

A CUSTOM HOME FOR:
MIKE MALDONADO
 9511 BUFFUM STREET (LOT 2)
 HOUSTON TX, 77051



SHEET INDEX

ARCHITECTURAL/STRUCTURAL

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- S9 ---- CROSS SECTIONS

PROJECT INFORMATION

1ST. FLOOR LIVING AREA ---- 698 S.F.
 2ND. FLOOR LIVING AREA ---- 1,123 S.F.

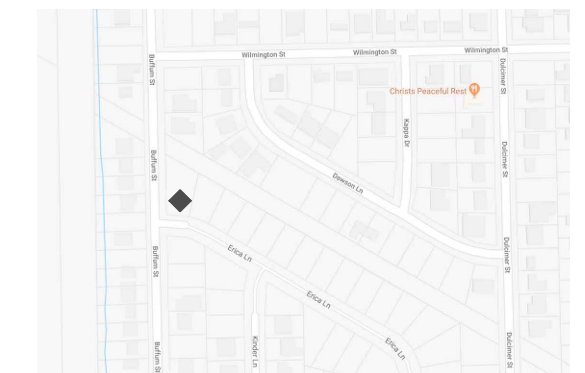


TOTAL LIVING AREA ==== 1,821 S.F.

COVERED PORCH ---- 42 S.F.
 COVERED GARAGE ---- 440 S.F.

TOTAL COVERED AREA ==== 2,303 S.F.

VICINITY MAP



ISSUE DATE: 06-17-19

DESIGNER
 HOUSTON PLANS & PERMITS LLC
 1415 N. LOOP WEST, SUITE 750
 HOUSTON TX, 77008
 PLANSANDPERMITS.NET
 (281) 372-1555

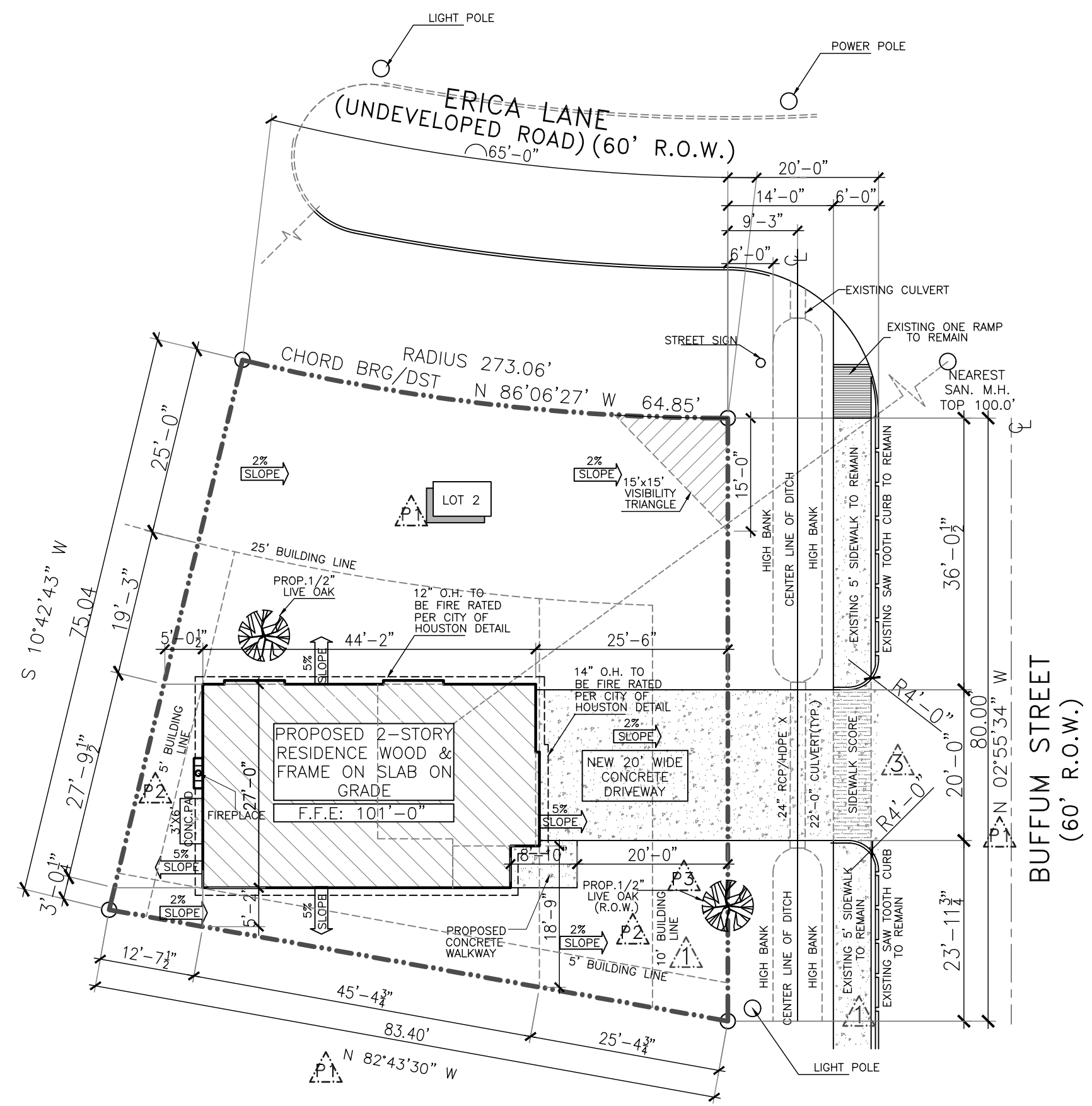
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DRAWN BY: OG			DATE DRAWN: 11-12-18
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PROJECT: **MIKE MALDONADO (HOUSE "B")**
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 HOUSTON, TX 77051
 DESIGNER ADDRESS:
 1415 N. Loop West Suite #750 Houston TX, 77008
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SHEET NO.

P1



SITE PLAN | N.T.S.

GENERAL NOTES

- Type M copper tubing and pipe shall not be used.
- Water riser must be metal above ground schedule 40 PVC may only be used on the exterior of the building below grade.
- Entire project shall be constructed in accordance with 2012 L.R.C. and the 2017 NEC
- Refer to structural for compliance with wind load design criteria.
- Aluminum wiring shall not be used and copper 12/2 with ground is the smallest conductor size allowed.
- All drainage and runoff shall be collected on-site or directed on surface to street. Drainage and runoff is not allowed to be directed on to adjacent properties.
- All mechanical equipment exhaust must terminate on the exterior of the structure.
- Fences require a separate permit.
- General contractor must verify all dimensions for set backs, utility easements, and bldg lines.

DRAINAGE NOTES

DRAINAGE (LOTS) R401.3 2012 IRC (EFFECTIVE JUNE 6, 2012) LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM OF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES). THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (LOTS) R401.3 EXCEPTION 2012 IRC AMENDMENTS (EFFECTIVE JUNE 6, 2012) IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

NOTE:
F.F. ELEV. ARE FOR REFERENCE USE ONLY.

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

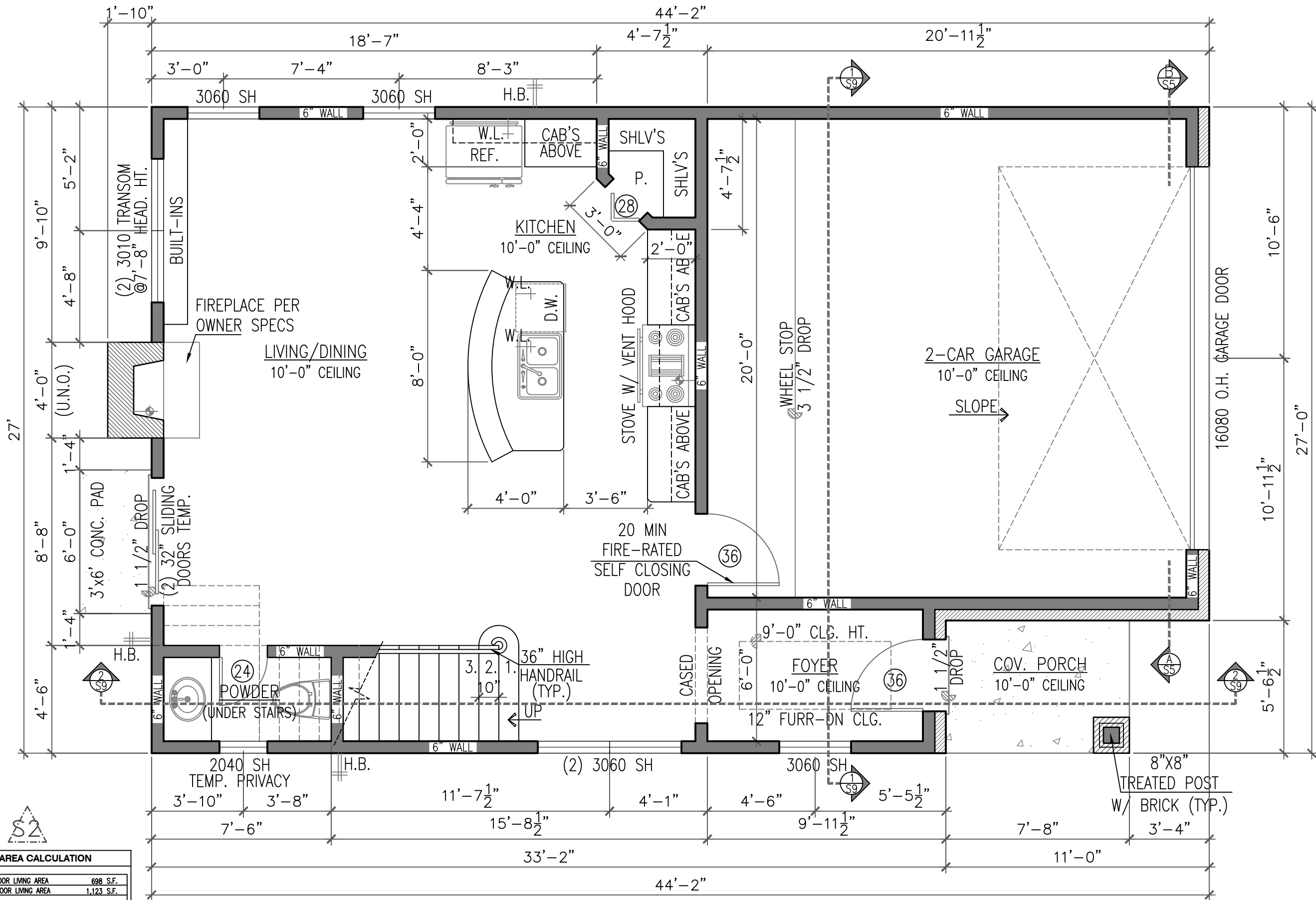
CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

LOT 2 BLK 1
REEDWOOD COURT

IMPERVIOUS AREA PERCENTAGE CALCULATION

	ADDITION SQ. FT.	FINAL SQ. FT.
1. BUILDINGS	1,332 SF	1,332 SF
2. PAVING	529 SF	529 SF
TOTALS	1,861 SF	1,861 SF

TOTAL AREA OF LOT: 5,615 SF
 (1,861 SF / 5,615 SF) X 100= 33.14%



AREA CALCULATION	
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2ND FLOOR LIVING AREA	1,123 S.F.
TOTAL LIVING AREA	1,821 S.F.
COVERED PORCH	42 S.F.
COVERED GARAGE	440 S.F.
TOTAL COVERED AREA	2,303 S.F.

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FLOOR PLAN NOTES	
SEE NOTES ON SHEET "A5"	

FLOOR PLAN
1ST FLOOR
SCALE: 1/4"=1'-0"

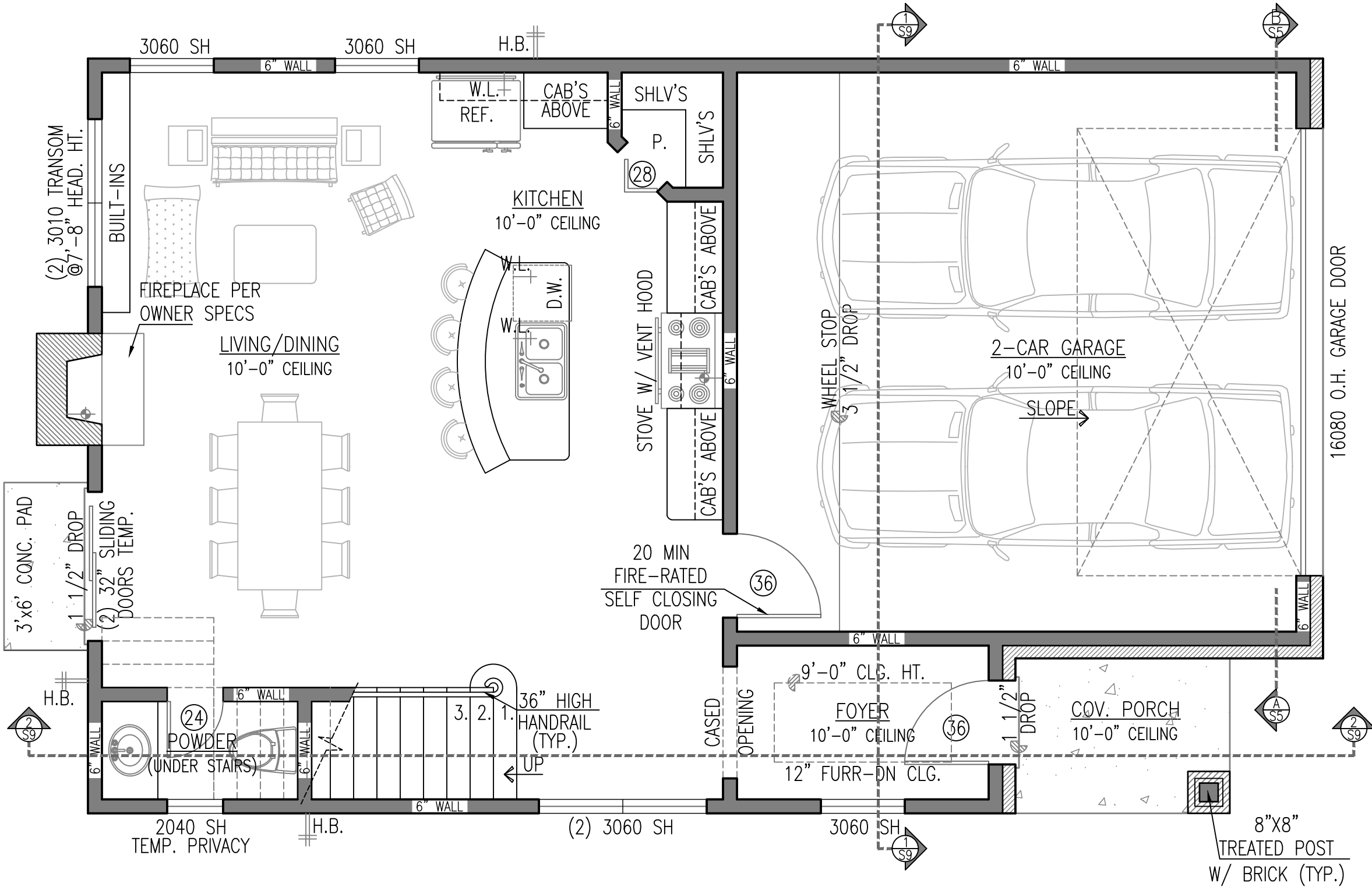
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SHEET NO.
A1



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FLOOR PLAN NOTES	
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FLOOR PLAN

1ST FLOOR (NO DIMS)

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

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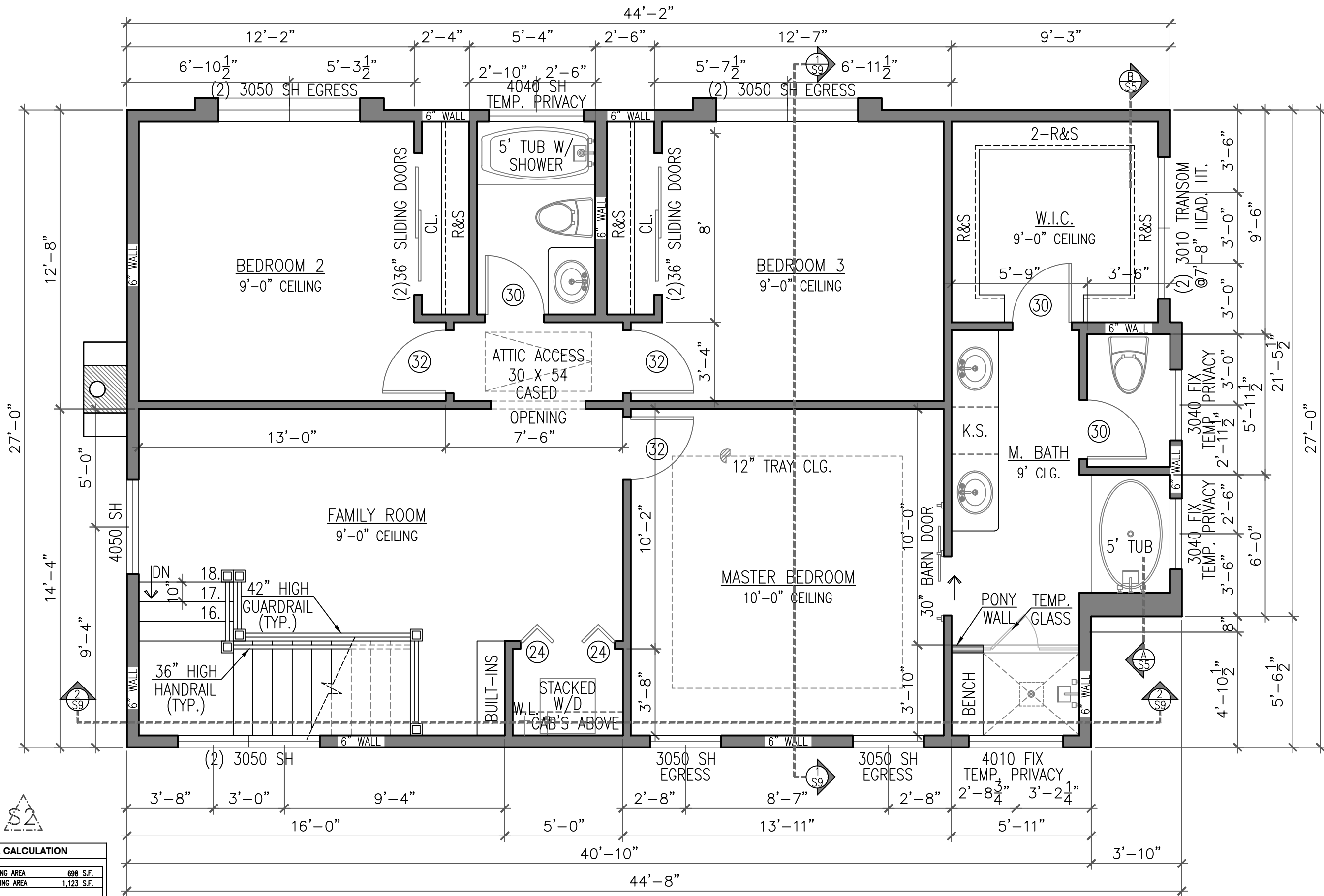
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SHEET NO.

A2



AREA CALCULATION	
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FLOOR PLAN NOTES	
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FLOOR PLAN
2ND FLOOR
SCALE: 1/4"=1'-0"

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SHEET NO.
A3

IRC R309.2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE SIDE. GARAGES BENEATH THE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE (CEILING OF GARAGE) BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING.

GENERAL NOTES:

- ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
- WATER RESIST GYP. BOARD (FULL HGT.), AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH.
- TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
- GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
- PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
- FOR INSTALLATION OF AHU SEE CONTRACTOR.
- ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
- PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
- GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
- FIRE BOX IS TO BE INSTALLED AS PER 2012 I.F.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE.
- ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

NOTES:

- ALL 1ST. FLOOR CEILINGS 10'-0" HIGH (U.N.O.) ALL 2ND. FLOOR CEILINGS 9'-0" HIGH (U.N.O.)
- SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
- PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
- PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/REQUIRED ELECT. MECH & PLUMB.

NOTES:

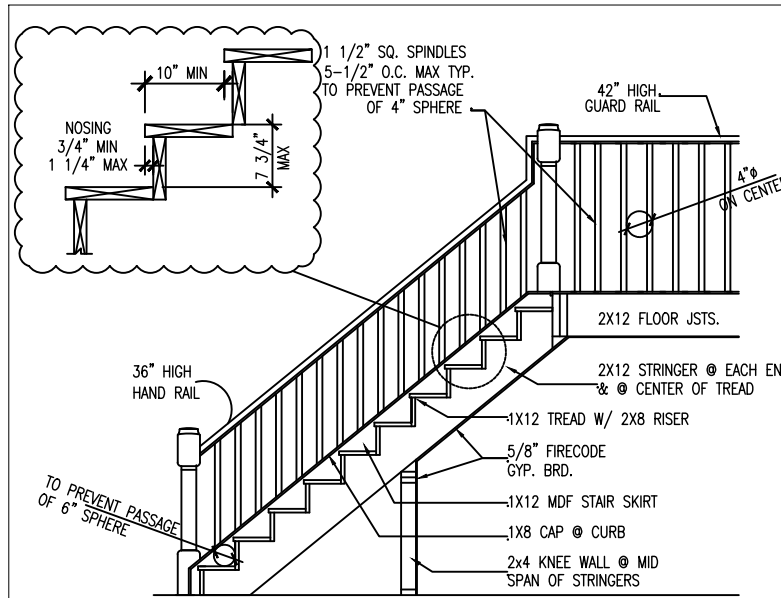
ALL WALLS TO BE 2"x4" (U.N.O.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 5/8" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING. AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

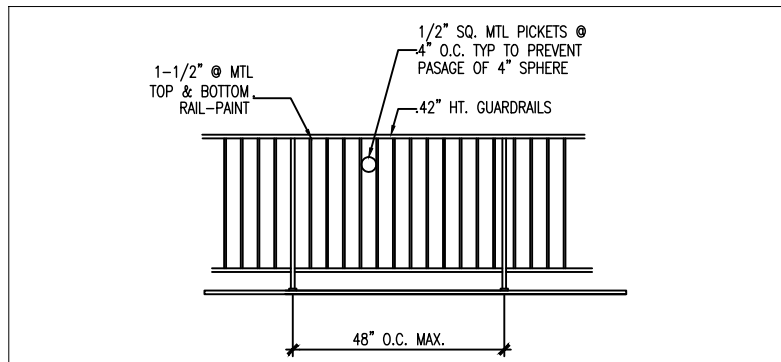
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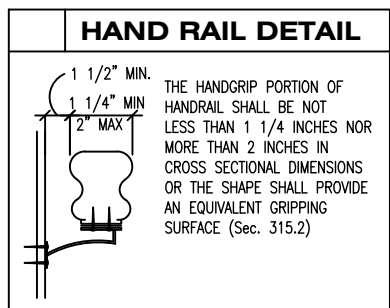
1 SECTION AT STAIRS (SIM.)

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.

HANDRAILS & GUARDRAILS SHOULD BE DESIGNED FOR A 200 LB. LIVE LOAD IN ANY DIRECTION.



2 TYP. SECTION AT GUARDRAIL



HAND RAIL NOTE

HANDRAIL SHALL BE IN COMPLIANCE WITH SEC. R3111.5.6. HANDRAILS SHALL BE IN COMPLIANCE WITH TABLE UNIFORMLY DISTRIBUTED 200 POUNDS PER SQ. FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL.

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NOTE:
GARAGE ATTIC ACCESS-R302.6. PULL DOWN STAIRWAYS IN A GARAGE CEILING SHALL BE PROVIDED WITH A 3/8" FIRE RETARDANT PANEL OR 16 GAUGE SHEET METAL.



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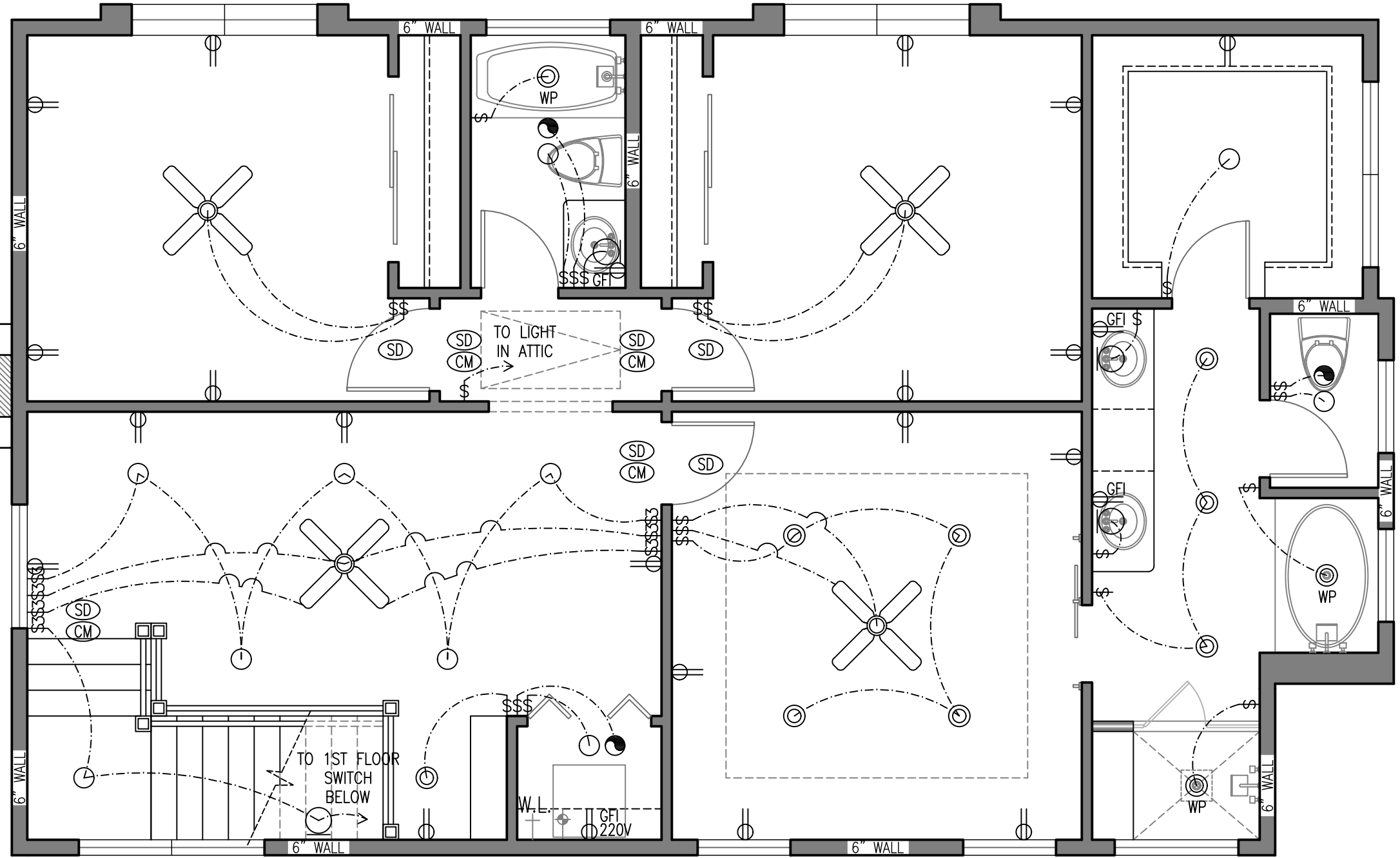


SHEET NO.

A5

LEGEND

	110 VOLT RECEPTACLE
	WATERPROOF RECEPTACLE
	110 VOLT IN CLG.
	110 VOLT W/ GROUND FAULT INTERRUPTOR
	110 VOLT IN FLOOR
	220 VOLT RECEPTACLE
	TELEVISION ANTENNA
	GAS OUTLET
	HOSE BIB
	TELEPHONE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PUSH BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	THERMOSTAT
	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEAT LAMP
	EXHAUST FAN W/ HEAT LAMP & LT.
	CEILING FAN
	CEILING FAN W/ LIGHT
	CEILING LIGHT W/ FUTURE FAN
	2'X4' FLUORESCENT LIGHT
	UNDER COUNTER LIGHT



ELECTRICAL PLAN
 2ND FLOOR | SCALE: 1/4"=1'-0"

- ELECTRICAL GENERAL NOTES:**
1. Electrical installation to be in accordance with the 2014 National Electrical Code NFPA-70.
 2. The electrical contractor is responsible for obtaining electrical permits and inspection.
 3. Convenience receptacle - mount at 12" a.f.f.
 4. Microwave - oven to have separate 20 AMP receptacle at 78" a.f.f.
 5. Bathroom receptacle - GFI mount 40" a.f.f.
 6. Receptacles in the garage to be GFI unless otherwise noted.
 7. Exterior receptacles to be GFI and weather protected.
 8. Washer - dryer to have separate 20 AMP duplex receptacle at 44" a.f.f.
 9. Telephone Outlets - provide box (mount at 12" a.f.f. unless noted otherwise). Cover plate 4/0 wire Terminate near panel.
 10. Kitchen counter and refrigerator receptacles and appliance switches mount at 44" a.f.f.
 11. Switched - mount at 54" a.f.f.
 12. Attic light switch mount at 84" a.f.f.

- ELECTRICAL NOTES:**
1. CONTRACTOR SHALL COMPLY W/ ALL LOCAL, STATE AND FEDERAL CODES REQUIRED. AND REFER TO OWNER FOR EXACT LOCATION OF LIGHT FIXTURES AND CEILING DEVICES.
 2. ALL CONDUCTORS SHALL BE NO. 12 AWG SOLID COOPER (THW) IN 3/4" CONDUIT WHERE REQUIRED
 3. CONTRACTOR SHALL COORDINATE W/ EXISTING CONDITIONS AT THE SITE AND FURNISH PROPER CONNECTIONS AS REQUIRED.
 4. ALL CONDUITS REGARDLESS OF TYPES WHICH CONTAIN LINE VOLTAGE CONDUCTORS SHALL HAVE A GROUND CONDUCTOR SIZED IN ACCORDANCE WITH N.E.C.

CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES R315.1

SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3

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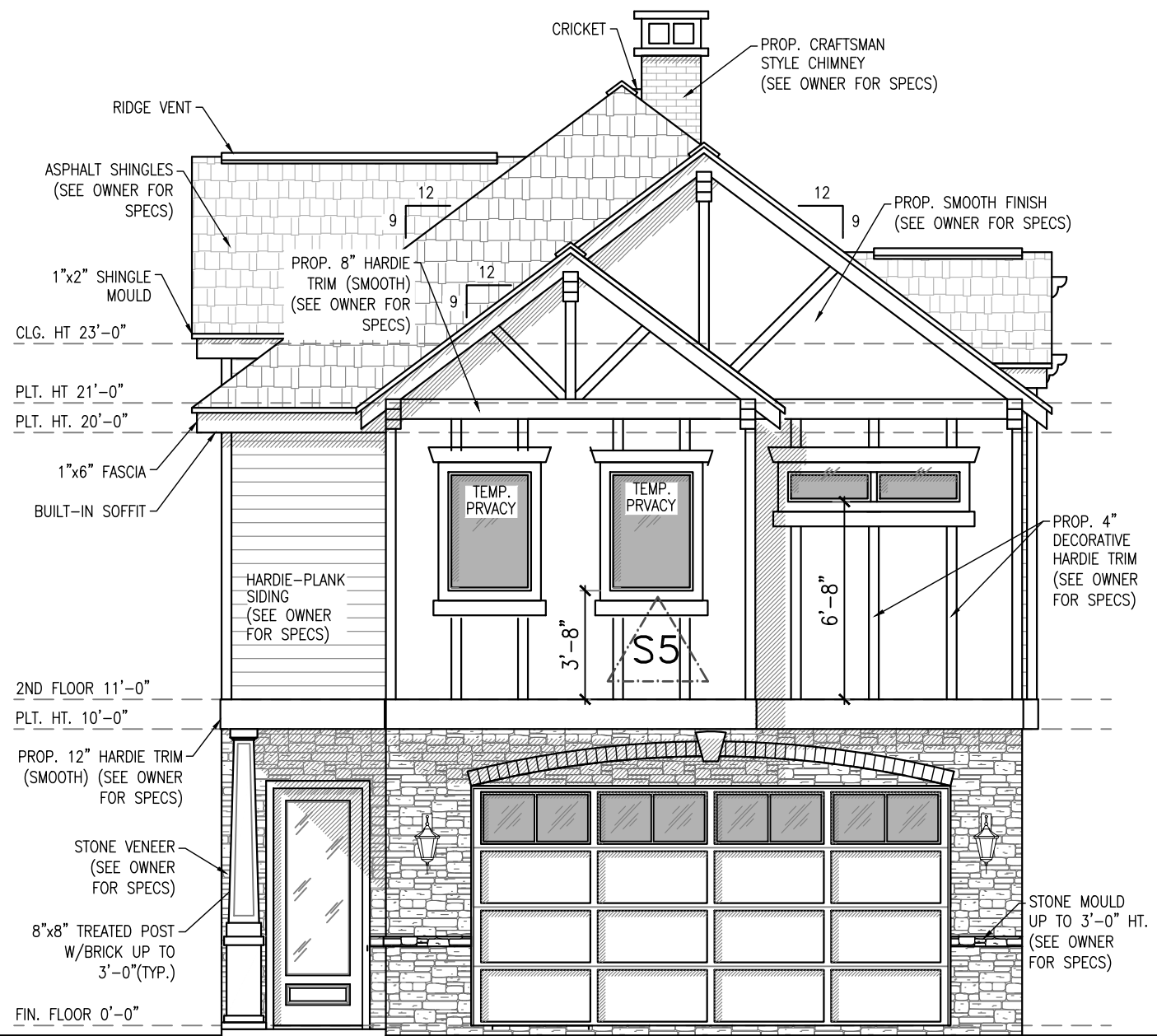
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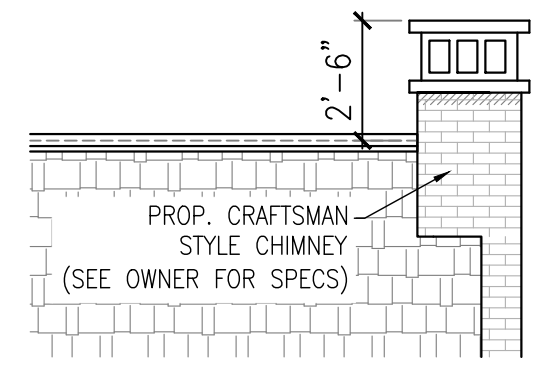


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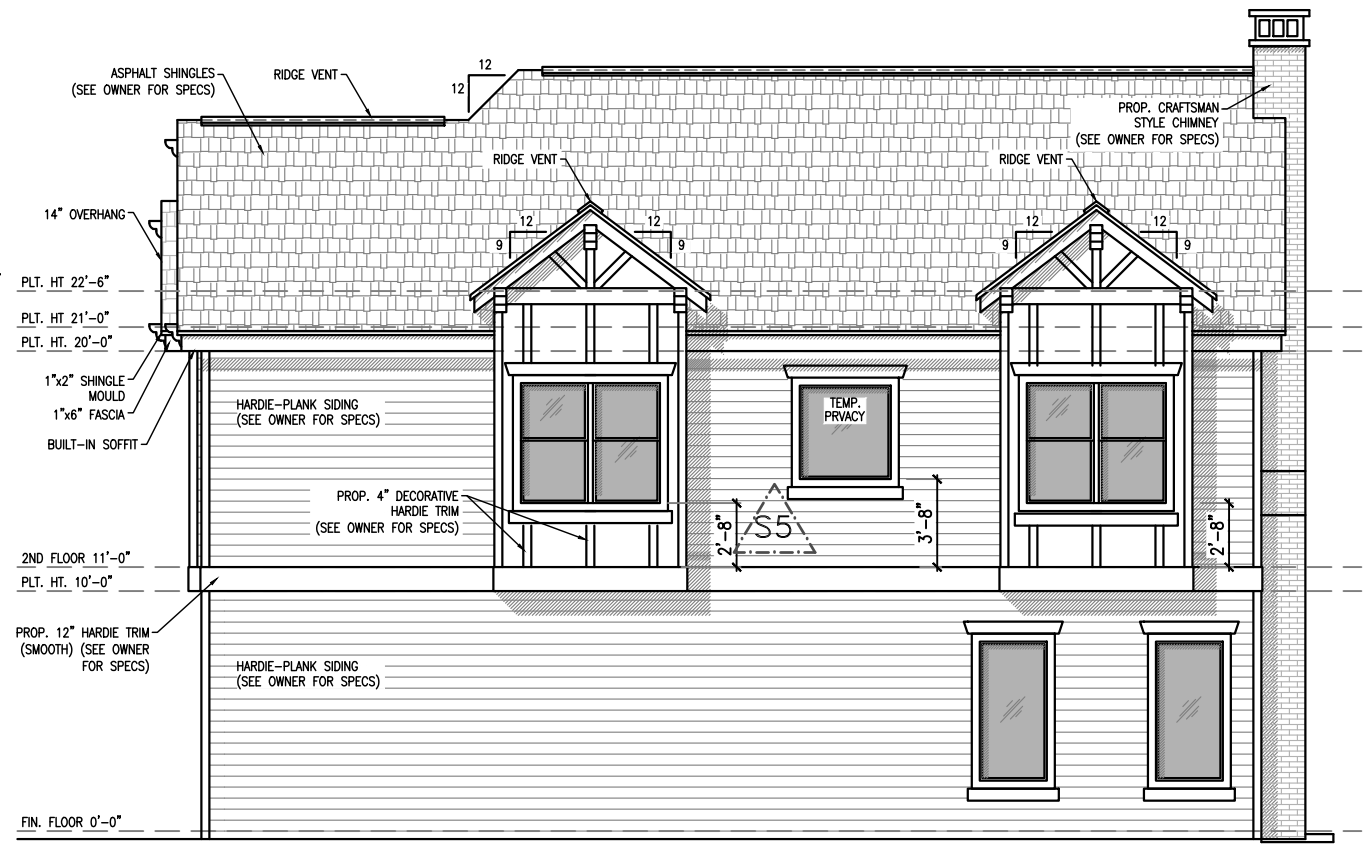
A7



EXTERIOR ELEVATION
FRONT
SCALE: 3/16"=1'-0"



CHIMNEY HT. DETAIL
SCALE: 1/4"=1'-0"



EXTERIOR ELEVATION
RIGHT
SCALE: 1/8"=1'-0"

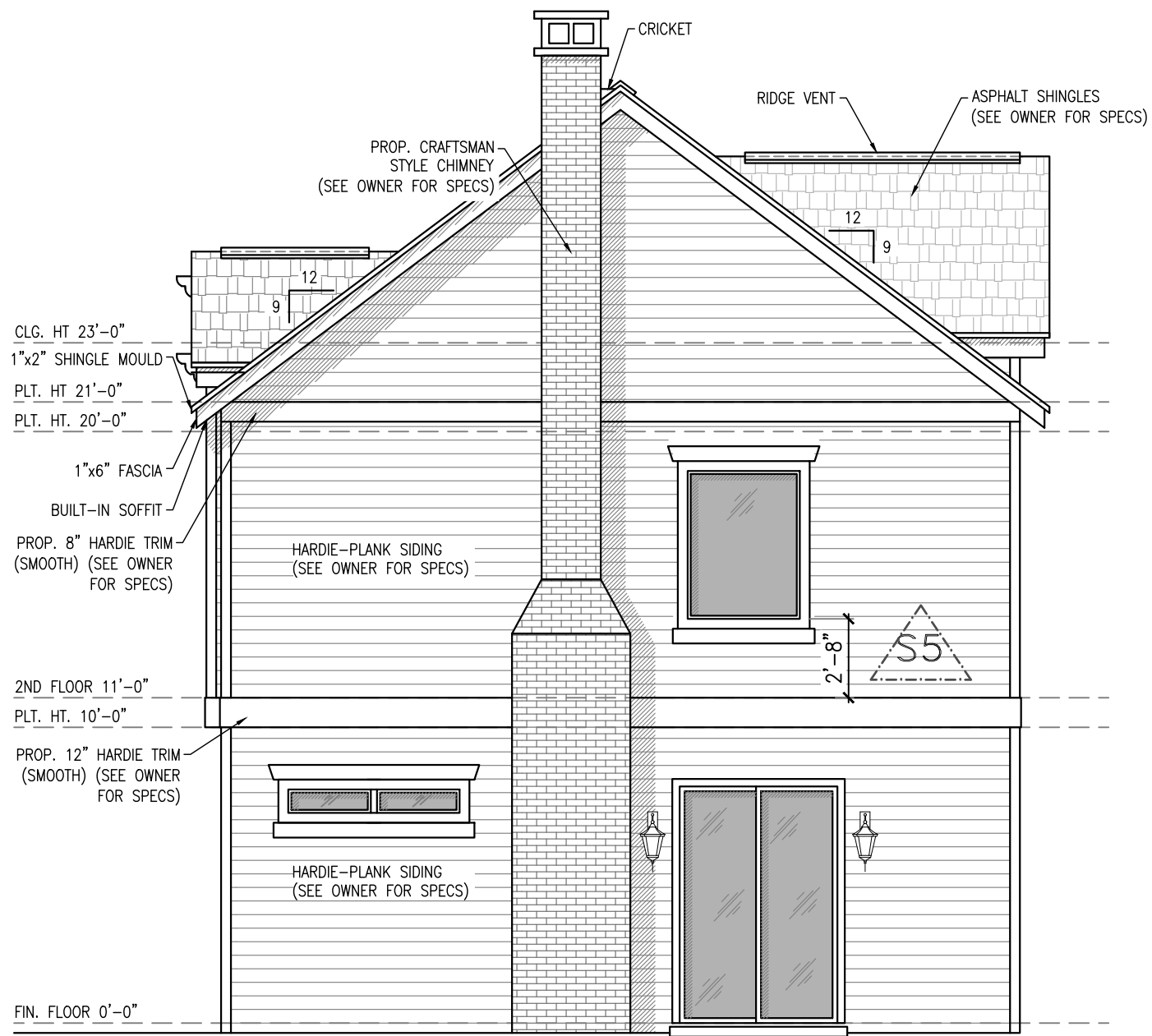
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SHEET NO.
A8



EXTERIOR ELEVATION

REAR

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



EXTERIOR ELEVATION

LEFT

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

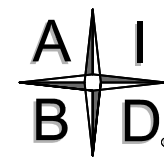
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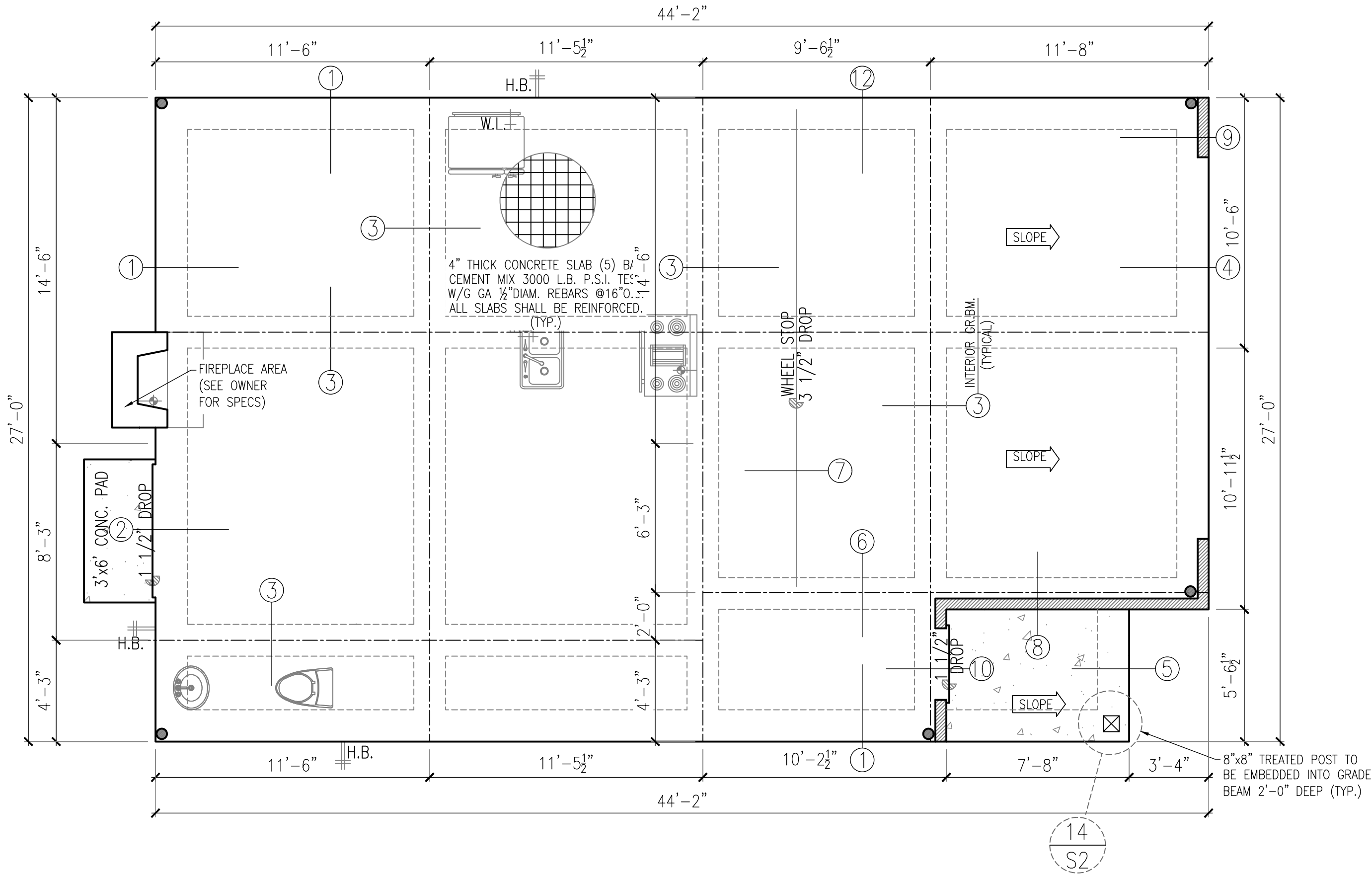


American Institute of Building Design

SHEET NO.

A9

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH TO COMPLY WITH OWNERS'S SPECIFICATIONS AND ALL APPLICABLE CODES AND ORDINANCES. I SHALL VERIFY ALL DIMENSIONS, DETAILING, ELECTIONS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE RESPONSIBLE FOR HUMAN ERROR OR CONSTRUCTION. THE INFORMATION, SPECIFICATIONS, AND DETAILS SHOWN IN THIS SHEET ARE PROPERTY OF THE PROPERTY AND HOUSING PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN ANY MANNER IS STRICTLY PROHIBITED.



4" THICK CONCRETE SLAB (5) B/F
 CEMENT MIX 3000 L.B. P.S.I. TESTED
 W/G GA 1/2" DIAM. REBARS @ 16" O.C.
 ALL SLABS SHALL BE REINFORCED.

FIREPLACE AREA
 (SEE OWNER FOR SPECS)

3'x6' CONC. PAD
 1 1/2" DROP

WHEEL STOP
 3 1/2" DROP

INTERIOR GR.BM.
 (TYPICAL)

8"x8" TREATED POST TO
 BE EMBEDDED INTO GRADE
 BEAM 2'-0" DEEP (TYP.)

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS' SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

FOUNDATION NOTES	
SEE NOTES & DETAILS ON SHEET "S2"	

FOUNDATION PLAN

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

NO.	DESCRIPTION	DATE
4	FINAL CHECKPRINTS & CROSS SECTIONS	03-20-19
3	A-H STRUCTURAL PLANS	02-19-19
2	A-H FOR CUSTOMER APPROVAL	02-09-19
1	A-H PRELIMINARY	11-29-18
0	A-H PRELIMINARY	11-12-18
BY	REV.	DESCRIPTION
	DATE	

DRAWN BY: OG
 CHECKED BY: AH
 DATE DRAWN: 11-12-18

PROJECT: **MIKE MALDONADO (HOUSE "B")**
 ADDRESS: **9511 BUFFUM ST. (LOT 2)**
 HOUSTON, TX 77051
 DESIGNER ADDRESS:
 1415 N. Loop West Suite #750 Houston TX, 77008
 Information@plansandpermits.net
 P: 281.372.1555

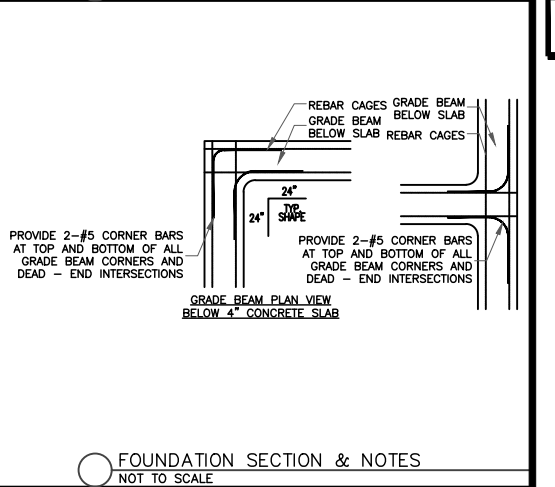
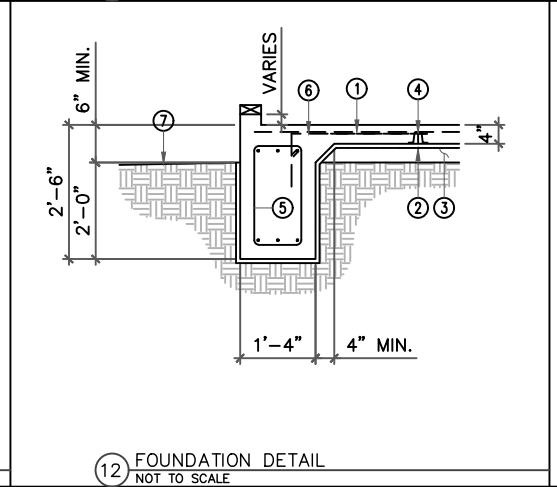
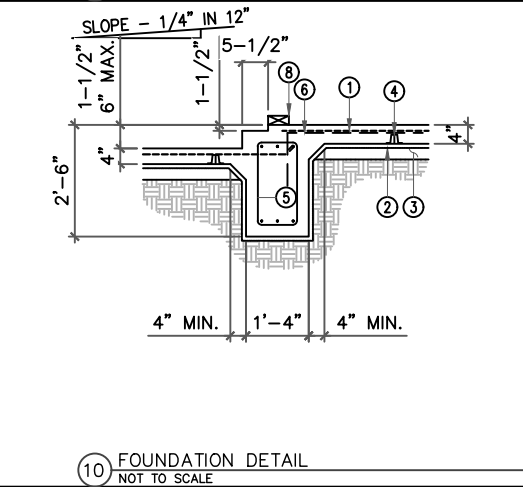
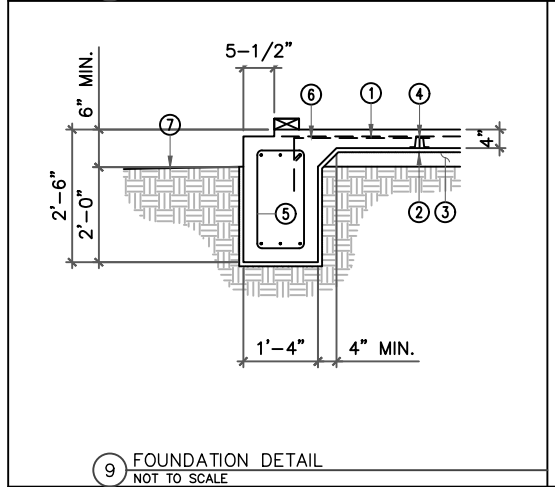
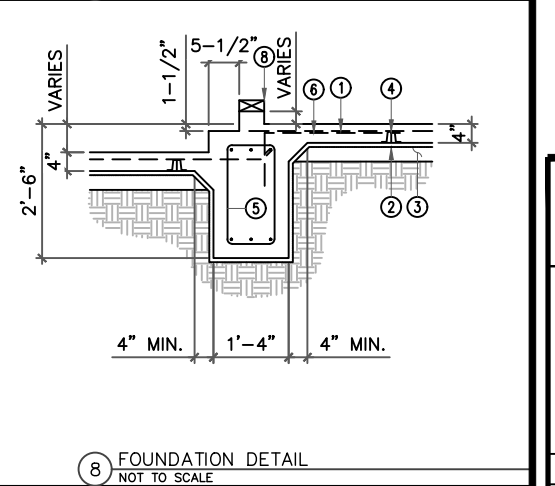
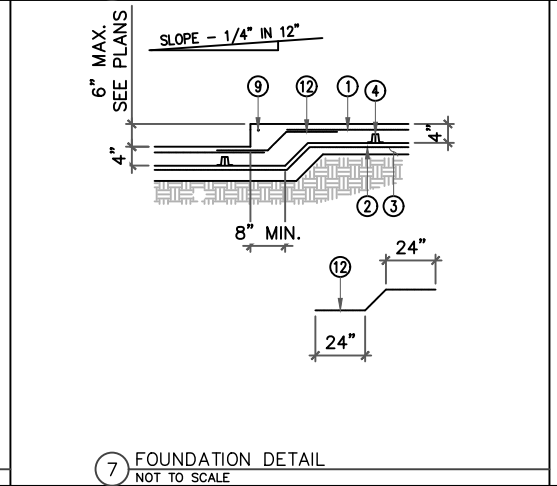
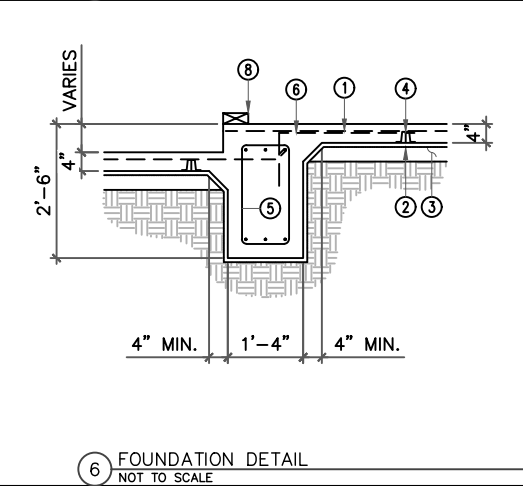
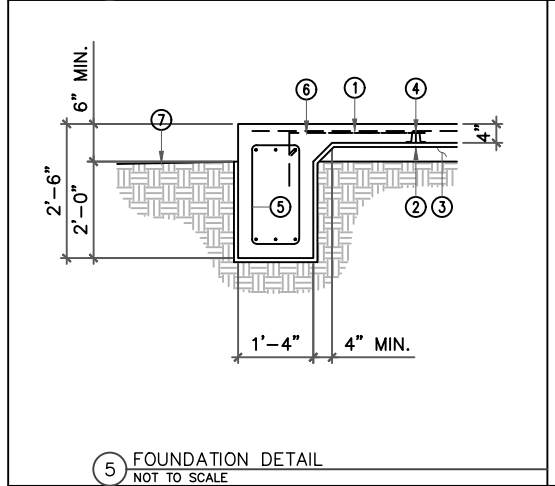
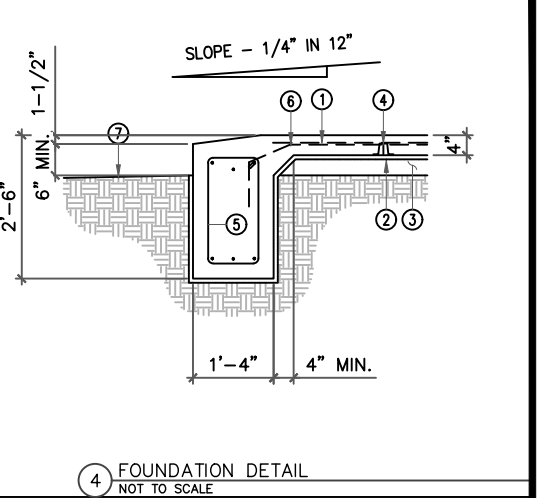
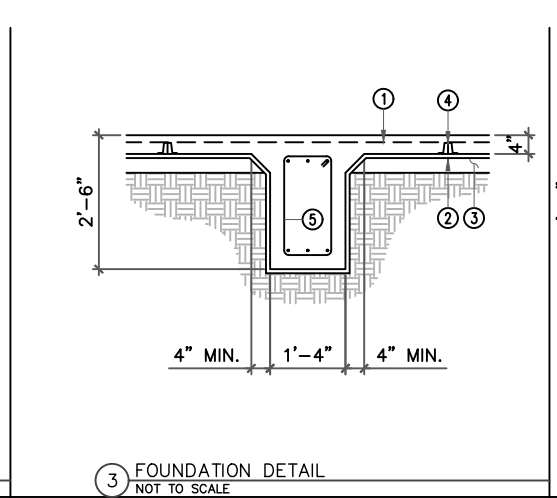
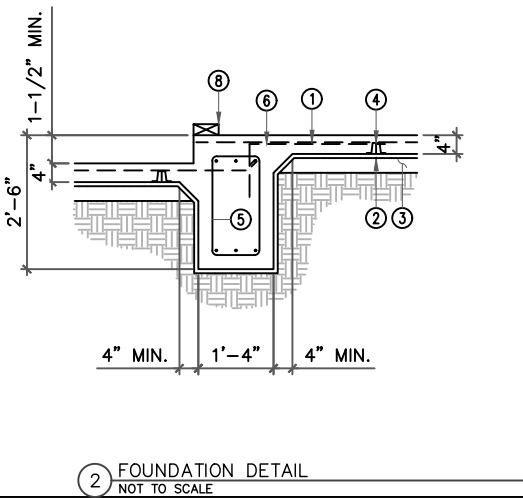
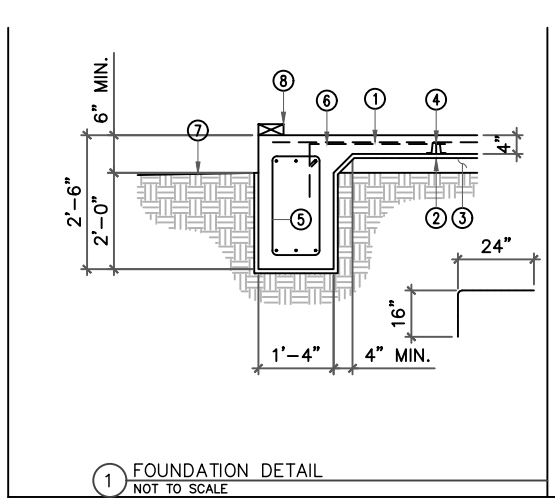


SHEET NO.

S1

GENERAL FOUNDATION NOTES

- GENERAL NOTES:
 - THESE GENERAL NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE INDICATED, ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC - 2012), WITH CITY OF HOUSTON AMENDMENTS, SOUTHERN BUILDING CODE, TEXAS WIND STORM BUILDING STORM CODE, TEXAS WIND STORM CONSTRUCTION GUIDELINES AND LOCAL BUILDING CODES.
- FOUNDATION NOTES:
 - SEE FOUNDATION PLAN FOR LOCATIONS OF BEAMS, BELLBOTTOMS, DROPS, ETC. THE CONTRACTOR SHALL VERIFY OVERALL DIMENSIONS AND PLUMBING LOCATION PRIOR TO POURING CONCRETE.
 - ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
 - OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH CONCRETE.
 - ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED. SEE SOIL REPORT FOR SITE PREPARATION SPECIFICATIONS, IF AVAILABLE.
 - BACKFILLS AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE WALL HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.
 - STEP FOOTING AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
 - WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.
 - ANY UNUSAL SITE CONDITIONS (e.g. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.
 - CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
 - ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID-DEPTH OF GRADE BEAMS. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 5 DIAMETERS ON THE CENTER.
- REINFORCING CONCRETE:
 - REINFORCING CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC-2012 AND A.C.I. STANDARD 318.
 - ALL CONCRETE USED IN FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 psi.
 - THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
 - PROVIDE # 4's @ 16" ON CENTER EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.
 - PROVIDE WELDED WIRE FABRIC IN FLAT SHEETS, NOT IN ROLLS.
 - PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
 - POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
 - PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0", UNLESS OTHERWISE NOTED. CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
 - ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- REINFORCING STEEL:
 - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
 - ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
 - ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
 - LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. (SPlice REINFORCING STEEL 36" WHEN ALL BARS ARE SPLICED AT ANY ONE POINT).
 - BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS, OR 40 BAR DIAMETERS, SPLICE CORNER BARS, UNLESS OTHERWISE NOTED.
 - PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, UNLESS OTHERWISE NOTED.
 - PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . 3" CONCRETE EXPOSED TO EARTH OR WEATHER . . . 1 1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH . . . 3/4"



NOTE:
CONTRACTOR TO VERIFY FOUNDATION FOOTPRINT WITH ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION

NOTES:

- SEE ARCHITECTURAL DWGS. FOR PLUMBING, EMBEDDED ITEMS, RECESSES UTILITIES ETC.
- COORDINATE ALL DIMENSIONS (IF REQUIRED) WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR PLEASE VERIFY ALL WALK DOOR AND O.H. DOOR LOCATIONS.
- SEE STRUCTURAL DWGS FOR ANCHORS, ETC.
- VERIFY FOUNDATION SLOPES WHERE REQUIRED

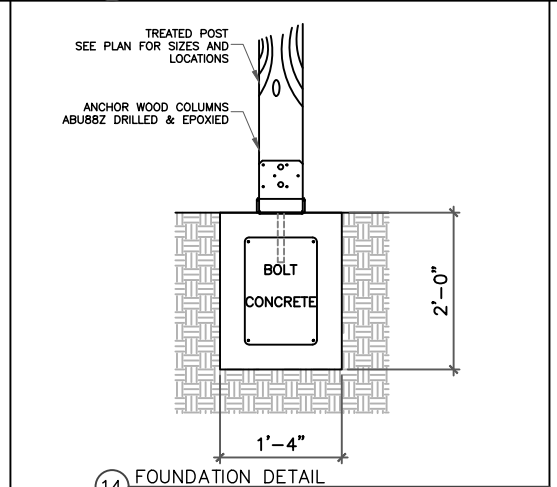
FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA
WHEN SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

NOTE:
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE. TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

TABLE R401.41 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL

CLASS OF MATERIAL	LOAD-BEARING PRESSURE
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL (SM, SP, SW, SC, GM, GM AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH)	1,500

NOTE:
TO THE BEST OF MY KNOWLEDGE, THE SOIL IS ADEQUATE FOR THE SIZE AND LOADS OF THE PROPOSED HOUSE. THE FOUNDATION IF CONSTRUCTED AS SHOWN IN THE PERMIT. DRAWING WOULD BE IN CONFORMANCE WITH THE SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IRC-2012 BUILDING CODE.



- FOUNDATION BUBBLE NOTES**
- #4 @ 16" O.C. EA. WAY
 - 6 MIL POLYETHYLENE VAPOR BARRIER EXTEND FOR FULL COVERAGE UNDER ENTIRE FLOOR SLAB
 - 4" SAND LEVELING LAYER
 - REINFORCING SUPPORT CHAIR AT 48" ON CENTER EACH WAY
 - 3 - CONTINUOUS #5 BARS TOP AND BOTTOM WITH #3 STIRRUPS AT 18" O.C.
 - #3 DOWEL WITH 16"x24" LEGS AT 24" O.C.
 - FINISH GRADE: SLOPE PER SITEWORK
 - 2" x PLATE
 - 1 - CONTINUOUS #5 BAR
 - 2" x PLATE
 - #4 REBAR-TIE AT 16" O.C.
 - GRADE BEAM REBAR MUST BE 3" FROM EDGES
- ⑮ FOUNDATION SECTION & NOTES
NOT TO SCALE

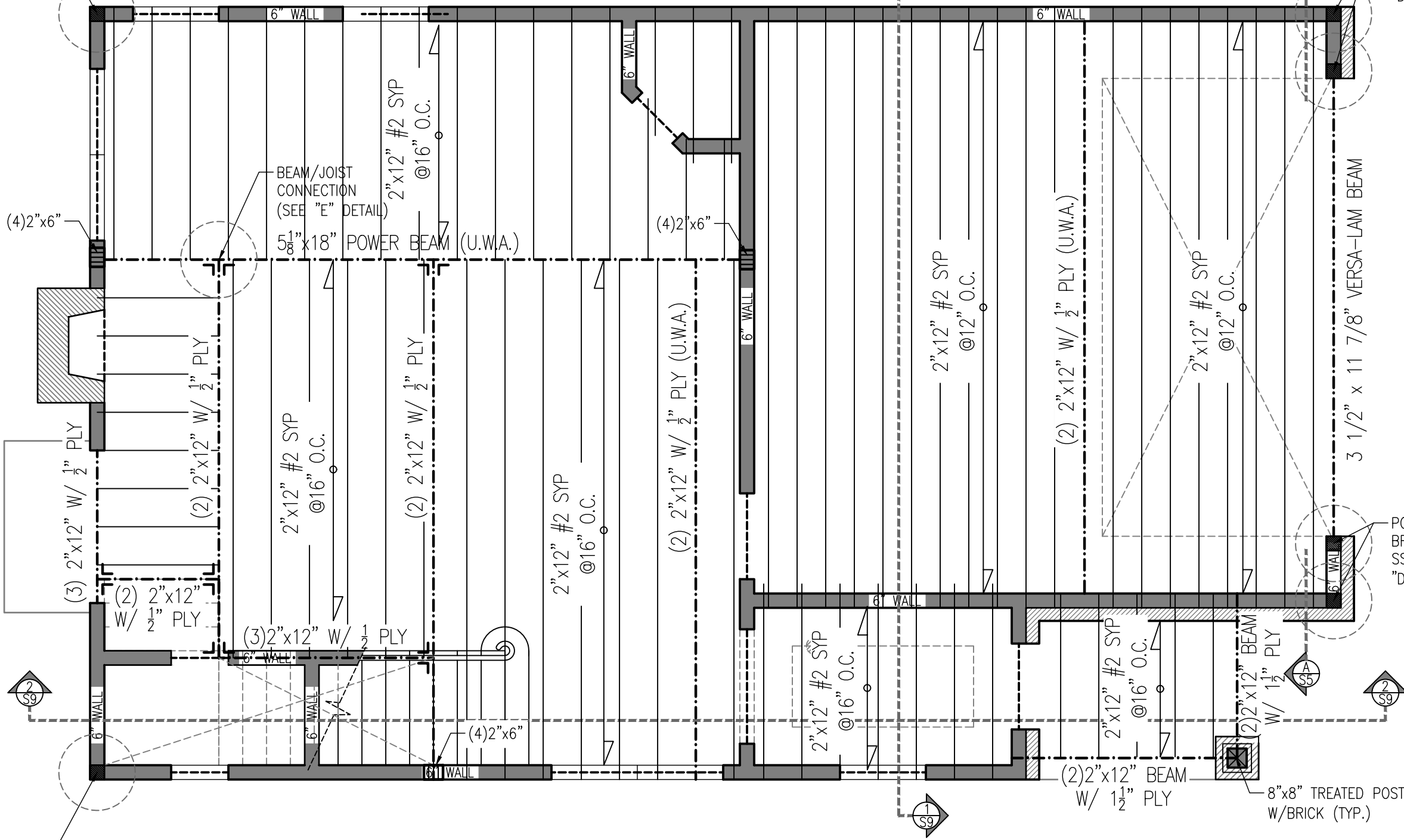
NO.	DESCRIPTION	DATE
4	FINAL CHECKPRINTS & CROSS SECTIONS	03-20-19
3	STRUCTURAL PLANS	02-19-19
2	FOR CUSTOMER APPROVAL	02-09-19
1	PRELIMINARY	11-29-18
0	PRELIMINARY	11-12-18
BY	REVISION	DESCRIPTION
	DATE	DATE

DRAWN BY: OQ
 CHECKED BY: AH
 DATE DRAWN: 11-12-18

PROJECT: MIKE MALDONADO (HOUSE "B")
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 information@plansandpermits.net
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CORNER BRACING
SST-HTT5 SEE "C"
DETAIL

PORTAL FRAME
BRACING
SST-STHD14 SEE
"D" DETAIL



CORNER BRACING
SST-HTT5 SEE "C"
DETAIL

PORTAL FRAME
BRACING
SST-STHD14 SEE
"D" DETAIL

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

CEILING FRAMING NOTES	
SEE NOTES & DETAILS ON SHEET "S5"	

CEILING FRAMING PLAN

1ST FLOOR

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

4	H.F.	FINAL CHECKPRINTS & CROSS SECTIONS	03-20-19
3	A.H.	STRUCTURAL PLANS	02-19-19
2	A.H.	FOR CUSTOMER APPROVAL	02-09-19
1	A.H.	PRELIMINARY	11-29-18
0	A.H.	PRELIMINARY	11-12-18
BY	REV.	DESCRIPTION	DATE
DRAWN BY: OG			DATE DRAWN: 11-12-18
CHECKED BY: AH			

PROJECT: **MIKE MALDONADO (HOUSE "B")**
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 1415 N. Loop West Suite #750 Houston TX, 77008
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SHEET NO.

S3

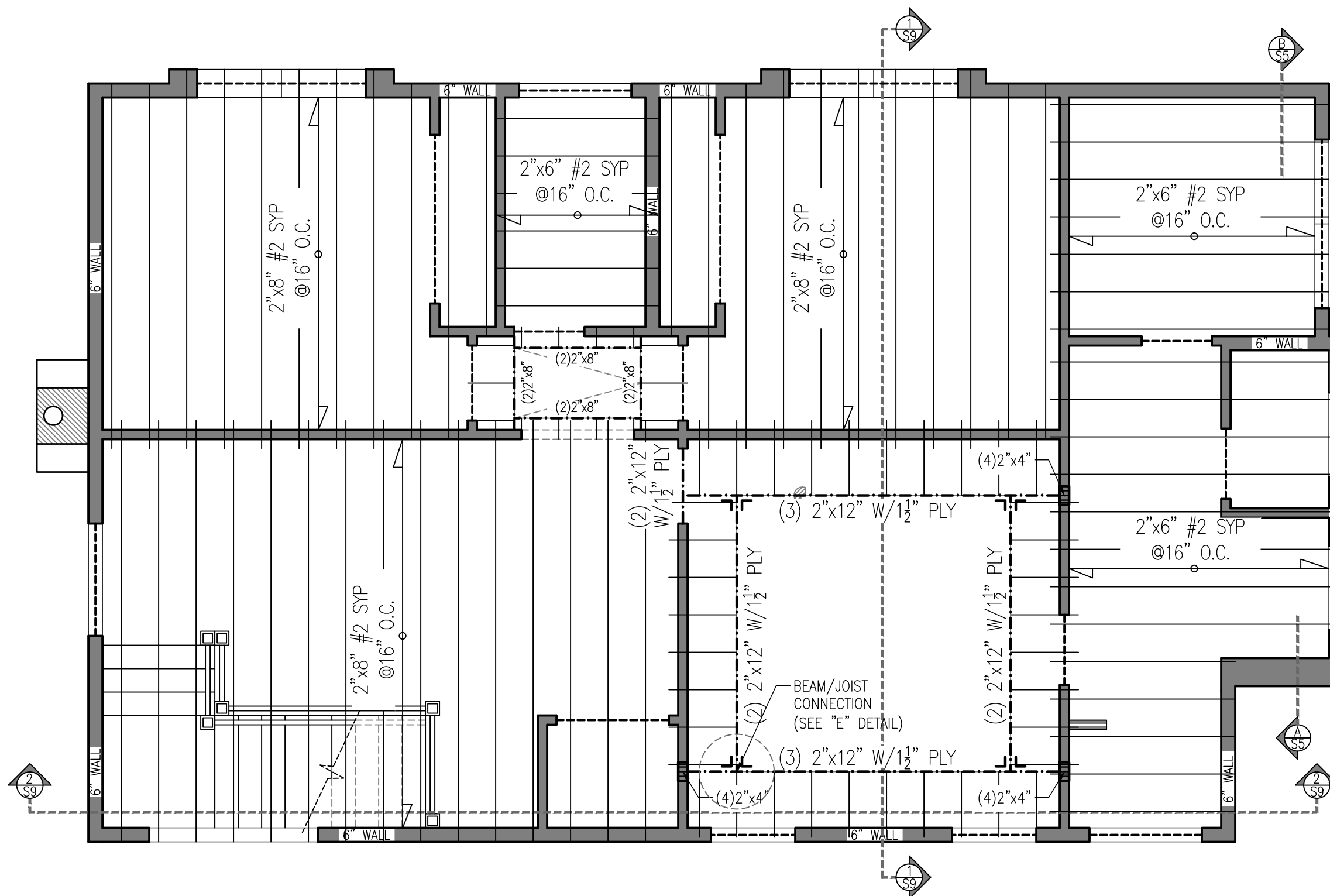
4	H.F.	FINAL CHECKPRINTS & CROSS SECTIONS	03-20-19
3	A.H.	STRUCTURAL PLANS	02-19-19
2	A.H.	FOR CUSTOMER APPROVAL	02-09-19
1	A.H.	PRELIMINARY	11-29-18
0	A.H.	PRELIMINARY	11-12-18
BY	REV.	DESCRIPTION	DATE
DRAWN BY: OG			DATE DRAWN: 11-12-18
CHECKED BY: AH			

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SHEET NO.

S4



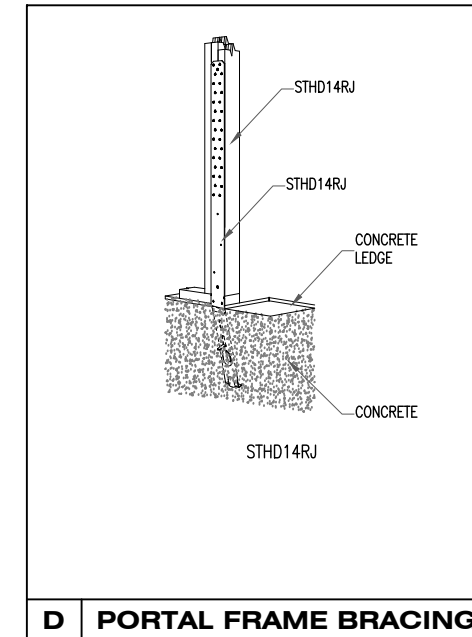
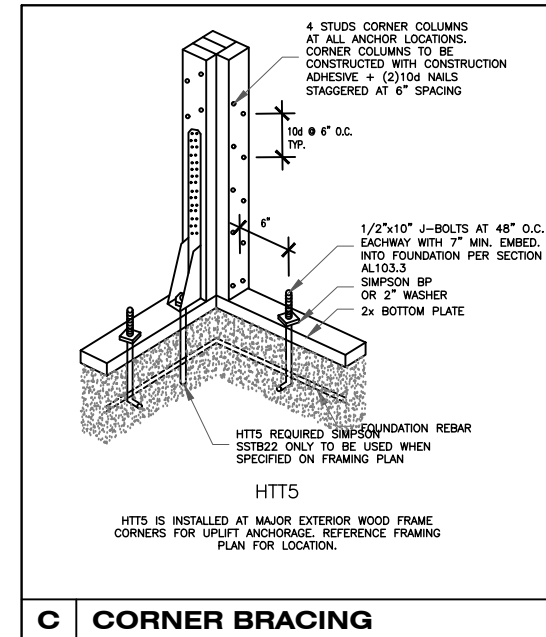
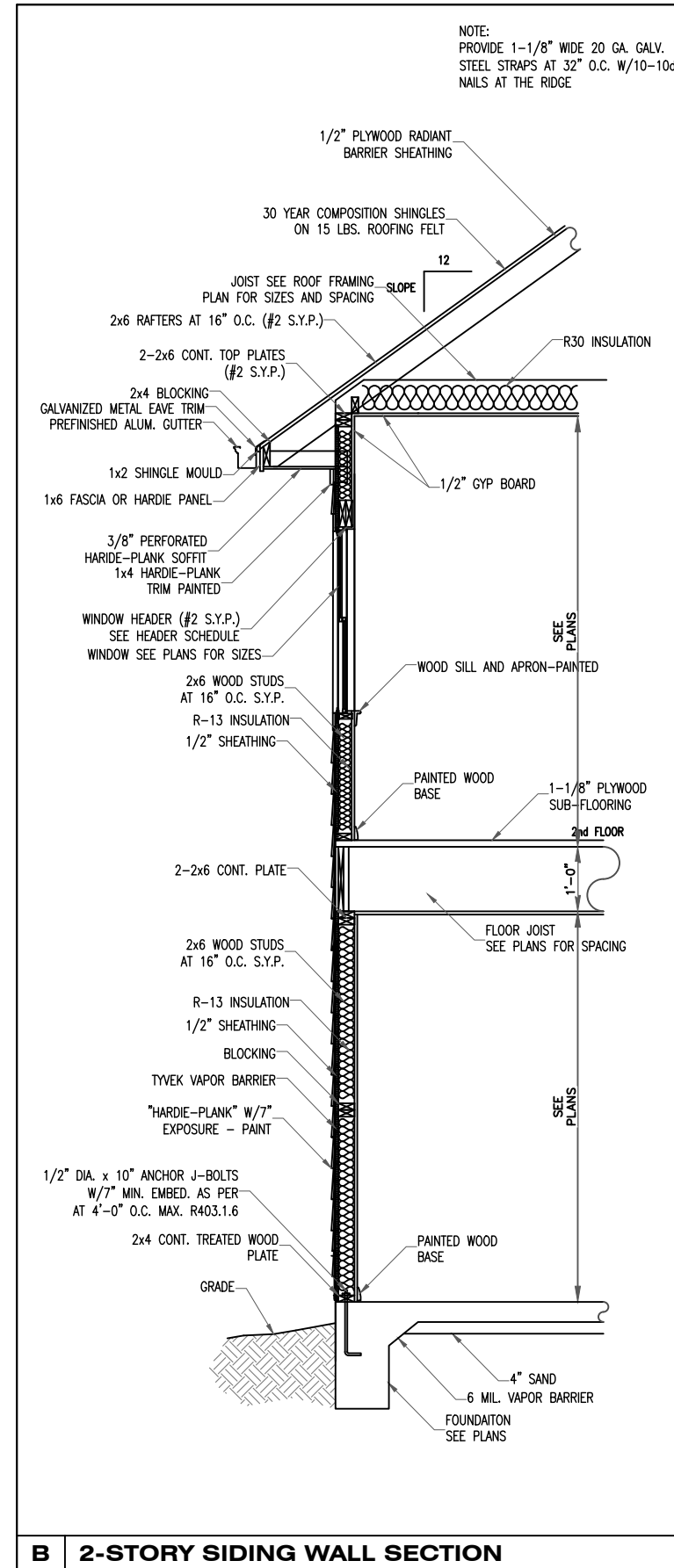
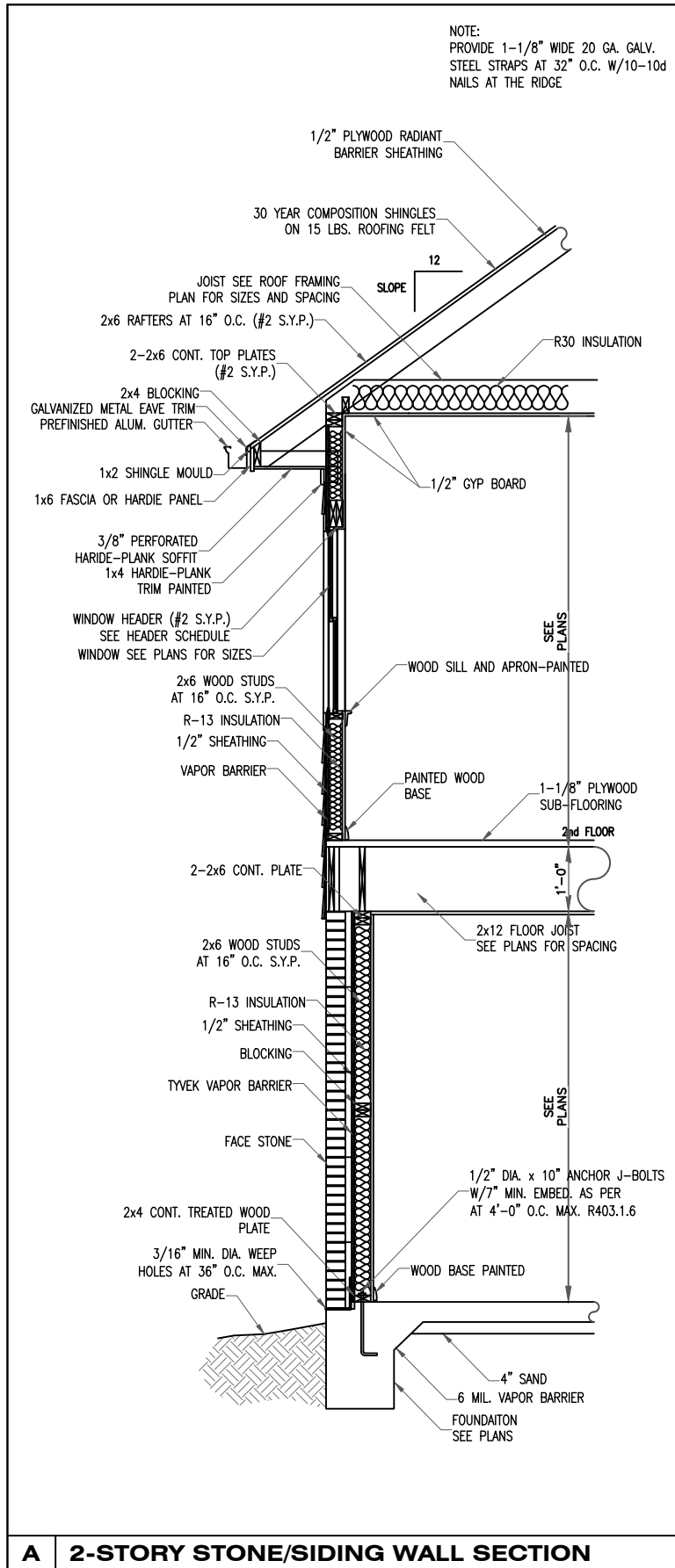
TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS' SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

CEILING FRAMING NOTES
SEE NOTES & DETAILS ON SHEET "S5"

CEILING FRAMING PLAN

2ND FLOOR

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

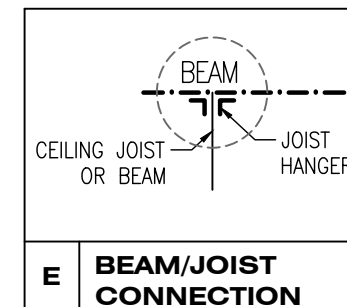


DESIGN LOADS:

LIVE LOAD	= 20 PSF.
DEAD LOAD	= 10 PSF.
WIND LOAD	= 110 MPH
	3 - SECOND GUST

HEADER SCHEDULE
(UNLESS OTHERWISE NOTED)

SPAN	HEADER
2'-6" OR LESS	2-2x4's
4'-6" OR LESS	2-2x6's
6'-0" OR LESS	2-2x8's
7'-6" OR LESS	2-2x10's



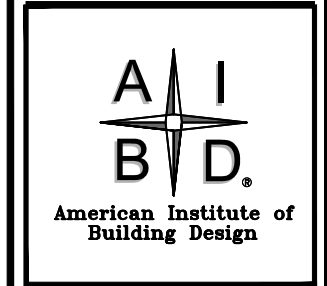
USE	LIVE LOAD
ATTICS W/ LIMITED STORAGE	20
ATTIC W/O STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

- CEILING FRAMING NOTES**
(UNLESS OTHERWISE NOTED)
1. CEILING JOISTS - SYP #2.
 2. TYP. CEILING JOIST - 2"x6, (U.N.O.)
 3. ALL BEAMS AND HEADERS SHALL BE SYP #2.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

FINAL CHECKPRINTS & CROSS SECTIONS	09-20-19
STRUCTURAL PLANS	02-19-19
FOR CUSTOMER APPROVAL	09-09-19
PRELIMINARY	11-20-18
PRELIMINARY	11-20-18
DESCRIPTION	11-12-18
DATE	
DRAWN BY: OQ	
CHECKED BY: AH	
DATE DRAWN: 11-12-18	

PROJECT: **MIKE MALDONADO (HOUSE "B")**
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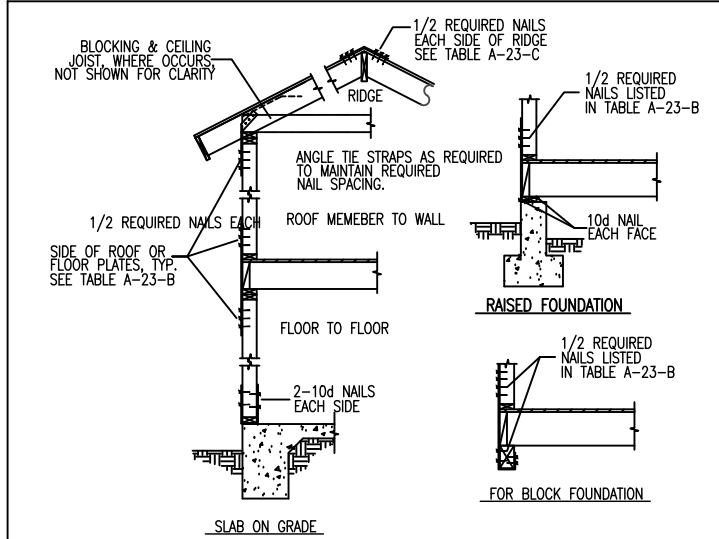


FIGURE A-23-1 COMPLETE LOAD PATH DETAILS

NOTE: CORROSION RESISTANT STEEL TIE STRAP 1 1/8" X 0.036" (129MM X 0.91MM) 0.036 INCH (0.91MM) (NO 20 GALVANIZED SHEET GAGE) AS 48" (1219MM) ON CENTER TYPICAL.

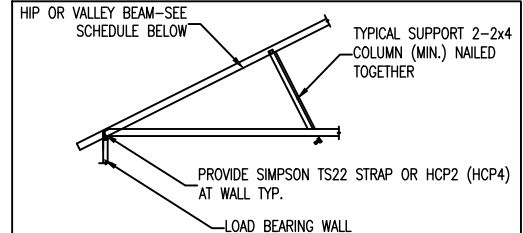
DESIGN LOADS

LIVE LOAD = 20 PSF.
DEAD LOAD = 10 PSF.
WIND LOAD = 110 MPH
3 - SECOND GUST

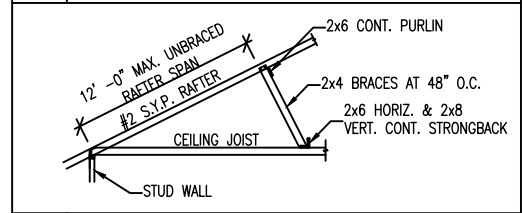
TABLE A-23-B ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED X 1.81 FOR KNOTS	LOCATION	NUMBER OF NAILS		
		EXPOSURE		
		B	C	D
80	ROOF TO WALL	6-8d	8-8d	8-10d
	FLOOR TO FLOOR	---	4-10d	6-10d
	FLOOR TO FOUNDATION	---	4-10d	4-10d
90	ROOF TO WALL	8-8d	8-10d	10-10d
	FLOOR TO FLOOR	---	6-10d	8-10d
	FLOOR TO FOUNDATION	---	4-10d	6-10d
100	ROOF TO WALL	8-10d	10-10d	12-10d
	FLOOR TO FLOOR	---	8-10d	10-10d
	FLOOR TO FOUNDATION	4-10d	6-10d	8-10d
110	ROOF TO WALL	10-10d	12-10d	12-10d
	FLOOR TO FLOOR	8-10d	10-10d	10-10d
	FLOOR TO FOUNDATION	6-10d	8-10d	8-10d

USE	LIVE LOAD
ATTICS W/ LIMITED STORAGE	20
ATTIC W/O STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c



HIP OR VALLEY BEAM BRACING



RAFTER BRACING DETAIL

ROOF NOTES:

- ALL SLOPES FROM FRONT TO BACK ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE 12" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
- ALL SLOPES FROM SIDE TO SIDE ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE 12" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
- ALL RAKE OVERHANGS SHALL BE 12" FROM FINISH WALL UNLESS NOTED OTHERWISE.
- ALL RAFTERS SHALL BE 2 x 6 @ 16" O.C. OR BETTER UNLESS NOTED OTHERWISE.
- PROVIDE VALLEY FLASHING WHERE ROOF PITCHES CHANGE AND WHERE ROOF INTERSECTS WITH VERTICAL SURFACES.
- GUTTERS AND DIVERTERS TO BE PROVIDED BY CONTRACTORS AS REQUIRED. (SEE CUSTOMER)
- CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH CONTINUOUS SOFFIT VENTS TO RIDGE OR TURBINE VENTS. VERIFY WITH OWNER.

NOTE:

- PROVIDE 2 x 6 PURLIN BRACING WITH 2 x 4 "I" COLUMN MINIMUM BRACED BACK TO LOAD BEARING WALL OR FLOAT BEAM.
- PROVIDE 2 x 6 COLLAR BEAMS @ EVERY OTHER RAFTER @ 3' TO 4' BELOW RIDGE LINE.
- RIDGE, HIP, AND VALLEY RAFTERS TO BE NEXT SIZE LARGER THAN CONNECTING MEMBER

NOTE:

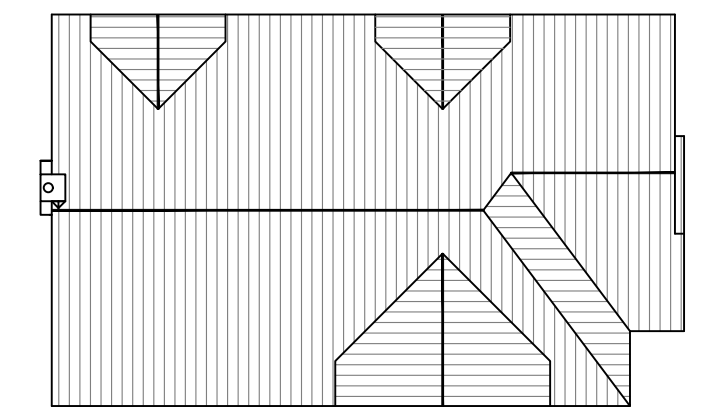
ALL NEW RAFTERS 2x6 @ 16" O.C. SYP. #2 GRADE OR BETTER (U.N.O.).
COORDINATE ALL DIMENSIONS, RECESS AND DROPS W/ ARCHITECTURAL DWGS

TABLE A-23-C RIDGE TIE-STRAP NAILING

BASIC WIND SPEED X 1.81 FOR KNOTS	NUMBER OF NAILS		
	EXPOSURE		
	B	C	D
80	6-10d	8-10d	10-10d
90	8-10d	10-10d	12-10d
100	10-10d	12-10d	14-10d
110	12-10d	14-10d	16-10d

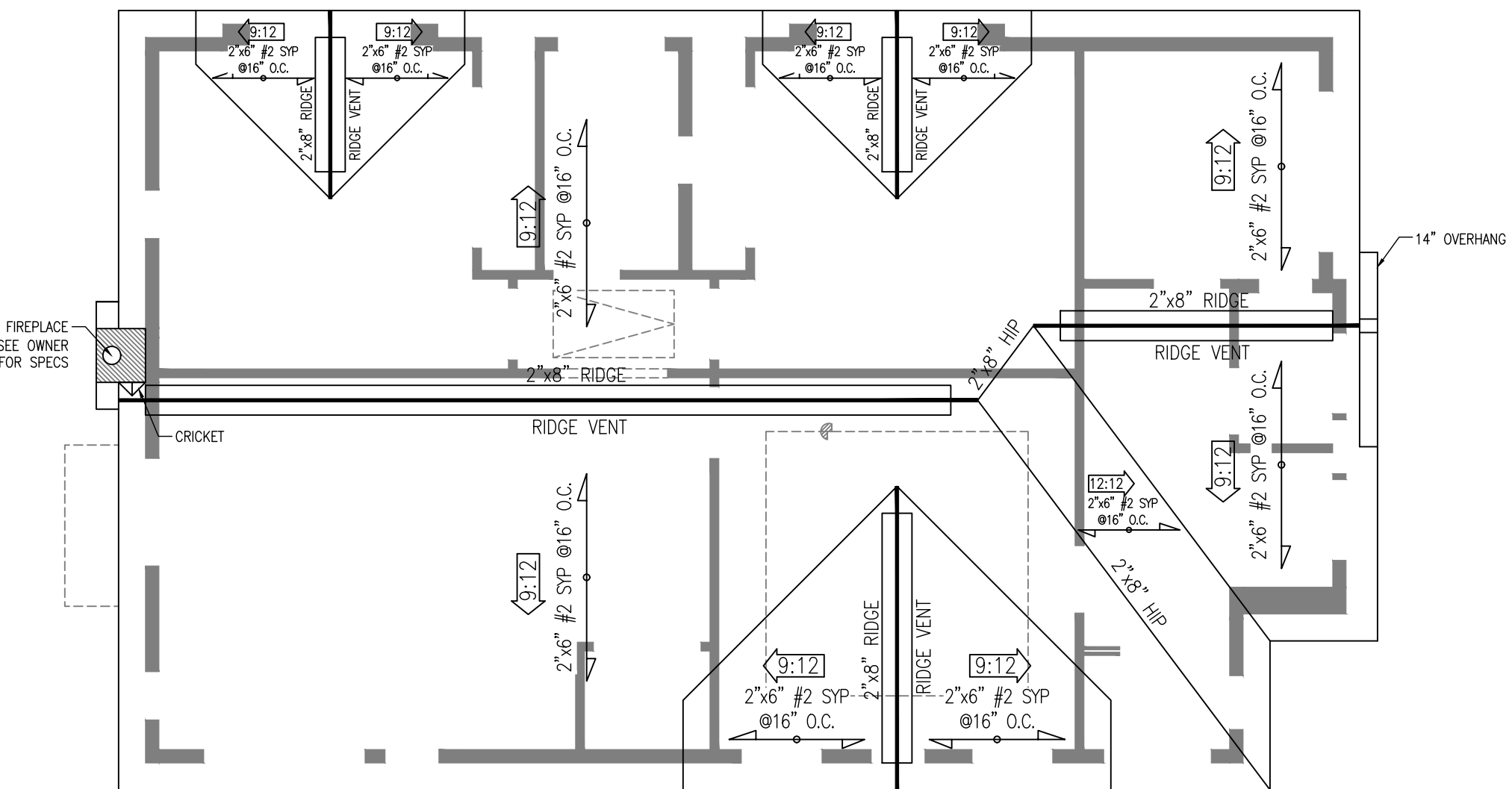
FOR FLOOR TO FOUNDATION ANCHORAGE, SEE SECTION 2365.5.4 NUMBER OF COMMON NAILS LISTED IS TOTAL REQUIRED FOR EACH TIE STRAP. THE TIE STRAPS SHALL BE SPACED AT 48" ON CENTER ALONG THE LENGTH OF THE WALL. THE NUMBER OF NAILS ON EACH SIDE OF THE ROOF OR FLOOR PLATE JOINTS SHALL BE EQUAL. NAILS SHALL BE SPACED TO AVOID SPLITTING THE WOOD, SEE FIGURES A-23-1 FOR ILLUSTRATIONS OF THESE TIE STRAPS.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.



KEY PLAN

SCALE: N.T.S.



ROOF FRAMING PLAN

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

NO.	DESCRIPTION	DATE
4	FINAL CHECKPRINTS & CROSS SECTIONS	09-20-19
3	STRUCTURAL PLANS	02-19-19
2	FOR CUSTOMER APPROVAL	09-09-19
1	PRELIMINARY	11-20-18
0	A.H. PRELIMINARY	11-12-18
	BY REV. DESCRIPTION	DATE

DRAWN BY: GQ
CHECKED BY: AH
DATE DRAWN: 11-12-18

PROJECT: **MIKE MALDONADO (HOUSE "B")**
ADDRESS: **9511 BUFFUM ST. (LOT 2)**
DESIGNER ADDRESS: **HOUSTON, TX 77051**
1415 N. Loop West Suite #750 Houston TX, 77008
Information@plansandpermits.net
P. 281.372.1555



SHEET NO.

S6

FLOOR FRAMING NOTES:	
1. FLOOR JOIST - SYP #2	
2. TYP. FLOOR JOIST - 2X12 @ 16" O.C. U.N.O.	
3. TYP. SHEATHING - 1 1/8" 48/24 APA RATED T & G GLUED & NAILED W/10 D @ 6" EDGES & 10" FIELD	
4. ALL BEAMS AND HEADERS SHALL BE SYP #2	
5. PROVIDE 2- 2X12 HEADERS AT ALL FIRST LEVEL OPENINGS U.N.O.	
6. DOUBLE JOIST UNDER ALL NON LOAD-BEARING PARTITIONS	
7. ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)	
8. DL = 10 PSF LL = 40 PSF	

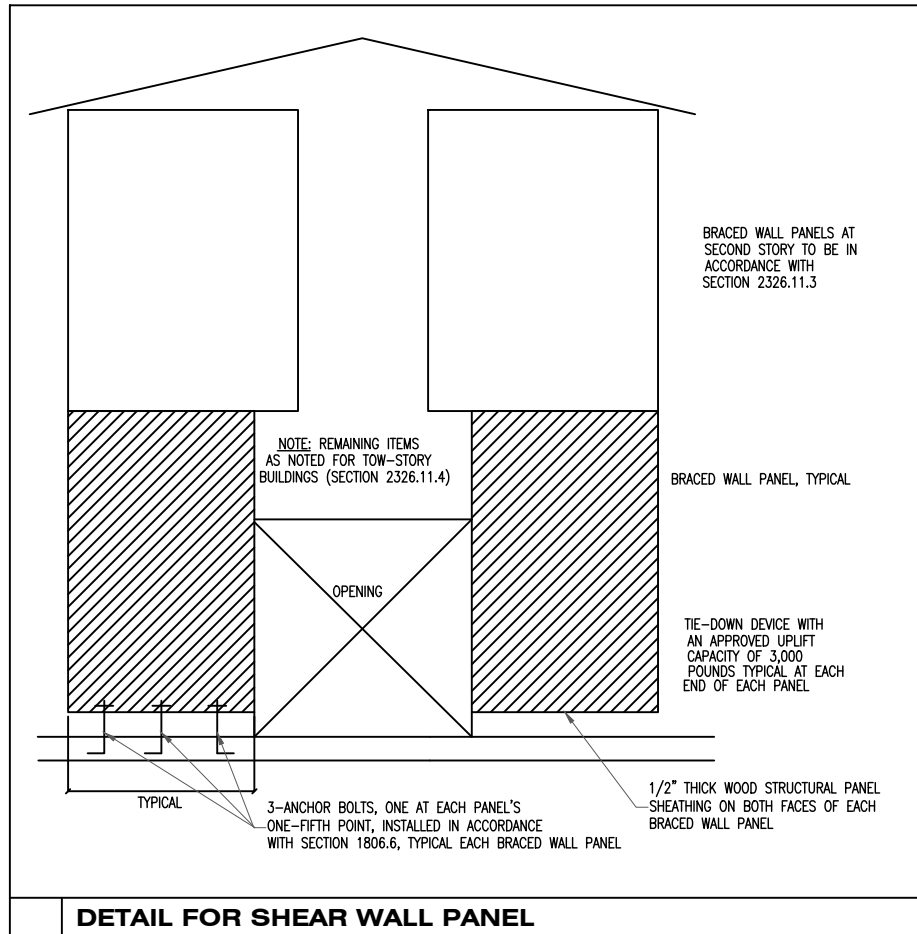
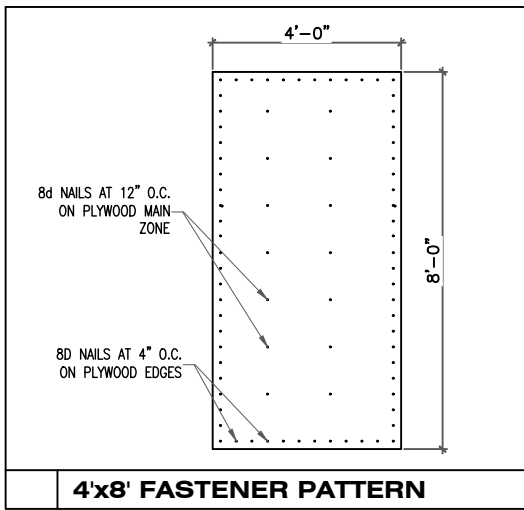
CEILING FRAMING NOTES	
1. CEILING JOISTS- SYP #2	
2. TYP. CEILING JOIST- 2X8 @ 16" O.C. U.N.O.	
3. ALL BEAMS AND HEADERS SHALL BE SYP #2	
4. HEADER SCHEDULE:	
SPAN HEADER	
2'-6" 2 - 2x4	
4'-6" 2 - 2x6	
6'-0" 2 - 2x8	
7'-6" 2 - 2x10	
5. ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)	
6. DL = 10 PSF LL = 20 PSF	

GENERAL NOTE	
FRAMING DESIGN CRITERIA BASED ON 2017 NFPA SPAN TABLES FOR JOISTS AND RAFTERS, AND SPIB GRADING RULES. VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICKLEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.	

STUD WALL FRAMING NOTE	
FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2X6 STUDS @ 16" O.C.	
FRAME INTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2 - 2x4 STUDS @ 16" O.C. OR 2X6 STUDS @ 16" O.C.	
STUD WALLS SHALL BE DIAGONALLY BRACED W/ 1 X 4 LET-IN AT EACH END, AT 25" MAX. SPACING BETWEEN WALL	
STRAP TIES MST @ SECOND FLOOR AND ROOF, SPACED @ 32" O.C.	
H3 CONNECTORS AT SILL PLATE @ 16" O.C. ENDS.	

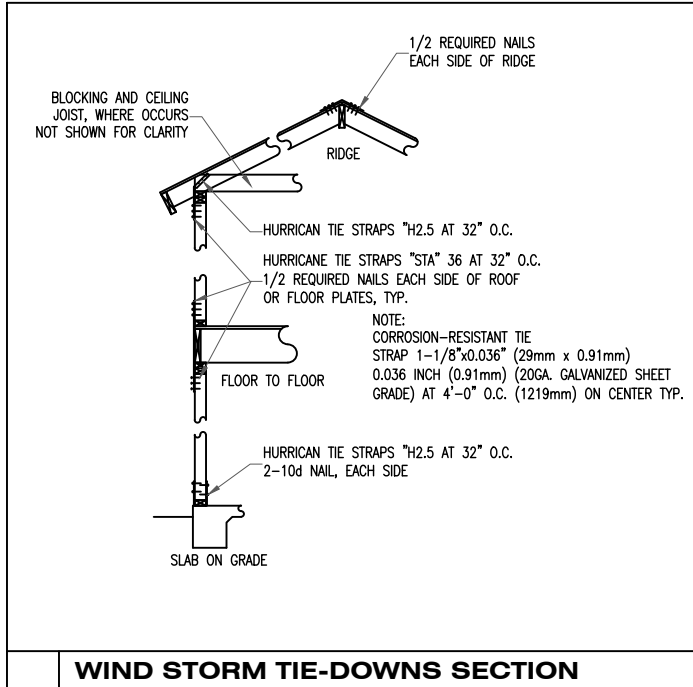
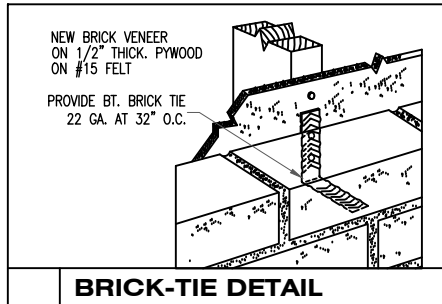
GENERAL FRAMING NOTES	
1. HIP, VALLEY, AND RIDGE SHALL ALWAYS BE ONE SIZE LARGER THAN RAFTERS.	
2. PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 32" O.C.	
3. ALL RAFTERS 2X6 AT 24" O.C. UNLESS OTHERWISE NOTED.	
4. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.	
5. PROVIDE CROSSBRIDGING AT 8'-0" O.C. ON ALL 2X12 JOISTS.	
6. PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.	
7. PROVIDE 2- 2X6 STRONGBACK ON SPANS OVER 10'-0".	
8. ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.	
9. STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS	
10. THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 6 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2 X 6 BRACES = 45 DEG FROM VERT. MAXIMUM UNSUPPORTED LENGTH FOR 2 X 6 BRACES = 8'. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2 X 6 STRONGBACK SUPPORTED BY JOISTS OR (2) 2 X 12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.) PROVIDE 2 X 6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.)	
11. PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPs, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.	
12. ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.	
13. ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.	
14. ALL STEEL SHALL CONFORM TO ASTM A-36.	
15. ROOF LIVE LOAD = 20 PSF, SECOND FLOOR LIVE LOAD = 40 PSF, CEILING LIVE LOAD = 10 PSF. WIND LOAD 110 MPH. ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) OR WAFFERBOARD APA RATED SHEATHING (24/0). SECOND FLOOR DECKING SHALL BE APA 1 1/8 PLYWOOD OR 2X6 T & G INSTALLED DIAGONALLY.	
16. FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" O.C.	

WIND STORM NOTES:	
1. RAFTER HURRICANE TIES- CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH SIMPSON H2.5 HURRICANE TIE	
2. ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT WITH SIMPSON LSTA STRAPS TIE WITH 10-10d NAILS (5 EA. SIDE)	
3. ROOF BRACING- 2 X 6 PURLIN WITH 2 X 4 BRACE @ 48" O.C. TO BEAM OR WALL BELOW	
4. ALL BEAM CONNECTIONS SIMPSON HGB OR HGLT	
5. PROVIDE FULL BEARING UNDER BEAMS CONTINUOUSLY TO FOUNDATION	
7. DL- 5 PSF LL 10 PSF UNIFORM DIST. LOAD FROM WALL ABOVE #/LF POINT LOAD FROM WALL OR COLUMN ABOVE # ALL NON LOAD BEARING TRUSSES @ 120 #/LF MIN. PLUS LOAD FROM WALL ABOVE ALL FLUSH BEAM CONNECTIONS SIMPSON HGB OR HGLT ALL FLUSH STEEL TO STEEL BEAMS CONNECTIONS 2- L 4" X 4" X 1/4" X 9' WITH 6- 3/4" @ A307 BOLTS	



NOTES:	
1. ALL EXTERIOR CORNER WALLS SHALL HAVE A MINIMUM OF ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE) WITH 8d NAILS @ 4" O.C.	
2. SEE DETAIL FOR SHEAR WALLS. PROVIDE THE SHEATHING/NAILING PATTERN AS INDICATED ON THESE DRAWINGS.	
1/2" DRYWALL WITH 5d COOLER NAILS @ 7" O.C. AT EDGES PROVIDE THIS AS STANDARD CONSTRUCTION FOR BOTH SIDES OF ALL INTERIOR STUD WALLS.	
4. PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS W/ SIMPSON HTTS AT EACH END OF THE SHEAR WALL.	
5. PROVIDE 1/2" ANCHOR BOLTS @ 4'-0" MAX. OR AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL WITH 7 INCHES OF EMBEDMENT	
6. PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL BUILDING CODE.	
7. PROVIDE ONE LAYER OF 1/2" OSB SHEATHING (STRUCTURAL GRADE) AT A MAXIMUM DISTANCE OF 25'-0" ON ALL EXTERIOR WALLS.	

BASIC WIND SPEED (MPH)	NUMBER OF NAILS		
	B	C	D
x 1.61 FOR KPH			
110	12-10d	14-10d	16-10d



BEAMS:	
(IF APPLICABLE) STEEL FLITCH BEAMS BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 24" O/C AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16" O AND DRILLED. EDGE CLEARANCE SHALL BE 1 1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS "TIED" INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. EDGE CLEARANCE SHALL BE 1-1/2" FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS. TRIPLE SECOND FLOOR JOISTS UNDER PARTITION WALLS ABOVE (U.N.O.). ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2 X 4 OR (2) 2 X 6 STUDS UNLESS OTHERWISE NOTED.	
HEADER SCHEDULE AS FOLLOWS (USE (2) 2 X 12'S WITH 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADERS):	
SIZE MAXIMUM SPAN SIZE MAXIMUM SPAN	
2-2 X 6 4' - 6" 2-2 X 10 7' - 6"	
2-2 X 8 6' - 0" 2-2 X 12 9' - 0"	
THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 25Q OF THE HOUSTON/UBC BUILDING CODE IS APPLICABLE (U.N.O.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" O.C. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" O.C. THERE SHALL BE NO SPLICES.	
STUD WALLS 14' OR HIGHER SHALL HAVE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C.	
GLUED LAM. BEAMS TO BE SOUTHERN PINE AND INSTALLED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FY = 2400 PSI, FV = 165 PSI, E = 1,800 PSI.	
CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY FOR REVIEW RECOMMENDATIONS AND REVISIONS. RECOMMENDATIONS AND REVISE THEM, IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.	

SHEAR WALL SCHEDULE	
TYPE SHEATHING / NAILING PATTERN	
***1 (1) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 8d NAILS @ 4" O.C. AT ALL EDGES (TO USE)	
2 (1) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 8d NAILS @ 2.5" O.C. AT ALL EDGES	
3 (2) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 10d NAILS @ 4" O.C. AT ALL EDGES	
4 (2) LAYER OF 1/2" STRUCTURAL PLYWOOD W/ 10d NAILS @ 2.5" O.C. AT ALL EDGES	
5 SEE DETAIL FOR SHEAR WALL #5	
6 SEE DETAIL FOR SHEAR WALL #6	

ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS				
BASIC WIND SPEED (MPH)	LOCATION	NUMBER OF NAILS		
x 1.61 FOR KPH		LOCATION		
		B	C	D
110	ROOF TO WALL	10-10d	12-10d	12-10d
	FLOOR TO FLOOR	8-10d	10-10d	10-10d
	FLOOR TO FOUNDATION	6-10d	8-10d	8-10d

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CHECKED BY:	AH	DATE DRAWN: 11-12-18

PROJECT: **MIKE MALDONADO (HOUSE "B")**
 ADDRESS: **9511 BUFFUM ST. (LOT 2) HOUSTON, TX 77051**
 DESIGNER ADDRESS: **1415 N. Loop West Suite #750 Houston TX, 77008**
 Information@plansandpermits.net P: 281.372.1555

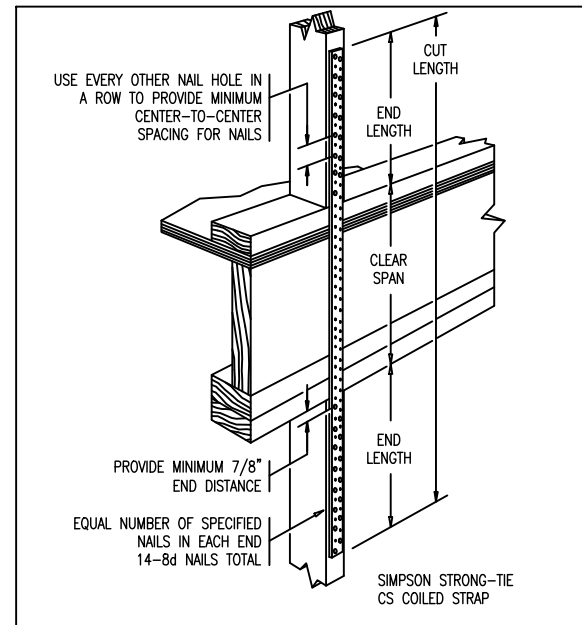
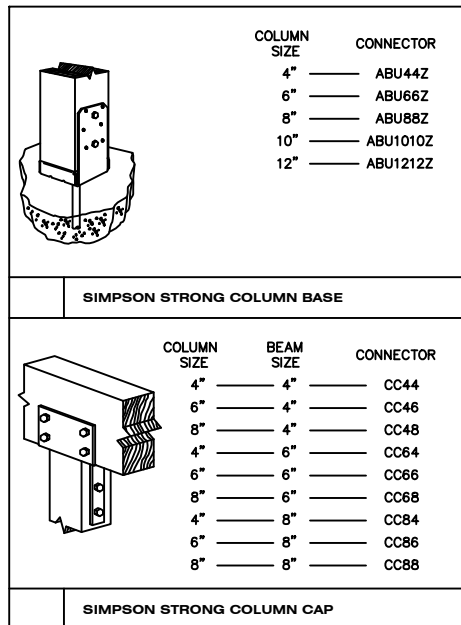
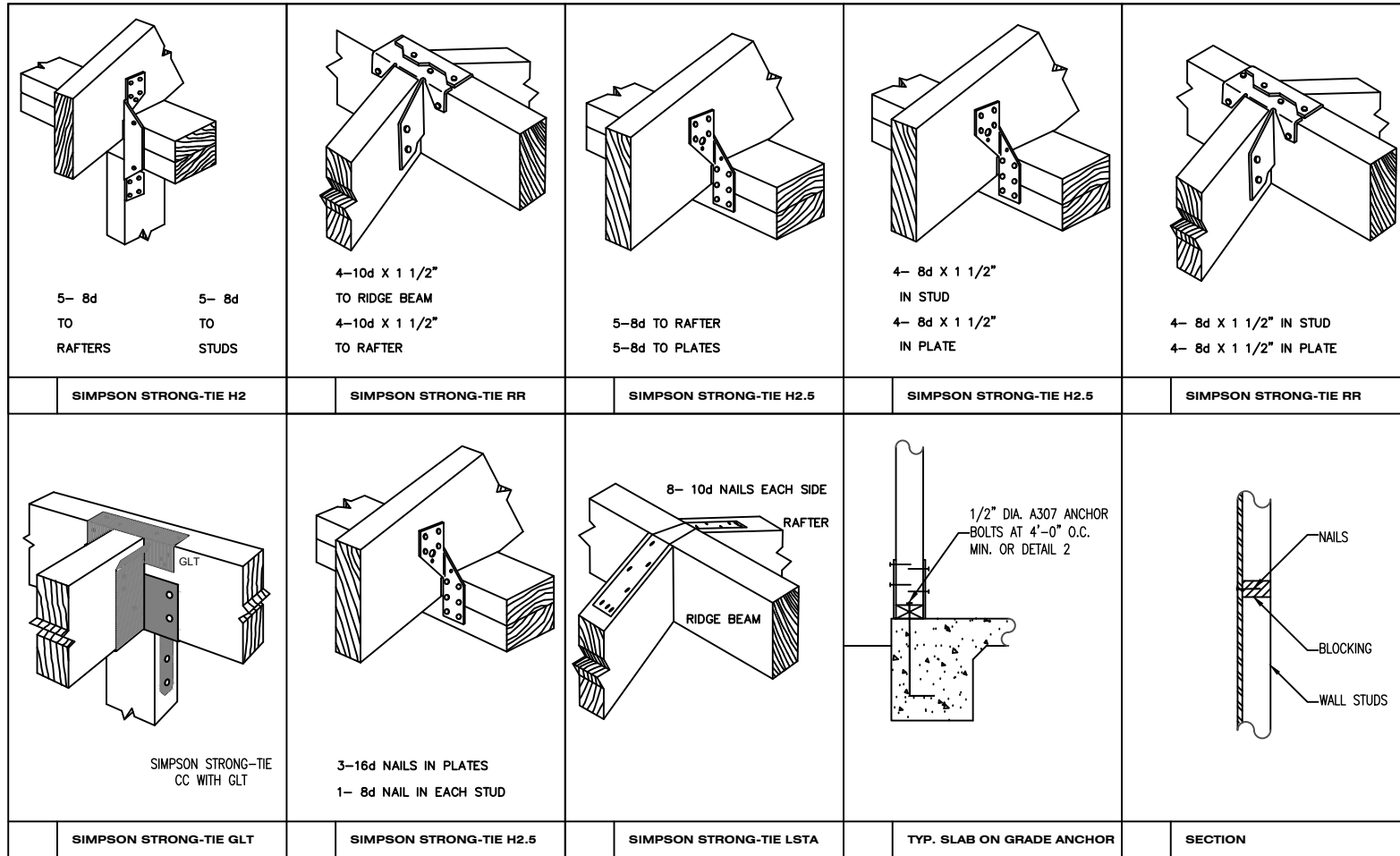


SHEET NO.

S7

NOTES & DETAILS

SCALE: N.T.S.



DESIGN LOADS:

LIVE LOAD = 20 PSF.

DEAD LOAD = 10 PSF.

WIND LOAD = 110 MPH

3 - SECOND GUST

NOTES:

1. INSTALL HURRICANE STRAPS PER DETAILS D1 THRU D4 FOR STRAPS FOR MATCHING RAFTERS SEE D5.
2. WHERE RAFTERS ARE STAGGERED USE DETAIL RR ON D2.
3. WHERE RAFTERS AND STUDS MATCH USE DETAIL H2 ON D1.
4. WHERE STUD MATCH FROM THE FIRST FLOOR TO THE SECOND FLOOR USE CS ON D1.
5. WHERE RAFTERS DO NOT MATCH TO STUDS USE H2 ON D2.
6. TO TIE STUDS TO TOP PLATE WHERE RAFTERS DO NOT MATCH USE RSP4 ON D3.
7. CONNECT STUDS TO BOTTOM PLATE PER RSP4 ON D3.
8. ALL WALLS SHALL HAVE DIAGONAL BRACING PER WW ON D4. ALTERNATE BRACING IS 1X4 LET-IN FROM TOP PLATE TO BOTTOM PLATE.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER a,b,c,d	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	-
1"x6" subfloor or less to each joist, face nail	2-8d 2 staples, 1-3/4	-
2" subfloor to joist or girder, blind & face nail	2-16d	-
Sole plate to joist or blocking, face nail	16d	16" O.C.
Top or sole plate to stud, end nail	2-16d	-
Stud to sole plate, toe nail	4-8d or 2-16d	-
Double studs, face nail	16d	24" O.C.
Double top plates, face nail	16d	16" O.C.
Sole plate to joist or blocking at braced wall panels	3-16d	16" O.C.
Double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d	-
Blocking between joists or rafters to top plate, toe nail	3-8d	-
Rim joist to top plate, toe nail	8d	6" O.C.
Top plates, laps at corners & intersections, face nail	2-10d	-
Built-up header, two pieces with 1/2" spacer	16d	16" O.C. along each edge
Continued header, two pieces	16d	16" O.C. along each edge
Ceiling joists to plate, toe nail	3-8d	-
Continuous header to stud, toe nail	4-8d	-
Ceiling joist, laps over partitions, face nail	3-16d	-
Ceiling joist to parallel rafters, face nail	3-10d	-
Rafter to plate, toe nail	3-8d	-
1" brace to each stud & plate, face nail	2-8d 2 staples, 1-3/4	-
1"x6" sheathing to each bearing, face nail	2-8d 2 staples, 1-3/4	-
1"x8" sheathing to each bearing, face nail	2-8d 3 staples, 1-3/4	-
Wider than 1"x8" sheathing to each bearing, face nail	3-8d 4 staples, 1-3/4	-
Built-up corner studs	16d	24" O.C.
Built-up girders & beams, 2-inch lumber layers	20d	Nail each layer as follows: 32" O.C. at top & bottom & staggered. Two nails at ends & at each splice
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d	-
face nail	3-10d	-
Rafter ties to rafters, face	3-8d	-
Wood structural panels, subfloor, roof & wall sheathing to framing, & particleboard wall sheathing to framing		
5/16 - 1/2	6d common nail (subfloor, wall) 8d common nail (roof)	12 ^g
19/32 - 1	8d common nail	12 ^g
1-1/8 - 1-1/4	10d common nail or 8d deformed nail	12

4	H.F.	FINAL CHECKPRINTS & CROSS SECTIONS	03-20-19
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ADDRESS: 9511 BUFFUM ST. (LOT 2)
HOUSTON, TX 77051

DESIGNER ADDRESS:
1415 N. Loop West Suite #750 Houston TX, 77008
information@plansandpermits.net
P. 281.372.1555



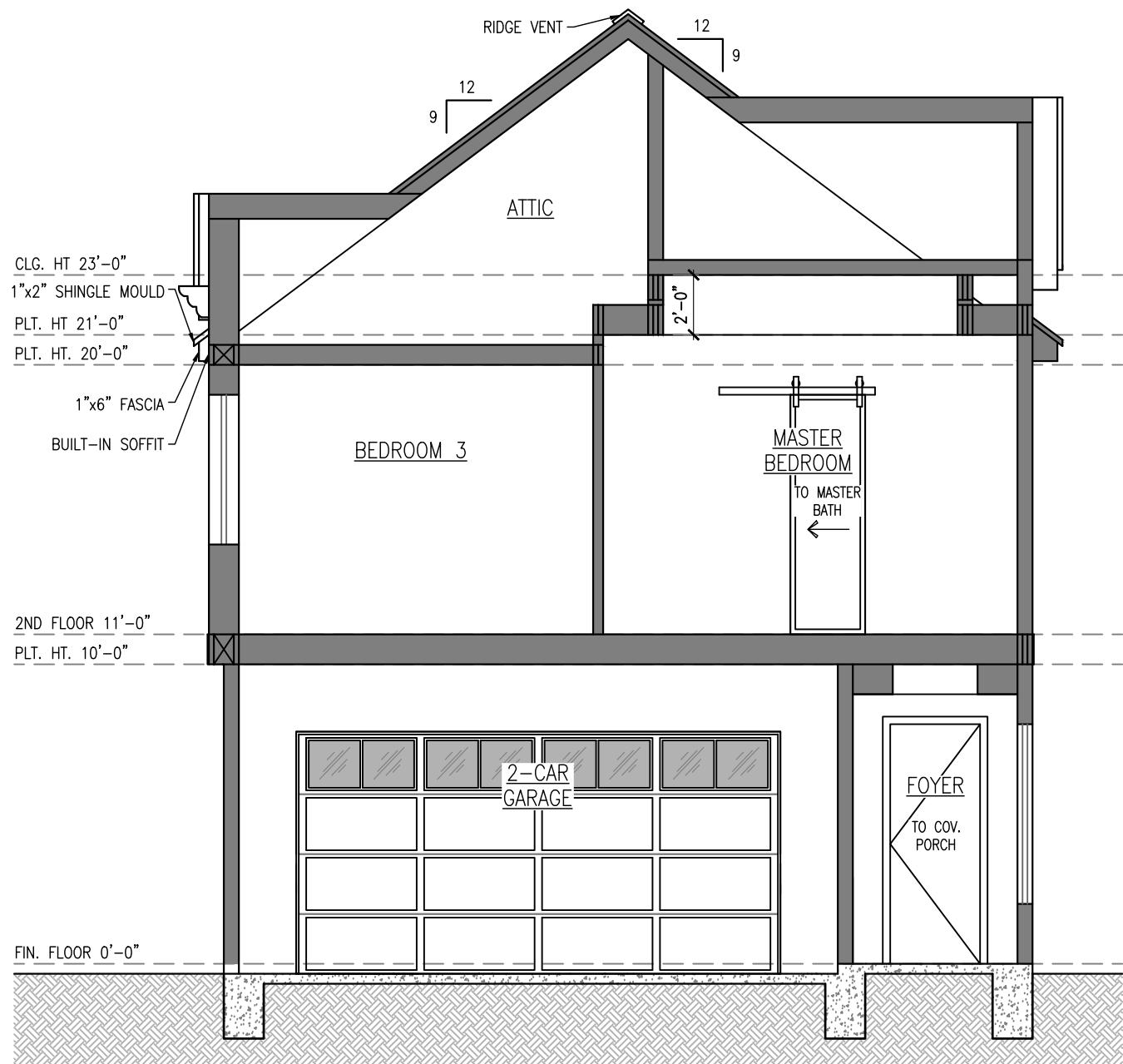
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S8

NOTES & DETAILS

BRACING & NAILING

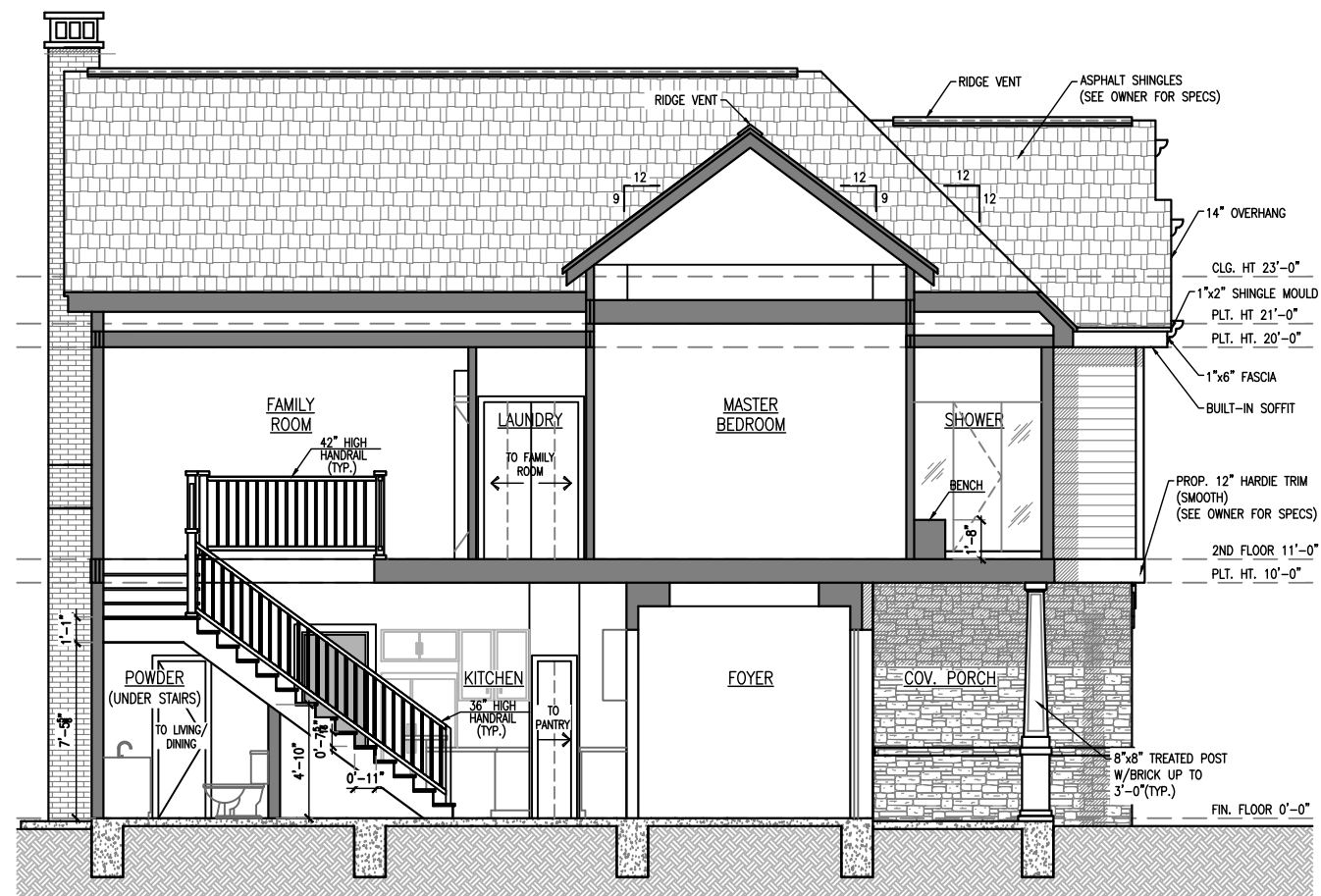
SCALE: N.T.S.



CROSS SECTION

SECTION 1-1

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



CROSS SECTION

SECTION 2-2

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

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

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HOUSTON, TX 77051

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 1415 N. Loop West Suite #750 Houston TX, 77008
 information@plansandpermits.net
 P: 281.372.1555



American Institute of Building Design

SHEET NO.

S9