PROJECT NAME

DUPLEX - ADDITION

SITE INFORMATION

ADDRESS	3007 TUAM ST, HOUSTON, TX 77004
LEGAL DESCRIPTION	LOT 9, BLOCK 31 WILSON SUBDIVISION THIS PROPERTY DOES NOT LIES WITHIN THE 100 YEAR FLOOD PLAIN ZONE "X"
FLOOD INFORMATION	FIRM MAP NO. 48201C0880M, DATED 01/06/2017

BUILDING CODE INFORMATION

THE DESIGN AND DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE FOLLOWING CODE AND LOCAL BUILDING ORDINANCES.
NOTIFY THE DESIGNER OGF ANY CONFLICTS.

- INTERNATIONAL BUILDING CODE	2012
- NATIONAL ELECTRIC CODE	2020
- INTERNATIONAL MECHANICAL CODE	2012
- INTERNATIONAL PLUMBING CODE	2012
- INTERNATIONAL ENERGY CONSERVATION CODE	2012

BUILDING DATA

OCCUPANCY GROUP	R-3 (RESIDENTIAL)
TYPE OF CONSTRUCTION	V-B
SITE AREA	5,000 S.F.
BUILDING AREA	
UNIT "A"	
- CONDITIONED	1,057 **S.F.**
- UNCONDITIONED	20 **S.F.**
UNIT "B"	
- CONDITIONED	595 **S.F.**
- UNCONDITIONED	20 **S.F.**
- TOTAL	1,692 **S.F.**
CEILING HEIGHT	8 **FT**

SHEET INDEX

GENERAL INFORMATION

G-1 SHEET INDEX, GENERAL & CODE INFORMATION
G-2 SURVEY & DRIVEWAY DETAILS

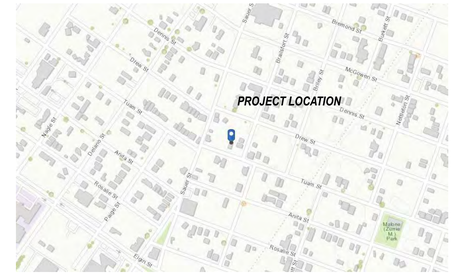
ARCHITECTURAL

A-1 ARCHITECTURAL - SITE PLAN
A-2 ARCHITECTURAL - GENERAL DETAILS
A-3 ARCHITECTURAL - FLOOR PLAN
A-4 ARCHITECTURAL - ELEVATION PLAN
A-5 ARCHITECTURAL - ROOF PLAN

ELECTRICAL

E-1 ELECTRICAL PLAN

VICINITY MAP:



HARRIS COUNTY, TEXAS
KEY MAP = 493Z

GENERAL CONTRACTOR NOTES:

GENERAL CONTRACTOR MUST BE FAMILIAR WITH THE EXISTING CONDITIONS AND RESTRICTIONS REGARDING FUTURE DEVELOPMENT ON THE SUBJECT PROPERTY PER RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS. GENERAL CONTRACTOR MUST HAVE A COPY OF THE ABOVE DOCUMENT FROM THE OWNER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK. ALL WORK MUST BE DONE IN ACCORDANCE WITH THE DOCUMENT AS MENTIONED ABOVE AND THE APPLICABLE BUILDING CODE REQUIREMENTS PER ALL REGULATORY AUTHORITIES HAVING JURISDICTION OVER THE SITE.

FOR MORE INFORMATION PLEASE CONTACT THE OWNER OR THE OWNER'S REPRESENTATIVE.

HOLD HARMLESS:

WORK DONE ON THE PREMISES OR IN CONNECTION WITH PROSECUTION OF THIS CONTRACT SHALL BE AT THE CONTRACTORS RISK AND CONTRACTOR SHALL ASSUME ANY LIABILITY AND SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, ARCHITECT, AND ANY OTHER FIRM, CORPORATION, THEIR AGENTS, SERVANTS, OR EMPLOYEES, OF AND FROM CLAIMS OR DEMANDS, COSTS, EXPENSES, LOSS OR DAMAGE ON ACCOUNT OF BODILY INJURY, SICKNESS OR DISEASE, INCLUDING DEATH, TO EMPLOYEES OF CONTRACTOR OR ANY OTHER PERSON, OR DAMAGE TO PROPERTY, INCLUDING LOSS OF USE THEREOF SUFFERED BY EMPLOYEES OF CONTRACTOR OR OF ANY PERSON, OR OF LIABILITY IMPOSED UPON SAID OWNER BY LAW, ARISING OUT OF THE OPERATION OF THIS CONTRACT.

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PROJECT TITLE:

ADDITION/REMODELING DUPLEX

ADDRESS:

3007 TUAM ST
HOUSTON, TX 77004

OWNER:

DIVERSITY HOUSING LLC

PROFESSIONAL SEAL:

DATE:	ISSUE:

To the best of my knowledge, these plans are drawn to comply with owner's specifications. Contractor and/or owner shall verify all dimensions, details and specifications before construction. Designer will not liable for human error after construction is started.

SHEET TITLE:

SHEET INDEX, GENERAL INFORMATION & CODE INFORMATION

DRAWING NUMBER:

G-1

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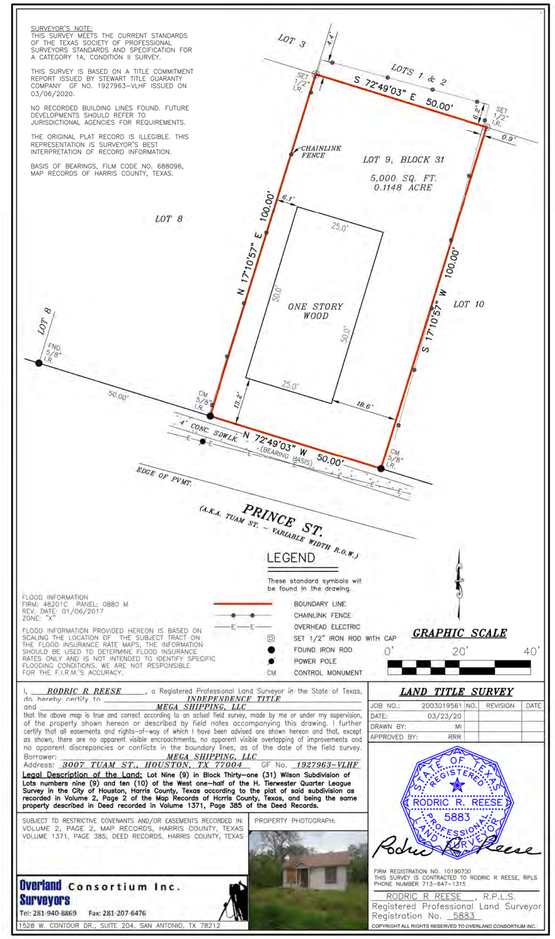
GENERAL NOTES

1. THE GENERAL CONTRACTOR (G.C.) SHALL CAREFULLY EXAMINE THE SITE AND SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS WITHIN THE SCOPE OF THIS WORK. DATA IN THESE SPECIFICATIONS AND ON THE DRAWINGS ARE ACCURATE AS POSSIBLE , BUT ARE NOT GUARANTEED. THE G.C. SHALL VERIFY LOCATIONS, LEVELS, DISTANCES, AND FEATURES OF THE SITE AND RELATED IMPROVEMENTS THAT MAY AFFECT THE WORK. BY ACT OF SUBMITTING A BID, THE G.C. IS DEEMED TO HAVE MADE SUCH EXAMINATION AND TO HAVE EXAMINED ALL ARCHITECTURAL, MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS, AND TO HAVE MADE ALLOWANCE THEREOF IN PREPARING HIS BID. NO EXTRA CHARGES WILL BE CONSIDERED FOR COST RESULTING FROM FAILURE TO COMPLY WITH THE ABOVE.
2. DETAIL DRAWINGS AND INSTRUCTIONS
A) IF WORK IS REQUIRED IN A MANNER THAT MAKES IT IMPOSSIBLE TO PRODUCE FIRST CLASS WORK, OR DISCREPANCIES APPEAR AMONG CONTRACTUAL DOCUMENTS, REQUEST INTERPRETATION BEFORE PROCEEDING WITH WORK. IF G.C. FAILS TO MAKE SUCH A REQUEST , NO EXCUSE THEREAFTER WILL BE ENTERTAINED FOR FAILURE TO CARRY OUT WORK IN A SATISFACTORY MANNER.
B) SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS OR SPECIFICATIONS, G.C. IS DEEMED TO HAVE ESTIMATED ON MORE EXPENSIVE WAY OF DOING WORK, UNLESS HE SHALL HAVE ASKED FOR AND OBTAIN A WRITTEN DECISION BEFORE SUBMISSION OF PROPOSAL AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED. G.C. SHALL INFORM ARCHITECT IMMEDIATELY IF SUCH CONFLICT BETWEEN DRAWINGS OR SPECIFICATIONS OCCUR.
3. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING AND TEMPORARY SUPPORTS, ETC,. THE G.C. IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.
4. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATION OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO ORDERING MATERIALS.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION, MEANS AND METHODS ON THE PROJECT. THE OWNER AND HIS CONSULTANT SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY OR NEGLIGENT ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS OF THE JOB.
6. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT THE RESULTS ARE FURNISHED TO LOCAL BUILDING AND PROJECT CONSULTANTS.
7. ANY CHANGES TO THE DESIGN, AFTER ISSUANCE OF A BUILDING PERMITS, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.
8. DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL THE WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.
10. INSTALL ADDRESS NUMBERS PER CITY AND EMS REQUIREMENTS.
11. CONTRACTOR TO OBTAIN INDIVIDUAL TRADE PERMITS.
12. PROVIDE FIRE TREATED BLOCKING OR AS REQUIRED BY THE LOCAL CODE OFFICIAL.
13. CONNECT WATER, GAS, AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES, DURING CONSTRUCTION. SITE MUST HAVE TEMPORARY WATER SERVICE WITH BACKFLOW PREVENTOR.
14. DURING CONSTRUCTION, SITE MUST REMAIN CLEAN WITH GARBAGE DUMPSTER & TEMPORARY TOILET FACILITIES. FAILURE TO DO SO MAY RESULT IN TEMPORARY SUSPENSION OF WORK UNTIL VIOLATIONS ARE CORRECTED.
15. THE ARCHITECT IS NOT RESPONSIBLE FOR JOB SAFETY OR OTHER JOB SITE CONDITIONS.
16. ALL MANUFACTURED ITEMS, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEAN, ETC. IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND IN ACCORDANCE WITH PUBLISHED INDUSTRY STANDARDS.
17. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY SUPERVISION TO COMPLETE THE WORK IN ACCORDANCE WITH THE DRAWINGS AND TRUE MEANING AND INTENT OF THESE SPECIFICATIONS EVEN THOUGH SUCH MENTION OF ARTICLES, MATERIALS, OPERATIONS , METHOD AND QUALITY, QUALIFICATIONS OR CONDITIONS IS NOT EXPRESSED IN COMPLETE SENTENCES.
18. WHERE DEVICES OR ITEMS OR PARTS THEREOF ARE REFERRED TO IN SINGULAR, IT IS INTENDED THAT SUCH A REFERENCE SHALL APPLY TO AS MANY SUCH DEVICES , ITEMS OR PARTS AS REQUIRED TO PROPERLY COMPLETE THE WORK.
19. SCHEDULES OF WORK INCLUDED IN THESE SPECIFICATIONS ARE GIVEN FOR CONVENIENCE AND SHALL NOT BE CONSIDERED AS A COMPREHENSIVE LIST OF ITEMS NECESSARY TO COMPLETE THE WORK AS DESCRIBED AND SPECIFIED.
20. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK COVERED HEREAFTER DESCRIBED WITH THE WORK OF OTHERS INVOLVED IN THIS PROJECT. THE NECESSARY INFORMATION AND THE ITEMS, MATERIAL, EQUIPMENT, ETC. SHALL BE DELIVERED WHEN REQUIRED IN ORDER TO PREVENT DELAY IN THE PROGRESS AND COMPLETION OF WORK.
21. THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF PROCEDURE TO THE OWNER FOR APPROVAL.
22. VERIFY AND CONFORM TO REQUIREMENTS OF THE UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE DRAWINGS AND SPECIFICATIONS, WHENEVER MATERIALS , EQUIPMENT , OR SYSTEMS ARE SPECIFIED OR INDICATED BY PROPRIETARY NAME OR MANUFACTURER. THE MATERIALS, EQUIPMENT, SYSTEMS SO SPECIFIED OR INDICATED SHALL BE DEEMED TO BE FOLLOWED BY THE WORDS "OR EQUAL" EXCEPT IN THOSE CASES WHERE ITEMS SPECIFIED BY NAME ARE MARKED " NO SUBSTITUTE". THE SUBCONTRACTOR MAY, AT HIS OPTION, SUBMIT FOR THE GENERAL CONTRACTOR A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO NECESSARY APPROVAL DATE. NO SUBSTITUTION SHALL BE PERMITTED UNLESS THE APPROVAL IS GRANTED.
23. THE SUBCONTRACTOR SHALL PROVIDE EVIDENCE OR QUALIFICATIONS TO THE GENERAL CONTRACTOR AND SHALL EMPLOY ONLY SKILLED, QUALIFIED PERSONNEL ON THE JOB.
24. WORK IS TO BE DONE IN THE BEST WORKMANLIKE MANNER AND SHALL HAVE TO MEET WITH THE APPROVAL OF THE OWNER AND GENERAL CONTRACTOR.
25. WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE COMPLETION, UNLESS OTHERWISE SPECIFIED , AND SHALL BE SO STATED IN SUBCONTRACTORS WRITTEN PROPOSAL AND AGREEMENT, REPAIRS, CORRECTIONS, DISCREPANCIES, ETC, MUST BE MADE WITHOUT ADDITIONAL COST TO THE OWNER, AND WITHIN FIVE (5) DAYS AFTER NOTICE IS GIVEN.
26. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
27. DEBRIS SHALL BE REMOVED FROM THE PREMISES AND THE PREMISE SHALL BE KEPT IN A CLEAN (BROOM) CONDITION.
28. GENERAL CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS.
29. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR / OWNER IMMEDIATELY OF ANY DISCREPANCIES.
30. ITEMS MARKED N.I.C. (NOT IN CONTRACT) ARE NOT A PART OF THE CONTRACT. ITEMS NOTED AS OWNER SUPPLIED AND SUBCONTRACTOR INSTALLED, SHALL BE SUPPLIED BY THE OWNER BUT WILL BE INSTALLED BY THE SUBCONTRACTOR.
31. WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.

NOTES

1. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
2. ALL ROOF PENETRATIONS (I.E., PLUMBING AND GAS VENTS, ETC) ARE TO BE RESTRICTED TO THE REAR ROOF AREA ONLY. UNDER NO CIRCUMSTANCES SHALL THERE BE ROOF PENETRATIONS AT THE ROOF FACING THE STREET.
3. ALL SITE WORK INCLUDING LOCATION OF THE TRASH DUMPSTER, TEMPORARY TOILET FACILITIES, TEMPORARY FENCING CONSTRUCTION, CLEARING PROCEDURES, GRADING AND DRAINAGE, ETC. SHALL BE IN ACCORDANCE WITH THE CITY OF HOUSTON GUIDELINES.
4. LOT SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM 6" FOR THE FIRST 10 FEET (5% SLOPE).
5. THE FOUNDATION SHALL EXTEND ABOVE THE GUTTER OR DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%.
6. 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 SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING
7. FOUNDATION (FINISH FLOOR ELEVATION) R401.5 2012 IRC AMENDMENTS THE FOUNDATION FINISHED FLOOR SHALL BE NOT LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM. IF NO SANITARY SEWER IS PROVIDED THE FINISHED FLOOR SHALL BE NOT LESS THAN 4" ABOVE THE CROWN OF THE STREET.
8. AIR CONDENSER UNIT. PROVIDE CONCRETE PAD. RE. HVAC PLAN FOR CORRECT PLACEMENT.
9. PROPOSED GAS METER GAS METER (LOCATION) CENTER-POINT AND RELIANT ENERGY REGULATIONS. SHOW LOCATION OF GAS AND ELECTRIC METER. EQUIPMENT SHALL BE LOCATED WHERE THE FACE OF THE METER IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE
10. PROPOSED ELECTRICAL METER EQUIPMENT SHALL BE LOCATED WHERE THE FACE OF THE PANEL IS NOT CLOSER THAN 36" FROM THE PROPERTY LINE. CODE REQUIRES 36" CLEAR SPACE. CLEARANCE MUST BE 20 INCHES WIDE
11. 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% SLOPE).



LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	CHAINLINK FENCE
—E—E—	OVERHEAD ELECTRIC
⊗	SET 1/2" IRON ROD WITH CAP
●	FOUND IRON ROD
●	POWER POLE
CM	CONTROL MONUMENT

FLOOD INFORMATION
FIRM: 48201C PANEL: 0880 M
REV. DATE: 01/06/2017
ZONE: "X"

FLOOD INFORMATION PROVIDED HEREON IS BASED ON SCALING THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. WE ARE NOT RESPONSIBLE FOR THE F.I.R.M.'S ACCURACY.

GRAPHIC SCALE
0' 20' 40'

I, RODRIC R REESE, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to INDEPENDENCE TITLE and MEGA SHIPPING, LLC that the above map is true and correct according to an actual field survey, made by me or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no apparent visible encroachments, no apparent visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, as of the date of the field survey.
Borrower: MEGA SHIPPING, LLC
Address: 3007 TUAM ST., HOUSTON, TX 77004 GF No. 1927963-VLHF
Legal Description of the Land: Lot Nine (9) in Block Thirty-one (31) Wilson Subdivision of Lots numbers nine (9) and ten (10) of the West one-half of the H. Tarwester Quarter Leogue Survey in the City of Houston, Harris County, Texas according to the plat of said subdivision as recorded in Volume 2, Page 2 of the Map Records of Harris County, Texas, and being the same property described in Deed recorded in Volume 1371, Page 385 of the Deed Records.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 2, PAGE 2, MAP RECORDS, HARRIS COUNTY, TEXAS VOLUME 1371, PAGE 385, DEED RECORDS, HARRIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

Overland Consortium Inc. Surveyors
Tel: 281-940-8869 Fax: 281-207-6476
1526 W. CONTOUR DR., SUITE 204, SAN ANTONIO, TX 78212

LAND TITLE SURVEY

JOB NO.:	2003019561	NO.	REVISION	DATE
DATE:	03/23/20			
DRAWN BY:	MI			
APPROVED BY:	RRR			

STATE OF TEXAS REGISTERED RODRIC R. REESE 5883 PROFESSIONAL LAND SURVEYOR

FIRM REGISTRATION NO. 10190700
THIS SURVEY IS CONTRACTED TO RODRIC R REESE, RPLS
PHONE NUMBER 713-647-1315

RODRIC R REESE, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5883

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ADDITION/REMODELING DUPLEX

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3007 TUAM ST
HOUSTON, TX 77004

OWNER:

DIVERSITY HOUSING LLC

PROFESSIONAL SEAL:

DATE:	ISSUE:

To the best of my knowledge, these plans are drawn to comply with owner's specifications. Contractor and/or owner shall verify all dimensions, details and specifications before construction. Designer will not liable for human error after construction is started.

SHEET TITLE:

SURVEY & DRIVEWAY DETAILS

DRAWING NUMBER:

G-2

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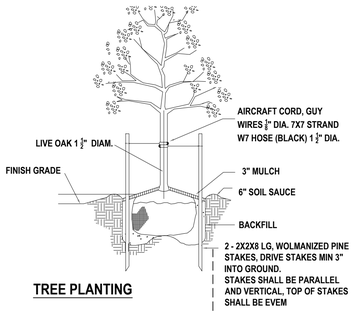
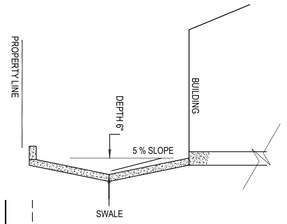


TREE PLANTING



FLOW SWALE DETAIL

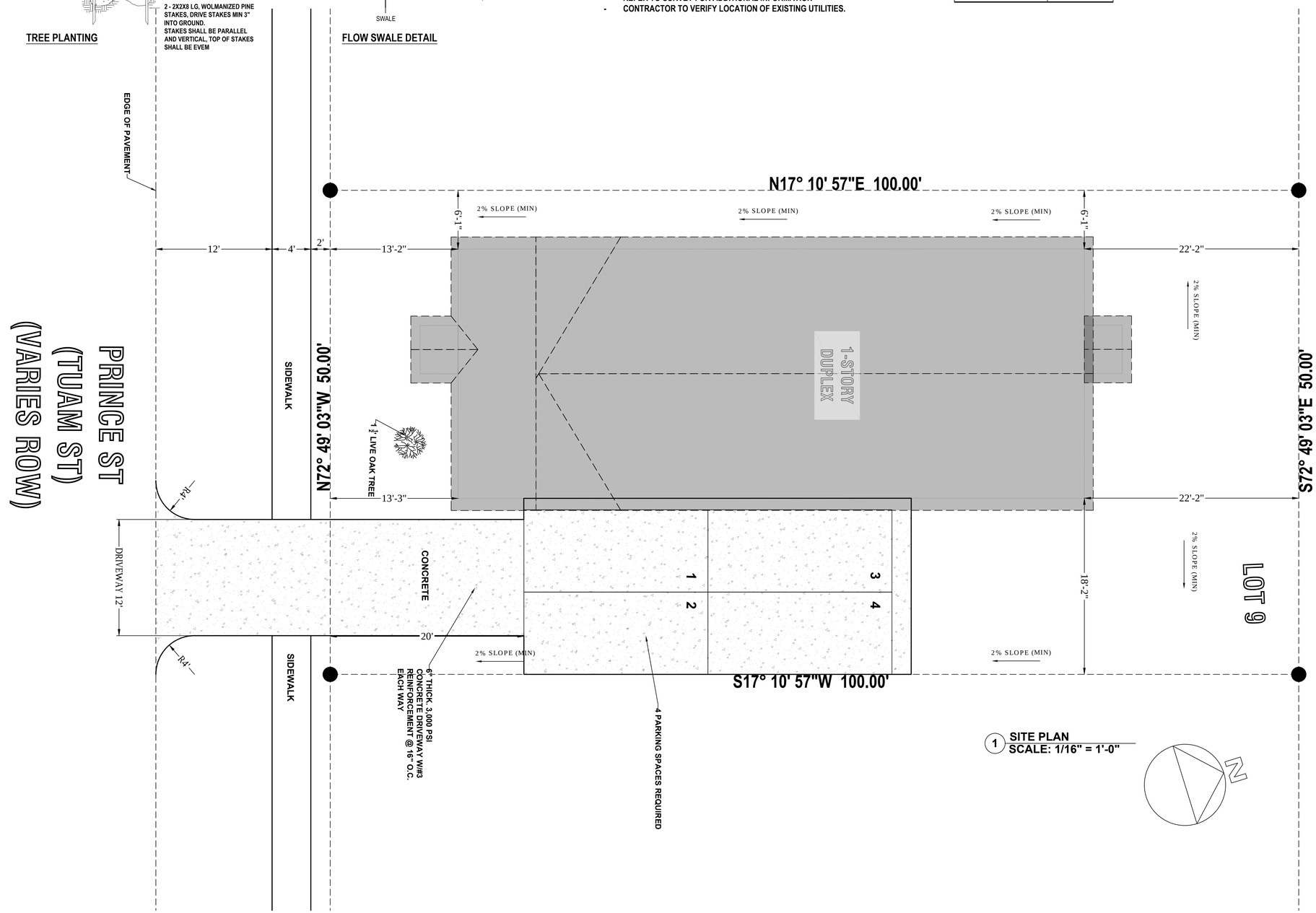
LEGAL DESCRIPTION:

LOT 9, BLOCK 31 WILSON SUBDIVISION

- **THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS ESTABLISHED PANEL** NO. 448201C0882M DATED 01/06/2017 **ZONE "X"**
- **SITE DRAWINGS ARE FOR REFERENCE AND LOCATION OF THE HOUSE FOOTPRINT AND FLATWORK IN RELATION TO THE PROPERTY LINE**
- **ALL EXTERIOR FLATWORK TO HAVE A 1% MIN / 2% MAX SLOPE AWAY FROM THE BUILDING. PORCH SLAB TO HAVE UNIFORM SLOPE. CONCRETE NOT TO WARP AT DRIVEWAYS**
- **REFER TO SURVEY FOR ADDITIONAL INFORMATION**
- **CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.**

IMPERVIOUS CALCULATION	
BUILDING/PATIO/PORCH	1,736 SF
CONCRETE/DRIVEWAY	970 SF
TOTAL COVERED AREA	2,706 SF

IMPERVIOUS AREA	
LOT AREA	5,000 SF
IMPERVIOUS %	2,706/ 5,000 X100
TOTAL IMPERVIOUS	54.1%



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

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SHEET TITLE:

SITE PLAN

DRAWING NUMBER:

A-1

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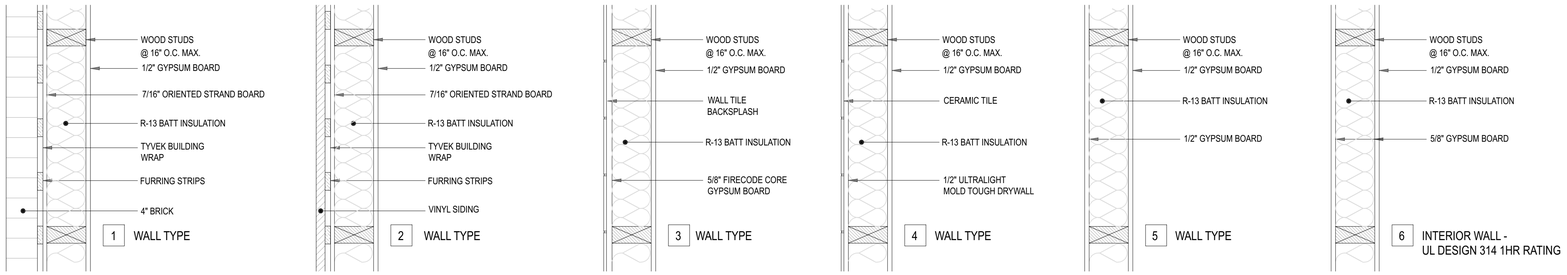
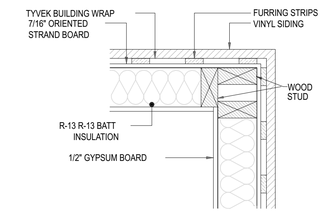
NOTES ON WALLS
2X4 @ 16 O.C. # 2 Y.P. UP TO 10' HEIGHT
2X6 @ 16 O.C. # 2 Y.P. UP TO 14' HEIGHT





CORNER WALL DETAIL

GENERAL NOTES

1. 8' CEILING HEIGHT AT FIRST FLOOR U.N.O.
2. 8' HEIGHT EXTERIOR AND INTERIOR WALLS TO BE 2X4 @ 16" O.C. #2 Y.P. WALL STUD TYP.
3. 1/2" GYPBOARD WALLS AND CEILINGS.
4. 5/8" TYPE "X" GYPBOARD WALLS AND CEILINGS AT GARAGE.
5. TILE FLOORS AT BATHS.
6. TILE WALLS AT TUBS.
7. TILE WALLS AT SHOWERS.
8. ALL OPEN SHOWERS AND TUBS TO BE FINISHED WITH A NON ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE DRAIN INLET OVER WATER PROOF GYP BOARD.
9. ALL GLASS AT BATHING AREAS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH IRC APPLICABLE VERSION.
10. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOM THROUGH NATURAL OR MECHANICAL MEANS AND COMPLY WITH IRC APPLICABLE VERSION
11. ALL GUARDRAILS SHALL BE 42" HIGH. ALL HANDRAILS TO BE 34" TO 38" ABOVE NOSE OF TREAD AND COMPLY WITH IRC APPLICABLE VERSION.
12. 6'-8" HEAD HEIGHT AT ALL DOORS AT FIRST FLOOR U.N.O.
13. REQUIRED HANDRAILS AND GUARDRAILS WILL BE DESIGNED TO WITHSTAND A 200 POUND LIVE LOAD IN ANY DIRECTION.
14. SMOKE DETECTOR WITH MONOXIDE COMBUSTION INTERCONNECTED BATTERY BACK UP INSTALLED ACCORDING SECTION R314 OF IRC.
15. ATTIC SHALL BE PROVIDED WITH A PULL-DOWN STAIR NO LESS THAN 22" IN WIDTH A LOAD CAPACITY NOT LESS THAN 350 POUNDS.

FLOOR PLAN NOTES

1. INTERIOR DIMENSION ARE TO FACE OF STUD, UNLESS GRAPHICALLY INDICATED OTHERWISE.
2. REFER TO ELEVATIONS AND ROOD PLAN FOR PLATE HEIGHTS
3. CEILING HEIGHTS CALLOUTS ARE NOMINAL. SEE ELEVATIONS AND ROOF PLAN FOR PRECISE DIMENSIONS
4. ALL ANGLES OTHER THAN 90° ARE TO BE 45° U.N.O.
5. ALL EGRESS HALLWAYS FROM BEDROOMS SHOULD NOT BE RESTRICTED LESS THAN 3'-0" NET CLEAR
6. EXTERIOR BRICK WALLS (BRICK LEDGE) ARE SHOWN AS 5 1/2" WIDTH.
7. ALL PLUMBING WALLS SHALL BE 2X6 MIN.
8. ALL GLAZING WITHIN 2'-0" HORIZONTAL DISTANCE FROM ANY JAMB OR EXTERIOR DOOR SHOULD BE TEMPERED GLASS.
9. ALL OPENING TO BE CENTERED ON WALLS U.N.O.

UNIT -"B" - UNCONDITIONED AREA

ROOM NAME	FLOOR	AREA, STANDARD (SQ FT)
B- PORCH	1	20.0
TOTALS:		20.0

UNIT -"A" - UNCONDITIONED AREA

ROOM NAME	FLOOR	AREA, STANDARD (SQ FT)
A- PORCH	1	20.0
TOTALS:		20.0

DOOR SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	TYPE	COMMENTS	ARCH
D01	8	24 "	80 "	HINGED		
D02	7	32 "	80 "	HINGED		
D03	2	36 "	80 "	HINGED		

UNIT -"B" - CONDITIONED AREA

ROOM NAME	FLOOR	AREA, STANDARD (SQ FT)
A- BATH 1	1	45.0
B- BATH 1	1	42.0
B- BEDROOM 2	1	133.0
CLOSET	1	14.0
CLOSET	1	14.0
B- LIVING/DINING/KITCHEN	1	314.0
B- LAUNDRY	1	33.0
TOTALS:		595.0

UNIT -"A" - CONDITIONED AREA

ROOM NAME	FLOOR	AREA, STANDARD (SQ FT)
A- MASTER BEDROOM	1	135.0
A- BEDROOM 2	1	120.0
A- BATH 2	1	42.0
A- LAUNDRY	1	33.0
A- LIVING/DINING/KITCHEN	1	416.0
CLOSET	1	13.0
B- MASTER BEDROOM	1	134.0
A- BEDROOM 1	1	122.0
CLOSET	1	13.0
A- CLOSET 3	1	29.0
TOTALS:		1057.0

WINDOW SCHEDULE

NUMBER	QTY	WIDTH	HEIGHT	BOTTOM	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	1	36 "	36 "	44"			SINGLE HUNG	
W02	8	36 "	60 "	20"			SINGLE HUNG	

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SHEET TITLE:

ARCHITECTURAL - SCHEDULES & DETAILS

DRAWING NUMBER:

A-2

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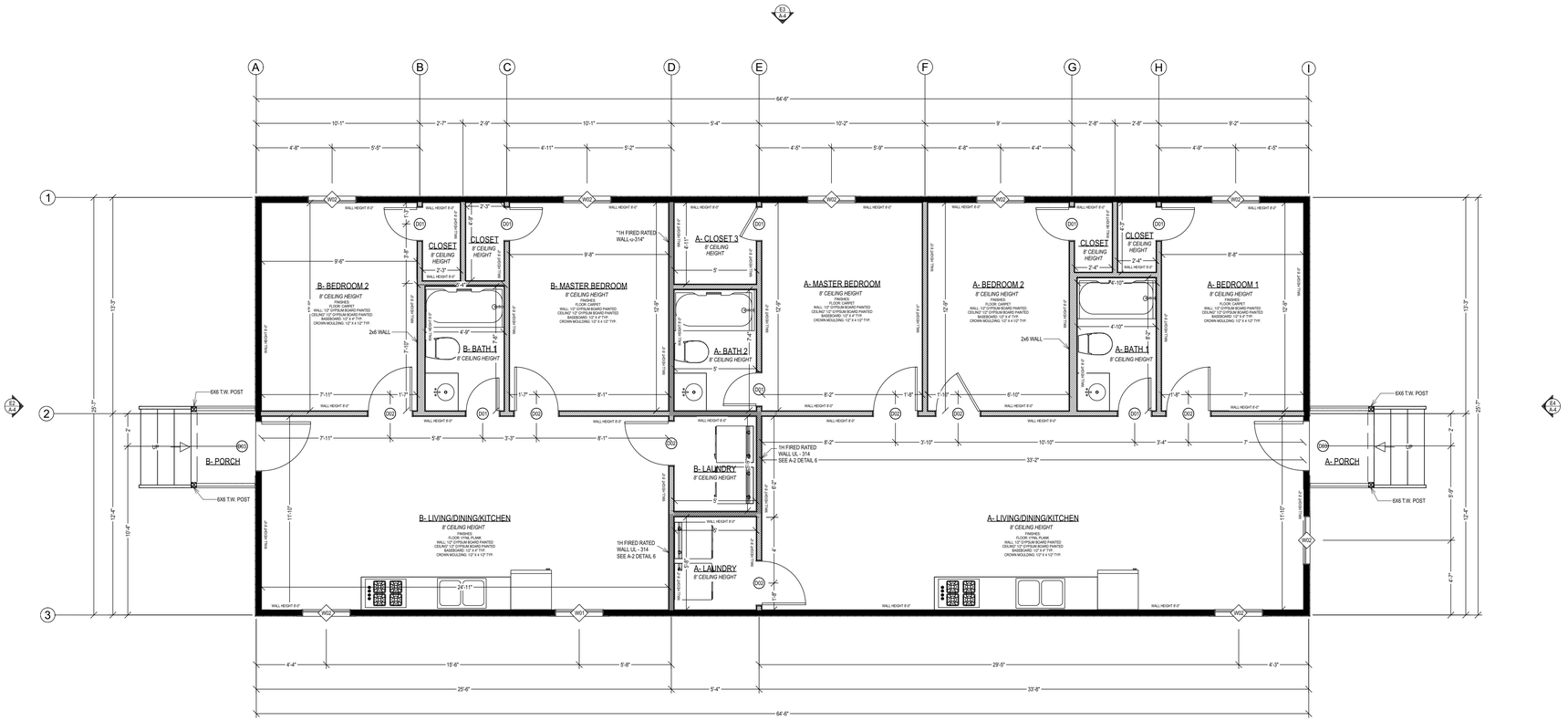
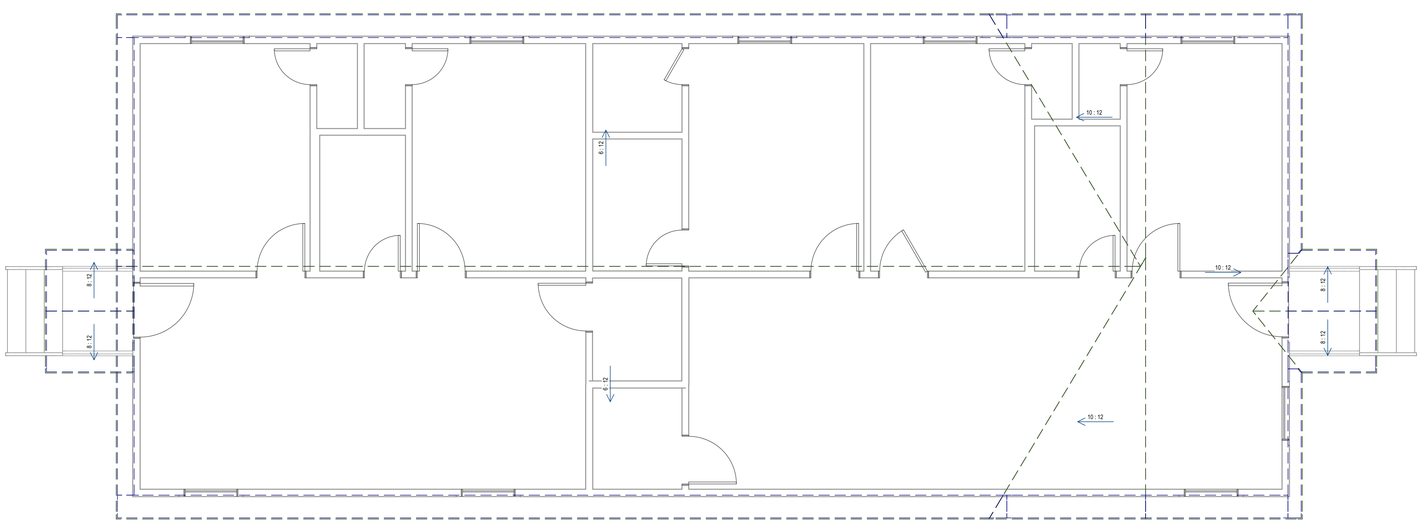


ARCHITECTURAL- 1 ST. FLOOR
1/4 IN = 1 FT



ARCHITECTURAL-ROOF PLAN
1/4 IN = 1 FT

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SHEET TITLE:

ARCHITECTURAL - FLOOR PLAN

DRAWING NUMBER:

A-3

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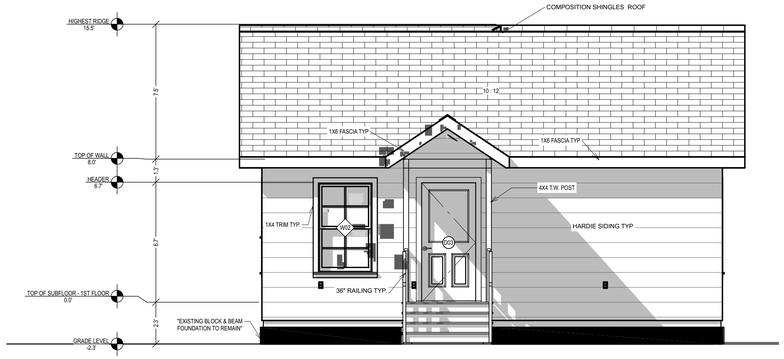
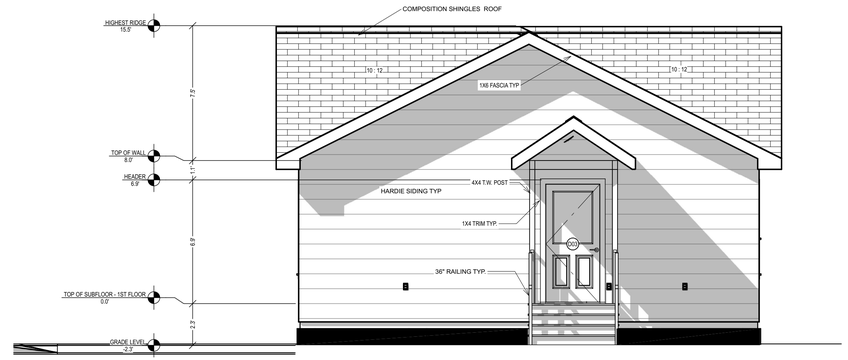
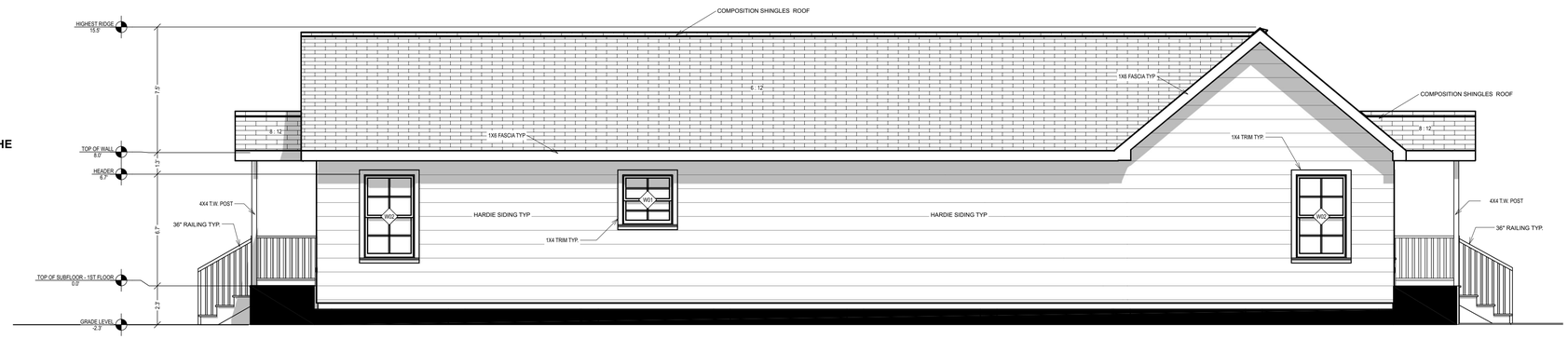


ARCHITECTURAL- LEFT ELEVATION
1/4 IN = 1 FT

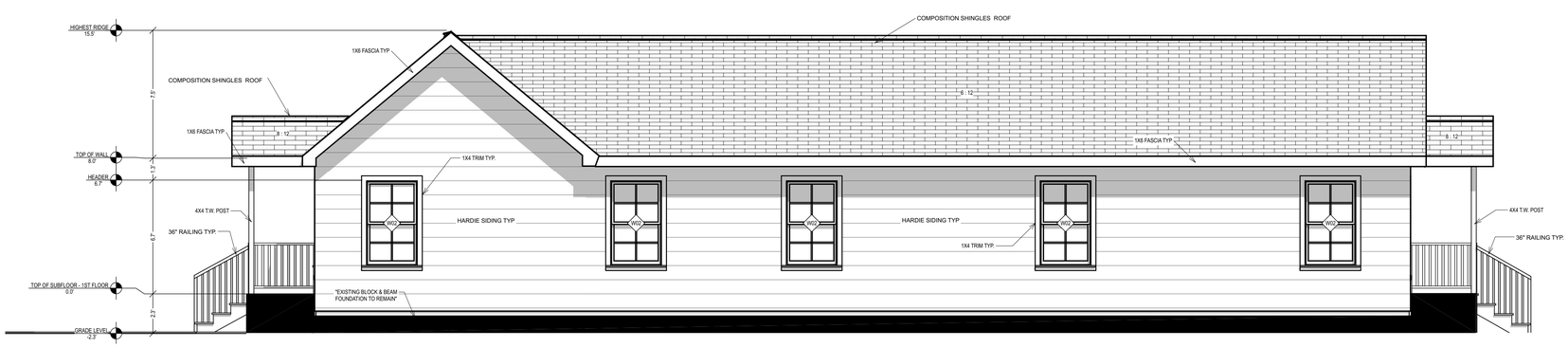


ARCHITECTURAL RIGHT ELEVATION
1/4 IN = 1 FT

THE FINISHED FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE OR 4 INCHES ABOVE THE CROWN OF THE STREET WHEN ALLOWED



ARCHITECTURAL-FRONT ELEVATION
1/4 IN= 1 FT



ARCHITECTURAL- BACK ELEVATION
1/4 IN = 1 FT

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SHEET TITLE:

ELEVATION PLAN

DRAWING NUMBER:

A-4

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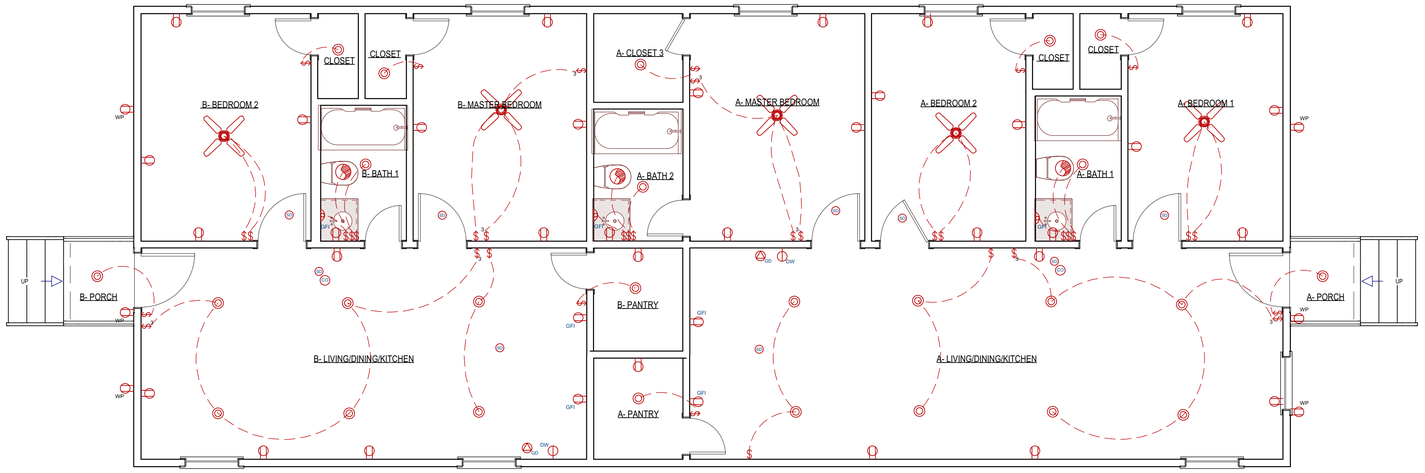
LEGEND

	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
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



ELECTRICAL PLAN
1/4 IN = 1 FT

ELECTRICAL NOTES

1. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE
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.

GENERAL 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 NEC.

CO — 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 R317.1

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SHEET TITLE:

ELECTRICAL LAYOUT

DRAWING NUMBER:

E-1

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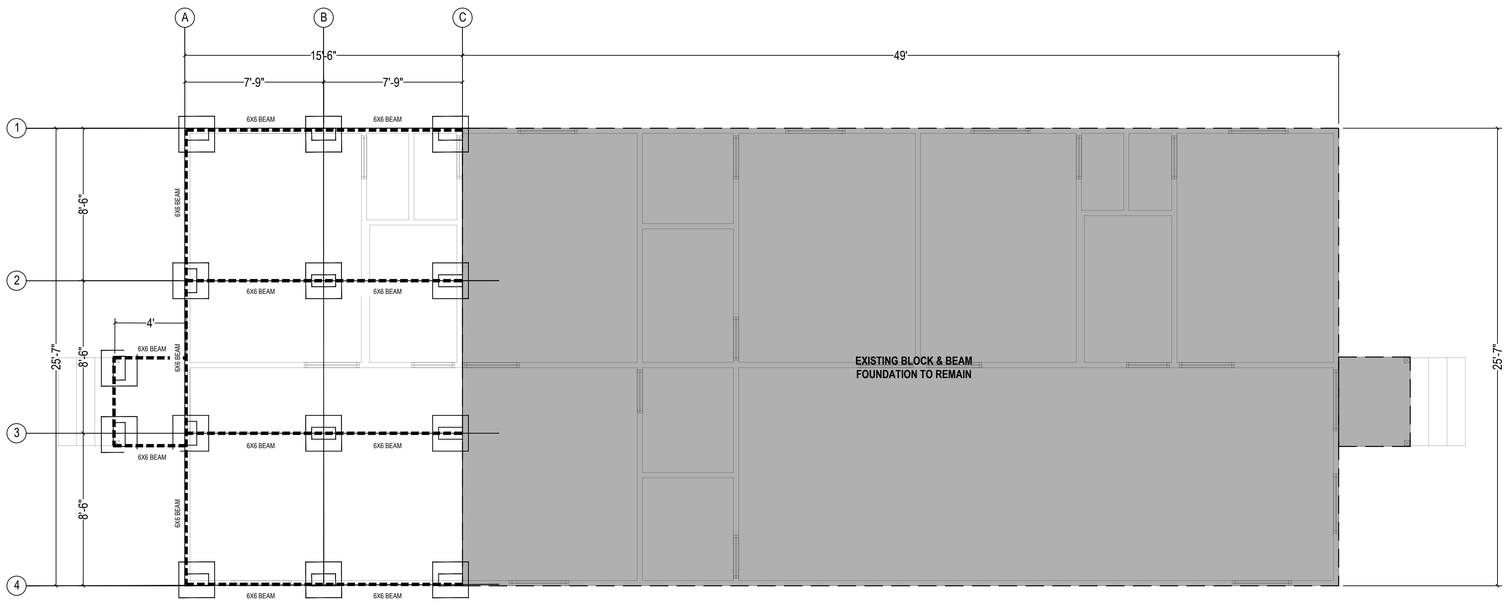
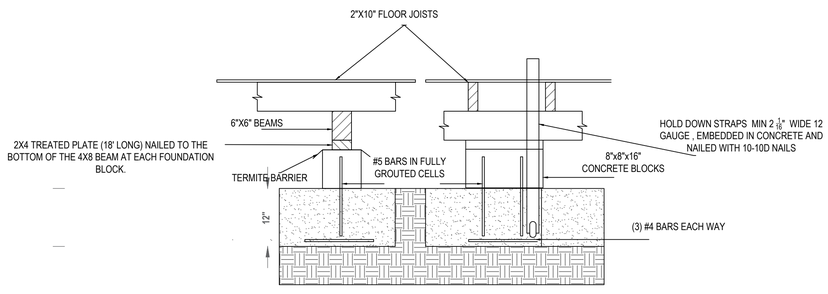
NOTE:
CONTRACTOR TO VERIFY FOUNDATION FOOTPRINT
WITH ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION.



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



FOUNDATION NOTES

1. PLACE PLASTIC OR METAL SHEETING ON TOP OF THE BLOCKS FOR TERMITE BARRIER.
2. BEND ADDITIONAL HOLD-DOWN STRAP OVER BEAM.
3. ASSUMED SOIL BEARING CAPACITY = 1,500 PSI.
4. CONCRETE COMPRESSIVE STRENGTH = 2,500 PSI.
5. USE #2 Y.P.

TABLE R401.4.1

PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD - BEARING PRESSURE (POUNDS PER SQUARE FOOT)
CRYSTALINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAN, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLTLEY GRAVEL (SG,SP,SM,SC,GM AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYLEY SILT, SILT AND SANDY SILT (CL,ML,MH AND CH)	1,500

SOIL ALLOWABLE LOAD BEARING PRESSURE TAKEN AS 1500 PSF FOR THE PURPOSE OF THIS FOUNDATION DESIGN AS PERMISSIBLE BY TABLE R401.4.1 IRC 2012

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.

GENERAL CONCRETE NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS OF RECESS, LEDGES AND STEPS WITH ARCHITECTS BEFORE COMMENCEMENT OF FORM WORK.
2. NO CONCRETE IS TO BE PLACED WITHOUT APPROVAL FROM ENGINEER OR ARCHITECT.
3. CONCRETE SHALL NOT BE PLACED IN FREEZING OR RAINY WEATHER.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI318 WITH LATEST REVISIONS.
5. CONCRETE SLAB SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI.
6. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED
7. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 WITH A305 DEFORMATIONS, DETAILED, FABRICATED AND INSTALLED PER ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE," ACI-315 LATEST REVISION.
8. WELDED SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM-A185.
9. REINFORCING STEEL MINIMUM COVERAGE UNLESS NOTED ON REBAIR CHAIRS SHALL BE:FOOTINGS 3" BOT., 3" SIDES & 2" TOP GRADE BEAMS 3" FROM EARTH SLAB 2-1/2" FROM VAPOR BARRIER
10. CHAMFER ALL EXPOSED EDGES 3/4" AT 45 DEGREES.
11. HOLES FOR DRILLED FOOTINGS SHALL BE PLUMB AND FREE OF ALL LOOSE MATERIALS AND WATER. CONCRETE AND REINFORCING SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
12. PROVIDE CORNER BARS IN THE OUTSIDE FACE OF EXTERIOR GRADE BEAMS TO MATCH THE HORIZONTAL STEEL. AT ALL RE-ENTRANT CORNERS PLACE 2 - #4 X 4'-0" IN THE SLAB.
13. UNDERGROUND UTILITIES OR OBSTRUCTIONS ENCOUNTERED SHALL BE REMOVED, RELOCATED OR LEFT IN PLACE AS DIRECTED BY ENGINEER.
14. BARS DETAILED AS CONTINUOUS SHALL BE LAPPED 50 BAR DIAMETER AT SPLICES. THE SPLICES SHALL OCCUR AT MIDSPAN FOR TOP BARS AND OVER THE SUPPORTS FOR BOTTOM BARS.
15. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF HOUSTON BUILDING CODE. (THE LATEST EDITION IRC 2012 AND AMMENDMENTS).
16. SUBGRADE PREPARATION AND COMPACTION SELECTED FILL 30" 95% PROCTOR.
17. THE GENERAL CONTRACTOR SHALL EXAMINE THE THE MECHANICAL AND PLUMBING DRAWINGS FOR REQUIRED MECHANICAL AND PLUMBING WORK TO BE PLACED IN CONCRETE. THIS CONTRACTOR SHALL NOTIFY AND RECEIVE PERMISSION FROM THE STRUCTURAL ENGINEER FOR THE PLACING OF SLEEVES, PIPES OR OTHER MATERIALS.
18. ALL PIPES GOING THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID DEPTH OF GRADE BEAM.
19. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OF OVERALL THICKNESS OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER.
20. THE ENGINEER SHALL NOT BE LIABLE FOR ANY FOUNDATION REVISION OR CHANGES FROM THE ARCHITECTS, CONTRACTORS OR OWNERS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
21. CURE ALL CONCRETE IMMEDIATELY AFTER FINISHING WITH APPROVED CHEMICAL CURING COMPOUND.
22. THE GENERAL CONTRACTOR / OWNER SHALL ENSURE ALL SOIL UNDER SLAB HAVE 2000 PSI RESISTANCE MINIMUM.
23. STRUCTURAL FILL SHALL BE COMPACTED TO 95% PROCTOR DENSITY IN 6" LIFTS.
24. REMOVE & REPLACE 2' OF TOP SOIL WITH COMPACTED STRUCTURAL FILL

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STATE OF TEXAS
JORGE LUIS THEVINO
96465
LICENSED
PROFESSIONAL ENGINEER

01/29/2021
F-10510

DATE:	ISSUE:

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SHEET TITLE:

FOUNDATION PLAN

DRAWING NUMBER:

S-1

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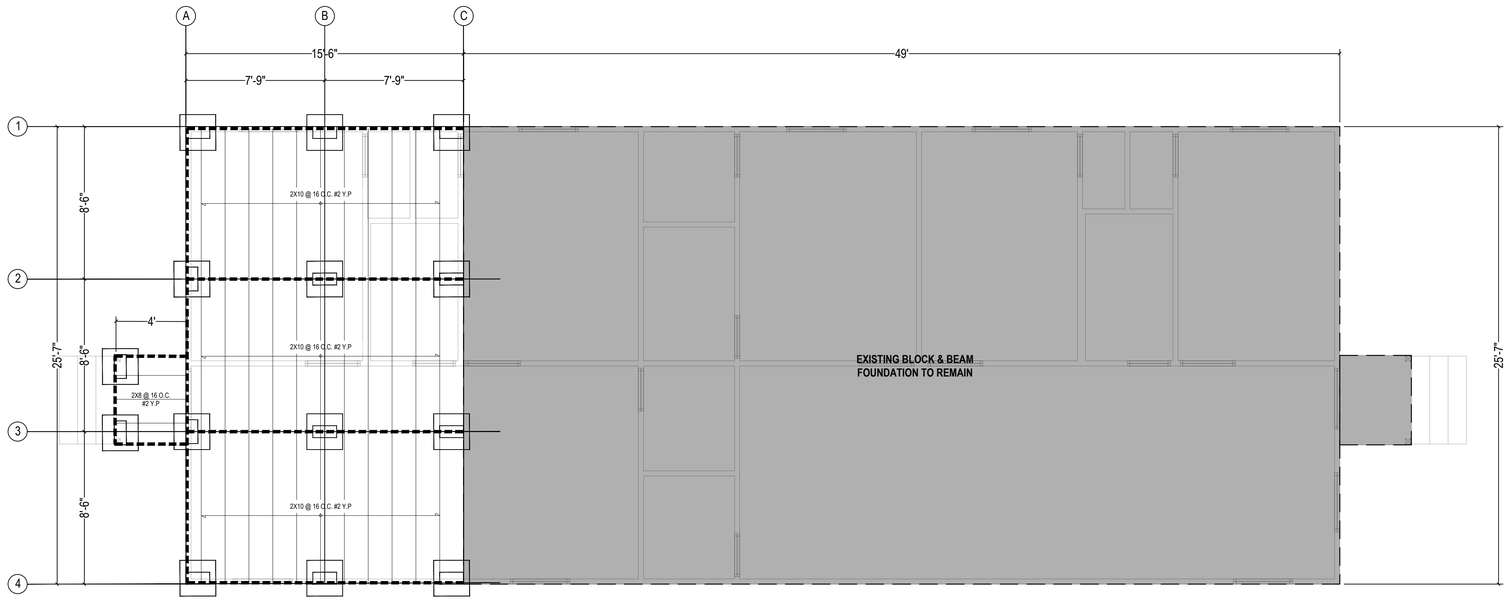
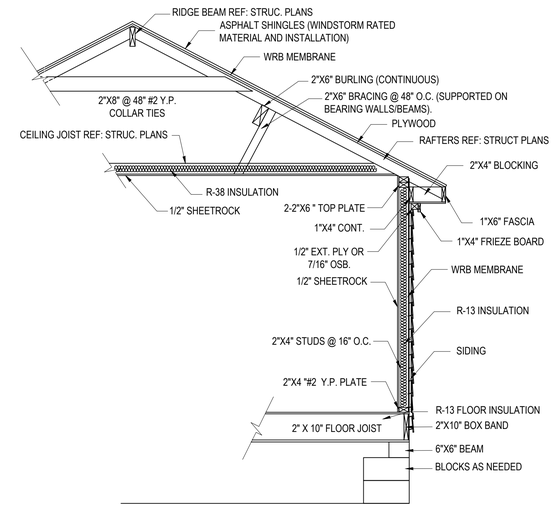
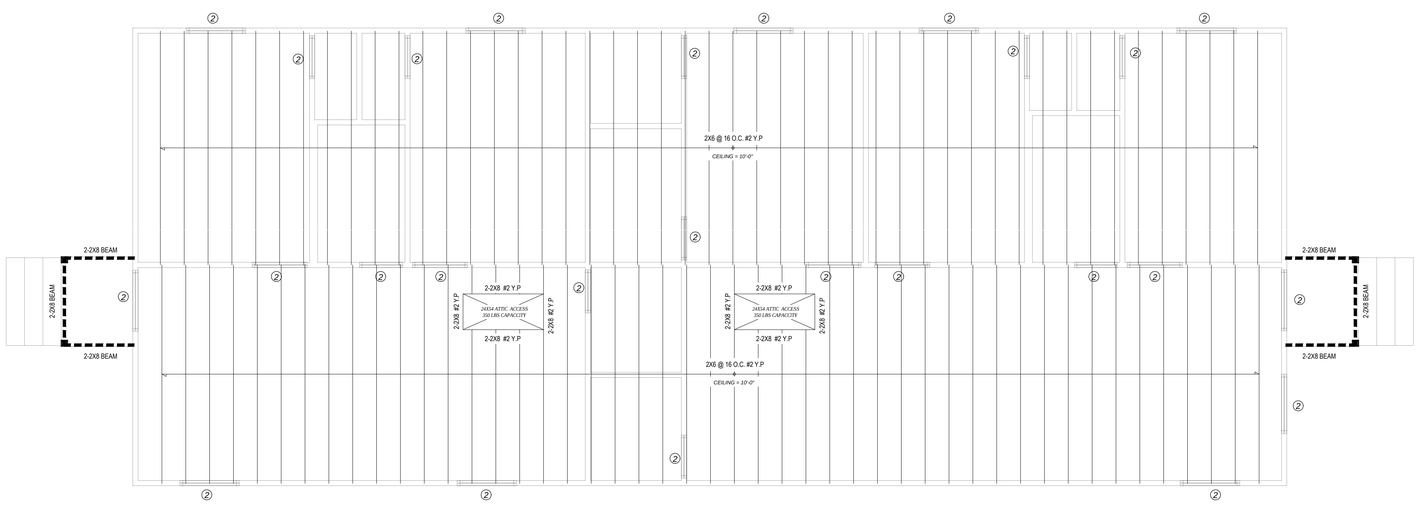


1 FLOOR JOIST PLAN
SCALE: 1/4" = 1'-0"



WALL SECTION (TYP)
PAD & BLOCK 1 STORY



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

BEAM/HEADER FRAMING LEGEND

- (2) 2- 2x6 BEAM OR HEADER
- (3) 2- 2x8 BEAM OR HEADER
- (4) 2- 2x10 BEAM OR HEADER
- (5) 2- 2x12 BEAM OR HEADER
- (6) 3- 2x6 BEAM OR HEADER
- (7) 3- 2x8 BEAM OR HEADER
- (8) 3- 2x10 BEAM OR HEADER
- (9) 3- 2x12 BEAM OR HEADER
- (10) 3 1/2"x11 1/4" ANTHONY POWER BEAM
- (11) 5 1/2"x11 1/4" ANTHONY POWER BEAM
- (12) 3 1/2"x14" ANTHONY POWER BEAM
- (13) 5 1/2"x14" ANTHONY POWER BEAM
- (14) 3 1/2"x16" ANTHONY POWER BEAM
- (15) 5 1/2"x16" ANTHONY POWER BEAM

- ⊠ 12X12 TREATED WOOD POST
- ⧓ 10X10 TREATED WOOD POST
- ■ 6X6 TREATED WOOD POST
- ⊠ 4x4 TREATED WOOD POST

DESIGN CRITERIA

ROOF L.L. = 15 PSF
ROOF D.L. = 7.0 PSF

CEILING L.L. = 10 PSF
CEILING D.L. = 8.0 PSF

WIND LOAD = 110 MPH - EXP "C" I = 1.0

THIS STRUCTURE HAS BEEN DESIGNED TO RESIST AN ULTIMATE DESIGN WIND SPEED OF 110 MPH 3 SECOND GUST, EXPOSURE "C" AND IN ACCORDANCE WITH THE 2012 IRC AND THE CITY OF HOUSTON ORDINANCES

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SHEET TITLE:

FLOOR & CEILING JOIST PLAN

DRAWING NUMBER:

S-2

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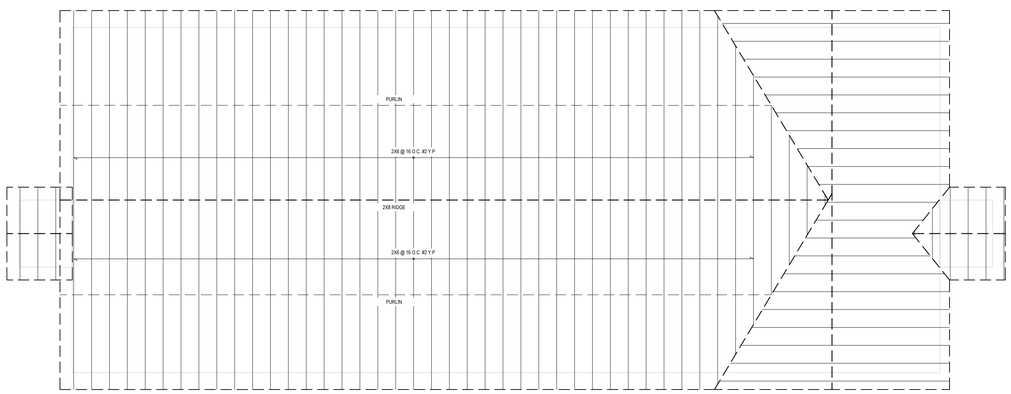
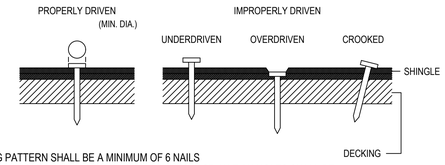
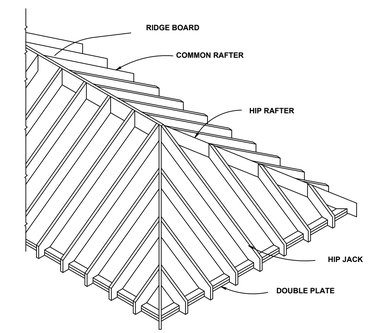


1 **ROOF FRAMING PLAN - 1ST FLOOR**
SCALE: 3/16" = 1'-0"

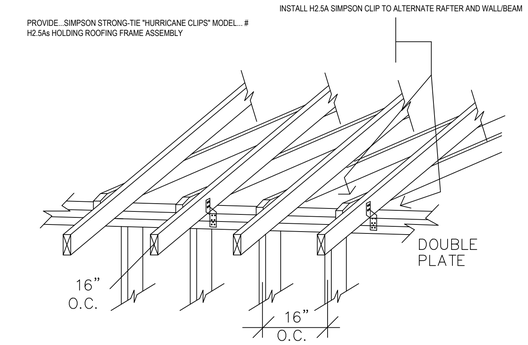
NOTES: ALL RAFTERS TO BE 2X6
@ 16 O.C. UNLESS NOTED
OTHERWISE



NAILING PATTERN SHALL BE A MINIMUM OF 6 NAILS
AS PER SHINGLE MANUFACTURER'S GUIDELINES. ASPHALT SHINGLES SHALL BE
INSTALLED AS PER SHINGLE MANUFACTURER'S GUIDELINES.
COMPOSITE ASPHALT SHINGLES MUST BE HAND NAILED TO THE ROOF SHEATHING.

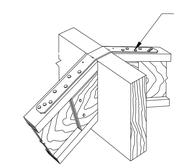


TYPICAL HIP ROOF
NTS
NOTE: ALL STUDS, JOISTS & RAFTERS
16" O.C. UNLESS OTHERWISE NOTED
CEILING JOISTS NOT SHOWN
RAFTERS 2 X 6

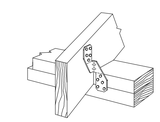


RAFTER TO WALL/BEAM CONNECTORS

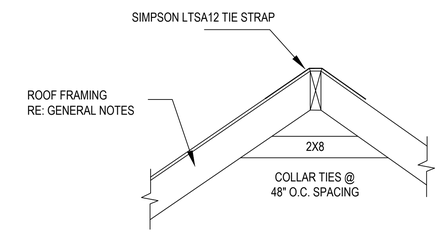
LTSA 12 STRAP

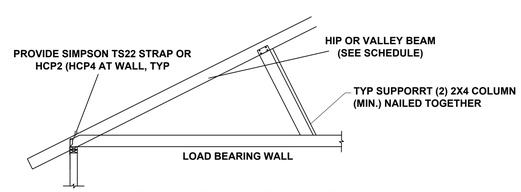


RAFTER TO RAFTER
LTSA INSTALLATION

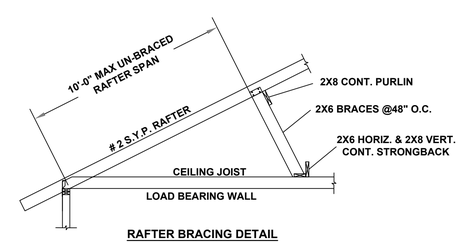


RAFTER TO TOP PLATE
SIMPSON STRONG TIE H2.5A





HIP OR VALLEY BEAM BRACING DETAIL



RAFTER BRACING DETAIL

ROOF FRAMING LEGEND

ALL HIPS, VALLEYS AND RIDGE BEAMS TO BE S.Y.P. ONE SIZE
LARGER THAN RAFTER (TYPICALLY A 2x8 BEAM)

ALL RAFTERS TO BE S.Y.P. No. 2x6'S AT 16" O.C. U.N.O. (TYP.)

SUPPORT ALL RIDGE BEAMS, HIP RAFTERS AND HIP BEAMS
EVERY 8 FEET WITH 2x6 STRONGBACK BRACING DOWN TO
TO INTERIOR WALL.

2x6 RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR
HORIZONTAL SPANS OF 10'-0" OR GREATER.

COLLAR TIES SHALL BE SPACED AT 48" o.c.
ROOF SHEATHING SHALL BE A MINIMUM 1/2" PLYWOOD 0R OSB..
FOR METAL ROOFS USE MINIMUM 1/2" PLYWOOD (NO OSB ALLOWED)
HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR USING
THE CORRECT ROOF SHEATHING SIZE AND MATERIAL WITH THE
ROOF COVERING USED.

MANUFACTURED ROOF TRUSSES MAY BE USED INSTEAD OF STANDARD ROOF FRAMING.
THE ENGINEER SHALL BE GIVEN THE TRUSS LOADS AND CALCULATIONS
FOR APPROVAL.

ROOF PURLINS SHALL BE THE SAME SIZE AS THE ROOF RAFTER IT IS SUPPORTING.

▲ 2x6 STRONGBACK BRACING DOWN TO INTERIOR WALL

PURLIN — — — — — — — — RAFTER PURLIN BRACING DOWN TO INTERIOR WALL

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ADDITION/REMODELING
DUPLEX

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PROFESSIONAL SEAL:

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JORGE LUIS TREVINO
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PROFESSIONAL ENGINEER

1/01/29/2021
F-10510

DATE:	ISSUE:

To the best of my knowledge, these plans are drawn to comply with owner's specifications. Contractor and/or owner shall verify all dimensions, details and specifications before construction. Designer will not liable for human error after construction is started.

SHEET TITLE:

ROOF FRAMING PLAN

DRAWING NUMBER:

S-3

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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- 2X6 STRONGBACK ON SPANS OVER 10'-0".
8. ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
9. STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS
10. THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-0". 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).
16. FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" o.c. OR APPROVED EQUAL
17. R806.1 VENTILATION REQUIRED. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MIN. AND 1/4 INCH (6.4 MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 MM) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH (1.6 MM) MINIMUM AND 1/4 INCH (6.4 MM) MAX. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802. 7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

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 8 PURLIN WITH 2 X 4 BRACE @ 48" O.C. TO BEAM OR WALL BELOW
4. CEILING JOIST- SYP. # 2 2 X 8 @ 16" 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

FRAMING NOTES

1. ALL EXTERIOR CORNER WALLS SHALL HAVE A MINIMUM OF ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE) WITH 8d NAILS @ 4"o.c.
2. SEE DETAIL FOR SHEAR WALLS. PROVIDE THE SHEATHING/NAILING PATTERN AS INDICATED ON THESE DRAWINGS.
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 HD5A, HTT22 AT EACH END OF THE SHEAR WALL.
5. PROVIDE 1/2 Ø ANCHOR BOLTS @ 4'-0" MAX. OR AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL
6. PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL BUILDING CODE, AND AS SHOWN IN DETAILS.

GENERAL FRAMING NOTES

1. ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION.
2. ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP.
3. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.
4. ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
5. ALL STEEL SHALL CONFORM TO ASTM A-36.
6. FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12@32"O.C.

CEILING FRAMING NOTES

1. CEILING JOISTS SYP#2
2. TYP. CEILING JOIST 2X6@16" O.C. U.N.O.
3. ALL BEAMS AND HEADERS SHALL BE SYP #2
4. HEADER SCHEDULE:

SPAN	HEADER
2'-6"	2-2X4
4'-6"	2-2X6
6'-0"	2-2X8
7'-6"	2-2X10

5. ALL FLUSH BEAM TO BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
DL= 5PSF LL= 10PSF

SHEATHING NOTES:

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 OTHER SHEATHING: 1/2" PLYWOOD SHEATHING. NAIL W/ 8d NAILS 12" O.C. EDGES AND FIELD.
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.

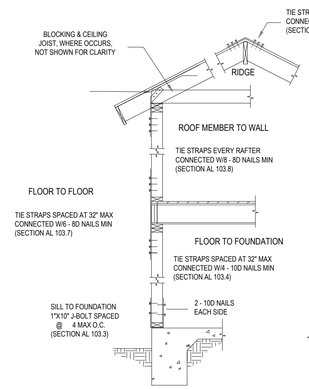
STUD WALL FRAMING NOTE

1. FRAME EXTERIOR LOAD BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2X4 @ 16" O.C. FRAME INTERIOR
2. LOAD BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2-2X4 STUDS @ 16" O.C. OR 2X4 STUDS @ 16" O.C.
3. STRAP TIES MST @ SECOND FLOOR AND ROOF, SPACED @ 32" O.C.
4. H3 CONNECTORS AT SILL PLATE @ 16" O.C.

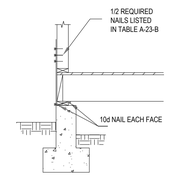
A. STUDS SHALL BE AS FOLLOWS:
1) 2x4 @ 16" AT ALL FLOORS IN ONE AND TWO STORY STRUCTURES.
2) 2-2x4 OR 2x6 @16" AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR.
3) MINIMUM 6" STUD WALL REQUIREMENT WHERE DRAIN, WASTE, AND/OR VENT PLUMBING WILL BE INSTALLED, IN ACCORDANCE WITH ORDINANCE 96-2079-I
B. PROVIDE A MINIMUM OF TWO STUDS AT EACH SIDE OF OPENING LARGER THAT 4'-0", FULL HEIGHT OF WALL (KING STUDS).
C. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
1) 2x4 STUDS @16" 10 FEET HIGH
2) 2x6 STUDS @ 16" 13 FEET HIGH
3) 2x8 STUDS @ 16" 16FEET HIGH
D. BLOCKING AND LATERAL STRUCTURES
1) PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES. 2 MAXIMUM TOLERANCE FRO STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4" PER TEN FEET OF STUD HEIGHT.

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
FIRE ESCAPES	40
PASSENGER VEHICLE GARAGES	50(a)
ATTIC WITHOUT STORAGE	10
ATTIC WITH STORAGE	20
ROOM OTHER THAN SLEEPING	40
ROOMS	30
STAIRS	40(c)
GUARDRAILS AND HANDRAILS	200

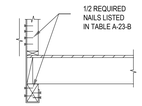
A. ELEVATED GARAGE FLOOR SHALL BE CAPABLE OF SUPPORTING A 2,000 POUND LOAD OVER A 20 SQUARE INCH AREA.
B. NO STORAGE WITH ROOF SLOPE NOT OVER 3 UNITS IN 12 UNITS.
C. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 3,000 POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.
D. A SINGLE CONCENTRATE LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.



SLAB ON GRADE

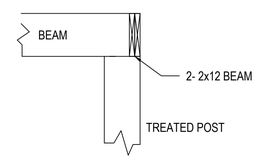


RAISED FOUNDATION



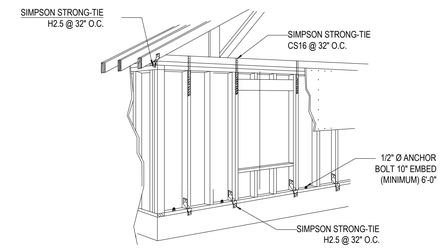
FOR BLOCK FOUNDATION

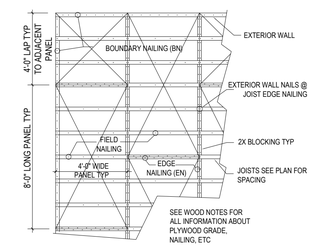
FIGURE A-23-1 COMPLETE DETAILS
LOAD PATH



CEILING JOIST NOTES:

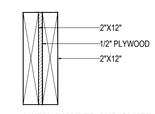
1. ALL CEILING JOIST SHALL BE 2X6 #2 Y.P.@ 16" O.C. UNLESS NOTED OTHERWISE.
2. PROVIDE TWO ROWS OF BLOCKING (AT 1/3 SPAN) FOR FLOOR JOIST GREATER THAN 16' IN LENGTH.



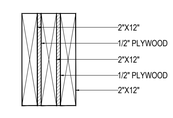


TYP SHEATHING DETAIL

TYPICAL BEAM DETAIL



2-2"X12" NAILED AND GLUED



3-2"X12" NAILED AND GLUED

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ADDITION/REMODELING DUPLEX

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PROFESSIONAL SEAL:

STATE OF TEXAS
JORGE LUIS TREVINO
96185
LICENSED
PROFESSIONAL ENGINEER
01/29/2021
F-10510

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SHEET TITLE:

FRAMING DETAILS

DRAWING NUMBER:

S-4

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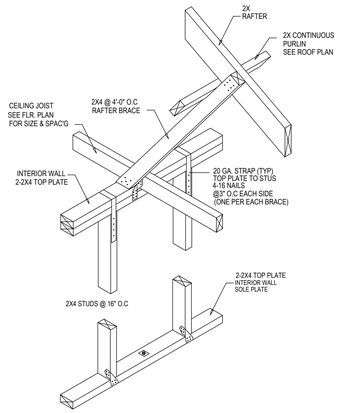
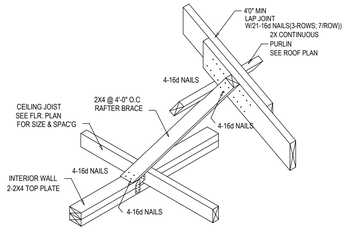


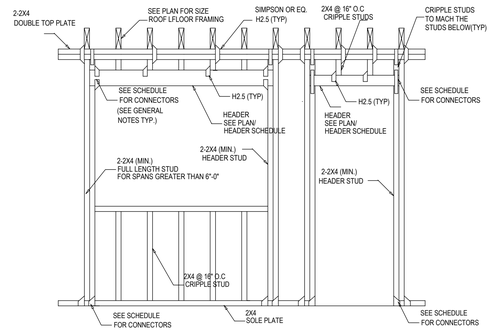
RAFTER / BRACE/ PURLIN CONN.

NOTE:SEE GENERAL NOTES FOR TIE-DOWN CONNECTIOS.

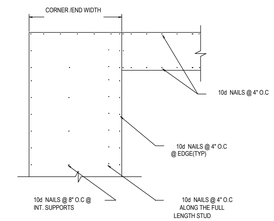


RAFTER / BRACE/ PURLIN CONN.

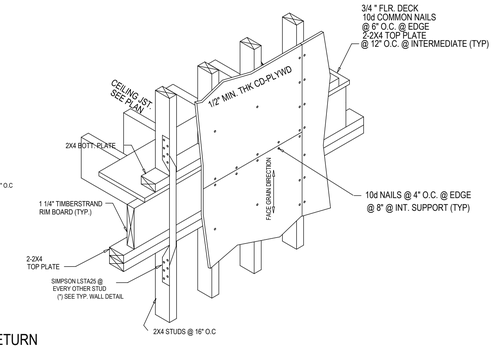
NOTE:SEE GENERAL NOTES FOR TIE-DOWN CONNECTIOS.



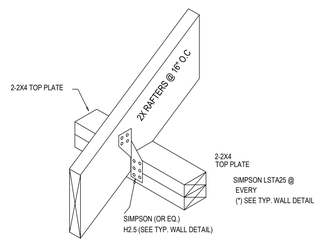
FRAM'G & CONN. @ OPEN'G



SHEATHING DET.@ CORNER RETURN

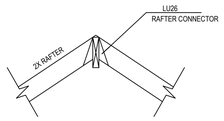


WALL/SHEAR WALL SHEATHING DETAILS



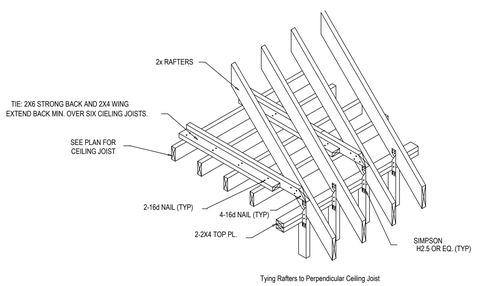
RAFTER TO TOP PL. CONN.

NOTE:SEE GENERAL NOTES FOR TIE-DOWN CONNECTIOS.

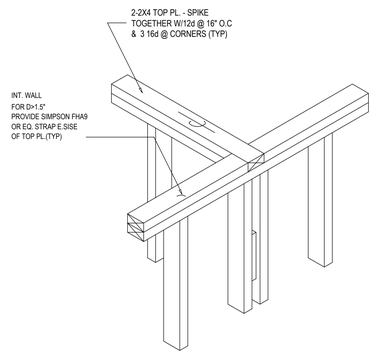


PROVIDE RIDGE STRAP WHERE RAFTR CONNECTORS NOT USED

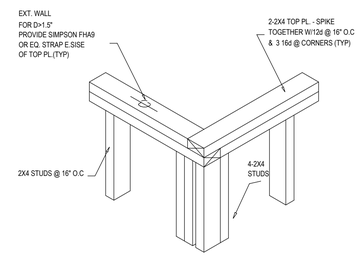
TYP. RIDGE DETAIL



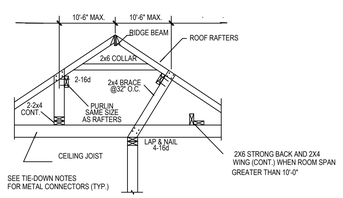
TOP PL. CORNER CONN.



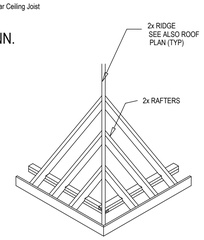
TOP PL. INT./EXT. WALL CONN.



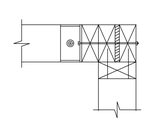
TOP PL. CORNER CONN.



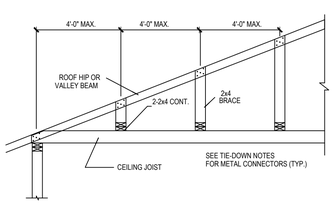
TYPICAL ROOF SECTION



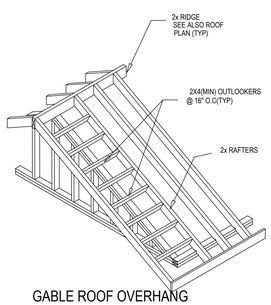
HIP ROOF OVERHANG



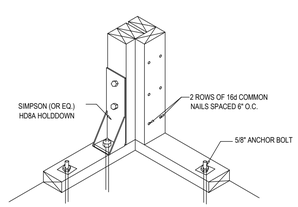
TOP VIEW



TYPICAL ROOF SECTION

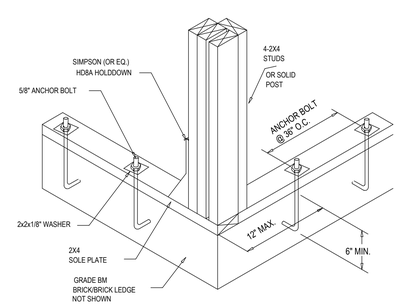


GABLE ROOF OVERHANG

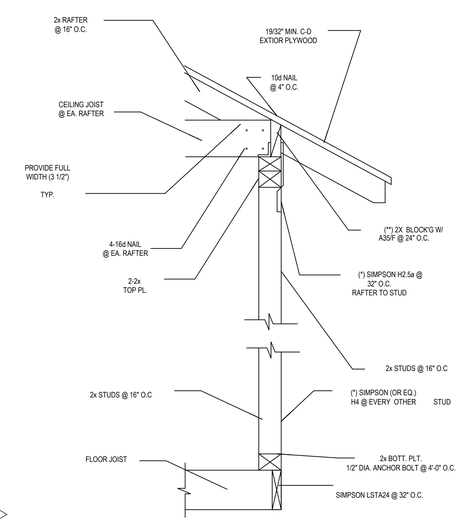


CORNER HOLDDOWN CONN.

NOTE: INTERIOR HOLDDOWN WILL BE SIMILAR



ANCHOR BOLT/SOLE PL. CONN.



(*) OMIT IF EXT. PLYWD SHEATHING USED)

(**) - IF OMITTED USE H5 INSTEAD OF H2.5 AT RAFTERS.

NOTE: THE FRAM'G CONNECTORS CAN BE INSTALLED
FROM INSIDE, OUTSIDE, OR OVER THE PLYWOOD SKIN.

TYP. WALL SECTION

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PROJECT TITLE:

ADDITION/REMODELING DUPLEX

ADDRESS:

3007 TUAM ST
HOUSTON, TX 77004

OWNER:

DIVERSITY HOUSING LLC

PROFESSIONAL SEAL:

STATE OF TEXAS
GEORGE LUIS TREVINO
96485
LICENSED
PROFESSIONAL ENGINEER

1 01/29/2021
F-10510

DATE:	ISSUE:

To the best of my knowledge, these plans are drawn to comply with owner's specifications. Contractor and/or owner shall verify all dimensions, details and specifications before construction. Designer will not liable for human error after construction is started.

SHEET TITLE:

FRAMING DETAILS

DRAWING NUMBER:

S-5

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