

# CITY OF HOUSTON

## Building Code Enforcement

19055337

COH Project Number

APPROVED  
FOR BUILDING PERMIT ONLY  
CITY OF HOUSTON  
CODE ENFORCEMENT DIVISION

The owner is responsible for compliance with the Building Code. Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the approved plans.

Brian Smith 5/24/2019

Structural

APPROVED

Traffic Design

Hamza Almeshal 2/18/2020

Traffic

Electrical

Mechanical

Plumbing

Storm

~~RECOMMENDED APPROVAL~~

~~PLANNING AND  
DEVELOPMENT DEPARTMENT~~

~~DEVELOPMENT SERVICES~~

Jose Mendoza 9/9/2019  
Ramon Jaime-Leon 9/5/2019

LANDSCAPING REQUIRED  
LANDSCAPING REQUIRED

Planning

APPROVED

PUBLIC WORKS & ENGINEERING  
UTILITY ANALYSIS SECTION

Claudell Hooks 1/7/2021

Utility Analysis

Airport (HAS)

Flood

Health

Health/Pools

Fire Marshal

High Pile/HazMat

LPG Tank

Sprinkler



19055337

REVIEWED FOR COMPLIANCE

Performance of this review does not relieve the applicant from full responsibility to comply with all applicable codes, ordinances and regulations.

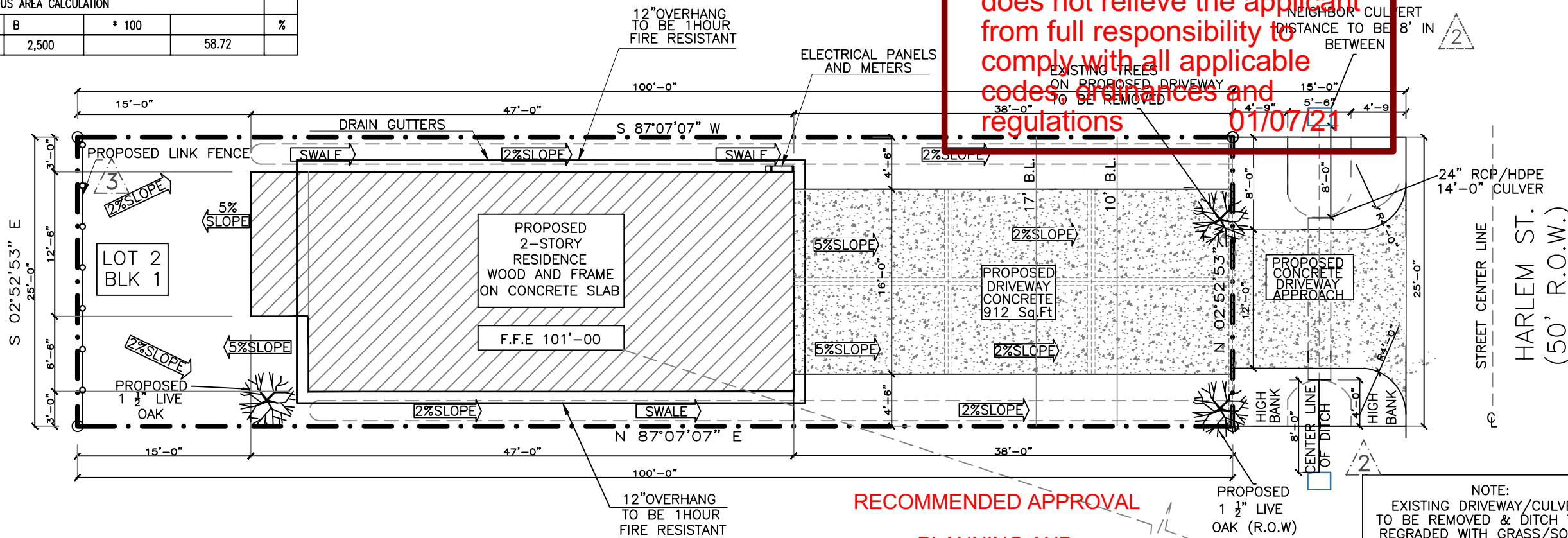
01/07/21

IMPERVIOUS CALCULATIONS				
	EXISTING SQ. FT.		ADDITION SQ. FT.	FINAL SQ. FT.
1. BUILDING(S) (E.G. HOUSE, GARAGE, STORAGE)		+	860	= 860
2. PARKING LOT		+		=
3. DRIVEWAY/SIDEWALK/PATIOS/CARPORTS		+	608	= 608
4. SWIMMING POOL/DETENTION PONDS		+		=
5. OTHERS		+		=
TOTALS		+		= A= 1,468

OWNER IS RESPONSIBLE FOR THE CONTACT/RELOCATION PROCESS OF THE GUY WIRE AND THE FEES ASSOCIATED WITH CENTER POINT ENERGY. (CONTACT TED BROADDUST AT 713-945-4242 FOR ASSIST IN POWER POLES & GUY WIRE LINES) (CONTACT NOBERT GONZALES AT 713-598-2324 FOR ASSIST IN ELECTRICAL).

HCAD PROPERTY SIZE	
TOTAL AREA OF LOT	B= 2,500

PERCENTAGE IMPERVIOUS AREA CALCULATION				
A	/	B	* 100	%
1,468	/	2,500	* 100	58.72



RECOMMENDED APPROVAL  
PLANNING AND DEVELOPMENT DEPARTMENT  
DEVELOPMENT SERVICES

Ramon Jaime-Leon 9/5/2019

LANDSCAPING REQUIRED

NOTE:  
EXISTING DRIVEWAY/CULVERT TO BE REMOVED & DITCH TO BE REGRADED WITH GRASS/SOD FOR POSITIVE DRAINAGE FLOW

NOTE:  
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

LOT 2 BLK 1  
MODERNO ENGLEWOOD PLACE

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

THE SANITARY MAN HOLE TOP OF 100.0' IS A POINT OF REFERENCE ONLY

SITE PLAN

SCALE: 3/32" = 1'-0"

- GENERAL NOTES**
- Type M copper tubing and pipe shall not be used
  - Water riser must be metal above ground schedule 40 PVC may only be used on the exterior of the building below grade
  - Entire project shall be constructed in accordance with 2017 I.R.C. and the 2017 NEC
  - Refer to structural for compliance with wind load design criteria
  - Aluminum wiring shall not be used and copper 12/2 with ground is the smallest conductor size allowed
  - All drainage and runoff shall be collected on-site or directed on surface to street. Drainage and runoff is not allowed to be directed on to adjacent properties.
  - All mechanical equipment exhaust must terminate on the exterior of the structure
  - Fences require a separate permit
  - General contractor Must verify all dimensions for set backs ,utility easements , and bldg lines.

H O U S T O N  
**PLANS & PERMITS**

BY	REV	DESCRIPTION	DATE

CHECKED BY: ?? DATE DRAWN: ??

PROJECT: JASON NUNEZ

ADDRESS: HOUSTON TX 77020

DESIGNER ADDRESS: 1415 N. Loop West Suite # 780 Houston TX, 77008  
Information@plansandpermits.net  
P: 281.372.1395



SHEET NO.

P 1



OWNER IS RE CONTACT/REL THE GUY WIR ASSOCIATED ENERGY. (COI BROADDUST , FOR ASSIST I GUY WIRE LIN NORBERT GOI 713-598-23: ELECTRICAL).

19055337

**REVIEWED FOR COMPLIANCE**

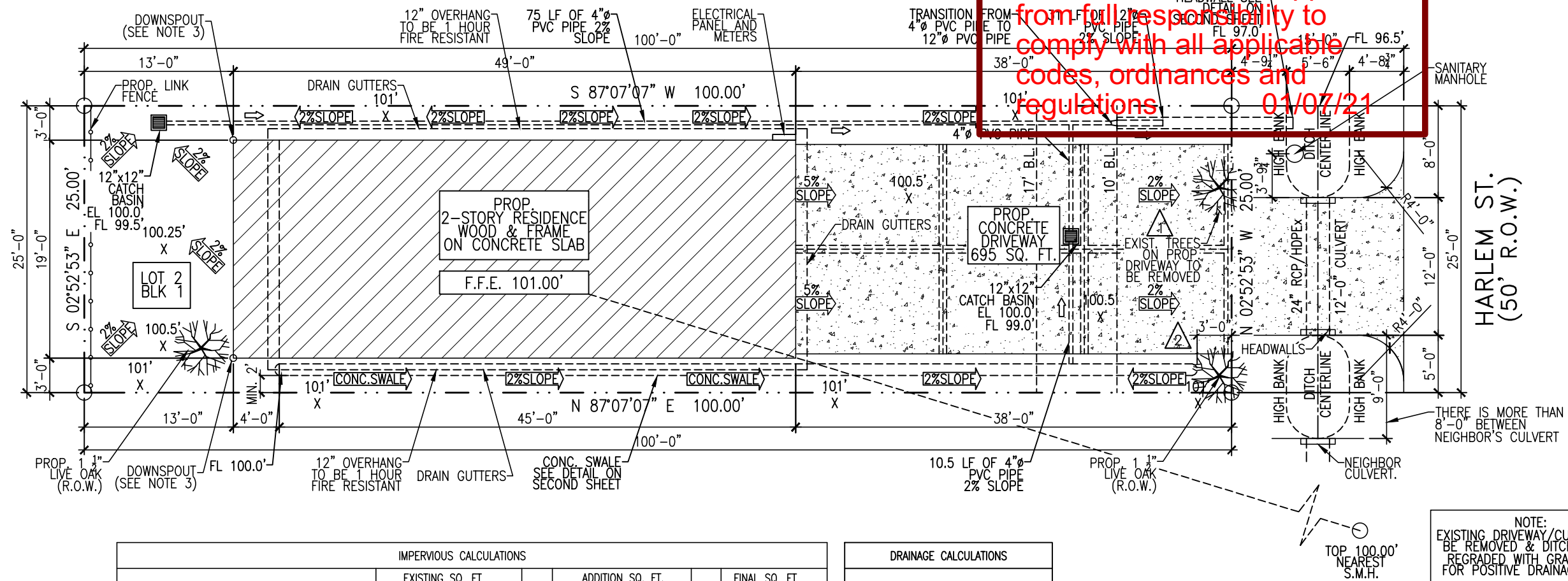
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  - All mechanical equipment exhaust must terminate on the exterior of the structure
  - Fences require a separate permit
  - General contractor Must verify all dimensions for set backs ,utility easements , and bldg lines.

- NOTE:**
- ALL (3) PROPERTY BOUNDARIES MUST HAVE A 2'MIN SETBACK.
  - ALL SUBSURFACE DRAINAGE SYSTEMS MUST DRAIN WITHIN 48 HOURS.
  - ALL GUTTER DOWNSPOUTS TO BE ANGLED AND SLOPED TO DISCHARGE INTO CATCH BASIN ON BACK OF HOUSE OR INTO FRENCH DRAIN ON FRONT OF HOUSE
  - ALL STORM WATER SHALL BE CONVEYED THROUGH THE DRAINAGE SYSTEM

**NOTE:**  
F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

**LOT 2 BLK 1  
MODERNO ENGLEWOOD PLACE**



	EXISTING SQ. FT.		ADDITION SQ. FT.		FINAL SQ. FT.
1. BUILDING(S) (E.G. HOUSE, GARAGE, STORAGE)		+	930	=	930
2. PARKING LOT		+		=	
3. DRIVEWAY/SIDEWALK/PATIOS/CARPORTS		+	695	=	695
4. SWIMMING POOL/DETENTION PONDS		+		=	
5. OTHERS		+		=	
<b>TOTALS</b>		+		=	<b>A= 1,625</b>

**DRAINAGE CALCULATIONS**

TOC =  $10A^{0.1761} + 15$   
 TOC = 21.67 min

$C = 0.6 * I_a + 0.2$   
 C = 0.59

$I = b / (d + TOC)^e$   
 I = 3.65 in/hr

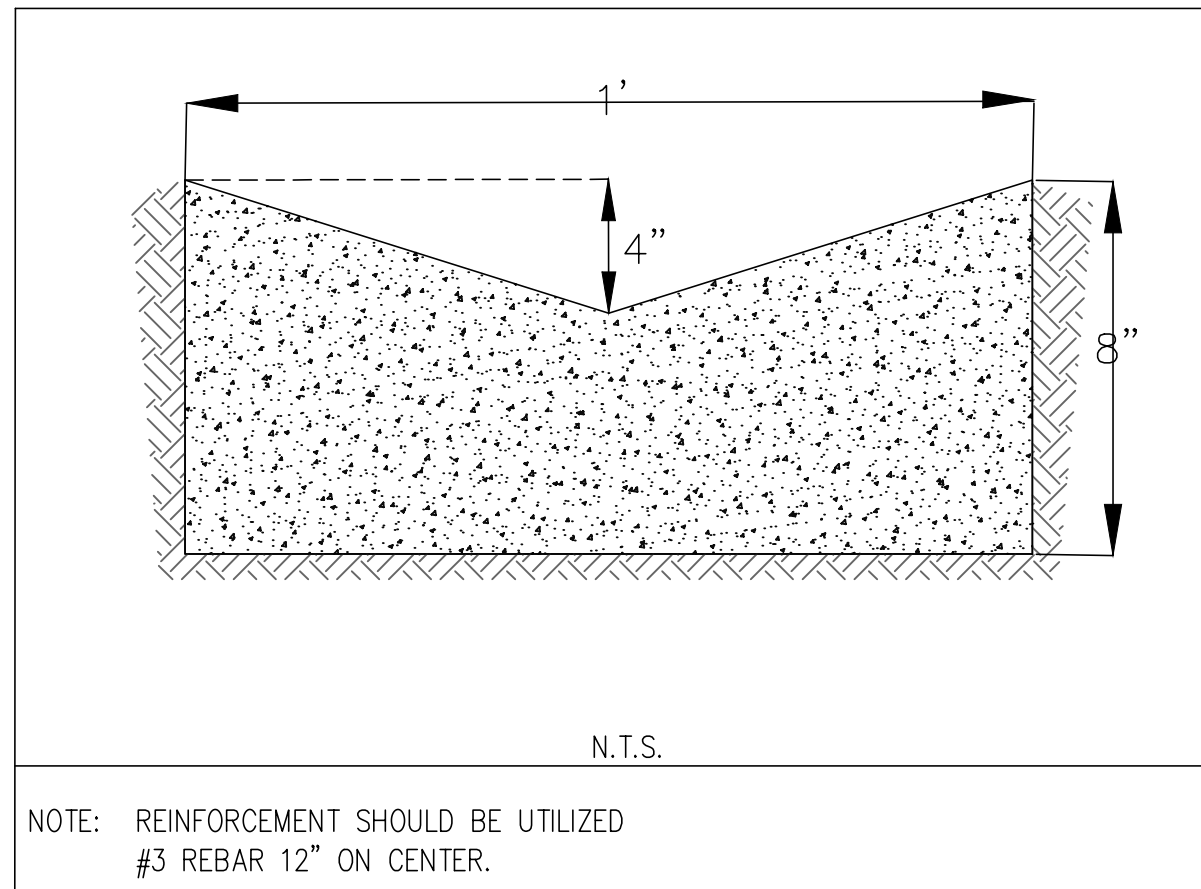
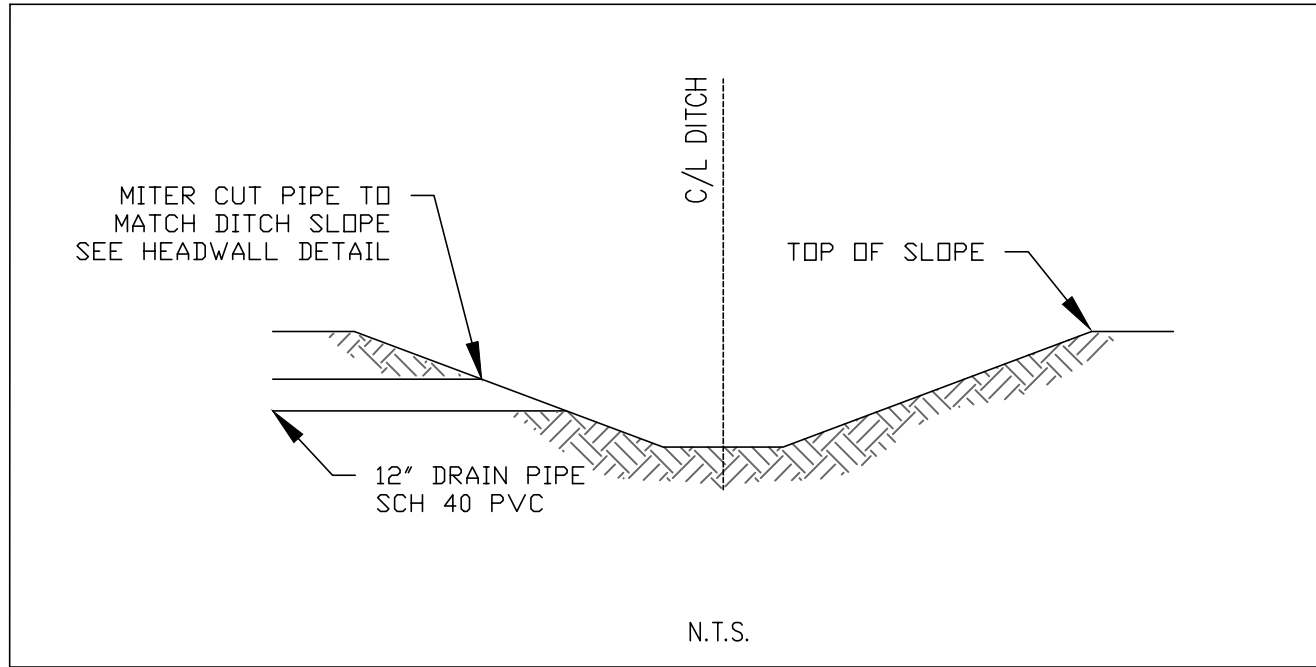
Q = I x CA  
 Q = 0.1227 cfs

TOTAL AREA OF LOT	B=	2,500
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A	/	B	* 100	%
1,625	/	2,500		65.00

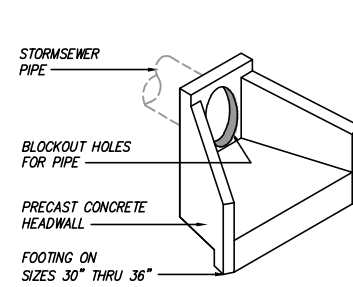
DESIGNED BY:	DRAFTED BY:
DATE:	DATE:
REVISION:	REVISION:
SEPARATION SYSTEMS CONSULTANTS, INC. 17041 EL CAMINO REAL, SUITE 200 HOUSTON, TEXAS 77058 OFFICE: 281-486-1943 TEXAS ENGINEERING LICENSE NO. F-6322	
SHEET NAME:	PROJECT:
JOB NAME:	
DATE:	DEC 2020
JOB NUMBER:	
SHEET OF:	
SHEET NO.:	<b>P 2</b>



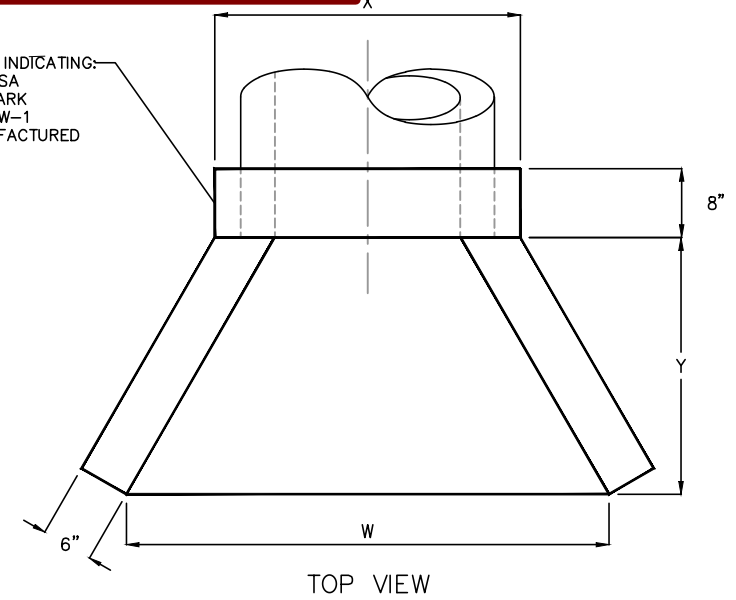
NOTE: REINFORCEMENT SHOULD BE UTILIZED #3 REBAR 12" ON CENTER.

19055337  
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01/07/21



NAMEPLATE INDICATING:  
MFG: PARKUSA  
888-611-PARK  
MODEL: HW-1  
DATE MANUFACTURED



MODEL	PIPE DIA	DIMENSIONS					WEIGHT (LBS)
		H	W	X	Y	Z	
HW-12	12"	2'-6"	4'-3"	3'-0"	2'-0"	N/A	2,700
HW-15	15"	2'-6"	4'-3"	3'-0"	2'-0"	N/A	2,700
HW-18	18"	2'-6"	4'-3"	3'-0"	2'-0"	N/A	2,600
HW-21	21"	3'-0"	5'-10"	3'-2"	3'-0"	N/A	4,300
HW-24	24"	3'-0"	5'-10"	3'-2"	3'-0"	N/A	4,200
HW-30	30"	3'-6"	7'-6"	4'-1"	4'-0"	9"	6,200
HW-36	36"	4'-1"	9'-3"	4'-8"	5'-0"	9"	8,100
HW-42	42"	4'-11"	12'-6"	5'-10"	6'-0"	12"	11,000
HW-48	48"	4'-11"	12'-6"	5'-10"	6'-0"	12"	11,000

SPECIFICATIONS

CONCRETE: CLASS II CONCRETE WITH OF DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION INCLUDING WALLS AND FLOOR.

REINFORCEMENT: GRADE 60 REINFORCED. NO. 4 STEEL REBAR TO CONFORM TO ASTM A615 ON REQUIRED CENTERS OR EQUAL. BAR BENDING AND PLACEMENT SHALL WITH THE LATEST ACI STANDARDS.

PROJECT: .  
CUSTOMER: .  
ENGINEER: .  
ORDER # . PROJ # .  
DATE: . LOCATION: .

**PARK**  
www.parkusa.com 888-611-PARK  
HEADWALL FOR STORMWATER PIPING  
MODEL HW 12" THRU 48"

PM	PC	DRN	ENG	DWG. NO.	REV.
.	.	.	.	HW-1	.
DATE 01/2019					

DESIGNED BY:	DRAFTED BY:
DATE	REVISION



SHEET NAME:	JOB NAME:	PROJECT:

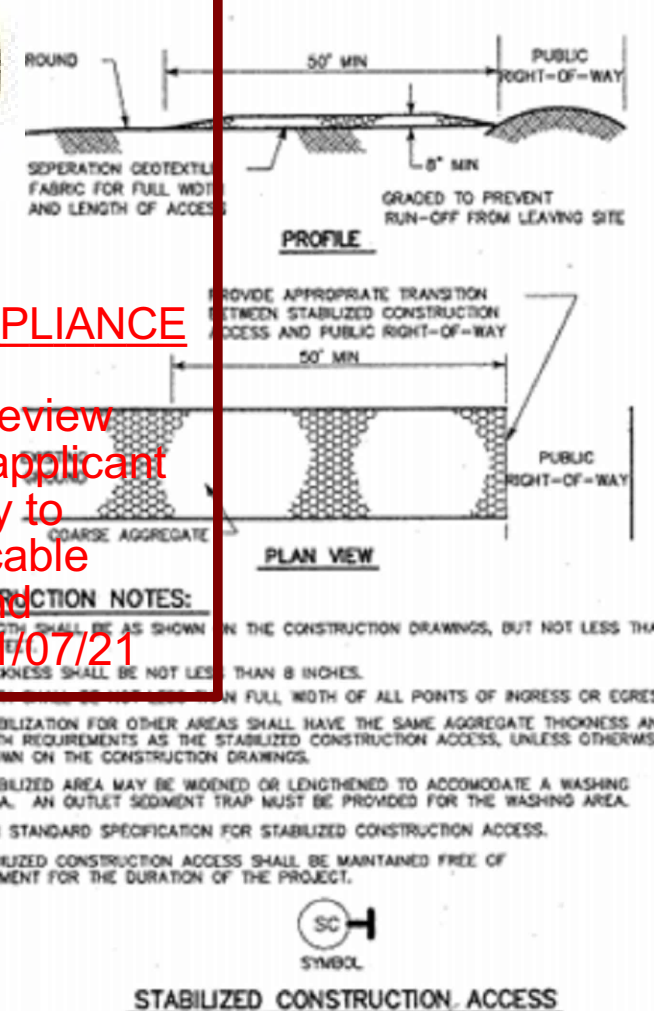
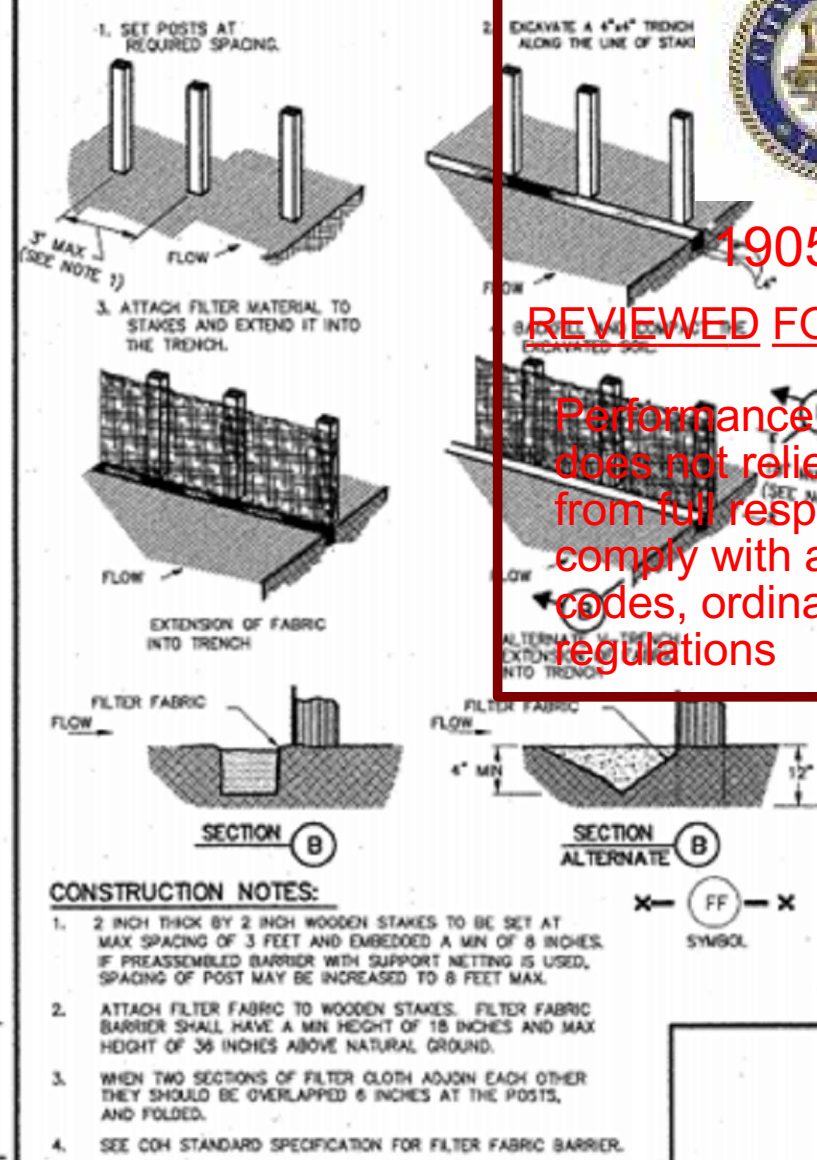
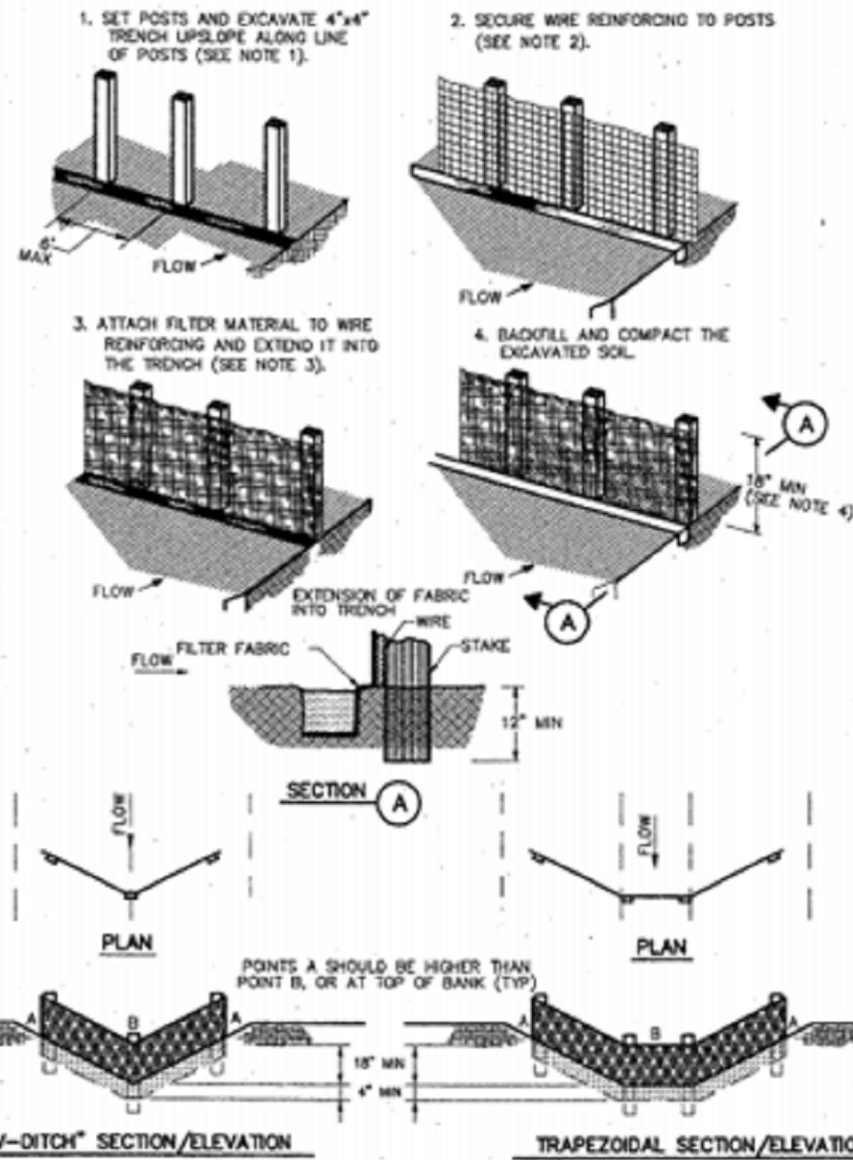
DATE:	DEC 2020
JOB NUMBER:	
SHEET OF:	
SHEET NO.:	P 3



19055337

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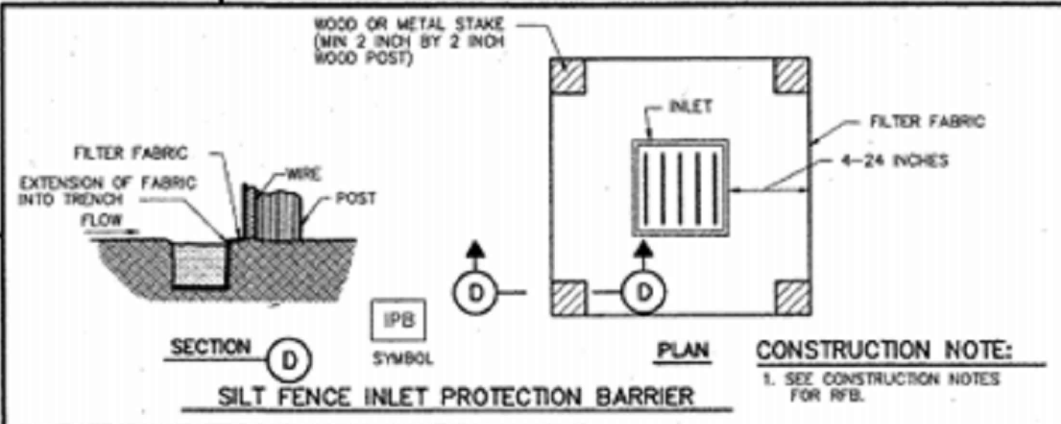
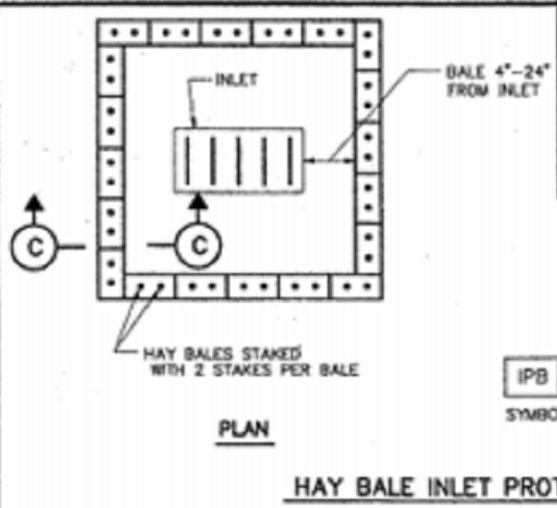
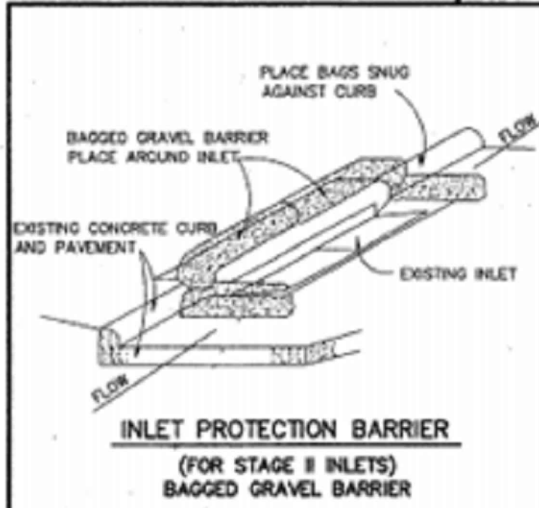
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**CONSTRUCTION NOTES:**

- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
- WOVEN WIRE REINFORING TO BE FASTENED SECURELY TO BARRIER POSTS WITH STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE REINFORING, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDDLE SECTION.
- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.
- SEE COH STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

**REINFORCED FILTER FABRIC BARRIER**



CITY OF HOUSTON  
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING

**STORM WATER POLLUTION PREVENTION PLAN DETAILS**  
(NOT TO SCALE)

APPROVED: [Signature] CITY ENGINEER  
APPROVED: [Signature] DIRECTOR OF PUBLIC WORKS AND ENGINEERING

DATE: DEC 2020  
JOB NUMBER:  
DWG NO: 01571-01

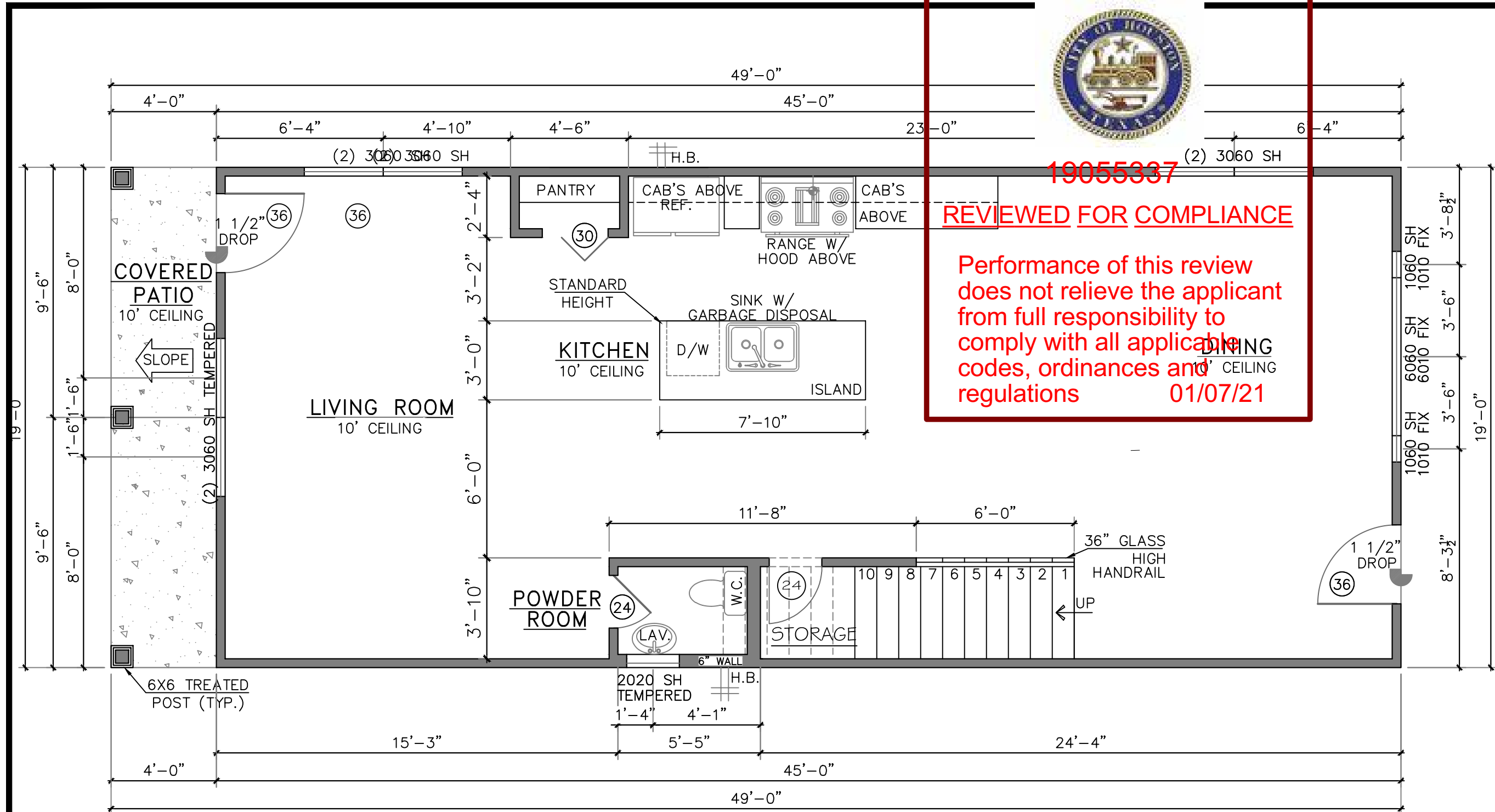
DESIGNED BY:	DRAFTED BY:
DATE:	
REVISION:	
 SEPARATION SYSTEMS CONSULTANTS, INC. 17041 EL CAMINO REAL, SUITE 200 HOUSTON, TEXAS 77058 OFFICE: 281-486-1943 TEXAS ENGINEERING LICENSE NO. F-6322	
SHEET NAME:	
JOB NAME:	
PROJECT:	
DATE:	DEC 2020
JOB NUMBER:	
SHEET OF:	
SHEET NO.:	P 4



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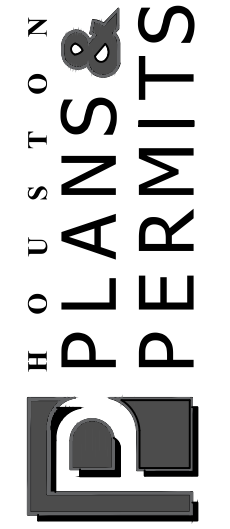
AREA CALCULATION	
1ST FLOOR LIVING AREA	855 S.F.
2ND FLOOR LIVING AREA	814 S.F.
TOTAL LIVING AREA	1,669 S.F.
COVERED PATIO	76 S.F.
TOTAL COVERED AREA	1,745 S.F.

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 be liable for human error after construction is started. The information, specifications, and designs appearing in this sheet are the property of Houston Plans and Permits. Any unauthorized use or duplication in whole or in part is strictly prohibited.

FLOOR PLAN

1ST. FLOOR

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



BY	REV.	DESCRIPTION	DATE

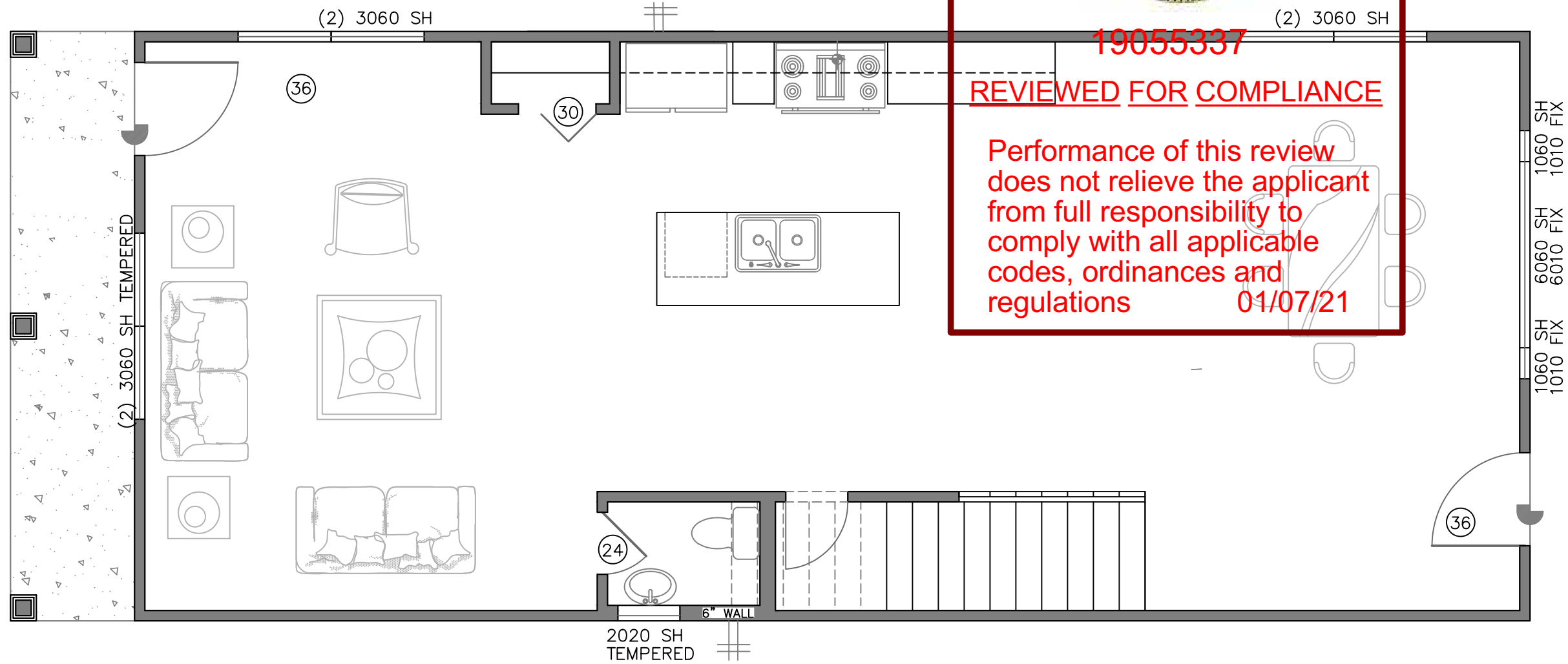
CHECKED BY: ?? DATE DRAWN: ??

PROJECT: JASON NUNEZ  
 ADDRESS: 2008 HARLEM ST.  
 HOUSTON TX 77020  
 DESIGNER ADDRESS: 1235 N. Loop West Suite #1104 Houston TX, 77008  
 information@houstonplansandpermits.net  
 P: 281.372.1885



SHEET NO.

A 1



19055337

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01/07/21

BY	REV.	DESCRIPTION	DATE

DRAWN BY: ?? DATE DRAWN: ??  
CHECKED BY: ??

**PROJECT:** JASON NUNEZ

**ADDRESS:** 2008 HARLEM ST.  
HOUSTON TX 77020

**DESIGNER ADDRESS:**  
1235 N. Loop West Suite #1104 Houston TX, 77008  
information@plansandpermits.net  
P: 281.372.1885



AREA CALCULATION	
1ST FLOOR LIVING AREA	855 S.F.
2ND FLOOR LIVING AREA	814 S.F.
<b>TOTAL LIVING AREA</b>	<b>1,669 S.F.</b>
COVERED PATIO	76 S.F.
<b>TOTAL COVERED AREA</b>	<b>1,745 S.F.</b>

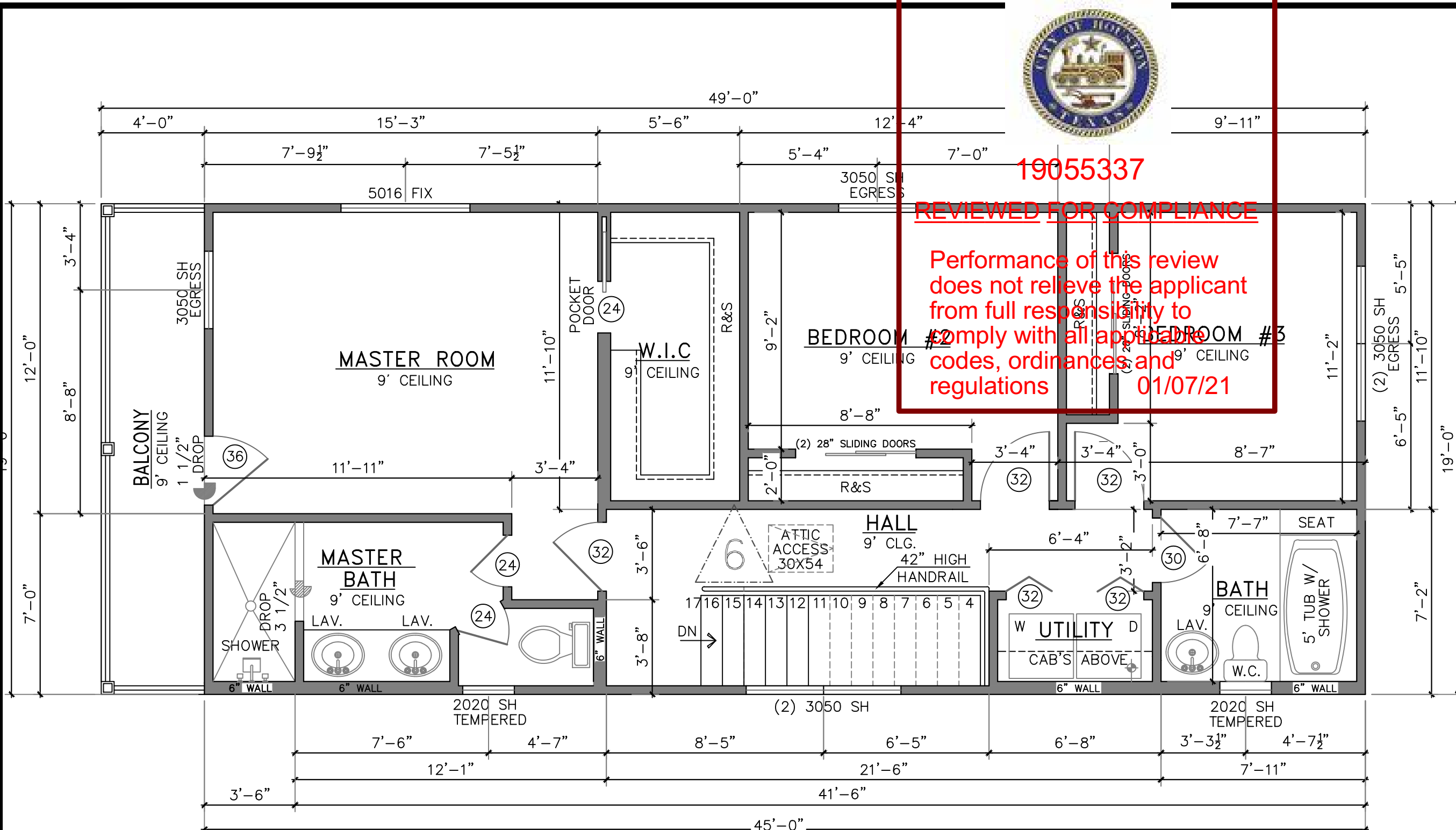
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AREA CALCULATION	
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2ND FLOOR LIVING AREA	814 S.F.
TOTAL LIVING AREA	1,669 S.F.
COVERED PATIO	76 S.F.
TOTAL COVERED AREA	1,745 S.F.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS' SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAILS, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS, LLC. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

FLOOR PLAN

2ND. FLOOR

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

HOUSTON  
**PLANS & PERMITS**  
 PLANSANDPERMITS.NET

BY	REV	DESCRIPTION	DATE

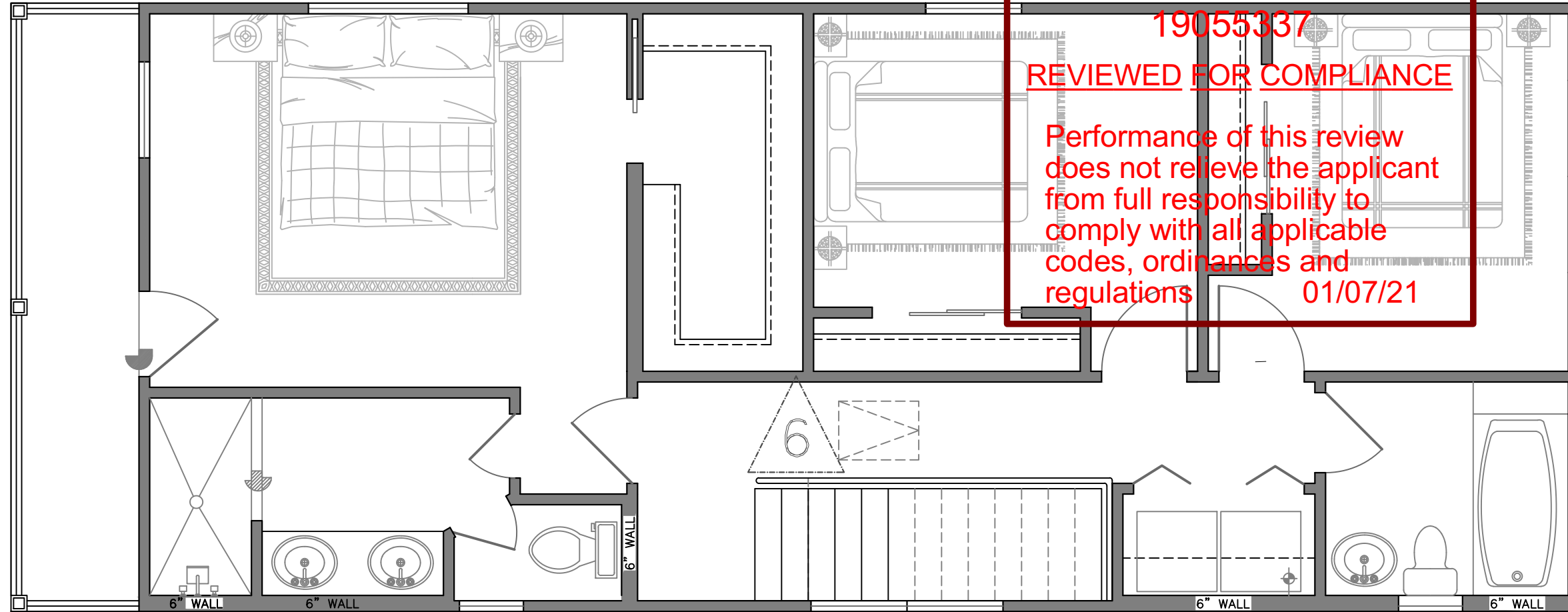
DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE DRAWN: \_\_\_\_\_

PROJECT: **JASON NUNEZ**  
 ADDRESS: **2008 HARLEM ST.**  
 HOUSTON TX 77020  
 DESIGNER ADDRESS: 1235 N. Loop West, Suite #1104 Houston, TX, 77008  
 Information: @plansandpermits.net  
 P: 281.072.1995



SHEET NO.  
**A 3**





BY	REV.	DESCRIPTION	DATE

DRAWN BY: ??  
CHECKED BY: ??  
DATE DRAWN: ??

PROJECT: **JASON NUNEZ**

ADDRESS: **2008 HARLEM ST.**

DESIGNER ADDRESS: **HOUSTON TX 77020**

1235 N. Loop West Suite #1104 Houston TX, 77008  
information@plansandpermits.net  
P: 281.372.1985



SHEET NO.

**A 4**

AREA CALCULATION	
1ST FLOOR LIVING AREA	855 S.F.
2ND FLOOR LIVING AREA	814 S.F.
TOTAL LIVING AREA	1,669 S.F.
COVERED PATIO	76 S.F.
TOTAL COVERED AREA	1,745 S.F.

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FLOOR PLAN

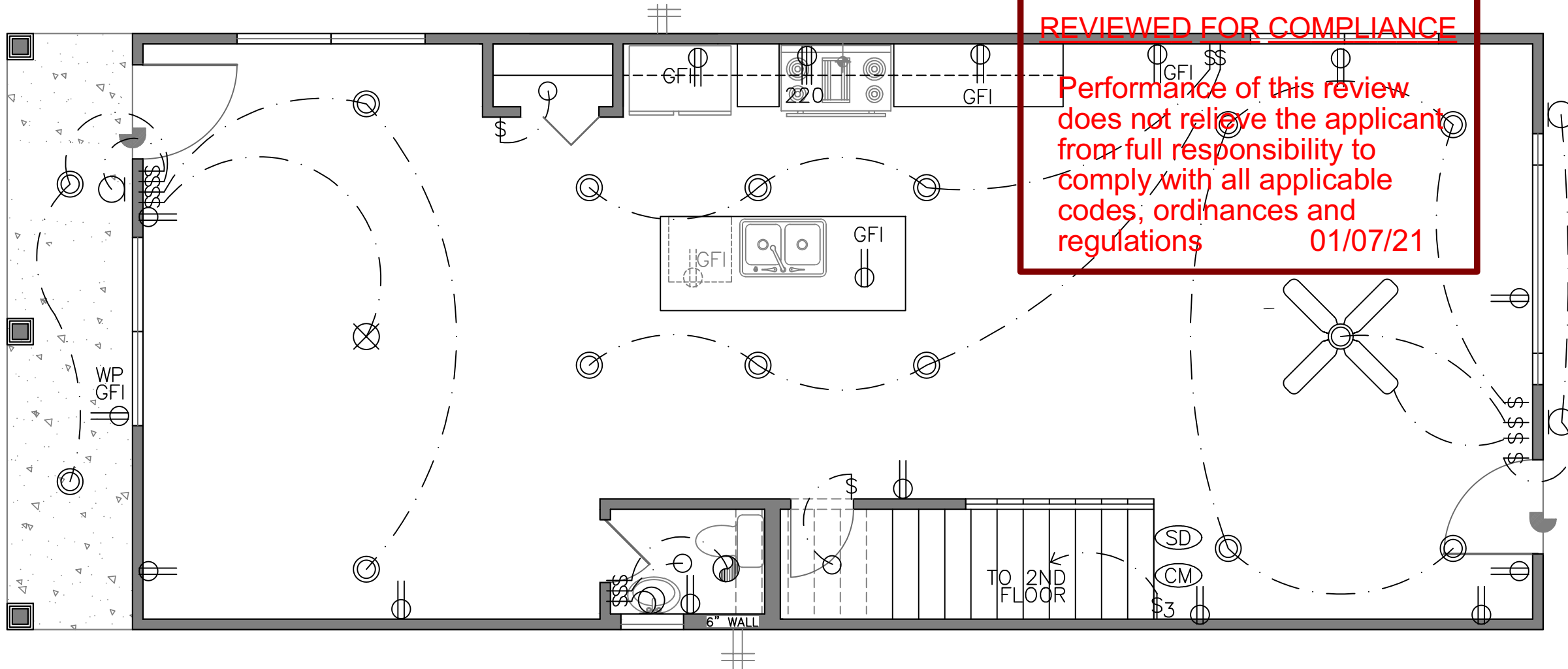
2ND. FLOOR (REF. PLAN) | SCALE: 1/4" = 1'-0"



19055337

REVIEWED FOR COMPLIANCE

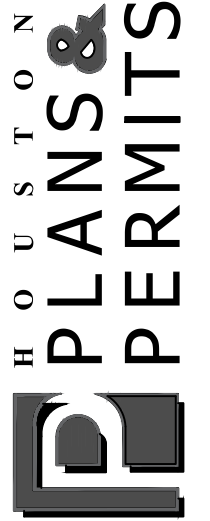
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ELECTRICAL PLAN

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



BY	REV.	DESCRIPTION	DATE

PROJECT: JASON NUNEZ

ADDRESS: 2008 HARLEM ST.

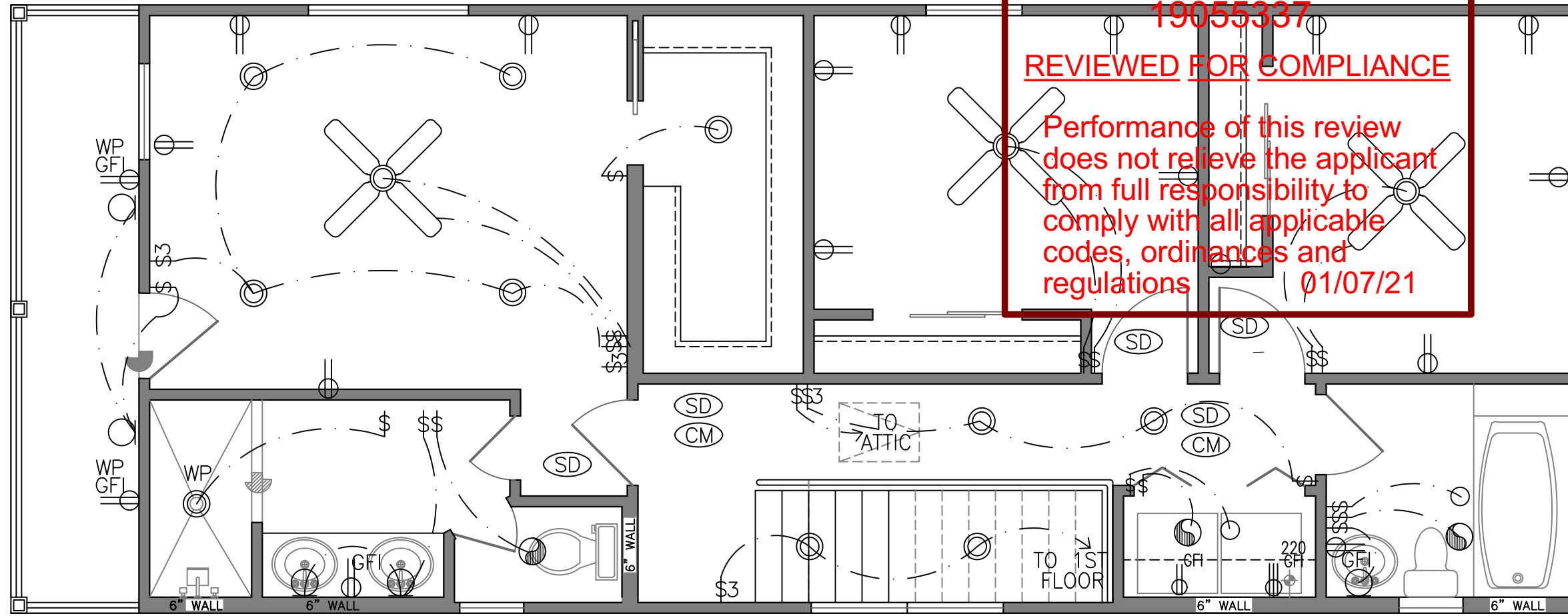
HOUSTON TX 77020

DESIGNER ADDRESS: 1235 N. Loop West Suite #1104 Houston TX, 77008  
information@houstonplansandpermits.net  
P: 281.372.1985



SHEET NO.

A 5



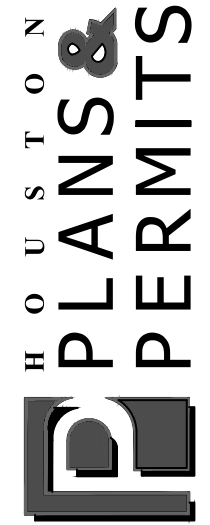
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ELECTRICAL PLAN

2ND. FLOOR

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



BY	REV	DESCRIPTION	DATE

CHECKED BY: ?? DATE DRAWN: ??  
DRAWN BY: ??

PROJECT: **JASON NUNEZ**  
 ADDRESS: **2008 HARLEM ST. HOUSTON TX 77020**  
 DESIGNER ADDRESS: **1235 N. Loop West Suite #1104 Houston TX, 77008**  
information@plansandpermits.net P: 281.372.1985



SHEET NO.

**A 6**

AREA CALCULATION	
1ST FLOOR LIVING AREA	
2ND FLOOR LIVING AREA	
TOTAL LIVING AREA	1
COVERED PATIO	
TOTAL COVERED AREA	1,617 S.F.



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**CM** CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND INCLUDING UNITS WITH ATTACHED GARAGES R315.1

**SD** SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED WITH BATTERY BACK UP AS PER THE IRC R313.3

**ELECTRICAL GENERAL NOTES**

1. ELECTRICAL INSTALLATION TO BE IN ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE NFPA-70.
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.

**ELECTRICAL 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 N.E.C.



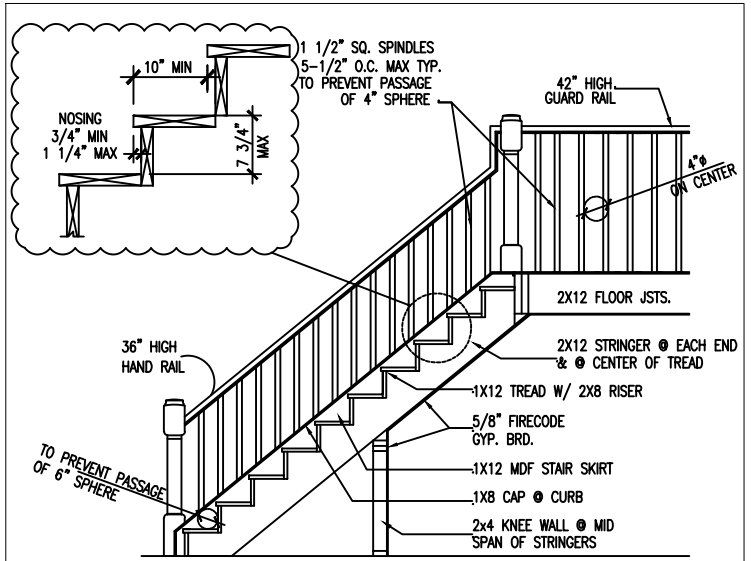
FOR STRUCTURAL ONLY  
10/29/2019

**LEGEND**

	10 VOLT RECEPTACLE
	WATERPROOF RECEPTACLE
	10 VOLT IN CLG.
	10 VOLT W/ GROUND FAULT INTERRUPTOR
	10 VOLT IN FLOOR
	220 VOLT RECEPTACLE
	TELEVISION ANTENNA
	GAS OUTLET
	HOSE BIB
	TELEPHONE OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	PUSH BUTTON
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	THERMOSTAT
	CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	WALL MOUNTED LIGHT FIXTURE
	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEAT LAMP
	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**

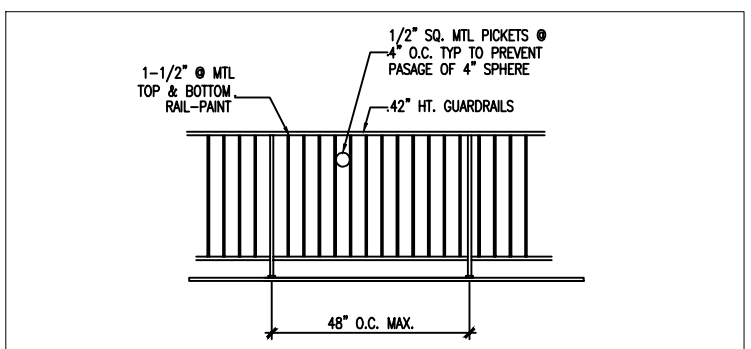
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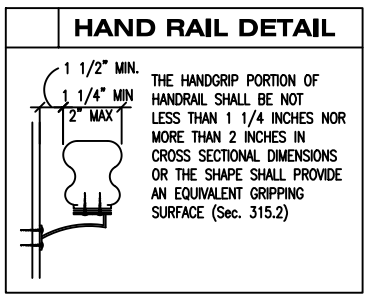
**1 SECTION AT STAIRS (SIM.)**

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.

**HANDRAILS & GUARDRAILS SHOULD BE DESIGNED FOR A 200 LB. LIVE LOAD IN ANY DIRECTION.**



**2 TYP. SECTION AT GUARDRAIL**



**HAND RAIL NOTE**

HANDRAIL SHALL BE IN COMPLIANCE WITH SEC. R3111.5.6 HANDRAILS SHALL BE IN COMPLIANCE WITH TABLE UNIFORMLY DISTRIBUTED 200 POUNDS PER SQ. FT. LIVE LOADS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF HANDRAIL.

**FLOOR PLAN**

NOTES

IRC R309.2. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE SIDE. GARAGES BENEATH THE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE (CEILING OF GARAGE) BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD.

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" INCH (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" INCHES (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING.

**GENERAL NOTES:**

1. ALL WORK TO BE DONE AS PER CODE AND REGULATIONS.
2. WATER RESIST GYP. BOARD (FULL HGT.), AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH.
3. TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET.
4. GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED).
5. PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
6. FOR INSTALLATION OF AHU SEE CONTRACTOR.
7. ALL EXHAUST FANS MUST BE VENTED TO THE OUTSIDE.
8. PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL ELECTRICAL CODE.
9. GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
10. FIRE BOX IS TO BE INSTALLED AS PER 2012 I.F.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE.
11. ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

**NOTES:**

1. ALL 1ST. FLOOR CEILINGS 10'-0" HIGH ( U.N.O. )
2. ALL 2ND. FLOOR CEILINGS 9'-0" HIGH ( U.N.O. )
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTER-CONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308.
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/REQUIRED ELECT. MECH & PLUMB.

**NOTES:**

ALL WALLS TO BE 2"x4" (U.N.O.) WOOD STUDS @ 16" O.C. PROVIDE FIRE STOPS AS REQUIRED INTERIOR WALLS TO HAVE 5/8" GYP. BD. PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WET AREAS

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH OWNER / GENERAL CONTRACTOR

ESCAPE/RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7 S.F. CLEAR NET OPENING. AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX. OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30"x54" AND THE STAIR LOAD CAPACITY SHALL BE AN MINIMUM OF 350 POUNDS.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

HOUSTON  
**PLANS & PERMITS**

BY	REV.	DESCRIPTION	DATE

PROJECT: **JASON NUNEZ**  
ADDRESS: **2008 HARLEM ST. HOUSTON TX 77020**  
DESIGNER ADDRESS: **1235 N. Loop West Suite #1104 Houston TX, 77008**  
information@houstonplansandpermits.net  
P: 281.372.1985



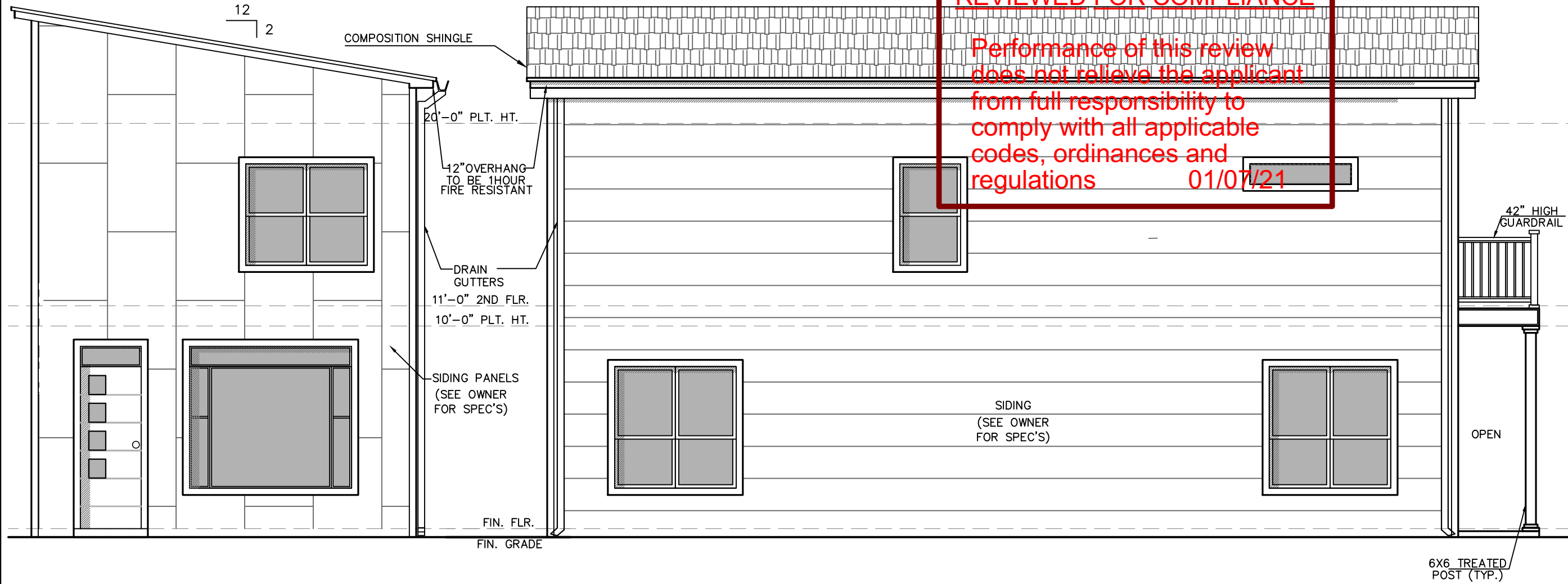
SHEET NO.  
**A 7**



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HOUSTON TX 77020

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P: 281.372.1985

PROJECT:

ADDRESS:

DESIGNER ADDRESS:



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A 8

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ELEVATION PLAN

FRONT

SCALE: 3/16" = 1'-0"

ELEVATION PLAN

RIGHT

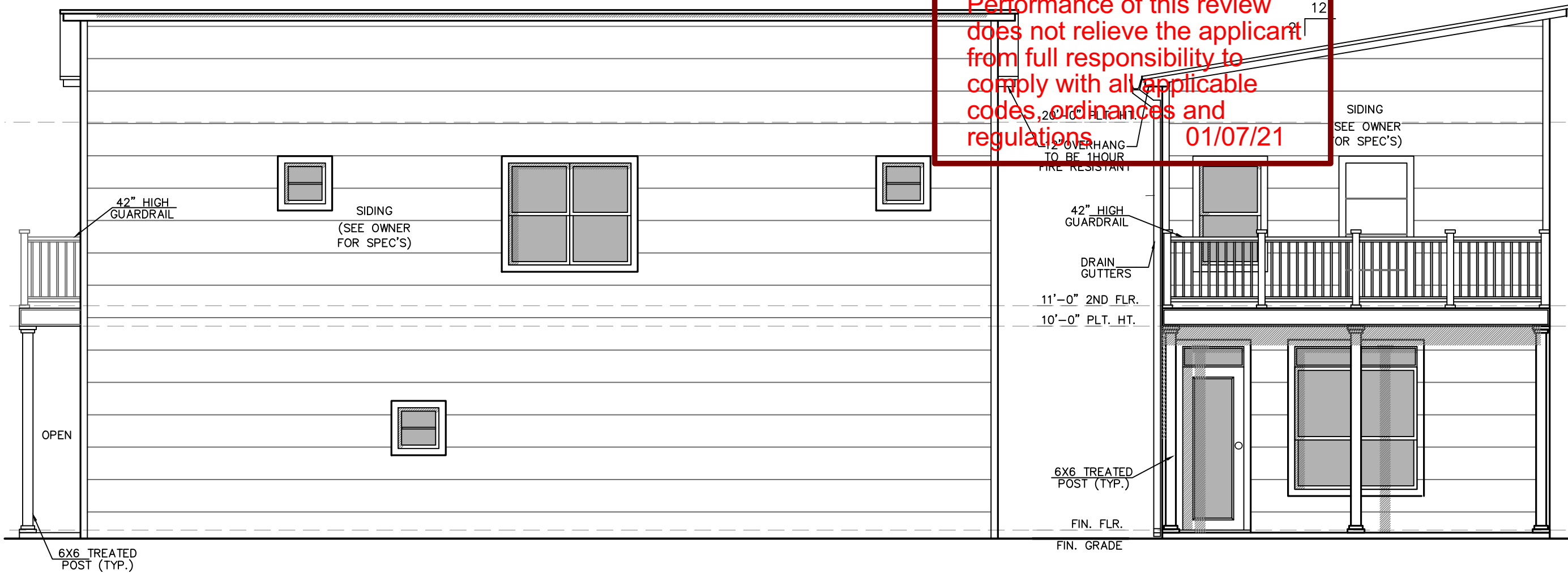
SCALE: 3/16" = 1'-0"



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BY	REV.	DESCRIPTION	DATE

CHECKED BY: ?? DATE DRAWN: ??

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HOUSTON TX 77020

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ELEVATION PLAN

REAR

SCALE: 3/16" = 1'-0"

ELEVATION PLAN

LEFT

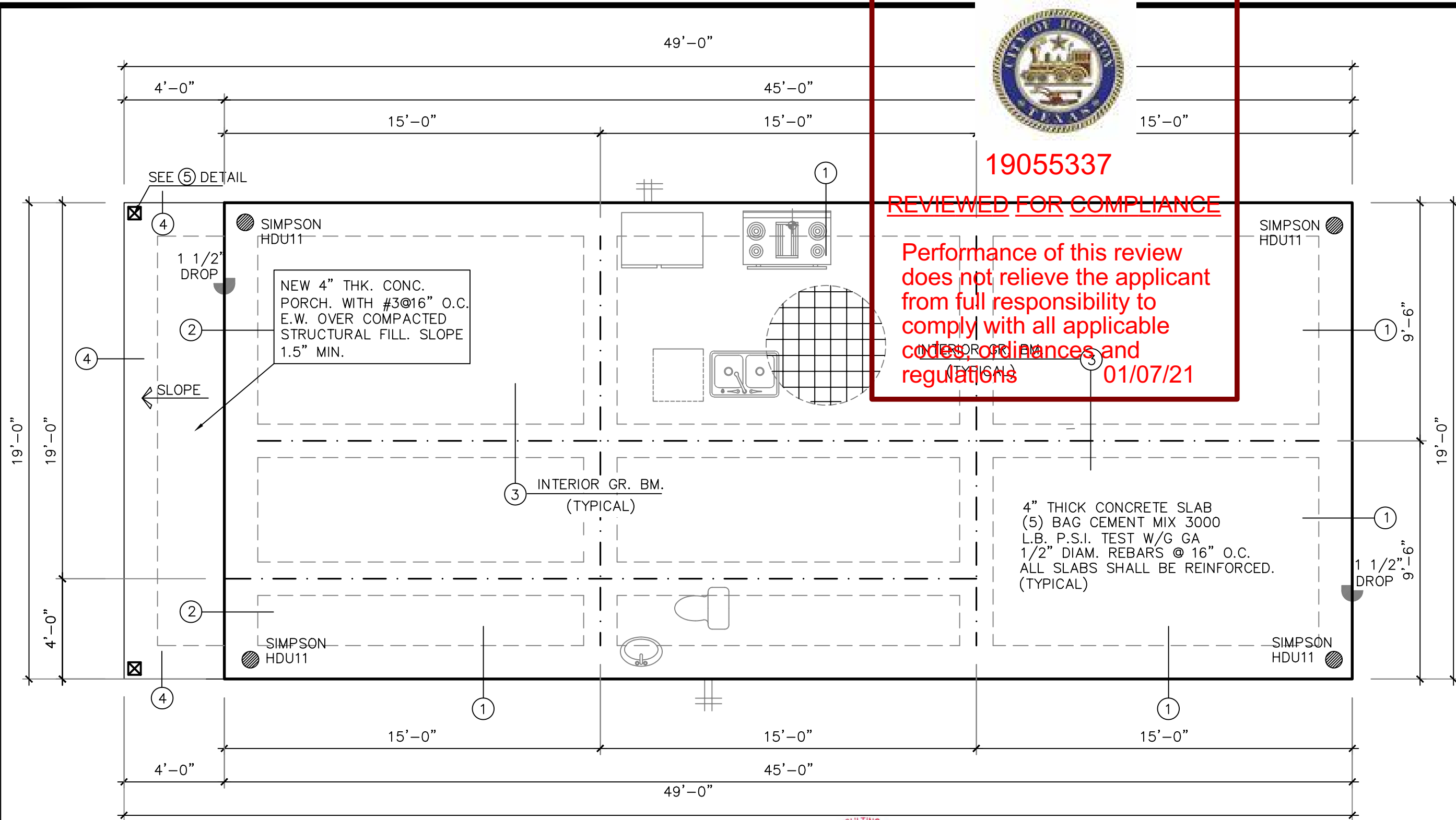
SCALE: 3/16" = 1'-0"



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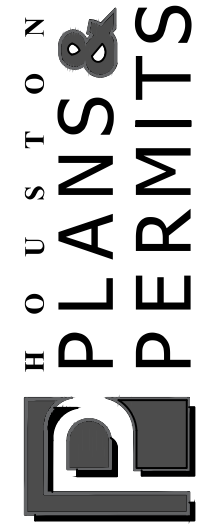
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10/29/2019

FOUNDATION PLAN

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



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S 1



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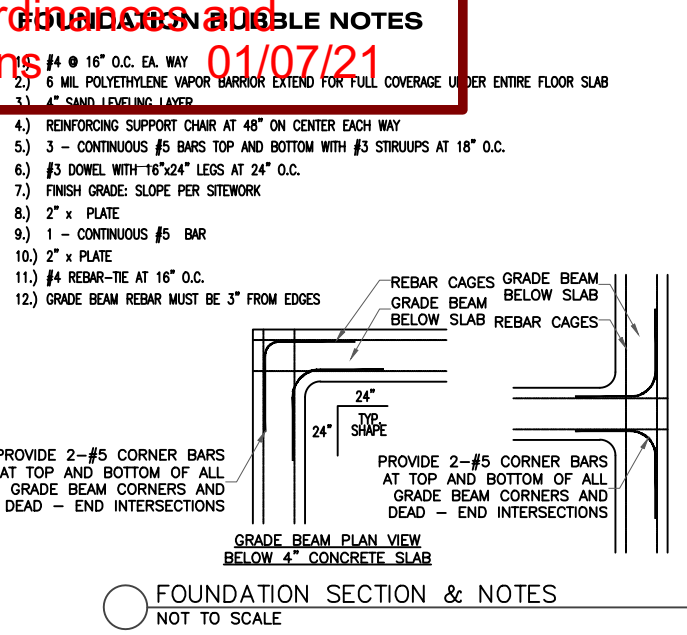
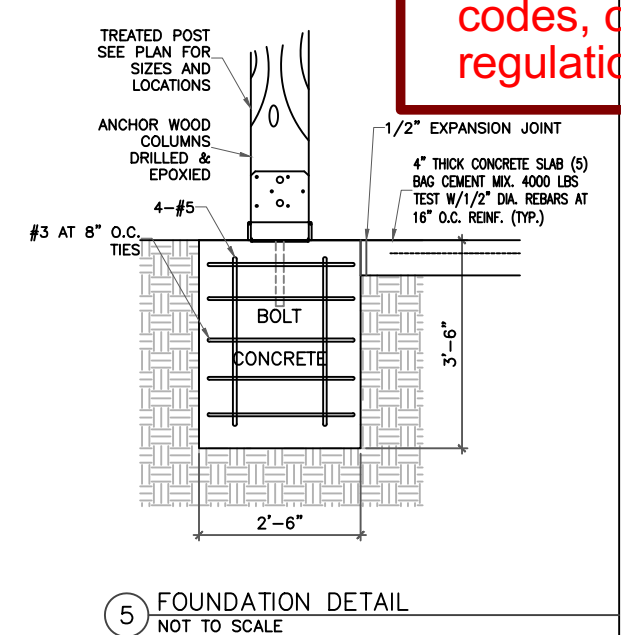
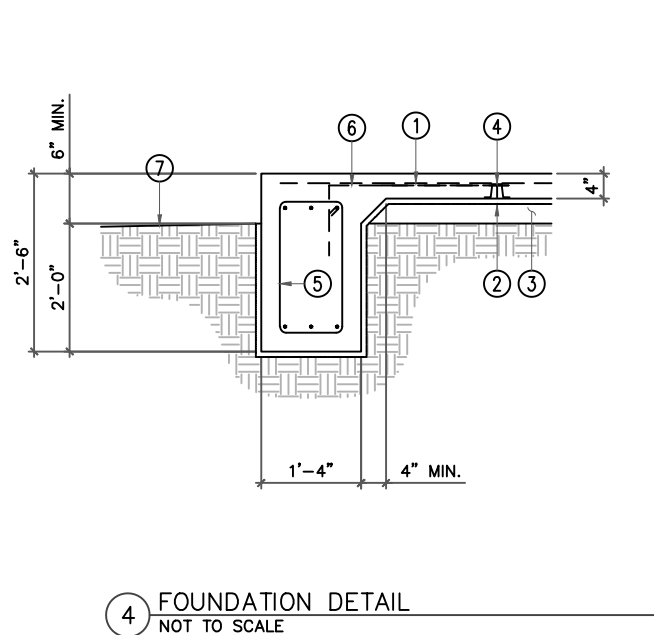
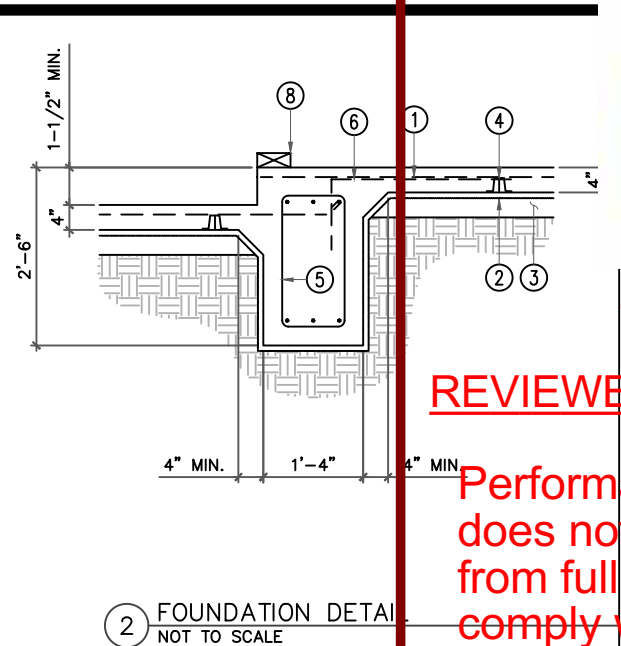
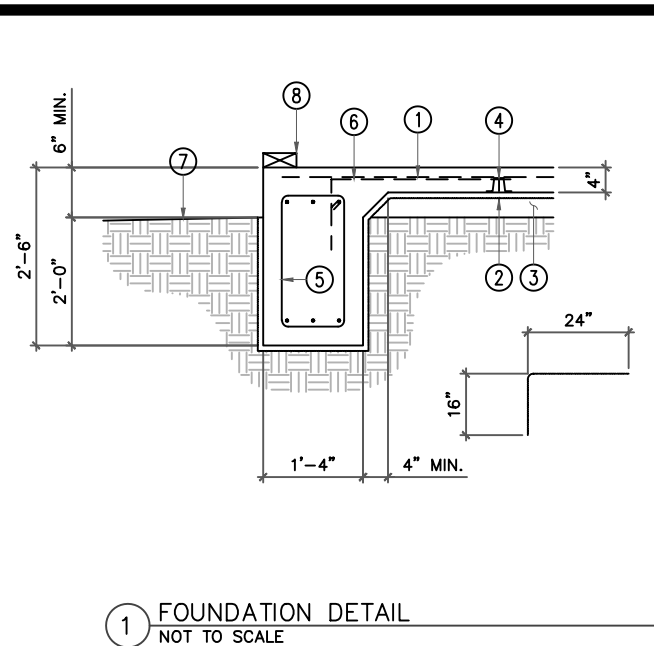
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10/29/2019

**GENERAL FOUNDATION NOTES**

1. GENERAL NOTES:
  - A. THESE GENERAL NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE NOTED.
  - B. UNLESS OTHERWISE INDICATED, ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC - 2012), WITH CITY OF HOUSTON AMENDMENTS, SOUTHERN BUILDING CODE, TEXAS WIND STORM BUILDING STORM CODE, TEXAS WIND STORM CONSTRUCTION GUIDELINES AND LOCAL BUILDING CODES.
2. FOUNDATION NOTES:
  - A. SEE FOUNDATION PLAN FOR LOCATIONS OF BEAMS, BELLBOTTOMS, DROPS, ETC. THE CONTRACTOR SHALL VERIFY OVERALL DIMENSIONS AND PLUMBING LOCATION PRIOR TO POURING CONCRETE.
  - B. ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
  - C. OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH CONCRETE.
  - D. ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED. SEE SOIL REPORT FOR SITE PREPARATION SPECIFICATIONS, IF AVAILABLE.
  - E. BACKFILLS AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE WALL HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.
  - F. STEP FOOTING AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
  - G. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.
  - H. ANY UNUSAL SITE CONDITIONS (e.g. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.
  - I. CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
  - J. ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID-DEPTH OF GRADE BEAMS. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 5 DIAMETERS ON THE CENTER.
3. REINFORCING CONCRETE:
  - A. REINFORCING CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC-2012 AND A.C.I. STANDARD 318.
  - B. ALL CONCRETE USED IN FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 psi.
  - C. THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
  - D. PROVIDE # 4s @ 16" ON CENTER EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.
  - E. PROVIDE WELDED WIRE FABRIC IN FLAT SHEETS, NOT IN ROLLS.
  - F. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
  - G. POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
  - H. PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0", UNLESS OTHERWISE NOTED. CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
  - I. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
4. REINFORCING STEEL:
  - A. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
  - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
  - C. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
  - D. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
  - E. LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. (SPLICE REINFORCING STEEL 36" WHEN ALL BARS ARE SPLICED AT ANY ONE POINT).
  - F. BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS, OR 40 BAR DIAMETERS, SPLICE CORNER BARS, UNLESS OTHERWISE NOTED.
  - G. PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, UNLESS OTHERWISE NOTED.
  - H. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
    - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . 3"
    - CONCRETE EXPOSED TO EARTH OR WEATHER . . . 1 1/2"
    - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH . . . 3/4"



**TABLE R401.41 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL**

CLASS OF MATERIAL	LOAD-BEARING PRESSURE
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL (SW, SP, SM, SC, GM, AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH)	1,500b

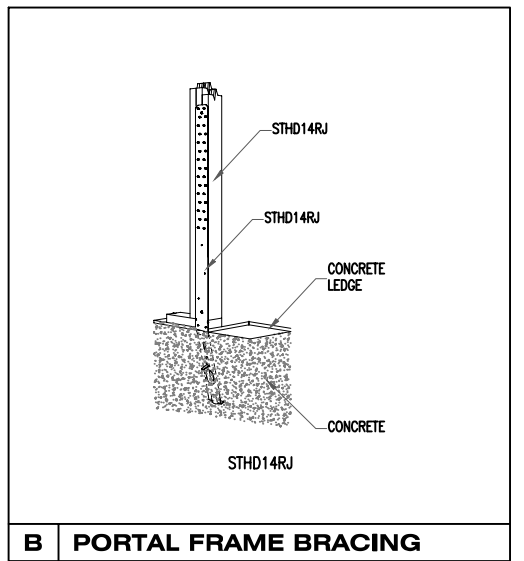
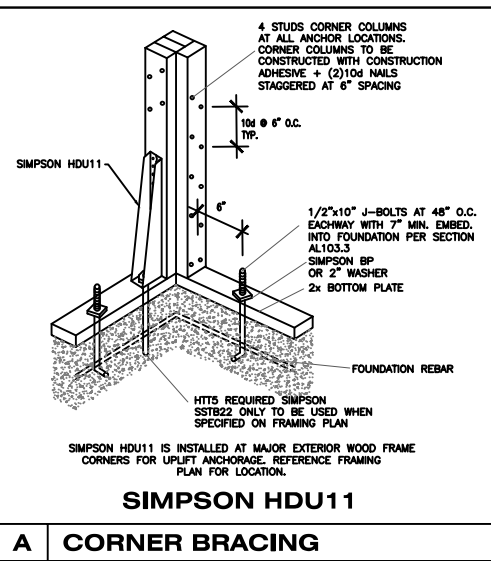
FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA.  
 a. WHEN SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.  
 b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

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

**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 PROVISIONS OF THE IRC-2012 BUILDING CODE.

**NOTE:**  
 F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

- NOTES:**
1. SEE ARCHITECTURAL DWGS. FOR PLUMBING, EMBEDDED ITEMS, RECESSES UTILITIES ETC.
  2. COORDINATE ALL DIMENSIONS ( IF REQUIRED ) WITH ARCHITECTURAL DRAWINGS.
  3. CONTRACTOR PLEASE VERIFY ALL WALK DOOR AND O.H. DOOR LOCATIONS.
  4. SEE STRUCTURAL DWGS FOR ANCHORS, ETC.
  5. VERIFY FOUNDATION SLOPES WHERE REQUIRED



NO.	DATE	DESCRIPTION	BY	REV.

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**S 2**





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6"X6" TREATED POST (TYP.)

(3) 2"X12" W/ 1/2 PLY

(3) 2"X12" W/ 1/2 PLY

2x12 #2 SYP @ 16 O.C.

2x12 #2 SYP @ 12 O.C.

2x12 #2 SYP @ 12 O.C.

2x12 #2 SYP @ 12 O.C.

(3) 2"X12" W/ 1/2 PLY

(3) 2"X12" W/ 1/2 PLY

(3) 2"X12" W/ 1/2 PLY

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CEILING PLAN

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

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S 3

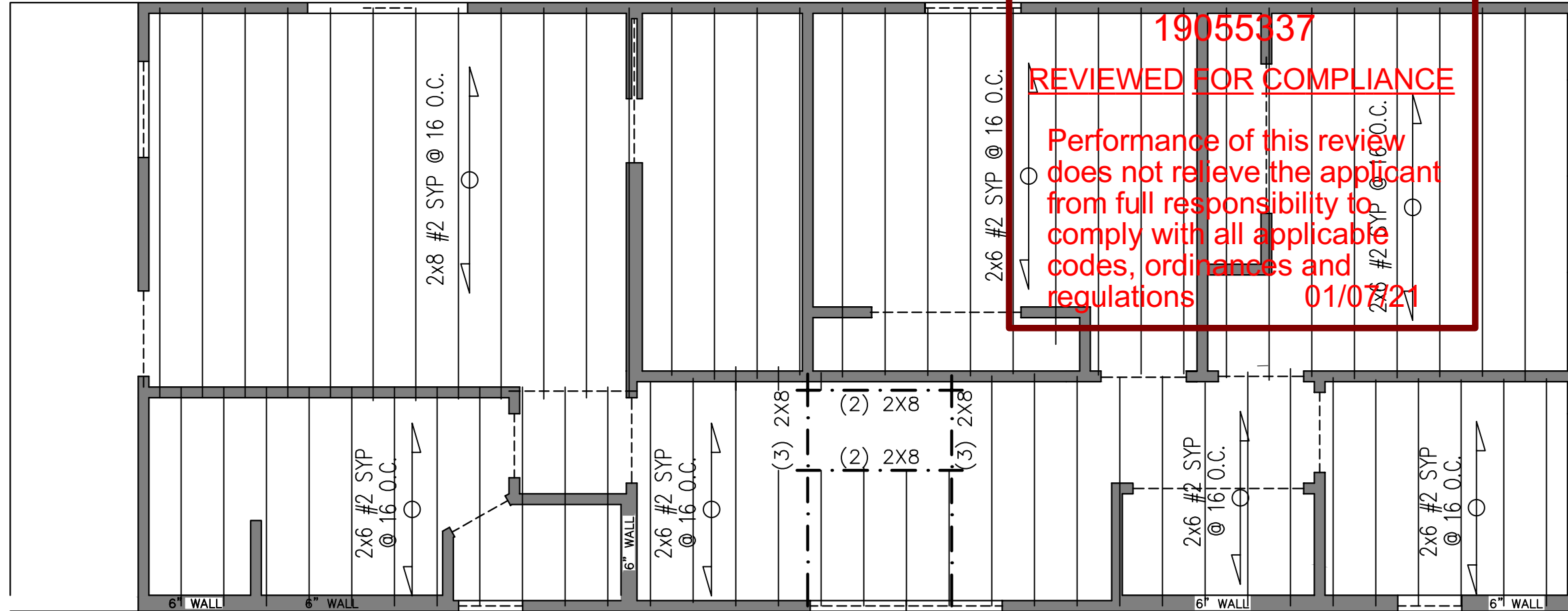


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CEILING PLAN

2ND. FLOOR

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

SHEET NO.

**S 4**



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  - ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
  - OVER EXCAVATION OF MATERIALS SHALL BE BACKFILLED WITH CONCRETE.
  - ALL BACKFILL AROUND FOOTINGS, BEHIND WALLS AND UNDER SLABS SHALL BE COMPACTED. SEE SOIL REPORT FOR SITE PREPARATION SPECIFICATIONS, IF AVAILABLE.
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  - STEP FOOTING AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" UNLESS NOTED OTHERWISE.
  - WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.
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- REINFORCING CONCRETE:
  - REINFORCING CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE IRC-2012 AND A.C.I. STANDARD 318.
  - ALL CONCRETE USED IN FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 psi.
  - THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
  - PROVIDE # 4's @ 16" ON CENTER EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.
  - PROVIDE WELDED WIRE FABRIC IN FLAT SHEETS, NOT IN ROLLS.
  - PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C., UNLESS OTHERWISE NOTED.
  - POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.
  - PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0", UNLESS OTHERWISE NOTED. CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
  - ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- REINFORCING STEEL:
  - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
  - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
  - ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
  - ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
  - LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED. (SPLICE REINFORCING STEEL 36" WHEN ALL BARS ARE SPLICED AT ANY ONE POINT).
  - BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS, OR 40 BAR DIAMETERS, SPLICE CORNER BARS, UNLESS OTHERWISE NOTED.
  - PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, UNLESS OTHERWISE NOTED.
  - PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
 

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . 3"
CONCRETE EXPOSED TO EARTH OR WEATHER . . . 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH . . . 3/4"

**NOTE:**

CONTRACTOR TO VERIFY FOUNDATION FOOTPRINT WITH ARCHITECTURAL PLAN PRIOR TO CONSTRUCTION

**NOTE:**

F.F. ELEV. NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

**NOTES:**

- SEE ARCHITECTURAL DWGS. FOR PLUMBING, EMBEDDED ITEMS, RECESSES UTILITIES ETC.
- COORDINATE ALL DIMENSIONS ( IF REQUIRED ) WITH ARCHITECTURAL DRAWINGS.
- CONTRACTOR PLEASE VERIFY ALL WALK DOOR AND O.H. DOOR LOCATIONS.
- SEE STRUCTURAL DWGS FOR ANCHORS, ETC.
- VERIFY FOUNDATION SLOPES WHERE REQUIRED

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 KPA.  
 a. WHEN SOIL TESTS ARE REQUIRED BY SECTION R401.4, THE ALLOWABLE BEARING CAPACITIES OF THE SOIL SHALL BE PART OF THE RECOMMENDATIONS.  
 b. WHERE THE BUILDING OFFICIAL DETERMINES THAT IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.

**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.

**TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIAL**

CLASS OF MATERIAL	LOAD-BEARING PRESSURE
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, CLAYEY GRAVEL (SW, SP, SM, SC, GM, AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH, AND CH)	1,500b

**CEILING FRAMING NOTES**

(UNLESS OTHERWISE NOTED)

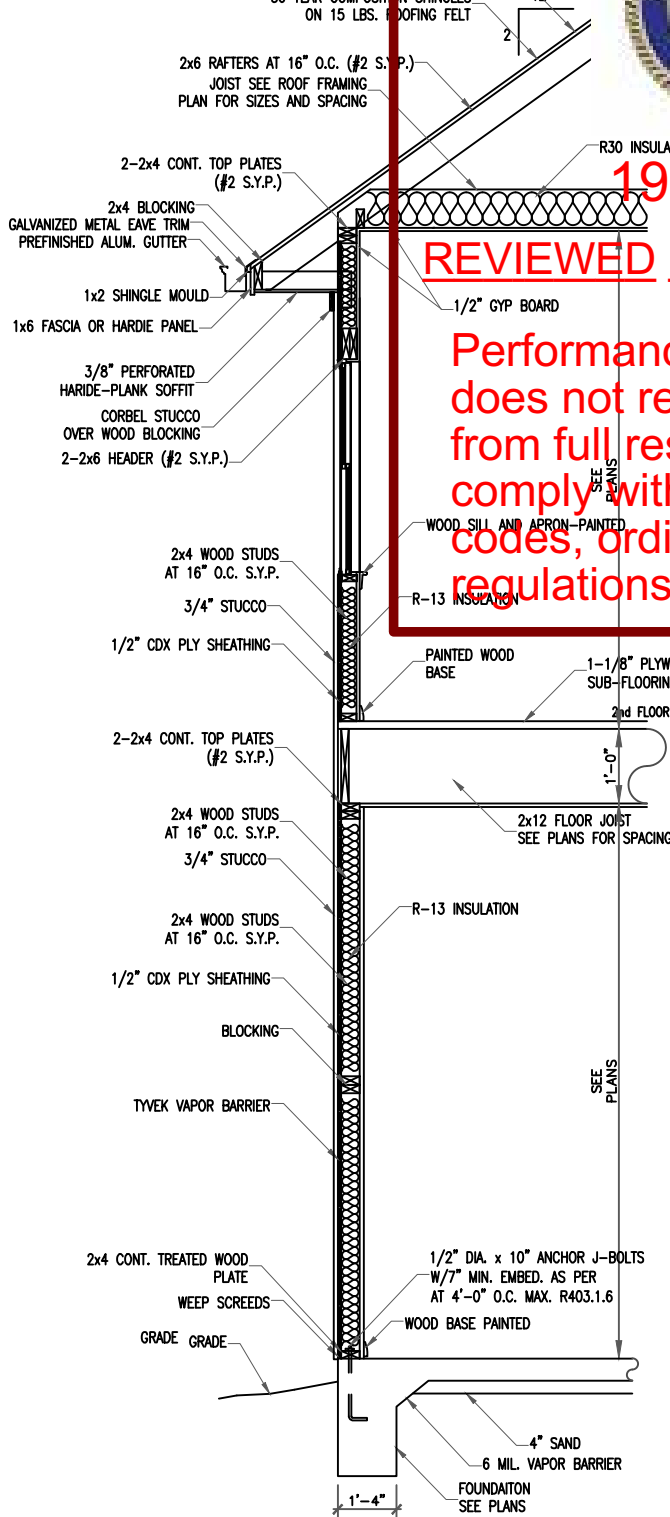
- CEILING JOISTS - SYP #2.
- TYP. CEILING JOIST - 2"x6, 8, 10" & 12 AT 16" O.C.
- ALL BEAMS AND HEADERS SHALL BE SYP #2.

**HEADER SCHEDULE**

(UNLESS OTHERWISE NOTED)

SPAN	HEADER
2'-6" OR LESS	2-2x4's
4'-6" OR LESS	2-2x6's
6'-0" OR LESS	2-2x8's
7'-6" OR LESS	2-2x10's

NOTE: PROVIDE 1-1/8" WIDE 20 GA. GALV. STEEL STRAPS AT 32" O.C. W/10-10d NAILS AT THE RIDGE



**A 2-STORY STUCCO WALL SECTION**

**LOADS:**

LIVE LOAD = 20 PSF.  
 DEAD LOAD = 10 PSF.  
 WIND LOAD = 11 MPH  
 3 - SECOND GUST

USE	LIVE LOAD
STORAGE	20
DECK	10
CEILING	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40c

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TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.



10/29/2019

NO.	BY	REV.	DESCRIPTION	DATE

PROJECT: **JASON NUNEZ**  
 ADDRESS: **2008 HARLEM ST.**  
 DESIGNER ADDRESS: **HOUSTON TX 77020**

SHEET NO.

**S 5**

FOUNDATION NOTES

SCALE: N.T.S.

CEILING FRAMING NOTES

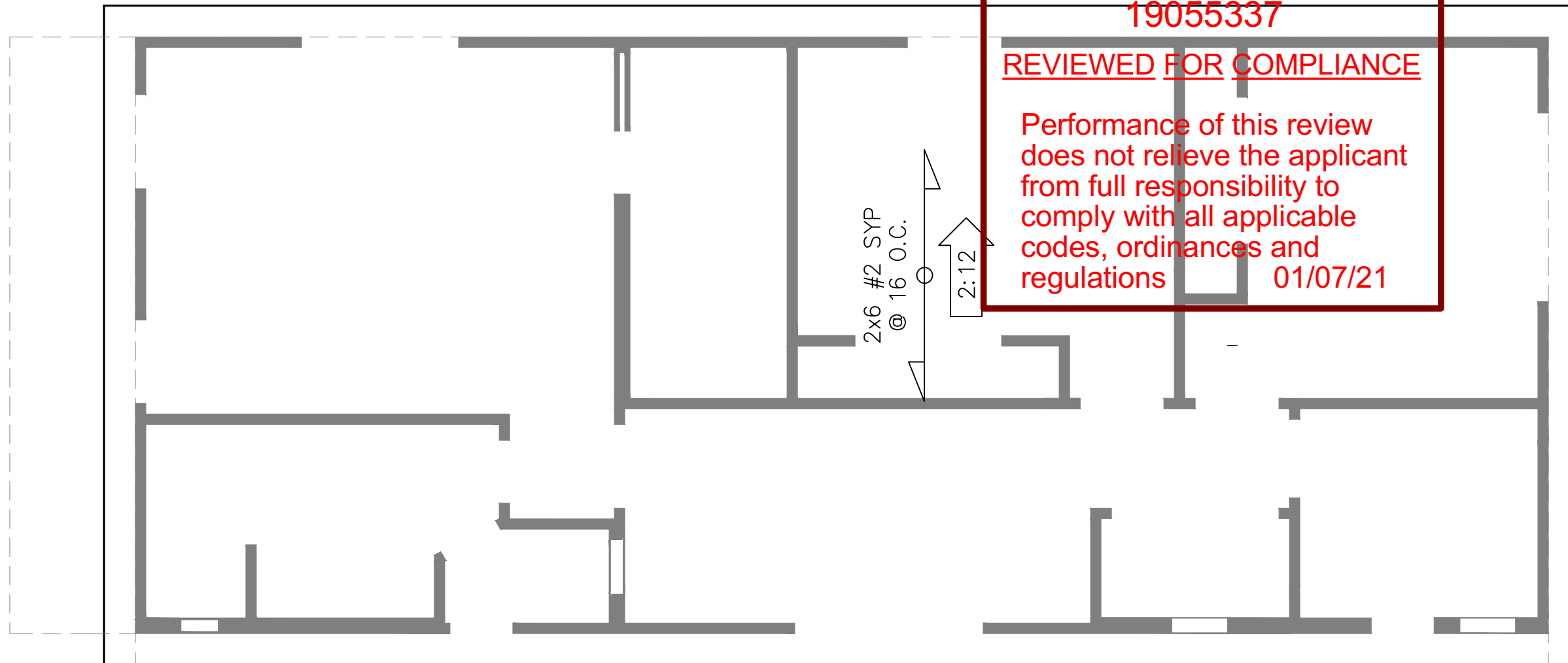
SCALE: N.T.S.



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BY	REV.	DESCRIPTION	DATE

PROJECT: **JASON NUNEZ**  
 ADDRESS: **2008 HARLEM ST.**  
 DESIGNER ADDRESS: **HOUSTON TX 77020**



10/29/2019

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 be liable for human error after construction is started. The information, specifications, and designs appearing in this sheet are the property of Houston Plans and Permits. Any unauthorized use or duplication in whole or in part is strictly prohibited.

ROOF FRAMING PLAN

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

SHEET NO. **S 6**



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USE	LOADS
ATTICS W/ LIMITED STORAGE	60
ATTIC W/O STORAGE	40
DECKS	
EXTERIOR BALCONIES	60
FIRE ESCAPES	
GUARDRAILS AND HANDRAILS	200i
GUARDRAILS IN-FILL COMPONENTS	50i
PASSENGER VEHICLE GARAGES	50a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40s

ROOF NOTES:	
1. ALL SLOPES FROM FRONT TO BACK ELEVATIONS ARE	SEE PLAN / 12 PITCH AND SHALL HAVE 16" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
2. ALL SLOPES FROM SIDE TO SIDE ELEVATIONS ARE	SEE PLAN / 12 PITCH AND SHALL HAVE 16" OVERHANG FROM FRAME UNLESS NOTED OTHERWISE.
3. ALL RAKE OVERHANGS SHALL BE	16" FROM FINISH WALL UNLESS NOTED OTHERWISE.
4. ALL RAFTERS SHALL BE 2 x 6 @ 16" O.C. #3 GRADE OR BETTER UNLESS NOTED OTHERWISE.	
5. PROVIDE VALLEY FLASHING WHERE ROOF PITCHES CHANGE AND WHERE ROOF INTERSECTS WITH VERTICAL SURFACES.	
6. GUTTERS AND DIVERSERS TO BE PROVIDED BY CONTRACTORS AS REQUIRED. (SEE CUSTOMER)	
7. CONTRACTORS SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODES THROUGH CONTINUOUS SOFFIT VENTS TO RIDGE OR TURBINE VENTS. VERIFY WITH OWNER.	

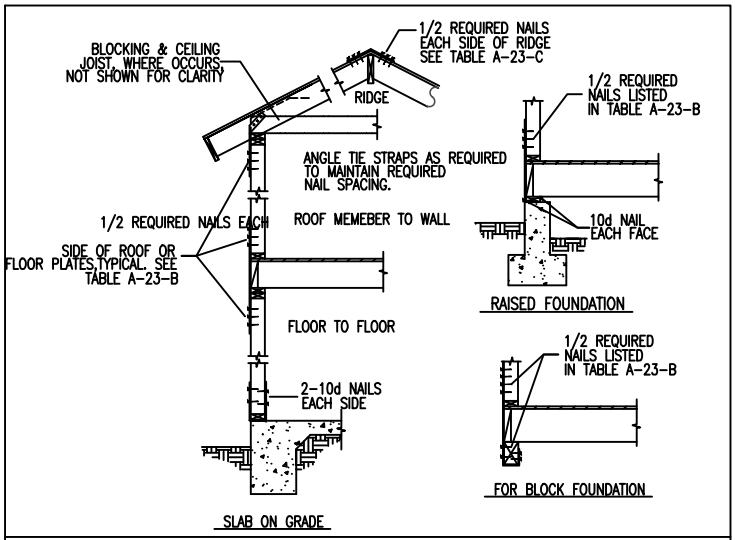


FIGURE A-23-1 COMPLETE LOAD PATH DETAILS

**NOTE:**  
ALL NEW RAFTERS 2x6 @ 16" O.C. SYP. #2 GRADE OR BETTER (U.N.O.)  
COORDINATE ALL DIMENSIONS, RECESS AND DROPS W/ ARCHITECTURAL DWGS

- NOTE:**
- PROVIDE 2 x 6 PURLIN BRACING WITH 2 x 4 "T" COLUMN MINIMUM BRACED BACK TO LOAD BEARING WALL OR FLOAT BEAM.
  - PROVIDE 2 x 6 COLLAR BEAMS @ EVERY OTHER RAFTER @ 3' TO 4' BELOW RIDGE LINE.
  - RIDGE, HIP, AND VALLEY RAFTERS TO BE NEXT SIZE LARGER THAN CONNECTING MEMBER

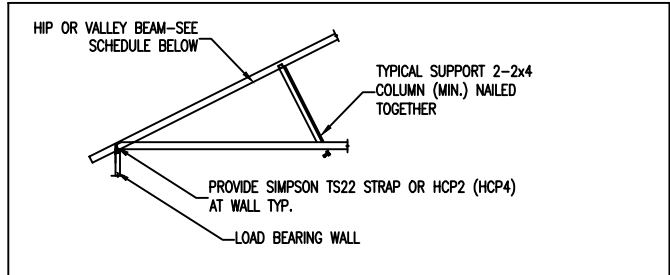
BASIC WIND SPEED X 1.81 FOR KNOTS	NUMBER OF NAILS		
	EXPOSURE		
	B	C	D
80	6-10d	8-10d	10-10d
90	8-10d	10-10d	12-10d
100	10-10d	12-10d	14-10d
110	12-10d	14-10d	16-10d

NOTE: CORROSION RESISTANT STEEL TIE STRAP 1 1/8" X 0.036" (129MMx0.91MM) 0.036 INCH (0.91MM) (NO 20 GALVANIZED SHEET GAGE) AS 48" (1219MM) ON CENTER TYPICAL.

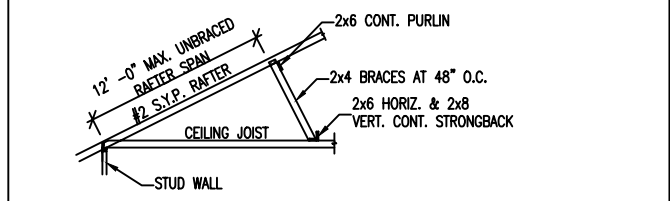
TABLE A-23-B ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS				
BASIC WIND SPEED X 1.81 FOR KNOTS	LOCATION	NUMBER OF NAILS		
		EXPOSURE		
		B	C	D
80	ROOF TO WALL	6-8d	8-8d	8-10d
	FLOOR TO FLOOR	---	4-10d	6-10d
	FLOOR TO FOUNDATION	---	4-10d	4-10d
90	ROOF TO WALL	8-8d	8-10d	10-10d
	FLOOR TO FLOOR	---	6-10d	8-10d
	FLOOR TO FOUNDATION	---	4-10d	6-10d
100	ROOF TO WALL	8-10d	10-10d	12-10d
	FLOOR TO FLOOR	6-10d	8-10d	10-10d
	FLOOR TO FOUNDATION	4-10d	6-10d	8-10d
110	ROOF TO WALL	10-10d	12-10d	12-10d
	FLOOR TO FLOOR	8-10d	10-10d	10-10d
	FLOOR TO FOUNDATION	6-10d	8-10d	8-10d

FOR FLOOR TO FOUNDATION ANCHORAGE, SEE SECTION 2365.5.4  
NUMBER OF COMMON NAILS LISTED IS TOTAL REQUIRED FOR EACH TIE STRAP. THE TIE STRAPS SHALL BE SPACED AT 48" ON CENTER ALONG THE LENGTH OF THE WALL. THE NUMBER OF NAILS ON EACH SIDE OF THE ROOF OR FLOOR PLATE JOINTS SHALL BE EQUAL. NAILS SHALL BE SPACED TO AVOID SPLITTING THE WOOD, SEE FIGURES A-23-1 FOR ILLUSTRATIONS OF THESE TIE STRAPS.

TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNERS'S SPECIFICATIONS. CONTRACTOR AND/OR OWNER SHALL VERIFY ALL DIMENSIONS, DETAIL, AND SPECIFICATIONS BEFORE CONSTRUCTION. DESIGNER WILL NOT BE LIABLE FOR HUMAN ERROR AFTER CONSTRUCTION IS STARTED. THE INFORMATION, SPECIFICATIONS, AND DESIGNS APPEARING IN THIS SHEET ARE PROPERTY OF HOUSTON PLANS AND PERMITS. ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

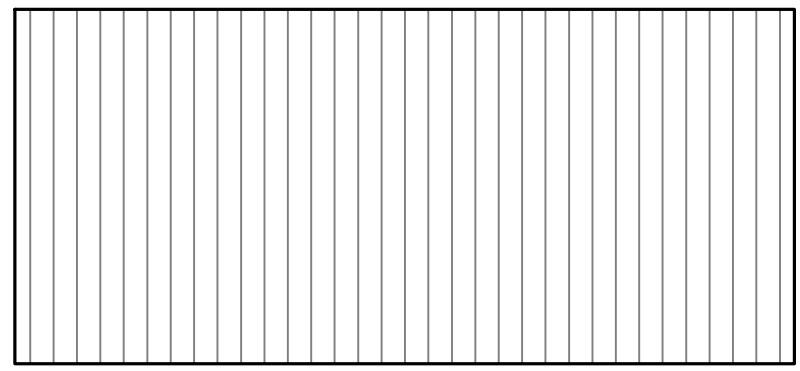


HIP OR VALLEY BEAM BRACING



RAFTER BRACING DETAIL

ROOF NOTES | SCALE: N.T.S.



KEY PLAN | SCALE: N.T.S.



10/29/2019

BY	REVISION	DATE

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HOUSTON TX 77020  
DESIGNER ADDRESS:

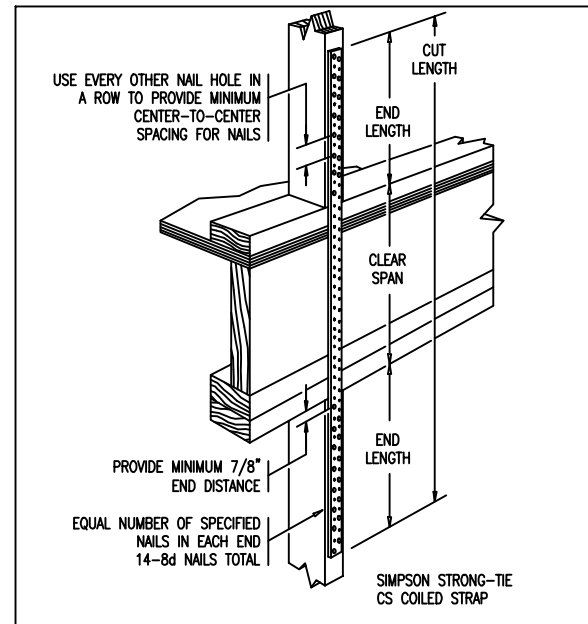
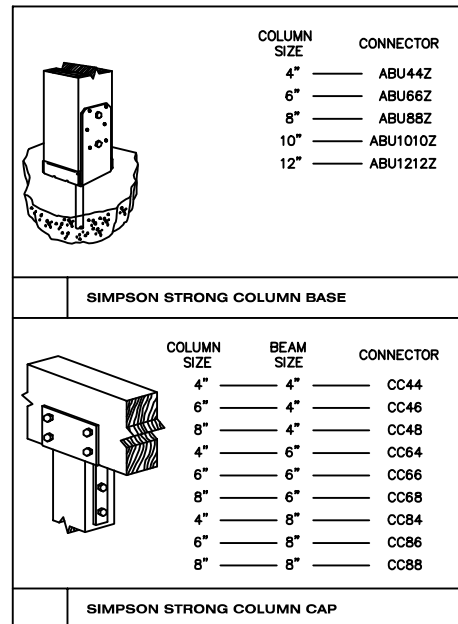
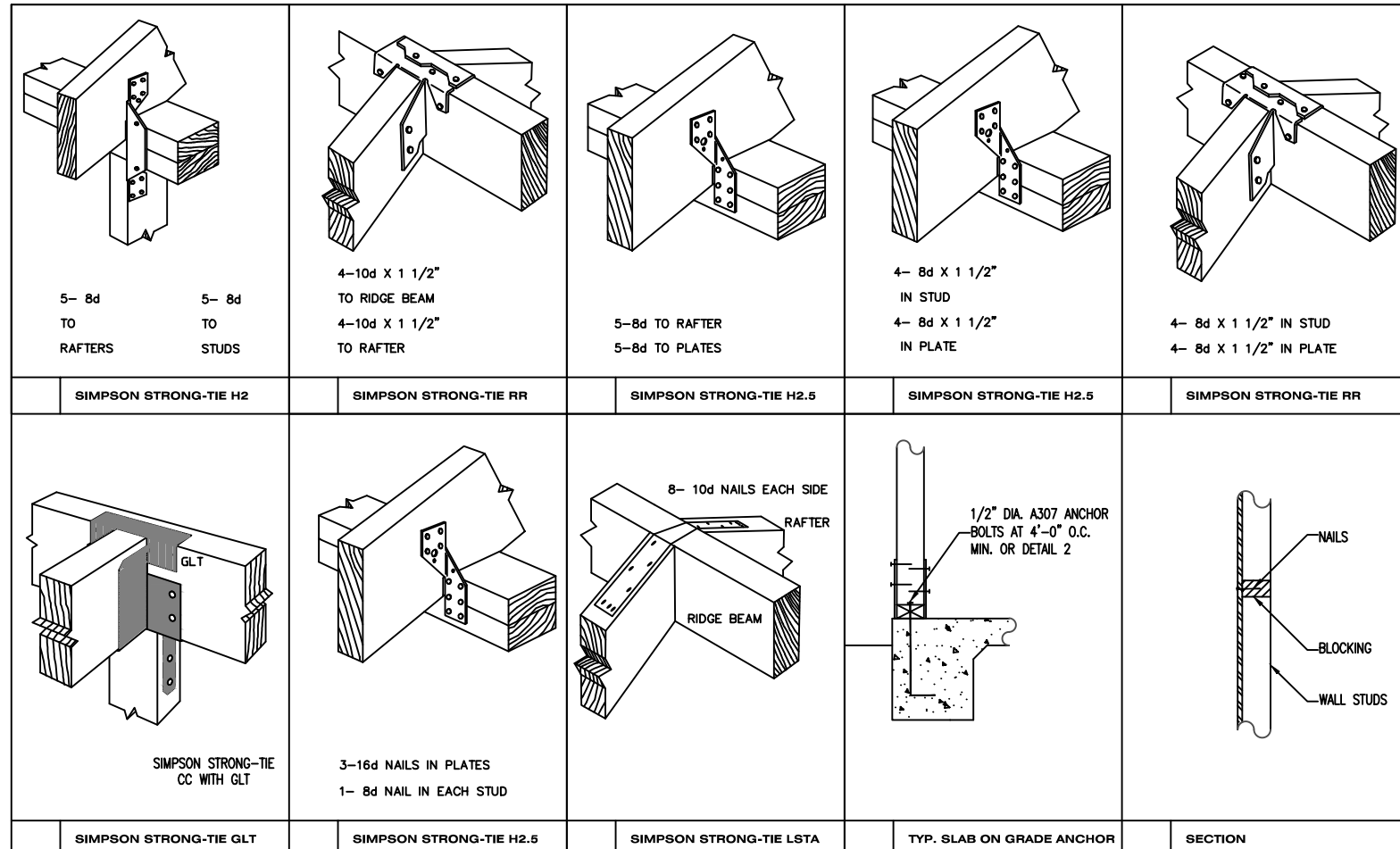
SHEET NO. S 7



**TABLE FOR STRUCTURAL MEMBERS  
PERmissible R602.3(1)**

DESCRIPTION	NUMBER	TYPE OF FASTENER a,b,c,d	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3	8d	-
1"x6" subfloor or less to each joist, face nail	2	8d	-
2" subfloor to joist or girder, blind & face nail	2	16d	-
Sole plate to joist or blocking, toe nail	2	16d	16" O.C.
Top or sole plate to stud, end nail	2	16d	-
Stud to sole plate, toe nail	4-8d	2-16d	-
Double studs, face nail	2	16d	24" O.C.
Double top plates, face nail	2	16d	16" O.C.
Sole plate to joist or blocking at braced wall panels	3	16d	16" O.C.
Double top plates, minimum 48" offset of ends, toe nail to blocking plate	8	16d	-
Blocking between joists or rafters to top plate, toe nail	3	8d	-
Rim joist to top plate, toe nail	1	16d	6" O.C.
Top plates, laps at corners & intersections, face nail	2	10d	-
Built-up header, two pieces with 1/2" spacer	1	16d	16" O.C. along each edge
Continued header, two pieces	1	16d	16" O.C. along each edge
Ceiling joists to plate, toe nail	3	8d	-
Continuous header to stud, toe nail	4	8d	-
Ceiling joist, laps over partitions, face nail	3	16d	-
Ceiling joist to parallel rafters, face nail	3	10d	-
Rafter to plate, toe nail	3	8d	-
1" brace to each stud & plate, face nail	2	8d	-
1"x6" sheathing to each bearing, face nail	2	8d	-
1"x8" sheathing to each bearing, face nail	3	8d	-
Wider than 1"x8" sheathing to each bearing, face nail	4	8d	-
Built-up corner studs	1	16d	24" O.C.
Built-up girders & beams, 2-inch lumber layers	2	20d	Nail each layer as follows: 32" O.C. at top & bottom & staggered. Two nails at ends & at each splice
2" planks	2	16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4	16d	-
face nail	3	10d	-
Rafter ties to rafters, face	3	8d	-
Wood structural panels, subfloor, roof & wall sheathing to framing, & particleboard wall sheathing to framing			
5/16 - 1/2	6d common nail (subfloor, wall)	6	12 <sup>g</sup>
	8d common nail (roof)		
19/32 - 1	8d common nail	6	12 <sup>g</sup>
1-1/8 - 1-1/4	10d common nail or 8d deformed nail	6	12

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**DESIGN LOADS:**

LIVE LOAD = 20 PSF.  
DEAD LOAD = 10 PSF.  
WIND LOAD = 110 MPH  
3 - SECOND GUST

**NOTES:**

- INSTALL HURRICANE STRAPS PER DETAILS D1 THRU D4 FOR STRAPS FOR MATCHING RAFTERS SEE D5.
- WHERE RAFTERS ARE STAGGARED USE DETAIL RR ON D2.
- WHERE RAFTERS AND STUDS MATCH USE DETAIL H2 ON D1.
- WHERE STUD MATCH FROM THE FIRST FLOOR TO THE SECOND FLOOR USE CS ON D1.
- WHERE RAFTERS DO NOT MATCH TO STUDS USE H2 ON D2.
- TO TIE STUDS TO TOP PLATE WHERE RAFTERS DO NOT MATCH USE RSP4 ON D3.
- CONNECT STUDS TO BOTTOM PLATE PER RSP4 ON D3.
- ALL WALLS SHALL HAVE DIAGONAL BRACING PER WW ON D4. ALTERNATE BRACING IS 1X4 LET-IN FROM TOP PLATE TO BOTTOM PLATE.

BRACING DETAILS

N.T.S

NAILING DETAILS

N.T.S

VATANI CONSULTING ENGINEERS  
STATE OF TEXAS  
ESHRAGHOLLAH VATANI  
69194  
PROFESSIONAL LICENSE  
REGISTRATION # 4286

10/29/2019

BY	REV.	DESCRIPTION	DATE

PROJECT: **JASON NUNEZ**

ADDRESS: **2008 HARLEM ST.  
HOUSTON TX 77020**

DESIGNER ADDRESS:



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**FLOOR FRAMING NOTES:**

- FLOOR JOIST - SYP #2
- TYP. FLOOR JOIST - 2X12 @ 16" O.C. U.N.O.
- TYP. SHEATHING - 1/8" 48/24 APA RATED T & G GLUED & NAILED W/10 D @ 6" EDGES & 10" FIELD
- ALL BEAMS AND HEADERS SHALL BE SYP #2
- PROVIDE 2- 2X12 HEADERS AT ALL FIRST LEVEL OPENINGS U.N.O.
- DOUBLE JOIST UNDER ALL NON LOAD-BEARING PARTITIONS
- ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
- DL = 10 PSF LL = 40 PSF

**CEILING FRAMING NOTES**

- CEILING JOISTS- SYP #2
- TYP. CEILING JOIST- 2X8 @ 16" O.C. U.N.O.
- ALL BEAMS AND HEADERS SHALL BE SYP #2
- HEADER SCHEDULE:

SPAN	HEADER
2'-6"	2 - 2x4
4'-6"	2 - 2x6
6'-0"	2 - 2x8
7'-6"	2 - 2x10

- ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
- DL = 10 PSF LL = 20 PSF

**GENERAL NOTE**

FRAMING DESIGN CRITERIA BASED ON 2017 NFPA SPAN TABLES FOR JOISTS AND RAFTERS, AND SPIB GRADING RULES. VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICKLEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.

**STUD WALL FRAMING NOTE**

FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2X6 STUDS @ 16" O.C.

FRAME INTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" WITH 2 - 2x4 STUDS @ 16" O.C. OR 2X6 STUDS @ 16" O.C.

STUD WALLS SHALL BE DIAGONALLY BRACED W/ 1 X 4 LET-IN AT EACH END, AT 25' MAX. SPACING BETWEEN WALL

STRAP TIES MST @ SECOND FLOOR AND ROOF, SPACED @ 32" O.C. ENDS.

H3 CONNECTORS AT SILL PLATE @ 16" O.C.

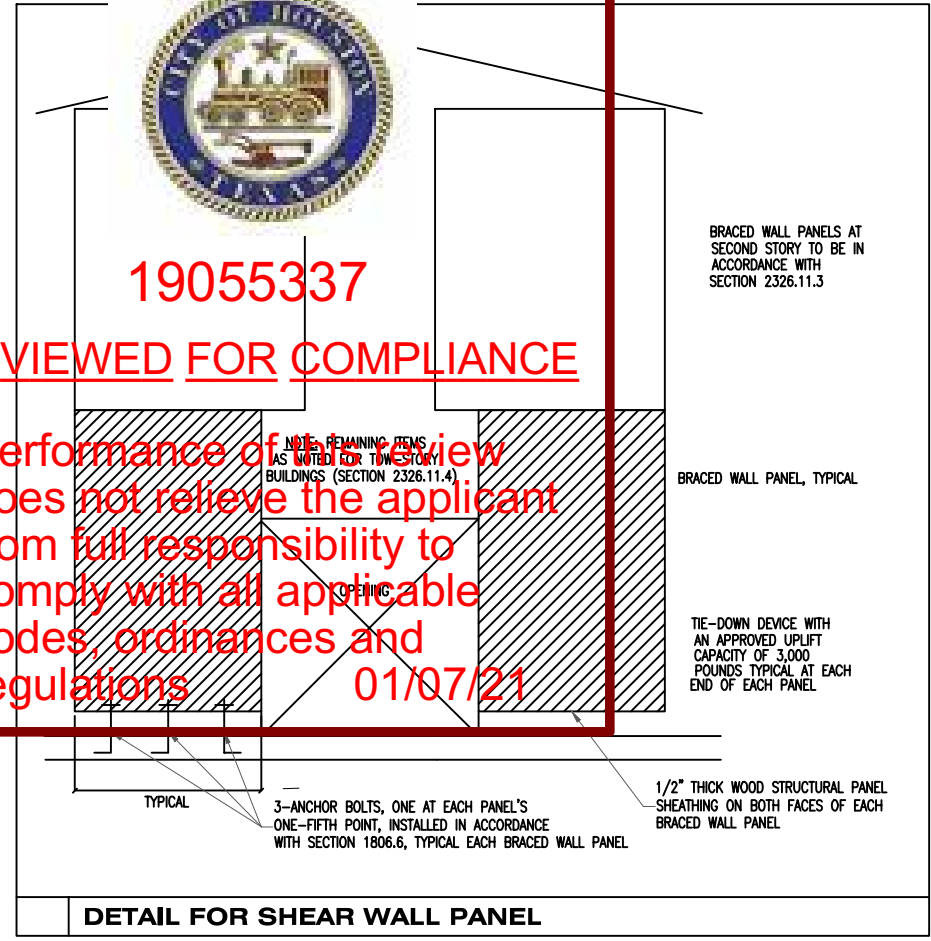
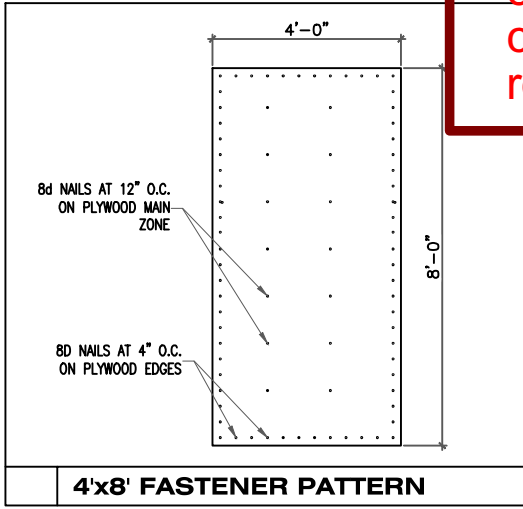
**GENERAL FRAMING NOTES**

- HIP, VALLEY AND RIDGE SHALL ALWAYS BE ONE SIZE LARGER THAN RAFTERS.
- PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 32" O.C.
- ALL RAFTERS 2X6 AT 24" O.C. UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
- PROVIDE CROSSBRIDGING AT 8'-0" O.C. ON ALL 2X12 JOISTS.
- PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
- PROVIDE 2- 2X6 STRONGBACK ON SPANS OVER 10'-0".
- ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
- STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS
- THE MAXIMUM UNSUPPORTED SPAN FOR 2 X 6 RAFTERS SHALL BE 10'-7". 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.).
- 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.
- ALL BEAM AND HEADER MATERIAL SHALL BE #2 SD19 SYP. ALL RAFTERS AND JOIST MATERIAL SHALL BE #2 SD19 SYP.
- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" O.C.
- ALL STEEL SHALL CONFORM TO ASTM A-36.
- 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). SECOND FLOOR DECKING SHALL BE APA 1 1/8 PLYWOOD OR 2X6 T & G INSTALLED DIAGONALLY.
- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" O.C.

- 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.
- ALL EXTERIOR WALL TO USE 1/2" O.S.B. (MIN) NAIL 4" O.C. AT EDGES, & 12" O.C. AT FIELD W/8d NAILS TYP. (U.N.O.)
- INSTALLATION: DRIVE NAILS FLUSH. DO NOT PENETRATE THE SURFACE OF THE SHEATHING.

**WIND STORM NOTES:**

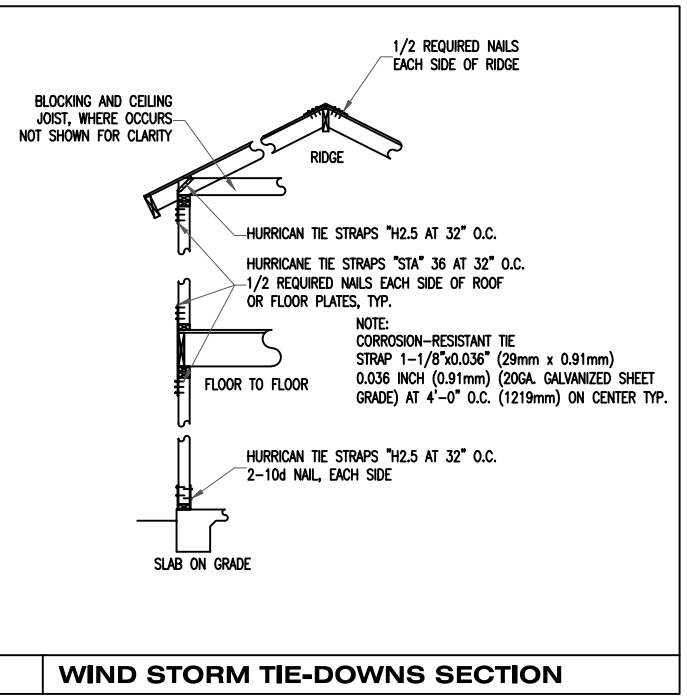
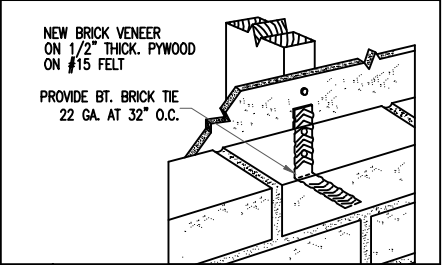
- RAFTER HURRICANE TIES- CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH SIMPSON H2.5 HURRICANE TIE
- ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT WITH SIMPSON LSTA STRAPS TIE WITH 10-10d NAILS (5 EA. SIDE)
- ROOF BRACING- 2 X 6 PURLIN WITH 2 X 4 BRACE @ 48" O.C. TO BEAM OR WALL BELOW
- ALL BEAM CONNECTIONS SIMPSON HGB OR HGLT
- PROVIDE FULL BEARING UNDER BEAMS CONTINUOUSLY TO FOUNDATION
- 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 6- 3/4" @ A307 BOLTS



**NOTES:**

- ALL EXTERIOR CORNER WALLS SHALL HAVE A MINIMUM OF ONE LAYER OF 1/2" PLYWOOD SHEATHING (STRUCTURAL GRADE) WITH 8d NAILS @ 4" O.C.
- SEE DETAIL FOR SHEAR WALLS. PROVIDE THE SHEATHING/NAILING PATTERN AS INDICATED ON THESE DRAWINGS.
- 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.
- PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS W/ SIMPSON HTTS AT EACH END OF THE SHEAR WALL.
- PROVIDE 1/2" ANCHOR BOLTS @ 4'-0" MAX. OR AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL WITH 7 INCHES OF EMBEDMENT
- PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL BUILDING CODE.
- PROVIDE ONE LAYER OF 1/2" OSB SHEATHING (STRUCTURAL GRADE) AT A MAXIMUM DISTANCE OF 25'-0" ON ALL EXTERIOR WALLS.

BASIC WIND SPEED (MPH)	NUMBER OF NAILS EXPOSURE		
	B	C	D
x 1.61 FOR KPH			
110	12-10d	14-10d	16-10d



**BEAMS:**

(IF APPLICABLE) STEEL FLITCH BEAMS BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 24" O/C AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16" O AND DRILLED. EDGE CLEARANCE SHALL BE 1 1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS TIED 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 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.

TRIPLE SECOND FLOOR JOISTS UNDER PARTITION WALLS ABOVE (U.N.O.). ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.N.O.). ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2 X 4 OR (2) 2 X 6 STUDS UNLESS OTHERWISE NOTED.

HEADER SCHEDULE AS FOLLOWS (USE (2) 2 X 12'S WITH 1/2" PLYWOOD (U.N.O.) FOR FIRST FLOOR HEADERS):

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 HOUSTON/UBC BUILDING CODE IS APPLICABLE (U.N.O.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" O.C. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" O.C. THERE SHALL BE NO SPLICES.

STUD WALLS 14' OR HIGHER SHALL HAVE 2 X 6, (2) 2 X 4 OR 4 X 4 STUDS AT 16" O.C. WALLS 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 SOUTHERN PINE AND INSTALLED PER THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FV = 2400 PSI, FV = 165 PSI, E = 1,800 PSI.

CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY FOR REVIEW RECOMMENDATIONS AND REVIEW RECOMMENDATIONS AND REVISE THEM, IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.

(1) ADJUST TO COMPLY WITH MAX. DISTANCE OF 25'-0" O.C.

TYPE	SHEATHING / NAILING PATTERN
***1	(1) LAYER OF 1/2" STRUCTURAL PLYWOOD w/ 8d NAILS @ 4" O.C. AT ALL EDGES (TO USE)
2	(1) LAYER OF 1/2" STRUCTURAL PLYWOOD w/ 8d NAILS @ 2.5" O.C. AT ALL EDGES
3	(2) LAYER OF 1/2" STRUCTURAL PLYWOOD w/ 10d NAILS @ 4" O.C. AT ALL EDGES
4	(2) LAYER OF 1/2" STRUCTURAL PLYWOOD w/ 10d NAILS @ 2.5" O.C. AT ALL EDGES
5	SEE DETAIL FOR SHEAR WALL #5
6	SEE DETAIL FOR SHEAR WALL #6

BASIC WIND SPEED (MPH)	LOCATION	NUMBER OF NAILS		
		B	C	D
x 1.61 FOR KPH				
110	ROOF TO WALL FLOOR TO FLOOR FLOOR TO FOUNDATION	10-10d 8-10d 6-10d	12-10d 10-10d 8-10d	12-10d 10-10d 8-10d



DATE	DESCRIPTION	BY	REV.
10/29/2019			

PROJECT: JASON NUNEZ  
 ADDRESS: 2008 HARLEM ST.  
 HOUSTON TX 77020  
 DESIGNER ADDRESS: