ITH DEVELOPMENTS ON EAST 32nd

SINGLE FAMILY RESIDENCE PROJECT
314-A & B EAST 32ND STREET
HOUSTON, TX 77018

VICINITY MAP

ZIP CODE: 77009 KEY MAP: 453N

SQ FT INFORMATION

FIRST FLOOR– SQ. FT.–	822
SECOND FLOOR– SQ. FT.–	1245
TOTAL LIVING AREA =	2067 SQ. FT.
GARAGE – SQ FT –	410
PORCH	16
OTHER AREA =	426 SQ. FT.
TOTAL IMPROVED AREA =	2493 SQ. FT.

INDEX OF DRAWINGS

ARCHITECTURAL

STRUCTURAL

STRUCTURAL PLANS BY JOAQUIN E. CASAMAYOR/
IDM CONSULTING & DESIGN

ALLIANCE DESIGNWORKS

PROJECT ADDRESS:
314-A E. 32nd ST (MASTER)
SUB-PROJECT: 314-B E. 32nd ST

REVISION
1ST SUBMISSION 04/10/23

INDEX

PAGE
INDEX

DRAWN BY	LC
PRINT DATE:	04/10/23

CALCULATIONS OF PERCENTAGE IMPERVIOUS AREA:

- *BUILDING = 1236 SQ FT*
- *PARKING LOT/DRIVEWAY = 317 SQ FT*
- *SIDEWALK/WALKWAY = 56 SQ FT*

- *SITE TOTAL AREA = 3000 SQ FT*

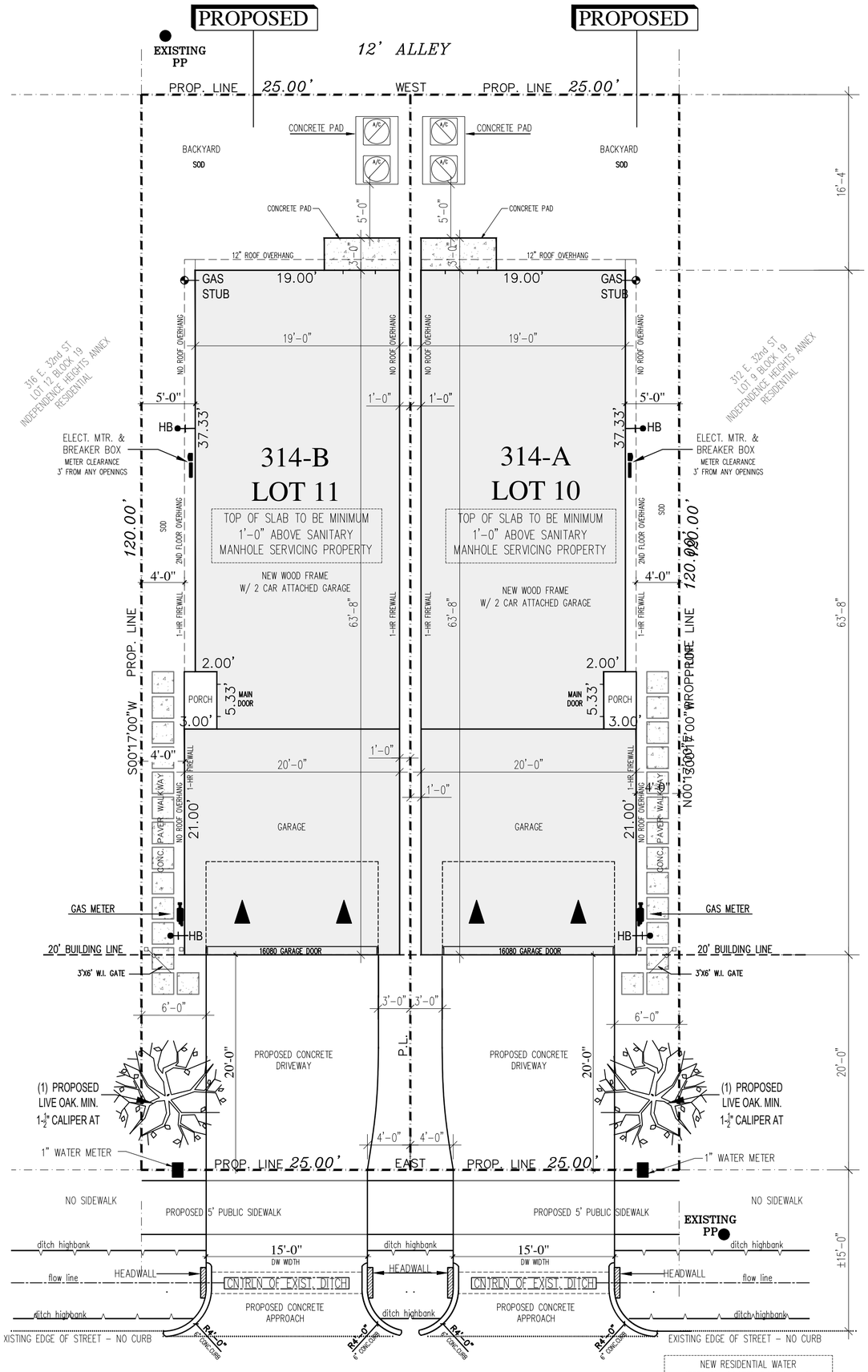
TOTAL IMPERVIOUS COVER = 1609 sq ft
PROPOSED IMPERVIOUS COVER = 53.63%

>>NO DETENTION REQUIRED <<

- PROPERTY LINE
- BLDG LN & GARAGE SET BACK LN.
- WOOD FENCE
- ELECTRIC METER
- GAS METER
- W.I. FENCE / GATE
- EXISTING DW TO BE REMOVED
- CONCRETE SURFACE
- LIVE OAK. MIN. 1-½" CALIPER
- EXISTING TREE

ONE–CALL NOTIFICATION SYSTEM
CALL BEFORE YOU DIG
811 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUT)
1–800–344–8377

FIXTURE GROUP OR TYPE	VALUE	QTY	TOTAL
FULL BATH GROUP W/ TUB OR SHOWER STALL	3.6	3	10.8
HALF BATH GROUP	2.6	1	2.6
KITCHEN GROUP W/ SINK AND DISHWASHER	2.5	1	2.5
LAUNDRY GROUP W/ WASHER AND SINK	2.5	0	0.0
BATHTUB	1.4	0	0.0
WASHING MACHINE	1.4	1	1.4
DISHWASHER	1.4	0	0.0
HOSE BIBB / LANDSCAPE SPRINKLER	2.5	2	5.0
KITCHEN SINK	1.4	0	0.0
LAVARATORY	0.7	0	0.0
LAUNDRY TUB	1.4	0	0.0
SHOWER STALL	1.4	0	0.0
WATER CLOSET (TANK TYPE)	2.2	0	0.0
TOTAL W.S.F.U.			**22.3**
WATER METER SIZE			**1"**
WATER LINE SIZE			**1"**



EAST 32nd STREET
50.00' R.O.W.

NEW RESIDENTIAL WATER METER(S) LOCATED PARTIALLY ON NEW PUBLIC SIDEWALK. PROVIDE CONCRETE WATER METER BOX AND LID.

SITE PLAN
SCALE: 1/8"= 1'–0"

LEGAL DESCRIPTION

314-A & B EAST 32nd ST.

LOT: 10 & 10
BLK: 49
SUB: INDEPENDENCE HEIGHTS ANNEX

KEY MAP GRID – 453N
ZIP CODE – 77018

314-A E. 32nd ST
(MASTER. 1 SUBPROJECT)
COH PROJECT # 23045466

314-B E. 32nd ST
COH PROJECT # 23045467

NOTES

1. THIS PROJECT MUST BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: 2015 INTERNATIONAL RESIDENTIAL CODE W/ CITY OF HOUSTON AMENDMENTS.
2. FINISHED FLOOR ELEVATION TO BE MINIMUM OF 1'–0" ABOVE NEAREST MANHOLE COVER SERVICING PROPERTY.
3. MAINTAIN POSITIVE DRAINAGE AWAY FROM FOUNDATION.
4. UNDERGROUND DRAINAGE PIPE FROM CATCH BASIN TO BE SCHEDULE 40 PVC.
5. FIRST 10'–0" IN FRONT OF SLAB TO SLOPE AWAY FROM SLAB AT 5%
6. BUILDER TO PROVIDE MANUFACTURER'S INSTRUCTIONS FOR APPLIANCES, FURNACES, CONDENSING UNITS AND RELATED EQUIPMENT.

NOTE FOR ALL ELECTRICAL METERS: FACE OF PANEL NOT CLOSER THAN 36" FROM P.L. PROVIDE 20" WIDE CLEARANCE.

NOTE FOR ALL GAS METERS: FACE OF METER NOT CLOSER THAN 36"TO P.L.

PROJECT ADDRESS:
314-A & B EAST 32nd STREET

REVISION	
04/10/23	1ST SUBMISSION

SITE PLAN

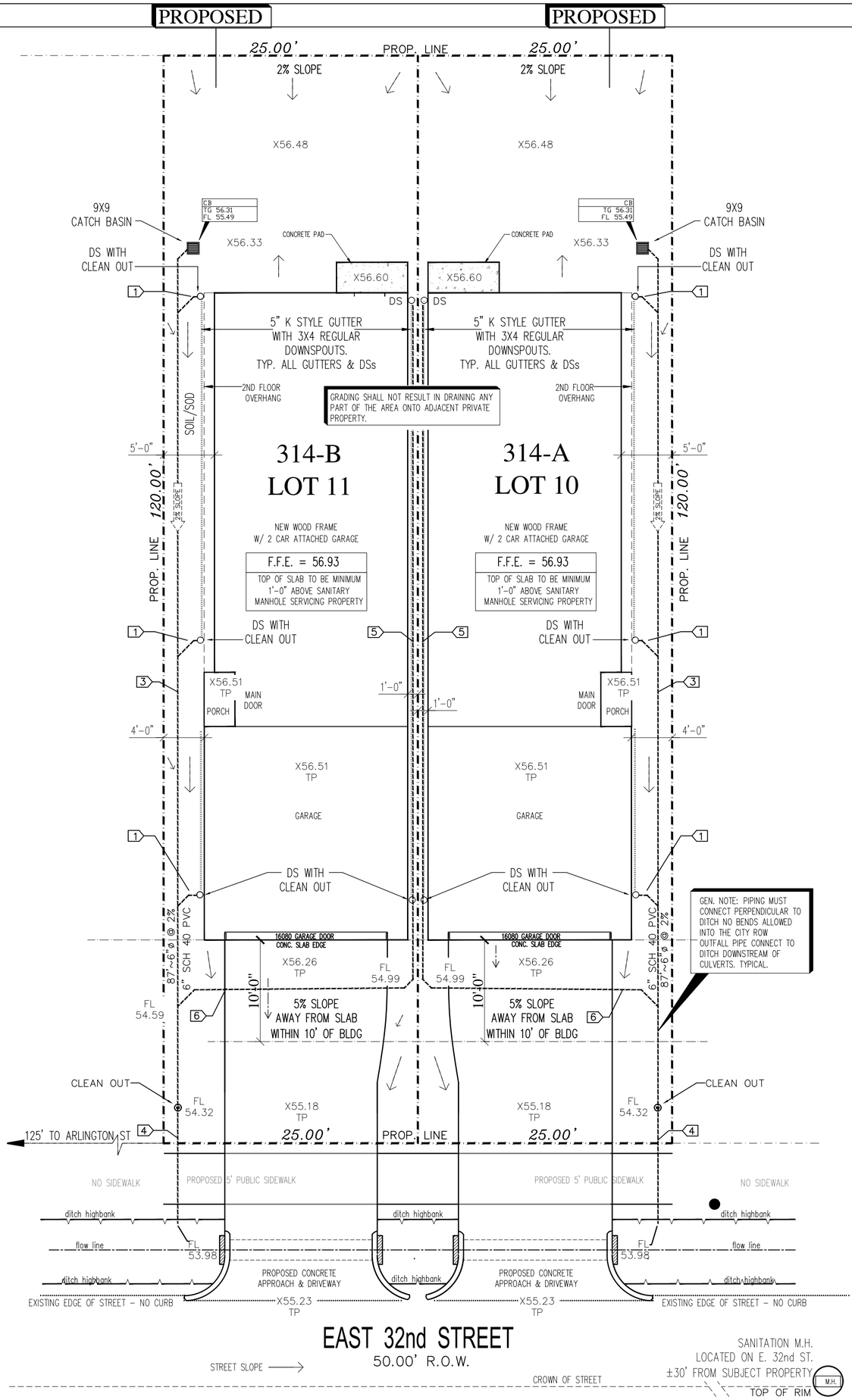
PAGE
SP1

DRAWN BY	LC
PRINT DATE:	04/10/23

ONE-CALL NOTIFICATION SYSTEM

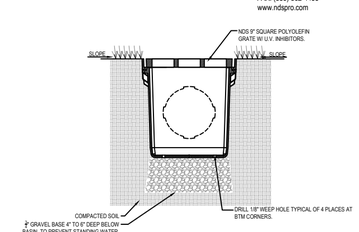
CALL BEFORE YOU DIG

811 (IN HOUSTON)
(NEW STATEWIDE NUMBER OUT)
1-800-344-8377



AREA DRAIN/GUTTER DIAGRAM

SCALE: 1/8"= 1'-0"

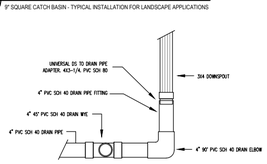


SECTION

NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN

9" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS



NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

LEGAL DESCRIPTION
314-A & B EAST 32nd ST.
LOT: 10 & 10
BLK: 49
SUB: INDEPENDENCE HEIGHTS ANNEX

KEY MAP GRID – 453N
ZIP CODE – 77018

CALCULATIONS OF PERCENTAGE IMPERVIOUS AREA:

- *BUILDING = 1236 SQ FT*
- *PARKING LOT/DRIVEWAY = 317 SQ FT*
- *SIDEWALK/WALKWAY = 56 SQ FT*
- *SITE TOTAL AREA = 3000 SQ FT*

TOTAL IMPERVIOUS COVER = 1609 sq ft
PROPOSED IMPERVIOUS COVER = 53.63%

>>NO DETENTION REQUIRED <<

-----	PROPERTY LINE
----------	PROPOSED STORM SEWER (PVC SCH 40)
.....	GUTTER
DS○	DOWNSPOUT
⟶	SLOPE OF PAVEMENT OR FINISH GRADE
▩	CATCH BASIN
X56.6	PROPOSED GRADE ELEVATIONS
FL	FLOW LINE ELEVATION
TP	TOP OF PAVEMENT ELEVATION
FF	FINISH FLOOR ELEVATION

LEGEND

1. 2'~6" PVC DOWNSPOUT PIPE 45° BEND
3. 87'~6"ø PVC SCH-40 STM SWR @ .020%
4. 6"-4" REDUCER
   8'~4"ø PVC SCH-40 STM SWR @ 0.20%
5. 67'~6"ø PVC SCH-40 STM SWR @ 0.20%
   6" PVC DOWNSPOUT PIPE 45° TEE FITTING
6. 45° BEND
   20'~6"ø PVC SCH-40 STM SWR @ 0.20%
   45° BEND
   1'~6"ø PVC SCH-40 STM SWR @ 0.20% 45° TEE FITTING

ALLIANCE DESIGNWORKS

PROJECT ADDRESS:
314-A & B
EAST 32nd STREET

REVISION	
1ST SUBMISSION	
04/10/23	

DRAINAGE PLAN & GEN. NOTES

PAGE
C1.1

DRAWN BY	LC
PRINT DATE:	04/10/23

GENERAL NOTES

1. ALL DRAWINGS HERE REFERENCE THE 2015 IRC CODE WITH CITY OF HOUSTON AMENDMENTS.
2. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL PLANS JOINTLY PRIOR TO CONSTRUCTION TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE PLANS, INCLUDING IN PARTICULAR BUT NOT LIMITED TO THE FOLLOWING:
   A) ALL DIMENSIONS
   B) SLAB AND FLOOR ELEVATIONS, SLOPES, AND LOCATION AND DIMENSIONS OF ANY RECESSES, ETC.
   C) CURBS AND LEDGES
   D) CEILING HEIGHTS AND CEILING CONDITIONS
   E) ROOF GEOMETRIES AND SLOPES.
   DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION BOTH THE BUILDER AND THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.
3. STATED DIMENSIONS TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES ON THE DETAILS PAGES OF THESE PLANS, AND OVER THE DRAWINGS THEMSELVES. DO NOT SCALE DRAWINGS, CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND NOTIFY THE BUILDER OF ANY VARIANCE FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS.
4. FINISHED FLOOR ELEVATION SHALL BE A MIN OF 1'-0" ABOVE ELEVATION OF MANHOLE COVER OF CLOSEST SANITATION SEWER SERVING PROPERTY. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE GRADING PLAN PER LOCAL AUTHORITY.
5. BUILDER TO APPROVE LOCATION OF HOUSE ON AND VERIFY UTILITY LOCATIONS, EASEMENTS, BUILDING AND SETBACK LINES PRIOR TO ANY CONSTRUCTION.
6. PLUMBER TO CONNECT TO EXISTING COH MAIN SANITARY SEWER. USE SCH 40 PVC INSIDE PROPERTY.
7. PLUMBER TO DETERMINE THE LOCATION OF WATER METER AND CONTACT LOCAL AUTHORITY TO CONNECT. PIPING AND METER SIZES TO CONFORM TO 2015 UPC WITH HOUSTON AMENDMANTS. PIPING TO BE SCH 40 PVC/PER CODE.
8. ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE TO GARAGE FOR
   A) ELECTRICAL SERVICE
   B) COMMUNICATIONS
   C) ENTERTAINMENT SERVICE
   AT SAME LOCATION PROVIDE CONDUITS IN SLAB PRIOR TO POUR TO MINIMIZE ABOVE GRADE ELBOWS ENTERING BUILDING PROPER.
9. ALL STORM DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND DRAIN SYSTEM OR SHEET FLOW TO STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES.
10. PROVIDE ONE QUALIFIED TREE PER 5000 SQFT OF LOT SIZE OR ACQUIRE APPROVAL FOR EXISTING TREE(S) PRESERVATION.
11. SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
12. PROVIDE MINIMUM 12'-0" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, MIN 18" BETWEEN A/C PADS, AND A 30"MIN SERVICE AREA.
13. ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY TO BE MIN 8'-0" IN HEIGHT. U.N.O. PER OWNER.
14. PEX SYSTEM PANEL DOOR – INSTALL @ 48" A.F.F. (BOTTOM OF DOOR) WHERE INDICATED.
15. LIGHT FIXTURES STANDARD HEIGHTS:
    MASTER BATH = 7'-6" A.F.F.
    SECONDARY BATHS = 7'-0" A.F.F.
    POWDER = 7'-0" A.F.F.

FIRE NOTE:

1) PROVIDE ⅝" TYPE 'X' GYPSUM BOARD TO THE GARAGE (& CARPORT) SIDE OF STUDS AND JOIST.
2) INSTALL MINIMUM 1-3/8" SOLID CORE, OR HONEYCOMB STEEL DOOR 1-3/8" THICK OR 20 MIN. FIRE RATED DOOR WITH SELF CLOSING HARDWARE FROM GARAGE ARE TO CONDITIONED AREA. REF TO 2015IRC SEC R302.5.1 AND R302.6
3) UNRATED DISAPPEARING STAIRS IN GARAGES TO HAVE MIN. ⅝" THICK FIRE RATED RETARDANT PLYWOOD OR MIN. 16 GA. SHEET METAL.
4) PROVIDE ½" TYPE 'X' GYPSUM BOARD TO ENCLOSED AREAS LOCATED UNDER ALL STAIRS.
5) BEFORE INSTALLING SECONDARY (OR PLUMBING) WALLS, APPLY ⅝" TYPE 'X' GYP. BD. TO THE INTERIOR SIDE OF FIRE RATED WALL.
6) PVC WASTE WATER PIPES NOT ALLOWED TO PENETRATE THE TYPE 'X' GYPSUM.

WINDOW SCHEDULE

Sizes & Types: As noted on plans. Bedroom windows shall comply with 2015 IRC Section R310 for emergency escape. They shall have a minimum net clear opening of 5.7 sq. ft.

The minimum net clear opening width is 20"

Finish sill height shall not be more than 44" A.F.F. Bottom sill shall not be more than 24" A.F.F.

Code Ref: Windows/Emergency Escape and Rescue Openings Sec R310

Means of Egress Sec R311

DOOR SCHEDULE

Sizes & Types: As noted on floor plans.

Exterior: 1-3/4" thick french or panel colonial. All french doors, fixed or operable, shall be glazed with tempered safety glass.

Interior: 1-3/8" thick, style per selections (single & double), bi-fold & pocket.

Showers: Tempered glass.

Attic: Attic access door shall be 30"X54" pull down stair w/ load capacity > 350 LBS.

STAIRS & GUARD RAILS

Treads/Risers: 7" Max Riser Height. 10" Min Tread Width

Guard Rails: Intermediate rails or ornamental closures shall not allow passage of 4" or more diameter sphere. Triangular open riser treads shall not allow passage of 6" or more diameter sphere. All stairs must have continuous handrails, with no less than 34" and no more than 38". Guard Rails shall be designed for a min 200lb live load and a single concentrated load applied in any direction at any point along the top. Height: Min 36"-42" Max.

Fire Protection: Under stair accessible space shall fully enclosed with minimum ⅝" fire code gypsum board.

General: Provide blocking for handrails and guardrails.

Code Ref: Under stair protection Sec R302.7
Guards and Handrails Sec R311 & R312
Stairways SecR311.7

ALL WALLS 2X4 UNLESS NOTED OTHERWISE, SEE PLAN FOR LOCATIONS OF 2X6 WALLS.

COORDINATE DOUBLE BOTTOM PLATE LOCATIONS W/ FINISH FLOOR SELECTIONS

FOR 9'-0" CEILINGS:
WINDOW HEADERS @ 6'-8" A.F.F.
DOOR HEADERS @ 6'-8" A.F.F.

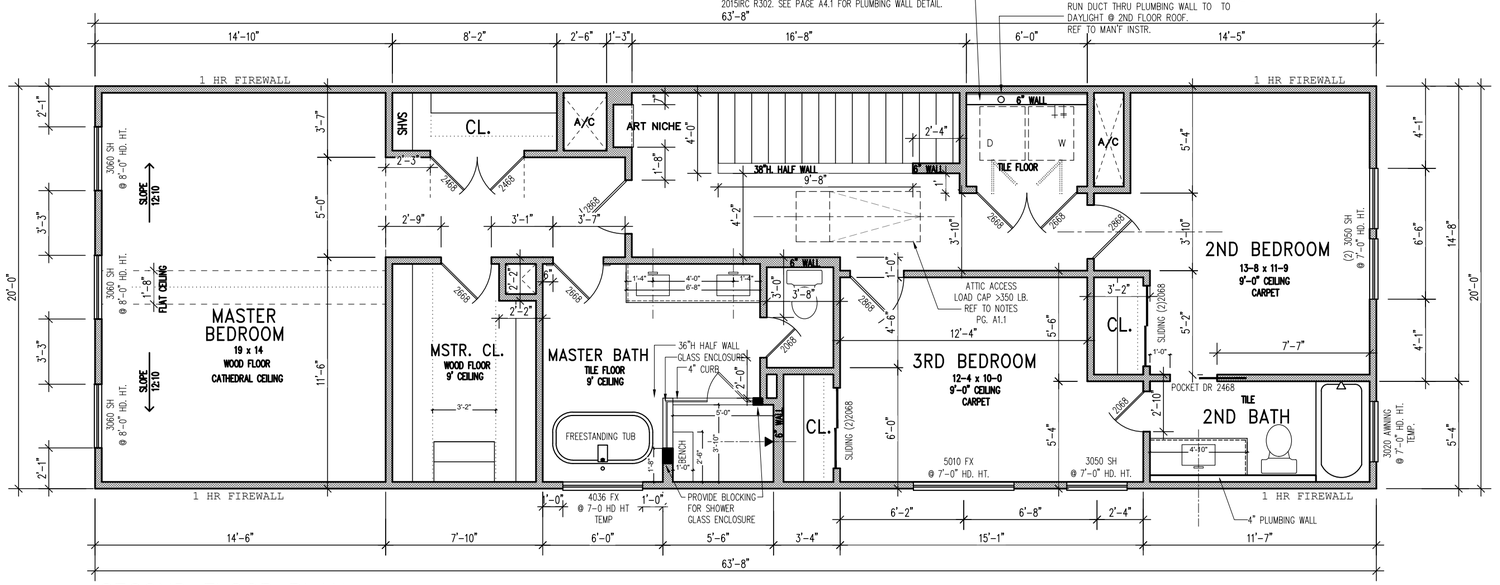
FOR 10'-0" CEILINGS:
WINDOW HEADERS @ 8'-2" A.F.F.
DOOR HEADERS @ 8'-0" A.F.F.

ALL UNLESS NOTED OTHERWISE

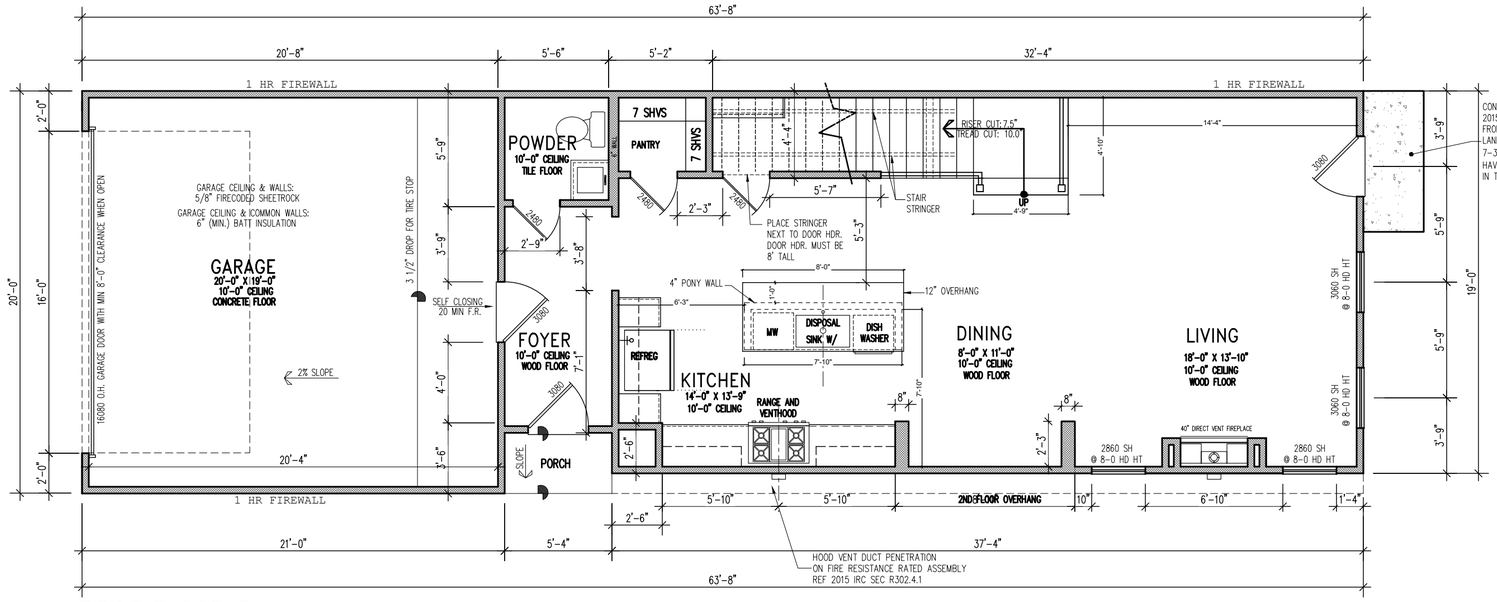
CODE REQUIREMENTS: ALL WORK PERFORMED SHALL BE IN THE STRICT ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, ORDINANCES, REGULATIONS, ETC. AS WELL AS ALL CODES AND REQUIREMENTS. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK UNDER THE ABOVE REGULATIONS, AND SHALL PERFORM AT HIS OWN EXPENSE ALL WORK NECESSARY TO MEET SUCH REQUIREMENTS WHETHER OR NOT SUCH WORK IS SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS.

PERMITS AND FEES: CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED FOR THE INSTALLATION OF WORK AND PAY ALL CHARGES INCIDENTAL THERETO.

TESTS: CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL TEST NECESSARY TO PREVENT CONCEALMENT OF DEFECTIVE OR IMPROPER WORK. UPON COMPLETION OF WORK, TEST INSTALLATION THOROUGHLY AND RENDER IT FREE FORM IMPROPER CONNECTIONS OR MALFUNCTIONS.



SECOND FLOOR PLAN



FIRST FLOOR PLAN

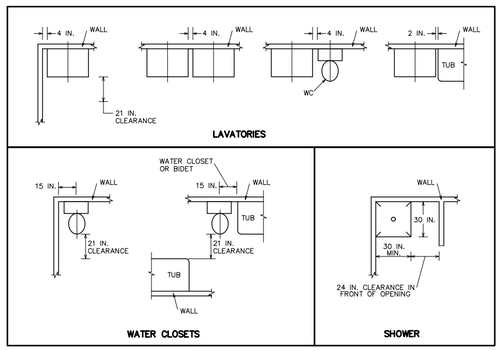


FIGURE R307.2
MINIMUM FIXTURE CLEARANCES

FIRST FLOOR– SQ. FT.–	822
SECOND FLOOR– SQ. FT.–	1245
TOTAL LIVING AREA = 2067 SQ. FT.	
GARAGE – SQ FT –	410
PORCH	16
OTHER AREA = 426 SQ. FT.	
TOTAL IMPROVED AREA = 2493 SQ. FT.	

DO NOT SCALE DRAWING, FOLLOW WRITTEN DIMENSIONS.

ALLIANCE DESIGNWORKS

PROJECT ADDRESS: 314-A E. 32nd ST.

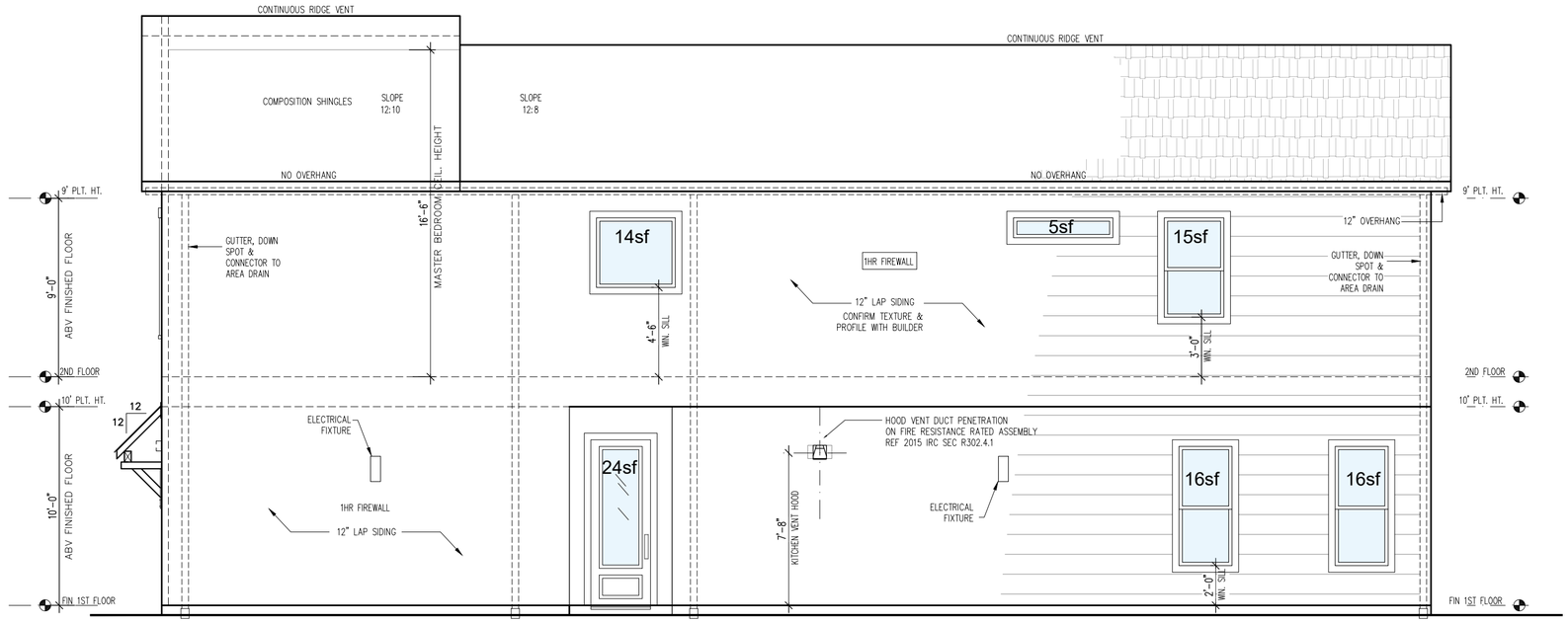
REVISION
1ST SUBMISSION 04/10/23

ARCHITECTURAL FLOOR PLAN

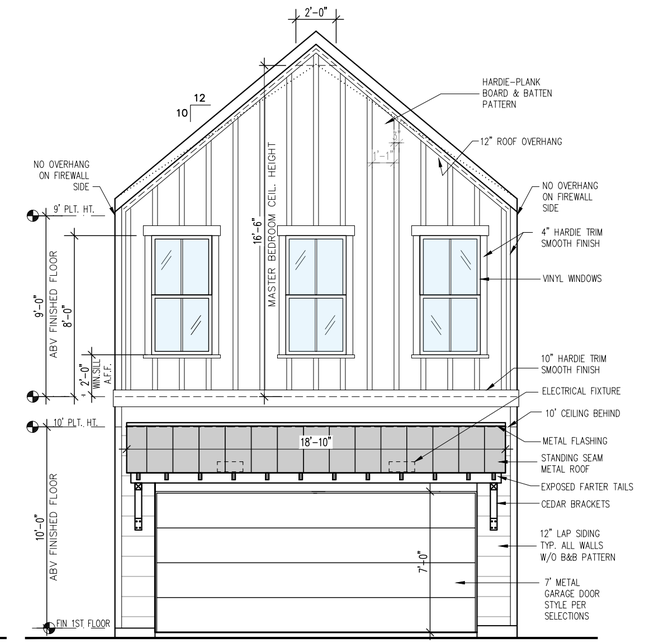
PAGE A1.1

DRAWN BY: L.C.
PRINT DATE: 04/10/23

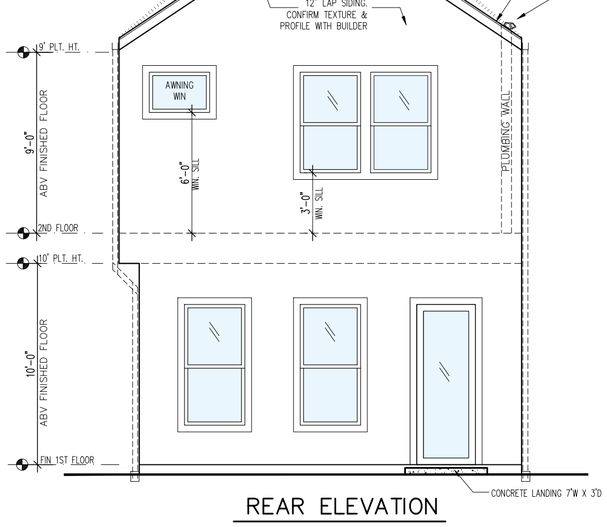
18X24 PAGE: SCALE 3/16"=1'-0"



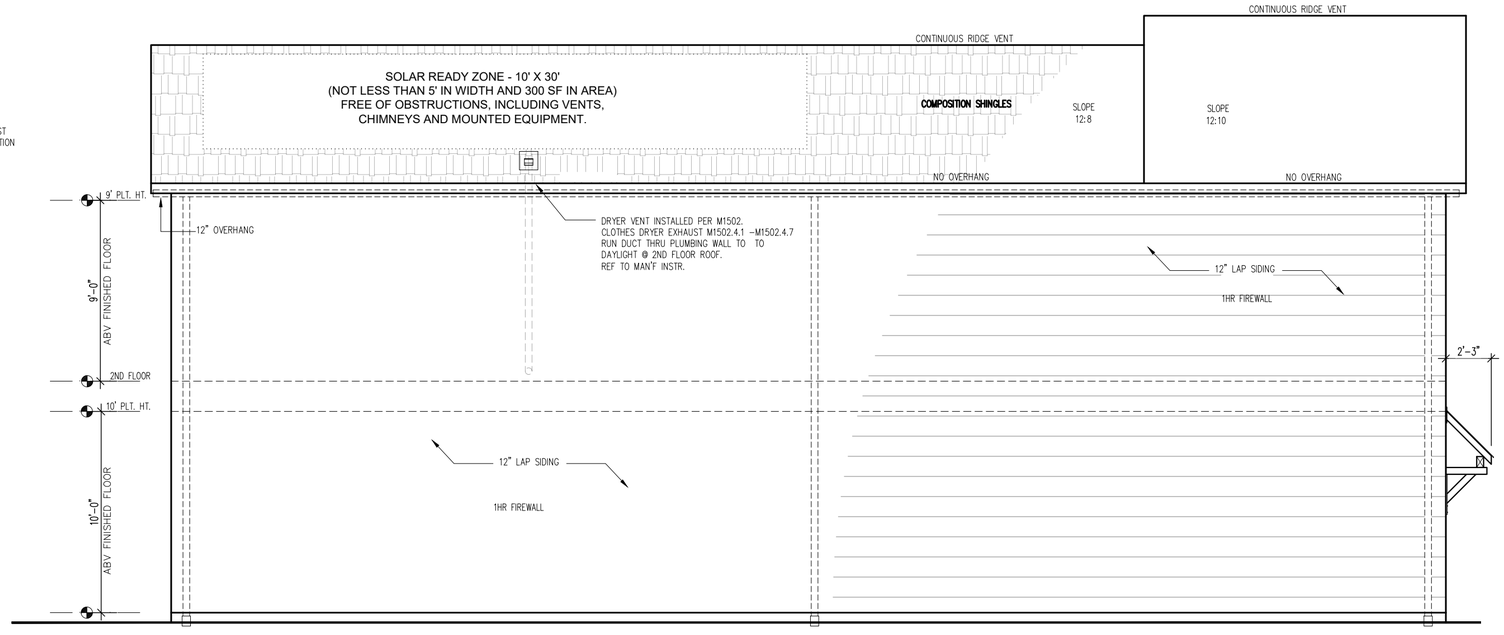
SIDE ELEVATION (RIGHT)



FRONT ELEVATION

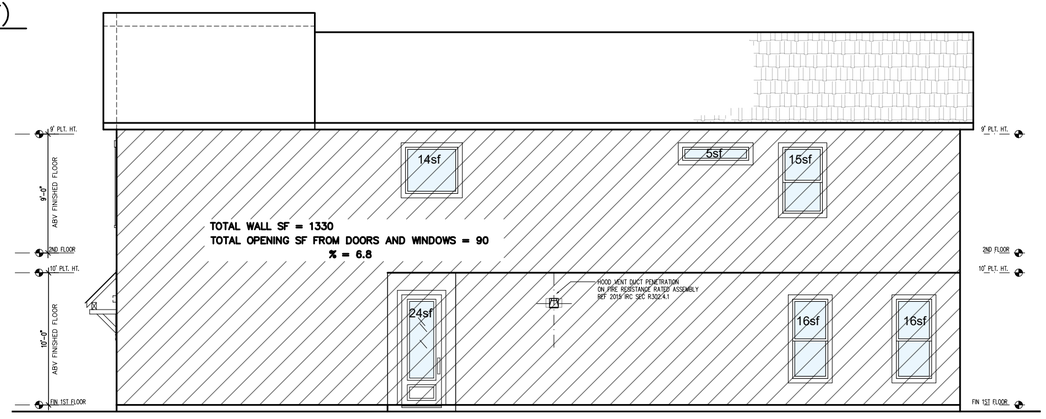


REAR ELEVATION



SIDE ELEVATION (LEFT)

WALL TO OPENING RATIO ON FIREWALL ASSEMBLY
WALL TOTAL SF = 1330
OPENING TOTAL SF = 90
% OF OPENING = 6.8 %



SIDE ELEVATION (RIGHT) – WALL TO OPENING RATIO DIAGRAM
SCALE: NTS

314-A E. 32nd ST

SIDE ELEVATION
WALLS BETWEEN 3' AND 4' TO P.L. W/ OPENINGS

18X24 PAGE: SCALE 3/16"=1'-0"

PROJECT ADDRESS: 314-A E. 32nd ST.

REVISION
04/10/23 1ST SUBMISSION

EXTERIOR ELEVATIONS

PAGE A2.1

DRAWN BY	L.C.
PRINT DATE:	04/10/23

TERMITE PROTECTION

METHODS OF TERMITE PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT, PRESSURE PREOPERATIVELY TREATED WOOD IN ACCORDANCE WITH THE AWPA STANDARDS LISTED IN SECTION R319.1, NATURALLY TERMITE-RESISTANT WOOD OR PHYSICAL BARRIERS (SUCH AS METAL OR PLASTIC TERMITE SHIELDS), OR ANY COMBINATION OF THESE METHODS.

ENERGY GENERAL NOTES

1.- All Barrier and thermal barrier shall be installed per manufacture's instructions.

2.- IC-Rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate <2.0 cfm leakage at 75 Pa.

3.- Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.

4.- Wall insulation will be installed per manufacturer's instructions.

5.- Ceiling insulation will be installed per manufacturer's instructions. Blown insulation marked every 300 SF.

6.- Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.

7.-Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.

8.-Attic access hatch and door insulation is greater than R-value of the adjacent assembly.

9.- Insulation Values:
Exterior Walls: R-13
Garage Ceiling w/ Living Above: R-19
Attic: R-38

MECHANICAL SCHEDULE

1ST & 2ND FLOOR
COMPLETE GAS HVAC SYSTEM
FURNACE, COIL, CONDENSER
SEER 16
5 TON - 2 ZONES

3RD FLOOR
COMPLETE HAS HVAC SYSTEM
FURNACE, COIL, CONDENSER
SEER 16
1.5 TON - ONE ZONE

DUCT
R8 SILVERFLEX DUCTS IN ATTIC
R6 DUCTS IN WALL

MASTIC SEALING - TYPICAL ALL INSTALLED DUCTWORK

NOTES

1. Building cavities are not used as ducts or plenums.
2. Air handler leakage designated by manufacturer at <2% of design flow.
3. Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications
4. All mechanical ventilation fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.
5. Manufacturer manuals for mechanical and water heating systems will be provided.
6. Heating and cooling equipment is sized per ACCA Manual S based on load calculated per ACCA Manual J or other methods approved by the code official.
7. Protection of insulation on HVAC piping shall be applied.

PLUMBING SCHEDULE

RESIDENTIAL WATER HEATER
50 GAL TANK
NATURAL GAS
BtuH: 38,000
ENERGY FACTOR: 0.62
STANDARD VENT TYPE. VENT THRU ROOF
LOCATION: MECH ROOM

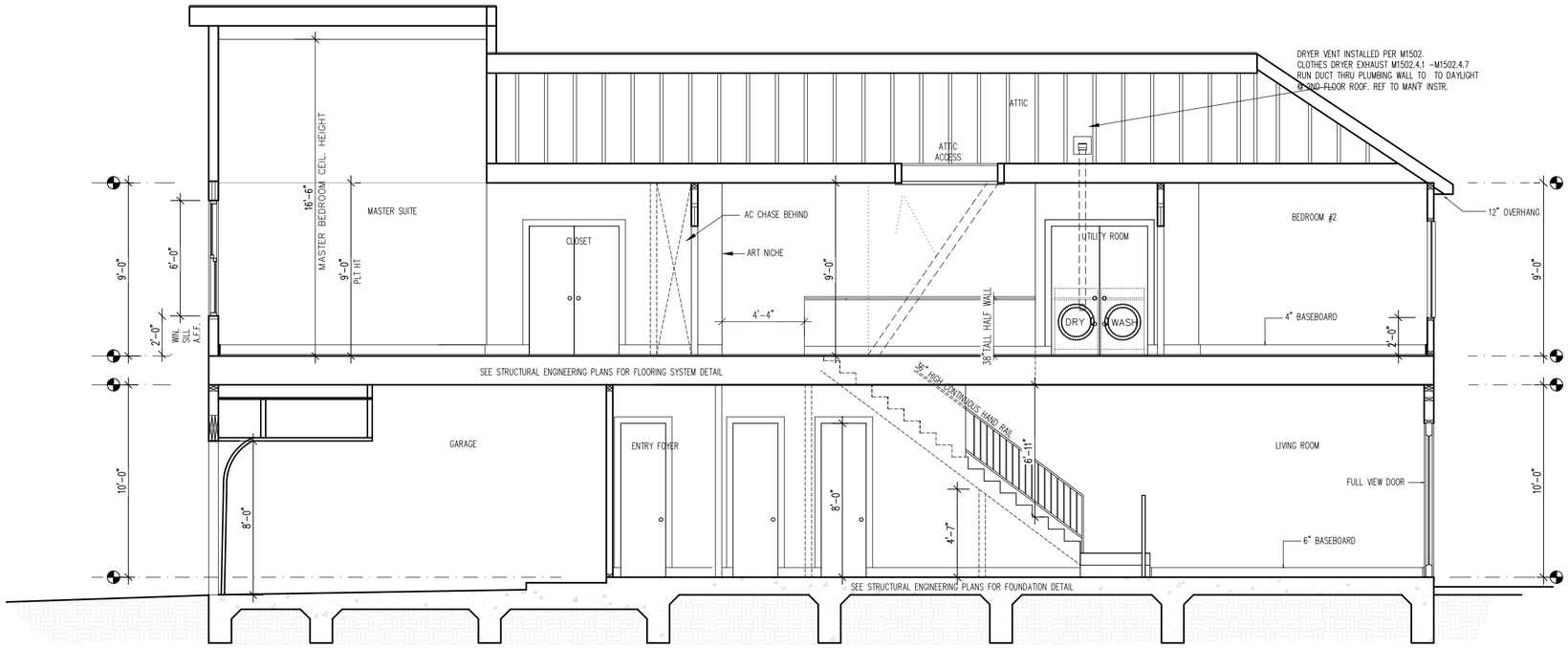
ROUGH-IN PLUMBING MATERIAL FOR WASTE & VENT
PVC SCHEDULE 40
ROUGH-IN PLUMBNG MATERIAL FOR HOT & COLD WATER
PEX WITH BRANCH T'SS
1-1/4" BLACK PIPE FOR GAS SYSTEM:
FURNACE
WATER HEATER
RANGE
DRYER

NOTES

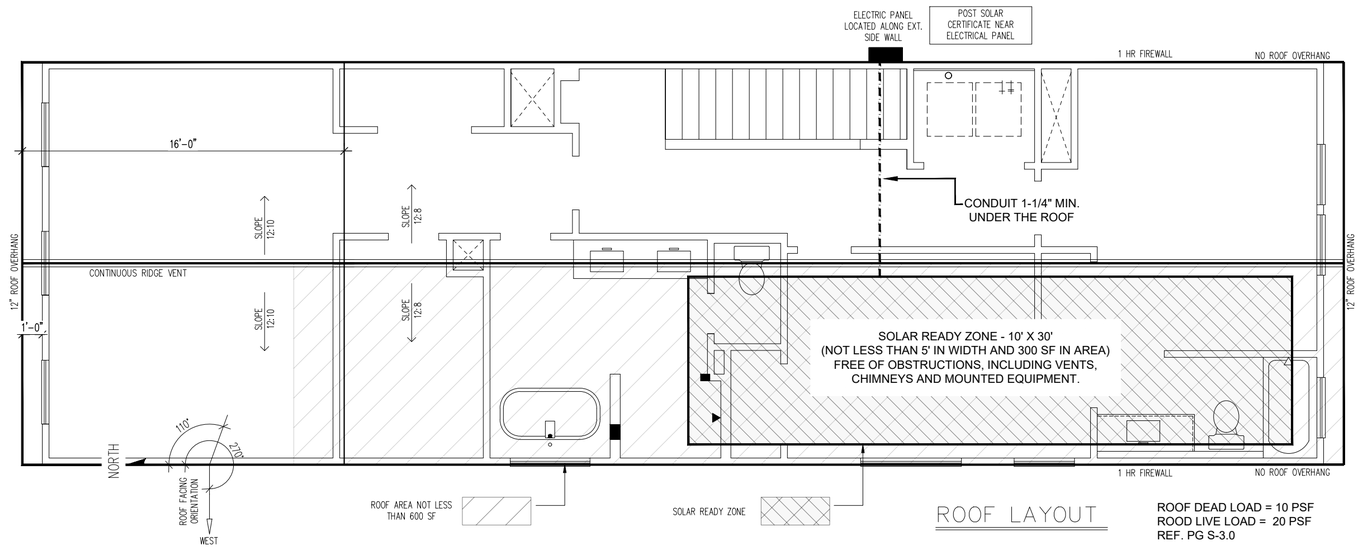
HOT WATER PIPES INSULATED TO >R-3

LIGHTING NOTES

75% OF LAMPS IN PERMANENT FIXTURES OR 75% PERMANENT FIXTURES HAVE HIGH EFFICIENCY LAMPS.



BUILDING SECTION A-A
SCALE: 3/16"=1'-0"



ROOF LAYOUT

ROOF DEAD LOAD = 10 PSF
ROOD LIVE LOAD = 20 PSF
REF. PG S-3.0

WINDOW SCHEDULE

Project Name: E. 32ND ST.

DATE REVISED: 05/01/23

MARK	QTY.	LOCATION	SIZE WIDTH	SIZE HEIGHT	HDR. HT.	MAT.	REMARKS TYPE	REMARKS EGRESS	REMARKS TEMP.	U-FACTOR	SHGC	NOTES
									TRSM	0.400	0.25	DOUBLE PANE W/ LOW-E
	2	LIVING ROOM	2'-8"	6'-0"	8'-0"	VINYL	SH					
	2	LIVING ROOM	3'-0"	6'-0"	8'-0"	VINYL	SH					
	3	MSTR BEDROOM	3'-0"	6'-0"	8'-0"	VINYL	SH	YES				
	1	MSTR BATH	4'-0"	3'-6"	7'-0"	VINYL	FX		YES			
	1	BATH #2	3'-0"	2'-0"	7'-0"	VINYL	CASE		YES			
	2	BEDROOM #2	3'-0"	5'-0"	7'-0"	VINYL	SH	YES				
	1	BEDROOM #3	3'-0"	5'-0"	7'-0"	VINYL	SH	YES				
	1	BEDROOM #3	5'-0"	1'-0"	7'-0"	VINYL	FX					

WINDOW SCHEDULE NOTES

DEFINITIONS
1.
WINDOW TYPE: A=Awning C=Casement DH=Double Hung F=Fixed, in sash (U.O.N.) FC=french Casement SH=Single Hung SL=Slider
Glazing: I=Clear Insulated Glass E= Low-E Insulated Glazing

SHGC: SOLAR HEAT GAIN COEFFICIENT
U-FACTOR: THERMAL TRANSMITTANCE. RANGE BETWEEN .20 TO 1.20
LOW-E: LOW EMISSIVITY

2. ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW ORDER BEFORE FRAMING.

3. CROSS REFERENCE EXTERIOR ELEVATIONS AND FLOOR PLANS FOR HEAD HEIGHTS AND WINDOW SWING INFORMATION. Verify all rough window openings with manufacturer prior to ordering.

4. Emergency Egress window to comply with clear dimensions and net clear operable are for escape window as described in section R310 of the Int'l Residential Code
Clear Height Minimum 24"
Clear Width Minimum 20"
Clear Open Area Minimum 5.7 sq ft

5.- MAXIMUM SHGC: 0.25

APPLIANCES IN ATTICS

M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES REQUIRING ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 MM) HIGH AND 30 INCHES (559 MM) WIDE AND NOT MORE THAN 20 FEET (6096 MM) IN LENGTH WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 MM) WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND 30 INCHES (762 MM) WIDE SHALL BE PPRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. (EXCEPTION THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES (508MM BY 762), WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.)

ALLIANCE DESIGNWORKS

PROJECT ADDRESS: 314-A E. 32nd ST.

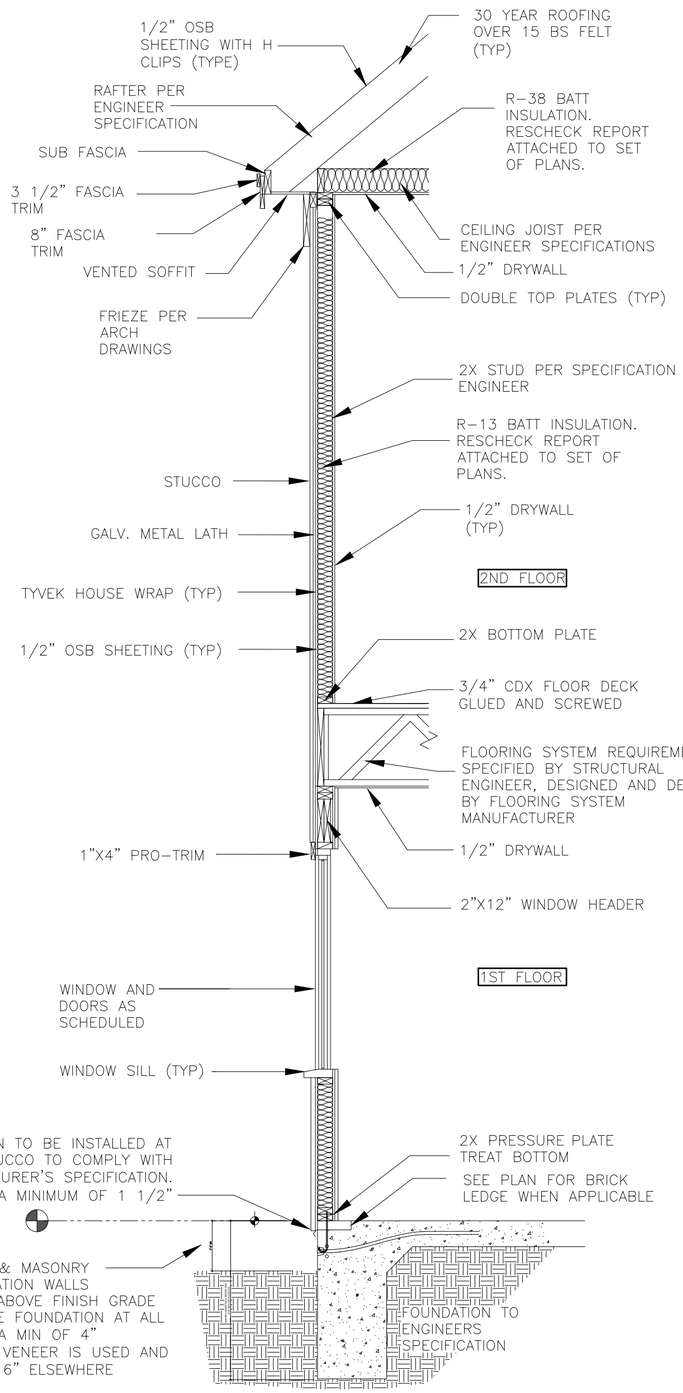
REVISION
1ST SUBMISSION 04/10/23

BUILDING SECTION

PAGE A3.1

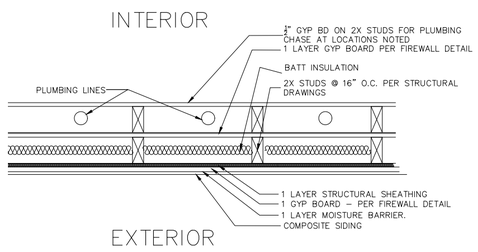
DRAWN BY L.C.
PRINT DATE: 04/10/23

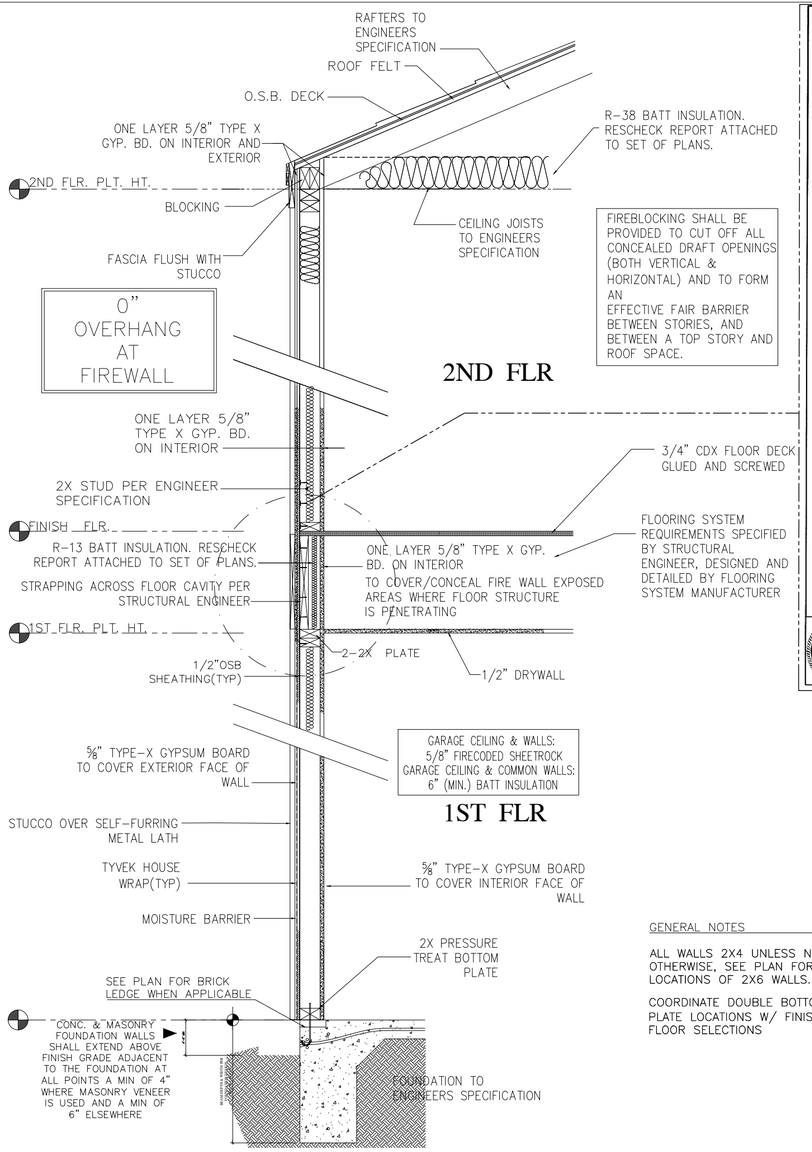
18X24 SCALE 3/16"=1'-0"



TYPICAL WALL SECTION

SCALE: N.T.S.



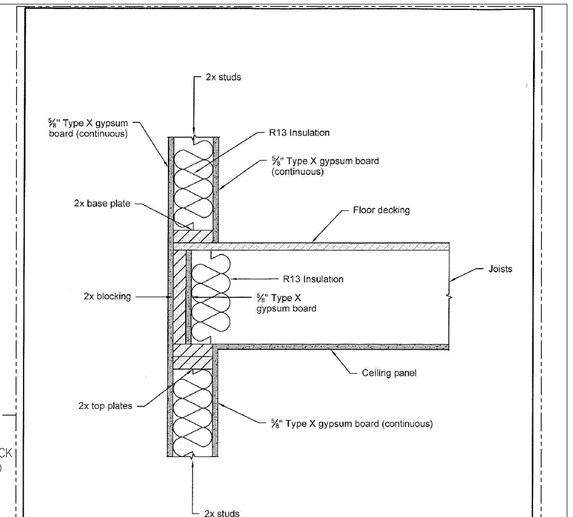


FIREWALL SECTION

SCALE: N.T.S.

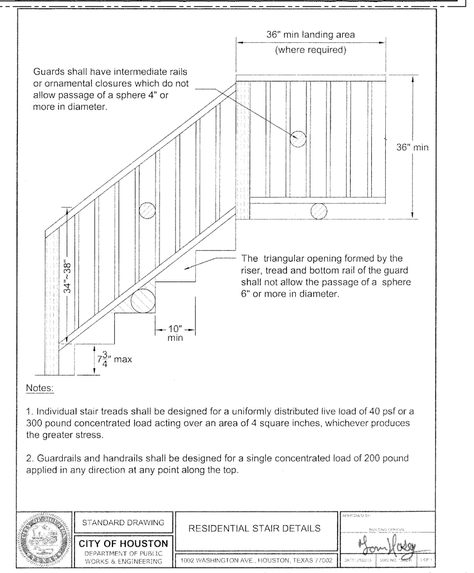
1 HOUR EXTERIOR FIRE WALL (TYP).
DESIGN NO. U344
BXUV.U344
FIRE RESISTANCE RATINGS – ANSI/UL 263
(DET. ATTACHED TO SET OF PLANS)

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LOADS (in pounds per square foot)	USE LIVE LOAD
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAIL	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40



WALL SECTION
(Not to scale)

CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS & ENGINEERING	STANDARD DRAWING	MEMBRANE PENETRATION OF A ONE-HOUR-RATED EXTERIOR WALL	APPROVED BY:
	1002 WASHINGTON AVE., HOUSTON, TEXAS 77002	DATE: 8/25/15	DWG NO: 15-04-M



Notes:

1. Individual stair treads shall be designed for a uniformly distributed live load of 40 psf or a 300 pound concentrated load acting over an area of 4 square inches, whichever produces the greater stress.

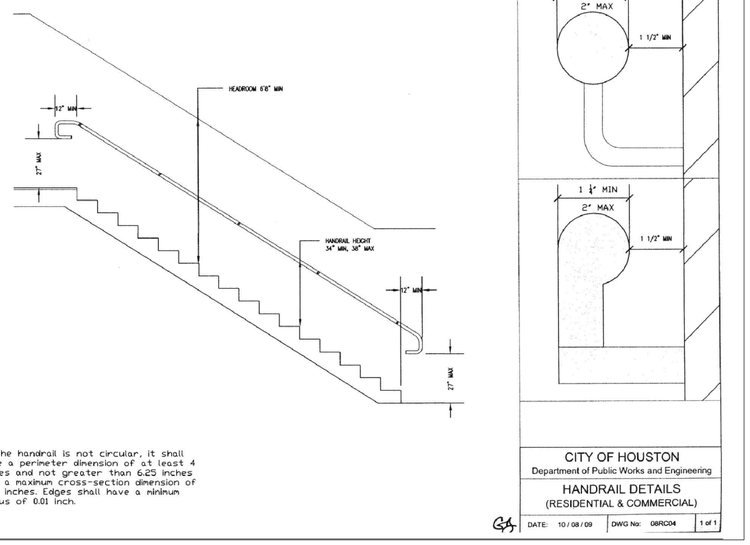
2. Guardrails and handrails shall be designed for a single concentrated load of 200 pound applied in any direction at any point along the top.

CITY OF HOUSTON DEPARTMENT OF PUBLIC WORKS & ENGINEERING	STANDARD DRAWING	RESIDENTIAL STAIR DETAILS	APPROVED BY:
	1002 WASHINGTON AVE., HOUSTON, TEXAS 77002	DATE: 10/08/09	DWG NO: 08RC04

GENERAL NOTES

ALL WALLS 2X4 UNLESS NOTED OTHERWISE, SEE PLAN FOR LOCATIONS OF 2X6 WALLS.

COORDINATE DOUBLE BOTTOM PLATE LOCATIONS W/ FINISH FLOOR SELECTIONS



CITY OF HOUSTON Department of Public Works and Engineering	HANDRAIL DETAILS (RESIDENTIAL & COMMERCIAL)		
	DATE: 10/08/09	DWG No: 08RC04	1 of 1

PROJECT ADDRESS:

314 - A & B E. 32nd ST.

REVISION

04/10/23	1ST SUBMISSION

WALL SECTION & GENERAL NOTES

PAGE

A4.1

DRAWN BY	L.C.
PRINT DATE:	04/10/23

ELECTRICAL LEGEND

- GAS
- OUTLET IN BASEBOARD
- OUTLET 12" A.F.F.
- OUTLET 42" A.F.F.
- 1/2 HOT OUTLET
- DRYER OUTLET / 240
- OUTLET IN FLOOR
- OUTLET IN CEILING
- GROUND FAULT INT. — GFI
- PLUGMOLD OUTLET STRIP — PM
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- SWITCH W/ DIMMER
- CEILING FAN
- CEILING FAN W/ LIGHT
- FLOOD LIGHTS
- THERMOSTAT
- GARAGE DOOR BUTTON
- DOOR BELL BUTTON
- DOOR BELL CHIME
- ALARM KEYPAD — ARM
- SPEAKER WIRING
- WATERPROOFED OUTLET — WP
- TELEVISION — TV
- TELEPHONE
- SMOKE DETECTOR — SD
- HEAT DETECTOR — HD
- CARBON MONOXIDE DET. — CO
- DECORATIVE WALL LIGHT — W
- DECORATIVE CEILING LIGHT
- DECORATIVE HANGING FIXTURE
- RECESSED LIGHT (STD)
- EYEBALL LIGHT
- EXHAUST FAN
- FLUORESCENT LIGHT
- UNDER CABINET LIGHT

NOTES:

PER IRC 2015 R314 – SMOKE ALARMS
PER IRC 2015 R315 – CARBON MONOXIDE ALARMS

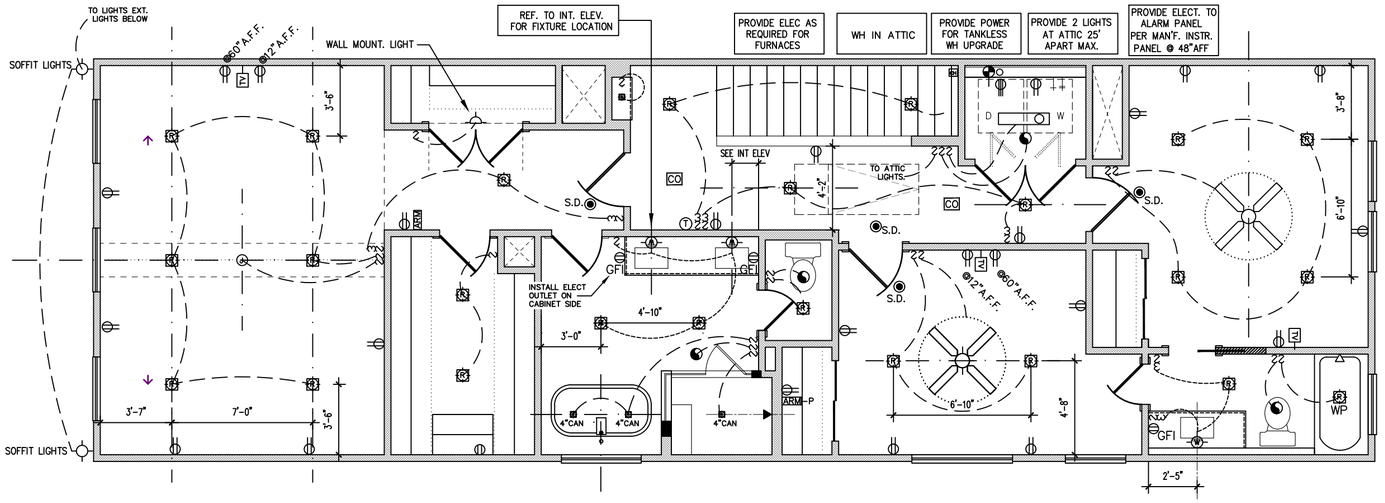
1. SHALL BE HARD-WIRED.
2. HAVE BATTERY BACK-UP.
3. SMOKE DETECTORS TO BE INTERCONNECTED.

4. SWITCHES & OUTLETS TO BE 5" MIN. 6" MAX. DOORS, OPENINGS AND FIRE PLACES (ALLOWING ROOM FOR TRIM.)
5. ALL FIXTURES AT TUB OR SHOWER TO BE SUITABLE FOR WET LOCATION

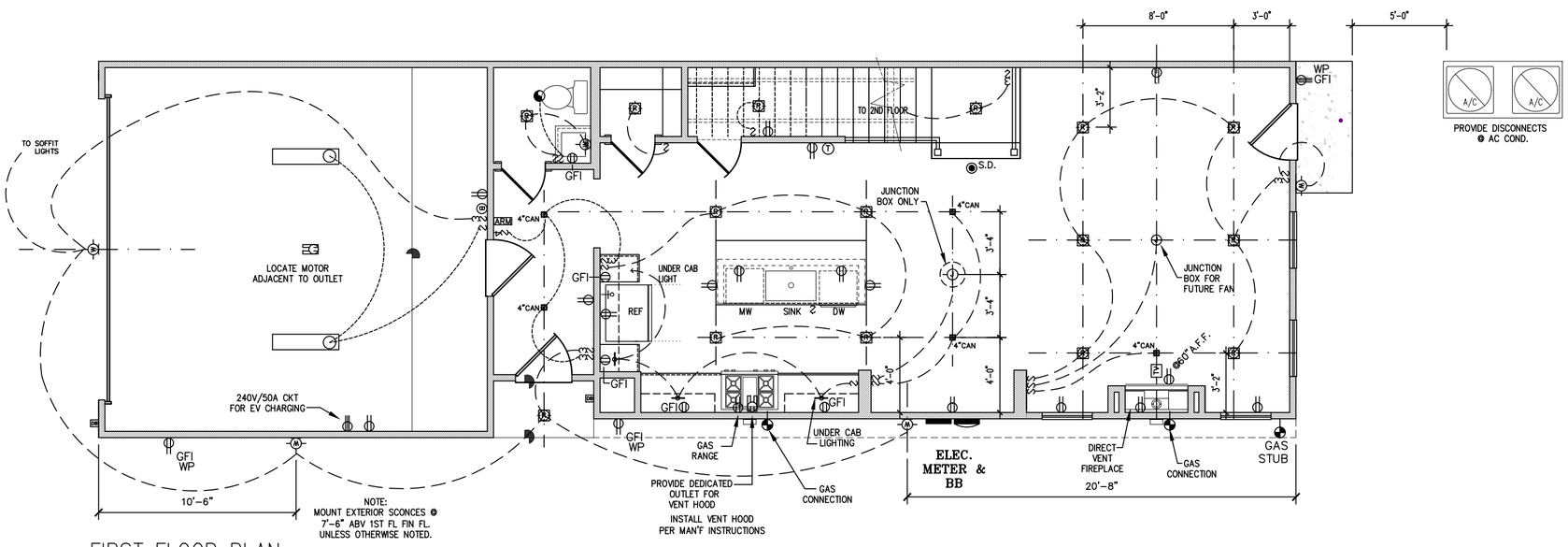
ONE CALL NOTIFICATION SYSTEM

CALL BEFORE YOU DIG !!!

811 (IN HOUSTON)
NEW STATEWIDE NUMBER OUTSIDE HOUSTON
1-800-344-8377



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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

SECTION R314
SMOKE ALARMS

R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314.

R314.1.1 Listings. Smoke alarms shall be *listed* in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be *listed* in accordance with UL 217 and UL 2034.

R314.2 Where required. Smoke alarms shall be provided in accordance with this section.

R314.2.1 New construction. Smoke alarms shall be provided in *dwelling units*.

R314.3 Location. Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional *story* of the *dwelling*, including *basements* and *habitable attics* and not including crawl spaces and uninhabitable *attics*. In *dwellings* or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full *story* below the upper level.
4. Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual *dwelling unit*. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Exception: Interconnection of smoke alarms in existing areas shall not be required where *alterations* or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an *attic*, crawl space or *basement* available that could provide access for interconnection without the removal of interior finishes.

R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.

R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Smoke alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

R314.7 Fire alarm systems. Fire alarm systems shall be permitted to be used in lieu of smoke alarms and shall comply with Sections R314.7.1 through R314.7.4.

R314.7.1 General. Fire alarm systems shall comply with the provisions of this code and the household fire warning *equipment* provisions of NFPA 72. Smoke detectors shall be *listed* in accordance with UL 268.

R314.7.2 Location. Smoke detectors shall be installed in the locations specified in Section R314.3.

R314.7.3 Permanent fixture. Where a household fire alarm system is installed, it shall become a permanent fixture of the occupancy, owned by the homeowner.

R314.7.4 Combination detectors. Combination smoke and carbon monoxide detectors shall be permitted to be installed in fire alarm systems in lieu of smoke detectors, provided that they are *listed* in accordance with UL 268 and UL 2075.

SECTION R315
CARBON MONOXIDE ALARMS

R315.1 General. Carbon monoxide alarms shall comply with Section R315.

R315.1.1 Listings. Carbon monoxide alarms shall be *listed* in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be *listed* in accordance with UL 2034 and UL 217.

R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.

1. The *dwelling unit* contains a fuel-fired *appliance*.
2. The *dwelling unit* has an attached garage with an opening that communicates with the dwelling unit

ments of this section.

R315.3 Location. Carbon monoxide alarms in *dwelling units* shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning *appliance* is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.

R315.5 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions:

1. Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power.
2. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.

R315.6 Carbon monoxide detection systems. Carbon monoxide detection systems shall be permitted to be used in lieu of carbon monoxide alarms and shall comply with Sections R315.6.1 through R315.6.4.

R315.6.1 General. Household carbon monoxide detection systems shall comply with NFPA 720. Carbon monoxide detectors shall be *listed* in accordance with UL 2075.

R315.6.2 Location. Carbon monoxide detectors shall be installed in the locations specified in Section R315.3. These locations supersede the locations specified in NFPA 720.

R315.6.3 Permanent fixture. Where a household carbon monoxide detection system is installed, it shall become a permanent fixture of the occupancy and owned by the homeowner.

R315.6.4 Combination detectors. Combination carbon monoxide and smoke detectors shall be permitted to be installed in carbon monoxide detection systems in lieu of carbon monoxide detectors, provided that they are *listed* in accordance with UL 2075 and UL 268.

ALLIANCE DESIGNWORKS

PROJECT ADDRESS:

314-A E. 32nd ST.

REVISION

04/10/23	1ST SUBMISSION

ELECTRICAL PLAN

PAGE
E1.1

DRAWN BY	LC
PRINT DATE:	04/10/23

DESIGN

1. FOUNDATION SHOWN ON THE ACCOMPANYING DRAWING HAS BEEN DESIGNED USING ACCEPTABLE ENGINEERING PRACTICES AND IS IN ACCORDANCE WITH THE CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL SLABS-ON-GRADE (BRAB REPORT). THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND/OR THE DESIGN AND CONSTRUCTION OF POST- TENSIONED SLABS-ON-GROUND BY THE POST-TENSIONED INSTITUTE.

2. THE GENERAL CONTRACTOR HAS, BY USE OF THESE PLANS AND GENERAL NOTES, ACCEPTED THE RECOMMENDATIONS AND METHODS WE HAVE RELIED ON FOR OUR DESIGN AS PART OF HIS CONSTRUCTION PROCEDURE.

3. FOOTING DESIGN BASED ON ALLOWABLE SOIL BEARING PRESSURE 1,800 PSF FOR TOTAL LOAD AT A DEPTH OF 30" FEET BELOW NATURAL GRADE, PER SOIL REPORT 23-0352 BY AMERIKO CONSULTANTS, DATED MAY 2, 2023.

COORDINATION

4. THE GENERAL CONTRACTOR MUST VERIFY ALL DROPS, OFFSETS, BRICK LEDGES, AND BLOCKOUTS ON THE ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST ON STRUCTURAL PLANS. ENGINEER SHALL NOT BE HELD LIABLE FOR ANY DIMENSIONAL LIABLE FOR ANY DIMENSIONAL ERRORS ONCE CONSTRUCTION HAS BEGAN.

5. THE GENERAL CONTRACTOR MUST COORDINATE THE STRUCTURAL PLANS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS OPENINGS, INSERTS AND OTHER RELATED ITEMS REQUIRED TO COMPLETE THE FOUNDATION.

MATERIALS

6. CONCRETE IN FOUNDATION BEAMS AND SLABS TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND AT LEAST 2000 PSI AT TIME OF STRESSING (3 TO 10 DAYS). CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (ACI 318-83) TO INSURE QUALITY CONCRETE. USE MINIMUM 4 1/2 SACKS OF CEMENT PER CUBIC YARD WITH 5 1/2" MAXIMUM SLUMP. SUBMIT COMPRESSIVE TESTS TO ENGINEER. CURING IS REQUIRED UNLESS NOTED OTHERWISE ON PLANS. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES IN CONCRETE MIX.

7. PLACE A 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL CONCRETE SLABS.

8. PRESTRESSING TENDONS SHALL CONSIST OF SEVEN WIRE STRESS RELIEVED CABLE CONFORMING TO ASTM A-416, MINIMUM ULTIMATE TENSILE STRENGTH, PREVENTIVE LUBRICANT AND WRAPPED WITH PLASTIC SHEATHING, ALL END ANCHORAGE DEVICES SHALL CONFORM TO P.T.I. DESIGN SPECIFICATIONS. ALL DEAD END ANCHORAGES SHALL BE FACTORY SEATED OR POWER SEATED.

9. MILD STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 FOR #4 AND LARGER, GRADE 40 FOR #3 OR #2. WIRE FABRIC SHALL CONFORM TO ASTM A-185.

10. PROVIDE 4" MINIMUM CUSHION LAYER UNDER THE SLAB OF EITHER PERVIOUS SAND OR GRANULAR FILL, PER THE SOIL REPORT.

CONSTRUCTION

11. BEAM AND SLAB DIMENSIONS ARE THE MINIMUM SIZE REQUIRED AND MAY NOT BE REDUCED OR ENLARGED WITHOUT PRIOR APPROVAL BY THE ENGINEER.

12. PLACE FILL UNDER SLABS IN COMPLIANCE WITH F.H.A. DATA SHEET 796 AND/OR SOIL ENGINEER'S SPECIFICATIONS FOR THE FILL. SOIL ENGINEER WILL CERTIFY COMPLIANCE ON REQUEST OF THE STRUCTURAL ENGINEER.

13. CONCRETE SHALL BE WELL CONSOLIDATED, ESPECIALLY AT VICINITY OF TENDON ANCHORAGE LOCATIONS.

14. SUPPORT TENDONS AT 4'-6" CENTERS MAXIMUM IN BOTH DIRECTIONS TO PREVENT VERTICAL AND HORIZONTAL DISPLACEMENT DURING PLACING OF CONCRETE. ALLOWABLE TOLERANCES: +/- 1/2" VERTICALLY; +/- 6" HORIZONTALLY.

15. ALLOW STRESSING EQUIPMENT CLEARANCE OF 8" DIAMETER ON TENDON AXIS BY 36" LENGTH.

16. IF TENDON SHEATING IS DAMAGED FOR 3" OR MORE, IT MUST BE RESHEATHED TO PREVENT CONCRETE FROM BONDING TO THE STRAND.

17. WE CANNOT BE HELD RESPONSIBLE FOR THE ADEQUACY OF CONSTRUCTION OR COMPLIANCE TO THESE DRAWINGS UNLESS WE ARE CONTRACTED TO PROVIDE REGULAR INSPECTIONS DURING CONSTRUCTION AND THERE BY HAVE LIMITED CONTROL OVER FIELD APPLICATION.

QUALIFICATIONS

18. POST-TENSION CONTRACTOR SHALL FURNISH THE FOLLOWING TO THE CONTRACTOR AND THE STRUCTURAL ENGINEER:
A: LABORATORY TEST ON ANCHORAGE SYSTEM
B: LATEST CALIBRATION DATE OF EQUIPMENT.
C: LABORATORY TEST COEFFICIENT OF FRICTION ON STRAND.
D: MIL TEST CERTIFICATE ON STRAND.
E: TENDON ELONGATION LOGS FOR EACH BUILDING.

STRESSING

19. USE 1/2" DIAMETER SEVEN STRAND TENDONS RATED AT 270 KSI TENSILE STRESSED AT 28.9K PER STRAND, BUT MAY BE INITIALLY STRESSED AT 33K PER STRAND ELONGATION TO BE .079 INCHES PER FOOT (MINIMUM) OF TENDON LENGTH.

SPECIAL NOTES

20. EXTERIOR BEAMS ARE TO EXTEND A MINIMUM OF 9" INTO UNDISTURBED SOIL UNLESS SOIL REPORT STATES THAT MORE EMBEDMENT IS REQUIRED.

21. REFER TO LATEST SOIL REPORT FOR ADDITIONAL INFORMATION ON THE SOIL CONDITIONS, SUCH AS FILL MATERIALS, LIME STABILIZATION, COMPACTION, AND OTHER CONSTRUCTION PROCEDURES AND RECOMMENDATIONS ON WHICH THIS DESIGN IS BASED AND WHICH MUST BE FOLLOWED DURING CONSTRUCTION.

22. SLOPE THE GRADE AND DRAIN WATER AWAY FROM ALL BUILDING FOUNDATIONS. MINIMUM 6" SLOPE IN 10' DISTANCE UNLESS NOTED OTHERWISE.

ANCHOR BOLTS

23. EXTERIOR WALLS: USE 1/2" DIAMETER BY 10" J-BOLTS AT 48" CENTERS MAXIMUM WITH 7" MINIMUM EMBEDMENT INTO CONCRETE UNLESS NOTED OTHERWISE.

24. INTERIOR BEARING WALLS: USE HILTI POWER-DRIVEN FASTENERS 145" DIAMETER X 1 1/2" PENETRATION AT 18" MAXIMUM CENTERS OR 1/2" DIAMETER X 10" J-BOLTS AT 48" CENTERS MAXIMUM UNLESS NOTED OTHERWISE ON PLANS.

25. INTERIOR NON-BEARING WALLS: USE HILTI POWER-DRIVEN FASTENERS 145" DIAMETER X 1 1/2" PENETRATION AT 24" CENTERS UNLESS NOTED OTHERWISE.

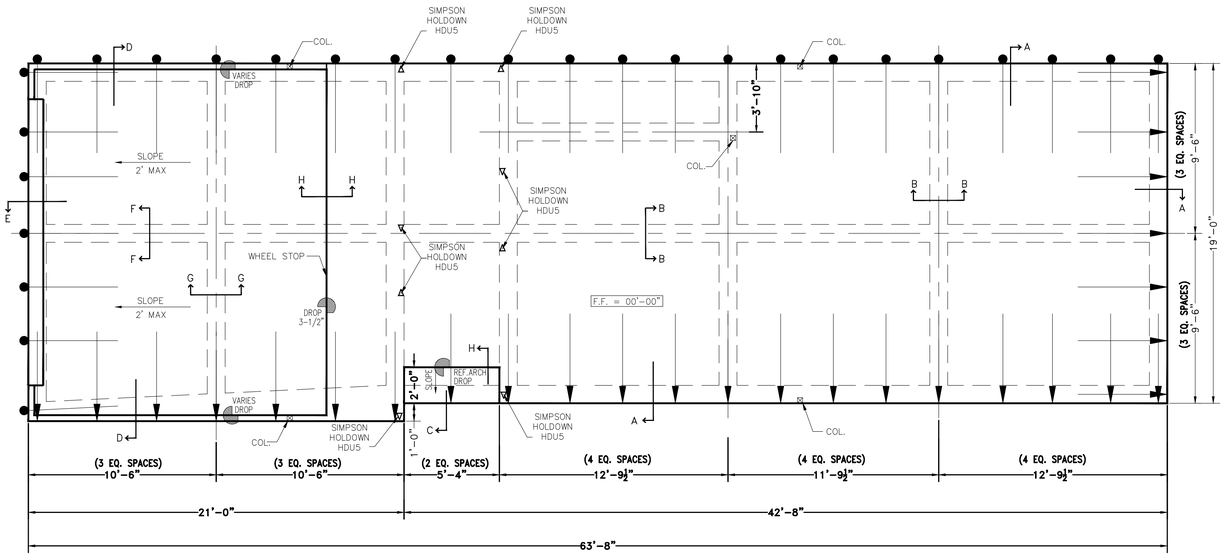
GRADE BEAM INFORMATION

26. ALL EXTERIOR GRADE BEAMS TO BE 14 X 30 W/2-#6 BOT.
ALL INTERIOR GRADE BEAMS TO BE 12 X 24 W/2-#6 BOT.

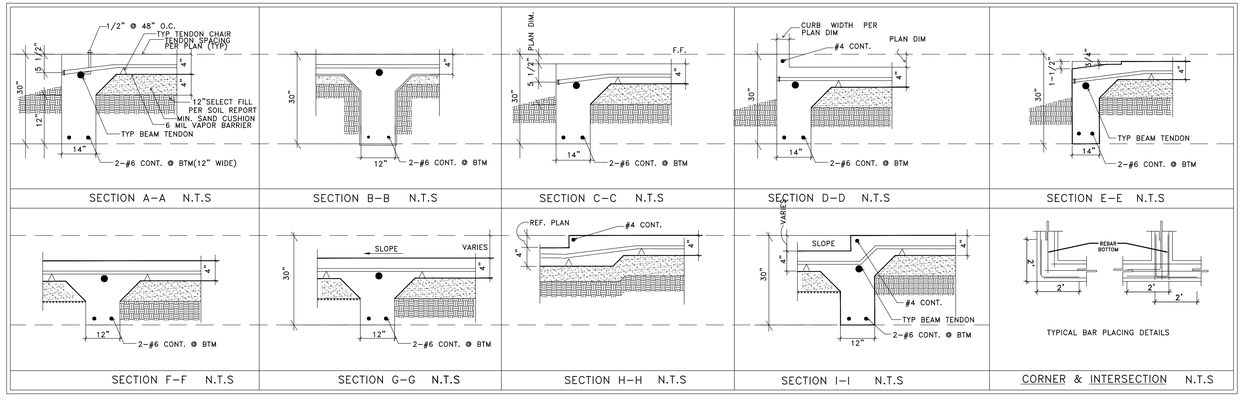
TERMITE TREATMENT NOTE R318

TERMITE PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS

A.CHEMICAL TERMITICIDE TREATMENT
B.TERMITE BATING
C.PRESSURE-PRESERVATIVE-TREATED WOOD
D.NATURALLY DURABLE TERMITE RESISTANT WOOD
E.PHYSICAL BARRIERS
F.COLD FORMED STEEL FRAMING



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



FOUNDATION DETAILS
N.T.S

IDM
Consulting & Design
Residential and Commercial
Phone: (832) 247-9598

ENGINEERING CONSULTANT
Joaquin Casamayor P.E.
F-11676
14703 Redwood Bend Trail.
Houston, Tx 77062

Joaquin E. Casamayor, P.E. STATE OF TEXAS CASAMAYOR 45841 LICENSED PROFESSIONAL ENGINEER 5/8/23 F-11676

PROFESSIONAL SEAL

CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & DISCIPLINES ON FIELD TO CONTACT IDM CONSULTING OR ENGINEER ON RECORD WITHIN 24 HOURS FOR ADJUSTMENT OR VERIFICATION.

PROJECT NAME:
314A E. 32ND ST.
HOUSTON, TEXAS 77018

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE:	5/8/2023
CHECKED BY:	I.M.
DRAWN BY	M.L
SCALE:	1/4"
PROJECT NO.	23049
FILE:	FILE_LOCATION

SHEET:
S-1.0
0 OF 0

A.P.B.= ANTHONY'S POWER BEAM
3000 Fb OR EQUAL

ALL BEAM ARE FLUSH BEAM U.N.O.

NOTE:
PROVIDE 3-2x4 COL. UNDER ALL 3 1/2" A.P.B. U.N.O @ WALL LOCATION.

PARTITIONS ABOVE

PARTITIONS LOAD 150 PLF U.O.N.

PARTITIONS BELOW

SHEAR WALL SCHUEDLUE	
SW-1	1 LAYER OF 23/32" APA STRUCTURAL 1 RATED SHEATHING BOTH SIDES EXP 1 W/ Bd NAILS @ 3" OC EDGES 6" OC FIELD
SW-2	1 LAYER OF 1/2" APA STRUCTURAL 1 RATED SHEATHING BOTH SIDES EXP 1 W/ Bd NAILS @ 3" OC EDGES 6" OC FIELD
ALL SHEAR WALLS SHALL BE EXTENDED UP TO FLOOR DECK ABOVE	

LEGEND	
PLF	POUNDS PER LINEAR FOOT
#	POINT LOAD IN POUNDS
CANT.	CANTILEVER
GDH	GARAGE DOOR HEADER
UWA	UNDER WALL ABOVE
■	3-1/2"x3-1/2"x3/8"STEEL COLUMN
APB	ANTHONY POWER BEAM
	SHEAR WALL
UPL	UNDER POINT LOAD
	ROOF BRACING

NOTE:
PROVIDE TRUSS UNDER WALL PARALLEL TO JOIST.
PROVIDE TRUSS UNDER EACH POINT LOAD.

* 18" PRE-ENGINEERED TRUSSES FOR FLOOR (U.N.O.)
* ALL PRE-ENGINEERED TRUSSES MUST BE APPROVED BY THE MANUFACTURER.
* DBL. JOIST UNDER WALLS & PT. LOADS
* ALL BEAMS NOT LABLED ARE (2)2"x12"
* PROVIDE 3-2x4 CO. UNDER ALL 3-1/2" BOISE BEAMS U.N.O @ WALL LOCATIONS
* PROVIDE BLOCKING UNDER ALL WALLS THAT RUN PERPENDICULAR TO THE FLOOR JOISTS
* 2x6 CEILING JOISTS (U.N.O.)
* THE TIE-DOWN PATH MUST BE CONTINUOUS FROM THE RAFTER TO THE FOUNDATION.

NOTE:
THIS STRUCTURE IS DESIGNED TO WITHSTAND 135 MPH WIND SPEED WITH A 3 SEC. GUST.

EXPOSURE CLASSIFICATION	B
CATEGORY	II

NOTE:
-PROVIDE 1/2" PLYWOOD OR OSB STRUCTURAL PANEL AT ALL EXTERIOR WALL
-PROVIDE SIMPSON BASE COL. AND COL. CAP @ ALL COLUMN.
-PROVIDE SIMPSON HANGERS: HGUS414 FOR 3-1/2"x18" A.P.B. U.N.O.
HGUS5.50/14 FOR 5-1/2"x18" A.P.B. U.N.O.
HGUS7.25/14 FOR 7"x18" A.P.B. U.N.O.

NOTE FOR HANDRAILS AND GUARDRAILS (SECTION R301,TABLE R301.5 IRC 2015)

1-THE MINIMUM UNIFORMLY DISTRUBUTED LIVE LOADS FOR GUARDRAILS, AND HANDRAILS SHALL BE.

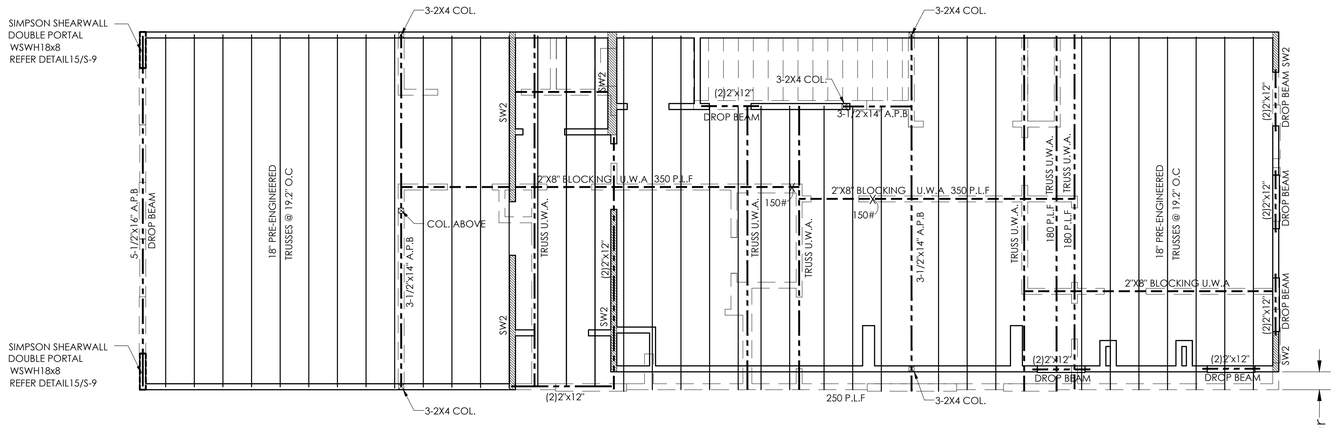
-50 LBS/LIN FT. LOAD APPLIED IN ANY DIRECTION TO THE TOP RAILS
-200 LBS. CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP THESE LOADS SHALL NOT BE ASSUMED TO ACT CUMULATIVELY WITH LOADS LISTED BEFORE.

2-100LB UNIFORM LOAD REQUIRED FOR STAIRS.
300LB CONCENTRATED LOAD REQUIRED FOR STAIR TREADS.

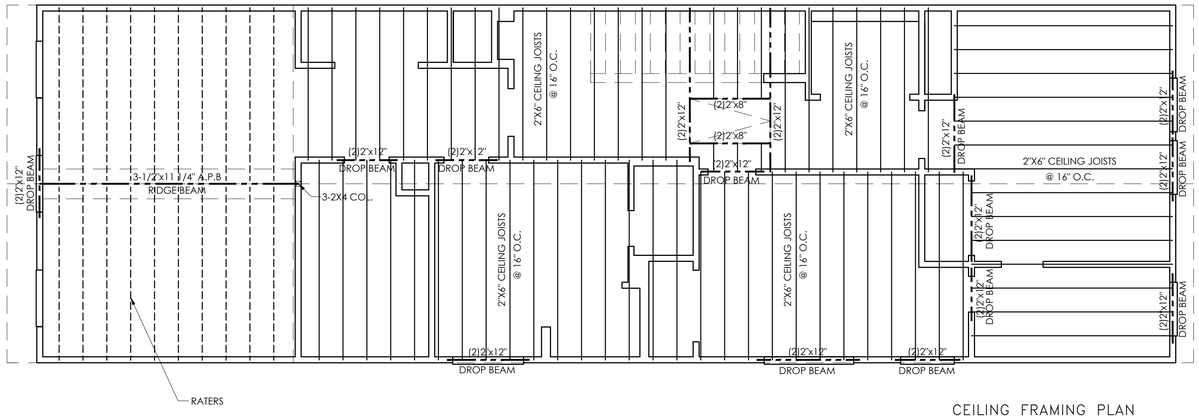
3- WIND LOADS - IRC 2015

BASIC WIND SPEED (MPH)	135 (SEC. GUST)
EXPOSURE CLASSIFICATION	B
RISK CATEGORY	II

4- SEISMIC LOADS - Zone 0



FIRST FLOOR FRAMING PLAN



CEILING FRAMING PLAN

FRAMING PLAN

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

IDM
Consulting & Design
Residential and Commercial
Phone: (832) 247-9598

ENGINEERING CONSULTANT
Joaquin Casamayor P.E.
F-11676
14703 Redwood Bend Trail.
Houston, Tx 77062

Joaquin E. Casamayor P.E. STATE OF TEXAS J. E. CASAMAYOR 45841 LICENSED PROFESSIONAL ENGINEER 5/8/25 F-11676

PROFESSIONAL SEAL

PROJECT NAME :
314A E. 32ND ST.
HOUSTON, TEXAS 77018

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE:	5/8/2023
CHECKED BY:	I.M.
DRAWN BY	M.L
SCALE:	1/4"
PROJECT NO.	23049
FILE:	FILE_LOCATION

SHEET:
S-2.0
0 OF 0

GENERAL ROOF NOTES:

1.- DEPTH OF RIDGE, HIP OR VALLEY BEAMS:
   A. SHALL BE ONE SIZE WIDER THAN THE LARGEST RAFTER FRAMING INTO IT (EX. 2X10 BEAM FOR 2X8 RAFTER).
   B. SHALL MATCH THE CUT END OF THE RAFTER.
2.- PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 48" O.C.
3.- ALL RAFTERS 2"x 6" AT 16" o.c. UNLESS OTHERWISE NOTED.
4.- DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
5.- PROVIDE CROSSBRIDGING AT 8'-00" o.c. ON ALL 2"x 12" JOIST.
6.- PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
7.- PROVIDE 2 2"x 6" STRONGBACK ON SPANS OVER 10'-00".
8.- ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAX. MOISTURE CONTENT AT TIME OF INSTALLATION.
9.- STUD WALLS EXCEEDING 10'-00" SHALL HAVE FIRESTOPS.
10.- 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'-00".
ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2 2"x 6" STRONGBACK SUPPORTED BY JOIST OR 2 2"x 12" DEPENDING ON CEILING JOIST DIRECTION, (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.).
PROVIDE 2"x 6" COLLAR TIES 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
11.- PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPS, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
12.- ALL BEAM, HEADER, JOIST, & RAFTER MATERIAL SHALL BE #2 SD19 SYP.
13.- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" o.c.
14.- ALL STEEL SHALL CONFORM TO ASTM A-36.
15.- ROOF LIVE LOAD= 20 PSF, SECOND FLOOR LIVE LOAD= 40 PSF. CEILING LIVE LOAD= 10 PSF, WIND LOAD 135 MPH.
ROOF DECKING SHALL BE 1/2" EXPOSURE 1" (CDX) OR WAFERBOARD APA RATED SHEATING (24/0).
SECOND FLOOR DECKING SHALL BE APA 1-1/8" PLYWOOD OR 2"x 6" T & G INSTALLING DIAGONALLY.
16.- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE WTS12 @ 32" o.c. OR APPROVED EQUAL.
17.- RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL, RAFTER TIES SHALL BE SPACED NOT MORE THAN 48" O.C. (I.R.C. 2015).
18.- PROVIDE DOUBLE FRAMING @ EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
19.- RE. ARCH. DWG's FOR ROOF SLOPES & OTHER DATA NOT CONTAINED HEREIN.

FRAMING NOTES: (UNLESS NOTED OTHERWISE: U.N.O.) IRC 2015

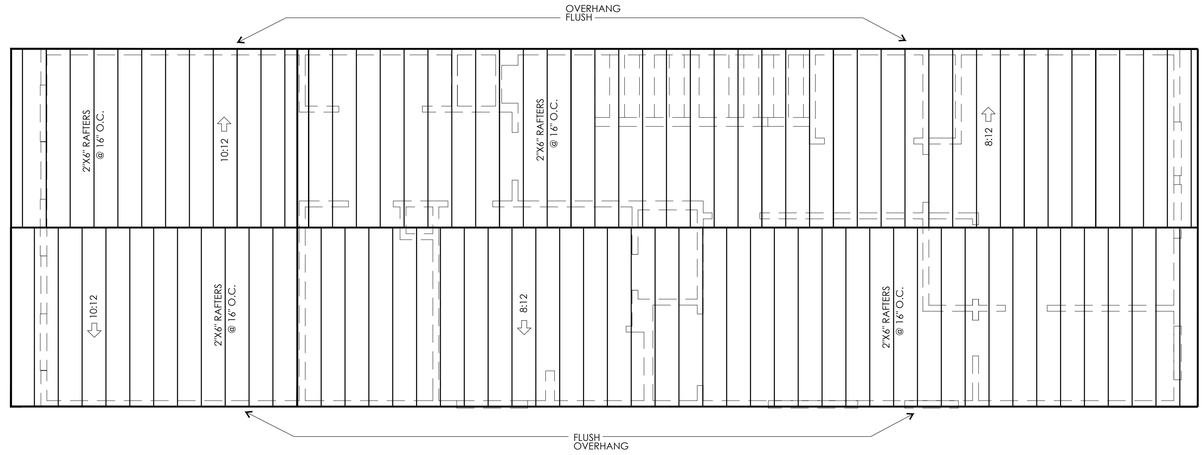
1. ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 SYP. ALL FLOOR JOIST MATERIAL SHALL BE No. 2 SD 19 SYP. ALL RAFTER & CEILING JOIST MATERIAL SHALL BE #2 SD 19. UNLESS OTHERWISE NOTED. (U.N.O.)
2. ALL WALL STUDS ARE No.2 STUD GRADE SYP. @ 16" o.c. BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END AT 25' MAX. SPACING BETWEEN WALL ENDS.
3. ALL STEEL SHALL CONFORM TO ASTM-36 STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8" ANCHORE BOLTS EMBED MIN. 4-1/2" INTO SOLID CONCRETE, THE STEEL ANGLE LINTEL SCHEDULE (TO SOPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).

MAXIMUM SPAN	MINIMUM SIZE	MINIMUM BEARING
5'0"	L3 X 3 1/2 X 5/16	8"
7'0"	L4 X 3 1/2 X 5/16	8"
8'0"	L5 X 3 1/2 X 3/8	8"
9'0"	L5 X 3 1/3 X 3/8	9"
10'0"	L6 X 3 1/2 X 3/8	10"

4. ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 AT 16" o.c. RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2X6 PURLINS WITH 2X4 BRACES AT 48" o.c. MAXIMUM ANGLE FOR 2X4 BRACES=45° FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2X4 BRACES=8' (TEE A 2X6 TO BRACE WHEN LENGTH EXCEEDS 8'-00"). ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2X6 STRONGBACK SUPPORTED BY JOIST OR (2) 2X12 DEPENDING ON CEILING JOIST DIRECTIONS (PROVIDE BLOCKING AT BRACE LOCATIONS), UNLESS OTHERWISE NOTED. PROVIDE 2X6 COLLAR TIES 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS AND VALLEY MEMBERS SHALL BE ONE SIZE LARGER THAN THE RAFTERS FOR SLOPES UPTO 10 ON 12; SLOPES GREATER THAN 10 ON 12 SHALL BE TWO SIZE LARGER (U.N.O.). PROVIDE SIMPSON HZ.5 HOLDDOWNS FOR RAFTERS TO TOP PLATE. ALL PERIMETER PONYWALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOISTS OR BLOCKING WITH 2X4'S AT 16" ON CENTER WITH (3) 12d NAILS EACH END. STRAPPING MUST BE USED WITH PERIMETER PONYWALLS TO STUDS BELOW.
5. LIVE LOADS: ROOF: 20 PSF ATTIC: 20 PSF FLOOR: 40 PSF INTERIOR WALLS: 0 PSF EXTERIOR WALLS: 0 PSF
DEAD LOADS: 10 PSF 10 PSF 10 PSF 80 PSF 100 PSF
WIND: 135 MPH (3 SECOND GUSTS)
6. ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFERBOARD APA RATED SHEATING (32/16) RUN PERPENDICULAR TO THE RAFTERS AND NAILED WITH 8d NAILS 6" ON SUPPORTED EDGES AND 12" ON CENTER IN THE FIELD.
7. FLOOR DECKING SHALL BE 3/4" OR 1-1/8" APA STURD-I-FLOOR PLYWOOD OR 2X6 T&G INSTALLED DIAGONALLY.
8. STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 12" o.c. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS). HOLES SHALL BE 9/16" AND DRILLED. STEEL EDGE CLEARANCE SHALL BE 1-1/2" MINIMUM FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS FRAMED INTO ANOTHER, THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. WOOD EDGE CLEARANCE SHALL BE 2-1/2" MINIMUM FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
9. DOUBLE SECOND FLOOR JOIST UNDER PARTITION WALLS ABOVE, UNLESS OTHERWISE NOTED.
10. ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.O.N.). ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.O.N.). PROVIDE 2X12 BLOCKING OR BRIDGING FOR ALL FLOOR JOISTS SPANS GREATER THAN 8'-00".
11. ALL BEAMS FRAMING TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS, UNLESS OTHERWISE NOTED.
12. HEADER SCHEDULE AS FOLLOWS (USE (2) 2X12'S WITH 1/2" PLYWOOD, UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS):

SIZE	MAXIMUM SPAN	
2-2X6	4'-6"	
2-2X8	6'-0"	ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES.
2-2X10	7'-6"	
2-2X12	9'-0"	

13. ANCHOR BOLTS (MINIMUM 1/2" DIAM. X 12" LONG AT 4'-0" CENTERS, MINIMUM TO PER PLATE), AND THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE R602.3 OF THE 2012 RESIDENTIAL BUILDING CODE (U.O.N.). 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. THER SHALL BE NO SPLICES.
14. STUD WALLS HIGHER THAN 10' SHALL HAVE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2X6, (2) 2X4 OR 4X4 STUDS 16" o.c.
15. MICROLAMS TO BE INSTALLED PER TRUS JOIST CORPORATION'S "RESIDENTIAL PRODUCTS REFERENCE GUIDE". PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE", GLULAMS TO HAVE Fb=3000 PSI. TJI'S TO BE INSTALLED PER TRUS JOIST MACMILLIAN'S "BUILDER'S GUIDE TO THE SILENT FLOOR SYSTEM" OR ABOVE. PSL'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJI'S ARE TO BE GLUED TO THE FLOOR.
16. FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" X 4'-0" APA RATED PLYWOOD OR THERMO PLY STRUCTURAL SHEATING OR WAFERBOARD W/8d COMMON OR GALVANIZED BOX NAILS @ 6" o/c AT ALL EDGES (BLOCKING IS RIQUIRED) AND 12" o/c AT FIELD FOR THE SECOND FLOOR, AND @ 3" o/c AT ALL EDGES AND TOP AND BOTTOM PLATES (BLOCKING IS RIQUIRED) AND 12" o/c AT FIELD FOR THE FIRST FLOOR (AND SECOND FLOOR WHEN IS A THREE STORY BLDG). SHEARWALLS ARE TO EXTEND TO UNDERSIDE OF FLOOR AND BE NAILED, PER ABOVE
TO ALL PLATES. FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOARD (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED AT 7" ON CENTER WITH 5d COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAM. X 2-1/4" EMBEDMENT HILTI KWIK BOLT 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON HDBA TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDDED.
17. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS, SHALL BE ACCORDING TO TABLE 25Q OF THE HOUSTON/UBC BUILDING CODE IS APPLICABLE (U.N.O. MULTIPLE STUDS SHAL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12"o.c. THERE SHALL BE NO SPLICES.
18. CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS , NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATION OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
19. ALL HANDRAILS AND GAURDRAILS SHALL WITHSTAND A TOTAL LIVE LOAD OF 250 PSF AS PER TABLE R301.5 (IRC 2015)
20. STRUCTURES SHALL BE DESIGNED FOR WIND LOADS OF 135 MPH (3 SECOND GUST) WIND SPEED AS REQUIRED PER SECTION 1609.3 OF THE AMENDED 2015 IRC
21. CONTRACTOR IS RESPONSIBLE FOR PROPERLY ANCHORING ANY CANTILEVERED BEAMS TO IT'S SUPPORT TO PREVENT UPLIFT AND/OR DEFLECTION.
22. ANY & ALL PRE-ENGINEERED TRUSSES SPECIFIED ON THE FRAMING PLANS MUST BE SIZED AS PER LOAD SPECIFIED ON FRAMING PLANS AND APPROVED BY THE TRUSS MANUFACTURER. SPACING OF TRUSSES MAY BE INCREASED IF APPROVED BY THE TRUSS MANUFACTURER.



ROOF FRAMING PLAN

2"x6" CEILING JOISTS (U.N.O.)
ALL BEAMS NOT LABELED ARE (2)2"x12"
DBL. JOIST UNDER PT. LOADS
RE: ARCH. FOR CEILING HEIGHTS AND SLOPES

NOTE:
○ TRIPLE CEILING JOIST MEMBERS WHEN SUPPORTING ROOFS BRACES.

FRAMING PLAN

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

IDM
Consulting & Design
Residential and Commercial
Phone: (832) 247-9598

ENGINEERING CONSULTANT
Joaquin Casamayor P.E.
F-11676
14703 Redwood Bend Trail.
Houston, Tx 77062

Joaquin E. Casamayor P.E. STATE OF TEXAS J.E.CASAMAYOR 45841 LICENSED PROFESSIONAL ENGINEER 5/8/25 F-11676

PROFESSIONAL SEAL

CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & DISCIPLINES ON FIELD TO CONTACT IDM CONSULTING OR ENGINEER ON RECORD WITHIN 24 HOURS FOR ADJUSTMENT OR VERIFICATION.

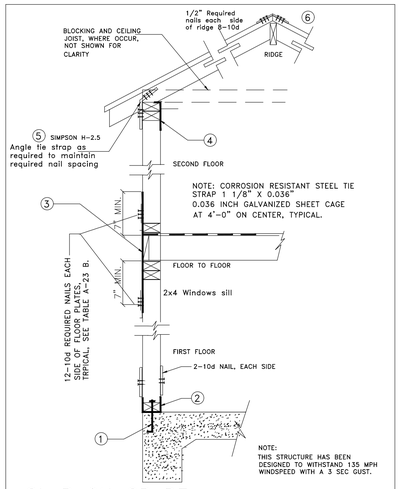
PROJECT NAME :
314A E. 32ND ST.
HOUSTON, TEXAS 77018

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE:	5/8/2023
CHECKED BY:	I.M.
DRAWN BY	M.L
SCALE:	1/4"
PROJECT NO.	23049
FILE:	FILE_LOCATION

SHEET:
S-3.0
0 OF 0

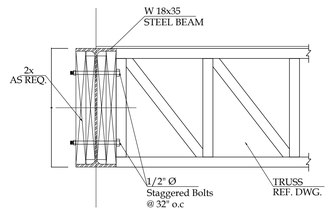


SLAB ON GRADE

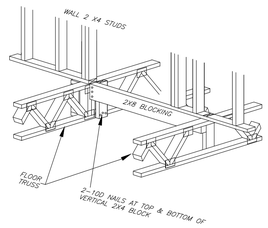
Typical Section

STRAPPING DETAIL

N.T.S.

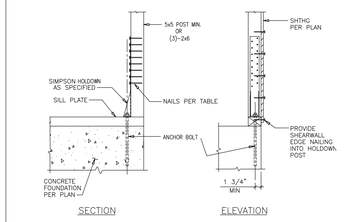


1 STEEL BEAM TO TRUSS CONNECTION DETAIL



2 BLOCKING UNDER WALLS

SCALE: N.T.S.



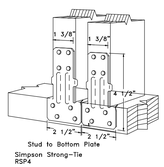
3 HOLDOWN DETAIL

N.T.S.

NOTE: 12" SPACING FROM END OF WALL OR FROM CORNERS AND @ 3'-0" SPACING THEREAFTER. (TYPICAL)

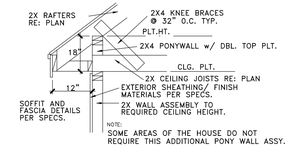
4 BOTTOM PLATE TO FOUNDATION DETAIL

N.T.S.



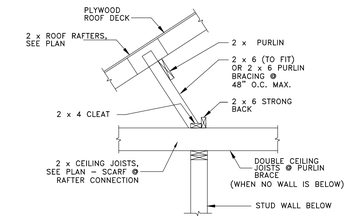
5 (2) RSP4 STRAPS AT GARAGE OPENINGS

6



7 ROOF PLATE DETAIL

N.T.S.



APPLY WHEN RAFTER EXCEED THE MAX. SPAN ALLOWED
REF: GENERAL ROOF NOTES (#10) FOR MAX. UNSUPPORTED SPAN FOR RAFTERS

8 TYPICAL PURLIN DETAIL

N.T.S.

TIE-DOWN NOTE (THE RESIDENCE SHALL MEET IRC 2015 OR EXCEED THE CITY OF HOUSTON SPECIFICATIONS.

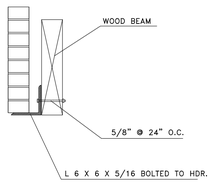
NOTE: THE TIE-DOWN PATH MUST BE CONTINUOUS FROM THE RAFTER TO THE FOUNDATION.

1. FOUNDATION TO SILL PLATE FOR EXTERIOR WALLS: 1/2" BOLTS @ 32" O.C. 10" MINIMUM EMBEDMENT.
2. STUD TO SILL PLATE CONNECTIONS: SIMPSON H2.5 @ 16" O.C.
3. FLOOR TO FLOOR/STUD TO STUD CONNECTIONS: -SIMPSON CS16 @ 32" O.C.
4. TOP PLATE TO STUD CONNECTIONS: SIMPSON H2.5 @ 16" O.C.
5. RAFTER TO TOP PLATE CONNECTIONS: SIMPSON H2.5 @ 16" O.C.
6. RAFTER RIDGE STRAP CONNECTIONS: SIMPSON MSTA30 @ 16" O.C.

HEADER CONNECTIONS:

-HEADER TO JACK STUD:
DOOR AND WINDOW: SIMPSON LSTA9.
GARAGE: SIMPSON 2-LSTA12.

-JACK STUD TO SILL PLATE:
DOOR AND WINDOW: SIMPSON LSTA9.
GARAGE: SIMPSON 2-LSTA12.



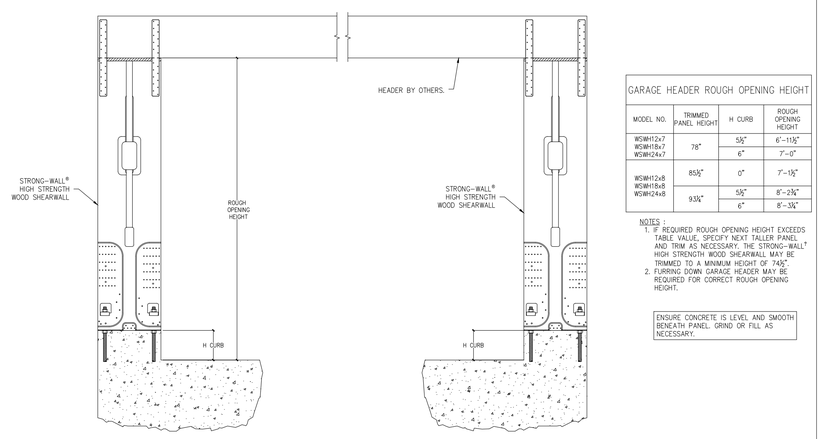
DETAIL 1

N.T.S.

LOOSE LINTEL SCHEDULE
SUPPORTING 4" BRICK OR BLOCK WALL
(UNLESS NOTED OTHERWISE ON PLAN)

BRICK SHELF ANGLE SCHEDULE	
CLEAR SPAN	ANGLE SIZE
UP TO 3'-4"	L 4 X 3 X 1/4
3'-5" TO 5'-4"	L 4 X 4X 3/8
5'-5" TO 6'-8"	L 6X 4 X 5/16 (LLV)
6'-9" TO 8'-0"	L 7 X 4 X 3/8 (LLV)
OVER 8'-0"	L 5 X 5 X 3/8 BOLTED TO HDR.

NOTE: PROVIDE 8" MINIMUM BEARING EACH END FOR STEEL LOOSE LINTELS . ONE ANGLE SHALL BE PROVIDED FOR EACH WYTHE OF BRICK OR BLOCK. L LINTELS TO BE HOT DIPPED GALVANIZE . THESE LINTELS ARE NOT DESIGNED TO SUPPORT ROOF OR FLOOR LOADS. FOR LINTELS SUPPORTING ROOF OR FLOOR NOT SCHEDULE HERE OR NOT SHOWN ON PLAN, CONTACT STRUCTURAL ENGINEER FOR DESIGN. THESE SIZES ARE MINIMUM. SEE ARCH DRAWINGS FOR OTHER REQUIREMENTS.



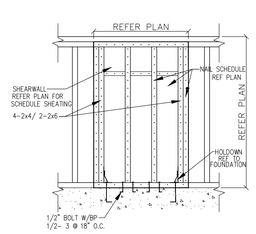
GARAGE HEADER ROUGH OPENING HEIGHT

MODEL NO.	TRIMMED PANEL HEIGHT	H CURB	ROUGH OPENING HEIGHT
WSWH12x7 WSWH18x7 WSWH24x7	78"	5½"	6'-11½"
		6"	7'-0"
WSWH12x8 WSWH18x8 WSWH24x8	85½"	0"	7'-1½"
	93¼"	5½"	8'-2¾"
		6"	8'-3¼"

NOTES :
1. IF REQUIRED ROUGH OPENING HEIGHT EXCEEDS TABLE VALUE, SPECIFY NEXT TALLER PANEL AND TRIM AS NECESSARY. THE STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL MAY BE TRIMMED TO A MINIMUM HEIGHT OF 7'4½".
2. FURRING DOWN GARAGE HEADER MAY BE REQUIRED FOR CORRECT ROUGH OPENING HEIGHT.

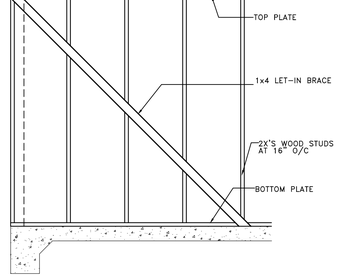
ENSURE CONCRETE IS LEVEL AND SMOOTH BENEATH PANEL. GRIND OR FILL AS NECESSARY.

STRONG-WALL® HIGH STRENGTH WOOD SHEARWALL DOUBLE PORTAL ASSEMBLY | 10



10 1-STORY SHEAR WALL

N.T.S.



9 1x4 LET-IN BRACING DETAIL

N.T.S.

FRAMING NOTES AND DETAILS

N.T.S.

IDM
Consulting & Design
Residential and Commercial
Phone: (832) 247-9598

ENGINEERING CONSULTANT
Joaquin Casamayor P.E.
F-11676
14703 Redwood Bend Trail.
Houston, Tx 77062

Joaquin E. Casamayor P.E. STATE OF TEXAS J. E. CASAMAYOR 45841 LICENSED PROFESSIONAL ENGINEER 5/8/25 F-11676

PROFESSIONAL SEAL

CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & DISCIPLINES ON FIELD TO CONTACT IDM CONSULTING OR ENGINEER ON RECORD WITHIN 24 HOURS FOR ADJUSTMENT OR VERIFICATION.

PROJECT NAME :
314A E. 32ND ST.
HOUSTON, TEXAS 77018

REVISIONS

No.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE:	5/8/2023
CHECKED BY:	I.M.
DRAWN BY	M.L
SCALE:	1/4"
PROJECT NO.	23049
FILE:	FILE_LOCATION

SHEET:
S-4.0
0 OF 0