



REVIEWED FOR COMPLIANCE  
 The issuance of this review does not relieve the applicant from full responsibility to comply with all applicable code and regulations.  
 07/22/25



# COVER

311 Tennessee St, Houston TX 77029, LOT7  
 1732 PLAN



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<b>Plumbing Plans</b>	No separate Drawings	n/a
<b>Mechanical (HVAC) Plans</b>	No separate Drawings	n/a



# Architectural

Refer to,

Repeat MASTER PROJECT #

[Not at this time](#)

311 Tennessee St, Houston TX 77029, LOT7

## 1732 PLAN



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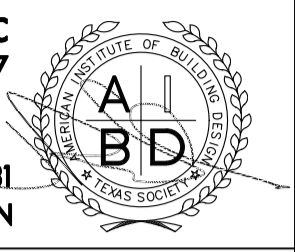
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Parent Plan: F3042-A1-L-v2

**BUILDING CODE INFORMATION**

<b>BUILDING CODE:</b>	2021 I.R.C. WITH CITY OF HOUSTON AMENDMENTS
<b>OCCUPANCY:</b>	GROUP R-3 - SINGLE FAMILY DWELLING
<b>BUILDING CONSTRUCTION TYPE:</b>	V-B (NON-RATED)
<b>FIRE PROTECTION (GROUP R-3):</b>	LESS THAN 4-STORIES - NO SPRINKLER REQUIRED
<b>ALLOWABLE BUILDING HEIGHT:</b>	3 TOTAL FLOORS WITH A 40'-0" MAXIMUM HEIGHT

**FLOOD PRONE AREA**

**FEMA Zone: X**

**ACCESS TO DWELLING**

**PRIVATE DRIVE FROM A R.O.W.**

**SCOPE OF WORK**

A NEW 2-STORY SINGLE FAMILY DETACHED DWELLING WITH A 2-CAR ATTACHED GARAGE ACCESSED FROM A PRIVATE DRIVE.

**GENERAL NOTES**

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS.
2. THE ADVERTISED SCALES SHOWN IN THIS DOCUMENT IS BASED ON SHEET SIZES THAT ARE GREATER THAN OR EQUAL TO 34" x 22".
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5. ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES, TABLES, AND/OR DETAILS AS SHOWN ON THE LAST SHEET OF THIS DOCUMENT SET.
6. WHERE THE GOVERNING BODY PROVIDES SUPPLEMENTAL PUBLICATIONS, AND THESE PUBLICATIONS ARE PART OF THE SUBMITTAL PACKAGE, THE SUPPLEMENTAL PUBLICATIONS SHALL TAKE PRECEDENCE OVER ANY INFORMATION SHOWN IN THIS DOCUMENT SET.
7. THIS DOCUMENT SET SHALL NOT REFLECT, REPLICATE, AND/OR SUPPLEMENT ANY DESIGN THAT HAS BEEN SUBMITTED BY THIRD PARTY CONSULTANTS NOT ASSOCIATED WITH PRESTON WOOD & ASSOCIATES, L.L.C.

Plan Name **A1.1-L-FW2**

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**SQUARE FOOTAGES**

FIRST FLOOR LIVING:	725
SECOND FLOOR LIVING:	1007
<b>TOTAL LIVING:</b>	<b>1732 S.F.</b>
GARAGE:	402
PORCH:	96
<b>TOTAL SLAB:</b>	<b>1223 S.F.</b>
<b>TOTAL COVER:</b>	<b>2230 S.F.</b>

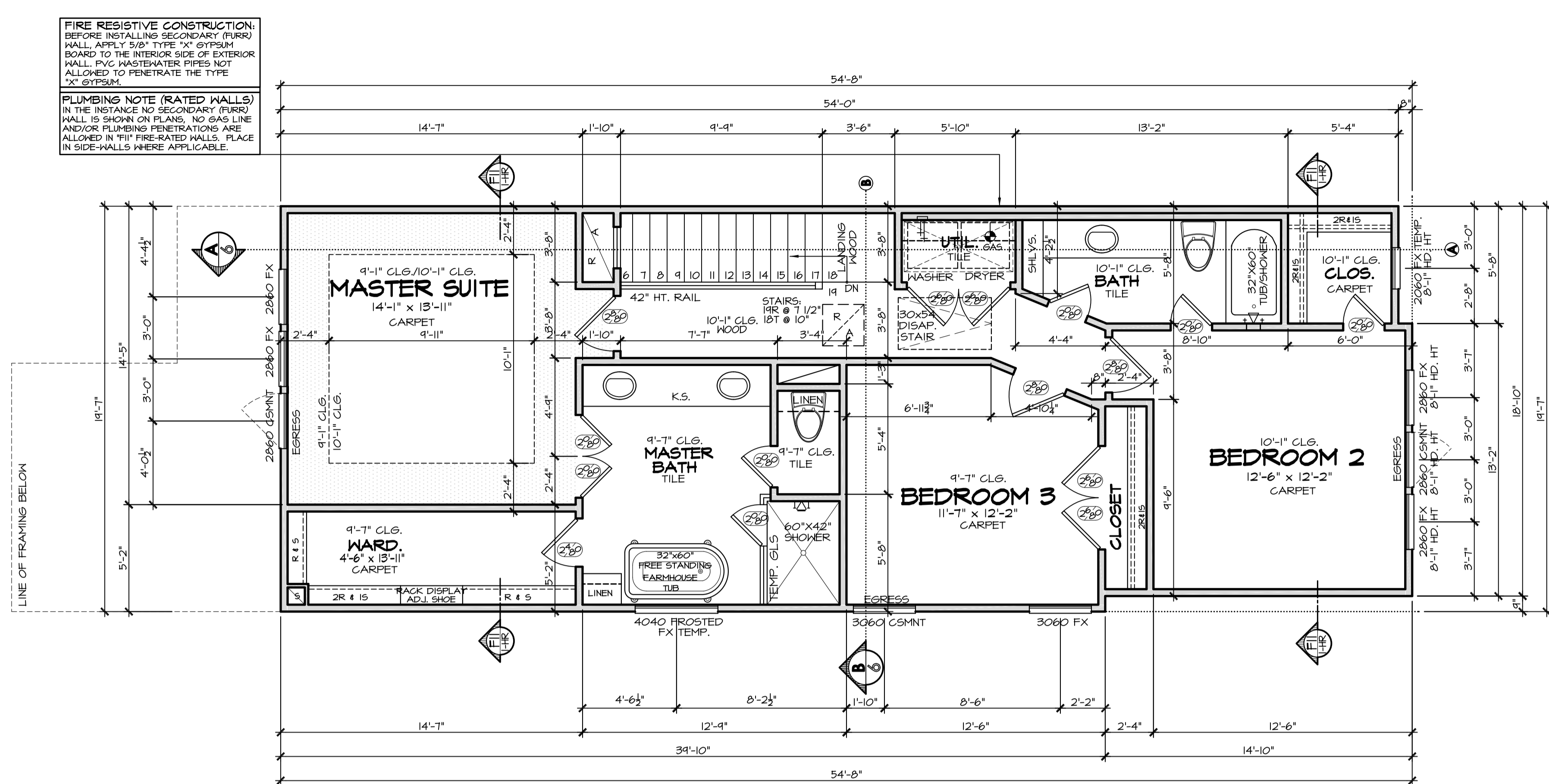
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 HOUSTON, TEXAS 77029

PWA Project Number: **1** of **11**  
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## SECOND FLOOR PLAN

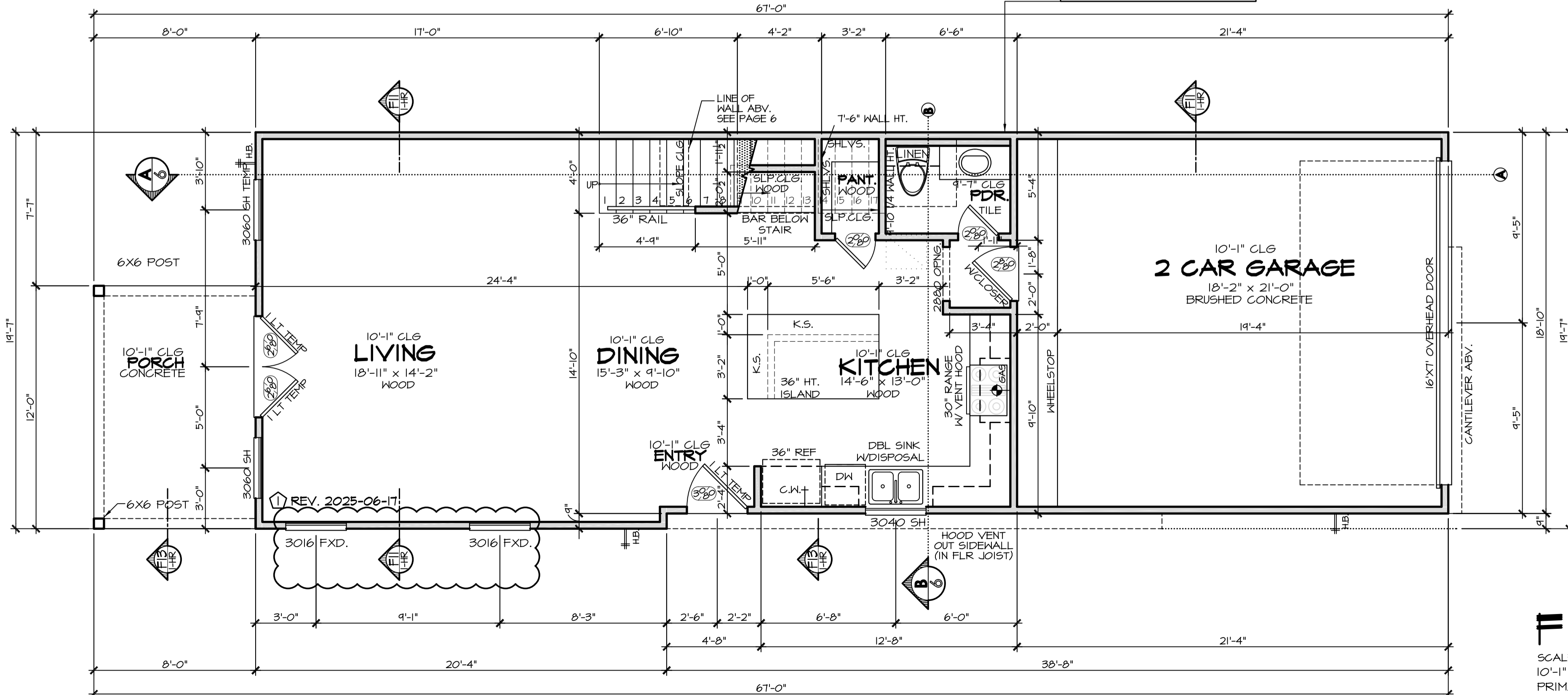
SCALE: 1/4" = 1'-0"  
 10'-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE).  
 PRIMARY FLOOR COVERING: CARPET U.N.O.

SUGGESTED FLOOR SYSTEM: 20" OPEN WEB TRUSSES

\*BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. PROVIDE METAL PAN 1/2" DRAIN TO OUTSIDE IN UTILITY

**FIRE RESISTIVE CONSTRUCTION:**  
 BEFORE INSTALLING SECONDARY (FURR) WALL, APPLY 5/8" TYPE "X" GYPSUM BOARD TO THE INTERIOR SIDE OF EXTERIOR WALL. PVC WASTEWATER PIPES NOT ALLOWED TO PENETRATE THE TYPE "X" GYPSUM.

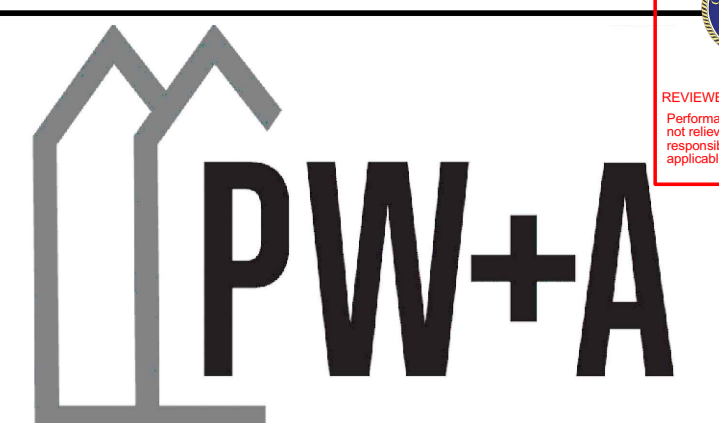
**PLUMBING NOTE (RATED WALLS):**  
 IN THE INSTANCE NO SECONDARY (FURR) WALL IS SHOWN ON PLANS, NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN TYPICAL RATED WALLS. PLACE IN SIDE-WALLS WHERE APPLICABLE.



## FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 10'-1" STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE).  
 PRIMARY FLOOR COVERING: WOOD U.N.O.

\*\*\* WATER HEATER LOCATED IN ATTIC



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### PLAN NOTES AND SPECIFICATIONS

- DOORS:**  
 EXTERIOR 1-3/4" SOLID CORE OR INSULATED FIBERGLASS/STEEL.  
 INTERIOR 1-3/8" SOLID OR HOLLOW CORE.  
 ALL GLAZING, IF PROVIDED, IS TEMPERED SAFETY GLASS.  
 HARDWARE PER BUILDER SPEC'S.  
 WEATHERSTRIPPING AS REQUIRED.
- WINDOWS:**  
 FRAME TYPE: \_\_\_\_\_  
 FRAME COLOR: \_\_\_\_\_  
 GLAZING: \_\_\_\_\_  
 EXTERIOR TRIM: \_\_\_\_\_  
 INTERIOR TRIM - HEAD/JAMB: \_\_\_\_\_  
 INTERIOR TRIM - SILL: \_\_\_\_\_
- ROOMS:**  
 1. TILE FLOORS AT ALL WET AREAS.  
 2. COUNTERTOPS AND SPLASHES PER BUILDER SPEC'S.  
 3. GYPSUM CASING RETURN OR PER BUILDER SPEC'S.  
 4. BASEBOARDS AND CROWN MOLDING PER BUILDER SPEC'S.
- FRAMING NOTES:**  
 1. PROVIDE 2x4 OR 2x6 STUD WALLS AT 16" O.C. AS INDICATED.  
 2. WHERE WALL HEIGHT EXCEEDS 10 FEET, PROVIDE 2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C. AT ALL EXTERIOR AND LOAD BEARING WALLS.  
 3. LOAD BEARING WALLS SUPPORTING 2 OR MORE FLOORS SHALL BE 2x4 STUDS, 4x4 STUDS OR 2x6 STUDS AT 16 INCH O.C.  
 4. CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN. CEILING HEIGHTS IN GARAGES TAKEN FROM THE TOP OF THE TIRE STOP (TOP OF SLAB OR PERIMETER CURB).  
 5. WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS ARE TAKEN FROM THE (MAIN) FLOOR LEVEL (AT THE STAIRWELL).  
 6. TRANSOM WINDOWS ABOVE DOORS TO MATCH HEAD HEIGHTS TO ADJACENT WINDOWS WITH TRANSOMS OR MATCH HEAD HEIGHTS TO ADJACENT WINDOWS WITHOUT TRANSOMS (FIELD VERIFY).  
 7. WHERE WALL OPENINGS ARE LESS THAN 16 INCHES BELOW THE TOP OF THE TOP PLATE AND THERE IS A FLOOR LEVEL ABOVE THE WALL OPENING, LOCATE THE WALL OPENING HEADER ABOVE THE TOP PLATE (INSIDE THE FLOOR SYSTEM CAVITY).  
 8. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.  
 9. ROOF PLATE HEIGHTS TAKEN FROM THE (MAIN) FLOOR LEVEL.

### SYMBOLS



### LINE LEGEND

WALLS:	CLOSETS:
4" STUD WALL	ROD & SHELF
6" STUD WALL	6" STUD WALL
DESIGNATION FOR FURRED DOWN CLG.	DOUBLE ROD & SHELF
DESIGNATION FOR OPEN FRAMING ABOVE (STAIR VOIDS & OPENINGS)	CABINETS:
	WATER CABINET WALL
	18" ABOVE COUNTERTOP TYP.
	COUNTERTOP @ 36" HT. TYP.

### EGRESS REQUIREMENTS 2021 I.R.C.

**R3101 IRC 2021 EMERGENCY ESCAPE AND RESCUE REQUIRED**  
 BASEMENTS (W/ HABITABLE SPACE AND EVERY SLEEPING ROOM) SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR EXTERIOR DOOR OPENING FOR EMERGENCY ESCAPE AND RESCUE. WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118mm) ABOVE THE FLOOR.

**R3101.1 IRC 2021 MINIMUM OPENING AREA**  
 ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (0.530 m<sup>2</sup>).

**R3101.2 IRC 2021 MINIMUM OPENING HEIGHT**  
 THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).

**R3101.3 IRC 2021 MINIMUM OPENING WIDTH**  
 THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).

**R3101.4 IRC 2021 OPERATIONAL CONSTRAINTS**  
 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS OR TOOLS.  
 OPERABLE WINDOW SILL HEIGHT - A MINIMUM OF 25" OFF OF FINISH FLOOR HEIGHT AT SECOND FLOOR AND ABOVE.

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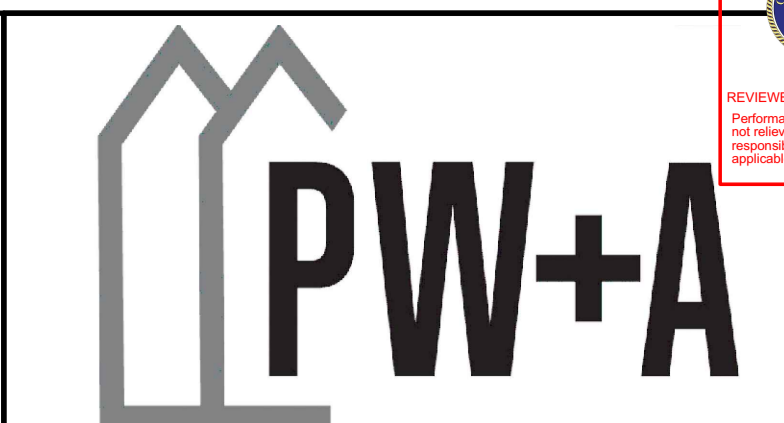
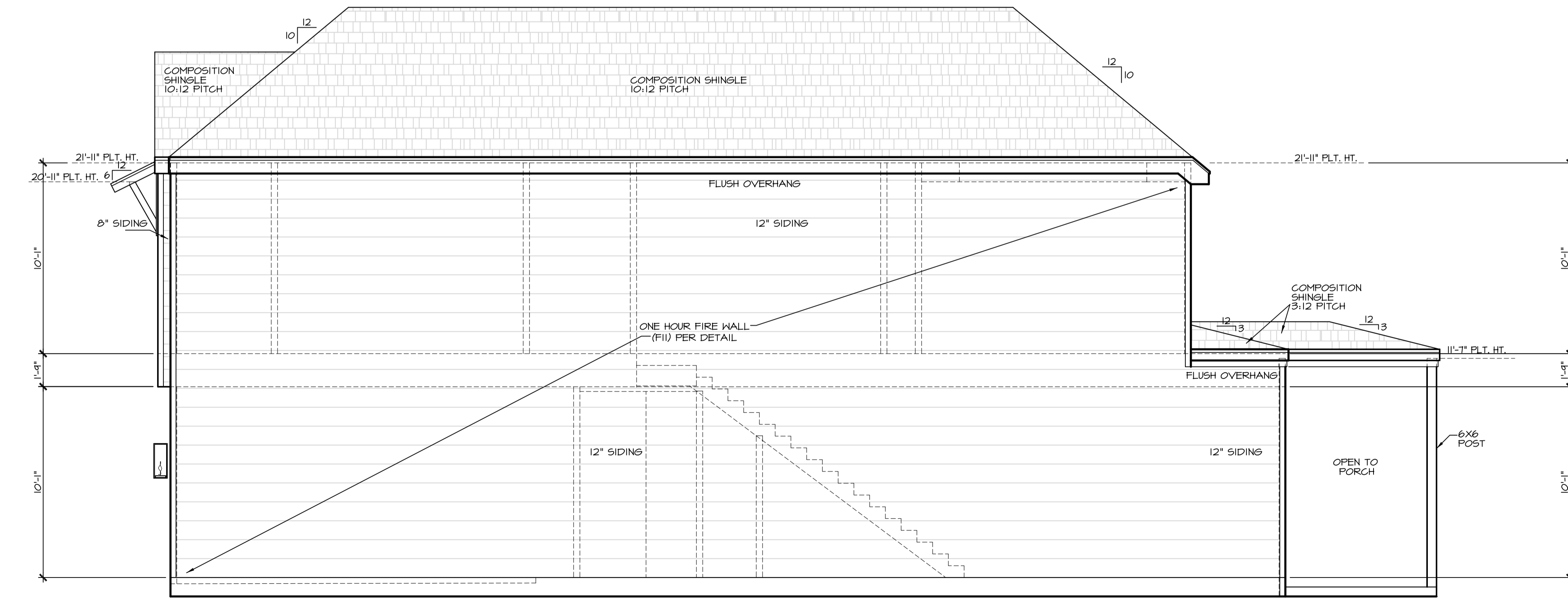
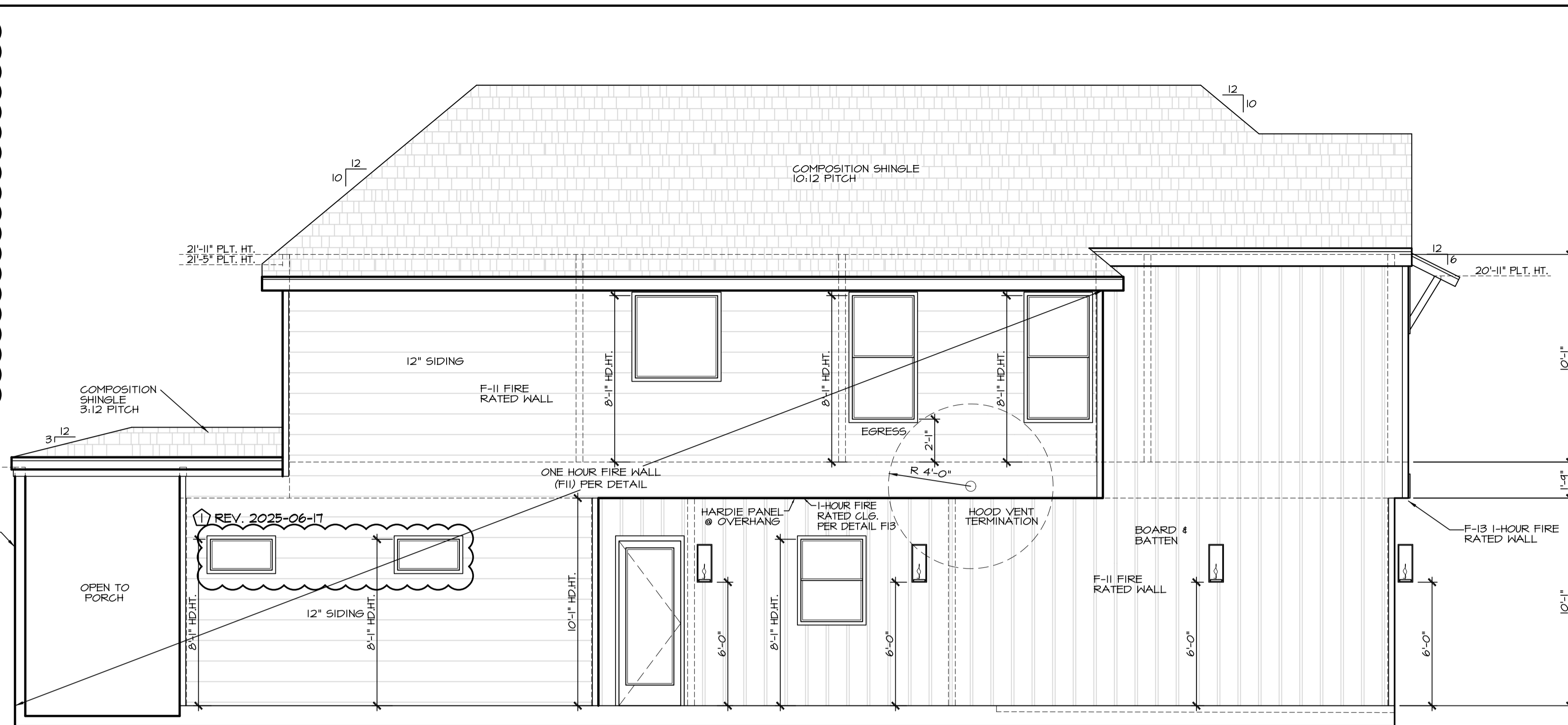
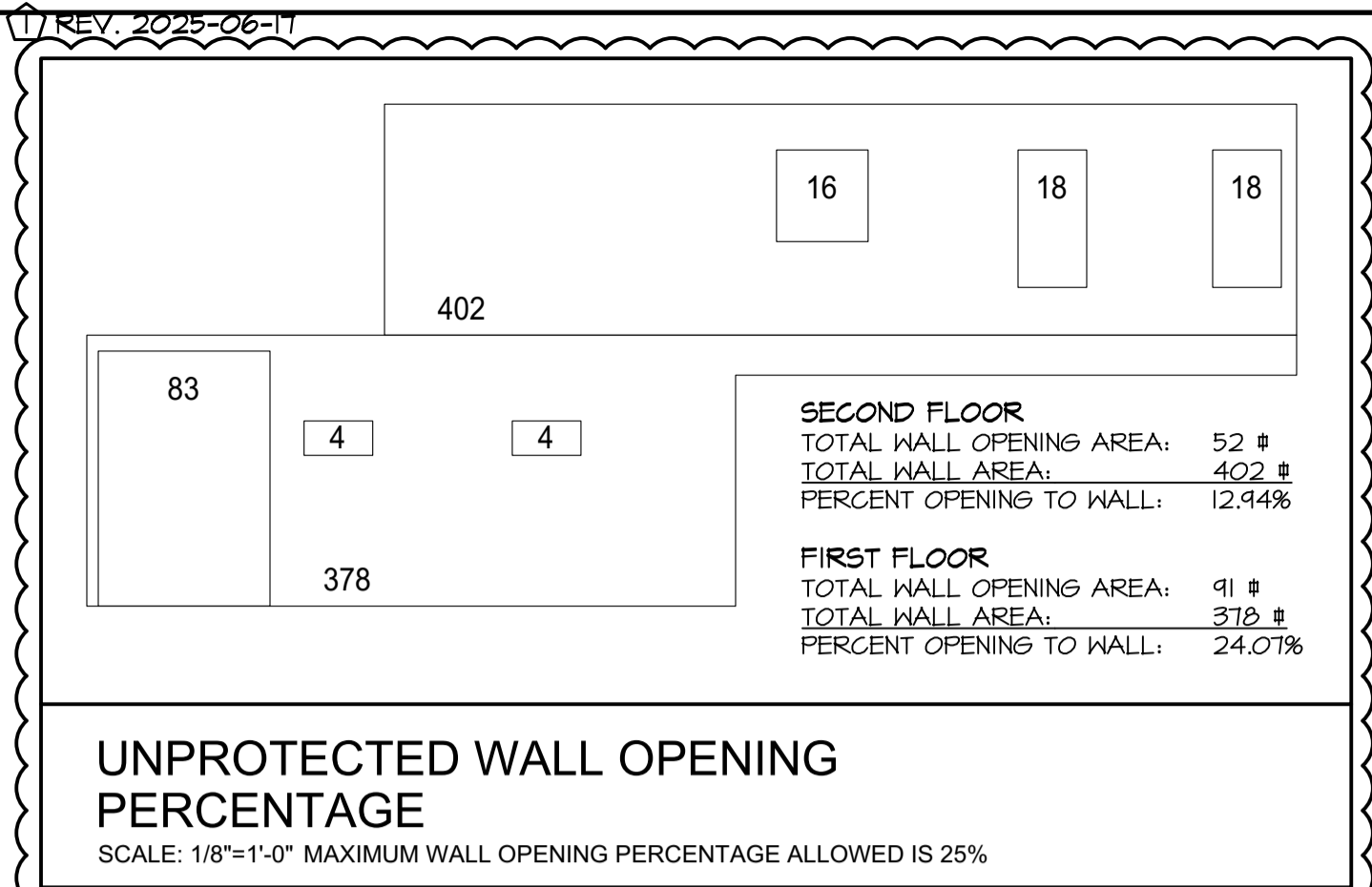
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 PERMIT SET Date: **17 June 2025**





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**EXTERIOR NOTES AND SPECIFICATIONS**

- WALLS:**  
PRIMARY EXTERIOR MATERIAL: SIDING  
SECONDARY EXTERIOR MATERIAL: BOARD & BATTEN
- WALL OPENINGS:**  
ALL DOOR & WINDOW OPENINGS TO HAVE MATCHING SURROUNDS.  
MATCH TRANSOMS TO UNITS BELOW.
- EAVES/FASCIA/SOFFIT:**  
PRIMARY FASCIA SIZE/TYPE: 1x6 HARDIE  
VENTING AT SOFFIT: S400 COR-A-VENT  
ATTIC VENTING PER BUILDER SPECIFICATIONS.  
EAVE VENTING ALONG A FIRE-RATED WALL IS NOT ALLOWED.
1. CLAPBOARD STYLE SIDING SHALL BE PLACED IN BETWEEN ALL CORNER BOARDS AND WALL OPENING SURROUNDS. THE CORNER BOARDS AND SURROUNDS SHALL BE THICK ENOUGH TO COMPLETELY COVER THE EXPOSED ENDS OF THE CLAPBOARD SIDING. THE CUT ENDS OF NON-CEMENTOUS CLAPBOARDS SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. CLAPBOARD SIDING SHALL NOT BE INSTALLED VERTICALLY.
  2. SHIPLAP STYLE SIDING CAN BE PLACED IN BETWEEN CORNER BOARDS AND WALL OPENING SURROUNDS OR CAN BE PLACED UNDERNEATH. THE CUT ENDS OF NON-CEMENTOUS SHIPLAP SHALL BE COATED WITH A PRIMER PRIOR TO INSTALLATION. SHIPLAP CAN BE INSTALLED VERTICALLY.
  3. BOARD AND BATTEN STYLE SIDING SHALL BE PLACED UNDER ALL CORNER BOARDS AND WALL OPENING SURROUNDS. PROVIDE Z-MOLDING OR EQUAL AT ALL HORIZONTAL SEAMS. ALL VERTICAL SEAMS OF THE BOARD SHALL HAVE A WATERPROOF UNDERLAYMENT AT THE SEAMS.
  4. PANELBOARD STYLE SIDING SHALL HAVE Z-MOLDING AT ALL HORIZONTAL SEAMS, T-MOLDING OR H-MOLDING AT ALL VERTICAL PANEL EDGES, AND J-MOLD AT ALL OUTSIDE VERTICAL EDGES.
  5. BRICK SHALL NOT BE PLACED IN BETWEEN WALL OPENINGS WHERE THE OPENINGS ARE LESS THAN 8 INCHES APART.

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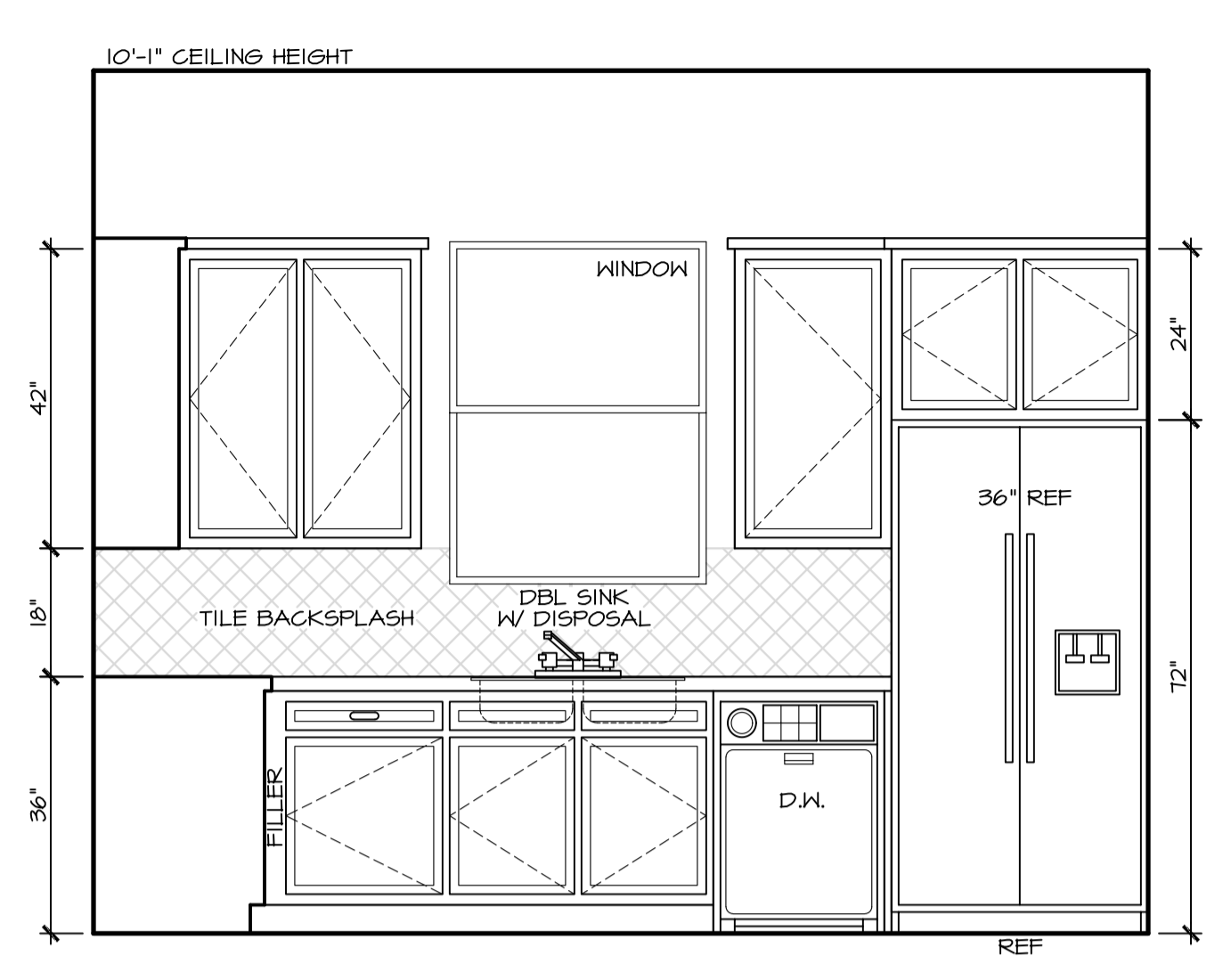




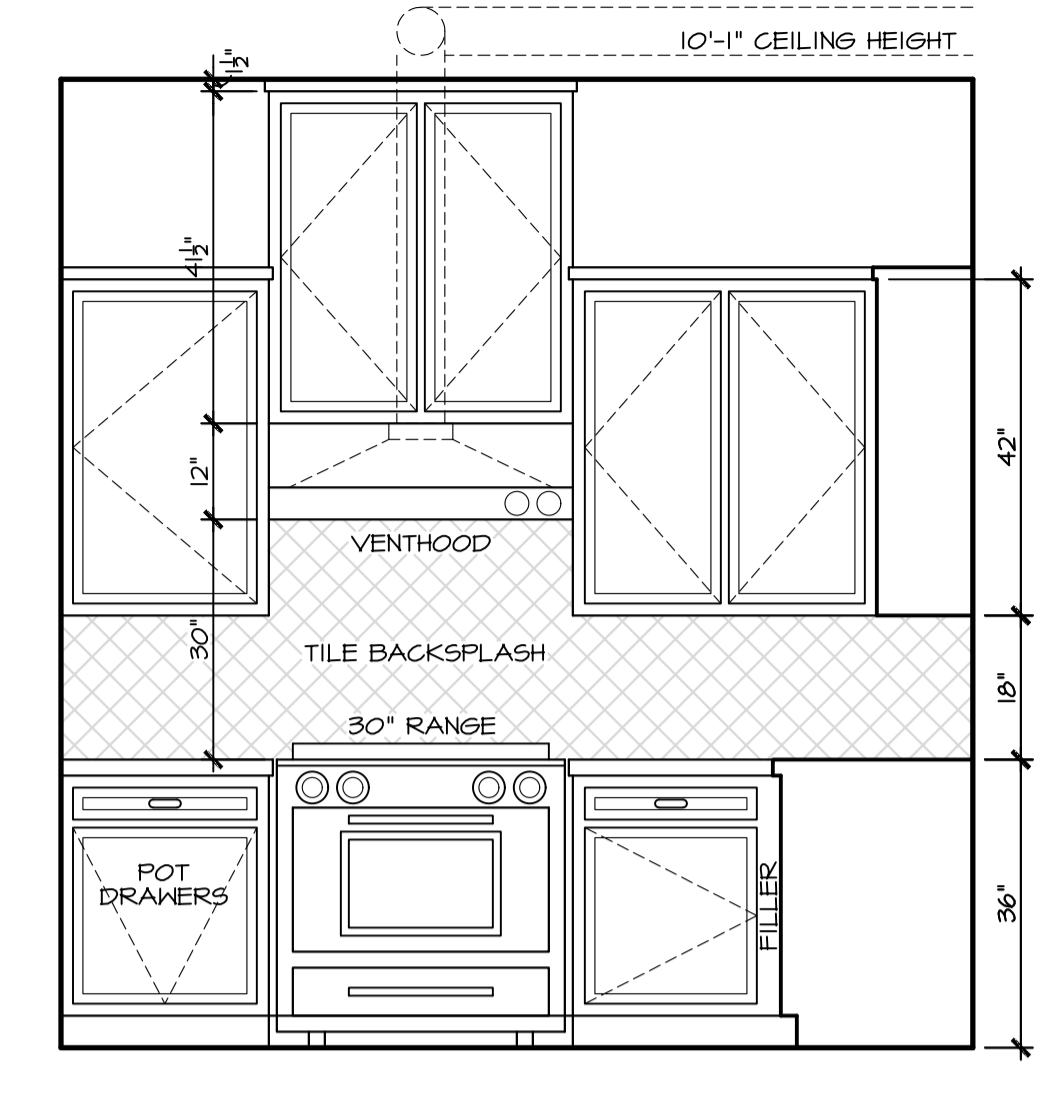
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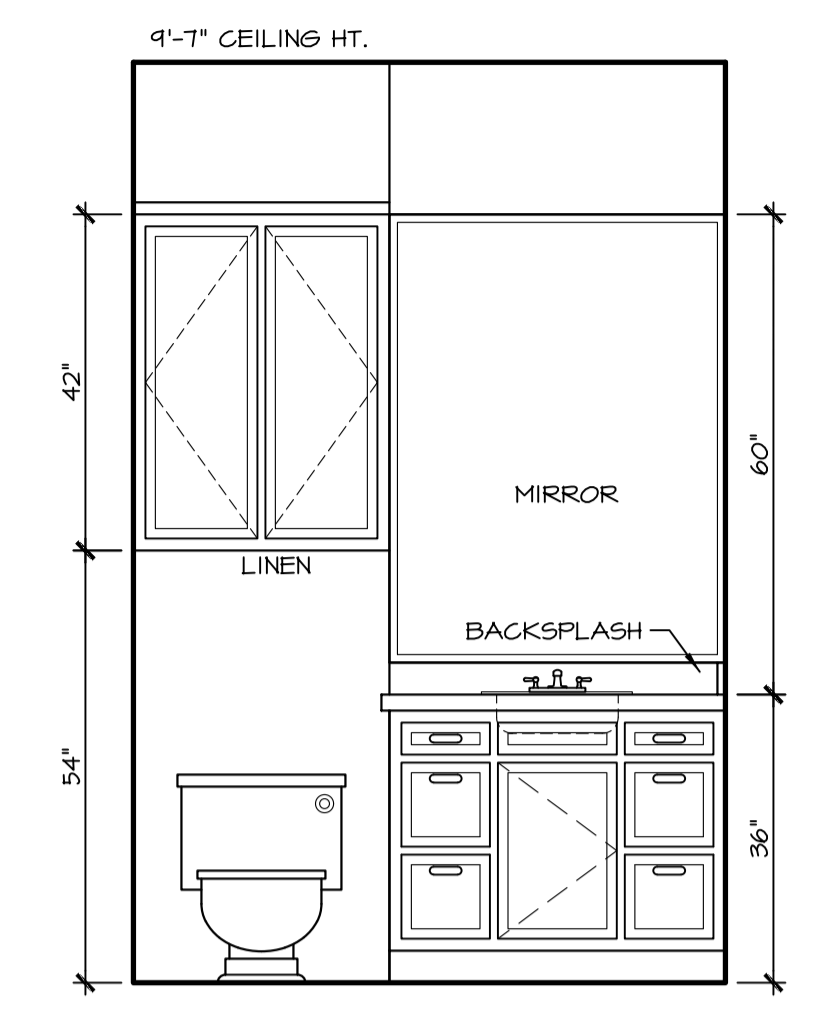
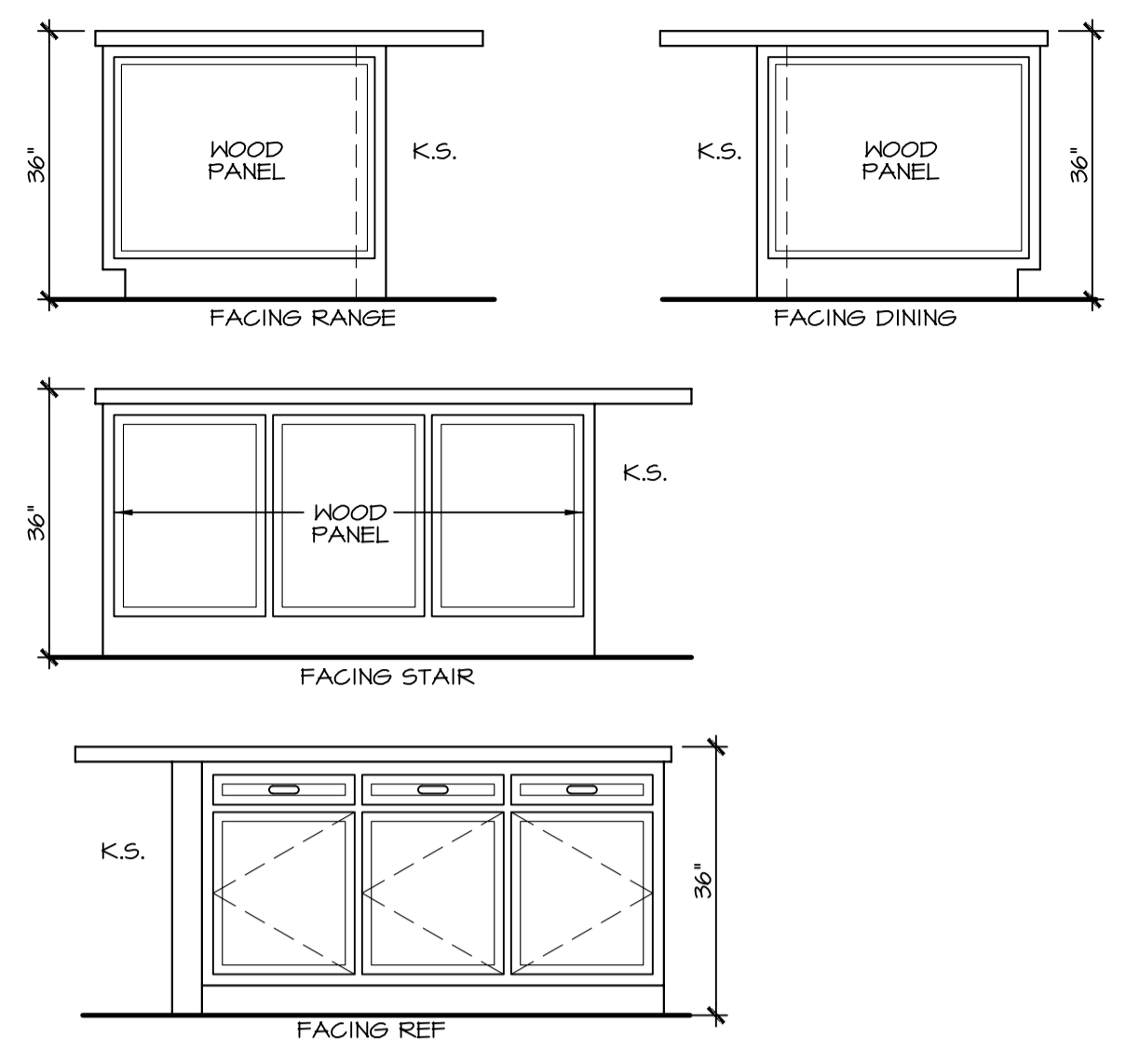
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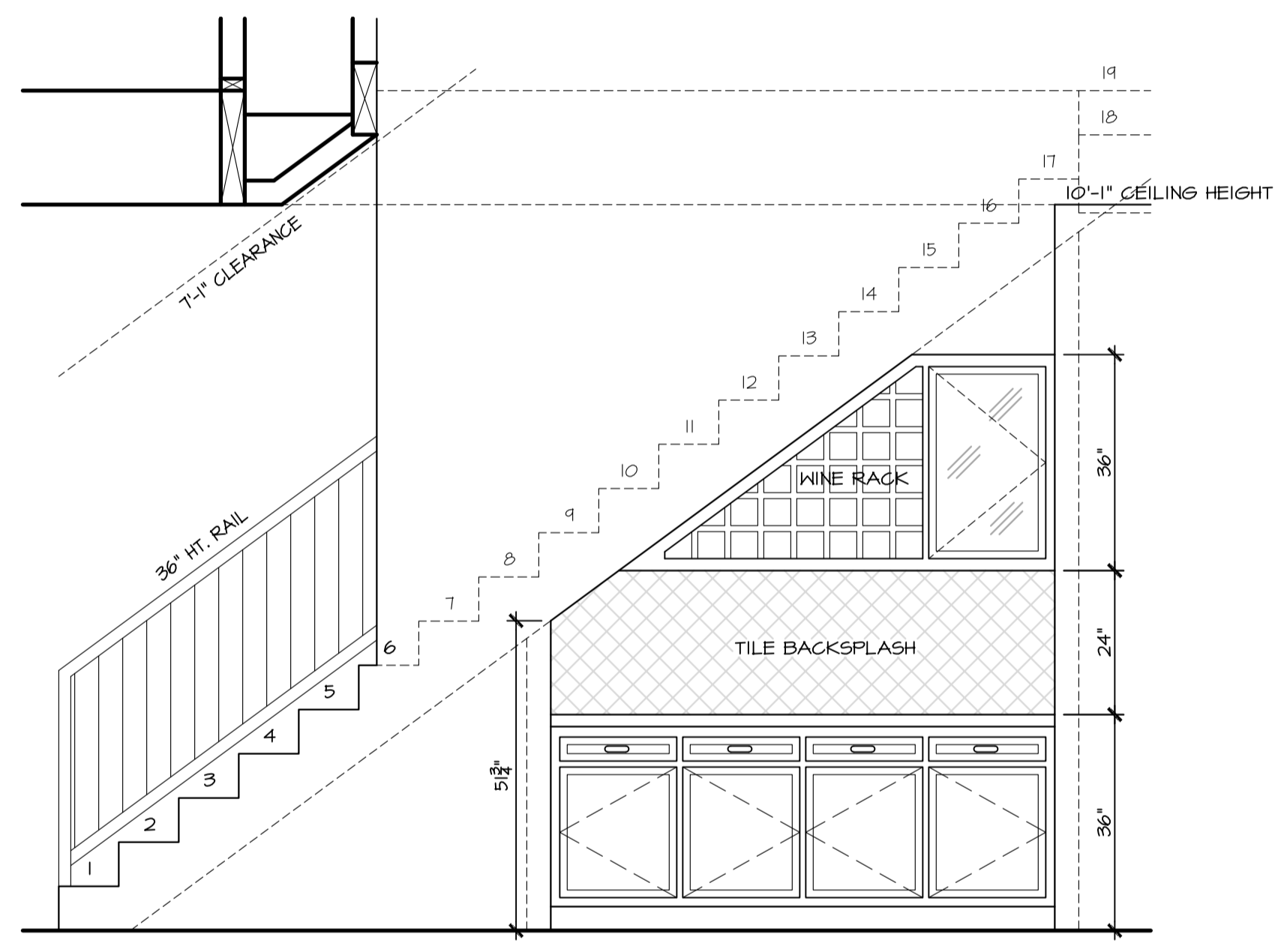
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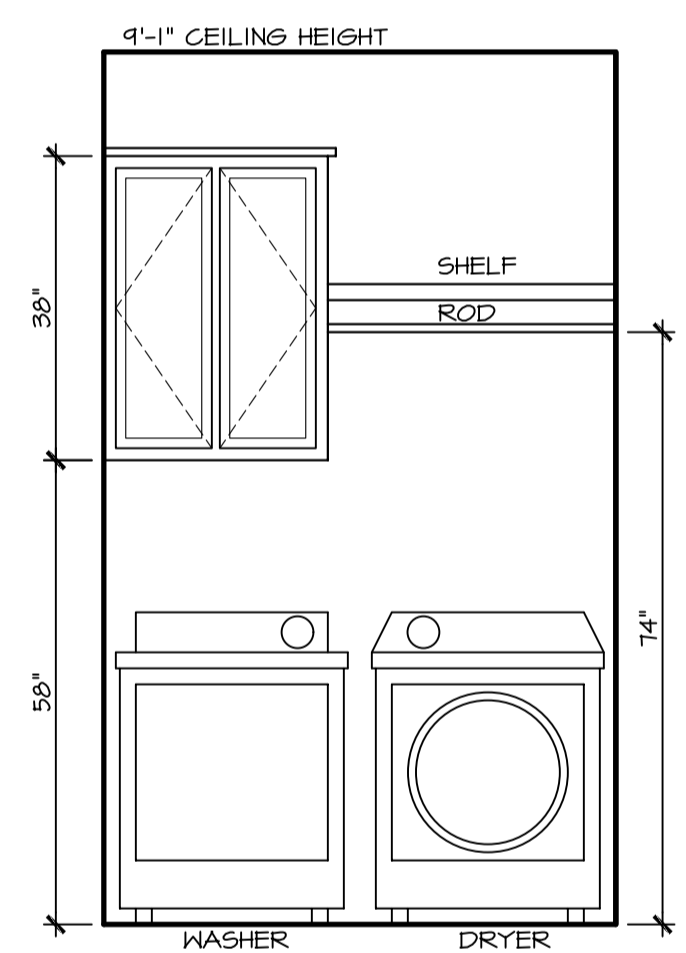
**KITCHEN ISLAND**



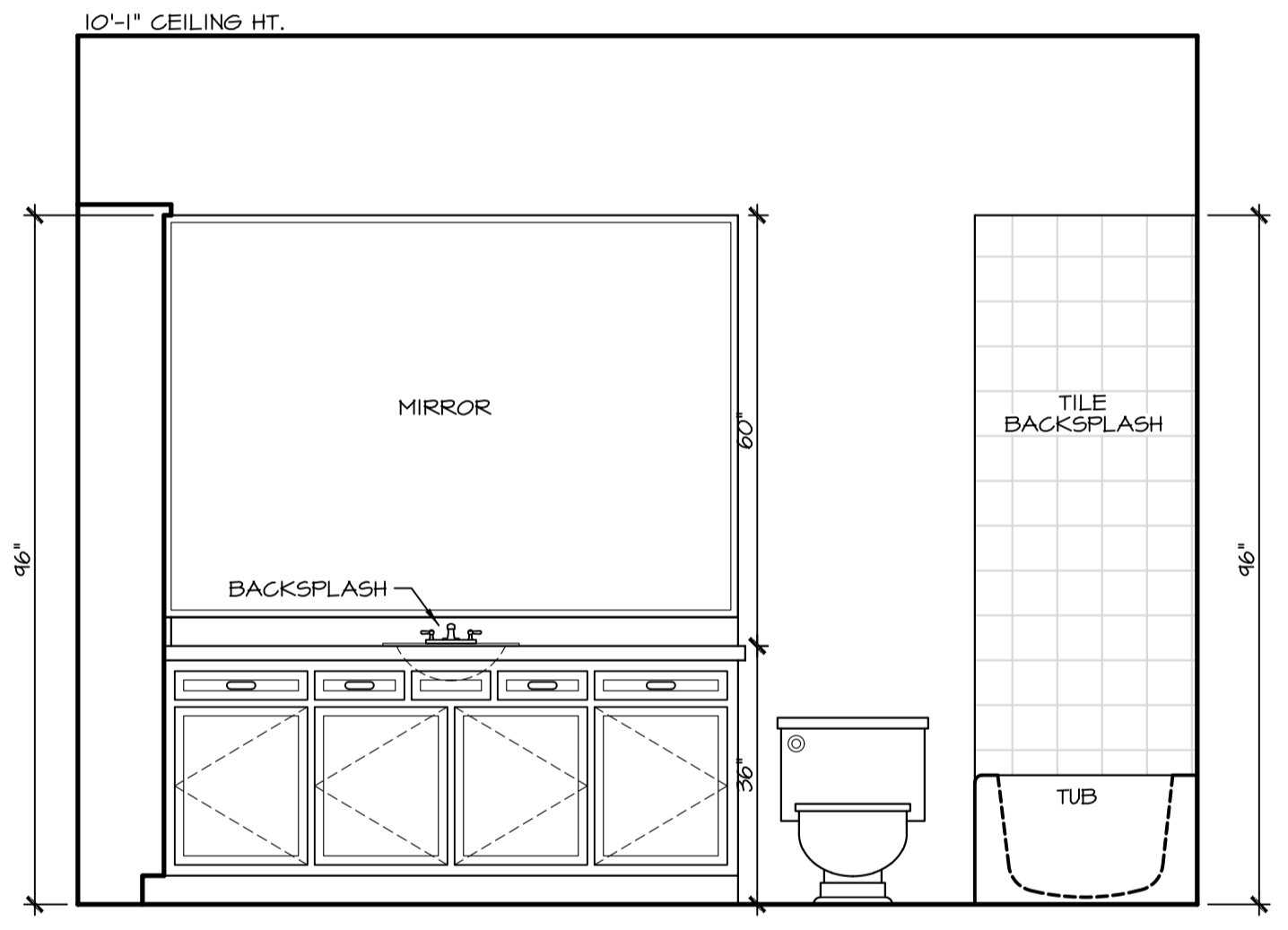
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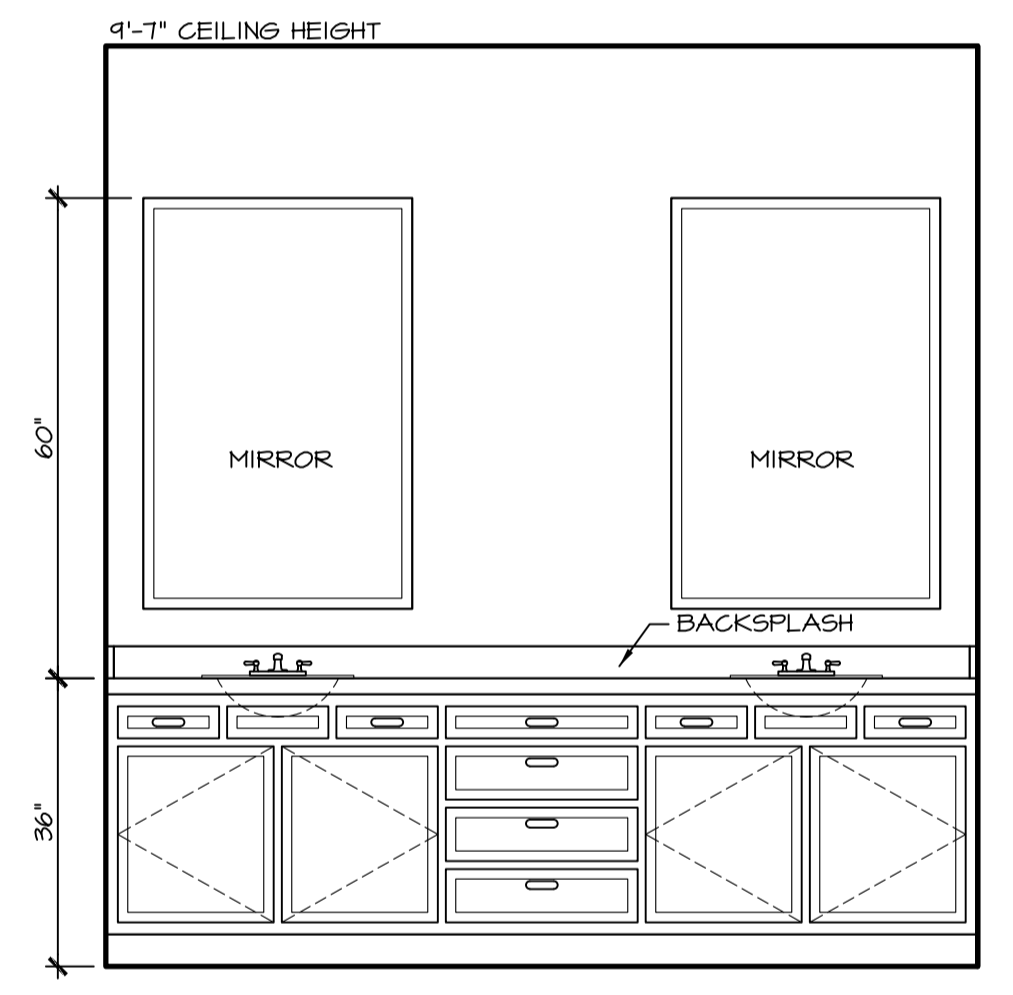
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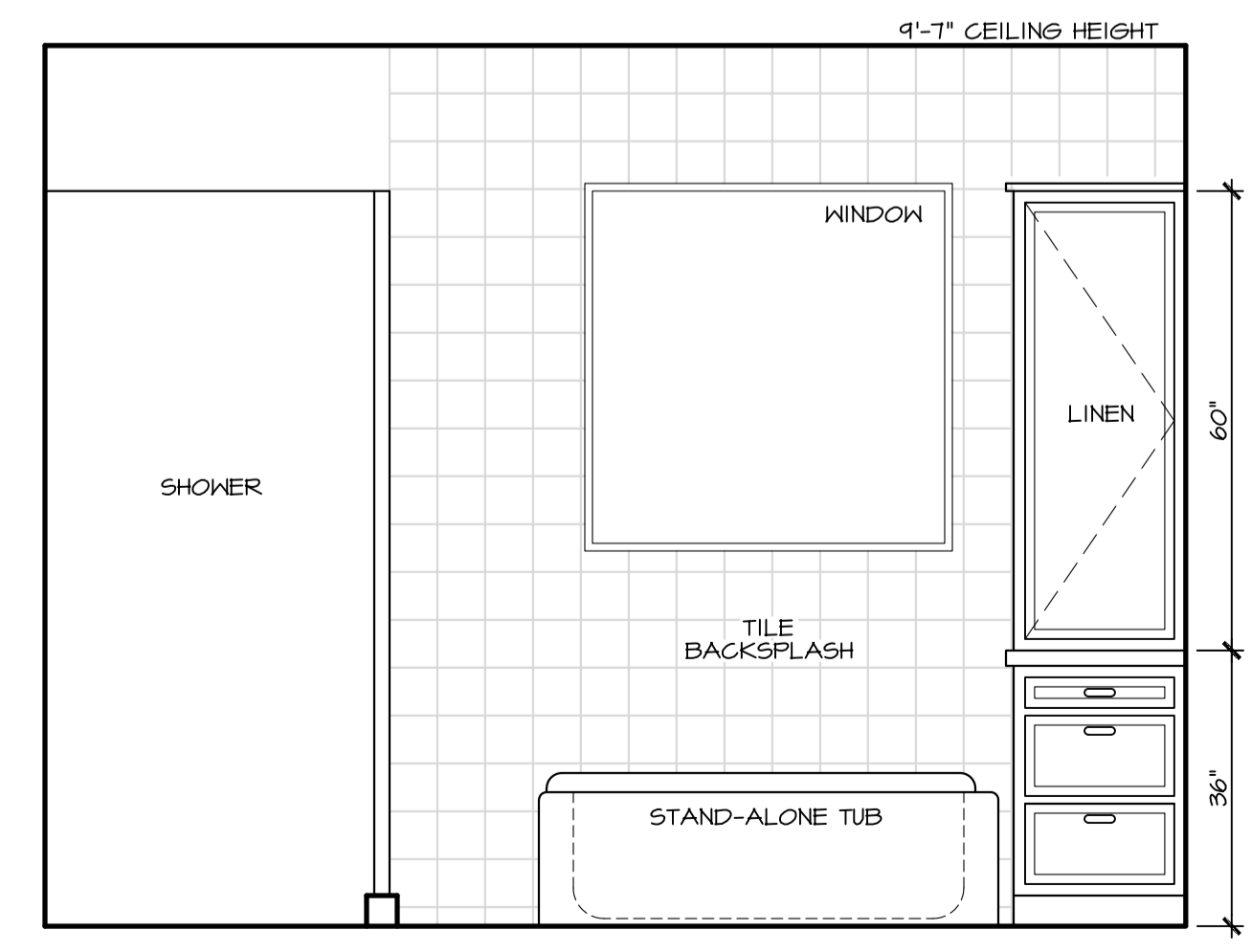
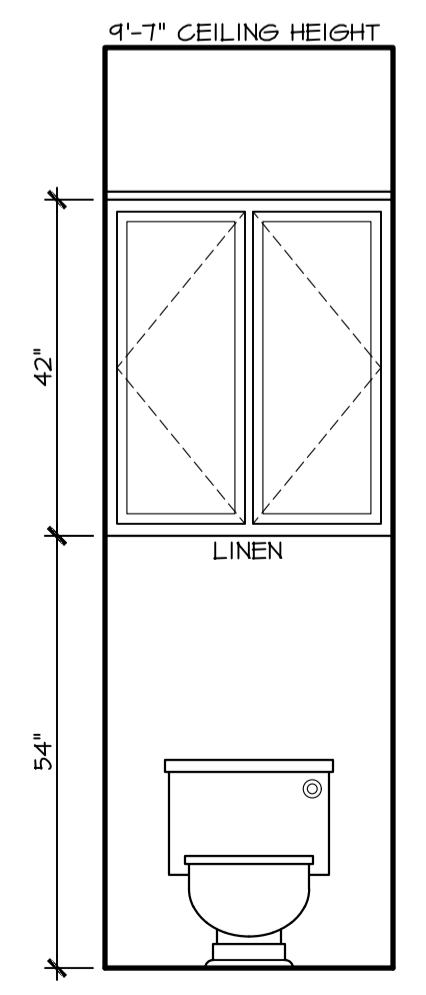
**UTILITY**



**BATH**



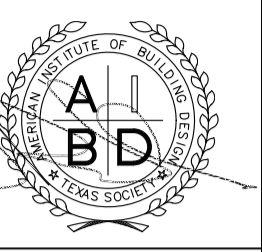
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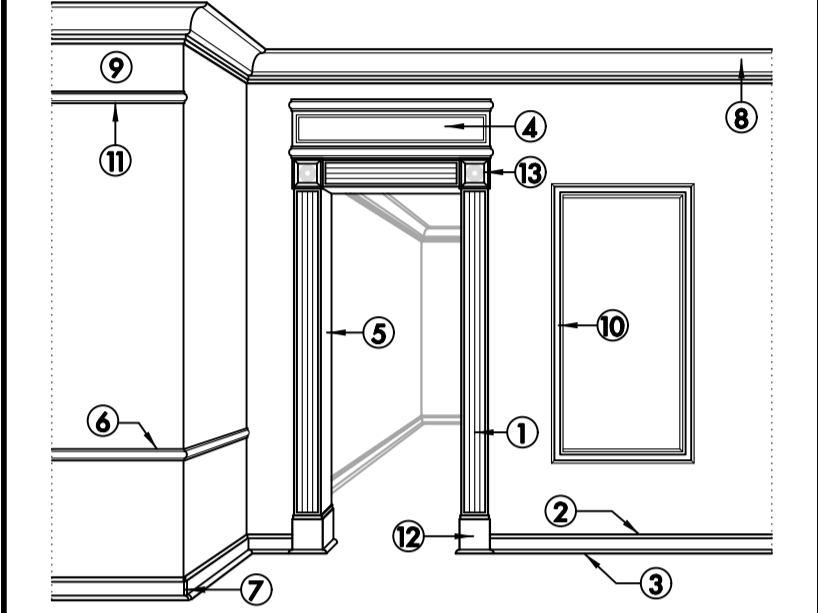
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**MOULDING DEFINITIONS**



- 1. ARCHITRAVE - THE MOULDED FRAME SURROUNDING A DOOR, WINDOW OR C.O. - ALSO CALLED CASING.
- 2. BASEBOARD - THE BOARD (PLAIN OR MOULDED) WHICH RUNS AROUND THE BOTTOM OF AN INTERIOR WALL AND COVERS THE JUNCTION OF THE FLOORBOARDS WITH THE WALL.
- 3. BASEBOARD SHOE - A THIN PIECE OF MOULDING USED TO CONCEAL THE GAP BETWEEN THE BOTTOM OF THE BASEBOARD AND THE FLOOR.
- 4. CABINET HEAD - IS THE BOXED-IN HEAD AT THE TOP OF AN ARCHITRAVE (DOOR FRAME).
- 5. CASING - THE INNER PART OF THE FRAME IN WHICH THE DOOR OR WINDOW IS HUNG. IT IS ALSO WHERE THE ARCHITRAVE AND OTHER TRIM DETAILS, SUCH AS STOPS, ARE FIXED. THE CASING IS COMPRISED OF THE HEAD & JAMB. SEE ARCHITRAVE DEFINITION.
- 6. CHAIR RAIL - A HORIZONTAL PIECE (PLAIN OR MOULDED) ATTACHED 32" ABOVE THE FLOOR PARALLEL TO THE BASEBOARD.
- 7. CORNER BLOCK - A THIN BLOCK (PLAIN OR MOULDED) FOR INSIDE AND OUTSIDE CORNERS, USUALLY THE SAME HEIGHT AS THE BASEBOARD.
- 8. CROWN MOULDINGS - ANY MOULDING USED FOR THE CROWNING OR TOP FINISHING MEMBER OF A STRUCTURE. MOST COMMONLY USED IN HIGH CORNERS (WALL & CEIL).
- 9. FRIEZE - THE SPACE BETWEEN THE CEILING AND THE PICTURE RAILING (BETWEEN THE CROWN AND THE RAIL).
- 10. PANEL MOULDING - A DECORATIVE (PLAIN OR MOULDED) FLATBACK PIECE USED TO FRAME-OUT A RECTANGLE OR SQUARE ON A WALL.
- 11. PICTURE RAIL - IS A HORIZONTAL MOULDING WHICH RUNS AROUND A ROOM JUST BELOW THE CEILING.
- 12. FLINTH BLOCK - A BLOCK OF WOOD PLACED AT THE DOOR MOULDINGS TO SEPARATE THE BASEBOARD FROM THE ARCHITRAVE.
- 13. ROSETTE - A DECORATIVE (PLAIN OR MOULDED) BLOCK USED AT THE UPPER CORNER OF A DOOR, WINDOW OR C.O. ATTACHED TO THE ARCHITRAVE TO ELIMINATE THE NEED FOR MITERED ARCHITRAVE CORNERS.

**MILLWORK**

SCALE: 1/2" = 1'-0"  
THE OWNER AND BUILDER TO DETERMINE FINAL MATERIAL MAKEUP AND FINISHES. ALL VIEWS SHOWN ARE SIMPLIFIED FOR CLARITY.

**MH BUILDER-Houston, LLC**  
FIDELITY ADDITION LOT 7 BLOCK 38  
311 TENNESSEE STREET  
HOUSTON, TEXAS 77029

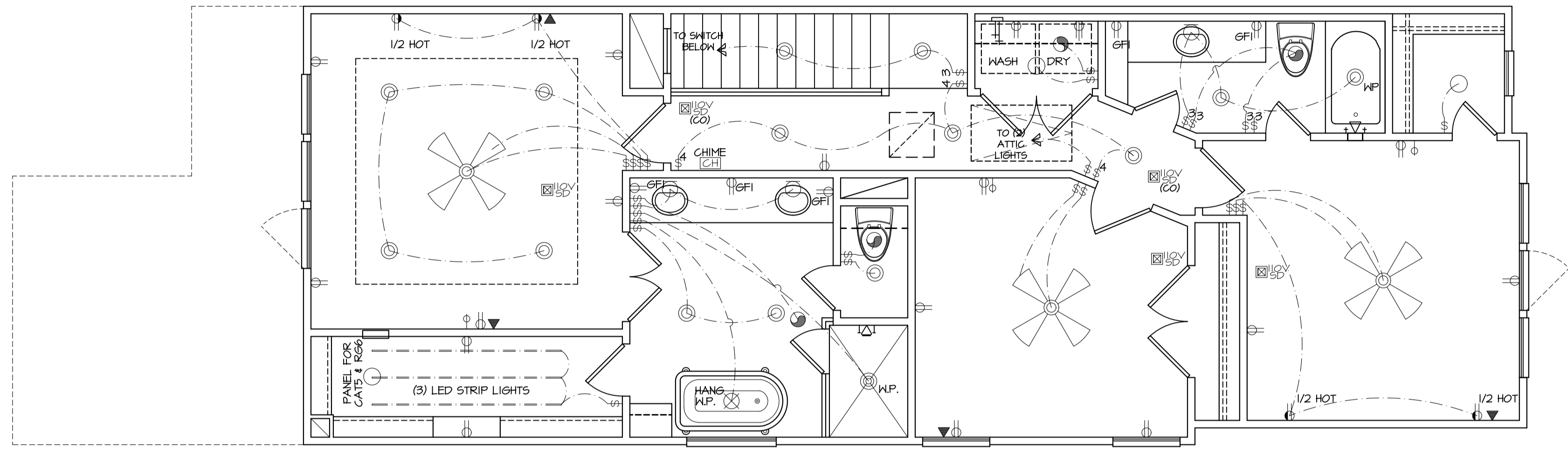
PWA Project Number: **7** of **11**  
**F5036-A11-L-v1**  
PERMIT SET Date: **20 May 2025**



REVIEWED FOR COMPLIANCE  
Performance of the review does not release the applicant from responsibility for compliance with applicable code and regulations.  
25060023  
City of Houston

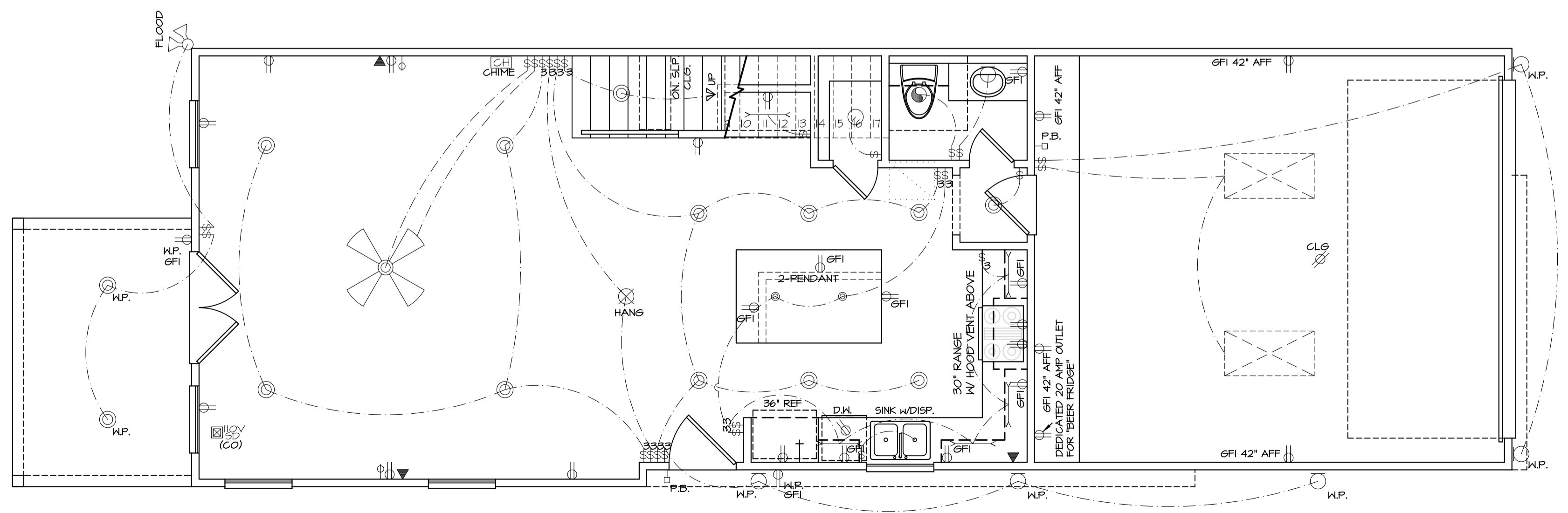
**CITY OF HOUSTON ENERGY COMPLIANCE 2021 IECC**

- PERMANENT INTERIOR LIGHTING SHALL BE CONTROLLED WITH EITHER A DIMMER, OCCUPANCY SENSOR, OR OTHER CONTROL BUILT INTO THE FIXTURE.
- INTERIOR LIGHTING SHALL BE 100% HIGH-EFFICACY LAMPS (COMPACT FLUORESCENT OR LED).
- IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE LESS THAN OR EQUAL TO 2.0 CFM LEAKAGE AT 75 PA.
- FUEL GAS LIGHTING SYSTEMS SHALL HAVE NO CONTINUOUS PILOT LIGHT.
- EXTERIOR LIGHTING GREATER THAN 30 WATTS SHALL HAVE THE FOLLOWING CONTROLS: MANUAL ON/OFF SWITCH WITH AUTOMATIC SHUT-OFF, AUTOMATIC SHUTOFF IN DAYLIGHT HOURS, AND CONTROLS THAT OVERRIDE AUTOMATIC SHUTOFF THAT RETURNS TO AUTOMATIC CONTROL WITHIN 24 HOURS.



## SECOND FLOOR ELECTRICAL

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



## FIRST FLOOR ELECTRICAL

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



**PRESTON WOOD & ASSOCIATES, LLC**  
 3217 Mercer Street, Houston, TX 77027  
 phone: 713.522.2724  
 www.JackPrestonWood.com  
 Jack Preston Wood PBD Certification: TX-431  
 AMERICAN INSTITUTE OF BUILDING DESIGN

### ELECTRICAL SYMBOLS & NOTES

110 VOLT RECEPTACLE	FLOOD LIGHTS
110 VOLT W/ GROUND FAULT INTERRUPTOR	UNDER CABINET LIGHT
110 VOLT IN CEILING	OVER CABINET LIGHT
WATERPROOF G.F.I.	IN CABINET LIGHT
110 VOLT IN FLOOR	2'x4' FLUORESCENT LIGHT BOX (1'x4' AND 4'x4' SIMILAR)
110 VOLT 1/2 SWITCHED	SINGLE POLE SWITCH
220 VOLT RECEPTACLE (TV CABLE/SATELLITE)	ELECT. PANEL
RG-6 CABLE RECEPTACLE (TV CABLE/SATELLITE)	ELECT. METER
TELEPHONE OUTLET NETWORK	FOUR WAY SWITCH
SINGLE POLE SWITCH	DIMMER SWITCH (RHEOSTAT)
THREE WAY SWITCH	PUSH BUTTON SWITCH
FOUR WAY SWITCH	CARBON MONOXIDE/ SMOKE DETECTOR W/ BATTERY BACKUP
DIMMER SWITCH (RHEOSTAT)	SMOKE DETECTOR W/ BATTERY BACKUP
PUSH BUTTON SWITCH	THERMOSTAT
CARBON MONOXIDE/ SMOKE DETECTOR W/ BATTERY BACKUP	CHIMES
SMOKE DETECTOR W/ BATTERY BACKUP	SPEAKER
THERMOSTAT	CEILING MOUNTED FIXTURE
CHIMES	HANGING LIGHT
SPEAKER	RECESSED CAN
CEILING MOUNTED FIXTURE	WATERPROOF RECESSED CAN
HANGING LIGHT	RECESSED EYEBALL SPOT
RECESSED CAN	WALL MOUNTED FIXTURE
WATERPROOF RECESSED CAN	PORCELAIN FIXTURE W/ PULL CORD
RECESSED EYEBALL SPOT	EXHAUST FAN
WALL MOUNTED FIXTURE	PENDANT LIGHT
PORCELAIN FIXTURE W/ PULL CORD	CEILING LIGHT W/ OPTIONAL FAN (PREWIRE AND BLOCK)
EXHAUST FAN	
PENDANT LIGHT	

### ELECTRICAL NOTES

- SMOKE DETECTORS REQUIRE A 110V CONNECTION TO HOUSE WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES (INTERCONNECTED).
- PROVIDE G.F.I. OUTLETS WITHIN 6'-0" OF SINKS IN GARAGES AND ALL EXTERIOR WATERPROOF OUTLETS.
- RECESS LIGHTS IN INSULATED CEILING TO BE LIGHTOLIER 1102 IC - 1105 OR EQUAL. LOCATE SWITCH NEAR (IF NOT OUTSIDE) ATTIC ACCESS.
- PROVIDE 110V OUTLET AND SWITCHED LIGHT IN ATTIC NEAR H.V.A.C. EQUIPMENT.
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. IF UTILITY ROOM HAS A MEANS OF NATURAL VENTILATION TO OUTSIDE, A VENT IS NOT REQUIRED.
- ALL EXHAUST VENTS SHALL EXIT THROUGH THE ROOF DECKING AT A MINIMUM DISTANCE OF 3'-0" FROM ANY PROPERTY LINE. DRYER VENTS MAY EXIT A NON-FIRE RATED EXTERIOR WALL.
- WHEN GARAGE DOOR OPENERS ARE INSTALLED, PROVIDE LOW VOLTAGE FOR SHUTOFF AND REVERSE SENSORS AT BOTH SIDES OF OVERHEAD DOOR.

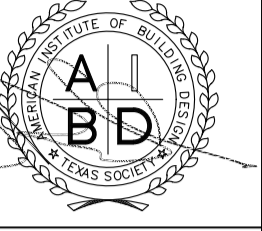
ELECTRICAL NOTE:  
 ELECTRICAL PLANS ARE PROVIDED FOR DESIGN INTENT ONLY. VERIFY LOCATIONS OF FIXTURES, SWITCHES, OUTLETS AND EQUIPMENT WITH A LICENSED PROFESSIONAL ELECTRICIAN.

**MH BUILDER-Houston, LLC**  
 FIDELITY ADDITION LOT 7 BLOCK 38  
 311 TENNESSEE STREET  
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PWA Project Number: **8** of **11**  
**F5036-A11-L-v1**



REVIEWED FOR COMPLIANCE  
 Performance of the review does not release the applicant from its responsibility to comply with all applicable codes and regulations.  
 2504023





**PW+A**

**PRESTON WOOD & ASSOCIATES, LLC**  
3227 Mercer St., Houston, TX 77027  
phone: 713.922.2774  
www.prestonwood.com  
Jack Preston Wood PWD Certified TX-691  
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW: 2015 IRC

EXTERIOR WALL EMBAYMENT	MINIMUM FIRE RATING	MINIMUM FIRE SEPARATION DISTANCE
HALLS	FIRE-RESISTANCE RATED 0 HOURS NOT ALLOWED FIRE-RESISTANCE RATED	< 5 FEET x 5 FEET 4.2 FEET TO 4.5 FEET
PROJECTIONS	NON RATED NOT ALLOWED FIRE-RESISTANCE RATED	x 5 FEET x 3 FEET 5 FEET
OPENINGS IN WALLS	0-HOURS 0-HOURS 0-HOURS SEE R502.4 NONE REQUIRED	3 FEET 3 FEET 3 FEET 3 FEET 9 FEET
PENETRATIONS	ALL	

**TABLE R302.1(i) EXTERIOR WALLS (No Sprinkler)**

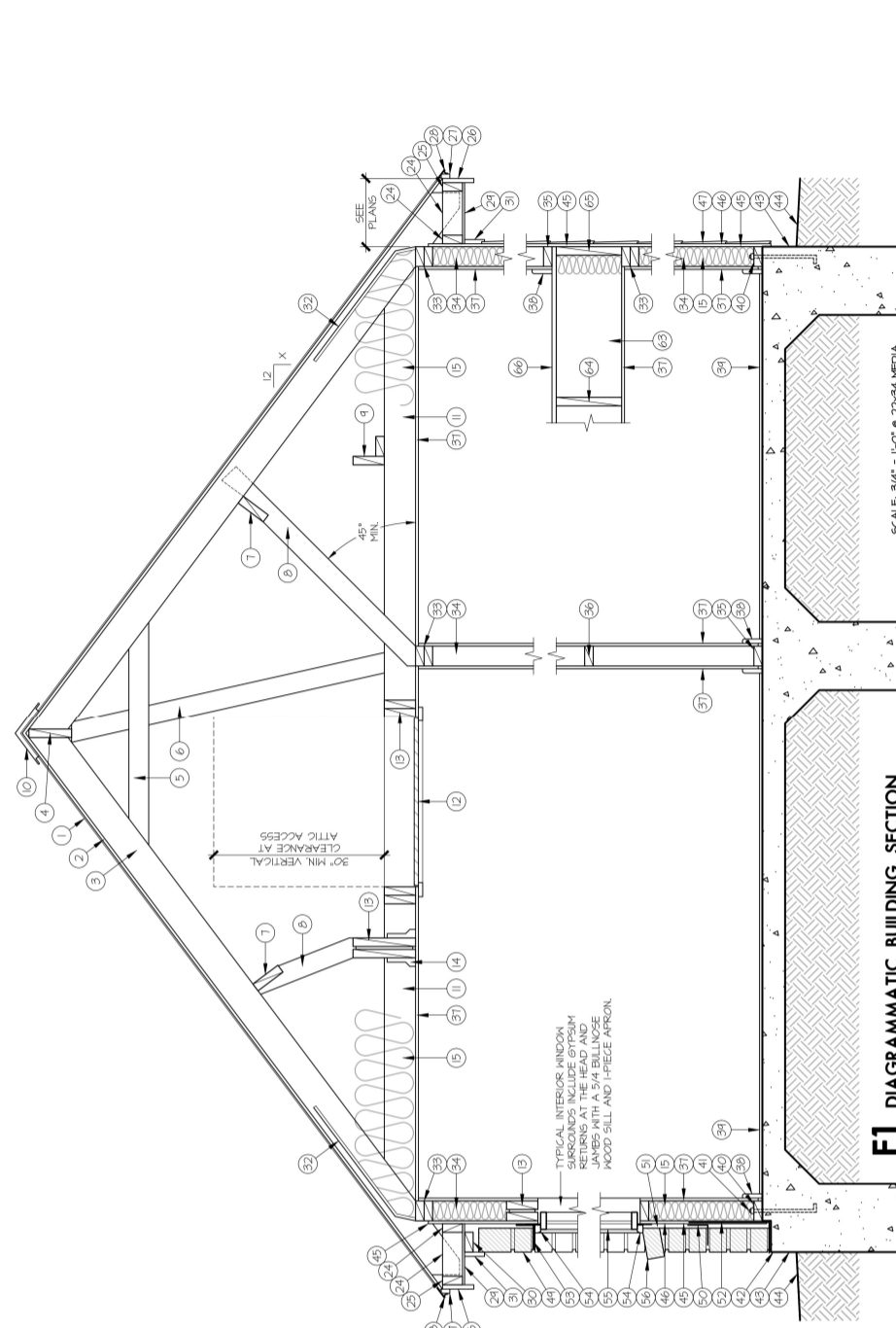
**FOOTNOTES:** LEAVE FIRE-RESISTANCE RATING UNCHANGED TO 0 HOURS ON THE INSIDE OF THE LEAF IF FIRE-LOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE INSIDE OF THE ROOF SHEATHING. THE NUMBER OF THE LEAF IS THE NUMBER OF THE CHANGES ARE NOT INSTALLED.

**R502.4 PENETRATIONS:** PENETRATING ITEMS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES SHALL BE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS SHALL BE CONCRETE OR MASONRY WALLS OR FLOOR ASSEMBLIES. CONCRETE OR MASONRY SHALL BE PERMITTED FOR THE FULL DIAMETER OF THE PENETRATING ITEM IS NOT MORE THAN 6 INCHES. THE AREA OF THE PENETRATING ITEM IS NOT MORE THAN 6 INCHES. FOR ALL OTHER WALL OR FLOOR ASSEMBLIES, THE MATERIAL USED SHALL BE APPROVED BY THE ENGINEER. PENETRATING ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PENETRATING ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

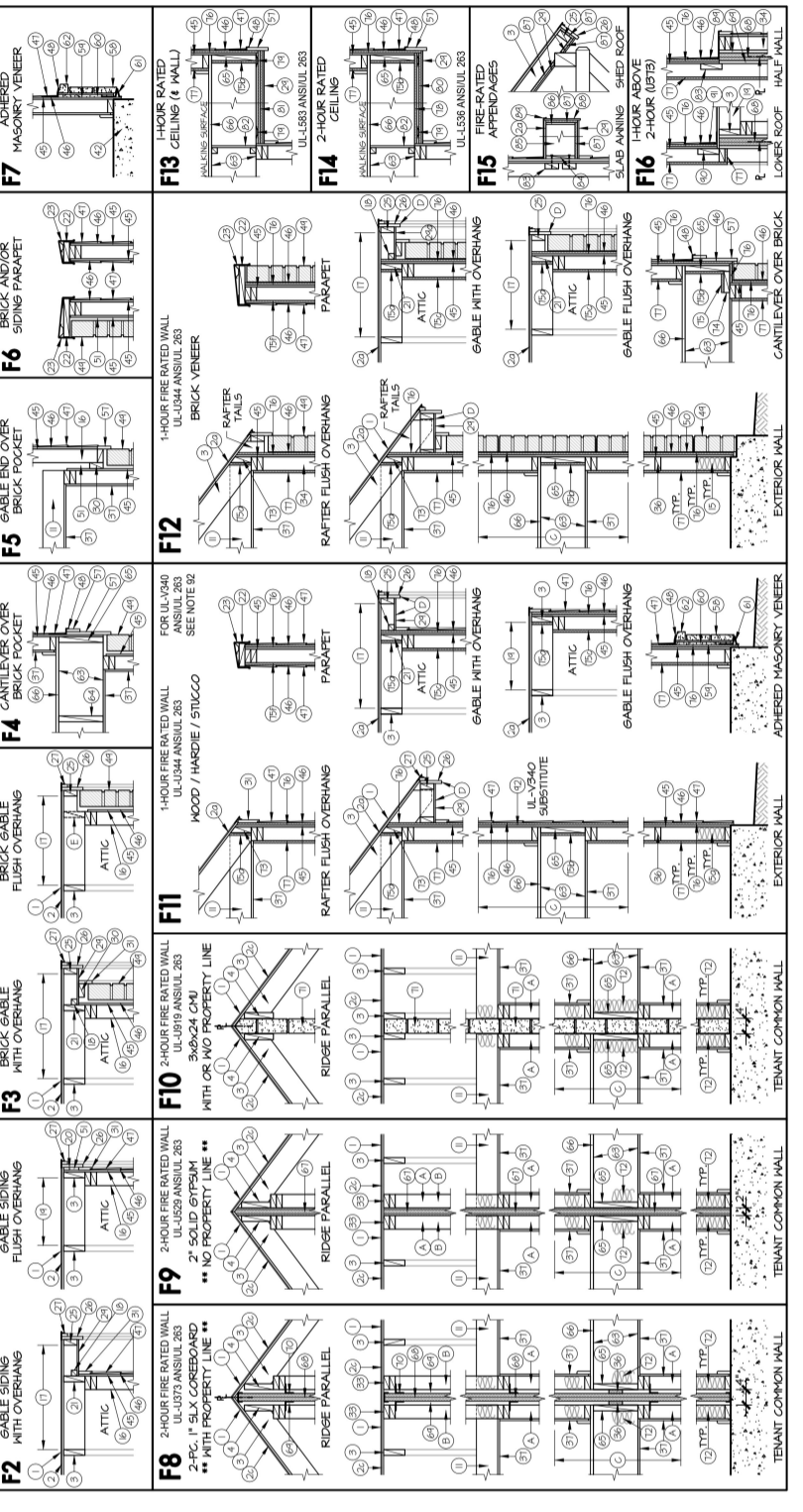
**THROUGH PENETRATIONS:** PENETRATING ITEMS THROUGH FIRE-RESISTANCE RATED ASSEMBLIES SHALL BE STEEL, FERROUS OR COPPER PIPES, TUBES OR CONDUITS SHALL BE CONCRETE OR MASONRY WALLS OR FLOOR ASSEMBLIES. CONCRETE OR MASONRY SHALL BE PERMITTED FOR THE FULL DIAMETER OF THE PENETRATING ITEM IS NOT MORE THAN 6 INCHES. THE AREA OF THE PENETRATING ITEM IS NOT MORE THAN 6 INCHES. FOR ALL OTHER WALL OR FLOOR ASSEMBLIES, THE MATERIAL USED SHALL BE APPROVED BY THE ENGINEER. PENETRATING ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PENETRATING ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**FIRE-FOAM SEALANT AT FIRE-RATED ASSEMBLIES:** FIRE-FOAM SEALANT SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:  
1. AROUND ALL PIPING THROUGH PENETRATIONS.  
2. AROUND ALL UNLISTED ELECTRICAL BOXES.  
3. AROUND ALL UNLISTED ELECTRICAL BOXES.  
4. AROUND ALL UNLISTED ELECTRICAL BOXES.  
FIRE-FOAM SHALL BEAR ONE OF THE FOLLOWING TESTING METHODS:  
ASTM E84, ASTM E84, UL 155, OR NFPA 286.

**GENERAL DETAIL NOTES:**  
1. THE FINISHES AND DETAILS SHOWN ON THIS DRAWING REPRESENT SITUATIONS THAT MAY BE ENCOUNTERED WITHIN A PARTICULAR DOCUMENT SET. SELECT DRAWINGS AND/OR DETAILS SHOWN ON THIS DOCUMENT SET FOR CALLOUTS TO THESE DETAILS.  
2. ANY DETAILS SHOWN IN THIS DOCUMENT THAT ARE SIMILAR TO THE DETAILS SHOWN ON THIS PAGE SHALL TAKE PRECEDENCE OVER THE DETAILS SHOWN ON THIS PAGE.  
3. ANY SUPPLEMENTAL FINISHES AND/OR DETAILS THAT HAS INFORMATION SHOWN IN THIS DOCUMENT SET SHALL TAKE PRECEDENCE OVER ANY INFORMATION SHOWN IN THIS DOCUMENT SET.



**F1 DIAGRAMMATIC BUILDING SECTION.** THE FOLLOWING 1/2\"/>



No.	DESCRIPTION
41	FACE BRICK OR STONE VENEER WITH HOLE KEEPS AT 3/8 IN. O.C. WHERE FIRST COURSE AND AT ALL LEVELS.
42	VENEER TIES SPACED MINIMUM 32 IN. HORIZONTALLY, 24 IN. VERTICALLY, OR TO 16 IN. MAX. VERTICAL SPACING. TIES SHALL BE 1/8 IN. DIA. STEEL OR GALV. STEEL WITH HOOK ENDED INTO MORTAR JOINT.
43	2.22 GA. BY 70 IN. CORRUGATED SHEET METAL.
44	CONTINUOUS HALF-ROLL IS 18. ASPHALT-IMPREGNATED FELT PAPER (6 IN. MIN).
45	INSTALL BEHIND SHEATHING AND TURNED OUT ONTO BRICK POCKET.
46	2x2 BRICK-HOLD OR EQUAL. MUST SUPPORT AND SLOPE. PER RES CHECK. SOFTWARE.
47	SCHEDULED STEEL LINTEL AT ALL WALL OPENINGS.
48	BRICK SILL WITH SLOPE.
49	SCHEDULED 1/2\"/>

50	2x2 BRICK-HOLD OR EQUAL. MUST SUPPORT AND SLOPE. PER RES CHECK. SOFTWARE.
51	SCHEDULED 1/2\"/>
52	REVEAL FOR BRICK TERMINATION. MORTAR OR SEALER.
53	THO LAYERS OF GRADE 2 PAPER OR ONE LAYER ADHESIVE BACKED SELF-SEALING RUBBERIZED MEMBRANE APPLIED OVER ITEM 45 OR ITEM 16.
54	3/4 IN. CONCRETE BACKER BOARD SECURED WITH CORROSION-RESISTANT FASTENERS. WHERE NO LET AT FOUNDATION AND AT ALL PORCHES.
55	WATER-RESISTANT BANDING (CHOOSE ONE):
56	2x BRICK BOND BLOCK WITH SLOPE (AS INDOOR SILL).
57	2x 1/2\"/>
58	2x 1/2\"/>
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99	2x 1/2\"/>
100	2x 1/2\"/>

ALL PERMITS AND SPECIFICATIONS ARE THE PROPERTY OF PRESTON WOOD & ASSOCIATES, LLC. PARAGRAPH RIGHTS IS CONDITIONAL AND LIMITED TO ONE REUSE TO CONSTRUCT A SINGLE PROJECT ON THE LOT STATED HEREIN AND USE IS LIMITED SPECIFICALLY TO SUCH PROJECT. THE USER OR REPRODUCER OF THESE PLANS CONCERNING ANY OTHER CONSTRUCTION IS STRICTLY PROHIBITED. PRESTON WOOD & ASSOCIATES, LLC. REVISIONS SHOULD BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEER BEFORE ANY CONSTRUCTION BEGINS. IN THE EVENT OF ANY CONFLICTS BETWEEN THESE PLANS AND ANY OTHER PERMITS OR REGULATIONS, THESE PLANS SHALL TAKE PRECEDENCE.





### PROJECT INFORMATION

Project Address: 311 Tennessee St. Hou, TX 77029 Bldg/Ste. No: \_\_\_\_\_  
 City Project Number: 25046923 Occupancy Classification: \_\_\_\_\_  
 Construction Type: New RES Constr Engineer of Record: DECON Engineering

### DEFERRED REQUEST

Indicate items by placing a check in the box which a "Deferred Submittal" is requested. Include the date the plans will be submitted to the City of Houston for review.

DEFERRED ITEMS	SUBMITTAL DATE
Precast Construction Shop Drawings – Where architect or engineer submitted plans identify all <i>fire-resistance rated</i> designs keyed to appropriate building elements *	
Prefab Metal Building Plans – Non-Fire-Rated Construction Only*	
Prefab Access Floor Systems	
Prefab Curtain Wall Systems – Not Part of a Fire-Rated Assembly	
Interior Retractable Bleachers	
Canopies and/or Awnings*	
Spires – Non-Fire-Rated Construction Only	
Prefab Steel Stairs*	
Prefab Steel Storage Racks (No High-Pile Storage)	
Prefab Wood Truss Details & Layout*	9/15/25
Texas PE Sealed – Emergency Responder Communications Coverage Plans	
Helical Pile Foundation Systems	
Other:	
Other:	

### \* REQUIRES OF AN APPROVED FABRICATOR

### ACKNOWLEDGMENTS

By signing this form, the owner(s) and all responsible parties acknowledge and agree to all of the following statements.

- **Submittal** - All deferred plans will be submitted no later than 90 days from the original plan approval. (Except ERCC plans)
- **Inspections Withheld** - A final inspection cannot be scheduled, Certificate of Occupancy (CO) will not be issued, and the final release of the utilities will not be granted until all deferred items have been reviewed, inspected and approved.
- **Holds on Permit** - The project will have "Restrictive Holds" entered in the computer system to identify actions to be accomplished prior to final approval or issuing a CO. Notes will be added to print on the building permit identifying the deferred submittal items.
- **Installation Prohibited** - It is the Owner, the Owner's Project Manager, and the General Contractor's responsibility to coordinate the submittal and approval of all deferred submittal items according to the



[commercial.planreview@houstontx.gov](mailto:commercial.planreview@houstontx.gov)  
[residential.planreview@houstontx.gov](mailto:residential.planreview@houstontx.gov)





832.394.8810  
 832.394.8820



compliance date. No deferred submittal item may be installed or erected prior to the structural plans being submitted and approved for the deferred items.

- **Engineer of Record Approval** - All deferred submittal items must be reviewed and approved by the engineer of record prior to submitting the documents for plan review. The engineer must include in the **structural plans the minimum required design / performance specifications. The manufacturer's title block** or approval stamp on the shop drawing sheets must be marked (FOR CONSTRUCTION) and sealed on the structural plans, by the engineer of record.
- **Approved Fabricators** - All items designated with an asterisk (\*) in the table require a City of Houston Approved Fabricator. A list of approved fabricators can be downloaded at <https://www.houstonpermittingcenter.org/media/2146/download>. For information about the Approved Fabricators Program, please contact us at [code.development@houstontx.gov](mailto:code.development@houstontx.gov).

**NOTE:** Completed Form Must Accompany the Plan Submittal Package

Print Name of Owner or Project Manager MH BUILDER-HOUSTON LLC  
Owner's Signature  Date 7/8/25  
Print Name of Contractor MH BUILDER-HOUSTON, LLC  
Contractor's Signature  Date 7/8/25



[commercial.planreview@houstontx.gov](mailto:commercial.planreview@houstontx.gov)  
[residential.planreview@houstontx.gov](mailto:residential.planreview@houstontx.gov)



832.394.8810  
832.394.8820























No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

CHK BY: RG-GF

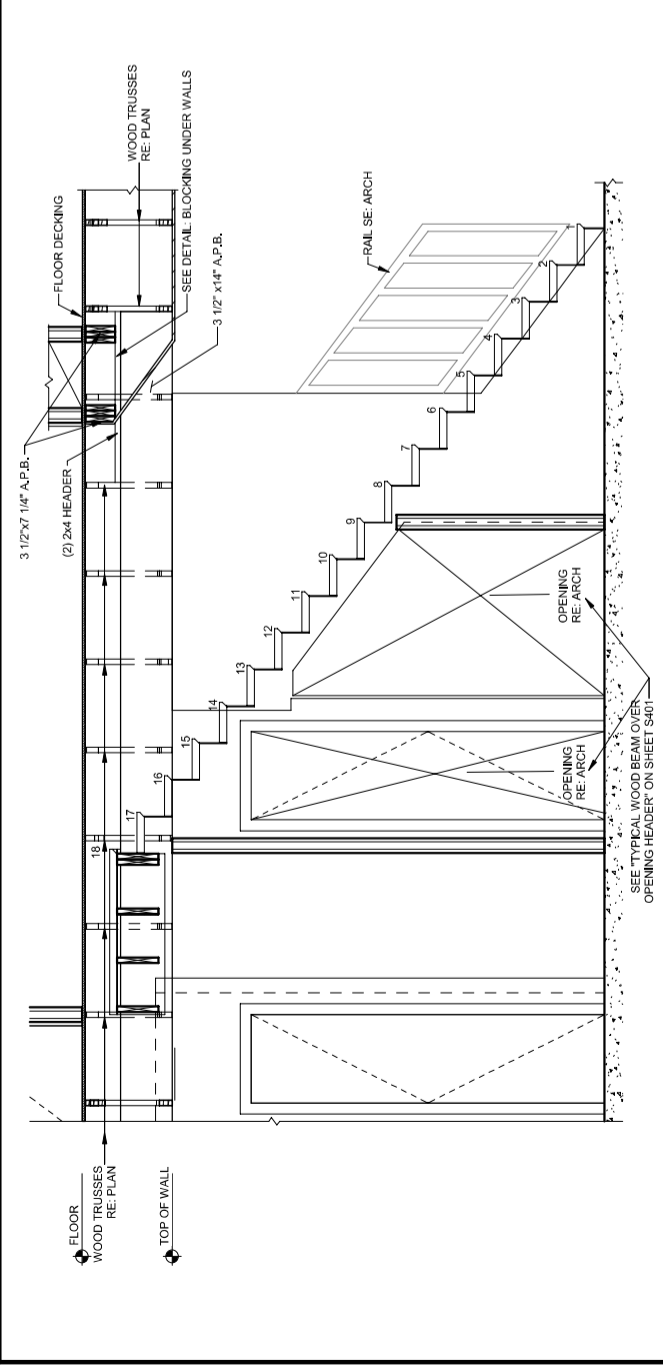
APP BY: FJ

DATE: 04/07/2025

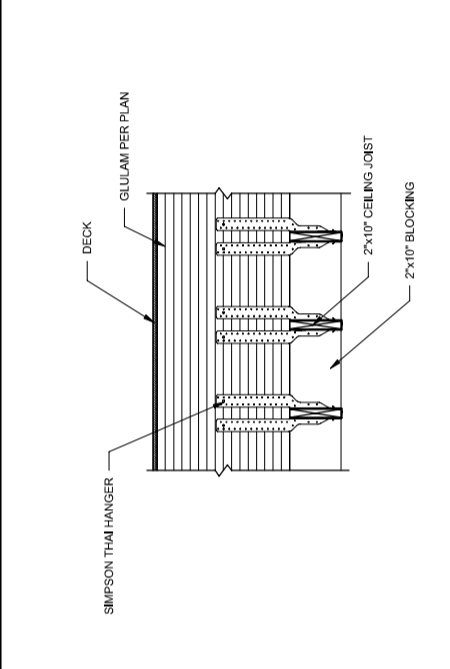
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## FRAMING DETAILS

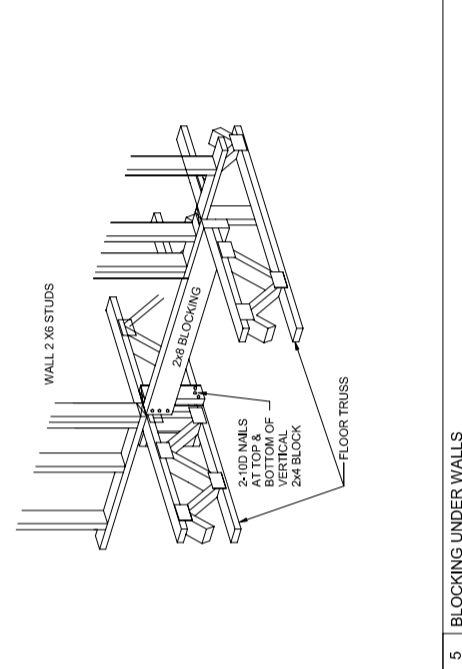
SHEET TITLE & NUMBER



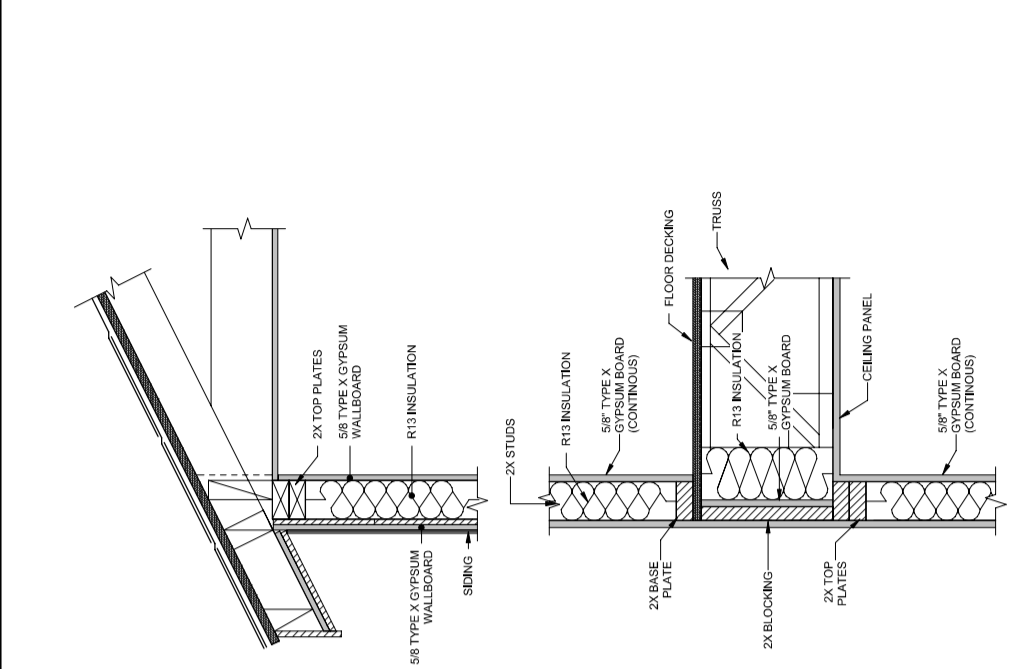
1 LATERAL WALL DETAIL ON THE STAIRWAY  
S402 1/2" = 1'-0"



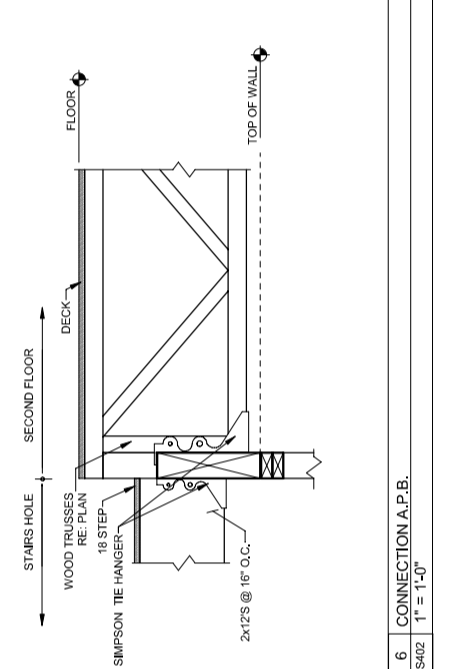
2 HUNG JOIST CONNECTION TO GLULAM DETAIL  
S402 3/4" = 1'-0"



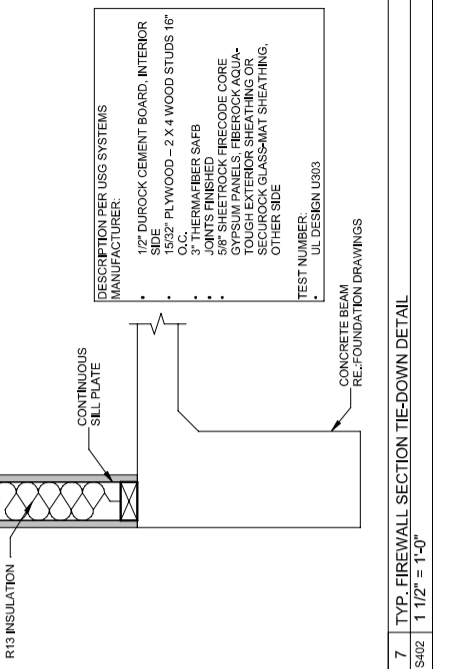
5 BLOCKING UNDER WALLS  
S402 3/4" = 1'-0"



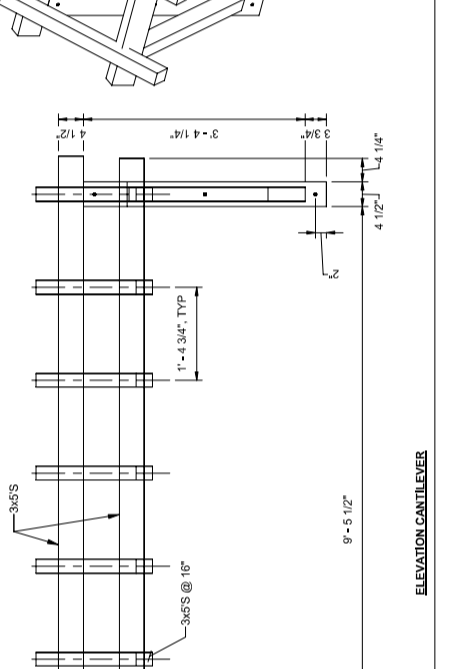
7 TYP. FIREWALL SECTION TIE-DOWN DETAIL  
S402 1 1/2" = 1'-0"



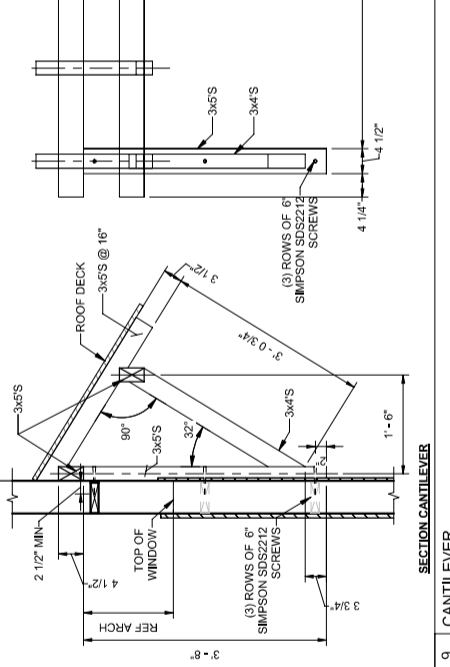
6 CONNECTION A.P.B.  
S402 1" = 1'-0"



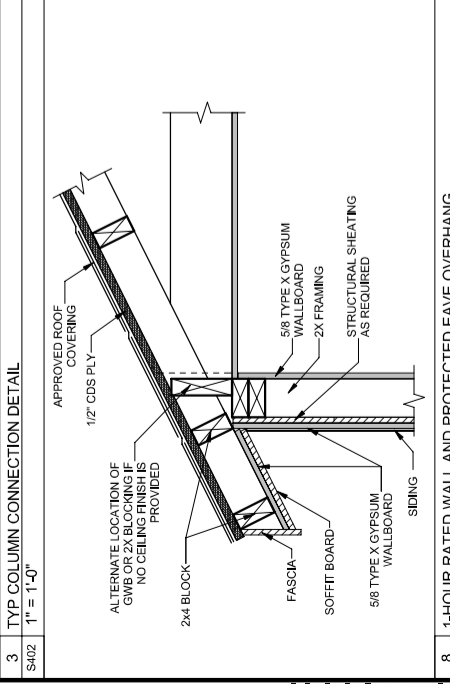
3 TYP COLUMN CONNECTION DETAIL  
S402 1" = 1'-0"



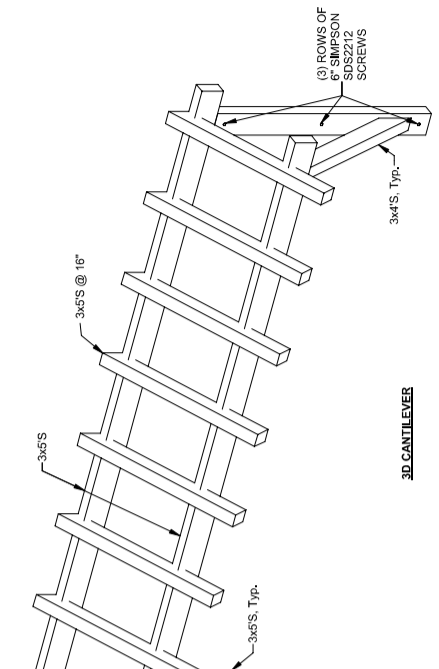
9 CANTILEVER SECTION  
S402 3/4" = 1'-0"



4 STUD NOTCHING AND BORING LIMITS FOR JOIST AND RAFTERS  
S402 3/4" = 1'-0"



8 1-HOUR RATED WALL AND PROTECTED EAVE OVERHANG  
S402 1 1/2" = 1'-0"



3D CANTILEVER ELEVATION

LOWERALL NOTES

- 1. CERTIFICATIONS OF INSTALLED STRUCTURAL COMPONENTS...
2. CONSTRUCTION DOCUMENTS, CONSENT OF THESE DRAWINGS...
3. GENERAL NOTES ARE AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS...
4. PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES...
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS OF THE JOB SITE...
6. CONSTRUCTION METHODS, ERECTION PROCEDURES, AND SAFETY PRECAUTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR...
7. CONTRACTOR SHALL BE FAMILIAR WITH THE PROVISIONS AND CONSTRUCTION REQUIREMENTS OF THE 2021 IRC...
8. THE CONTRACTOR SHALL SUPPLY ALL ITEMS FOR ATTACHING MECHANICAL AND ELECTRICAL EQUIPMENT TO THE BUILDING STRUCTURE...
9. CRANES, CONCRETE TRUCKS, AND ALL OTHER HEAVILY LOADED VEHICLES ARE NOT TO BE DRIVEN ACROSS GRADE BEAMS OR ON BUILDING SLABS...
10. THE PRINCIPAL OPENINGS ARE SHOWN ON THE DRAWINGS...
11. ALL ABANDONED FOUNDATIONS, UTILITIES, PIPELINES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE NOTED AND REMOVED AS REQUIRED...
12. DO NOT OVERLOAD FRAMING MATERIAL DURING CONSTRUCTION WITH STACKS OF CONSTRUCTION MATERIAL, DESIGN LOADS SHOULD NOT BE APPLIED UNTIL ALL PERMANENT BRACING, INCLUDING SHEARLIFTING, HAS BEEN PROPERLY ATTACHED...
13. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF HOUSTON, TX BUILDING APPROVAL CODES. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.

IL DESIGN DATA

- 1. THE STRUCTURAL SYSTEMS OF THE NEW RESIDENCE HAVE BEEN DESIGNED FOLLOWING THE 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ADOPTED AND AMENDED BY THE CITY OF HOUSTON, TX.
2. DEAD LOADS:
A. ROOF 10 PSF
B. CEILING 5 PSF
C. FLOOR 15 PSF
D. CERAMIC TILE 30 PSF
E. STONE 12 PSF
F. WOOD 10 PSF
G. CARPET/W/INFL 10 PSF
3. LIVE LOADS:
A. ROOF 20 PSF
B. CEILING 10 PSF
C. FLOOR 30 PSF
D. BALCONIES 60 PSF
E. CEILING 10 PSF
F. 50 PLF OR 200 LBS IN ANY DIRECTION AT ANY POINT ALONG THE TOP
4. WIND:
A. SPEED 135 MPH
B. GUST 3 SEC.
C. IMPORTANCE CATEGORY I
D. EXPOSURE B

III SPECIAL INSPECTION NOTES

- THE CONTRACTOR WILL PROVIDE QUALIFIED PERSONNEL TO PERFORM THE FOLLOWING SPECIAL INSPECTIONS OR TESTING (AND THOSE REQUIRED BY THE BUILDING OFFICIAL) AND REPORT THE FINDINGS TO THE ARCHITECT AND BUILDING OFFICIAL. THIS DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF ALL INSPECTIONS.
SCOPE
1. SOILS AND FOUNDATIONS
A. SHALLOW FOUNDATIONS
CHECK SIZES, DEPTHS AND DEBRIS REMOVAL
VERIFY THAT PLACED FILL MEETS REQUIREMENTS (SEE CAST-IN-PLACE CONCRETE FOR CONCRETE OPERATIONS)
2. CAST-IN-PLACE CONCRETE
A. MIX DESIGN
VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS
B. MATERIAL CERTIFICATION
CHECK MIXING PROCEDURES AND GENERAL ARRANGEMENTS
C. REINFORCEMENT INSTALLATION
CHECK WORKMANSHIP, SPACING AND GENERAL GEOMETRY SIZES
D. FORMWORK GEOMETRY
VERIFY WATER-CURABLE RATIO, TEMPERATURE AND SLUMP DURING PLACEMENT, OBSERVE PLACEMENT, VIBRATION AND FINISHING
E. EVALUATION OF CONCRETE STRENGTH MADE AND TESTED, REVIEW TEST RESULTS
F. CURING AND PROTECTION
VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS
G. CURING AND PROTECTION
H. EMBEDDED ITEMS
3. STRUCTURAL STEEL
A. FABRICATOR CERTIFICATION
REVIEW PLANT CERTIFICATION AND QUALITY CONTROL PROCEDURES
B. MATERIAL CERTIFICATION
VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS
C. BOLTING
OBSERVE BOLTING OPERATIONS AND FULL PENETRATION WELDS, HAVE THE WELDS MADE TO ASSURE QUALITY WELDS
D. WELDING

E. STRUCTURAL DETAILS

- 1. OBSERVE FIELD FABRICATION OPERATIONS WITH PARTICULAR ATTENTION TO ANY FIELD REQUESTED ALTERATIONS DUE TO MISFITS. VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
2. SHEAR REINFORCEMENT
VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
3. WOOD
A. MATERIAL CERTIFICATION
VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
B. SHEAR WALL SHEATHING
VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.

IV. METAL FRAMING CONNECTORS AND FASTENERS

- 1. ALL METAL FRAMING CONNECTORS INCLUDING THE JOIST HANGERS, HOLD-DOWNS, COLUMN BASES AND CAPPED STUDS, ETC. SHALL BE SIMPSON STRONG-TIE OR AN EQUAL OR BETTER BRAND. ALL METAL CONNECTORS SHALL BE MADE OF GALVANIZED STEEL UNLESS OTHERWISE SPECIFIED. CALCULATIONS AND SUBMIT FOR EVALUATION AND WRITTEN APPROVAL FROM THE DESIGN ENGINEER PRIOR TO INSTALLATION.
2. ALL METAL CONNECTORS SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM CAPACITIES. REFER TO SIMPSON STRONG-TIE'S WOOD CONSTRUCTION CONNECTORS MANUAL AND RELATED LITERATURE PROVIDED BY THE MANUFACTURER FOR CONNECTOR MODELS AND FULL INSTALLATION INSTRUCTIONS.
3. ALL METAL CONNECTORS IN EXPOSED ENVIRONMENTS AND IN CONTACT WITH TREATED WOOD SHALL BE STAINLESS STEEL OR HDG. SEE TABLE 1 OF THE SHEET FOR CONNECTOR COATING AS RECOMMENDED BY SIMPSON STRONG-TIE. ASSUME "EXTERIOR WET" ENVIRONMENT FOR THE CRAWL SPACE.
4. IF AMMONIUMS IS USED IN THE WOOD TREATMENT, ONLY STAINLESS STEEL CONNECTORS AND FASTENERS SHALL BE USED.
5. FASTENERS SHALL BE OF THE SAME MATERIAL AS THE METAL CONNECTOR TO BE FASTENED.
6. IN THE CASE THAT METAL CONNECTORS DIFFERENT FROM STAINLESS-STEEL OR HDG ARE USED IN EXPOSED ENVIRONMENTS, THE CONTRACTOR SHALL OBTAIN ALL THE INFORMATION NEEDED REGARDING THE WOOD BEING USED FROM THE WOOD SUPPLIER AND SUBMIT IT TO THE ENGINEER FOR FURTHER EVALUATION AND RECOMMENDATIONS. THIS INFORMATION SHALL INCLUDE: THE SPECIFIC WOOD SPECIES, GRADE, TREATMENT, TREATMENT TYPE, TREATMENT DATE AND CHEMICAL RETENTION LEVEL.
7. FASTENERS SHALL BE IN COMPLIANCE WITH TABLE R602.3(1) OF THE 2021 IRC, AND PER THE MANUFACTURER'S RECOMMENDATIONS.
8. WHERE NO METAL CONNECTOR IS SPECIFIED, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE CONNECTION BASED ON THE APPLICATION.

TABLE 1. SIMPSON STRONG-TIE CONNECTOR COATING RECOMMENDATION FOR STRUCTURAL APPLICATIONS BASED ON WOOD TREATMENT

Table with columns: Environment, Untreated Wood, Preservative-Treated Wood, and ACZA Other or Uncertain. Rows include Interior Dry, Interior Wet, Exterior Wet, Higher Exposure, and Uncertain.

- 9. LOW = USE SIMPSON STANDARD PAINTED AND G80 GALVANIZED CONNECTORS, OR SIMPSON SDS CONNECTORS.
10. MEDIUM = USE GALVANIZED CONNECTORS WITH A MINIMUM USE HDG FASTENER WHICH MEET THE SPECIFICATIONS OF ASTM A 153. SIMPSON SDS SCREWS WITH DOUBLE BARRIER COATING, OR SD SCREWS WITH MECHANICAL GALVANIZATION, CLASS 55.
11. HIGH = USE TYPE 304, 304L OR 316 STAINLESS STEEL CONNECTORS AND FASTENERS.
12. IF UNCERTAIN USE STAINLESS STEEL.

V. LUMBER NOTES

- 1. WOOD FRAMING DESIGN CODES AND STANDARDS:
1.1. 2021 INTERNATIONAL BUILDING CODE
1.2. ANSI/APA/NDS-2028 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
2. MATERIALS:
2.1. WOOD FRAMING SHALL BE #2 SDR19 SYP U.O.N.
2.2. GLULAM BEAMS SHALL BE ANTHONY POWER BEAM 3090 EN-2.1E-3090S. USE BALANCED LAYUP BEAMS WHEN INSTALLED AT CANTILEVERS OR WHEN THEY ARE CONTINUOUS OVER ONE OR MORE SUPPORTS. USE UNBALANCED LAYUP BEAMS WHEN THEY ARE SUPPORTED AT EACH END ONLY (SIMPLE SUPPORTED SPAN).
2.3. SAWN LUMBER USED FOR LOAD-SUPPORTING PURPOSES, INCLUDING END-JOINTS OR EDGE-GLUED LUMBER, MACHINE STRESS-RATED OR MACHINE EVALUATED LUMBER, SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC P2 39 OR EQUIVALENT.
2.4. PSL BEAMS SHALL BE WEYERHAEUSER 2.0 PARALLAM.
3. STRUCTURAL FRAMING SHALL HAVE A 19% MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION.
4. PRESSURE-TREATED WOOD:
4.1. ALL EXPOSED WOOD SHALL BE PRESSURE-TREATED ACCORDING TO THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS.
4.2. JOBSITE FABRICATION CUTS AND BORINGS SHALL BE FELD TREATED WITH COPPER NAPHANATE HAVING A MINIMUM 2% METALLIC SOLUTION (1% SOLUTION IF 2% NOT AVAILABLE) FOLLOWING AWPA STANDARD M4.
5. ROOF FRAMING:
5.1. RIDGE, HIP, OR VALLEY BEAMS SHALL BE ONE SIZE WIDER THAN THE LARGEST RAFTER FRAMING INTO IT (EX. 2X10 BEAM FOR 2X8 RAFTER), AND SHALL MATCH THE CUT END OF THE RAFTER.
5.2. ALL EXPOSED RAFTERS SHALL BE DOUGLAS FIR CLEAR VERTICAL GRAIN.
5.3. PROVIDE COLLARS TIES AT UPERS 15' DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 48" O.C. OR METAL STRAPS AS SHOWN ON FRAMING DETAILS.
5.4. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE.
5.5. PROVIDE RAFTER TIES AT ALL PLATES WHERE CEILING JOISTS ARE PERPENDICULAR TO RAFTERS AND IN GABLE ROOFS.
5.6. PROVIDE DOUBLE FRAMING AT EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
5.7. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPES AND OTHER DATA NOT CONTAINED IN THE STRUCTURAL FRAMING PLANS.
5.8. THE MAXIMUM UNSUPPORTED SPAN FOR RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE INSTALLED CONTINUOUSLY OVER TWO SPACES AT 48" O.C. UNLESS OTHERWISE SPECIFIED. FOR 2X6 BRACES = 46" OAG FROM VERT. MINIMUM UNSUPPORTED LENGTH FOR 2x6 BRACES = 8'-0".
5.9. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2X6 STRONG BACK SUPPORT BY BLOCKING AT BRACE LOCATIONS), LOAN.
5.10. PROVIDE 2x6 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPS, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
6. CEILING FRAMING:
6.1. PROVIDE 2-2x6 STRONG BACK ON SPANS OVER 10'-0".
6.2. MULTIPLE JOISTS SHALL BE NAILED ACCORDING TO TABLE R602.3(1) OF THE 2021 IRC. THERE SHALL BE NO SPLICES.

VI. MASONRY VENEERS

- 1. CLAY OR SHALE MASONRY UNITS SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM C 34 FOR STRUCTURAL CLAY LOAD-BEARING WALL TILE, ASTM C 56 FOR STRUCTURAL CLAY NONLOAD-BEARING WALL TILE, ASTM C 62 FOR BUILDING BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE), ASTM C 988 FOR SOLID UNITS OF THIN VENEER BRICK, ASTM C 126 FOR GERMAN-GLAZED CERAMIC STRUCTURAL CLAY FACING TILE, ASTM C 216 FOR FACING BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE), ASTM C 662 FOR HOLLOW BRICK (HOLLOW MASONRY UNITS MADE FROM CLAY OR SHALE) OR ASTM C 1405 FOR GLAZED BRICK (SINGLE-FIRED SOLID BRICK UNITS).
2. MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2104.1 OF THE 2021 IBC AND WITH TMS 602/ACI 530.1/ASCE 6.
3. MASONRY SHALL BE WEYERHAEUSER 2.0 PARALLAM.

VII. MASONRY LINTEL SCHEDULE

- GALVANIZED STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY):
MAXIMUM SPAN 6'-0"
ANGLE MINIMUM SIZE L3 1/2 x 3 1/2 x 5/16 (LLV) 6"
L5 4 x 1/2 x 5/16 (LLV) 7'-0"
L6 4 x 4 x 5/16 (LLV) 8'-0"
L8 4 x 4 x 3/8 (LLV) 9'-0"
L8 4 x 4 x 3/8 (LLV) 10'-0"
L8 4 x 4 x 3/8 (LLV) 12'-0"
THIS SCHEDULE APPLIES TO BRICK NOT WIDER THAN 4" NOMINAL. FOR WINDER MATERIALS SEE DETAILS OR CONTACT ENGINEER.
LLV = LONG LEG VERTICAL.

7. STUD WALL FRAMING.

- 7.1. STUD WALLS EXCEEDING 10'-0" SHALL HAVE FREESTOPS.
7.2. WALLS WITH DWV PLUMBING SHALL BE FRAMED WITH 2x6 MINIMUM.
7.3. ALL MECHANICAL AND PLUMBING FITURES ALONG THE PERIPHERY SHALL BE STEEL. COOPER GRIRON PIPE, THE ANNUAL SPACE AROUND THE MECHANICAL OR PLUMBING FITTURE SHALL BE FILLED WITH AN APPROVED FIBREGLASS.
7.4. FRAME EXTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" BUT NOT MORE THAN 14'-0" WITH 2x6 STUDS AT 16" O.C.
7.5. FRAME INTERIOR LOAD-BEARING STUD WALLS WITH UNBRACED HEIGHT GREATER THAN 10'-0" BUT NOT MORE THAN 14'-0" WITH 2-2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 16" O.C.
7.6. STUD WALLS 14'-0" OR HIGHER SHALL HAVE (2) 2x6, (2) 2x4 OR 4x4 STUDS AT 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2x6, (2) 2x4 OR 4x4 STUDS AT 16" O.C.
7.7. STUDS IN GABLE ENDS SHALL BE ADJACENT TO GABLE CELINGS SHALL BE CONTINUOUS FROM THE UPPERMOST FLOOR TO THE CEILING DIAPHRAGM OR TO THE ROOF DIAPHRAGM. THERE SHALL BE NO SPLICES.
7.8. STUDS SHALL BE CONTINUOUS THROUGH HORIZONTAL SUPPORTS, INCLUDING BUT NOT LIMITED TO HEADERS, GIRDERS, FLOOR DIAPHRAGM ASSEMBLIES, CEILING DIAPHRAGM ASSEMBLIES, AND ROOF DIAPHRAGM ASSEMBLIES.
7.9. BALLOON FRAMING (DOUBLE HEIGHT) WALLS SHALL BE FRAMED WITH CONTINUOUS (2) 2x6 @ 16" O.C. FROM THE UPPERMOST FLOOR TO THE CEILING DIAPHRAGM OR TO THE ROOF DIAPHRAGM.
7.10. STUDS IN GABLE ENDS SHALL BE ADJACENT TO GABLE CELINGS SHALL BE CONTINUOUS FROM THE UPPERMOST FLOOR TO THE CEILING DIAPHRAGM OR TO THE ROOF DIAPHRAGM. THERE SHALL BE NO SPLICES.
7.11. MULTIPLE STUD PACKS UNDER DOUBLE TRUSSES DOWN TO FOUNDATION OR BEAM (MINIMUM 3 STUDS).
7.12. PROVIDE STUD PACKS UNDER DOUBLE TRUSSES DOWN TO FOUNDATION OR BEAM (MINIMUM 3 STUDS).
7.13. PROVIDE 7/16" OSB TO ALL EXTERIOR WALL SURFACES U.O.N.

8. FLOOR FRAMING:

- 8.1. PROVIDE CROSS BRIDGING AT 8'-0" O.C. ON ALL SOLID SAWN JOISTS.
8.2. PROVIDE DOUBLE FLOOR JOIST/TRUSS UNDER ALL PARTITIONS PARALLEL TO JOIST/TRUSS BELOW.
8.3. MULTIPLE JOIST SHALL BE NAILED ACCORDING TO TABLE R602.3(1) OF THE 2021 IRC. THERE SHALL BE NO SPLICES.
9. BEAMS AND HEADERS:
9.1. ALL BEAMS ARE FLUSH BEAM U.O.N.
9.2. ALL BUILT-UP MEMBERS DESIGNATED AS BEAMS OR HEADERS SHALL BE GLUED AND NAILED WITH A LAYER OF 1/2" THICK PLYWOOD BETWEEN MEMBERS. EXAMPLE: FOR TWO (2) 2X USE ONE (1) LAYER OF PLYWOOD FOR THREE (3) 2X USE TWO (2) LAYERS OF PLYWOOD.
9.3. PROVIDE FULL BEARING UNDER BEAMS CONTINUOUSLY TO FOUNDATION.
9.4. OTHERS BEING FRAMED TO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (4) STUDS UNLESS OTHERWISE NOTED.
9.5. ALL FLOOR OR CEILING JOISTS FRAMING TO THE FACE OF BEAMS SHALL BE SUPPORTED BY SIMPSON 1" U" OR BETTER METAL HANGERS U.O.N.
9.6. ALL BEAMS FRAMING TO FACE OF BEAMS SHALL BE SUPPORTED BY SIMPSON HGU OR BETTER METAL HANGERS U.O.N.
9.7. ALL METAL CONNECTORS FOR GLULAM BEAMS FRAMING TO COLUMNS SHALL BE SIMPSON COO OR BETTER U.O.N.
9.8. ALL METAL CONNECTORS FOR SOLID SAWN LUMBER BEAMS TO COLUMNS SHALL BE SIMPSON AC, ACE OR SIMILAR U.O.N.
9.9. REFER TO HEADER SCHEDULE FOR HEADER REQUIREMENTS.

TABLE 2. WOOD HEADER SCHEDULE

Table with columns: Header Span (ft), Minimum Header Size (in), Required Number of Chipped Studs at Each End, and Required Number of Full Height Studs at Each End.

- 9. PROVIDE 3x2-2X12 HEADERS AT ALL FIRST LEVEL OPENINGS WITH SPANS EQUAL OR LESS THAN 8'-0" U.O.N.
9. 2 STUDS AT EXTERIOR OPENINGS.

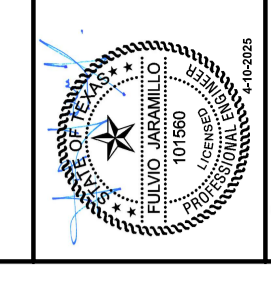
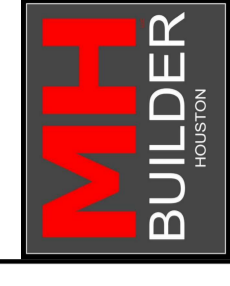
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LLV = LONG LEG VERTICAL.

FASTER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3(1) OF THE 2021 IRC. Table with columns: Item, Description of Building Elements, and Spacing and Location.



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2 RIVERWAY DR, SUITE 650, HOUSTON, TEXAS 77056
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PROJECT:
TENNESSEE ST.
LOT 7 BLOCK 38
311 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

Table with columns: No., Description, Date. Includes SCALE, DRW BY, CHK BY, APP BY, DATE, CODE, SHEET TITLE & NUMBER, and STRUCTURAL NOTES.

City of Houston logo and \$500 REVIEWED FOR COMPLIANCE text.



No.	Description	Date

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CHK BY: RG-GF

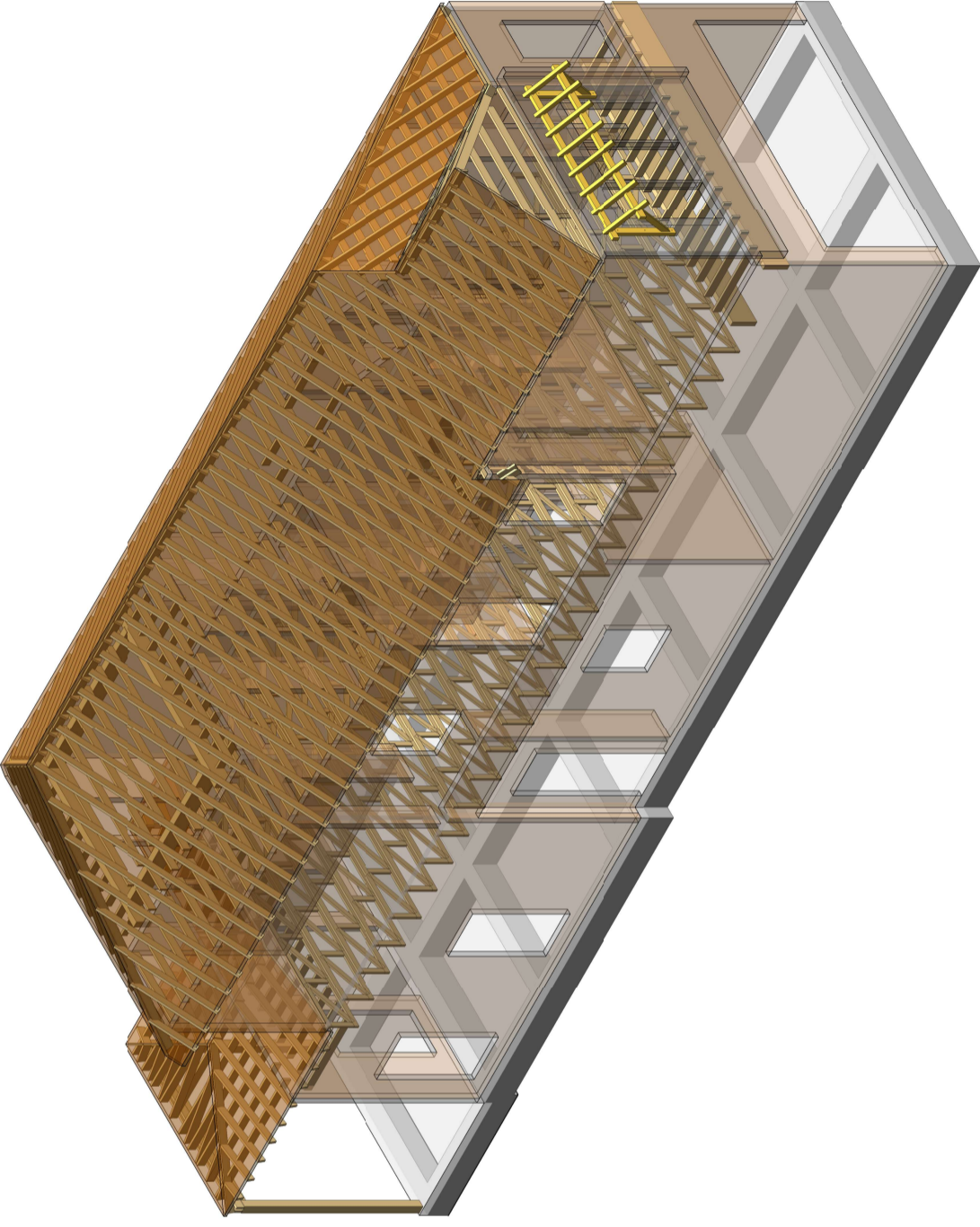
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DATE: 04/07/2025

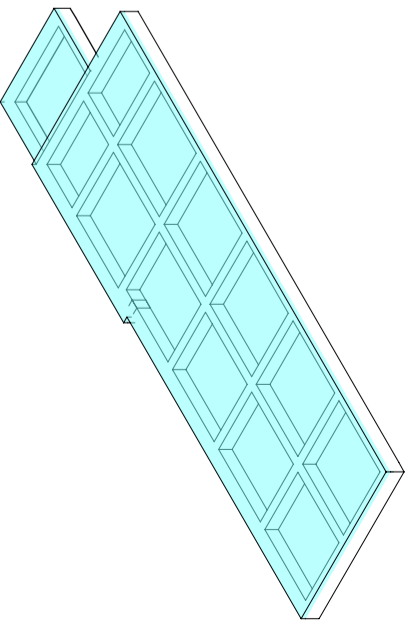
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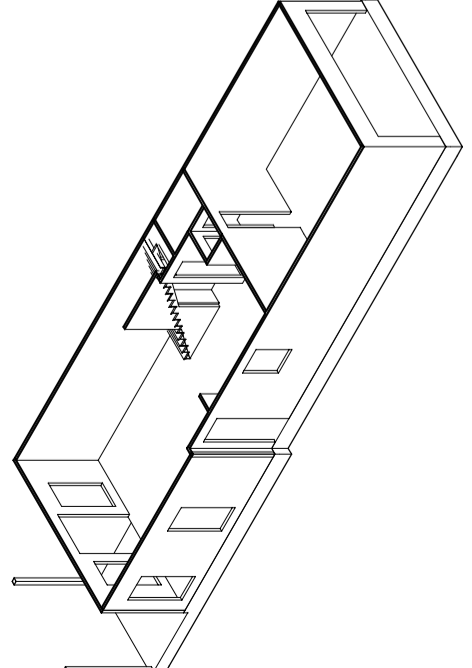
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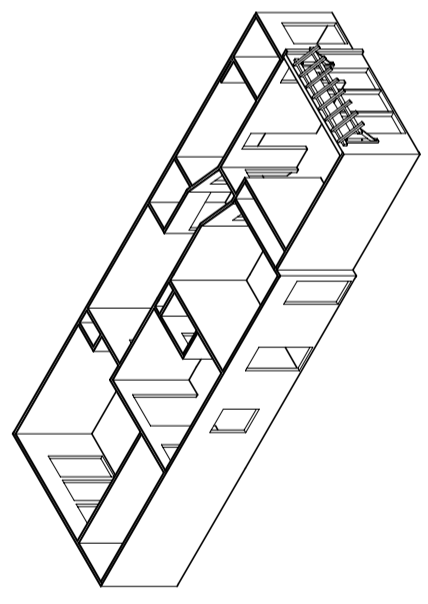
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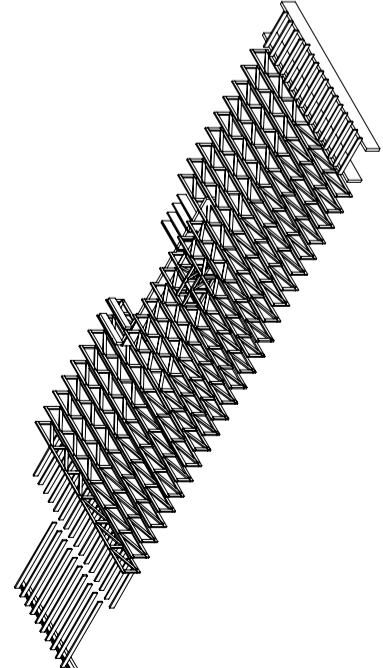
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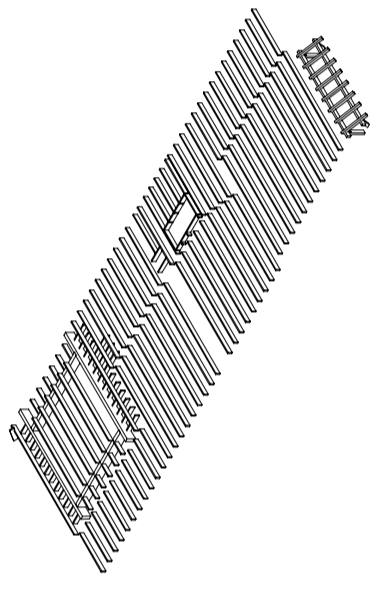
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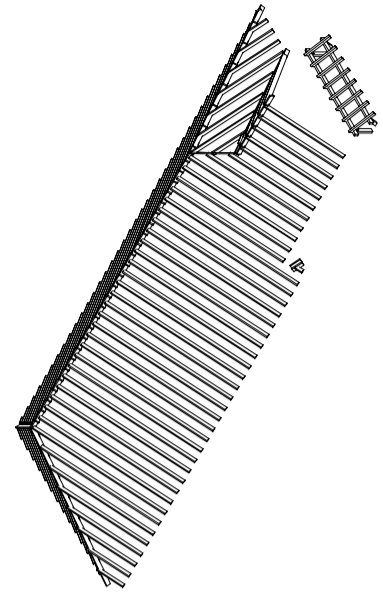
4 3D SECOND FLOOR WALLS  
S100 | N.T.S



3 3D SECOND FLOOR FRAMING  
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5 3D SECOND FLOOR CEILING  
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6 3D ROOF FRAMING  
S100 | N.T.S

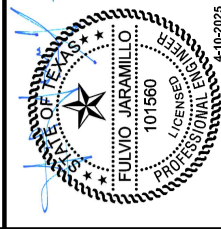
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**DECON**  
Structural Engineering  
TXBPE FIRM No. 16156  
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PROJECT:

**311  
TENNESSEE ST.  
LOT 7 BLOCK 38**  
**311 TENNESSEE ST.  
HOUSTON, TX 77029  
MODEL 1732**

No.	Description	Date

SCALE:	AS SHOWN
DRW BY:	SG
CHK BY:	RG-GF
APP. BY:	FJ
DATE:	04/07/2025
CODE:	7020.01

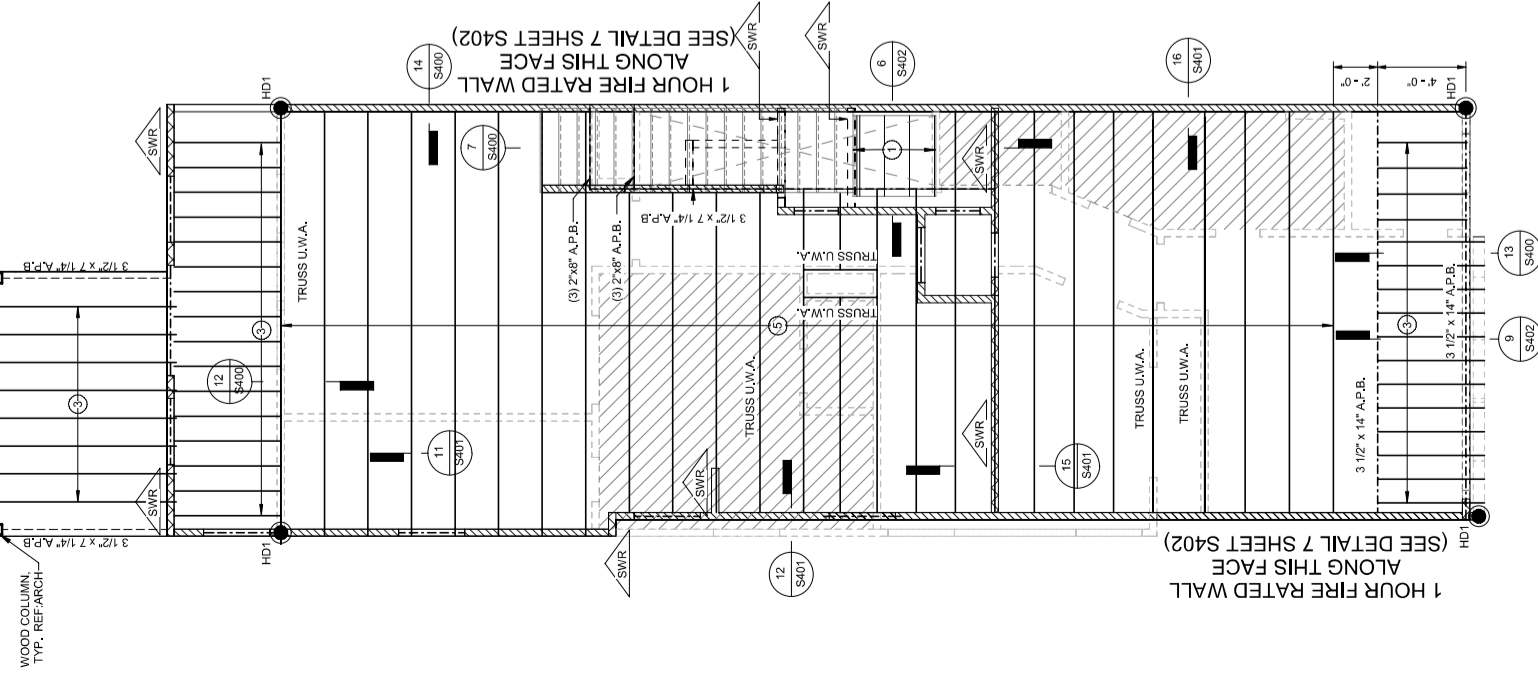
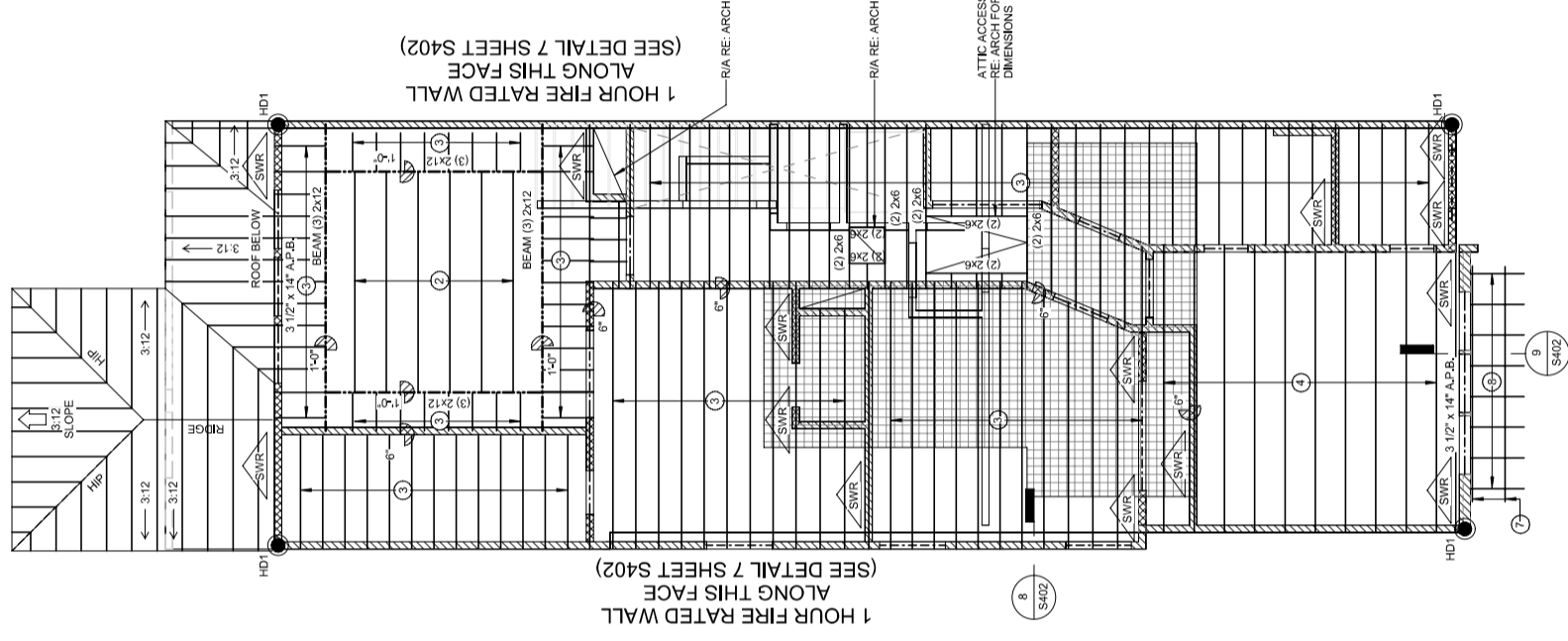
SHEET TITLE & NUMBER

**SECOND FLOOR  
FRAMING**



**\$300**  
REVIEWED FOR COMPLIANCE  
5046923  
Performance of this review does not constitute an endorsement or any responsibility to comply with all applicable codes and regulations. 07/22/25

2 ROOF FLOOR CEILING FRAMING PLAN  
S300 1/4" = 1'-0"



3 SECOND FLOOR FRAMING PLAN  
S300 1/4" = 1'-0"

- LEGEND**
- WALL ABOVE
  - WALL BELOW
  - SHEAR WALL, SEE SHEAR WALL SCHEDULE.
  - TRUSS
  - DROPPED BEAM
  - HEADER, SEE HEADER SCHEDULE IN SHEET S300
  - WOOD JOIST
  - COFFER/DROP CEILING
  - FLUSH / TOP BEAM
  - INDICATES HOLDDOWN ANCHOR/STRAP LOCATION, SEE HOLDDOWN SCHEDULE FOR ADDITIONAL INFORMATION AND DETAIL.
  - TOP OF DECK TO MATCH TOP OF TRUSS AT THE FLOOR AREAS. RE: DETAIL 1/15/01
  - SHEAR WALL TYPE, SEE SHEAR WALL SCHEDULE.
  - HABITABLE ATTIC AREA.
  - INSTALL 3/4" PLYWOOD DECK AT SHADED ATTIC AREA.

A.P.B. = ANTHONY POWER BEAM 3000 Fb - 2.1E - 300Fv  
W.S.P. = WOOD STRUCTURAL PANEL (PLYWOOD OR OSB)  
U.W.A. = UNDER WALL ABOVE

- 1 2x12S @ 16" O.C.
- 2 2x8S @ 16" O.C.
- 3 2x8S @ 12" O.C.
- 4 2x8S @ 16" O.C.
- 5 2x12S @ 24" O.C. (TOP & BOTTOM CHORDS)
- 6 SECOND FLOOR GUARDRAIL TO BE MOUNTED ON THIS TRUSS, RE: ARCHITECTURAL PLANS FOR GUARDRAIL DETAILS AND STRUCTURAL NOTES FOR LIVE LOAD REQUIREMENTS.
- 7 3x8S SEE DETAIL 9/8/02
- 8 3x4S @ 16" O.C.

- NOTES:**
- PROVIDE FOR CHORD CONNECTIONS TO FLUSH BEAMS UNLESS NOT ENOUGH SPACE IS AVAILABLE FOR SUCH CONNECTION TYPE.
  - SEE 14/5/00 FOR WIND TE-DOWN DETAIL.
  - ALL BUILD-UP MEMBERS DESIGNATED AS BEAMS OR HEADERS SHALL BE GLUED AND NAILED.
  - ALL LOAD BEARING HEADERS AT FIRST AND SECOND FLOORS SHALL BE (2) 2x12 MINIMUM U.O.N. OR AS REQUIRED PER SCHEDULE (MOST CRITICAL GOVERNS).
  - THE OUTSIDE FACE OF ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED WITH ONE LAYER OF 1/2" W.S.P. (PLYWOOD OR OSB) PER SHEAR WALL SCHEDULE AND SHEETS S307 AND S308, FOR NAILING REQUIREMENTS.
  - USE JOIST HANGERS FOR ALL FACE TO FACE CONNECTIONS PER STRUCTURAL NOTES.
  - COORDINATE WITH ARCHITECT FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES LOCATIONS.
  - ALL RAFTERS 2x6S @ 16" O.C.







No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

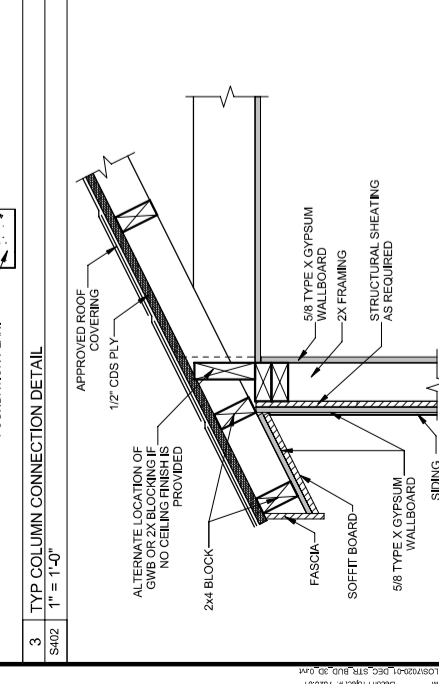
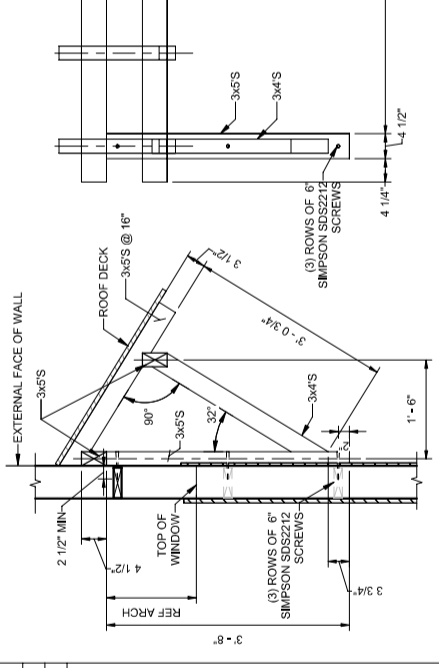
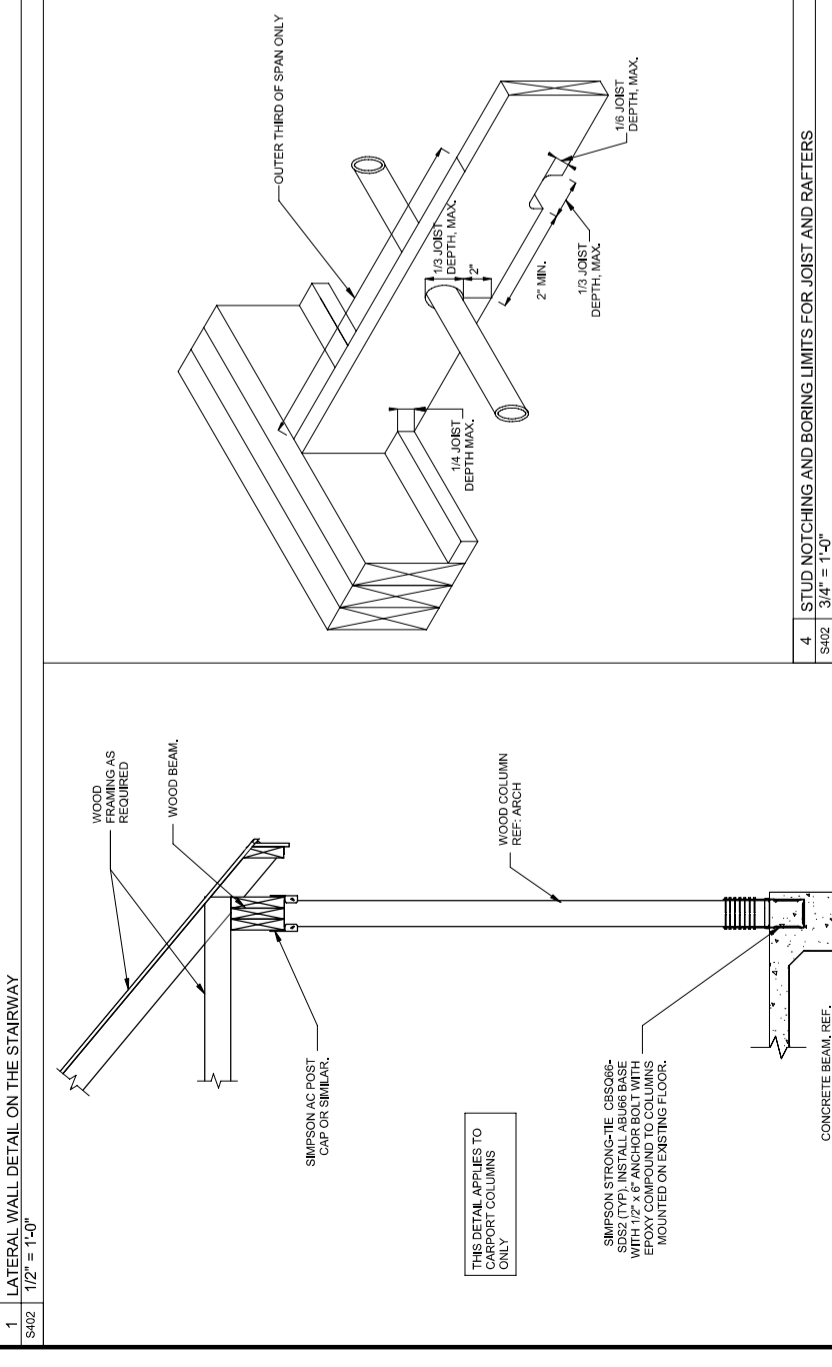
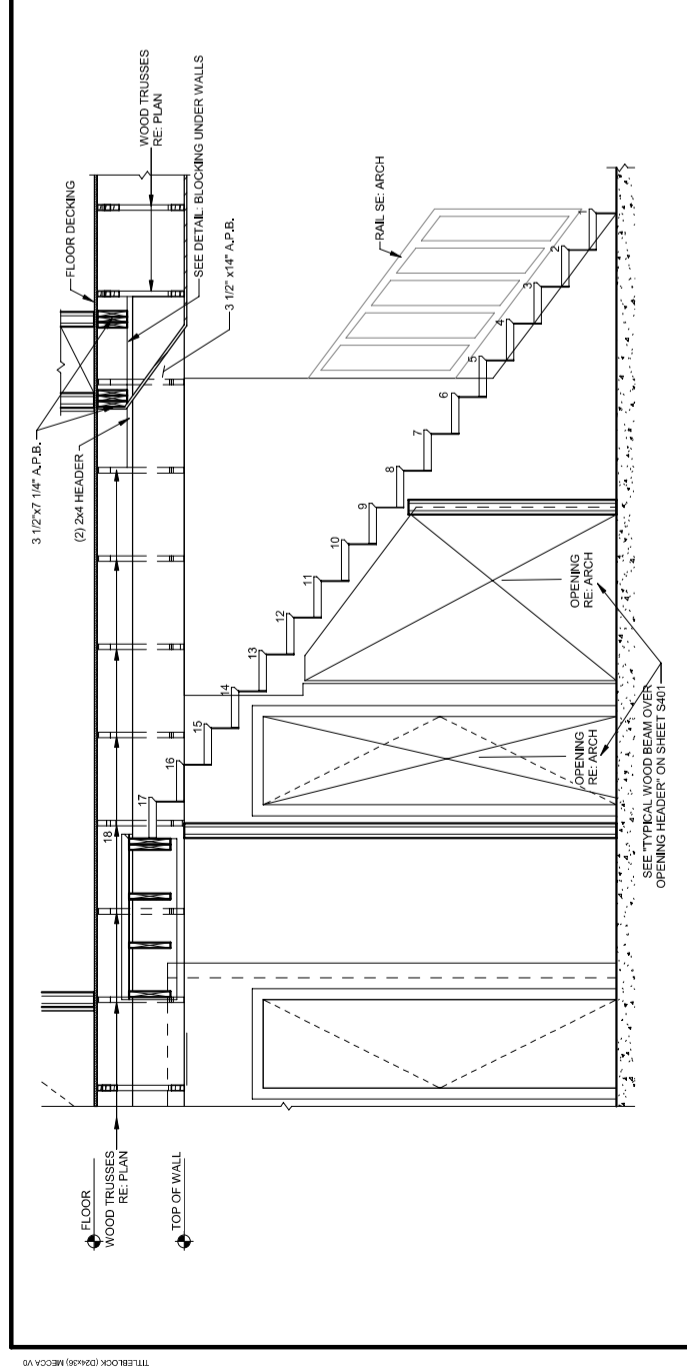
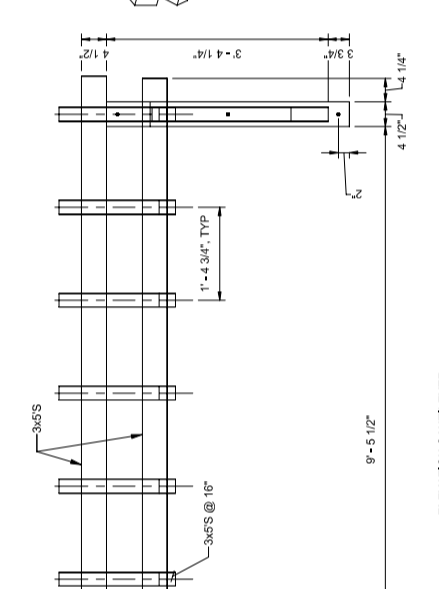
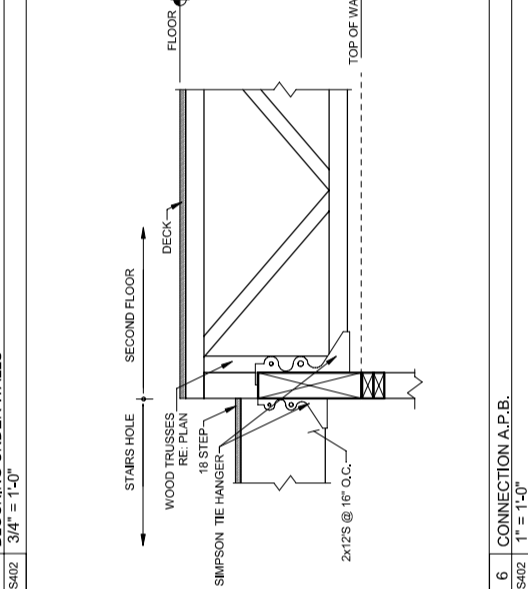
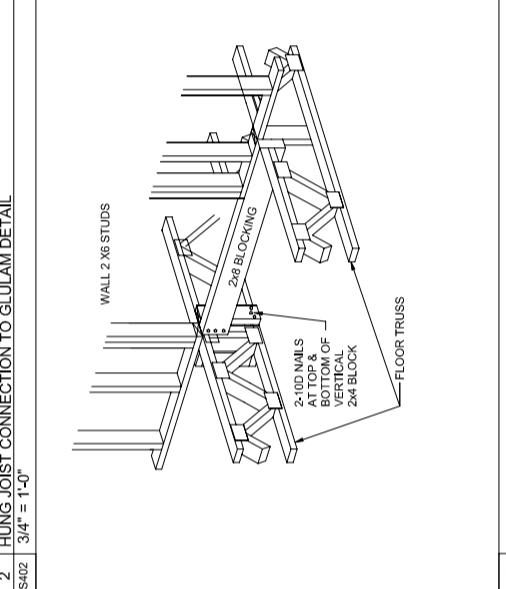
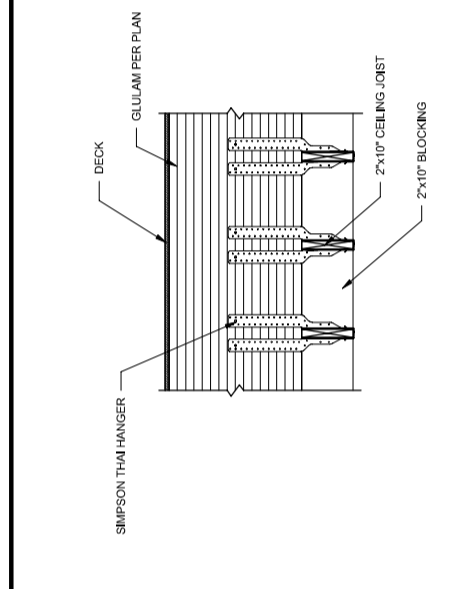
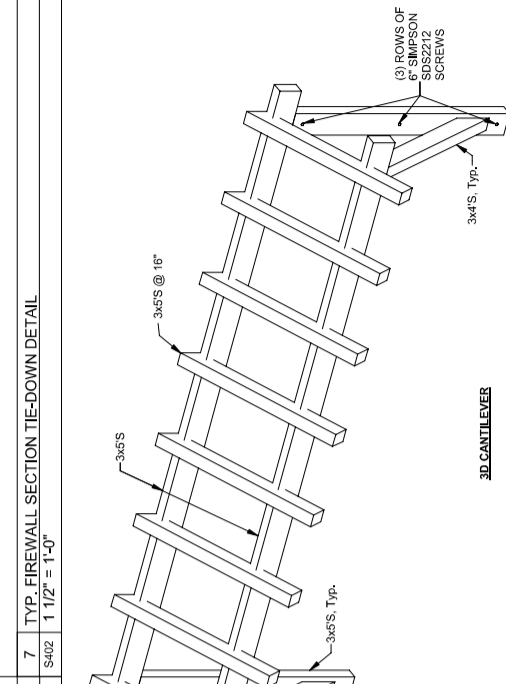
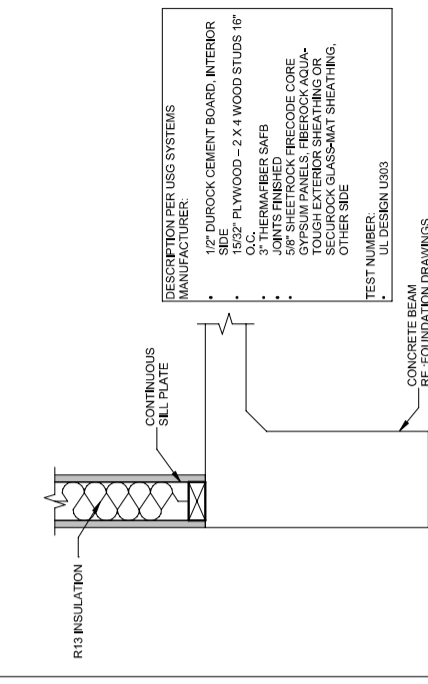
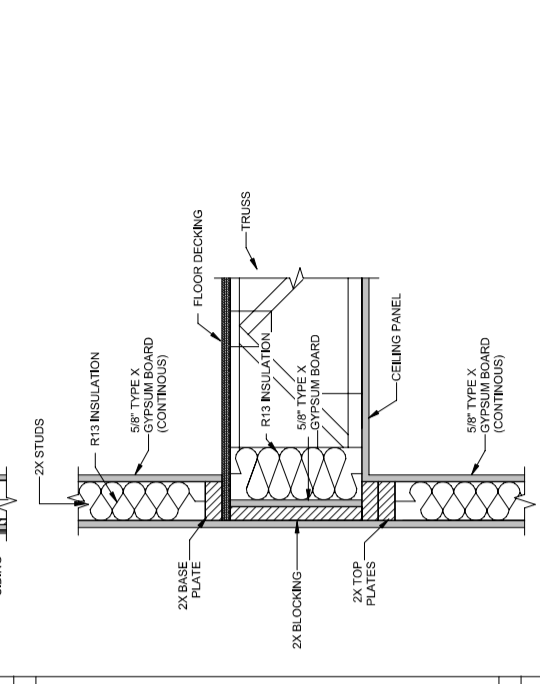
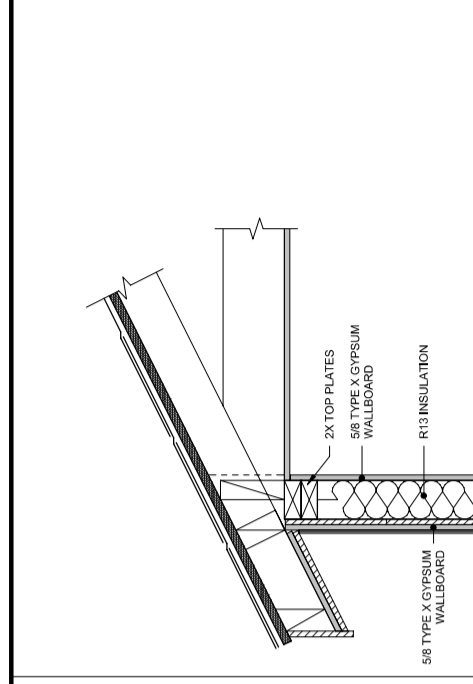
CHK BY: RG-GF

APP. BY: FJ

DATE: 04/07/2025

CODE: 7020.01

SHEET TITLE & NUMBER  
**FRAMING  
DETAILS**  
7020.01



SECTION CANTILEVER	
9 CANTILEVER 3/4" = 1'-0"	ELEVATION CANTILEVER
SECTION CANTILEVER	
ELEVATION CANTILEVER	