A CUSTOM HOME FOR:

AGUSTIN SERRATO

T.B.D. ASHVILLE DR
HOUSTON TX, 77051

HOUSTON PLANS & PERMITS
PLANSANDPERMITS.NET

SHEET INDEX

ARCHITECTURAL /STRUCTURAL

PROJECT INFORMATION

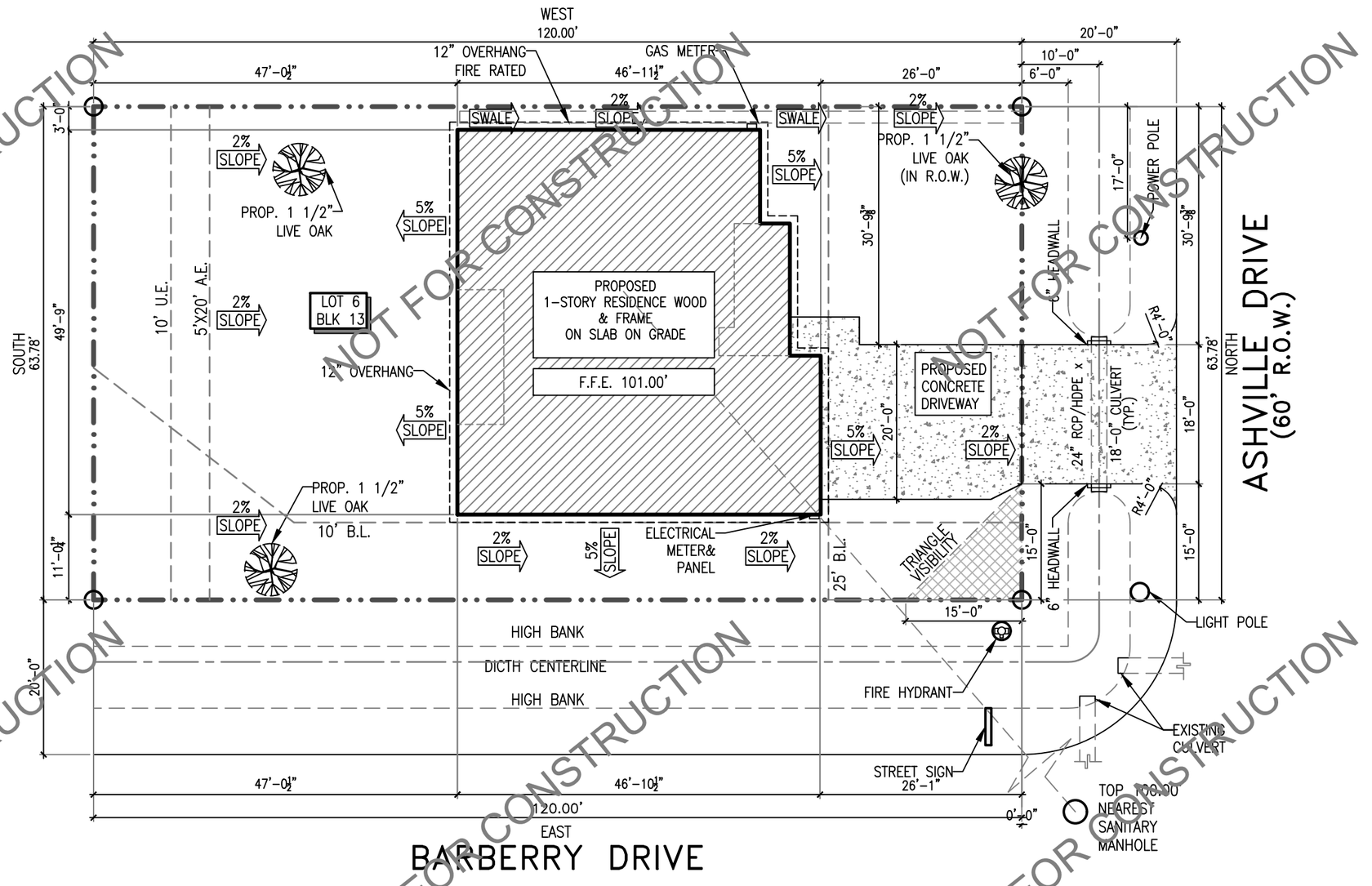
LIVING AREA	----	1,514 S.F.
TOTAL LIVING AREA	===	1,514 S.F.
COVERED PORCH	----	130 S.F.
COVRERED PATIO	----	105 S.F.
2-CAR GARAGE	----	424 S.F.
TOTAL COVERED AREA	===	2,173 S.F.

VICINITY MAP

ISSUE DATE: 09-14-20

DESIGNER

HOUSTON PLANS & PERMITS, LLC
1235 N. LOOP WEST, SUITE 1104
HOUSTON TX, 77008
PLANSANDPERMITS.NET
(281) 372.1555



NOTE:
EXISTING DRIVEWAY/CULVERT, TO BE REMOVED & DITCH TO BE REGRADED WITH GRASS/SOD FOR POSITIVE DRAINAGE FLOW.

NOTE:
ALL EXISTING TREES INTO THE LOT WILL REMAIN UNLESS OTHERWISE NOTED.

L6 BLK 13
CAROLINA GARDENS
SEC 2

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

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.

GENERAL NOTES

1. Type M copper tubing and pipe shall not be used
2. Water riser must be metal above ground schedule 40 PVC may only be used on the exterior of the building below grade
3. Entire project shall be constructed in accordance with 2012 I.R.C. and the 2017 NEC
4. Refer to structural for compliance with wind load design criteria
5. Aluminum wiring shall not be used and copper 12/2 with ground is the smallest conductor size allowed
6. 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.
7. All mechanical equipment exhaust must terminate on the exterior of the structure
8. Fences require a separate permit
9. General contractor Must verify all dimensions for set backs ,utility easements , and bldg lines.

IMPERVIOUS AREA PERCENTAGE CALCULATION

	ADDITION SQ. FT.	FINAL SQ. FT.
1. BUILDINGS	2,173 SF	2,173 SF
2. PAVING	553 SF	553 SF
TOTALS	**2,726 SF**	**2,726 SF**

TOTAL AREA OF LOT: 7,694 SF

(2,726 SF / 7,694 SF) X 100= 35.43%

SITE PLAN

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

HOUSTON PLANS & PERMITS
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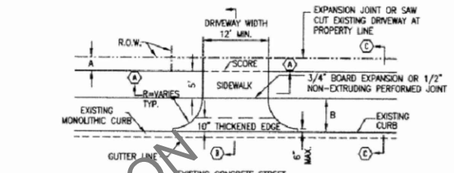
BY | REV | DESCRIPTION | DATE
DRAWN BY: EJ | DATE DRAWN: 08-31-20
CHECKED BY: --

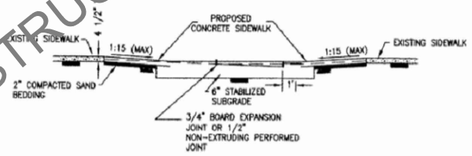
PROJECT: AGUSTIN SERRATO
ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051
DESIGNER ADDRESS: 1235 N. Loop West Suite #1104 Houston TX, 77008 Information@plansandpermits.net P: 281.372.1555

AIBD American Institute of Building Design

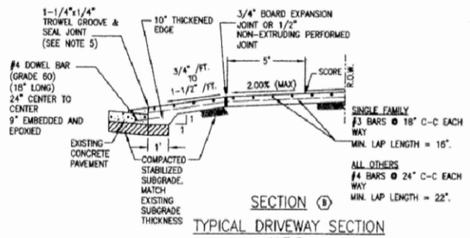
SHEET NO.
P1



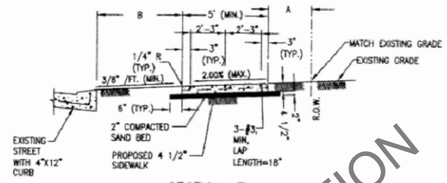
PLAN VIEW – DRIVEWAY



SECTION (A)
PROPOSED SIDEWALK, THROUGH DRIVEWAY WITH EXCESSIVE GRADES
N.T.S.



SECTION (B)
TYPICAL DRIVEWAY SECTION
N.T.S.



SECTION (C)
TYPICAL SIDEWALKS SECTION
N.T.S.

NOTES:

1. IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE A 5-FEET SIDEWALK, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER FOR A 4-FEET WIDE SIDEWALK.
2. DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN. EXTEND DOWEL 3" INCHES INTO PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
7. REFER CHAPTER 10 DESIGN REQUIREMENTS FOR A AND B.

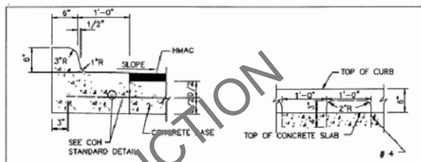
CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

DRIVEWAY / LOCAL RESIDENTIAL STREETS

(NOT TO SCALE)

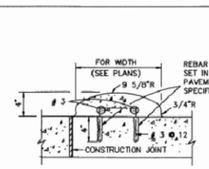
APPROVED BY: CITY ENGINEER
APPROVED BY: DIRECTOR OF PUBLIC WORKS AND ENGINEERING

EFF DATE: JULY-01-2009 | DWG NO: 02754-01A



ESPLANADE CURB CONNECTED TO CONCRETE BASE

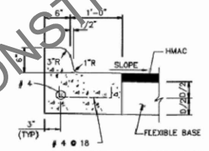
ALTERNATE CONCRETE CURB REINFORCEMENT



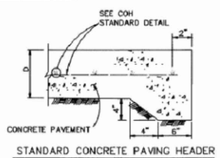
MOUNTABLE CURB

4"x12" MONOLITHIC AND TRANSITION CURB NOTES:

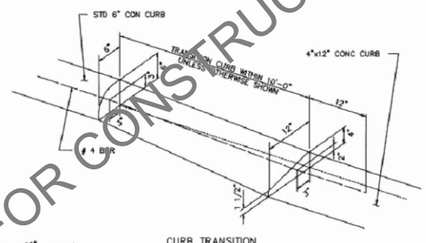
1. 6-INCH CONCRETE CURB TO BE CONSTRUCTED ON ALL ESPLANADES, ISLANDS NON-RESIDENTIAL STREETS, AND RESIDENTIAL STREETS.
2. TRANSITIONS FROM 6-INCH CONCRETE CURB TO 4-INCH x 12-INCH CONCRETE CURB TO BE ACCOMPLISHED WITHIN 10 FEET, UNLESS OTHERWISE SHOWN. THIS 10-FOOT TRANSITION CURB IS NOT POURED MONOLITHICLY WITH THE PAVEMENT, THEN REINFORCING STEEL AS SHOWN IN "4-INCH x 12-INCH TRANSITION CURB" IS TO BE INSTALLED.



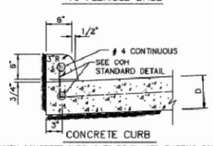
ESPLANADE CURB CONNECTED TO FLEXIBLE BASE



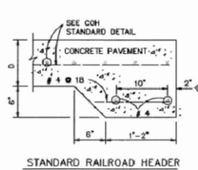
STANDARD CONCRETE PAVING HEADER



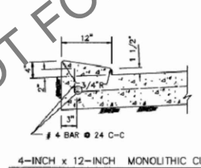
CURB TRANSITION



CONCRETE CURB

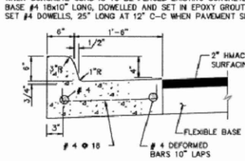


STANDARD RAILROAD HEADER

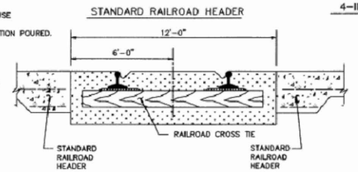


4-INCH x 12-INCH MONOLITHIC CURB

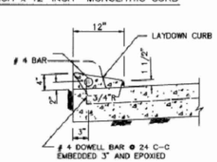
WHEN CONCRETE CURB IS TO BE PLACED EXISTING CONCRETE USE BASE #4 18x10" LONG, DOWELLED AND SET IN EPOXY GROUT SET #4 DOWELLS, 25" LONG AT 12" C-C WHEN PAVEMENT SECTION POURED.



MONOLITHIC CURB AND GUTTER



STANDARD RAILROAD CROSSING – SINGLE TRACK



4-INCH x 12-INCH TRANSITION CURB

CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
ENGINEERING, CONSTRUCTION AND REAL ESTATE DIVISION

CURB, CURB AND GUTTER AND HEADER DETAILS

(NOT TO SCALE)

APPROVED BY: CITY ENGINEER
APPROVED BY: DIRECTOR OF PUBLIC WORKS AND ENGINEERING

EFF DATE: JULY-01-2009 | DWG NO: 02771-01

SIDEWALK/DRIVEWAY DETAILS

DWG NO. 02754-01A | SCALE: N.T.S.

BY	REV.	DESCRIPTION	DATE

DRAWN BY: EJ
CHECKED BY: --
DATE DRAWN: 08-31-20

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ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

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information@plansandpermits.net
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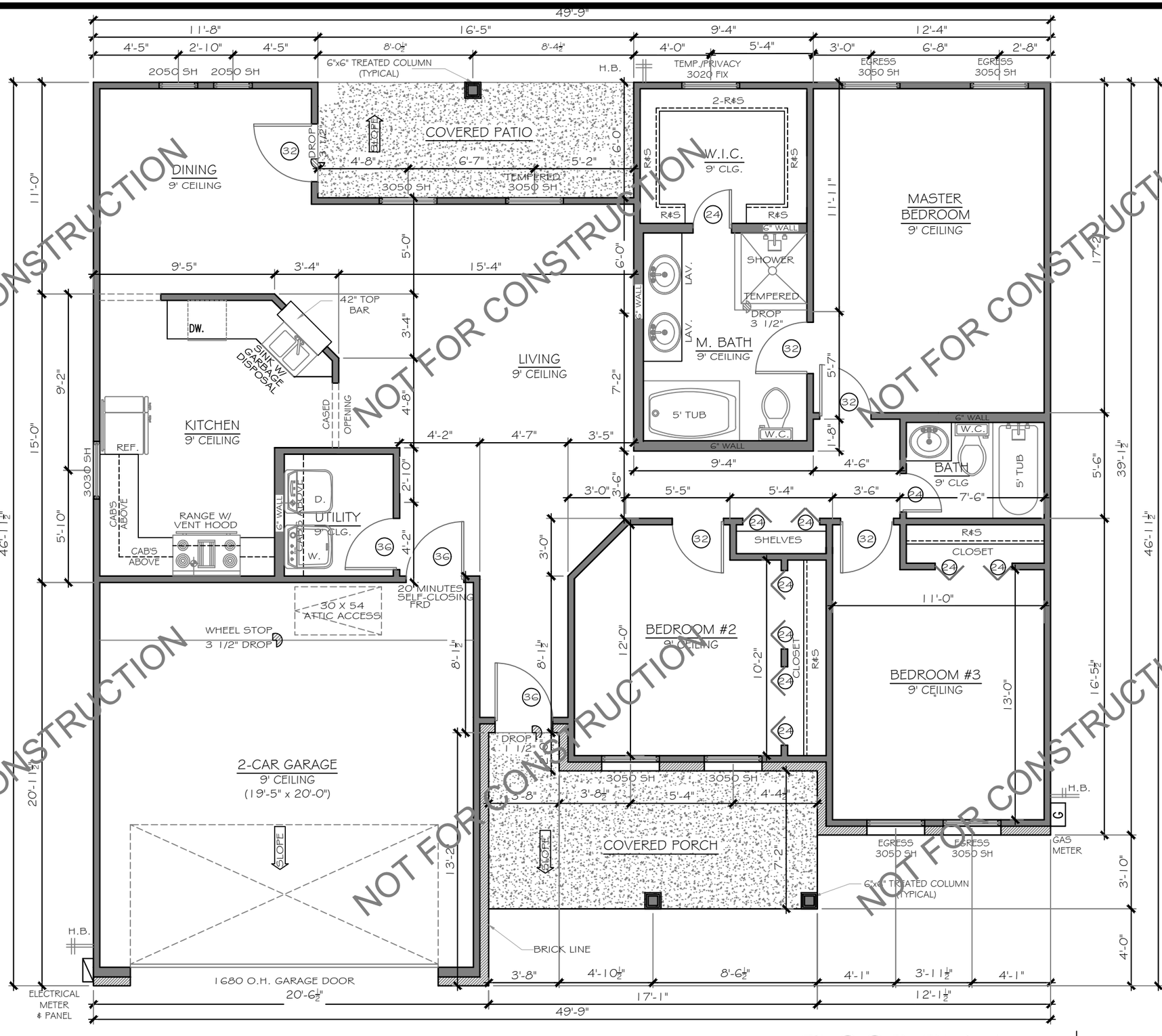
P2



AREA CALCULATION

FLOOR LIVING AREA	1,514	S.F.
TOTAL LIVING AREA	1,514	S.F.
COVERED PORCH	130	S.F.
COVERED PATIO	105	S.F.
2-CAR GARAGE	424	S.F.
TOTAL COVERED AREA	2,173	S.F.

SEE A3 FOR NOTES

FLOOR PLAN

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

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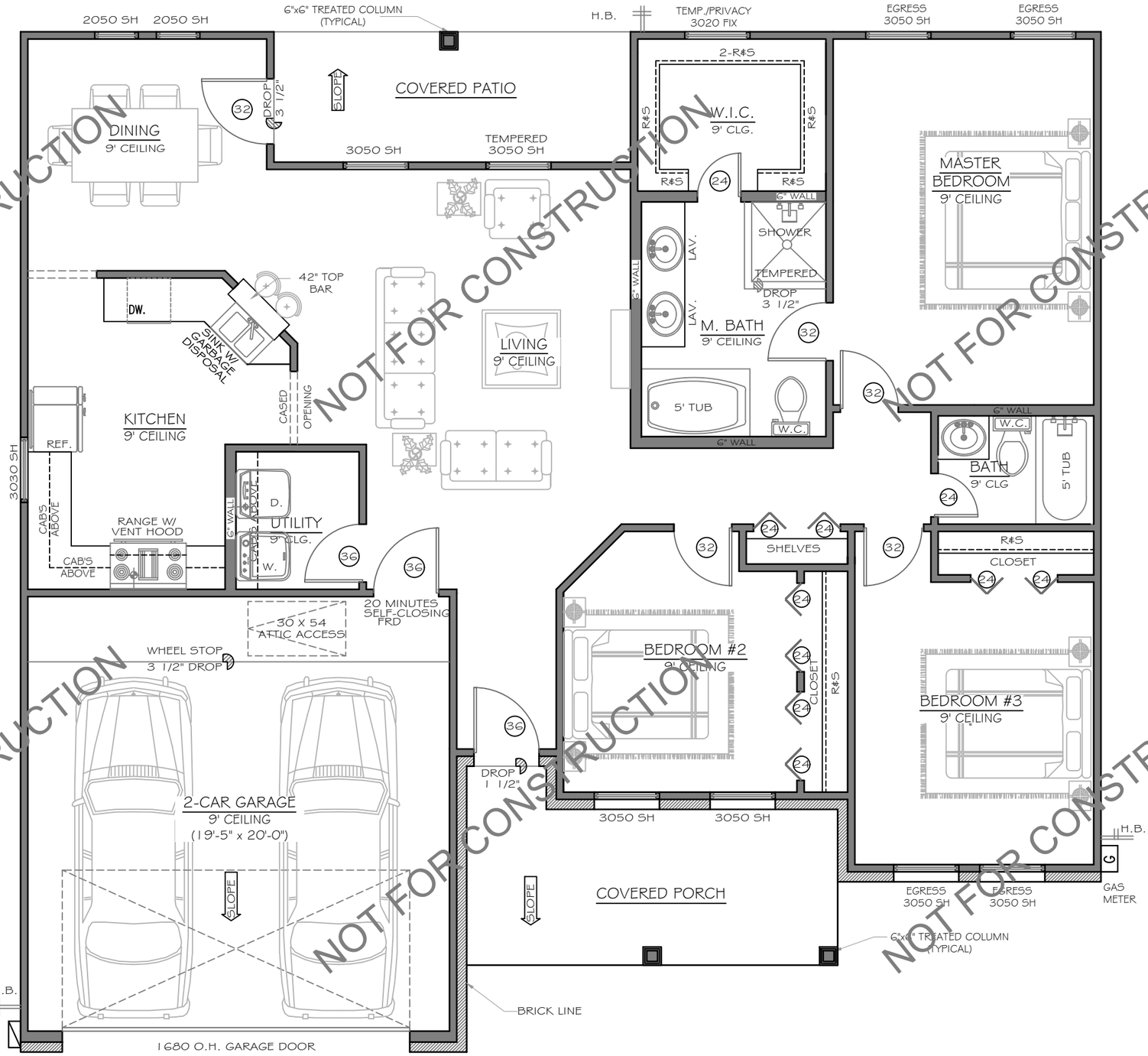

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TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION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

SEE A3 FOR NOTES

FLOOR PLAN

FURNITURE

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

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SHEET NO.

A2

IRC R309.2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S 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 EQUIPPTED 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:

1. ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
2. WATER RESIST GYP. BOARD (FULL HGT.), AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH.
3. TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
4. GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
5. PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
6. FOR INSTALLATION OF AHU SEE CONTRACTOR.
7. ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
8. PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
9. GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
10. 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.
11. ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

NOTES:

1. ALL FLOOR CEILINGS 9'-0" HIGH (U.N.O.)
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
4. 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 1/2" GYP. BD. FTD 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.

AREA CALCULATION

FLOOR LIVING AREA	1,514	S.F.
TOTAL LIVING AREA	1,514	S.F.
COVERED PORCH	130	S.F.
COVERED PATIO	105	S.F.
2-CAR GARAGE	424	S.F.
TOTAL COVERED AREA	2,173	S.F.

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.

FLOOR PLAN
NOTES

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SHEET NO.
A3

LEGEND

	110 VOLT RECEPTACLE
WP	WATERPROOF RECEPTACLE
CLG.	110 VOLT IN CLG.
GFI	110 VOLT W/ GROUND FAULT INTERRUPTOR
FLR.	110 VOLT IN FLOOR
	220 VOLT RECEPTACLE
	TELEVISION ANTENNA
	GAS OUTLET
	HOSE BIB
	TELEPHONE OUTLET
$	SINGLE POLE SWITCH
$ 3	THREE WAY SWITCH
$ 4	FOUR WAY SWITCH
$ DIM	DIMMER SWITCH
PB	PUSH BUTTON
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE ALARM
T	THERMOSTAT
CH	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	RECESSED CAN LIGHT
WP	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
PC	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
LT	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEAT LAMP
LT	EXHAUST FAN W/ HEAT LAMP & LT.
	CEILING FAN
	CEILING FAN W/ LIGHT
	CEILING LIGHT W/ FUTURE FAN
	2'X4' FLUORESCENT LIGHT
	UNDER COUNTER LIGHT

(CM) 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

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

ELECTRICAL NOTES:

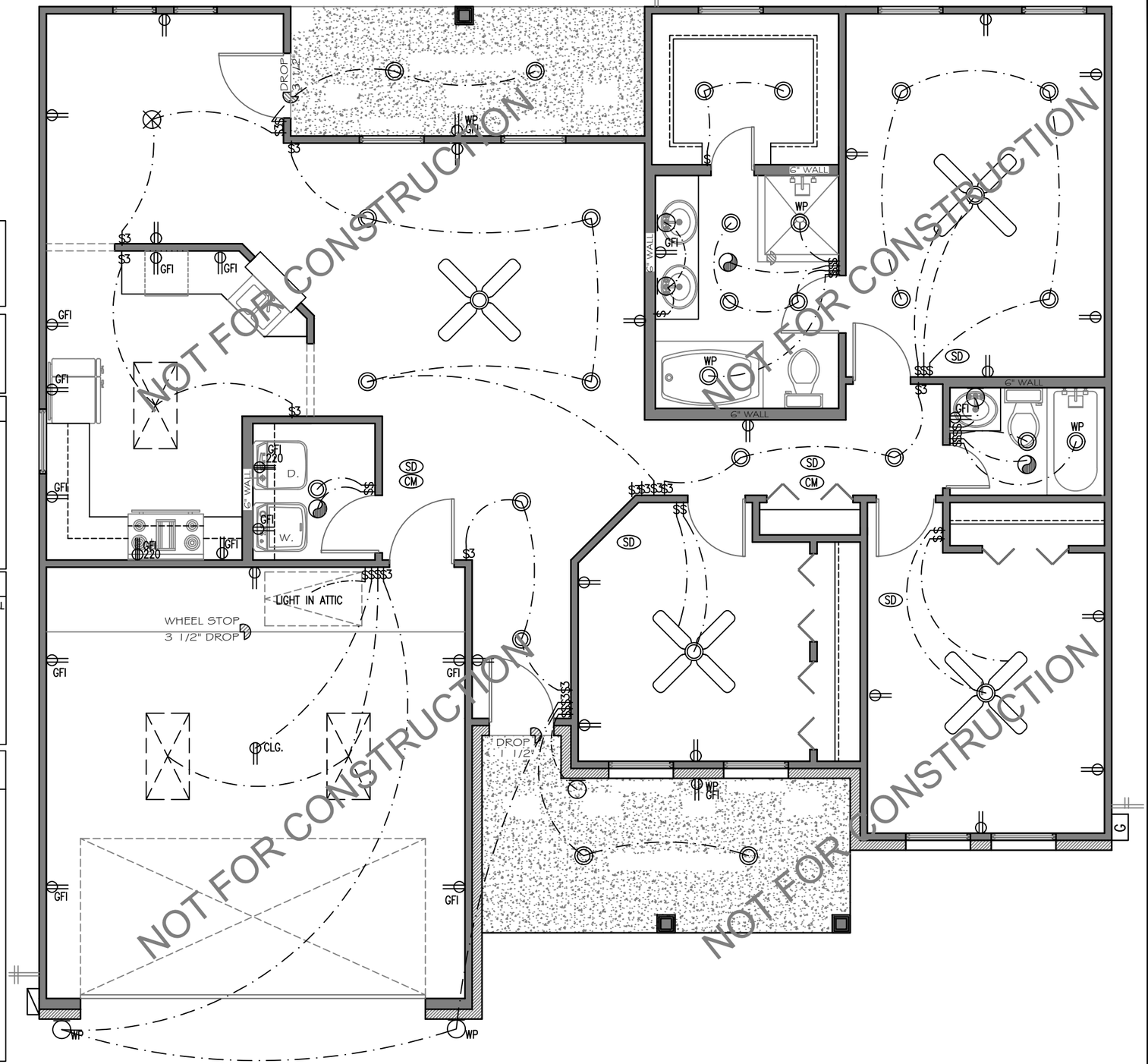
1. R315.1 CARBON MONOXIDE ALARMS. (2012 IRC)
FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED
OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE
BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED
AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
* INCORPORATE INTO YOUR ELECTRICAL PLANS ONE CARBON MONOXIDE ALARM
WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS.

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.

ELECTRICAL GENERAL NOTES

1. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE 2017 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.
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.



TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS. CONTRACTOR AND /OR OWNER SHALL VERIFIY ALL DIMENSIONS, DETAILS, 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 THE PROPERTY OF HOUSTON PLANS AND PERMITS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

ELECTRICAL PLAN

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

HOUSTON PLANS & PERMITS
PLANSANDPERMITS.NET

BY	REV.	DESCRIPTION	DATE

DRAWN BY: EJ
CHECKED BY: --
DATE DRAWN: 08-31-20

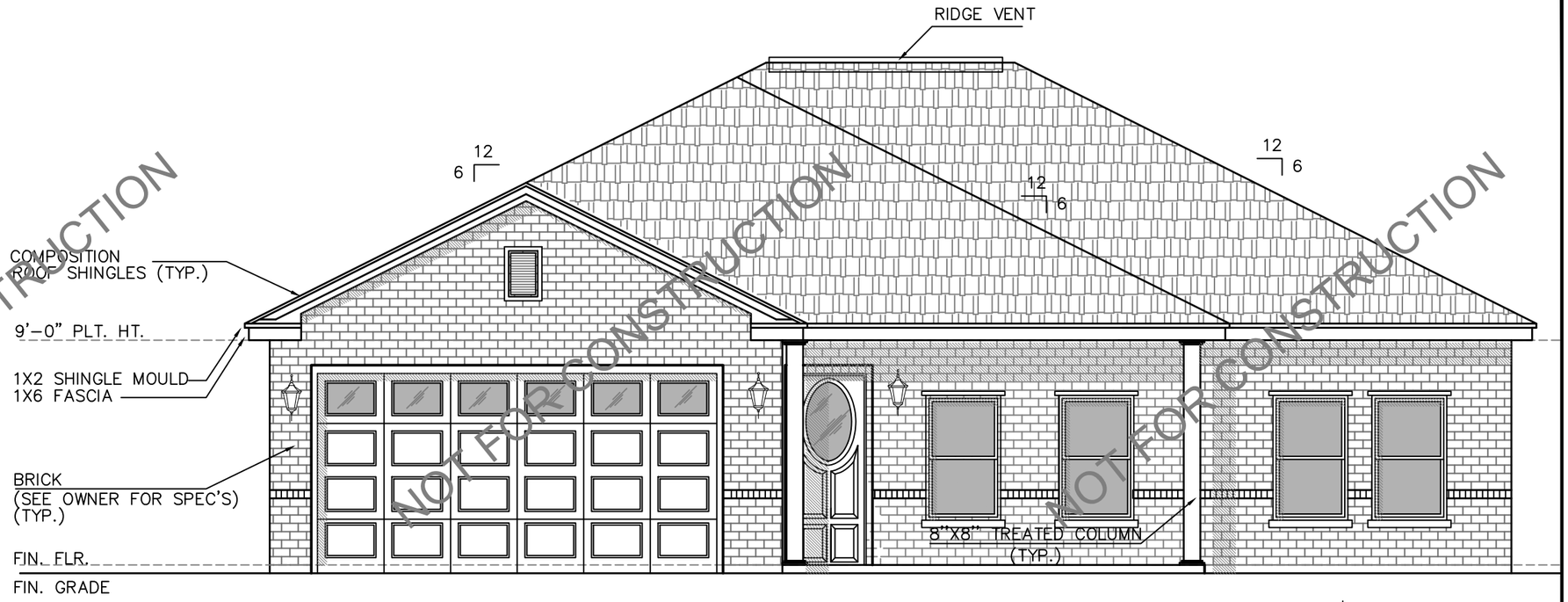
PROJECT: AGUSTIN SERRATO
ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

DESIGNER ADDRESS:
1235 N. Loop West Suite #1104 Houston TX, 77008
information@plansandpermits.net
P: 281.372.1555

AIBD® American Institute of Building Design

SHEET NO.

A4

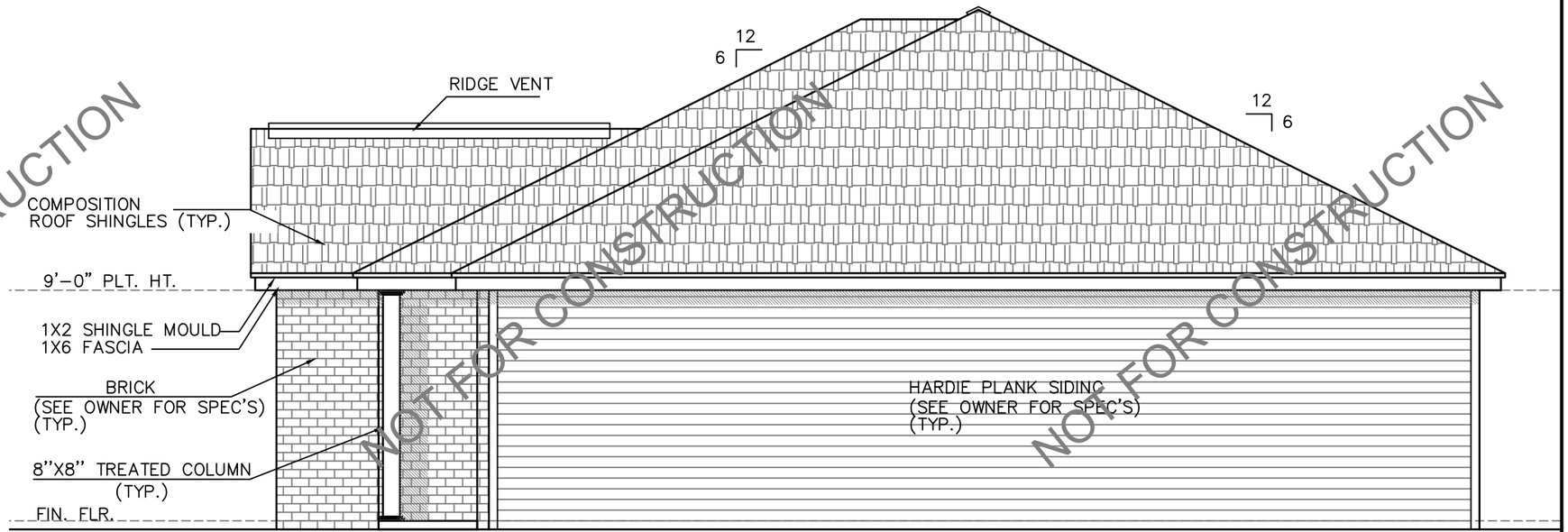


EXTERIOR ELEVATION

FRONT

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

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S SPECIFICATIONS. CONTRACTOR AND /OR OWNER SHALL VERIFIY ALL DIMENSIONS, DETAILS, 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 THE PROPERTY OF HOUSTON PLANS AND PERMITS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.



WEEPHOLES SHALL BE PROVIDED AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. NOT BE LESS THAN 3/16" IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASING

OPERATIONAL WINDOWS ON THE SECOND FLOOR WITH A SILL HEIGHT LESS THAN 24" NEED TO BE EQUIPED WITH OPENING LINITNG DEVICES

EXTERIOR ELEVATION

RIGHT

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

HOUSTON PLANS & PERMITS
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BY	REV.	DESCRIPTION	DATE

DRAWN BY: EJ
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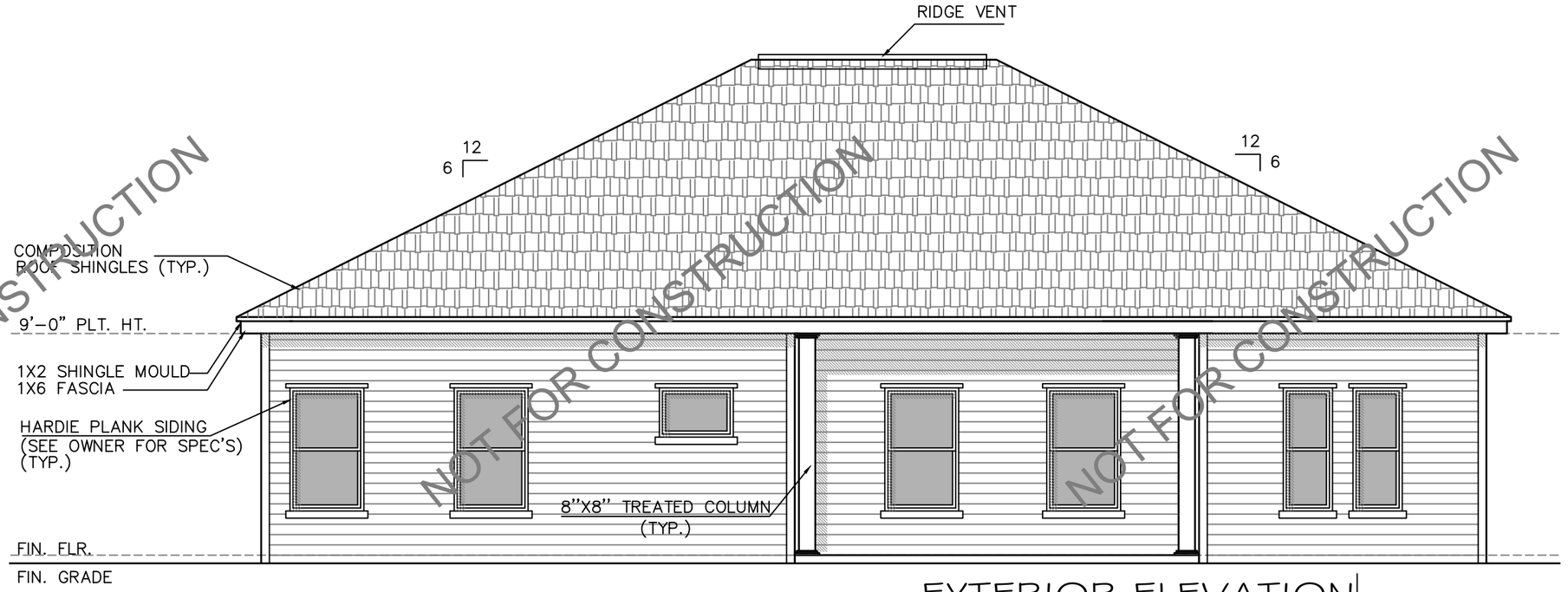
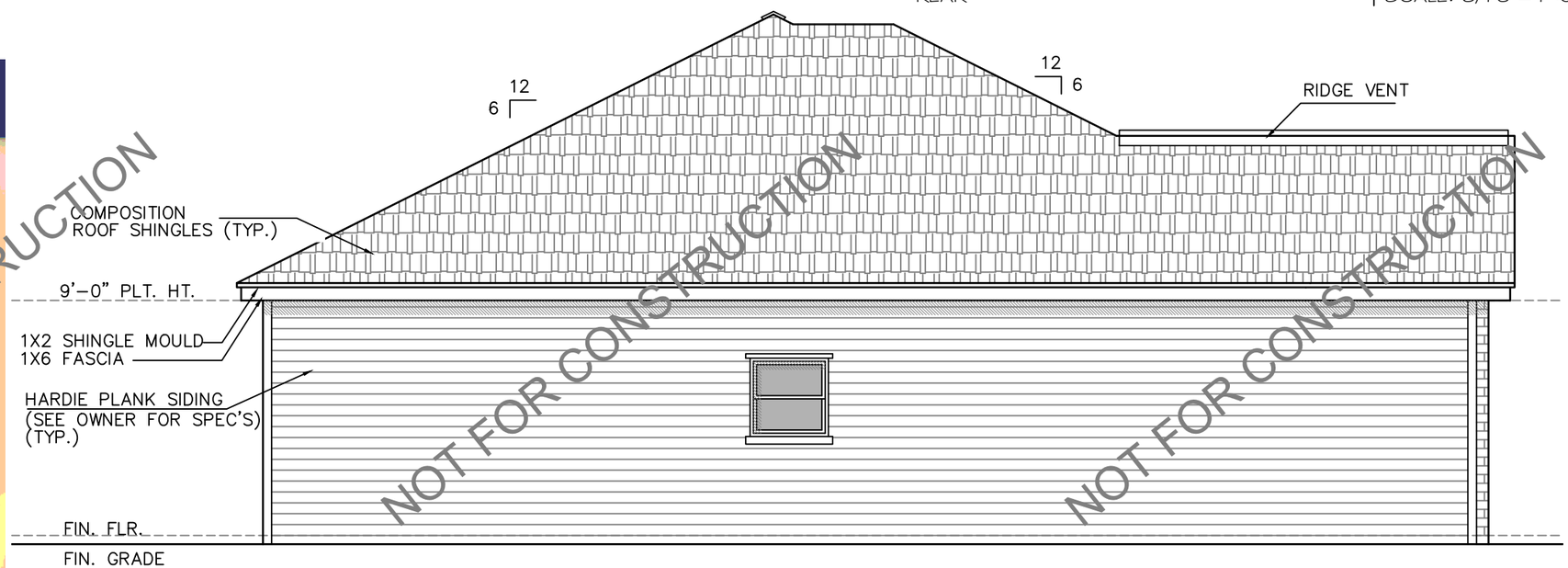
A5



EXTERIOR ELEVATION

REAR

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



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OPERATIONAL WINDOWS ON THE SECOND FLOOR WITH A SILL HEIGHT LESS THAN 24" NEED TO BE EQUIPED WITH OPENING LINITNG DEVICES

EXTERIOR ELEVATION

LEFT

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

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BY	REV.	DESCRIPTION	DATE
DRAWN BY: EJ			
CHECKED BY: --			

DATE DRAWN: 08-31-20

PROJECT: AGUSTIN SERRATO

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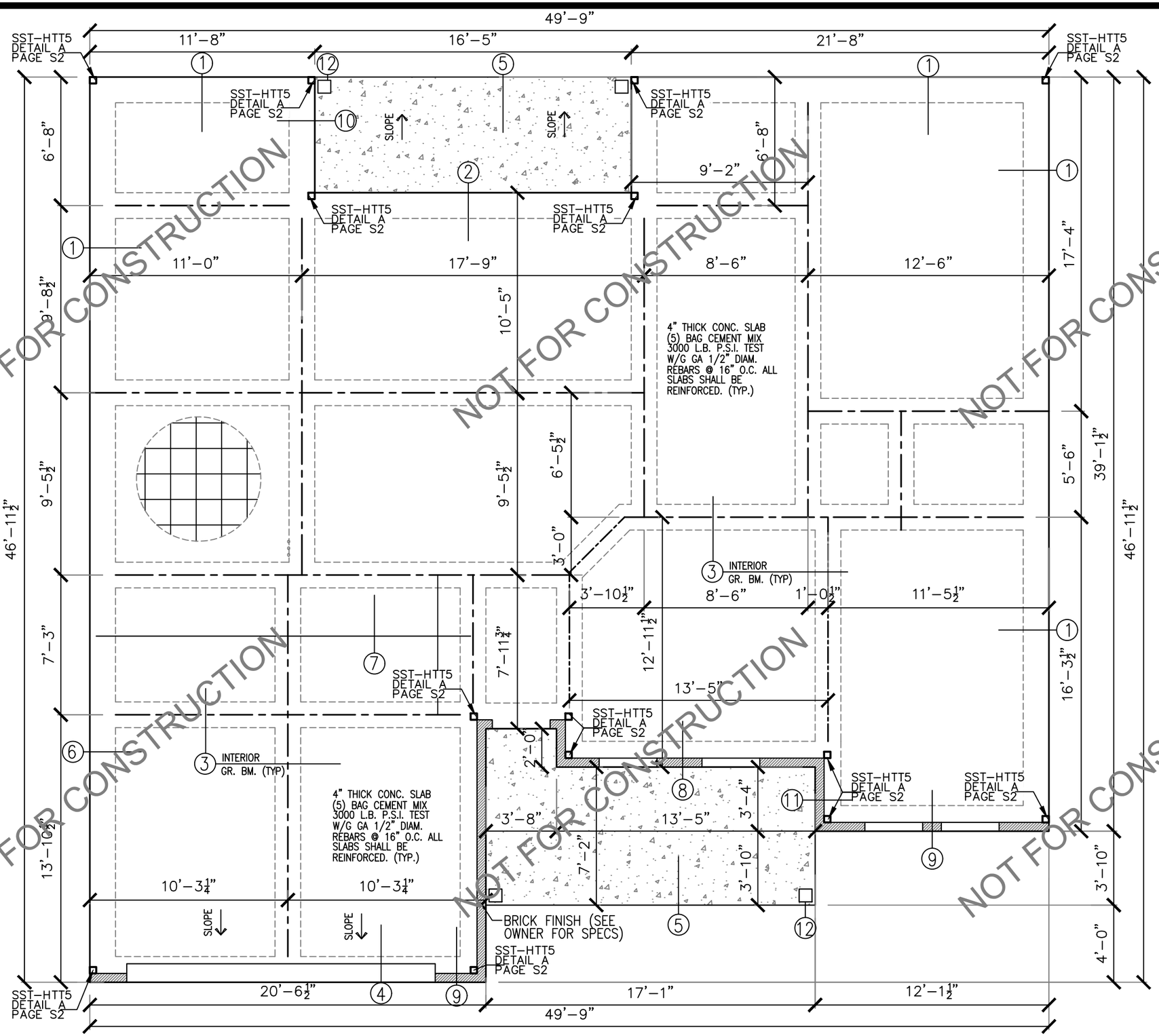
A6



SEE S2 FOR NOTES & DETAILS

FOUNDATION PLAN

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

PROJECT: AGUSTIN SERRATO

ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

SHEET NO.

S1

GENERAL FOUNDATION NOTES

1. GENERAL NOTES:
   - A. THESE GENERAL NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
   - B. 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.
2. FOUNDATION NOTES:
   - A. SEE FOUNDATION PLAN FOR LOCATIONS OF BEAMS, BELLBOTTOMS, DROPS, ETC. THE CONTRACTOR SHALL VERIFY OVERALL DIMENSIONS AND PLUMBING LOCATION PRIOR TO POURING CONCRETE.
   - B. ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
   - C. OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH CONCRETE.
   - D. ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED. SEE SOIL REPORT FOR SITE PREPARATION SPECIFICATIONS, IF AVAILABLE.
   - E. BACKFILLS AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE WALL HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.
   - F. STEP FOOTING AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
   - G. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPOSIBILITY OF THE OWNER OR CONTRACTOR AND IS NOT THE RESPOSIBILITY OF THE ENGINEER.
   - H. ANY UNUSAL SITE CONDITIONS (e.g. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.
   - I. CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
   - J. 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 3 DIAMETERS ON THE CENTER.
3. REINFORCING CONCRETE:
   - A. REINFORCING CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC-2012 AND A.C.I. STANDARD 318.
   - B. ALL CONCRETE USED IN FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 psi.
   - C. THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
   - D. 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.
   - E. PROVIDE WELDED WIRE FABRIC IN FLAT SHEETS, NOT IN ROLLS.
   - F. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
   - G. POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
   - H. 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.
   - I. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
4. REINFORCING STEEL:
   - A. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
   - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
   - C. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
   - D. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
   - E. LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. (SPLICE REINFORCING STEEL 36" WHEN ALL BARS ARE SPLICED AT ANY ONE POINT).
   - F. BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS, OR 40 BAR DIAMETERS, SPLICE CORNER BARS, UNLESS OTHERWISE NOTED.
   - G. 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.
   - H. 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

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 PROVISION OF THE IRC-2012 BUILDING CODE.

NOTES:

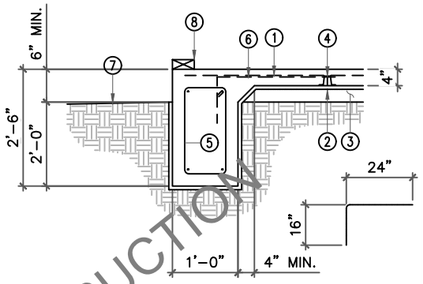
1. SEE ARCHITECTURAL DWGS. FOR PLUMBING, EMBEDED ITEMS, RECESES UTILITIES ETC.
2. COORDINATE ALL DIMENSIONS (IF REQUIRED) WITH ARCHITECTURAL DRAWINGS.
3. CONTRACTOR PLEASE VERIFY ALL WALK DOOR AND O.H. DOOR LOCATIONS.
4. SEE STRUCTURAL DWGS FOR ANCHORS, ETC.
5. VERIFY FOUNDATION SLOPES WHERE REQUIRED

NOTES:

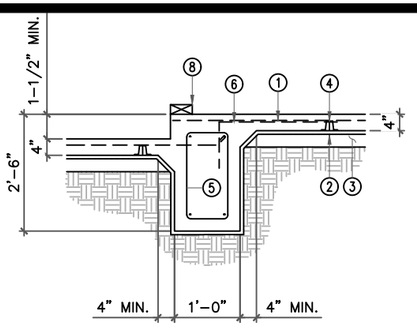
REFER TO SOIL REPORT FOR ALL SITE PREPARATIONS:
A&R ENGINEERING AND TESTING, INC. (A&R)
REPORT # 20S6508
FEBRUARY 25, 2020

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.



1 FOUNDATION DETAIL
NOT TO SCALE



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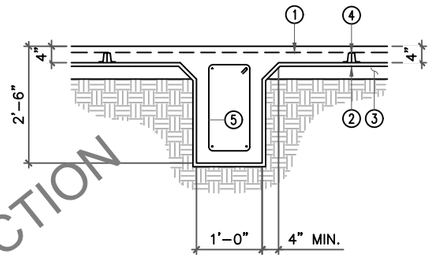

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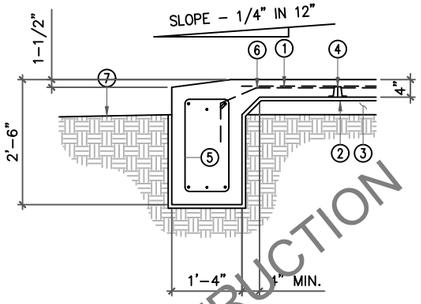

4 FOUNDATION DETAIL
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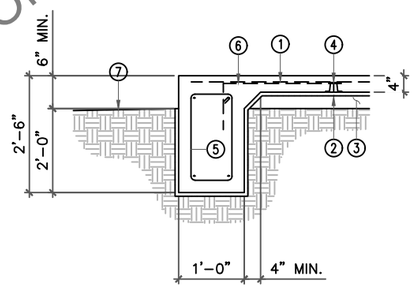

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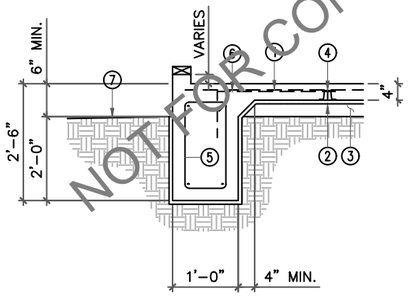

6 FOUNDATION DETAIL
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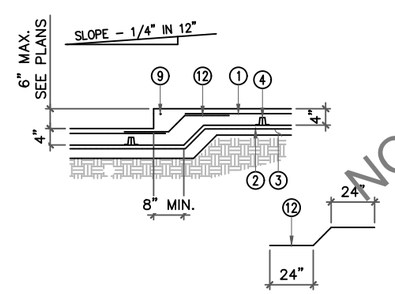

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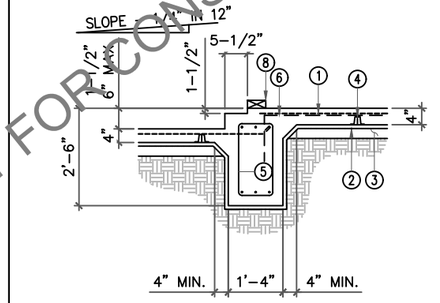

8 FOUNDATION DETAIL
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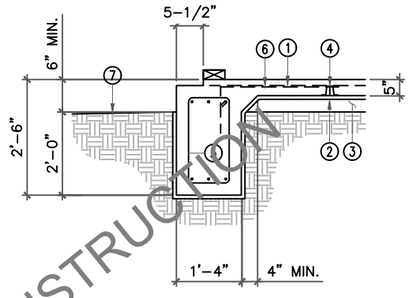

9 FOUNDATION DETAIL
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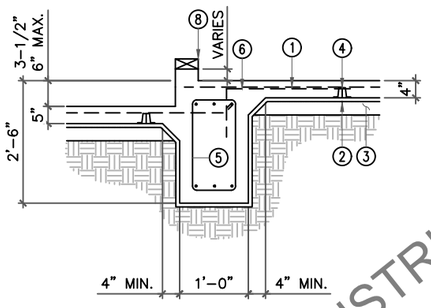

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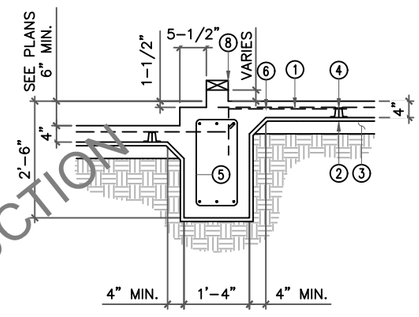

11 FOUNDATION DETAIL
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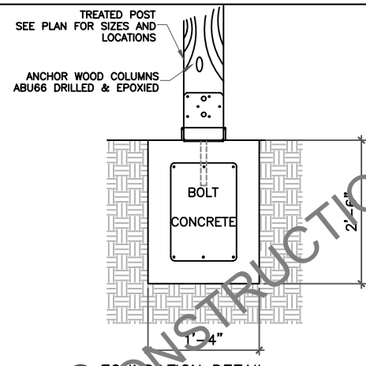


12 FOUNDATION DETAIL
NOT TO SCALE

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

CLASS OFF 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 (SW, SP, SM, SC, GM, AND GC)	2,000	●
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH)	1,500b	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA.
a. WHEN SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.
b. 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.

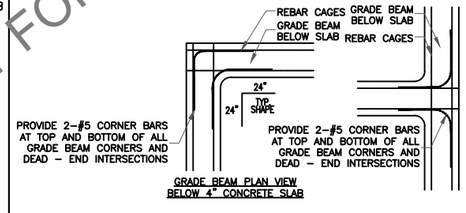
STRUCTURAL FILL MATERIALS SHOULD CONSIST OF A CLAYEY SAND OR INACTIVE LEAN CLAY FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS, HAVE A LIQUID LIMIT NOT GREATER THAN 35, AND PLASTICITY INDEX BETWEEN 8 AND 20. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND SHOULD BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT MOISTURE CONTENT WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.

13 FOUNDATION DETAIL
NOT TO SCALE

FOUNDATION BUBBLE NOTES

1.) #3 @ 16" O.C. EA. WAY
2.) 6 MIL POLYETHYLENE VAPOR BARRIOR EXTEND FOR FULL COVERAGE UNDER ENTIRE FLOOR SLAB
3.) COMPACT SELECT FILL AS REQUIRED OR SITE WORK PER SOIL REPORT.
4.) REINFORCING SUPPORT CHAIR AT 48" ON CENTER EACH WAY
5.) 3 – CONTINUOUS #5 BARS TOP AND BOTTOM WITH #3 STIRUUPS AT 18" O.C.
6.) #3 DOWEL WITH 16"x24" LEGS AT 24" O.C. (NOT DONE UNLESS BEAM AND SLAB ARE SEPARATE POURS
7.) FINISH GRADE: SLOPE PER SITEWORK
8.) 2" x PLATE
9.) 1 – CONTINUOUS #5 BAR
10.) 2" x PLATE
11.) GRADE BEAM REBAR MUST BE 3" FROM EDGES

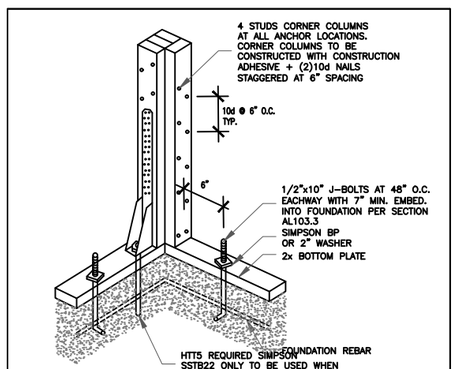
FOUNDATION SECTION & NOTES
NOT TO SCALE



PROJECT: AGUSTIN SERRATO

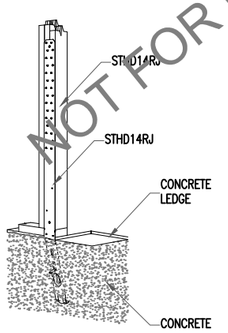
ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

SHEET NO.
S2

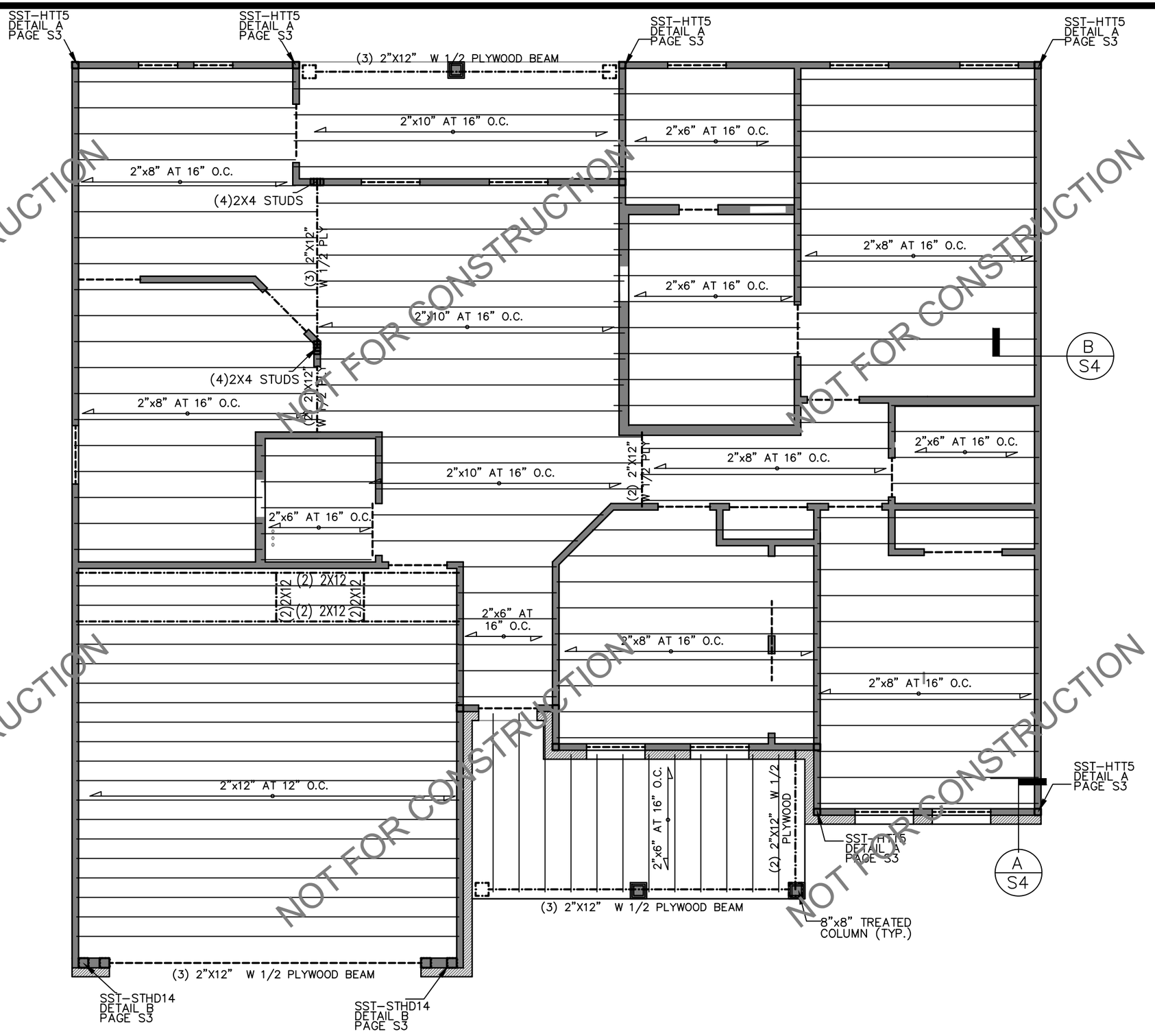


HTT5 IS INSTALLED AT MAJOR EXTERIOR WOOD FRAME CORNERS FOR UPLIFT ANCHORAGE. REFERENCE FRAMING PLAN FOR LOCATION.

A CORNER BRACING



B PORTAL FRAME BRACING



SEE S4 FOR NOTES

CEILING FRAMING PLAN

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

PROJECT: AGUSTIN SERRATO

ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

SHEET NO. S3

CEILING FRAMING NOTES

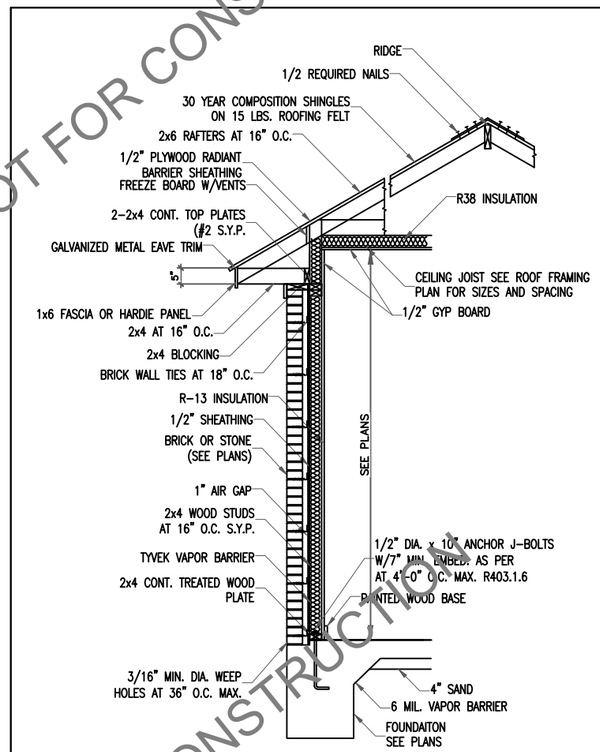
(UNLESS OTHERWISE NOTED)

1. CEILING JOISTS – SYP #2.
2. TYP. CEILING JOIST – 2"X6 AT 16" O.C.
3. ALL BEAMS AND HEADERS SHALL BE SYP #2.

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
8080 O.H. DOOR 8'-0"	2-2x10's W 1/2" PLY
16080 O.H. DOOR 8'-0"	3-2x10's W 1/2" PLY

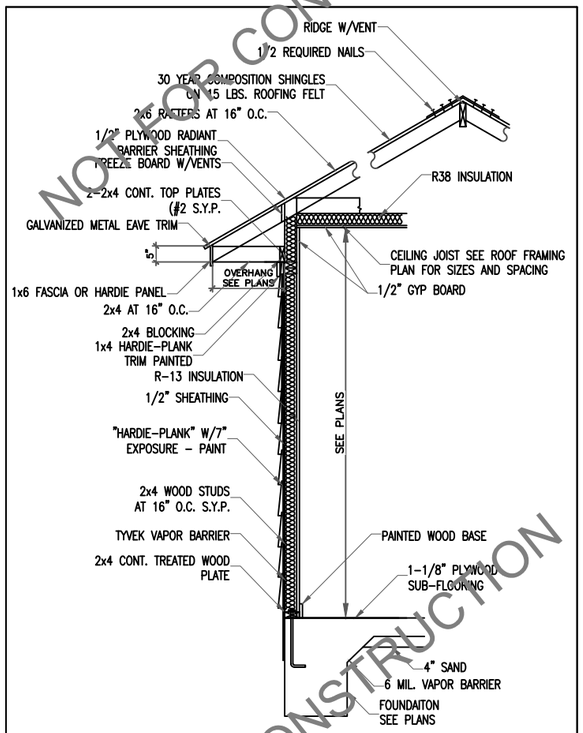


A ONE-STORY SIDING WALL SECTION

DESIGN LOADS:

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

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
	40c



B ONE-STORY SIDING WALL SECTION

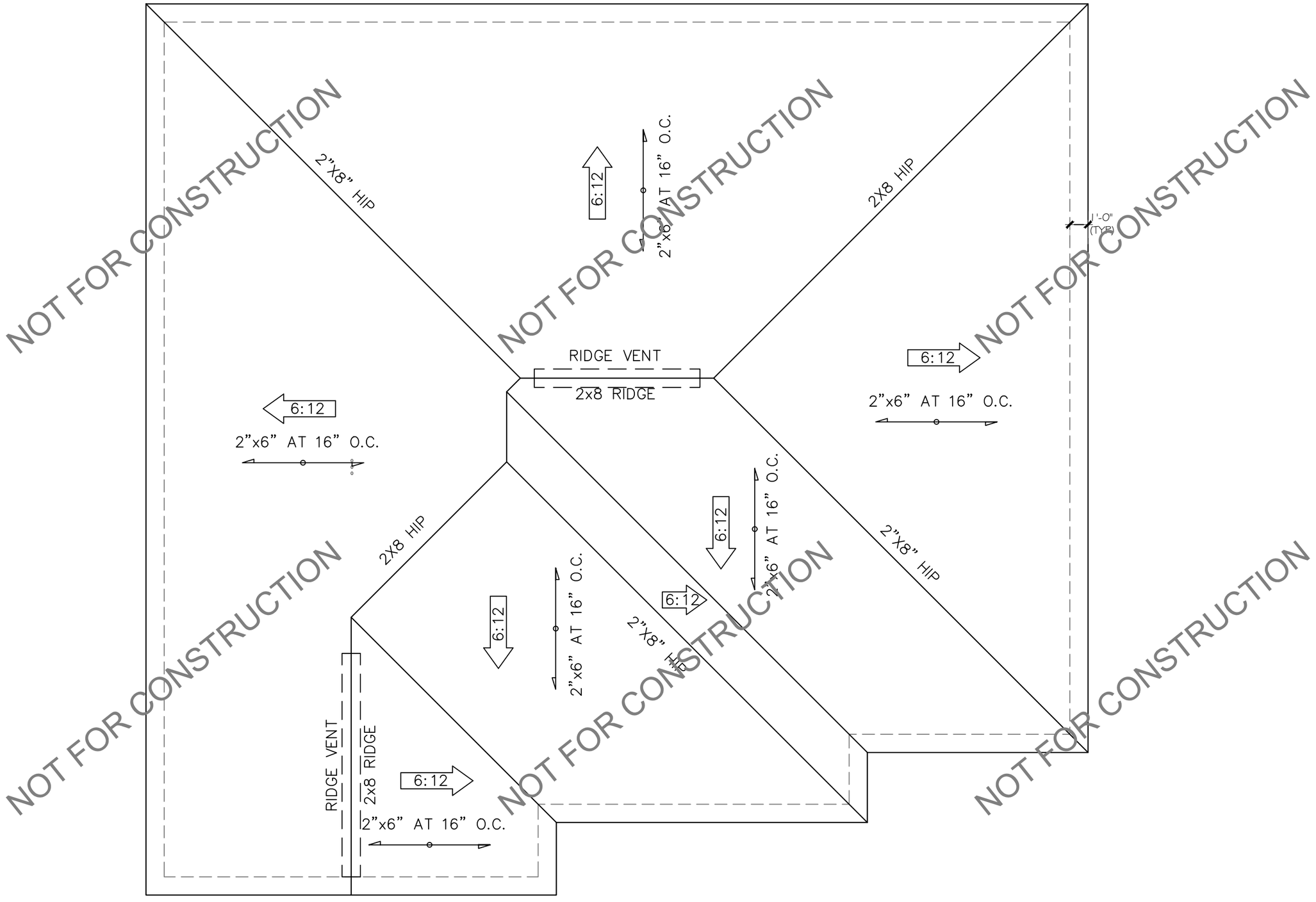
CEILING FRAMING NOTES

SCALE: N.T.S.

PROJECT: AGUSTIN SERRATO

ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

SHEET NO. S4



SEE S6 FOR NOTES

ROOF FRAMING PLAN

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

PROJECT: AGUSTIN SERRATO

ADDRESS: 0 ASHVILLE DR.
HOUSTON, TX 77051

SHEET NO.
S5

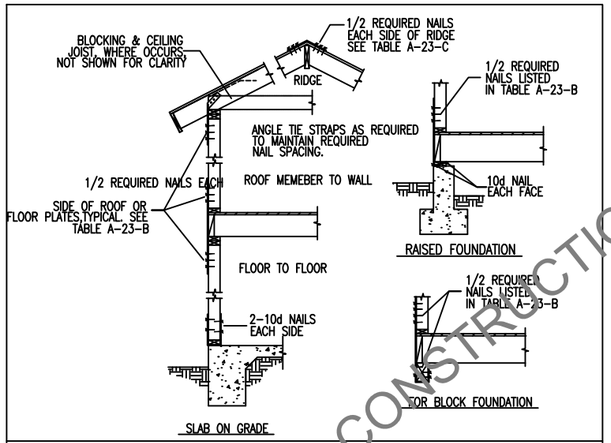


FIGURE A-23-1 COMPLETE LOAD PATH DETAILS

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

NOTE:

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

TABLE A-23-C RIDGE TIE-STRAP NAILING

BASIC WIND SPEED	NUMBER OF NAILS EXPOSURE		
X 1.81 FOR KNOTS	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

NOTE: CORROSION RESISTANT STEEL TIE STRAP 1 1/8" X 0.036" (129MMx0.91MM) 0.036 INCH (0.91MM) (NO 20 GALVANIZED SHEET GAGE) AS 48" (1219MM) ON CENTER TYPICAL.

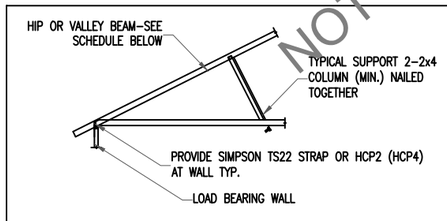
DESIGN LOADS

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

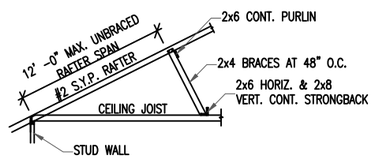
TABLE A-23-B ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED		NUMBER OF NAILS EXPOSURE		
X 1.81 FOR KNOTS	LOCATION	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	6-10d	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

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-I FOR ILLUSTRATIONS OF THESE TIE STRAPS.



HIP OR VALLEY BEAM BRACING

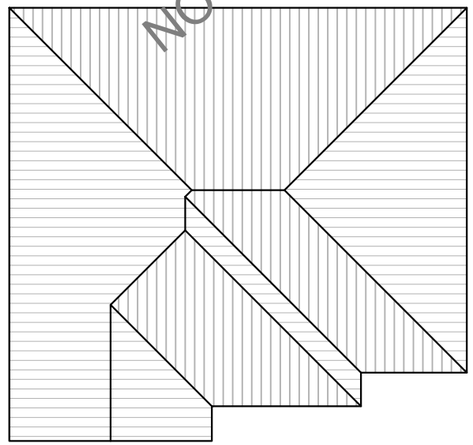


RAFTER BRACING DETAIL

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

ROOF NOTES:

1. ALL SLOPES FROM FRONT TO BACK ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE 12" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
2. ALL SLOPES FROM SIDE TO SIDE ELEVATIONS ARE SEE PLAN / 12 PITCH AND SHALL HAVE 12" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
3. ALL RAKE OVERHANGS SHALL BE 12" FROM FINISH WALL UNLESS NOTED OTHERWISE.
4. ALL RAFTERS SHALL BE 2 x 6 @ 16" O.C. #3 GRADE OR BETTER UNLESS NOTED OTHERWISE.
5. PROVIDE VALLEY FLASHING WHERE ROOF PITCHES CHANGE AND WHERE ROOF INTERSECTS WITH VERTICAL SURFACES.
6. GUTTERS AND DIVERTERS TO BE PROVIDED BY CONTRACTORS AS REQUIRED. (SEE CUSTOMER)
7. CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH CONTINUOUS SOFFIT VENTS TO RIDGE OR TURBINE VENTS. VERIFY WITH OWNER.



KEYPLAN
N.T.S

ROOF NOTES

SCALE: N.T.S.

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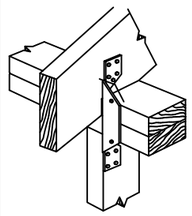
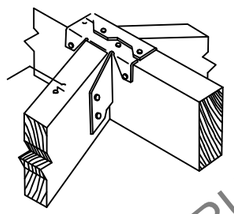
SHEET NO.
S6



5– 8d TO RAFTERS

5– 8d TO STUDS

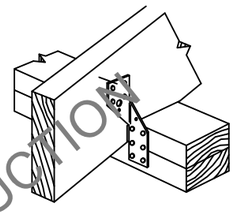
SIMPSON STRONG-TIE H2



4–10d X 1 1/2" TO RIDGE BEAM

4–10d X 1 1/2" TO RAFTER

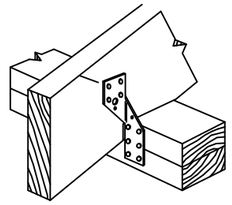
SIMPSON STRONG-TIE RR



5–8d TO RAFTER

5–8d TO PLATES

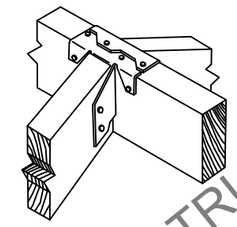
SIMPSON STRONG-TIE H2.5



4– 8d X 1 1/2" IN STUD

4– 8d X 1 1/2" IN PLATE

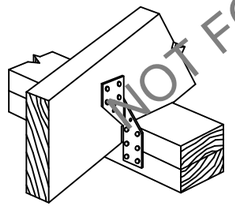
SIMPSON STRONG-TIE H2.5



4– 8d X 1 1/2" IN STUD

4– 8d X 1 1/2" IN PLATE

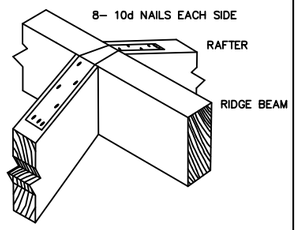
SIMPSON STRONG-TIE RR



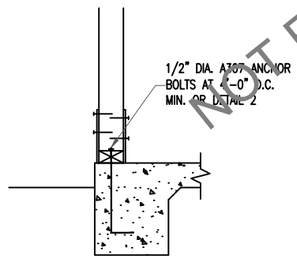
3–16d NAILS IN PLATES

1– 8d NAIL IN EACH STUD

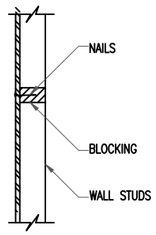
SIMPSON STRONG-TIE H2.5



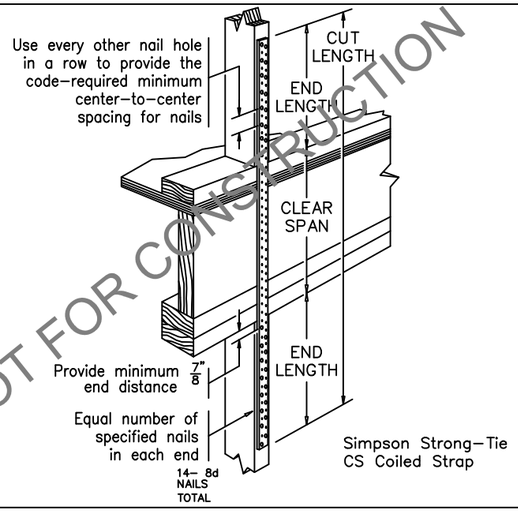
SIMPSON STRONG-TIE LSTA



TYP. SLAB ON GRADE ANCHOR DETAIL



SECTION



Simpson Strong–Tie CS Coiled Strap

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
2. FOR STRAPS FOR MATCHING RAFTERS SEE D5.
3. WHERE RAFTERS ARE STAGGARED USE DETAIL H2 ON D2.
4. WHERE RAFTERS AND STUDS MATCH USE DETAIL H2 ON D1.
5. WHERE STUD MATCH FROM THE FIRST FLOOR TO THE SECOND FLOOR USE CS ON D1.
6. WHERE RAFTERS DO NOT MATCH TO STUDS USE H2 ON D2.
7. TO TIE STUDS TO TOP PLATE WHERE RAFTERS DO NOT MATCH USE RSP4 ON D3.
8. CONNECT STUDS TO BOTTOM PLATE PER RSP4 ON D3.
9. 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	3–8d 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 face nail	 4–16d 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)	6	12 [9]
19/32 – 1	8d common nail	6	12 [9]
1–1/8 –1–1/4	10d common nail or 8d deformed nail	6	12

BRACING DETAILS | N.T.S

NAILING DETAILS | N.T.S

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BY	REV.	DESCRIPTION	DATE

DRAWN BY: EJ

CHECKED BY: --

DATE DRAWN: 08-31-20

PROJECT: AGUSTIN SERRATO

ADDRESS: 0 ASHVILLE DR. HOUSTON, TX 77051

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SHEET NO.

S7

GENERAL NOTE

FRAMING DESIGN CRITERIA BASED ON 2012 NFPA SPAN TABLES FOR JOISTS AND RAFTERS, AND SPIB GRADING RULES. VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICKLEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.

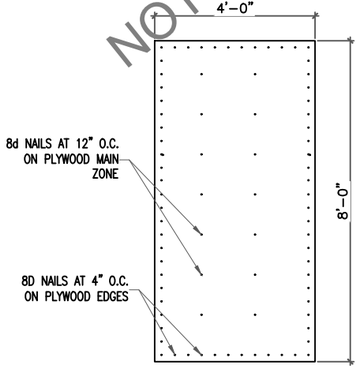
STUD WALL FRAMING NOTE

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 ENDS.

STRAP TIES MST @ SECOND FLOOR AND ROOF, SPACED @ 32" O.C.

H3 CONNECTORS AT SILL PLATE @ 16" O.C.



4'x8' FASTENER PATTERN

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 ABOVE FOR SHEAR WALLS. PROVIDE THE SHEATHING/NAILING PATTERN AS INDICATED ON THESE DRAWINGS.
3. 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 HDS, MTT22 (OR EQUAL) AT EACH END OF THE SHEAR WALL.
5. PROVIDE 1/2"ø ANCHOR BOLTS @ 4'-0" MAX. OR AT LEAST 2 BOLTS THE MIDDLE OF EACH SHEAR WALL.
6. PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL BUILDING CODE.
7. PROVIDE ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE)

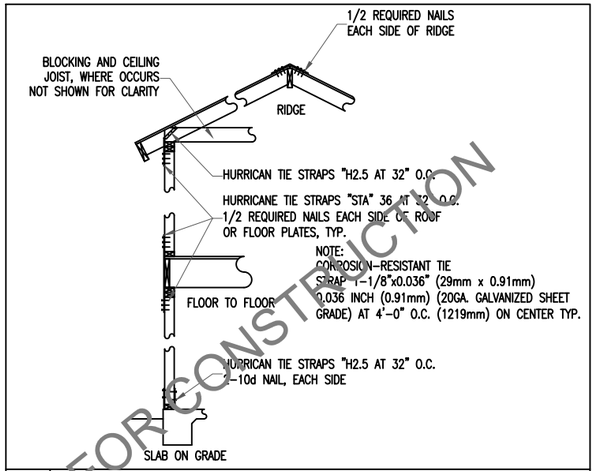
GENERAL FRAMING NOTES

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 48" O.C.
3. ALL RAFTERS 2X6 AT 16" 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 2-1X6 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 WAFERBOARD 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.

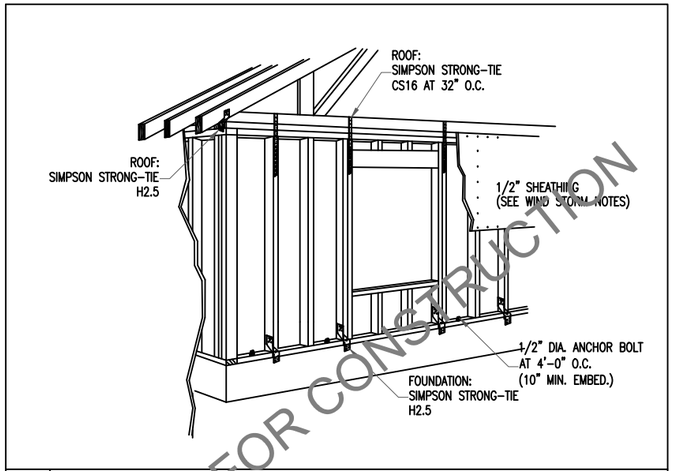
1. CORNER SHEATHING (FROM CORNER TO A DISTANCE 8'-0" FROM CORNER) PROVIDE 1/2" PLYWOOD SHEATHING. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING. NAIL W/ 8d NAILS AT 4" O.C. EDGES, 12" O.C. FIELD.
2. ALL EXTERIOR WALL TO USE 7/16" PLYWOOD O.S.B. (MIN) NAIL 4" O.C. AT EDGES, & 12" O.C. AT FIELD W/8d NAILS TYP. (U.N.O.)
3. INSTALLATION: DRIVE NAILS FLUSH. DO NOT PENETRATE THE SURFACE OF THE SHEATHING.
4. SHEATHING NOTED ON PLAN IS IN ADDITION TO CORNER SHEATHING. PROVIDE 1/2" PLYWOOD SHEATHING. INSTALL IN ACCORDANCE WITH ITEMS 1 AND 5 ABOVE.

WIND STORM NOTES:

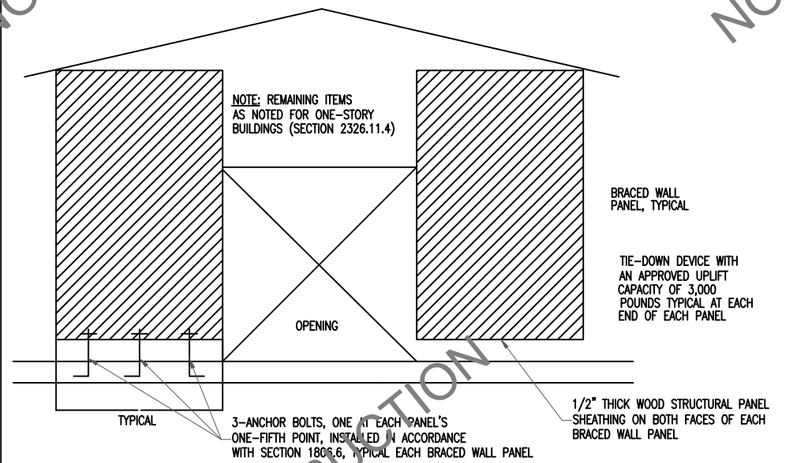
1. RAFTER HURRICANE TIES- CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH SIMPSON H2.5 HURRICANE TIE
2. ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT WITH SIMPSON LSTA STRAPS TIE WITH 10-10d NAILS (5 EA. SIDE)
3. ROOF BRACING- 2 X 6 PURLIN WITH 2 X 4 BRACE @ 48" O.C. TO BEAM OR WALL BELOW
4. CEILING JOIST- SYP. # 2 2x6, 8 & 12 @ 16" O.C. U.N.O. 2x12 @ 12" O.C. U.N.O.
5. ALL BEAM CONNECTIONS SIMPSON HGB OR HGLT
6. 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" ø A307 BOLTS



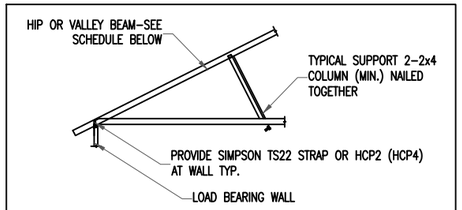
WIND STORM TIE-DOWNS SECTION



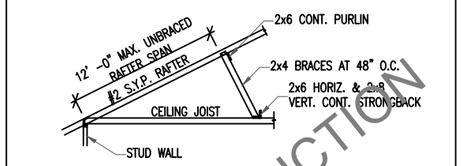
WIND STORM DETAIL



DETAIL FOR SHEAR WALL PANEL



HIP OR VALLEY BEAM BRACING



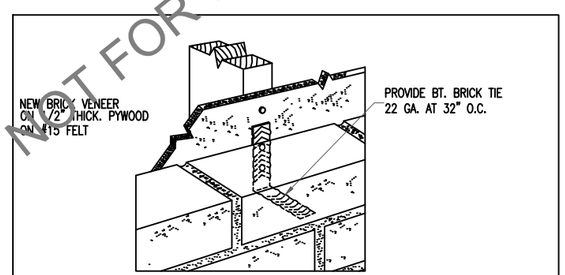
RAFTER BRACING DETAIL

ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

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

RIDGE TIE-STRAP NAILING

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



BRICK-TIE DETAIL

HOUSTON PLANS & PERMITS
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BY	REV.	DESCRIPTION	DATE

DRAWN BY: EJ
CHECKED BY: --
DATE DRAWN: 08-31-20

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