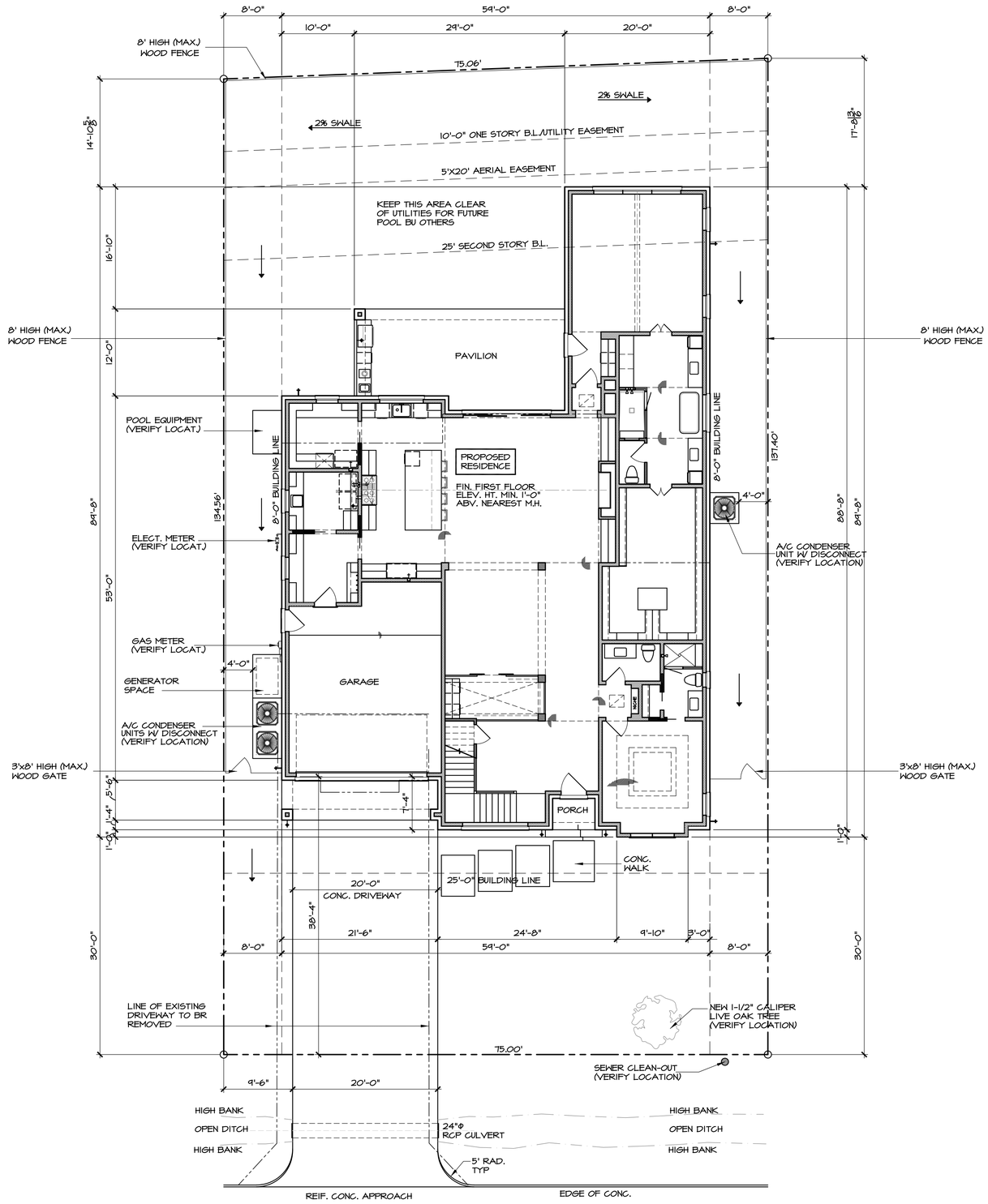


9028 Larston Street

60' R.O.W.
MANHOLE ELEV. = 0.00"
(ASSUMED)

REFERENCE:

VERIFY SETBACKS

DWG: SV.

JOB # 250146 04.16.2026

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note:

OWNER/BUILDER TO APPROVE LOCATION OF HOUSE ON LOT AND TO VERIFY ALL EASEMENTS AND BUILDING LINES, PRIOR TO START OF CONSTRUCTION.

- FINISHED FLOOR ELEVATION TO BE 1'-0" (MIN.) ABOVE NEAREST SAN. SEWER M.H. SERVING THIS RESIDENCE OR 4" ABOVE THE CROWN OF THE STREET WHICH EVER IS GREATER. R401.5 LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM FOUNDATIONS. THE FALL SHALL BE A MIN OF 6" IN THE FIRST 10' (5%) R401.3

DRAINAGE: R401.3 EXCEPTION 2018 IRC
IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARRIER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

- DRAINAGE DESIGN IS BEYOND THE SCOPE OF WORK OF THIS FIRM. GREAT CARE SHOULD BE TAKEN IN EVALUATING THE DRAINAGE REQUIREMENTS.

lot coverage

TOTAL LOT AREA	10199 SQ. FT.
LOT AREA BEHIND FRONT B.L.	8324 SQ. FT.
HOUSE PAD	4435 SQ. FT.
DRIVEWAY	217 SQ. FT.
IMPERVIOUS AREA BEHIND FRONT B.L.	4652 SQ. FT.
IMPERVIOUS COV. (60% MAX.)	55.88 %
FRONT YARD AREA	1875 SQ. FT.
CONC. WALK	543 SQ. FT.
FRONT IMPERVIOUS COV.(50% MAX.)	28.96 %

lot 5
block -
section -
Larston Court
Spring Valley Village

site plan

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

PERMIT SET

PLAN NO. 5446	FLYSHEET

a design for:

Gulledge & Company



Code Reference

2018 IRC/2018 UMC/2018 UPC/2023 NEC/2018 IECC

Scope of Work

ADDRESS 9028 LARSON STREET
LOT 13 - BLOCK - SECTION - LARSON COURT
-NEW 2 STORY, SINGLE FAMILY HOME,
LIVING AREA 5446#, 10,998 LOT SIZE, ATTACHED GARAGE,
PRIVATE DRIVEWAY, UTILITIES

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PERMIT SET

front elevation

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

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5020 NOLDA STREET
(713) 464-0740 HOUSTON, TX 77007

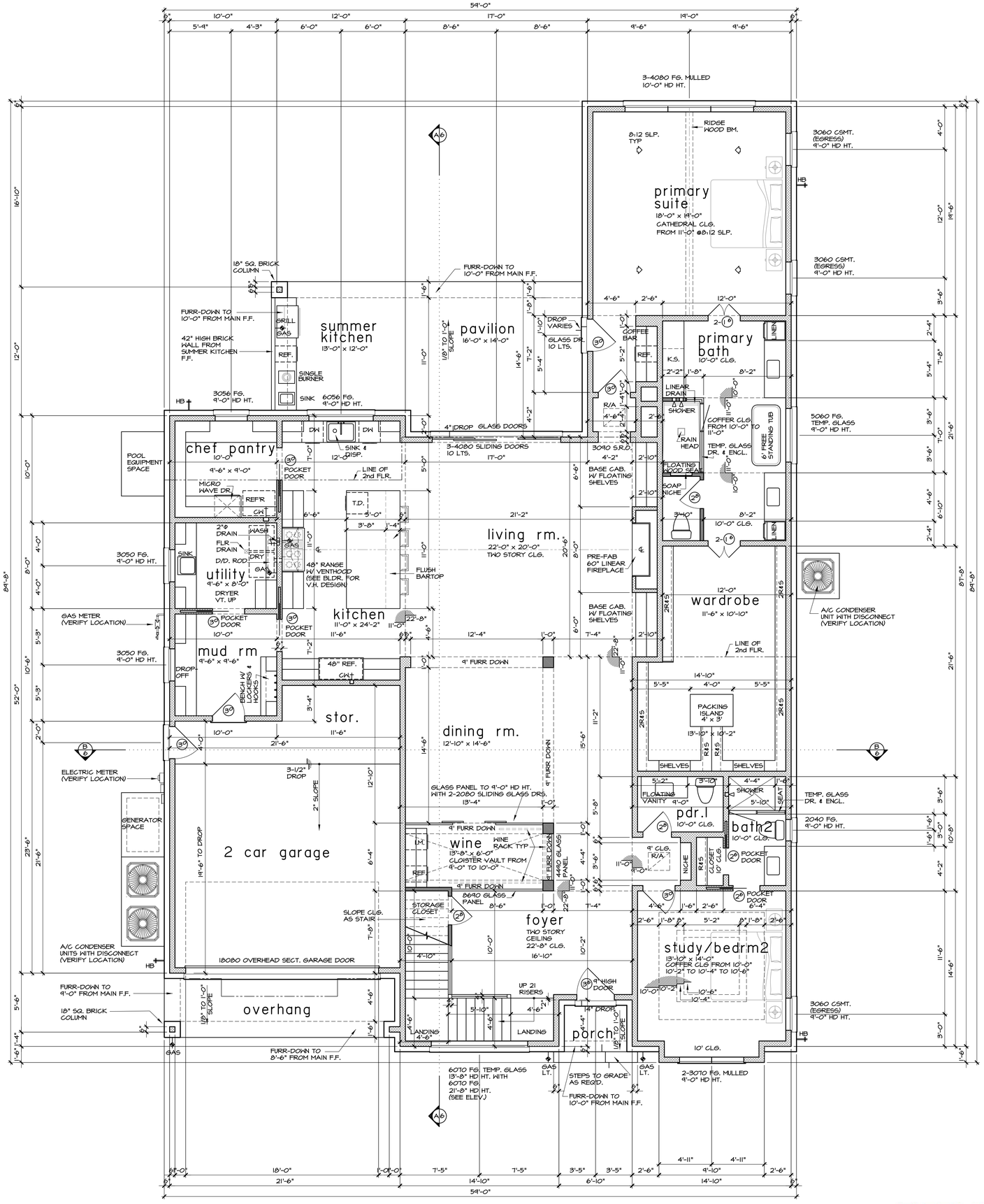
Sullivan Henry Oggero
BUILDING DESIGNERS

AIBD
NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION

SHEET NUMBER 1 OF 10

PLAN NO. 5446

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unless otherwise noted

- GYP. BOARD WLLS AND CEILING
- 11'-0" CLG. HT. AT FIRST FLOOR
- 10'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/4" S.C. DOORS
- 8'-0" DOOR HT. AT FIRST FLOOR TYP U.O.N.
- 8'-0" DOOR HT. AT SECOND FLOOR
- WINDOWS WITH DIVIDED LTS.
- 9'-0" HEADER HT. AT FIRST FLOOR
- 8'-0" HEADER HT. AT SECOND FLOOR
- ALL BEDROOM WINDOWS TO BE 44" A.F.F. (MAX.) 24" HIGH x 20" WIDE (MIN.) OPENING WITH 5.7 SQ. FT. (MIN.) NET CLEAR OPENING WHEN DOORS ARE USED FOR EMERGENCY EGRESS, IT SHALL BE OPERATIONAL FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.
- ALL BEDROOM WDW @ 2nd FLR. TO BE MIN. 24" A.F.F.
- ALL GLAZING WITHIN HAZARDOUS LOCATIONS SHALL HAVE SAFETY GLASS IN COMPLIANCE WITH R308 (IRC 2018).
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & 311.
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 (IRC 2018). MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A.
- LOCATE GAS WATER HEATER IN ATTIC ABV. LOAD BEARING PARTITION IN PAN WITH RELIEF DRAIN LINE TO OUTSIDE, INSTALLATION MUST COMPLY WITH MANUF. INSTRUCT. AND ALL APPL. CODES.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECH. MEANS AND COMPLY WITH R303 & M1505 (IRC 2018).
- CHIMNEYS TO BE 3'-0" MIN. ABV. THE HIGHEST POINT WHERE THEY PASS THROUGH THE ROOF AND AT LEAST 2'-0" MIN. HIGHER THAN ANY PORTION OF THE ROOF WITHIN A 10'-0" RADIUS
- ALL PREFAB FIREPLACES TO BE U.L. & IRC (R1004, R1005 & R1006). A COPY OF THE MANUF. INSTALLATION MANUAL SHALL BE AVAILABLE @ JOB SITE FOR INSPECTOR'S REVIEW
- A CARBON MONOXIDE DETECTOR SHALL BE INSTALLED IN BEDROOMS WHEN A GAS FIREPLACE IS INSTALLED AND OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS WHICH FUEL-FIRED APPLIANCES ARE INSTALLED & OR HAVE ATTACHED GARAGES.
- STAIRWAYS SHALL COMPLY WITH R311 (IRC 2018). SEE DETAIL SHT.
- HANDRAILS TO BE 34" TO 38" ABV. NOSE OF TREAD & SHALL BE CONTINUOUS FOR THE FULL FLIGHT & TERMINATE AT A NEWEL OR SAFETY TERMINAL ADJACENT TO THE WALL ALLOW 2" MIN. BTWN WALL & RAIL R 311.7.8.4.
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & R301.5 (IRC 2018). THE MIN UNIFORM LIVE LOAD SHALL BE 200# AND A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP
- GUARDRAILS TO BE 36" A.F.F. (MIN.) WITH BALUSTERS AT 4" O.C. MAX. PER R311 & 312 (IRC 2018). SEE DETAIL SHT.
- THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 mm) CANNOT PASS THROUGH.
- HANDGRIPPING PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOT MORE THAN 2" IN CROSS SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AND EQUIV. GRIPPING SURFACE PER R311 (IRC 2018).
- ENCLOSE UNDERSIDE OF STAIRWELL WITH 5/8" TYPE "X" FIRE CODE GYP. BOARD
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH IRC 2018, TABLE R602.3 (1) & .3 (2) (OR EQ.) REFER TO STANDARD DETAIL SHEET
- DISAPPEARING STAIRS TO BE MIN. 22" x 30" CLEAR OPENING (30" x 54" R.O.) & SHALL COMPLY WITH R807 (IRC 2018). INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 350 LB CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. INCHES, WHICHEVER PRODUCES THE GREATEST STRESS
- ATTIC ACCESS/DISAPPEARING STAIRS IN THE GARAGE CLG. MAY BE INSTALLED PROVIDED THE EXPOSED PANEL IS NOT LESS THAN 3/8" THICK FIRE RETARDANT TREATED PLYWOOD, 1/2" SHEET ROCK OR COVERED W/ A MIN. OF 16ga SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" X 30" AS PER IRC 2018, SECTION R807.1.
- ALL HEIGHTS ARE DEFINED FROM MAIN FINISHED FLOOR.
- SLOPE 1/8" PER EVERY 1'-0" TYP. AT PORCH, PAVILION, ETC.

bath schedule

- TILE FLOORS (AT WET AREAS)
- TILE WALLS AT TUB (SECONDARY BATHS)
- TILE FULL AT SHOWER
- SOLID SURFACE COUNTER TOPS AND SPLASHES
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH R308 (IRC 2018).
- SHOWER STALLS AND TUB (WITH SHOWER HEADS) WALLS TO BE FINISHED WITH NON ABSORBENT SURFACE TO A HT. OF NOT LESS THAN 72" ABV. DRAIN INLET OVER CONCRETE BACKERBOARD R307.2.
- ALL PLUMBING FIXTURES SHALL BE SPACED PER FIGURE R307.1 (IRC 2018)
- DROP SLAB AT SHOWER AS REQUIRED

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legend

- 2"X4" STUD WALLS
- DBL. 2"X4" STUD WALLS OVER 10'-0" HIGH
- 2"X6" STUD WALLS

square footage

FIRST FLOOR	3321
SECOND FLOOR	2125
LIVING AREA	5446
2 CAR GARAGE	591
OVERHANG	118
PORCH	25
PAVILION AND SUMMER KITCHEN	380
TOTAL COVERED AREA	6560

first floor plan

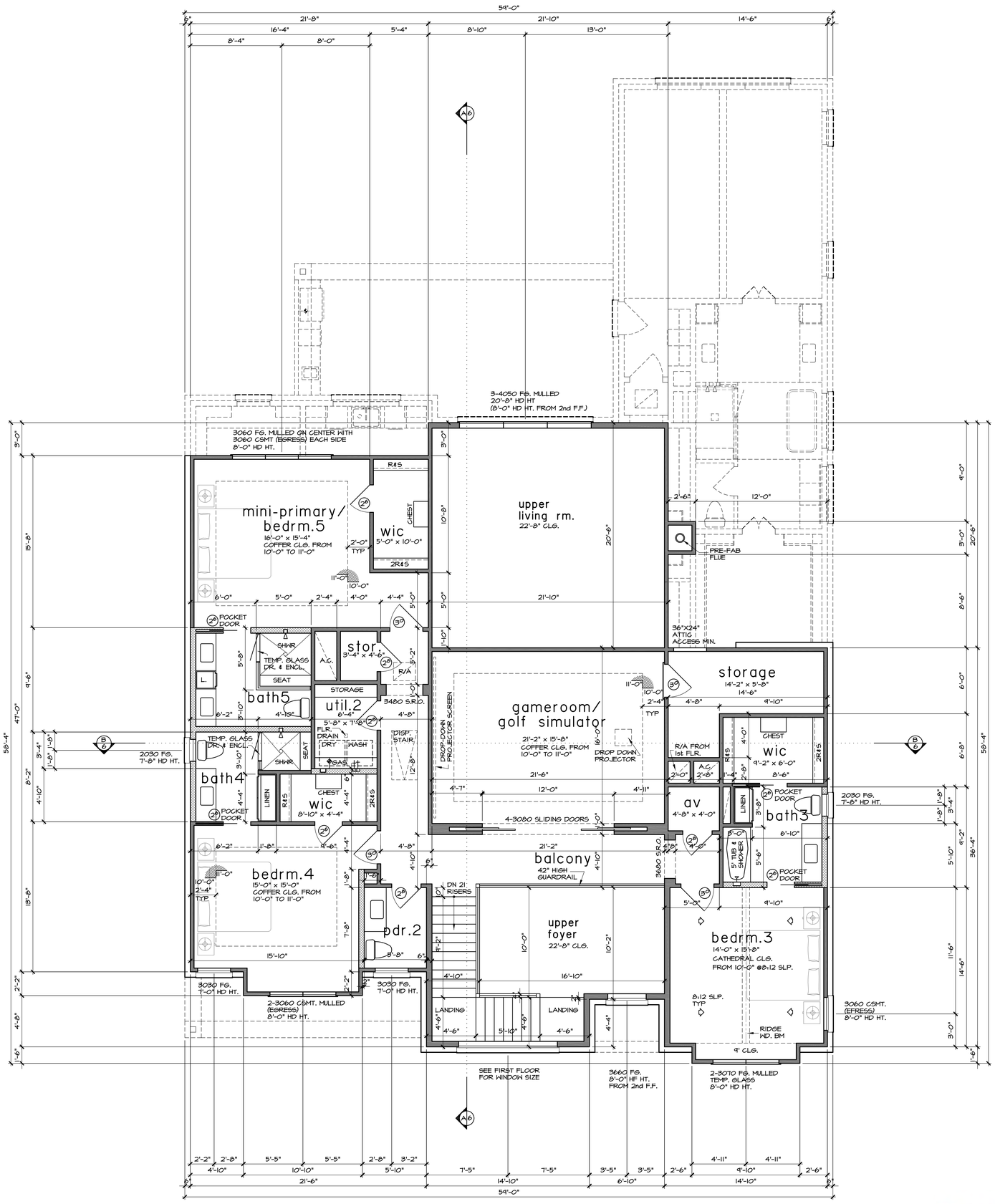
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PERMIT SET

ADDRESS: 9028 LARSON STREET.

PLAN NO 5446	SHEET NO 2 OF 10

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NOTE:
LOCATE ADDITIONAL DUCT CHASES
TO FIRST FLOOR AS REQ'D.

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second floor plan

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

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PLAN NO 5446	SHEET NO 3 OF 10

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front elevation

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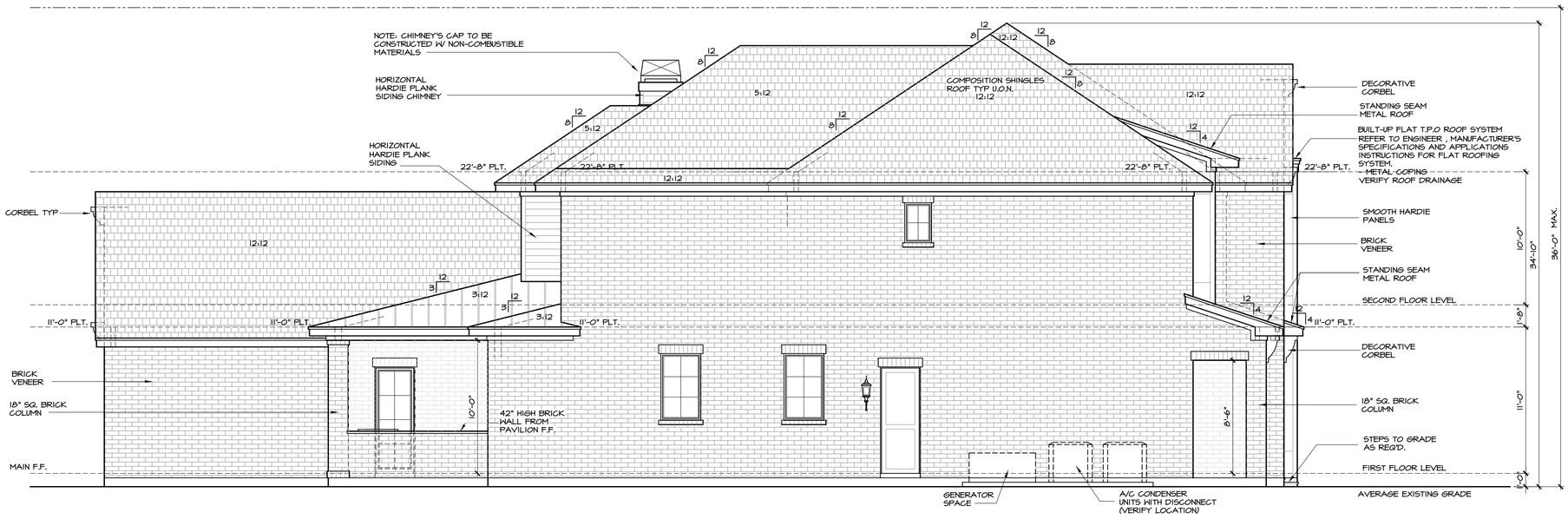
elevation notes

- OVERHANG TO BE 2'-0" FROM EXTERIOR FRAME AT 8:12
  1'-6" FROM EXTERIOR FRAME AT 12:12
  SLOPE, OTHERS TO MATCH.
- RAKES TO BE 8" FROM EXTERIOR WALL.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH R1003.9.2, IRC 2018, WITH 1/2" GAP MAX.
- GUTTERS AND DOWNSPOUTS PER BUILDER.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH BRICK ABOVE. REFER TO REAR DETAIL SHEET.
- BRICK/MASONRY VENEER SHALL BE SUPPORTED PER R703.8, IRC 2018.
- WINDOW SILLS SHALL BE 24" A.F.F. MIN ABV THE FIRST FLOOR. WINDOWS LESS THAN 24" A.F.F. SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.

note:

ALL PLATE HEIGHTS SPECIFIED ARE FROM MAIN LEVEL FIN. FLOOR U.O.N.

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left side elevation

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

elevations

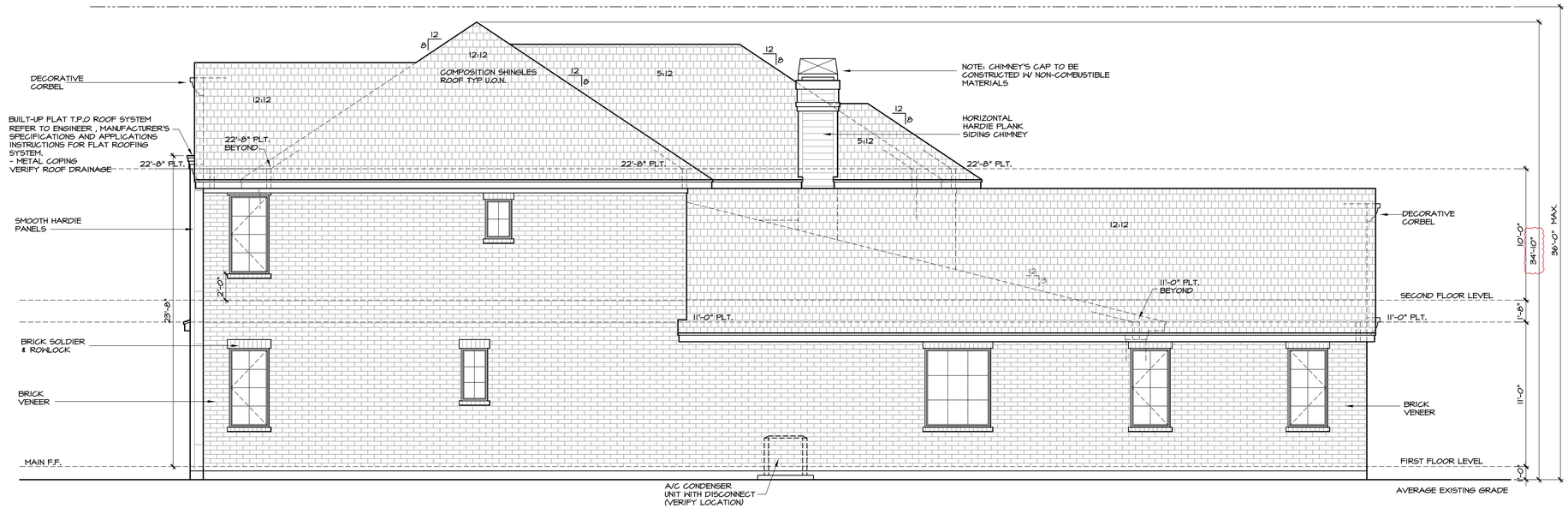
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PLAN NO 5446	SHEET NO 4 OF 10

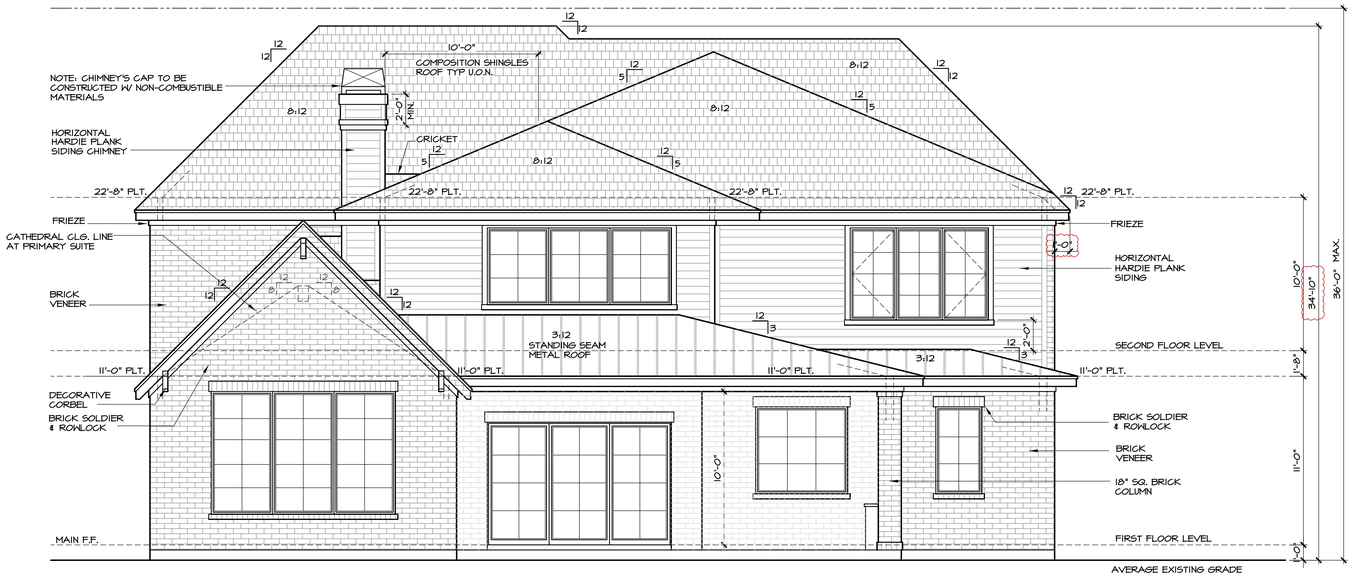
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right side elevation

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



rear elevation

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

elevation notes

- OVERHANG TO BE 2'-0" FROM EXTERIOR FRAME AT 8:12 1'-6" FROM EXTERIOR FRAME AT 12:12 SLOPE, OTHERS TO MATCH.
- RAKES TO BE 8" FROM EXTERIOR WALL.
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH R1003.9.2, IRC 2018, WITH 1/2" GAP MAX.
- GUTTERS AND DOWNSPOUTS PER BUILDER.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH BRICK ABOVE. REFER TO REAR DETAIL SHEET.
- BRICK/MASONRY VENEER SHALL BE SUPPORTED PER R703.8, IRC 2018.
- WINDOW SILLS SHALL BE 24" A.F.F. MIN ABV THE FIRST FLOOR. WINDOWS LESS THAN 24" A.F.F. SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIA. SPHERE CANNOT PASS.

note:

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elevations

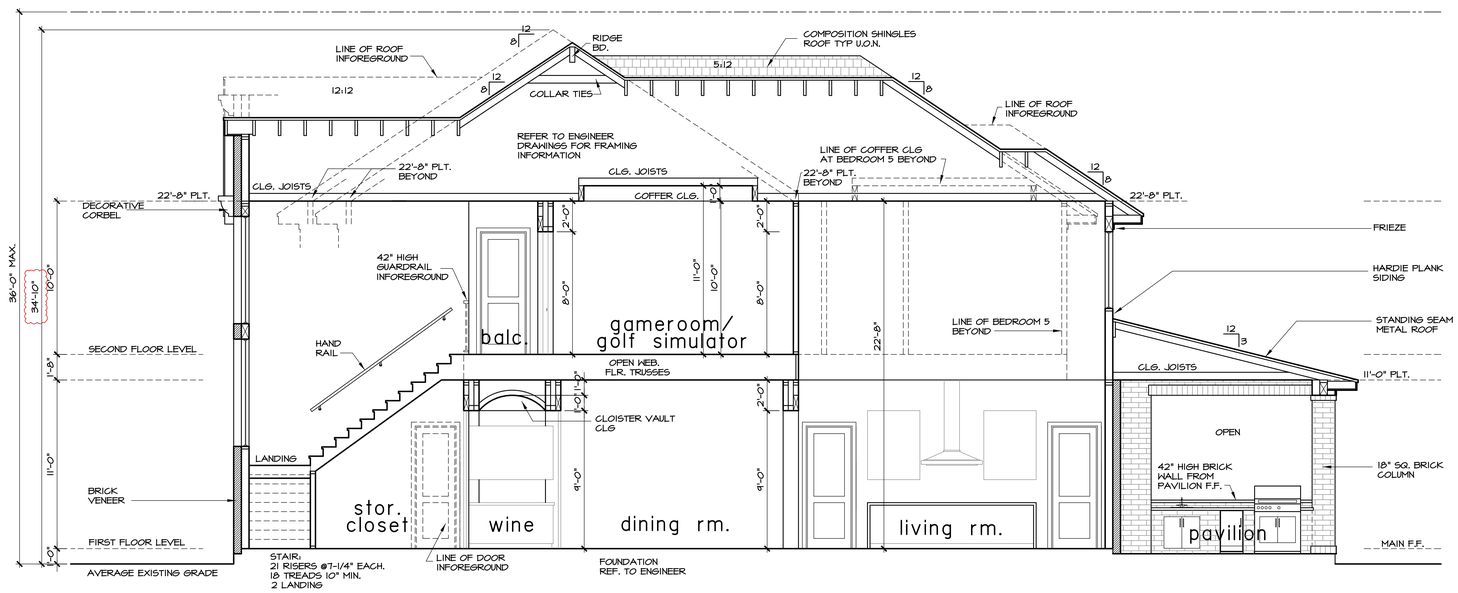
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PLAN NO 5446	SHEET NO 5 OF 10

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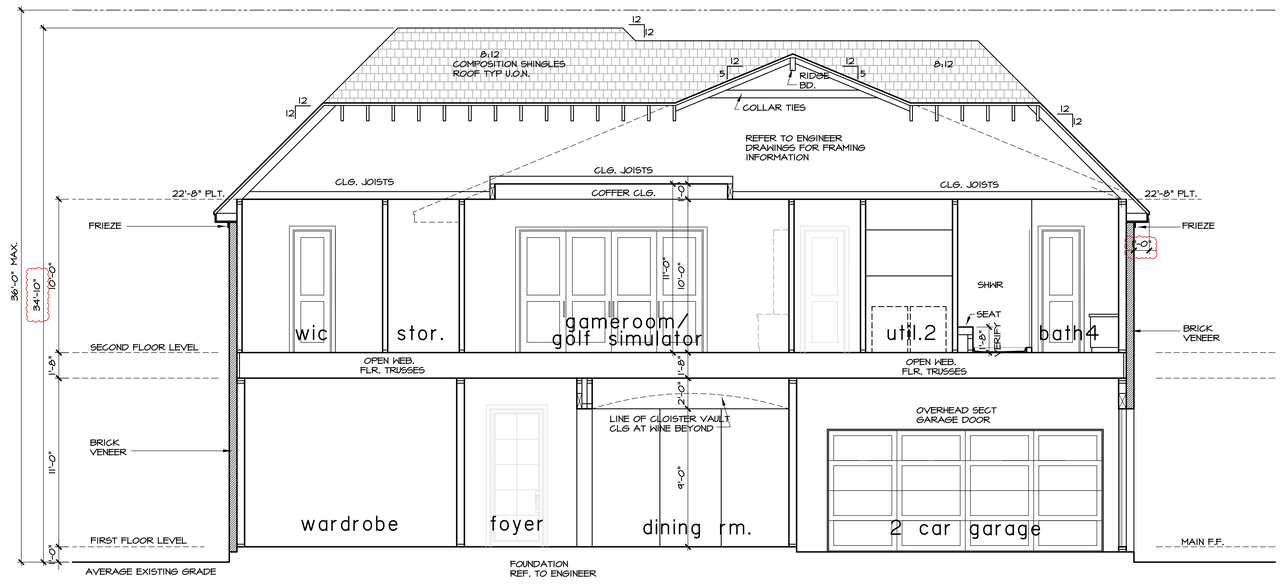
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building section

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

A
6



building section

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

B
6

section notes

- ALL LOAD BEARING STUDS TO BE 16" O.C.
- JOISTS SHALL BE SUPPORTED LATERALLY AT EACH END AND AT SUPPORT PER R802 (IRC 2018).
- SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R802 (IRC 2018).
- ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERETO AS POSSIBLE, AND AT LEAST EVERY 25' OF LENGTH & COMPLY R602 (IRC 2018).
- PURLIN BRACE SHALL BE 45 DEGREES OR GREATER AND SHALL NOT EXCEED 8' IN LENGTH WITHOUT LATERAL SUPPORT OR STIFFENERS (SEE ENGINEER'S DATA ATTACHED).
- ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECH. EQUIP. AND LIMITED LIGHT STORAGE.
- PROVIDE STEEL LINTEL AT ALL OPENINGS WITH STONE ABV. RE:SEE ENGINEER FRAMING PLANS
- MASONRY VENEER SHALL BE SUPPORTED PER R703.8.

note:
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building sections

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

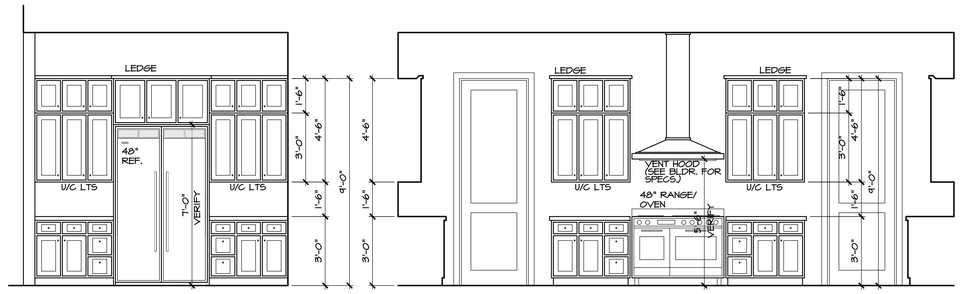
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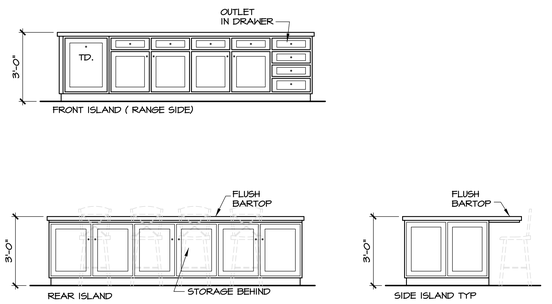
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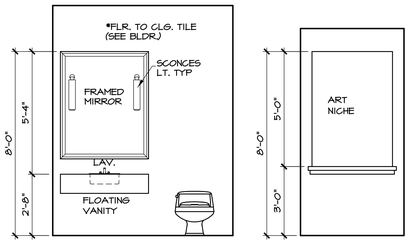
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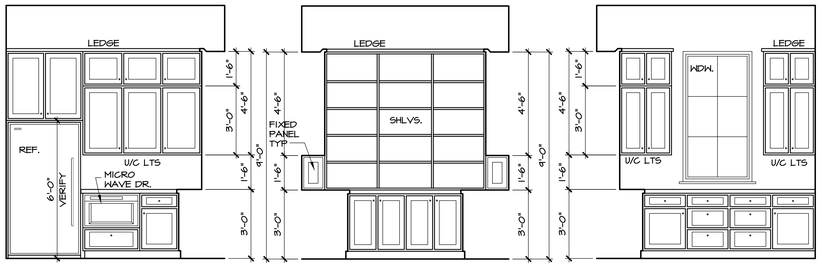
kitchen



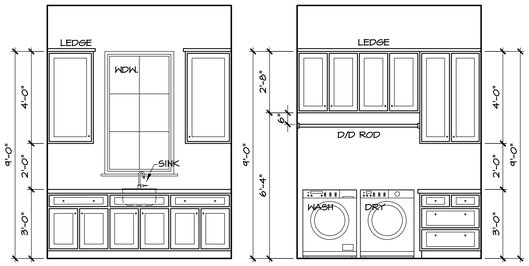


powder.1

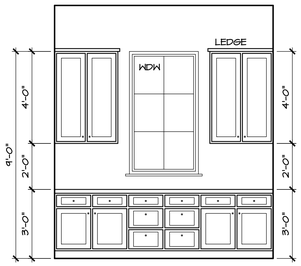
hall (STUDY/ BEDRM2)



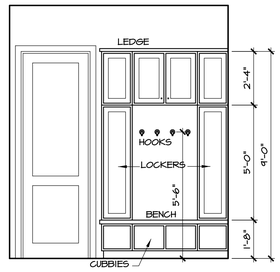
chef pantry

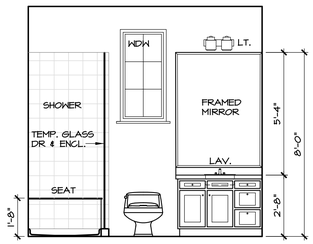


utility

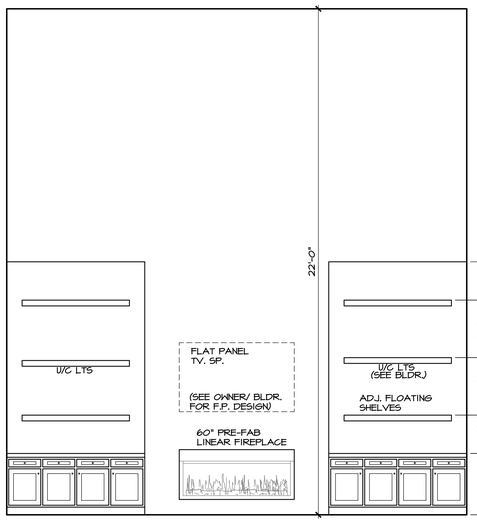


mud room

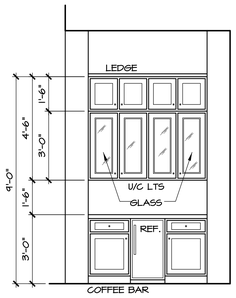




bath2

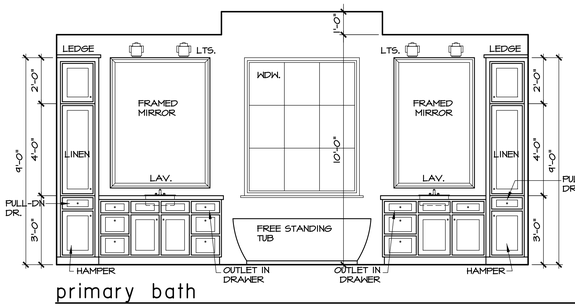


living room

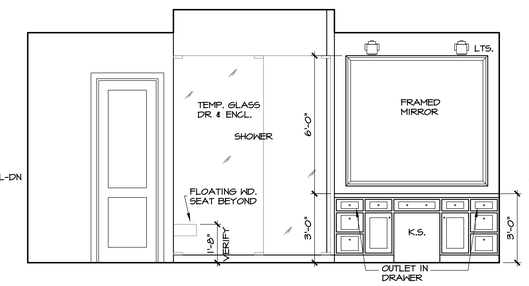


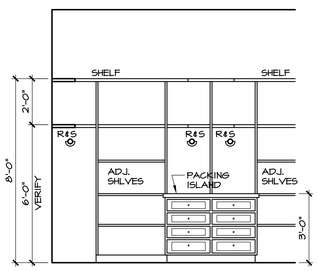
COFFEE BAR

primary suite

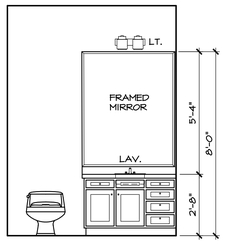


primary bath

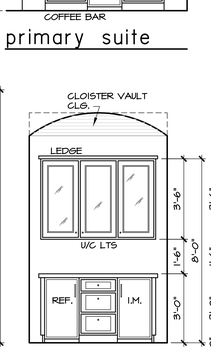


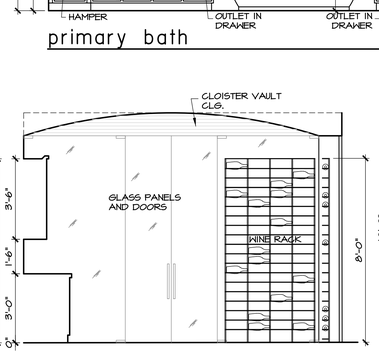


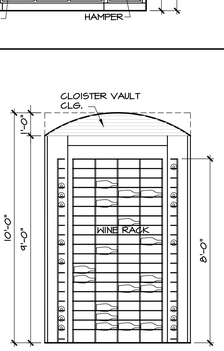
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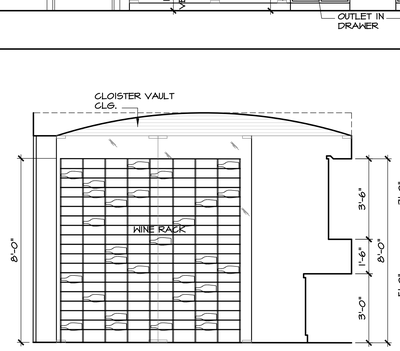
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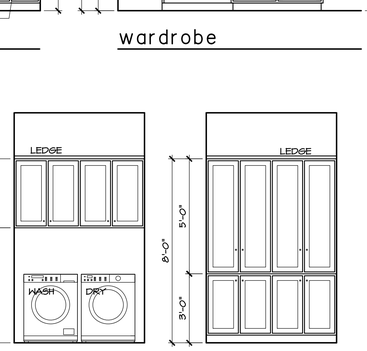




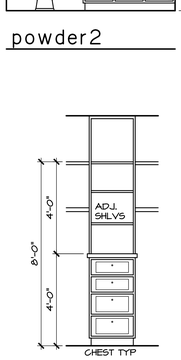


wine

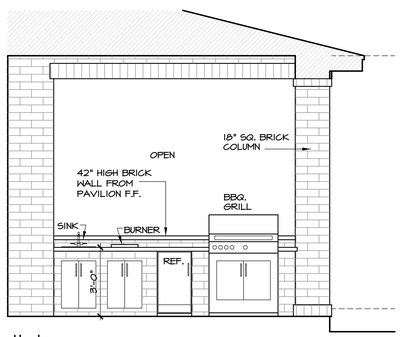




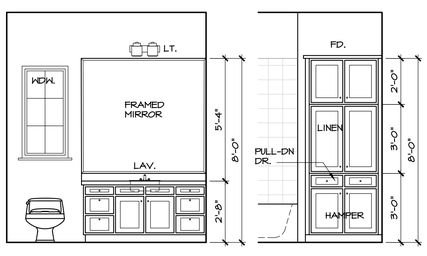
utility2



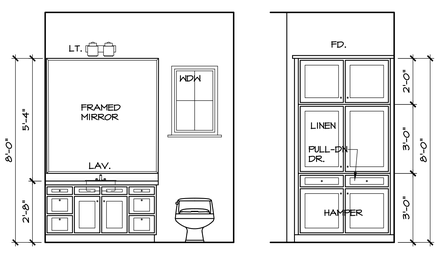
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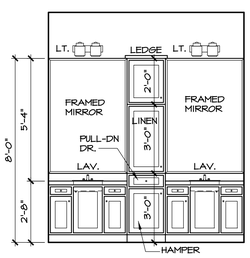
living room



bath3



bath4



bath5

NOTE:
VERIFY ALL CABINET, TRIM, ETC. DESIGNS W/ OWNER PRIOR TO BID. VERIFY ALL WOOD TYPES, MOULDING LAYOUTS, STAIN/PAINT GRADES PRIOR TO BID, TYPICAL THROUGH-OUT.

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interior elevations

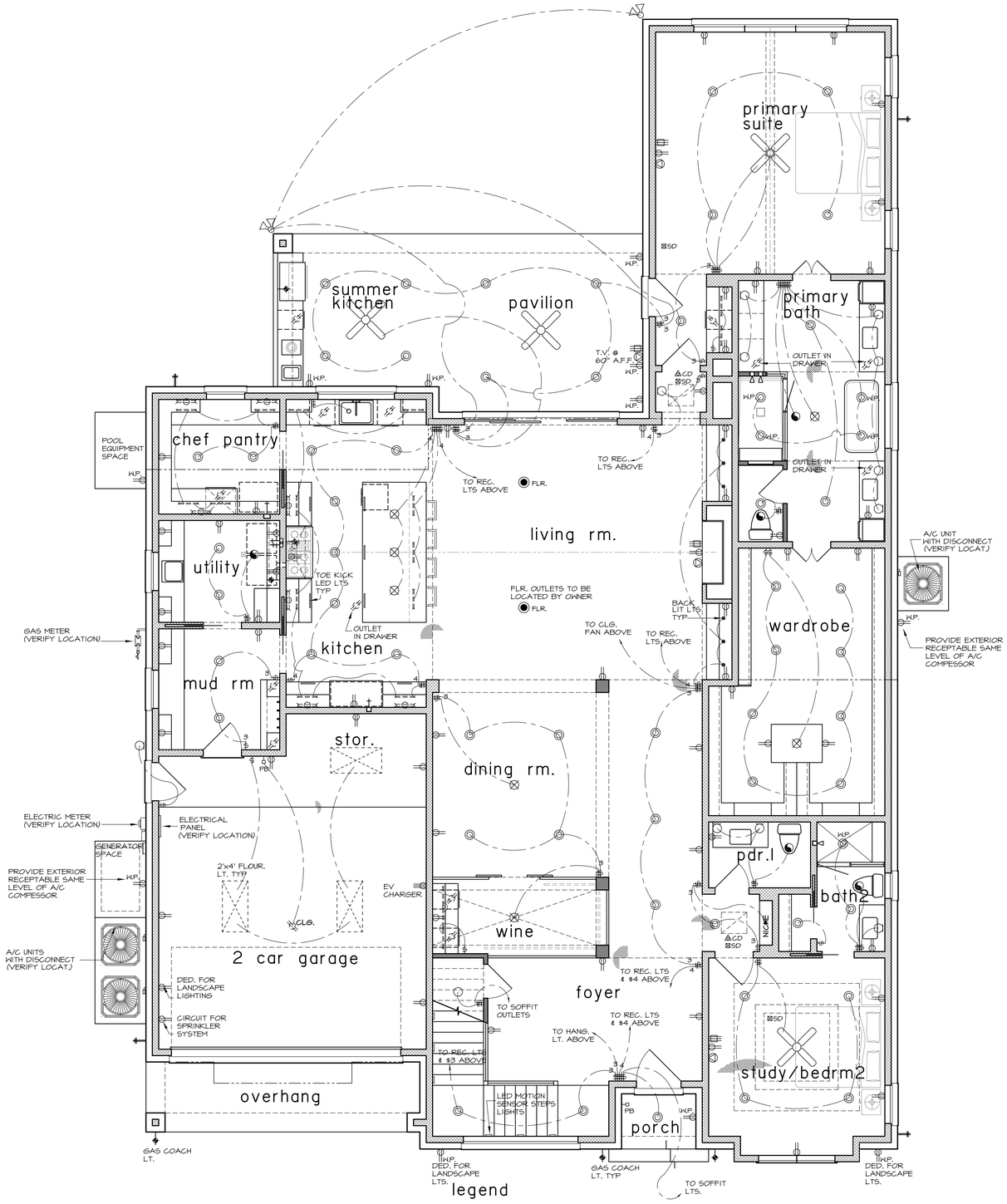
SCALE: 3/8" = 1'-0"

ADDESS: 9028 LARSON STREET.

PLAN NO 5446	SHEET NO 7 OF 10

PERMIT SET

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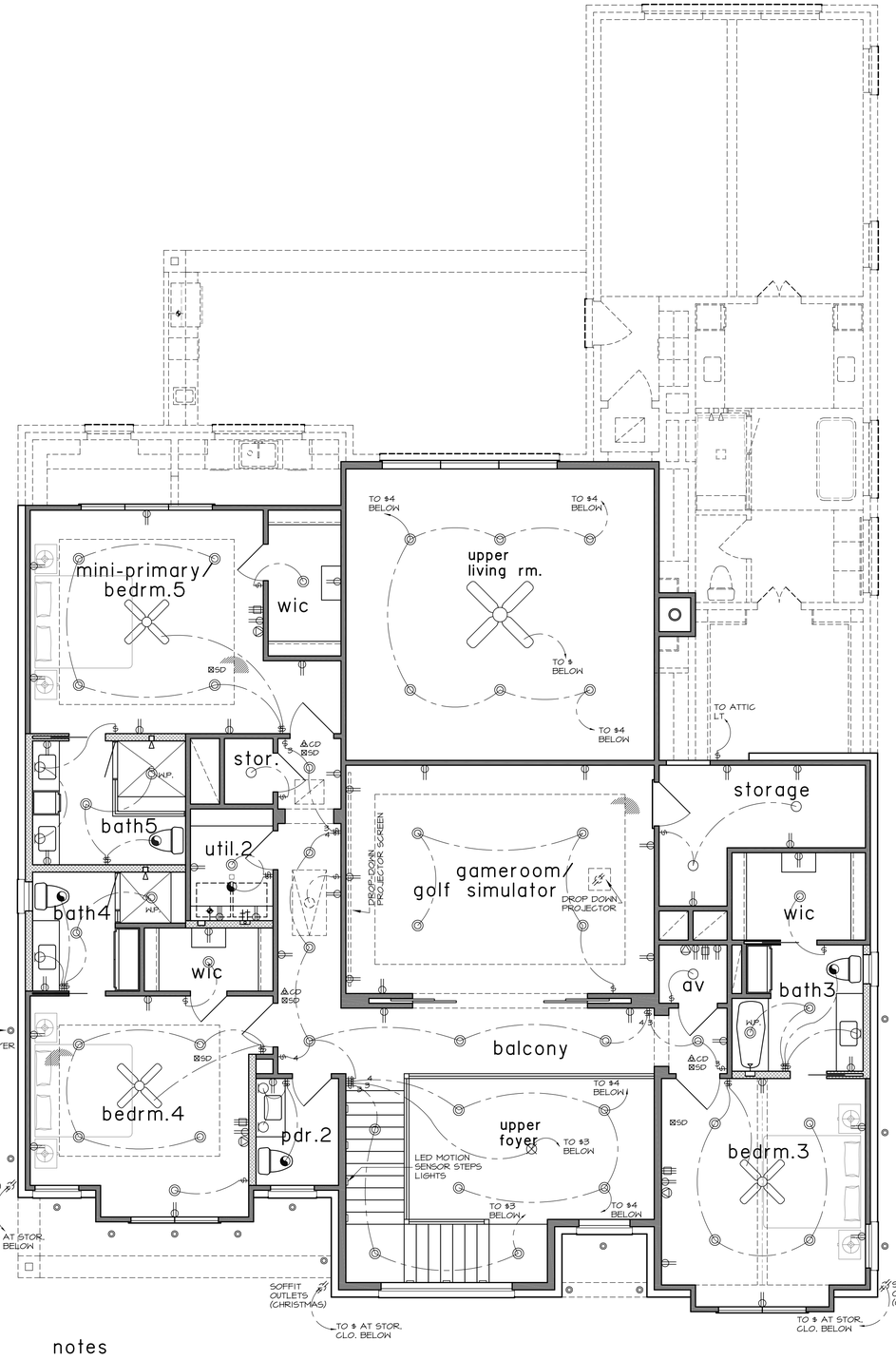
first floor electrical plan

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

NOTE:
PROVIDE TELEPHONE OUTLETS AS REQ'D.

legend

- 110 VOLT RECEPTACLE
- WP — WATERPROOF RECEPTACLE
- GFI — 110 VOLT W/ GROUND FAULT INTERRUPTOR
- 110 PLUG STRIP (UNDER UPPER CABINET)
- FLR. — 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION ANTENNA
- TELEPHONE OUTLET
- $ — SINGLE POLE SWITCH
- $3 — THREE WAY SWITCH
- $4 — FOUR WAY SWITCH
- DIM — DIMMER SWITCH
- VACUUM SWITCH
- PB — PUSH BUTTON
- ⊠SD — SMOKE DETECTOR
- △CD — CARBON MONOXIDE DETECTOR
- CH — CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- RECESSED CAN LIGHT
- WP — WATERPROOF RECESSED CAN LIGHT
- RECESSED EYEBALL SPOT LIGHT
- SL — 4" SOFFIT LIGHT (ROOF OVERHANG)
- PIN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- PC — PORCELAIN FIXTURE W/ PULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- NETWORK DROP, ALLOW FOR TEL, CATV, CAT6
- J — JUNCTION BOX



second floor electrical plan

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

NOTE:
PROVIDE TELEPHONE OUTLETS AS REQ'D.

- CEILING FAN
- CEILING FAN W/ LIGHT
- LED LIGHT PANEL
- UNDER CABINET LT.
- TRACK LIGHTS

notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2018, NEC 2023.
- SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. MULTIPLE UNITS SHALL BE INTERCONNECTED TO ACTIVATE ALL ALARMS. CONSULT MANUF. RECOMMENDATIONS FOR DISTANCE FROM R/A. LOCATION TO COMPLY WITH R314 IRC.
- VENT ALL EXHAUST FANS TO OUTSIDE
- PROVIDE G.F.I. PROTECTION AS REQ'D.
- PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC
- PROVIDE DIMMER SWITCHES @ RECESSED LT'S. AND DECORATIVE LT'S.
- PROVIDE ELECTRIC DISCONNECT AT EACH A/C UNIT
- ALLOW FOR A/C UNITS PER MECH. ENGINEER.
- PROVIDE LOW VOLTAGE CIRCUITS FOR SECURITY SYSTEM
- PROVIDE LOW VOLTAGE CIRCUITS FOR AUDIO SYSTEM AND SPEAKER LOCATIONS BY OWNER
- PROVIDE CIRCUITS FOR FRONT AND REAR YARD LIGHTING
- ALL BEDROOMS BRANCH CIRCUITS MUST BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER AS PER THE 210-12 NEC.
- GFCI PROTECTION SHALL BE PROVIDED IN ACCORDANCE W/ ELEC. CODE 210.8 NEC. ALL OUTLETS @ KITCHEN, BATHS & GARAGES SHALL BE ON GFCI.

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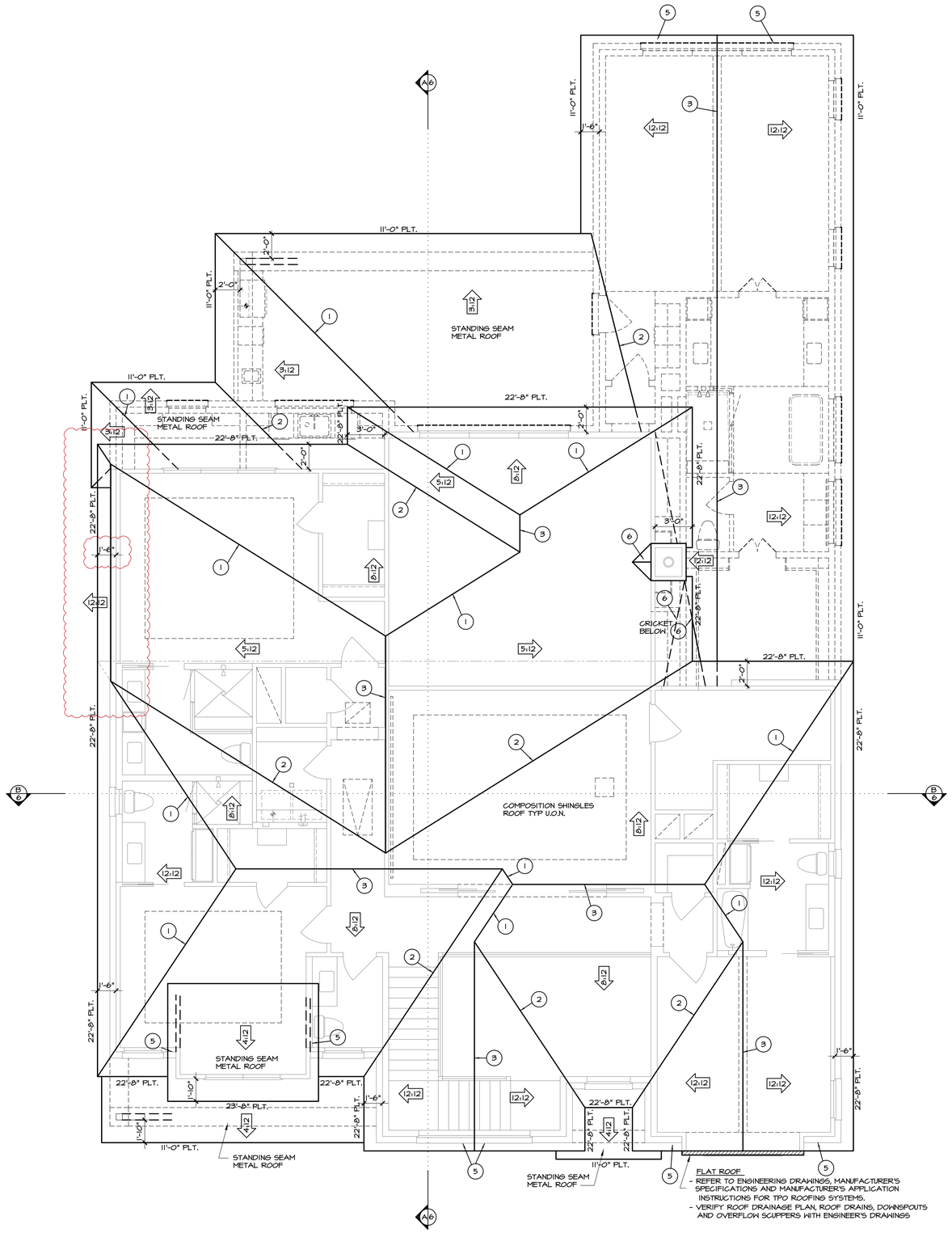
electrical floor plans

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

ADDRESS: 9028 LARSON STREET.

PLAN NO 5446	SHEET NO 8 OF 10

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roof notes

- CRICKETS SHALL BE APPLIED TO ROOF DECKING.
- ROOF PITCHES AS INDICATED HEREON.
- DOUBLE FRAMING AROUND CHIMNEYS, DORMERS, SKYLTS, AND ANY MAJOR ROOF OPENINGS.
- OUTLOOKERS TO BE 2x4 AT 16" O.C..
- RAKES TO BE 8" UNLESS OTHERWISE NOTED.
- FASCIAS AND RAKE BOARDS TO BE 1x6.
- ATTIC VENTILATION CALCULATIONS SHALL BE PROVIDED BY HVAC CONTRACTOR AND SHALL COMPLY WITH CODE REQUIREMENTS R 806 AND OTHER RELATED SECTIONS.

(1) HIP
(2) VALLEY
(3) RIDGE
(4) PURLIN
(5) OUTLOOKERS
(6) CRICKET
(7) KICKOUTS

note:
ALL PLATE HEIGHTS SPECIFIED ARE FROM MAIN LEVEL FIN. FLOOR U.O.N.

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roof plan

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

PERMIT SET

ADDRESS: 9028 LARSON STREET.

PLAN NO 5446	SHEET NO 9 OF 10

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2018 IRC TABLE R602.3(1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER a,b,c,d	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	
1" x 6" subfloor or less to each joist, face nail	2-8d	
	2 staples, 1 3/4"	
2" subfloor to joist or girder, blind and face nail	2-16d	
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	
Stud to sole plate, toe nail	3-8d or 2-16d	
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8/16d	
Blocking between joists or rafters to top plate, toe nail	3-8d	
Rim joist to top plate, toe nail	8d	6"o.c.
Rim joist or blocking to sill plate, toe nail	8d	6' o.c.
Top plates, laps at corners and intersections, face nail	2-10d	
Built-up header, two pieces with 1/2" spacer	16d	16"o.c. along each edge
Continued header, two pieces	16d	16"o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	
Continuous header to stud, toe nail	4-8d	
Ceiling joist, laps over partitions, face nail	3-10d	
Ceiling joist to parallel rafters, face nail	3-10d	
Rafter or roof truss to plate, toe nail	3-16d or 3-10d	2 toe nails on one side & 1 toe nail on opposite side of each rafter or truss
1" brace to each stud and plate, face nail	2-8d	
	2 staples, 1 3/4"	
1" x 6" sheathing to each bearing, face nail	2-8d	
	2 staples, 1 3/4"	
1" x 8" sheathing to each bearing, face nail	2-8d	
	3 staples, 1 3/4"	
Wider than 1" x 8" sheathing to each bearing, face nail	3-8d	
	4 staples, 1 3/4"	
Built-up studs-face nail	10d	24" o.c.
Abutting studs at intersecting wall corners, face nail	16d	12" o.c.
Built-up girders and beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters:		
toe nail	4-16d	
face nail	3-16d	
Rafters ties to rafters, face	3-8d	
Collar ties to Rafter, face nail or 1 1/4" x 20 Gage Ridge Setup	3-10d	

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER b,c,d,e	SPACING OF FASTENERS Edges b,c,d,e	Intermediate supports c,e (inches)
Wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
3/8" - 1/2"	6d common nail (subfloor, wall)	6	12g
	8d common nail (roof)f		
19/32" - 1"	8d common nail (roof)f	6	12g
1 1/8" - 1 1/4"	10d common nail or 8d deformed nail	6	12
	Other wall sheathing h		
1/2" structural cellulosic fiberboard sheathing	1/2" galvanized roofing nail, 7/16" crown or 1" crown		
	staple 16 ga., 1 1/2" long	3	6
25/32" structural cellulosic fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown		
	staple 16 ga., 1 1/2" long	3	6
1/2" gypsum sheathing	1 1/2" galvanized roofing nail, staple galvanized,		
	1 1/2" long, 1 1/4 screws, Type W or S	4	8
5/8" gypsum sheathing	1 3/4" galvanized roofing nail; staple galvanized,		
	1 5/8" long; 1 5/8" screws, Type W or S		
Wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed nail or 8d common nail	6	12
7/8" - 1"	8d common nail or 8d deformed nail	6	12
1 1/8" - 1 1/4"	10d common nail or 8d deformed nail	6	12

for SI: 1 inch = 25.4mm, 1 foot = 304.8mm, 1 mile per hour = 1.609Km/h.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80ksi (551MPa) for shank diameter of 0.142inch (20d common nail), 90ksi (620 Mpa) for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi (689 Mpa) for shank diamets of 1.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-8-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or grater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced minimum 48-inch distance from ridges, eaves and gpled end walls; and 4 inches on center to gable end wall framing.

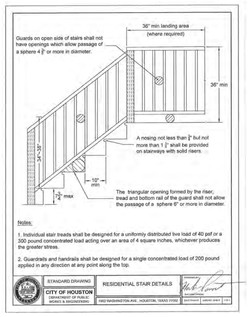
h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

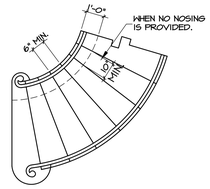
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at inersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

TABLE R602.3(2)
ALTERNATE ATTACHMENTS

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION a,b OF FASTENER AND LENGTH (inches)	SPACING c OF FASTENERS Edges (inches)	Intermediate supports (inches)
Wood structural panels subfloor, roof and wall sheathing to framing and particleboard wall sheathing to framing			
Up To 1/2	0.099 - 0.099 Nail 2 1/4	3	6
	Staple 15 ga. 1 3/4	4	8
	Staple 16 ga. 1 3/4	3	6
19/32 to 5/8	Staple 15 ga. & 16 ga. 2	4	8
	0.099 - 0.099 Nail 2 1/4	4	8
	0.113 nail 2	3	6
23/32 and 3/4	Staple 15 ga. 1 3/4	3	6
	0.099 - 0.099 Nail 2 1/4	4	8
	Staple 14 ga. 2	4	8
	Staple 16 ga. 2	4	8
1	Staple 15 ga. 2 1/4	4	8
	Staple 14 ga. 2 1/4	4	8
	0.113 Nail 2 1/4	3	6
	0.099 - 0.099 Nail 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION a,b, OF FASTENER AND LENGTH (inches)	SPACING g OF FASTENERS Edges (inches)	Body of panel d (inches)
	Floor underlayment; plywood-hardboard-particleboard		
	Plywood		
1/4 and 5/16	1 1/4 ring or screw shank nail - minimum	3	6
	12 1/2 ga. (0.099) shank diameter	3	6
	Staple 18 ga., 7/8, 3/16 crown width	2	5
11/32, 3/8 ,15/32 , 1/2 and 19/32	1 1/4 ring or screw shank nail - minimum	6	8 E
	12 1/2 ga. (0.099) shank diameter	6	8 E
5/8 ,23/32 , and 3/4	1 1/2 ring or screw shank nail - minimum	6	8
	12 1/2 ga. (0.099) shank diameter	6	8
	Staple 16 ga. 1 1/4	6	8
	Hardboard F		
0.200	1 1/2 long ring-grooved underlayment nail	6	6
	4d cement-coated sinker nail	6	6
	Staple 18 ga., 7/8 long (plastic coated)	3	6
	Particleboard		
1/4	4d ring-grooved underlayment nail	3	6
	Staple 18 ga., 7/8 long, 3/16 crown	3	6
3/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 1/8 long, 3/8 crown	3	6
1/2, 5/8	6d ring-grooved underlayment nail	6	10
	Staple 16 ga., 1 5/8 long, 3/8 crown	3	6

For SI: 1 inch = 25.4 mm.
a. Nail is a general description and my be T-head, modified round head or round head.
b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.
c. Nails or staples shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater. Nails or staples shall be spaced at not more than 12 inches on center at intermediate supports for floors.
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.
e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

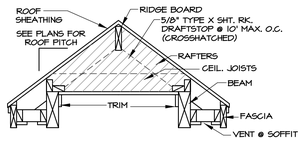




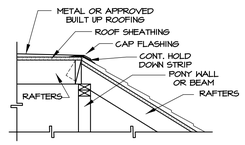
plan

stair detail

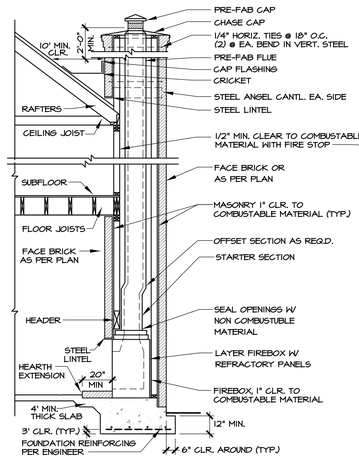
STAIRWAYS SHALL COMPLY W/ SECTION R311 OF THE IRC. RISERS SHALL NOT EXCEED 7 3/4" IN HEIGHT. THE DEPTH SHALL BE MEASURED NOSE TO NOSE & SHALL NOT BE LESS THAN 10". THE MINIMUM HEADROOM CLEARANCE SHALL NOT BE LESS THAN 6'-8". TREAD WIDTHS FOR WINDERS SHALL BE 10". MEASURE 12" IN FROM THE NARROWEST POINT & SHALL NOT BE LESS THAN 6" AT THAT POINT. TREAD WIDTH FOR CIRCULAR STAIRS SHALL BE 11" MIN. AS MEASURED FOR WINDERS.



BREEZEWAY DETAIL

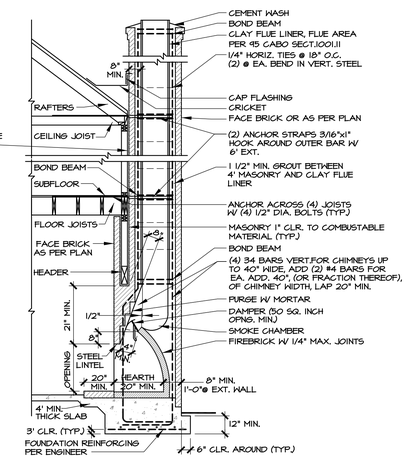


ROOF FRAMING DETAIL



pre-fab fireplace

NOTE: INSTALL PREFAB FIREPLACE SYSTEM PER MFGRS. SPECS. AND GOVERNING CODES AS APPLY.

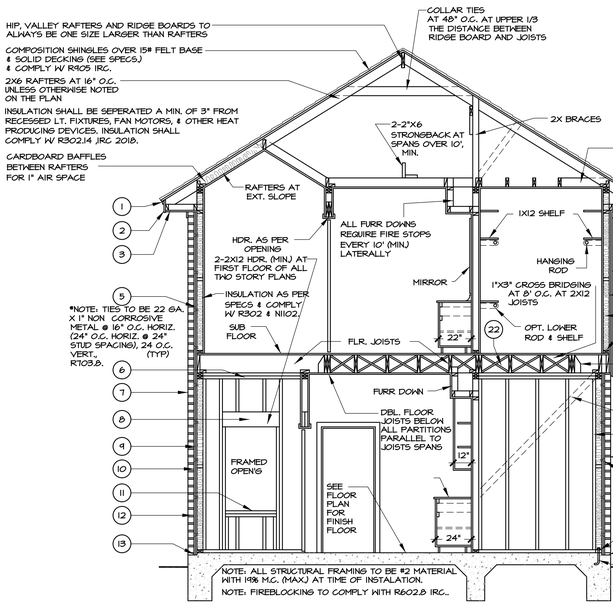


brick fireplace

stucco ext. option

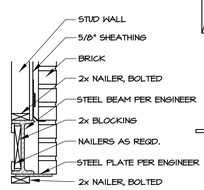
2"x4" WOOD STUDS, 16" O.C. WITH 7/8" EXTERIOR CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE OVER GALVANIZED LATH, ATTACHED BY 4d COMMON NAILS BENT OVER OR #14 GAUGE 1 1/4"x3/4" CROWN WIDTH STAPLES SPACED 6" O.C. OVER 2 LAYERS GRADE "D" BUILDING PAPER OVER 1/2" CDX PLYWOOD PLASTER MIX 1:4 FOR SCRATCH COAT AND 1:5 FOR BROWN COAT BY VOLUME, CEMENT TO SAND & COMPLY W/ CHAPTER 7.

PROVIDE WEEP SCREEDS IN ACCORD WITH R703.7.2.1 @ OR BELOW THE PLATE LINE. A MIN. 4" ABV. GRADE OR 2" ABOVE PAVING.

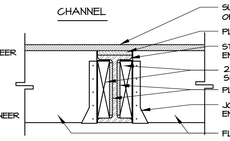


typical one and two story framing sections

REFER: CHAPTER 7 & 9, 2015 IRC FOR FLASHING REQUIREMENTS.



STEEL BEAM



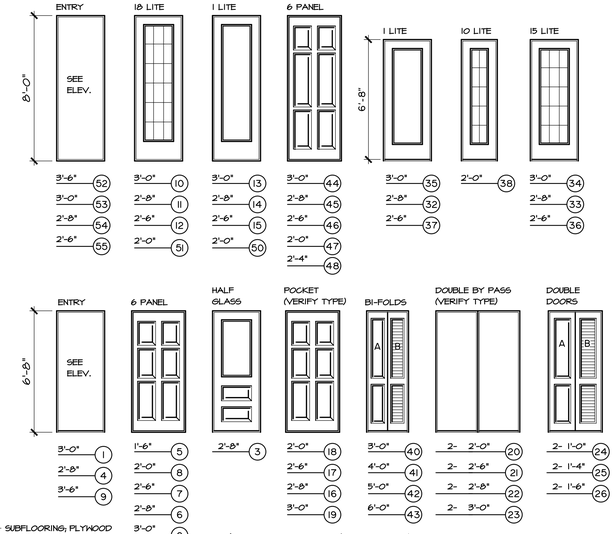
STEEL BEAM

SECTION LEGEND		
1. 1"x2" SHINGLE MOULD	14. 2"X4" OUTLOOKER AND NAILER	24. 30 LB. FELT BELOW SOLE PLATE
2. 1"X6" FACIA BOARD	15. SIDING/STUCCO, SEE NOTE ABOVE	25. 1"X4" TRIM BOARD
3. 1"X6" SOFFIT OR EXT. GRADE PLYWD.	16. 2"X4" TREATED SOLE PLATE	26. 1"X8" FACIA BOARD
4. 8 M. SCREEN VENT	17. JOIST HANGER	27. 1"X2" OR 1"X4" FRIEZE BOARD
5. METAL WALL TIES AT (*SEE NOTE)	18. SEAL OPENS W/ CAULKING	28. 1/2"X10" ANCHOR BOLTS AT 60" O.C.
6. 2-2X4 CONTINOUS TOP PLATE	19. 1"X4" CORNER BRACE AT 45°, OR PLYWD.	29. INSULATION SHALL HAVE A FLAME SPREAD RATING NO GREATER THAN 25, A SMOKE DENSITY NO GREATER THEN 450 , A SMOKE DENSITY AT DUCTS & PLENUM NO GREATER THEN 100, & COMPLY WITH R 316 (R-13 WALLS 7 R-30 CLG. MIN)
7. FACE BRICK VENEER	20. 1/2" SHEETROCK WITH A FLAME SPREAD CLASS NO GREATER THEN 200 & SMOKE DENSITY NO GREATER THAN 450 & COMPLY WITH / R302.10, IRC 2018.	
8. HEADER AS PER OPENING	21. WEEP HOLES @ 33" O.C. MAX FIRST COURSE	30. TOP OF FOUNDATION SHALL BE A MIN. OF 6" ABV. FINISH GRADE & COMPLY WITH R314 IRC.
9. 1/2" INSULATING SHEATHING	22. 1"X3" CROSS BRIDGING	31. WEEP SCREED, R703.7.2.1.
10. AIR SPACE	23. 2"X4" TREATED SOLE PLATE COMPLY W/ R 318 & R 602 IRC.	
11. 2-2"X4" SILL AT OPENING		
12. FELT OR VISQUEEN BARRIER		
13. 30 LB. FELT ON SHELF BELOW BRICK AND 12" UP WALL BEHIND GYP.		

STEEL ANGLE LINTEL TABLE (MIN. BEARING 4")						
CLEAR SPANS	5'-0" OR LESS	6'-0" OR LESS	7'-0" OR LESS	8'-0" OR LESS	9'-0" OR LESS	10'-0" OR LESS
ANGLE SIZE	< 3 1/2" X 3 1/2" X 5/16"	< 4" X 3 1/2" X 5/16"	< 4" X 3 1/2" X 5/16"	< 5" X 3 1/2" X 5/16"	< 5" X 3 1/2" X 3/8"	< 6" X 3 1/2" X 3/8"

INSULATION NOTED ABOVE SHALL BE THE MINIMUM & SHALL DEFERR TO THE IECC REPORT WHICH SUPERCEEDS THIS STATEMENT.

SPAN TABLE			
CEILING JOIST MAX. SPAN	FLOOR JOIST MAX. SPAN	RAFTER MAX. SPAN	HEADER SCHEDULE
LIMITED ATTIC STORAGE	40 PSF LIVE LOAD	SLOPES OVER 3 / 12	BEAM / MAX SPAN
2"X6" AT 16" O.C. 13'-6"	2"X12" AT 12" O.C. 21'-9"	2"X6" AT 16" O.C. 15'-2"	2-2"X4" ON EDGE 3'-6"
2"X8" AT 16" O.C. 17'-5"	2"X12" AT 16" O.C. 18'-10"	2"X6" AT 24" O.C. 12'-5"	2-2"X6" ON EDGE 4'-6"
2"X10" AT 16" O.C. 20'-4"	2"X12" AT 24" O.C. 15'-4"	2"X8" AT 16" O.C. 14'-8"	2-2"X8" ON EDGE 6'-0"
DO NOT EXCEED GIVEN DIM.	DO NOT EXCEED GIVEN DIM.	20 PSF LIVE LD. - 7 PSF DEAD LD.	2-2"X10" ON EDGE 7'-6"
GRADE NO. 2 FIR OR Y.P.	SPECIFICATIONS FROM SOUTHERN FOREST PRODUCTS		



door schedule

DOORS 10 THRU 15, 44 THRU 48 & 50 THRU 55 ONLY TO BE 8' TALL, ALL OTHERS TO BE 6'-8"TALL. GLASS IN DOORS OR SIDE LIGHTS TO BE SAFETY OR TEMPERED GLASS AS PER CODE.

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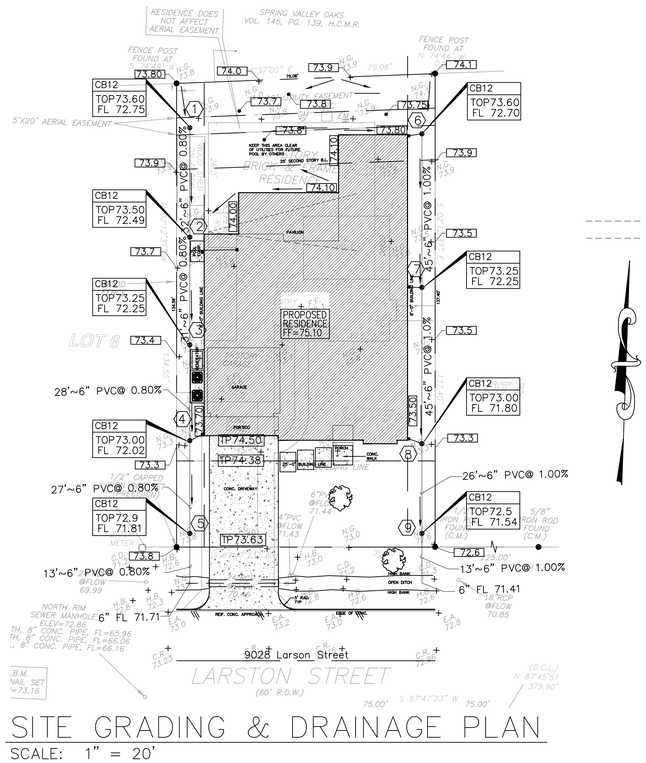
SULLIVAN HENRY OGGERO & ASSOC., INC. IS A PROFESSIONAL BUILDING DESIGN FIRM. IT IS NOT AN ENGINEERING FIRM. WE ARE NOT QUALIFIED TO NOR LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING THE FRAMING AND FOUNDATION. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, THE "ENGINEER OF RECORD" SHALL BEAR THE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. SULLIVAN STEVENS HENRY OGGERO & ASSOC., INC. WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN IN ANY WAY AND/OR FOR ANY PROBLEMS WHICH MAY ARISE.

NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
Sullivan Henry Oggero
BUILDING DESIGNERS
AIBD
5020 NOLDA STREET HOUSTON, TX 77007 PHONE: (713) 464-0740

(2018 IRC)

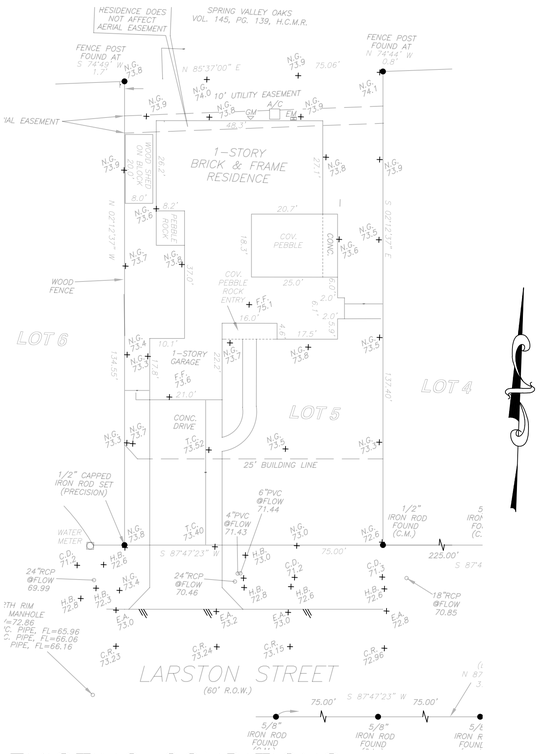
2018 IRC REV. 02.08.2021

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SITE GRADING & DRAINAGE PLAN

SCALE: 1" = 20'



EXISTING CONDITIONS

SCALE: 1" = 20'

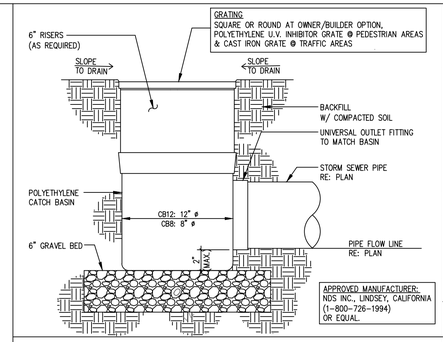
lot coverage

TOTAL LOT AREA	10199 SQ. FT.
LOT AREA BEHIND FRONT B.L.	8324 SQ. FT.
HOUSE PAD	4435 SQ. FT.
DRIVEWAY	47 SQ. FT.
IMPERVIOUS AREA BEHIND FRONT B.L.	4482 SQ. FT.
IMPERVIOUS COV. (60% MAX.)	53.85 %
FRONT YARD AREA	1875 SQ. FT.
CONC. WALK	610 SQ. FT.
FRONT 1MPERVIOUS COV. (50% MAX.)	32.53 %

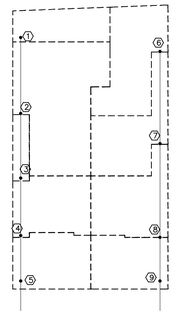
IMPORTANT NOTE

ALL ROOF DRAINAGE SHALL BE COLLECTED BY A GUTTER AND DOWNSPOUT COLLECTION SYSTEM. ALL DOWNSPOUTS SHALL BE CONNECTED TO THE SUB-SURFACE COLLECTION SYSTEM.

SUB-SURFACE SPOUT COLLECTION SYSTEM IS SHOWN SCHEMATICALLY ON DRAWING AND IS TO BE FIELD ROUTED.



1 DETAIL: TYPICAL PLASTIC DRAIN



Total Tract Area (sf)	10199	Frequency	b	d	e
Impervious area (sf)	5092	2-Year	48.35	9.07	0.7224
Ia=Imperv A/Total A	49.93%	10-Year	54.68	6.96	0.6623
C=.6Ia+.2	0.50	100-Year	60.66	4.44	0.5797

2 year $Tc=10A^{0.1761}+15$ $I=b/(d+Tc)^e$

Drainage Area	A (sf)	A (acres)	TC (min.) {2-Year}	I (in/hr) [2-yr]	Q=CIA (cfs)
1	750	0.017	19.891	4.250	0.037
2	2419	0.056	21.011	4.135	0.115
3	260	0.006	19.058	4.340	0.013
4	1044	0.024	20.184	4.219	0.051
5	1005	0.023	20.149	4.223	0.049
6	1368	0.031	20.437	4.193	0.066
7	1209	0.028	20.320	4.205	0.058
8	1219	0.028	20.327	4.204	0.059
9	925	0.021	20.075	4.231	0.045
Total	**10199**	**0.234**	22.744	3.971	0.464

100 year $Tc=10A^{0.1761}+15$ $I=b/(d+Tc)^e$

Drainage Area	A (sf)	A (acres)	TC (min.) {100-Year}	I (in/hr) [100-yr]	Q=CIA (cfs)
1	750	0.017	19.891	9.536	0.082
2	2419	0.056	21.011	9.290	0.258
3	260	0.006	19.058	9.730	0.029
4	1044	0.024	20.184	9.470	0.113
5	1005	0.023	20.149	9.477	0.109
6	1368	0.031	20.437	9.414	0.148
7	1209	0.028	20.320	9.440	0.131
8	1219	0.028	20.327	9.438	0.132
9	925	0.021	20.075	9.494	0.101
Total	**10199**	**0.234**	22.744	8.942	1.046

DRAINAGE AREAS

SCALE: NTS

Frequency	b	d	e
2-Year	48.35	9.07	0.7224

$I=b/(d+Tc)^e$ Q=VA v=(1.49/n)*R

DA or Node Number	DA or Node Number	Area (Acres)	C	Sum C*A	Time conc T_c	Intencity (I) (IN/HR)	Q (cfs)	T/C	Pipe Length (FT)	Pipe DIA (IN)	Pipe Slope	Manning (n)	Design Capacity Q (cfs)	Design Velocity (V) (ft/sec)
1	2	0.017	0.50	0.009	19.89	4.25	0.037	19.89	37	6	0.80%	0.011	0.59	3.03
2	3	0.056	0.50	0.036	21.01	4.14	0.150	21.01	31	6	0.80%	0.011	0.59	3.03
3	4	0.006	0.50	0.039	19.06	4.34	0.171	19.06	28	6	0.80%	0.011	0.59	3.03
4	5	0.024	0.50	0.051	20.18	4.22	0.216	20.18	22	6	0.80%	0.011	0.59	3.03
5	DITCH	0.023	0.50	0.063	20.15	4.22	0.265	20.15	13	6	0.80%	0.011	0.59	3.03
6	7	0.028	0.50	0.014	20.32	4.21	0.058	20.32	45	6	1.00%	0.011	0.66	3.39
7	8	0.028	0.50	0.028	20.33	4.20	0.117	20.33	45	6	1.00%	0.011	0.66	3.39
8	9	0.021	0.50	0.038	20.07	4.23	0.163	20.07	21	6	1.00%	0.011	0.66	3.39
9	DITCH	0.234	0.50	0.155	22.74	3.97	0.617	22.74	13	6	1.00%	0.011	0.66	3.39

Frequency	b	d	e
100-Year	60.66	4.44	0.5797

$I=b/(d+Tc)^e$ Q=VA v=(1.49/n)*R

DA or Node Number	DA or Node Number	Area (Acres)	C	Sum C*A	Time conc T_c	Intencity (I) (IN/HR)	Q (cfs)	T/C	Pipe Length (FT)	Pipe DIA (IN)	Pipe Slope	Manning (n)	Design Capacity Q (cfs)	Design Velocity (V) (ft/sec)
1	2	0.017	0.50	0.009	19.89	9.54	0.082	19.89	37	6	0.80%	0.011	0.59	3.03
2	3	0.056	0.50	0.036	21.01	9.29	0.338	21.01	31	6	0.80%	0.011	0.59	3.03
3	4	0.006	0.50	0.039	19.06	9.73	0.383	19.06	28	6	0.80%	0.011	0.59	3.03
4	5	0.024	0.50	0.051	20.18	9.47	0.486	20.18	22	6	0.80%	0.011	0.59	3.03
5	DITCH	0.023	0.50	0.063	20.15	9.48	0.595	20.15	13	6	0.80%	0.011	0.59	3.03
6	7	0.028	0.50	0.014	20.32	9.44	0.131	20.32	45	6	1.00%	0.011	0.66	3.39
7	8	0.028	0.50	0.028	20.33	9.44	0.263	20.33	45	6	1.00%	0.011	0.66	3.39
8	9	0.021	0.50	0.038	20.07	9.49	0.365	20.07	21	6	1.00%	0.011	0.66	3.39
9	DITCH	0.234	0.50	0.155	22.74	8.94	1.390	22.74	13	6	1.00%	0.011	0.66	3.39

DRAINAGE CALCS

PROPERTY LEGAL DESCRIPTION

LOT 5 LARSON COURT SUBDIVISION ACCORDING TO VOLUME 230, PAGE 84, RECORDED MAP OR PLAT RECORDS HARRIS COUNTY, TEXAS.

SURVEYOR

ALL EXISTING TOPOGRAPHIC & FLOOD PLAIN DATA SHOWN HEREIN IS BY:

PRECISION surveyors 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 281-496-1586

BENCHMARK DATA

NOTE: ELEVATIONS ARE BASED IN HARRIS COUNTY FLOODPLAIN REFERENCE MARKER NO. 210255 ELEVATION=70.83 FEET NAVD88 2001 ADJ.

FLOOD PLAIN DATA

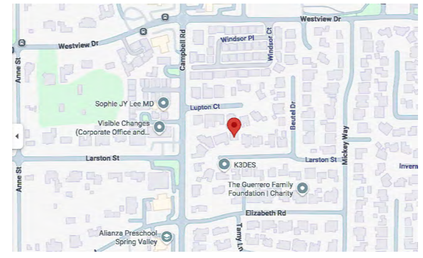
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0645 L MAP REVISION: 06/18/2007 ZONE X

GENERAL NOTES: SITEWORK

(THESE NOTES CONTROL EXCEPT AS NOTED OTHERWISE IN PLANS & DETAILS)

1. CONTRACTOR/BUILDER SHALL FIELD-VERIFY EXISTING ELEVATIONS AND SET FINISH FLOOR (FF) ELEVATION AT-LEAST 18 INCHES ABOVE THE BASE FLOOD ELEVATION, ACCORDING TO FEMA MAPS & TOPOGRAPHIC SURVEY DATA; 12 INCHES ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM, OR, WHERE, NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.
2. PROPOSED FF ELEVATION IS MINIMUM. BUILDER MAY SET SLAB @ A HIGHER ELEVATION, BUT NOTIFY ENGINEER PRIOR TO SETTING FORM.
3. FINISH GRADE ELEVATIONS @ SIDE & REAR PROPERTY LINES SHALL MATCH EXISTING GRADE ELEVATIONS U.O.N.
4. CONTRACTOR/ BUILDER SHALL FIELD-VERIFY ALL EXISTING CONDITIONS & INFORM ENGINEER OF ALL DISCREPANCIES THAT MAY IMPACT THIS WORK.
5. ALL EXCAVATED SOIL FROM FOUNDATIONS SHALL BE REMOVED FROM CONSTRUCTION SITE AND MAY NOT BE USED AS FILL DIRT, UNLESS SPECIFICALLY CALLED FOR IN FOUNDATION DRAWINGS.
6. CONSTRUCTION SITE IS TO BE MAINTAINED FREE OF ANY OPEN TRENCHES, PITS, HOLES, OR OTHER EXCAVATIONS THAT MAY HOLD WATER.
7. RUNOFF FROM CONSTRUCTION SITE SHALL BE FILTERED SO AS TO PREVENT SAND, MUD AND DIRT OF ANY KIND FROM ENTERING CITY STORM DRAINAGE SYSTEM.
8. ALL AREAS NOT UNDER THE FOOTPRINT OF THE BUILDINGS ARE TO BE CONSIDERED COMMON AREAS.
9. ADJOINING PROPERTIES
   A. THIS PROPOSED DRAINAGE SCHEME WILL NOT RESULT IN ANY STORMWATER RUNOFF ONTO ADJOINING PROPERTIES DURING A 2-YEAR STORM.
   B. CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION SO AS TO ENSURE THAT NO RUNOFF FROM CONSTRUCTION SITE TRAVERSES ADJOINING PROPERTIES AT ANYTIME.
10. CITY RIGHT-OF-WAY
    A. ANY DAMAGE TO EXISTING ROADS, DRIVEWAYS, SIDEWALKS, OR OTHER APPURTENANCES WITHIN THE CITY'S RIGHT-OF-WAY SHALL BE SAW-CUT, REMOVED AND REPLACED WITH MATERIAL EQUAL TO OR SUPERIOR TO EXISTING MATERIAL, AND SHALL BE INSTALLED TO CITY STANDARDS.
    B. ANY AREAS OF GRASS WITHIN THE CITY'S RIGHT-OF-WAY WHICH ARE DISTURBED OR DUG UP DURING CONSTRUCTION SHALL BE REPLACED WITH ST. AUGUSTINE, OR GRASS WHICH MATCHES THE GRASS REMOVED.

VICINITY MAP (N.T.S.)



LEGEND

- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPERTY LINE
- GRADE BREAK (G.B.)
- SLOPE OF PAVEMENT OR FINISH GRADE
- STORM SEWER MANHOLE
- CLEAN-OUT (MATCH PIPE SIZE UP TO 6"ø)
- IN-LINE CLEANOUT (MATCH PIPE SIZE UP TO 6"ø)
- DRAINAGE AREA DESIGNATION
- CATCH BASIN (RE: DETAIL)
- 8"ø AREA DRAIN
- XX.XX EXISTING NATURAL GRADE ELEVATIONS
- FF = XX PROPOSED FINISH FLOOR ELEVATION
- BC 99.95 PROPOSED BACK OF CURB ELEVATION
- TP 99.45 PROPOSED TOP OF PAVEMENT ELEVATION
- TG 99.15 PROPOSED TOP OF INLET GRATE ELEVATION
- FL 96.53 PROPOSED FLOW LINE ELEVATION
- FG 99.15 OR 99.15 PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DETENTION AREA
- CL SWALE
- DOWNSPOUT W/ CONNECTOR TO DRAINAGE SYSTEM
- EXISTING TREE

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HOUSTON, TEXAS 77055

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P.O. BOX 218182
HOUSTON, TX. 77218
O. 713.419.7994
F. 708.572.8036

STATE OF TEXAS SIAMAK FARIABI 57035 PROFESSIONAL ENGINEER
09/15/26

PROJECT:	9028 Larson
PROJECT NO.: 26-023	MFE26-181
DATE:	06/04/26
REVISION:	
REVISION:	
REVISION:	
DRAWN:	CNS
SHEET NO.:	C1.1

FOUNDATION DESIGN NOTES

1. POST TENSIONED SLAB IS 4" THICK
2. ALL EXTERIOR BEAMS ARE 16" WIDE X 30" DEEP
3. ALL INTERIOR BEAMS ARE 12" WIDE X 24" DEEP
4. ALL CONT. BEAM BOTTOM STRAND SHOULD BE DRAPE
5. ALL POST TENSIONING STRANDS ARE 1/2" DIA. X 270K
6. PROVIDE 2-#5'S TOP & BOT. IN ALL BEAMS MARKED WITH *
7. SEE DWG S-2 FOR TYPICAL DETAILS
8. VERIFY ALL DIMENSIONS WITH ARCH. DWGS BEFORE COMMENCING WORK
9. REFER TO SOIL REPORT NO. G26-284 DATED MAY-2026 BY ARM TESTING, INC. (P.i.=32) FOR SUBGRADE PREPARATION AND COMPACTION REQUIREMENTS

ADDITIONAL NOTES

1. PRE-POUR, POUR, AND CABLE ELONGATION INSPECTIONS ARE TO BE PERFORMED BY MF ENGINEERING LLC
2. MF ENGINEERING RELIES ON INFORMATION CONTAINED IN THE PERTINENT GEOTECHNICAL REPORT. MF ENGINEERING DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OF SAID REPORT, OR ANY INFORMATION THAT WAS RELIED UPON WITHIN THE REPORT
3. FOR THE FOUNDATION TO PERFORM AS DESIGNED, THE OWNER MUST ENSURE THAT SOIL MOISTURE CONTENT IS MAINTAINED A CONSTANT LEVEL AT ALL TIMES, SOIL MUST NOR DRY OUT
4. BUILDER ACKNOWLEDGES IMPORTANCE OF FOUNDATION MOISTURE MAINTENANCE, AND RELAYS THAT INFORMATION TO OWNER

FOUNDATION REQUIRED 24" SELECTED FILL

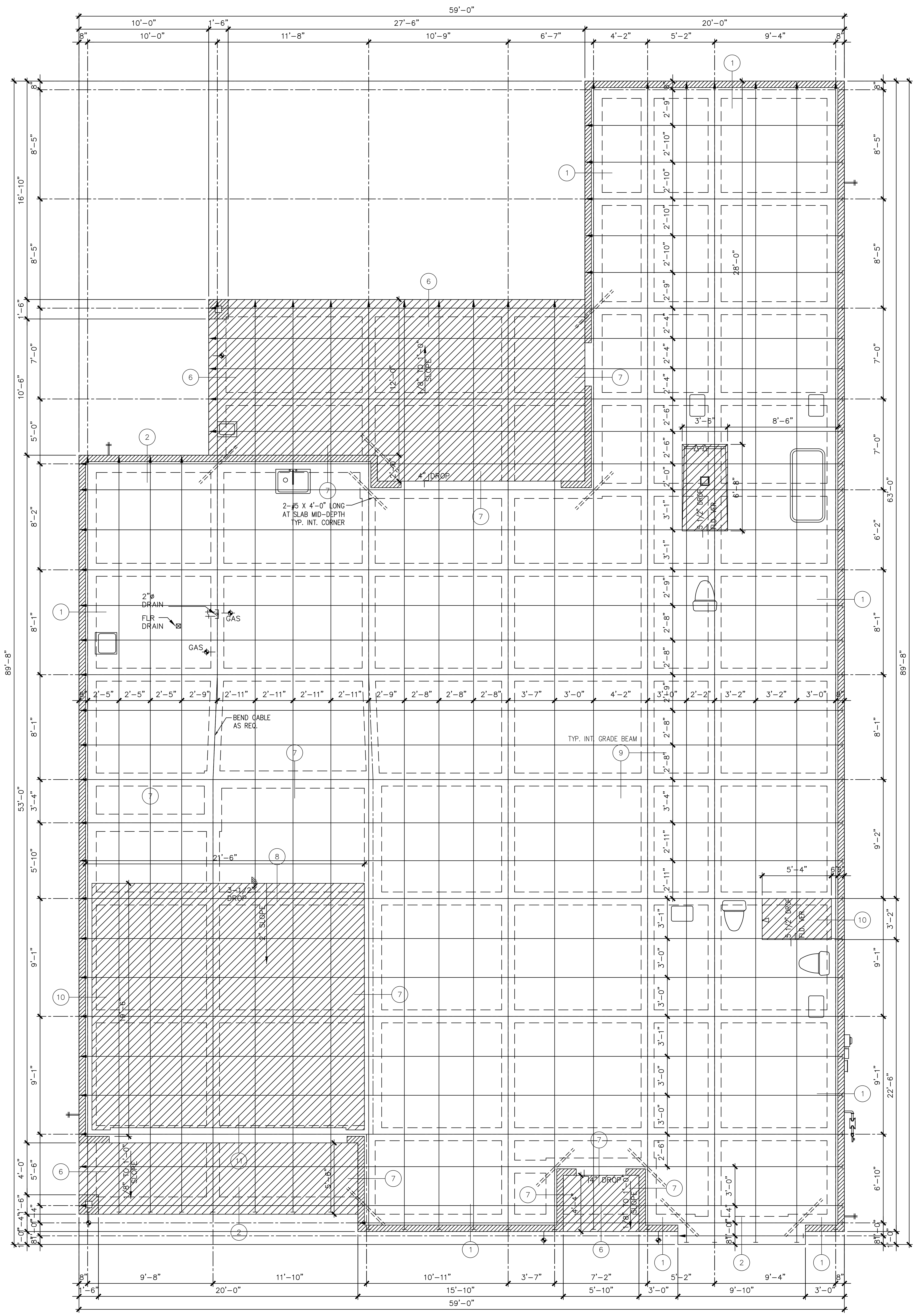
USE ARCHITECTURAL DRAWINGS TO SET FORMS

SEE ARCHITECTURAL FOR ALL NON-SPECIFIED SLAB DROPS AND SLOPES

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL.

TERMITE TREATMENT

TERMITE TREATMENT PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS:
1. CHEMICAL TERMITICIDE TREATMENT
2. TERMITE BAITING
3. PRESSURE PRESERVATIVE-TREATED WOOD
4. NATURALLY DURABLE, TERMITE RESISTANT WOOD
5. PHYSICAL BARRIERS
6. COLD FORMED STEEL FRAMING



FOUNDATION PLAN

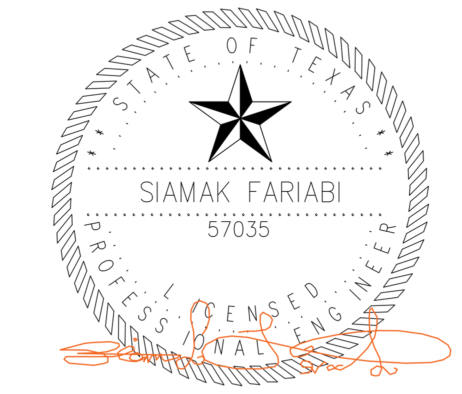
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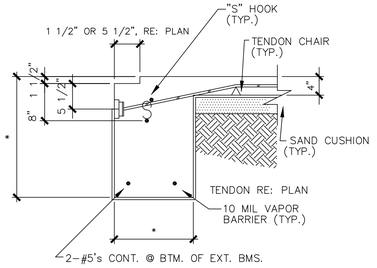
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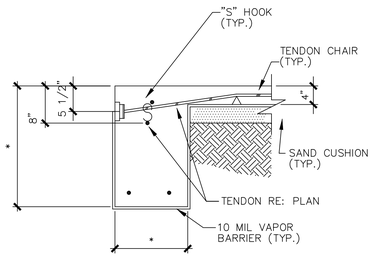


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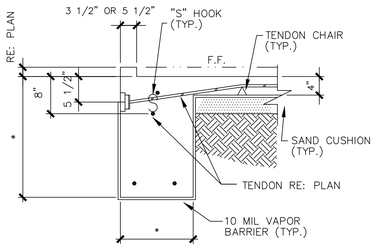
PROJECT:	9028 LARSTON
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DATE:	05/12/2026
REVISION:	
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SHEET NO.:	S-1



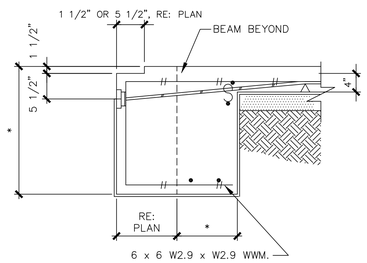
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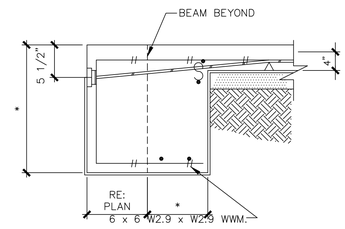
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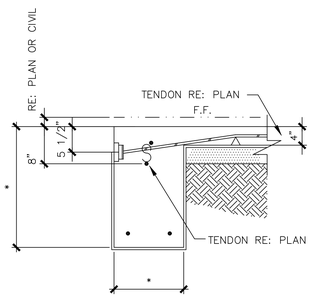
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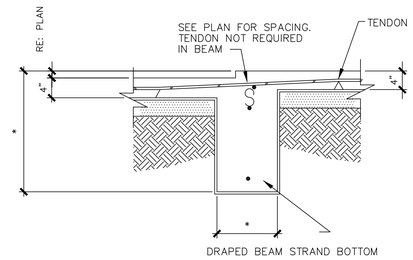
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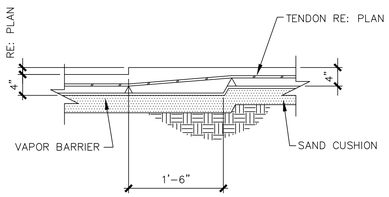
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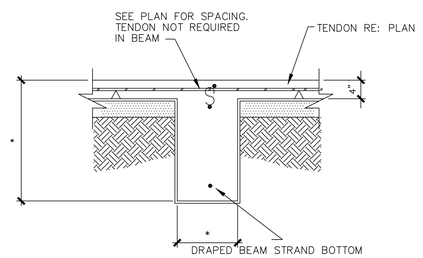
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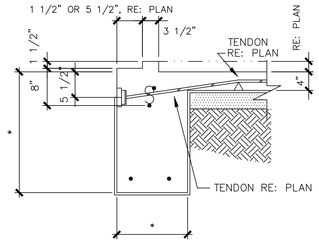
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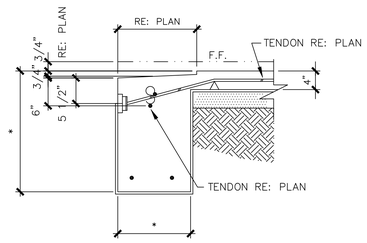
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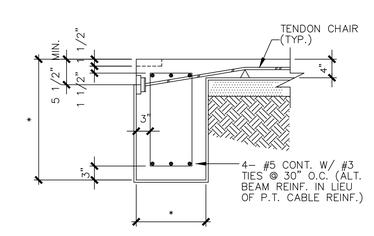
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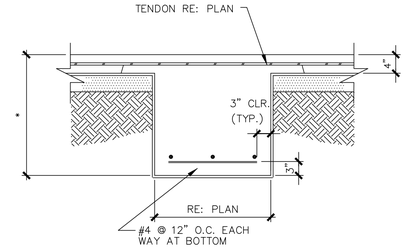
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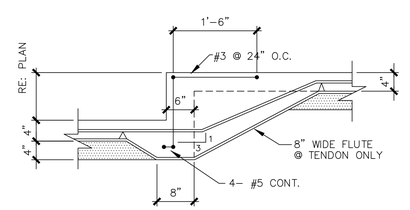
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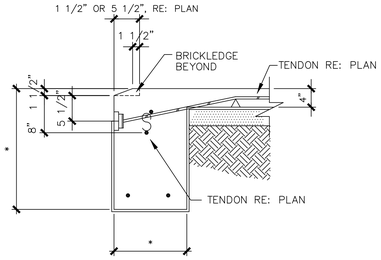
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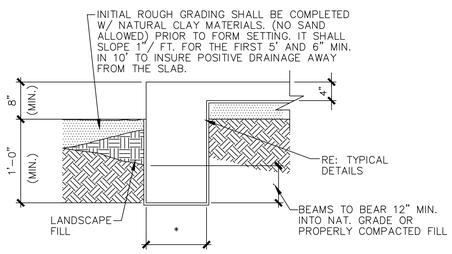
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15



TYPICAL DRAINAGE DETAIL

16

Foundation Details Sheet

POST-TENSION GENERAL NOTES:
DESIGN:
FOUNDATION SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED USING ACCEPTED ENGINEERING PRACTICES AND IN ACCORDANCE WITH THE CRITERIA FOR SELECTION AND DESIGN OF RESIDENTIAL SLABS-ON-GRADE. THE AMERICAN CONCRETE INSTITUTES BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND THE POST TENSION INSTITUTE TENTATIVE SPECIFICATIONS FOR POST-TENSION MATERIALS. THE PLASTICITY INDEX USED IS NOTED IN THE DESIGN DATA ON THE PLANS.
MATERAILS:
1. CONCRETE IN FOUNDATION BEAMS AND SLABS MUST ATTAIN A MINIMUM COMPRESSIVE STRENGTH AS NOTED IN THE DESIGN DATA AT 28 DAYS AND AT LEAST 3000 P.S.I. AT THE TIME OF STRESSING. CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (ACI 318) TO INSURE QUALITY CONCRETE.
2. PLACE A 6 MIL VAPOR BARRIER OF POLYETHYLENE UNDER ALL CONCRETE SLABS.
3. PRESTRESSING TENDONDS WILL CONSIST OF 270 K 7 STRAND WIRE LOW RELAXATION CABLE WITH PREVENTIVE LUBRICANT AND WRAPPED WITH PLASTIC SHEATHING CONFORMING TO ASTM A-416. END ANCHORAGE DEVICES WILL CONFORM TP P.T.I. DESIGN SPECIFICATIONS. ALL DEAD END ANCHORAGE MUST BE FACTORY SEATED OR POWER SEATED.
4. MILD STEEL REINFORCING (IF REQUIRED): REBAR-ASTM A-615-60. WELDED WIRE FABRIC -ASTM 185.
5. 4" (MAXIMUM) SAND CUSHION OVER FILL COMPACTED IN ACCORDANCE WITH GEOTECHNICAL REPORT SITE PREPARATION RECOMMENDATIONS.
6. FLYASH, IF USED, SHALL NOT BE MORE THAN 20% OF TOTAL CEMENT.
7. WATER/CEMENT RATIO SHALL NOT EXCEED .54.
8. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I.
9. CONCRETE ADMIXTURES SHALL CONFORM TO ASTM C494.

CONSTRUCTION:
1. BEAM DIMENSIONS ARE THE MINIMUM SIZE REQUIRED AND MAY NOT BE REDUCED OR ENLARGED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
2. PLACE FILL UNDER SLABS IN COMPLIANCE WITH GEOTECHNICAL ENGINEERS SITE PREPARATION RECOMMENDATIONS.
3. CONCRETE SHALL BE WELL CONSOLIDATED, PARTICU-LARLY IN THE VICINITY OF THE TENDON ANCHORAGE.
4. SUPPORT TENDONS AND BARS SECURELY TO PREVENT BOTH VERTICAL AND HORIZONTAL MOVEMENT DURING PLACING OF CONCRETE.
5. ALLOW 8" DIAMETER, CENTERED ON TENDON AXIS, BY 36" LENGTH FOR STRESSING EQUIPMENT CLEARANCE.
6. IF TENDON SHEATHING IS DAMAGED FOR 5" OR MORE IT MUST BE RESHEATHED TO PREVENT CONCRETE FROM BONDING TO THE CABLE.
7. THERE WILL BE NO PLUMBING LINES RUNNING PARALLEL TO AND WITHIN OR UNDER ANY FOUNDATION BEAM.

QUALIFICATION:
POST-TENSION CONTRACTOR WILL, UPON REQUEST, FURNISH THE FOLLOWING:
1. LABORATORY TEST ON ANCHORAGE SYSTEM.
2. LATEST CALIBRATION DATE OF EQUIPMENT USED.
3. LABORATORY TEST COEFFICIENT OF FRICTION ON STRANDS.
4. MIL TEST CERTIFICATE ON STRANDS.

STRESSING:
1. 1/2" DIAMETER TENDONS SHALL BE ANCHORAGE AT 28.9 K PER STRAND, BUT MAY INITIALLY STRESSED TO ABOUT 11 KIPS 16 HOURS AFTER CONCRETE PLACEMENT OR AT APPROXIMATELY 1000 P.S.I. CONCRETE STREGTH. LONG AND NARROW SLABS CAN BE STRESSED IN THE LONG DIRECTION ONLY, FINAL STRESSING SHOULD BE DONE AS RECOMMENDED IN THE ABOVE SPECIFICATIONS.
3. ELONGATION REPORT MUST BE PROVIDED BY A QUALIFIED ENGINEERING FIRM, OR OTHERS APPROVED BY MACK FARIABI ENGINEERING.
REPORT MUST SHOW BUILDING SHAPE, TENDON LOCATION AND NUMBER, AND ACTUAL LENGTH OF ELONGATION. A REPORT SHALL ALSO BE PROVIDED TO MACK FARIABI ENG. CERTIFYING THAT THE CABLES ARE PROPERLY CUT AND GROUTED.

SPECIAL NOTES:
1. EXTERIOR BEAMS ARE TO EXTEND 12" INTO UNDISTURBED SOIL OR THE SLAB IS TO BE PLACED ON FILL IN ACCORDANCE WITH CONSTRUCTION NOTE #2.
2. DO NOT SCALE THESE PLANS.

** NOTE **
COORDINATION:
1. BUILDING CONTRACTOR MUST VERIFY ALL FORM SETTING DIMENSIONS, DROPS, OFF-SETS, BRICK LEDGES AND BLOCK-OUTS ON ARCHITECTURAL PLANS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST ON THESE PLANS PRIOR TO CONSTRUCTION.
2. THE BUILDING CONTRACTOR MUST COORDINATE STRUCTURAL PLANS WITH ARCHITECTURAL AND MECHA-NICAL PLANS FOR ALL OPENINGS, INSERTS AND OTHER RELATED ITEMS REQUIRED TO COMPLETE THE FOUNDATION.

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06/06/2026

S-2

STRUCTURAL ABBREVIATIONS

ARCH.	ARCHITECTURAL
ASI	ALPHA STRUCTURES INCORPORATED
APB	ANTHONY POWER BEAM
BLDG.	BUILDING
BOTT.	BOTTOM
C.J.	CEILING JOIST
CNTLVRD.	CANTILEVERED
CONT.	CONTINUOUS
D.J.	DECK JOIST
DIAG.	DIAGONAL
DWG.	DRAWING
D.B.	DROP BEAM
EA.	EACH
F.B.	FLUSH BEAM
F.J.	FLOOR JOIST
G. & N	GLUED AND NAILED
GL.	GLULAM
HDR.	HEADER
HORIZ.	HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER (MICROLAM)
MANUF.	MANUFACTURED
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.T.	PRESSURE TREATED
PLF	POUNDS PER LINEAR FOOT
PSL	PARALLEL STRAND LUMBER (PARALLAM)
RBS	ROOF BRACING SUPPORT
RE:	REFER TO
R.J.	ROOF JOIST
S.B.C.	SOUTHERN BUILDING CODE
STD.	STANDARD
STL.	STEEL
S.Y.P.	SOUTHERN YELLOW PINE
T & B	TOP & BOTTOM
T & G	TONGE AND GROOVED
T.J.	TRUSS JOIST
T.J.I.	TRUSS JOIST INTERNATIONAL
U.W.A.	UNDER WALL ABOVE
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
&	AND
@	AT
ø	DIAMETER
#	NUMBER, POUNDS
℄	PLATE
W/	WITH

FLUSH BEAM TO BEAM CONNECTION NOTES

1. ALL FLUSH WOOD BEAM TO WOOD BEAM CONNECTIONS SHALL BE SIMPSON HGB OR GHLT HANGERS.
2. ALL FLUSH STEEL BEAM TO STEEL BEAM CONNECTIONS SHALL BE 2– L 4x4x1/4x0–9" W/ 3–3/4 DIA. AB THROUGH BOLTS IN EACH

2X6 @ 16" O.C. TYPICAL (U.N.O.)

RBS = ROOF BEAM SUPPORT

STUD WALL FRAMING NOTE

1. FRAME EXTERIOR LOAD–BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'–0" WITH 2x6 STUDS @ 16" O.C.
2. FRAME INTERIOR LOAD–BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'–0" WITH 2–2x4 STUDS @ 16" O.C.
3. PROVIDE 2x6 STUDS AT 16" O.C. OR 2–2x4 STUDS AT 16" O.C. FOR WALLS SUPPORTING MORE THAN ONE FLOOR.

FLOOR FRAMING NOTES

1. FLOOR JOISTS – 20" DEEP OPEN WEB MANUFACTURED WOOD TRUSSES ENGINEERED BY TRUSS JOIST.
2. PROVIDE 5/8" TYPE 'X' GYP. BD. UNDER FLOOR AT GARAGE.
3. ALTERNATE SHEATHING – 2 x 6 T & G DIAG. DECKING W/2 – 16d EA. SUPPORT
4. ALL BEAMS AND HEADERS SHALL BE SYP #2
5. PROVIDE 2 – 2x12 HEADERS AT ALL FIRST LEVEL OPENINGS U.N.O.
6. ALL BEAMS ARE FLUSH BEAMS U.N.O.
7. PROVIDE FULL BEARING UNDER ALL BEAMS CONTINUOUSLY TO FOUNDATION.
8. DL = 10 PSF LL = 40 PSF
   DEFLECTION CRITERIA: LIVE LOAD L/360
   TOTAL LOAD L/240

TRUSS LOAD NOTES

– – – – TYPICAL INDICATION FOR LOAD TO TRUSS FROM WALL ABOVE IN POUNDS PER LINEAR FOOT. LOADS SHOWN DO NOT INCLUDE FLOOR LOAD.

✳ TYPICAL INDICATION FOR POINT LOAD TO TRUSS FROM WALL ABOVE IN POUNDS. LOADS SHOWN DO NOT INCLUDE FLOOR LOAD

1. USE 120 PLF WALL LOAD TO TRUSSES FROM NON LOAD–BEARING WALLS ABOVE. LOADS SHOWN DO NOT INCLUDE FLOOR LOAD.
2. ALL FLUSH BEAM TO WOOD BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT (U.N.O.)
3. ALL FLUSH STEEL BEAM TO STEEL BEAM CONNECTIONS SHALL BE 2 – L 4x4x1/4x0–9" W/3 – 3/4"ø A307 BOLTS IN EA. LEG.

SHEAR WALL NOTES:

– ALL EXTERIOR WALLS 15/32" OSB W/ 10d AT 6" O.C.

WIND BRACING NOTES:

– TYPICAL INDICATION FOR SIMPSON MST48

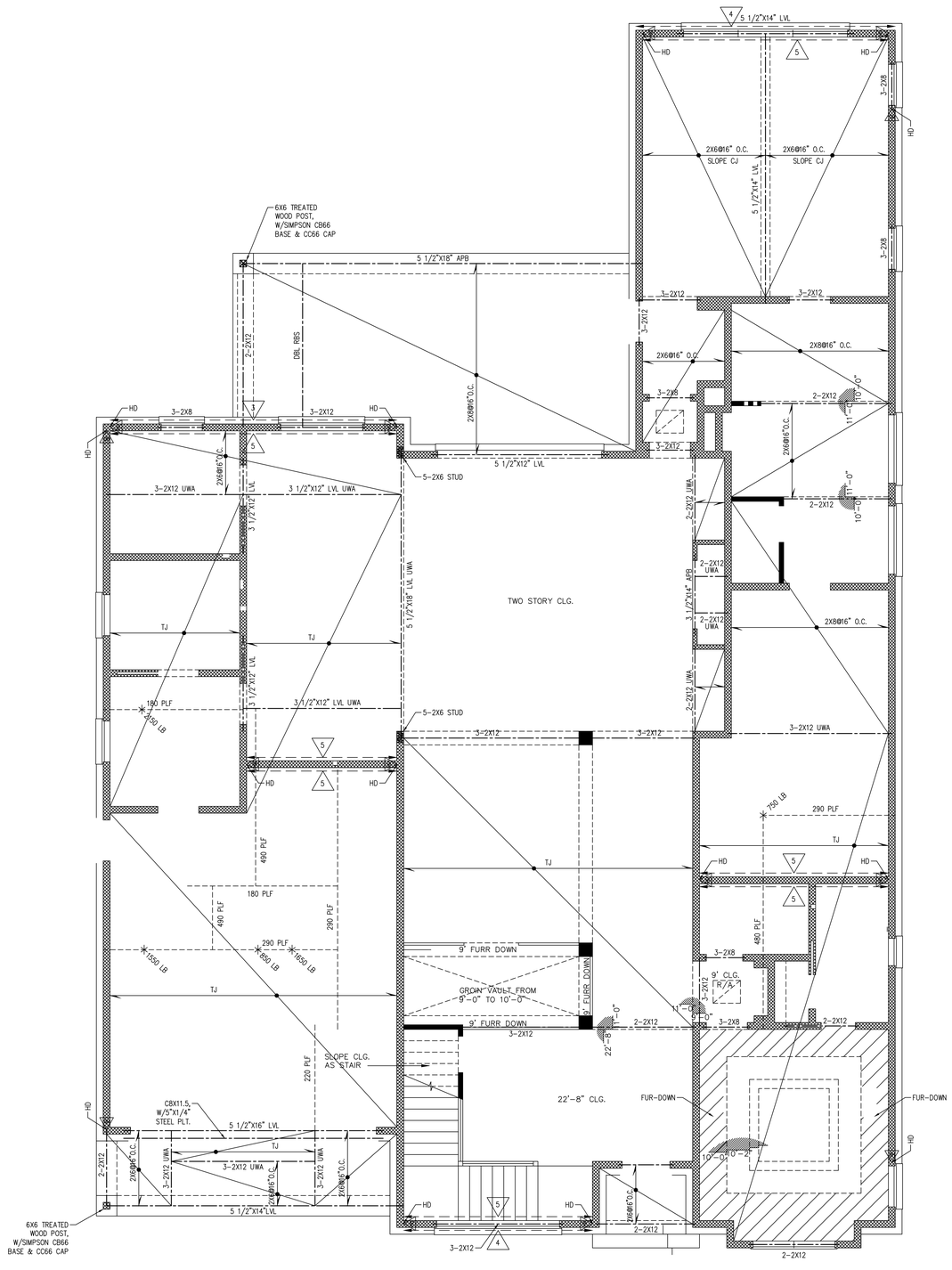
HD – TYPICAL INDICATION FOR SIMPSON HDUE–8 HOLDOWN. SEE WIND/FRAMING DETAIL SHEET.

5 – TYPICAL INDICATION FOR SHEAR WALL TYPE. SEE WIND/FRAMING DETAIL SHEET FOR SHEAR WALL SCHEDULE.

– SEE WIND/FRAMING DETAIL SHEET FOR TYPICAL SHEAR WALL PLACEMENT ELEVATION.

– SEE WIND/FRAMING DETAIL SHEET FOR SHEAR WALL NAILING AROUND DOOR AND WINDOW OPENINGS.

– ALL HEADERS FOR 2X4 STUD 2–2X12 U.NO.
– ALL HEADERS FOR 2X6 STUD 3–2X12 U.NO.



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'–0"

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STRUCTURAL ABBREVIATIONS

ARCH.	ARCHITECTURAL
ASI	ALPHA STRUCTURES INCORPORATED
APB	ANTHONY POWER BEAM
BLDG.	BUILDING
BOTT.	BOTTOM
C.J.	CEILING JOIST
CNTLVRD.	CANTILEVERED
CONT.	CONTINUOUS
D.J.	DECK JOIST
DIAG.	DIAGONAL
DWG.	DRAWING
D.B.	DROP BEAM
EA.	EACH
F.B.	FLUSH BEAM
F.J.	FLOOR JOIST
G & N	GLUED AND NAILED
GL.	GLULAM
HDR.	HEADER
HORIZ.	HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER (MICROLAM)
MANUF.	MANUFACTURED
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.T.	PRESSURE TREATED
PLF	POUNDS PER LINEAR FOOT
PSL	PARALLEL STRAND LUMBER (PARALLAM)
RBS	ROOF BRACING SUPPORT
RE:	REFER TO
R.J.	ROOF JOIST
S.B.C.	SOUTHERN BUILDING CODE
STD.	STANDARD
STL.	STEEL
S.Y.P.	SOUTHERN YELLOW PINE
T & B	TOP & BOTTOM
T & G	TONGE AND GROOVED
T.J.	TRUSS JOIST
T.J.I.	TRUSS JOIST INTERNATIONAL
U.W.A.	UNDER WALL ABOVE
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
&	AND
@	AT
ø	DIAMETER
#	NUMBER, POUNDS
'	PLATE
W/	WITH

NOTES:

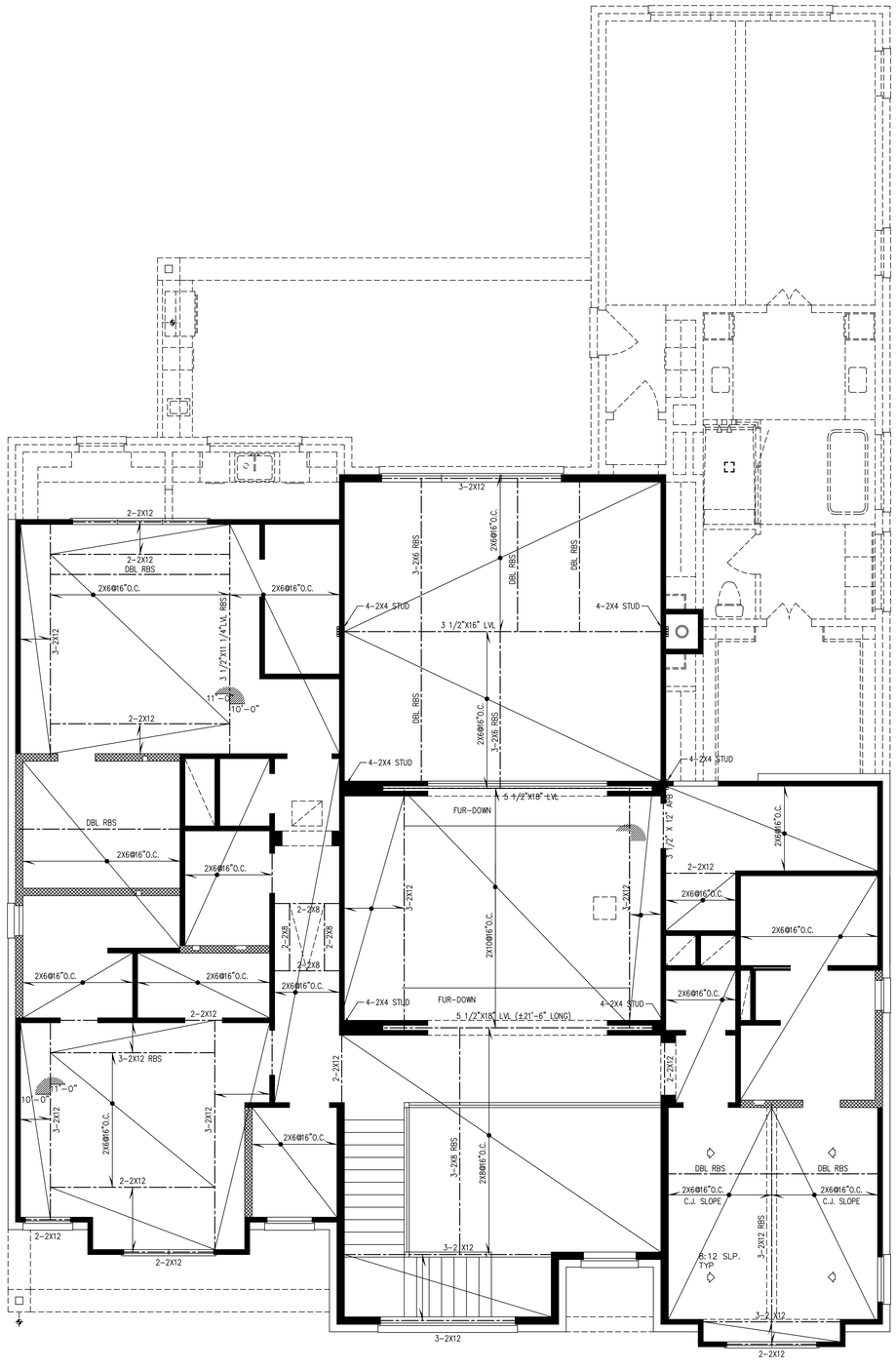
UNLESS OTHERWISE SPECIFIED:

- ALL FRAMING MATERIAL TO BE #2 S.Y.P. (K.D. 15)
- ALL STRUCTURAL BEAMS AND HEADERS TO BE #2 S.Y.P. (K.D. 15)
- ALL HEADERS AT FIRST FLOOR AND SECOND FLOOR REFER TO SCHEDULE.
- CEILING JOISTS ARE BASED ON 10 P.S.F. LIVE LOAD WITH 5 P.S.F. DEAD LOAD.
- PROVIDE 2-2x4 VERTICAL SUPPORT (MIN.) UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS LONGER THAN 5'-0".
- SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH BLDG. CODE
- ALL STEEL TO HAVE A YIELD STRENGTH OF 36 K.S.I. (MIN.)
- ALL FLUSH WOOD BEAM = TO = WOOD BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HGLT HANGERS.
- PROVIDE FULL BEARING UNDER ALL BEAMS CONTINUOUSLY TO FOUNDATION.
- ALL BEAMS ARE FLUSH BEAMS UNLESS NOTED OTHERWISE.

2X6 @ 16" O.C. TYPICAL (U.O.N.)

RBS = ROOF BEAM SUPPORT

- ALL HEADERS FOR 2X4 STUD 2-2X8 U.NO.
- ALL HEADERS FOR 2X6 STUD 3-2X8 U.NO.



SECOND FLOOR FRAMING PLAN

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

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ROOF PURLIN NOTES

4 — TYPICAL INDICATION FOR CONT. PURLIN W/ 2x6 BRACES @ 32" O.C. TO BEAM OR WALL BELOW.

ROOF FRAMING NOTES

1. RAFTERS – SYP #2
2. TYP. RAFTER – 2x6 @ 16" O.C. (U.N.O.)
3. TYP. SHEATHING – 1/2" CDX 32/16 APA RATED W/ 8d @ 6" EDGES – 12" FIELD.
4. ALL HIPS, RIDGES, AND VALLEYS SHALL BE ONE SIZE LARGER THAN RAFTER SIZE (U.N.O.)
5. DL = 10 PSF LL = 20 PSF
6. DBL. = 2-2x8, U.N.O.

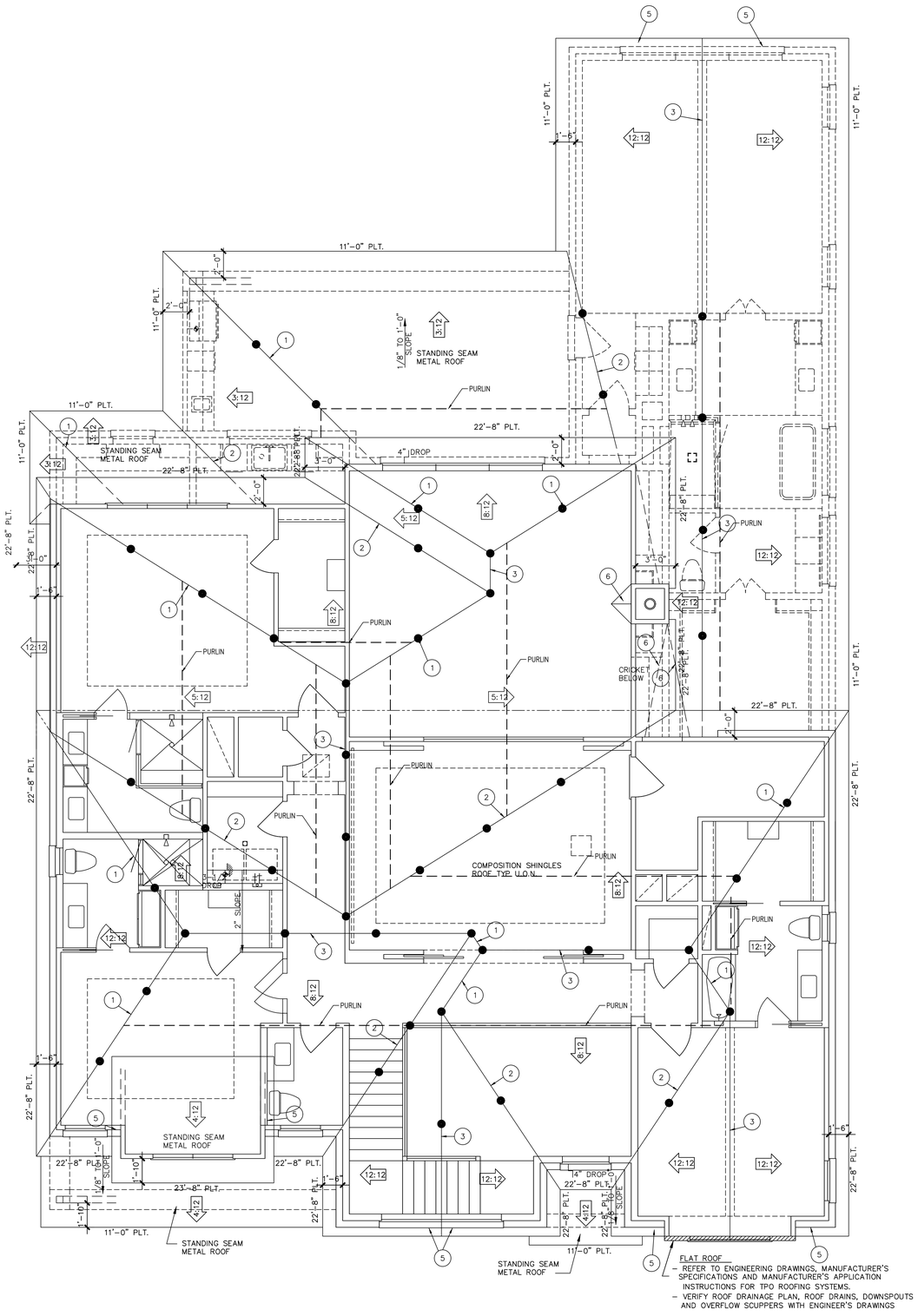
PROVIDE SIMPSON H2.5 HURRICANE CLIPS EVERY RAFTER TYP.

VALLEY BRACE NOTES

● — TYPICAL INDICATION FOR VALLEY BRACE TO BEAM OR WALL BELOW

OVERLAY FRAMING NOTES

TYPICAL INDICATION FOR OVERLAY FRAMING BRACE RAFTERS TO OVERLAY FRAMING BELOW WITH 2x4 STRUTS AT 32" O.C. EACH WAY.



ROOF FRAMING PLAN

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

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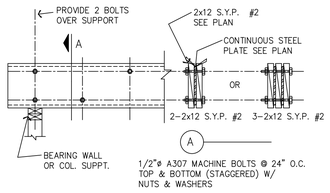
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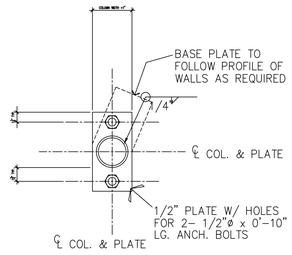
07/01/2026

PROJECT:	9028 LARSTON
PROJECT NO.:	MFE26-181
DATE:	05/12/2026
REVISION:	07/01/2026
REVISION:	
DRAWN:	BPW
SHEET NO.:	S-5

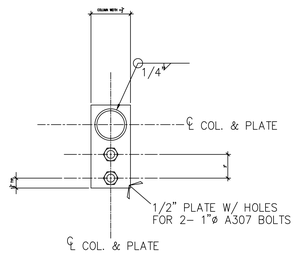
THIS STRUCTURE IS DESIGNED TO WITHSTAND A ULTIMATE DESIGN WIND SPEED (VULT)- 138 MPH.
RISK CATEGORY- CATEGORY II BUILDINGS EXPOSURE - B



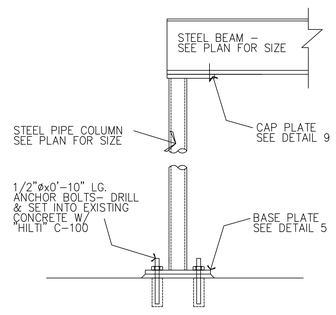
TYPICAL STEEL FLITCH BEAM (1)



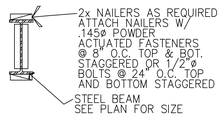
BASE PLATE (5)



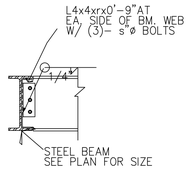
CAP PLATE (9)



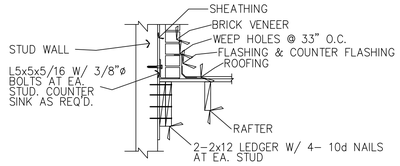
PIPE COLUMN DETAIL (11)



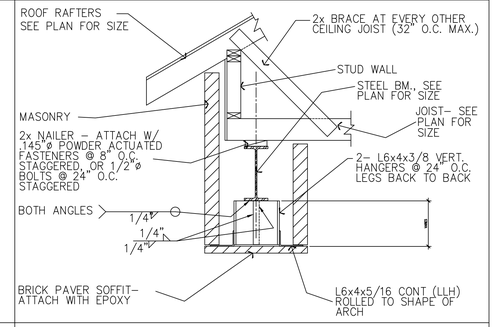
TYPICAL WOOD NAILER AT STL. BM (2)



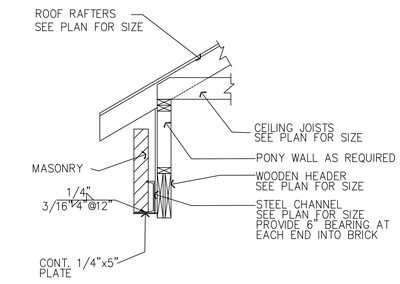
STRUCTURAL STEEL BM TO BM CON. (6)



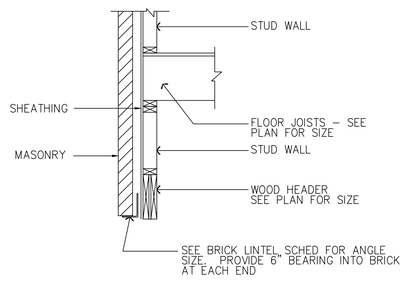
LEDGER BEAM BRICK SUPPORT (10)



STEEL BM LINTEL @ ROLLED ANGLE (12)

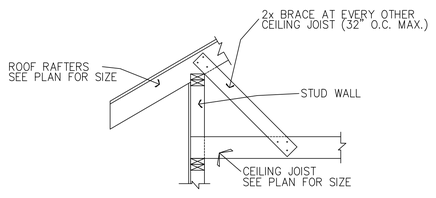


STEEL CHANNEL BRICK LINTEL (3)

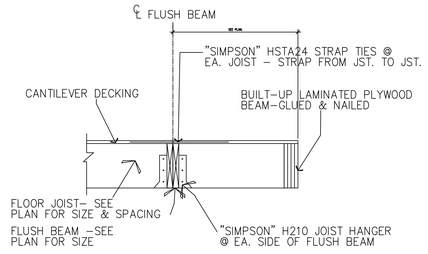


STEEL BRICK LINTEL AT OPENING (7)

Steel Lintel Angle Schedule (provide 4" min. bearing- each end)						
span	5'-0" or less	6'-0" or less	7'-0" or less	8'-0" or less	9'-0" or less	10'-0" or less
angle	L3x3x3/8	L4x3x3/8 (LLV)	L4x3x3/8(LLV)	L5x3x3/8(LLV)	L5x3x3/8(LLV)	L6x3x3/8(LLV)



BRACE AT RAISED PLATE (4)



CANTILEVERED BALCONY DETAIL (8)

(13)

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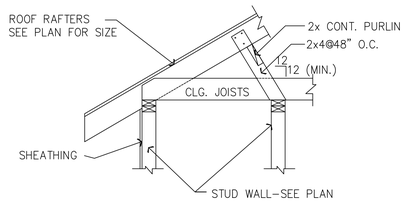
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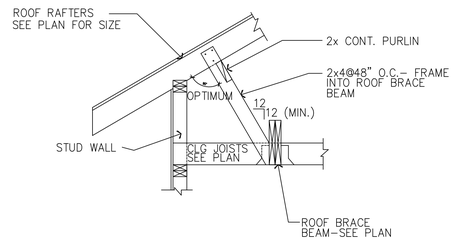
STATE OF TEXAS
SIAMAK FARIABI
57035
REGISTERED
PROFESSIONAL ENGINEER
06/06/2026

PROJECT:
PROJECT NO.:
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REVISION:
DRAWN: XXX
SHEET NO.: S6.1



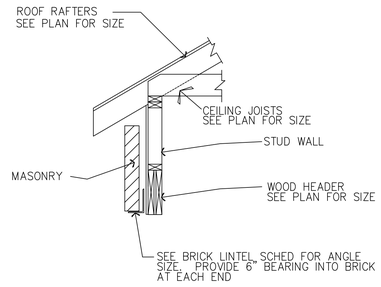
PURLINS TO MATCH SUPPORTED/BRACED RAFTER SIZE

ROOF PURLIN AT WALL (1)

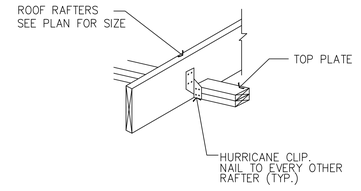


PURLINS TO MATCH SUPPORTED/BRACED RAFTER SIZE

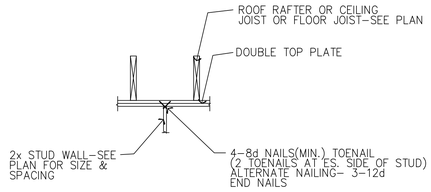
ROOF PURLIN BRACE AT BEAM AND RAISED PLATE (5)



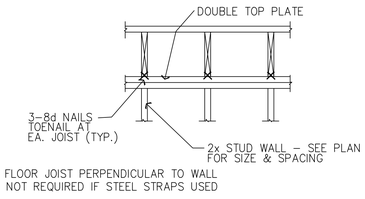
STEEL BRICK LINTEL AT OPENING (9)



HURRICANE CLIP (12)

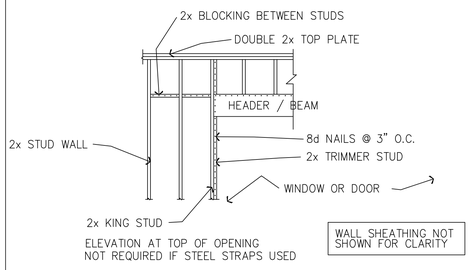


TOP PLATE TOE NAILING DETAIL (2)



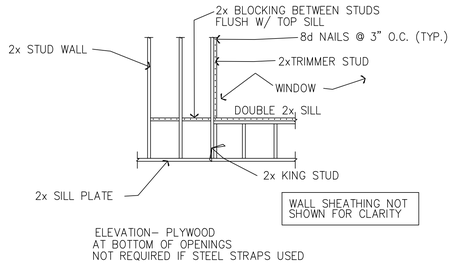
FLOOR JOIST PERPENDICULAR TO WALL
NOT REQUIRED IF STEEL STRAPS USED

TOE NAILING DETAIL (6)



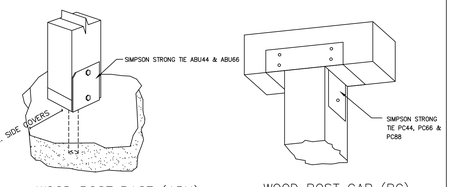
ELEVATION AT TOP OF OPENING
NOT REQUIRED IF STEEL STRAPS USED

SHEARWALL NAILING PATTERN (10)

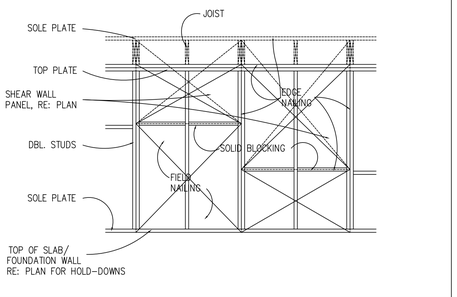


ELEVATION– PLYWOOD
AT BOTTOM OF OPENINGS
NOT REQUIRED IF STEEL STRAPS USED

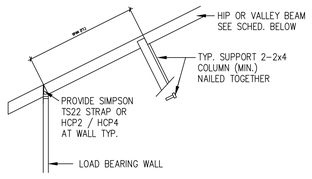
SHEARWALL NAILING PATTERN (13)



SIMPSON BASE/POST CAP CONNECTIONS DETAILS (3)



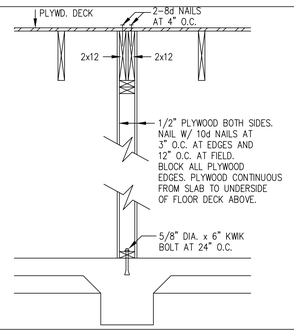
SHEAR WALL NAILING DETAIL (4)



HIP AND VALLEY BEAM SCHEDULE

SPAN (FT.)	BEAM SIZE (#2 SYP)
0'–6'	2x6
6'–7'	2x8
7'–8'	2x10
8'–9'	2x12 or 2–2x8
9'–10'	2–2x10
10'–11'	2–2x12
OVER 11'	SEE PLAN FOR SIZE

HIP/VALLEY BRACING DETAIL (7)



SHEAR WALL SECTION (8)

NOTES

GENERAL NOTES FOR WOOD FRAMING:
(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS)

TIMBER GRADES:
ROOF RAFTERS _____ NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
CEILING AND FLOOR JOISTS _____ NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
BEAMS AND HEADERS _____ NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
STUDS _____ STUD GRADE, SYP, KD, S4S.
WOOD POSTS _____ NO. 2 SYP, SURFACE GREEN.

JOISTS & FLOOR DECKING:
1. JOIST BLOCKING:
   A) ALL JOISTS SHALL BE LATERALLY SUPPORTED AT EAC. H END AND AT EACH SUPPORTED BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, BAND JOIST OR RIM JOIST OR TO AN ADJACENT STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES NOMINAL THICKNESS AND SHALL MATCH THE DEPTH OF THE JOIST. 6"=24" O.C.
   B) SOLID BLOCKING SHALL BE PROVIDED FOR ALL LOAD BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
   C) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF JOISTS.
2. JOIST BRIDGING:
   PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
3. JOIST NOTCHING AND BORING:
   A) NOTCHES IN TOP OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
   B) HOLES BORED IN JOISTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD (1/3) DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH. HOLES SHALL NOT BE CLOSER THAN 2" TO ANY EDGE.
4. TYPICAL JOISTS – 2x10", @ 16" O.C.
5. TYPICAL FLOOR LOADS: JOIST SPAN 10'-0" O.A. – DL: 5 PSF LL: 10 PSF
6. TYPICAL SHEATHING – 3/4" 48/24 APA RATED T&G, GLUED AND NAILED WITH 8d NAILS @ 6" O.C. AT EDGES & 10" FIELD. 7/8" FLOOR SHEATHING – SAME AS ABOVE
7. FRAME UNBRACED STUD WALLS WITH DOUBLE TOP PLATES AND SINGLE SOLE PLATE.
8. DEFLECTION CRITERIA: LIVE LOAD: L/360 TOTAL LOAD: L/240

STUD WALLS:
1. ALL STUD WALLS SHALL BE AS FOLLOWS:
   A) 2x4 @ 16" O.C. FOR ONE STORY OR TWO STORY STRUCTURES, U.N.O.
   B) 2x6 @ 16" O.C. FOR BEARING WALLS SUPPORTING TWO OR MORE FLOOR AREAS (SEE NOTE 3 DIRECTLY BELOW FOR WALL HEIGHT LIMITATIONS.)
2. ALL EXTERIOR WALLS AND BEARING WALLS SHALL BE CONTINUOUS FROM FOOTING TO TOP PLATE.
3. MAXIMUM UNSUPPORTED WALL HEIGHTS SHALL BE AS FOLLOWS FOR STUDS SPACED 16" O.C.:
   2x4 STUDS @ 16" O.C.: 10'-0"
   2x6 STUDS @ 16" O.C.: 10'-0" (SEE NOTE 1 FOR 2x6 EXCEPTIONS)
4. BLOCKING AND LATERAL BRACING:
   A) PROVIDE HORIZONTAL BLOCKING OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
   B MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4" IN ANY 10 LINEAL FEET OF STUD HEIGHT.
   C MINIMUM BLOCKING:
      1. ROW FOR STUD HEIGHT UP TO 9'-0".
      2. ROWS FOR STUD HEIGHT 9'-1" TO 12'-0".
      3 ROWS FOR STUD HEIGHT OVER 12'-0".
5. FRAME UNBRACED STUD WALL HEIGHT LESS THAN 10'-0" WITH 2 STUDS @ 8" O.C. U.N.O.

ROOF DECK:
1. ROOF SHEATHING SHALL BE 1/2" THICK. MATERIAL SHALL BE CDX PLYWOOD, ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.
2. MINIMUM NAILING SHALL BE AS REQUIRE D BY THE SHEAR WALL & DIAPHRAM NOTES.
3. PLYWOOD CLIPS SHALL BE INSTALLED AT ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (JOIST SPACING). CLIPS SHALL BE APA APPROVED FOR CORRESPONDING PLYWOOD THICKNESS.

PLYWOOD FLOOR DECK:
1. PLYWOOD SHALL BE 1 1/8" THICKNESS AND SHALL BE RATED STURD -II #FLOOR 24-#16 EXPOSURE 1.
2. ALL JOINTS SHALL BE STAGGERED PATTERN.
3. BLOCK ALL SIDES W/ 2" x 6#4 BLOCKING.
4. ALL PLYWOOD SHALL BE GLUED AND NAILED:
   A. GLUE SHALL CONFORM TO APA SPECIFICATION AFG -01, APPLIED IN A CONTINUOUS BEAD AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
   B. ALL NAILS SHALL BE 8d RING OR SCREW SHANK. NAIL SPACING SHALL BE 6" O.C. IN PANEL EDGES & 12" O.C. IN INTERMEDIATE SUPPORTS.

CONNECTORS & FASTENERS:
1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE – STRONG-TIE COMPANY, INC. OR APPROVED EQUAL.
2. ANCHOR, BASE AND CAP CONNECTORS AT ALL COLUMNS 4x4 OR LARGER, AS FOLLOWS:
   COLUMN BASE CONNECTOR: CB SERIES
   COLUMN CAP CONNECTOR: BC SERIES (OR EPC AT 8M ENDS)
   POST AND FOOTING COLUMN NEW: AB SERIES
3. WHERE NOT SPECIFICALLY DETAILED, ALL CONNECTORS SHALL BE INSTALLED TO ESTABLISHED JOINT GEOMETRY, EMPLOYED TO CORRESPONDING SIZE, INCLUDING ALL NAILS AND BOLTS.
4. ANCHOR BOLTS, STRAP/PLATE/HANGER SHALL BE 12 GA. GALVANIZED.
5. ALL JOINT CONNECTORS, ANCHOR BOLTS @ 4'-0" MAXIMUM SPACING AT ALL 307.
6. ALL EXPOSED STEEL SHALL BE HOT DIPPED GALVANIZED.
7. ALL BOLTS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE. BOLTS SHALL BE 3/4" Ø WITH 2" STANDARD WASHERS AT ALL WOOD SURFACES.
8. ALL NAILS, SCREWS, BOLTS, STRAPS & OTHER FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.

WALL SHEATHING
1. CORNER SHEATHING (FROM CORNER TO A DISTANCE 8'-0" FOR CORNER) SHALL BE WOOD SHEATHING. BLOCK ALL UNSUPPORTED EDGES OF SHEATHING. NAIL WITH 8d NAILS @ 6" O.C. EDGES @ 12" O.C. FIELD

ROOF PURLIN NOTES:
1. U.N.O. ALL RAFTERS ARE 2x6 @ 16" O.C.
2. ALL FRAMING MATERIAL TO BE #2 S.Y.P.
3. ALL PLYWOOD SHALL BE 1/2" APA RATED STURD-I# RATED W/ NAILS @ 6" AT EDGES AND @ 12" FIELD.
4. ALL RIDGES, HIPS AND VALLEYS TO BE ONE SIZE LARGER THAN CONNECTING RAFTER (RIDGE – 2x8 MIN. FOR 2x6 RAFTERS, 2x10 MIN. FOR 2x8 CONNECTING RAFTER (RIDGE – 2x10MIN.) AND RAFTER TIES @ VALLEY (U.N.O.).
5. U.N.O. – DL: 10 PSF LL: 20 PSF
   ——— = 4#" O.C. TYP. RAFTER TIE JOINT PURLIN W/ 2x4 BRACES
   ——— = 48" O.C. TYP. RAFTER TIE JOINT PURLIN W/ BLOCK

TRUSSES & THEIR SUPPORT BY OTHERS:
A. ALL TRUSSES ARE TWO-POINT BEARING UNLESS SPECIFICALLY NOTED.
B. ALL TRUSSES SHALL BE DESIGNED FOR A MAXIMUM DEFLECTION OF L/240 LL.
C. PREFABRICATED TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" BY THE TRUSS PLATE INSTITUTE (TPI–95).
C. THE TRUSSES SHALL BE DESIGNED TO ADEQUATELY SUPPORT THE LOADS ABOVE. ALL CANTILEVERED TRUSSES SHALL ALSO BE DESIGNED FOR THE LOADS AT THE CANTILEVERED AREAS.
D. THE TRUSS MANUFACTURER SHALL SUBMIT TRUSS LAYOUT DRAWINGS TO ENGINEER.
E. PROVIDE CONNECTION H2.5 HOLDOWNS FOR ROOF TRUSSES TO TOP PLATE AND (2) SIMPSON H8 FOR ROOF TRUSS GIRDERS.
F. PROVIDE 1X3S SUPPORT MAXIMUM 24" 0" FROM ALL TRUSSES.
G. TRUSSES SHALL BE DESIGNED SO THAT ALL MEMBERS HAVE PLYWOOD NAILED TO ALL TRUSS MEMBERS WITH (2) 10d NAILS @ 18" O.C.

BEAMS & HEADERS:
1. 6# BEAMS MADE UP OF A NUMBER OF 2x JOISTS EACH JOIST WILL BEAR ON A SEPARATE STUD MINIMUM OF TWO STUDS SHALL SUPPORT THE BEAM AT EACH END. ALL STUDS SHALL BE FULL HEIGHT AND BE IN THE WALL AT THE CENTERLINE OF THE SUPPORTING WALL STUDS.
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS:
   FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS
   2-2x12 (OR LESS) 1/2" DIA. BOLTS @ 24" TOP & BOTTOM, STAGGER
   3-2x12 2#4 NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   4-2x12 (OR MORE) 5/8" DIA. BOLTS @ 12" TOP & BOTTOM, STAGGER
   ALL BOLTS SHALL HAVE WASHERS.
   KNOTS SHALL BE 1/3#" DIA., LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED AT TOP AND BOTTOM #OME. PROVIDE STANDARD WASHERS
3. ALL DOOR AND WINDOW HEADERS (TYP #HEADER AT ANY OTHER OPENING) THAT ARE NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE:
   ALL FLOOR FRAMING LEVELS: 2–2x12s AT 2x4 WALLS OR 3–2x12s AT 2x6 WALLS
   ALL ROOF FRAMING LEVELS: 2–2x6s
4. MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3".
5. PROVIDE FULL BEARING UNDER BEAMS CONTINUOUS TO FOUNDATION.
6. ALL FLOOR BEAM-TO-BEAM CONNECTIONS SHALL BE "SIMPSON" HSB OR HSLT (U.N.O.)

GENERAL NOTES:
A. These general notes shall apply to the structural drawings, unless otherwise shown or noted.
B. Unless otherwise indicated, all details of design, workmanship, and materials shall conform to the I.R.C. 2021.
C. Gravity loads: Roof DL – 10 PSF Dp DL – 5 PSF Floor DL – 10PSF
   Roof LL = 20 PSF Dp LL = 10 PSF Floor LL = 40 PSF
D. Wind loads: A. Ultimate design wind speed (VULT)–138 MPH
   Risk Category – Category II Buildings
   Exposure – B
E. Do not scale drawings.
F. The structural engineering for slab, slab on & gunahal details
   are compliance of R301.3 2021 IRC and meet the 50 PLF uniform load
   and ± 200 lb a single concentrated load applied in any direction at any point along the top.

NOTES (11)

SCHEDULES

SHEAR WALL NOTES:

1. WHERE BLOCKING" IS INDICATED , PROVIDE 2x4 BACK–UP GYPBOARD OR PLYWOOD PANEL EDGES.
2. NAILING PATTERN APPLIES AT ALL PANEL EDGES, AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 6" O.C. USING CORRESPONDING NAIL SIZE.
3. SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY.
4. WHERE A SHEAR WALL IS CALLED OUT ON A PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENGTH OF THAT WALL.
5. PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF.
6. HOLD–DOWN CONNECTIONS:
   A) CONNECTIONS SHALL BE AS MANUFACTURED BY SIMPSON STRONG–TIE COMPANY, INC.
   B) THE FOLLOWING SUBSTITUTIONS MAY BE MADE:

HOLDOWN MARK	SUBSTITUTION @ SLAB FOUNDATION	@ FLOOR FRAMING
HD2S–SDS2.5	STHD14 OR HTT16	HST2
HD5–SDS2.5	STHD14 OR HTT16 HTT22	HST2 HST2

   C) ALL HOLD–DOWNS MUST BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURE'S INSTRUCTIONS USING BOLT & NAIL NUMBERS, SIZES & LENGTH AS SPECIFIED BY MANUFACTURER.
7. WHERE PLYWOOD IS SHOWN ON BOTH FACES OF A SHEAR WALL:
   A) DOUBLE STUDS OR 3" WIDE STUDS MUST BE USED.
   B) STAGGER PLYWOOD JOINTS AT WALL FACES.
   C) USE 4x4 WOOD POSTS @ EA. END TO BOLT HOLD DOWNS
   D) USE 4x4 WOOD POSTS @ EA. END TO BOLT W/ 1/2" # ANCHOR BOLTS @ 24" O.C. IN ADDITION TO HOLD– DOWN ANCHOR BOLTS.
8. SIMPSON "WELD – ALL " WEDGE ANCHORS MAY BE USED IN LIEU OF SCHEDULED ANCHOR BOLTS TO MATCH (DIAMETERS) MINIMUM EMBEDMENT LENGTHS AS SUGGESTED BY MANUFACTURER.
9. THIS STRUCTURE IS DESIGNED TO WITH A SUSTAINED 110 MPH WIND GUST FOR A 3 SECOND DURATION.

SHEAR WALL SCHEDULE

1	15/32" OSB SHEETING W/10d NAILS @ 6" O.C., EDGES @ 12" O.C. FIELD.
2	15/32" OSB SHEETING W/10d NAILS @ 4" O.C., EDGES @ 12" O.C. FIELD.
3	15/32" OSB SHEETING W/10d NAILS @ 3" O.C., EDGES @ 12" O.C. FIELD.
4	15/32" OSB SHEETING W/10d NAILS @ 2" O.C., EDGES @ 12" O.C. FIELD.
5	5/8" GYP SHEET ROCK W/ 10d NAILS @ 6" O.C., EDGES @ 12" O.C. FIELD.

NAILING SCHEDULE: (WALL SHEATHING & SIDING)

SHEATHING TYPE & THICKNESS	FASTNER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		6" O.C. @ PANEL EDGES
LESS THAN 1/2"	6d COMMON SHT ORNED SHANK OR STAPLE	12" O.C. @ INTERMEDIATE SUPPORTS
1/2" THRU 3/4"	8d COMMON, OR 6d DEFORMED SHANK	
FIBERBOARD		
1/2" OR LESS	6d COMMON NAILS, OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. NAILS STAPLES (3) OR,	3" O.C. @ PANEL EDGES
25/32"	8d COMMON NAILS OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. STAPLES (3)	6" O.C. @ INTERMEDIATE SUPPORTS
GYPSUM SHEATHING 1/2" OR 5/8"	12 GA. (4)	8" O.C. @ EDGES @ INTERMEDIATE SUPPORTS
GYPSUM WALLBOARD 1/2"	1 3/8" DRYWALL NAILS	6" O.C. @ CEILINGS
5/8"	1 1/2" DRYWALL NAILS	6" O.C. @ CEILINGS
PANEL SIDING (TO FRAMING) 1/2"	6d (1)	1 EACH PANEL
5/8"	8d (1)	

1 – STORY OR TOP LEVEL HEADER SCHEDULE

SPAN (2x4 WALLS*)	HEADER (U.N.O.) (*3–2x6 HEADERS AT 2x6 WALLS U.N.O.)
2'–4" OR LESS	2–2x4
4'–6" OR LESS	2–2x6
6'–0" OR LESS	2–2x8
7'–8" OR LESS	2–2x10

NAILING SCHEDULE: (FLOOR & ROOF DECK)

DECK TYPE & THICKNESS	NAIL SIZE (NOTE 1)	NUMBER OR NAILING PATTERN
PLYWOOD OF PARTICLE BOARD 1/2" OR LESS	6" COMMON, DEFORMED SHANK OR STAPLE (1)	12" O.C. @ PANEL EDGES
19/32" THRU 3/4"	8d COMMON, OR 6d DEFORMED SHANK	12" O.C. @ INTERMEDIATE SUPPORTS TYPICAL (TYPICAL)
7/8" THRU 1" (FLR.)	8d COMMON OR DEFORMED SHANK	
1 1/8" THRU 1 1/4" (FLR.)	10d COMMON OR 8d DEFORMED SHANK	

NOTES: (1) CORROSION–RESISTANT STAPLES

NAILING SCHEDULE: (FRAMING MEMBERS)

CONNECTED MEMBERS	NAIL SIZE (NOTE 1)	NUMBER OR NAILING PATTERN
BRIDGING TO JOIST	8d	2 TOE ANL EA. END
SOLE PLATE TO JOIST OR BLOCKING	16d	@ 16" O.C. FACE NAIL
TOP PLATE TO STUD	16d	2 END NAIL.
STUD TO SOLE PLATE.	8d OR 16d	4 TOE NAIL. 2 END NAIL.
DOUBLE STUDS.	16d	@ 24" FACE NAIL.
DOUBLED TOP PLATES.	16d	@ 16" FACE NAIL.
TOP PLATES, & INTERSECTIONS.	16d	2 FACE NAIL.
CONTINUOUS HEADER, TWO PIECE.	16d	@ 16" FACE NAIL. ALONG EA. EDGE.
CEILING JOISTS TO PLATE.	8d	3 TOE NAIL.
CONTINUOUS HEADER TO STUD.	8d	4 TOE NAIL.
CEILING JOISTS, LAPS OVER PARTITIONS.	16d	3 FACE NAIL.
CEILING JOISTS TO PARALLEL RAFTERS.	16d	3 FACE NAIL.
RAFTER TO PLATE.	8d	3 TOE NAIL.
1" BRACE TO LAPS STUD & PLATE.	8d	2 FACE NAIL.
BUILT UP CORNER STUDS.	16d	@ 24" FACE NAIL.
CONTINUOUS HEADER, 3 OR MORE PIECE & BUILT UP GIRDERS OR BEAMS.	BOLTS	RE: GEN. NOTES.

NOTES: ALL NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.

STEEL LINTEL ANGLE SCHEDULE (PROVIDE 4" MIN. BEARING – EA. END)

SPAN	UP TO LESS	OVER LESS	UP TO LESS	OVER LESS	UP TO LESS	OVER LESS	UP TO LESS	OVER LESS
ANGLE (L=)	L 3 1/2x3 1/2x5/16		L 4 x 3 1/2 x 5/16		L 5 x 3 1/2 x 5/16		L 6 x 3 1/2 x 3/8	

SCHEDULES (14)

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06/06/2026

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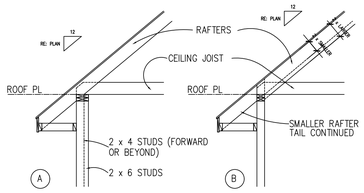
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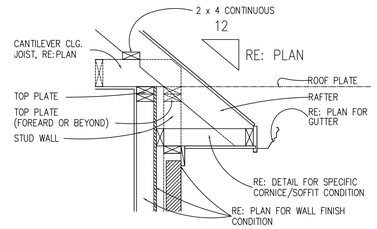
STRUCTURAL DETAILS/NOTES/SCHEDULES



RE: PLAN FOR TYPICAL WALL, CEILING, ROOF & CORNICE/SOFFIT ASSEMBLY

A. RAFTER @ 2 x 4 WALL TO 2 x 6 WALL
B. 2 x SMALLER RAFTER TO 2 x LARGER RAFTER

RAFTER SEAT CUT (1)



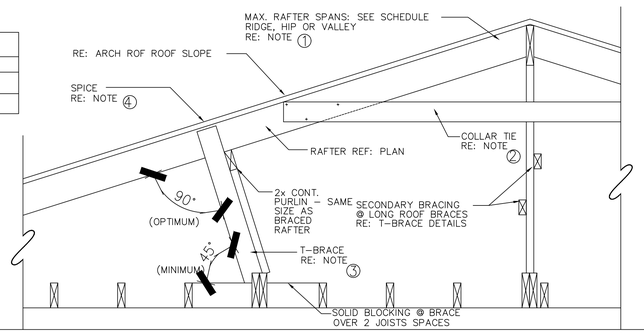
RE: PLAN FOR TYPICAL WALL, CEILING, ROOF & CORNICE/SOFFIT ASSEMBLY

FRAMING AT RECESSED FRAMING LINE (2)

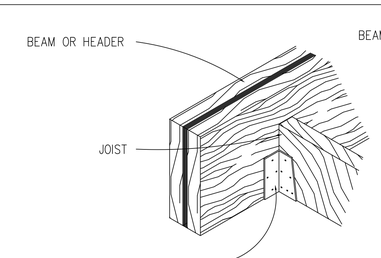
DETAIL KEYED NOTES

1. RIDGE BEAM HIP RAFTER, OR VALLEY RAFTER
   DEPTH SHALL BE THE LAGER OF THE FOLLOWING:
   A. ONE SIZE DEEPER THAN THE LARGER RAFTER FRAMING INTO IT (2x LUMBER)
   B. DEPTH OF CUT END OF RAFTER
2. COLAR TIES:
   2x6; 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 FOLOWS:
      4'-0" @ 2x4 CONT. PURLIN
      6'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
   C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE) 2 SIZES LARGER THAN JOIST) RE: FRAMING PLAN
4. RAFTER & RIDGES SPLICES:
   A. LOCATE SPICES OVER A PURLIN OR PROVIDE ADDITIONAL BRACE @ SPLICE
   B. MINIMUM LAP = 12" NAIL W/ 4-16 NAILS

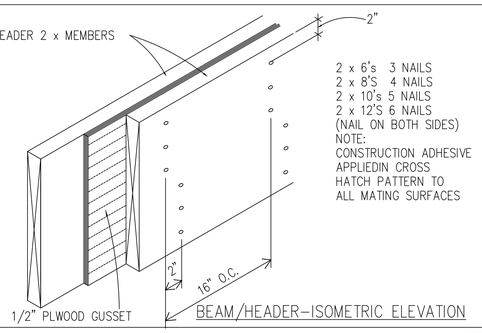
RAFTER SCHEDULE (#2 SYP)	
2x6	10'-0"
2x8	16'-0"
2x10	20'-0"



CEILING JOISTS PERPENDICULAR TO RAFTERS (3)

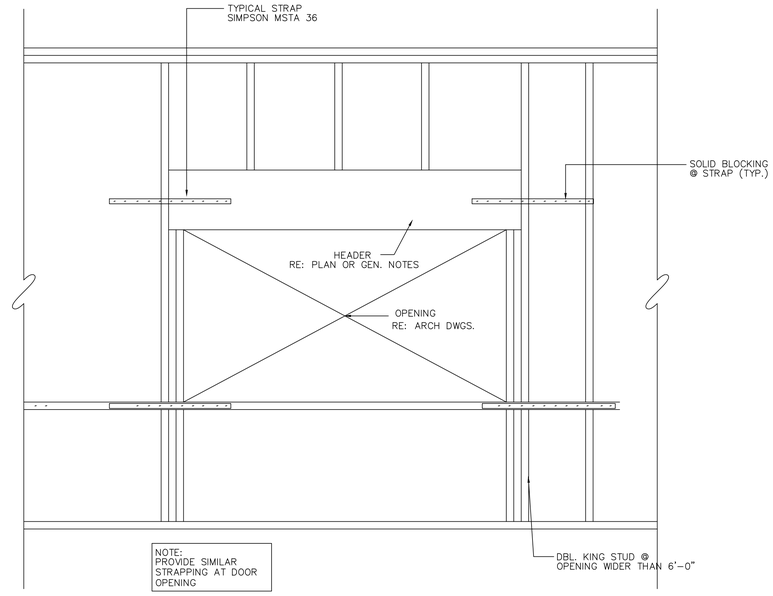


JOIST TO BEAM/HEADER-ISOMETRIC ELEVATION

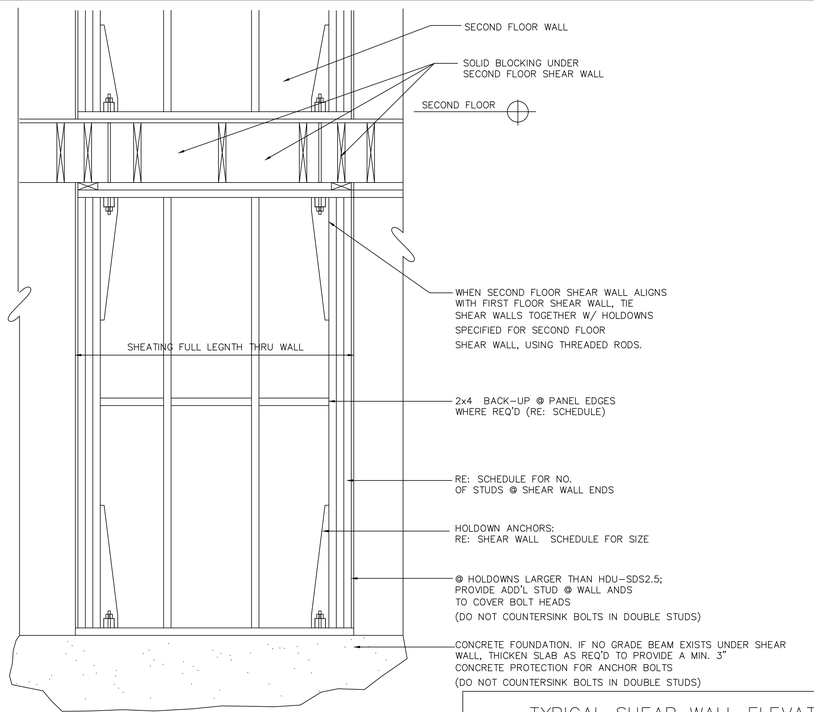


BEAM/HEADER-ISOMETRIC ELEVATION

WOOD BEAM DETAILS (4)



STRAPPING REQUIREMENTS FOR ALL SHEAR WALL OPENING (5)



TYPICAL SHEAR WALL ELEVATION (6)

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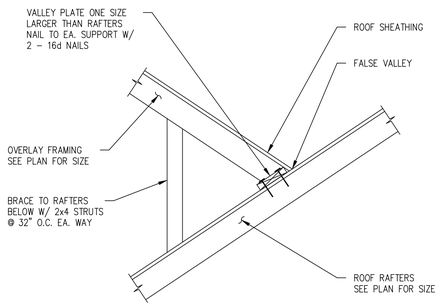
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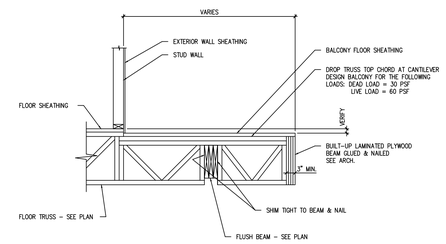
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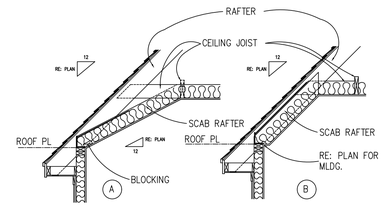
STRUCTURAL DETAILS



ROOF OVERLAY FRAMING DETAIL (1)



CANTILEVERED BALCONY FRAMING DET. (2)



RE: PLAN FOR TYPICAL WALL, CEILING, ROOF & CORNICE/SOFFIT ASSEMBLY

A. SCAB RAFTER @ VAULT B. SCAB RAFTER @ VAULT

RAISED CEILING @ EXTERIOR WALL (3)

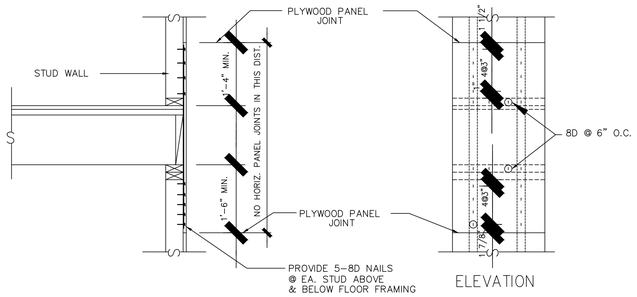
ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

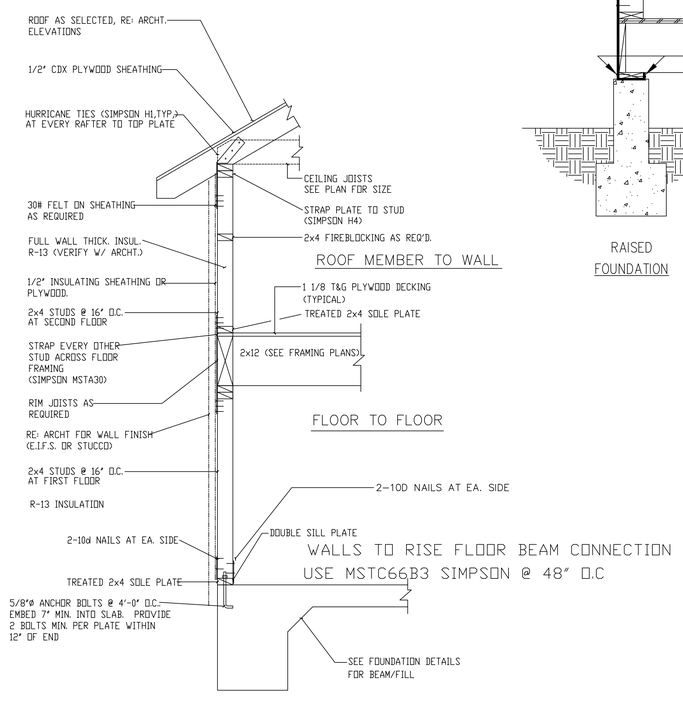
BASIC WIND SPEED (mph)	LOCATION (1)	NUMBER OF NAILS (1) EXPOSURE B	C	D
X 1.61 for km/h				
139	roof to wall	10–10d	12–10d	12–10d
	floor to floor	8–10d	10–10d	10–10d
	floor to foundation	6–10d	8–10d	8–10d
	RIDGE TIE STRAP NAILING (1)			
BASIC WIND SPEED (mph)		NUMBER OF NAILS (1) EXPOSURE B	C	D
X 1.61 for km/h				
139	12–10d	14–10d		16–10d

(1) Number of common nails listed is total required for each strap. The tie straps shall be spaced at 48 inches (1219 mm) on center along the length of the wall. The number of nails on each side of the roof or floor plate joints shall be equal. Nails shall be spaced to avoid splitting the wood.

(1) Number of common nails listed is total required for each strap. The tie straps shall be spaced at 48 inches (1219 mm) on center along the length of the roof. The number of nails on each side of the rafter/ridge joint shall be equal. Nails shall be spaced to avoid splitting the wood.

LOAD PATH/STRAP DETAILS (4)





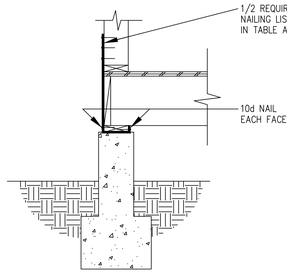
ROOF MEMBER TO WALL

FLOOR TO FLOOR

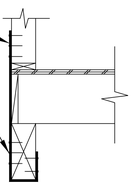
WALLS TO RISE FLOOR BEAM CONNECTION
USE MSTC66B3 SIMPSON @ 48" O.C

SLAB ON GRADE

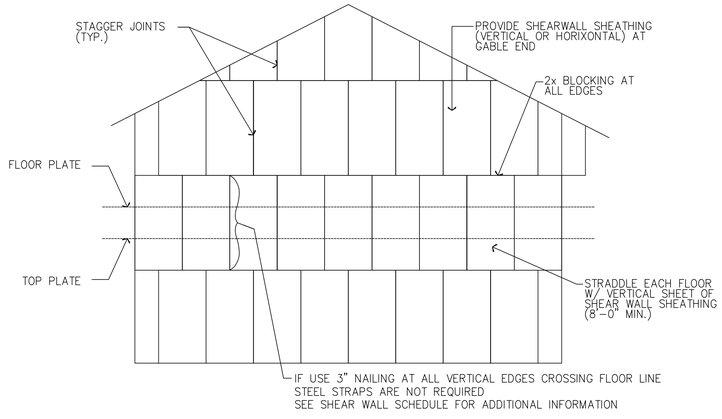
COMPLETE LOAD PATH DETAILS



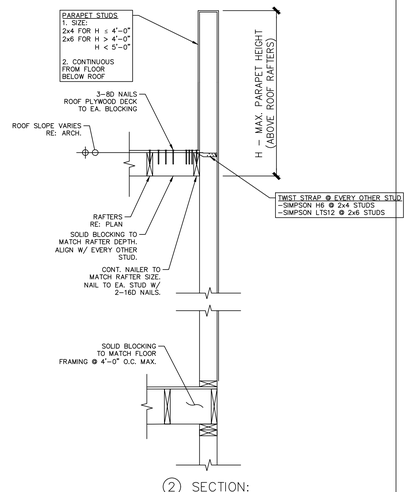
RAISED FOUNDATION



GIRDER AT ELEVATED FOUNDATION



TYPICAL PLYWOOD / SHEARWALL EXTERIOR ELEVATION



② SECTION:
PARAPET FRAMING DETAILS (RAFTERS PARALLEL)
SCALE: 1/2" = 1'–0"

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STRUCTURAL DETAILS