

WOODLEIGH STREET
(50' R.O.W.)

PROPOSED SITE PLAN

LEGAL DESCRIPTION
LOT 19, BLOCK 1, WOODLEIGH
A SUBDIVISION IN HARRIS COUNTY, TEXAS.

NOTES:

- ALL NEW BUILDINGS SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.

NEW IMPERVIOUS COVER

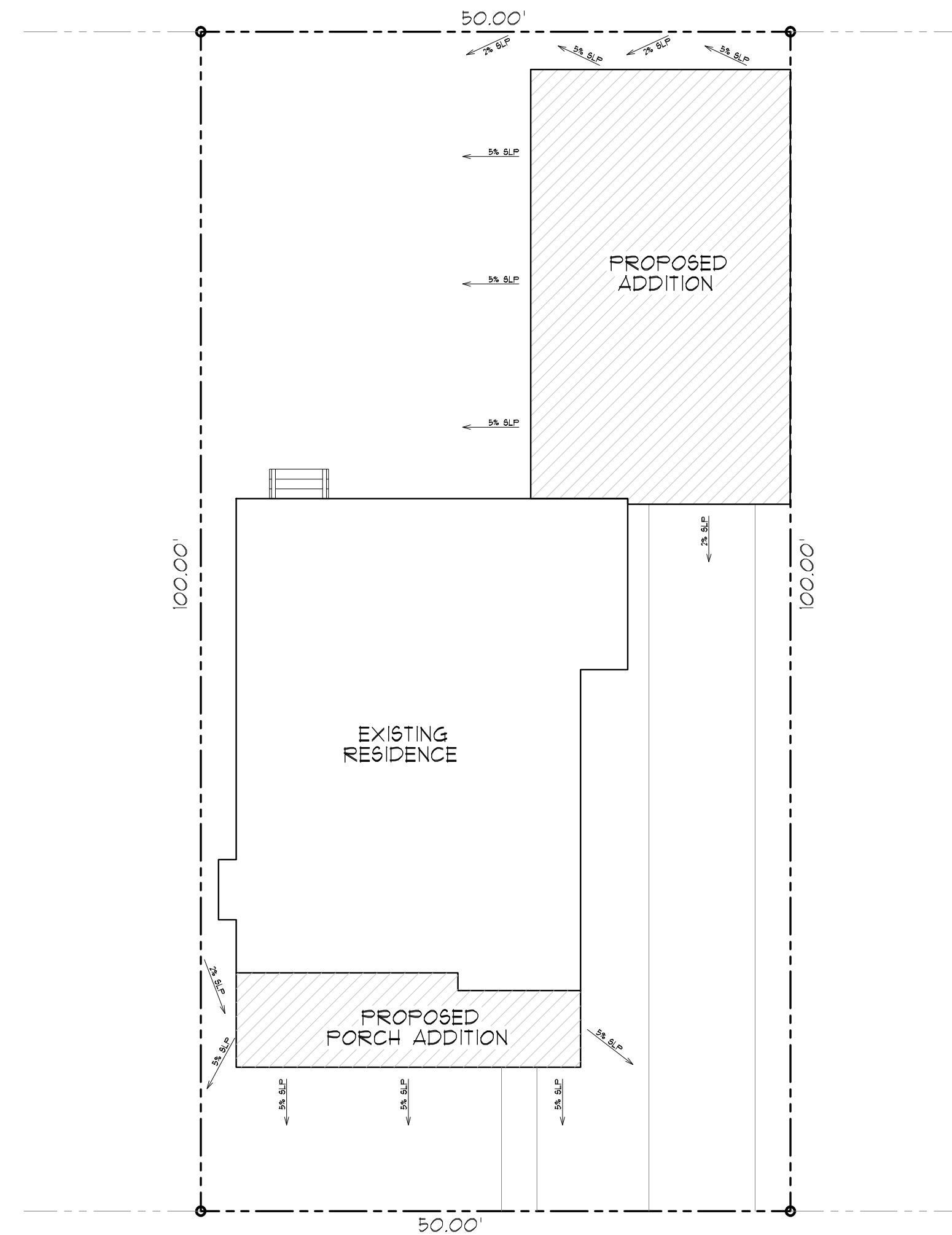
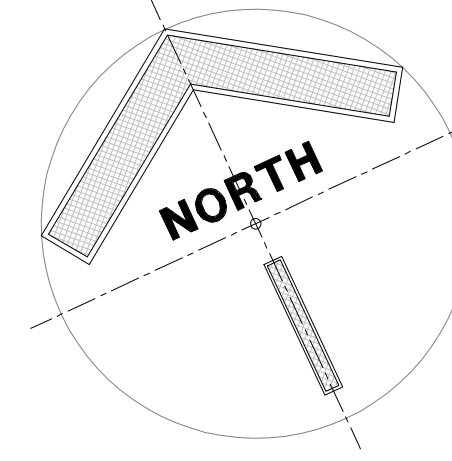
LOT SIZE	5,000	SQ. FT.
EXISTING RESIDENCE	1,255	SQ. FT.
PROPOSED PORCH ADDITION	218	SQ. FT.
PROPOSED ADDITION	807	SQ. FT.
EXISTING FLAT WORK	36	SQ. FT.
EXISTING DRIVE WAY	539	SQ. FT.
IMPERVIOUS AREA	57 %	

DATE:
04/17/2021

PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

SCALE:
1" = 10'-0"



WOODLEIGH STREET
(50' R.O.W.)

LEGAL DESCRIPTION
LOT 19, BLOCK 1, WOODLEIGH
A SUBDIVISION IN HARRIS COUNTY, TEXAS.

GRADING NOTES:

1. LOT 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) AS PER SEC R401.3 OF THE 2012 IRC. SEE PLAN FOR DIRECTION OF SLOPES.
2. SWALES SHALL BE SLOPED A MINIMUM OF 2% WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION AS PER SEC R401.3 OF THE 2012 IRC.
3. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING AS PER SEC R401.3 OF THE 2012 IRC.

Ingeniously Designed, LLC
550 Westcott Ste 410, Houston, Texas 77007
P: (832) 461-5598

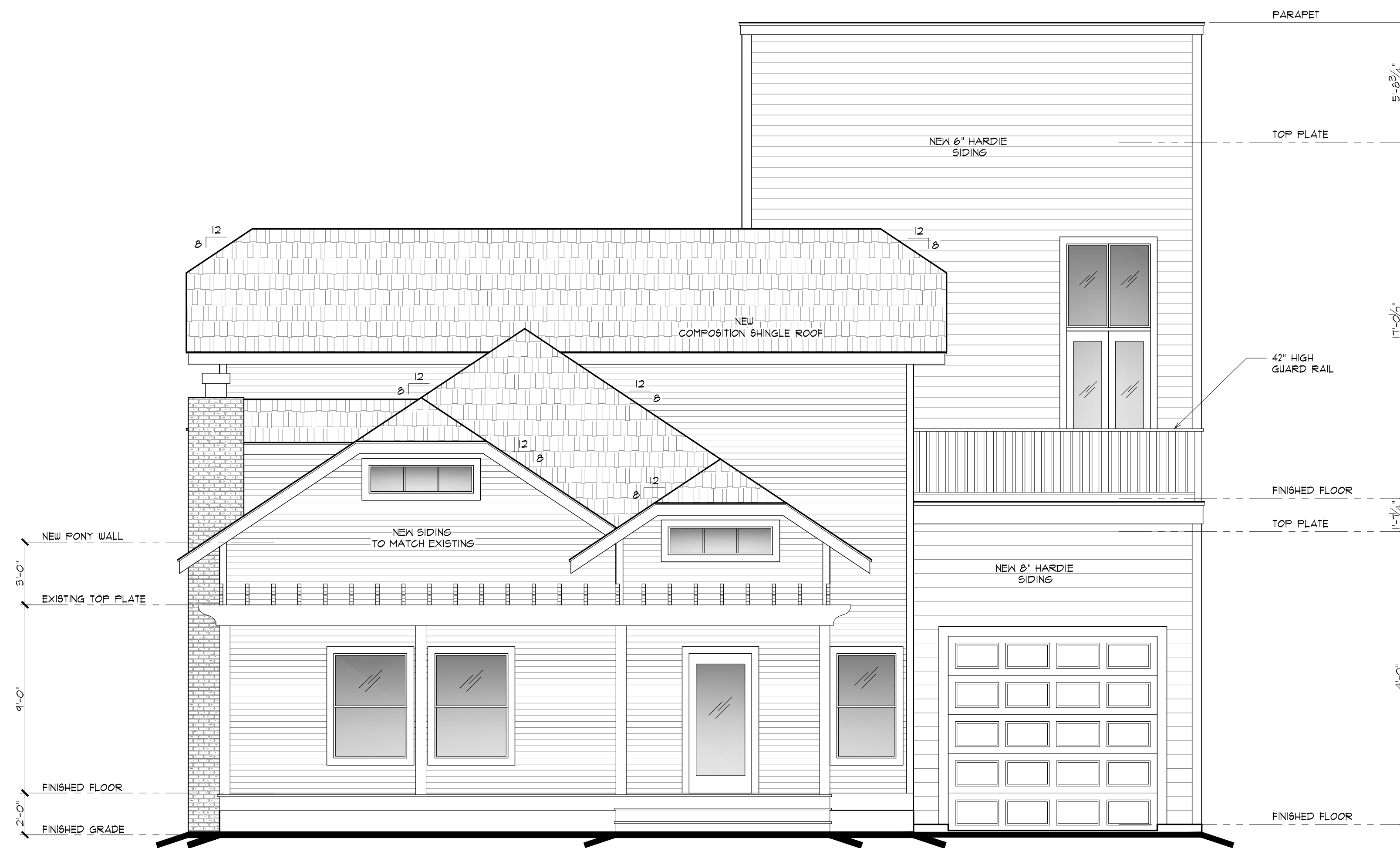
DATE:
04/17/2021

PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

SCALE:
1" = 10'-0"

DRAINAGE PLAN



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
04/17/2021

PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77023

DRAWN BY:
DAMIAN LOPEZ

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



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



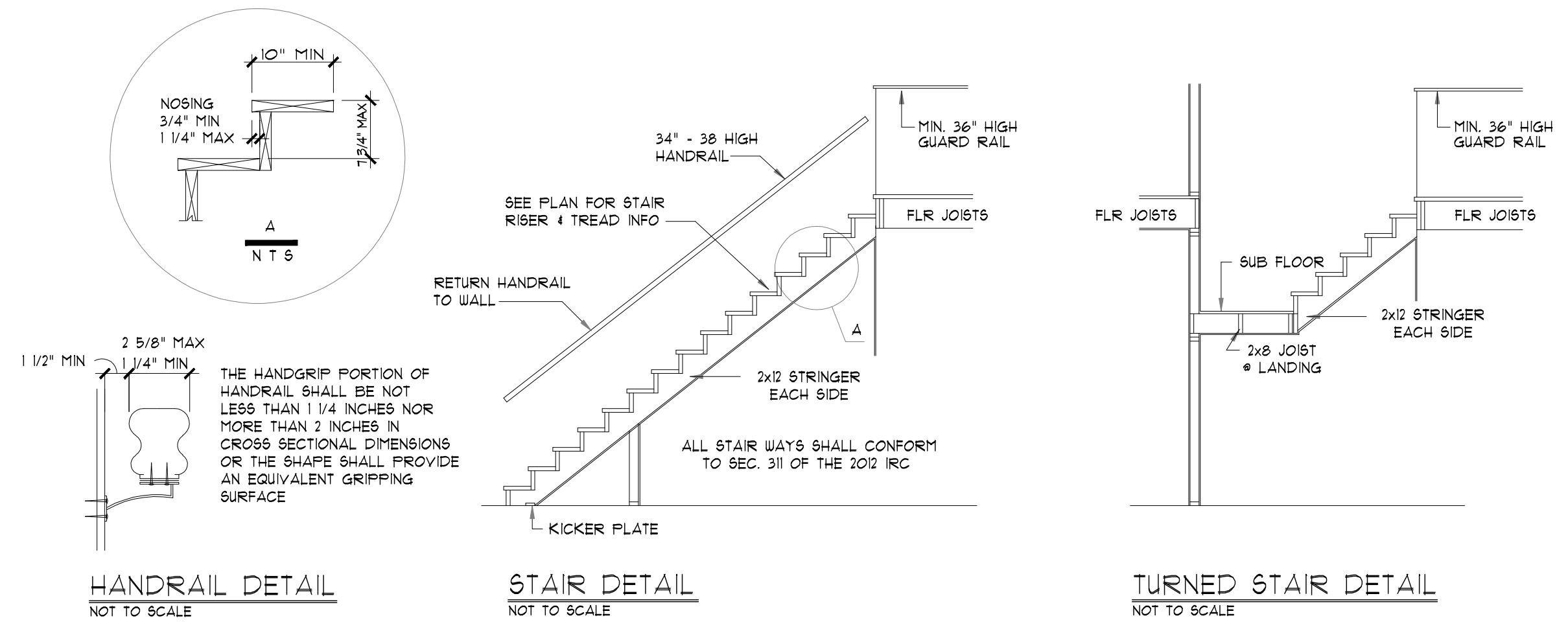
Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
 04/17/2021

PROJECT:
 A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77023

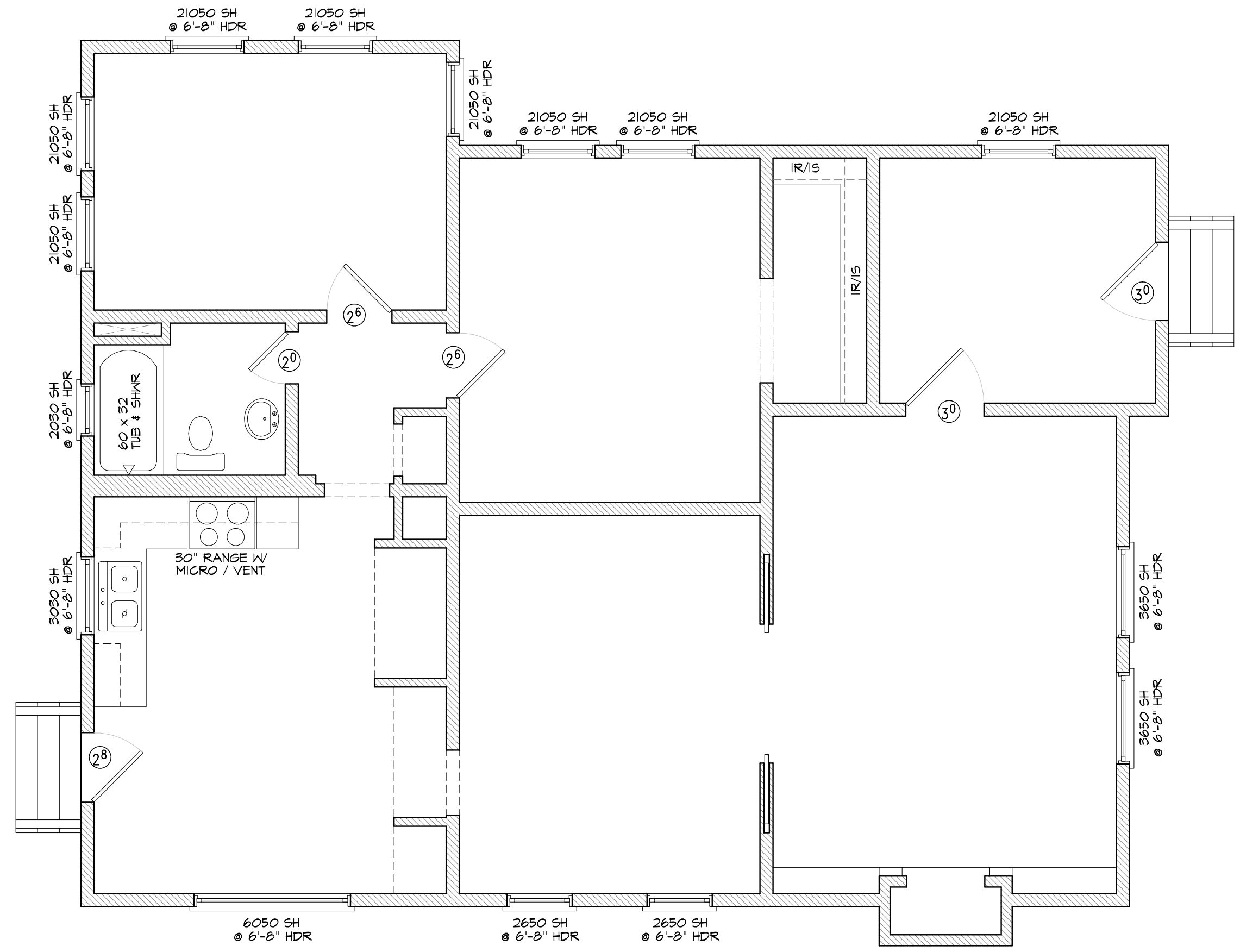
DRAWN BY:
 DAMIAN LOPEZ

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

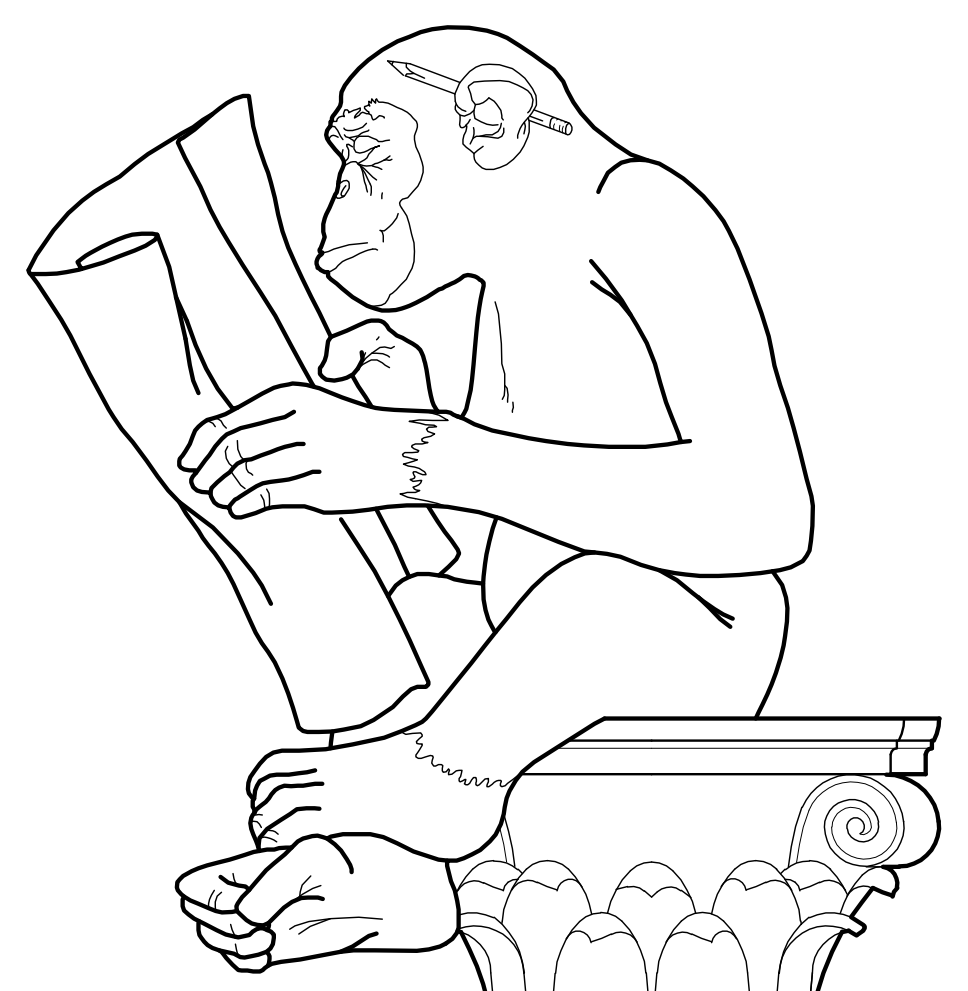


- NOTES:
1. ALL BALUSTERS SHALL BE 4" ON CENTER AS PER SEC. 912.2 OF THE 2012 IRC
 2. THE MIN. CONCENTRATED LOAD FOR GUARD/HANDRAILS SHALL BE 200 LBS. IN ANY DIRECTION AT THE TOP AS PER SEC. R301.5 OF THE 2012 IRC.
 3. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD AS PER SEC. R311.2.2 OF THE 2012 IRC.

STAIR DETAILS



EXISTING FLOOR PLAN



Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

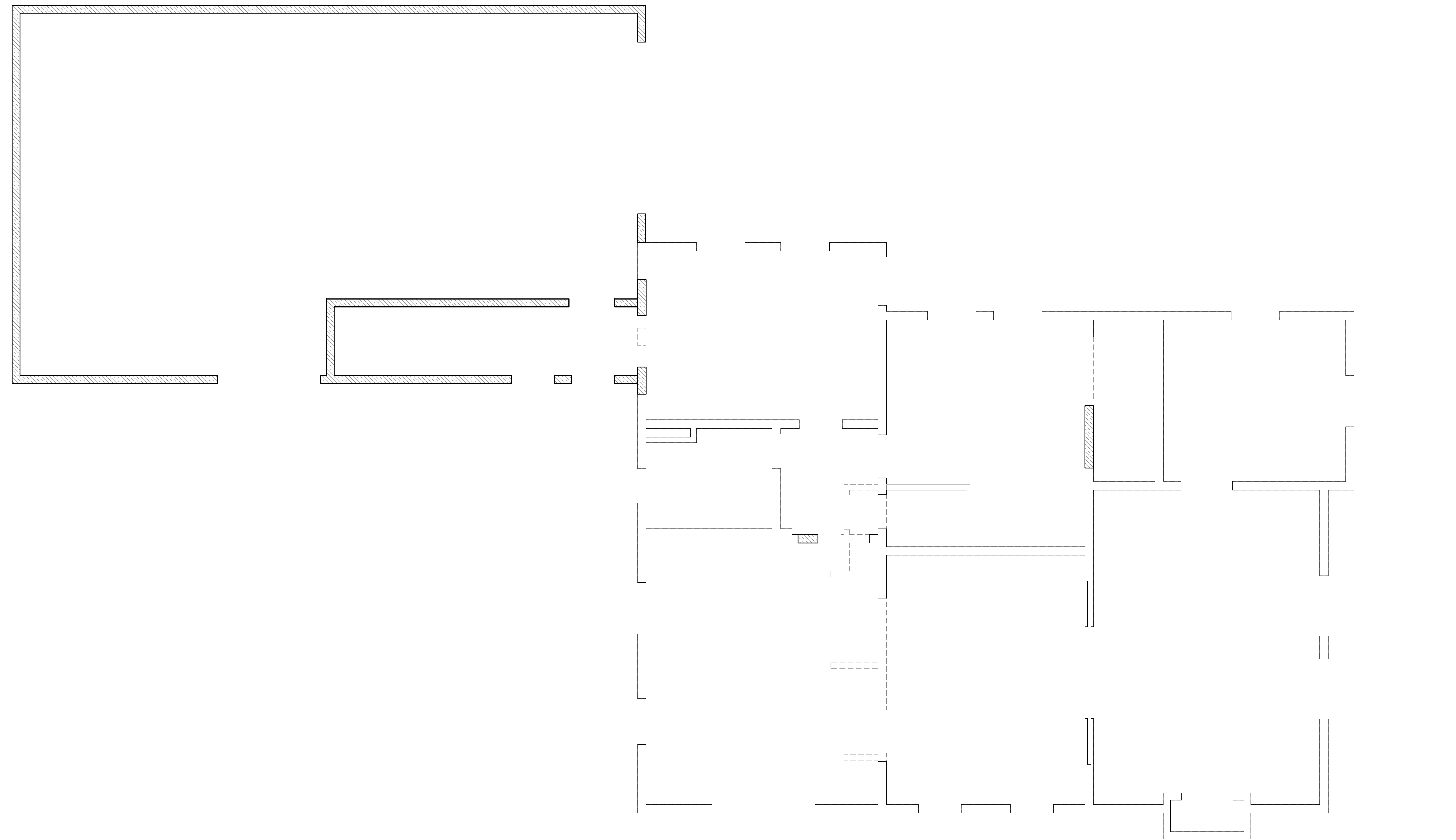
DATE:
 04/17/2021

PROJECT:
 A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77023

DRAWN BY:
 DAMIAN LOPEZ

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

A3



DEMOLITION PLAN

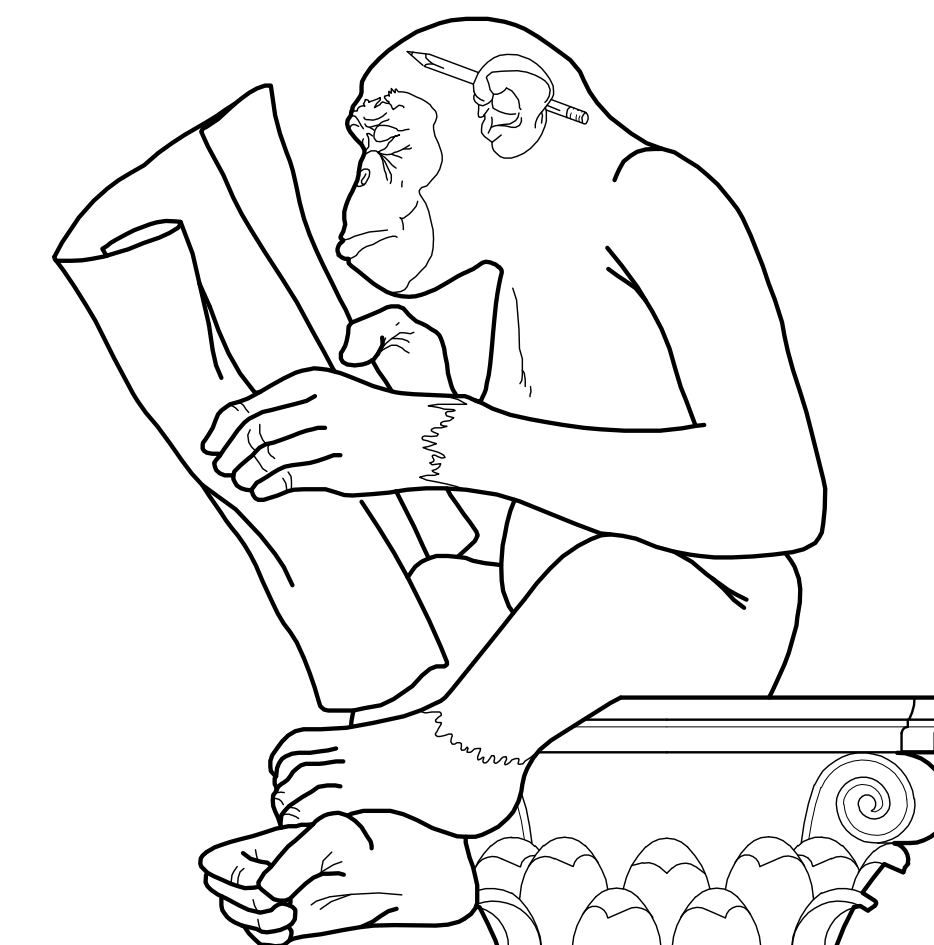
- LEGEND:**
- EXISTING STUD WALLS TO BE DEMOLISHED
 - _____ EXISTING STUD WALLS TO REMAIN
 - ▨▨▨▨▨ PROPOSED NEW STUD WALLS

PROPOSED SQUARE FOOTAGE		
EXISTING FIRST FLOOR	1,255	SQ. FT.
FIRST FLOOR ADDITION	84	SQ. FT.
NEW SECOND FLOOR	1,258	SQ. FT.
NEW THIRD FLOOR	210	SQ. FT.
TOTAL LIVING	2,812	SQ. FT.
NEW GARAGE	718	SQ. FT.
TOTAL COVERED	3,530	SQ. FT.

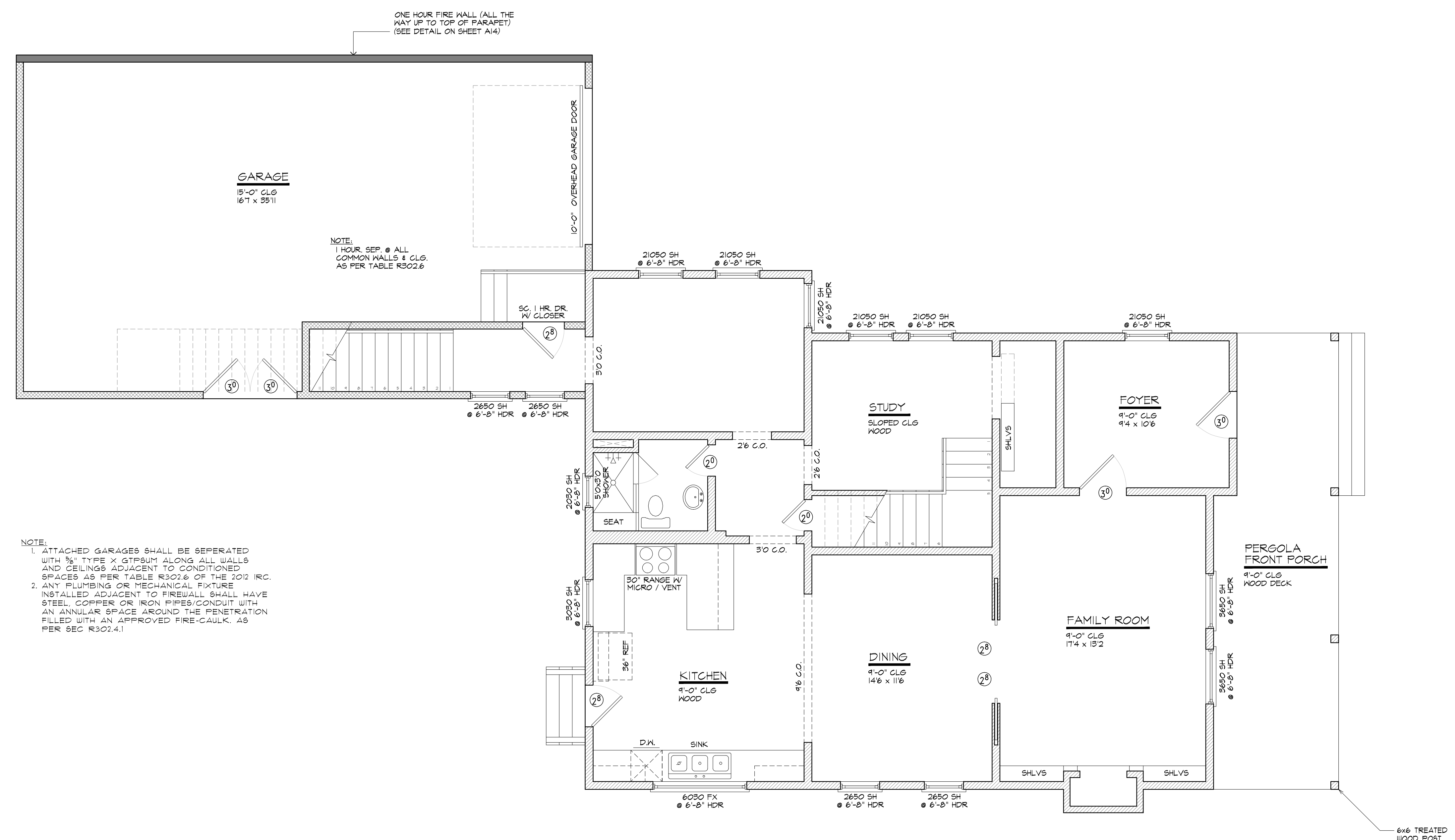


Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
 04/17/2021
 PROJECT:
 A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77023
 DRAWN BY:
 DAMIAN LOPEZ
 SCALE:
 1/4" = 1'-0"



Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598



NOTE:
 1. ATTACHED GARAGES SHALL BE SEPERATED WITH 5/8" TYPE X GTF5M ALONG ALL WALLS AND CEILINGS ADJACENT TO CONDITIONED SPACES AS PER TABLE R302.6 OF THE 2012 IRC.
 2. ANY PLUMBING OR MECHANICAL FIXTURE INSTALLED ADJACENT TO FIREWALL SHALL HAVE STEEL, COPPER OR IRON PIPES/CONDUIT WITH AN ANNULAR SPACE AROUND THE PENETRATION FILLED WITH AN APPROVED FIRE-CAULK, AS PER SEC R302.4.1

LEGEND:
 [Symbol] 2x4 STUD WALLS
 [Symbol] 2x6 STUD WALLS

PROPOSED SQUARE FOOTAGE	
EXISTING FIRST FLOOR	1,255 SQ. FT.
FIRST FLOOR ADDITION	291 SQ. FT.
NEW SECOND FLOOR	1,258 SQ. FT.
NEW THIRD FLOOR	210 SQ. FT.
TOTAL LIVING	2,812 SQ. FT.
NEW GARAGE	718 SQ. FT.
TOTAL COVERED	3,530 SQ. FT.

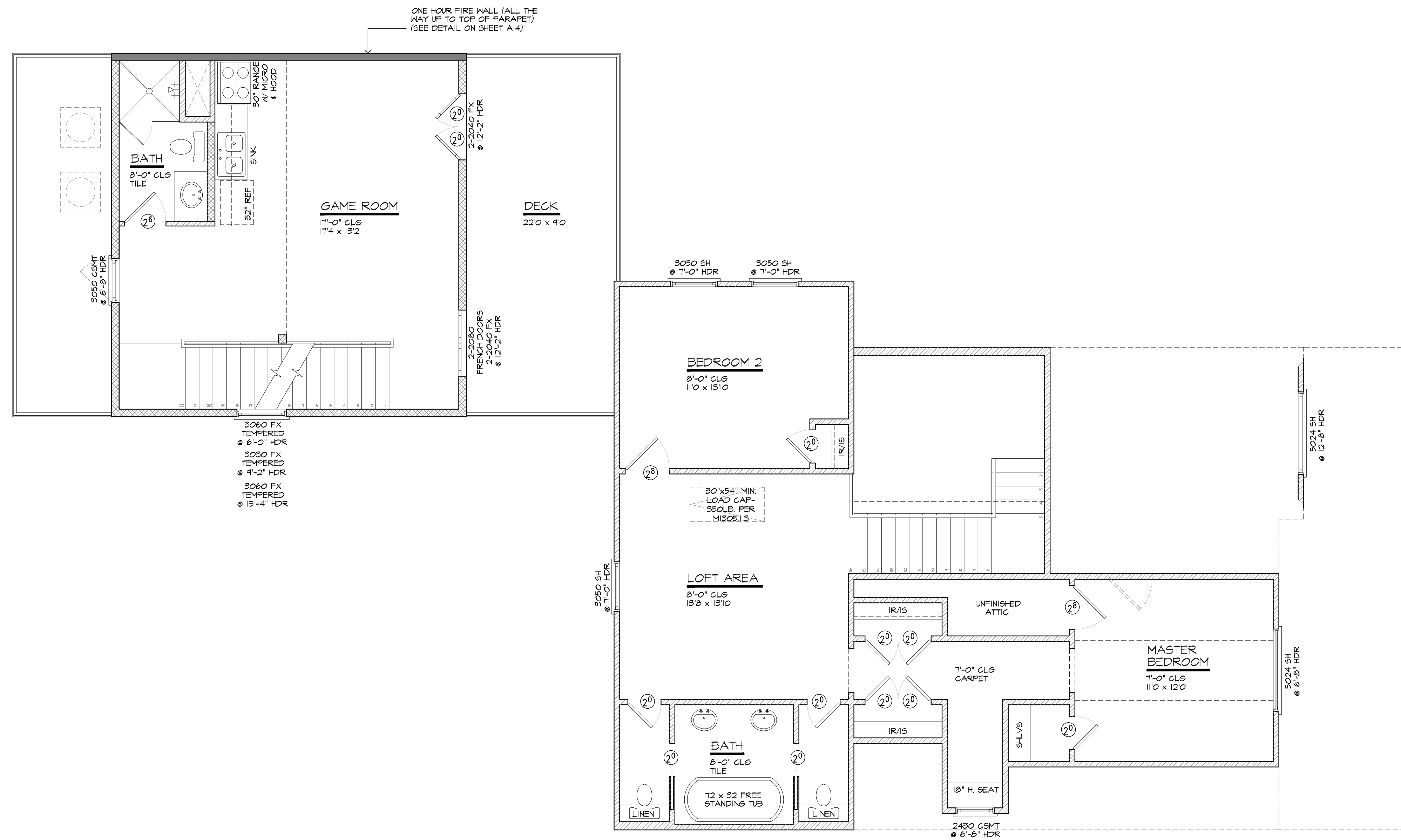
PROPOSED FIRST FLOOR

DATE:
 04/17/2021

PROJECT:
 A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77025

DRAWN BY:
 DAMIAN LOPEZ

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



NEW SECOND FLOOR

LEGEND:

	2x4 STUD WALLS
	2x6 STUD WALLS

PROPOSED SQUARE FOOTAGE		
EXISTING FIRST FLOOR	1,255	SQ. FT.
FIRST FLOOR ADDITION	29	SQ. FT.
NEW SECOND FLOOR	1,258	SQ. FT.
NEW THIRD FLOOR	210	SQ. FT.
TOTAL LIVING	2,812	SQ. FT.
NEW GARAGE	718	SQ. FT.
TOTAL COVERED	3,530	SQ. FT.



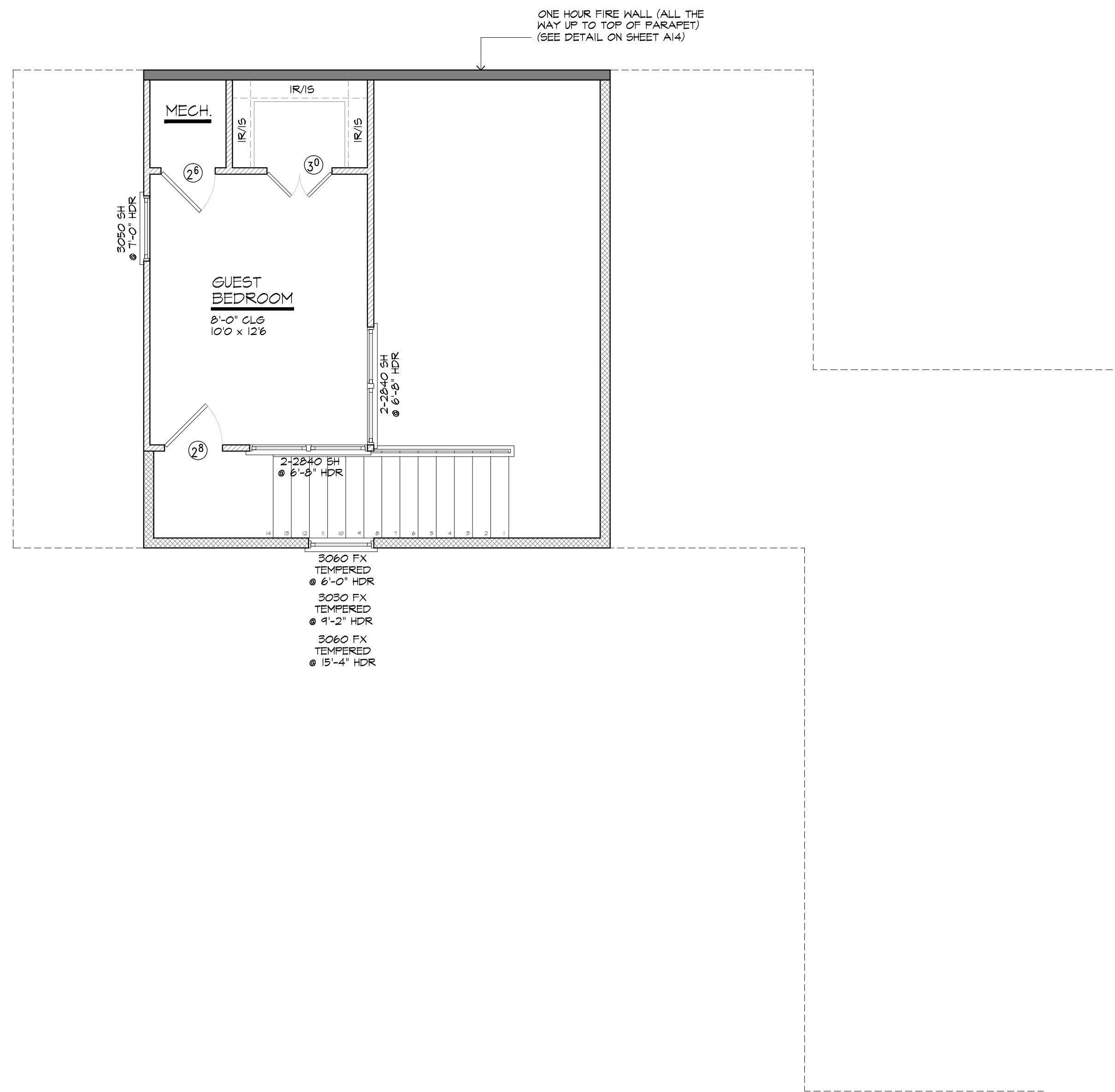
Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
04/17/2021

PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

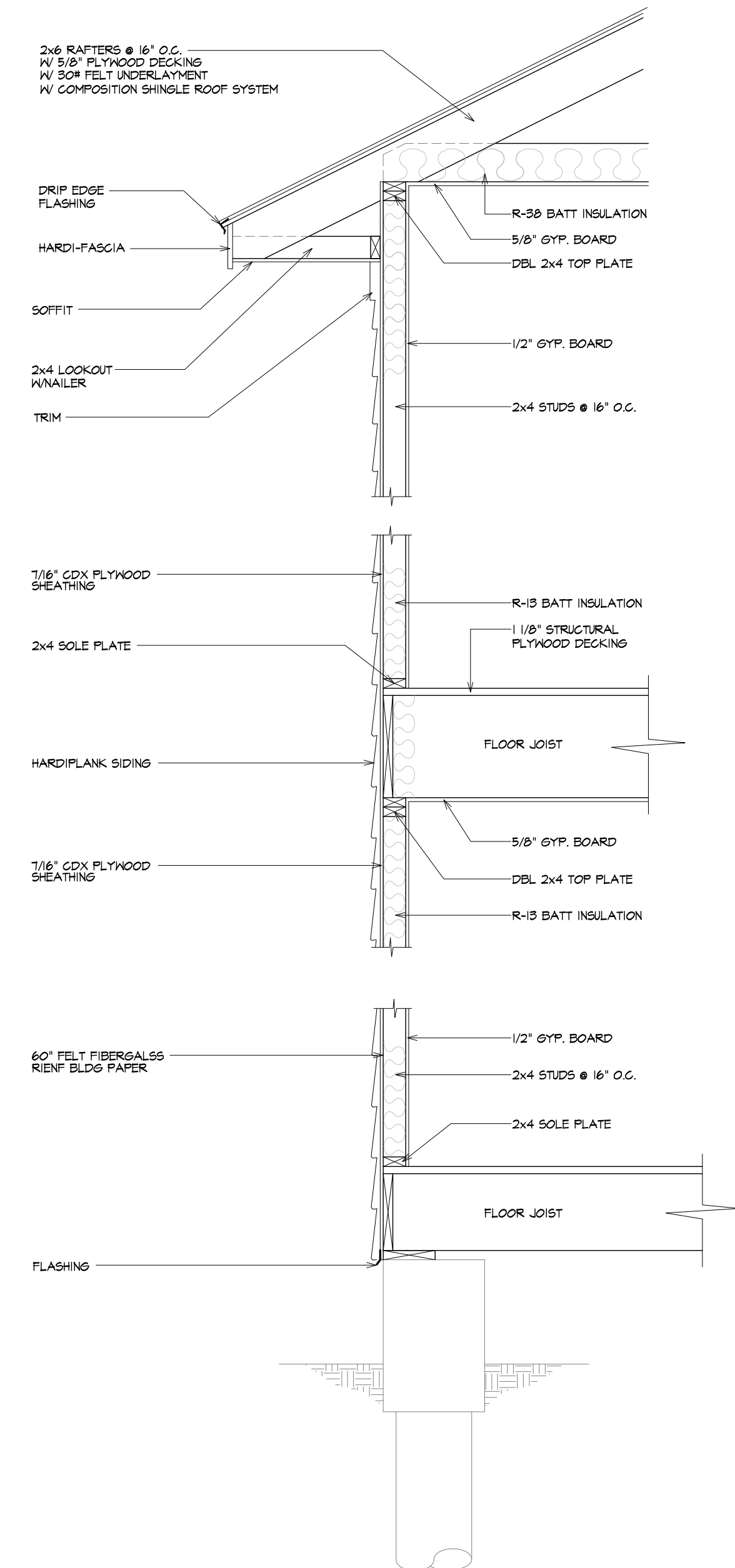
SCALE:
1/4" = 1'-0"



LEGEND:
 2x4 STUD WALLS
 2x6 STUD WALLS

PROPOSED SQUARE FOOTAGE		
EXISTING FIRST FLOOR	1,255	SQ. FT.
FIRST FLOOR ADDITION	84	SQ. FT.
NEW SECOND FLOOR	1,258	SQ. FT.
NEW THIRD FLOOR	210	SQ. FT.
TOTAL LIVING	2,812	SQ. FT.
NEW GARAGE	718	SQ. FT.
TOTAL COVERED	3,530	SQ. FT.

NEW THIRD FLOOR



WALL SECTION



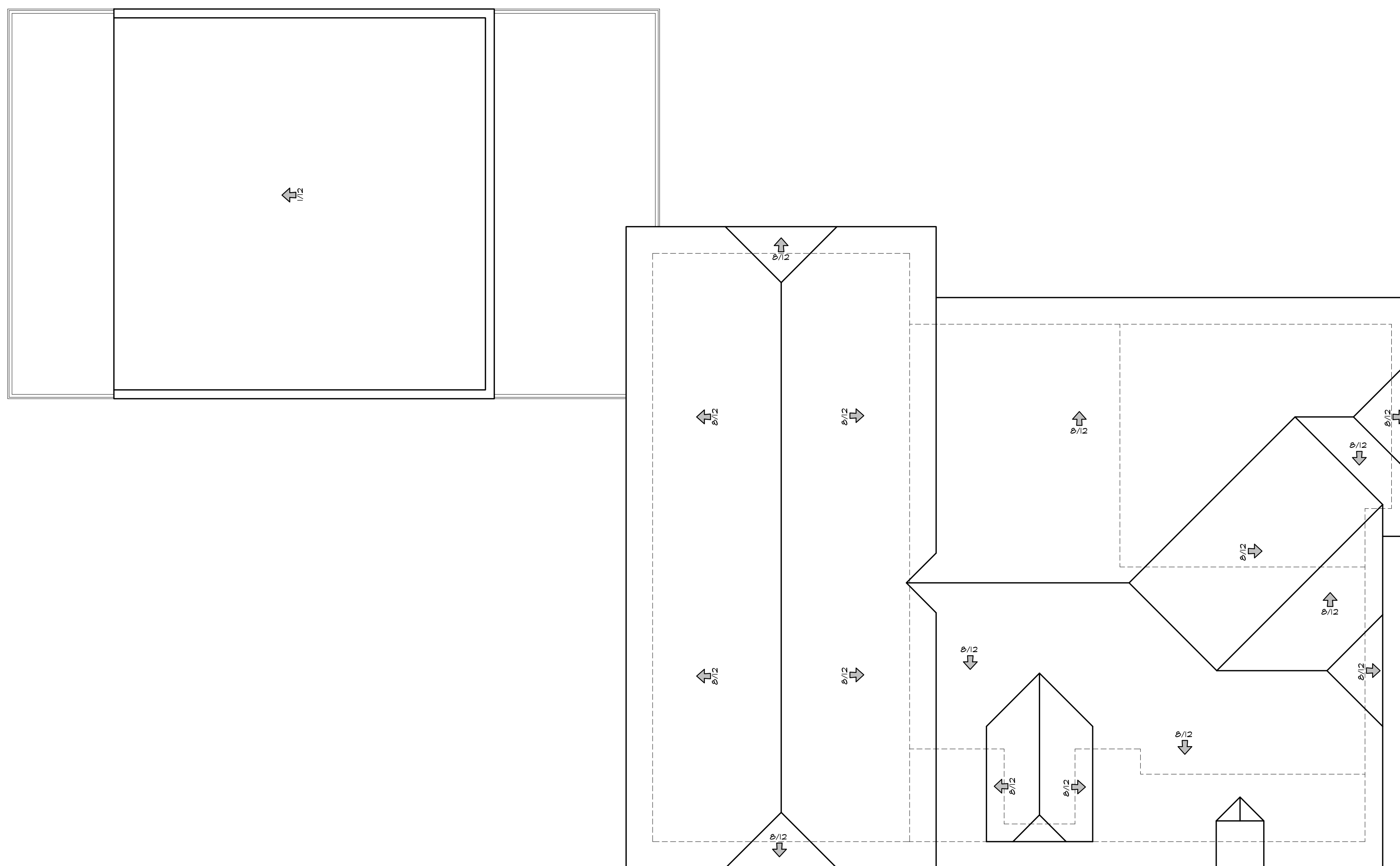
Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
04/17/2021

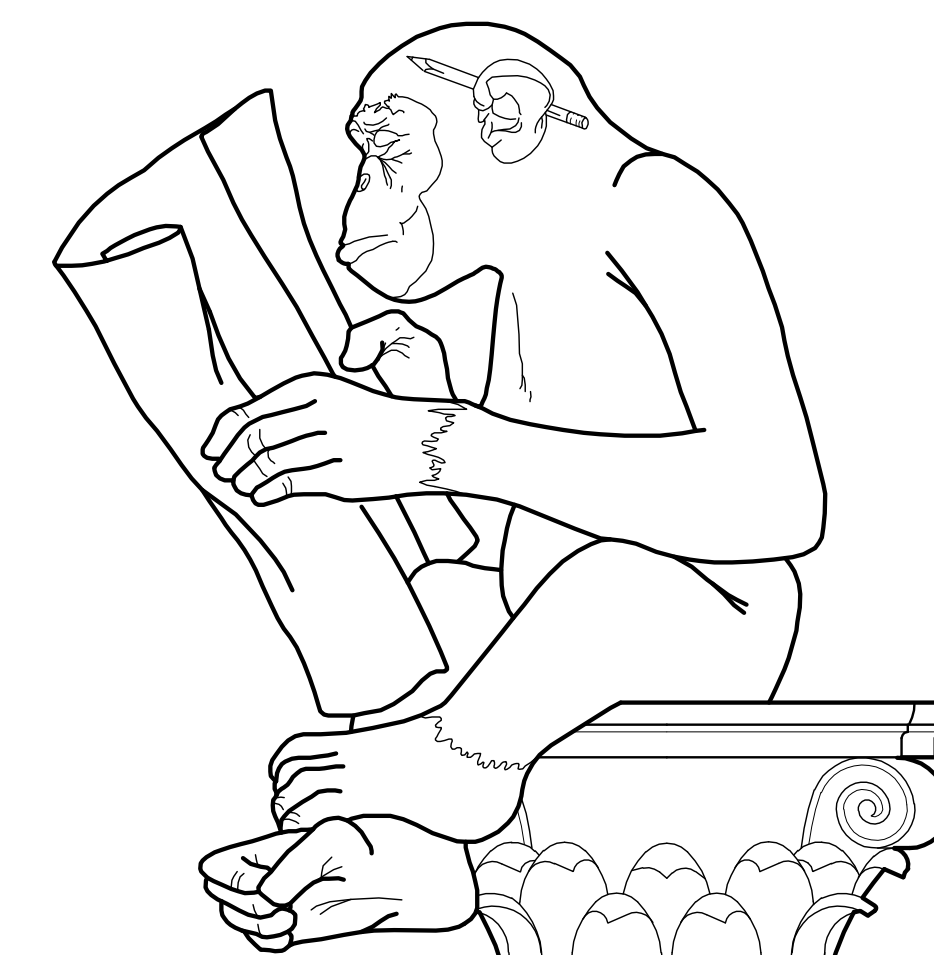
PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

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



NEW ROOF PLAN



Ingeniously Designed, LLC

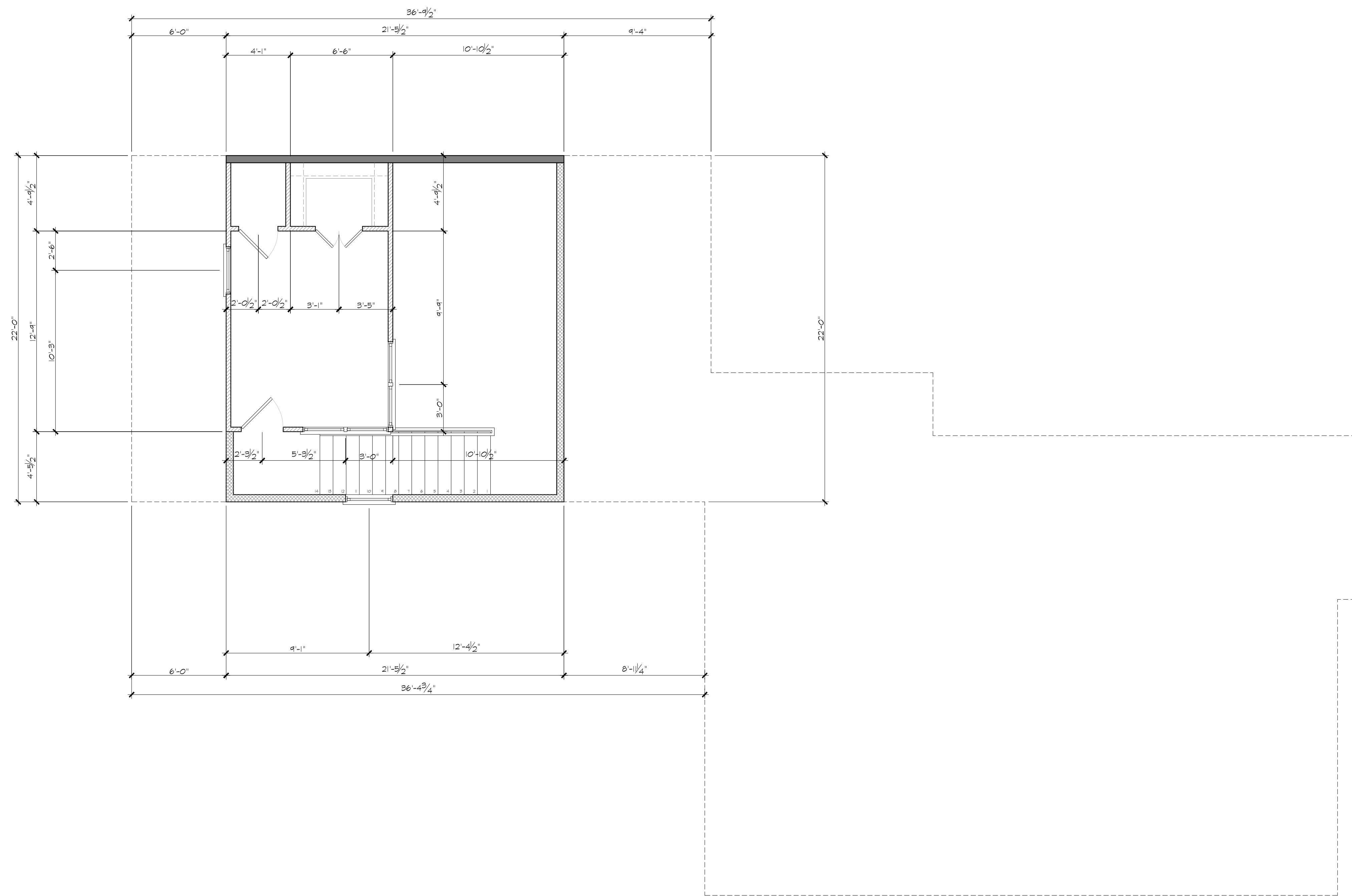
550 Westcott Ste 410, Houston, Texas 77007
P: (832) 461-5598

DATE:
04/17/2021

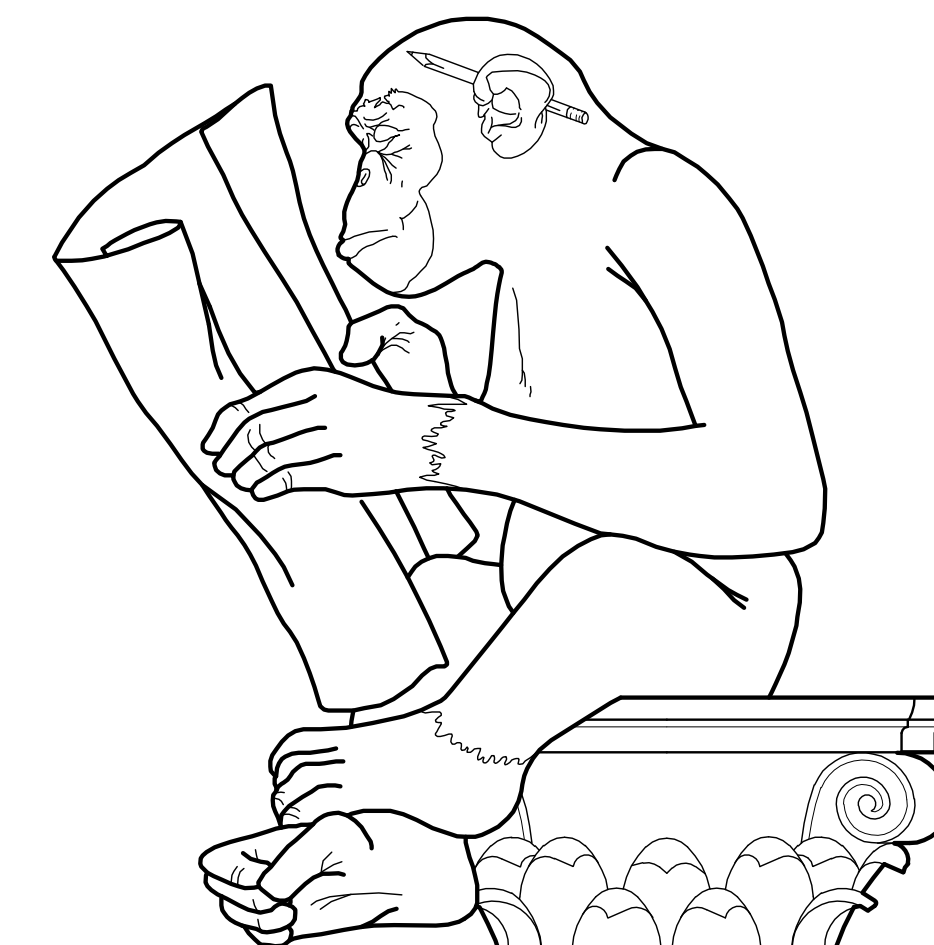
PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

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



THIRD FLOOR DIMENSION PLAN



Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
04/17/2021

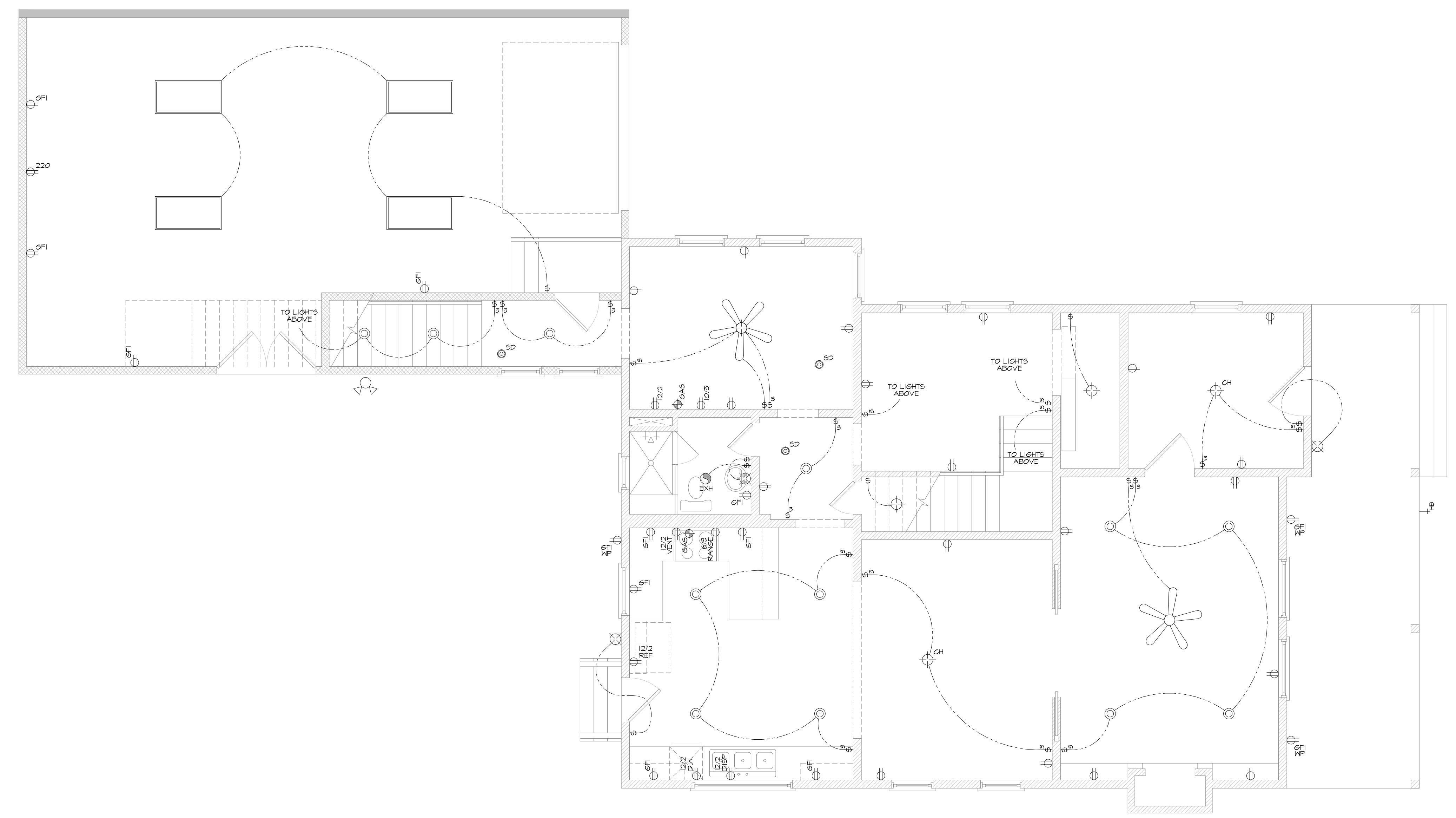
PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

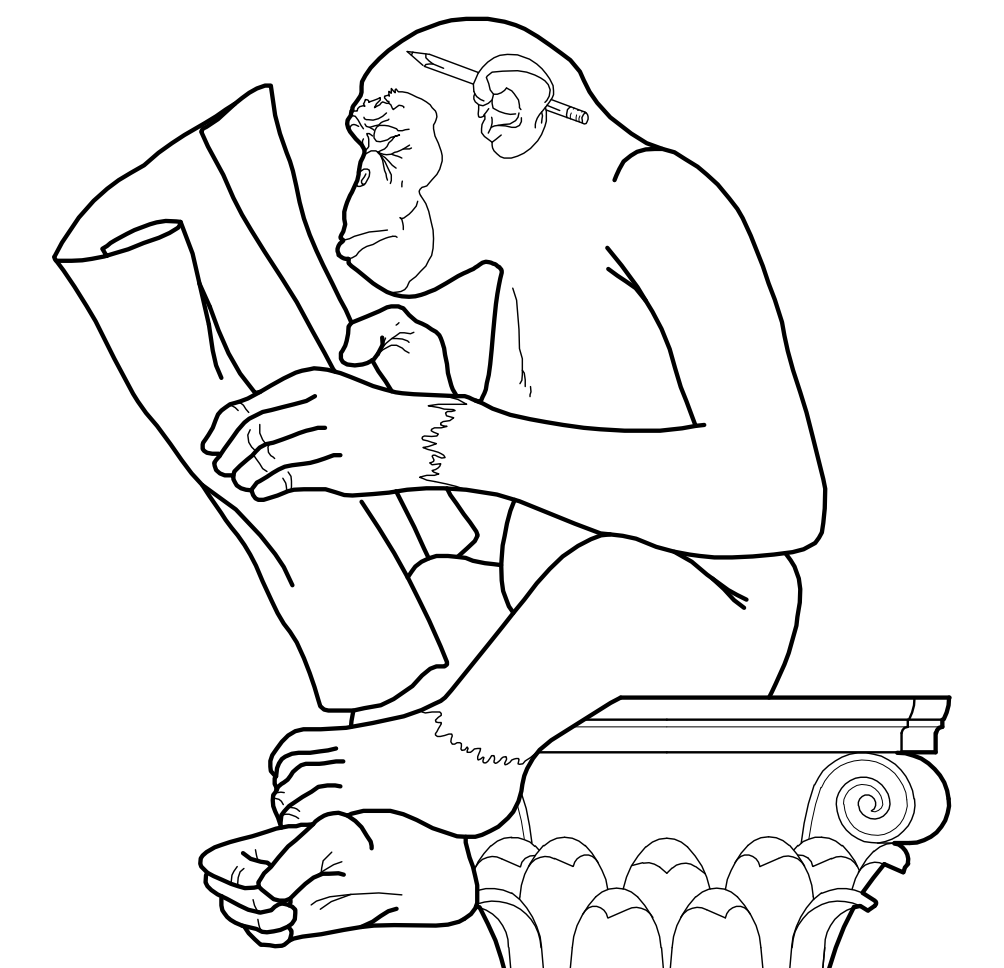
SCALE:
1/4" = 1'-0"

ELECTRICAL LEGEND

- ⊕ SWITCH
- ⊕³ THREE-WAY SWITCH
- ⊕⁴ FOUR-WAY SWITCH
- ⊕^{DJ} DOOR JAM SWITCH
- ⊕ DUPLEX
- ⊕ CEILING DUPLEX
- ⊕_{FLR} FLOOR DUPLEX
- ⊕ QUADRUPLX
- ⊕^{GFI} GROUND FAULT CIRCUIT INTERRUPTER
- ⊕^{GFI}_{WP} GROUND FAULT CIRCUIT INTERRUPTER (WATER PROOF)
- ⊕²²⁰ 220 VOLT OUTLET
- ⊕_{PH} PHONE JACK
- ⊕_{TV} TV OUTLET
- ⊕_{INT} INTERNET OUTLET
- ⊕_{SK} SECURITY KEYPAD
- ⊕_{TR} THERMOSTAT
- ⊕_{GDO} GARAGE DOOR OPENER
- ⊕_{DB} DOOR BELL
- ⊕_{SD} SMOKE/CO DETECTOR W/ BATTERY BACK-UP (INTER-CONNECTED & HARD-WIRED)
- ⊕_{GAS} GAS
- ⊕ STANDARD CEILING LIGHT
- ⊕_{CH} CHANDELIER LIGHT FIXTURE PROVIDE EXTRA BRACING
- ⊕_{PD} PENDANT LIGHT
- ⊗ WALL SCONCE
- ⊙ RECESSED CEILING LIGHT
- ⊙_{WP} RECESSED CEILING LIGHT (WATER PROOF)
- ⊙ RECESSED SPOT LIGHT
- ⊙_M MINI RECESSED CEILING LIGHT
- ⊙_{HP} PUCK LIGHT
- ⊕_{EXH} EXHAUST FAN
- ⊕_{MFL} MOTION FLOODLIGHT
- UNDER CABINET OUTLET STRIP
- ⊕ CEILING FAN W/ LIGHT
- ⊕_{1x4} 1x4 FLOURECENT LIGHT
- ⊕_{2x4} 2x4 FLOURECENT LIGHT



FIRST FLOOR ELECTRICAL PLAN



Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
04/17/2021

PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

DRAWN BY:
DAMIAN LOPEZ

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

ELECTRICAL LEGEND

- ⊕ SWITCH
- ⊕³ THREE-WAY SWITCH
- ⊕⁴ FOUR-WAY SWITCH
- ⊕^{DJ} DOOR JAM SWITCH
- ⊕ DUPLEX
- ⊕ CEILING DUPLEX
- ⊕_{FLR} FLOOR DUPLEX
- ⊕ QUADRUPLEX
- ⊕^{GFI} GROUND FAULT CIRCUIT INTERRUPTER
- ⊕^{GFI}_{WP} GROUND FAULT CIRCUIT INTERRUPTER (WATER PROOF)
- ⊕²²⁰ 220 VOLT OUTLET
- ⊕ PHONE JACK
- ⊕ TV OUTLET
- ⊕ INTERNET OUTLET
- ⊕ SECURITY KEYPAD
- ⊕ THERMOSTAT
- ⊕ GARAGE DOOR OPENER
- ⊕ DOOR BELL
- ⊕^{SD} SMOKE/CO DETECTOR W/ BATTERY BACK-UP (INTER-CONNECTED & HARD-WIRED)
- ⊕^{GAS} GAS
- ⊕ STANDARD CEILING LIGHT
- ⊕^{CH} CHANDELIER LIGHT FIXTURE PROVIDE EXTRA BRACING
- ⊕^{PD} PENDANT LIGHT
- ⊗ WALL SCONCE
- ⊙ RECESSED CEILING LIGHT
- ⊙^{WP} RECESSED CEILING LIGHT (WATER PROOF)
- ⊙ RECESSED SPOT LIGHT
- ⊙^M MINI RECESSED CEILING LIGHT
- ⊙^{HP} HUCK LIGHT
- ⊕ EXH EXHAUST FAN
- ⊕ MOTION FLOODLIGHT
- UNDER CABINET OUTLET STRIP
- ⊕ CEILING FAN W/ LIGHT
- ⊕ 1x4 FLOURECENT LIGHT
- ⊕ 2x4 FLOURECENT LIGHT



Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
04/17/2021

PROJECT:
A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77025

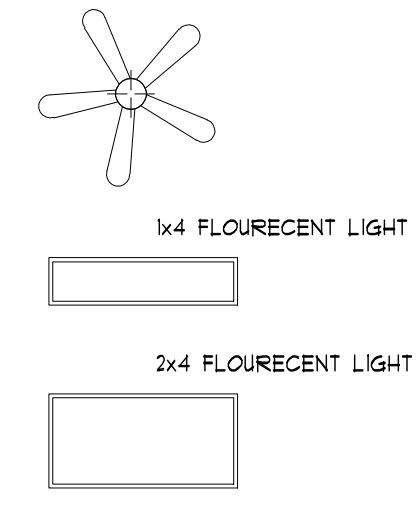
DRAWN BY:
DAMIAN LOPEZ

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

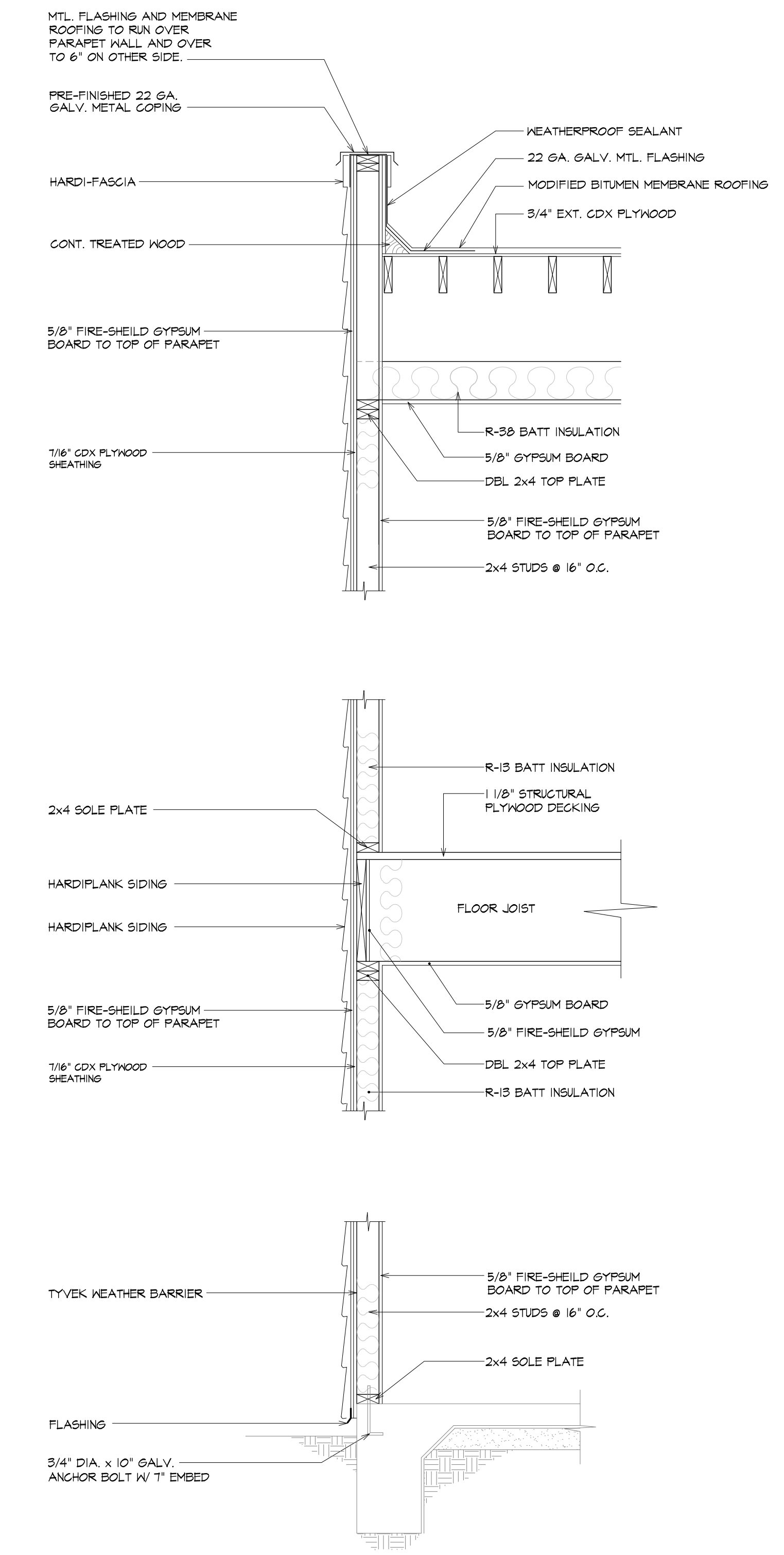
SECOND FLOOR ELECTRICAL PLAN

ELECTRICAL LEGEND

- ⊕ SWITCH
- ⊕³ THREE-WAY SWITCH
- ⊕⁴ FOUR-WAY SWITCH
- ⊕^{DJ} DOOR JAM SWITCH
- ⊕ DUPLEX
- ⊕ CEILING DUPLEX
- ⊕_{FLR} FLOOR DUPLEX
- ⊕ QUADRUPLEX
- ⊕^{GFI} GROUND FAULT CIRCUIT INTERRUPTER
- ⊕^{GFI}_{WP} GROUND FAULT CIRCUIT INTERRUPTER (WATER PROOF)
- ⊕²²⁰ 220 VOLT OUTLET
- ⊕_{PH} PHONE JACK
- ⊕_{TV} TV OUTLET
- ⊕_{INT} INTERNET OUTLET
- ⊕_{SKP} SECURITY KEYPAD
- ⊕_{TRM} THERMOSTAT
- ⊕_{GDO} GARAGE DOOR OPENER
- ⊕_{DBL} DOOR BELL
- ⊕_{SD} SMOKE/CO DETECTOR W/ BATTERY BACK-UP (INTER-CONNECTED & HARD-WIRED)
- ⊕_{GAS} GAS
- ⊕ STANDARD CEILING LIGHT
- ⊕_{CH} CHANDELIER LIGHT FIXTURE PROVIDE EXTRA BRACING
- ⊕_{PD} PENDANT LIGHT
- ⊗ WALL SCONCE
- ⊙ RECESSED CEILING LIGHT
- ⊙_{WP} RECESSED CEILING LIGHT (WATER PROOF)
- ⊙ RECESSED SPOT LIGHT
- ⊙_M MINI RECESSED CEILING LIGHT
- ⊙_{HP} PUCK LIGHT
- ⊕_{EXH} EXHAUST FAN
- ⊕ MOTION FLOODLIGHT
- UNDER CABINET OUTLET STRIP
- ⊕ CEILING FAN W/ LIGHT



THIRD FLOOR ELECTRICAL PLAN

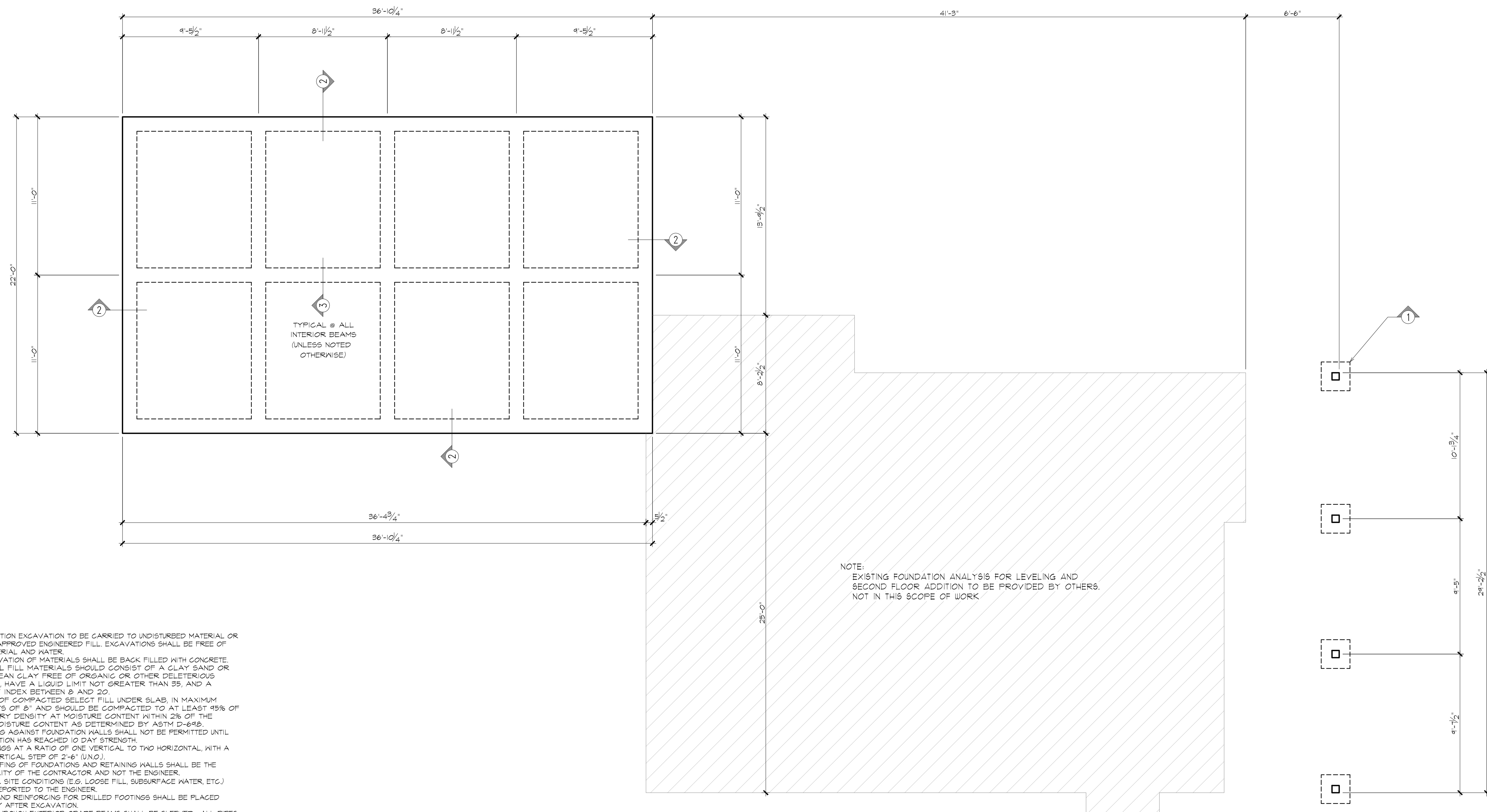


ONE HOUR FIRE-WALL
(PER UL DESIGN U309)



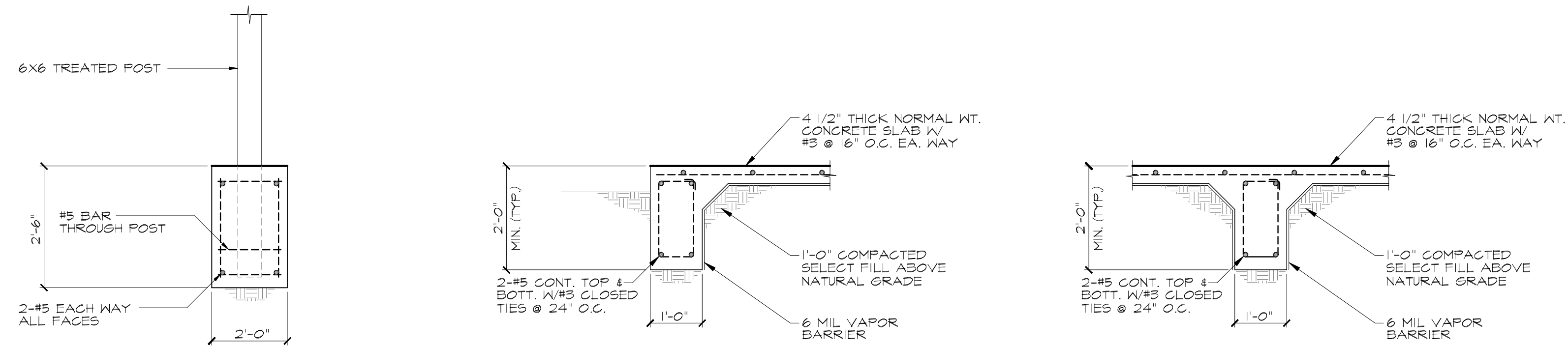
Ingeniously Designed, LLC
 550 Westcott Ste 410, Houston, Texas 77007
 P: (832) 461-5598

DATE:
 04/17/2021
 PROJECT:
 A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77025
 DRAWN BY:
 DAMIAN LOPEZ
 SCALE:
 1/4" = 1'-0"



NOTES:

1. FOUNDATION:
 - A. ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.
 - B. OVER EXCAVATION OF MATERIALS SHALL BE BACK FILLED WITH CONCRETE.
 - C. STRUCTURAL FILL MATERIALS SHOULD CONSIST OF A CLAY SAND OR INACTIVE LEAN CLAY FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS, HAVE A LIQUID LIMIT NOT GREATER THAN 35, AND A PLASTICITY INDEX BETWEEN 8 AND 20.
 - D. PLACE 12" OF COMPACTED SELECT FILL UNDER SLAB, IN MAXIMUM LOOSE LIFTS OF 8" AND SHOULD BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.
 - E. BACK FILLING AGAINST FOUNDATION WALLS SHALL NOT BE PERMITTED UNTIL THE FOUNDATION HAS REACHED 10 DAY STRENGTH.
 - F. STEP FOOTINGS AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-6" (U.N.O.).
 - G. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NOT THE ENGINEER.
 - H. ANY UNUSUAL 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 BEAM. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER (EXCEPT WATER SERVICE LINE AND FLOOR DRAIN).
2. REINFORCED CONCRETE:
 - A. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2015 IRC.
 - B. ALL CONCRETE USED IN FOUNDATION AND SLAB ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NO LESS THAN 3,000 PSI.
 - C. THE MAXIMUM SLUMP SHALL NOT EXCEED 6 INCHES.
 - D. PROVIDE #5 @ 16" O.C. EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM THE TOP OF SLAB, SUPPORTED BY CHAIRS AT 48" O.C. EACH WAY (U.N.O.).
 - E. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (U.N.O.).
 - F. POUR SLAB IN STRIP FORMS, NOT IN CHECKERBOARD PATTERN.
 - G. PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (U.N.O.). CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.
 - H. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
3. REINFORCING STEEL:
 - A. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (U.N.O.), EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.
 - B. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.
 - C. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
 - D. LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS (U.N.O.). SPLICE TOP BARS AT MID SPAN. SPLICE BOTTOM BARS OVER SUPPORTS.
 - E. BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS (U.N.O.).
 - F. PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, (U.N.O.).
 - G. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 4"
 - CONCRETE EXPOSED TO EARTH OR WEATHER 2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND 3/4"



FOUNDATION PLAN

FOUNDATION DETAILS

- NOTES:**
1. THIS FOUNDATION IS DESIGNED FOR WORST NORMAL CASE SOIL, WHICH IS USC TYPE CH WITH A BEARING CAPACITY OF 1500 PSF AS PER TABLE R401.4.1 OF THE 2012 IRC.

A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77023

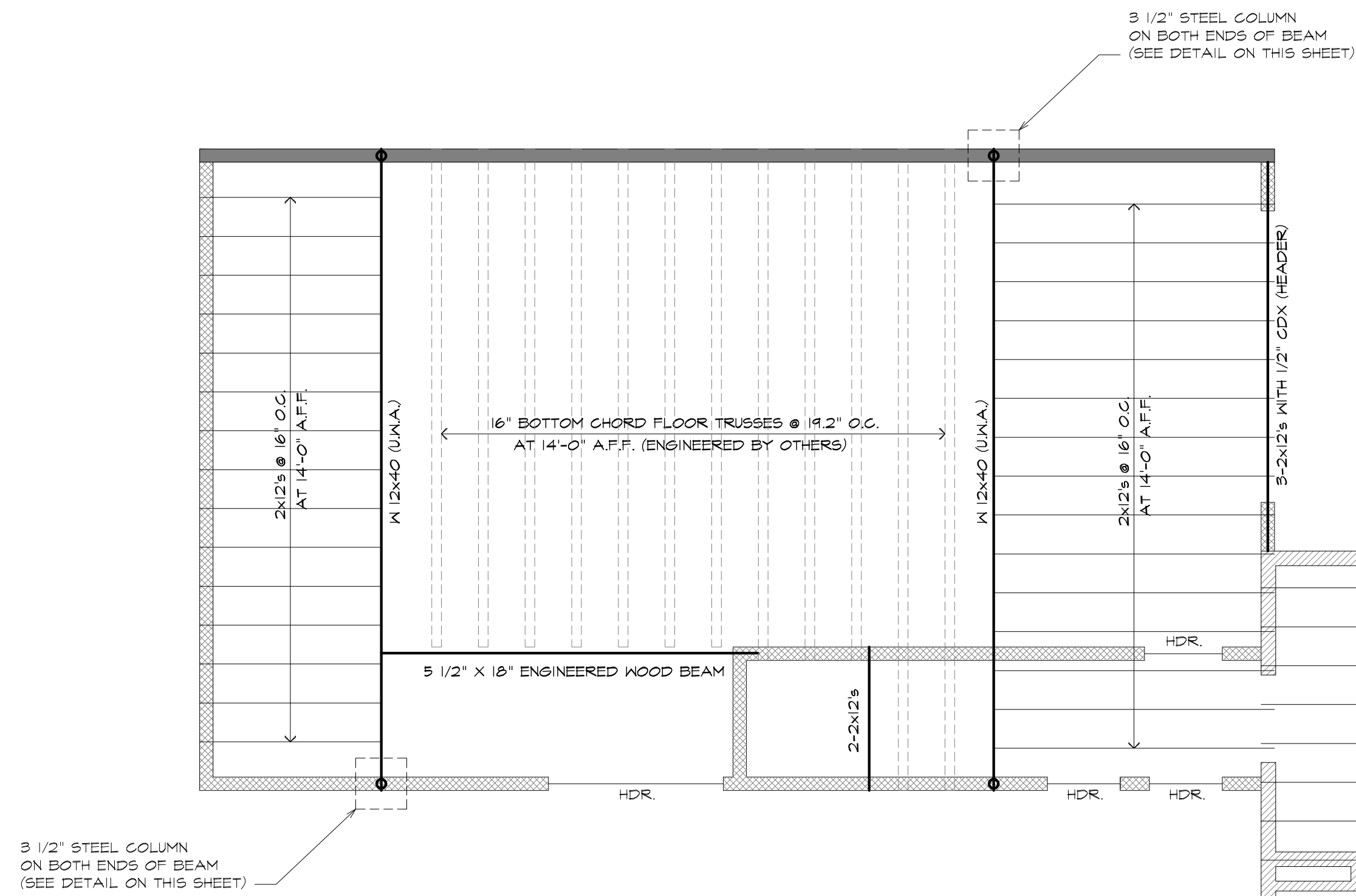
DATE :
04/18/2021

DESIGNED BY:
JORGE L. TREVINO
J.L. TREVINO & ASSOCIATES
FIRM # F10510
P: (281) 433-0688

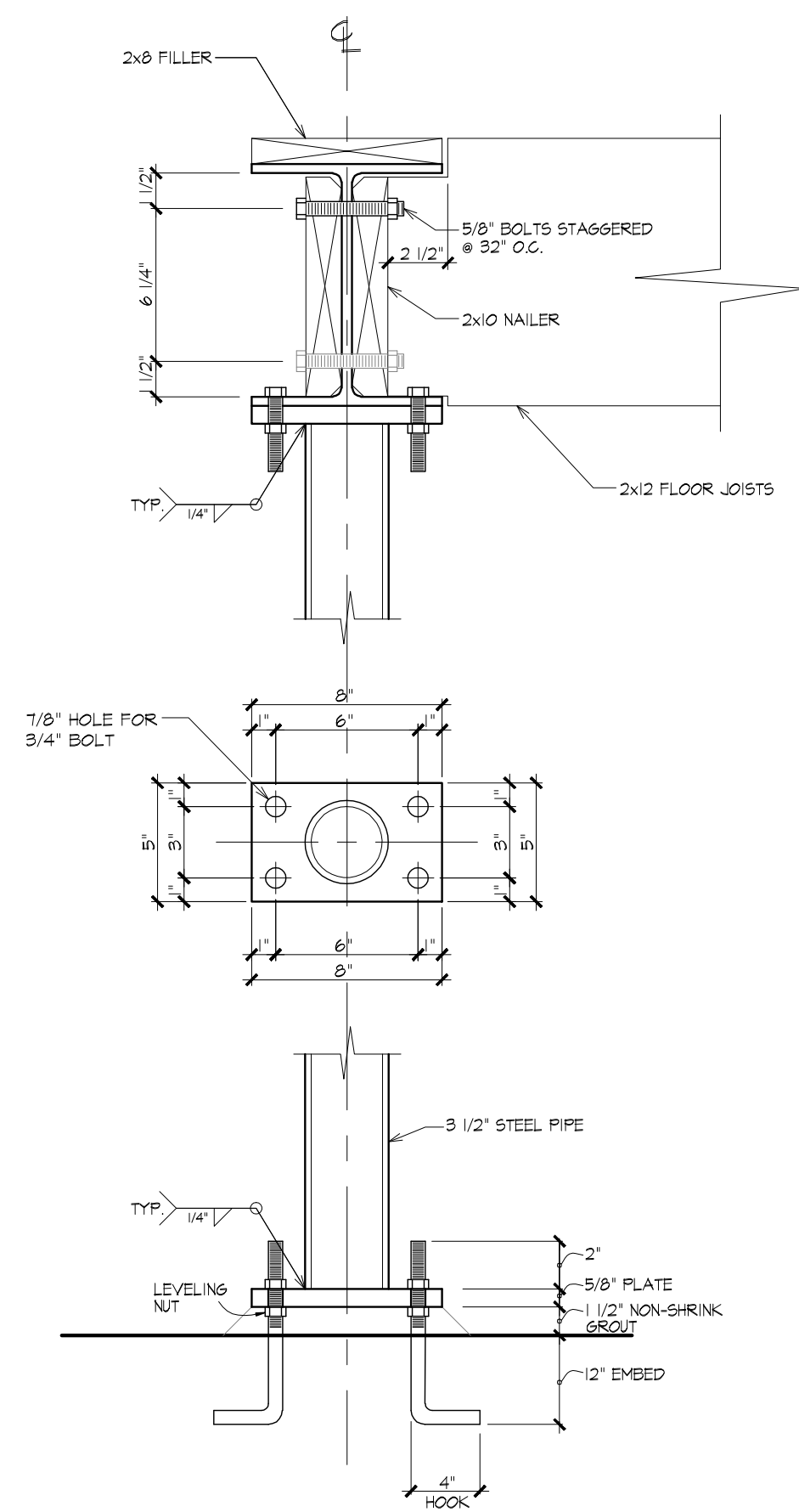
SCALE:
1/4" = 1'-0"

DESCRIPTION:
FOUNDATION PLAN

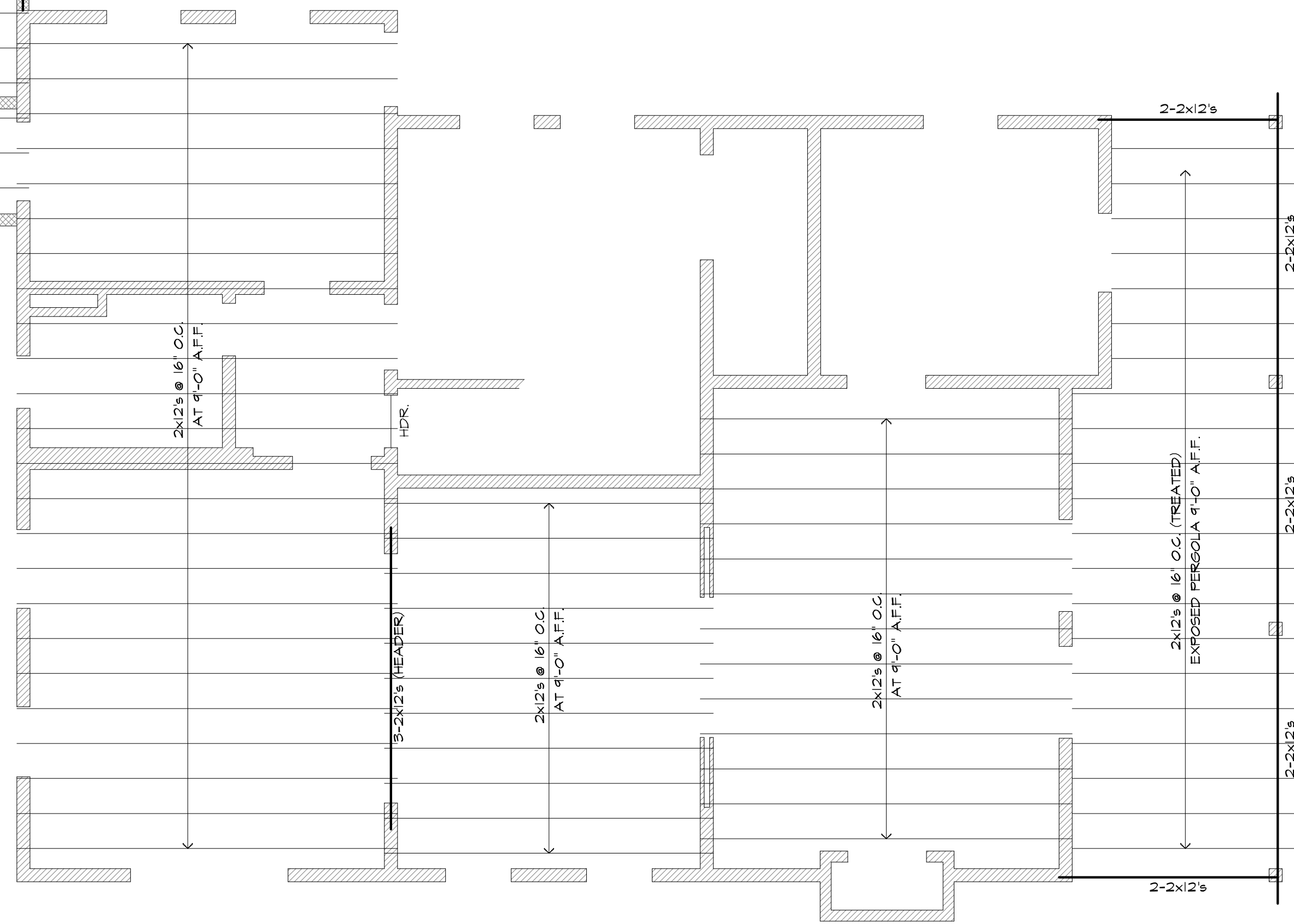
SHEET
S1



3 1/2" STEEL COLUMN ON BOTH ENDS OF BEAM (SEE DETAIL ON THIS SHEET)



STEEL COLUMN DETAIL



FIRST FLOOR CEILING FRAMING

- FRAMING NOTES:
- ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
 - DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.
 - PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 9'-0". STRONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT, RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.
 - PROVIDE 7/16" EXTERIOR GRADE PLYWOOD SHEATHING BRACING FROM TOP OF DOUBLE TOP PLATE TO BOTTOM PLATE (U.N.O.).
 - THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
 - ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER THE SOUTHERN PINE COUNCIL (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY).

STUDS	#5 OR BETTER	#2 OR BETTER
BEAMS, GIRDERS	#5 OR BETTER	#2 OR BETTER
ALL OTHER LUMBER	#2 OR BETTER	#2 OR BETTER

7. HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:

WIDTH OF ROOF STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 28'-0"	2-2x8	4'-6"
	2-2x10	5'-6"
	2-2x12	6'-4"
28'-0" TO 36'-0"	2-2x6	3'-2"
	2-2x8	4'-0"
	2-2x10	4'-11"
	2-2x12	5'-8"

WIDTH OF FLOOR STRUCTURE

UP TO 20'-0"	HEADER SIZE	MAXIMUM SPAN
	2-2x6	3'-6"
	2-2x8	4'-5"
	2-2x10	5'-5"
	2-2x12	6'-3"
20'-0" TO 28'-0"	2-2x6	3'-0"
	2-2x8	3'-10"
	2-2x10	4'-8"
	2-2x12	5'-5"

- THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.
- THE DESIGNED FRAMING IS BASED ON THE FOLLOWING PSF LIVE LOADS AND DEAD LOADS WHICH MEET OR EXCEED THE MINIMUM REQUIREMENTS BASED ON TABLE R501.5 OF THE 2012 IRC.

ATTICS WITHOUT STORAGE	10 LIVE / 10 DEAD
ATTICS WITH LIMITED STORAGE	20 LIVE / 10 DEAD
FLOOR JOISTS	40 LIVE / 10 DEAD
 - FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 3'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.
 - ALL EXTERIOR WALL SOLE PLATES TO BE SET IN SEALANT.
 - ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER.
 - PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 16" HORIZONTALLY & 12" VERTICALLY.
 - PROVIDE MASONRY KEEP HOLES 32" O.C. AT BASE OR LEDGE.

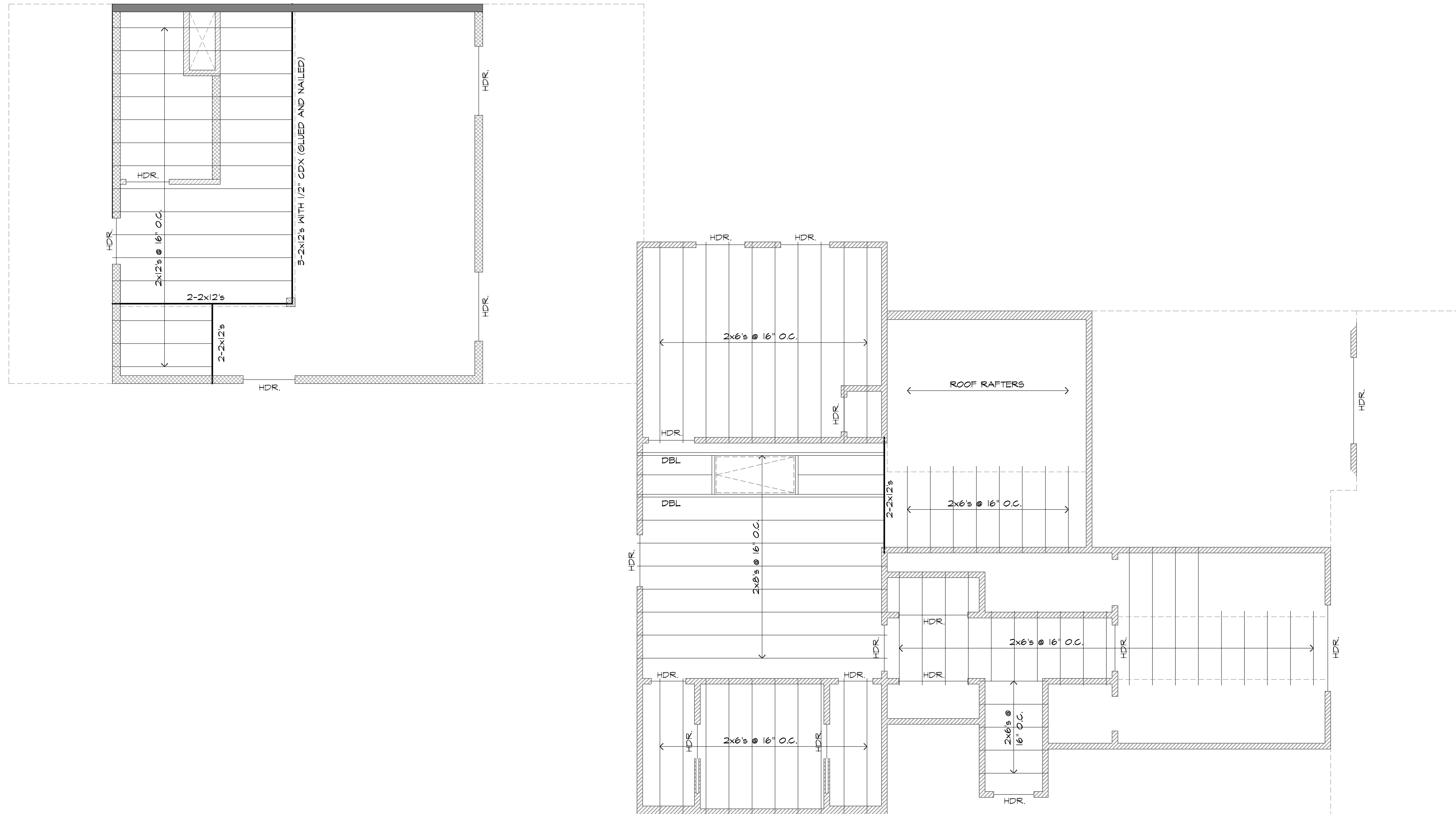
- NOTE:
- THIS PROJECT DESIGN COMPLIES WITH THE WIND LOAD PROVISIONS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION FOR A 110 MPH, 3-SECOND GUST WIND SPEED AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE.
 - ALL EXISTING CEILING FRAMING SHALL REMAIN AS IS UNLESS OTHERWISE NOTED ON PLAN.

A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77028

DATE :
04/18/2021
DESIGNED BY:
JORGE L. TREVINO
J.L. TREVINO & ASSOCIATES
FIRM - F10510
P: (281) 433-0688
SCALE:
1/4" = 1'-0"

DESCRIPTION:
FIRST FLOOR
CEILING FRAMING

SHEET
S2



- FRAMING NOTES:
- ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
 - DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.
 - PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 9'-0". STRONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT, RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.
 - PROVIDE 7/16" EXTERIOR GRADE PLYWOOD SHEATHING BRACING FROM TOP OF DOUBLE TOP PLATE TO BOTTOM PLATE (U.N.O.).
 - THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
 - ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER THE SOUTHERN PINE COUNCIL (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY).
- | STUDS | #5 OR BETTER |
|------------------|--------------|
| BEAMS, GIRDERS | #2 OR BETTER |
| ALL OTHER LUMBER | #2 OR BETTER |
- HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:
- | WIDTH OF ROOF STRUCTURE | HEADER SIZE | MAXIMUM SPAN |
|-------------------------|-------------|--------------|
| UP TO 28'-0" | 2-2x8 | 4'-6" |
| | 2-2x10 | 5'-6" |
| | 2-2x12 | 6'-4" |
| 28'-0" TO 36'-0" | 2-2x6 | 3'-2" |
| | 2-2x8 | 4'-0" |
| | 2-2x10 | 4'-11" |
| | 2-2x12 | 5'-8" |
- | WIDTH OF FLOOR STRUCTURE | HEADER SIZE | MAXIMUM SPAN |
|--------------------------|-------------|--------------|
| UP TO 20'-0" | 2-2x6 | 3'-6" |
| | 2-2x8 | 4'-5" |
| | 2-2x10 | 5'-5" |
| | 2-2x12 | 6'-3" |
| 20'-0" TO 28'-0" | 2-2x6 | 3'-0" |
| | 2-2x8 | 3'-10" |
| | 2-2x10 | 4'-8" |
| | 2-2x12 | 5'-5" |
- THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.
- THE DESIGNED FRAMING IS BASED ON THE FOLLOWING PSF LIVE LOADS AND DEAD LOADS WHICH MEET OR EXCEED THE MINIMUM REQUIREMENTS BASED ON TABLE R501.5 OF THE 2012 IRC.
- | ATTICS WITHOUT STORAGE | 10 LIVE / 10 DEAD |
|-----------------------------|-------------------|
| ATTICS WITH LIMITED STORAGE | 20 LIVE / 10 DEAD |
| FLOOR JOISTS | 40 LIVE / 10 DEAD |
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 3'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.
 - ALL EXTERIOR WALL SOLE PLATES TO BE SET IN SEALANT.
 - ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER.
 - PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 16" HORIZONTALLY & 12" VERTICALLY.
 - PROVIDE MASONRY KEEP HOLES 32" O.C. AT BASE OR LEDGE.

SECOND FLOOR CEILING FRAMING

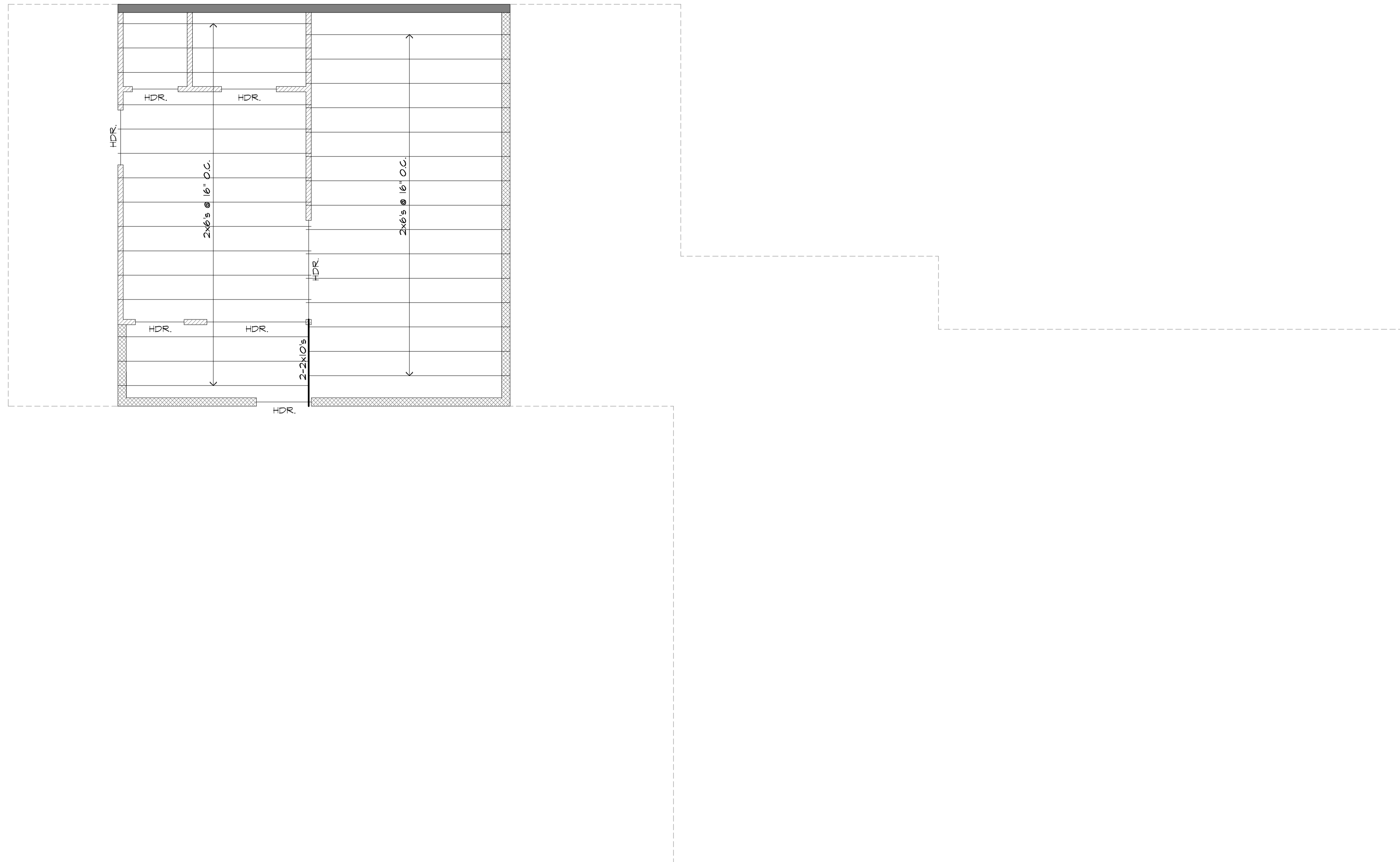
- NOTE:
- THIS PROJECT DESIGN COMPLIES WITH THE WIND LOAD PROVISIONS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION FOR A 110 MPH, 3-SECOND GUST WIND SPEED AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE.
 - ALL EXISTING CEILING FRAMING SHALL REMAIN AS IS UNLESS OTHERWISE NOTED ON PLAN.

A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77028

DATE :
04/18/2021
DESIGNED BY:
JORGE L. TREVINO
J.L. TREVINO & ASSOCIATES
FIRM - F10510
P: (281) 433-0688
SCALE:
1/4" = 1'-0"

DESCRIPTION:
SECOND FLOOR
CEILING FRAMING

SHEET
S3



- FRAMING NOTES:
- ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
 - DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.
 - PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 9'-0". STRONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT, RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.
 - PROVIDE 1/8" EXTERIOR GRADE PLYWOOD SHEATHING BRACING FROM TOP OF DOUBLE TOP PLATE TO BOTTOM PLATE (U.N.O.).
 - THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
 - ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER THE SOUTHERN PINE COUNCIL (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY).
- | STUDS | #5 OR BETTER |
|------------------|--------------|
| BEAMS, GIRDERS | #2 OR BETTER |
| ALL OTHER LUMBER | #2 OR BETTER |
- HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:
- | WIDTH OF ROOF STRUCTURE | HEADER SIZE | MAXIMUM SPAN |
|-------------------------|-------------|--------------|
| UP TO 28'-0" | 2-2x8 | 4'-6" |
| | 2-2x10 | 5'-6" |
| | 2-2x12 | 6'-4" |
| 28'-0" TO 36'-0" | 2-2x6 | 3'-2" |
| | 2-2x8 | 4'-0" |
| | 2-2x10 | 4'-11" |
| | 2-2x12 | 5'-8" |
- | WIDTH OF FLOOR STRUCTURE | HEADER SIZE | MAXIMUM SPAN |
|--------------------------|-------------|--------------|
| UP TO 20'-0" | 2-2x6 | 3'-6" |
| | 2-2x8 | 4'-5" |
| | 2-2x10 | 5'-5" |
| | 2-2x12 | 6'-3" |
| 20'-0" TO 28'-0" | 2-2x6 | 3'-0" |
| | 2-2x8 | 3'-10" |
| | 2-2x10 | 4'-8" |
| | 2-2x12 | 5'-5" |
- THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.
- THE DESIGNED FRAMING IS BASED ON THE FOLLOWING PSF LIVE LOADS AND DEAD LOADS WHICH MEET OR EXCEED THE MINIMUM REQUIREMENTS BASED ON TABLE R501.5 OF THE 2012 IRC.

ATTICS WITHOUT STORAGE	10 LIVE / 10 DEAD
ATTICS WITH LIMITED STORAGE	20 LIVE / 10 DEAD
FLOOR JOISTS	40 LIVE / 10 DEAD
 - FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 3'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.
 - ALL EXTERIOR WALL SOLE PLATES TO BE SET IN SEALANT.
 - ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE TREATED LUMBER.
 - PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 16" HORIZONTALLY & 12" VERTICALLY.
 - PROVIDE MASONRY KEEP HOLES 32" O.C. AT BASE OR LEDGE.

- NOTE:
- THIS PROJECT DESIGN COMPLIES WITH THE WIND LOAD PROVISIONS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION FOR A 110 MPH, 3-SECOND GUST WIND SPEED AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE.
 - ALL EXISTING CEILING FRAMING SHALL REMAIN AS IS UNLESS OTHERWISE NOTED ON PLAN.

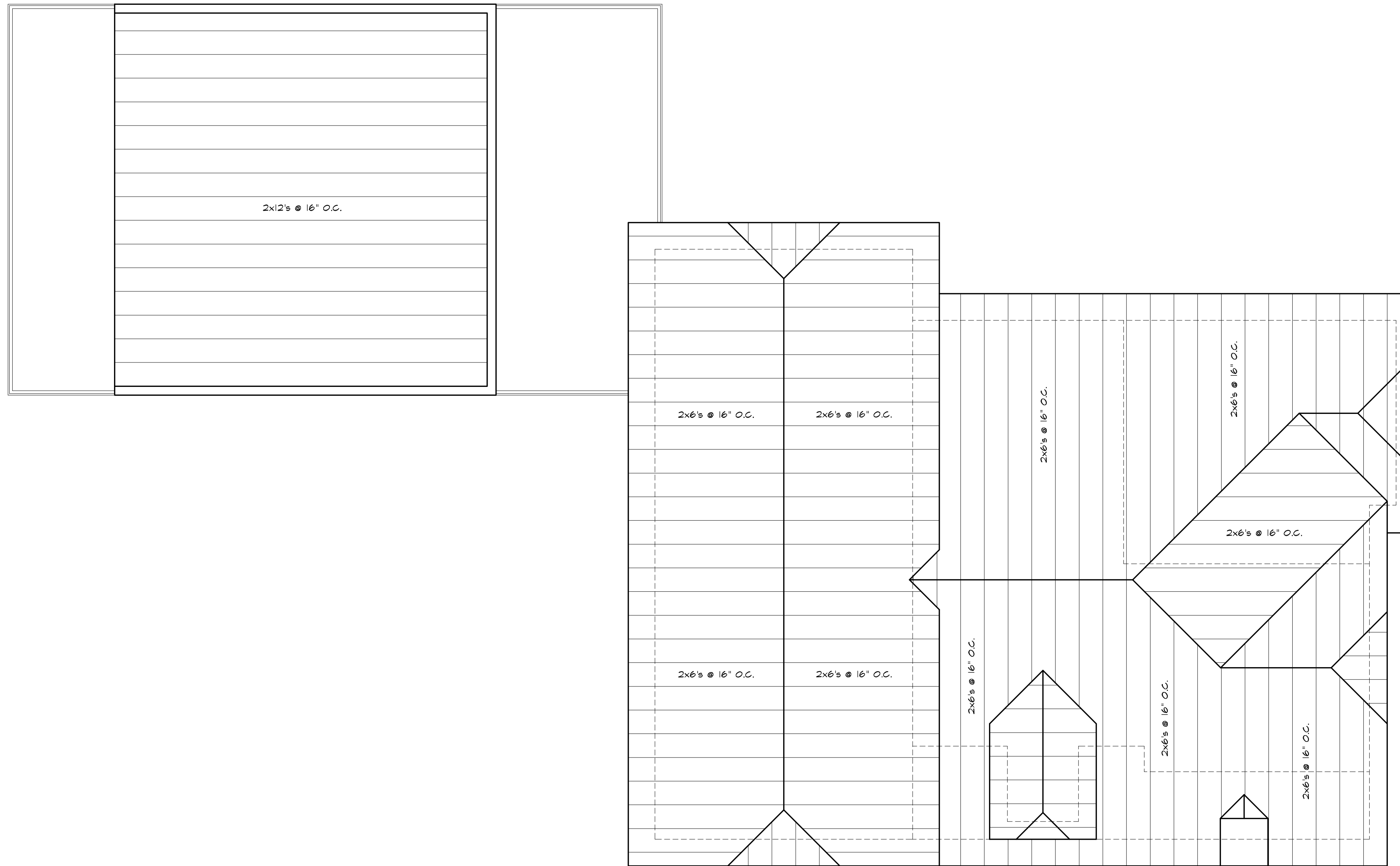
THIRD FLOOR CEILING FRAMING

A PROJECT LOCATED AT
4121 WOODLEIGH ST
HOUSTON, TX 77023

DATE :
04/18/2021
DESIGNED BY:
JORGE L. TREVINO
J.L. TREVINO & ASSOCIATES
FIRM - F10510
P: (281) 433-0688
SCALE:
1/4" = 1'-0"

DESCRIPTION:
THIRD FLOOR
CEILING FRAMING

SHEET
S4



ROOF FRAMING NOTES:

1. USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-4" MAX. SPAN) UNLESS NOTED OTHERWISE ON PLAN.
2. ALL RIDGE HIP AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.
3. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.
4. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.
5. RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE WITH TEXAS REVISIONS.
 - A. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.
 - B. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, A STRONG-BACK SHALL BE INSTALLED TO THE FOOT OF EVERY THIRD RAFTER AS A MINIMUM TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING. THE SPACING BETWEEN RAFTER TIE-BACKS SHALL NOT EXCEED 48".
6. PROVIDE 2x6 FURLIN BRACING AT THE APPROXIMATE LOCATIONS SHOWN OR TO LOAD BEARING WALLS AND BEAMS TO SUPPORT RAFTERS AS NECESSARY TO KEEP THE MAXIMUM RAFTER SPANS FROM BEING EXCEEDED.
7. PROVIDE 2x6 COLLAR TIES LESS THAN 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

NOTE:
 1. THIS PROJECT DESIGN COMPLIES WITH THE WIND LOAD PROVISIONS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION FOR A 110 MPH, 3-SECOND GUST WIND SPEED AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE.

ROOF FRAMING

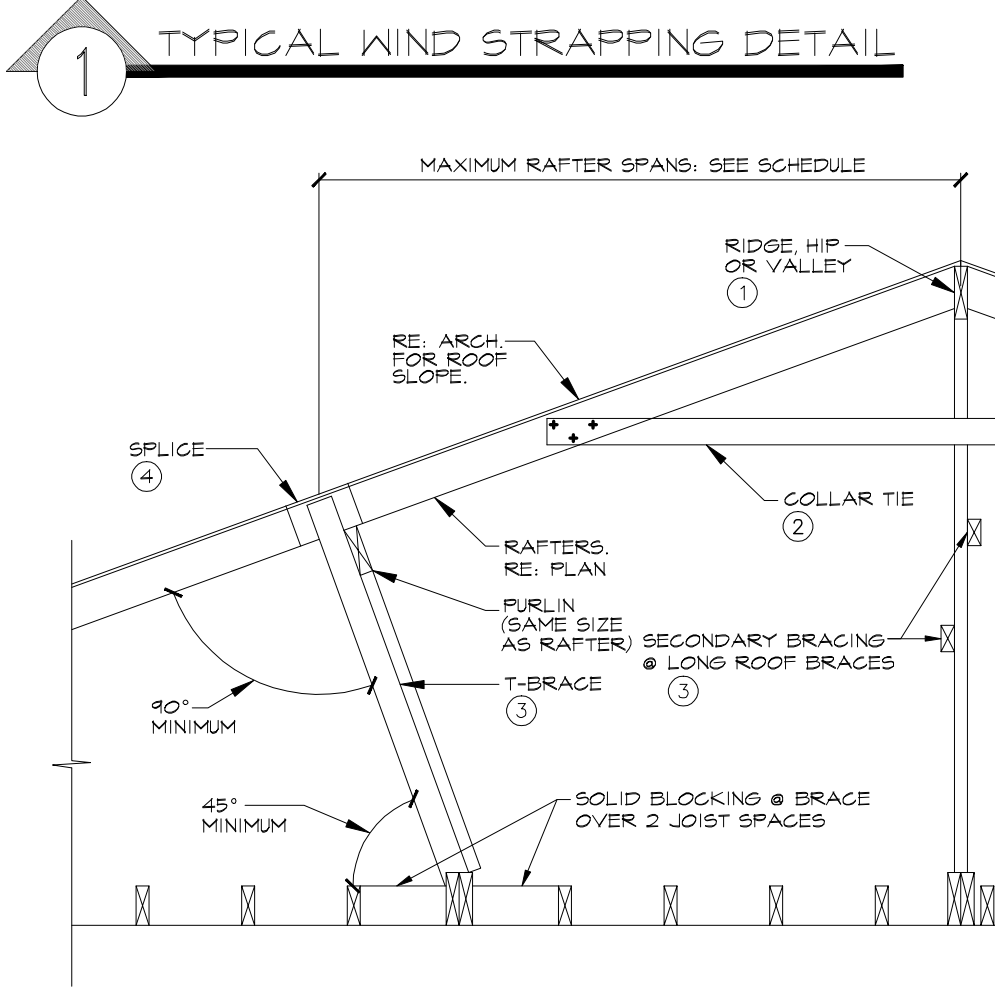
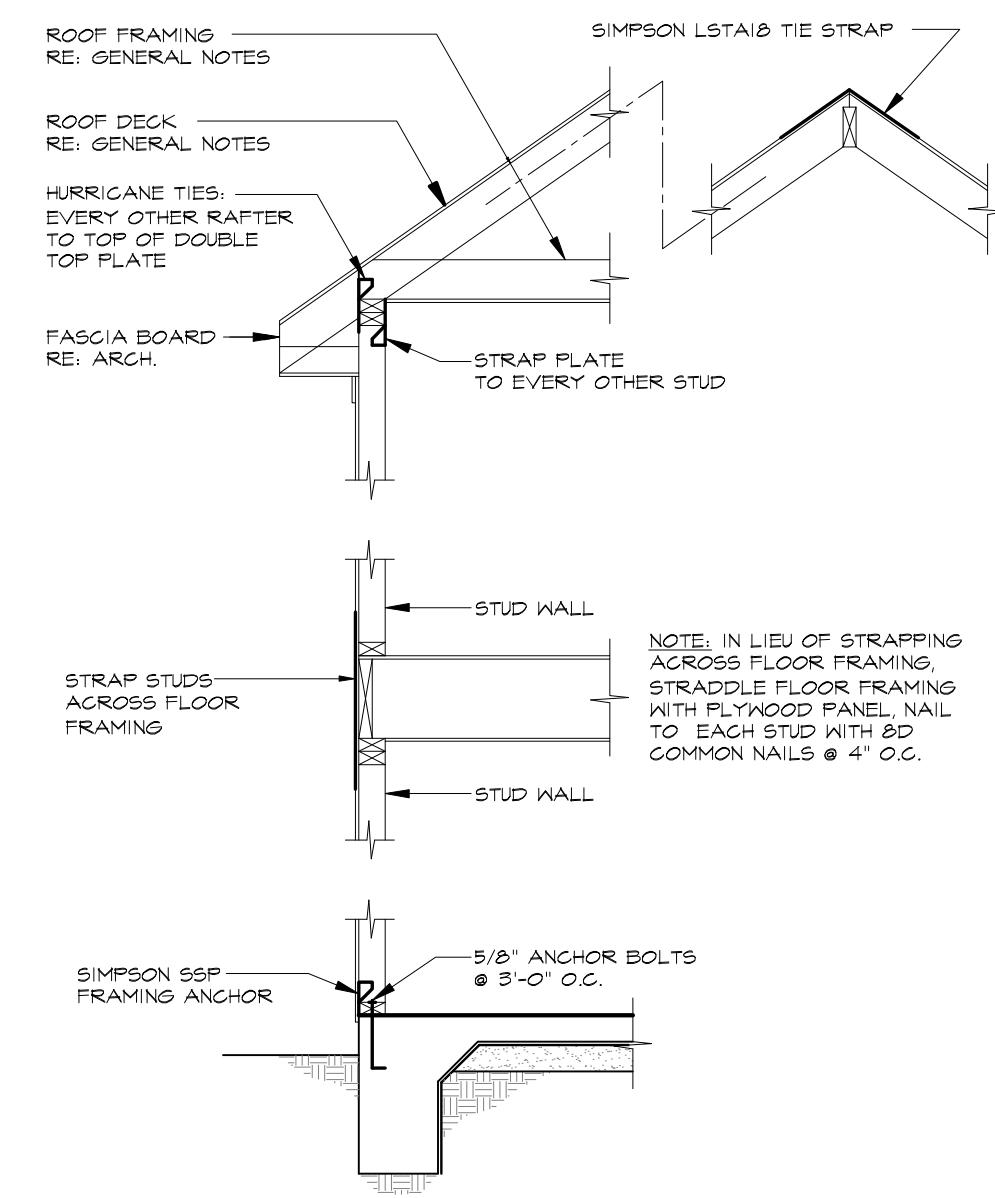
A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77023

DATE:
 04/18/2021
 DESIGNED BY:
 JORGE L. TREVINO
 J.L. TREVINO & ASSOCIATES
 FIRM - F10510
 P: (281) 433-0688

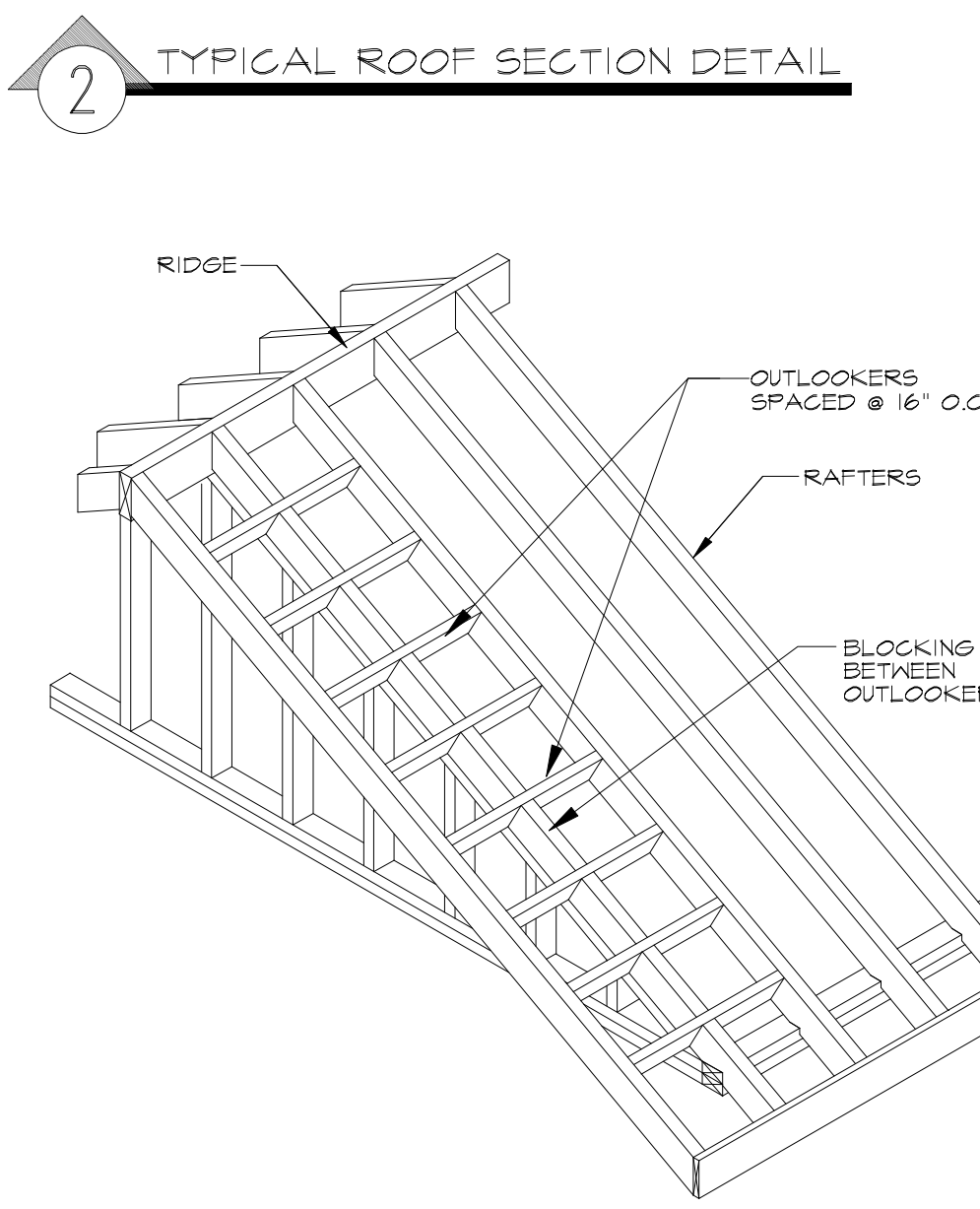
SCALE:
 1/4" = 1'-0"

DESCRIPTION:
 ROOF FRAMING
 PLAN

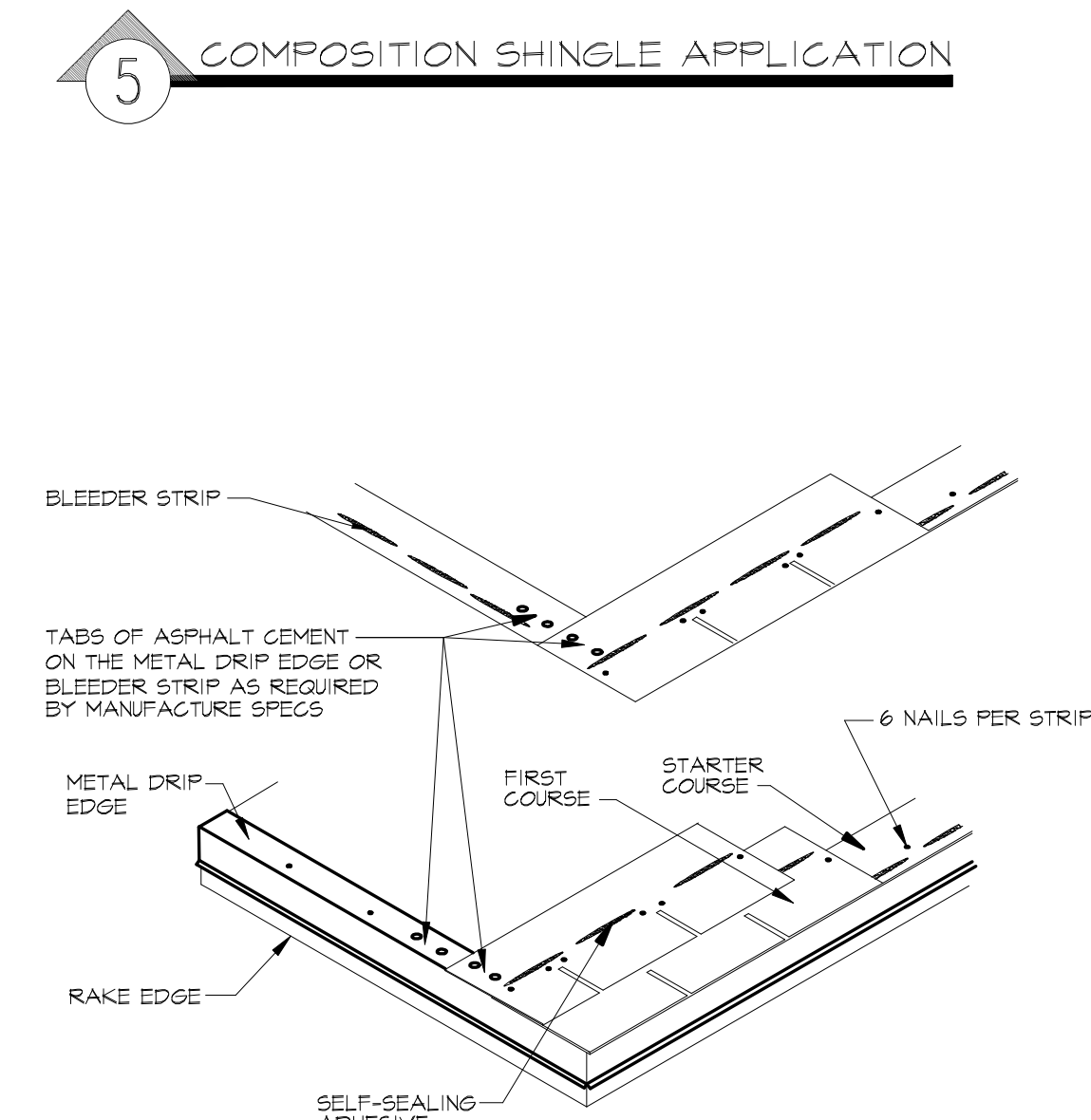
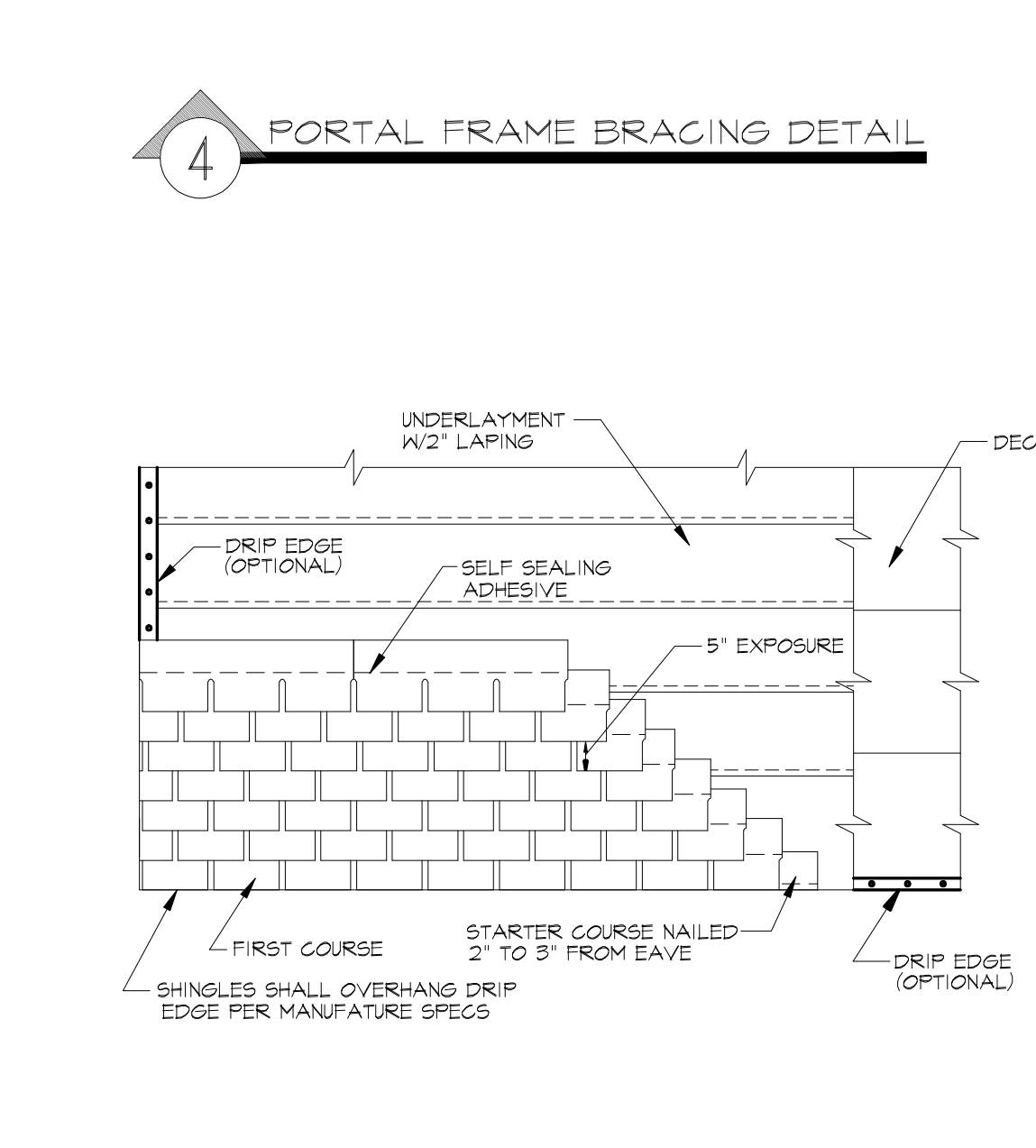
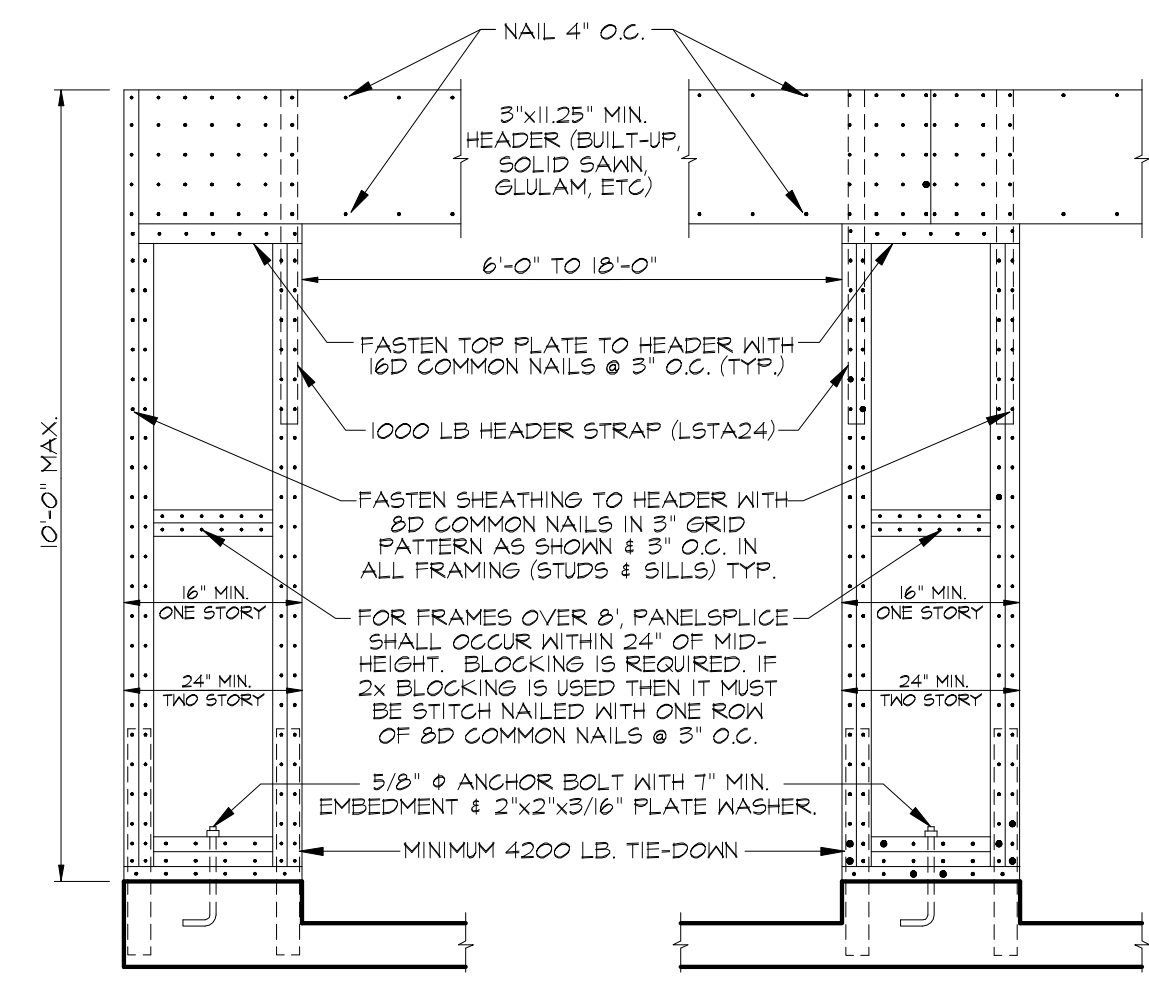
SHEET
S5



- NOTES:**
- RIDGE BEAM, HIP RAFTER OR VALLEY RAFTER DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
 - ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2X LUMBER).
 - DEPTH OF CUT END OF RAFTER.
 - COLLAR TIES: 2x4 COLLAR TIES LOCATED @ UPPER ONE THIRD OF ROOF (EVERY OTHER RAFTER).
 - T-BRACE:
 - RE: TYPICAL DETAILS BELOW.
 - MAXIMUM SPACING AS FOLLOWS:
 - EVERY FOURTH RAFTER @ 2x4 CONT. PURLIN.
 - 6'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER.
 - BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, 2 SIZES LARGER THAN JOIST).
 - RAFTER & RIDGE SPLICES:
 - LOCATED SPLICE OVER A PURLIN OR PROVIDE ADDITIONAL BRACE @ SPLICE
 - MINIMUM LAP = 24" NAIL WITH 4-16 NAILS.



3 TYPICAL OUTLOOKER DETAIL



6 STARTER COURSE APPLICATION

NAILING SCHEDULE			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED) RE: WFCM TABLE 3.4A	3-8D	3-10D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED) RE: WFCM TABLE 3.4A	3-8D	3-10D	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) RE: WFCM TABLE 3.4A	6-16D	6-40D	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED) RE: WFCM TABLE 3.4A	6-16D	6-40D	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED) RE: WFCM TABLE 3.6A	4-8D	4-10D	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	2-10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	3-16D	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16D	2-16D	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-16D	3-16D	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16D	2-16D	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16D	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD RE: WFCM TABLE 3.5A	2-16D	2-40D	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST END JOIST OR BLOCKING (FACE-NAILED)	2-16D	2-16D	PER FOOT
FLOOR FRAMING			
(TOE-NAILED) JOIST TO SILL, TOP PLATE OR GIRDER	4-8D	4-10D	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8D	2-10D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8D	2-10D	EACH END
(TOE-NAILED) BLOCKING TO SILL OR TOP PLATE	3-16D	4-16D	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16D	4-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8D	3-10D	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16D	4-16D	PER JOIST
END-NAILED BAND JOIST TO SILL OR TOP PLATE	2-16D	3-16D	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS (RE: TABLE 3.10)			
INTERIOR ZONE	8D	10D	6" EDGE / 12" FIELD
EXTERIOR ZONE	8D	10D	4" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1'x6" OR 1'x8" 1'x10" OR WIDER	2-8D 3-8D	2-10D 3-10D	PER SUPPORT PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS	5D COOLERS	1" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS (RE: TABLE 3.11)			
INTERIOR ZONE	8D	10D	6" EDGE / 12" FIELD
EXTERIOR ZONE	8D	10D	4" EDGE / 6" FIELD
FIBERBOARD PANELS 7/16" 25/32"	6D 8D	-	3" EDGE / 6" FIELD 3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5D COOLERS	5D COOLERS	1" EDGE / 10" FIELD
HARDBOARD (RE: TABLE 3.11)	8D	8D	6" EDGE / 12" FIELD
PATRICLEBOARD PANELS	8D	8D	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING 1'x6" OR 1'x8" 1'x10" OR WIDER	2-8D 3-8D	2-10D 3-10D	PER SUPPORT PER SUPPORT
FLOOR SHEATHING			
STRUCTURAL PANELS 1' OR LESS GREATER THAN 1'	8D 10D	10D 16D	6" EDGE / 12" FIELD 6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING 1'x6" OR 1'x8" 1'x10" OR WIDER	2-8D 3-8D	2-10D 3-10D	PER SUPPORT PER SUPPORT

- NOTES:**
- CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF 2012 IRC.
 - CORROSION-RESISTANT ROOFING NAILS WITH 7/16" HEAD AND 1 1/2" LONG.
 - CORROSION-RESISTANT, LARGE HEAD.

GENERAL NOTES FOR WOOD FRAMING

- THE PROJECT DESIGN COMPLIES WITH THE WIND LOAD PROVISIONS FOR CONVENTIONAL CONSTRUCTION FOR A 110 MPH, 3-SECOND GUST WIND SPEED AS PER THE 2012 INTERNATIONAL RESIDENTIAL CODE.
- TIMBER GRADES:
 - ROOF RAFTERS: NO. 2 SOUTHERN YELLOW PINE, KD, S45 (U.N.O.)
 - CEILING & FLOOR JOIST: NO. 2 SOUTHERN YELLOW PINE, KD, S45 (U.N.O.)
 - BEAMS & HEADERS: NO. 1 SOUTHERN YELLOW PINE, KD, S45
 - STUDS: STUD GRADE, SYP, KD, S45
 - WOOD POSTS: NO. 2 SOUTHERN YELLOW PINE, SURFACE GREEN.
- JOIST:
 - JOIST BLOCKING:
 - JOIST SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOIST ARE NAILED INTO A HEADER, BAND/RIM JOIST, OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THE THICKNESS AND SHALL MATCH THE DEPTH OF THE JOISTS.
 - PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOIST.
 - PROVIDED DOUBLE JOIST UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOIST (U.N.O.).
 - JOIST BRIDGING:
 - PROVIDE BRIDGING AT ALL FLOOR JOIST 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.
 - HOLES 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.
- BEAMS AND HEADERS:
 - BUILT-UP BEAMS MADE UP OF A NUMBER OF 2x LUMBER SHALL BEAR ON A SOLID WALL, STUD COLUMN THAT IS AT LEAST 125 x WIDER THAN THE BEAM. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUD COLUMN.
 - ALL BUILT-UP BEAMS SHALL BE FASTENED AS FOLLOWS:
 - FOR MAXIMUM HORIZONTAL SPACING OF BOLTS:
 - 2-2x12 10D NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
 - 3-2x12 16D NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
 - 4-2x12 OR MORE 1/2" BOLTS @ 12" TOP & BOTTOM, STAGGERED
 - BOLTS SHALL BE 5/8" LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED @ TOP AND BOTTOM ROWS, PROVIDE STANDARD WASHERS @ EACH FACE.
 - ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENING) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
 - FLOOR FRAMING: 2-2x12
 - CEILING FRAMING: 2-2x10
 - MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3".
- STUD WALLS:
 - STUDS SHALL BE AS FOLLOWS:
 - 2x4 @ 16" AT ALL FLOORS IN ONE OR TWO STORY STRUCTURES.
 - 2x6 @ 16" DIRECTLY BELOW A THIRD FLOOR.
 - PROVIDE A MINIMUM OF TWO STUDS AT EACH SIDE OF OPENING LARGER THAN 4'-0" FULL HEIGHT OF WALL (KING STUDS).
 - MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
 - 2x4 STUDS @ 16" O.C. 10'-0"
 - 2x6 STUDS @ 16" O.C. 18'-0"
 - BLOCKING & LATERAL STRUCTURES:
 - PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
 - MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4" PER TEN FEET OF STUD HEIGHT.
- ROOF DECK:
 - MINIMUM THICKNESS SHALL BE 1/2" THICK CDX PLYWOOD.
 - ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.
 - MINIMUM NAILING SHALL BE AS REQUIRED BY THE WIND CODE (SEE ROOF FRAMING PLAN NOTES).
 - PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (JOIST SPACING). CLIPS SHALL BE SIMPSON PSC1 TO MATCH CORRESPONDING PLYWOOD THICKNESS.
- PLYWOOD FLOOR DECK:
 - PLYWOOD SHALL BE 1 1/8" THICK AND SHALL BE STANDARD G-D EXTERIOR GRADE.
 - LAY PANELS IN A STAGGERED PATTERN.
 - BLOCK ALL EDGES WITH 2-2x4 BLOCKING.
 - GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
 - GLUE SHALL CONFORM TO APA SPECIFICATION AP6-01, APPLIED IN A CONTINUOUS BEAD @ 4" IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - ALL NAILS SHALL BE 8D RING OR SCREW SHANK.
 - NAIL SPACING SHALL BE AS FOLLOWS:
 - 4" O.C. @ PANEL EDGES
 - 12" O.C. @ INTERMEDIATE SUPPORTS
- CONNECTIONS AND FASTENERS:
 - CONNECTIONS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE (NAIL ALL NAIL HOLES).
 - PROVIDE BASE AND CAP CONNECTORS AT ALL COLUMNS AS FOLLOWS:
 - COLUMN BASE CONNECTOR: SIMPSON ABU SERIES
 - COLUMN CAP CONNECTOR: SIMPSON FC SERIES
 - WHERE REQUIRED, JOIST HANGERS SHALL BE 16 GA. GALVANIZED "1-STANDARD" JOIST HANGERS, APPLICABLE TO CORRESPONDING SIZE, INCLUDING DOUBLED OR TRIPLED JOISTS.
 - WHERE REQUIRED, BEAM/PURLIN HANGER SHALL BE 12 GA. GALVANIZED "3-SERIES" APPLICABLE TO CORRESPONDING SIZE.
 - PROVIDE 5/8" DIAMETER ANCHOR BOLTS AT ALL EXTERIOR STUD WALL SILL PLATES. BOLTS SHALL BE 10" LONG MINIMUM, ASTM A-307 (U.N.O.) AT 3'-0" O.C.
 - ANCHOR BOLTS SHALL BE INSTALLED AT A MINIMUM OF 12" FROM EACH CORNER.
 - WHERE CALLED OUT, ALL THROUGH BOLTS SHALL BE ASTM A-307. PROVIDE STANDARD WASHERS AT ALL WOOD SURFACES.
 - ALL BOLTS, NUTS, WASHERS, NAILS & OTHER FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.
- WINDOW DESIGN PRESSURE:
 - INLAND II AREAS (110 MPH, 3 SECOND GUST):
 - WINDOWS, DOORS, EXTERIOR COVERINGS (TRIBUTARY AREA = 10 ASF)
 - NON CORNER LOCATIONS +50 PSF, -32 PSF
 - CORNER LOCATIONS +50 PSF, -40 PSF
 - GARAGE DOORS (SINGLE CAR, TRIBUTARY AREA = 50 ASF)
 - CORNER LOCATIONS +24 PSF, -30 PSF
 - CORNER LOCATIONS +24 PSF, -29 PSF
 - GARAGE DOORS (TWO CAR, TRIBUTARY AREA = 100 ASF)
 - CORNER LOCATIONS +24 PSF, -29 PSF
 - CORNER LOCATIONS +24 PSF, -29 PSF
 - INLAND I AREAS (120 MPH, 3 SECOND GUST):
 - WINDOWS, DOORS, EXTERIOR COVERINGS (TRIBUTARY AREA = 10 ASF)
 - NON CORNER LOCATIONS +25.4 PSF, -28.1 PSF
 - CORNER LOCATIONS +25.4 PSF, -34.1 PSF
 - GARAGE DOORS (SINGLE CAR, TRIBUTARY AREA = 50 ASF)
 - CORNER LOCATIONS +23.2 PSF, -25.4 PSF
 - CORNER LOCATIONS +23.2 PSF, -25.4 PSF
 - GARAGE DOORS (TWO CAR, TRIBUTARY AREA = 100 ASF)
 - CORNER LOCATIONS +22.0 PSF, -24.2 PSF
 - CORNER LOCATIONS +22.0 PSF, -24.2 PSF
- MISCELLANEOUS:
 - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.

STANDARD FRAMING DETAILS

A PROJECT LOCATED AT
 4121 WOODLEIGH ST
 HOUSTON, TX 77028

DATE: 04/18/2021

DESIGNED BY: JORGE L. TREVINO

FIRM: F10510

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

DESCRIPTION: STANDARD FRAMING DETAILS

SHEET **S6**