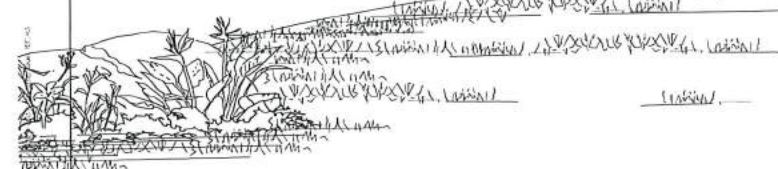


a residence for:
Mario & Amanda Cruz



Sullivan
Henry
Oggers

BUILDING DESIGNERS



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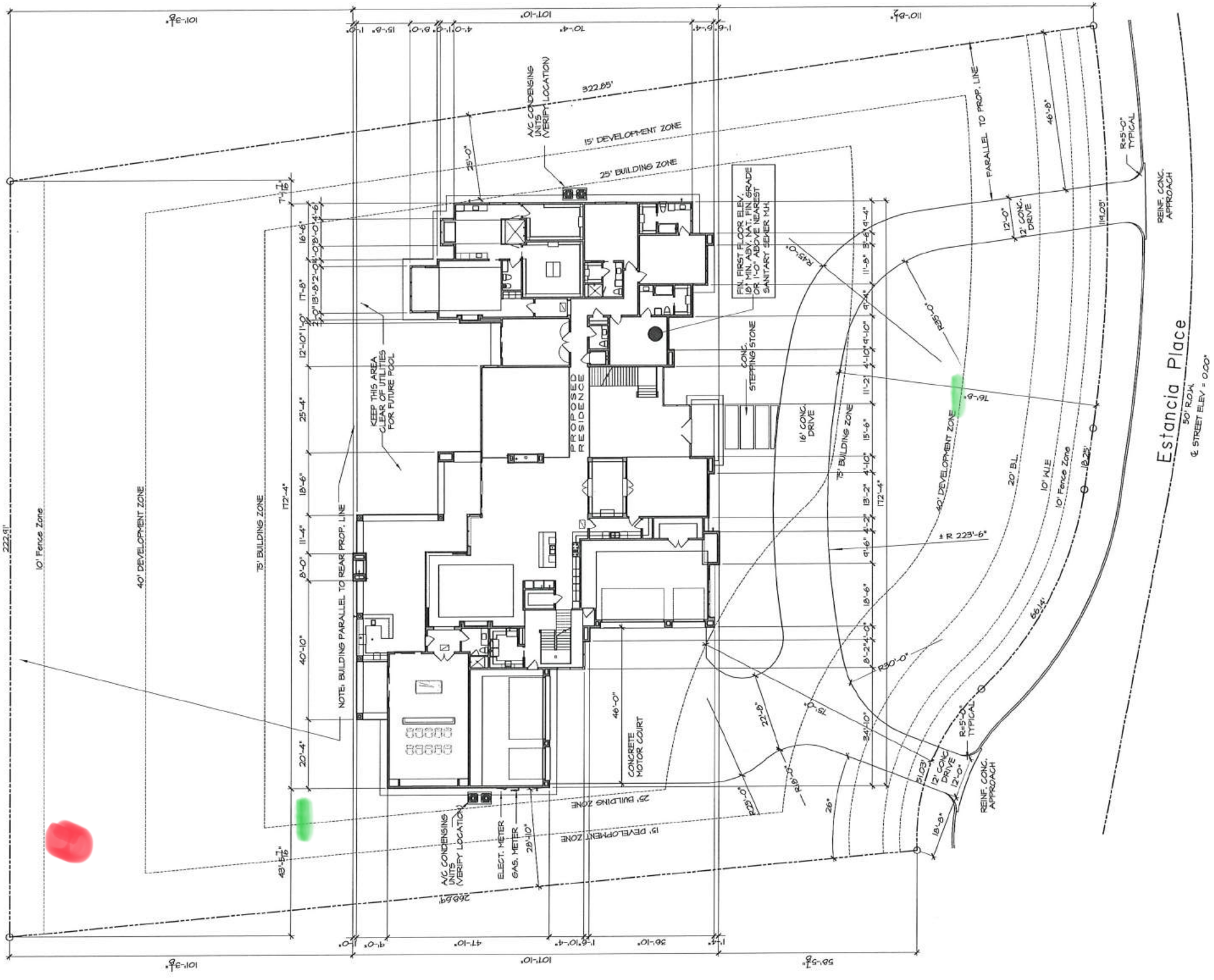
front elevation

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

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note:
 DESIGNERS TO APPROVE LOCATION OF HOUSE ON LOT AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PERMITS, ETC. PRIOR TO CONSTRUCTION.
 - UNLESS OTHERWISE SPECIFIED, ALL FINISHES SHALL BE AS SHOWN.
 - NEAREST MANHOLE COVER BEHIND THIS RESIDENCE.
 - HIGHEST ELEVATION OF GROUND ADJACENT TO THE LOT.
 - ALL DRIVEWAYS TO BE 1'-0" ABOVE 100 YEAR D.F.E. HIGHWAY.
 - TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS, THE FALL SHALL BE A MIN OF 6" IN THE FIRST 10' (8% R4015)
 - DRAINAGE, R4015 EXCEPTION 2004 IRC.
 - IF A SHALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE, THE PLANS SHALL SHOW THE LOCATION OF THE DRAIN WITH DETAILS. INTERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
 - ALL EXTERIOR FINISHES IS BEYOND THE SCOPE OF WORK - THIS FIELD DESIGN IS BASED ON THE INFORMATION EVALUATING THE DRAINAGE REQUIREMENTS.

lot coverage

LOT AREA	T I O T S	SQ. FT.
HOUSE PAD	12.6	94
DRIVE AND WALK (PAVERS)	6.5	7.8
POOL DECKING	5.0	0
TOTAL PAD	14.1	112
LOT COVERAGE	27.1	3 %
MAX. LOT COVERAGE	55	%

lot block section
 Carleton Woods Creekside
 site plan

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

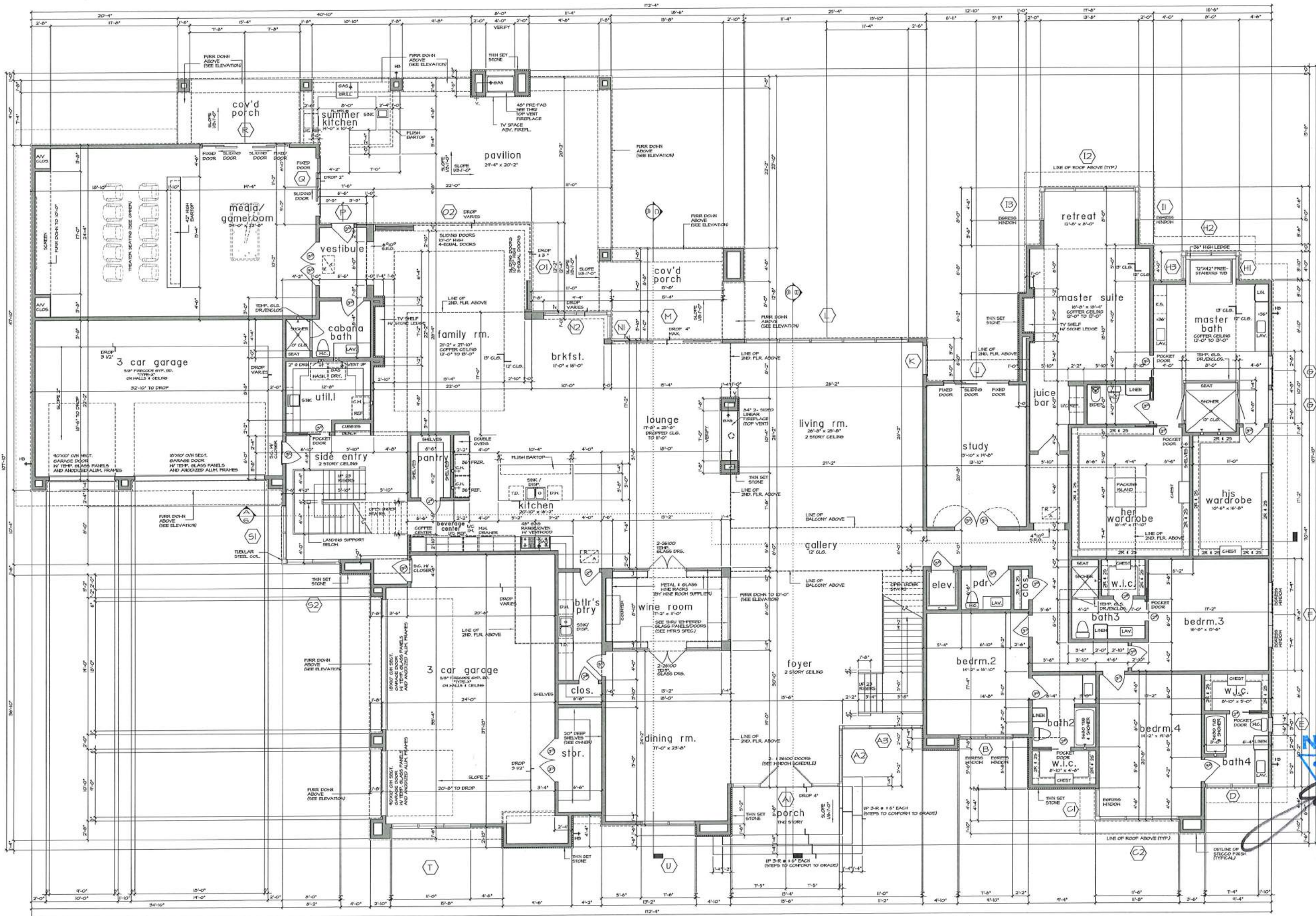
PLAN NO. 12020 FLYSHEET

PERMIT SET

Estancia Place
 50' R.O.A.
 & STREET ELEV. = 0.00'

JOB # 10218 DATE REFERENCE VERIFY SETBACKS

F:\012283\Arch\10218\102180218\102180218.dwg (1/15/2020 4:58:07 PM) Date Added: 1/15/20



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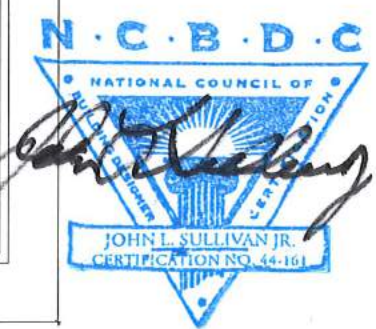
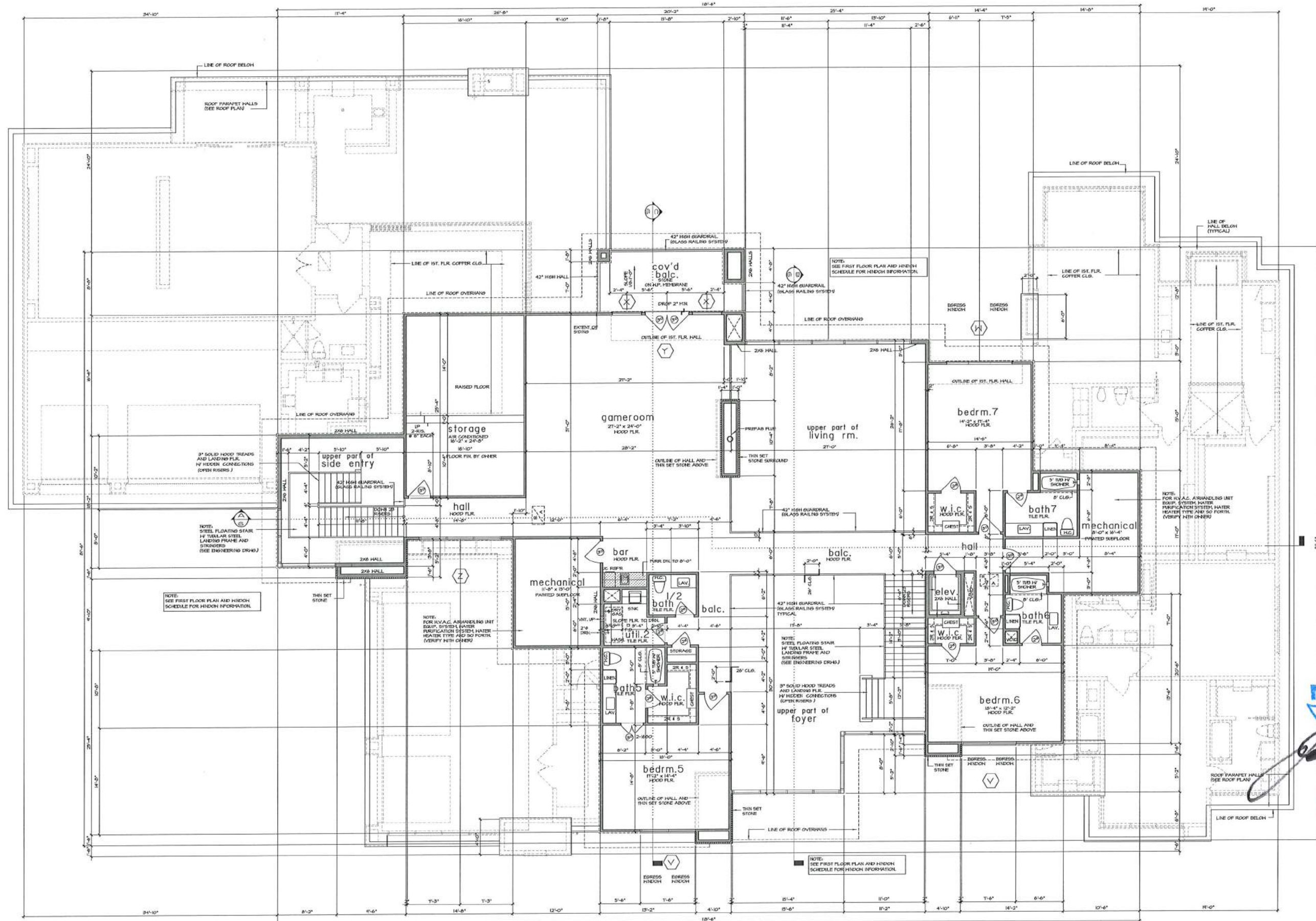
NOTES:
 * FLOOR FINISHES TO BE SELECTED AND TO BE COORDINATED WITH OWNER PRIOR TO BID.
 * 2x6 STD HALLS AT FIRST FLOOR ONLY.

square footage	
FIRST FLOOR	12' CEILING
SECOND FLOOR	10' CEILING
LIVING AREA	12,020
PORCH	118
GARAGES	1,908
COV'D PORCH/PAVILION	1,310
MECHANICAL	380
COV'D BALCONY	175
AIR CONDITIONED STORAGE	412
TOTAL COV'D AREA	16,303

first floor plan
 SCALE: 1/4" = 1'-0"

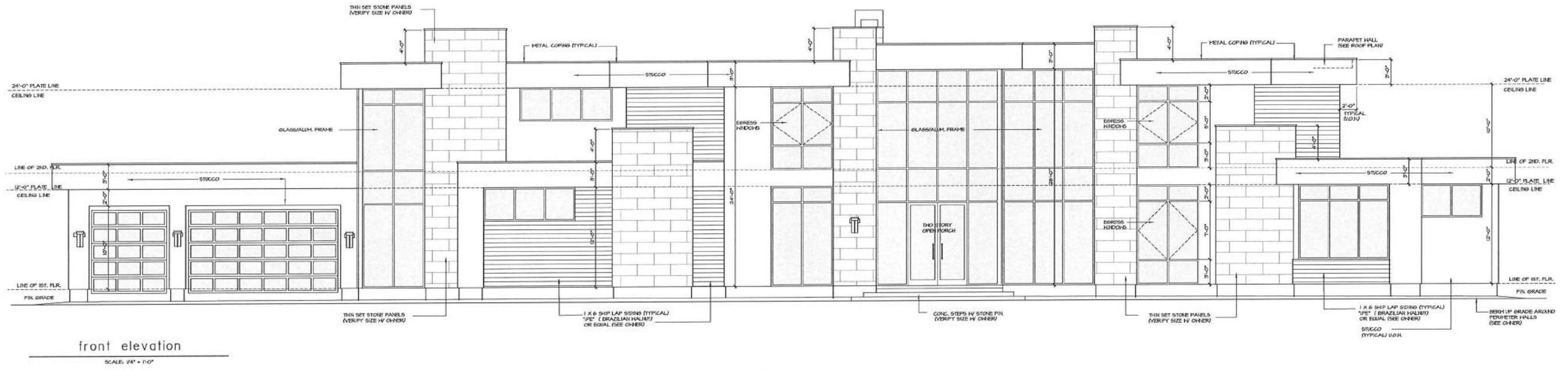
PLAN NO. 12020 SHEET NO. 2 OF 12



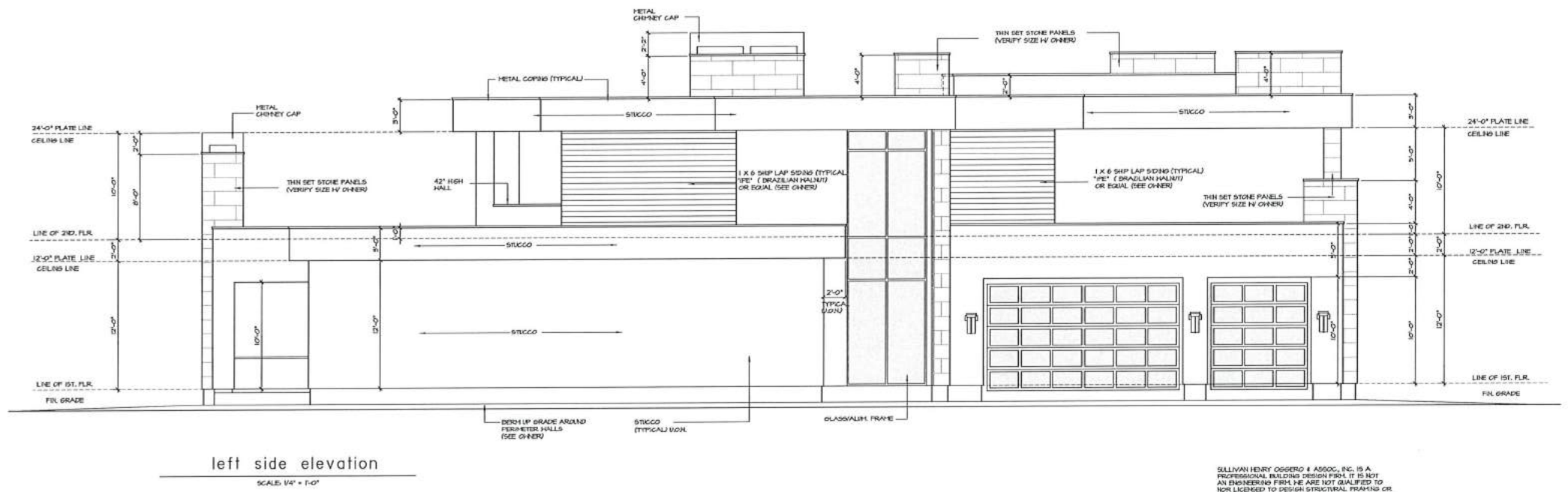


PERMIT SET

second floor plan



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



left side elevation
SCALE: 1/4" = 1'-0"

- elevation notes**
- OVERHAND TO BE 2'-0" FROM EXTERIOR FRAME (SEE ROOF PLAN)
 - PROVIDE SPAND RELIEVERS AT CHIMNEYS TO COMPLY WITH IRC 2009 WITH 1/2" RAD MAX.
 - FINISH SILLS SHALL BE 24" A.F.F. MIN. ADV. THE FIRST FLOOR FINISH LESS THAN 24" A.F.F. SHALL BE FINISH OR HAVE OPENINGS THROUGH WITH 4" DIA. SPHERE CANNOT PASS.
- flat roof notes:**
- REFER TO ENGINEERING DRAWINGS & MANUFACTURER SPECIFICATIONS FOR APPLICATION INSTRUCTIONS OF TPO ROOFING SYSTEM.
 - ROOF DRAINAGE PLAN, ROOF DRAINS, DOWNSPOUT AND OVERFLOW SCUPPERS (SEE ENGINEERING DRAWINGS)

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elevator note

VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION. CONTRACTOR/ELEVATOR FIRM TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION DIMENSIONS. IF DEPTH FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO BID AND CONSTRUCTION. VERIFY THIS INFORMATION WITH THE PROJECT'S STRUCTURAL ENGINEER AS REQUIRED.

- NOTES:**
- FLOOR FINISHES TO BE SELECTED AND TO BE COORDINATED WITH OWNER PRIOR TO BID.
 - 246 5/8" DIA. HALLS AT FIRST FLOOR ONLY.

unless otherwise noted

- CARET FLOORS
- GYM BOARD HALLS AND CEILING
- 12'-0" CLR. HT. AT FIRST FLOOR (SEE FLOOR PLAN)
- 10'-0" CLR. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1/4" R45 DOORS
- 10'-0" DOOR HT. AT FIRST FLR. (SEE FLOOR PLAN)
- 8'-0" DOOR HT. AT SECOND FLR.
- ALUMINUM HINGERS (SEE SCHEDULE)
- 10'-0" HEADER HT. AT FIRST FLR. (SEE FLOOR PLAN)
- 8'-0" HEADER HT. AT SECOND FLR. (SEE FLOOR PLAN)
- ALL BEDROOM HINGERS TO BE 48" A.F.F. (MIN)
- 24" HIGH x 20" WIDE 5/8" OPENING WITH 5/8" SQ. FT. DRUM NET CLEAR OPENING
- HALL DOORS ARE USED FOR EMERGENCY EGRESS. IT SHALL BE OPERATIONAL FROM THE RESIDE WITHOUT THE USE OF KEYS OR TOOLS.
- ALL BEDROOM HALL @ 2ND FLR. TO BE MIN 24" A.F.F.
- ALL GLASS WITH HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH RCOD (IRC 2009)
- ALL EGRESS DOORS & HINGERS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET RCOD 1.3.11.
- SMOKE DETECTORS RELIABLE TO CONNECTION TO COMMUNITY HUBS AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH RCOD (IRC 2009). MULTIPLE DETS SHALL BE 20FT INTERCONNECTED TO ACTIVATE ALL ALARMS. CORRAL HALLS, RECEPTIONISTERS FOR DISTANCE FROM R/A.
- LOCATE GAS WATER HEATER IN ATTIC. ADV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE. REINSTALLATION COMPLY WITH MANU. INSTRUCT.
- AND ALL APPL. CODES.
- PROVIDE VENTILATION AT ALL BATH AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH RCOD & MSOT (IRC 2009)
- CHIMNEYS TO BE 3'-0" MIN. ADV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITH A 1/2" OF RADUS.
- ALL PREFAB FIREPLACES TO BE UL & IRC 2009 APPROVED & A COPY OF THE MANU. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTORS REVIEW
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WITH A GAS FIREPLACE & BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WITH THE FIREPLACE APPLIANCES ARE INSTALLED & OR HAVE ATTACHED GARAGES.
- STAIRS SHALL BE 36" A.F.F. (SEE DETAIL SHIT. HANDRAILS TO BE 34" TO 36" ADV. NOSE OF TREAD 1 SHALL BE CONTIGUOUS TO THE FULL FLOOR & TERMINATE AT A RISER OR SAFETY TERMINAL. ADJACENT TO THE HALL ALONG 2" MIN. STAIR HALL & HALL & SILL.
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH RCOD & RCODS (IRC 2009). THE MIN. UNIFORM LIVE LOAD SHALL BE 200 LB AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.
- GUARDRAILS TO BE 36" A.F.F. OVER WITH BALUSTERS AT 4" DIA. MAX. PER RCOD & RCODS (IRC 2009) SEE DETAIL SHIT.
- 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 A SIZE THAT A SPHERE 6 INCH DIA. WILL CANNOT PASS THEREIN.
- HANDRAILING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIV. GRIPPING SURFACE PER RCOD (IRC 2009)
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "A" FIRE CODE GYTH BOARD.
- SIZE AND NUMBER OF HALLS CONNECTION HOOD HINGERS SHALL COMPLY WITH RCOD TABLE R402.10 (1) & 3 (2) (OR EQV) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN 20" x 30" CLEAR OPENING 20" x 34" (EQV) & SHALL COMPLY WITH RCOD (IRC 2009)
- INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD ON A 30" LE CONCENTRATED LOAD APPLIED OVER AN AREA OF 4 SQ. FT. INCHES. HINGERS PROVIDES THE GREATEST STRESS.
- ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLUB MAY BE INSTALLED PROVIDED THE EXPOSED PANELS SUBJECT TO BE FINISHED WITH NON ABSORBENT SURFACE TO A MIN. OF NOT LESS THAN 1/2" ADV. DRAIN FLEET OVER CONCRETE BACKERS/GARAGE FLOOR.
- 1/2" SHEET ROCK OR COVERED W/ A MIN. 1/2" SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" x 30" AS PER IRC 2009 SECTION R401.
- ALL HEIGHTS ARE DEFINED FROM FINISHED FLOOR.
- SLOPE 1/8" PER INCH 1'-0" MIN. AT PORCE PAVILION, ETC.

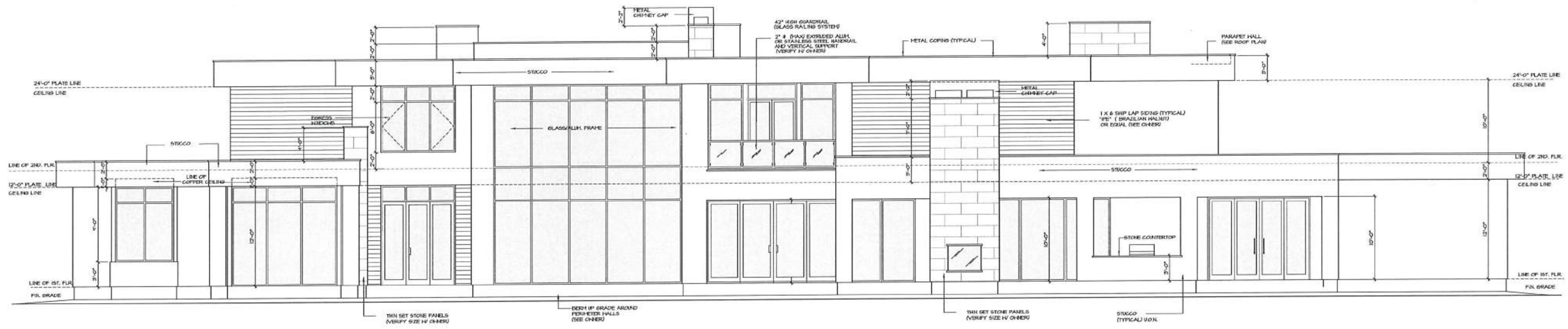
bath schedule

- TILE FLOORS (AT NET AREA)
- TILE HALLS AT TUB RECREATORY BATHS
- TILE HALL AT SHOWER
- SOFT SERVICE CORNER TUBS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWER SHALL BE TEMPERED
- SAFETY GLASS AND HALL COMPLI WITH RCOD (IRC 2009)
- GLASS STALLS AND TUB WITH SHOWER (RCOD HALLS TO BE FINISH WITH NON ABSORBENT SURFACE TO A MIN. OF NOT LESS THAN 1/2" ADV. DRAIN FLEET OVER CONCRETE BACKERS/GARAGE FLOOR.
- ALL FINISHING FIXTURES SHALL BE SPACED PER RCOD (IRC 2009)
- CRCP FOR SHOWER AS REQUIRED

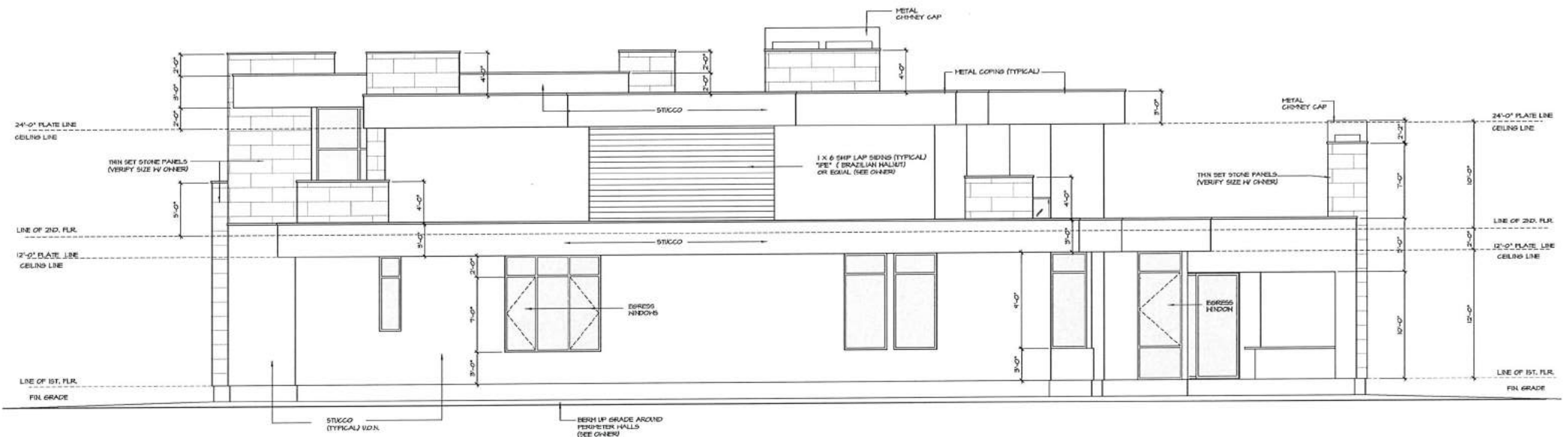
front and left side elevations
SCALE: 1/4" = 1'-0"



PERMIT SET



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



right side elevation
SCALE: 1/4" = 1'-0"

flat roof notes:

- * REFER TO ENGINEERING DRAWINGS & MANUFACTURER SPECIFICATIONS FOR APPLICATION INSTRUCTIONS OF THE ROOFING SYSTEM.
- * ROOF DRAINAGE PLAN, ROOF DRAINS, DOWNSPOUT AND OVERFLOW SCAPERS (SEE ENGINEERING DRAWINGS)

elevation notes

- OVERLAPS TO BE 2'-0" FROM EXTERIOR FRAME (SEE ROOF PLAN)
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH REG. 2004 WITH 12" GAP MAX.
- WINDOW SILLS SHALL BE 24" A.F.F. MIN AND BY THE FIRST FLOOR, HINDING LESS THAN 24" A.F.F. SHALL BE FIXED OR HAVE OPENING THROUGH WITH A 4" DIA. SPHERE CANNOT PASS.



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elevator note

VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION. CONTRACTOR/ELEVATOR SUPPLIER TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION REQUIREMENTS, FIT/DEPTH FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO BID AND CONSTRUCTION. VERIFY THIS INFORMATION WITH THE PROJECT STRUCTURAL ENGINEER AS REQUIRED.

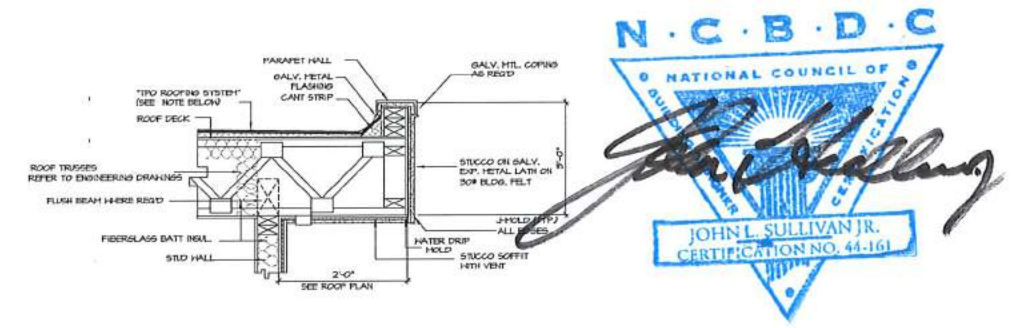
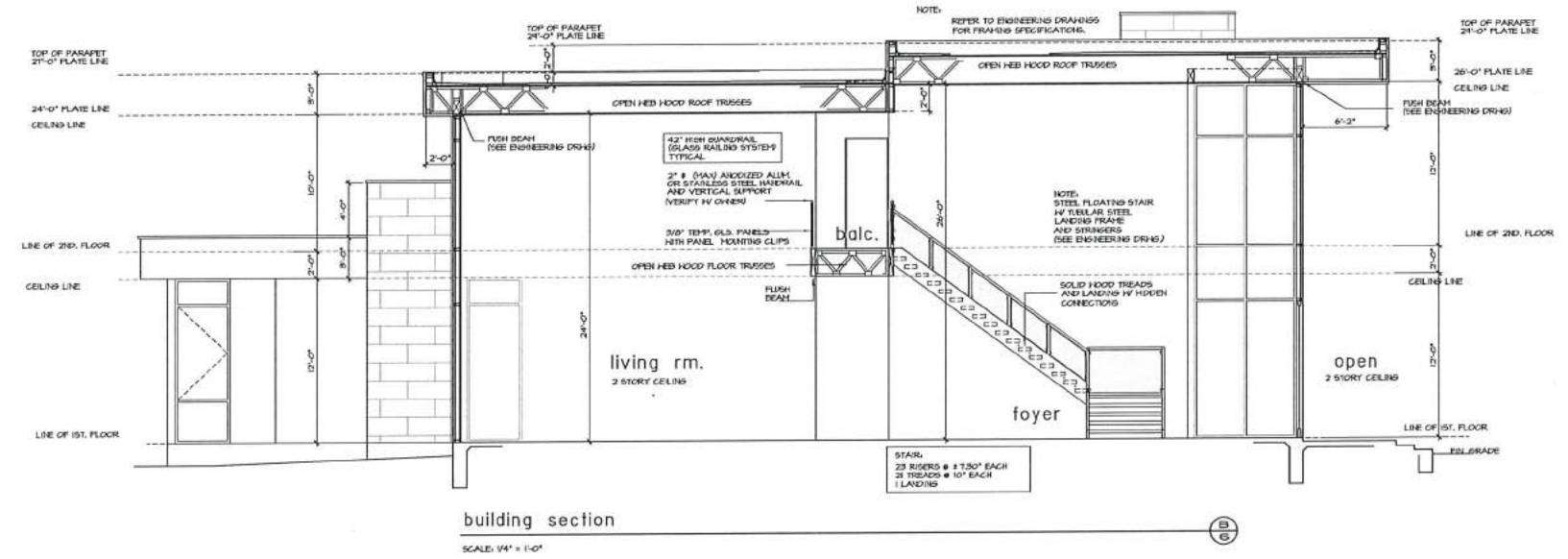
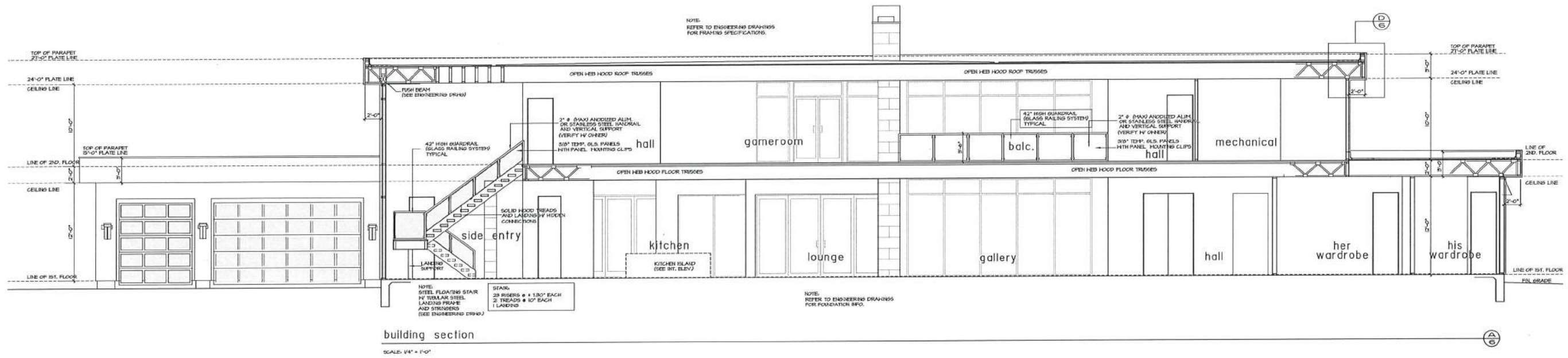
NOTES

- * FLOOR FINISHES TO BE SELECTED AND TO BE COORDINATED WITH OWNER PRIOR TO BID.
- * 2X6 STUD WALLS AT FIRST FLOOR W/O.N.

PERMIT SET

rear and right side elevations
SCALE: 1/4" = 1'-0"

FILED BY: J. SULLIVAN JR. (10/10/2020) 10:10 AM AT: STATE ENGINEERING BOARD, 2215 W. STATE STREET, RALEIGH, NC 27601-1010



flat roof notes:

- * REFER TO ENGINEERING DRAWINGS & MANUFACTURER SPECIFICATIONS FOR APPLICATION INSTRUCTIONS OF TPO ROOFING SYSTEMS.
- * ROOF DRAINAGE PLAN, ROOF DRAINS, DOWNSPOUT AND OVERFLOW SCUPPERS (SEE ENGINEERING DRAWINGS)

* ALL PLATE HEIGHTS SHOWN ARE BASED FROM 1ST MAIN FLR. LEVEL.

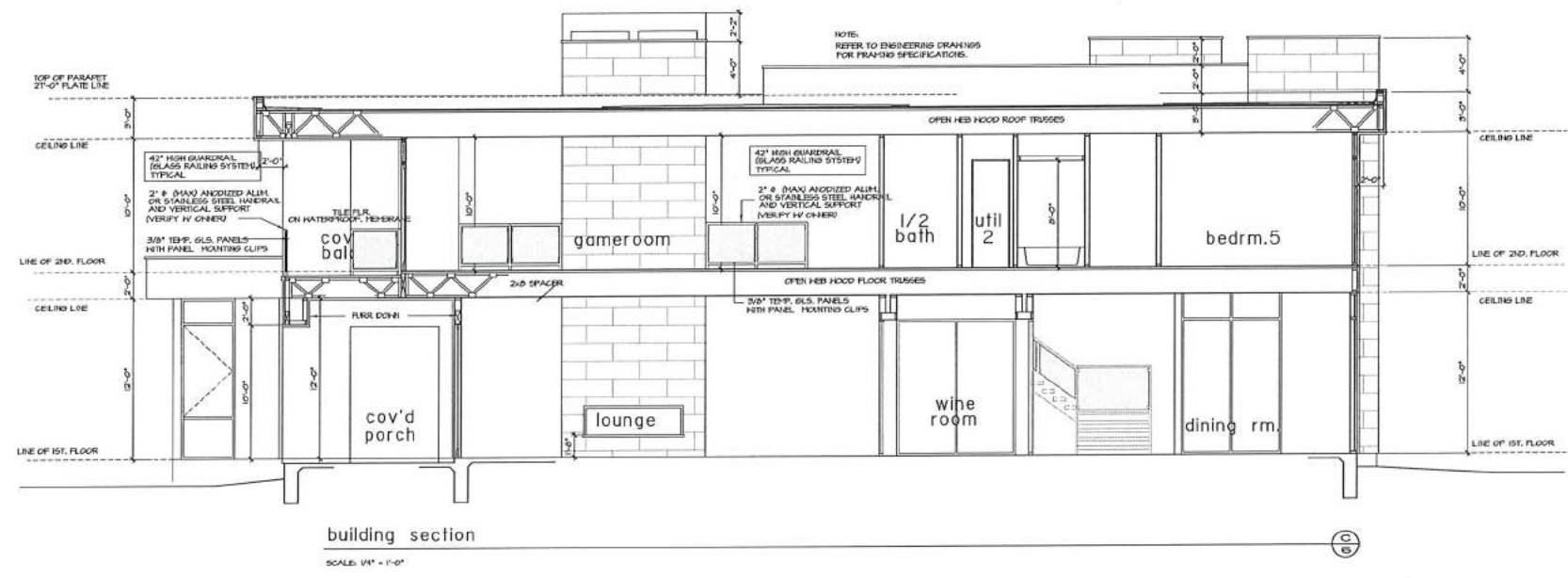
stair note:

THE STRUCTURAL DESIGN OF THE STAIRS INCLUDING LOAD CARRYING CAPABILITY, STABILITY, STRENGTH AND CONNECTIONS TO SUPPORT MEMBERS, ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE FRAMING CONTRACTOR. THE STRUCTURAL DESIGN HAS NOT BEEN REVIEWED BY THE STRUCTURAL ENGINEER OF RECORD OR SULLIVAN HENRY OGDEN & ASSOC., INC.

section notes

- ALL LOAD BEARING STUDS TO BE 16" O.C.
- JOISTS SHALL BE SUPPORTED LATERALLY AT EACH END AND AT SUPPORT PER IRC 2004.
- SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER IRC 2004.
- ALL EXTERIOR WALLS AND HAN COUSERS PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THEREAS AS POSSIBLE AND AT LEAST EVERY 20' OF LENGTH PER IRC 2004.
- PARALLEL BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 16' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEERS DATA ATTACHED).
- ATTIC ACCESS ARE PROVIDED ON PLAN TO SERVICE HEAVY EQUIP. AND LISTED LIGHT STORAGE.

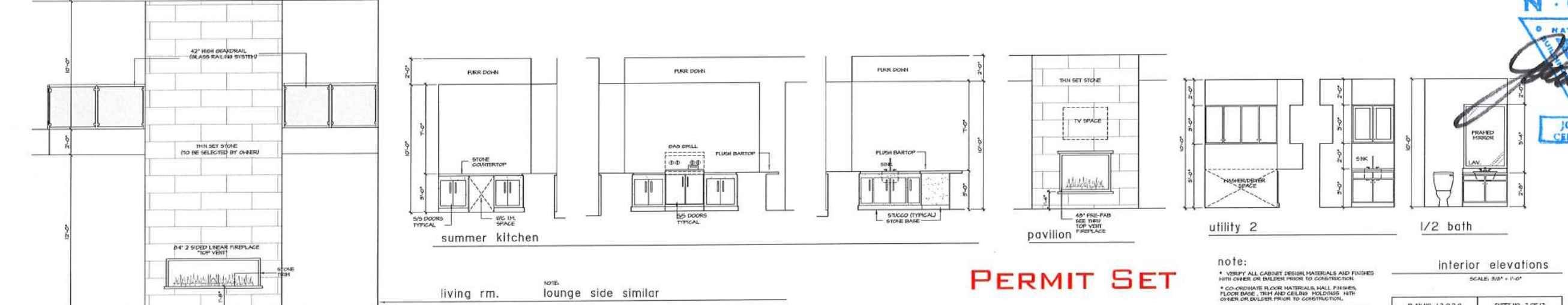
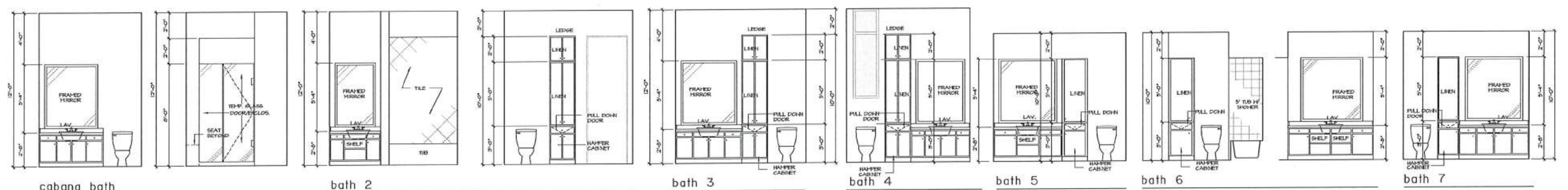
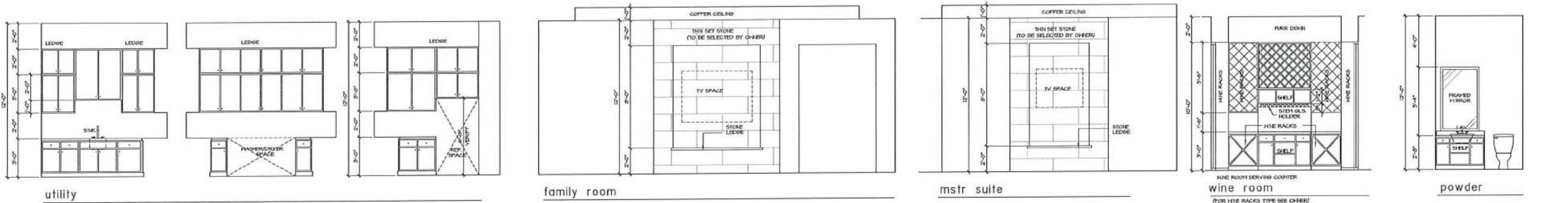
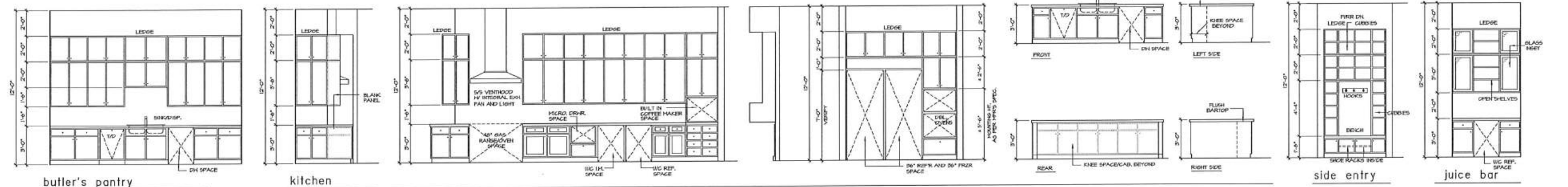
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PERMIT SET

building sections

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



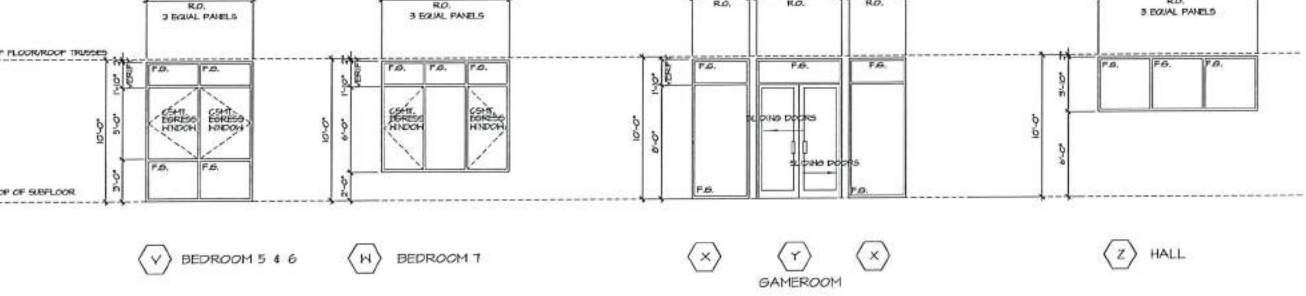
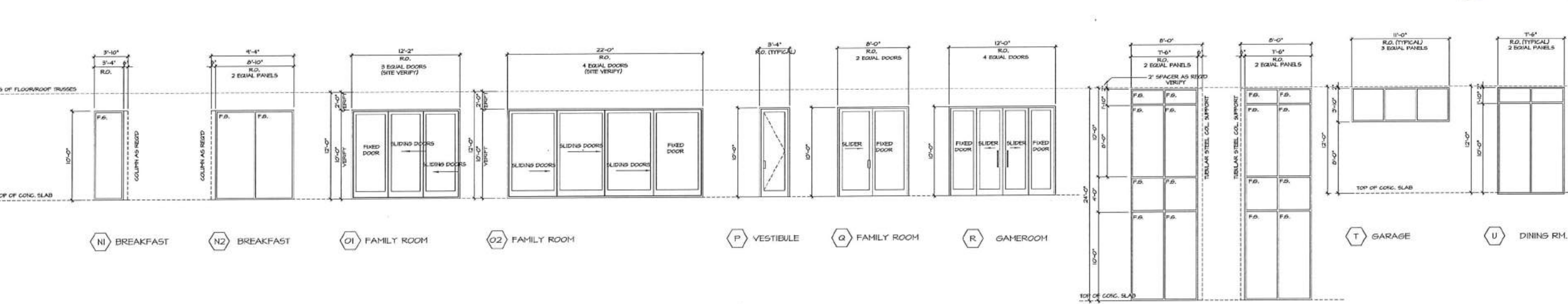
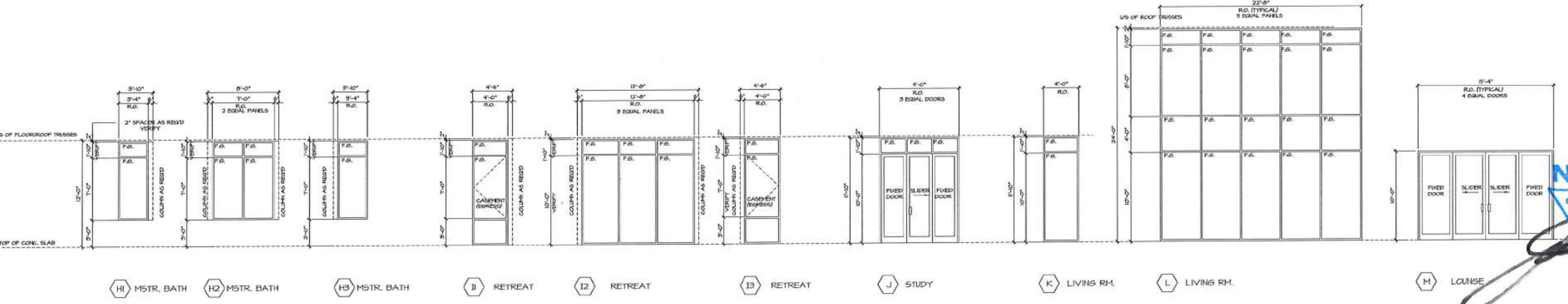
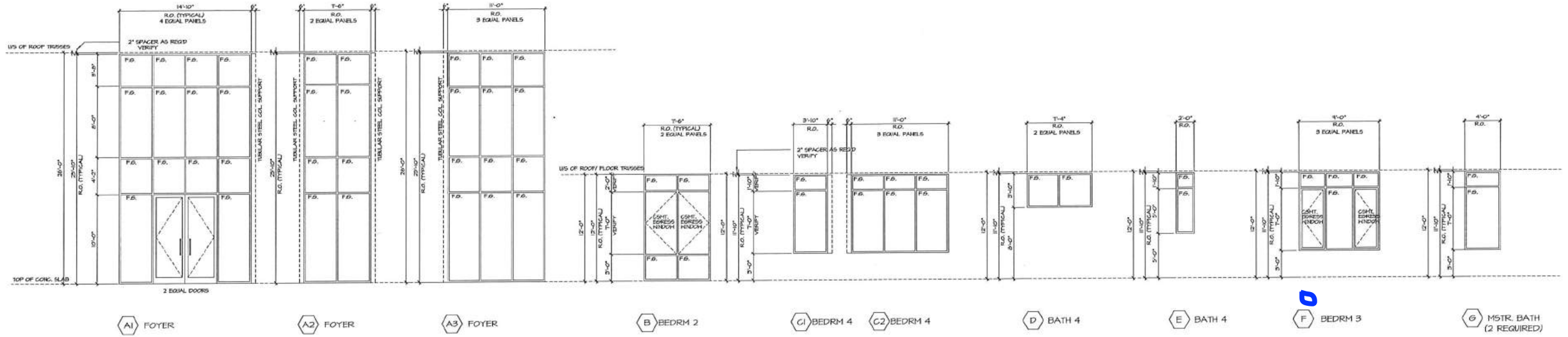
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL BUILDING CODE (IBC).
 2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CODES.
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PERMIT SET

note:
 • VERIFY ALL CABINET DESIGN MATERIALS AND FINISHES WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
 • CO-ORDINATE FLOOR MATERIALS, WALL FINISHES, FLOOR BASE, TRIM AND CEILING HOLDINGS WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
 • FOR HES/ASA/SHOWER BATHS/POOLS, ALL CLOSERS AND POOL ACCESSORIES (SEE OWNER).

interior elevations
 SCALE: 3/8" = 1'-0"
 PLAN NO. 12020 SHEET NO. 1 OF 12



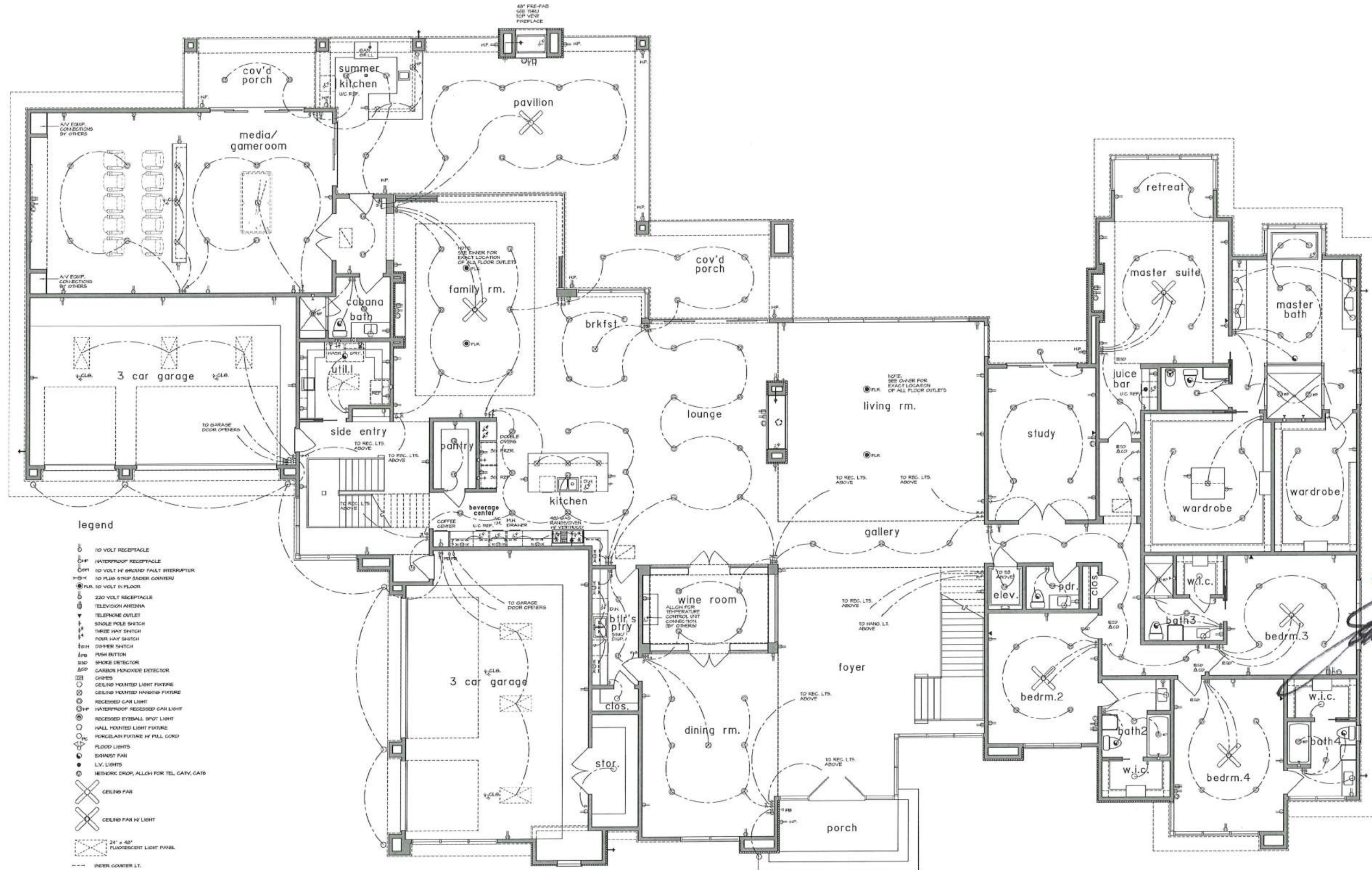


PERMIT SET

notes:
 * ALL WINDOWS ARE FIXED GLASS UNLESS NOTED OTHERWISE.
 * ALL GLASS 18" ABOVE FLOOR SHALL BE TINTED GLASS.
 * ALL WINDOWS AND EXTERIOR DOORS TO BE ALUMINUM TYPE. VERIFY TYPE OR AN APPROVED EQUAL.
 * CONTRACTOR TO VERIFY ALL WINDOW APPLICATIONS AND VERIFY COMPLIANCE WITH LOCAL GOVERNING CODES.
 * CONTRACTOR TO VERIFY ALL WINDOW OPENING SIZES AND HEADER HEIGHTS PRIOR TO CONSTRUCTION. TYPICAL.
 * CONTRACTOR TO VERIFY ALL WINDOW OPTIONS, IE: TINT, GLAZING, FINISH GLAZING, ETC. WITH OWNER PRIOR TO BID.
 * CONTRACTOR TO INSTALL ALL WINDOWS AS PER IFMA SPECIFICATIONS, TYPICAL.

LEGEND: F.G. = FIXED GLASS
 R.O. = ROUGH OPENING

window /ext. door elevations
 SCALE: 1/4" = 1'-0"



legend

- TO VOLT RECEPTACLE
- ⊕ WATERPROOF RECEPTACLE
- ⊕-1 TO VOLT W/ DRIVEN FAULT INTERRUPTOR
- ⊕-2 TO FLUO STRIP GARDER CONTAINER
- ⊕-3 TO VOLT IN FLOOR
- ⊕-4 220 VOLT RECEPTACLE
- ⊕-5 TELEVISION ANTENNA
- ⊕-6 TELEPHONE OUTLET
- ⊕-7 SINGLE POLE SWITCH
- ⊕-8 THREE WAY SWITCH
- ⊕-9 FOUR WAY SWITCH
- ⊕-10 DIMMER SWITCH
- ⊕-11 PUSH BUTTON
- ⊕-12 SMOKE DETECTOR
- ⊕-13 CARBON MONOXIDE DETECTOR
- ⊕-14 GFI'S
- ⊕-15 CEILING MOUNTED LIGHT FIXTURE
- ⊕-16 CEILING MOUNTED HARNESSED FIXTURE
- ⊕-17 RECESSED CAN LIGHT
- ⊕-18 WATERPROOF RECESSED CAN LIGHT
- ⊕-19 RECESSED EYEBALL SPOT LIGHT
- ⊕-20 HALL MOUNTED LIGHT FIXTURE
- ⊕-21 PORCELAIN FIXTURE W/ FULL GIRD
- ⊕-22 FLOOD LIGHTS
- ⊕-23 DOWNST FAN
- ⊕-24 L.V. LIGHTS
- ⊕-25 NETWORK DROP, ALLOW FOR TEL, CATV, CAT6
- ⊕-26 CEILING FAN
- ⊕-27 CEILING FAN W/ LIGHT
- ⊕-28 24" x 48" FLUORESCENT LIGHT PANEL
- ⊕-29 INFER. COUNTER LT.

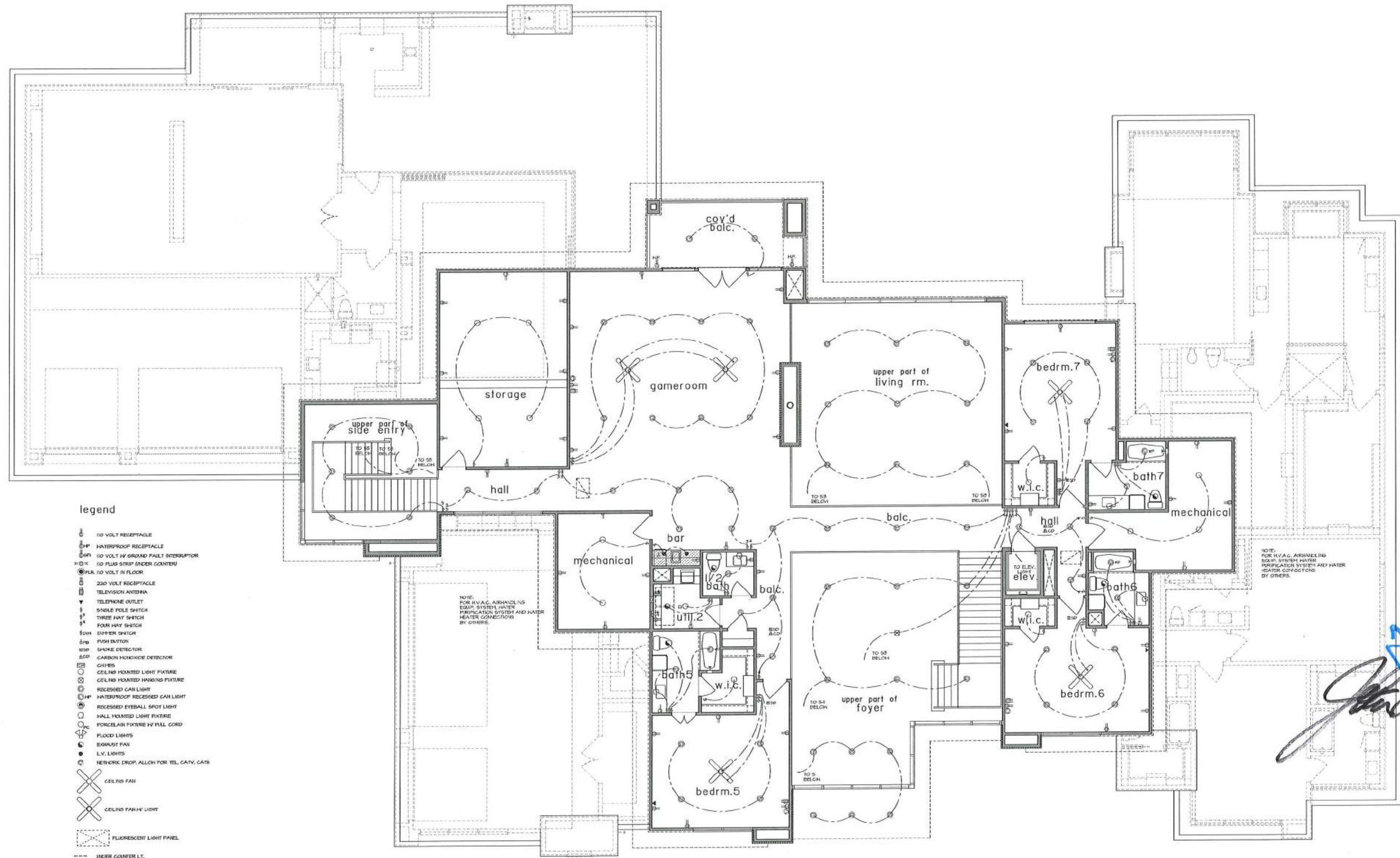
notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2009 & THE 2011 NEC.
- SMOKE DETECTORS REQUIRE 10V CONNECTION TO HOME WIRING AND EXISTENT EXHAUST FAN SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM W/L LOCATION TO COMPLY WITH 2011 NEC.
- WITH ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE 8' EUL PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT.
- ALLOW FOR A/C UNITS.
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM.
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING.
- ALL BRANCHES BRANCH CIRCUITS MUST BE PROTECTED BY AN AFCI-FAULT CIRCUIT INTERRUPTER AS PER THE 2011 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELEC. CODE 2011 NEC.
- CARBON MONOXIDE COMPLY WITH IL 2004 AND IN ACCORDANCE WITH NFPA 720.



PERMIT SET

first electrical floor plan
SCALE: 1/4" = 1'-0"



legend

- ⊖ 110 VOLT RECEPTACLE
- ⊖P WATERPROOF RECEPTACLE
- ⊖G 110 VOLT W/ GROUND FAULT INTERRUPTOR
- ⊖S 110 VOLT STRIP UNDER COUNTER
- ⊖FLX 110 VOLT IN FLOOR
- ⊖ 220 VOLT RECEPTACLE
- ⊖ TELEVISION ANTENNA
- ⊖ TELEPHONE OUTLET
- ⊖ SINGLE POLE SWITCH
- ⊖ THREE WAY SWITCH
- ⊖ FOUR WAY SWITCH
- ⊖ DIM DIMMER SWITCH
- ⊖PUSH BUTTON
- ⊖SDR SMOKE DETECTOR
- ⊖CDR CARBON MONOXIDE DETECTOR
- ⊖CHES CEILING MOUNTED LIGHT FIXTURE
- ⊖CHHS CEILING MOUNTED HANGING FIXTURE
- ⊖RCL RECESSED CAN LIGHT
- ⊖RCLP WATERPROOF RECESSED CAN LIGHT
- ⊖RSP RECESSED EYEBALL SPOT LIGHT
- ⊖HLL HALL MOUNTED LIGHT FIXTURE
- ⊖PFL PORCELAIN FIXTURE W/ PULL CORD
- ⊖FLOOD FLOOD LIGHTS
- ⊖EXF EXHAUST FAN
- ⊖LV LIGHTS
- ⊖NDP NETWORK DROP, ALLOW FOR TEL, CATV, CABLE
- ⊖CFM CEILING FAN
- ⊖CFML CEILING FAN W/ LIGHT
- ⊖FLP FLUORESCENT LIGHT PANEL
- ⊖- - - UNDER COUNTER LT.

notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2001 & THE 2011 NEC.
- SMOKE DETECTORS REQUIRE 90V CONNECTION TO HOUSE BONDING AND BATTERY BACKUP. ALL TYPICAL UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS, CORRAL HORN. RECOMMENDATIONS FOR DISTANCE FROM R/A, LOCATION TO CORNER, ETC WITH NIBS INC.
- VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE GFI PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURES AND SMOKE DETECTORS AT EACH WATER HEATER AND GAS UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRIC DISCONNECT AT EACH GAS UNIT.
- ALLOW FOR A/C UNITS.
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM.
- PROVIDE CIRCUITS FOR FUTURE POOL AND REAR YARD LIGHTING.
- ALL BEDROOMS BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-Fault Circuit Interrupter AS PER THE 210-12 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELEC. CODE 210.8 NEC.
- CARBON MONOXIDE COMPLY WITH UL 2004 AND IN ACCORDANCE WITH NFPA 720.

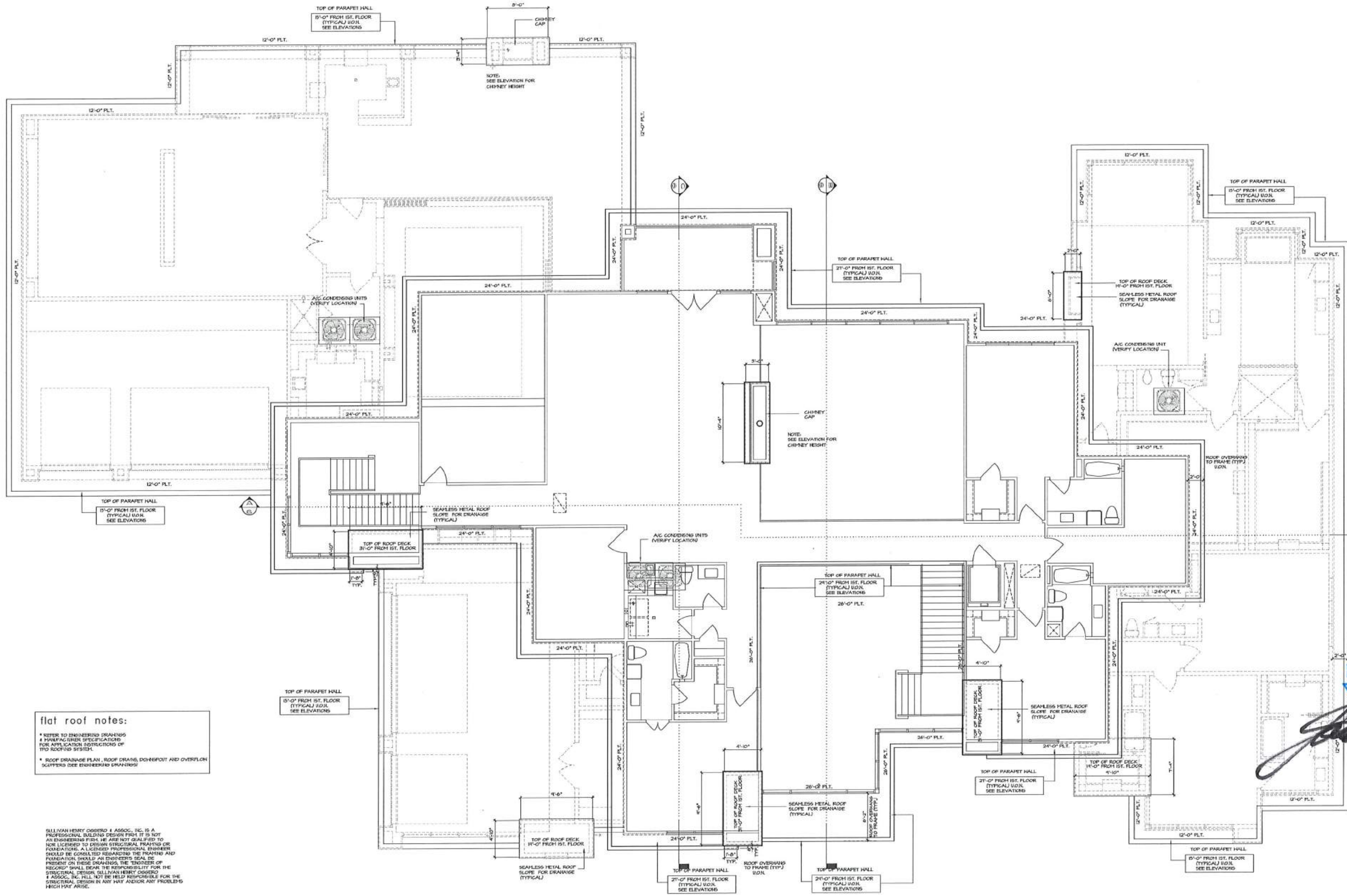
NOTE: FOR H.V.A.C. AIRHANDLING EQUIP. SYSTEM, WATER PURIFICATION SYSTEM AND WATER HEATER CONNECTIONS BY OTHERS.

NOTE: FOR H.V.A.C. AIRHANDLING EQUIP. SYSTEM, WATER PURIFICATION SYSTEM AND WATER HEATER CONNECTIONS BY OTHERS.

PERMIT SET

second floor electrical plan
SCALE: 1/4" = 1'-0"

PLAN NO. 12020	SHEET NO. 10 OF 12
----------------	--------------------



flat roof notes:

- * REFER TO ENGINEERING DRAWINGS & MANUFACTURER'S SPECIFICATIONS FOR APPLICATION INSTRUCTIONS OF TWO ROOFING SYSTEMS
- * ROOF DRAINAGE PLAN, ROOF DRAINS, DOWNSPOUT AND OVERFLOW SCATTERERS (SEE ENGINEERING DRAWINGS)

notes:

- * ALL PLATE HEIGHTS SHOWN ARE BASED FROM 1ST FLOOR FINISH LEVEL.

notes:

- * ALL PLATE HEIGHTS SHOWN ARE BASED FROM 1ST FLOOR FINISH LEVEL.



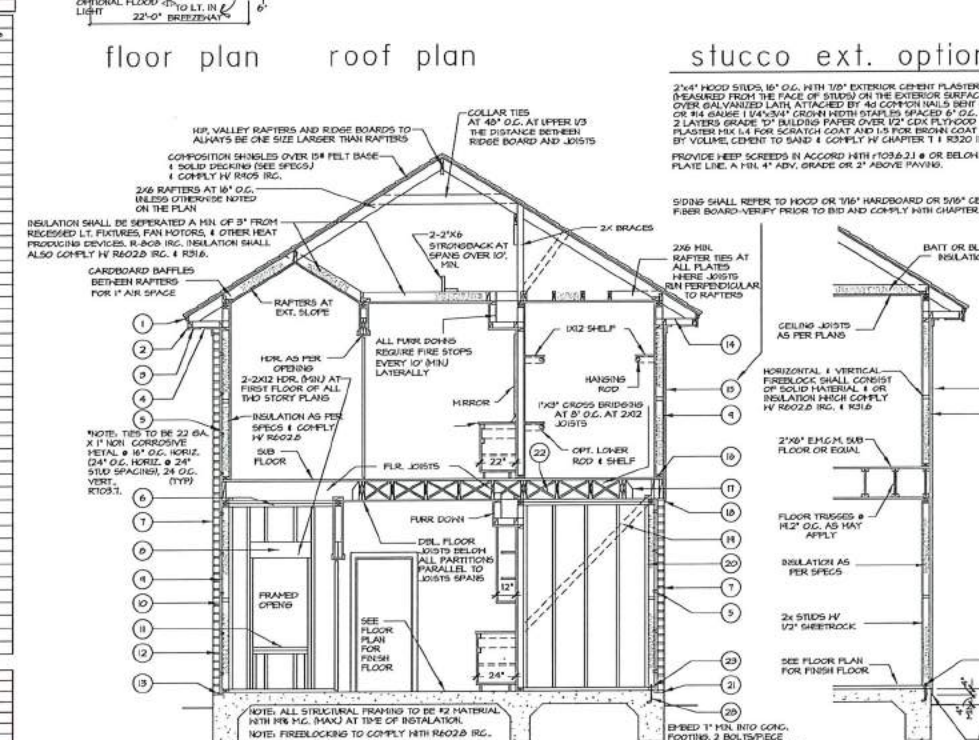
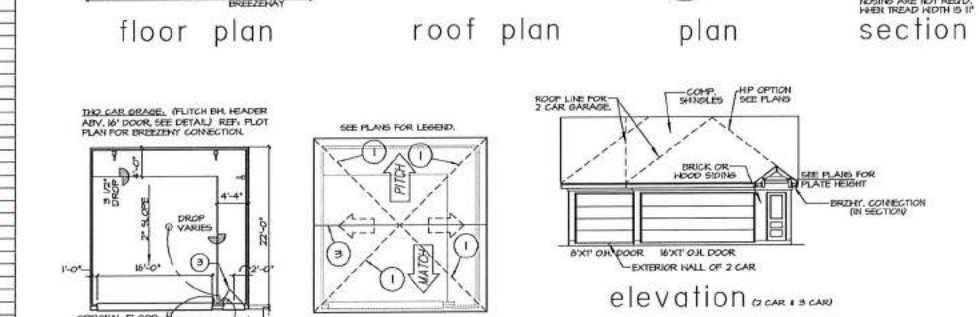
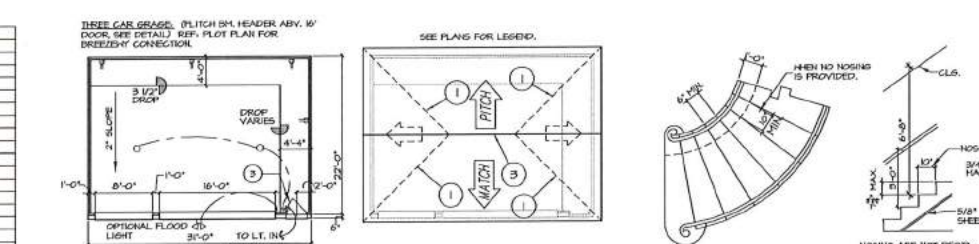
PERMIT SET

roof plan
SCALE 3/4" = 1'-0"

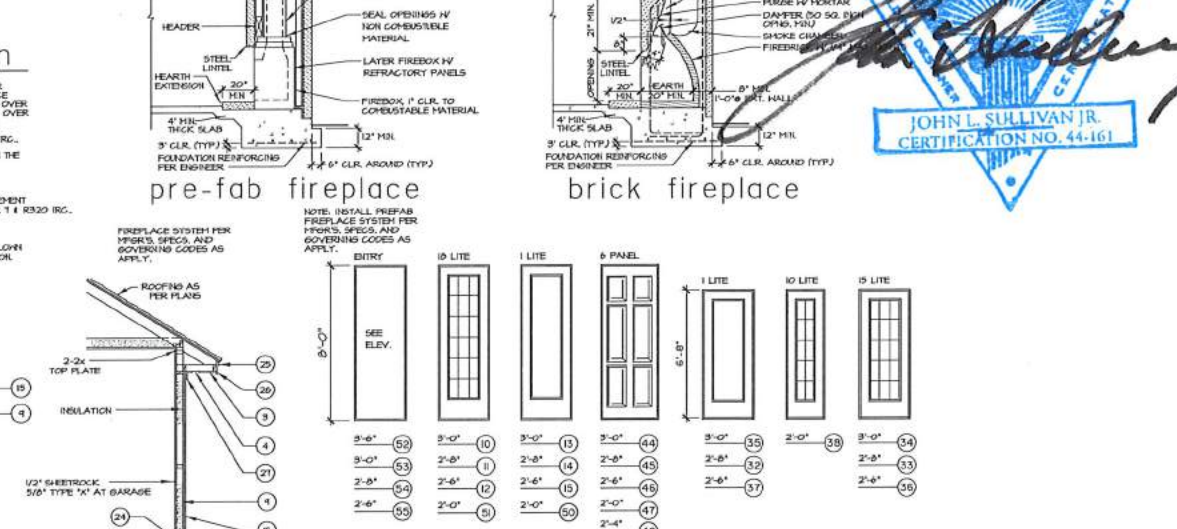
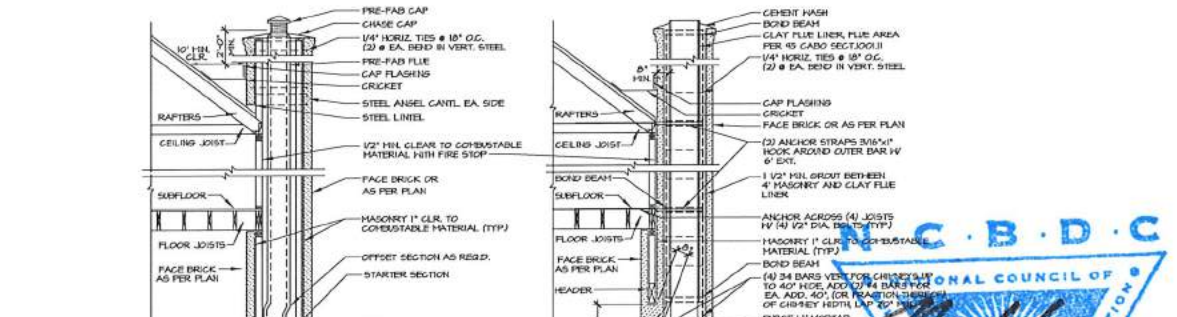
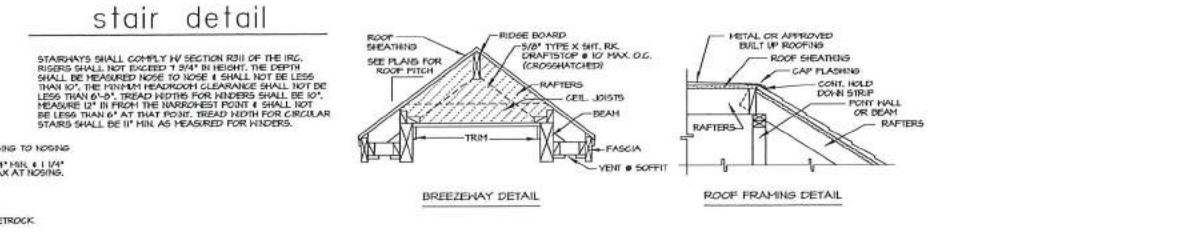
DESCRIPTION OF BUILDING ELEMENTS	NAMES AND TYPE OF FASTENERS	SPACING OF FASTENERS
1/8" to #4 galv. face nail	2-6d	
2" x 4" ceiling or sole to each joist, face nail	2-6d	
2" x 4" ceiling or sole to each joist, end nail	2-8d	
2" x 4" ceiling or sole to each joist, end nail	2-8d	
2" x 4" ceiling or sole to each joist, end nail	2-8d	
Double top plates, face nail	10d	12" o.c.
Double top plates, face nail	10d	24" o.c.
Double top plates, face nail	10d	18" o.c.
Double top plates, minimum 48-inch offset at end joints, face nail	8d	
Double top plates, face nail	10d	12" o.c.
Double top plates, face nail	10d	24" o.c.
Double top plates, face nail	10d	18" o.c.
Double top plates, minimum 48-inch offset at end joints, face nail	8d	
Blocking between joists or rafters to top plate, face nail	2-6d	
Top plate to top plate, face nail	2-6d	18" o.c.
Top plate, top at corners and intersections, face nail	2-6d	
Butt up header, but plates with 1/2" spacer	6d	18" o.c. along each edge
Continued header, but plates	6d	18" o.c. along each edge
Ceiling joist to plate, face nail	2-6d	
Continued header to stud, face nail	4-8d	
Ceiling joist, tops over partitions, face nail	2-6d	
Ceiling joist to parallel rafters, face nail	2-6d	
Header to plate, face nail	2-6d	
2" plates to each stud and plate, face nail	2-6d	
2" x 4" sheathing to each bearing face nail	2-6d	
2" x 4" sheathing to each bearing face nail	2-6d	
Header than 2" x 4" sheathing to each bearing face nail	4-6d	
Butt up corner studs	6d	
Butt up girders and beams 2-inch lath layers	10d	Not each layer as follows: 3/2" o.c. at top and bottom and staggered. Two nails at ends and at each splice. As each bearing.
2" plates	2-6d	
Rafters to ridge, valley or hip rafters	2-6d	
Ridge nail	4-6d	
Face nail	2-6d	
Header nail to rafters, face	2-6d	
Header nail to rafters, face	2-6d	
Header nail to rafters, face	2-6d	

DESCRIPTION OF BUILDING ELEMENTS	DESCRIPTION OF FASTENER TYPE	SPACING OF FASTENERS
Head structural panels, exterior, roof and wall sheathing to framing, and particleboard wall sheathing to framing	6d common nail (subfloor, wall)	6" o.c.
4x12" x 1"	6d common nail (subfloor)	6" o.c.
1 1/2" x 1 1/2"	6d common nail or 8d defamed nail	6" o.c.
1/2" regular cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 6d common nail staple	6" o.c.
1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 6d common nail staple	6" o.c.
2 1/2" x 4" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail 6d common nail staple	6" o.c.
1/2" gypsum sheathing	1 1/2" galvanized roofing nail 6d common nail staple	6" o.c.
5/8" gypsum sheathing	1 3/4" galvanized roofing nail 6d common nail staple	6" o.c.
Head structural panels, combination subfloor underlayment to framing	6d defamed nail or 8d common nail	6" o.c.
1/2" x 1"	6d common nail or 8d defamed nail	6" o.c.
1/2" x 1 1/2"	6d common nail or 8d defamed nail	6" o.c.

NOMINAL MATERIAL THICKNESS (Inches)	DESCRIPTION OF FASTENER AND LENGTH (Inches)	SPACING OF FASTENERS (Inches)	Edges (Inches)	Intermediate supports (Inches)
1/2 to 1/2	1/2" x 1" x 2" x 2"	3"	6"	12"
1/2 to 5/8	1/2" x 1" x 3" x 2"	4"	6"	12"
5/8 and 3/4	1/2" x 1" x 4" x 2"	4"	6"	12"
1	1/2" x 1" x 4" x 2"	4"	6"	12"
1	1/2" x 1" x 4" x 2"	4"	6"	12"
1	1/2" x 1" x 4" x 2"	4"	6"	12"

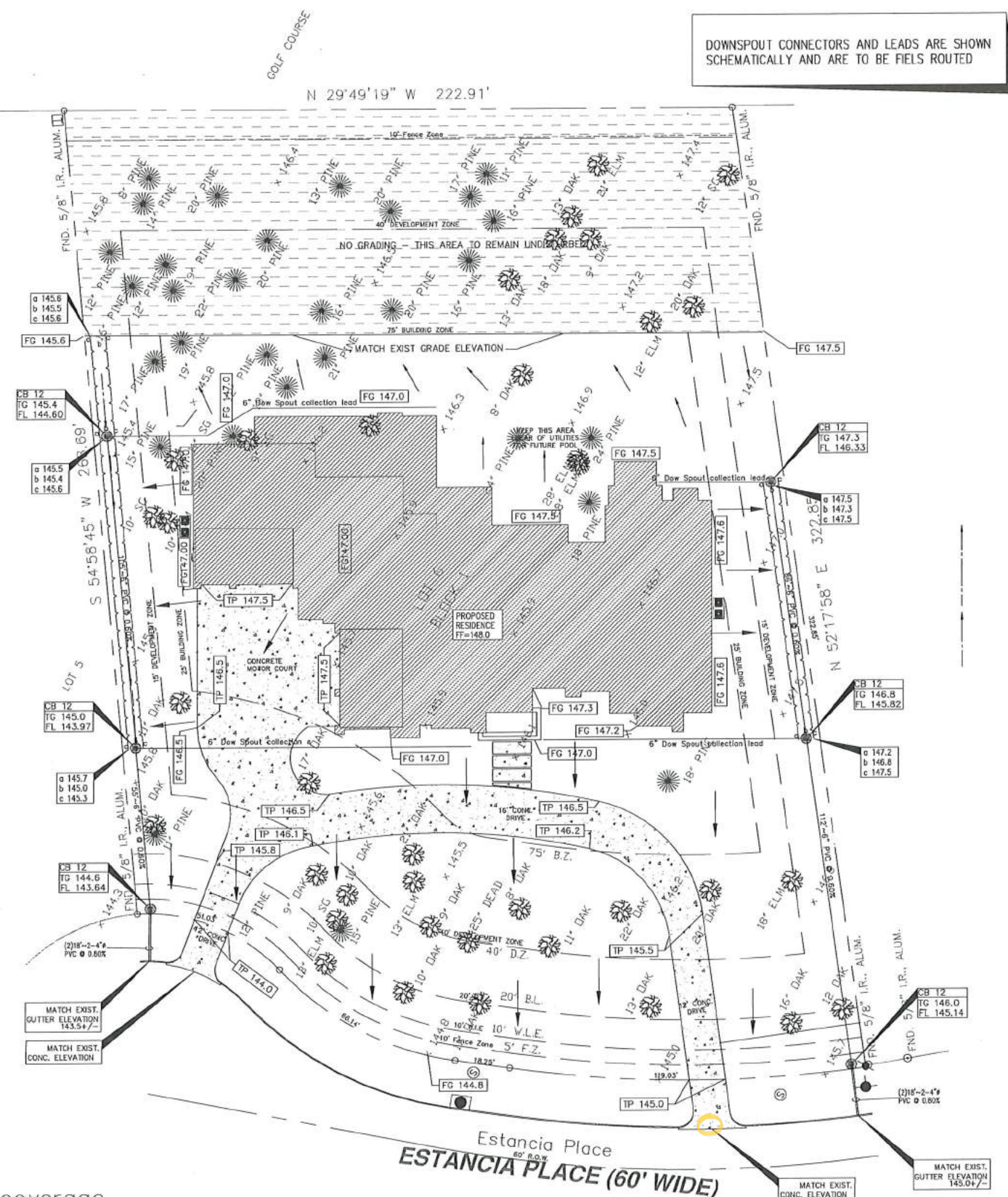


1. 1/2" SHINGLE HALL	14. 2"x4" OUTLOOKER AND HALLER	24. 30' LB. FELT BELOW SOLE PLATE
2. 1/2" FACIA BOARD	15. SINK-INSTRUCS. SEE NOTE ABOVE	25. 1/4" T&B BOARD
3. 1/2" SOFFIT OR EXT. GRADE FLYING	16. 2"x4" TREATED SOLE PLATE	26. 1/4" FACIA BOARD
4. 6" H. SCREEN VENT	17. J. JOIST HANGER	27. 1/2" x 1/4" FREEZE BOARD
5. METAL HALL VENT (F&S NOTE)	18. SEAL OPENING W/ GASKETS	28. 1/2" x 1/4" FREEZE BOARD
6. 2"x4" CORNER TOP PLATE	19. 1/4" CORNER BRACE AT 45° OR FLYING	29. 1/2" x 1/4" FREEZE BOARD
7. FACE BRICK VENEER	20. 1/2" SHEETROCK WITH A FLAME SPREAD DENSITY NO GREATER THAN 200 + 1/2" SHEETROCK WITH 1/2" GYPSUM BOARD WITH 1/2" GYPSUM BOARD	30. 1/2" x 1/4" FREEZE BOARD
8. HEADERS AS PER DRAWING	21. 1/2" x 1/4" ANCHOR BOLTS AT 60" O.C.	31. 1/2" x 1/4" FREEZE BOARD
9. 1/2" INSULATING SHEATHING	22. KEEP HULLS 3" O.C. MAX FIRST COURSE	32. 1/2" x 1/4" FREEZE BOARD
10. AIR SPACE	23. 1/2" x 1/4" ANCHOR BOLTS AT 60" O.C.	33. 1/2" x 1/4" FREEZE BOARD
11. 2"x4" SILL AT OFFERING	24. 1/2" x 1/4" ANCHOR BOLTS AT 60" O.C.	34. 1/2" x 1/4" FREEZE BOARD
12. FELT OR VISGREEN BARRIER	25. 2"x4" TREATED SOLE PLATE COPLY 1/4" H 8 S11 4 R 308 IRC.	35. 1/2" x 1/4" FREEZE BOARD
13. 30' LB. FELT ON SHELF BELOW BRICK AND 1/2" LIP WALL BEHIND GYF.		



5854 KATY FREEWAY SUITE 101 HOUSTON, TX 77024 PHONE: (713) 464-0740

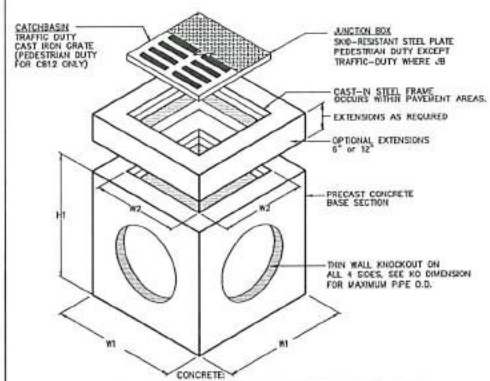
DOWNSPOUT CONNECTORS AND LEADS ARE SHOWN SCHEMATICALLY AND ARE TO BE FIELD ROUTED



lot coverage

LOT AREA	71075	SQ. FT.
HOUSE PAD	12634	SQ. FT.
DRIVE AND WALK (PAVERS)	6578	SQ. FT.
POOL DECKING	500	SQ. FT.
TOTAL PAD	19712	SQ. FT.
LOT COVERAGE	27.73	%
MAX. LOT COVERAGE	55	%

SITE GRADING & DRAINAGE PLAN
SCALE: 1" = 20'

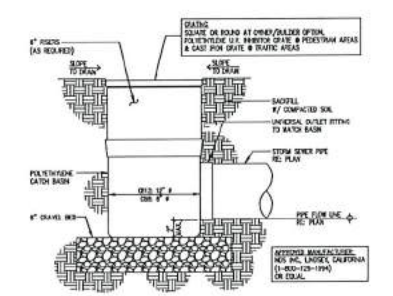


SPECIFICATIONS:
GENERAL:
1. BASE SECTION SHALL BE OF MONOLITHIC CONSTRUCTION AT FLOOR AND WALLS, WITH SECTIONAL RISERS (EXTENSIONS) TO REQUIRED DEPTH.
2. MANUFACTURER: PARK EQUIPMENT CO., HOUSTON (1 800 256 8041) OR ENGINEER-APPROVED EQUAL.
CONCRETE:
GENERAL: 28-DAY COMPRESSIVE STRENGTH (F_c)=4,000 PSI.
REINFORCEMENT: CONFORM TO ASTM 615, GRADE 60 (F_y=60,000 PSI) SIZE & SPACING SHALL BE DETERMINED BY MANUFACTURER.
CASTINGS:
FRAMES & GRATES SHALL BE MANUFACTURED OF GREY CAST IRON (C.I.) CONFORMING TO ASTM A48, CLASS 30.

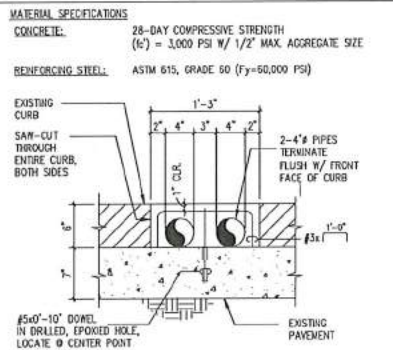
MARK	CATCH BASIN	JUNCTION	W1	W2	H1	H2	GRATE SIZE	WEIGHT LBS.
CB12	CB12	15"	15"	21"	10"	10"	12"x12"x1"	180
CB18	CB18	24"	15"	34"	15"	15"	18"x18"x1"	1,000
CB20	CB20	28"	15"	34"	17"	17"	20"x20"x1"	1,335
CB24	CB24	32"	22"	41"	22"	22"	24"x24"x2"	2,245
CB27	CB27	37"	25"	42"	24"	24"	27"x27"x2"	2,875
CB30	CB30	42"	30"	42"	26"	26"	32"x32"x2"	3,675
CB36	CB36	48"	36"	42"	32"	32"	36"x36"x2"	4,500
CB48	CB48	60"	48"	54"	48"	48"	38"x38"x2"	8,900

1. CB12 CATCHBASIN IS RATED FOR PEDESTRIAN DUTY. ALL OTHERS ARE TRAFFIC DUTY.
2. ALL JUNCTION BOXES ARE STANDARD PEDESTRIAN DUTY OR OPTIONAL TRAFFIC DUTY.

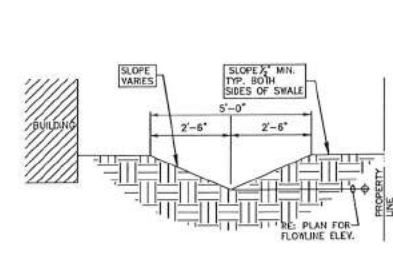
1) DETAIL: PPE PENETRATION THROUGH EXISTING CURB (N.T.S.)



2) DETAIL: TYPICAL PLASTIC DRAIN (N.T.S.)



3) DETAIL: PIPE PENETRATION THROUGH EXISTING CURB (N.T.S.)



4) SECTION: PROPOSED SWALE (N.T.S.)

PROPERTY LEGAL DESCRIPTION
LOT 6, BLOCK 1, THE WOODLANDS CARLTON WOODS CREEKSIDE, SECTION 1, IN THE VILLAGE OF CREEKSIDE PARK FILM CODE No. 566010, H.C.M.R. HARRIS COUNTY, TEXAS

SURVEYOR
ALL EXISTING TOPOGRAPHIC & FLOOD PLAN DATA SHOWN HEREIN IS EXTRACTED DIRECTLY FROM SURVEY BY:
SOUTH TEXAS SURVEYING ASSOCIATES, INC.
1281 RICHMOND AVE. BLDG J SUITE 101 - HOUSTON, TEXAS 77082
281-555-6918

BENCHMARK DATA
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

FLOOD PLAIN DATA
THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY, PANEL No. 48201C0070 L, MAP REVISED DATE: JUNE 18, 2007

GENERAL NOTES: SITEWORK
(SEE NOTES CONCERNING ALL AS NOTED OTHERWISE IN PLANS & DETAILS)

- CONTRACTOR/BUILDER SHALL FIELD-VERIFY EXISTING ELEVATIONS AND SET FINISH FLOOR (FF) ELEVATION AT LEAST 18 INCHES ABOVE THE BASE FLOOD ELEVATION, ACCORDING TO FEMA MAPS & TOPOGRAPHIC SURVEY DATA; 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM OR, WHERE, NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.
- PROPOSED FF ELEVATION IS MINIMUM. BUILDER MAY SET SLAB @ A HIGHER ELEVATION, BUT NOTIFY ENGINEER PRIOR TO SETTING FORM.
- FINISH GRADE ELEVATIONS @ SIDE & REAR PROPERTY LINES SHALL MATCH EXISTING GRADE ELEVATIONS I.O.U.
- CONTRACTOR/BUILDER SHALL FIELD-VERIFY ALL EXISTING CONDITIONS & INFORM ENGINEER OF ALL DISCREPANCIES THAT MAY IMPACT THIS WORK.
- ALL EXCAVATED SOIL FROM FOUNDATIONS SHALL BE REMOVED FROM CONSTRUCTION SITE AND MAY NOT BE USED AS FILL DIRT, UNLESS SPECIFICALLY CALLED FOR IN FOUNDATION DRAWINGS.
- CONSTRUCTION SITE IS TO BE MAINTAINED FREE OF ANY OPEN TRENCHES, PITS, HOLES, OR OTHER EXCAVATIONS THAT MAY HOLD WATER.
- RUNOFF FROM CONSTRUCTION SITE SHALL BE FILTERED SO AS TO PREVENT SAND, MUD AND DIRT OF ANY KIND FROM ENTERING CITY STORM DRAINAGE SYSTEM.
- ALL AREAS NOT UNDER THE FOOTPRINT OF THE BUILDINGS ARE TO BE CONSIDERED COMMON AREAS.
- ADJOINING PROPERTIES:
A. THIS PROPOSED DRAINAGE SCHEME WILL NOT RESULT IN ANY STORMWATER RUNOFF ONTO ADJOINING PROPERTIES DURING A 2-YEAR STORM.
B. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION SO AS TO ENSURE THAT NO RUNOFF FROM CONSTRUCTION SITE TRAVERSES ADJOINING PROPERTIES AT ANYTIME.
- CITY RIGHT-OF-WAY:
A. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SAW-CUT, REMOVED AND REPLACED WITH MATERIAL EQUAL TO OR SUPERIOR TO EXISTING MATERIAL, AND SHALL BE INSTALLED TO CITY STANDARDS.
B. ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT-OF-WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE, OR GRASS WHICH MATCHES THE GRASS REMOVED.

VICINITY MAP (N.T.S.)



LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPERTY LINE
- GRADE BREAK (G.B.)
- SLOPE OF PAVEMENT OR FINISH GRADE
- STORM SEWER MANHOLE
- CLEAN-OUT (MATCH PIPE SIZE UP TO 6")
- IN-LINE CLEANOUT (MATCH PIPE SIZE UP TO 6")
- DRAINAGE AREA DESIGNATION
- CATCH BASIN (RE: DETAIL)
- 8" AREA DRAIN
- EXISTING NATURAL GRADE ELEVATIONS
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED BACK OF CURB ELEVATION
- PROPOSED TOP OF PAVEMENT ELEVATION
- PROPOSED TOP OF INLET GRADE ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DETENTION AREA
- CL SWALE
- DOWNSPOUT W/ CONNECTOR TO DRAINAGE SYSTEM
- EXISTING TREE

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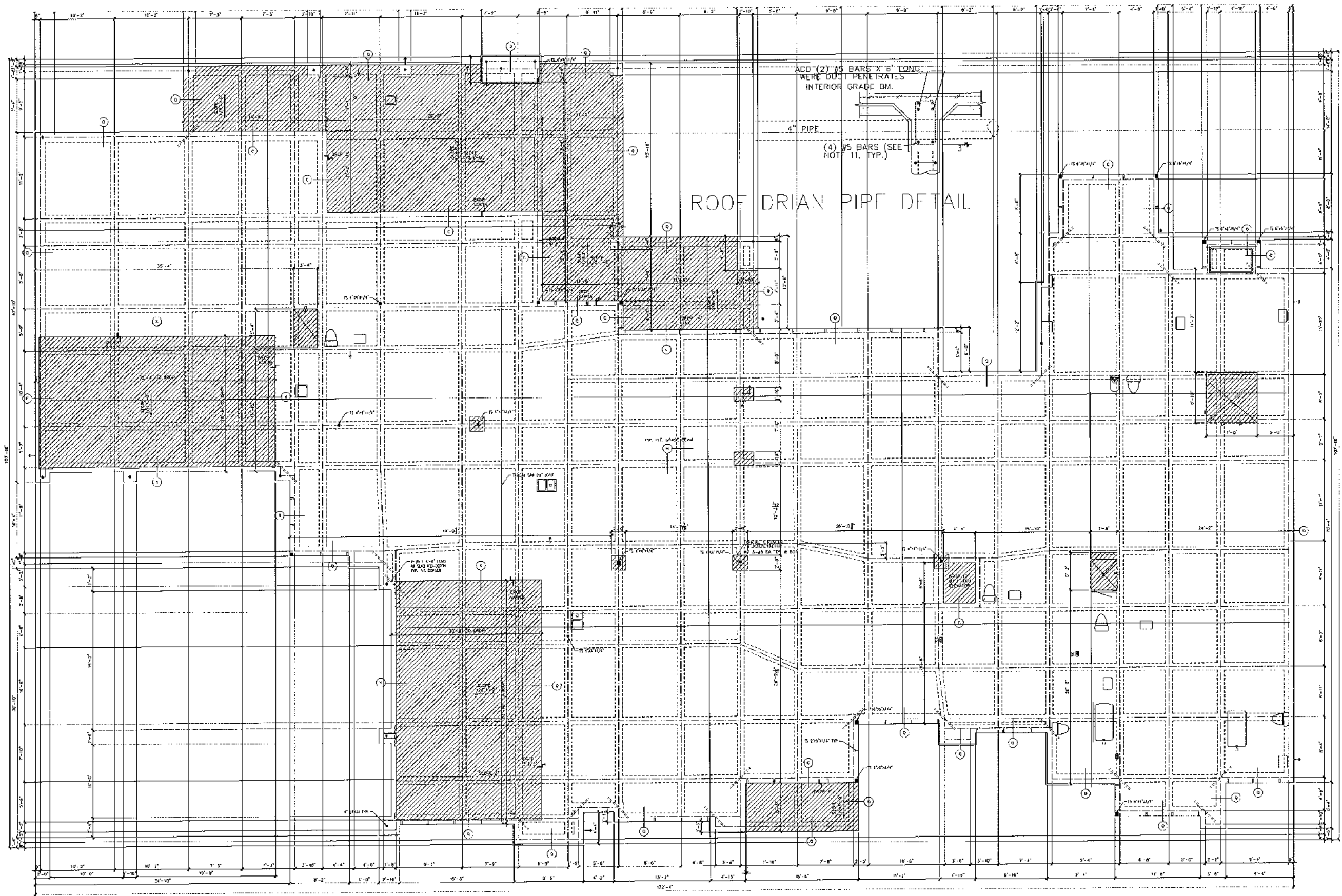
Site Grading & Drainage Plan
7 ESTANCIA PLACE
SPRING, TEXAS 77389

MF
ENGINEERING, L.L.C.
MACK FARIABI, P. E.
F-6074
P.O. BOX 218182
HOUSTON, TX. 77218
O. 713.419.7994
F. 708.572.8036



PROJECT:
PROJECT NO.:
DATE: 12/30/2019
REVISION:
REVISION:
DRAWN:
SHEET NO.:

C1.1



SEE ARCHITECTURAL FOR ALL
NON-SPECIFIED SLAB DROPS
AND SLOPES

VERIFY ALL DIMENSIONS
WITH ARCHITECTURAL.

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

TYPICAL EXTERIOR GRADE BEAM
PROVIDE 2# 3" GRABE BEAM REIN. BY
S. 1# 3" TOP AND BOTTOM W/ #3 CLOSER
EVS @ 24" OC

TYPICAL INTERIOR GRADE BEAM
PROVIDE 2# 3" GRABE BEAM REIN. BY
S. 1# 3" TOP AND BOTTOM W/ #3 CLOSER
EVS @ 24" OC

NOTES:
1. ALL BEAMS FOR DESIGN OF CHARGE BEAM
AND APPROVAL AUTOMATIC

FOUNDATION DESIGN NOTES
LOCAL LOTION OF FORTIN 0.25% GRADE BE
COMPACTED ALL THE BEEN SO. EASCO CAPACITY
14.545 PERM. 1.500 PER RETN. 10.19 AND
1000 PSI 1.5% MOISTURE - 1000 BACTO 26 5915
TYPICAL REPEAT LOWER TELLER
SHOULDER 4.5' FORTIN 1.5% - 1000 204
PROVIDE 2# 3" TOP AND BOTTOM W/ #3 CLOSER
EVS @ 24" OC

SLAB REIN.
1. 1/2" DIA. CONCRETE W/ 4000 PSI STRENGTH
W/ #3 AS 10" OC EACH WAY PLACED 1 1/2" FROM TOP
TOP OF SLAB W/ #5 1/2" DIA. REINER OVER
AT SMALLER SPACES OVER COMPACTED 1.5%
PREPARED IN ACCORDANCE WITH SOIL REPORT

NOTES
PROVIDE #3 CONCRETE BEAMS 12"
2 TOP & 2 BOTTOM AT ALL
GRADE BEAM BEAM-TOP INTERSECTIONS
AND CORNERS

DETAILS BEYOND THE PERFORM OF
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AND STATES "VOID IF NOT
SIGNED BY ME"



7 ESTANCIA PLACE

THE WOODLANDS, TEXAS 77019 HARRIS COUNTY
LOT 6, BLOCK 1 - CARLTON WOODS CREEKSIDE, SECTION ONE



PROJECT	7-6073	DATE	11/15/24
CLIENT	WFLD-24	DESIGNER	DF
NO.		SCALE	1/4" = 1'-0"
		S-1	

GENERAL NOTES

- GENERAL**
 - These general notes shall apply to the structural drawings, unless otherwise shown or noted.
 - Unless otherwise indicated, all details of design, workmanship, and materials shall conform to the IBC 2012.
 - County code: Pool DL - 10 PSF, Og DL - 5 PSF, Floor DL - 10PSF, Road LL - 30 PSF, Cg LL - 20 PSF, Floor LL - 40 PSF
 - Do not scale drawing.

- FOUNDATION NOTES**
 - See foundation plan for net ultimate load and net ultimate load per bearing capacity, depth of footing, and Geotechnical Engineer Report number and author.
 - All foundation excavation to be carried to undisturbed material or placed in approved approved fill. Excavations shall be free of loose material or water.
 - Over excavation of materials shall be backfilled with concrete.
 - Backfill ground footings, behind walls and under slab shall be compacted to not less than 95% relative density. See Soils Report for site preparation specifications.
 - Backfilling against foundation walls will not be permitted until the wall has reached 75 day strength and all supporting structure is in place.
 - Step footings at a ratio of one vertical to two horizontal, with a maximum vertical step of 2'-0" unless otherwise noted.
 - Waterproofing of foundation and retaining walls shall be the responsibility of the Owner or Contractor, and is not the responsibility of the Engineer.
 - Any unusual site conditions (e.g. rock fill, sub-surface water, etc.) shall be reported to the Engineer.
 - Concrete and reinforcing for drilled footings shall be placed immediately after excavation.
 - All pipes (drains) within grade beams shall be sleeved. All pipes shall be located at mid depth of grade beam. Size of pipes shall not exceed 1/2 overall depth of grade beam. Spacing of sleeves shall not be closer than 3 diameters on center.

- REINFORCED CONCRETE**
 - Reinforced concrete shall conform to applicable requirements of the IBC and ACI Standard 318.
 - All concrete used in foundations and slabs on grade shall have a 28 day compressive strength of not less than 3000 P.S.I.
 - The maximum slump shall not exceed 5 inches.
 - Place 4" x 12" o.c. each way at all slabs on grade, poured 1 1/2" away from the face of slab, supported by chairs at 18" o.c. each way, unless noted otherwise.
 - Provide control joints in all exposed slabs or walls. The maximum spacing of control joints shall be 20'-0" unless noted otherwise.
 - Place slab in lifts, pairs, not in checker-board pattern.
 - Provide vertical control joints in all concrete walls. The maximum spacing of control joints shall be 20'-0" unless noted otherwise. Cut alternate horizontal reinforcing bars, each layer.
 - Admixtures containing calcium chloride shall be used.

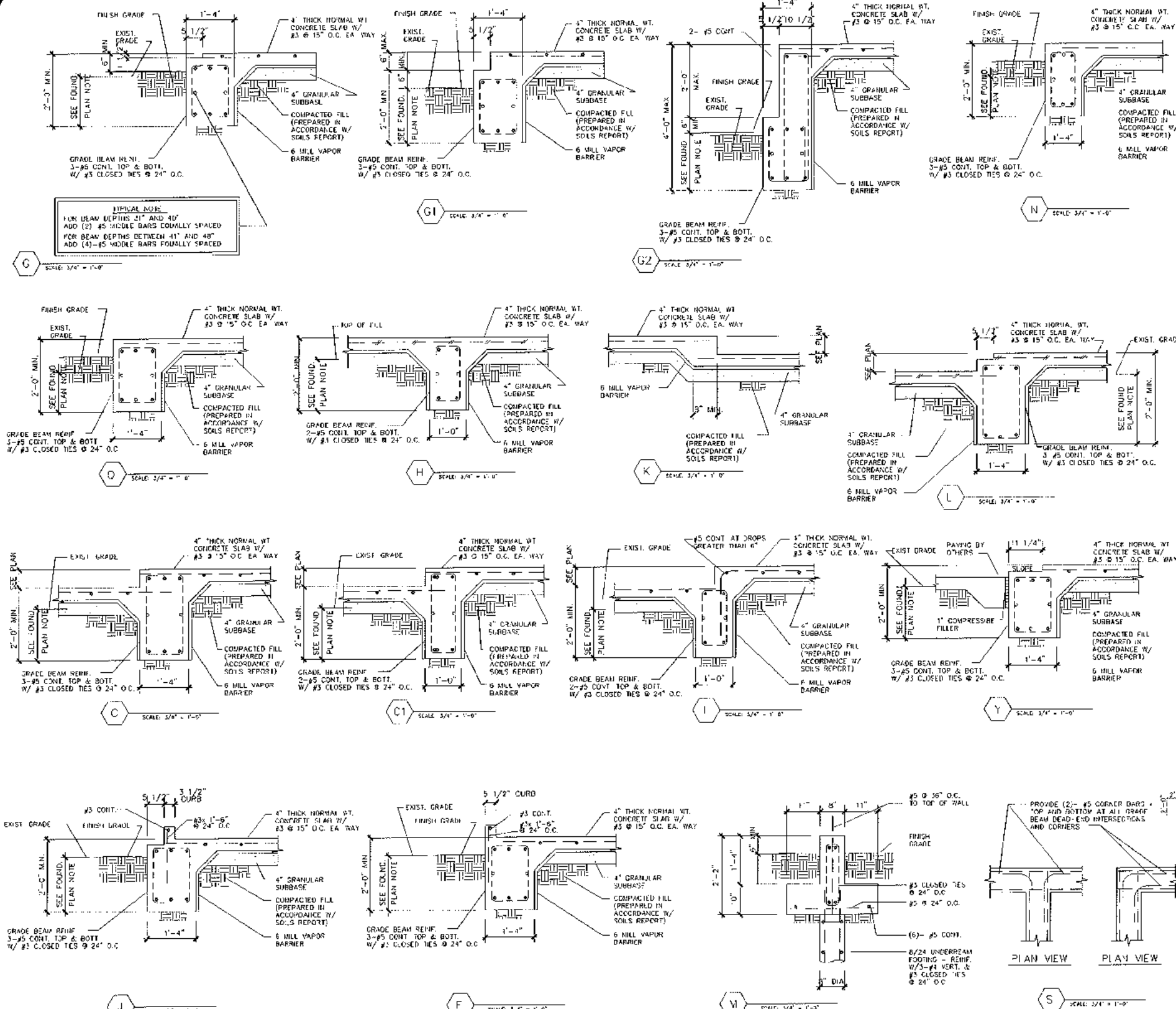
- REINFORCING STEEL**
 - All reinforcing steel shall conform to ASTM #615 Grade 60 or #605 otherwise indicated, except #3 or smaller may be ASTM #615 Grade 40.
 - Reinforcing steel used, including lap splices, shall be adequately secured in position before and during placement of concrete.
 - All details of foundation and wallwork of reinforcing steel shall be in accordance with the ACI Manual of Structural Practice.
 - Use reinforcing bar splices at bar diameters unless noted otherwise. Splice lap bars at midspan. Splice bottom bars over supports.
 - End of horizontal beam and wall bars 4D bar diameters beyond all corners, unless noted otherwise.
 - Provide vertical and horizontal reinforcing bars in concrete and masonry walls to conform to the minimum provisions of ACI 318, Section 14.3, unless noted otherwise.
 - Provide the minimum minimum concrete cover over reinforcing steel. Concrete cast against and permanently exposed to earth: 1 1/2" Concrete not exposed to weather or in contact with ground: 3/4"

- MASONRY**
 - All concrete masonry units shall conform to ASTM C90 Grade II.
 - Mortar for concrete masonry shall conform to ASTM C270 Type S.
 - Grout for concrete masonry shall be in accordance with IBC, Section 2403(a). Minimum 28 day compressive strength shall not be less than 2000 PSI.
 - All walls shall be grouted solid. Grout shall be placed into place and shall be placed in lifts not exceeding 4 feet unless appropriate density notes are provided in accordance with the IBC.
 - Provide head bracing or measures, ensuring all full cast-in-place slabs with building paper or as otherwise detailed.

- MISCELLANEOUS SPECIFICATIONS**
 - All miscellaneous structural steel plates and sections shall conform to ASTM A36.
 - Structural steel pipe shall conform to ASTM A53, type E or S, Grade B or ASTM 534.
 - Structural steel tubing shall conform to ASTM A500 Grade B.
 - All welding shall conform to current AWS SPECIFICATIONS.
 - All holding shall conform to current American Welding Society specifications for materials being welded and be performed by certified welders.
 - All bolts shall be unfinished ASTM A307, unless noted otherwise.
 - All structural steel and miscellaneous "or not exceed" in concrete shall remain on the shop cost of approved primer paint.

- WOOD EPHAPS**
 - All framing lumber shall be Southern Yellow Pine #2 or better, unless noted otherwise on plan. Studs and joists may be construction grade material of 4x material that is Southern Yellow Pine #1 SR or better.
 - Pyramid sheathing shall be manufactured with exterior glue in accordance with requirements for the IRC and International Wood Association Standard PSI-83. The gross, thickness, and panel identification shall be as shown on the plans.
 - One minimum section shall be stress grade 24F V5 unless noted otherwise on the plans.
 - All framing clips and devices shall be Simpson "Strong Tie" or equivalent.
 - Minimum nailing for connectors not indicated on the plans shall be in accordance with I.R.C. RES2.3.
 - Press joints shall be manufactured and installed in accordance with the requirements of the manufacturer.
 - All rods shall conform, unless noted otherwise.
 - Posts used for beam or girder supports shall have full bearing for the foundation, unless noted otherwise.
 - Timber sizes prescribed are minimum. Larger sizes may be substituted. Detailed connections may require modification or substitutions are made.
 - Flush framed wood joists shall be attached to supporting beams with steel joist hangers.

The following items have not been reviewed by the Structural Engineer of Record, Mark Farabi, for load carrying capacity, stability, resistance to lateral loads (including wind or seismic), or connections to support elements, temporary construction bracing, formwork, shoring, slabs, built-in cabinet tops, and fixtures.

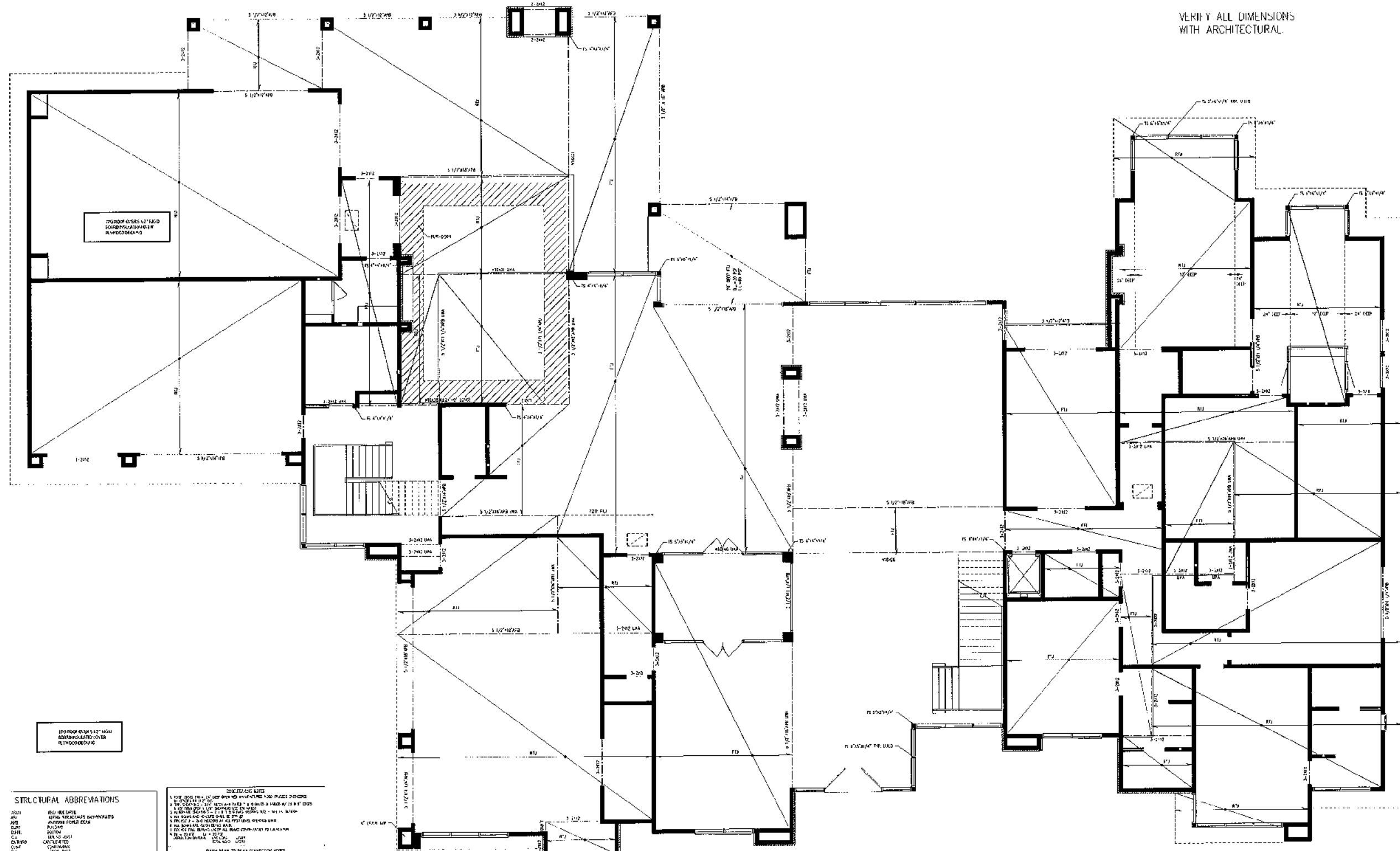


12/30/2019

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Houston, Texas 77221
Phone: (713) 422-7594
mark@mf-engineering.com

S2.1

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL.



WOOD STUDS 16" O.C.
SPACING FOR INSULATION
AND SHEATHING

WOOD STUDS 16" O.C.
SPACING FOR INSULATION
AND SHEATHING

STRUCTURAL ABBREVIATIONS

ASH	ASBESTOS
AV	ALUMINUM VERTICAL SASH
AW	ALUMINUM WINDOW
AWD	ALUMINUM WINDOW DOUBLE GLAZING
B	BLOCK
BW	BLOCK WALL
CA	CASING
CB	CASING BRACKET
CD	CONCRETE
CE	CEILING
CF	CONCRETE FINISH
CG	CONCRETE GROUT
CH	CHIMNEY
CI	CONCRETE IN PLACE
CL	CONCRETE LIFT
CM	CONCRETE MASONRY
CO	CONCRETE
CP	CONCRETE PILING
CS	CONCRETE SLAB
CT	CONCRETE TIE
CU	CONCRETE CURB
CV	CONCRETE VENEER
CW	CONCRETE WALL
DX	CONCRETE EXPOSED
DXL	CONCRETE EXPOSED LIFT
EX	EXTERIOR
EXC	EXCAVATION
FC	FINISH CONCRETE
FD	FINISH CONCRETE DECK
FE	FINISH CONCRETE EXPOSED
FF	FINISH FLOOR
FG	FINISH GROUT
FH	FINISH HATCH
FI	FINISH INTERIOR
FJ	FINISH JUNCTION
FK	FINISH KITCHEN
FL	FINISH LIFT
FM	FINISH MASONRY
FN	FINISH FINISH
FO	FINISH OUTSIDE
FP	FINISH PILING
FQ	FINISH QUANTITIES
FR	FINISH REINFORCING
FS	FINISH SHEATHING
FT	FINISH TIE
FV	FINISH VENEER
FW	FINISH WALL
FY	FINISH YIELD
FZ	FINISH ZONE

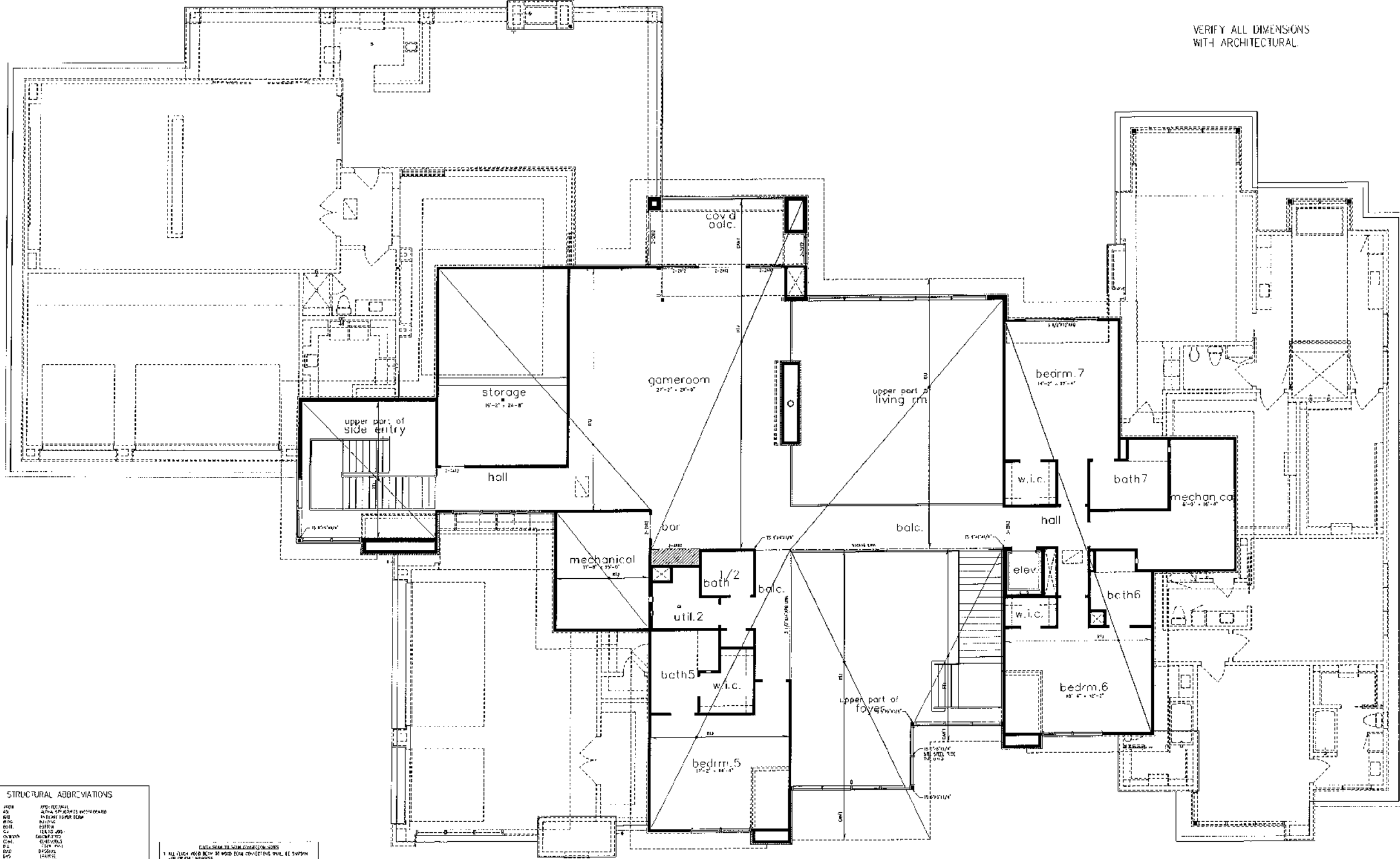
- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE CONSTRUCTED WITH 8" CMU.
 3. ALL WALLS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR FINISHES AS SHOWN.
 4. ALL WALLS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR FINISHES AS SHOWN.
 5. ALL WALLS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR FINISHES AS SHOWN.
 6. ALL WALLS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR FINISHES AS SHOWN.
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 10. ALL WALLS SHALL BE FINISHED WITH INTERIOR AND EXTERIOR FINISHES AS SHOWN.

- REINFORCING NOTES**
1. ALL REINFORCING SHALL BE #4 BARS UNLESS NOTED OTHERWISE.
 2. ALL REINFORCING SHALL BE #4 BARS UNLESS NOTED OTHERWISE.
 3. ALL REINFORCING SHALL BE #4 BARS UNLESS NOTED OTHERWISE.
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 10. ALL REINFORCING SHALL BE #4 BARS UNLESS NOTED OTHERWISE.

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

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		<p>DATE: 10/15/2024 BY: [Signature]</p>			

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL.



STRUCTURAL ABBREVIATIONS

AK	ALPHA ABRASIVE
AL	ALPHA ABRASIVE
AM	ALPHA ABRASIVE
AN	ALPHA ABRASIVE
AO	ALPHA ABRASIVE
AP	ALPHA ABRASIVE
AQ	ALPHA ABRASIVE
AR	ALPHA ABRASIVE
AS	ALPHA ABRASIVE
AT	ALPHA ABRASIVE
AU	ALPHA ABRASIVE
AV	ALPHA ABRASIVE
AW	ALPHA ABRASIVE
AX	ALPHA ABRASIVE
AY	ALPHA ABRASIVE
AZ	ALPHA ABRASIVE
BA	BETA ABRASIVE
BB	BETA ABRASIVE
BC	BETA ABRASIVE
BD	BETA ABRASIVE
BE	BETA ABRASIVE
BF	BETA ABRASIVE
BG	BETA ABRASIVE
BH	BETA ABRASIVE
BI	BETA ABRASIVE
BJ	BETA ABRASIVE
BK	BETA ABRASIVE
BL	BETA ABRASIVE
BM	BETA ABRASIVE
BN	BETA ABRASIVE
BO	BETA ABRASIVE
BP	BETA ABRASIVE
BQ	BETA ABRASIVE
BR	BETA ABRASIVE
BS	BETA ABRASIVE
BT	BETA ABRASIVE
BV	BETA ABRASIVE
BW	BETA ABRASIVE
BX	BETA ABRASIVE
BY	BETA ABRASIVE
BZ	BETA ABRASIVE
CA	CAP
CB	CAP
CC	CAP
CD	CAP
CE	CAP
CF	CAP
CG	CAP
CH	CAP
CI	CAP
CJ	CAP
CK	CAP
CL	CAP
CM	CAP
CN	CAP
CO	CAP
CP	CAP
CQ	CAP
CR	CAP
CS	CAP
CT	CAP
CU	CAP
CV	CAP
CW	CAP
CX	CAP
CY	CAP
CZ	CAP
DA	DA
DB	DA
DC	DA
DD	DA
DE	DA
DF	DA
DG	DA
DH	DA
DI	DA
DJ	DA
DK	DA
DL	DA
DM	DA
DN	DA
DO	DA
DP	DA
DQ	DA
DR	DA
DS	DA
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EG	EA
EH	EA
EI	EA
EJ	EA
EK	EA
EL	EA
EM	EA
EN	EA
EO	EA
EP	EA
EQ	EA
ER	EA
ES	EA
ET	EA
EV	EA
EW	EA
EX	EA
EY	EA
EZ	EA

1 ALL GIRDERS SHALL BE PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S MARK, SIZE, WEIGHT, AND DATE OF MANUFACTURE. SEE SPECIFICATIONS FOR FURTHER DETAILS.

2 ALL STEEL BEAMS SHALL BE PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S MARK, SIZE, WEIGHT, AND DATE OF MANUFACTURE. SEE SPECIFICATIONS FOR FURTHER DETAILS.

3 ALL CONCRETE SHALL BE PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S MARK, MIXTURE PROPORTIONS, AND DATE OF PLACEMENT. SEE SPECIFICATIONS FOR FURTHER DETAILS.

7 ESTANCIA PLACE

THE WOODLANDS, TEXAS 77839 HARRIS COUNTY

LOT 6, BLOCK 1 - CANTON WOODS CREEKSIDE, SECTION ONE

ENGINEERING, L.L.C.
BLACK, FARIAH, P. E.
7-0074

P.O. BOX 218182
HOUSTON, TX 77218
M. 7 3 419 7994
MACKINPARIABI COY

SECOND FLOOR FRAMING PLAN

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

DATE: 05/08/2014

PROJECT NO.: 14585-215

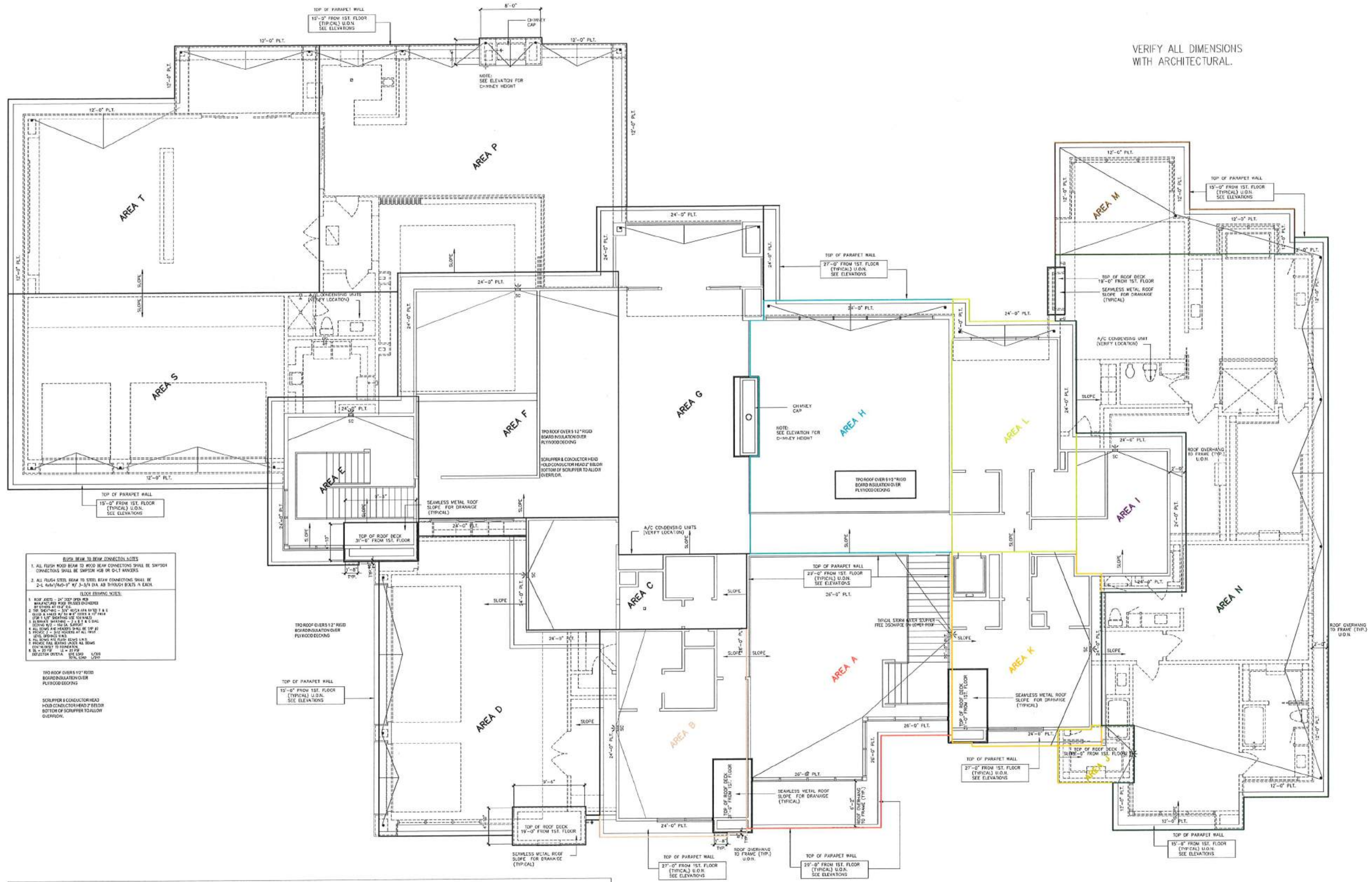
REVISION: S-4

DR: [Signature]

CHK: [Signature]

36X48@1"=1'

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL.



- FIELD BEAM TO BEAM CONNECTIONS**
1. ALL FLASH ROOF BEAM TO ROOF BEAM CONNECTIONS SHALL BE SIMPSON CONNECTIONS SHALL BE SIMPSON HSB OR D-CLT ANCHORS
 2. ALL FLASH STEEL BEAM TO STEEL BEAM CONNECTIONS SHALL BE 2-L 1/4" DIA. X 3/4" DIA. AS THROUGH BOLTS IN EACH
- FLOOR BEARING SYSTEM**
1. ROOF JOISTS - 24" DEEP OPEN WEB STEEL JOISTS SPACED @ 24" O.C.
 2. TOP DECKING - 1/2" THICK Gypsum Board
 3. INSULATION - 2" THICK POLYISOCYANURATE (PIR) INSULATION
 4. SEAMLESS METAL ROOF - 24" X 24" PANELS
 5. SCUPPER & CONDUCTOR HEAD - 24" X 24" PANELS
 6. ALL ROOF JOISTS SHALL BE SPACED AT 24" O.C.
 7. ROOF JOISTS SHALL BE SPACED AT 24" O.C.
 8. ALL JOISTS SHALL BE SPACED AT 24" O.C.
 9. ALL JOISTS SHALL BE SPACED AT 24" O.C.
 10. ALL JOISTS SHALL BE SPACED AT 24" O.C.
- TPO ROOF OVER 12" ROOF BOARD INSULATION OVER PLYWOOD DECKING**
- SCUPPER & CONDUCTOR HEAD HOLD CONDUCTOR HEAD 2" BELOW BOTTOM OF SCUPPER TO ALLOW OVERFLOW.**

ROOF DRAINAGE SYSTEM

ROOF DRAINAGE CALCULATIONS

DRAINAGE ZONE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	P	S	T
ROOF AREA (SQ FT)	355	545	327	1001	430	927	557	887	305	75	503	520	304	2118	1254	1154	1219
DRAINAGE FLOW RATE (GPM)	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111
PRIMARY DRAINAGE	SIZE (X H X W)	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"	12" X 4"
	LEADER (Ø)	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER	SCUPPER

NOTES:

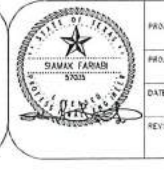
1. TPO ROOF OVER 12" ROOF BOARD INSULATION OVER PLYWOOD DECKING
2. SCUPPER & CONDUCTOR HEAD SHALL BE 24" X 24" PANELS
3. SCUPPER & CONDUCTOR HEAD SHALL BE 24" X 24" PANELS
4. SCUPPER & CONDUCTOR HEAD SHALL BE 24" X 24" PANELS
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10. SCUPPER & CONDUCTOR HEAD SHALL BE 24" X 24" PANELS

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

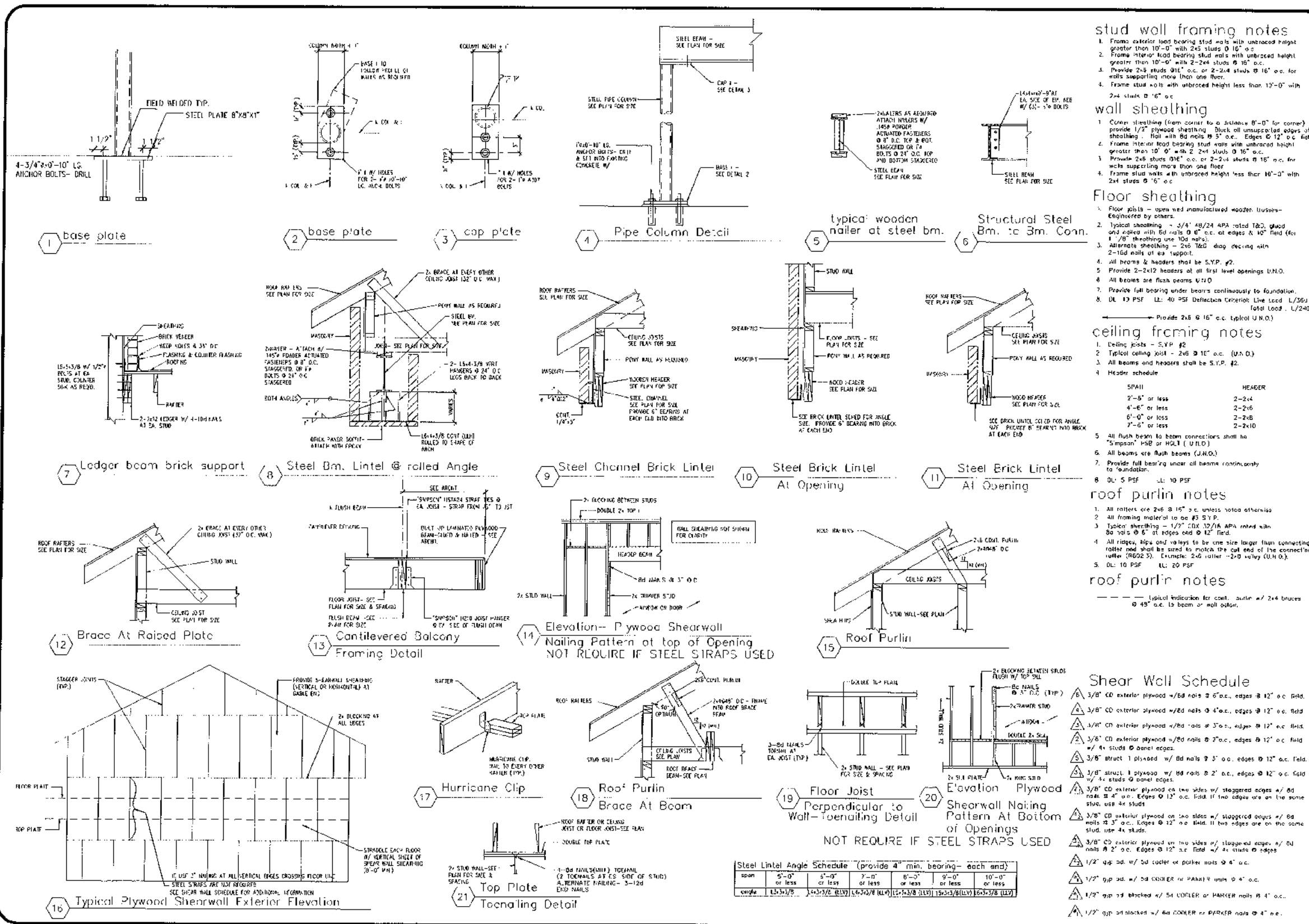
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7 ESTANCIA PLACE
THE WOODLANDS, TEXAS 77839 - HARRIS COUNTY
LOT 6, BLOCK 1 - CARLTON WOODS CREEKSIDE, SECTION ONE



PROJECT:	REVISION:
PROJECT NO: MF21-213	DRAWN: BPA
DATE:	SHEET NO: S-5
REVISOR:	



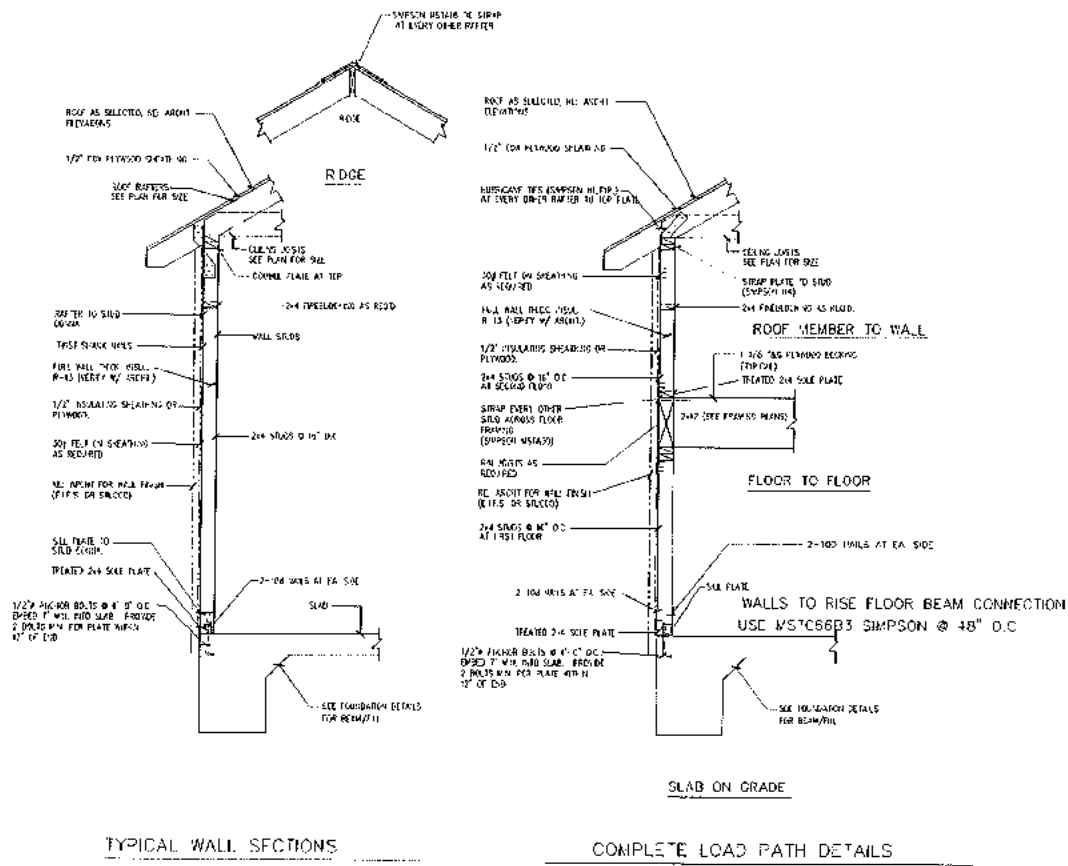
STATE OF TEXAS
SHERMAN FARABO
REGISTERED ARCHITECT
NO. 12345

12/30/2019

MF
ENGINEERING
LLC
F-6074

Mark Farab, P.E.
P.O. Box 28882
Houston, Texas 77228
Phone: (713) 419-7994
mef@mfllc.com

S6.1

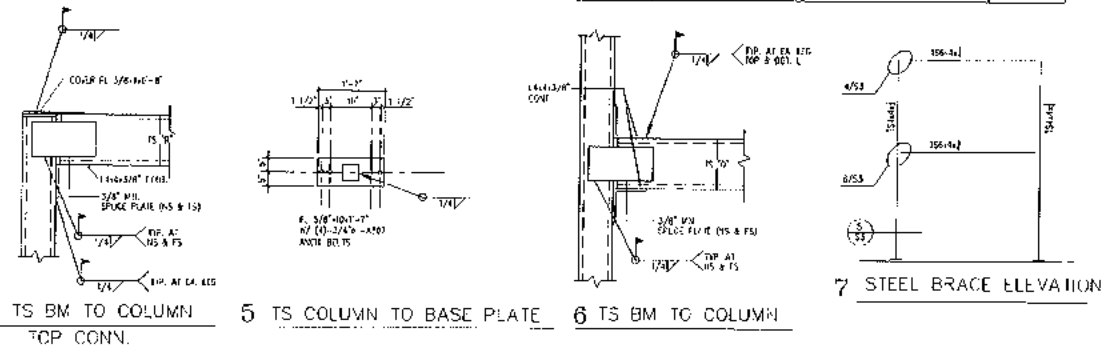
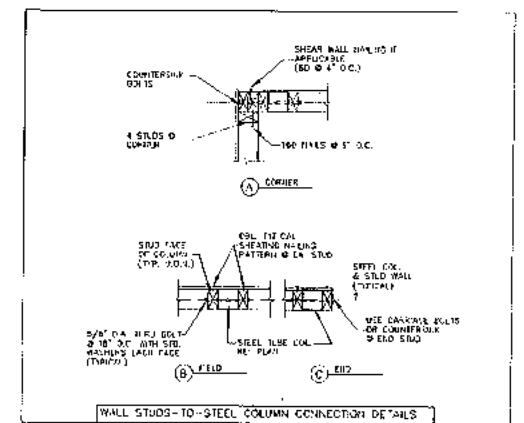
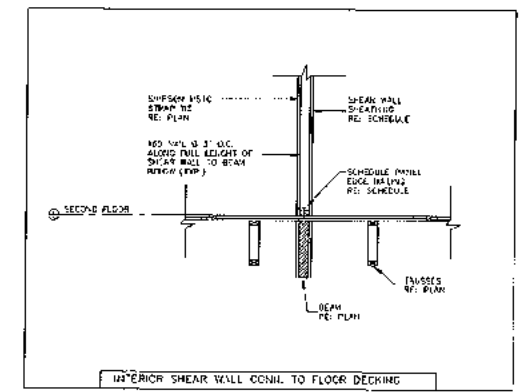
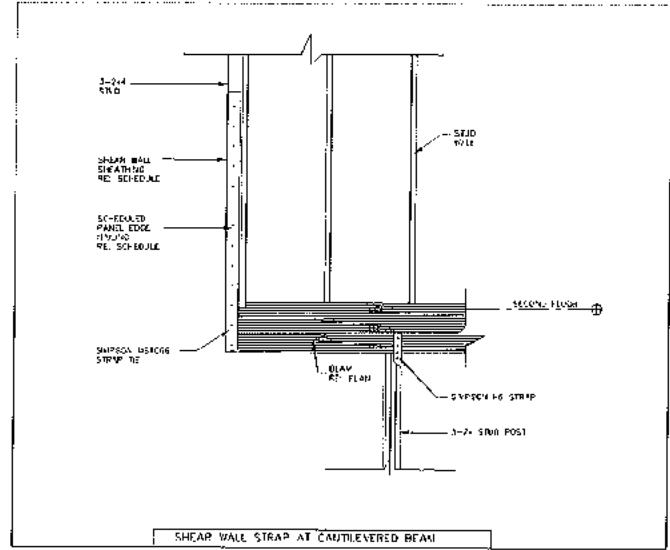
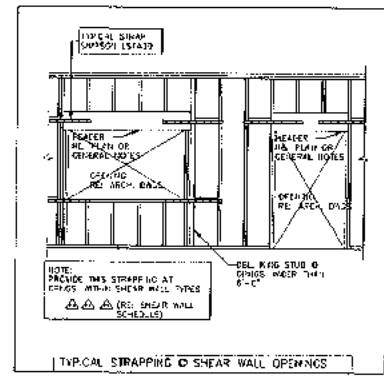


I. GENERAL

- A. These general notes shall apply to the structural drawings, unless otherwise shown or noted.
- B. Unless otherwise indicated, all details of design, workmanship, and materials shall conform to the I.R.C. 2012
- C. Gravity loads: Roof DL - 10 PSF Clg CL - 5 PSF Floor DL - 10PSF
Roof LL - 20 PSF Clg LL - 10 PSF Floor LL - 40 PSF
- D. Wind loads: DESIGNED TO WITHSTAND A SUSTAINED 110 MPH WIND GUST FOR A 3 SECOND DURATION.
Risk Category - Category II Buildings
Exposure - B
- E. Do not scale drawing.
- F. The structural engineering for stair, stair rail & guardrail details are compliance of R301.5 2012 IRC and meet the 200 LB live load and a single concentrated load applied in any direction at any point along the top.

Shearwall Notes

1. All exterior walls have 1/2" structural plywood OR 7/16" OSB all around w/ nailing pattern 8d@6" o.c..
2. See plan for location of shearwalls. Provide the 1/2" plywood OR 7/16" OSB sheathing/nailing pattern on these drawings as indicated.
3. 1/2" cymwall with 5d cooler nails @ 4" o.c. at edges. Provide this as standard construction for both sides of interior studs.
4. Provide blocking at sheathing edges. Provide double studs or 4X4 members at each end of shearwall and/or wind brace. Provide straps and/or hold down anchors at each end of shearwall and/or wind bracing as marked on the plan thus: 2(htt22). All hold down anchors shall be "Simpson" or equal.
5. Provide 1/2" anchor bolts @ 4'-0" o.c. max. and at least 2- NOS in the middle of each shearwall longer than 4'-0".
6. Provide continuous hurricane clips from roof to foundation as shown in detail noted on these drawings. Clips shall be "Simpson" type H2 or equal.
7. The floor diaphragm shall be a min. of 3/4" structural grade plywood. The roof diaphragm shall be a min. of 1/2" structural grade plywood w/ 10d nails at a min. of 6" at all exterior edges.
8. All shearwalls shall be tied to the diaphragms by 10c nails at a min. of 6" spacing.
9. Structure noted 110 MPII.
10. The plywood sheathing can be replaced with Oriented Strand Board OSB of equal thickness.



S7