CONSTRUCTION PLAN OVERLAY
ON CONCRETE SLAB
LOCATION ON
LOT 1, BLOCK 1,
SPHINX

CITY OF ROCKPORT,
ARANSAS COUNTY, TEXAS,

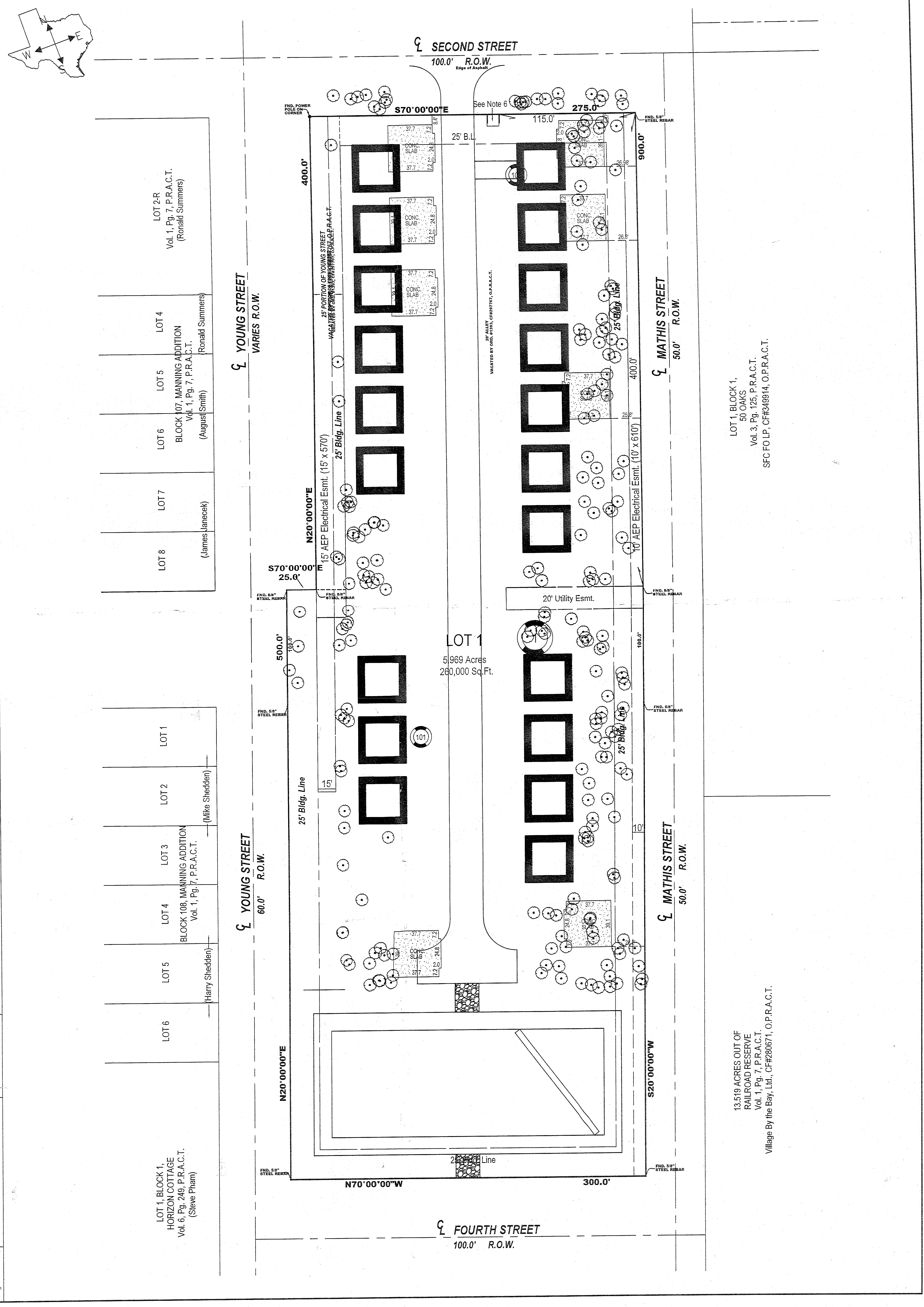
ACCORDING TO THE PLAT
RECORDED IN
VOLUME 7, PAGE 208,
PLAT RECORDS OF ARANSAS
COUNTY, TEXAS.

SCALE 1" = 50'
JUNE 10, 2022

REVISED JUNE 15, 2022

Filename: 220610BB1

Prepared For:
PAUL LIPPKE



PLAT BEARING USED FOR DIRECTIONAL CONTROL UNLESS OTHERWISE SHOWN.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL FLOOD HAZARD MAP DATED 2.17.16 AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS ____ (OR) IS NOT X LOCATED IN A "SPECIAL FLOOD HAZARD AREA.

ZONE "X" BASE ELEVATION N/A

PANEL NO. 0240G

COMMUNITY NO. 485504

THIS INFORMATION IS BASED ON SCALING THE LOCATION OF THIS SURVEY ON THE FEMA MAP, AND IS INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY, AND NOT TO IDENTIFY SPECIFIC FLOODING CONDITIONS.

THIS SURVEY IS IN VIOLATION OF "COPYRIGHT LAWS" IF NOT ACCOMPANIED BY ORIGINAL SEAL AND SIGNATURE.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP OF TITLE EVIDENCE. SURVEYOR DID NOT REVIEW EXCEPTIONS IN SCHEDULE "B" OF THE TITLE COMMITMENT TO DETERMINE WHETHER THEY DO OR DO NOT AFFECT SUBJECT PROPERTY

THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION WHICH SHALL TAKE PLACE WITHIN SIX (6) MONTHS FROM THE DATE OF THIS SURVEY.

ANY COPY OF THIS DRAWING MUST BEAR THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK OR THE DRAWING IS AN UNAUTHORIZED REPRODUCTION WHICH MAY HAVE BEEN ALTERED OR CHANGED WITHOUT THE SURVEYOR'S KNOWLEDGE.

THIS ORIGINAL WORK IS PROTECTED UNDER COPYRIGHT LAWS, TITLE 17, UNITED STATES CODE SECTIONS 101 AND 102, ALL VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

5/8" STEEL REBAR'S FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN. ALL SET RODS ARE CAPPED WITH "GRIFFITH & BRUNDRETT."

I, J. L. BRUNDRETT, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT CORRECTLY SHOWS A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY AND THAT THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR PROTRUSIONS (EXCEPT AS SHOWN HEREON.)

[illegible]

J. L. BRUNDRETT, JR., R.P.L.S. REG. NO. 2133
TBPELS Firm No. 10004800

STATE OF TEXAS
REGISTERED
J. L. BRUNDRETT, JR.
2133
PROFESSIONAL
LAND SURVEYOR

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2522
Rockport, Texas 78381
361-729-6479
361-729-7933
jerryb@gbsurveyor.com
www.gbsurveyor.com

CONSTRUCTION PLANS

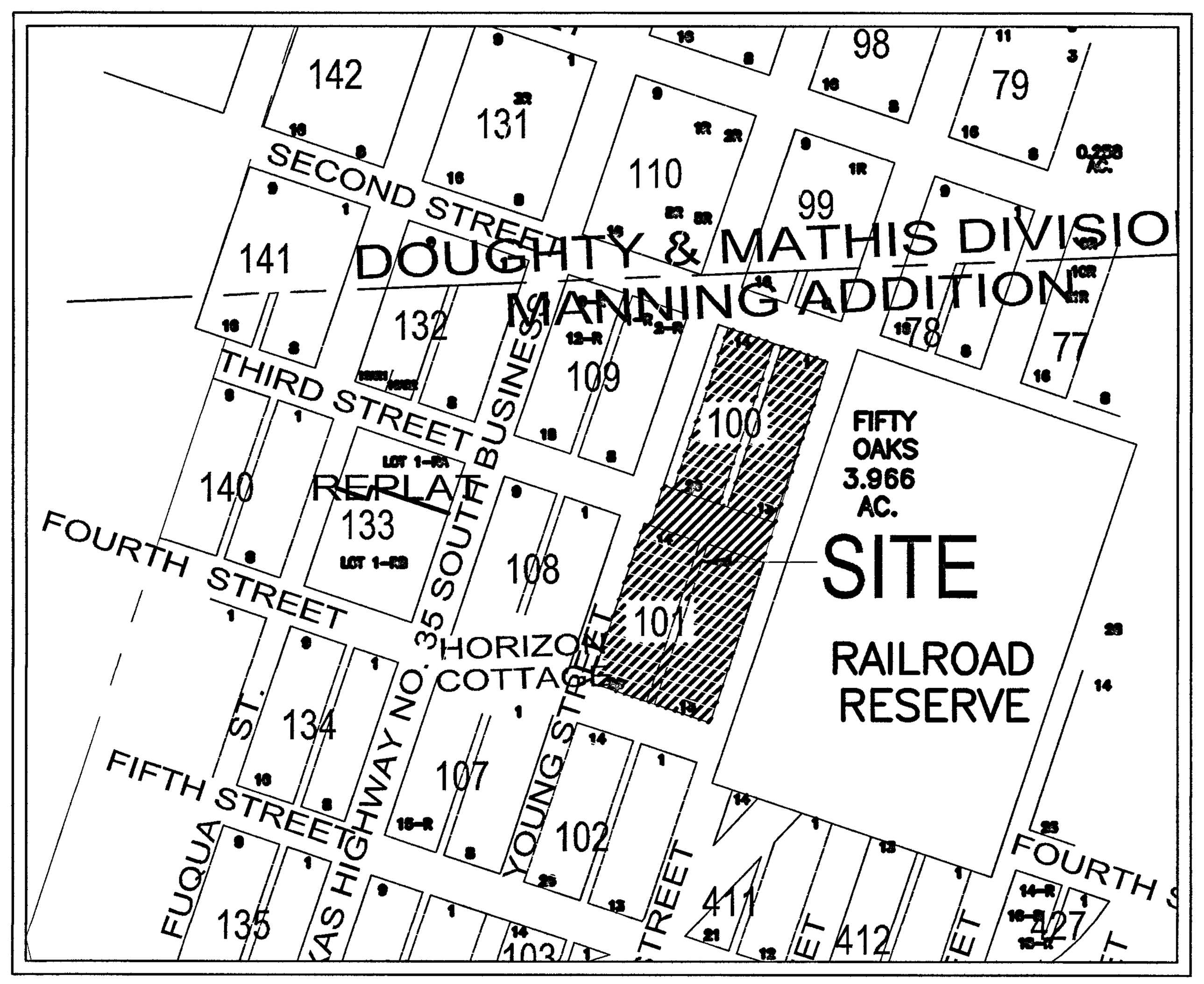
FOR

SPHINX DUPLEX RENTAL APARTMENTS

BY NOAH ARC COMMUNITY DEVELOPMENT CORP.

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS

DECEMBER 2021



VICINITY MAP

DRAWING SHEET INDEX

ISSUED FOR CITY REVIEW PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

SPHINX

ARANSAS COUNTY, TEXAS

COVER

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS

PAUL LIPPKE
DONAVAN SPOTSVILLE

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED PROFESSIONAL ENGINEER
[illegible] 2/10/22

11/10/2021
4974–21.470

1 OF 12

SPHINX

DSPOTSVILLE
2/8/2022 5:35 PM
M:\DWG-49\4974-21.470\DWG\CIVIL C3D 2018\4974-21.470_COVR.DWG

LCR JOB #213-0011

PK FILE: 4974–21.470

GAS NOTES

REVISED: 09/30/09

1. **STANDARDS:**
   A. ALL POLYETHYLENE PIPE, TUBING AND FITTINGS FURNISHED UNDER THIS SPECIFICATION SHALL CONFORM TO ALL APPLICABLE PROVISIONS AND REQUIREMENTS OF THE LATEST REVISIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION PIPELINE SAFETY REGULATIONS (CFR) TITLE 49, PART 192, "FEDERAL MINIMUM SAFETY STANDARDS: TRANSPORTATION OF NATURAL AND OTHER GASES BY PIPELINE", AND BY INCLUSION, ALL APPROPRIATE STANDARDS REFERENCED THEREIN.
   B. ALL NEWLY INSTALLED PIPE AND RELATED PRODUCTS MUST CONFORM TO SPECS LISTED BELOW:
2. **PIPE:** PIPE SHALL BE YELLOW POLYETHYLENE PIPE – PE 2406, CAT – CEE, ASTM 2513,
3. **FITTINGS:** ALL ELLS, TEES, COUPLINGS, BUSHINGS AND REDUCERS MUST BE PE 2406, ASTM 2513 / D2683, CAT – CEC, TRANS. FITTINGS – COMPLY WITH DR 11, PE 2406
4. **TRACE WIRE:** CONTRACTOR SHALL INSTALL #12 SOLID COPPER TRACER WIRE WITH HIGH MOLECULAR WEIGHT PE (HMWPE) INSULATION, 2" TO 6" ABOVE MAIN AND SERVICE LINES. AT NO TIME IS WIRE TO BE WRAPPED AROUND PIPE. THE WIRE SHALL BE BROUGHT UP AT METERS AND LOCATING POINTS NSTALLED AT THE BEGINNING AND END OF PIPE AND EVERY 300' ALONG MAIN. ALL JOINTS SHALL BE SOLDERED AND WRAPPED IN P.V.C. COATING.
5. **INSTALLATION:** INSTALLATION SHALL MEET **CFR TITLE 49 – 192.321**

   DITCH SHALL BE INSPECTED PRIOR TO INSTALLATION OF PIPE.

   PIPE MUST BE INSTALLED TO MINIMIZE SHEAR OR TENSILE STRESSES.
   PIPE MUST BE INSTALLED AT A MINIMUM DEPTH OF 24".
   PIPE SHALL BE INSTALLED ABOVE STORM DRAINS AND SEWER LINES.
   PIPE MUST BE INSTALLED WITH SUFFICIENT SLACK (SNAKING) TO PROVIDE FOR POSSIBLE CONTRACTION.
   PIPE SHALL NOT BE INSTALLED IF IT HAS BEEN BENT OVER OR KINKED.
6. **BACKFILL:** BACKFILLING SHALL MEET **CFR TITLE 49 – 192.319**
   FIT OF PIPE TO DITCH SHALL BE INSPECTED PRIOR TO BACKFILL.
   BACKFILL SHALL PROVIDE FIRM SUPPORT UNDER PIPE.
   ROCKS AND DEBRIS SHALL BE REMOVED TO PREVENT DAMAGE TO PIPE
7. **PRESSURE TESTING:** PIPE SHALL BE PRESSURE TESTED AT 90 PSI FOR 30 MINUTES
8. **TIE-IN:** CONTRACTOR SHALL NOTIFY THE OFFICE OF THE UTILITY DIRECTOR 361-790-1160 AT LEAST 24 HOURS PRIOR TO EXCAVATION WITHIN 20 FEET OF ANY EXISTING NATURAL GAS LINE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE OFFICE INFORMED AT LEAST ONCE EACH DAY OF HIS ACTIVITIES WHILE WORKING IN SAID 20 FEET. THE ACTUAL CONNECTION MUST BE MADE IN THE PRESENCE OF A CITY OF ROCKPORT UTILITY DEPARTMENT REPRESENTATIVE.
9. **EFV VALVES:** EFV VALVES SHALL BE INSTALLED AT TAPS FOR SINGLE RESIDENCE, BUT ARE NOT REQUIRED FOR MULTIPLE RESIDENCES OR COMMECIAL BUSINESSES.

WATER NOTES

REVISED: 08/28/07

1. **STANDARDS:**
   A. ALL WATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED BY THE PLANS AND SPECIFICATIONS
   B. ALL NEWLY INSTALLED PIPE AND RELATED PRODUCTS MUST CONFORM TO ANSI / NSF STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
2. **D.I. PIPE:** PIPE SHALL BE CLASS 200 DUCTILE IRON PIPE CONFORMING TO U.S.A. STANDARDS 121.5 CAST IRON PIPE SHALL BE LINES WITH ENAMELED CEMENT MORTAR STANDARD THICKNESS AS SPECIFIED IN A.N.S.I. STANDARD A21-4.85.
3. **D.I. PIPE WRAP:** ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE DOUBLE CONTINUOUS WRAPPED WITH 8 MIL. POLYETHYLENE.
4. **P.V.C. PIPE:** 3" MAINS AND SMALLER SHALL BE HDPE SDR-9 CTS A.N.S.I / A.W.W.A. C901-02 AND A.S.T.M D-2737 OR APPROVED EQUAL. 4" MAINS AND LARGER SHALL BE DR 18, CLASS 150, MEETING THE REQUIREMENTS OF A.W.W.A. C-900 PIPE. MAINS 14" AND LARGER SHALL BE DR 25, CLASS 165, MEETING THE REQUIREMENTS OF A.W.W.A. C-905. JOINTS FOR PIPE 4" AND LARGER SHALL BE THE ELASTEMERIC GASKET TYPE MEETING THE REQUIREMENTS OF A.S.T.M. F-477.
5. **D.I. FITTINGS:** ALL FITTINGS 6" AND LARGER WILL BE CLASS 250 DUCTILE IRON MECHANICAL JOINT TYPE (MORTAR LINED) AND INCLUDE FORD UNIFLANGES RESTRAINTS UFR-1500 CA CONFORMING TO A.N.S.I. 21-53 / A.W.W.A. C-153 (LATEST EDITION).
6. **THRUST BLOCKING:** CONCRETE THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND FIRE HYDRANTS UNLESS SHOWN OTHERWISE AND PROVIDE BEARING AREA SUFFICIENT THAT THE FITTINGS WILL NOT MOVE DURING TESTING PRESSURES.
7. **VALVES:** SEE DETAIL THIS SHEET
8. **VALVE BOXES:** SEE DETAIL THIS SHEET
9. **PRESSURE TESTING:** SECTION 2G12 IN THE SPECS. DETAILS TESTING PROCEDURE AND ALLOWABLE LEAKAGE
10. **TIE-IN:** CONTRACTOR SHALL NOTIFY THE OFFICE OF THE UTILITY DIRECTOR 361-790-1160 AT LEAST 24 HOURS PRIOR TO EXCAVATION WITHIN 20 FEET OF ANY EXISTING WATER OR SEWER LINE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE OFFICE INFORMED AT LEAST ONCE EACH DAY OF HIS ACTIVITIES WHILE WORKING IN SAID 20 FEET. THE ACTUAL CONNECTION MUST BE MADE IN THE PRESENCE OF A CITY OF ROCKPORT UTILITY DEPARTMENT REPRESENTATIVE.
11. **STERILIZATION:** CONTRACTOR SHALL STERILIZE AND TEST ALL WATER LINES IN ACCORDANCE WITH T.C.E.Q. REGULATIONS.
12. **TRACE WIRE:** CONTRACTOR SHALL INSTALL #12 COPPER W.P DETECTOR WIRE WITH ALL MAIN LINES. THE WIRE SHALL BE BROUGHT UP AT EACH FIRE HYDRANT AND WRAPPED AROUND TWICE. ALL JOINTS SHALL BE SOLDERED AND WRAPPED IN P.V.C. COATING.
13. **TAPPING SLEEVES:** TAPPING SLEEVES SHALL BE FORD MODEL FTSS MJ END TAPPING SLEEVE OR APPROVED EQUAL.

SANITARY SEWER NOTES

REVISED: 07/01/13

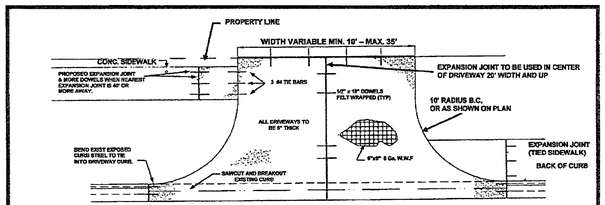
1. **STANDARDS:** ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENTS AS SPECIFIED BY THE CITY OF ROCKPORT STANDARDS AND AS REQUIRED BY THE ENGINEER'S GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.
2. **PVC PIPE:** ALL P.V.C. SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SDR-26 P.V.C., PIPE. INFILTRATION SHALL NOT EXCEED 50 GALLONS / INCH DIAMETER / MILE / 24 HOURS.
3. **IDENTIFICATION OF FORCE MAIN PIPES:**
   A. DETECTOR TAPE PLACEMENT:
   A DETECTOR TAPE MUST BE LAID IN THE SAME TRENCH AS A FORCE MAIN. THE DETECTOR TAPE MUST BE LOCATED ABOVE AND PARALLEL TO THE FORCE MAIN.
   B. DETECTOR TAPE LABEL:
   THE DETECTOR TAPE MUST BEAR THE LABEL "***PRESSURIZED WASTEWATER***" CONTINUOUSLY REPEATED IN AT LEAST 1.5 INCH LETTERS.
4. **SERVICES:** INDIVIDUAL LOT SERVICES SHALL BE RECONNECTED AS DIRECTED BY CITY OF ROCKPORT REPRESENTATIVE OR ENGINEER.
5. **TIE-IN:**
   A. GRAVITY SANITARY SEWER:
   THE CONTRACTOR SHALL NOTIFY CITY OF ROCKPORT UTILITY OFFICIALS AT LEAST 24 HOURS PRIOR TO EXCAVATING WITHIN 20 FEET OF ANY EXISTING WATER OR SEWER LINE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE OFFICE INFORMED AT LEAST ONCE EACH DAY OF HIS ACTIVITIES WHILE WORKING WITHIN SAID 20 FEET. ACTUAL CONNECTION TO EXISTING MANHOLE MUST BE OBSERVED BY A REPRESENTATIVE OF CITY OF ROCKPORT UTILITIES. CONTACT NO. (361) 790-1160.
   B. FORCE MAIN:
   1. CONTRACTOR SHALL NOTIFY CITY OF ROCKPORT UTILITY OFFICIALS 48 HOURS BEFORE TAKING ANY SANITARY SEWER FORCE MAIN OFF LINE AND A CITY OF ROCKPORT UTILITY OFFICIAL SHALL BE PRESENT FOR ANY WORK INVOLVING EXISTING OPERATIONAL SANITARY SEWER FORCE MAIN.
   2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO PUBLIC HEALTH HAZARD IS CREATED BY THE DRAINING AND / OR REMOVAL OF THE EXISTING SANITARY SEWER FORCE MAIN.
6. **GENERAL NOTES:**
   A. CONTRACTOR TO FIELD LOCATE & DETERMINE DEPTH OF EXISTING SEWER LINES ON PROPOSED LINE SEGMENTS PRIOR TO LAYING RESPECTIVE SEWER LINES
   B. DAMAGE BY THE CONTRACTOR, TO ANY EXISTING UTILITIES, SHALL BE REPAIRED BY THE OWNER OF THE UTILITY AT THE EXPENSE OF THE CONTRACTOR.
   C. SANITARY SEWER SERVICES SHALL BE EXTENDED TO THE RIGHT-OF-WAY LINE AS SHOWN ON THE PLANS.
   D. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD VERIFY PRIOR TO COMMENCING CONSTRUCTION.
   E. CONTRACTOR SHALL MEET ALL E.P.A. AND T.C.E.Q. STORM WATER REGULATIONS.
   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL THROUGHOUT THE DURATION OF THE CONTRACT IN ACCORDANCE WITH "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", TRAFFIC CONTROL PLANS AND BC SHEETS. THIS WORK WILL NOT BE PAID FOR DIRECTLY BUT WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
   G. ALL WEATHER ACCESS TO LOCAL RESIDENTS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
   H. REMOVAL, TEMPORARY RELOCATION AND REPLACEMENT OF EXISTING SIGNS AND MAIL BOXES SHALL BE CONSIDERED SUBSIDIARY TO THE APPROPRIATE BID ITEMS.

GENERAL NOTES:
1. SITE PLAN FURNISHED BY ARCHITECT.
2. CONTRACTOR TO NOTIFY THE FOLLOWING UNDERGROUND UTILITY ENTITIES 48 HOURS BEFORE BEGINNING CONSTRUCTION IN RIGHTS OF WAY OR EASEMENTS:
   LONE STAR NOTIFICATION CENTER: 1–800–669–8344
   TEXAS EXCAVATION SAFETY SYSTEMS: 1–800–344–8377
   TEXAS ONE–CALL: 1–800–245–4545
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED BY ARANSAS COUNTY AND/OR CITY OF ROCKPORT FOR ALL WORK TO BE PERFORMED IN PUBLIC RIGHTS OF WAY. CONTRACTOR TO OBTAIN PERMITS REQUIRED BY ARANSAS COUNTY FOR FLOODPLAIN MANAGEMENT AND ALL OTHER NECESSARY PERMITS.
4. ALL WORK IN STREET R.O.W. TO CONFORM TO CITY OF ROCKPORT AND ARANSAS COUNTY REQUIREMENTS AND SPECIFICATIONS.
5. ALL ON–SITE WORK TO CONFORM TO CITY OF ROCKPORT AND ARANSAS COUNTY REQUIREMENTS.
6. CONTRACTOR TO FIELD VERIFY LOCATIONS AND ELEVATIONS OR FLOWLINES OF EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION OF NEW FACILITIES.
7. ANY CHANGES TO ALIGNMENTS OR GRADES OF PROPOSED UNDERGROUND UTILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.
8. CEMENT STABILIZED SAND USED AS BACKFILL TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 100 P.S.I. AT 48 HOURS. INCREASE CEMENT–SAND RATIO AS NECESSARY, BUT NOT LESS THAN THE SPECIFIED RATIO.
9. PIPE TRENCHES FOR WATER, STORM & SANITARY LINES TO BE MINIMUM WIDTHS AS SHOWN ON BEDDING DETAIL TO ALLOW PLACEMENT & COMPACTION OF PIPE BEDDING.
10. TRENCHES FOR DRAIN LINES, WATER SERVICE LINES, SANITARY SERVICE LINES AND APPURTENANCES UNDER AREAS TO BE PAVED TO BE BACKFILLED WITH CEMENT STABILIZED SAND AND TO BE THOROUGHLY RODDED TO CONSOLIDATION. CEMENT STABILIZED BACKFILL TO BE TO 6" ABOVE TOP OF PIPE FOR P.V.C. LINES AND TO BE TO THE SPRING LINE OF THE PIPE FOR REINF. CONC. LINES. BACKFILL ABOVE THE CEMENT STABILIZED MATERIAL WITH SELECT CLAY FILL IN 8" LIFTS (LOOSE MEASURE) AND COMPACT EACH LIFT TO 95% OF MAXIMUM DRY DENSITY PER A.S.T.M. D 698. SEE DETAIL THIS SHEET.
11. TRENCHES FOR DRAIN LINES AND OTHER UTILITIES UNDER AREAS NOT TO BE PAVED TO BE BACKFILLED WITH SELECT EARTH MATERIAL PLACED IN LIFTS NOT EXCEEDING 8 INCHES (LOOSE MEASURE) AND COMPACTED TO 90% MAXIMUM DRY DENSITY PER A.S.T.M. D 698.
12. EXCAVATIONS FOR INLETS OR MANHOLES IN PAVED AREAS, AND WITHIN 5' OF SUCH INLETS OR MANHOLES, TO BE BACKFILLED WITH CEMENT–STABILIZED SAND.
13. REFER TO ARCHITECTURAL AND M.E.P. DRAWINGS FOR ADDITIONAL INFORMATION.
14. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF ARANSAS COUNTY, TEXAS FOR FLOODPLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
15. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF ROCKPORT AND/OR ARANSAS COUNTY, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN CITY OF ROCKPORT AND/OR ARANSAS COUNTY ROAD RIGHTS OF WAY.
16. CONTRACTOR TO HYDROMULCH ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION. WHERE REQUESTED BY OWNER, SOLID SOD SHALL BE USED.

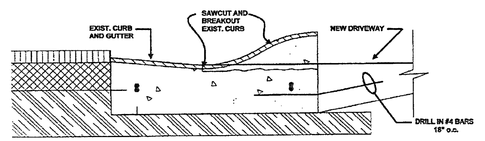
MATERIAL NOTES
1. CEMENT STABILIZED SAND BACKFILL SHALL CONSIST OF NOT LESS THAN 2 SACKS OF CEMENT PER CY OF SAND WITH SUFFICIENT WATER TO HYDRATE CEMENT. THE MATERIAL SHALL BE PLACED IN LAYERS EIGHT (8) INCHES THICK MAXIMUM AND COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE.
2. ALL POLYVINYLCHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM SPECIFICATION D3034 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM SPECIFICATION D2321.
3. ALL PROPOSED STORM SEWER MATERIAL SHALL BE AS FOLLOWS:
   A. 12",15" & 18" SHALL BE SDR 35.
   B. 24",30",36" & 42" PIPE SHALL BE HDPE PROPERLY BEDDED AS PER MANUFACTURES RECOMMENDATIONS PER URBAN LETTER DATED JANUARY 10, 2019 OR AS OTHERWISE SPECIFIED PER ENGINEER'S RECOMMENDATION.
4. ALL PROPOSED ON–SITE STORM SEWER PIPE SHALL BE SDR 35 PVC OR HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH INTEGRALLY FORMED SMOOTH INTERIOR UNLESS NOTED OTHERWISE.

PAVING NOTES:
1. MATERIALS AND CONSTRUCTION FOR ON–SITE PAVING TO CONFORM TO CITY OF ROCKPORT AND/OR ARANSAS COUNTY REQUIREMENTS.
2. REFER TO SITE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS FOR IN DEPTH TREATMENT OF REQUIREMENTS RELATING TO SITE PREPARATION, PLACEMENT OF FILL, AND TREATMENT OF SUBGRADE.
3. REMOVE TREES, TREE STUMPS, AND ROOT MATS UNDER BUILDING AND PAVEMENT AREAS. COORDINATE WITH ARCHITECT FOR TREES TO BE SAVED.
4. PREP PER THE GEOTECHNICAL REPORT.
5. CONCRETE PAVEMENT TO HAVE A 28–DAY MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI (MIN.). NO TRAFFIC ON PAVEMENT UNTIL CONCRETE REACHES 75% OF ITS DESIGN STRENGTH.
6. REINFORCING STEEL TO BE DEFORMED BARS PER A.S.T.M. A–615, GRADE 40, PER DETAIL THIS SHEET.
7. SLOPE PAVEMENT UNIFORMLY BETWEEN ELEVATIONS SHOWN. ANY FIELD CHANGE TO FINISHED PAVEMENT ELEVATIONS TO MAINTAIN 0.50% (MIN.) GRADE.
8. EXPANSION JOINT LAYOUT FOR REINFORCED CONCRETE PAVEMENT TO BE FURNISHED BY CONTRACTOR FOR REVIEW BY THE ENGINEER AND IS TO COMPLY WITH THE FOLLOWING:
   a) EXPANSION JOINTS TO TERMINATE PERPENDICULAR TO PAVEMENT EDGES.
   b) MAXIMUM SPACING OF EXPANSION JOINTS TO BE 30' IN ONE DIRECTION. MAXIMUM SURFACE AREA SURROUNDED BY EXPANSION JOINT OR PAVEMENT EDGES TO BE 900 SQ. FT.
   c) NO JOINTS OF ANY TYPE WITHIN 5' OF AN INLET, MANHOLE OR JUNCTION BOX.

STORM DRAIN NOTES:
1. MATERIALS AND CONSTRUCTION FOR STORM DRAINS AND INLETS TO CONFORM TO CITY OF ROCKPORT AND ARANSAS COUNTY REQUIREMENTS.
2. ALL PROPOSED STORM INLETS AND MANHOLES SHALL BE BEDDED AND BACKFILLED WITH CEMENT STABILIZED SAND (SEE MATERIALS NOTE 1), UNLESS OTHERWISE NOTED.
3. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
4. INLETS IN PAVED AREAS TO BE CAST–IN–PLACE OF REINFORCED CONCRETE, BRICK, OR PRECAST CONCRETE INLETS AS APPROVED BY THE ENGINEER, WITH HEAVY DUTY FRAMES AND GRATES.



TYPICAL DRIVEWAY APRON CUT INTO EXIST. 4" ROLL CURB



SECTION AT TIE – IN TO CURB

CITY OF ROCKPORT ARANSAS COUNTY , TEXAS	**DRIVEWAY APRON AND TIE-IN**	Effective Date: 08/15/95 Revised: 04/06/06

NO.	DATE	REVISIONS DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

GENERAL NOTES

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE

DESIGNED BY: PAUL LIPPKE
DRAWN BY: DONAVAN SPOTSVILLE
CHECKED BY:
DATE: 11/10/2021
JOB NO: 4974–21.470
DWG. NO:
Sheet: 2 OF 12

STATE OF TEXAS — PAUL L. LIPPKE — 86136 — LICENSED PROFESSIONAL ENGINEER — 2/10/22

SPHINX

Surveyor Certification

State of Texas
County of Aransas

I, Bridget A. Brundrett, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the _____ day of _____, A.D., 2021.

PRELIMINARY - NOT RECORDABLE FOR ANY PURPOSE

BRIDGET A. BRUNDRETT
Reg. No. 6073

Owner Certification

State of Louisiana
Parish of _____

NOAH ARC COMMUNITY DEVELOPMENT CORPORATION, INC.

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that that I (we) have had said land surveyed and platted as shown hereon; that servements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the _____ day of _____, A.D., 2021.

RICK SIMS, Executive Director

State of Louisiana
Parish of _____

This instrument was acknowledged before me by:

_____

_____

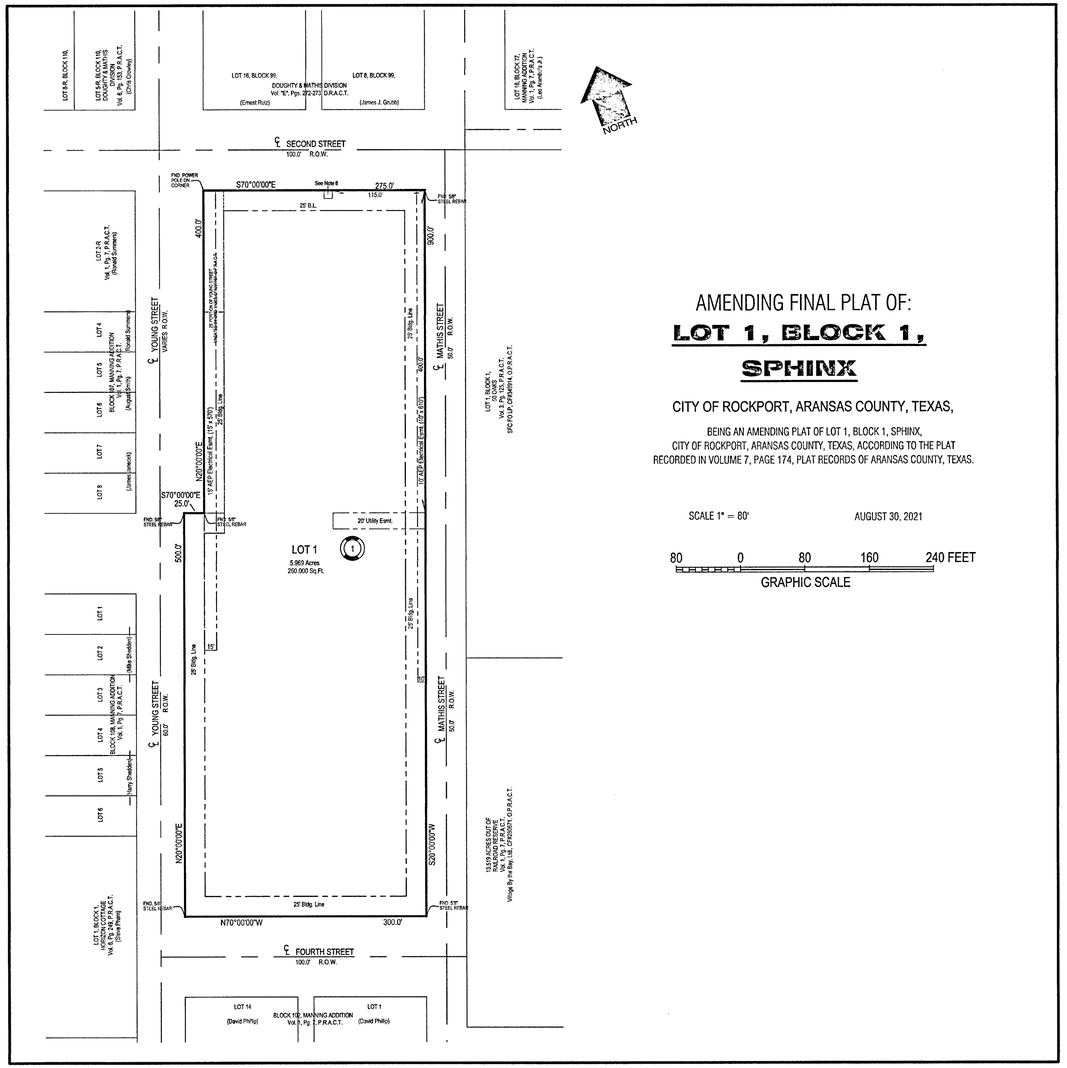
This the _____ day of _____, A.D., 2021.

_____

Notary Public in and for the State of _____

Locator Map

FILE NAME: REPLATS/ROCKPORT/SPHINX, LOT 1 REAL NEW



AMENDING FINAL PLAT OF:

LOT 1, BLOCK 1, SPHINX

CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS,

BEING AN AMENDING PLAT OF LOT 1, BLOCK 1, SPHINX, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 7, PAGE 174, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 80'

AUGUST 30, 2021

80 0 80 160 240 FEET

GRAPHIC SCALE

Planning & Zoning Commission

State of Texas
County of Aransas

This plat of the herein described property is approved for filing of record in Aransas County, Texas, by the Planning and Zoning Commission of Rockport, Texas, in accordance with the Land Subdivision Ordinance of Rockport, Texas, and Vernon's Ann Civ. Statute, Article 974A.

This the _____ day of _____, A.D. 2021.

_____
Chair

_____
Secretary

Firm Name and Address

Griffith & Brundrett Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361-729-6479
F: 361-729-7933
E: jerry@gbsurveyor.com
W: www.gbsurveyor.com
TBPELS FIRM NO. 10004800

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16, and found that the property described herein is _____ (or) is not X located in a "Special Flood Hazard Area."

Flood Zone "X", Base Elevation N/A,
Panel No. 0240G,
Community No. 485504.

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions.

SUBJECT TO CHANGE BY FEMA.

Notes

1) 5/8" Steel Rebars found or set at all property corners unless otherwise shown. All set 5/8" steel rebar capped with "Griffith & Brundrett" ○ = Set 5/8" steel rebar
2) Plat bearing along the West R.O.W. line of Mathis Street, used for directional control.
3) Total platted area contains 5.969 acres or 260,000 square feet of land.
4) Property falls within City Limits and must comply with all city codes, regulations and set backs.
   Building Line = Bldg. Line and/or B.L.
   25' Front, 20' Rear & 5' Side Yard or As Shown
5) 25' Portion of Young Street, adjacent to Lots 14-26, Block 100, Manning Addition, and 20' Alley within Block 100, Vacated by Ord.#1393, CF#297767, O.P.R.A.C.T.
   Third Street, between Blocks 100 & 101, Manning Addition, and 20' Alley within Block 101, Vacated by Ord. #1819, CF#378958, O.P.R.A.C.T.
6) 10' x 10' Water Meter Vault Easement, dedicated by this replat.
7) Sewer and Water are PRIVATE UTILITIES.

County Clerk's Certification

State of Texas
County of Aransas

I, Carrie Arrington, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 2021, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2021, at _____ o'clock _____ m. and duly recorded the _____ day of _____, A.D. 2021, at _____ o'clock _____, in the Plat Records of Aransas County, Texas in Volume _____, Page _____.

Witness my hand and seal of the County Court, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year first written above.

_____
CARRIE ARRINGTON

By: _____ Deputy

Clerk's File No. _____

SHEET 1 OF 3

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

PLAT

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE	DESIGNED BY: PAUL LIPPKE
	DRAWN BY: DONAVAN SPOTSVILLE
	CHECKED BY:
	DATE: 11/10/2021
	JOB NO: 4974-21.470
	DWG. NO:
	Sheet: 3 OF 12

PAUL L. LIPPKE 68136 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

SPHINX

DSPOTSVILLE
2/8/2022 5:36 PM
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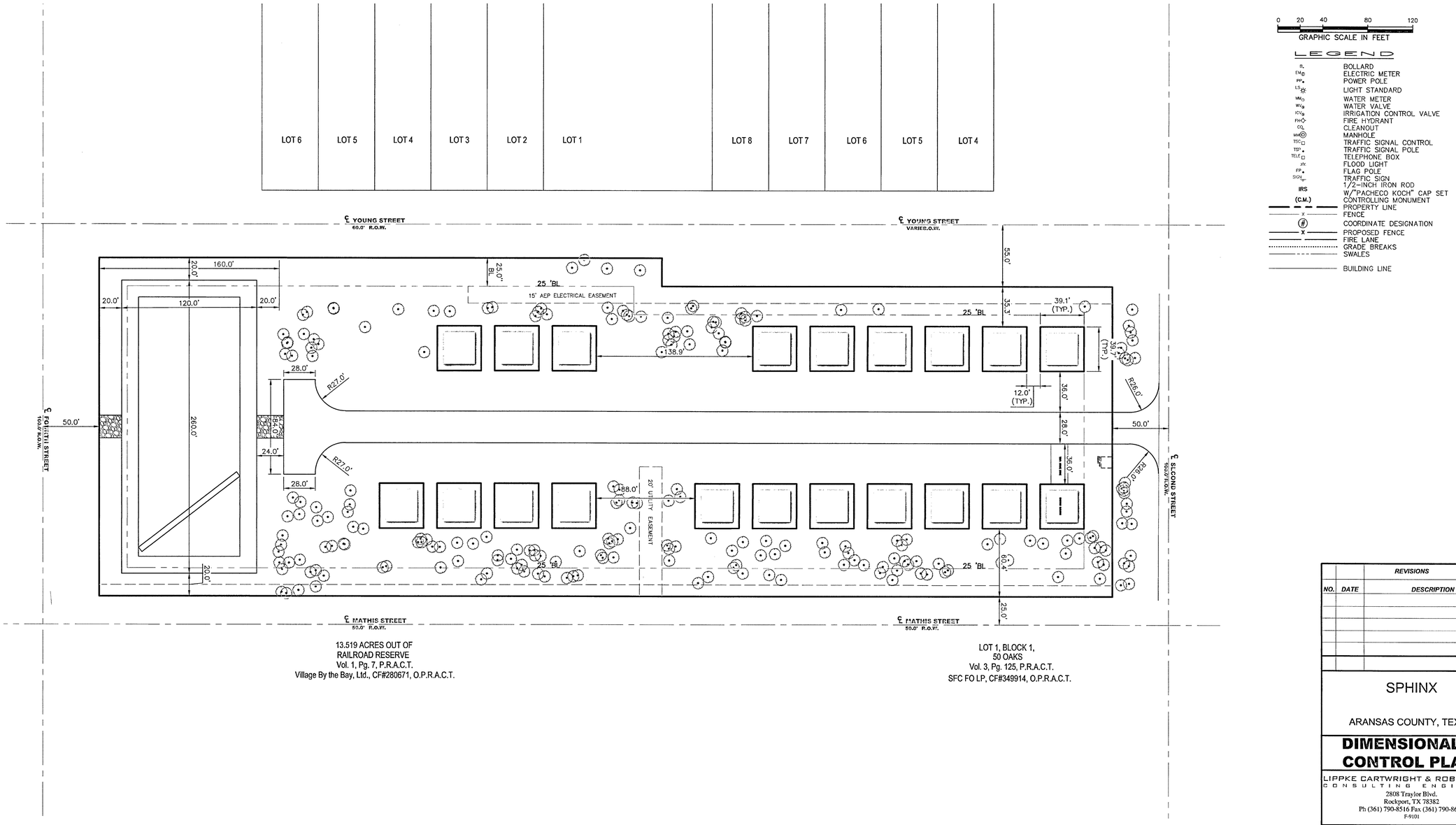
LCR JOB #213-0011

PK FILE: 4974-21.470

PK-4974-21.470_COVR.DWG



13.519 ACRES OUT OF
RAILROAD RESERVE
Vol. 1, Pg. 7, P.R.A.C.T.
Village By the Bay, Ltd., CF#280671, O.P.R.A.C.T.

LOT 1, BLOCK 1,
50 OAKS
Vol. 3, Pg. 125, P.R.A.C.T.
SFC FO LP, CF#349914, O.P.R.A.C.T.

0 20 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) — CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- (#) — COORDINATE DESIGNATION
- PROPOSED FENCE
- FIRE LANE
- GRADE BREAKS
- SWALES
- BUILDING LINE

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

DIMENSIONAL CONTROL PLAN

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE	DESIGNED BY: PAUL LIPPKE
	DRAWN BY: DONAVAN SPOTSVILLE
	CHECKED BY:
	DATE: 11/10/2021
	JOB NO: 4974-21.470
	DWG. NO:
	Sheet: 4 OF 12

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED PROFESSIONAL ENGINEER

1"=40'

SPHINX

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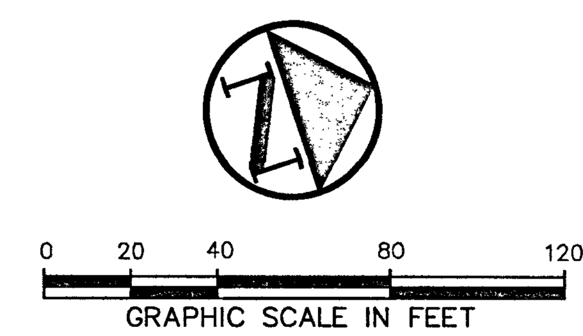
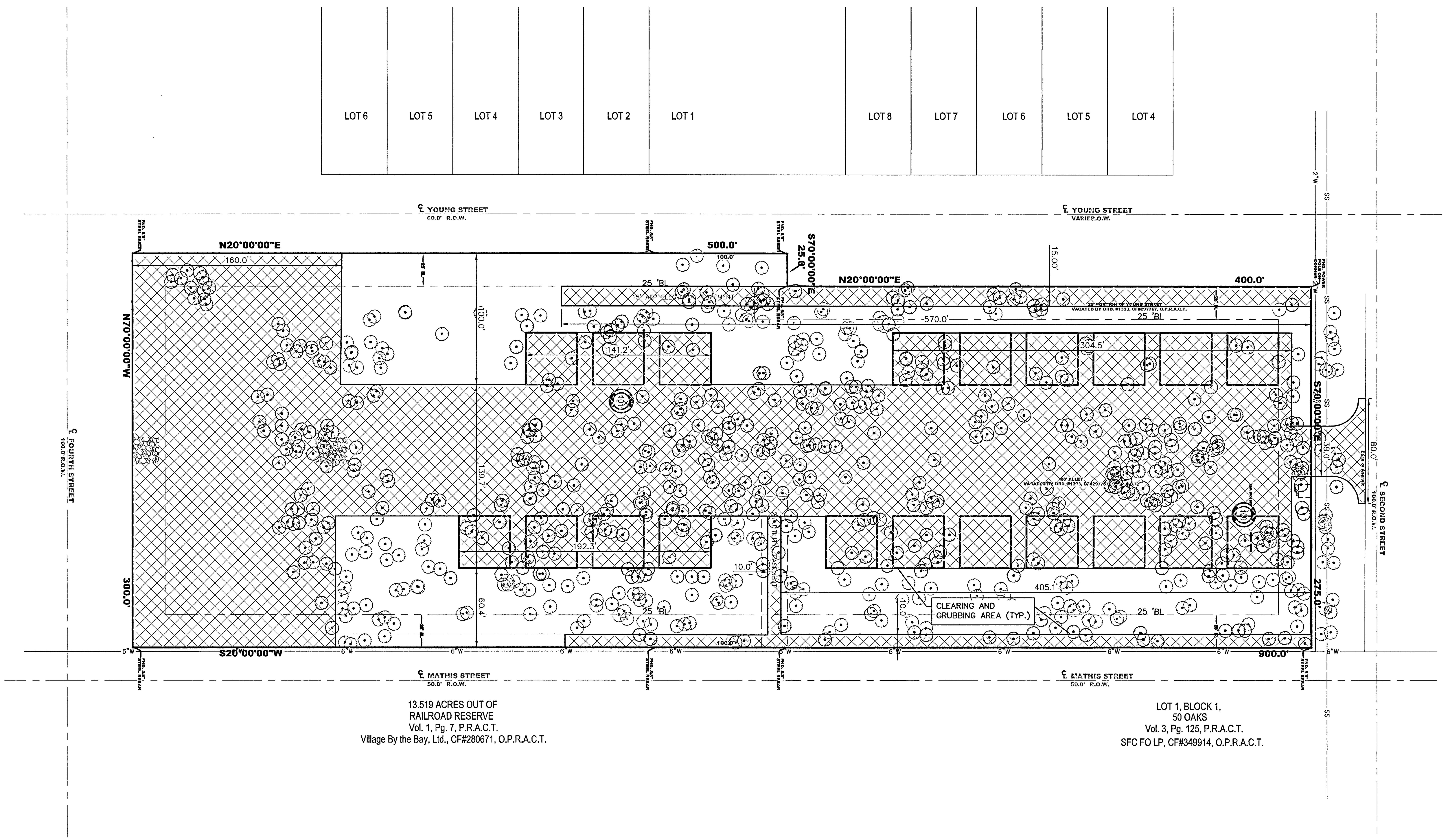
LCR JOB #213-0011

PK FILE: 4974-21.470

LEGEND

Symbol	Description	Line type	Description
B.	BOLLARD	(C.M.)	CONTROLLING MONUMENT
EM	ELECTRIC METER	— — —	PROPERTY LINE
PP	POWER POLE	—X—	FENCE
LS	LIGHT STANDARD	—OHL—	OVERHEAD UTILITY LINE
WM	WATER METER	—F—	FIBER OPTIC LINE
WV	WATER VALVE	30" R.C.P.	UNDERGROUND STORM LINE
ICV	IRRIGATION CONTROL VALVE	—E—	UNDERGROUND ELECTRIC LINE
FH	FIRE HYDRANT	—T—	UNDERGROUND TELEPHONE LINE
CO	CLEANOUT	—C—	UNDERGROUND CABLE LINE
MH	MANHOLE	—6"W—	UNDERGROUND WATER LINE
TSC	TRAFFIC SIGNAL CONTROL	—6"SS—	UNDERGROUND SEWER LINE
TSP	TRAFFIC SIGNAL POLE	—613—	EXIST CONTOUR
TELE	TELEPHONE BOX	612.39	EXIST SPOT ELEVATION
	FLOOD LIGHT	TC 612.39	EXIST TOP OF CURB ELEVATION
FP	FLAG POLE	G 611.89	EXIST GUTTER ELEVATION
SIGN	TRAFFIC SIGN	SAWCUT	LIMITS OF SAWCUT
IRS	1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET	▨	CLEARING & GRUBBING AREA





13.519 ACRES OUT OF
RAILROAD RESERVE
Vol. 1, Pg. 7, P.R.A.C.T.
Village By the Bay, Ltd., CF#280671, O.P.R.A.C.T.

LOT 1, BLOCK 1,
50 OAKS
Vol. 3, Pg. 125, P.R.A.C.T.
SFC FO LP, CF#349914, O.P.R.A.C.T.

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

CLEARING PLAN

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE	DESIGNED BY: PAUL LIPPKE
1"=40'	DRAWN BY: DONAVAN SPOTSVILLE
	CHECKED BY:
	DATE: 11/10/2021
	JOB NO: 4974–21.470
	DWG. NO:
	Sheet: 5 OF 12

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED
PROFESSIONAL ENGINEER
[illegible] 2/10/22

SPHINX

LCR JOB #213-0011

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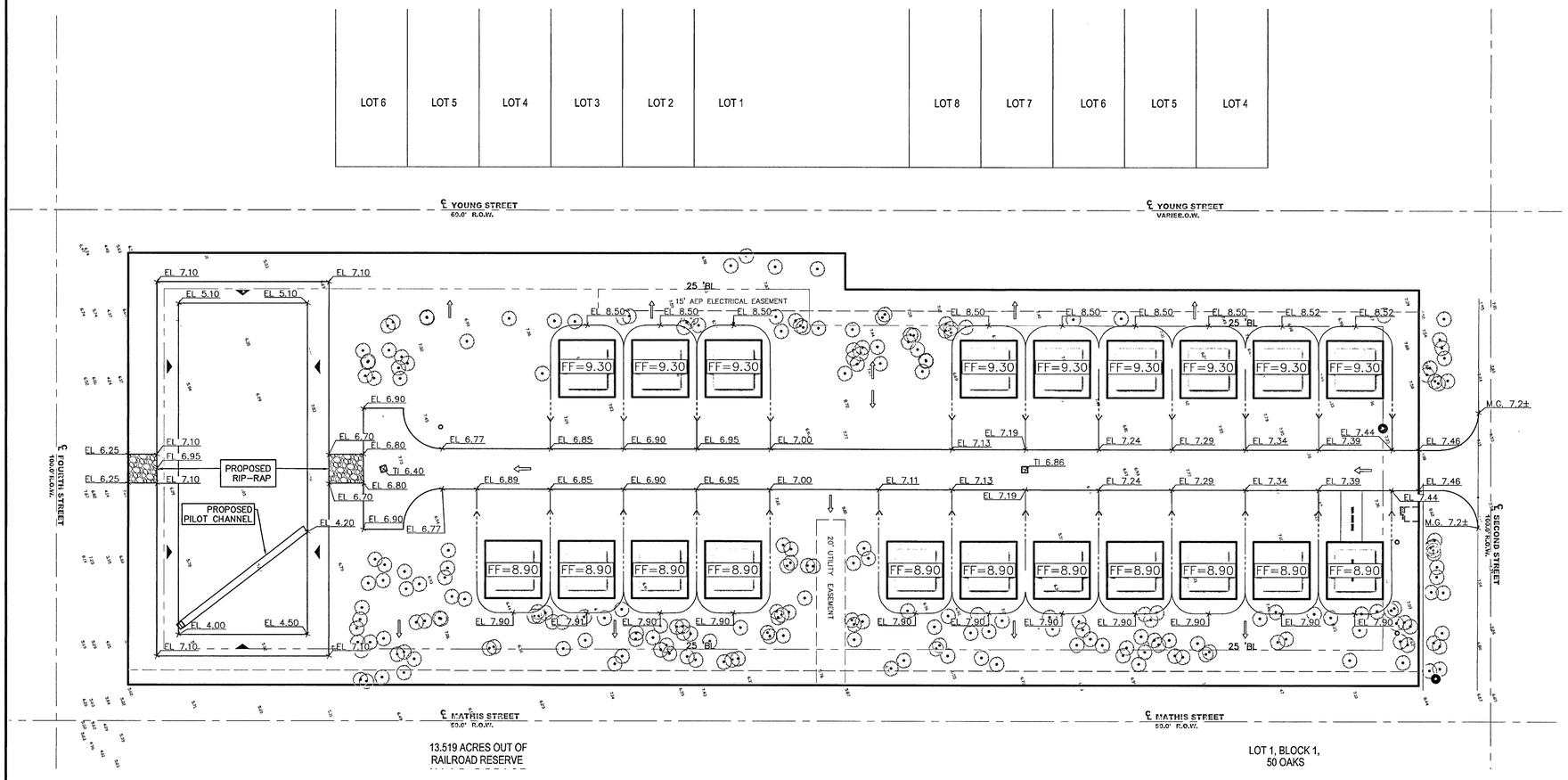
PK FILE: 4974–21.470



1 **BUILDING DRAINAGE (TYP.)**
NOT TO SCALE

NOTE: ALL DOWNSPOUTS TO DRAIN TO STREET

0 20 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) — CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL — OVERHEAD UTILITY LINE
- EXIST CONTOUR
- EXIST SPOT ELEVATION
- EXIST TOP OF CURB ELEVATION
- EXIST GUTTER ELEVATION
- PROPOSED CONTOUR
- TC 64.50 — PROPOSED TOP OF CURB ELEVATION
- G 64.00 — PROPOSED GUTTER ELEVATION
- EL 64.25 — PROPOSED SPOT ELEVATION
- M.G. — MATCH EXISTING GRADE
- TW 60.50 / EL 64.00 — PROPOSED TOP OF WALL ELEVATION; PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED 100-YR FLOODPLAIN LIMITS
- BUILDING LINE
- POND DRAINAGE DIRECTION

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

GRADING PLAN

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE: 1"=40'

DESIGNED BY: PAUL LIPPKE
DRAWN BY: DONAVAN SPOTSVILLE
CHECKED BY:
DATE: 11/10/2021
JOB NO: 4974-21.470
DWG. NO:
Sheet: 6 OF 12

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED PROFESSIONAL ENGINEER
2/10/22

SPHINX

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2/8/2022 5:38 PM
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LCR JOB #213-0011

PK FILE: 4974-21.470

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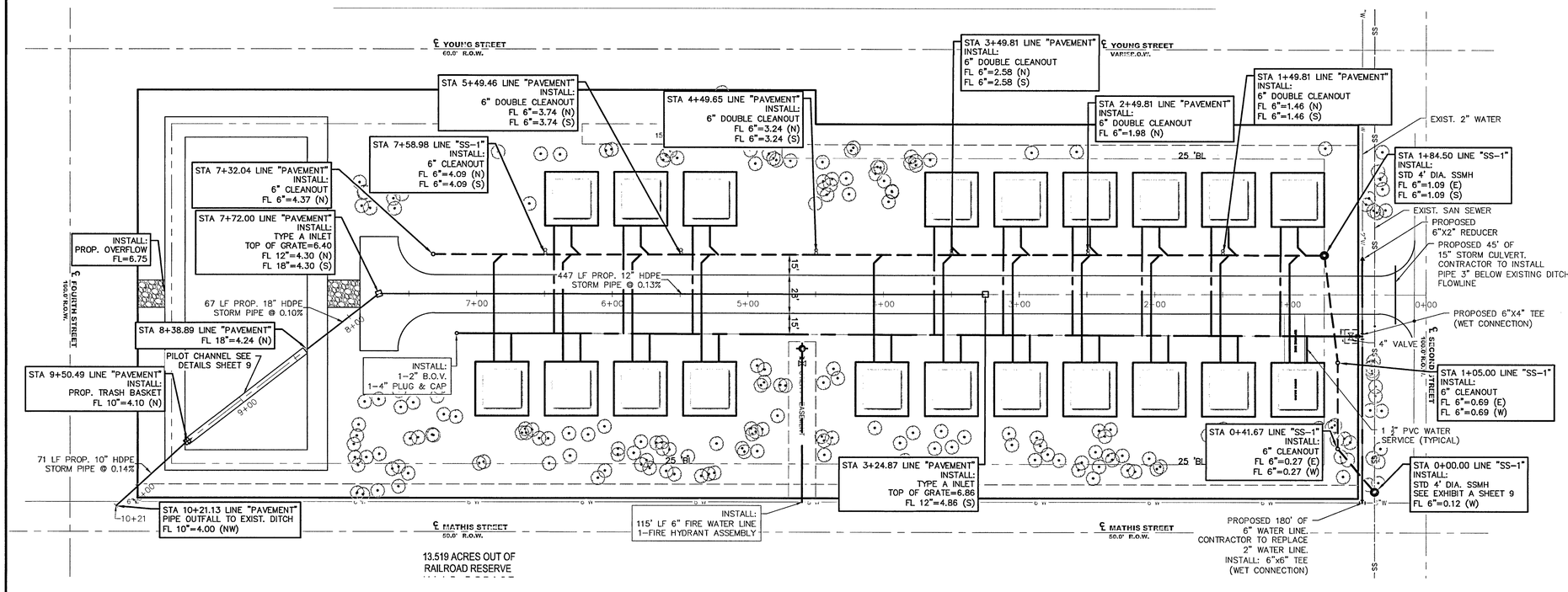
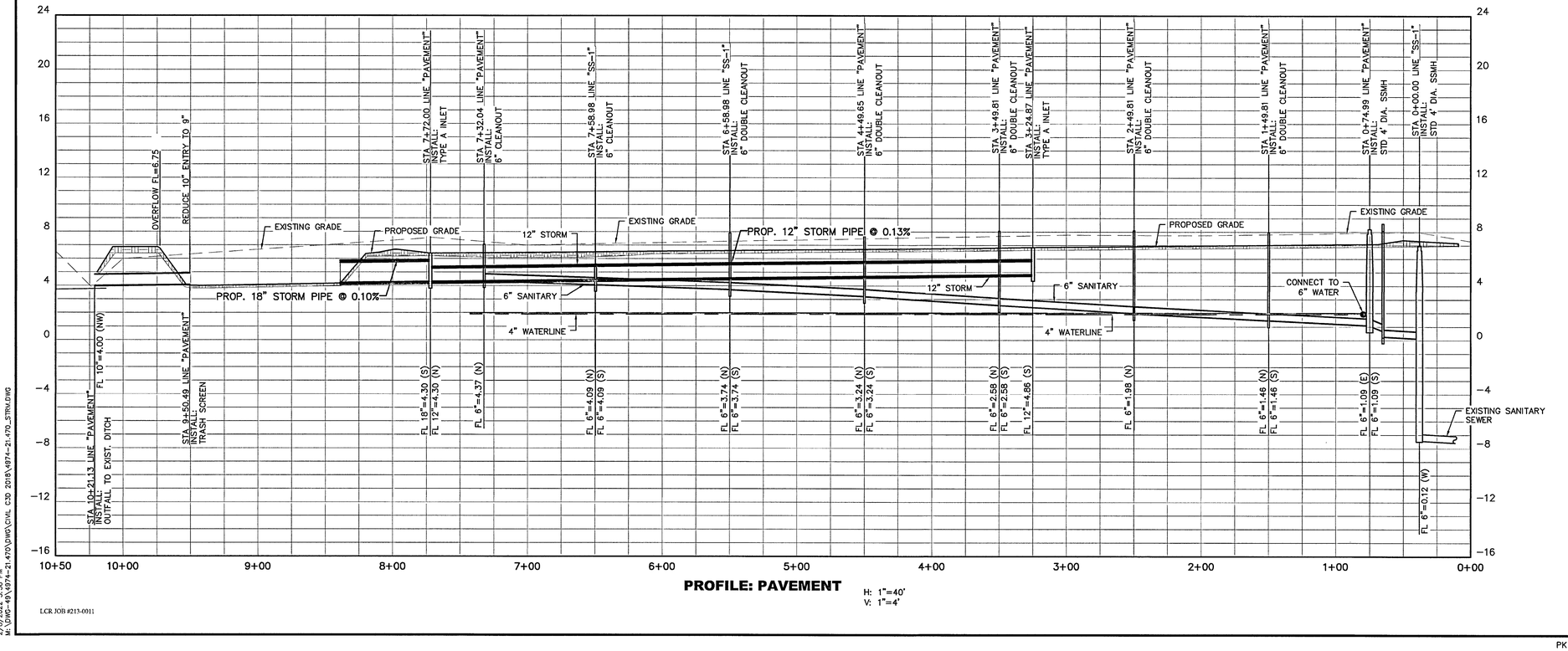


0 20 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS (C.M.) 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXISTING STORM LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND CABLE LINE
- PROPOSED STORM LINE 24" OR LESS
- PROPOSED STORM LINE GREATER THAN 24"
- TI TOP OF INLET
- LIMITS OF DRAINAGE AREA
- BUILDING LINE



PROFILE: PAVEMENT

H: 1"=40'
V: 1"=4'

LCR JOB #213-0011

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

SITE UTILITY PLAN

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2508 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE 1"=40'

DESIGNED BY: PAUL LIPPKE
DRAWN BY: DONAVAN SPOTSVILLE
CHECKED BY:
DATE: 11/10/2021
JOB NO: 4974-21.470
DWG. NO:
Sheet: 7 OF 12

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED
PROFESSIONAL ENGINEER
11/10/2021

SPHINX

PK FILE: 4974-21.470

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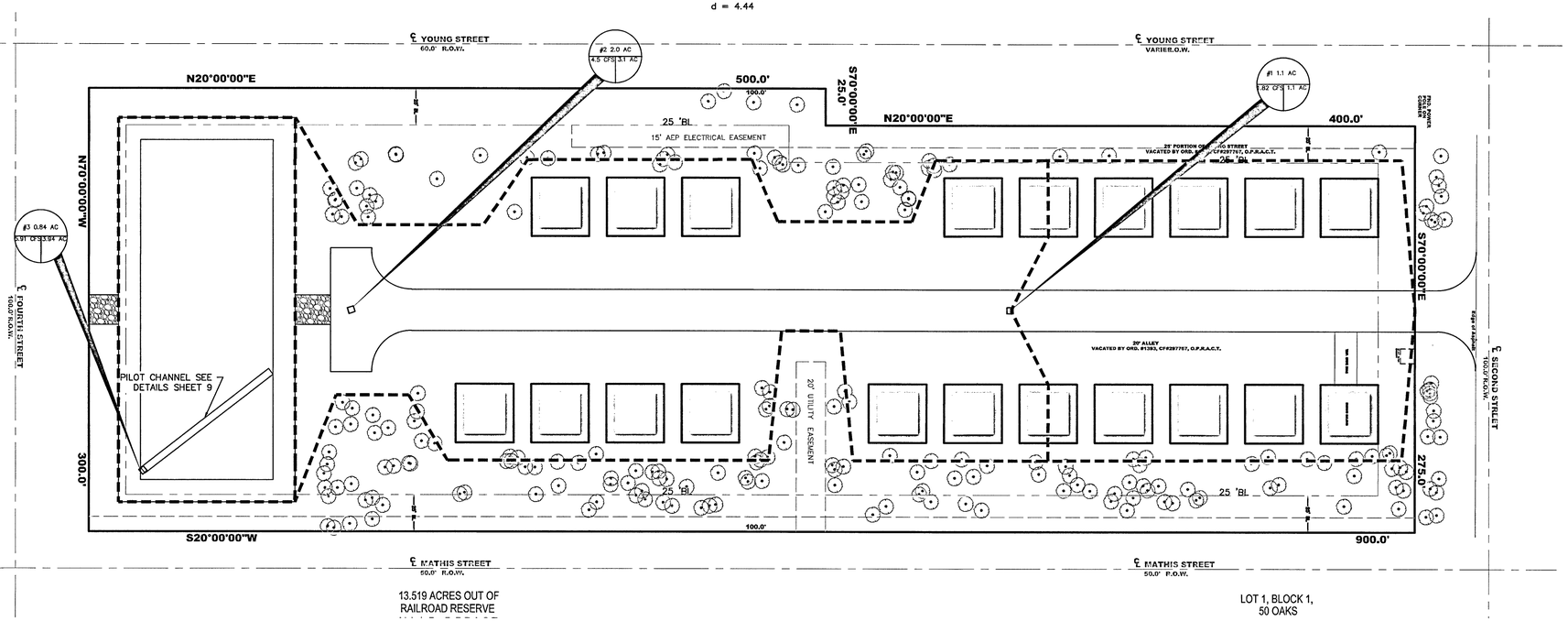
PROPOSED DRAINAGE CRITERIA:

Q=(C)(I)(A)
Tc=10(A^0.1761)+15
I=b/(d+Tc)^e

DRAINAGE AREA MAP						
DRAINAGE AREA ID	AREA (acres)	C	Tc (minutes)	STORM FREQUENCY	I_2 (inch/hour)	Q_2 (cfs)
DA 1	1.10	0.35	16.53	5	6.1207	2.36
DA 2	2.00	0.35	16.69	5	6.1511	4.31
DA 3	0.84	0.20	16.45	5	6.1245	1.03

100 YR STORM FREQUENCY
b = 60.66
e = 0.5797
d = 4.44



NOTE:
ALL DOWNSPOUTS TO DRAIN TO STREET

0 20 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- 613 EXISTING CONTOUR
- 450 PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- 100-YR FLOODPLAIN LIMITS
- DRAINAGE DIVIDE
- DA# ACREAGE / CFS CUMULATIVE AREA — PROPOSED DRAINAGE AREA ID, AREA IN ACRES, Q_2 IN CUBIC FEET PER SECOND

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2508 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE

DESIGNED BY: PAUL LIPPKE
DRAWN BY: DONAVAN SPOTSVILLE
CHECKED BY:
DATE: 11/10/2021
JOB NO: 4974-21.470
DWG. NO:
Sheet: 8 OF 12

STATE OF TEXAS
PAUL L. LIPPKE
58136
Licensed
PROFESSIONAL ENGINEER
2/10/22

1"=40'

SPHINX

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LCR JOB #213-0011

PK FILE: 4974-21.470

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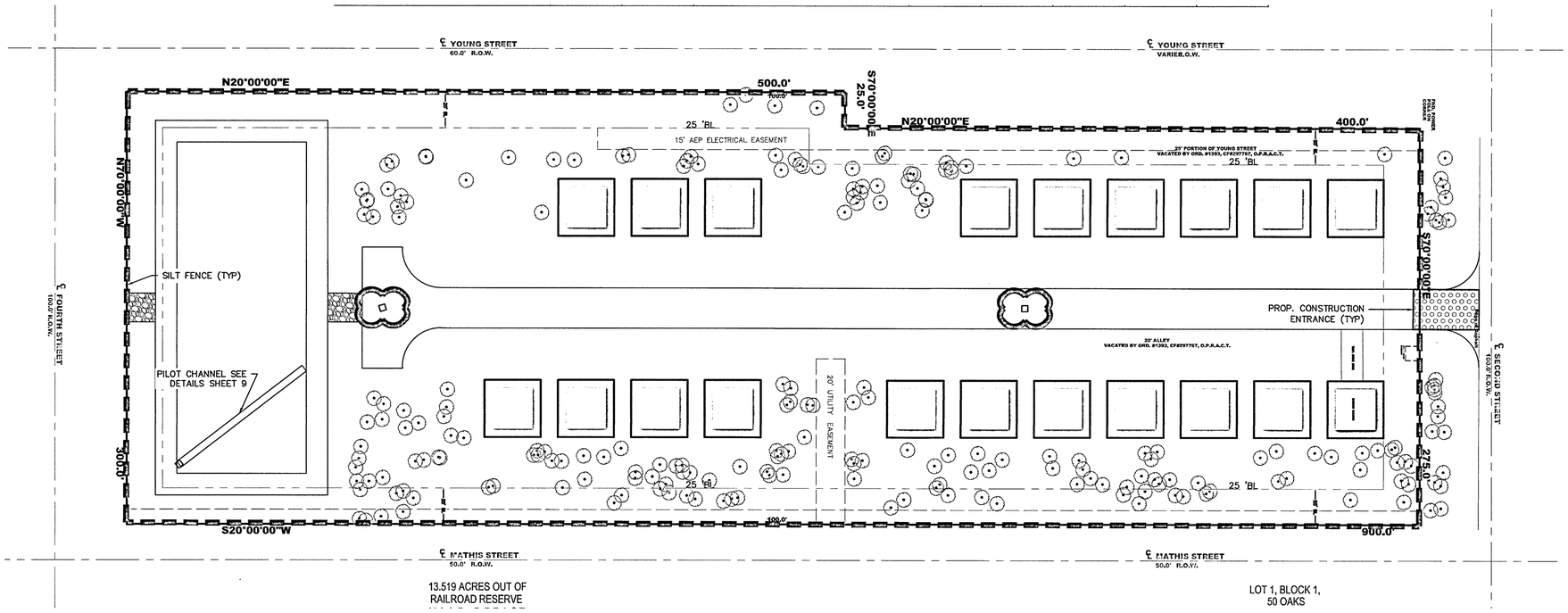

0 20 40 80 120

GRAPHIC SCALE IN FEET

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- IRS — 1/2-INCH IRON ROD
- (C.M.) — W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL — OVERHEAD UTILITY LINE
- 613 — EXIST CONTOUR
- 450 — PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SILT FENCE (LIMITS OF DISTURBED AREA)
- CHECK DAM
- BUILDING LINE

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

EROSION CONTROL PLAN

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE	DESIGNED BY: PAUL LIPPKE
1"=40'	DRAWN BY:DONAVAN SPOTSVILLE
	CHECKED BY:
	DATE: 11/10/2021
	JOB NO: 4974-21.470
	DWG. NO:
	Sheet: 9 OF 12

STATE OF TEXAS — PAUL L. LIPPKE — 68136 — LICENSED PROFESSIONAL ENGINEER

SPHINX

DSPOTSVILLE
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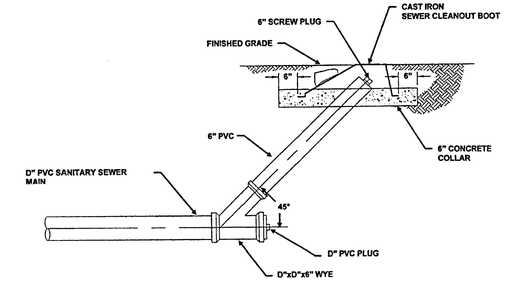
LCR JOB #213-0011

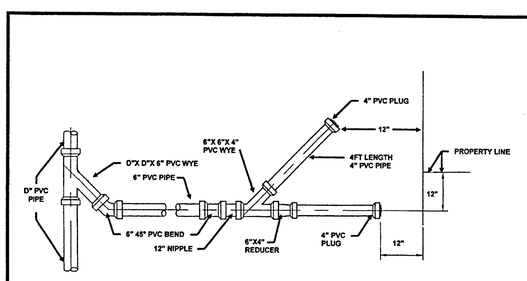
PK FILE: 4974-21.470



TYPICAL MAINLINE CLEANOUT

CITY OF ROCKPORT
ARANSAS COUNTY , TEXAS

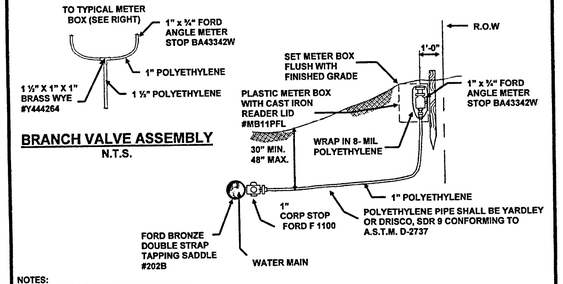
Effective Date: 08/15/95
Revised: 04/06/06



SANITARY SEWER SERVICE – DOUBLE

CITY OF ROCKPORT
ARANSAS COUNTY , TEXAS

Effective Date: 08/15/95
Revised: 04/06/06



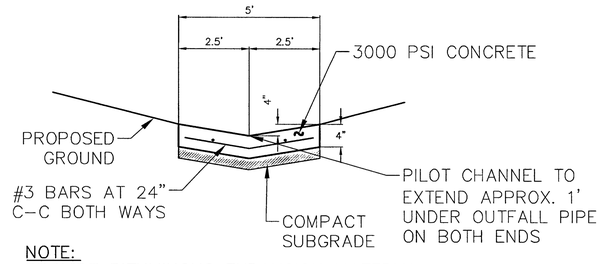
BRANCH VALVE ASSEMBLY
N.T.S.

NOTES:
1. CONTRACTOR SHALL DEMONSTRATE AVAILABLE PRESSURE AT METER PRIOR TO ACCEPTANCE BY THE CITY.
2. LONG SERVICES SHALL BE BORED 24" TO 36" BELOW EXISTING GROUND

TYPICAL HOUSE SERVICE DETAIL
ELEVATION (SINGLE)
N.T.S

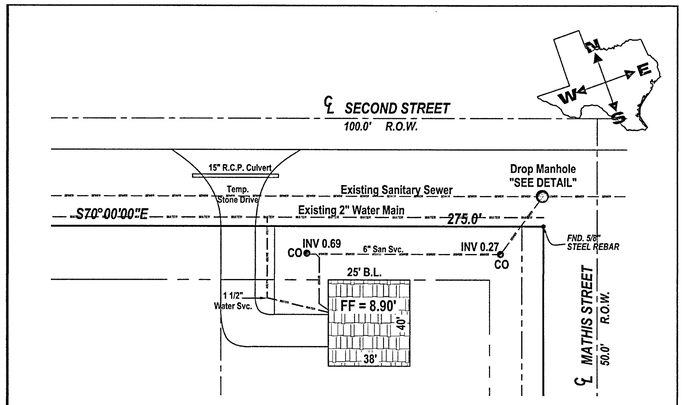
CITY OF ROCKPORT
ARANSAS COUNTY , TEXAS

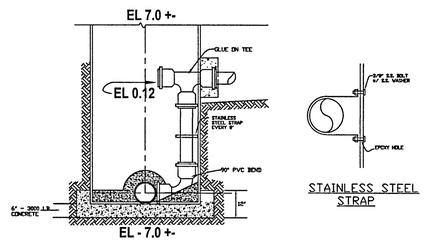
Effective Date: 08/15/95
Revised: 04/06/06



NOTE:
PROVIDE BITUMINOUS EXPANSION MATERIAL
WHERE PILOT CHANNEL ABUTS PROPOSED STRUCTURE

1 PILOT CHANNEL
NOT TO SCALE





NOTE: Coordinate Water & Sewer Connection with the City of Rockport Public Works Department.

CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS

INSIDE DROP CONNECTION
N.T.S.

EFFECTIVE DATE: 08/15/95
REVISED 05/01/06

EXHIBIT "A"

THE SPHINX
PHASE 1

Scale 1" = 40 SEPTEMBER 16, 2021

40 0 40 80 120 FEET
GRAPHIC SCALE

Filename: 210916BB1

Griffith & Brundrett
Surveying & Engineering Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
:361-729-6479
:361-729-7933
:jerry@gbsurveyor.com
:www.gbsurveyor.com

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

DETAILS

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE	DESIGNED BY: PAUL LIPPKE
	DRAWN BY: DONAVAN SPOTSVILLE
	CHECKED BY:
	DATE: 11/10/2021
	JOB NO: 4974–21.470
	DWG. NO:
	Sheet: 10 OF 12

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED PROFESSIONAL ENGINEER
11/10/21

SPHINX

DSPOTSVILLE
2/8/2022, 5:40 PM
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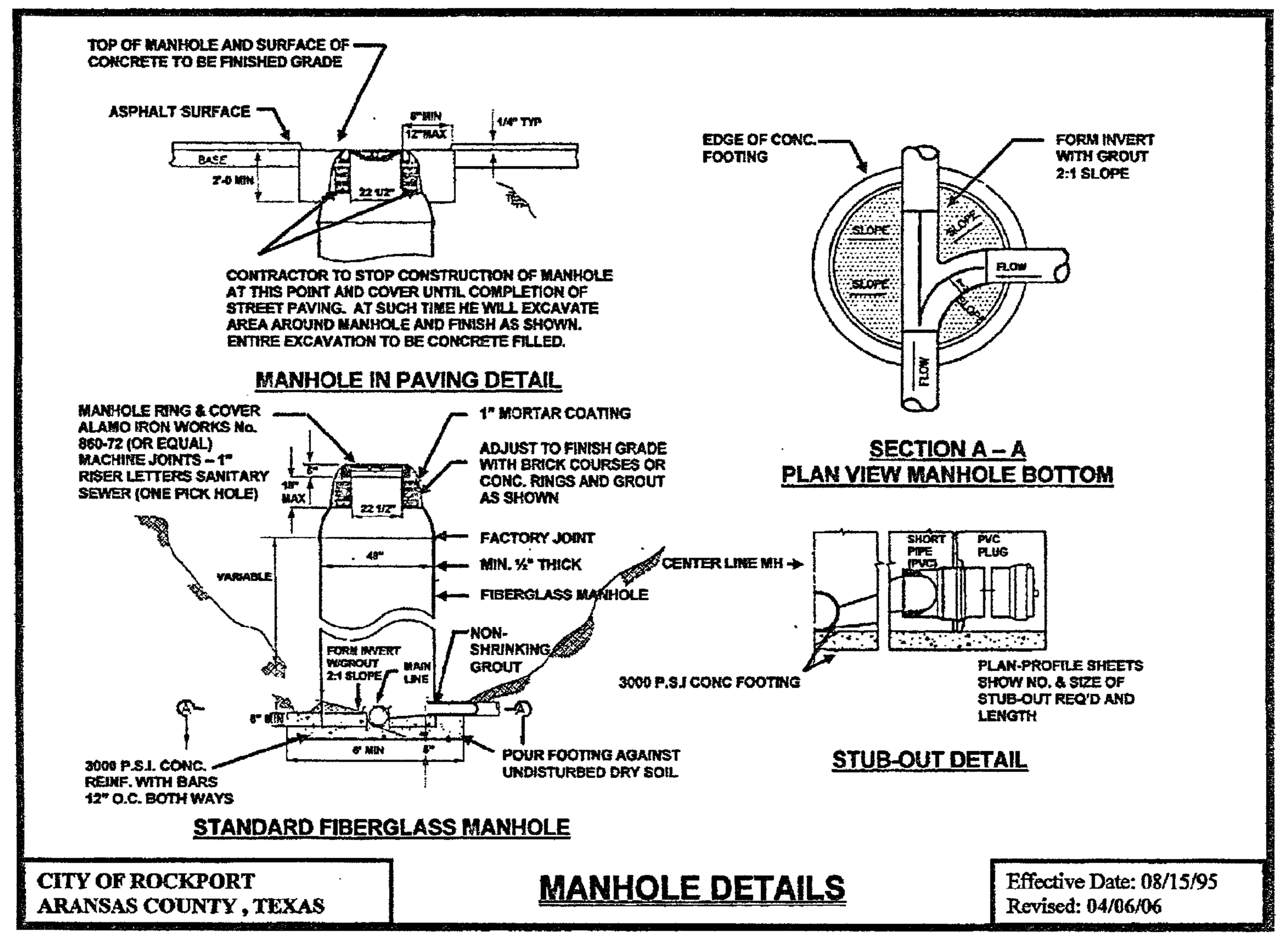
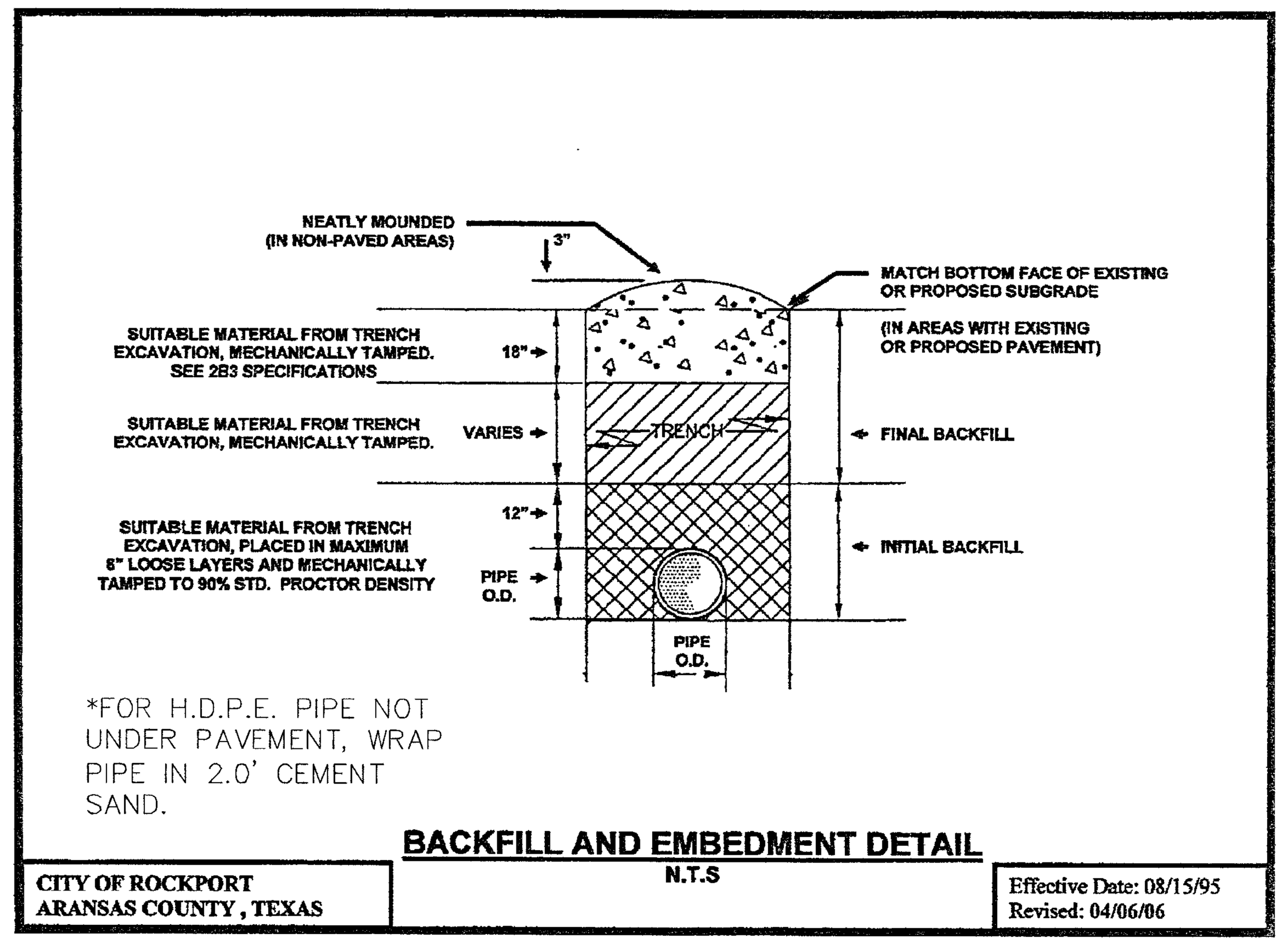
LCR JOB #213-0011

PK FILE: 4974–21.470

PK–4974–21.470_EROS.DWG


TOP OF MANHOLE AND SURFACE OF CONCRETE TO BE FINISHED GRADE
ASPHALT SURFACE
8" MIN 12" MAX
1/4" TYP
BASE
2'-0 MIN
22 1/2"
CONTRACTOR TO STOP CONSTRUCTION OF MANHOLE AT THIS POINT AND COVER UNTIL COMPLETION OF STREET PAVING. AT SUCH TIME HE WILL EXCAVATE AREA AROUND MANHOLE AND FINISH AS SHOWN. ENTIRE EXCAVATION TO BE CONCRETE FILLED.
MANHOLE IN PAVING DETAIL
EDGE OF CONC. FOOTING
FORM INVERT WITH GROUT 2:1 SLOPE
SLOPE
FLOW
SECTION A – A
PLAN VIEW MANHOLE BOTTOM
MANHOLE RING & COVER ALAMO IRON WORKS No. 860-72 (OR EQUAL) MACHINE JOINTS – 1" RISER LETTERS SANITARY SEWER (ONE PICK HOLE)
1" MORTAR COATING
ADJUST TO FINISH GRADE WITH BRICK COURSES OR CONC. RINGS AND GROUT AS SHOWN
FACTORY JOINT
MIN. ½" THICK
FIBERGLASS MANHOLE
VARIABLE
48"
FORM INVERT W/GROUT 2:1 SLOPE
MAIN LINE
NON-SHRINKING GROUT
CENTER LINE MH
SHORT PIPE (PVC)
PVC PLUG
3000 P.S.I CONC FOOTING
PLAN-PROFILE SHEETS SHOW NO. & SIZE OF STUB-OUT REQ'D AND LENGTH
STUB-OUT DETAIL
3000 P.S.I. CONC. REINF. WITH BARS 12" O.C. BOTH WAYS
POUR FOOTING AGAINST UNDISTURBED DRY SOIL
STANDARD FIBERGLASS MANHOLE
CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS
MANHOLE DETAILS
Effective Date: 08/15/95
Revised: 04/06/06

CD–1


NEATLY MOUNDED (IN NON-PAVED AREAS)
3"
MATCH BOTTOM FACE OF EXISTING OR PROPOSED SUBGRADE
(IN AREAS WITH EXISTING OR PROPOSED PAVEMENT)
SUITABLE MATERIAL FROM TRENCH EXCAVATION, MECHANICALLY TAMPED. SEE 2B3 SPECIFICATIONS
18"
SUITABLE MATERIAL FROM TRENCH EXCAVATION, MECHANICALLY TAMPED.
VARIES
TRENCH
FINAL BACKFILL
12"
SUITABLE MATERIAL FROM TRENCH EXCAVATION, PLACED IN MAXIMUM 6" LOOSE LAYERS AND MECHANICALLY TAMPED TO 90% STD. PROCTOR DENSITY
PIPE O.D.
INITIAL BACKFILL
*FOR H.D.P.E. PIPE NOT UNDER PAVEMENT, WRAP PIPE IN 2.0' CEMENT SAND.
BACKFILL AND EMBEDMENT DETAIL
N.T.S
CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS
Effective Date: 08/15/95
Revised: 04/06/06

CD–2

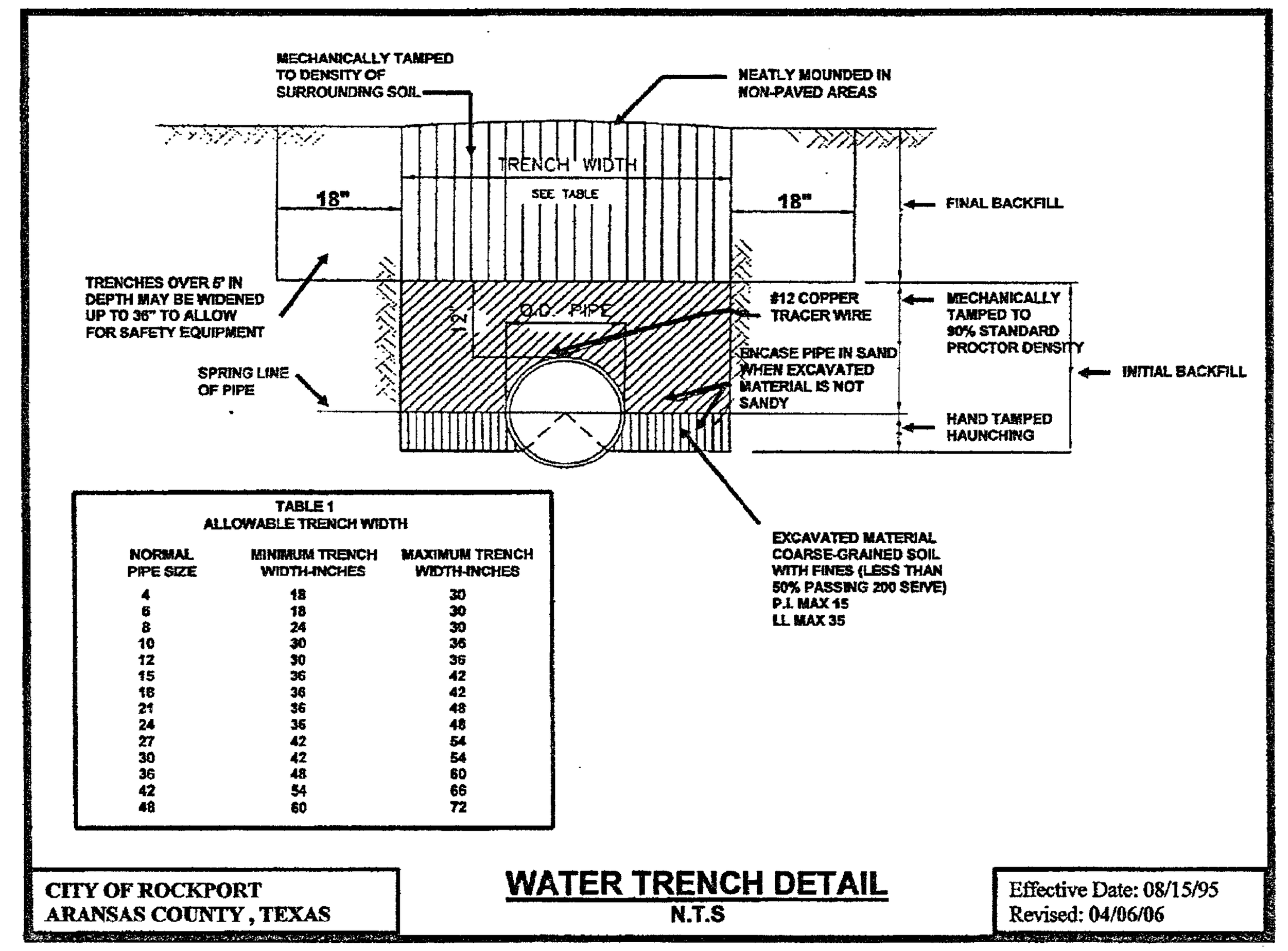
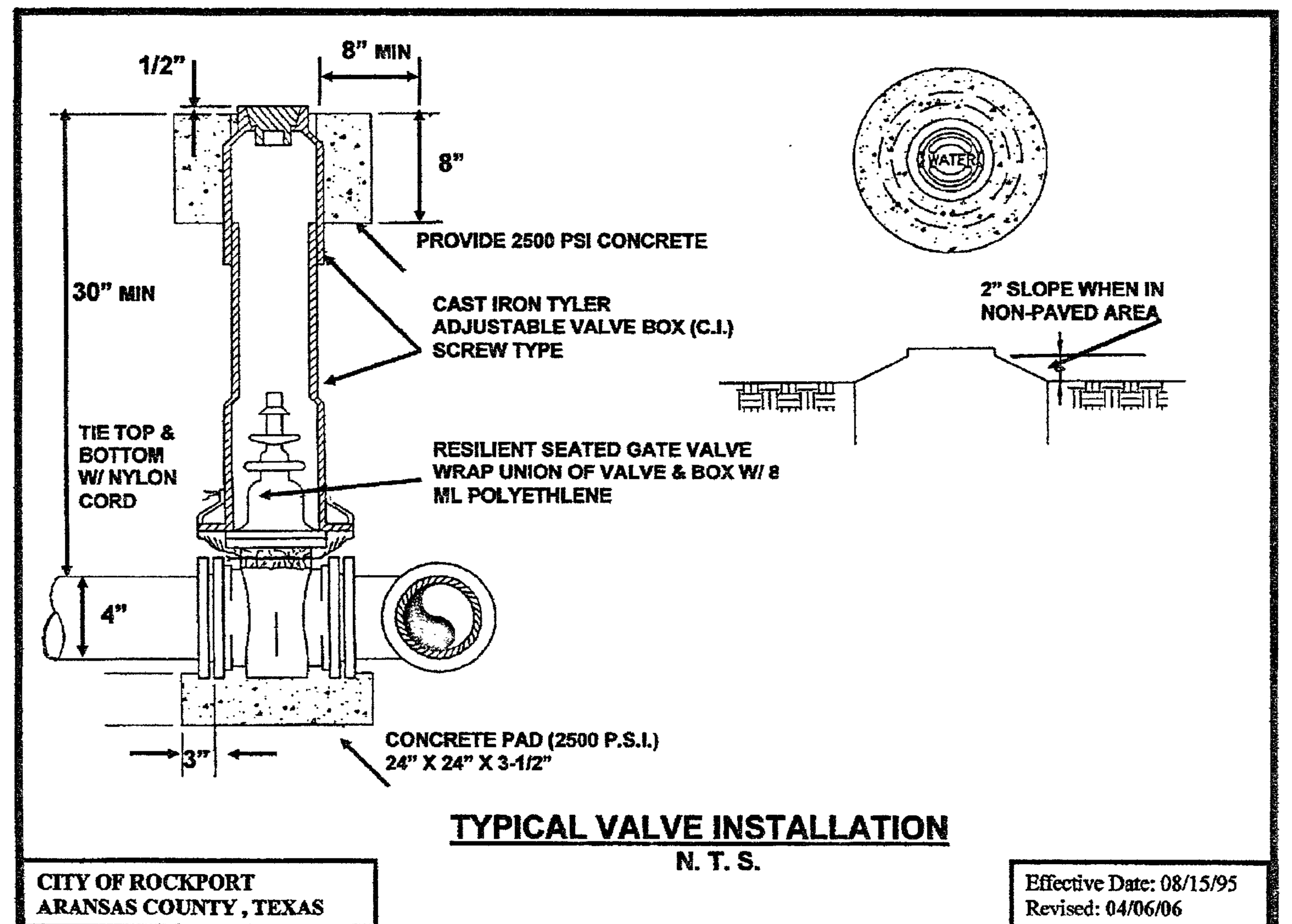

MECHANICALLY TAMPED TO DENSITY OF SURROUNDING SOIL
NEATLY MOUNDED IN NON-PAVED AREAS
TRENCH WIDTH
SEE TABLE
18"
18"
FINAL BACKFILL
TRENCHES OVER 5' IN DEPTH MAY BE WIDENED UP TO 36" TO ALLOW FOR SAFETY EQUIPMENT
12"
O.D. PIPE
#12 COPPER TRACER WIRE
MECHANICALLY TAMPED TO 90% STANDARD PROCTOR DENSITY
INITIAL BACKFILL
SPRING LINE OF PIPE
ENCASE PIPE IN SAND WHEN EXCAVATED MATERIAL IS NOT SANDY
HAND TAMPED HAUNCHING
EXCAVATED MATERIAL COARSE-GRAINED SOIL WITH FINES (LESS THAN 50% PASSING 200 SEIVE) P.I. MAX 15 LL MAX 35
WATER TRENCH DETAIL
N.T.S
CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS
Effective Date: 08/15/95
Revised: 04/06/06

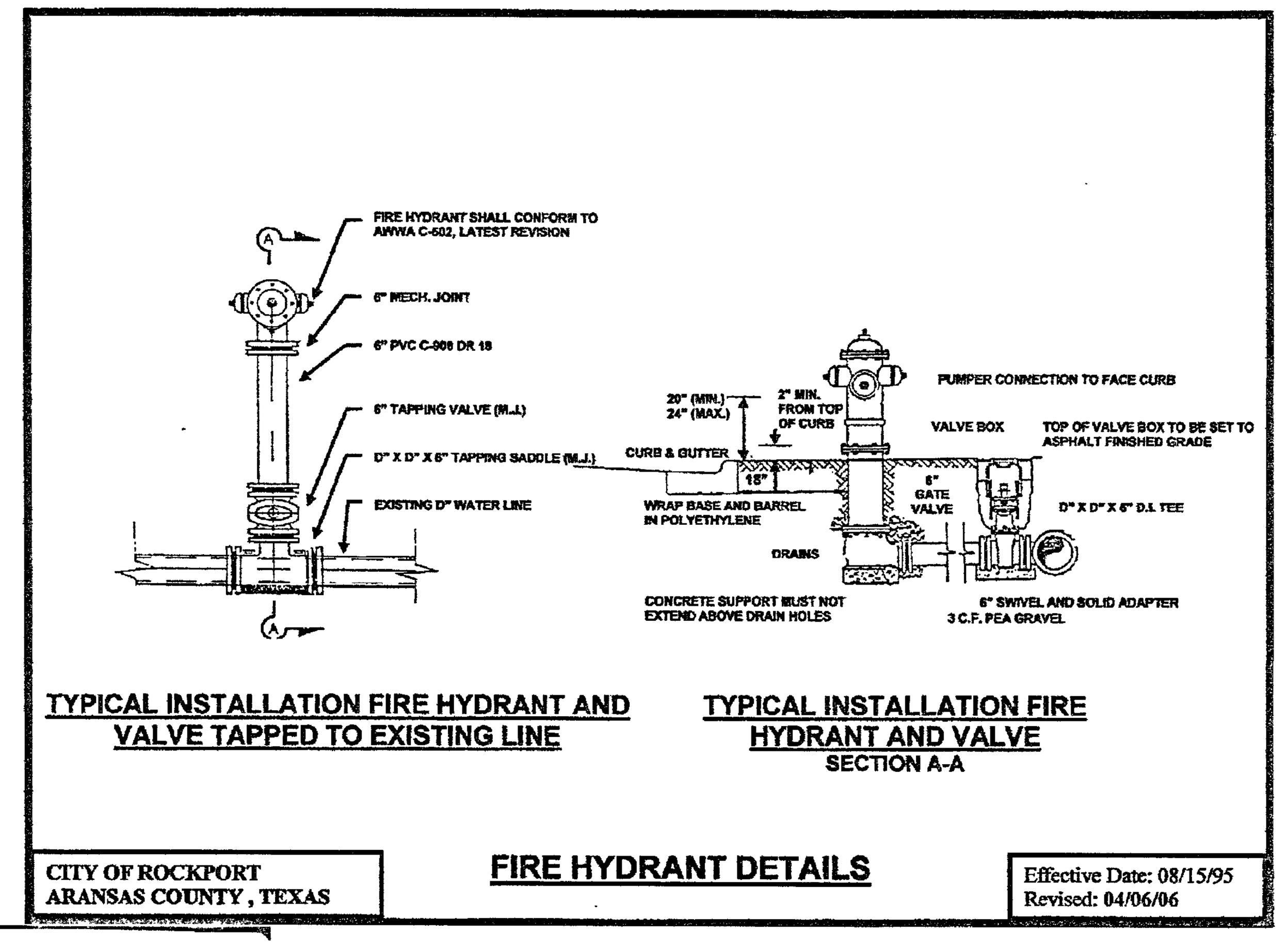
TABLE 1
ALLOWABLE TRENCH WIDTH

NORMAL PIPE SIZE	MINIMUM TRENCH WIDTH-INCHES	MAXIMUM TRENCH WIDTH-INCHES
4	18	30
6	18	30
8	24	30
10	30	36
12	30	36
15	36	42
18	36	42
21	36	48
24	35	48
27	42	54
30	42	54
36	48	60
42	54	66
48	60	72

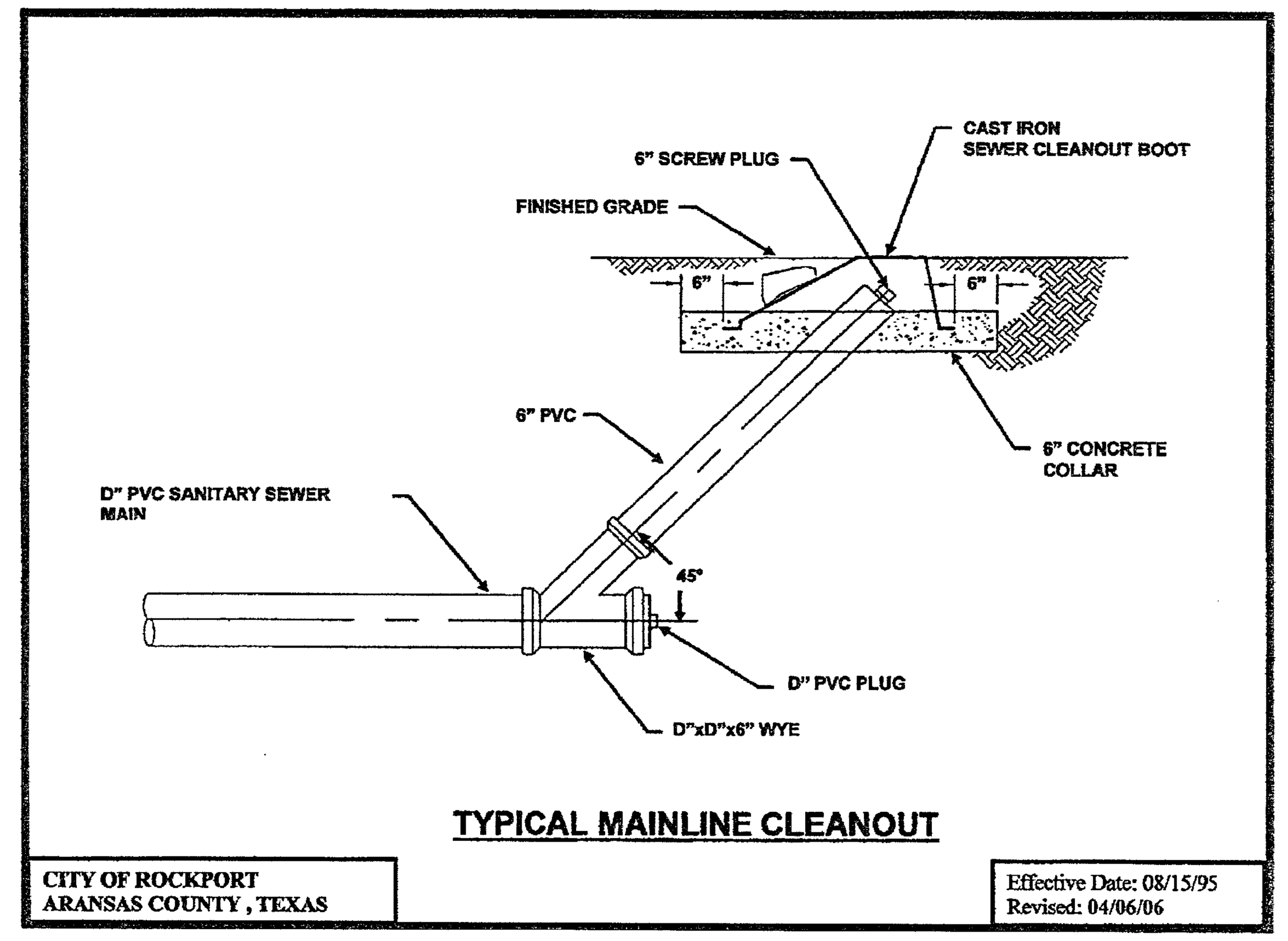
CD–3


1/2"
8" MIN
8"
PROVIDE 2500 PSI CONCRETE
30" MIN
CAST IRON TYLER ADJUSTABLE VALVE BOX (C.I.) SCREW TYPE
WATER
2" SLOPE WHEN IN NON-PAVED AREA
TIE TOP & BOTTOM W/ NYLON CORD
RESILIENT SEATED GATE VALVE WRAP UNION OF VALVE & BOX W/ 8 ML POLYETHLENE
4"
3"
CONCRETE PAD (2500 P.S.I.) 24" X 24" X 3-1/2"
TYPICAL VALVE INSTALLATION
N. T. S.
CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS
Effective Date: 08/15/95
Revised: 04/06/06

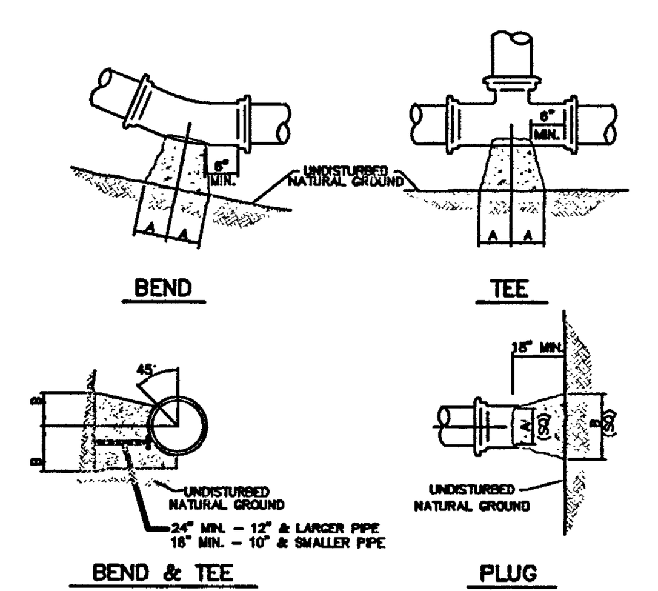
CD–4


FIRE HYDRANT SHALL CONFORM TO AWWA C-502, LATEST REVISION
6" MECH. JOINT
6" PVC C-900 DR 18
6" TAPPING VALVE (M.J.)
D" X D" X 6" TAPPING SADDLE (M.J.)
EXISTING D" WATER LINE
PUMPER CONNECTION TO FACE CURB
20" (MIN.) 24" (MAX.)
2" MIN. FROM TOP OF CURB
VALVE BOX
TOP OF VALVE BOX TO BE SET TO ASPHALT FINISHED GRADE
CURB & GUTTER
18"
6" GATE VALVE
WRAP BASE AND BARREL IN POLYETHYLENE
D" X D" X 6" D.I. TEE
DRAINS
CONCRETE SUPPORT MUST NOT EXTEND ABOVE DRAIN HOLES
6" SWIVEL AND SOLID ADAPTER
3 C.F. PEA GRAVEL
TYPICAL INSTALLATION FIRE HYDRANT AND VALVE TAPPED TO EXISTING LINE
TYPICAL INSTALLATION FIRE HYDRANT AND VALVE
SECTION A-A
CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS
FIRE HYDRANT DETAILS
Effective Date: 08/15/95
Revised: 04/06/06

CD–5



CD–6

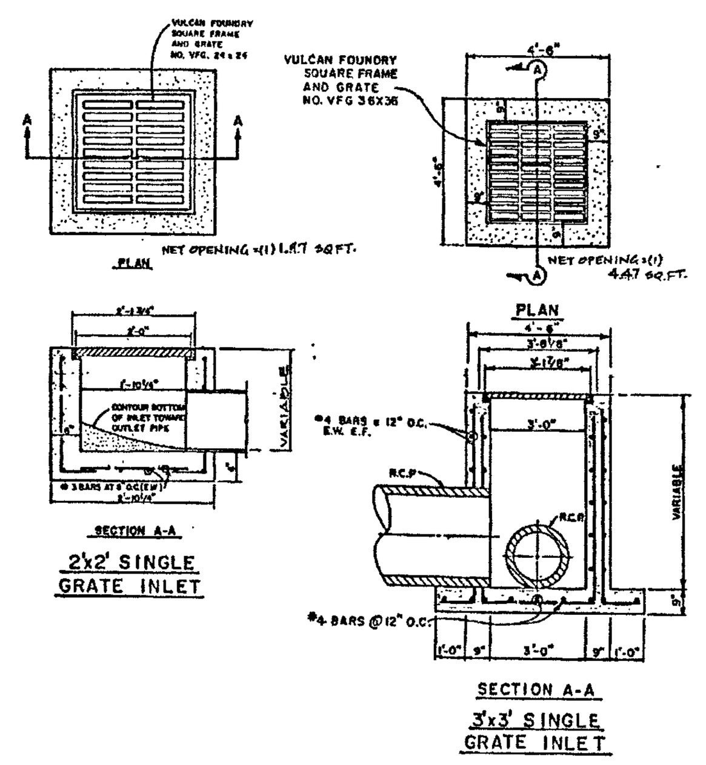


THRUST BLOCKING

SIZE	90° BEND		45° BEND		22 1/2° BEND		TEES		PLUGS	
	A	B	A	B	A	B	A	B	A	B
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	36"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

NOTE:
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ. FT. AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER, BUT NOT LESS THAN 10 FT. ALL CONCRETE SHALL BE MIN. 5 SACK, 3000 P.S.I.

CD–8



STORM DRAINAGE DESIGN MANUAL
ROCKPORT, TEXAS
STANDARD STORM SEWER
DETAIL XIII-3
SINGLE GRATE INLET
JOB NO. 01660.A0.01 PAGE 38

LCR JOB #213-0011

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REVISIONS		
NO.	DATE	DESCRIPTION

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ARANSAS COUNTY, TEXAS

DETAILS

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE

DESIGNED BY: PAUL LIPPKE
DRAWN BY: DONAVAN SPOTSVILLE
CHECKED BY:
DATE: 11/10/2021
JOB NO: 4974–21.470
DWG. NO:
Sheet:

STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED PROFESSIONAL ENGINEER

[illegible]

11 OF 12

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PK FILE: 4974–21.470

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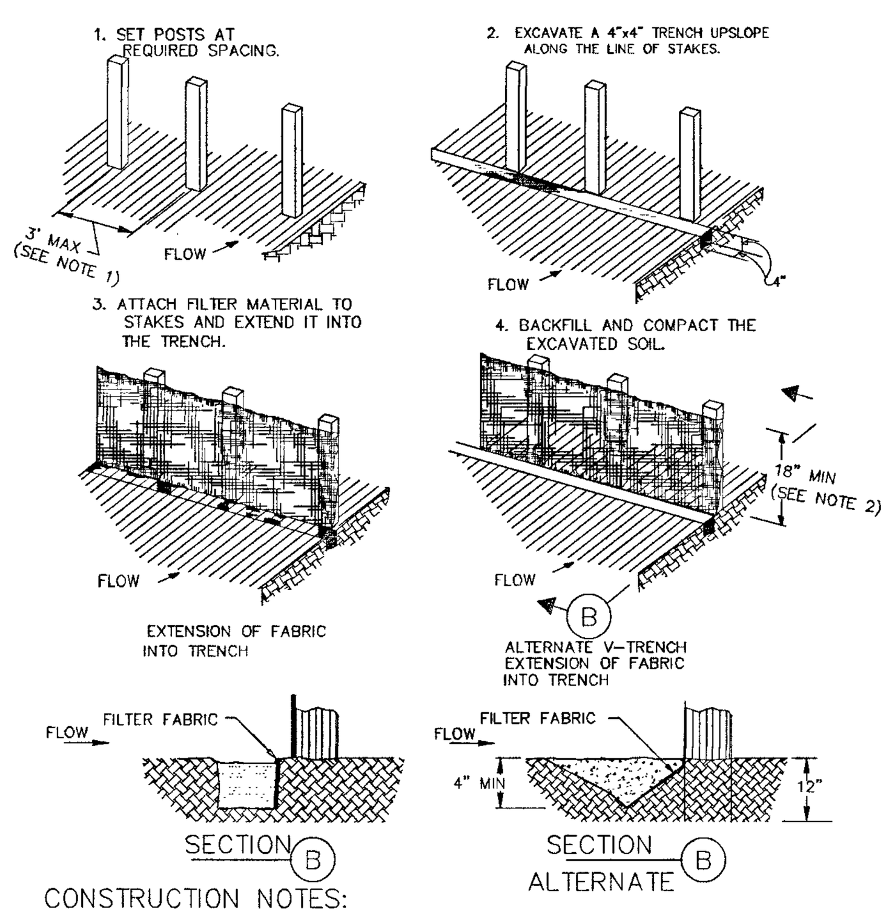


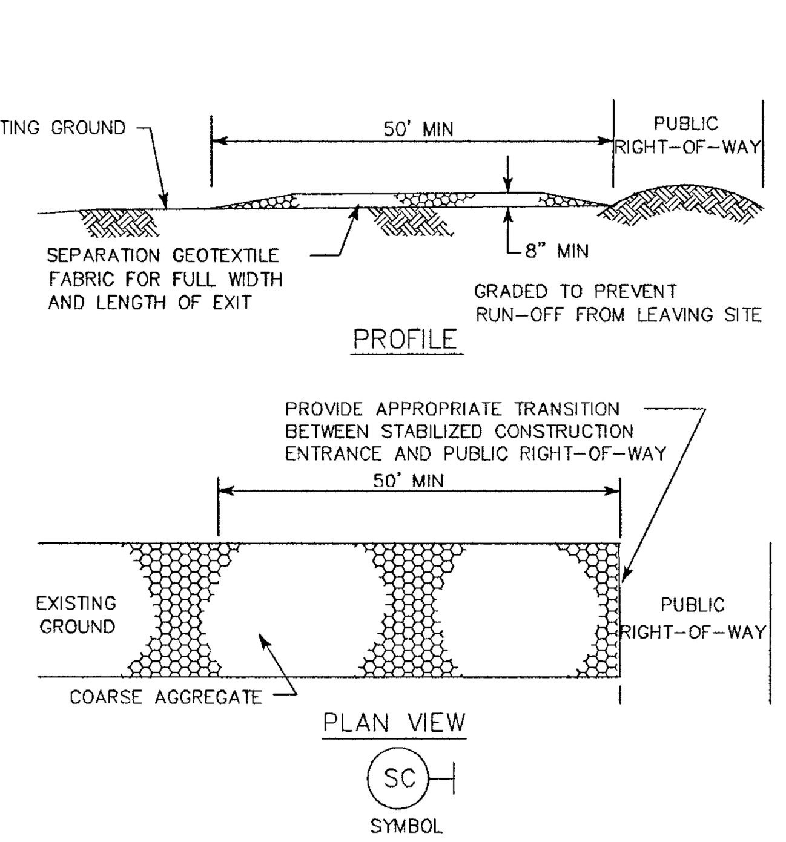
CONSTRUCTION NOTES:

1. 2 INCH THICK BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PRE ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.
4. SEE COH STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

FILTER FABRIC FENCE DETAIL 2013

x— FF —x
SYMBOL

CD-1

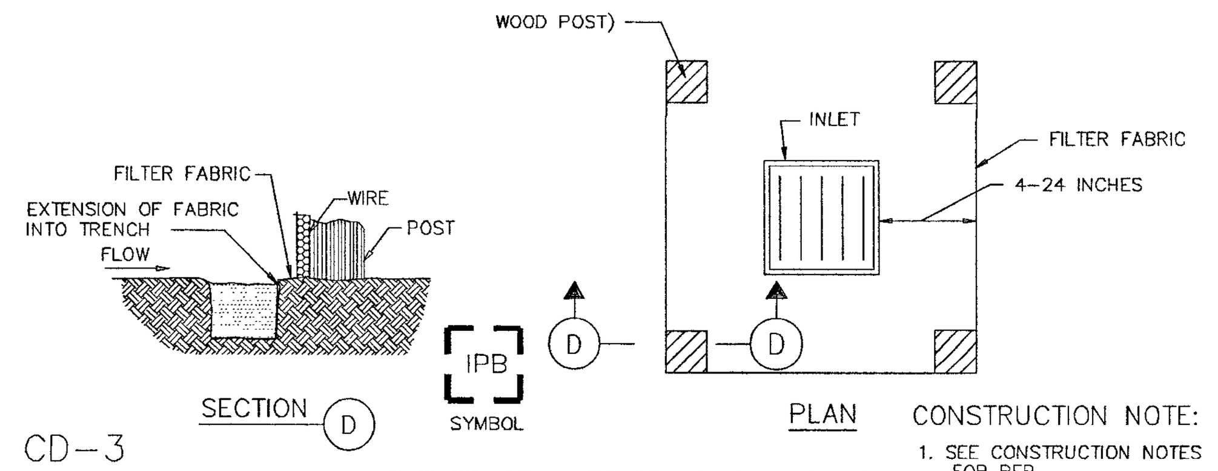


CONSTRUCTION NOTES:

1. LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
2. THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
3. WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
4. STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
5. STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
6. SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
7. STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.

STABILIZED CONSTRUCTION EXIT

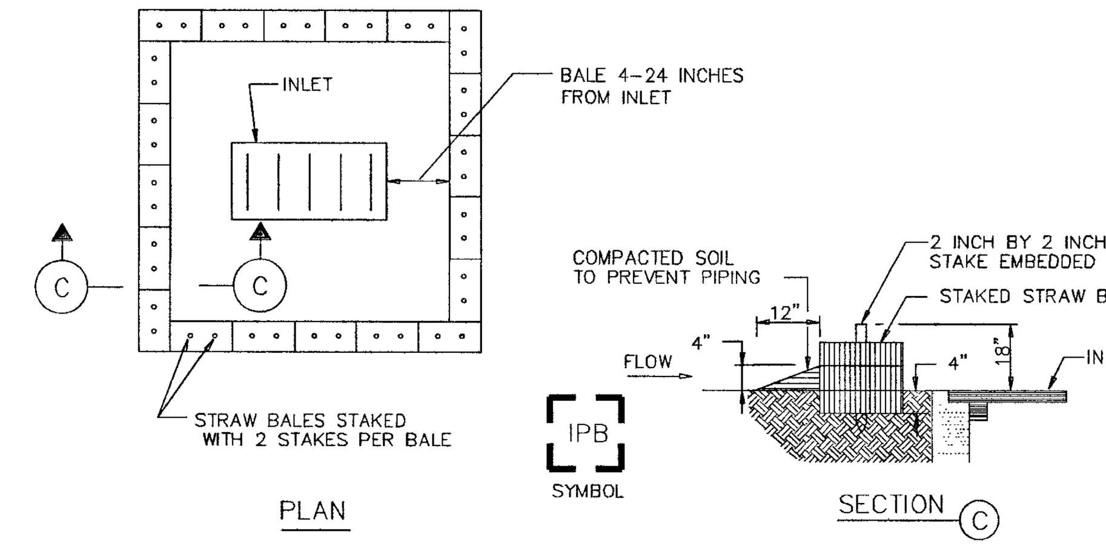
CD-2



CONSTRUCTION NOTE:
1. SEE CONSTRUCTION NOTES FOR RFB.

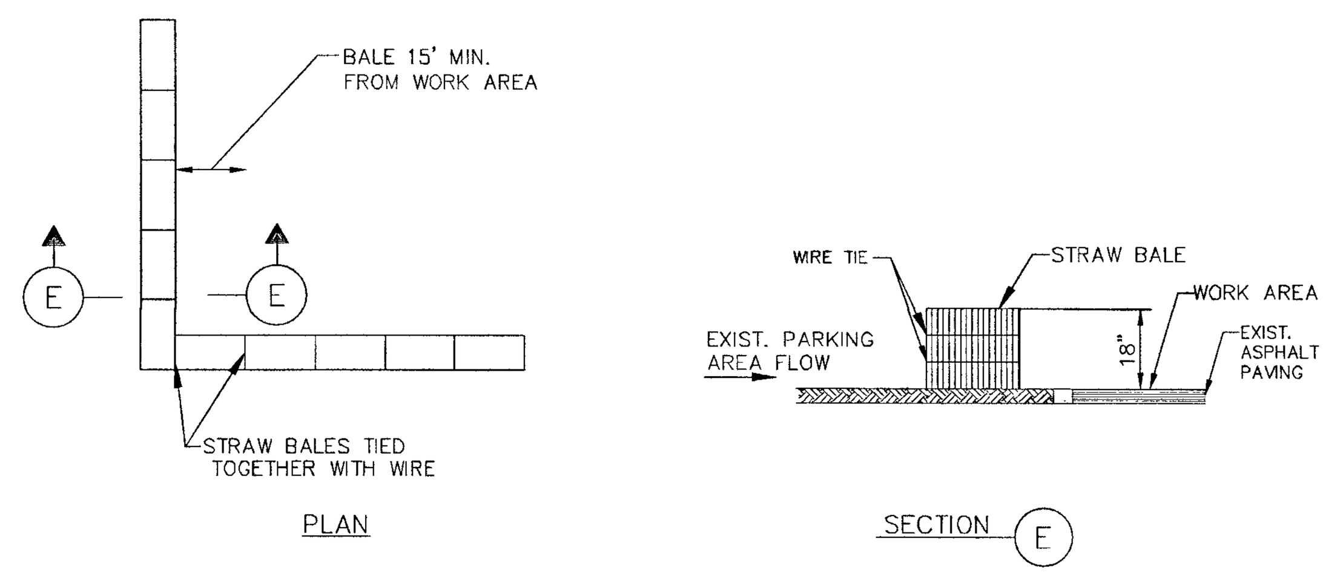
CD-3

SILT FENCE INLET PROTECTION BARRIER



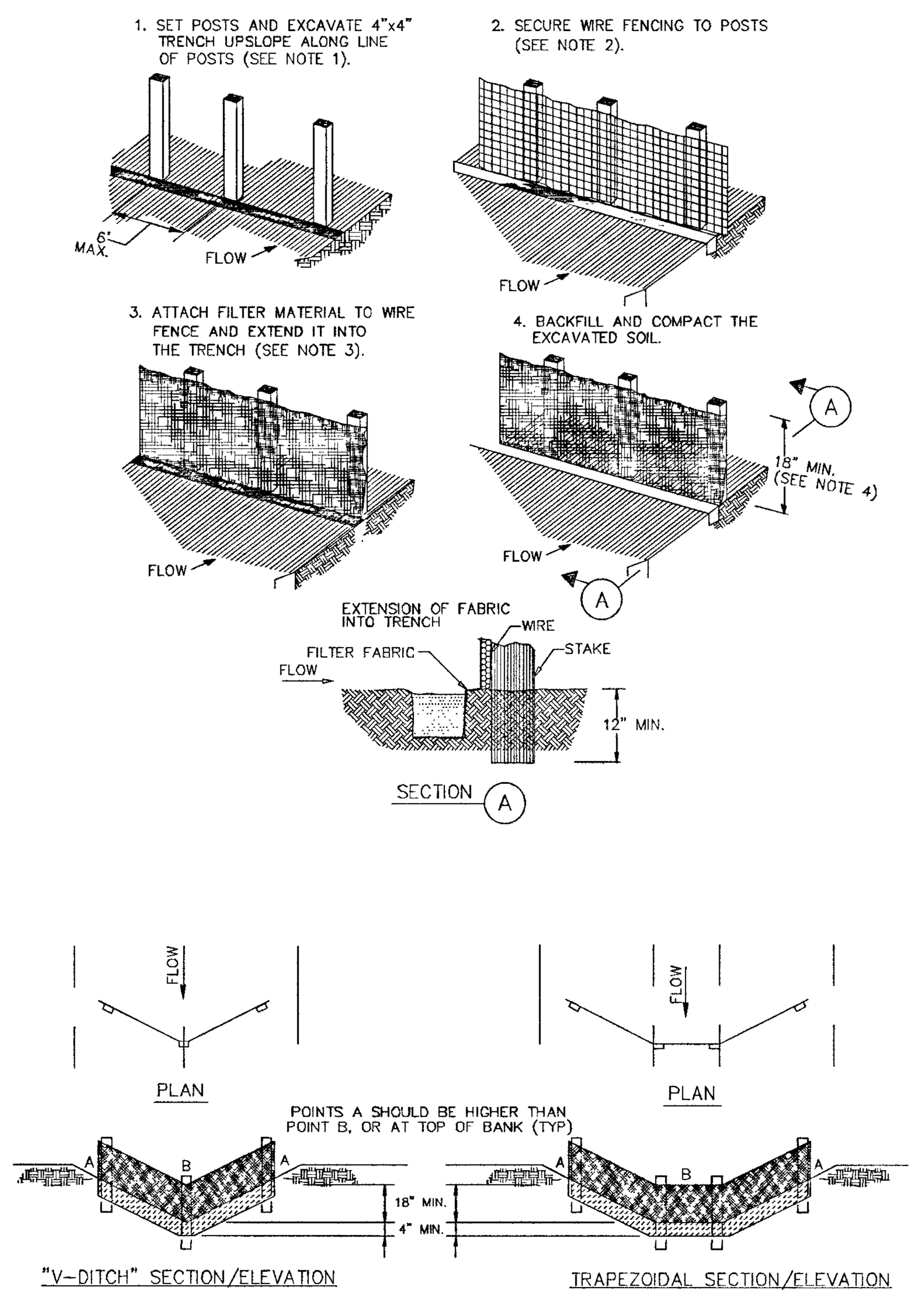
CD-3

STRAW BALE DROP INLET PROTECTION BARRIER



HAY BALE BARRIER —HB—
SYMBOL

CD-4

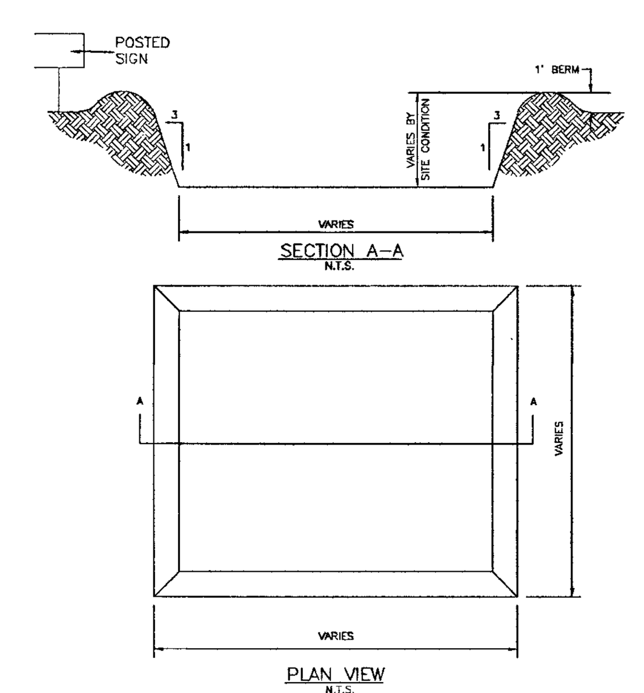


NOTES:

1. SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX. OF 6 FEET APART AND EMBEDDED A MIN. OF 12 INCHES.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
4. MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
5. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

REINFORCED FILTER FABRIC BARRIER DETAIL 2014 x— RFB —x
SYMBOL

CD-5



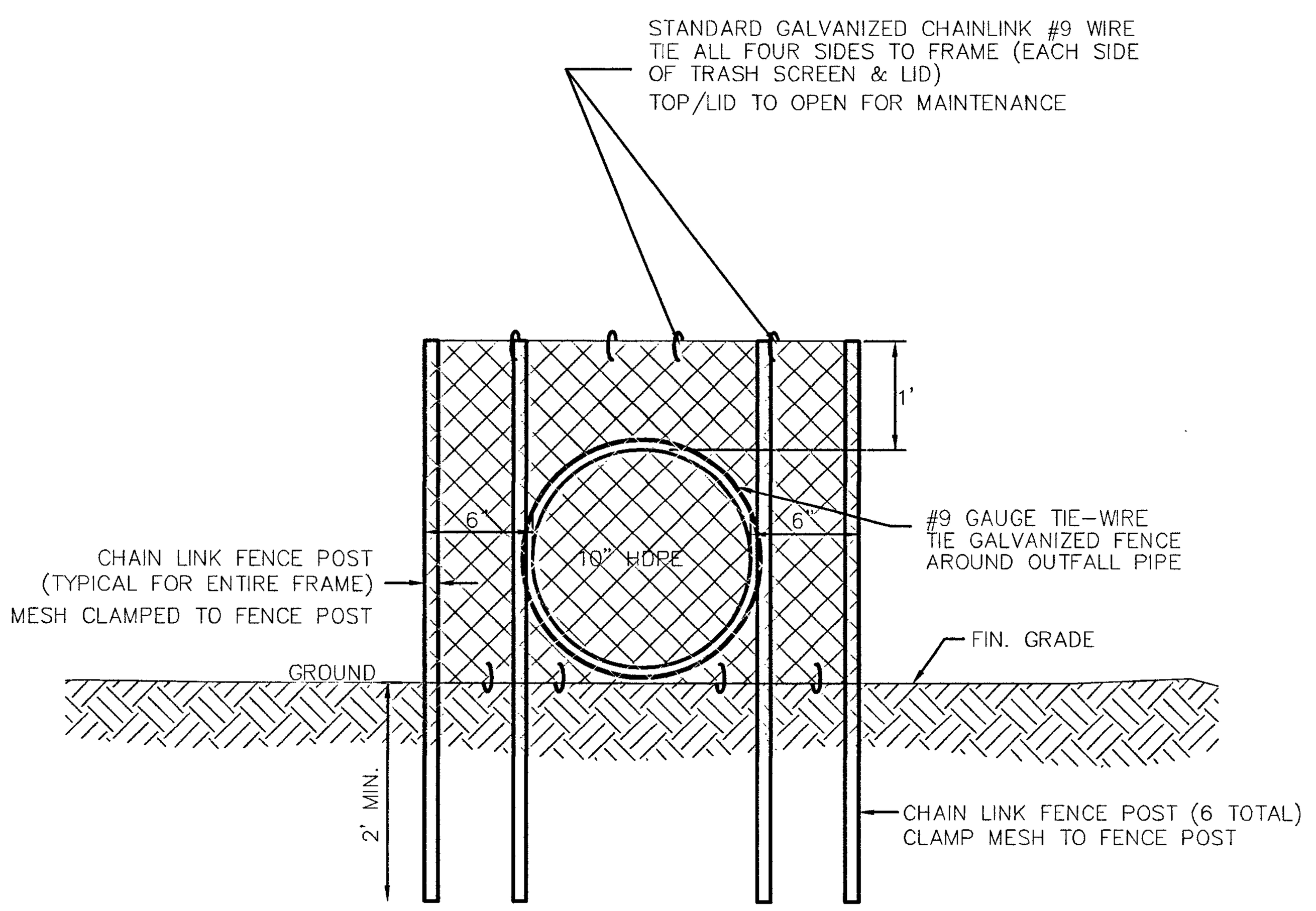
GENERAL NOTES:

1. POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.
2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.
3. UNPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASH OUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
4. CONCRETE WASH OUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

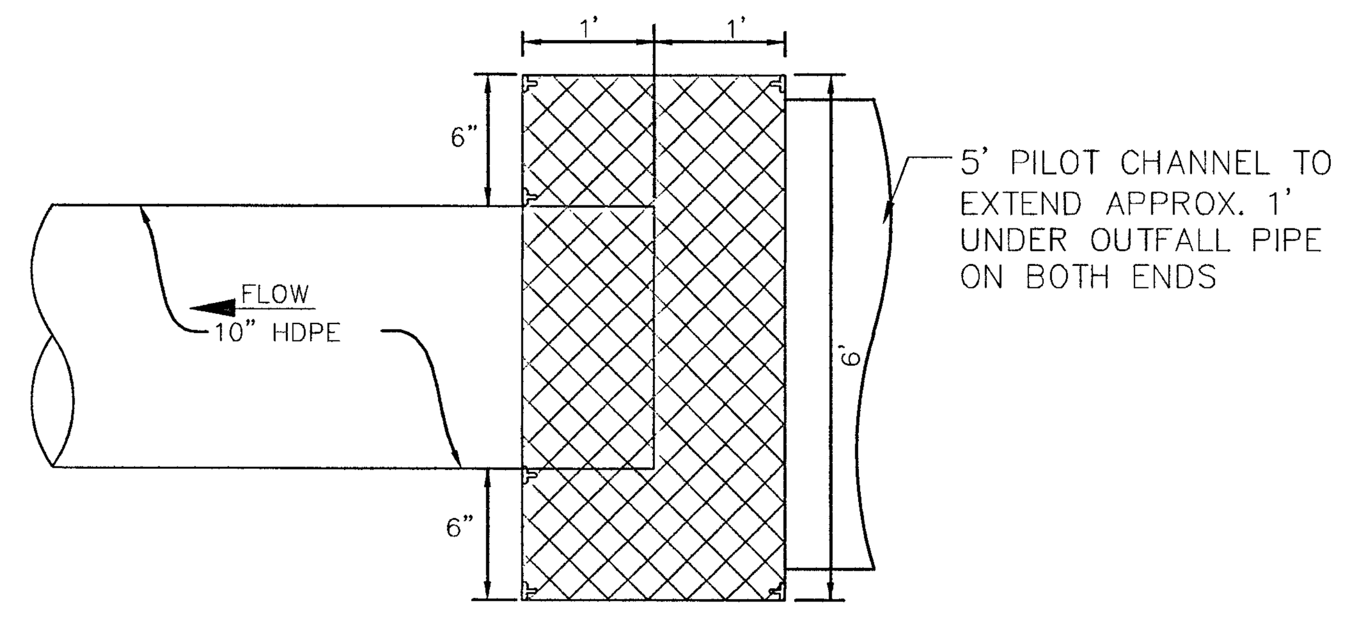
CWO
SYMBOL

CONCRETE TRUCK WASHOUT AREA

CD-6

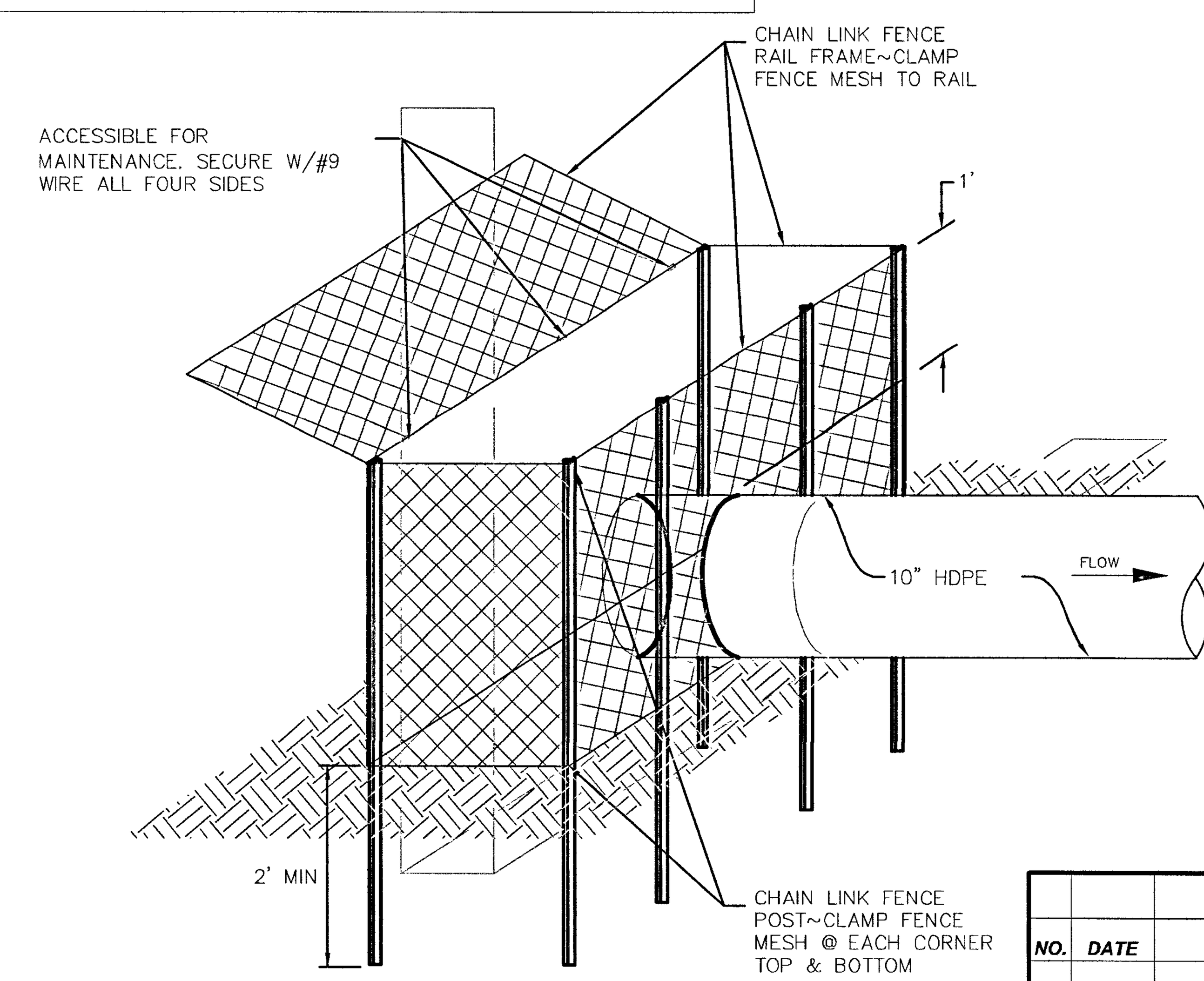


ELEVATION
N.T.S.



PLAN
N.T.S.

TRASH SCREEN DETAIL
N.T.S.



ISOMETRIC VIEW

REVISIONS		
NO.	DATE	DESCRIPTION

SPHINX

ARANSAS COUNTY, TEXAS

DETAILS

LIPPKE CARTWRIGHT & ROBERTS INC
CONSULTING ENGINEERS
2808 Traylor Blvd.
Rockport, TX 78382
Ph (361) 790-8516 Fax (361) 790-8614
F-9101

SCALE	DESIGNED BY: PAUL LIPPKE
	DRAWN BY: DONAVAN SPOTSVILLE
STATE OF TEXAS PAUL L. LIPPKE [illegible] 2/10/22	CHECKED BY:
	DATE: 11/10/2021
	JOB NO: 4974-21.470
	DWG. NO:
	Sheet: 12 OF 12

SPHINX

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LCR JOB #213-0011

PK FILE: 4974-21.470

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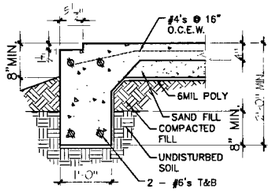
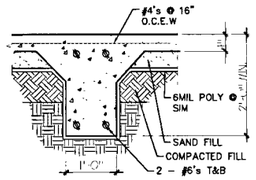
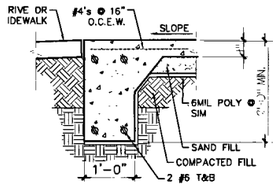


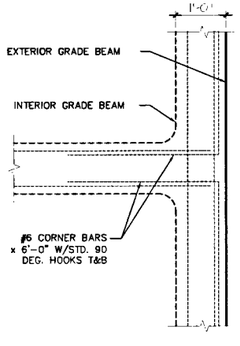
02 Exterior Beam
SCALE: 3/4"= 1'-0"



03 Interior Beam
SCALE: 3/4"= 1'-0"



04 Exterior Beam
SCALE: 3/4"= 1'-0"



05 Ext. Beam Intersection
SCALE: 3/4"= 1'-0"

GENERAL NOTES

CONCRETE NOTES

1. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND HAVE A MINIMUM DAYS TO BE DETERMINED BY CONTRACTOR, COMPRESSIVE STRENGTH OF 3000 psi. CONCRETE SLUMPS AT POINT OF DEPOSIT SHALL BE 6" MAXIMUM, 4" MINIMUM. NO MORE THAN ONE GALLON OF WATER PER YARD OF CONCRETE MAY BE ADDED TO OBTAIN REQUIRED SLUMP.
2. REINFORCING SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60 FOR ALL STEEL EXCEPT FOR STIRRUPS AND TIES WHICH SHALL BE GRADE 40
3. ALL DETAILING, FABRICATION AND INSTALLATION OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315 AND 318, LATEST ADDITIONS.
4. ALL REINFORCEMENT SPLICES SHALL BE CLASS "B" SPLICES AND ALL HOOK STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH ACI 318-95, UNLESS NOTED OTHERWISE. SPLICES SHALL BE STAGGERED UNLESS SPECIFICALLY NOTED.
5. HORIZONTAL CONSTRUCTION JOINTS WILL NOT BE ALLOWED.
6. MAINTAIN THE FOLLOWING COVERAGE FOR REINFORCING STEEL, UNLESS SPECIFICALLY NOTED:

CONCRETE CAST AGAINST EARTH	3"
CONCRETE EXPOSED TO WEATHER OR EARTH:	
#6 AND LARGER	2"
#5 AND SMALLER	1½"
SLABS	2"

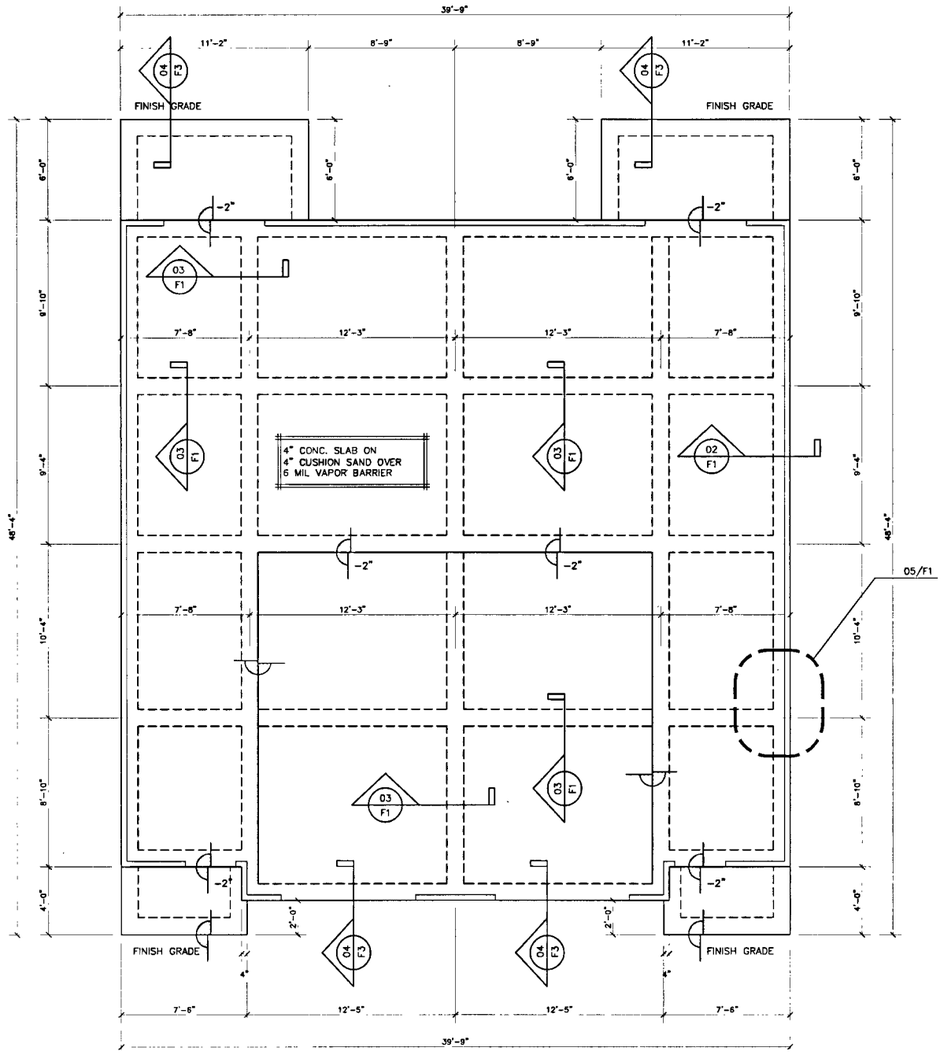
7. NO REINFORCEMENT SHALL BE WELDED OR BENT IN THE FIELD UNLESS SPECIFICALLY NOTED.
8. VIBRATE ALL CONCRETE IN FOOTINGS AND GRADE BEAMS. DO NOT OVER VIBRATE. VIBRATOR SHALL NOT BE USED TO MOVE CONCRETE. CONCRETE SHALL BE PLACED AS CLOSE AS POSSIBLE TO POINT OF USE.

FOUNDATION NOTES

1. NO GEOTECHNICAL STUDY HAS BEEN PERFORMED. THEREFORE, LUBULA KANYINDA ASSUMES NO RESPONSIBILITIES AS THIS IS FOUNDATION PLAN AND INFORMATION ARE ONLY FOR REFERENCE.
2. EXISTING GRADE SHALL BE STRIPPED OF ALL TOPSOIL, VEGETATION AND OTHER UNDESIRABLE MATERIALS. THE EXPOSED SUBGRADE SHALL BE PROOF ROLLED WITH A MEDIUM-WEIGHT ROLLER TO CHECK FOR SOFT OR WEAK AREAS.
3. THE SUBGRADE AND FILL MOISTURE CONTENT SHALL BE MAINTAINED UNTIL FOUNDATION IS PLACED. IN NO INSTANCE SHOULD WATER BE ALLOWED TO STAND OR POND IN THE FOUNDATION NOR IN THE VICINITY OF THE FOUNDATION DURING OR AFTER CONSTRUCTION.
4. SELECT STRUCTURAL FILL SHALL HAVE THE FOLLOWING PROPERTIES:

MAXIMUM AGGREGATE SIZE	2"
PERCENT RETAINED ON #4 SIEVE	25-50
PERCENT RETAINED ON #40 SIEVE	50-75
PLASTICITY INDEX	5-15

5. SELECT FILL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT NEAR OPTIMUM. PLACE FILL IN 8" LIFTS, MAXIMUM.
6. NO GRADE BEAMS, SLABS OR FOOTINGS SHALL BE PLACED AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE.
7. PLACE 6 MIL VAPOR BARRIER BELOW SAND CUSHION.
8. PAD SHALL BE DAMPEND PRIOR TO PLACEMENT OF CONCRETE.



FOUNDATION PLAN
SCALE 1/4"=1'-0"

LUBULA KANYINDA
RESIDENTIAL & LAND DEVELOPMENT CONSULTANCY
7420 FRONT LAKE TRAIL
ARLINGTON, TEXAS 76002
PH: 682.551.6960
EMAIL: dixon.kanyinda@live.com

NOAH'S ARC COMMUNITY DEVELOPMENT INC.
1358 2nd STREET
MARINGOUIN, LA 70757

STATE OF LOUISIANA
LEON HICKMAN
License No. 14545
PROFESSIONAL ENGINEER

PROJECT TITLE:
DUPLEX
432 E. UNION STREET
MINDEN, LA 71055

REVISIONS.

DRAWN BY.

PROJ DESIGNED BY.

PROJ COOPD.

DWG TITLE:
FOUNDATION PLAN NOTES & DETAILS

SHEET#:
F1

©LUBULA KANYINDA COPYRIGHTS 2017

© COPYRIGHT BY

OWNER: _____
ADDRESS: _____
PHONE: _____

ARCHITECT: _____
ADDRESS: _____
PHONE: _____
E-MAIL: _____

ENGINEER: _____
ADDRESS: _____
PHONE: _____

BUILDING CODE COMPLIANCE

Attention CA, OR, WA, and NV residents: Our house plans do not meet Earthquake Seismic/Wind code requirements.

Attention GA, SC, and NC Coastal residents: Plans may have to be engineered to meet local Hurricane/Wind codes.

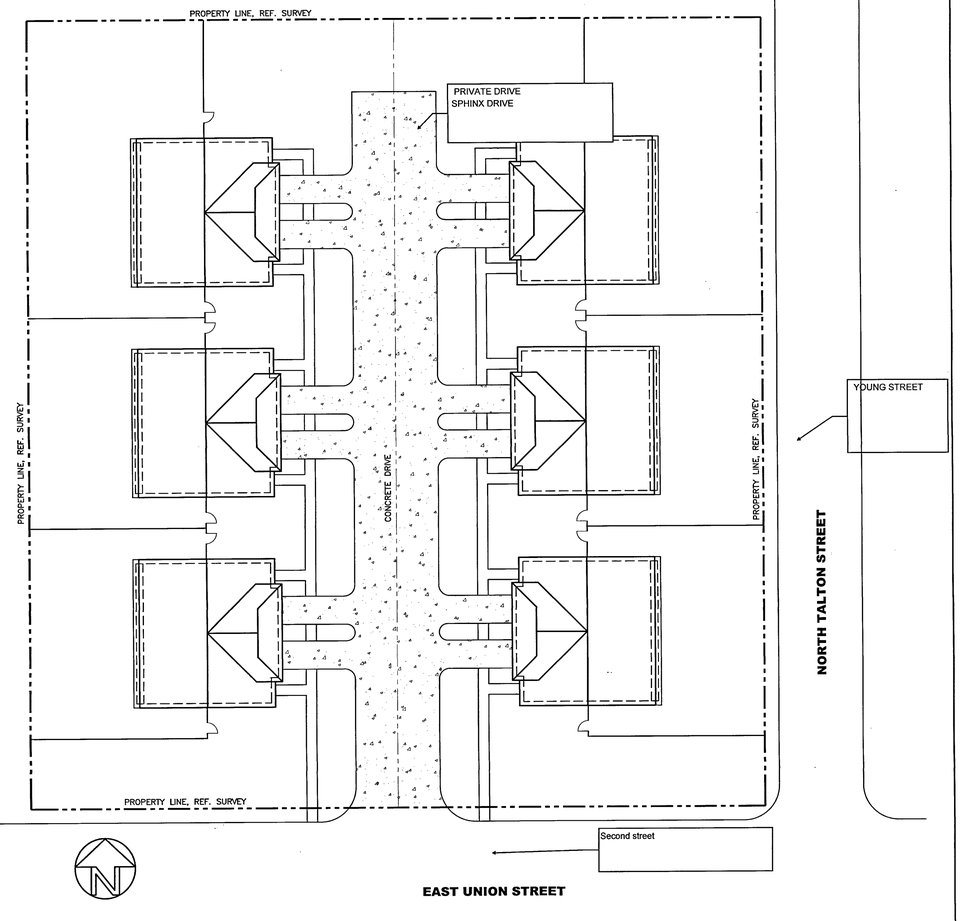
Attention AL, AZ, CO, CT, DE, FL, ID, LA, MD, MA, MN, NV, NH, NJ, NY, OH, PN, UT, and VA residents: Plans may have to be engineered to meet local building codes. Please call your local building department before placing order.

Some cities and states now require that a licensed architect or engineer review and "seal" a blueprint, or officially approve it, prior to construction. Prior to application for a building permit or the start of actual construction, we strongly advise that you consult your local building official who can tell you if such a review is required.

2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
2008 ELECTRICAL CODE (NEC)

THE ADOPTED CODE AMENDMENTS, AND THE CITY OF MINDEN CODE OF ORDINANCE

DRAWING INDEX



SCALE: 1"=20'-0"

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NOAH'S ARC COMMUNITY DEVELOPMENT INC.
1358 2nd STREET
MARINGOUIN, LA 70757

REGISTERED ARCHITECT
ERIC NUNNALLY
24874
STATE OF TEXAS

Eric Nunnally March 16, 2018

PROJECT TITLE:
DUPLEX
432 E. UNION STREET
MINDEN, LA 71055

REVISIONS:

DRAWN BY:

PROJ DESIGNED BY:

PROJ COORD.:

DWG TITLE:
SITE PLAN, DWG INDEX, NOTES

SHEET#:
CVR

GENERAL REQUIREMENTS:

1. Owner / Client Responsibilities: Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner / Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the Designer.

2. Builder's Set: The scope of this set of plans is to provide a builder's set of construction documents and general notes hereinafter referred to as plans. After formal review and approval by a licensed engineer and or architect, this set of plans is sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. The FreeGreen Specification book received with this plan set specifies the particular products or materials recommended for this home design. The implementation of these plans requires an Owner/ Client/ Contractor thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction.

3. Building Maintenance: The exposed materials used in the construction of this project will deteriorate as the completed project ages unless properly and routinely maintained. Owner / Client shall provide or cause the development of a plan to keep these exposed materials protected and maintained.

4. Codes: All construction shall comply with the most stringent requirements of all current applicable city, county, state and federal laws, rules, codes, ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non - conforming work.

5. Permits: The general building permit and plan check shall be secured and paid for by Owner / Client. All others permits shall be secured and paid for by the Subcontractor directly responsible.

6. Insurance: The General Contractor and every Subcontractor performing work or providing services and/ or materials for the work are required to purchase and maintain in force All Risk Builders Insurance prior to commencement of the work and/ or furnishing labor, services and materials. Each All Risk policy shall be in can amount sufficient to cover the replacement value of the work being performed and/ or the labor, services and materials being supplied by the General Contractor, Subcontractors, Designer, and all professional Consultants.

7. Insurance: Owner/ Client shall cause the General Contractor and every Subcontractor performing work or providing services and / or materials for the work to purchase and maintain General Liability Insurance.

8. Named Products: The Designer makes no guarantee for products identified by trade name or manufacturer.

9. Scope: The General Contractor and Subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes.

10. Substitution: Substitutions of specific materials or products listed on the FreeGreen Specification Sheet shall not be made without written authorization by Owner/ Client. The General Contractor and any Subcontractor shall not make the structural substitutions or changes without prior written authorization from the structural engineer.

11. Changes: Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the General Contractor.

12. Intention: The General Contractor shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The Designer shall not be responsible for the means and methods of construction.

13. Review of Drawings: The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code.

14. Use of the Drawings: Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted typical imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instructions shall also be considered in order to complete the construction of the details, and in some cases may supersede the details.

15. Approved Drawings: The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of plans.

16. Cutting and Patching: All Subcontractors shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or by work of other trades.

17. Clean up: All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc., shall be left clean and ready for occupancy upon completion of the project.

18. Storage of Materials: The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged of lost materials.

ROUGH CARPENTRY:

1. Framing:
   - A. Blocking and Bridging:
     - (1) Stud Walls: Per applicable building code. Full height walls shall have continuous studs from bottom to top plate.
     - (2) Ceiling Joists: Per applicable building code. Use solid bridging.
     - (3) Backing: Provide solid backing at all pendant or surface - mounted electrical fixtures, rails, grab bars, bath accessories, etc.
   - B. Fire stopping: Per applicable building code.
   - C. Stud Walls: Per applicable building code. All studs to have full bearing on plate. All studs to be at 16 O.C. unless noted otherwise. Studs to be sized per requirements of code.
   - D. Use continuous, full height studs in accordance with the highest standard of construction and framing practices.
   - E. All angled walls to be at 45 degrees unless noted otherwise
   - F. Built up roofs, waterproof balcony decks and exterior horizontal areas are to be framed with slope to ensure water drainage without ponding.
   - G. Provide crickets as indicated and as necessary for proper water drainage and to redirect channeled or run off water away from vertical surfaces.
   - H. Provide blocking where required to provide uniform surface where flush joists and beams are different depths
   - I. Use mitered joints at fascia splices.
   - J. All dimensions given are to face of framing, unless noted otherwise.
   - K. Align bottom of all adjacent window and door headers, unless noted otherwise on framing plan.
2. Trusses:
   - A. The General Contractor shall have City/ County approved truss plans on the job site prior to foundation inspection. The Truss Manufacturer shall submit calculations, shop drawings, details, bridging and erection bracing signed by a registered Engineer to the Building Department and Structural Engineer, for their review prior to fabrication.
   - B. Truss manufactures shall provide members of adequate bearing area in such a width to insure against over - stressing of supporting timber, multiple joists, girders and plates or provide bearing plates and details to do same
   - C. The General Contractor shall coordinate with the Truss Manufacturer, Framing, Electrical, Plumbing and Mechanical Contractors at fire protected areas to maintain required fire protection without penetrations unless allowed by code and local jurisdiction.

FINISH CARPENTRY:

1. Scope:
   - A. Furnish and install all finish carpentry complete, including trim, door frames, paneling and shelving.
   - B. Installation of finish hardware, bath accessories, cabinet pulls, etc.
1. Workmanship:
   - A. All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
   - B. Wood work shall be accurately scribed to fit adjoining surfaces.
   - C. All work shall be machined or hand sanded, sharp edges and splinters removed, and completely prepared for finish.
   - D. Full length continuous boards shall be used wherever applicable or specifically noted.
2. Fitting and Hanging Doors:
   - A. Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes.
   - B. Clearance at the lock and hanging stiles and at the top shall not exceed 1/8. Clearance at the bottom shall be adjusted for finish floor covering.
   - C. Lock stile edges shall be beveled.
   - D. Door shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions, and with all hardware properly adjusted and functioning.
3. Materials:
   - A. Door frames: Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.
   - B. Door Stops and Casing: Size and profile as selected by Owner/ Client.
   - C. Exterior Trim: Refer to drawings for exterior trim material & sizes. For wood, MDO or fiber cement, all cut sides/ faces/ edges must be primed and painted. If specific product brand is specified on drawings, see manufacturers specifications and installation instructions.
   - D. Interior Trim:
     - (1) Interior Rails: Clear material, finished to match casework.
     - (2) Window Trim: Ix clear wood to match casework or as noted in drawings (verify with Owner/ Client).
     - (3) Base Boards: As noted in drawings or approved by Owner/ Client.

INSULATION:

1. Installation:
   - A. Thermal Insulation: Install insulation between joists, below all roof surfaces, and areas including any vertical wall areas separating living spaces from unconditioned space and between studs at all exterior walls. Insulation shall be securely installed and tightly fitted without compressing the normal Loft thickness. Provide insulation stops/ baffles as required to prevent obstruction of vents.
   - B. Sound insulation: Install insulation between studs, securely and tightly fitted at walls as indicated on drawings.
   - C. Plumbing insulation: All domestic hot water piping shall have R-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90 degree bend.
   - D. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturers' instructions. The materials shall be kept secure and protected from moisture.
2. Materials:
   - A. At a minimum, all insulation specified for this house meets or exceeds the R-value requirements listed in Chapter 4 of the 2004 International Energy Conservation Code and also the Grade II specifications set by the National Home Energy Rating Standards.
   - B. A pre-drywall thermal bypass inspection must be performed by a qualified rater.

THERMAL & MOISTURE PROTECTION:

1. Foundations:
   - A. Provide adequate drainage away from walls & foundations
   - B. Seal all plumbing, electrical and other penetrations of walls and floors and seal joints
   - C. Slope final grade away from foundation
   - D. Provide capillary break at all concrete slabs (poly not req. if <20 rainfall; gravel not req. for free draining soils = IRC Group I
   - E. Exterior surface of below grade walls damp proofed or water proofed
   - F. Slope garage floor towards main vehicle entry
   - G. Foundation cont. footing drain with stone covered with filter fabric, drained to daylight.
   - H. Basement foundation walls use porous backfill material.
   - I. Provide cont. crushed stone under footings.
   - J. Provide rigid insulation as specified directly under slab.
2. Walls
   - A. Install windows, doors, exterior cladding, flashings & sealants as detailed in this drawing set.
   - B. All deck ledgers must be pressure treated material.
   - C. All penetrations that pass through exterior cladding into structure must be fully sealed.
   - D. Install materials with proper detailing to control degradation from moisture.
3. Roofs:
   - A. Ice flashing over sheathing at eaves (except climates CZ1-4)
   - B. Metal drip edge at all exposed roof decking
   - C. Bituminous membrane at all eaves, valleys & penetrations (not req. if <20 rainfall)
   - D. Step flashing at all roof/ wall intersections & terminated with kickout flashing
   - E. Installed system for diverting roof water from house. (e.g. gutters)
   - F. No. 30 roof felt underlayment minimum.
   - G. Reduce ice dams: No non-airtight recessed light fixtures in insulated ceilings.
   - H. Roof insulation as specified in this drawing set.
   - I. Provide cont. crushed stone under footings.
   - J. Provide rigid insulation as specified directly under slab.
4. Wet Rooms:
   - A. Install drains or drain pans to capture leaks under water heaters or use thankless water heaters.
   - B. Properly install washer and water heater drain pans
   - C. Use highly durable materials in wet areas
   - D. Install no carpet in kitchens, bathrooms, spa areas, or within 3 of exterior door.
   - E. Use nonpaper-faced backer board on walls in tub, shower and spa areas.
5. Air Infiltration:
   - A. Install IC airtight rated recessed lights in insulated ceilings.
   - B. Complete air barrier between attic and conditioned space & all penetrations sealed.
   - C. Air filter housings must be airtight to prevent bypass or leakage.
   - D. Air seal ventilation ductwork.
6. Interstitial Condensation:
   - A. Clothes dryers vented outdoors.
   - B. Insulate all cold water pipes and avoid plumbing in exterior walls.
   - C. >1 Perm finish on inside of exterior walls (only req. in hot/ humid & mixed/ humid climates)
7. Heat Loss:
   - A. Insulate all ventilation exhaust ductwork (min R-8) outside of the insulated envelope
   - B. R-5 slab edge insulation break at foundation wall intersection & R-10 slab edge insulation outward of any walk-out slab edge.
   - C. Install insulation wind baffles at attic eave bays.
8. Ultraviolet Radiation:
   - A. Install materials with proper detailing to control degradation from sun.
9. Other:
   - A. Minimum 29-year expected lifetime roof warranty.
   - B. Define proper refrigerant charge to be within 10% of manufacturer recommendations.
   - C. Mechanical equipment must be accessible for service, including AC condensate drain pan & trap.
   - D. Use rigid duct or other methods to keep fan back-pressure below 0.2 for EOV systems.

HEATING, VENTILATION & AIR CONDITIONING:

1. Scope:
   - A. Supply all labor, transportation, material, etc., for installation of a complete heating and air conditioning system to operate according to the provisions of ASHRAE Standard 62.2-2007 and best practices of the trade including, but not limited to: mechanical units, ducts, registers, cabwalks, grilles, boots, vent pipes, dampers, combustion air, fans, ventilators, refrigerant, etc. All materials, work, etc., to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install all equipment complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.
   - B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.
2. Installation:
   - A. Provide required clearances for duct work and to combustibles.
   - B. Provide a permanent electric outlet and switched light fixture.
   - C. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of such elements without prior written approval from the Structural Engineer.
   - D. No fuel burning equipment located in garages.
   - E. All combustion equipment shall be directly vented with an outdoor combustion air supply.
   - F. All penetrations of fire assemblies shall meet the requirements of the building code and Section 70
   - G. All HVAC equipment shall be approved prior to installation per nationally recognized standards and evidenced by listing and label of an approved agency.
   - H. Combustion air from outside shall be supplied to all fuel burning appliances.
   - I. Install air filters with a minimum efficiency reporting value (MERV) 10 and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be air tight to prevent bypass or leakage.
   - J. All fixed appliances are required to be securely fastened in place. Provide seismic bracing or anchor unit to platform where appropriate.
   - K. Install centralized HVAC system equipped with additional controls to operate in multi-zone.
   - L. Condenser pad or compressor from ground must not be less than 3 above grade.
   - M. The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturers' instructions. The materials shall be kept secure and protected from moisture.

ELECTRICAL:

1. Scope:
   - A. Supply all labor, transportation, materials, etc., for installation of complete electrical system to operate according to the best practices of the trade and including but not limited to: Fixtures, appliances, wiring, switches, outlets, television jacks, services, grounds, temporary power, junction boxes, conduit, sub - panels, etc. All work, materials, etc., to comply with all requirements of all legally constituted authorities having jurisdiction including all County and State ordinances. Furnish and install electrical work complete and operable. Verify all material and installation requirements and limitations at fire and sound assemblies.
   - B. Provide rubberized asphaltic membrane materials at all penetrations of the water- resistive membrane at exterior walls.
2. Installation:
   - A. Provide separate circuits each for dishwasher, garbage disposal, refrigerator, washer, dryer, F.A.U. and microwave oven.
   - B. Switched outlets shall be full hot.
   - C. Bathroom and Service Room Fans: Install local exhaust systems in all bathrooms and in the kitchen to meet the requirements of section 5 of ASHRAE Standard 62.2-2007. Design and install fan ducts to meet the requirements of section 7 of ASHRAE Standard 62.2-2007.Exhaust air to outdoors and also use ENERGY STAR labeled bathroom exhaust fans.
   - D. For every bathroom exhaust fan, install an occupancy sensor or an automatic humidistat controller or an automatic timer to operate the fan for a timed interval after occupant leaves the room or a continuously operating exhaust fan.
   - E. All fixtures, outlets, receptacles etc., penetrating fire assemblies shall be rated and installed to meet the requirements of the building code. Outlet boxes on opposite sides of fire assembly walls shall be separated by a horizontal distance of at least 24.
   - F. All equipment installed outdoors and exposed to weather shall be weatherproof.
   - G. Provide ground fault circuit interrupters, G.F.C.I., at all baths, garages, out door and wet area outlets. All branch circuits that supply 125 - volt single - phase, 15 and 20 ampere receptacle outlets installed in dwelling unit bedrooms shall be protected by an arc - fault circuit interrupter(s).
   - H. Each conductor of every system shall be permanently tagged in compliance with O.S.H.A
   - I. The complete electrical system shall be grounded in accordance with the presently adopted edition of the N.E.C., Art. #250. Under ground requires #4 copper wire, 20' - 0 long, embedded into concrete and provide bond to gas or water line.
   - J. Use only competent and skilled personnel and perform all work, including aesthetic as well as electrical and mechanical aspects to standards consistent with the best practices of the trade.
   - K. No alterations to the structural frame, diaphragms, connections or shear panels shall be made which would compromise the designed structural integrity of without prior such elements written approval from the Structural Engineer.

PLUMBING:

1. Scope:
   - A. Supply all labor, transportation, materials, etc. for installation of complete plumbing system to operate according to the best practices of the trade and including but not limited to: fixtures, hot and cold water piping, exhaust flues, combustion air, gas piping, lag lighters, drains, soil and vent piping, hot water heaters, pipe insulation, meters, valves, vaults, etc. All materials, work, etc. to comply with all requirements of all legally constituted public authorities having jurisdiction including all county and state ordinances. Furnish and install plumbing work complete and operable, including trenching and backfilling. Verify all material and installation requirements and limitations at fire and sound assemblies.
   - B. Provide rubberized asphaltic membrane materials at all penetrations of the water - resistive membrane at exterior walls.
   - C. Protect pipes from freezing. Place all water lines and waste lines within conditioned space and where approved thermal insulation is between line and unheated area.
2. Installation:
   - A. Roughing-in shall be completed, tested and inspected as required by code before closing -in with other work.
   - B. Openings in pipes, drains, and fittings shall be kept covered during construction.
   - C. Provide solid backing for securing fixtures. All fixtures to be set level
   - D. Provide cleanouts at ends of all lines and where required by codes.
   - E. Copper tubing shall be fully sweated to fittings.
   - F. Black iron and galvanized steel pipe joints shall be made with approved pipe thread compound.
   - G. Provide shut- off valves at each fixture.
   - H. Provide condensate line at each F.A.U. location. Provide primary & secondary condensate line to an approved drainage receptacle at attic F.A.U. locations.
   - I. Provide cold water line to refrigerator space in recessed box or in cabinet immediately adjacent to refrigerator space.
   - J. Isolate all piping from structure with fiber padding and at all penetrations with elastic caulking or sound isolators.
   - K. All vents to lead to outside air, where possible, locate all roof vents to rear side or ridges. Vents to terminate a minimum of 5'-0 from windows.
   - L. All horizontal A.B.S. piping shall be hung with approved hangers at 4' -0 on center minimum and spaced to permit expansion and contraction without hitting adjoining pipe. Vertical piping shall be supported at 8'-0 on center with wrought steel U straps securely fastened to building frame.
   - M. Provide air chambers at lavatory, dishwasher and clothes washer water connections. Set vertically as close to fixture as possible.
   - N. Provide ¾ tee for irrigation at main shut-off.
   - O. Provide water heater with pressure/ temperature relief valve and pan and drain line piped to the exterior of the buildings. At garage installation water heater shall be on a minimum 18 high stable platform.
   - P. All combustion equipment shall be directly vented.
   - Q. No alterations to the structural frame, diaphragms, connections or shear panels shall be made with would compromise the designed structural integrity of such elements without prior written approval from the structural Engineer.
   - R. All penetrations of fire assemblies shall meet the requirements of the building code. Provide elastomeric membrane materials at all penetrations of the water- resistive barrier of exterior walls.
   - S. Provide non- removable backflow device on all exterior hose bibs.
   - T. A 12 minimum access panel to bathtub trap connection is required.
   - U. Provide pressure regulator for water service where pressure exceeds 80 psi
   - V. Provide drain pan under washer with drain in laundry room and shut off valve if washer is located above living space.
   - W. If washer is installed on framed floor above living space, drill screw floor at 4 o.c and reduce spacing of floor truss.
   - X. Provide solid metal pipe for dryer vent to exterior. Do not install screen on dryer vent. Provide energy efficient dryer vent (with floating shuttle).

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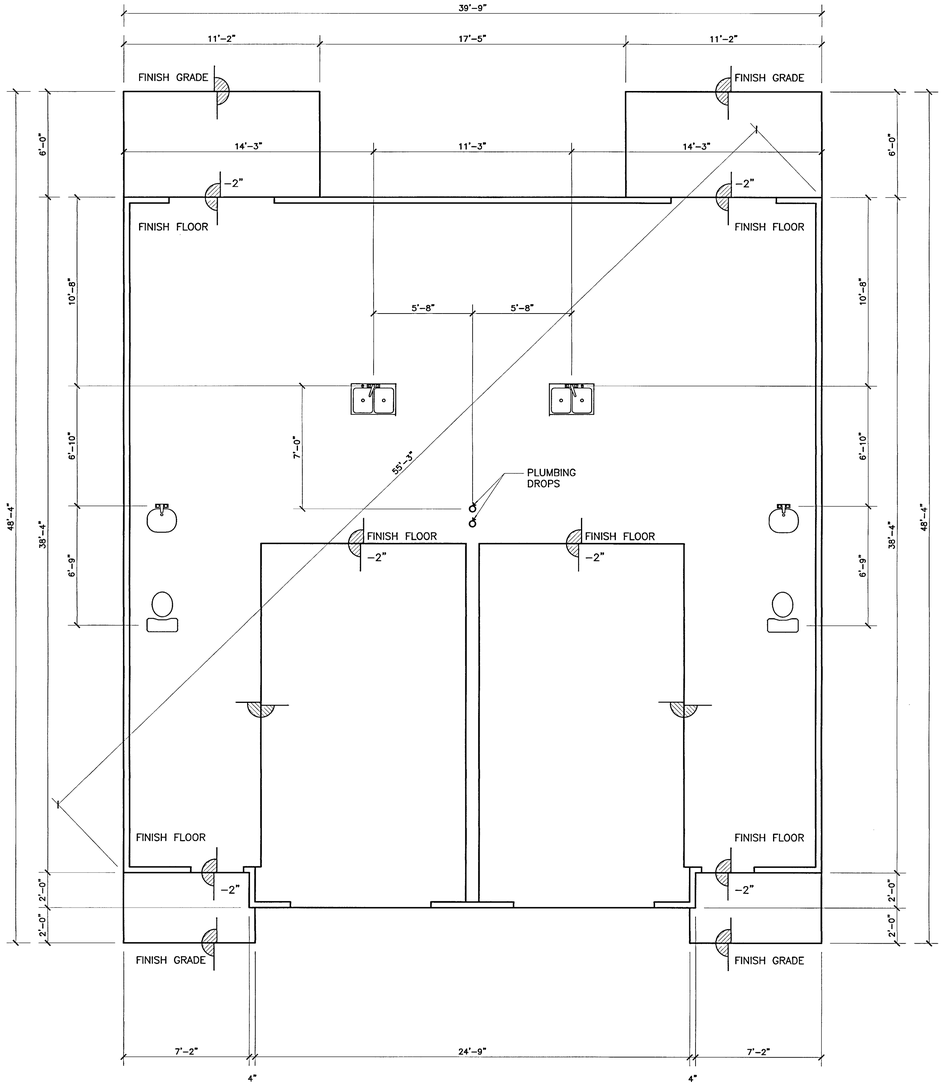

CONCRETE SLAB AREA: 1,767 SQ. FT.

DIMENSION OF DROPS AND LABELING OF SLOPES TAKES PRECEDENCE ON THIS PAGE.

DROP VALUES (U.N.O.):
3 1/2" FOR PORCHES, TIRE STOPS, SHOWER STALLS.
1 1/2" FOR OVERHEAD DOORS.
12" FOR ELEVATOR PITS.

SLAB OUTLINE PLAN

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

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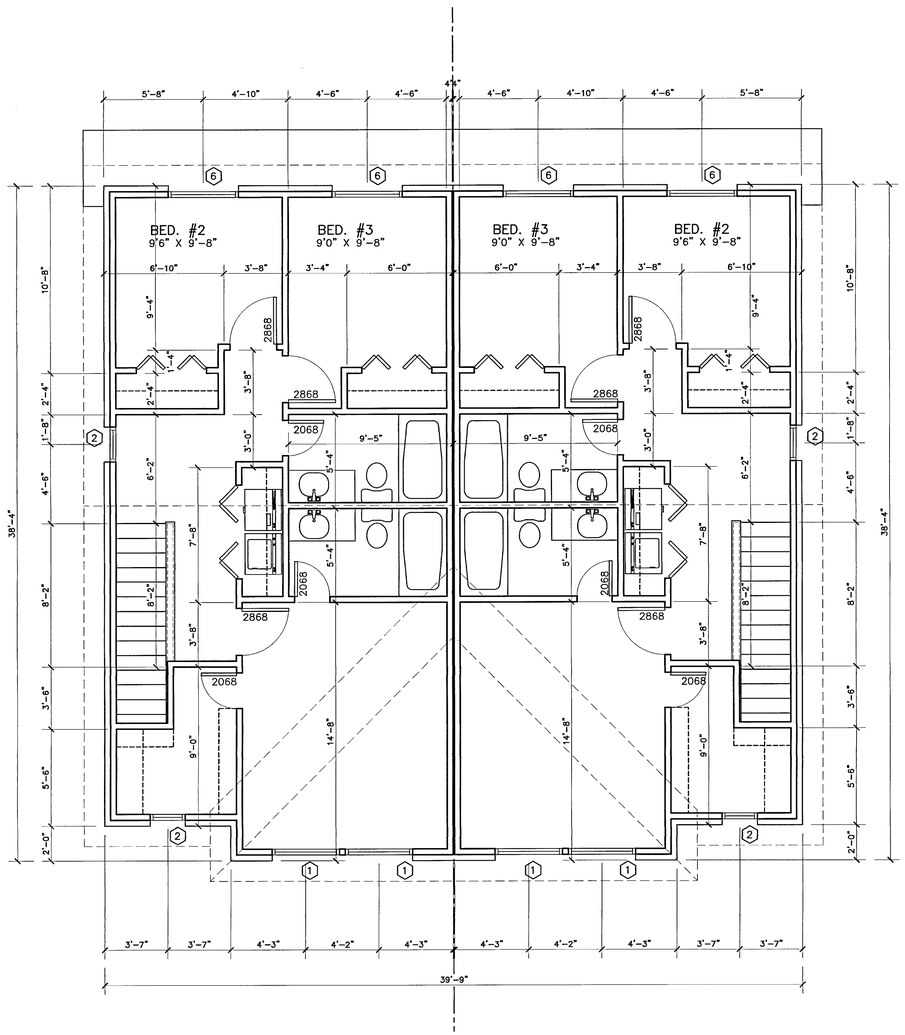
2

GENERAL NOTES :

1.) THE CONSTRUCTION OF THIS DWELLING MUST COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE (2012 I.R.C.) THIS IS A "BUILDER SET OF PLANS" LIMITED IN SCOPE AND DETAIL, THIS PLAN WAS PREPARED BY A PROFESSIONAL A.I.B.D. DESIGNER AND NOT BY A STATE LICENSED ARCHITECT. THEY ARE NOT A COMPLETE SET ARCHITECTURAL DOCUMENTS. ANY CONSTRUCTION ACCORDING TO THE GENERAL DESIGNS DEPICTED HEREIN SHOULD BE DONE BY A BUILDER FAMILIAR WITH USING THIS TYPE OF BUILDER SET OF PLANS AND DETAILS.
2.) THINSET ALL TILE AND WOOD FLOORS UNLESS OWNER/BUILDER SPECIFIES DROP. SEE BUILDER FOR SELECTIONS AND SLAB DROPS WHERE REQUIRED.
3.) ALL CURBSTOPS/WHEELSTOPS LOCATION IN GARAGES OR CARPORTS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONCRETE POUR.
4.) ALL GARAGES TO HAVE 5/8" 1 HOUR RATED TYPE "X" GYP. BRD. SEPARATION AT COMMON WALLS AND CEILINGS. PROVIDE 1 HR SOLID CORE DOOR WITH CLOSURE DEVICE WHEN OPENING DIRECTLY INTO DWELLING. DOOR INTO THE HOUSE FROM THE GARAGE ARE TO BE SELF-CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF 20 MINUTES. DOOR IS TO BE WEATHER STRIPPED. INSULATION NOT TO EXCEED 25 FLAME SPREAD, 450 SMOKE DENSITIES.
5.) 1 HOUR RATED GYP. BRD. SEPARATION UNDER ALL STAIRCASES. ALL STAIRWAYS AND HANDRAILS TO COMPLY WITH SECT. R311-R312 OF 2012 I.R.C. BUILDER/CONTRACTOR WILL CERTIFY INSTALLATION COMPLIANCE.
6.) SMOKE DETECTORS
a.) SMOKE ALARMS WILL CONFORM TO THE 2012 I.R.C. SECTION R314 (SPECIAL NOTE WHEN ELEVATION OF CEILING CHANGES MORE THAN 24 INCHES THE SMOKE ALARM TO BE POSITIONED AT THE HIGHEST POINT)
b.) SMOKE DETECTORS SHALL BE POWERED IN ACCORDANCE WITH I.R.C. SECTION R314.4 & 314.5 WITH PRIMARY SUPPLY HARD WIRED ON A SINGLE CIRCUIT ALONG WITH A BATTERY BACKUP.
7.) HOUSEHOLD VENTING SHALL BE IN ACCORDANCE WITH SECTIONS M1801, M1802, M1803, M1804, & M1805 2012 I.R.C. EXHAUSTS TO VENT OUTSIDE DWELLING. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS VIA NATURAL OR MECHANICAL MEANS CAPABLE OF FIVE AIR CHANGES PER HOUR AND IS VENTED DIRECTLY OUTSIDE WITH A POINT OF DISCHARGE MIN. 3'-0" FROM ANY OPENING THAT ALLOWS AIR RE-ENTRY INTO OCCUPIED PORTIONS OF BUILDING. HEAT ACTIVATED BOOSTER FANS ARE TO BE INSTALLED ON DRYER DUCTS THAT EXCEED THE RESTRICTED DISTANCE OF 25 FEET.
8.) HVAC INSTALLATION, SIZING, LOCATION IS THE RESPONSIBILITY OF A/C CONTRACTOR AND MUST COMPLY WITH SECT. M1401-M1802 OF THE 2012 I.R.C.
9.) INSTALL CLOTHES DRYER EXHAUST VENTS ACCORDING TO SECT. M1502 2012 I.R.C.
10.) WHERE WOOD FRAMING IS EXPOSED TO WATER SPLASHING, PROVIDE WATERPROOF PAPER FLASHING, AND COUNTER FLASHING. FIRE STOPPINGS IN CONCEALED SPACES OF HALLS, FURR DOWNS, CEILINGS AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG LENGTH OF HALL.
11.) SHOWER STALLS TO BE FINISHED WITH NONABSORBENT SURFACE TO MIN. HEIGHT OF 72" ABV. FLOOR PER SECT. R307.2 2012 I.R.C. SHOWER RECEPTORS TO COMPLY WITH SECT. P2708 TO P2710 2012 I.R.C. ALL SHOWER DOORS TO BE TEMPERED SAFETY GLASS.
12.) ALL PLUMBING INSTALLATION, RISER DIAGRAM, AND FIXTURE LOCATIONS WILL BE DONE BY A LICENSED PLUMBER AND WILL COMPLY WITH THE NATIONAL PLUMBING CODE AND CHAPT. 26-32 OF THE 2012 I.R.C. ALL PLUMBING MATERIALS AND INSTALLATION MUST COMPLY WITH LOCAL MUNICIPAL CODES AND STANDARDS.
13.) WINDOWS AND DOORS
SEE OWNER/BUILDER FOR WINDOW MANUFACTURER AND STYLES. INSTALL EXTERIOR WINDOWS & DOORS PER SECT. R612 2012 I.R.C. WINDOW SUPPLIER TO LOCATE SAFETY GLASS AS REQUIRED & CERTIFY ALL WINDOWS TO COMPLY WITH 2012 I.B.C, 2012 I.R.C. AND 2012 ENERGY CODE. PROVIDE MASTIC WRAP, WATERPROOFING AND CAULK SURROUND FLASHING ABOVE WINDOWS AND COUNTER-FLASH AS REQUIRED.
ALL WINDOWS WITHIN 24 INCHES RADIUS OF A DOOR WILL BE TEMPERED SAFETY GLASS. ALL WINDOWS THAT ARE LESS THAN 60 INCHES FROM THE BOTTOM OF THE TUB WILL BE SAFETY GLASS AND ALL WINDOWS THAT ARE LESS THAN 60 INCHES FROM A STAIR PLATFORM SHALL BE SAFETY GLASS (SEE SECTION R308.4). WINDOW SILL HEIGHT BELOW 24 INCHES SHALL COMPLY WITH I.R.C. 2012 R613.2
14.) ALL SLEEPING ROOMS TO HAVE MINIMUM OF ONE WINDOW SIZE WITH MINIMUM 24" H'T X 20" WD THAT PROVIDES 5.7 SQUARE FEET NET CLEAR OPENING TO MEET EGRESS PER 2012 I.R.C./2012 I.B.C. WITH A 44" MAXIMUM SILL HEIGHT.
15.) STAIRS DESIGN
2012 I.R.C. R311.7.5.1 THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4"
2012 I.R.C. R311.7.5.2 THE MAXIMUM TREAD DEPTH SHALL BE 10 INCHES
2012 I.R.C. R302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE ALL WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD
1 HOUR RATED GYP. BRD. SEPARATION UNDER ALL STAIRCASES. ALL STAIRWAYS AND HANDRAILS TO COMPLY WITH SECT. R311-R312 OF 2012 I.R.C. BUILDER/CONTRACTOR WILL CERTIFY INSTALLATION COMPLIANCE.
16.) ALL STAIR BALUSTERS TO HAVE 5 INCHES O.C. MAX SPACING WITH NO MORE THAN 4" MAX OPENING. INSTALL CONTINUOUS HANDRAIL AT MIN. 34" HT ALL STAIRCASE LOCATIONS & MINIMUM 42" HT. AT ALL LANDINGS.
17.) ATTIC ACCESS (APPLIANCES) M1305.1.3
ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE 2012 I.R.C. AND NOT LESS THAN 24 INCHES WIDE. A LEVEL SURFACE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE. THE ACCESS MUST BE LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF EQUIPMENT.
18.) FIREPLACE
a.) FIREPLACE HEARTH TO BE 3/8" THICK NON COMBUSTIBLE MATERIAL AND NOT TO BE LESS THAN 20" WIDE AND EXTEND 12" BEYOND EACH SIDE OF OPENING.
b.) FIREPLACE STACK HEIGHTS WILL CONFORM TO SECTION R101.11, R103.15, & R103.18 OF THE 2012 I.R.C.
c.) WIRE MESH SPARK ARRESTOR OPENINGS ARE NOT TO EXCEED 1/2" SQUARE.
d.) FIRESURROUND TO BE NON COMBUSTIBLE AT 12" MINIMAL SURROUND OPENING. ALL FIREPLACES TO BE U.L. & I.C.B.O. APPROVED INSTALLED AND VENTED PER MANUFACTURER SPECIFICATIONS. CHIMNEYS TO RISE 24" MINIMUM ABOVE ALL ROOF OR STRUCTURE WITHIN 10'-0" DISTANCE. BUILDER WILL SUPPLY ALL MANF.'S DOCUMENTATION TO HOMEOWNER.
19.) ALL ELECTRICAL INSTALLATION TO BE CERTIFIED BY A LICENSED MASTER ELECTRICIAN SELECTED BY BUILDER OR OWNER. ALL LOAD CALCULATIONS AND PANEL BOX SIZING, LOCATIONS, AND SERVICES BY ELECTRICAL CONTRACTOR. ALL WIRING TYPES, GAUGE, AND TERMINATION WILL BE SELECTED AND APPROVED BY BUILDER/OWNER. INSTALLATION TO COMPLY WITH THE MOST CURRENT NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES, STANDARDS, AND COMPLY WITH CHAPTERS 35-39 OF THE ELECTRICAL SECTIONS OF THE 2012 I.R.C. THE DESIGNERS SCOPE FOR ELECTRICAL PLANS ARE LIMITED ONLY TO GENERAL FIXTURE AND SWITCH LOCATIONS.
20.) WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH MANF. INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS OF SECT. M2005 OF THE 2012 I.R.C. UNDER ALL WATER HEATERS PROVIDE 26 GAUGE METAL DRAIN PAN (SIZED PER CAPACITY) FASTENED TO FLOOR DECK BELOW. PAN DRAIN LINE AND WATER HEATER PRESSURE RELIEF LINE SHALL BE VENTED TO EXTERIOR AND NOT INTO SANITARY SEWER. ALL UNITS TO BE EQUIPPED WITH T&P PRESSURE RELIEF VALVES. CLEARANCE FROM TOP OF WATER HEATER TO BOTTOM OF RAFTERS SHALL NOT BE LESS THAN 12". GAS EQUIPMENT SHALL BE PROVIDED WITH APPROPRIATE ATTIC VENTILATION FOR COMBUSTION AIR AND MIN. 4" DIA. PREFAB FLUE FLASHED AT ROOF DECK PENETRATION. INSTALLATION TO COMPLY TO MANUFACTURER SPECS. AND CHAPTERS 20,24,28 OF THE 2012 I.R.C.
ALL SIZES, LOCATIONS, AND NUMBER OF WATER HEATERS TO BE DETERMINED BY BUILDER/OWNER/CONTRACTOR.
21.) COOKING APPLIANCES TO CONFORM TO SECT. G2447 OF THE 2012 I.R.C.
22.) FINISHED FLOOR HEIGHTS ARE NOT TO BE LESS THAN 13" ABOVE THE NEAREST MANHOLE
23.) FOUNDATION ANCHORAGE
a.) EXTERIOR WALL BOTTOM PLATES SHALL BE ANCHORED TO THE SLAB IN ACCORDANCE TO 2012 I.R.C. SECTION R403.1.6
24.) FRAMING
a.) FRAMING MEMBERS (CEILING JOISTS AND RAFTERS) SHALL BE 2x6 no.3 SPACED AT 24 INCHES ON CENTER UNLESS OTHERWISE NOTED ON THE APPLICABLE LAYOUT.
b.) ALL HEADERS TO COMPLY WITH I.R.C. 2012 TABLE R502.5(1) AND R502.5(2)
25.) INTERIOR TRIM
a.) HANDRAIL HEIGHT WILL BE A MINIMUM OF 34" AND MAXIMUM OF 38" IN HEIGHT
b.) ALL HORIZONTAL RAILS WILL BE A MINIMUM OF 36" IN HEIGHT
c.) OPEN RAILS WILL HAVE CLEARANCE BETWEEN RAILS NOT TO EXCEED 4"
d.) HANDRAIL TO HAVE A CROSS-SECTION OF 1-1/2" TO 2"
e.) HANDRAILS ARE TO BE DESIGNED AT A 200no. LIVE LOAD
26.) THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
27.) STEEL LINTELS ARE TO BE NON-CORROSIVE AND HAVE A BEARING OF 4" ON EACH SIDE
28.) NOT IN SCOPE OF DESIGNER SERVICES:
SEE ELEVATION AND DETAIL SHEETS FOR ADDITIONAL SPECIFICATIONS.
TOPOGRAPHIC DESIGN IS NOT PART OF THE SCOPE OR WORK OF GARY KEITH JACKSON DESIGN, INC. THE OWNER/BUILDER WILL WORK DIRECTLY WITH FOUNDATION ENGINEER FOR SLAB REQUIREMENTS. THE BUILDER IS TO COMPACT PAD SITE SOILS IN ACCORDANCE WITH PLANS AND SPECS PROVIDED BY ENGINEER
BUILDER/OWNER OR ENGINEER WILL ESTABLISH TOP OF SLAB ELEVATION, THE FINISH GRADES, SWALES, AND SITE DRAINAGE. SWIMMING POOLS, POOL EQUIPMENT A/C PADS AND LOCATIONS ARE NOT IN THE SCOPE OF SERVICES PROVIDED BY DESIGNER. JOB SITE SUPERVISION OR INSPECTIONS ARE NOT PART OF DESIGNER SERVICE. BUILDER WILL SUPERVISE CONTRACTORS AND CERTIFY CONSTRUCTION.

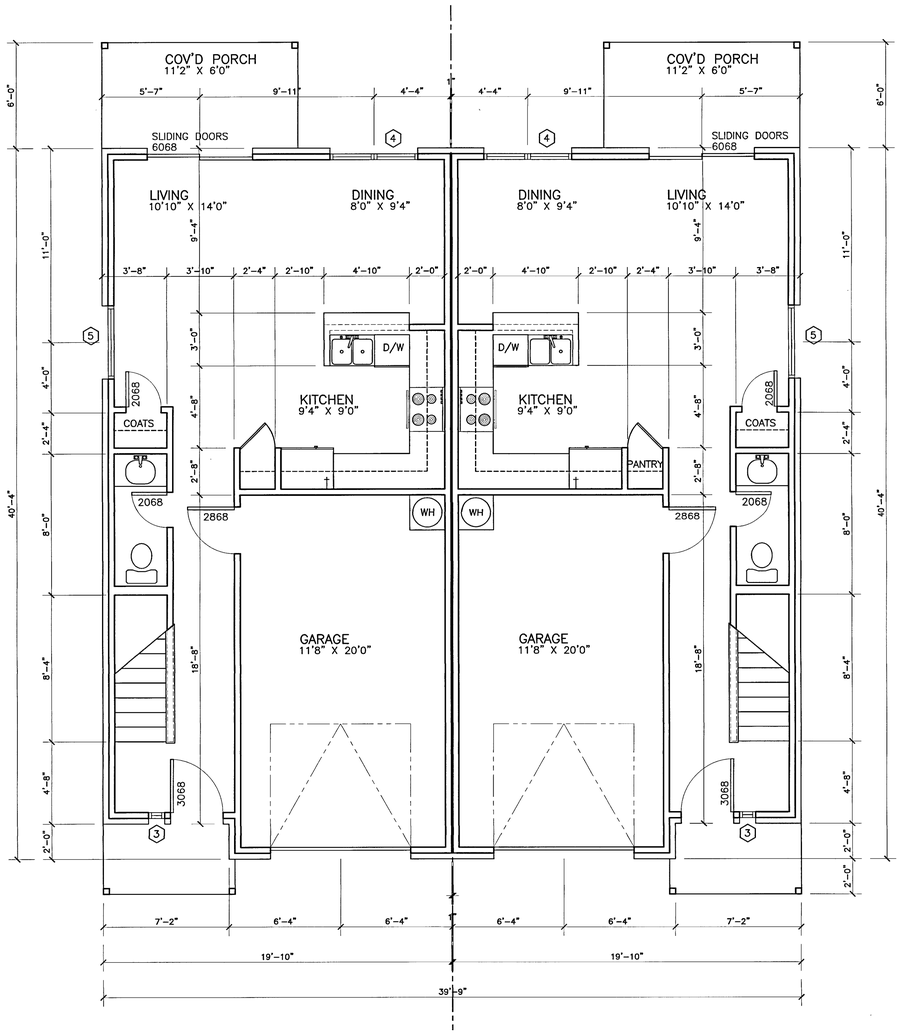
AREAS DATA

MAIN FLOOR:	
AIR CONDITIONED:	450 S.F.
GARAGE:	233 S.F.
FRONT PORCH:	29 S.F.
BACK PORCH:	67 S.F.
GROSS S.F.:	779 S.F.
UPPER LEVEL FLOOR:	
AIR CONDITIONED:	683 S.F.
TOTAL GROSS S.F.:	1,462 S.F.



UPPER LEVEL FLOOR PLAN

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



MAIN FLOOR PLAN

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

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NOAH'S ARC COMMUNITY DEVELOPMENT INC.
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REGISTERED ARCHITECT ERIC NUNNALLY 24874 STATE OF TEXAS

Eric Nunnally March 16, 2018

PROJECT TITLE:
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432 E. UNION STREET
MINDEN, LA 71055

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DRAWN BY:

PROJ DESIGNED BY:

PROJ COORD.:

DWG TITLE:
FLOOR PLANS

SHEET#:
3

STEEL ELECTRICAL BOX REQUIRED

R317.3.2 MEMBRANE PENETRATIONS
RECESSED FIXTURES SHALL BE SO INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
EXCEPTION 1:
MEMBRANE PENETRATIONS OF MAXIMUM 2-HOUR FIRE-RESISTANCE-RATED WALLS AND PARTITIONS BY STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA PROVIDED THE AGGREGATE AREA OF THE OPENINGS THROUGH THE MEMBRANE DOES NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH.

SMOKE ALARM NOTE

2009 I.R.C. SECTION: (7) 907.2.10.1.2

SMOKE DETECTORS REQUIRE A 110v CONNECTION TO HOUSE WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES (INTERCONNECTED).

SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND CELLARS, BUT NOT INCLUDING CRAWL SPACES & UNINHABITABLE ATTICS.

ALTERATIONS, REPAIRS AND ADDITIONS
WHEN INTERIOR ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE PROVIDED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. THE SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED.

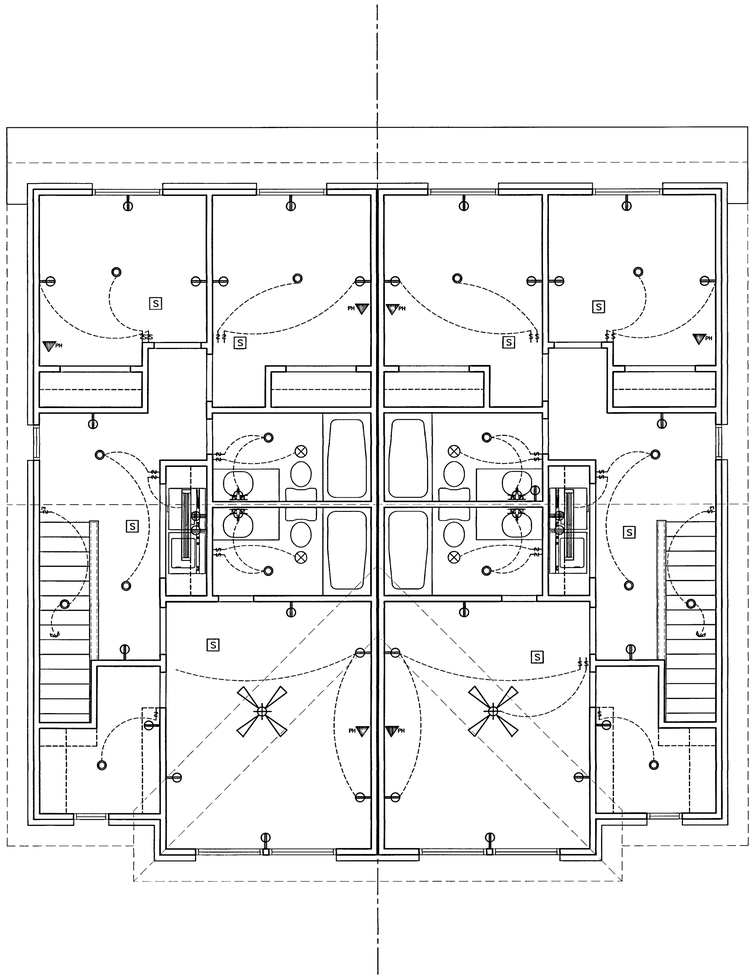
ELECTRICAL LEGEND:	
	110 V. ELEC. OUTLET
	220 V. ELEC. OUTLET
	110 V. CEILING OUTLET
	110 V. FLOOR OUTLET
	2-WAY SWITCH
$_3$	3-WAY SWITCH
	SURFACE MNTD. CLG. FIXTURE
	WALL MOUNTED FIXTURE
	HANGING CLG. FIXTURE
	ADJ. WALL WASHER SPOT LT.
	EXHAUST FAN-W/LIGHT
	FLUORESCENT CLG. FIXTURE
	RECESSED EXHAUST FAN
	DUOBLE FLOOD
	SINGLE FLOOD
PH	PHONE
	CEILING FAN
	RECESSED LIGHT
S	SMOKE/CARBON DETECTOR

ELECTRICAL NOTES:

ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC, ART. 250-81

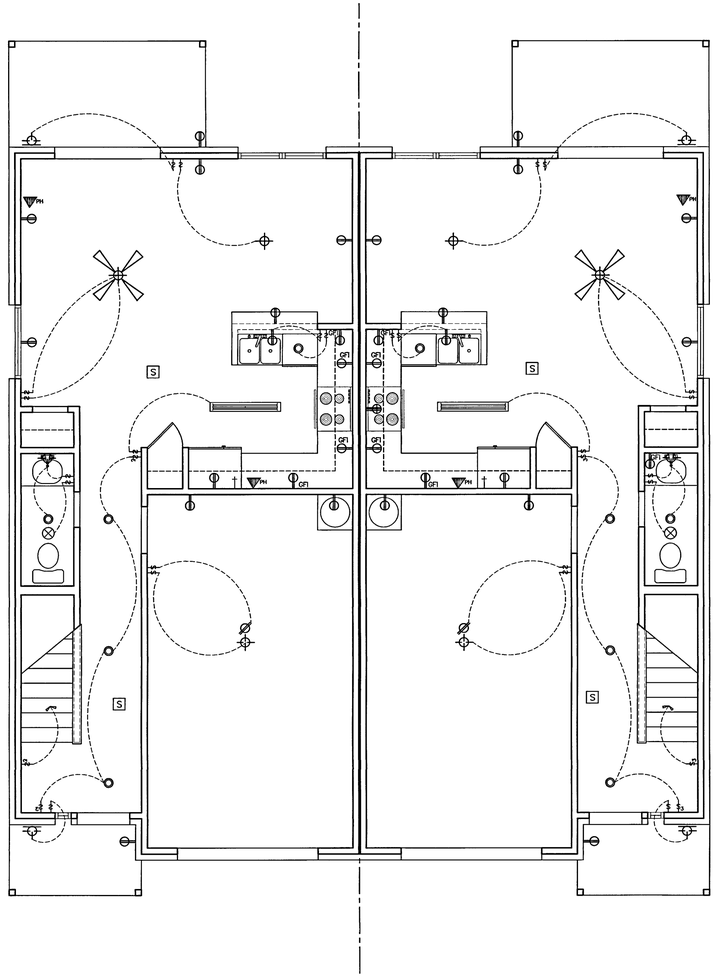
CONVENIENCE OUTLETS IN BATHROOMS, KITCHEN COUNTERTOPS WITHIN 6 FEET OF THE KITCHEN SINK, OUTDOORS, AND IN GARAGES AND BASEMENTS (OTHER THAN FOR LAUNDRY AND SIMILAR EQUIPMENT) SHALL BE GFI PROTECTED. NEC, ART. 210-8

THE ELECTRICAL PLAN(S) INCLUDED IN THESE DOCUMENTS IS INTENDED AS A GUIDE ONLY. THE GENERAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL SERVICE, INSTALLATION AND THE LOCATIONS OF ALL SWITCHES, FIXTURES, EQUIPMENT, OUTLETS, ELEC. PANEL ECT... ACCORDING TO LOCAL AND NATIONAL ELECTRICAL CODES.



UPPER LEVEL CEILING PLAN

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



MAIN FLOOR CEILING PLAN

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

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Eric Nunnally March 16, 2018

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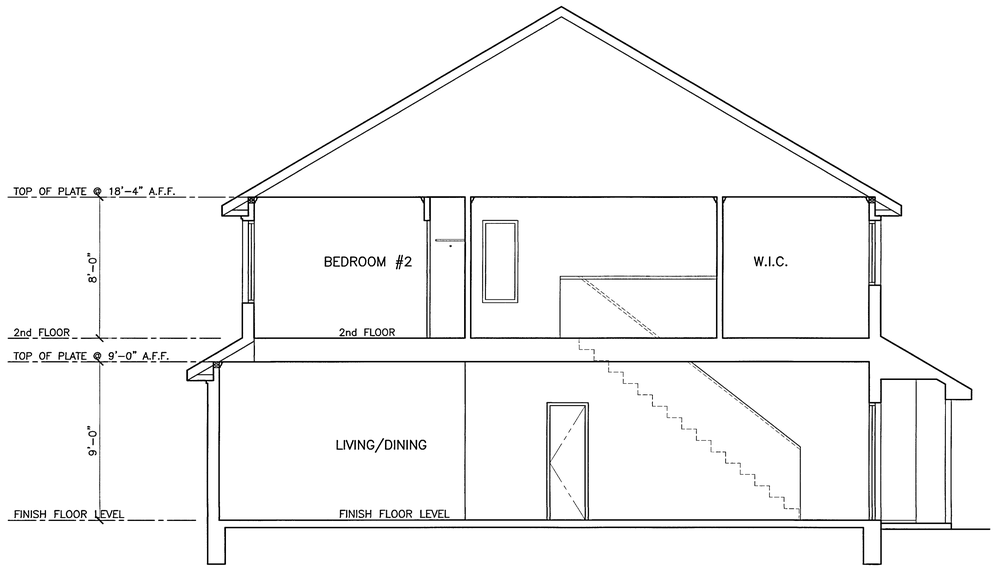
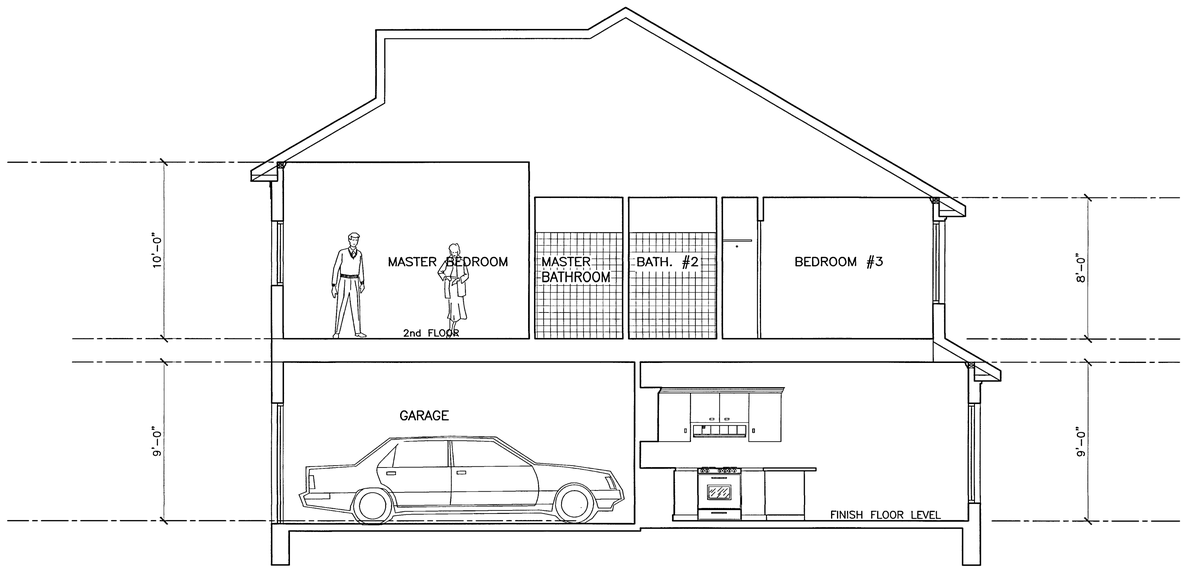
CEILING FLOOR PLANS

SHEET#:
4



CROSS SECTION

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



CROSS SECTION

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

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BUILDING CROSS SECTIONS

SHEET#:

5

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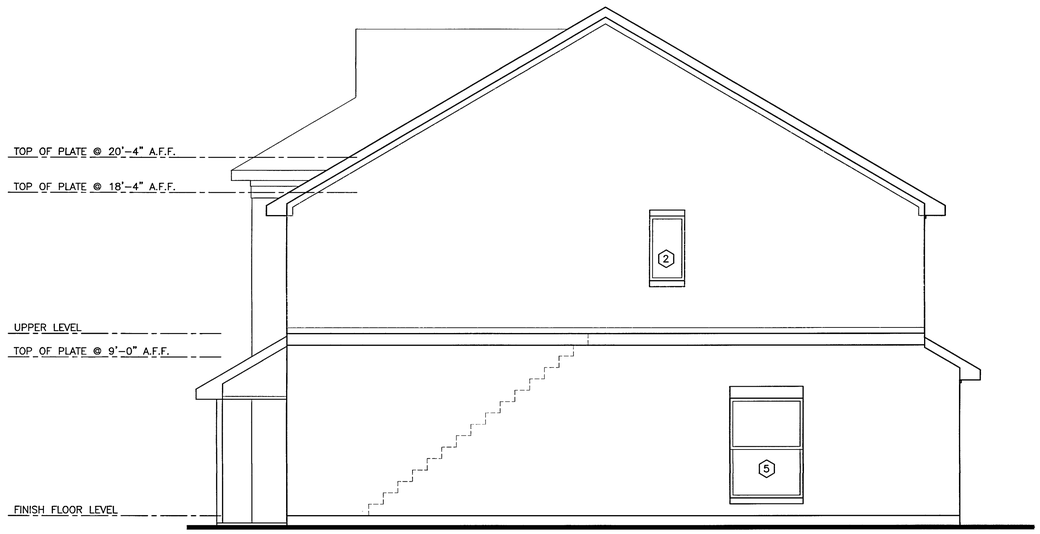
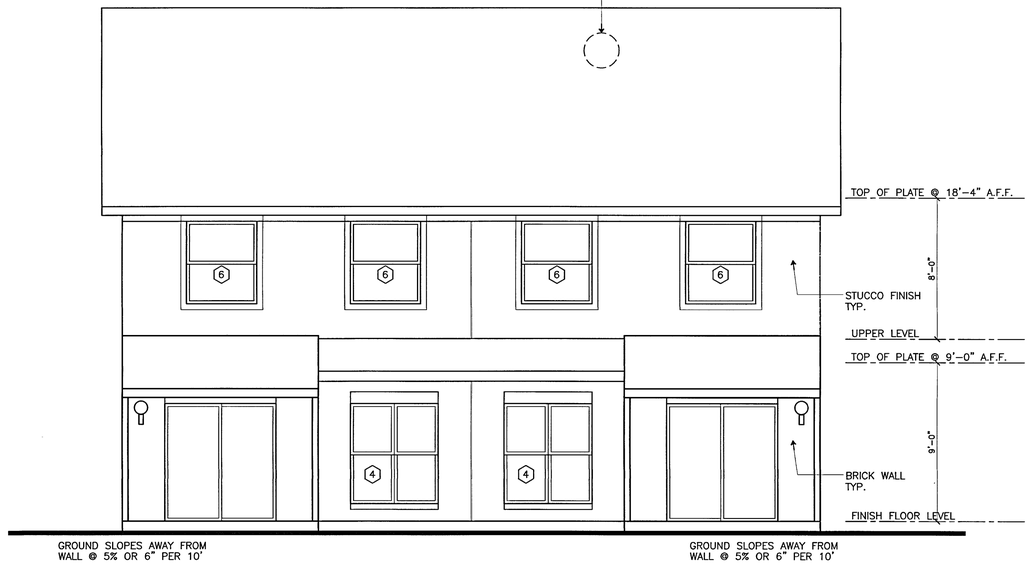


SIDE ELEVATION (SIM.)

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

ROOF CONSTRUCTION: (INSIDE OUT)
- OCCUPIED ATTIC SPACE
- 1/2" GYPSUM BOARD (THERMAL BARRIER)
- 1" XPS RIGID INSULATION (CLASS II VAPOR RETARDER)
- 2x10 RAFTERS @ 24" O/C (OR AS REQ)
W/ SPRAY FOAM INSULATION (UNVENTED)
- 5/8" SHEATHING
- 30 LB FELT
- COMP. ASPHALT SHINGLE MIN. 30 YRS WARRANTY



REAR ELEVATION

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

WINDOW SCHDULE						
No.	MANUFACTURER	TYPE	ROUGH WIDTH	ROUGH HEIGHT	QUANTITY	LABEL
1	AS SPECIFIED	SINGLE HUNG	3'-10 3/4"	4'-8" 3/4"	4	----
2	AS SPECIFIED	FIXED	2'-0 3/4"	3'-8" 3/4"	4	----
3	AS SPECIFIED	FIXED	0'-11 3/4"	5'-8" 3/4"	2	----
4	AS SPECIFIED	SINGLE HUNG	5'-0 3/4"	5'-8" 3/4"	2	----
5	AS SPECIFIED	SINGLE HUNG	4'-0 3/4"	5'-8" 3/4"	2	----
6	AS SPECIFIED	SINGLE HUNG	4'-0 3/4"	4'-8" 3/4"	4	----

GRAND TOTAL 18

ROOF CONSTRUCTION: (INSIDE OUT)
- OCCUPIED ATTIC SPACE
- 1/2" GYPSUM BOARD (THERMAL BARRIER)
- 1" XPS RIGID INSULATION (CLASS II VAPOR RETARDER)
- 2x10 RAFTERS @ 24" O/C (OR AS REQ)
W/ SPRAY FOAM INSULATION (UNVENTED)
- 5/8" SHEATHING
- 30 LB FELT
- COMP. ASPHALT SHINGLE MIN. 30 YRS WARRANTY

MAIN/FRONT ELEVATION

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

ELEVATION NOTES

1) ALL DRAWINGS HERE REFERENCES THE 2006 INTERNATIONAL BUILDING CODE (W/ CITY OF HOUSTON AMENDMENTS).
2) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, LLC OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
3) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
4) ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2006 IRC CITY OF HOUSTON AMENDMENTS, R311.2).
5) ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).
6) OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IBC 2006, SECTIONS 714.3.7 AND 714.3.9 AND TABLE 714.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2006, SECTION 711.3. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).
7) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4):
   a. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
   b. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
   c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
   d. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
   e. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
   f. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
   g. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   h. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
8) ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE <4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2006, SECTION R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2006 TABLE R301.4; AND ON THE LAST SHEET OF THIS DOCUMENT.
   a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
   b. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
9) ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL. U.O.N.
10) ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2006, CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (#_____). A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
11) CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE); SEE IRC 2006, SECTION R1001.6. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
12) PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2006 CHAPTER 10.
13) ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

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EXTERIOR ELEVATIONS

SHEET#:

6

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GENERAL:

THE FRAMING LAYOUT ON THIS PAGE IS INTENDED TO BE A SUGGESTED LAYOUT ONLY. DESIGN LOADS & WEATHER CONDITIONS VARY BY REGION. AS A RESULT THE SIZE, SPACING & LAYOUT OF ALL STRUCTURAL ELEMENTS IN THIS HOME DESIGN MUST BE APPROVED BY A **STRUCTURAL ENGINEER** AND CODE OFFICIAL BASED ON YOUR SPECIFIC SITE LOCATION PRIOR TO CONSTRUCTION.

MATERIAL SPECIFICATIONS: (VERIFY W/ LOCAL CODE)

FLOOR SHEATHING:
23/32" APA-RATED STURD-I-FLOOR, T&G,
48/24 SPAN RATING, EXPOSURE 1
10d COMMON NAILS @ 6" O/C B.N. & E.N.,
10d COMMON NAILS @ 10" O/C INT. FRAMING

ROOF SHEATHING:
15/32" APA-RATED EXPOSURE 1,
24" MINIMUM SPAN RATING,
8d COMMON NAILS @ 6" O/C B.N. & E.N.,
8d COMMON NAILS @ 10" O/C INT. FRAMING

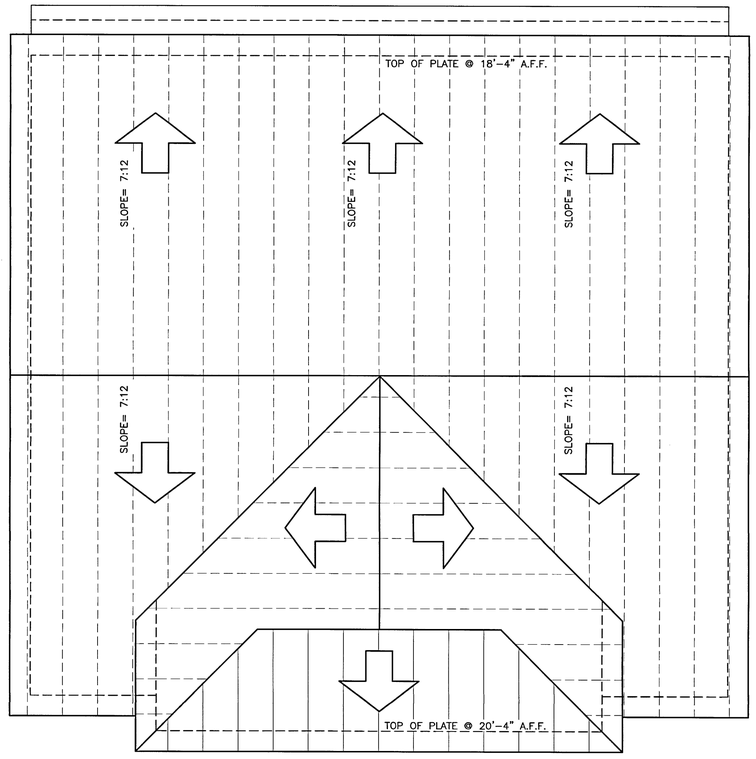
SAWN STRUCTURAL FRAMING MEMBERS:

MEMBERS	*GRADE*
2x_ WALL STUDS	D.F. #2
2x_ FLOOR JOISTS & ROOF RAFTERS	D.F. #2
BEAMS & HEADERS	D.F. #1
POSTS (4x,6x,8x)	D.F. #1

WOOD BEAM MINIMUM ALLOWABLE BENDING STRESS:

	Fb (PSI)
GLUED LAMINATED TIMBERS	2400
LAMINATED VENEER LUMBER	2700

INTERIOR HEADERS:
INTERIOR NON-BEARING SPANS USE:
2x4 FLAT FOR SPANS UP TO 3'-0"
4x4 D.F. #2 FOR SPANS UP TO 5'-0"



ARROWS INDICATE DOWNWARD SLOPE
ROOF VENTS FOR ATTIC SPACE AS REQ'D
BY CODE-PROVIDE PREFORATED SOFFIT
SOFFIT OVERHANGS 1'-3" AT SIDING/STUCCO AND 9" AT BRICK VENEER WALLS
TO FINISH BOTTOM OF FRIEZE AT 7'-0" ABV. FLOOR

ROOF PLAN

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

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EMAIL: dixon.kanyinda@live.com

NOAH'S ARC COMMUNITY DEVELOPMENT INC.
1358 2nd STREET
MARINGOUIN, LA 70757

REGISTERED ARCHITECT
ERIC NUNNALLY
24874
STATE OF TEXAS

Eric Nunnally March 16, 2018

PROJECT TITLE:
DUPLEX
432 E. UNION STREET
MINDEN, LA 71055

REVISIONS:

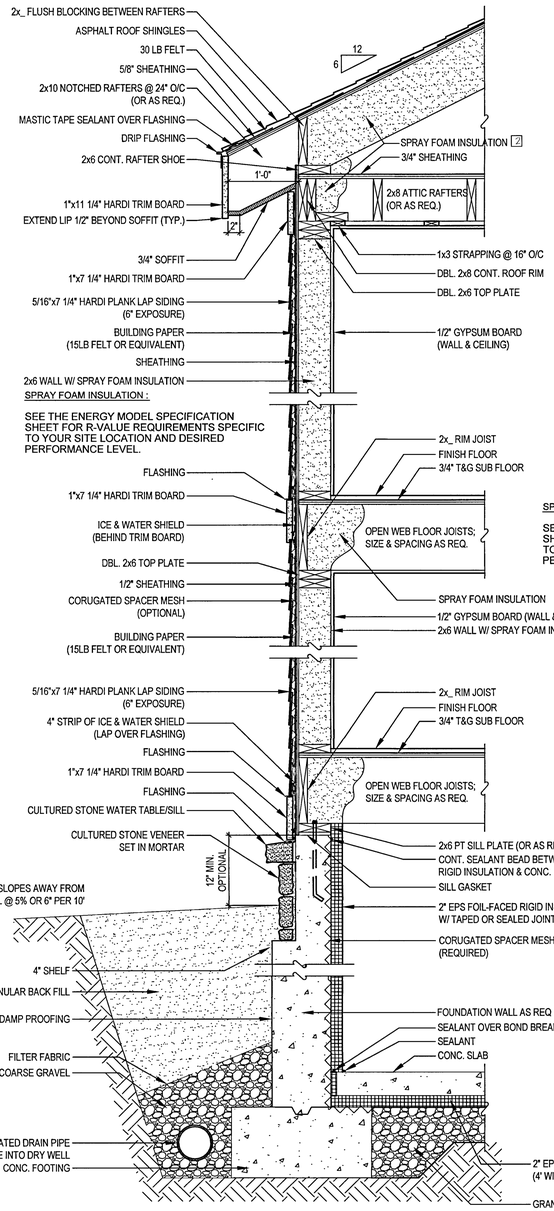
DRAWN BY:

PROJ DESIGNED BY:

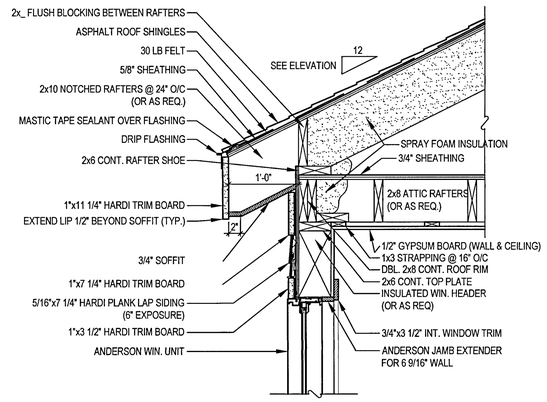
PROJ COORD.:

DWG TITLE:
ROOF PLAN, NOTES

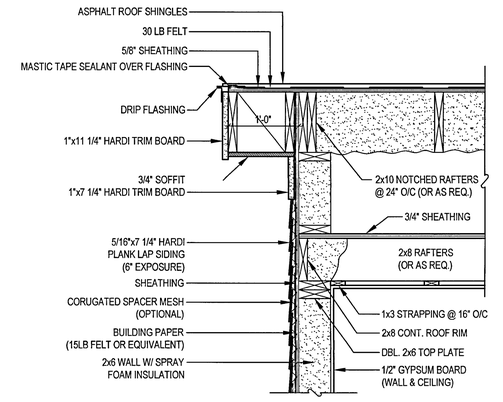
SHEET#:
7



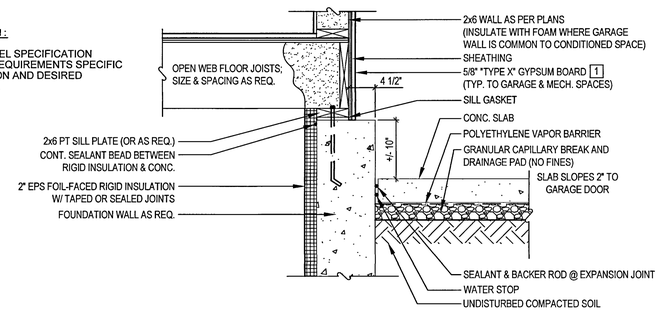
1 TYPICAL WALL SECTION
1" = 1'-0"



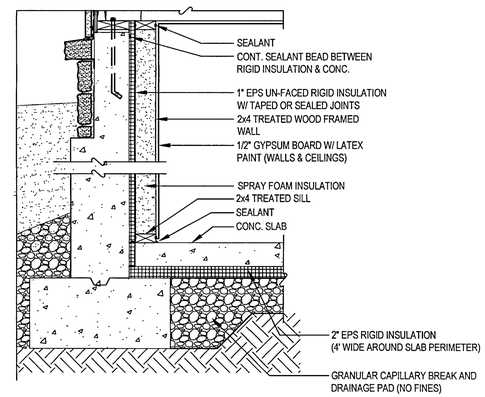
2 ROOF EVE OVER WINDOW
1" = 1'-0"



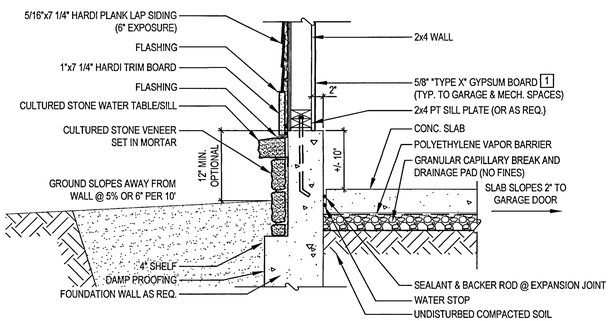
3 ROOF RAKE TYPICAL
1" = 1'-0"



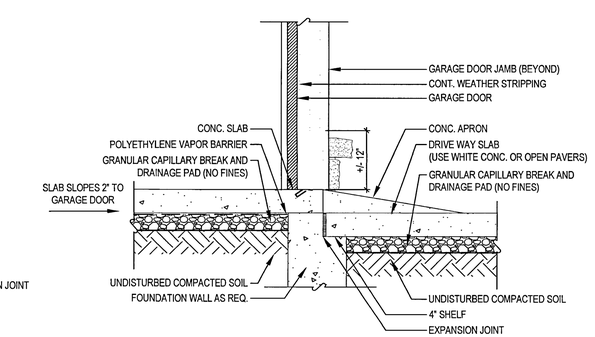
4 FOUNDATION @ SHARED WALL
1" = 1'-0"



5 FINISH BASEMENT OPTION
1" = 1'-0"



6 FOUNDATION @ GARAGE WALL
1" = 1'-0"



7 FOUNDATION @ GARAGE DOOR
1" = 1'-0"

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REGISTERED ARCHITECT ERIC NUNNALLY 24874 STATE OF TEXAS
Eric Nunnally
March 16, 2018

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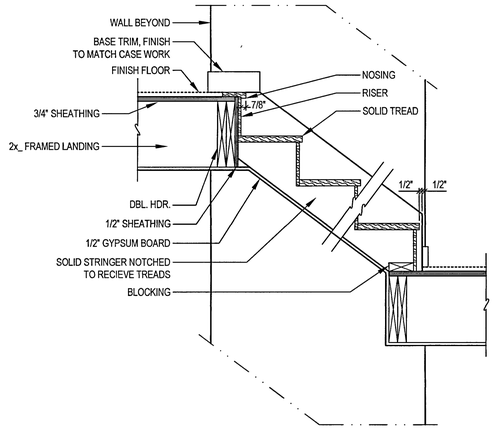
DUPLEX
432 E. UNION STREET
MINDEN, LA 71055

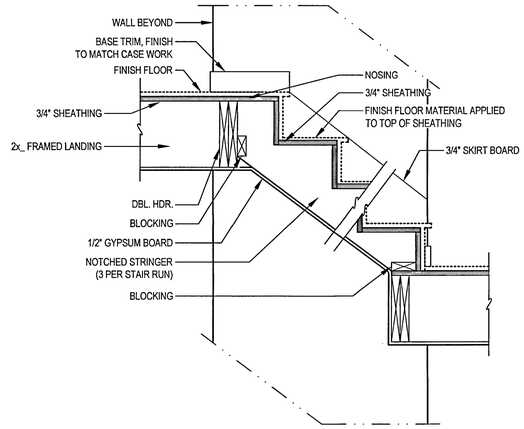
REVISIONS:

DRAWN BY:
PROJ DESIGNED BY:
PROJ COORD.:
DWG TITLE:
TYPICAL DETAILS

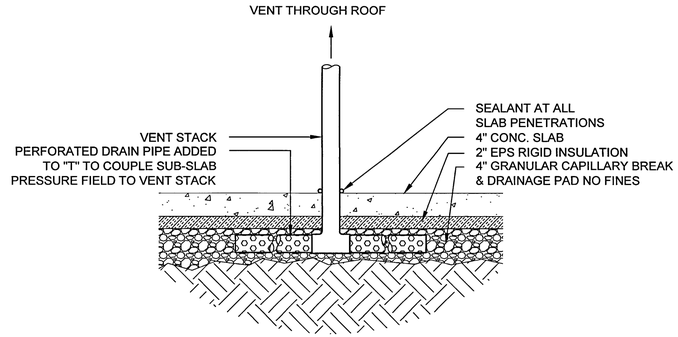
SHEET#:
DTLS-1



SOLID TREAD AS FINISH MATERIAL



PLY TREAD W/ FINISH MATERIAL APPLIED



1 CLOSED RISER STAIR DETAIL (OPTION 1)

1" = 1'-0"

2 CLOSED RISER STAIR DETAIL (OPTION 2)

1" = 1'-0"

SPRAY FOAM INSULATION :

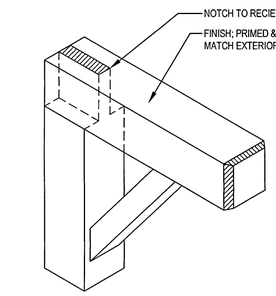
SEE THE ENERGY MODEL SPECIFICATION SHEET FOR R-VALUE REQUIREMENTS SPECIFIC TO YOUR SITE LOCATION AND DESIRED PERFORMANCE LEVEL.

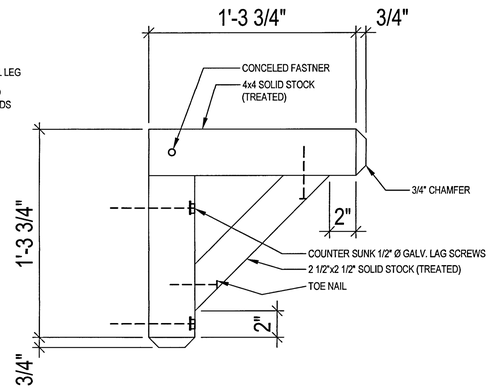
3 RADON DE-PRESSURIZATION DETAIL

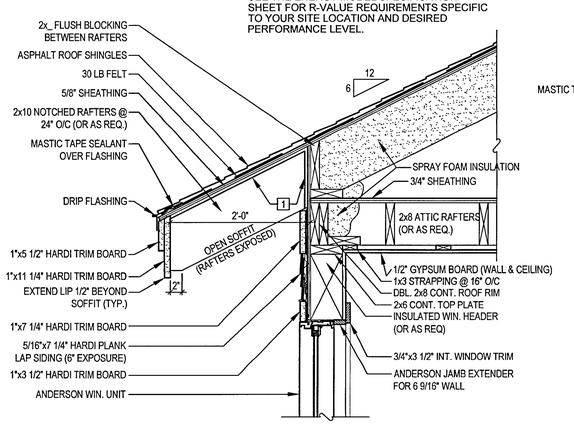
1" = 1'-0"

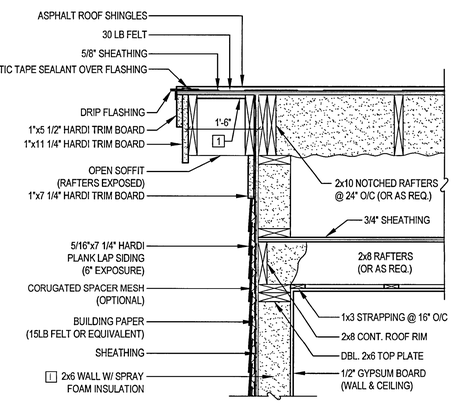
IN EPA ZONE 1 RADON AREAS, RADON RESISTANT FEATURES BELOW THE SLAB. EPA RADON MAP BY COUNTY IS AVAILABLE AT:

http://www.epa.gov/radon/zonemap.html









4 DECORATIVE WOOD BRACKET

1" = 1'-0"

5 *ALTERNATIVE* ROOF EVE

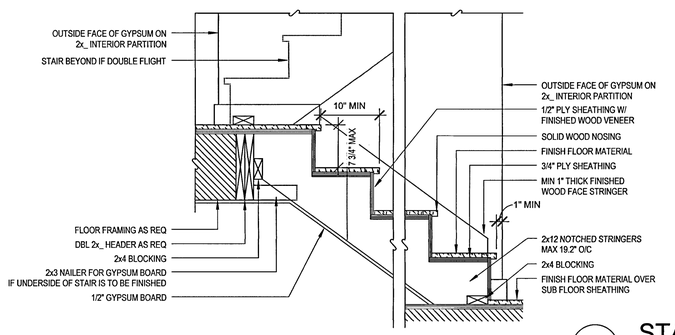
1" = 1'-0"

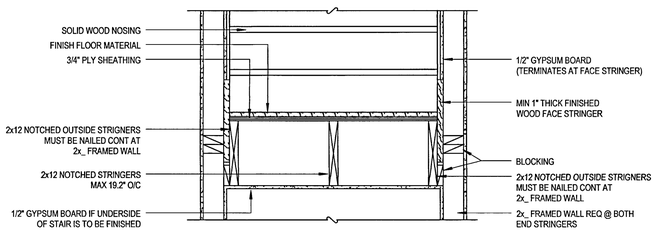
1 PROVIDE 1/2" MDO BETWEEN RAFTERS. FINISH UNDERSIDE OF EXPOSED RAFTERS AND MDO TRIM PANELS WITH EXTERIOR GRADE WHITE PAINT.

6 *ALTERNATIVE* ROOF RAKE

1" = 1'-0"

1 PROVIDE 1/2" MDO BETWEEN RAFTERS. FINISH UNDERSIDE OF EXPOSED RAFTERS AND MDO TRIM PANELS WITH EXTERIOR GRADE WHITE PAINT.





7 STAIR DETAILS AND NOTES

1" = 1'-0"

STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5" WHERE HANDRAIL IS ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. STAIR RISERS MUST NOT EXCEED 7 3/4", STAIR TREADS MUST NOT BE LESS THAN 10" AS PER **IRC 2009.**

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24874
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REVISIONS:

DRAWN BY:

PROJ DESIGNED BY:

PROJ COORD.:

DWG TITLE:

TYPICAL DETAILS

SHEET#:

DTLS-2

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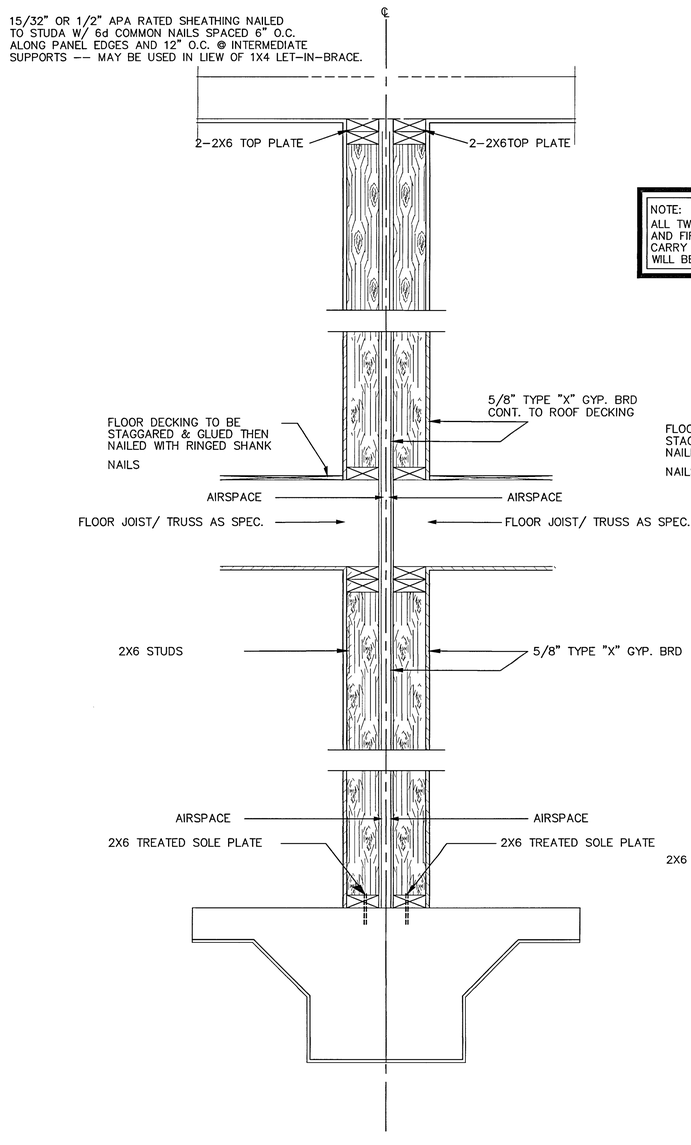
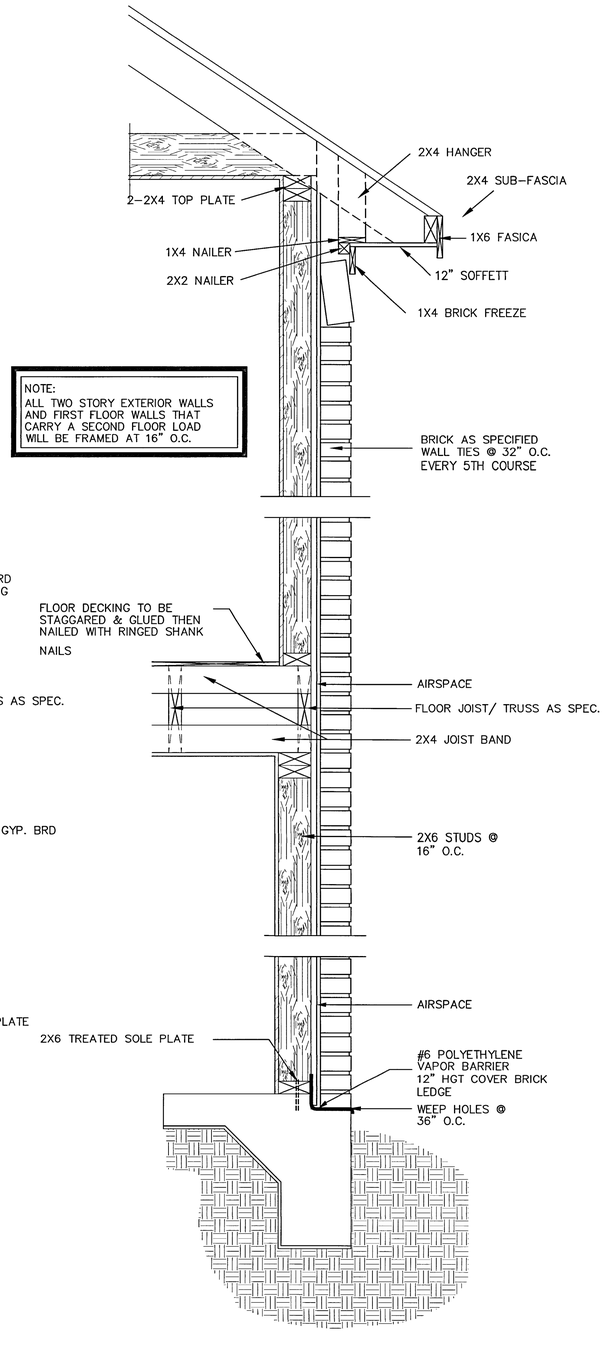


2 CONNECTED UNIT WALL SECTION

1" = 1'-0"



1 TYPICAL WALL SECTION

1" = 1'-0"

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DTLS-3

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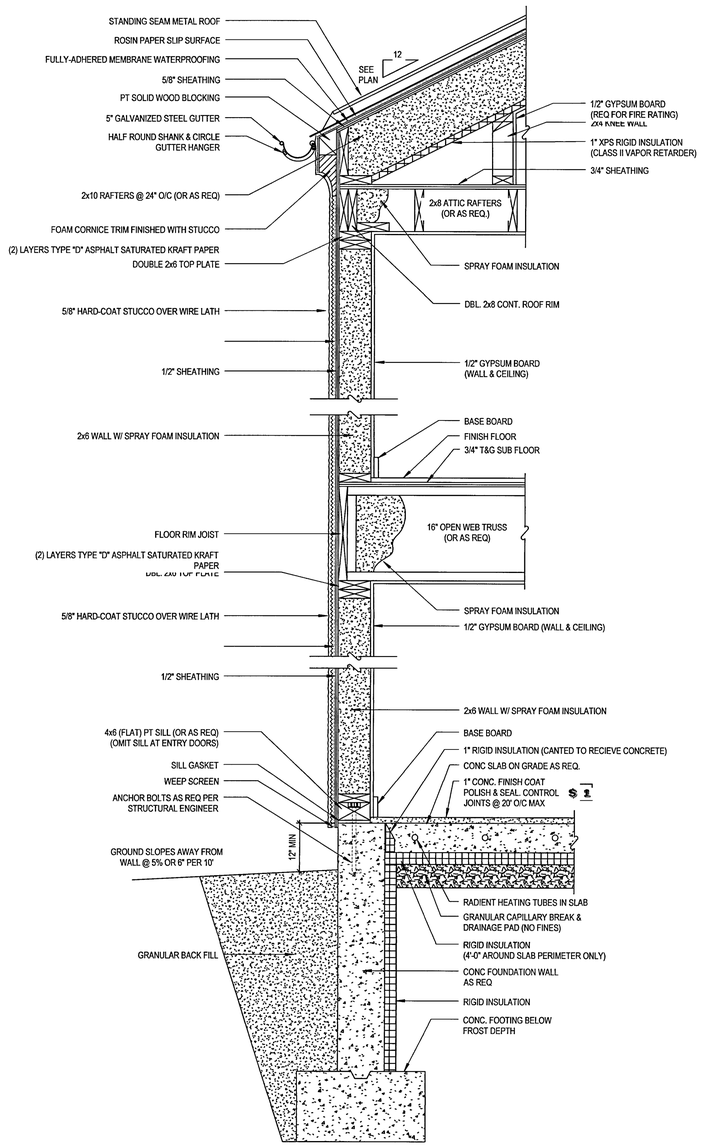
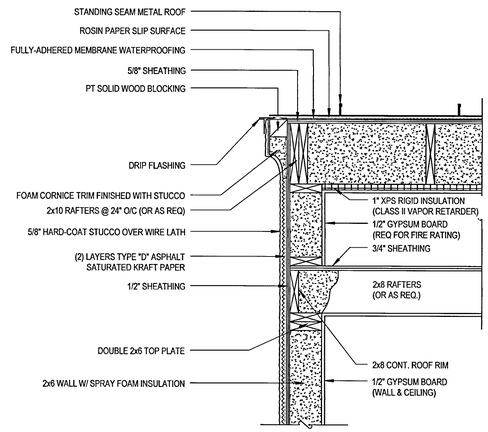
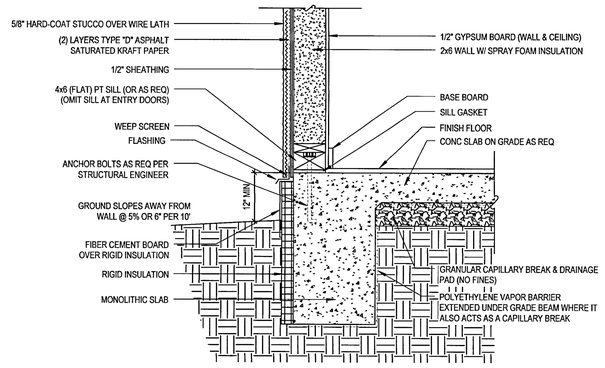


1 TYPICAL WALL SECTION
1" = 1'-0"



3 ROOF RAKE TYPICAL
1" = 1'-0"



2 FOUNDATION TYPICAL
1" = 1'-0"

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TYPICAL DETAILS

SHEET#:
DTLS-4

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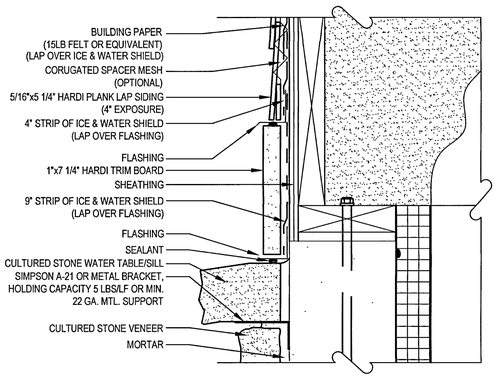
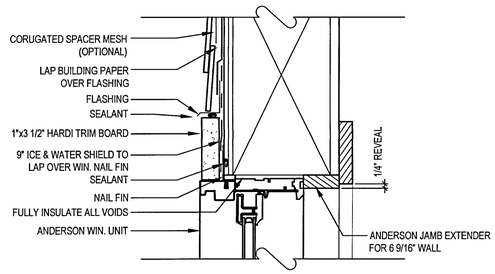
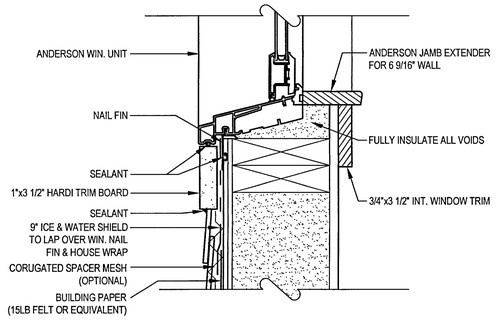


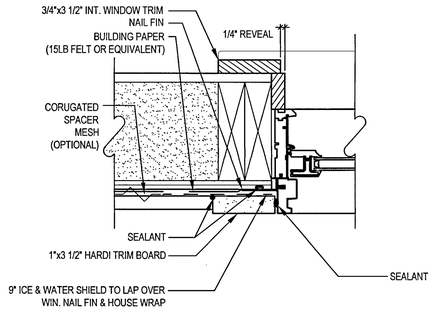
1 EXT. WALL @ T.O. FND. WALL
3" = 1'-0"



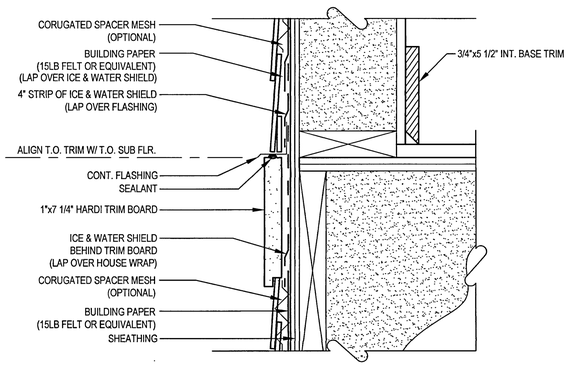
2 ANDERSON WIN. HEAD
3" = 1'-0"



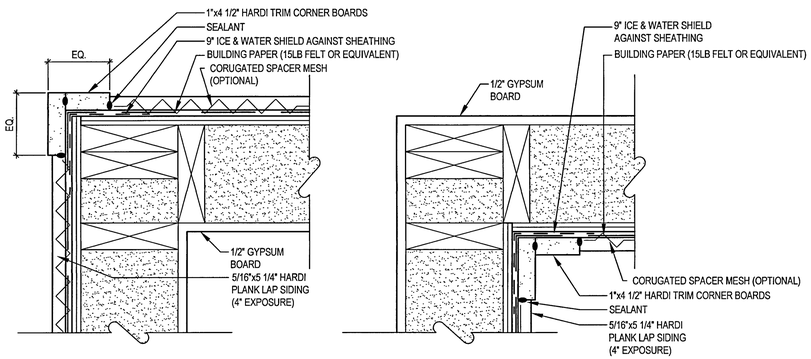
3 ANDERSON WIN. SILL
3" = 1'-0"



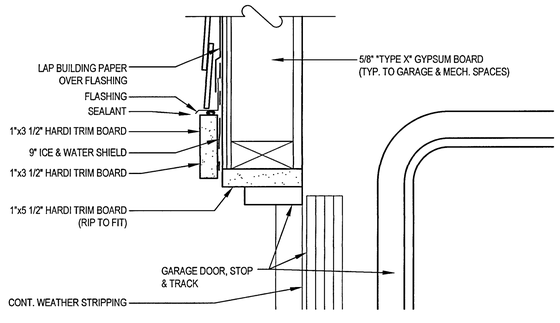
4 ANDERSON WIN. JAMB
3" = 1'-0"



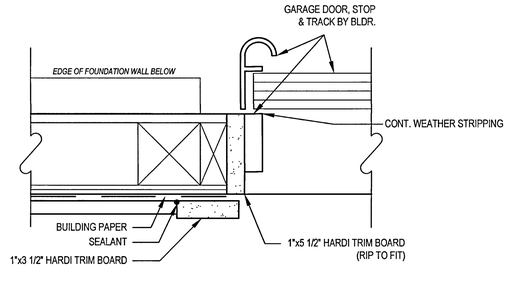
5 TRIM BOARD @ FLOOR RIM
3" = 1'-0"



6 OUTSIDE & INSIDE CORNERS
3" = 1'-0"



9 GARAGE DOOR HEAD
3" = 1'-0"



8 GARAGE DOOR JAMB
3" = 1'-0"

STEP 1:
WOOD FRAME WALL WITH SHEATHING AND HOUSE WRAP

STEP 2:
MODIFIED "I" CUT IN HOUSE WRAP

STEP 3:
- HOUSEWRAP FOLDED IN; ALTERNATELY, TUCK HEAD FLAP UNDER
- INSTALL WOOD BACKDAM

STEP 4:
- INSTALL FIRST PIECE OF ADHESIVE BACKED FLASHING
- INSTALL SECOND PIECE OF ADHESIVE BACKED FLASHING
- INSTALL CORNER PATCHES AT SILL

STEP 5:
INSTALL WINDOW PLUMB, LEVEL AND SQUARE PER MANUFACTURER'S INSTRUCTIONS

STEP 6:
INSTALL JAMB FLASHING FIRST THEN HEAD FLASHING

STEP 7:
FOLD DOWN HOUSEWRAP AT HEAD

STEP 8:
APPLY CORNER PATCHES AT HEAD

7 HOUSE WRAP @ WINDOW
NTS

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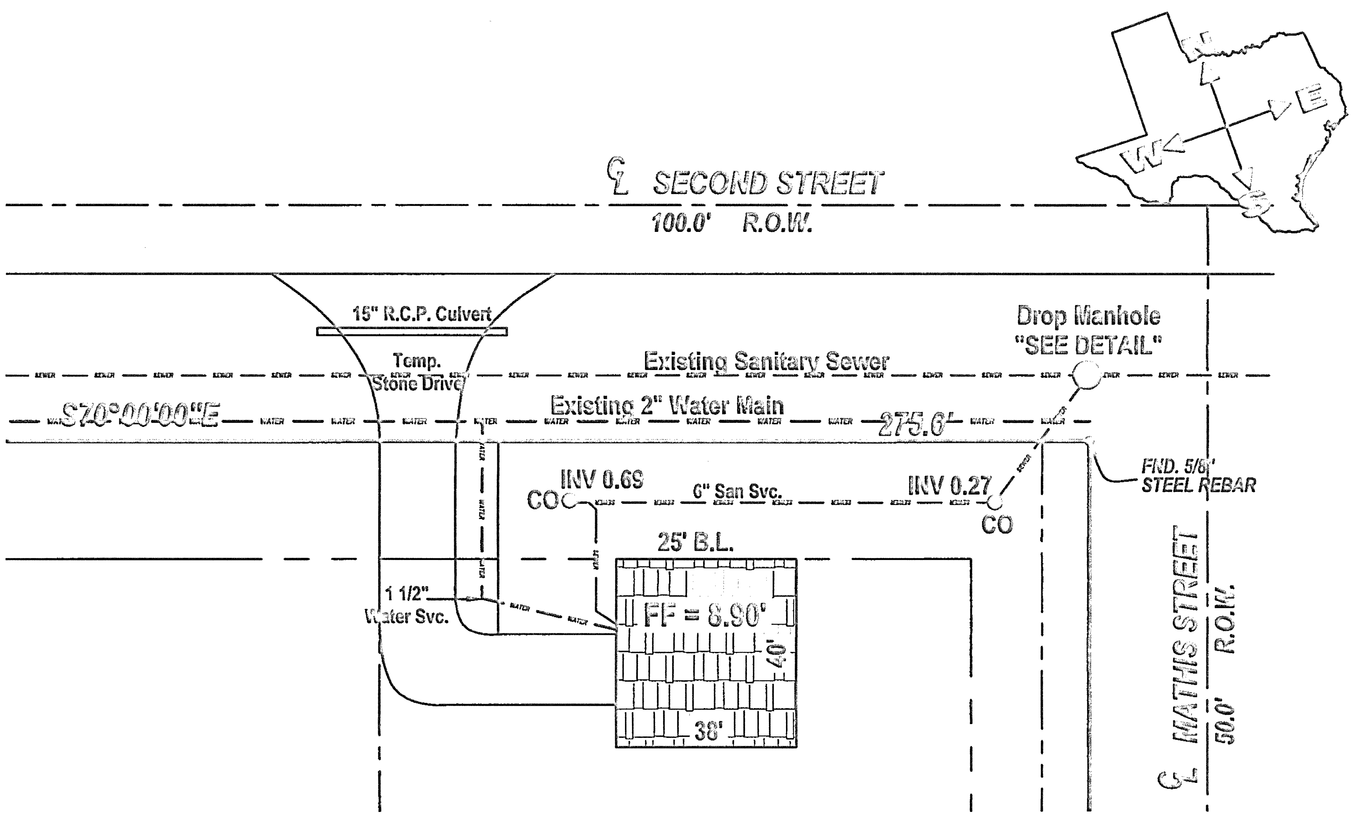
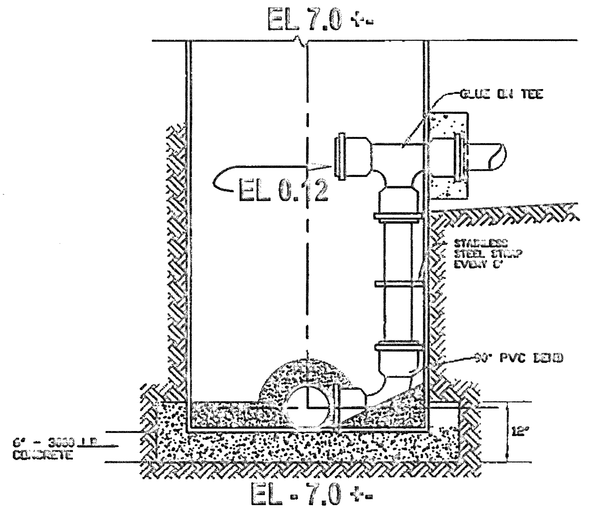
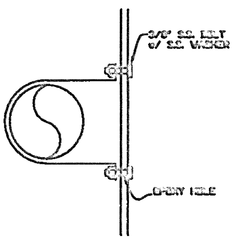
DTLS-5

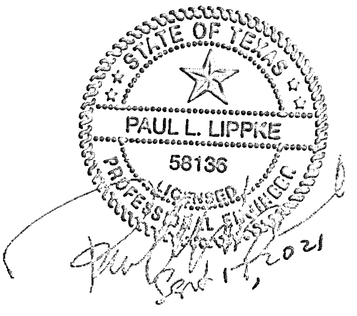






STAINLESS STEEL STRAP

NOTE: Coordinate Water & Sewer Connection with the City of Rockport Public Works Department.



CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS

INSIDE DROP CONNECTION

N.T.S.

EFFECTIVE DATE: 03/15/95
REVISED: 05/01/05

EXHIBIT "A"

THE SPHINX
PHASE 1

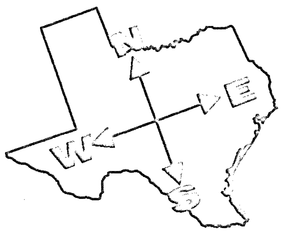
Filename: 210916BB1

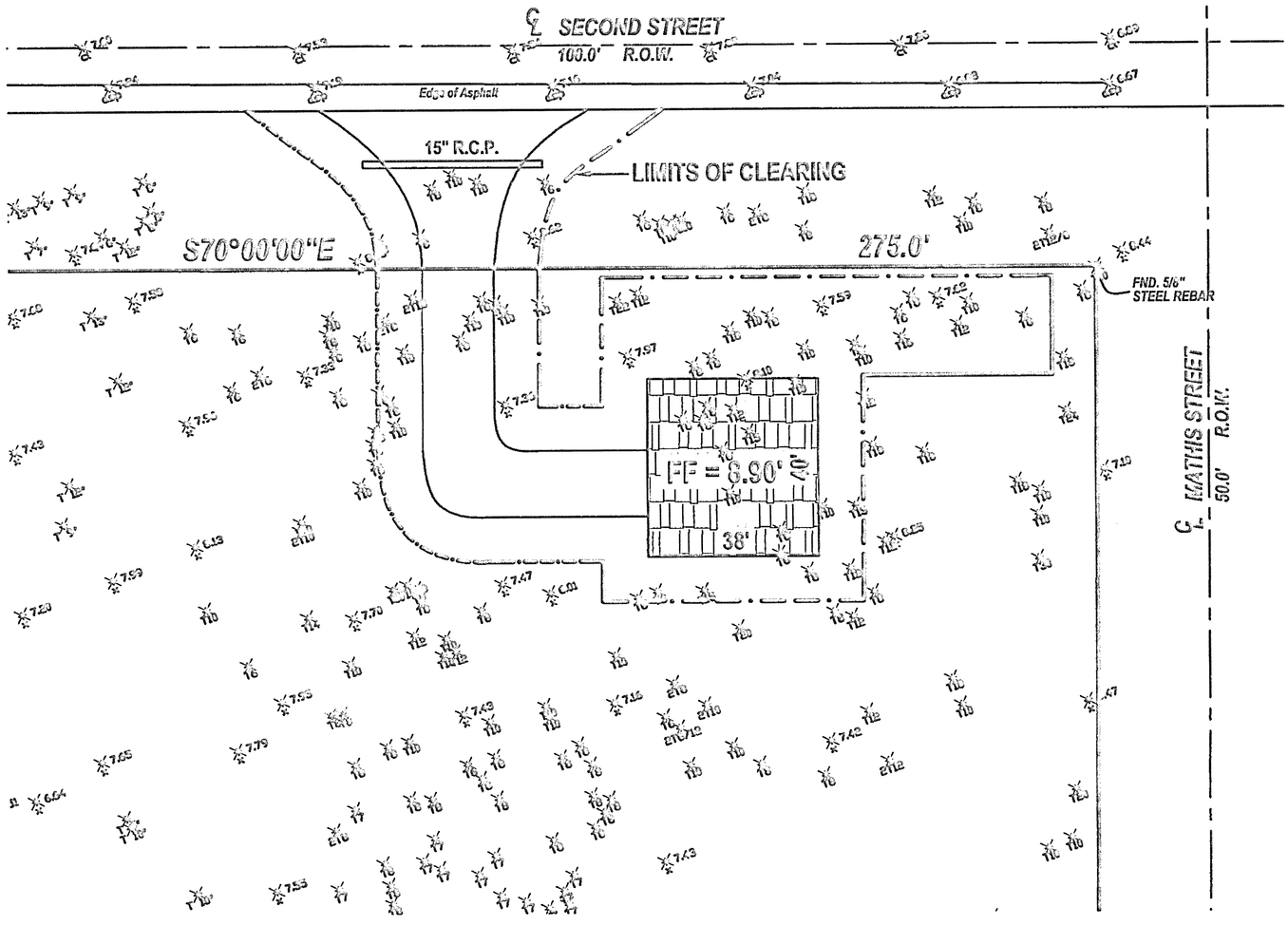
Griffith & Brendreet
Surveying & Engineering
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
:361-729-3479
:361-729-7933
:JerryB@gbsurveyor.com
:www.gbsurveyor.com

Scale 1" = 40 SEPTEMBER 16, 2021

40 0 40 80 120 FEET

GRAPHIC SCALE





STATE OF TEXAS
PAUL L. LIPPKE
58136
LICENSED
PROFESSIONAL ENGINEER

EXHIBIT "B"

THE SPHINX
PHASE 1

TOPOGRAPHY, TREE AND CLEARING EXHIBIT

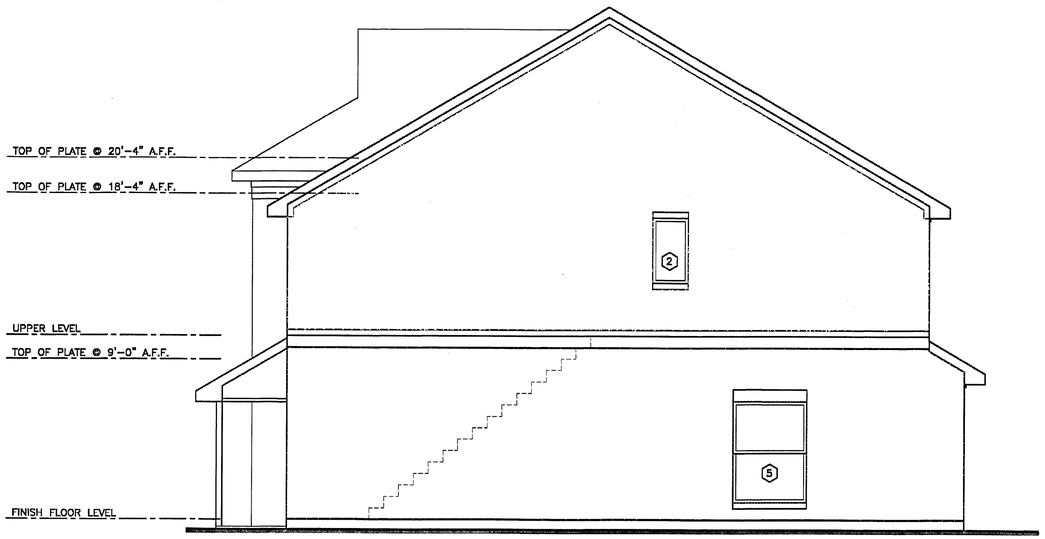
Filename: 210916BB2

Scale 1" = 40 SEPTEMBER 16, 2021

40 0 40 80 120 FEET

GRAPHIC SCALE

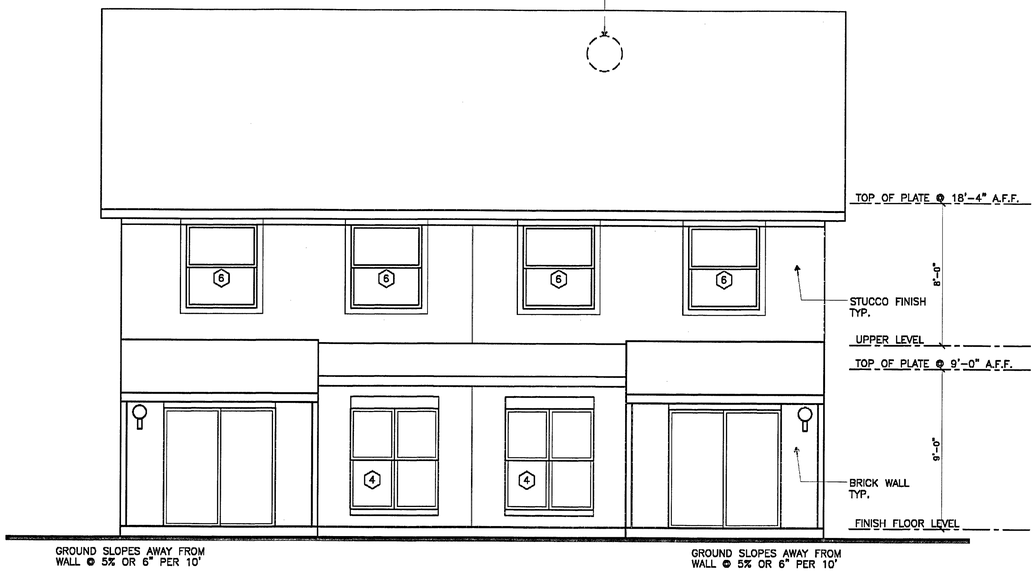
Griffith & Brundrett
Surveying & Engineering
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
℡:361-729-6479
℻:361-729-7933
✉:jerryb@gbsurveyor.com
🌐:www.gbsurveyor.com



SIDE ELEVATION (SIM.)

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

ROOF CONSTRUCTION: (INSIDE OUT)
- OCCUPIED ATTIC SPACE
- 1/2" GYPSUM BOARD (THERMAL BARRIER)
- 1" XPS RIGID INSULATION (CLASS II VAPOR RETARDER)
- 2x10 RAFTERS @ 24" O/C (OR AS REQ) W/ SPRAY FOAM INSULATION (UNVENTED)
- 5/8" SHEATHING
- 30 LB FELT
- COMP. ASPHALT SHINGLE MIN. 30 YRS WARRANTY



REAR ELEVATION

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

WINDOW SCHDULE						
No.	MANUFACTURER	TYPE	ROUGH WIDTH	ROUGH HEIGHT	QUANTITY	LABEL
1	AS SPECIFIED	SINGLE HUNG	3'-10 3/4"	4'-8" 3/4"	4	-----
2	AS SPECIFIED	FIXED	2'-0 3/4"	3'-8" 3/4"	4	-----
3	AS SPECIFIED	FIXED	0'-11 3/4"	5'-8" 3/4"	2	-----
4	AS SPECIFIED	SINGLE HUNG	5'-0 3/4"	5'-8" 3/4"	2	-----
5	AS SPECIFIED	SINGLE HUNG	4'-0 3/4"	5'-8" 3/4"	2	-----
6	AS SPECIFIED	SINGLE HUNG	4'-0 3/4"	4'-8" 3/4"	4	-----

GRAND TOTAL 18

NOTE:
ALL WINDOWS SHALL BE "QUANTIPANEL - 504-DH ARCHITECTURAL LOW 'E' STORM WINDOWS OR APPROVED EQUAL UNLESS OTHERWISE NOTED

ROOF CONSTRUCTION: (INSIDE OUT)
- OCCUPIED ATTIC SPACE
- 1/2" GYPSUM BOARD (THERMAL BARRIER)
- 1" XPS RIGID INSULATION (CLASS II VAPOR RETARDER)
- 2x10 RAFTERS @ 24" O/C (OR AS REQ) W/ SPRAY FOAM INSULATION (UNVENTED)
- 5/8" SHEATHING
- 30 LB FELT
- COMP. ASPHALT SHINGLE MIN. 30 YRS WARRANTY

MAIN/FRONT ELEVATION

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

ELEVATION NOTES

1) ALL DRAWINGS HERE REFERENCES THE 2006 INTERNATIONAL BUILDING CODE (W/ CITY OF HOUSTON AMENDMENTS).
2) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, LLC OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.
3) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.
4) ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HIGH, 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2006 IRC CITY OF HOUSTON AMENDMENTS, R311.2).
5) ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).
6) OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IBC 2006, SECTIONS 714.3.7 AND 714.3.9 AND TABLE 714.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2006, SECTION 711.3. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).
7) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4):
   a. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
   b. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSES.
   c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
   d. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
   e. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
   f. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
   g. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   h. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.
8) ALL RAILING (WOOD, METAL OR PRECAST) TO HAVE <4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2006, SECTION R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2006 TABLE R301.4; AND ON THE LAST SHEET OF THIS DOCUMENT.
   a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
   b. EXTERIOR GUARDS TO HAVE RAILING NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".
9) ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL, U.O.N.
10) ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2006, CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (#_____). A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
11) CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE); SEE IRC 2006, SECTION R1001.6. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
12) PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2006 CHAPTER 10.
13) ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

LUBULA KANYINDA
RESIDENTIAL & LAND DEVELOPMENT CONSULTANCY
7420 FRONT LAKE TRAIL
ARLINGTON, TEXAS 76002
PH: 682.551.6960
EMAIL: dixon.kanyinda@live.com

NOAH'S ARC COMMUNITY DEVELOPMENT INC.

1358 2nd STREET
MARINGOUIN, LA 70757

REGISTERED ARCHITECT ERIC NUNNALLY 24874 STATE OF TEXAS

Eric Nunnally

March 16, 2018

PROJECT TITLE:

DUPLEX

432 E. UNION STREET
MINDEN, LA 71055

REVISIONS:

DRAWN BY:

PROJ DESIGNED BY:

PROJ COORD.:

DWG TITLE:

EXTERIOR ELEVATIONS

SHEET#:

6

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SIP KEY

1 7/8" WALL	1 7/8" ELECTRIC CHASE (MODEL, PLAN SHT, ELEV.)	1 7/8" 2X PLATES (MODEL, PLAN SHT, ELEV.)	1 7/8" STRUCTURAL LUMBER (MODEL, PLAN SHT, ELEV.)	1 7/8" STRUCTURAL STEEL (MODEL, ELEV.)	1 7/8" (MODEL, ELEV.)	1 7/8" FACTORY CUT FEATURE (MODEL)	1 7/8" FIELD CUT FEATURE (MODEL)	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACQ SILL PLATE	(1 7/8") VERIFY
											F.F.E.	1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

GENERAL NOTES:

This proposal is based on the information furnished to ThermaFoam-ARK, LLC. You must check compliance with your local codes and conditions.
ThermaFoam-ARK, LLC's shop drawings are for illustration purposes and panel assembly. Such drawings are not to be considered as replacement for the expertise of an architect or engineer, nor their drawings.
The details on the drawings are not all inclusive. Panels must be installed per AFMR Control construction detail booklet. Please refer to the booklet during installation.
Required support beams, columns and headers noted must be designed and supplied by others.
All field cuts, including electrical and plumbing chases, must be pre-approved by ThermaFoam-ARK, LLC.
The owner/builder must verify panel layout and panel sizes. Any changes must be in writing, and subject to ThermaFoam-ARK, LLC approval.
ThermaFoam-ARK, LLC accepts no responsibility for construction, architecture, or engineering.
All elevations drawn are viewed from the exterior unless otherwise noted.
NOTE: All dimensional lumber and headers to be supplied by others (unless noted otherwise on plans).

PANEL NOTES:

All insulated headers will need to be field cut to appropriate lengths.
All panel joints are indicated on the elevations. Refer to their details for applications.
All headers are set as verified from bottom of panel unless noted otherwise.
Horizontal electrical chases are located 16" and 44" from the finished floor elevation unless noted otherwise.
Vertical and horizontal electrical chases of wall panels are marked with a red line approximately 2" long on the inside edge of panels.

DESIGN VALUES:

Elevation: See Specifications
Roof Live Load: See Specifications
Roof Dead Load: See Specifications
Wind Load: See Specifications
Exposure: See Specifications
Floor Live Load: See Specifications
Seismic Zone: See Specifications

PANEL THICKNESS INDEX:

Floors: N/A
Walls: 4 1/2"
Roof: 8 1/4"

NOTES:

All views are set at 1/4" = 1'-0" unless otherwise noted.
All views are set to be perpendicular to wall panels.
All perimeter lumber is to be recessed 1-9/16" for a single 2x unless otherwise noted.
Stick frame by others.
All electrical chases located at 16" and 44" vertical heights typical throughout unless noted otherwise.
Headers called out as specified, "**VERIFIED BY OTHERS**".
Dimensions/Notes labeled with elongated oval must be verified and approved by owner/builder.
References as noted are not all inclusive.
References as noted are to the documents supplied by the owner/builder.

Drawing Scales	
Eng.	Arch.
1:1	12" = 1'-0"
1:2	6" = 1'-0"
1:3	4" = 1'-0"
1:4	3" = 1'-0"
1:6	2" = 1'-0"
1:8	1 1/2" = 1'-0"
1:12	1" = 1'-0"
1:16	3/4" = 1'-0"
1:24	1/2" = 1'-0"
1:32	3/8" = 1'-0"
1:38.4	5/16" = 1'-0"
1:48	1/4" = 1'-0"
1:55	7/32" = 1'-0"
1:64	3/16" = 1'-0"
1:96	1/8" = 1'-0"
1:120	1/10" = 1'-0"
1:128	3/32" = 1'-0"
1:192	1/16" = 1'-0"
1:240	1/20" = 1'-0"
1:256	3/64" = 1'-0"
1:288	1/24" = 1'-0"
1:384	1/32" = 1'-0"
1:576	1/48" = 1'-0"
1:768	1/64" = 1'-0"
1:1536	1/128" = 1'-0"

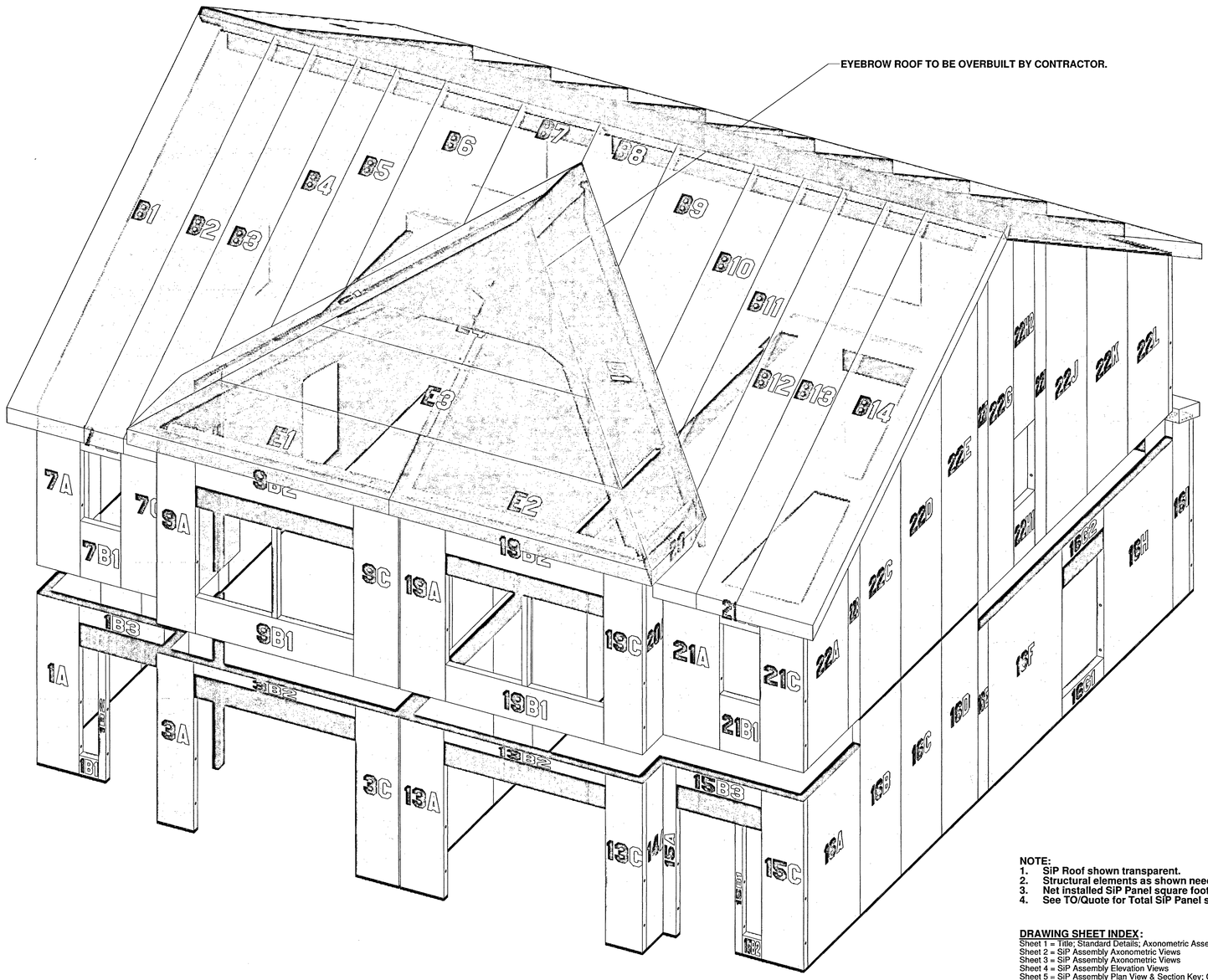
PFS CORPORATION
1507 MATT PASS, COTTAGE GROVE, WI 53527
CERT. **AFM-3**
an independent organization testing for public safety

The manufacturer whose name appears below is qualified under the Structural Insulated Panels (SIPs) Service of PFS Corporation. This manufacturer is therefore authorized to issue this certificate for the shipment of material described below as its representation that such material is manufactured in compliance with the requirements established by PFS Corporation for Structural Insulated Panels.

File: BCAR-1410
Material: R-Control SIP
Manufactured by: Noark Enterprises Inc. Plant ID: U-24
a licensed facility of AFM Corporation.

NOTE: To determine that panels received are Classified, make sure each panel is marked: See Cert. AFM-3

01/08



NOTE:
1. **SiP Roof shown transparent.**
2. **Structural elements as shown need to be sized by a licensed engineer.**
3. **Net installed SiP Panel square footage shown.**
4. **See TO/Quote for Total SiP Panel square footage required.**

SiP ASSEMBLY ISOMETRIC VIEW LAYOUT

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

! *NOTE:* All window and door field cuts and headers must be verified by the owner prior to panel construction. Dimensions as shown on these plans need to be verified.
! *NOTE:* It is the owners/contractors responsibility to verify all window and door dimensions, locations, rough opening dimensions and lintel heights.
! *NOTE:* It is the owners/contractors responsibility to verify all wall dimensions.

DRAWING SHEET INDEX:

WWW.THERMAFOAMARK.COM

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203 S. Redmond Road
Jacksonville, AR, USA 72076
Office: 501-945-1114
Cell: 501-690-8773
Web: WWW.THERMAFOAMARK.COM
email: BWalsh@ThermaFoamARK.com

SiP Resources, LLC
633 E. Broadway Ave.
Girard, OH 44420
Cell: 870-656-7645
email: David.Plahm@gmail.com

Owner/Builder:
THERMAFOAM-ARK

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/26/2019

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

WWW.THERMAFOAMARK.COM
ThermaFoam-ARK, LLC
203 S. Redmond Road
Jacksonville, AR, USA 72076
Office: 501-945-1114
Cell: 501-690-8773
email: BWalsh@ThermaFoamARK.com

Noah's Arc Community Development Inc.
432 E. Union St, Minden, LA 71055
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
1 OF **26**

Path: C:\Working Files\SiP Construction Details\190605-1060 Minden_DuPlex\CAD\; File Name: 190605-1060 Minden_DuPlex SiP Details 09-26-19;

Print Date: Thursday, September 26, 2019
Sheet Size: Custom; Sheet Scale: 1:32, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

SiP ASSEMBLY CONSTRUCTION DETAILS - COVER SHEET

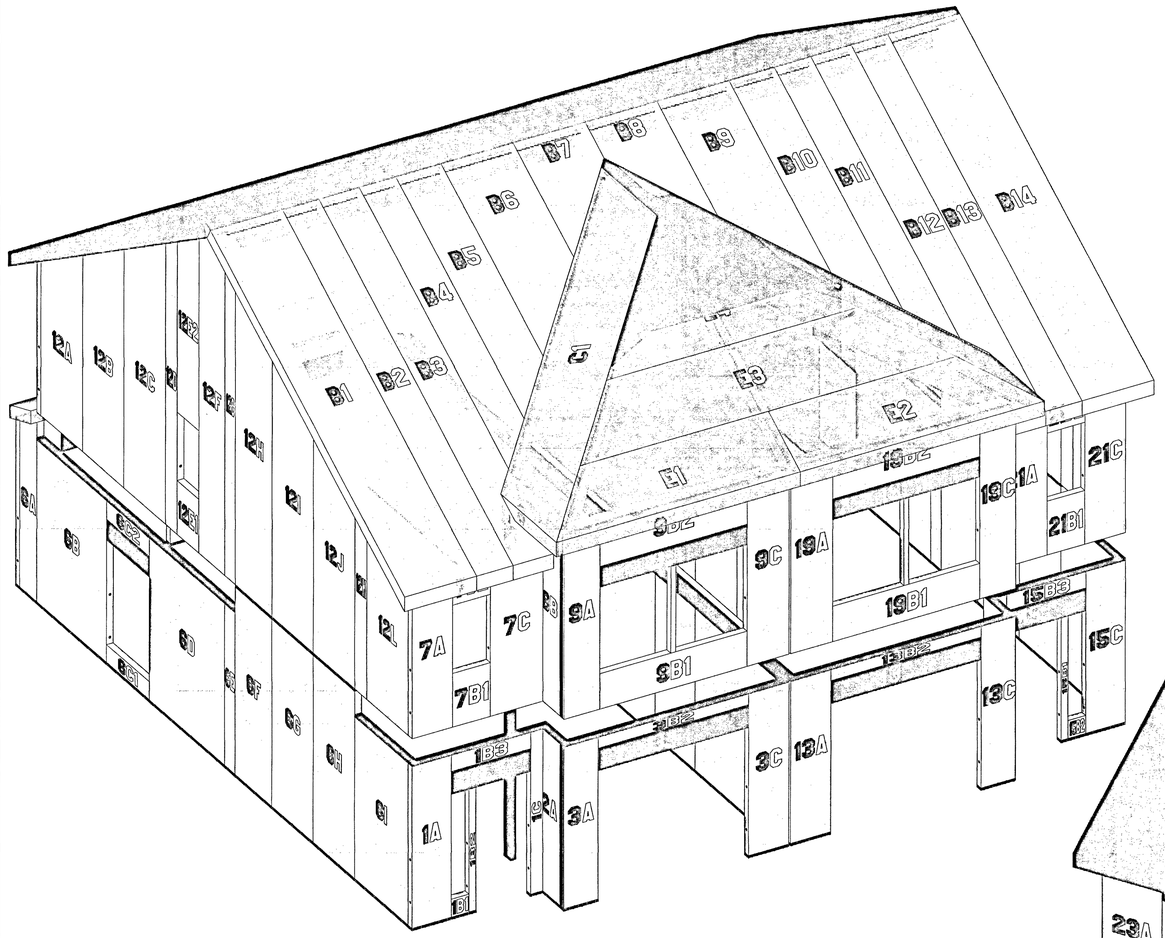
SCALE: 3/8" = 1'-0"

SIP KEY

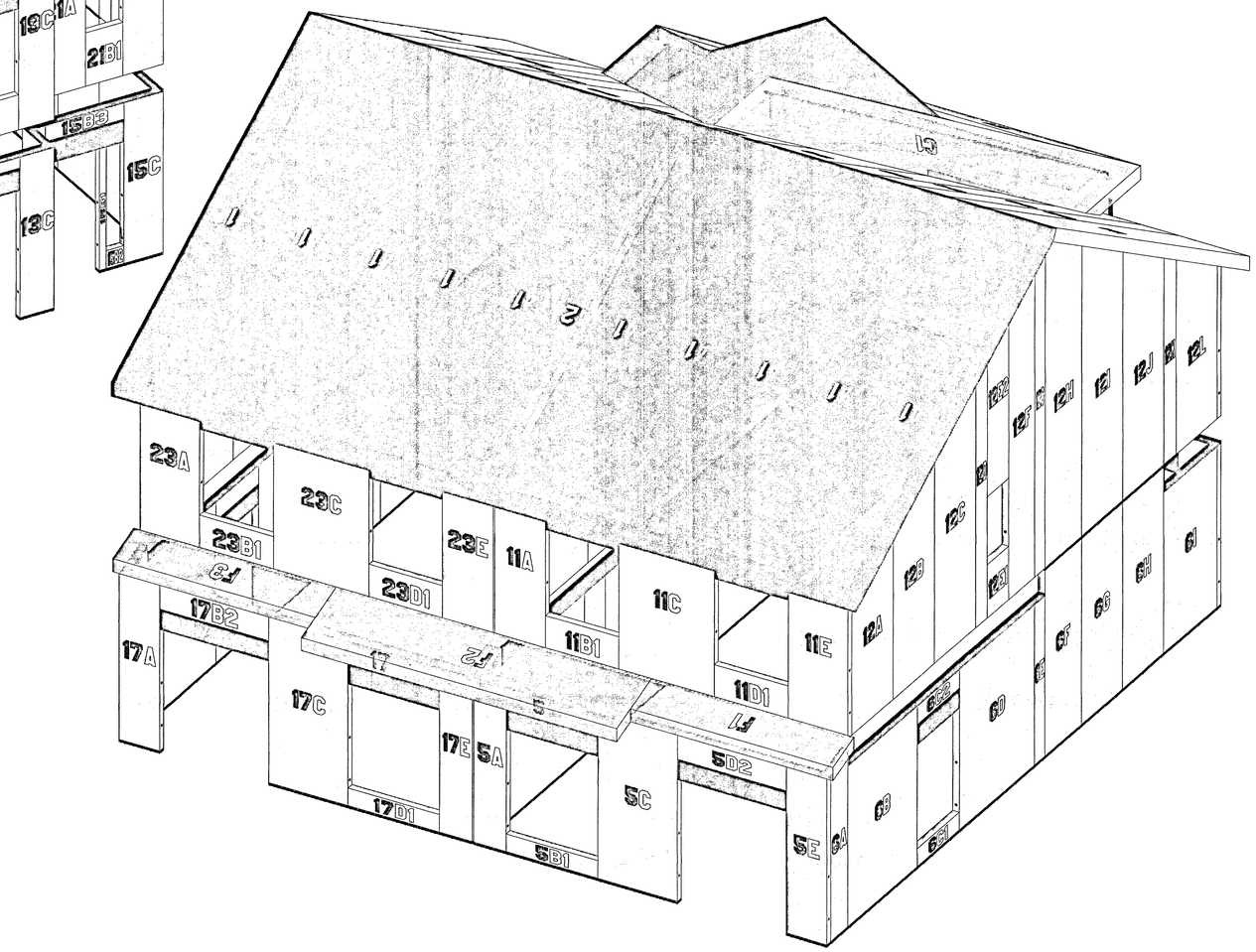
1 7/8" WALL | ELECTRIC CHASE (MODEL | PLAN/SECT. | ELEV.) | 2X PLATES (MODEL | PLAN/SECT. | ELEV.) | STRUCTURAL LUMBER (MODEL | PLAN/SECT. | ELEV.) | STRUCTURAL STEEL (MODEL | PLAN/SECT. | ELEV.) | EPS FOAM (ELEV.) | FACTORY CUT FEATURE (MODEL | PLAN/SECT. | ELEV.) | FIELD CUT FEATURE (MODEL | PLAN/SECT. | ELEV.) | 1 7/8" ADJACENT WALL PANEL | 1 7/8" SHEAR WALL | 1 7/8" BEARING WALL | 1 7/8" DATUM | 1 7/8" ACQ SILL PLATE | (1 7/8") VERIFY | 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



AXONOMETRIC VIEW - LEFT FRONT



AXONOMETRIC VIEW - RIGHT REAR

WWW.THERMAFOAMARK.COM

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Jacksonville, AR, USA 72076
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email: David.Plahm@gmail.com

Owner/Builder:
THERMAFOAM-ARK

Drawn By:
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Preliminary Drawings Date:
09/26/2019

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Revised Drawings Date:

Project No:
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Project Name:
NACDI DUPLEX

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Project #190605-1060
2 OF **26**

Path: C:\Working Files\SiP Construction Details\190605-1060 Minden_DuPlex\CAD\; File Name: 190605-1060 Minden_DuPlex SiP Details 09-26-19;

Print Date: Thursday, September 26, 2019
Sheet Size: Custom; Sheet Scale: 1:40, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x. Unless Noted Otherwise.

SiP ASSEMBLY AXONOMETRIC VIEWS LAYOUT

SCALE: N.T.S.

SIP KEY

1 7/8" WALL	ELECTRIC CHASE	2X PLATES	STRUCTURAL LUMBER	STRUCTURAL STEEL	FOC FOAM	FACTORY CUT FEATURE	FIELD CUT FEATURE	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ADD SILL PLATE	(1 7/8") VERIFY
	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

GENERAL NOTES:

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All elevations drawn are viewed from the exterior unless otherwise noted.
NOTE: All dimensional lumber and headers to be supplied by others (unless noted otherwise on plans).

PANEL NOTES:

All insulated headers will need to be field cut to appropriate lengths.
All panel joints are indicated on the elevations. Refer to their details for applications.
All headers are set as verified from bottom of panel unless noted otherwise.
Horizontal electrical chases are located 16" and 44" from the finished floor elevation unless noted otherwise.
Vertical and horizontal electrical chases of wall panels are marked with a red line approximately 2" long on the inside edge of panels.

DESIGN VALUES: 2015 IBC

Elevation: See Specifications
Roof Live Load: 20 psf
Roof Dead Load: 20 psf
Wind Load: 147 mph, Cat II
Exposure: "C"
Floor Live Load: Not Applicable
Seismic Zone: Ss = 0.064g Sds = 0.068g S1 = 0.021g Sd1 = 0.034g
Site Class D, Seismic Design Category "A"
Bearing Wall System: Light Frame Wood Walls with Wood Shear Panels
R = 6.5, Cd = 4.0, Cs = 0.011

PANEL THICKNESS INDEX:

Floors: N/A
Walls: 4 1/2"
Roof: 8 1/4"

NOTES:

All views are set at 1/4" = 1'-0" unless otherwise noted.
All views are set to be perpendicular to wall panels.
All perimeter lumber is to be recessed 1-9/16" for a single 2x unless otherwise noted.
Stick frame by others.
All electrical chases located at 16" and 44" vertical heights typical throughout unless noted otherwise.
Headers called out as specified, **"VERIFIED BY OTHERS"**.
Dimensions/Notes labeled with elongated oval must be verified and approved by owner/builder.
References as noted are not all inclusive.
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1:6	2" = 1'-0"
1:8	1 1/2" = 1'-0"
1:12	1" = 1'-0"
1:16	3/4" = 1'-0"
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PFS CORPORATION
1597 MATT PASS, COTTAGE GROVE, WI 53527
CERT. **AFM-3**
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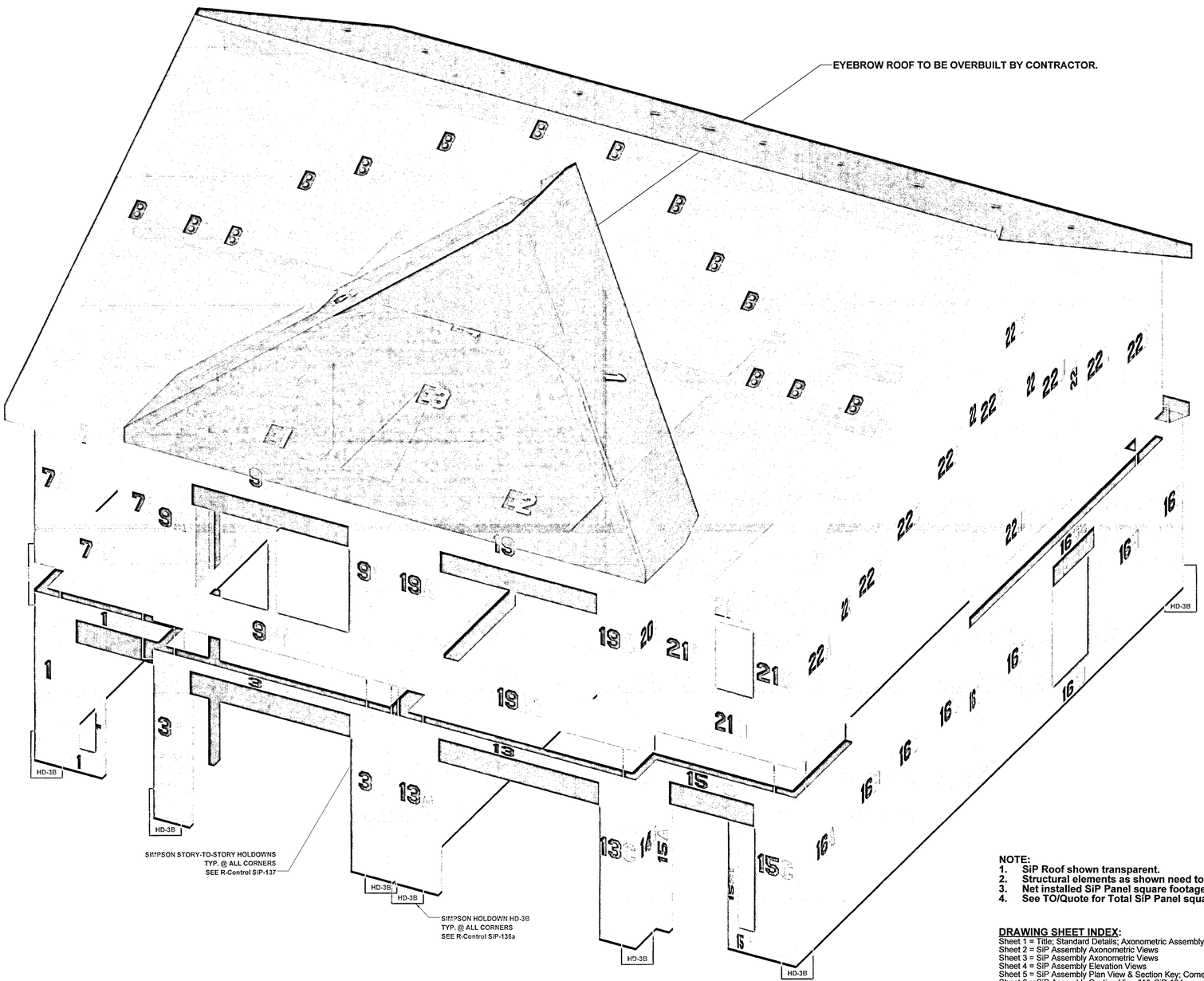
The manufacturer whose name appears below is qualified under the Structural Insulated Panels (SIPs) Service of PFS Corporation. This manufacturer is therefore authorized to issue this certificate for the shipment of material described below as its representation that such material is manufactured in compliance with the requirements established by PFS Corporation for Structural Insulated Panels.

File: BCAR-1410
Material: R-Control SIP
Manufactured by: Noark Enterprises Inc. Plant ID: U-24
a licensed facility of AFM Corporation.
NOTE: To determine that panels received are Classified, make sure each panel is marked: See Cert AFM-3

01/08



SiP ASSEMBLY TRIMETRIC VIEW LAYOUT

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

! ***NOTE:*** **All window and door field cuts and headers must be verified by the owner prior to panel construction. Dimensions as shown on these plans need to be verified.**
! ***NOTE:*** **It is the owners/contractors responsibility to verify all window and door dimensions, locations, rough opening dimensions and lintel heights.**
! ***NOTE:*** **It is the owners/contractors responsibility to verify all wall dimensions.**

NOTE:
1. **SiP Roof shown transparent.**
2. **Structural elements as shown need to be sized by a licensed engineer.**
3. **Net installed SiP Panel square footage shown.**
4. **See TO/Quote for Total SiP Panel square footage required.**

DRAWING SHEET INDEX:

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Cell: 501-690-8773
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email: BWalsh@ThermaFoamARK.com

STRUCTURAL INSULATED PANEL RESOURCES
SiP Resources, LLC
625 HWY 5N
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Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49151
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
1 OF 27

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\, File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

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Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
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SiP ASSEMBLY CONSTRUCTION DETAILS - COVER SHEET

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

SIP KEY

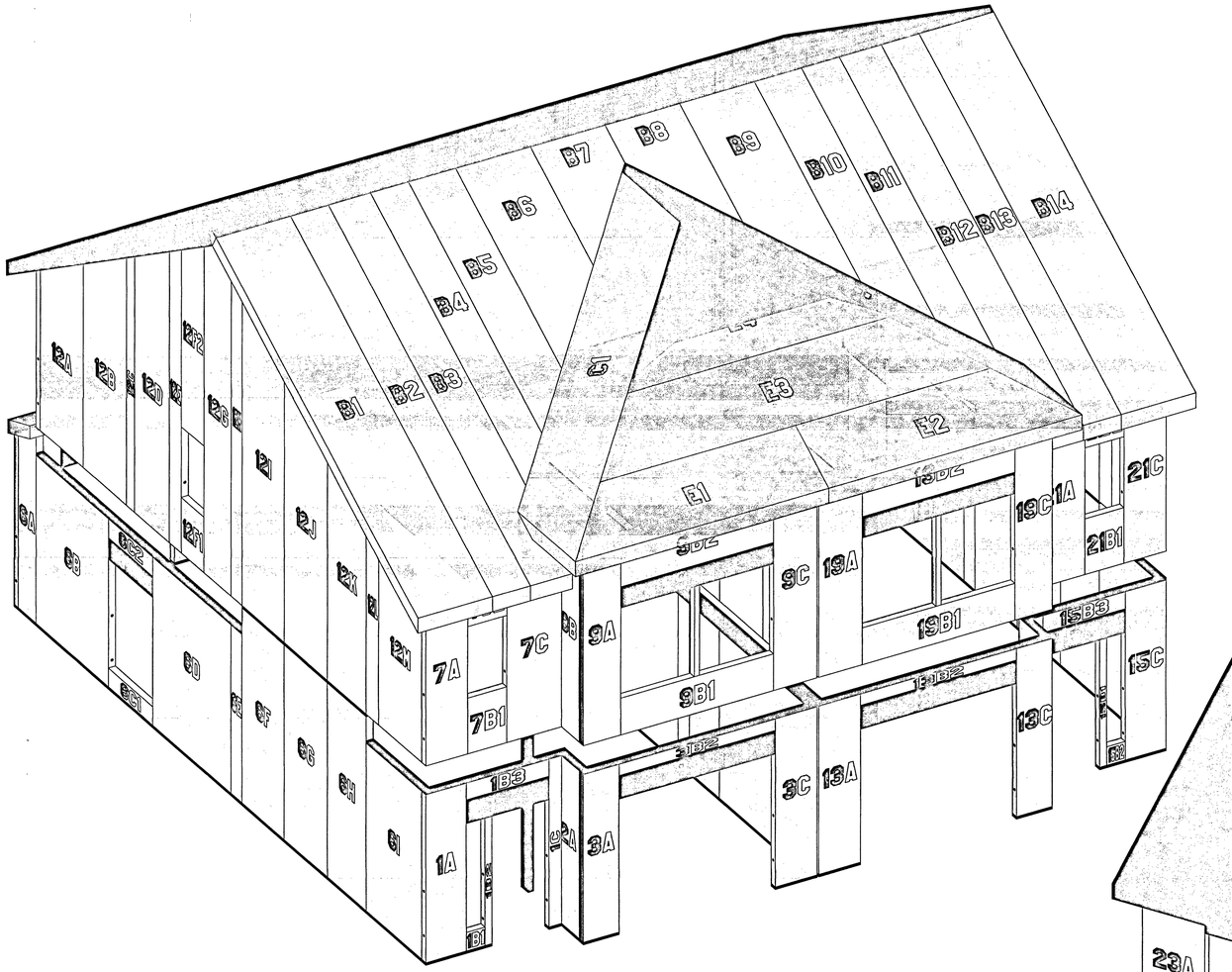
1 7/8" WALL

ELECTRIC CHASE			2X PLATES			STRUCTURAL LUMBER			STRUCTURAL STEEL			EPS FOAM	FACTORY CUT FEATURE			FIELD CUT FEATURE		
MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.

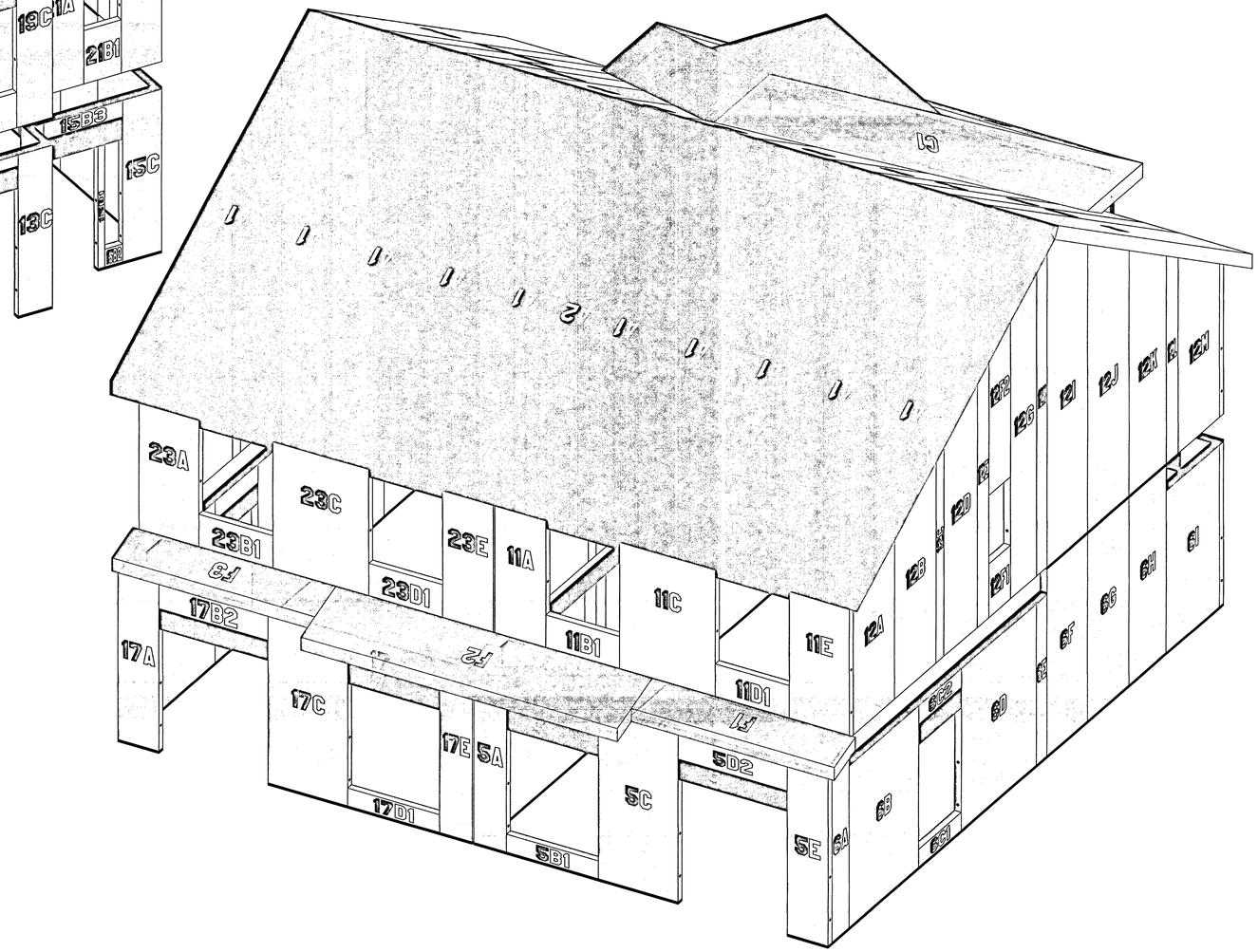
1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACQ SILL PLATE	(1 7/8") VERIFY
ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1'-0" FEATURE LOCATION	(1'-0") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



AXONOMETRIC VIEW - LEFT FRONT



AXONOMETRIC VIEW - RIGHT REAR

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2 OF **27**

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SiP ASSEMBLY AXONOMETRIC VIEWS LAYOUT

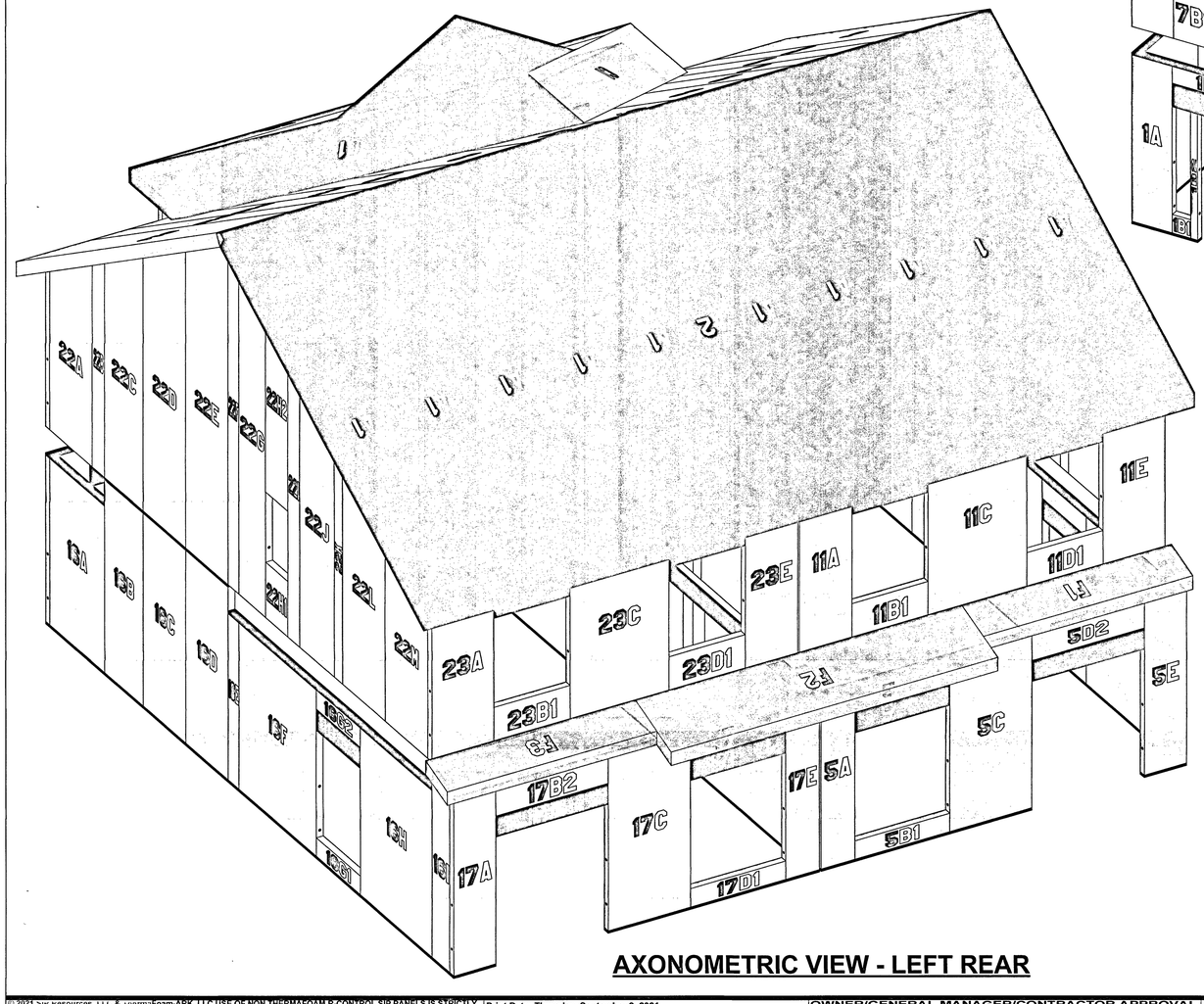
SCALE: N.T.S.

SIP KEY

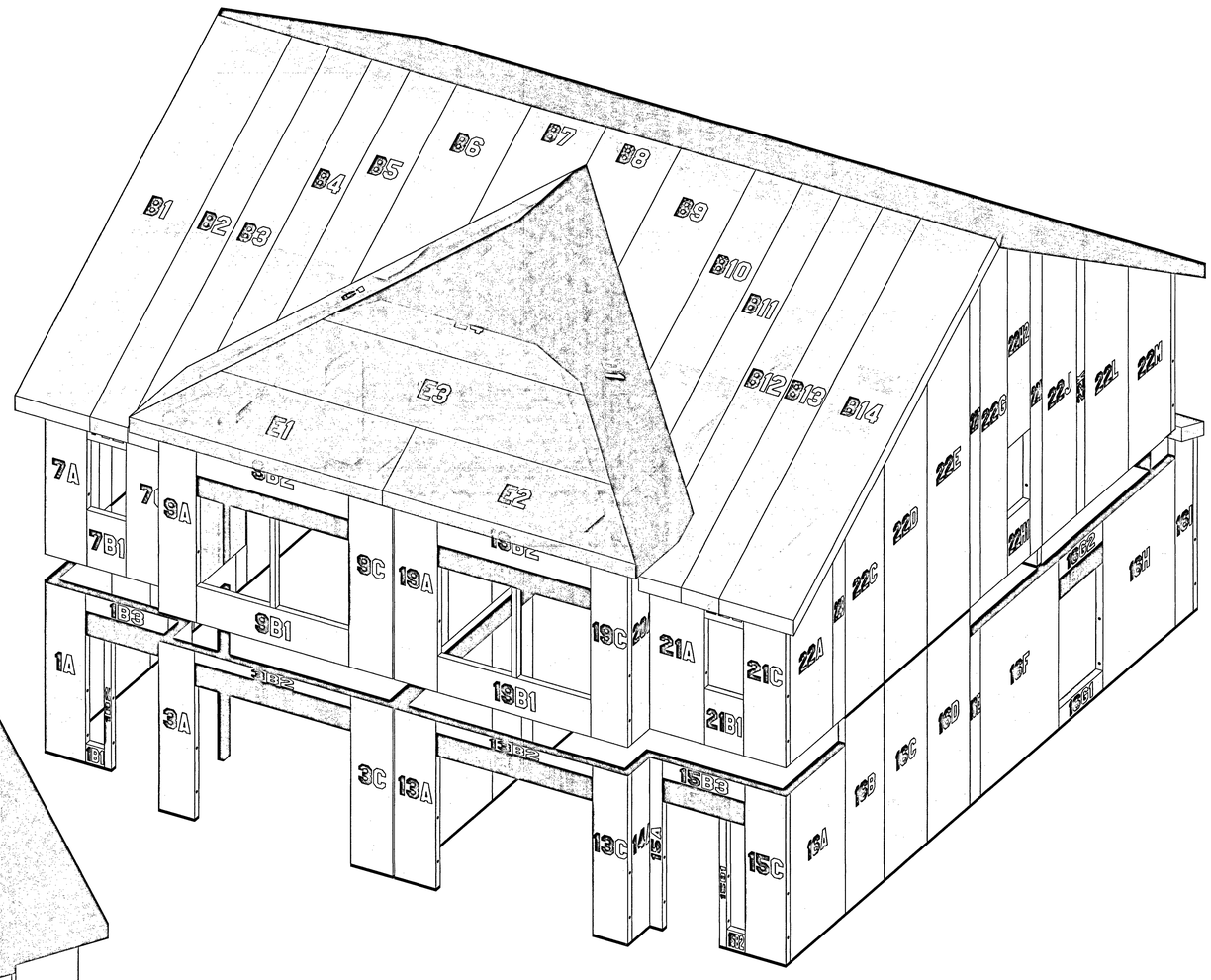
1 7/8" WALL	ELECTRIC CHASE	2X PLATES	STRUCTURAL LUMBER	STRUCTURAL STEEL	EPS FOAM	FACTORY CUT FEATURE	FIELD CUT FEATURE	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACO SILL PLATE	(1 7/8") VERIFY
	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.		MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL.#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



AXONOMETRIC VIEW - LEFT REAR



AXONOMETRIC VIEW - RIGHT FRONT

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SiP ASSEMBLY AXONOMETRIC VIEWS LAYOUT

SCALE: N.T.S.

SIP KEY

1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | EPS FOAM ELEV. | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL | 1 7/8" SHEAR WALL | 1 7/8" BEARING WALL | 1 7/8" DATUM | 1 7/8" ADD SILL PLATE | (1 7/8") VERIFY | F.F.E. | 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY | ADJACENT WALL | SHEAR WALL | LOAD BEARING WALL

Wall Panel Numbering:
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1 = WALL#
1 ( ) = WALL#

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A = ROOF PLANE#
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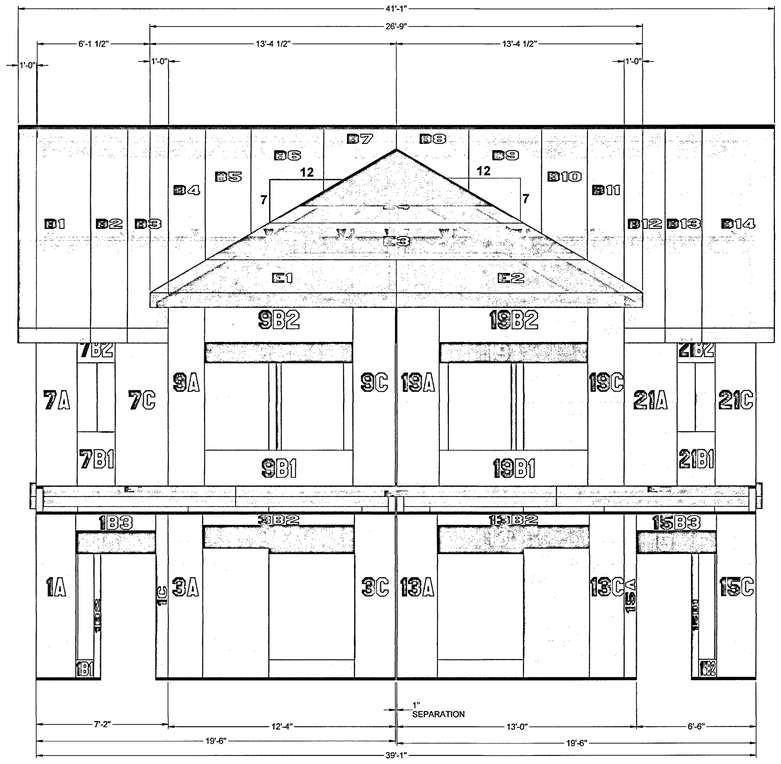
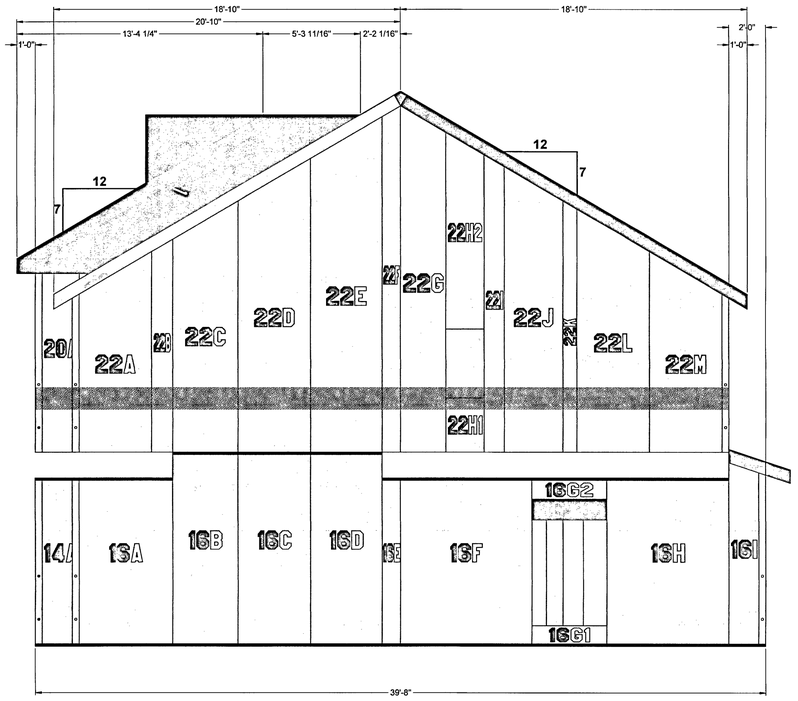
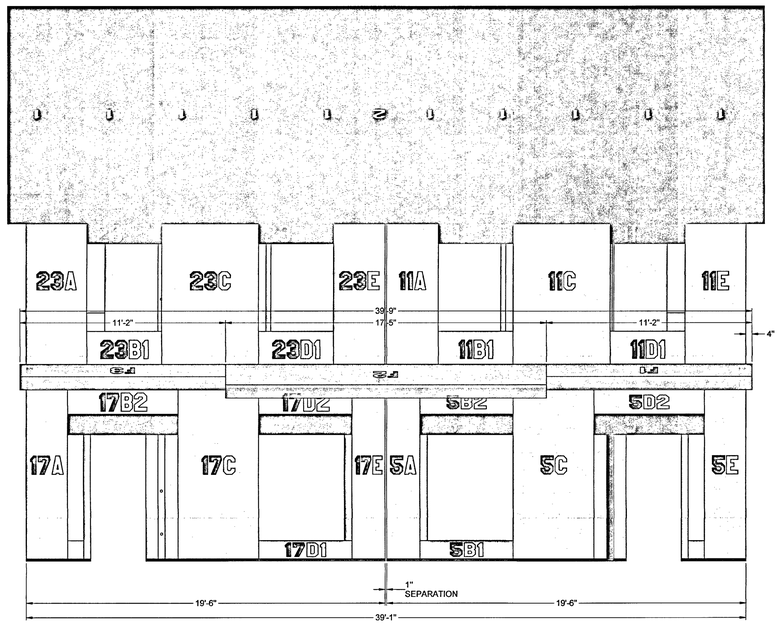


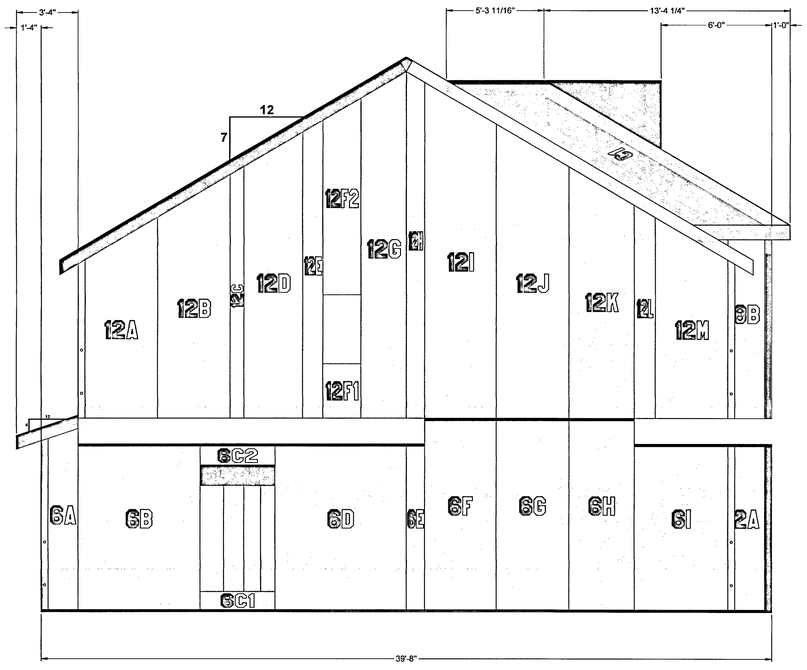
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

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SiP ASSEMBLY PLAN & ELEVATION VIEWS LAYOUT

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

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SiP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
4 OF **27**

SiP KEY

WALL 1 7/8"	ELECTRIC CHASE 1 7/8"	2X PLATES 1 7/8"	STRUCTURAL LUMBER 1 7/8"	STRUCTURAL STEEL 1 7/8"	EPS FOAM 1 7/8"	FACTORY CUT FEATURE 1 7/8"	FIELD CUT FEATURE 1 7/8"	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACQ SILL PLATE	(1 7/8") VERIFY
	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8 FEATURE LOCATION	(1 7/8") VERIFY

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1 ( ) = WALL#

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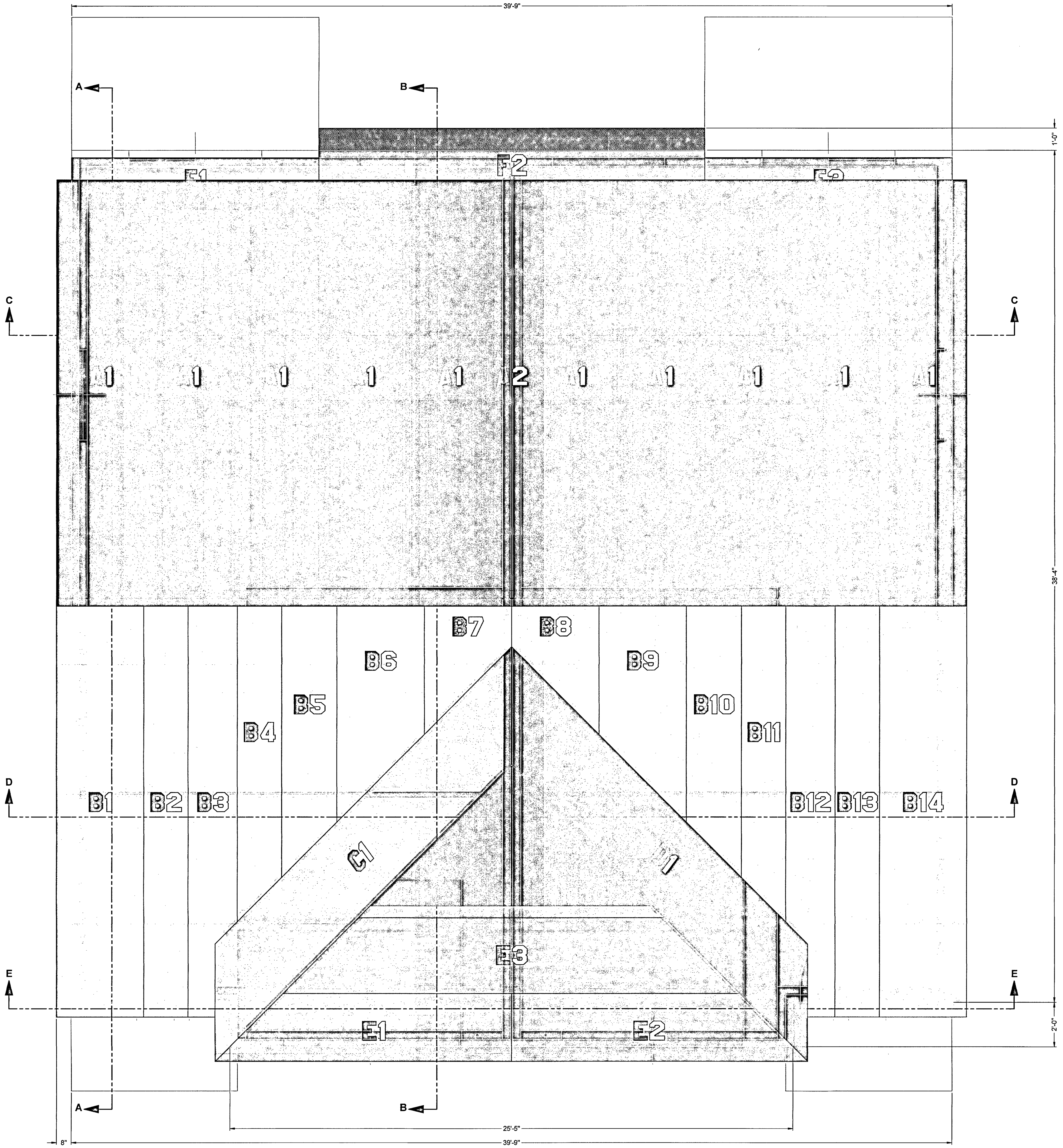
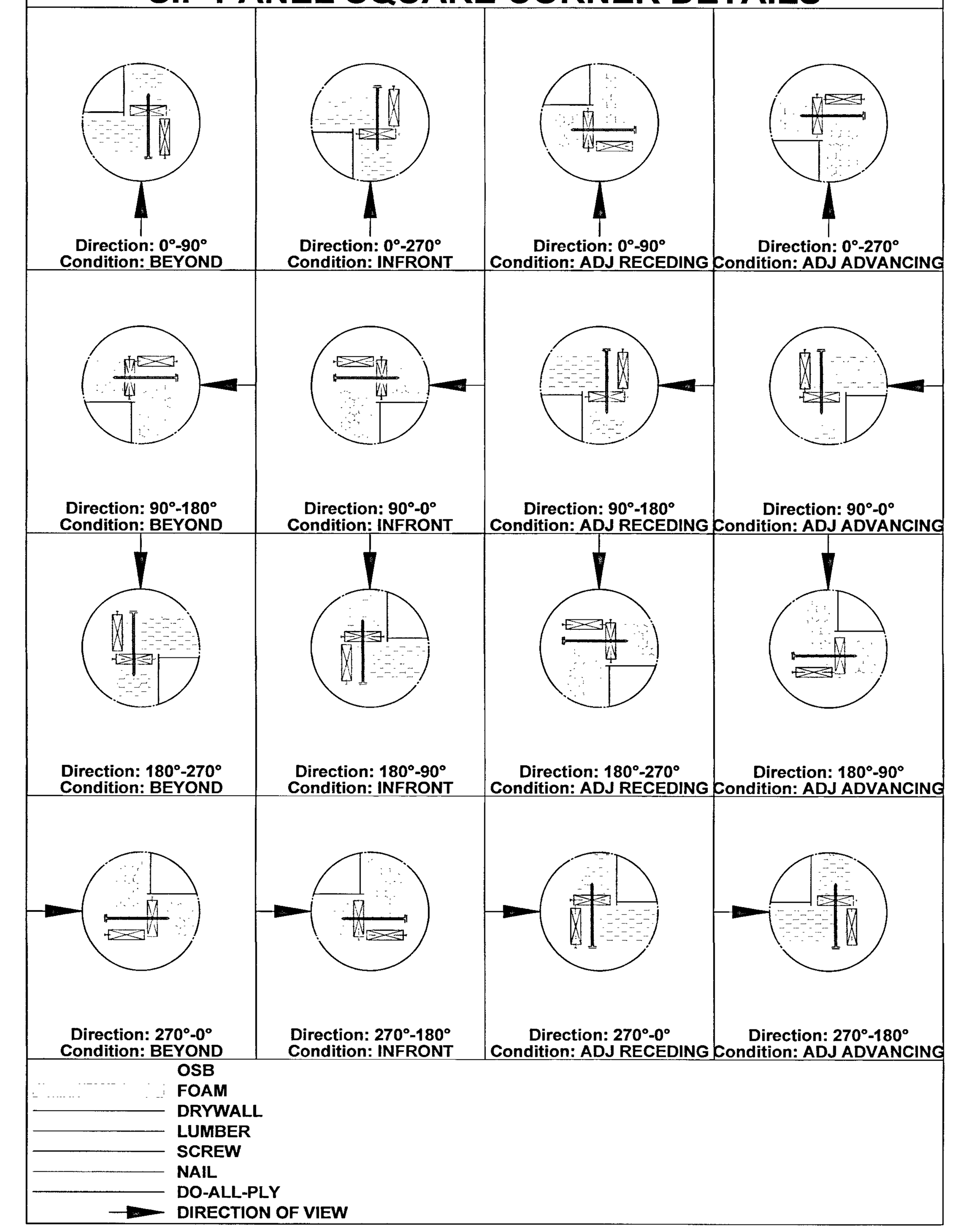
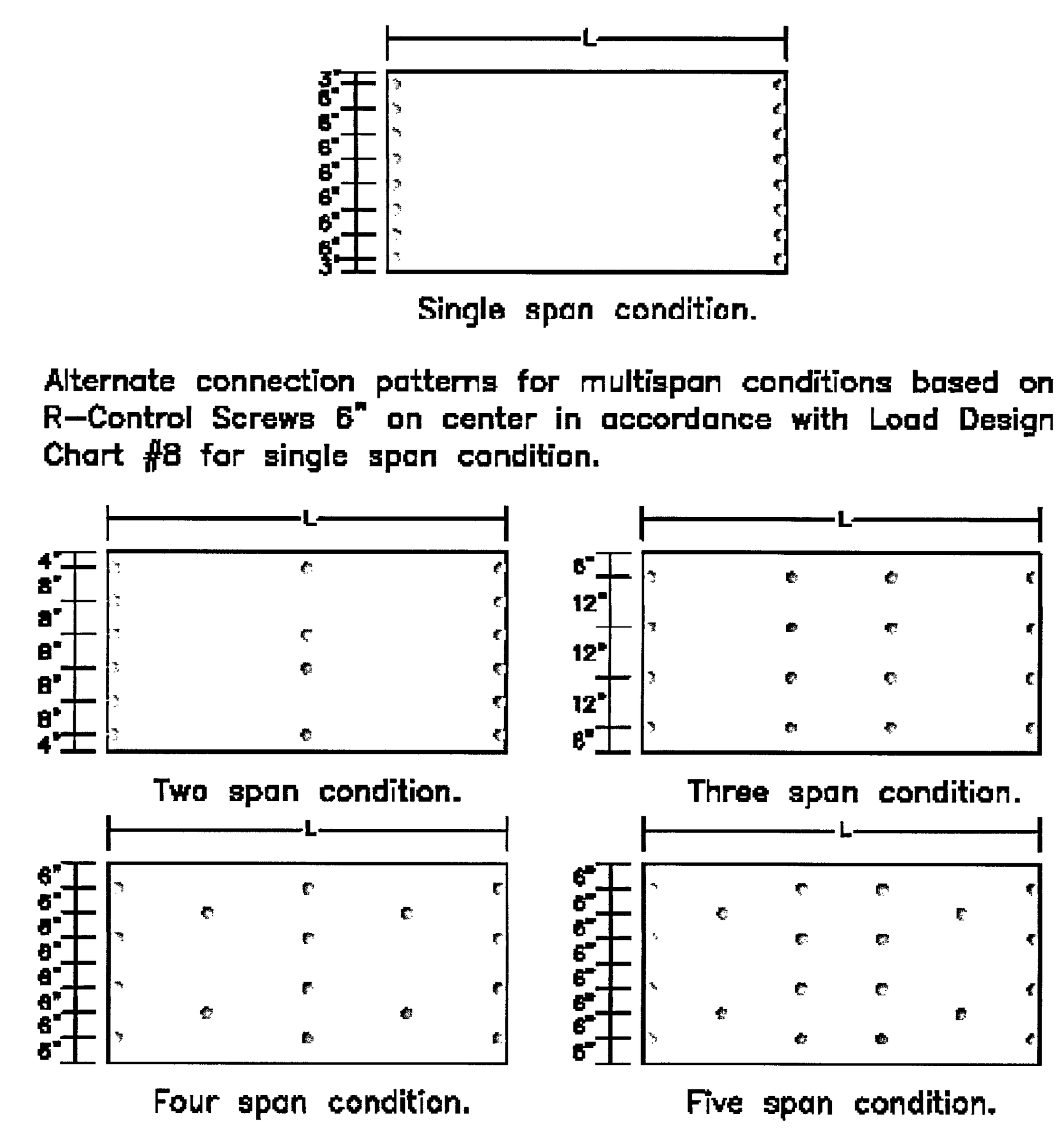


SIP PANEL SQUARE CORNER DETAILS



Connection pattern for R–Control Screws 6" on center in accordance with Load Design Chart #8 for single span condition.

Alternate connection patterns for multispan conditions based on R–Control Screws 6" on center in accordance with Load Design Chart #8 for single span condition.



Notes:
1. Fastening patterns for uplift only. See Load Design Chart #8 for complete information.
2. For diaphragm connection requirements, see to Load Design Chart #7.

PLAN
Scale: NTS

Updated 6-18-13

R–Control© SIP

TITLE: SIP Roof Fastening Pattern – 6" o.c. | NO. SIP–135b

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SiP ASSEMBLY PLAN VIEW & SECTION KEY

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

SIP KEY

ELECTRIC CHASE	2X PLATES	STRUCTURAL LUMBER	STRUCTURAL STEEL	FACTORY CUT FEATURE	FIELD CUT FEATURE
MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.	MODEL PLAN/SECT. ELEV.

ADJACENT WALL PANEL	SHEAR WALL	BEARING WALL
ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL

1 7/8" ADJACENT WALL PANEL | 1 7/8" SHEAR WALL | 1 7/8" BEARING WALL | 1 7/8" DATUM | 1 7/8" ACQ SILL PLATE | (1 7/8") VERIFY

F.F.E. | 1 7/8" FFEATURE LOCATION | (1 7/8") VERIFY

Wall Panel Numbering:
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1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

ROOF BEAMS TO BE
SIZED BY LICENSED ENGINEER
(2) 2X12 SHOWN

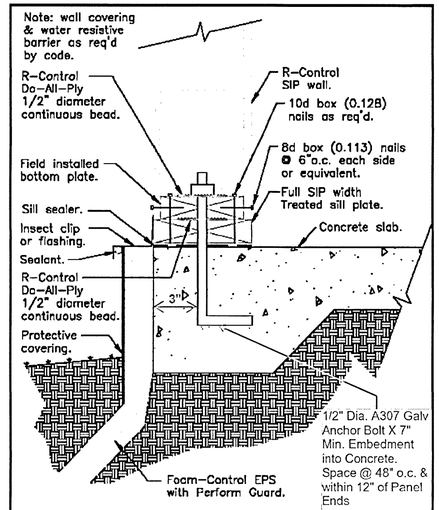
(2) 2X12 RIDGE BEAM SHOWN TO BE SIZED BY ENGINEER

(2) 2X12 MID SPAN BEAM SHOWN TO BE SIZED BY ENGINEER TYP.

37'-8" RIDGE/BEAM ℄
18'-10"
1'-0"
BEAM ℄
9'- 1/8"
8'-9 7/8"
11 1/4" (2) 2X12 RIDGE BEAM
21'-1 13/16" ROOF PLANE
12
7
A1 A2 A3 A4 A5 A6 A7 A8
18'-9 7/8" T.O. WALL
17'-8 11/16" B.O.B.
15'-8 11/16"
5 1/2"
18'-9 7/8" 2nd FFE
8'-4"
11'-5 3/16"
34'-11"
5'-2"
17'-10"
17'-6 1/2" HALL/STAIRWAY
2'-4"
2'- 1/2" CLOSET
10'-4"
9'-8" BED #2
3 1/2" STUD WALL
8'-1 1/8" CEILING
3'-11 1/2"
15 T @ 10" EA = 12'-6"
11'-4 1/2" STAIRWAY
FLOOR/WALL BEAM TO BE SIZED BY LICENSED ENGINEER
10'-5 7/8" 2nd FFE
9'-1 1/8" T.O. WALL
4
1'-4 3/4"
15'-9 7/8"
10'-5 7/8"
9'-1 1/8"
7 7/8" R
10" T
8'-0"
2'-4"
14'-8"
3'-8 1/2"
7'-6 1/2" BATH
2'- 1/2" CLOSET
14'-0" LIVING ROOM
16 R @ ~7 7/8" = 10'-5 7/8"
8'-10 5/8"
4'-4"
1/8" PER FT
2'
0'-0" 1st FFE
HD-3B
SIMPSON HOLDOWN HD-3B TYP. @ ALL CORNERS
4'-4"
37'-8"
6'-4"

SECTION A-A
270.00°

Note: wall covering & water resistive barrier as req'd by code.



SECTION
Scale: NTS

Updated 1-16-12

R-Control© SIP

TITLE:	NO.
Slab Foundation Framing	SIP-104

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SiP ASSEMBLY SECTION VIEWS LAYOUT

SCALE: 1/2" = 1'-0"

SIP KEY

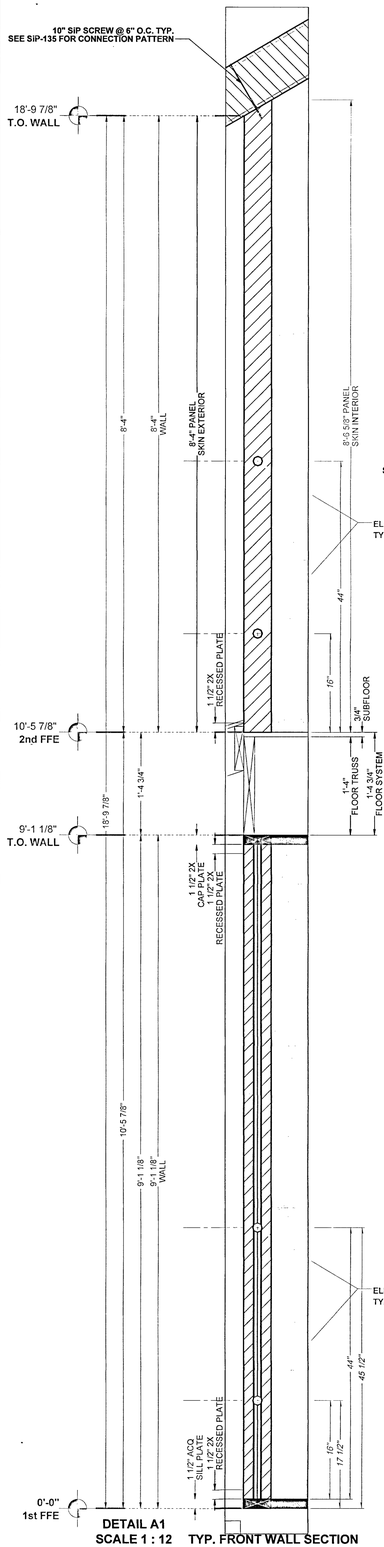
1 7/8" WALL | ELECTRIC CHASE: MODEL, PLAN/SECT., ELEV. | 2X PLATES: MODEL, PLAN/SECT., ELEV. | STRUCTURAL LUMBER: MODEL, PLAN/SECT., ELEV. | STRUCTURAL STEEL: MODEL, PLAN/SECT., ELEV. | BOX BEAM: MODEL, PLAN/SECT., ELEV. | FACTORY CUT FEATURE: MODEL, PLAN/SECT., ELEV. | FIELD CUT FEATURE: MODEL, PLAN/SECT., ELEV. | 1 7/8" ADJACENT WALL PANEL: ADJACENT WALL | 1 7/8" SHEAR WALL: SHEAR WALL | 1 7/8" BEARING WALL: LOAD BEARING WALL | 1 7/8" DATUM: F.F.E. | 1 7/8" ACO SILL PLATE: 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY | (1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL.#
( ) = WALL#

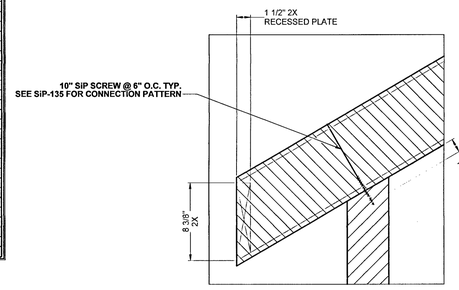
18'-9 7/8" T.O. WALL

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

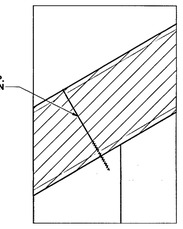
Drawing Scales	
Eng.	Arch.
1:1	12" = 1'-0"
1:2	6" = 1'-0"
1:3	4" = 1'-0"
1:4	3" = 1'-0"
1:6	2" = 1'-0"
1:8	1 1/2" = 1'-0"
1:12	1" = 1'-0"
1:16	3/4" = 1'-0"
1:24	1/2" = 1'-0"
1:32	3/8" = 1'-0"
1:38.4	5/16" = 1'-0"
1:48	1/4" = 1'-0"
1:=55	7/32" = 1'-0"
1:64	3/16" = 1'-0"
1:96	1/8" = 1'-0"
1:120	1/10" = 1'-0"
1:128	3/32" = 1'-0"
1:192	1/16" = 1'-0"
1:240	1/20" = 1'-0"
1:256	3/64" = 1'-0"
1:288	1/24" = 1'-0"
1:384	1/32" = 1'-0"
1:576	1/48" = 1'-0"
1:768	1/64" = 1'-0"
1:1536	1/128" = 1'-0"



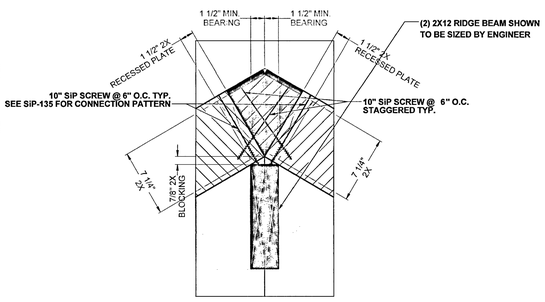
DETAIL A1
SCALE 1 : 12
TYP. FRONT WALL SECTION



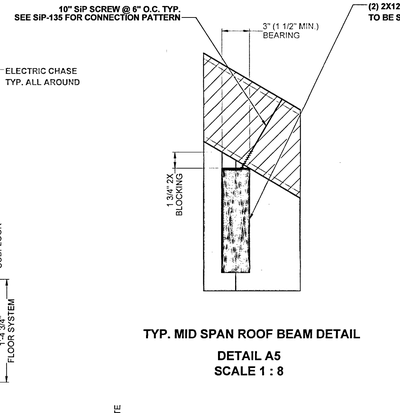
TYP. FRONT EAVE DETAIL
DETAIL A2
SCALE 1 : 8



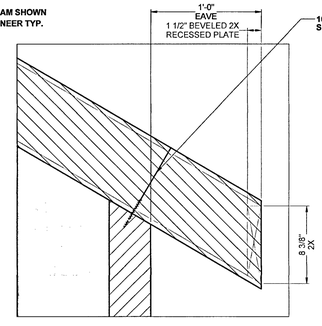
TYP. PANEL @ INTERIOR WALL DETAIL
DETAIL A3
SCALE 1 : 8



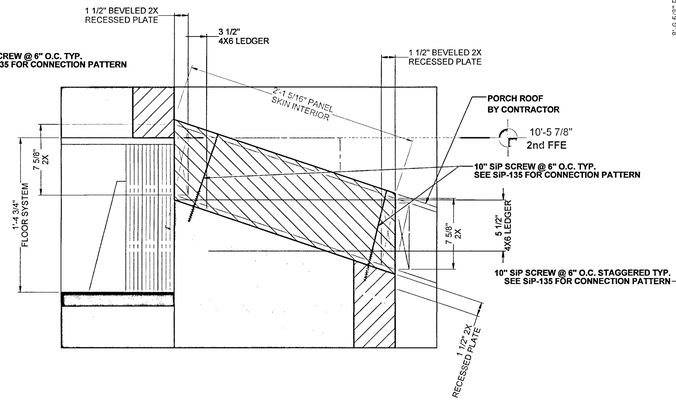
TYP. RIDGE DETAIL
DETAIL A4
SCALE 1 : 8



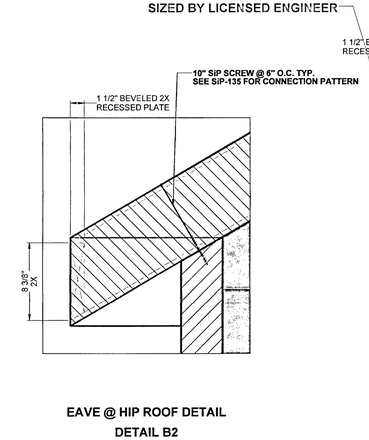
TYP. MID SPAN ROOF BEAM DETAIL
DETAIL A5
SCALE 1 : 8



TYP. REAR EAVE DETAIL
DETAIL A6
SCALE 1 : 8

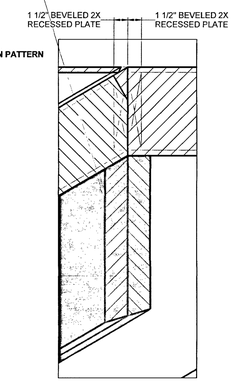


TYP. DETAIL @ 2nd FLOOR SETBACK
DETAIL A7
SCALE 1 : 8

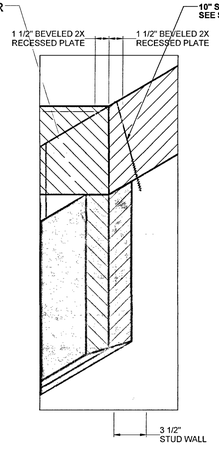


GARAGE HEADER DETAIL
DETAIL B1
SCALE 1 : 8

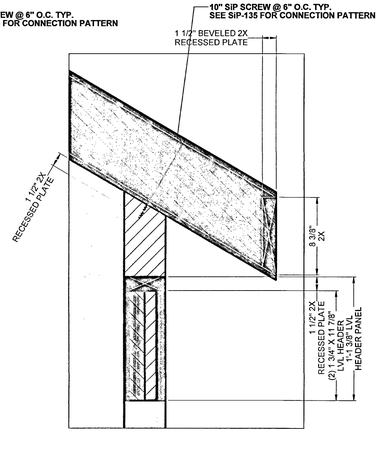
EAVE @ HIP ROOF DETAIL
DETAIL B2
SCALE 1 : 8



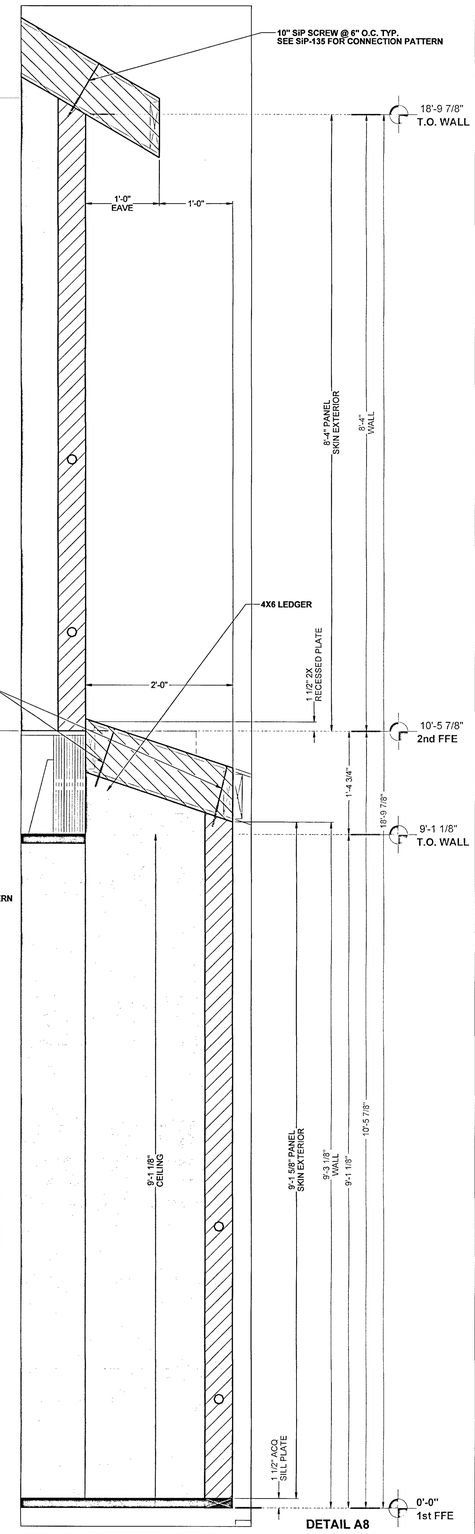
TYP. HIP BEAM DETAIL
SEE NORMAL SECTION THRU BEAM
DETAIL B3
SCALE 1 : 8



TYP. VALLEY BEAM DETAIL
SEE NORMAL SECTION THRU BEAM
DETAIL B4
SCALE 1 : 8



TYP. 2nd FLOOR HEADER DETAIL
DETAIL B5
SCALE 1 : 8



TYP. REAR WALL SECTION
DETAIL A8
SCALE 1 : 12

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\; File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:24, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

SiP ASSEMBLY SECTION VIEWS LAYOUT
SCALE: 1/24" = 1'-0"

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Cell: 501-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49451
REGISTERED
PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
7 OF **27**

SIP KEY

1 7/8" WALL	ELECTRIC CHASE (MODEL / PLAN/SECT. / ELEV.)	2X PLATES (MODEL / PLAN/SECT. / ELEV.)	STRUCTURAL LUMBER (MODEL / PLAN/SECT. / ELEV.)	STRUCTURAL STEEL (MODEL / PLAN/SECT. / ELEV.)	EPS FOAM ELEV.	FACTORY CUT FEATURE (MODEL / PLAN/SECT. / ELEV.)	FIELD CUT FEATURE (MODEL / PLAN/SECT. / ELEV.)	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACQ SILL PLATE	(1 7/8") VERIFY
								ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

HIP & VALLEY BEAMS TO BE SIZED BY LICENSED ENGINEER

RIDGE & MID SPAN BEAMS TO BE SIZED BY LICENSED ENGINEER

FLOOR/WALL BEAM TO BE SIZED BY LICENSED ENGINEER

EYEBROW ROOF TO BE OVERBUILT BY CONTRACTOR

HOLD-DOWN ANCHORAGE OR SIMILAR BETWEEN LOWER/UPPER LEVELS @ ALL CORNERS

(2) 2X12 MID SPAN BEAM SHOWN TO BE SIZED BY ENGINEER TYP.

39'-8" RIDGE/BEAM ℄

20'-10" BEAM ℄

18'-10" BEAM ℄

11'-1/8" | 8'-9 7/8" | 8'-9 7/8" | 9'-1/8"

HIP ℄ | VALLEY ℄

VARIES | VARIES | VARIES | VARIES

1'-0" EAVE | 6'-0" | 1'-0" EAVE

VARIES ROOF PLANE | VARIES ROOF PLANE | 21'-4 13/16" ROOF PLAN

B1 | B2 | B3 | B4 | B5

20'-8 13/16" T.O. WALL | 10'-5 7/8" 2nd FFE | 9'-1 1/8" T.O. WALL | 0'-0" 1st FFE

10'-3" WALL | 6'-8" HEAD HEIGHT | 1'-4 3/4" FLOOR SYSTEM | 20'-8 7/8" | 10'-5 7/8" | 9'-1 1/8" | 7'-1 5/16" HEAD HEIGHT

3'-7" | 2'-2 5/8" PANEL SKIN EXTERIOR | 1'-1 3/8" INSULATED LVL HEADER PANEL | 1 1/2" 2X CAP PLATE | 1'-11 9/16" | 2" 1 3/4" X 11 7/8" X LVL HEADER PANEL | 2 1/2" BLOCKOUT @ 1/8" PER 12" SLOPE

10'-0" CEILING | 8'-1 1/8" CEILING | 9'-1 1/8" CEILING

8'-1 3/8" 2X STUD WALL BEHIND HIP PANEL

15'-9 3/8" | 15'-8 11/16" | 17'-8 11/16" B.O.B.

13'-11 1/2" MASTER BEDROOM | 5'- 1/2" MASTER BATH | 5'- 1/2" BATH | 6'-8" HEAD HEIGHT | 2'- 1/2" CLOSET | 9'-8" BEDROOM

3 1/2" 2X STUD WALL | 3 1/2" 2X STUD WALL | 3 1/2" 2X STUD WALL | 3 1/2" 2X STUD WALL

7'-1" | 11'-4 1/2" | 19'-11 1/2" GARAGE | 9'- 1/2" KITCHEN | 20'-5 1/2" | 9'-4" DINING

3 1/2" 2X STUD WALL | 3 1/2" 2X KNEE WALL

6'-10" HEAD HEIGHT

HD-3B | HD-3B

4" SLAB | 4" BRICK LEDGE | 20'-4" GARAGE SLAB | 37'-8" | 39'-8"

2'-0" BUMP OUT

6 5/8" PANEL SKIN EXTERIOR | 1'-1 3/8" INSULATED LVL HEADER PANEL | 6'-8" HEAD HEIGHT | 8'-4" PANEL SKIN EXTERIOR | 8'-4" WALL | 1'-8" | 3'-4" | 3'-6 3/16" PANEL SKIN EXTERIOR | 1'-4" EAVE | 1'-1 3/8" INSULATED LVL HEADER PANEL | 5 1/4" PANEL SKIN EXTERIOR | 1'-4 3/4" FLOOR SYSTEM | 2'-5 1/8" | 6'-10" HEAD HEIGHT | 9'-3 1/8" PANEL SKIN EXTERIOR | 9'-1 1/8" WALL | 10'-5 7/8" | 1'-1 1/4" | 1 1/2" ACQ SILL PLATE

VERIFY GARAGE FLOOR SLOPE
AND BLOCKOUT @ GARAGE DOOR
SLOPE AS SHOWN IS 1/8:12 = 2 1/2" BLOCKOUT

10'-5 7/8" 2nd FFE

0'-0" 1st FFE

2X with holes to countersink nuts from bolts of hold down anchor.

Tension/compression post in end of shear wall as required by design.

R-Control SIP.

Edge of cut away OSB facing.

2X blocking for OSB attachment.

Bolts as req'd to attach post to hold down anchor.

Bottom plate.

12d box (0.128) nails See SIP-101c

Floor joist.

HD anchor as required by engineer.

Threaded rod with nuts to attach to HD type anchor.

Joist hanger with nailable top flange.

Top plate.

R-Control SIP.

R-Control SIP.

Edge of cut away OSB facing.

Note: Cut panel facings to place HD type anchor, post and 2X plate. Use expanding foam to fill in area around hold down anchor. Replace OSB facing and nail to 2X blocking.

SECTION
Scale: NTS

Updated 3-26-12

R-Control® SIP

TITLE:	NO.
Post to Post through Floor	SIP-137

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SiP Resources, LLC
625 HWY 5N
Mountain Home, AR 62753
Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49151
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS

Project #190605-1060

Project #190605-1060
8 OF **27**

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-RockportCAD\; File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:24, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

SECTION B-B
270.00°

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

SiP ASSEMBLY SECTION VIEWS LAYOUT

SCALE: 1/2" = 1'-0"

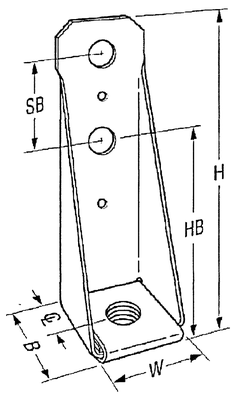
SIP KEY

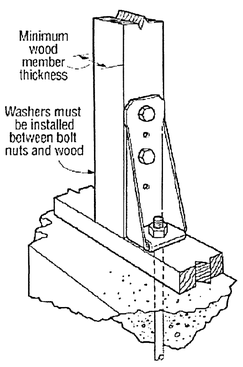
1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" 2X PLATES (MODEL, PLAN/SECT., ELEV.) | 1 7/8" STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | 1 7/8" STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | 1 7/8" FFE FOAM (MODEL, PLAN/SECT., ELEV.) | 1 7/8" FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL (ADJACENT WALL) | 1 7/8" SHEAR WALL (SHEAR WALL) | 1 7/8" BEARING WALL (LOAD BEARING WALL) | 1 7/8" DATUM (F.F.E.) | 1 7/8" ACQ SILL PLATE (1 7/8" FEATURE LOCATION) | (1 7/8" VERIFY)

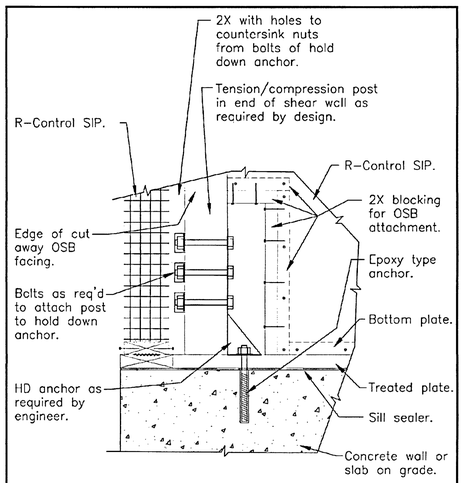
Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

Model No.	Material: Base (in)	Material: Body Ga	Dimensions (in.): HB	SB	W	H	B	℄	SO	Fasteners: Anchor Dia.	Fasteners: Stud Bolts	Minimum Wood Member Thickness	Allowable Tension Loads (160): DF/SP	Allowable Tension Loads (160): SPF/HF	Deflection at Highest Allowable Load
HD3B	—	12	4½	2½	2½	6¼	2¼	1¼	½	⅝	2 - ½	1½	1895	1610	0.156
												2½	2525	2145	0.169
												3	3130	3050	0.120
												3½	3130	3050	0.120
HD5B	⅜	10	5¼	3	2½	9¼	2½	1½	2	⅝	2 - ½	2½	3750	3190	0.129
												3	4505	3785	0.156
												3½	4935	4195	0.150
HD7B	¾	10	5¼	3	2½	12¼	2½	1½	2	¾	3 - ¾	3	6645	5650	0.142
												3½	7310	6215	0.154
												4½	7345	6245	0.155
HD9B	¾	7	6¼	3½	2½	14	2½	1½	2½	¾	3 - ⅞	3½	7740	6580	0.159
												4½	9920	8435	0.178
												5½	9920	8430	0.178
												7¼	10035	8530	0.179
HD12	¾	S	7	4	3½	20½	4½	2½	3½	1	4 - 1	3½	11350	9215	0.171
												4½	12665	10765	0.171
												5¼x5¼	14220	12085	0.162
										1¼	4 - 1	3½	11775	9215	0.171
												4½	13335	11055	0.177
												7¼	15435	13120	0.194
												5¼x5¼	15510	12650	0.162
HD19	¾	3	7	4	3½	24½	4½	2½	3½	1½	5 - 1	7¼	16735	14225	0.191
												5¼x5¼	16775	12690	0.200
										1¼	5 - 1	7¼	19360	15270	0.180
												5¼x5½	19070	16210	0.137



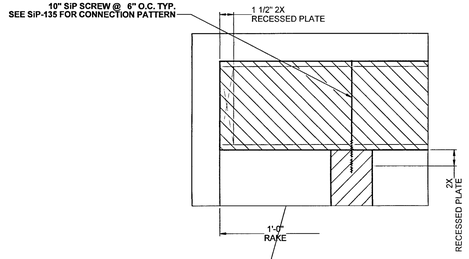




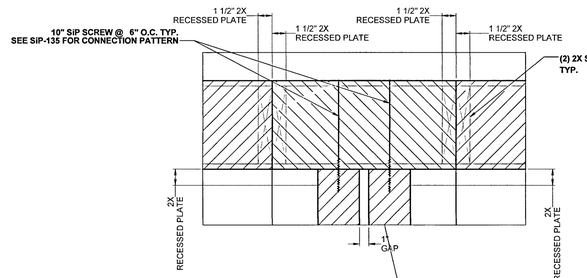
Note: Cut panel facings to place HD type anchor, post and 2X plate. Use expanding foam to fill in area around hold down anchor. Insulate cavity with low expanding foam. Replace OSB facing and nail to 2X blocking.

SECTION
Scale: NTS
Updated 1-16-12

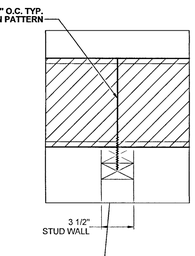
R-Control® SIP
TITLE: Post to Concrete Anchorage
NO. SIP-135a



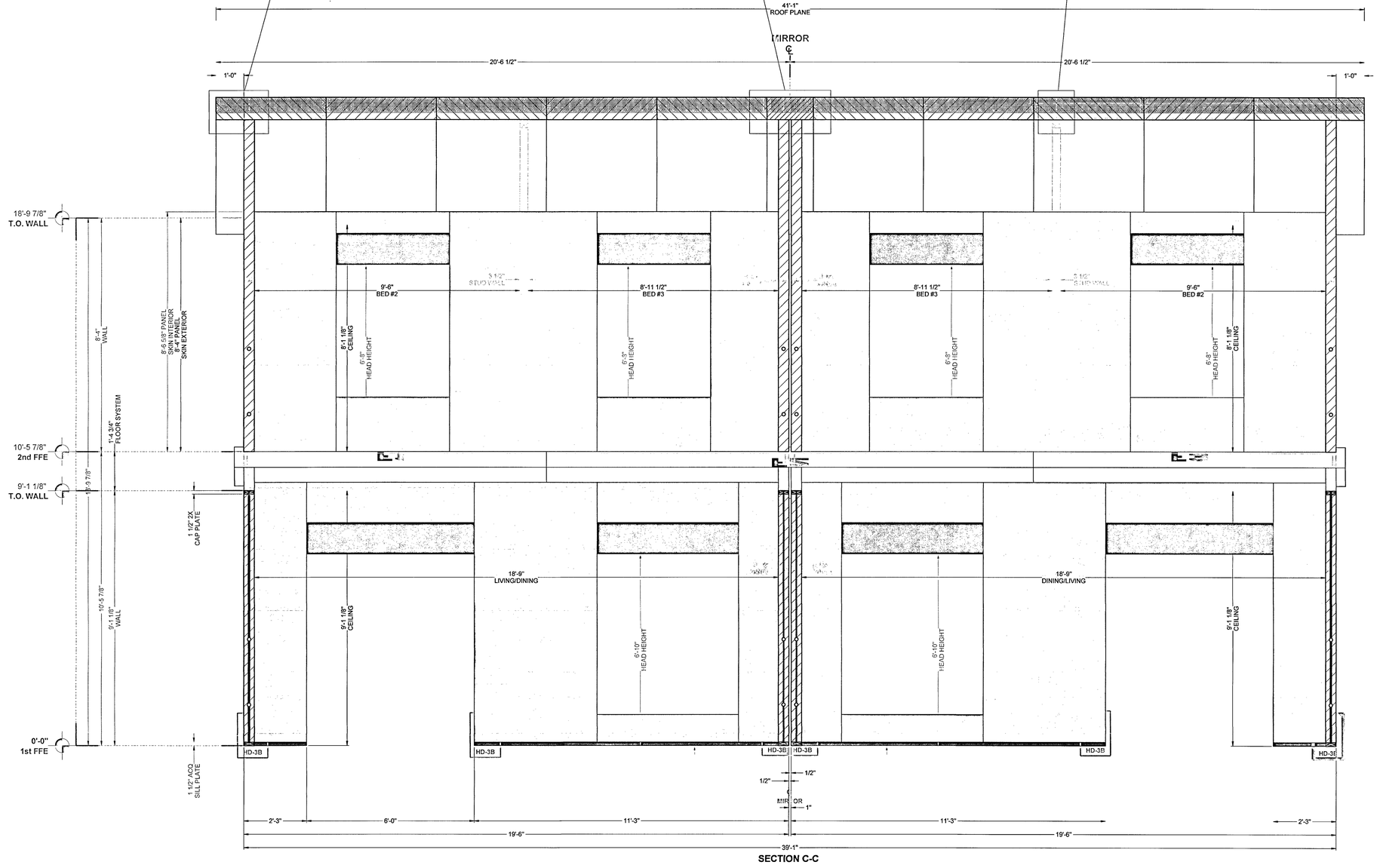
DETAIL C1
SCALE 1 : 8
TYP. RAKE DETAIL



DETAIL C2
SCALE 1 : 8
PANEL @ ADJACENT SiP WALLS DETAIL & TYP. ROOF PANEL JOINT



DETAIL C3
SCALE 1 : 8
TYP. PANEL @ INTERIOR STUD WALL DETAIL



SECTION C-C

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STATE OF TEXAS
PAUL D. FLEMING
49454
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
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Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Web: WWW.THERMAFOAMARK.COM
email: BWalsh@ThermaFoamARK.com

Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
9 OF **27**

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden Duplex-Rockport\CAD\ File Name: 210903-1454 NACDI DuPlex Rockport TX SiP Details 09-09-21

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:24, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x. Unless Noted Otherwise.

SiP ASSEMBLY SECTION VIEWS LAYOUT
SCALE: 1/2" = 1'-0"

SIP KEY

1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | ADJACENT WALL PANEL | SHEAR WALL | BEARING WALL | DATUM | SILL PLATE | VERIFY

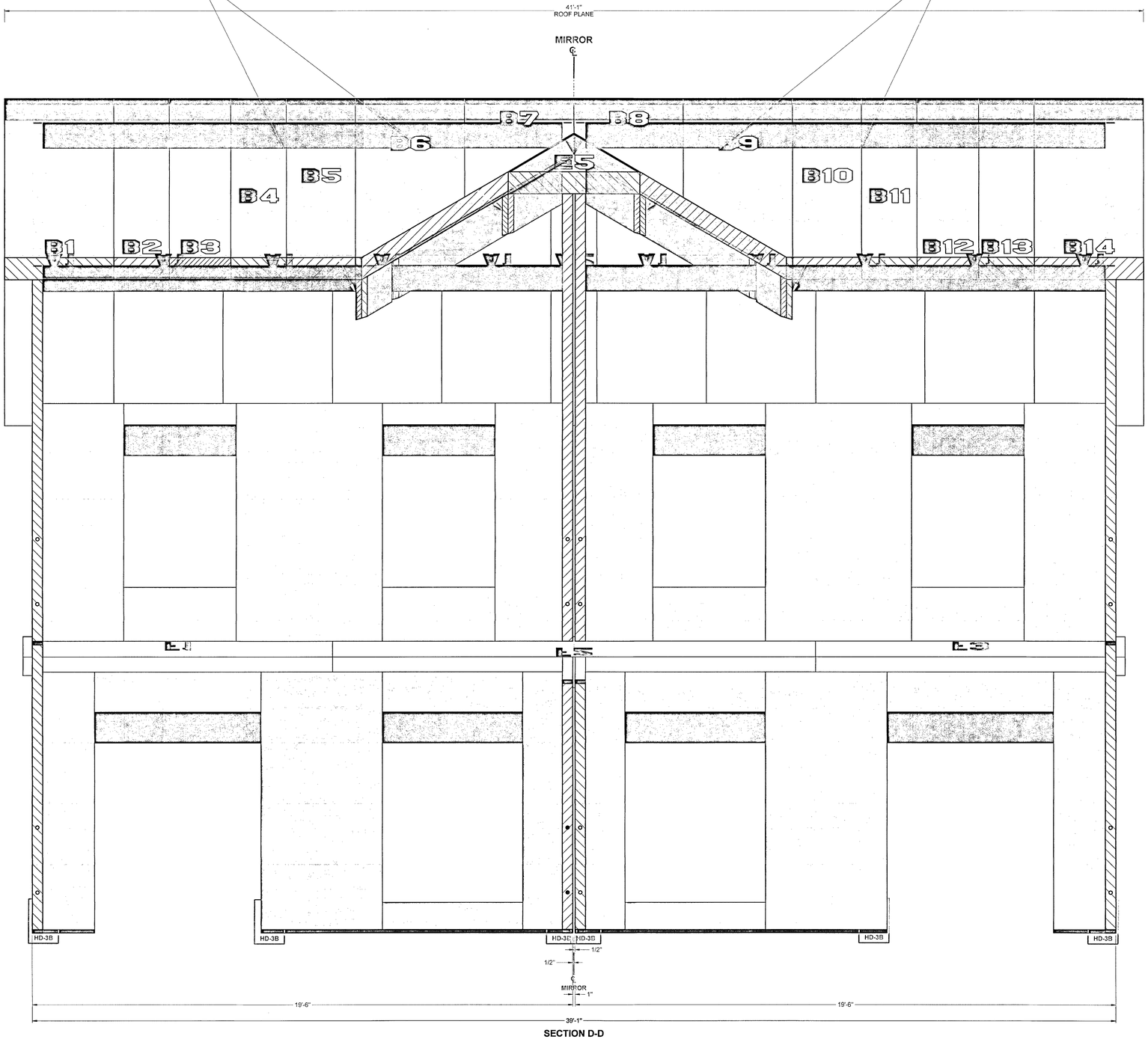
ADJACENT WALL | SHEAR WALL | LOAD BEARING WALL | F.F.E. | FEATURE LOCATION

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

HIP & VALLEY BEAMS TO BE SIZED BY LICENSED ENGINEER

HIP & VALLEY BEAMS TO BE SIZED BY LICENSED ENGINEER



SECTION D-D

WWW.THERMAFOAMARK.COM

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STRUCTURAL INSULATED PANEL RESOURCES

SiP Resources, LLC
625 HWY 5N
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Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49345
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

WWW.THERMAFOAMARK.COM
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Noah's Arc Community Development Inc.
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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
10 OF **27**

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OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
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Unless Noted Otherwise.

SiP ASSEMBLY SECTION VIEWS LAYOUT

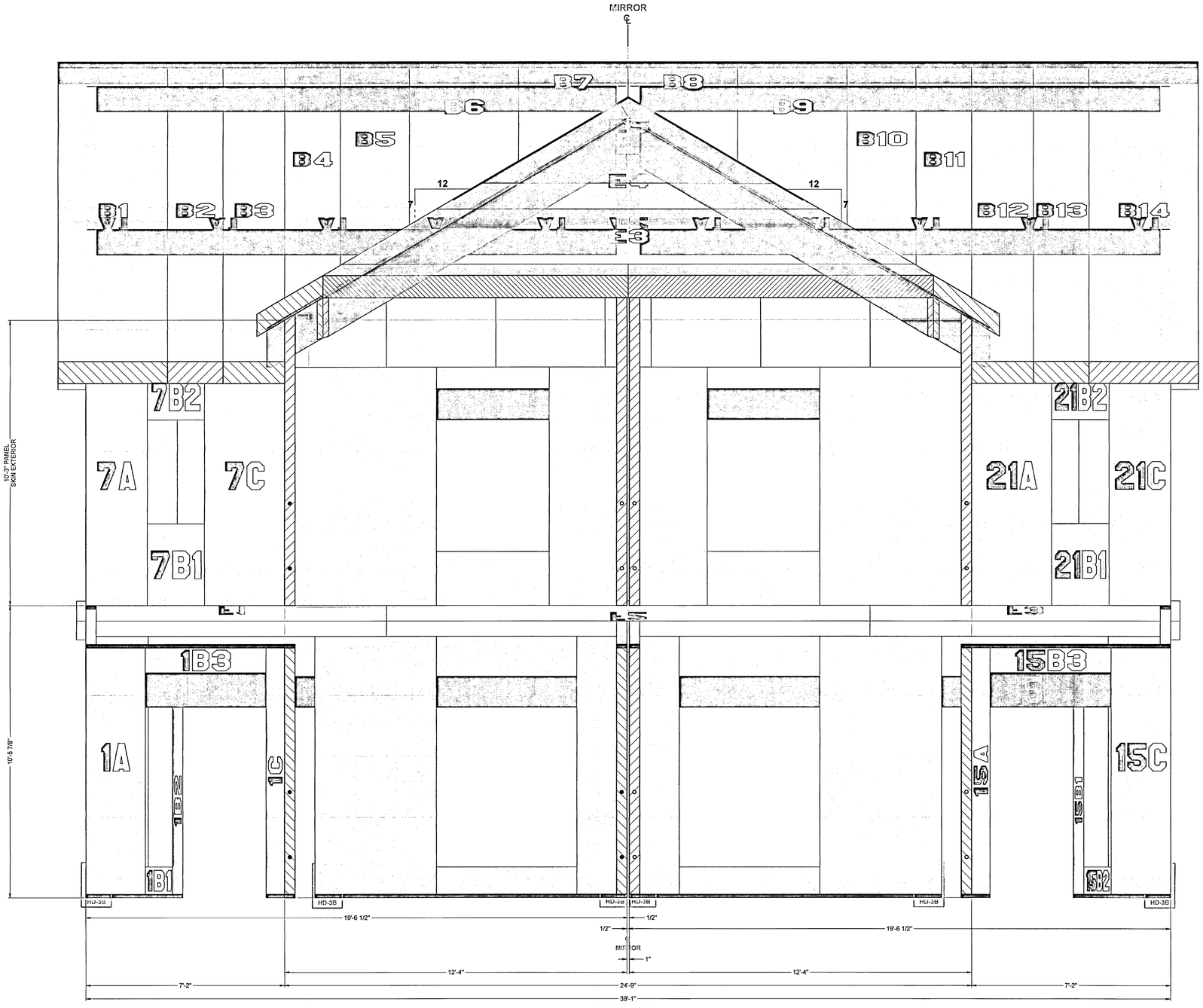
SCALE: 1/2" = 1'-0"

SIP KEY

1 7/8" WALL	ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.)	2X PLATES (MODEL, PLAN/SECT., ELEV.)	STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.)	STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.)	EPS FOAM (ELEV.)	FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.)	FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.)	1 7/8" ADJACENT WALL PANEL (ADJACENT WALL)	1 7/8" SHEAR WALL (SHEAR WALL)	1 7/8" BEARING WALL (LOAD BEARING WALL)	1 7/8" DATUM (F.F.E.)	1 7/8" ACQ SILL PLATE (1 7/8" FEATURE LOCATION)	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



SECTION E-E

WWW.THERMAFOAMARK.COM

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203 S. Redmond Road
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STATE OF TEXAS
PAUL D. FLEMING
49464
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

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Project No:
190605-1060

Project Name:
NACDI DUPLEX

Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
11 OF **27**

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SiP ASSEMBLY SECTION VIEWS LAYOUT

SCALE: 1/2" = 1'-0"

SIP KEY

1 7/8" WALL | ELECTRIC CHASE: MODEL, PLAN SECT., ELEV. | 2X PLATES: MODEL, PLAN SECT., ELEV. | STRUCTURAL LUMBER: MODEL, PLAN SECT., ELEV. | STRUCTURAL STEEL: MODEL, PLAN SECT., ELEV. | 1 7/8" EPS FOAM ELEV. | FACTORY CUT FEATURE: MODEL, PLAN SECT., ELEV. | FIELD CUT FEATURE: MODEL, PLAN SECT., ELEV. | 1 7/8" ADJACENT WALL PANEL: ADJACENT WALL | 1 7/8" SHEAR WALL | 1 7/8" BEARING WALL: LOAD BEARING WALL | F.F.E. | 1 7/8" DATUM | 1 7/8" ACQ SILL PLATE | 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY

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1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
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Header Panel Numbering:
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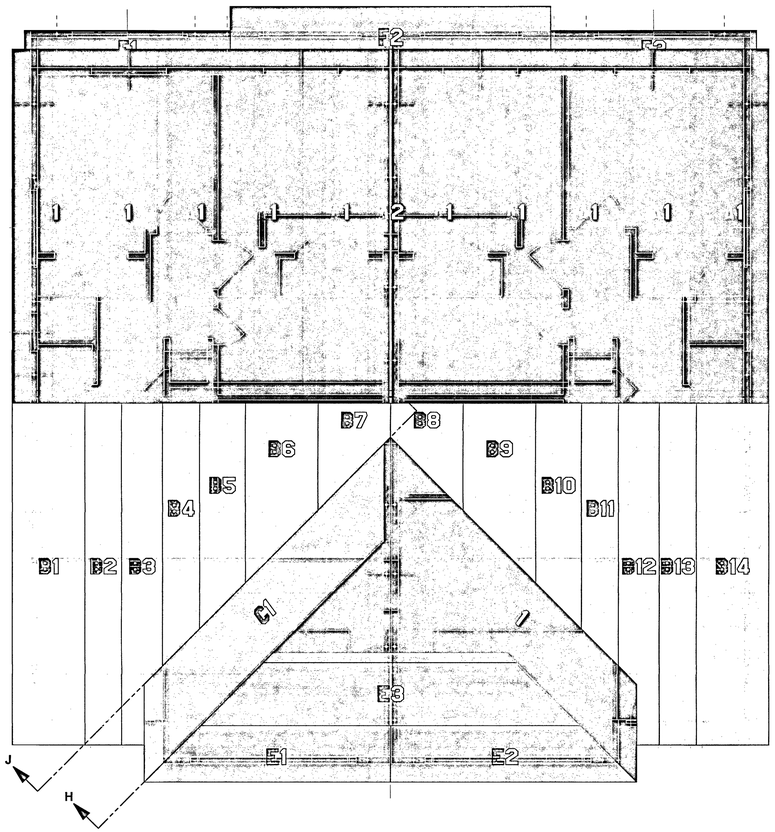
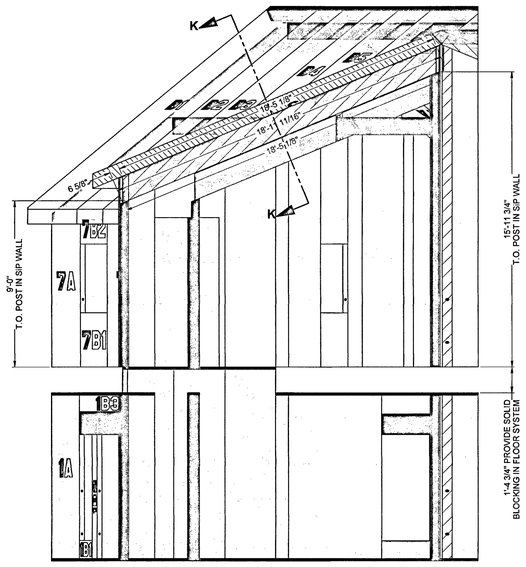
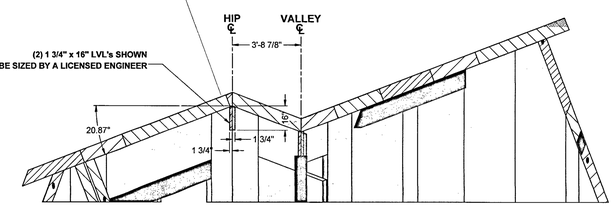


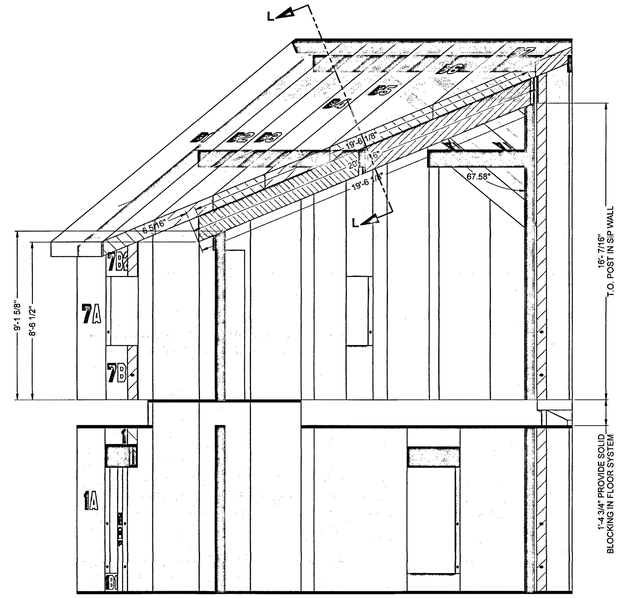


SECTION H-H
45.00°

HIP BEAM TO BE SIZED BY LICENSED ENGINEER

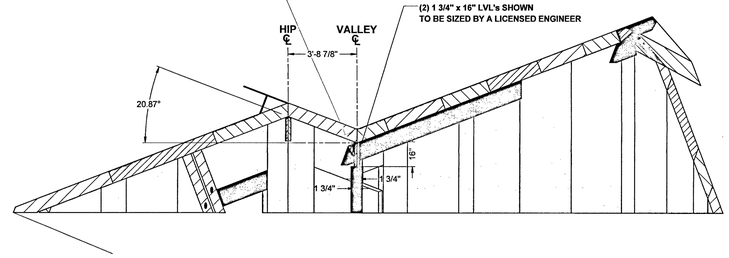


SECTION K-K
22.42°



SECTION J-J
45.00°

VALLEY BEAM TO BE SIZED BY LICENSED ENGINEER



SECTION L-L
22.42°

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STATE OF TEXAS
PAUL D. FLEMING
49451
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
12 OF **27**

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SiP ASSEMBLY SECTION VIEWS LAYOUT

SCALE: 1/24" = 1'-0"

SIP KEY

1 7/8" WALL

ELECTRIC CHASE		
MODEL	PLAN/SECT.	ELEV.

2X PLATES		
MODEL	PLAN/SECT.	ELEV.

STRUCTURAL LUMBER		
MODEL	PLAN/SECT.	ELEV.

STRUCTURAL STEEL		
MODEL	PLAN/SECT.	ELEV.

FACTORY CUT FEATURE		
MODEL	PLAN/SECT.	ELEV.

FIELD CUT FEATURE		
MODEL	PLAN/SECT.	ELEV.

1 7/8" ADJACENT WALL PANEL — ADJACENT WALL

1 7/8" SHEAR WALL — SHEAR WALL

1 7/8" BEARING WALL — LOAD BEARING WALL

1 7/8" DATUM — F.F.E.

1 7/8" ADD SILL PLATE — 1 7/8" FEATURE LOCATION

(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
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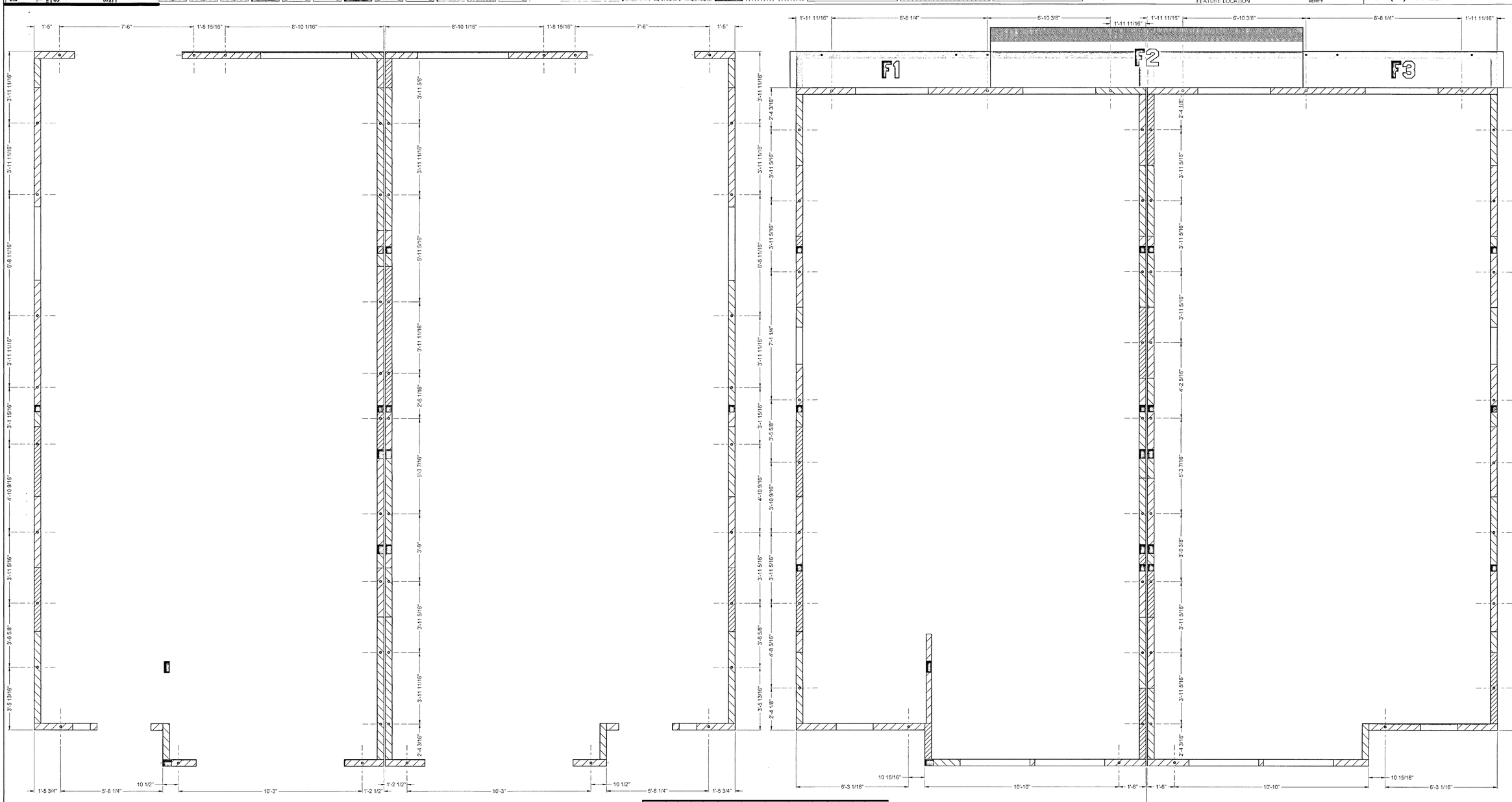
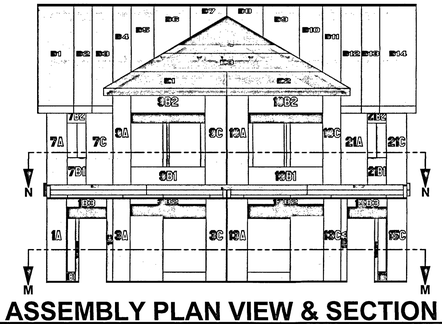


SECTION M-M

SECTION N-N



SiP ASSEMBLY PLAN VIEW & SECTION KEY

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

ELECTRIC CHASE PLAN VIEW LAYOUT

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

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SiP RESOURCES

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email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49363
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

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13 OF 27

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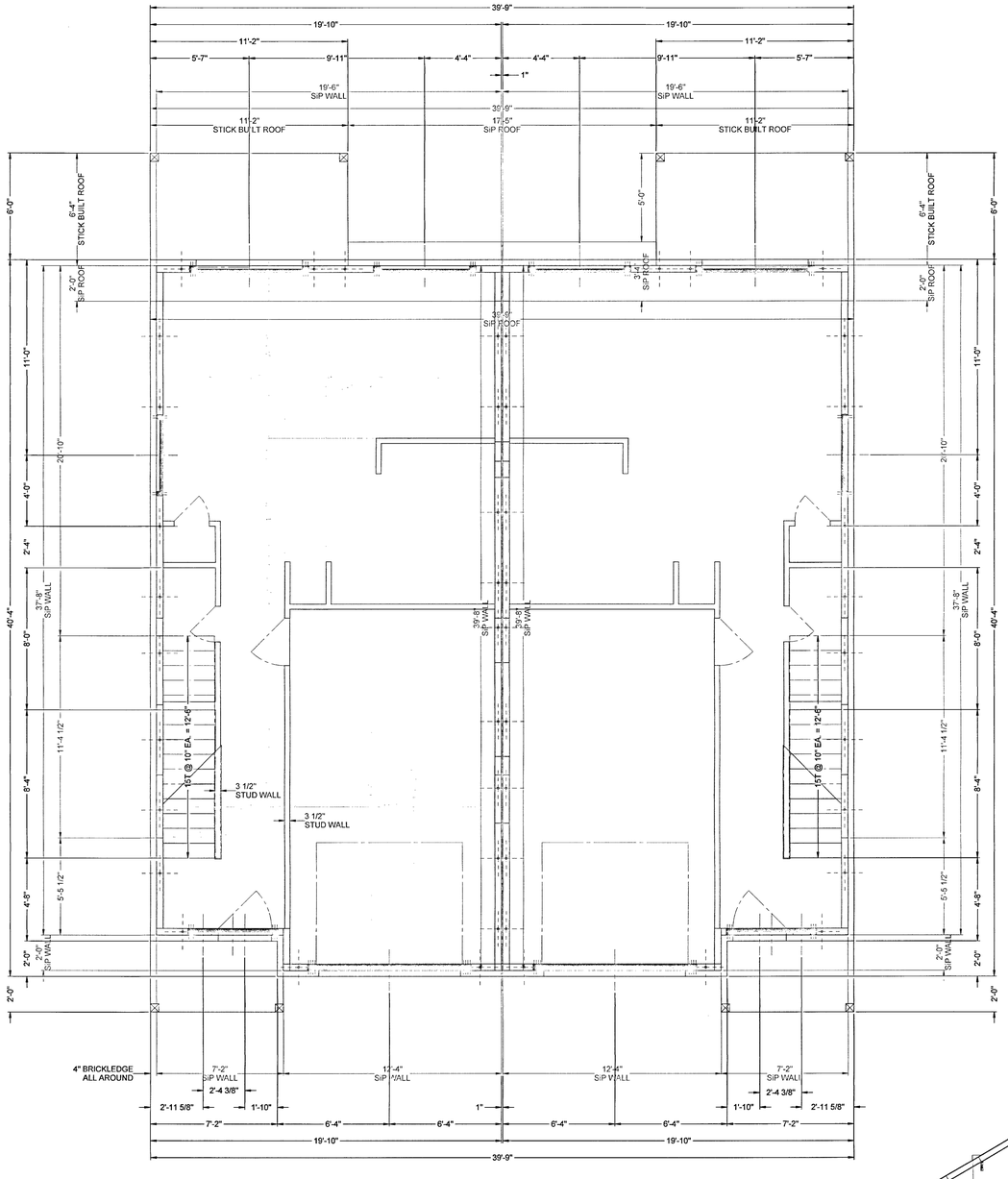
SIP KEY

1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | EPS FOAM (MODEL, PLAN/SECT., ELEV.) | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL (ADJACENT WALL) | 1 7/8" SHEAR WALL (SHEAR WALL) | 1 7/8" BEARING WALL (LOAD BEARING WALL) | 1 7/8" DATUM | 1 7/8" ACQ SILL PLATE | (1 7/8") VERIFY | F.F.E. | 1 7/8" FFATURE LOCATION | (1 7/8") VERIFY

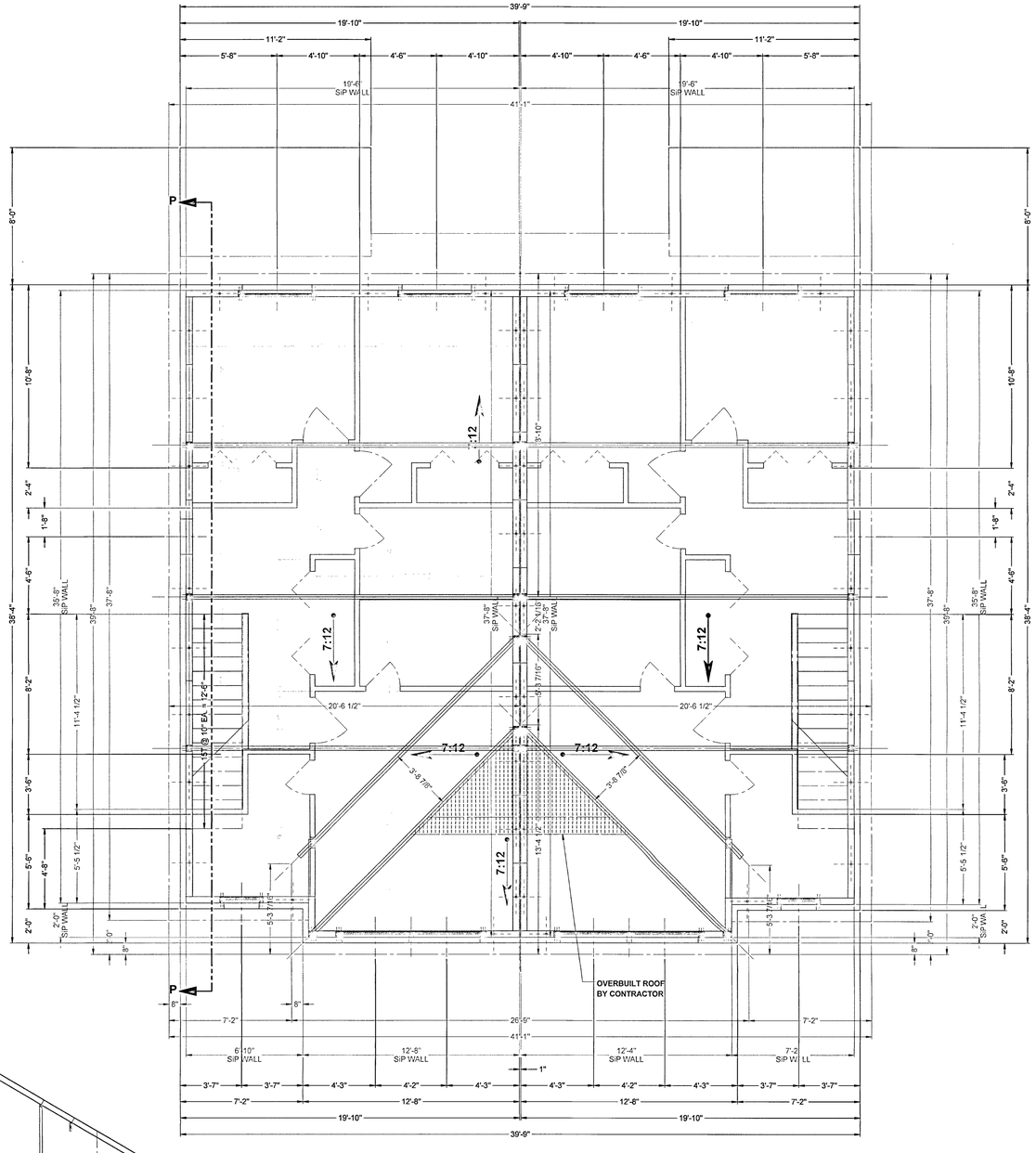
Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



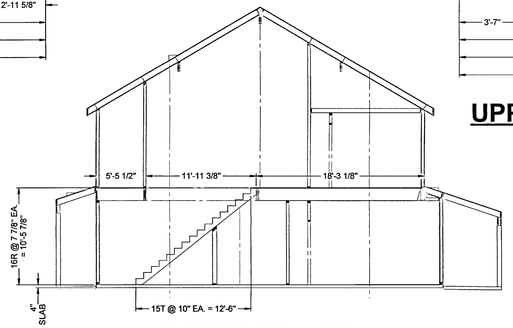
MAIN FLOOR PLAN VIEW REFERENCE LAYOUT

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



UPPER FLOOR & ROOF PLAN VIEW REFERENCE LAYOUT

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



STAIR SECTION DETAIL - VERIFY
SECTION P-P
90.00°
SCALE 1 : 96

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STATE OF TEXAS
PAUL D. FLEMING
49151
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

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Unless Noted Otherwise.

MAIN & UPPER FLOOR PLAN VIEW REFERENCE LAYOUT

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

SIP KEY

1 7/8" WALL	ELECTRIC CHASE: MODEL, PLAN/SECT., ELEV.	2X PLATES: MODEL, PLAN/SECT., ELEV.	STRUCTURAL LUMBER: MODEL, PLAN/SECT., ELEV.	STRUCTURAL STEEL: MODEL, PLAN/SECT., ELEV.	SPF FOAM: PLAN/SECT., ELEV.

FACTORY CUT FEATURE: MODEL, PLAN/SECT., ELEV.	FIELD CUT FEATURE: MODEL, PLAN/SECT., ELEV.	1 7/8" ADJACENT WALL PANEL: ADJACENT WALL	1 7/8" SHEAR WALL: SHEAR WALL	1 7/8" BEARING WALL: LOAD BEARING WALL	1 7/8" DATUM: F.F.E.	1 7/8" AGQ SILL PLATE: 1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL.#
1 ( ) = WALL#

Roof Panel Numbering:
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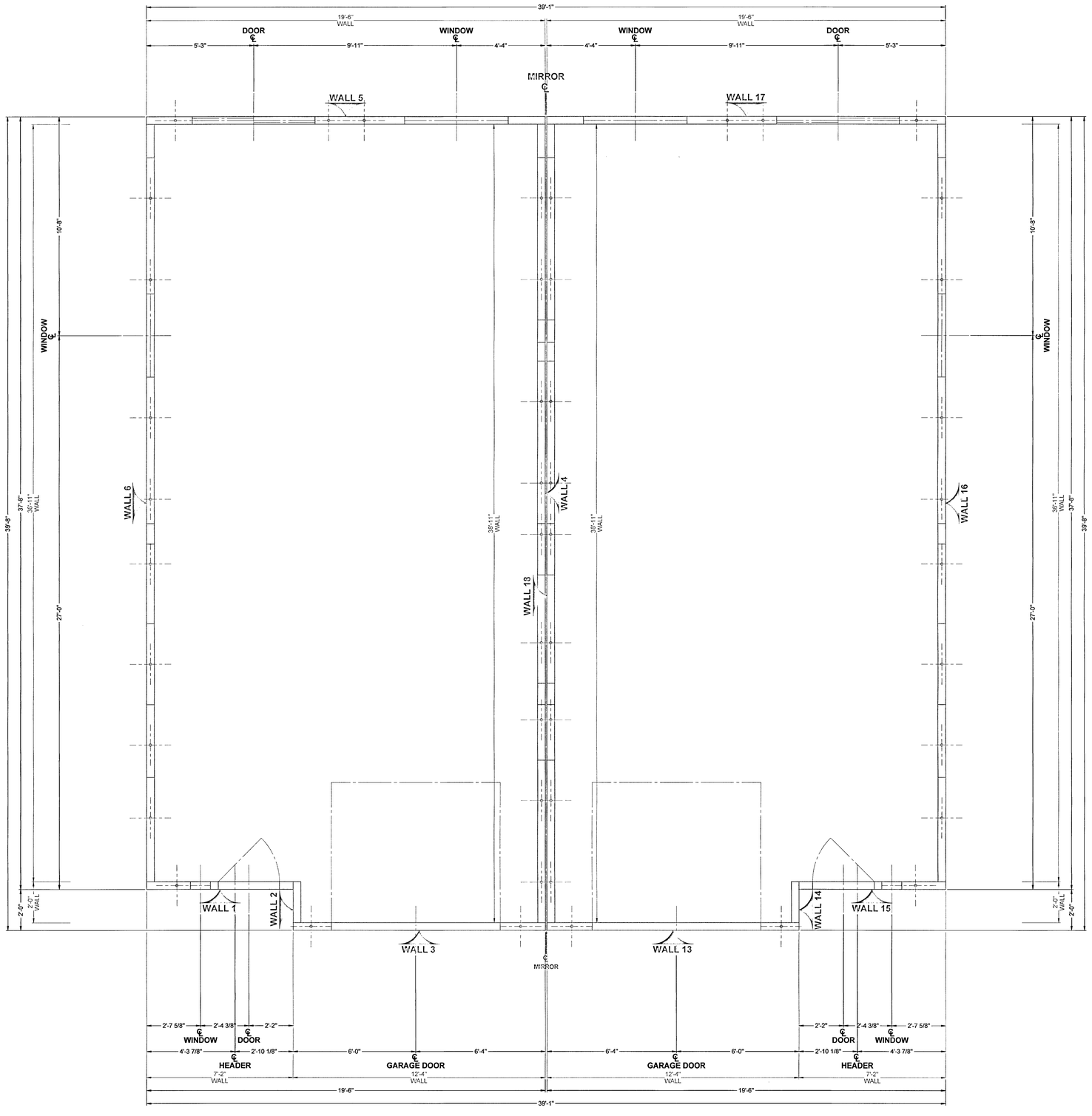
SIP PANEL SQUARE CORNER DETAILS

Direction: 0°-90° Condition: BEYOND	Direction: 0°-270° Condition: INFRONT	Direction: 0°-90° Condition: ADJ RECEDING	Direction: 0°-270° Condition: ADJ ADVANCING
Direction: 90°-180° Condition: BEYOND	Direction: 90°-0° Condition: INFRONT	Direction: 90°-180° Condition: ADJ RECEDING	Direction: 90°-0° Condition: ADJ ADVANCING
Direction: 180°-270° Condition: BEYOND	Direction: 180°-90° Condition: INFRONT	Direction: 180°-270° Condition: ADJ RECEDING	Direction: 180°-90° Condition: ADJ ADVANCING
Direction: 270°-0° Condition: BEYOND	Direction: 270°-180° Condition: INFRONT	Direction: 270°-0° Condition: ADJ RECEDING	Direction: 270°-180° Condition: ADJ ADVANCING

OSB
FOAM
DRYWALL
LUMBER
SCREW
NAIL
DO-ALL-PLY
DIRECTION OF VIEW



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Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

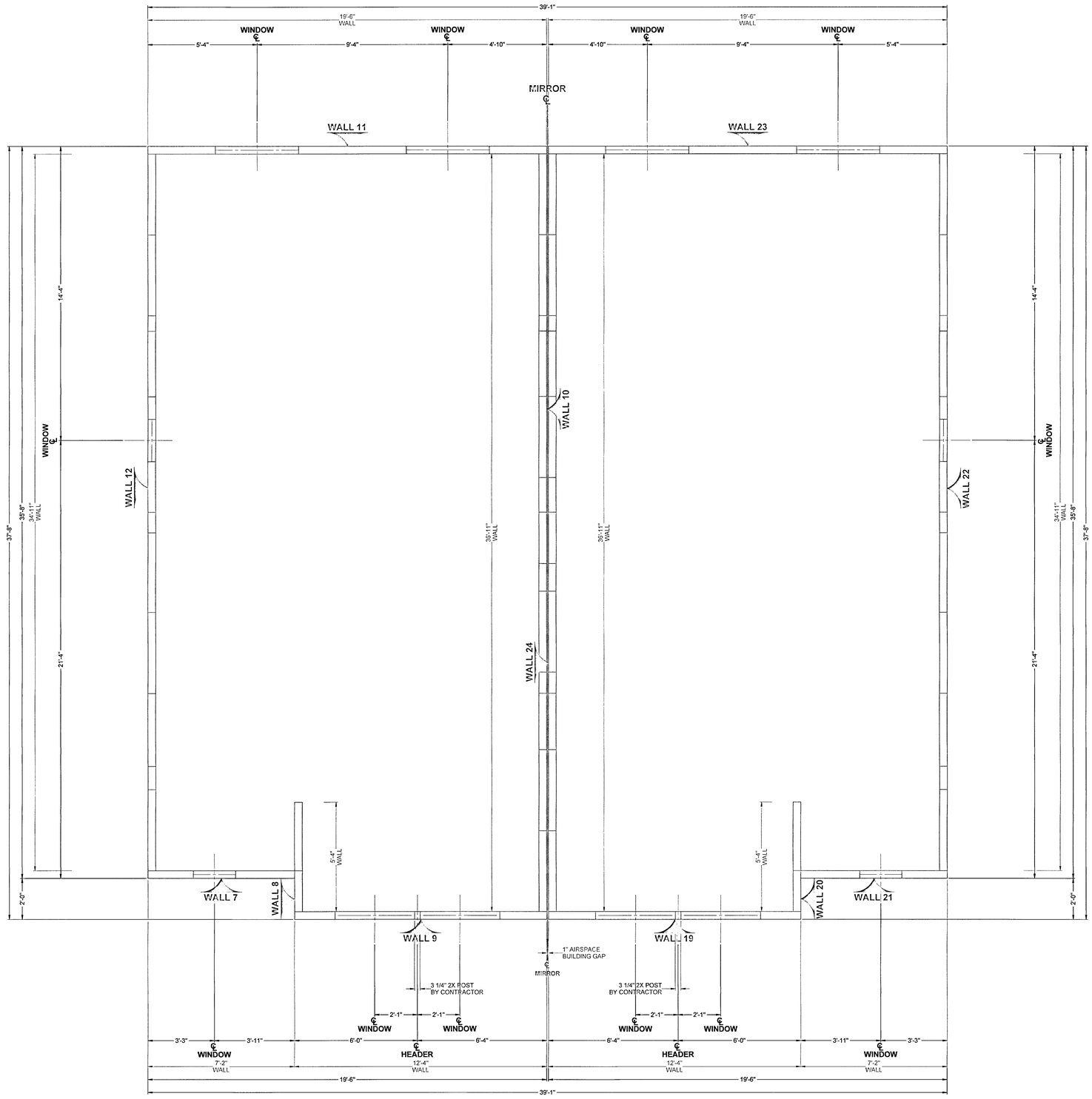
FIRST FLOOR PLAN VIEW PANEL LAYOUT
SCALE: 3/8" = 1'-0"

SIP KEY

1 7/8" WALL | ELECTRIC CHASE: MODEL, PLAN/SECT., ELEV. | 2X PLATES: MODEL, PLAN/SECT., ELEV. | STRUCTURAL LUMBER: MODEL, PLAN/SECT., ELEV. | STRUCTURAL STEEL: MODEL, PLAN/SECT., ELEV. | BPS FOAM ELEV. | FACTORY CUT FEATURE: MODEL, PLAN/SECT., ELEV. | FIELD CUT FEATURE: MODEL, PLAN/SECT., ELEV. | 1 7/8" ADJACENT WALL PANEL: ADJACENT WALL | 1 7/8" SHEAR WALL: SHEAR WALL | 1 7/8" BEARING WALL: LOAD BEARING WALL | 1 7/8" DATUM F.F.E. | 1 7/8" HEAD SILL PLATE 1 7/8" FFATURE LOCATION | (1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



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ThermaFoam-ARK, LLC
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Jacksonville, AR, USA 72076
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Cell: 501-690-8773
Web: WWW.THERMAFOAMARK.COM
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SiP Resources, LLC
625 HWY 5N
Mountain Home, AR 62753
Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49351
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
16 OF **27**

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\, File Name: 210903-1454 NACDI_DuPlex Rockport TX SIP Details 09-09-21;

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:32, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL

CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
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All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x. Unless Noted Otherwise.

SECOND FLOOR PLAN VIEW PANEL LAYOUT

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

SIP KEY

1 7/8" WALL

ELECTRIC CHASE			2X PLATES			STRUCTURAL LUMBER			STRUCTURAL STEEL			FOR FOAM			FACTORY CUT FEATURE			FIELD CUT FEATURE			1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACO SILL PLATE	(1 7/8") VERIFY
MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
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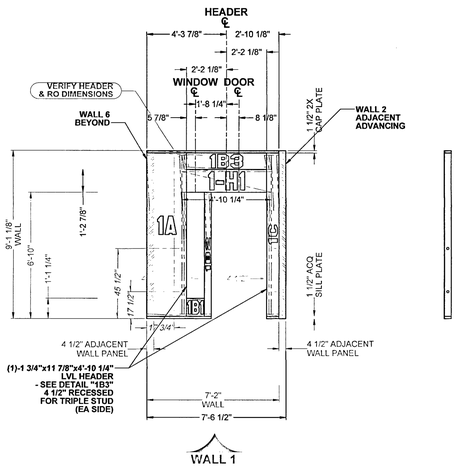
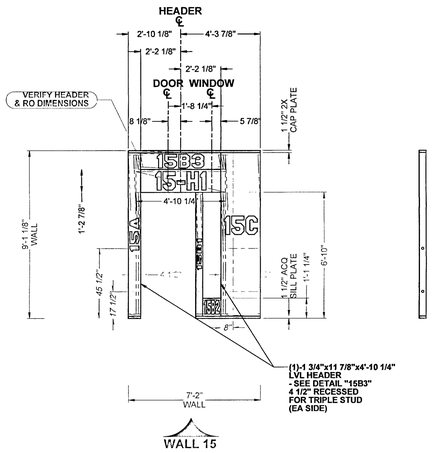
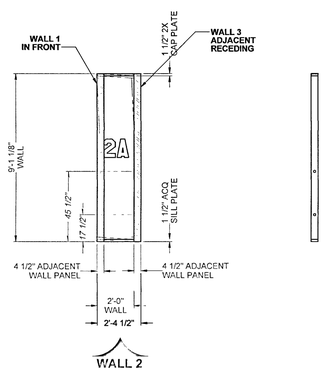
1 = WALL#
1 ( ) = WALL#

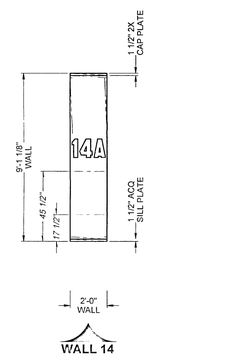
Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#





MIRROR OF WALL 1





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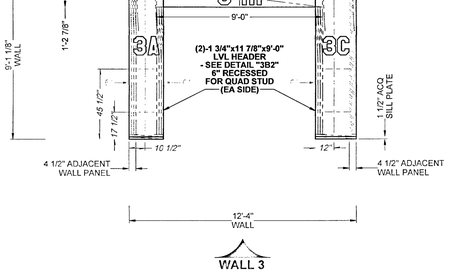

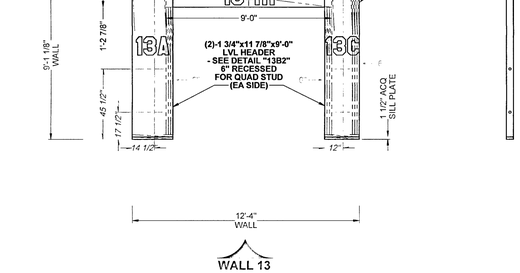

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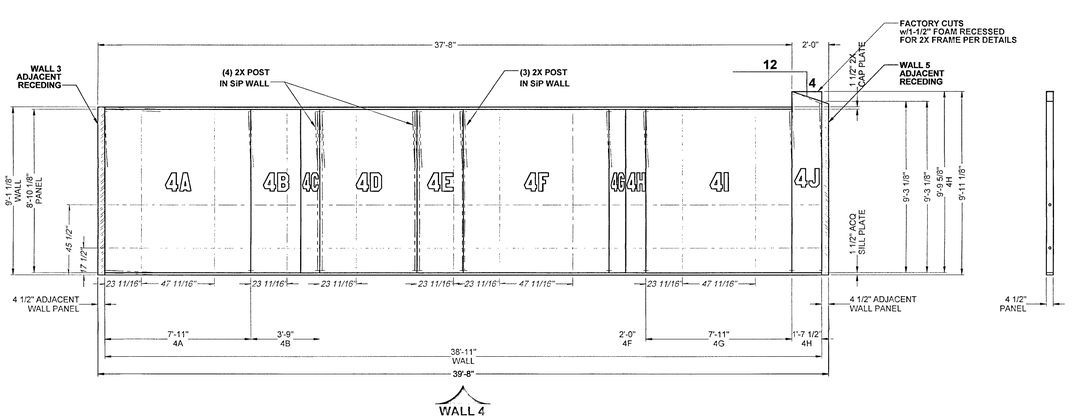

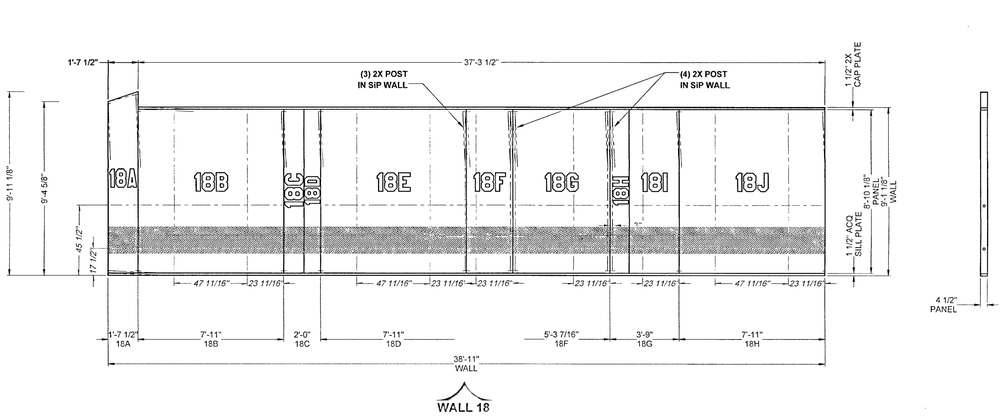

MIRROR OF WALL 4

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\; File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

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Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL

CHECKED & APPROVED BY: _____ DATE: _____

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1st FLOOR WALL ELEVATION VIEW PANEL LAYOUT

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

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email: David.Plahm@gmail.com

PAUL D. FLEMING 49451 REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS

Project #190605-1060

Project #190605-1060
17 OF 27

SIP KEY

1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | EPS FOAM ELEV. | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL | 1 7/8" SHEAR WALL | 1 7/8" BEARING WALL | 1 7/8" DATUM | 1 7/8" ACO SILL PLATE | (1 7/8") VERIFY | F.F.E. | 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY | ADJACENT WALL | SHEAR WALL | LOAD BEARING WALL

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1 ( ) = WALL#

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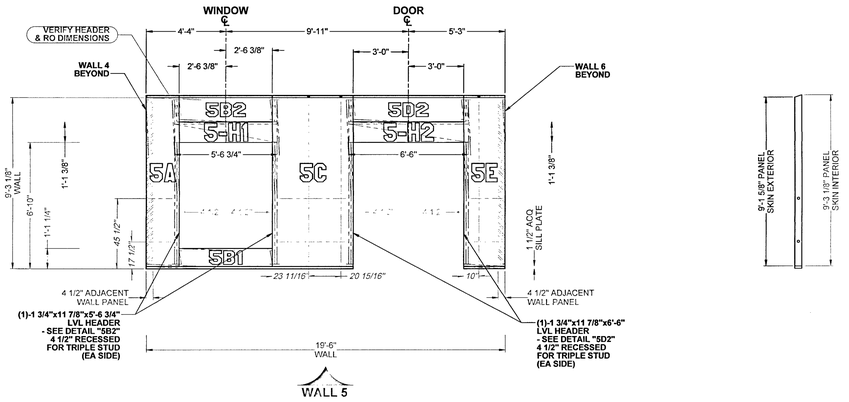
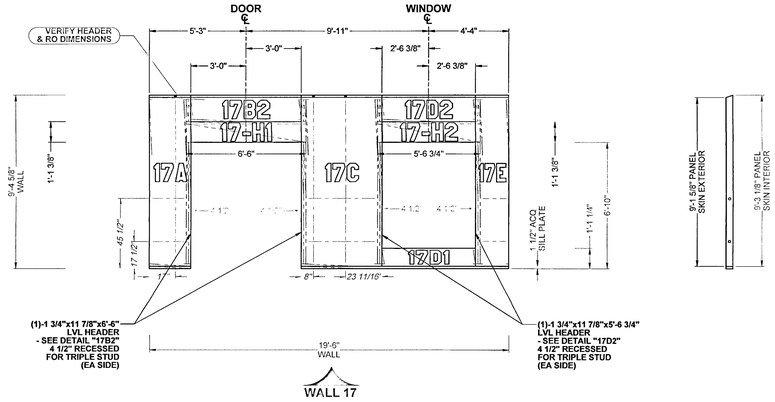
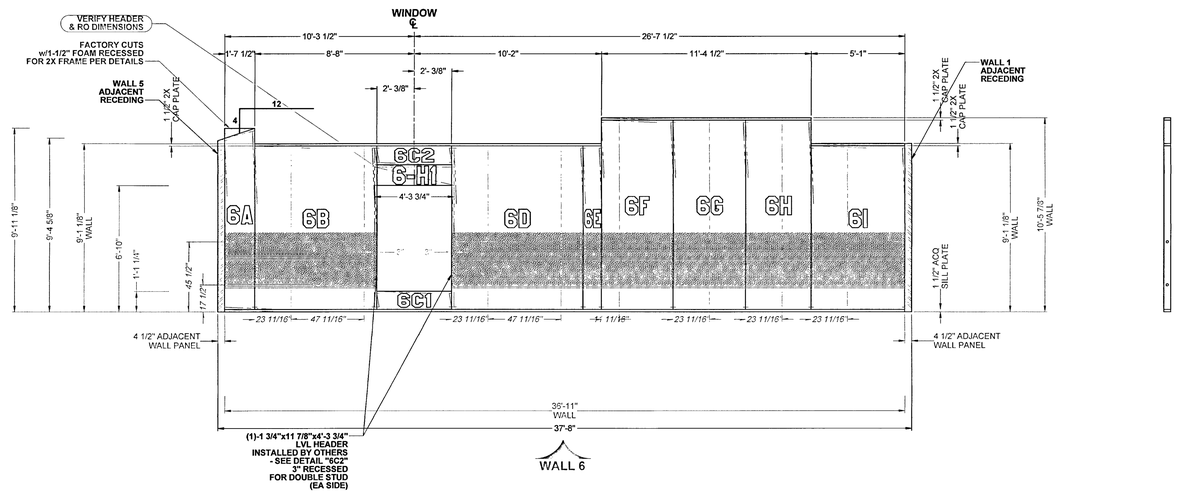


WALL 5



WALL 17

MIRROR OF WALL 5



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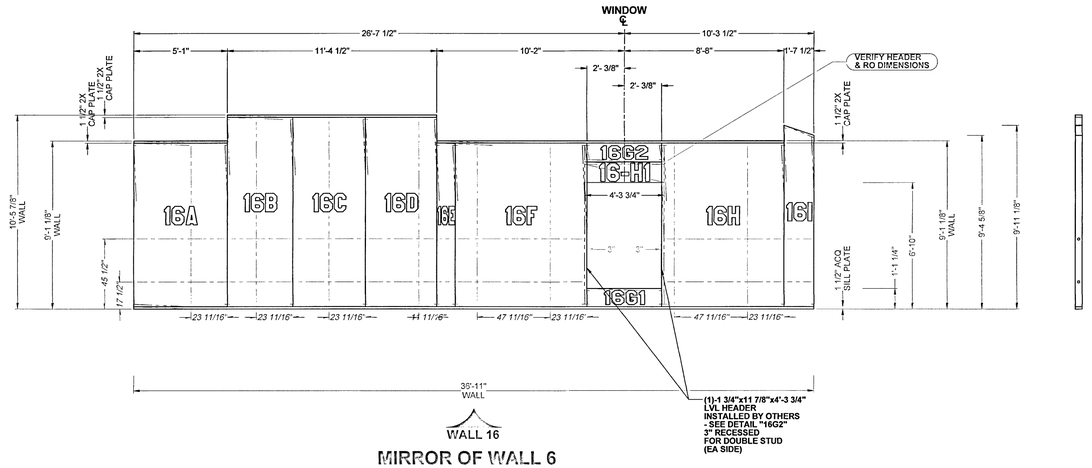

WALL 16

MIRROR OF WALL 6

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PAUL D. FLEMING 49351 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
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Revised Drawings Date:

Project No:
190605-1060

Project Name:
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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
18 OF **27**

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1st FLOOR WALL ELEVATION VIEW PANEL LAYOUT

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

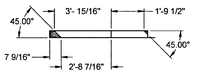
SIP KEY

1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | EPS FOAM (ELEV.) | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL | 1 7/8" SHEAR WALL | 1 7/8" BEARING WALL | 1 7/8" DATUM | 1 7/8" ACQ SILL PLATE | (1 7/8") VERIFY

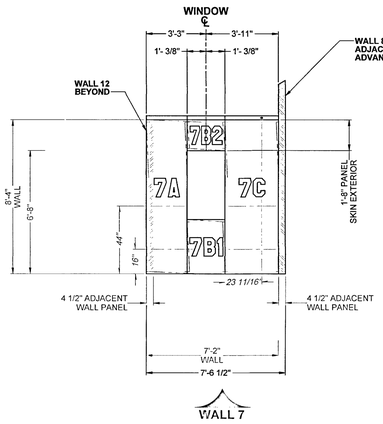
ADJACENT WALL | SHEAR WALL | LOAD BEARING WALL | F.F.E. | 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

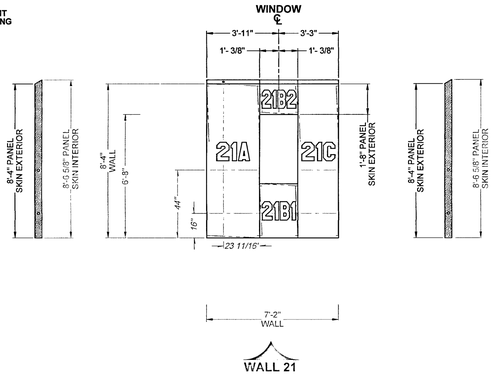
Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



FIELD CUT BEAM POCKET DETAIL
TO BE CUT BY CONTRACTOR
FIELD VERIFY DIMENSIONS

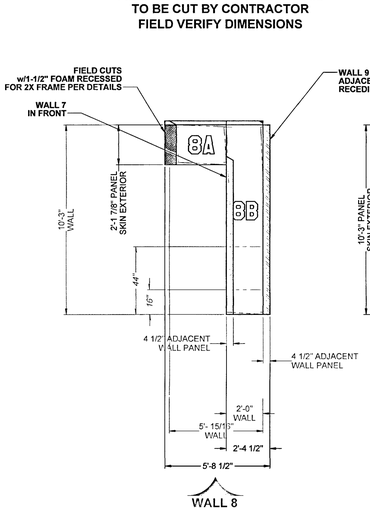


WALL 7

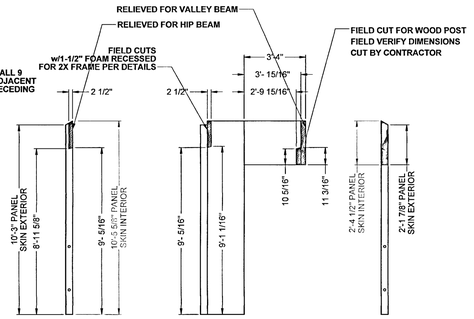


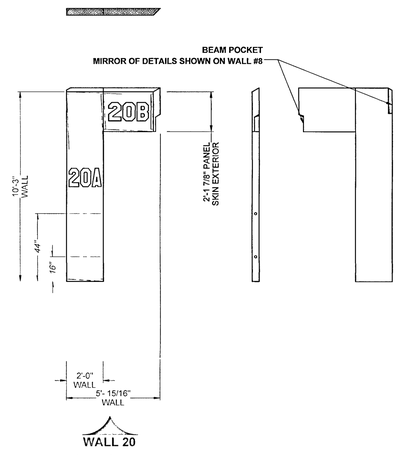
WALL 21

MIRROR OF WALL 7



WALL 8



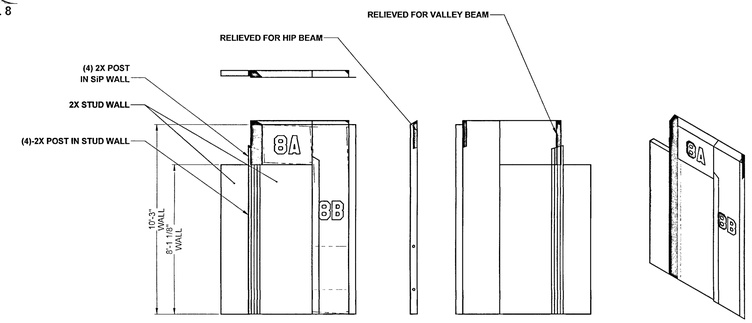


WALL 20

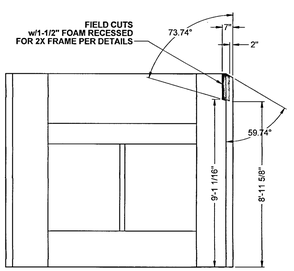
MIRROR OF WALL 8

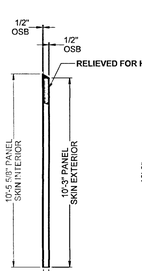
DETAIL 9A
SCALE 1 : 8

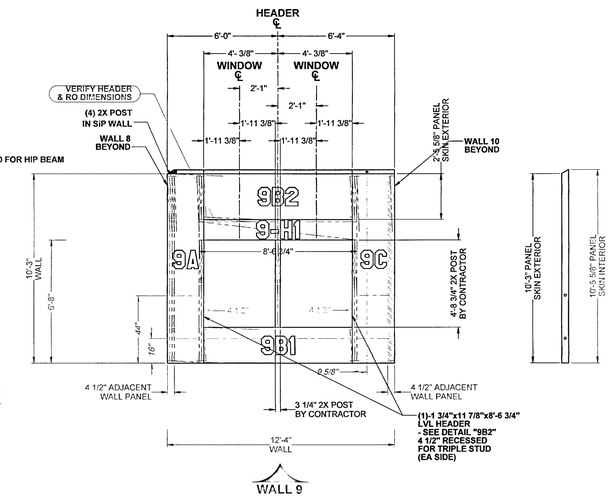
FIELD CUT BEAM POCKET DETAIL
TO BE CUT BY CONTRACTOR
FIELD VERIFY DIMENSIONS



WALL 8 ASSEMBLY VIEWS







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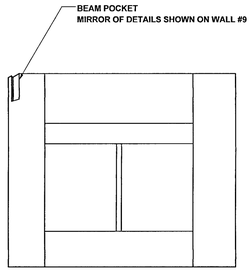

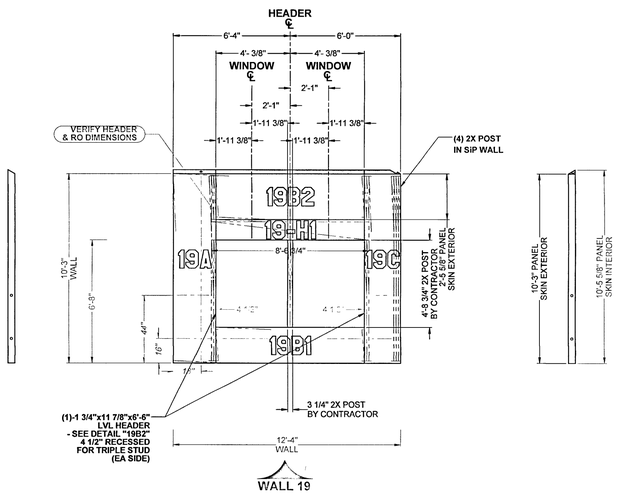

WALL 19

MIRROR OF WALL 9

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2nd FLOOR WALL ELEVATION VIEW PANEL LAYOUT

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

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Mountain Home, AR 62753
Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
45345
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI
Drawn By:
SiP Resources
Preliminary Drawings Date:
09/09/2021
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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
19 OF **27**

SIP KEY

1 7/8" WALL

ELECTRIC CHASE			2X PLATES			STRUCTURAL LUMBER			STRUCTURAL STEEL			EPS FOAM			FACTORY CUT FEATURE			FIELD CUT FEATURE		
MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.	MODEL	PLAN/SECT.	ELEV.

ADJACENT WALL PANEL	SHEAR WALL	BEARING WALL	DATUM	ADJ SILL PLATE	VERIFY
ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	FEATURE LOCATION	VERIFY

Wall Panel Numbering:
1 = WALL#
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1 ( ) = WALL#

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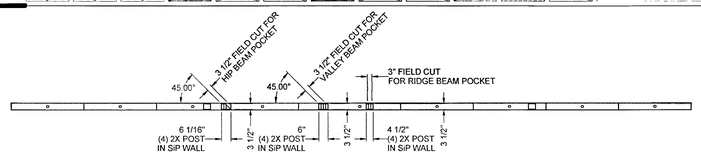
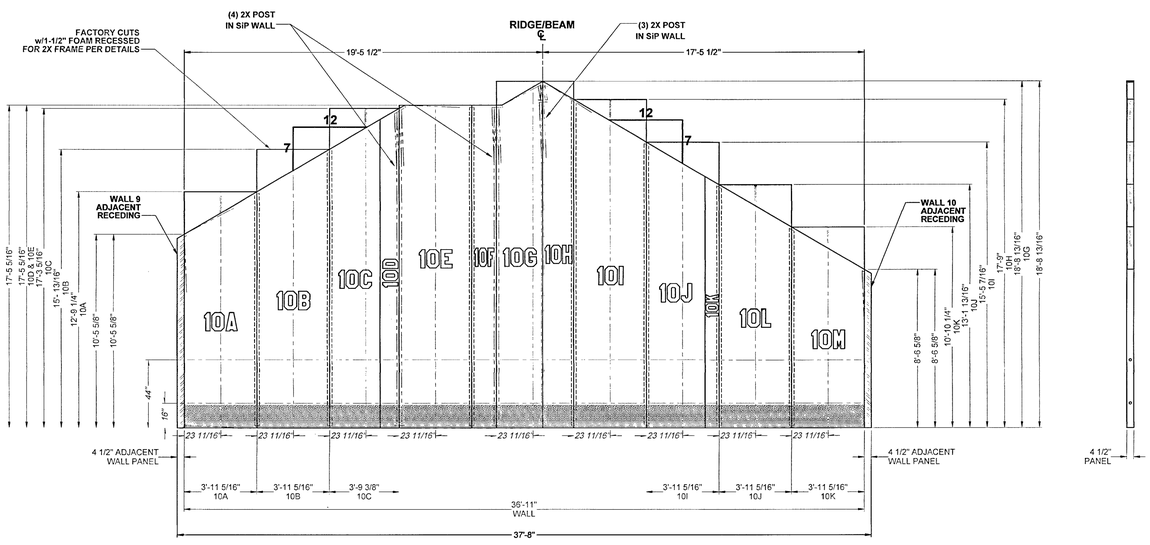
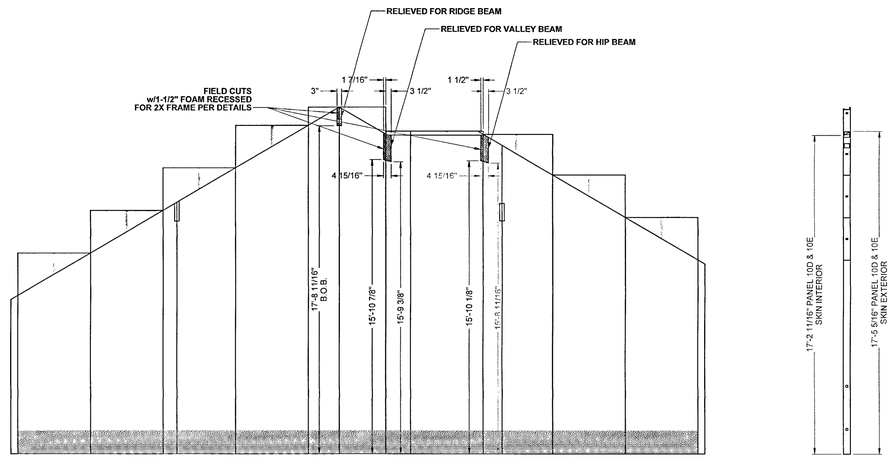
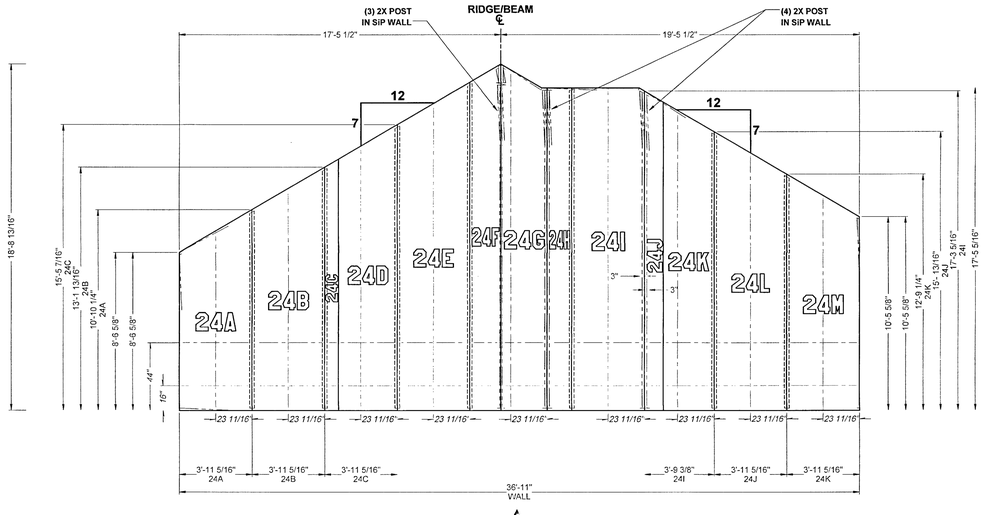




WALL 10

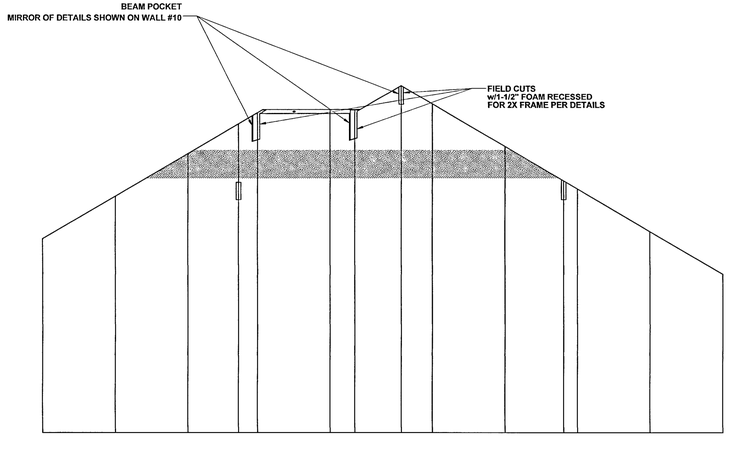
FIELD CUT BEAM POCKET DETAIL
TO BE CUT BY CONTRACTOR
FIELD VERIFY DIMENSIONS





WALL 24

MIRROR OF WALL 10



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email: David.Plahm@gmail.com

STATE OF ARKANSAS
PAUL D. FLEMING
45151
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

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Project No:
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Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
20 OF **27**

Path: C:\Working Files\SIP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\; File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

Print Date: Thursday, September 9, 2021
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Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

2nd FLOOR WALL ELEVATION VIEW PANEL LAYOUT

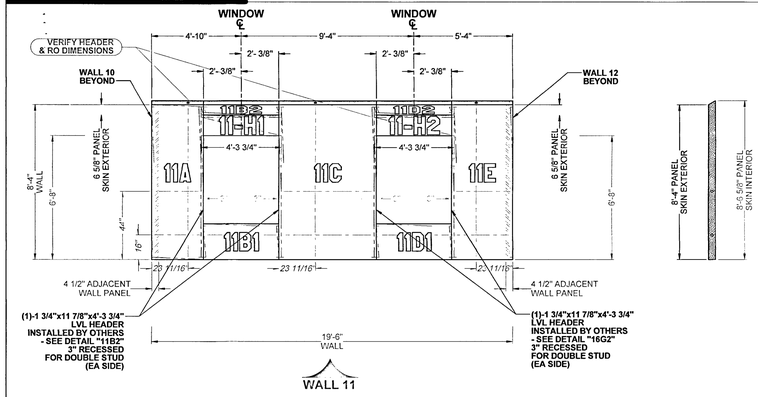
SCALE: 1/4" = 1'-0"

SIP KEY

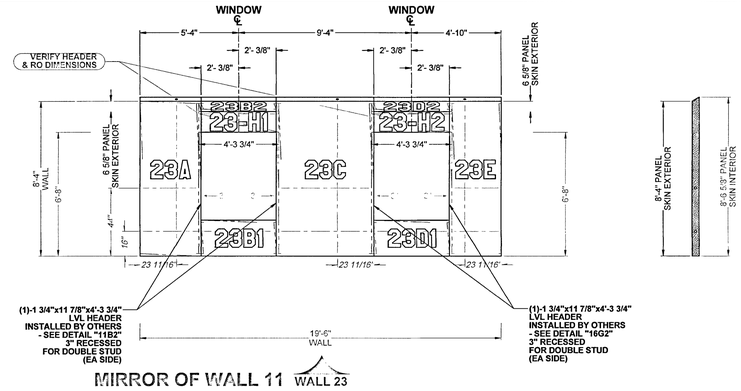
1 7/8" WALL	ELECTRIC CHASE (MODEL / PLAN/SECT. / ELEV.)	2X PLATES (MODEL / PLAN/SECT. / ELEV.)	STRUCTURAL LUMBER (MODEL / PLAN/SECT. / ELEV.)	STRUCTURAL STEEL (MODEL / PLAN/SECT. / ELEV.)	EPS FOAM ELEV.	FACTORY CUT FEATURE (MODEL / PLAN/SECT. / ELEV.)	FIELD CUT FEATURE (MODEL / PLAN/SECT. / ELEV.)	ADJACENT WALL PANEL	SHEAR WALL	BEARING WALL	DATUM	SILL PLATE	VERIFY
1 7/8" WALL	1 7/8"	1 7/8"	1 7/8"	1 7/8"		1 7/8"	1 7/8"	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ADD SILL PLATE	(1 7/8") VERIFY
								ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8" FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



WALL 11

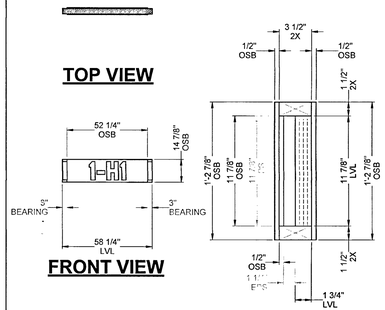


MIRROR OF WALL 11 WALL 23

HEADERS

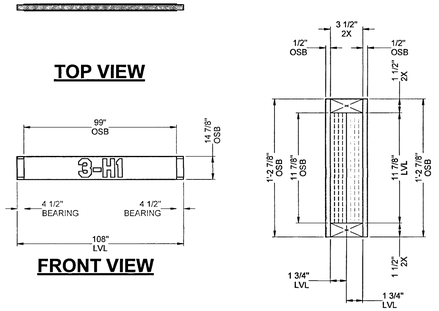
		LVL Dimension/Quantity					OSB Skin Dimensions	
Item #	HEADER #	Thickness	LVL Length	# of LVL's	Total LVL Length	LVL Height	Height	Length
1	1-H1	4 1/2"	58 1/4"	1	58 1/4"	11 7/8"	14 7/8"	52 1/4"
2	3-H1	4 1/2"	108"	2	216"	11 7/8"	14 7/8"	99"
3	5-H1	4 1/2"	66 3/4"	1	66 3/4"	11 7/8"	13 3/8"	60 3/4"
4	5-H2	4 1/2"	78"	1	78"	11 7/8"	13 3/8"	72"
5	6-H1	4 1/2"	51 3/4"	1	51 3/4"	11 7/8"	13 3/8"	48 3/4"
6	9-H1	4 1/2"	102 3/4"	1	102 3/4"	11 7/8"	13 3/8"	96 3/4"
7	11-H1	4 1/2"	51 3/4"	1	51 3/4"	11 7/8"	13 3/8"	48 3/4"
8	11-H2	4 1/2"	51 3/4"	1	51 3/4"	11 7/8"	13 3/8"	48 3/4"
9	13-H1	4 1/2"	108"	1	108"	11 7/8"	14 7/8"	99"
10	15-H1	4 1/2"	58 1/4"	1	58 1/4"	11 7/8"	14 7/8"	52 1/4"
11	16-H1	4 1/2"	51 3/4"	1	51 3/4"	11 7/8"	13 3/8"	48 3/4"
12	17-H1	4 1/2"	78"	1	78"	11 7/8"	13 3/8"	72"
13	17-H2	4 1/2"	66 3/4"	1	66 3/4"	11 7/8"	13 3/8"	60 3/4"
14	19-H1	4 1/2"	102 3/4"	1	102 3/4"	11 7/8"	13 3/8"	96 3/4"
15	23-H1	4 1/2"	51 3/4"	1	51 3/4"	11 7/8"	13 3/8"	48 3/4"
16	23-H2	4 1/2"	51 3/4"	1	51 3/4"	11 7/8"	13 3/8"	48 3/4"
	Totals			17	1246"			
					103'-10"			

ISOMETRIC VIEW



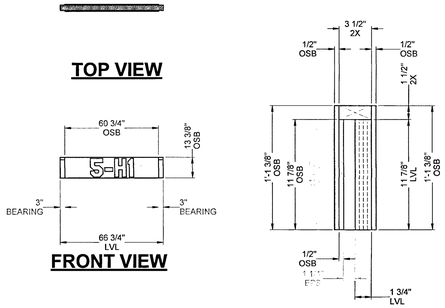
ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

ISOMETRIC VIEW



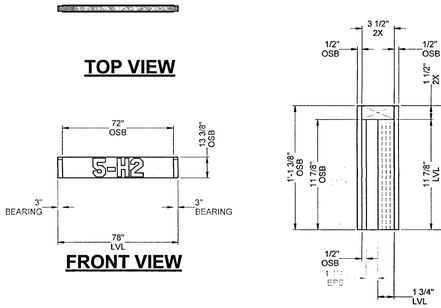
ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

ISOMETRIC VIEW



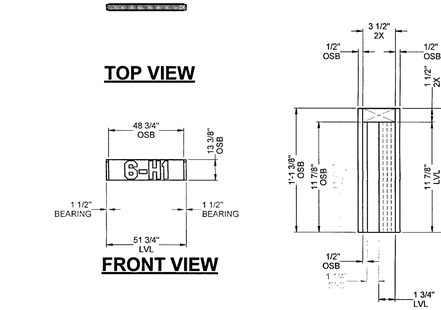
ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

ISOMETRIC VIEW



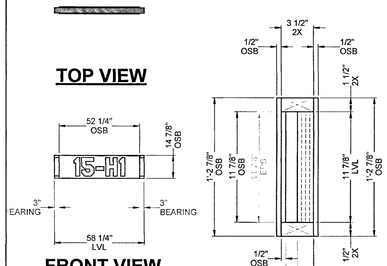
ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

ISOMETRIC VIEW

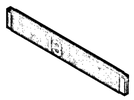


ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

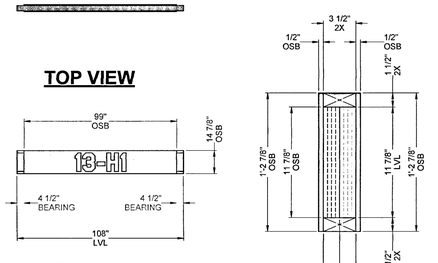
ISOMETRIC VIEW



ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

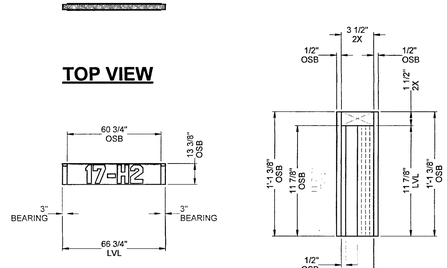


ISOMETRIC VIEW



ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

ISOMETRIC VIEW



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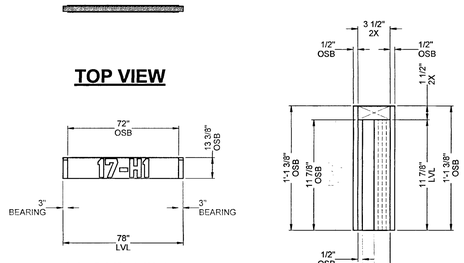

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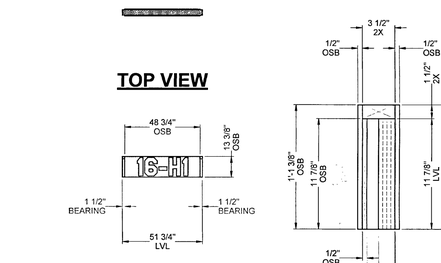

ENLARGED END VIEW
SCALE: 1 1/2" = 1'-0"

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Cell: 870-656-7645
email: David.Plahm@gmail.com

STRUCTURAL INSULATED PANEL RESOURCES

PAUL D. FLEMING 48451 REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS

Project #190605-1060

Project #190605-1060
21 OF **27**

Path: C:\Working Files\SIP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\ File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

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Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

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Unless Noted Otherwise.

2nd FLOOR WALL ELEVATION VIEW PANEL LAYOUT

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

SIP KEY

1 7/8" WALL | ELECTRIC CHASE: MODEL, PLAN/SECT., ELEV. | 2X PLATES: MODEL, PLAN/SECT., ELEV. | STRUCTURAL LUMBER: MODEL, PLAN/SECT., ELEV. | STRUCTURAL STEEL: MODEL, PLAN/SECT., ELEV. | EPS FOAM: ELEV. | FACTORY CUT FEATURE: ROOF, PLAN/SECT., ELEV. | FIELD CUT FEATURE: MODEL, PLAN/SECT., ELEV. | 1 7/8" ADJACENT WALL PANEL: ADJACENT WALL | 1 7/8" SHEAR WALL: SHEAR WALL | 1 7/8" BEARING WALL: LOAD BEARING WALL | 1 7/8" DATUM: F.F.E. | 1 7/8" ACQ SILL PLATE: F/G FEATURE LOCATION | (1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
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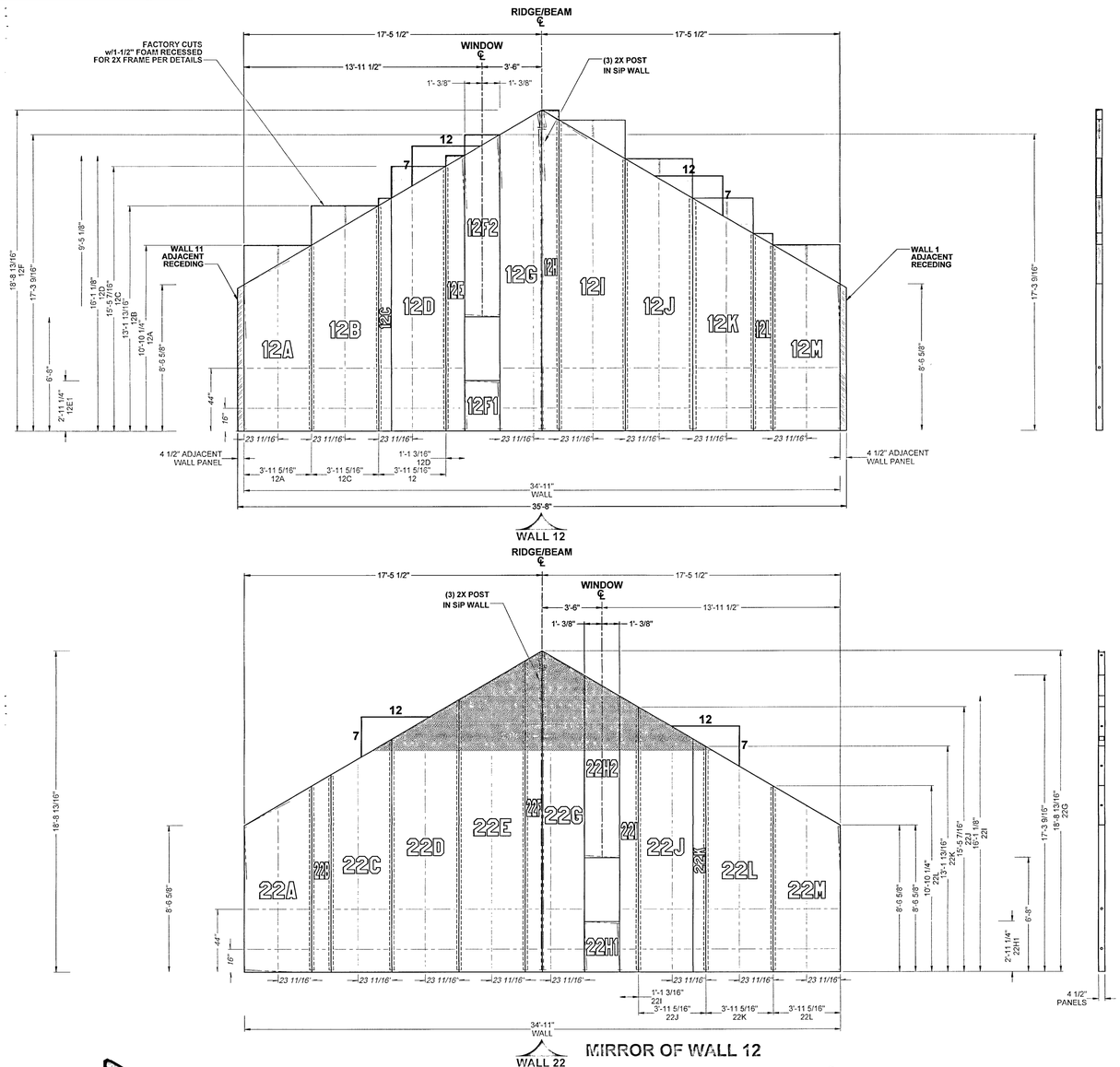
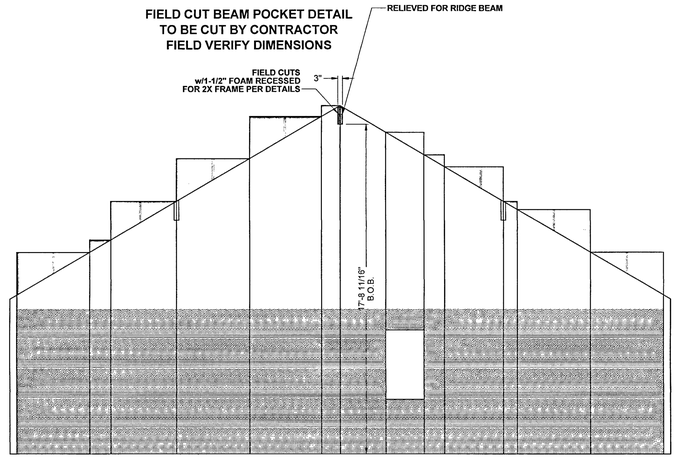
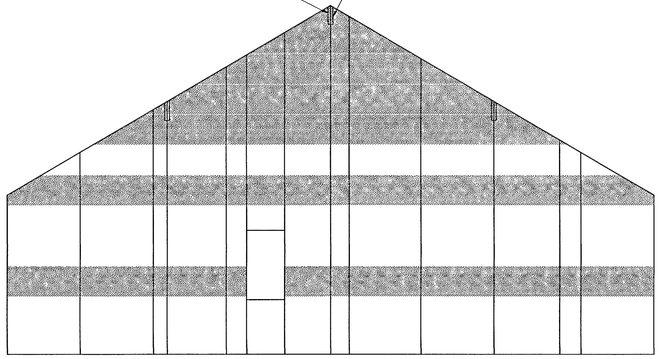
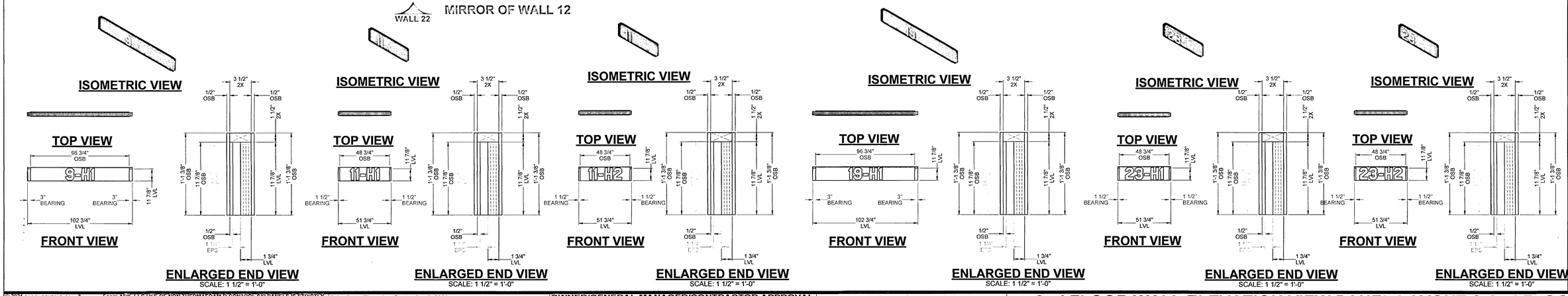


MIRROR OF WALL 12







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2nd FLOOR WALL ELEVATION VIEW PANEL LAYOUT & 2nd FLOOR HEADERS
SCALE: 1/4" = 1'-0"

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
22 OF 27

SIP KEY

1 7/8" WALL

ELECTRIC CHASE		
MODEL	PLAN/SECT.	ELEV.

2X PLATES		
MODEL	PLAN/SECT.	ELEV.

STRUCTURAL LUMBER		
MODEL	PLAN/SECT.	ELEV.

STRUCTURAL STEEL		
MODEL	PLAN/SECT.	ELEV.

EPS FOAM	
MODEL	ELEV.

FACTORY CUT FEATURE		
MODEL	PLAN/SECT.	ELEV.

FIELD CUT FEATURE		
MODEL	PLAN/SECT.	ELEV.

1 7/8" ADJACENT WALL PANEL — ADJACENT WALL

1 7/8" SHEAR WALL — SHEAR WALL

1 7/8" BEARING WALL — LOAD BEARING WALL

F.F.E.

1 7/8" DATUM

1 7/8" SILL PLATE

1 7/8" FEATURE LOCATION

(1 7/8") VERIFY

(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
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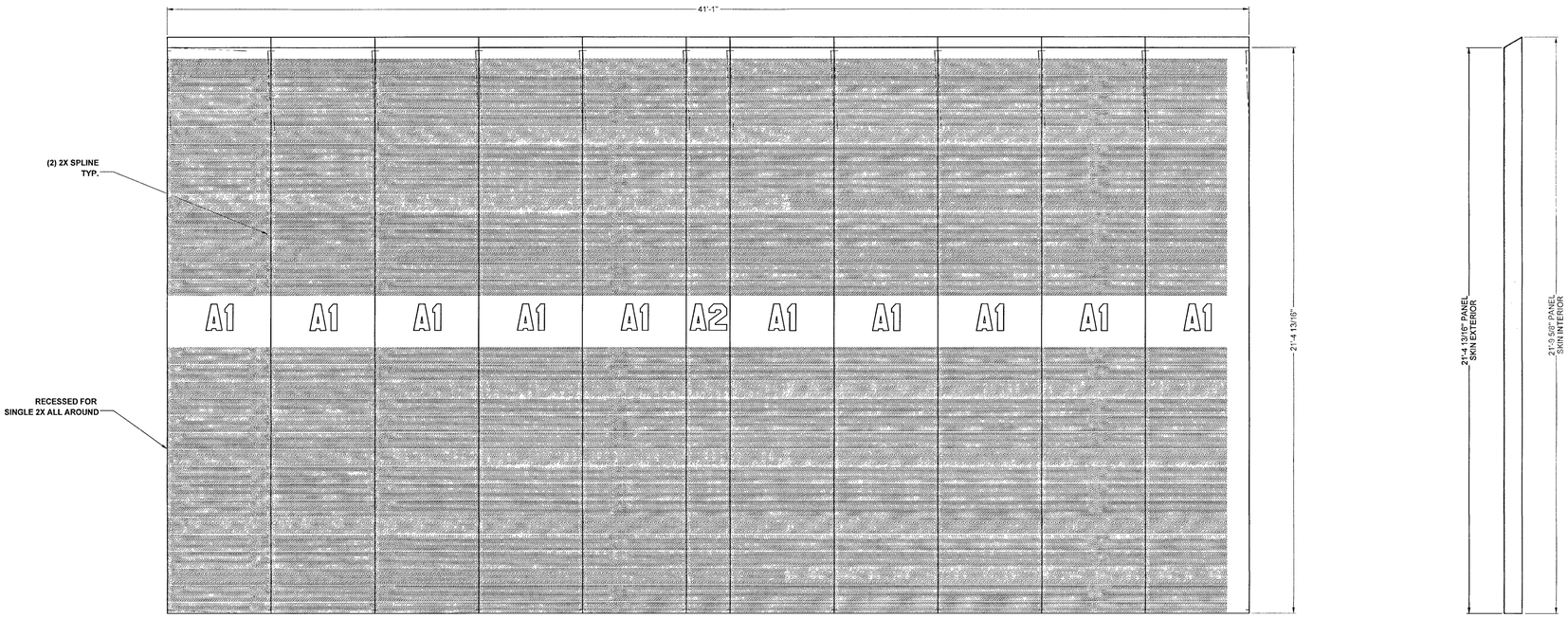
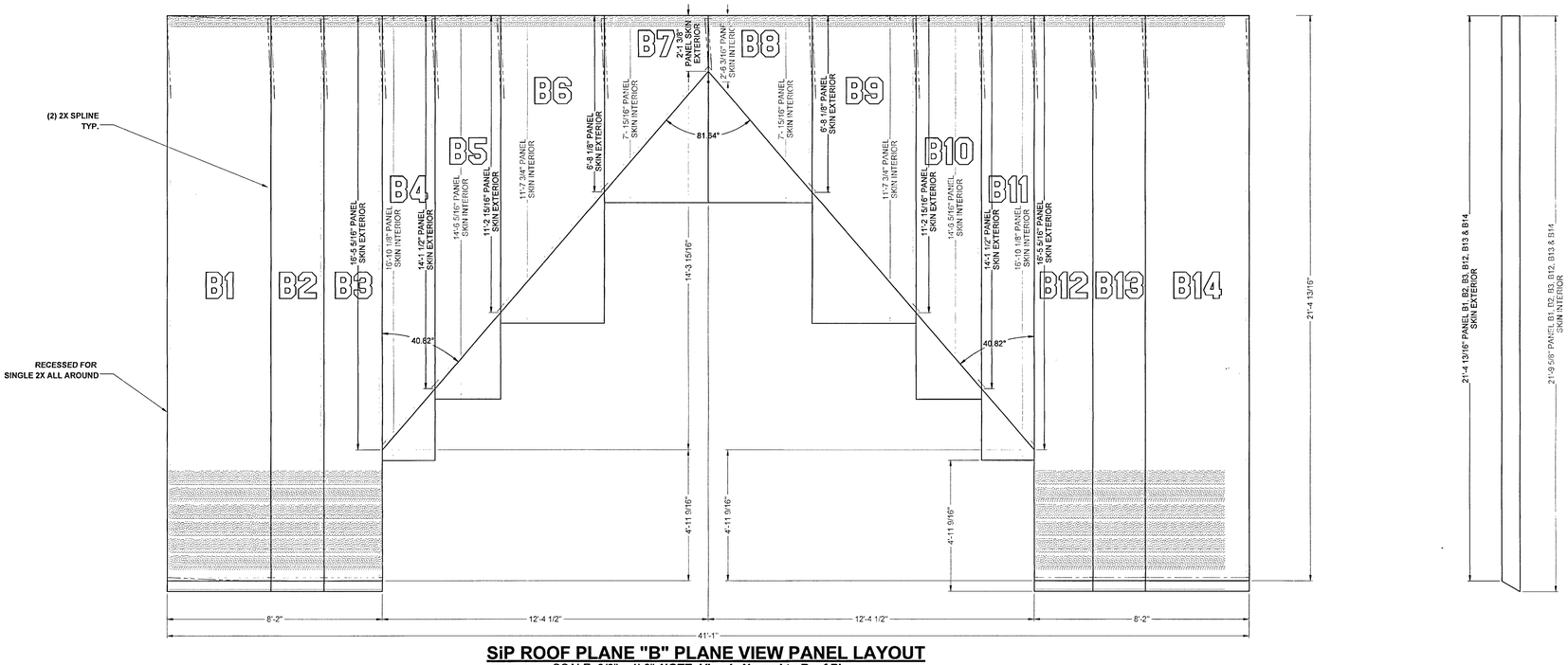


SiP ROOF PLANE "A" PLANE VIEW PANEL LAYOUT

SCALE: 3/8" = 1'-0" ***NOTE: View is Normal to Roof Plane***



SiP ROOF PLANE "B" PLANE VIEW PANEL LAYOUT

SCALE: 3/8" = 1'-0" ***NOTE: View is Normal to Roof Plane***

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\ File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

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SiP ROOF PLANE VIEW PANEL LAYOUT

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

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Project #190605-1060

Project #190605-1060
23 OF **27**

SIP KEY

1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | EPS ROOF (ELEV.) | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL (ADJACENT WALL) | 1 7/8" SHEAR WALL (SHEAR WALL) | 1 7/8" BEARING WALL (LOAD BEARING WALL) | 1 7/8" DATUM (F.F.E.) | 1 7/8" ACQ SILL PLATE (1 7/8" FEATURE LOCATION) | (1 7/8") VERIFY

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1 ( ) = WALL#

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Header Panel Numbering:
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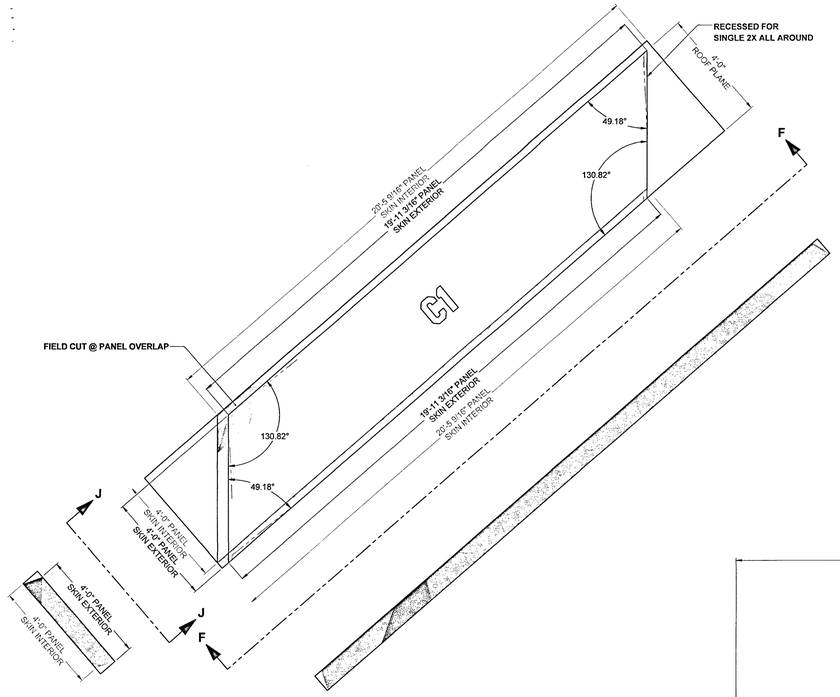
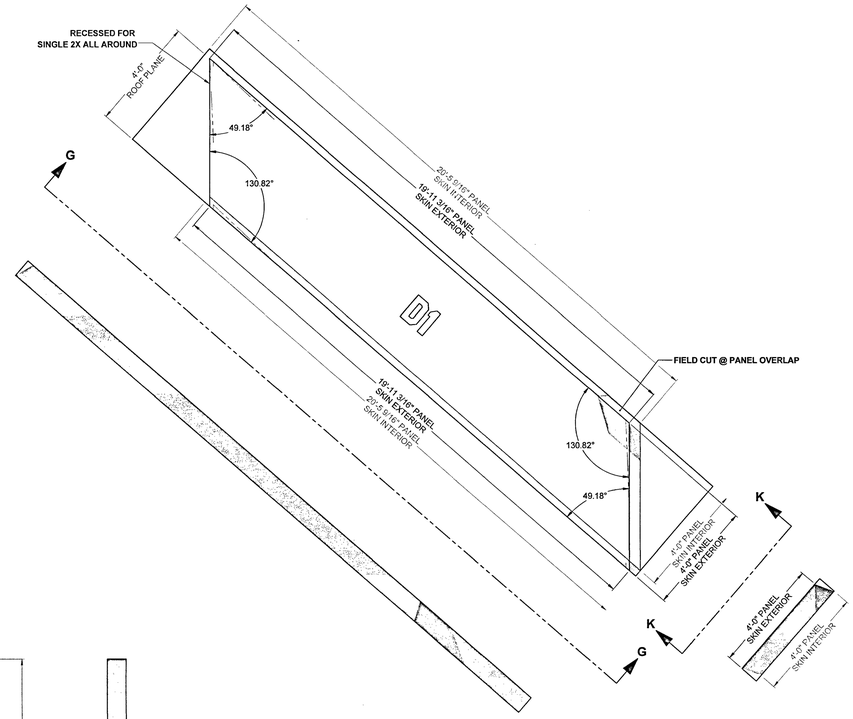


VIEW J

VIEW F

SiP ROOF PLANE "C" PLANE VIEW PANEL LAYOUT

SCALE: 3/8" = 1'-0" ***NOTE: View is Normal to Roof Plane***

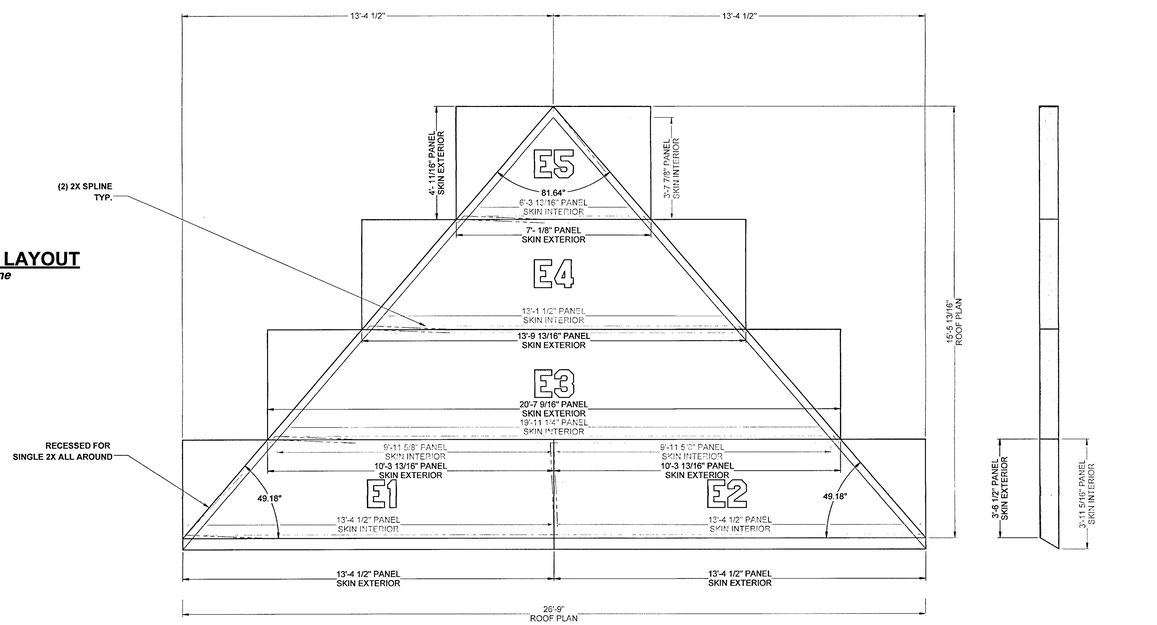


VIEW K

VIEW G

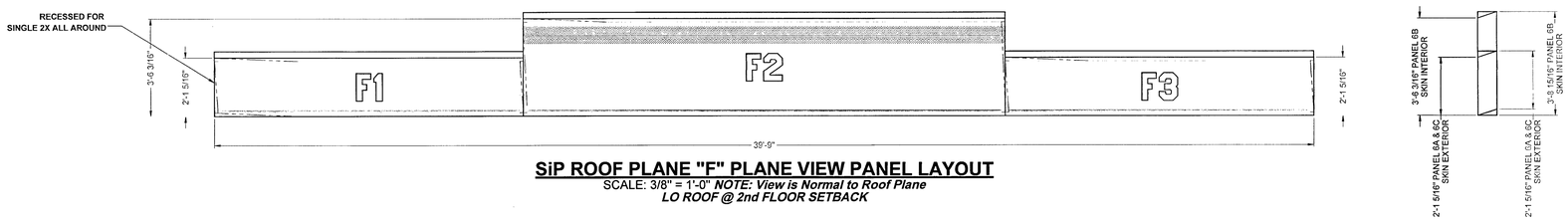
SiP ROOF PLANE "D" PLANE VIEW PANEL LAYOUT

SCALE: 3/8" = 1'-0" ***NOTE: View is Normal to Roof Plane***



SiP ROOF PLANE "E" PLANE VIEW PANEL LAYOUT

SCALE: 3/8" = 1'-0" ***NOTE: View is Normal to Roof Plane***



SiP ROOF PLANE "F" PLANE VIEW PANEL LAYOUT

SCALE: 3/8" = 1'-0" ***NOTE: View is Normal to Roof Plane***
LO ROOF @ 2nd FLOOR SETBACK

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\; File Name: 210903-1454 NACDI_DuPlex Rockport TX SIP Details 09-09-21;

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:32, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

SiP ROOF PLANE VIEW PANEL LAYOUT

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

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STRUCTURAL INSULATED PANEL RESOURCES

SiP Resources, LLC
625 HWY 5N
Mountain Home, AR 62753
Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
43451
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

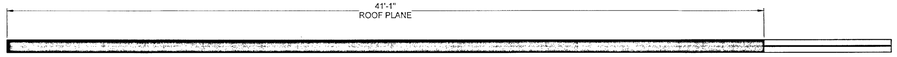
Project #190605-1060
24 OF **27**

SIP KEY

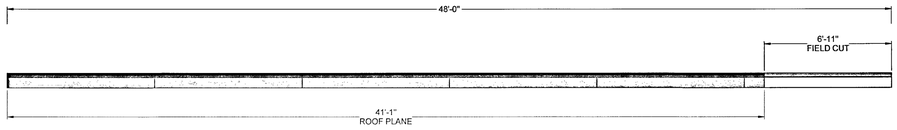
1 7/8" WALL | ELECTRIC CHASE (MODEL, PLAN/SECT., ELEV.) | 2X PLATES (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLAN/SECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLAN/SECT., ELEV.) | EPS FOAM (ELEV.) | FACTORY CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLAN/SECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL (ADJACENT WALL) | 1 7/8 SHEAR WALL (SHEAR WALL) | 1 7/8 BEARING WALL (LOAD BEARING WALL) | 1 7/8 DATUM | 1 7/8" AGD SILL PLATE | (1 7/8") VERIFY | F.F.E. | 1 7/8" FEATURE LOCATION | (1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#



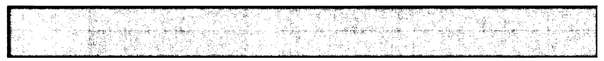
TOP VIEW



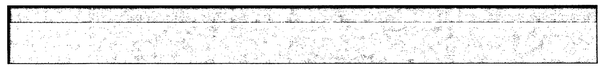
FRONT VIEW

END VIEW

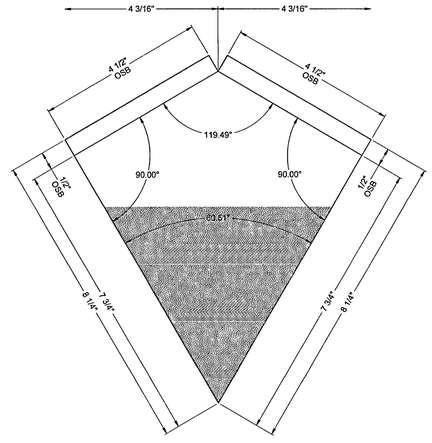
RIDGE INFILL "RC1" INSTALL DETAIL
SCALE: 1/4" = 1'-0"
QUANTITY: (6) Six - 8'-0" LENGTHS



TOP VIEW

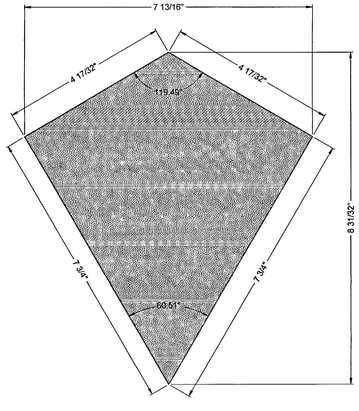


FRONT VIEW

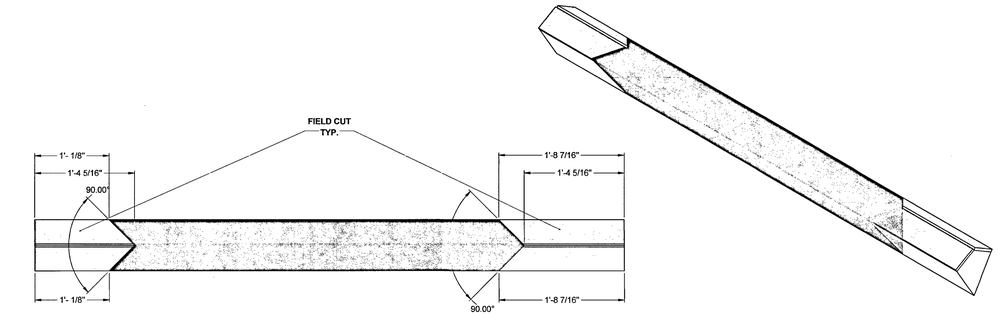


ENLARGED END VIEW
SCALE: 6" = 1'-0"

RIDGE INFILL "RC1" PANEL DETAIL
SCALE: 1" = 1'-0"
QUANTITY: (6) Six Pieces Required

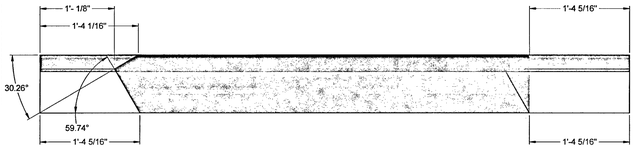


"RC1" EPS FOAM DETAIL
SCALE: 6" = 1'-0"



TOP VIEW

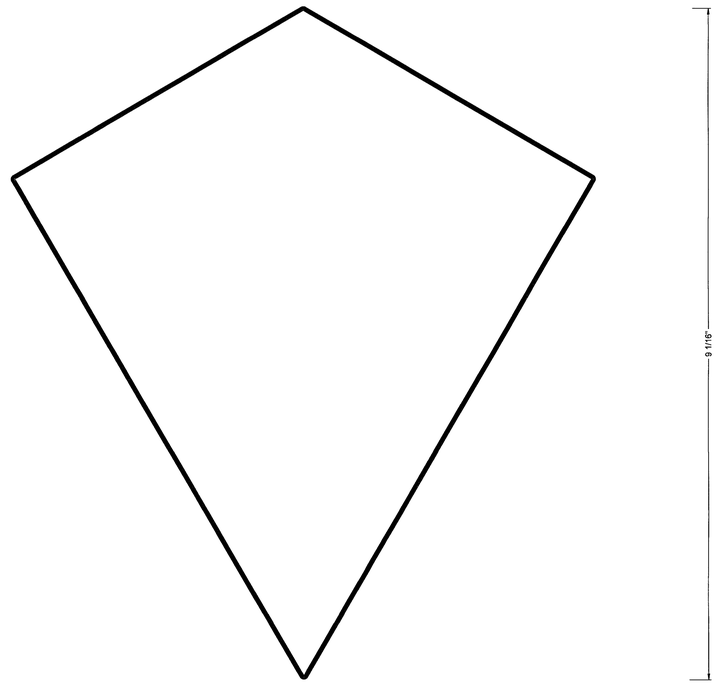
ISOMETRIC VIEW



FRONT VIEW

END VIEW

RIDGE INFILL "RC2" INSTALL DETAIL
SCALE: 1/4" = 1'-0"
QUANTITY: (1) One - 8'-0" LENGTH
NOTE: PANEL DETAIL IS THE SAME AS "RC1"



RIDGE INFILL "RC1" FOAM WIRE CUT DETAIL
SCALE: ACTUAL SIZE
LINE THICKNESS: 1/16"
OFFSET: 1/32" TO OUTSIDE
QUANTITY: (7) Seven Pieces

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Cell: 870-656-7645
email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49151
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI
Drawn By:
SiP Resources
Preliminary Drawings Date:
09/09/2021
Production Drawings Date:
Revised Drawings Date:
Project No:
190605-1060
Project Name:
NACDI DUPLEX

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Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
25 OF **27**

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\, File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:48, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x. Unless Noted Otherwise.

RIDGE INFILL PANEL #1 & #2 LAYOUT
SCALE: 1/4" = 1'-0"

SiP KEY

WALL 1 7/8"	ELECTRIC CHASE 1 7/8"	2X PLATES 1 7/8"	STRUCTURAL LUMBER 1 7/8"	STRUCTURAL STEEL 1 7/8"	EPS FOAM 1 7/8"	FACTORY CUT FEATURE 1 7/8"	FIELD CUT FEATURE 1 7/8"	1 7/8" ADJACENT WALL PANEL	1 7/8" SHEAR WALL	1 7/8" BEARING WALL	1 7/8" DATUM	1 7/8" ACQ SILL PLATE	(1 7/8") VERIFY
	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	ELEV.	MODEL / PLAN/SECT. / ELEV.	MODEL / PLAN/SECT. / ELEV.	ADJACENT WALL	SHEAR WALL	LOAD BEARING WALL	F.F.E.	1 7/8 FEATURE LOCATION	(1 7/8") VERIFY

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

Minden_DuPlex Wall Panel Legend

D:\Dropbox\ThermaFoamARK\Construction Details\190605-1060 Minden_DuPlex\Panel Legend\[190605-1060 Minden_DuPlex Wall Panel Legend 12-11-19.xlsm]Wall Panel Legend

ThermaFoamARK, LLC
203 S. Redmond Road
Jacksonville, AR, USA 72076
501-945-1114
bwalsh@ThermFoamARK.com

Job #:	190605-1060
Client:	ThermaFoamARK, LLC
Builder/Owner:	Minden_DuPlex
Date:	12/11/19

#	SiP Chain	Panel Type	SiP CHAIN HEIGHTS: Wall	Cap Plate	CQA Sill Plate	Panel
1	1st Floor Left	4 1/2" R-Control Sip Panel w/Perform Guard R-15	9'-1 1/8"	1 1/2	1 1/2	8'-10 1/8"
2	2nd Floor Left	4 1/2" R-Control Sip Panel w/Perform Guard R-15	8'-4"	N/A	N/A	8'-4"
3	1st Floor Right	4 1/2" R-Control Sip Panel w/Perform Guard R-15	9'-1 1/8"	1 1/2	1 1/2	8'-10 1/8"
4	2nd Floor Right	4 1/2" R-Control Sip Panel w/Perform Guard R-15	8'-4"	N/A	N/A	8'-4"

SiP CHAIN PANEL DATA

#	SiP Chain	Panels - Total: Quantity	Area (sf)	Header Panels: Quantity	Area (sf)	Infill Panels: Quantity	Area (sf)	Gable Panels: Quantity	Area/Waste (sf)	Miter Panels: Quantity	Area/Waste
1	1st Floor Left	33	851.82	6	31.41	3	9.89	2	31.86/0.89	N/A	N/A
2	2nd Floor Left	41	1,358.67	5	53.74	5	43.48	22	1045.44/68.95	N/A	N/A
3	1st Floor Right	33	851.82	6	29.85	3	11.45	2	31.86/0.89	N/A	N/A
4	2nd Floor Right	41	1,358.67	5	53.74	5	43.48	22	1045.44/68.95	N/A	N/A
	TOTALS:	148	4,420.98	[illegible]	[illegible]	[illegible]	[illegible]	48	[illegible]	N/A	N/A

SiP CHAIN MATERIAL DATA

#	SiP Chain	ITEM:	OSB Splines	Do-All Ply	SiP Tape	Header	Perimeter
		UNIT:	linear feet	Sausages	Rolls	linear feet	square feet
1	1st Floor Left	Quantity:	N/A	27	N/A	29'-7 1/4"	N/A
2	2nd Floor Left	Quantity:	426	54	N/A	21'-6 3/4"	N/A
3	1st Floor Right	Quantity:	N/A	27	N/A	30'-2 1/2"	N/A
4	2nd Floor Right	Quantity:	426	54	N/A	21'-6 3/4"	N/A
		TOTALS:	[illegible]	[illegible]	N/A	[illegible]	N/A

Note:
Header lumber is presumed to be LVL's.
See construction details for actual sizes.

SiP CHAIN FIELD CUT DATA

#	SiP Chain	ITEM:	Windows			Doors			Other Penetrations		
		UNIT:	Quantity	square feet	linear feet	Quantity	square feet	linear feet	Quantity	square feet	linear feet
1	1st Floor Left	Quantity:	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
2	2nd Floor Left	Quantity:	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
3	1st Floor Right	Quantity:	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
4	2nd Floor Right	Quantity:	0	0.00	0.00	0	0.00	0.00	0	0.00	0.00
		TOTALS:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

SiP CHAIN SCREWS

#	SiP Chain	ITEM:	Outside Corner Screws	Mitered Corner Screws	Interior Wall Screws	Other Screws
		UNIT:	Quantity / Description	Quantity / Description	Quantity / Description	Quantity / Description
1	1st Floor Left	Quantity:	(54) 6" R-Control Wood Screw	N/A	(32) 6" R-Control Wood Screw	N/A
2	2nd Floor Left	Quantity:	(48) 6" R-Control Wood Screw	N/A	(29) 6" R-Control Wood Screw	N/A
3	1st Floor Right	Quantity:	(54) 6" R-Control Wood Screw	N/A	(32) 6" R-Control Wood Screw	N/A
4	2nd Floor Right	Quantity:	(48) 6" R-Control Wood Screw	N/A	(29) 6" R-Control Wood Screw	N/A
		TOTALS:	[illegible]	N/A	[illegible]	N/A

SCREW TAKEOFF

#	Type	Length	Description	Quantity
1	Wood	6"	6" R-Control Wood Screw	326

NOTES:
1. See Construction Details.

ITEM #	SiP CHAIN	WALL #	PANEL #	PANEL SIZE: THICK (in)	HEIGHT (ft)	WIDTH (ft)	PANEL Sq. Ft.	OSB Width (Miter Cut): INTERIOR	EXTERIOR	PANEL HEIGHT (Gable Cut): LEFT	RIGHT
1	1st Floor Left	01	1A	4 1/2"	8'-10 1/8"	2'-1 3/4"	18.977	N/A	N/A	N/A	N/A
2	1st Floor Left	01	1B1	4 1/2"	0'-11 3/4"	0'-11 3/4"	0.959	N/A	N/A	N/A	N/A
3	1st Floor Left	01	1B2	4 1/2"	6'-8 1/2"	0'-4 1/2"	2.516	N/A	N/A	N/A	N/A
4	1st Floor Left	01	1B3	4 1/2"	0'-10 3/4"	4'-4 1/4"	3.901	N/A	N/A	N/A	N/A
5	1st Floor Left	01	1C	4 1/2"	8'-10 1/8"	0'-8"	5.896	N/A	N/A	N/A	N/A
6	1st Floor Left	02	2A	4 1/2"	8'-10 1/8"	2'-0"	17.688	N/A	N/A	N/A	N/A
7	1st Floor Left	03	3A	4 1/2"	8'-10 1/8"	1'-10 1/2"	16.582	N/A	N/A	N/A	N/A
8	1st Floor Left	03	3B2	4 1/2"	0'-7 3/16"	8'-3"	4.941	N/A	N/A	N/A	N/A
9	1st Floor Left	03	3C	4 1/2"	8'-10 1/8"	2'-2 1/2"	19.530	N/A	N/A	N/A	N/A
10	1st Floor Left	04	4A	4 1/2"	8'-10 1/8"	7'-11"	70.013	N/A	N/A	N/A	N/A
11	1st Floor Left	04	4B	4 1/2"	8'-10 1/8"	3'-9"	33.164	N/A	N/A	N/A	N/A
12	1st Floor Left	04	4C	4 1/2"	8'-10 1/8"	5'-3 7/16"	46.752	N/A	N/A	N/A	N/A
13	1st Floor Left	04	4D	4 1/2"	8'-10 1/8"	2'-6 1/16"	22.155	N/A	N/A	N/A	N/A
14	1st Floor Left	04	4E	4 1/2"	8'-10 1/8"	7'-11"	70.013	N/A	N/A	N/A	N/A
15	1st Floor Left	04	4F	4 1/2"	8'-10 1/8"	2'-0"	17.688	N/A	N/A	N/A	N/A
16	1st Floor Left	04	4G	4 1/2"	8'-10 1/8"	7'-11"	70.013	N/A	N/A	N/A	N/A
17	1st Floor Left	04	4H	4 1/2"	9'-9 5/8"	1'-7 1/2"	15.928	N/A	N/A	9'-9 5/8"	9'-3 1/8"
18	1st Floor Left	05	5A	4 1/2"	9'-3 1/8"	1'-9 5/8"	16.688	N/A	N/A	N/A	N/A
19	1st Floor Left	05	5B1	4 1/2"	0'-11 3/4"	5'-0 3/4"	4.957	N/A	N/A	N/A	N/A
20	1st Floor Left	05	5B2	4 1/2"	1'-5 1/4"	5'-0 3/4"	7.277	N/A	N/A	N/A	N/A
21	1st Floor Left	05	5C	4 1/2"	9'-3 1/8"	4'-4 5/8"	40.611	N/A	N/A	N/A	N/A
22	1st Floor Left	05	5D2	4 1/2"	1'-5 1/4"	6'-0"	8.625	N/A	N/A	N/A	N/A
23	1st Floor Left	05	5E	4 1/2"	9'-3 1/8"	2'-3"	20.836	N/A	N/A	N/A	N/A
24	1st Floor Left	06	6A	4 1/2"	9'-9 5/8"	1'-7 1/2"	15.928	N/A	N/A	9'-3 1/8"	9'-9 5/8"
25	1st Floor Left	06	6B	4 1/2"	8'-10 1/8"	6'-7 5/8"	58.682	N/A	N/A	N/A	N/A
26	1st Floor Left	06	6C1	4 1/2"	0'-11 3/4"	4'-0 3/4"	3.978	N/A	N/A	N/A	N/A
27	1st Floor Left	06	6C2	4 1/2"	1'-0 1/4"	4'-0 3/4"	4.147	N/A	N/A	N/A	N/A
28	1st Floor Left	06	6D	4 1/2"	8'-10 1/8"	7'-1 5/8"	63.104	N/A	N/A	N/A	N/A
29	1st Floor Left	06	6E	4 1/2"	8'-10 1/8"	1'-0"	8.844	N/A	N/A	N/A	N/A
30	1st Floor Left	06	6F	4 1/2"	10'-2 7/8"	3'-5 7/8"	35.732	N/A	N/A	N/A	N/A
31	1st Floor Left	06	6G	4 1/2"	10'-2 7/8"	3'-11 5/16"	40.372	N/A	N/A	N/A	N/A
32	1st Floor Left	06	6H	4 1/2"	10'-2 7/8"	3'-11 5/16"	40.372	N/A	N/A	N/A	N/A
33	1st Floor Left	06	6I	4 1/2"	8'-10 1/8"	5'-1"	44.956	N/A	N/A	N/A	N/A
34	2nd Floor Left	07	7A	4 1/2"	8'-6 5/8"	2'-2 5/8"	18.975	N/A	N/A	N/A	N/A
35	2nd Floor Left	07	7B1	4 1/2"	2'-11 1/4"	2'-0 3/4"	6.059	N/A	N/A	N/A	N/A
36	2nd Floor Left	07	7B2	4 1/2"	1'-10 5/8"	2'-0 3/4"	3.889	N/A	N/A	N/A	N/A
37	2nd Floor Left	07	7C	4 1/2"	8'-6 5/8"	2'-10 5/8"	24.676	N/A	N/A	N/A	N/A
38	2nd Floor Left	08	8A	4 1/2"	2'-4 1/2"	3'-4"	7.917	N/A	N/A	N/A	N/A
39	2nd Floor Left	08	8B	4 1/2"	10'-5 5/8"	2'-0"	20.938	N/A	N/A	N/A	N/A
40	2nd Floor Left	09	9A	4 1/2"	10'-5 5/8"	1'-11 5/8"	20.610	N/A	N/A	N/A	N/A
41	2nd Floor Left	09	9B1	4 1/2"	1'-11 1/4"	8'-0 3/4"	15.621	N/A	N/A	N/A	N/A
42	2nd Floor Left	09	9B2	4 1/2"	2'-8 1/4"	8'-0 3/4"	21.668	N/A	N/A	N/A	N/A
43	2nd Floor Left	09	9C	4 1/2"	10'-5 5/8"	2'-3 5/8"	24.100	N/A	N/A	N/A	N/A
44	2nd Floor Left	10	10A	4 1/2"	12'-9 1/4"	3'-11 5/16"	50.352	N/A	N/A	10'-5 5/8"	12'-9 1/4"
45	2nd Floor Left	10	10B	4 1/2"	15'-0 13/16"	3'-11 5/16"	59.408	N/A	N/A	12'-9 1/4"	15'-0 13/16"
46	2nd Floor Left	10	10C	4 1/2"	17'-3 5/16"	3'-9 3/8"	65.325	N/A	N/A	15'-0 13/16"	17'-3 5/16"
47	2nd Floor Left	10	10D	4 1/2"	17'-5 5/16"	3'-11 5/16"	68.772	N/A	N/A	17'-3 5/16"	17'-5 5/16"
48	2nd Floor Left	10	10E	4 1/2"	17'-5 5/16"	1'-4 1/8"	23.439	N/A	N/A	N/A	N/A
49	2nd Floor Left	10	10F	4 1/2"	18'-8 13/16"	2'-6 1/16"	46.934	N/A	N/A	17'-5 5/16"	18'-8 13/16"
50	2nd Floor Left	10	10G	4 1/2"	18'-8 13/16"	1'-8 1/4"	31.614	N/A	N/A	18'-8 13/16"	17'-9"
51	2nd Floor Left	10	10H	4 1/2"	17'-9"	3'-11 5/16"	69.983	N/A	N/A	17'-9"	15'-5 7/16"
52	2nd Floor Left	10	10I	4 1/2"	15'-5 7/16"	3'-11 5/16"	60.927	N/A	N/A	15'-5 7/16"	13'-1 13/16"
53	2nd Floor Left	10	10J	4 1/2"	13'-1 13/16"	3'-11 5/16"	51.851	N/A	N/A	13'-1 13/16"	10'-10 1/4"
54	2nd Floor Left	10	10K	4 1/2"	10'-10 1/4"	3'-11 5/16"	42.795	N/A	N/A	10'-10 1/4"	8'-6 5/8"
55	2nd Floor Left	11	11A	4 1/2"	8'-6 5/8"	2'-9 5/8"	23.964	N/A	N/A	N/A	N/A
56	2nd Floor Left	11	11B1	4 1/2"	1'-11 1/4"	4'-0 3/4"	7.871	N/A	N/A	N/A	N/A
57	2nd Floor Left	11	11B2	4 1/2"	0'-9 1/4"	4'-0 3/4"	3.132	N/A	N/A	N/A	N/A
58	2nd Floor Left	11	11C	4 1/2"	8'-6 5/8"	5'-3 1/4"	45.077	N/A	N/A	N/A	N/A
59	2nd Floor Left	11	11D1	4 1/2"	1'-11 1/4"	4'-0 3/4"	7.871	N/A	N/A	N/A	N/A
60	2nd Floor Left	11	11D2	4 1/2"	0'-9 1/4"	4'-0 3/4"	3.132	N/A	N/A	N/A	N/A
61	2nd Floor Left	11	11E	4 1/2"	8'-6 5/8"	3'-3 5/8"	28.240	N/A	N/A	N/A	N/A
62	2nd Floor Left	12	12A	4 1/2"	10'-10 1/4"	3'-11 5/16"	42.795	N/A	N/A	8'-6 5/8"	10'-10 1/4"
63	2nd Floor Left	12	12B	4 1/2"	13'-1 13/16"	3'-11 5/16"	51.851	N/A	N/A	10'-10 1/4"	13'-1 13/16"
64	2nd Floor Left	12	12C	4 1/2"	15'-5 7/16"	3'-11 5/16"	60.927	N/A	N/A	13'-1 13/16"	15'-5 7/16"
65	2nd Floor Left	12	12D	4 1/2"	16'-1 1/8"	1'-1 3/16"	17.686	N/A	N/A	15'-5 7/16"	16'-1 1/8"
66	2nd Floor Left	12	12E1	4 1/2"	2'-11 1/4"	2'-0 3/4"	6.059	N/A	N/A	N/A	N/A
67	2nd Floor Left	12	12E2	4 1/2"	10'-7 9/16"	2'-0 3/4"	21.925	N/A	N/A	9'-5 1/8"	10'-7 9/16"
68	2nd Floor Left	12	12F	4 1/2"	18'-8 13/16"	2'-5 5/8"	46.250	N/A	N/A	17'-3 9/16"	18'-8 13/16"
69	2nd Floor Left	12	12G	4 1/2"	18'-8 13/16"	1'-0"	18.734	N/A	N/A	18'-8 13/16"	18'-1 13/16"
70	2nd Floor Left	12	12H	4 1/2"	18'-1 13/16"	3'-5 7/8"	63.340	N/A	N/A	18'-1 13/16"	16'-1 7/16"
71	2nd Floor Left	12	12I	4 1/2"	16'-1 7/16"	3'-11 5/16"	63.556	N/A	N/A	16'-1 7/16"	13'-9 13/16"
72	2nd Floor Left	12	12J	4 1/2"	13'-9 13/16"	3'-11 5/16"	54.479	N/A	N/A	13'-9 13/16"	11'-6 3/16"
73	2nd Floor Left	12	12K	4 1/2"	11'-6 3/16"	1'-1 11/16"	13.135	N/A	N/A	11'-6 3/16"	10'-10 1/4"
74	2nd Floor Left	12	12L	4 1/2"	10'-10 1/4"	3'-11 5/16"	42.795	N/A	N/A	10'-10 1/4"	8'-6 5/8"
75	1st Floor Right	13	13A	4 1/2"	8'-10 1/8"	2'-2 1/2"	19.530	N/A	N/A	N/A	N/A
76	1st Floor Right	13	13B2	4 1/2"	0'-7 3/16"	8'-3"	4.941	N/A	N/A	N/A	N/A
77	1st Floor Right	13	13C	4 1/2"	8'-10 1/8"	1'-10 1/2"	16.582	N/A	N/A	N/A	N/A
78	1st Floor Right	14	14A	4 1/2"	8'-10 1/8"	2'-0"	17.688	N/A	N/A	N/A	N/A
79	1st Floor Right	15	15A	4 1/2"	8'-10 1/8"	0'-8"	5.896	N/A	N/A	N/A	N/A
80	1st Floor Right	15	15B1	4 1/2"	6'-8 1/2"	0'-4 1/2"	2.516	N/A	N/A	N/A	N/A
81	1st Floor Right	15	15B2	4 1/2"	0'-11 3/4"	0'-11 3/4"	0.959	N/A	N/A	N/A	N/A
82	1st Floor Right	15	15B3	4 1/2"	0'-10 3/4"	4'-4 1/4"	3.901	N/A	N/A	N/A	N/A
83	1st Floor Right	15	15C	4 1/2"	8'-10 1/8"	2'-1 3/4"	18.977	N/A	N/A	N/A	N/A
84	1st Floor Right	16	16A	4 1/2"	8'-10 1/8"	5'-1"	44.956	N/A	N/A	N/A	N/A
85	1st Floor Right	16	16B	4 1/2"	10'-2 7/8"	3'-11 5/16"	40.372	N/A	N/A	N/A	N/A
86	1st Floor Right	16	16C	4 1/2"	10'-2 7/8"	3'-11 5/16"	40.372	N/A	N/A	N/A	N/A
87	1st Floor Right	16	16D	4 1/2"	10'-2 7/8"	3'-5 7/8"	35.732	N/A	N/A	N/A	N/A
88	1st Floor Right	16	16E	4 1/2"	8'-10 1/8"	1'-0"	8.844	N/A	N/A	N/A	N/A
89	1st Floor Right	16	16F	4 1/2"	8'-10 1/8"	7'-1 5/8"	63.104	N/A	N/A	N/A	N/A
90	1st Floor Right	16	16G1	4 1/2"	0'-11 3/4"	4'-0 3/4"	3.978	N/A	N/A	N/A	N/A
91	1st Floor Right	16	16G2	4 1/2"	1'-0 1/4"	4'-0 3/4"	4.147	N/A	N/A	N/A	N/A
92	1st Floor Right	16	16H	4 1/2"	8'-10 1/8"	6'-7 5/8"	58.682	N/A	N/A	N/A	N/A
93	1st Floor Right	16	16I	4 1/2"	9'-9 5/8"	1'-7 1/2"	15.928	N/A	N/A	9'-9 5/8"	9'-3 1/8"
94	1st Floor Right	17	17A	4 1/2"	9'-3 1/8"	2'-3"	20.836	N/A	N/A	N/A	N/A
95	1st Floor Right	17	17B2	4 1/2"	1'-5 1/4"	6'-0"	8.625	N/A	N/A	N/A	N/A
96	1st Floor Right	17	17C	4 1/2"	9'-3 1/8"	4'-4 5/8"	40.611	N/A	N/A	N/A	N/A
97	1st Floor Right	17	17D1	4 1/2"	0'-11 3/4"	5'-0 3/4"	4.957	N/A	N/A	N/A	N/A
98	1st Floor Right	17	17D2	4 1/2"	1'-5 1/4"	5'-0 3/4"	7.277	N/A	N/A	N/A	N/A
99	1st Floor Right	17	17E	4 1/2"	9'-3 1/8"	1'-9 5/8"	16.688	N/A	N/A	N/A	N/A
100	1st Floor Right	18	18A	4 1/2"	9'-9 5/8"	1'-7 1/2"	15.928	N/A	N/A	9'-3 1/8"	9'-9 5/8"
101	1st Floor Right	18	18B	4 1/2"	8'-10 1/8"	7'-11"	70.013	N/A	N/A	N/A	N/A
102	1st Floor Right	18	18C	4 1/2"	8'-10 1/8"	2'-0"	17.688	N/A	N/A	N/A	N/A
103	1st Floor Right	18	18D	4 1/2"	8'-10 1/8"	7'-11"	70.013	N/A	N/A	N/A	N/A
104	1st Floor Right	18	18E	4 1/2"	8'-10 1/8"	2'-6 1/16"	22.155	N/A	N/A	N/A	N/A
105	1st Floor Right	18	18F	4 1/2"	8'-10 1/8"	5'-3 7/16"	46.752	N/A	N/A	N/A	N/A
106	1st Floor Right	18	18G	4 1/2"	8'-10 1/8"	3'-9"	33.164	N/A	N/A	N/A	N/A
107	1st Floor Right	18	18H	4 1/2"	8'-10 1/8"	7'-11"	70.013	N/A	N/A	N/A	N/A
108	2nd Floor Right	19	19A	4 1/2"	10'-5 5/8"	2'-3 5/8"	24.100	N/A	N/A	N/A	N/A
109	2nd Floor Right	19	19B1	4 1/2"	1'-11 1/4"	8'-0 3/4"	15.621	N/A	N/A	N/A	N/A
110	2nd Floor Right	19	19B2	4 1/2"	2'-8 1/4"	8'-0 3/4"	21.668	N/A	N/A	N/A	N/A
111	2nd Floor Right	19	19C	4 1/2"	10'-5 5/8"	1'-11 5/8"	20.610	N/A	N/A	N/A	N/A
112	2nd Floor Right	20	20A	4 1/2"	10'-5 5/8"	2'-0"	20.938	N/A	N/A	N/A	N/A
113	2nd Floor Right	20	20B	4 1/2"	2'-4 1/2"	3'-4"	7.917	N/A	N/A	N/A	N/A
114	2nd Floor Right	21	21A	4 1/2"	8'-6 5/8"	2'-10 5/8"	24.676	N/A	N/A	N/A	N/A
115	2nd Floor Right	21	21B1	4 1/2"	2'-11 1/4"	2'-0 3/4"	6.059	N/A	N/A	N/A	N/A
116	2nd Floor Right	21	21B2	4 1/2"	1'-10 5/8"	2'-0 3/4"	3.889	N/A	N/A	N/A	N/A
117	2nd Floor Right	21	21C	4 1/2"	8'-6 5/8"	2'-2 5/8"	18.975	N/A	N/A	N/A	N/A
118	2nd Floor Right	22	22A	4 1/2"	10'-10 1/4"	3'-11 5/16"	42.795	N/A	N/A	8'-6 5/8"	10'-10 1/4"
119	2nd Floor Right	22	22B	4 1/2"	11'-6 3/16"	1'-1 11/16"	13.135	N/A	N/A	10'-10 1/4"	11'-6 3/16"
120	2nd Floor Right	22	22C	4 1/2"	13'-9 13/16"	3'-11 5/16"	54.479	N/A	N/A	11'-6 3/16"	13'-9 13/16"
121	2nd Floor Right	22	22D	4 1/2"	16'-1 7/16"	3'-11 5/16"	63.556	N/A	N/A	13'-9 13/16"	16'-1 7/16"
122	2nd Floor Right	22	22E	4 1/2"	18'-1 13/16"	3'-5 7/8"	63.340	N/A	N/A	16'-1 7/16"	18'-1 13/16"
123	2nd Floor Right	22	22F	4 1/2"	18'-8 13/16"	1'-0"	18.734	N/A	N/A	18'-1 13/16"	18'-8 13/16"
124	2nd Floor Right	22	22G	4 1/2"	18'-8 13/16"	2'-5 5/8"	46.250	N/A	N/A	18'-8 13/16"	17'-3 9/16"
125	2nd Floor Right	22	22H1	4 1/2"	2'-11 1/4"	2'-0 3/4"	6.059	N/A	N/A	N/A	N/A
126	2nd Floor Right	22	22H2	4 1/2"	10'-7 9/16"	2'-0 3/4"	21.925	N/A	N/A	10'-7 9/16"	9'-5 1/8"
127	2nd Floor Right	22	22I	4 1/2"	16'-1 1/8"	1'-1 3/16"	17.686	N/A	N/A	16'-1 1/8"	15'-5 7/16"
128	2nd Floor Right	22	22J	4 1/2"	15'-5 7/16"	3'-11 5/16"	60.927	N/A	N/A	15'-5 7/16"	13'-1 13/16"
129	2nd Floor Right	22	22K	4 1/2"	13'-1 13/16"	3'-11 5/16"	51.851	N/A	N/A	13'-1 13/16"	10'-10 1/4"
130	2nd Floor Right	22	22L	4 1/2"	10'-10 1/4"	3'-11 5/16"	42.795	N/A	N/A	10'-10 1/4"	8'-6 5/8"
131	2nd Floor Right	23	23A	4 1/2"	8'-6 5/8"	3'-3 5/8"	28.240	N/A	N/A	N/A	N/A
132	2nd Floor Right	23	23B1	4 1/2"	1'-11 1/4"	4'-0 3/4"	7.871	N/A	N/A	N/A	N/A
133	2nd Floor Right	23	23B2	4 1/2"	0'-9 1/4"	4'-0 3/4"	3.132	N/A	N/A	N/A	N/A
134	2nd Floor Right	23	23C	4 1/2"	8'-6 5/8"	5'-3 1/4"	45.077	N/A	N/A	N/A	N/A
135	2nd Floor Right	23	23D1	4 1/2"	1'-11 1/4"	4'-0 3/4"	7.871	N/A	N/A	N/A	N/A
136	2nd Floor Right	23	23D2	4 1/2"	0'-9 1/4"	4'-0 3/4"	3.132	N/A	N/A	N/A	N/A
137	2nd Floor Right	23	23E	4 1/2"	8'-6 5/8"	2'-9 5/8"	23.964	N/A	N/A	N/A	N/A
138	2nd Floor Right	24	24A	4 1/2"	10'-10 1/4"	3'-11 5/16"	42.795	N/A	N/A	8'-6 5/8"	10'-10 1/4"
139	2nd Floor Right	24	24B	4 1/2"	13'-1 13/16"	3'-11 5/16"	51.851	N/A	N/A	10'-10 1/4"	13'-1 13/16"
140	2nd Floor Right	24	24C	4 1/2"	15'-5 7/16"	3'-11 5/16"	60.927	N/A	N/A	13'-1 13/16"	15'-5 7/16"
141	2nd Floor Right	24	24D	4 1/2"	17'-9"	3'-11 5/16"	69.983	N/A	N/A	15'-5 7/16"	17'-9"
142	2nd Floor Right	24	24E	4 1/2"	18'-8 13/16"	1'-8 1/4"	31.614	N/A	N/A	17'-9"	18'-8 13/16"
143	2nd Floor Right	24	24F	4 1/2"	18'-8 13/16"	2'-6 1/16"	46.934	N/A	N/A	18'-8 13/16"	17'-5 5/16"
144	2nd Floor Right	24	24G	4 1/2"	17'-5 5/16"	1'-4 1/8"	23.439	N/A	N/A	N/A	N/A
145	2nd Floor Right	24	24H	4 1/2"	17'-5 5/16"	3'-11 5/16"	68.772	N/A	N/A	17'-5 5/16"	17'-3 5/16"
146	2nd Floor Right	24	24I	4 1/2"	17'-3 5/16"	3'-9 3/8"	65.325	N/A	N/A	17'-3 5/16"	15'-0 13/16"
147	2nd Floor Right	24	24J	4 1/2"	15'-0 13/16"	3'-11 5/16"	59.408	N/A	N/A	15'-0 13/16"	12'-9 1/4"
148	2nd Floor Right	24	24K	4 1/2"	12'-9 1/4"	3'-11 5/16"	50.352	N/A	N/A	12'-9 1/4"	10'-5 5/8"
		Number of Panels:	148			TOTAL SQ. FT.:	4,420.981	Mitered Qty:	0	Gabled Qty:	48

WWW.THERMAFOAMARK.COM

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STRUCTURAL INSULATED PANELS RESOURCES

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Mountain Home, AR 62753
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STATE OF TEXAS
PAUL D. FLEMING
43451
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder:
NACDI

Drawn By:
SiP Resources

Preliminary Drawings Date:
09/09/2021

Production Drawings Date:

Revised Drawings Date:

Project No:
190605-1060

Project Name:
NACDI DUPLEX

Noah's Arc Community Development Inc.
1601 Mathis St., Rockport, TX 78381
SIP WALLS & ROOF CONSTRUCTION DETAILS

Project #190605-1060

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:48, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

Path: C:\Working Files\SiP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\; File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: ______________________ DATE: __________

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

WALL PANEL LEGEND

SIP KEY | 1 7/8" WALL | ELECTRIC CHASE (MODEL, PLANSECT., ELEV.) | 2X PLATES (MODEL, PLANSECT., ELEV.) | STRUCTURAL LUMBER (MODEL, PLANSECT., ELEV.) | STRUCTURAL STEEL (MODEL, PLANSECT., ELEV.) | EPS FOAM | FACTORY CUT FEATURE (MODEL, PLANSECT., ELEV.) | FIELD CUT FEATURE (MODEL, PLANSECT., ELEV.) | 1 7/8" ADJACENT WALL PANEL (ADJACENT WALL) | 1 7/8 SHEAR WALL (SHEAR WALL) | 1 7/8 BEARING WALL (LOAD BEARING WALL) | 1 7/8 DATUM (F.F.E.) | 1 7/8" ACQ SILL PLATE (1 7/8 FEATURE LOCATION) | (1 7/8" VERIFY) | (1 7/8" VERIFY)

Wall Panel Numbering:
1 = WALL#
1 = WALL#
1 ( ) = WALL#

Roof Panel Numbering:
A = ROOF PLANE#
Header Panel Numbering:
1-H1 = WALL#-HEADER#

Minden DuPlex Roof Panel Legend

ThermaFoamARK, LLC
203 S. Redmond Road
Jacksonville, AR, USA 72076
501-945-1114
bwalsh@ThermFoamARK.com

D:\Dropbox\ThermaFoamARK\Construction Details\190605-1060 Minden_DuPlex\Panel Legend\[190605-1060 Minden_DuPlex Roof Panel Legend 12-11-19.xlsm]Roof Panel Legend

Job #:	190605-1060
Client:	ThermaFoamARK, LLC
Owner/Builder:	Minden_DuPlex
Date:	12/11/19

#	Plane	Panel Type	Thickness		Splines Horizontal	Splines Vertical	BOUNDARY CONDITION (Directions are relative to direction on Detail Drawing) Left	Right	Top	Bottom	Notes
1	A	8 1/4" R-Control Sip Panel w/Perform Guard R-29	8 1/4"			Double 2x8	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	
2	B	8 1/4" R-Control Sip Panel w/Perform Guard R-29	8 1/4"			Double 2x8	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
3	C	8 1/4" R-Control Sip Panel w/Perform Guard R-29	8 1/4"				Plumb Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	
4	D	8 1/4" R-Control Sip Panel w/Perform Guard R-29	8 1/4"				Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	
5	E	8 1/4" R-Control Sip Panel w/Perform Guard R-29	8 1/4"		Double 2x8	Double 2x8	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	N/A	Plumb Cut & Recess for Single 2x	
6	F	8 1/4" R-Control Sip Panel w/Perform Guard R-29	8 1/4"			Double 2x8	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	
27	RC1	8 1/4" R-Control Ridge Cap	8 1/4"								
28	RC2	8 1/4" R-Control Ridge Cap	8 1/4"								

ROOF PLANE DATA

#	Plane	ITEM: / UNIT:	Panels Quantity	Panels Area (sf)	Do-All-Ply Tubes	SIP Tape Rolls	OSB Splines lineal feet	Plumb/Miter Cut lineal feet	Frameguard square feet	Wood Screws - Square Cut (Quantity) - Description	Wood Screws - Plumb Cut (Quantity) - Description	Screws - Ridge Infill (Quantity) - Description	Metal Screws - Square Cut (Quantity) - Description	Metal Screws - Plumb Cut (Quantity) - Description
1	A	Quantity:	11	895.70	28.80	4.58	N/A	42	N/A	(264) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
2	B	Quantity:	14	643.45	27.18	4.47	N/A	42	N/A	(264) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
3	C	Quantity:	1	101.89	2.67	0.69	N/A	33	N/A	(104) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
4	D	Quantity:	1	101.89	2.67	0.69	N/A	33	N/A	(104) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
5	E	Quantity:	5	269.73	8.00	1.49	N/A	118	N/A	(132) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
6	F	Quantity:	3	117.45	4.82	1.25	N/A	17	N/A	(128) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
27	RC1	Quantity:	6	33.25	4.57	0.53	N/A	N/A	N/A	(82) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
28	RC2	Quantity:	1	5.54	0.77	0.09	N/A	N/A	N/A	(10) 10" R-Control Wood Screw	N/A	N/A	N/A	N/A
		TOTALS:	42	2,168.91	75	14	N/A	285	N/A	1,088	N/A	N/A	N/A	N/A

NOTES:

1. **See Construction Details.**
2. **Spline conditions vary - see details.**

*Note: Orientations are as shown on the Construction Details.

SCREW TAKEOFF	
Description	Quantity
10" R-Control Wood Screw	1088
Grand Total	**1088**

ITEM #	PLANE	PANEL #	QTY	PANEL SIZE THICK (in)	PANEL SIZE LENGTH (ft)	PANEL SIZE WIDTH (ft)	SQUARE FEET EACH	SQUARE FEET TOTAL	PANEL SKIN Interior	PANEL SKIN Exterior	EDGE CONDITION (Directions are relative to direction on Detail Drawing.) Left	Right	Top	Bottom	Notes
1	A	A1	10	8 1/4"	21'-9 5/8"	3'-11 5/16"	85.96	859.593	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	
2	A	A2	1	8 1/4"	21'-9 5/8"	1'-7 7/8"	36.11	36.110	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	
3	B	B1	1	8 1/4"	21'-9 5/8"	3'-11 5/16"	85.96	85.959	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
4	B	B2	1	8 1/4"	21'-9 5/8"	2'-0"	43.60	43.604	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
5	B	B3	1	8 1/4"	21'-9 5/8"	2'-2 11/16"	48.49	48.487	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
6	B	B4	1	8 1/4"	16'-10 1/8"	2'-0"	33.69	33.688	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
7	B	B5	1	8 1/4"	14'-6 5/16"	2'-5 7/8"	36.16	36.164	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
8	B	B6	1	8 1/4"	11'-7 3/4"	3'-11 5/16"	45.92	45.916	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
9	B	B7	1	8 1/4"	7'-0 15/16"	3'-11 5/16"	27.91	27.907	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
10	B	B8	1	8 1/4"	7'-0 15/16"	3'-11 5/16"	27.91	27.907	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
11	B	B9	1	8 1/4"	11'-7 3/4"	3'-11 5/16"	45.92	45.916	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
12	B	B10	1	8 1/4"	14'-6 5/16"	2'-5 7/8"	36.16	36.164	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
13	B	B11	1	8 1/4"	16'-10 1/8"	2'-0"	33.69	33.688	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
14	B	B12	1	8 1/4"	21'-9 5/8"	2'-2 11/16"	48.49	48.487	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
15	B	B13	1	8 1/4"	21'-9 5/8"	2'-0"	43.60	43.604	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
16	B	B14	1	8 1/4"	21'-9 5/8"	3'-11 5/16"	85.96	85.959	21'-9 5/8"	21'-4 13/16"	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	
17	C	C1	1	8 1/4"	23'-11"	4'-3 1/8"	101.89	101.895	N/A	N/A	Miter Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Factory & Field Cuts
18	D	D1	1	8 1/4"	23'-11"	4'-3 1/8"	101.89	101.895	N/A	N/A	Miter Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Factory & Field Cuts
19	E	E1	1	8 1/4"	13'-4 1/2"	3'-11 5/16"	52.73	52.734	3'-11 5/16"	3'-6 1/2"	Miter Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	See Details for Miter Cut
20	E	E2	1	8 1/4"	13'-4 1/2"	3'-11 5/16"	52.73	52.734	3'-11 5/16"	3'-6 1/2"	Square Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	See Details for Miter Cut
21	E	E3	1	8 1/4"	20'-7 9/16"	3'-11 5/16"	81.34	81.339	N/A	N/A	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	See Details for Miter Cut
22	E	E4	1	8 1/4"	13'-9 13/16"	3'-11 5/16"	54.48	54.479	N/A	N/A	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	See Details for Miter Cut
23	E	E5	1	8 1/4"	7'-0 1/8"	4'-0 11/16"	28.44	28.443	N/A	N/A	Miter Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	N/A	Square Cut & Recess for Single 2x	See Details for Miter Cut
24	F	F1	1	8 1/4"	11'-2"	2'-4 1/16"	26.11	26.114	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
25	F	F2	1	8 1/4"	17'-5"	3'-8 15/16"	65.22	65.222	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
26	F	F3	1	8 1/4"	11'-2"	2'-4 1/16"	26.11	26.114	N/A	N/A	Square Cut & Recess for Single 2x	Square Cut & Recess for Single 2x	Plumb Cut & Recess for Single 2x	Miter Cut & Recess for Single 2x	See Details for Miter Cut
27	RC1	RC1	6	8 1/4"	8'-0"	0'-8 5/16"	5.54	33.250	N/A	N/A					
28	RC2	RC2	1	8 1/4"	8'-0"	0'-8 5/16"	5.54	5.542	N/A	N/A					
		# of Panels:	42			Total Square Feet:		2,168.911							

Path: C:\Working Files\SIP Construction Details\210903-1454 Minden_Duplex-Rockport\CAD\ File Name: 210903-1454 NACDI_DuPlex Rockport TX SiP Details 09-09-21;

Print Date: Thursday, September 9, 2021
Sheet Size: Custom; Sheet Scale: 1:48, U.N.O.
Drawn By: D.R.P., SiP Resources, LLC for Client: ThermaFoam-ARK, LLC

OWNER/GENERAL MANAGER/CONTRACTOR APPROVAL
CHECKED & APPROVED BY: _____ DATE: _____

All Views are Set at 1/4" = 1'-0".
All Views are Set to be Perpendicular to Exterior of Panel.
All Perimeter Lumber is to be Recessed 1 9/16" for a Single 2x.
Unless Noted Otherwise.

ROOF PANEL LEGEND

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email: David.Plahm@gmail.com

STATE OF TEXAS
PAUL D. FLEMING
49454
REGISTERED PROFESSIONAL ENGINEER
9-10-21

Owner/Builder: NACDI
Drawn By: SiP Resources
Preliminary Drawings Date: 09/09/2021
Production Drawings Date:
Revised Drawings Date:
Project No: 190605-1060
Project Name: NACDI DUPLEX

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SIP WALLS & ROOF CONSTRUCTION DETAILS
Project #190605-1060

Project #190605-1060
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