

The Ahmad Residence

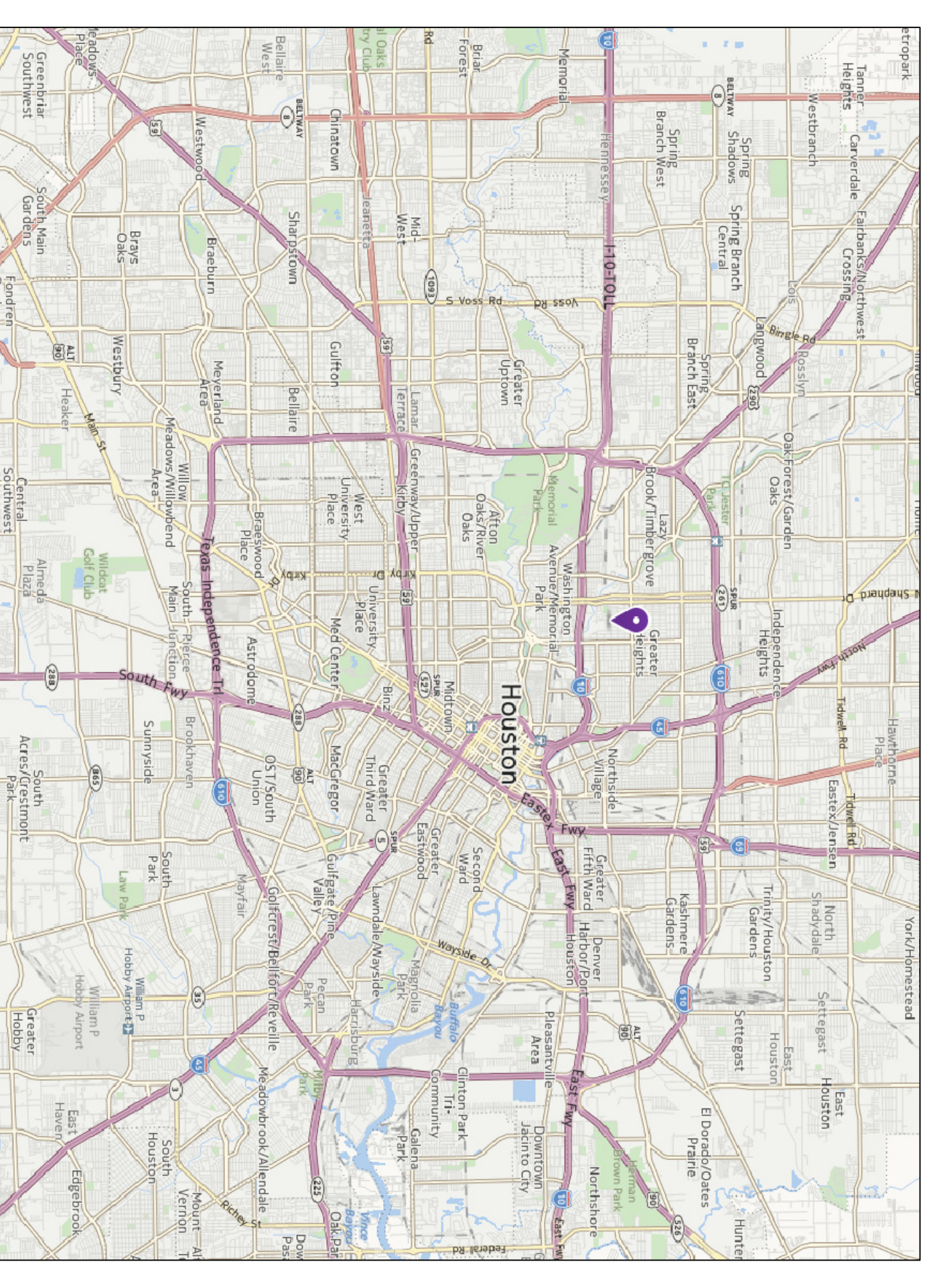
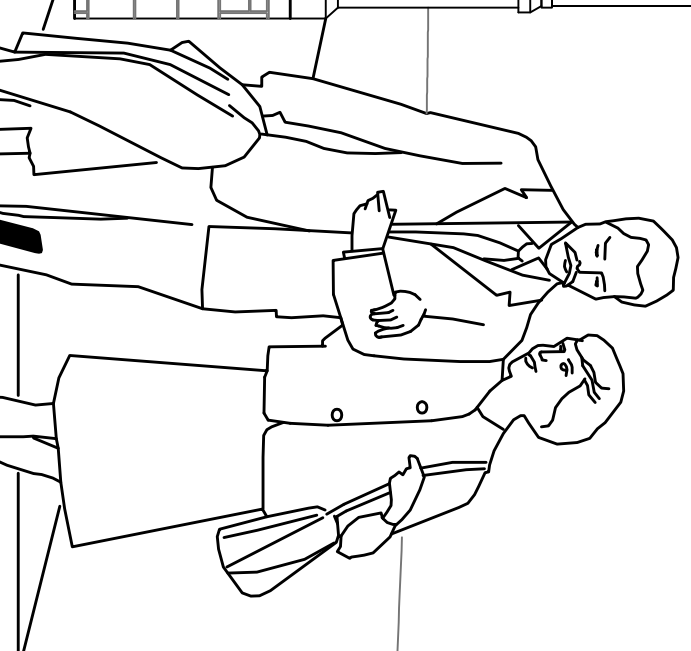
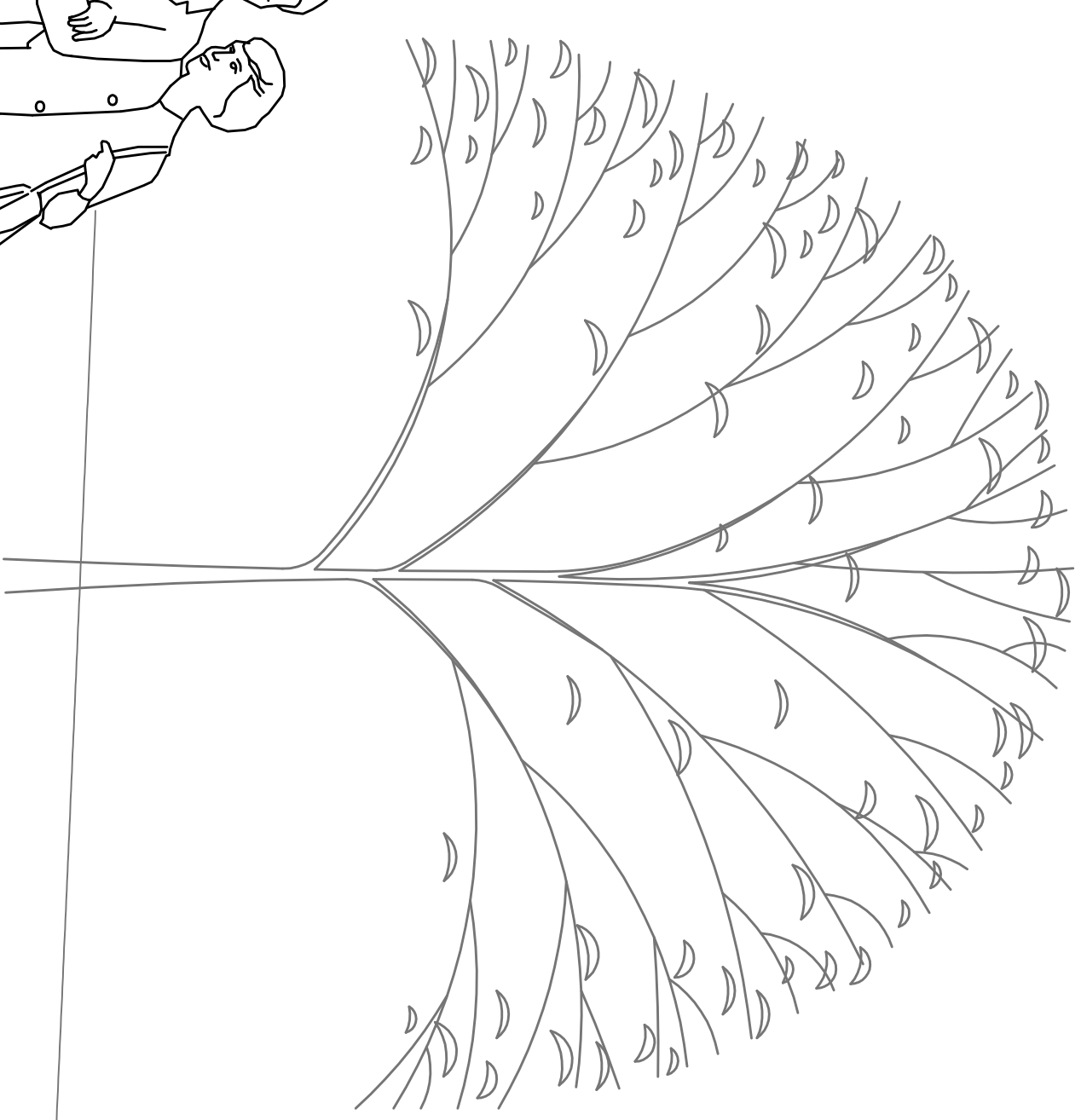
Waverly St ~ Houston, TX 77007

square footage totals:	
living area:	
1st flr:	1589 sf
2nd flr:	1650 sf
garage:	610 sf
garage apartment:	645 sf
covered:	324 sf
balcony:	162 sf
c/top:	+/-216 sf
exterior sf:	
hardi:	+/- 5900 sf
stone:	+/- 375 sf

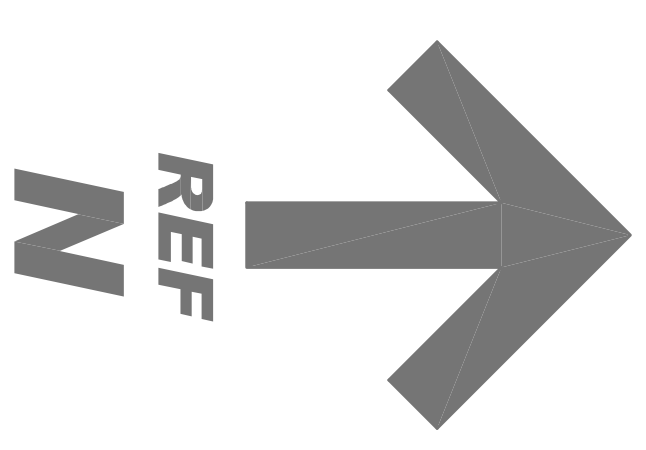
DESCRIPTION	PAGE
COVER	C1.1
SITEPLAN	SP1.1
FLOORPLAN	FP1.1
ELEVATIONS 1	E1.1
ELEVATIONS 2	E1.2
ELECTRICAL	EL1.1
ROOF OUTLINE	RF1.1
JOIST LAYOUT	J1.1
PLUMBING LAYOUT	PL1.1
DETAILS 1	D1.1

CONSTRUCTION DESIGN SERVICES
 5327 FM 1488 RD SUITE F ~ MAGNOLIA, TX 77354 (281) 255-5006

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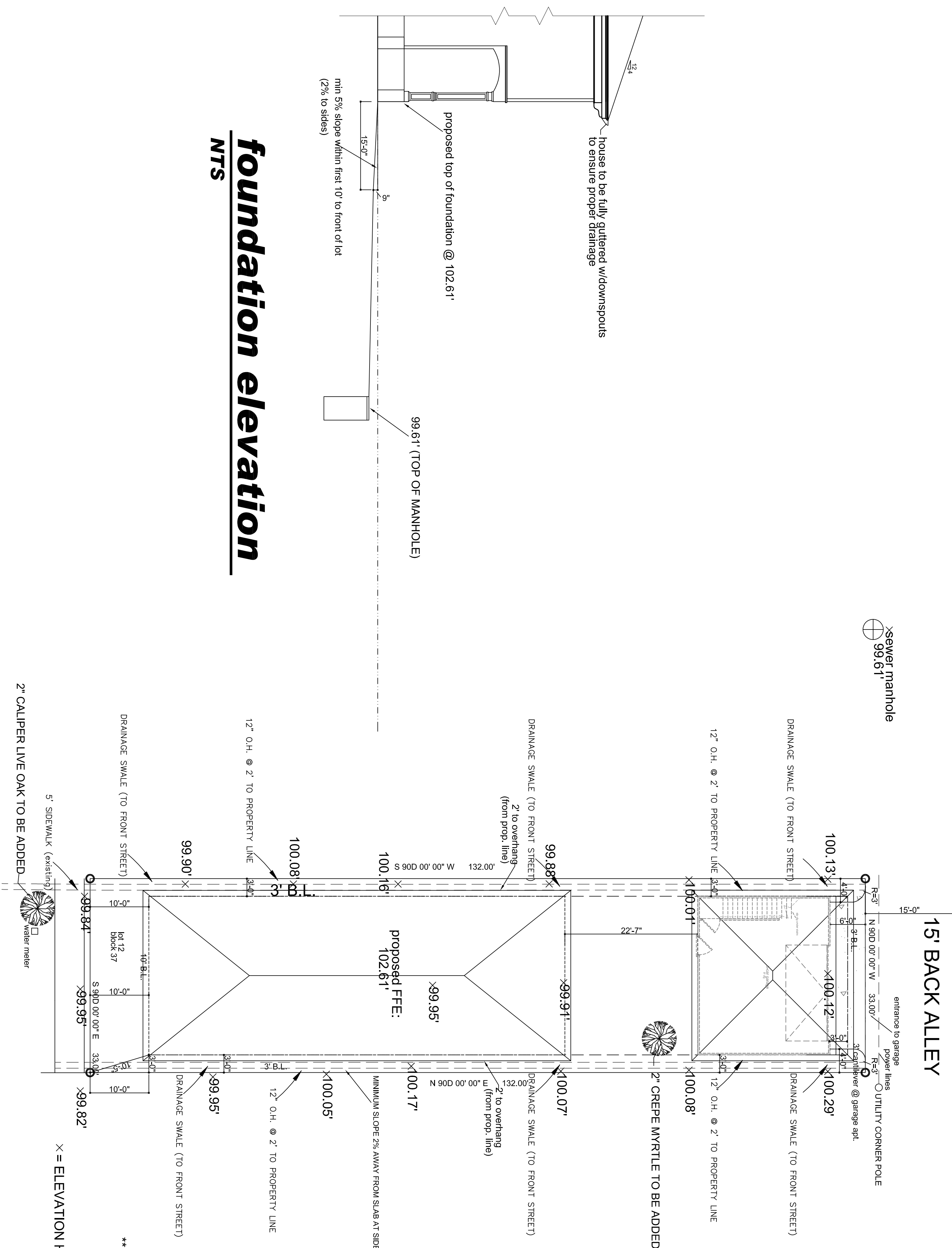
Waverly St ~ Houston, TX 77007



NOTES:
 CONTRACTOR SHALL VERIFY, AT TIME OF STAKE-OUT AND PRIOR TO ORDERING OF ANY MATERIALS, ALL DIMENSIONS AND MEASUREMENTS, EXISTING GRADES, LOCATION OF ALL LOT LINES, EASEMENTS, BUILDING SET BACK LINES AND REAR-YARD REQUIREMENTS (WHETHER SHOWN OR NOT ON THE DRAWING) AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY.

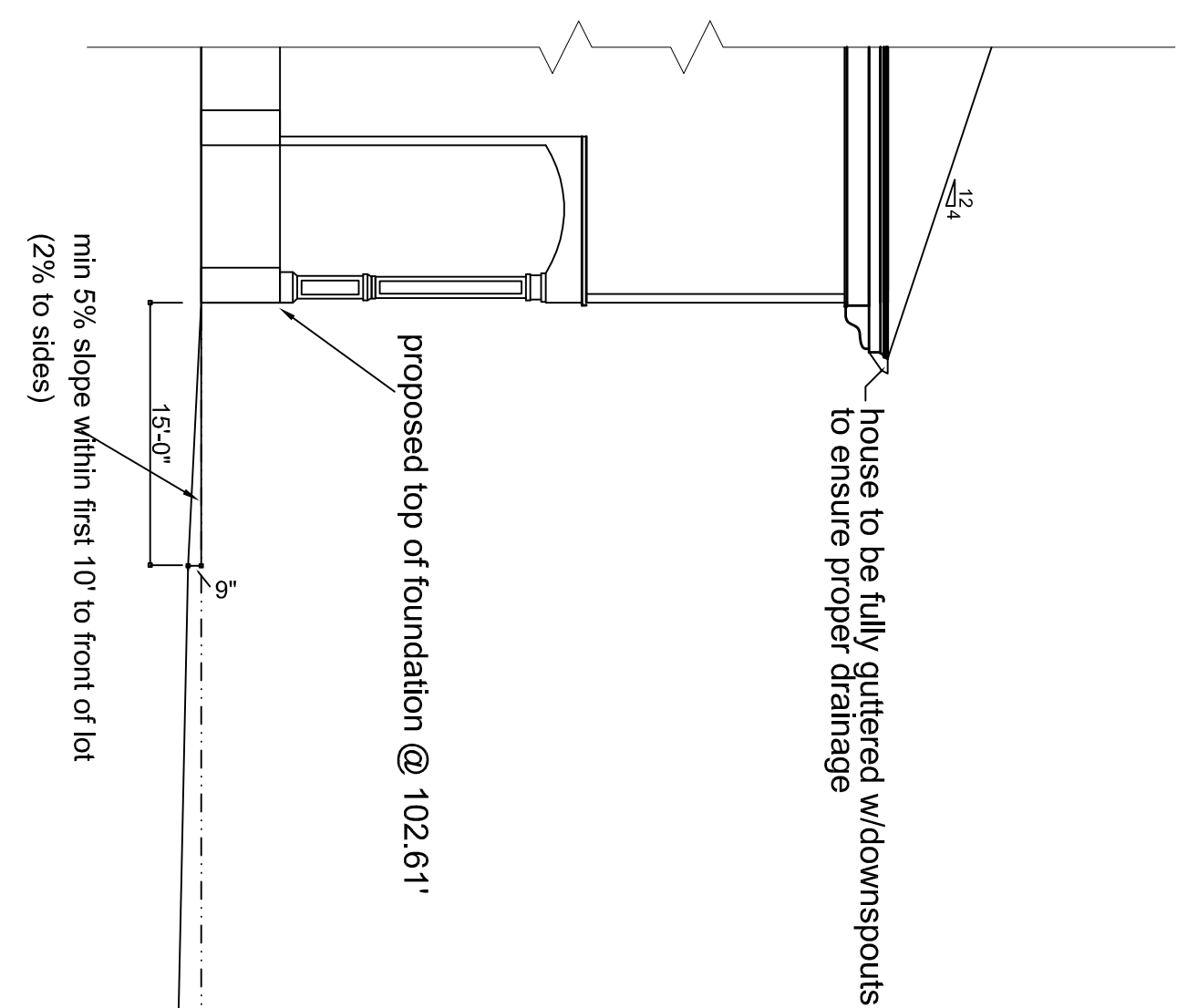
R401.3 Drainage.
 Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).
 Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

LOT COVERAGE CALCULATION	
LOT AREA:	4,356 SF
STRUCTURE FOOTPRINT:	2523 SF
FLATWORK:	135 SF
LOT COVERAGE:	2,658 SF
	2796 SF/4356 SF = 64% COVERAGE



foundation elevation

NTS

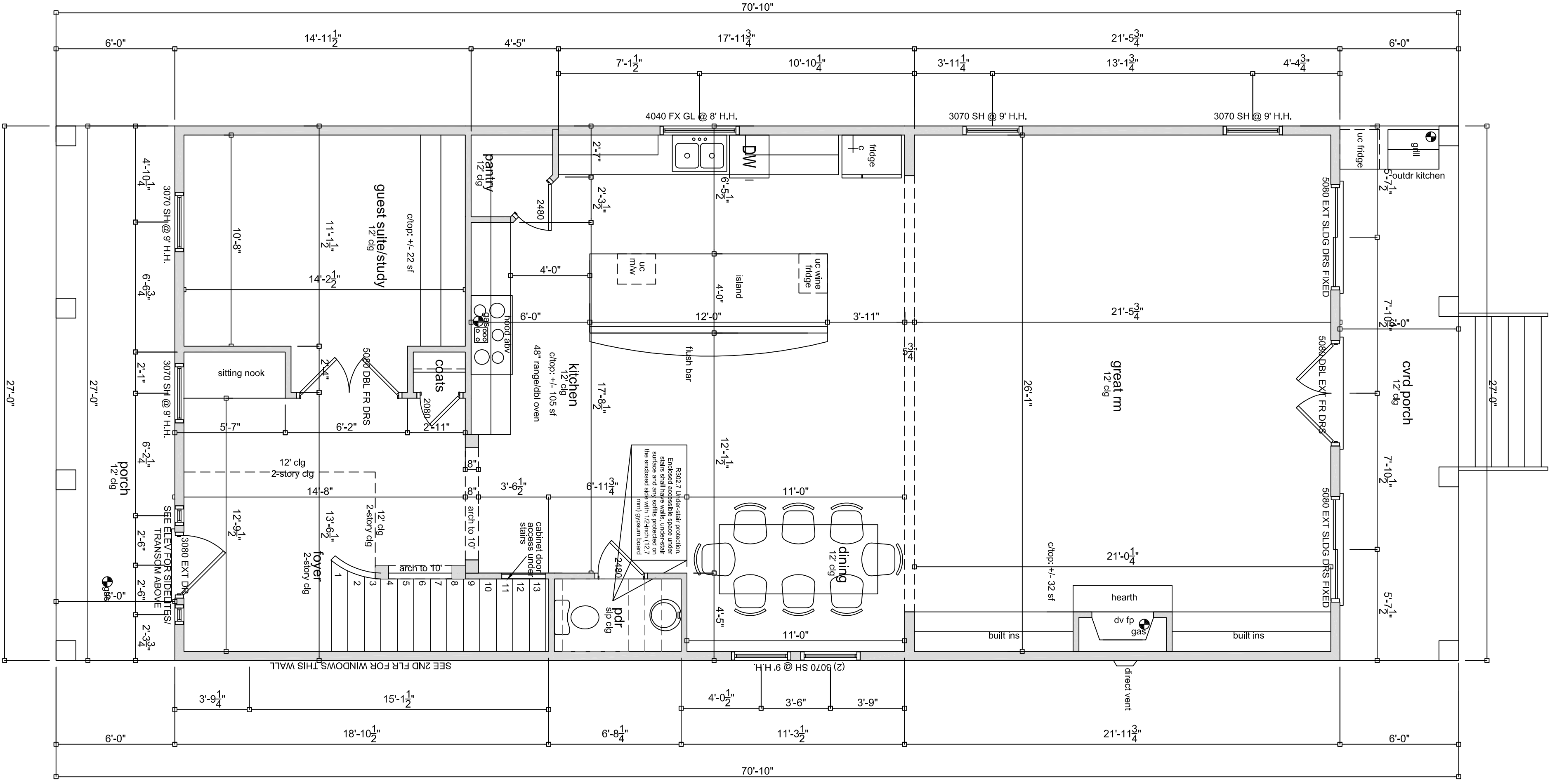


SITEPLAN

WAVERLY (70' R.O.W.)

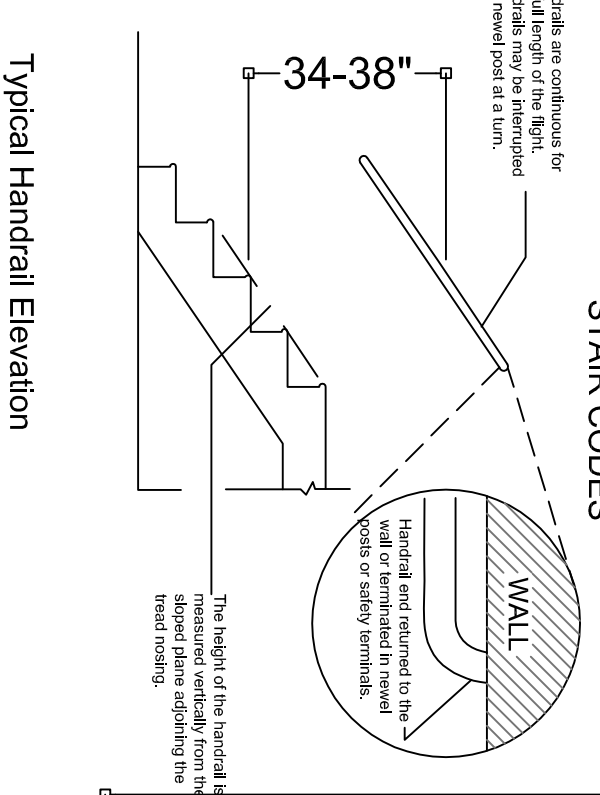
1"=10'
 FINISHED FLOOR TO BE A MINIMUM OF 12" ABOVE TOP OF NEAREST MANHOLE COVER SERVING THIS RESIDENCE.

HOUSE TO BE FULLY GUTTERED TO ALLOW FOR PROPER DRAINAGE
 X = ELEVATION HEIGHT PER TOPO SURVEY



FLOORPLAN-1st FLR

square footage totals:	
living area:	1st flr: 1589 sf
	2nd flr: 1650 sf
garage:	610 sf
garage apartment:	645 sf
covered:	324 sf
balcony:	162 sf
c/lop:	+/-216 sf
exterior sf:	+/- 5900 sf
hard:	+/- 375 sf
stone:	



STAIR CODES

Handrail on conditions for the full length of the flight. By removal of a handrail, the height of the handrail shall be reduced to 34 inches.

Handrail on conditions for the full length of the flight. By removal of a handrail, the height of the handrail shall be reduced to 34 inches.

STAIRS-2009 IRC

R311.7.1 FINISH. Stair treads shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height, or greater side of the stair from the nosing (14 mm) of the stairway at and below the handrail height, including treads and landings, shall not be less than 31/2 inches (787 mm) where handrails are provided on both sides.

R311.7.2 Stair treads and risers. Stair treads and risers shall be exclusive of carpet, rugs or runners.

R311.7.3 Riser height. Maximum riser height shall be measured vertically from the finished grade to the greatest riser height within any flight of stairs shall not be less than 4 inches (102 mm). The minimum riser height shall be 10 inches (254 mm). The head depth shall be measured horizontally between the vertical planes of the riser to the tread's leading edge.

R311.7.4 Riser height. Maximum riser height shall be measured vertically from the finished grade to the greatest riser height within any flight of stairs shall not be less than 4 inches (102 mm). The minimum riser height shall be 10 inches (254 mm). The head depth shall be measured horizontally between the vertical planes of the riser to the tread's leading edge.

R311.7.5 Headroom. The minimum headroom in all parts measured vertically from the finished grade to the tread nosing or from the floor surface of the landing or platform for the portion of the stairway, shall be provided with illumination in accordance with Section E03.03.5.

R302.7 Under-stair protection. Enclosed accessible space protected on the enclosed side with 1/2 inch (12.7 mm) gypsum board.

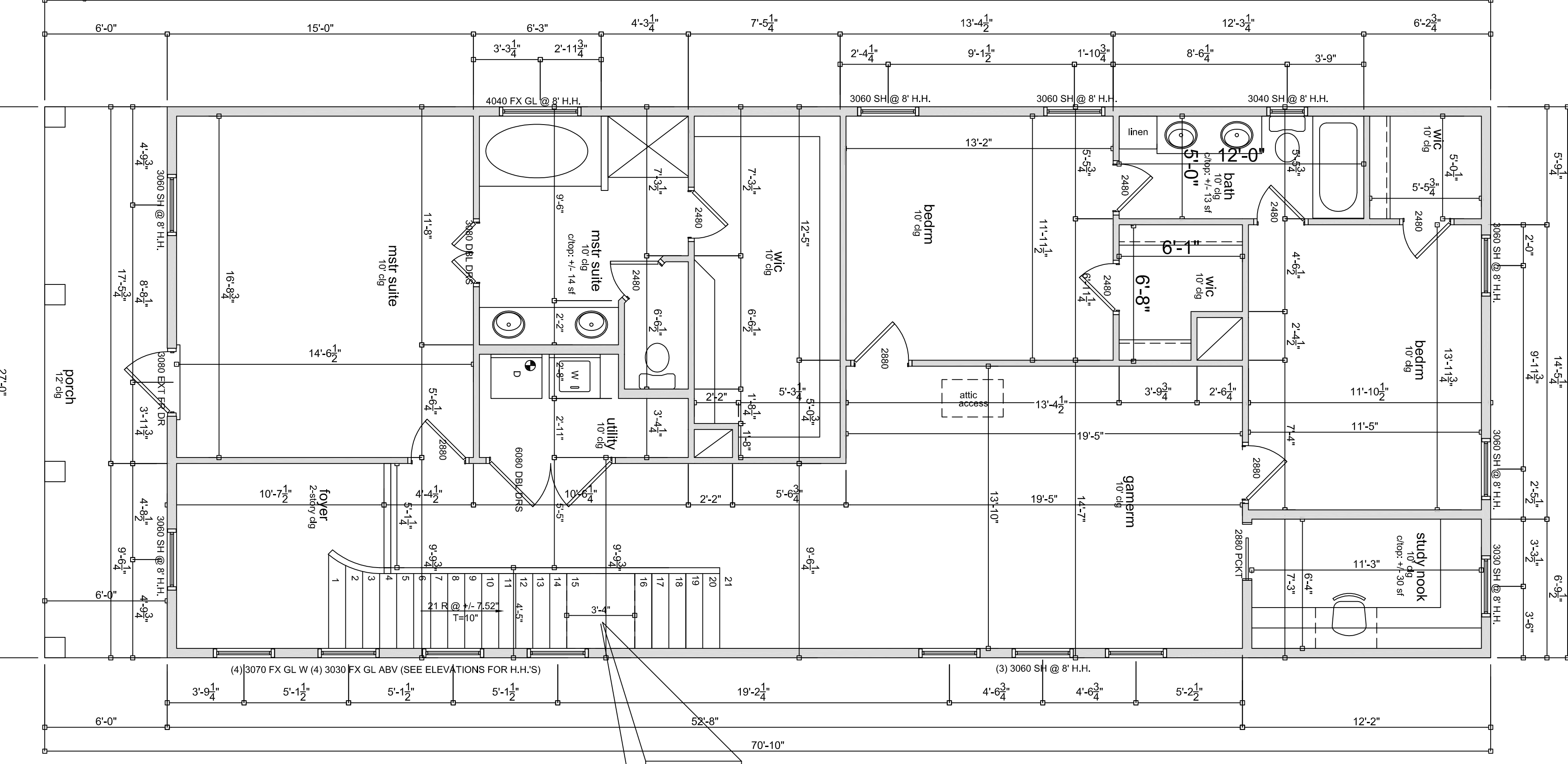
Guardrails-Section R312 IRC 2009

SECTION R312

R312.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and that an enclosed more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side.

R312.2 Height requirements. Guards shall be provided on stairs, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically from the finished grade to the top of the guard. The height of the guard shall be measured vertically from the top of the guard to the top of the guard. The top of the guard shall not be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) above the finished grade.

R312.3 Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which advantage of a sphere 4 inches (102 mm) in diameter.



FLOORPLAN-2nd FLR

R312.2 Guards shall be provided with window guards that comply with Section E03.03.2.2.2ND FLR SILL HEIGHT.

In dwelling units, when the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or more than 24 inches (610 mm) above the finished floor of the room in which the window is located, glazing between the floor and 24 inches (610 mm) shall be fixed or have closed latches.

Exception: window openings will not allow a 4-inch diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.

Window openings shall be provided with window guards that comply with Section E03.03.2.2.2ND FLR SILL HEIGHT.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)	LIVE LOAD
DECK	60
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
PASSENGER VEHICLE GARAGES	50 (A)
ATTICS WITHOUT STORAGE	10
ROOMS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 (C)
GUARDRAILS AND HANDRAILS	200

TABLE R301.5

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE

EXTERIOR BALCONIES

DECK

FIRE ESCAPES

PASSENGER VEHICLE GARAGES

ATTICS WITHOUT STORAGE

ROOMS WITH STORAGE

ROOMS OTHER THAN SLEEPING ROOMS

SLEEPING ROOMS

STAIRS

GUARDRAILS AND HANDRAILS

2009 IRC-SMOKE DETECTORS/ CARBON MONOXIDE ALARMS

R314.1 Locations. 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 bedroom entrance.
3. On each additional story of the dwelling, including basements and habitable attic but not including crawl spaces and uninhabitable attics. In dwellings of dwelling units with multiple 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 above the upper level.

When more than one smoke alarm is required to be installed in an individual dwelling unit the alarm devices shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

R315.1 Carbon monoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of bedrooms or dwelling units with attached garages and shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit.

Appliances in Attic-Sec M1305 1.3

M1305.1.3 Appliances in attic. After necessary separations shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of 2009 INTERNATIONAL RESIDENTIAL CODE® 417 high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) long measured along the centerline of the passageway from the opening to the appliance. The passageway shall have a minimum clear height of 6 feet (1829 mm) above the appliance where access is required. The clear opening shall be not more than 50 feet (15240 mm) long and 30 inches (762 mm) wide shall be present along all sides of the passageway. The clear opening shall be not less than 18 inches (457 mm) by 72 inches (1829 mm) and large enough to allow removal of the largest appliance.

Exceptions: Appliances and vent service spaces are not required where the appliance can be serviced and removed through the required opening.

2. Where the passageway is unobstructed and not more than 50 feet (15240 mm) long, the passageway shall be not more than 50 feet (15240 mm) long.

M1305.1.3.1 Electrical requirements. A furnace, water heater, or other appliance shall be installed at or near the appliance location in accordance with Chapter 9.

Egress Section R310 IRC 2009

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one emergency escape and rescue route. Emergency escape and rescue routes shall be provided in each sleeping room, provided they shall have a clear height of not more than 44 inches (1118 mm) above the floor. Where a door opening serving as an emergency escape and rescue opening is provided with a locked door, the unlocked emergency escape and rescue opening shall be provided by the egress route. The unlocked emergency escape and rescue opening shall be provided by the egress route. The unlocked emergency escape and rescue opening shall be provided by the egress route. The unlocked emergency escape and rescue opening shall be provided by the egress route.

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AI JMC DESIGNS LLC
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PROJECT INFORMATION
THE AHMAD RESIDENCE
WAVERLY STREET
HOUSTON, TX 77008

DATE:
7/30/14

PAGE:
FP1.1

square footage totals:	
living area:	
1st flr:	1589 sf
2nd flr:	1650 sf
garage:	610 sf
garage apartment:	645 sf
covered:	324 sf
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stone:	+/- 375 sf

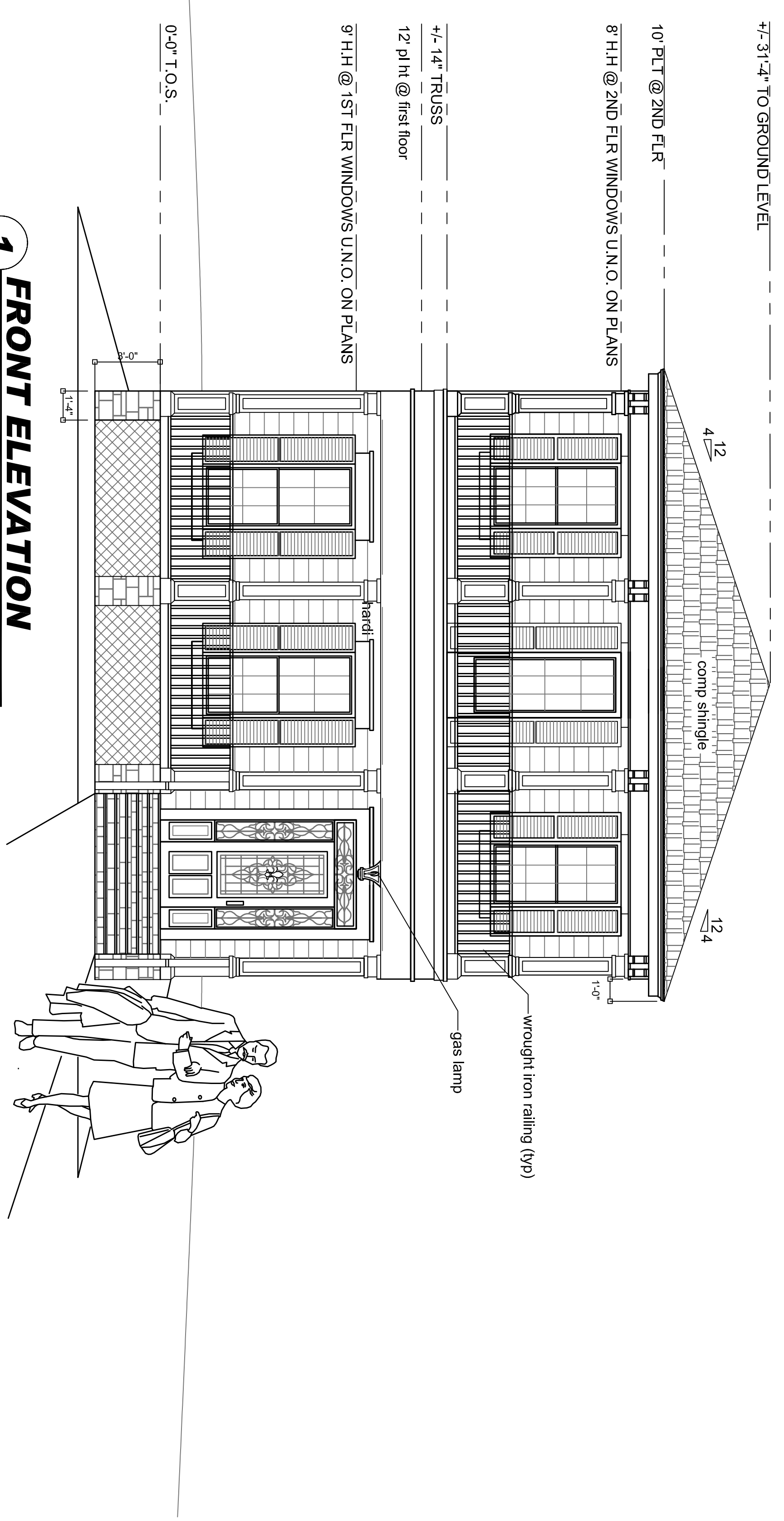
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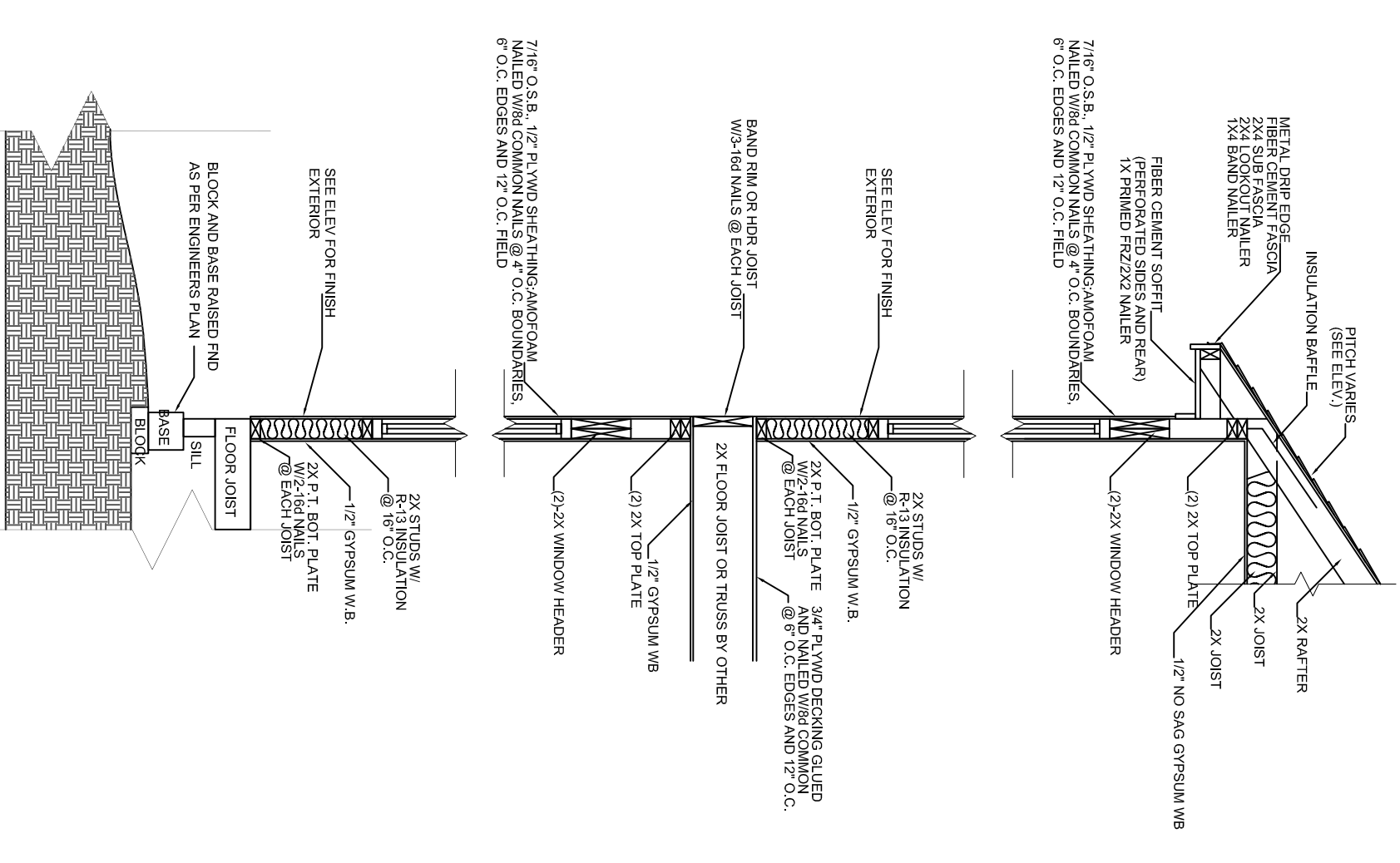
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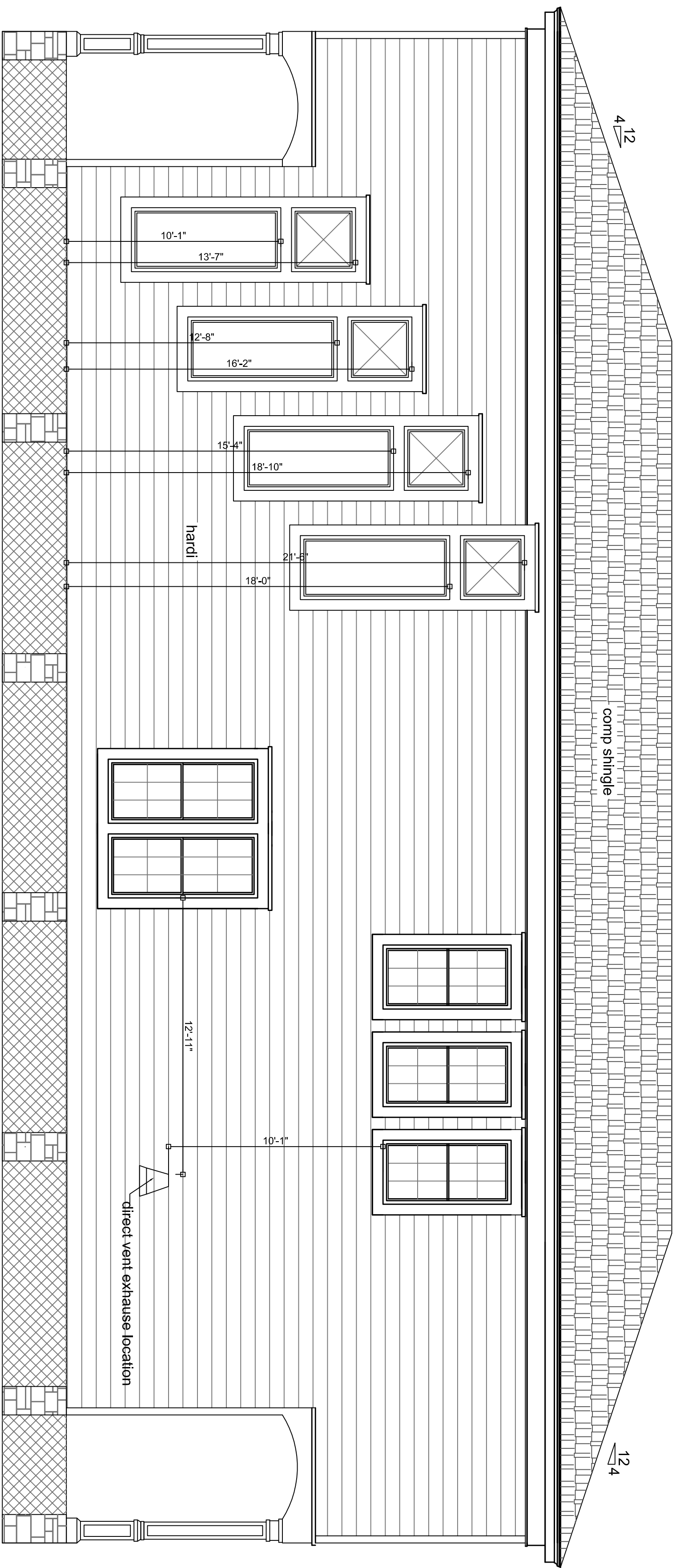


1 FRONT ELEVATION
 1/4"=1'

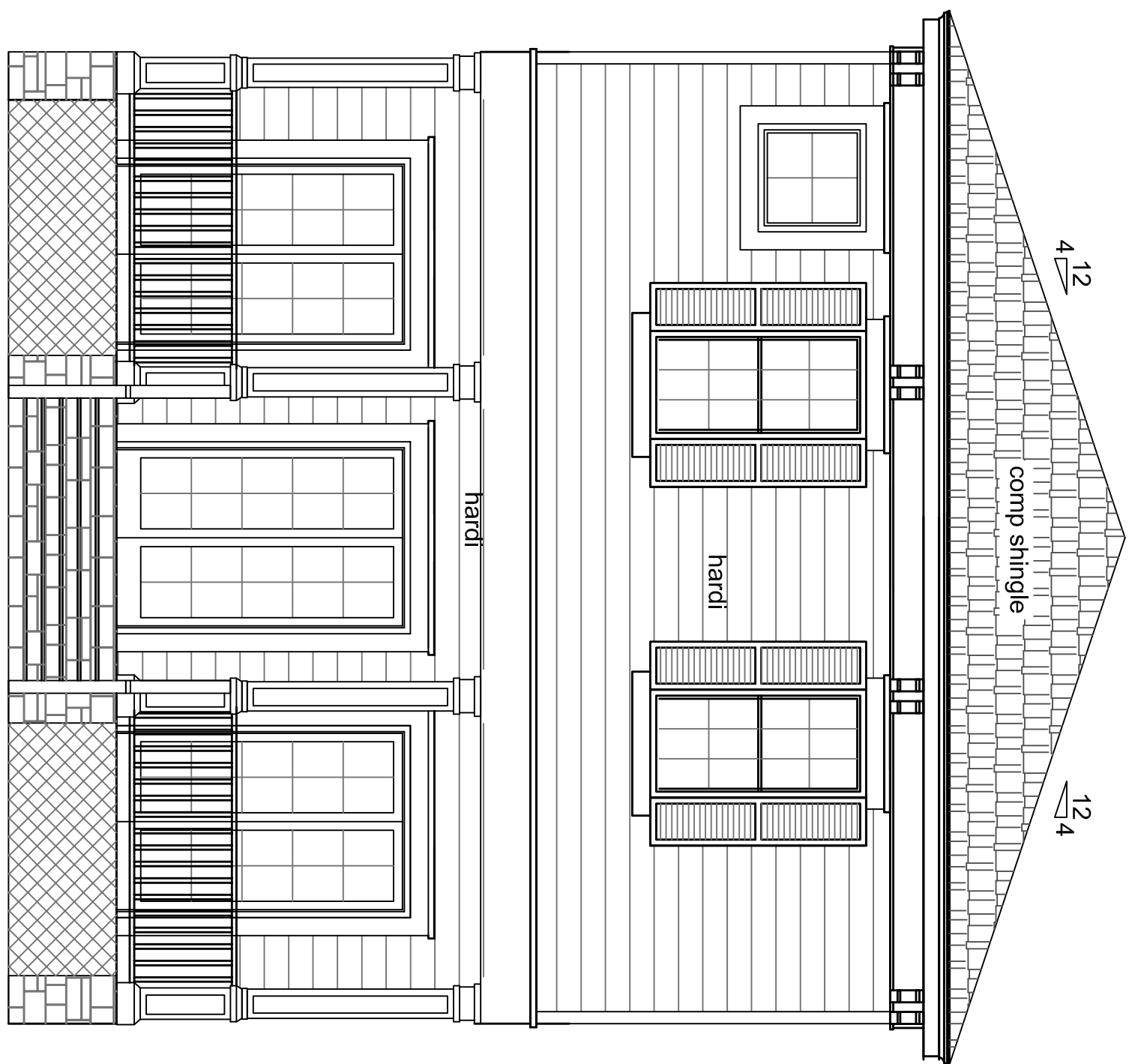
SECTION DETAIL: SIDING 1ST FLR/ SIDING 2ND FLR



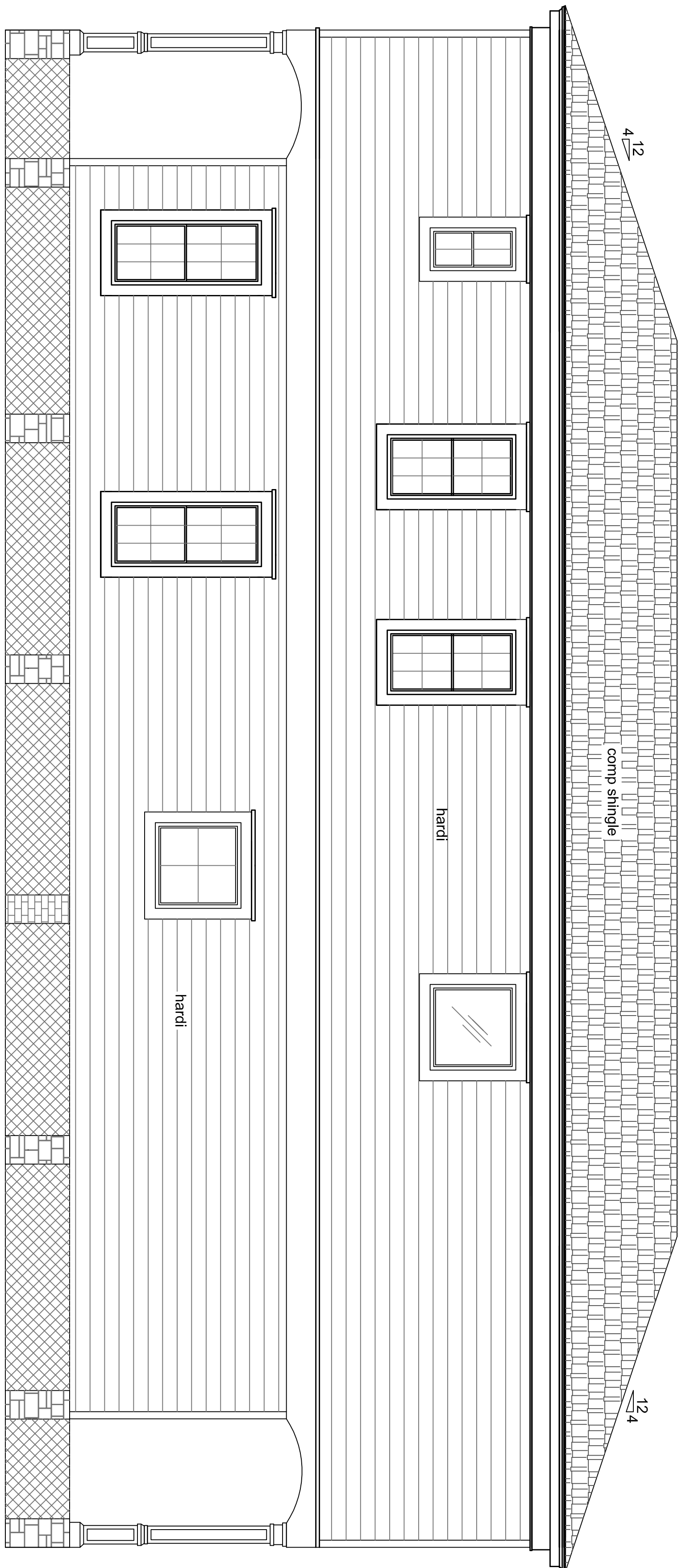
1 SECTION DETAIL
 1/4"=1'



2 RIGHT ELEVATION
 1/4"=1'



3
1/4"=1'
REAR ELEVATION



4
1/4"=1'
LEFT ELEVATION

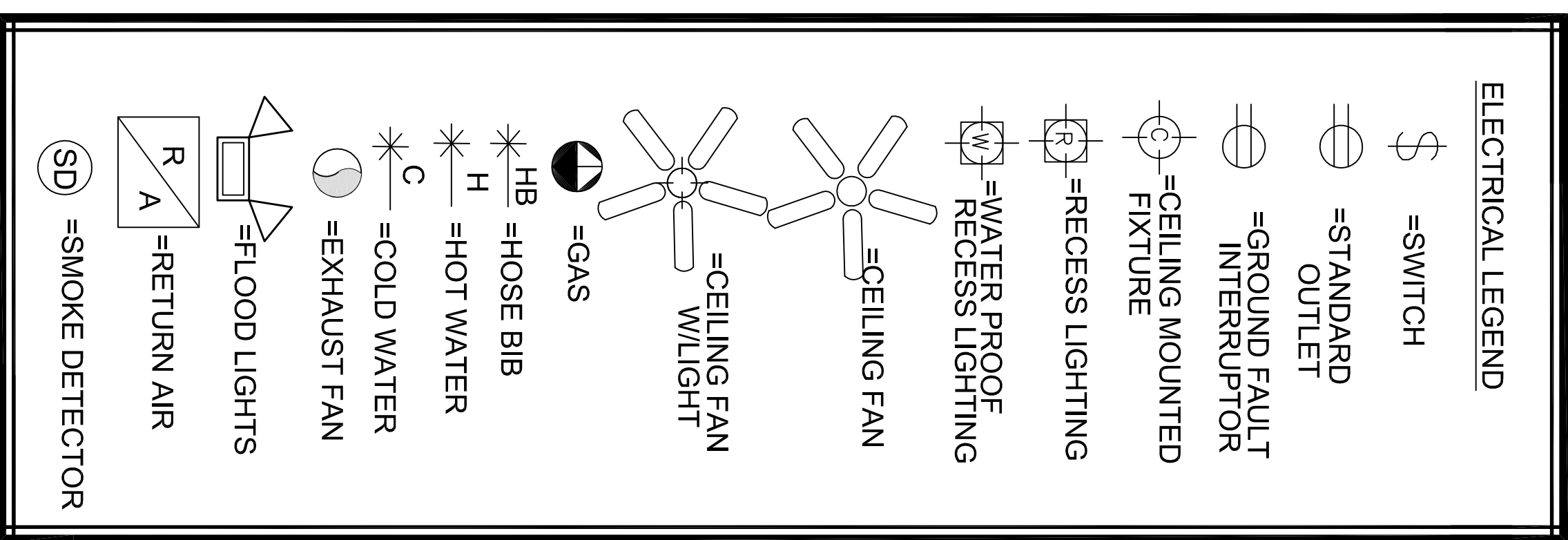
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DATE:
7/30/14

PAGE:
E1.2



ELECTRICAL NOTES:

ALL INSTALLATIONS TO BE IN ACCORDANCE WITH LOCAL CODES AND THE NATIONAL ELECTRICAL CODE NEC--2008

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED ELECTRICAL PERMITS AND INSPECTIONS.

CONVENIENCE OUTLETS TO BE MOUNTED @ 12" A.F.F. UNLESS NOTED OTHERWISE.

OUTLETS MOUNTED ABOVE CABINETS OT BE 8" ABOVE THE NOMINAL WORKING SURFACE. SPECIALTY OUTLETS AS NOTED OR ACCORDING TO STANDARD REFRIGERATOR AND APPLIANCES OUTLETS TO BE NON GFI DEDICATED

BATHROOM OUTLETS SHALL BE GFI AND MOUNTED @ 44" A.F.F. OR 8" ABOVE COUNTER (IF HIGHER MICROWAVE OUTLETS SHALL BE 20 AMP. SEPARATE RECEPTACLE @ 78" A.F.F.

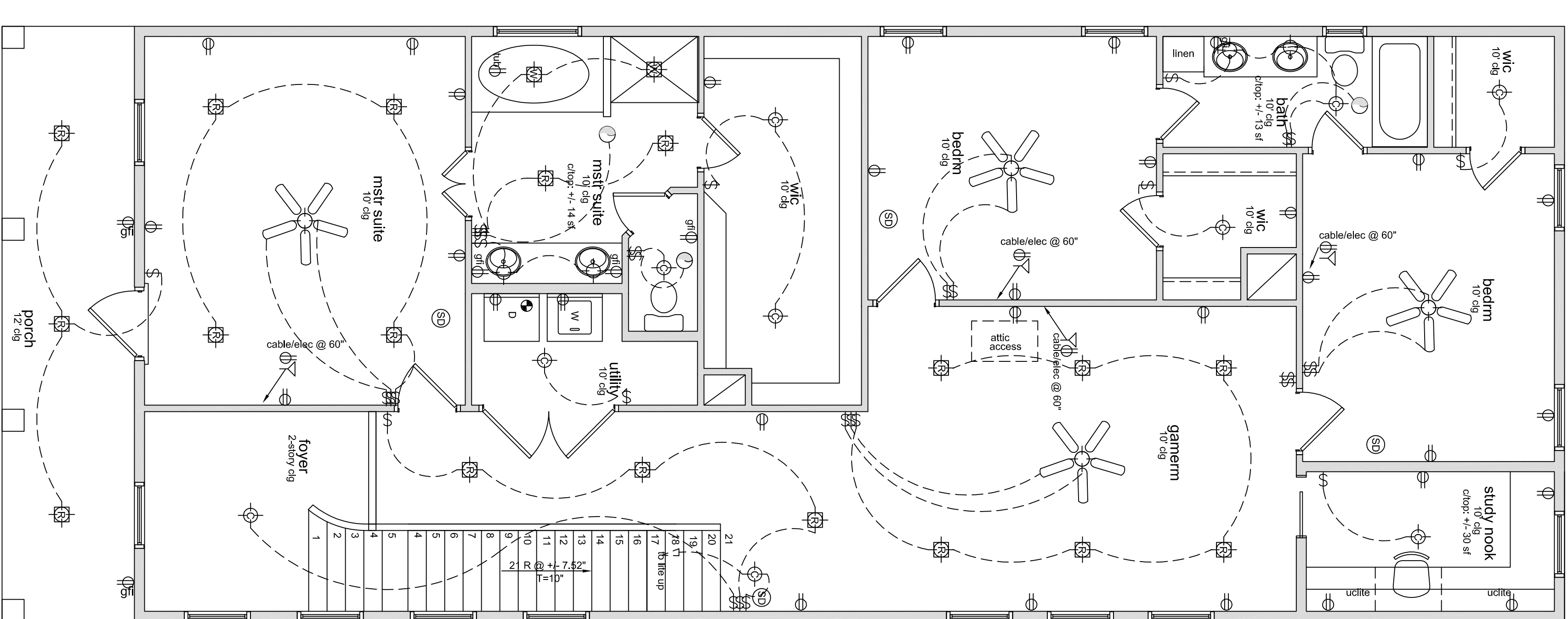
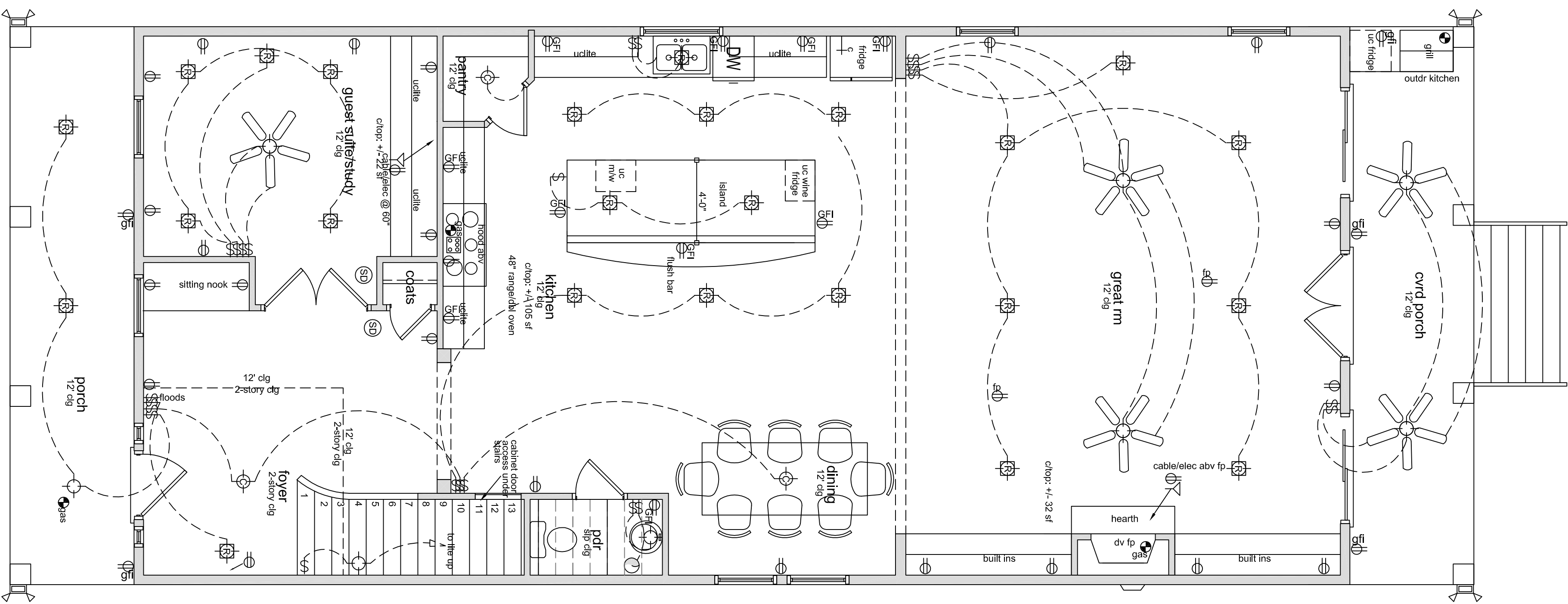
SWITCH BOXES TO BE MOUNTED @ 48" A.F.F. TO CENTER LINE OF BOX OR CLUSTER OF BOXES. ATTIC LIGHT SWITCH BOX MOUNTED @ 84" A.F.F.

ATTIC LIGHT TO BE KEYLESS FIXTURE WITH INTEGRATED CONVENIENCE OUTLET LOCATED WASHER TO HAVE SEPARATE 20 AMP. DUPLEX OUTLET DRYER TO HAVE SEPARATE 220V 30 AMP. SINGLE OUTLETS IN GARAGE TO BE GFI UNLESS NOTED FOR FRZ

ALL EXTERIOR OUTLETS TO BE GFI AND WEATHER PROTECTED

TELEPHONE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE). COVER PLATE. 6/C WIRE. TERMINATE NEAR PANEL.

CABLE OUTLETS: PROVIDE BOX (MOUNT TYP. @ 12" A.F.F. OR 8" ABOVE COUNTER UNLESS NOTED OTHERWISE). COVER PLATE. RG6V WIRE. TERMINATE NEAR PANEL.



PROJECT INFORMATION

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HOUSTON, TX 77008

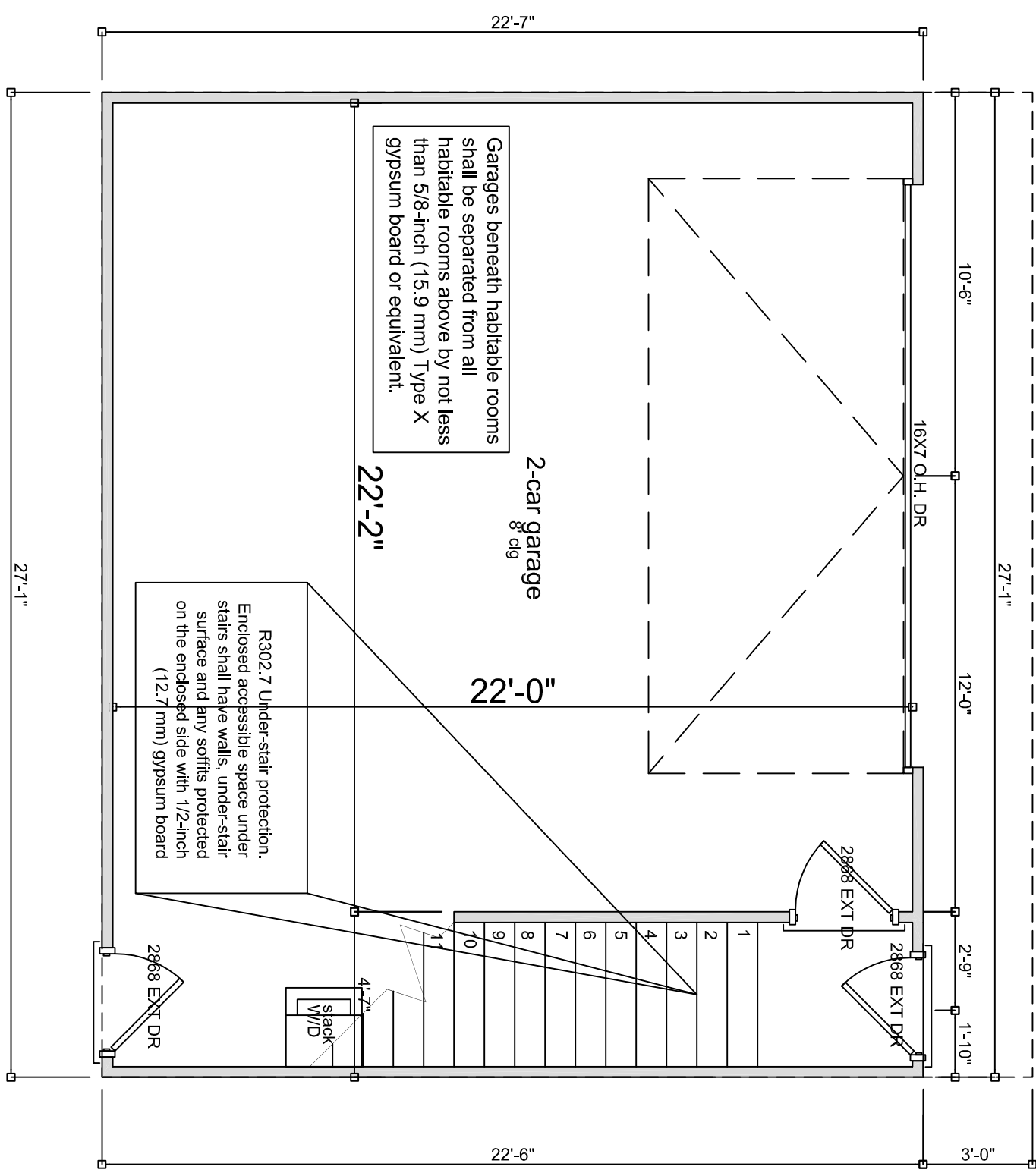
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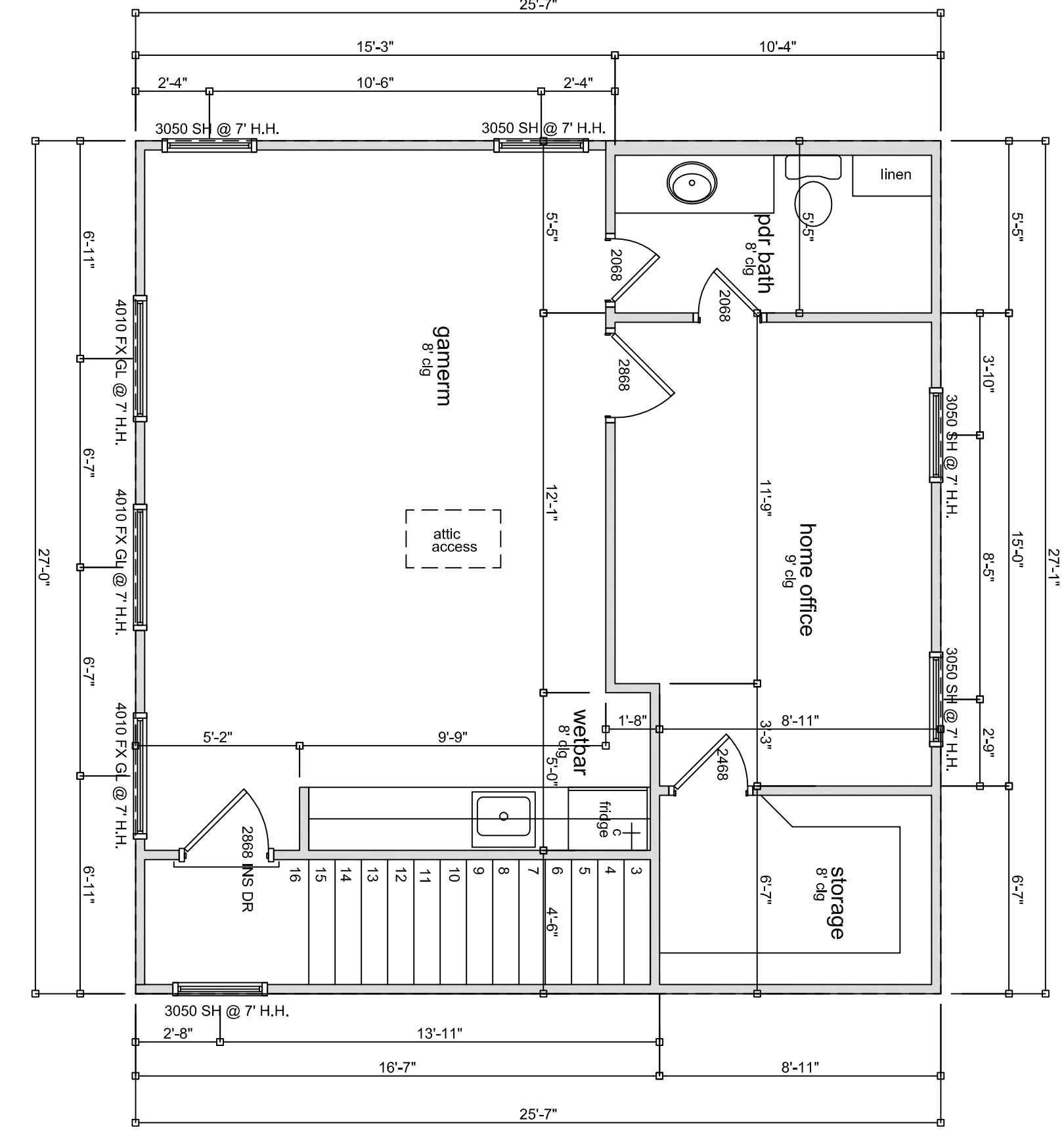
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PAGE: **EL1.1**

DATE: **7/30/14**

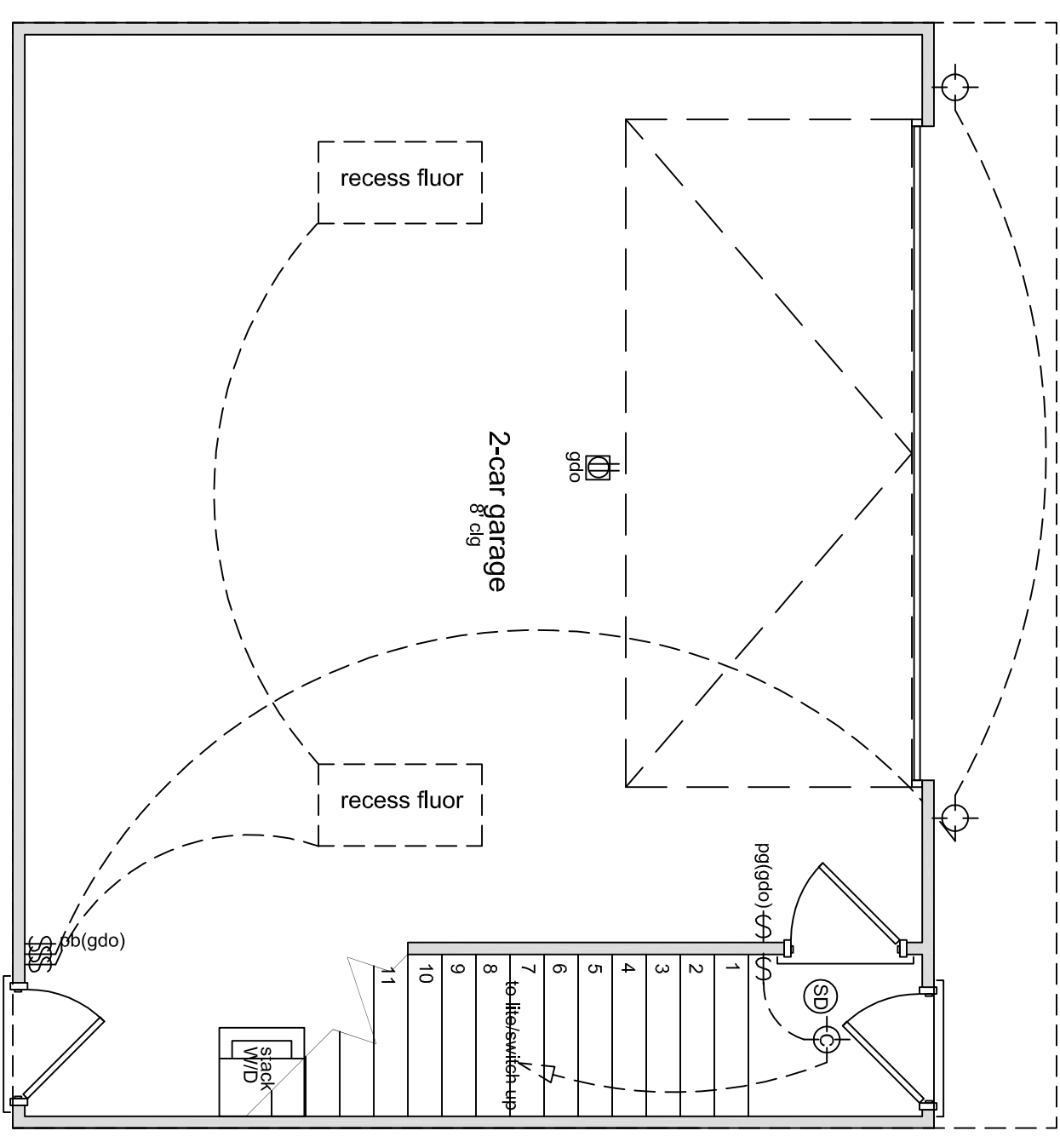


1 FLOORPLAN-GARAGE
1/4"=1'

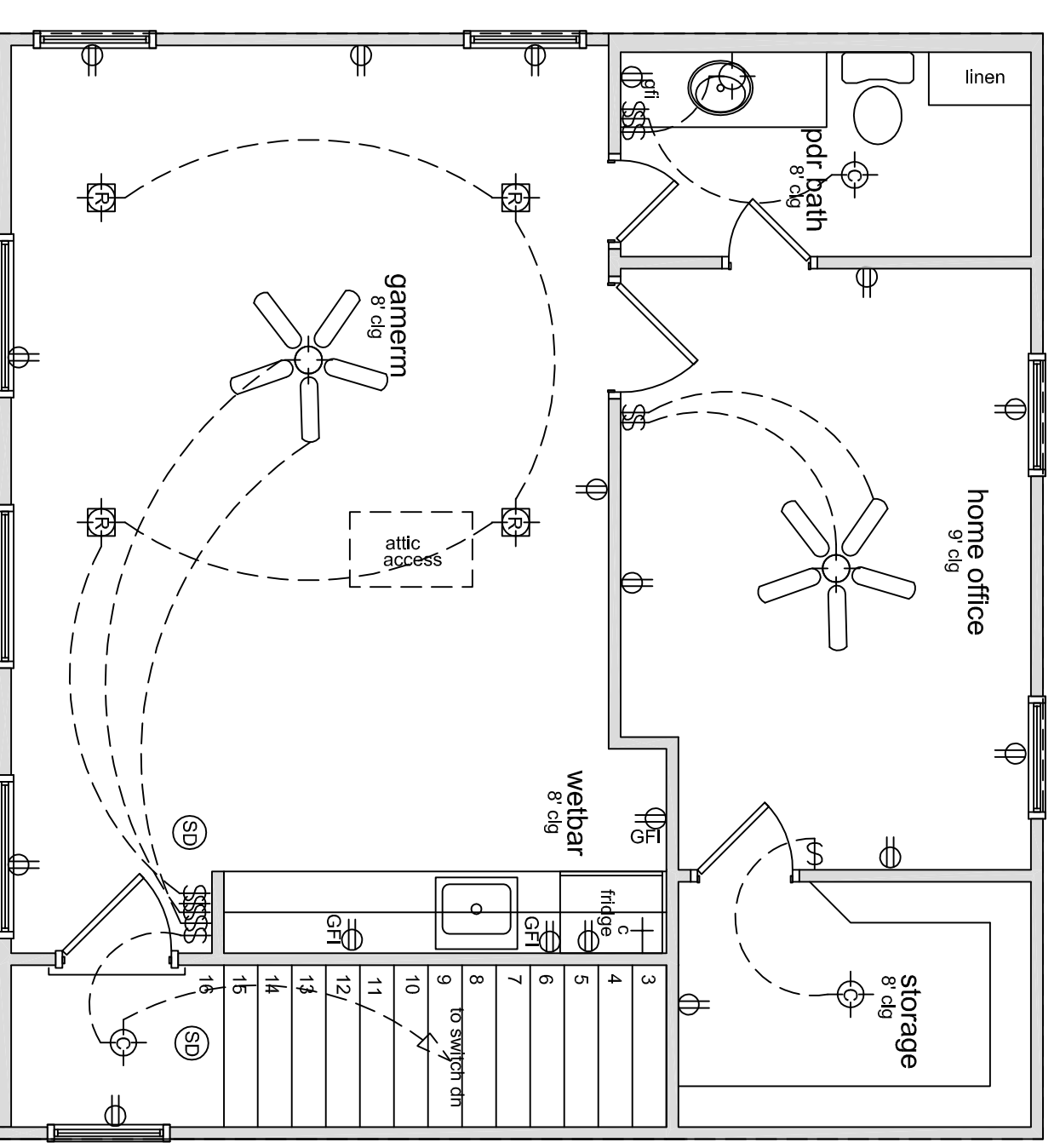


2 FLOORPLAN-GAMER/OFFICE
1/4"=1'

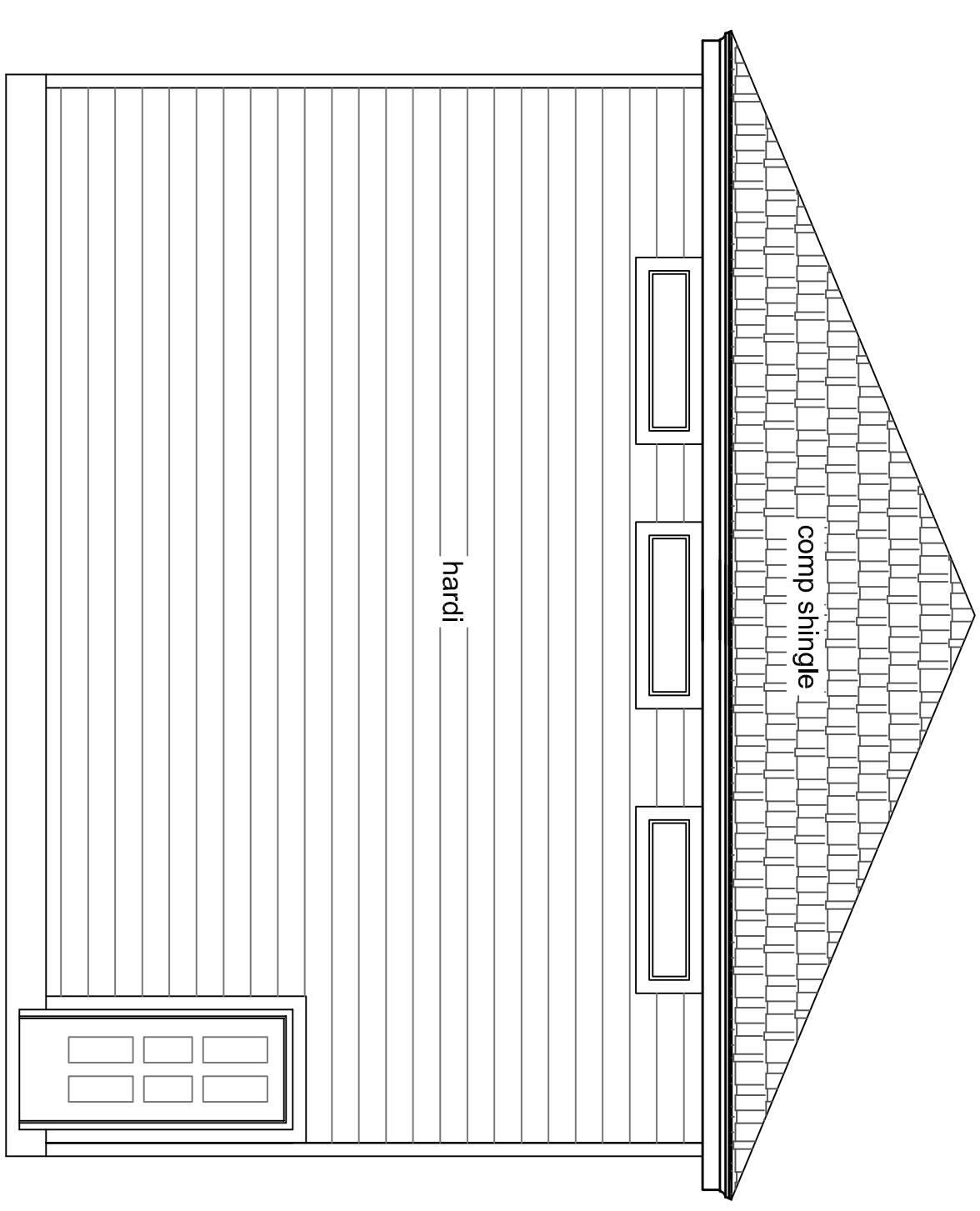
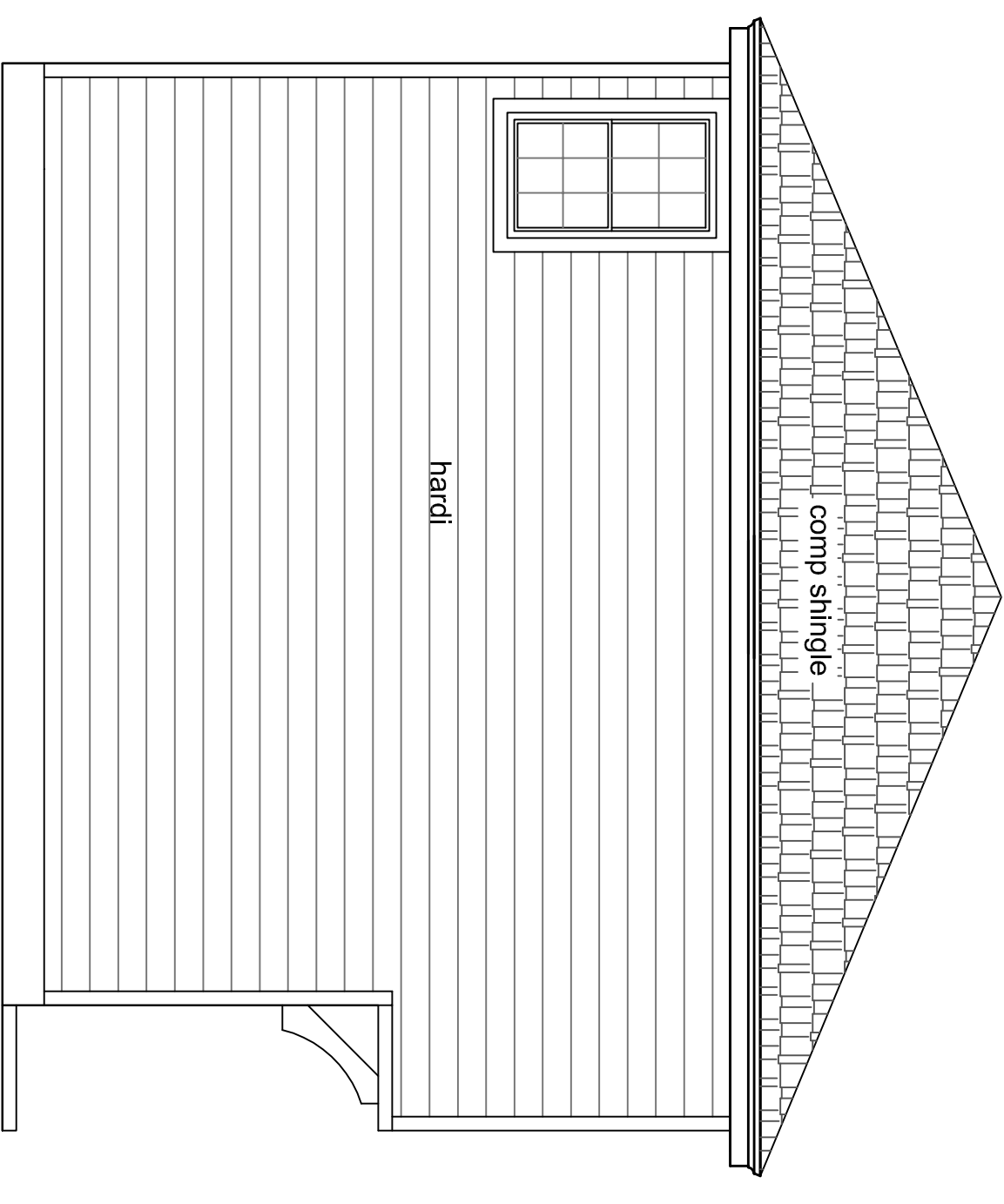
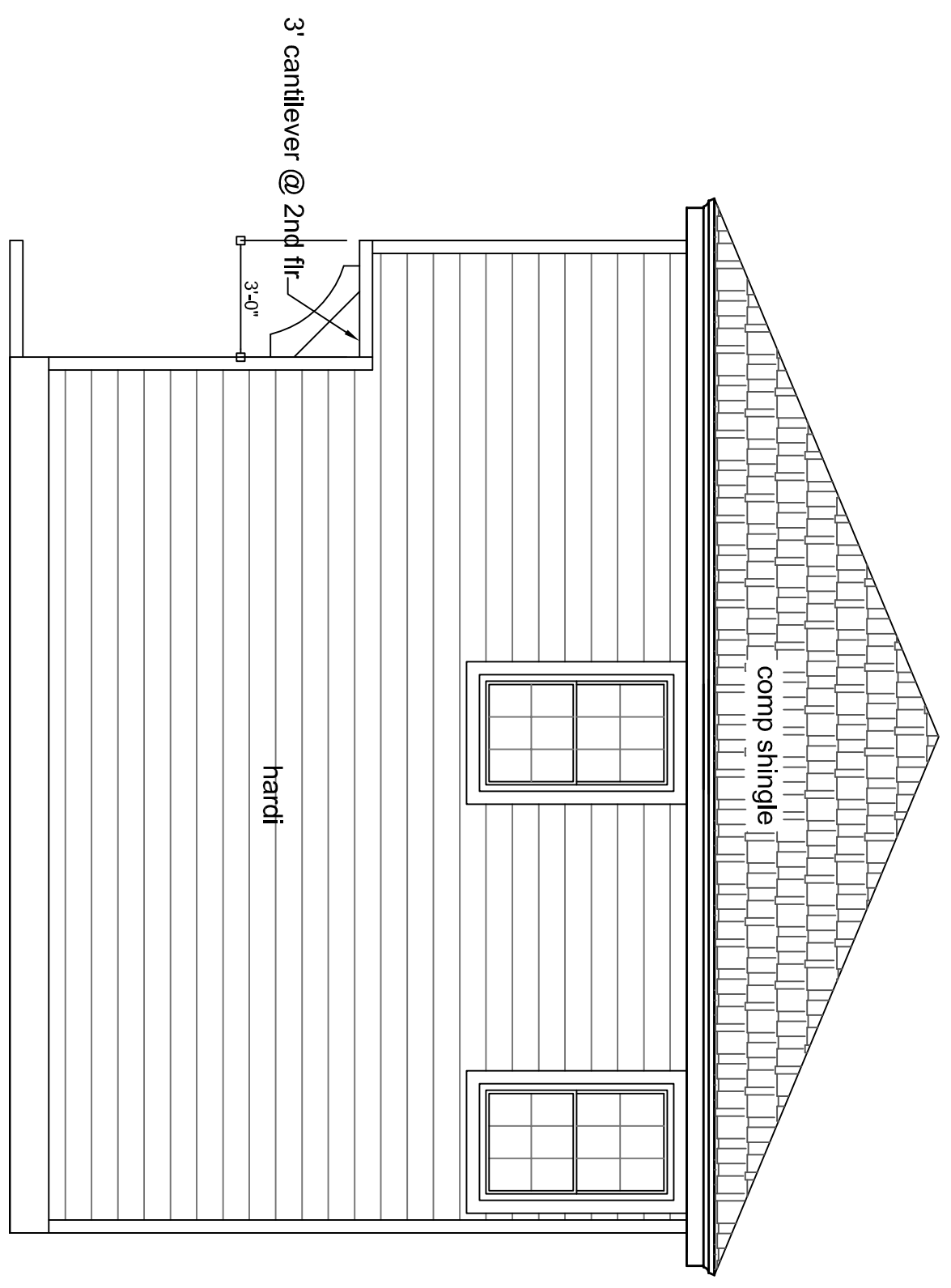
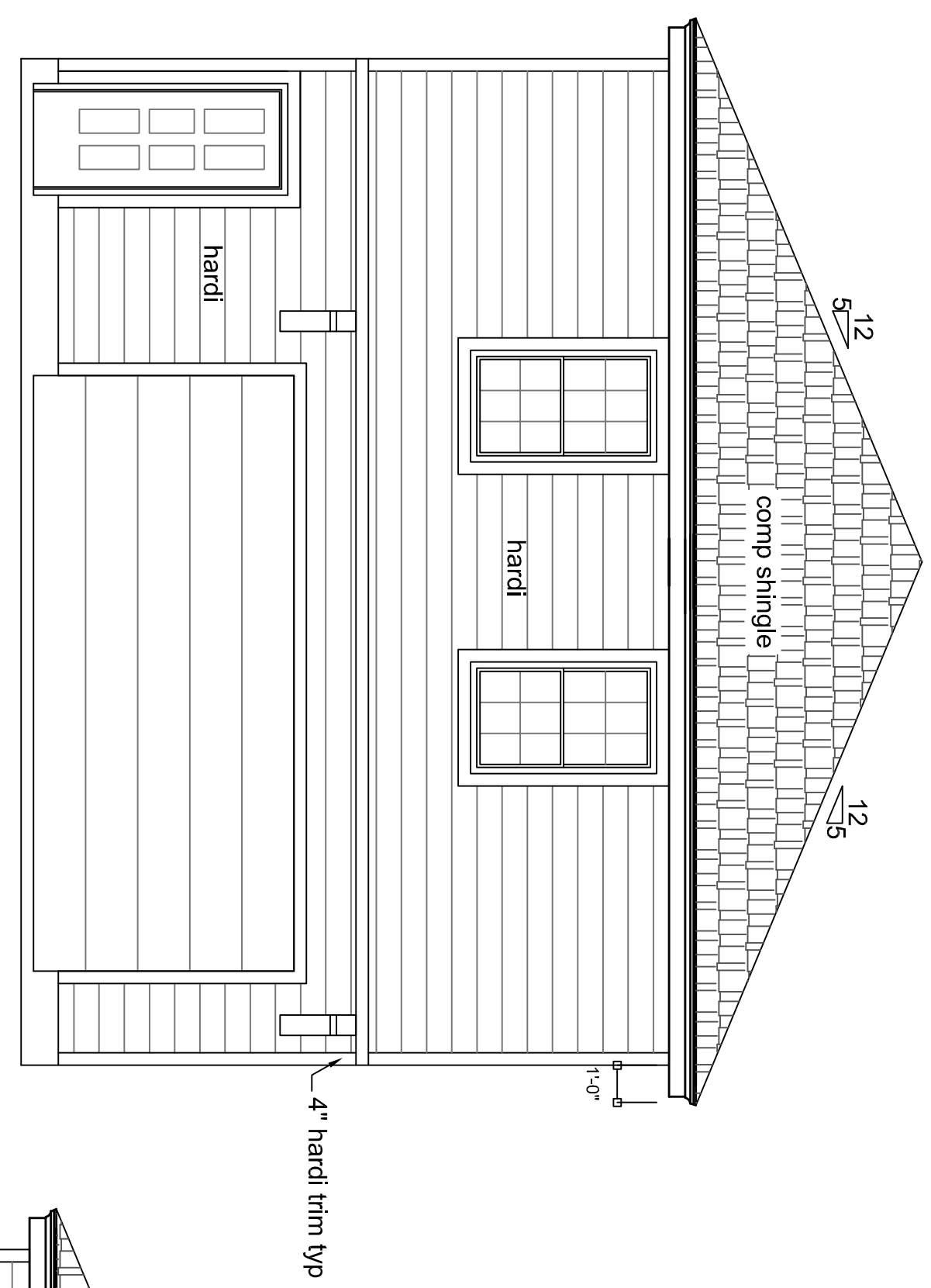
*****RC R613.2.2ND FLOOR SILL HEIGHT*****
R613.2:
 Window Sills, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be not less than 4 inches (102 mm) above the finished floor of the room in which the window is located. Clearing between the floor and 24 inches (610 mm) shall be free of have openings through which a 4-inch-diameter (102 mm) sphere can pass.
 Exceptions:
 Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in the closed position.
 Openings that are provided with window guards that comply with ASTM F 2085 or F 2090.



1 ELECTRICAL PLAN-GARAGE
1/4"=1'



2 ELECTRICAL PLAN-GARAGE APARTMENT
1/4"=1'



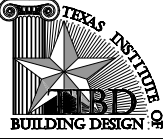
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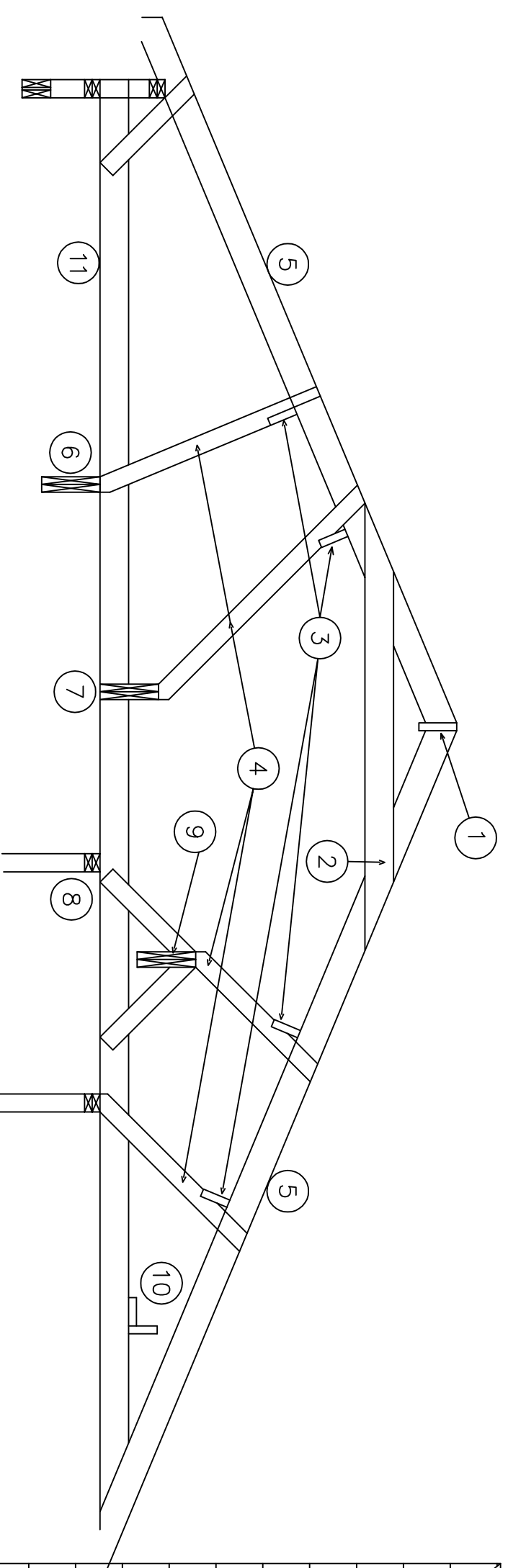
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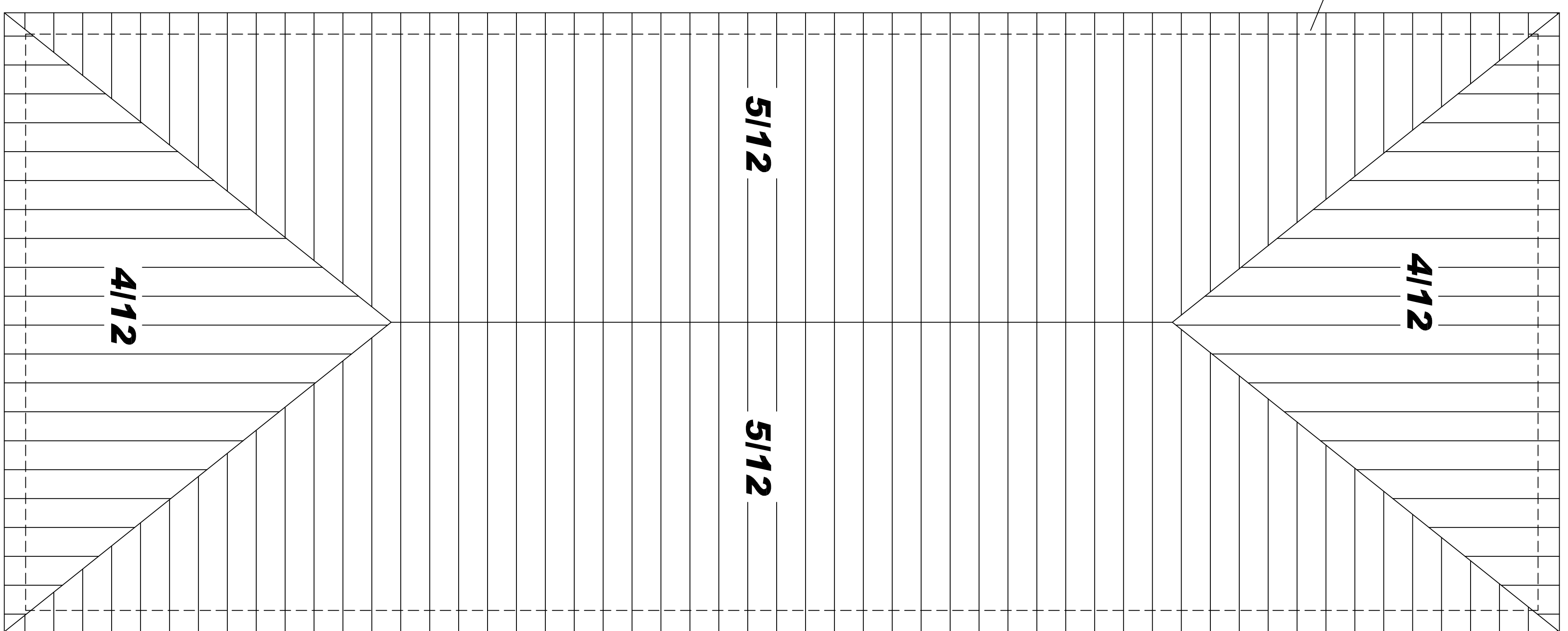
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ACCEPTABLE ROOF BRACING DETAILS

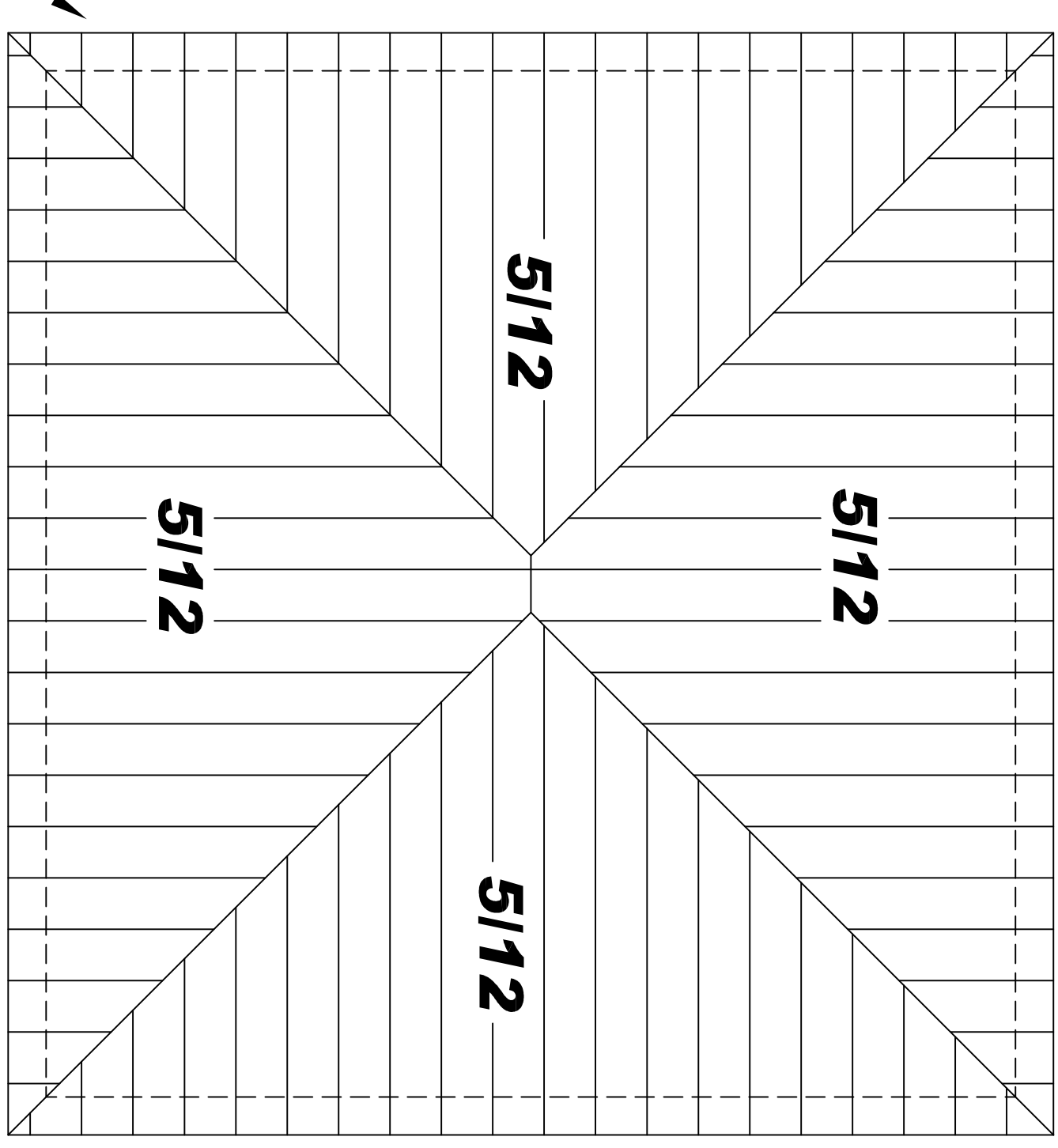
*** ESTIMATING PURPOSES ONLY-REFER TO ENGINEERING ***

- 1.) RIDGE MUST BE MINIMUM OF ONE DIMENSIONAL SIZE LARGER THAN THE ANY ADJOINING RAFTER.
- 2.) COLLAR TIES SHALL BE PLACED AT THE UPPER 1/3 AND SIZED EQUAL TO OR GREATER THAN THE RAFTER AND NOT TO EXCEED MORE THAN 48" O.C. SPACING.
- 3.) PURLINS SHALL BE EQUAL TO OR GREATER THAN THE DIMENSIONAL SIZE OF THE RAFTERS AND INSTALLED ON EDGE ACCORDING TO THE LOCATIONS GIVEN ON THE DRAWINGS.
- 4.) PURLIN BRACES SHALL BE A MINIMUM OF 2x4 AND SLOPED NO GREATER THAN 45 DEGREES AT LOCATIONS GIVEN ON THE DRAWINGS.
- 5.) RAFTERS SIZED BY THE DRAWINGS OR GENERAL NOTES, 6, 7, 8, & 9 ARE ACCEPTABLE MEANS OR ROOF SUPPORT
- 6.) DROP BEAM OR HEADER
- 7.) FLUSH BEAM
- 8.) DOUBLE TOP PLATE WALL WITH ADDITIONAL STUDS UNDER CONCENTRATED LOADS.
- 9.) RAISED OR FLOAT BEAM
- 10.) STRONG BACK WITH EACH MEMBER EQUAL TO OR GREATER THAN THE CEILING JOISTS. STRONGBACKS SHALL BE INSTALLED AT ALL CEILING SPANS 10'-0" OR GREATER UNO. STRONGBACKS ARE NOT AN ACCEPTABLE MEMBER FOR ROOF SUPPORT.
- 11.) CEILING JOIST AS PER JOIST PLAN OF THE ARCHITECTURAL DRAWINGS UNO BY ENGINEER.



12' O.H. TYP

1 1/4"=1' ROOF OUTLINE/RAFTER LAYOUT-HOUSE



2 1/4"=1' ROOF OUTLINE/RAFTER LAYOUT-GARAGE/APT.

TYPICAL WOOD FRAMING DETAILS

MAXIMUM RAFTER SPANS: SEE SCHEDULE

RAFTER SCHEDULE	MAXIMUM SPAN
2x6	10'-0"
2x8	16'-0"
2x10	20'-0"

CEILING JOISTS PERPENDICULAR TO RAFTERS

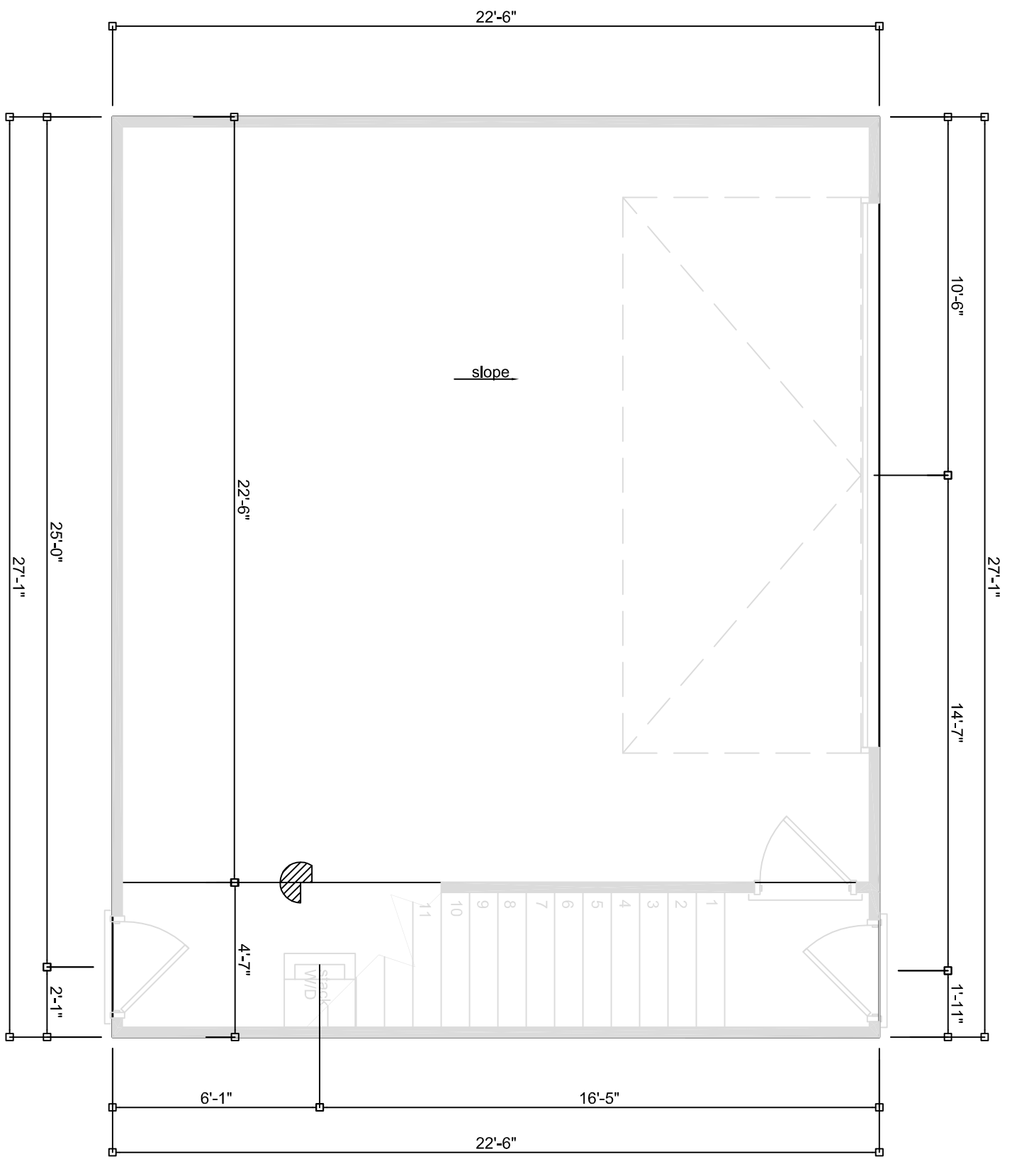
DETAIL KEYED NOTES

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

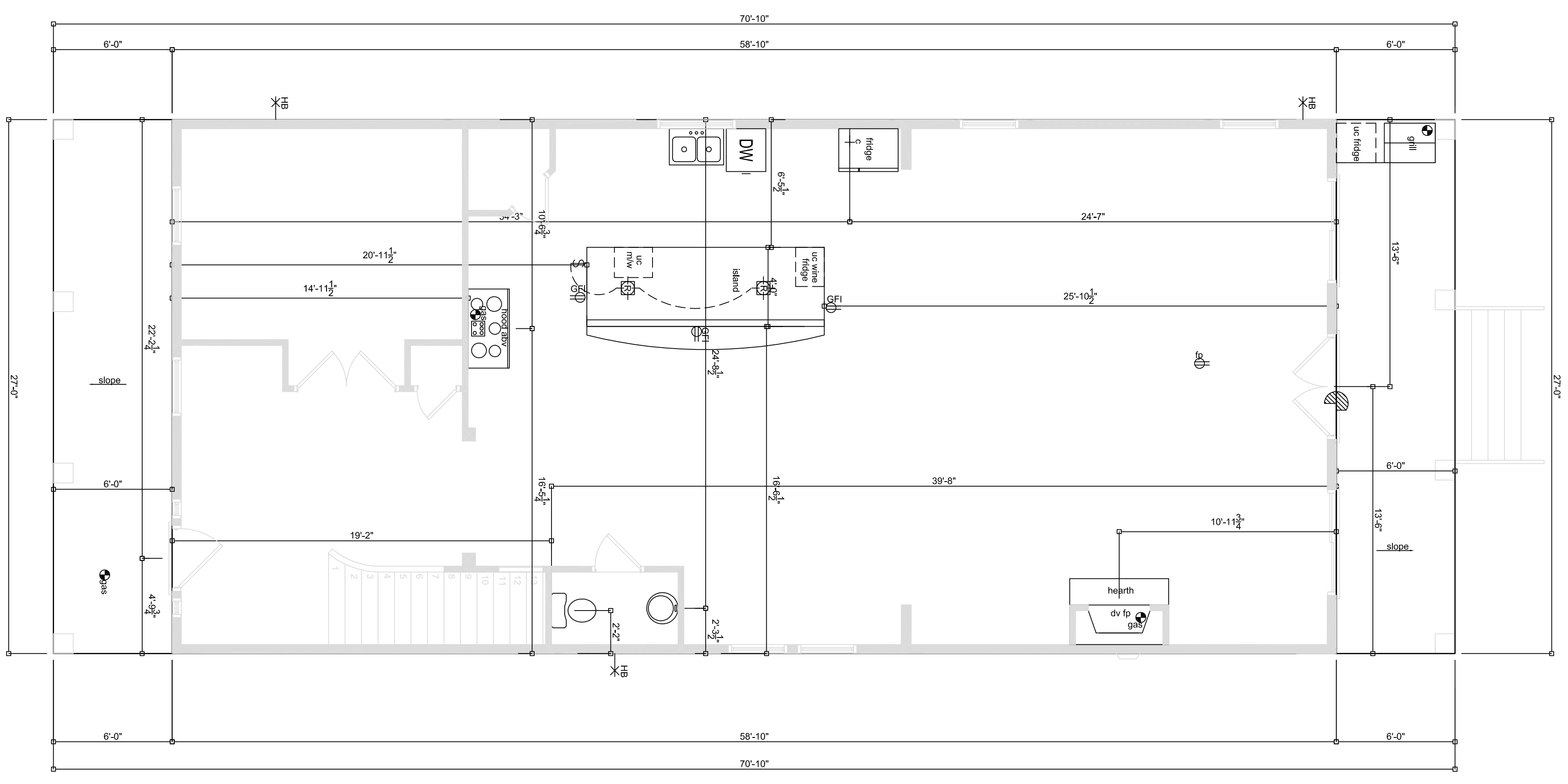
TYPICAL ROOF BRACING DETAILS

RIDGE BEAM, HIP & VALLEY RAFTER, & PURLIN
NOT TO SCALE

SIZE OF EA. MEMBER: LENGTHS UP TO 8'-0" = 2x4
LENGTHS UP TO 12'-0" = 2x6
LENGTHS 12'-0" = 2x6 W/ 2x4
NAILS TO BE 19d NAILS
BRACED ORIGINALLY TO CEILING



2 $\frac{1}{4}''=1'$
PLUMBING LAYOUT-GARAGE



1 $\frac{1}{4}''=1'$
PLUMBING LAYOUT-HOUSE

NOTES:

REFER TO FLOOR PLAN FOR EXACT LOCATION OF ANY AREA NOT DIMENSIONED ON THIS SHEET. REFER TO OWNER FOR LOCATION OF ANY ELECTRICAL OUTLETS FLUSH WITH FINISH FLOOR. SLOPE OUT ALL SLABS AT COVERED AREAS WHICH ARE OPEN TO THE ELEMENTS AT MIN. 1/8" PER LINEAL FOOT OF SLAB. FOUNDATION WALLS SHALL EXTEND MINIMUM 6 INCHES ABOVE FINISH GRADE ADJACENT TO THE WALL AT ALL POINTS. PROVIDE 1/2" DIAMETER X 8" ANCHOR BOLTS AT 36 INCHES ON CENTER AT ALL EXTERIOR WALL CONDITIONS AND AT CONDITIONS OF DOUBLE SOLE PLATES ANCHOR BOLTS SHALL BE 1/2" X 10" ALLOW FOR ELECTRICAL, MECHANICAL, AND PLUMBING AT ALL FREE-STANDING ISLAND CABINETS REQUIRING SAME (REFER TO FLOORPLAN). ALL GAS PIPING THROUGH OUTSIDE FOUNDATION WALLS SHALL BE SLEEVED. EXCAVATION FOR ALL FOOTINGS SHALL BE NEAT. FOOTINGS SHALL BE POURED AS SOON AS POSSIBLE AFTER EXCAVATION. THE FOUNDATION IS A LOAD CARRYING SYSTEM FOR STRUCTURAL PURPOSES ONLY AND IS NOT INTENDED TO SUPPLEMENT DRAINAGE OR WATER MOVEMENT SYSTEMS ON SITE. DRAINAGE DESIGN IS BEYOND THE SCOPE OF THIS WORK. CONTRACTOR SHALL VERIFY AT TIME OF STAKE-OUT AND PRIOR TO ORDERING OF ANY MATERIALS ALL DIMENSIONS AND MEASUREMENTS, EXISTING GRADES, ELEVATIONS, UTILITY LOCATIONS, ETC. AND REPAIRS TO BUILDING SET BACK LINES AND REAR YARD REQUIREMENTS, AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. THIS DRAWING SHALL BE USED FOR ARCHITECTURAL REFERENCE ONLY AND IS NOT INTENDED AS A CONSTRUCTION DRAWING. REFER TO THE ENGINEERED FOUNDATION PLAN BY OTHERS. THE BUILDER AND/OR OWNER SHALL BE RESPONSIBLE FOR CONSULTING WITH A LICENSED PROFESSIONAL ENGINEER REGARDING THE FOUNDATION. SUPERSTRUCTURE AND SITE DRAINAGE. JMC DESIGNS IS A PROFESSIONAL BUILDING DESIGN FIRM, NOT AN ENGINEERING FIRM AND CONSEQUENTLY IS NOT QUALIFIED NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE ENGINEER OF RECORD SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. JMC DESIGNS WILL NOT BE HELD RESPONSIBLE FOR THE PROBLEMS ASSOCIATED WITH ANY AND ALL THE PLAN PROBLEMS ASSOCIATED WITH THE ENGINEERING ASPECTS OF THE STRUCTURE.

ALL DRAWINGS ARE COPYRIGHTED PROPERTY OF JOHN COX AND CDS/JMC DESIGNS. ENGINEERING OF THE FOUNDATION, SUPERSTRUCTURE, STAIRS, ETC. DOES NOT FALL WITHIN THE SCOPE OF THE WORK PERFORMED BY JMC DESIGNS. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR BUILDER TO HAVE THIS PERFORMED. IF AN ENGINEER'S SEAL IS PRESENT UPON THESE DRAWINGS THE ENGINEER OF RECORD SHALL BE FULLY RESPONSIBLE FOR ALL ENGINEERING MATTERS RELATING TO THE FOUNDATION, SUPERSTRUCTURE, STAIRS, ETC.

CONSTRUCTION DESIGN SERVICES
5327 FM 1488 RD SUITE F ~ MAGNOLIA, TX 77354 (281) 259-5006

A I JMC DESIGNS LLC
B D www.jmcdesign.biz ~ 832-725-5133

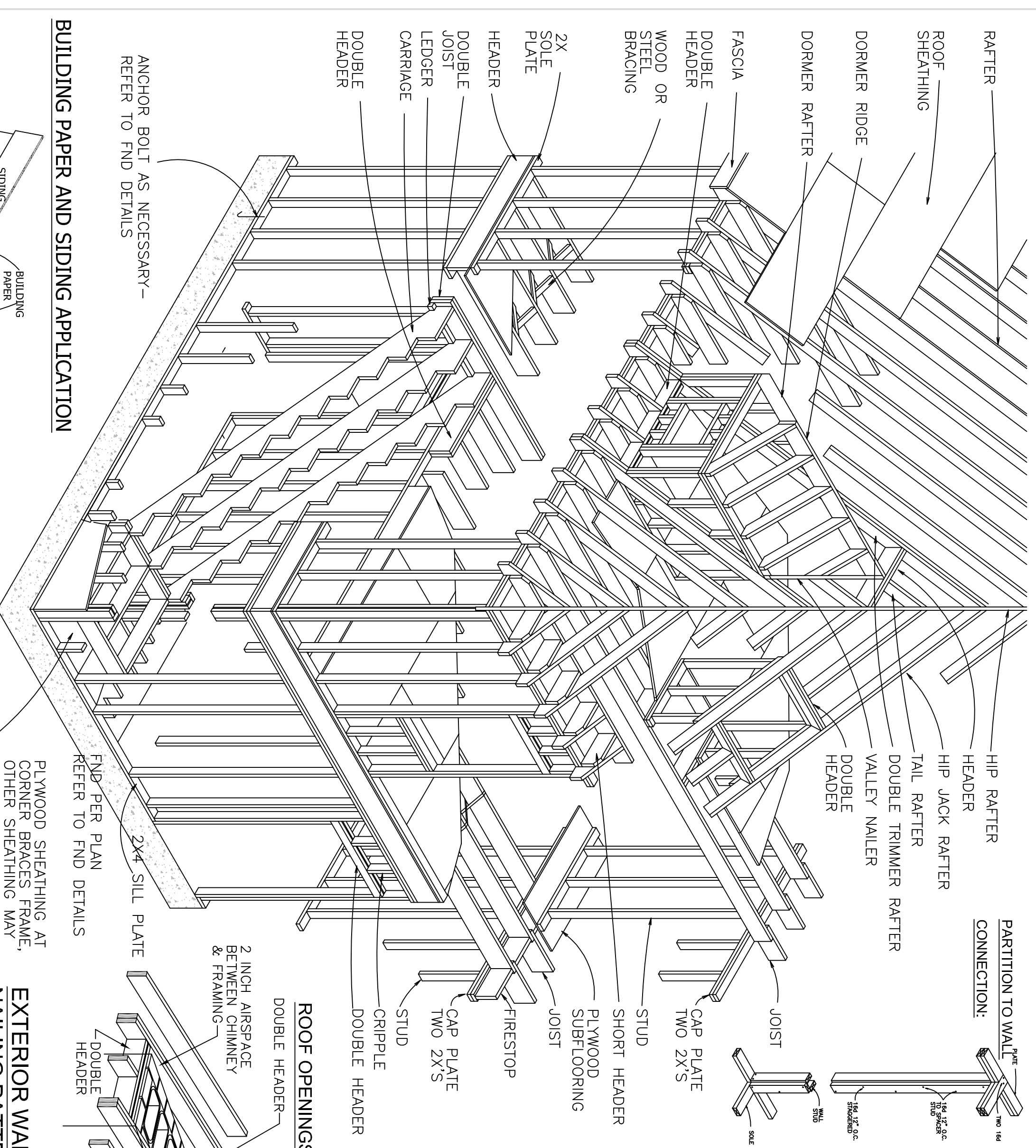
PROJECT INFORMATION

THE AHMAD RESIDENCE
WAVERLY STREET
HOUSTON, TX 77008

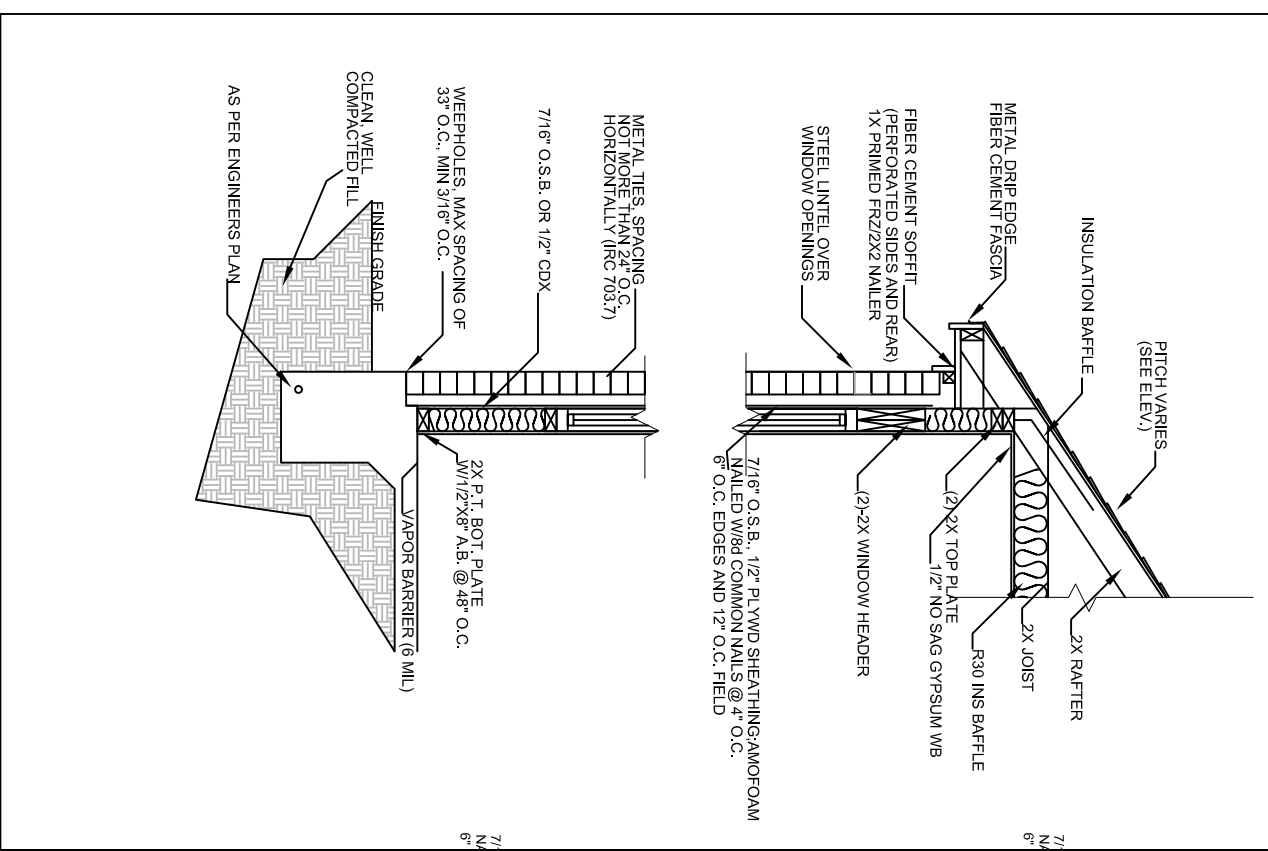
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PAGE: **PL1.1**

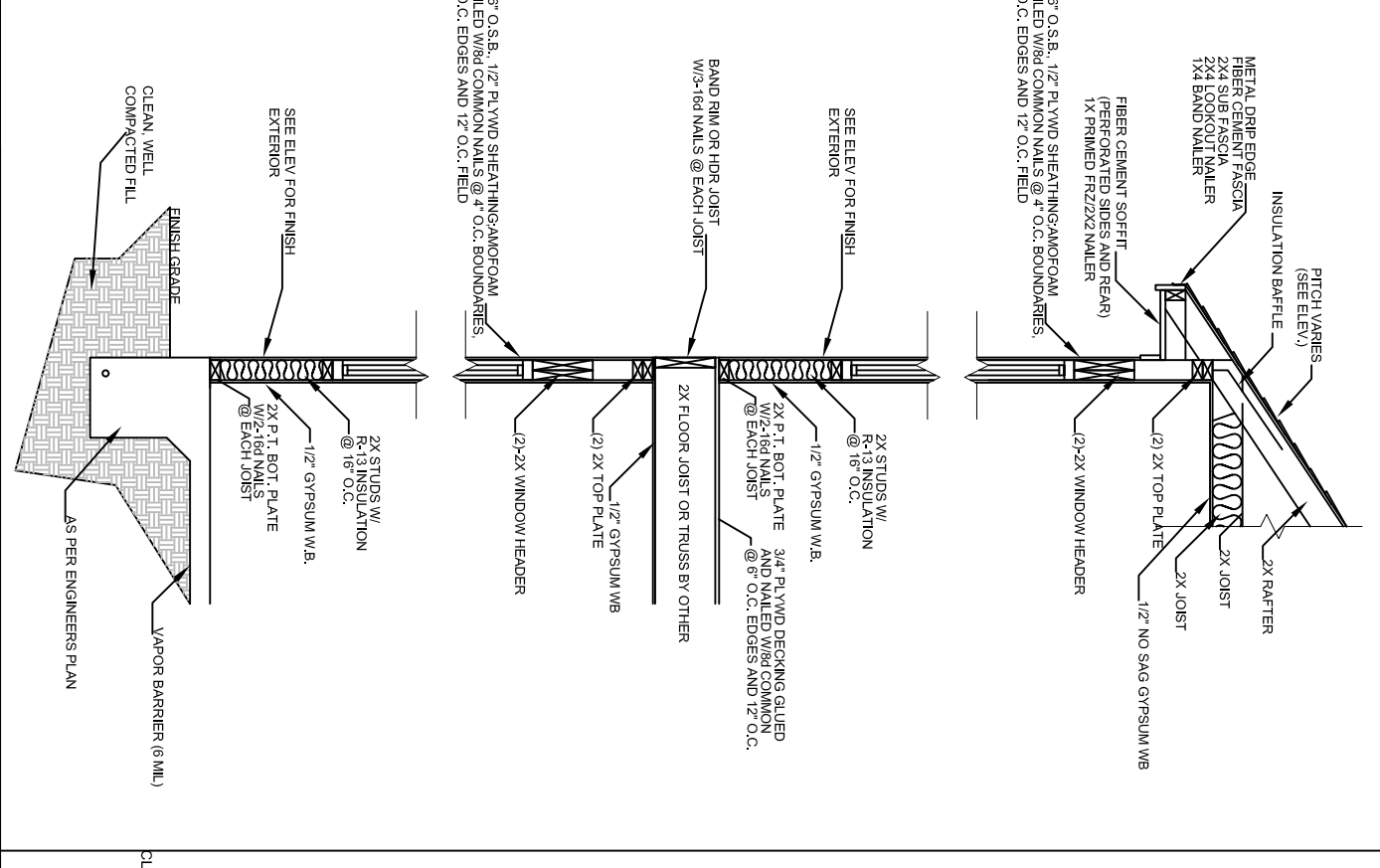
WESTERN OR PLATFORM FRAMING:



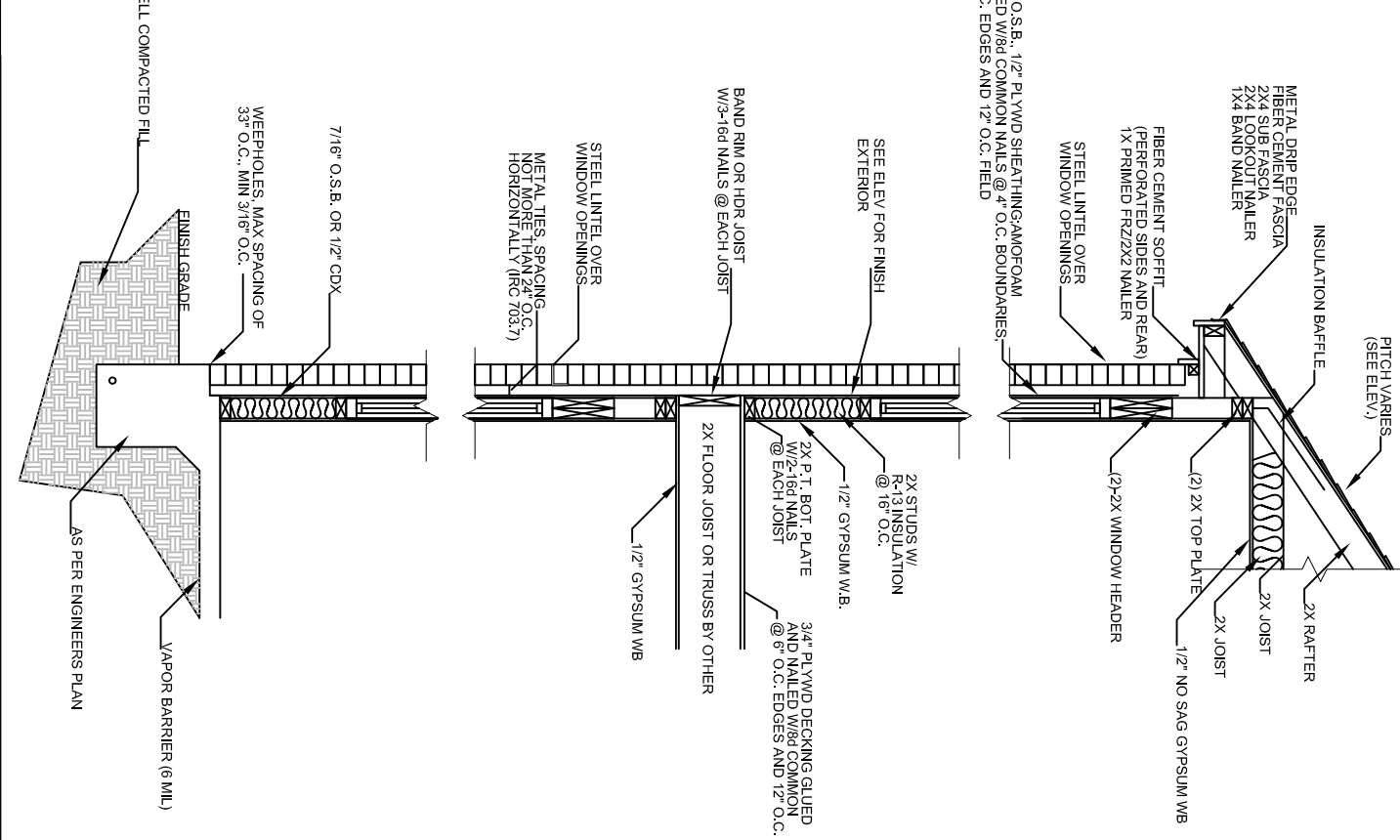
SECTION DETAIL: Brick Stone (ONE STORY)



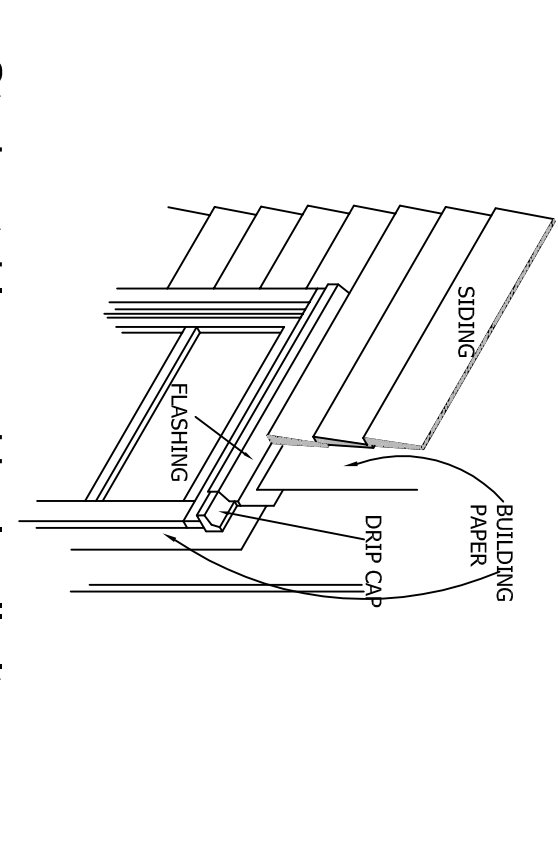
SECTION DETAIL: SIDING 1ST FLR/ SIDING 2ND FLR (HARD, STUCCO, ETC)



SECTION DETAIL: Brick both floors

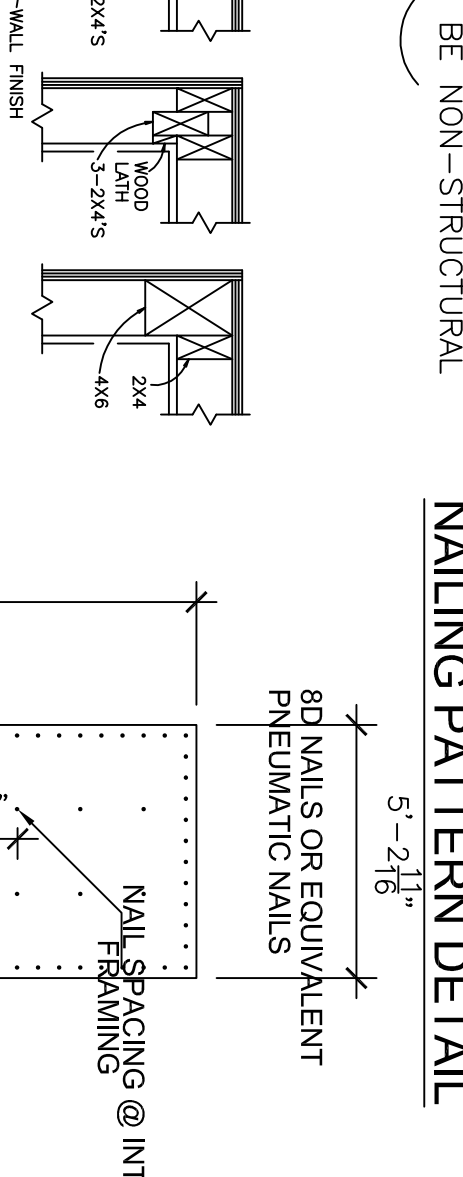


BUILDING PAPER AND SIDING APPLICATION

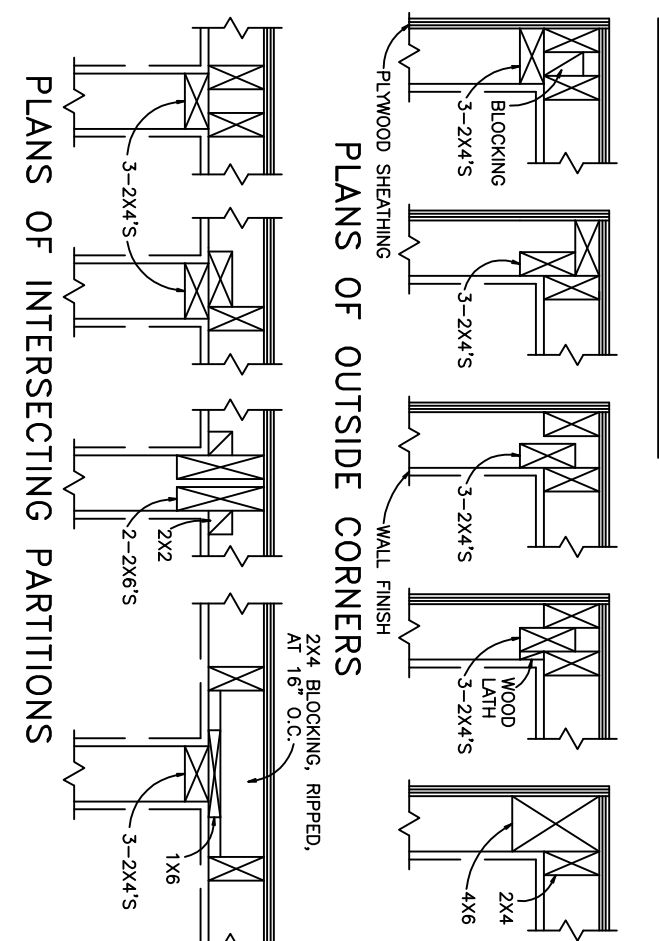


ANCHOR BOLT AS NECESSARY - REFER TO FND DETAILS

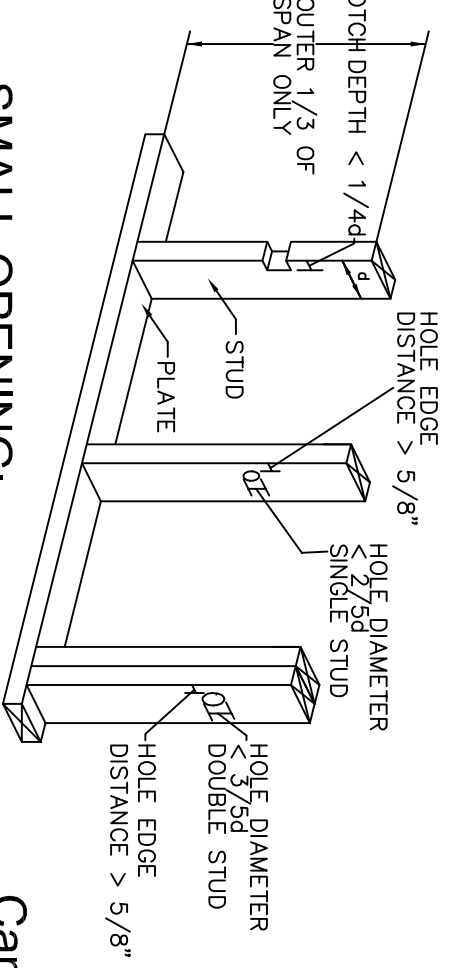
EXTERIOR WALL SHEATHING NAILING PATTERN DETAIL



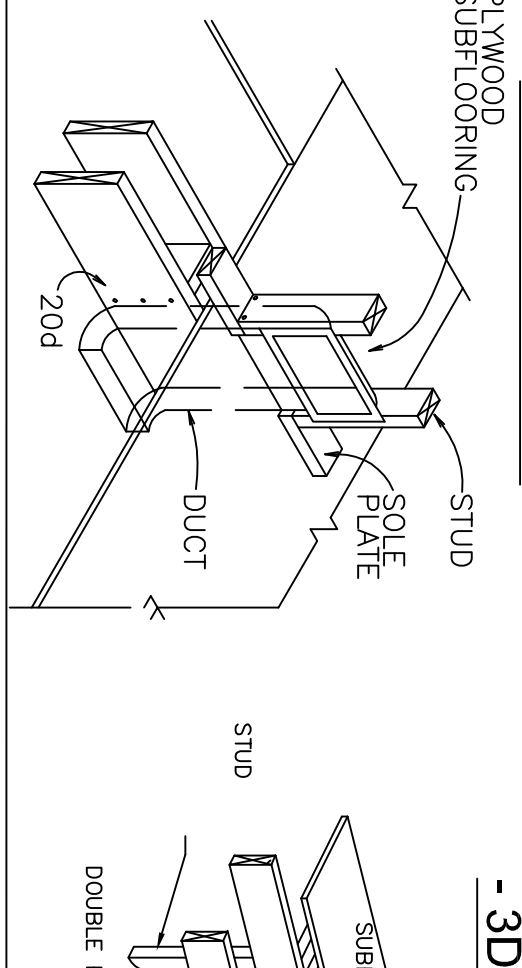
2X4 WALL FRAMING:



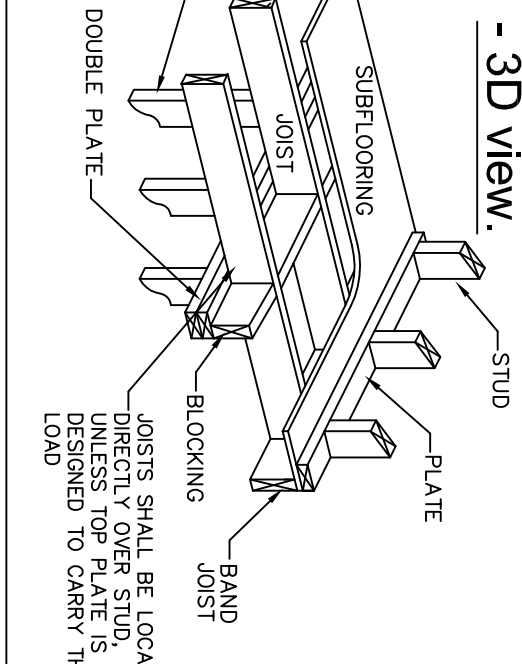
Stud notching and boring limits.



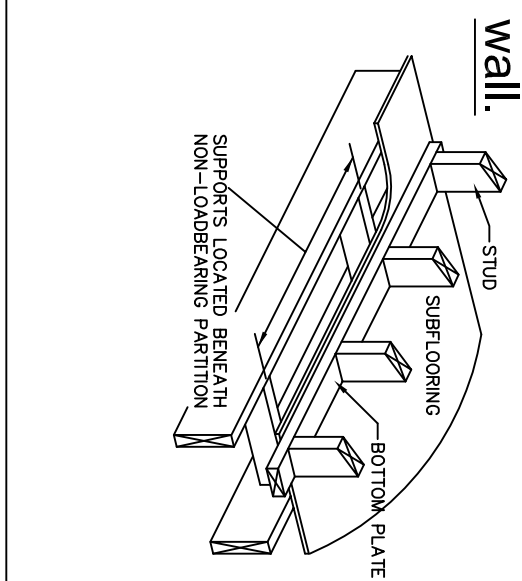
SMALL OPENING:



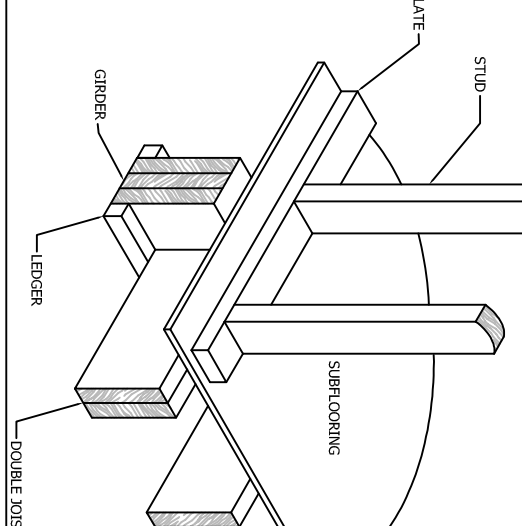
Can'tilever floor



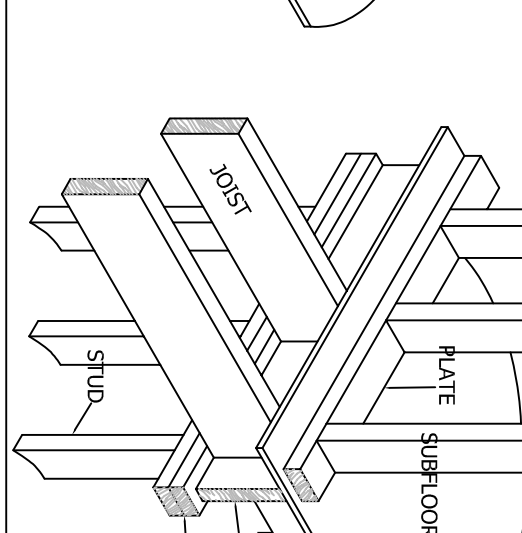
Blocking under a non-loadbearing wall.



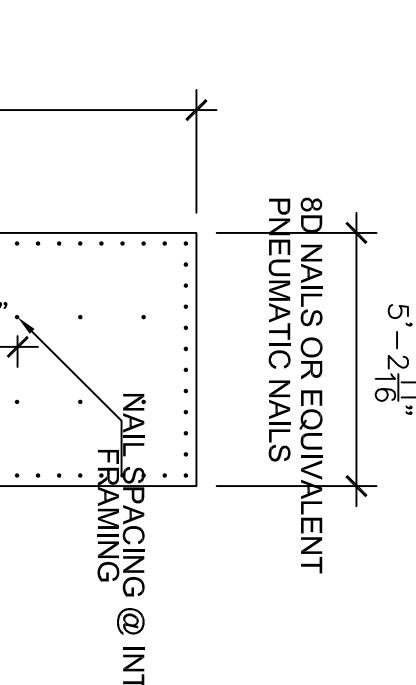
Framing Under Non-Bearing Partition



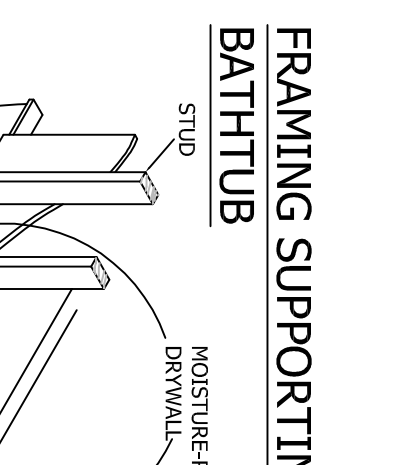
Framing Over Bearing Partition



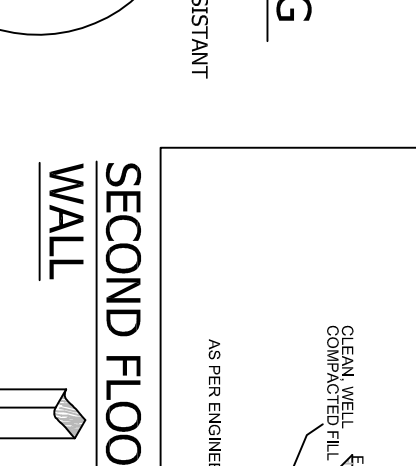
Application of Masonry Veneer to Wood Framing



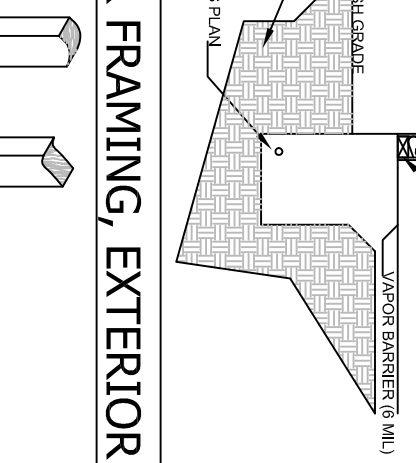
Application of Masonry Veneer to Wood Framing



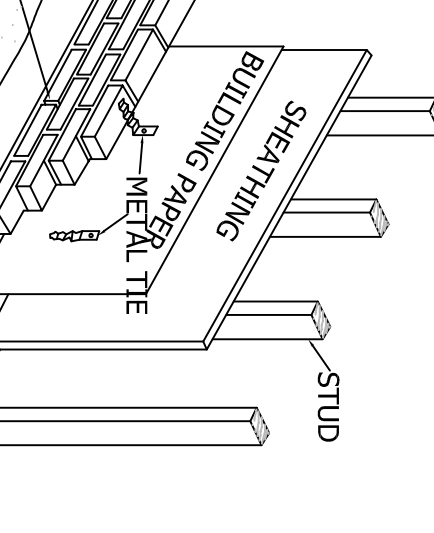
Application of Masonry Veneer to Wood Framing



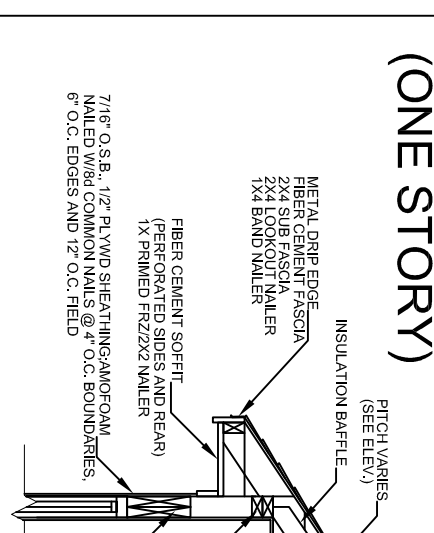
Application of Masonry Veneer to Wood Framing



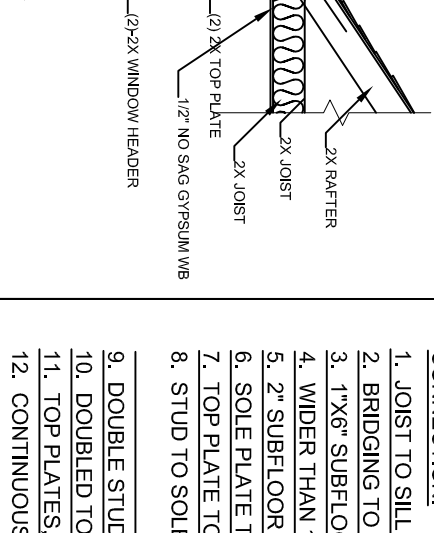
Application of Masonry Veneer to Wood Framing



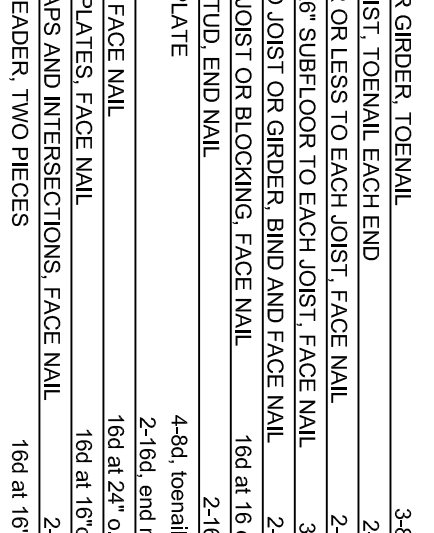
Application of Masonry Veneer to Wood Framing



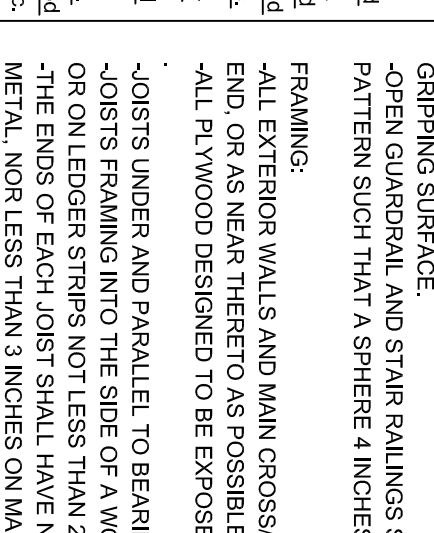
Application of Masonry Veneer to Wood Framing



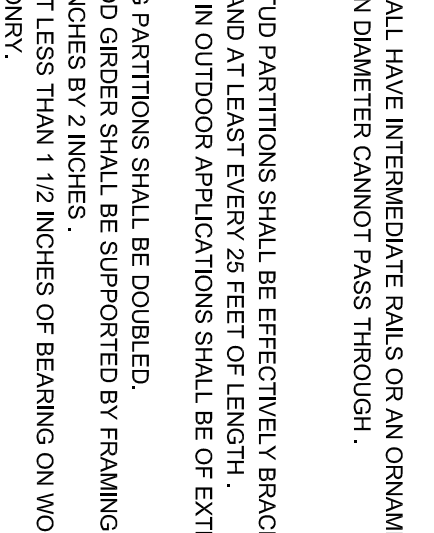
Application of Masonry Veneer to Wood Framing



Application of Masonry Veneer to Wood Framing



Application of Masonry Veneer to Wood Framing



Application of Masonry Veneer to Wood Framing



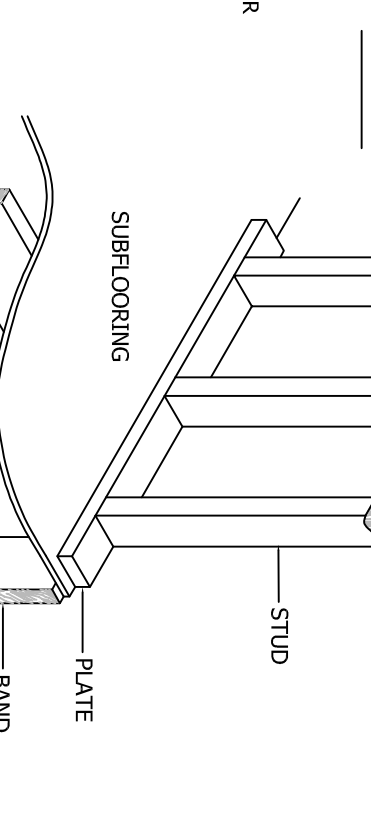
Application of Masonry Veneer to Wood Framing



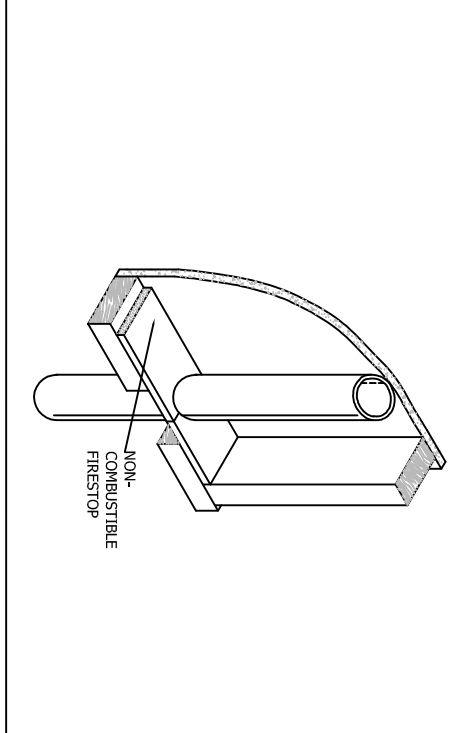
NAIL SCHEDULE PER IRC

CONNECT:	NO. OF NAILS	SPACING	TYPE
1. JOIST TO SILL OR GORNER, TOP/NAIL	3-6d		
2. BRIDGING TO JOIST, TOP/NAIL	3-6d		
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-6d		
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL	2-6d		
5. 2" Z SUBFLOOR TO JOIST OR GORNER, END AND FACE NAIL	2-16d		
6. 2" Z SUBFLOOR TO JOIST OR BRIDGING, FACE NAIL	16d @ 16" O.C.		
7. 2" Z SUBFLOOR TO JOIST OR BRIDGING, FACE NAIL	16d @ 16" O.C.		
8. 2" Z SUBFLOOR TO JOIST OR BRIDGING, FACE NAIL	16d @ 16" O.C.		
9. DOUBLE STUDS, FACE NAIL	2-16d		
10. DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.		
11. TOP PLATES, LAYS AND INTERSECTIONS, FACE NAIL	16d @ 16" O.C.		
12. CONTINUOUS HEADER, TWO PIECES	2-16d		
13. CEILING JOISTS TO PLATE, TOP/NAIL	3-6d		
14. CEILING JOISTS TO JOIST, TOP/NAIL	3-6d		
15. CEILING JOISTS TO PARALLEL PARTITION, FACE NAIL	3-6d		
16. CEILING JOISTS TO PARALLEL PARTITION, FACE NAIL	3-6d		
17. PARTITION TO PLATE, TOP/NAIL	3-6d		
18. 1" X 6" BRIDGE TO EACH STUD AND PLATE, FACE NAIL	2-6d		
19. 1" X 6" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-6d		
20. WIDER THAN 1" X 6" SHEATHING TO EACH BEARING, FACE NAIL	2-6d		
21. BUILT UP TOP CORNER STUDS	2-16d @ 24" O.C.		
22. BUILT UP GORNER AND BEAMS	2-16d @ 24" O.C.		
23. STEEL ANGLES	2-16d @ each bearing		
24. PLYWOOD AND PARTICLEBOARD, SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING):	6d @ 12" O.C.		
1/2" AND LESS	6d @ 12" O.C.		
3/4" TO 1-1/4"	16d @ 12" O.C.		
1-1/2" TO 2"	16d @ 12" O.C.		
2" AND LESS	16d @ 12" O.C.		
2 1/2" TO 4"	16d @ 12" O.C.		
4" AND LESS	16d @ 12" O.C.		
5" TO 12"	16d @ 12" O.C.		
12" OR LESS	16d @ 12" O.C.		
2x6 FIBERBOARD SHEATHING:	6d @ 12" O.C.		
1/2"	6d @ 12" O.C.		
1"	6d @ 12" O.C.		
2-3/4"	6d @ 12" O.C.		

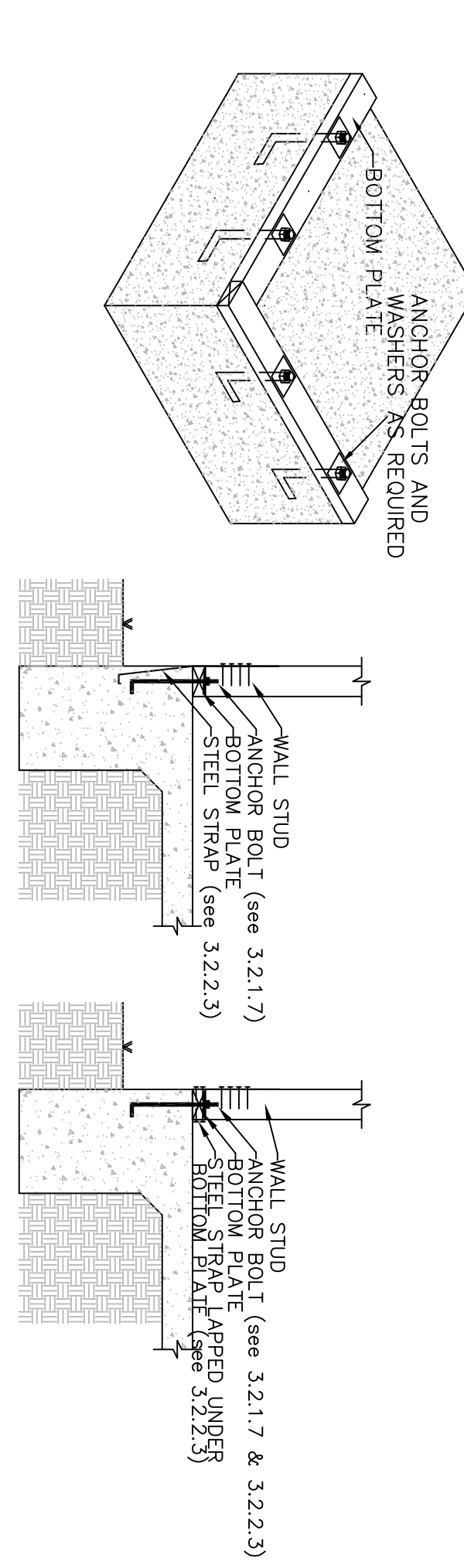
SECOND FLOOR FRAMING, EXTERIOR WALL



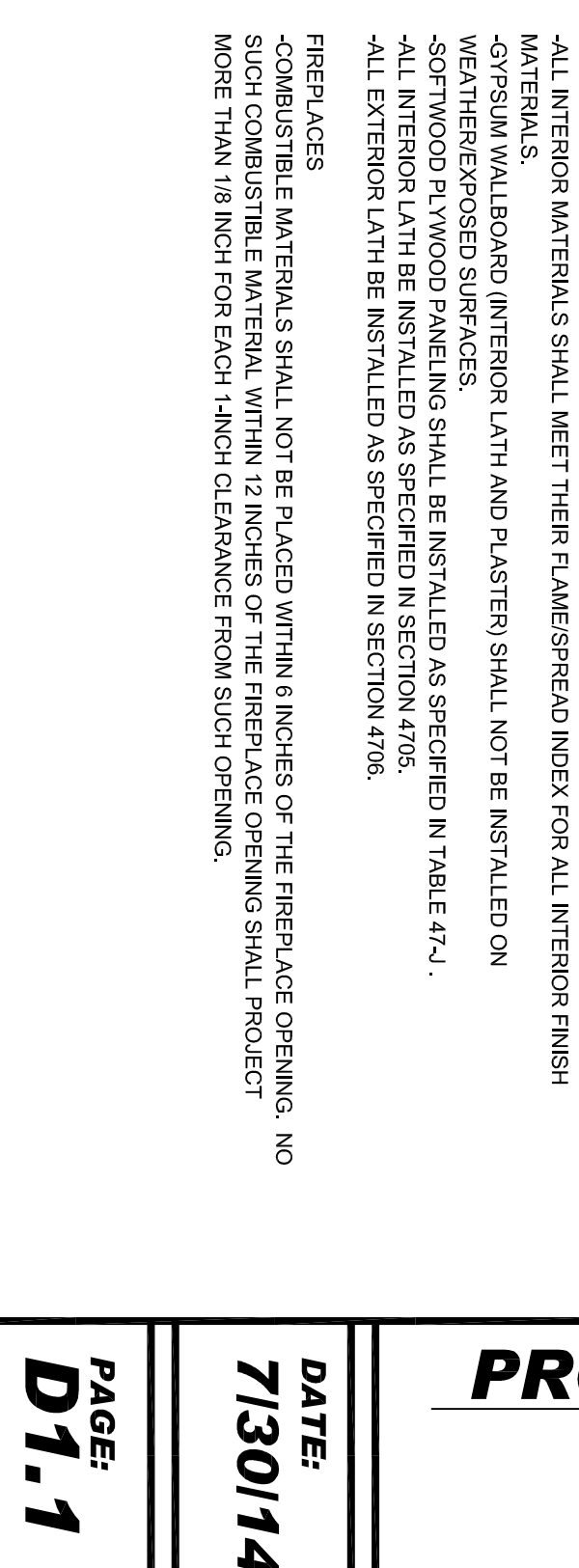
FIRESTOPPING AROUND PIPES



SLAB ON GRADE FOUNDATION- INFORMATIONAL PURPOSES ONLY - refer to engineering.



SLAB ON GRADE FOUNDATION- INFORMATIONAL PURPOSES ONLY - refer to engineering.



GENERAL NOTES PER IRC 2006:

FOUNDATIONS:
 - FOUNDATIONS SUPPORTING WOOD SHALL EXTEND AT LEAST 6 INCHES ABOVE THE ADJACENT FINISH GRADE. WOOD SIDING SHALL NOT BE LOCATED CLOSER THAN 6 INCHES TO FINISH GRADE UNLESS OF PRESSURE TREATED MATERIALS.
 - ALL FOUNDATION WALLS SHALL BE CONCRETE OR MASONRY. ALL FOUNDATION WALLS SHALL BE AT LEAST 12 INCHES THICK.
 - FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH DIAMETER STEEL BOLTS EMBEDDED A MINIMUM OF 7 INCHES INTO THE SLAB. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE WITH ONE BOLT LOCATED WITHIN 12 INCHES OF EACH END OF EACH PLATE AND SPACED NOT MORE THAN 6 FEET APART.
TYPE OF CONSTRUCTION:
 - WHERE WOOD FRAME WALLS AND PARTITIONS ARE COVERED ON THE INTERIOR WITH PLASTER, THE INTERIOR SURFACE SHALL BE PROTECTED TO WATER-SPLASH. THE FRAMING SHALL BE PROTECTED WITH APPROVED WATERPROOF PAPER.
 - SHOWER STALL WALLS SHALL BE FINISHED WITH A HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE GRAIN INLET.
 - GLAZING IN SHOWER AND BATHUB DOORS AND ENCLOSURES SHALL BE IMPACT RESISTANT AND PASS THE TEST REQUIREMENTS OF PART 1 OF U.S.C. STANDARD NO. 542. HINGED SHOWER DOORS SHALL SWING OUTWARD.
HANDRAILS & GUARDRAILS:
 - HANDRAILS SHALL BE LOCATED NOT LESS THAN 30 INCHES, NOR MORE THAN 34 INCHES ABOVE THE FINISH OF TREADS. HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS AND EXCEPT FOR PRIVATE STAIRWAYS ONE HANDRAIL SHALL EXTEND NOT LESS THAN 6 INCHES BEYOND THE TOP AND BOTTOM STAIRS. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWELL POSTS OR SAFETY TERMINALS.
 - THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4 INCHES NOR MORE THAN 1 1/2 INCHES IN CROSS SECTIONAL DIMENSIONS OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
 - STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
FRAMING:
 - ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THEREBY AS POSSIBLE, AND AT LEAST EVERY 25 FEET OF LENGTH.
 - ALL PLYWOOD DESIGNED TO BE EXPOSED IN OUTDOOR APPLICATIONS SHALL BE OF EXTERIOR TYPE.
 - JOISTS, LAGERS AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
 - JOISTS FRAMING INTO THE SPIRE OF WOOD GORES SHALL BE SUPPORTED BY FRAMING ANCHORS OR ON EDGE STRIPS NOT LESS THAN 2 INCHES BY 2 INCHES.
 - METAL, NOR LESS THAN 3 INCHES ON MASONRY.
 - JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT (SECTION 26.17.10).
 - SOLID BLOCKING SHALL BE NOT LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF THE JOIST.
 - SOLID BROWN RECTANGULAR LUMBER BEAMS, PARTERS, AND FLOOR AND CEILING JOISTS SHALL BE AT LEAST 1 1/2 INCHES AND HIPS, THERE SHALL BE A SINGLE WALL OR HIP PARTER NOT LESS THAN 2 INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE OUT END OF THE RAFTER.
 - THE MAXIMUM SPAN OF 2 INCH BY 4 INCH PURLINS SHALL BE 4 FEET. THE MAXIMUM SPAN OF 2 INCH BY 6 INCH PURLINS SHALL BE 5 FEET. NO PURLIN SHALL BE SMALLER THAN THE SUPPORTED RAFTER.
 - STRUTS SHALL BE NOT SMALLER THAN 2 INCH BY 4 INCH MEMBERS. THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8 FEET. THE MINIMUM SLOPE OF STRUTS SHALL NOT BE LESS THAN 45 DEGREES FROM THE HORIZONTAL.
 - ALL FASTENERS SHALL BE CORROSION RESISTANT.
ATTIC ACCESSORY STOPS-VENTILATION:
 - PROVIDE A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT REQUIRED ATTIC ACCESS OPENING AT OR NEAR THE PURCHASE.
 - ENCLOSED ATTICS AND ENCLOSED RAFTER SPACE SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE BRANKE OF RAIN AND SMOKE.
 - ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION. ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30 INCHES NEED NOT BE PROVIDED WITH ACCESS OPENINGS.
 - THIRTY-INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
 - DRAFT STOPS, ATTIC MANSARDS, OVERHANGS AND OTHER CONCEALED ROOF SPACES FORMED OF COMBUSTIBLE SHEATHING SHALL BE PROTECTED.
FIRE PROTECTION:
 - FIRE STOPS SHALL BE CONSTRUCTED OF APPROVED MATERIALS.
 - PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - PROVIDE FIRESTOPPING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SPIRES, DUCK CEILINGS AND COVE CEILINGS AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STRIPS OF THE WALLS UNDER THE STRIPS ARE UNFINISHED.
 - PROVIDE FIRESTOPPING IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEY FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
 - DRAFT STOPS SHALL BE CONSTRUCTED OF APPROVED MATERIALS.
 - PROVIDE DRAFT STOPPING WHEN THERE IS DISCREPANCY ABOVE AND BELOW THE CONCEALED SPACE OF CONCEALED WALLS AND SHEATHING. DRAFT STOPS SHALL BE INSTALLED SO AS TO PREVENT THE PASSAGE OF AIR OR FLAME INTO THE CONCEALED SPACE.
 - DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
WEATHER PROTECTION AND EXTERIOR SIKING
 - ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHERRESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING.
 - EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHER PROOF. ALL FLASHINGS, COUNTER FLASHING AND COPING, WHEN OF METAL, SHALL BE NOT LESS THAN NUMBER 30 U.S. GAUGE (COMPOSITIONS) ANGLE METAL.
FINISH WORK:
 - ALL INTERIOR MATERIALS SHALL MEET THEIR FLAME-SPREAD INDEX FOR ALL INTERIOR FINISH MATERIALS.
 - GYPSUM WALLBOARD INTERIOR LATH AND PLASTER SHALL NOT BE INSTALLED ON WEATHEREXPOSED SURFACES.
 - SHEATHING PLYWOOD PANELING SHALL BE INSTALLED AS SPECIFIED IN TABLE 6.2.1.
 - ALL INTERIOR LATH BEING PANELLED AS SPECIFIED IN SECTION 4.10.2.
 - ALL EXTENSION LATH BEING INSTALLED AS SPECIFIED IN SECTION 4.10.3.
FIREPLACES:
 - COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 6 INCHES OF THE FIREPLACE OPENING. NO SUCH COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL PROJECT MORE THAN 1/8 INCH FOR EACH 1 INCH CLEARANCE FROM SUCH OPENING.

OVERHANG TABLE (U.N.O.):

- 6/12 PITCH: 2'-0" OVERHANG FROM FRAME AT EAVES
- 8/12 PITCH: 1'-6" OVERHANG FROM FRAME AT EAVES
- 10/12 PITCH: 1'-2" OVERHANG FROM FRAME AT EAVES
- 12/12 PITCH: 1'-0" OVERHANG FROM FRAME AT EAVES
- (1'-0" OVERHANG FROM FRAME AT GABLES ON ALL PITCHES)

CONSTRUCTION DESIGN SERVICES
 5327 FM 1488 RD SUITE F - MAGNOLIA, TX 77354 (281) 259-5006
JMC DESIGNS LLC
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PROJECT INFORMATION
THE AHMAD RESIDENCE
 WAVERLY STREET
 HOUSTON, TX 77008

DATE: 7/30/14
PAGE: D1.1

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