City of Houston
APPROVED
PLAN REVIEW FOR COMPLIANCE
Approval of this review does not relieve the applicant from full responsibility to comply with all applicable codes and ordinances.
SECTOR

5020 NOLDA STREET

Gulledge & Company
DESIGN ▶ BUILD

PERMIT SET



front elevation

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

Scope of Work

ADDRESS 1521 LONGACRE DRIVE.
LOT 11 - BLOCK 9 - TIMBER CREEK - HOUSTON TX.
-NEW 2 STORY, SINGLE FAMILY HOME.
LIVING AREA 5,026#, - 9900 # LOT SIZE, ATTACHED GARAGE, PUBLIC DRIVEWAY, UTILITIES

Code Reference

2021 IRC/2021 IMC/2021 UPC/2021 IECC 2021 NEC/NEPA 70, 2023

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(713) 464-0740 HOUSTON, TX 77007

Sullivan Henry Oggero
BUILDING DESIGNERS

AIBD

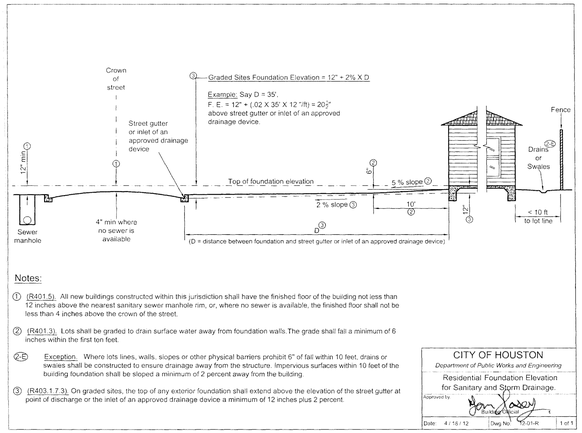
NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION

SHEET NUMBER 1 OF 13

PLAN NO. 5026

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260066 S.V. 04.24.2026

City of Houston
26086008
REVIEWED FOR COMPLIANCE
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Notes:

① (R401.5). All new buildings constructed within this jurisdiction shall have the finished floor of the building not less than 12 inches above the nearest sanitary sewer manhole rim, or, where no sewer is available, the finished floor shall not be less than 4 inches above the crown of the street.

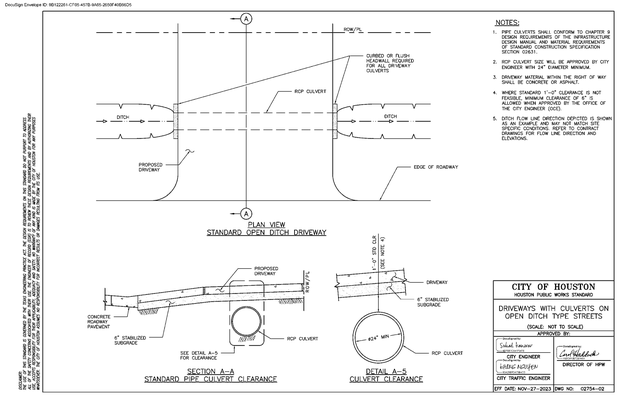
② (R401.3). Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first ten feet.

②-E Exception. Where lots lines, walls, slopes or other physical barriers prohibit 6" of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.

③ (R403.1.7.3). On graded sites, the top of any exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved drainage device a minimum of 12 inches plus 2 percent.

CITY OF HOUSTON
Department of Public Works and Engineering
Residential Foundation Elevation for Sanitary and Storm Drainage.
Approved by: Ronald Wilson
Date: 4 / 15 / 12 | Dwg No: 02-01-R | 1 of 1

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NOTES:
1. PIPE CULVERTS SHALL CONFORM TO CHAPTER 9 DESIGN REQUIREMENTS OF THE INFRASTRUCTURE DESIGN MANUAL AND MATERIAL REQUIREMENTS OF STANDARD CONSTRUCTION SPECIFICATION SECTION 02961.
2. RCP CULVERT SIZE WILL BE APPROVED BY CITY ENGINEER WITH 24" DIAMETER MINIMUM.
3. DRIVEWAY MATERIAL WITHIN THE RIGHT OF WAY SHALL BE CONCRETE OR ASPHALT.
4. WHERE STANDARD 1'-0" CLEARANCE IS NOT FEASIBLE, MINIMUM CLEARANCE OF 6" IS ACCEPTABLE WHEN APPROVED BY THE OFFICE OF THE CITY ENGINEER (OCE).
5. DITCH FLOW LINE DIRECTION DEPICTED IS SHOWN AS AN EXAMPLE AND MAY NOT MATCH SITE SPECIFIC CONDITIONS. REFER TO CONTRACT DRAWINGS FOR FLOW LINE DIRECTION AND ELEVATIONS.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS STANDARD
DRIVEWAYS WITH CULVERTS ON OPEN DITCH TYPE STREETS
(SCALE: NOT TO SCALE)
APPROVED BY:
CITY ENGINEER
DIRECTOR OF HPW
CITY TRAFFIC ENGINEER
EFF. DATE: NOV-27-2013 | STD. NO. 02754-02

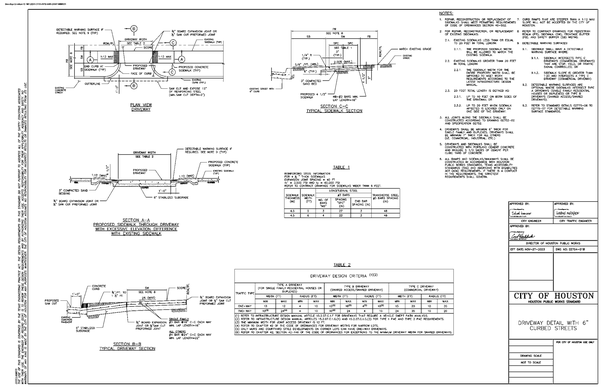


TABLE 1
INSPECTION FEES SCHEDULE
(FOR NEW CONSTRUCTION OR RECONSTRUCTION OF DRIVEWAYS, SIDEWALKS, CURB RAMPS, AND/OR STREET PAVEMENT)
(FEES TO BE PAID TO CITY CASHIER PRIOR TO ISSUANCE OF A PERMIT)

DRIVEWAY (SIDEWALK) WIDTH (FT)	INSPECTION FEE					
	RESIDENTIAL		COMMERCIAL		INDUSTRIAL	
	PER DRIVEWAY	PER SIDEWALK	PER DRIVEWAY	PER SIDEWALK	PER DRIVEWAY	PER SIDEWALK
0-5	5	5	10	10	15	15
6-10	10	10	20	20	30	30
11-15	15	15	30	30	45	45
16-20	20	20	40	40	60	60
21-25	25	25	50	50	75	75
26-30	30	30	60	60	90	90
31-35	35	35	70	70	105	105
36-40	40	40	80	80	120	120
41-45	45	45	90	90	135	135
46-50	50	50	100	100	150	150

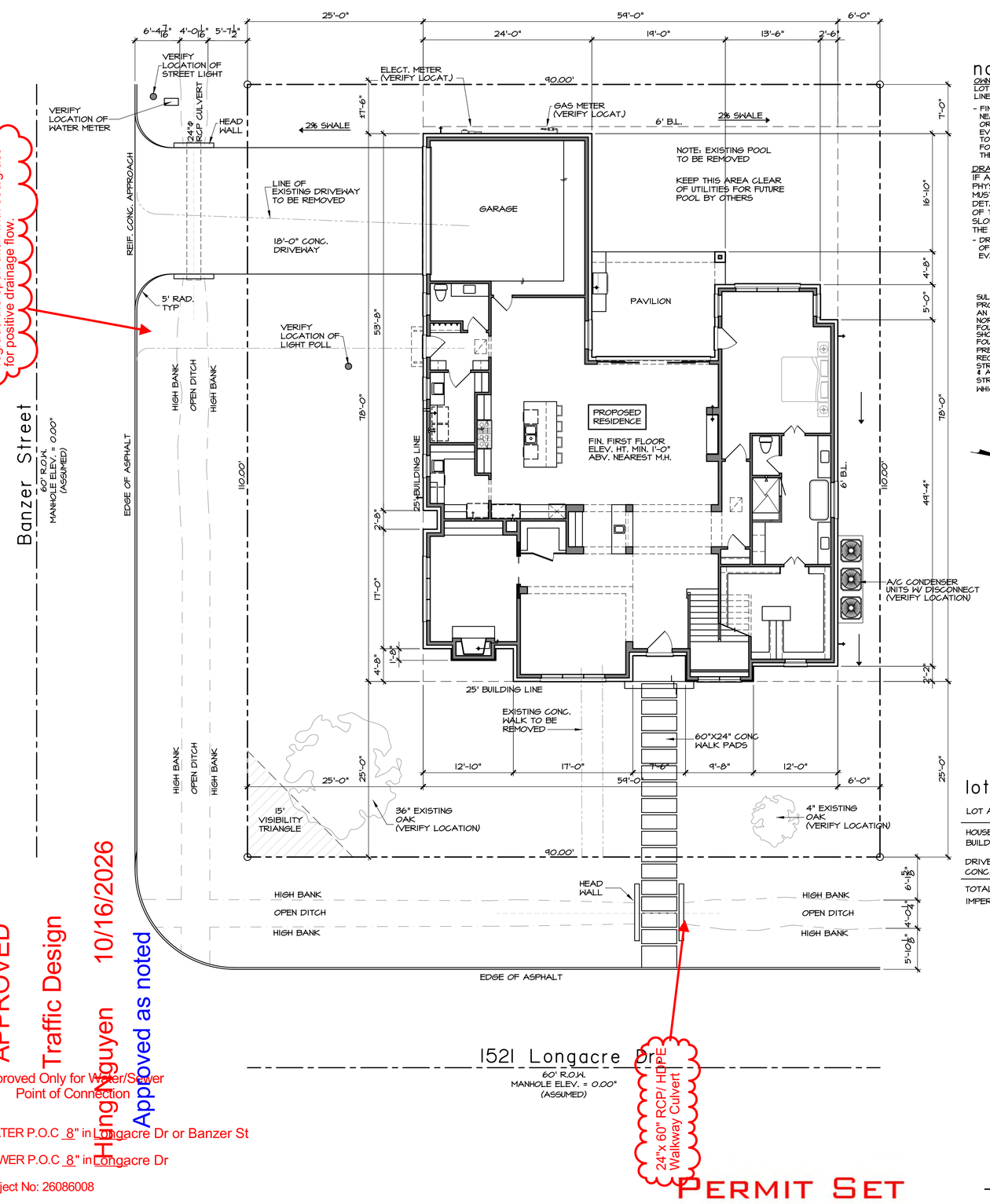
TABLE 2
DRIVEWAY DESIGN CRITERIA (SEE NOTE 1)

TRAFFIC TYPE	TYPE A (RESIDENTIAL) SINGLE FAMILY & DUPLEXES		TYPE B (RESIDENTIAL) MULTI-FAMILY (3 UNITS OR MORE)		TYPE C (COMMERCIAL OR INDUSTRIAL)		TYPE D (OPTIONAL COMMERCIAL OR INDUSTRIAL)	
	MIN	MAX	MIN	MAX	MIN	MAX	MIN	MAX
ONE-WAY	10	15	12	15	15	20	15	20
TWO-WAY	20	24	24	30	30	40	30	40
FLARE (FT)	2	5	2	5	2	5	2	5
RADIUS (FT)	5	15	5	15	15	30	15	30
ANGLE (DEGREES)	45	90	45	90	45	90	45	90

(1) REFER TO DRIVEWAY DETAILS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS.
(2) REFER TO INFRASTRUCTURE DESIGN MANUAL SPECIFIC CLEARANCES AND ACCESSIBILITY FOR TYPE C FLAT AND TYPE D FLAT REQUIREMENTS.
(3) REFER TO DRIVEWAY DETAILS FOR ADDITIONAL REQUIREMENTS.
(4) REFER TO NOTE #5 OF SECTION 02 OF STANDARD CONSTRUCTION SPECIFICATIONS FOR MINIMUM DRIVEWAY WIDTHS FOR MARKED CROSSWALKS.

CITY OF HOUSTON
HOUSTON PUBLIC WORKS ENGINEER
DRIVEWAY DETAIL WITH 6" CURBED STREETS
DRAWING SCALE: NOT TO SCALE
SEE SHT. 01 FOR SHEET INDEX

Existing driveway not providing access to the property must be removed and regrade the open ditch with sod/grass for positive drainage flow.



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 2021 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.

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RECOMMENDED APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT

DEVELOPMENT SERVICES

Mario Guzman 10/26/2026

LANDSCAPING REQUIRED

Two trees from the city approved tree list (http://www.houstontx.gov/planning/DevelopRegs/tree_shrub.html) required to be planted or preserved

Sidewalk construction and the fee-in-lieu are exempt under the Mayor's sidewalk memo due to the absence of sidewalk connectivity.

lot coverage

LOT AREA	9,900	SQ. FT.
HOUSE PAD	3,855	SQ. FT.
BUILDING COVERAGE (60% MAX)	38.94	%
DRIVEWAY	450	SQ. FT.
CONC. WALK	107	SQ. FT.
TOTAL COVERAGE	4,412	SQ. FT.
IMPERVIOUS COVERAGE (65% MAX)	44.57	%

APPROVED
Traffic Design
Hung Nguyen 10/16/2026
Approved as noted

Approved Only for Water/Sewer Point of Connection

WATER P.O.C 8" in Longacre Dr or Banzer St

SEWER P.O.C 8" in Longacre Dr

Project No: 26086008

By: Karina Guzman-Lopez
10/14/2026

PERMIT SET

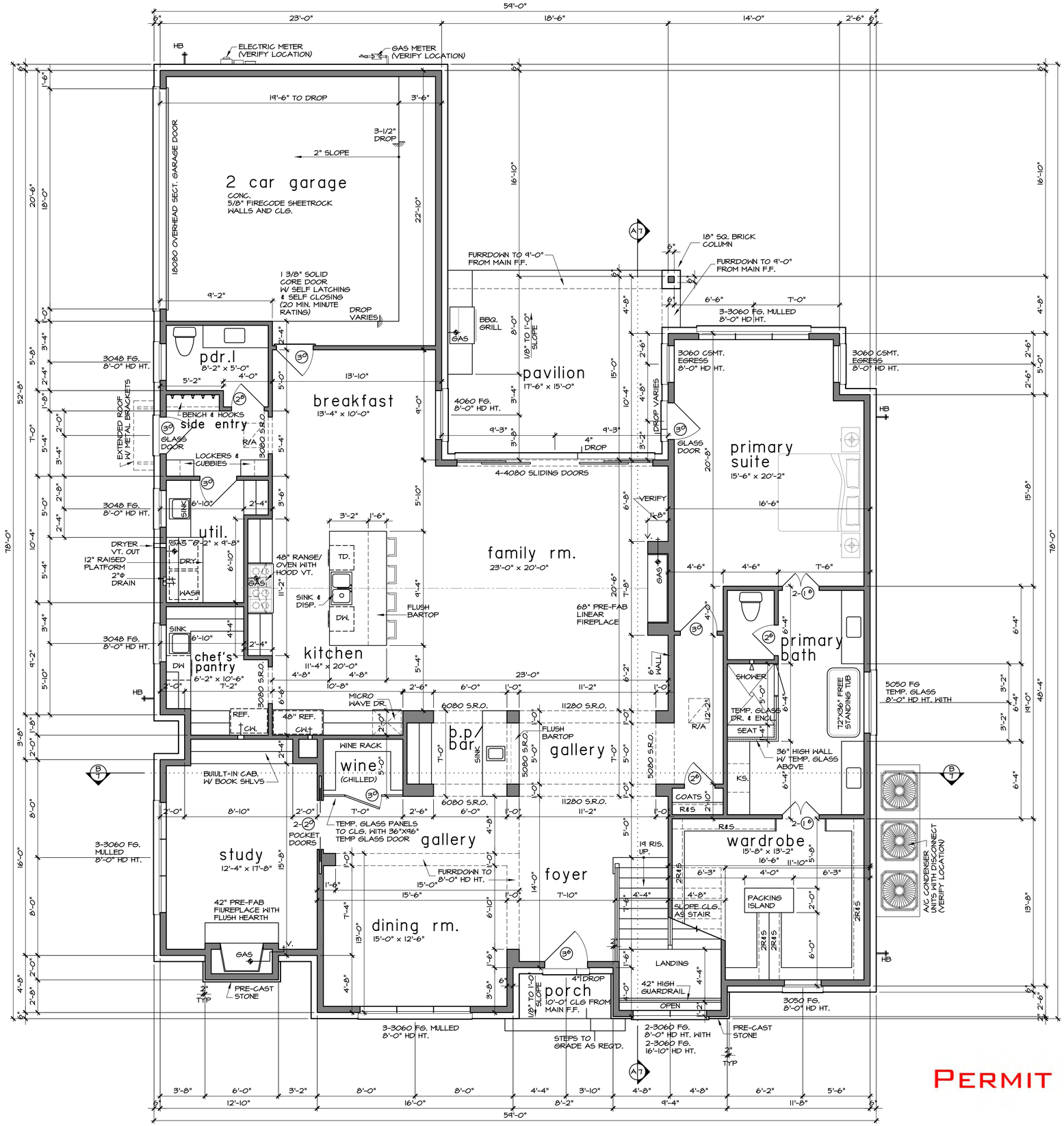
lot II
block 9
section -
Replat of Timber Creek
Houston Tx.

site plan

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

PLAN NO. 5026 | SHEET NO 2 OF 13

REFERENCE:
VERIFY SETBACKS
JOB # 260066 10.14.2026 10:25:16 AM, Adobe PDF
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unless otherwise noted

- GYP. BOARD WALLS AND CEILING
- 10'-0" CLG. HT. AT FIRST FLOOR - 6" EXTERIOR WALLS
- 9'-0" CLG. HT. AT SECOND FLOOR
- ALL ANGLES TO BE 45 DEGREES
- 1 3/4" SQ. DOORS W/ 20 MINUTE RATING
- DOORS BETWEEN HOUSE AND GARAGE SHALL BE SELF-LATCHING W/ SELF CLOSER DEVICE
- 8'-0"DOOR HT. AT FIRST FLOOR
- 8'-8" DOOR HT. AT SECOND FLOOR
- VINYL WINDOWS WITH DIVIDED LTS.
- 8'-0"HEADER HT. AT FIRST FLOOR
- 7'-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 2021).
- ALL EGRESS DOORS & WINDOWS SHALL HAVE LOCKS ALLOWING EGRESS WITHOUT THE USE OF A KEY AND MEET R310 & R311.
- SMOKE & CO2 DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND BATTERY BACKUP. LOCATIONS TO COMPLY WITH R314 & R315 (IRC 2021). 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 2021).
- 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 2021 (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 2021). 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 311.7.8.1 (IRC 2021).
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH R311 & TABLE R301.5 (IRC 2021). 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 2021). 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 2021).
- 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 2021, 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 2021). 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 26ga SHEET METAL. ROUGH OPENING SHALL NOT BE LESS THAN 22" X 30" AS PER IRC 2021, 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 2021).
- 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 (IRC 2021).
- ALL PLUMBING FIXTURES SHALL BE SPACED PER FIGURE R307.1 (IRC 2021)
- DROP SLAB AT SHOWER AS REQUIRED

square footage

FIRST FLOOR	3015
SECOND FLOOR	2011
LIVING AREA	5026
2 CAR GARAGE	534
PORCH	28
PAVILION	270
TOTAL COVERED AREA	5858

PERMIT SET

first floor plan

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

ADDRESS: 1521 LONGACRE DRIVE

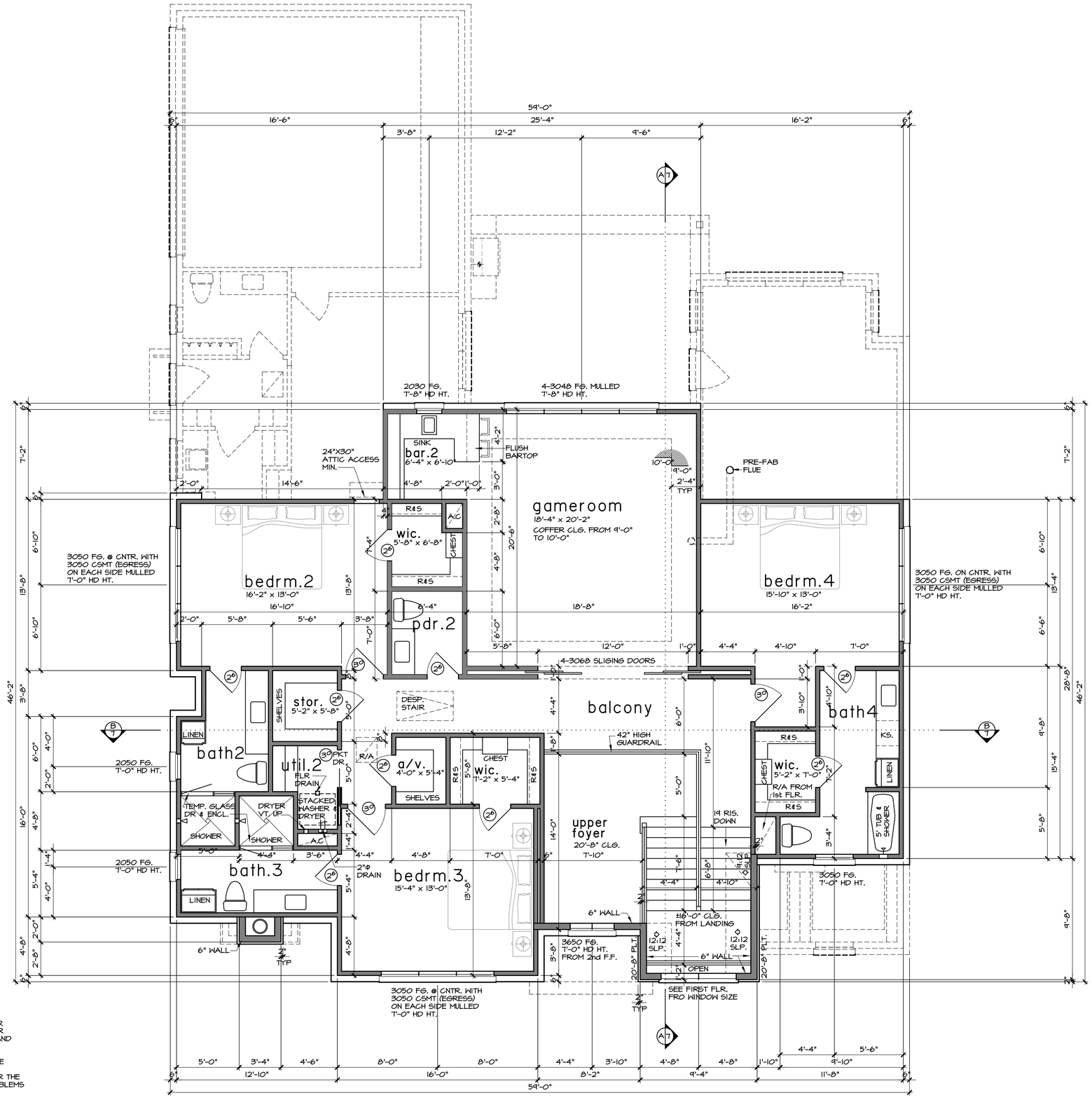
PLAN NO 5026	SHEET NO 3 OF 13

City of Houston
26080008
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PERMIT SET

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

second floor plan

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

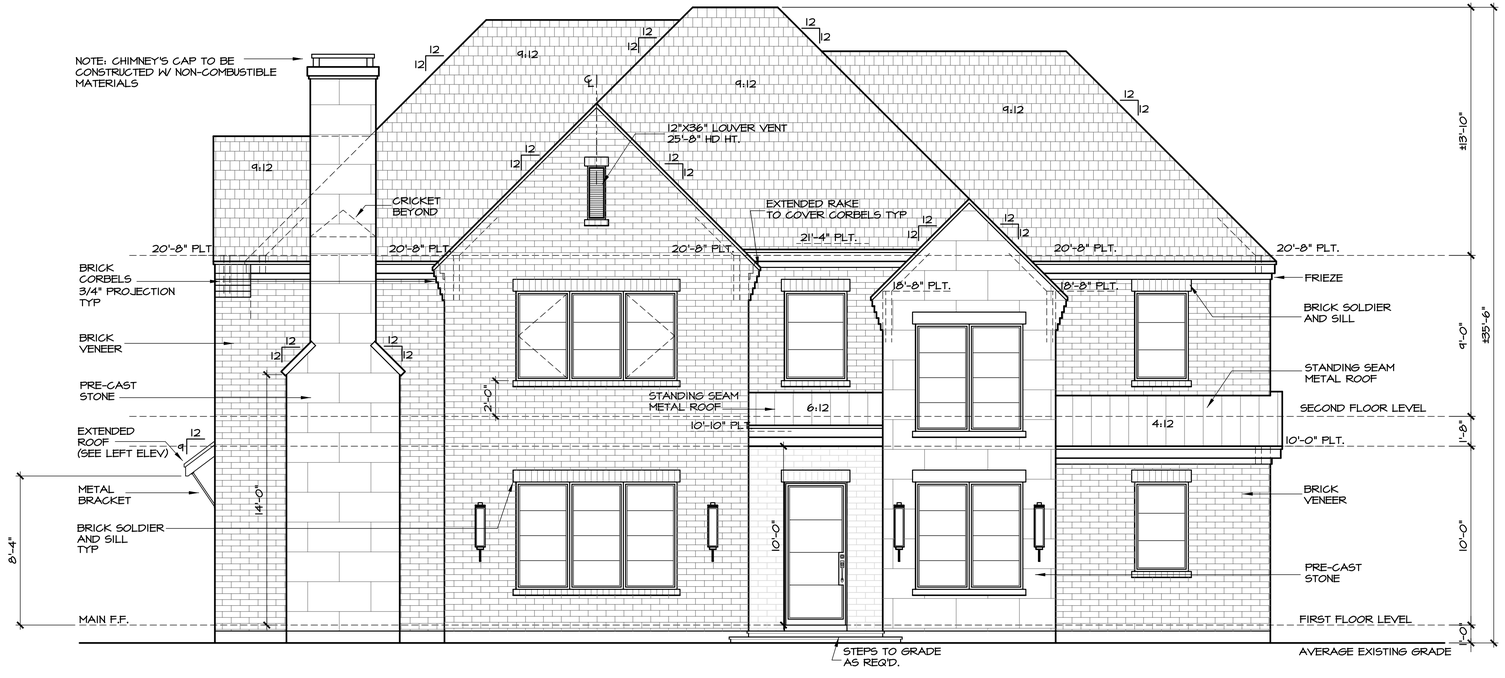
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PLAN NO 5026	SHEET NO 4 OF 13

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front elevation

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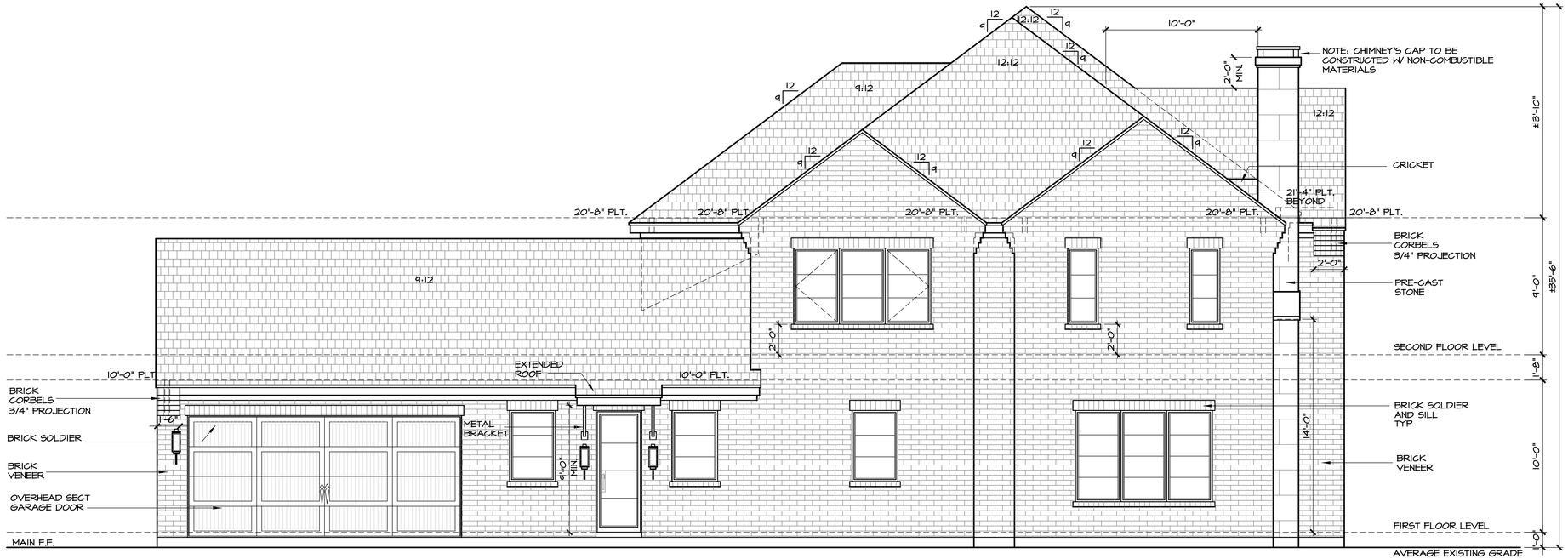
elevation notes

- OVERHANG TO BE 1'-4" FROM EXTERIOR FRAME AT 9:12 10" 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"

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PERMIT SET

elevations

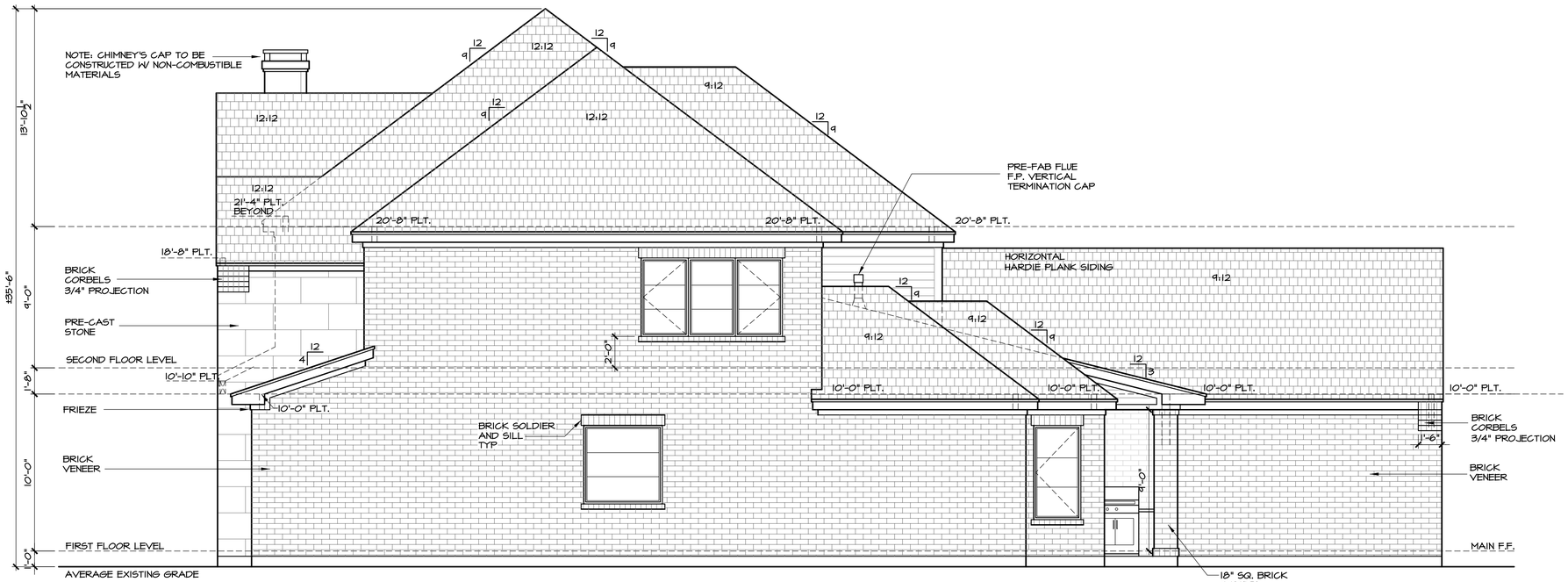
SCALE: 1/4" = 1'-0"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 5 OF 13

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right side elevation

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



rear elevation

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

PERMIT SET

elevation notes

- OVERHANG TO BE 1'-4" FROM EXTERIOR FRAME AT 9:12 10" 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 2015, 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 R1039.8, 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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elevations

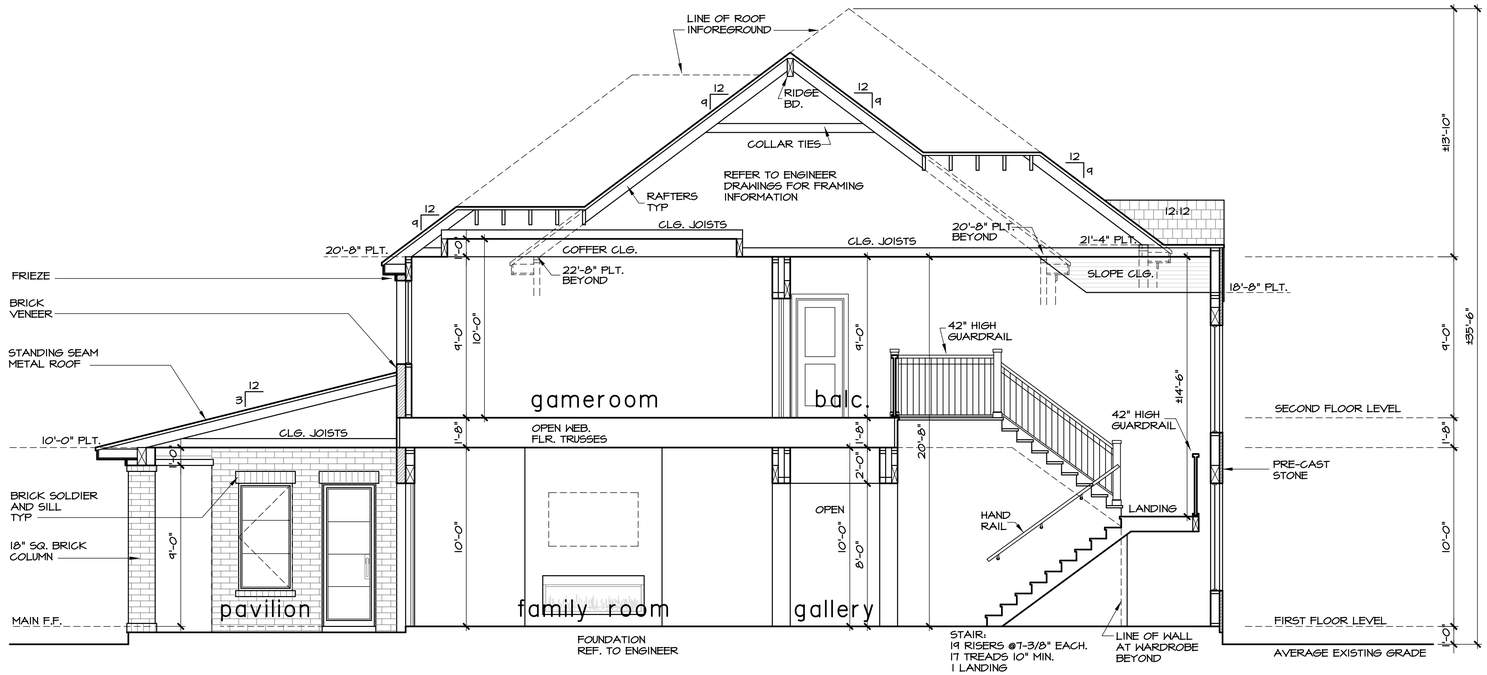
SCALE: 1/4" = 1'-0"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 6 OF 13

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260066 S.V. 04.24.2026

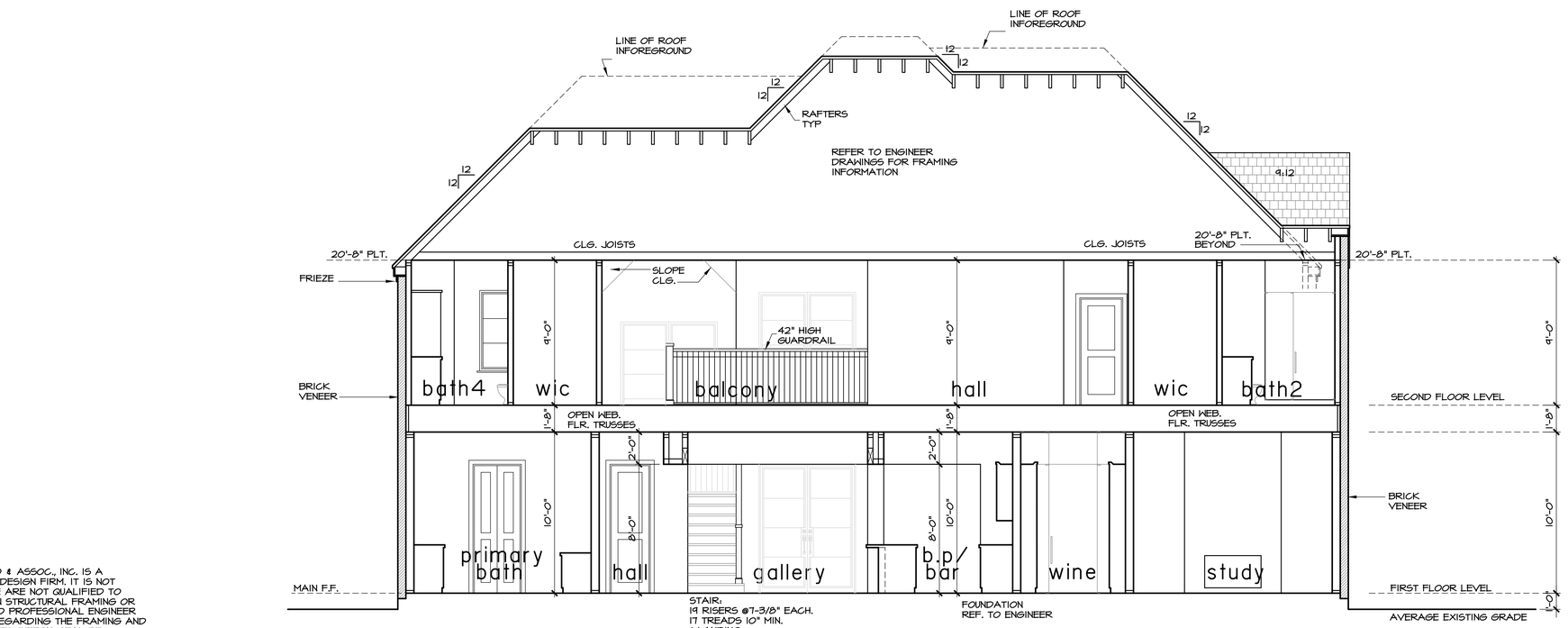
City of Houston
26080008
REVIEWED FOR COMPLIANCE
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10/27/26



building section

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

A / 7



building section

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

B / 7

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260066 S.V.: 04.24.2026

PERMIT SET

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 R802 (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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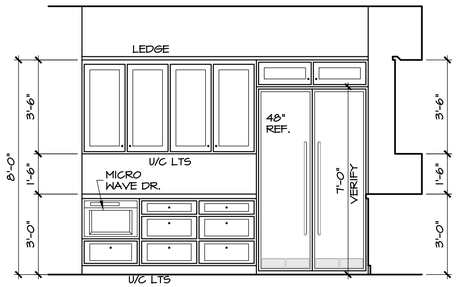
building sections

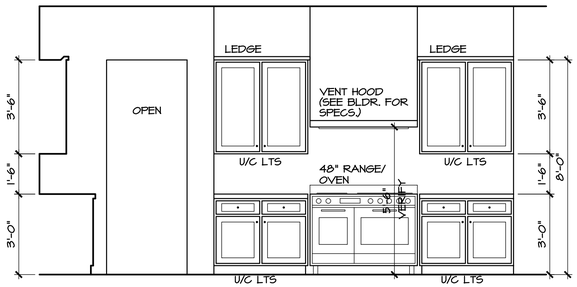
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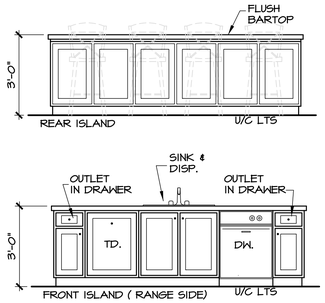
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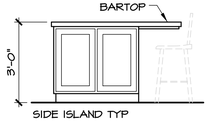
PLAN NO 5026	SHEET NO 7 OF 13

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26086008
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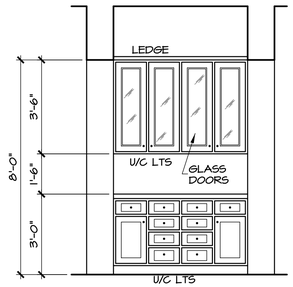


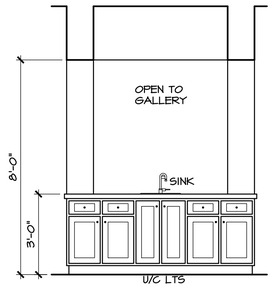




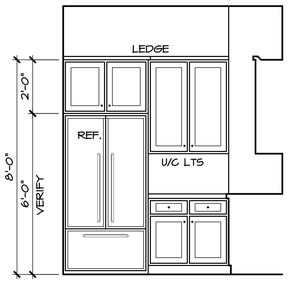


kitchen

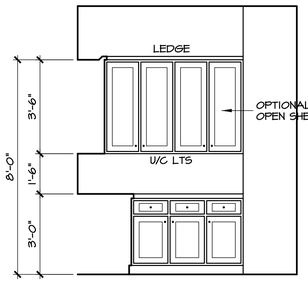




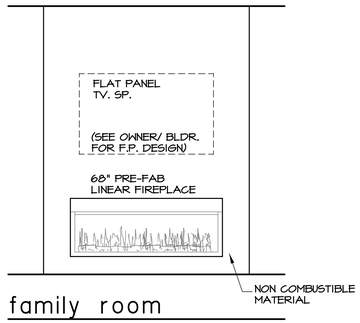
b.p/bar



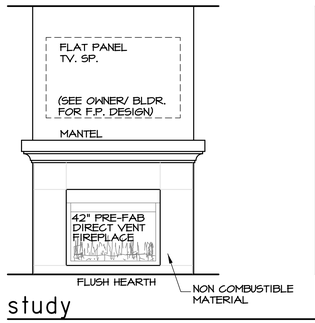




chef's pantry

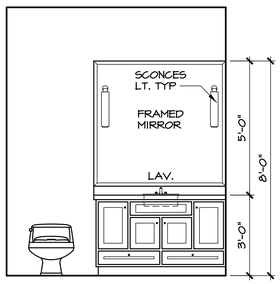


family room

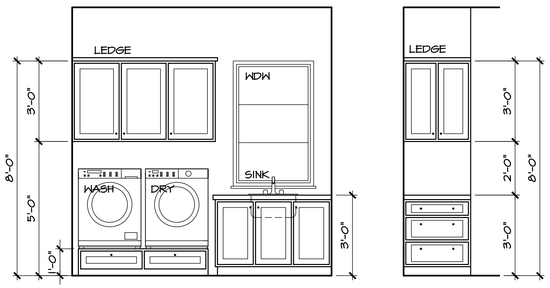




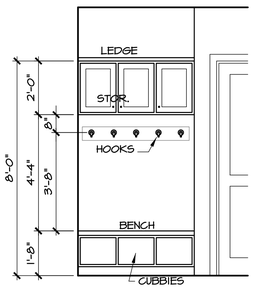
study

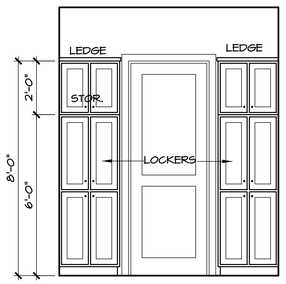


powder.l

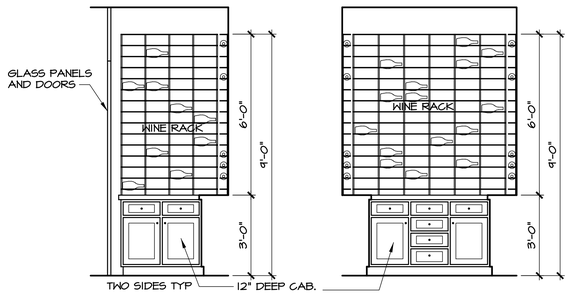


utility





side entry



wine

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PERMIT SET

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interior elevations

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

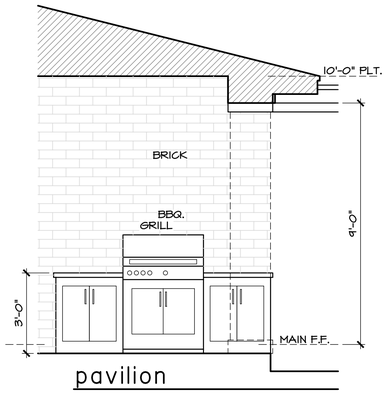
ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 8 OF 13

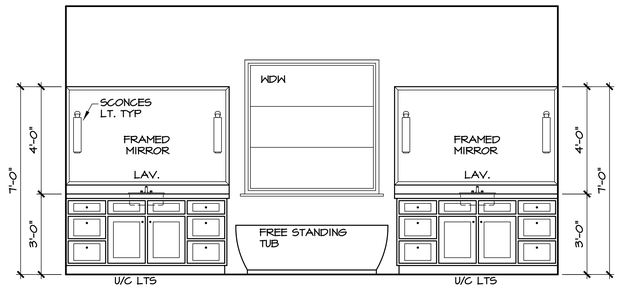
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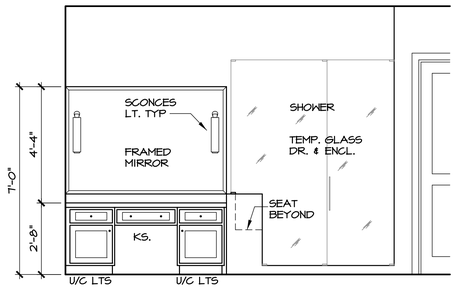
City of Houston
26086008
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10/27/26

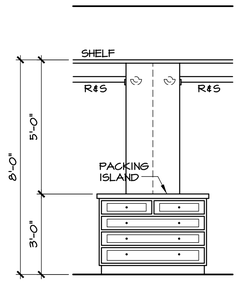


pavilion

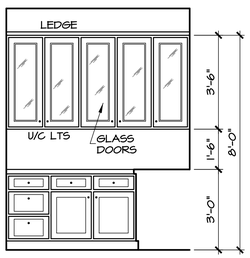


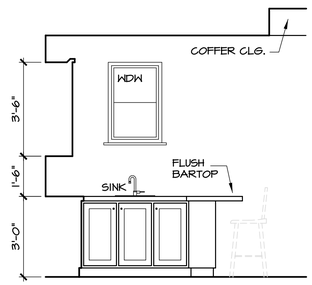
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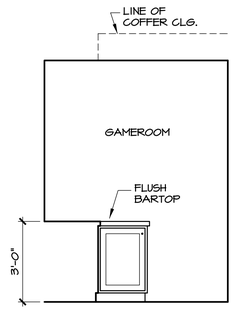




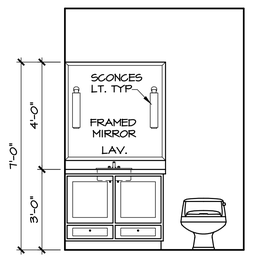
wardrobe



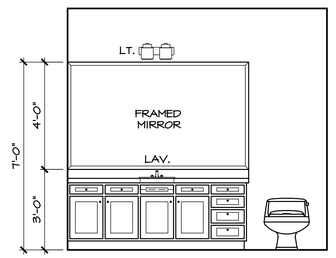


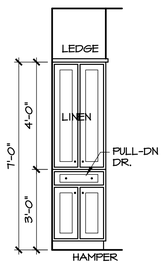


bar.2 (GAMEROOM)

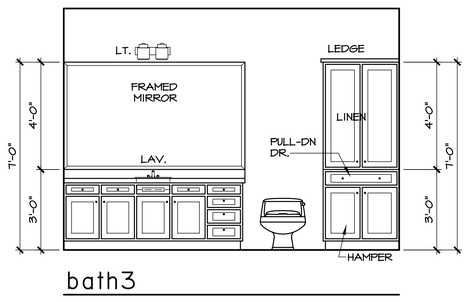


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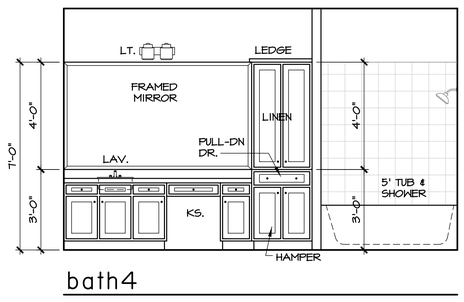




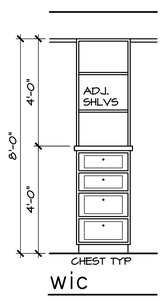
bath2



bath3



bath4



wic

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PERMIT SET

interior elevations

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

ADDRESS: 1521 LONGACRE DRIVE

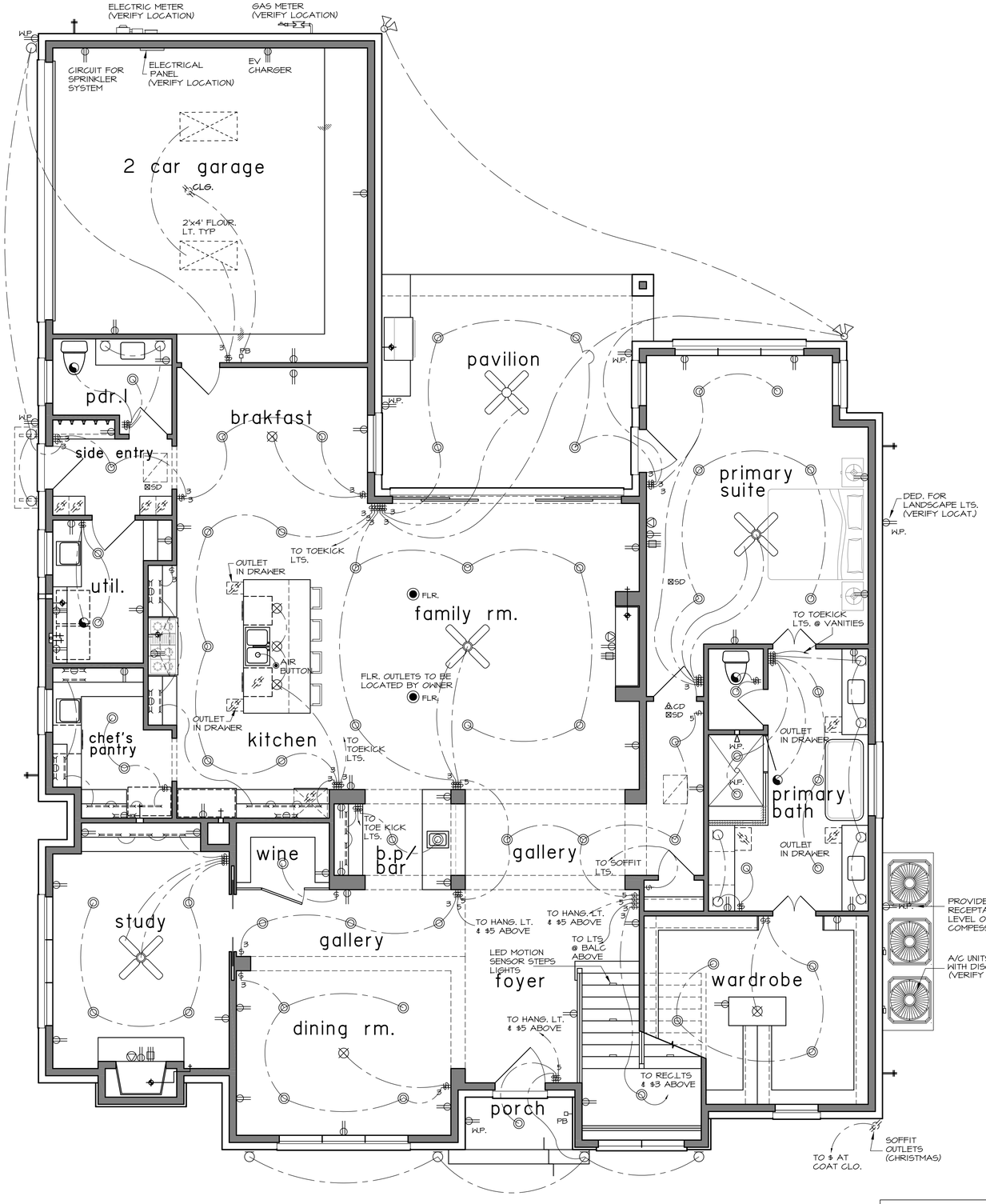
PLAN NO 5026	SHEET NO 9 OF 13

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26080008
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INSPECTOR

PERMIT SET



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
- 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 LTS.
- 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.

first floor electrical plan

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

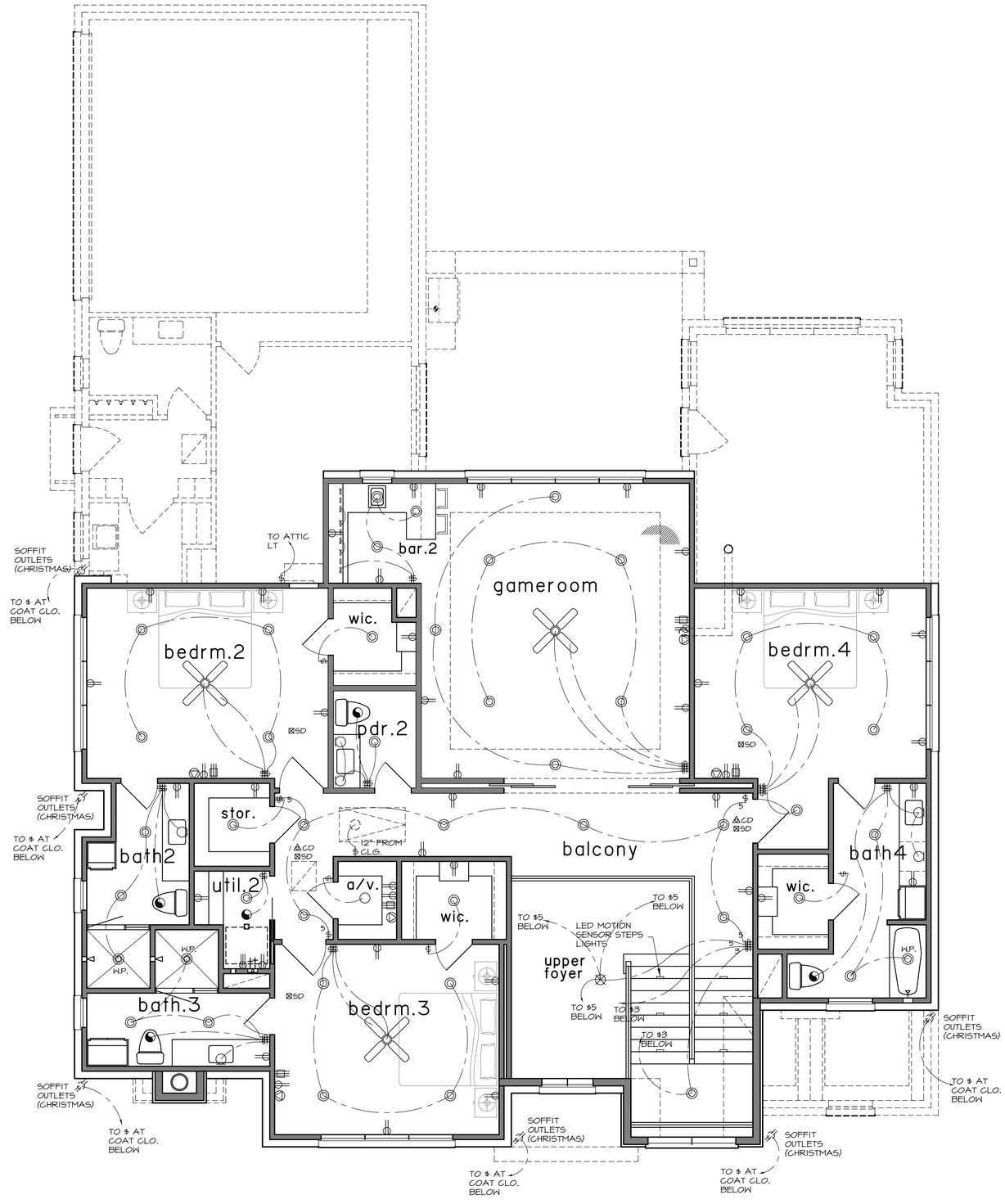
ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 10 OF 13

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10/27/26



PERMIT SET

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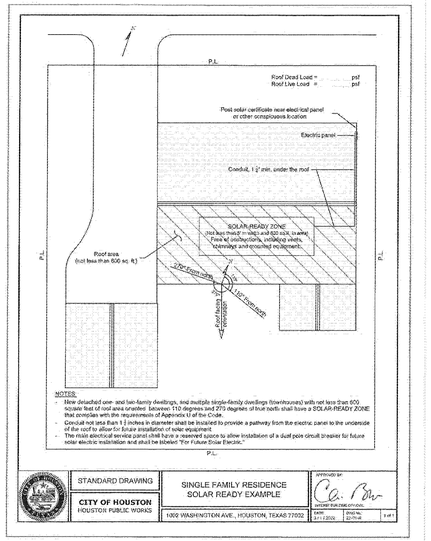
second floor electrical plan

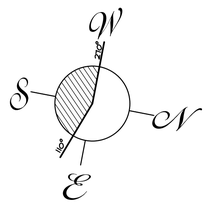
SCALE: 1/4" = 1'-0"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 11 OF 13

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NOTE:
I SURFACES
763 SQ. FT.

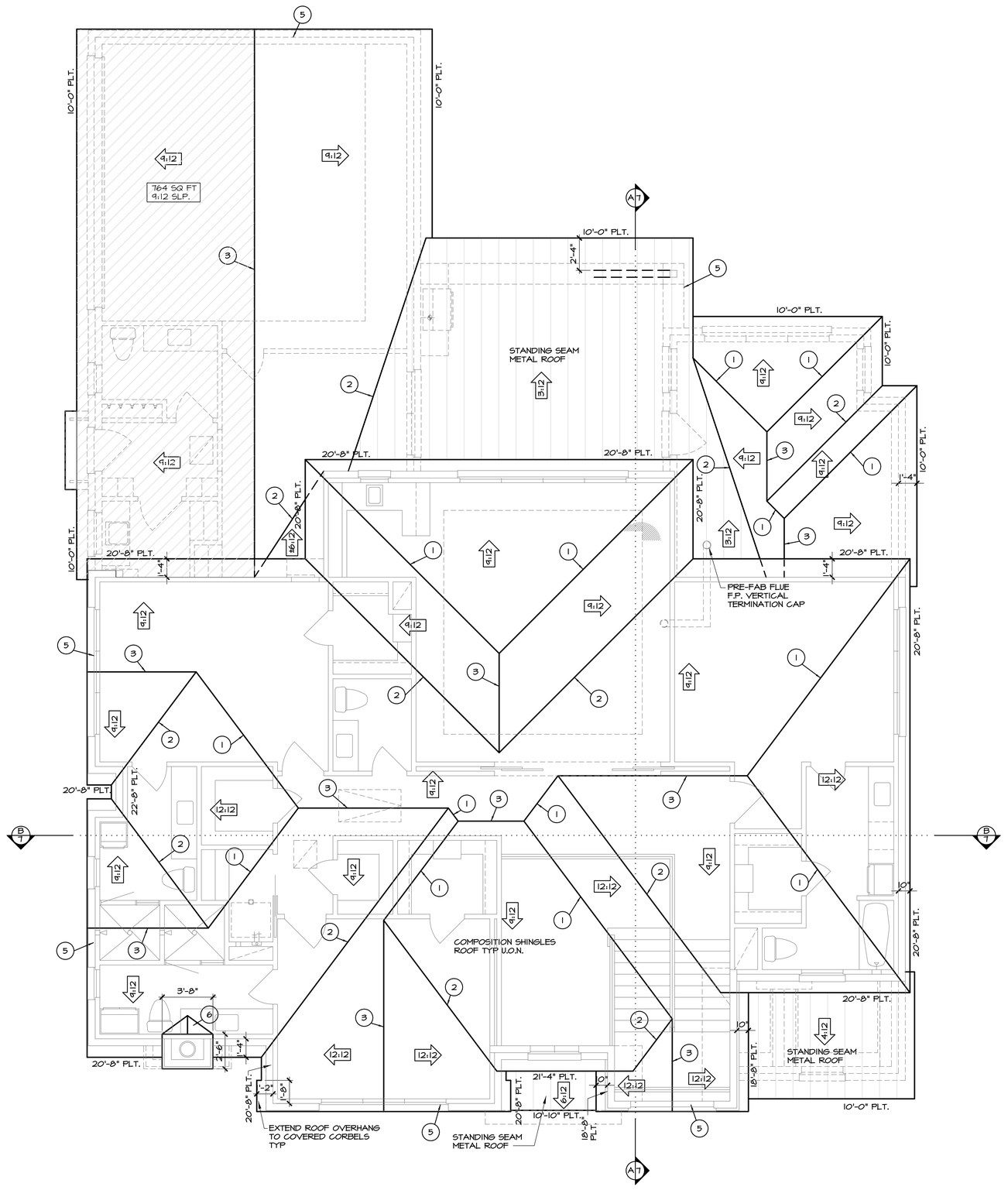
THERE IS 764 SQ. FT OF ROOF SURFACE THAT CONTAINS THE REQUIRED 600 SQ FT FOR SOLAR PANELS

NO VENTILATION OR HARDWARE THAT MAY IMPEDE FUTURE SOLAR PANEL INSTALLATION.

PROVIDE CONDUIT FROM ROOF TO ELECT BOX FOR WIRING OF FUTURE SOLAR PANEL INSTALLATION.

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

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260066 S.V. 04.24.2026



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) 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"

ADDRESS: 1521 LONGACRE DRIVE

PLAN NO 5026	SHEET NO 12 OF 13

City of Houston
26086008
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.
10/27/26

City of Houston
26080008
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and ordinance requirements.
1/07/08

2021 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 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 0.192inch (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 galed 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 H-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	10.0-Ht - 0.049 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. 2 16 ga. 2	4	8
	0.09-Ht - 0.049 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
	0.09-Ht - 0.049 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
	0.09-Ht - 0.049 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. (0.09-Ht) 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. (0.09-Ht) 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. (0.09-Ht) 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	8d 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.

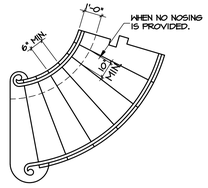
b. Staples shall have a minimum crown width of 7/16-inch on diameter except as noted.

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.

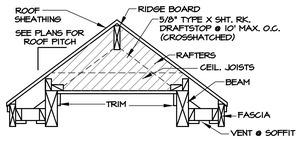
d. Fasteners shall be placed in a grid pattern throughout the body of the panel.

e. For 5-ply panels, intermediate nails shall be spaced not more than 12 inches on center each way.

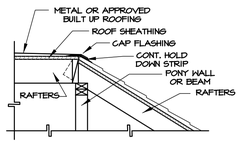
2021 IRC 11.01.2024



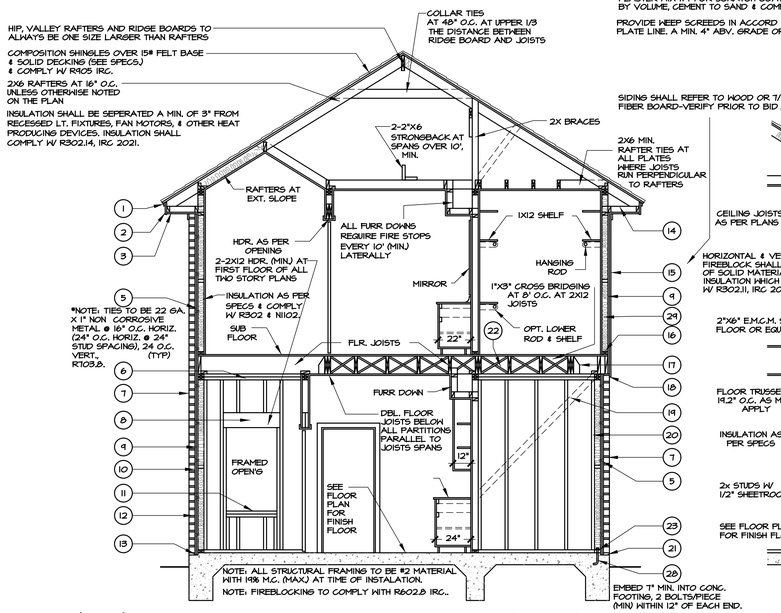
plan



BREEZEWAY DETAIL



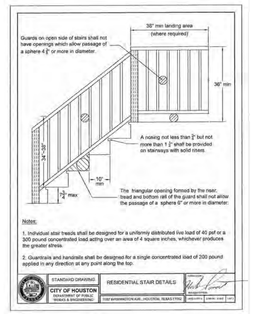
ROOF FRAMING DETAIL



typical one and two story framing sections

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.

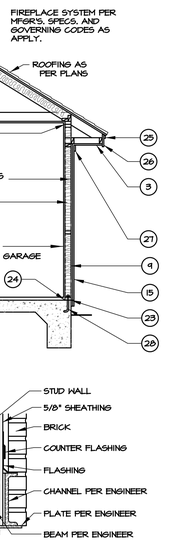


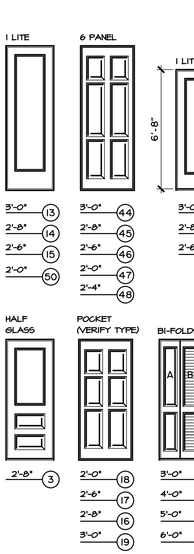
stucco ext. option

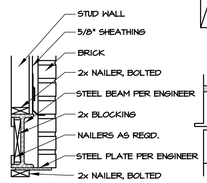
2"x4" WOOD STUDS, 16" O.C. WITH 7/8" EXTERIOR CEMENT PLASTER (MEASURED FROM THE FACE OF STUDS) ON THE EXTERIOR SURFACE OVER GALVANIZED LATH, ATTACHED BY 4d COMMON NAILS BENT OVER OR #14 GAUGE 1 1/4"X3/4" CROWN WIDTH STAPLES SPACED 6" O.C. OVER 2 LAYERS GRADE "D" BUILDING PAPER OVER 1/2" CDX PLYWOOD PLASTER 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 ON OR BELOW THE PLATE LINE. A MIN. 4" ABV. GRADE OR 2" ABOVE PAVING.

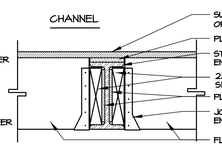
SIDING SHALL REFER TO WOOD OR 7/16" HARDBOARD OR 5/16" CEMENT FIBER BOARD-VERIFY PRIOR TO BID AND COMPLY WITH CHAPTER 7.







STEEL BEAM

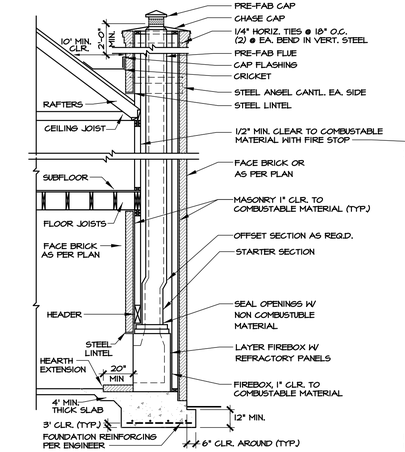


STEEL BEAM

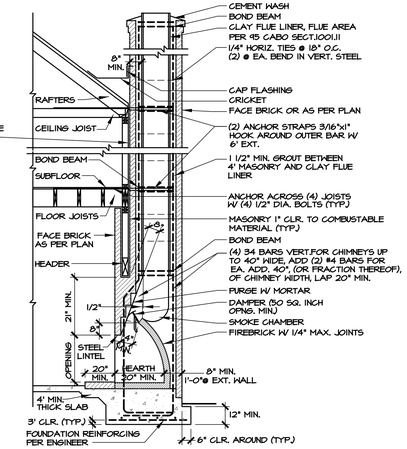
STEEL ANGLE LINTEL TABLE (MIN. BEARING 4")							
CLEAR SPANS	5'-0" OR LESS	6'-0" OR LESS	7'-0" OR LESS	8'-0" OR LESS	9'-0" OR LESS	10'-0" OR LESS	
ANGLE SIZE	< 3 1/2" X 3 1/2" X 5/16"	3 1/2" X 5/16"	< 4" X 3 1/2" X 5/16"	< 5" X 3 1/2" X 5/16"	< 5" X 3 1/2" X 3/8"	< 6" X 3 1/2" X 3/8"	

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'-4"	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. 19'-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	



pre-fab fireplace



brick fireplace

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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NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
Sullivan Henry Oggero
BUILDING DESIGNERS
5020 NOLDA STREET HOUSTON, TX 77007 PHONE: (713) 464-0740
AIBD (2021 IRC)

USE ARCHITECTURAL DRAWINGS TO SET FORMS

FOUNDATION DESIGN NOTES

1. POST TENSIONED SLAB IS 4" THICK
2. ALL EXTERIOR BEAMS ARE 16" WIDE X 24" 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. G26-350 DATED JULY-2026 BY ARM TESTING LABORATORIES, 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 SEE SOIL REPORT

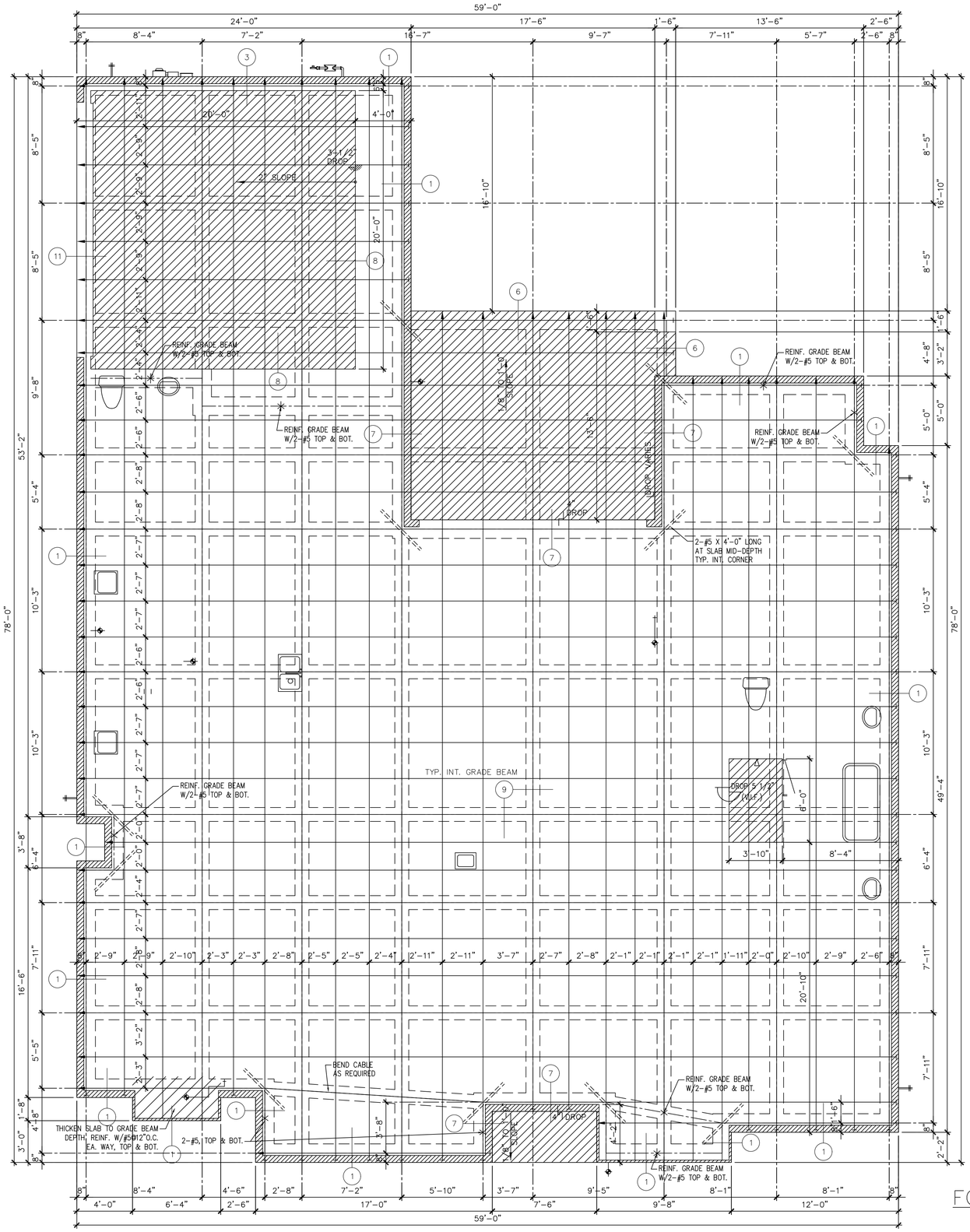
SEE ARCHITECTURAL FOR ALL NON-SPECIFIED SLAB DROPS AND SLOPES

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

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

City of Houston
26080008
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and ordinance requirements.
10/07/26

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1521 LONGACRE DR.

HOUSTON, TEXAS 77055, HARRIS COUNTY
LOT 11, BLOCK 9 - TIMBER CREEK R/P

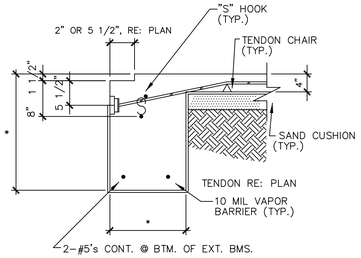
MF
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MACK FARIABI, P. E.
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M. 713.419.7994
mack@mfariabi.com

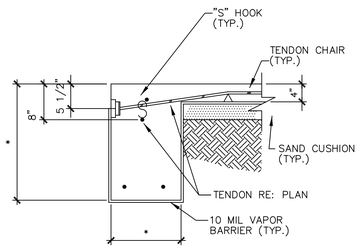
STATE OF TEXAS
SIAMAK FARIABI
57035
PROFESSIONAL LICENSED ENGINEER

09/18/2026

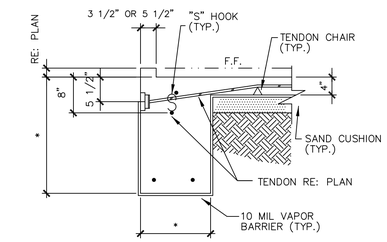
PROJECT:	1521 LONGACRE
PROJECT NO.:	MFE26-278
DATE:	09/16/2026
REVISION:	-
REVISION:	-
DRAWN:	BPW
SHEET NO.:	S-1



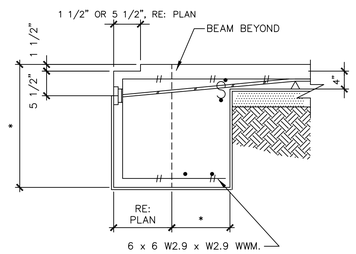
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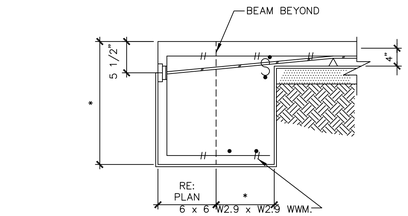
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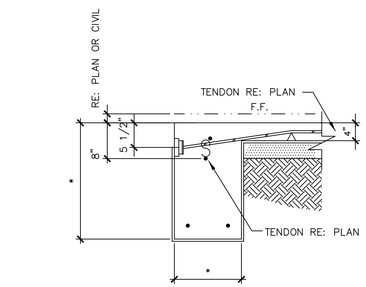
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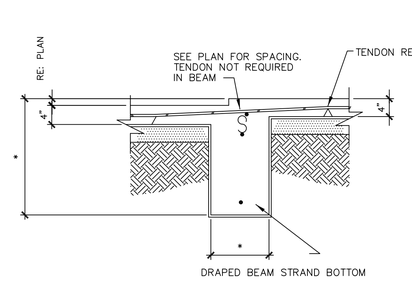
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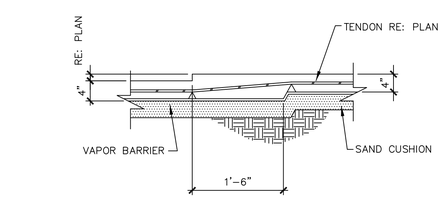
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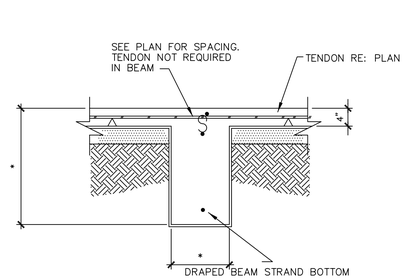
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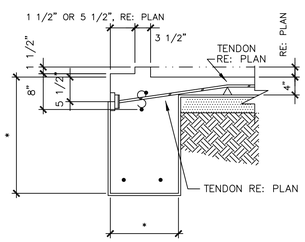
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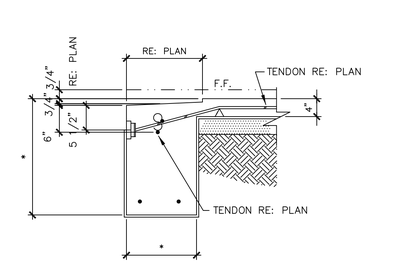
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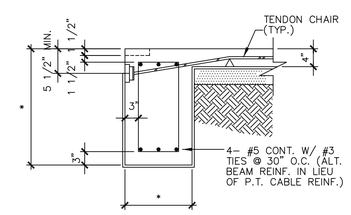
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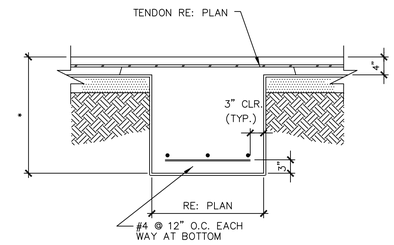
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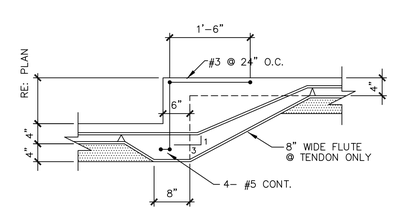
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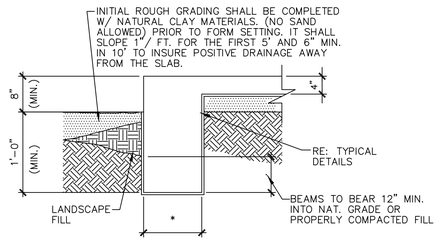
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14



TYPICAL DRAINAGE DETAIL

15

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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STATE OF TEXAS
SIAMAK FARIABI
57035
PROFESSIONAL ENGINEER
09/18/2026

S-2

City of Houston
26080308
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and ordinance requirements.

City of Houston
26086008
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and ordinance requirements.
10/27/26

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
ℙ	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 OTHERS AT 19.2" O.C.
2. TYP. SHEATHING – 3/4" 48/24 APA RATED T & G GLUED & NAILED W/ 8d @ 6" EDGES & 10" FIELD (FOR 1 1/8" SHEATHING USE 10d NAILS)
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 – 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:

HD – TYPICAL INDICATION FOR SIMPSON MST48

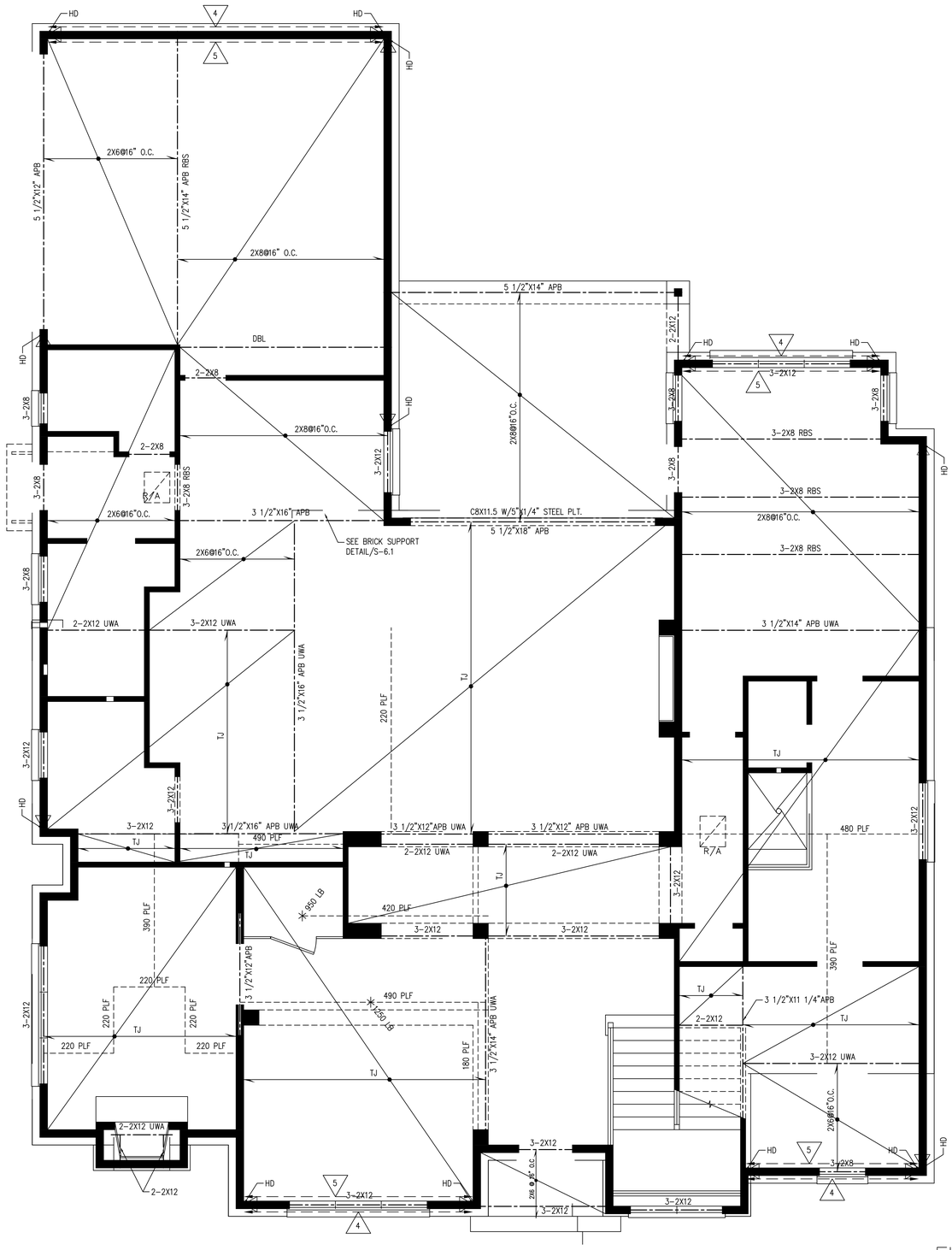
HD – TYPICAL INDICATION FOR SIMPSON HDU–8 HOLDOWN. SEE WIND/FRAMING DETAIL SHEET.

S – 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.

TYPICAL HEADERS (U.O.N):
2–2X12 @ 2X4 STUD WALLS
3–2X12 @ 2X6 STUD WALLS



FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'–0"

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1521 LONGACRE DR.

HOUSTON, TEXAS 77055, HARRIS COUNTY
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STATE OF TEXAS
SIAMAK FARIABI
57035
PROFESSIONAL LICENSED STRUCTURAL ENGINEER

09/18/2026

PROJECT:	1521 LONGACRE
PROJECT NO.:	MFE26–278
DATE:	09/16/2026
REVISION:	–
REVISION:	–
DRAWN:	BPW
SHEET NO.:	S–3

City of Houston
26086008
REVIEWED FOR COMPLIANCE
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10/27/26

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:

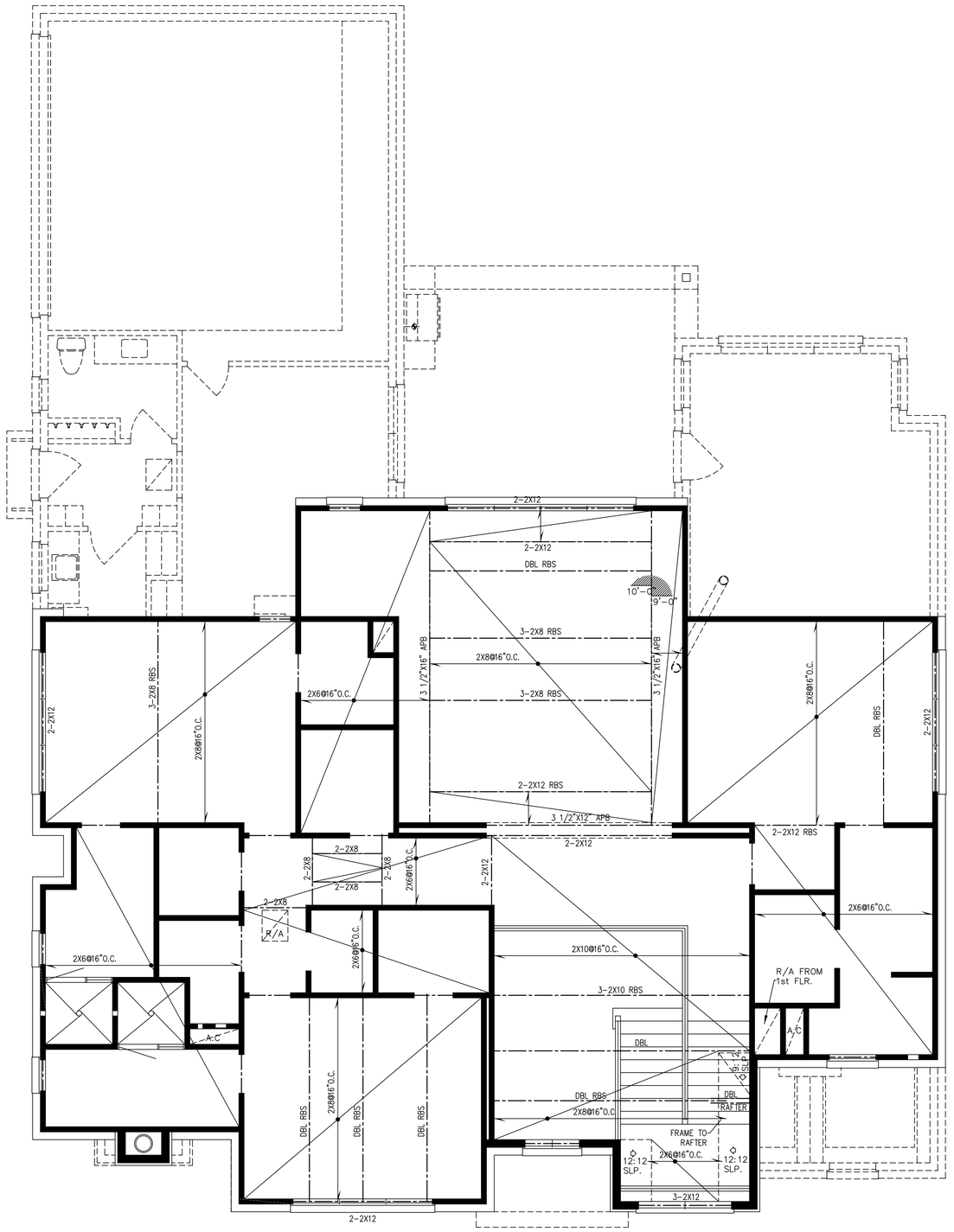
UNLESS OTHERWISE SPECIFIED:

- 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

TYPICAL HEADERS (U.O.N):
2–2X8 @ 2X4 STUD WALLS
3–2X8 @ 2X6 STUD WALLS



SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'–0"

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STATE OF TEXAS
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57035
PROFESSIONAL ENGINEER

09/18/2026

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REVISION:	–
DRAWN:	BPW
SHEET NO.:	S-4

City of Houston
26080008
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from full responsibility to comply with all applicable code and ordinances.
10/07/26

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.

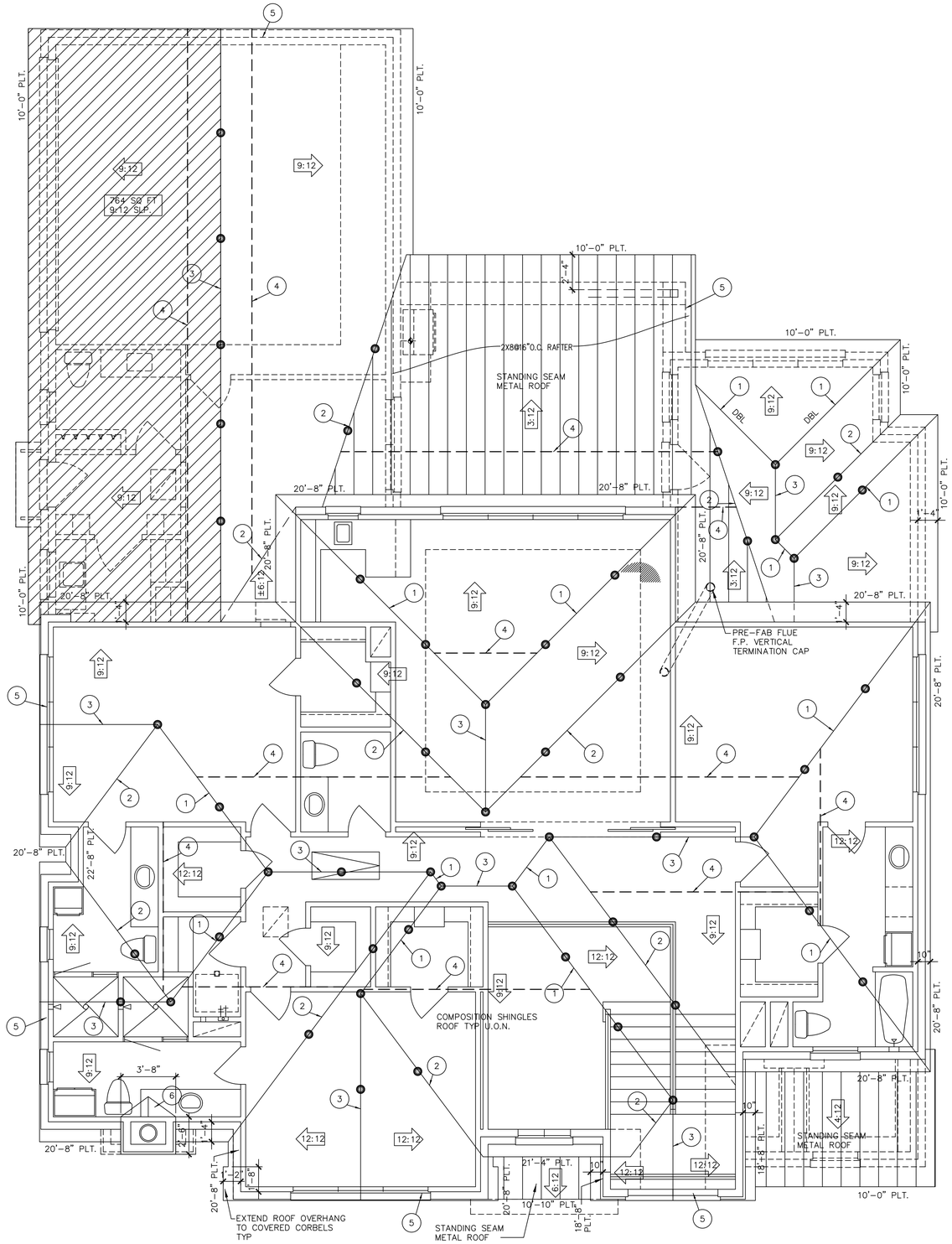
PROVIDE SIMPSON H2.5 HURRICANE CLIPS EVERY RAFTER TYP.

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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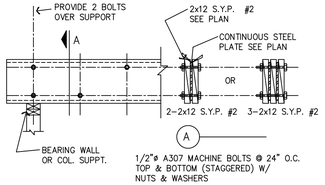
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57035
PROFESSIONAL LICENSED ENGINEER

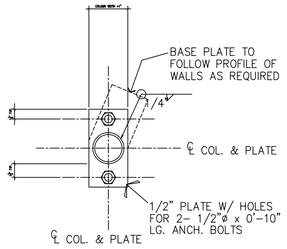
09/18/2026

PROJECT:	1521 LONGACRE
PROJECT NO.:	MFE26–278
DATE:	09/16/2026
REVISION:	–
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DRAWN:	BPW
SHEET NO.:	S-5

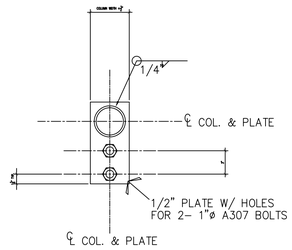
THIS STRUCTURE IS DESIGNED TO WITHSTAND A ULTIMATE DESIGN WIND SPEED (VULT)- 131 MPH.
RISK CATEGORY- CATEGORY II BUILDINGS EXPOSURE - B



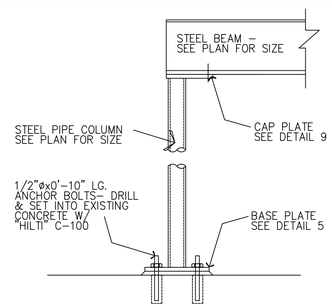
TYPICAL STEEL FLITCH BEAM 1



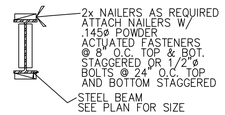
BASE PLATE 5



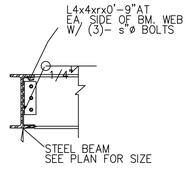
CAP PLATE 9



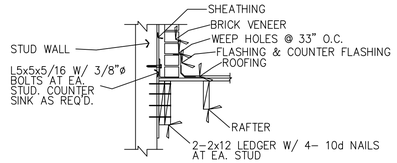
PIPE COLUMN DETAIL 11



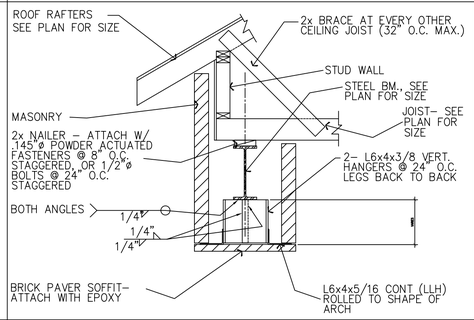
TYPICAL WOOD NAILER AT STL. BM 2



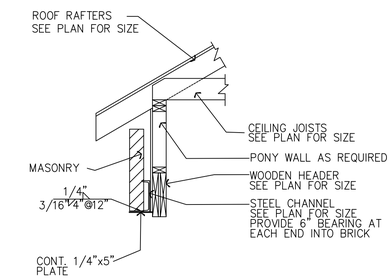
STRUCTURAL STEEL BM TO BM CON. 6



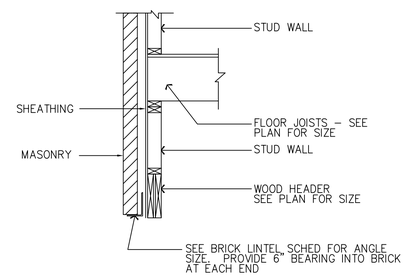
LEDGER BEAM BRICK SUPPORT 10



STEEL BM LINTEL @ ROLLED ANGLE 12



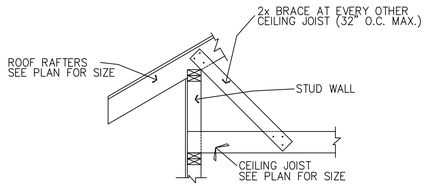
STEEL CHANNEL BRICK LINTEL 3



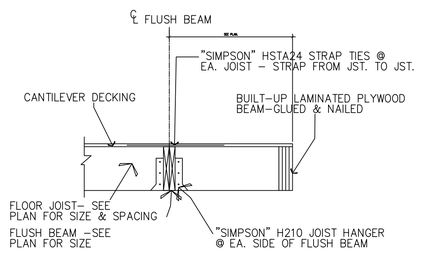
STEEL BRICK LINTEL AT OPENING 7

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)

13



BRACE AT RAISED PLATE 4



CANTILEVERED BALCONY DETAIL 8

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STRUCTURAL DETAILS

City of Houston
26080008
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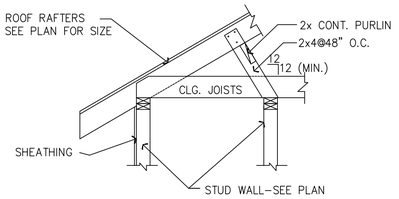
STATE OF TEXAS
SIAMAK FARIABI
57035
PROFESSIONAL ENGINEER
09/18/2026

PROJECT:
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DATE:
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REVISION:
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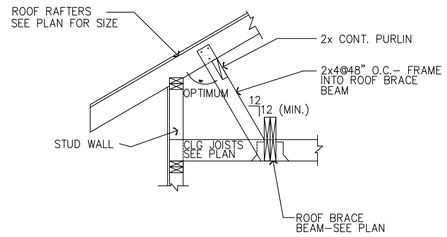
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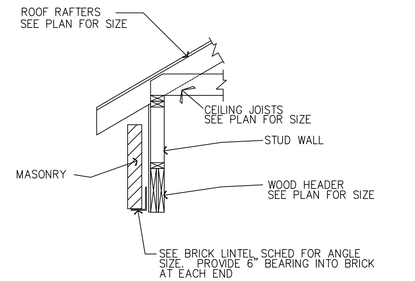
PURLINS TO MATCH SUPPORTED/BRACED RAFTER SIZE

ROOF PURLIN AT WALL (1)

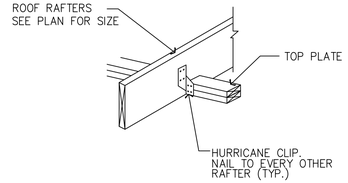


PURLINS TO MATCH SUPPORTED/BRACED RAFTER SIZE

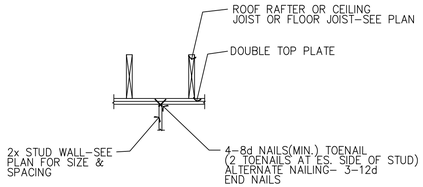
ROOF PURLIN BRACE AT BEAM AND RAISED PLATE (5)



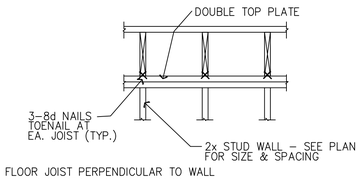
STEEL BRICK LINTEL AT OPENING (9)



HURRICANE CLIP (12)

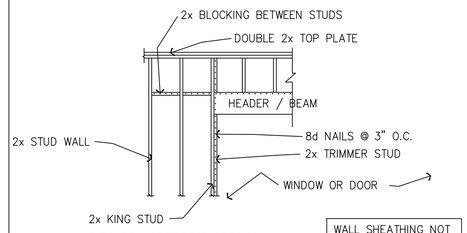


TOP PLATE TOE NAILING DETAIL (2)



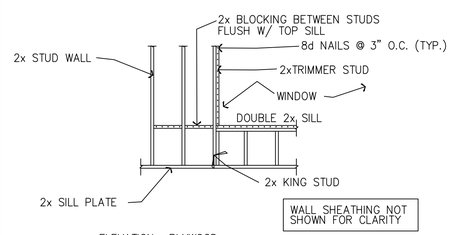
FLOOR JOIST PERPENDICULAR TO WALL
NOT REQUIRED IF STEEL STRAPS USED

TOE NAILING DETAIL (6)



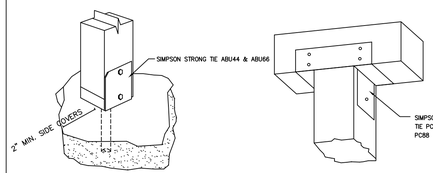
ELEVATION AT TOP OF OPENING
NOT REQUIRED IF STEEL STRAPS USED

SHEARWALL NAILING PATTERN (10)

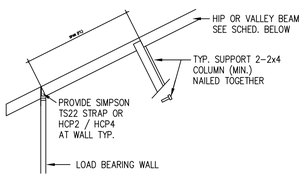


ELEVATION– PLYWOOD
AT BOTTOM OF OPENINGS
NOT REQUIRED IF STEEL STRAPS USED

SHEARWALL NAILING PATTERN (13)



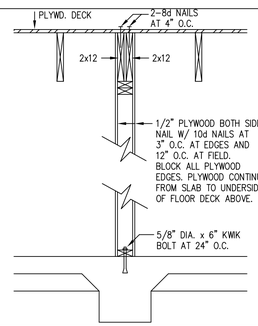
SIMPSON BASE/POST CAP CONNECTIONS DETAIL (3)

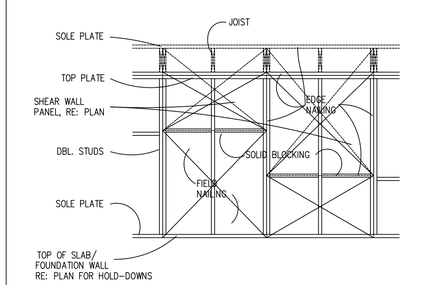


HIP AND VALLEY BEAM SCHEDULE

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 NAILING DETAIL (4)

SHEAR WALL SECTION (8)

NOTES

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

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

JOISTS & FLOOR DECKING:
1. a) JOIST BLOCKING:
   1) JOISTS SHALL BE LATERALLY SUPPORTED AT EAC. END AND AT EACH END OF CONTINUOUS SPANS BY SOLID BLOCKING OF SAME DEPTH AS JOIST AND NAILED BOTH SIDES; SAME OR THE JOIST OR TO ANY ADJOINING JOIST BEARING ON SAME SUPPORT WHEN JOISTS ARE LESS THAN TWO INCHES (2) NOMINAL THICKNESS AND NOT LESS THAN TWO INCHES (2) IN DEPTH.
   2) PROVIDE 2 SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
   3) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. JOIST SPACING:
   PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'–0".
3. JOIST HOLES AND NOTCHES:
   a) HOLES IN ANY JOIST SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
   b) HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR JOIST, NOR CLOSER THAN 2" TO BOTTOM OF JOIST, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
4. TYPICAL FLOOR LIVE LOAD = 40 PSF
5. TYP. CEILING JOIST – 24# @ 16" O.C. U.N.O., TYPICAL FLOOR JOIST 2x12 @ 16" O.C. U.N.O.
6. TYPICAL TOP LEVEL CEILING JOIST LIVE LOAD = DL = 5 PSF LL= 10 PSF
7. TYPICAL SHEATHING – 7/16" APA RATED 1240, EXP.1
   1 1/8" SHEATHING USE 48/24 APA RATED 1240, EXP.1
   1 1/8" SHEATHING USE THE NAILS.
8. ALL FLOOR SHEATHING SHALL BE NAILED WITH 2–10d NAILS AT EA. SUPPORT.
   G.N.O. SL: 10 PSF LL: 40 PSF
9. DEFLECTION CRITERIA: LIVE LOAD = L/360 TOTAL LOAD = L/240

STUD WALLS:
1. ALL STUD WALLS SHALL BE AS FOLLOWS:
   2x4 @ 16" O.C. AT ALL FLOORS IN ONE- OR TWO- STORY STRUCTURES, U.N.O.
   2x4 @ 16" O.C. AT TOP TWO FLOORS IN THREE- OR MORE STORY STRUCTURES.
   ALL LOAD BEARING WALLS SHALL BE 2x6 STUDS @ 16" O.C. MAXIMUM.
2. PROVIDE A MINIMUM OF TWO (2) KING STUDS X 1" EACH SIDE OF OPENINGS LARGER THAN 4'–0" WIDE, U.N.O.
3. ALL STUDS SHALL BE FULL HEIGHT SHALL BE AS FOLLOWS: FOR 2x6 WALLS ALL BOT. PLATES, 2x6 STUDS @ 16" O.C. 12"=12" 2x4 STUDS @ 16" O.C. 12"=12"
4. BLOCKING AND LATERAL BRACING:
   A.PROVIDE BLOCKING AN CLOSE TEMPORARY CROSS BRACING AS REQUIRED TO KEEP WALLS PLUMB AND TRUE UNTIL ROOF AND FLOOR SYSTEMS ARE IN PLACE.
   B.MAXIMUM TOLERANCE FROM STEEL STRAIGHTNESS IN EITHER DIRECTION IS 1/4" INCH PER TEN (10) FEET OF STUD HEIGHT.
   C. PROVIDE BLOCKING:
      1. ROW FOR STUD HEIGHT UP TO 9'–0".
      2 ROWS FOR STUD HEIGHT OVER 9'–0" UP TO 12'–0".
      3 ROWS FOR STUD HEIGHT OVER 12'–0".
   D. PROVIDE BLOCKING AT MID HEIGHT OF STUD WALLS WHERE HEIGHT EXCEEDS TEN FEET(10'–0") OR MORE.
5. ALL EXTERIOR STUD WALLS HEIGHT LESS THAN 10'–0" WITH TW INSULATION U.N.O. G.N.O.

ROOF DECK:
1. MINIMUM THICKNESS SHALL BE 1/2" INCH. MATERIAL SHALL BE CDX PLYWOOD.
2. ROOF SHEATHING SHALL NOT BE USED AS A BRACING IN SHEAR WALLS.
3. SHEARWALL SHEATHING SHALL BE AS REQUIRED. S' BY THE SHEAR WALL & DIAPHRAM SCHEDULE.
4. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" SPACING BETWEEN ALL PLYWOOD EDGES. PROVIDE 1 CLIP FOR SPAN (JOIST SPACING). CLIPS SHALL BE SUPPLIED BY THE CORRESPONDING PLYWOOD THICKNESS.

PLYWOOD FLOOR DECK:
1. PLYWOOD SHALL BE 1 1/8" THICKNESS AND SHALL BE RATED STURD –II FLOOR 48/24 EXPOSURE 1.
2. LAY PANELS IN A STAGGERED PATTERN.
3. BLOCK ALL EDGES W/ 2 4x4 BLOCKING.
4. NAIL PLYWOOD TO JOISTS AS FOLLOWS:
   A. SLAB SHALL CONFORM TO APA SPECIFICATION AFR. 01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
   B. 2x WALL SHALL BE NAILED TO THE UPPER BOARD. NAIL SPACING SHALL BE AS SPECIFIED FOR EDGE AND INTERMEDIATE SUPPORTS.

CONNECTORS & FASTENERS:
1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE – MINIMUM GAUGE SHALL BE 20 GAUGE U.N.O.
2. USE ONLY BASE AND CAP CONNECTORS AT ALL COLUMNS 4x4 OR LARGER, AS FOLLOWS:
   COLUMN BASE CONNECTOR: CB SERIES
   COLUMN CAP CONNECTOR: PC SERIES (AT 4x4 ENDS)
   COLUMN CAP / COLUMN BASE: BC SERIES (AT 6x6 ENDS)
3. WHERE EXPOSED TO WEATHER, CONNECTORS SHALL BE GALVANIZED.
   WHERE EXPOSED TO SEVERE WEATHER, PT.LUMBER OR CORROSIVE SOIL, INCLUDING CONCRETE OR MASONRY, USE STAINLESS STEEL.
4. WHERE NO SHEAR, SLOTTED FLOOR HANGER SHALL BE 12 GA. GALVANIZED.
5. ENDS OF BEAMS SHALL BE SUPPORTED AS FOLLOWS:
   A. SINGLE BEAMS SHALL BEAR ON NOT LESS THAN 3" BEARING LENGTH AT ALL 2X7, 2X9, 2X11, 2X12 AND 3X7, 3X9, 3X11, 3X12 BEAMS.
6. WHERE SHEAR OCCURS, A 3" BEARING LENGTH IS REQUIRED.
   WHERE SHEAR DOES NOT OCCUR, A 1 1/2" BEARING LENGTH IS ALLOWED. PROVIDE 1" MIN'S SHALL BE AT TOP OF STEEL BEAMS.
7. ALL BOLTS, NUTS, WASHERS, NAILS & OTHER FASTENERS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

WALL SHEATHING
1. CORNER SHEATHING STRIM CORNER TO A DISTANCE 6"–0" FOR CORNERS PROVIDE 1/2" PLYWOOD SHEATHING. BLOCK ALL UNSUPPORTED EDGES OF PLYWOOD WITH 2x4 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 PURLINS ARE 2x4 @ 48" O.C. U.N.O.
3. TYPICAL SHEATHING – 1/2" OSB SLOTH APA RATED WITH 8d NAILS @ 6" AT EDGES AND @ 12" FIELD.
4. PURLIN SPLICES SHALL BE MADE WITH THE SIZE LARGER THAN CONNECTING RAFTER END SHALL BE JOIST TO RAFTER. THE LOT END OF THE CONNECTING RAFTER SHALL BE JOIST TO RAFTER. (1x4 RAFTER 1x4 VALLEY (U.N.O.)
5. ALL PURLINS SHALL BE 2x4 @ 48" O.C.
   ——— TYPICAL INDICATION FOR LIGHT PURLIN W/ 2x4 BRACES
   ——— @ 48" O.C. TO BEAM OR WALL

TRUSSES & THEIR SUPPORT BY OTHERS:
A. ALL TRUSSES ARE TWO–POINT BEARING UNLESS SPECIFICALLY NOTED.
B. LAY DIRECTION MUST BE USED WHEN TRUSSES ARE SPACED 24" O.C. TRUSS DESIGN SHALL BE IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES BY THE TRUSS INSTITUTE (TPI–78)
C. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING LOADS: SPECIFIED LOADS ABOVE. ALL CANTILEVERED TRUSSES SHALL ALSO BE DESIGNED FOR ONE HUNDRED POUNDS CONCENTRATED LOAD.
D. TRUSS DESIGN DRAWINGS SHALL BE SUBMITTED FOR LAYOUT DRAWING TO ENGINEER.
E. PROVIDE SIMPSON H2.5 HOLDOWNS FOR ROOF TRUSSES TO TOP PLATE AND (1) SIMPSON H4 FOR ROOF TRUSS BRACERS.
F. PROVIDE STUD SUPPORT MAXIMUM 24" O.C. FROM ALL TRUSSES.
G. PROVIDE 2–2x4 STUDS TO SUPPORT CEILING JOISTS (JOISTS SHALL HAVE PLYWOOD NAILED TO ALL TRUSS MEMBERS WITH (2) 12d NAILS @ 12" O.C.

BEAMS & HEADERS:
1. AT BEAMS BUILT UP OF 3 MEMBERS OF 2x JOISTS, EACH JOIST MUST BEAR ON A MIN. OF 1 1/2" OF THE SUPPORTING WALL. WHERE BEAMS ARE SPLICED OR BEARING ON THESE STUDS, THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
2. ALL BUILT UP BEAMS AND HEADERS OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS:
   2 MEMBERS: STAGGER 2–20D NAILS AT 32" O.C. (MAX.)
   3 MEMBERS: ONE NAIL @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   4 MEMBERS: ONE NAIL @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   5 MEMBERS OR MORE: ONE NAIL @16" O.C. TOP & BOTTOM STAGGER
   MIN. FASTENERS REQUIRED.
   ALL NAILS SHALL BE LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED, TOP AND BOTTOM NOMS. PROVIDE STANDARD WASHERS UNDER NUTS.
3. PROVIDE SIMPSON HEADERS (OR HEADERS AT ANY OTHER OPENING) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOW:
   ALL FLOOR FRAMING CARRIED: 2–2x10s AT 2x4 WALLS OR 3–2x10s AT 2x6 WALLS
   ALL ROOF FRAMING CARRIED: 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 FLUSH BEAM–TO–BEAM CONNECTIONS SHALL BE "SIMPSON" HDR OR HGLT (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 are typical, workmanship, and materials shall conform to the best of the trade.
C. Gravity loads: Roof SL – 10 PSF Dp SL – 5 PSF Floor DL = 10PSF
   Roof LL – 20 PSF Dg LL – 10 PSF Floor LL – 40 PSF
D. Wind loads: A ultimate design wind speed (VULT)=121 MPH
   Risk Category – Category II Buildings
   Exposure
E. Do not scale drawing.
F. The structural engineering for stair, stair rail & guradrail details are compliance of R305.3 2021 IRC and meet the 50 PLF uniform load and a 200 lb. x 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 CYPBOARD 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
HDU2–SDS2.5	STHD10 OR HTT16	HST2
HDU5–SDS2.5	STHD14 OR HTT16	HST2
	HTT22	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 "WEDI –ALL " WEDGE ANCHORS MAY BE USED IN LIEU OF SCHEDULED ANCHOR BOLTS TO MATCH (DIAMETER) 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.

NAILING SCHEDULE: (WALL SHEATHING & SIDING)

SHEATHING TYPE & THICKNESS	FASTNER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD LESS THAN 1/2"	6d COMMON DEFORMED SHANK OR STAPLE	6" O.C. ⊕ PANEL EDGES 12" O.C. ⊕ INTERMEDIATE SUPPORTS
1/2" THRU 3/4"	8d COMMON, OR 8d DEFORMED SHANK	
FIBERBOARD 1/2" OR LESS	8d COMMON NAILS, OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. NAILS STAPLES (2) OR,	3" O.C. ⊕ PANEL EDGES 6" O.C. ⊕ INTERMEDIATE SUPPORTS
25/32"	8d COMMON NAILS OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. STAPLES (3)	
GYPSUM SHEATHING 1/2" OR 5/8"	12 GA. (4)	3" O.C. ⊕ EDGES 6" O.C. ⊕ INTERMEDIATE SUPPORTS
GYPSUM WALLBOARD 1/2"	1 3/8" DRYWALL NAILS	8" O.C. ⊕ CEILINGS
5/8"	1 1/2" DRYWALL NAILS	8" 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'–6" OR LESS	2–2x10

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: (FLOOR & ROOF DECK)

DECK TYPE & THICKNESS	NAIL SIZE (NOTE 1)	NUMBER OR NAILING PATTERN
PLYWOOD OR PARTICLE BOARD 1/2" OR LESS	6" COMM. DEFORMED SHANK OR STAPLE (1)	6" O.C. ⊕ PANEL EDGES
19/32" THRU 3/4"	8d COMMON, OR 8d DEFORMED SHANK	10" O.C. ⊕ INTERMEDIATE SUPPORTS TYPICAL (TYPICAL)
7/8" THRU 1" (TUR.)	8d COMMON OR DEFORMED SHANK	
1 1/8" THRU 1 1/4" (TUR.)	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 ANIL 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, LAPS & INTERSECTIONS.	16d	2 FACE NAIL.
CONTINUOUS HEADER, TWO PIECES	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 EACH STUD & PLATE.	8d	2 FACE NAIL.
BUILT UP CORNER STUDS.	16d	⊕ 24" FACE NAIL.
CONTINUOUS HEADER, 2–2x6 WITH 1/2" PLYWOOD SPACER BETWEEN MEMBERS.	BOLTS	RE: GEN. NOTES.

NOTES: ALL NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE.

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

SPAN	4'–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	L 3 1/2x3 1/2x5/16	4 x 3 1/2 x 5/16	4 x 3 1/2 x 5/16	5 x 3 1/2 x 5/16	6 x 3 1/2 x 3/8	6 x 3 1/2 x 3/8

SCHEDULES (14)

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STRUCTURAL DETAILS/NOTES/SCHEDULES

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PROFESSIONAL ENGINEER
09/18/2026

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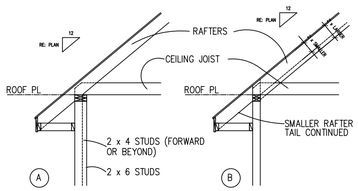
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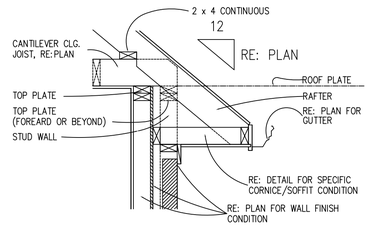
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RE: PLAN FOR TYPICAL WALL, CEILING, ROOF & CORNICE/SOFFIT ASSEMBLY

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

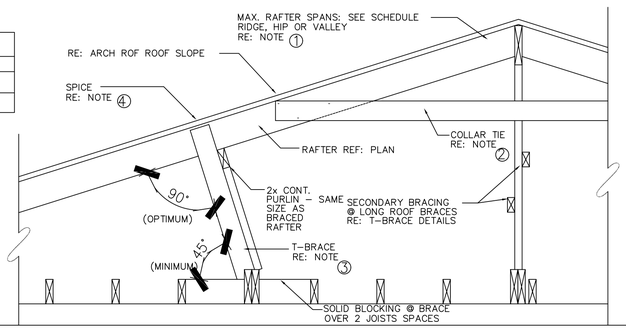
(1) RIDGE BEAM HIP RAFTER, OR VALLEY RAFTER
DEPTH SHALL BE THE LAGER OF THE FOLLOWING:
A. ONE SIZE DEEPER THAN THE LARGER RAFTER FRAMING INTO IT (2x LUMBER)
B. DEPTH OF CUT END OF RAFTER

(2) COLAR TIES:
2x6; LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY THIRD RAFTER OR 5'-0" (WHICHEVER SMALLER)

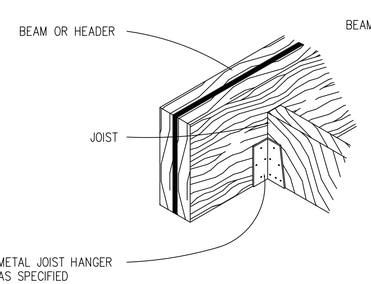
(3) T-BRACE:
A. RE: TYPICAL DETAILS BELOW
B. MAXIMUM SPACING AS FOLOWS:
4'-0" @ 2x4 CONT. PURLIN
6'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE) 2 SIZES LARGER THAN JOIST) RE: FRAMING PLAN

(4) RAFTER & RIDGES SPLICES:
A. LOCATE SPICES OVER A PURLIN OR PROVIDE ADDITIONAL BRACE @ SPLICE
B. MINIMUM LAP = 12" NAIL W/ 4-16 NAILS

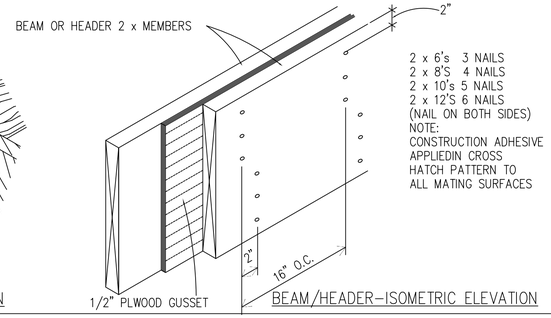
RAFTER SCHEDULE (#2 SYP)	
2x6	10'-0"
2x8	16'-0"
2x10	20'-0"



CEILING JOISTS PERPENDICULAR TO RAFTERS (3)

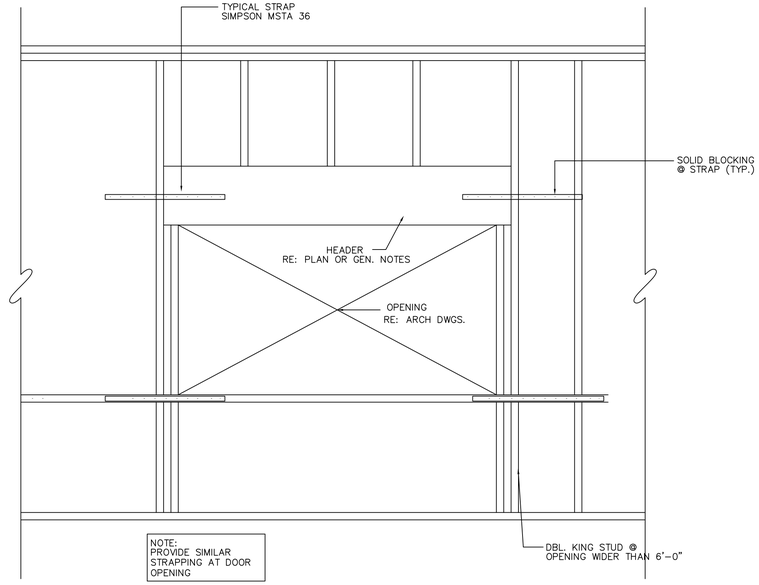


JOIST TO BEAM/HEADER-ISOMETRIC ELEVATION

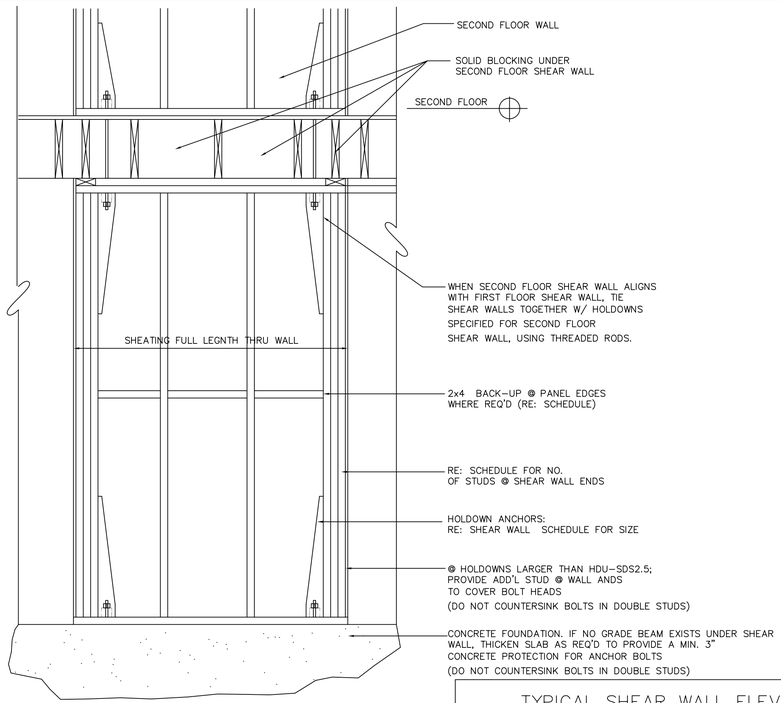


BEAM/HEADER-ISOMETRIC ELEVATION

WOOD BEAM DETAILS (4)



STRAPPING REQUIREMENTS FOR ALL SHEAR WALL OPENING (5)



TYPICAL SHEAR WALL ELEVATION (6)

City of Houston
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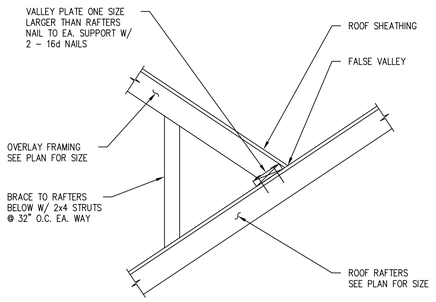
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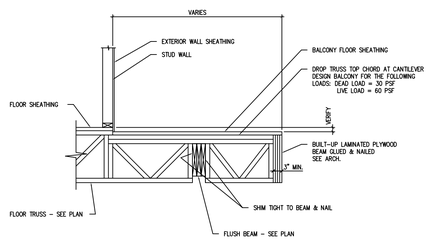
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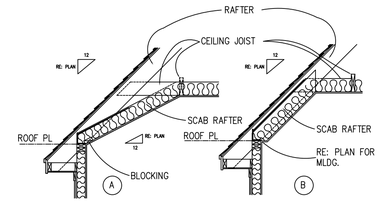
STRUCTURAL DETAILS



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

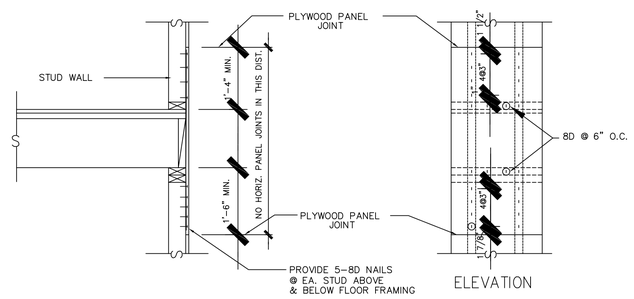
BASIC WIND SPEED (mph) X 1.61 for km/h	LOCATION (1)	NUMBER OF NAILS (1) EXPOSURE B	C	D
139	roof to wall	10–10d	12–10d	12–10d
	floor to floor	8–10d	10–10d	10–10d
	floor to foundation	6–10d	8–10d	8–10d
	RIDGE TIE STRAP NAILING (1)			

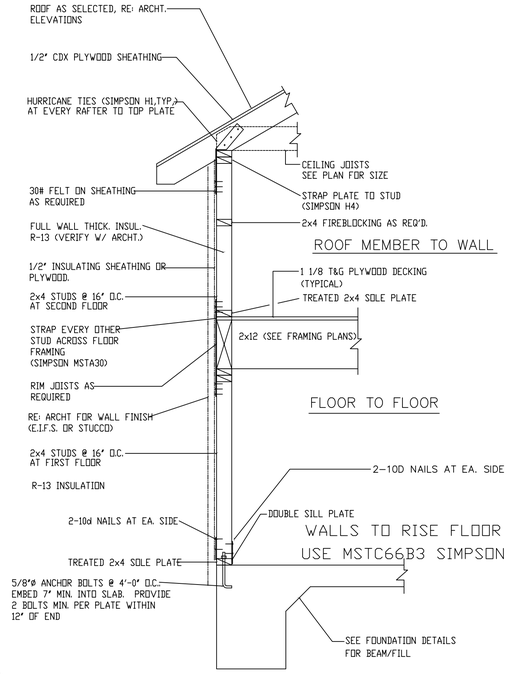
BASIC WIND SPEED (mph) X 1.61 for km/h	B	NUMBER OF NAILS (1) EXPOSURE C		D
139	12–10d	14–10d		16–10d

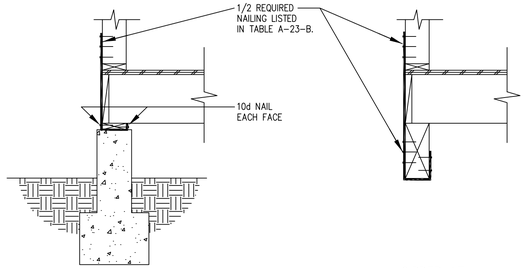
(1) Number of common nails listed is total required for each strap. The tie straps shall be spaced at 48 inches (1219 mm) on center along the length of the wall. The number of nails on each side of the roof or floor plate joints shall be equal. Nails shall be spaced to avoid splitting the wood.

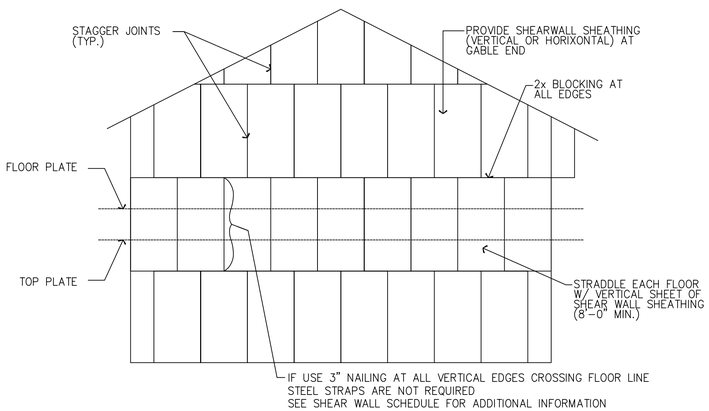
(1) Number of common nails listed is total required for each strap. The tie straps shall be spaced at 48 inches (1219 mm) on center along the length of the roof. The number of nails on each side of the rafter/ridge joint shall be equal. Nails shall be spaced to avoid splitting the wood.

LOAD PATH/STRAP DETAILS 4



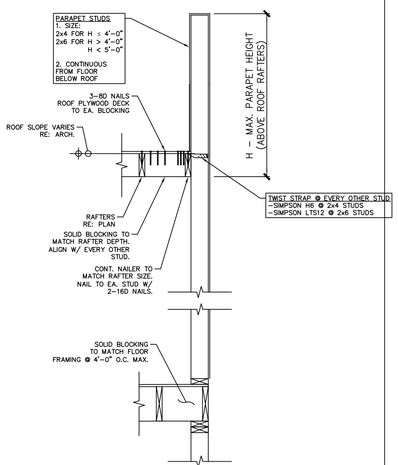






TYPICAL PLYWOOD / SHEARWALL EXTERIOR ELEVATION

COMPLETE LOAD PATH DETAILS



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

City of Houston
2608008
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