

108.13'

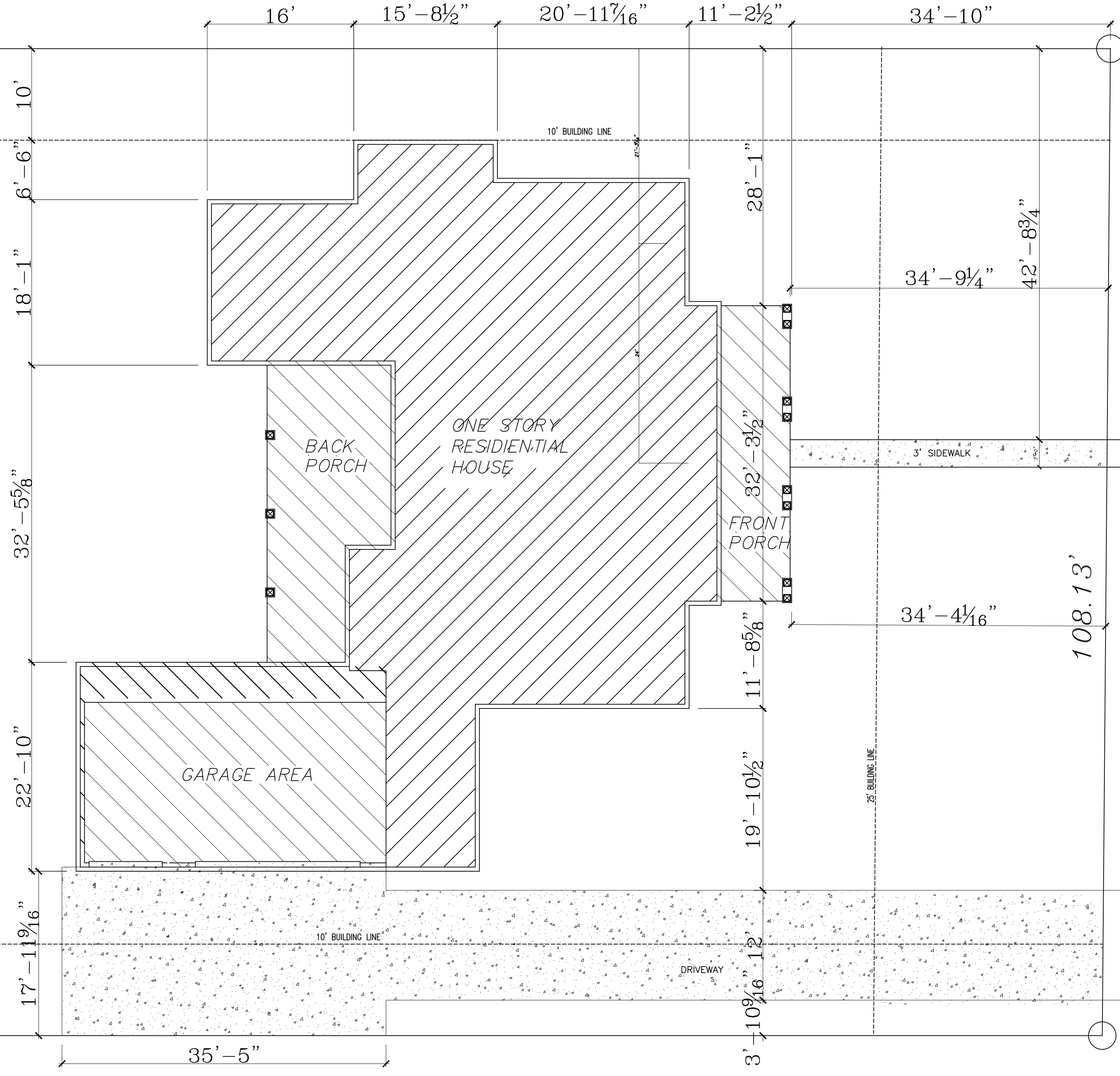
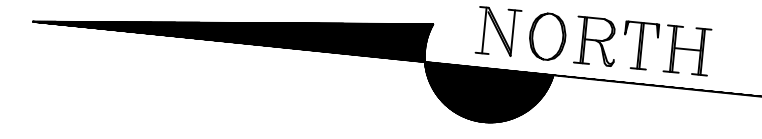
16' UTILITY EASEMENT

50' BUILDING LINE

363.50'

LOT 4

362.71'



IMPERVIOUS AREA	SQ.FT. AREA
PROPOSED HOUSE/GARAGE/PORCH	3,968 SQ.FT.
PROPOSED DRIVE/ SIDEWALK	1,711 SQ.FT.
EXISTING IMPERVIOUS TOTAL	5,679 SQ.FT.
TOTAL LOT SIZE	39,261 SQ.FT.
% OF IMPERVIOUS AREA	14.46%

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

OAK STREET

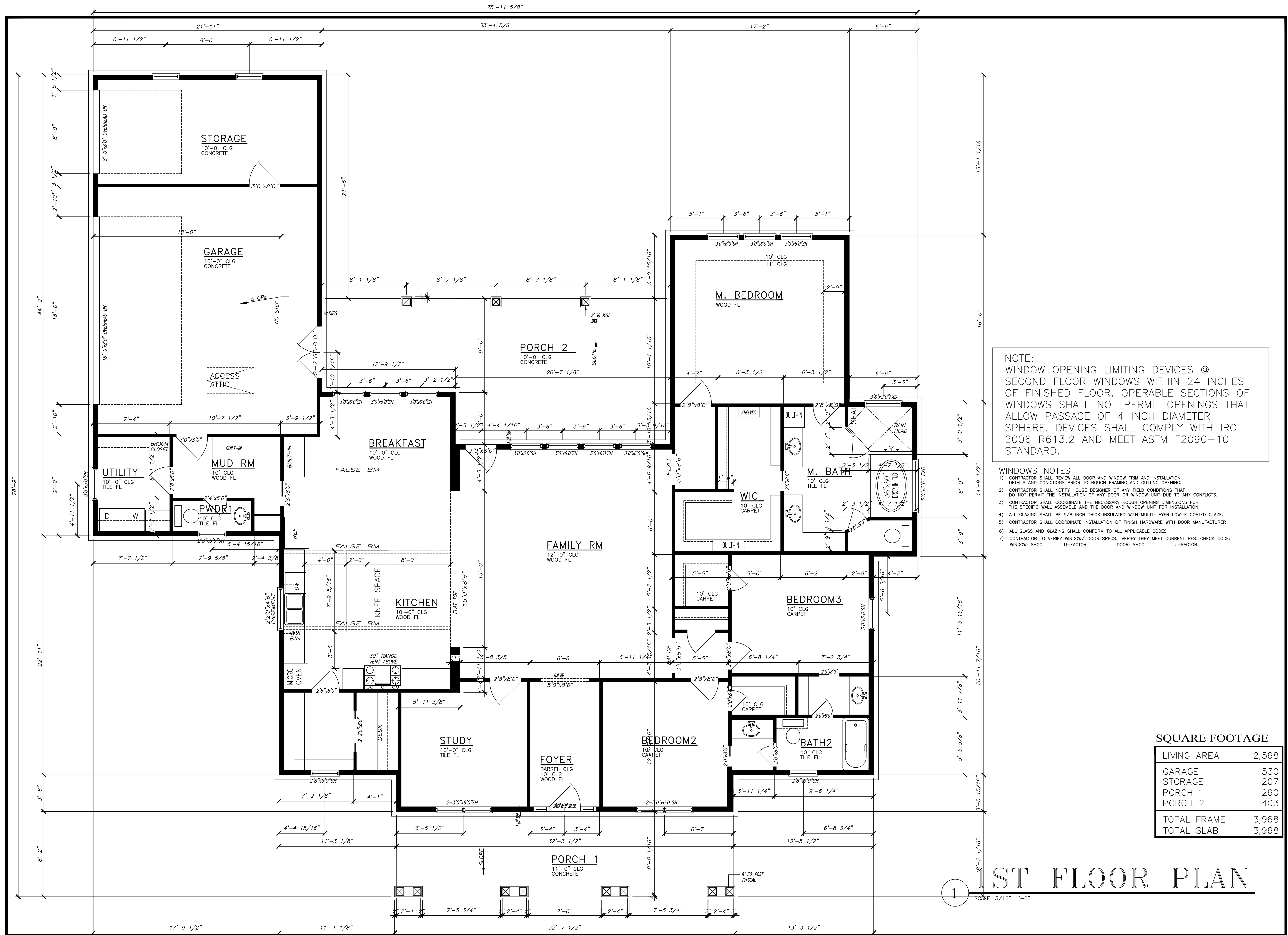
Spec House
495 Oak Street Lot 1
ANAHUAC, Texas

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A-0



NOTE:
 WINDOW OPENING LIMITING DEVICES @ SECOND FLOOR WINDOWS WITHIN 24 INCHES OF FINISHED FLOOR. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF 4 INCH DIAMETER SPHERE. DEVICES SHALL COMPLY WITH IRC 2006 R613.2 AND MEET ASTM F2090-10 STANDARD.

- WINDOWS NOTES**
- 1) CONTRACTOR SHALL REVIEW ALL DOOR AND WINDOW TRIM AND INSTALLATION DETAILS AND CONDITIONS PRIOR TO ROUGH FRAMING AND CUTTING OPENING.
 - 2) CONTRACTOR SHALL NOTIFY HOUSE DESIGNER OF ANY FIELD CONDITIONS THAT DO NOT PERMIT THE INSTALLATION OF ANY DOOR OR WINDOW UNIT DUE TO ANY CONFLICTS.
 - 3) CONTRACTOR SHALL COORDINATE THE NECESSARY ROUGH OPENING DIMENSIONS FOR THE SPECIFIC WALL ASSEMBLY AND THE DOOR AND WINDOW UNIT FOR INSTALLATION.
 - 4) ALL GLAZING SHALL BE 5/8 INCH THICK INSULATED WITH MULTI-LAYER LOW-E COATED GLAZE.
 - 5) CONTRACTOR SHALL COORDINATE INSTALLATION OF FINISH HARDWARE WITH DOOR MANUFACTURER.
 - 6) ALL GLASS AND GLAZING SHALL CONFORM TO ALL APPLICABLE CODES.
 - 7) CONTRACTOR TO VERIFY WINDOW/ DOOR SPECS.. VERIFY THEY MEET CURRENT RES. CHECK CODE: WINDOW: SHGC: U-FACTOR: DOOR: SHGC: U-FACTOR:

SQUARE FOOTAGE

LIVING AREA	2,568
GARAGE	530
STORAGE	207
PORCH 1	260
PORCH 2	403
TOTAL FRAME	3,968
TOTAL SLAB	3,968

1ST FLOOR PLAN

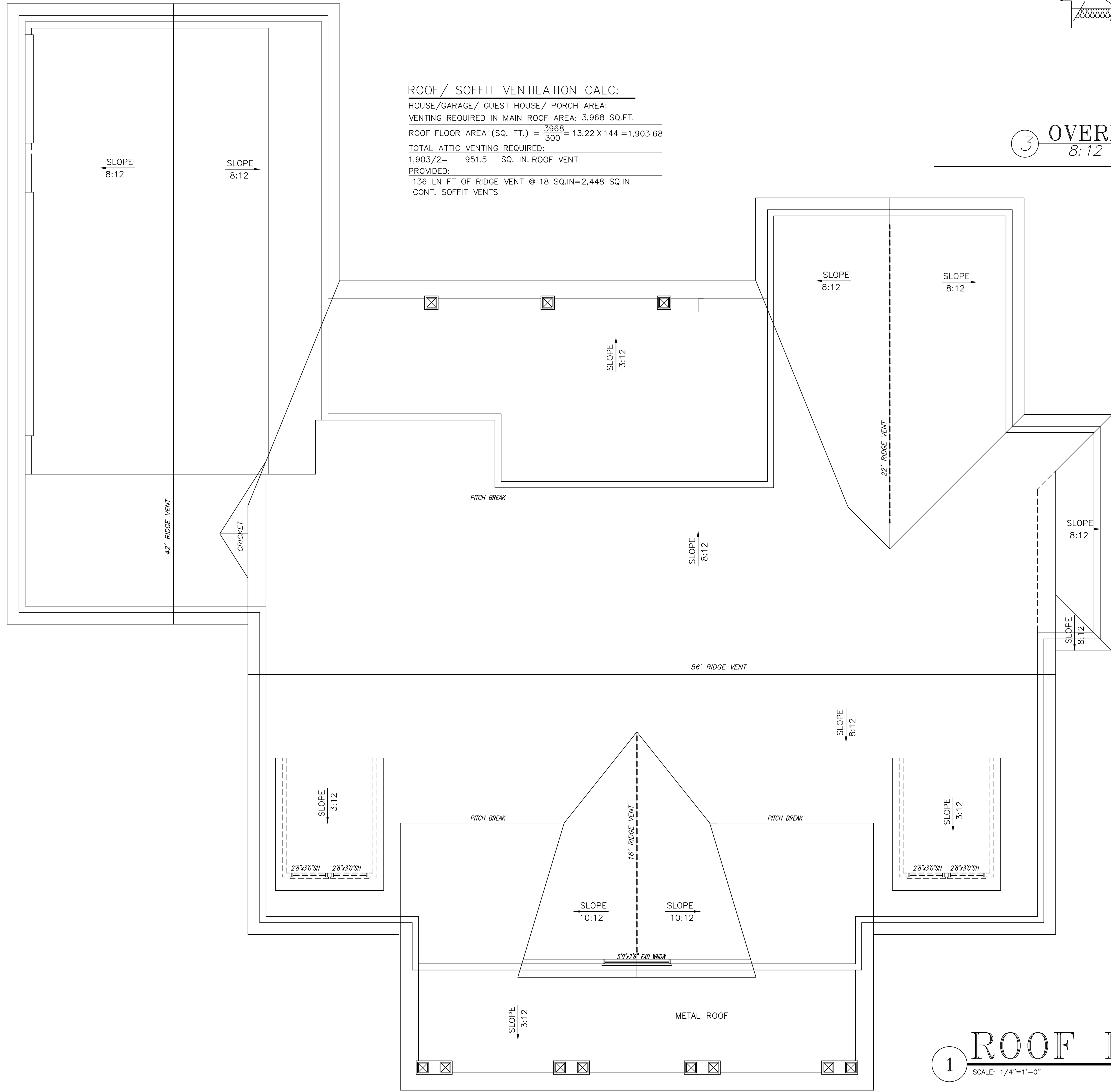
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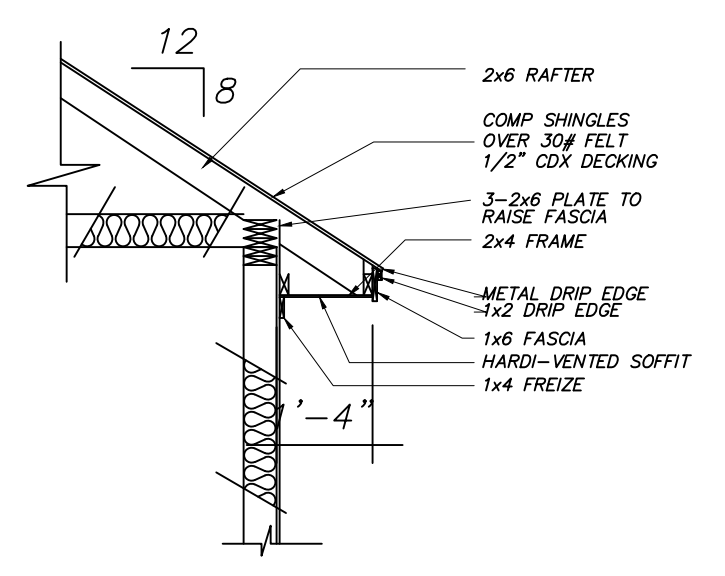
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ROOF/ SOFFIT VENTILATION CALC:
 HOUSE/GARAGE/ GUEST HOUSE/ PORCH AREA:
 VENTING REQUIRED IN MAIN ROOF AREA: 3,968 SQ.FT.
 ROOF FLOOR AREA (SQ. FT.) = $\frac{3968}{300} = 13.22 \times 144 = 1,903.68$
 TOTAL ATTIC VENTING REQUIRED:
 $1,903/2 = 951.5$ SQ. IN. ROOF VENT
 PROVIDED:
 136 LN FT OF RIDGE VENT @ 18 SQ.IN.=2,448 SQ.IN.
 CONT. SOFFIT VENTS



③ OVERHANG TYPICAL
 8:12 SLOPE
 SCALE: 3/8"=1'-0"

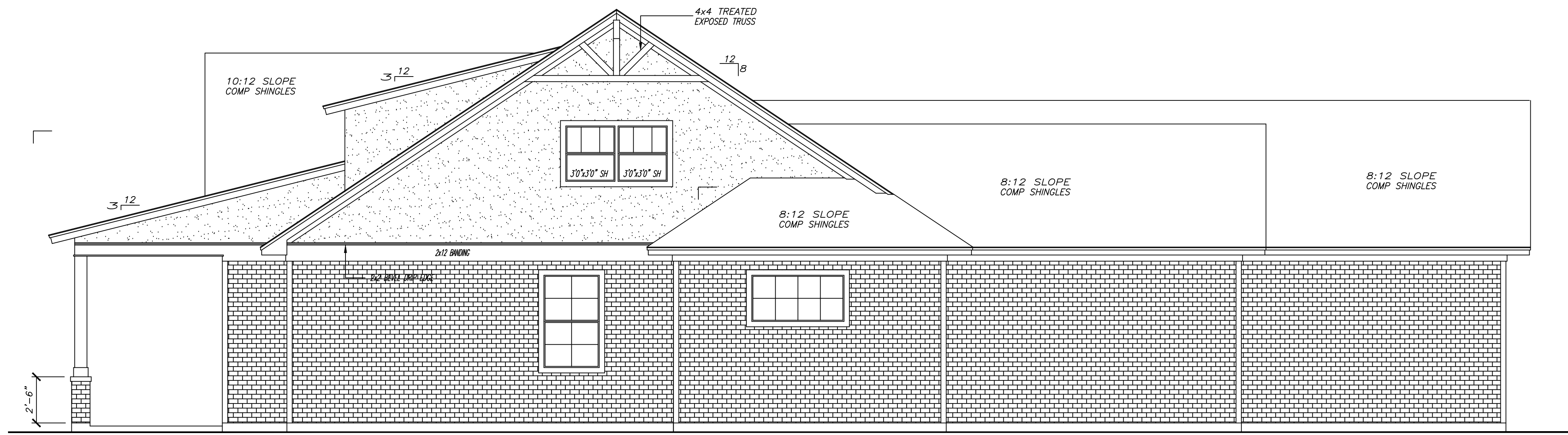
① ROOF PLAN
 SCALE: 1/4"=1'-0"

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 A-2



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

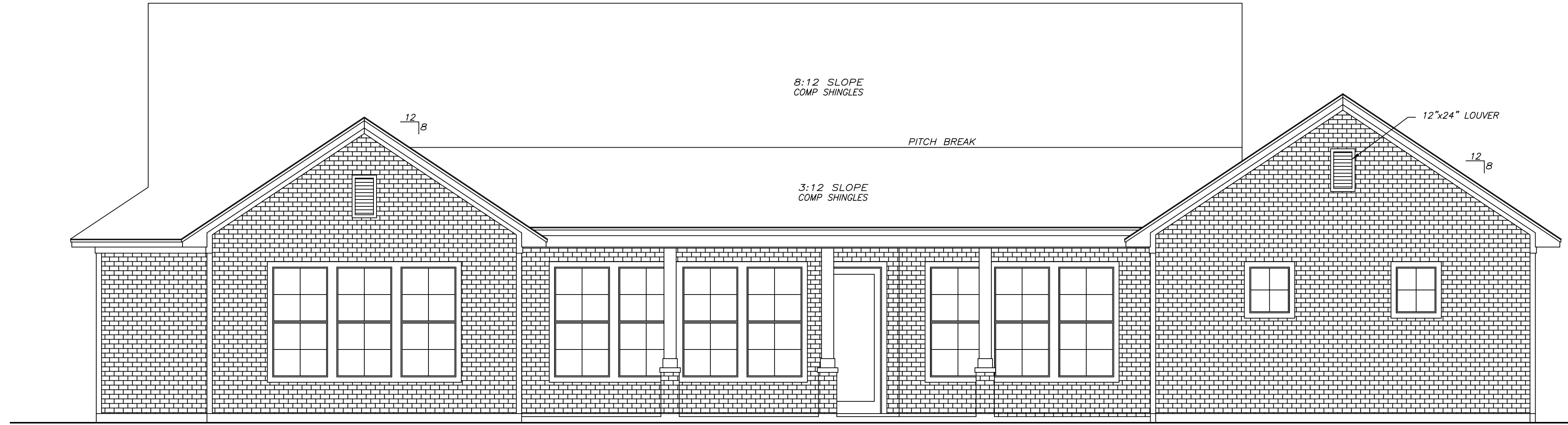


1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

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3 BACK ELEVATION
SCALE: 1/4"=1'-0"



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

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A-4

Spec House

495 Oak Street Lot 1
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A-5



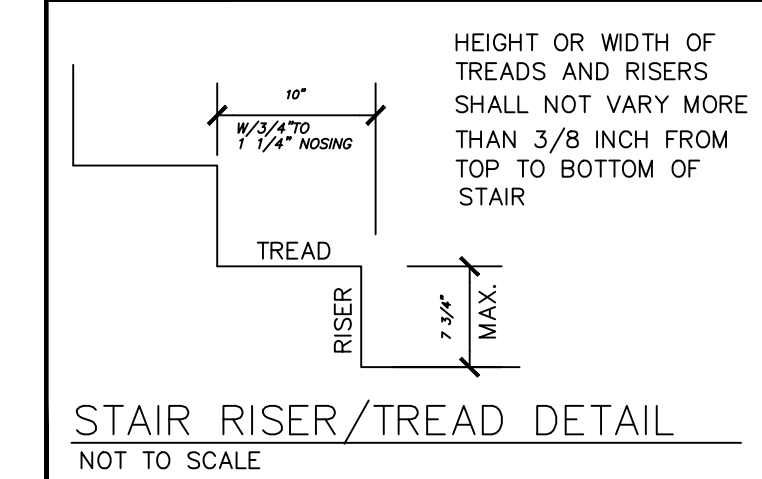
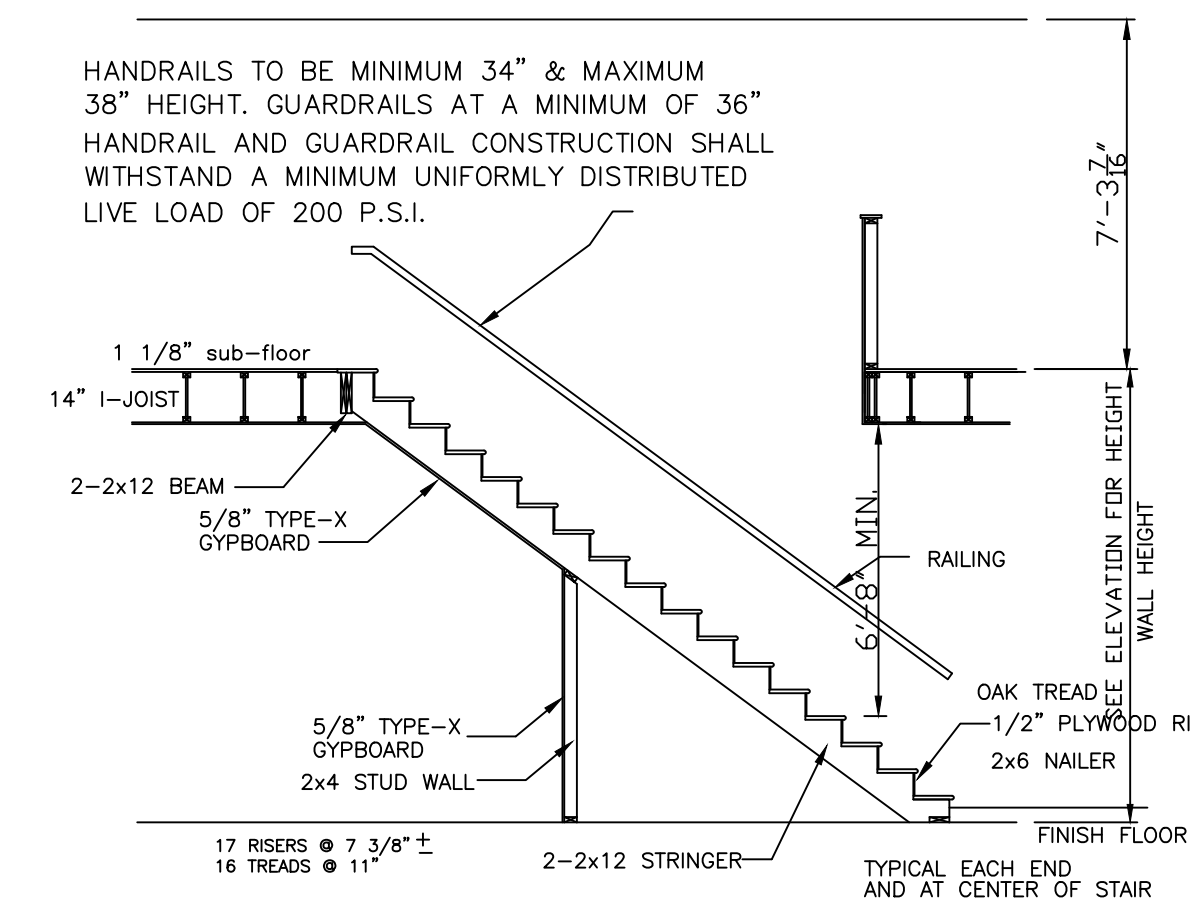
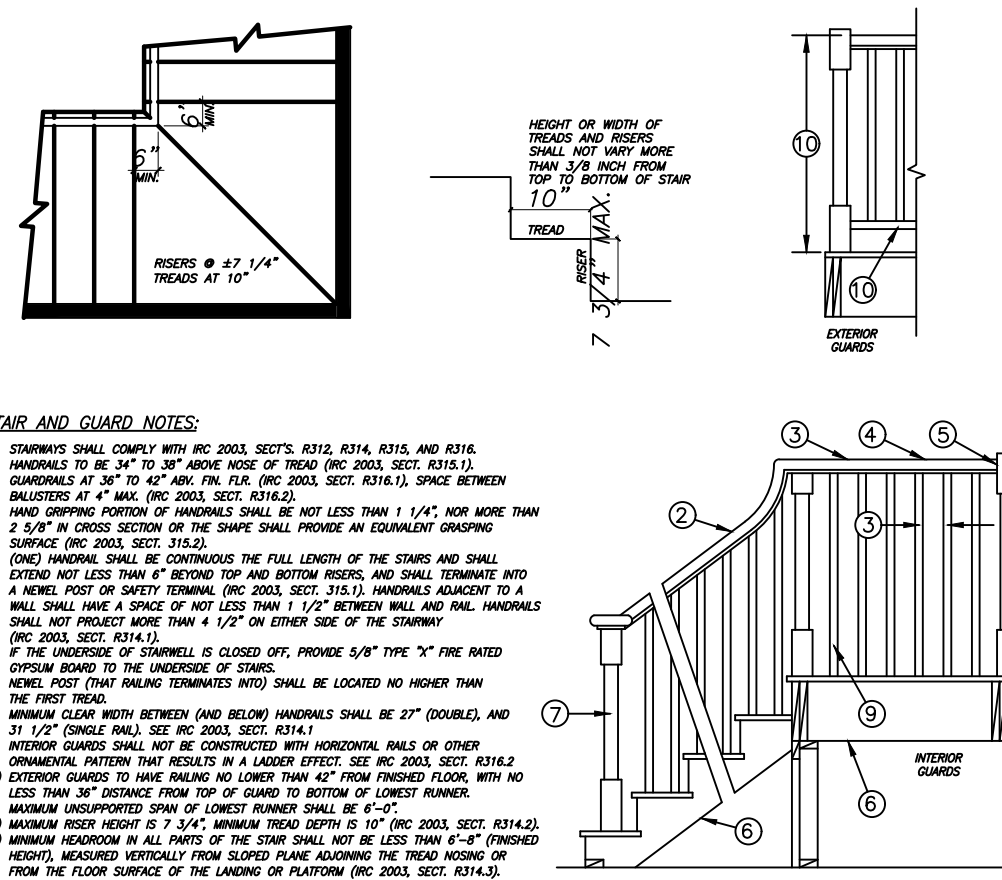
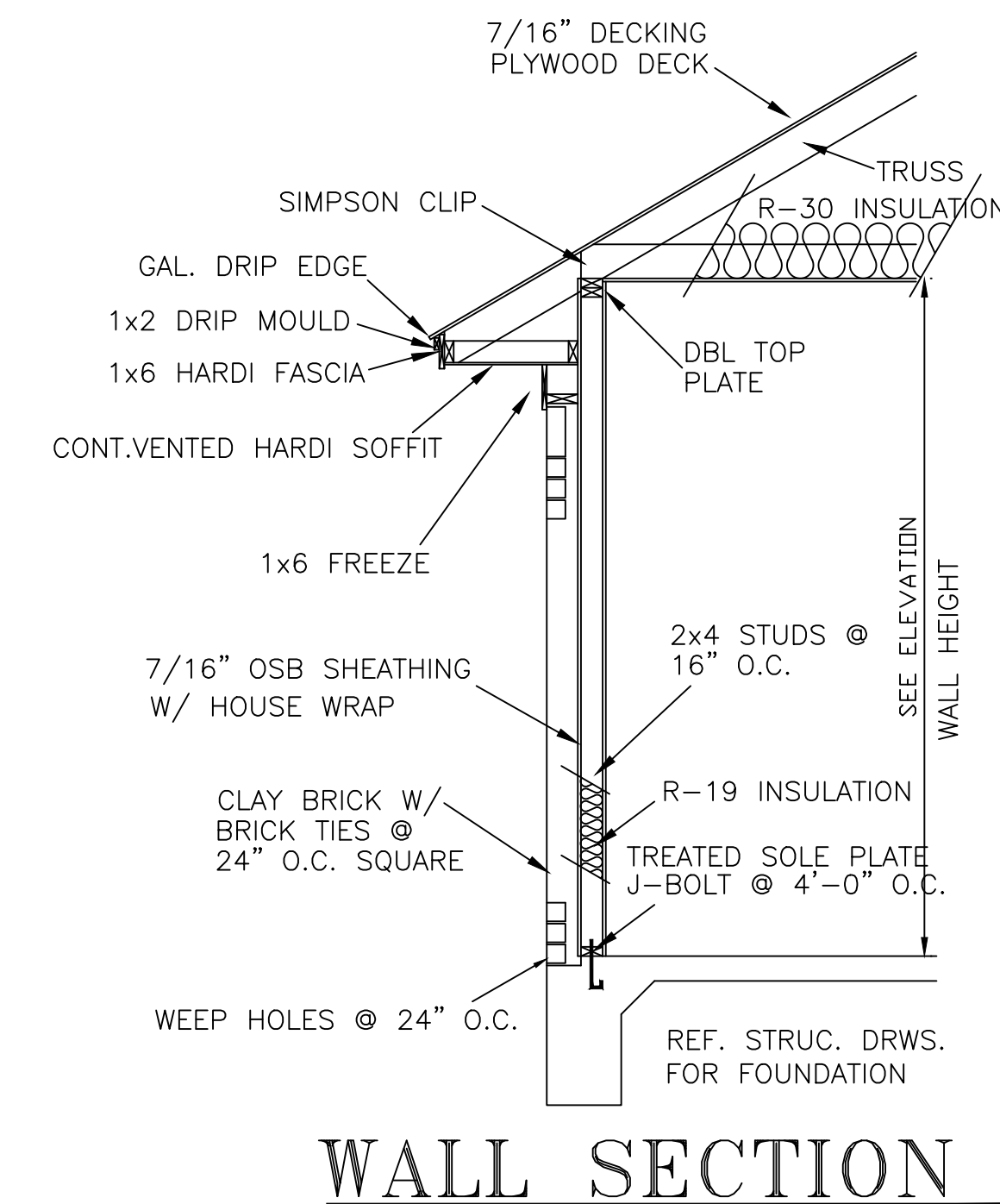
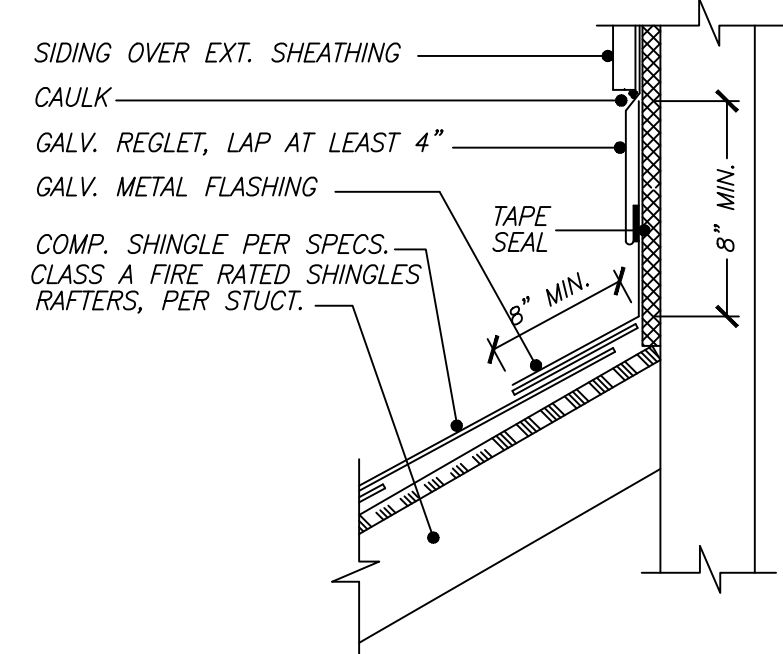
- ### LEGEND
- PIN SPOT CAN
 - 4" CAN
 - LRG. SPOT CAN
 - ⊗ EXHAUST FAN
 - ⊕ WALL MOUNTED FIXTURE
 - ⊙ EYE BALL SPOT
 - ⊖ HANGING FIXTURE
 - ⊘ UNDER CAB. STRIP LIGHT
 - ⊙ 110V SMOKE DETECTOR
 - ⊙ FLOODS ON PHOTO CELL
 - ⊙ FLOODS SWITCHED
 - ⊙ FIXTURE
 - ⊙ CARBON MONOXIDE DET.
 - ⊙ 20A (AS NOTED)
 - ⊙ 110V DUPLEX
 - ⊙ 220V
 - ⊙ 110V QUADRA PLEX
 - ⊙ PHONE
 - ⊙ CABLE
 - ⊙ FLOOR PLUG
 - ⊙ CENTRAL VAC.
 - ⊙ JUNCTION BOX
 - ⊙ THERMOSTAT
 - ⊙ WALL SWITCH

- ### NOTES:
- 2) ELECTRIC WATER HEATER AND HEATING FURNACE
 - 3) SECURITY SYSTEM WILL BE INSTALLED PRIOR TO APPLICATION OF DRY WALL AND ACCORDING TO MANUFACTURERS SPECS. AS NEGOTIATED BY OWNER UNDER SEPARATE CONTRACT.
 - 4) SMOKE DETECTORS AS SHOWN. SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACKUP
 - 5) SMOKE DETECTORS IN ATTIC NEAR HEATER UNITS & WATER HEATERS
 - 6) MIN. 2 LIGHTS IN EACH ATTIC AREA. MIN.
 - 7) HARD WIRE HOUSE FOR SECURITY SYSTEM TO BE SELECTED BY OWNER
 - 8) PROVIDE GAS FOR FUTURE GENERATOR AS SHOWN. FOR TRANSFER SWITCH.

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

NOTES:

1. ATTIC ACCESS ROUGH OPENING 30"x54". STAIR CAPACITY A MINIMUM OF 350 POUNDS CAPACITY
2. ALL WALLS AND CEILINGS OF GARAGE TO HAVE 5/8" TYPE "X" SHEETROCK TYPICAL.
3. 44" MAX SILL HEIGHT IN ALL HABITABLE ROOMS
4. TILE TO BE THIN SET ON APPROPRIATE BACKER BOARD.
5. CONTRACTOR TO PROVIDE ATTIC VENTILATION
6. GUTTERS AND DOWNSPOUTS AS REQUIRED
7. ALL FINISHED AREAS UNDER STAIRS TO HAVE 5/8" THICK FIRERATED SHEET ROCK ON ALL WALLS AND CEILINGS.
8. WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH, FRAMING TO BE PROTECTED WITH WATERPROOF PAPER CONFORMING TO PARAGRAPH R703.2 OF THE IRC 2006
9. CONTRACTOR TO PROVIDE LINTELS ABOVE ALL OPENINGS WITH BRICK ABOVE
10. SHOWER STALL WALLS TO BE FINISHED WITH NON-ABSORBENT SURFACE TO MIN. HEIGHT OF 72" ABOVE DRAIN INLET [SECTION 510 (B)] DURO-ROCK OR BACKER BOARD ON TILE WALLS TYPICAL
11. SEE TABLE R602.3(1) FOR FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
12. STRUTS MIN. 2x4 8'-0" MAX. LENGTH MIN 45 FROM HORIZONTAL
13. A LEVEL SERVICE SPACE A MIN. 30" DEEP AND 30" WIDE SHALL BE PRESENT ALONG ALL SIDES OF APPLIANCE(S) IN ATTIC WHERE ACCESS IS REQUIRED. PROVIDE AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30" HIGH AND 22" WIDE AND NOT MORE THAN 20' IN LENGTH WHEN MEASURED ALONG THE CENTER LINE OF PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF IRC AND NOT LESS THAN 24" WIDE.
14. EVERY DWELLING UNIT TO HAVE KITCHEN & BATHROOM WITH HOT & COLD RUNNING WATER.
15. EVERY DWELLING UNIT TO HAVE HEATING FACILITIES
16. CROSS VENTILATION AT ENCLOSED ATTICS
17. STUDS AT 16" O.C. UNLESS NOTED OTHERWISE
18. WHEN WATER HEATER IS LOCATED IN ATTIC, PLACE ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE.
19. THE SOILS REPORT AND PLAT FOR THIS SUBDIVISION ON FILE WITH THE CITY.
20. KITCHEN SINK WITH DISPOSAL.
21. HANDRAILS SHALL BE NO LESS THAN 34" MIN., NO MORE THAN 38" INCHES ABOVE THE NOSING OF TREADS. HANDRAILS SHALL BE CONT. THE FULL LENGTH OF THE STAIRS. SEE SECTION R315 IRC 2006
22. OPEN GUARDRAIL AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH . SEE SECTION R316 OF IRC 2006
23. ALL EXTERIOR WALL AND MAIN CROSS STUDS PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR TO END AS POSSIBLE, SEE PARAGRAPH R602.10.3 OF IRC 2006
24. PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL REFER TO PARAGRAPH R502.12 & R602.8 OF THE IRC 2006
25. ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AS STATED IN R310.1.1., R310.2.2. AND R310.1.3.
26. A CRAWL SPACE ACCESS OPENING OF (MIN.) 18" x 24" SHALL BE PROVIDED. IF MECHANICAL EQUIPMENT IS LOCATED UNDER-FLOOR ACCESS SHALL ABIDE BY IRC M1305.1.4.
27. SELF CLOSING TIGHT FITTING DOOR 1 3/8" THICK OR A SELF-CLOSING TIGHT FITTING DOOR HAVING A FIRE PROTECTION OF 20 MINUTES BETWEEN THE RESIDENCE AND GARAGE. PER SECTION 309.1 IRC 2006
28. ATTIC DISAPPEARING STAIRS MAY BE INSTALLED IN THE GARAGE CEILING PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8 INCH THICK FIRE RETARDANT TREATED PLYWOOD OR COVERED WITH A MINIMUM OF 16 GAGE SHEET METAL. AS PER IRC 2006 R309.2

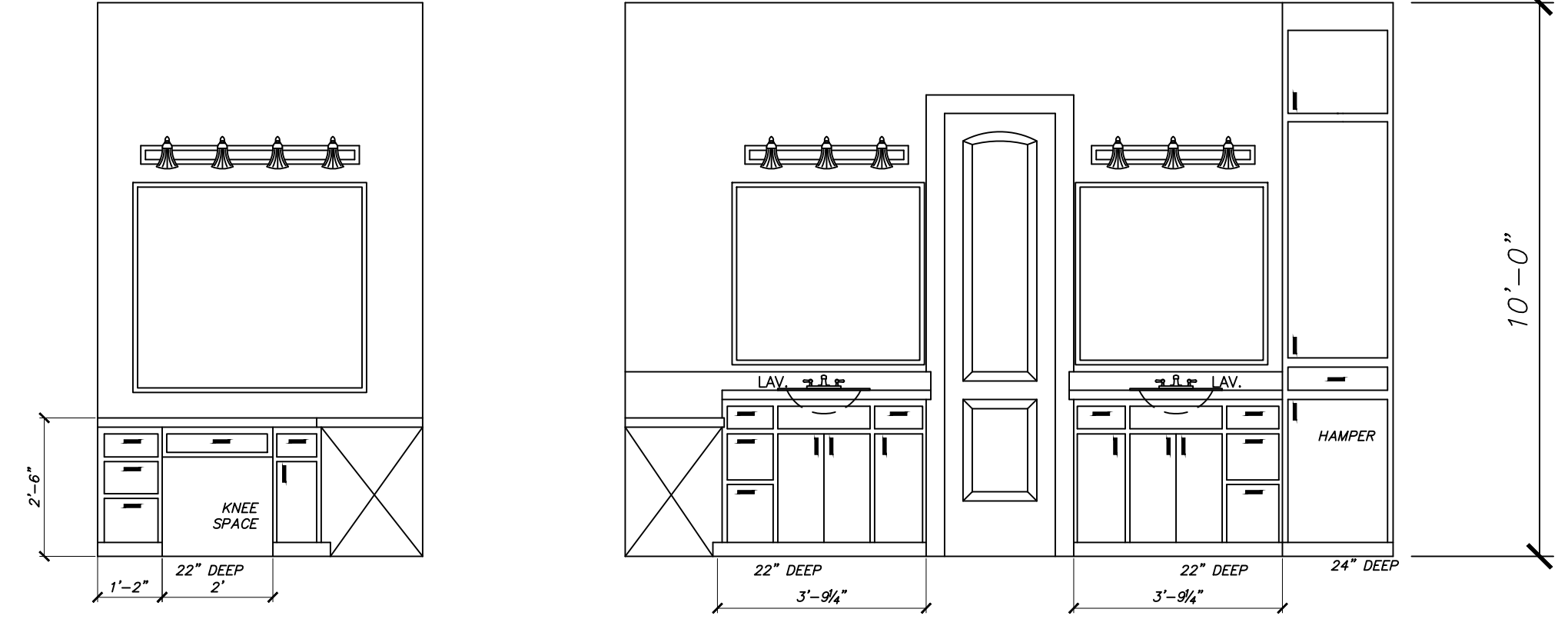


1 DETAILS / NOTES
SCALE: 1/4"=1'-0"

Spec House
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ANAHUAC, Texas

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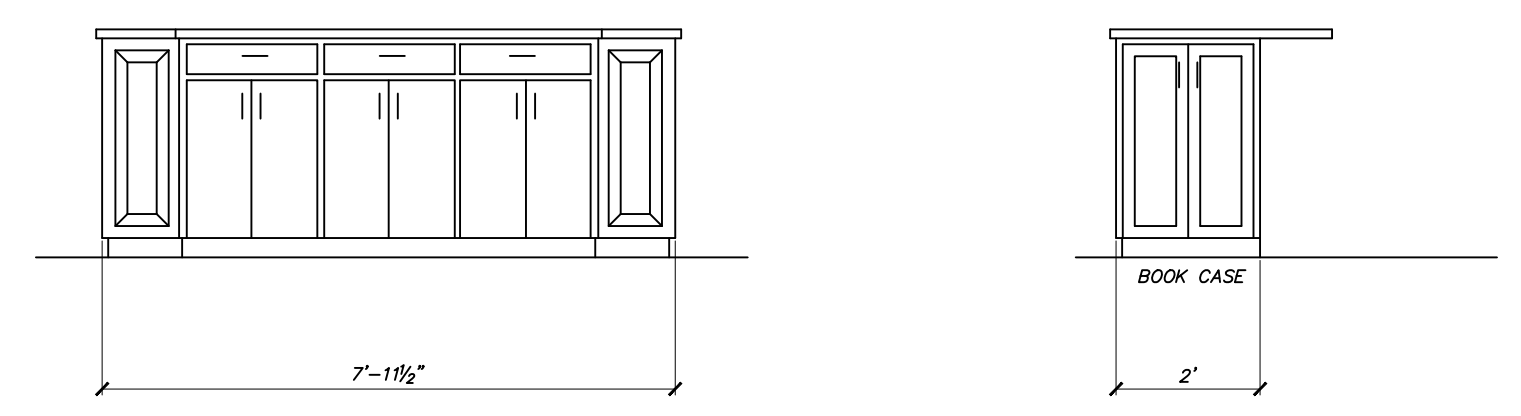
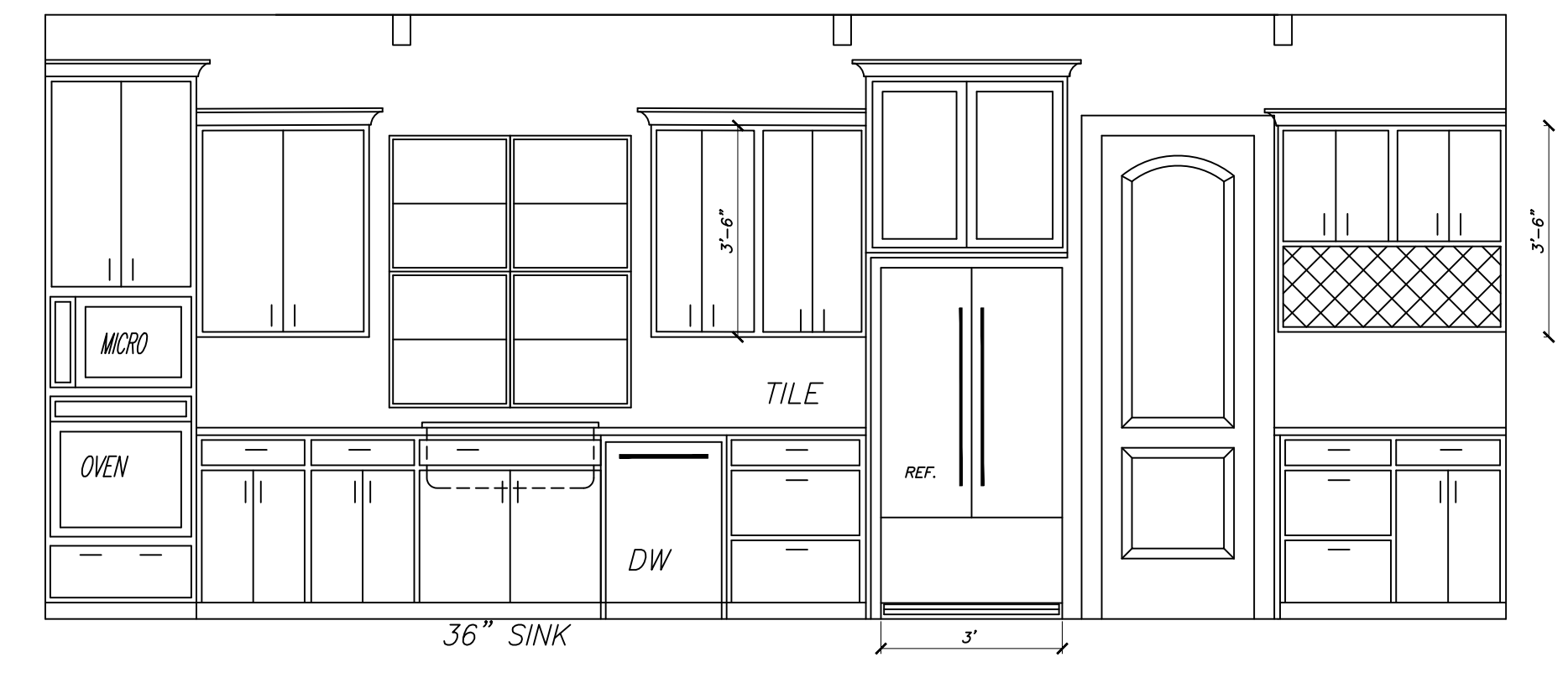
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A-6



MASTER BATHROOM



KITCHEN

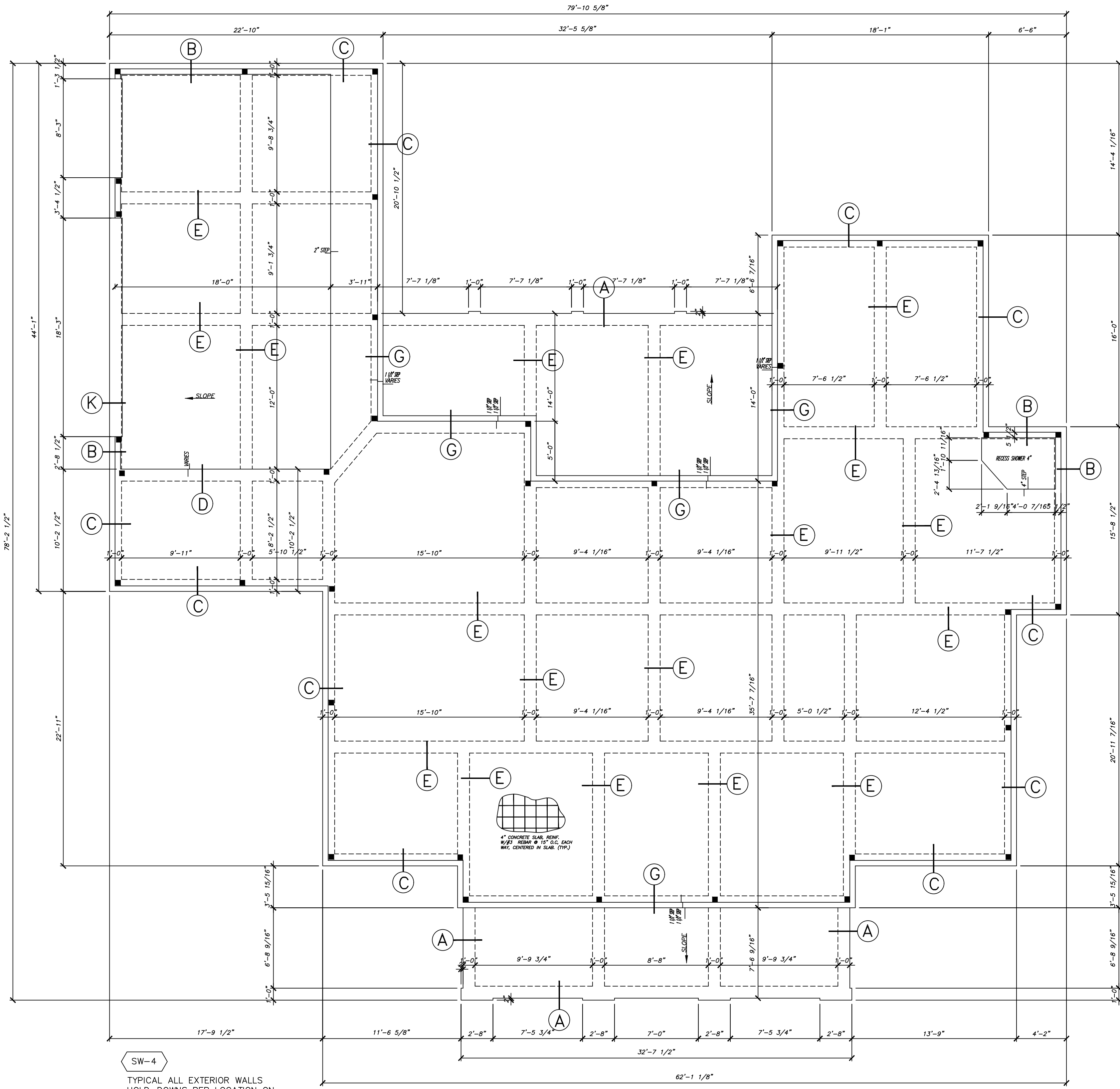


KITCHEN-ISLAND

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SW-4

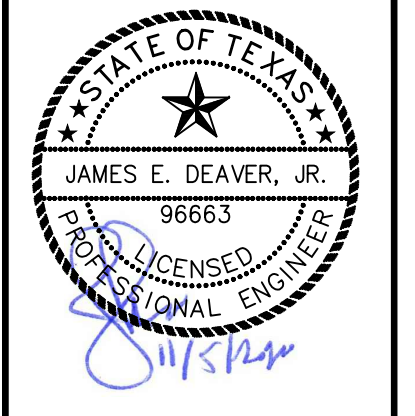
TYPICAL ALL EXTERIOR WALLS
HOLD-DOWNS PER LOCATION ON
PLAN

- SIMPSON STHD14 WET SET
ALTERNATE: SIMPSON HTT5
MAXIMUM SPACING OF HOLD
DOWNS TO BE 16'-0" SPACING.
MINIMUM 2 STUDS REQUIRED @
HOLD DOWN. SEE SHEARWALL
PLAN FOR DETAILS

4" CONCRETE SLAB REINFORCED WITH #4 BARS @ 15" O.C. EACH WAY, CONTINUED IN SLAB (TYP.)

1 FOUNDATION PLAN

SCALE: 3/16"=1'-0"
SEE SHEET S-2 FOR DETAILS



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MARK	DATE	DESCRIPTION
A	3/15/2020	PERMIT / CONSTRUCTION
B	12/1/2020	UPDATE PLANS

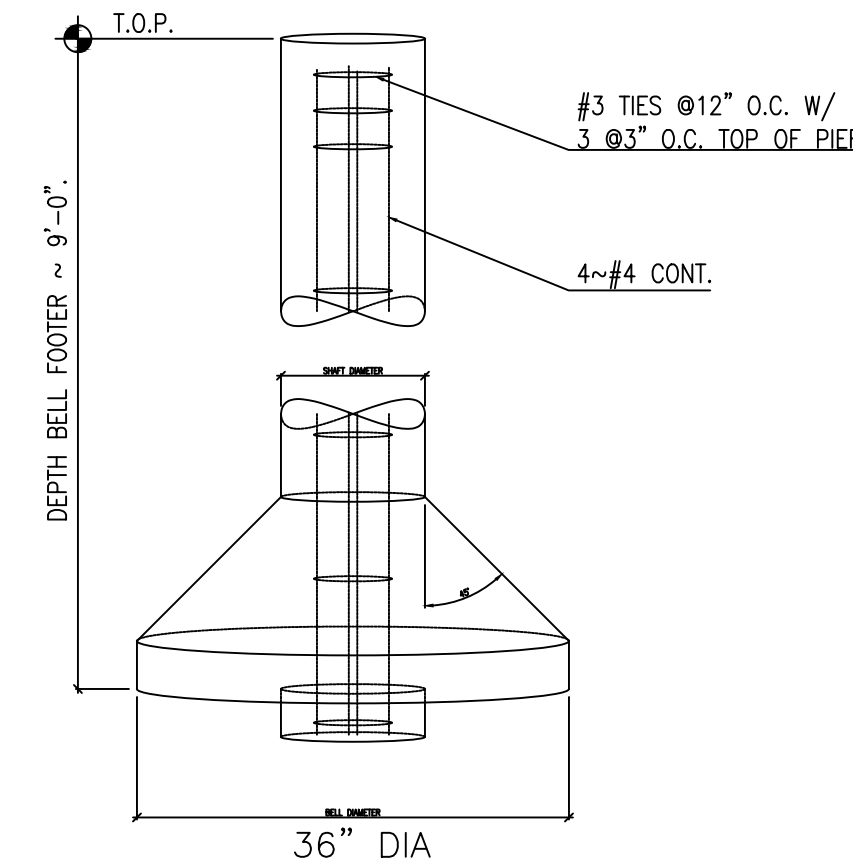
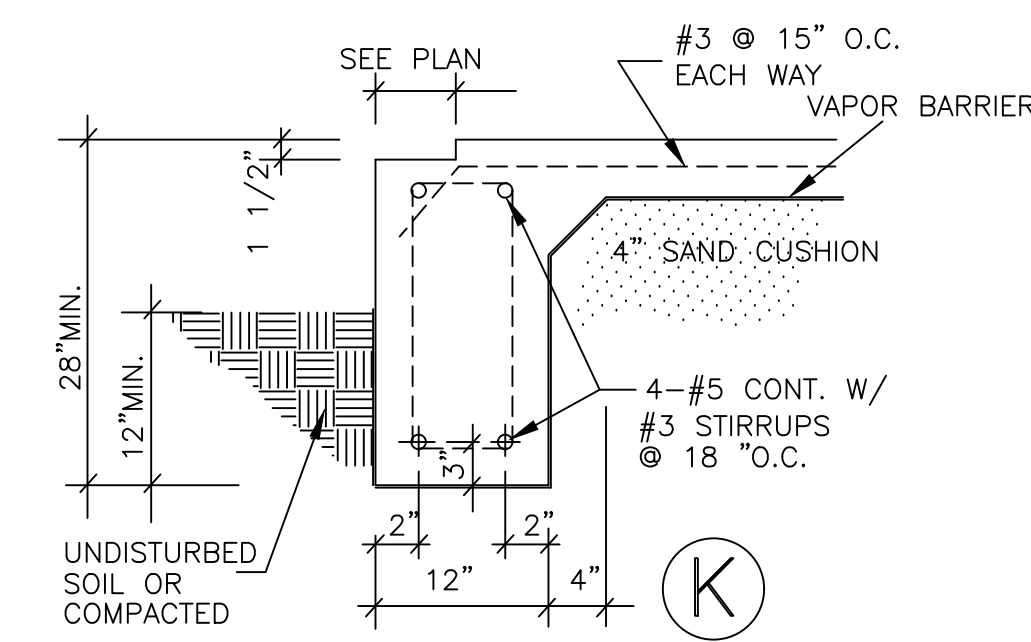
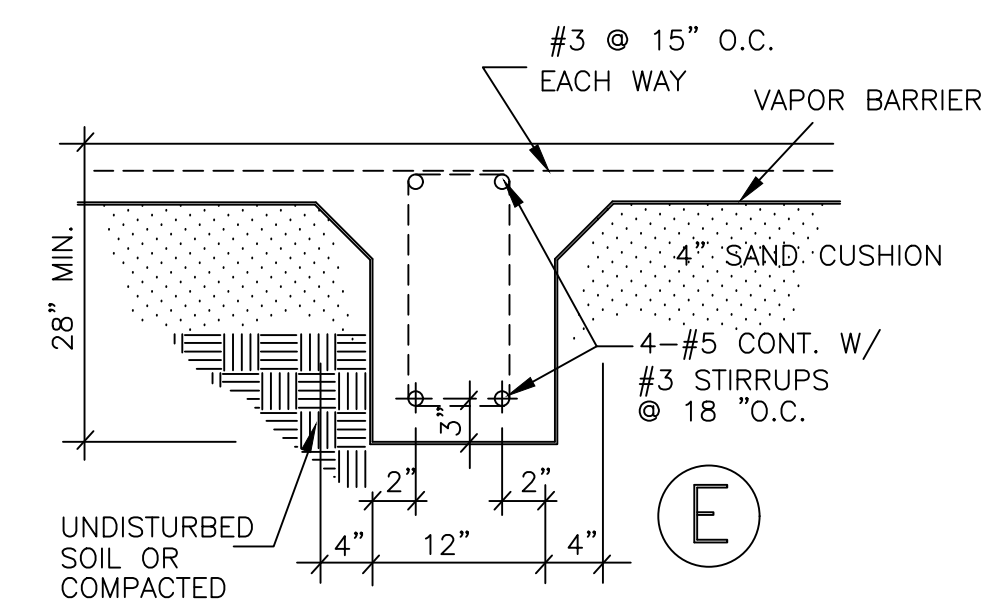
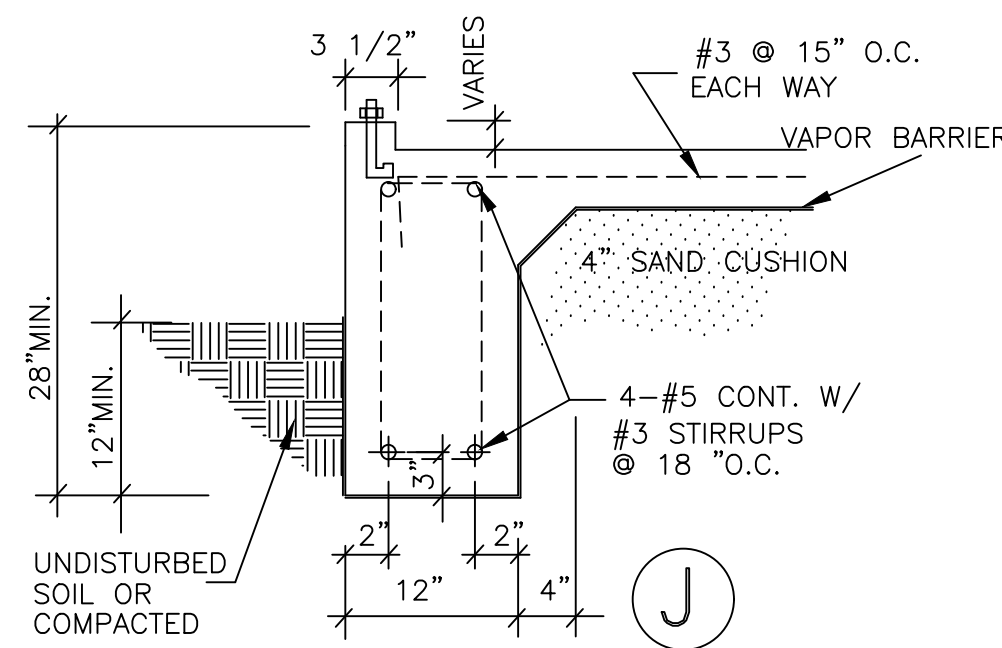
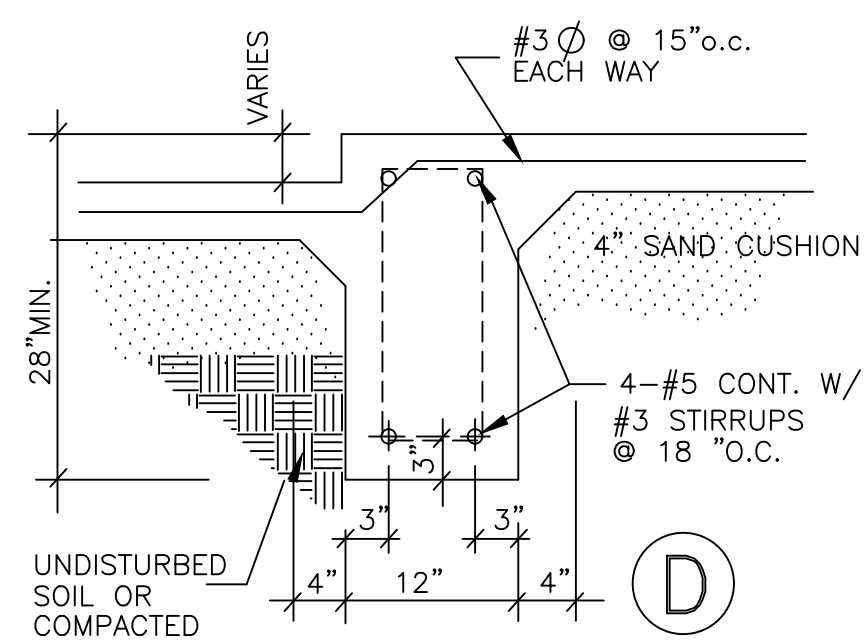
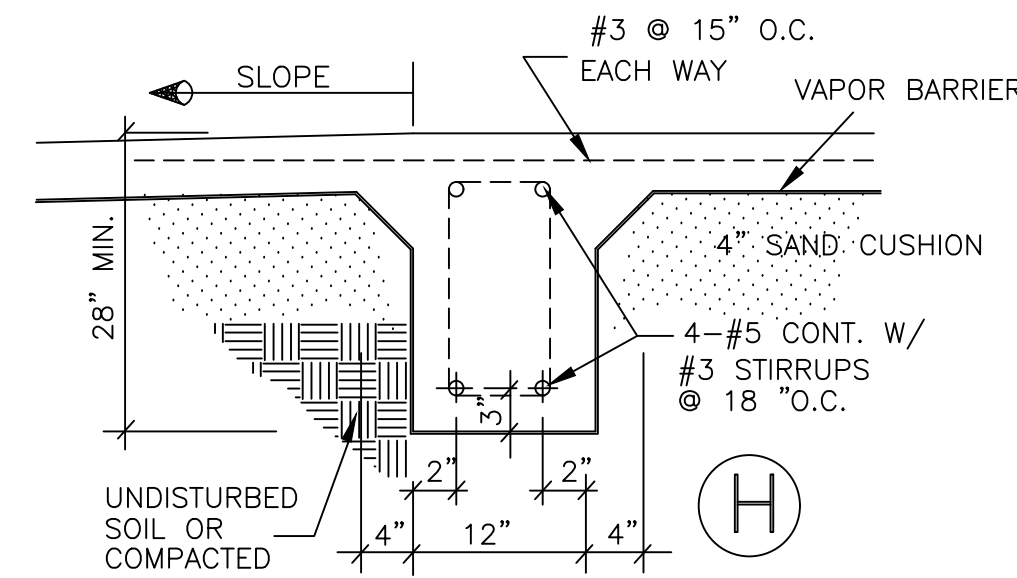
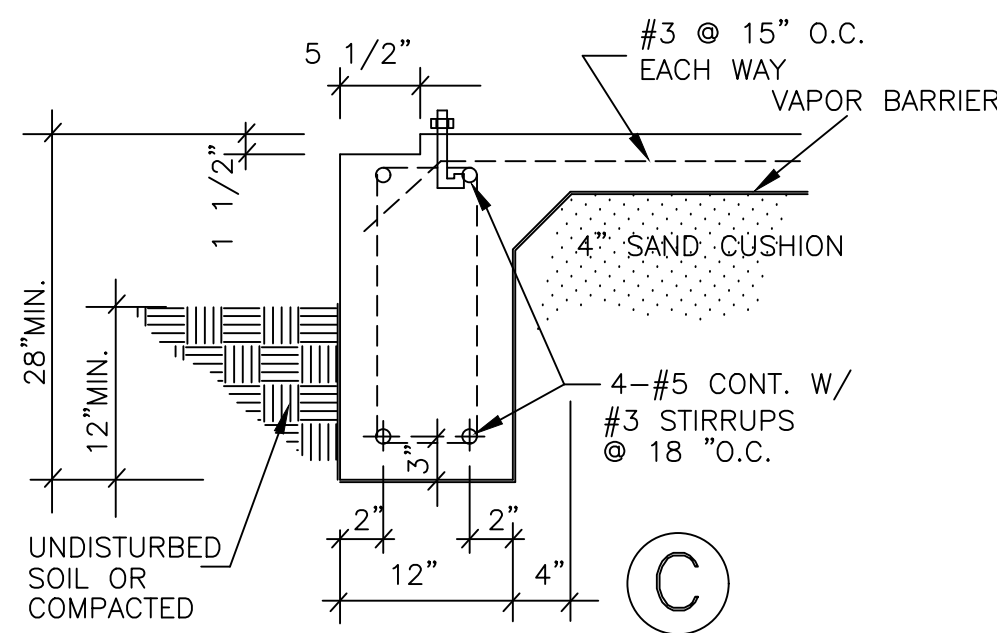
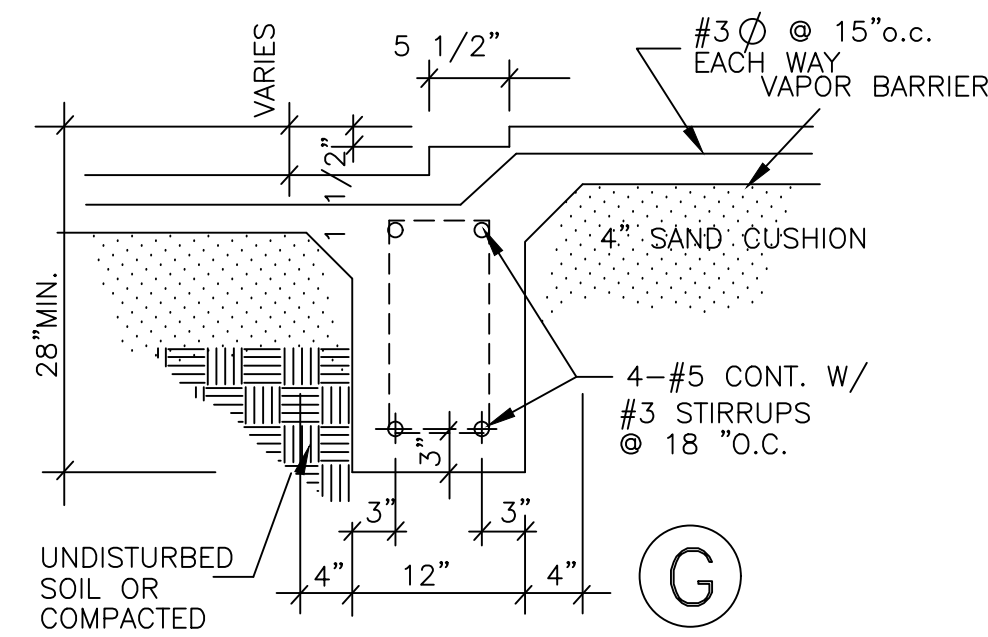
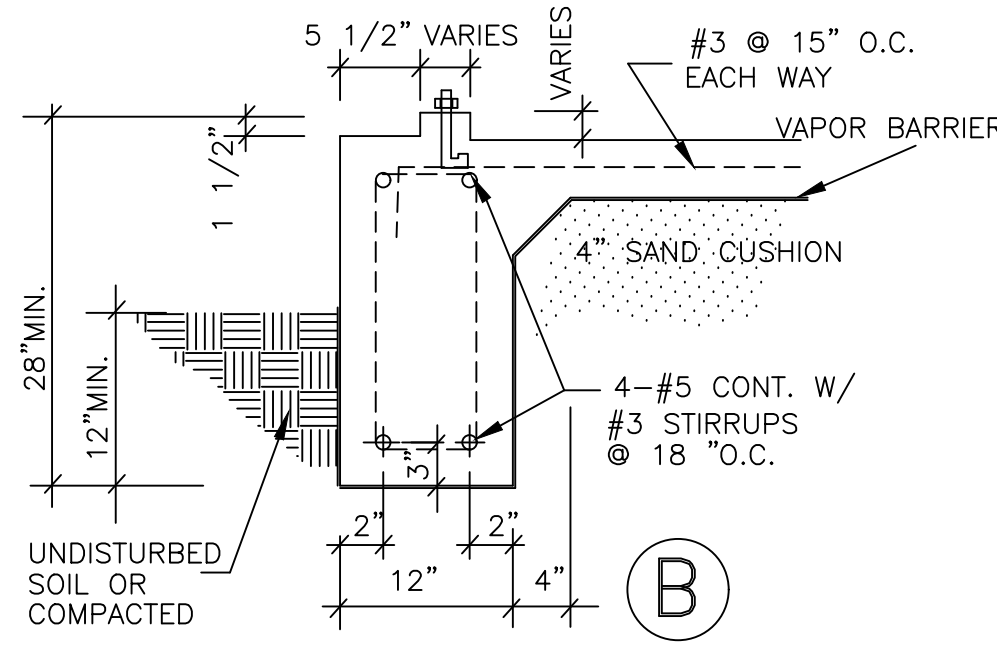
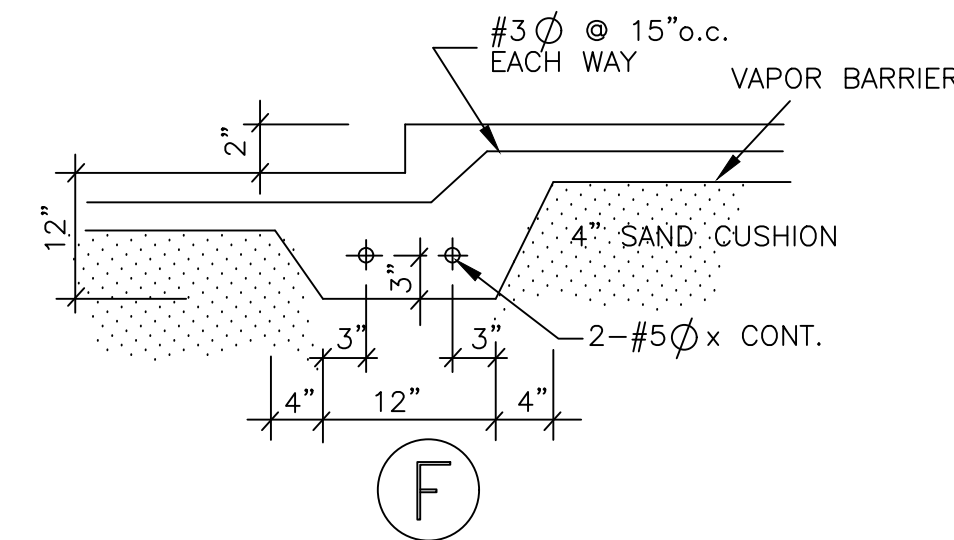
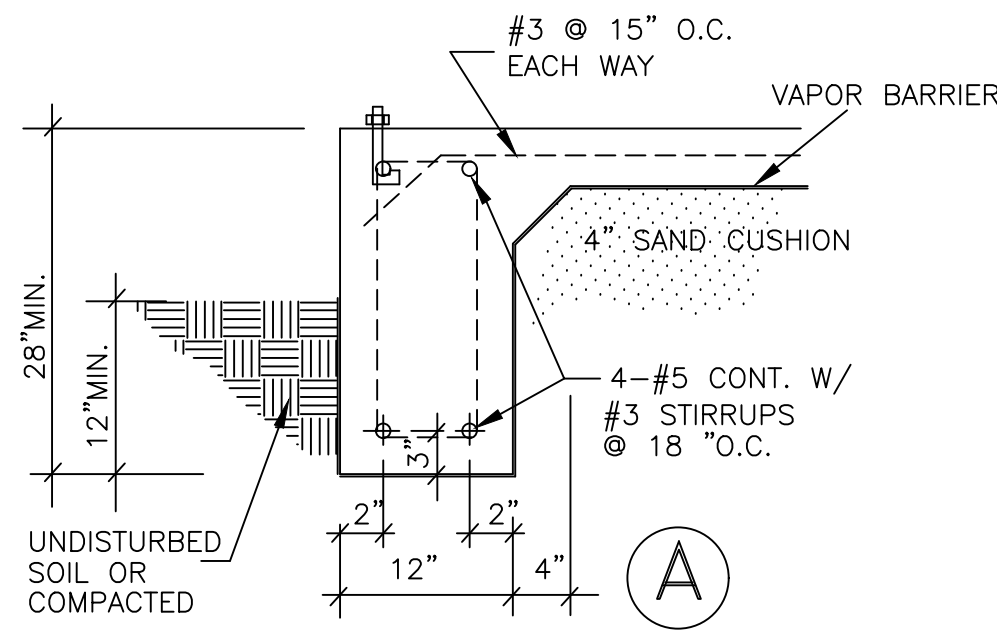
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Spec House
495 Oak Street Lot 1
ANAHUAC, Texas

SHEET NO.
S-1



NOTE: CONTRACTOR TO DRILL BELL FOOTING TO TEST SOIL STABILITY
9'-0" DEEP

DETAIL @ PIER (TYPICAL)

12/36 BELL

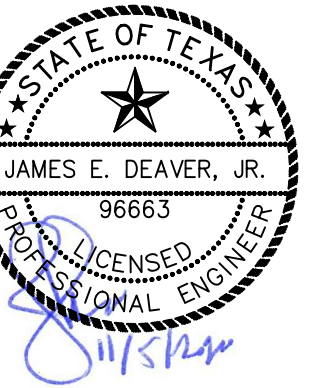
FOUNDATION NOTES

ALL CONCRETE SLAB WORK w/INTRACAL BEAMS SHALL BE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. WITH AGGREGATE SIZES FROM 1/4" TO 3/4" AND A CONCRETE SLUMP OF 4" MAXIMUM. FOR VAPOR BARRIER USE A.S.T.M. E 154 APPROVED POLYETHYLENE SHEET NOT LESS THAN 6 MILS THICK. READY-MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF A.S.T.M. C 94.

ALL HOUSE AND GARAGE SLAB REINFORCING AS NOTED ON "FOUNDATION DETAILS." REINFORCING BARS SHALL COMPLY WITH A.S.T.M. A 615, GRADE 60, DEFORMED. WELDED WIRE FABRIC SHALL COMPLY WITH A.N.S.I./A.S.T.M. A 185. MUDSILL ANCHORAGE TO BE #10 STEEL J-BOLTS EMBEDDED A MINIMUM OF 7" INTO CONCRETE. MAXIMUM SPACING OF ANCHOR BOLTS TO BE 4'-0" ON CENTER AND WITHIN 12" OF A SPLICE OF END WALL. ANCHOR BOLTS ARE RECOMMENDED TO BE GALVANIZED. SIMPSON MASP ANCHORS CAN BE USED W/ APPROVAL OF LOCAL BUILDING OFFICIAL.

NOTE 1: SEE GENERAL NOTES, SUBGRADE PREPARATION AND FILL FOR COMPACTION INFORMATION.

1 TYPICAL DETAILS



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MARK	DATE	DESCRIPTION
A	3/15/2020	PERMIT / CONSTRUCTION
B	12/1/2020	UPDATE PLANS

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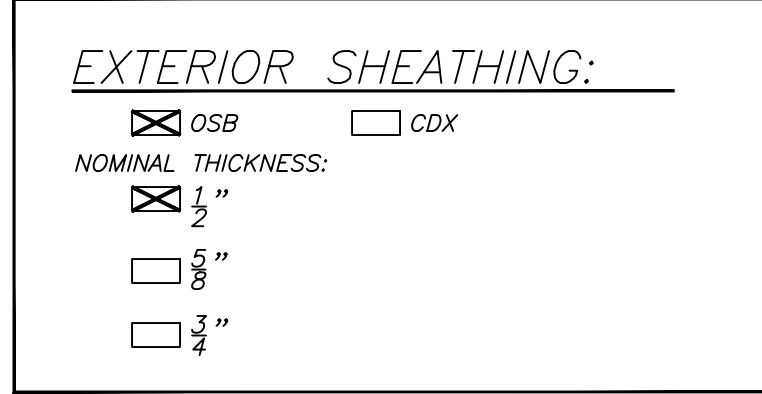
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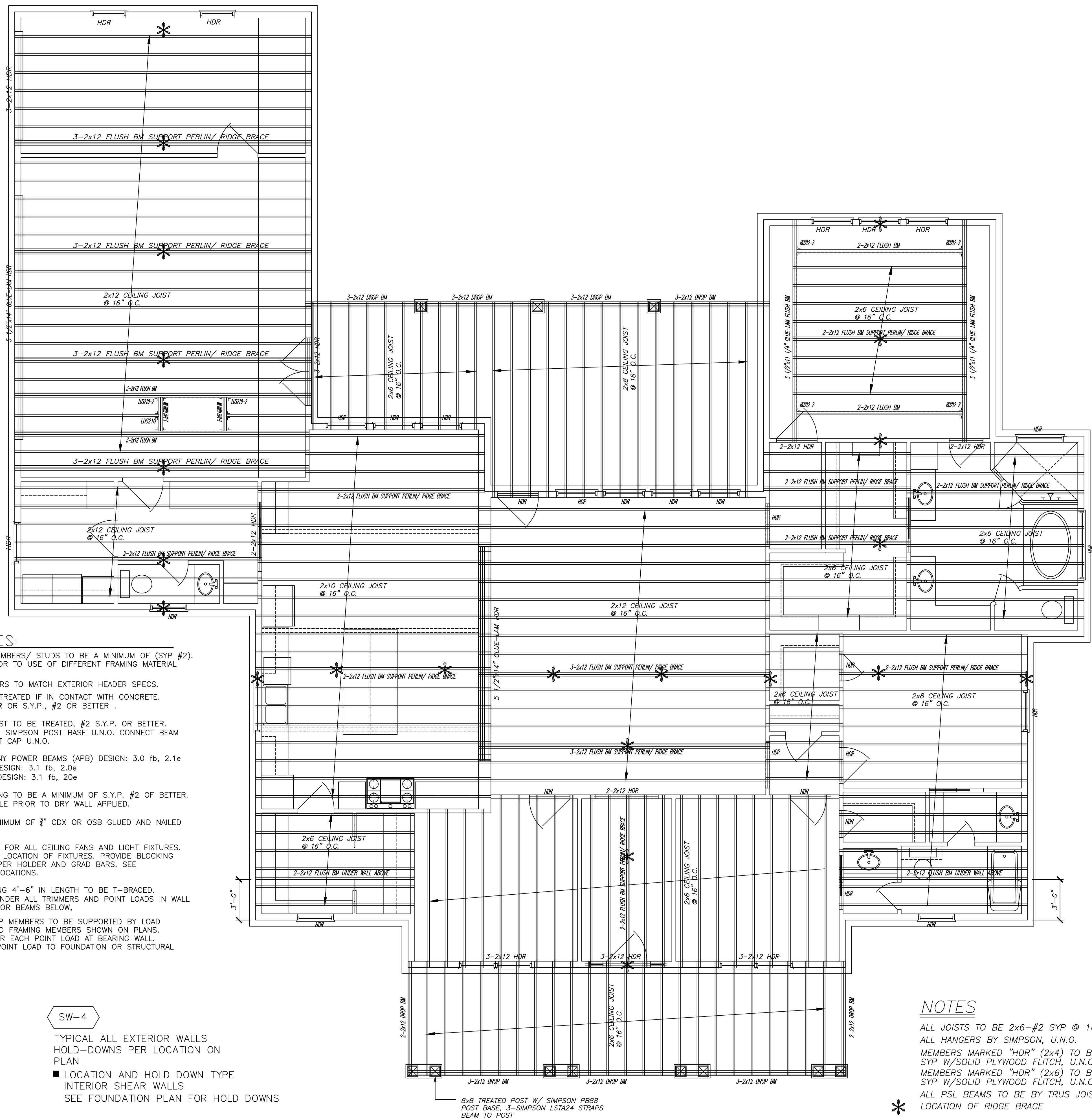
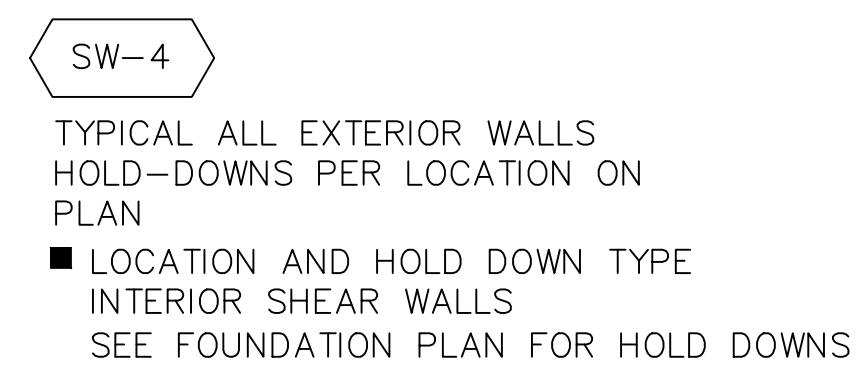
S-2

SHEARWALL SCHEDULE		PANEL NAILING SPACING INCHES		DRYWALL NAIL SPACING INCHES	
TYPE	SHEATHING	EDGE	FIELD	EDGE	FIELD
SW-6	2x4 SYP TOP & BOTTOM PLATE, SYP STUDS @ 16" O.C. 1/2" CDX SHEATHING (BLOCKED ALL JOINTS)	6	8		
SW-6d	2x4 SYP TOP & BOTTOM PLATE, SYP STUDS @ 16" O.C. 1/2" CDX SHEATHING (BLOCKED ALL JOINTS) INT. FACE: 1/2" DRYWALL (UNBLOCKED)	6	8	6	8
SW-4	2x4 SYP TOP & BOTTOM PLATE, SYP STUDS @ 16" O.C. 1/2" CDX SHEATHING (BLOCKED ALL JOINTS)	4	8		
SW-4d	2x4 SYP TOP & BOTTOM PLATE, SYP STUDS @ 16" O.C. 1/2" CDX SHEATHING (BLOCKED ALL JOINTS) INT. FACE: 1/2" DRYWALL (UNBLOCKED)	4	8	6	8
SW-3	2x4 SYP TOP & BOTTOM PLATE, SYP STUDS @ 16" O.C. 1/2" CDX SHEATHING (BLOCKED ALL JOINTS)	3	8		
SW-3d	2x4 SYP TOP & BOTTOM PLATE, SYP STUDS @ 16" O.C. 1/2" CDX SHEATHING (BLOCKED ALL JOINTS) INT. FACE: 1/2" DRYWALL (UNBLOCKED)	3	8	6	8

NOTES:
 1: SHEAR WALL NAILS MUST PENETRATE MINIMUM 2 3/8" INTO FRAMING MEMBER.
 MINIMUM NAIL LENGTH IS SHEATHING THICKNESS PLUS 2 3/8".
 MINIMUM SHAFT DIAMETER: ≤ 142 MPH: 0.113 DIA. NAIL 6"/8"
 > 142 MPH: 0.128 DIA NAIL 4"/6"
 2: PROVIDE BLOCKING AT ALL SHEATHING EDGE. PROVIDE DOUBLE STUDS OR 4x4 MEMBERS @ EACH END OF SHEAR WALL. SEE SHEARWALL SCHEDULE FOR NAILING PATTERN.
 3: THE FLOOR DIAPHRAGM SHALL BE A MINIMUM OF 3/4" CDX OR OSB SHEATHING. PLACES WITH 10d NAILS @ 6" O.C. AT ALL EXTERIOR EDGES.
 4: IF NO SHEAR WALL TYPE LISTED, USE (SW-4).
 5: NAILS ARE TO BE CORROSION RESISTANT.

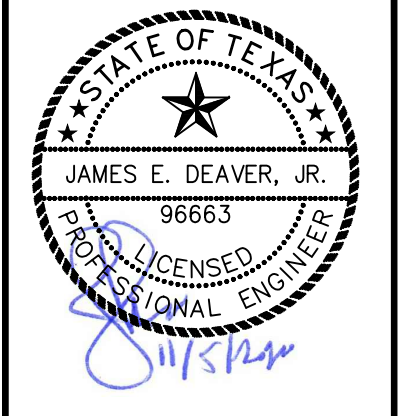


FRAMING NOTES:
 ALL STRUCTURAL FRAMING MEMBERS/ STUDS TO BE A MINIMUM OF (SYP #2). CONSULT WITH ENGINEER PRIOR TO USE OF DIFFERENT FRAMING MATERIAL GRADE/ SIZE.
 ALL INTERIOR BEARING HEADERS TO MATCH EXTERIOR HEADER SPECS.
 SILL PLATE MATERIAL TO BE TREATED IF IN CONTACT WITH CONCRETE. MATERIAL TO BE DOUGLAS FIR OR S.Y.P., #2 OR BETTER .
 ALL EXTERIOR COLUMNS/ POST TO BE TREATED, #2 S.Y.P. OR BETTER. CONNECT COLUMN BASE WITH SIMPSON POST BASE U.N.O. CONNECT BEAM TO POST WITH SIMPSON POST CAP U.N.O.
 GLUE-LAM BEAMS BY ANTHONY POWER BEAMS (APB) DESIGN: 3.0 fb, 2.1e LVL BY TRUSS JOIST (LVL) DESIGN: 3.1 fb, 2.0e PSL BY TRUSS JOIST (PSL) DESIGN: 3.1 fb, 20e
 ALL FLOOR AND ROOF FRAMING TO BE A MINIMUM OF S.Y.P. #2 OF BETTER. GRADE MARK SHALL BE VISIBLE PRIOR TO DRY WALL APPLIED.
 FLOOR DECKING TO BE A MINIMUM OF 3/4" CDX OR OSB GLUED AND NAILED PER MANUFACTURE SPECS.
 PROVIDE ADEQUATE BLOCKING FOR ALL CEILING FANS AND LIGHT FIXTURES. SEE ELECTRICAL LAYOUT FOR LOCATION OF FIXTURES. PROVIDE BLOCKING FOR TOWEL BARS, TOILET PAPER HOLDER AND GRAD BARS. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
 ALL RIDGE BRACING EXCEEDING 4'-6" IN LENGTH TO BE T-BRACED. SOLID BLOCKING REQUIRED UNDER ALL TRIMMERS AND POINT LOADS IN WALL AND FLOOR CAVITY TO SLAB OR BEAMS BELOW.
 ALL PURLINS AND RIDGE/ HIP MEMBERS TO BE SUPPORTED BY LOAD BEARING WALLS OR ENHANCED FRAMING MEMBERS SHOWN ON PLANS. MINIMUM DOUBLE STUD UNDER EACH POINT LOAD AT BEARING WALL. CONTINUES SUPPORT FROM POINT LOAD TO FOUNDATION OR STRUCTURAL MEMBERS.



NOTES
 ALL JOISTS TO BE 2x6-#2 SYP @ 16" O.C., U.N.O.
 ALL HANGERS BY SIMPSON, U.N.O.
 MEMBERS MARKED "HDR" (2x4) TO BE (2) 2x10 #2 SYP W/SOLID PLYWOOD FLITCH, U.N.O.
 MEMBERS MARKED "HDR" (2x6) TO BE (3) 2x10 #2 SYP W/SOLID PLYWOOD FLITCH, U.N.O.
 ALL PSL BEAMS TO BE BY TRUS JOIST, OR EQUAL.
 * LOCATION OF RIDGE BRACE

3 **CEILING JOIST PLAN**
 SCALE: 1/4"=1'-0"



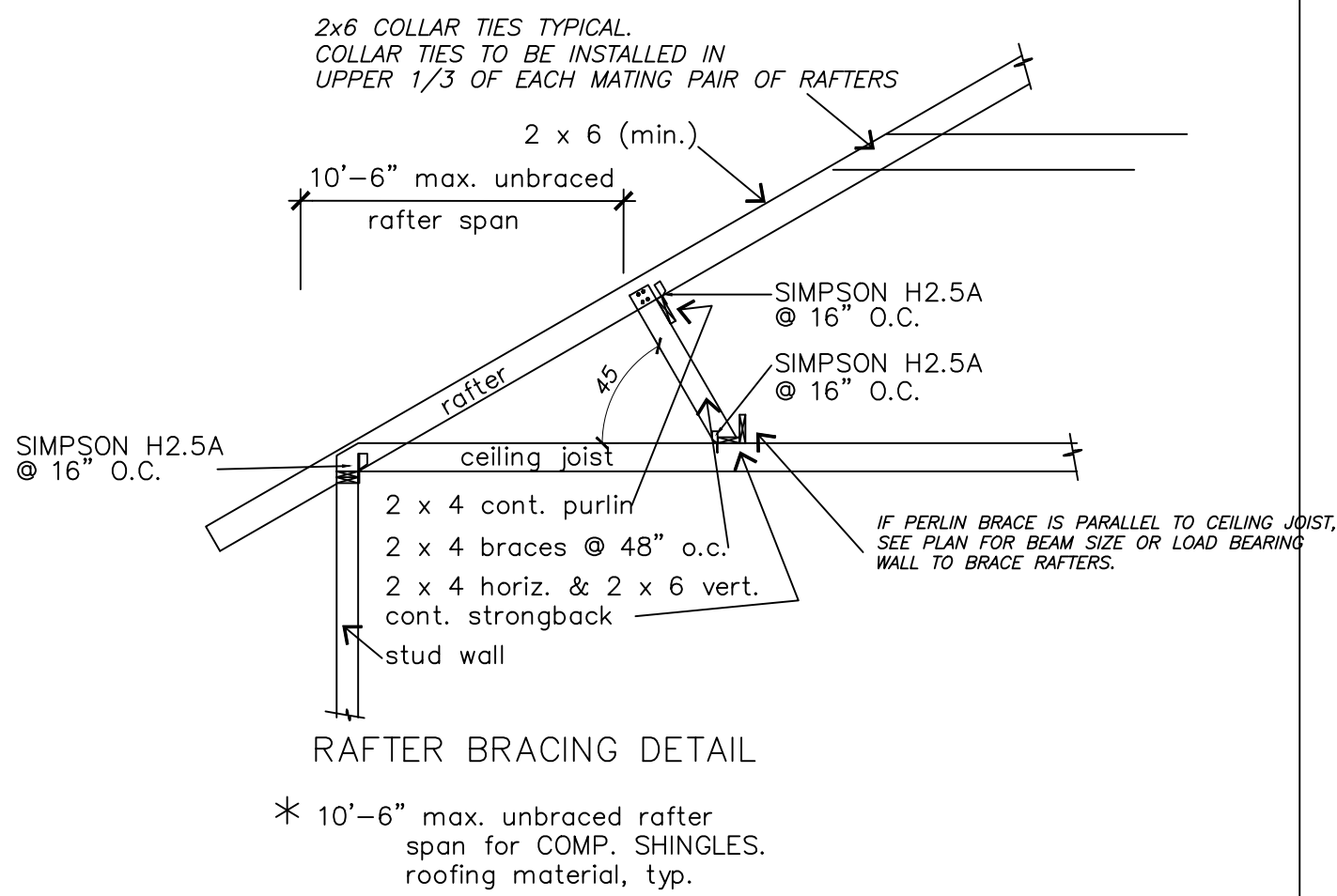
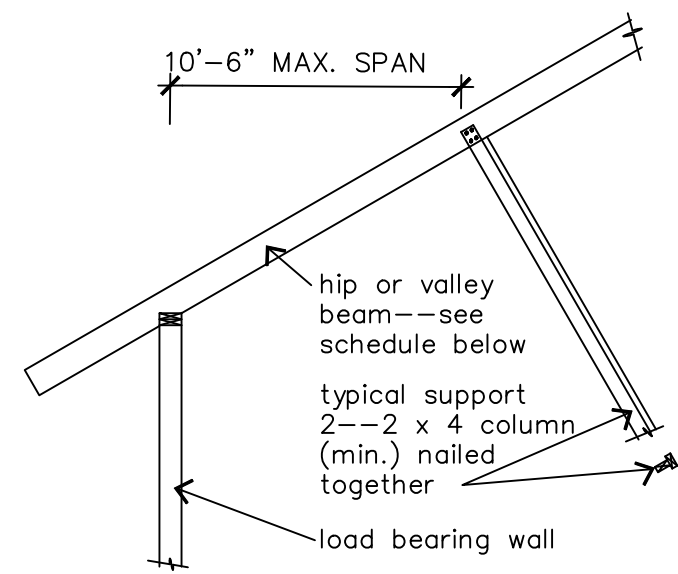
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MARK	DATE	DESCRIPTION
A	3/15/2020	PERMIT / CONSTRUCTION
B	12/1/2020	UPDATE PLANS

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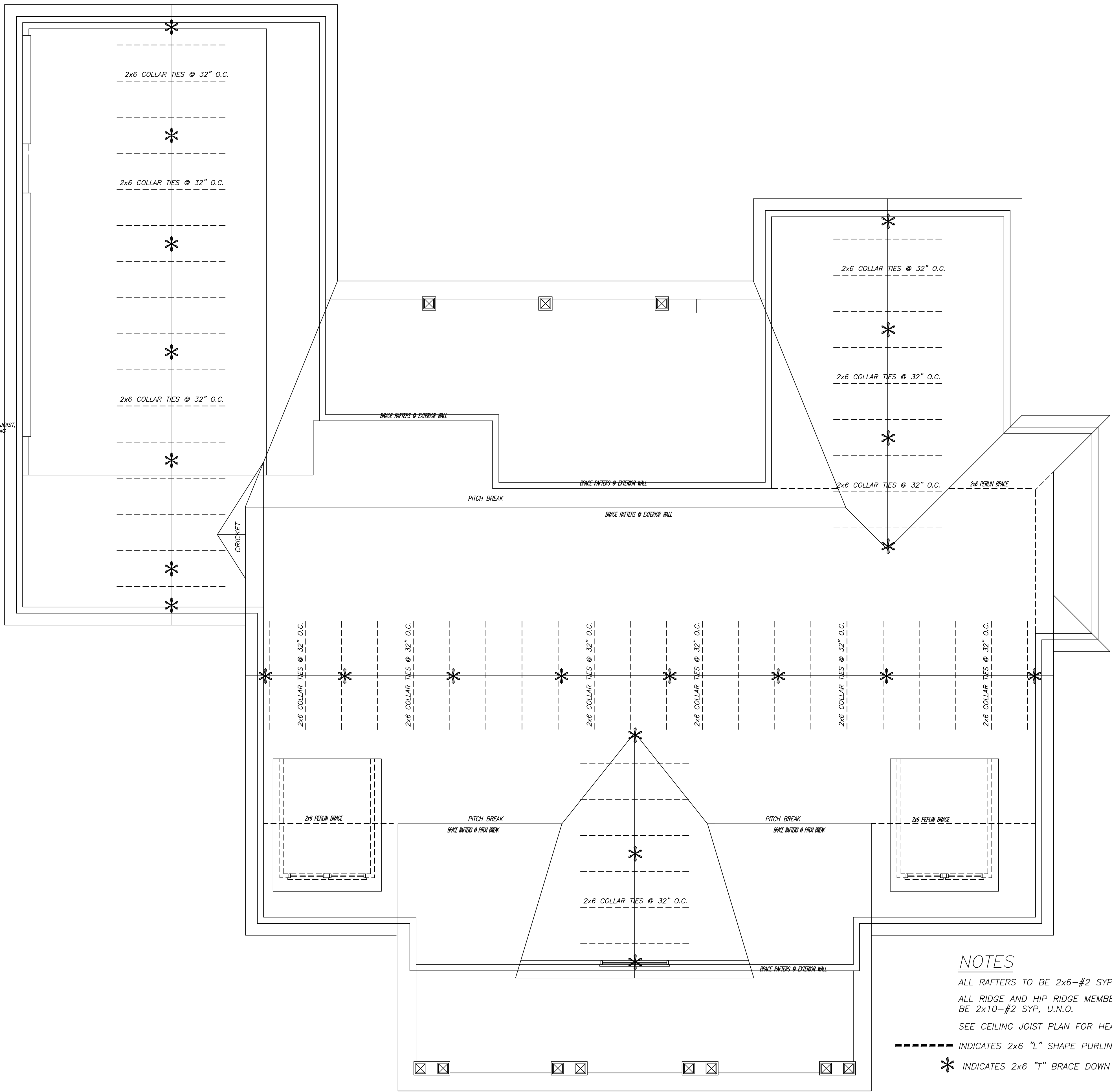
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ROOF DECKING NOTES:

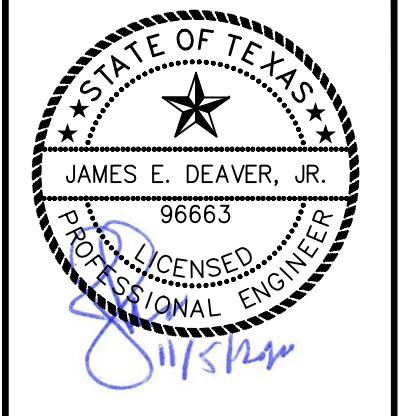
- ☒ OSB ☐ CDX
 - NOMINAL THICKNESS:
 - ☒ 1/2"
 - ☐ 5/8"
 - ☐ 3/4"
- NAILS TO PENETRATE MINIMUM OF 2 3/8" INTO RAFTER.
WIND LOAD = 142 = 0.113 DIA. NAIL 6 7/8"
= 142 = 0.128 DIA NAIL 4 7/6"



NOTES

ALL RAFTERS TO BE 2x6-#2 SYP @ 16" O.C., U.N.O.
ALL RIDGE AND HIP RIDGE MEMBERS TO BE 2x10-#2 SYP, U.N.O.
SEE CEILING JOIST PLAN FOR HEADER & BEAM LOCATIONS.
- - - - - INDICATES 2x6 "L" SHAPE PURLINS
* INDICATES 2x6 "T" BRACE DOWN TO WALLS OR BEAMS.

2 RAFTER PLAN
SCALE: 1/4"=1'-0"



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ANAHUAC, Texas

GENERAL NOTES:

<THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS>
 DEVIATION FROM ANY PART OF THIS PLAN SET, BY BUILDER OR ANY PARTY, IN DESIGN OR CONSTRUCTION, WITHOUT PRIOR WRITTEN APPROVAL FROM JDSI NEGATES AND VOID ENTIRE ENGINEERING DESIGN. SHOULD ADDITIONAL DESIGN CRITERIA OR ANY INFORMATION THAT AFFECTS THE DESIGN OF THIS STRUCTURE BECOME AVAILABLE, JDSI RESERVES THE RIGHT TO ALTER, AMEND OR VOID THE ENTIRE ENGINEERING DESIGN.

CODE:

City of DICKENSON, Texas: IRC 2015
 TDI Windstorm: IRC 2018

DESIGN LOADS:

- LIVE LOADS
 ROOF 20 PSF
 CEILING JOISTS 10 PSF
 FLOOR 40 PSF
 GENERAL BALCONIES STAIRS & EXITS 60 PSF
- WIND LOADS
 139 MPH ULTIMATE WIND SPEED
 EXPOSURE: C

STAIRS SHALL SUPPORT A 300# CONCENTRATED LOAD IN A 4 SQUARE INCH AREA.
 GUARDRAIL AND HANDRAILS DESIGNED TO SUPPORT A 200# CONCENTRATED LOAD IN ANY DIRECTION ALONG THE TOP.
 GUARDRAIL IN-FILL COMPONENTS (BALUSTERS AND PANEL FILLS) SHALL SUPPORT 50 # UNIFORM LOAD, APPLIED IN A 1 SQUARE FOOT AREA.

GEO TECHNICAL REPORT:

FOUNDATION MAY BE MODIFIED BASED ON PENDING GEOGRAPHICAL REPORT. IF SOIL CONDITION IS NOT AS STATED IN GEOGRAPHICAL REPORT, CONTACT GEOTHERMIC ENGINEER. UNLESS NOTED OTHERWISE USE THE FOLLOWING NOTES FOR SUB GRADE PREPARATION.

SUBGRADE PREPARATION AND FILL

- STRIP AREAS WITHIN BUILDING LINES TO REMOVE ALL VEGETATION, TOP SOIL, AND DEBRIS. REMOVE 6" OF EXISTING SOIL.
- FOLLOWING STRIPPING, PROOF ROLL EXPOSED SUBGRADE TO IDENTIFY WEAK OR SOFT AREAS. SUCH ZONES SHALL BE REMOVED AND PLACED WITH SELECT FILL.
- GRADE AREA TO PREVENT PONDING OF WATER. DO NOT ALLOW EXPOSED SUBGRADE TO DRY.
- ALL FILL SHALL BE SELECT MATERIALS FOLLOWS:
 CLEAN SANDY CLAY, FREE OF ORGANIC MATTER
 PLASTICITY INDEX (PI) : 7 TO 20% LIQUID LIMIT; 28 TO 40%
- FILL SHALL BE PLACED IN MAXIMUM LOOSE LIFTS UP TO 8" AND COMPACT TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698 MAXIMUM DRY DENSITY AT OR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT.
- VOID

- NOTE THAT SOME EXISTING SOIL MAY HAVE TO BE CUT IN ORDER TO ACHIEVE THE REQUIRED DEPTH OF COMPACTED SELECT FILL.
- TESTING: ALL COMPACTED FILL SHALL BE TESTED BY A CERTIFIED TESTING AGENCY AT THE RATE OF ONE TEST PER 1,000 SQUARE FEET OF EACH LIFT.

SITE DRAINAGE:

IT IS RECOMMENDED THAT SITE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS (USE A MINIMUM SLOPE OF 5% WITHIN 10 FEET OF THE FOUNDATION). NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION & THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

CONCRETE:

- ALL CONCRETE WORKSHALL BE IN ACCORDANCE WITH THE ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE: (ACI 318-14)
- NORMAL WEIGHT CONCRETE (W = 145 PCS) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (F_c) = 3000 PSI.
- CONCRETE SHOULD BE PLACED THE FOOTING EXCAVATIONS AS SOON AS POSSIBLE BUT NO LATER THAN THREE HOURS AFTER EXCAVATION TO MINIMIZE THE POSSIBILITY OF CAVING OF DRILLED EXCAVATION WALLS.
- CLEAN TOPS OF PIERS AND OF GRADE BEAM TRENCHES THOROUGHLY PRIOR TO PLACEMENT OF CONCRETE IN THE GRADE BEAMS.
- SEE ARCHITECTURAL DRAWINGS FOR FLOOR ELEVATIONS, SLOPES AND THE LOCATION OF FLOOR DEPRESSIONS.

REINFORCING STEEL:

- BARS - CONFORM TO ASTM A-615-GRADE 60, DOWELS AND STRIRRUPS - GRADE 40
- WELDING WIRE FABRIC - CONFORM TO ASTM A-185 OR A-409, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O. C. MAXIMUM EACH WAY
- DETAILING - CONFORM TO ACI DETAILING MAUNAL 315-80.
 REINFORCING STEEL COVERAGE:
 FOOTINGS 3" BOTTOM AND SIDES
 GRADE BEAMS 1 1/2" TOP, 3" BOTTOMS, 2" SIDES (<3' SIDES IF EARTH FORMED)
 SLABS ON GRADE. 1 1/4" TOP
 WALLS 1 1/2"
- LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
- SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 4' -0" MAXIMUM SQUARE GRILL.
- GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6' -0" MAXIMUM SPACING.
- 1/2"x10" GALVANIZED ANCHOR BOLTS, MINIMUM OF 7" EMBEDMENT. 2 ANCHOR BOLTS PER PLATE. ANCHOR BOLTS MUST BE WITHIN 12" OF CORNER OR END OF PLATE. ANCHOR BOLT SPACING TO BE 4' -0" ON CENTER AND EACH END OF PLATE. U. N. O.

TABLE 602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
Roof			
1	Blocking between ceiling joists or rafters to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	Ceiling joists to top plate	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3" x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1/4" x 20 ga. ridge strap to rafter	4-10d box (3" x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2" x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box 3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail End nail
Wall			
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail 16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails 16d common (3 1/2" x 0.162")	12" o.c. face nail 16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135")	16" o.c. each edge face nail 12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162") 10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24" lap splice length each side of end joint)

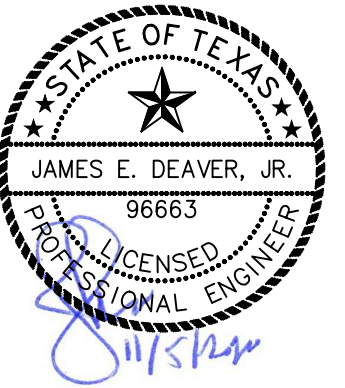
TABLE R602.3(1)—continued FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162") 16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	16" o.c. face nail 12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails 3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples 1 1/4"	Face nail
19	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
20	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16 ga., 1 1/2" long Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 1/2" long	Face nail
Floor			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x 0.113") 8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	4" o.c. toe nail 6" o.c. toe nail
23	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 1/2" long	Face nail

TABLE 602.3(1) FASTENING SCHEDULE—continued

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING AND LOCATION	
Floor				
24	2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Blind and face nail	
25	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162") 4-10 box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or 10d box (3" x 0.128"); or 3" x 0.131" nails And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Nail each layer as follows: 32" o.c. at top and bottom and staggered. 24" o.c. face nail at top and bottom staggered on opposite sides	
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" x 0.128"); or 2-8d common (2 1/2" x 0.131"); or 2-3" x 0.131" nails	Each end, toe nail	
SPACING OF FASTENERS				
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing (see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing)				
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall) 8d common (2 1/2" x 0.131") nail (roof); or RSRS-01 (2 1/2" x 0.113") nail (roof)	6	12'
31	1/2" - 1"	8d common nail (2 1/2" x 0.131"); or RSRS-01; (2 1/2" x 0.113") nail (roof)	6	12'
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	6	12
Other wall sheathing^d				
33	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/4" long 16 ga. staple with 7/16" or 1" crown	3	6
34	5/8" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" head diameter, or 1 1/2" long 16 ga. staple with 7/16" or 1" crown	3	6
35	1/2" gypsum sheathing ^d	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
36	5/8" gypsum sheathing ^d	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
37	3/4" and less	6d deformed (2" x 0.120") nail; or 8d common (2 1/2" x 0.131") nail	6	12
38	7/8" - 1"	8d common (2 1/2" x 0.131") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12
39	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d deformed (2 1/2" x 0.120") nail	6	12

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.



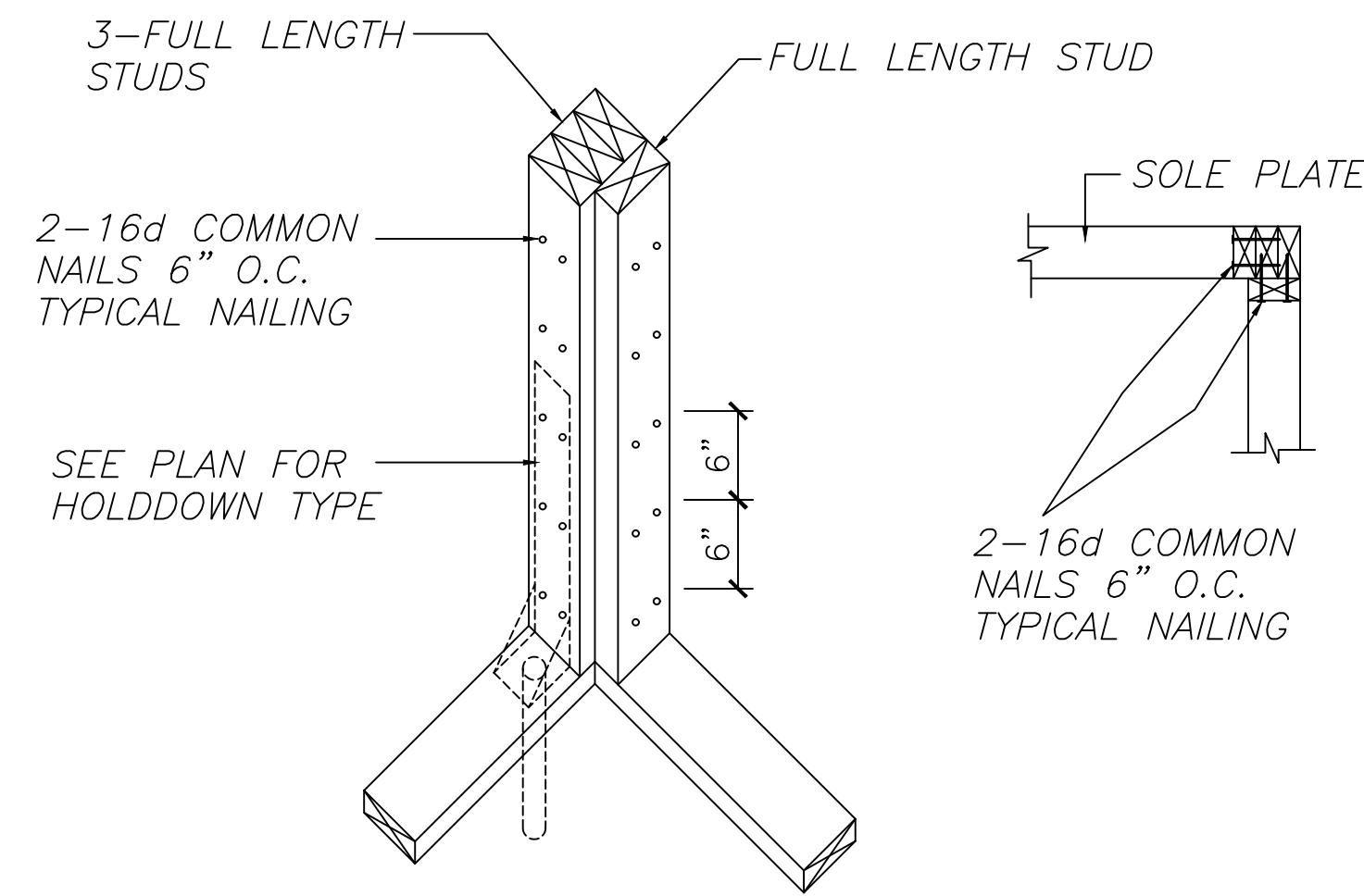
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DATE	DESCRIPTION
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12/1/2020	UPDATE PLANS

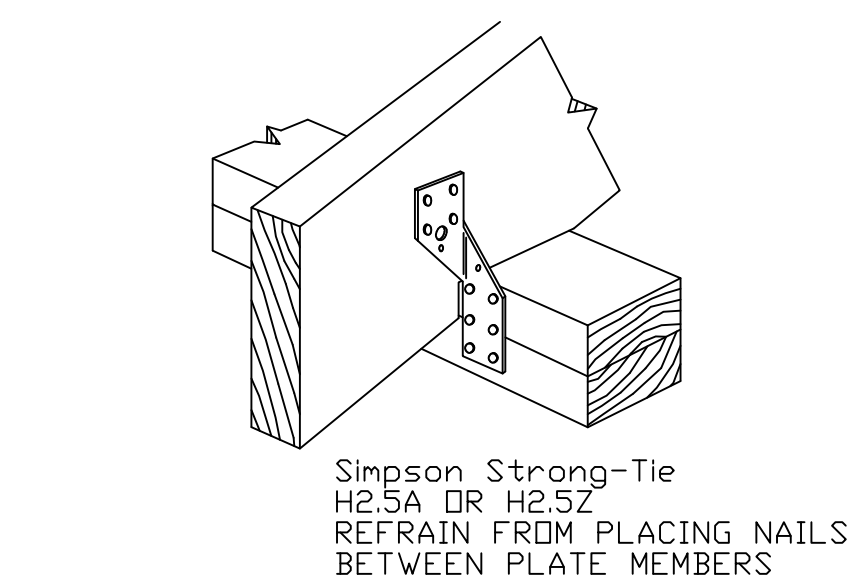
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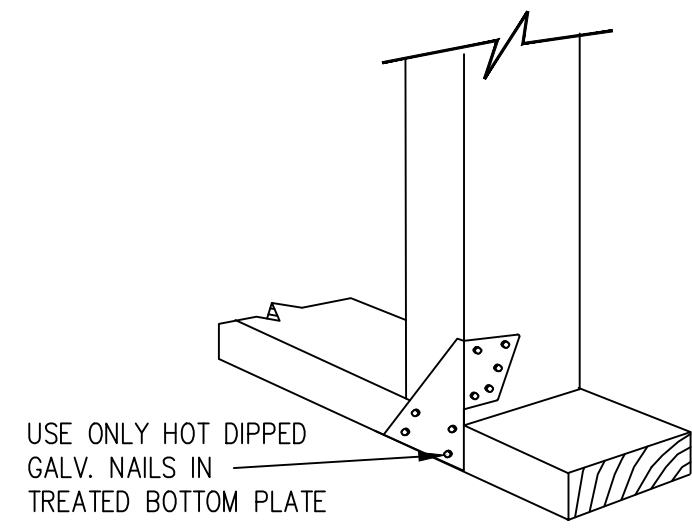
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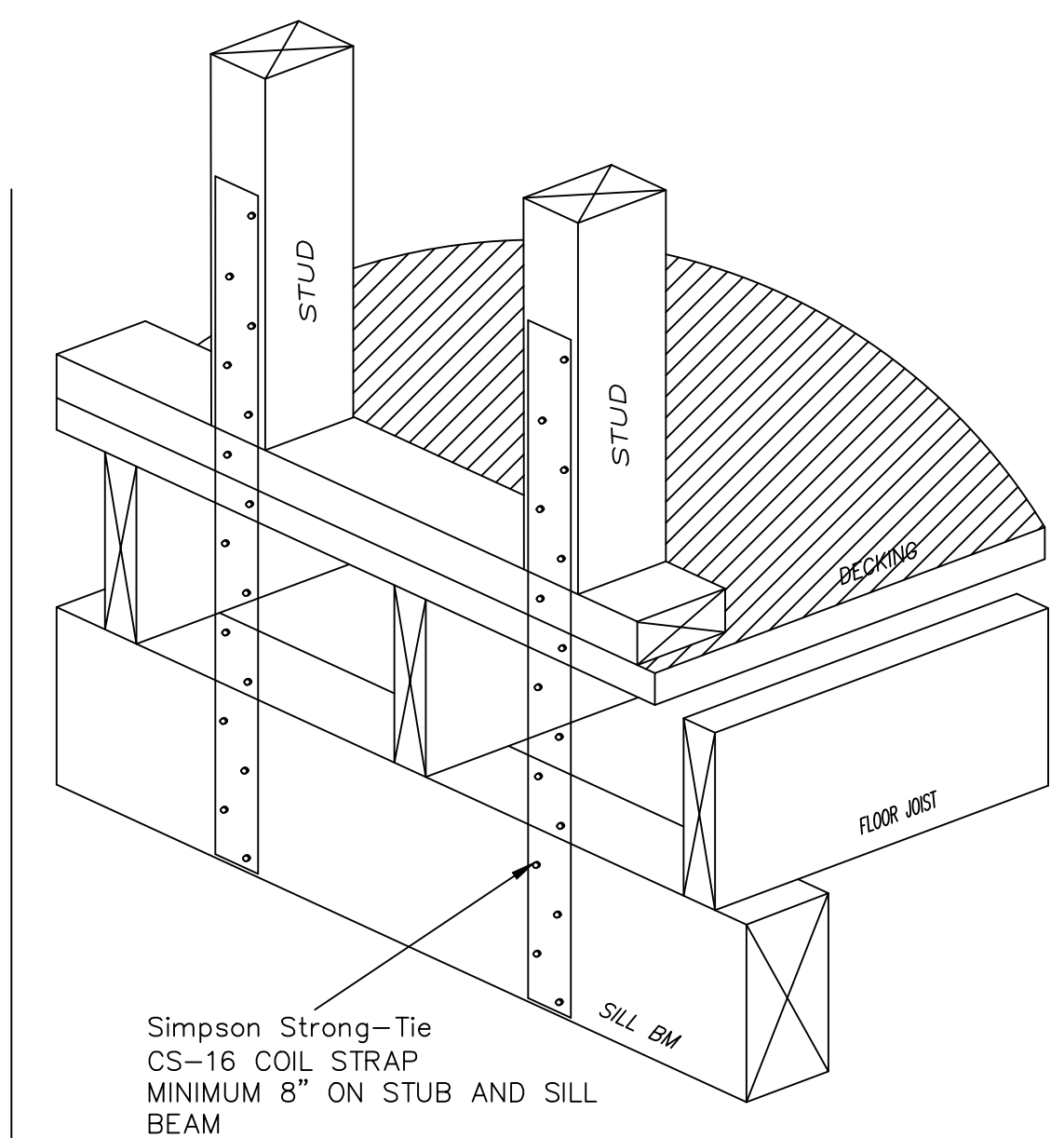
1 CORNER STUD PACK
 FOR NON-CORNER STUD PACKS, USE TWO NAILS @ 12" O.C. 8d NAILS FOR DOUBLE STUDS, 16d NAILS FOR TRIPLE STUDS.



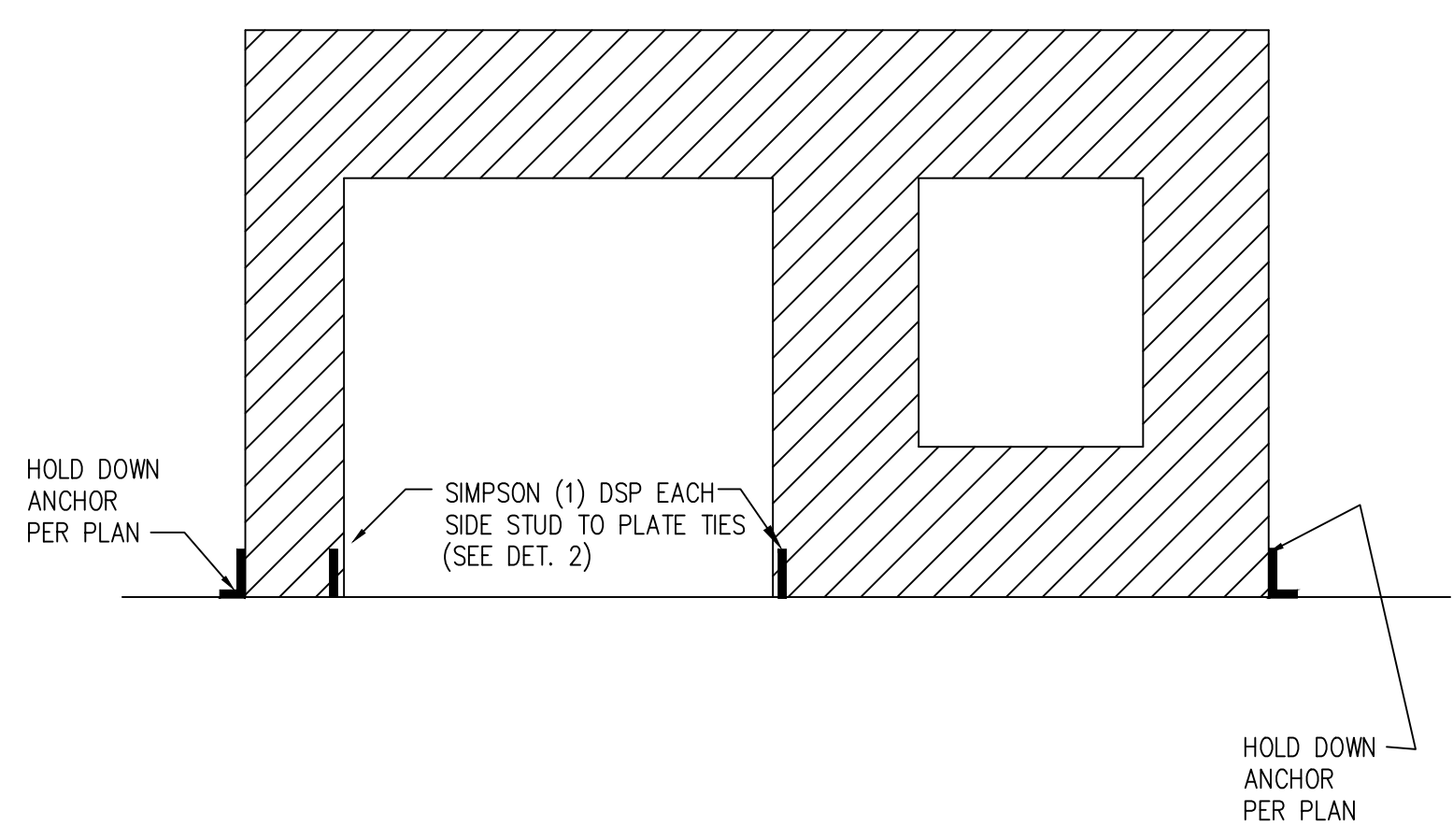
2 H2.5A RAFTER TO TOP PLATE
 NOTE:
 DBL @ GIRDER OR BEAMS THAT SUPPORT OTHER MEMBERS



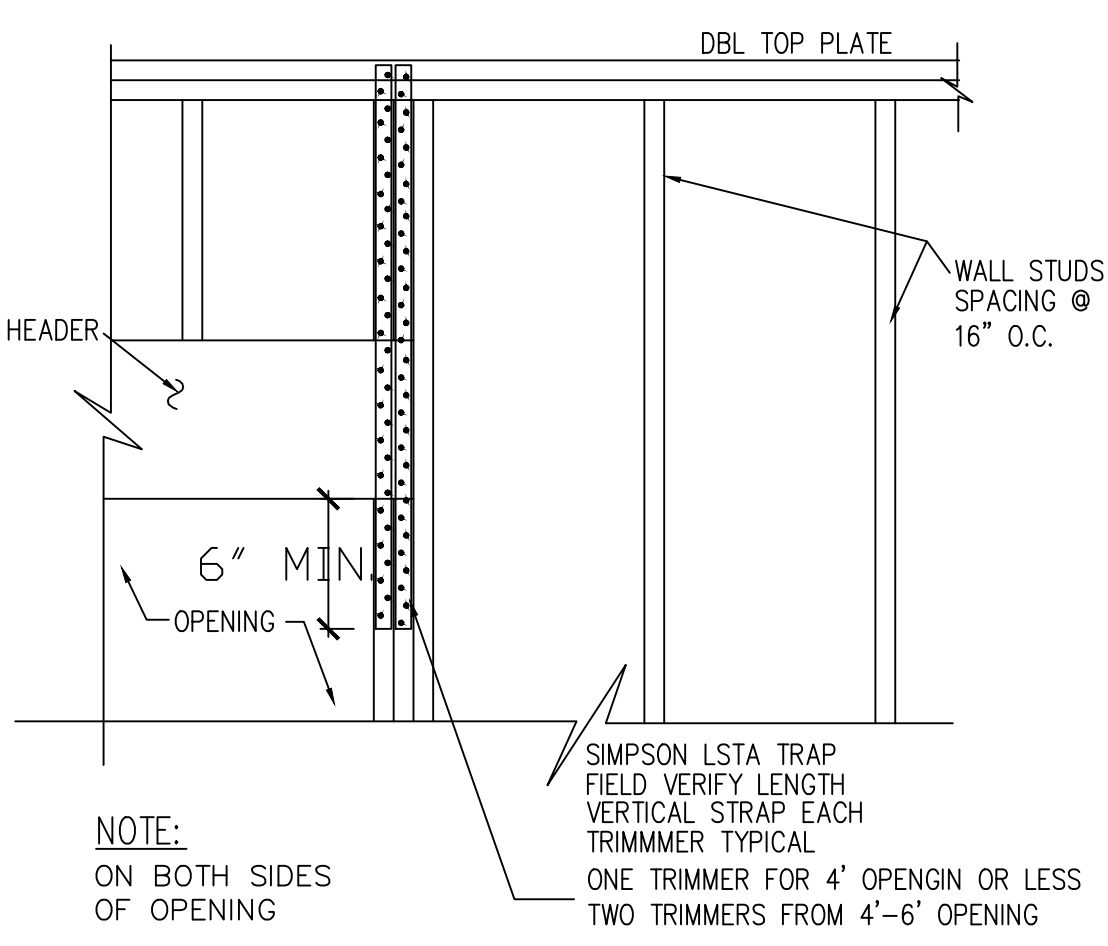
3 H2.5A TO BOTTOM PLATE
 NOTE:
 1. INSTALL ON SAME SIDE OF BOTTOM PLATE AS MAS IF USED FOR ANCHORS
 2. DBL H2.5 @ COLUMNS SUPPORTING BEAMS OR GIRDERS



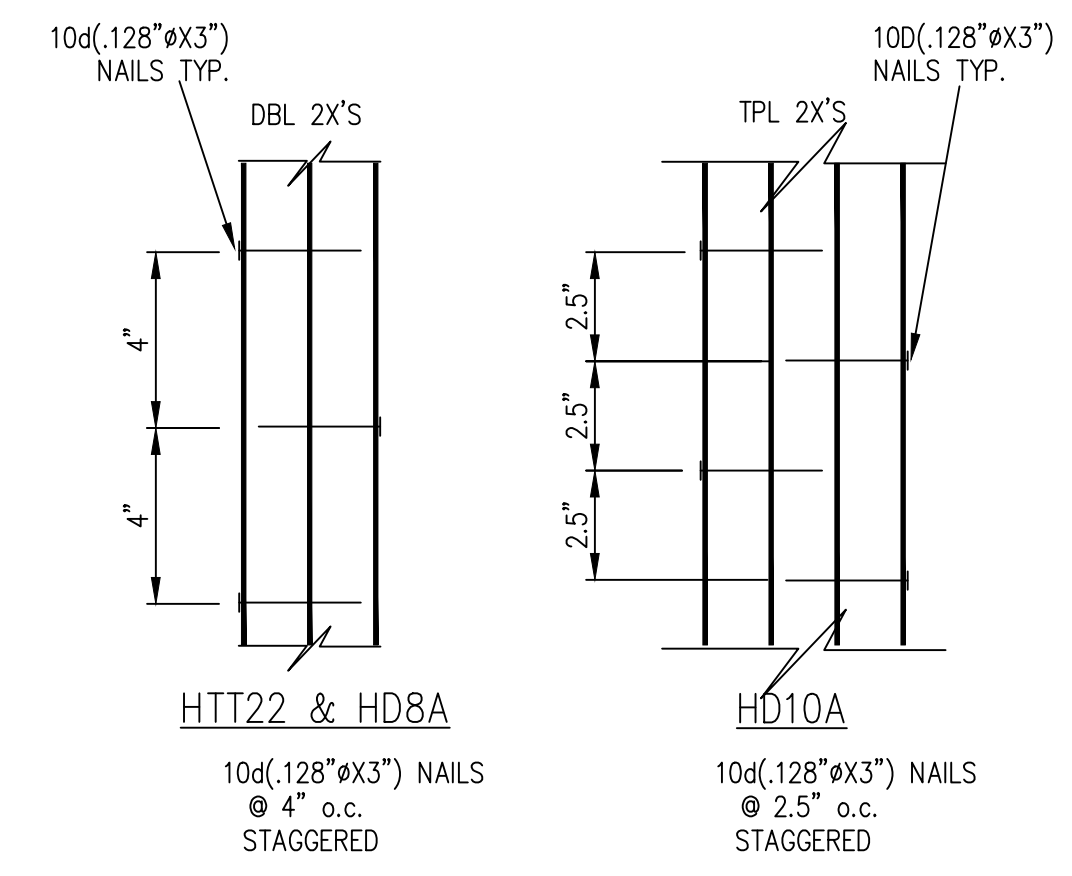
4 STRA PAT CRAWL SPACE FRAME



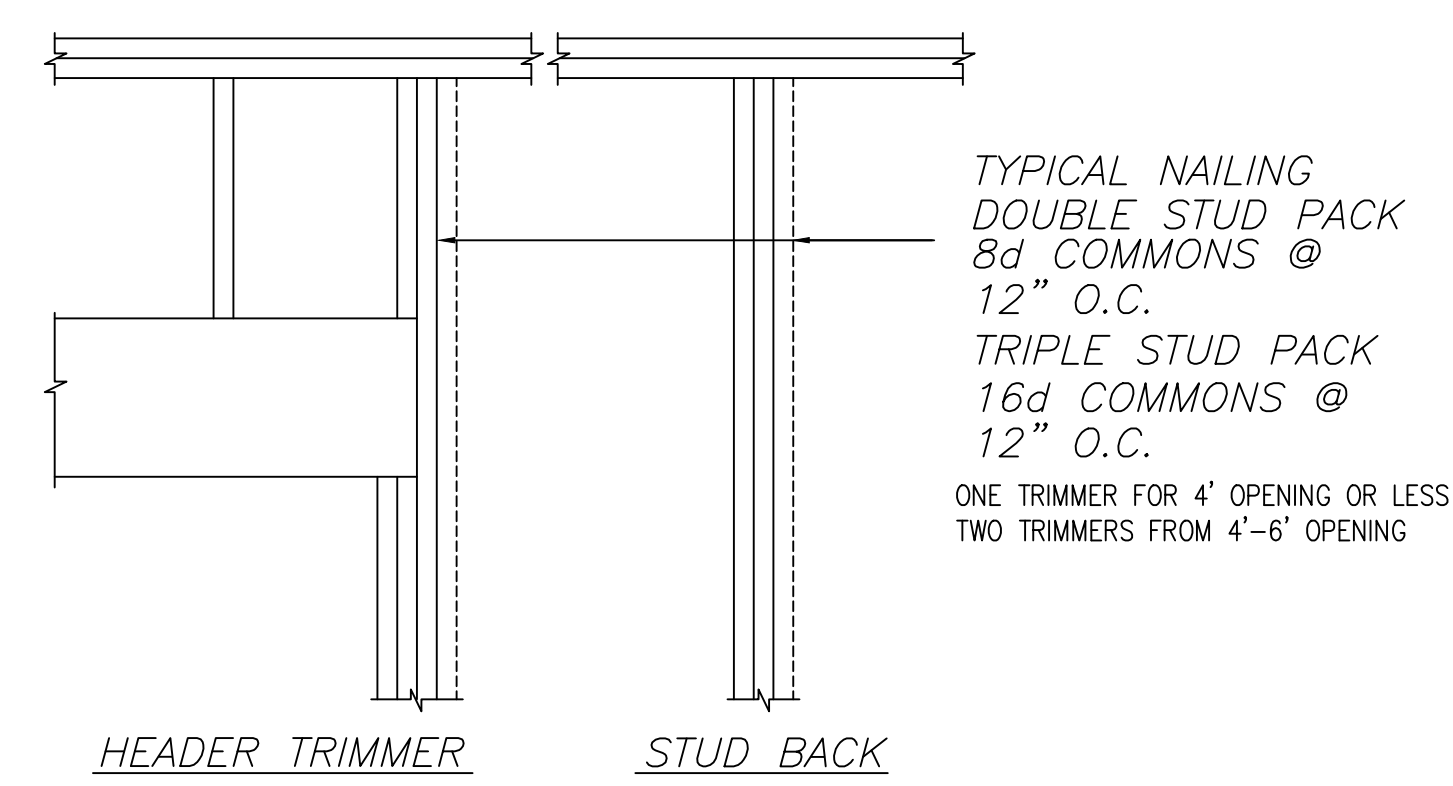
6 SHEAR WALL OPENING ELEVATION



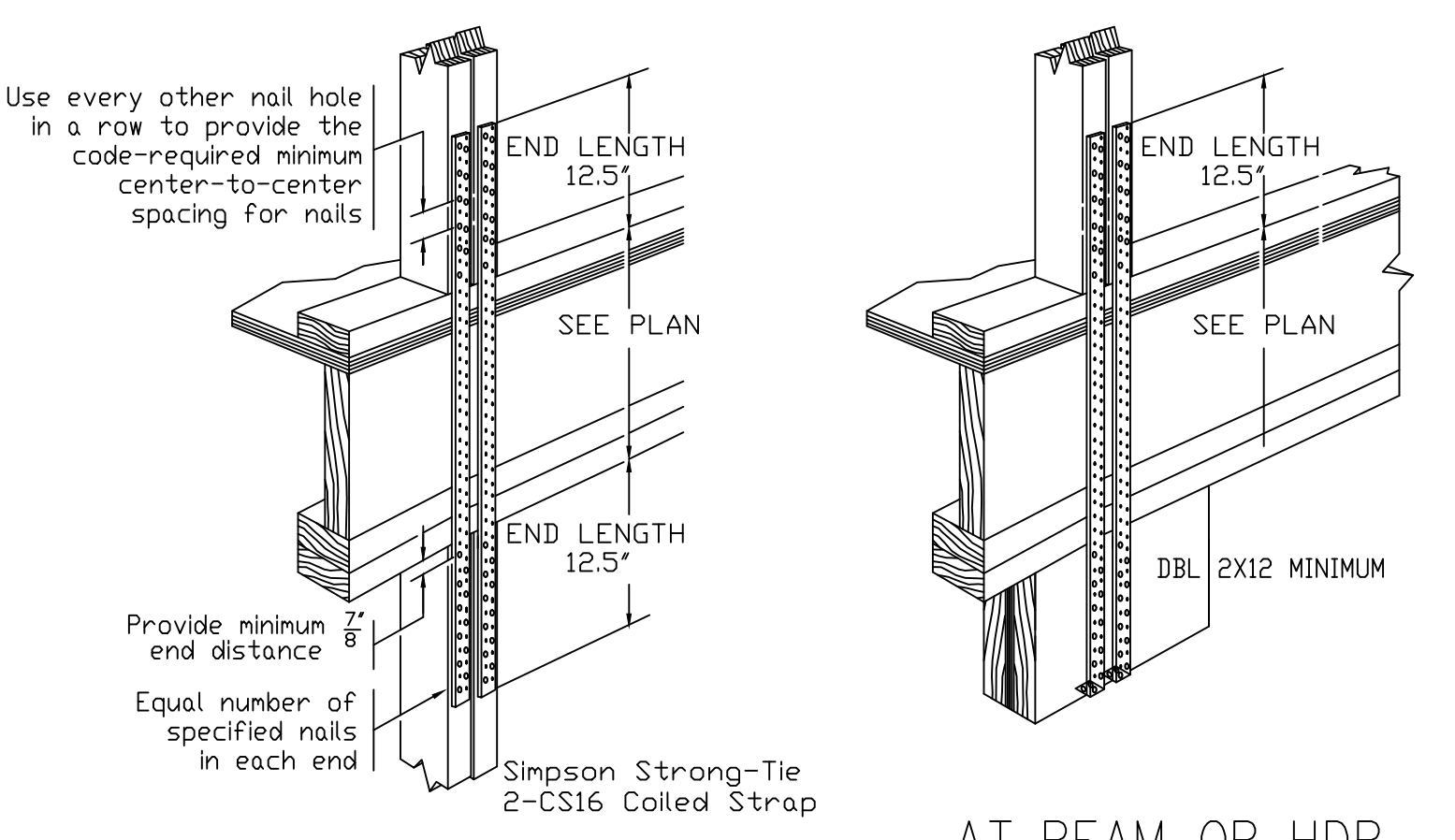
8 HEADER STRAP DETAIL
 NOTE:
 ON BOTH SIDES OF OPENING
 SIMPSON LSTA TRAP FIELD VERIFY LENGTH VERTICAL STRAP EACH TRIMMER TYPICAL
 ONE TRIMMER FOR 4' OPENING OR LESS
 TWO TRIMMERS FROM 4'-6' OPENING



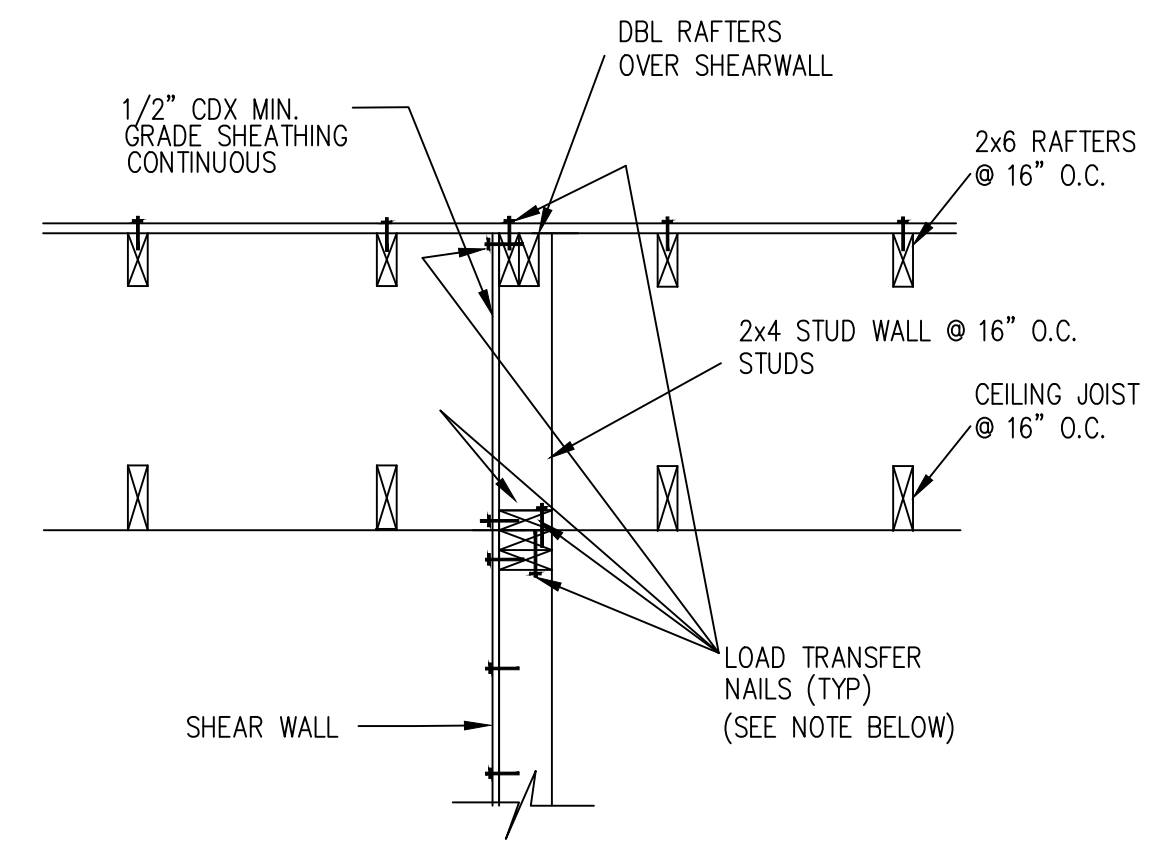
9 2X FASTENING @ SHEAR WALL ENDS AND @ GARAGE DOORS CRIPPLES



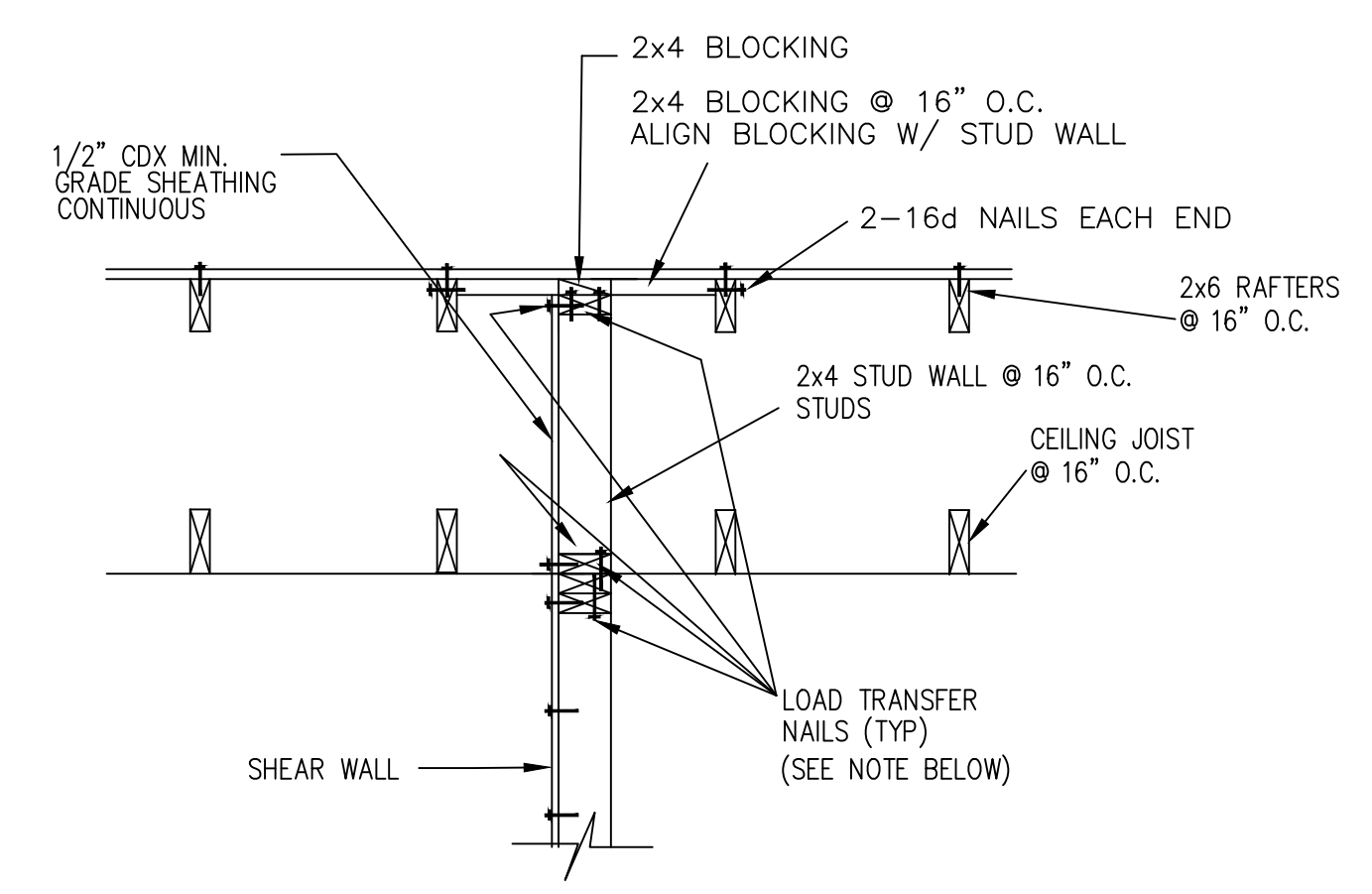
10 STUD PACK NAILING DOORS/WINDOWS AND POINT LOADS
 TYPICAL NAILING
 DOUBLE STUD PACK
 8d COMMONS @ 12" O.C.
 TRIPLE STUD PACK
 16d COMMONS @ 12" O.C.
 ONE TRIMMER FOR 4' OPENING OR LESS
 TWO TRIMMERS FROM 4'-6' OPENING



14 (UNLESS NOTED OTHERWISE) END OF SHEAR WALL BETWEEN 1st & 2nd FLOORS
 AT BEAM OR HDR

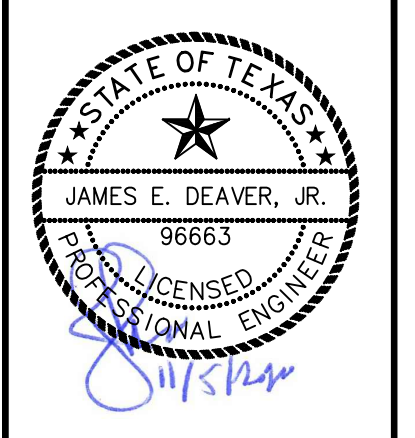


13 SHEAR TRANSFER PANEL
 ROOF DECK TO SHEAR WALL
 ALIGN RAFTER WITH SHEAR WALL
 NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.



13A SHEAR TRANSFER PANEL
 ROOF DECK TO SHEAR WALL
 ALT. BLOCKING BETWEEN RAFTERS
 NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.

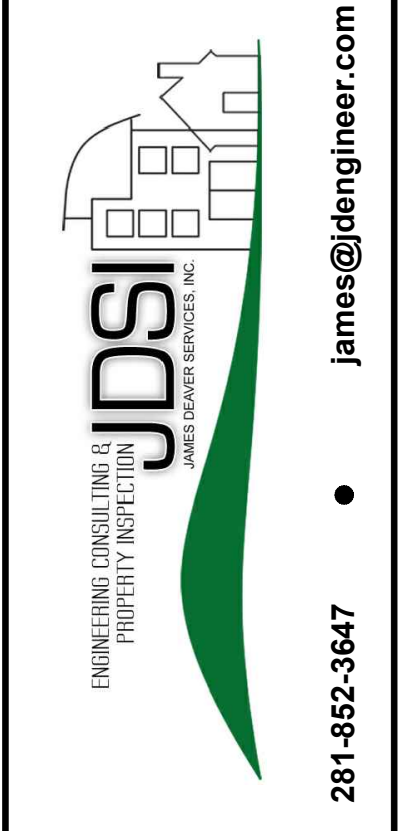
NOTE: CONTRACTOR TO USE SIMPSON PRODUCTS AND FASTENERS AS STATED IN MOST RECENT SIMPSON STRONG TIE MANUAL/CATALOG.



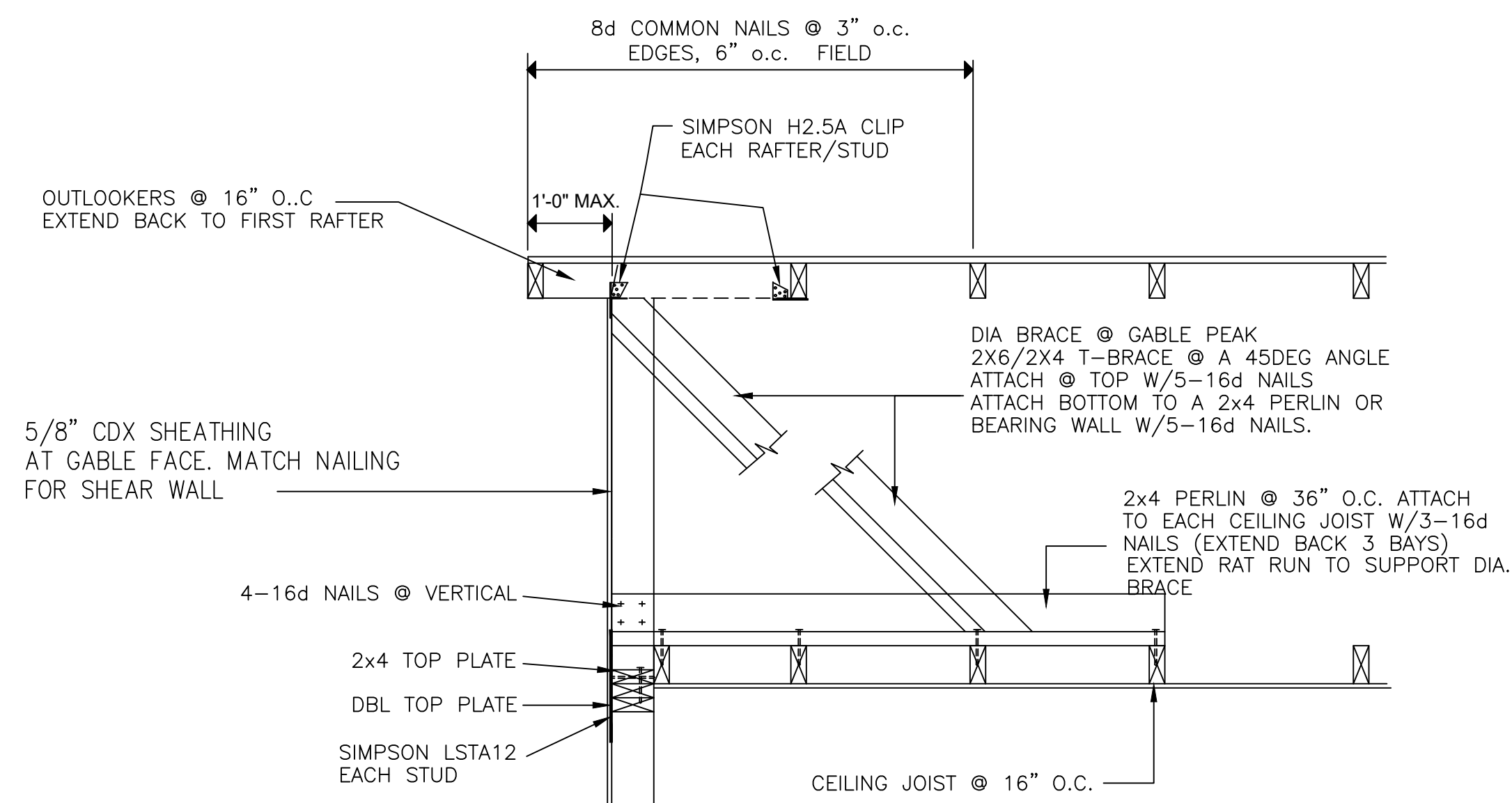
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B	12/1/2020	UPDATE PLANS

DATE: 3/15/2020
 UPDATE PLANS: 12/1/2020
 DRAWN BY: KSK
 CAD DWG FILE:

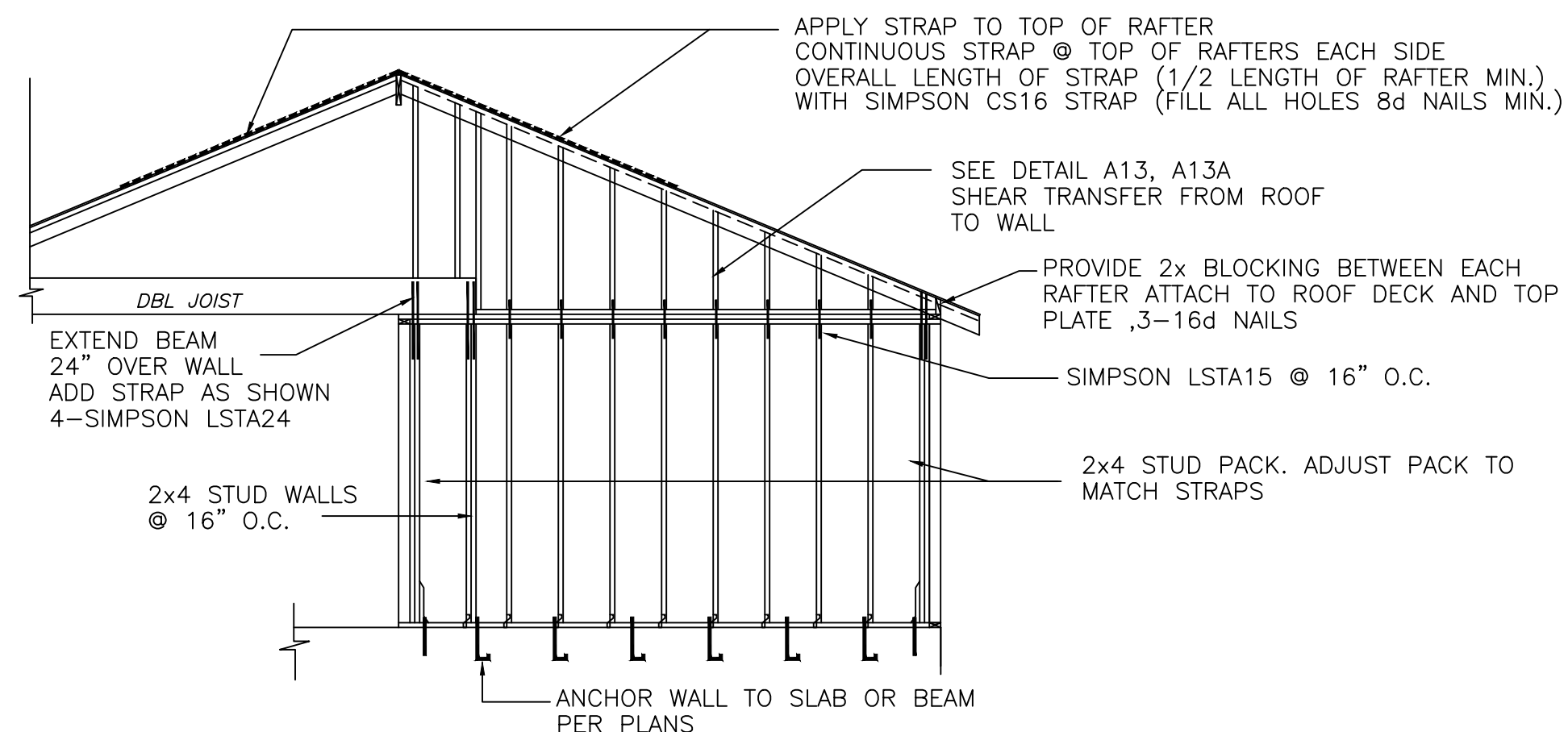


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18 TYPICAL GABLE END BRACING

NOTE: VAULTED CEILING AT EXTERIOR WALL.
BALLOON FRAME EXTERIOR WALL TO UNDERSIDE OF RAFTERS.
PURLINS NOT REQUIRED WHEN CEILING JOIST ARE PARALLEL TO RAFTERS, SEE RAFTER PLAN FOR LOCATION OF PURLIN BRACES

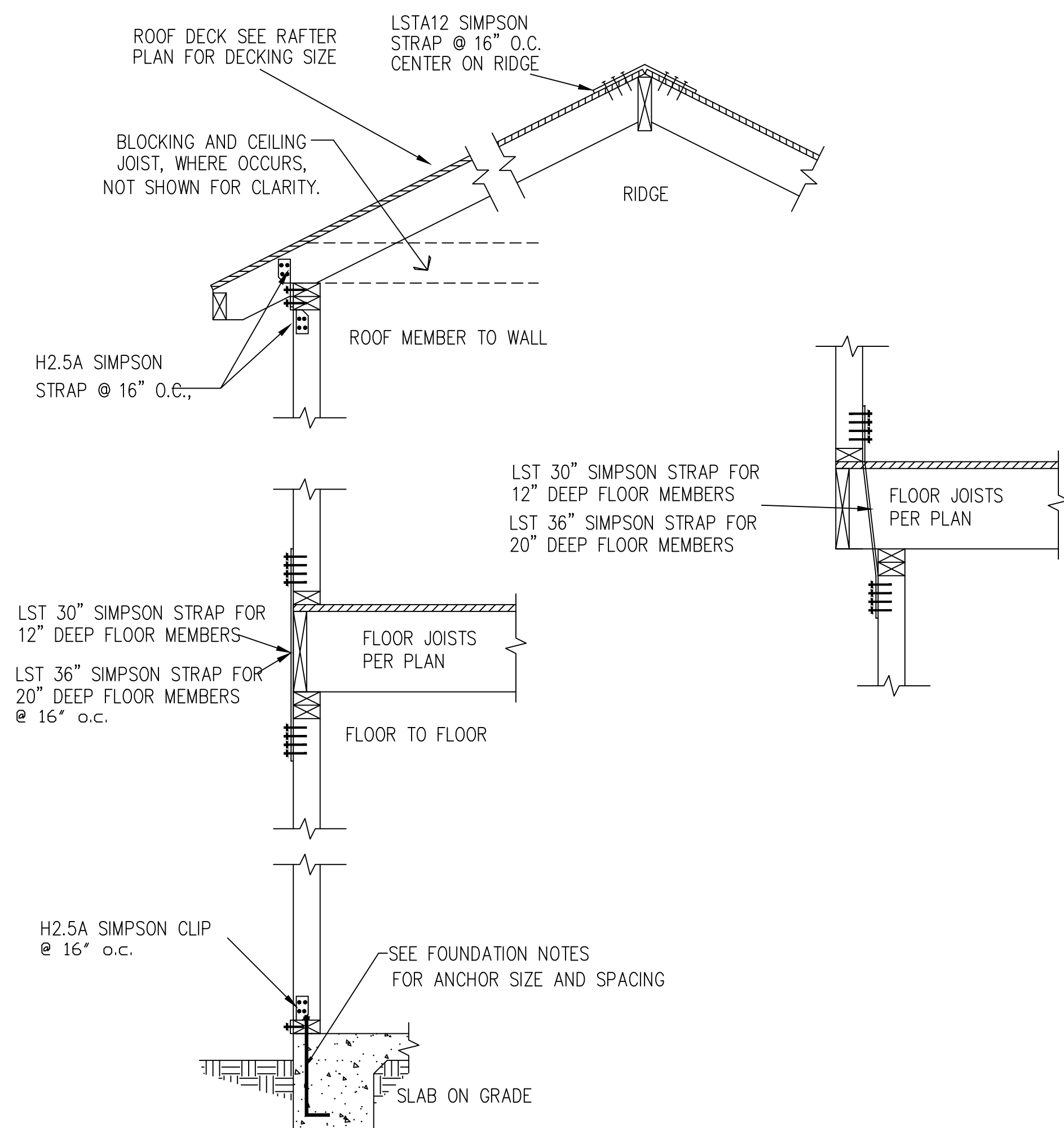


16 INTERIOR SHEAR WALL TRANSFER TO FLOOR WITH FLOOR JOISTS PARALLEL TO SHEARWALL

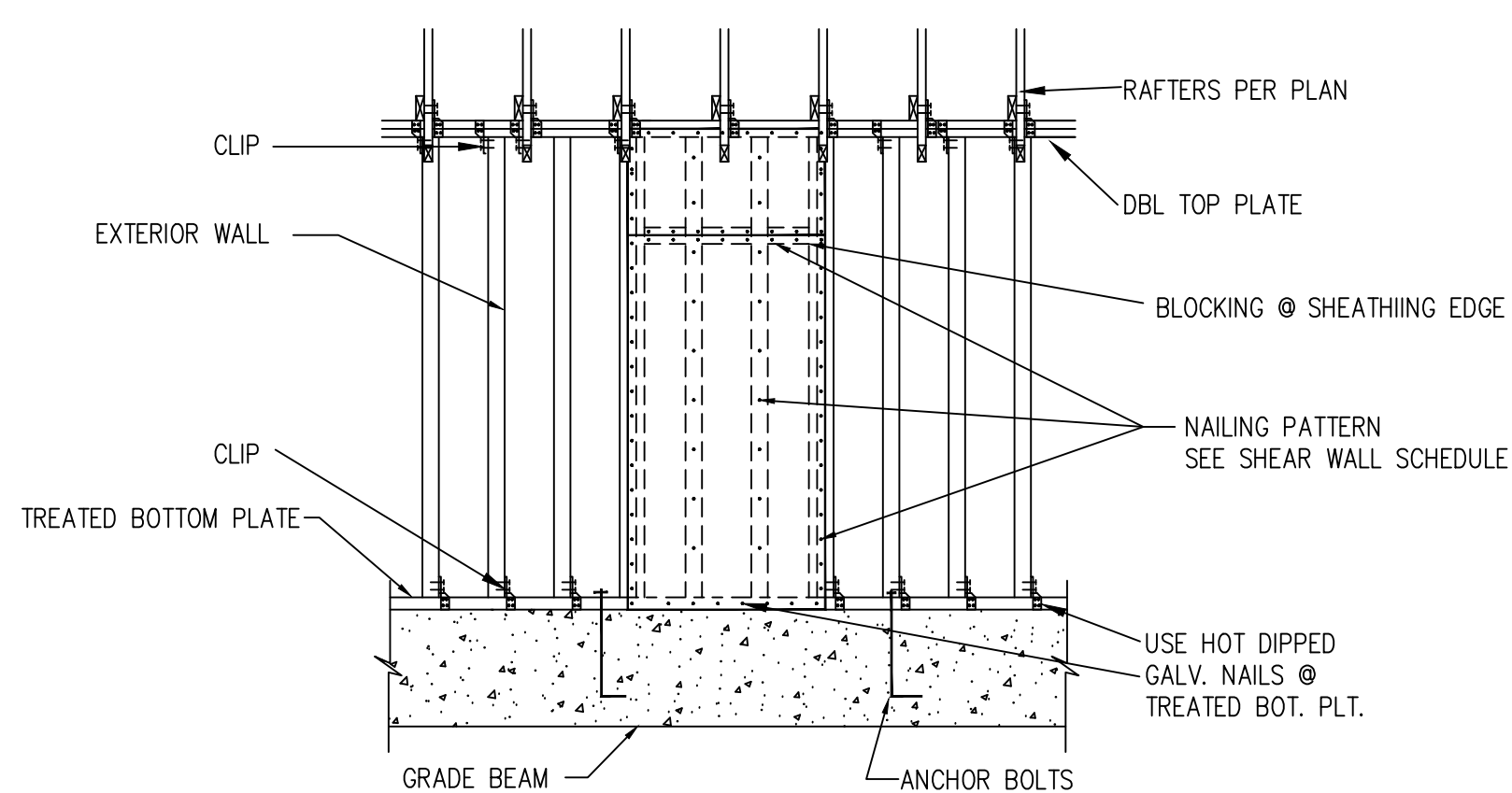
NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.

ROOF COVERING NOTE:

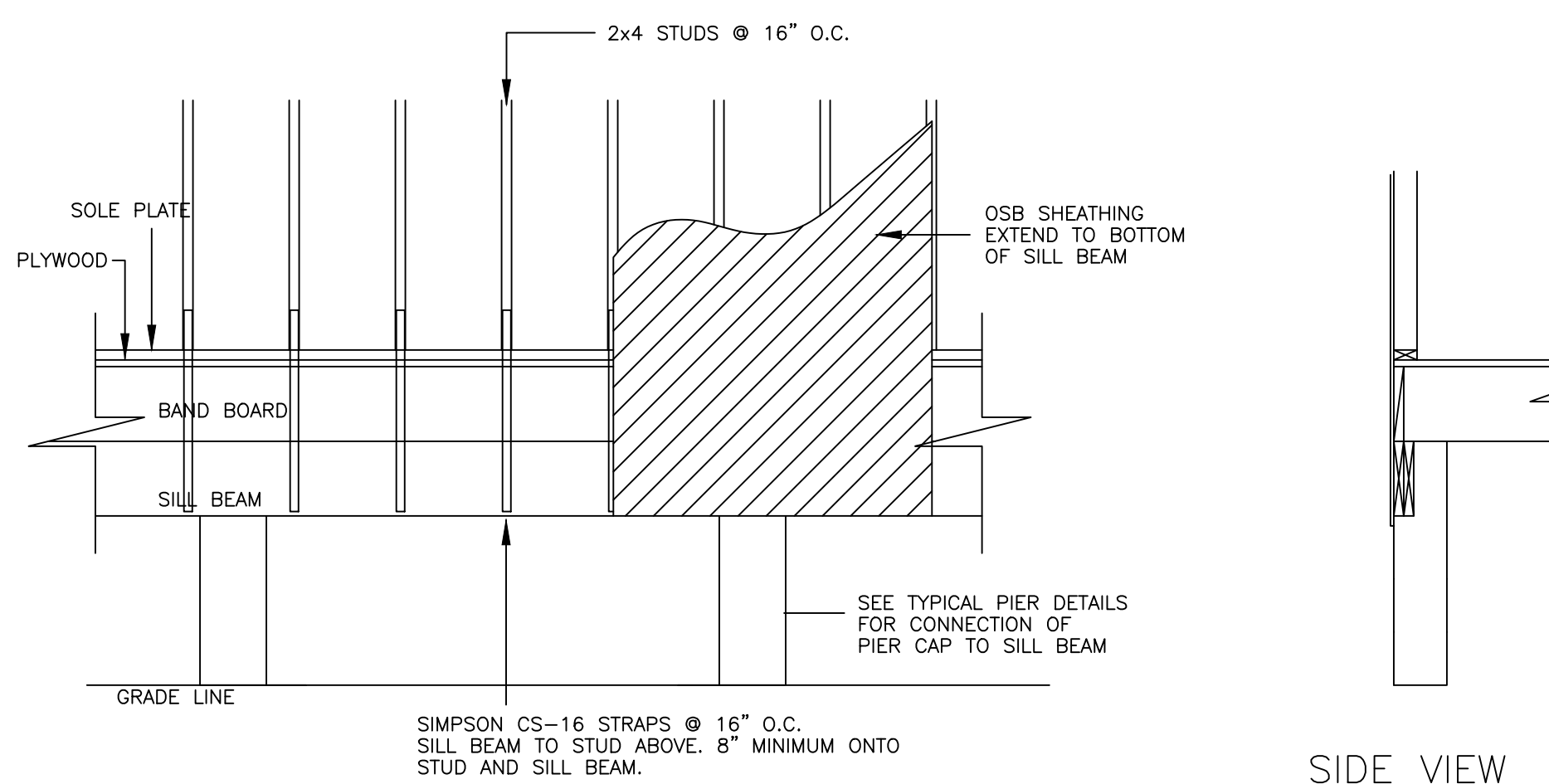
FASTEN ASPHALT COMPOSITION SHINGLES TO ROOF SHEATHING. REFER TO NAILING SCHEDULE OF DECKING TO RAFTER.
A MINIMAL OF 3/4\"/>



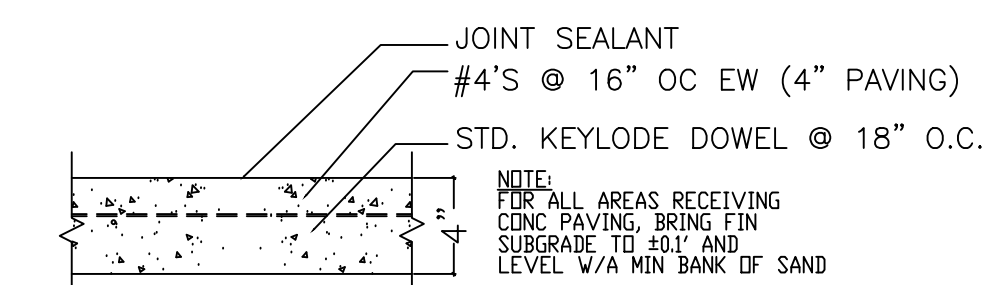
19 SECTION



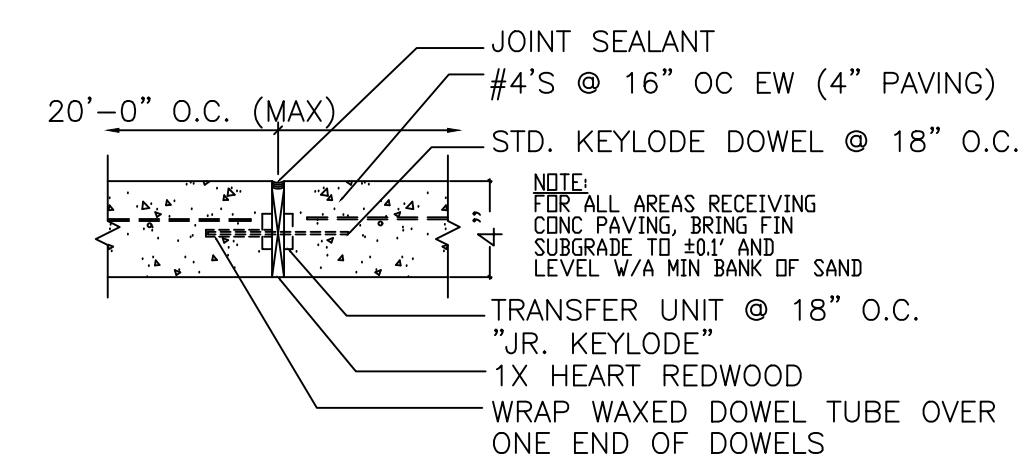
15 SLAB ON GRADE EXTERIOR WALL DETAIL WITH FULL SHEATHING
CLIPS AND STRAPS TO BE 16\"/>



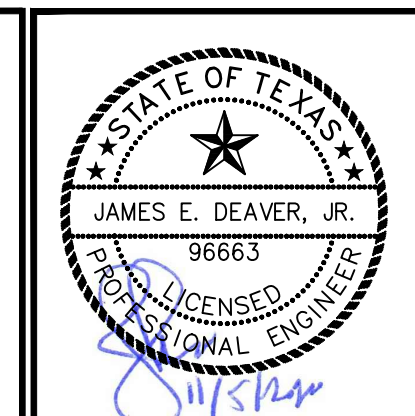
14 CRAWL SPACE FRAME EXTERIOR WALL DETAIL WITH FULL SHEATHING
CLIPS AND STRAPS TO BE 16\"/>



FLATWORK PAVING SCALE: 1-1/2\"/>



PAVING EXPANSION JOINT SCALE: 1-1/2\"/>



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ANALYSIS & REPORTS

DSI

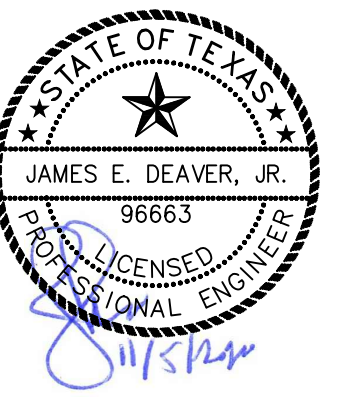
281-852-3647

james@dsieengineer.com

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Miscellaneous Notes

- For construction in the TDI Catastrophe Zone, all components must be TDI approved and installed as per the most current TDI Product Evaluation. Components that are not on the TDI list must be approved in writing by JDSI prior to construction.
- Asphalt composition shingles are to be installed using the pattern shown on the bundle. No exceptions. Fasteners must meet the ASTM F1667 standards.
- For Installation of Hardie Siding, 8-1/4" planks and less, JDSI recommends the use the following Assemblies:
 - For wind speeds Vult <155mph. Use Assembly 8. 0.090" ring shank nail, 1-1/2" long, 0.215" head. Install nails at 8" OC.
 - For wind speeds Vult >155mph. Use Assembly 9. 0.090" ring shank nail, 1-1/2" long, 0.215" head. Install nails at 6" OC.
- No shear wall can longer than 16'. Shear walls must have hold downs on either end.
- Protection of openings. Exterior glazing in buildings within the windborne debris regions must be protected from windborne debris. Windborne debris region is defined as sites where Vult ≥ 140 mph. Wood structural panels (WSP) with a minimum thickness of 7/16" and a span ≤ 8'-0" are allowed. Panels must be predrilled for fasteners. Corrosion resistant fasteners must be permanently mounted to the framing. Fastener size and spacing designed to resist C&C loads per Table R301.2.1.2 or use Table R301.2.1.2 for buildings with M.R.H. ≤ 45 ft., and Vult ≤ 180 mph. May also use a proprietary shutter system that satisfies Components and Cladding loads and is installed per a product evaluation report.
- Exterior side hinged doors shall be tested and labeled conforming to AAMA/WDMA/LS.2/A440 or WMA 100, or comply with Section R609.5.
- Soffit installation. Wood soffits must be minimum 3/8" thick wood structural panels with fasteners 0.099" x 2" spaced 6" on center. Vinyl soffit panels must not span more than 16" between supports.
- Underlayment. Underlayment materials are required to comply with ASTM D226, D1970, D4869, and D6757 shall bear a label indicating compliance to the standard designated and if applicable the type classification indicated in Table R905.1.1. Sites with windspeeds ≥ 140 mph must use #30 felt (ASTM D226 Type II; ASTM D4869 Type III or IV). Section also allows alternate methods for underlayment. One such alternate method allows IBHS sealed roof deck method (Exception 2). The application of underlayment must follow Table R905.1.1(2). Underlayment attachment must follow Table R905.1.1(3).
- Asphalt Shingles. Asphalt roof shingles comply with ASTM D7158 (Table R905.2.4.1). Manufacturers may still use the old specification (ASTM D3161).
- Fasteners. Asphalt shingle fasteners shall be galvanized steel, stainless steel, aluminum, or copper roofing nails, minimum 12 gauge (0.105" diameter shank), 3/8" diameter head, and comply with ASTM F1667, and penetrate through the roof coverings and not less than at least 3/4" into the roof sheathing.
- Valleys. Open valleys lined with metal not less than 24" wide per Table R905.2.8.2; or two plies of mineral surfaced roll roofing per ASTM D3909 or ASTM D6380 with the bottom layer 18" wide and the top layer not less than 36" wide; or closed valley with one layer of smooth roll roofing per ASTM D6380 not less than 36" wide; or an open valley as described for one of the open valley options. Self-adhered (ASTM D1970) is an allowed substitution.
- For shingled roofs, drip edge must be provided at eaves and rakes. Adjacent segments of drip edge must be overlapped by 2" or more. Drip edges must extend a minimum of 1/4" below roof sheathing and extend up back upslope over the fascia PLUS a minimum of 2" onto the decking. Therefore, 2" x 2" drip edge will NOT work. Drip edges must be nailed to the decking a maximum of 12" with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the drip edge along rake edges.



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S-8