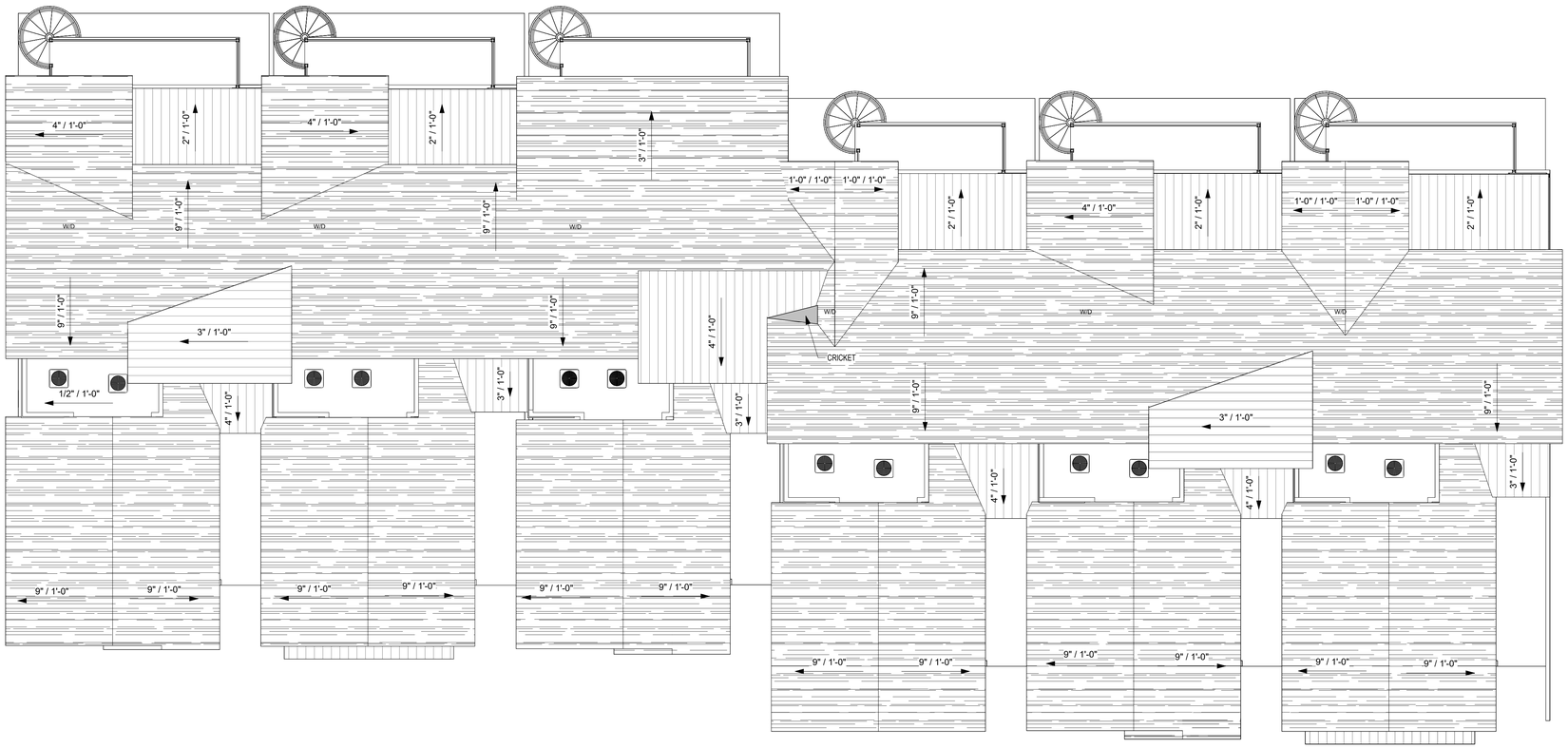
A65.102

KEYNOTE LEGEND	
Key Value	Keynote Text

1. ROOFING TYPES
   - A. STANDING SEAM ROOFING - BERRIDGE OR SIMILAR
     - a. INSTALL PER MFG. REQUIREMENTS FOR LOW SLOPE APPLICATION
     - b. PROVIDE FLASHING FOR A COMPLETE ROOFING SYSTEM
   - B. TPO SINGLE PLY MEMBRANE ROOFING - COLOR WHITE
   - C. PROVIDE CRICKET'S FOR POSITIVE DRAINAGE
   - D. GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED AT EDGE OF ALL ROOF SURFACES, PREFINISHED TO MATCH DARK BRONZE - FIELD VERIFY ALL LOCATIONS WITH OWNER.
2. ENSURE ALL ROOF VENTS ETC. DO NOT EXCEED HEIGHT OF ADJACENT PARAPETS
3. PROVIDE METAL ROOF CAPS AND FLASHING AT ALL PARAPETS AND ROOF TRANSITIONS - TYPICAL
4. ALL EXTRIOR FACIA TRIM TO BE HARDIBOARD PAINT P-3

ROOF PLAN NOTES

NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS
3. REF. SHEET A.104 FOR SIMILAR ENLARGED ROOF PLAN AND INFORMATION FOR HVAC RECESS ROOF AREA, PROVIDE SCUPPER AND DOWNSPOUT



1 ROOF

1/8" = 1'-0"

CRADDOCK ARCHITECTURE

7.26.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION		
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MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

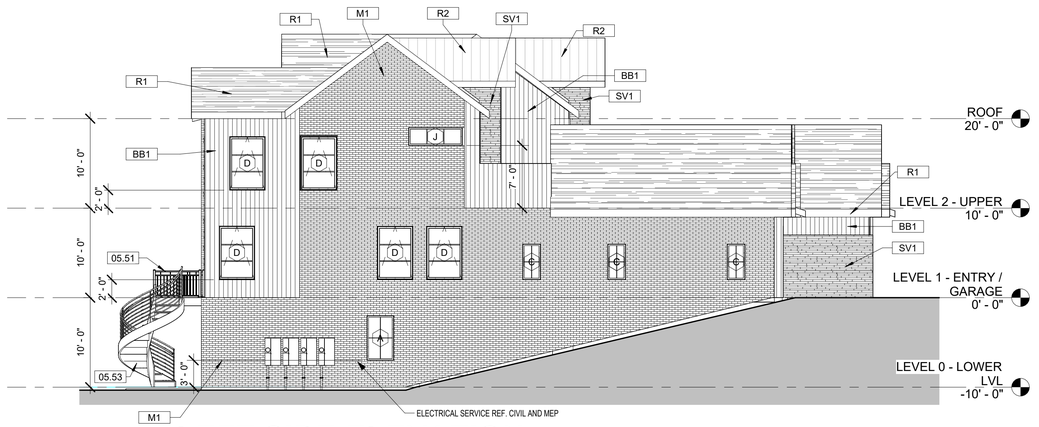
Project number 2023-019
Date 7/29/2024

ROOF PLAN - A65

Scale: As indicated

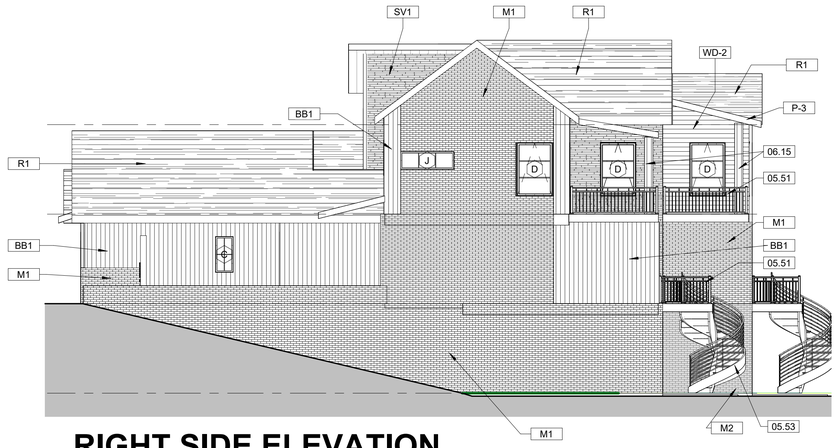
A65.150

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4 LEFT SIDE ELEVATION

1/8" = 1'-0"



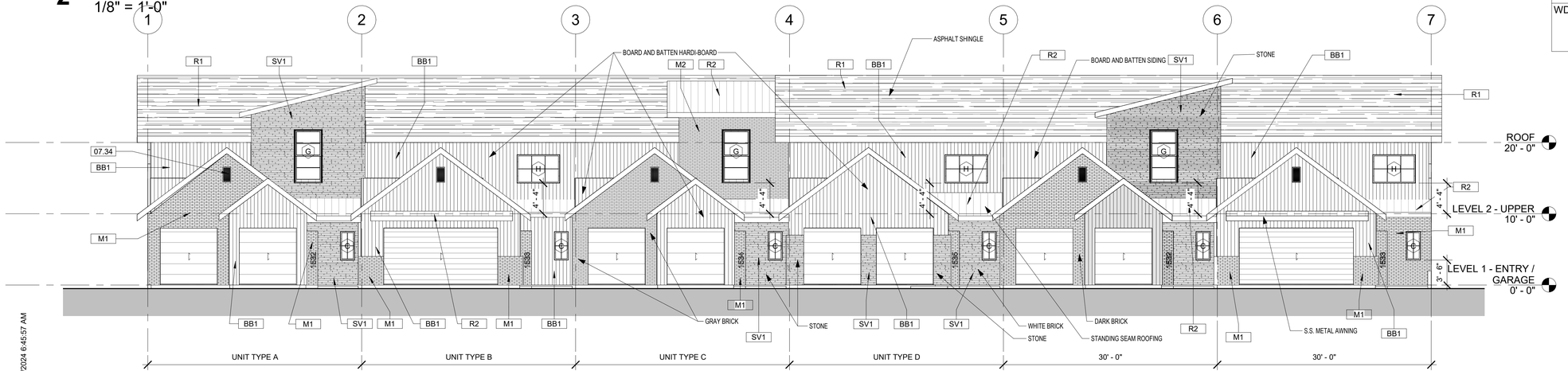
3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 LAKE VIEW SIDE (BACK)

1/8" = 1'-0"



1 GARAGE ENTRY SIDE (FRONT)

1/8" = 1'-0"

NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
05.53	METAL SPIRAL STAIR - DESIGN BY OTHERS - COORDINATE WITH ALL AHJ REQUIRMENTS
06.15	8" X 8" CEDAR WOOD TRUSS
07.34	LOUVER - VENT FOR ATTIC - 1'-0" WIDE X 2'-0" TALL
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
P-3	PAINT SW6258 TRICORN BLACK
R1	ASPHALT SHINGLE ROOFING OVER ZIP ROOF SHEATHING SYSTEM - CERTAINTEED, LANDMARK PRO SERIES - COLOR BLACK - UL CLASS A, 50 YEAR LIMITED WARRANTY. PROVIDE MOCK UP FOR OWNER / CITY REVIEW REF. SHEET G.009
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
WD-2	HORIZONTAL SIDING - SHIPLAP 8" - PAINT SW 7008 ALABASTER - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
9207
STATE OF TEXAS

7.26.2024

ARCHITECT: PHIL CRADDOCK

MARINA VILLAGES

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

ELEVATIONS

Scale: 1/8" = 1'-0"

A65.300

7/29/2024 6:45:57 AM

ROOM FINISH SCHEDULE - BLDG A65

ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
1.001	CORRIDOR							
1.002	BATH #2							
1.003	W/D							
1.004	CLOS							
1.005	BATH #1							
1.006	BED #1							
1.007	BED #2							
1.008	CLOS							
1.009	STOR / HVAC							
1.101	GARAGE							
1.102	ENTRY							
1.103	LIVING ROOM							
1.104	1/2 BATH							
1.105	CLOS							
1.106	PANTRY							
1.107	CLOS / HVAC							
1.108	KITCHEN							
1.200	READING							
1.201	P. BEDROOM							
1.202	P. TLT							
1.203	P. BATH							
1.204	CLOSET							
2.001	CORRIDOR							
2.002	BATH #2							
2.003	W/D							
2.004	CLOS							
2.005	BATH #1							
2.006	BED #1							
2.007	BED #2							
2.008	CLOS							
2.009	STOR / HVAC							
2.101	GARAGE							
2.102	ENTRY							
2.103	LIVING ROOM							
2.104	1/2 BATH							
2.105	CLOS							
2.106	PANTRY							
2.107	CLOS / HVAC							
2.108	KITCHEN							
2.200	READING							
2.201	P. BEDROOM							
2.202	P. TLT							
2.203	P. BATH							
2.204	CLOSET							
3.001	CORRIDOR							
3.002	BATH #2							
3.003	W/D							
3.004	CLOS							
3.005	BATH #1							
3.006	BED #1							
3.007	BED #2							
3.008	CLOS							
3.009	STOR / HVAC							
3.101	GARAGE							
3.102	ENTRY							
3.103	LIVING ROOM							
3.104	1/2 BATH							
3.105	CLOS							
3.106	PANTRY							
3.107	CLOS / HVAC							
3.108	KITCHEN							
3.200	READING							
3.201	P. BEDROOM							
3.202	P. TLT							
3.203	P. BATH							
3.204	CLOSET							
4.001	CORRIDOR							
4.002	BATH #2							
4.003	W/D							
4.004	CLOS							
4.005	BATH #1							
4.006	BED #1							
4.007	BED #2							
4.008	CLOS							
4.009	STOR / HVAC							
4.101	GARAGE							
4.102	ENTRY							
4.103	LIVING ROOM							
4.104	1/2 BATH							
4.105	CLOS							
4.106	PANTRY							
4.107	CLOS / HVAC							
4.108	KITCHEN							
4.200	READING							
4.201	P. BEDROOM							
4.202	P.TLT							
4.203	P. BATH							
4.204	CLOSET							
5.001	CORRIDOR							
5.002	BATH #2							
5.003	W/D							
5.004	CLOS							
5.005	BATH #1							
5.006	BED #1							
5.007	BED #2							
5.008	CLOS							
5.009	STOR / HVAC							
5.101	GARAGE							
5.102	ENTRY							
5.103	LIVING ROOM							
5.104	1/2 BATH							
5.105	CLOS							
5.106	PANTRY							
5.107	CLOS / HVAC							
5.108	KITCHEN							
5.200	READING							
5.201	P.BEDROOM							
5.202	P. TLT							
5.203	P. BATH							
5.204	CLOSET							
6.001	CORRIDOR							
6.002	BATH #2							
6.003	W/D							
6.004	CLOS							
6.005	BATH #1							
6.006	BED #1							
6.007	BED #2							
6.008	CLOS							
6.009	STOR / HVAC							
6.101	GARAGE							
6.102	ENTRY							
6.103	LIVING ROOM							
6.104	1/2 BATH							
6.105	CLOS							
6.106	PANTRY							
6.107	C;LOS / HVAC							

ROOM FINISH SCHEDULE - BLDG A65

ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
6.108	KITCHEN							
6.200	READING							
6.201	P. BEDROOM							
6.202	P.TLT							
6.203	P. BATH							
6.204	CLOSET							

ALL INTERIOR FINISHES SELECTED BY OWNER

7/29/2024 6:46:01 AM

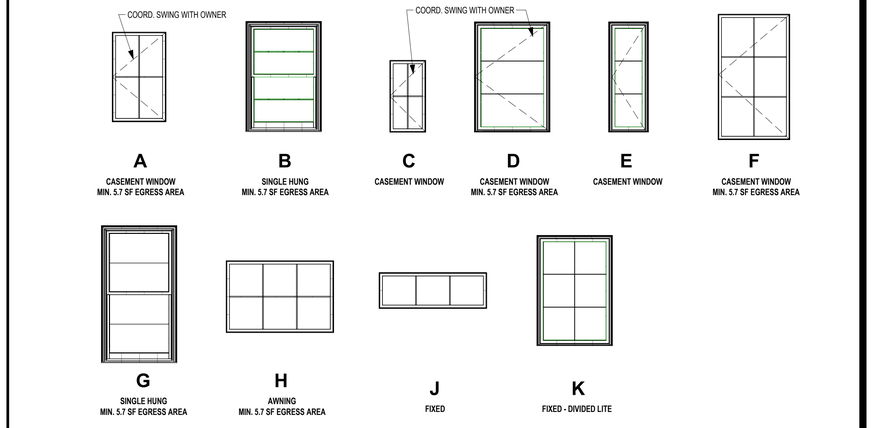
WINDOWS AND DOOR NOTES:

1. BASIS OF DESIGN KOLBE VISTALUXE COLLECTION AL DIRECT SET.
2. WINDOWS AND DOORS SHALL BE DOUBLE PANE WITH LOW E GLAZING - TINTED.
3. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS
4. PROVIDE WEATHERSEAL AT ALL EXTERIOR DOORS
5. PROVIDE LOCKSETS AS SELECTED BY OWNER
6. CONTACT FOR ADDITIONAL DETAILS AND MFG. INSTALLATION INSTRUCTIONS:
   A. GRAND OPENINGS DALLAS, 214-962-7700
7. ALL WINDOW FRAMES TO BE COLOR: BLACK

WINDOW SCHEDULE

			OPENING DESCRIPTION		
WINDOW TYPE	QUAN.	EGRESS WINDOW	WIDTH	HEIGHT	NOTES
A	1	Yes	3' - 0"	5' - 0"	CASEMENT - SWING AS PER OWNER
B	12	Yes	4' - 0"	6' - 0"	SINGLE HUNG - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
C	15	No	2' - 0"	4' - 0"	CASEMENT
D	42	Yes	4' - 0"	6' - 0"	CASEMENT - OPERABLE W/ MIN 5.7 SF EGRESS AREA
E	12	No	2' - 0"	6' - 0"	CASEMENT
F	6	Yes	4' - 0"	7' - 0"	CASEMENT - OPERABLE W/ MIN 5.7 SF EGRESS AREA
G	3	Yes	4' - 0"	7' - 6"	SINGLE HUNG - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
H	3	Yes	6' - 0"	4' - 0"	AWNING - OPERABLE W/ MIN 5.7 SF EGRESS AREA
J	2	No	6' - 0"	2' - 0"	FIXED

CONTRACTOR SHALL VERIFY ALL QUAN. REQUIRED.



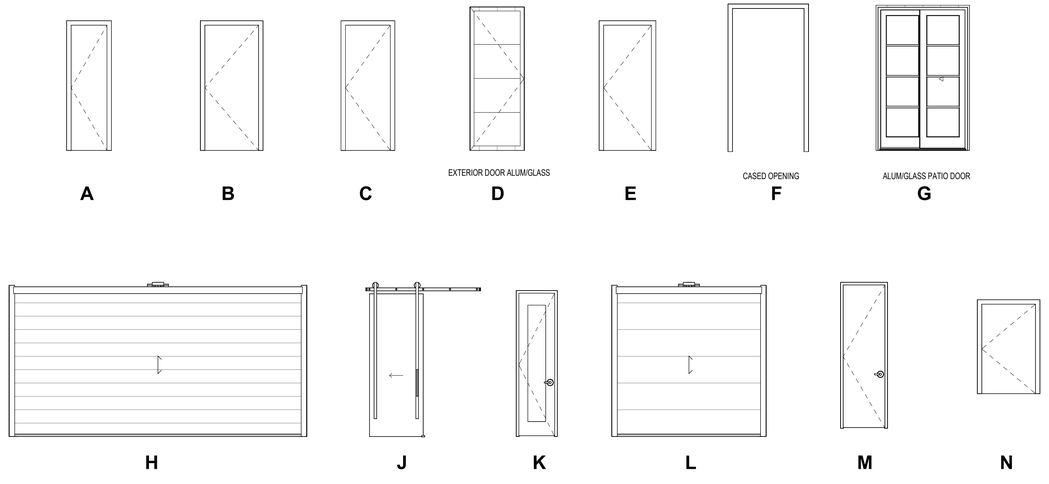
WINDOW TYPES

AREA PLAN / SCHEDULE TAG	DOOR TAG
A4.1.0 - LIVING (BUILDING / UNIT / LEVEL; AREA DESCRIPTION)	
ROOM TAGS	WINDOW TAG
1.000 (UNIT / LEVEL / ROOM NUMBER)	

DOOR SCHEDULE- QUAN. BY TYPE

		OPENING DESCRIPTION		
DOOR TYPE	QUANTITY	WIDTH	HEIGHT	NOTES
A	42	2' - 0"	7' - 0"	
B	6	3' - 0"	7' - 0"	
C	12	2' - 6"	7' - 0"	
D	30	3' - 0"	8' - 0"	EXTERIOR DOOR - PROVIDE THRESHOLD AND WEATHER STRIPING
E	6	2' - 8"	7' - 0"	
F	6	4' - 0"	8' - 0"	
G	13	5' - 0"	8' - 0"	EXTERIOR DOOR - PROVIDE THRESHOLD AND WEATHER STRIPING
H	2	16' - 0"	8' - 0"	
J	12	3' - 0"	8' - 0"	SECTIONAL OVERHEAD GARAGED DOOR - PROVIDE AUTO. OPENER
K	6	2' - 0"	8' - 0"	
L	8	8' - 0"	8' - 0"	SECTIONAL OVERHEAD GARAGED DOOR - PROVIDE AUTO. OPENER
M	6	2' - 8"	8' - 0"	
N	6	3' - 0"	5' - 0"	EXTERIOR - HVAC ACCESS DOOR

CONTRACTOR SHALL VERIFY ALL QUAN. REQUIRED.



DOOR TYPES

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT — PHILLIP RAY CRADDOCK JR. — 19207 — STATE OF TEXAS

7.25.24

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGES

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGES BLDG. A65
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

ROOM / DOOR / WINDOW SCHEDULES

Scale: As indicated

A65.351

TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box ($2^1/_2$″ × 0.113″) or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
2	Ceiling joists to top plate	4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_4$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3″ × 0.128″); or 3-16d common ($3^1/_2$″ × 0.162″); or 4-3″ × 0.131″ nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or $1^1/_4$″ × 20 ga. ridge strap to rafter	4-10d box (3″ × 0.128″); or 3-10d common (3″ × 0.148″); or 4-3″ × 0.131″ nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails ($3^1/_2$″ × 0.135″); or 3-10d common nails (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2″ ridge beam	4-16d ($3^1/_2$″ × 0.135″); or 3-10d common (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box $3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common ($3^1/_2$″ × 0.162″)	24″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	16″ o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box ($3^1/_2$″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
		16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
10	Built-up header (2″ to 2″ header with $^1/_2$″ spacer)	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. each edge face nail
		16d box ($3^1/_2$″ × 0.135″)	12″ o.c. each edge face nail
11	Continuous header to stud	5-8d box ($2^1/_2$″ × 0.113″); or 4-8d common ($2^1/_4$″ × 0.131″); or 4-10d box (3″ × 0.128″)	Toe nail
12	Top plate to top plate	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	12″ o.c. face nail
13	Double top plate splice	8-16d common ($3^1/_2$″ × 0.162″); or 12-16d box ($3^1/_2$″ × 0.135″); or 12-10d box (3″ × 0.128″); or 12-3″ × 0.131″ nails	Face nail on each side of end joint (minimum 24″ lap splice length each side of end joint)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
		16d box ($3^1/_2$″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 4-3″ × 0.131″ nails	3 each 16″ o.c. face nail 2 each 16″ o.c. face nail 4 each 16″ o.c. face nail
16	Top or bottom plate to stud	4-8d box ($2^1/_2$″ × 0.113″); or 3-16d box ($3^1/_2$″ × 0.135″); or 4-8d common ($2^1/_2$″ × 0.131″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3″ × 0.128″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-3″ × 0.131″ nails	Face nail
18	1″ brace to each stud and plate	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples $1^3/_4$″	Face nail
19	1″ × 6″ sheathing to each bearing	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
20	1″ × 8″ and wider sheathing to each bearing	3-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
		Wider than 1″ × 8″ 4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 4 staples, 1″ crown, 16 ga., $1^3/_4$″ long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
		8d box ($2^1/_2$″ × 0.113″)	4″ o.c. toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d common ($2^1/_2$″ × 0.131″); or 10d box (3″ × 0.128″); or 3″ × 0.131″ nails	6″ o.c. toe nail
23	1″ × 6″ subfloor or less to each joist	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Floor		
24	2″ subfloor to joist or girder	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″)	Blind and face nail
25	2″ planks (plank & beam—floor & roof)	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″)	At each bearing, face nail
26	Band or rim joist to joist	3-16d common ($3^1/_2$″ × 0.162″) 4-10 box (3″ × 0.128″), or 4-3″ × 0.131″ nails; or 4-3″ × 14 ga. staples, $^7/_{16}$″ crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4″ × 0.192″); or	Nail each layer as follows: 32″ o.c. at top and bottom and staggered.
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	24″ o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4″ × 0.192″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box ($3^1/_2$″ × 0.135″); or 3-16d common ($3^1/_4$″ × 0.162″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3″ × 0.128″), or 2-8d common ($2^1/_2$″ × 0.131″; or 2-3″ × 0.131″) nails	Each end, toe nail

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS	
			Edges (inches)[b]	Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]			
30	$^3/_8$″ – $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[j] 8d common ($2^1/_2$″ × 0.131″) nail (roof); or RSRS-01 ($2^3/_8$″ × 0.113″) nail (roof)[j]	6	12[f]
31	$^{19}/_{32}$″ – 1″	8d common nail ($2^1/_4$″ × 0.131″); or RSRS-01; ($2^3/_8$″ × 0.113″) nail (roof)[j]	6	12[f]
32	$1^1/_8$″ – $1^1/_4$″	10d common (3″ × 0.148″) nail; or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[g]			
33	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ head diameter, or $1^1/_4$″ long 16 ga. staple with $^7/_{16}$″ or 1″ crown	3	6
34	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ head diameter, or $1^1/_2$″ long 16 ga. staple with $^7/_{16}$″ or 1″ crown	3	6
35	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$″ screws, Type W or S	7	7
36	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail; or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
38	$^7/_8$″ – 1″	8d common ($2^1/_2$″ × 0.131″) nail; or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
39	$1^1/_8$″ – $1^1/_4$″	10d common (3″ × 0.148″) nail; or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.

TABLE R602.3(1)—continued
FASTENING SCHEDULE

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $^7/_{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

TABLE R602.3(2)
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS	
		Edges (inches)	Intermediate supports (inches)
	Wood structural panels subfloor, roof[g] and wall sheathing to framing and particleboard wall sheathing to framing[f]		
Up to $^1/_2$	Staple 15 ga. $1^3/_4$	4	8
	0.097 - 0.099 Nail $2^1/_4$	3	6
	Staple 16 ga. $1^3/_4$	3	6
$^{19}/_{32}$ and $^5/_8$	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail $2^1/_4$	4	8
$^{23}/_{32}$ and $^3/_4$	Staple 14 ga. 2	4	8
	Staple 15 ga. $1^3/_4$	3	6
	0.097 - 0.099 Nail $2^1/_4$	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. $2^1/_4$	4	8
	0.113 Nail $2^1/_4$	3	6
	Staple 15 ga. $2^1/_4$	4	8
	0.097 - 0.099 Nail $2^1/_2$	4	8

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS	
		Edges (inches)	Body of panel[d] (inches)
	Floor underlayment; plywood-hardboard-particleboard[e]-fiber-cement[h]		
	Fiber-cement		
$^1/_4$	3d, corrosion-resistant, ring shank nails (finished flooring other than tile)	3	6
	Staple 18 ga., $^7/_8$ long, $^1/_4$ crown (finished flooring other than tile)	3	6
	$1^1/_4$ long × .121 shank × .375 head diameter corrosion-resistant (galvanized or stainless steel) roofing nails (for tile finish)	8	8
	$1^1/_4$ long, No. 8 × .375 head diameter, ribbed wafer-head screws (for tile finish)	8	8
	Plywood		
$^1/_4$ and $^5/_{16}$	$1^1/_4$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	3	6
	Staple 18 ga., $^7/_8$; $^3/_{16}$ crown width	2	5
$^{11}/_{32}$, $^3/_8$, $^{15}/_{32}$, and $^1/_2$	$1^1/_2$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	6	8[e]
$^{19}/_{32}$, $^5/_8$, $^{23}/_{32}$ and $^3/_4$	$1^1/_2$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	6	8
	Staple 16 ga. $1^1/_2$	6	8
	Hardboard[f]		
0.200	$1^1/_2$ long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., $^7/_8$ long (plastic coated)	3	6
	Particleboard		
$^1/_4$	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., $^7/_8$ long, $^3/_{16}$ crown	3	6
$^3/_8$	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., $1^1/_8$ long, $^7/_8$ crown	3	6
$^1/_2$, $^5/_8$	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., $1^3/_8$ long, $^3/_8$ crown	3	6

TABLE R602.3(2)—continued
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

For SI: 1 inch = 25.4 mm.
a. Nail is a general description and shall be permitted to be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of $^7/_{16}$-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPA/ANSI A135.4
g. Specified alternate attachments for roof sheathing shall be permitted where the ultimate design wind speed is less than 130 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.
h. Fiber-cement underlayment shall conform to ASTM C1288 or ISO 8336, Category C.

TABLES ARE REFERENCED FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE.

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	DATE	BY
	DES. 05-14-24	MAA
	DRN. 05-14-24	MAA
	CHK. 05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FASTENER SCHEDULE
MARINA VILLAGE
ROCKWALL, TX
BUILDING "A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A65.S1.02

STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

CODES AND DESIGN SPECIFICATIONS:

1. BUILDING CODE: 2018 IRC AND IBC

2. STRUCTURAL CONCRETE: 2014 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318-14).

THE REINFORCED CONCRETE BEAM AND SLAB FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-14 AND ANALYZED USING STANDARD ENGINEERING PRACTICES.

3. WOOD DESIGN: NATIONAL DESIGN SPECIFICATIONS (NDS 2012)

4. STEEL DESIGN: AMERICAN INSTITUTE OF STEEL DESIGN 14TH EDITION

THE STEEL LINTELS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISC 14 AND ANALYZED USING STANDARD ENGINEERING PRACTICES.

5. DESIGN LOADS: LATEST EDITION OF THE ASCE STANDARD 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS

DESIGN LOADS:

1. GRAVITY DESIGN LOADS:

ROOF DEAD LOAD	=	10 PSF
ROOF LIVE LOAD	=	20 PSF
FLOOR DEAD LOAD	=	10 PSF
FLOOR LIVE LOAD	=	40 PSF
BALCONY DEAD LOAD	=	45 PSF
BALCONY LIVE LOAD	=	60 PSF

2. HORIZONTAL DESIGN LOAD:

WIND LOAD ANALYSIS PER ASCE 7-10 MAIN WIND-FORCE RESISTING SYSTEM
ULTIMATE DESIGN WIND SPEED =3 SECOND GUST WIND SPEED OF 115 MPH AT 33 FEET ABOVE GROUND, EXPOSURE C.

SLAB-ON-GRADE FOUNDATION:

1. THE POST-TENSIONED CONCRETE DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN ANALYZED USING STANDARD ENGINEERING PRACTICES.

2. THE POST-TENSIONED CONCRETE SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THIS STRUCTURE SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS NOTED BELOW. THE INTENT IS NOT TO LIMIT SOIL MOVEMENT, BUT INSTEAD TO LIMIT EXCESSIVE FOUNDATION FLEXURE SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

3. FOUNDATION MAINTENANCE: DRAINAGE AWAY FROM THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES SO THAT GROUND WATER WILL NOT COLLECT ADJACENT TO OR UNDER THE SLAB. THE INTENT IS TO MAINTAIN AN EVEN SOIL MOISTURE CONTENT AROUND THE BUILDING SO THAT DIFFERENTIAL SOIL MOVEMENT IS LIMITED. DURING DRY SEASONS, WATERING THE SOILS WITHIN 5'-0" OF THE FOUNDATION IS REQUIRED. THIS TYPE OF FOUNDATION MAINTENANCE IS THE OWNERS RESPONSIBILITY.

4. HEAVY VEGETATION SUCH AS TREES WITHIN 10-15 FEET OF THE PERIMETER OF THE FOUNDATION MAY CAUSE EXCESSIVE WATER REMOVAL FROM THE SOIL NEAR OR UNDER THE FOUNDATION. SUCH UNANTICIPATED PARAMETERS ARE NOT CONSIDERED UNLESS REPORTED BY THE CONTRACTOR TO FALKOFSKE ENGINEERING, INC. IN WRITING PRIOR TO DESIGN.

5. A DEEPENED PERIMETER GRADE BEAM HAS BEEN PROVIDED ABOUT THE PERIMETER OF THE FOUNDATION TO HELP LIMIT POTENTIAL VERTICAL MOVEMENT DUE TO THE SWELLING OF THE SOILS (INCREASE IN MOISTURE CONTENT).

6. A PLASTIC (HDPE) MOISTURE BARRIER HAS BEEN PROVIDED ABOUT THE PERIMETER OF THE FOUNDATION TO FURTHER HELP LIMIT POTENTIAL VERTICAL MOVEMENT DUE TO THE SWELLING OF THE SOILS (INCREASE IN MOISTURE CONTENT). THIS MOISTURE BARRIER IS OPTIONAL PROVIDED THE BUILDER ASSUMES LIABILITY FOR THE POTENTIAL VERTICAL MOVEMENT.

CONCRETE MIX DESIGN:

1. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH f'c=3000 psi AT 28 DAYS. COMPRESSIVE STRENGTH AT TIME OF STRESSING, f'ci, SHALL BE AT LEAST 2500 psi. STRESS TENDONS WITHIN 7 DAYS OF CONCRETE PLACEMENT

2. THE CONCRETE MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE THE ADVERSE EFFECTS OF CLIMATE AT THE TIME OF YEAR THE CONCRETE IS PLACED. USE OF WORKABILITY ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON MIX DESIGNS.

3. USE OF CALCIUM CHLORIDE ADMIXTURES IS NOT PERMITTED.

4. ADDING WATER AT THE SITE IS NOT PERMITTED.

5. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR MAKING CONCRETE COMPRESSIVE STRENGTH CYLINDER TESTS AS REQUIRED BY A.C.I. 318-95.

CONCRETE REINFORCEMENT:

1. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60. REINFORCEMENT SHALL BE FREE OF RUST AND DETERIOUS OR APPROVED EQUAL MATERIALS.

ALL FILL AREAS AND MATERIALS SHALL BE PLACED, COMPACTED, AND TESTED PER THE GEO-TECHNICAL ENGINEERS RECOMMENDATIONS.

INSPECTIONS:

1. INSPECTIONS ARE TO BE AS REQUIRED BY LOCAL BUILDING DEPARTMENT.

2. FALKOFSKE ENGINEERING INC. SHALL BE CALLED FOR CONSTRUCTION REVIEW OF FOUNDATION BEAMS AND REINFORCEMENT PRIOR TO PLACING CONCRETE.

BRACED WALL PANELS:

SECTION R301.1.3 OF THE 2018 IRC PERMITS ENGINEERED DESIGN OF BRACE WALL LINES AND BRACED WALL PANELS IN ACCORDANCE WITH THE 2018 IBC. "ENGINEERED DESIGN IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE IS PERMITTED FOR ALL BUILDINGS AND STRUCTURES, AND PARTS THEREOF, INCLUDED IN THE SCOPE OF THIS CODE."

THE ENGINEERED PLANS INCLUDED HEREIN ARE CONSIDERED TO BE DESIGNED WITHIN THE REQUIREMENTS OF THE 2018 IBC AND SUBSEQUENTLY, THE 2018 IRC.

ALLOWABLE BRACE WALL PANEL RESISTING LOADS ARE BASED UPON THE FOLLOWING REFERENCES.

1. ORIENTED STRAND BOARD (OSB) OR PLYWOOD STRUCTURAL PANELS: BASED ON NDS 2012.

2. GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES: BASED ON TABLE 2306.7 OF THE 2018 IBC.

3. THERMO-PLY RED & THERMO-PLY RED AMG STRUCTURAL SHEATHING: BASED ON SECTION 5.2.6.2 OF DrJ TECHNICAL EVALUATION REPORT No. 1004-01, DATED MAY 26, 2018.

4. APA PORTAL FRAME AT GARAGE DOORS: THE PORTAL FRAME BRACING AT THE SIDES AND TOP OF THE GARAGE DOOR OPENING IS BASED UPON APA REPORT T2003 - 48, DATED AUGUST 20, 2003, BY THE ENGINEERED WOOD ASSOCIATION (APA). AN ALLOWABLE RACKING LOAD OF 1000 POUNDS PER PORTAL FRAME WAS USED IN THE DESIGN OF THE PORTAL FRAME AS PART OF THE OVERALL BRACED WALL LINES AND BRACE WALL PANEL DESIGN.

STUD SCHEDULE:

STUD SCHEDULE FIRST STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @12" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE SECOND STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE THIRD STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24 O.C
INTERIOR	2X4 @24" O.C	2X4 @24" O.C

STRUCTURAL TIMBER AND WOOD:

NOTE: THE FOLLOWING SPECIFICATIONS ARE FOR ALL STRUCTURAL WOOD FRAMING ON THIS PROJECT.

1. SOUTHERN PINE SAWN LUMBER

ITEM	SIZE	GRADE	COMPRESSION Fc
FOUNDATION SILL PLATES	2X6	No. 2 TREATED	565 PSI
FOUNDATION SILL PLATES (INTERIOR)	2X4	No. 2 TREATED	565 PSI
STUDS @ 16" O.C.	2X6	No. 3/STUD	925 PSI
STUDS @ 16" O.C. (INTERIOR)	2X4	No. 3/STUD	975 PSI

NOTE: STRUCTURAL END JOINTED (FINGER JOINTED) STUDS MAY BE USED PROVIDED THE STUDS ARE STAMPED AS SUCH - CERTIFIED GLUED JOINTS.

ITEM	SIZE	GRADE	BENDING Fb
2X4 BENDING MEMBER	2X4	No. 2	1500 PSI
2X6 BENDING MEMBER	2X6	No. 2	1250 PSI
2X8 BENDING MEMBER	2X8	No. 2	1200 PSI
2X10 BENDING MEMBER	2X10	No. 2	1050 PSI
2X12 BENDING MEMBER	2X12	No. 2	975 PSI

2. LAMINATED VENEER LUMBER (LVL)

ITEM	SIZE	SPECIES	BENDING Fb
HEADER, CEILING BEAM, ROOF BEAM	VARIES	2.0E	>2850 PSI

3. ROOF AND FLOOR TRUSS

FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATIONS FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. SHOP DRAWINGS TO BE PROVIDED TO FALKOFSKE ENGINEERING, INC. FOR REVIEW. IN THE EVENT THE FLOOR AND ROOF TRUSS SHOP DRAWINGS DIFFER SIGNIFICANTLY THAN SHOWN IN THESE PLANS, FALKOFSKE ENGINEERING, INC. MAY NEED TO REVISE FRAMING AND/OR FOUNDATION PLANS ACCORDINGLY.

SILL PLATE CONNECTIONS - TO CONCRETE:

1. ALL SILL PLATES SHALL BE TREATED.

2. SILL PLATES UNDER EXTERIOR WALLS SHALL BE INSTALLED WITH ½" DIA. J-BOLTS CAST INTO CONCRETE WITH 7" EMBEDMENT. BOLTS SHALL BE LOCATED NO MORE THAN 6'-0" APART AND AT 6" O.C. MAX.FROM PLATE ENDS.

3. BOLTS THAT CAN NOT BE CAST IN PLACE WITH THE CONCRETE SHALL BE RETRO FITTED WITH THE USE OF TITEN BOLTS, OR EQUIVALENT, 1/2" DIA ALL THREAD RODS (ATR) WITH 7" MIN. EMBED AND SIMPSON HIGH STRENGTH SET EPOXY SYSTEM, OR EQUIVALENT.

4. SILL PLATES UNDER INTERIOR WALLS MAY BE FASTENED WITH POWER DRIVEN HILTI FASTENER X-DNI72 OR EQUIVALENT. LOCATE NO MORE THEN 3'-0" APART AND SPACED AT 6" FROM EACH END, U.N.O.

CONSTRUCTION BRACING:

1. ALL WOOD FRAMING (STUD WALLS) SHALL BE PROPERLY BRACED DURING CONSTRUCTION. BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ROOF AND FLOOR TRUSSES:

1. FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE LOADS ARE SHOWN ON SHEETS S7.01 TO S7.03. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATIONS FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE.

NOTES TO THE CONTRACTOR:

1. THE FRAMING PLANS WERE DEVELOPED FOR THE PURPOSE OF TRANSFERRING LOADS OF THE ROOF AND CEILING ONTO THE CONCRETE FOUNDATION. THE FOUNDATION DESIGN WAS ANALYZED BASED UPON THE DIRECTION AND LOCATION OF THE ROOF AND CEILING FRAMING MEMBERS. THEREFORE, THE FRAMING PLANS MAY NOT BE CHANGED WITHOUT APPROVAL OF FALKOFSKE ENGINEERING, INC.

STEEL FRAMING:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

CONSTRUCTION REVIEW:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.

2. CONTACT THE LOCAL BUILDING OFFICIAL FOR INSPECTIONS REQUIRED BY THE LOCAL BUILDING OFFICIAL.

3. FALKOFSKE ENGINEERING, INC. WILL REVIEW THE CONSTRUCTION WORK AS IT RELATES TO THE INSTALLATION OF THE PROPOSED FOUNDATION BY REVIEWING THE REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE, AS WELL AS THE INSTALLATION OF THE PROPOSED STRUCTURAL FRAMING AND WALL BRACING. THESE REVIEWS WILL BE PERFORMED BY A PROFESSIONAL ENGINEER (P.E.), AN ENGINEER IN TRAINING (E.I.T.), OR A FIELD TECHNICIAN. FIELD REPORTS OF EACH VISIT WILL BE COMPLETED (WITH PICTURES) AND AT THE END OF CONSTRUCTION FALKOFSKE ENGINEERING, INC. WILL PROVIDE A LETTER STATING THE CONSTRUCTION WORK WAS COMPLETED IN GENERAL AGREEMENT WITH OUR PLANS AND RECOMMENDATIONS.

SURFACE DRAINAGE AWAY FROM STRUCTURE:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AS REQUIRED BY THE CIVIL ENGINEERING GRADING PLANS OR THE LANDSCAPE ARCHITECTS PLANS (BY OTHERS). IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PROPER DRAINAGE DURING THE LIFE OF THE STRUCTURE.

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

GENERAL NOTES
MARINA VILLAGE
ROCKWALL, TX
BUILDING "A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A65.S1.01

STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

FOUNDATION SUB-GRADE PREPARATION NOTES:

PRIOR TO FOUNDATION PLACEMENT SOIL BELOW FOUNDATION AND 5'-0" BEYOND PERIMETER OF BUILDING TO BE CHEMICALLY INJECTED OR MOISTURE CONDITIONED. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS TO LIMIT THE POTENTIAL VERTICAL MOVEMENT OF THE SUB-GRADE SOILS TO 1" OR LESS, CHEMICAL INJECT OR MOISTURE CONDITION THE SOIL BELOW THE FOUNDATION TO A DEPTH OF 10'-0". THE CHEMICAL INJECTION OR MOISTURE CONDITIONED SHOULD BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE CHEMICAL INJECTION OR MOISTURE CONDITION, A POLY MOISTURE BARRIER SHALL BE INSTALLED AS SHOWN IN DETAIL 25/S3.01. AFTER PLACEMENT OF THE POLY, SWELL TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AT LEAST 2 SEPARATE AREAS TO VERIFY THE SOILS PVR IS LESS THAN 1". IF RESULTS OF SWELL TEST INDICATE SWELL POTENTIAL GREATER THAN 1", FEI WILL COORDINATE WITH GEOTECHNICAL ENGINEER TO DETERMINE STEP NECESSARY TO REDUCE SWELL POTENTIAL.

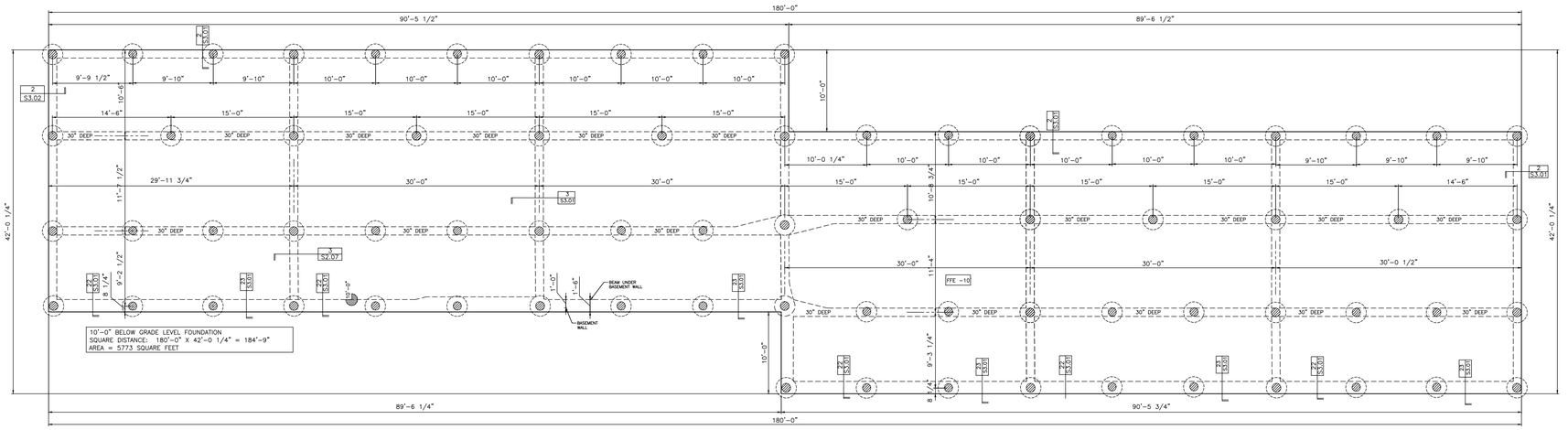
FOUNDATION PLAN

FOUNDATION NOTES:

4" SLAB: REINFORCED WITH 3 @ 15" O.C.E.W

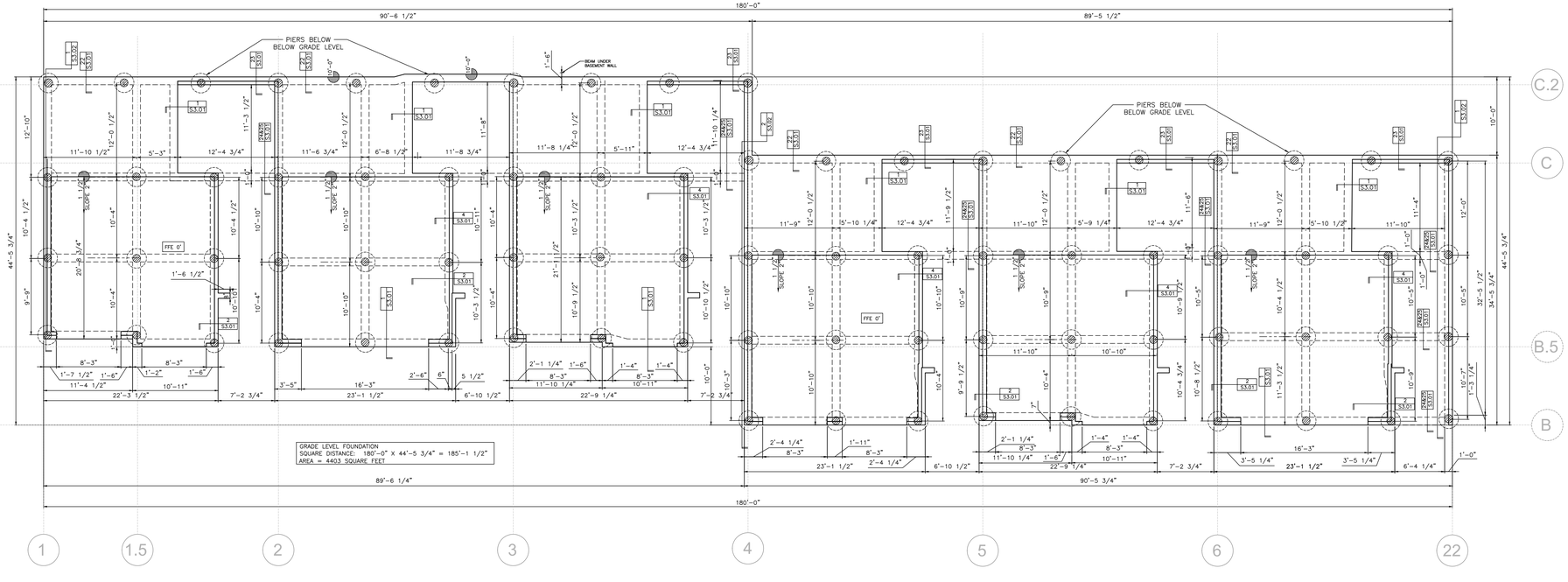
EXTERIOR BEAMS: 12" WIDE X 34" DEEP W/ 2-#5 TOP & BOTTOM.

INTERIOR BEAMS: 12" WIDE X 26" DEEP, W/ 2-#5 TOP & BOTTOM U.N.O..



10'-0" BELOW GROUND LEVEL, BUILDING A6.5 – FOUNDATION PLAN

S2.01



GROUND LEVEL, BUILDING A6.5 – FOUNDATION PLAN

S2.01

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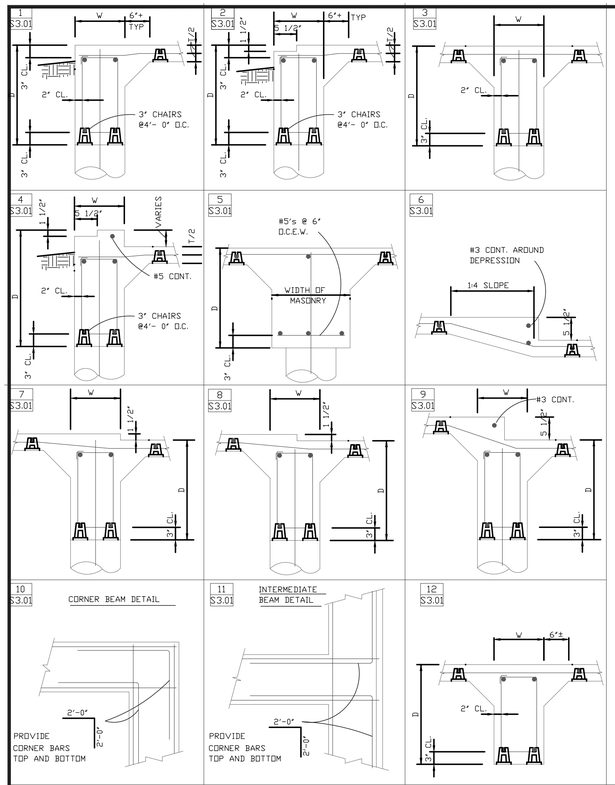
FALKOFSKE ENGINEERING

BUILDING FOUNDATION PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING "A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A65.S2.01



GENERAL NOTES:

CODES AND DESIGN SPECIFICATIONS:

1. Building Code: 2018 IRC AND IBC
2. Structural Concrete: 2011 Building Code Requirements for Reinforced Concrete (A.C.I. 318-11).

DESIGN LIVE LOADS:

1. Floor (Concrete Slab) = 40 psf

CONCRETE PIERED SLAB DESIGN:

1. The reinforced concrete beam and slab foundation has been designed in accordance with ACI 318-11 and analyzed using standard engineering practices.
2. Geo-technical investigation has been provided by:
   Firm: TERRADYNE ENGINEERING, INC.
   Report No.D221063
   Date: 06-01-2022

Pier Design:
Belled pier in clays
Allowable end bearing pressure = 5000 psf
Allowable skin friction = 400 psf
Pier diameter = 12"dia. with 36" bell
Length of pier below existing grade = 16'-0"

Pier holes and construction shall be inspected by the Geo-Technical Engineer or by Falkofske Engineering Inc. to ensure pier bearing in proper stratum, the geotechnical engineer shall provide a pier drilling log indicating the pier no., pier depth, and penetration into bearing strata.

Pier drilling log shall be provided to Falkofske Engineering for review Remove all loose materials prior to pacing concrete. Use casing where necessary to stabilize pier holes and inhibit water inflow during pier construction. For any given pier, excavation, placement of steel, and concreting should be completed within the same work day.

3. Foundation Maintenance: Drainage away from the foundation shall be maintained at all times so that rain water will not collect adjacent to or under the slab.

CONCRETE MIX DESIGN:

1. All concrete shall have a minimum compressive strength f'c = 3000 psi at 28 days. Provide 5 inch slump. Adding water at site is not permitted.
2. The concrete mix designs shall be proportioned to minimize the adverse effects of climate at the time of year the concrete is placed. Use of workability admixtures and air entrainment is permitted and must be noted on mix designs.
3. Use of calcium chloride admixtures is not permitted.

CONCRETE REINFORCEMENT:

1. All concrete reinforcing steel, #4 and larger, shall be new billet steel conforming to A.S.T.M. A-615, Grade 60 with Fy = 60 ksi.
2. Stirrups and ties, #3 AND #4 in size may be Grade 40 with Fy = 40 ksi.

CONSTRUCTION:

1. All top and bottom beam reinforcement shall be supported by means of chairs or #3 support stakes at a maximum spacing of 4'-0" o.c. so as to provide proper reinforcement profile throughout concrete placement. All top and bottom beam bars shall be securely fastened to chairs or support stakes.
2. All slab reinforcement shall be supported on chairs and tied at every other intersection, min. Chairs shall be provided at the intersections of slab reinforcement and shall not exceed a 4'-0" maximum spacing.
3. Ensure proper vibration of concrete around all reinforcement.
4. Trenches for deep plumbing lines should not be located directly under (parallel) to beams. Place plumbing lines perpendicular to beams. Hand compact backfill in 8 inch lifts using moist sand or sandy clay soils.
5. Beam sizes shall not be decreased or increased without written approval of FALKOFSKE ENGINEERING.
6. All slabs shall be properly graded and leveled utilizing a thin (1"+) layer of sand under the slab.
7. A polyethylene vapor barrier shall be placed between the concrete and soil. A thin layer of leveling sand may be placed on top of the polyethylene if desired.
8. Contractor note: Before proceeding with any work or ordering of materials, the contractor and/or sub-contractors shall verify all measurements and location of building components and their inter-relationship at the building site and for their correctness.
9. All slab reinforcement is to be #3 rebar at 15" o.c.e.w. unless noted otherwise
10. All longitudinal grade beam reinforcement shall be 2-#5 rebar top and bottom.
11. All stirrups and ties shall be #3 rebar.

CONSTRUCTION REVIEWS:

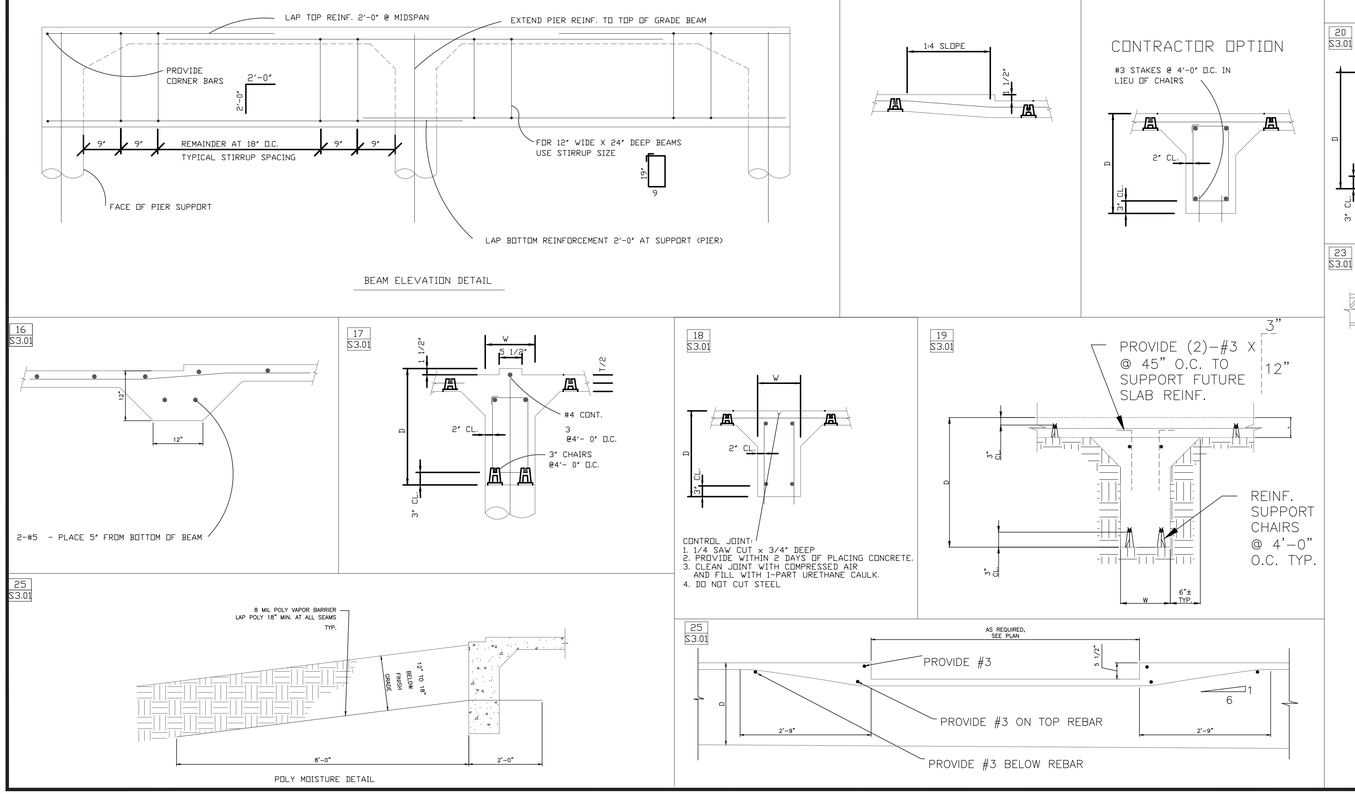
1. Inspections are to be as required by the local Building Apartment.
2. Falkofske Engineering shall be called to conduct a pre-concrete pour review of the placement of the reinforcement and size and location of all piers and beams.

CONCRETE TESTING

Make one (1) set of four (4) concrete test cylinders for each 50 yards of concrete placed on every day that concrete is placed. Test 1 cylinder at 7 days, one cylinder at 14 days, one cylinder at 28 days and hold one cylinder in reserve. Submit test results to Falkofske Engineering, Inc. for review.

SURFACE DRAINAGE AWAY FROM STRUCTURE:

It is the builders responsibility to provide proper drainage away from the structure and to the front or rear of the property as required by the civil engineering grading plans (by others). It is the owners responsibility to maintain the proper drainage during the life of the structure.



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FALKOFSKE ENGINEERING

FOUNDATION DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

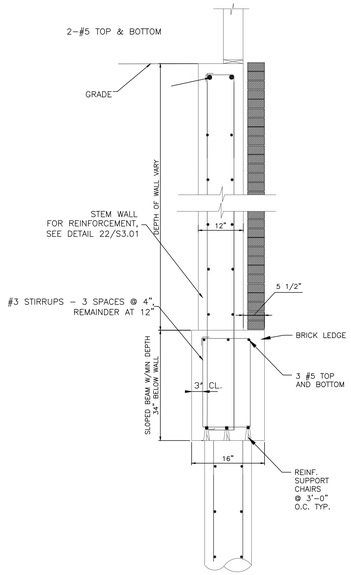
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

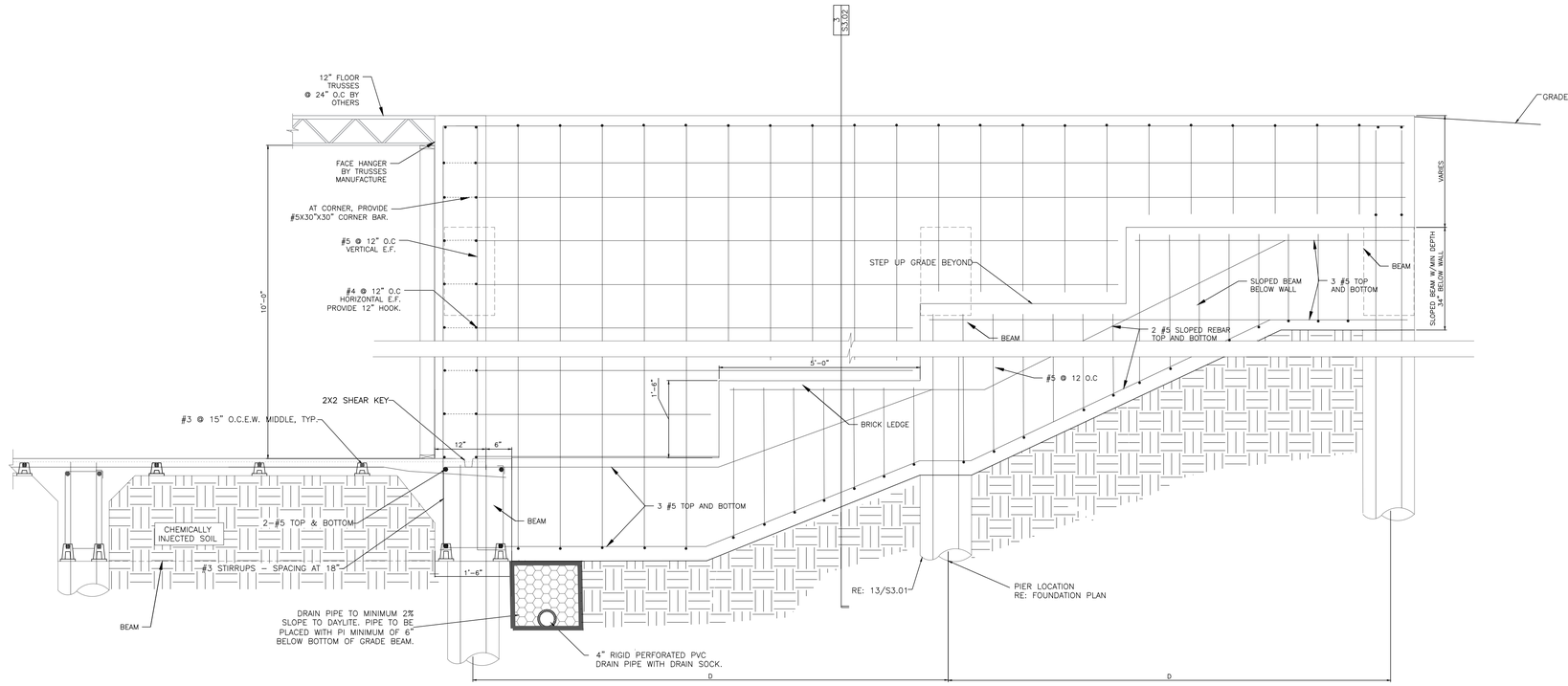
A65.S3.01



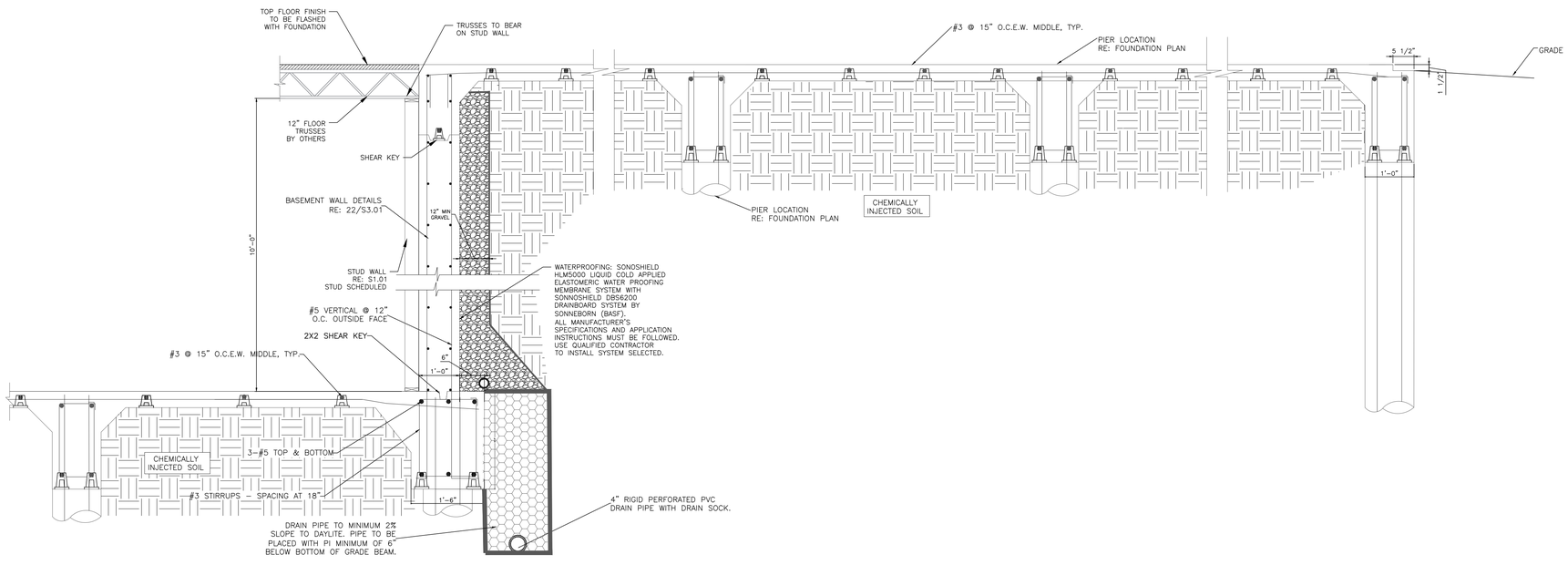
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3 S3.02 WALL SECTION



1 S3.02 WALL SECTION



2 S3.02 WALL SECTION

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SCALE: 1/8" = 1'–0"

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FALKOFSKE ENGINEERING

FOUNDATION DETAILS
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ROCKWALL, TX
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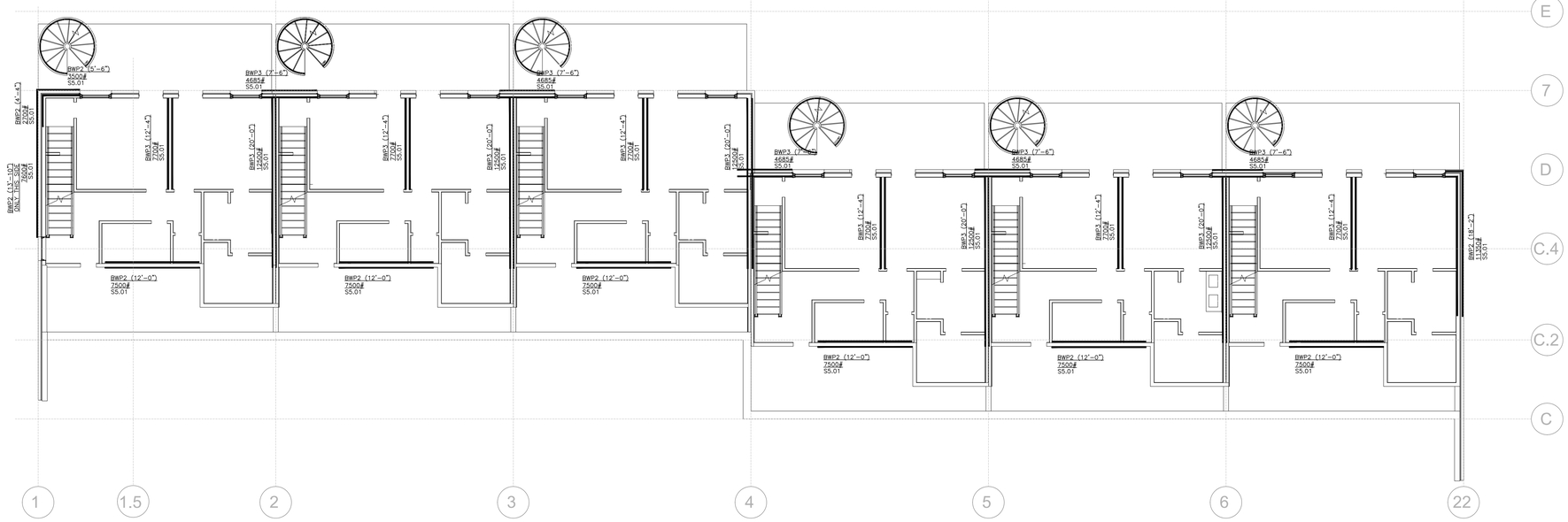
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A65.S3.02



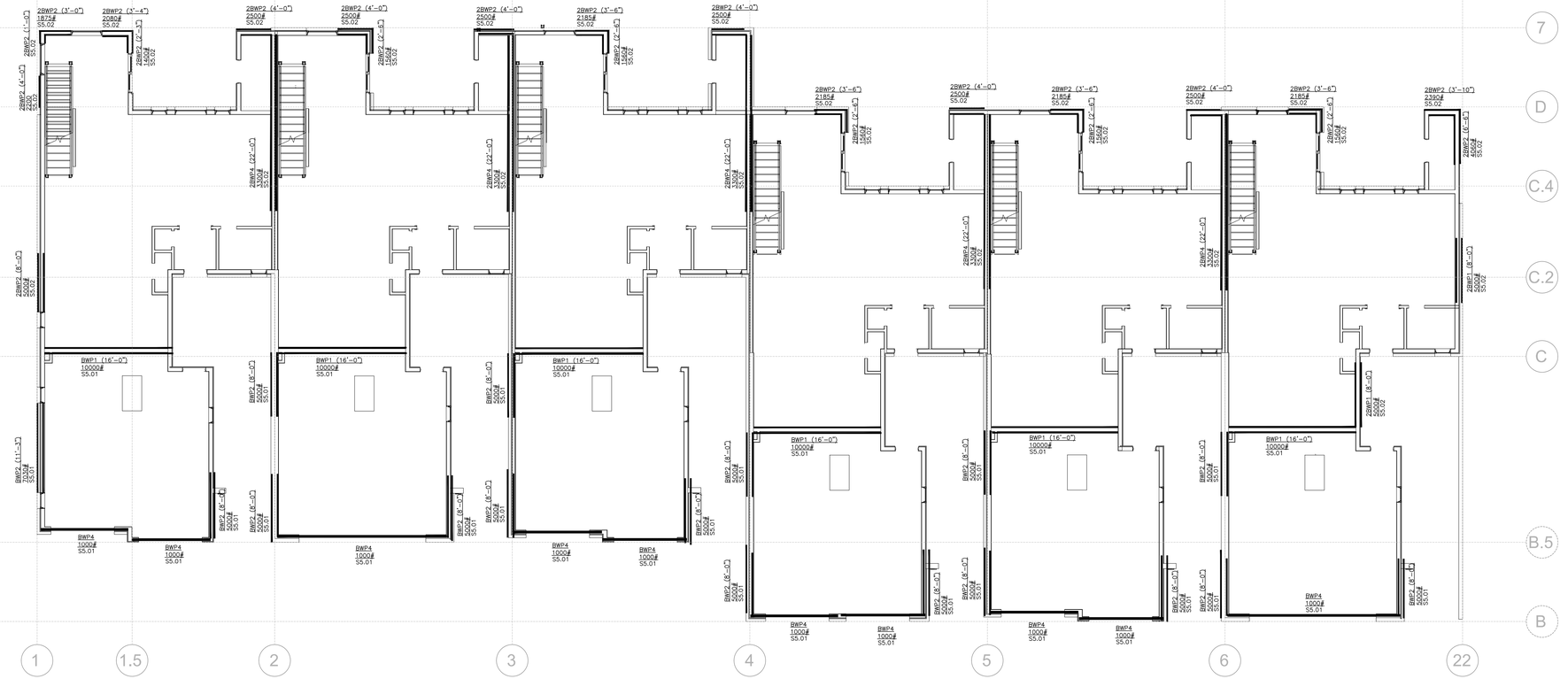
EXTERIOR SHEATHING

ALL EXTERIOR WALLS U.N.O TO BE SHEATHED W/ 7/16" OSB OR 15/32" COX PLYWOOD SECURED W/ 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD. UNLESS NOTED OTHERWISE IN PLAN. SHEATHING MAY BE UNBLOCKED CONSTRUCTION, EXCEPT AT NOTED SHEARWALL LOCATIONS.



BUILDING A6.5 FIRST STORY BRACED WALL PLAN

1 S4.01



2 S4.01

BUILDING A6.5 SECOND STORY BRACED WALL PLAN

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DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

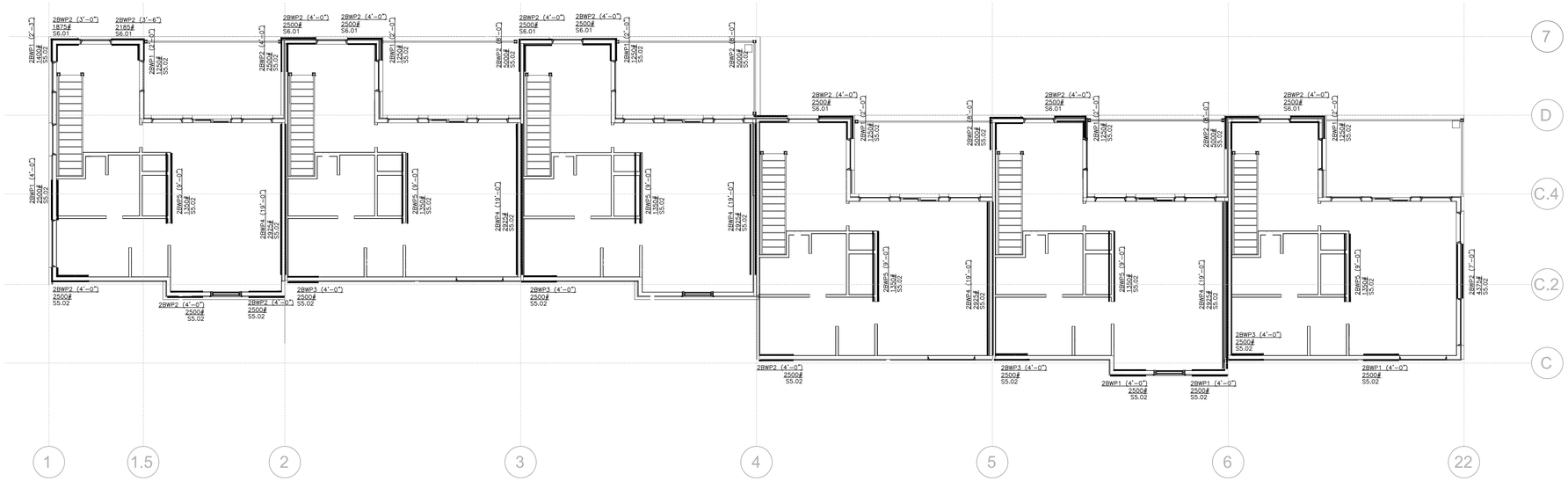
JOB NO. 987.23

A65.S4.01

STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

EXTERIOR SHEATHING

ALL EXTERIOR WALLS U.N.O TO BE SHEATHED W/ 7/16" OSB OR 15/32" COX PLYWOOD SECURED W/ 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD, UNLESS NOTED OTHERWISE IN PLAN. SHEATHING MAY BE UNBLOCKED CONSTRUCTION, EXCEPT AT NOTED SHEARWALL LOCATIONS.



1 S4.02 BUILDING A6.5 THIRD STORY BRACED WALL PLAN

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SCALE: 1/8" = 1'-0"

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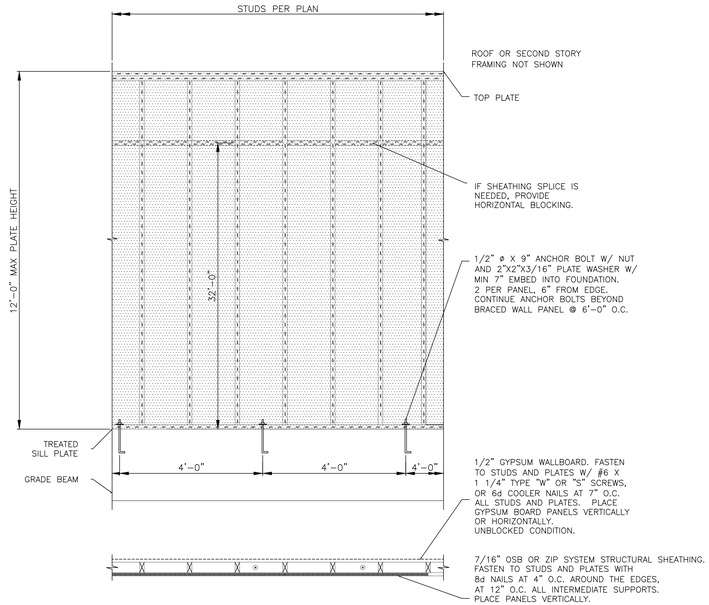
WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

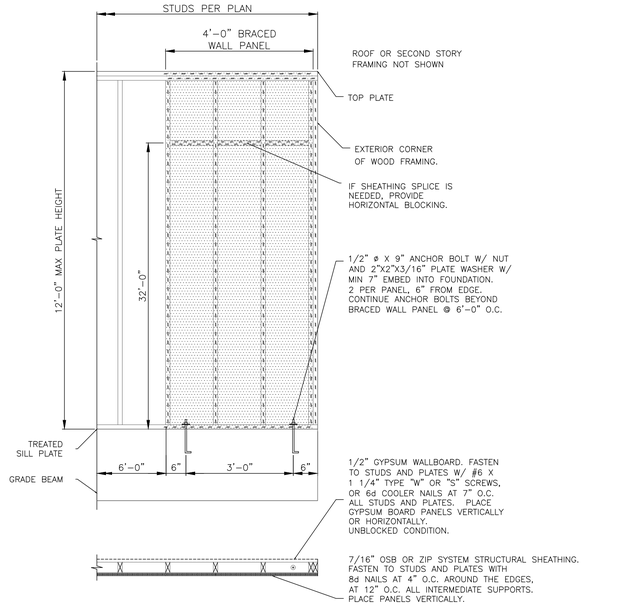
JOB NO. 987.23

A65.S4.02

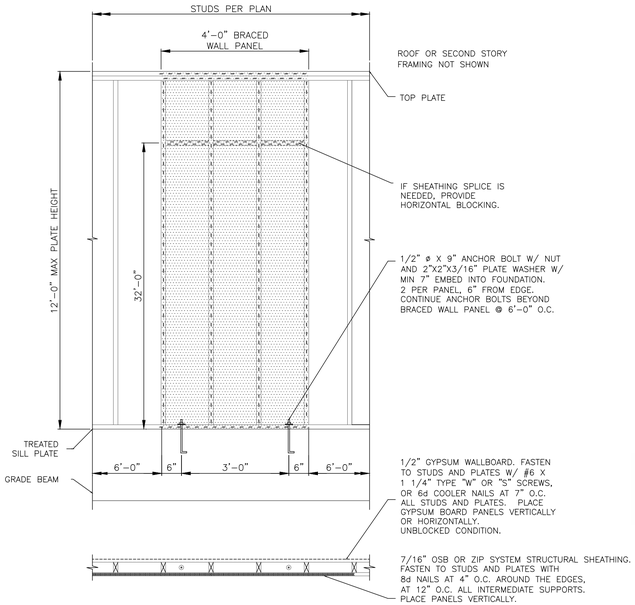
STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24



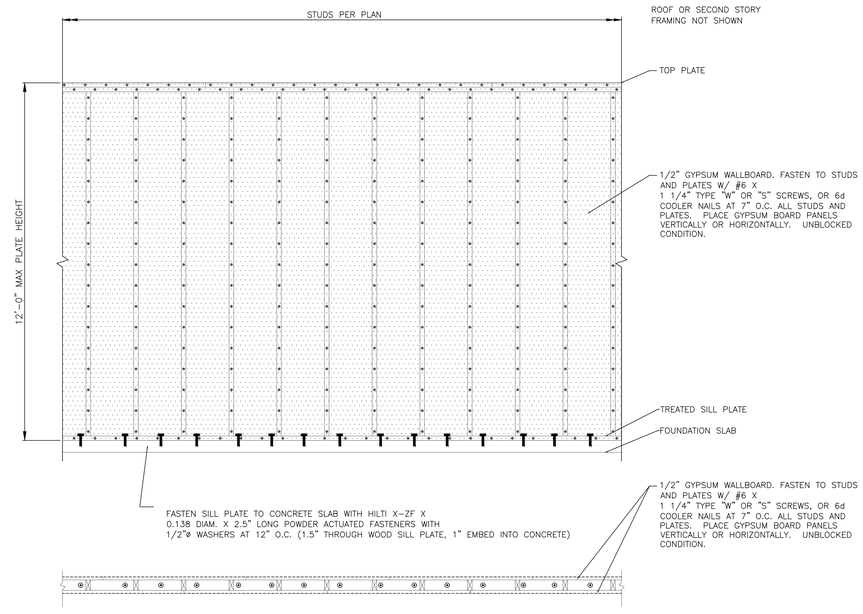
BWP3 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 3 "BWP3"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



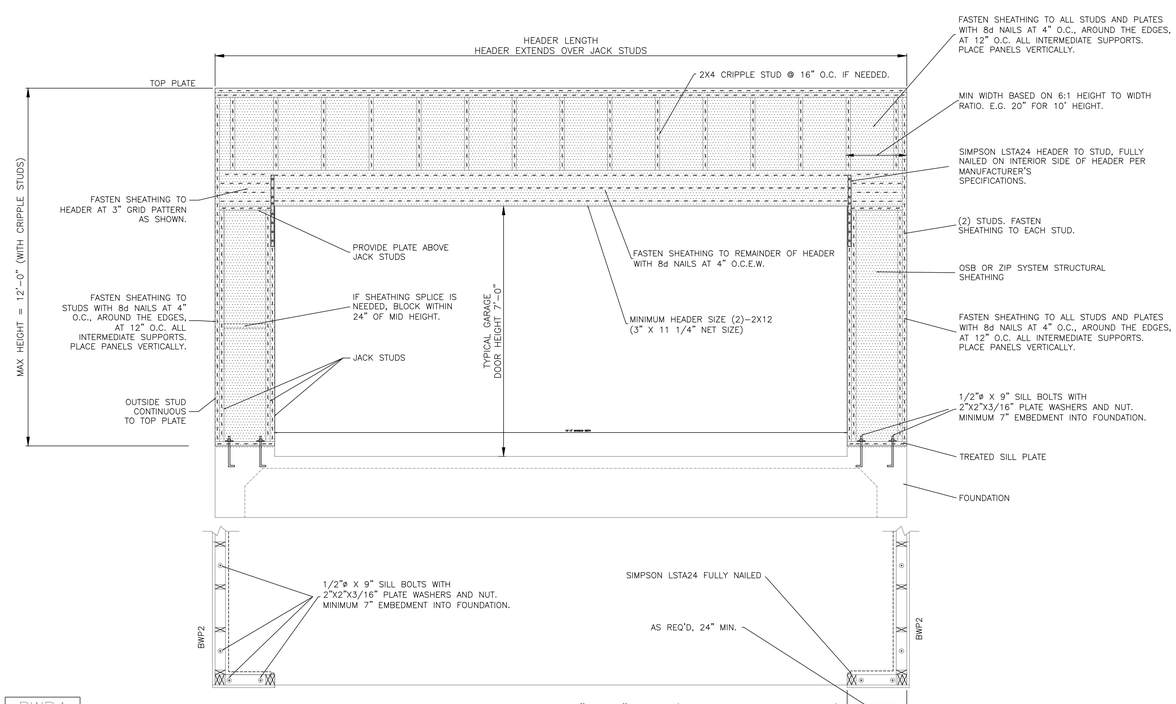
BWP2 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 2 "BWP2"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



BWP1 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 1 "BWP1"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



BWP5 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 4 "BWP4"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)



BWP4 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 5 "BWP5" – (CS-PF PORTAL FRAME)
RATED RACKING LOAD = 600# FOR 10'-0" PLATE
= 1000# FOR 8'-0" PLATE

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SCALE: 1/8" = 1'-0"

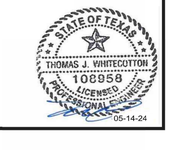
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Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
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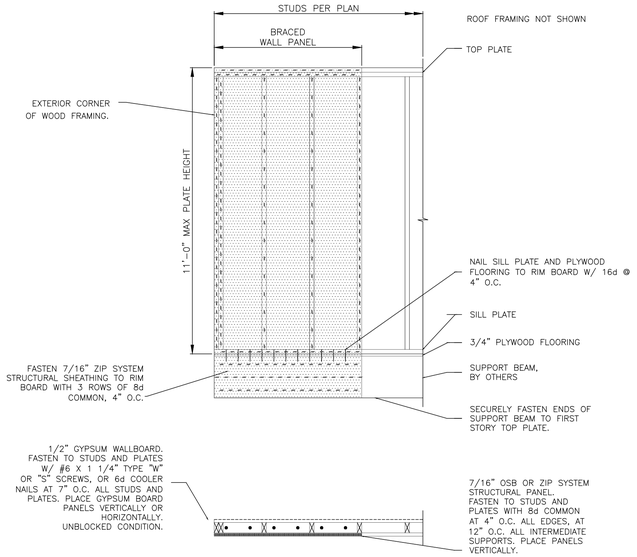
WALL BRACING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

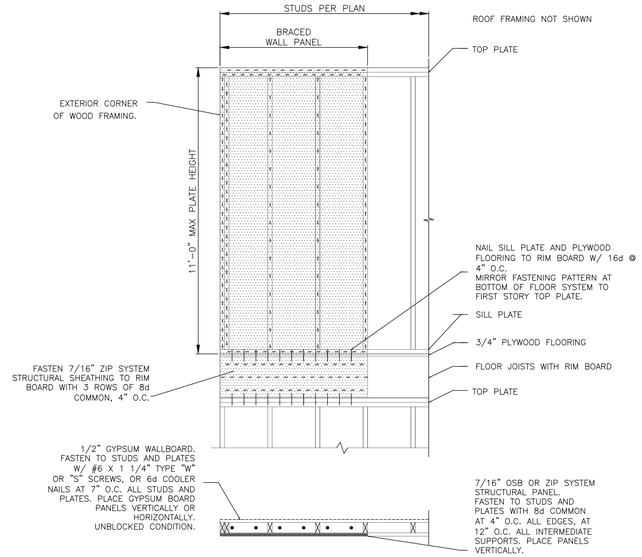
A65.S5.01





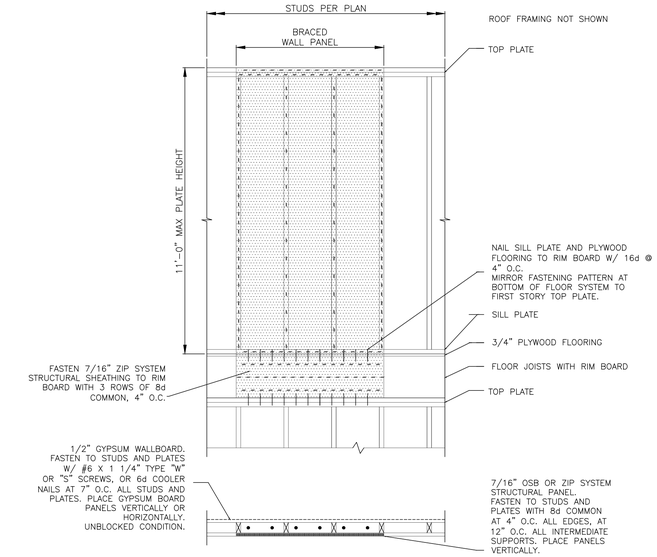
2BWP3 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 3 "2BWP3"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



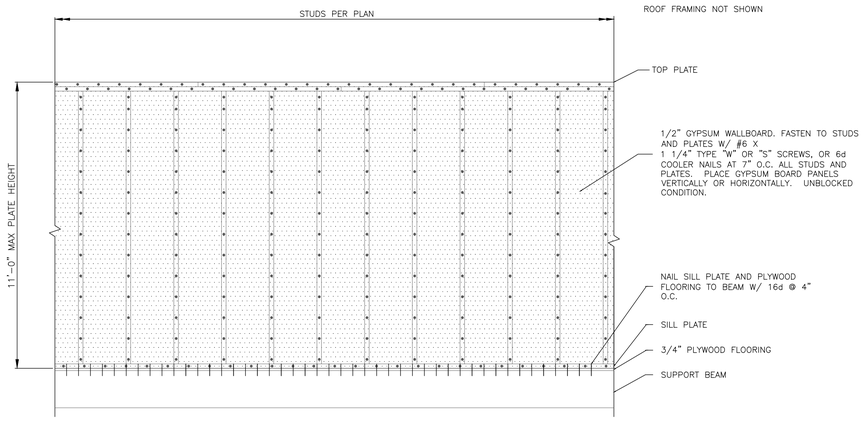
2BWP2 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 2 "2BWP2"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



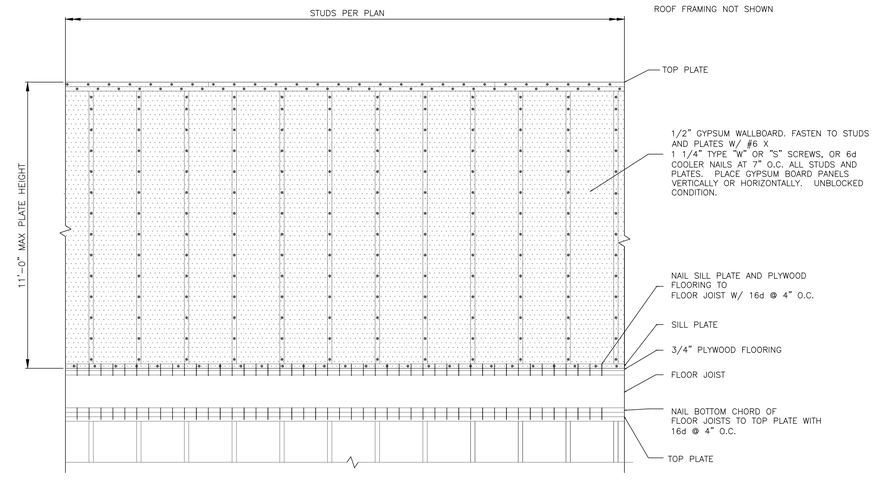
2BWP1 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 1 "2BWP1"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



2BWP5 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 5 "2BWP5"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)



2BWP4 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 4 "2BWP4"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)

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SCALE: 1/8" = 1'-0"

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(817) 261-8300

FALKOFSKE ENGINEERING

WALL BRACING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A65.S5.02

STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/S6.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/S6.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

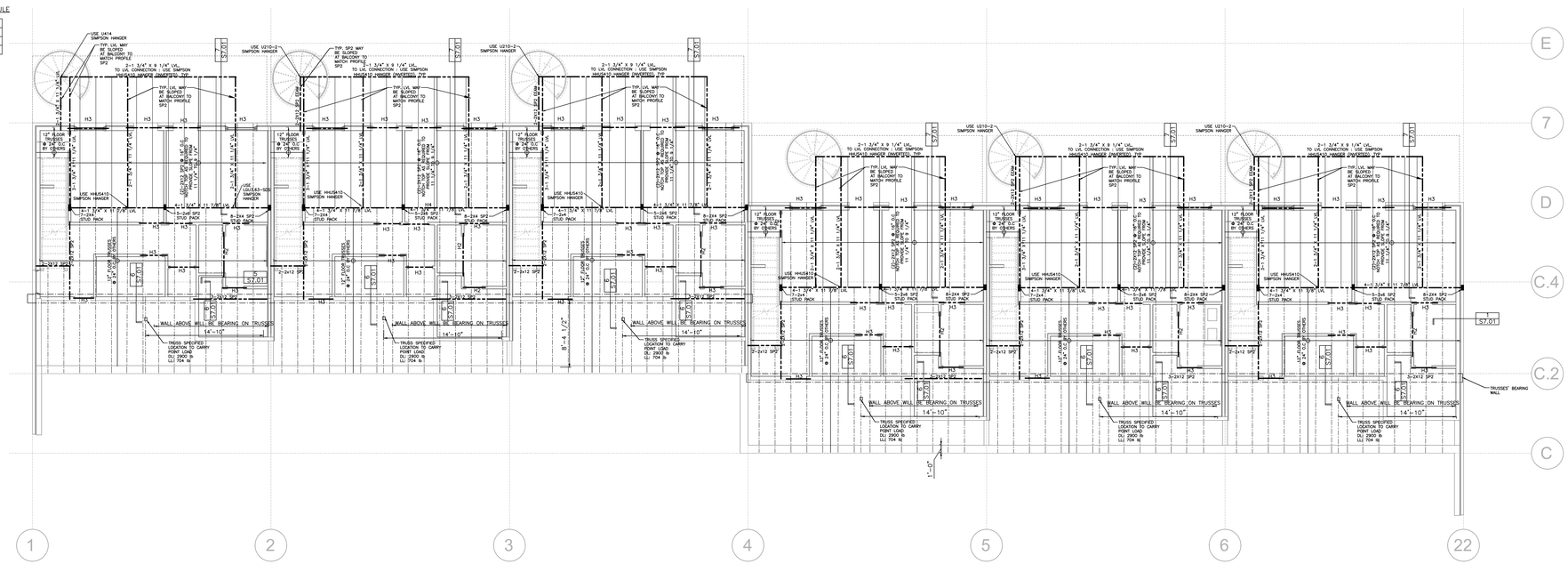
12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADES #2 NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E, WITH A BENDING STRENGTH OF 2850 PSI OR GREATER

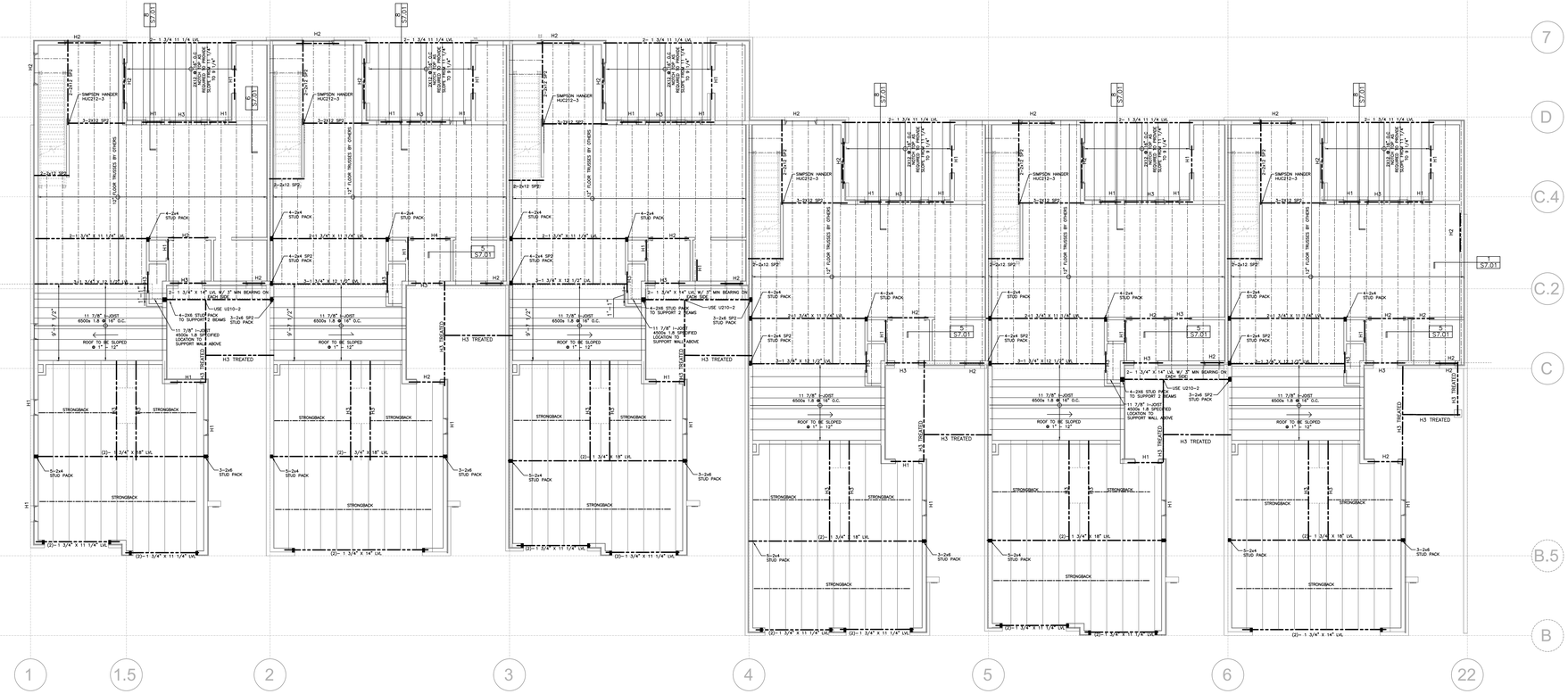
LEGEND

- EXTENT OF FRAMING MEMBERS
- DIRECTION OF FRAMING MEMBERS – RAFTERS, CEILING JOISTS, FLOOR TRUSSES, I-JOISTS
- = LVL OR LUMBER BEAM
- = WOOD TRUSS BY OTHERS

HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12





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CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING 'A65

JOB NO. 987.23

A65.S6.01



FRAMING NOTES:

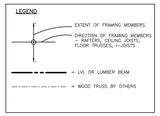
1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH F_y = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 19/S6.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 13/S6.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADES #2 NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E WITH A BENDING STRENGTH OF 2850 PSI OR GREATER

LEGEND

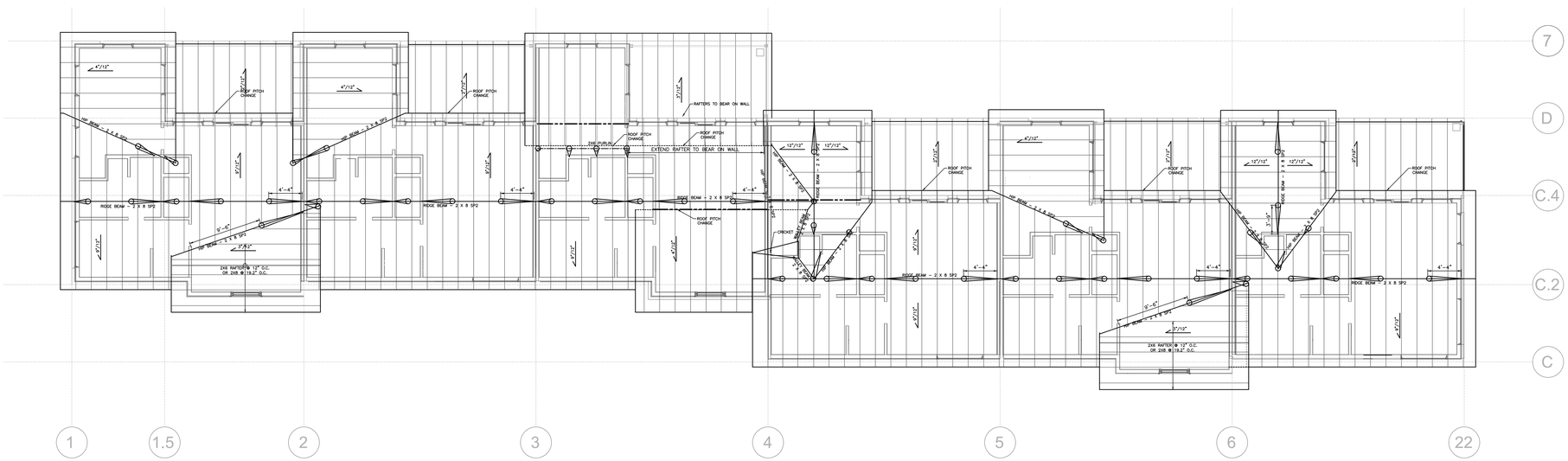


HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12



1 S6.02 BUILDING A6.5–GARAGE ROOF PLAN & SECOND STORY CEILING PLAN



2 S6.02 BUILDING A6.5–UPPER ROOF FRAMING PLAN

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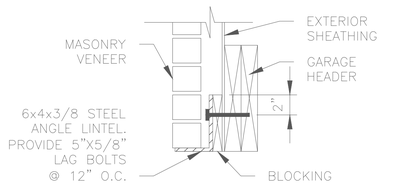
FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

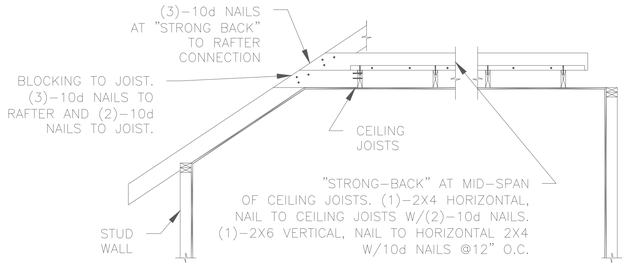
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A65.S6.02

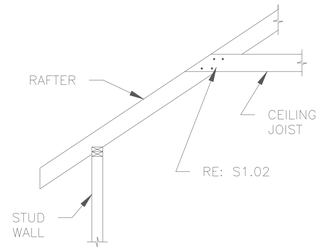
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THOMAS J. WHITECOTTON
106958
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PROFESSIONAL ENGINEER
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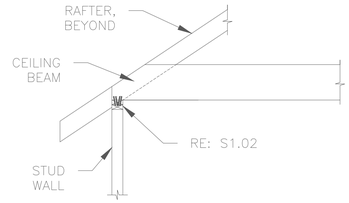
5 S6.05 STEEL ANGLE LINTEL TO GARAGE HEADER



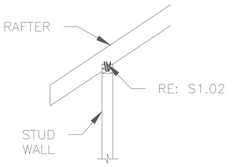
4 S6.05 "STRONG–BACK" AT SLOPED CEILING DETAIL



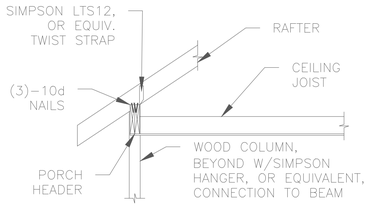
3 S6.05 SLOPED CEILING JOISTS PARALLEL TO RAFTERS



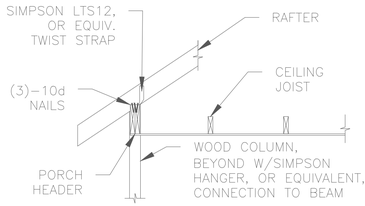
2 S6.05 CEILING BEAM TO TOP PLATE



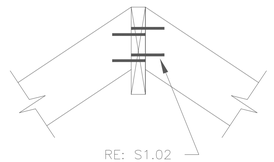
1 S6.05 RAFTER TO TOP PLATE



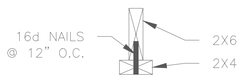
11 S6.05 RAFTER TO CEILING BEAM CEILING JOIST PERPENDICULAR



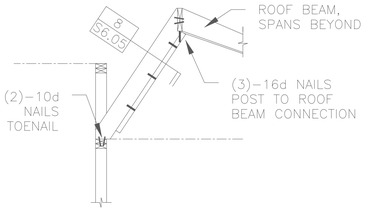
10 S6.05 RAFTER TO PORCH HEADER CEILING JOIST PARALLEL



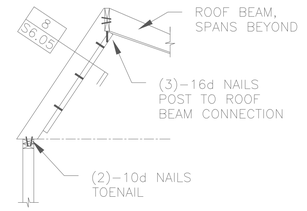
9 S6.05 RAFTER TO ROOF BEAM



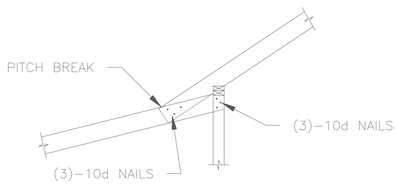
8 S6.05 TEE POST, CROSS SECTION



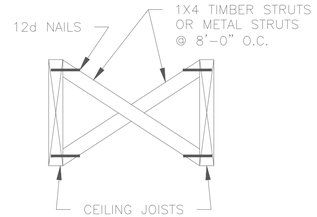
7 S6.05 POST TO ROOF BEAM CONNECTION AT SPLIT PLATE HEIGHTS



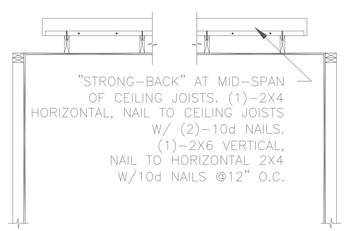
6 S6.05 POST TO ROOF BEAM CONNECTION



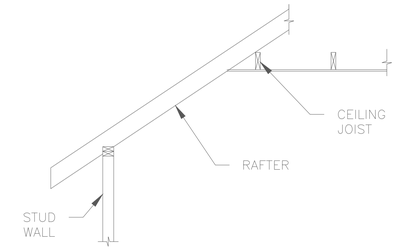
16 S6.05 PITCH BREAK DETAIL



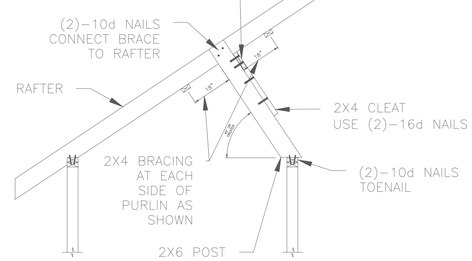
15 S6.05 CROSS–BRACING DETAIL



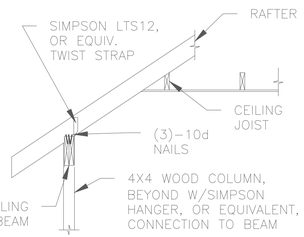
14 S6.05 "STRONG–BACK" DETAIL



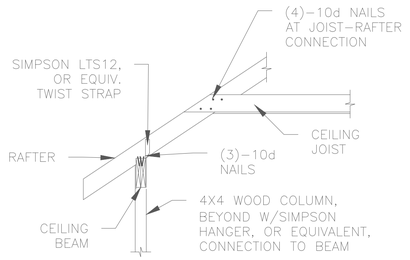
13 S6.05 SLOPED CEILING JOISTS PERPENDICULAR TO RAFTERS



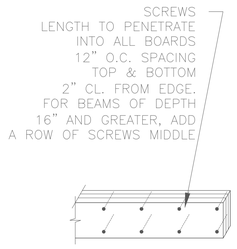
12 S6.05 PURLIN BRACE/SUPPORT



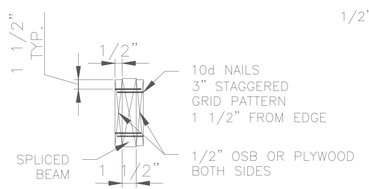
21 S6.05 SLOPED CEILING RAFTER TO PORCH HEADER CEILING JOIST PERPENDICULAR



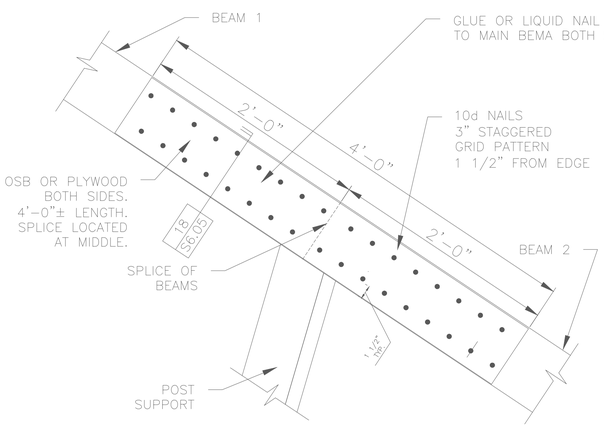
20 S6.05 SLOPED CEILING RAFTER TO PORCH HEADER CEILING JOIST PARALLEL



19 S6.05 MULTIPLE BEAMS FASTENED TOGETHER



18 S6.05 ROOF BEAM SPLICE CROSS SECTION



17 S6.05 ROOF BEAM SPLICE DETAIL

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

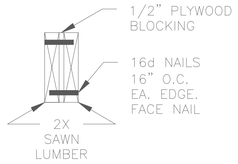
FALKOFSKE ENGINEERING

FRAMING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

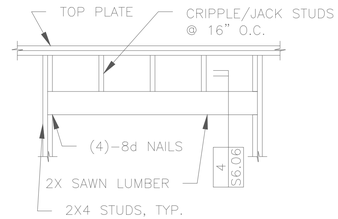
JOB NO. 987.23

A65.S6.05

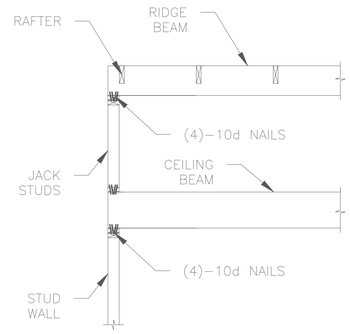
STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24



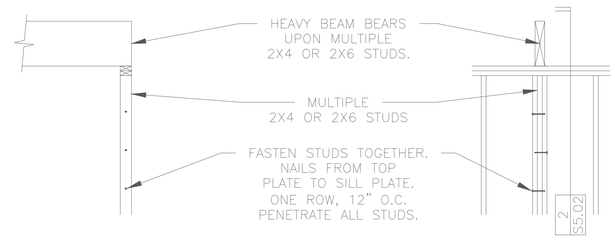
4 S6.06 TYPICAL HEADER CROSS SECTION



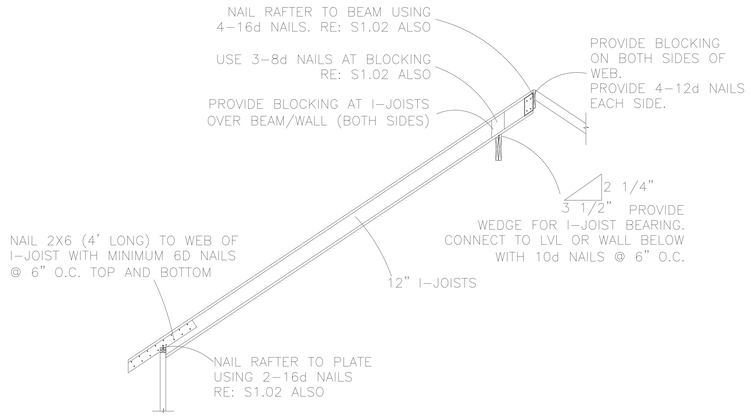
3 S6.06 TYPICAL HEADER DETAIL



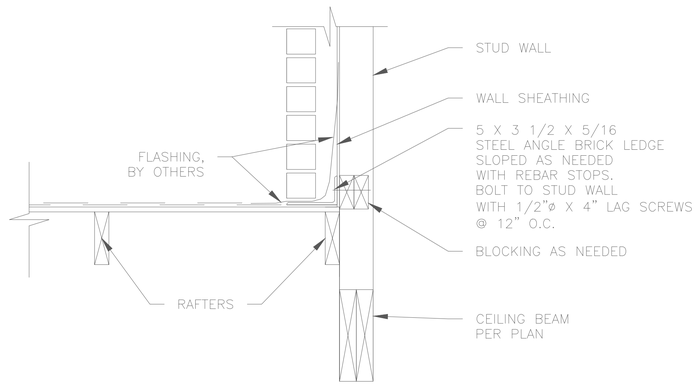
2 S6.06 JACK STUDS/GABLE WALL STUDS



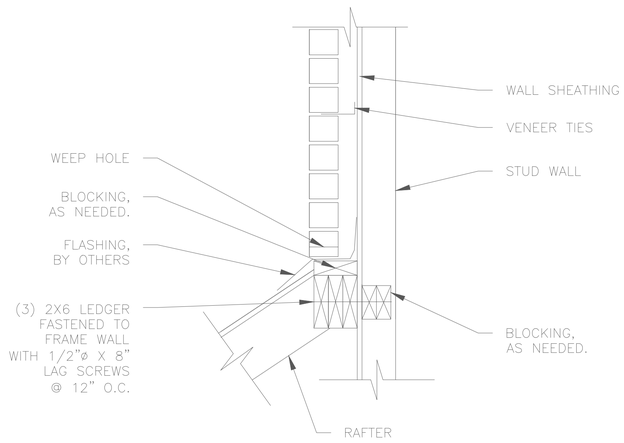
1 S6.06 MULTIPLE STUDS FASTENED TOGETHER



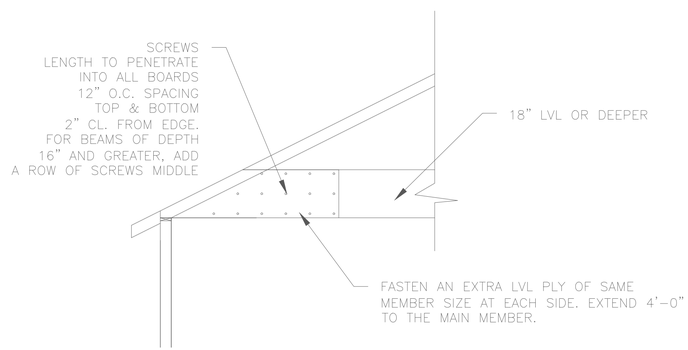
7 S6.06 I-JOIST DETAIL AT BEARING POINTS



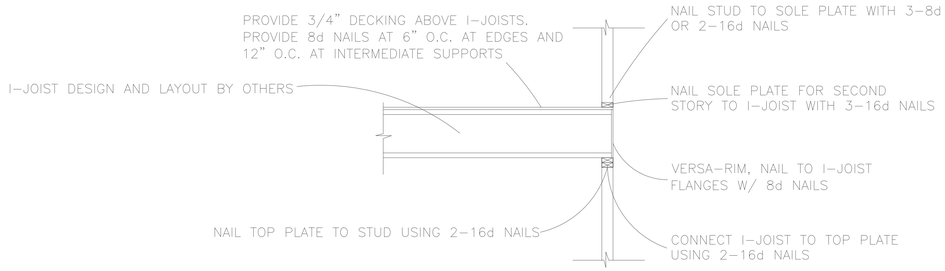
6 S6.06 SLOPED BRICK ABOVE ROOF



5 S6.06 BRICK ABOVE ROOF



9 S6.06 NOTCHED OUT OF LVL'S SPLICE DETAIL



8 S6.06 CONNECTION OF SECOND STORY TO FIRST STORY

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Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

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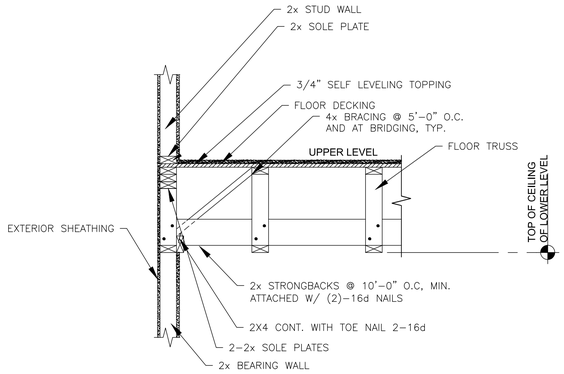
FRAMING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING "A65"

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

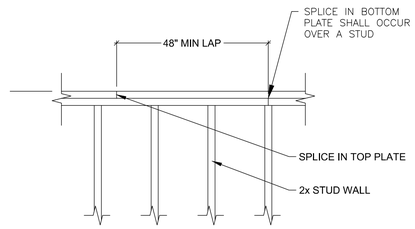
A65.S6.06



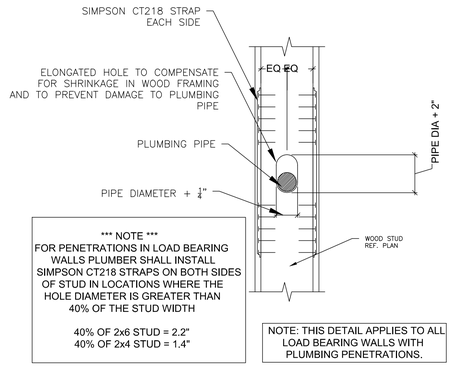


1 S7.01 NON-LOAD BEARING WALL EXTERIOR

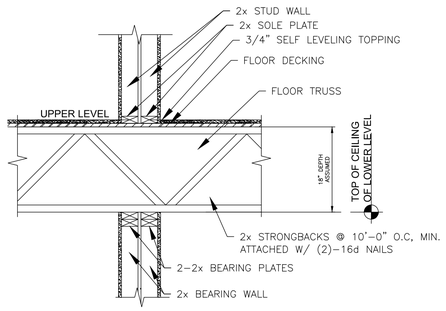
NOTE:
MINIMUM LAP SHALL BE 24"
FOR PLATES LOCATED IN
NON-LOAD BEARING WALLS.



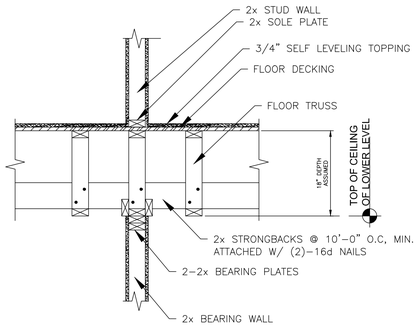
2 S7.01 TOP PLATE SPLICE DETAIL



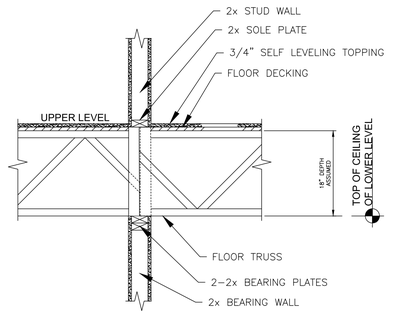
3 S7.01 PLUMBING AT LOAD BEARING WALL



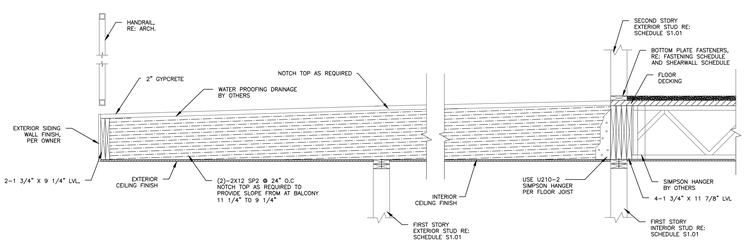
4 S7.01 DOUBLE LOAD BEARING WALL PARALLEL TO TRUSSES INTERIOR



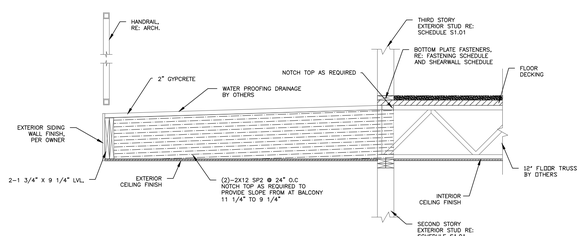
5 S7.01 LOAD BEARING WALL PARALLEL TO TRUSSES INTERIOR



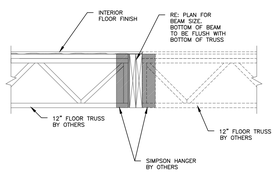
6 S7.01 LOAD BEARING WALL INTERIOR



7 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL



8 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL



9 S7.01 FLUSH BEAM DETAIL

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FOUNDATION DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING A65

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

A65.S7.01

STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

MARINA VILLAGE

BUILDING - B5

ROCKWALL, TEXAS

SHEET INDEX - BLDG B5	
SHEET #	SHEET NAME
ARCHITECTURAL	
B5.000	COVER SHEET
B5.300	ELEVATIONS CLUSTER B5
B5.350	PERSPECTIVES CLUSTER B5
B5.100	LEVEL 1 - OVERALL FLOOR PLAN
B5.101	LEVEL 2 - OVERALL FLOOR PLAN
B5.102	LEVEL 3 - OVERALL FLOOR PLAN
B5.150	ROOF PLAN - B5
B5.003	PLAN TYPE 'B' INTERIOR DIMENSION PLAN
B5.200	SECTIONS
B5.002	AREA BY BUILDING TYPE
B5.004	PLAN TYPE 'B' REFLECTED CEILING PLAN
B5.005	PLAN TYPE 'B' ENLARGED FLOOR PLANS / INT. ELEV.
B5.351	DOOR AND WINDOW SCHEDULES
BLDG B ELECTRICAL	
EB.100	TYPICAL FLOOR PLANS - LIGHTING - BUILDING B
EB.101	TYPICAL FLOOR PLANS - POWER/COMM - BUILDING B
BLDG B MECHANICAL	
MB.100	TYPICAL FLOOR PLANS - MECHANICAL - BUILDING B
BLDG B PLUMBING	
PB.100	TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG B
PB.101	TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG B
PB.102	TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG B
PB.103	TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG B
STRUCTURAL BLDG B5	
B5.S1.01	GENERAL NOTES
B5.S1.02	FASTENER SCHEDULE
B5.S2.01	FOUNDATION PLAN
B5.S3.01	FOUNDATION DETAILS
B5.S4.01	WALL BRACING PLAN
B5.S4.02	WALL BRACING PLAN
B5.S5.01	WALL BRACING DETAILS
B5.S5.02	WALL BRACING DETAILS
B5.S6.01	FIRST AND SECOND STORY CEILING PLAN
B5.S6.02	ROOF FRAMING PLAN
B5.S6.05	FRAMING DETAILS
B5.S6.06	FRAMING DETAILS
B5.S7.01	FOUNDATION DETAILS

NOTE:
1. REF. MASTER SHEET LIST (G.001) FOR SHEETS THAT REFER TO ALL BUILDING TYPES & ADDITIONAL STRUCTURAL MECHANICAL AND ELECTRICAL SHEETS
2. REF. CIVIL ENGINEERING (SEPERATE SET)

7/29/2024 6:34:20 AM

CRADDOCK ARCHITECTURE

STATE OF TEXAS REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19201 FREIGH TX

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024
Scale:

COVER SHEET

B5.000

AREA SCHEDULE - AIRCONDITIONED AREA		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 1 - ENTRY / GARAGE	587 SF
1	LEVEL 2 - LIVING	1266 SF
1	LEVEL 3 - BEDROOMS	1171 SF
		3023 SF
2		
2	LEVEL 1 - ENTRY / GARAGE	583 SF
2	LEVEL 2 - LIVING	1278 SF
2	LEVEL 3 - BEDROOMS	1046 SF
		2907 SF
3		
3	LEVEL 1 - ENTRY / GARAGE	584 SF
3	LEVEL 2 - LIVING	1266 SF
3	LEVEL 3 - BEDROOMS	1166 SF
		3017 SF
4		
4	LEVEL 1 - ENTRY / GARAGE	584 SF
4	LEVEL 2 - LIVING	1269 SF
4	LEVEL 3 - BEDROOMS	1176 SF
		3029 SF
5		
5	LEVEL 1 - ENTRY / GARAGE	589 SF
5	LEVEL 2 - LIVING	1269 SF
5	LEVEL 3 - BEDROOMS	1168 SF
		3025 SF
TOTAL UNIT GSF		15001 SF

Building Area Legend

- B5.1.3 - LIVING
- B5.1.3 - PORCH
- B5.2.3 - LIVING
- B5.2.3 - PORCH
- B5.3.3 - LIVING
- B5.3.3 - PORCH
- B5.4.3 - LIVING
- B5.4.3 - PORCH
- B5.5.3 - LIVING
- B5.5.3 - PORCH



3 LEVEL 3 - BEDROOMS

3/32" = 1'-0"

AREA SCHEDULE - AREA UNDER ROOF		
UNIT NUMBER	Level	AREA
1		
1	LEVEL 1 - ENTRY / GARAGE	1124 SF
1	LEVEL 2 - LIVING	1544 SF
1	LEVEL 3 - BEDROOMS	1504 SF
		4171 SF
2		
2	LEVEL 1 - ENTRY / GARAGE	1121 SF
2	LEVEL 2 - LIVING	1556 SF
2	LEVEL 3 - BEDROOMS	1560 SF
		4237 SF
3		
3	LEVEL 1 - ENTRY / GARAGE	1121 SF
3	LEVEL 2 - LIVING	1545 SF
3	LEVEL 3 - BEDROOMS	1543 SF
		4208 SF
4		
4	LEVEL 1 - ENTRY / GARAGE	1121 SF
4	LEVEL 2 - LIVING	1547 SF
4	LEVEL 3 - BEDROOMS	1546 SF
		4214 SF
5		
5	LEVEL 1 - ENTRY / GARAGE	1124 SF
5	LEVEL 2 - LIVING	1550 SF
5	LEVEL 3 - BEDROOMS	1501 SF
		4175 SF
TOTAL UNIT GSF		21005 SF

Building Area Legend

- B5.1.2 - LIVING
- B5.1.2 - PORCH
- B5.2.2 - LIVING
- B5.2.2 - PORCH
- B5.3.2 - LIVING
- B5.3.2 - PORCH
- B5.4.2 - LIVING
- B5.4.2 - PORCH
- B5.5.2 - LIVING
- B5.5.2 - PORCH

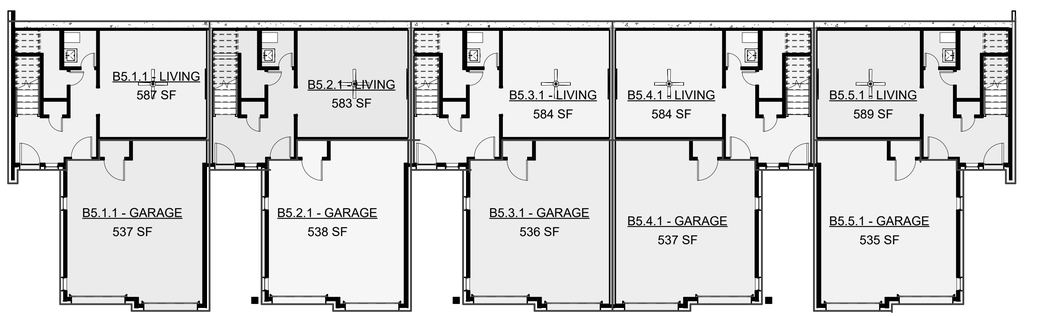


2 LEVEL 2 - LIVING

3/32" = 1'-0"

Building Area Legend

- B5.1.1 - GARAGE
- B5.1.1 - LIVING
- B5.2.1 - GARAGE
- B5.2.1 - LIVING
- B5.3.1 - GARAGE
- B5.3.1 - LIVING
- B5.4.1 - GARAGE
- B5.4.1 - LIVING
- B5.5.1 - GARAGE
- B5.5.1 - LIVING



1 LEVEL 1 - ENTRY / GARAGE

3/32" = 1'-0"

AREA PLAN / SCHEDULE TAG

A4.1.0 - LIVING

BUILDING
UNIT
LEVEL
AREA DESCRIPTION

ROOM & DOOR TAGS

1.000

UNIT
LEVEL
DOOR OR ROOM NUMBER

7/29/2024 6:34:23 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

AREA BY BUILDING TYPE

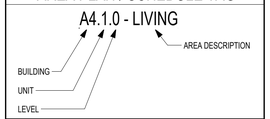
Scale: 3/32" = 1'-0"

B5.002

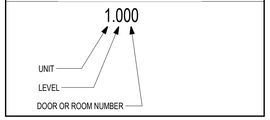
KEYNOTE LEGEND	
Key Value	Keynote Text
05.50	4" SQUARE DOWNSPOUTS - INTO UNDERGROUND DRAINAGE SYSTEM - COORDINATE WITH CIVIL
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
06.17	MILLWORK - PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL BY OWNER PRIOR TO CONSTRUCTION
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

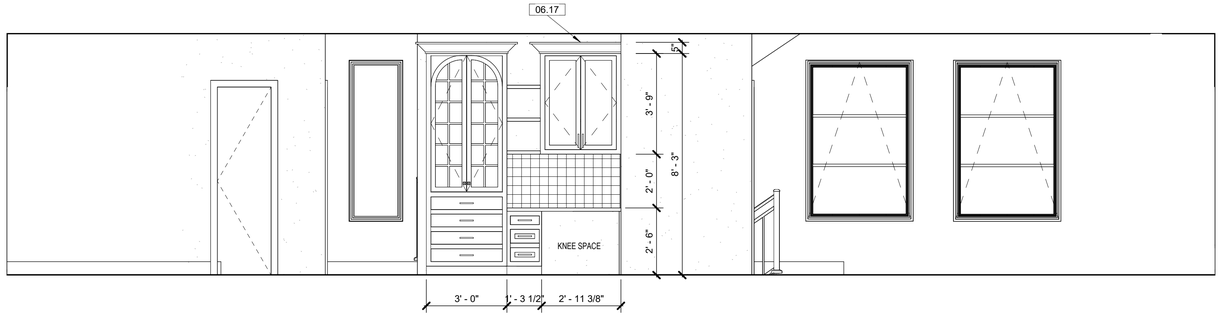
KEYNOTE LEGEND	
Key Value	Keynote Text
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

AREA PLAN / SCHEDULE TAG



ROOM & DOOR TAGS





5 TYP. BUILT IN CABINET

3/8" = 1'-0"

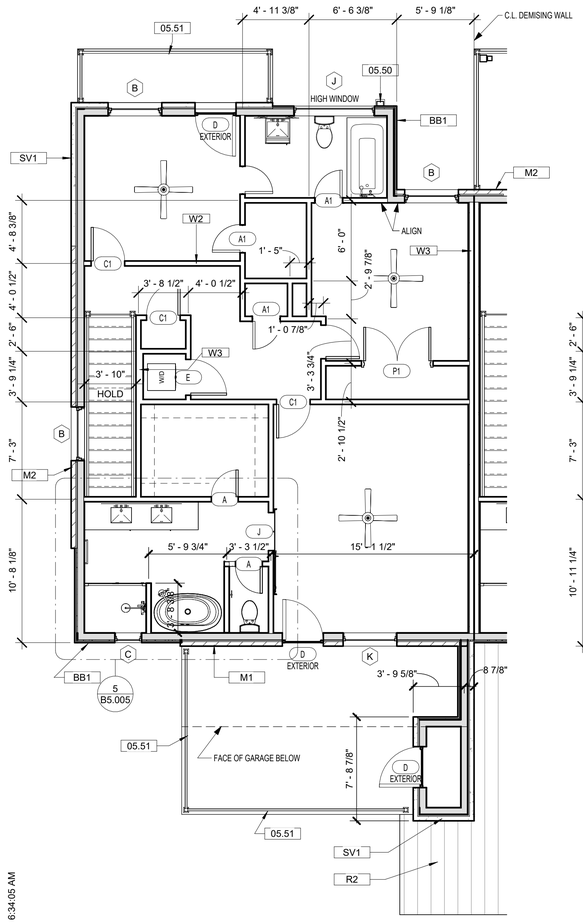
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

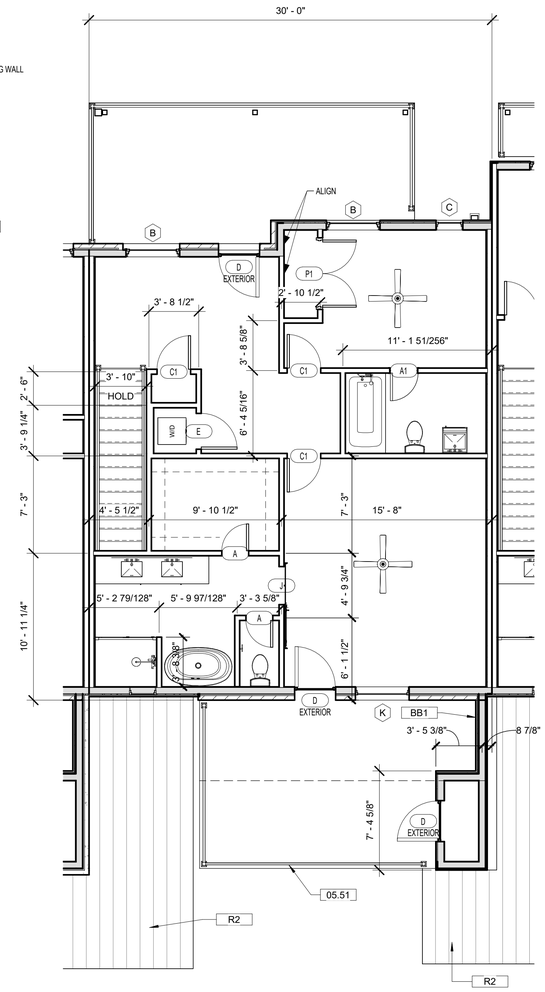
1. REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS
2. CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.
3. ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.
4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING
6. OPPOSITE HAND PLANS (FLIPPED) ARE NOTED ON FLOORPLAN.
7. COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
8. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
9. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS

NOTES



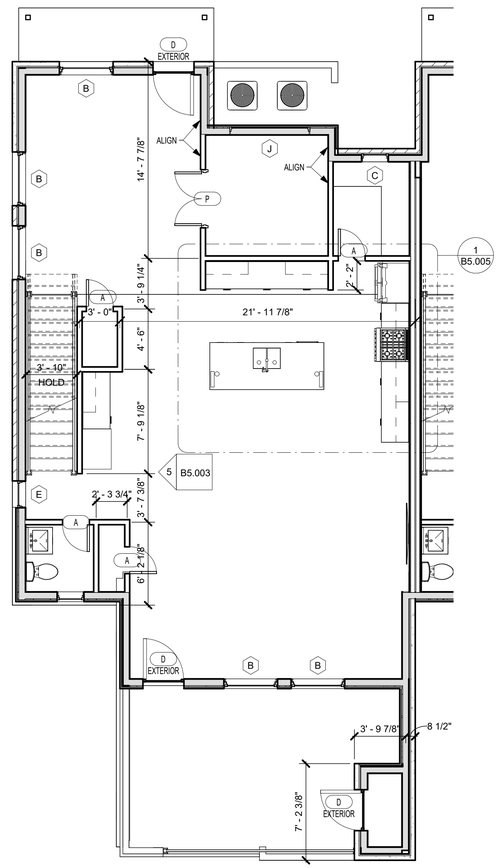
4 LEVEL 3 - 3 BED. INT. DIM. PLAN

3/16" = 1'-0"



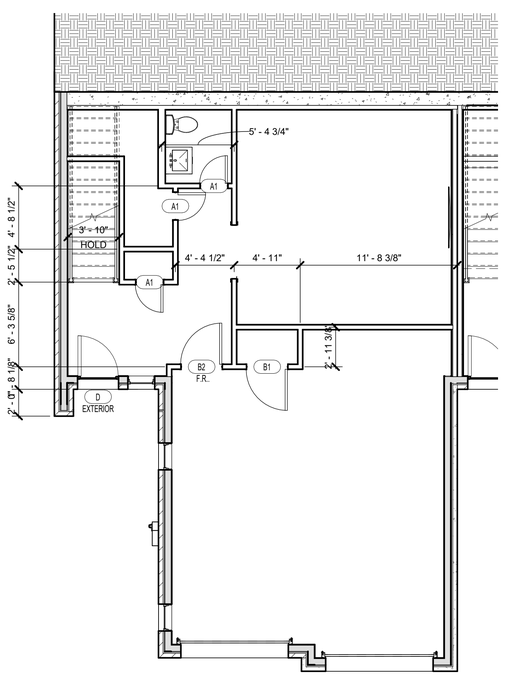
3 LEVEL 3 - 2 BED INT. DIM. PLAN

3/16" = 1'-0"



2 LEVEL 2 - INT. DIM. PLAN

3/16" = 1'-0"



1 LEVEL 1 - INT. DIM. PLAN

3/16" = 1'-0"

REF, ELEVATIONS AND OVERALL FLOOR PLANS FOR EXTERIOR MATERIALS

7/29/2024 6:34:05 AM

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

7.23.2024
ARCHITECT: PHIL CRADDOCK

MARINA VILLAGE

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024
Scale: As indicated

PLAN TYPE 'B' INTERIOR DIMENSION PLAN

B5.003

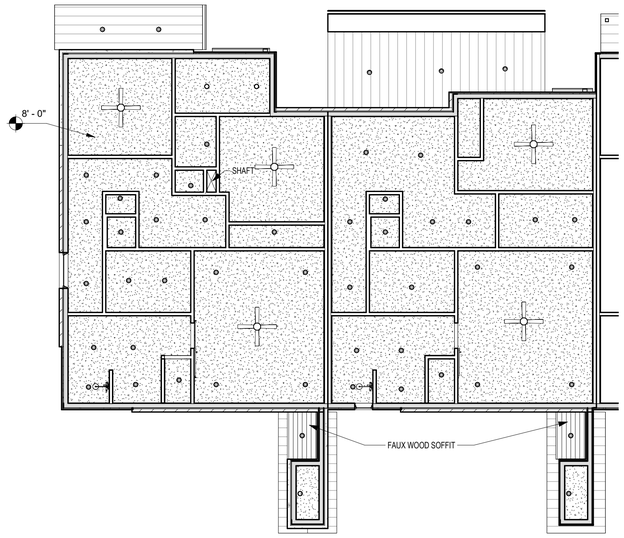
NOTES:
1. ALL PLUMBING WALLS SHALL BE 2X6 CONSTRUCTION
2. ALL SHOWERS SHALL HAVE SHOWER PAN AND 4" HIGH EDGE BARRIER @ FLOOR SLOPED TO DRAIN - PROVIDE SEAT IN PRIMARY BATH.
3. DOOR TYPE 'N' HVAC ROOF AREA ACCESS DOOR SHALL BE REQUIRED ON ALL TYPE 'A' FLOOR PLANS.
4. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
5. PROVIDE SOFFIT AT BOTTOM OF ALL ROOF AREAS - HARDI BOARD - TYPICAL
6. ALL INTERIOR CEILINGS SHALL BE 5/8" GYP. BOARD

FIRE WALLS

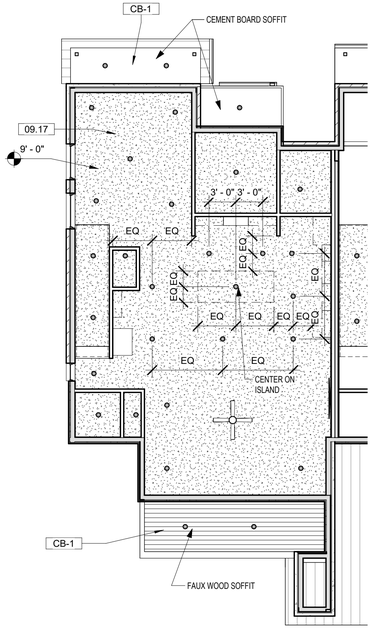
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL.
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  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

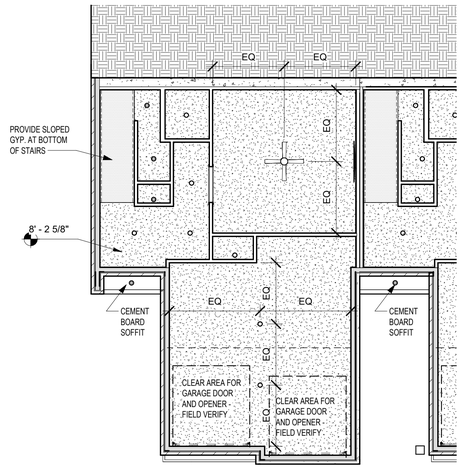
KEYNOTE LEGEND	
Key Value	Keynote Text
09.17	5/8" GYP. BOARD.
CB-1	CEMENT BOARD SOFFIT - HARDI BOARD OR SIMILAR



3 LEVEL 3 - BEDROOMS
1/8" = 1'-0"



2 LEVEL 2 - LIVING
1/8" = 1'-0"



1 LEVEL 1 - ENTRY / GARAGE
1/8" = 1'-0"

7/29/2024 6:34:10 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR
19207
STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION		
#	Revision Date	Revision Description

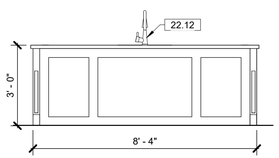
MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

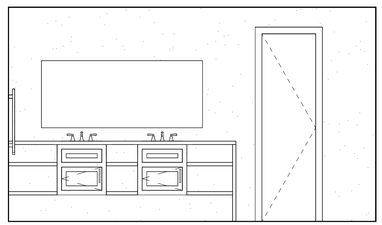
PLAN TYPE 'B' REFLECTED CEILING PLAN
Scale: As indicated

B5.004

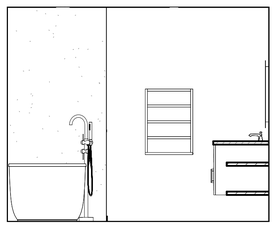
KEYNOTE LEGEND	
Key Value	Keynote Text
06.17	MILLWORK - PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL BY OWNER PRIOR TO CONSTRUCTION
10.01	MIRROR - AS SELECTED BY OWNER
10.02	HEATED TOWEL HOLDER - SELECTED BY OWNER
11.02	GAS RANGE - CONTRACTOR TO PROVIDE ALL CONNECTIONS AS REQUIRED INCLUDING CARBON MONOXIDE DETECTOR PER AHJ - SELECTED BY OWNER
11.03	DISHWASHER - CONTRACTOR TO PROVIDE ALL CONNECTIONS AS REQUIRED - SELECTED BY OWNER
11.10	MICROWAVE W/ VENT HOOD - VENT TO EXTERIOR - PROVIDED AND INSTALLED BY CONTRACTOR PER OWNERS SPECIFICATIONS
11.12	REFRIGERATOR - CONTRACTOR SHALL PROVIDE IN WALL COLD WATER SUPPLY - REF. IS TO BE PROVIDED BY OWNER INSTALLED BY OWNER
22.12	2 COMPARTMENT SINK WITH FAUCET AND DISPOSAL, PROVIDE SEPERATE COUNTER MOUNTED SWITCH - SELECTED BY OWNER
22.14	PROVIDE FREESTANDING TUB AND FAUCET, PROVIDE HOT AND COLD WATER WITH DRAIN AS PER MFG. INSTRUCTIONS
SS-1	SOLID SURFACE COUNTERTOP AS SELECTED BY OWNER
TPH	TOILET PAPER HOLDER - AS SELECTED BY OWNER



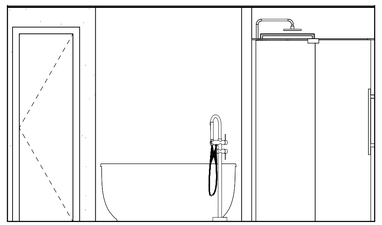
9 ISLAND LIV. ELEV.
3/8" = 1'-0"



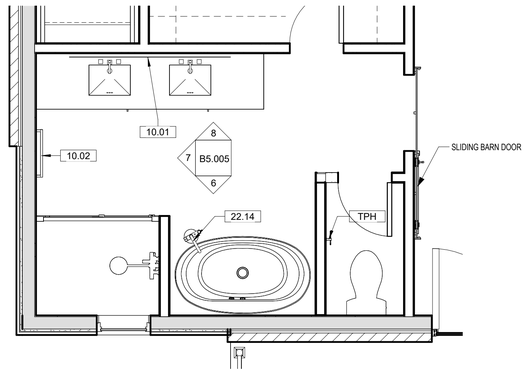
8 SINK / CLOS.
3/8" = 1'-0"



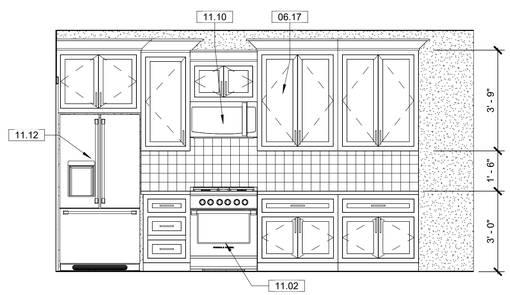
7 SIDE WALL
3/8" = 1'-0"



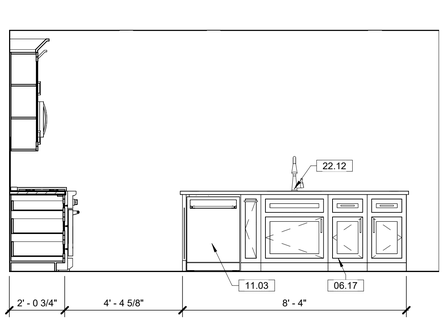
6 SWR. TUB / TLT
3/8" = 1'-0"



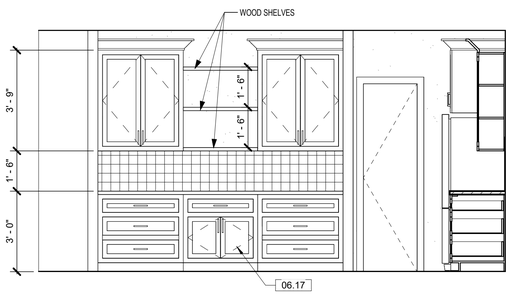
5 ENLARGED PRIM. BATH PLAN
3/8" = 1'-0"



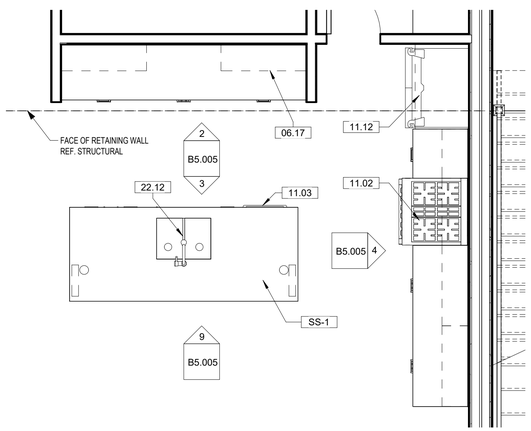
4 REF. / STOVE CAB. ELEV.
3/8" = 1'-0"



3 ISLAND SINK ELEV.
3/8" = 1'-0"



2 CAB. WALL ELEV.
3/8" = 1'-0"



1 ENLARGED KITCHEN PLAN
3/8" = 1'-0"

7/29/2024 6:34:13 AM

CRADDOCK ARCHITECTURE

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

PLAN TYPE 'B' ENLARGED FLOOR PLANS / INT. ELEV.

Scale: 3/8" = 1'-0"

B5.005

KEYNOTE LEGEND	
Key Value	Keynote Text

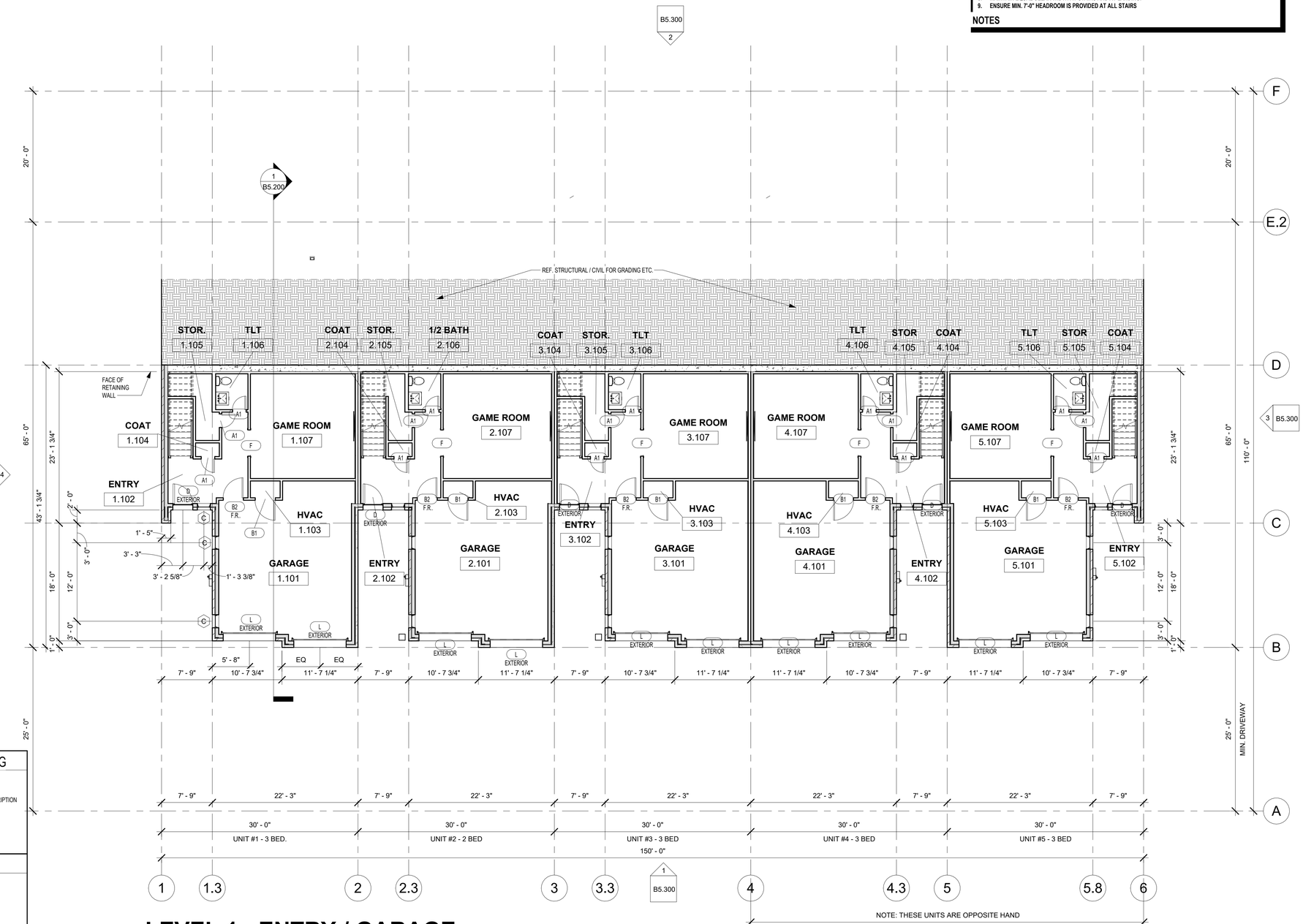
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

1. REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS
2. CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.
3. ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.
4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
5. CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING
6. OPPOSITE HAND PLANS (FLIPPED) ARE NOTED ON FLOORPLAN.
7. COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
8. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
9. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS

NOTES



1 LEVEL 1 - ENTRY / GARAGE

1/8" = 1'-0"

AREA PLAN / SCHEDULE TAG

A4.1.0 - LIVING

AREA DESCRIPTION

BUILDING

UNIT

LEVEL

ROOM & DOOR TAGS

1.000

UNIT

LEVEL

DOOR OR ROOM NUMBER

7/29/2024 6:34:29 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT STATE OF TEXAS PHILIP RAY CRADDOCK JR 19207

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION	
#	Revision Date / Revision Description

MARINA VILLAGE - B5

HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019

Date 7/23/2024

LEVEL 1 - OVERALL FLOOR PLAN

Scale: As indicated

B5.100

KEYNOTE LEGEND	
Key Value	Keynote Text

FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL
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FIRE WALL REQUIREMENTS

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4. PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.
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7. COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.
8. MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.
9. ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS

NOTES



AREA PLAN / SCHEDULE TAG

A4.1.0 - LIVING

AREA DESCRIPTION

BUILDING

UNIT

LEVEL

ROOM & DOOR TAGS

1.000

UNIT

LEVEL

DOOR OR ROOM NUMBER

1 LEVEL 2 - LIVING

1/8" = 1'-0"

7/29/2024 6:34:31 AM

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE

MARINA VILLAGE

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE - B5

HENRY M. CHANDLER DR.

ROCKWALL, TX 75087

Project number 2023-019

Date 7/23/2024

LEVEL 2 - OVERALL FLOOR PLAN

Scale: As indicated

B5.101

KEYNOTE LEGEND	
Key Value	Keynote Text

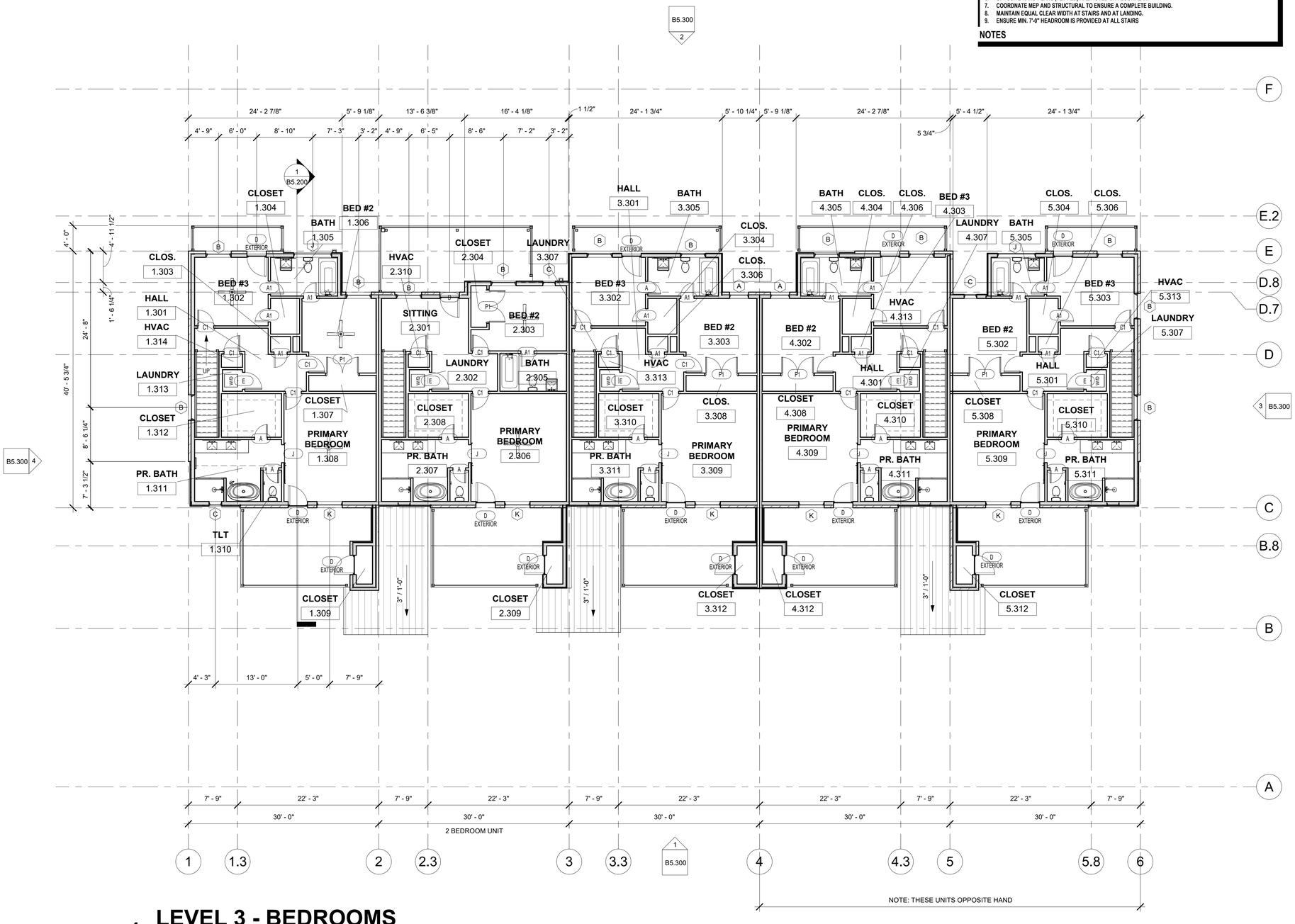
FIRE WALLS

- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE INTERIOR SURFACE OF NON COMBUSTIBLE SHEATHING, EXTERIOR SIDING OR OTHER NON COMBUSTIBLE EXTERIOR FINISHES PROVIDED THE SHEATING, SIDING OR OTHER NONCOMBUSTIBLE FINISH EXTENDS A HORIZONTAL DISTANCE OF NOT LESS THAN 48" ON BOTH SIDES OF THE FIREWALL.
- FIRE WALLS BETWEEN UNITS SHALL HAVE A 2 HOUR FIRE RATING. FOR VERTICAL CONTINUITY, FIRE WALLS SHALL BE PERMITTED TO TERMINATE AT THE UNDERSIDE OF COMBUSTIBLE ROOF SHEATHING OR DECKS PROVIDED:
  1. THERE ARE NO OPENINGS IN THE ROOF WITHIN 48" OF THE FIRE WALL.
  2. THE ROOF IS COVERED WITH MIN. CLASS B ROOF COVERING.
  3. THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD FOR A DISTANCE OF 48" ON BOTH SIDES OF THE FIRE WALL.

FIRE WALL REQUIREMENTS

1. **REFER TO INTERIOR DIMENSION PLANS FOR ALL INTERIOR DIMENSIONS**
2. **CENTER WINDOWS ON INTERIOR ROOM SPACES, ALIGN WITH ADJACENT FLOORS WHERE POSSIBLE, ENSURE DESIGN INTENT IS MAINTAINED.**
3. **ENSURE 2 HOUR FIRE SEPARATION WALL IS MAINTAINED PER ALL AHJ. REQUIREMENTS.**
4. **PROVIDE WATERPROOFING AT ALL RETAINING WALLS WITH GRAVEL AND DRAINAGE MAT AS WELL AS FRENCH DRAIN TO DAYLIGHT AND ENSURE PROPER SITE DRAINAGE.**
5. **CONTRACTOR SHALL PROVIDE ADDITIONAL DETAILS WHERE REQUIRED FOR A COMPLETE WATERTIGHT BUILDING**
6. **OPPOSITE HAND PLANS (FLIPPED) ARE NOTED ON FLOORPLAN.**
7. **COORDINATE MEP AND STRUCTURAL TO ENSURE A COMPLETE BUILDING.**
8. **MAINTAIN EQUAL CLEAR WIDTH AT STAIRS AND AT LANDING.**
9. **ENSURE MIN. 7'-0" HEADROOM IS PROVIDED AT ALL STAIRS**

NOTES



1 LEVEL 3 - BEDROOMS

1/8" = 1'-0"

AREA PLAN / SCHEDULE TAG
A4.1.0 - LIVING
AREA DESCRIPTION
BUILDING
UNIT
LEVEL

ROOM & DOOR TAGS
1.000
UNIT
LEVEL
DOOR OR ROOM NUMBER

7/29/2024 6:34:33 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19201 STATE OF TEXAS

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION		
#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

LEVEL 3 - OVERALL FLOOR PLAN

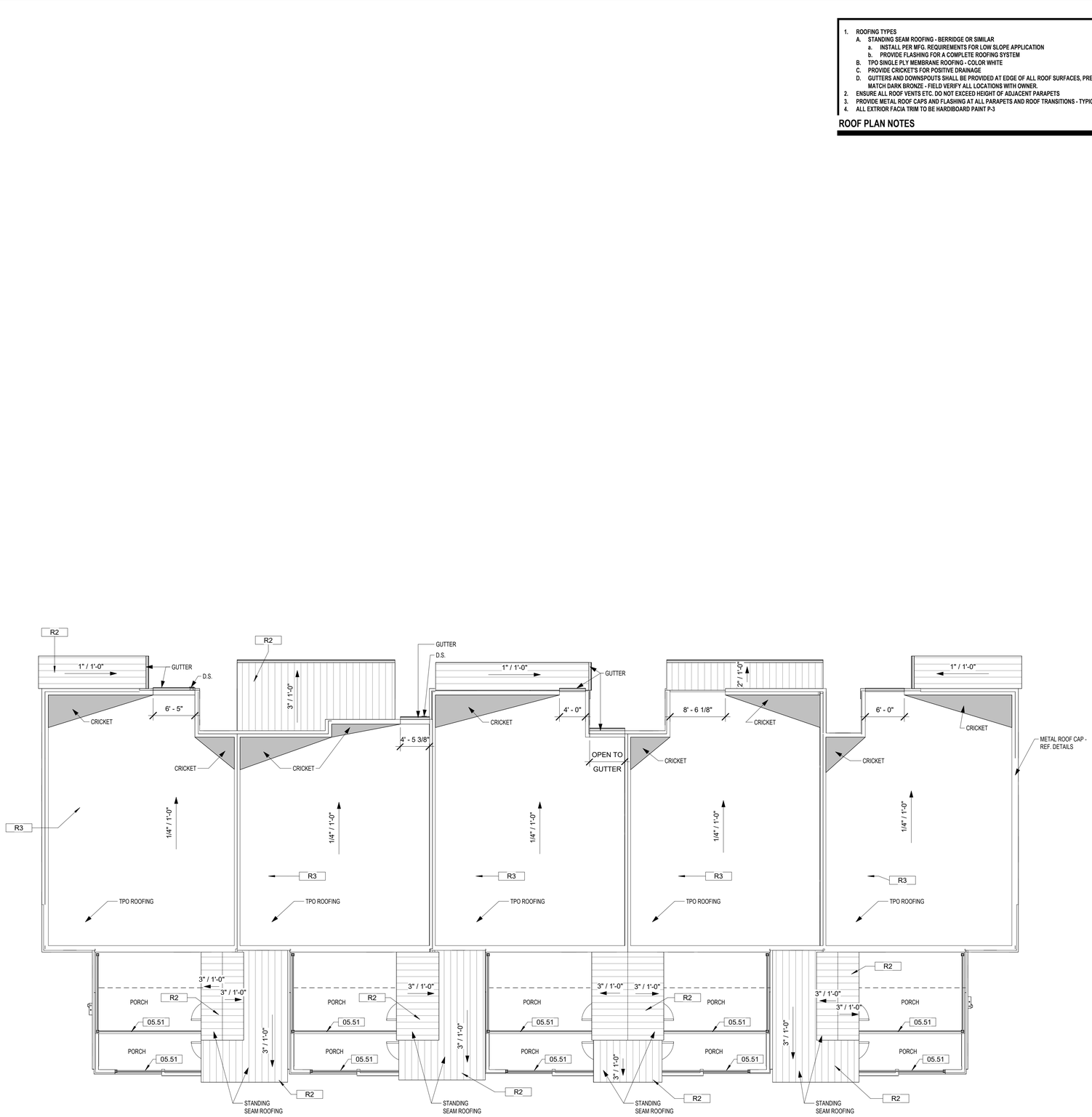
Scale: As indicated

B5.102

1. ROOFING TYPES
   A. STANDING SEAM ROOFING - BERRIDGE OR SIMILAR
      a. INSTALL PER MFG. REQUIREMENTS FOR LOW SLOPE APPLICATION
      b. PROVIDE FLASHING FOR A COMPLETE ROOFING SYSTEM
   B. TPO SINGLE PLY MEMBRANE ROOFING - COLOR WHITE
   C. PROVIDE CRICKET'S FOR POSITIVE DRAINAGE
   D. GUTTERS AND DOWNSPOUTS SHALL BE PROVIDED AT EDGE OF ALL ROOF SURFACES, PREFINISHED TO MATCH DARK BRONZE - FIELD VERIFY ALL LOCATIONS WITH OWNER.
2. ENSURE ALL ROOF VENTS ETC. DO NOT EXCEED HEIGHT OF ADJACENT PARAPETS
3. PROVIDE METAL ROOF CAPS AND FLASHING AT ALL PARAPETS AND ROOF TRANSITIONS - TYPICAL
4. ALL EXTRIOR FACIA TRIM TO BE HARDIBOARD PAINT P-3

ROOF PLAN NOTES

KEYNOTE LEGEND	
Key Value	Keynote Text
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
R3	TPO ROOFING AT ALL LOW SLOPE ROOF SURFACES - (REF. SHEET A.104 FOR RECESSED HVAC AREA ON BLDG TYPE "A") - PROVIDE OVERLAP OVER ADJACENT WALL / PARAPET TO ENSURE PROPER WEATHER PROTECTION. CARLISLE SYNTEC SYSTEMS - SURE-WELD FULLY ADHEARED - REF. SHEET G.009

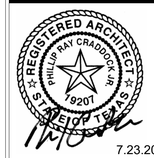


1 ROOF PLAN

1/8" = 1'-0"

7/29/2024 6:34:35 AM

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7.23.2024

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P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION		
#	Revision Date	Revision Description

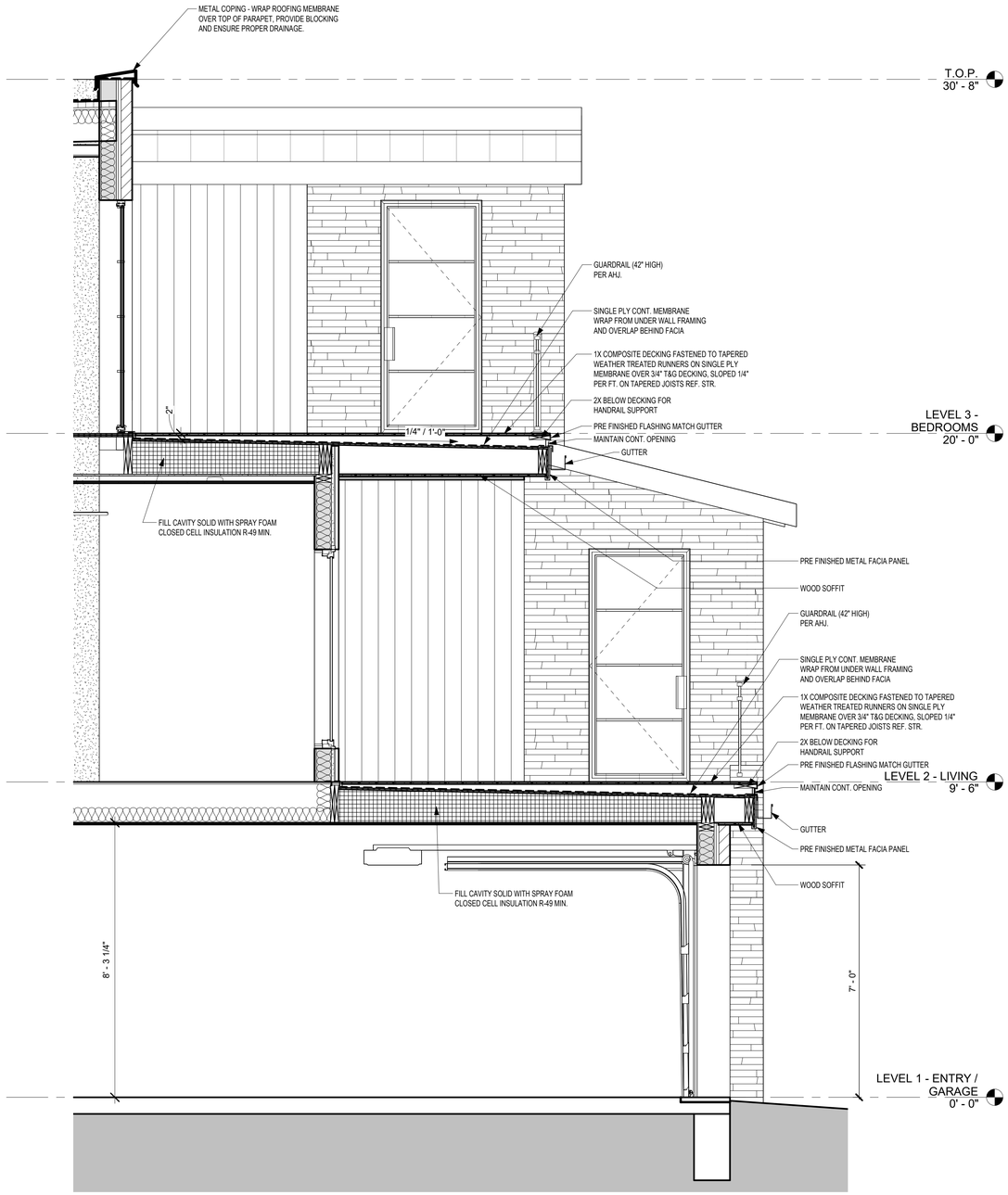
MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

ROOF PLAN - B5

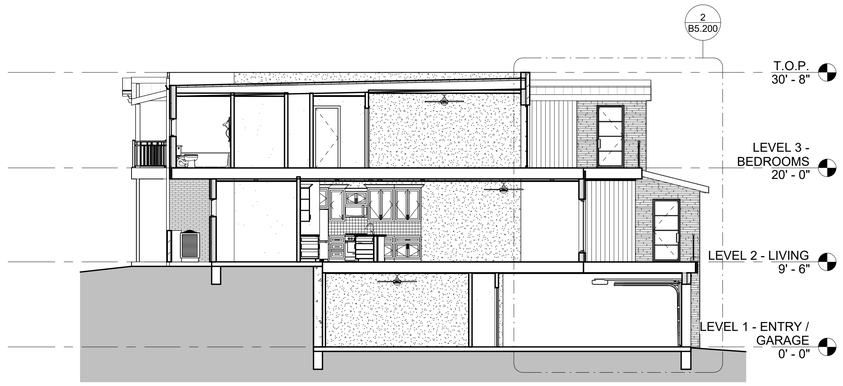
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B5.150



2 SECTION DETAIL

1/2" = 1'-0"



1 BUILDING B5 SECTION

1/8" = 1'-0"

7/29/2024 6:34:19 AM

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P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REGISTERED ARCHITECT
PHILLIP RAY CRADDOCK JR.
19207
STATE OF TEXAS

7.23.2024
ARCHITECT: PHIL CRADDOCK

REVISION

#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/29/2024

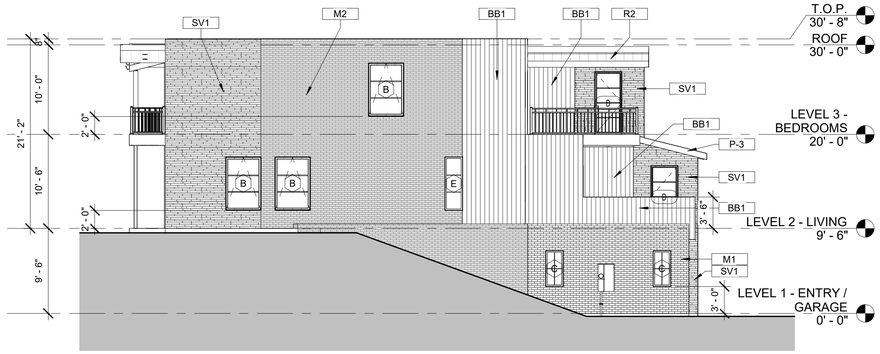
SECTIONS

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B5.200

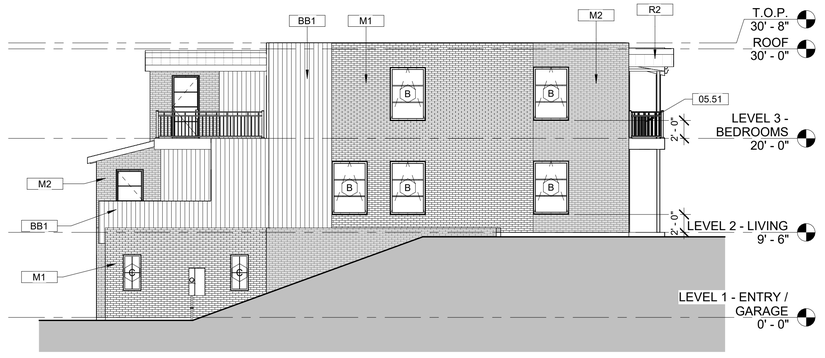
KEYNOTE LEGEND	
Key Value	Keynote Text
05.49	5" SQUARE GUTTER - TYPICAL
05.50	4" SQUARE DOWNSPOUTS - INTO UNDERGROUND DRAINAGE SYSTEM - COORDINATE WITH CIVIL
05.51	GUARDRAIL - PROVIDE GUARDRAILS AT ALL PORCH AREAS, ENSURE RAIL MEETS ALL AHJ REQUIREMENTS MIN. 42" HIGH. PROVIDE BALUSTER AT MIN. 48" O.C. AND ENSURE 300# HORIZONTAL LOAD
06.13	10" X 10" CEDAR POST - PROVIDE METAL BASE PLATE TO HOLD OFF CONCRETE MIN. 1" - PROVIDE WOOD TRIM BASE HOLD OFF CONCRETE 1/2", WITH BACKER ROD AND SEALANT AROUND ALL SIDES AT BASE
BB1	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR WHITE (SW 7005 PURE WHITE) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
BB2	BOARD AND BATTEN SIDING REF. DTL. ESBB ON SHEET G.006 - COLOR LT. GRAY (SW 3024 RIVER BIRCH) - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M1	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - WHITE (ACME NORWOOD DTP606) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL- PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
M2	BRICK MASONRY VENEER - ACME - MODULAR RUNNING BOND - LIGHT GRAY (ACME PEWTER GRAY ELP174) - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
P-3	PAINT SW6258 TRICORN BLACK
R2	STANDING SEAM METAL ROOFING - W/ ICE AND WATER BARRIER TYPICAL OVER ZIP ROOF SHEATHING SYSTEM - BERRIDGE TEE PANEL - CONTRACTOR TO ENSURE PROPER SELECTION FOR LOW SLOPE ROOFS - COLOR DARK BRONZE REF. SHEET G.009
SV1	STONE MASONRY VENEER - WHITE AS SELECTED BY OWNER - PROVIDE WEEPS WITH BUG STOP AT BOTTOM OF ALL MASONRY WALLS MAX 48" O.C. HORIZONTAL - PROVIDE WALL TIES AT 48" O.C. EACH DIRECTION - PROVIDE CONTROL JOINTS AT 24" FROM EACH CORNER, AT ONE SIDE OF WINDOW OR DOOR OPENING, AT MIN 24' FOR EACH CONTINUOUS WALL - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL
WD-2	HORIZONTAL SIDING - SHIPLAP 8" - PAINT SW 7008 ALABASTER - PROVIDE MOCK UP WALL MIN. 5X5 WITH SAMPLES FOR OWNER AND CITY APPROVAL

NOTES:
1. ALL EXTERIOR FACIA TRIM TO BE HARDI-BOARD PAINT P-3
2. PROVIDE PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH P-3 FROM ALL ROOF SURFACES, FIELD VERIFY ALL LOCATIONS
3. ENSURE BEDROOM EGRESS WINDOWS MEET AHJ. CODES.
4. PROVIDE PREFINISHED ROOF CAP AT ALL PARAPET WALLS TO MATCH STANDING SEAM ROOFING.
5. INTERIOR SIDE OF ALL PARAPET / GUARDRAIL WALLS TO BE BB1
6. ENSURE PROPER ROOF DRAINAGE WITH NO PONDING.
7. NO MECHANICAL UNITS ON ROOF, SIGHTLINES SHALL BE KEPT CLEAR
8. ALL CEMENT BOARD SHALL BE HELD MIN. 8" ABOVE GRADE
9. REF CIVIL AND ENSURE BRICK LEDGE IS 8" ABOVE ADJACENT GRADING SLOPE GRADE AWAY FROM STRUCTURE.



4 LEFT SIDE ELEVATION

1/8" = 1'-0"



3 RIGHT SIDE ELEVATION

1/8" = 1'-0"



2 REAR ELEVATION

1/8" = 1'-0"



ELEVATION CLUSTER B5

1 GARAGE / LAKE VIEWSIDE (FRONT)

1/8" = 1'-0"

7/29/2024 6:34:52 AM

CRADDOCK ARCHITECTURE

7.23.2024
ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

ELEVATIONS CLUSTER B5

Scale: 1/8" = 1'-0"

B5.300















7/29/2024 6:34:53 AM

CRADDOCK ARCHITECTURE



7.23.2024
ARCHITECT: PHIL CRADDOCK

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P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION

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MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7/23/2024

PERSPECTIVES CLUSTER B5

Scale:

B5.350

ROOM FINISH SCHEDULE - BLDG A6

ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
1.101	GARAGE							
1.102	ENTRY							
1.103	HVAC							
1.104	COAT							
1.105	STOR.							
1.106	TLT							
1.107	GAME ROOM							
1.202	CLOSET							
1.203	LIVING							
1.204	1/2 BATH							
1.205	CLOSET							
1.206	PANTRY							
1.207	OFFICE							
1.208	KITCHEN							
1.209	DINING							
1.210	HVAC							
1.301	HALL							
1.302	BED #3							
1.303	CLOS.							
1.304	CLOSET							
1.305	BATH							
1.306	BED #2							
1.307	CLOSET							
1.308	PRIMARY BEDROOM							
1.309	CLOSET							
1.310	TLT							
1.311	PR. BATH							
1.312	CLOSET							
1.313	LAUNDRY							
1.314	HVAC							
2.101	GARAGE							
2.102	ENTRY							
2.103	HVAC							
2.104	COAT							
2.105	STOR.							
2.106	1/2 BATH							
2.107	GAME ROOM							
2.202	CLOSET							
2.203	LIVING							
2.204	1/2 BATH							
2.205	CLOSET							
2.206	PANTRY							
2.207	OFFICE							
2.208	KITCHEN							
2.209	DINING							
2.210	HVAC							
2.301	SITTING							
2.302	LAUNDRY							
2.303	BED #2							
2.304	CLOSET							
2.305	BATH							
2.306	PRIMARY BEDROOM							
2.307	PR. BATH							
2.308	CLOSET							
2.309	CLOSET							
2.310	HVAC							
3.101	GARAGE							
3.102	ENTRY							
3.103	HVAC							
3.104	COAT							
3.105	STOR.							
3.106	TLT							
3.107	GAME ROOM							
3.202	CLOSET							
3.203	LIVING							
3.204	1/2 BATH							
3.205	CLOSET							
3.206	PANTRY							
3.207	OFFICE							
3.208	KITCHEN							
3.209	DINING							
3.210	HVAC							
3.301	HALL							
3.302	BED #3							
3.303	BED #2							
3.304	CLOS.							
3.305	BATH							
3.306	CLOS.							
3.307	LAUNDRY							
3.308	CLOS.							
3.309	PRIMARY BEDROOM							
3.310	CLOSET							
3.311	PR. BATH							
3.312	CLOSET							
3.313	HVAC							
4.101	GARAGE							
4.102	ENTRY							
4.103	HVAC							
4.104	COAT							
4.105	STOR							
4.106	TLT							
4.107	GAME ROOM							
4.202	CLOSET							
4.203	LIVING							
4.204	1/2 BATH							
4.205	CLOSET							
4.206	PANTRY							
4.207	OFFICE							
4.208	KITCHEN							
4.209	DINING							
4.210	HVAC							
4.301	HALL							
4.302	BED #2							
4.303	BED #3							
4.304	CLOS.							
4.305	BATH							
4.306	CLOS.							
4.307	LAUNDRY							
4.308	CLOSET							
4.309	PRIMARY BEDROOM							
4.310	CLOSET							
4.311	PR. BATH							
4.312	CLOSET							
4.313	HVAC							
5.101	GARAGE							
5.102	ENTRY							
5.103	HVAC							
5.104	COAT							
5.105	STOR							
5.106	TLT							
5.107	GAME ROOM							
5.202	CLOSET							
5.203	LIVING							
5.204	1/2 BATH							
5.205	CLOSET							
5.206	PANTRY							

ROOM FINISH SCHEDULE - BLDG A6

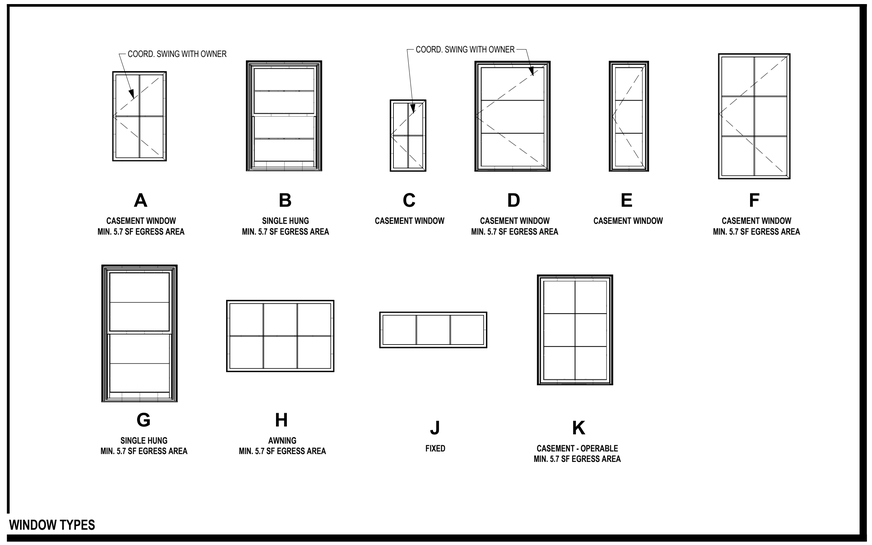
ROOM				WALL FINISH				
NUMBER	NAME	FLOOR FINISH	BASE	N FINISH	E FINISH	S FINISH	W FINISH	COMMENTS
5.207	OFFICE							
5.208	KITCHEN							
5.209	DINING							
5.210	HVAC							
5.301	HALL							
5.302	BED #2							
5.303	BED #3							
5.304	CLOS.							
5.305	BATH							
5.306	CLOS.							
5.307	LAUNDRY							
5.308	CLOSET							
5.309	PRIMARY BEDROOM							
5.310	CLOSET							
5.311	PR. BATH							
5.312	CLOSET							
5.313	HVAC							

WINDOW SCHEDULE					
			OPENING DESCRIPTION		
WINDOW TYPE	QUAN.	EGRESS WINDOW	WIDTH	HEIGHT	NOTES
A	2	Yes	3' - 0"	5' - 0"	CASEMENT - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
B	32	Yes	4' - 0"	6' - 0"	SINGLE HUNG - OPERABLE W/ MIN. 5.7 SF EGRESS AREA
C	32	No	2' - 0"	4' - 0"	CASEMENT OPERABLE - SWING AS PER OWNER
E	1	No	2' - 0"	6' - 0"	CASEMENT OPERABLE - SWING AS PER OWNER
J	7	No	6' - 0"	2' - 0"	FIXED - DIVIDED LITE
K	5	Yes	4' - 0"	6' - 0"	CASEMENT - OPERABLE W/ MIN. 5.7 SF EGRESS AREA

CONTRACTOR SHALL VERIFY ALL QUAN. REQUIRED.

WINDOWS AND DOOR NOTES:

1. BASIS OF DESIGN KOLBE VISTALUXE COLLECTION AL DIRECT SET.
2. WINDOWS AND DOORS SHALL BE DOUBLE PANE WITH LOW E GLAZING.
3. PROVIDE THRESHOLDS AT ALL EXTERIOR DOORS
4. PROVIDE WEATHERSEAL AT ALL EXTERIOR DOORS
5. PROVIDE LOCKSET AS SELECTED BY OWNER
6. CONTACT FOR ADDITIONAL DETAILS AND MFG. INSTALLATION INSTRUCTIONS:
   A. GRAND OPENINGS DALLAS, 214-962-7700



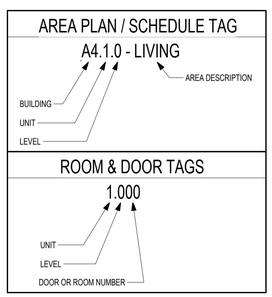
WINDOW TYPES

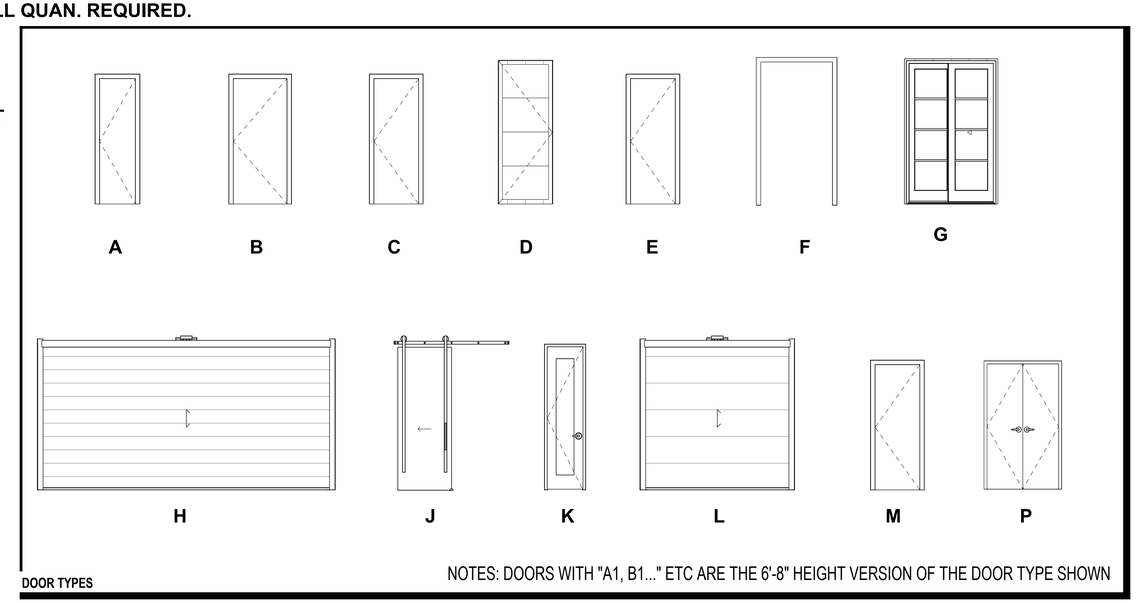
DOOR SCHEDULE- QUAN. BY TYPE				
		OPENING DESCRIPTION		
DOOR TYPE	QUANTITY	WIDTH	HEIGHT	NOTES
A	32	2' - 0"	7' - 0"	SOLID CORE WOOD
A1	31	2' - 0"	6' - 8"	SOLID CORE WOOD
B1	5	3' - 0"	6' - 8"	SOLID CORE WOOD
B2	5	3' - 0"	6' - 8"	SOLID CORE WOOD - 30 MIN. FIRE RATED GARAGE ACCESS DOOR
C1	19	2' - 6"	6' - 8"	SOLID CORE WOOD
D	35	3' - 0"	7' - 0"	EXTERIOR STEEL / GLASS DOOR
E	5	2' - 8"	7' - 0"	SOLID CORE WOOD
F	5	4' - 0"	8' - 0"	CASED OPENING
J	5	3' - 0"	8' - 0"	SLIDING BARN DOOR - PRIMARY BATH DOOR
L	10	8' - 0"	7' - 0"	SINGLE OVERHEAD GARAGE DOOR
P	5	4' - 0"	7' - 0"	DOUBLE FRENCH DOOR WOOD / GLASS
P1	5	5' - 0"	6' - 8"	PAIR SWING - SOLID CORE WOOD CLOSET DOORS

CONTRACTOR SHALL VERIFY ALL QUAN. REQUIRED.

NOTE ABOUT FIRE DOOR TO GARAGE

ALL INTERIOR FINISHES SELECTED BY OWNER





DOOR TYPES

NOTES: DOORS WITH "A1, B1..." ETC ARE THE 6'-8" HEIGHT VERSION OF THE DOOR TYPE SHOWN

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT STATE OF TEXAS PHILLIP RAY CRADDOCK JR 19207

7.23.2024

ARCHITECT: PHIL CRADDOCK

CRADDOCK ARCHITECTURE

P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE - B5
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7/23/2024

DOOR AND WINDOW SCHEDULES

Scale: As indicated

B5.351

7/29/2024 6:34:54 AM

CODES AND DESIGN SPECIFICATIONS:

1. BUILDING CODE: 2018 IRC AND IBC

2. STRUCTURAL CONCRETE: 2014 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (A.C.I. 318-14).

THE REINFORCED CONCRETE BEAM AND SLAB FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-14 AND ANALYZED USING STANDARD ENGINEERING PRACTICES.

3. WOOD DESIGN: NATIONAL DESIGN SPECIFICATIONS (NDS 2012)

4. STEEL DESIGN: AMERICAN INSTITUTE OF STEEL DESIGN 14TH EDITION

THE STEEL LINTELS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISC 14 AND ANALYZED USING STANDARD ENGINEERING PRACTICES.

5. DESIGN LOADS: LATEST EDITION OF THE ASCE STANDARD 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS

DESIGN LOADS:

1. GRAVITY DESIGN LOADS:

ROOF DEAD LOAD	=	10 PSF
ROOF LIVE LOAD	=	20 PSF
FLOOR DEAD LOAD	=	10 PSF
FLOOR LIVE LOAD	=	40 PSF
BALCONY DEAD LOAD	=	45 PSF
BALCONY LIVE LOAD	=	60 PSF

2. HORIZONTAL DESIGN LOAD:

WIND LOAD ANALYSIS PER ASCE 7-10 MAIN WIND-FORCE RESISTING SYSTEM
ULTIMATE DESIGN WIND SPEED =3 SECOND GUST WIND SPEED OF 115 MPH AT 33 FEET ABOVE GROUND, EXPOSURE C.

SLAB-ON-GRADE FOUNDATION:

1. THE POST-TENSIONED CONCRETE DESIGN OF THIS FOUNDATION STRUCTURE HAS BEEN ANALYZED USING STANDARD ENGINEERING PRACTICES.

2. THE POST-TENSIONED CONCRETE SLAB-ON-GRADE DESIGN SHOWN REFLECTS THE MINIMUM REQUIREMENTS NEEDED TO ALLOW THIS STRUCTURE SYSTEM TO ADEQUATELY PERFORM IN CONJUNCTION WITH THE SOIL PARAMETERS NOTED BELOW. THE INTENT IS NOT TO LIMIT SOIL MOVEMENT, BUT INSTEAD TO LIMIT EXCESSIVE FOUNDATION FLEXURE SO THAT DIFFERENTIAL MOVEMENT WILL NOT CAUSE UNREASONABLE DISTRESS.

3. FOUNDATION MAINTENANCE: DRAINAGE AWAY FROM THE FOUNDATION SHALL BE MAINTAINED AT ALL TIMES SO THAT GROUND WATER WILL NOT COLLECT ADJACENT TO OR UNDER THE SLAB. THE INTENT IS TO MAINTAIN AN EVEN SOIL MOISTURE CONTENT AROUND THE BUILDING SO THAT DIFFERENTIAL SOIL MOVEMENT IS LIMITED. DURING DRY SEASONS, WATERING THE SOILS WITHIN 5'-0" OF THE FOUNDATION IS REQUIRED. THIS TYPE OF FOUNDATION MAINTENANCE IS THE OWNERS RESPONSIBILITY.

4. HEAVY VEGETATION SUCH AS TREES WITHIN 10-15 FEET OF THE PERIMETER OF THE FOUNDATION MAY CAUSE EXCESSIVE WATER REMOVAL FROM THE SOIL NEAR OR UNDER THE FOUNDATION. SUCH UNANTICIPATED PARAMETERS ARE NOT CONSIDERED UNLESS REPORTED BY THE CONTRACTOR TO FALKOFSKE ENGINEERING, INC. IN WRITING PRIOR TO DESIGN.

5. A DEEPENED PERIMETER GRADE BEAM HAS BEEN PROVIDED ABOUT THE PERIMETER OF THE FOUNDATION TO HELP LIMIT POTENTIAL VERTICAL MOVEMENT DUE TO THE SWELLING OF THE SOILS (INCREASE IN MOISTURE CONTENT).

6. A PLASTIC (HDPE) MOISTURE BARRIER HAS BEEN PROVIDED ABOUT THE PERIMETER OF THE FOUNDATION TO FURTHER HELP LIMIT POTENTIAL VERTICAL MOVEMENT DUE TO THE SWELLING OF THE SOILS (INCREASE IN MOISTURE CONTENT). THIS MOISTURE BARRIER IS OPTIONAL PROVIDED THE BUILDER ASSUMES LIABILITY FOR THE POTENTIAL VERTICAL MOVEMENT.

CONCRETE MIX DESIGN:

1. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH f'c=3000 psi AT 28 DAYS. COMPRESSIVE STRENGTH AT TIME OF STRESSING, f'ci, SHALL BE AT LEAST 2500 psi. STRESS TENDONS WITHIN 7 DAYS OF CONCRETE PLACEMENT

2. THE CONCRETE MIX DESIGNS SHALL BE PROPORTIONED TO MINIMIZE THE ADVERSE EFFECTS OF CLIMATE AT THE TIME OF YEAR THE CONCRETE IS PLACED. USE OF WORKABILITY ADMIXTURES AND AIR ENTRAINMENT IS PERMITTED AND MUST BE NOTED ON MIX DESIGNS.

3. USE OF CALCIUM CHLORIDE ADMIXTURES IS NOT PERMITTED.

4. ADDING WATER AT THE SITE IS NOT PERMITTED.

5. THE BUILDER/CONTRACTOR IS RESPONSIBLE FOR MAKING CONCRETE COMPRESSIVE STRENGTH CYLINDER TESTS AS REQUIRED BY A.C.I. 318-95.

CONCRETE REINFORCEMENT:

1. ALL REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO A.S.T.M. A-615 GRADE 60. REINFORCEMENT SHALL BE FREE OF RUST AND DETERIOUS OR APPROVED EQUAL MATERIALS.

ALL FILL AREAS AND MATERIALS SHALL BE PLACED, COMPACTED, AND TESTED PER THE GEO-TECHNICAL ENGINEERS RECOMMENDATIONS.

INSPECTIONS:

1. INSPECTIONS ARE TO BE AS REQUIRED BY LOCAL BUILDING DEPARTMENT.

2. FALKOFSKE ENGINEERING INC. SHALL BE CALLED FOR CONSTRUCTION REVIEW OF FOUNDATION BEAMS AND REINFORCEMENT PRIOR TO PLACING CONCRETE.

BRACED WALL PANELS:

SECTION R301.1.3 OF THE 2018 IRC PERMITS ENGINEERED DESIGN OF BRACE WALL LINES AND BRACED WALL PANELS IN ACCORDANCE WITH THE 2018 IBC. "ENGINEERED DESIGN IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE IS PERMITTED FOR ALL BUILDINGS AND STRUCTURES, AND PARTS THEREOF, INCLUDED IN THE SCOPE OF THIS CODE."

THE ENGINEERED PLANS INCLUDED HEREIN ARE CONSIDERED TO BE DESIGNED WITHIN THE REQUIREMENTS OF THE 2018 IBC AND SUBSEQUENTLY, THE 2018 IRC.

ALLOWABLE BRACE WALL PANEL RESISTING LOADS ARE BASED UPON THE FOLLOWING REFERENCES.

1. ORIENTED STRAND BOARD (OSB) OR PLYWOOD STRUCTURAL PANELS: BASED ON NDS 2012.

2. GYPSUM BOARD WOOD FRAMED WALL ASSEMBLIES: BASED ON TABLE 2306.7 OF THE 2018 IBC.

3. THERMO-PLY RED & THERMO-PLY RED AMG STRUCTURAL SHEATHING: BASED ON SECTION 5.2.6.2 OF DrJ TECHNICAL EVALUATION REPORT No. 1004-01, DATED MAY 26, 2018.

4. APA PORTAL FRAME AT GARAGE DOORS: THE PORTAL FRAME BRACING AT THE SIDES AND TOP OF THE GARAGE DOOR OPENING IS BASED UPON APA REPORT T2003 - 48, DATED AUGUST 20, 2003, BY THE ENGINEERED WOOD ASSOCIATION (APA). AN ALLOWABLE RACKING LOAD OF 1000 POUNDS PER PORTAL FRAME WAS USED IN THE DESIGN OF THE PORTAL FRAME AS PART OF THE OVERALL BRACED WALL LINES AND BRACE WALL PANEL DESIGN.

STUD SCHEDULE:

STUD SCHEDULE FIRST STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @12" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE SECOND STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24" O.C
INTERIOR	(2)-2X4 @16" O.C	2X4 @24" O.C

STUD SCHEDULE THIRD STORY		
WALL LOCATION	SIZE AND SPACING	
	WITH LOAD BEARING	WITHOUT LOAD BEARING
EXTERIORS	2X6 @24" O.C	2X6 @24 O.C
INTERIOR	2X4 @24" O.C	2X4 @24" O.C

STRUCTURAL TIMBER AND WOOD:

NOTE: THE FOLLOWING SPECIFICATIONS ARE FOR ALL STRUCTURAL WOOD FRAMING ON THIS PROJECT.

1. SOUTHERN PINE SAWN LUMBER

ITEM	SIZE	GRADE	COMPRESSION Fc
FOUNDATION SILL PLATES	2X6	No. 2 TREATED	565 PSI
FOUNDATION SILL PLATES (INTERIOR)	2X4	No. 2 TREATED	565 PSI
STUDS @ 16" O.C.	2X6	No. 3/STUD	925 PSI
STUDS @ 16" O.C. (INTERIOR)	2X4	No. 3/STUD	975 PSI

NOTE: STRUCTURAL END JOINTED (FINGER JOINTED) STUDS MAY BE USED PROVIDED THE STUDS ARE STAMPED AS SUCH - CERTIFIED GLUED JOINTS.

ITEM	SIZE	GRADE	BENDING Fb
2X4 BENDING MEMBER	2X4	No. 2	1500 PSI
2X6 BENDING MEMBER	2X6	No. 2	1250 PSI
2X8 BENDING MEMBER	2X8	No. 2	1200 PSI
2X10 BENDING MEMBER	2X10	No. 2	1050 PSI
2X12 BENDING MEMBER	2X12	No. 2	975 PSI

2. LAMINATED VENEER LUMBER (LVL)

ITEM	SIZE	SPECIES	BENDING Fb
HEADER, CEILING BEAM, ROOF BEAM	VARIES	2.0E	>2850 PSI

3. ROOF AND FLOOR TRUSS

FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATIONS FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. SHOP DRAWINGS TO BE PROVIDED TO FALKOFSKE ENGINEERING, INC. FOR REVIEW. IN THE EVENT THE FLOOR AND ROOF TRUSS SHOP DRAWINGS DIFFER SIGNIFICANTLY THAN SHOWN IN THESE PLANS, FALKOFSKE ENGINEERING, INC. MAY NEED TO REVISE FRAMING AND/OR FOUNDATION PLANS ACCORDINGLY.

SILL PLATE CONNECTIONS - TO CONCRETE:

1. ALL SILL PLATES SHALL BE TREATED.

2. SILL PLATES UNDER EXTERIOR WALLS SHALL BE INSTALLED WITH ½" DIA. J-BOLTS CAST INTO CONCRETE WITH 7" EMBEDMENT. BOLTS SHALL BE LOCATED NO MORE THAN 6'-0" APART AND AT 6" O.C. MAX.FROM PLATE ENDS.

3. BOLTS THAT CAN NOT BE CAST IN PLACE WITH THE CONCRETE SHALL BE RETRO FITTED WITH THE USE OF TITEN BOLTS, OR EQUIVALENT, 1/2" DIA ALL THREAD RODS (ATR) WITH 7" MIN. EMBED AND SIMPSON HIGH STRENGTH SET EPOXY SYSTEM, OR EQUIVALENT.

4. SILL PLATES UNDER INTERIOR WALLS MAY BE FASTENED WITH POWER DRIVEN HILTI FASTENER X-DNI72 OR EQUIVALENT. LOCATE NO MORE THEN 3'-0" APART AND SPACED AT 6" FROM EACH END, U.N.O.

CONSTRUCTION BRACING:

1. ALL WOOD FRAMING (STUD WALLS) SHALL BE PROPERLY BRACED DURING CONSTRUCTION. BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.

ROOF AND FLOOR TRUSSES:

1. FABRICATED WOOD FLOOR TRUSSES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. THE LOADS ARE SHOWN ON SHEETS S7.01 TO S7.03. THE TRUSSES ARE TO COMPLY WITH THE "NATIONAL DESIGN SPECIFICATIONS" BY THE NATIONAL FOREST PRODUCTS ASSOCIATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS, AND WITH THE "DESIGN SPECIFICATIONS FOR THE LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE.

NOTES TO THE CONTRACTOR:

1. THE FRAMING PLANS WERE DEVELOPED FOR THE PURPOSE OF TRANSFERRING LOADS OF THE ROOF AND CEILING ONTO THE CONCRETE FOUNDATION. THE FOUNDATION DESIGN WAS ANALYZED BASED UPON THE DIRECTION AND LOCATION OF THE ROOF AND CEILING FRAMING MEMBERS. THEREFORE, THE FRAMING PLANS MAY NOT BE CHANGED WITHOUT APPROVAL OF FALKOFSKE ENGINEERING, INC.

STEEL FRAMING:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

CONSTRUCTION REVIEW:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.

2. CONTACT THE LOCAL BUILDING OFFICIAL FOR INSPECTIONS REQUIRED BY THE LOCAL BUILDING OFFICIAL.

3. FALKOFSKE ENGINEERING, INC. WILL REVIEW THE CONSTRUCTION WORK AS IT RELATES TO THE INSTALLATION OF THE PROPOSED FOUNDATION BY REVIEWING THE REINFORCEMENT PRIOR TO PLACEMENT OF CONCRETE, AS WELL AS THE INSTALLATION OF THE PROPOSED STRUCTURAL FRAMING AND WALL BRACING. THESE REVIEWS WILL BE PERFORMED BY A PROFESSIONAL ENGINEER (P.E.), AN ENGINEER IN TRAINING (E.I.T.), OR A FIELD TECHNICIAN. FIELD REPORTS OF EACH VISIT WILL BE COMPLETED (WITH PICTURES) AND AT THE END OF CONSTRUCTION FALKOFSKE ENGINEERING, INC. WILL PROVIDE A LETTER STATING THE CONSTRUCTION WORK WAS COMPLETED IN GENERAL AGREEMENT WITH OUR PLANS AND RECOMMENDATIONS.

SURFACE DRAINAGE AWAY FROM STRUCTURE:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE PROPER POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AS REQUIRED BY THE CIVIL ENGINEERING GRADING PLANS OR THE LANDSCAPE ARCHITECTS PLANS (BY OTHERS). IT IS THE OWNERS RESPONSIBILITY TO MAINTAIN THE PROPER DRAINAGE DURING THE LIFE OF THE STRUCTURE.

The use of these plans and specifications shall be restricted to the original site for which they were prepared. Any reproduction or distribution is expressly limited to such use. Any reproduction, distribution, disclosure by any method, in whole, or in part, is prohibited. These drawings and specifications are the property of the designer and title remains in FALKOFSKE ENGINEERING.

	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

GENERAL NOTES
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

B5.S1.01



TABLE R602.3(1)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists or rafters to top plate	4-8d box ($2^1/_2$″ × 0.113″) or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
2	Ceiling joists to top plate	4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3″ × 0.128″); or 3-16d common ($3^1/_2$″ × 0.162″); or 4-3″ × 0.131″ nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or $1^1/_4$″ × 20 ga. ridge strap to rafter	4-10d box (3″ × 0.128″); or 3-10d common (3″ × 0.148″); or 4-3″ × 0.131″ nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails ($3^1/_2$″ × 0.135″); or 3-10d common nails (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss[i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2″ ridge beam	4-16d ($3^1/_2$″ × 0.135″); or 3-10d common (3″ × 0.148″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box $3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common ($3^1/_2$″ × 0.162″)	24″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	16″ o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box ($3^1/_2$″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
		16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
10	Built-up header (2″ to 2″ header with $^1/_2$″ spacer)	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. each edge face nail
		16d box ($3^1/_2$″ × 0.135″)	12″ o.c. each edge face nail
11	Continuous header to stud	5-8d box ($2^1/_2$″ × 0.113″); or 4-8d common ($2^1/_2$″ × 0.131″); or 4-10d box (3″ × 0.128″)	Toe nail
12	Top plate to top plate	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	12″ o.c. face nail
13	Double top plate splice	8-16d common ($3^1/_2$″ × 0.162″); or 12-16d box ($3^1/_2$″ × 0.135″); or 12-10d box (3″ × 0.128″); or 12-3″ × 0.131″ nails	Face nail on each side of end joint (minimum 24″ lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common ($3^1/_2$″ × 0.162″)	16″ o.c. face nail
		16d box ($3^1/_2$″ × 0.135″); or 3″ × 0.131″ nails	12″ o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 4-3″ × 0.131″ nails	3 each 16″ o.c. face nail 2 each 16″ o.c. face nail 4 each 16″ o.c. face nail
16	Top or bottom plate to stud	4-8d box ($2^1/_2$″ × 0.113″); or 3-16d box ($3^1/_2$″ × 0.135″); or 4-8d common ($2^1/_2$″ × 0.131″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	Toe nail
		3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3″ × 0.128″); or 2-16d common ($3^1/_2$″ × 0.162″); or 3-3″ × 0.131″ nails	Face nail
18	1″ brace to each stud and plate	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples $1^3/_4$″	Face nail
19	1″ × 6″ sheathing to each bearing	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_2$″ × 0.131″); or 2-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
20	1″ × 8″ and wider sheathing to each bearing	3-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
		Wider than 1″ × 8″ 4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 4 staples, 1″ crown, 16 ga., $1^3/_4$″ long	
	Floor		
21	Joist to sill, top plate or girder	4-8d box ($2^1/_2$″ × 0.113″); or 3-8d common ($2^1/_2$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box ($2^1/_2$″ × 0.113″)	4″ o.c. toe nail
		8d common ($2^1/_2$″ × 0.131″); or 10d box (3″ × 0.128″); or 3″ × 0.131″ nails	6″ o.c. toe nail
23	1″ × 6″ subfloor or less to each joist	3-8d box ($2^1/_2$″ × 0.113″); or 2-8d common ($2^1/_4$″ × 0.131″); or 3-10d box (3″ × 0.128″); or 2 staples, 1″ crown, 16 ga., $1^3/_4$″ long	Face nail
24	2″ subfloor to joist or girder	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″)	Blind and face nail
25	2″ planks (plank & beam—floor & roof)	3-16d box ($3^1/_2$″ × 0.135″); or 2-16d common ($3^1/_2$″ × 0.162″)	At each bearing, face nail
26	Band or rim joist to joist	3-16d common ($3^1/_2$″ × 0.162″) 4-10 box (3″ × 0.128″), or 4-3″ × 0.131″ nails; or 4-3″ × 14 ga. staples, $^7/_{16}$″ crown	End nail
27	Built-up girders and beams, 2-inch lumber layers	20d common (4″ × 0.192″); or	Nail each layer as follows: 32″ o.c. at top and bottom and staggered.
		10d box (3″ × 0.128″); or 3″ × 0.131″ nails	24″ o.c. face nail at top and bottom staggered on opposite sides
		And: 2-20d common (4″ × 0.192″); or 3-10d box (3″ × 0.128″); or 3-3″ × 0.131″ nails	Face nail at ends and at each splice
28	Ledger strip supporting joists or rafters	4-16d box ($3^1/_2$″ × 0.135″); or 3-16d common ($3^1/_2$″ × 0.162″); or 4-10d box (3″ × 0.128″); or 4-3″ × 0.131″ nails	At each joist or rafter, face nail
29	Bridging or blocking to joist	2-10d box (3″ × 0.128″), or 2-8d common ($2^1/_2$″ × 0.131″; or 2-3″ × 0.131″) nails	Each end, toe nail
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER[a, b, c]	SPACING OF FASTENERS: Edges (inches)[h]	SPACING OF FASTENERS: Intermediate supports[c, e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel *exterior* wall sheathing to wall framing]			
30	$^3/_8$″ – $^1/_2$″	6d common (2″ × 0.113″) nail (subfloor, wall)[i] 8d common ($2^1/_2$″ × 0.131″) nail (roof); or RSRS-01 ($2^3/_8$″ × 0.113″) nail (roof)[j]	6	12[f]
31	$^{19}/_{32}$″ – 1″	8d common nail ($2^1/_2$″ × 0.131″); or RSRS-01; ($2^3/_8$″ × 0.113″) nail (roof)[j]	6	12[f]
32	$1^1/_8$″ – $1^1/_4$″	10d common (3″ × 0.148″) nail; or 8d ($2^1/_2$″ × 0.131″) deformed nail	6	12
	Other wall sheathing[g]			
33	$^1/_2$″ structural cellulosic fiberboard sheathing	$1^1/_2$″ galvanized roofing nail, $^7/_{16}$″ head diameter, or $1^1/_4$″ long 16 ga. staple with $^7/_{16}$″ or 1″ crown	3	6
34	$^{25}/_{32}$″ structural cellulosic fiberboard sheathing	$1^3/_4$″ galvanized roofing nail, $^7/_{16}$″ head diameter, or $1^1/_2$″ long 16 ga. staple with $^7/_{16}$″ or 1″ crown	3	6
35	$^1/_2$″ gypsum sheathing[d]	$1^1/_2$″ galvanized roofing nail; staple galvanized, $1^1/_2$″ long; $1^1/_4$″ screws, Type W or S	7	7
36	$^5/_8$″ gypsum sheathing[d]	$1^3/_4$″ galvanized roofing nail; staple galvanized, $1^5/_8$″ long; $1^5/_8$″ screws, Type W or S	7	7
	Wood structural panels, combination subfloor underlayment to framing			
37	$^3/_4$″ and less	6d deformed (2″ × 0.120″) nail; or 8d common ($2^1/_2$″ × 0.131″) nail	6	12
38	$^7/_8$″ – 1″	8d common ($2^1/_2$″ × 0.131″) nail; or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12
39	$1^1/_8$″ – $1^1/_4$″	10d common (3″ × 0.148″) nail; or 8d deformed ($2^1/_2$″ × 0.120″) nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

TABLE R602.3(1)—continued
FASTENING SCHEDULE

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum $^7/_{16}$-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
j. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

TABLE R602.3(2)
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS: Edges (inches)	SPACING[c] OF FASTENERS: Intermediate supports (inches)
	Wood structural panels subfloor, roof[g] and wall sheathing to framing and particleboard wall sheathing to framing[f]		
Up to $^1/_2$	Staple 15 ga. $1^3/_4$	4	8
	0.097 - 0.099 Nail $2^1/_4$	3	6
	Staple 16 ga. $1^3/_4$	3	6
$^{19}/_{32}$ and $^5/_8$	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail $2^1/_4$	4	8
$^{23}/_{32}$ and $^3/_4$	Staple 14 ga. 2	4	8
	Staple 15 ga. $1^3/_4$	3	6
	0.097 - 0.099 Nail $2^1/_4$	4	8
	Staple 16 ga. 2	4	8
1	Staple 14 ga. $2^1/_4$	4	8
	0.113 Nail $2^1/_4$	3	6
	Staple 15 ga. $2^1/_4$	4	8
	0.097 - 0.099 Nail $2^1/_2$	4	8
NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION[a, b] OF FASTENER AND LENGTH (inches)	SPACING[c] OF FASTENERS: Edges (inches)	SPACING[c] OF FASTENERS: Body of panel[d] (inches)
	Floor underlayment; plywood-hardboard-particleboard[f]-fiber-cement[h]		
	Fiber-cement		
$^1/_4$	3d, corrosion-resistant, ring shank nails (finished flooring other than tile)	3	6
	Staple 18 ga., $^7/_8$ long, $^1/_4$ crown (finished flooring other than tile)	3	6
	$1^1/_4$ long x .121 shank x .375 head diameter corrosion-resistant (galvanized or stainless steel) roofing nails (for tile finish)	8	8
	$1^1/_4$ long, No. 8 x .375 head diameter, ribbed wafer-head screws (for tile finish)	8	8
	Plywood		
$^1/_4$ and $^5/_{16}$	$1^1/_4$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	3	6
	Staple 18 ga., $^7/_8$, $^3/_{16}$ crown width	2	5
$^{11}/_{32}$, $^3/_8$, $^{15}/_{32}$, and $^1/_2$	$1^1/_4$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	6	8[e]
$^{19}/_{32}$, $^5/_8$, $^{23}/_{32}$ and $^3/_4$	$1^1/_2$ ring or screw shank nail-minimum $12^1/_2$ ga. (0.099″) shank diameter	6	8
	Staple 16 ga. $1^1/_2$	6	8
	Hardboard[f]		
0.200	$1^1/_2$ long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., $^7/_8$ long (plastic coated)	3	6
	Particleboard		
$^1/_4$	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., $^7/_8$ long, $^3/_{16}$ crown	3	6
$^3/_8$	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., $1^1/_8$ long, $^3/_8$ crown	3	6
$^1/_2$, $^5/_8$	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., $1^5/_8$ long, $^3/_8$ crown	3	6

TABLE R602.3(2)—continued
ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

For SI: 1 inch = 25.4 mm.
a. Nail is a general description and shall be permitted to be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of $^7/_{16}$-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPA/ANSI A135.4
g. Specified alternate attachments for roof sheathing shall be permitted where the ultimate design wind speed is less than 130 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.
h. Fiber-cement underlayment shall conform to ASTM C1288 or ISO 8336, Category C.

TABLES ARE REFERENCED FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE.

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	DATE	BY
	05-14-24	MAA
	05-14-24	MAA
	05-14-24	TJW

DES. | DRN. | CHK. | SCALE: 1/8″ = 1'-0″

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FASTENER SCHEDULE
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

B5.S1.02



FOUNDATION PLAN

FOUNDATION NOTES:

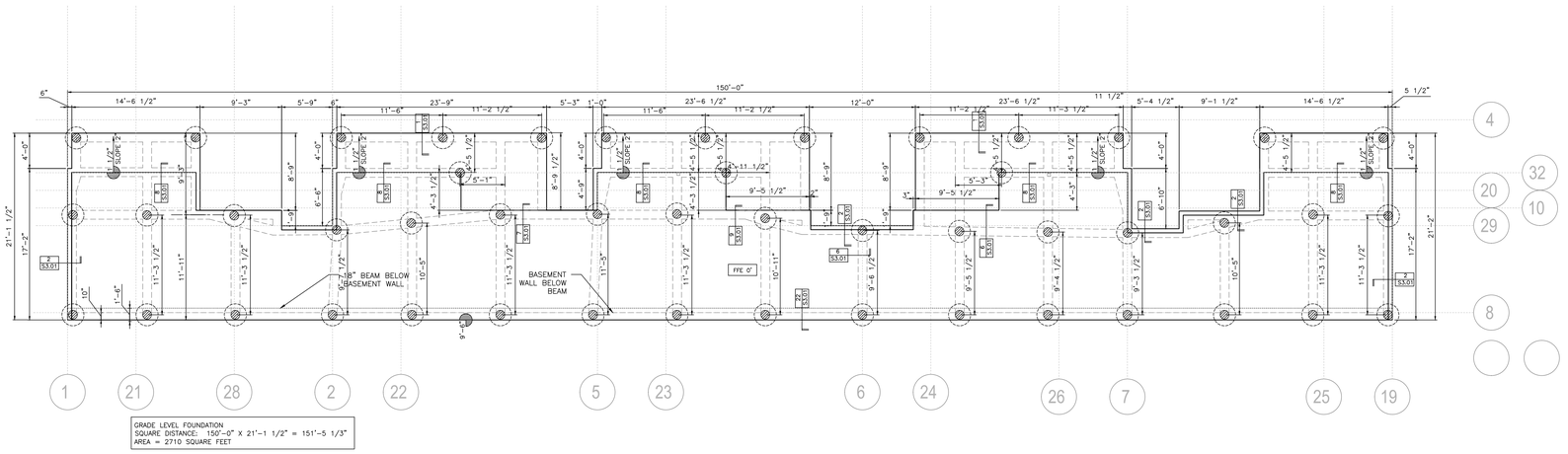
4" SLAB: REINFORCED WITH 3 @ 15" O.C.E.W

EXTERIOR BEAMS: 12" WIDE X 34" DEEP W/ 2–#5 TOP & BOTTOM.

INTERIOR BEAMS: 12" WIDE X 26" DEEP W/ 2–#5 TOP & BOTTOM U.N.O.

FOUNDATION SUB-GRADE PREPARATION NOTES:

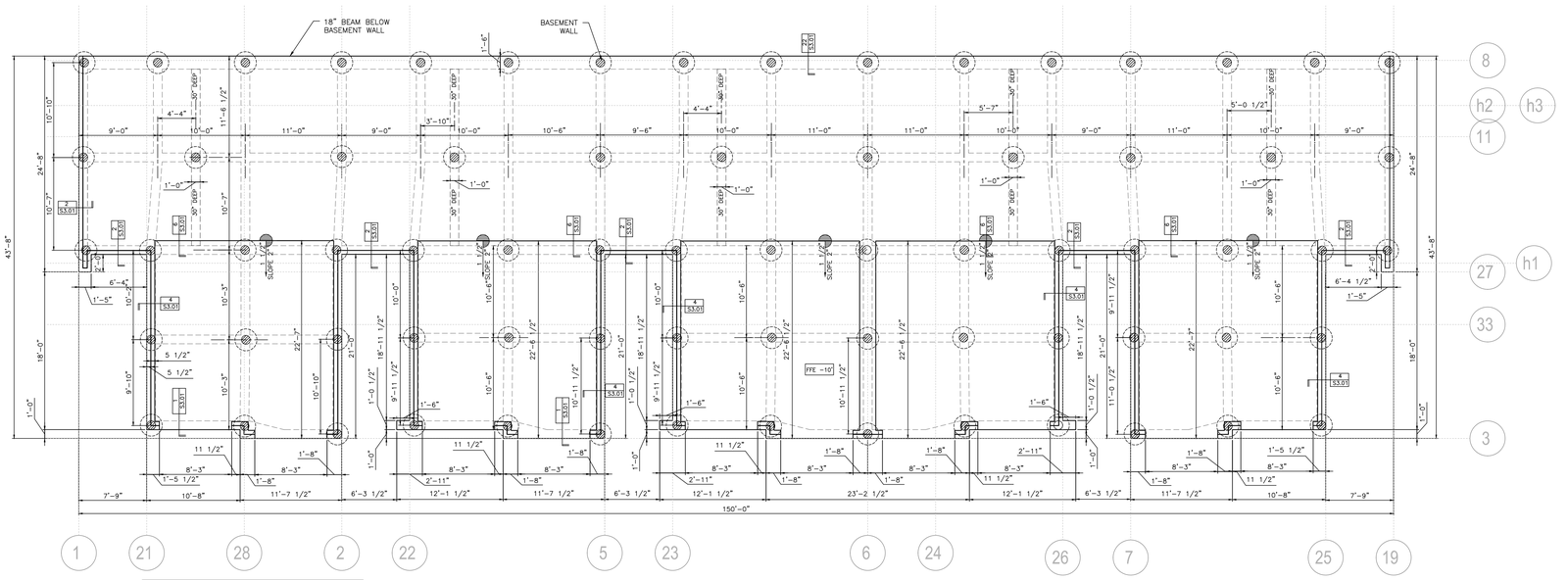
PRIOR TO FOUNDATION PLACEMENT SOIL BELOW FOUNDATION AND 5'–0" BEYOND PERIMETER OF BUILDING TO BE CHEMICALLY INJECTED OR MOISTURE CONDITIONED. FOLLOW GEOTECHNICAL ENGINEER RECOMMENDATIONS TO LIMIT THE POTENTIAL VERTICAL MOVEMENT OF THE SUB-GRADE SOILS TO 1" OR LESS, CHEMICAL INJECT OR MOISTURE CONDITION THE SOIL BELOW THE FOUNDATION TO A DEPTH OF 10'–0". THE CHEMICAL INJECTION OR MOISTURE CONDITIONED SHOULD BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. UPON COMPLETION OF THE CHEMICAL INJECTION OR MOISTURE CONDITION, A POLY MOISTURE BARRIER SHALL BE INSTALLED AS SHOWN IN DETAIL B/S3.01. AFTER PLACEMENT OF THE POLY, SWELL TESTING SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEER AT LEAST AT 2 SEPARATE AREAS TO VERIFY THE SOILS PVR IS LESS THAN 1". IF RESULTS OF SWELL TEST INDICATE SWELL POTENTIAL GREATER THAN 1", FEI WILL COORDINATE WITH GEOTECHNICAL ENGINEER TO DETERMINE STEP NECESSARY TO REDUCE SWELL POTENTIAL.



GRADE LEVEL FOUNDATION
SQUARE DISTANCE: 150'–0" X 21'–1 1/2" = 151'–5 1/3"
AREA = 2710 SQUARE FEET

1
S2.01

GROUND LEVEL, BUILDING B5 – FOUNDATION PLAN



9'–6" BELOW GRADE LEVEL FOUNDATION
SQUARE DISTANCE: 150'–0" X 43'–8" = 156'–3"
AREA = 5690 SQUARE FEET

2
S2.01

10'–0" BELOW GROUND LEVEL, BUILDING B5 – FOUNDATION PLAN

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SCALE: 1/8" = 1'–0"

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FALKOFSKE ENGINEERING

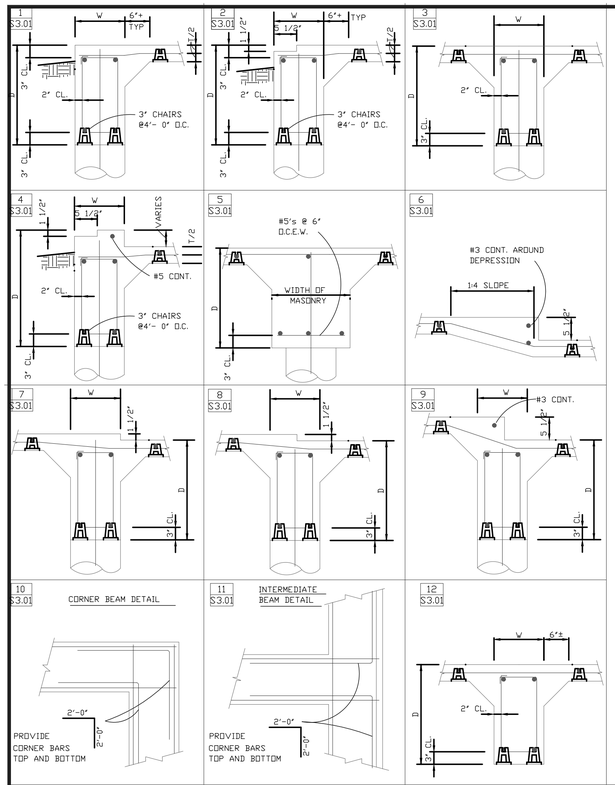
CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

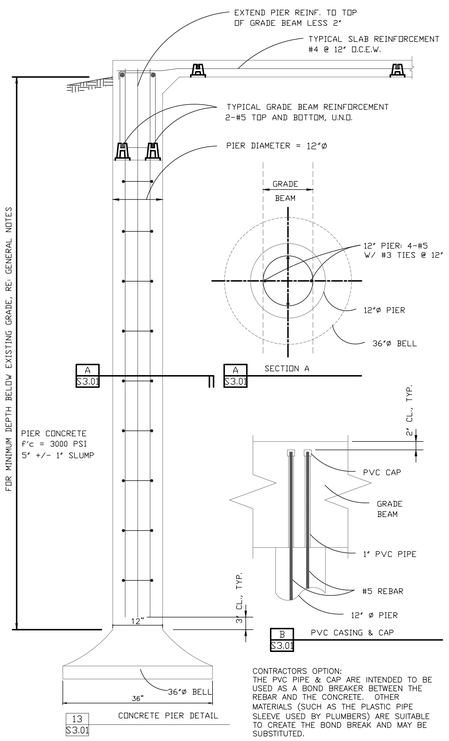
FOUNDATION PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

JOB NO. 987.23

B5.S2.01







GENERAL NOTES:

CODES AND DESIGN SPECIFICATIONS:

1. Building Code: 2018 IRC AND IBC
2. Structural Concrete: 2011 Building Code Requirements for Reinforced Concrete (A.C.I. 318-11).

DESIGN LIVE LOADS:

1. Floor (Concrete Slab) = 40 psf

CONCRETE PIERED SLAB DESIGN:

1. The reinforced concrete beam and slab foundation has been designed in accordance with ACI 318-11 and analyzed using standard engineering practices.
2. Geo-technical investigation has been provided by:
   Firm: TERRADYNE ENGINEERING, INC.
   Report No.D221063
   Date: 06-01-2022

Pier Design:
Belled pier in clays
Allowable end bearing pressure = 5000 psf
Allowable skin friction = 400 psf
Pier diameter = 12"dia. with 36" bell
Length of pier below existing grade = 16'-0"

Pier holes and construction shall be inspected by the Geo-Technical Engineer or by Falkofske Engineering Inc. to ensure pier bearing in proper stratum, the geotechnical engineer shall provide a pier drilling log indicating the pier no., pier depth, and penetration into bearing strata.

Pier drilling log shall be provided to Falkofske Engineering for review Remove all loose materials prior to pacing concrete. Use casing where necessary to stabilize pier holes and inhibit water inflow during pier construction. For any given pier, excavation, placement of steel, and concreting should be completed within the same work day.

3. Foundation Maintenance: Drainage away from the foundation shall be maintained at all times so that rain water will not collect adjacent to or under the slab.

CONCRETE MIX DESIGN:

1. All concrete shall have a minimum compressive strength f'c = 3000 psi at 28 days. Provide 5 inch slump. Adding water at site is not permitted.
2. The concrete mix designs shall be proportioned to minimize the adverse effects of climate at the time of year the concrete is placed. Use of workability admixtures and air entrainment is permitted and must be noted on mix designs.
3. Use of calcium chloride admixtures is not permitted.

CONCRETE REINFORCEMENT:

1. All concrete reinforcing steel, #4 and larger, shall be new billet steel conforming to A.S.T.M. A-615, Grade 60 with Fy = 60 ksi.
2. Stirrups and ties, #3 AND #4 in size may be Grade 40 with Fy = 40 ksi.

CONSTRUCTION:

1. All top and bottom beam reinforcement shall be supported by means of chairs or #3 support stakes at a maximum spacing of 4'-0" o.c. so as to provide proper reinforcement profile throughout concrete placement. All top and bottom beam bars shall be securely fastened to chairs or support stakes.
2. All slab reinforcement shall be supported on chairs and tied at every other intersection, min. Chairs shall be provided at the intersections of slab reinforcement and shall not exceed a 4'-0" maximum spacing.
3. Ensure proper vibration of concrete around all reinforcement.
4. Trenches for deep plumbing lines should not be located directly under (parallel) to beams. Place plumbing lines perpendicular to beams. Hand compact backfill in 8 inch lifts using moist sand or sandy clay soils.
5. Beam sizes shall not be decreased or increased without written approval of FALKOFSKE ENGINEERING.
6. All slabs shall be properly graded and leveled utilizing a thin (1"+) layer of sand under the slab.
7. A polyethylene vapor barrier shall be placed between the concrete and soil. A thin layer of leveling sand may be placed on top of the polyethylene if desired.
8. Contractor note: Before proceeding with any work or ordering of materials, the contractor and/or sub-contractors shall verify all measurements and location of building components and their inter-relationship at the building site and for their correctness.
9. All slab reinforcement is to be #3 rebar at 15" o.c.e.w. unless noted otherwise
10. All longitudinal grade beam reinforcement shall be 2-#5 rebar top and bottom.
11. All stirrups and ties shall be #3 rebar.

CONSTRUCTION REVIEWS:

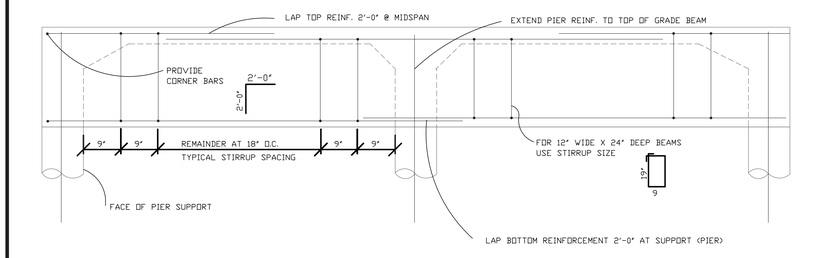
1. Inspections are to be as required by the local Building Apartment.
2. Falkofske Engineering shall be called to conduct a pre-concrete pour review of the placement of the reinforcement and size and location of all piers and beams.

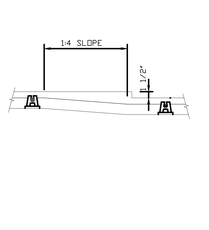
CONCRETE TESTING

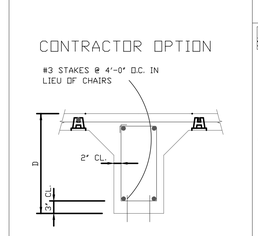
Make one (1) set of four (4) concrete test cylinders for each 50 yards of concrete placed on every day that concrete is placed. Test 1 cylinder at 7 days, one cylinder at 14 days, one cylinder at 28 days and hold one cylinder in reserve. Submit test results to Falkofske Engineering, Inc. for review.

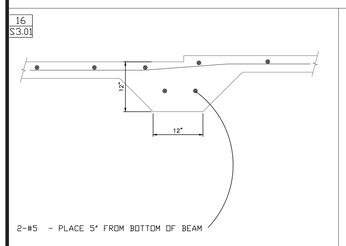
SURFACE DRAINAGE AWAY FROM STRUCTURE:

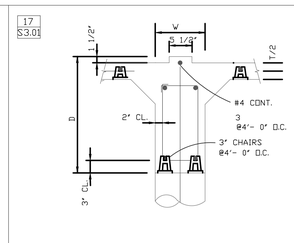
It is the builders responsibility to provide proper drainage away from the structure and to the front or rear of the property as required by the civil engineering grading plans (by others). It is the owners responsibility to maintain the proper drainage during the life of the structure.

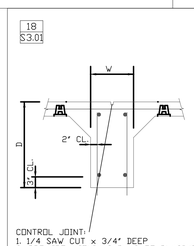


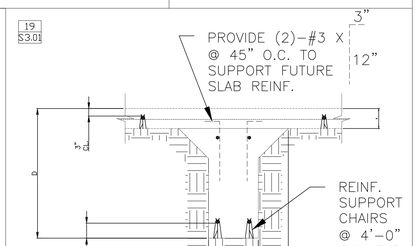


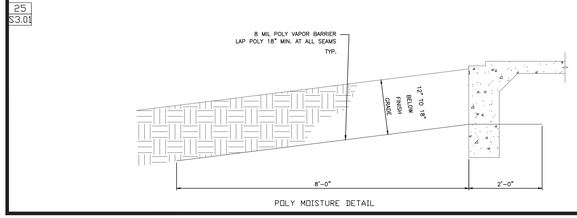


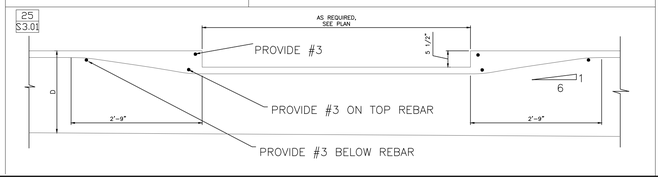


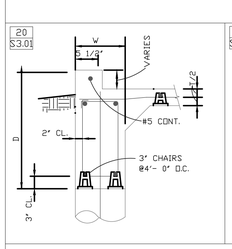


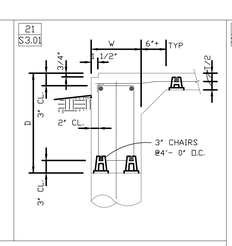


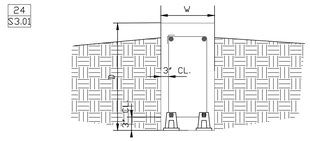


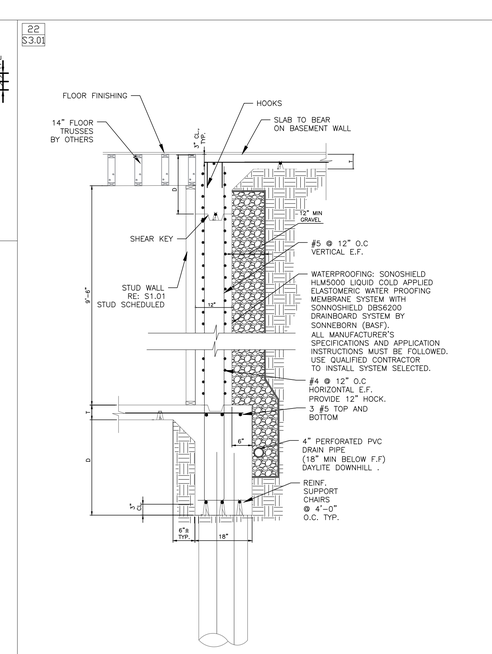












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SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

FOUNDATION DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

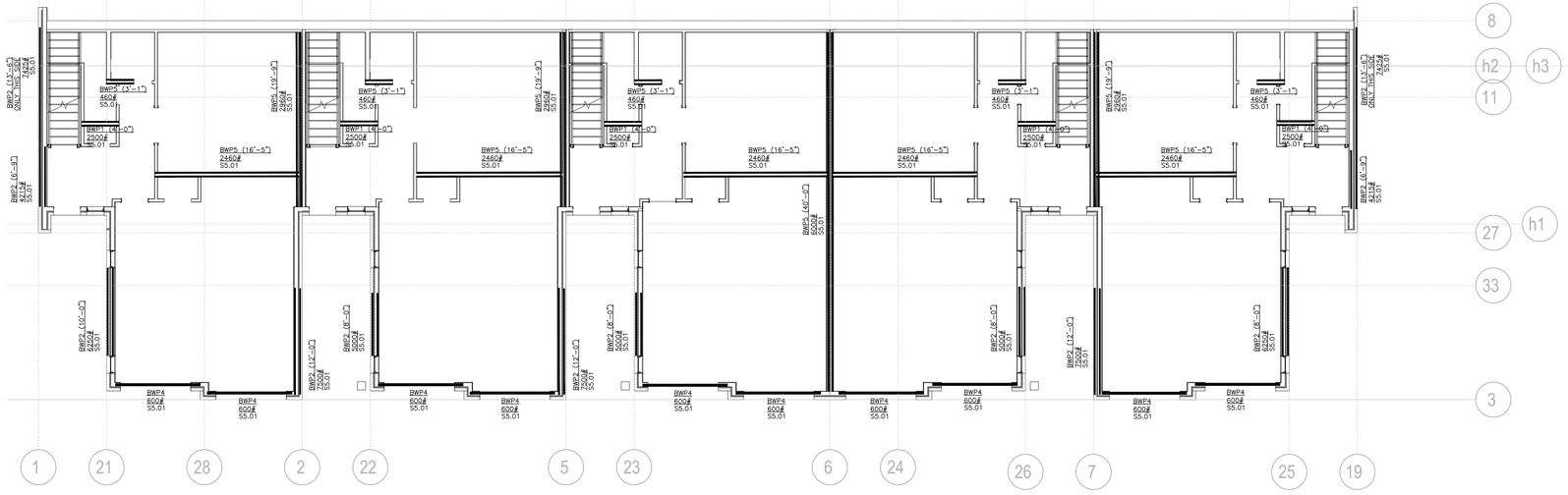
JOB NO. 987.23

B5.S3.01

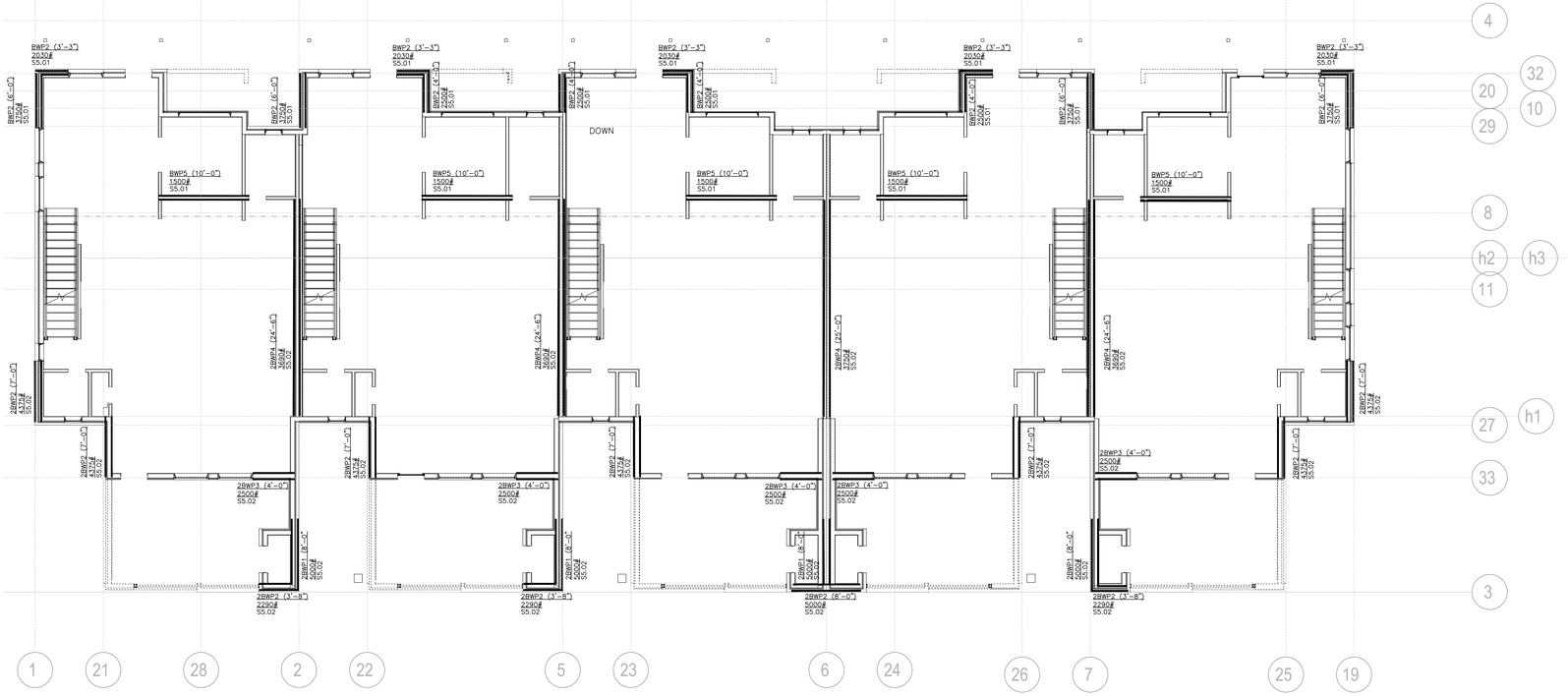


EXTERIOR SHEATHING

ALL EXTERIOR WALLS U.N.O TO BE SHEATHED W/ 7/16" OSB OR 15/32" COX PLYWOOD SECURED W/ 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD, UNLESS NOTED OTHERWISE IN PLAN. SHEATHING MAY BE UNBLOCKED CONSTRUCTION, EXCEPT AT NOTED SHEARWALL LOCATIONS.



1 S4.01 BUILDING B5 FIRST STORY BRACED WALL PLAN



2 S4.01 BUILDING B5 SECOND STORY BRACED WALL PLAN

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SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

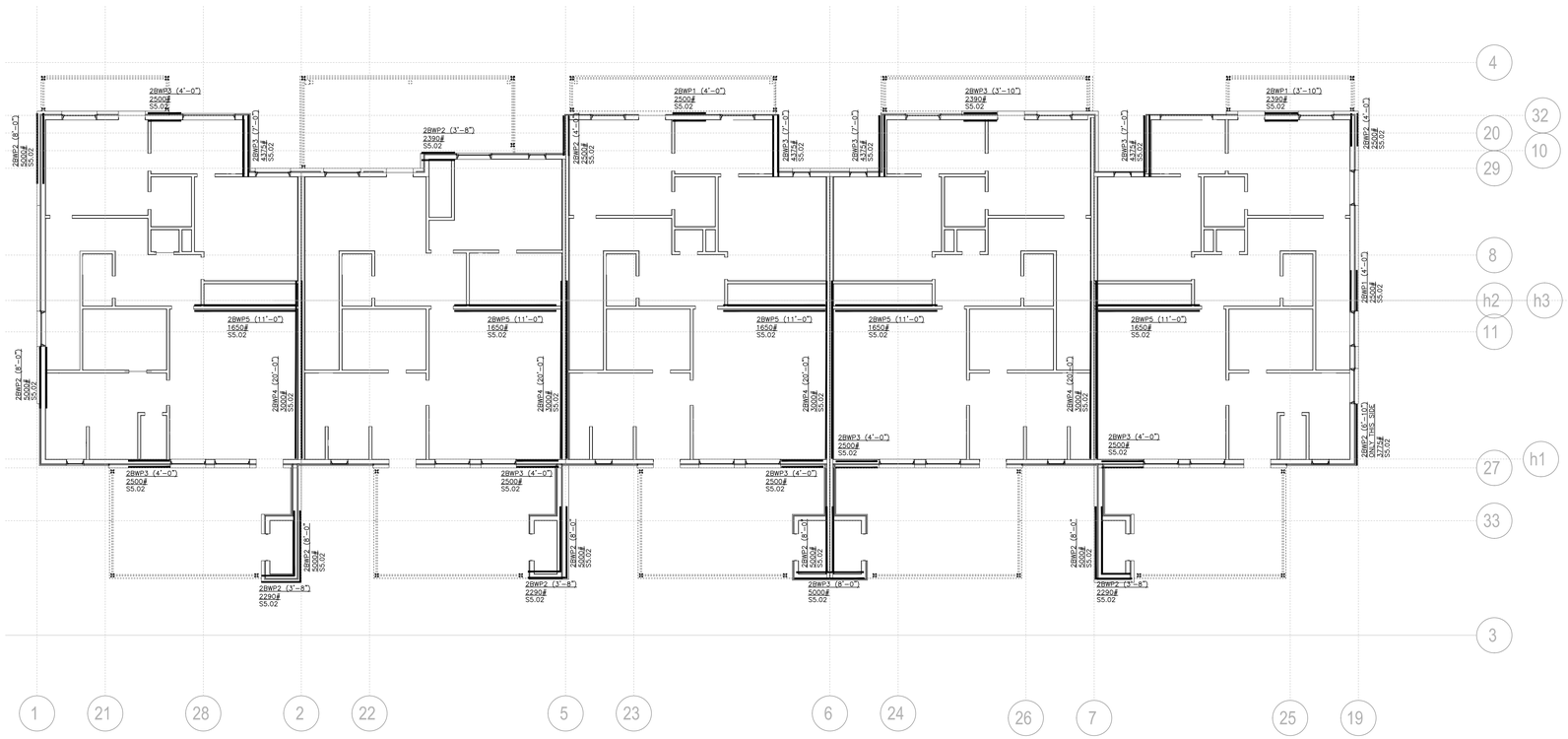
JOB NO. 987.23

B5.S4.01



EXTERIOR SHEATHING

ALL EXTERIOR WALLS U.N.O TO BE SHEATHED W/ 7/16" OSB OR 15/32" COX PLYWOOD SECURED W/ 8d COMMON NAILS AT 4" O.C. AT ALL EDGES AND 12" O.C. AT EACH INTERMEDIATE STUD, UNLESS NOTED OTHERWISE IN PLAN. SHEATHING MAY BE UNBLOCKED CONSTRUCTION, EXCEPT AT NOTED SHEARWALL LOCATIONS.



1 S4.02 BUILDING B5 THIRD STORY BRACED WALL PLAN

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CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

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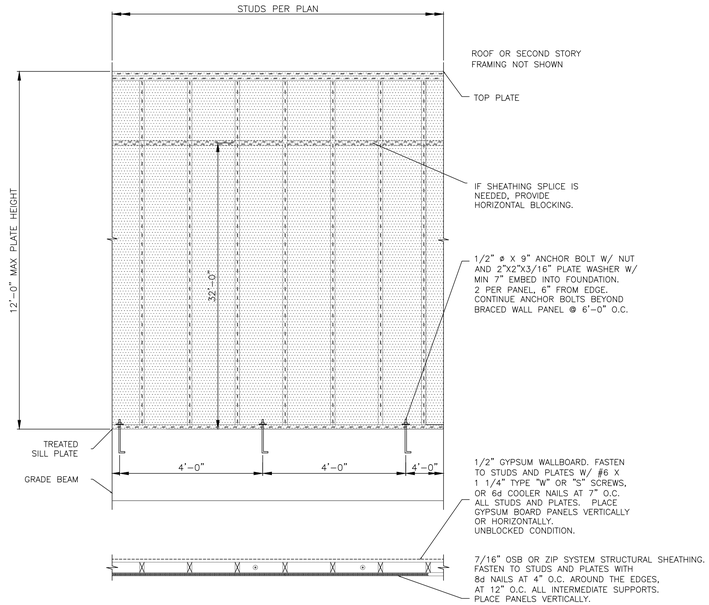
WALL BRACING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

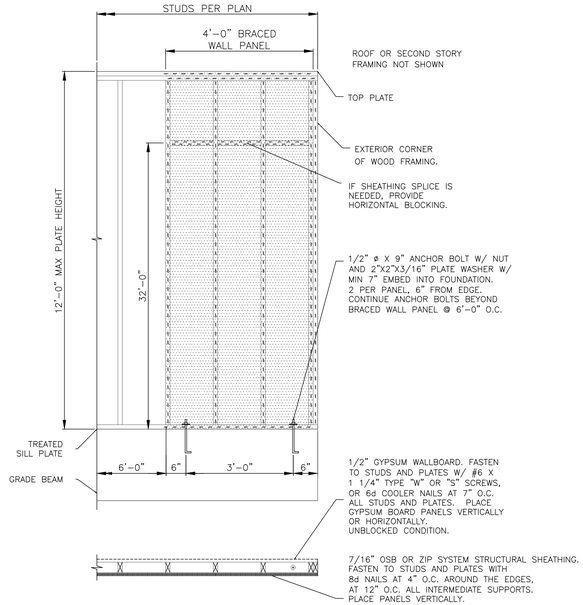
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B5.S4.02

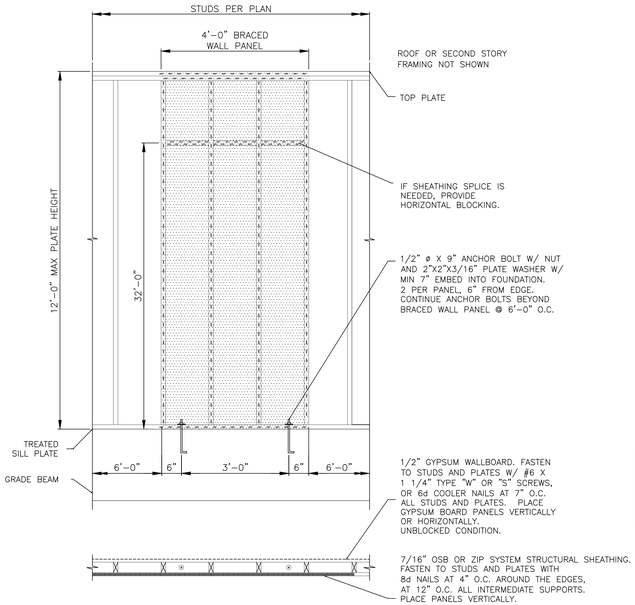




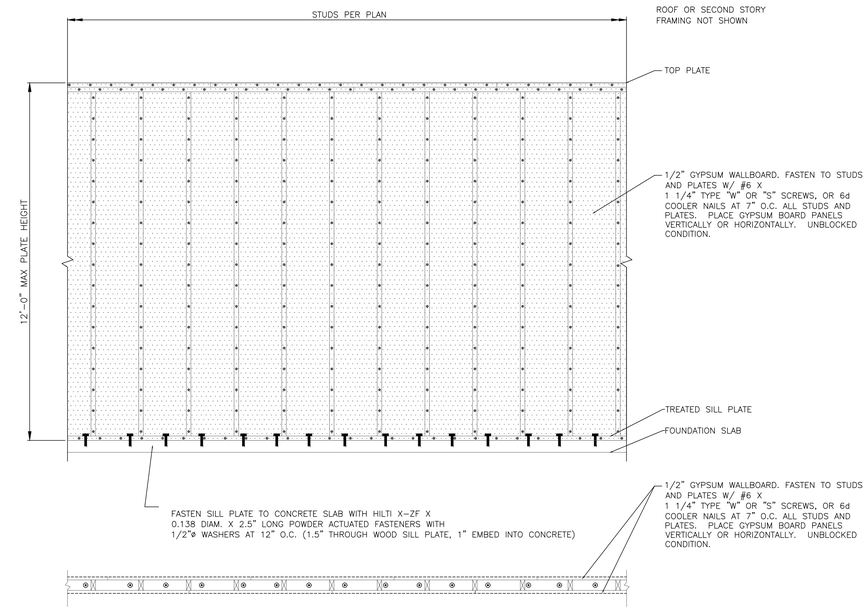
BWP3 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 3 "BWP3"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



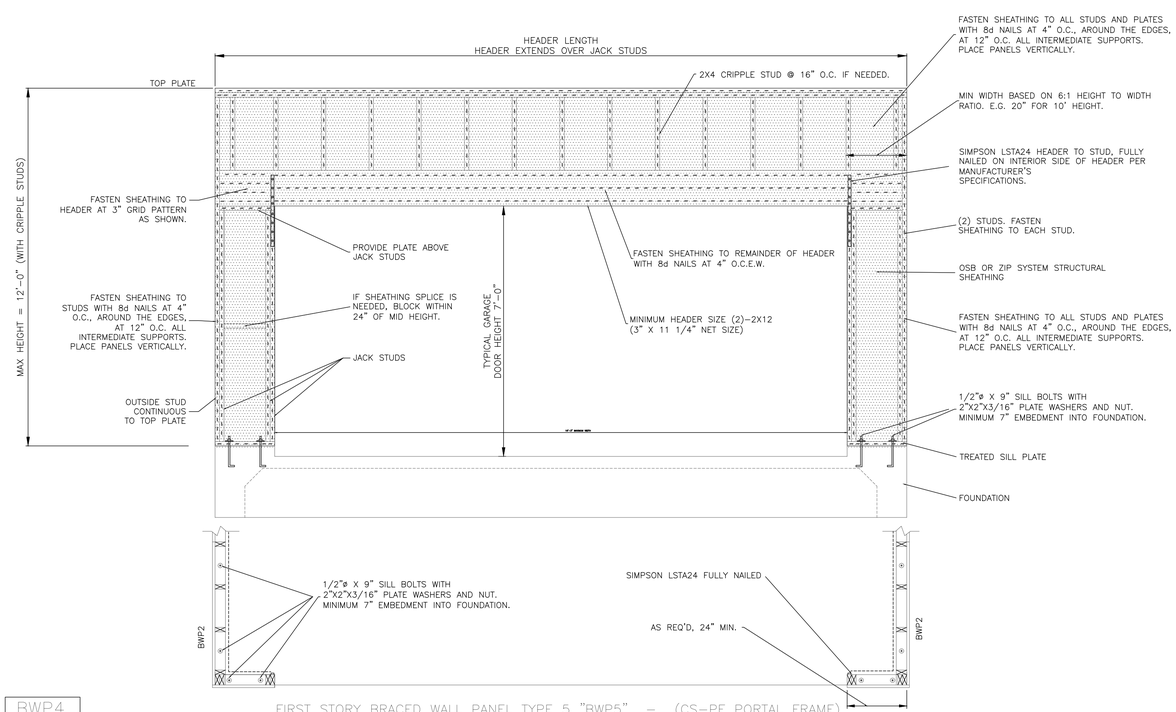
BWP2 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 2 "BWP2"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



BWP1 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 1 "BWP1"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



BWP5 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 4 "BWP4"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)



BWP4 S5.01 — FIRST STORY BRACED WALL PANEL TYPE 5 "BWP5" – (CS-PF PORTAL FRAME)
RATED RACKING LOAD = 600# FOR 10'-0" PLATE
= 1000# FOR 8'-0" PLATE

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DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

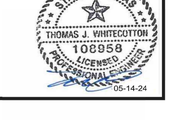
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Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300
FALKOFSKE ENGINEERING

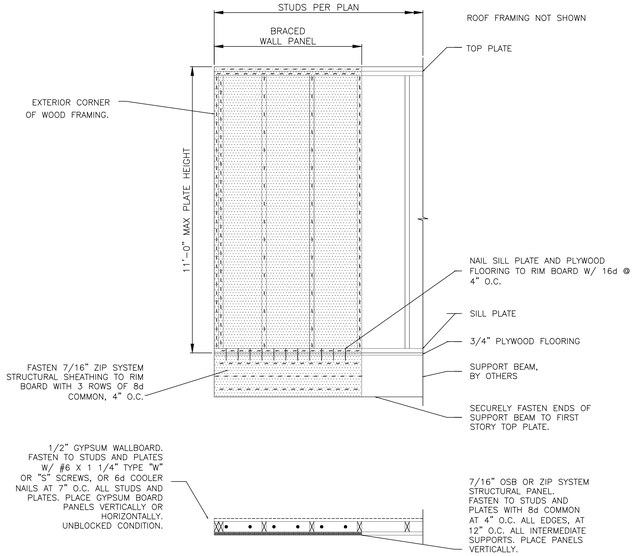
WALL BRACING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

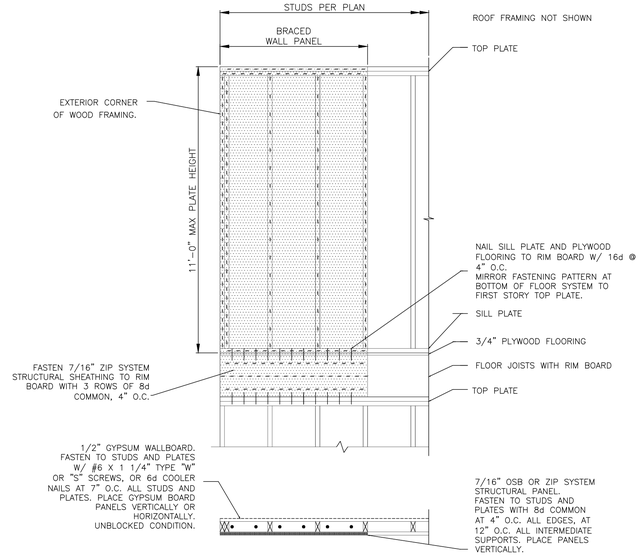
B5.S5.01





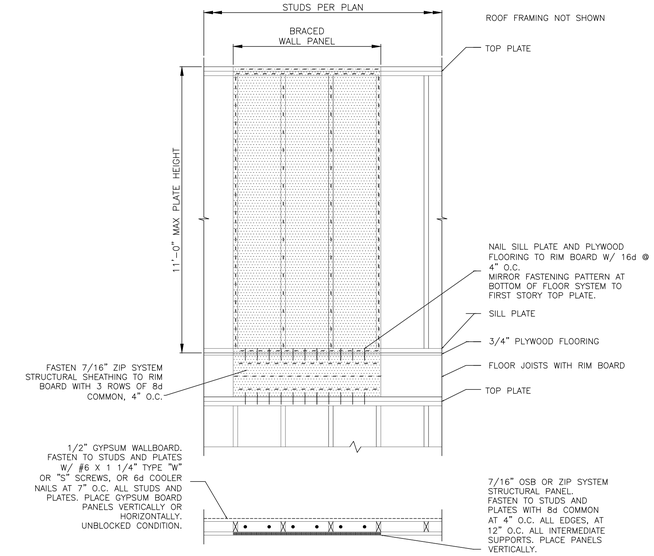
2BWP3 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 3 "2BWP3"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



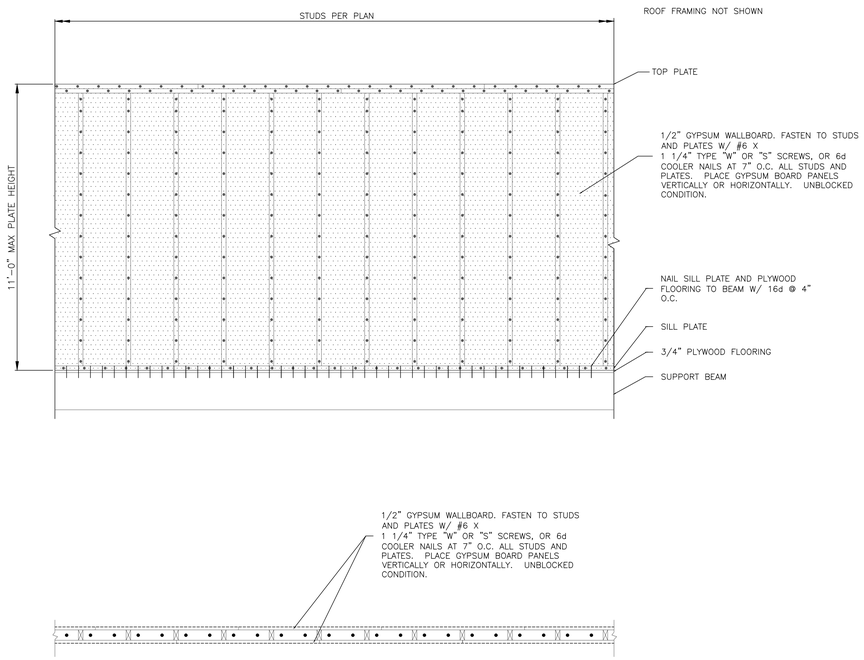
2BWP2 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 2 "2BWP2"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



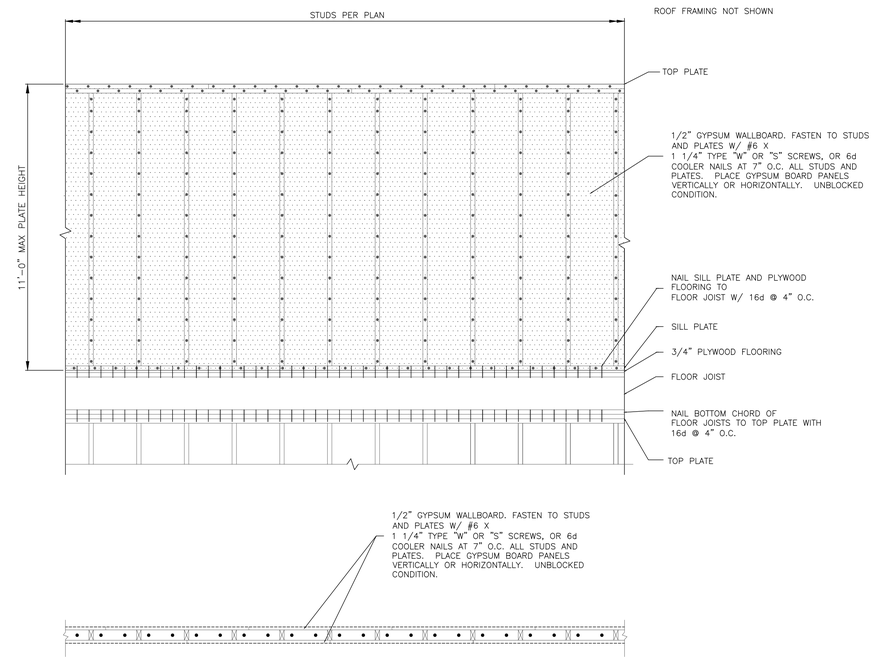
2BWP1 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 1 "2BWP1"
OSB OR ZIP SYSTEM SHEAR LOAD CAPACITY = 550 LB/FT (2200 LB PER 4' PANEL)
DRYWALL PANEL SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL)
TOTAL PANEL SHEAR LOAD CAPACITY = 625 LB/FT (2500 LB PER 4' PANEL)



2BWP5 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 5 "2BWP5"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)



2BWP4 / S5.02

SECOND STORY BRACED WALL PANEL TYPE 4 "2BWP4"
RATED SHEAR LOAD CAPACITY = 75 LB/FT (300 LB PER 4' PANEL) (1 SIDE)
RATED SHEAR LOAD CAPACITY = 150 LB/FT (600 LB PER 4' PANEL) (2 SIDES)

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SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

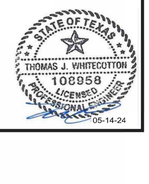
FALKOFSKE ENGINEERING

WALL BRACING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

B5.S5.02



FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/16.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/16.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

12. ALL DIMENSIONAL LUMBER USED IS SOUTHERN PINE, GRADED #2 NO. 2 OR BETTER
13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E, WITH A BENDING STRENGTH OF 2850 PSI OR GREATER

LEGEND

EXTENT OF FRAMING MEMBERS

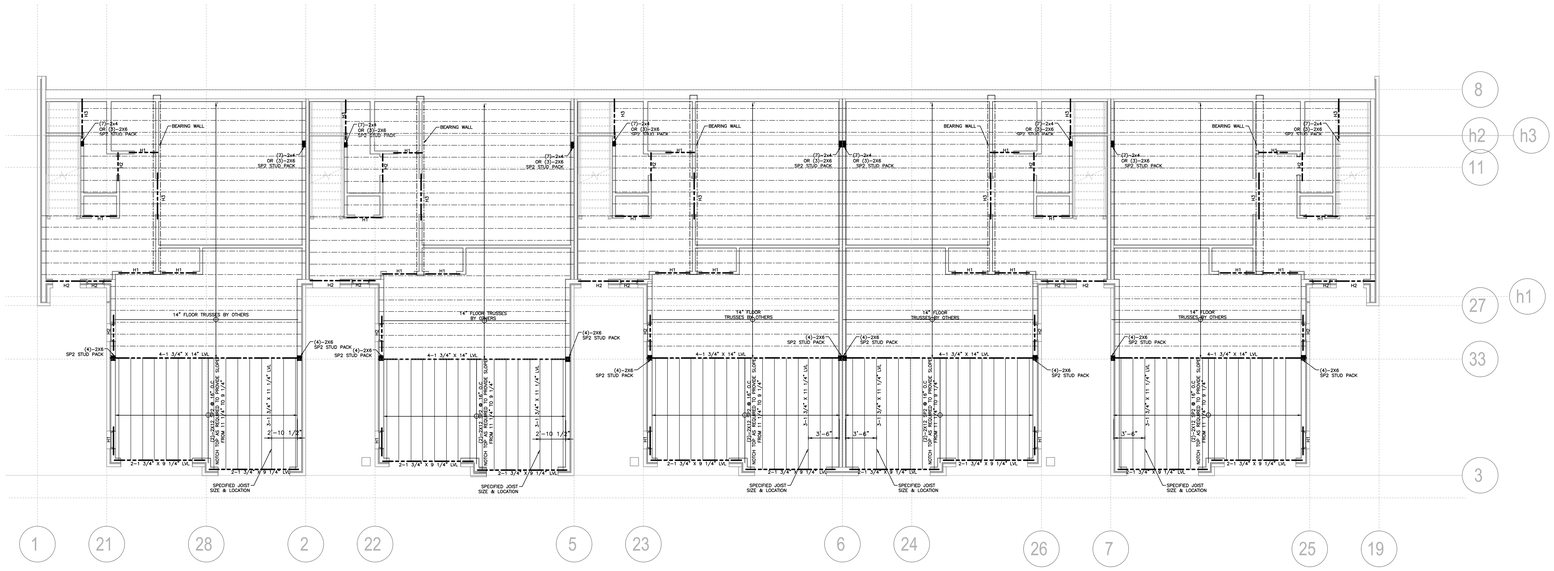
DIRECTION OF FRAMING MEMBERS = RAFTERS, CEILING JOISTS, FLOOR TRUSSES, I-JOISTS

= LVL OR LUMBER BEAM

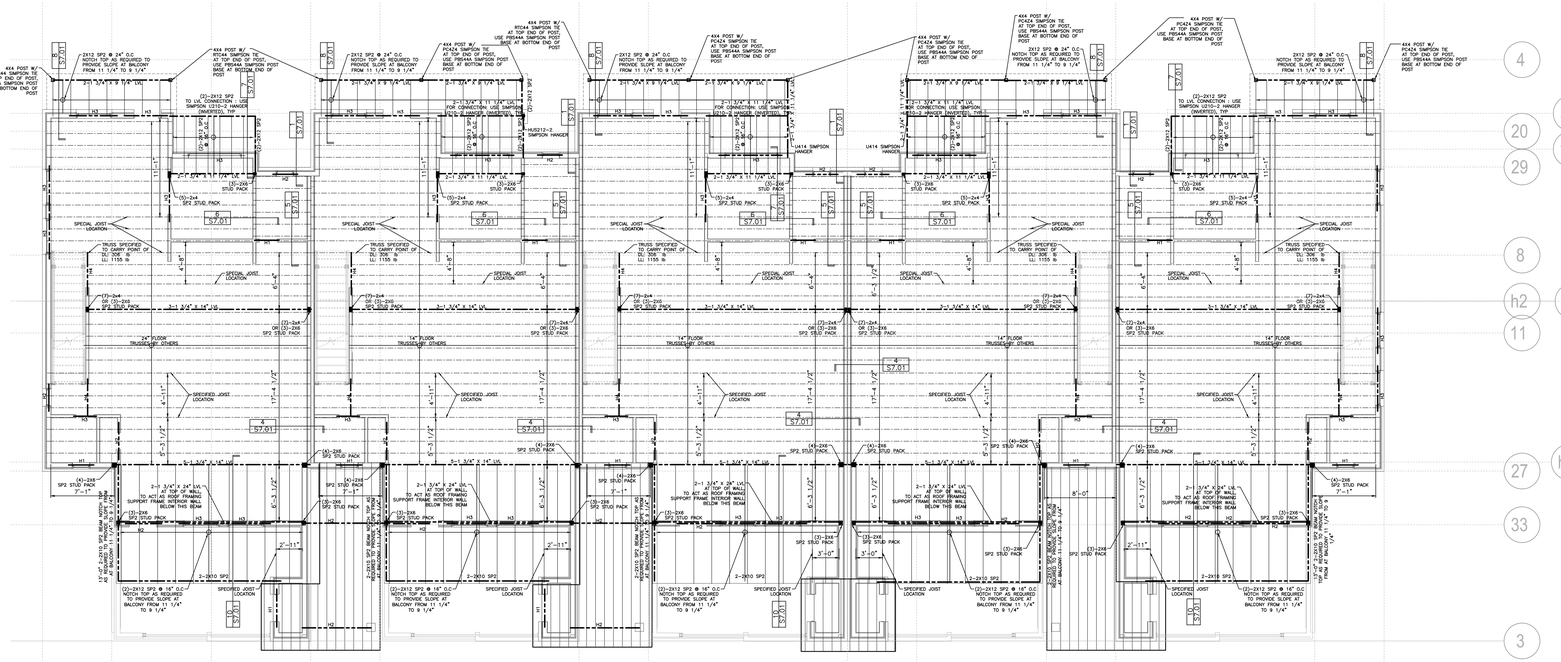
= WOOD TRUSS BY OTHERS

HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12



1 S4.01 BUILDING B5 FIRST STORY CEILING PLAN



2 S4.01 BUILDING B5 SECOND STORY CEILING PLAN

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CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

FIRST AND SECOND STORY CEILING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

B5.S6.01

STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

FRAMING NOTES:

1. ALL STRUCTURAL ANGLES (L) SHALL CONFORM TO ASTM A36 WITH Fy = 36 KSI.
2. ALL BEAMS TO BE LATERALLY SUPPORTED AT MAXIMUM 48" O.C.
3. FASTEN MULTIPLE PLY BEAMS TOGETHER TOP AND BOTTOM @ 12" O.C. PER 15/716.05.
4. LATERALLY SUPPORT BEAMS AT MAXIMUM 4'-0" O.C. PER 15/716.05.
5. ALL CEILING JOISTS ARE 2X6 SP2 @ 24" O.C. U.N.O. UNLESS NOTED OTHERWISE.
6. ALL RAFTERS ARE 2X6 SP2 @ 24" O.C. U.N.O.
7. PROVIDE STRONG BACKS @ MAXIMUM 48" O.C. FOR ALL CEILING JOISTS
8. ALL EXPOSED LUMBER TO BE PRESSURE TREATED.
9. TRUSS CONNECTIONS DESIGNED BY TRUSS MANUFACTURER
10. PROVIDE 1 PLY STUD PACK PER 1 PLY OF CARRIED MEMBER U.N.O.
11. ALL ROOF SLOPE @ 9"/12" UNLESS IS NOTED

REFER TO THE 2018 IRC FOR OTHER FRAMING REQUIREMENTS.

LUMBER DESIGNATION:

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13. ALL LAMINATED VENEER LUMBER SHALL BE GRADED 2.0E, WITH A BENDING STRENGTH OF 2850 PSI OR GREATER

LEGEND

EXTENT OF FRAMING MEMBERS

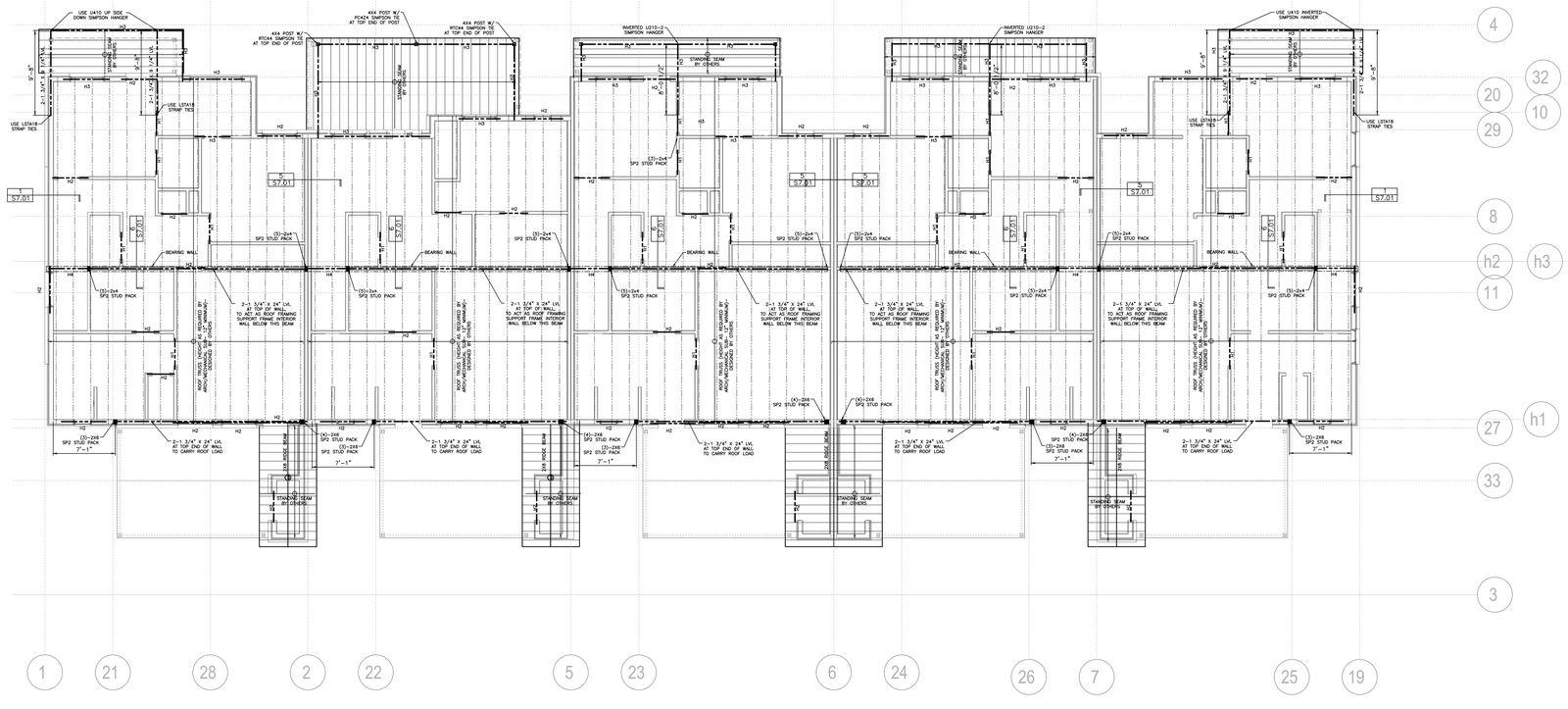
DIRECTION OF FRAMING MEMBERS = RAFTERS, CEILING JOISTS, FLOOR TRUSSES, I-JOISTS

= LVL OR LUMBER BEAM

= WOOD TRUSS BY OTHERS

HEADER SCHEDULE

H1	(2)-2X6
H2	(2)-2X8
H3	(2)-2X10
H4	(2)-2X12



1 S4.02 BUILDING B5 THIRD STORY ROOF PLAN

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SCALE: 1/8" = 1'-0"

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FALKOFSKE ENGINEERING

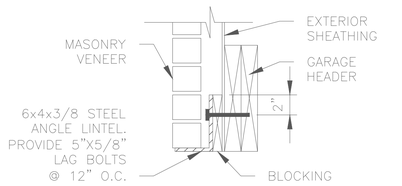
ROOF FRAMING PLAN
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

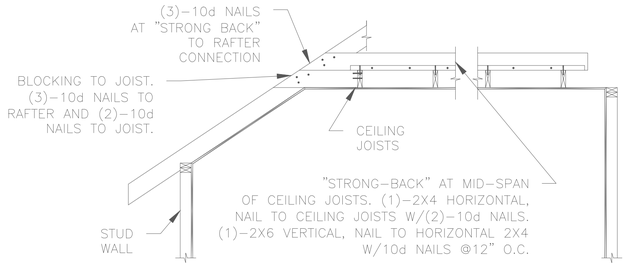
JOB NO. 987.23

B5.S6.02

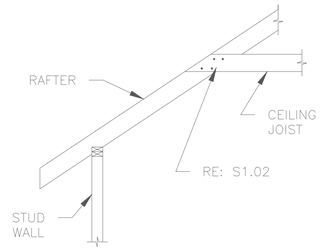




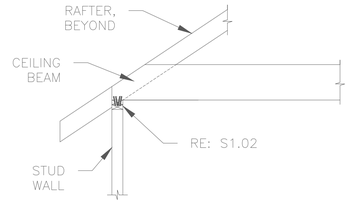
5 S6.05 STEEL ANGLE LINTEL TO GARAGE HEADER



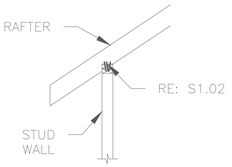
4 S6.05 "STRONG–BACK" AT SLOPED CEILING DETAIL



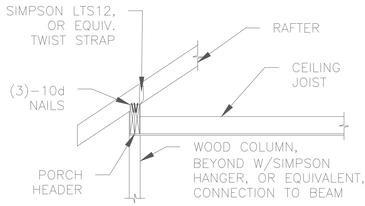
3 S6.05 SLOPED CEILING JOISTS PARALLEL TO RAFTERS



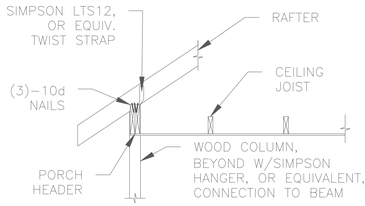
2 S6.05 CEILING BEAM TO TOP PLATE



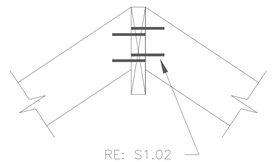
1 S6.05 RAFTER TO TOP PLATE



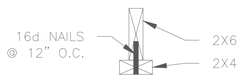
11 S6.05 RAFTER TO CEILING BEAM CEILING JOIST PERPENDICULAR



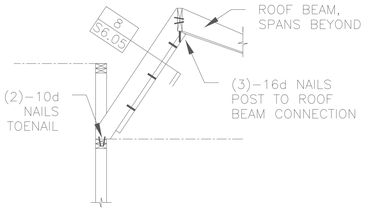
10 S6.05 RAFTER TO PORCH HEADER CEILING JOIST PARALLEL



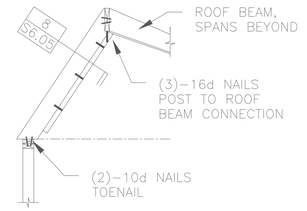
9 S6.05 RAFTER TO ROOF BEAM



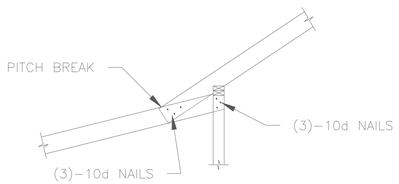
8 S6.05 TEE POST, CROSS SECTION



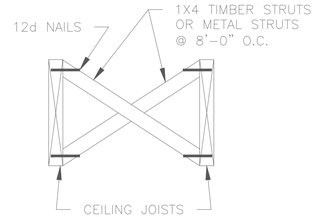
7 S6.05 POST TO ROOF BEAM CONNECTION AT SPLIT PLATE HEIGHTS



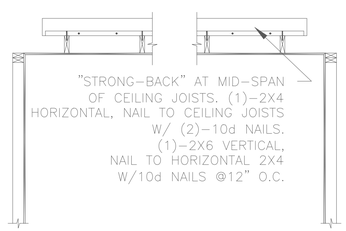
6 S6.05 POST TO ROOF BEAM CONNECTION



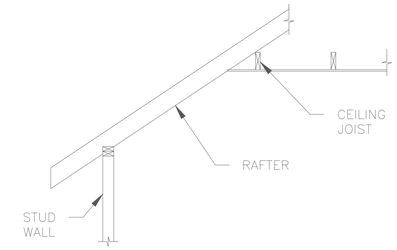
16 S6.05 PITCH BREAK DETAIL



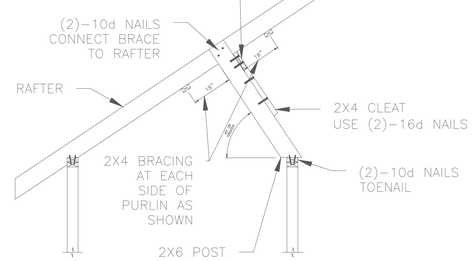
15 S6.05 CROSS–BRACING DETAIL



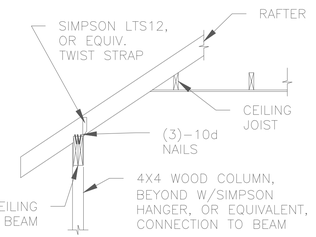
14 S6.05 "STRONG–BACK" DETAIL



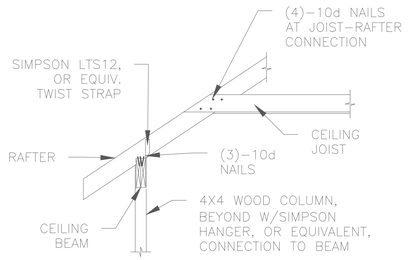
13 S6.05 SLOPED CEILING JOISTS PERPENDICULAR TO RAFTERS



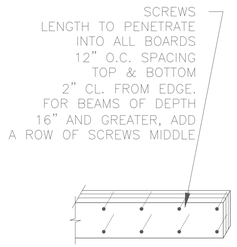
12 S6.05 PURLIN BRACE/SUPPORT



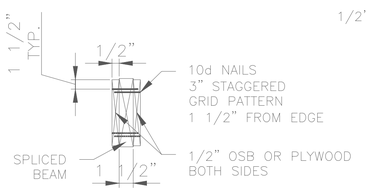
21 S6.05 SLOPED CEILING RAFTER TO PORCH HEADER CEILING JOIST PERPENDICULAR



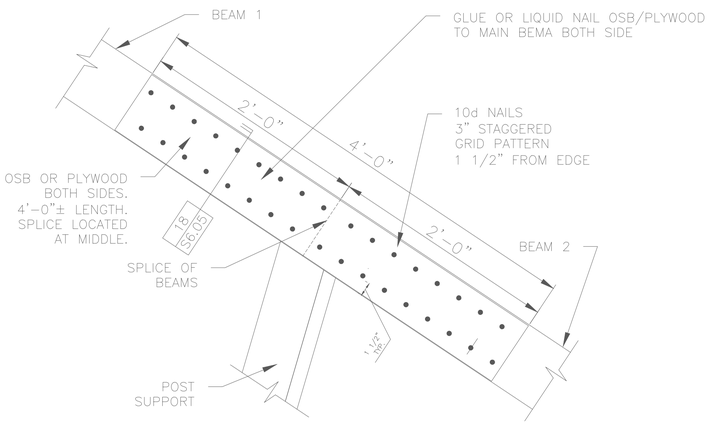
20 S6.05 SLOPED CEILING RAFTER TO PORCH HEADER CEILING JOIST PARALLEL



19 S6.05 MULTIPLE BEAMS FASTENED TOGETHER



18 S6.05 ROOF BEAM SPLICE CROSS SECTION



17 S6.05 ROOF BEAM SPLICE DETAIL

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	DATE	BY
DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
(817) 261-8300

FALKOFSKE ENGINEERING

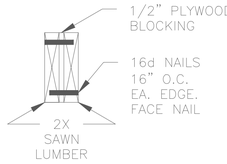
FRAMING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

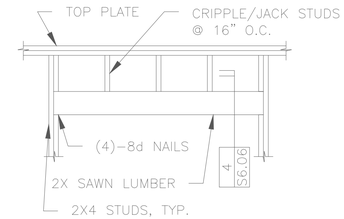
JOB NO. 987.23

B5.S6.05

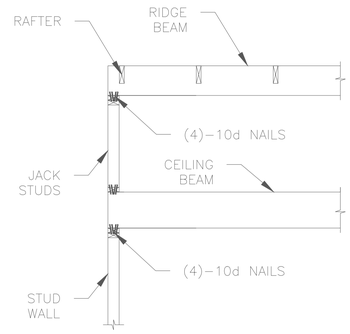
STATE OF TEXAS
THOMAS J. WHITECOTTON
108958
LICENSED
PROFESSIONAL ENGINEER
05-14-24



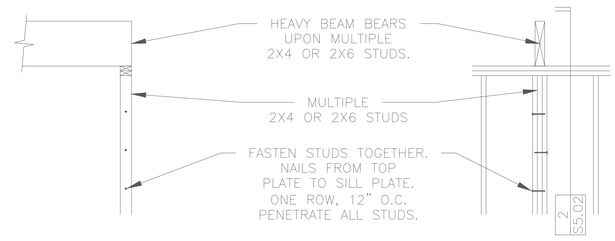
4 S6.06 TYPICAL HEADER CROSS SECTION



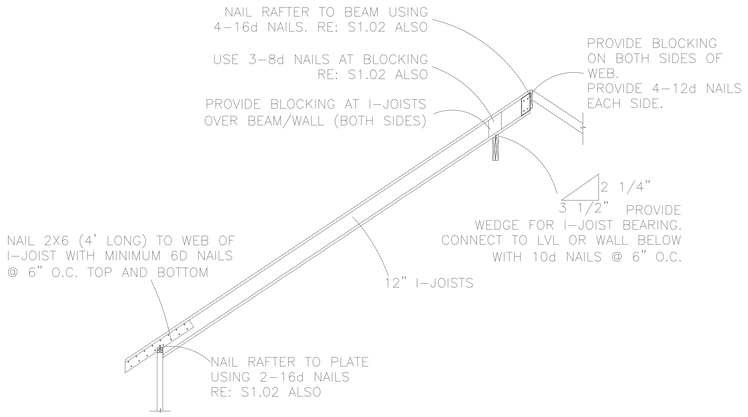
3 S6.06 TYPICAL HEADER DETAIL



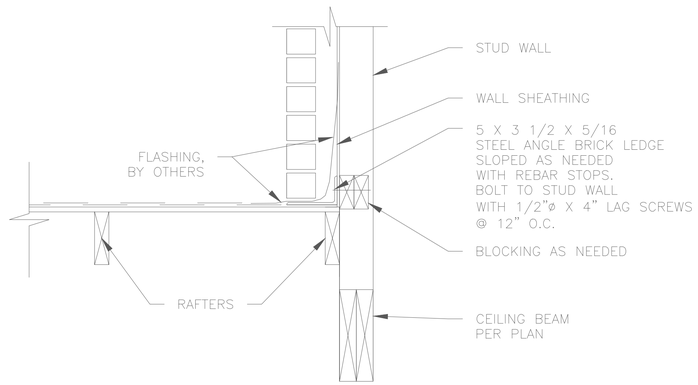
2 S6.06 JACK STUDS/GABLE WALL STUDS



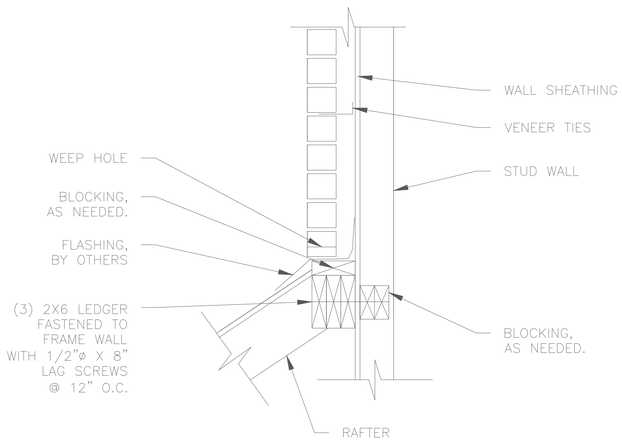
1 S6.06 MULTIPLE STUDS FASTENED TOGETHER



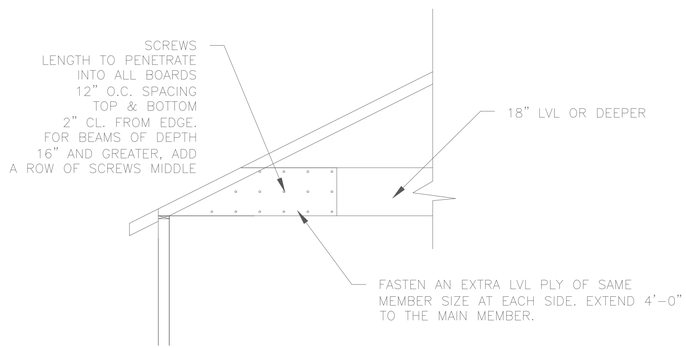
7 S6.06 I-JOIST DETAIL AT BEARING POINTS



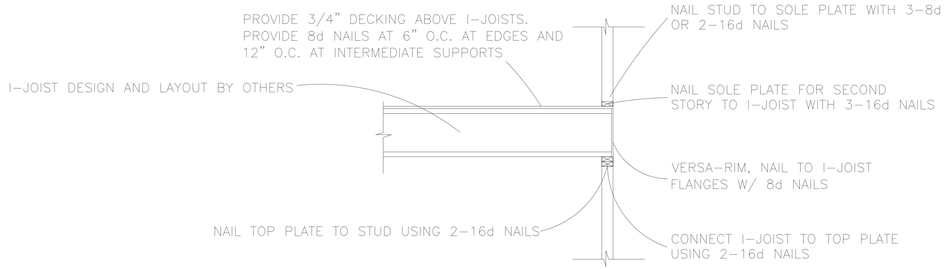
6 S6.06 SLOPED BRICK ABOVE ROOF



5 S6.06 BRICK ABOVE ROOF



9 S6.06 NOTCHED OUT OF LVL'S SPLICE DETAIL



8 S6.06 CONNECTION OF SECOND STORY TO FIRST STORY

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722 North Fielder Road
Arlington, Texas 76012
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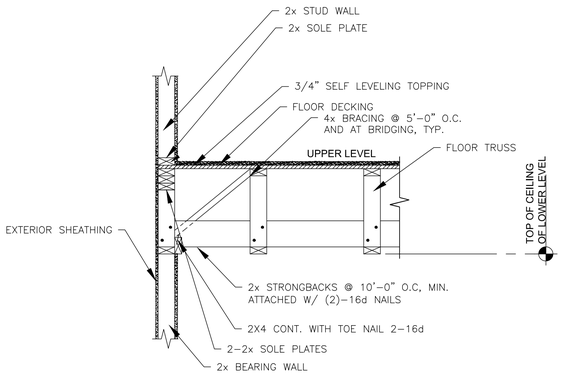
FRAMING DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

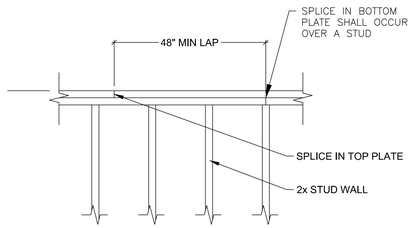
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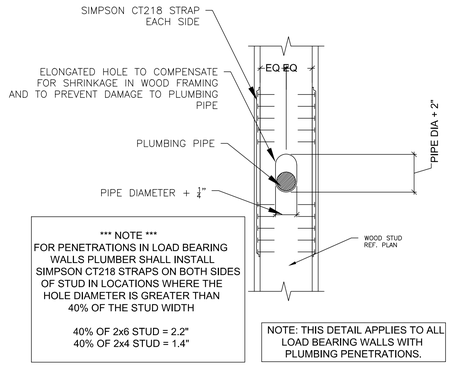


1 S7.01 NON-LOAD BEARING WALL EXTERIOR

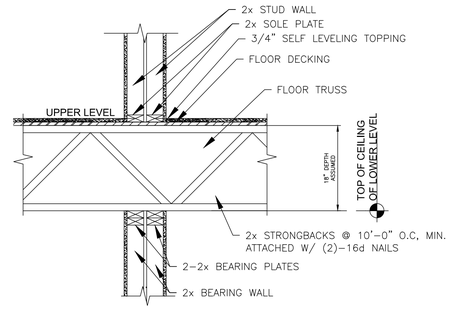
NOTE:
MINIMUM LAP SHALL BE 24"
FOR PLATES LOCATED IN
NON-LOAD BEARING WALLS.



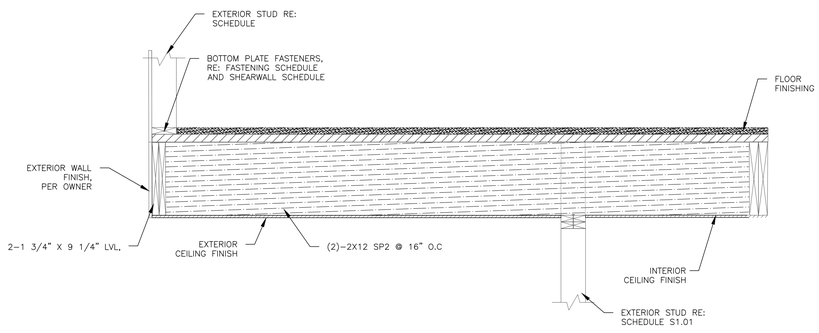
2 S7.01 TOP PLATE SPLICE DETAIL



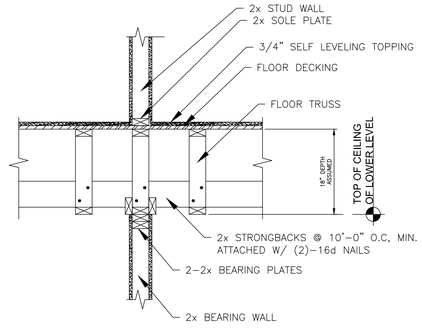
3 S7.01 PLUMBING AT LOAD BEARING WALL



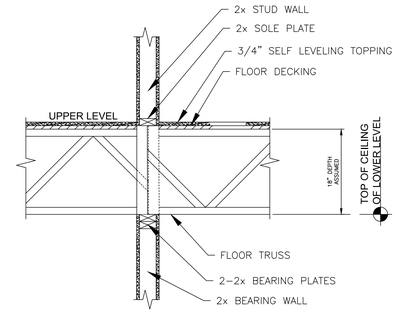
4 S7.01 DOUBLE LOAD BEARING WALL PARALLEL TO TRUSSES INTERIOR



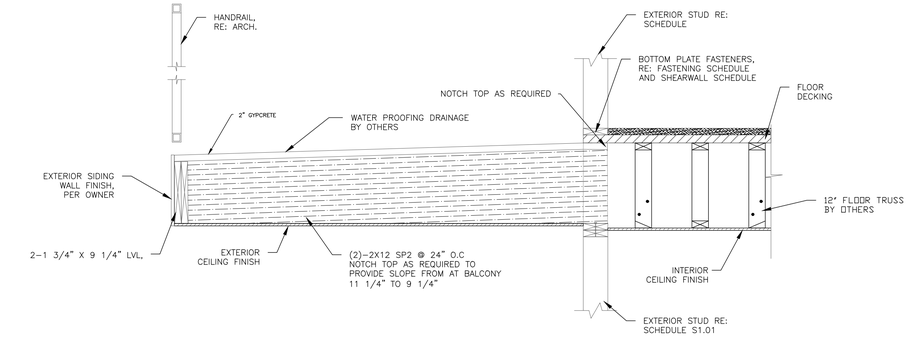
7 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL



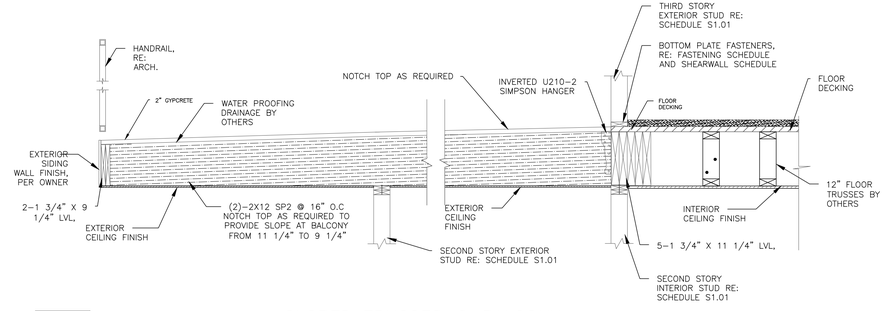
5 S7.01 LOAD BEARING WALL PARALLEL TO TRUSSES INTERIOR



6 S7.01 LOAD BEARING WALL INTERIOR



8 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL



10 S7.01 SLOPED TRUSSES @ BALCONY SECTION DETAIL

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DES.	05-14-24	MAA
DRN.	05-14-24	MAA
CHK.	05-14-24	TJW

SCALE: 1/8" = 1'-0"

Falkofske Engineering, Inc.
Structural Engineering Consultants
Texas Registration F-4038
722 North Fielder Road
Arlington, Texas 76012
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FALKOFSKE ENGINEERING

FOUNDATION DETAILS
MARINA VILLAGE
ROCKWALL, TX
BUILDING B5

CRADDOCK ARCHITECTURE, PLLC
ROCKWALL, TX

JOB NO. 987.23

B5.S7.01

STATE OF TEXAS
THOMAS J. WHITECOTTON
106958
LICENSED
PROFESSIONAL ENGINEER
05-14-24

VRF SYSTEM SCHEDULE (BUILDING A)

CONDENSING UNITS

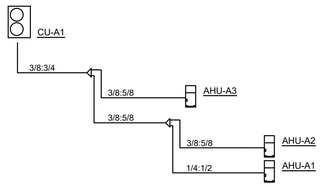
MARK	SERVES	TYPE, NOMINAL CAPACITY	CAPACITY (BTUH)		DESIGN CONDITIONS		ELECTRICAL DATA	EFFICIENCY (NON-DUCTED)				EXAMPLE: (LG)
			COOLING	HEATING	COOLING DRY BULB	HEATING DRY BULB		EER2	SEER2	HSPF2	COP (5 F)	
CU-A1	AHU-A1, A2, A3	HEAT PUMP, 5 TONS	60,000	64,000	105.0	15.0	208V 1ph	10.0	16.2	9.10	1.83	ARUN060GSS4

NOTES:
1. MANUFACTURER MUST BE CERTIFIED, LISTED, AND LABELED PER AHRI 1230
2. SYSTEM RATING DATA BASED ON DESIGN AMBIENT CONDTIONS FOR COOLING AND FOR HEATING
3. SYSTEM MUST PROVIDE CONTINUOUS HEATING DURING DEFROST AND OIL RETURN. SYSTEMS WITHOUT THIS CAPABILITY MUST BE DE-RATED TO ACCOUNT FOR HEATING LOST DURING DEFROST CYCLE AND UNIT
4. MANUFACTURER MUST HAVE PUBLISHED CONTINUOUS PERFORMANCE RATING DATA AT LEAST 120F AND -4F TO ENSURE PERFORMANCE DURING EXTREME CONDITIONS
5. CONDENSING UNITS SHALL HAVE HAIL GUARD.
6. CONDENSING UNITS MUST HAVE AUTO CHANGEOVER FUNCTIONS
7. EEV ACTUATORS MUST BE REMOVABLE FROM VALVE BODY WITHOUT DISTURBING THE REFRIGERANT SYSTEM
8. CONDENSING UNITS MUST BE FURNISHED WITH PROTECTIVE COIL COATING TO WITHSTAND ASTM B117 SALT SPRAY TEST FOR A MINIMUM OF 2500 HOURS. PERFORMANCE OF SYSTEM MUST BE DE-RATED FOR COIL COATING
9. MANUFACTURERS SUBMITTAL MUST INCLUDE REFRIGERANT PIPING DIAGRAM WITH PIPE DIAMETERS, LENGTHS AND REFRIGERANT VOLUME
10. SUBSTITUE MANUFACTURERS SHALL BE RESPONSIBLE FOR ADDITIONAL PIPING AND REFRIGERANT
12. CONTRACTOR TO VERIFY PIPING DIMENSIONS
12. INSTALLING CONTRACTOR MUST HAVE SUCCESSFULLY COMPLETED MANUFACTURERS CERTIFIED INSTALLATION CLASS WITHIN PAST 36 MONTHS
13. CONTRACTOR TO FURNISH AND INSTALL INSULATION ON REFRIGERANT PIPING, REFER TO SPECIFICATIONS.
14. CONDENSING UNIT SHALL PROVIDE AUTO CHARGING AND INDOOR UNIT AUTO ADDRESSING CAPABILITY
15. MANUFACTURER MUST PROVIDE 10 YEARS PARTS WARRANTY ON ALL INDOOR UNITS, CONDENSING UNITS, MODE CHANGEOVER DEVICES AND ZONE CONTROLS. WARRANTY CONDITIONS MUST BE CLARIFIED DURING SUBMITTAL. PHASE

INDOOR UNITS

MARK	TYPE	NOMINAL CAPACITY	FAN DATA		ELECTRICAL DATA	COOLING CAPACITY		HEATING CAPACITY	EXAMPLE: (LG)
			CFM	ESP		TOTAL (BTUH)	SENSIBLE (BTUH)	TOTAL (BTUH)	
AHU-A1	VERTICAL AIR HANDLING UNIT	1.5 TONS	600	0.0"	208V, 1ph, 60Hz	18,000	12,800	20,000	ARNU183NJA4
AHU-A2	VERTICAL AIR HANDLING UNIT	2 TONS	800	0.0"	208V, 1ph, 60Hz	24,000	17,800	27,000	ARNU243NJA4
AHU-A3	VERTICAL AIR HANDLING UNIT	2 TONS	800	0.0"	208V, 1ph, 60Hz	24,000	17,800	27,000	ARNU243NJA4

NOTES:
1. PROVIDE ALL UNITS WITH WALL CONTROLLER EQUAL TO LG CRC2 REMOTE CONTROLLER.
2. STANDARD LIMITED WARRANTY: 10 YEAR WARRANTY ON COMPRESSOR PARTS
3. PROVIDE ALL UNITS WITH 2" FILTER RACK AND MERV-8 FILTERS.



1 VRF PIPING DIAGRAM (BUILDING A)
NOT TO SCALE

VRF SYSTEM SCHEDULE (BUILDING B)

CONDENSING UNITS

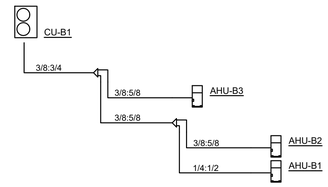
MARK	SERVES	TYPE, NOMINAL CAPACITY	CAPACITY (BTUH)		DESIGN CONDITIONS		ELECTRICAL DATA	EFFICIENCY (NON-DUCTED)				EXAMPLE: (LG)
			COOLING	HEATING	COOLING DRY BULB	HEATING DRY BULB		EER2	SEER2	HSPF2	COP (5 F)	
CU-B1	AHU-B1, B2, B3	HEAT PUMP, 5 TONS	60,000	64,000	105.0	15.0	208V 1ph	10.0	16.2	9.10	1.83	ARUN060GSS4

NOTES:
1. MANUFACTURER MUST BE CERTIFIED, LISTED, AND LABELED PER AHRI 1230
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5. CONDENSING UNITS SHALL HAVE HAIL GUARD.
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8. CONDENSING UNITS MUST BE FURNISHED WITH PROTECTIVE COIL COATING TO WITHSTAND ASTM B117 SALT SPRAY TEST FOR A MINIMUM OF 2500 HOURS. PERFORMANCE OF SYSTEM MUST BE DE-RATED FOR COIL COATING
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15. MANUFACTURER MUST PROVIDE 10 YEARS PARTS WARRANTY ON ALL INDOOR UNITS, CONDENSING UNITS, MODE CHANGEOVER DEVICES AND ZONE CONTROLS. WARRANTY CONDITIONS MUST BE CLARIFIED DURING SUBMITTAL. PHASE

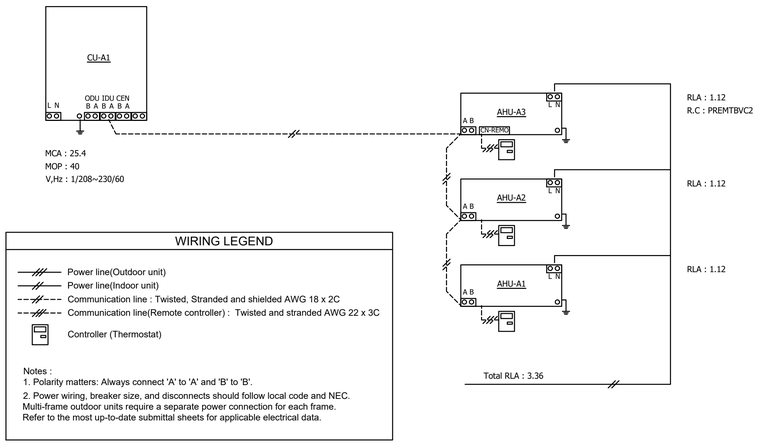
INDOOR UNITS

MARK	TYPE	NOMINAL CAPACITY	FAN DATA		ELECTRICAL DATA	COOLING CAPACITY		HEATING CAPACITY	EXAMPLE: (LG)
			CFM	ESP		TOTAL (BTUH)	SENSIBLE (BTUH)	TOTAL (BTUH)	
AHU-B1	VERTICAL AIR HANDLING UNIT	1 TONS	400	0.0"	208V, 1ph, 60Hz	12,000	10,200	13,500	ARNU123NJA4
AHU-B2	VERTICAL AIR HANDLING UNIT	2 TONS	800	0.0"	208V, 1ph, 60Hz	24,000	17,800	27,000	ARNU243NJA4
AHU-B3	VERTICAL AIR HANDLING UNIT	2 TONS	800	0.0"	208V, 1ph, 60Hz	24,000	17,800	27,000	ARNU243NJA4

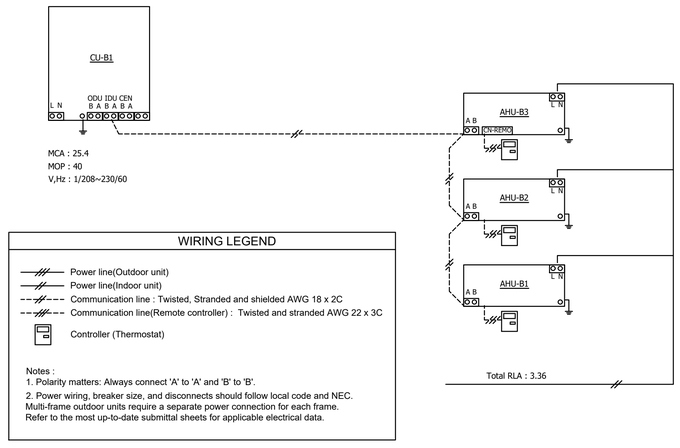
NOTES:
1. PROVIDE ALL UNITS WITH WALL CONTROLLER EQUAL TO LG CRC2 REMOTE CONTROLLER.
2. STANDARD LIMITED WARRANTY: 10 YEAR WARRANTY ON COMPRESSOR PARTS
3. PROVIDE ALL UNITS WITH 2" FILTER RACK AND MERV-8 FILTERS.



2 VRF PIPING DIAGRAM (BUILDING B)
NOT TO SCALE



3 VRF WIRING DIAGRAM (BUILDING A)
NOT TO SCALE



4 VRF WIRING DIAGRAM (BUILDING B)
NOT TO SCALE



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FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527
ARCHITECT: PHILLIP CRADDOCK

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MARINA VILLAGE

REVISION

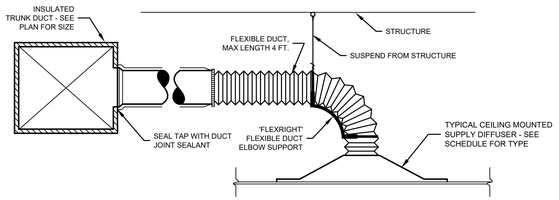
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024
Scale: As indicated

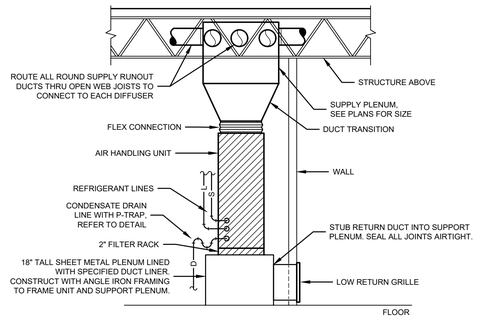
MECHANICAL - VRF SCHEDULES & DIAGRAMS

M.200



SUPPLY AIR DIFFUSER MOUNTING DETAIL
NO SCALE

NOTE: CONNECTIONS OF FLEX DUCT INNER CORE SHALL BE MADE WITH S.S. WORM DRIVE CLAMPS. OUTER INSULATION SHALL BE FITTED OVER CORE CONNECTION AND SECURED WITH S.S. CLAMP.



VERTICAL AIR HANDLING UNIT MOUNTING DETAIL
NO SCALE

AIR DISTRIBUTION SCHEDULE

MARK	TYPE	LOCATION	FRAME	FINISH	MATERIAL	EXAMPLE
S-1	SUPPLY	CEILING	SM	WHITE	STEEL	TITUS 250, 3-WAY THROW, OBD
R-1	RETURN	SIDEWALL	SM	WHITE	STEEL	TITUS 33RL, HEAVY DUTY
T-1	TRANSFER	CEILING	SM	WHITE	STEEL	TITUS 350RL

NOTES:
1. PF = PLASTER FRAME (EQUAL TO TITUS RAPID MOUNT)
2. SM = SURFACE MOUNT
3. TB = LAY-IN T-BAR
4. DM = DUCT MOUNTED
5. EXT = EXTRACTOR (EQUAL TO TITUS AIR SCOOP DEVICE)
6. OBD = OPPOSED BLADE DAMPER
7. VERIFY FRAME TYPE WITH CEILING INSTALLER'S LAYOUT.

EXHAUST FAN SCHEDULE

MARK	CFM	ESP	POWER	DRIVE	SOUND	ELECTRICAL DATA	TYPE	CONTROL	EXAMPLE
EF-1	100	0.25"	7 WATTS	DIRECT	<0.3 SONES	120 V, 1 Ø, 60 Hz	CEILING	ON/ OFF SWITCH	BROAN ZB110
EF-2	100	0.25"	7 WATTS	DIRECT	<0.3 SONES	120 V, 1 Ø, 60 Hz	CEILING	NOTE 1	BROAN ZB110

NOTES:
1. CONTROL FOR EF-2 SHALL BE BROAN 'SENSAIRE' MODEL 82, OR EQUAL. PROGRAMMABLE SWITCH FOR HUMIDITY CONTROL WITH TIMER, RH% SETPOINT, AND SENSITIVITY.
2. PROVIDE ALL FANS WITH FAN MOUNTED SPEED CONTROLLER FOR BALANCING.
3. PROVIDE ALL FANS WITH BACKDRAFT DAMPER.
4. PROVIDE ALL FANS WITH ISOLATION HANGER KIT.
5. REFER TO FLOOR PLANS FOR TOTAL QUANTITIES.

CEILING MOUNTED HEATER SCHEDULE

MARK	WATTS	CFM	ELECTRICAL DATA	EXAMPLE:
CH-1	1,500	65	120V, 1Ø, 60 Hz	BERKO QCH1151F

NOTES:
1. PROVIDE WALL MOUNT THERMOSTAT AS SHOWN ON PLANS.
2. PROVIDE WITH DISCONNECT.
3. PROVIDE WITH RECESSED MOUNTING FRAME FOR GYP CEILING.

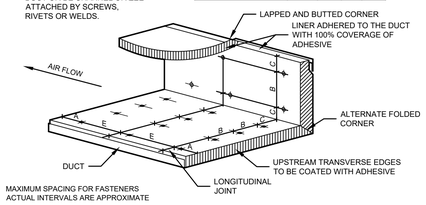
MECHANICAL LEGEND

SYMBOL	DESCRIPTION
CU	CONDENSING UNIT
AHU	AIR HANDLING UNIT
EF	EXHAUST FAN
GPM	GALLONS PER MINUTE
CFM	CUBIC FEET PER MINUTE
RPM	REVOLUTIONS PER MINUTE
BTUH	BRITISH THERMAL UNITS PER HOUR
MBH	BTUH X 1000
EWT	ENTERING WATER TEMPERATURE
LWT	LEAVING WATER TEMPERATURE
PD	PRESSURE DROP
SP	STATIC PRESSURE
ESP	EXTERNAL STATIC PRESSURE
HP	HORSEPOWER
EAT	ENTERING AIR TEMPERATURE
LAT	LEAVING AIR TEMPERATURE
DB	DRY BULB TEMPERATURE
WB	WET BULB TEMPERATURE
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OA	OUTSIDE AIR
	MANUAL BALANCING DAMPER
T	THERMOSTAT
	SUPPLY DIFFUSER WITH PATTERN
	EXHAUST REGISTER
	RETURN GRILLE
	SUPPLY DUCT - CROSS SECTION
	EXHAUST DUCT - CROSS SECTION
	RETURN DUCT - CROSS SECTION
S	VRF REFRIGERANT SUCTION LINE
L	VRF REFRIGERANT LIQUID LINE
D	CONDENSATE DRAIN LINE
	ELBOW TURNED DOWN
	ELBOW TURNED UP

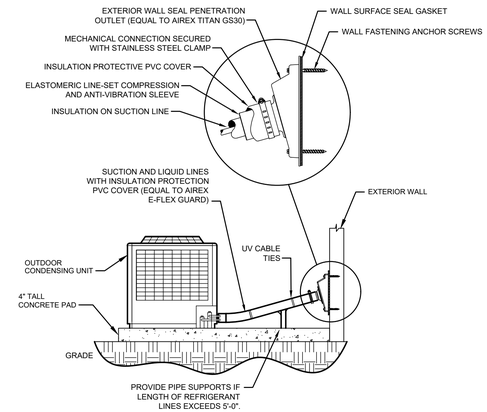
DIFFUSER/GRILLE LABEL
- X-# — AIR DISTRIBUTION TYPE
- X" — NECK SIZE
- ### — AIRFLOW (CFM)

WHEN VELOCITY EXCEEDS 4000 FPM USE METAL NOSING ON EVERY LEADING EDGE. NOSING MAY BE FORMED ON DUCT OR BE CHANNEL OR ZEE ATTACHED BY SCREWS, RIVETS OR WELDS.

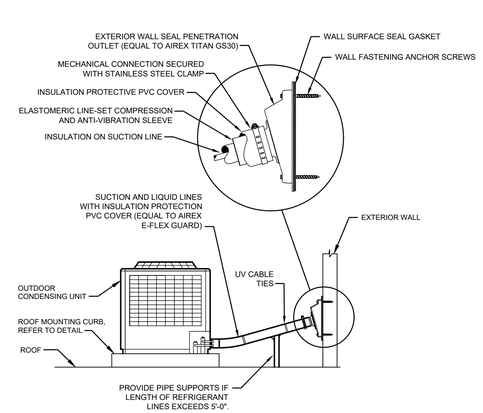
VELOCITY		DIMENSIONS A	B	C	E
0-2500	FPM	3"	12"	4"	18"
2501-6000	FPM	3"	6"	4"	16"



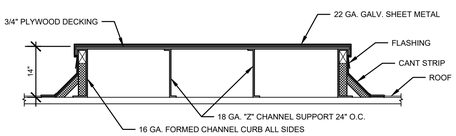
DUCT LINER FASTENER SPACING DETAIL
NO SCALE



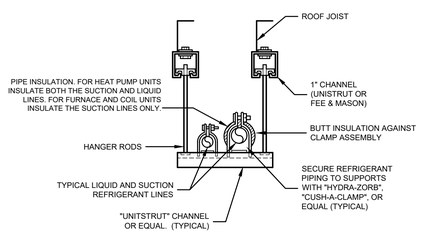
WALL SEAL PENETRATION OUTLET DETAIL (BLDG. B)
NO SCALE



WALL SEAL PENETRATION OUTLET DETAIL (BLDG. A)
NO SCALE

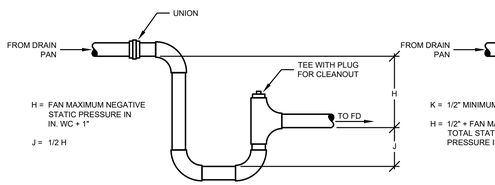


CONDENSING UNIT MOUNTING PLATFORM
NO SCALE



PIPE HANGER SPACING	
PIPE SIZE (in)	SPACING (ft)
1/4",3/8", 1/2",.5/8"	5
3/4",7/8"	6
1",1-1/8"	7
1-3/8",1-5/8",2-1/8"	8
NOTE: PROVIDE ADDITIONAL PIPE HANGERS AT ALL PIPE ELBOWS LOCATED WITHIN 12" OF ELBOW.	

SUSPENDED REFRIGERANT PIPE SUPPORT AT CEILING
NO SCALE



NEGATIVE PRESSURE P-TRAP

POSITIVE PRESSURE P-TRAP

DRAIN SIZE	HVAC EQUIP. TOTAL CFM
3/4"	0 - 800
1"	801 - 2,000
1-1/4"	2,001 - 12,000
1-1/2"	12,001 - 20,000
2"	20,001 - 68,000

CONDENSATE DRAIN DETAIL
NO SCALE

NOTE: CONDENSATE DRAIN SHALL NOT BE SMALLER THAN UNIT CONNECTION.

STATE OF TEXAS
JUSTIN M. FINCHER
98476
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PROFESSIONAL ENGINEER
7-18-2024

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MARINA VILLAGE

REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

MECHANICAL - DETAILS

Scale: As indicated

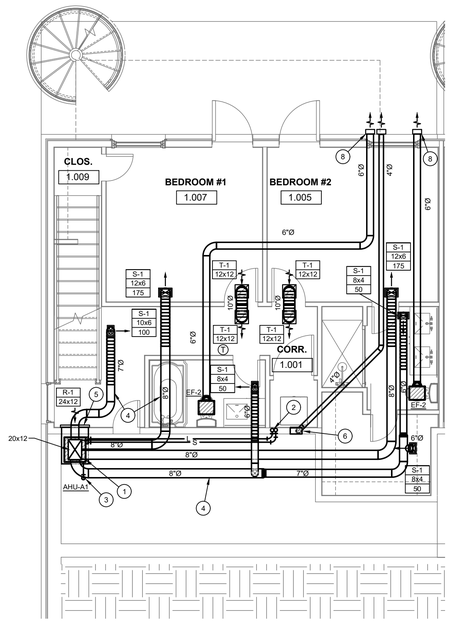
M.300

VRF SYSTEM SPECIFICATIONS

VARIABLE-REFRIGERANT-FLOW HVAC SYSTEMS
PART 1 - GENERAL
1.1 SUMMARY
A. Section includes complete VRF HVAC system(s) including, but not limited to the following components to make a complete operating system(s) according to requirements indicated:
1. VRF Indoor Units.
2. VRF Outdoor Heat Pump and/or Heat Recovery Units
3. Heat recovery control units.
4. System controls.
5. System control cable and raceways.
1.2 SUBMITTALS
A. Product Data: For each type of product.
1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for indoor and outdoor units and for HRCUs.
2. Include rated capacities, operating characteristics, electrical characteristics, and furnished specialties and accessories.
B. Shop Drawings: For VRF HVAC systems.
1. Include plans, elevations, sections, and mounting details.
2. Include diagrams and details of refrigerant piping and tubing showing installation requirements for manufacturer-furnished divided flow fittings.
3. Include diagrams for power, signal, and control wiring.
1.3 MAINTENANCE MATERIAL
A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
1. Filters:
a. One set(s) for each unit with replaceable filters.
b. One set(s) for each unit type and unique size of washable filters.
1.4 QUALITY ASSURANCE
A. Factory-Authorized Service Representative Qualifications:
1. Authorized representative of, and trained by, VRF HVAC system manufacturer.
2. Demonstrated past experience with products being installed for period within three consecutive years before time of bid.
3. Service and maintenance staff assigned to support Project during warranty period.
4. Product parts inventory to support ongoing system operation for a period of not less than five years after Substantial Completion.
B. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by VRF HVAC system manufacturer.
1. Each employee shall be certified by manufacturer for proper installation of systems, including, but not limited to, equipment, piping, controls, and accessories indicated and furnished for installation.
2. Installer certification shall be valid and current for duration of Project.
3. Retain copies of Installer certificates on-site and make available on request.
4. Each person assigned to Project shall have demonstrated past experience.
a. Demonstrated past experience with products being installed for period within three consecutive years before time of bid.
b. Demonstrated past experience on five projects of similar complexity, scope, and value.
1.5 WARRANTY
A. Manufacturer's Warranty: Manufacturer agrees to repair or replace equipment and components that fail(s) in materials or workmanship within specified warranty period.
1. Warranty Period:
a. For Compressor: 10 year(s) from date of Substantial Completion.
b. For Parts, Including Controls: 10 year(s) from date of Substantial Completion.
c. For Labor: One year(s) from date of Substantial Completion.
PART 2 - PRODUCTS
2.1 MANUFACTURERS
A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
1. LG
2. Carrier Global Corporation.
3. Daikin Applied.
4. Johnson Controls, Inc.
5. Mitsubishi Electric & Electronics USA, Inc.
6. Trane Inc.
7. Toshiba.
B. Source Limitations: Obtain products from single source from single manufacturer including, but not limited to, the following:
1. Indoor and outdoor units, including accessories.
2. Controls and software.
3. HRCUs.
4. Refrigerant isolation valves.
2.2 SYSTEM DESCRIPTION
A. Description: Multi-split VRF HVAC system(s) with variable capacity in response to varying cooling and heating loads. System shall consist of multiple indoor units, HRCUs, outdoor unit(s), piping, controls, and electrical power to make complete operating system(s) complying with requirements indicated.
1. Two-pipe or three-pipe system design.
2. System(s) operation, heat pump or heat recovery as indicated on Drawings.
3. Each system with one refrigerant circuit shared by all indoor units connected to system.
2.3 INDOOR, CONCEALED, CEILING-MOUNTED UNITS FOR DUCTING
A. Description: Unit shall be a multi-position air handling unit or a horizontal "panckake" style fan coil unit as indicated on drawings. Factory-assembled and -tested complete unit with components, piping, wiring, and controls required for mating to ductwork, piping, power, and controls field connections.
B. Cabinet:
1. Material: Galvanized or painted steel.
2. Insulation: Manufacturer's standard internal insulation, complying with ASHRAE 62.1, to provide thermal resistance and prevent condensation.
3. Duct Connections: Extended collar or flange, or designated exterior cabinet surface, designed for attaching field-installed ductwork.
4. Mounting: Manufacturer-designed provisions for field installation.
5. Internal Access: Removable panels or hinged doors of adequate size for field access to internal components for inspection, cleaning, service, and replacement.
C. DX Coil Assembly:
1. Coil Casing: Aluminum, galvanized, or stainless steel.
2. Coil Fins: Aluminum, mechanically bonded to tubes, with arrangement required by performance.
3. Coil Tubes: Copper, of diameter and thickness required by performance.
4. Expansion Valve: Electronic modulating type with linear or proportional characteristics.
5. Unit Internal Tubing: Copper tubing with brazed joints.
6. Unit Internal Tubing Insulation: Manufacturer's standard insulation, of thickness to prevent condensation.
7. Field Piping Connections: Manufacturer's standard.
8. Factory Charge: Dehydrated air or nitrogen.
9. Testing: Factory pressure tested and verified to be without leaks.
D. Drain Assembly:
1. Pan: Non-ferrous material, with bottom sloped to low point drain connection.
2. Condensate Removal: Unit-mounted pump or other integral lifting mechanism, capable of lifting drain water to an elevation above top of cabinet.
3. Field Piping Connection: Non-ferrous material with threaded NPT.
E. Fan and Motor Assembly:
1. Fan(s):
a. Direct-drive arrangement.
b. Single or multiple fans connected to a common motor shaft and driven by a single motor.
c. Fabricated from non-ferrous components or ferrous components with corrosion-resistant finish.
d. Wheels statically and dynamically balanced.
2. Motor: Brushless dc or electronically commutated with permanently lubricated bearings.
3. Motor Protection: Integral protection against thermal, overload, and voltage fluctuations.
4. Speed Settings and Control: Two (low, high), three (low, medium, high), or more than three speed settings or variable speed with a speed range of least 50 percent.
5. Vibration Control: Integral isolation to dampen vibration transmission.
F. Filter Assembly:
1. Disposable Filters: 2-inch- thick MERV 8 fiberglass media in sheet metal frame installed at inlet of all units. The filter must be in a frame separate from unit and have hinged access. Filter frame shall accommodate standard filter sizes.
2.4 OUTDOOR, AIR-SOURCE HEAT-PUMP UNITS
A. Description: Factory-assembled and -tested complete unit with components, piping, wiring, and controls required for mating to piping, power, and controls field connections.
1. Specially designed for use in systems with either all heating or all cooling demands, but not for use in systems with simultaneous heating and cooling.
2. Systems shall consist of one unit, or multiple unit modules that are designed by variable refrigerant system manufacturer for field interconnection to make a single refrigeration circuit that connects multiple indoor units.
3. All units installed shall be from the same product development generation.
B. Cabinet:
1. Galvanized steel and coated with a corrosion-resistant finish.
a. Coating with documented salt spray test performance of 1000 hours according ASTM B117 surface scratch test (SST) procedure.
2. Mounting: Manufacturer-designed provisions for field installation.
3. Internal Access: Removable panels or hinged doors of adequate size for field access to internal components for inspection, cleaning, service, and replacement.
C. Compressor and Motor Assembly:
1. One or more positive-displacement, direct-drive and hermetically sealed scroll compressor(s) with inverter drive and turndown to 15 percent of rated capacity.
2. Protection: Integral protection against the following:
a. High refrigerant pressure.
b. Low oil level.
c. High oil temperature.
d. Thermal and overload.
e. Voltage fluctuations.
f. Phase failure and phase reversal.
g. Short cycling.
3. Speed Control: Variable to automatically maintain refrigerant suction and condensing pressures while varying refrigerant flow to satisfy system cooling and heating loads.
4. Vibration Control: Integral isolation to dampen vibration transmission.
5. Oil management system to ensure safe and proper lubrication over entire operating range.
6. Crankcase heaters with integral control to maintain safe operating temperature.
7. Fusible plug.
D. Condenser Coil Assembly:
1. Plate Fin Coils:
a. Casing: Aluminum, galvanized, or stainless steel.
b. Fins: Aluminum or copper, mechanically bonded to tubes, with arrangement required by performance.
c. Tubes: Copper, of diameter and thickness required by performance.
2. Aluminum Microchannel Coils:
a. Series of flat tubes containing a series of multiple, parallel-flow microchannels layered between refrigerant header manifolds.
b. Single- or multiple-pass arrangement.
c. Construct fins, tubes, and header manifolds of aluminum alloy.
3. Coating: None.
4. Hail Protection: Provide condenser coils with louvers, baffles, or hoods to protect against hail damage.
E. Condenser Fan and Motor Assembly:
1. Fan(s): Propeller type.
a. Direct-drive arrangement.
b. Fabricated from non-ferrous components or ferrous components with corrosion protection finish to match performance indicated for condenser coil.
c. Statically and dynamically balanced.
2. Fan Guards: Removable safety guards complying with OSHA regulations. If using metal materials, coat with corrosion-resistant coating to match performance indicated for condenser coil.
3. Motor(s): Brushless dc or electronically commutated with permanently lubricated bearings and rated for outdoor duty.
4. Motor Protection: Integral protection against thermal, overload, and voltage fluctuations.
5. Vibration Control: Integral isolation to dampen vibration transmission.
F. Unit Hardware: Zinc-plated steel, or stainless steel. Coat exposed surfaces with additional corrosion-resistant coating if required to prevention corrosion when exposed to salt spray test for 1000 hours according ASTM B117.
G. Unit Piping:
1. Unit Tubing: Copper tubing with brazed joints.
2. Unit Tubing Insulation: Manufacturer's standard insulation, of thickness to prevent condensation.
3. Field Piping Connections: Manufacturer's standard.
4. Factory Charge: Dehydrated air or nitrogen.
5. Testing: Factory pressure tested and verified to be without leaks.
2.5 SYSTEM CONTROLS
A. General Requirements:
1. Network: Indoor units and outdoor units shall include integral controls and connect through a manufacturer-selected control network.
2. Network Communication Protocol: Manufacturer proprietary or open control communication between interconnected units.
B. VRF HVAC System Operator Software for PC:
1. Software offered by VRF HVAC system manufacturer shall provide system operators with ability to monitor and control VRF HVAC system(s) from a single dedicated Owner-furnished PC.
2. Software shall provide operator with a graphic user interface to allow monitoring and control of multiple central controllers from a single device location through point-and-click mouse exchange.
3. Plan views shall show building plans with location of indoor units and identification superimposed on plans.
4. Controls operation mode of indoor units as individual units, by selected groups of indoor units, or as collection of all indoor units. Operation modes available through central controller shall match those operating modes of controllers for indoor units.
5. Schedules operation of indoor units as individual units, by selected groups of indoor units, or as collection of all indoor units. Schedules daily, weekly, and annual events.
C. Wired Controllers for Indoor Units:
1. Single controller capable of controlling multiple indoor units as group.
2. Auto Timeout Touch Screen LCD: Timeout duration shall be adjustable.
3. On/Off: Turns indoor unit on or off.
4. Hold: Hold operation settings until hold is released.
5. Operation Mode: Cool, Heat, Auto, Dehumidification, Fan Only, and Setback.
6. Temperature Display: 1-degree increments.
7. Temperature Set-Point: Separate set points for Cooling, Heating, and Setback. Adjustable in 1-degree increments between.
8. Relative Humidity Display: 1 percent increments.
9. Relative Humidity Set-Point: Adjustable in 1 percent.
10. Fan Speed Setting: Select between available options furnished with the unit.
11. Airflow Direction Setting: If applicable to unit, select between available options furnished with the unit.
12. Seven-day programmable operating schedule with up to five events per day. Operations shall include On/Off, Operation Mode, and Temperature Set-Point.
13. Auto Off Timer: Operates unit for an adjustable time duration and then turns unit off.
14. Service Notification Display: "Filter".
15. Service Run Tests: Limit use by service personnel to troubleshoot operation.
16. Error Code Notification Display: Used by service personnel to troubleshoot abnormal operation and equipment failure.
17. User and Service Passwords: Capable of preventing adjustments by unauthorized users.
18. Setting stored in nonvolatile memory to ensure that settings are not lost if power is lost. Battery backup for date and time only.
19. Low-voltage power required for controller shall be powered through non-polar connections to indoor unit.
2.6 SYSTEM REFRIGERANT AND OIL
A. Refrigerant:
1. As required by VRF HVAC system manufacturer for system to comply with performance requirements indicated.
B. Oil:
1. As required by VRF HVAC system manufacturer and to comply with performance requirements indicated.
2.7 SYSTEM REFRIGERANT PIPING
A. Comply with requirements in "Refrigerant Piping" for system piping requirements.
B. Divided-Flow Specialty Fittings: Where required by VRF HVAC system manufacturer for proper system operation, VRF HVAC system manufacturer shall furnish specialty fittings with identification and instructions for proper installation by Installer.
C. Refrigerant Isolation Ball Valves:
1. Description: Uni-body full port design, rated for maximum system temperature and pressure, and factory tested under pressure to ensure tight shutoff. Designed for valve operation without removing seal cap.
2. Seals: Compatible with system refrigerant and oil. Seal service life of at least 20 years.
3. Valve Connections: Flare or sweat depending on size.
2.8 SYSTEM CONTROL CABLE
A. Cable Rating: Listed and labeled for application according to NFPA 70.
1. Flame Travel and Smoke Density in Plenums: As determined by testing identical products according to NFPA 262, by a qualified testing agency. Identify products for installation in plenums with markings of applicable testing agency.
2. Flame Travel and Smoke Density for Riser Cables in Non-Plenum Building Spaces: As determined by testing identical products according to UL 1666.
3. Flame Travel and Smoke Density for Cables in Non-Riser Applications and Non-Plenum Building Spaces: As determined by testing identical products according to UL 1685.
B. Control Cabling:
1. Verify with manufacturer requirements for cabling type. All wiring/cabling shall be plenum rated when installed on projects with return plenums.
C. Ethernet Network Cabling: TIA-568-C.2 Category 6 cable with RJ-45 connectors.
D. Comply with requirements in "Raceways and Boxes for Electrical Systems" for control wiring and cable raceways.
PART 3 - EXECUTION
3.1 EQUIPMENT INSTALLATION, GENERAL
A. Clearance:
1. Maintain manufacturer's recommended clearances for service and maintenance.
2. Maintain clearances required by governing code.
3.2 INSTALLATION OF INDOOR UNITS
A. Install units to be level and plumb while providing a neat and finished appearance.
B. Unless otherwise required by VRF HVAC system manufacturer, support ceiling-mounted units from structure above using threaded rods; minimum rod size of 3/8 inch.
C. Adjust supports of exposed and recessed units to draw units tight to adjoining surfaces.
D. Protect finished surfaces of ceilings, floors, and walls that come in direct contact with units. Refinish or replaced damaged areas after units are installed.
E. In rooms with ceilings, conceal piping and tubing, controls, and electrical power serving units above ceilings.
F. In rooms without ceiling, arrange piping and tubing, controls, and electrical power serving units to provide a neat and finished appearance.
3.3 INSTALLATION OF OUTDOOR UNITS
A. Install units to be level and plumb while providing a neat and finished appearance.
B. Install outdoor units on support structures indicated on Drawings.
C. Pad-Mounted Installations: Install outdoor units on cast-in-place concrete equipment bases.
1. Attachment: Install anchor bolts to elevations required for proper attachment to supported equipment.
2. Grouting: Place grout under equipment supports and make bearing surface smooth.
D. Roof-Mounted Installations: Install outdoor units on equipment supports. Anchor units to supports with removable, stainless-steel fasteners.
3.4 GENERAL REQUIREMENTS FOR PIPING INSTALLATION
A. Drawing plans, schematics, and diagrams indicate general location and arrangement of piping and tubing systems. Install piping and tubing as indicated unless deviations to layout are approved on coordination drawings.
B. Install piping and tubing in concealed locations unless otherwise indicated and except in equipment rooms and service areas.
C. Install hard piping and tubing at right angles or parallel to building walls. Diagonal runs are prohibited unless specifically indicated otherwise.
D. Install soft copper piping (where specified) with a long swooping radius to avoid sharp right angles and keeping close to parallel to building walls.
E. Install piping and tubing above accessible ceilings to allow sufficient space for ceiling panel removal.
F. Install piping and tubing to permit valve servicing.
G. Install piping and tubing at indicated slopes.
H. Install piping and tubing free of sags.
I. Install fittings for changes in direction and branch connections.
J. Install piping and tubing to allow application of insulation.
K. Install piping and tubing parallel to each other, spaced to permit applying insulation with service access between insulated piping and tubing.
3.5 INSTALLATION OF SYSTEM CONDENSATE DRAIN PIPING
A. General Requirements for Drain Piping and Tubing:
1. Install a union in piping at each threaded unit connection.
2. Install an adjustable stainless-steel hose clamp with adjustable gear operator on unit hose connections. Tighten clamp to provide a leak-free installation.
3. If required for unit installation, provide a trap assembly in drain piping to prevent air circulated through unit from passing through drain piping. Comply with more stringent of the following:
a. Details indicated on Drawings.
b. Manufacturer's requirements.
4. Extend drain piping from units with drain connections to drain receptors as indicated on Drawings. If not indicated on Drawings, terminate drain connection at nearest accessible location that is not exposed to view by occupants.
5. Provide each 90-degree change in direction with a Y- or T-fitting. Install a threaded plug connection in the dormant side of fitting or future use as a service cleanout.
B. Gravity Drains:
1. Slope piping from unit connection toward drain termination at a constant slope of not less than two percent.
C. Pumped Drains:
1. If unit condensate pump or lift mechanism is not included with an integral check valve, install a full-size check valve in each branch pipe near unit connection to prevent backflow into unit.
3.6 INSTALLATION OF REFRIGERANT PIPING
A. Install refrigerant piping according to ASHRAE 15 and governing codes.
B. Select system components with pressure rating equal to or greater than system operating pressure.
C. Arrange piping to allow inspection and service of equipment. Install valves and specialties in accessible locations to allow for service and inspection. Install access doors or panels as if valves or equipment requiring maintenance is concealed behind finished surfaces.
D. Install refrigerant piping and tubing in rigid or flexible conduit in locations where exposed to mechanical damage.
E. Unless otherwise required by VRF HVAC system manufacturer, slope refrigerant piping and tubing as follows:
1. Install horizontal hot-gas discharge piping and tubing with a uniform slope downward away from compressor.
2. Install horizontal suction lines with a uniform slope downward to compressor.
3. Install traps to entrain oil in vertical runs.
4. Liquid lines may be installed level.
F. When brazing, remove or protect components that could be damaged by heat.
G. Before installation, clean piping, tubing, and fittings to cleanliness level required by VRF HVAC system manufacturer.
3.7 ELECTRICAL INSTALLATION
A. Comply with requirements indicated on Drawings and in applicable Electrical Sections.
B. To extent electrical power is required for system equipment, components, and controls, and is not indicated on Drawings and addressed in the Specifications, the design for such electrical power shall be delegated to VRF HVAC system provider.
1. Delegated design of electrical power to equipment, components and controls, and associated installation shall be included at no additional cost to Owner.
C. Connect field electrical power source to each separate electrical device requiring field electrical power. Coordinate termination point and connection type with Installer.
D. Install nameplate or acrylic label with self-adhesive back for each electrical connection indicating electrical equipment designation and circuit number feeding connection.
1. Nameplate shall be laminated phenolic layers of black with engraved white letters. Letters at least 1/2 inch high.
2. Locate nameplate or label where easily visible.
3.8 INSTALLATION OF SYSTEM CONTROL CABLE
A. Comply with NECA 1.
B. Install cabling in rigid or flexible conduit in locations where exposed to mechanical damage and all outdoor installations.
C. Installation Method:
1. Install cables in raceways except as follows:
a. Within equipment and associated control enclosures.
b. In accessible ceiling spaces where open cable installation method may be used. Where possible, it is acceptable to install the VRF system control wiring directly strapped to the VRF refrigerant piping from indoor unit to heat recovery control unit for ease of tracing of wiring.
c. In gypsum board partitions where cable may be enclosed within wall cavity.
2. Conceal raceway and cables except in unfinished spaces.
D. General Requirements for Cabling:
1. Comply with TIA-568-C Series of standards.
2. Comply with BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems."
3. Terminate all conductors; no cable shall contain unterminated elements. Make terminations only at indicated outlets, terminals, and cross-connect and patch panels.
4. Cables may not be spliced and shall be continuous from terminal to terminal. Do not splice cable.
5. Cables serving a common system may be grouped in a common raceway. Install control cable in separate raceway from power wiring. Do not group conductors from different systems or different voltages.
6. Secure and support cables at intervals not exceeding 30 inches and not more than 6 inches from cabinets, boxes, fittings, outlets, racks, frames, and terminals.
7. Bundle, lace, and train conductors to terminal points without exceeding manufacturer's limitations on bending radii, but not less than radii specified in BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems." Install lacing bars and distribution spools.
8. Do not install bruised, kinked, scored, deformed, or abraded cable. Remove and discard cable if damaged during installation and replace it with new cable.
9. Cold-Weather Installation: Bring cable to room temperature before dereeling. Do not use heat lamps for heating.
10. Pulling Cable: Comply with BICSI ITSIMM, Ch. 5, "Copper Structured Cabling Systems." Monitor cable pull tensions.
11. Support: Do not allow cables to lie on removable ceiling tiles or access panels.
12. Secure: Fasten securely in place with hardware specifically designed and installed so as to not damage cables.
13. Provide strain relief.
14. Keep runs short. Allow extra length for connecting to terminals.
15. Do not bend cables in a radius less than 10 times the cable OD.
16. Use sleeves or grommets to protect cables from vibration at points where they pass around sharp corners and through penetrations.
17. Ground system shall be copper, and grounding methods shall comply with IEEE C2. Demonstrate ground resistance.
3.9 IDENTIFICATION
A. Identify system equipment, piping, tubing, and valves.
B. Identify system electrical and controls components, wiring, cabling, and terminals.
1. Identify each control cable on each end and at each terminal with a number-coded identifying tag. Each cable shall have a unique tag.
3.10 FIELD QUALITY CONTROL
A. Manufacturer's Field Service: Engage VRF HVAC system manufacturer's service representative to advise and assist installers; witness testing; and observe and inspect components, assemblies, and equipment installations, including controls and connections.
1. Field service shall be performed by a factory-trained and -authorized service representative of VRF HVAC system manufacturer whose primary job responsibilities are to provide direct technical support of its products.
a. Additional factory-authorized representatives may assist with completion of certain activities only if supervised by manufacturer's employee. A factory-authorized representative shall not provide assistance without manufacturer's employee supervision.
2. Manufacturer shall provide on-site visits during the course of construction at installation milestones required. System Installer shall coordinate each visit in advance to give manufacturer sufficient notice to plan the visit.
3. Site Visits: Activities for each site visit shall include the following:
a. Meet with VRF HVAC system Installer to discuss field activities, issues, and suggested methods to result in a successful installation.
b. Offer technical support to Installer and related trades as related to VRF system(s) being installed.
c. Review progress of VRF HVAC system(s) installation for strict compliance with manufacturer's requirements.
4. Final Inspection before Startup:
a. Before inspection, Installer to provide written request to manufacturer stating the system is fully installed according manufacturer's requirements and ready for final inspection.
b. All system equipment and operating components shall be inspected. If components are inaccessible for inspection, they shall be made accessible before the final inspection can be completed.
c. Installer shall provide manufacturer with the requested documentation and technical support during inspection.
d. Installer shall correct observed deficiencies found by the inspection.
e. If corrective action is required by Installer that cannot be completed during the same visit, provide additional visits, as required, until deficiencies are resolved and systems are deemed ready for startup.
B. Perform the following tests and inspections with the assistance of manufacturer's service representative:
1. Perform each visual and mechanical inspection and electrical test stated in NETA Acceptance Testing Specification. Certify compliance with test parameters.
2. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist.
3. Operational Test: After electrical circuitry has been energized, start units to confirm proper motor rotation and unit operation.
4. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
3.11 STARTUP SERVICE
A. Engage a VRF HVAC system manufacturer's service representative to perform system(s) startup service.
1. Service representative shall be a factory-trained and -authorized service representative of VRF HVAC system manufacturer.
B. Startup checks shall include, but not be limited to, the following:
1. Check control communications of equipment and each operating component in system(s).
2. Check each indoor unit's response to demand for cooling and heating.
3. Check each indoor unit's response to changes in airflow settings.
4. Check each indoor unit, HRCU, and outdoor unit for proper condensate removal.
C. System Operation Report:
1. After completion of startup service, manufacturer shall issue a report for each separate system.
2. Report shall include complete documentation describing each startup check, the result, and any corrective action required.
3.12 MAINTENANCE SERVICE
A. Initial Maintenance Service: Beginning at Substantial Completion, maintenance service shall include 12 months' full maintenance by skilled employees of system Installer. Include four service visits for preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper equipment and system operation. Parts and supplies shall be manufacturer's authorized replacement parts and supplies.
3.13 SOFTWARE SERVICE AGREEMENT
A. Technical Support: Beginning at Substantial Completion, service agreement shall include software support for two years. Upgrade Service: At Substantial Completion, update software to latest version. Install and program software upgrades that become available within two years from date of Substantial Completion. Upgrading software shall include operating system and new or revised licenses for using software.
3.14 DEMONSTRATION
A. Engage a VRF HVAC system manufacturer's factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain entire system.
B. Schedule and Duration:
1. Schedule training with Owner at least 20 business days before first training session.
2. Training shall occur before Owner occupancy.
3. Perform not less than eight total hours of training.

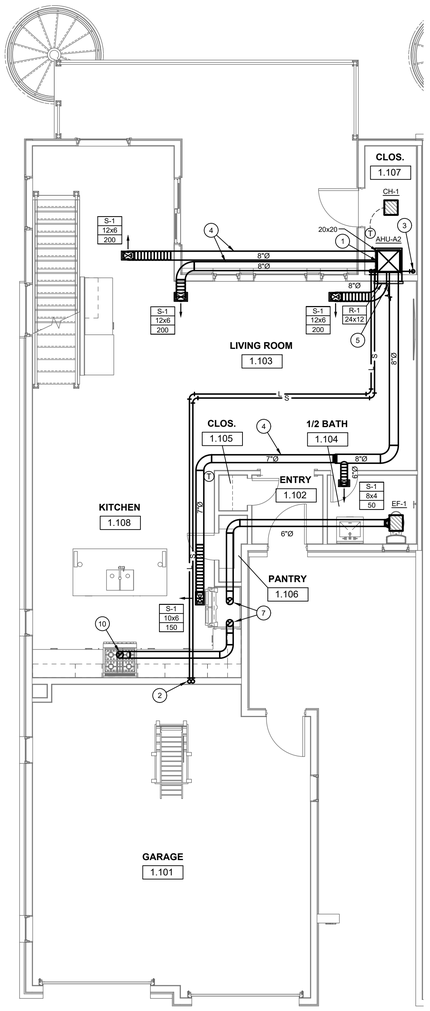
MECHANICAL SPECIFICATIONS

I. GENERAL
A. NOTE:
1. Conform with the applicable provisions of the General Conditions, the Special Conditions and the General Requirements.
B. SUBMITTALS:
1. Submit manufacturer's data and shop drawings on all materials.
C. SCOPE:
1. This section of the specifications pertains to all labor, materials, equipment and service necessary for and incidental to the heating, ventilating and air conditioning system as shown on the drawings and/or as specified herein.
2. All appurtenances and auxiliary equipment necessary to the function of any specified item of equipment shall be furnished with the item of equipment, whether specifically mentioned or not. Each item of equipment shall perform the function for which it is intended, and all work necessary to provide a complete functional system shall be provided.
3. This specification requires that all items of equipment be completely installed, finally connected, tested and placed in service.
4. It shall be the responsibility of the Contractor to verify all requirements of the equipment and the contract and certify with the submittal of the shop drawings that all requirements have been met, including:
a) Space requirements
b) Electrical requirements (voltage, phase, wires - No. and size)
c) Capacities
d) Clearance for maintenance
e) Quality
f) Quantity
II. PRODUCTS
A. VRV REFRIGERANT PIPING:
1. Suction and Liquid lines for pipe runs from condensing units to branch selector boxes: Straight Lengths, Copper, Type ACR Type L, H55 (light drawn)-temper tubing and field bent fittings with brazed joints.
2. Suction and Liquid Lines for pipe runs from branch selector boxes to indoor units: Copper, Type ACR Type L, O60 (soft annealed)-temper tubing and field bent fittings with brazed joints.
3. Braze joints with AWS A5.8 BCuP silver/phosphorus/copper alloy. Flood system with nitrogen when brazing.
4. Valves must be specifically rated for R-410A, working pressure rating of 700 psig, forged brass body, PTFE seat, lead free.
5. Install refrigerant piping according to ASHRAE 15. Free of sags and bends. Slope horizontal hot-gas piping with a uniform slope downward away from compressor. Slope horizontal suction piping with a uniform slope downwards to compressor. Liquid lines may be installed level. Install traps and double risers to entrain oil in vertical runs. C
6. Test and Inspections: The Contractor shall isolate the compressor, condenser, evaporator coils, and all other equipment not rated above the test pressure. Test the high and low side piping of each system separately with nitrogen. System shall maintain test pressures at the manifold gauge throughout the duration of the test. Test all joints and fittings with electronic leak detector or by brushing each joint with soap. Remake leaky joints and fittings with new materials, and retest until the entire system is free of any leaks.
7. Evacuation and Charging: The Contractor shall thoroughly purge the system with dry nitrogen, make the systems tight, evacuate to less than 500 micrometers for 12 hours, and then fully charge them with R-410A refrigerant as directed by VRV manufacturer.
8. Insulate all refrigerant piping flexible elastomeric foam. Insulation shall be EPDM closed cell expanded rubber, manufactured by Armaflex or Aeroflex. Pipe shields shall be installed at every hanger support to avoid tearing insulation. Insulation thickness shall be as listed below:
Liquid Pipes: 1" wall thickness
Suction Gas Pipes: 1" wall thickness.
B. CONDENSATE DRAIN PIPING:
1. Condensate drain lines shall Type DWV, drawn-temper copper tubing, ASTM B 306, with wrought-copper fittings, and soldered joints.
2. Install condensate drain lines free of sags and bends. Slope all lines at uniform grade of 0.2% downward in direction of flow. Provide hanger supports every 6 feet maximum.
3. Insulate all condensate drain lines with 3/4" thick flexible elastomeric foam. Insulation shall be EPDM closed cell expanded rubber, manufactured by Armaflex or Aeroflex. Pipe shields shall be installed at every hanger support to avoid tearing insulation.
C. FANS:
1. The fans indicated on the drawings shall be provided in accordance with the schedule on the drawings. Fans shall be AMCA rated.
2. Fans shall be furnished with backdraft dampers, starters, disconnect switches, flexible connection and birdscreen.
3. Exhaust fans shall be as manufactured by Cook, Penn Ventilator, or Greenheck.
D. METAL DUCTWORK:
1. Except as otherwise specified herein, in other sections of the specifications, and/or noted on the drawings, low pressure ducts shall be constructed of galvanized steel sheets in accordance with the recommended construction for low pressure ductwork insofar as gauges of metal to be used, bracing of joints and joint construction as established in HVAC DUCT CONSTRUCTION STANDARDS, Current Edition, as published by Sheetmetal and Air Conditioning Contractors National Association, Inc. (SMACNA).
2. Unless indicated otherwise, all duct shall be constructed in conformance with 1" w.g. pressure class.
3. Make square elbows where shown or required, with factory-fabricated turning vanes. Make all other changes in direction with rounded elbows having a centerline radius equal to 1-1/2 times the width of the duct in the plane of the bend.
4. Make transformations in duct shape or dimension with gradual slopes on all sides. Make increases in dimensions in the direction of air flow, with a maximum slope of 1" in 7" on any side. Make decreases in dimensions in the direction of air flow preferably with a slope of 1" in 7" on any side, but with a maximum slope of 1" in 4" where conditions necessitate.
5. Ducts shall be routed in conjunction with pipes, electrical conduits, ceiling hangers, etc. so as to avoid interferences insofar as possible. Where duct penetrations are unavoidable, provide streamline shaped sleeves around such material penetrations, made airtight at duct surfaces, except that such sleeves are not required at tie rods. Where obstructions are of a size to exceed 10% of the duct area, the duct shall be transformed to maintain the same duct area.
6. Transverse duct joints 36" and larger shall be made with The Ductmate System or an approved equal. The Ductmate System components shall be of standard catalogue manufacture as supplied by Ductmate Industries, Inc.
7. The installation of The Ductmate System shall be in accordance with the manufacturers printed instruction and installation manuals.
8. The standard Ductmate 35 System joint is the equivalent of a SMACNA "J" connection. The Ductmate 25 System joint is the equivalent of a SMACNA "F" connection. Construction of the duct, such as gauge, reinforcing, etc., shall be as indicated in the addendum to the SMACNA manuals as provided by the manufacturer and as tested by Pittsburgh Testing Laboratory.
E. DUCT WRAP:
1. Insulate the supply air ducts with 2-1/5" thick, 3/4 lb. density, installed R-Value of 6.0, Owens-Corning "All Service Wrap" glass fiber flexible insulation having a factory applied FSKL vapor barrier jacket. This insulation shall be secured, vapor barrier side out, to sheet metal. On horizontal runs, lap top and bottom sheets over edges of side pieces. Butt joints tightly. Ducts handling warm air only need not be vapor sealed. On ducts 24" and wider, install clips on bottom of duct, maximum of 18" O.C., to prevent insulation from sagging.
2. For ducts located outside of the thermal envelope of the building, provide R-8.3 duct wrap (3" thick).
F. DUCT LINER:
1. All return air plenum bases and transfer ducts shall be lined.
2. The listed ducts shall be lined to a thickness of 1" with Mansville "Linacoustic" mat faced duct liner (R-4.2), or equal duct liner coated with neoprene on one side.
3. Duct liner shall have an average thermal conductivity of .26 btu-in./sq. ft.-degree F. at a mean temperature of 75 F.
4. The duct liner shall be applied in accordance with the manufacturer's recommendations with the coated side away from the metal, using weld pins or adhesive Tuffbond and adhesive type metal clips, Gemco, or equal, of the type which do not protrude through the duct. The size of the ducts indicated are actual internal sizes and the sheet metal sizes shall be 2" greater in both dimensions to accommodate the lining. No voids are permitted.
5. Use 100% adhesive coverage and clips at the rate as specified by SMACNA.
6. For ducts located outside of the thermal envelope of the building, provide R-8.0 duct liner (2" thick). Ducts sizes listed on plans are internal dimensions, the outside duct dimensions shall be 4" larger to accommodate the thickness of the duct liner.
G. DUCT SEALER:
1. All ductwork shall be sealed to provide airtight construction. Metal surfaces to be joined shall be clean, dry and free of dirt or grease. Apply a heavy coat of Kingco Seal-Rite 18-120 to the interior metal surface of the slip joint, then interlock into place metal duct sections. Apply a heavy coat of 18-120 to the exterior metal surface duct joint, making sure any voids are filled to secure a continuous air pressure sealant.
2. Allow sealant to dry a minimum of 48 hours before pressurizing system.
3. Ductmate PROseal or Hardcast will be considered equal.
H. FIBERGLASS DUCTBOARD:
1. For concealed supply, return, and transfer air ductwork, the Contractor may use, at his option, fiberglass ductboard in lieu of sheet metal ductwork.
2. All ductboard shall be Class 1, conforming to UL 181, equal to Manville no. 800 "Micro-Aire" ductboard with FSK facing assembled in accordance with manufacturer's instructions and SMACNA Standards using mastic closure method. The insulation shall be 1-1/2" thick with an r-value of R-6.5. Control devices, air turns, grille collars, reinforcing etc., shall be provided of galvanized sheet metal as specified under "Ductwork".
3. Return air and transfer air ducts shall be 1" thick (R-4.3).
4. Ductboard shall be machine fabricated.
5. Dimensions shown are internal.
6. For ducts located outside of the thermal envelope of the building, provide R-8.7 duct board (2" thick). Ducts sizes listed on plans are internal dimensions, the outside duct dimensions shall be 4" larger to accommodate the thickness of the duct board.
I. AIR CONTROL DEVICES:
1. Manual dampers shall be installed as required to afford complete control of the air flow in the various duct systems. In rectangular supply ducts, a volume damper shall be installed at each point where a branch is taken off to achieve the final air balance.
2. Volume dampers of the "butterfly" type shall be constructed of 22 gauge galvanized steel vanes and welded to square operating rods. Dampers shall have bearings of brass, bronze or approved plastic in most instances. Volume dampers of the butterfly type shall be used only in cases where neither dimension of the damper exceed 24". The metal used shall match that of duct system containing the damper in each case. Use special metals for damper rods and bearings as required to resist corrosion.
3. In cases where either dimension of the smaller branch duct exceeds 24", volume dampers shall be of the opposed blade type with blades linked together and controlled from a single point. They shall be constructed of No. 16 gauge steel either galvanized or with a baked enamel finish. Dampers shall have brass, bronze or approved plastic sleeve bearings. Blades shall be not more than 12" in width and shall be opposed acting, and those for automatic dampers shall have neoprene blade edges and stainless steel jamb seals. Blades shall be mounted in suitable band or angle iron frames strongly braced to insure rigidity.
4. Each volume damper, unless specified for automatic operation, shall be fitted with an adjusting device having a locking mechanism. Wherever the ducts are rendered inaccessible behind non-removable ceilings or furrings, or other construction that is not easily removable to permit access to the ducts, the devices shall be equal to Young Regulator Co. No. 1200 right angle worm gear regulator with 301 concealed pressure. On exposed or easily accessible ducts the adjusting devices shall be equal to Young No. 1 or No. 900 and shall be fastened to the ducts.
5. Damper rods and operators on insulated ducts shall have extended rods and stand off brackets.
J. FLEXIBLE DUCT:
1. Flexible duct shall be equal to Thermaflex M-KE air duct Listed by Underwriters Laboratories, Inc., under UL Standard 181 and CUL S110 as a Class 1. Flexible air duct and complying with NFPA Standards 90A and 90B. Duct shall be factory made and composed of: a resilient calendered film liner duct permanently bonded to a coated spring steel wire and supporting a fiberglass insulating blanket. Low permeability outer vapor barrier of fiberglass reinforced film laminate shall complete the composite. Flexible duct shall have insulation R-Value of 6.0.
2. Flex duct shall not exceed 4'-0" in length or have more than 90 degree of bend. If longer duct is required use round sheetmetal duct with 2" thick duct insulation to make-up the difference in length.
3. For ducts located outside of the thermal envelope of the building, provide R-8 flex duct (3" thick).
K. FLEXIBLE CONNECTIONS:
1. Provide sound isolating flexible connections between connecting ducts and the inlet and outlet of each fan. These connections shall in each case be long enough to permit a minimum separation of 3" between the duct and the fan or unit housing with at least 1" slack in the flexible material itself.
2. Flexible connectors for indoor application shall be fire resistant, waterproof, and mildew resistant coated neoprene. Flexible connector shall be equal to Ductmate PROFlex Neoprene.
3. Flexible connectors for outdoor application shall be fire resistant, waterproof, mildew resistant, and U.V. resistant hypalon. Flexible connector shall be equal to Ductmate PROFlex Hypalon.
L. AIR DISTRIBUTION DEVICES:
1. Furnish and install all grilles, registers, and diffusers for every purpose. Refer to the tabulation on the



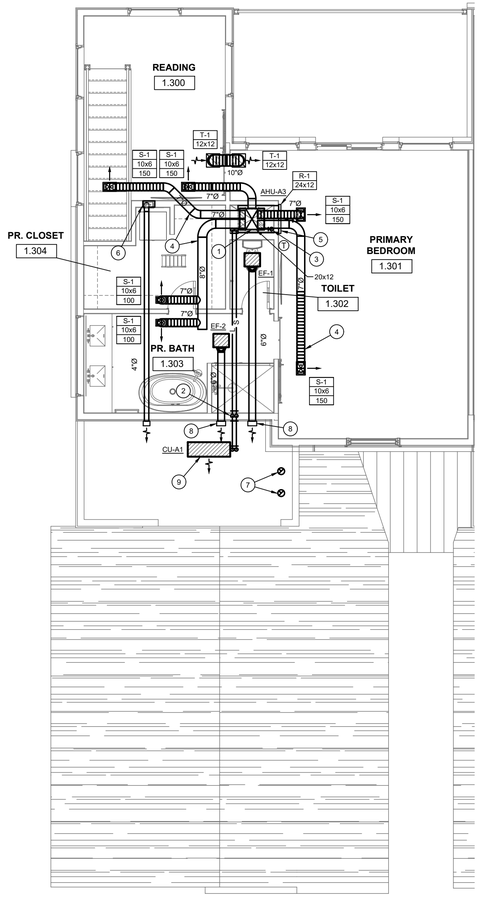
LEVEL 0 - LOWER LEVEL
1 TYPICAL FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING A



LEVEL 1 - ENTRY / GARAGE
2 TYPICAL FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING A



LEVEL 2 - UPPER LEVEL
3 TYPICAL FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING A

GENERAL NOTES

A. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF ALL CEILING MOUNTED AIR DISTRIBUTION DEVICES.

B. LOCATE ALL THERMOSTATS A MINIMUM OF SIX INCHES FROM WALL CORNERS, DOOR FRAMES, AND OTHER DEVICES. MOUNT THERMOSTATS AT 48" A.F.F. COORDINATE THE LOCATION OF ALL THERMOSTATS WITH ARCHITECT PRIOR TO INSTALLATION.

C. MECHANICAL CONTRACTOR TO PROVIDE AN INSTALL ALL THERMOSTATS AND INSTALL ALL THERMOSTAT WIRING. ELECTRICIAN TO PROVIDE BACK BOX WITH CONDUIT UP TO ACCESSIBLE CEILING AT ALL THERMOSTAT/SENSOR LOCATIONS.

KEYED NOTES

1. INDOOR VRF AIR HANDLING UNIT INSTALLED ON RETURN PLENUM BASE. CONNECT REFRIGERANT LINES AND 1" CONDENSATE DRAIN LINE TO UNIT.
2. ROUTE REFRIGERANT LINES UP AND DOWN IN WALL FROM CONDENSING UNIT TO AIR HANDLING UNITS ON EACH LEVEL, REFER TO PIPING DIAGRAM.
3. TURN 1" CONDENSATE DRAIN LINE DOWN TO HUB DRAIN WITH 1" AIR GAP, REFER TO PLUMBING PLANS.
4. ALL DUCTS SHALL ROUTE THRU JOISTS INSIDE THE FLOOR STRUCTURE ABOVE.
5. PROVIDE LOW RETURN AIR GRILLE FOR AIR HANDLING UNIT, REFER TO DETAIL.
6. PROVIDE DRYER WALL OUTLET BOX EQUAL TO DRYERBOX MODEL DB-350 AND ROUTE 4"Ø EXHAUST DUCT TO WALL CAP. DUCT ROUTING SHALL NOT EXCEED 35 TOTAL DEVELOPED FEET PER IMC.
7. ROUTE EXHAUST DUCT UP THRU ROOF TO ROOF CAP.
8. ROUTE 6"Ø EXHAUST DUCT TO EXTERIOR WALL CAP EQUAL TO GREENHECK WC-6.
9. VRF CONDENSING UNIT MOUNTED ON ROOF CURB, REFER TO DETAIL. MAINTAIN 24" CLEARANCE FOR CONDENSING UNIT SERVICE ACCESS.
10. PROVIDE EXHAUST DUCT FOR RANGE HOOD, SIZE PER HOOD MANUFACTURER.

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

TYPICAL FLOOR PLANS - MECHANICAL - BUILDING A

Scale: As indicated

MA.100

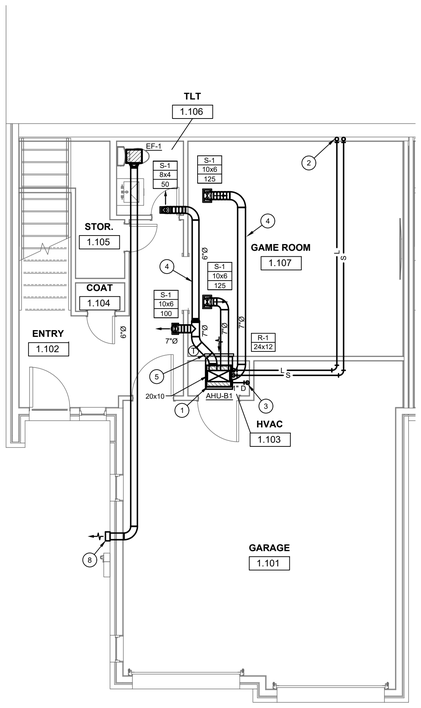


7-18-2024

FINCHER ENGINEERING, LLC

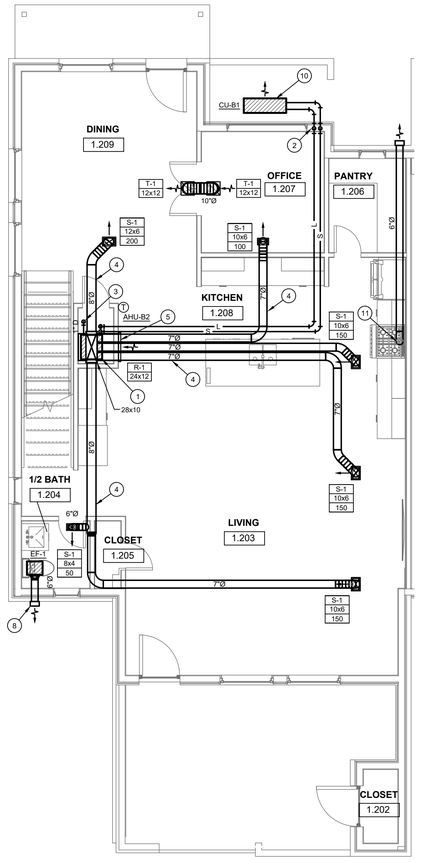
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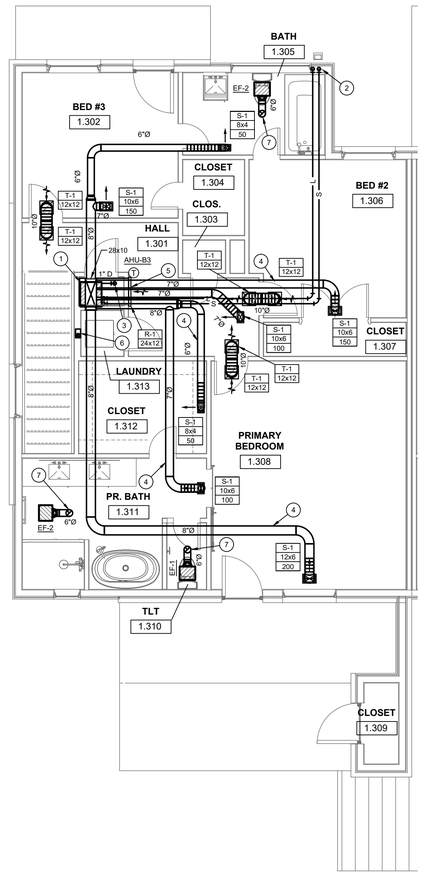
1 LEVEL 1 - ENTRY / GARAGE
TYPICAL FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING B



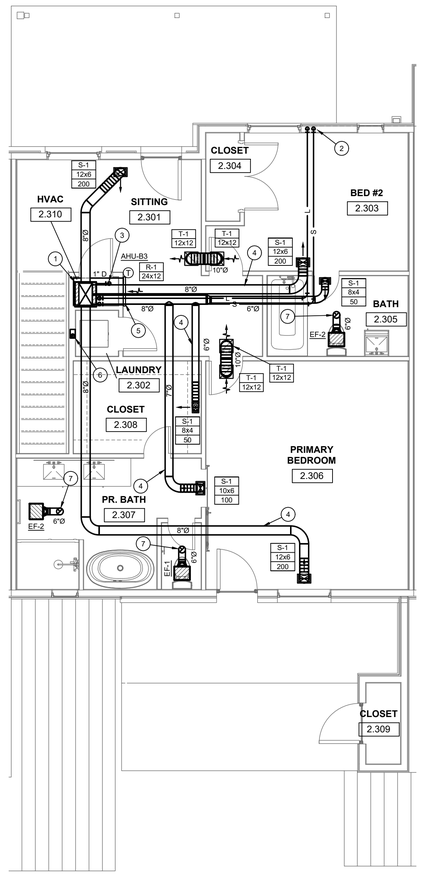
2 LEVEL 2 - LIVING
TYPICAL FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING B



3 LEVEL 3 - BEDROOMS
3 BEDROOM FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING B



4 LEVEL 3 - BEDROOMS
2 BEDROOM FLOOR PLAN MECHANICAL

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO UNITS WITH 2 BEDROOMS ON LEVEL 3.

GENERAL NOTES
A. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF ALL CEILING MOUNTED AIR DISTRIBUTION DEVICES.
B. LOCATE ALL THERMOSTATS A MINIMUM OF SIX INCHES FROM WALL CORNERS, DOOR FRAMES, AND OTHER DEVICES. MOUNT THERMOSTATS AT 48" A.F.F. COORDINATE THE LOCATION OF ALL THERMOSTATS WITH ARCHITECT PRIOR TO INSTALLATION.
C. MECHANICAL CONTRACTOR TO PROVIDE AN INSTALL ALL THERMOSTATS AND INSTALL ALL THERMOSTAT WIRING. ELECTRICIAN TO PROVIDE BACK BOX WITH CONDUIT UP TO ACCESSIBLE CEILING AT ALL THERMOSTAT/SENSOR LOCATIONS.

KEYED NOTES	
1.	INDOOR VRF AIR HANDLING UNIT INSTALLED ON RETURN PLENUM BASE. CONNECT REFRIGERANT LINES AND 1" CONDENSATE DRAIN LINE TO UNIT.
2.	ROUTE REFRIGERANT LINES UP AND DOWN IN WALL FROM CONDENSING UNIT TO AIR HANDLING UNITS ON EACH LEVEL, REFER TO PIPING DIAGRAM. MAINTAIN 24" CLEARANCE FOR CONDENSING UNIT SERVICE ACCESS.
3.	TURN 1" CONDENSATE DRAIN LINE DOWN TO HUB DRAIN WITH 1" AIR GAP, REFER TO PLUMBING PLANS.
4.	ALL DUCTS SHALL ROUTE THRU JOISTS INSIDE THE FLOOR STRUCTURE ABOVE.
5.	PROVIDE LOW RETURN AIR GRILLE FOR AIR HANDLING UNIT, REFER TO DETAIL.
6.	PROVIDE DRYER WALL OUTLET BOX EQUAL TO DRYERBOX MODEL DB-350 AND ROUTE 4" EXHAUST DUCT UP THRU ROOF. DUCT ROUTING SHALL NOT EXCEED 35 TOTAL DEVELOPED FEET PER IMC.
7.	ROUTE 6"Ø EXHAUST DUCT UP THRU ROOF, REFER TO DETAIL.
8.	ROUTE 6"Ø EXHAUST DUCT TO EXTERIOR WALL CAP EQUAL TO GREENHECK WC-6.
9.	ROUTE RANGE EXHAUST DUCT TO EXTERIOR WALL.
10.	VRF CONDENSING UNIT MOUNTED ON GRADE WITH 4" CONCRETE PAD. MAINTAIN 24" CLEARANCE ON ACCESS SIDE ON UNIT.
11.	PROVIDE EXHAUST DUCT FOR RANGE HOOD, SIZE PER HOOD MANUFACTURER



7-18-2024

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ARCHITECT: PHILLIP CRADDOCK

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7.18.2024

TYPICAL FLOOR PLANS - MECHANICAL - BUILDING B

Scale: As indicated

MB.100

PLUMBING SPECIFICATIONS

I. GENERAL
A. NOTE:
1. Conform with applicable provisions of the General Conditions, Special Conditions, General Requirements, and Supplemental Conditions.
B. SUBMITTALS:
1. Submit manufacturer's data on all materials.
C. SCOPE:
1. This section of the specifications requires the furnishing and installation of all equipment, labor, materials, transportation, tools and appliances and in performing all operations in connection with the installation of the plumbing systems.

II. PRODUCTS
A. MATERIALS:
1. Sanitary Sewer, Waste, Drain and Vent Lines: PVC-DWV Plastic Sch. 40 Solid Wall pipe and fittings conforming to ASTM D-2665-68, assembled with solvent cement conforming to ASTM D-2564-67.
2. Domestic Water Lines (Hot, Cold and Recirculating): PEX Potable Water Distribution and Water Service Systems:
a) Manufacturer:
(1) Uponor, Inc.
(2) Or approved equivalent; subject to compliance with project and specification requirements.
b) Tubing
(1) Material: Crosslinked polyethylene (PEX) manufactured by PEX-a or Engel method
(2) Type: Wirsbo AQUAPEX
(3) Material Standard: Manufactured in accordance with ASTM F876 and ASTM F877 and tested for compliance by an independent third party agency
(4) Standard grade hydrostatic design and pressure ratings from PPI
(5) Fire-rated assembly listings in accordance with ANSI/UL 263
(a) UL Design No. L557 -- 1-hour wood frame floor/ceiling assemblies
(b) UL Design No. K913 -- 2-hour concrete floor/ceiling assemblies
(c) UL Design No. U372 -- 1-hour wood stud/gypsum wallboard wall assemblies
(d) UL Design No. V444 -- 1-hour steel stud/gypsum wallboard wall assemblies
(6) Minimum Bend Radius (cold bending); No less than six times the outside diameter. Use a bend support as supplied by the PEX tubing manufacturer for tubing with a bend radius less than stated.
(7) Nominal Inside Diameter: Provide tubing with nominal inside diameter, in accordance with ASTM F876 as indicated.
c) Fittings
(1) Material: Fitting assembly is manufactured from material listed in paragraph 5.1 of ASTM F1960.
(2) Material Standard: Comply with ASTM F1960.
(3) Type: PEX-a cold expansion fitting.
(a) Assembly consists of the appropriate ProPEX insert with a corresponding ProPEX Ring.
d) Manifolds
(1) Material
(a) Type L copper body with UNS 3600 series brass ProPEX outlet connections
(b) Engineered Plastic (EP) body with ProPEX outlet connections
(2) Manifold Type
(a) Uponor ProPEX 1" Copper Manifold
(b) Uponor engineered plastic (EP) Manifold
(3) All manifolds manufactured with the appropriate-sized ProPEX fittings on the manifold supply inlets.
e) Accessories
(1) All fixture connections from piping in wall to stops and stubouts through wall to equipment shall be done using the ProPex lead-free copper stub ells. No PEX piping shall be exposed outside of wall.
(2) Angle stops and straight stops that are compatible with PEX tubing are supplied by the PEX tubing manufacturer.
(3) Bend supports designed for maintaining tight radius bends are supplied by the PEX tubing manufacturer.
(4) ProPEX expander tool to install the ASTM F1960 compatible fittings are supplied by the PEX tubing manufacturer.
(5) The tubing manufacturer provides clips and/or PEX rails for supporting tubing runs.
(6) All horizontal tubing hangers and riser clamps are epoxy-coated material.
3. Exterior Cleanouts: Provide and install cleanouts in exterior sewer lines where shown or as required by ordinance but not greater than 100 ft. apart. Cleanouts shall consist of a concrete encased special fitting with sewer pipes extending therefrom upward, terminating in a concrete slab. A brass countersunk cleanout ferrule shall be set on this slab in such manner as to be flush with finished grade and to provide access, through its cover, to the cleanout. Cleanouts shall be the same size as the sewer, up to 6" in size, and 4" on 6" and larger sizes.
4. Air Chambers: Air chambers of Type L copper, not less than 12" long and no smaller than the supply pipe, shall be provided and installed in each water supply to each and every fixture, outlet, item of equipment, etc. The length and/or the diameter of these air chambers shall be greater where required to eliminate water hammer. PDI shock absorbers may be used if sized in accordance with PDI recommendations.
5. Vacuum Breakers: On each water supply line serving a plumbing fixture, item of equipment, or other device which has a water supply below the rim of the fixture, or which has a threaded or tubing spout, provide and install an approved vacuum breaker. These vacuum breakers shall be designed to prevent any possible backflow through them. Where these are installed in chrome plated lines, they shall be chrome plated to match.
B. VALVES:
1. All valves must be lead-free according to Federal Government S.3874.
2. Swing Check Valves: 2" and smaller, all bronze screwed. 2-1/2" and larger, iron body, flanged, bronze trimmed. Apollo, Crane, Nibco and Milwaukee are acceptable.
3. Gas Valves: Iron body, lubricated plug valves equal to Nordstrom Fig. 143 in sizes 2-1/2" and larger. Valves 2" and smaller equal to Crane No. 270 threaded gas stop.
4. Ball Valves: Bronze threaded body, chrome plated full port bronze ball, teflon seats and O-rings, bronze shafts, and infinite position handle with memory stops. Valve shall be two piece. Where valves are installed in insulated lines, provide extended stems of adequate length for the handle to clear the insulation and jacket. Apollo, Crane, Nibco and Milwaukee are acceptable.
C. HANGERS AND SUPPORTS:
1. Support all pipes as required by the plumbing code and as required to prevent sagging. PVC lines shall be supported at 4' intervals and other pipes shall be supported on 8' intervals as a minimum. Hangers shall be clevis type with adjusters.
D. ELECTRIC WATER HEATER:
1. Electric water heater shall be a packaged electric water heater with welded steel, glass lined tank, factory insulated and jacketed. Provide with a drain.
2. Heating elements shall be direct immersion elements, Incaloy sheathed.
3. Control shall be automatic. Thermostat shall be immersion type. Thermostat shall operate the magnetic contactors.
4. Master Control Panel: Prewired and factory installed to contain the contactors, wiring and terminals.
5. Provide with magnesium anode.
6. Provide a Watts T & P relief valve piped full size to floor drain.
7. Unit shall be UL listed.
8. Capacity shall be as scheduled on the drawings.
E. PLUMBING FIXTURES:
1. Refer to Plumbing Fixture Schedule on drawings.
2. The plate numbers on the drawings represent fixtures that will be acceptable on the job. Approved manufacturers as listed below:
a) American Standard
b) Eljer
c) Delta Commercial
d) Wade
e) T&S Brass
f) Watts
g) Acorn
h) Bradley
i) Halsey Taylor
j) Sloan
k) Acorn
l) Elkay
m) Just
n) Chicago
o) Moen Commercial
p) Kohler
3. All exposed trim shall be chrome plated brass. This includes faucets, fittings, stops, risers, strainers, tailpieces, traps, waste, escutcheons, flush valves, brackets, vacuum breakers, gooseneck, hole covers, bolts, nuts and etc.
4. All threaded supply fittings or outlets with tubing nozzles shall have back flow preventers.
5. All fixtures shall have quarter-turn stop valves.
6. Generally all wall hung fixtures shall be provided with chair carriers so that no weight is supported from the wall.
7. All fixtures shall be cleaned before final acceptance.
8. Verify mounting height of each and every fixture before rough-in.
9. Where fixtures mate with walls or floor, the joint shall be grouted with dental plaster, G. E. Silicone or other grout as directed by the Architect.
10. The Contractor shall verify all rough in heights before installation and shall secure a current ruling on heights of handicapped fixtures before rough in to insure that they meet the requirements of the parties having jurisdiction.
11. Controls for water closet flush valves shall be mounted on the wide side of toilet areas.
12. All fixtures shall meet State of Texas water saving performance standards.

III. EXECUTION
A. INSTALLATION OF PIPING SYSTEMS:
1. Drain lines and Sanitary waste: Grade down toward the sewer connection at a uniform slope of 1/4" per foot to serve individual fixtures or not less than 1/8" per foot to serve multiple stacks or outlets. Slope shall be greater where possible.
2. Vents: Grade up to the vent through the roof. Terminate not less than 12" above the roof.
3. Water Lines: Grade to established low points and provide valved drains to completely drain the system.
4. Isolation Valves: The water supplies to each group of fixtures shall have an isolating valve in each line serving the riser. Where these valves are not accessible thru removable ceilings or otherwise, provide access doors in the ceiling or chase.
B. INSTALLATION OF PEX PIPING
1. Installation
a) Install Wirsbo AQUAPEX tubing in accordance with the tubing manufacturer's recommendations and as indicated in the installation handbook.
b) Do not install PEX tubing within 6 inche of gas appliance vents or within 12 inches of any recessed light fixtures.
c) Do not solder within 18 inches of PEX tubing in the same waterline. Make sweat connections prior to making PEX connections.
d) Do not expose PEX tubing to direct sunlight for more than 30 days.
e) Ensure no glues, solvents, sealants or chemicals come in contact with the tubing without prior permission from the tubing manufacturer.
f) Use grommets or sleeves at the penetration for PEX tubing passing through metal studs.
g) Protect PEX tubing with sleeves where abrasion may occur.
h) Use strike protectors where PEX tubing penetrates a stud or joist and has the potential for being struck with a screw or nail.
i) Use tubing manufacturer-supplied bend supports where bends are less than six times the outside tubing diameter.
j) Minimum horizontal supports are installed not less than 32 inches between hangers in accordance with model plumbing codes and the installation handbook.
k) PEX riser installations require epoxy-coated riser clamps installed at the base of the ceiling per floor.
l) A mid-story support is required for riser applications.
m) Pressurize Wirsbo AQUAPEX tubing with air in accordance with applicable codes or in the absence of applicable codes to a pressure of 25 psi above normal working pressure of the system.
n) Comply with safety precautions when pressure testing, including use of compressed air, where applicable. Do not use water to pressurize the system if ambient air temperature has the possibility of dropping below 32°F.
2. Through-penetration Firestop
a) Ensure compliance of one- and two-hour rated through penetration assemblies in accordance with ASTM E814.
b) A list of firestop manufacturers that list PEX tubing with their firestop systems is available from the PEX tubing manufacturer.
3. Related Products Installation: Refer to other sections listed in Related Sections paragraph herein for related products installation.
C. FABRICATION OF PIPE JOINTS:
1. Push-On Pipe: The inside of the bell and the outside of the spigot shall be thoroughly cleaned to remove oil, grit, excess coating, and other foreign matter. The circular rubber gasket shall be flexed inward and inserted in the gasket recess of the bell socket.
2. A thin film of gasket lubricant shall be applied to either the inside surface of the gasket or the spigot end of the pipe or both. Gasket lubricant shall be as supplied by the pipe manufacturer and approved by the Architect.
3. The spigot end of the pipe shall be entered into the socket with care used to keep the joint from contacting the ground. The joint shall then be completed by forcing the plain end to the bottom of the socket with a forked tool or jack type tool or other device. Pipe that is not furnished with a depth mark shall be marked before assembly to assure that the spigot end is inserted to the full depth of the joint. Field cut pipe lengths shall be filed or ground to resemble the spigot end of such pipe as manufactured. Complete assembly instructions from the pipe manufacturer shall be followed.
4. Welded Joints: Make all welded joints by the metallic arc process. Use base material conforming to ANSI B31.1 for welded pipe ASTM A106 and ASTM A53. Use filler material conforming to ASTM A233 and in accordance with ANSI B31.1. Machine the ends of the material to be joined or gas cut. Make the cut smooth in order that good fit can be made and a full penetration weld made. Use direct current for welding with the electrode positive. Limit the depth of deposit to 1/8" per pass. Remove all slag or flux remaining on any bead of welding before laying down the next successive bead of welding. Remove any cracks or blow holes that appear on the surface of any bead of welding by chipping or grinding before depositing the next successive bead of welding.
5. Threaded Pipes: Ream and deburr pipe after it is cut and before it is threaded. Stand each pipe on one end and hammer to remove all foreign material. Full cut threads, but not more than 3 pipe threads shall remain exposed when joint is completed. Make up joints with graphite and oil or an approved graphite compound applied to male threads only. Caulking of threaded joints to stop or prevent leaks is prohibited.
6. Solvent Weld Plastic Joints: Solvent welded according to manufacturers instructions.
D. REPAIR OF LEAKS:
1. All leaks in piping systems shall be corrected as follows:
a) Repair leaks in solder or press joints by remaking the joint; no soldering or brazing over existing joints will be permitted.
b) Repair leaks in screwed joints by tightening the joint; remake the joint if the tightening fails to stop the leak.
c) Repair leaks in PVC pipe by remaking the joint.
d) Repair leaks in welded joints by removing the defective weld completely through the base metal and grind smooth. Re-weld, accomplishing 100% penetration of the base metal. The repair weld should in no case be less than 4" in length.
2. When any defect is repaired, retest that section of the system.
E. INSULATION:
1. Any insulation which is not applied in a workmanlike manner will be rejected and replaced. All coverings shall be smooth, flush, dressed to line and tight. Mastic shall be neatly applied and tooled. Architect reserves the right to reject any insulation whose appearance he deems unacceptable.
2. Apply insulation and pipe covering after all work has been tested, found to be tight and accepted as such by the Architect. Thoroughly clean and dry all surface to be covered.
3. Factory-applied vapor-barrier jackets shall be one of the following:
a) An All Service Jacket (ASJ) laminated of flame resistant white kraft paper, glass scrim reinforcement, and kraft paper.
b) Foil Reinforced Kraft (FRK) Jacket laminated of flame resistant 0.001" aluminum foil, glass scrim reinforcement and kraft paper.
4. Insulate valves and fittings with two fiberglass inserts and preformed Manville "Zeston" covers with taped seams.
5. The following describes materials, thicknesses and finishes for insulation and coverings.
6. Domestic Cold Water, Hot Water and Circulating Lines (PEX): 1/2" thick for cold water and 1" thick for hot and recirculating water lines. Insulation shall be flexible elastomeric insulation Closed-cell, sponge- or expanded-rubber materials. Comply with ASTM C534/C534M, Type I for tubular materials equal to Armacell Armaflex. Insulation shall be installed using manufacturer recommended adhesive at all joints and fittings (taping of joints is not acceptable).
F. TESTING:
1. Test all pipes before they are concealed in furrings or chases, insulated, painted, or otherwise covered up or rendered inaccessible. Accomplish testing by sections of lines or systems, as required by conditions during construction. Clean all piping and equipment before testing.
2. Domestic Water Lines Interior: Hydrostatically test for 6 hours at 150 psig. There shall be no leaks whatsoever.
3. Interior Soil, Waste and Vent Lines: Drainage and venting system piping shall be tested with water before the fixtures are installed. Water test shall be applied to the drainage and venting system either in its entirety or in sections. If the entire system is tested, all openings in the pipes shall be tightly closed except the highest opening and the system shall be filled with water to the point of overflow. If the system is tested in sections, each opening except the highest opening of the section under test shall be tightly plugged, and each section shall be filled with water and tested with at least a 10 foot head of water. The water shall be kept in the system, or in the portion under test, for at least 30 minutes before the inspection starts. The system shall then be tight at all joints. Water shall not drop more than 1" in 8 hours.
4. Other Tests: Perform all tests required to demonstrate that each system is operating properly.
G. DISINFECTING:
1. After cleaning, flushing and testing, the Contractor shall furnish all labor, equipment and materials necessary for the disinfection of all domestic pipe lines which shall be disinfected by the application of a chlorinating agent. The chlorinating agent may be a liquid chlorine, liquid chlorine gas water mixture, or a calcium hypochlorite solution, which shall be fed into the lines through a suitable solution feed device.
2. The chlorinating agent shall be applied at or near the point from which the line is being filled and through a corporation stop or other approved connection inserted in the horizontal axis of the newly laid pipe. The water being used to fill the line shall be controlled to flow into the section to be disinfected very slowly.
3. The chlorine dose applied to the water entering the lines shall be at least 40 to 60 parts per million. The treated water shall be retained in the pipe lines for a period of not less than 24 hours. At the end of the 24 hour retention period the chlorine residual shall be at least 20 ppm. All treated water shall be thoroughly flushed from the lines until the replacement water in the lines has a chlorine residual of not more than 0.2 parts per million.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE SPECIFICATION	FIXTURE CONNECTIONS (RUNOUT LINE SIZES)			
		DCW	DHW	SAN	VENT
WATER CLOSETS					
WC1	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	____	3"	2"
LAVATORIES					
L1	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	1/2"	2"	2"
SINKS					
S1	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	1/2"	2"	2"
SHOWERS					
SH1	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	1/2"	2"	2"
SH2	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	1/2"	2"	2"
BATH TUBS					
BT1	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	1/2"	2"	2"
BT2	Fixture selected by Owner/ Architect. Provide with all required plumbing accessories for complete fixture package.	1/2"	1/2"	2"	2"
SPECIALTIES					
HB1	Fixture: Woodford Model 17, freezeless wall hydrant.	3/4"	___	___	___
RB1	Fixture: Guy Gray plastic ice maker box with quarter turn valves.	1/2"	___	___	___
WB1	Fixture: Guy Gray plastic washer box with quarter turn valves.	1/2"	1/2"	2"	2"
FD1	Fixture: Floor Sink shall be 12" square X 6" deep PVC floor sink, internal PVC dome bottom strainer, and 1/2 NB frame and grate equal to Mifab FS720-30-89-150-1.	___	___	3"	2"
HD1	Fixture: Shop or field fabricate PVC piping as specified to match connected waste piping. Include P-trap, riser section; and where required, increaser fitting. Provide all hub drains with trap seal equal to ProSet Trap Guard and install according to manufacturer's instructions.	___	___	3"	2"
AAV	Fixture: Automatic air valves using valves equal to Studor Maxi-Vent and Mini-Vent valves installed according to manufacturers installation requirements. Provide vent line to above and accessible ceiling and install valves above accessible ceiling.	LINE SIZE			
CLEANOUTS CO, WCO, DCO	Floor cleanouts in finished floors shall be equal to Josam 55000-1 with medium-duty scoriated secured round satin Nikaloy Cover.	LINE SIZE UP TO 4"			
	Floor cleanouts in floors with thin flooring shall be equal to Josam 55000-1-13 with recessed top for flooring.				
	Floor cleanouts in tiled floors shall be equal to Josam 55000-1-SQ with scoriated secured square satin Nikaloy Cover.				
	Floor cleanouts in carpeted floors shall be equal to Josam 55000-14 with scoriated secured round cover and carpet cleanout marker.				
	Floor cleanouts in unfinished areas shall be equal to Josam 55000-1-SD with special duty scoriated secured round laminated satin Nikaloy Cover.				
	Exterior cleanouts subject to heavy wheel traffic shall be equal to Josam 58680-CO Cast Iron Access Frame with anchor flanges and heavy-duty scoriated secured cover.				
	Wall cleanouts shall be concealed behind Stainless Steel access cover with screw equal to Josam 58600.				



7-18-2024

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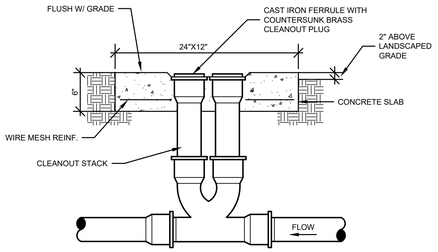
REVISION

#	Revision Date	Revision Description

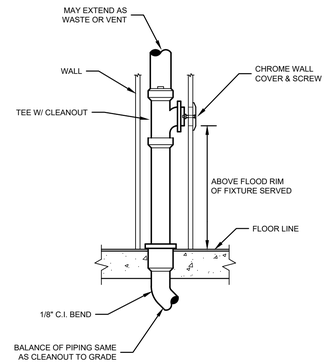
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024
Scale: As indicated

PLUMBING - SCHEDULES & SPECIFICATIONS



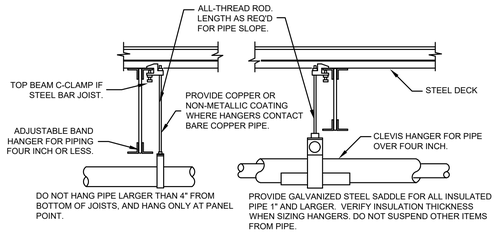
TYPICAL TWO WAY CLEANOUT
NO SCALE



WALL CLEANOUT DETAIL
NO SCALE

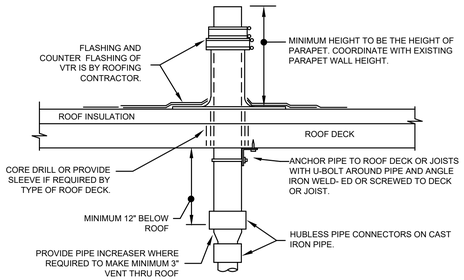
PLUMBING LEGEND

SYMBOL	DESCRIPTION
	SANITARY SOIL LINE (SS)
	SANITARY VENT LINE (V)
	COLD WATER LINE (CW)
	HOT WATER LINE (HW)
	HOT WATER RETURN LINE (HC)
SS	SANITARY SEWER
V	SANITARY VENT
CW	DOMESTIC COLD WATER
HW	DOMESTIC HOT WATER
HC	DOMESTIC HOT WATER CIRCULATING
G	NATURAL GAS
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
BFC	BELOW FINISHED CEILING
WH	WATER HEATER
HWCP	HOT WATER CIRCULATING PUMP
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
VTR	VENT THROUGH ROOF
WCO	WALL CLEANOUT
CO	CLEANOUT
DCO	DOUBLE CLEANOUT
	BALL VALVE
	ELBOW TURNED DOWN
	ELBOW TURNED UP
	FLOW IN DIRECTION OF ARROW
HB	WALL HYDRANT / HOSE BIBB
FD	FLOOR DRAIN
FS	FLOOR SINK
	UNION
	VALVE IN BOX
	CHECK VALVE
	GAS VALVE
	BALANCING VALVE
	STRAINER
M	METER
	CONNECT TO EXISTING

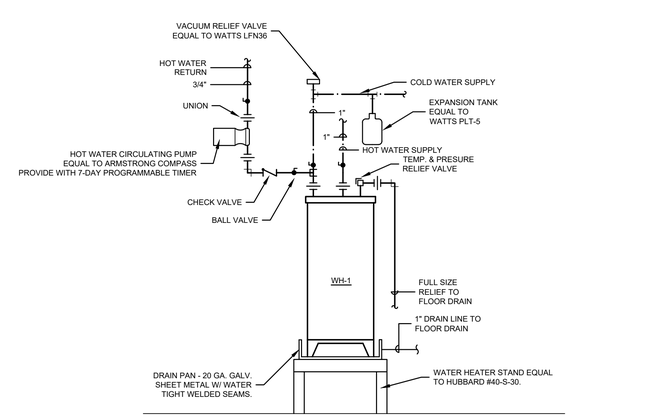


COMMENTS:
1. PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. SLOPE ALL WATER PIPING SLIGHTLY TOWARD DRAINABLE LOCATIONS. HANGER SPACING FOR PIPE SIZE: COPPER: 2"=9' 1½"=8' 1¼"=7' 1"=6' ¾"=6' ½"=5'. CAST IRON: 10' AND ONE NEAR ALL JOINTS. STEEL: 3"=12' 2½"=11' 2"=10' 1 ¼"=9' 1"=7' ¾"=6' ½"=5'. LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS AND TEES OF PIPE. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS TO TAKE LOAD OFF OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. DO NOT SUSPEND PIPE FROM JOIST BRACING MEMBERS. REFER TO CODES AND SPECIFICATIONS FOR FURTHER INFORMATION.

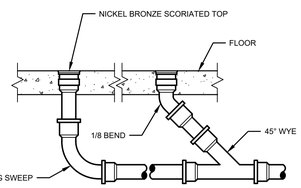
PIPE HANGER DETAIL
NO SCALE



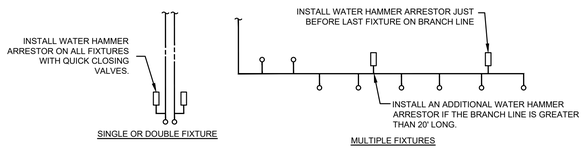
VENT THRU ROOF (VTR) DETAIL
NO SCALE



ELECTRIC WATER HEATING PIPING DETAIL
NO SCALE



INTERIOR CLEANOUT DETAIL
NO SCALE

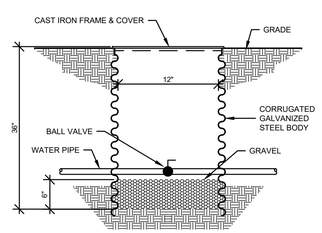


PDI SIZE	PIPE SIZE	FIXTURE UNIT LOAD
A	1/2"	1-11
B	3/4"	12-32
C	1"	33-60
D	1-1/4"	61-113
E	1-1/2"	114-154
F	2"	154-330

WATER SUPPLY FIXTURE UNIT (WSFU)		
FIXTURE	COLD	HOT
VALVE WATER CLOSET	5	--
URINAL	4	--
LAVATORY/SINK	1.5	1.5
JANITOR'S SINK	3	3

COMMENTS:
1. WATER HAMMER ARRESTERS SHALL BE HAVE PISTON AND 0-RING CONSTRUCTION WITH PDI #WH-201, ASSE # 1010 AND ANSI # A112.26.1M CERTIFICATION. INSTALL IN HORIZONTAL OR VERTICAL POSITION, BUT NEVER UPSIDE DOWN. SIZE THE UNITS AS SHOWN PER THE TABLES SHOWN ABOVE.

WATER HAMMER ARRESTER DETAIL
NO SCALE



VALVE BOX DETAIL
NO SCALE

WATER HEATER SCHEDULE

MARK	TANK CAP.	FUEL	INPUT	RECOVERY GPH	ELECTRICAL DATA	EXAMPLE
WH-1	55 GAL.	ELEC.	11 KW	50.2 GPH	240 V, 1Ø, 60 HZ	A.O. SMITH ENT-55

NOTES:
1. 2 x 5.5KW HEATING ELEMENTS, SIMULTANEOUS OPERATION FOR COMBINED 11KW INPUT.
2. RECOVERY BASED ON 90 DEGREE TEMPERATURE RISE.



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MARINA VILLAGE

REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

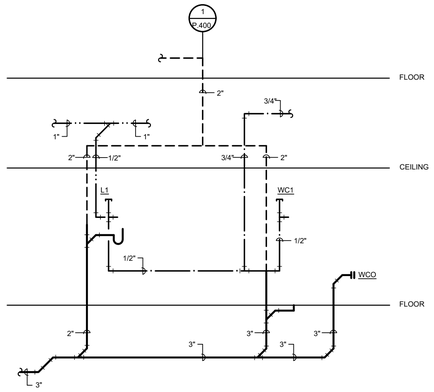
Project number 2023-019
Date 7.18.2024

PLUMBING - DETAILS

Scale: As indicated

P.300

PLUMBING RISER DIAGRAMS



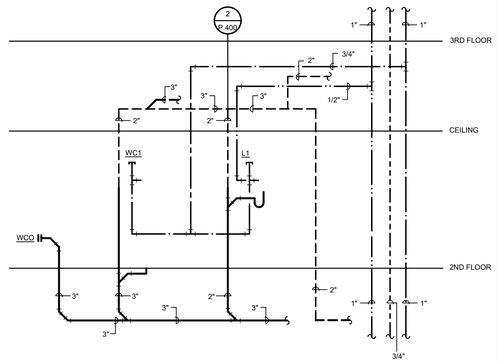
RISER DIAGRAM GENERAL NOTES

A. MOUNTING HEIGHT OF ALL PLUMBING FIXTURES SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

B. REFER TO PLUMBING FIXTURE CONNECTION SCHEDULE FOR RUNOUT LINE SIZES TO INDIVIDUAL FIXTURES WHERE LINE SIZES ARE NOT INDICATED ON FLOOR PLAN.

C. PROVIDE POINT-OF-USE MIXING VALVE BELOW ALL LAVATORIES AND HAND SINKS AND SET TO PROVIDE MAXIMUM OF 100°F WATER TO HOT WATER SIDE OF ALL FAUCETS. VERIFY MOUNTING LOCATION OF MIXING VALVE WITH OWNER AND WITH ADA CLEARANCE. MIXING VALVE SHALL BE EQUAL TO BRADLEY S59.

PLUMBING RISER DIAGRAMS



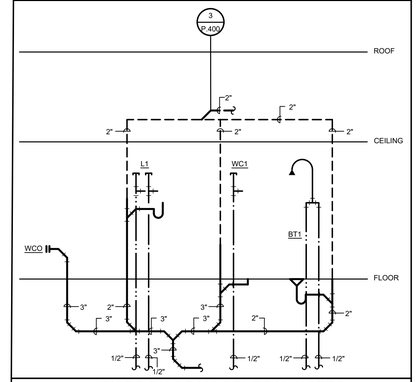
RISER DIAGRAM GENERAL NOTES

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PLUMBING RISER DIAGRAMS



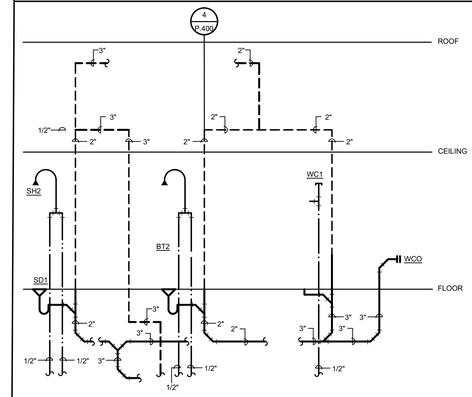
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PLUMBING RISER DIAGRAMS



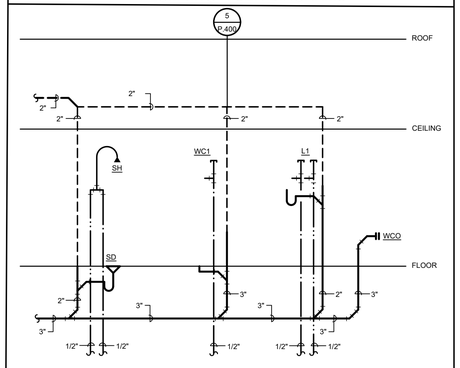
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PLUMBING RISER DIAGRAMS



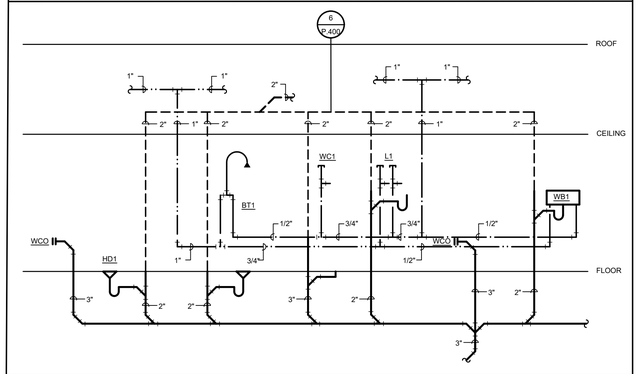
RISER DIAGRAM GENERAL NOTES

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PLUMBING RISER DIAGRAMS



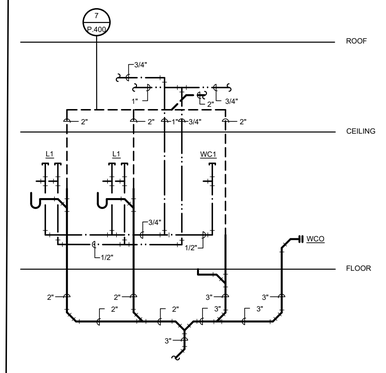
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PLUMBING RISER DIAGRAMS



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7-18-2024

FINCHER ENGINEERING, LLC TX
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5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109

FINCHER ENGINEERING, LLC

WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

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MARINA VILLAGE

REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

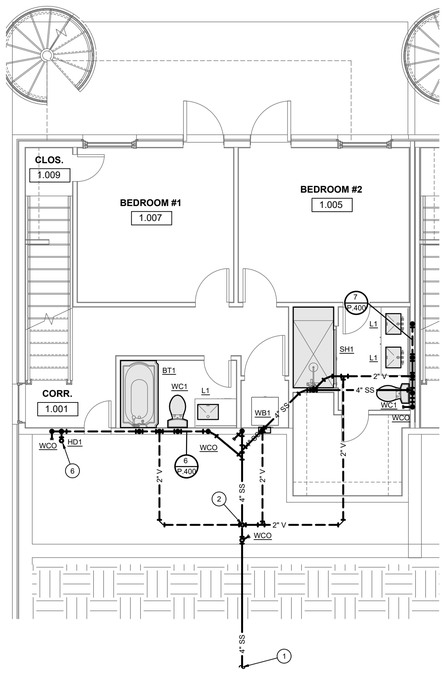
Project number 2023-019

Date 7.18.2024

PLUMBING - RISER DIAGRAMS

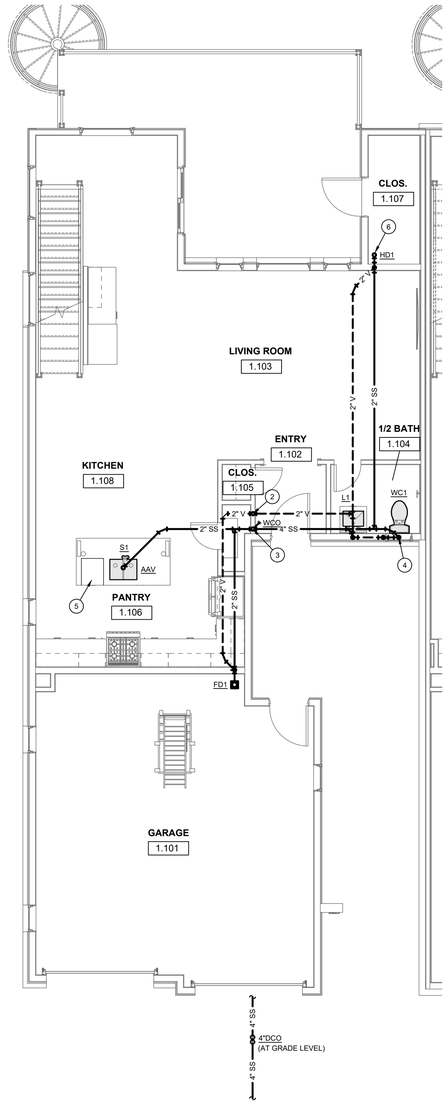
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P.400



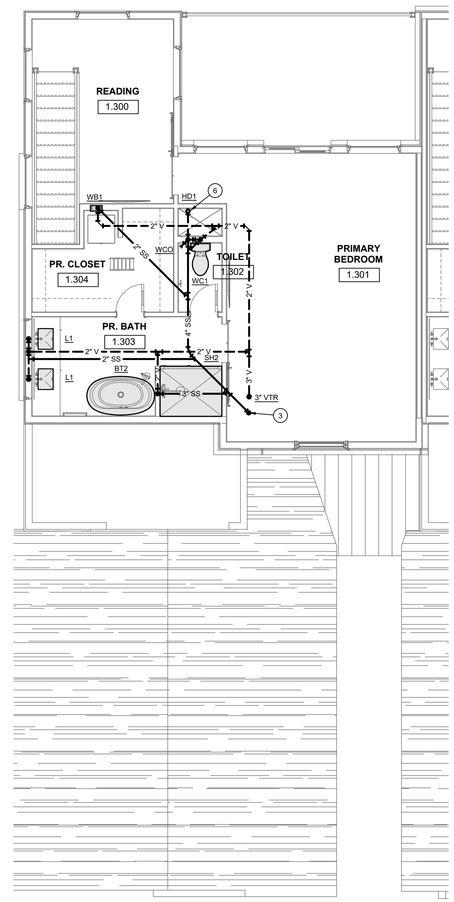
LEVEL 0 - LOWER LEVEL
1 TYPICAL FLOOR PLAN
PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING A



LEVEL 1 - ENTRY / GARAGE
2 TYPICAL FLOOR PLAN
PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING A



LEVEL 2 - UPPER LEVEL
3 TYPICAL FLOOR PLAN
PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING A

GENERAL NOTES

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E. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL VTR's WITH CONDITIONS AT JOBSITE. NO VTR SHALL BE INSTALLED WITH IN 10' OF ANY OUTSIDE AIR INTAKES.

KEYED NOTES

1. REFER TO CIVIL PLANS FOR CONTINUATION OF NEW 4" SEWER LINE ON SITE.
2. TURN 3" V UP TO SERVE LEVEL ABOVE
3. TURN 4" SS DOWN TO LEVEL BELOW
4. JOG 2" V IN WALL TO CLEAR WINDOW
5. UNDERCOUNTER DOMESTIC DISHWASHER. EXTEND DRAIN LINE FROM SINK TO CONNECT TO DISHWASHER AS DIRECTED BY MANUFACTURER.
6. HUB DRAIN IN ACCESSIBLE LOCATION FOR AIR HANDLING UNIT. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR.

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
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MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG. A

Scale: As indicated

PA.100

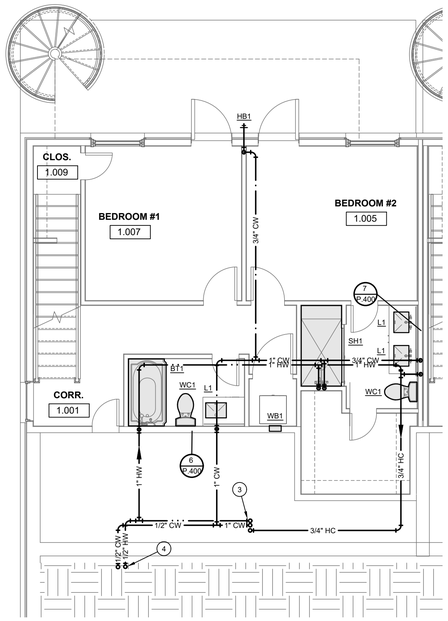


7-18-2024

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FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109

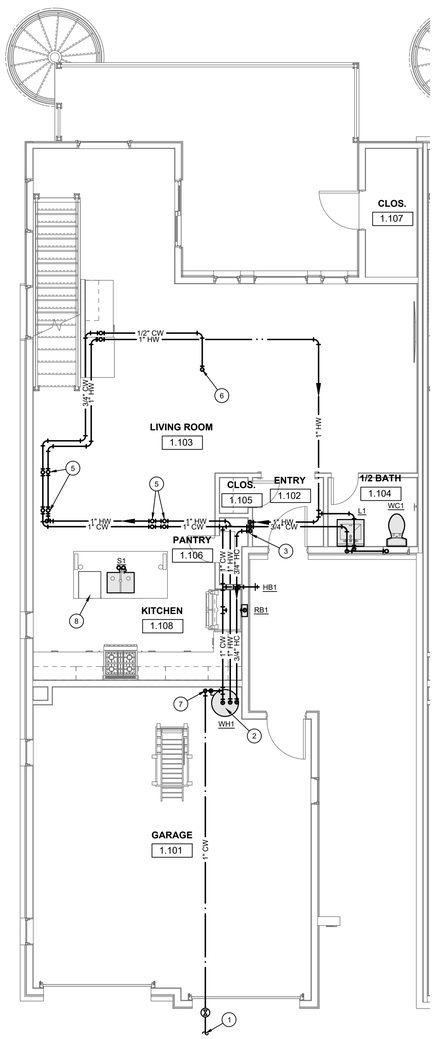
FINCHER ENGINEERING, LLC

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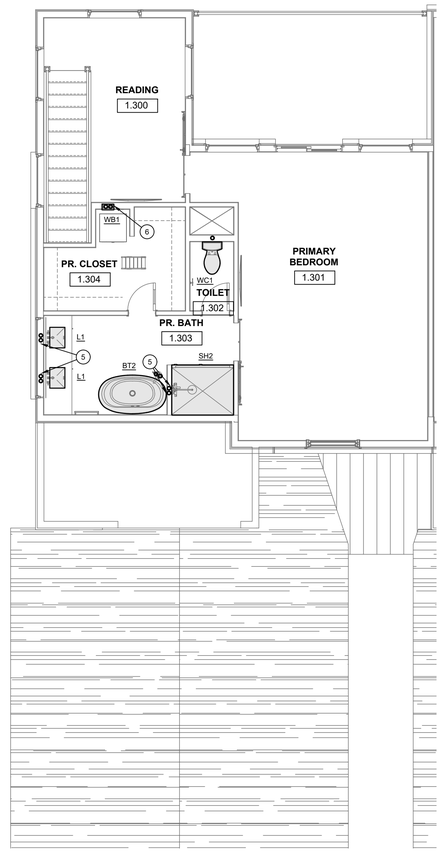
1 LEVEL 0 - LOWER LEVEL TYPICAL FLOOR PLAN PLUMBING - DOMESTIC WATER

3/16" = 1'-0" BUILDING A



2 LEVEL 1 - ENTRY / GARAGE TYPICAL FLOOR PLAN PLUMBING - DOMESTIC WATER

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3 LEVEL 2 - UPPER LEVEL TYPICAL FLOOR PLAN PLUMBING - DOMESTIC WATER

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KEYED NOTES

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2. TURN 1" CW, 1" HW AND 3/4" HC LINES DOWN TO SERVE WATER HEATER, REFER TO DETAIL.
3. TURN 1" CW, 1" HW AND 3/4" HC LINES IN WALL FROM LEVEL 1 TO LEVEL 0.
4. TURN 3/4" HW AND 1/2" CW UP TO SERVE KITCHEN ISLAND ON LEVEL ABOVE.
5. TURN 1/2" HW AND 1/2" CW UP TO SERVE FIXTURES ON LEVEL 2.
6. TURN 1/2" CW UP TO SERVE FIXTURES ON LEVEL 2.
7. TURN 1" CW UP FROM BELOW SLAB, AND PROVIDE MAIN WATER SHUT VALVE IN ACCESSIBLE LOCATION AT 48" A.F.F. WITH LABEL.
8. UNDERCOUNTER DOMESTIC DISHWASHER. EXTEND HOT WATER LINE FROM SINK TO CONNECT TO DISHWASHER AS DIRECTED BY MANUFACTURER. PROVIDE BALL VALVE IN ACCESSIBLE LOCATION.

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
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MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7.18.2024

TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG. A

Scale: As indicated

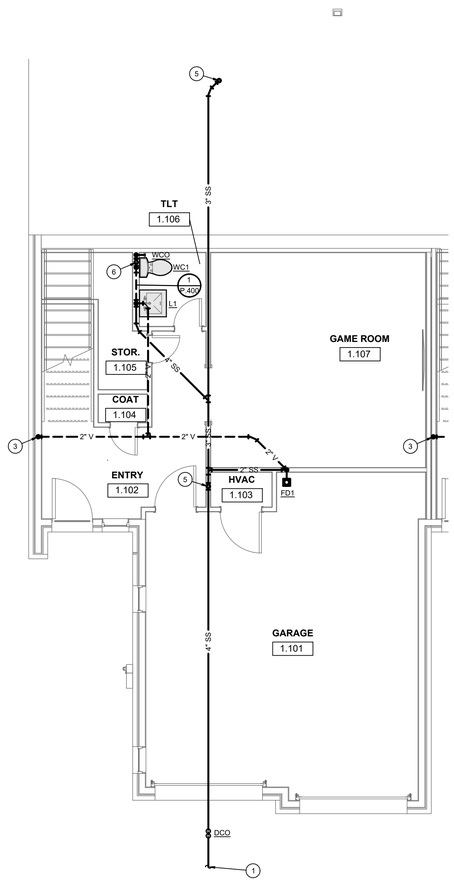
PA.101

STATE OF TEXAS
JUSTIN M. FINCHER
98476
LICENSED
PROFESSIONAL ENGINEER
7-18-2024

FINCHER ENGINEERING, LLC

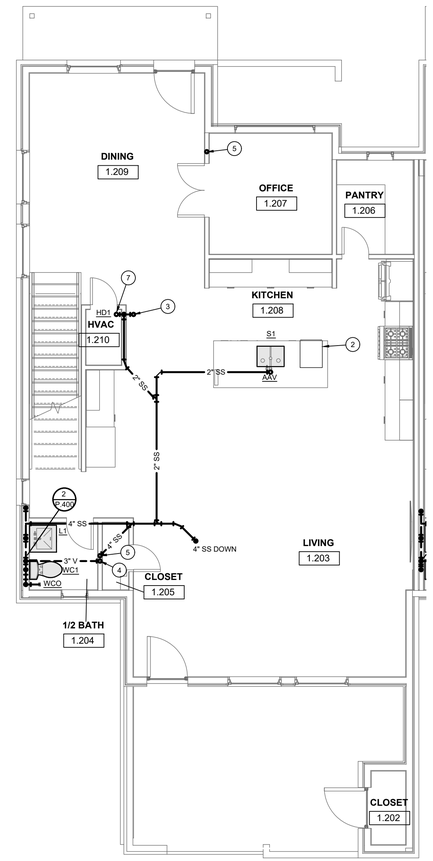
FINCHER ENGINEERING, LLC TX
FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109

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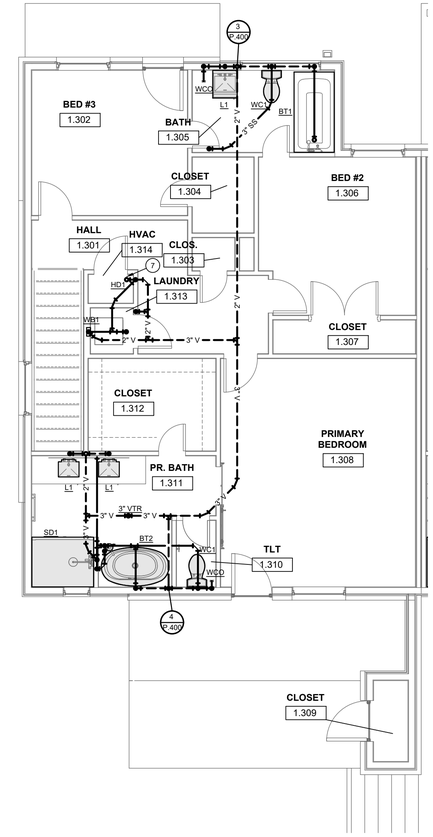
LEVEL 1 - ENTRY / GARAGE - 1 TYPICAL FLOOR PLAN - PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING B



LEVEL 2 - LIVING 2 TYPICAL FLOOR PLAN PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING B



LEVEL 3 - BEDROOMS 3 TYPICAL FLOOR PLAN PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING B

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4. TURN 3" V UP TO SERVE LEVEL ABOVE
5. TURN 3" SS UP TO SERVE LEVEL ABOVE
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TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG. B

Scale: As indicated

PB.100

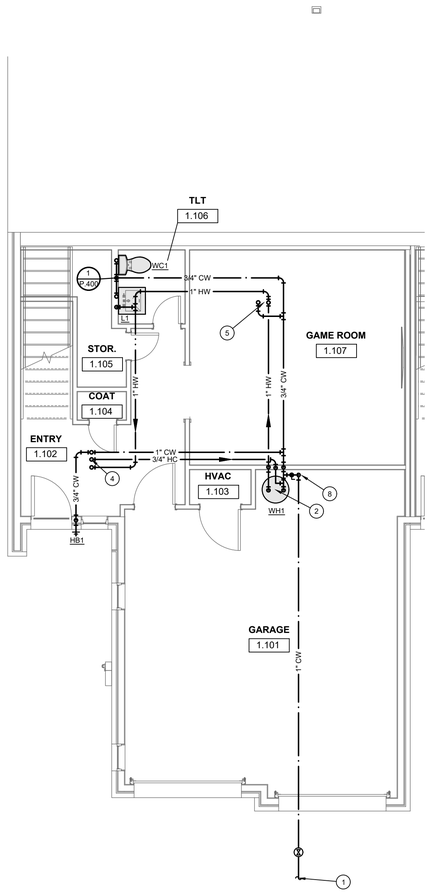
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7-18-2024

FINCHER ENGINEERING, LLC

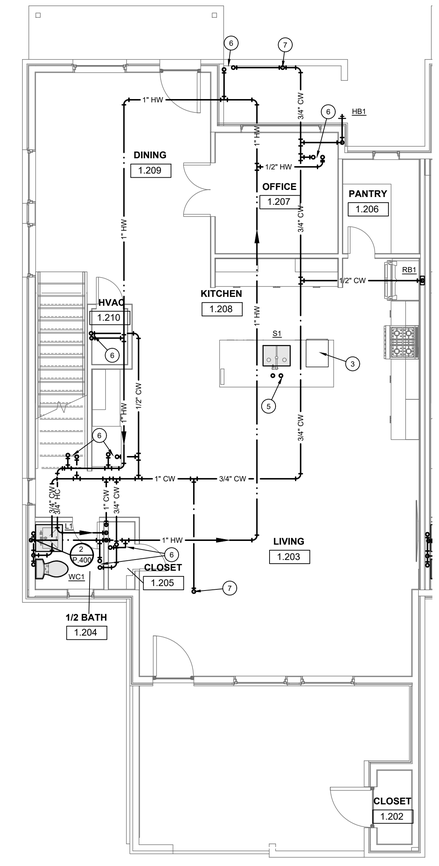
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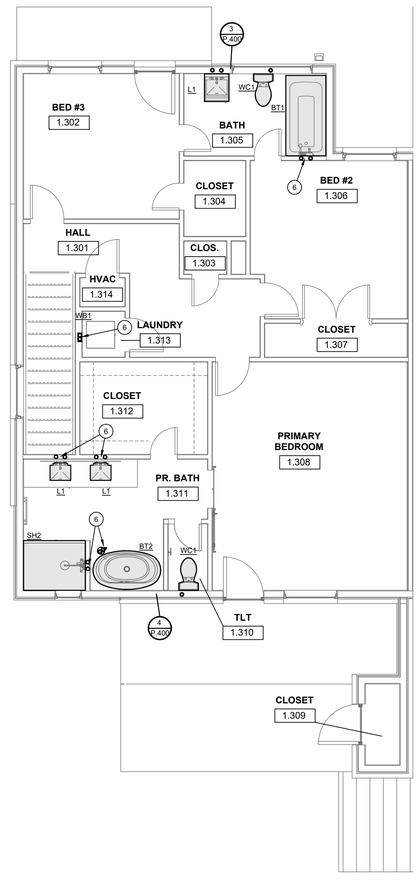
1 LEVEL 1 - ENTRY / GARAGE - TYPICAL FLOOR PLAN PLUMBING - DOMESTIC WATER

3/16" = 1'-0" BUILDING B



2 LEVEL 2 - LIVING TYPICAL FLOOR PLAN PLUMBING - DOMESTIC WATER

3/16" = 1'-0" BUILDING B



3 LEVEL 3 - BEDROOMS TYPICAL FLOOR PLAN PLUMBING - DOMESTIC WATER

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4. TURN 1" CW, 1" HW AND 3/4" HC LINE UP IN WALL TO FIXTURE TO LEVEL 3.
5. TURN 3/4" HW AND 1/2" CW UP TO SERVE KITCHEN ISLAND ON LEVEL 2.
6. TURN 1/2" HW AND 1/2" CW UP TO SERVE FIXTURE ON LEVEL 3.
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8. TURN 1" CW UP FROM BELOW SLAB, AND PROVIDE MAIN WATER SHUT VALVE IN ACCESSIBLE LOCATION AT 48" A.F.F. WITH LABEL

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7.18.2024

TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG. B

Scale: As indicated

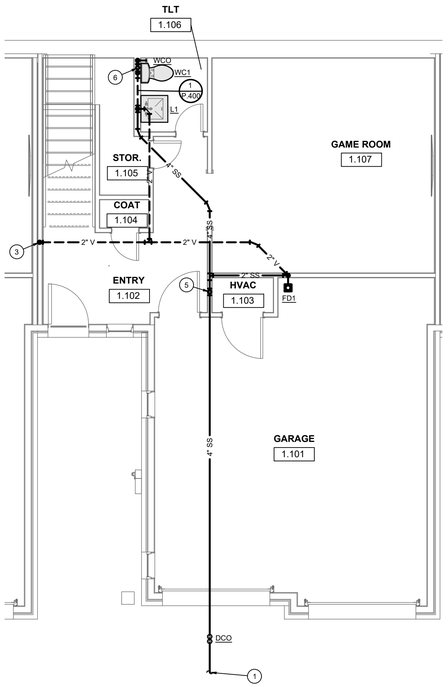
PB.101

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
7-18-2024

FINCHER ENGINEERING, LLC

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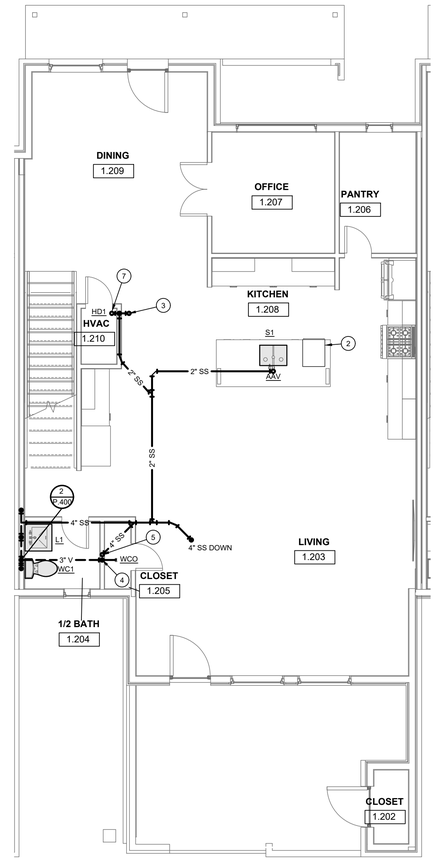
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LEVEL 1 - ENTRY / GARAGE - 1 TYPICAL FLOOR PLAN PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING B

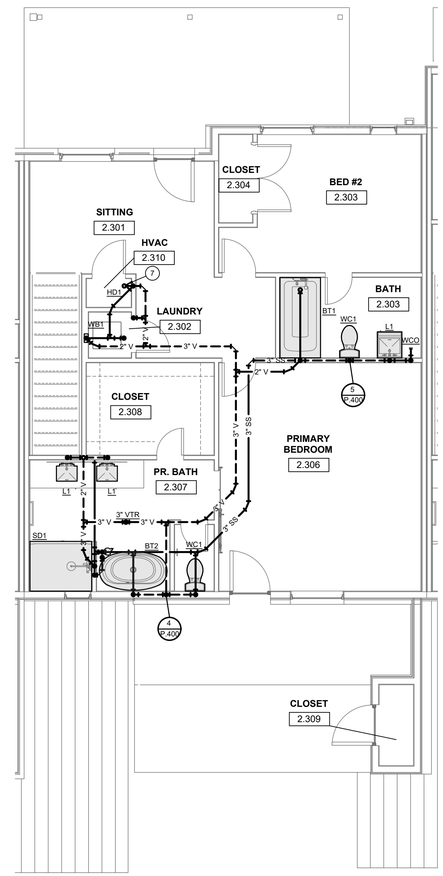
NOTE: THIS LAYOUT ONLY APPLIES TO UNITS WITH 2 BEDROOMS ON LEVEL 3.



LEVEL 2 - LIVING 2 TYPICAL FLOOR PLAN PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO UNITS WITH 2 BEDROOMS ON LEVEL 3.



LEVEL 3 - BEDROOMS 3 TYPICAL FLOOR PLAN PLUMBING - SEWER AND VENT

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO UNITS WITH 2 BEDROOMS ON LEVEL 3.

GENERAL NOTES

A. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.

B. MOUNTING HEIGHT OF ALL PLUMBING FIXTURES SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

C. REFER TO PLUMBING FIXTURE SCHEDULE FOR RUNOUT LINE SIZES TO INDIVIDUAL FIXTURES WHERE LINE SIZES ARE NOT INDICATED ON FLOOR PLAN.

D. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATION OF PLUMBING CONNECTIONS.

E. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS OF ALL VTR's WITH CONDITIONS AT JOBSITE. NO VTR SHALL BE INSTALLED WITH IN 10' OF ANY OUTSIDE AIR INTAKES.

KEYED NOTES

1. REFER TO CIVIL PLANS FOR CONTINUATION OF NEW 4" SEWER LINE ON SITE.
2. UNDERCOUNTER DOMESTIC DISHWASHER. EXTEND DRAIN LINE FROM SINK TO CONNECT TO DISHWASHER AS DIRECTED BY MANUFACTURER.
3. TURN 2" V UP TO SERVE LEVEL ABOVE
4. TURN 3" V UP TO SERVE LEVEL ABOVE
5. TURN 4" SS UP TO SERVE LEVEL ABOVE
6. TURN 2" SS UP TO SERVE LEVEL ABOVE
7. HUB DRAIN IN ACCESSIBLE LOCATION FOR AIR HANDLING UNIT. COORDINATE EXACT LOCATION WITH MECHANICAL CONTRACTOR

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

TYPICAL FLOOR PLANS - PLUMBING SEWER - BLDG. B

Scale: As indicated

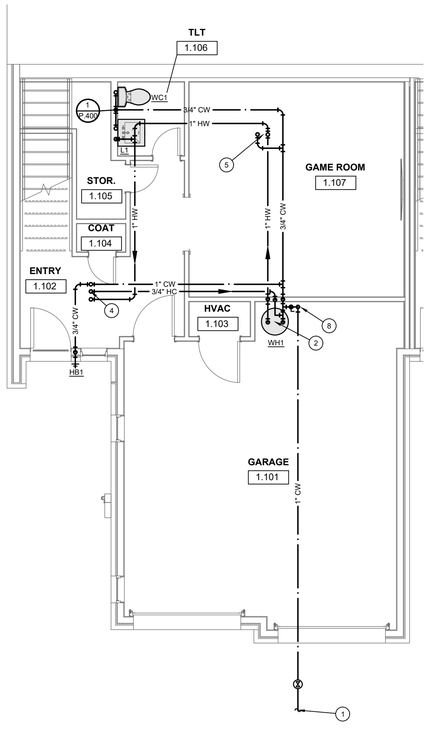
PB.102

STATE OF TEXAS
JUSTIN M. FINCHER
98476
LICENSED PROFESSIONAL ENGINEER
7-18-2024

FINCHER ENGINEERING, LLC

FINCHER ENGINEERING, LLC TX
FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109

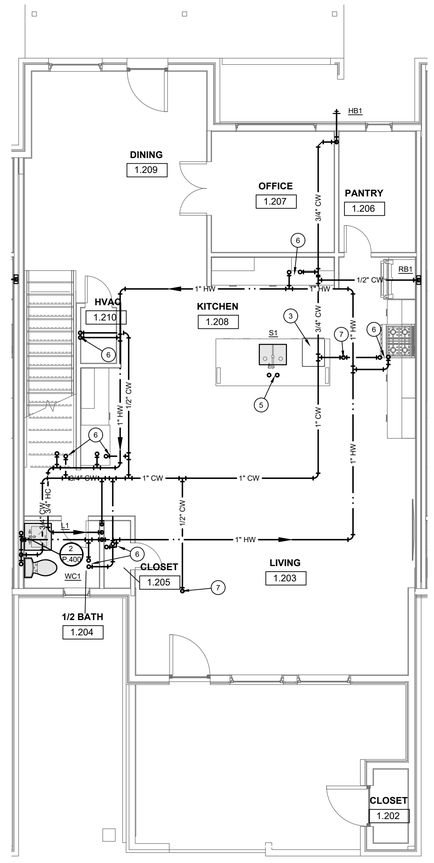
WWW.FINCHERENG.COM



LEVEL 1 - ENTRY / GARAGE
1 TYPICAL FLOOR PLAN
PLUMBING - DOMESTIC WATER

3/16" = 1'-0" BUILDING B

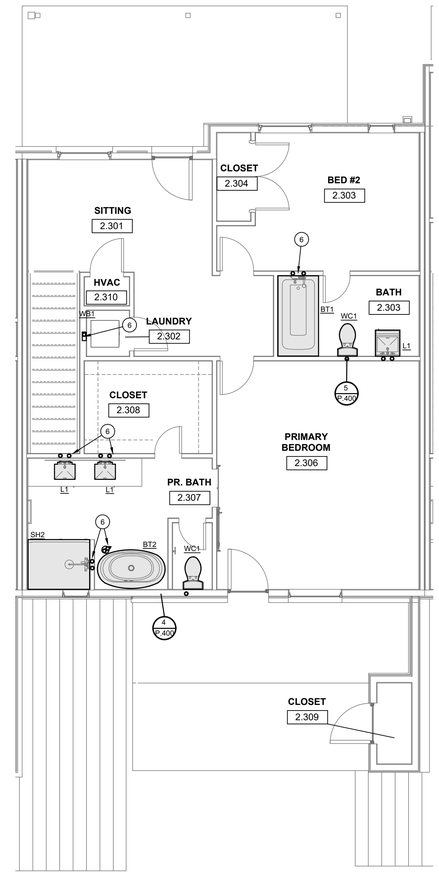
NOTE: THIS LAYOUT ONLY APPLIES TO
UNITS WITH 2 BEDROOMS ON LEVEL 3.



LEVEL 2 - LIVING
2 TYPICAL FLOOR PLAN
PLUMBING - DOMESTIC WATER

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO
UNITS WITH 2 BEDROOMS ON LEVEL 3.



LEVEL 3 - BEDROOMS
3 2 BEDROOM FLOOR PLAN
PLUMBING - DOMESTIC WATER

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO
UNITS WITH 2 BEDROOMS ON LEVEL 3.

GENERAL NOTES

A. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE CODES AND AUTHORITIES HAVING JURISDICTION.

B. MOUNTING HEIGHT OF ALL PLUMBING FIXTURES SHALL BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.

C. REFER TO PLUMBING FIXTURE SCHEDULE FOR RUNOUT LINE SIZES TO INDIVIDUAL FIXTURES WHERE LINE SIZES ARE NOT INDICATED ON FLOOR PLAN.

D. REFER TO EQUIPMENT SCHEDULE AND EQUIPMENT SPECIFICATIONS FOR EXACT LOCATION OF PLUMBING CONNECTIONS.

E. ALL PIPING TO BE CONCEALED IN CEILINGS, CHASES, AND FURRED SPACES.

KEYED NOTES

1. REFER TO CIVIL PLANS FOR CONTINUATION OF 1" WATER LINE ON SITE.
2. TURN 1" CW, 1" HW AND 3/4" HC LINES DOWN TO SERVE WATER HEATER, REFER TO DETAIL.
3. UNDERCOUNTER DOMESTIC DISHWASHER. EXTEND HOT WATER LINE FROM SINK TO CONNECT TO DISHWASHER AS DIRECTED BY MANUFACTURER. PROVIDE BALL VALVE IN ACCESSIBLE LOCATION.
4. TURN 1" CW, 1" HW AND 3/4" HC LINE UP IN WALL TO SERVE LEVEL ABOVE.
5. TURN 3/4" HW AND 1/2" CW UP TO SERVE KITCHEN ISLAND ON LEVEL ABOVE
6. TURN 1/2" HW AND 1/2" CW UP TO SERVE LEVEL ABOVE
7. TURN 1/2" CW UP TO SERVE LEVEL ABOVE
8. TURN 1" CW UP FROM BELOW SLAB, AND PROVIDE MAIN WATER SHUT VALVE IN ACCESSIBLE LOCATION AT 48" A.F.F. WITH LABEL

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

CRADDOCK ARCHITECTURE
P.O. BOX #188 Rockwall, TX 75087 214-952-0527

MARINA VILLAGE

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REVISION

#	Revision Date	Revision Description

JUSTIN M. FINCHER
98476
LICENSED PROFESSIONAL ENGINEER
7-18-2024

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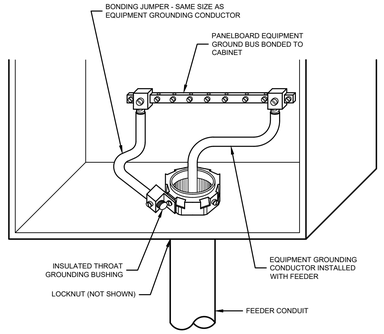
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

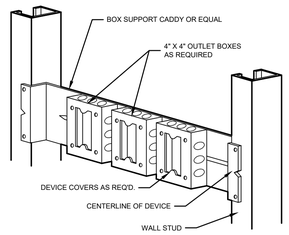
TYPICAL FLOOR PLANS - PLUMBING - WATER - BLDG. B

Scale: As indicated

PB.103

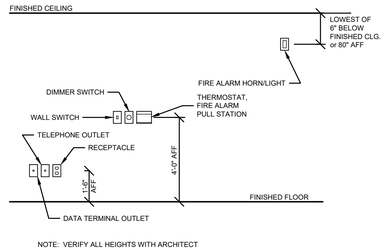


PANELBOARD BONDING DETAIL
NO SCALE



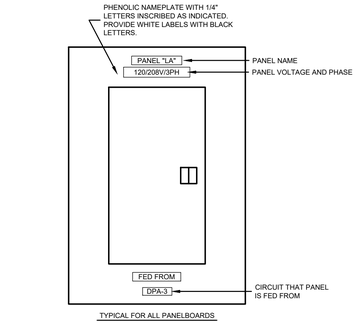
NOTE: TYPICAL FOR ALL OUTLET BOXES

MULTIPLE OUTLET BOX DETAIL
NO SCALE

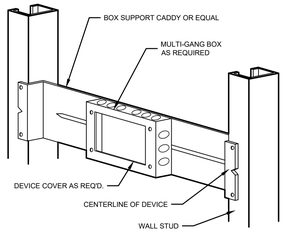


NOTE: VERIFY ALL HEIGHTS WITH ARCHITECT

WIRING DEVICE MOUNTING HEIGHTS - TYPICAL
NO SCALE

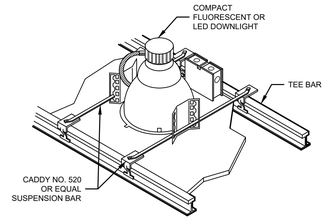


PANEL IDENTIFICATION DETAIL
NO SCALE

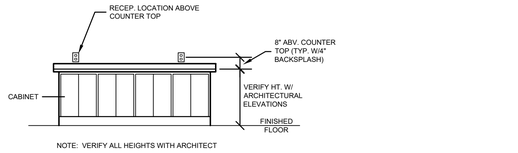


NOTE: TYPICAL FOR ALL OUTLET BOXES

MULTI-GANG OUTLET BOX DETAIL
NO SCALE

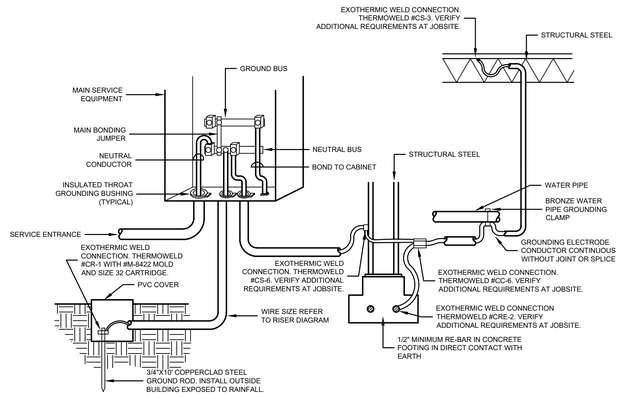


DOWNLIGHT DETAIL
NO SCALE



NOTE: VERIFY ALL HEIGHTS WITH ARCHITECT

WIRING DEVICE MOUNTING HEIGHT
NO SCALE



NOTE: INSTALL GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH THE NEC ARTICLE 250. BONDING JUMPERS SHALL BE THE SAME SIZE AS THE GROUNDING CONDUCTORS.

SERVICE GROUNDING DETAIL
NO SCALE



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ARCHITECT: PHILLIP CRADDOCK

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MARINA VILLAGE

REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

ELECTRICAL - DETAILS

Scale: As indicated

E.200

TYPICAL PANEL "A1"

MOUNTING RECESSED — **MAINS** 125A **MLO**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 125 **AMPS.**
MINIMUM AIC. 10,000 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES		CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
CU-A1	3048		40	1			2	60	2,100		PANEL A2
		3048		3			4			4,100	
AHU-A1,A2,A3	403		15	5			6	60	5500		WH-1
		403		7			8			5500	
RANGE	3600		40	9	1,2	3	10	20	1170		LIGHTS
		3600		11		3	12	20		1200	EXT RECEPT
DRYER	2400		30	13	1,2	3	14	20	800		RECEPTACLE
		2400		15		3	16	20		800	RECEPTACLE
DRYER	2400		30	17	1,2	3	18	20	200		RECEPTACLE
		2400		19		3	20	20		200	RECEPTACLE
WASHER	1000		20	21	1,3	3	22	20	800		RECEPTACLE
WASHER		1000	20	23	1,3	3	24	20		1000	RECEPTACLE
RECEPTACLE	1000		20	25	3	3	26	20	200		RECEPTACLE
RECEPTACLE		200	20	27	3	3	28	20		200	RECEPTACLE
RECEPTACLE	1000		20	29	3	3	30	20	1200		RECEPTACLE
RECEPTACLE		800	20	31	3	3	32	20		200	EF-1,1,2
SPARE			20	33	3	3	34	20	1500		CH-1
SPARE			20	35	3	3	36	20			SPARE
SPACE			20	37			38	20			SPACE
SPACE			20	39			40	20			SPACE

CONNECTED LOAD: 55,372 — **DEMAND LOAD**
PHASE A: 28,321 **AMPS** 236 — **PHASE A:** 12,744 **AMPS** 106
PHASE B: 27,051 **AMPS** 225 — **PHASE B:** 12,173 **AMPS** 101

NOTES:
1. PROVIDE CIRCUIT BREAKER WITH GFCI OPTION.
2. COORDINATE EXACT CONNECTION REQUIREMENTS WITH MANUFACTURER.
3. ALL 15A/1P AND 20A/1P CIRCUIT BREAKERS AND WIRING DEVICES SHALL BE AFCI RATED IN ACCORDANCE WITH NEC.

TYPICAL PANEL "A2"

MOUNTING RECESSED — **MAINS** 100A **MLO**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 100 **AMPS.**
MINIMUM AIC. 10,000 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES		CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
DISPOSER	500		20	1	1	1	2	20	400		RECEPTACLE
MICROWAVE		1000	20	3	1	1	4	20		1000	REFRIGERATOR
HOOD LTS/CTS	200		20	5	1	1	6	20	200		RECEPTACLE
RECEPTACLE		200	20	7	1	1	8	20		200	RECEPTACLE
RECEPTACLE	200		20	9	1	1	10	20	200		RECEPTACLE
RECEPTACLE		200	20	11	1	1	12	20		1000	RECEPTACLE
SMOKE DET	200		20	13	1	1	14	20	200		EXT LIGHTS
DISHWASHER		500	20	15	1	1	16	20			SPARE
SPARE			20	17	1	1	18	20			SPARE
SPACE			20	19			20	20			SPACE
SPACE			20	21			22	20			SPACE
SPACE			20	23			24	20			SPACE

CONNECTED LOAD: 6,200
PHASE A: 2,100 **AMPS** 18
PHASE B: 4,100 **AMPS** 34

NOTES:
1. ALL 15A/1P AND 20A/1P CIRCUIT BREAKERS AND WIRING DEVICES SHALL BE AFCI RATED IN ACCORDANCE WITH NEC.

TYPICAL GANGABLE METER BUILDING A4

MOUNTING SURFACE — **MAINS** 600A **MCB**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 600 **AMPS.**
NEMA 3R — **MINIMUM AIC.** 19,259 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES		CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
TYPICAL PANEL A1	28,321		125	1			2	125	28,321		TYPICAL PANEL A1
		27,051		3			4			27,051	
TYPICAL PANEL A1	28,321		125	5			6	125	28,321		TYPICAL PANEL A1
		27,051		7			8			27,051	
SPACE			125	9			10	125			SPACE
				11			12				

CONNECTED LOAD: 221,488 — **DEMAND LOAD**
PHASE A: 113,284 **AMPS** 944 — **PHASE A** 50978 **AMPS** 425
PHASE B: 108,204 **AMPS** 902 — **PHASE B** 48692 **AMPS** 406

NOTES:

Fault Current

Project Name: Marina Village Typical Building A4
Project Number:
Designed By:
Item Name:
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = TA Primary Infinite
SCA Available = Infinite
Length Units = Feet
Motor Load = None
Motor SCA = None
Motor SCA Treatment = Motor SCA Not Included
System Voltage = 240
System Phase = 1 Phase

Transformers

Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L	SCA,L-N
TA Utility	1-PH	100	12470	240	1.4	29,762	44,644

Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
S/F Building A4 Gang Meter	PVC, ABS	1/c,CU	350	2	100	19,259	16,935

Main-Feeders

Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
F1 Panel A1	EMT	1/c,CU	1	1	45	9,677	6,178

F1 Sub-Feeders

Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
S1 Panel A2	EMT	1/c,CU	4	1	5	8,751	5,442

Source: EDR, Electrical Designer's Reference
Software Version: 11.2 (Build 1). Based on the NEC®.
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TYPICAL GANGABLE METER BUILDINGS A6 AND A65

MOUNTING SURFACE — **MAINS** 800A **MCB**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 800 **AMPS.**
NEMA 3R — **MINIMUM AIC.** 18,519 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES		CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
TYPICAL PANEL A1	28,321		125	1			2	125	28,321		TYPICAL PANEL A1
		27,051		3			4			27,051	
TYPICAL PANEL A1	28,321		125	5			6	125	28,321		TYPICAL PANEL A1
		27,051		7			8			27,051	
TYPICAL PANEL A1	28,321		125	9			10	125	28,321		TYPICAL PANEL A1
		27,051		11			12			27,051	
SPACE			125	13			14	125			SPACE
				15			16				

CONNECTED LOAD: 332,232 — **DEMAND LOAD**
PHASE A: 169,926 **AMPS** 1416 — **PHASE A** 78166 **AMPS** 651
PHASE B: 162,306 **AMPS** 1353 — **PHASE B** 74661 **AMPS** 622

NOTES:

Fault Current

Project Name: Marina Village Typical Building A6 & A65
Project Number:
Designed By:
Item Name:
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = TA Primary Infinite
SCA Available = Infinite
Length Units = Feet
Motor Load = None
Motor SCA = None
Motor SCA Treatment = Motor SCA Not Included
System Voltage = 240
System Phase = 1 Phase

Transformers

Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L	SCA,L-N
TA Utility	1-PH	75	12470	240	1.2	26,042	39,064

Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
S/F Buildings A6 & A65 Gang Meter	PVC, ABS	1/c,CU	500	2	100	18,519	17,605

Main-Feeders

Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
F1 Panel A1	EMT	1/c,CU	1	1	45	9,486	6,265

F1 Sub-Feeders

Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
S1 Panel A2	EMT	1/c,CU	4	1	5	8,594	5,510

Source: EDR, Electrical Designer's Reference
Software Version: 11.2 (Build 1). Based on the NEC®.
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RISER DIAGRAM GENERAL NOTES

A. COORDINATE ALL SITE CONDITIONS PRIOR TO BID.

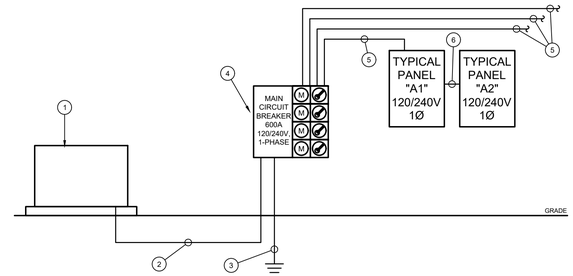
B. COORDINATE ALL ELECTRICAL UTILITY REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.

C. ALL ELECTRICAL ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES AND CODES.

D. ALL METERING REQUIREMENTS MUST BE COORDINATED WITH UTILITY COMPANY PRIOR TO BID INCLUDE ALL CT'S, CABINET AND BASES AS DIRECTED BY UTILITY COMPANY.

◯ RISER DIAGRAM KEYED NOTES ◯

1. NEW 120/240V, 1Ø, 3W PAD MOUNTED TRANSFORMER BY UTILITY COMPANY. ELECTRICAL CONTRACTOR SHALL COORDINATE EQUIPMENTS WITH UTILITY COMPANY.
2. TWO SETS OF (3) #350KCMIL EACH IN 4" CONDUIT
3. #2/0 GND IN 1" CONDUIT.
4. 120/240V, 1Ø, 600A GANGABLE METER ENCLOSURE WITH INTEGRAL MAIN BREAKER. PROVIDE BYPASS LEVER FOR EACH METER SERVING RESIDENTIAL TENANT SPACE (4 TOTAL). MINIMUM AIC 19,259A
5. PROVIDE (3) #1 AWG + #6 GND IN 1-1/2" CONDUIT FROM METER TO EACH TYPICAL PANEL "A1". (TYPICAL)
6. (3) #4 AWG + #10 GND IN 1" CONDUIT.



TYPICAL BUILDING A4 - 4 TENANT ELECTRICAL RISER DIAGRAM
NO SCALE

NOTE: VERIFY ALL SERVICE ENTRANCE REQUIREMENTS WITH UTILITY COMPANY AND CITY REQUIREMENTS PRIOR TO BID AND INCLUDE ALL LABOR AND MATERIALS(MAIN DISCONNECTS, CT CABINETS, METER BASE, CONCRETE, CONDUIT AND CONDUCTORS) NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM.

RISER DIAGRAM GENERAL NOTES

A. COORDINATE ALL SITE CONDITIONS PRIOR TO BID.

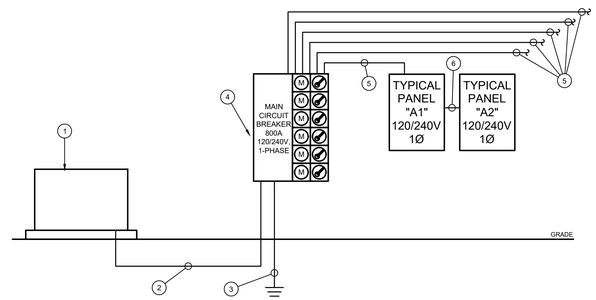
B. COORDINATE ALL ELECTRICAL UTILITY REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.

C. ALL ELECTRICAL ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES AND CODES.

D. ALL METERING REQUIREMENTS MUST BE COORDINATED WITH UTILITY COMPANY PRIOR TO BID INCLUDE ALL CT'S, CABINET AND BASES AS DIRECTED BY UTILITY COMPANY.

◯ RISER DIAGRAM KEYED NOTES ◯

1. NEW 120/240V, 1Ø, 3W PAD MOUNTED TRANSFORMER BY UTILITY COMPANY. ELECTRICAL CONTRACTOR SHALL COORDINATE EQUIPMENTS WITH UTILITY COMPANY.
2. TWO SETS OF (3) #500KCMIL EACH IN 4" CONDUIT
3. #2/0 GND IN 1" CONDUIT.
4. 120/240V, 1Ø, 800A GANGABLE METER ENCLOSURE WITH INTEGRAL MAIN BREAKER. PROVIDE BYPASS LEVER FOR EACH METER SERVING RESIDENTIAL TENANT SPACE (6 TOTAL). MINIMUM AIC 18,519A
5. PROVIDE (3) #1 AWG + #6 GND IN 1-1/2" CONDUIT FROM METER TO EACH TYPICAL PANEL "A1". (TYPICAL)
6. (3) #4 AWG + #10 GND IN 1" CONDUIT.



TYPICAL BUILDINGS A6 AND A65 - 6 TENANT ELECTRICAL RISER DIAGRAM
NO SCALE

NOTE: VERIFY ALL SERVICE ENTRANCE REQUIREMENTS WITH UTILITY COMPANY AND CITY REQUIREMENTS PRIOR TO BID AND INCLUDE ALL LABOR AND MATERIALS(MAIN DISCONNECTS, CT CABINETS, METER BASE, CONCRETE, CONDUIT AND CONDUCTORS) NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM.

WIRE AND CONDUIT SIZING CHART

BREAKER	15	20	25	30	35	40	45	50	60	70	80	90	100	125	150	175	200	225	300	400
PHASE	#12	#12	#10	#10	#8	#8	#6	#6	#6	#4	#4	#2	#2	#1	#1/0	#2/0	#3/0	#4/0	#350 KCMIL	#500 KCMIL
NEUTRAL	#12	#12	#10	#10	#8	#8	#6	#6	#6	#4	#4	#2	#2	#1	#1/0	#2/0	#3/0	#4/0	#350 KCMIL	#500 KCMIL
GROUND	#12	#12	#10	#10	#10	#10	#10	#10	#10	#8	#8	#8	#8	#6	#6	#6	#6	#4	#4	#3
CONDUIT	3/4"	3/4"	3/4"	3/4"	1"	1"	1"	1"	1"	1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/2"	2"	2"	2"	2-1/2"	3"	4"

NOTES:
1. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL CONDUCTORS AND CONDUIT SHALL BE SIZED FROM THIS CHART.
2. ALL 120V LIGHTING AND POWER CIRCUITS OVER 75' SHALL BE #10 THHN.
3. LOCAL DISCONNECT SIZES SHALL BE BASED ON CIRCUIT BREAKER RATING/SIZE.

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MARINA VILLAGE

REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7.18.2024

ELECTRICAL - RISER DIAGRAM - BUILDING A

Scale: As indicated

E.300

Fault Current

Project Name: Marina Village Typical Building B5
Project Number:
Designed By:
Item Name:
Notes: -NONE-

Calculation of Fault Current
Fault SCA Source = TA Primary Infinite
SCA Available = Infinite
Length Units = Feet
Motor Load = None
Motor SCA = None
Motor SCA Treatment = Motor SCA Not Included
System Voltage = 240
System Phase = 1 Phase

Transformers

	Name	PH	Size	Pri.V	Sec.V	%Z	SCA,L-L	SCA,L-N
TA	Utility	1-PH	100	12470	240	1.3	32,052	48,078

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
S/F	Building B5 Gang Meter	PVC, ABS	1/c,CU	500	2	120	20,032	17,170

Main-Feeders

	Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
F1	Panel B1	EMT	1/c,CU	1	1	45	9,868	6,209

	Sub-Feeders Name	Cond	Cable	Size	Qty	Feet	SCA,L-L	SCA,L-N
S1	Panel B2	EMT	1/c,CU	4	1	5	8,906	5,466

Source: EDR, Electrical Designer's Reference
Software Version: 11.2 (Build 1). Based on the NEC®.
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RISER DIAGRAM GENERAL NOTES

A. COORDINATE ALL SITE CONDITIONS PRIOR TO BID.

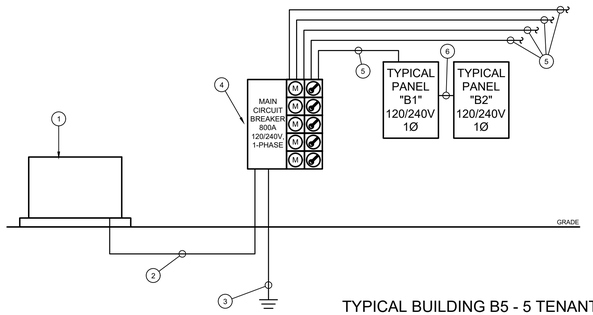
B. COORDINATE ALL ELECTRICAL UTILITY REQUIREMENTS WITH UTILITY COMPANY PRIOR TO BID.

C. ALL ELECTRICAL ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL ORDINANCES AND CODES.

D. ALL METERING REQUIREMENTS MUST BE COORDINATED WITH UTILITY COMPANY PRIOR TO BID INCLUDE ALL CT'S, CABINET AND BASES AS DIRECTED BY UTILITY COMPANY.

RISER DIAGRAM KEYED NOTES

1. NEW 120/240V, 1Ø, 3W PAD MOUNTED TRANSFORMER BY UTILITY COMPANY. ELECTRICAL CONTRACTOR SHALL COORDINATE EQUIPMENTS WITH UTILITY COMPANY.
2. TWO SETS OF (3) #500KCMIL EACH IN 4" CONDUIT
3. #2/0 GND IN 1" CONDUIT.
4. 120/240V, 1Ø, 800A GANGABLE METER ENCLOSURE WITH INTEGRAL MAIN BREAKER. PROVIDE BYPASS LEVER FOR EACH METER SERVING RESIDENTIAL TENANT SPACE (5 TOTAL). MINIMUM AIC 20,032A
5. PROVIDE (3) #1 AWG + #6 GND IN 1-1/2" CONDUIT FROM METER TO EACH TYPICAL PANEL "B1". (TYPICAL)
6. (3) #4 AWG + #10 GND IN 1" CONDUIT.



TYPICAL BUILDING B5 - 5 TENANT ELECTRICAL RISER DIAGRAM
NO SCALE

NOTE: VERIFY ALL SERVICE ENTRANCE REQUIREMENTS WITH UTILITY COMPANY AND CITY REQUIREMENTS PRIOR TO BID AND INCLUDE ALL LABOR AND MATERIALS(MAIN DISCONNECTS, CT CABINETS, METER BASE, CONCRETE, CONDUIT AND CONDUCTORS) NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM.

TYPICAL GANGABLE METER BUILDING B5

MOUNTING SURFACE — **MAINS** 800A **MCB**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 800 **AMPS.**
NEMA 3R — **MINIMUM AIC.** 20,032 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES	NOTES	CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
TYPICAL PANEL B1	24,021		125	1			2	125	24,021		TYPICAL PANEL B1
		24,851		3			4			24,851	
TYPICAL PANEL B1	24,021		125	5			6	125	24,021		TYPICAL PANEL B1
		24,851		7			8			24,851	
TYPICAL PANEL B1	24,021		125	9			10	125			SPACE
		24,851		11			12				

CONNECTED LOAD: 244,360 — **DEMAND LOAD**
PHASE A: 120,105 **AMPS** 1001 — **PHASE A** 67259 **AMPS** 560
PHASE B: 124,255 **AMPS** 1035 — **PHASE B** 69583 **AMPS** 580

NOTES:

TYPICAL PANEL "B1"

MOUNTING RECESSED — **MAINS** 125A **MLO**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 125 **AMPS.**
MINIMUM AIC. 10,000 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES	NOTES	CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
CU-B1	3048		40	1			2	60	2,100		PANEL B2
		3048		3			4			3,300	
AHU-B1,B2,B3	403		15	5			6	60	5500		WH-1
		403		7			8			5500	
RANGE	3600		40	9	1,2	3	10	20	1170		LIGHTS
		3600		11		3	12	20		600	RECEPTACLE
DRYER	2400		30	13	1,2	3	14	20	400		RECEPTACLE
		2400		15		3	16	20		800	RECEPTACLE
EXT RECEPT	1000		20	17	3	3	18	20	200		RECEPTACLE
RECEPTACLE		1200	20	19	3	3	20	20		1000	RECEPTACLE
WASHER	1000		20	21	1,3	3	22	20	200		RECEPTACLE
RECEPTACLE		600	20	23	3	3	24	20		600	RECEPTACLE
RECEPTACLE	200		20	25	3	3	26	20	1200		RECEPTACLE
RECEPTACLE		1200	20	27	3	3	28	20		200	RECEPTACLE
RECEPTACLE	800		20	29	3	3	30	20	800		RECEPTACLE
RECEPTACLE		200	20	31	3	3	32	20		200	EF-1,1,1,2,2
SPARE			20	33	3	3	34	20			SPARE
SPARE			20	35	3	3	36	20			SPARE
SPACE			20	37			38	20			SPACE
SPACE			20	39			40	20			SPACE

CONNECTED LOAD: 48,872 — **DEMAND LOAD**
PHASE A: 24,021 **AMPS** 200 — **PHASE A:** 10,809 **AMPS** 90
PHASE B: 24,851 **AMPS** 207 — **PHASE B:** 11,183 **AMPS** 93

NOTES:
1. PROVIDE CIRCUIT BREAKER WITH GFCI OPTION.
2. COORDINATE EXACT CONNECTION REQUIREMENTS WITH MANUFACTURER.
3. ALL 15A/1P AND 20A/1P CIRCUIT BREAKERS AND WIRING DEVICES SHALL BE AFCI RATED IN ACCORDANCE WITH NEC.

TYPICAL PANEL "B2"

MOUNTING RECESSED — **MAINS** 100A **MLO**
240/120 **VOLTS 1 PHASE 3 WIRE + GR.** — **BUS** 100 **AMPS.**
MINIMUM AIC. 10,000 **AMPS.**

DESCRIPTION	LOAD/PHASE A	LOAD/PHASE B	BKR	CKT NO.	NOTES	NOTES	CKT NO.	BKR	LOAD/PHASE A	LOAD/PHASE B	DESCRIPTION
DISPOSER	500		20	1	1	1	2	20	400		RECEPTACLE
MICROWAVE		1000	20	3	1	1	4	20		1000	REFRIGERATOR
HOOD LTS/CTS	200		20	5	1	1	6	20	200		RECEPTACLE
RECEPTACLE		200	20	7	1	1	8	20		200	RECEPTACLE
RECEPTACLE	200		20	9	1	1	10	20	200		RECEPTACLE
RECEPTACLE		200	20	11	1	1	12	20		200	RECEPTACLE
SMOKE DET	200		20	13	1	1	14	20	200		EXT LIGHTS
DISHWASHER		500	20	15	1	1	16	20			SPARE
SPARE			20	17	1	1	18	20			SPARE
SPACE			20	19			20	20			SPACE
SPACE			20	21			22	20			SPACE
SPACE			20	23			24	20			SPACE

CONNECTED LOAD: 5,400
PHASE A: 2,100 **AMPS** 18
PHASE B: 3,300 **AMPS** 28

NOTES:
1. ALL 15A/1P AND 20A/1P CIRCUIT BREAKERS AND WIRING DEVICES SHALL BE AFCI RATED IN ACCORDANCE WITH NEC.

WIRE AND CONDUIT SIZING CHART

BREAKER	15	20	25	30	35	40	45	50	60	70	80	90	100	125	150	175	200	225	300	400
PHASE	#12	#12	#10	#10	#8	#8	#6	#6	#6	#4	#4	#2	#2	#1	#1/0	#2/0	#3/0	#4/0	#350 KCMIL	#500 KCMIL
NEUTRAL	#12	#12	#10	#10	#8	#8	#6	#6	#6	#4	#4	#2	#2	#1	#1/0	#2/0	#3/0	#4/0	#350 KCMIL	#500 KCMIL
GROUND	#12	#12	#10	#10	#10	#10	#10	#10	#10	#8	#8	#8	#8	#6	#6	#6	#6	#4	#4	#3
CONDUIT	3/4"	3/4"	3/4"	3/4"	1"	1"	1"	1"	1"	1"	1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/2"	2"	2"	2"	2-1/2"	3"	4"

NOTES:
1. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL CONDUCTORS AND CONDUIT SHALL BE SIZED FROM THIS CHART.
2. ALL 120V LIGHTING AND POWER CIRCUITS OVER 75' SHALL BE #10 THHN.
3. LOCAL DISCONNECT SIZES SHALL BE BASED ON CIRCUIT BREAKER RATING/SIZE.

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REVISION

#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7.18.2024

ELECTRICAL - RISER DIAGRAM - BUILDING B

Scale: As indicated

E.301

ELECTRICAL SPECIFICATIONS

I. GENERAL:
A. The work shall include furnishing and installing all electrical work, including final connections to all devices and placing them in service. All work shall conform to local, state and national codes as interpreted by the authorities having jurisdiction. All materials shall be UL labeled and listed.
B. Comply with requirements of the latest version of national electrical code or locally adopted NEC year in the construction and installation of all work.
C. All major electrical service equipment specified herein shall be Square D or approved equal from Cutler Hammer or Siemens. This includes panelboards, disconnect switches, and circuit breakers. Obtain Owner's approval for substitutions.
D. All equipment shall be installed in a location and manner that shall allow for convenient access for maintenance and inspection. Access doors and panels in walls and ceilings shall be provided as required for concealed equipment, controls, and boxes.
E. Make all payments for fees, permits and deposits for electrical work. Coordinate with local electrical utility to provide all equipment and pay all costs required to extend service from power company facilities to building including meter bases and conduit for meter conductors, CT meter cabinets, and other equipment deemed necessary by the utility company.

II. MATERIALS:
A. CONDUITS:
1. Underground Plastic Conduit: Type 40, Heavy wall, high impact rigid virgin polyvinyl chloride (PVC) conduit and fittings, conforming to NEMA Publications TC2 and TC3 and UL listed for direct burial use: Carlon or equivalent. Type 80 PVC to be used under driveways.
2. Rigid Steel Conduit: Rigid, threaded, thick-walled: galvanized inside and outside or galvanized outside with a protective coating inside: UL listed and labeled according to Standard UL6; conforming to ANSI Standard C80.1; Pittsburg, Republic Steel, Robroy or Allied.
3. Electrical Metallic Tubing (EMT): Steel tubing, galvanized outside and provided with a slick corrosion resistant interior coating; UL listed and labeled according to Standard 797; conforming to ANSI Standard C80.3; Pittsburg, Republic Steel, Robroy or Allied.
4. Liquidtight Flexible Metal Conduit; Spirally wound, galvanized steel strips, as for flexible metal conduit: with polyvinyl chloride Cover extruded over the exterior to make conduit liquidtight; UL listed, Electri-flex type "LA" or equivalent.
5. Minimum conduit size shall be 3/4" unless noted otherwise.
6. Rmomex type nonmetallic-sheathed cable is acceptable in locations allowed by NEC and local codes.

B. CONDUIT FITTINGS:
1. Couplings and Terminations for Rigid Steel conduit: Factory made steel threaded couplings; bushing at all boxes and cabinets, with locknuts inside and outside box or cabinet.
2. Couplings and Terminations for Electrical Metallic Tubing: Join lengths of EMT with steel, compression couplings and connectors.
3. Couplings and Terminations for Flexible Metal Conduit: T&B 440 Series couplings at connections between flexible and rigid conduit; T&B 3110 or 3130 Series nylon insulated throat, steel connectors at box or cabinet terminations.

C. OUTLET BOXES:
1. Sheet Steel Boxes: Sheet steel not lighter than No. 14 gauge, galvanized after fabrication: Raco, Steel City Appleton.
2. Cast Metal Boxes: Cast iron or Cast alloy with threaded hubs: Crouse-Hinds, Appleton or Pyle National.

D. PULL BOXES AND JUNCTION BOXES:
1. Sheet steel, galvanized inside and outside, with galvanized covers.
2. Small boxes: For boxes where the volume required is not over 100 cubic inches, use standard outlet boxes.
3. Larger boxes: For boxes where the volume required is over 100 cubic inches, use cabinets as specified for panelboard cabinets with covers of same gauge as boxes, secured with corrosion resistant bolt or screws.

E. FLOOR BOXES: 4 Gang

DEVICE	CATALOG NO.	
1.1 Floor Box	Hubbell	CFB4G30
1.2 Floor Box Cover	Hubbell	24GCCVRBK

F. CONDUCTORS (600 VOLTS AND UNDER):
1. Type: Soft drawn, annealed copper, UL listed, rated at 600 volts, Okonite, Triange, Anaconda or Simplex No. 8 and larger shall be stranded: No. 10 and smaller may be solid.
2. Insulation: Branch circuits shall have type THHN insulation. Service feeders shall be type THHN or THWN. Feeder circuits shall be Type THHN.

G. JOINTS AND SPLICES:
1. Stranded Copper Conductors: UL approved solderless bolted pressure connectors or Thomas and Betts Series 54000 compression connectors. All connectors shall be properly sized to match conductor sizes. All compression connectors shall be applied with properly sized dies and tools.
2. Solid Copper Conductors: UL approved solderless bolted pressure connectors: or UL approved electrical spring connectors of "Scotchlok", Ideal or T&B "Piggy" make.

III. COLOR CODING:
1. Phase conductors shall be black, red, and blue for phases A, B, and C respectively in the 208 volt system.
2. Neutral conductors shall be white or gray. Grounding conductors shall be green.
3. Switch legs shall be black with white, red with white or blue with white depending on phase.
4. All wiring No. 8 and larger shall be black and be marked with color banding tape as specified. All phase conductors, neutral and equipment ground conductors shall be marked with colored tape. Apply marking at each termination and every four feet of wiring in raceways.

IV. MATERIALS:
A. WALL SWITCHES:

DEVICE	CATALOG NO.	
1.1 Single pole Wall Switch	Hubbell	1221-I
1.2 Three-way Wall Switch	Hubbell	1223-I

A. RECEPTACLES:
1. Receptacle, 20 Ampere, 125 Volt, 2 Pole, 3 Wire Grounding Duplex: Hubbell No. PRO5362W or PRO5362-I (NEMA 5-20R).
2. Receptacle, 20 Ampere, 125 Volt, 2 Pole, 3 Wire Grounding Duplex with Self-Contained Ground Fault Circuit Interrupter: Hubbell No. GF-20WLA or GF-20ILA.
3. Outdoor Receptacle with Self-Contained Ground Fault Circuit Interrupter: Hubbell No. HBL5362WWR in FS or FD cast box with gasketed lift covers: Hubble HBL5206WO
4. Receptacle, 20 Ampere, 125 Volt, 2 Pole, 3 Wire Grounding Duplex with USB port: Hubbell No. USB20x2i

B. COVERPLATES:
1. Hubbell SS8 line stainless steel wall plates shall be used and shall be galvanized steel plates if surface mounted. All switches controlling motorized equipment shall have engraved nameplates.
2. Coordinate decorative coverplate finishes and locations with Owner.
3. Provide engraved coverplates as required by Owner.
4. Coordinate exact color of device with Architect and Owner.

V. PANELBOARDS:
A. MATERIALS:
1. Panelboard Cabinets: Furnish and install cabinets to serve the various panelboards, of sizes as required to house the panelboards. Cabinets shall be rigidly constructed of sheet steel of gauges conforming to Underwriters' Laboratories Inc. requirements; corners over-lapped or welded; edges turned over to receive trim.
2. Cabinet Fronts: Cut from single sheet of not less than No.12 gauge cold-rolled sheet steel; fastened in place by adjustable trim clamps which will allow plumbing; same size as the cabinet box if surface mounted; size to overlap the box a minimum of 3/4" on all sides if flush mounted. Provide each door with a substantial flush, cylinder tumbler lock and catch. On doors more than 48" high, provide a combination three point catch and lock with T-handle. Provide each lock with two keys, with all locks keyed alike.
3. Finish: All back boxes galvanized; all exposed metal, including fronts, primed and finished in gray lacquer.
4. Where a circuit protective device is scheduled as a "spare", provide the device complete for operation. Where such a device is scheduled as a "space" or "space only", provide proper space and all necessary connectors for future installation of the size of device scheduled. Where a breaker or switch is scheduled to serve a "future" load, provide the device complete for operation.
5. All circuit breakers shall be quick make, quick break, trip free, thermal magnetic, indicating type unless noted otherwise. Branch circuit breakers shall be fully interchangeable without disturbing adjacent units.
6. Connect all circuit interrupting devices with sequence phasing.
7. Provide each panelboard with a neatly typewritten directory of circuits mounted in a cardholder on the inside of the panelboard cabinet. Provide circuit descriptions as required by NEC 408.4.A. Cover directory with transparent sheet plastic.
8. All panelboards shall be listed by Underwriters' Laboratories Inc.
9. Provide each panelboard with a factory engraved nameplate which shall identify the panelboard name.
10. All bussing shall be copper.
11. Main disconnect circuit breakers shall be 100% rated.
12. Panels and circuit breakers shall be "fully rated". "Series rated" not acceptable.
13. Equipment manufacturer shall provide Arc Flash Calculations and Labeling.
14. Equipment manufacturer shall provide main circuit breakers settings/adjustments: Continuous amps, Short time pickup, Instantaneous pickup, Long time delay, Short time delay, and Ground fault pickup)

B. LIGHTING AND APPLIANCE PANELBOARDS:
1. Panelboards shall have the number and size of bolted-in circuit breakers as scheduled. Panels shall be Square D, type NQOD or approved equal with bolt-on breakers, or approved equal, as required for the interrupting ratings schedules or equivalent.

VI. LIGHTING CONTACTORS:
1. Electrically held with 120 volt coil in NEMA I Enclosure.
2. Allen Bradley, ASCO, Square D.
3. Control for contractor shall be photocell and optionally, remote switch mounted at owner specified location.
4. Provide number of poles as required.

VII. INTERIOR LIGHTING FIXTURES:
A. MATERIALS:
1. Provide and install a lighting fixture on each lighting outlet shown. Furnish fixtures in accordance with the designations on the drawings and as specified herein. All features specified or scheduled for fixtures shall be provided, even if the catalog number given in the specifications or schedule lacks the required numerals, prefixes or suffixes corresponding to the features called for.
2. All lighting fixtures shall bear the label Underwriters' Laboratories Inc.
3. Fixtures shall comply with ANSI 132.1.

VIII. DISCONNECT SWITCHES:
1. Disconnecting switches shall be manufactured by Square D (or equal). Switches shall be heavy duty, enclosed type, rated for 250 volts. Switches used as service switches shall bear a UL service entrance label and nameplate shall so indicate.
2. Fused switches shall have rejection type fuseholders. Fuses for power equipment shall be UL RK-5 dual element, time delay, current limiting, Buss FRN-R/FRS-R equivalent.
3. Disconnects serving air conditioning and refrigerating equipment, installed in locations readily accessible to unqualified persons, shall require a tool to open or be capable of being locked.

A. STARTER/DISCONNECT SWITCHES:
1. Starter/disconnect: Starter/disconnect shall be manufactured by Square D (or equal).
2. Switch or dial selectable for motor running overload protection.
3. Sensor for each phase.
4. Electronic type with voltage and current unbalance/single phasing motor protection.
5. Disconnects shall be heavy duty rated as indicated above.

IX. EXECUTION:
A. EXCAVATION:
1. Perform all excavation work required in connection with the installation of the work under this Division. After the electrical work has been installed, tested, and approved, backfill all sidewalks, streets and other pavement and repairing the openings in them to return to the surface to approximately its original condition.
2. Perform all excavations of every description of whatever substances encountered and to the depths required for installation of the work. During excavation, stack material suitable for backfilling in an orderly manner a sufficient distance from the banks of the trenches to prevent slides or cave-ins. Remove all excavated material not required or suitable for backfill, or waste as directed. Control grading to prevent surface water from flowing into excavations and remove any water accumulating therein by pumping.
3. Use open-cut grading and make trenches of the necessary width for proper installation of the lines with banks as nearly vertical as possible.
4. Grade the bottom of trenches accurately to provide uniform bearing and support for conduit or duct on undisturbed soil at every point along its entire length.

B. BACKFILLING:
1. Carefully backfill trenches with earth, sandy clay, sand and gravel, safe shale, or other approved material free from large clods of earth or stone, deposited in thoroughly and carefully rammed 6-inch layers. Do not use blasted rock. Compaction with water will be permissible and will be a requirement when so directed. Re-open any trenches improperly filled or where settlement occurs to the depth required for proper compaction, the refill, mound over and smooth off.
2. Backfill open trenches across roadways or other areas to be paved as specified above except that the entire depth of trench shall be backfilled in 6-inch layers; each layer moistened and compacted to a density of not less than 95 % Standard Proctor in such manner as to permit the rolling and compaction of the filled trench together with the adjoining earth to provide the required bearing value and permit paving of the area immediately after backfilling is completed. Along all other portions of the trenches, grade the ground to a reasonable uniformity and leave the mounding over the trenches in a uniform and neat condition.

C. INSTALLATION OF UNDERGROUND PLASTIC CONDUIT:
1. Plastic conduit approved for direct burial (Schedule 40) may be used in or under slab-on-grade or for underground branch circuits if local codes permit. Minimum size is 3/4 inch.
2. Install exterior conduits 24 inches below finished grade unless noted to the contrary. Assemble and install raceways in accordance with manufacturer's instructions. Make joints with couplings and solvent cement. Fabricate bends of 30 degrees or more with factory-made elbows, or make field bends with proper heating equipment. Bends showing signs of overheating or flattening are unacceptable. Ream ends of all conduit before joining.
3. Snake plastic conduit in trench, from side to side, with a complete cycle every 40 feet to allow for expansion and contraction. Maintain this configuration during backfilling.
4. Where conduit turns up out of earth, or floor slabs, change from plastic to rigid galvanized steel conduit below grade. Do not extend any plastic conduit above grade. Wrap all steel conduits and fittings buried in earth as specified elsewhere herein.

D. INSTALLATION OF UNDERGROUND STEEL CONDUIT:
1. All steel conduit in earth shall be rigid galvanized steel conduit. Wrap such conduit with 3M Company 0.020 inch thick No. 51 "scotchwrap" vinyl plastic tape, half lapped to give a double thickness wrap. Remove all oil, grease, and dirt from conduit with a suitable solvent, and clean and dry conduit before wrapping. If conduit is pre-wrapped in the shop and then cut and joined on the job, wrap all joints on the job, overlapping pipe wrapping 3" on both sides of joints

E. INSTALLATION OF BUILDING RACEWAYS:
1. All wiring of every description shall be run in conduit or electrical metallic tubing unless noted or specified otherwise. Conduits may be run exposed in machinery and electrical rooms and unfinished areas. All other conduits shall be run concealed unless otherwise noted. All exposed runs shall be installed parallel to the surface of the building in a neat and orderly manner.
2. Types: All conduits installed outside shall be rigid galvanized steel conduits. Above grade interior conduits shall be electrical metallic tubing. Conduits installed below grade in slabs or buried in earth shall be PVC or rigid galvanized steel. Ent is not allowed.
3. Connections: Use lengths of flexible metal conduit, not less than 12" long at final connections to all motors, controls, and other devices subject to movement because of vibration or mechanical adjustment. Use flexible metal conduit also at connections to recessed lighting fixtures, and elsewhere as required. In damp or wet locations, and where installed outdoors, use liquid flexible metal conduit.
4. Penetrations: Wherever raceways pass through floors, walls, partitions, etc., carefully fill any space between the outside of the raceway and the building material to prevent passage of air, water, smoke, and fumes. Filling material shall be fire resistive and, in general, similar to the basic building materials through which the raceway passes.

F. CONDUIT SUPPORTS:
1. Support Spacing: Use minimum spacing as directed by National Electrical Code, but space hangers more closely where required by conditions.
2. Individual Conduits: Support conduits running vertically or horizontally with galvanized malleable iron one-hole clamps. Carry individual supported horizontally conduits 1-1/4" and larger on Kindorf No. 150 or Steel City No.C-149 hangers. Use no perforated strap iron as hanger material. Where conduits smaller than 1-1/4" are installed above non-removable type ceilings, they may be supported on ceiling runner channels.
3. Multiple Conduits: Where multiple runs of raceways are run horizontally at the same elevations, they may be supported on trapezes formed of sections of Unistrut angle iron or channels suspended on rods or pipes. Size trapeze members including the suspension rods for the number size and loaded weight of the conduits they are to support. Space them as required for the smallest conduit supported.

G. INSTALLATION OF OUTLET BOXES:
1. Usage: provide at each outlet or device of whatever character a metal outlet box in which conduits shall terminate.
2. Boxes Recessed in Construction: Cast metal boxes.
3. For Wall Switches, Receptacles, and Communications Use: Use 4"x4" size with proper square cornered tile wall cover, plaster cover, or finishing plate, except where construction will not permit or the device requires a larger box.
4. Boxes for Exposed Work: Cast metal boxes.
5. Boxes for Outdoors: Cast metal boxes with gasketed covers.

H. WIRE PULLING:
1. Wire Pulling: Provide suitable installation equipment for pulling conductors into raceways or conduits. Use ropes of polyethylene, nylon, or other suitable material to pull in conductors. Attach pulling lines to conductors by means of woven basket grips or by pulling eyes attached directly to conductors. All conductors to be installed in a single conduit shall be pulled in together.
2. Cable Lubricants: All cable lubricants shall be UL listed, and shall be certified by their manufacturer to be non-injurious to the insulation on which they are used.

I. INSTALLATION OF BUILDING WIRE (600 VOLTS AND UNDER):
1. Feeders: Run all feeders their entire length in continuous pieces without joints or splices, as far as practical.
2. Sizes: No wire shall be smaller than No. 12 except for signal or control circuits, and except for individual lighting fixture taps as permitted by the National Electrical Code.
3. Identifying Tags: Nonferrous; stamped to clearly identify each circuit. Securely fasten tags to all cables, feeders, and power circuits in pull boxes, lighting, power, and distribution panelboards, etc.
4. Bundling Conductors; Bundle all conductors in panelboards, cabinets, and the like, using marlin twine lacing or nylon straps made for the purpose. Bundle conductors larger than No. 10 in individual circuits. Bundle smaller conductors in larger groups.
5. All 120V and 277V circuits shall be provided with dedicated neutral wire for each circuit breaker.

J. MOUNTING HEIGHTS:
1. Where mounting heights are indicated on the drawings, the device shall be installed with the centerline of the device at the indicated height.
2. In general, devices which are shown to be installed at counters or other millwork, shall be mounted at 8" above counter, unless noted. Wall switches shall be installed on the strike side of the door as finally hung.
3. Unless otherwise noted on the drawings, or directed by the Owner, install devices at the following heights.

DEVICE	MOUNTING HEIGHT
Wall Switch	4'-0"
Receptacle	18"
Telephone Outlet	18"

4. Observe all ADA requirements when mounting devices in areas designated as "handicap".

X. SERVICE CONNECTIONS:
1. Coordinate all requirements for the electrical service with utility provider and include all cost associated with the underground electrical service.

XI. LOAD BALANCING:
1. The contractor shall carefully balance his electrical loads between the various phases. When the facilities are under use at their heaviest loading periods, tests shall be run on the "hot" conductors in each feeder to a panel and any unbalance shall be corrected to a point that no conductor's load shall be more than 10% high or low (maximum unbalance of 20%) in amperes

XII. SERVICE AND EQUIPMENT GROUNDING:
1. Provide adequate and permanent service neutral and equipment grounding in accordance with the National Electrical Code, and subject to the following additional requirements.
2. Connect the service ground and equipment ground to a common point within the metallic enclosure containing the main service disconnecting means. From the common point of connection of the service ground and equipment ground, run in conduit a combined service and equipment grounding conductor without joint of splice to the main water service pipe and connect it thereto with an approved bolted pressure clamp. Clean all contact surfaces thoroughly before connection, to assure good metal to metal contact. Bond the conduit to the grounding conductor at each end. Supplement the water pipe ground with an additional electrode which shall be 10' long by 3/4 inch diameter copper clad steel ground rod. Attach the electrode to the water pipe and to the service/equipment grounding conductor.
3. Size grounding conductors in accordance with National Electrical Code Tables 250-94 and 250-95.
4. The building structure steel frame shall be grounded to the building service ground electrode, using the conductor size specified in National Electrical Code Section 250-94 (a).

XIII. GROUNDING RACEWAYS:
1. Assure the electrical continuity at all metallic raceway systems, pulling up all conduits and/or locknuts wrench light. Where the flexible metallic conduit is employed, provide a green-insulated grounding jumper installed in the flexible conduit. Install a separate green-insulated conductor in each nonmetallic conduit.
2. Provide grounding bushings on all service raceways terminating within panelboards, cabinets, and all other enclosures. Provide grounding conductors from such bushings to the frame of the enclosure and to the ground bus or equipment grounding strap. Size grounding conductors in accordance with NEC Table 250-95.

XIV. EQUIPMENT GROUNDING CONDUCTORS:
1. Provide a separate, green-insulated copper grounding conductor, with insulation of the same rating as phase conductors, for each feeder and for each branch circuit indicated. Install the grounding conductor in the same raceway with the related phase and neutral conductors, and connect the grounding conductor to pull boxes at intervals of 100 feet or less, to each raceway. Connect all grounding conductors to bare grounding bars in panelboards, and to ground buses in service equipment to the end that there will be an uninterrupted grounding circuit from the point of a ground fault back to the point of connection of the equipment ground and system neutral. Size all these grounding conductors per NEC Table 250-95.

XV. EQUIPMENT WIRING:
1. Connect complete for operation all items of heating and air conditioning and all other electrical devices furnished by the Owner of under other Divisions of the specifications. Refer to mechanical and plumbing sheets for exact equipment locations and equipment type. Refer to the Owner and to the various Contractors for the work under the other Divisions for the scope of connections to equipment furnished by them and for the exact locations of all items.
2. Where disconnect switches or circuit breakers are not provided integral with control equipment for motors and other electrical appurtenances, provide and install all disconnect switches required by the National Electrical Code and/or as indicated.
5. All 120V and 277V circuits shall be provided with dedicated neutral wire for each circuit breaker.

XVI. TEMPERATURE CONTROL:
1. Completely connect for operation all items for temperature controls which require electrical connections, furnishing all wiring, conduit, and labor. All control wiring, including thermostat wiring, shall be in conduit.

XVII. COMMUNICATION AND COMPUTER CIRCUITS:
1. Provide and install conduit to and from outlet boxes for telephone outlets shown on drawings. Installation of the system will be by others.

XIX. FIRE ALARM SYSTEM:
1. All fire alarm work shall be installed by a licensed fire alarm installer in the state of Texas. It shall be the responsibility of the fire alarm contractor to coordinate with the local authority having jurisdiction and provide for all necessary submittals, equipment, and permitting as required.

XVIII. LIGHTING CONTROLS:
1. Provide and install a lighting control device for every lighting control device shown. Furnish device in accordance with the designations on the drawings and as specified herein. All features specified or noted for lighting control device shall be provided, even if the catalog number given in the specifications or note lacks the required numerals, prefixes or suffixes corresponding to the features called for.
2. Low voltage control wiring shall be installed in conduit separate from 120v or 277v wiring. In areas with lay-in or hard ceilings,extend conduit to an accessible point above ceiling. In areas with exposed or partially exposed ceilings, all control wiring shall be installed in conduit.
3. The lighting control system shall be field service by manufacturer. Upon completion of the installation, the system shall be completely examined by a factory authorized or trained field service technician(s). This engineering check-out (ECO) shall be performed upon receipt of written notification to manufacturer that all load and control wires have been installed and tested, and all elements of the project are prepared and ready in accordance with supplied Notice to the Contractor instructions. One on-site ECO will be performed unless specifically written and outlined otherwise on the Purchase Order. Upon completion of the ECO, the technician(s) shall demonstrate the operation and maintenance of the system to the owner's representatives

ELECTRICAL SYMBOL SCHEDULE

A	SURFACE MOUNTED LIGHT FIXTURE
AE	SURFACE MOUNTED LIGHT FIXTURE WITH BATTERY BACK-UP
A	DOWN LIGHT FIXTURE
AE	DOWN LIGHT FIXTURE WITH BATTERY BACK-UP
A	WALL MOUNTED LIGHT FIXTURE
A	WALL MOUNTED LIGHT FIXTURE WITH BATTERY BACK-UP
	EXHAUST FAN/LIGHT COMBO
X	EXIT SIGN - NUMBER OF FACES INDICATED BY SHADING
$	SPST WALL SWITCH
$D	DIMMING WALL SWITCH
$O	OCCUPANCY SENSOR SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	DUPLEX RECEPTACLE - 20A, 125V, 2P, 3W, GROUNDING
AC	ABOVE COUNTER (VERIFY WITH ARCHITECTURAL)
GFCI	DUPLEX RECEPTACLE WITH GFCI
C	CEILING MOUNTED RECEPTACLE
WP	DUPLEX RECEPTACLE WITH WEATHER-PROOF COVER
42"	DUPLEX RECEPTACLE MOUNTED AT INDICATED HEIGHT
	208V RECEPTACLE
J	JUNCTION BOX
	DISCONNECT SWITCH
	CIRCUIT RUN TO PANELBOARD - NUMBER OF WIRES SHOWN
	CIRCUIT INDICATOR
	SURFACE MOUNTED LIGHTING AND APPLIANCE PANELBOARD
	RECESSED MOUNTED LIGHTING AND APPLIANCE PANELBOARD
UGE	UNDERGROUND ELECTRICAL SERVICE
UGC	UNDERGROUND COMMUNICATION SERVICE
OHE	OVERHEAD ELECTRICAL SERVICE
OHC	OVERHEAD COMMUNICATION SERVICE
M	KWH METER
TV	TELEVISION OUTLET
FACP	FIRE ALARM CONTROL PANEL
FAA	REMOTE FIRE ALARM ANNUNCIATOR PANEL
F	FIRE ALARM PULL STATION
F	FIRE ALARM AUDIBLE/STROBE UNIT
F	FIRE ALARM STROBE UNIT
FS	FIRE SUPPRESSION FLOW SWITCH
TS	FIRE SUPPRESSION TAMPER SWITCH
S	FIRE ALARM SMOKE DETECTOR

ELECTRICAL ABBREVIATIONS

ABOVE COUNTER	AC
ABOVE FINISHED FLOOR	AFF
ALTERNATING CURRENT	AC
AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI
AMERICAN SOCIETY FOR TESTING AND MATERIALS	ASTM
AMERICAN WIRE GAUGE	AWG
AMPERE	AMP
AMPHOUR	AH
AMPERE INTERRUPTING CAPACITY	AIC
ARC FAULT CIRCUIT INTERRUPTER	AFCI
AUTHORITY HAVING JURISDICTION	AHJ
AUTOMATIC TRANSFER SWITCH	ATS
BATTERY	BAT
BUILDING AUTOMATION SYSTEM	BAS
CEILING	C
COAXIAL CABLE	COAX
COLOR RENDERING INDEX	CRI
COMMUNICATIONS	COMM
CONDUIT	C
CONTROL	CTRL
COPPER	CU
CURRENT TRANSFORMER.	CT
DECIBEL (SOUND)	dB
DEMOLITION	DEMO
DIRECT CURRENT	DC
DOUBLE POLE, DOUBLE THROW	DPDT
DOUBLE POLE, SINGLE THROW	DPST
ELECTRIC	ELEC
ELECTRICAL METALLIC TUBING	EMT
ELECTRICAL NONMETALLIC TUBING	ENT
FIRE ALARM ANNUNCIATOR PANEL	FAAP
FIRE ALARM CONTROL PANEL	FACP
FLEXIBLE METALLIC CONDUIT	FMC
FOOTCANDLE	FC
FULL LOAD AMPS	FLA
GAUGE	GA
GROUND	GND
GROUND FAULT CIRCUIT INTERRUPTER	GFCI
HORSEPOWER	HP
INTERMEDIATE METAL CONDUIT	IMC
INTERNATIONAL BUILDING CODE	IBC
KILOVOLT	kV
KILOVOLT AMP	kVA
KILOWATT	kW
KILOWATT HOUR	kWH
LIQUIDTIGHT FLEXIBLE METAL CONDUIT	LFMC
LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT	LFNC
LOW VOLTAGE	LV
LUMEN	LM
LUMENS PER WATT	LPW
MAIN CIRCUIT BREAKER	MCB
MAIN LUGS ONLY	MLO
MINIMUM	MIN
MINIMUM CIRCUIT AMPS	MCA
MOTOR CONTROL CENTER	MCC
NATIONAL ELECTRICAL CODE	NEC
NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION	NEMA
NATIONAL FIRE CODE	NFC
NATIONAL FIRE PROTECTION ASSOCIATION	NFPA
NOTIFICATION APPLIANCE CIRCUIT	NAC
PANELBOARD	PB
PHASE	PH
POLY VINYL CHLORIDE	PVC
POWER FACTOR	PF
PUBLIC ADDRESS	PA
RECEPTACLE	RECEPT
RIGID GALVANIZED STEEL	RGS
RIGID NONMETALLIC CONDUIT	RNC
SINGLE PHASE	1 Ø
SINGLE POLE, DOUBLE THROW	SPDT
SINGLE POLE, SINGLE THROW	SPST
SWITCHBOARD	SWBD
THREE PHASE	3 Ø
TELEPHONE TERMINAL BOARD	TTB
UNINTERRUPTIBLE POWER SUPPLY	UPS
VARIABLE FREQUENCY DRIVE	VFD
VOLT, VOLTS, VOLTAGE	V
VOLT AMPERE	VA
WEATHERPROOF	WP

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MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

REVISION

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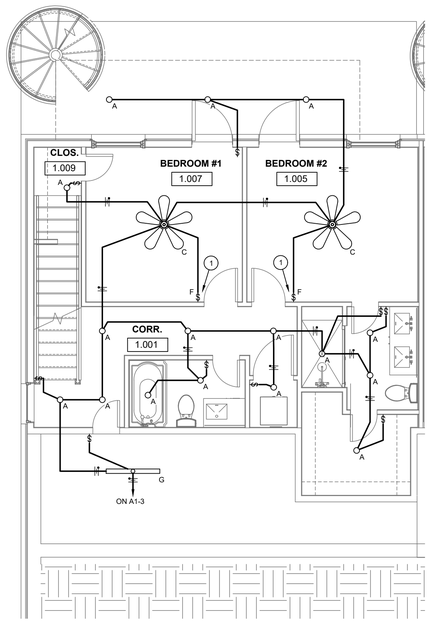
Project number 2023-019
Date 7.18.2024
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ELECTRICAL - SPECIFICATIONS

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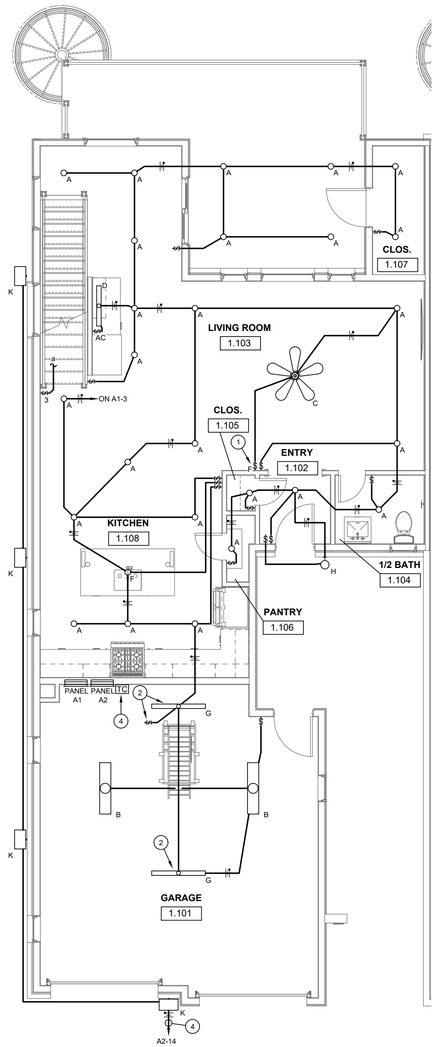
STATE OF TEXAS
KRIS STEPP
93736
LICENSED ELECTRICAL ENGINEER
7-18-2024

FINCHER ENGINEERING, LLC
FINCHER ENGINEERING, LLC TX
FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
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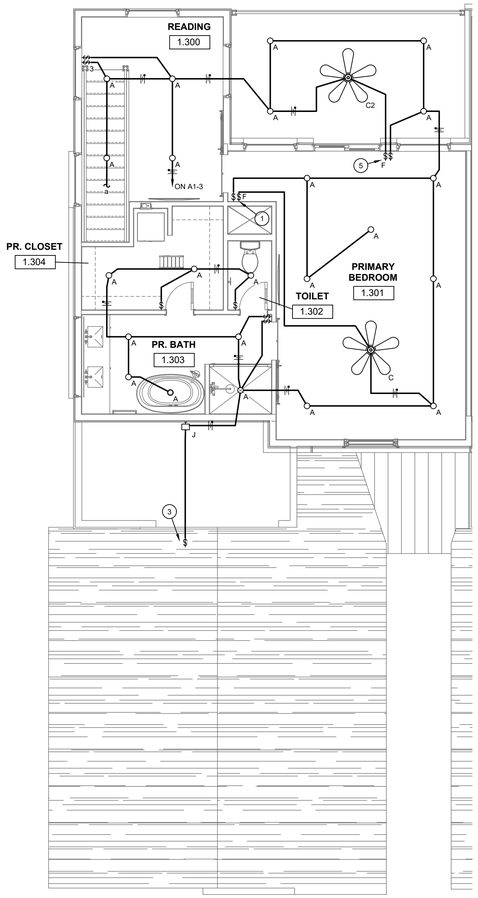
1 LEVEL 0 - LOWER LEVEL TYPICAL FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING A



2 LEVEL 1 - ENTRY / GARAGE TYPICAL FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING A



3 LEVEL 2 - UPPER LEVEL TYPICAL FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING A

LIGHT FIXTURE SCHEDULE							
TYPE	VOLTAGE	MOUNTING	MANUFACTURER	MODEL NUMBER	LUMENS (LM)	WATTS	REMARKS / NOTES
A	120	RECESSED	JUNO	WF6 SWW5 90CRI MW	1000	13	6" ROUND LED DOWNLIGHT FIXTURE WITH SELECTABLE SWITCH COLOR TEMPERATURE
B	120	SURFACE	LITHONIA	LBL4 3000LM 80CRI 40K MIN10 MVOLT	3000	25	4' LED LINEAR LIGHT FIXTURE
C	120	SURFACE/ PENDANT	TBD	SELECTED BY OWNER	LED	30	CEILING FAN WITH LED LIGHT KIT
C2	120	SURFACE/ PENDANT	TBD	SELECTED BY OWNER		10	WET LCATION RATED CEILING FAN
D	120	SURFACE	JUNO	UCES 36IN SWW6 90CRI WH M6	1200	16	36" UNDERCABINET LINEAR LIGHT FIXTURE WITH SELECTABLE SWITCH COLOR TEMPERATURE
F	120	PENDANT	TBD	SELECTED BY OWNER	LED	30	LED DECORATIVE PENDANT
G	120	SURFACE	LITHONIA	ZL1N L48 3000LM FST MVOLT 40K 80CRI WH	3000	25	4' LED STRIP LIGHT FIXTURE
H	120	WALL	TBD	SELECTED BY OWNER	1000	10	LED EXTERIOR WALL SCONCE
J	120	WALL	LITHONIA	TWPX1 LED P1 40K MVOLT PE DDBXD	1400	11	LED EXTERIOR WALL PACK
K	120	WALL	LITHONIA	WDGE1 LED P1 40K 80CRI VF MVOLT DDBXD	1200	10	LED EXTERIOR WALL PACK
GENERAL LIGHT FIXTURE NOTES:							
A. ALL LED LIGHT FIXTURES SHALL BE RATED FOR 3000 DEGREES KELVIN UNLESS OTHERWISE NOTED.							

GENERAL NOTES

A. VERIFY EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

B. VERIFY ALL ELECTRICAL INSTALLATIONS WITH LOCAL CODES AND CITY ORDINANCES PRIOR TO INSTALLATION.

C. VERIFY AND COORDINATE EXACT LOCATION OF ALL LIGHT FIXTURE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

D. ANY OUTLET, SWITCH, RECEPTACLE, FIXTURE OR PANEL MAY BE RELOCATED WITHIN A TEN (10) FOOT RADIUS OF THE INDICATED LOCATION WITHOUT ADDITIONAL CHARGE TO OWNER.

E. PROVIDE AN UN-SWITCHED HOT (BALLAST/DRIVER) TO ALL EMERGENCY FIXTURES ROUTED THRU LIGHTING CONTROLS TO PROVIDE EMERGENCY OPERATION.

F. PROVIDE DEDICATED NEUTRAL WIRE FOR EACH 120V CIRCUIT BREAKER.

G. LIGHTING CONTROL WIRING SHALL BE ROUTED IN SEPARATE CONDUIT/PATHWAY FROM POWER WIRING.

KEYED NOTES

1. COMBINATION FAN/LIGHT SWITCH. COORDINATE SWITCH TYPE WITH MANUFACTURER.
2. LIGHT FIXTURES AND SWITCH TO BE MOUNTED IN ATTIC SPACE. COORDINATE EXACT LOCATION AND MOUNTING WITH ARCHITECT AND OWNER.
3. LIGHT SWITCH TO BE MOUNTED IN ATTIC SPACE. COORDINATE EXACT LOCATION AND MOUNTING WITH ARCHITECT AND OWNER.
4. INTERMATIC ELECTRONIC TIME SWITCH # ET1105C. TIME CLOCK SHALL CONTROL EXTERIOR LIGHT FIXTURES TYPE "K". COORDINATE TIMER PROGRAMMING WITH OWNER.
5. FAN SPEED CONTROL SWITCH. COORDINATE SWITCH TYPE WITH MANUFACTURER.

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

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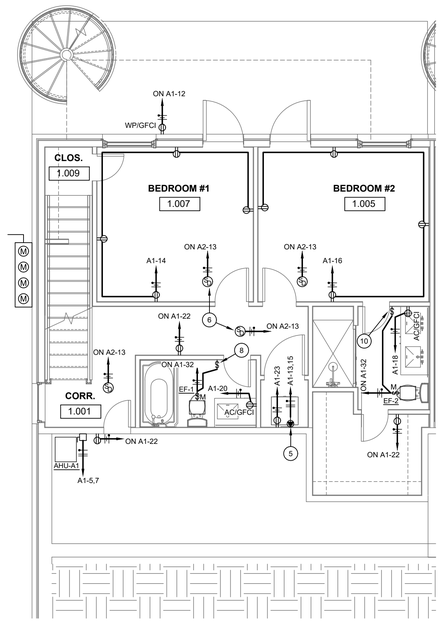
MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

TYPICAL FLOOR PLANS - LIGHTING - BUILDING A

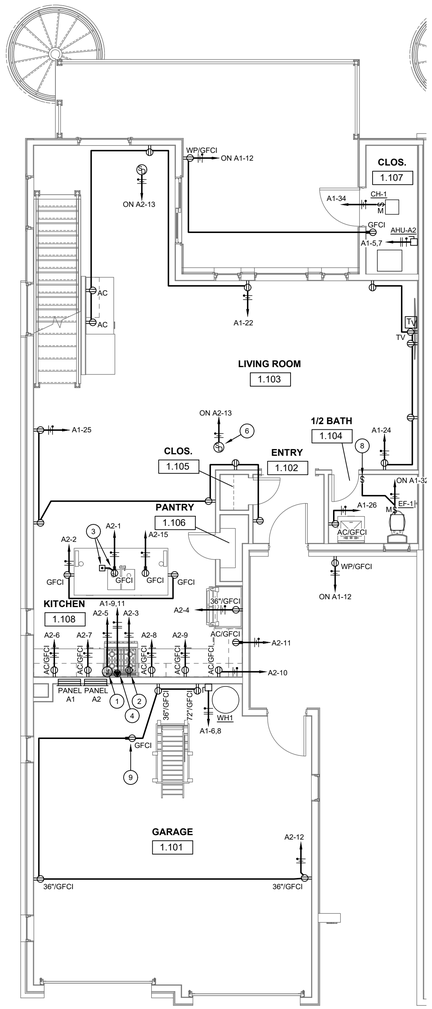
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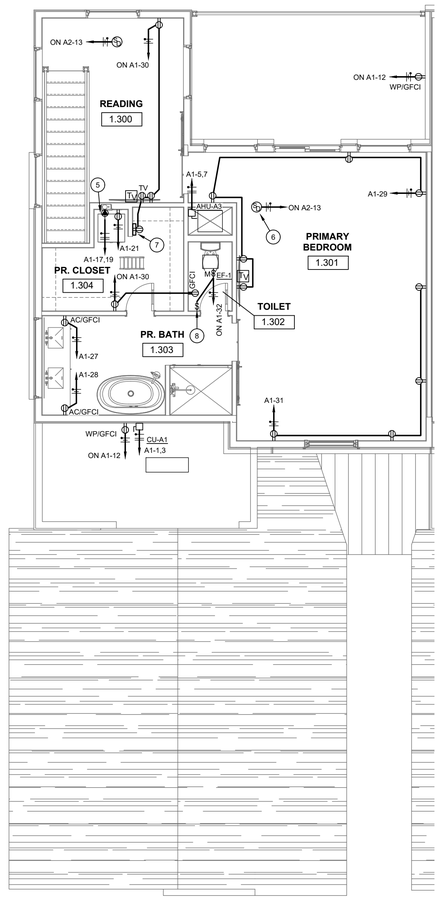
LEVEL 0 - LOWER LEVEL
1 TYPICAL FLOOR PLAN
POWER/COMMUNICATION

3/16" = 1'-0" BUILDING A



LEVEL 1 - ENTRY / GARAGE
2 TYPICAL FLOOR PLAN
POWER/COMMUNICATION

3/16" = 1'-0" BUILDING A



LEVEL 2 - UPPER LEVEL
3 TYPICAL FLOOR PLAN
POWER/COMMUNICATION

3/16" = 1'-0" BUILDING A

GENERAL NOTES

A. VERIFY ALL ELECTRICAL INSTALLATIONS WITH LOCAL CODES AND CITY ORDINANCES PRIOR TO INSTALLATION.

B. IT IS ASSUMED THAT ANY OUTLET, SWITCH, RECEPTACLE, FIXTURE OR PANEL MAY BE RELOCATED WITHIN A TEN (10) FOOT RADIUS OF THE INDICATED LOCATION WITHOUT ADDITIONAL CHARGE TO THE OWNER.

C. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT POWER REQUIREMENTS FOR OWNER FURNISHED EQUIPMENT PRIOR TO ROUGH-IN. TERMINATE AS DIRECTED BY EQUIPMENT NAME PLATES. COORDINATE EXACT LOCATION FOR INSTALLATIONS WITH OWNER PRIOR TO ROUGH-IN. NOTIFY ENGINEER IF ALTERNATE POWER IS REQUIRED.

D. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT AND TEMPERATURE CONTROLS WITH MECHANICAL PLANS. PROVIDE 1" CONDUIT AT EACH THERMOSTAT. REFER TO MECHANICAL PLANS FOR LOCATIONS.

E. PROVIDE DEDICATED NEUTRAL WIRE FOR EACH 120V CIRCUIT BREAKER.

F. PROVIDE MOTOR RATED SWITCHES FOR EACH 120V HVAC CONNECTIONS. OVERLOADS SHALL MATCH MOTOR RATING.

G. CONTRACTOR SHALL PROVIDE NEMA 3R DISCONNECT SWITCHES FOR ALL EXTERIOR HVAC EQUIPMENT. INTERIOR DRY LOCATION DISCONNECT ENCLOSURES SHALL BE RATED NEMA 1.

H. ALL CONDUITS SERVING ROOF-MOUNTED EQUIPMENT SHALL BE EXTENDED INSIDE THE UNIT CURBS TO AVOID ADDITIONAL PITCHPANS. ALL EXTERIOR CONDUIT SHALL BE RIGID GALVANIZED STEEL OR LIQUID TIGHT FLEXIBLE CONDUIT AS SPECIFIED.

I. DATA/TELEPHONE/TV OUTLETS SHALL BE INSTALLED WITH 3/4" CONDUIT EXTENDED TO AN ACCESSIBLE POINT ABOVE CEILING AND PROVIDED WITH PULL STRING. COORDINATE ALL TELEPHONE, TV AND DATA LOCATIONS WITH OWNER. PROVIDE INSULATED BUSHING ON BOTH ENDS OF CONDUIT.

J. WHERE GFCI PROTECTION IS REQUIRED BY CODE AND CONNECTION IS LOCATED BEHIND EQUIPMENT. CONTRACTOR SHALL PROVIDE GFCI CIRCUIT BREAKER IN LIEU OF GFCI OUTLET.

K. ALL NEW 120V, 15A/1P AND 20A/1P CIRCUIT BREAKERS AND RECEPTACLES SHALL BE AFCI(ARC FAULT) RATED AS REQUIRED BY NEC.

L. ALL RECEPTACLES IN AREAS SPECIFIED SHALL BE TAMPER RESISTANT INCLUDING: HOTEL GUEST ROOMS, DWELLING UNITS, CHILD CARE FACILITIES, PRESCHOOL/ELEMENTARY EDUCATION FACILITIES, MEDICAL CLINICS, MEDICAL OFFICES, MEDICAL OUTPATIENT FACILITIES, GYMNASIUMS, SKATING RINKS, AND AUDITORIUMS, AND DORMITORIES AS REQUIRED BY NEC ARTICLE 406.12.

KEYED NOTES

1. JUNCTION BOX TO SERVE KITCHEN HOOD FAN. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH ARCHITECT AND MANUFACTURER.
2. RECEPTACLE TO SERVE MICROWAVE. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT AND OWNER.
3. AIR SWITCH AND RECEPTACLE TO SERVE GARBAGE DISPOSAL. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH ARCHITECT AND MANUFACTURER.
4. 240V, 4-WIRE, 1Ø ELECTRIC RANGE. COORDINATE CONNECTION REQUIREMENTS WITH MANUFACTURER.
5. 240V, 4-WIRE, 1Ø ELECTRIC DRYER. COORDINATE CONNECTION REQUIREMENTS WITH MANUFACTURER.
6. CEILING MOUNTED INTERCONNECTED STAND ALONE 120V SMOKE DETECTOR WITH BATTERY BACKUP. EXTEND AND CONNECT TO UN-SWITCHED CIRCUIT BREAKER AS REQUIRED. (TYPICAL)
7. RECEPTACLE TO SERVE COMMUNICATION MEDIA CABINET. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT, UTILITY COMPANY AND OWNER.
8. CONTROL SWITCH TO SERVE CORRESPONDING EXHAUST FAN. COORDINATE SWITCH TYPE WITH MANUFACTURER AND MECHANICAL CONTRACTOR.
9. RECEPTACLE TO BE MOUNTED IN ATTIC SPACE. COORDINATE EXACT LOCATION AND MOUNTING WITH ARCHITECT AND OWNER.
10. CONTROL/HUMIDISTAT SWITCH TO SERVE CORRESPONDING EXHAUST FAN. COORDINATE SWITCH TYPE WITH MANUFACTURER AND MECHANICAL CONTRACTOR.

CRADDOCK ARCHITECTURE

ARCHITECT: PHILLIP CRADDOCK

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HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024

TYPICAL FLOOR PLANS - POWER/COMM - BUILDING A

Scale: As indicated

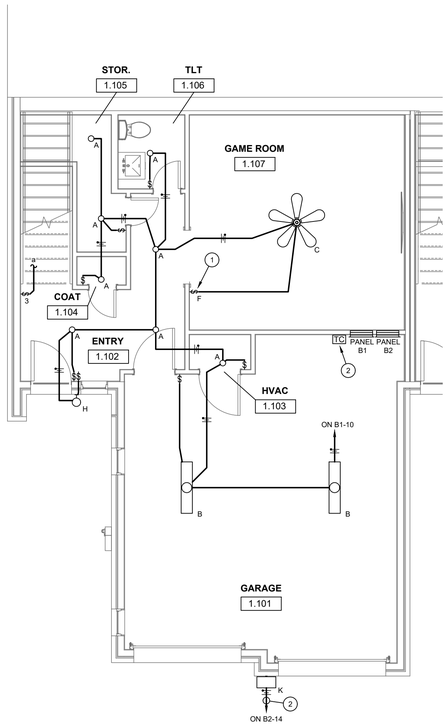
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FINCHER ENGINEERING, LLC

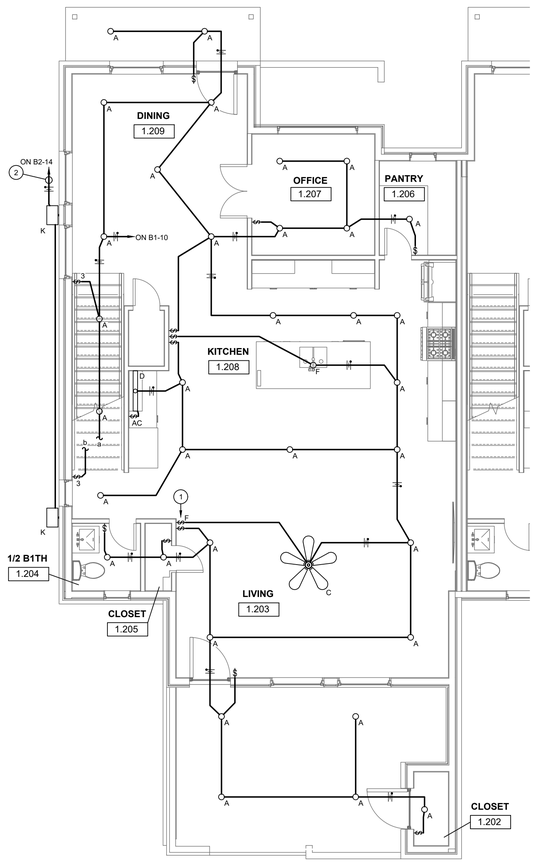
FINCHER ENGINEERING, LLC TX
FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
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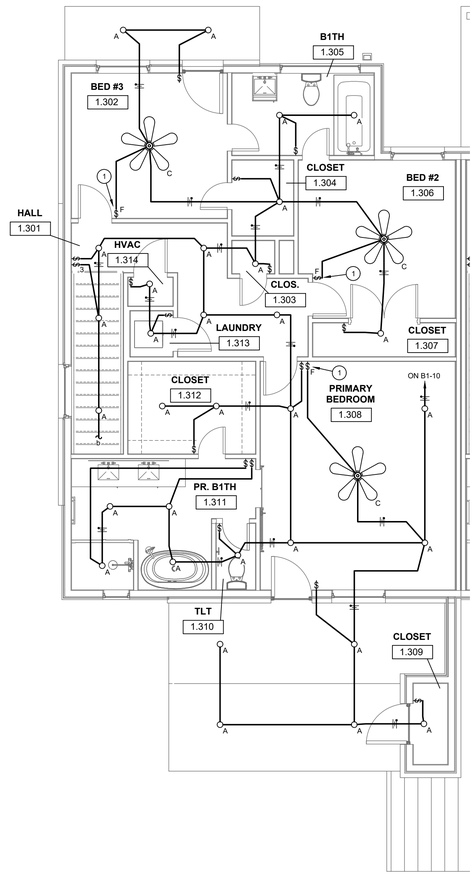
1 LEVEL 1 - ENTRY / GARAGE TYPICAL FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING B



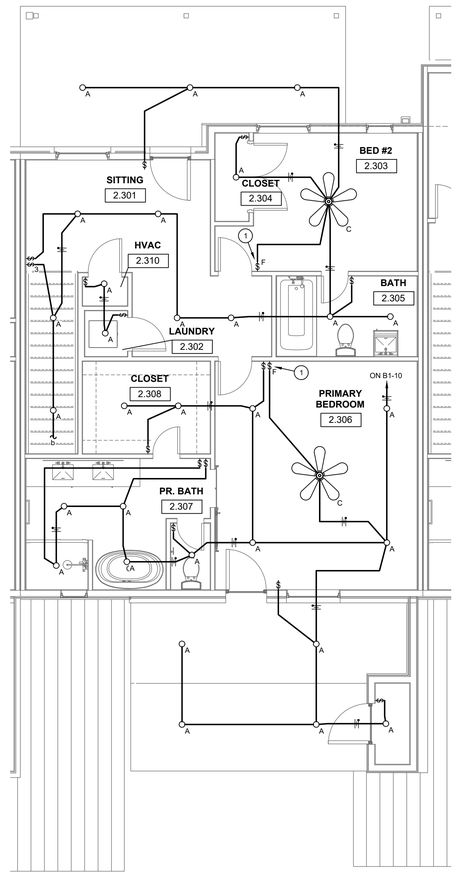
2 LEVEL 2 - LIVING TYPICAL FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING B



3 LEVEL 3 - BEDROOMS 3 BEDROOM FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING B



4 LEVEL 3 - BEDROOMS 2 BEDROOM FLOOR PLAN LIGHTING

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO UNITS WITH 2 BEDROOMS ON LEVEL 3.

GENERAL NOTES

A. VERIFY EXACT LOCATION OF ALL ELECTRICAL EQUIPMENT WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

B. VERIFY ALL ELECTRICAL INSTALLATIONS WITH LOCAL CODES AND CITY ORDINANCES PRIOR TO INSTALLATION.

C. VERIFY AND COORDINATE EXACT LOCATION OF ALL LIGHT FIXTURE LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL REFLECTED CEILING PLAN.

D. ANY OUTLET, SWITCH, RECEPTACLE, FIXTURE OR PANEL MAY BE RELOCATED WITHIN A TEN (10) FOOT RADIUS OF THE INDICATED LOCATION WITHOUT ADDITIONAL CHARGE TO OWNER.

E. PROVIDE AN UN-SWITCHED HOT (BALLAST/DRIVER) TO ALL EMERGENCY FIXTURES ROUTED THRU LIGHTING CONTROLS TO PROVIDE EMERGENCY OPERATION.

F. PROVIDE DEDICATED NEUTRAL WIRE FOR EACH 120V CIRCUIT BREAKER.

G. LIGHTING CONTROL WIRING SHALL BE ROUTED IN SEPARATE CONDUIT/PATHWAY FROM POWER WIRING.

KEYED NOTES

1. COMBINATION FAN/LIGHT SWITCH. COORDINATE SWITCH TYPE WITH MANUFACTURER.
2. INTERMATIC ELECTRONIC TIME SWITCH # ET1105C. TIME CLOCK SHALL CONTROL EXTERIOR LIGHT FIXTURES TYPE "K". COORDINATE TIMER PROGRAMMING WITH OWNER.



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ARCHITECT: PHILLIP CRADDOCK

MARINA VILLAGE

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REVISION

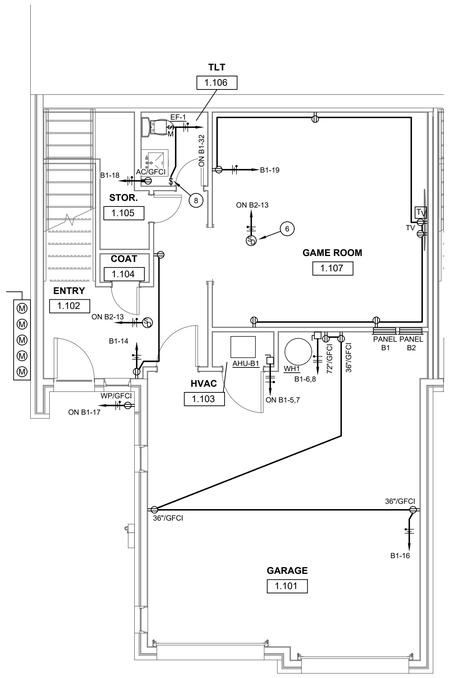
#	Revision Date	Revision Description

MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019
Date 7.18.2024
Scale: As indicated

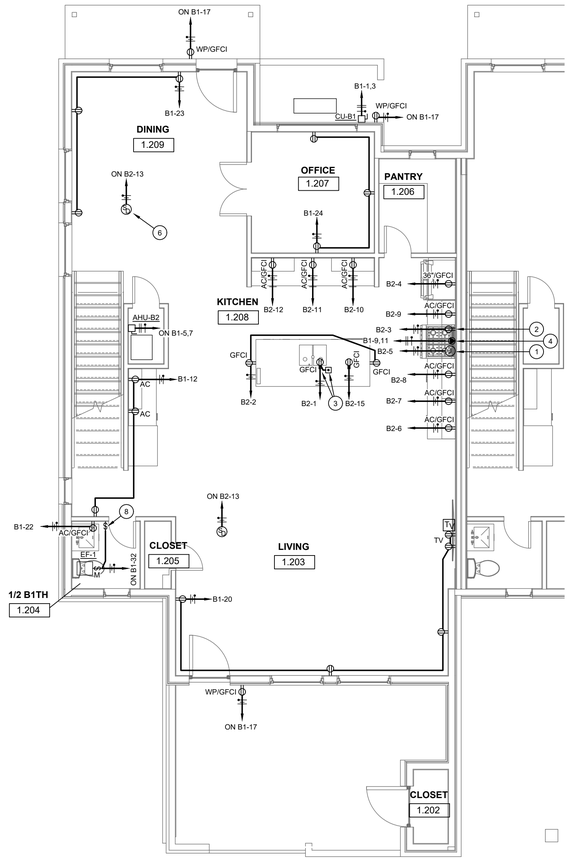
TYPICAL FLOOR PLANS - LIGHTING - BUILDING B

EB.100



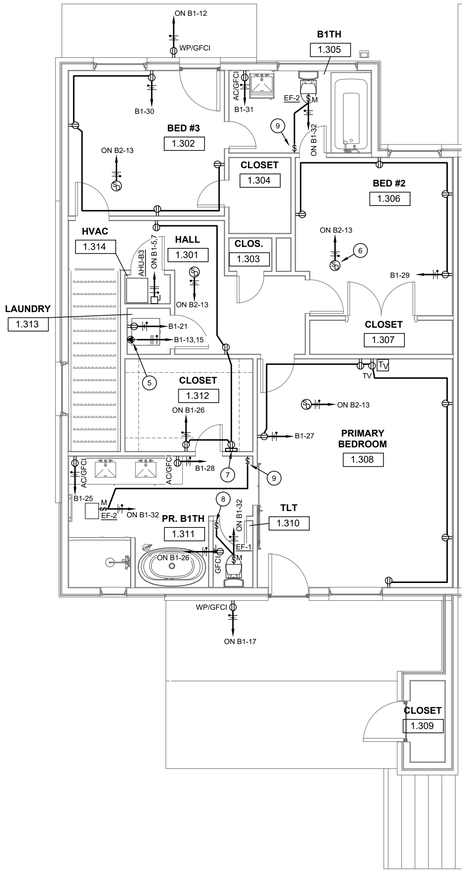
LEVEL 1 - ENTRY / GARAGE
1 TYPICAL FLOOR PLAN POWER/COMMUNICATION

3/16" = 1'-0" BUILDING B



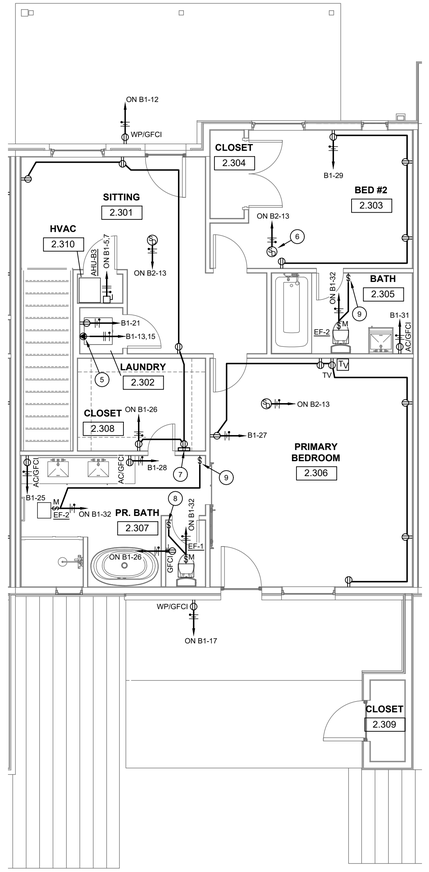
LEVEL 2 - LIVING
2 TYPICAL FLOOR PLAN POWER/COMMUNICATION

3/16" = 1'-0" BUILDING B



LEVEL 3 - BEDROOMS
3 3 BEDROOM FLOOR PLAN POWER/COMMUNICATION

3/16" = 1'-0" BUILDING B



LEVEL 3 - BEDROOMS
4 2 BEDROOM FLOOR PLAN POWER/COMMUNICATION

3/16" = 1'-0" BUILDING B

NOTE: THIS LAYOUT ONLY APPLIES TO UNITS WITH 2 BEDROOMS ON LEVEL 3.

GENERAL NOTES

A. VERIFY ALL ELECTRICAL INSTALLATIONS WITH LOCAL CODES AND CITY ORDINANCES PRIOR TO INSTALLATION.

B. IT IS ASSUMED THAT ANY OUTLET, SWITCH, RECEPTACLE, FIXTURE OR PANEL MAY BE RELOCATED WITHIN A TEN (10) FOOT RADIUS OF THE INDICATED LOCATION WITHOUT ADDITIONAL CHARGE TO THE OWNER.

C. THE ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT POWER REQUIREMENTS FOR OWNER FURNISHED EQUIPMENT PRIOR TO ROUGH-IN. TERMINATE AS DIRECTED BY EQUIPMENT NAME PLATES. COORDINATE EXACT LOCATION FOR INSTALLATIONS WITH OWNER PRIOR TO ROUGH-IN. NOTIFY ENGINEER IF ALTERNATE POWER IS REQUIRED.

D. VERIFY EXACT LOCATION OF ALL MECHANICAL EQUIPMENT AND TEMPERATURE CONTROLS WITH MECHANICAL PLANS. PROVIDE 1" CONDUIT AT EACH THERMOSTAT. REFER TO MECHANICAL PLANS FOR LOCATIONS.

E. PROVIDE DEDICATED NEUTRAL WIRE FOR EACH 120V CIRCUIT BREAKER.

F. PROVIDE MOTOR RATED SWITCHES FOR EACH 120V HVAC CONNECTIONS. OVERLOADS SHALL MATCH MOTOR RATING.

G. CONTRACTOR SHALL PROVIDE NEMA 3R DISCONNECT SWITCHES FOR ALL EXTERIOR HVAC EQUIPMENT. INTERIOR DRY LOCATION DISCONNECT ENCLOSURES SHALL BE RATED NEMA 1.

H. ALL CONDUITS SERVING ROOF-MOUNTED EQUIPMENT SHALL BE EXTENDED INSIDE THE UNIT CURBS TO AVOID ADDITIONAL PITCHPANS. ALL EXTERIOR CONDUIT SHALL BE RIGID GALVANIZED STEEL OR LIQUID TIGHT FLEXIBLE CONDUIT AS SPECIFIED.

I. DATA/TELEPHONE/TV OUTLETS SHALL BE INSTALLED WITH 3/4" CONDUIT EXTENDED TO AN ACCESSIBLE POINT ABOVE CEILING AND PROVIDED WITH PULL STRING. COORDINATE ALL TELEPHONE, TV AND DATA LOCATIONS WITH OWNER. PROVIDE INSULATED BUSHING ON BOTH ENDS OF CONDUIT.

J. WHERE GFCI PROTECTION IS REQUIRED BY CODE AND CONNECTION IS LOCATED BEHIND EQUIPMENT. CONTRACTOR SHALL PROVIDE GFCI CIRCUIT BREAKER IN LIEU OF GFCI OUTLET.

K. ALL NEW 120V, 15A/1P AND 20A/1P CIRCUIT BREAKERS AND RECEPTACLES SHALL BE AFCI(ARC FAULT) RATED AS REQUIRED BY NEC.

L. ALL RECEPTACLES IN AREAS SPECIFIED SHALL BE TAMPER RESISTANT INCLUDING: HOTEL GUEST ROOMS, DWELLING UNITS, CHILD CARE FACILITIES, PRESCHOOL/ELEMENTARY EDUCATION FACILITIES, MEDICAL CLINICS, MEDICAL OFFICES, MEDICAL OUTPATIENT FACILITIES, GYMNASIUMS, SKATING RINKS, AND AUDITORIUMS, AND DORMITORIES AS REQUIRED BY NEC ARTICLE 406.12

KEYED NOTES

1. JUNCTION BOX TO SERVE KITCHEN HOOD FAN. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH ARCHITECT AND MANUFACTURER.
2. RECEPTACLE TO SERVE MICROWAVE. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT AND OWNER.
3. AIR SWITCH AND RECEPTACLE TO SERVE GARBAGE DISPOSAL. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS WITH ARCHITECT AND MANUFACTURER.
4. 240V, 4-WIRE, 1Ø ELECTRIC RANGE. COORDINATE CONNECTION REQUIREMENTS WITH MANUFACTURER.
5. 240V, 4-WIRE, 1Ø ELECTRIC DRYER. COORDINATE CONNECTION REQUIREMENTS WITH MANUFACTURER.
6. CEILING MOUNTED INTERCONNECTED STAND ALONE 120V SMOKE DETECTOR WITH BATTERY BACKUP. EXTEND AND CONNECT TO UN-SWITCHED CIRCUIT BREAKER AS REQUIRED. (TYPICAL)
7. RECEPTACLE TO SERVE COMMUNICATION MEDIA CABINET. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH ARCHITECT, UTILITY COMPANY AND OWNER.
8. CONTROL SWITCH TO SERVE CORRESPONDING EXHAUST FAN. COORDINATE SWITCH TYPE WITH MANUFACTURER AND MECHANICAL CONTRACTOR.
9. CONTROL/HUMIDISTAT SWITCH TO SERVE CORRESPONDING EXHAUST FAN. COORDINATE SWITCH TYPE WITH MANUFACTURER AND MECHANICAL CONTRACTOR.

STATE OF TEXAS
KRIS STEPP
93736
LICENSED PROFESSIONAL ENGINEER
7-18-2024

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MARINA VILLAGE

REVISION

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MARINA VILLAGE
HENRY M. CHANDLER DR.
ROCKWALL, TX 75087

Project number 2023-019 Date 7.18.2024

TYPICAL FLOOR PLANS - POWER/COMM - BUILDING B

Scale: As indicated

EB.101