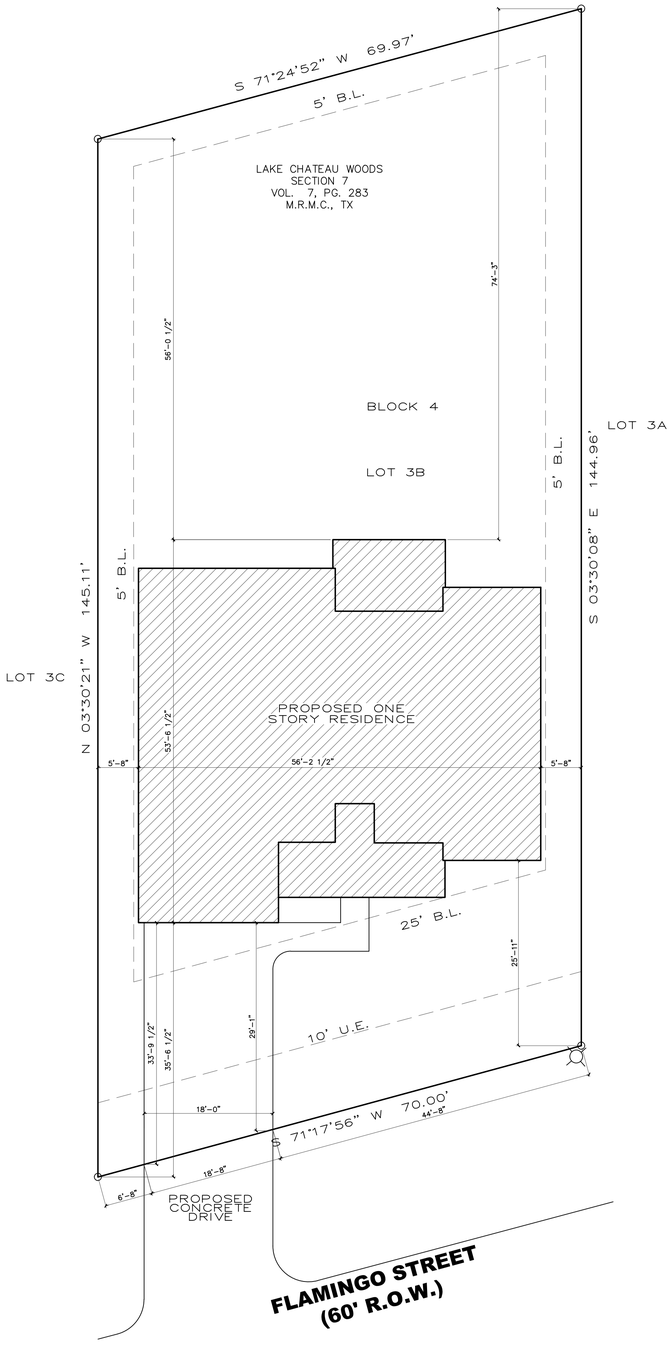


SITE PLAN

SCALE: 1"=10'-0"

LEGEND

- EXISTING WALL
- WALL TO BE REMOVED
- SD SMOKE DETECTOR
- VENT
- CO CARBON MONOXIDE ALARM

Smoke detectors:

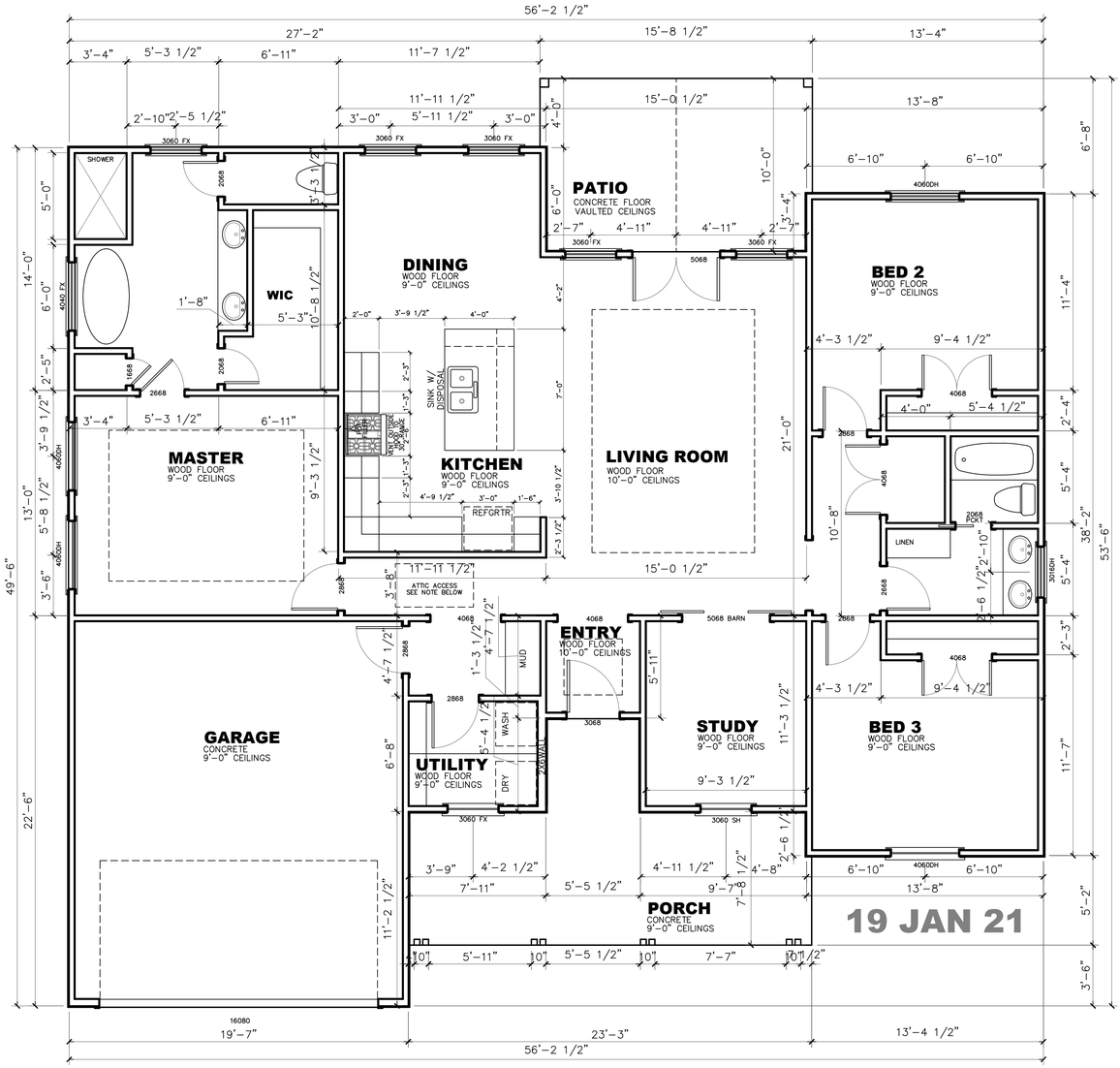
new contruccion hard-wired w/battery backup. .....(317.2)
Req's in each bedroom & adjoining hall. .....(317.1)
Must be interconnected and audible from sleepeng rooms. .....(317.1)

Attic Access:

THE ATTIC ACCESS STAIRWAY SHALL COMPLY WITH SECTION M1305.1.3 AS AMMENDED BY THE CITY OF HOUSTON. THE REQUIREMENTS HAVE BEEN REVISED AS SUCH.

ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22-INCHES IN WIDTH BETWEEN THE HARDWARE, AND A LOAD CAPACITY OF NOT LESS THAN 350-POUNDS. AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30-INCHES HIGH AND 30-INCHES WIDE AND NOT MORE THAN 20-FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.

THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5; NOT LESS THAN 24-INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30-INCHES WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 30-INCHES BY 54-INCHES WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGES APPLIANCE.



A FLOOR PLAN

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

REFER: 101 / A1.1

LEGAL DESCRIPTION

TATE RESIDENCE
FLAMINGO STREET
LOT 3B, BLOCK 4
LAKE CHATEAU WOODS SECTION 7
CONROE, TX 77385

SQUARE FOOTAGES

LIVING	1,814 SQ/FT
GARAGE	435 SQ/FT
FRONT PORCH	208 SQ/FT
REAR PATIO	154 SQ/FT
TOTAL LIVING:	797 SQ/FT
TOTAL AREA:	2,611 SQ/FT

TEXAS PERMITS
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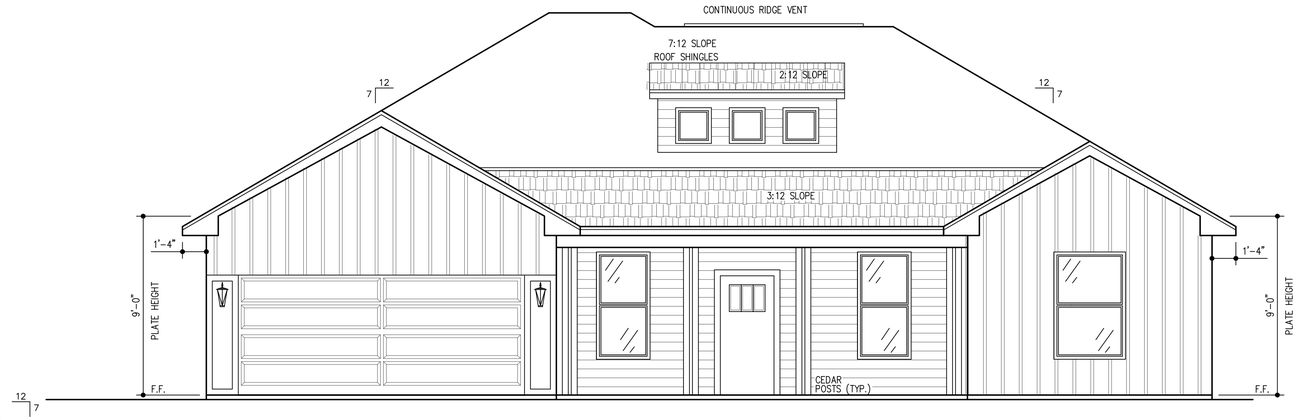
19 JAN 21

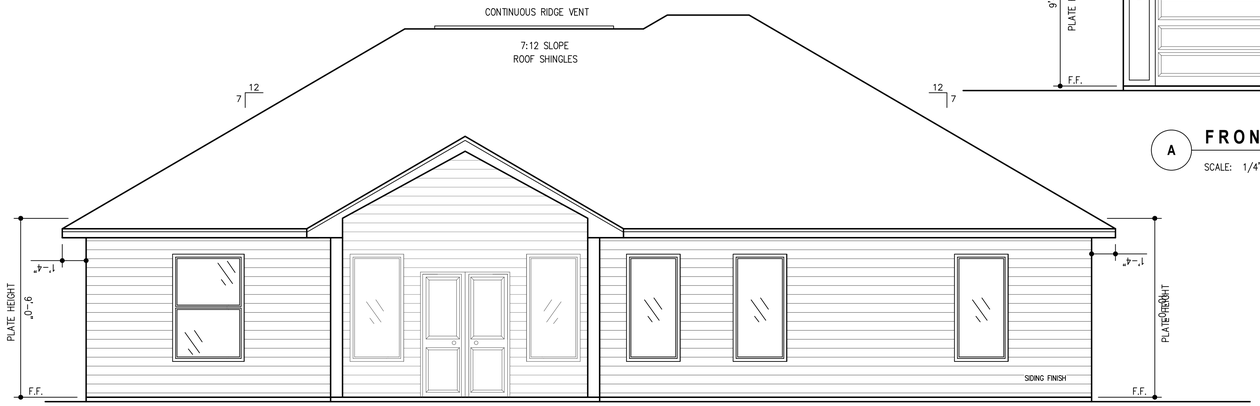
A1



A FRONT ELEVATION

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

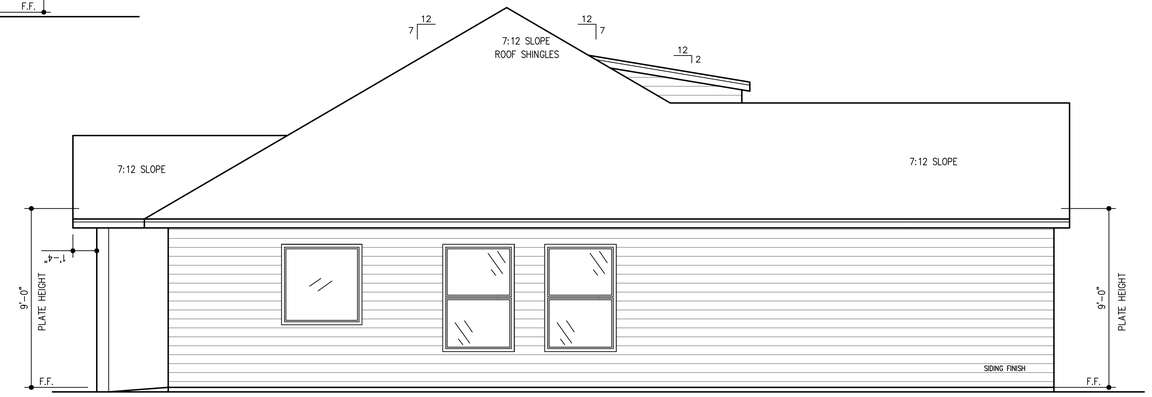
REFER: 101 / A1.1



D REAR ELEVATION

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

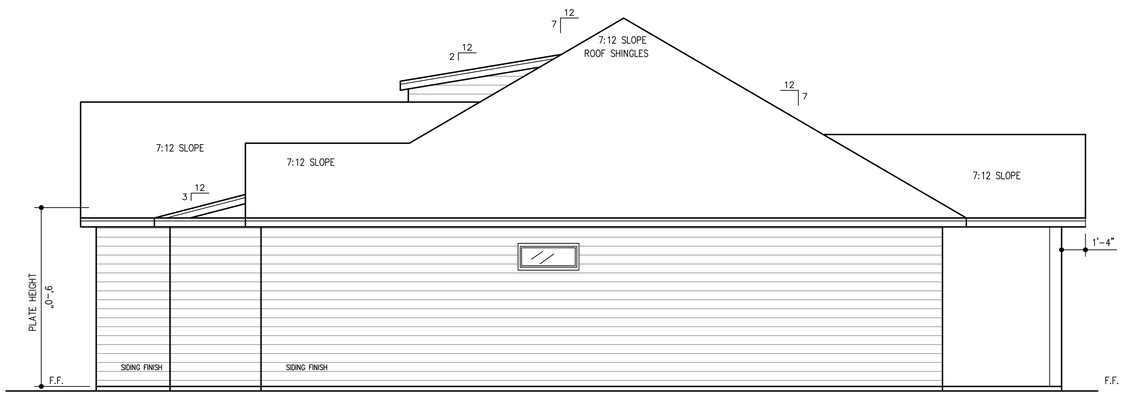
REFER: 101 / A1.1



C LEFT ELEVATION

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

REFER: 101 / A1.1



B RIGHT ELEVATION

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

REFER: 101 / A1.1

LEGAL DESCRIPTION

TATE RESIDENCE
FLAMINGO STREET
LOT 3B, BLOCK 4
LAKE CHATEAU WOODS SECTION 7
CONROE, TX 77385

SQUARE FOOTAGES

LIVING	1,814 SQ/FT
GARAGE	435 SQ/FT
FRONT PORCH	208 SQ/FT
REAR PATIO	154 SQ/FT
TOTAL MISC AREA:	797 SQ/FT
TOTAL AREA:	2,611 SQ/FT

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A2

2 OF 5

1. FOUNDATION SHOWN ON THE ACCOMPANYING DRAWING HAS BEEN DESIGNED USING ACCEPTABLE ENGINEERING PRACTICES AND IS IN ACCORDANCE WITH THE CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL SLABS–ON–GRADE (BRAB REPORT). THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND/OR THE DESIGN AND CONSTRUCTION OF POST– TENSIONED SLABS–ON–GROUND BY THE POST–TENSIONED INSTITUTE.

2. THE GENERAL CONTRACTOR HAS, BY USE OF THESE PLANS AND GENERAL NOTES, ACCEPTED THE RECOMMENDATIONS AND METHODS WE HAVE RELIED ON FOR OUR DESIGN AS PART OF HIS CONSTRUCTION PROCEDURE.

3. N/A

COORDINATION

4. THE GENERAL CONTRACTOR MUST VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, AND BLOCKOUTS ON THE ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST ON STRUCTURAL PLANS. ENGINEER SHALL NOT BE HELD LIABLE FOR ANY DIMENSIONAL ERRORS ONCE CONSTRUCTION HAS BEGUN.

5. THE GENERAL CONTRACTOR MUST COORDINATE THE STRUCTURAL PLANS EITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS AND OTHER RELATED ITEMS REQUIRED TO COMPLETE THE FOUNDATION.

MATERIALS

6. CONCRETE IN FOUNDATION BEAMS AND SLABS TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND AT LEAST 2000 PSI AT TIME OF STRESSING (3 TO 10 DAYS). CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (ACI 318–83) TO INSURE QUALITY CONCRETE. USE MINIMUM 4 1/2 SACKS OF CEMENT PER CUBIC YARD WITH 5 1/2" MAXIMUM SLUMP. SUBMIT COMPRESSIVE TESTS TO ENGINEER. CURING IS REQUIRED UNLESS NOTED OTHERWISE ON PLANS. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES IN CONCRETE MIX.

7. PLACE A 6 MIL PLYTHYLENE VAPOR BARRIER UNDER ALL CONCRETE SLABS.

8. PRESTRESSING TENDONS SHALL CONSIST OF SEVEN WIRE STRESS RELIEVED CABLE CONFORMING TO ASTM A–416, MINIMUM ULTIMATE TENSITE STRENGTH, PREVENTIVE LUBRICANT AND WRAPPED WITH PLASTIC SHEATHING. ALL END ANCHORAGE DEVICES SHALL CONFORM TO P.T.I. DESIGN SPECIFICATIONS. ALL DEAD END ANCHORAGES SHALL BE FACTORY SEATED OR POWER SEATED.

9. MILD STEEL SHALL CONFORM TO ASTM A–615, GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3 OR #2. WIRE FABRIC SHALL CONFORM TO ASTM A–185.

10. PROVIDE 4" MINIMUM CUSHION LAYER UNDER THE SLAB OF EITHER PERVIOUS SAND OR GRANULAR FILL,PER THE SOIL REPORT.

CONSTRUCTION

11. BEAM AND SLAB DIMENSIONS ARE THE MINIMUM SIZE REQUIRED AND MAY NOT BE REDUCED OR ENLARGED WITHOUT PRIOR APPROVAL BY THE ENGINEER.

12. PLACE FILL UNDER SLABS IN COMPLIANCE WITH F.H.A. DATA SHEET 796 AND/OR SOIL ENGINEER'S SPECIFICATIONS FOR THE FILL. SOIL ENGINEER WILL CERTIFY COMPLIANCE ON REQUEST OF THE STRUCTURAL ENGINEER.

13. CONCRETE SHALL BE WELL CONSOLIDATED, ESPECIALLY AT VICINITY OF TENDON ANCHORAGE LOCATIONS.

14. SUPPORT TENDONS AT 4'–6" CENTERS MAXIMUM IN BOTH DIRECTIONS TO PREVENT VERTICAL AND HORIZONTAL DISPLACEMENT DURING PLACING OF CONCRETE. ALLOWABLE TOLERANCES: +/– 1/2" VERTICALLY; +/– 6" HORIZONTALLY.

15. ALLOW STRESSING EQUIPMENT CLEARANCE OF 8" DIAMETER ON TENDON AXIS BY 36" LENGTH.

16. IF TENDON SHEATING IS DAMAGED FOR 3" OR MORE, IT MUST BE RESHEATHED TO PREVENT CONCRETE FROM BONDING TO THE STRAND.

17. WE CANNOT BE HELP RESPONSIBLE FOR THE ADEQUANCY OF CONSTRUCTION OR COMPLIANCE TO THESE DRAWINGS UNLESS WE ARE CONTRACTED TO PROVIDE REGULAR INSPECTIONS DURING CONSTRUCTION AND THERE BY HAVE LIMITED CONTROL OVER FIELD APPLICATION. QUALIFICATIONS

18. POST–TENSION CONTRACTOR SHALL FURNISH THE FOLLOWING TO THE CONTRACTOR AND THE STRUCTURAL ENGINEER:
A: LABORATORY TEST ON ANCHORAGE SYSTEM
B: LATEST CALIBRATION DATE OF EQUIPMENT.
C: LABORATORY TEST COEFFICIENT OF FRICTION ON STRAND.
D: MIL TEST CERTIFICATE ON STRAND.
E: TENDON ELONGATION LOGS FOR EACH BUILDING.

STRESSING

19. USE 1/2" DIAMETER SEVEN STRAND TENDONS RATED AT 270 KSI TENSILE STRESSED AT 28.9K PER STRAND, BUT MAY BE INITIALLY STRESSED AT 33K PER STRAND ELONGATION TO BE .079 INCHES PER FOOT (MINIMUM) OF TENDON LENGHT.

SPECIAL NOTES

20. EXTERIOR BEAMS ARE TO EXTEND A MINIMUM OF 9" INTO UNDISTURBED.

22. SLOPE THE GRADE AND DRAIN WATER AWAY FROM ALL BUILDING FOUNDATIONS. MINIMUM 6" SLOPE IN 10' DISTANCE UNLESS NOTED OTHERWISE.

ANCHOR BOLTS

23. EXTERIOR WALLS: USE 1/2" DIAMETER BY 10" J–BOITS AT 48" CENTERS MAXIMUM WITH 7" MINIMUM EMBEDMENT INTO CONCRETE UNLESS NOTED OTHERWISE.

24. INTERIOR BEARING WALLS: USE HILTI POWER–DRIVEN FASTENERS 145" DIAMETER X 1 1/2" PENETRATION AT 18" MAXIMUM CENTERS OR 1/2" DIAMETER X 10" J–BOLTS AT 48" CENTERS MAXIMUM UNLESS NOTED OTHERWISE ON PLANS.

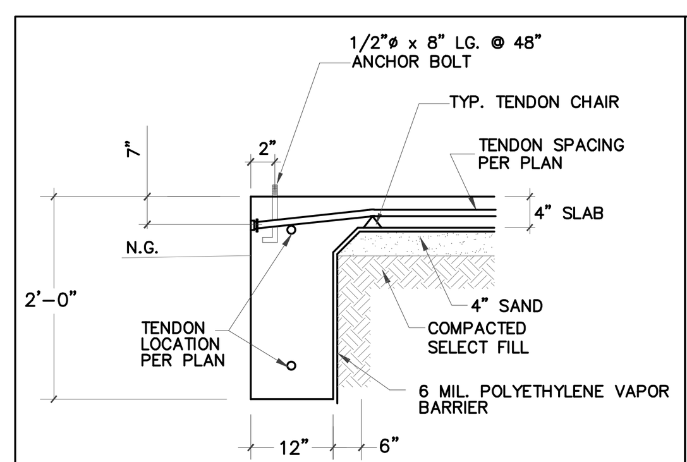
25. INTERIOR NON–BEARING WALLS: USE HILTI POWER–DRIVEN FASTENERS 145" DIAMETER X 1 1/2" PENETRATION AT 24" CENTERS UNLESS NOTED OTHERWISE.

GRADE BEAM INFORMATION

26. ALL EXTERIOR GRADE BEAMS TO BE 12" (16" WHERE LEDGE).
ALL INTERIOR GRADE BEAMS TO BE 12"

REBAR INFORMATION

27. ALL REBAR TO BE #5 U.O.N.



SECTION A-A
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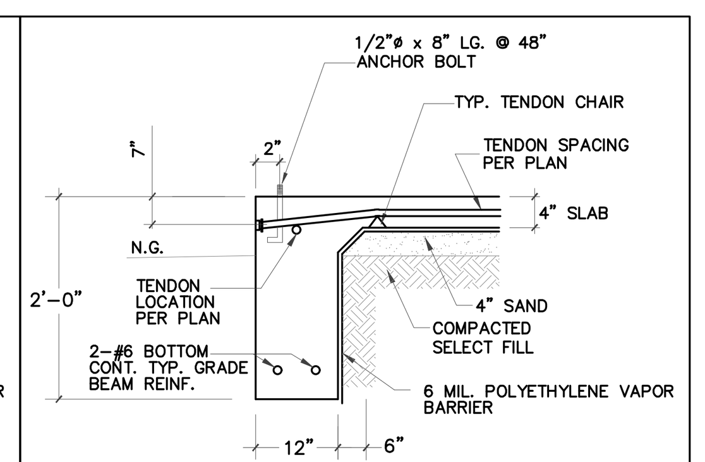

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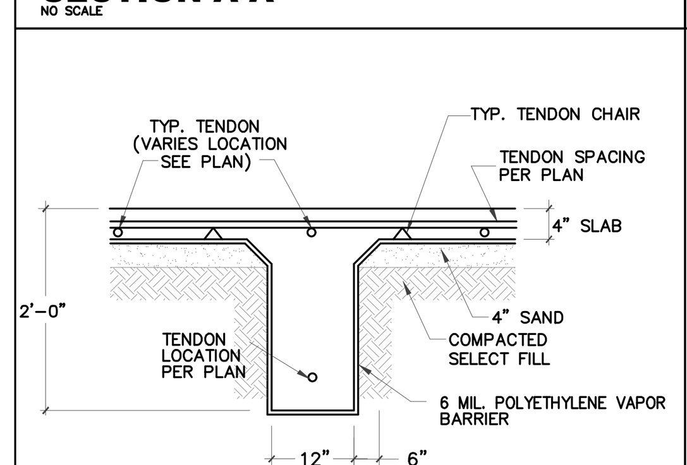

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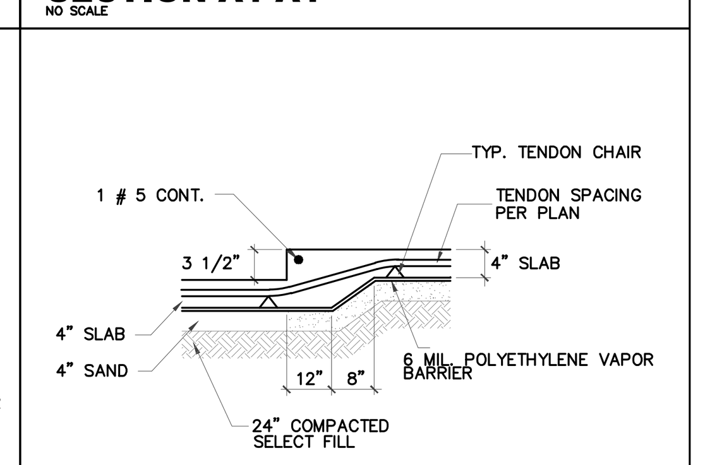

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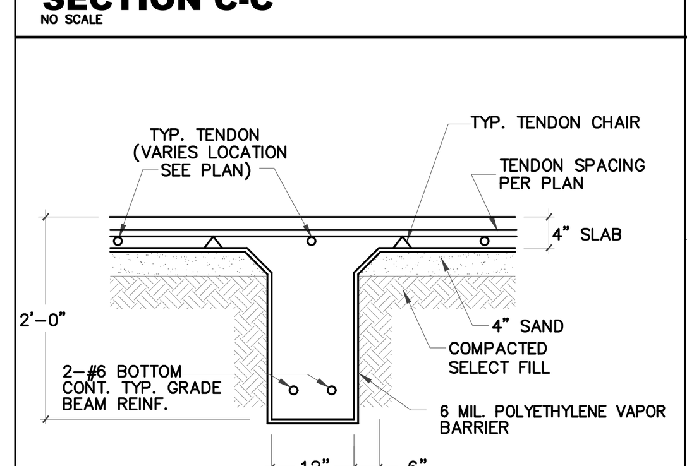

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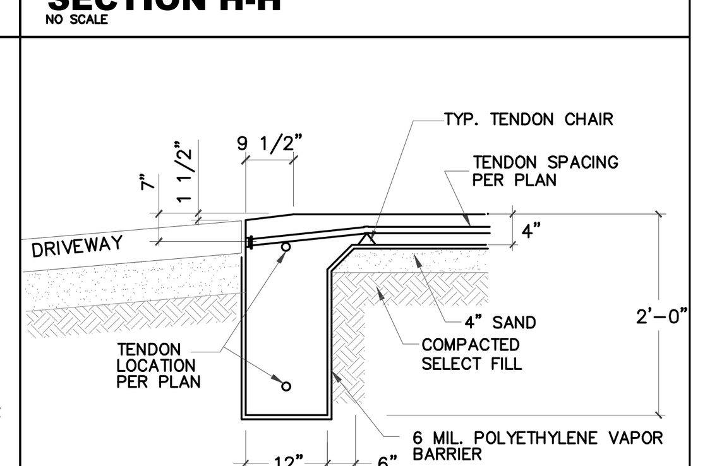

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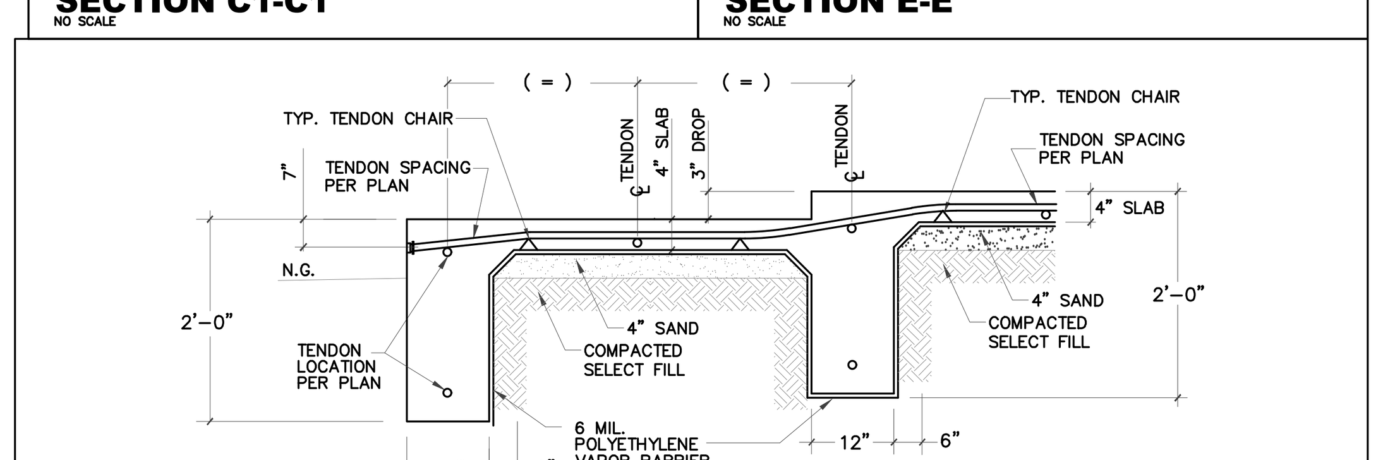

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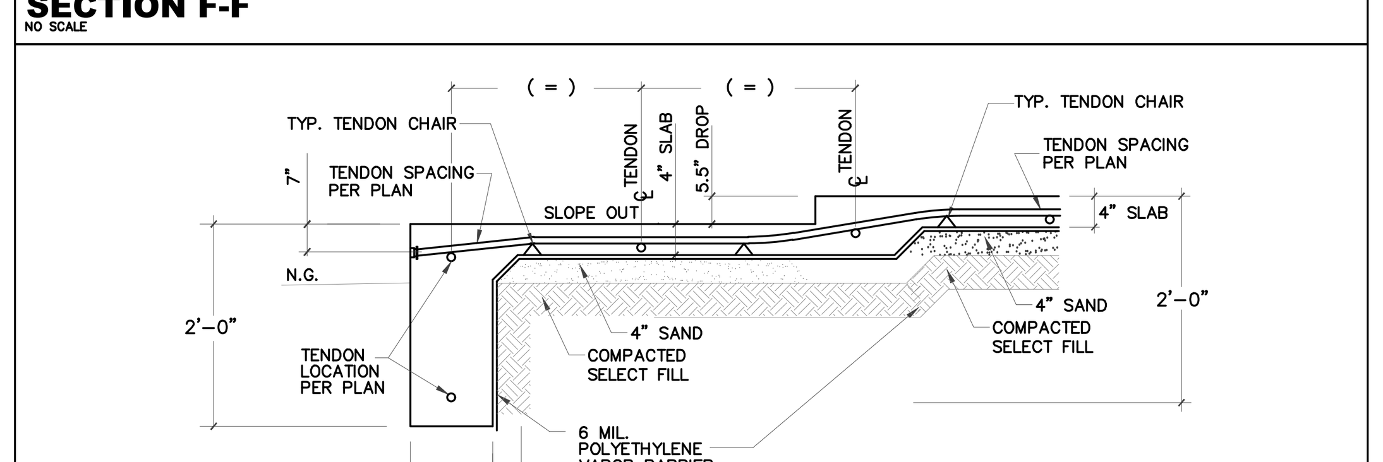

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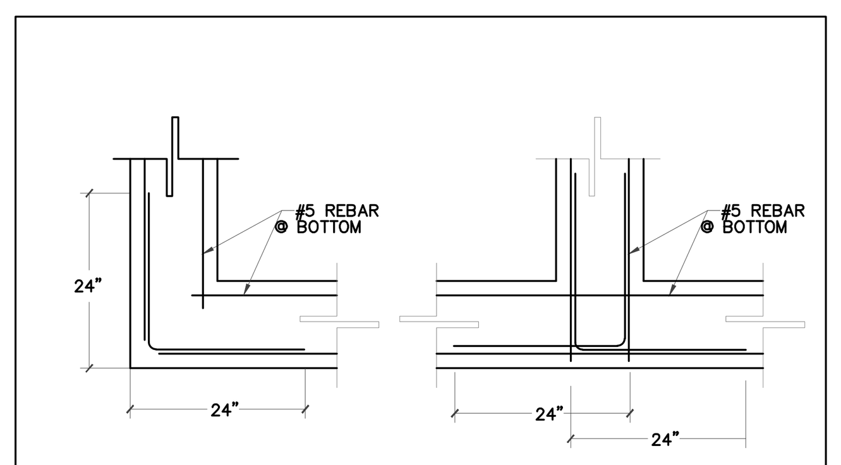
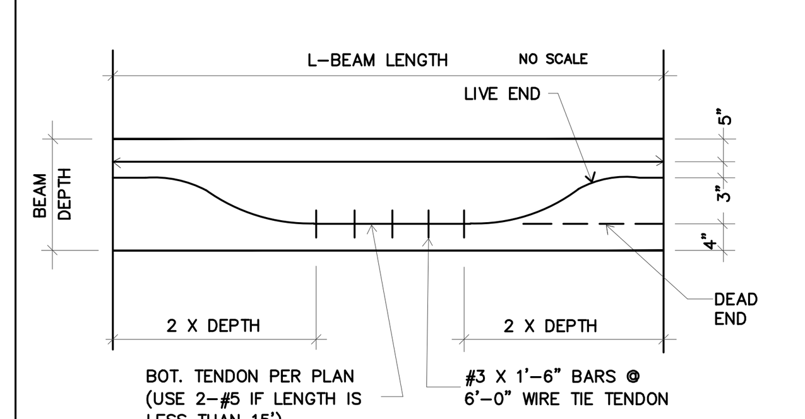
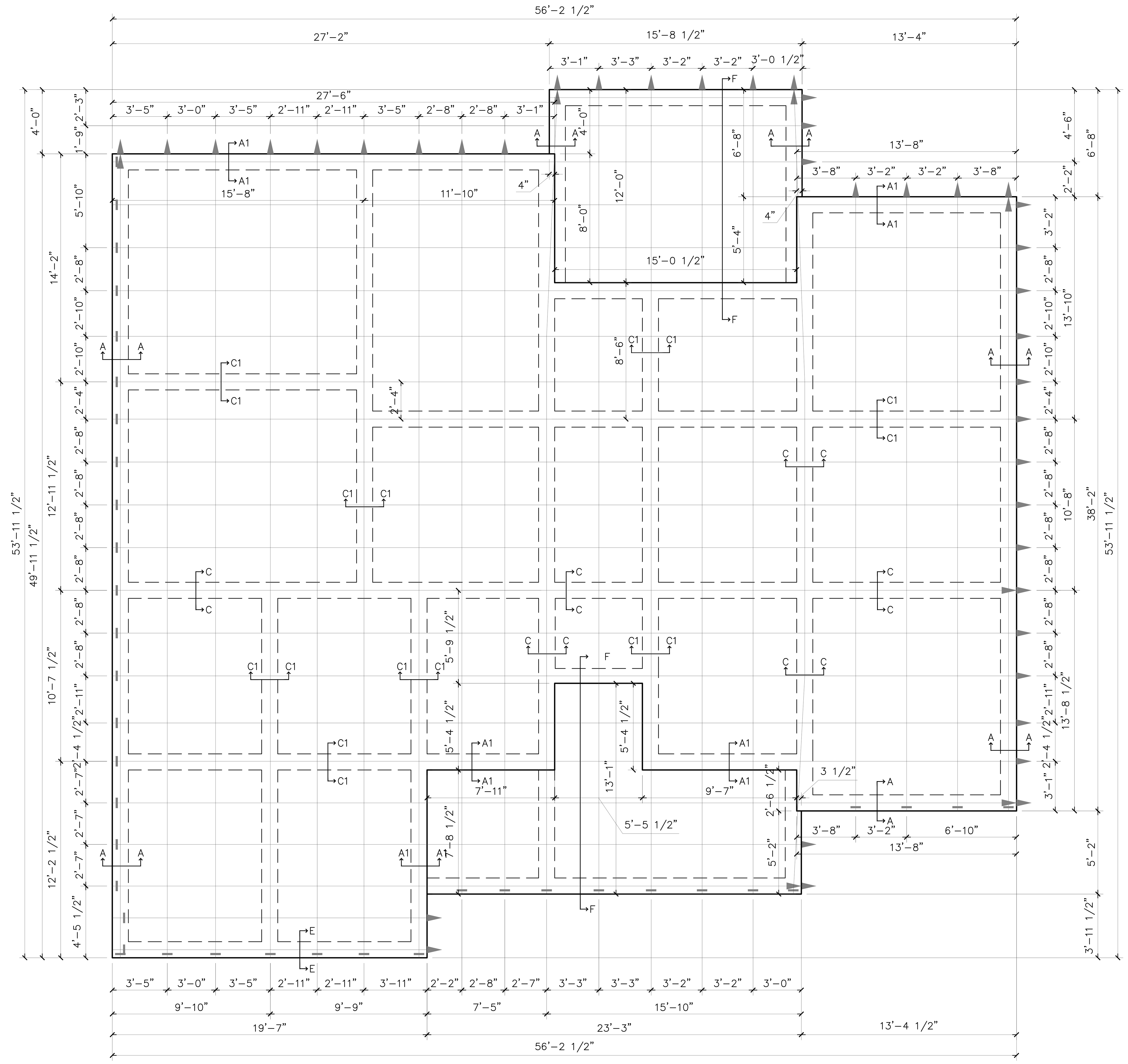


TYPICAL BAR PLACING DETAILS
@ CORNER & INTERSECTION NO SCALE



DRAPED BEAM TENDON PROFILE
NO SCALE



FOUNDATION
SCALE: 1/4"=1'–0"

LEGAL DESCRIPTION
TATE RESIDENCE
FLAMINGO STREET
LOT 3B, BLOCK 4
LAKE CHATEAU WOODS SECTION 7
CONROE, TX 77385

SQUARE FOOTAGES

LIVING	1,814 SQ/FT
GARAGE	435 SQ/FT
FRONT PORCH	208 SQ/FT
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TOTAL LIVING:	797 SQ/FT
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S1

NAILING SCHEDULE

TABLE NO.25-Q-NAILING SCHEDULE (2012 IRC)

DESCRIPTION	NAILING (1)
1) JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2) BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3) 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4) WIDER THAN 1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	3-8d
5) 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6) SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
7) TOP PLATE TO STUD, END NAIL	2-16d
8) STUD TO SOLE PLATE	4-8, TOENAIL OR 2-16d, END NAIL
9) DOUBLE STUDS, FACE NAIL	16d at 24" o.c.
10) DOUBLED TOP PLATES, FACE NAIL	16d at 16" o.c.
11) TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
12) CONTINUOUS HEADER, TWO PIECES	16D AT 16" O.C. ALONG EACH EDGE
13) CEILING JOISTS TO PLATE, TOENAIL	3-8d
14) CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
15) CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
16) CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
17) RAFTER TO PLATE, TOENAIL	3-8d
18) 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
19) 1" X8" SHEATHING OF LESS TO EACH BEARING, FACE NAIL	2-8d
20) WIDER THAN 1"X 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
21) BUILT-UP CORNER STUDS	16d at 24" o.c.
22) BUILT-UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP & BOTTOM AND STAGGERED 2-20d AT ENDS AND @ EACH SPLICE
23) 2" PLANKS	2-16d AT EACH BEARING
24) PLYWOOD AND PARTILCEBOARD: (5) SUBFLOOR, ROOF, AND WALL SHEATHING (TO FRAMING)	
1/2" AND LESS	6d (2)
19/32" -3/4"	8d (3) or 6d (4)
7/8-1"	8d (2)
1 1/8-1 1/4"	10d(3) or 8d (4)
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING) 3/4" AND LESS	6d (4)
7/8-1"	8d (4)
1 1/8-1 1/4"	10d(3) or 8d (4)
25) PANEL SIDING (TO FRAMING): (7) 1/2" OR LESS	6d (6)
5/8"	8d (6)
26) FIBERBOARD SHEATHING	No. 11 ga(8)
1/2"	6d (3) No. 16 ga(9)
25/32"	No. 11 ga(8) 8d (3) No. 16 ga(9)

NAILING SCHEDULE NOTES:

(1) COMMON OR BOXED NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
(2) COMMON OR DEFORMED SHANK.
(3) COMMON.
(4) DEFORMED SHANK.
(5) NAILS PLACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF PLYWOOD AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2513 (c). NAILS FOR WALL SHEATHING MAY BE COMMON, BOX, OR CASING.
(6) CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2516 (j) 1.
(7) FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
(8) CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH-DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2516 (j) 1.
(9) CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1 1/8 INCH LENGTH FOR 1/2 INCH SHEATHING AND 1 1/2 INCH LENGTH FOR 25/32 INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF SECTION 2516 (j) 1.

FRAMING NOTES: (UNLESS NOTED OTHERWISE: U.N.O.)

1. ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 SYP. ALL JOIST AND RAFTER MATERIAL SHALL BE No. 2 SD 19 SYP. UNLESS OTHERWISE NOTED. (U.N.O.)
2. ALL WALL STUDS ARE No.2 STUD GRADE SYP. @ 16" o.c. BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AT 25' MAX. SPACING BETWEEN WALL ENDS.
3. ALL STEEL SHALL CONFORM TO ASTM-36 STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" ANCHORE BOLTS EMBED MIN. 4-1/2" INTO SOLID CONCRETE, THE STEEL ANGLE LINTEL SCHEDULE (TO SOPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
5'0"	L3 X 3 1/2 X 5/16	8"
7'0"	L4 X 3 1/2 X 5/16	8"
8'0"	L5 X 3 1/2 X 3/8	8"
9'0"	L5 X 3 1/3 X 3/8	9"
10'0"	L6 X 3 1/2 X 3/8	10"

4. ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 AT 16" o.c. RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PURLINS WITH 2X4 BRACES AT 48" o.c. MAXIMUM ANGLE FOR 2X4 BRACES=45° FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X4 BRACES=8' (TEE A 2X6 TO BRACE WHEN LENGTH EXCEEDS 8'-00"). ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2X6 STRONGBACK SUPPORTED BY JOIST OR (2) 2X12 DEPENDING ON CEILING JOIST DIRECTIONS (PROVIDE BLOCKING AT BRACE LOCATIONS), UNLESS OTHERWISE NOTED. PROVIDE 2X6 COLLAR TIES 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS AND VALLEY MEMBERS SHALL BE ONE SIZE LARGER THAN THE RAFTERS FOR SLOPES UPTO 10 ON 12; SLOPES GREATER THAN 10 ON 12 SHALL BE TWO SIZE LARGER (UN.O.). PROVIDE SIMPSON H2.5 HOLDDOWNS FOR RAFTERS TO TOP PLATE. ALL PERIMETER PONYWALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOISTS OR BLOCKING WITH 2X4'S AT 16" ON CENTER WITH (3) 12d NAILS EACH END. STRAPPING MUST BE USED WITH PERIMETER PONYWALLS TO STUDS BELOW.
5. LIVE LOADS: ROOF: 20 PSF CEILING: 20 PSF ATTIC STORAGE: 20 PSF FLOORS: 40 PSF
DEAD LOADS: ROOF: 15 PSF CEILING: 10 PSF ATTIC W/O. STORAGE: 10 PSF FLOORS: 20 PSF
WIND: 110 MPH EXPOSURE B
6. ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFERBOARD APA RATED SHEATING (32/16) RUN PERPENDICULAR TO THE RAFTERS AND NAILED WITH 8d NAILS 6" ON SUPPORTED EDGES AND 12" ON CENTER IN THE FIELD.
7. FLOOR DECKING SHALL BE 3/4" OR 1-1/8" APA STURD-I-FLOOR PLYWOOD OR 2X6 T&G INSTALLED DIAGONALLY.
8. STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 12" o.c. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS); HOLES SHALL BE 9/16" AND DRILLED. STEEL EDGE CLEARANCE SHALL BE 1-1/2" MINIMUM FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS FRAMED INTO ANOTHER, THE BEAM SHALL BE SUPPORTED BY A SIMPSON EQ5 HANGER. WOOD EDGE CLEARANCE SHALL BE 2-1/2" MINIMUM FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
9. DOUBLE SECOND FLOOR JOIST UNDER PARTITION WALLS ABOVE, UNLESS OTHERWISE NOTED.
10. ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.O.N.). ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.O.N.). PROVIDE 2X12 BLOCKING OR BRIDGING FOR ALL FLOOR JOISTS SPANS GREATER THAN 8'-00".
11. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS, UNLESS OTHERWISE NOTED.
12. HEADER SCHEDULE AS FOLLOWS (USE (2) 2X12'S WITH 1/2" PLYWOOD, UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS):

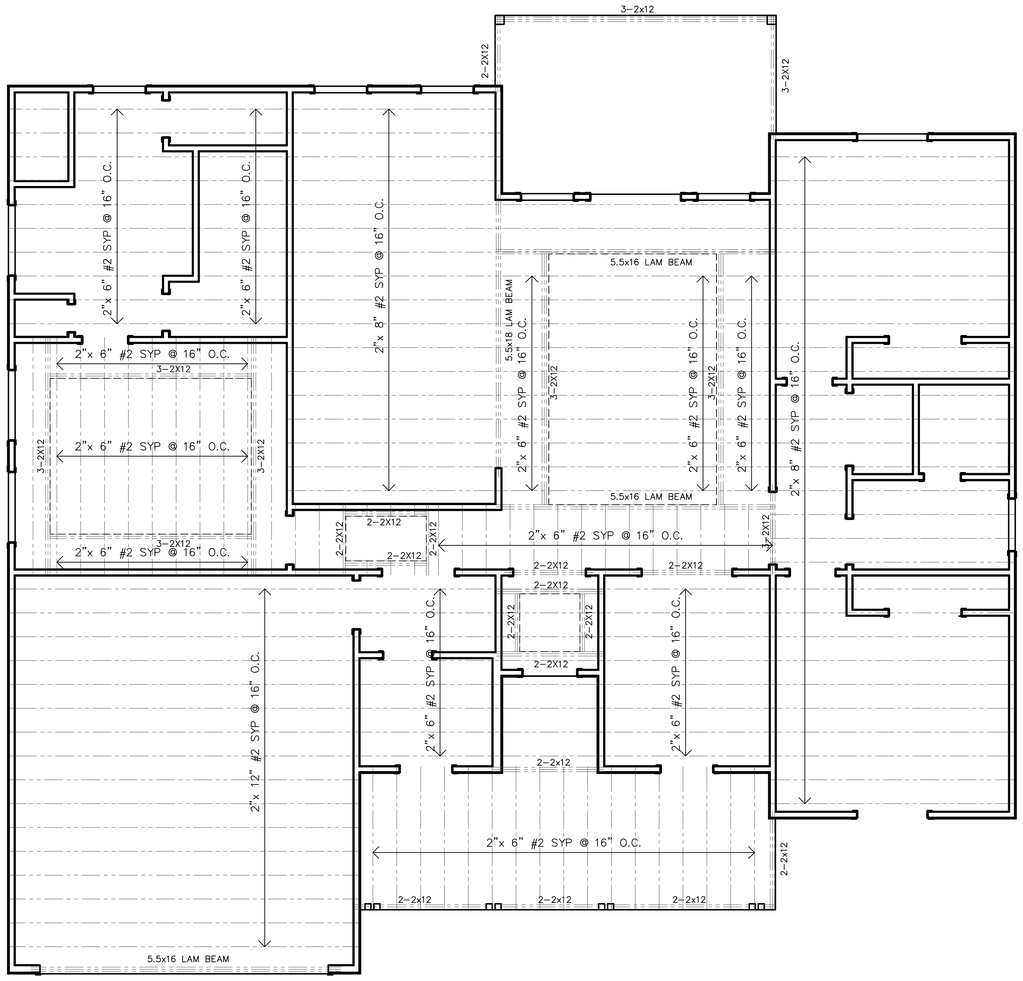
SIZE	MAXIMUM SPAN	
2-2X6	4'-6"	
2-2X8	6'-0"	ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES.
2-2X10	7'-6"	
2-2X12	9'-0"	

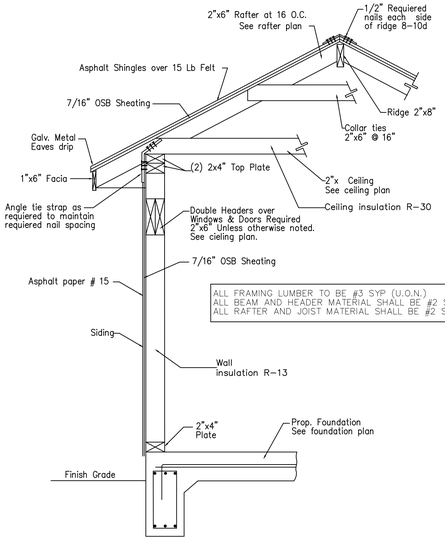
13. ANCHOR BOLTS (MINIMUM 1/2" DIAM. X 12" LONG AT 4'-0" CENTERS, MINIMUM TO PER PLATE), AND THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 1705. 1 OF THE 1994 STANDARD BUILDING CODE (U.O.N.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" o.c. THER SHALL BE NO SPLICES.
14. STUD WALLS HIGHER THAN 10' SHALL HAVE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c.
15. MICROLAMS TO BE INSTALLED PER TRUS JOIST CORPORATION'S "RESIDENTIAL PRODUCTS REFERENCE GUIDE". PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE". GLULAMS TO HAVE Fb=3000 PSI. TJI'S TO BE INSTALLED PER TRUS JOIST MACMILLIAN'S "BUILDER'S GUIDE TO THE SILENT FLOOR SYSTEM" OR ABOVE. PSL'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJI'S ARE TO BE GLUED TO THE FLOOR.
16. FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" X 4'-0" APA RATED PLYWOOD OR WAFERBOARD W/8d COMMON OR GALVANIZED BOX NAILS @ 6" o/c AT ALL EDGES (BLOCKING IS RIQUIRED) AND 12" o/c AT FIELD FOR THE SECOND FLOOR, AND @ 3" o/c AT ALL EDGES AND TOP AND BOTTOM PLATES (BLOCKING IS RIQUIRED) AND 12" o/c AT FIELD FOR THE FIRST FLOOR. SHEARWALLS ARE TO EXTEND TO UNDERSIDE OF FLOOR AND BE NAILED, PER ABOVE TO ALL PLATES. FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOARD (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED AT 7" ON CENTER WITH 5d COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAM. X 2-1/4" EMBEDEMENT HILTI KWIK BOLT 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON HDBA TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDDED.
17. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS, SHALL BE ACCORDING TO TABLE 25Q OF THE HOUSTON/UBC BUILDING CODE IS APPLICABLE (U.N.O. MULTIPLE STUDS SHAL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12"o.c. THERE SHALL BE NO SPLICES.
18. CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS , NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATION OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.

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 RIDGE AT 48" O.C.
3. ALL RAFTERS 2 X 6 @ 16" O.C. (U.N.O.) #2 SYP
4. DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
5. PROVIDE CROSSBRIDGING @ 1'-0" O.C. ON ALL 2X12 JOISTS.
6. PROVIDE RAFTER TIES AT ALL PLATE WHERE JOISTS ARE PERPENDICULAR TO RAFTER.
7. PROVIDE 2-2X STRONGBACKS ON SPANS OVER 10'-0".
8. ROOF FRAMING:
MAXIMUM UNSUPORTED SPAN FOR RAFTERS SHALL BE 10'-0". ALL ROOF BRACING SHALL BE SUPPORTED BY A WALL, 2-2X6 STRONGBACK, OR 2-2X12 DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATION), U.O.N., MAXIMUM ANGLE FOR 2X4 BRACES IN ATTIC SHALL BE 45 FROM VERTICAL. WHERE LENGTH OF BRACING EXCEEDS 8'-0", PROVIDE ALTERNATE BRACING METHODS AS DESCRIBED ON ATTACHED SHEET.
9. PROVIDE LEAD COATED COPPER FLASHING AT ALL VALLEYS, HIPS, & RIDGES WHERE APPLICABLE. ALSO APPLY FOR PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
10. ALL BEAM AND HEADER MATERIAL SHALL BE #2 SYP. ALL RAFTER AND JOIST MATERIAL SHALL BE #2 SYP.
11. ALL WALL STUDS SHALL BE STUD GRADE FIR 16" O.C.
12. ALL STEEL SHALL CONFORM TO ASTM A-36.
13. LIVE LOADS:
ROOF - 16 PSF
SECOND FLOOR - 40 PSF
ATTIC STORAGE - 30 PSF
14. SUPPORT ALL JOIST ON BEAMS WITH SIMPSON U-JOIST METAL HANGERS, UNLESS OTHERWISE NOTED, SUPPORT ALL BEAMS ON OTHER BEAMS WITH SIMPSON B/HB METAL HANGERS (U.N.O.)
15. ALL BEAMS FRAMING TO WALL ARE TO BE SUPPORTED BY A MINIMUM OF 2-2X4 OR 2-2X6 STUDS (U.O.N.).
16. ALL FRAMING DESIGNED TO SUSTAIN 110MPH 3SECOND WIND GUSTS.
17. ALL FRAMING LUMBER TO BE #3 SYP (U.O.N.)

FRAMING NOTES

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



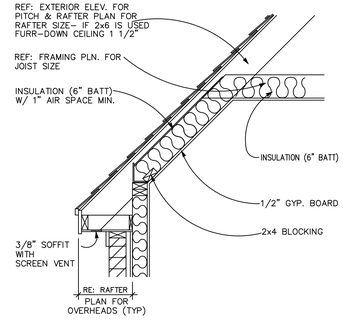


WALL SECTION

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

CEILING FRAMING PLAN

SCALE: 1/4"=1'-0"
NOTES:
1. PLATE HEIGHT AT 9'-0"
2. ALL FRAMING LUMBER TO BE #3 SYP (U.O.N.)
3. JOISTS SHALL BE SUPPORTED LATERALLY AT EACH END AND AT EACH SUPPORT.
4. SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST.



RAISED CEILING

LEGAL DESCRIPTION

TATE RESIDENCE
FLAMINGO STREET
LOT 38, BLOCK 4
LAKE CHATEAU WOODS SECTION 7
CONROE, TX 77385

SQUARE FOOTAGES

LIVING	1,814 SQ/FT
GARAGE	435 SQ/FT
FRONT PORCH	208 SQ/FT
REAR PATIO	154 SQ/FT
TOTAL LIVING:	797 SQ/FT
TOTAL AREA:	2,611 SQ/FT

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APPENDIX L

CONVENTIONAL LIGHT–FRAME WOOD CONSTRUCTION

FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION IN

HIGH–WIND AREAS

SECTION AL101

GENERAL

AL101.1 Scope. This chapter applies to regular–shaped single family residential buildings that are not more than three stories in height and are of conventional light–frame construction. Exception: Detached carports and garages not exceeding 700 square feet (65 m²) and accessory to Group R–3 occupancies need only comply with the roof–member– to–wall– tie requirements of Section AL103.8.

SECTION AL102

DEFINITION

CORROSION RESISTANT or NONCORROSIVE. Refers to a material having a corrosion resistance equal to or greater than a hot–dipped galvanized coating of 1.5 ounces of zinc per square foot (4 g/m²) of surface area. When an element is required to be corrosion resistant or noncorrosive, all of its parts, such as screws, nails, wire, dowels, bolts, nuts, washers, shims, anchors, ties and attachments, shall also be corrosion resistant or noncorrosive.

SECTION AL103

COMPLETE LOAD PATH AND UPLIFT TIES

AL103.1 General. Blocking, bridging, straps, approved framing anchors or mechanical fasteners shall be installed to provide continuous ties from the roof to the foundation system. Tie straps shall be 1¼–inch (28.6 mm) by 0.036–inch (0.91 mm) (No. 20 gage) sheet steel and shall be corrosion resistant as herein specified. All metal connectors and fasteners used in exposed locations or in areas otherwise subject to corrosion shall be of corrosion–resistant or noncorrosive material. The number of common nails specified is the total required and shall be equally divided on each side of the connection. Nails shall be spaced to avoid splitting of the wood.

Exception: Pre–manufactured connectors that provide equal or greater tie–down capacity may be used, provided that they are installed in compliance with all the manufacturer's specifications.

AL103.2 Wall–to– foundation tie. Exterior walls shall be tied to a continuous foundation system or an elevated foundation system in accordance with Section AL105.

AL103.3 Sills and foundation tie. Foundation plates resting on concrete or masonry foundations shall be bolted to the foundation with not less than ½–inch– diameter (13 mm) anchor bolts with 7–inch– minimum (178 mm) embedment into the foundation and spaced not more than 4 feet (1219 mm) on center.

AL103.4 Floor–to– foundation tie. The lowest–level exterior wall studs shall be connected to the foundation sill plate or an approved elevated foundation system with bent tie straps spaced not more than 32 inches (813 mm) on center. Tie straps shall be nailed with a minimum of 4 ten penny nails.

AL103.5 Wall framing details. The spacing of studs in exterior walls shall be in accordance with Chapter 23. Mechanical fasteners complying with this chapter shall be installed at a maximum of 32 inches (813 mm) on center as required to connect studs to the sole plates, foundation sill plate and top plates of the wall. The fasteners shall be nailed with a minimum of 8 eight penny nails.

Where openings exceed 4 feet (1219 mm) in width, the required tie straps shall be at each edge of the opening and connected to a doubled full–height wall stud. When openings exceed 12 feet (3658 mm) in width, two ties at each connection or a manufactured fastener designed to prevent uplift shall be provided.

AL103.6 Wall sheathing. All exterior walls and required interior main cross–stud partitions shall be sheathed in accordance with Chapter 23.

AL103.7 Floor–to– floor tie. Upper–level exterior wall studs shall be aligned and connected to the wall studs below with tie straps placed a minimum of 32 inches (813 mm) on center and connected with a minimum of 6 eight penny nails per strap.

AL103.8 Roof–members– to–wall tie. Tie straps shall be provided from the side of the roof–framing member to the supporting member below the roof. Tie straps shall be placed at every roof–framing member and connected with a minimum of 8 eight penny nails.

AL103.9 Ridge ties. Opposing common rafters shall be aligned at the ridge and be connected at the rafters with tie straps spaced a maximum of 32 inches (813 mm) on center and connected with 8 eight penny nails.

AL103.10 Gable–end walls. Gable–end wall studs shall be continuous between points of lateral support that are perpendicular to the plane of the wall. Gable–end wall studs shall be attached with approved mechanical fasteners at the top and bottom. Eight 8 penny nails shall be required for each fastener. Fasteners shall be spaced a maximum of 32 inches (813 mm) on center.

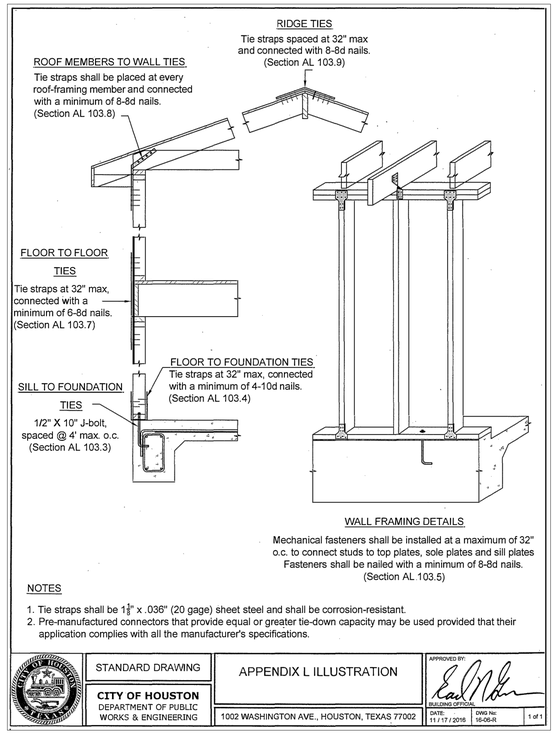
SECTION AL104

ROOFS

AL104.1 Roof sheathing. Solid roof sheathing shall be applied and shall consist of a minimum 1–inch– thick (25.4 mm) nominal lumber applied diagonally or a minimum 15/32–inch– thick (11.9 mm) wood structural panel or particle board (OSB) or other approved sheathing applied with the long dimension perpendicular to supporting rafters. Sheathing shall be nailed to roof framing in an approved manner. The end joints of wood structural panels or particle board shall be staggered and shall occur over blocking, rafters, or other supports.

AL104.2 Roof covering. Roof coverings shall be approved and shall be installed and fastened in accordance with Chapter 15 and with the manufacturer's instructions.

AL104.3 Roof overhang. The roof eave overhang shall not exceed 3 feet (914 mm) unless an analysis is provided showing that the required resistance is provided to prevent uplift. The roof overhang at gabled ends shall not exceed 2 feet (610 mm) unless an analysis showing that the required resistance to prevent uplift is provided.



SECTION AL105

ELEVATED FOUNDATION

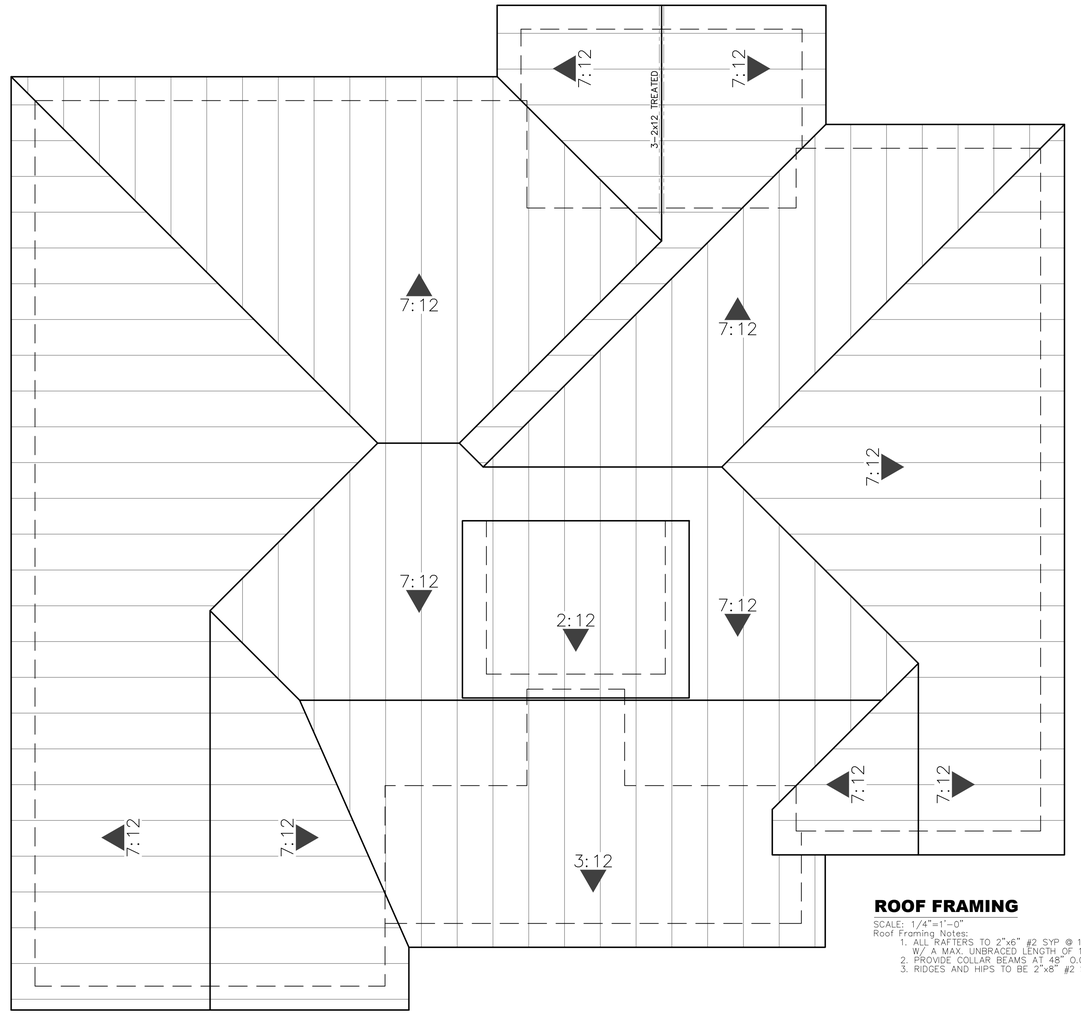
AL105.1 General. When approved, elevated foundations supporting not more than one story and meeting the provisions of this section may be used. A foundation investigation may be required by the building official.

AL105.2 Material. All exposed wood–framing members shall be treated wood. All metal connectors and fasteners used in exposed locations shall be corrosion–resistant or noncorrosive steel.

AL105.3 Wood piles. The spacing of wood piles shall not exceed 8 feet (2438 mm) on center. Square piles shall not be less than 10 inches (254 mm) and tapered piles shall have a tip of not less than 8 inches (203 mm). Eight–inch– square (5161 mm²) piles shall have a minimum embedment length of 5 feet (1524 mm) and shall project not more than 8 feet (2438 mm) above undisturbed ground surface. Eight–inch (203 mm) taper piles shall have a minimum embedment length of 6 feet (1828 mm) and shall project not more than 7 feet (2134 mm) above undisturbed ground surface.

AL105.4 Girders. Floor girders shall consist of solid sawn timber, built–up 2–inch– thick (51 mm) lumber, or trusses. Splices shall occur over wood piles. The floor girders shall span in the direction parallel to the potential floodwater and wave action.

AL105.5 Connections. Wood piles may be notched to provide a shelf for supporting the floor girders. The total notching shall not exceed 50 percent of the pile cross section. Approved bolted connections with ¼–inch (6.4 mm) corrosion–resistant or noncorrosive steel plates and ¾–inch–diameter (19 mm) bolts shall be provided. Each end of the girder



ROOF FRAMING

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

Roof Framing Notes:
1. ALL RAFTERS TO 2"x6" #2 SYP @ 16" O.C. W/ A MAX. UNBRACED LENGTH OF 10'-0"
2. PROVIDE COLLAR BEAMS AT 48" O.C. IN UPPER
3. RIDGES AND HIPS TO BE 2"x8" #2 SYP

LEGAL DESCRIPTION

TATE RESIDENCE
FLAMINGO STREET
LOT 3B, BLOCK 4
LAKE CHATEAU WOODS SECTION 7
CONROE, TX 77385

SQUARE FOOTAGES

LIVING	1,814 SQ/FT
GARAGE	435 SQ/FT
FRONT PORCH	208 SQ/FT
REAR PATIO	154 SQ/FT
TOTAL MISC AREA:	797 SQ/FT
TOTAL AREA:	2,611 SQ/FT

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5 OF 5