

IMPERVIOUS AREA	SQ.FT. AREA
PROPOSED HOUSE/GARAGE/PORCH	3,228 SQ.FT.
PROPOSED DRIVE/ SIDEWALK	1,164 SQ.FT.
EXISTING IMPERVIOUS TOTAL	4,393 SQ.FT.
TOTAL LOT SIZE	37,362 SQ.FT.
% OF IMPERVIOUS AREA	8.50%

1 SITE PLAN

SCALE: 1"=20'-0"

609 OAK STREET
 LOT 4
 39,261.6 SQ.FT.
 OAKWOOD GARDENS
 CHAMBERS COUNTY, TEXAS

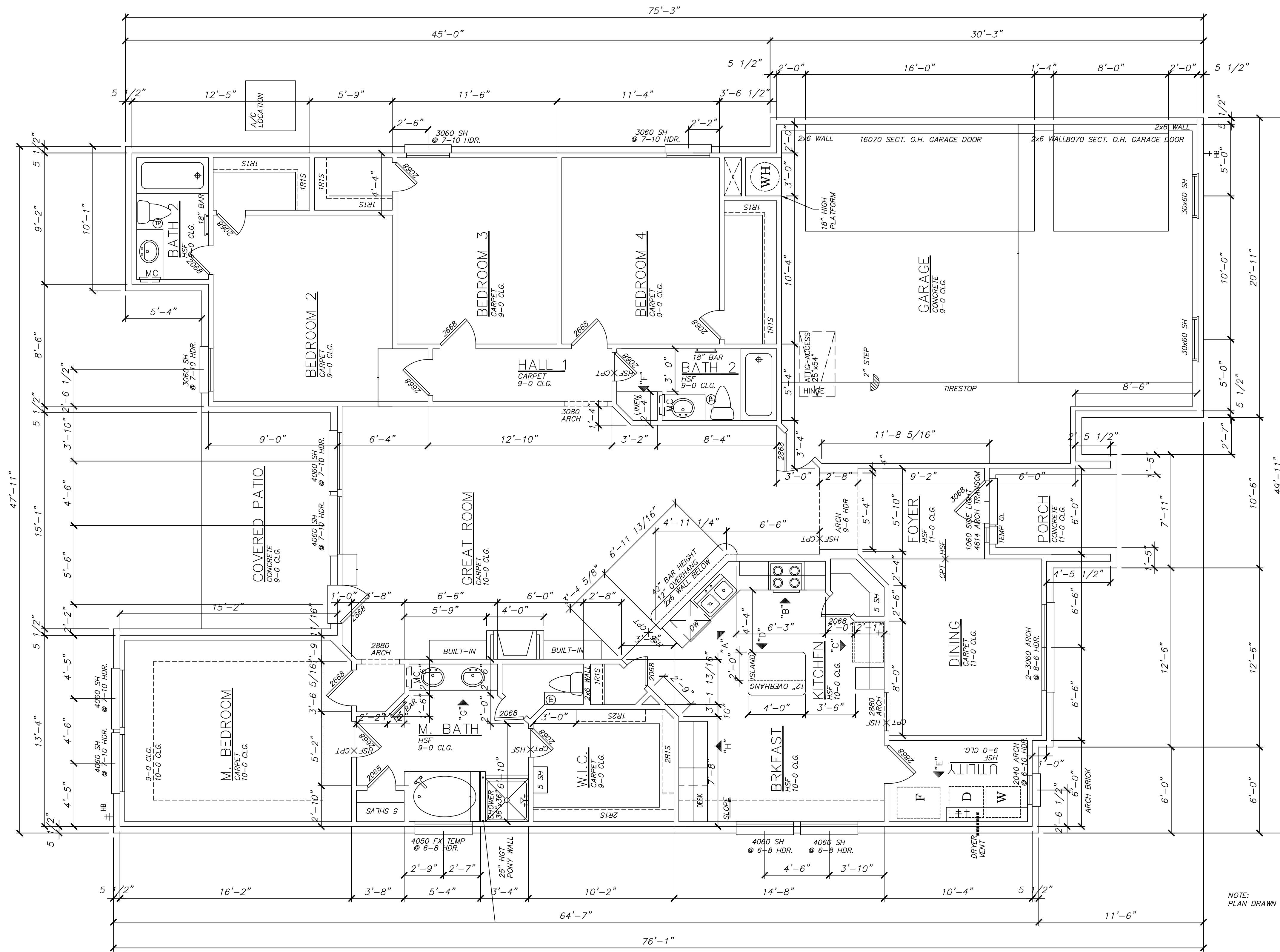
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- WINDOWS NOTES**
- 1) CONTRACTOR SHALL REVIEW ALL DOOR AND WINDOW TRIM AND INSTALLATION DETAILS AND CONDITIONS PRIOR TO ROUGH FRAMING AND CUTTING OPENING.
 - 2) CONTRACTOR SHALL NOTIFY HOUSE DESIGNER OF ANY FIELD CONDITIONS THAT DO NOT PERMIT THE 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

ATTIC ACCESS NOTE:
 ATTIC DISAPPEARING STAIRS MAY BE INSTALLED IN THE GARAGE CEILING PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8" THICK FIRE RETARDANT-TREATED-PLYWOOD OR COVERED WITH A MINIMUM OF 16 GAUGE SHEET METAL.

ALTERNATE METHODS:
 1) UNTREATED PLYWOOD PROTECTED WITH 1/2" THICK GYPSUM BOARD
 2) UNTREATED PLYWOOD PROTECTED WITH AN INTUMESCENT PAINT.

SQUARE FOOTAGE

1st FLOOR	2,308
2nd FLOOR	0
BRICKLEDGE	151
GARAGE	650
PORCH 1	42
PORCH 2	135
PORTICO	0
PORTE-C	0
TOTAL A/C	2,308
TOTAL FRAME	3,135
TOTAL CONC	3,286

NOTE:
 PLAN DRAWN WITH NOMINAL 4" AND 6" WALLS

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

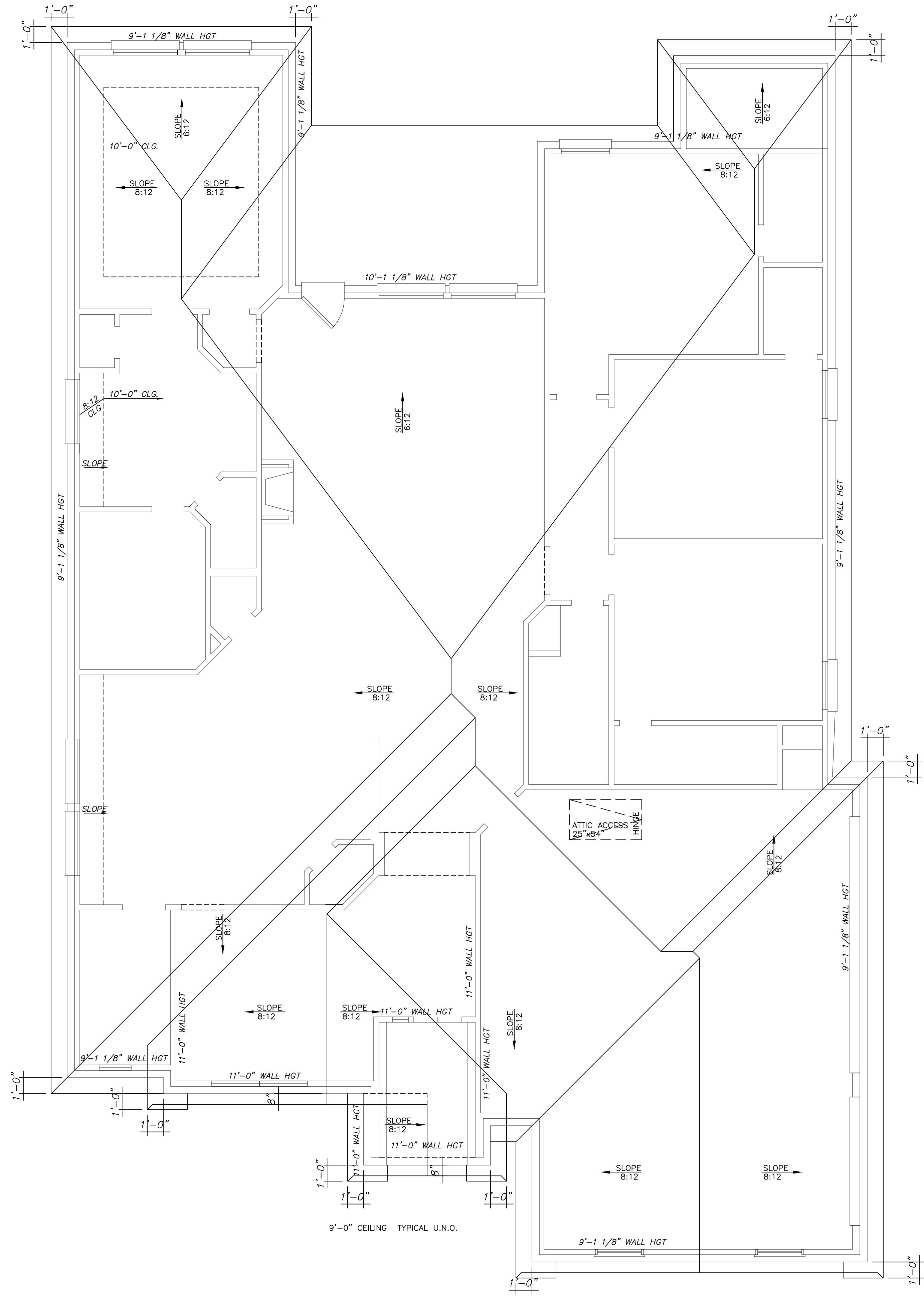
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3 ROOF PLAN

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

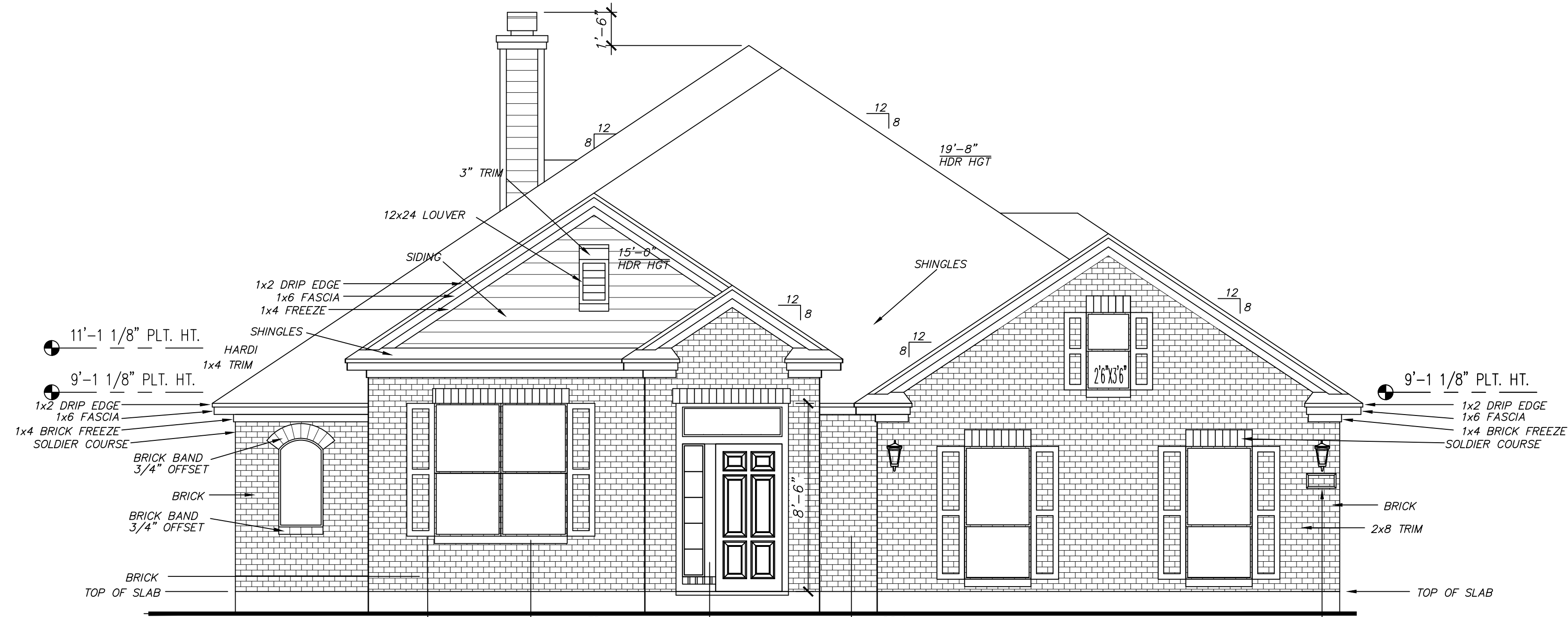
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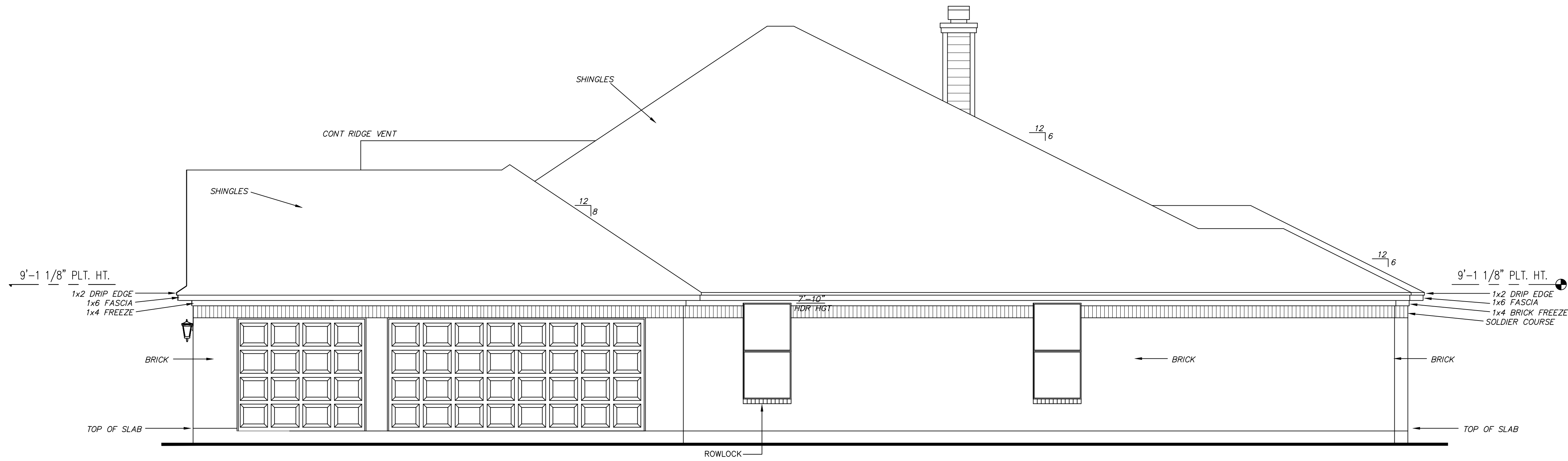
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FRONT ELEVATION



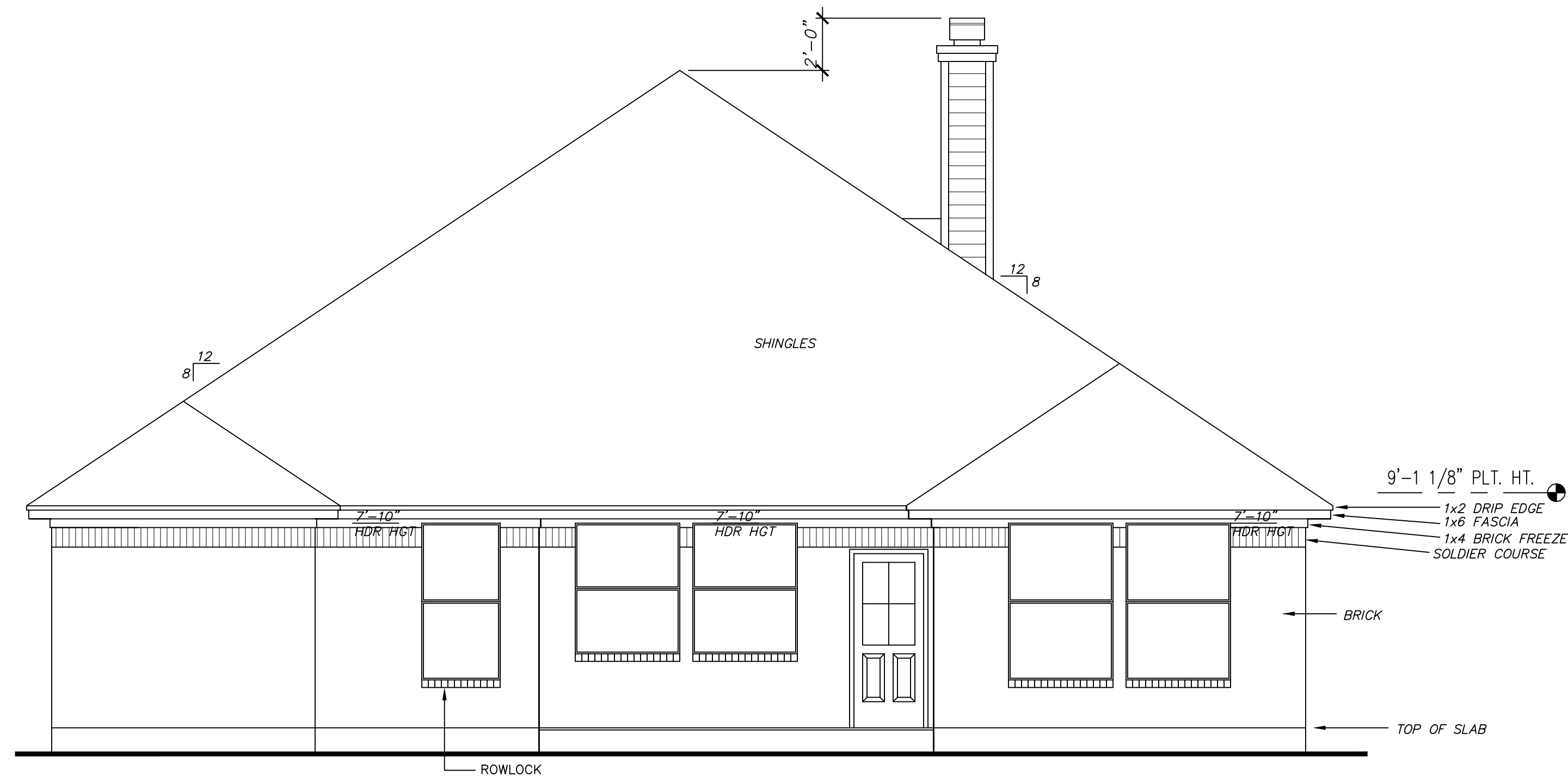
RIGHT ELEVATION

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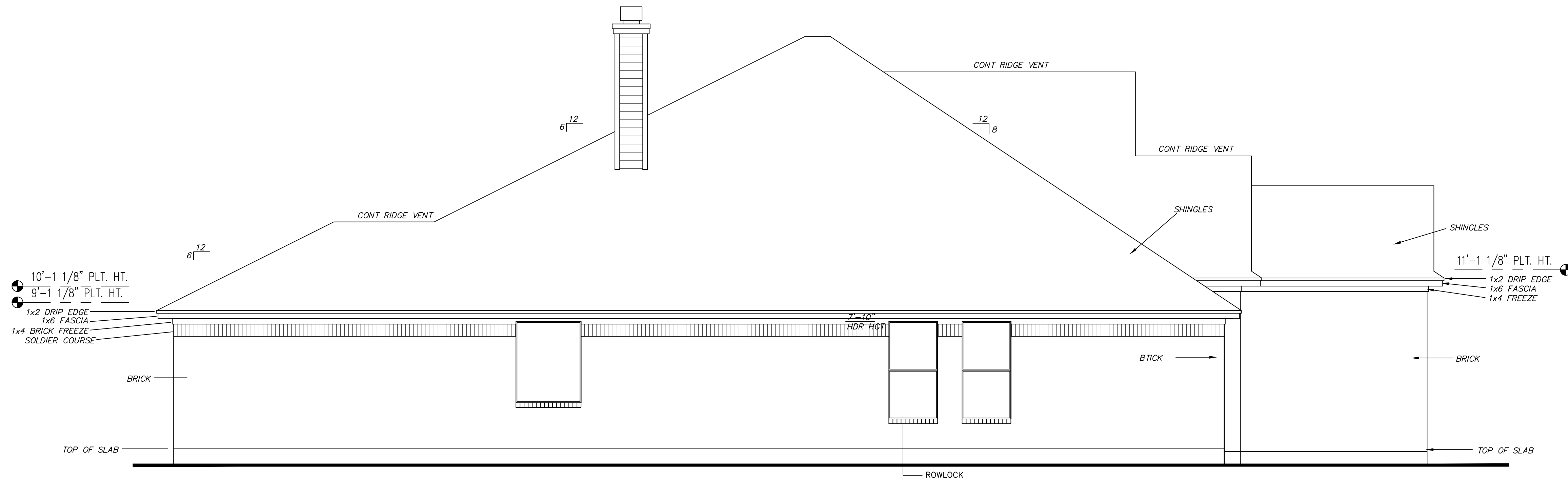
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REAR ELEVATION



LEFT ELEVATION

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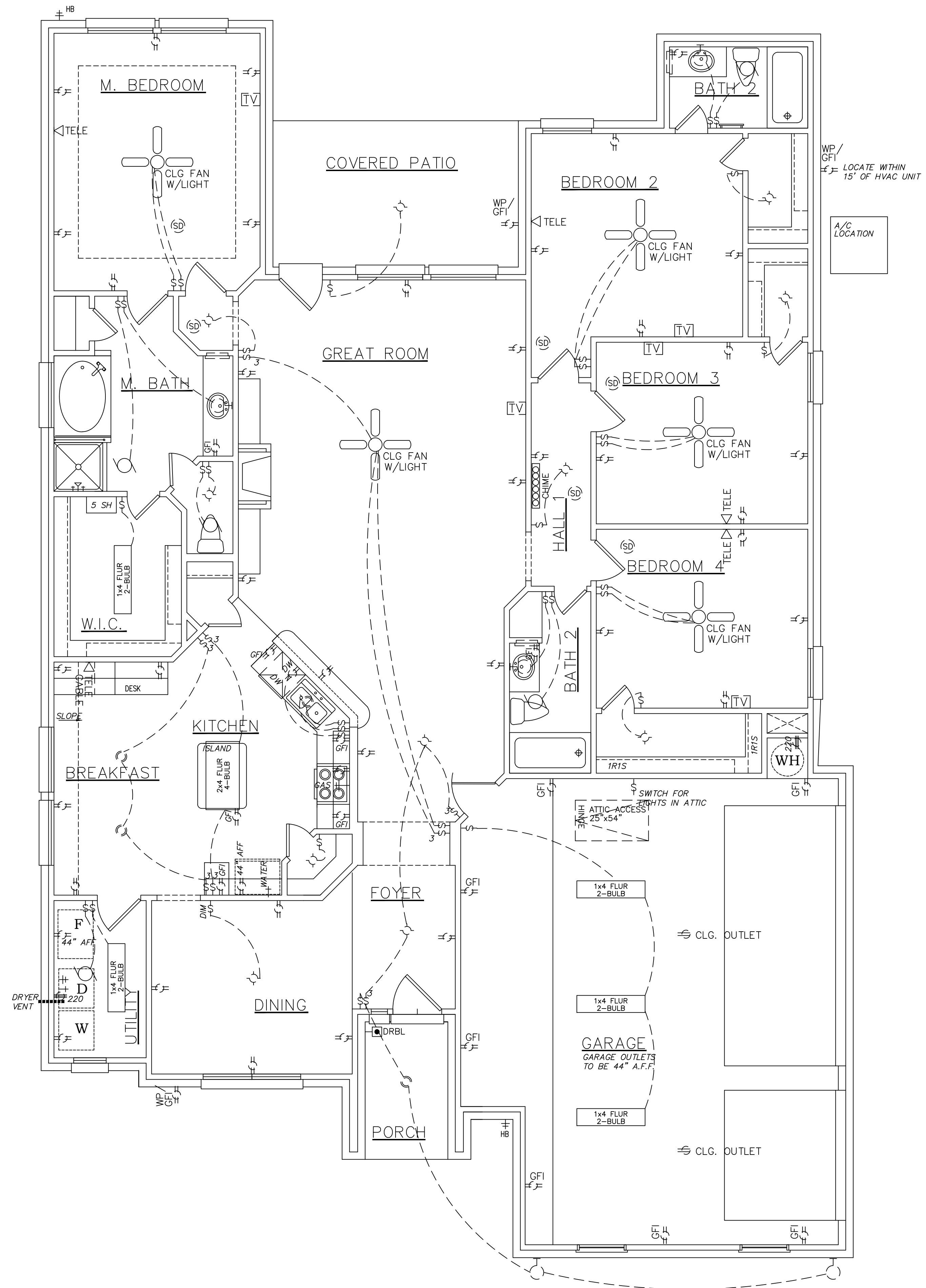
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ELECTRICAL NOTES:

1. AT BATH VANITY OUTLETS LOCATED UNDER MEDICINE CABINETS: TOP OF OUTLET SHOULD BE MOUNTED AT 46" ABOVE FINISH FLOOR
2. AT KITCHEN OUTLETS, LOCATED ON THE SIDE OF A CABINET: TOP OF OUTLET TO BE MOUNTED AT 10" BELOW TOP OF COUNTERTOP
3. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25' OF A/C COMPRESSOR

ELECTRICAL LEGEND

	CEILING MOUNTED LIGHT
	HANGING LIGHT FIXTURE
	WALL MOUNTED LIGHT
	RECESSED CAN LIGHT
	DIRECTIONAL RECESSED CAN (EYEBALL FIXTURE)
	WALL MOUNTED STRIP LIGHTS
	(4LIGHT) (5LIGHT) (6LIGHT)
	1x4 FLUR FLUORESCENT LIGHT 1x4 REC FLUR FLUORESCENT LIGHT (RECESS FIXTURE) 2'x4' FLUR FLUORESCENT LIGHT 2x4 REC FLUR FLUORESCENT LIGHT (RECESS FIXTURE)
	LIGHT SWITCH 3-WAY LIGHT SWITCH 4-WAY LIGHT SWITCH DIMMER LIGHT SWITCH
	110V ELECTRICAL OUTLET UNDER COUNTER OUTLET GROUND FAULT CIRCUIT INTERRUPTER 220V ELECTRICAL OUTLET 110V FLOOR OUTLET
	DRBL DOOR BELL CHIME DOOR BELL CHIME
	TEL TELEPHONE JACK #C #P MULTIMEDIA JACK
	TV CABLE (TELEVISION) JACK SD SMOKE DETECTOR
	THERMOSTAT GAS
	EXHAUST FAN ICE MAKER
	CEILING FAN WITH LIGHT KIT



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

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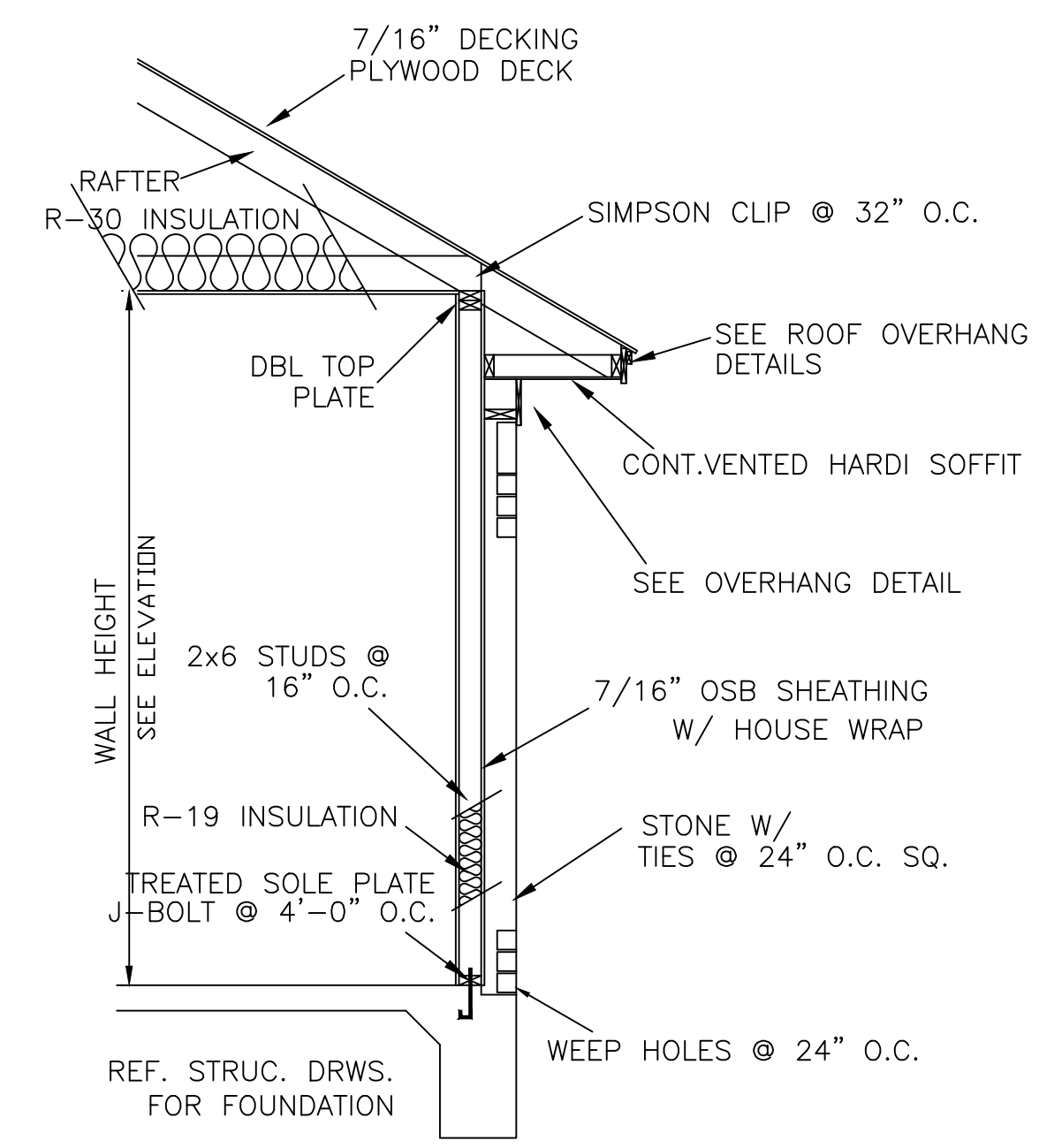
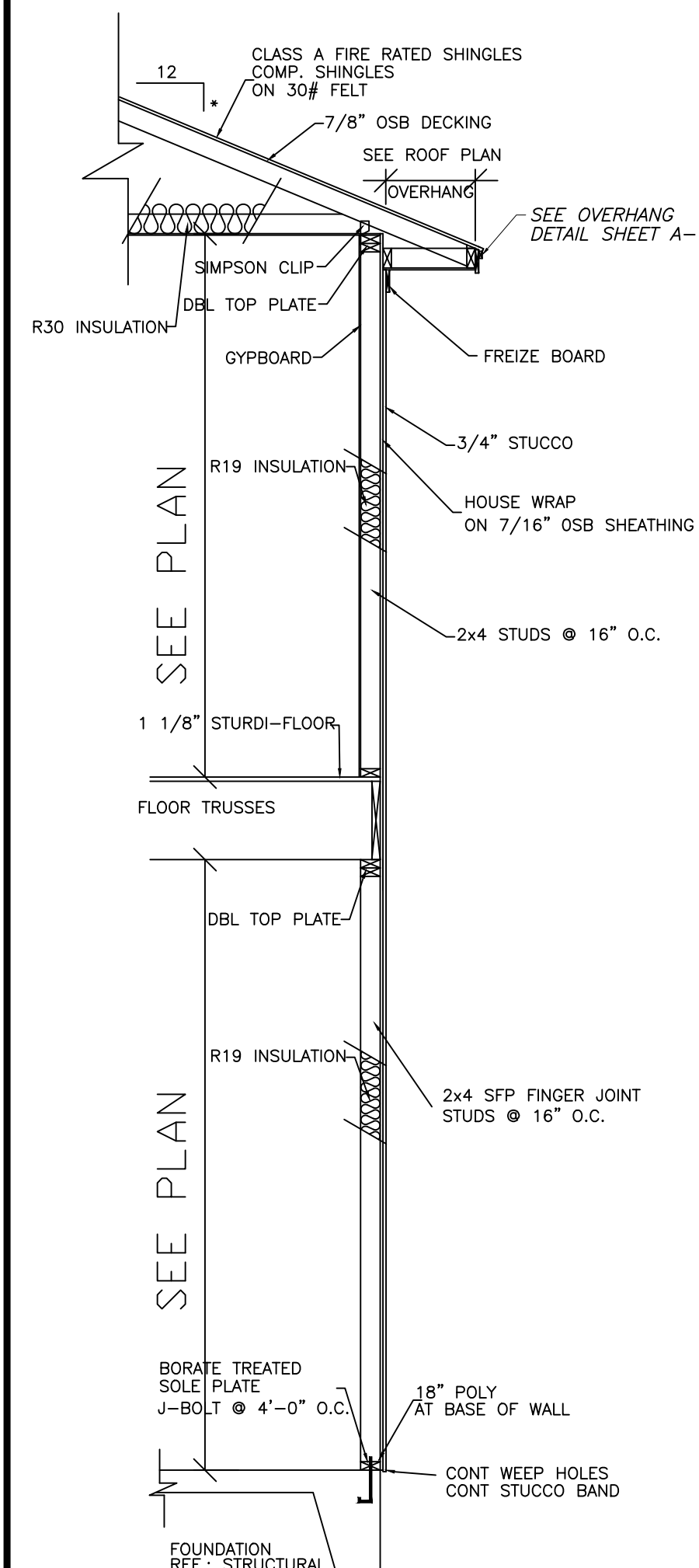
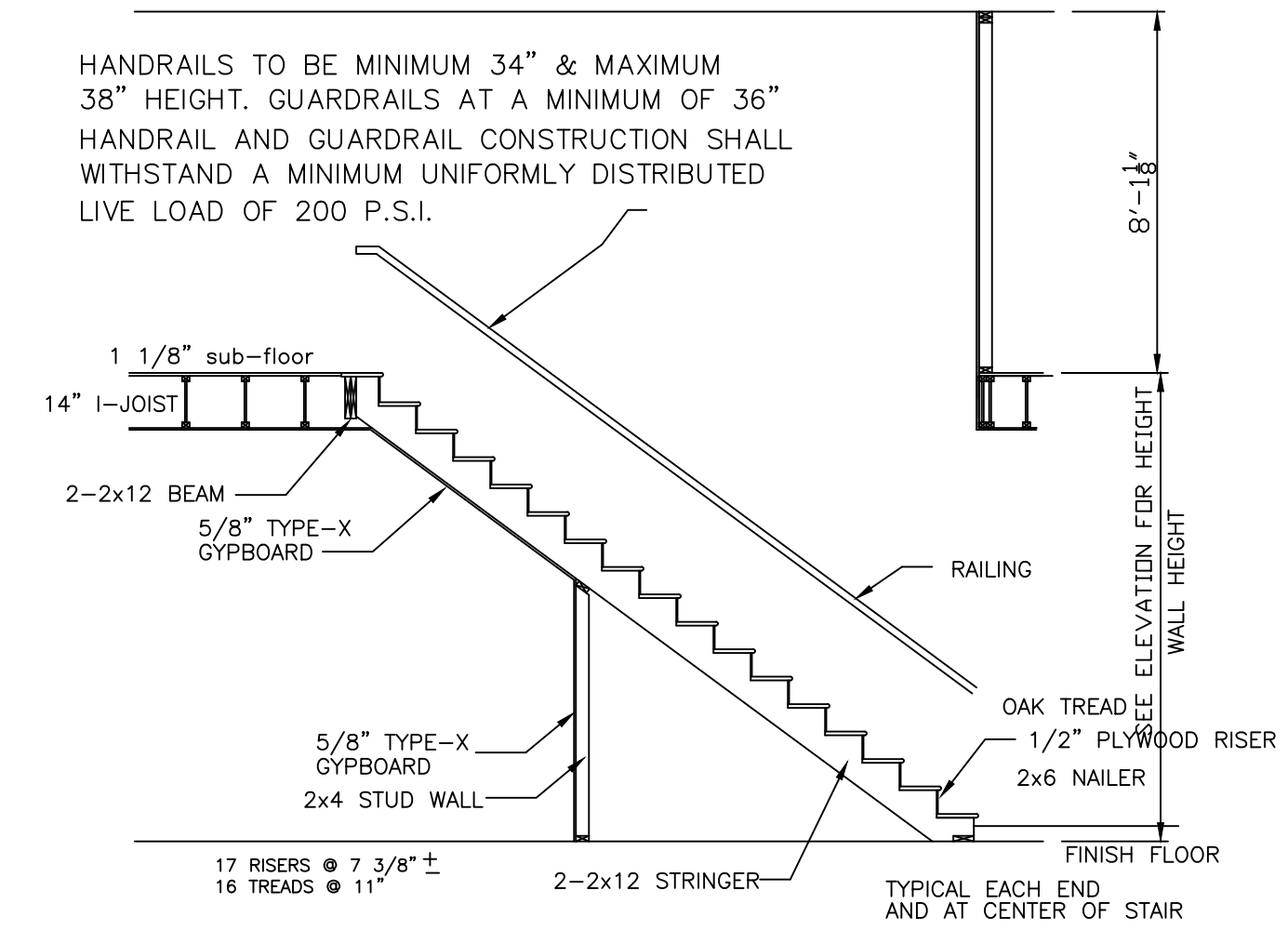
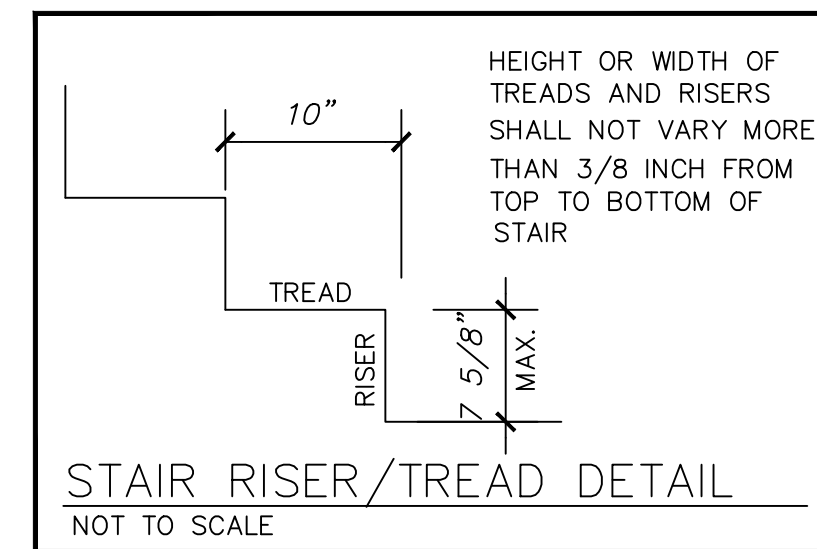
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NOTES:

- ATTIC ACCESS ROUGH OPENING 30"x54". STAIR CAPACITY A MINIMUM OF 350 POUNDS CAPACITY
- 44" MAX SILL HEIGHT IN ALL HABITABLE ROOMS
- CONTRACTOR TO PROVIDE ATTIC VENTILATION
- AS PER IRC R302.7 ENCLOSED ACCESIBLE SPACE UNDER STAIRS SHALL HAVE ALL WALLS, UNDERSTAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH, FRAMING TO BE PROTECTED WITH WATERPROOF PAPER CONFORMING TO PARAGRAPH R703.2 OF THE IRC 2009
- SEE TABLE R602.3(1) FOR FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
- STRUTS MIN. 2x4 8'-0" MAX. LENGTH MIN 45 FROM HORIZONTAL
- 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.
- EVERY DWELLING UNIT TO HAVE KITCHEN & BATHROOM WITH HOT & COLD RUNNING WATER.
- EVERY DWELLING UNIT TO HAVE HEATING FACILITIES
- CROSS VENTILATION AT ENCLOSED ATTICS
- THE SIZE, HEIGHT AND SPACING OF STUDS SHALL BE IN ACCORDANCE WITH TABLE R602.3(5)
- WHEN WATER HEATER IS LOCATED IN ATTIC, PLACE ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE INSTALLATION TO CONFORM WITH IRC 2009 SECT. P2801.5 (Pressure release valves P2083).
- THE PLAT FOR THIS SUBDIVISION ON FILE WITH THE CITY.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDROOMS AND FUEL FIRED APPLIANCES AND IN DWELLINGS UNITS ATTACHED TO GARAGES (SEC 315.)
- 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 R311.7.7.1 IRC 2009
- 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 R312 OF IRC 2009. REQUIRED GUARDRAILS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS THAT RESULT IN A LADDER EFFECT R311.7.5. GUARDRAILS SHALL BE IN COMPLIANCE WITH TABLE R301.5 MIN. UNIFORMLY DISTRIBUTED 200 POUNDS PER SQ.FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF GUARDRAIL.
- DOOR OPENINGS BETWEEN THE DWELLING AND GARAGE SHALL BE A SOLID WOOD DR NO LESS THAN 1 3/8" THICK OR STEEL DOOR (20 MIN. FIRE RATED) WITH SELF CLOSER.
- 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 R302.11 IRC 2009
- ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AS STATED IN R310.1.1., R310.2.2. AND R310.1.3.
- PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- WINDOW SILLS: OPERABLE WINDOWS LOCATED MORE THAN 72" ABOVE FINISH GRADE OR SURFACE BELOW. THE WINDOW SILL SHALL HAVE A MIN OF 24" ABOVE FINISH FLOOR TO THE LOWEST PART OF THE OPENING. IF LESS THAN 24", THE WINDOW SHALL BE EQUIPPED WITH A SAFETY DEVICE SO THE WINDOW CAN NOT OPEN MORE THAN 4" DIA FOR A SPHERE TO PASS. R612.2

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



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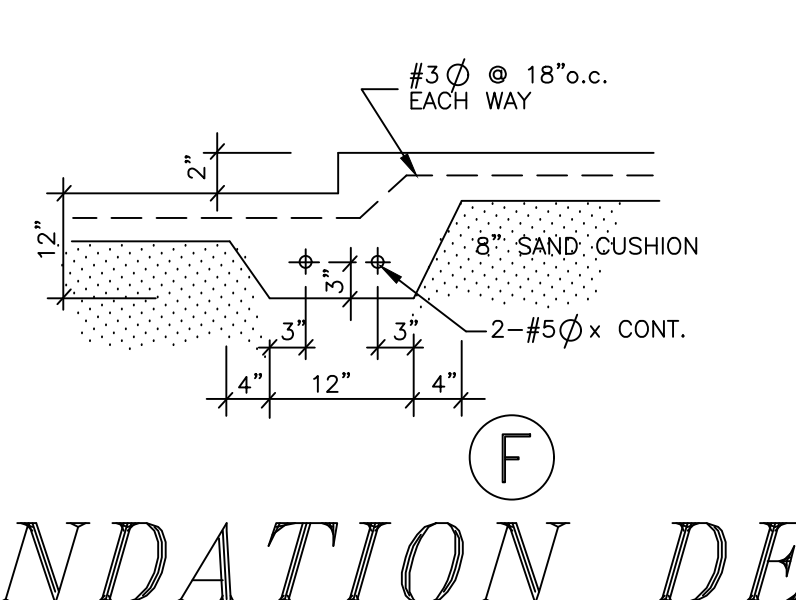
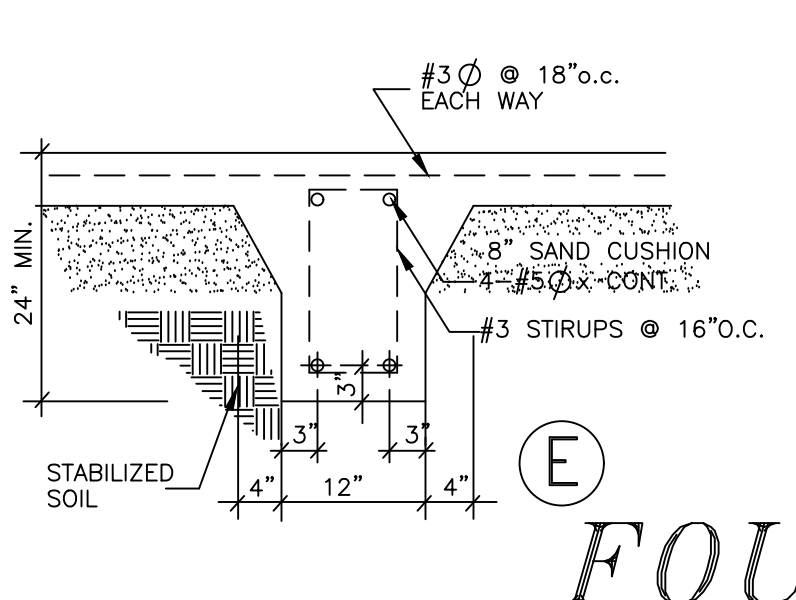
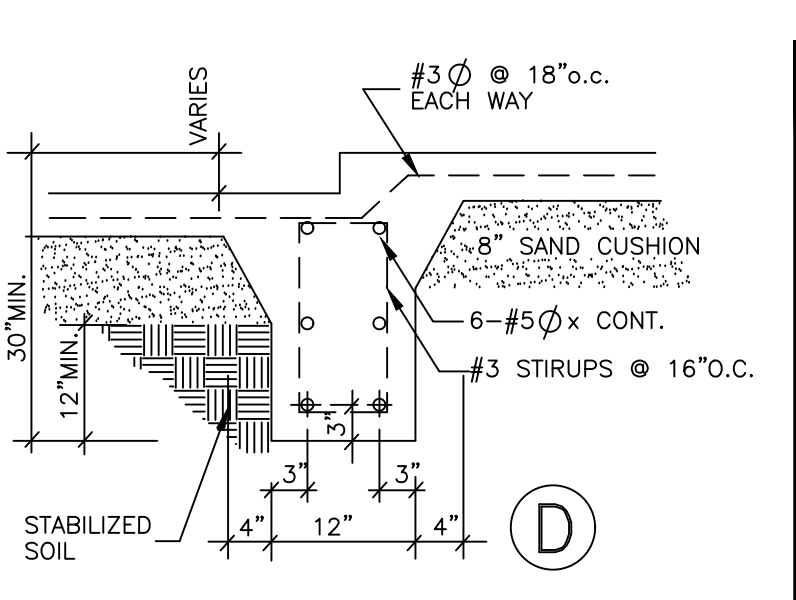
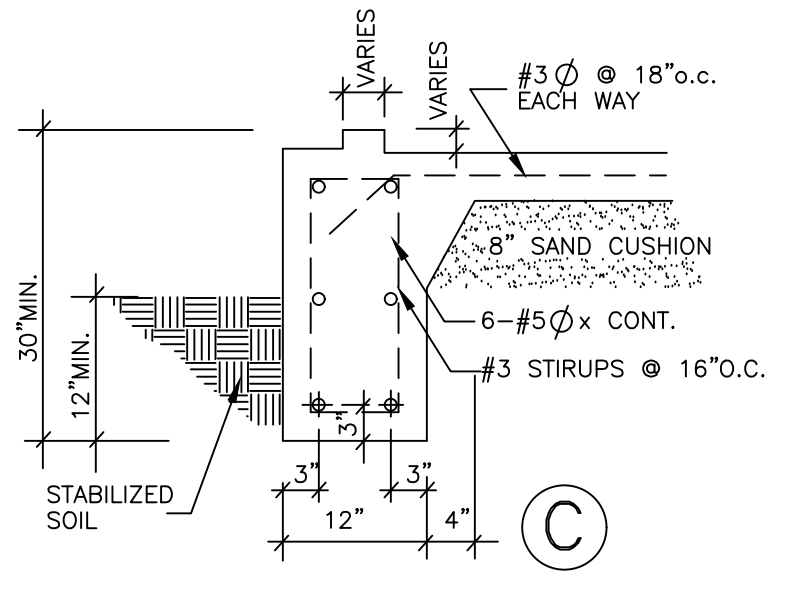
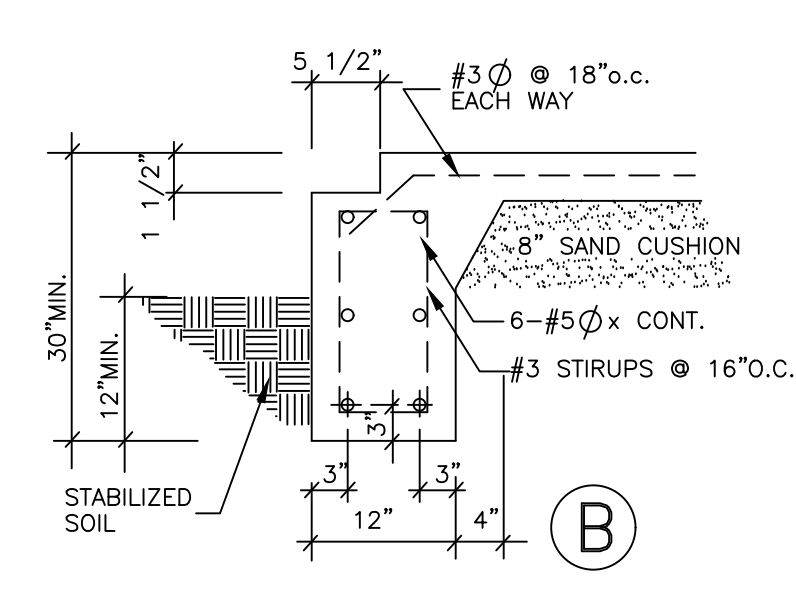
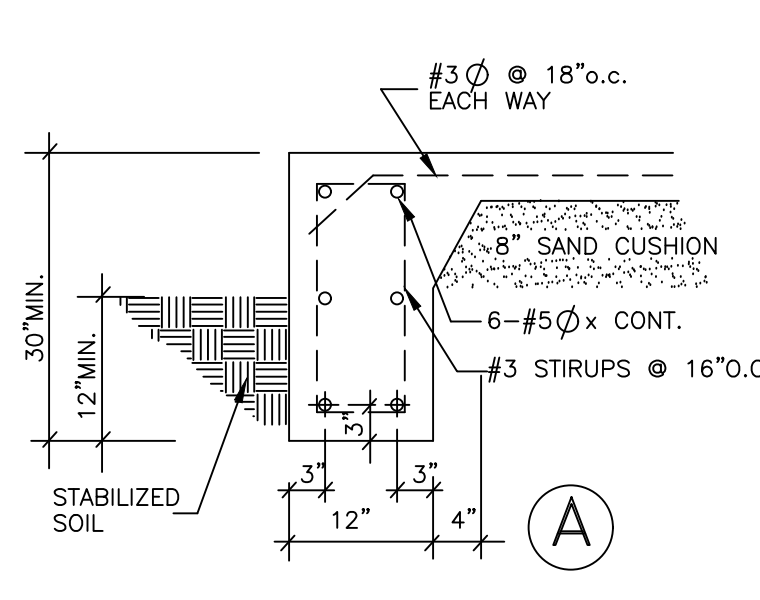
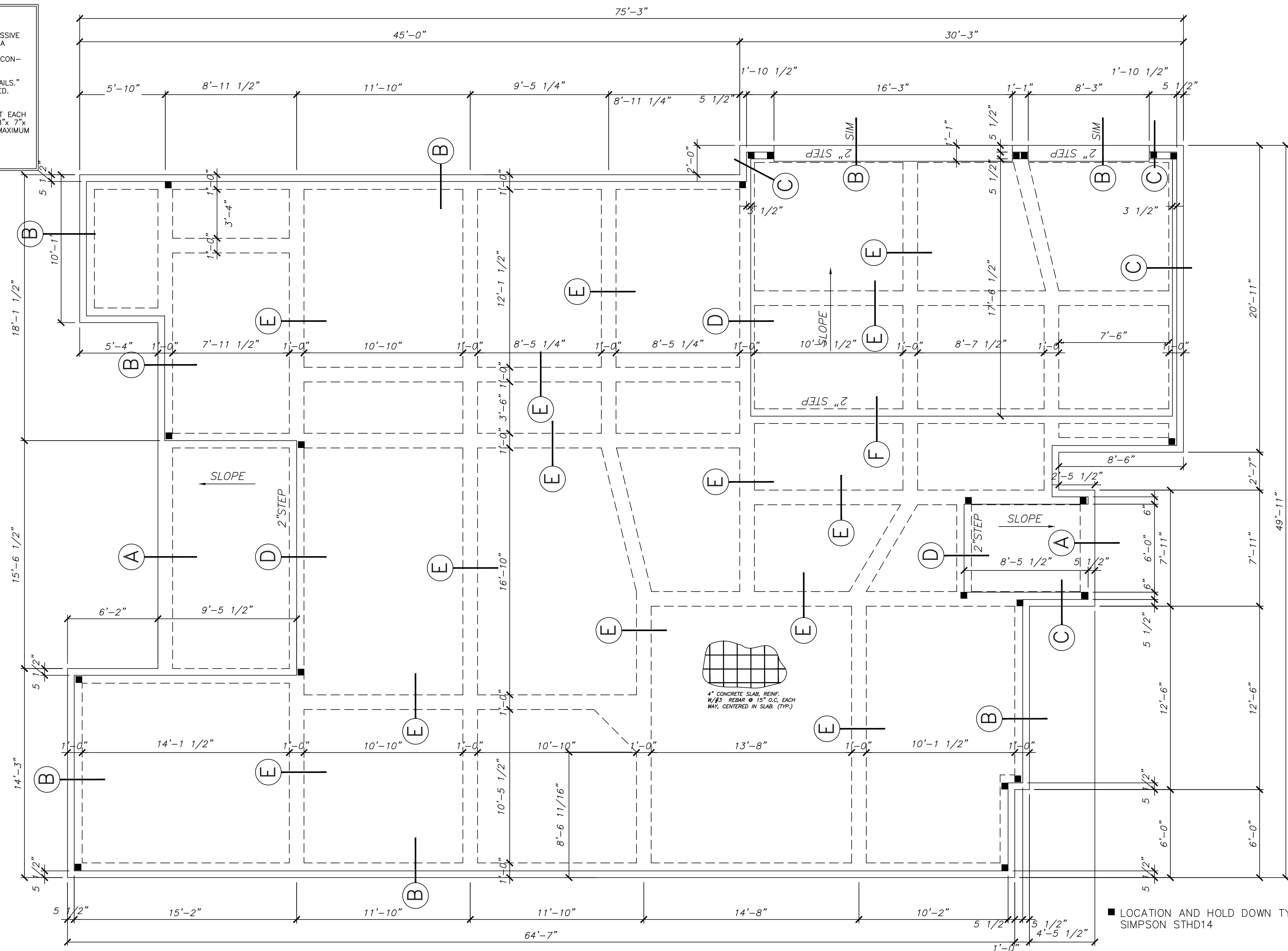
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A-7

FOUNDATION NOTES

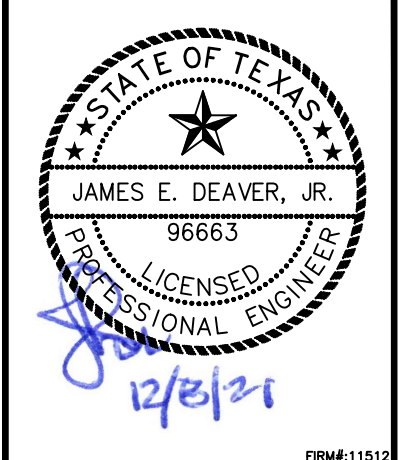
ALL CONCRETE SLAB WORK w/INTRAGAL BEAMS SHALL BE A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. WITH AGGREGATE SIZES FROM 1/4" TO 3/4" AND A CONCRETE SLUMP OF 4" MAXIMUM. FOR VAPOR BARRIER USE A.S.T.M. E 154 APPROVED POLYETHYLENE SHEET NOT LESS THAN 8 MILS THICK. READY-MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS 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 ACHIEVED WITH #MAS ANCHORS (BY SIMPSON) AT EACH END OF MUDSILL & AT 2'-0" ON CENTER MAXIMUM. (OPTIONAL METHOD: 5/8"x 7"x 10" STEEL BOLTS EMBEDDED A MINIMUM OF 7" INTO CONCRETE, SPACED A MAXIMUM OF 4'-0" ON CENTER & AT EACH END OF MUDSILL.)



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



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 JAMES DEEVER SERVICES, INC.
 james@jdsiengineer.com
 281-852-3647

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 Anahuac, Texas
 SHEET NO.
S-1

FRAMING NOTES:

- SOLID BLOCKING REQUIRED UNDER ALL TRIMMERS, POINT LOADS, ETC. DOWN TO BEAM SUPPORT OR FOOTER
- ALL INTERIOR BEARING HEADERS TO MATCH EXTERIOR HEADER SPECS.
- ALL WALL STUDS & COMPONENTS TO BE STUD GRADE (MIN) S.Y.P.
- ALL SILL PLATE MATERIAL TO BE "WOLMANIZED" (OR EQUAL) DOUGLAS FIR, #2 OR BETTER, SET ON 1/8" (MIN) SILL SEALER.
- L.V.L. MATERIAL TO "GANG-LAM", BY MITEK, OR EQUAL. PROTECT & INSTALL ACCORDING TO MANUFACTURERS SPECS.
- ALL EXTERIOR COLUMNS TO BE "WOLMANIZED" (OR EQUAL) ARCHITECTURAL GRADE, SMOOTH MILL FINISHED
- ALL EXTERIOR COLUMNS TO BE SET IN "SIMPSON" (OR EQUAL) POST BASES W/"SIMPSON" (OR EQUAL) COLUMN CAPS TO ACCEPT BEAMS.
- ALL FLOOR & ROOF FRAMING TO BE MINIMUM #2 S.Y.P. W/MILL APPLIED GRADING MARKS VISIBLE PRIOR TO DRY WALL APPLICATION.
- ALL HANGERS & METAL CONNECTORS BY "SIMPSON" (OR EQUAL).
- FLOOR DECKING TO BE 1 1/8" STURDI-FLOOR NAILED AND GLUED ADEQUATELY TO ALL JOIST.
- ALL FLOOR DECKING TO BE GLUED ADEQUATELY TO JOIST. ALL DECKING TO BE NAILED AS PER MANUFACTURERS SPECS.
- PROVIDE ADEQUATE BLOCKING FOR ALL CEILING FAN & LIGHT FIXTURE APPLICATIONS. SEE ELECTRICAL LAYOUT FOR LOCATIONS OF ALL CURRENT & FUTURE FIXTURES.
- ALL RIDGE BOARD BRACING EXCEEDING 4'-6" IN LENGTH TO BE T-BRACED.

SHEARWALL SCHEDULE					
TYPE	SHEATHING	OSB NAILING SPACING INCHES		DRYWALL NAIL SPACING INCHES	
		EDGE	FIELD	EDGE	FIELD
SW-6	2x4 SYP TOP & BOTTOM PLATE, SPF STUDS @ 16" O.C. 7/16" OSB SHEATHING (BLOCKED ALL JOINTS)	6	12		
SW-6d	2x4 SYP TOP & BOTTOM PLATE, SPF STUDS @ 16" O.C. 7/16" OSB SHEATHING (BLOCKED ALL JOINTS) INT. FACE: 1/2" DRYWALL (UNBLOCKED)	6	12	7	10
SW-4	2x4 SYP TOP & BOTTOM PLATE, SPF STUDS @ 16" O.C. 7/16" OSB SHEATHING (BLOCKED ALL JOINTS)	4	12		
SW-4d	2x4 SYP TOP & BOTTOM PLATE, SPF STUDS @ 16" O.C. 7/16" OSB SHEATHING (BLOCKED ALL JOINTS) INT. FACE: 1/2" DRYWALL (UNBLOCKED)	4	12	7	10
SW-3	2x4 SYP TOP & BOTTOM PLATE, SPF STUDS @ 16" O.C. 7/16" OSB SHEATHING (BLOCKED ALL JOINTS)	3	12		
SW-3d	2x4 SYP TOP & BOTTOM PLATE, SPF STUDS @ 16" O.C. 7/16" OSB SHEATHING (BLOCKED ALL JOINTS) INT. FACE: 1/2" DRYWALL (UNBLOCKED)	3	12	7	10

NOTES:

1. ALL EXTERIOR WALLS TO HAVE 7/16" OSB SHEATHING NAILED W/ 10d NAILS. 4" O.C. EDGE NAILING AND 10" O.C. FIELD NAILING.
2. 1/2" DRYWALL NAILED WITH 5d NAILS 7" O.C. EDGE NAILING AND 10" O.C. FIELD NAILING U.N.O.
3. PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS OR 4x4 MEMBERS @ EACH END OF SHEAR WALL. SEE SHEARWALL SCHEDULE FOR NAILING PATTERN.
4. VOID
5. VOID
6. THE FLOOR DIAPHRAGM SHALL BE A MIN. OF 3/4" STRUCTURAL GRADE PLYWOOD & ROOF DIAPHRAGM SHALL BE A MIN. OF 7/16" OSB. BOTH DIAPHRAGMS SHALL BE PLACED WITH 10d NAILS AT A MIN. OF 6" AT ALL EXTERIOR EDGES.
7. SW-4 - INDICATES SHEAR WALL TYPE AND LOCATION SEE SCHEDULE ABOVE.
8. VOID
9. SEE SHEAR WALL DETAIL SHEET FOR ADDITIONAL NOTES AND DETAILS.

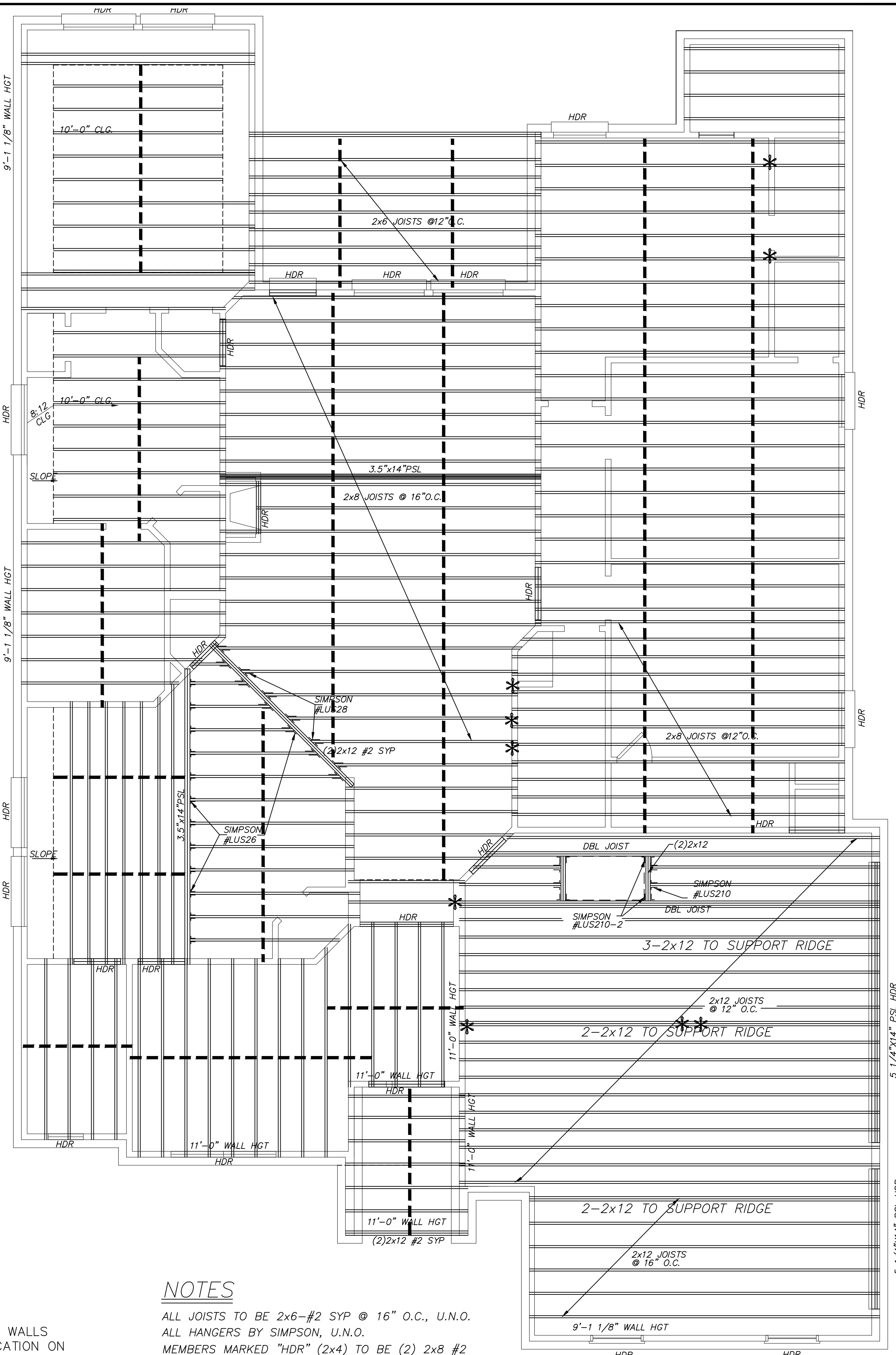
SW-4

TYPICAL ALL EXTERIOR WALLS HOLD-DOWNS PER LOCATION ON PLAN

■ LOCATION AND HOLD DOWN TYPE SEE FOUNDATION PLAN

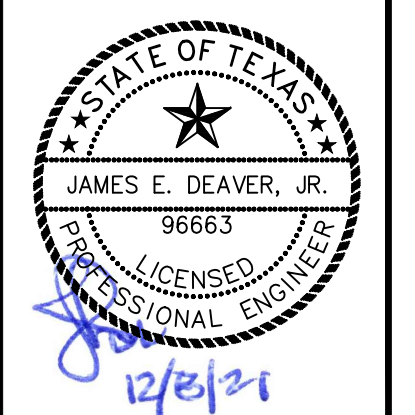
NOTES

- 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) 2x8 #2 SYP W/SOLID PLYWOOD FLITCH, U.N.O.
- MEMBERS MARKED "HDR" (2x6) TO BE (3) 2x8 #2 SYP W/SOLID PLYWOOD FLITCH, U.N.O.
- ALL PSL BEAMS TO BE BY TRUS JOIST, OR EQUAL.
- * LOCATION OF RIDGE BRACE



1 CEILING JOIST PLAN

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



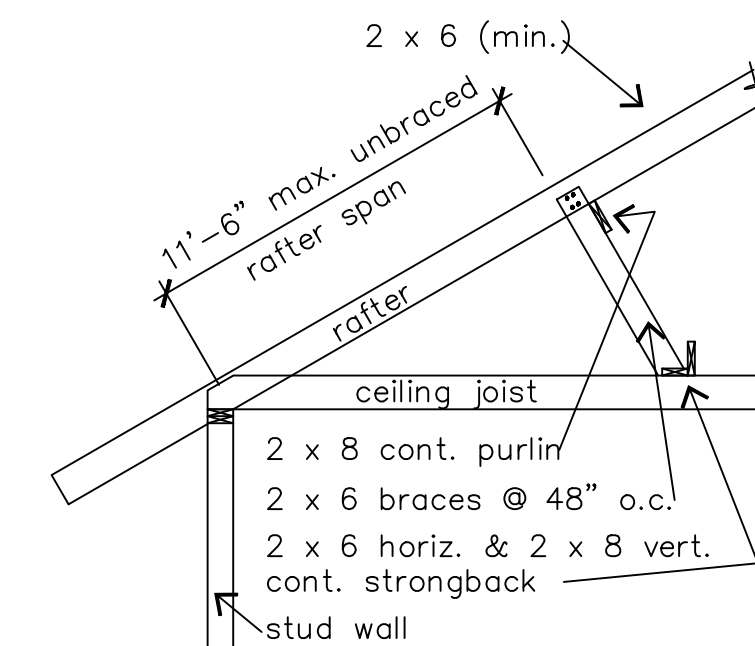
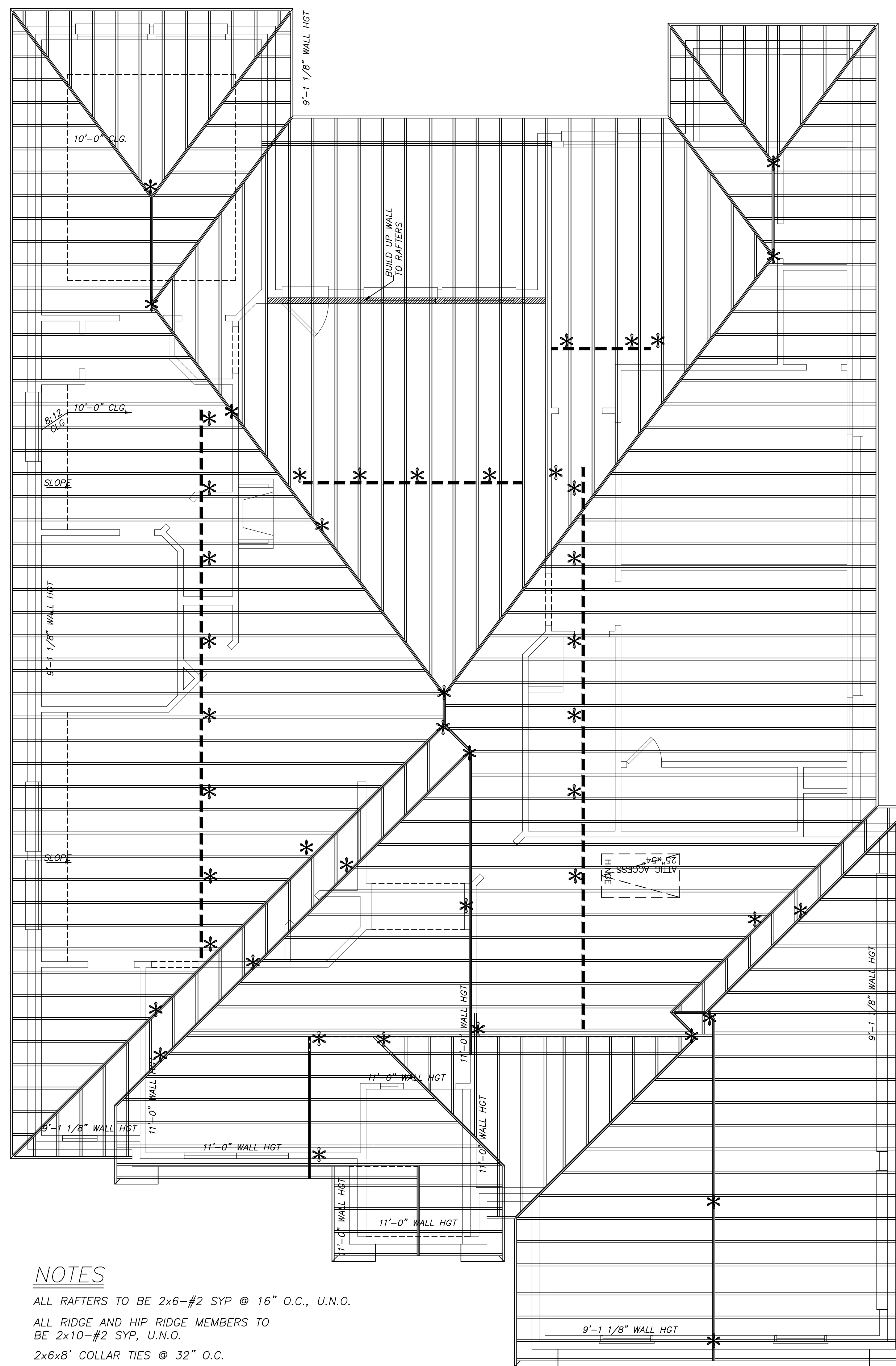
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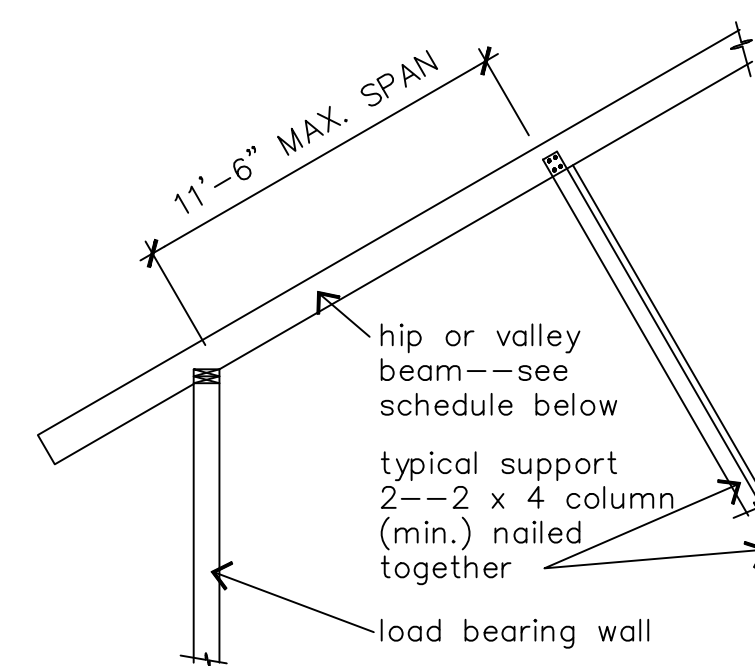
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Anahuac, Texas



RAFTER BRACING DETAIL
 * 11'-6" max. unbraced rafter span for COMP. SHINGLES.

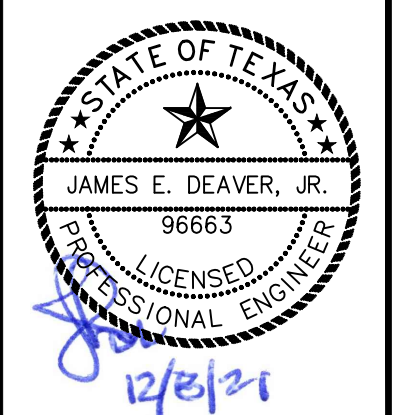


NOTES

- 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.
- 2x6x8' COLLAR TIES @ 32" O.C.
- 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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Spec House
 911 Oak Street
 Anahuac, Texas

GENERAL NOTES: FOUNDATION SYSTEM

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS)

CODE:

Chambers County, Texas: IRC 2012

DESIGN LOADS:

- LIVE LOADS
 - ROOF 20 PSF
 - CEILING JOISTS 10 PSF
 - FLOOR 40 PSF GENERAL
 - 60 PSF BALCONIES STAIRS & EXITS
- WIND LOADS
 - BASIC WIND DESIGN VELOCITY 120 MPH (3 SECOND GUST)
 - 155 MPH ULTIMATE WIND LOAD
 - 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 FILERS) SHALL SUPPORT 50 # UNIFORM LOAD, APPLIED IN A 1 SQUARE FOOT AREA.

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: ADD 12" OF FILL FOR PAD PER SOIL REPORT 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 DR 2 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT).
- PROVIDED 2-8" LOOSE LIFTS OF COMPACTED FILL (TOTAL COMPACTED FILL THICKNESS = 12") AND 2" LEVELLING SAND. (NOTE- THAT EXISTING GRADE MAY HAVE TO BE CUT TO ACHIEVE THE COMPACTED FILL DEPTH SPECIFIED HEREIN).
 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 WORK SHALL BE IN ACCORDANCE WITH THE ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE: (ACI 318-99)
- 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 @ A 4'-0" MAXIMUM SQUARE GRILL.
 - GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6'-0" MAXIMUM SPACING.
 - MUDSILL ANCHORAGE TO BE ACHIEVED WITH #MAS ANCHORS (BY SIMPSON) AT EACH END OF MUDSILL & AT 2'-0" ON CENTER MAXIMUM (OPTIONAL METHOD: 5/8" x 7" x 10" STEEL BOLTS EMBEDDED A MINIMUM OF 7" INTO CONCRETE, SPACED A MAXIMUM OF 4'-0" ON CENTER & AT EACH END OF MUDSILL.)

CITY NOTES:

SMOKE ALARMS TO BE HARD WIRED WITH BATTERY BACKUP.
 SMOKE ALARM TO BE LOCATED IN EACH SLEEPING ROOM
 SMOKE ALARM TO BE LOCATED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM. ONE SMOKE ALARM TO BE LOCATED ON EACH FLOOR OF DWELLING.

CARBON MONOXIDE ALARM TO BE INSTALLED OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY. CARBON MONOXIDE ALARM TO BE LOCATED WITHIN THE IMMEDIATE AREA OF FUEL FIRED APPLIANCES AN DWELLING UNITS WITH ATTACHED GARAGES.

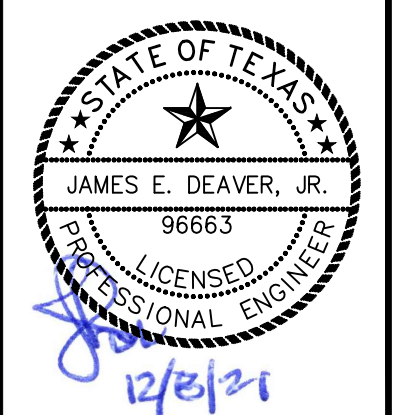
TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER ^{a,b,c}	SPACING OF FASTENERS
Roof			
1	Blocking between joists or rafters to top plate	3-8d (2-1/2" x 0.113")	-
2	Ceiling joists to plate, toe nail	3-8d (2-1/2" x 0.113")	-
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	-
4	Collar tie rafter, face nail or 1-1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	-
5	Rafter to plate, toe nail	2-16d (3-1/2" x 0.135")	-
6	Roof rafters to ridge, valley or hip rafters: toe nail	4-16d (3-1/2" x 0.135")	-
	face nail	3-16d (3-1/2" x 0.135")	-
Wall			
7	Built-up corner studs	10d (3" x 0.128")	24" o.c.
8	Built-up header, two pieces with 1/2" spacer	16d (3-1/2" x 0.135")	16" o.c. along each edge
9	Continued header, two pieces	16d (3-1/2" x 0.135")	16" o.c. along each edge
10	Continued header to stud, toe nail	4-8d (2-1/2" x 0.113")	-
11	Double studs, face nail	10d (3" x 0.128")	24" o.c.
12	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, minimum 48-inch offset of end joints, face nail in lapped area	8-16d (3-1/2" x 0.135)	-
14	Sole plate to joist or blocking, face nail	16d (3-1/2" x 0.135")	16" o.c.
15	Sole plate to joist or blocking at braced wall panels	3-16d (3-1/2" x 0.135")	16" o.c.
		3-8d (2-1/2" x 0.113")	-
16	Stud to sole plate, toe nail	2-16d (3-1/2" x 0.135")	-
17	Top or sole plate to stud, end nail	2-16d (3-1/2" x 0.135")	-
18	Top plates, lap at corners and intersections, face nail	2-10d (3" x 0.128")	-
19	1" brace to each stud and plate, face nail	2-8d (2-1/2" x 0.113")	-
20	1" x 6" sheathing to each bearing, face nail	2-8d (2-1/2" x 0.113")	-
		2 staples 1-3/4"	-
21	1" x 8" sheathing to each bearing, face nail	3 Staples 1-3/4"	-
22	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2-1/2" x 0.113")	-
		4 Staples 1-3/4"	-
Floor			
23	Joist to sill or girder	3-8d (2-1/2" x 0.113")	-
24	1" x 6" subfloor or less to each joist, face nail	2-8d (2-1/2" x 0.113")	-
		2 Staples 1-3/4"	-
25	2" subfloor to joist or girder, blind and face nail	2-16d (3-1/2" x 0.135")	-
26	Rim joist to top plate, toe nail (roof applications also)	8d (2-1/2" x 0.113")	6" o.c.
27	2" planks (plank & beam - floor & roof)	2-16d (3-1/2" x 0.135")	at each bearing
28	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice
29	Ledger strip supporting joists or rafters	3-16d (3-1/2" x 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{b,c,d}	SPACING OF FASTENERS	
			Edge (inches)	Intermediate supports ^{e,f} (inches)
Wood structural panels, subfloor, roof, and interior wall sheathing to framing and particleboard wall sheathing to 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)	6	12 ^g
31	5/16" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) 8d common (2-1/2" x 0.131") nail (roof)	6	12 ^g
32	19/32" - 1"	8d common (2-1/2" x 0.131")	6	12 ^g
33	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^h				
34	1/2" structural cellulose fiberboard sheathing	1-1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 3/8", 1-1/4" long	3	6
35	25/32" structural cellulose fiberboard sheathing	1-3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 3/8", 1-1/2" long	3	6
36	1/2" gypsum sheathing ⁱ	1-1/2" galvanized roofing nail, staple galvanized, 1-1/2" long: 1-1/4" screws, Type W or S	7	7
37	5/8" gypsum sheathing ⁱ	1-3/4" galvanized roofing nail, staple galvanized, 1-5/8" long: 1-5/8" screws, Type W or S	7	7
Wood structural panels, combination subfloor underlayment to framing				
38	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2-1/2" x 0.131") nail	6	12
39	7/8" - 1"	8d common (2-1/2" x 0.131") nail or 8d deformed (2-1/2" x 0.120") nail	6	12
40	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 S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 Mpa

- All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters longer than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- Staples are 16 gage wire and have a minimum of 7/16-inch on diameter crown width
- Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- Four-foot by eight-foot or 4-foot by 9-foot panels shall be applied vertically.
- Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- For regions having basic wind speed of 110 mph or greater, 8d deformed (2-1/2" x 0.120") nails shall be used for attaching plywood and wood structural panel roof sheathing to framing with a minimum 48-inch distance of gable end walls, if mean roof height is more than 25 feet, up to 35 feet.
- For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced at 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be 6 inches on center for minimum 48-inch distance from ridges, eaves, and gable end walls; 4 inches on center to gable end wall framing.
- Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- Information in this table is to be used unless otherwise indicated in the plan set.



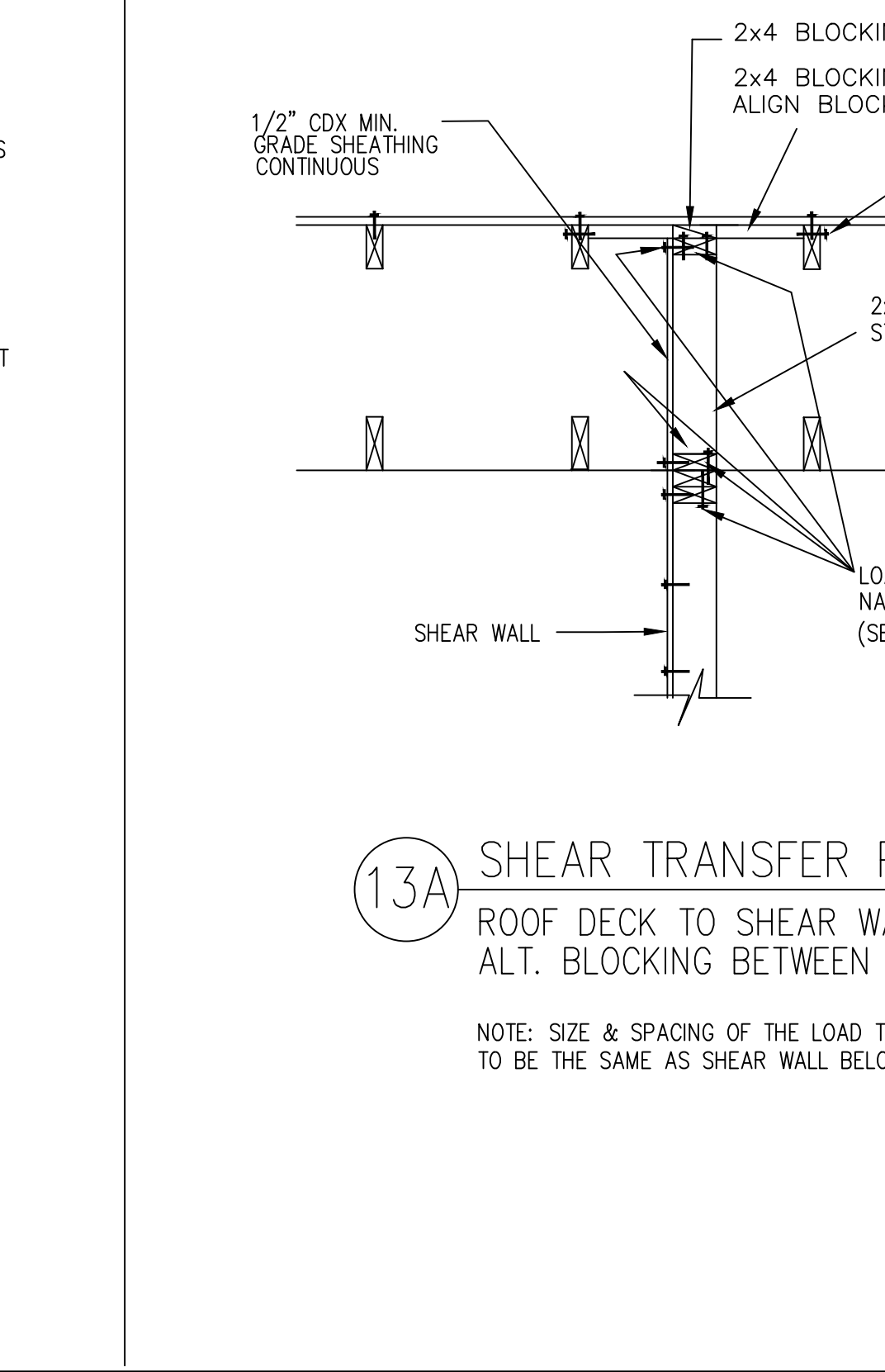
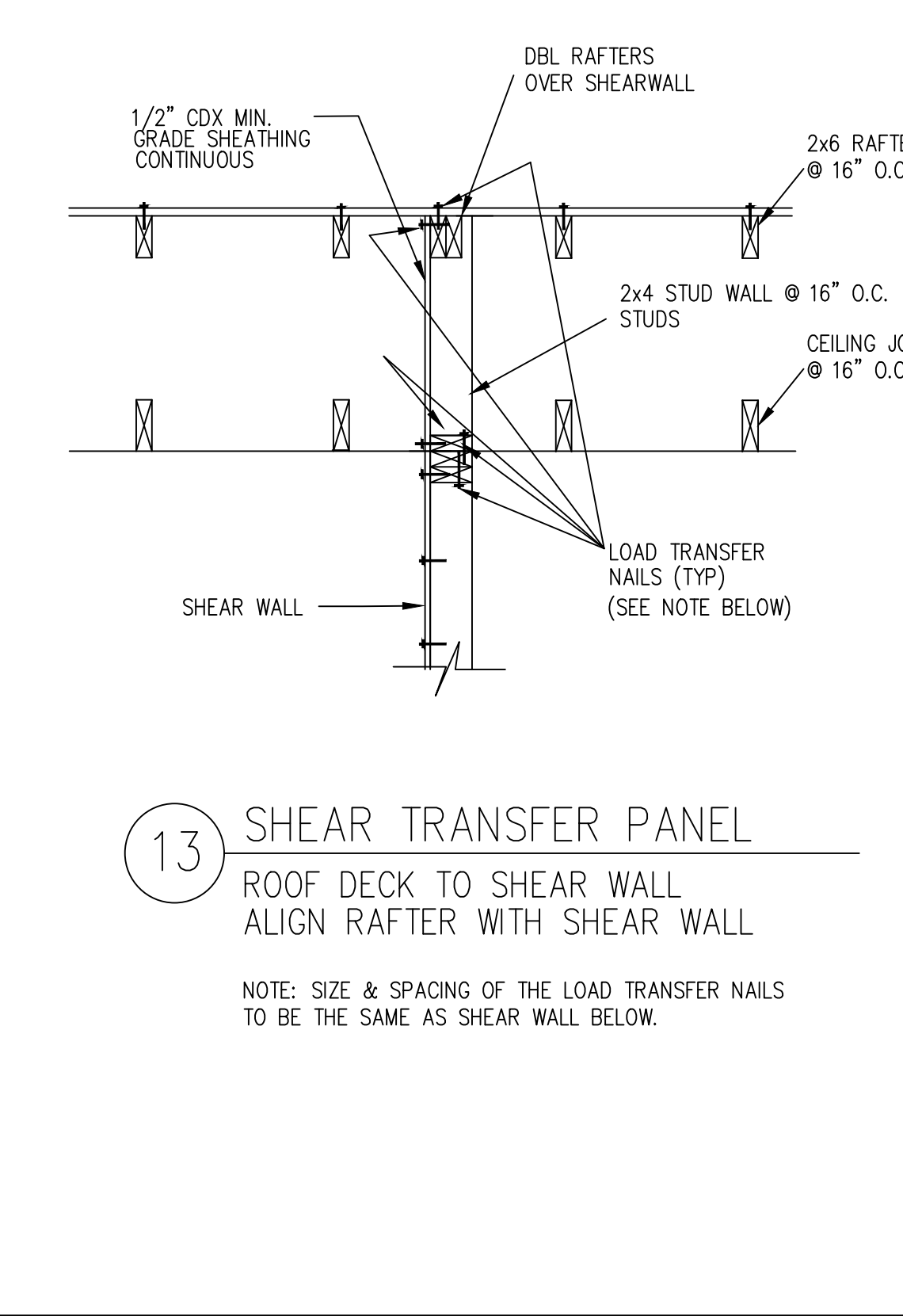
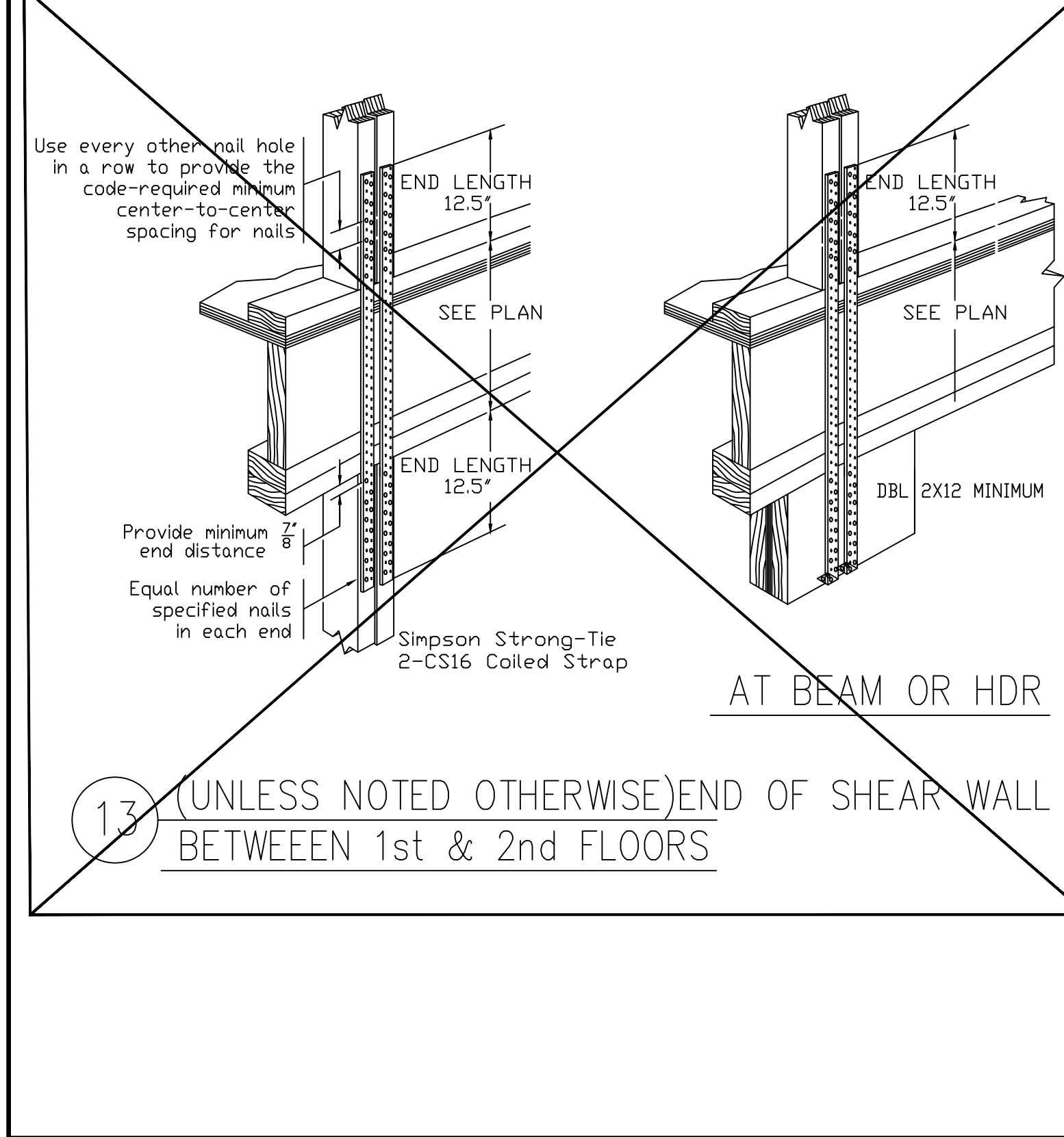
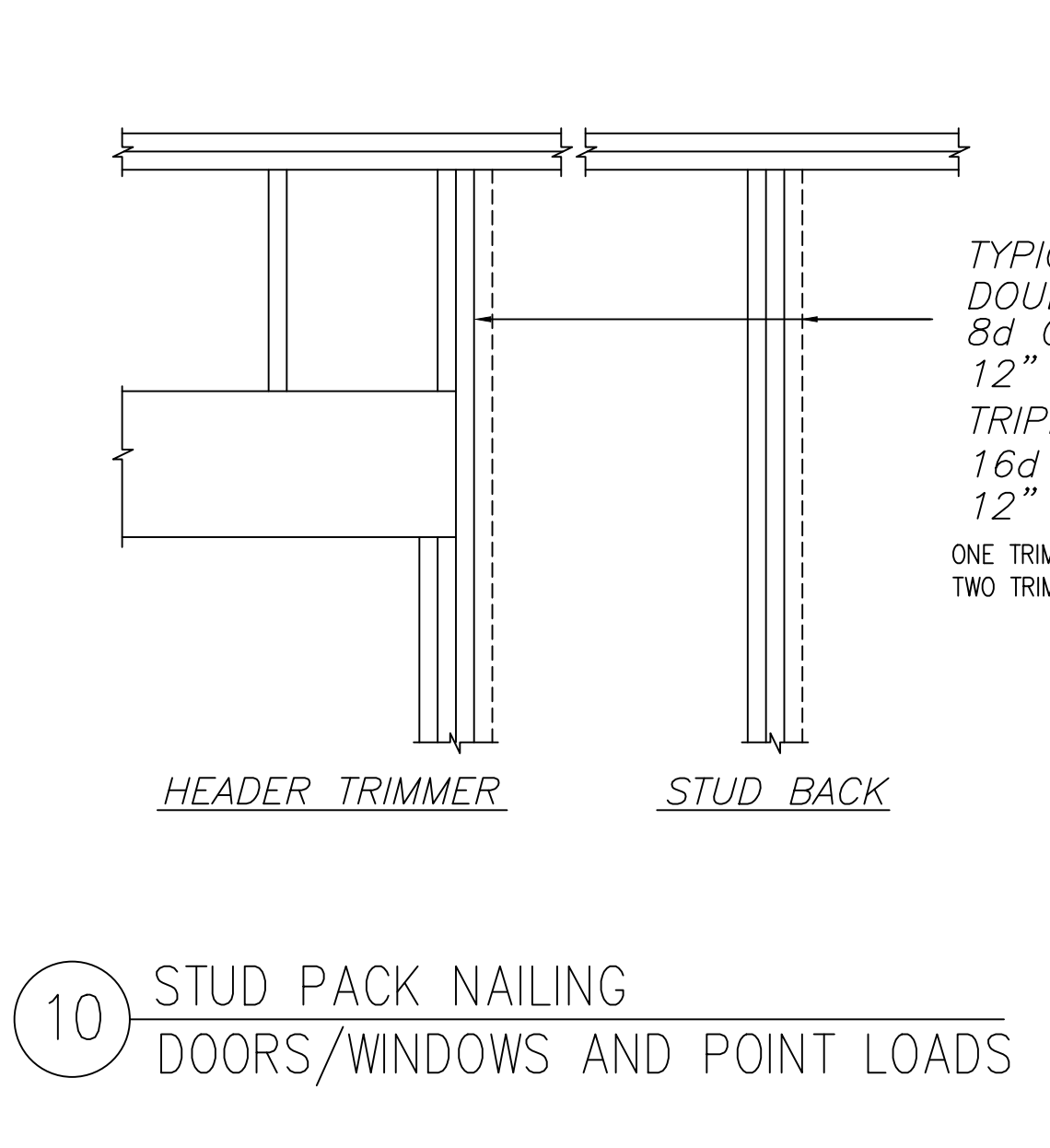
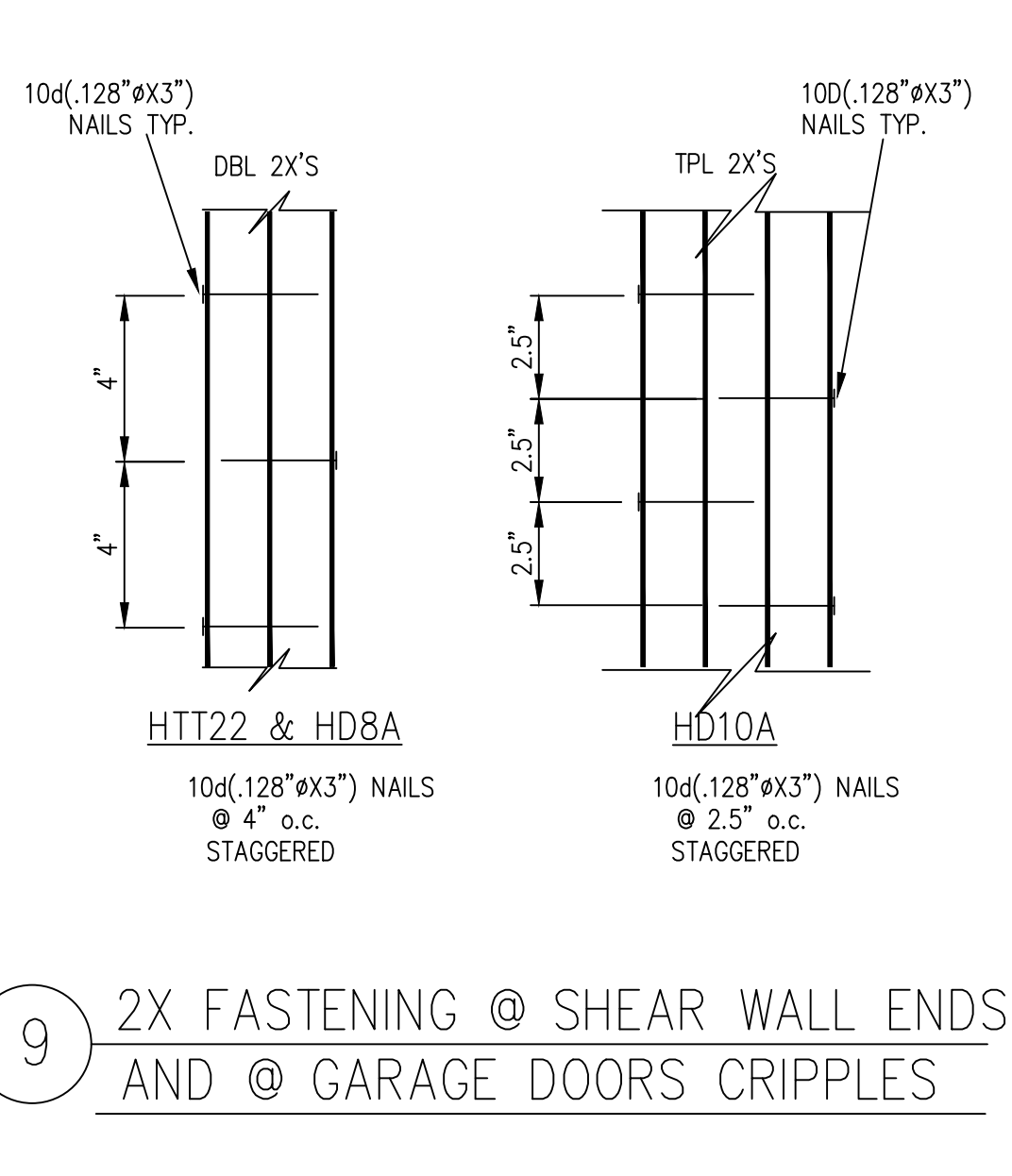
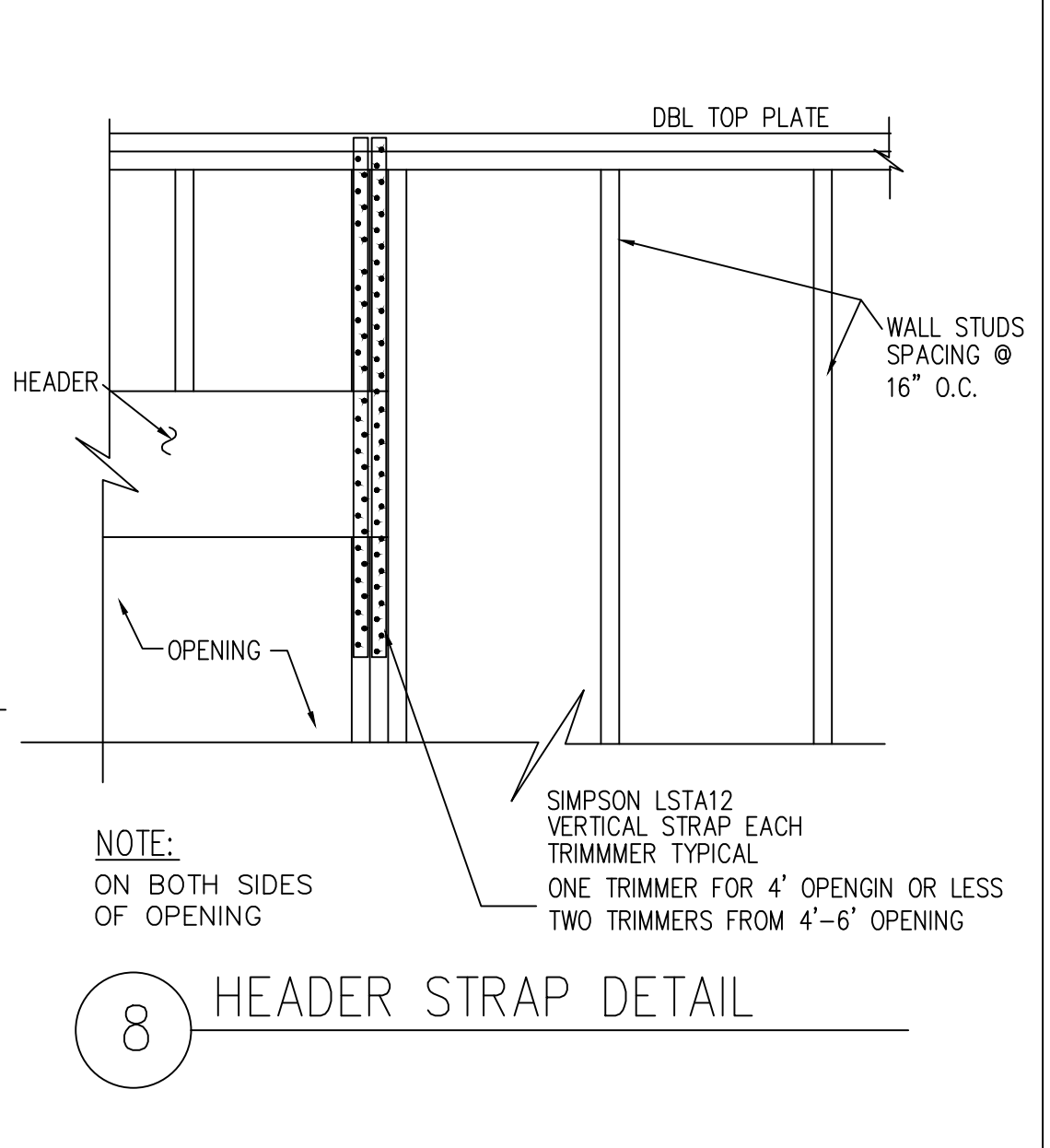
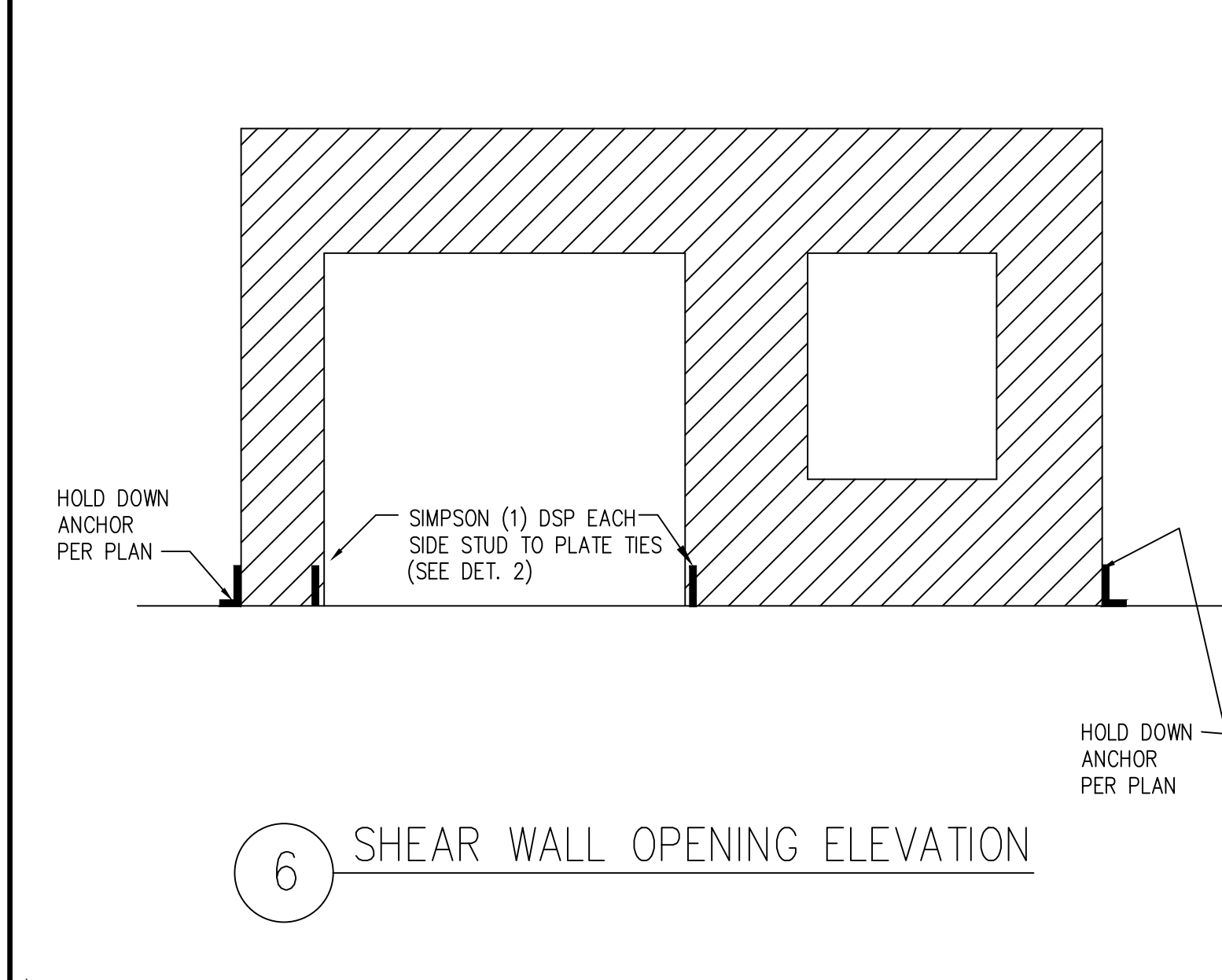
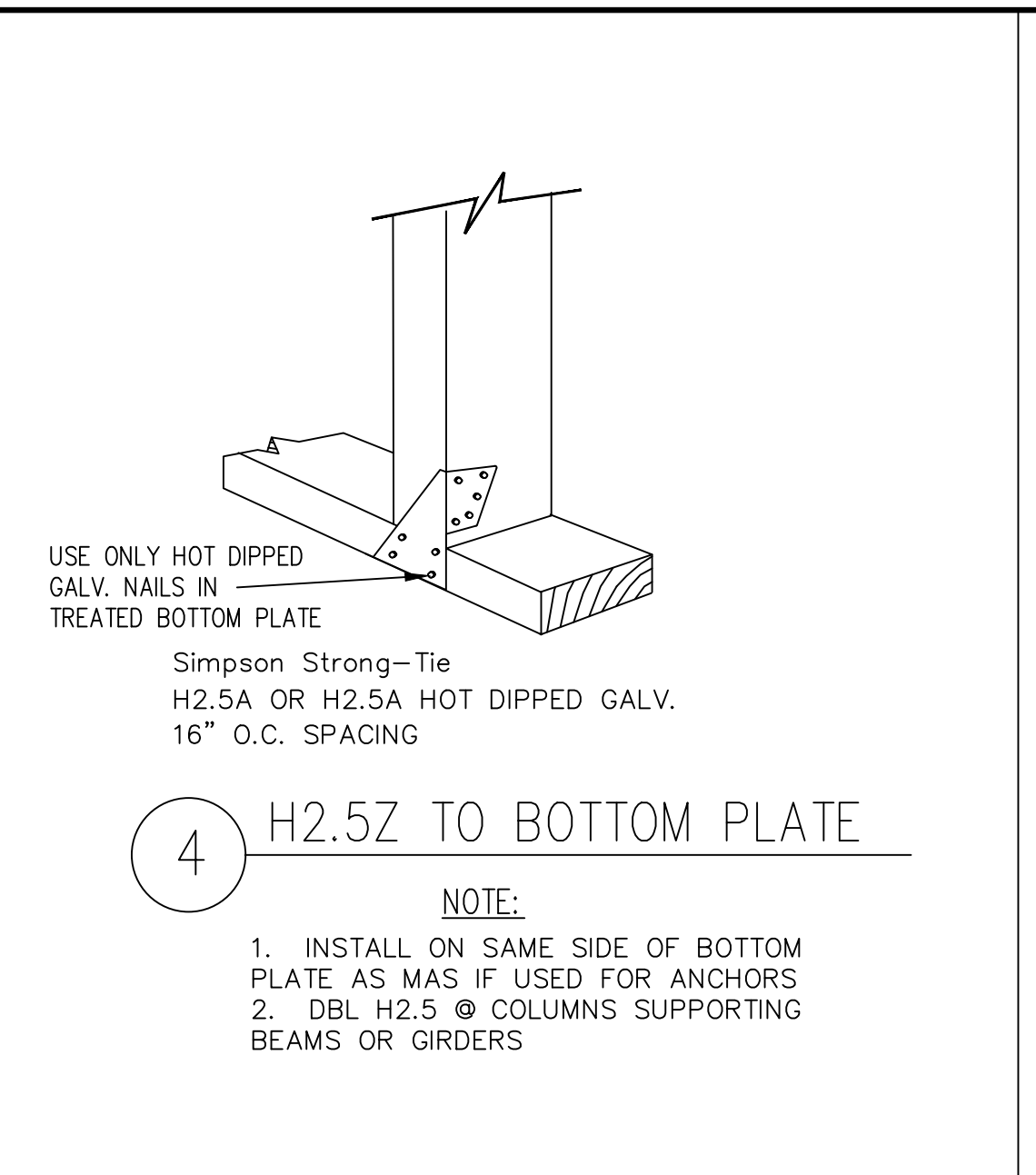
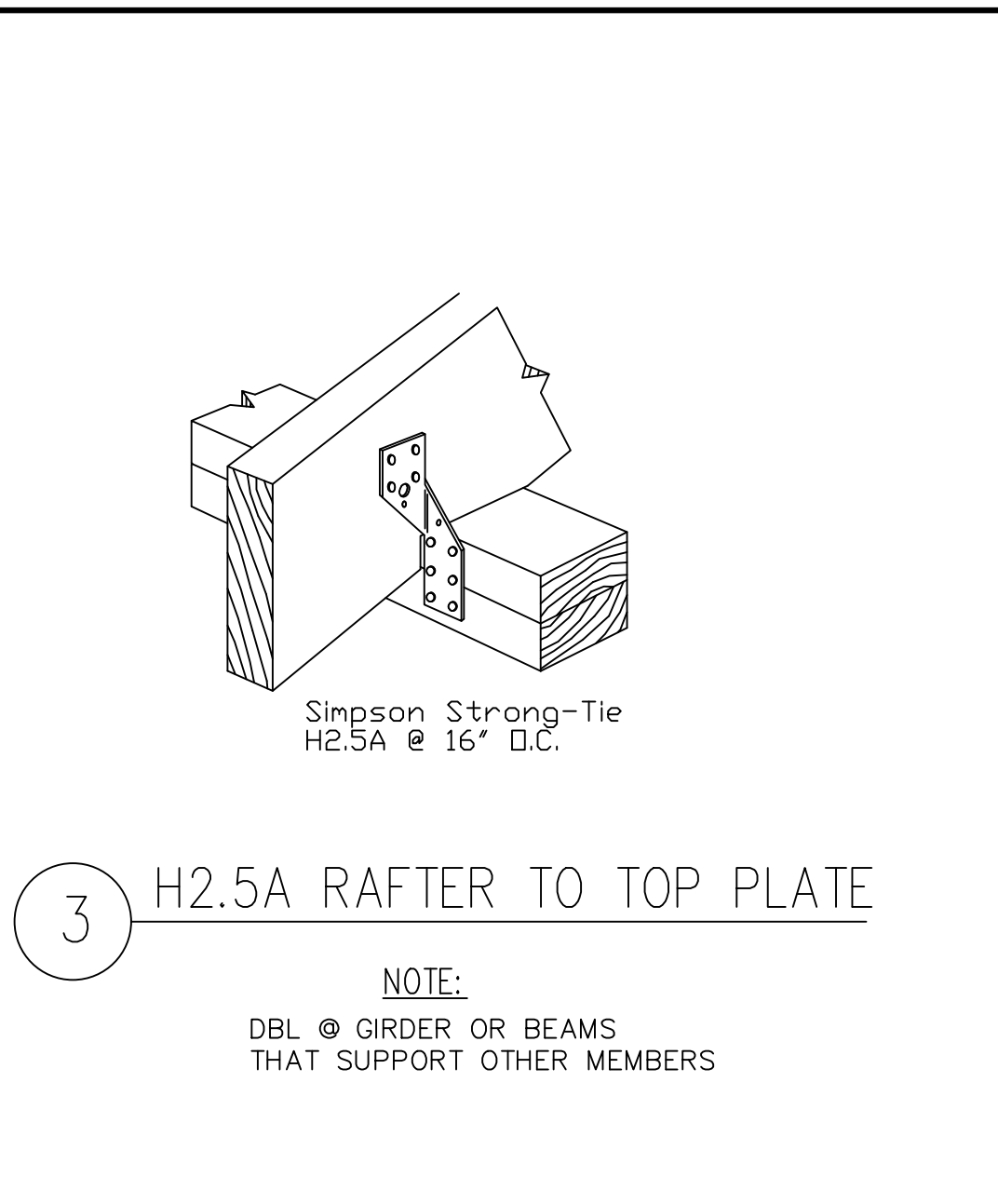
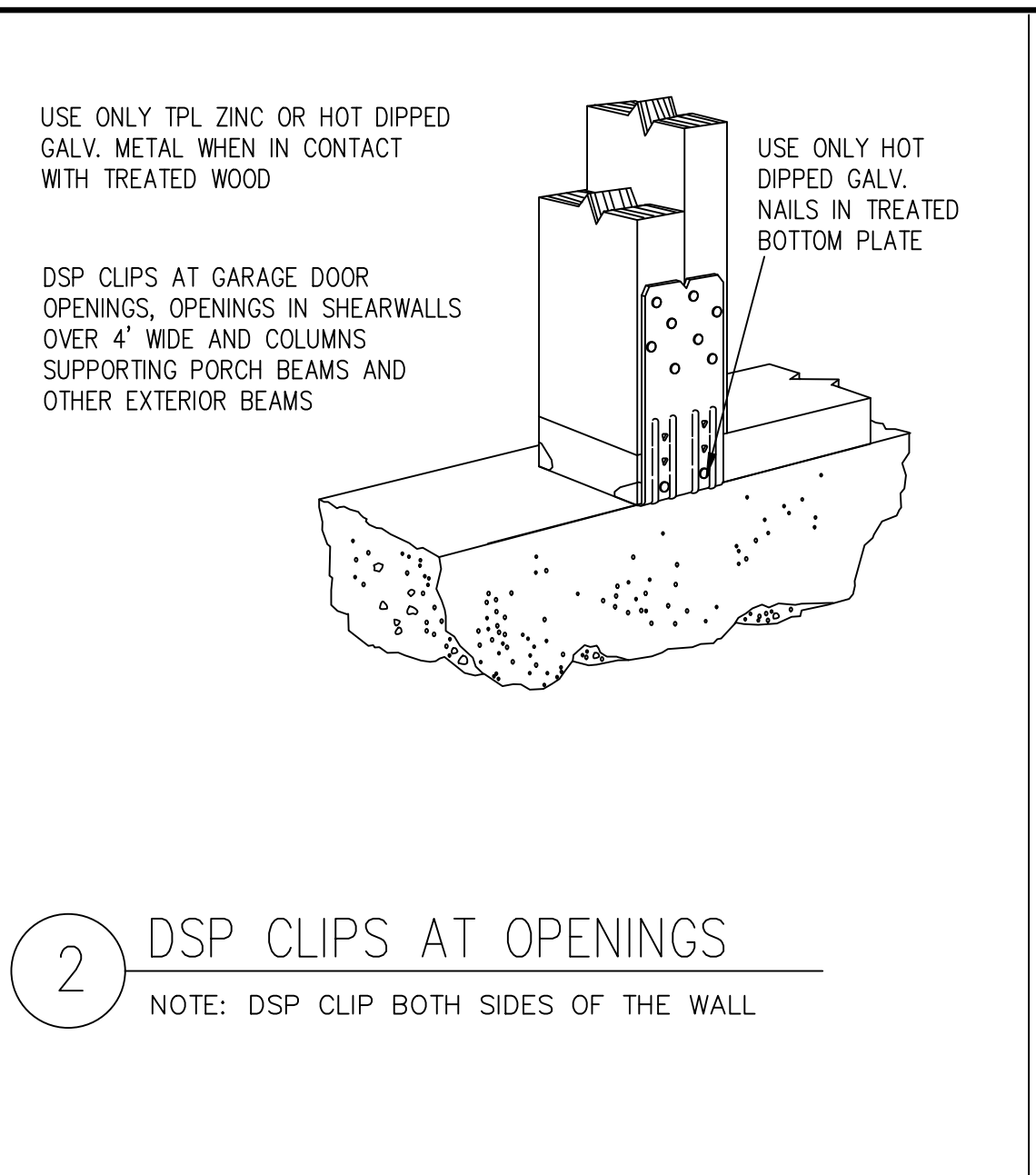
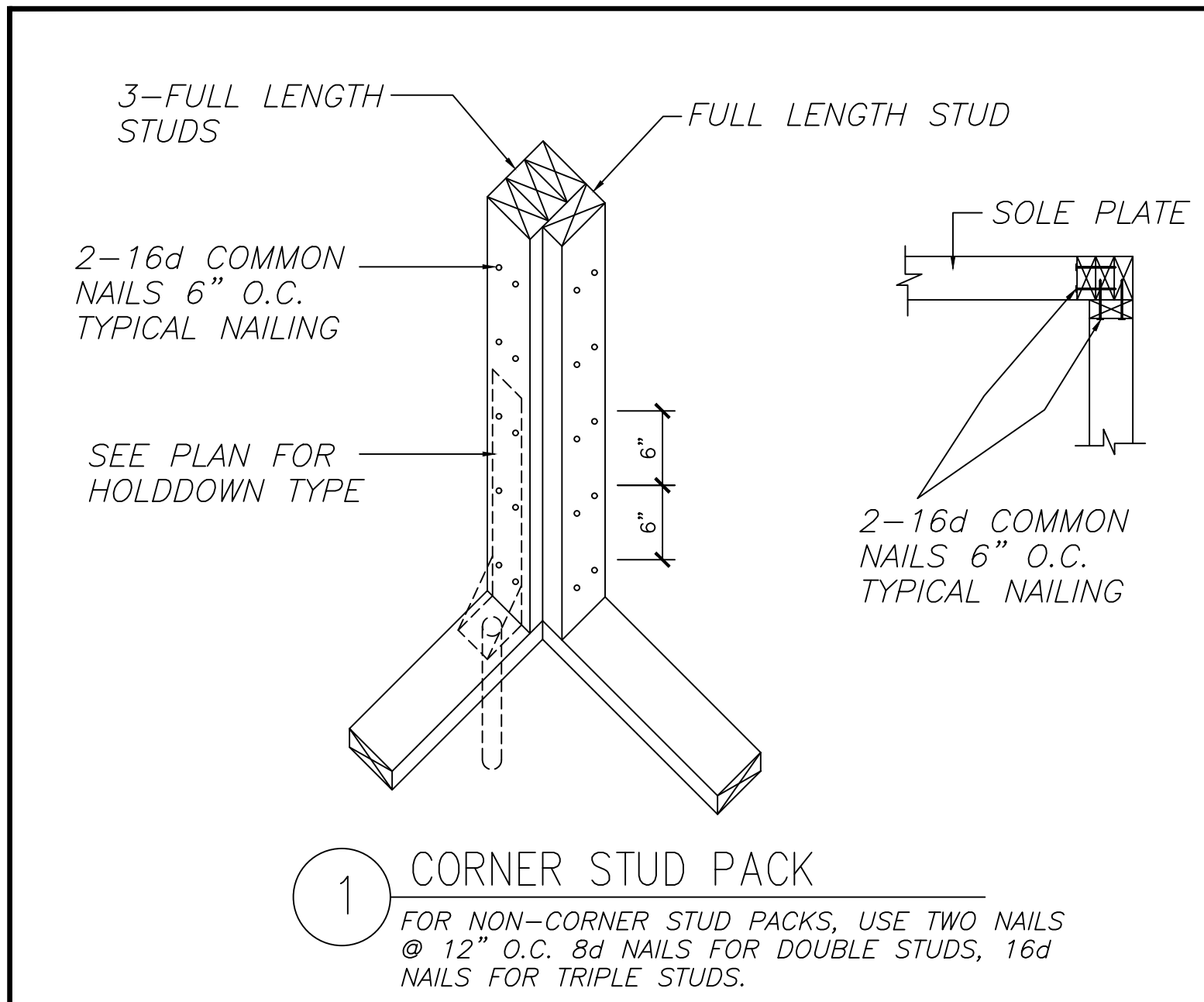
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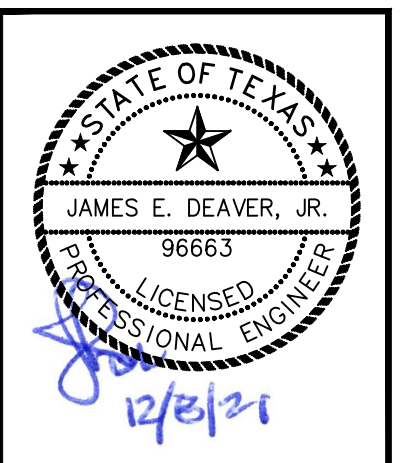
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NOTE: CONTRACTOR TO USE SIMPSON PRODUCTS AND FASTENERS AS STATED IN 2012-2013 SIMPSON STRONG TIE MANUAL/CATALOG.



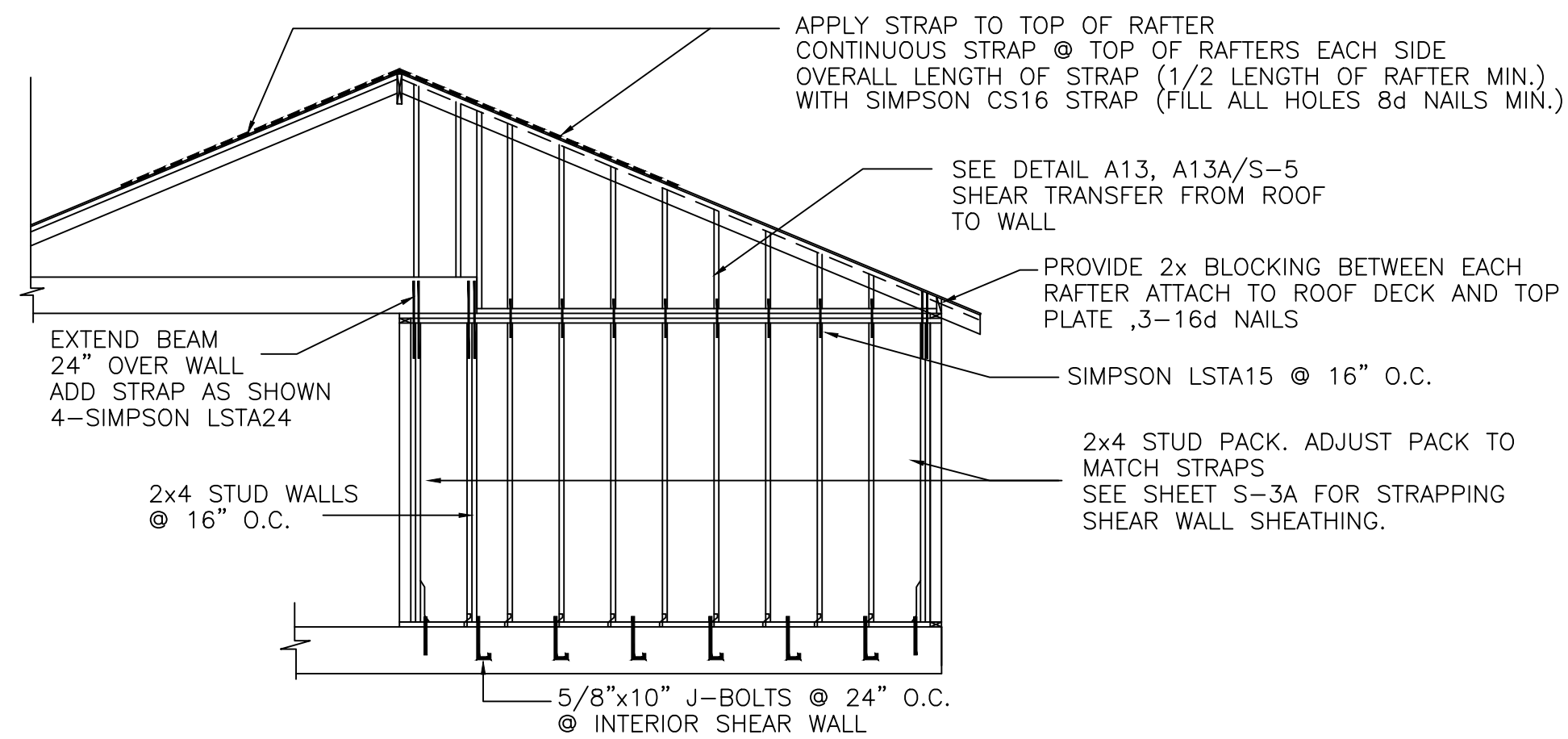
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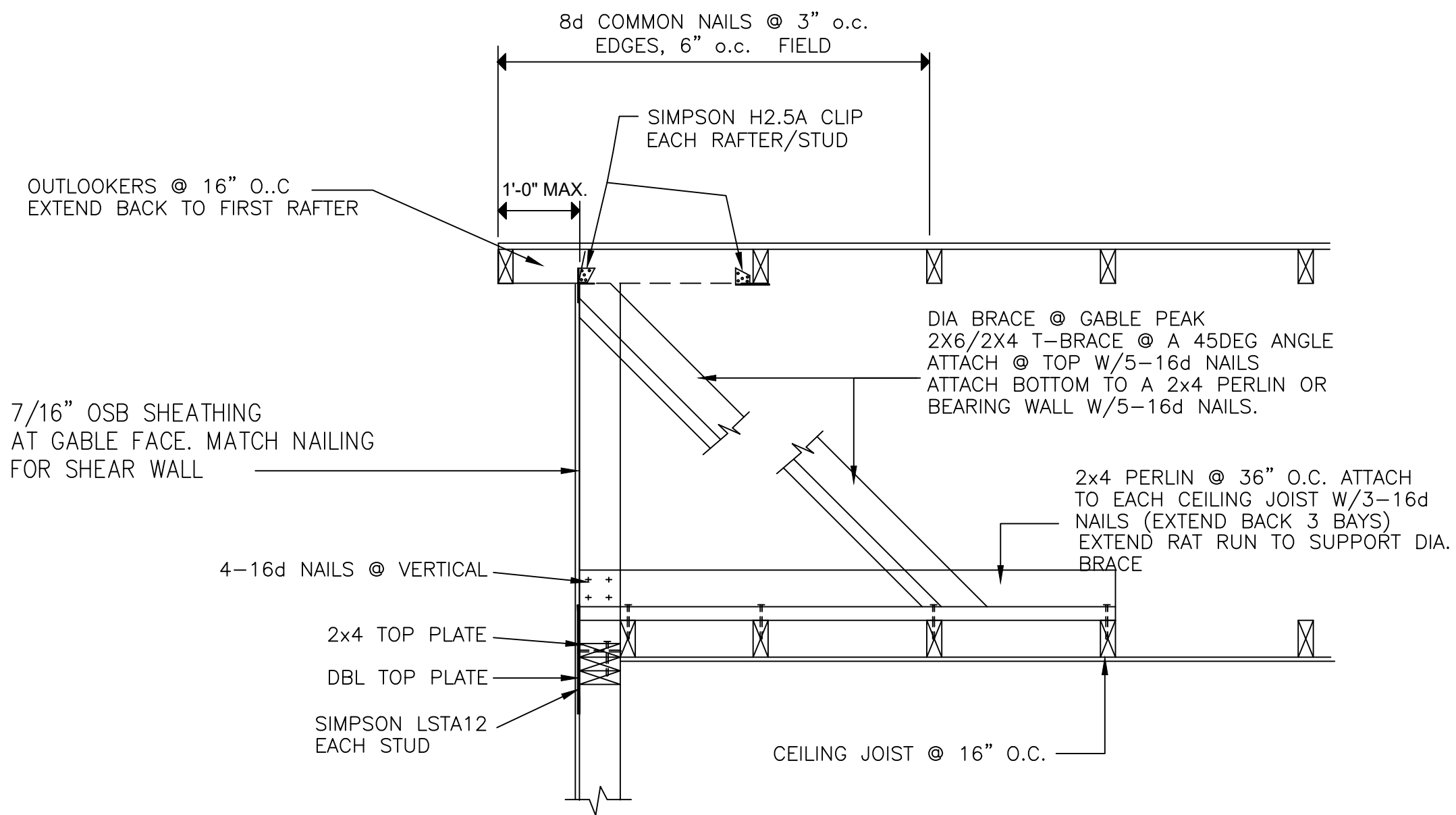
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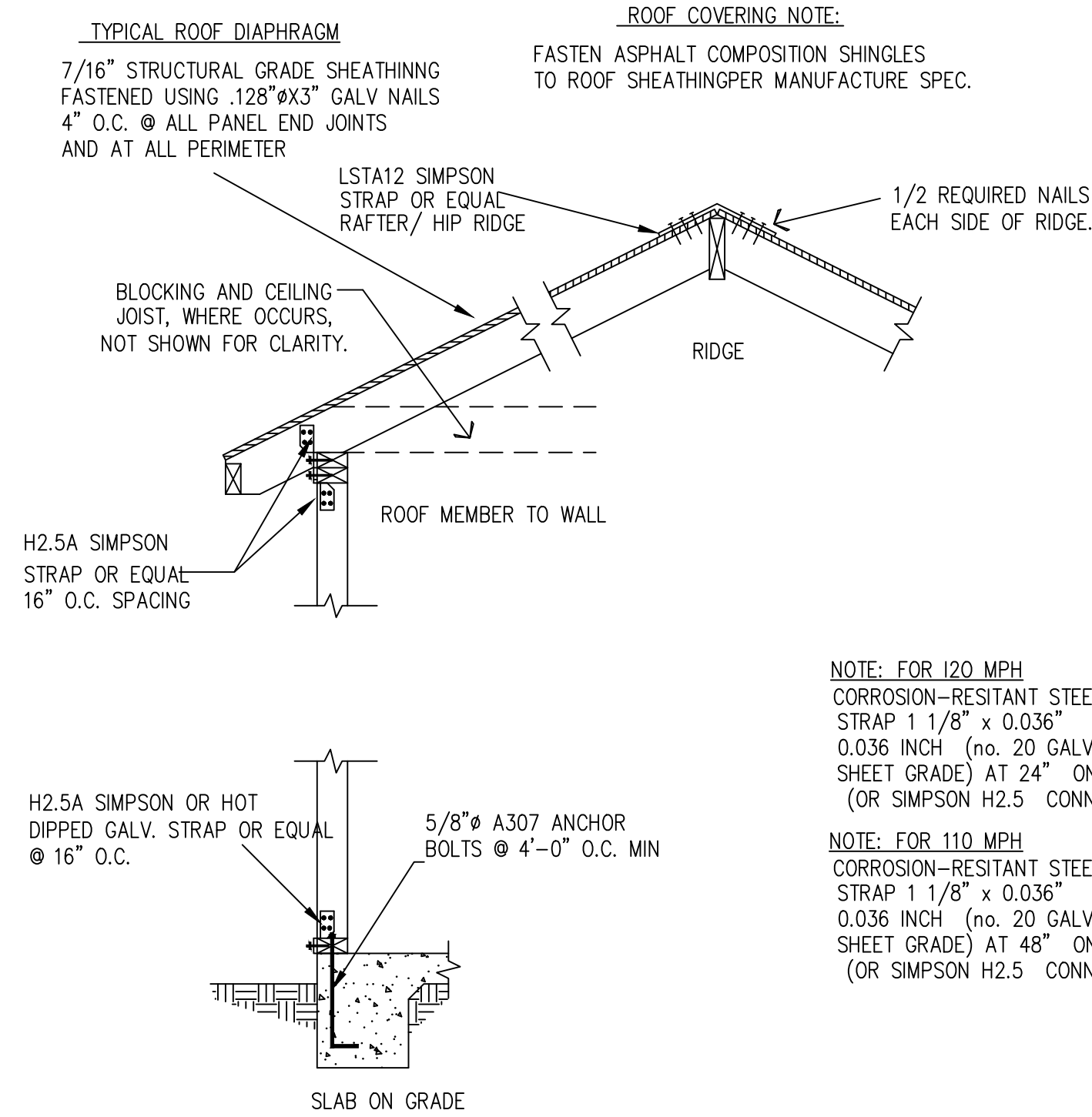


16 INTERIOR SHEAR WALL TRANSFER TO FLOOR WITH FLOOR JOISTS PARALLEL TO SHEARWALL

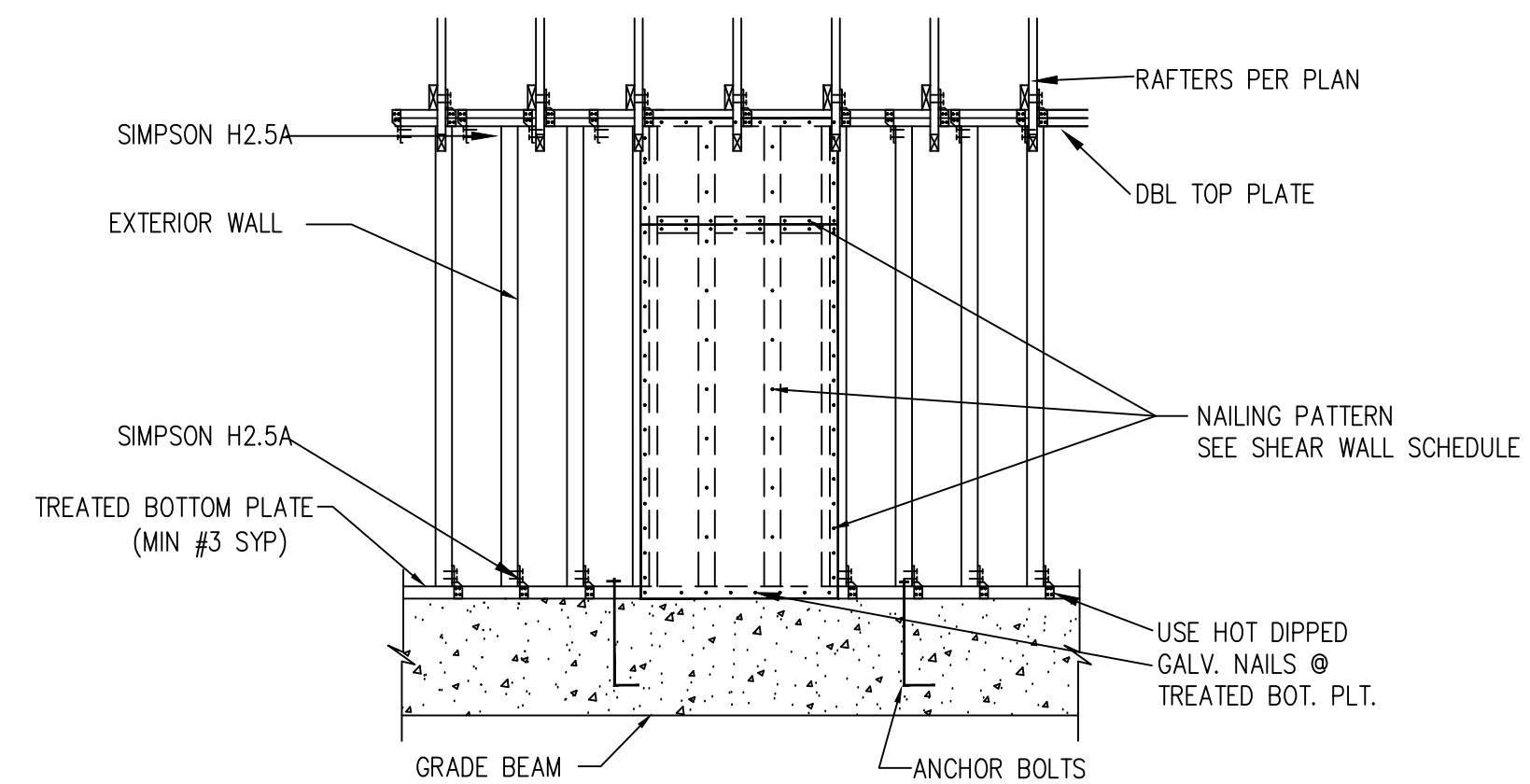
NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.



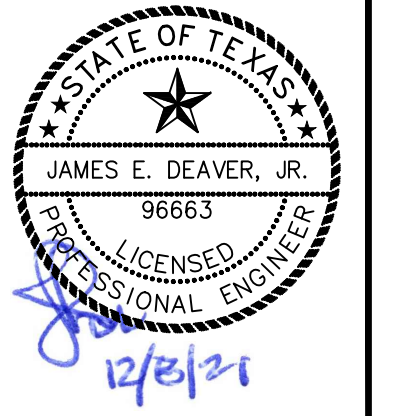
18 TYPICAL GABLE END BRACING



SECTION



17 EXTERIOR WALL DETAIL WITH FULL SHEATHING



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