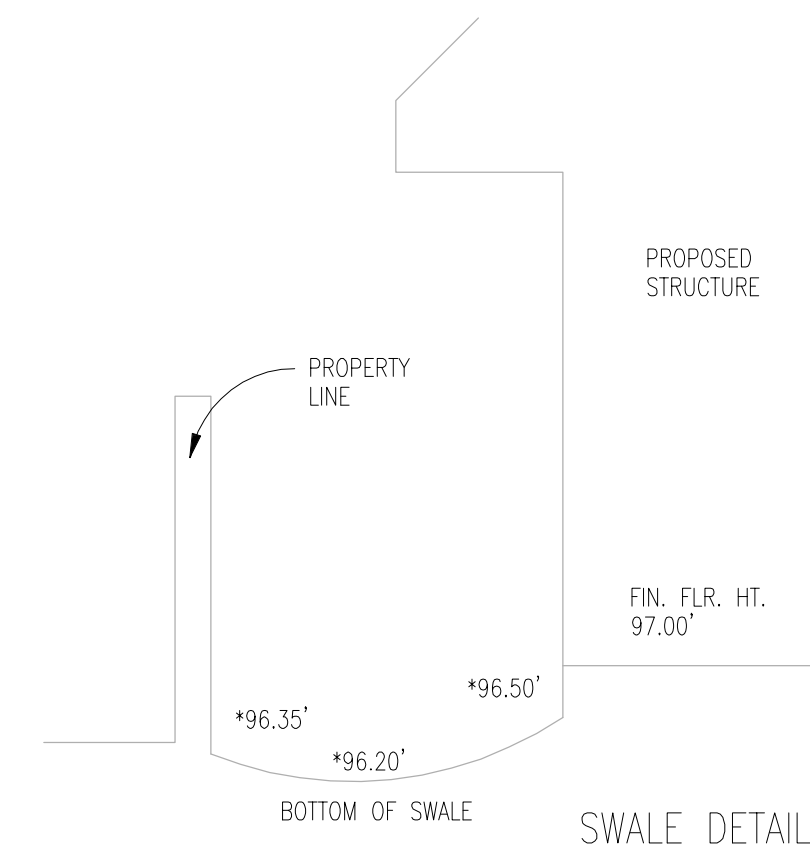
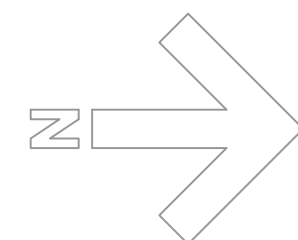


LEE OTIS STREET
(60' R.O.W.)
NEAREST MANHOLE ELEVATION = 96.00'

LEGAL DESCRIPTION
LOT 25, BLOCK 2
F & E SUBDIVISION NO. 2 / UNRECORDED
8606 LEE OTIS STREET
HOUSTON, TEXAS 77051

- NOTE:
- EXISTING DRIVEWAY TO BE REMOVED & REGRADE WITH GRASS/SOD TO MATCH THE EXISTING FLOW LINE.
 - NO FILL WILL BE ALLOWED IN THE CITY RIGHT OF WAY WITHOUT CITY ENGINEERS APPROVAL.
 - ANY DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY SHALL BE REMOVED



NOTES:

- CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR TEMPORARY UTILITIES TO THE CONSTRUCTION SITE.
- 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.
- 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.
- 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).
- THE FOUNDATION SHALL EXTEND ABOVE THE GUTTER OR DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2%.
- 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.
- 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.
- AIR CONDENSER UNIT. PROVIDE CONCRETE PAD. RE. HVAC PLAN FOR CORRECT PLACEMENT.
- 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.
- PROPOSED ELEC. 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.
- 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).

A5

DRAINAGE NOTES

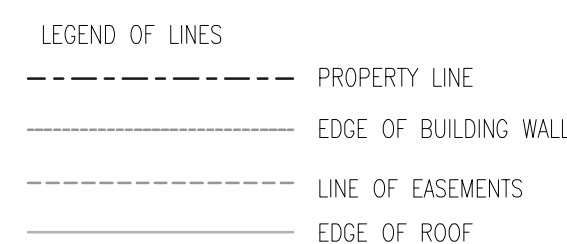
A6

GENERAL NOTES

GENERAL NOTES

- 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.
- DETAIL DRAWINGS AND INSTRUCTIONS:
 - 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.
 - 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL THE WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.
- INSTALL ADDRESS NUMBERS PER CITY AND EMS REQUIREMENTS.
- CONTRACTOR TO OBTAIN INDIVIDUAL TRADE PERMITS.
- PROVIDE FIRE TREATED BLOCKING OR AS REQUIRED BY THE LOCAL CODE OFFICIAL.
- 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.
- DURING CONSTRUCTION, SITE MUST REMAIN CLEAN WITH GARBAGE DUMPSTERS & TEMPORARY TOILET FACILITIES. FAILURE TO DO SO MAY RESULT IN TEMPORARY SUSPENSION OF WORK UNTIL VIOLATIONS ARE CORRECTED.
- THE ARCHITECT IS NOT RESPONSIBLE FOR JOB SAFETY OR OTHER JOB SITE CONDITIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE OF PROCEDURE TO THE OWNER FOR APPROVAL.
- 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 SUBSTITUTES". 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.
- THE SUBCONTRACTOR SHALL PROVIDE EVIDENCE OR QUALIFICATIONS TO THE GENERAL CONTRACTOR AND SHALL EMPLOY ONLY SKILLED, QUALIFIED PERSONNEL ON THE JOB.
- WORK IS TO BE DONE IN THE BEST WORKMANLIKE MANNER AND SHALL HAVE TO MEET WITH THE APPROVAL OF THE OWNER AND GENERAL CONTRACTOR.
- 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.
- 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.
- DEBRIS SHALL BE REMOVED FROM THE PREMISES AND THE PREMISE SHALL BE KEPT IN A CLEAN (BROOM) CONDITION.
- GENERAL CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. SUBCONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR / OWNER IMMEDIATELY OF ANY DISCREPANCIES.
- 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.
- WORK SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S LATEST RECOMMENDATIONS OR WRITTEN DIRECTIONS.

ADJ. SH.	ADJUSTABLE SHELF	J.T.	JOINT	CONT.	CONTINUOUS	R.O.	ROUGH OPENING
A/C	AIR CONDITION	JST.	JOIST	C.	COURSES	R.S.	ROUGH SAWN
ALT.	ALTERNATE	LAM. PL.	LAMINATED PLASTIC	D.L.	DEAD LOAD	SHLF.	SHELF
▲	STEEL ANGLE	L.L.	LIVE LOAD	DET.	DETAIL	SH. OR SHING.	SHINGLE
AWN.	AWNING	M.O.	MASONRY OPENING	DIA. OR ~	DIAMETER	SIM.	SIMILAR
BR.	BRICK	MTL.	MATERIAL	DIM.	DIMENSION	SL. GL. DR.	SLIDING GLASS DOOR
BM.	BEAM	M.C. OR MED. CAB.	MEDICINE CABINET	D.W.	DISH WASHER	S.R.O.	SHEET ROCK OPENING
BRG.	BEARING	MET.	METAL	D.H.	DOUBLE HUNG	STD.	STANDARD
CSMT.	CASEMENT	N.T.S.	NOT TO SCALE	D.S.	DOWN SPOUT	STL.	STEEL
CLG.	CEILING	O.C.	ON CENTER	EA.	EACH	TEMP.	TEMPERED
<	CENTER LINE	OPNG.	OPENING	EQ.	EQUAL	THLD.	THRESHOLD
S.C.	STEEL CHANNEL	O.H.	OVERHEAD	EXP.	EXPANSION	T&G	TONGUE & GROOVE
CLO.	CLOSET	PC.	PIECES	EXT.	EXTERIOR	TR.	TREADS
C.P.	CLOTHES POLE	PL.	PLATE	FIN.	FINISHED	U.C.	UNDER CABINET
COL.	COLUMN	PLND. OR P.W.	PLYWOOD	F.P.	FIREPLACE	W.C.	WATER CLOSET
COMP.	COMPOSITION	P.S.F.	POUNDS PER SQUARE FOOT	FL.	FLOOR	W.H.	WATER HEATER
CONC.	CONCRETE	P.S.I.	POUNDS PER SQUARE INCH	F.D.	FLOOR DRAIN	W.P.	WEATHERPROOF
CONSTR.	CONSTRUCTION	REINF.	REINFORCING	FTG.	FOOTING	W.S.	WEATHERSTRIPPING
C.J.	CONSTRUCTION JOINT	R.	RISERS	FDN.	FOUNDATION	W.F.	WIDE FLANGE
GL.	GLASS	W.I.	WROUGHT IRON	GALV. OR G.I.	GALVANIZED	WD.	WOOD
GYP. BD.	GYP. BOARD	WTR.	WATER	HGT.	HEIGHT	H.M.	HOLLOW METAL



IMPERVIOUS AREA CALCULATIONS

STRUCTURE	1402 SQ. FT.
DRIVEWAY / SIDEWALK	320 SQ. FT.
PATIO	NA
TOTAL IMPERVIOUS AREA	1722 SQ. FT.
AREA OF LOT	4400 SQ. FT.
PERCENTAGE OF IMPERVIOUS AREA:	
(1722 / 4400) X 100 =	39%

RESIDENCE:	LOT 29, BLOCK 2		
LEGAL DESCRIPTION:	F & E SUBDIVISION NO. 2 / UNRECORDED	TOTAL LIVING AREA:	1114 SQ. FT.
ADDRESS / LOCATION:	8606 LEE OTIS STREET	TOTAL COVERED AREA:	1364 SQ. FT.
CITY / STATE:	HOUSTON, TEXAS 77051	BEDROOMS:	3 BEDROOM
BUILDING CODES:		GARAGE:	1 CAR
CITY CODE:	IRC, 2012 WITH AMENDMENTS	FRAME:	WOOD FRAME
ELECTRICAL CODE:	NEC 2017	STORIES:	1 STORY
PLUMBING CODE:	IPC 2012	BATHS:	2 BATHS
MECHANICAL CODE:	IMC 2012	FIREPLACE:	NONE
OTHER:	IECC 2015	EXTERIOR:	BRICK / HARDI-SIDING

SHEET LIST

	SHEET NAME
A1.00	SITE PLAN
A1.01	TRAFFIC STANDARD DRAWINGS
A1.02	FLOOR PLAN, INTERIOR ELEVATIONS & NOTES
A1.03	EXTERIOR ELEVATIONS
A1.04	ELECTRICAL PLAN & SYMBOL LEGEND
A1.05	TYP. WALL SECTIONS
S1	FOUNDATION PLAN
S2	FRAMING PLANS
S3	TYPICAL FRAMING DETAILS & NOTES
S4	PAVING SCHEDULE

A1

SITE PLAN

1/8" = 1'-0"

A2

IMPERVIOUS COVER

A3

ABBREVIATIONS

A4

SHEET INDEX

SINGLE FAMILY RESIDENCE

8606 LEE OTIS STREET
HOUSTON, TEXAS 77051

PROFESSIONAL SEAL



MARK	DATE	DESCRIPTION
1	7 MAY 21	ISSUED FOR PERMIT

PROJECT NO:	122150
CAD DWG FILE:	8606 LEE_OTIS.DWG
DRAWN BY:	SEM
CHK'D BY:	JVM

SCALE

AS NOTED

SHEET TITLE

SITE PLAN, GENERAL NOTES & CODE ANALYSIS & SHEET INDEX

A1.00

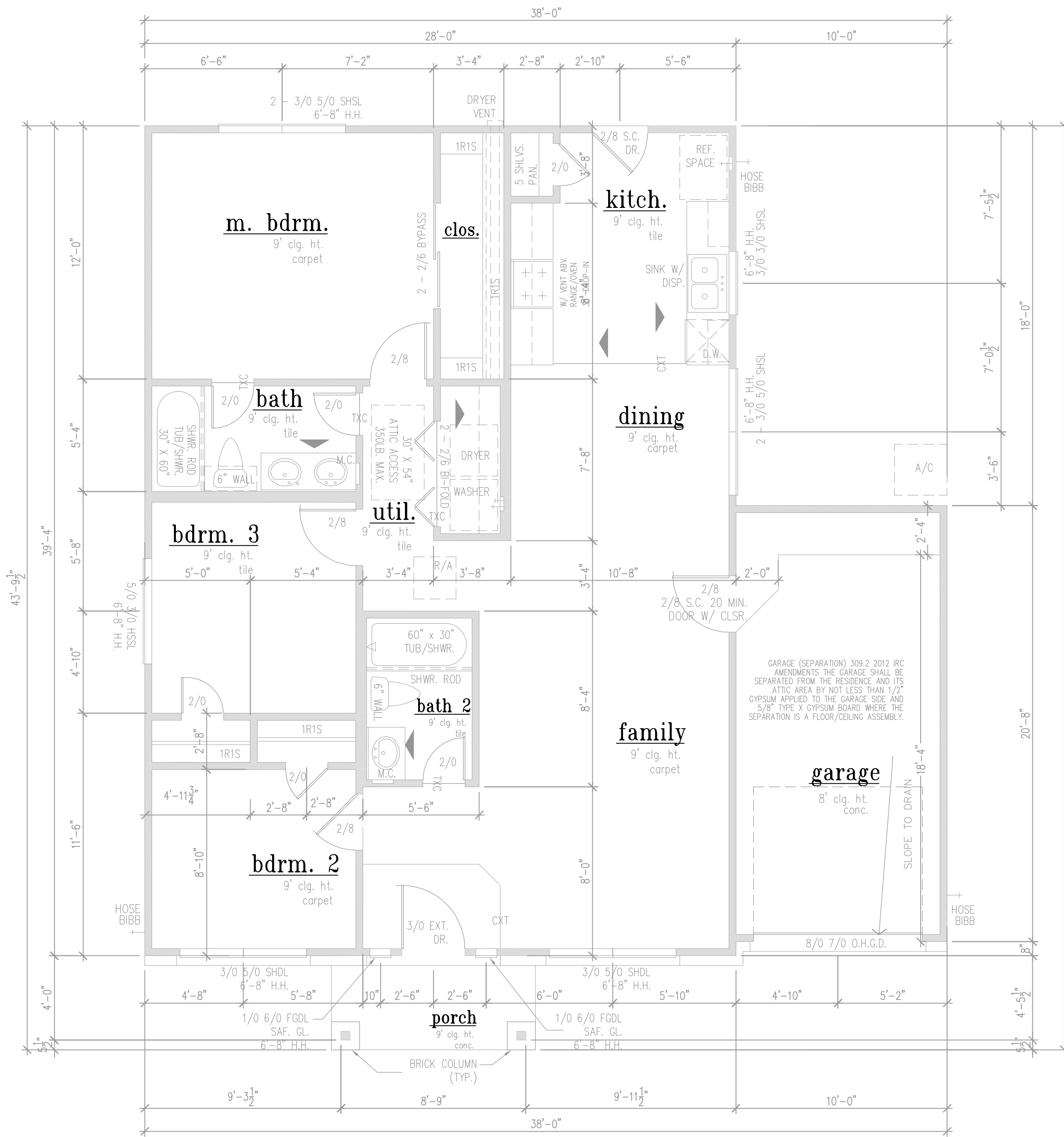
SHEET 1 OF 10 TOTAL SHEETS

J. MACK ARCHITECTS, LLC

ARCHITECTURE • PLANNING • INTERIORS

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Houston, Texas 77004
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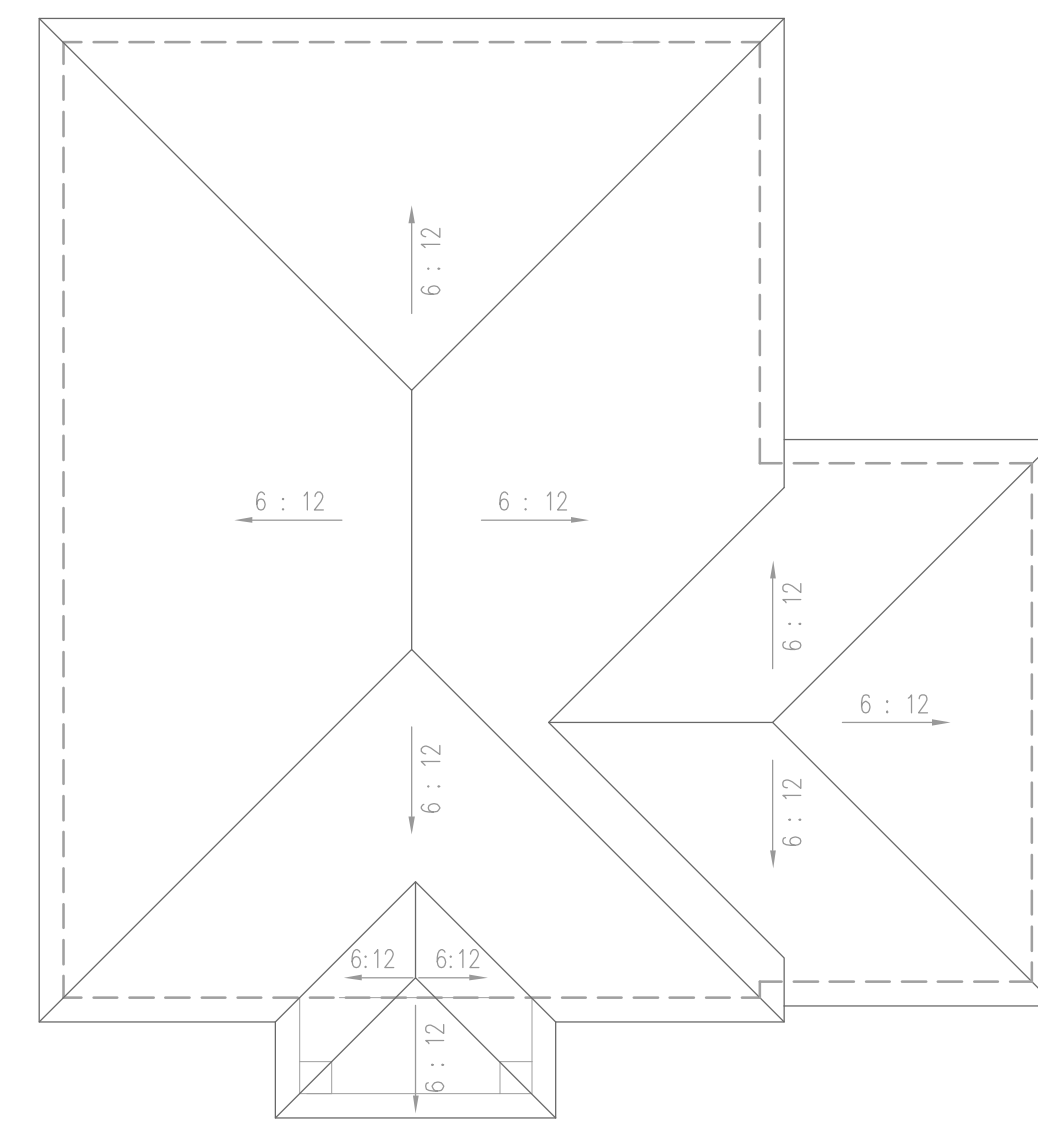
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AREAS	
FIRST FLOOR:	1114 SQ. FT.
TOTAL LIVING:	1114 SQ. FT.
FRONT PORCH:	39 SQ. FT.
REAR PORCH:	NA
GARAGE:	211 SQ. FT.
TOTAL COVERED:	1364 SQ. FT.

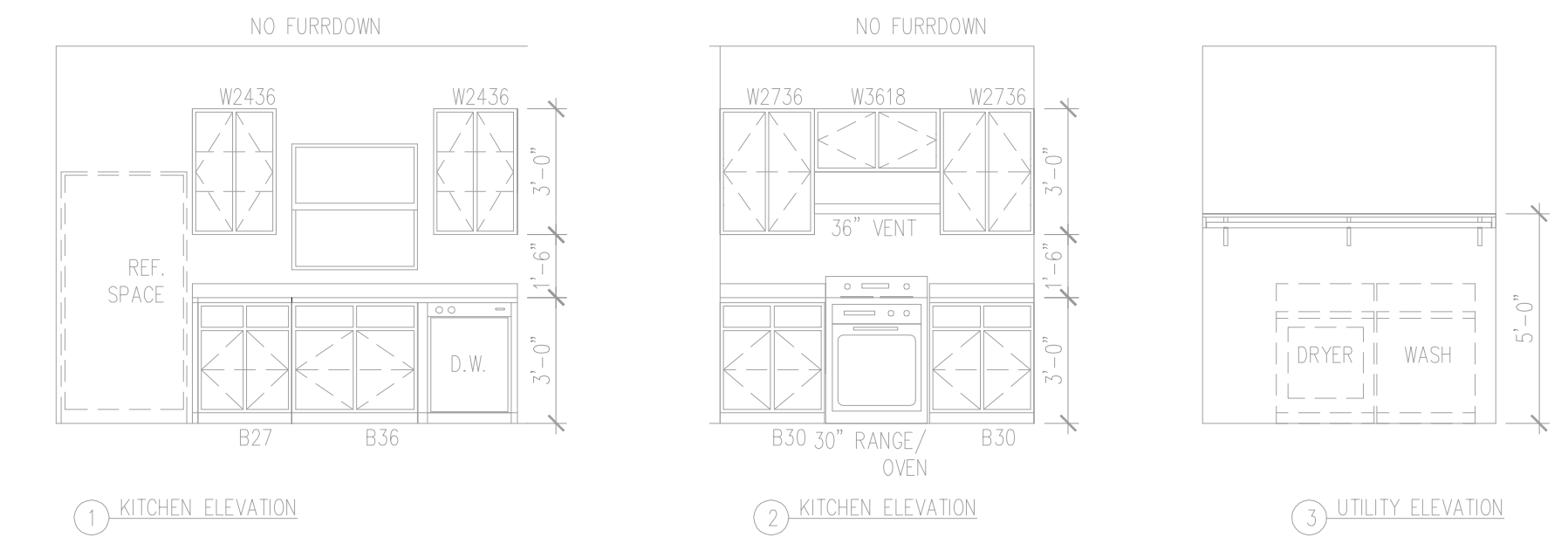
FLOOR PLAN NOTES

- SPRINGS/INES OF ALL ARCHES TO BE 7'-0" A.F.F. U.O.
- 9' CEILING HTS. UNLESS NOTED OTHERWISE.
- SEE PLAN FOR HEADER HTS. @ WINDOWS AND DOORS.
- 2 X 4 STUDS @ 16" O.C. FOR AS SPECIFIED. U.O.
- TYP. INT. WALLS TO BE 2 X 4'S UNO. W/ 1/2" GYP. BOARD TYP. TYPE "A" AT NET AREAS.
- BATHUBS AND SHOWER FLOORS AND WALLS ABOVE BATHUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6FT ABOVE THE FLOOR.
- PROVIDE ATTIC ACCESS WITH A MIN. CLEAR OPENING OF 30" X 54" PROVIDE MIN. HEAD CLEARANCE OF 30" WHERE SERVING MECH. EQUIP. THE MIN. SIZE OF PULL DOWN STAIR IS 30" X 54" AND TO HAVE A MIN. LOAD CAPACITY OF 350 LBS. LARGE ENOUGH TO ALLOW REMOVAL OF LARGEST APPLIANCE SEE IRC 2012 SEC R807 AND SEC. M1305.1.3.
- ATTIC ACCESS APPLIANCES (CATWALK) M1305.1.3 2012 AMENDMENTS PROVIDE AN UNRESTRICTED PASSAGEWAY NOT MORE THAN 20 FEET IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGE WAY FROM THE OPENING TO THE APPLIANCE WITH A MIN. HEADROOM HEIGHT OF 30 INCHES AND A MIN. WIDTH OF 30 INCHES.
- ATTIC ACCESS APPLIANCES (CLEARANCE) M1305.1.3 2012 AMENDMENTS A LEVEL SURFACE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.
- PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECH. EQUIP. LOCATED IN ATTIC. MAX. DIST. FROM ATTIC ACCESS TO EQUIP. SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIP. IN ATTIC.
- PROVIDE (1) GAL. WATER HEATER (GAS FIRED) IN ATTIC TO SET IN METAL PAN AND DRAIN TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM W/ IRC 2012.
- MIN. EGRESS ROUTE @ WINDOWS TO BE 20" W X 24" H W/ SILL HT. LESS THAN 44" A.F.F. PER R301.1 AND 5.7 SET OPENING.
- ALL GAS VALVES= 1/4 TURN BEFORE THE APPLIANCE.
- ALL SIDE LITES, AND SHOWER DOORS SHALL HAVE TEMPERED GLASS UNO.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
- ALL SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED AND WITH BATTERY BACK-UP.
- OFFSET ALL DOOR JAMBS 4" FROM THE WALL UNLESS NOTED OTHERWISE.
- FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRE APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGE.

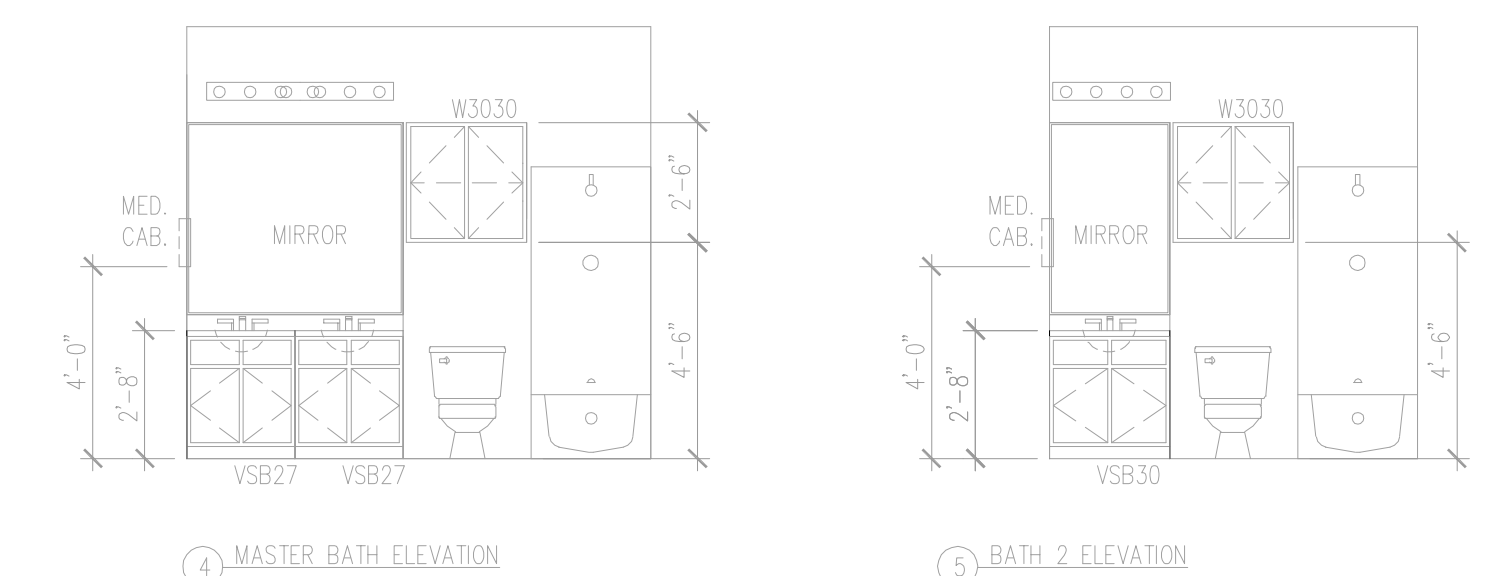


ATTIC VENTILATION
 TOTAL ATTIC SPACE SQ. FT. = 1384 SQ. FT.
 1384 SQ. FT. / 150 SQ. FT. = 9.22 FT. OF
 TOTAL NET FREE VENTILATING AREA
 9.22 FT. X 144" = 1328 SQ. IN.
 *296 SQ. IN. X 0.60 = 178 SQ. IN. (SOFFIT & EAVES VENTILATION)
 *1296 SQ. IN. X 0.40 = 518 SQ. IN. (EXHAUST VENTS)

A3 ROOF PLAN
 1/8" = 1'-0"



1. KITCHEN ELEVATION
 2. KITCHEN ELEVATION
 3. UTILITY ELEVATION



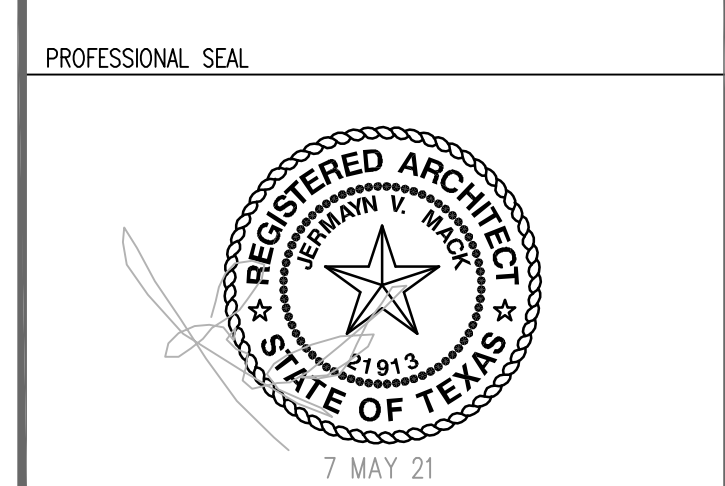
4. MASTER BATH ELEVATION
 5. BATH 2 ELEVATION

A2 INTERIOR ELEVATIONS
 1/4" = 1'-0"



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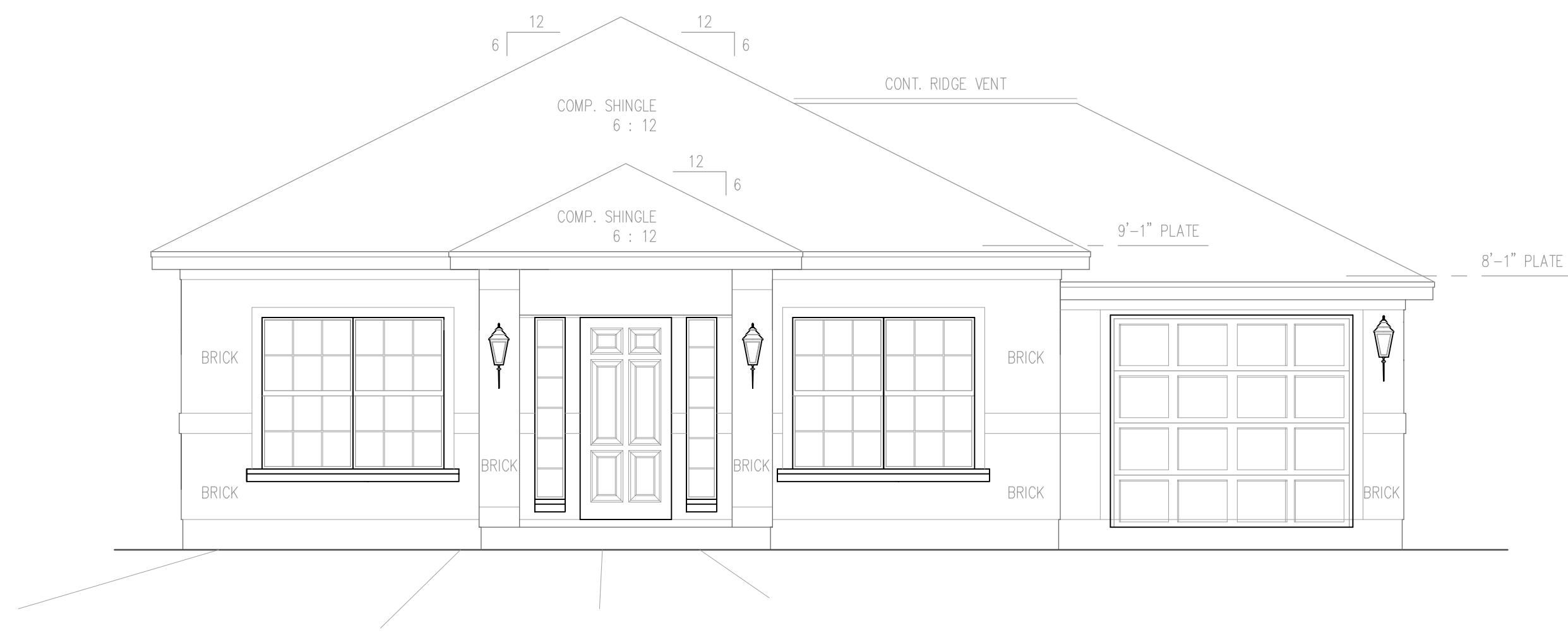


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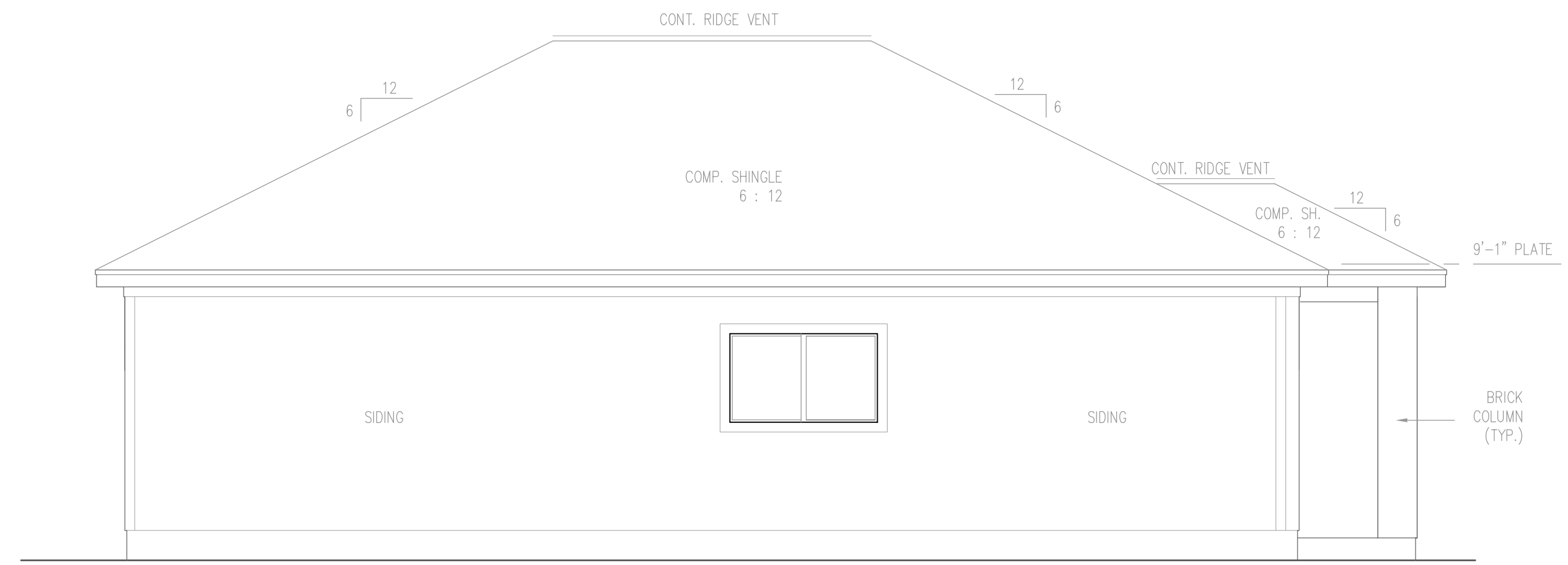
PROJECT NO: 122105
 CAD DWG FILE: 8606 LEE OTIS.DWG
 DRAWN BY: SEM
 CHK'D BY: JWM

SCALE
 1/4" = 1'-0"
 SHEET TITLE
 FLOOR PLAN, INTERIOR
 ELEVATIONS & CROSS
 SECTION

A1 FLOOR PLAN
 1/4" = 1'-0"



NOTE: ROWLOCK COURSE TYPICAL AROUND FRONT ELEVATION WINDOWS ONLY

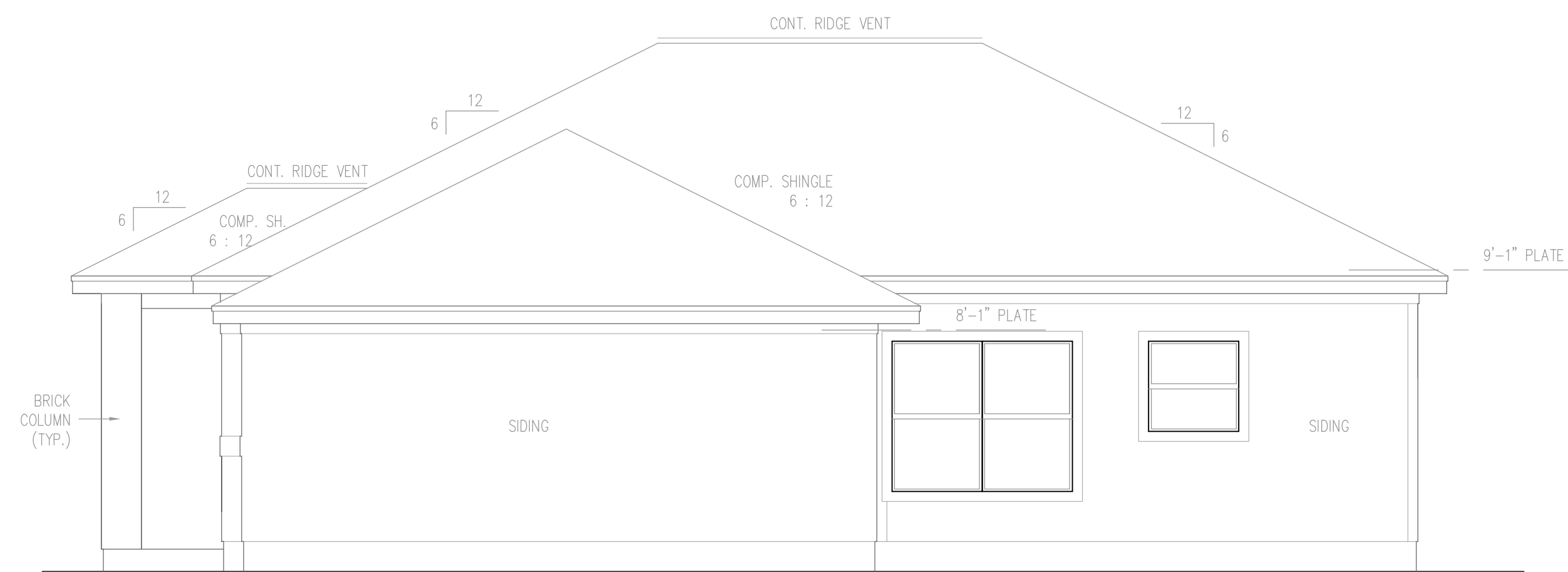


A2 FRONT ELEVATION

1/4" = 1'-0"

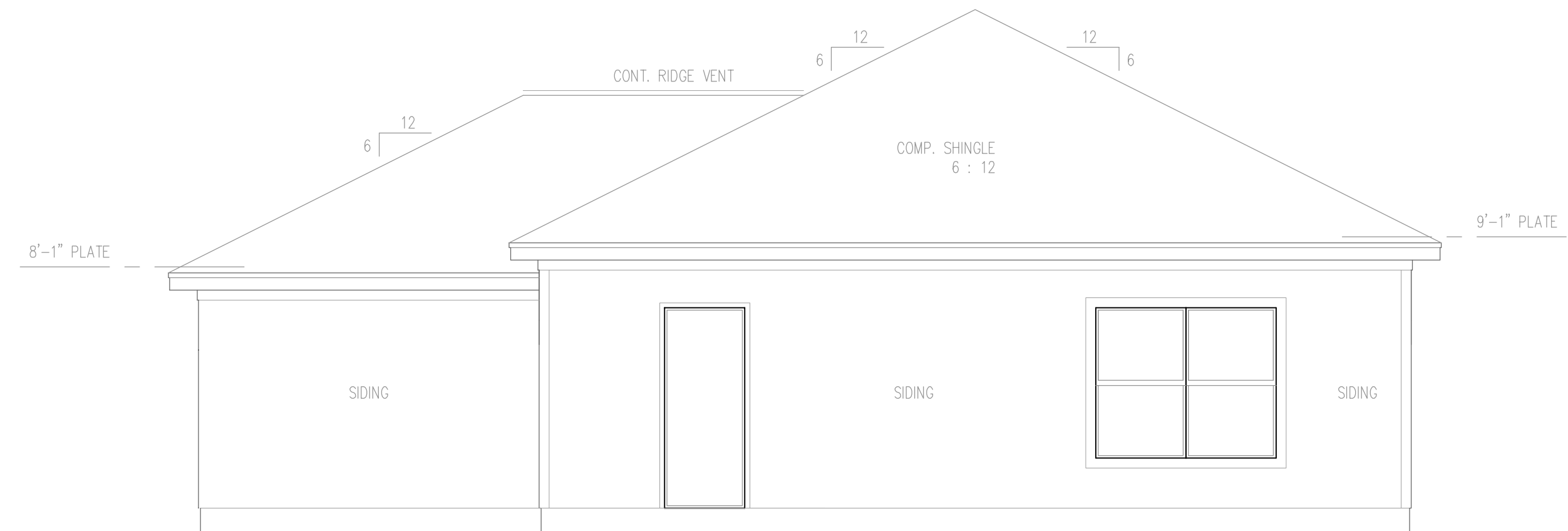
A3 RIGHT ELEVATION

1/4" = 1'-0"



A1 LEFT ELEVATION

1/4" = 1'-0"



A4 REAR ELEVATION

1/4" = 1'-0"



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PROFESSIONAL SEAL



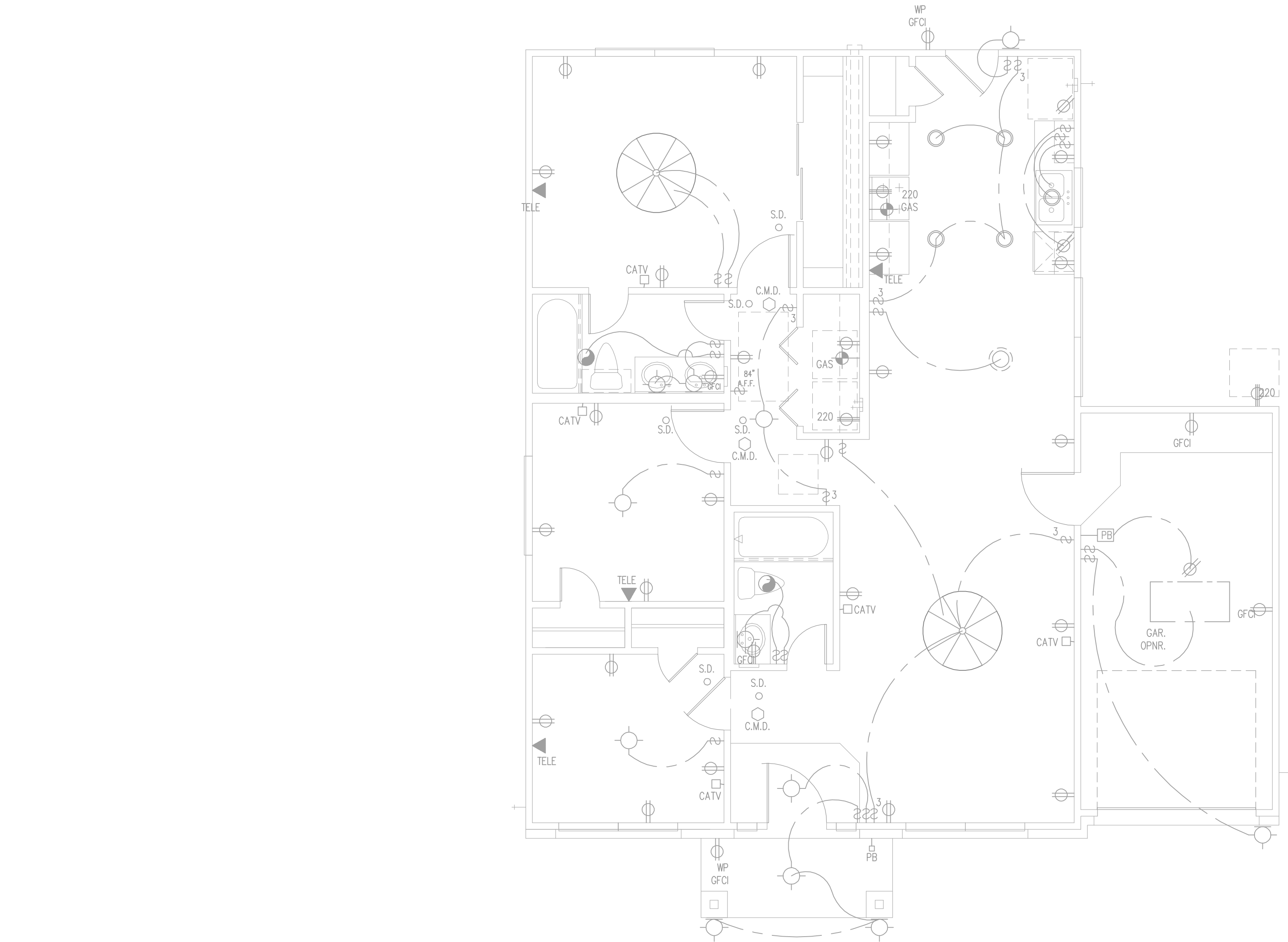
MARK	DATE	DESCRIPTION
1	7 MAY 21	ISSUED FOR PERMIT

PROJECT NO:	122150
CAD DWG FILE:	8606 LEE_OTIS.DWG
DRAWN BY:	SEM
CHK'D BY:	JVM

SCALE
1/4" = 1'-0"

SHEET TITLE
EXTERIOR ELEVATIONS

A1.03
SHEET 4 OF 10 TOTAL SHEETS



LEGEND

- FLOOR PLUG, BELOW COUNTER, OR GARAGE DOOR OPENER
- 110 VOLT DUPLEX OUTLET
- 220 VOLT OUTLET OR CONNECTION
- 110 VOLT OUTDOOR WATER PROOF DUPLEX ON GROUND FAULT INTERCEPTOR
- 110 VOLT INDOOR DUPLEX ON GROUND FAULT INTERCEPTOR
- CABLE OR ANTENNA CONNECTION
- TELEPHONE CONNECTION
- FLUORESCENT STRIP OR ABOVE AND BELOW CABINET LIGHTING
- 2 X 4 FLUORESCENT FIXTURE
- 4 X 4 FLUORESCENT BOX
- FLOOD LAMP (OR HALOGEN)
- CEILING MOUNTED FIXTURE (STANDARD)
- WALL MOUNTED FIXTURE / COACH LAMP
- HANGING FIXTURE
- RECESSED CAN
- RECESSED DIRECTIONAL
- PIN LIGHTS (RECESSED)
- CEILING FAN (W/ OR WITHOUT LIGHT KIT)
- EXHAUST FAN (6 AIR EX./HR.)
- S.D. SMOKE DETECTOR HARDWIRED INTERCONNECTED W/ BATTERY BACKUP
- HEAT LAMP

ELECTRICAL NOTES

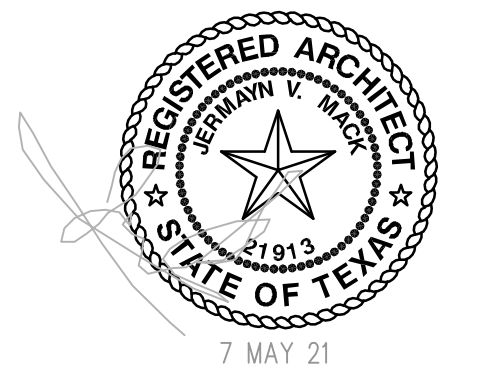
1. ALL FLOOR OUTLETS TO BE MOUNTED VERTICALLY 14" A.F.F.
2. ALL SLEEPING QUARTERS TO BE ARC-FAULT PROTECTED.
3. PROVIDE G.F.C.I. PROTECTION AS REQUIRED.
4. SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING, BATTERY BACK-UP & INTERCONNECTED. ALL SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED AND WITH BATTERY BACK-UP.
5. VENT ALL EXHAUST FANS TO OUTSIDE.
6. PROVIDE LIGHT FIXTURE AND SMOKE DETECTOR AT EACH WATER HEATER AND A/C UNIT IN ATTIC.
7. PROVIDE ELEC. DISCONNECT AT EACH A/C UNIT.
8. PROVIDE LOW VOLTAGE CIRCUIT FOR ALARM SYSTEM.
9. PROVIDE LOW VOLTAGE CIRCUIT FOR INTERCOM / PHONE SYSTEM.
10. ALLOW FOR 1 A/C UNITS.
11. PROPOSED ELECTRICAL SERVICE TO CONNECT TO EXISTING ELECTRICAL SERVICE OR CONNECT TO UNDERGROUND SERVICE AS REQUIRED.
12. FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRE APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGE.



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HOUSTON, TEXAS 77051

PROFESSIONAL SEAL



MARK	DATE	DESCRIPTION
1	7 MAY 21	ISSUED FOR PERMIT

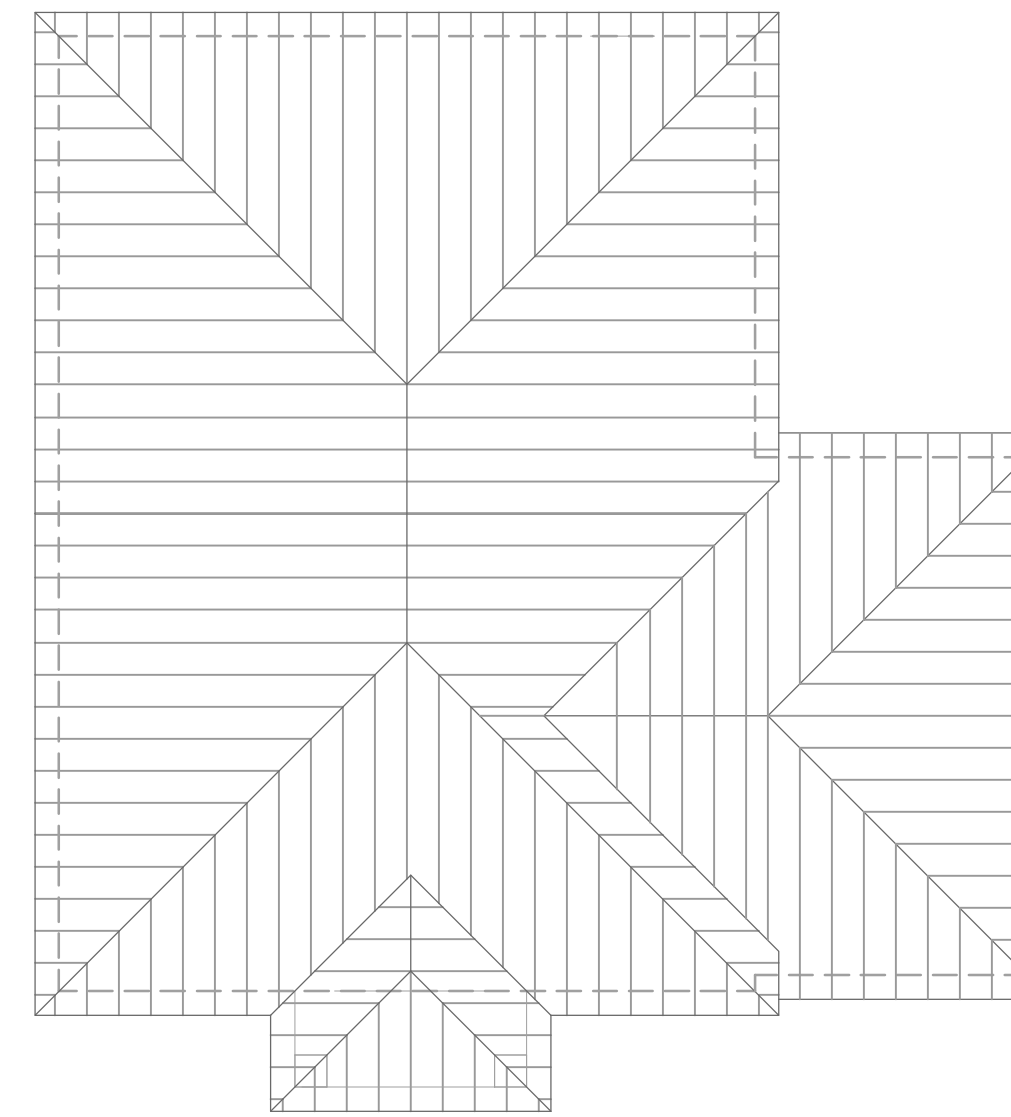
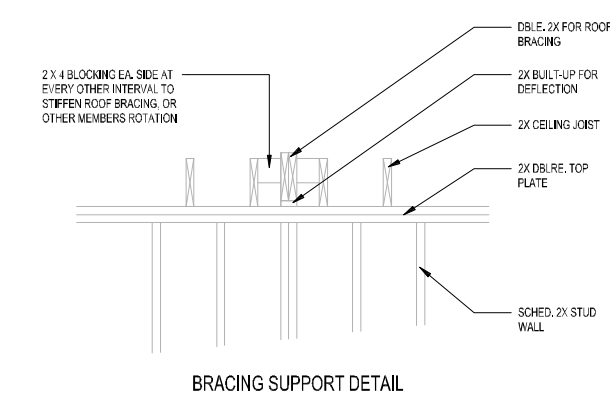
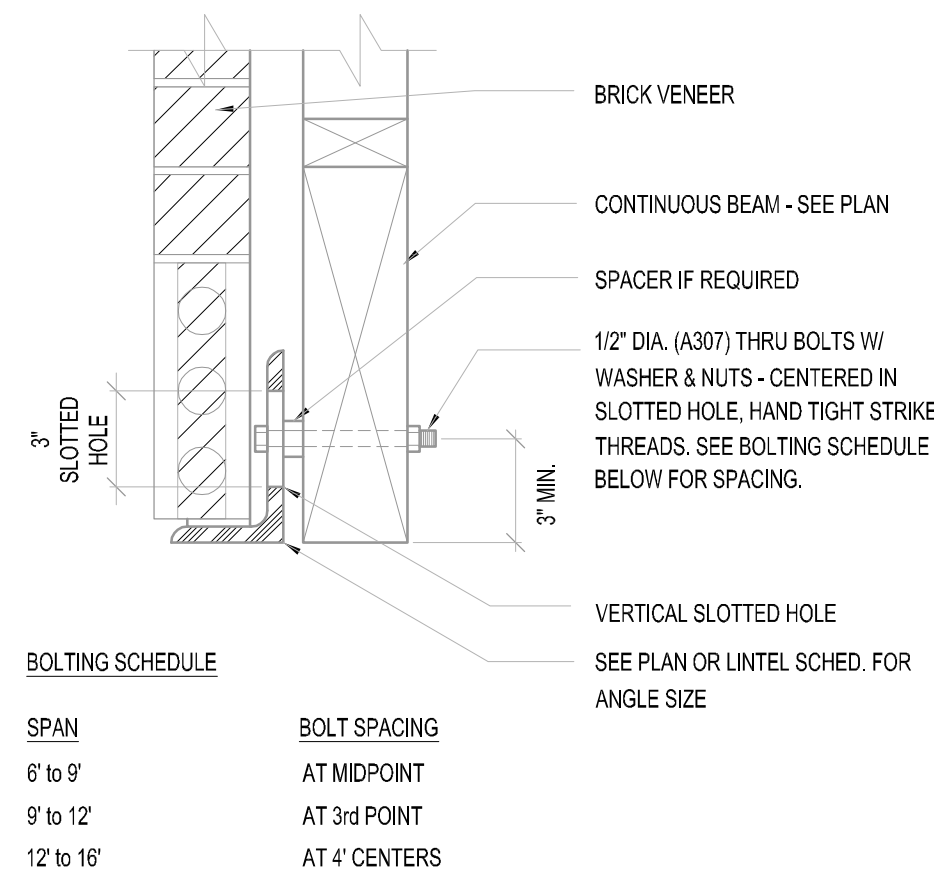
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CHK'D BY:	JVM

SCALE	1/8" = 1'-0"
SHEET TITLE	ELECTRICAL PLAN & SYMBOL LEGEND

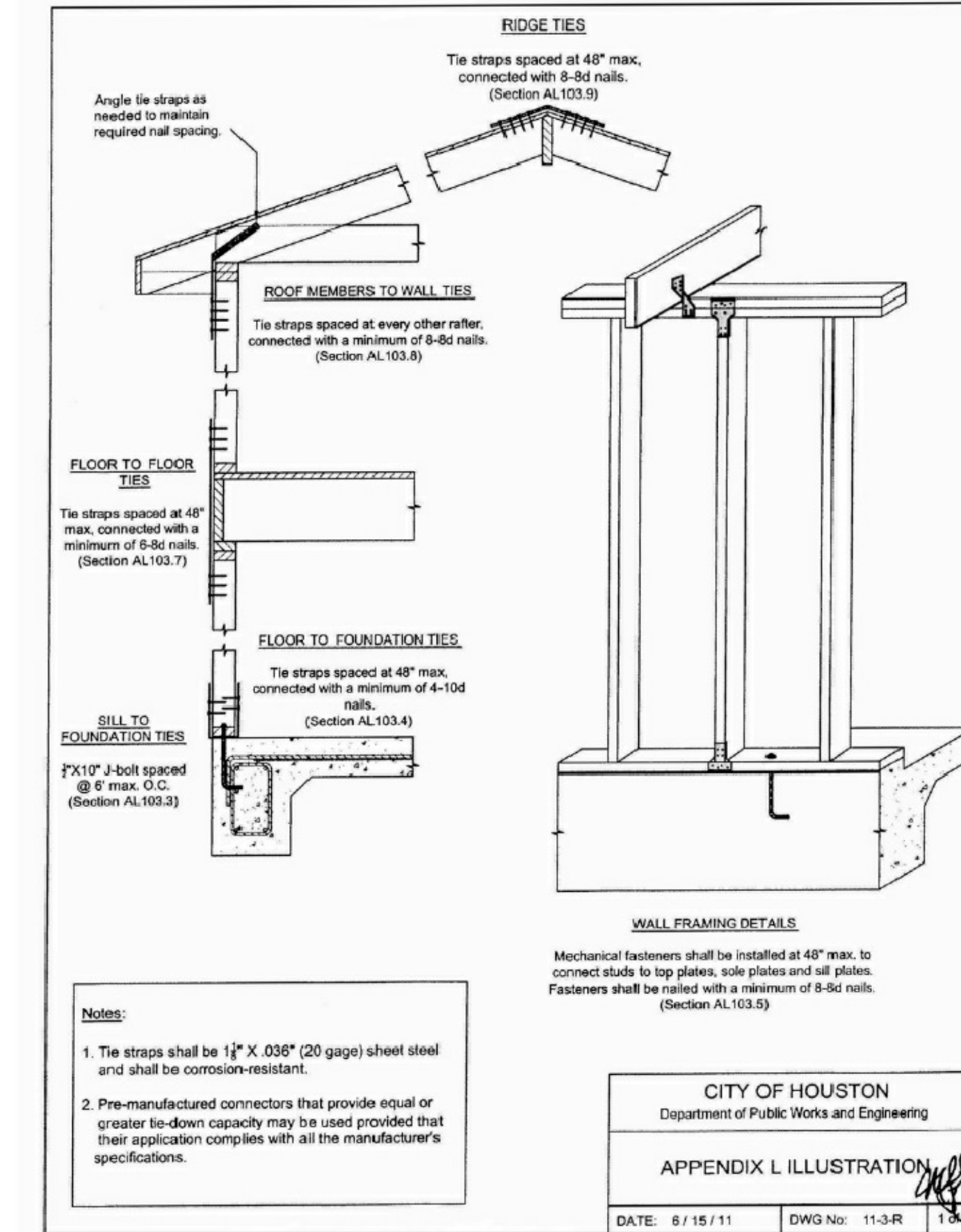
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE (b)	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b, g)	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS (e)	40
FIRESCAPES	40
GUARDRAILS AND HANDRAILS (e)	200 (h)
GUARDRAILS IN-FILL COMPONENTS (f)	50 (h)
PASSENGER VEHICLE GARAGES (a)	50 (a)
ROOMS OTHER THAN SLEEPING ROOM	40
SLEEPING ROOMS	30
STAIRS	40 (c)

For St: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm²,
1 pound = 4.45 N.

- Elevated garage floors shall be capable of supporting a 2,000-pound load applied over a 20-square-inch area.
- Uninhabitable attics without storage are those where the maximum clear height between joists and rafters is less than 42 inches, or where there are not two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches high by 24 inches in width, or greater, within the plane of the trusses. This live load need not be assumed to act concurrently with any other live load requirements.
- Individual stair treads shall be designed for the uniformly distributed live load or a 300-pound concentrated load acting over an area of 4 square inches, whichever produces the greater stresses.
- A single concentrated load applied in any direction at any point along the top.
- See Section R502.2.2 for decks attached to exterior walls.
- Guard in-fill components (all those except the handrail), balusters and panel fillers shall be designed to withstand a horizontally applied normal load of 50 pounds on an area equal to 1 square foot. This load need not be assumed to act concurrently with any other live load requirement.
- Uninhabitable attics with limited storage are those where the maximum clear height between joists and rafters is 42 inches or greater, or where there are two or more adjacent trusses with web configurations capable of accommodating an assumed rectangle 42 inches in height by 24 inches in width, or greater, within the plane of the trusses.

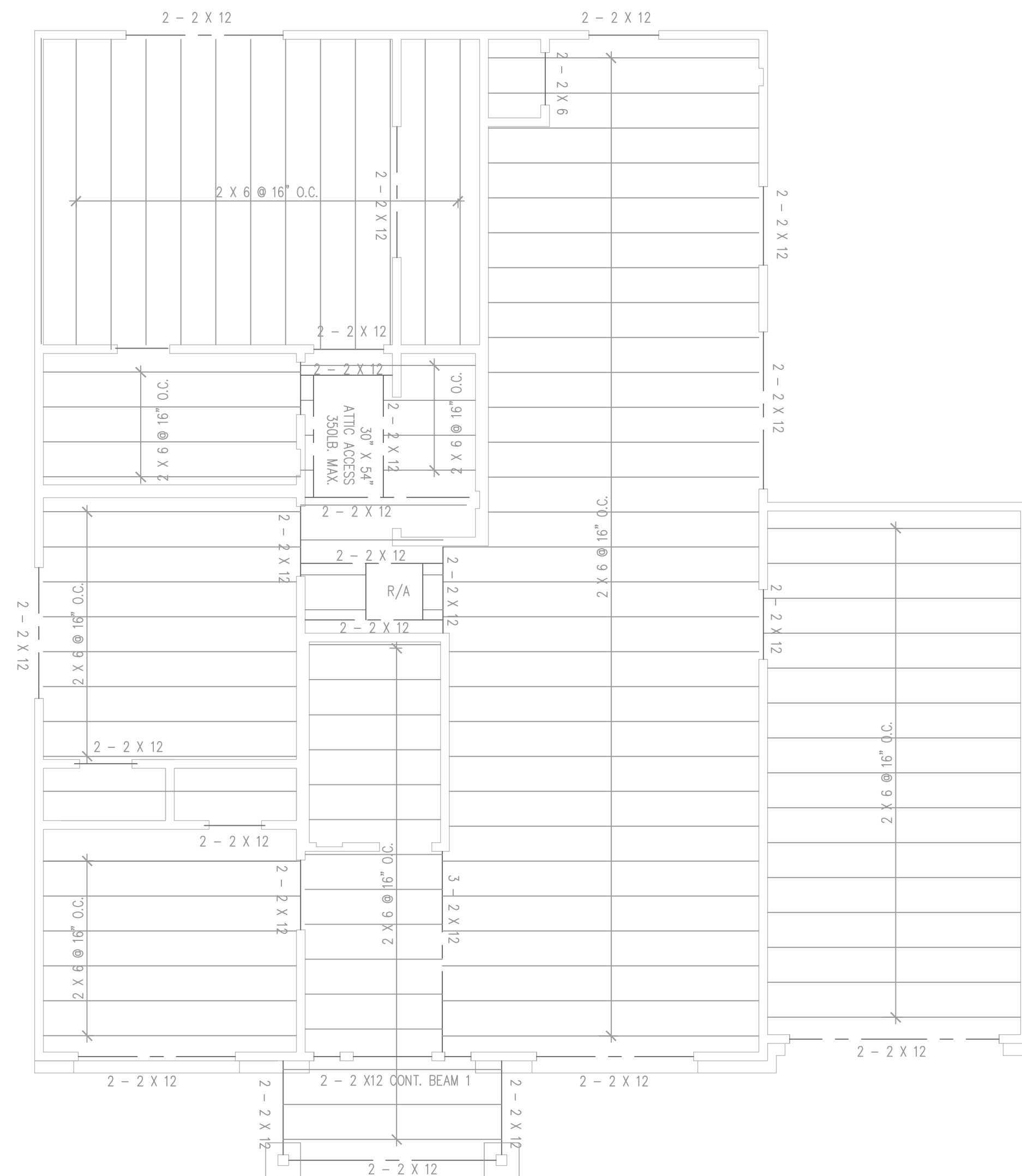


ALL RAFTERS ARE TO BE 2 X 6 WITH AN UNSUPPORTED SPAN OF 10'-6" UNLESS NOTED OTHERWISE.



A5 WIND STRAP DETAIL & NAILING SCHEDULE

A6 BEAM DETAIL



A1 CEILING JOIST FRAMING PLAN

A3 RAFTER FRAMING PLAN

1/8" = 1'-0"

A4 WIND STRAP DETAIL & NAILING SCHEDULE

1/8" = 1'-0"

NOTE:

- JOISTS SPANS ARE BASED ON SOUTHERN PINE SPAN TABLES. CONTRACTOR/OWNER WILL VERIFY ALL SPANS WITH TABLE.
- STUDS ARE TO BE 2 X 4'S @ 16" O.C. UNLESS NOTED OTHERWISE.

FRAMING NOTES

- ALL BEAM AND HEADER SHALL BE #2 S.Y.P. ALL JOIST AND RAFTER MATERIAL SHALL BE #2 S.Y.P. UNLESS NOTED OTHERWISE.
- ALL WALL STUDS ARE #2 STUD GRADE S.Y.P. @ 16" O.C., BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1 X 4 LET-IN AT EACH END, AT 25" MAX. SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR BASE PLATES SHALL BE TREATED LUMBER.
- ALL STEEL SHALL CONFORM TO ASTM A-36. STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" ANCHOR BOLTS EMBEDD MIN. 4-1/2" INTO SOLID CONCRETE. THE STEEL ANGLE UNTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY):

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
5'-0"	L3-1/2 X 3-1/2 X 5/16	6"
7'-0"	L4 X 3-1/2 X 5/16	8"
8'-0"	L5 X 3-1/2 X 3/8	9"
9'-0"	L5 X 3-1/2 X 3/8	9"
10'-0"	L6 X 3-1/2 X 3/8	10"
- ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2 X 6 BRACES @ 48" O.C. MAXIMUM ANGLE FOR 2 X 6 BRACES = 45° FROM VERTICAL. 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.).
 - ALL RAFTERS TO BE 2 X 6 UNLESS NOTED OTHERWISE.
 - PROVIDE 1/2" CDX PLYWOOD DECKING W/ PANEL I.D. # 24/0
 - ALL HIPS, VALLEYS, AND RIDGES TO BE ONE DIMENSIONAL SIZE LARGER THAN INTERSECTING RAFTERS (2 X 8 @ 2 X 6 RAFTERS)
- ROOF LIVE LOAD = 16 P.S.F. ROOF DEAD LOAD = 10 P.S.F.

- STEEL FLITCH BEAMS TO BE CONSTRUCTED WITH TWO ROWS OF 1/2"~ SPACED AT 24" O.C. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16"~ AND DRILLED. EDGE CLEARANCE SHALL BE 1-1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS "TEED" INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. EDGE CLEARANCE SHALL BE 1-1/2" FOR ALL BOLTS. WOOD SHALL BE #2 S.Y.P. AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
- ALL JOISTS FRAMING INTO BEAMS SHALL BE SUPPORTED BY SIMPSON "U" JOIST METAL HANGERS (U.N.O.).
- ALL BEAMS FRAMING TO WALL ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2 X 4 OR (2) 2 X 6 STUDS (U.N.O.).
- HEADER SCHEDULE AS FOLLOWS (USE (2) 2 X 12'S WITH 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADER):

SIZE	MAXIMUM SPAN	SIZE	MAXIMUM SPAN
2 - 2 X 6	4'-6"	2 - 2 X 10	7'-6"
2 - 2 X 8	6'-0"	2 - 2 X 12	9'-0"
- THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 250 OF THE UBC BUILDING CODE IS APPLICABLE (U.N.O.) MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 100 NAILS 24" O.C. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3 - 160 NAILS 12" O.C. THERE SHALL BE NO SPLICES.
- STUD WALLS 12' OR HIGHER SHALL HAVE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C. WALL SUPPORTING TWO FLOORS ABOVE SHALL BE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C.
- GLUED LAM. BEAMS TO BE DOUGLAS-FIR AND INSTALLED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION FY = 2400 PSI, FV = 165 PSI, E = 1800 PSI
- ALL FRAMING SHALL WITHSTAND A WIND LOAD OF 110 MPH WITH A 3 SEC. WIND GUST PER CITY BUILDING REQUIREMENTS.

A2 FRAMING NOTES

1/4" = 1'-0"

DEAVERS
LLC

3103 PEACHTREE LANE
MISSOURI CITY, TEXAS 77459
PH: 713.828.8901

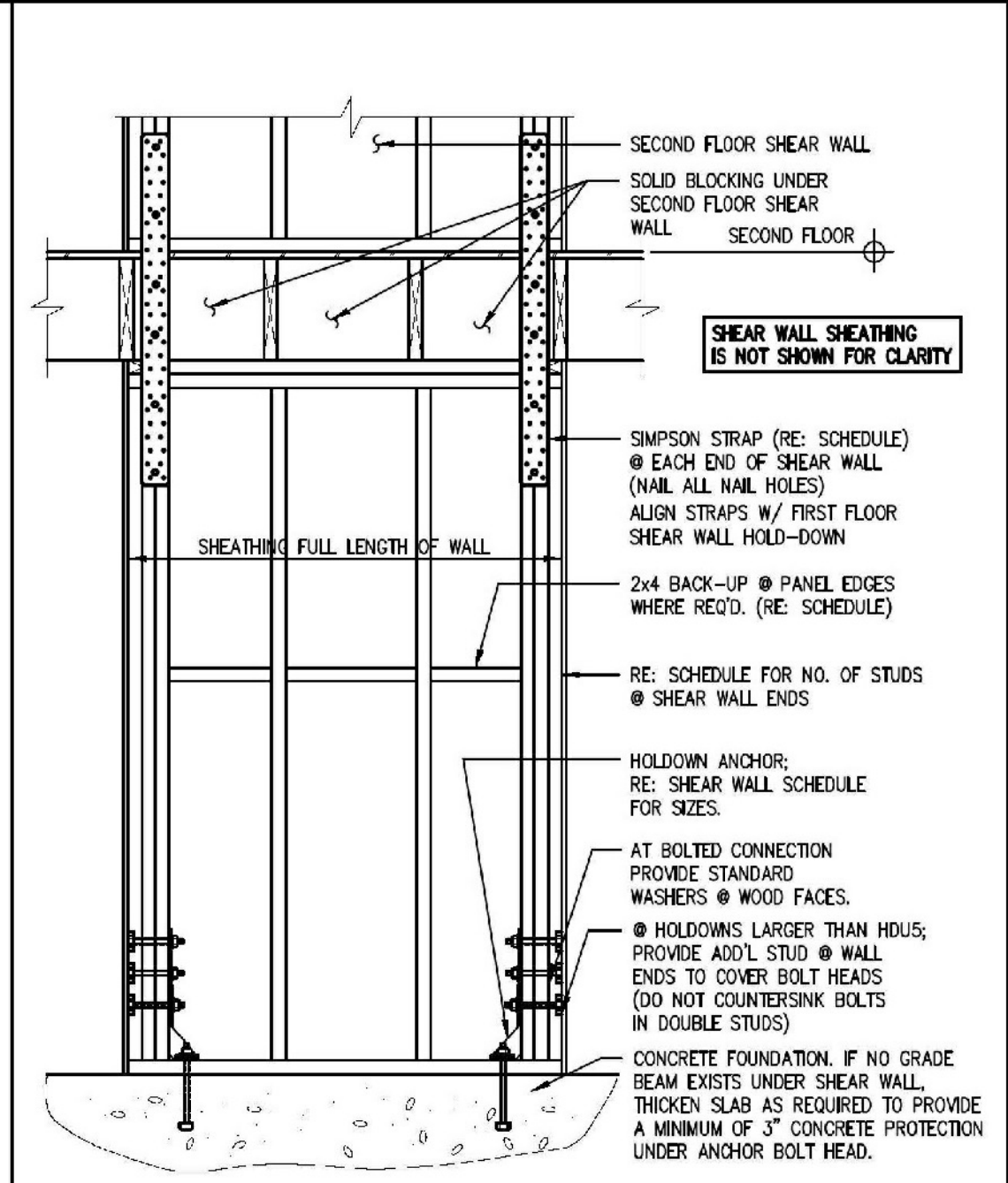
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FRAMING PLANS & FRAMING NOTES

S2

TYPICAL SHEAR WALL DETAILS



DETAIL: TYPICAL SHEAR WALL ELEVATION
NOT TO SCALE

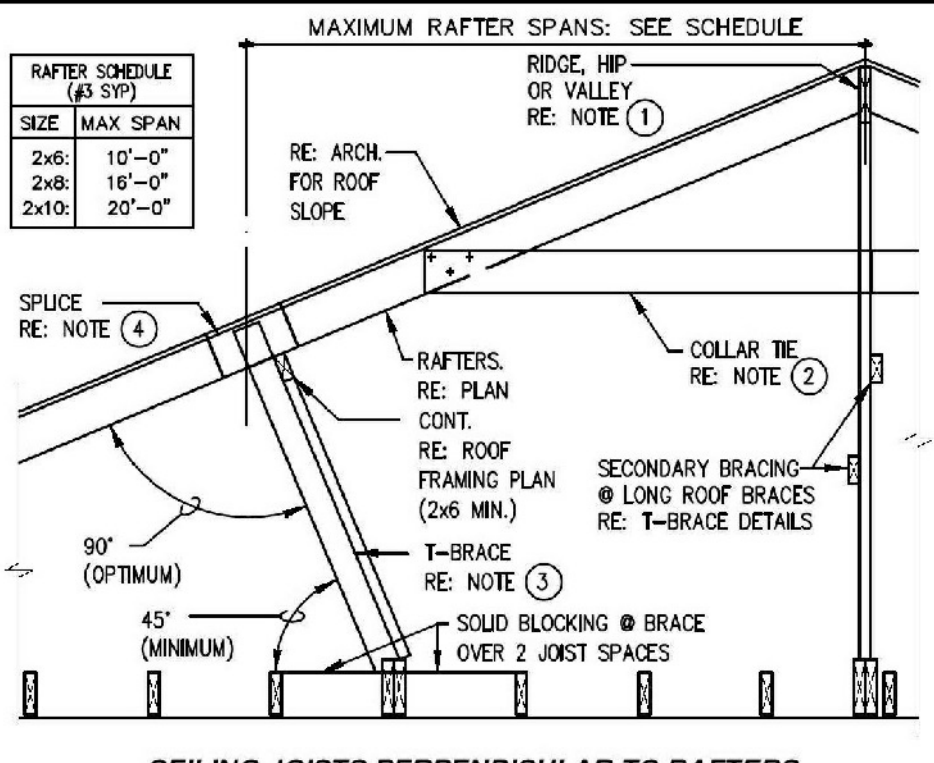
SHEAR WALL SCHEDULE						
MARK	SHEATHING MATERIAL	BLOCKING	NAILING PATTERN	STUD POST EACH END	HOLD-DOWN MARK	ANCH. BOLT ANG. SPACING
1	1/2" GYPBOARD	NO	SD COOLER @ 7"	2-2x4	H0U2-S0S2.5	
2	1/2" GYPBOARD	YES	SD COOLER @ 4"	2-2x4	H0U2-S0S2.5	
3	1/2" GYPBOARD	YES	60 COOLER @ 9" (BASE PLY)	2-2x4	H0U2-S0S2.5	
4	5/8" GYPBOARD (TWO PLY)	YES	60 COOLER @ 7" (FACE PLY)	2-2x4	H0U2-S0S2.5	
5	7/16" PLYWOOD C-C	YES	80 COMMON @ 6"	2-2x4	H0U4-S0S2.5	1/4" @ 24"
6	7/16" PLYWOOD C-C	YES	80 COMMON @ 4"	2-2x4	H0U8-S0S2.5	3/4" @ 16"
7	7/16" PLYWOOD C-C	YES	100 COMMON @ 2x4	4x4 WOOD POST	H0U8-S0S2.5	3/4" @ 16"
8	5/32" PLYWOOD C-C	YES	100 COMMON @ 2"	4x4 WOOD POST	H0U1-S0S2.5	1" @ 12"
9	5/32" PLYWOOD C-C	YES	100 COMMON @ 2"	4x4 WOOD POST	H0U1-S0S2.5	1" @ 8"

- SHEAR WALL NOTES:**
- PLYWOOD SHALL BE "STRUCTURAL I SHEATHING" GRADE, ORIENTED STRAND BOARD (OSB) OF EQUAL THICKNESS MAY BE USED IN LIEU OF PLYWOOD.
 - SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY.
 - WHERE A SHEAR WALL IS CALLED OUT ON PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENGTH OF THAT WALL.
 - WHERE "BLOCKING" IS INDICATED, PROVIDE 2x4 BACK-UP AT ALL GYPBOARD OR PLYWOOD PANEL EDGES.
 - NAILING PATTERN APPLIES AT ALL PANEL EDGES. AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 12" O.C. USING CORRESPONDING NAIL SIZE.
 - PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF. A SEGMENT OF A WALL IS DEFINED AS ANY PORTION OF DESIGNATED SHEAR WALL THAT ENDS AT AN OPENING, EDGE OR CORNER. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE USED (I.E. 2-2x4 = 4x4; 3-2x4 = 4x6).
 - HOLD-DOWN CONNECTORS:
 - CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CA. OR APPROVED EQUAL.
 - WEATHER-EXPOSED CONNECTORS SHALL BE GALVANIZED.
 - SHEAR WALL HOLD-DOWNS SHALL BE PROVIDED AT EACH END OF EACH SHEAR WALL, U.N.O. REFER TO SHEAR WALL SCHEDULE AND PLANS.
 - THE FOLLOWING SUBSTITUTIONS MAY BE MADE:

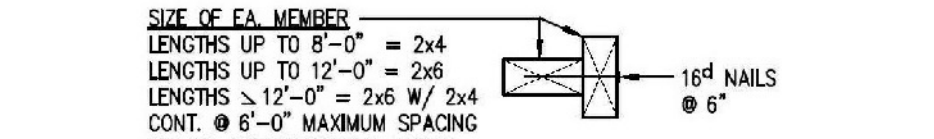
HOLD-DOWN MARK	SUBSTITUTION	
	@ SLAB / FOUNDATION	@ FLOOR FRAMING
H0U2-S0S2.5	PH02-S0S 3 OR STDH10 OR HTT16	HST2 OR MSTC40
H0U4-S0S2.5	PH05-S0S 3 OR STDH14 OR HTT22	HST3 OR MSTC52
H0U5-S0S2.5	PH08-S0S 3 OR HTT22	HST3 OR MSTC66

- IMPORTANT NOTES ON HOLD-DOWNS**
BUILDER IS STRONGLY ADVISED TO INSTALL HOLD-DOWNS PRIOR TO INSTALLING SHEAR WALL SHEATHING, FOR GREATER ACCESSIBILITY.
- DOUBLE STUDS OR 3" WIDE STUDS MUST BE USED.
 - STAGGER PLYWOOD JOINTS AT WALL FACES.
 - USE 4x4 WOOD POSTS @ EA. END TO BOLT HOLD-DOWNS (6x6 @ SHEARWALL TYPE P5).
 - PROVIDE DOUBLE 2x SILL @ W/ 1/2" ANCHOR BOLTS @ 24" C. IN ADDITION TO HOLD-DOWN ANCHOR BOLTS.
- SIMPSON "WEDGE-ALL" WEDGE ANCHORS MAY BE USED IN LIEU OF SCHEDULED ANCHOR BOLTS TO MATCH (DIMETERS). MINIMUM EMBEDMENT LENGTHS ARE:
- 1/2" WEDGE ANCHOR—4x4
 - 3/4" WEDGE ANCHOR—5x6
 - 1" WEDGE ANCHOR—6x6
 - 1 1/2" WEDGE ANCHOR—7x8
- WEDGE ANCHORS MUST BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURER'S INSTRUCTIONS.

TYPICAL WOOD FRAMING DETAILS

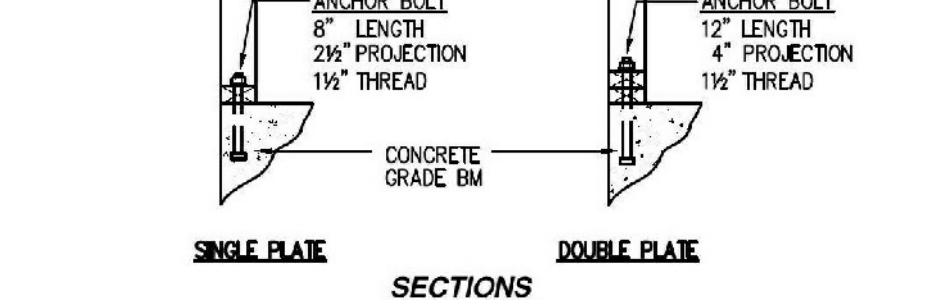
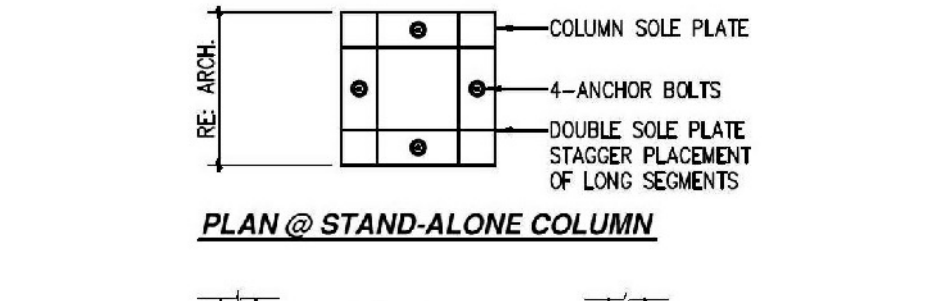
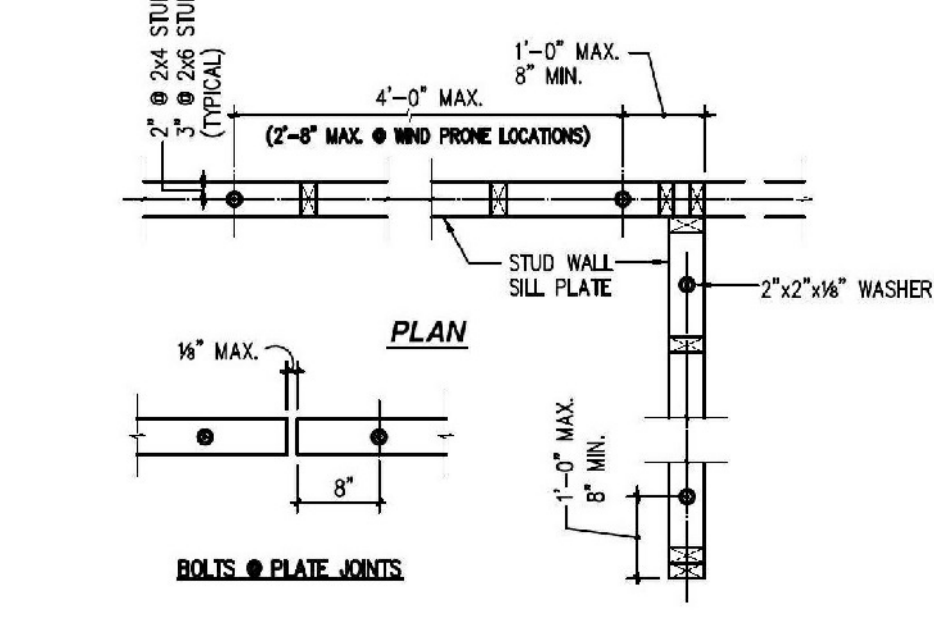


- DETAIL KEYED NOTES**
- RIDGE BEAM, HIP RAFTER, OR VALLEY RAFTER**
DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO
B. DEPTH OF CUT END OF RAFTER.
 - COLLAR TIES**
2x6, LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY THIRD RAFTER OR 5'-0" (WHICHEVER SMALLER).
 - T-BRACE**
A. RE: TYPICAL DETAILS BELOW
B. MAXIMUM SPACING AS FOLLOWS:
4'-0" @ 2x4 CONT. PURLIN
6'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, 2 SIZES LARGER THAN JOIST RE: FRAMING PLAN).
 - RAFTERS, RIDGE, HIP & VALLEY RAFTER SPLICES**
A. LOCATE SPLICE OVER A PURLIN, OR PROVIDE ADDITIONAL BRACE @ SPLICE
B. MINIMUM LAP = 12" NAIL W/ 4-16d NAILS.



TYPICAL ROOF T-BRACE DETAILS

RIDGE BEAM, HIP & VALLEY RAFTER, & PURLIN



- IMPORTANT NOTES:**
- PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL PREPARE ANCHOR BOLT LOCATIONS BY WALL GEOMETRY & THESE DETAILS.
 - PROVIDE CLEAR MARKING ON FORM BOARD TO DESIGNATE BOLT LOCATIONS, FOR EASE OF INSTALLATION.
- NOTES:**
- ALL BOLTS ARE 1/2" HEADED, CONFORMING TO ASTM A-307 PROVIDE STANDARD NUTS @ ALL ENDS.
 - STAGGER DOUBLE PLATE JOINTS A MINIMUM OF 2'-0"

TYPICAL SOLE PLATE ANCHOR BOLT DETAILS

- NOTES:**
- IF STUDS ARE FASTENED AS SHOWN HEREIN, THE FOLLOWING SUBSTITUTIONS MAY BE MADE:
3 STUDS IN LIEU OF 4x4 OR 4x6 POST
4 STUDS IN LIEU OF 6x6 POST

FASTENERS

- BOLTS:**
 - ALL BOLTS SHALL CONFORM TO ASTM-A307, INSTALLED WITH STANDARD NUTS AND WASHERS.
 - MAINTAIN A MINIMUM DISTANCE OF 1 1/2 TIMES BOLT DIAMETER TO EDGE OF CONNECTED STEEL MEMBER.
 - BOLT HOLE DIAMETER SHALL NOT EXCEED BOLT DIAMETER BY MORE THAN 1/16".
 - PROVIDE 1/4" x 9'-10" LONG ANCHOR BOLTS @ 4'-0" O.C. AT ALL EXTERIOR WALL SILL PLATES, WITH 2" PROJECTION AND 1" THREAD.
- ADHESIVE ANCHORS:** SHALL BE MULTI-HIT RESO D SERIES.
- POWER-ACTIVATED PINS:** SHALL BE:
 - MULTI-X-EDM SERIES (0.145" INKURLED-SHANK W/ DOME HEAD).
 - 1/4" RAMSET SP SERIES (150" SMOOTH-SHANK).
- WELDED HEADED STUDS:** SHALL BE NELSON STUD WELDING, INC., TYPE H4L HEADED CONCRETE ANCHOR (HCA) W/ DIAMETER & LENGTH AS NOTED ON PLANS.

STUD WALLS

- STUDS SHALL BE AS FOLLOWS:
2x4 OR 2x6 @ 16" AT ALL FLOORS IN ONE- OR TWO- STORY STRUCTURES.
DBL. 2x4 OR 2x6 @ 16" AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR.
- PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0", FULL HEIGHT OF WALL (NAIL STUDS).
- MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
2x4 STUDS @ 16" o.c. 10'-0"
2x6 STUDS @ 16" o.c. 13'-0"
2x8 STUDS @ 16" o.c. 16'-0"
- BLOCKING & LATERAL BRACING:
A. PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
B. MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN (10) FEET OF STUD HEIGHT.
C. MINIMUM BLOCKING:
1 ROW FOR STUD HEIGHT UP TO 9'-0";
2 ROWS FOR STUD HEIGHT UP TO 15'-0";
3 ROWS FOR STUD HEIGHT OVER 15'-0".

HURRICANE CLIPS:

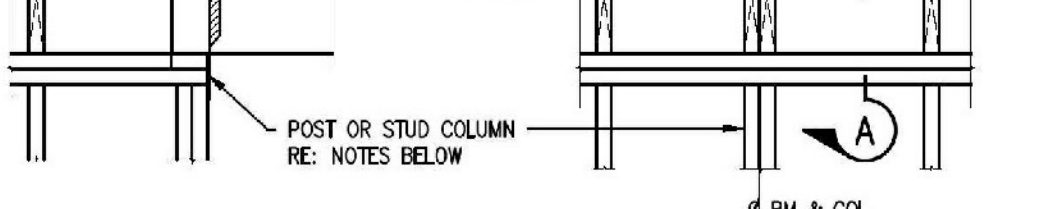
- PROVIDE HURRICANE CLIPS @ FIRST FIVE RAFTERS FROM EACH ROOF CORNER, THEN AT EVERY OTHER RAFTER (SIMPSON H2.5T).

MISCELLANEOUS:

- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED LUMBER.**
- PLYWOOD FLOOR DECK:**
- PLYWOOD SHALL BE 1 1/8" THICKNESS AND SHALL BE RATED STURD-I-FLOOR (2-4-1) EXPOSURE 1.
 - LAY PANELS IN A STAGGERED PATTERN.
 - PANEL EDGES SHALL BE TONGUE-AND-GROOVE, OTHERWISE, BLOCK ALL EDGES W/ 2-2x4 BLOCKING.
 - GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
A. GLUE SHALL CONFORM TO APA SPECIFICATION #96-01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
B. ALL NAILS SHALL BE 80 RING OR SCREW SHANK. NAIL SPACING SHALL BE 4" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.

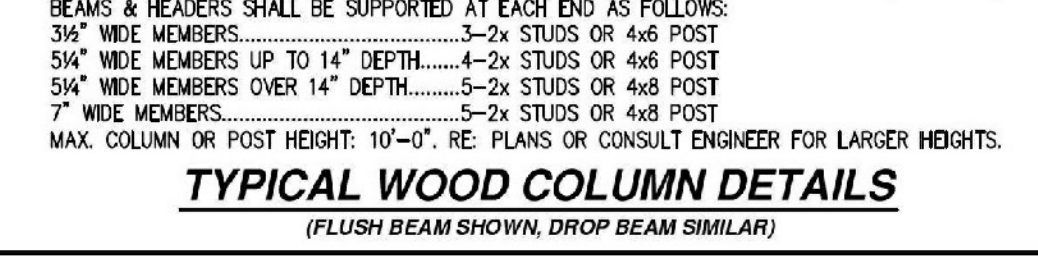
ROOF DECK:

- MINIMUM THICKNESS SHALL BE 1/2". MATERIAL SHALL BE GXP PLYWOOD.
- ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.
- MINIMUM NAILING SHALL AS REQUIRED BY THE BUILDING CODE.
- PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF CEDING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (FIRST SPACING). CLIPS SHALL BE SIMPSON PSLCL TO MATCH CORRESPONDING PLYWOOD THICKNESS.



TYPICAL WOOD COLUMN DETAILS

- (FLUSH BEAM SHOWN, DROP BEAM SIMILAR)
- 2 STUDS
 - 3 STUDS
 - 4 OR MORE STUDS



DETAIL: MULTIPLE-STUD COLUMNS

- SUBSTITUTION:**
- IF STUDS ARE FASTENED AS SHOWN HEREIN, THE FOLLOWING SUBSTITUTIONS MAY BE MADE:
3 STUDS IN LIEU OF 4x4 OR 4x6 POST
4 STUDS IN LIEU OF 6x6 POST

GENERAL NOTES: WOOD FRAMING SYSTEM

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

GRADES

- ROOF RAFTERS: NO. 3 SOUTHERN YELLOW PINE (SYP), KD, S4S.
CEILING JOISTS: NO. 3 SOUTHERN YELLOW PINE (SYP), KD, S4S.
FLOOR JOISTS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
BEAMS & HEADERS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
STUDS: STUD GRADE, SYP, KD, S4S.
WOOD POSTS: NO. 2 SYP, SURFACE GREEN.

BEAMS AND HEADERS

- AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
- ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS:
2-2x 16d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
3-2x 20d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
4-2x (OR MORE) #4 BOLTS @ 12" TOP & BOTTOM.
BOLTS SHALL BE LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS; PROVIDE STANDARD WASHERS @ EACH FACE.

CEILING JOISTS

- ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENINGS) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
FLOOR FRAMING: 2-2x12
CEILING FRAMING: 2-2x8
- MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3/4"

JOISTS

- JOIST BRIDGING:**
 - JOISTS SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THICKNESS AND SHALL MATCH THE DEPTH OF THE JOIST.
 - PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
 - PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
- JOIST BRIDGING:** PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
- JOIST HOLES AND NOTCHES:**
 - NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
 - HOLE SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.

PARALLEL STRAND LUMBER (PSL), LAMINATED STRUCTURAL LUMBER (LSL), & LAMINATED VENEER LUMBER (LVL)

WHERE SHOWN ON DRAWINGS, THESE PRODUCTS SPECIFICATIONS SHALL CONFORM TO THE FOLLOWING SCHEDULE:

PRODUCT NAME	PARALLEL STRAND LUMBER (PSL)	LAMINATED STRUCTURAL LUMBER (LSL)	LAMINATED VENEER LUMBER (LVL)
TRADE NAME	"PARALLAM" WOOD PRODUCTS (AMHS, GA 2005)	"ANTHONY POWER BEAM" ANTHONY POWER PRODUCTS (WWW.ANTHONYPOWER.COM)	"VERSA-LAM" ROSE CLAYTON (WWW.ROSECLAYTON.COM)
MANUFACTURER	(WWW.PARALLAM.COM)	"VALERT COMPANY, INC." (WWW.VALERTCOMPANY.COM)	"MICROCOLLAM" (WWW.TRUSSTOPOST.COM)
FLEXURAL STRESS: (F _b)	2,900 PSI	3,000 PSI	2,640 PSI
HORIZ. SHEAR STRESS: (F _v)	290 PSI	290 PSI	285 PSI
MODULUS OF ELASTICITY: (E)	2,000,000 PSI	2,100,000 PSI (BY CHANGE TO STRENGTH REDUCTION)	2,000,000 PSI

IMPORTANT NOTE ABOUT PSL, LSL & LVL BEAMS:

ENGINEERED WOOD BEAMS ARE DESIGNED FOR SERVICE IN DRY CONDITIONS ONLY. THESE BEAMS MAY NOT BE USED WHEN EXPOSED TO MOISTURE, OR TO WETTING & DRYING CYCLES.

CONNECTORS

- CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., DUBLIN, CA.
- CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
- ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURER-DESIGNATED FASTENERS.
- CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED).
- THE FOLLOWING CONNECTORS SHALL BE PROVIDED AND SHALL BE CONSIDERED THE MINIMUM:

MEMBER DESCRIPTION	CONNECTOR SERIES
SAWN-LUMBER JOISTS	U
I-JOISTS	HUS
MULTIPLE-JOIST/BEAMS	HUS
PSL & LVL BEAMS	LBV
LSL (LVL-LAM) BEAMS	HUS
WOOD TRUSSES	(BY MANUFACTURER)

NOTE: ENGINEER SHALL APPROVE ANY CHANGES MADE TO CONNECTORS

NOTE: FOR ALL CONNECTIONS LABELLED AS "EQUAL" SHALL BE APPROVED BY THE ENGINEER ON RECORD IF CONNECTORS DIFFERS FROM THE SPECIFIED CONNECTORS

3103 PEACHTREE LANE
MISSOURI CITY, TEXAS 77459
PH: 713.828.8901
FRM # 16777

SINGLE FAMILY RESIDENCE
8606 LEE OTIS STREET
HOUSTON, TEXAS 77051

TYPICAL NAILING AND FASTENING TABLES PER IRC 2012

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, toe nail	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 to rafter, face nail or 1 1/4" x 20 gage ridge strap	3-10d (3" x 0.128")	---
5	Rafter or roof truss to plate, toe nail	3-16d box nails (3 1/2" x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss ^j
6	Roof rafters to ridge, valley or hip rafters; toe nail face nail	4-16d (3 1/2" x 0.135") 3-16d (3 1/2" x 0.135")	---
Wall			
7	Built-up studs-face nail	10d (3" x 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 1/2" x 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 1/2" x 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.113")	---
12	Double studs, face nail	10d (3" x 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" x 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 1/2" x 0.135")	---
15	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 1/2" x 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 1/2" x 0.113") or 2-16d (3 1/2" x 0.135")	---
18	Top or sole plate to stud, end nail	2-16d (3 1/2" x 0.135")	---
19	Top plates, laps at corners and intersections, face nail	2-10d (3" x 0.128")	---
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 3/4"	---
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 3/4"	---
22	1" x 8" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.113") 3 staples 1 3/4"	---
23	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			
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.113")	---
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.113") 2 staples 1 3/4"	---
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135")	---
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135")	at each bearing
30	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.
31	Ledger strip supporting joists or rafters	3-16d (3 1/2" x 0.135")	At each joist or rafter

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

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER ^{a,b,c}	SPACING OF FASTENERS	
			Edges (inches) ^d	Intermediate supports ^e (inches)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing				
32	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) ^f	6	12 ^g
33	19/32" - 1"	8d common (2 1/2" x 0.131") nail (roof) ^f	6	12 ^g
34	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				
35	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/4" long	3	6
36	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 1/2" long	3	6
37	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
38	5/8" gypsum sheathing ^d	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				
39	3/4" and less	6d deformed (2" x 0.120") nail or 8d common (2 1/2" x 0.131") nail	6	12
40	7/8" - 1"	8d common (2 1/2" x 0.131") nail or 8d deformed (2 1/2" x 0.120") nail	6	12
41	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 SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.
a. 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: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. 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 within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. 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 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
h. 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.
i. 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 except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

TABLE R602.3(2) ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION ^{a,b} OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS	
		Edges (inches)	Intermediate supports (inches)
Wood structural panels subfloor, roof^f and wall sheathing to framing and particleboard wall sheathing to framing^f			
Up to 1/2	Staple 15 ga. 1 1/4"	4	8
	0.097 - 0.099 Nail 2 1/4"	3	6
	Staple 16 ga. 1 1/4"	3	6
19/32 and 5/8	0.113 Nail 2	3	6
	Staple 15 and 16 ga. 2	4	8
	0.097 - 0.099 Nail 2 1/4"	4	8
23/32 and 3/4	Staple 14 ga. 2	4	8
	Staple 15 ga. 1 1/4"	3	6
	0.097 - 0.099 Nail 2 1/4"	4	8

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION ^{a,b} OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS		
		Edges (inches)	Body of panel ^d (inches)	
Floor underlayment; plywood-hardboard-particleboard^f				
Plywood				
1/4 and 5/16	1 1/4 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	3	6	
	Staple 18 ga., 7/8, 3/16 crown width	2	5	
11/32, 3/8, 15/32, and 1/2	1 1/4 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	6	8 ^e	
19/32, 5/8, 23/32 and 3/4	1 1/2 ring or screw shank nail-minimum 12 1/2 ga. (0.099") shank diameter	6	8	
0.200	Staple 16 ga. 1 1/2"	6	8	
	Hardboard^f			
	1 1/2 long ring-grooved underlayment nail	6	6	
1/4	4d cement-coated sinker nail	6	6	
	Staple 18 ga., 7/8 long (plastic coated)	3	6	
Particleboard				
1/4	4d ring-grooved underlayment nail	3	6	
	Staple 18 ga., 7/8 long, 7/16 crown	3	6	
3/8	6d ring-grooved underlayment nail	6	10	
	Staple 16 ga., 1 1/8 long, 3/8 crown	3	6	
1/2, 5/8	6d ring-grooved underlayment nail	6	10	
	Staple 16 ga., 1 7/8 long, 3/8 crown	3	6	

For SI: 1 inch = 25.4 mm.
a. Nail is a general description and may be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.
f. Hardboard underlayment shall conform to CPA/ANSI A135.4
g. Specified alternate attachments for roof sheathing shall be permitted for windspeeds less than 100 mph. Fasteners attaching wood structural panel roof sheathing to gable end wall framing shall be installed using the spacing listed for panel edges.

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a,b,c}

MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (mph)			
				Edges (inches o.c.)	Field (inches o.c.)	Wind exposure category			
Penetration (inches)	B	C	D						
6d Common (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d Common (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.