

REFERENCE:

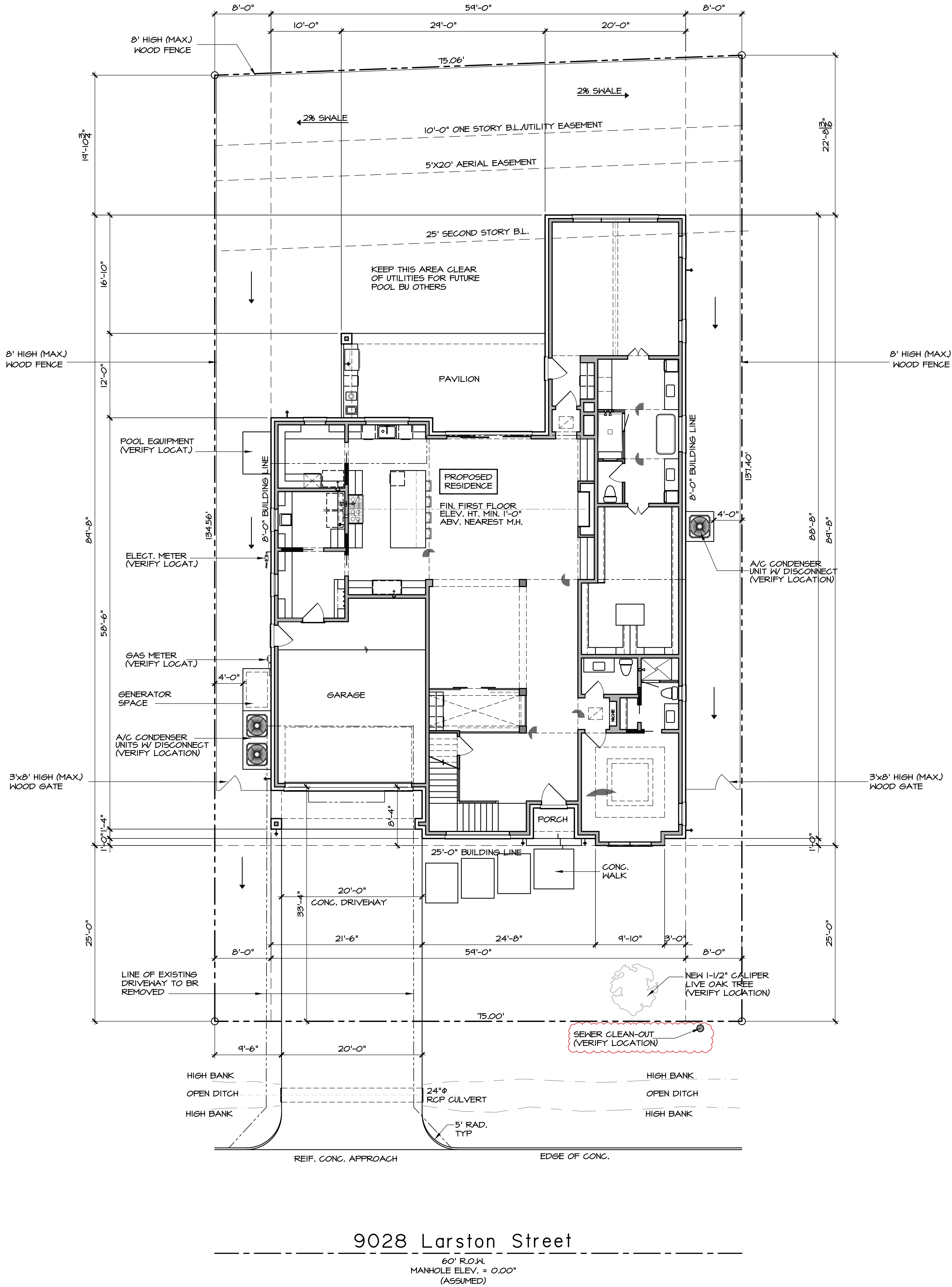
VERIFY SETBACKS

D.G.: SV,

07/01/2026

JOB # 250146

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 2010 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	1 0 1 9 9 SQ. FT.
LOT AREA BEHIND FRONT B.L.	8 3 2 4 SQ. FT.
HOUSE PAD	4 4 3 5 SQ. FT.
DRIVEWAY	4 7 SQ. FT.
IMPERVIOUS AREA BEHIND FRONT B.L.	4 4 8 2 SQ. FT.
IMPERVIOUS COV. (60% MAX.)	53.85 %
FRONT YARD AREA	1 8 7 5 SQ. FT.
CONC. WALK	6 1 0 SQ. FT.
FRONT IMPERVIOUS COV.(50% MAX.)	32.53 %

lot 5
block -
section -
Larston Court
Spring Valley Village
site plan

PERMIT SET

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

PLAN NO. 5 4 4 6

FLYSHEET

a design for:
Gulledge & Company



Code Reference

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

Scope of Work

ADDRESS 4028 LARSON STREET
LOT 15 - BLOCK - SECTION - LARSON COURT
NEW 2 STORY, SINGLE FAMILY HOME,
LIVING AREA 5446 sq. ft., 10,198 LOT SIZE, ATTACHED GARAGE,
PRIVATE DRIVEWAY, UTILITIES

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PERMIT SET

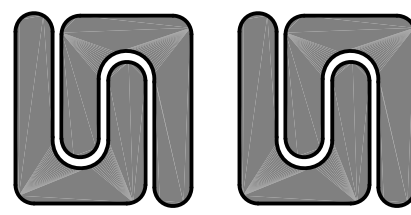
front elevation

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

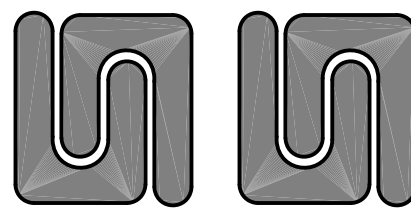
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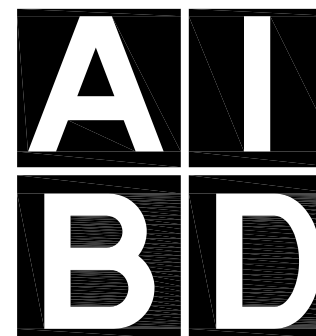
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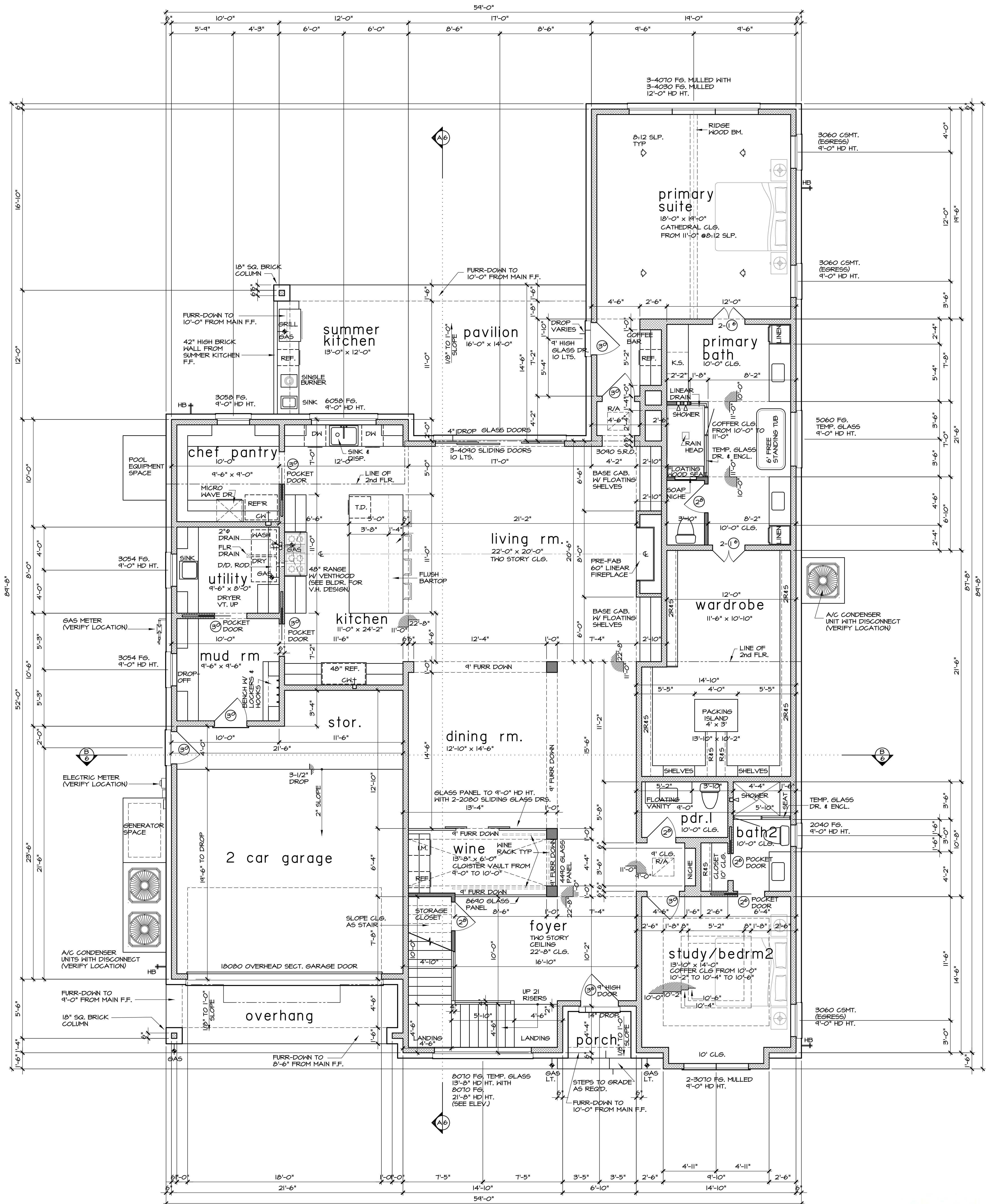


Sullivan
Henry
Oggero



BUILDING DESIGNERS





unless otherwise noted

- GYP. BOARD WALLS AND CEILING
- 11'-0" CLS. HT. AT FIRST FLOOR
- 10'-0" CLS. 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 4" 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 WDRW @ 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 RJA.
- LOCATE GAS WATER HEATER IN ATTIC. 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 R309 & M105 (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 UL & 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 SEPARATE 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 OR TREAD T SHALL BE CONTINUOUS FOR THE FULL FLIGHT & TERMINATE AT A NEWEL OR SAFETY TERMINAL. ADJACENT TO THE WALL ALLOW 2" MIN. BTN WALL & RAIL R 311.1.4
- 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.
- HANDRIPPING 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 R602.3.5 (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 CLS. 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 NET 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
- DEL. 2"x4" STUD WALLS
- OVER 10'-0" HIGH
- 2"x6" STUD WALLS

square footage

FIRST FLOOR	3 3 2 1
SECOND FLOOR	2 1 2 5
LIVING AREA	5 4 4 6
2 CAR GARAGE	5 9 1
OVERHANGS	1 1 8
PORCH	2 5
PAVILION AND SUMMER KITCHEN	3 8 0
TOTAL COVERED AREA	6 5 6 0

first floor plan

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

PERMIT SET

ADDRESS: 9028 LARSON STREET.

PLAN NO 5 4 4 6

SHEET NO 2 OF 10



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

ADDRESS: 9028 LARSON STREET

PLAN NO 5446

SHEET NO 3 OF 10

PERMIT SET



front elevation

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

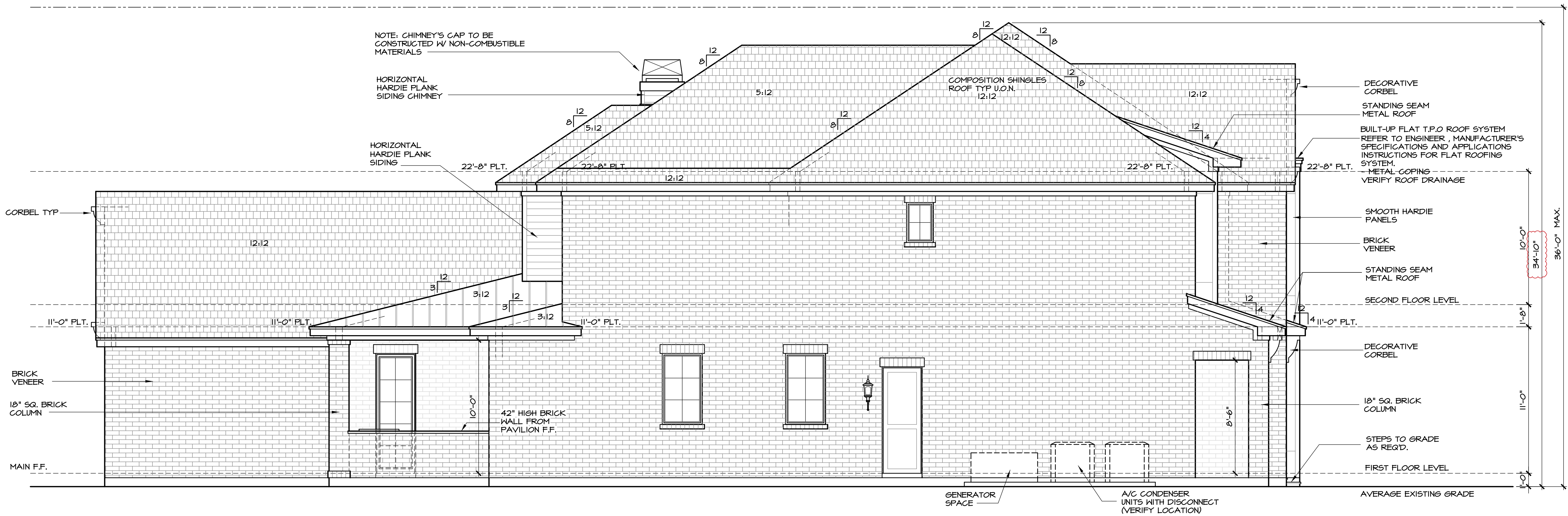
elevation notes

- OVERHANGS TO BE 2'-0" FROM EXTERIOR FRAME AT 12/12
- RAKES TO BE 8" FROM EXTERIOR WALL
- PROVIDE SPARK ARRESTORS AT CHIMNEYS TO COMPLY WITH R1003.4.2, IRC 2018, WITH 1/2" GAP MAX.
- BUTTERS 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 R1003.8, 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

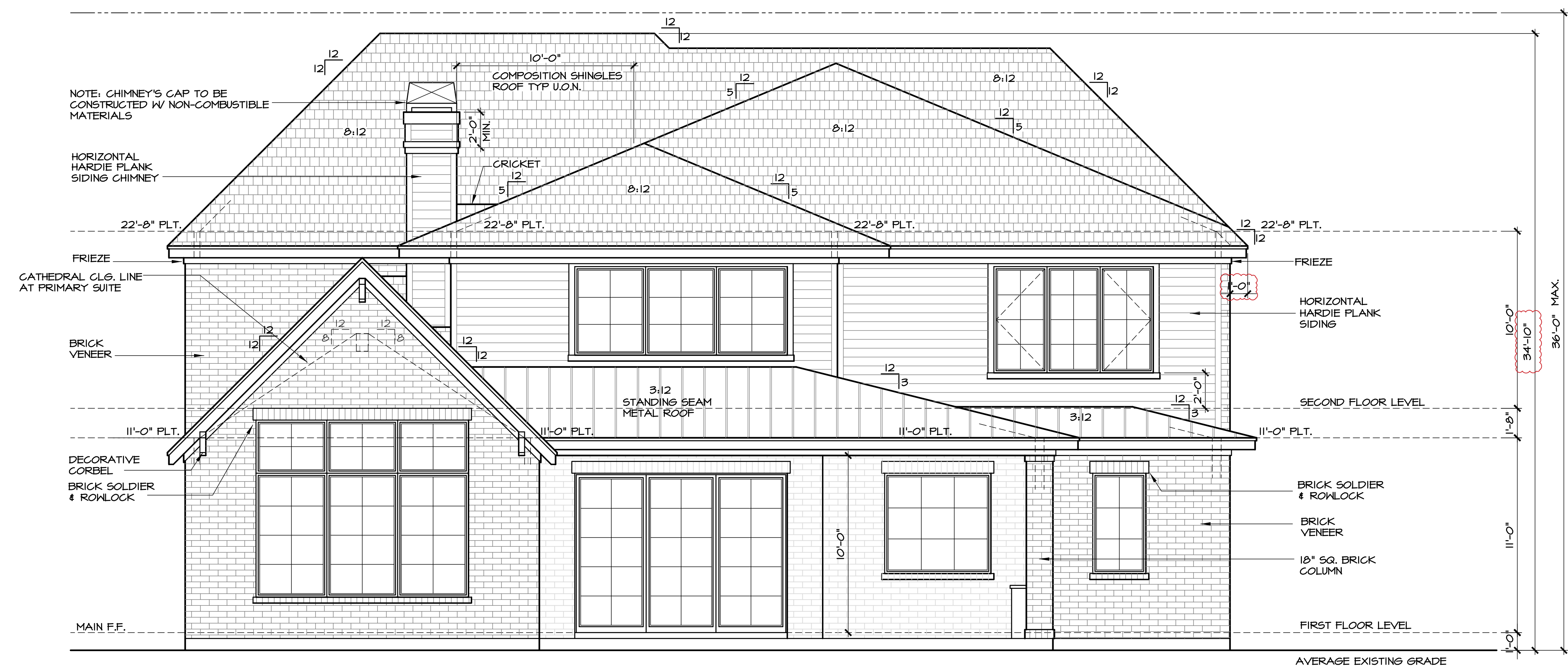
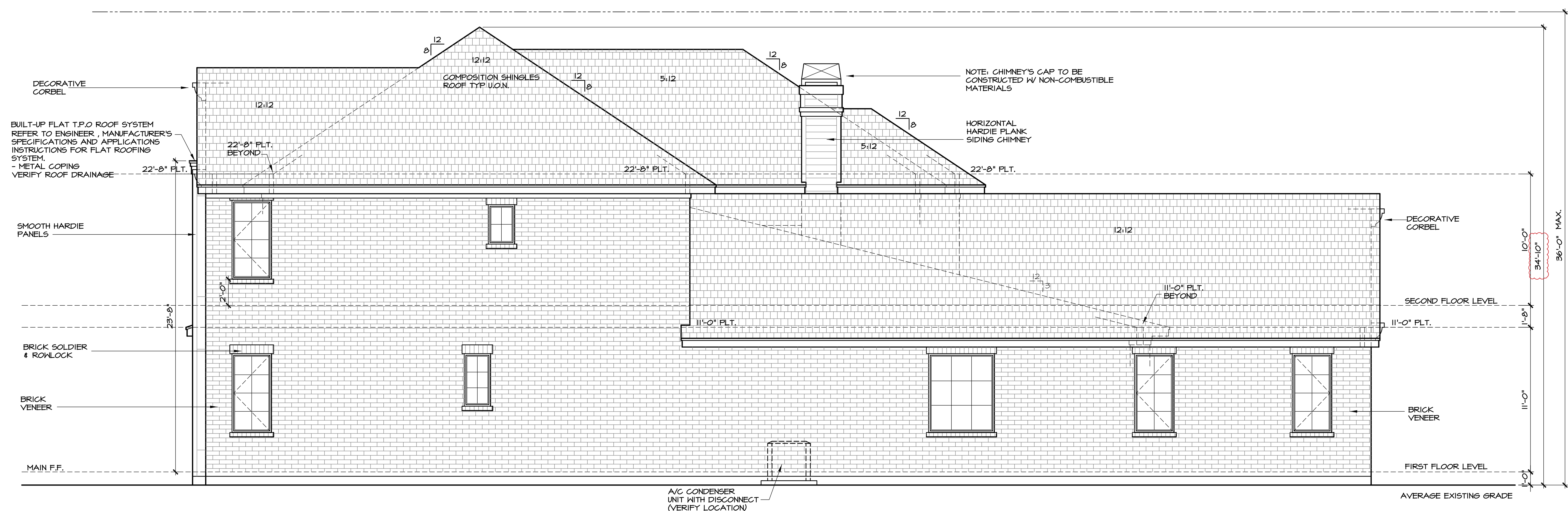
SCALE: 1/4" = 1'-0"

PERMIT SET

ADDRESS: 9028 LARSON STREET.

PLAN NO 5 4 4 6

SHEET NO 4 OF 10



elevation notes

- OVERHANGS 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 PARKING SIGNPOSTS AT CHINNEYS TO COMPLY WITH
- R1003.4.12, 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 VEEBOL SHALL BE SUPPORTED
- PER R103.9, 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 OPENING THROUGH WHICH A 4" DIA. SPHERE
- CANNOT PASS.

note:

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

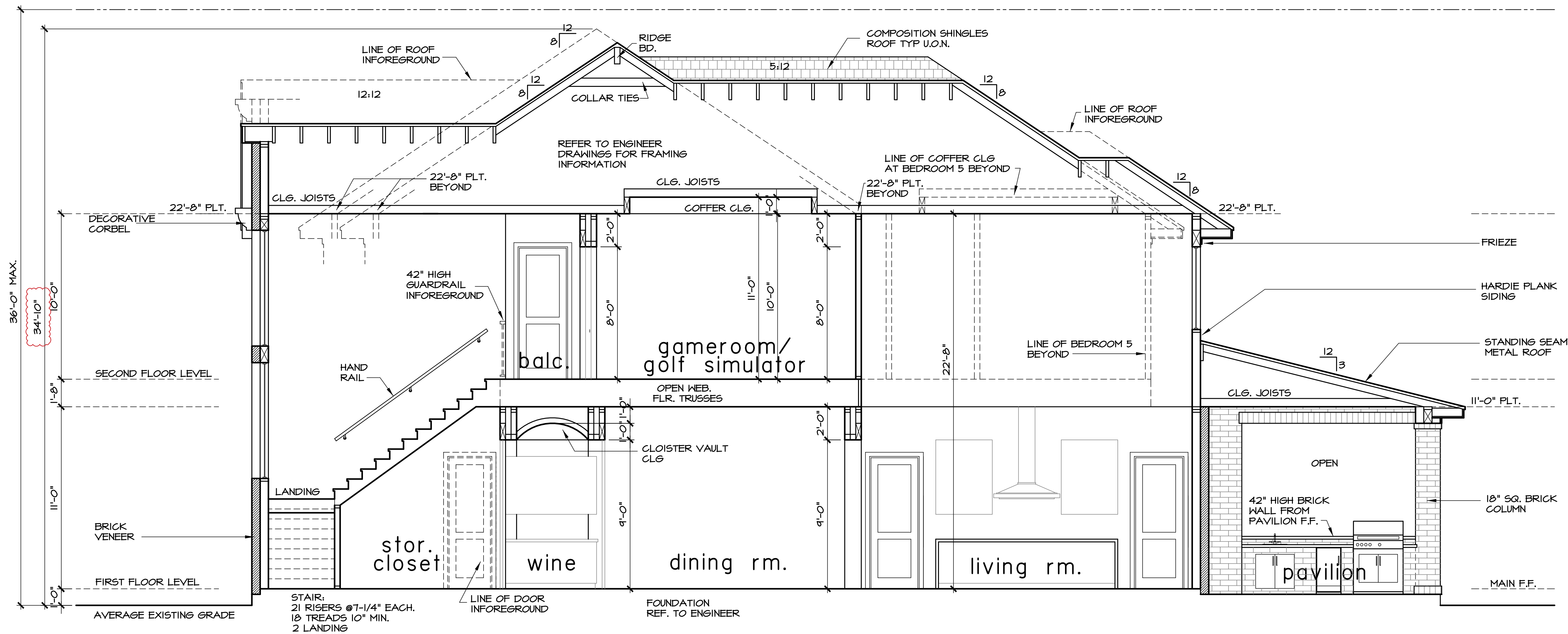
elevations

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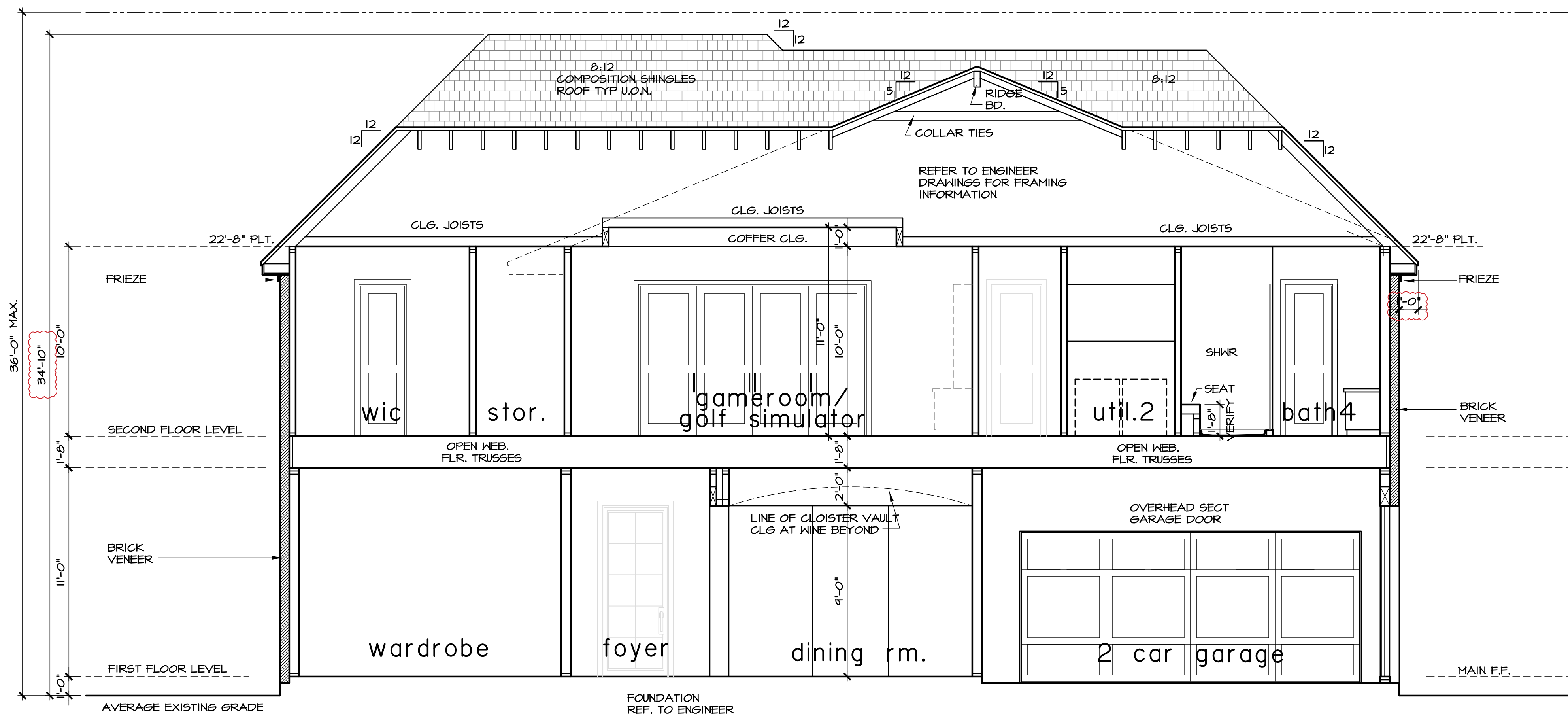
PLAN NO 5446

SHEET NO 5 OF 10

PERMIT SET



building section A
SCALE: 1/4" = 1'-0"



building section B
SCALE: 1/4" = 1'-0"

section notes

- ALL LOAD BEARING STUDS TO BE 16" O.C.
- JOISTS SHALL BE SUPPORTED Laterally AT EACH END AND AT SUPPORT PER R602 (IRC 2018).
- SOLID BLOCKING SHALL NOT BE LESS THAN 2" IN THICKNESS AND MUST BE THE FULL DEPTH OF JOIST PER R602 (IRC 2018).
- ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END OR AS NEAR THERE TO 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 RT03.B.

note:

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building sections

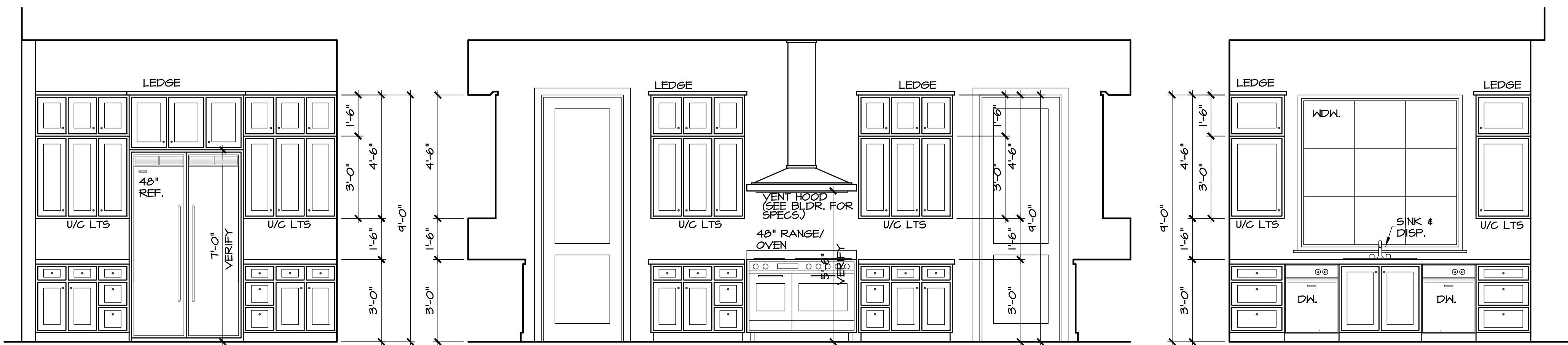
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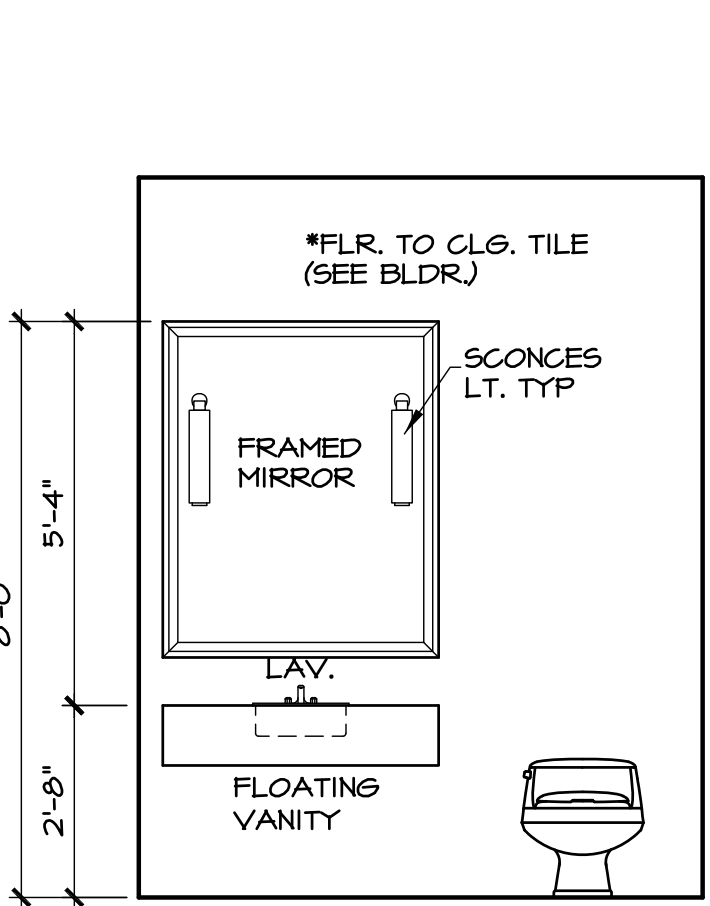
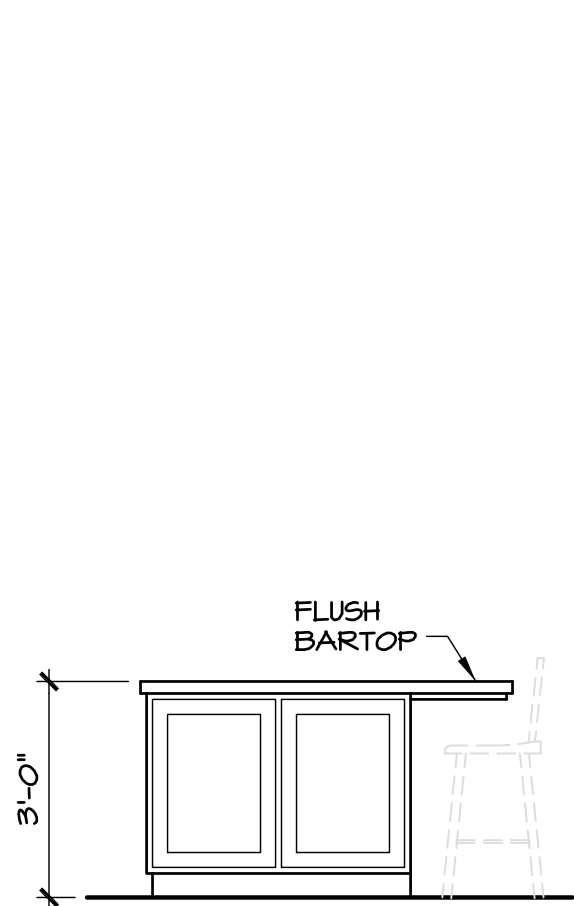
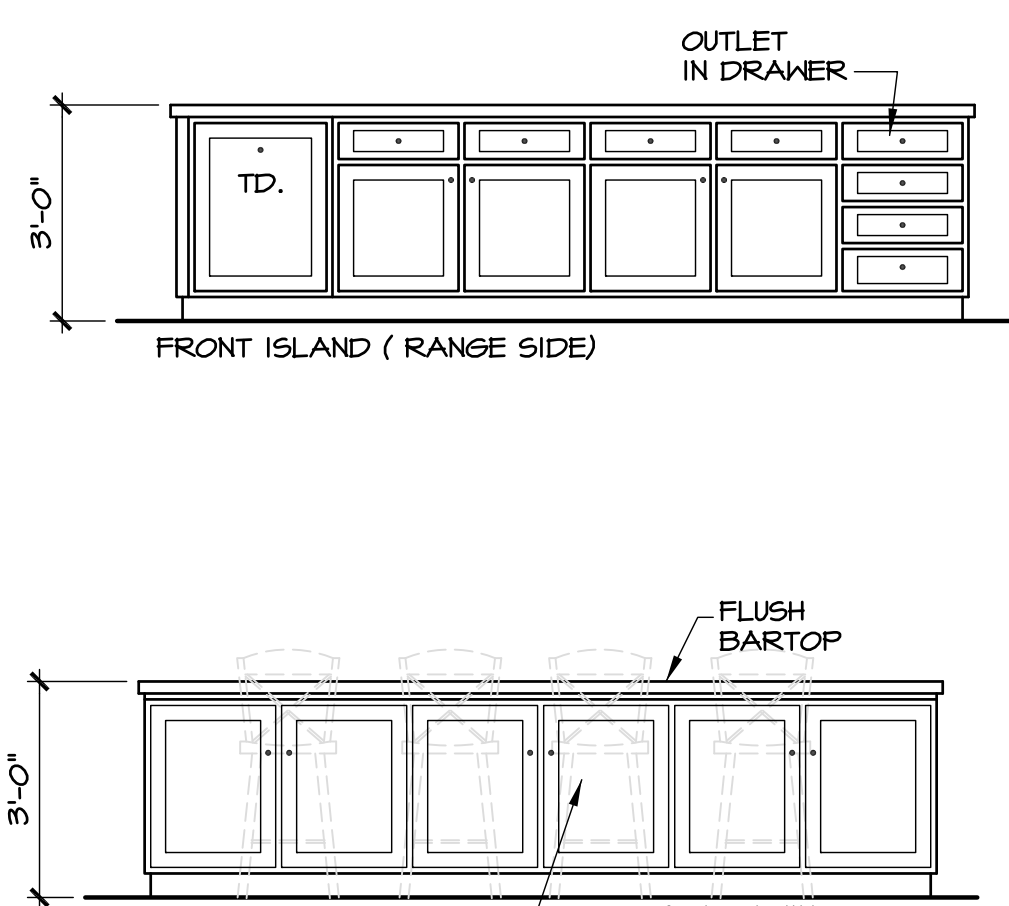
PLAN NO 5 4 4 6

SHEET NO 6 OF 10

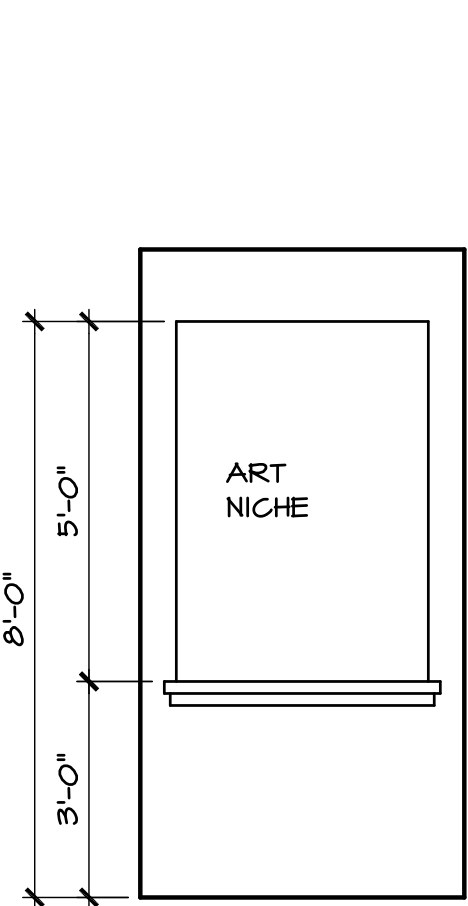
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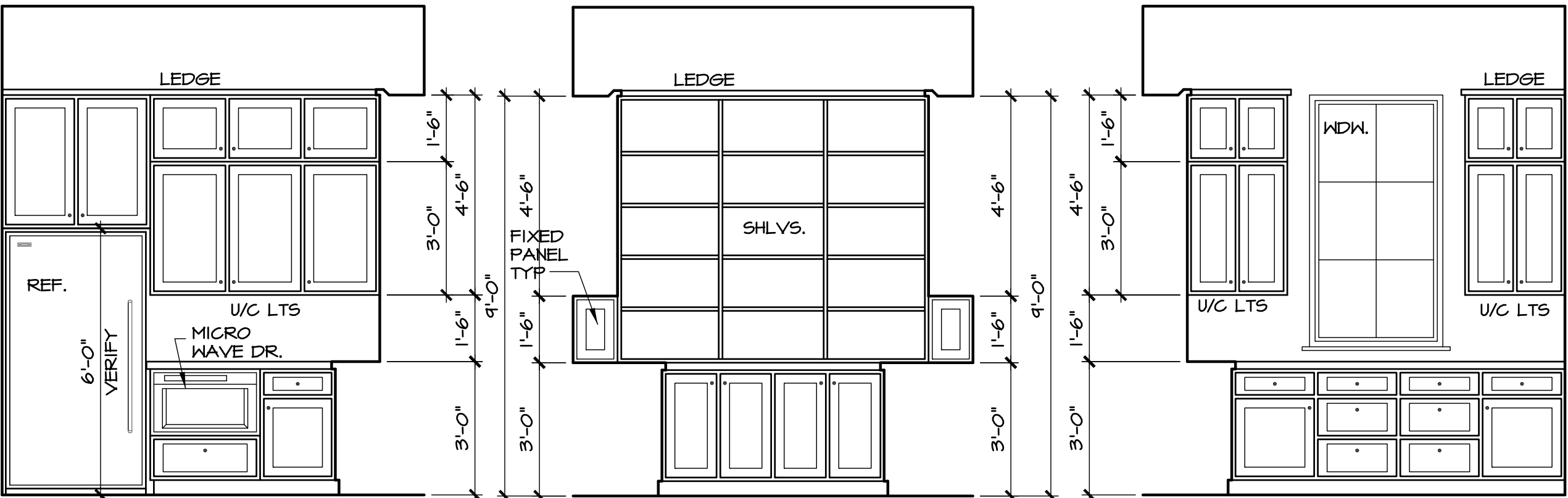
kitchen



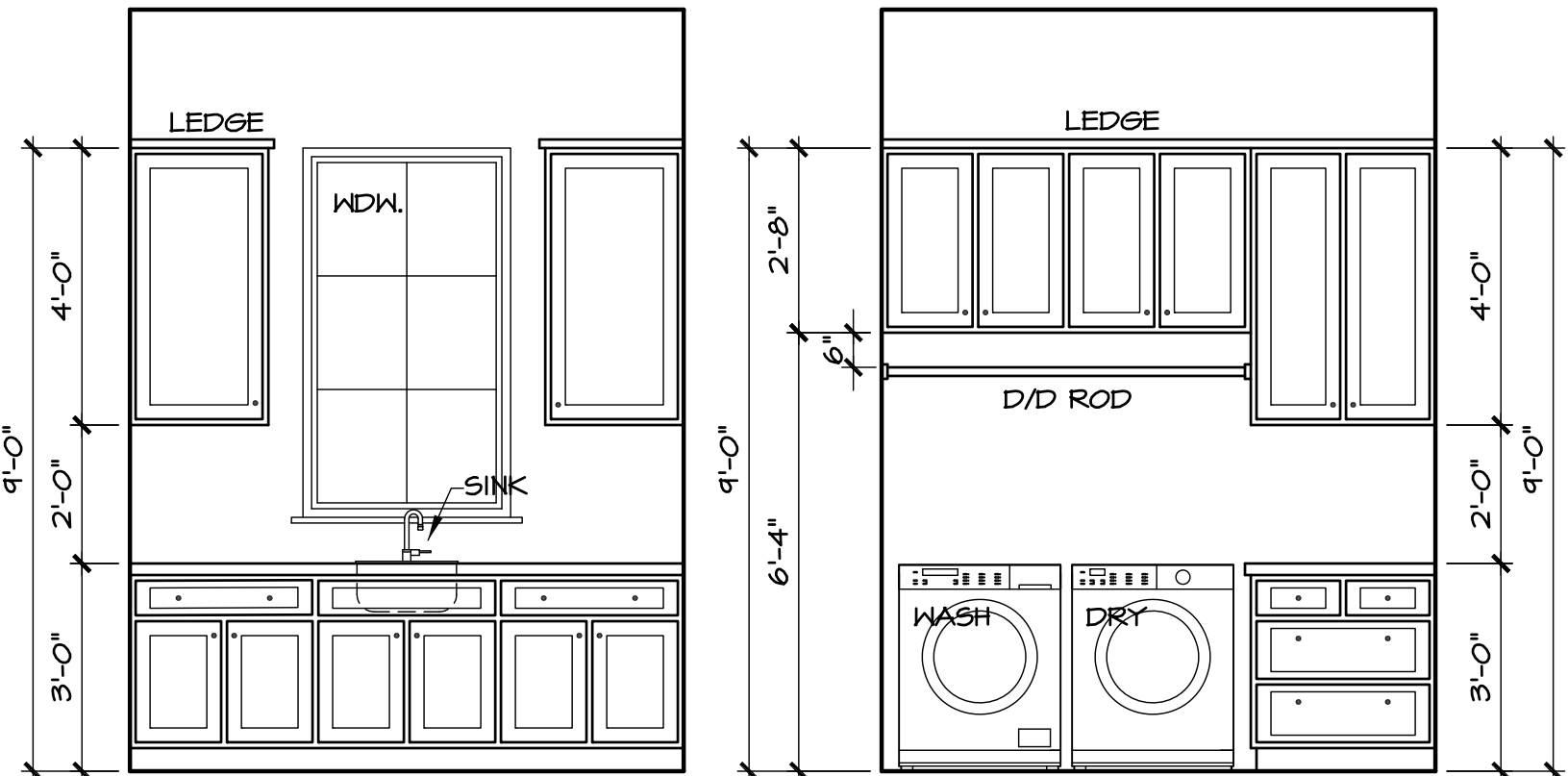
powder.1



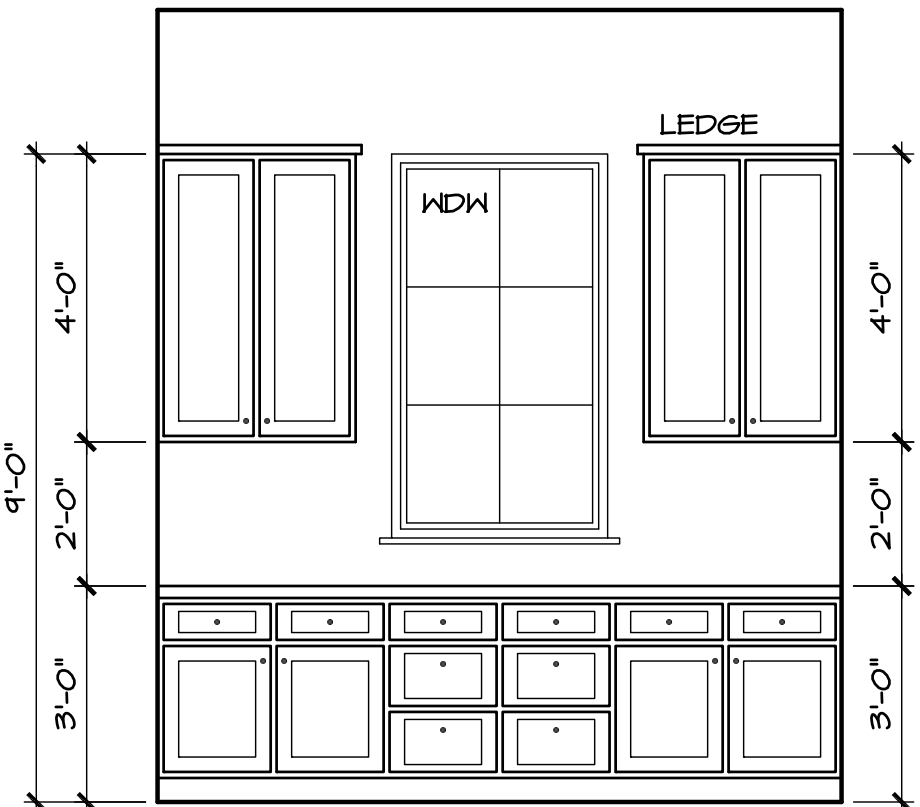
hall (study/bedroom 2)



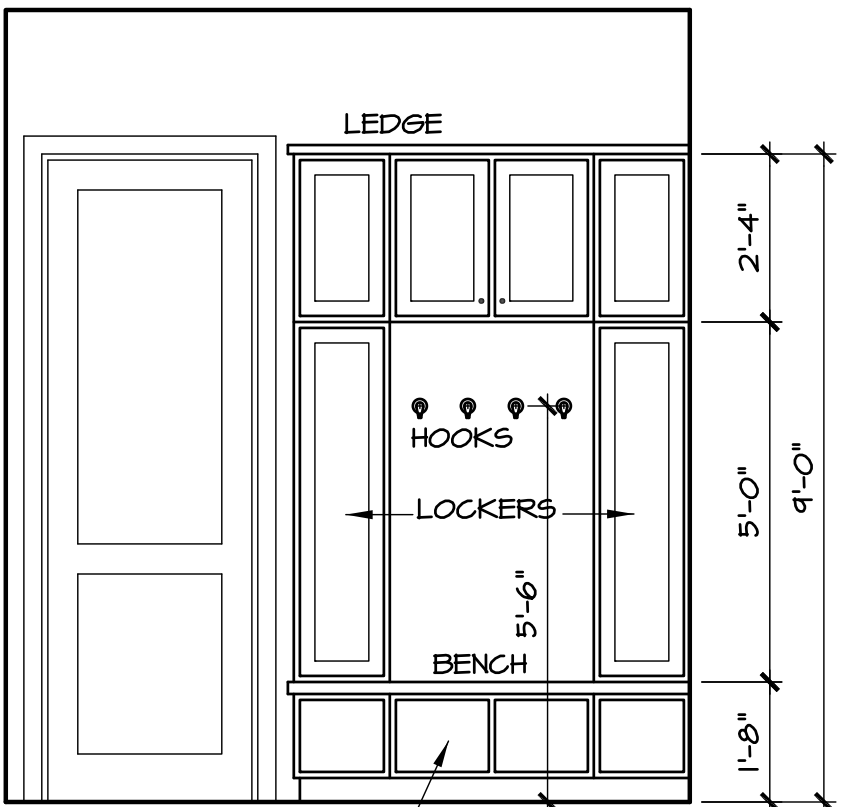
chef pantry



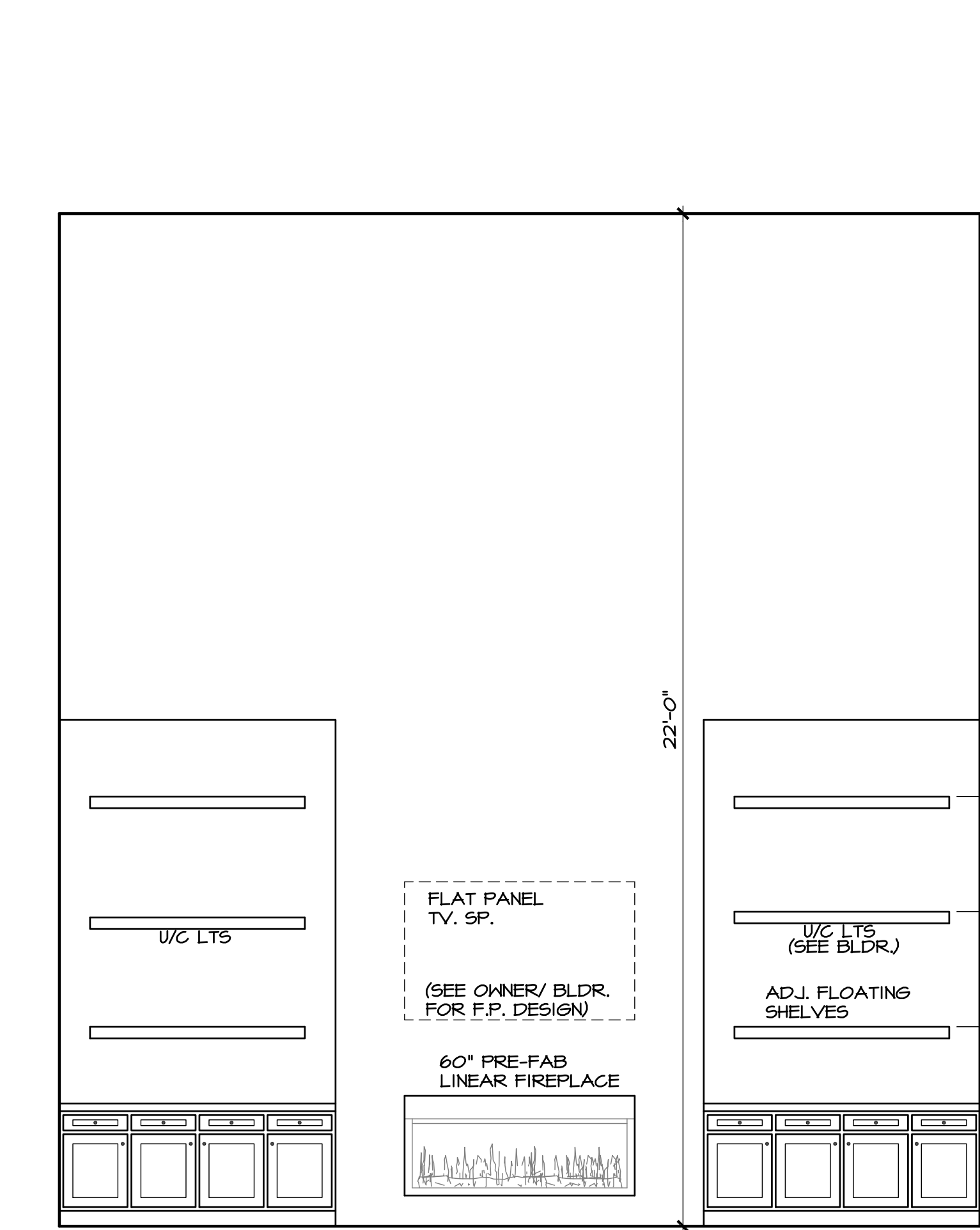
utility



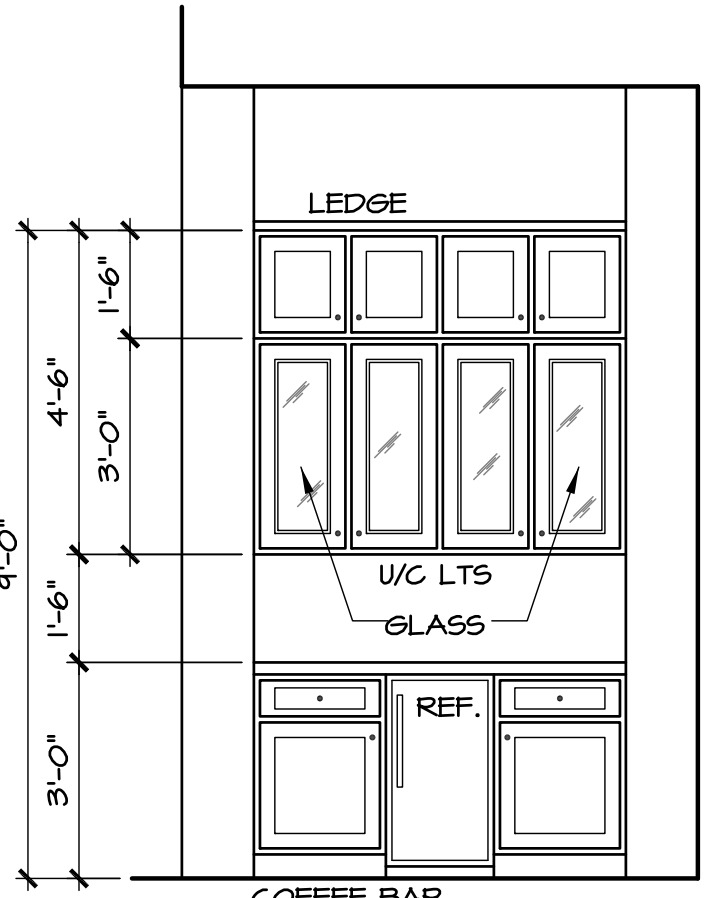
mud room



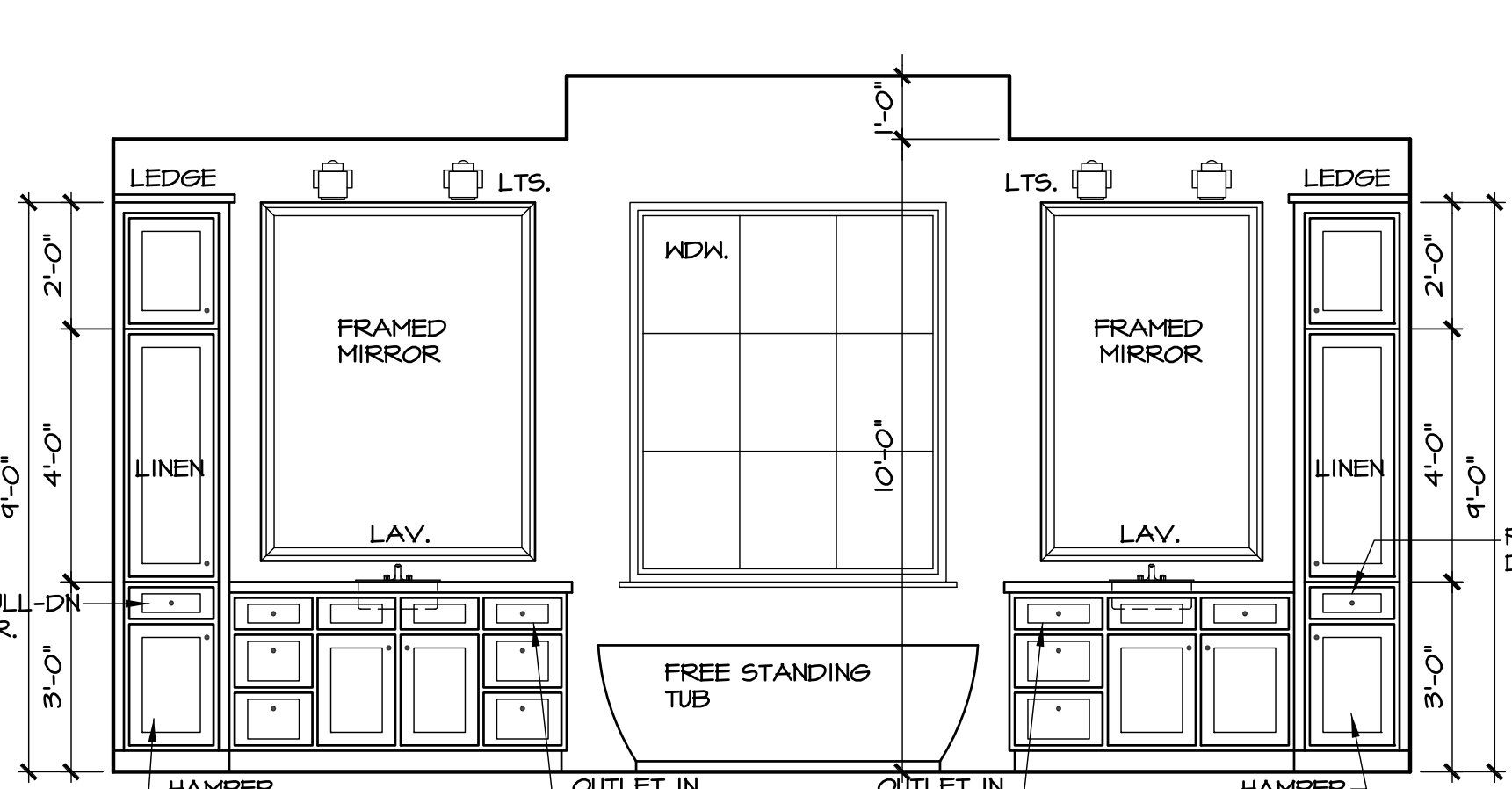
bath2



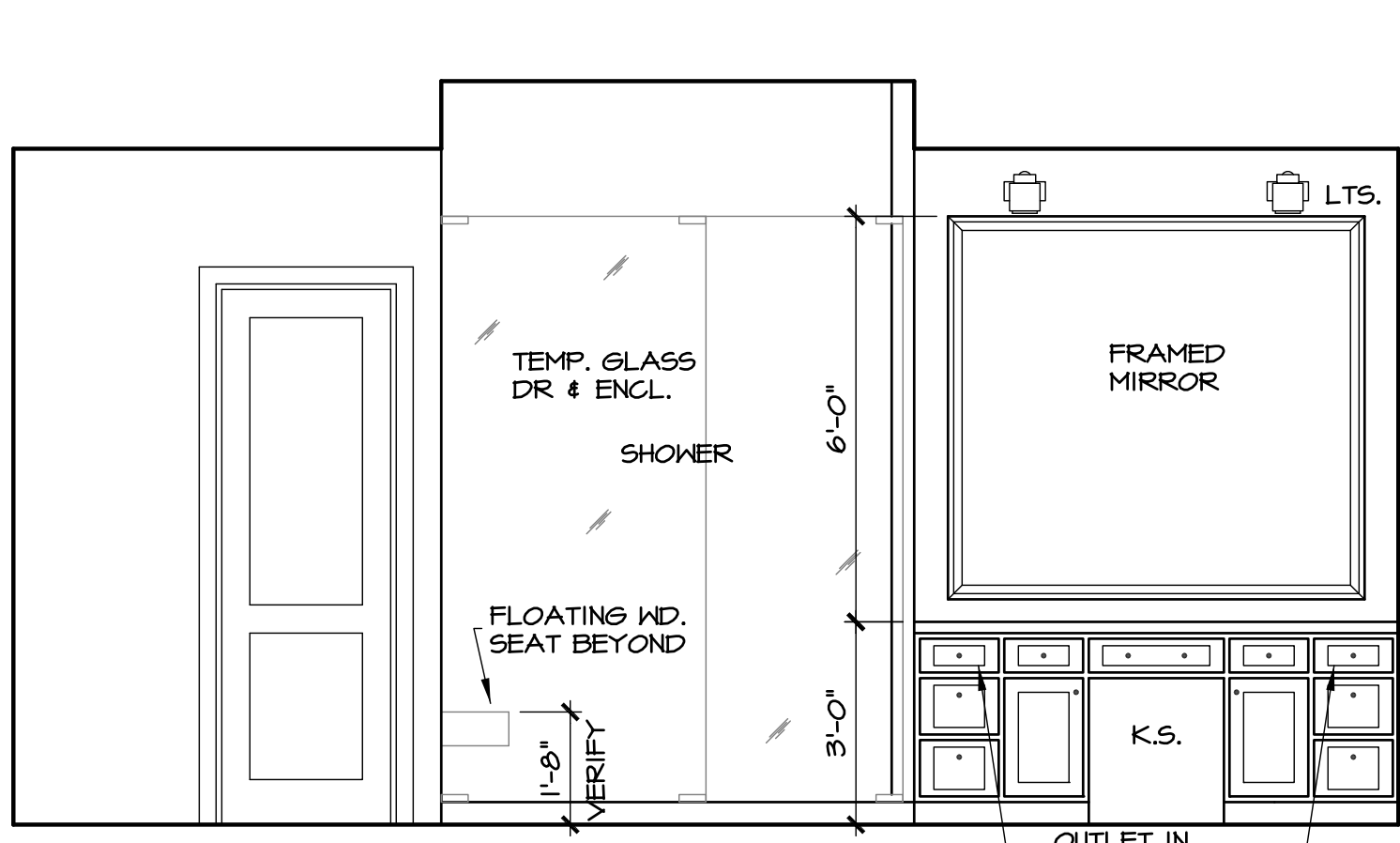
living room



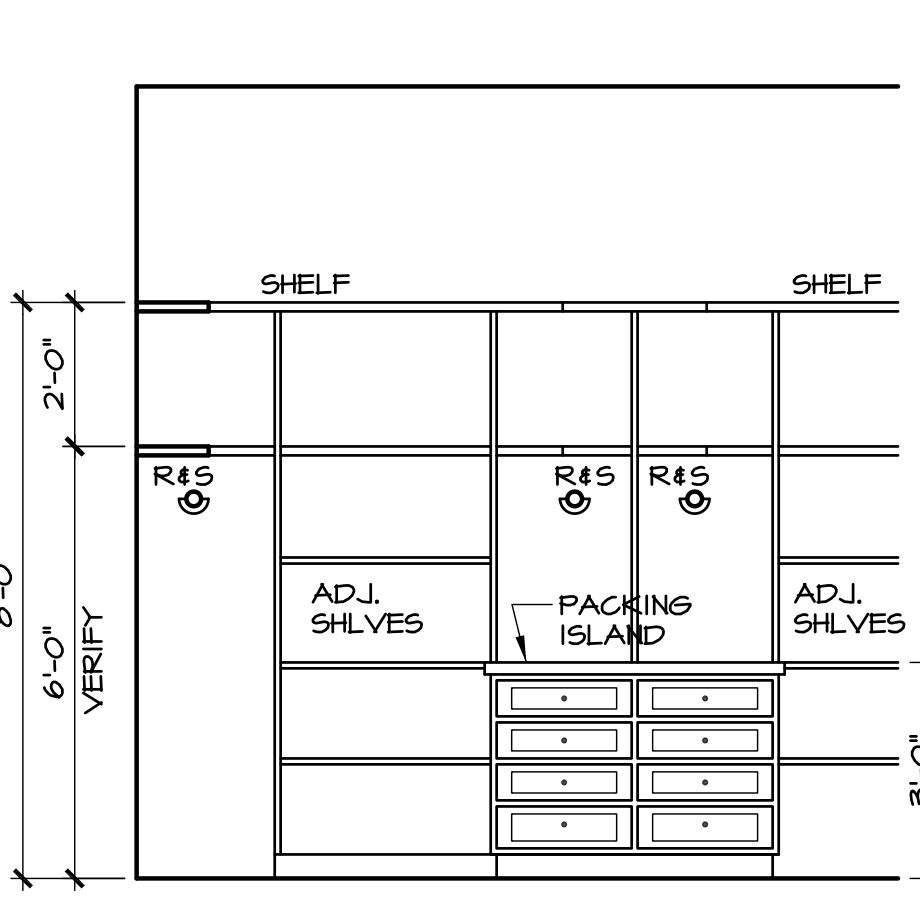
primary suite



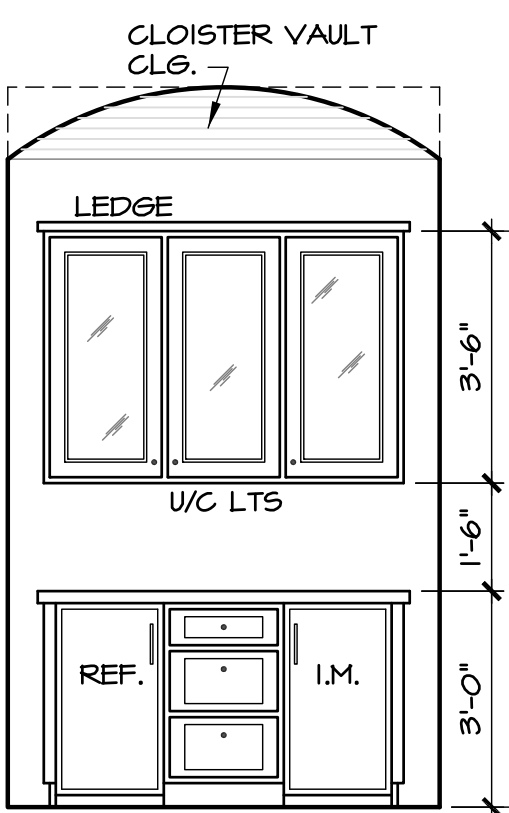
primary bath



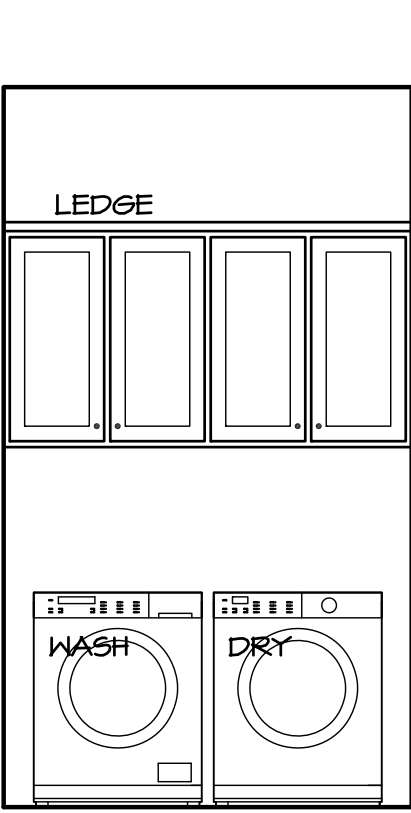
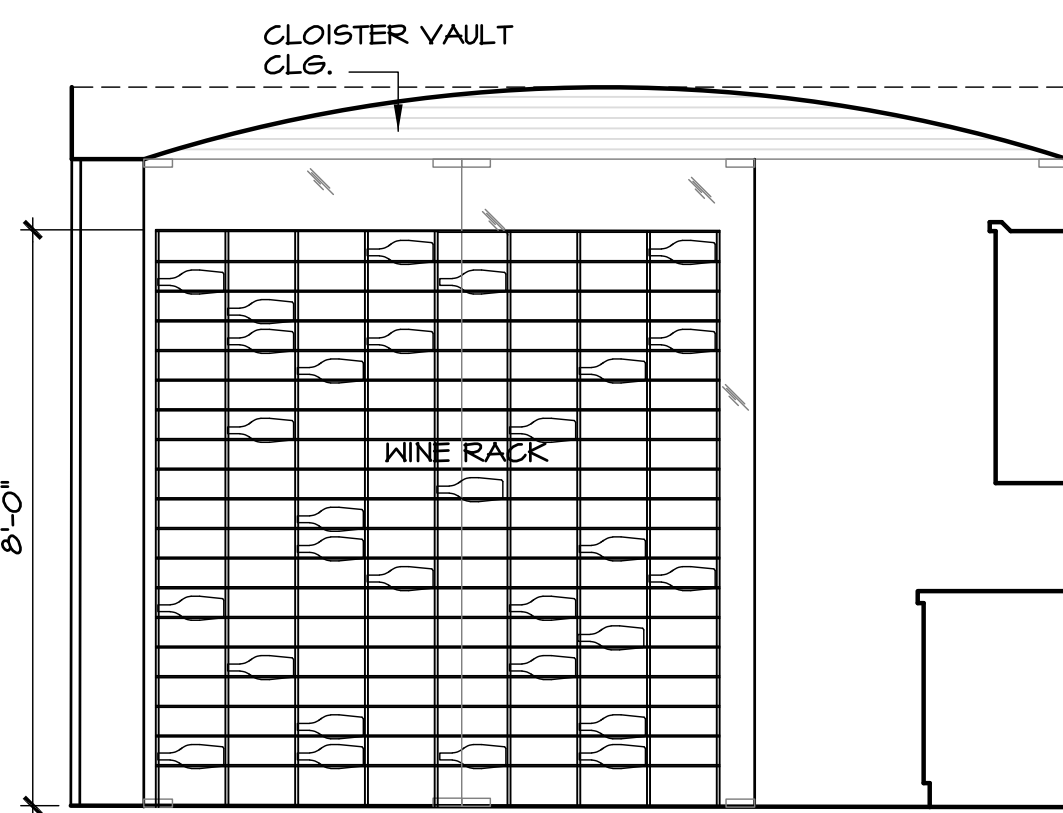
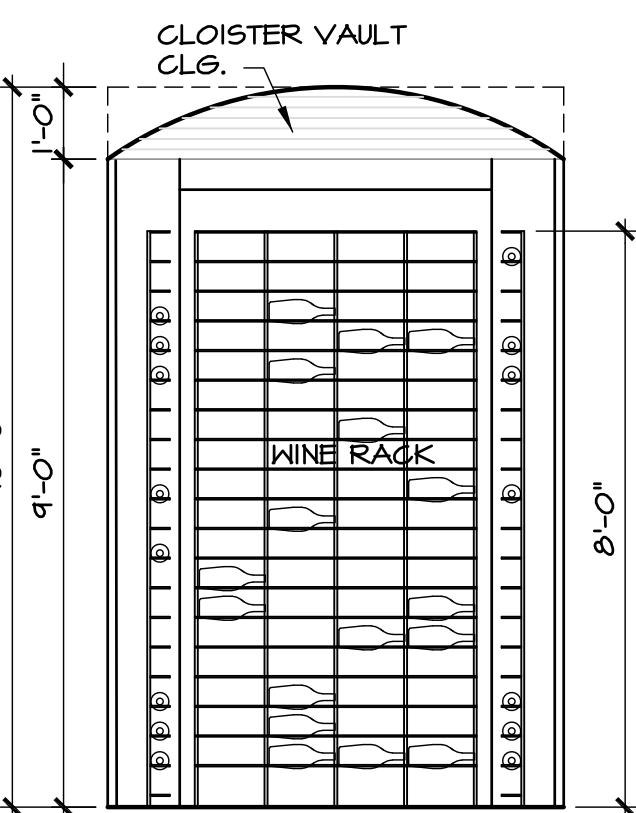
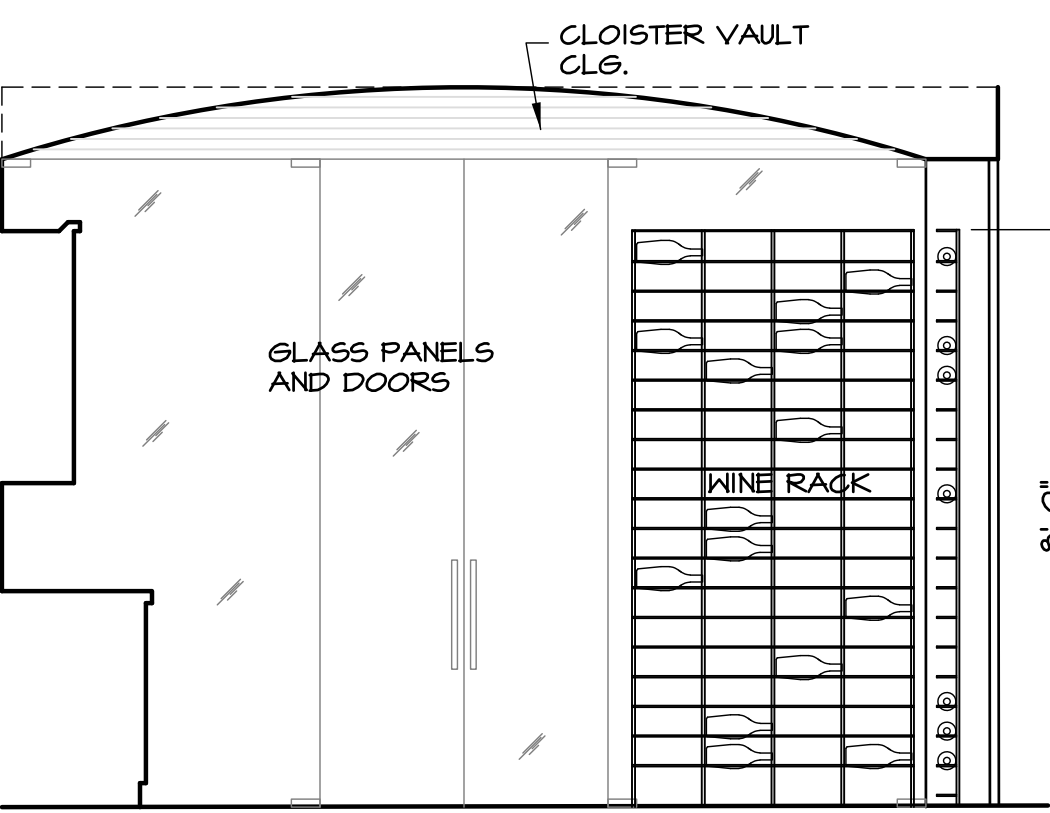
wardrobe



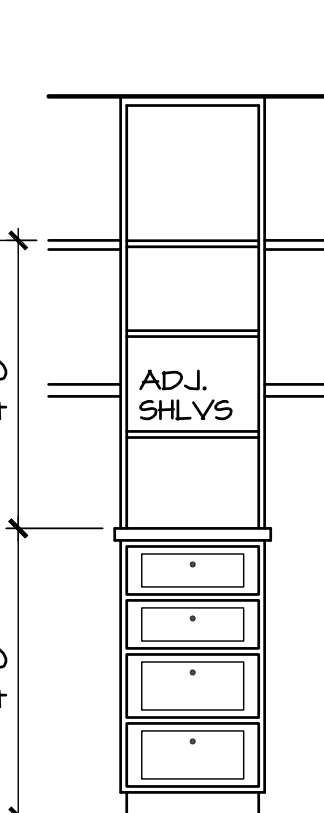
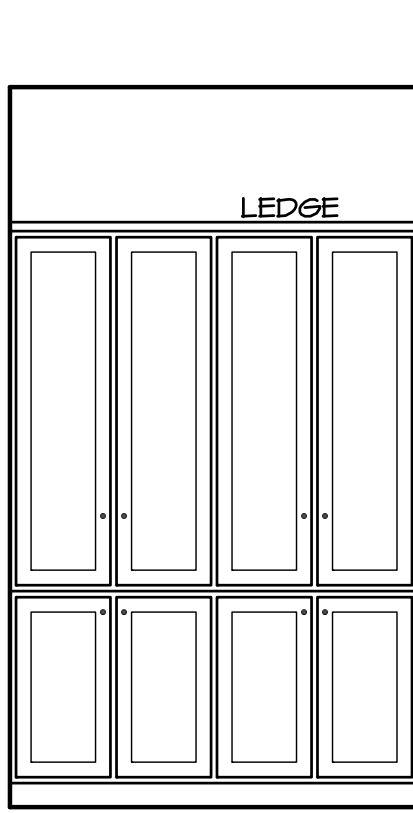
powder2



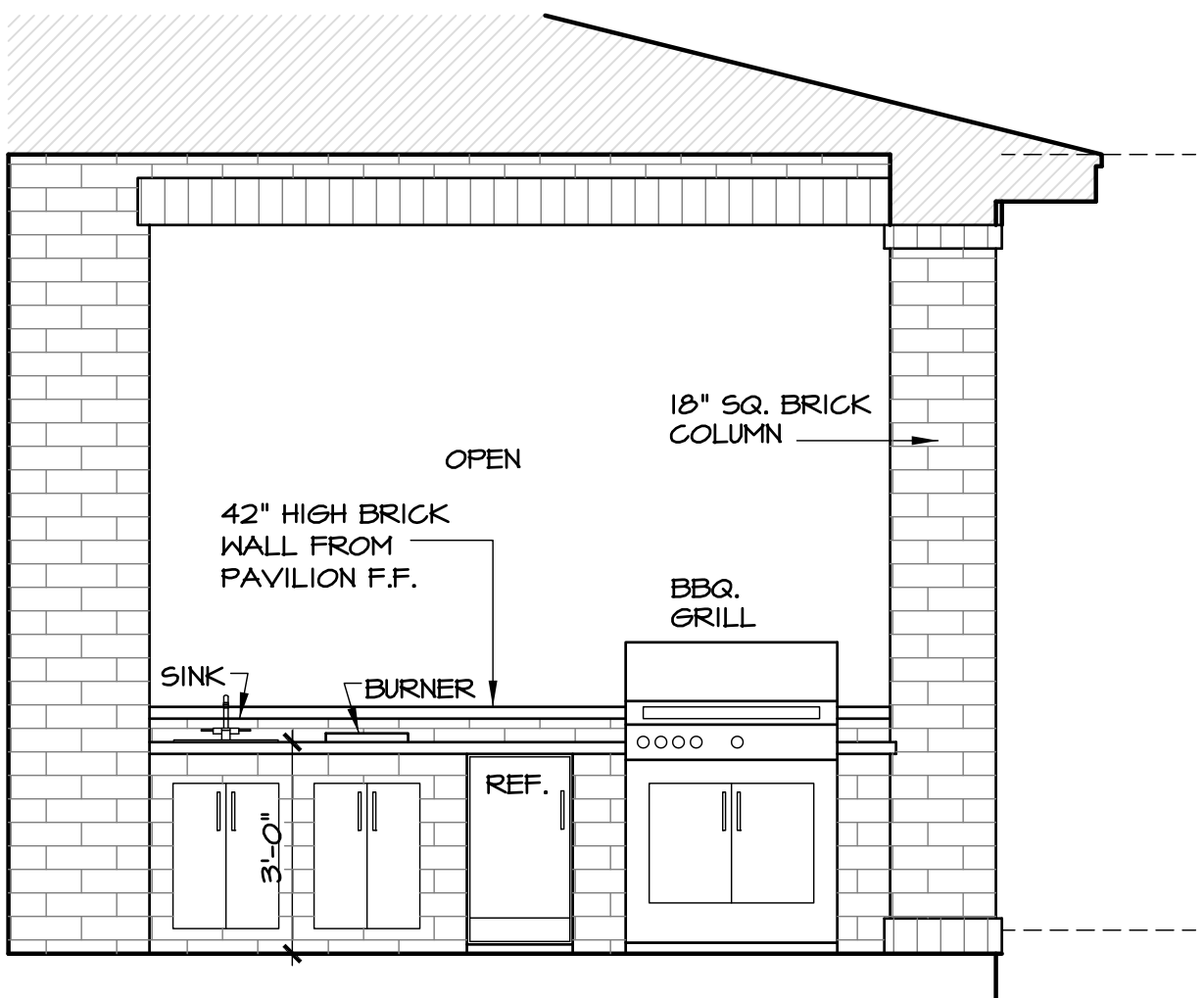
wine



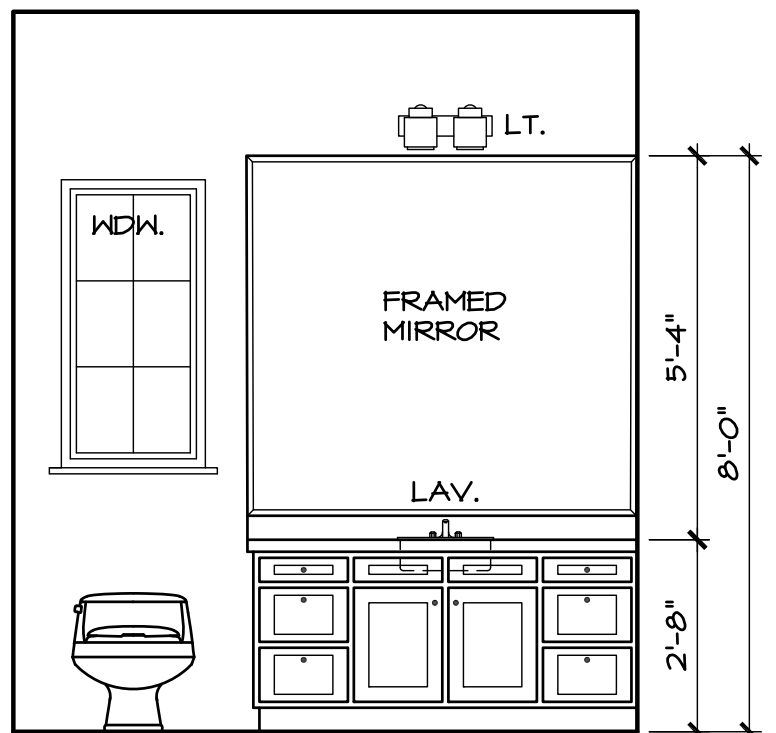
utility2



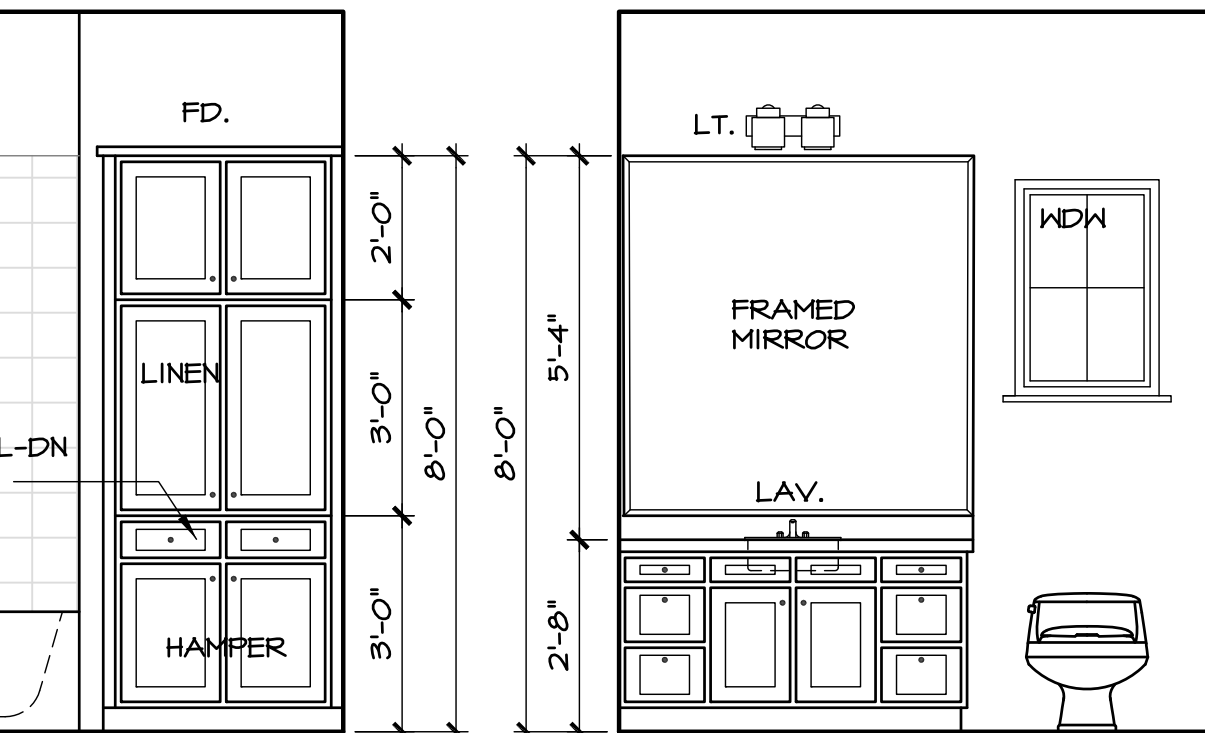
wic



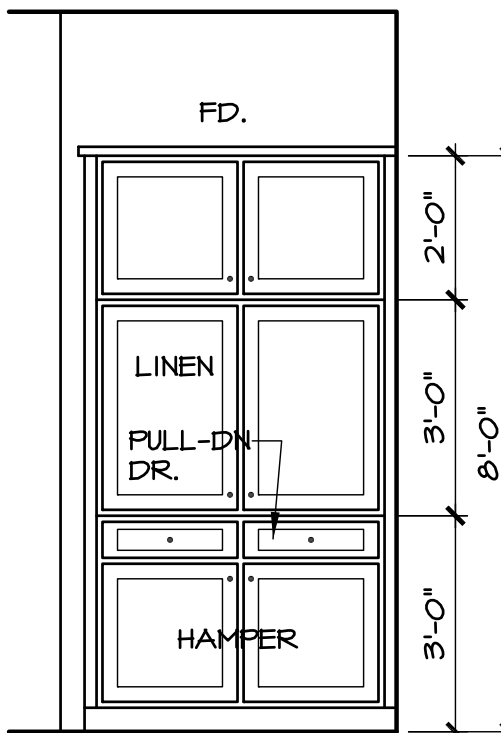
living room



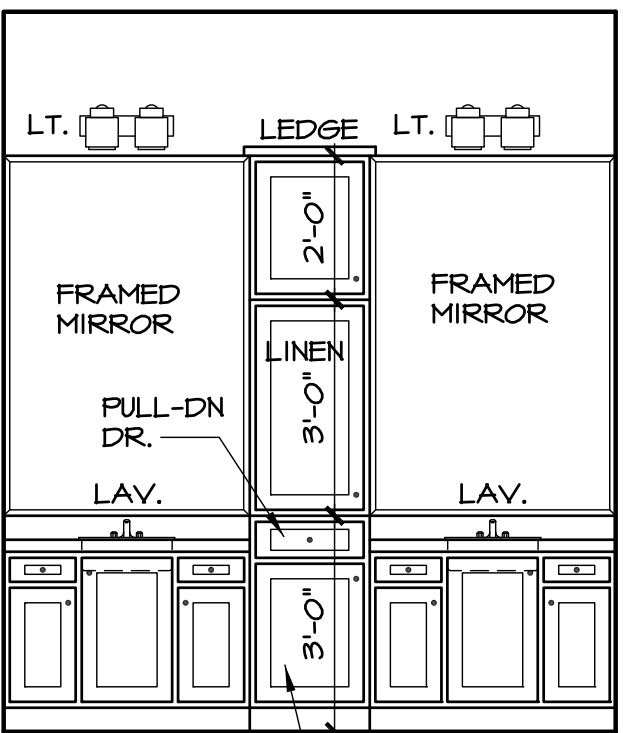
bath3



bath4



bath5



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

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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 HENRY OSSGRO &
& ASSOC., INC. WILL NOT BE HELD RESPONSIBLE FOR THE
STRUCTURAL DESIGN IN ANY WAY AND/OR ANY PROBLEMS
WHICH MAY ARISE.

interior elevations

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

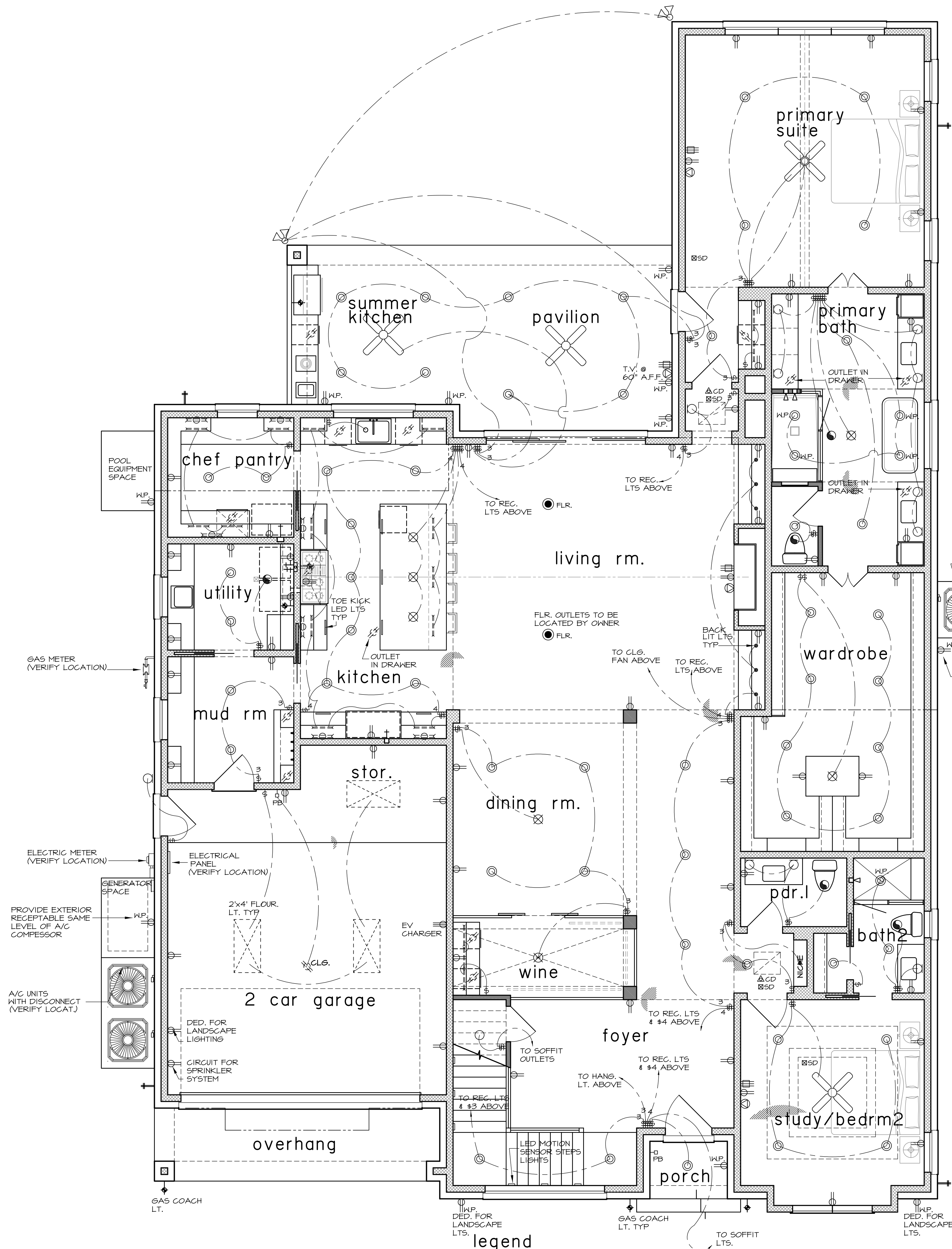
PERMIT SET

ADDRESS: 4028 LARSON STREET.

PLAN NO 5446

SHEET NO 7 OF 10

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first floor electrical plan

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

NOTE:
PROVIDE TELEPHONE
OUTLETS AS REQ'D.

legend

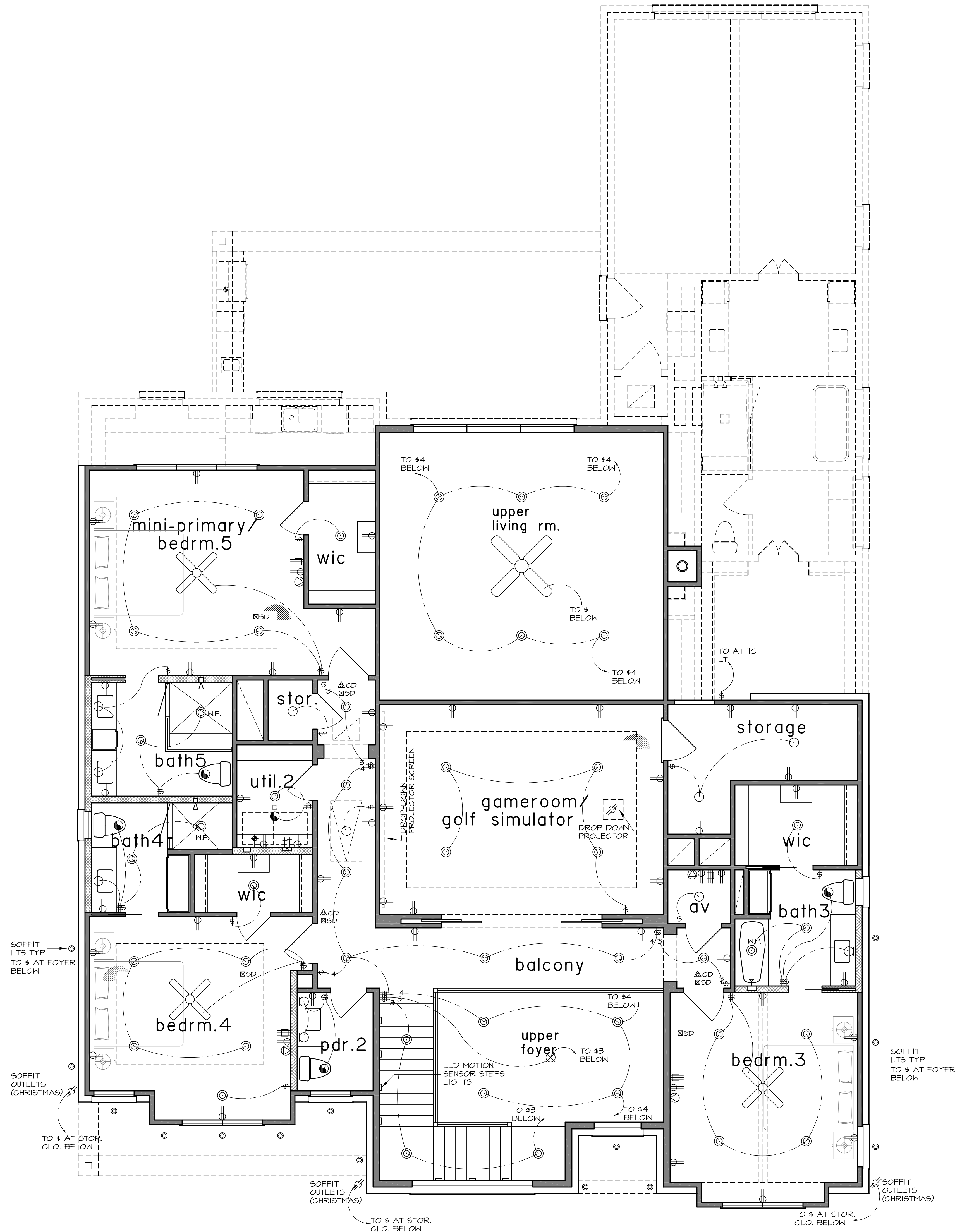
- 110 VOLT RECEPTACLE
- WATERPROOF RECEPTACLE
- 110 VOLT W/ GROUND FAULT INTERRUPTOR
- 110 PLUS STRIP (UNDER UPPER CABINET)
- FLR: 110 VOLT IN FLOOR
- 220 VOLT RECEPTACLE
- TELEVISION ANTENNA
- TELEPHONE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- DIMMER SWITCH
- VACUUM SWITCH
- PUSH BUTTON
- PB
- SMOKE DETECTOR
- CD
- CARBON MONOXIDE DETECTOR

- CHIMES
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED HANGING FIXTURE
- RECESSED CAN LIGHT
- WATERPROOF RECESSED CAN LIGHT
- RECESSED EYEBALL SPOT LIGHT
- 4" SOFFIT LIGHT (ROOF OVERHANG)
- PIN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- PORCELAIN FIXTURE W/ PULL CORD
- FLOOD LIGHTS
- EXHAUST FAN
- NETWORK DROP, ALLOW FOR TEL, CATV, CAT6
- JUNCTION BOX

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

notes

- ALL CONSTRUCTION SHALL COMPLY W/ IRC 2018, NEC 2021 & NFPA 70:2021.
- 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 R314.1(RC).
- VENT ALL EXHAUST FANS TO OUTSIDE
- PROVIDE GFI, 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.



second floor electrical plan

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

NOTE:
PROVIDE TELEPHONE
OUTLETS AS REQ'D.

electrical floor plans

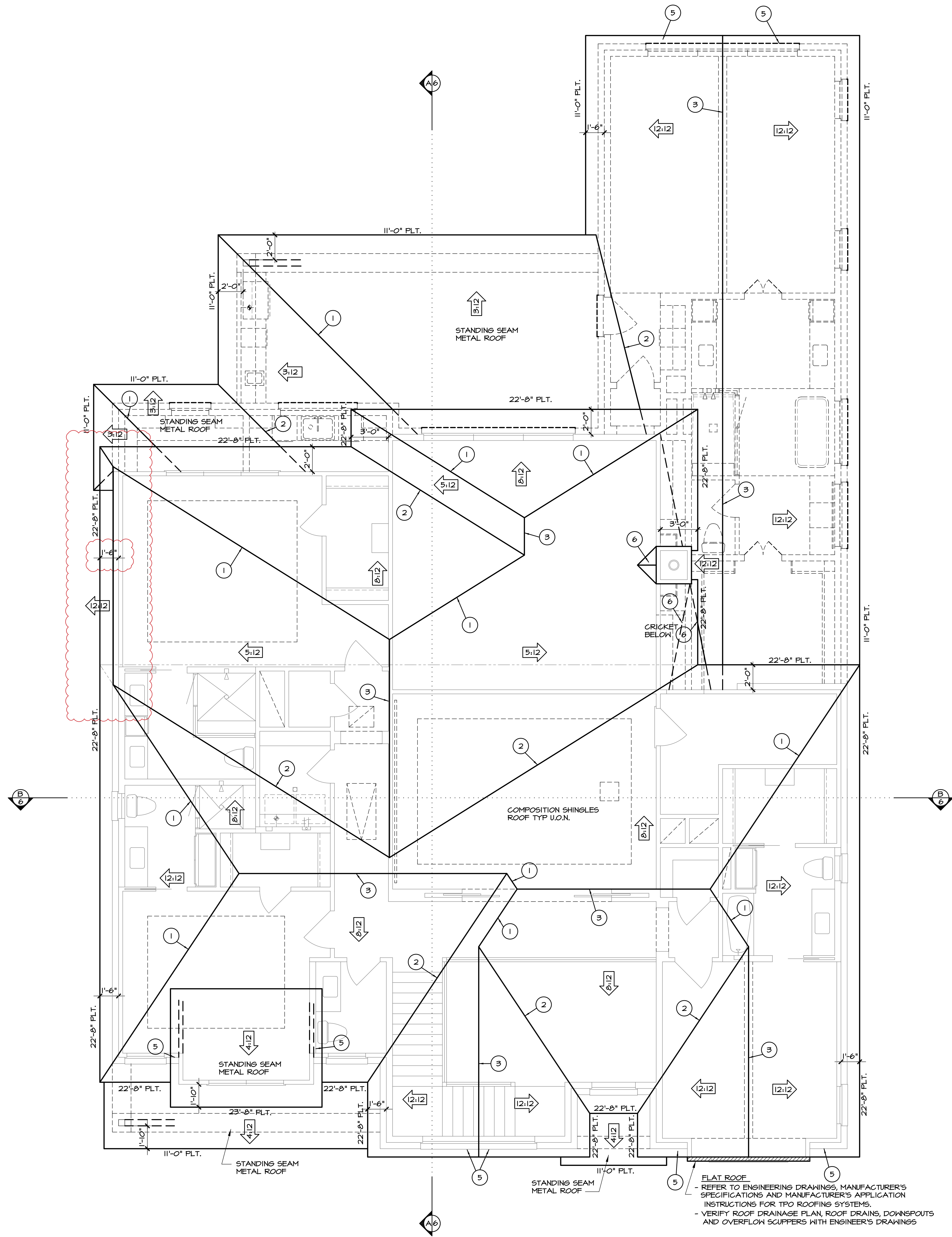
SCALE: 1/4" = 1'-0"

ADDRESS: 9028 LARSON STREET.

PLAN NO 5446

SHEET NO 2 OF 10

PERMIT SET



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 FURLIN
- 5 OUTLOOKERS
- 6 CRICKET
- 7 KICKOUTS

note:

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

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- FLAT ROOF
- REFER TO ENGINEERING DRAWINGS, MANUFACTURER'S SPECIFICATIONS AND MANUFACTURER'S APPLICATION INSTRUCTIONS FOR TPO ROOFING SYSTEMS.
- VERIFY ROOF DRAINAGE PLAN, ROOF DRAINS, DOWNSPOUTS AND OVERFLOW SCUPPERS WITH ENGINEER'S DRAWINGS

roof plan

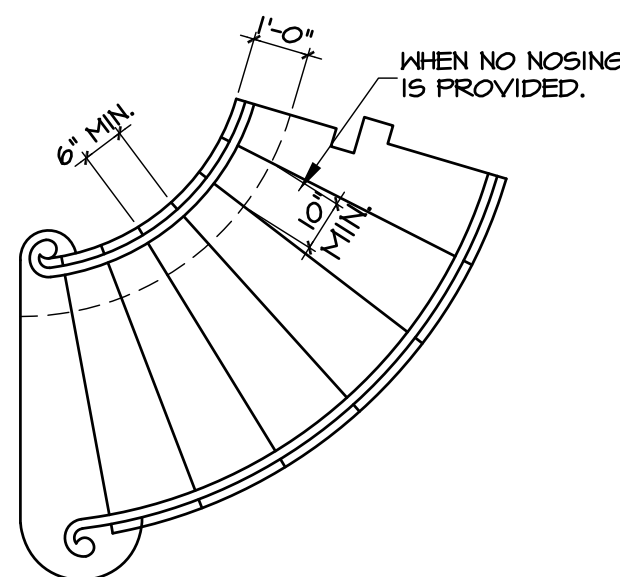
SCALE: 1/4" = 1'-0"

PERMIT SET

ADDRESS: 9028 LARSON STREET.

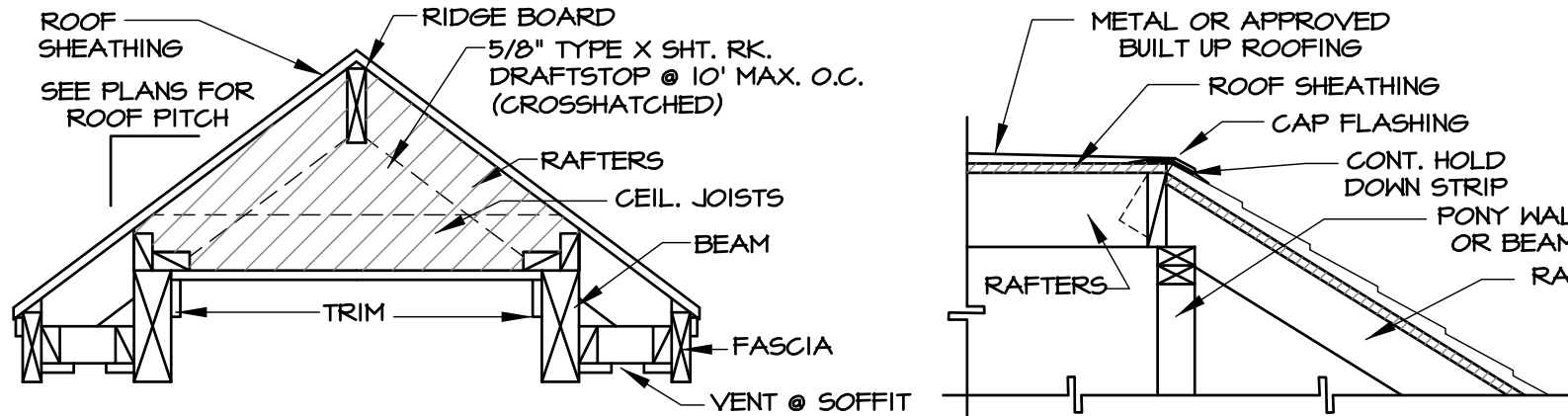
PLAN NO 5 4 4 6

SHEET NO 9 OF 10

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plan
stair detail

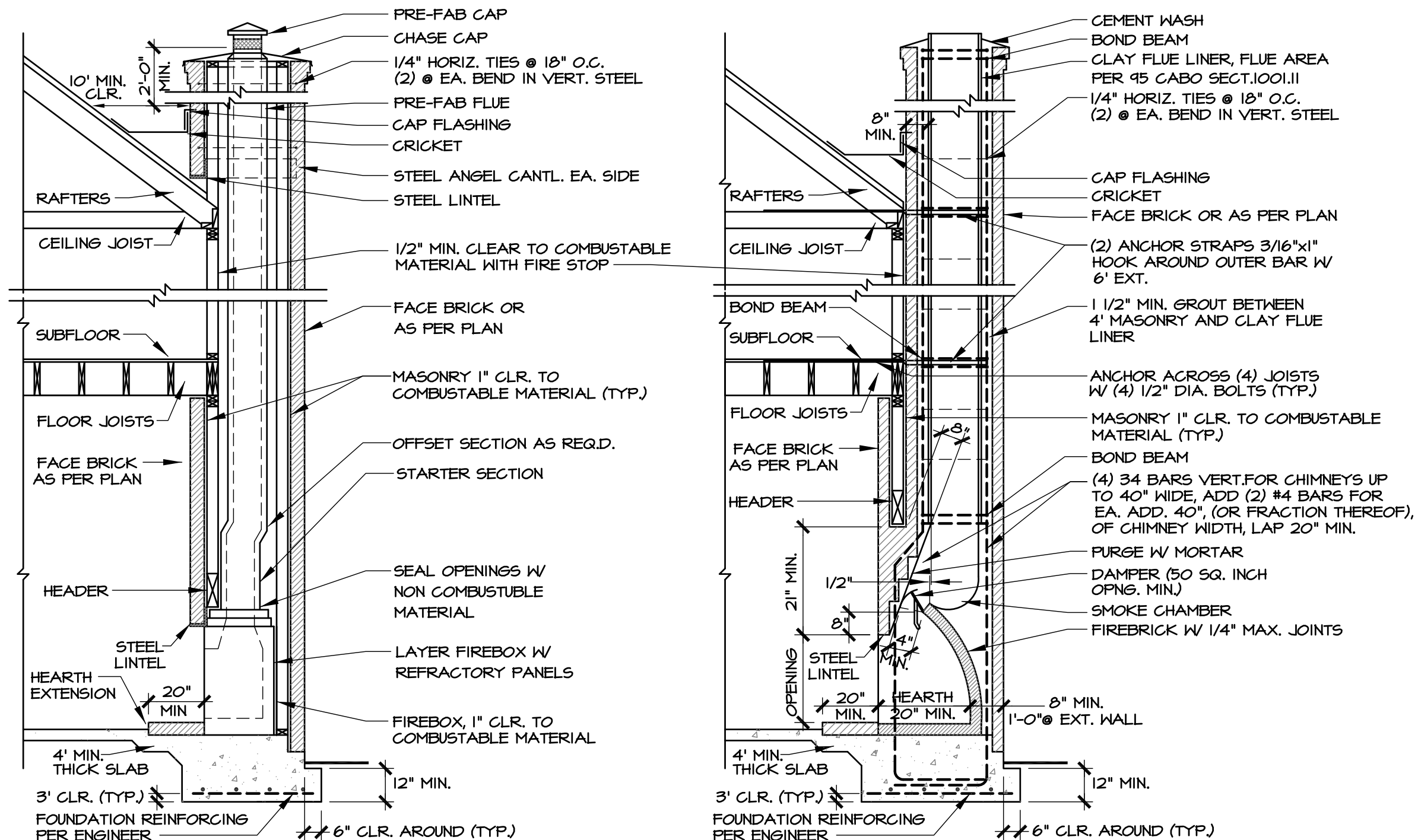
STAIRWAYS SHALL COMPLY W/ SECTION R311 OF THE IRC. RISERS SHALL NOT EXCEED 7 1/4" IN HEIGHT. THE DEPTH SHALL BE MEASURED NOSE TO NOSE & SHALL NOT BE LESS THAN 10". THE MINIMUM HEADROOM CLEARANCE SHALL NOT BE LESS THAN 6'-8". TREAD WIDTHS FOR WINDERS SHALL BE 10". MEASURE 12" IN FROM THE NARROWEST POINT & SHALL NOT BE LESS THAN 6" AT THAT POINT. TREAD WIDTH FOR CIRCULAR STAIRS SHALL BE 11" MIN. AS MEASURED FOR WINDERS.



stucco ext. option

2"x4" WOOD STUDS, 16" O.C. WITH 1/8" 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"x3/4"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.



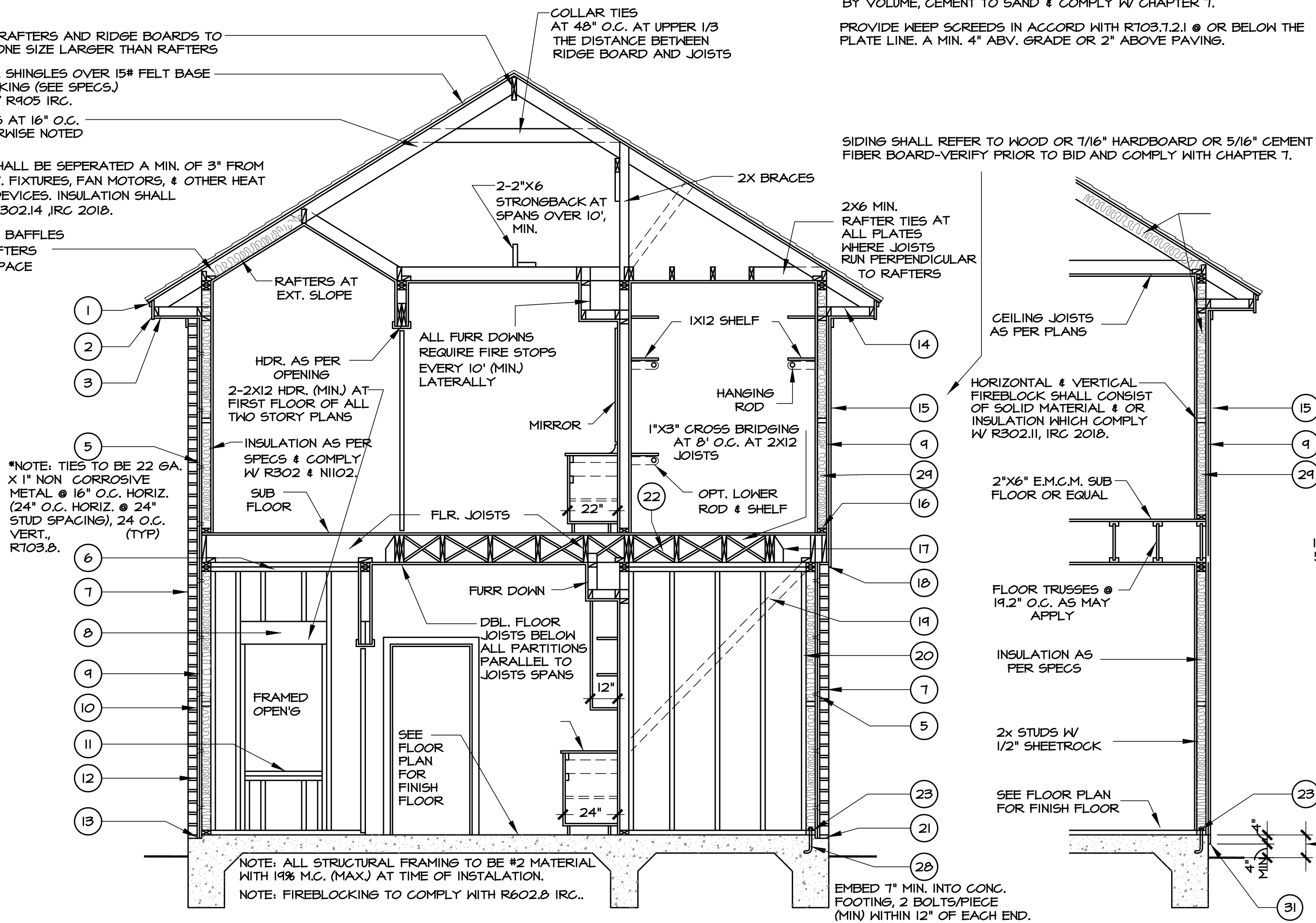
pre-fab fireplace

NOTE: INSTALL PREFAB
FIREPLACE SYSTEM PER
MFG'R'S. SPECS. AND
GOVERNING CODES AS
APPLY.

brick fireplace

Diagram illustrating the components and specifications of a roof structure:

- HIP, VALLEY RAFTERS AND RIDGE BOARDS TO ALWAYS BE ONE SIZE LARGER THAN RAFTERS
- COMPOSITION SHINGLES OVER 15# FELT BASE
- SOLID DECKING (SEE SPECS)
- COMPLY W/ R1905 IRC
- 2X6 RAFTERS AT 16" O.C. UNLESS OTHERWISE NOTED ON THE PLAN
- ADJUSTABLE JOISTS
- THE DISTANCE BETWEEN RIDGE BOARD AND JOISTS



typical one and two story framing sections

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

SECTION LEGEND					
1.	1"x2" SHINGLE MOULD	14.	2"x4" OUTLOOKER AND NAILER	24.	30 LB. FELT BELD SOLE PLATE
2.	1"x6" FARGE BOARD	15.	SIDING/SUCCO, SEE NOTE ABOVE	25.	1"x4" TRIM BOARD
3.	1"x6" SOFFIT OR EXT. GRADE PLYHD.	16.	2"x4" TREATED SOLE PLATE	26.	1"x8" GABLE BOARD
4.	B.M. SCREEN VENT	17.	JOIST HANGER	27.	1"x2" OR 1"x4" FREEZE BOARD
5.	2"x4" CONTIN. TOP PLATE AT ("SEE NOTE")	18.	SEAL JOINTS W/ CAULKING	28.	1"x2" ANCHOR BOLTS @ 6' O.C.
6.	2"x4 CONTINUOUS TOP PLATE	19.	1"x4" CORNER BRACE AT 45° OR PLYHD	29.	INSULATION SHALL HAVE A FLAME SPREAD RATING NOT 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-19 WALLS & R-20 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 / R302.01, IRC 2018.	30.	TOILET, OR FOR BATHROOMS, BE A MIN. OF 6" WIDE, FINISH GRADE & COMPLY WITH RS914 I.R.C.,
8.	HEADER AS PER OPENINGS	21.	2"x4" TREATED SOLE PLATE COMPLY W/ R 310 & R 602.IRC.	31.	WEEP SCREED, RT03-2.21.
9.	1/2" INSULATING SHEATHING				
10.	AIR SPACE				
11.	2"x4" SILL AT OPENINGS				
12.	V-GROOVEN BARRIER				
13.	30 LB. FELT ON SHELF BELD 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	3 1/2" X	4" X	4" X	5" X	5" X	6" X
SIZE	3 1/2" X 5/16"	3 1/2" X 5/16"	3 1/2" X 5/16"	3 1/2" X 5/16"	3 1/2" X 3/8"	3 1/2" X 3/8"

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. 18'-6"	2"x12" AT 12" O.C. 21'-4"	2"x6" AT 16" O.C. 15'-2"	2'-2"x4" ON EDGE	5'-6"
2"x10" AT 16" O.C. 18'-0"	2"x12" AT 16" O.C. 18'-10"	2"x6" AT 16" O.C. 15'-10"	2'-2"x6" ON EDGE	6'-6"
2"x12" 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	7'-6"
DO NOT EXCEED GIVEN DIM.	DO NOT EXCEED GIVEN DIM.	20 PSF LIVE LD. - 1" PSF DEAD LD.		
GRADE NO. 2 FIR OR T.P.		SPECIFICATIONS FROM SOUTHERN FOREST PRODUCTS		

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

Diagram illustrating the cross-section of a wall assembly with the following components labeled from top to bottom:

- STUD WALL
- 5/8" SHEATHING
- BRICK
- 2x NAILER, BOLTED
- STEEL BEAM PER EN
- 2x BLOCKING
- NAILERS AS REQ'D.
- STEEL PLATE PER E
- 2x NAILER, BOLTED

STEEL BEA

- STUD WALL
- 5/8" SHEATHING
- BRICK
- COUNTER FLASHING
- FLASHING
- CHANNEL PER ENGINEER
- PLATE PER ENGINEER

A cross-sectional diagram of a double-skin composite panel. It features a central core with a diagonal reinforcement pattern, sandwiched between two outer skins. The entire assembly is held together by a series of fasteners or bolts. Arrows point from the text labels to the corresponding parts of the diagram.

STEEL BEAM

Diagram of a rectangular structure with a vertical dimension line on the left labeled "6'-0"

3'-0" (1)
2'-8" (4)
3'-6" (9)

SUBFLOORING; PLYWOOD
OR 2X6 E.M.C.M.
PLYWOOD SHIM AS REQD.
STEEL BEAM PER
ENGINEER

2X10 MIN. CONT., BOTH
SIDES, THROUGH BOLTED
PLYWOOD SHIMS AS REQD.
JOIST HANGERS PER
ENGINEER. © COPYR

ENGINEER © COPYRIGHT 2016 SULLIVAN HENRY OGGERO & ASSOC., INC.

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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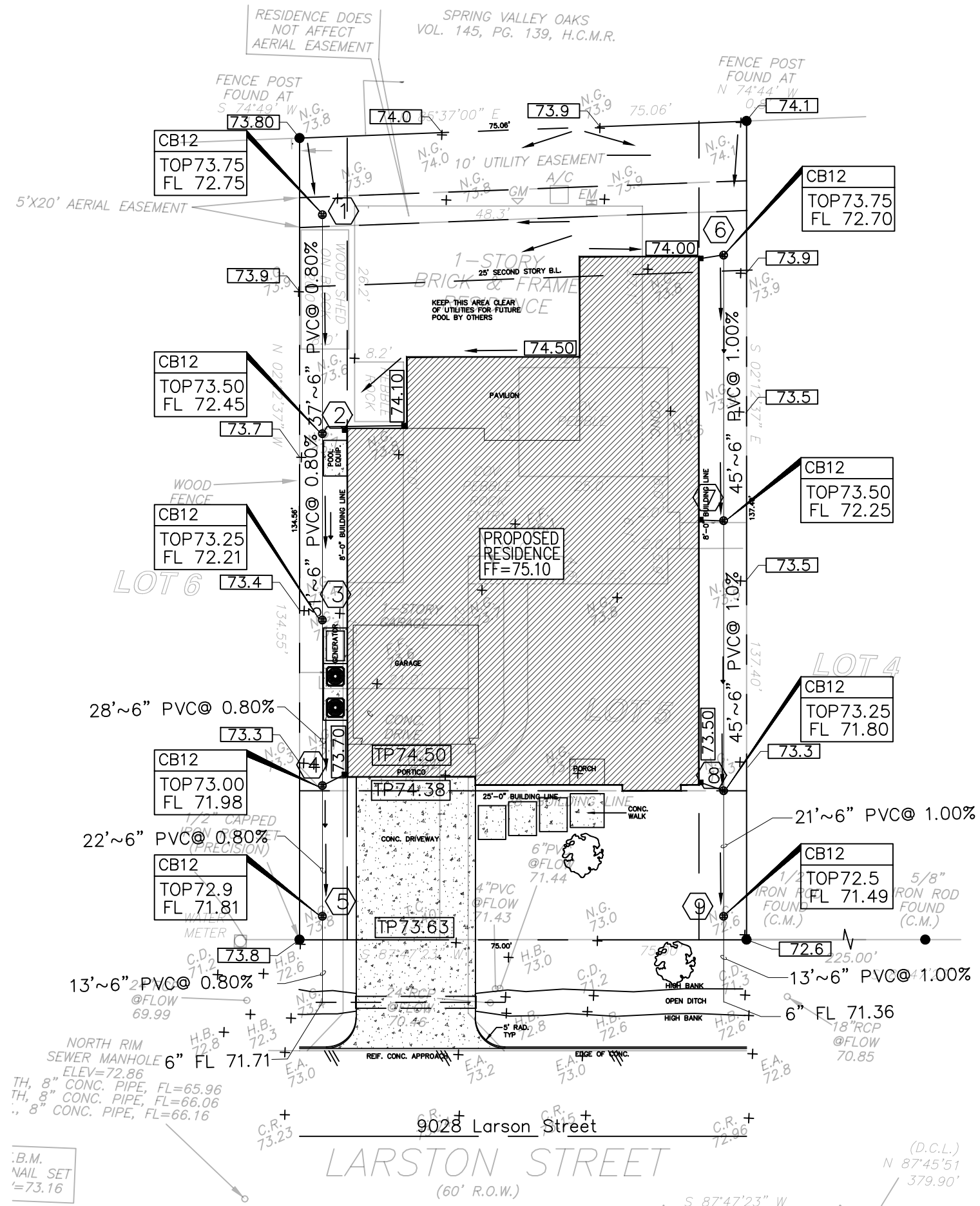
*Sullivan
Henry
Nagere*

BUILDING DESIGNERS

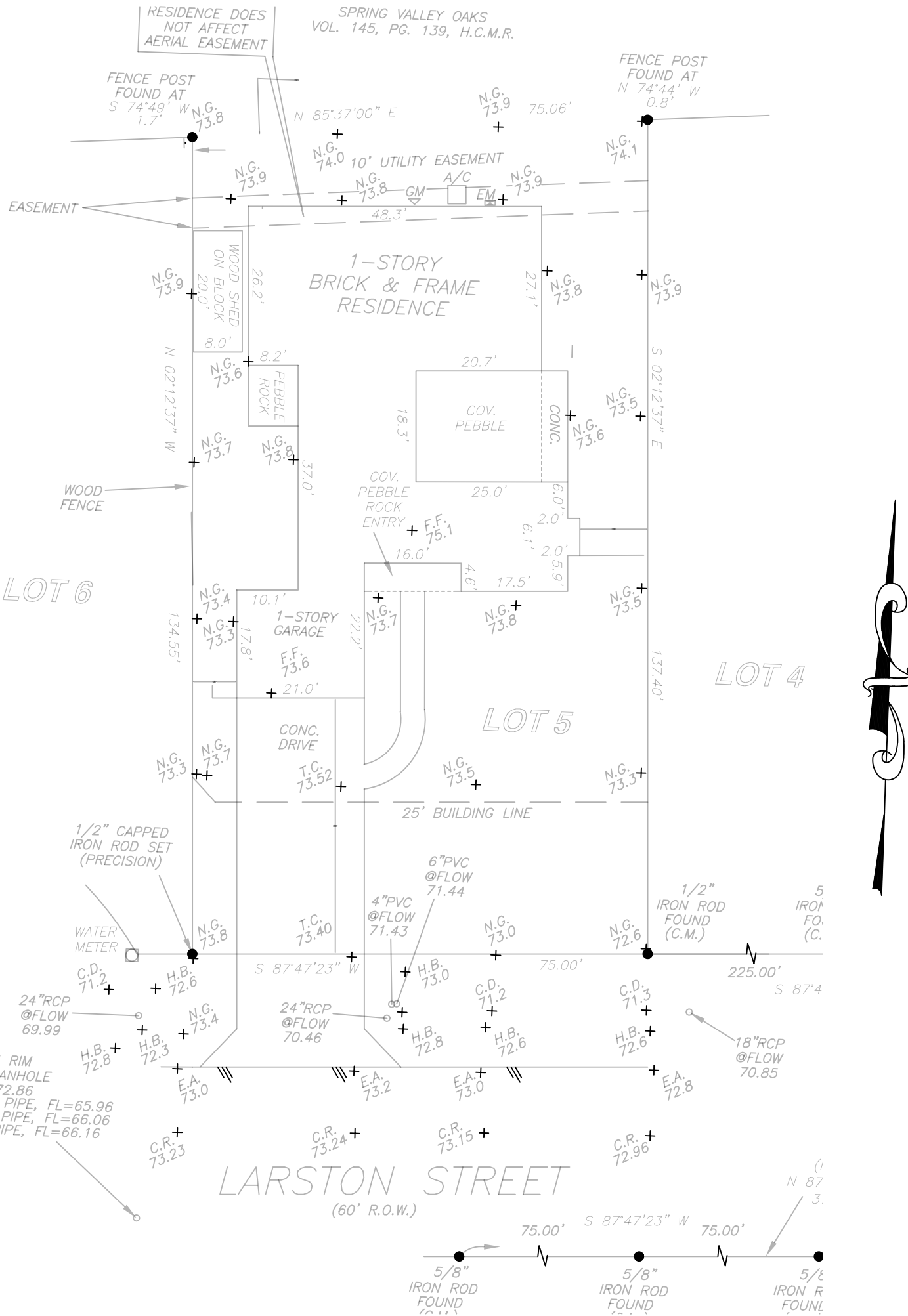
HOUSTON, TX 77007

PHONE: (713) 464-0740

(2018 IRC)



SITE GRADING & DRAINAGE PLAN
SCALE: 1" = 20'



EXISTING CONDITIONS
SCALE: 1" = 20'

lot coverage

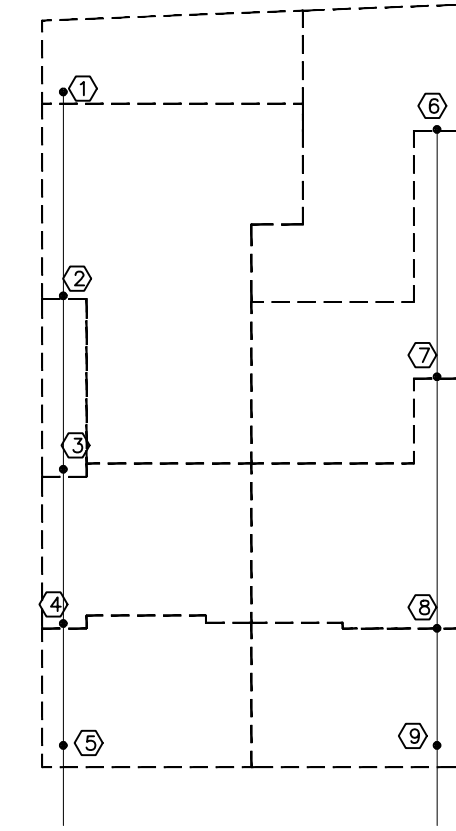
TOTAL LOT AREA	1 0 1 9 9 SQ. FT.
LOT AREA BEHIND FRONT B.L.	8 3 2 4 SQ. FT.
HOUSE PAD DRIVEWAY	4 4 3 5 SQ. FT.
IMPERVIOUS AREA BEHIND FRONT B.L.	4 4 8 2 SQ. FT.
IMPERVIOUS COV. (60% MAX.)	53.85 %
FRONT YARD AREA	1 8 7 5 SQ. FT.
CONC. WALK	6 1 0 SQ. FT.
FRONT IMPERVIOUS COV. (50% MAX.)	32.53 %



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=61a+2	0.50	100-Year	60.66	4.44	0.5797

2 year					
$T_c=10A^{.1781+15}I=b/(d+T_c)^e$					
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

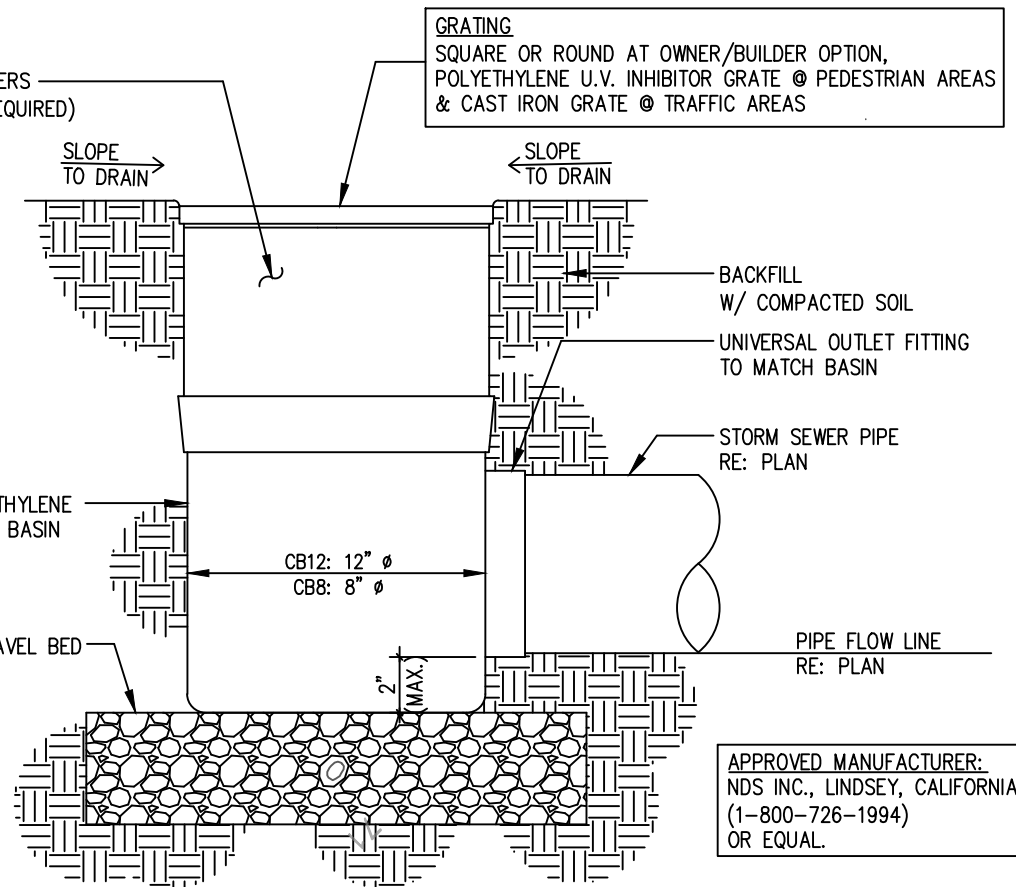
100 year					
$T_c=10A^{.1781+15}I=b/(d+T_c)^e$					
Drainage Area	A (sf)	A (acres)	TC (min.) {100-Year}	I (in/hr) [100-yr]	Q=CIA (cfs)
1	750	0.017	19.891	9.536	0.082
2	2419	0.056	21.011	9.290	0.258
3	260	0.006	19.058	9.730	0.029
4	1044	0.024	20.184	9.470	0.113
5	1005	0.023	20.149	9.477	0.109
6	1368	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



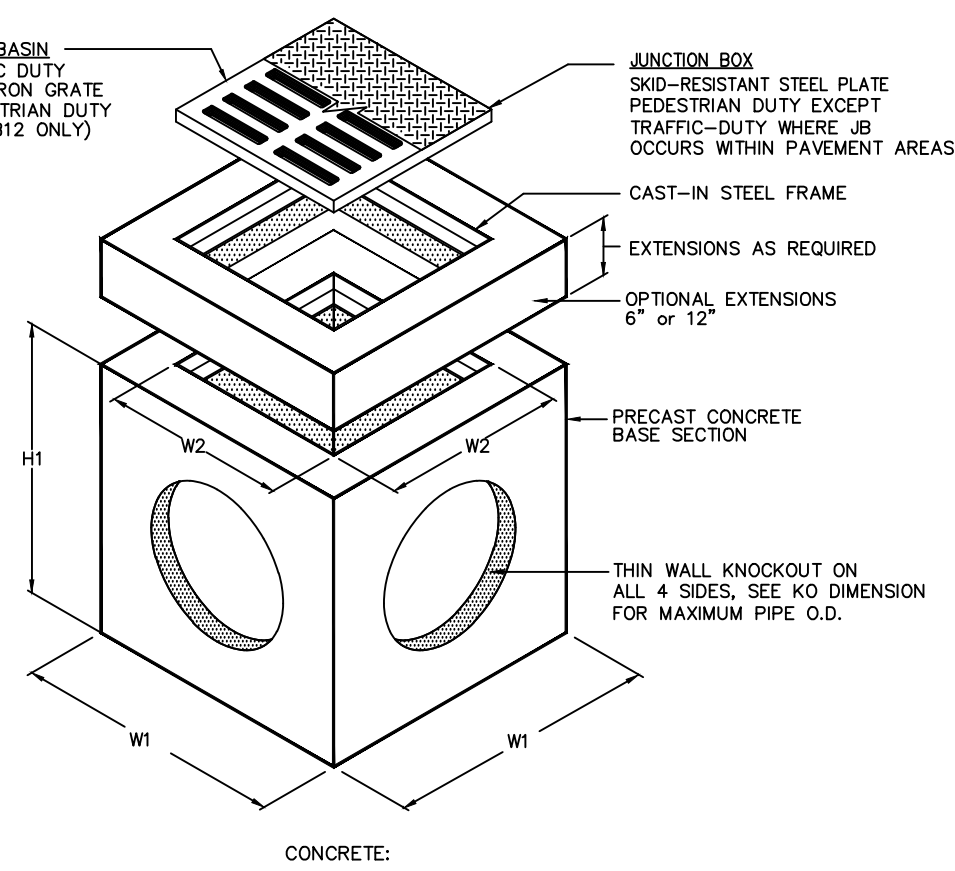
DRAINAGE AREAS
SCALE: NTS

Frequency		b	d	e											Q=VA	v=(1.49/n)*R
2-Year		48.35	9.07	0.7224	I=b/((d+Tc) ^e)											
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	I=b/(d+Tc) ^e										Q=VA	v=(1.49/n)* ^{1/3}
100-Year		60.66	4.44	0.5797												
DA or Node Number	DA or Node Number	Area (Acres)	C	Sum C*A	Time conc T _c	Intensity (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		



1 DETAIL: TYPICAL PLASTIC DRAIN



- SPECIFICATIONS:**
- GENERAL:**
1. BASE SECTION SHALL BE OF MONOLITHIC CONSTRUCTION AT FLOOR AND WALLS, WITH SECTIONAL RISERS (EXTENSIONS) TO REQUIRED DEPTH.
 2. MANUFACTURER : PARK EQUIPMENT CO., HOUSTON (1-800-256-8041) OR ENGINEER-APPROVED EQUAL.
- CONCRETE:**
- 28-DAY COMPRESSIVE STRENGTH(F_c)=4,000 PSI.
- REINFORCEMENT:** CONFORM TO ASTM 615, GRADE 60 (F_y=60,000 PSI) SIZE & SPACING SHALL BE DETERMINED BY MANUFACTURER.
- CASTINGS:**
- FRAMES & GRATES SHALL BE MANUFACTURED OF GREY CAST IRON(C.I.) CONFORMING TO ASTM A48, CLASS 30.

MARK	JUNCTION BOX	W1	W2	H1	KD	GRATE SIZE	WEIGHT LBS
CATCH BASIN							
CB12	#B12	15"	10"	21"	10"	12"x12"x1"	180
CB18	#B18	24"	16"	34"	15"	18"x18"x1"	1,000
CB20	#B20	26"	18"	34"	17"	20"x20"x1"	1,335
CB24	#B24	32"	22"	41"	22"	24"x24"x2"	2,245
CB27	#B27	37"	25"	42"	24"	27"x27"x2"	2,875
CB30	#B30	42"	30"	42"	30"	32"x32"x2"	3,675
CB36	#B36	48"	36"	42"	32"	36"x36"x2"	4,585
CB48	#B48	60"	48"	54"	48"	36"x36"x2"	8,900

1. CB12 CATCHBASIN IS RATED FOR PEDESTRIAN LOADING. ALL OTHERS ARE TRAFFIC DUTY.
2. ALL JUNCTION BOXES ARE STANDARD PEDESTRIAN DUTY OR OPTIONAL TRAFFIC DUTY.

2 Detail PRECAST CONCRETE CATCH BASIN

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 ROTOED.

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 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079
surveyors 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

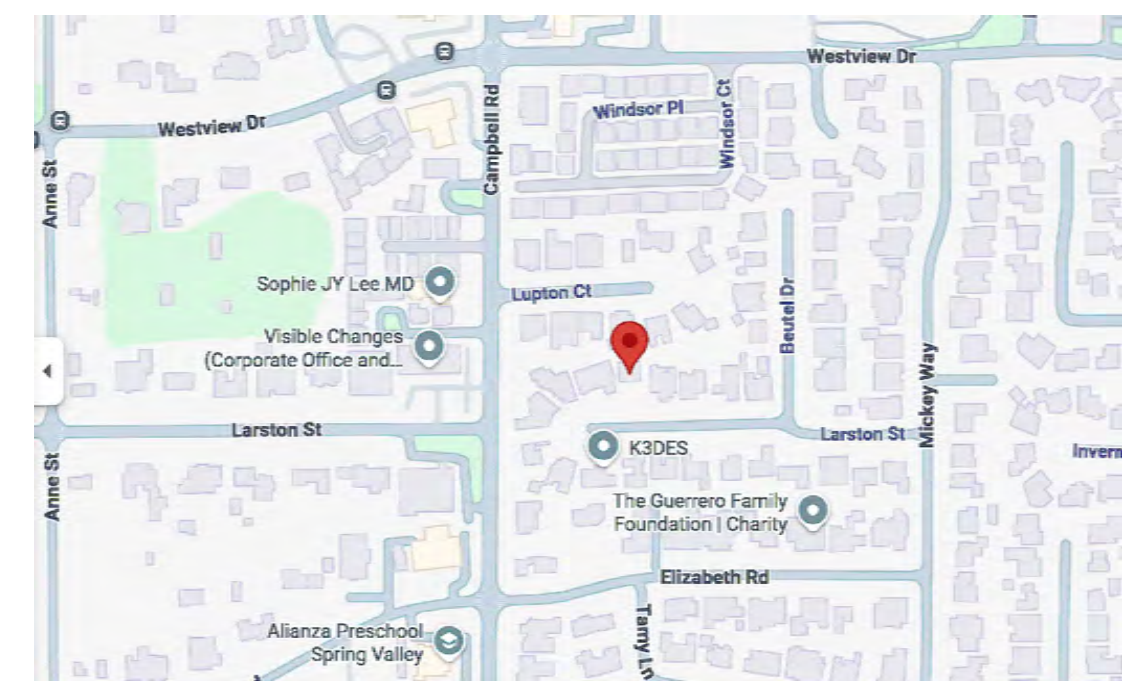
THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48201C 0645 L MAP REVISION: 06/18/2007 ZONE X

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.M.
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-OUT, 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")
- IN-LINE CLEANOUT (MATCH PIPE SIZE UP TO 6")
- DRAINAGE AREA DESIGNATION
- CATCH BASIN (RE: DETAIL)
- 8" AREA DRAIN
- EXISTING NATURAL GRADE ELEVATIONS
- PROPOSED FINISH FLOOR ELEVATION
- PROPOSED BACK OF CURB ELEVATION
- PROPOSED TOP OF PAVEMENT ELEVATION
- PROPOSED TOP OF INLET GRADE ELEVATION
- PROPOSED FLOW LINE ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED DETENTION AREA
- CL SWALE
- DOWNSPOUT W/ CONNECTOR TO DRAINAGE SYSTEM
- EXISTING TREE

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06/04/26

PROJECT: 9028 Larson

PROJECT NO.: MFE26-181

26-023

DATE: 06/04/26

REVISION:

REVISION:

REVISION:

REVISION:

DRAWN: CNS

SHEET NO.:

C1.1

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

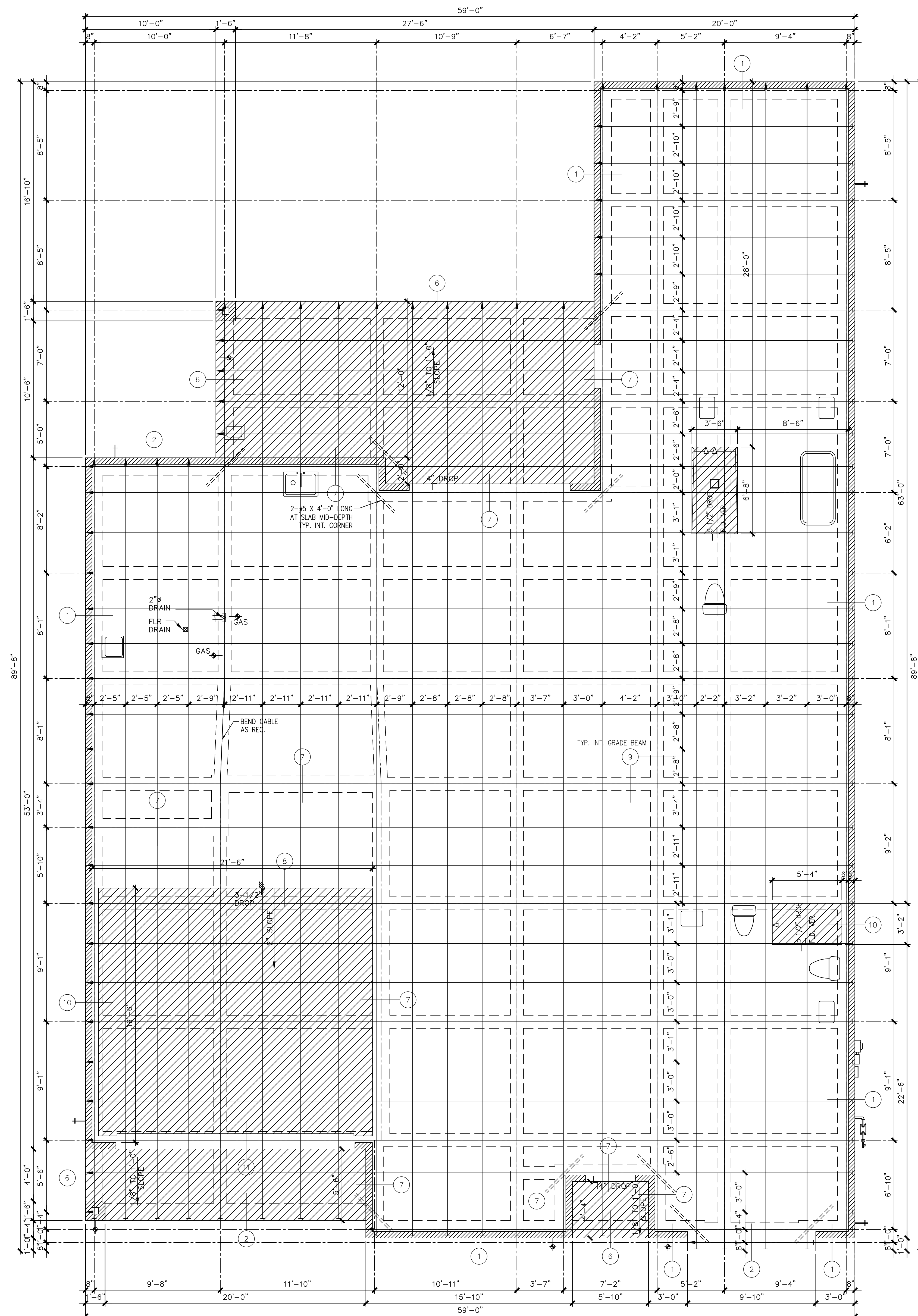
1. PRE-POUR, POUR, AND CABLE LOGGING INSPECTIONS ARE TO BE PERFORMED BY MF ENGINEERING LLC
2. MF ENGINEERING RELIES ON INFORMATION CONTAINED IN THE PERTINENT GEOTECHNICAL REPORT. MF ENGINEERING DOES NOT TAKE ANY RESPONSIBILITY FOR THE ACCURACY OF THE REPORT, OR ANY INFORMATION THAT WAS RELIED UPON WITHIN THE REPORT
3. FOR THE FOUNDATION TO PERFORM AS DESIGNED, THE OWNER MUST ENSURE THAT SOIL MOISTURE CONTENT IS MAINTAINED AT A CONSTANT LEVEL AT ALL TIMES; SOIL MUST NOT DRY OUT
4. BUILDER ACKNOWLEDGES IMPORTANCE OF FOUNDATION MOISTURE MAINTENANCE, AND RELAYS THAT INFORMATION TO OWNER

USE ARCHITECTURAL DRAWINGS TO SET FORMS

VERIFY ALL DIMENSIONS
WITH ARCHITECTURAL.

TERMITE TREATMENT PROTECTION SHALL BE PROVIDED IN ONE OF THE FOLLOWING WAYS:

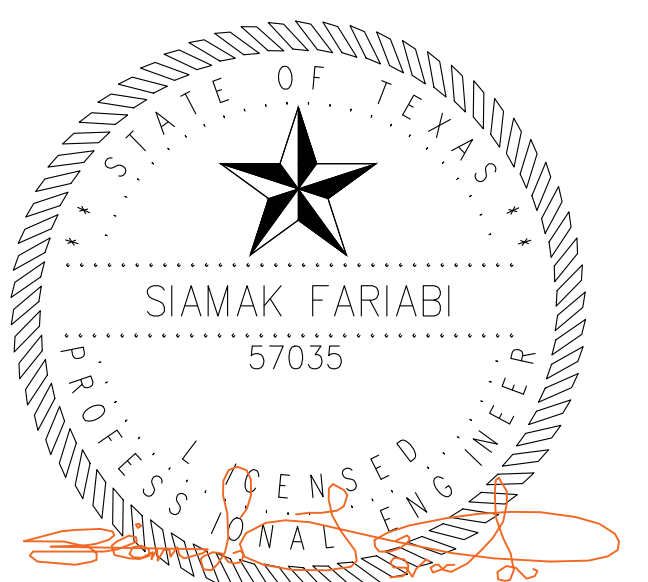
1. CHEMICAL TERMITICIDE TREATMENT
2. TERMITES BAITING
3. PRESSURE PRESERVATIVE-TREATED WOOD
4. NATURALLY DURABLE, TERMITE RESISTANT WOOD
5. PHYSICAL BARRIERS
6. COLD FORMED STEEL FRAMING



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

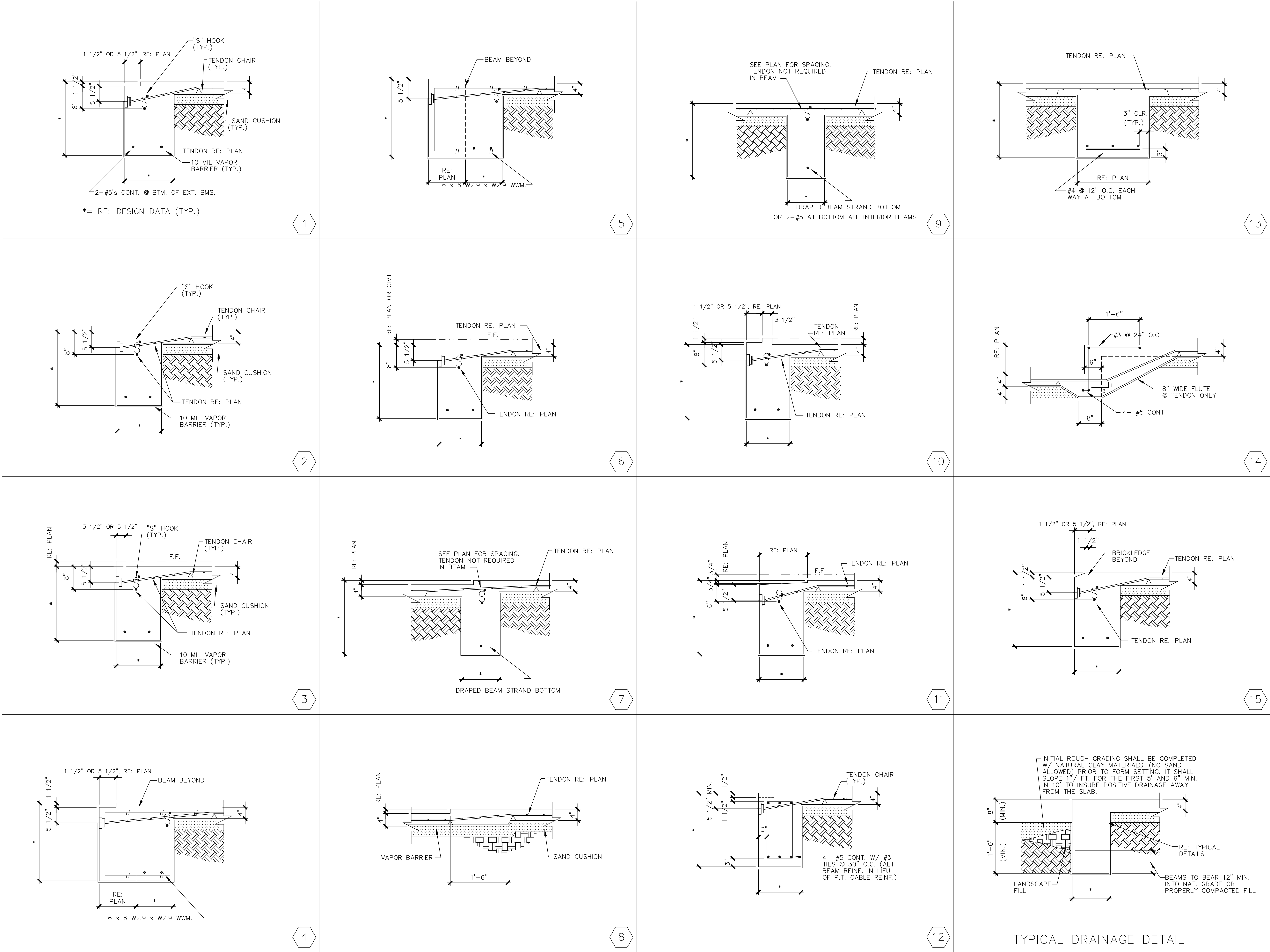
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SHEET NO.:

S-1



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.
MATERIALS:
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 TENDONS 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 TO 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 165.
5. 4" (MAXIMUM) SAND CUSHION OVER FILL COMPACTED IN ACCORDANCE WITH GEOTECHNICAL REPORT SITE PREPARATION RECOMMENDATIONS.
6. FLASH: 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, PARTICULARLY 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.

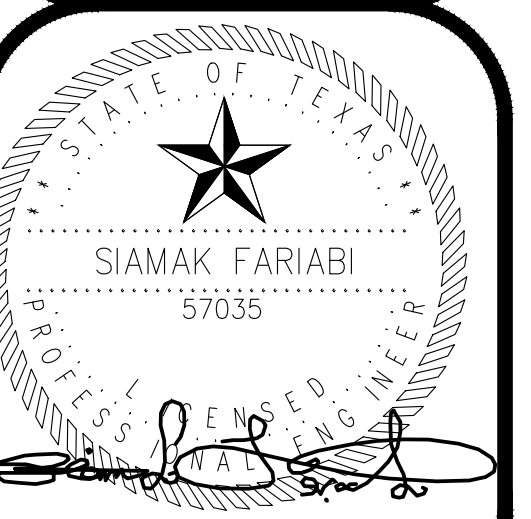
STRESSING:
1. 1/2" DIAMETER TENDONS SHALL BE ANCHORAGE AT 28.9 K PER STRAND, BUT MAY INITIALLY STRESSED TO ABOUT 11 KIPS 16 HOURS AFTER CONCRETE PLACEMENT OR AT APPROXIMATELY 1000 P.S.I. CONCRETE STRENGTH. LONG AND NARROW SLABS CAN BE STRESSED IN THE LONG DIRECTION ONLY. FINAL STRESSING SHOULD BE DONE AS RECOMMENDED IN THE ABOVE SPECIFICATIONS.
2. 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 MECHANICAL PLANS FOR ALL OPENINGS, INSERTS AND OTHER RELATED ITEMS REQUIRED TO COMPLETE THE FOUNDATION.

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[illegible]

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

1. FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-WITH 2x6 STUDS @ 16" O.C.
2. FRAME INTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-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 WOOD MANUFACTURED WOOD TRUSSES ENGINEERED BY OTHERS AT 19.2' O.C.
2. TOP SHEATHING - 3/4" x 8/24 APA RATED T & Q GRADED & NAILED W/ 8d @ 6" EDGES & 10" FIELD FOR 1 1/8" SHEATHING USE 10d NAILS)
3. ALTERNATE SHEATHING - 2 x 6 t & b Q & D&G DECORING W/2 - 16d EA. SUPPORT
4. ALL BEAMS AND HEADERS SHALL BE SPF #2
5. PROVIDE 2" x 4d IN MEMBERS AT FIRST LEVEL OPENINGS UNO.D.
6. ALL BEAMS ARE FLUSH BEAMS UNO.D.
7. PROVIDE FULL BEARING UNDER ALL BEAMS CONTINUOUSLY TO FOUNDATION.
8. DL = 10 PSF LL = 40 PSF
- DEFLECTION CRITERIA:
- LIVE LOAD L/360
DEAD LOAD L/240

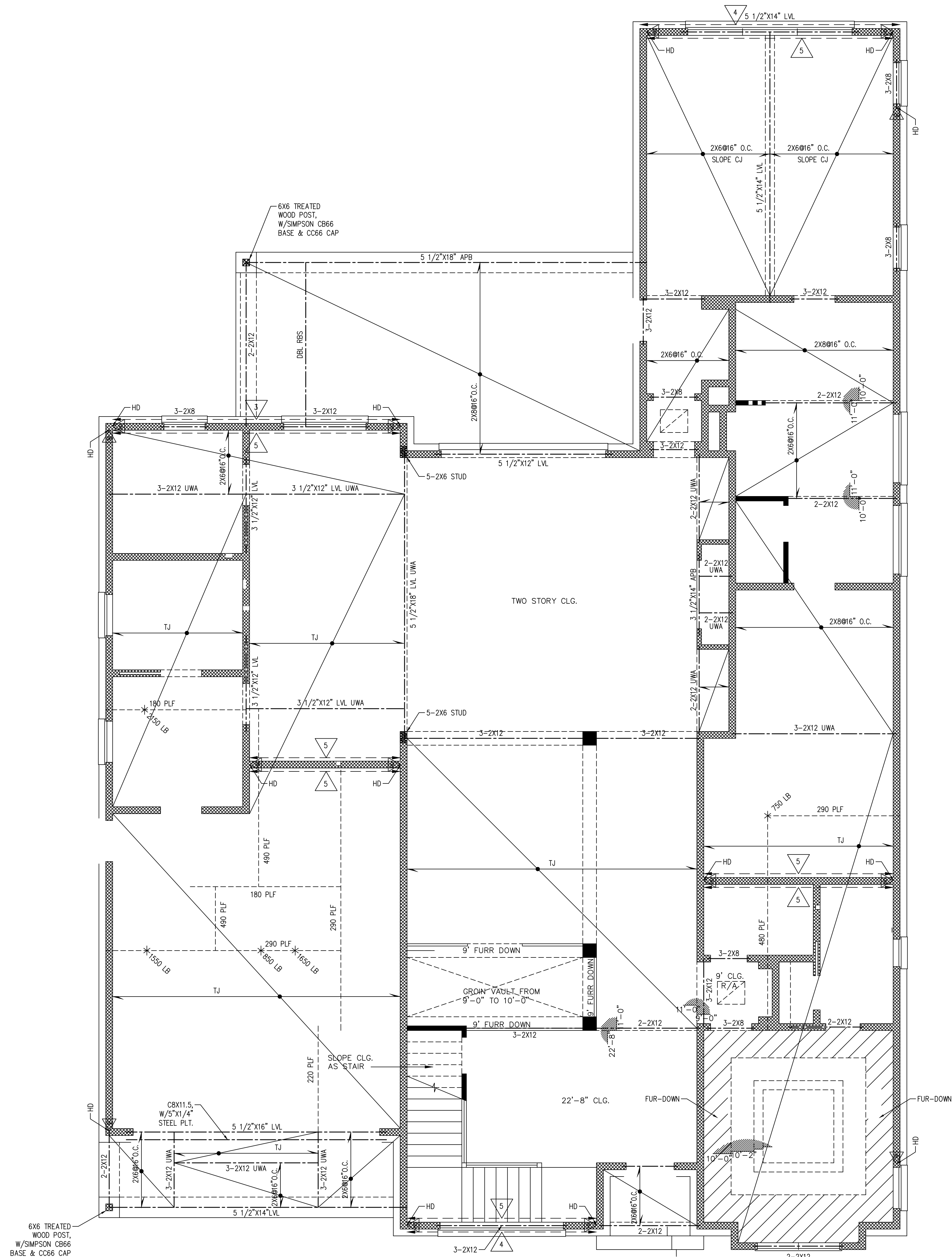
--- TYPICAL INDICATION FOR LOAD TO TRUSS FROM WALL ABOVE IN POUNDS PER LINE FOOT. LOADS SHOWN DO NOT INCLUDE FLOOR LOAD.
 * TYPICAL INDICATION FOR POINT LOAD TO TRUSS FROM WALL ABOVE IN POUNDS. LOADS SHOWN DO NOT INCLUDE FLOOR LOAD.
 1. USE 120 PLF WALL LOAD TO TRUSSES FROM NON LOAD-BEARING WALLS ABOVE. LOADS SHOWN DO NOT INCLUDE FLOOR LOAD.
 2. ALL FLUSH BEAM - TO - BEAM CONNECTIONS SHALL BE SIMPSON HEB OR HOLT (U.N.C.)
 3. ALL FLUSH STEEL BEAM TO STEEL BEAM CONNECTIONS SHALL BE 2 - L 4x4x1/4x0'-9" W/3 - 3/4"x A307 BOLTS IN A.E. LEG.

- ALL EXTERIOR WALLS
W/ 10d AT 6" O.C.

- ALL EXTERIOR WALLS
W/ 10d AT 6" O.C.

- TYPICAL INDICATION FOR SIMPSON MST48
- TYPICAL INDICATION FOR SIMPSON HDUE-8 HOLDDOWN. SEE WND/FRAMING DETAIL SHEET.
- TYPICAL INDICATION FOR SHEAR WALL TYPE. SEE WND/FRAMING DETAIL SHEET FOR SHEAR WALL SCHEDULE.
- SEE WND/FRAMING DETAIL SHEET FOR TYPICAL SHEAR WALL PLACEMENT ELEVATION.
- SEE WND/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.



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

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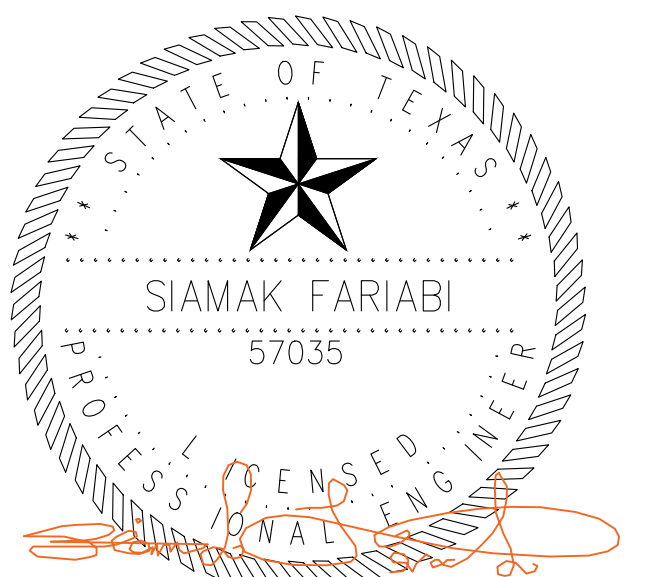
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06/06/2026

PROJECT: 9028 LARSTON

PROJECT NO.:	MFE26-181
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DATE: 05/12/2026

REVISION:

REVISION:

DRAWN: BPW

SHEET NO.:

S-3

STRUCTURAL ABBREVIATIONS

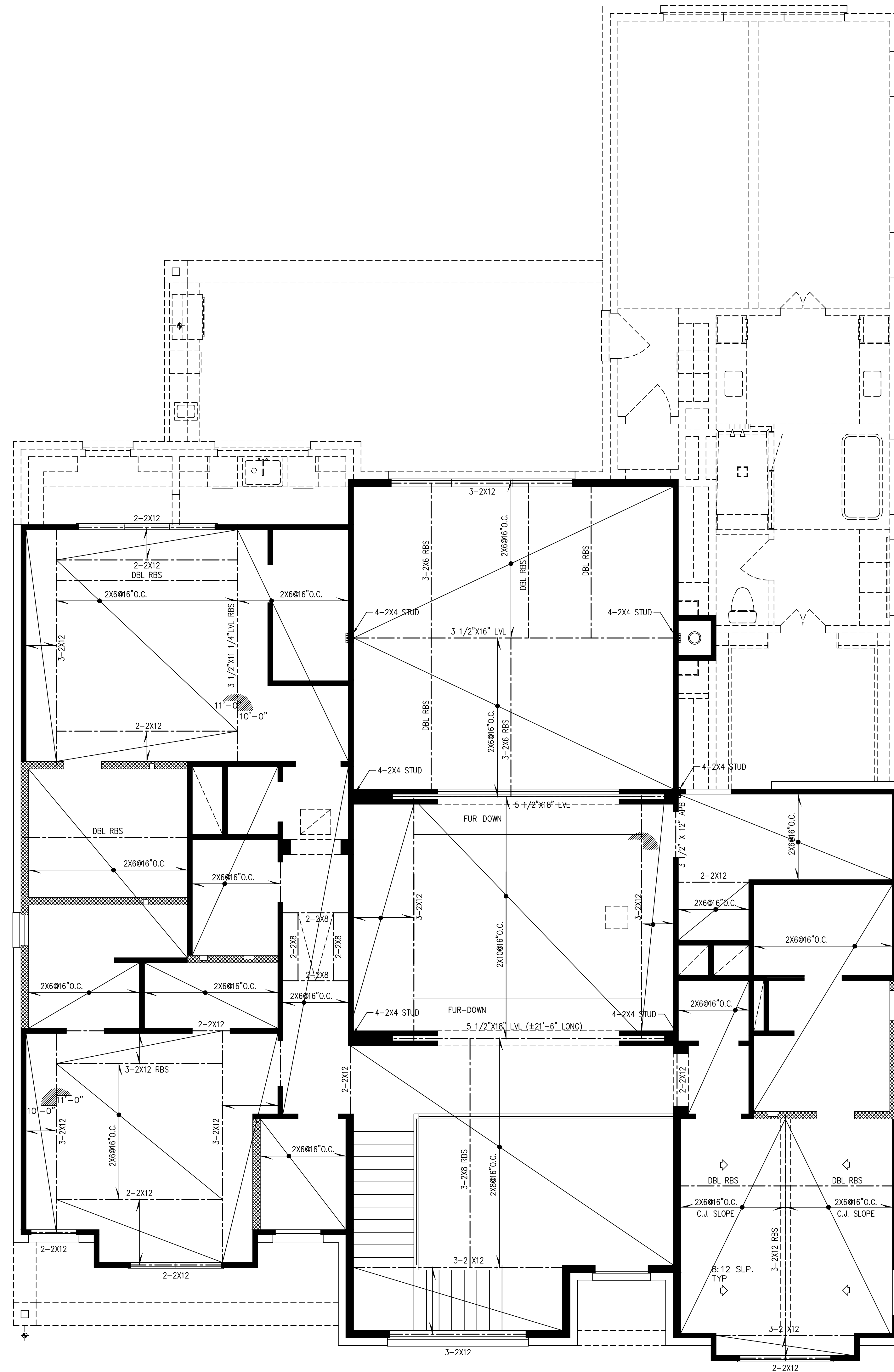
ARCH.	ARCHITECTURAL
AS	ALPHA STRUCTURES INCORPORATED
APB	ANTHONY POWER BEAM
B.D.C.	BUILDING
BOIT.	BOTTOM
C.L.	CEILING JOIST
CONT.VRD.	CANTILEVERED
CONT.	CONTINUOUS
C.J.	CEILING JOIST
DIAG.	DIAGONAL
DWG.	DRAWING
D.B.	DECK BEAM
E.A.	EACH
F.B.	FLUSH BEAM
F.J.	FLOOR JOIST
G & N	GLUED AND NAILED
GL.	GLUE
HOR.	HORIZONTAL
HORIZ.	HORIZONTAL
L.V.	LONG END VERTICAL
LVL	LAMINATED VENEER LUMBER (MICROLAM)
MANUF.	MANUFACTURED
O.C.	ON CENTER
O.C.E.M.	ON CENTER EACH WAY
P.T.	PRESSURE TREATED
P.F.	POUNDS PER LINEAR FOOT
PSL	PARALLEL STRAND LUMBER (PARALLAM)
RBS	ROOF BRACING SUPPORT
R.C.	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	TONGUE AND GROOVE
T.J.	TRUSS JOIST
T.J.I.	TRUSS JOIST INTERNATIONAL
U.W.A.	UNDER WALL ABOVE
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
Ø	DIAMETER
#	NUMBER, POUNDS
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 56 K.S.I. (MIN.)
 - ALL FLUSH WOOD BEAM - TO - WOOD BEAM CONNECTIONS SHALL BE SIMPSON HGB OR HOLT 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.N.O.
- ALL HEADERS FOR 2x6 STUD 3-2x8 U.N.O.



SECOND FLOOR FRAMING PLAN

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

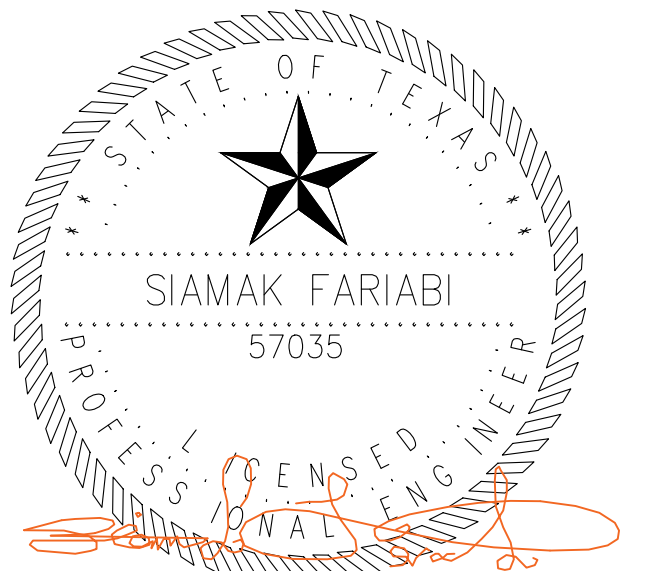
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06/06/2026

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PROJECT NO.:	MFE26-181
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REVISION:	
REVISION:	
DRAWN:	BPW
SHEET NO.:	

S-4

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.

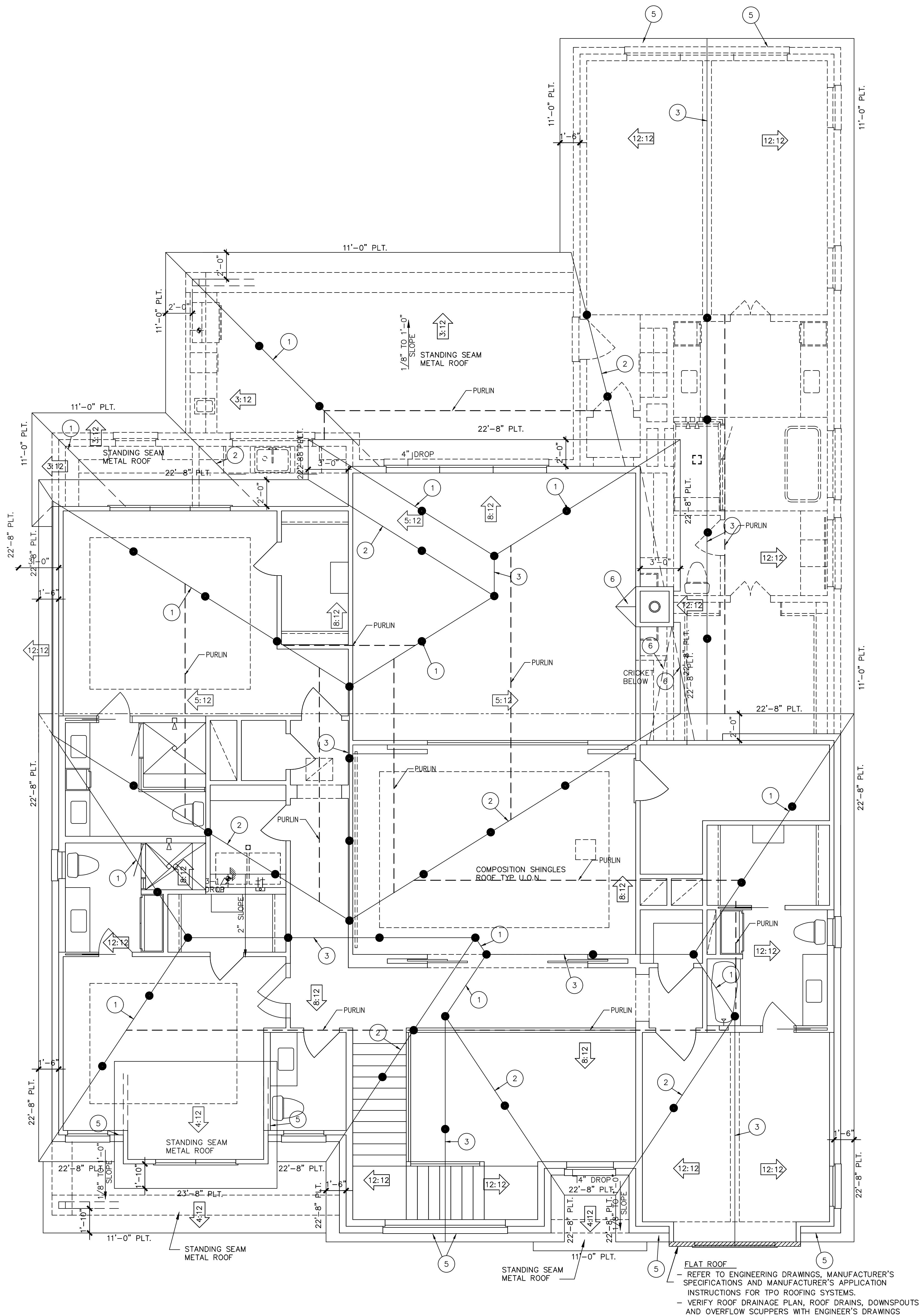
VALLEY BRACE NOTES

●

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"

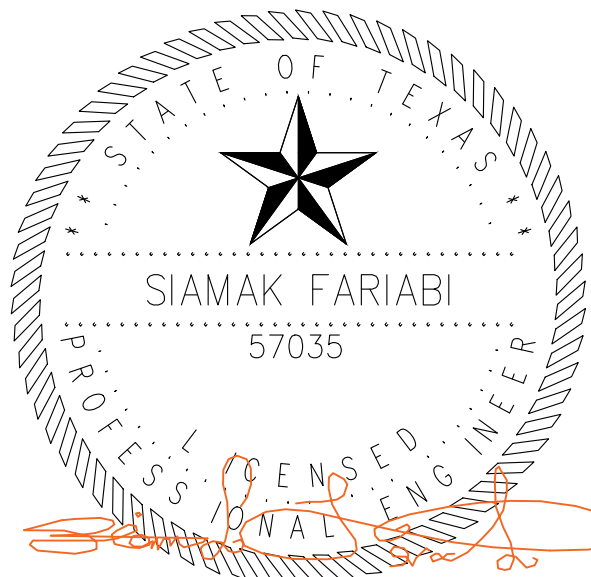
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07/01/2026

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

PROVIDE 2 BOLTS OVER SUPPORT
2x12 S.Y.P. #2
CONTINUOUS STEEL PLATE SEE PLAN
OR
2-2x12 S.Y.P. #2 3-2x12 S.Y.P. #2
BEARING WALL OR COL. SUPPT.
1/2" A307 MACHINE BOLTS @ 24" O.C. TOP & BOTTOM (STAGGERED) W/ NUTS & WASHERS

TYPICAL STEEL FLITCH BEAM

1

BASE PLATE TO FOLLOW PROFILE OF WALLS AS REQUIRED
1/4"
C.C. COL. & PLATE
1/2" PLATE W/ HOLES FOR 2- 1/2" x 0'-10" LG. ANCH. BOLTS
C.C. COL. & PLATE

BASE PLATE

5

1/4"
C.C. COL. & PLATE
1/2" PLATE W/ HOLES FOR 2- 1" A307 BOLTS
C.C. COL. & PLATE

CAP PLATE

9

STEEL BEAM - SEE PLAN FOR SIZE
CAP PLATE SEE DETAIL 9
1/2" x 0'-10" LG. ANCHOR BOLTS - DRILL & SET INTO EXISTING CONCRETE W/ "HILT" C-100
BASE PLATE SEE DETAIL 5

PIPE COLUMN DETAIL

11

2x NAILERS AS REQUIRED ATTACH NAILERS W/ 145# POWDER ACTUATED FASTENERS @ 8" O.C. TOP & BOT. STAGGERED OR 1/2" BOLTS @ 24" O.C. TOP AND BOTTOM STAGGERED
STEEL BEAM SEE PLAN FOR SIZE

TYPICAL WOOD NAILER AT STL. BM

2

L4x4x0'-9" AT EA. SIDE OF BM. WEB W/ (3)- s# BOLTS
STEEL BEAM SEE PLAN FOR SIZE

STRUCTURAL STEEL BM TO BM CON.

6

SHEATHING
BRICK VENEER
WEEP HOLES @ 33" O.C.
FLASHING & COUNTER FLASHING
ROOFING
STUD WALL
L5x5x5/16 W/ 3/8"
BOLTS AT EA. STUD. COUNTER SINK AS REQ'D.
2-2x12 LEDGER W/ 4- 10d NAILS AT EA. STUD

LEDGER BEAM BRICK SUPPORT

10

ROOF RAFTERS SEE PLAN FOR SIZE
2x BRACE AT EVERY OTHER CEILING JOIST (32" O.C. MAX.)
STUD WALL
STEEL BM. SEE PLAN FOR SIZE
JOIST - SEE PLAN FOR SIZE
MASONRY
2x NAILER - ATTACH W/ 145# POWDER ACTUATED FASTENERS @ 8" O.C. STAGGERED OR 1/2" BOLTS @ 24" O.C. STAGGERED
BOTH ANGLES 1/4" 1/4"
BRICK PAVER SOFFIT - ATTACH WITH EPOXY
L6x4x5/16 CONT (LLH) ROLLED TO SHAPE OF ARCH

STEEL BM LINTEL @ ROLLED ANGLE

12

ROOF RAFTERS SEE PLAN FOR SIZE
CEILING JOISTS SEE PLAN FOR SIZE
MASONRY
PONY WALL AS REQUIRED
WOODEN HEADER SEE PLAN FOR SIZE
STEEL CHANNEL SEE PLAN FOR SIZE
PROVIDE 6" BEARING AT EACH END INTO BRICK
CONT. 1/4"x5" PLATE

STEEL CHANNEL BRICK LINTEL

3

STUD WALL
SHEATHING
MASONRY
FLOOR JOISTS - SEE PLAN FOR SIZE
STUD WALL
WOOD HEADER SEE PLAN FOR SIZE
SEE BRICK LINTEL SCHED FOR ANGLE SIZE. PROVIDE 6" BEARING INTO BRICK AT EACH END

STEEL BRICK LINTEL AT OPENING

7

ROOF RAFTERS SEE PLAN FOR SIZE
STUD WALL
CEILING JOIST SEE PLAN FOR SIZE
2x BRACE AT EVERY OTHER CEILING JOIST (32" O.C. MAX.)

BRACE AT RAISED PLATE

4

CANTILEVER DECKING
C.C. FLUSH BEAM
"SIMPSON" HSTA24 STRAP TIES @ EA. JOIST - STRAP FROM JST. TO JST.
BUILT-UP LAMINATED PLYWOOD BEAM - GLUED & NAILED
FLOOR JOIST - SEE PLAN FOR SIZE & SPACING
FLUSH BEAM - SEE PLAN FOR SIZE
"SIMPSON" H210 JOIST HANGER @ EA. SIDE OF FLUSH BEAM

CANTILEVERED BALCONY DETAIL

8

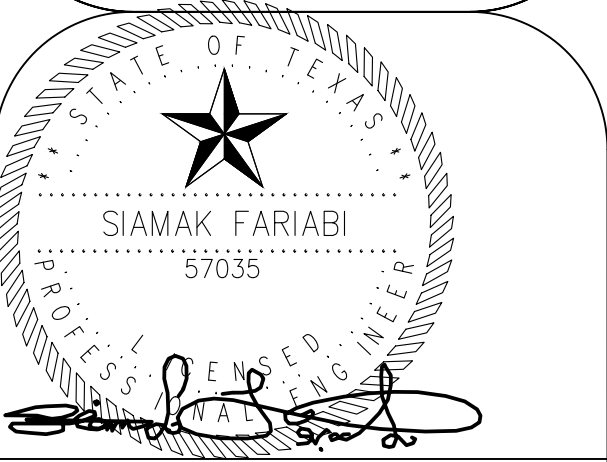
Steel Lintel Angle Schedule (provide 4" min. bearing- each end)						
span	5'-0" or less	6'-0" or less	7'-0" or less	8'-0" or less	9'-0" or less	10'-0" or less
angle	L3x3x3/8	L4x3x3/8 (LLV)	L4x3x3/8 (LLV)	L5x3x3/8 (LLV)	L5x3x3/8 (LLV)	L6x3x3/8 (LLV)

13

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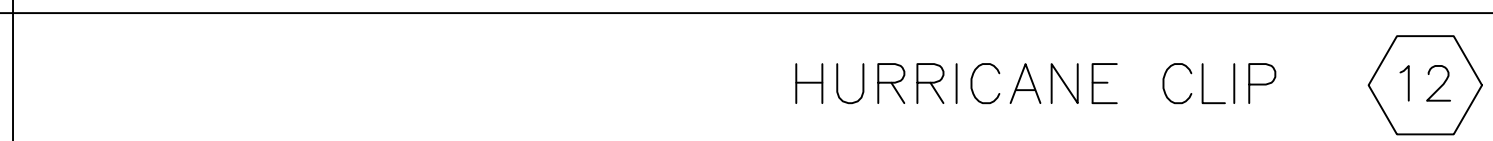
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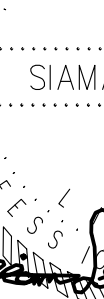
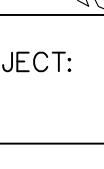
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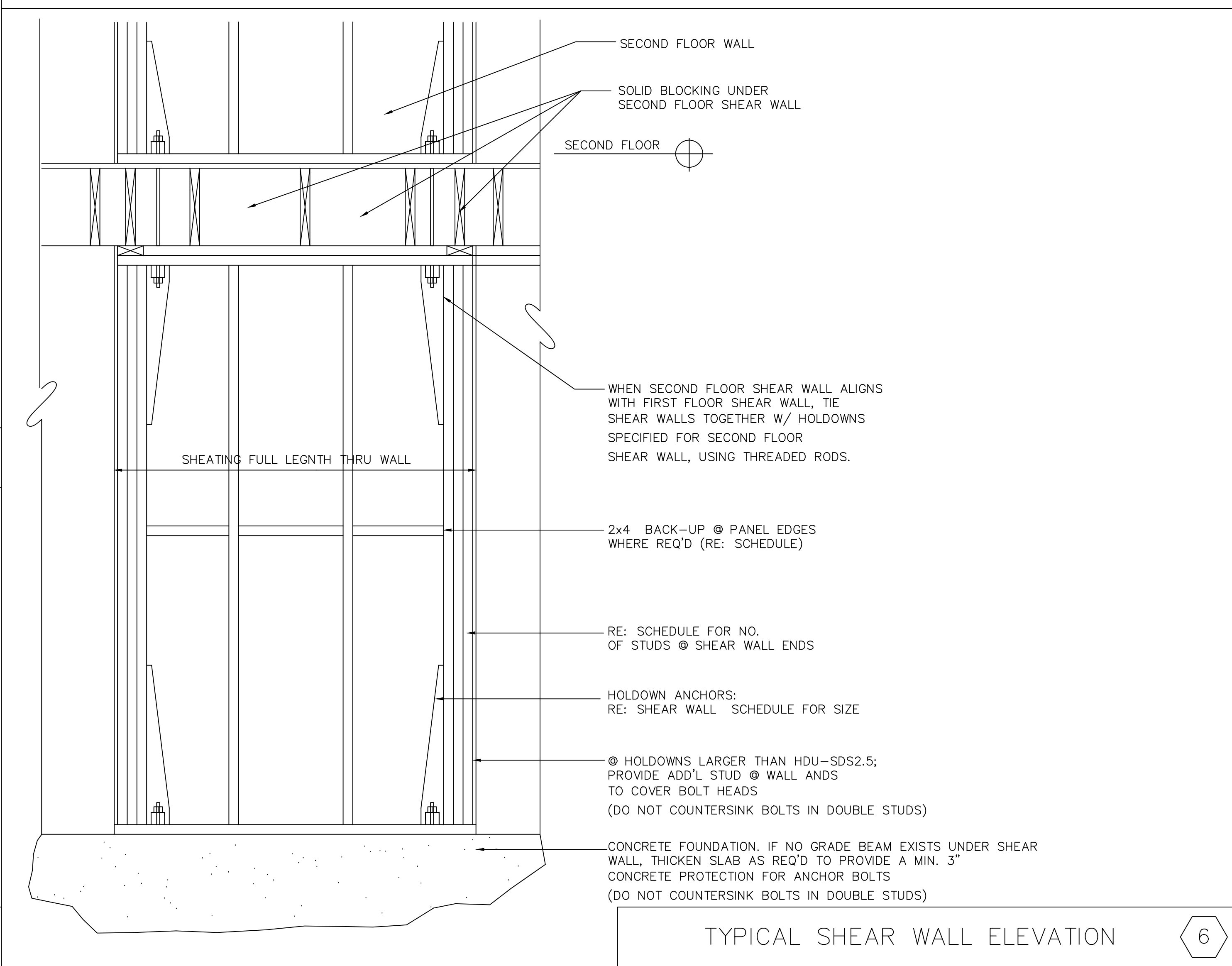
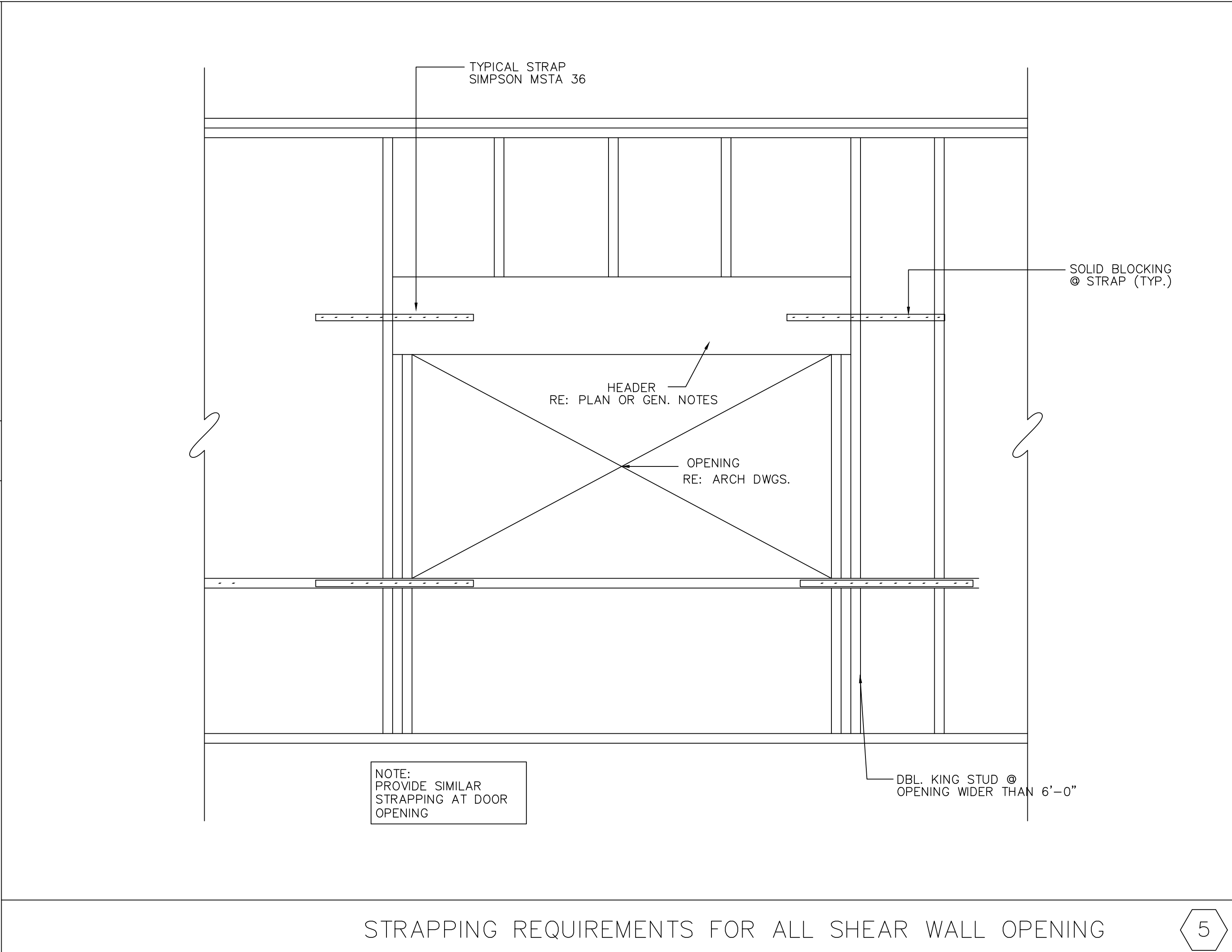
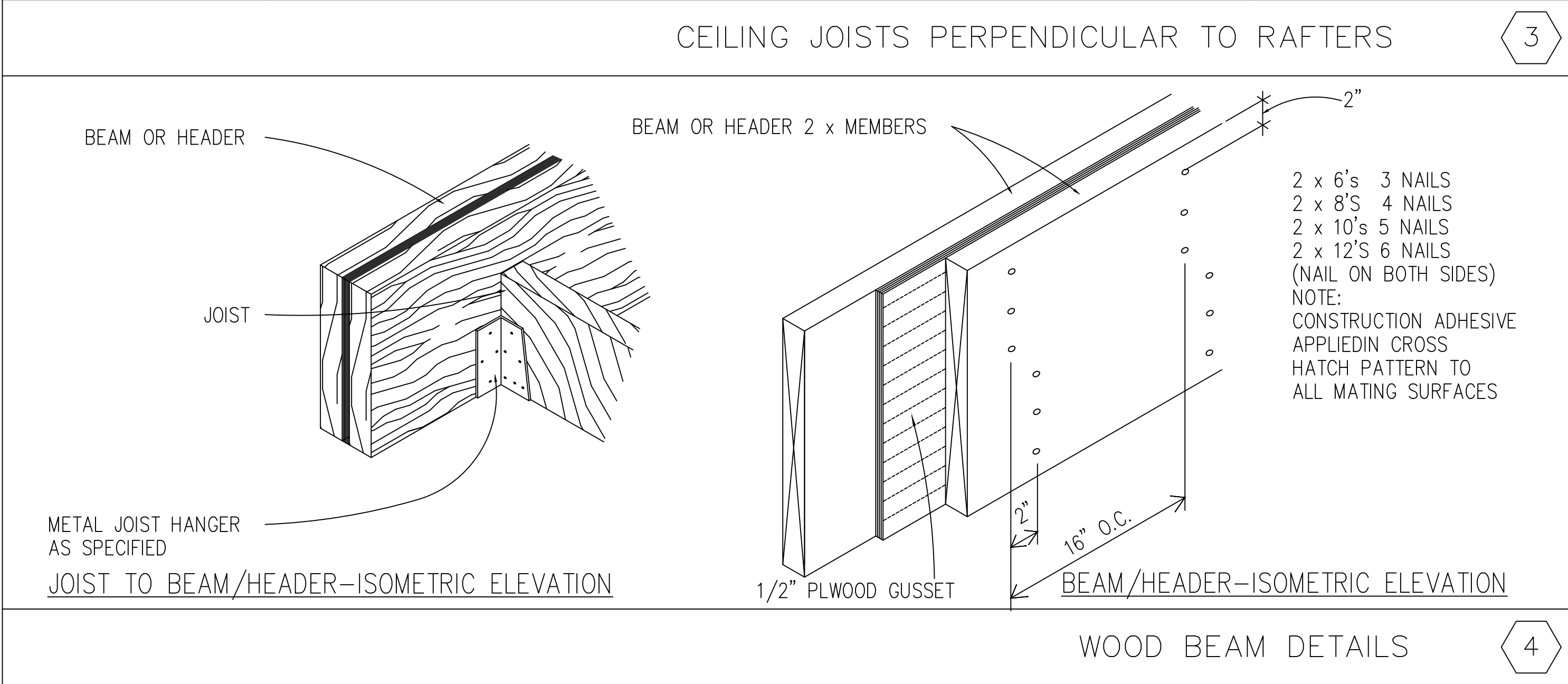
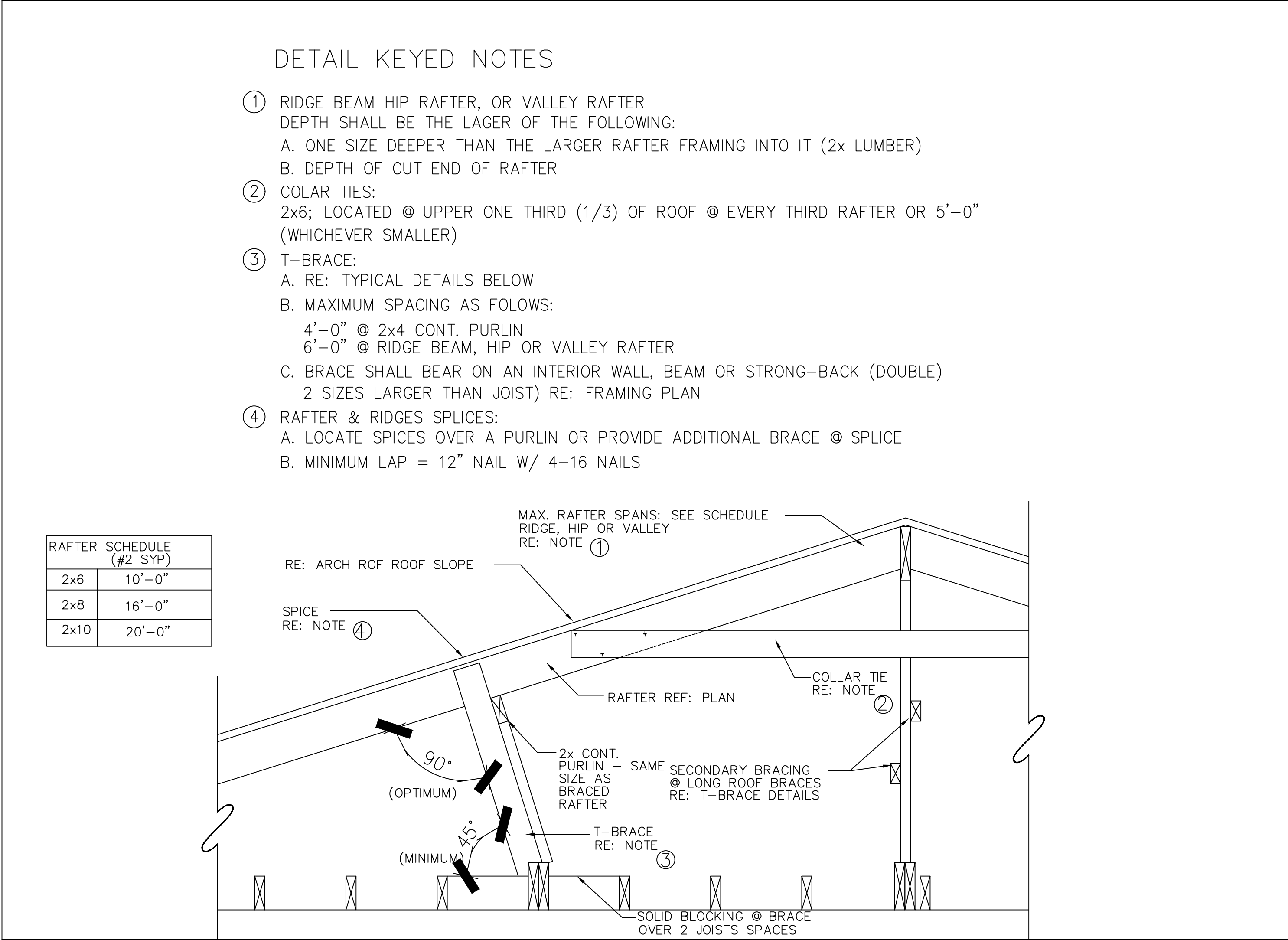
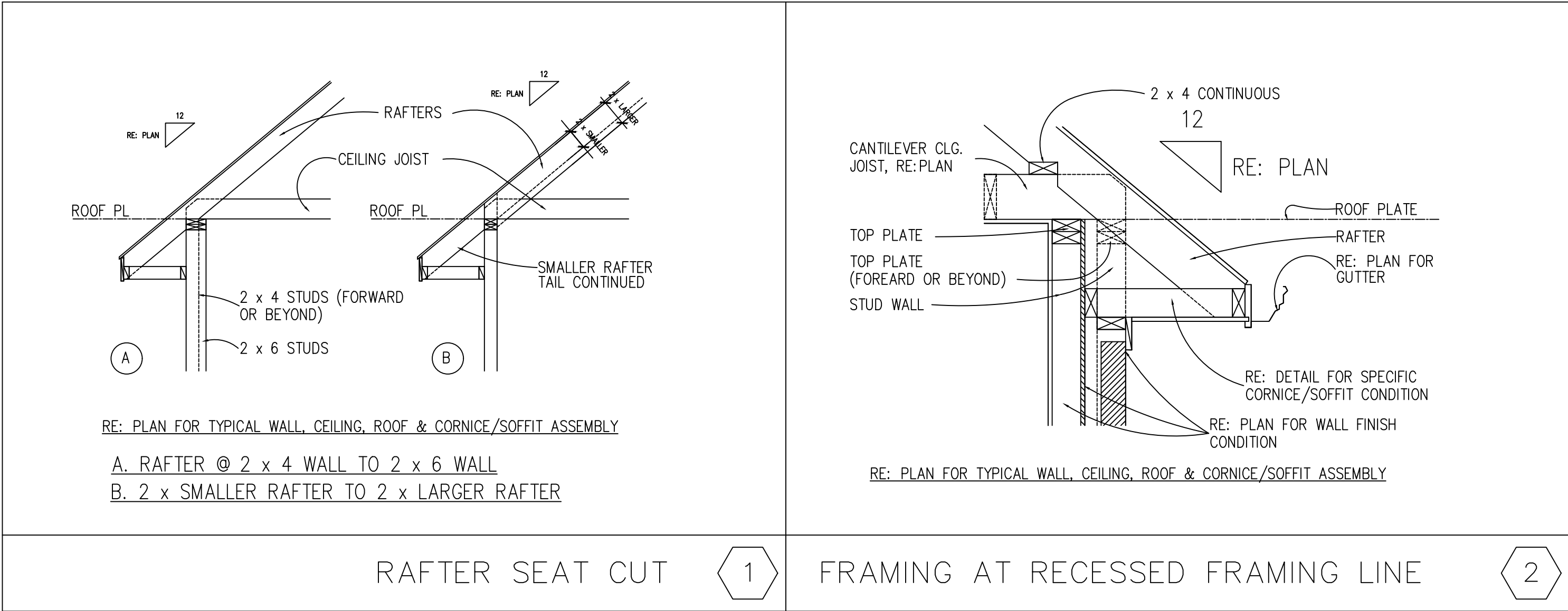
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STRUCTURAL DETAILS/NOTES/SCHEDULES

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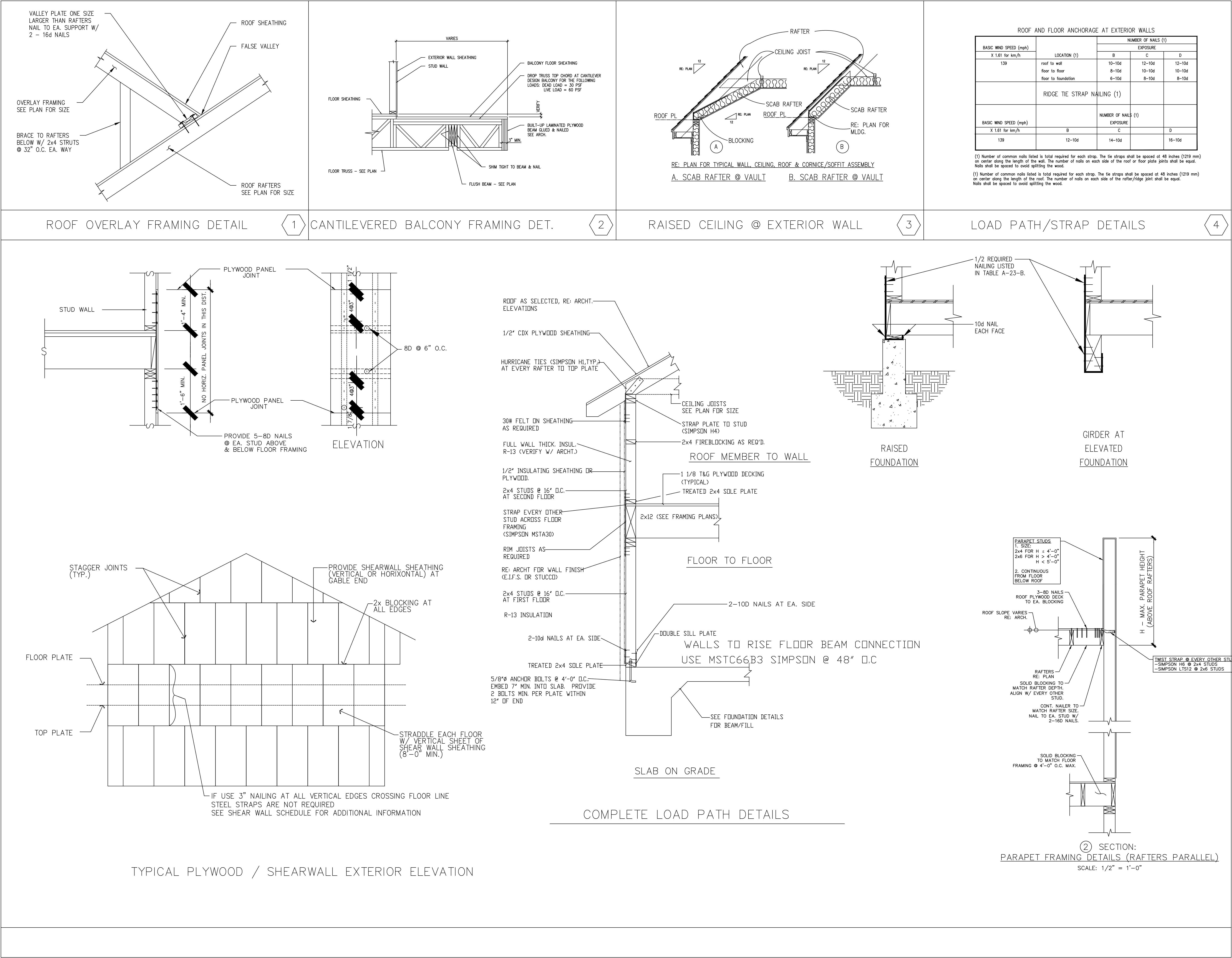


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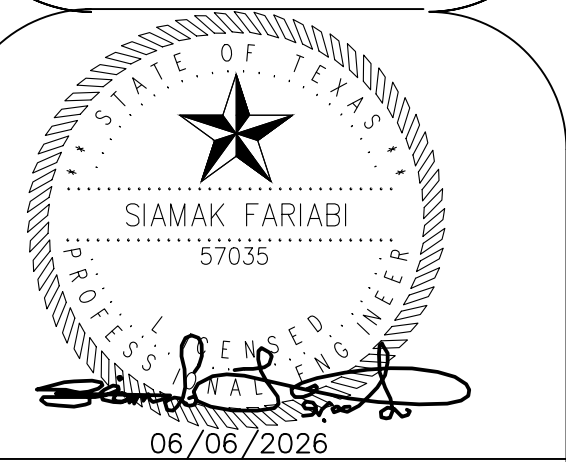
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