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COVER

311 Tennessee St, Houston TX 77029, LOT8

1732 PLAN

Site Plan		C000	upload
Architectural Plans	Page 1	1 of 11	upload
	Page 2	2 of 11	upload
	Page 3	3 of 11	upload
	Page 4	4 of 11	upload
	Page 5	5 of 11	upload
	Page 6	6 of 11	upload
	Page 7	7 of 11	upload
	Page 8	8 of 11	upload
	Page 9	9 of 11	upload
	Page 10	9.1 of 11	upload
	Page 11	9.2 of 11	upload
Structural Plans	Page 1	A000	upload
	Page 2	S000	upload
	Page 3	S001	upload
	Page 4	S100	upload
	Page 5	S200	upload
	Page 6	S201	upload
	Page 7	S202	upload
	Page 8	S300	upload
	Page 9	S301	upload
	Page 10	S400	upload
	Page 11	S401	upload
	Page 12	S402	upload
Electrical Plans		**Included** within drawings, Page 8 of 11	upload
Plumbing Plans		No separate Drawings	n/a
Mechanical (HVAC) Plans		No separate Drawings	n/a

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Architectural

Refer to,
Repeat MASTER PROJECT # Not at this time

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1732 PLAN

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BXUV.U344
Fire Resistance Ratings - ANSI/UL 263

Page Bottom

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

Fire Resistance Ratings - ANSI/UL 263

See General Information for Fire Resistance Ratings - ANSI/UL 263

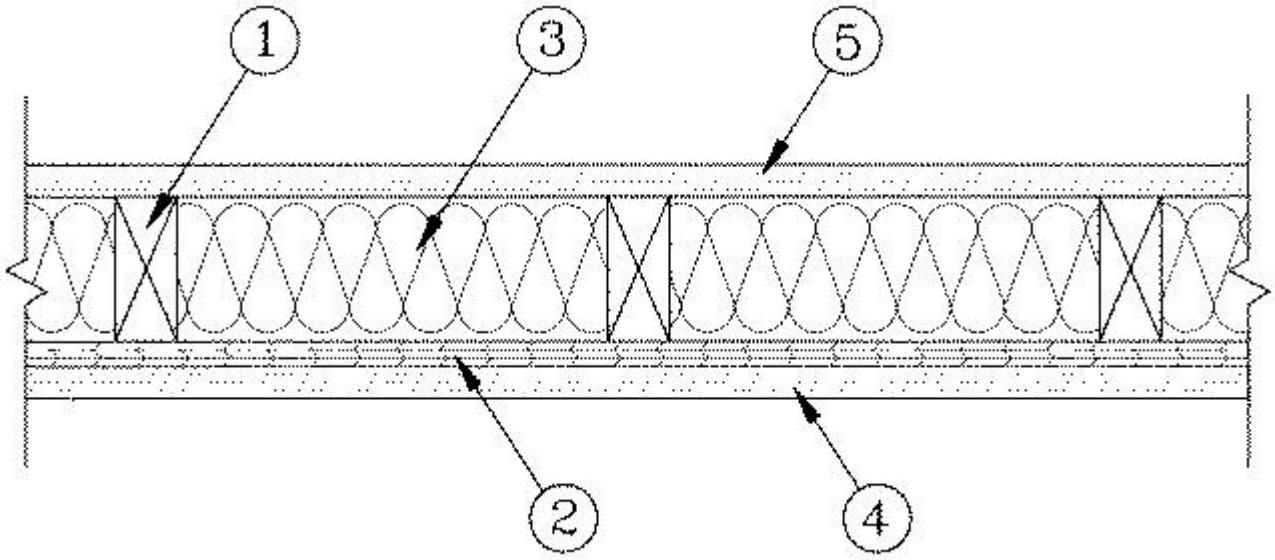
Design No. U344

July 13, 2011

Bearing Wall Rating — 1 Hr.

Finish Rating — 26 Min.

Load Restricted for Canadian Applications — See Guide BXUV7



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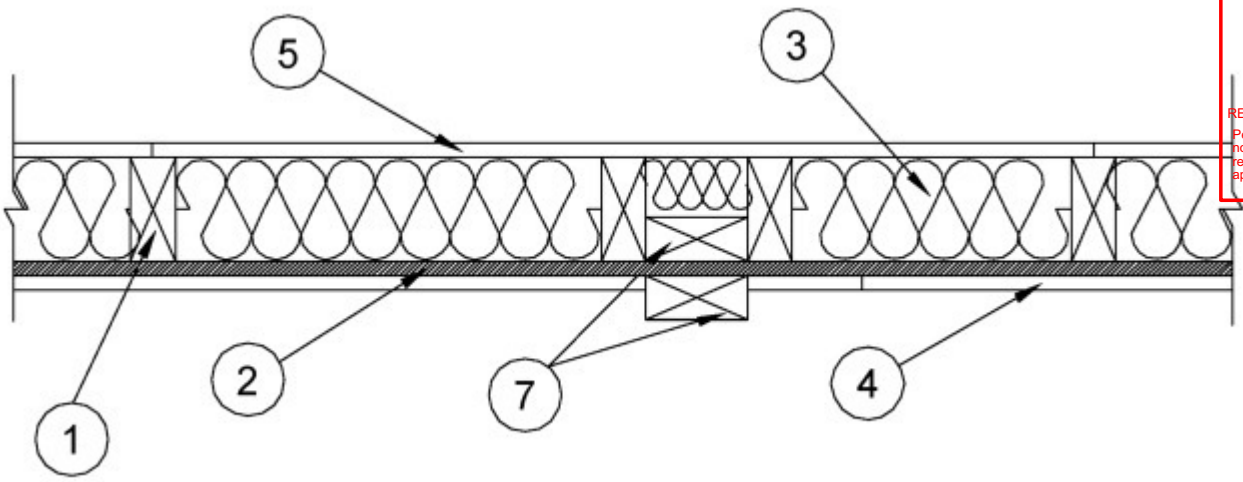

1. **Wood Studs —** Nom 2 by 4 in. spaced 24 in. OC, laterally braced, and effectively fire stopped at top and bottom.

2. **Wood Structural Panel Sheathing —** Nom 15/32 in. thick, 4 ft wide APA Rated Sheathing 32/16. Exposure 1, plywood or oriented strand board (OSB) per PS1, PS2 or APA Standard PRP-108. Installed with long dimension of sheet (strength axis) or face grain of plywood, parallel with studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Horizontal joints backed with nom 2 by 4 in. wood backing. Attached to studs on exterior side of wall with 6d cement coated steel box nails spaced 12 in. OC along interior studs and 6 in. OC at perimeter of panels.

3. **Batts and Blankets* —** 3-1/2 in. thick foil-faced glass fiber batts. Supplied in rolls 23 in. wide. Density to be nom 0.70 pcf. Placed in stud cavity and secured to studs with 5/8 in. long steel staples spaced nom 12 in. OC.

See Batts and Blankets* (BZJZ) category for names of Classified Companies.

3A. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft^3. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft^3.

U S GREENFIBER L L C — Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)

3B. **Fiber, Sprayed* —** As an alternate to Item 3 and 3A — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 4.58 lb/ft^3.

NU-WOOL CO INC — Cellulose Insulation

3C. **Fiber, Sprayed* —** As an alternate to Batts and Blankets (Item 3) - Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft^3.

INTERNATIONAL CELLULOSE CORP — Celbar-RL

4. **Gypsum Board* —** 5/8 in. thick, 4 ft wide, applied horizontally or vertically. Attached to studs through plywood sheathing with 8d cement coated nails 2-3/8 in. long, 0.113 in. shank diam, 9/32 in. diam head nails spaced 7 in. OC along studs and at perimeter of panels. When used in widths other than 48 in., wallboard is to be installed horizontally. Joints exposed or covered with tape and compound.

When Item 6, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, WRC, WRX.

LAFARGE NORTH AMERICA INC — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO — Type FSW-6 (finish rating 20 min).

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NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA

PABCO GYPSUM — Type PG-11

TEMPLE-INLAND — Types TG-C, Type X, Veneer Plaster Base - Type X, Water Rated - Type X, Sheathing - Type X, Soffit - Type X, GreenGlas Type X.

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-X2, IPC-AR, WRC, SCX, SHX, ULX or WRX.

USG MEXICO S A DE C V — Type AR, C, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.

4A. **Gypsum Board* —** (As an alternate to Item 4) - 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 4.

TEMPLE-INLAND — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

4B. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 4, 4A) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 4.

SERIOUS ENERGY INC — Type QuietRock ES, Type QuietRock QR-527.

5. **Gypsum Board* —** 5/8 in. thick, 4 ft wide applied horizontally or vertically. Attached to studs or blocking at 7 in. OC with 6d cement coated nails, 1-7/8 in. long, 0.0915 in. shank diam and 1/4 in. diam heads. When used in widths other than 48 in., wallboard to be installed horizontally. Joints exposed or covered with tape and compound.

When Item 6, **Steel Framing Members***, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C.

CGC INC — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX or WRX.

LAFARGE NORTH AMERICA INC — Types LGFC6, LGFC6A, LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO — Type FSW-6 (finish rating 20 min).

PABCO BUILDING PRODUCTS L L C, DBA

PABCO GYPSUM — Type PG-11

TEMPLE-INLAND — Type TG-C, GreenGlass Type X

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX, ULX or WRX.

USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX or WRX.

5A. **Gypsum Board* —** As an alternate to Item 5 - (not shown) - 5/8 in. thick gypsum panels, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board. When used in widths of other than 48 in., gypsum boards are to be installed horizontally. Joints exposed or covered with tape and compound.

AMERICAN GYPSUM CO — Types AGX-1, M-Glass, AG-C (Finished Rating is 25 minutes).

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CERTAINTEED GYPSUM INC — ProRoc Type C or ProRoc Type X (Finished Rating is 23 minutes).

CERTAINTEED GYPSUM CANADA INC — ProRoc Type C or ProRoc Type X (Finished Rating is 23 minutes).

CGC INC — Type AR, C, IP-X2, IPC-AR, SCX, SHX, WRC, WRX. (Finished Rating is 24 minutes).

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-X1, IP-X2, IPC-AR, SCX, ULX or WRX. (Finished Rating is 24 minutes).

USG MEXICO S A DE C V — Type AR, C, IP-X1, IP-X2, IPC-AR, SCX or WRX. (Finished Rating is 24 minutes).

5B. **Gypsum Board* —** (As an alternate to Items 5 and 5A) — 5/8 in. thick gypsum panels, with square edges, applied either horizontally or vertically. Gypsum panels fastened to framing with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last 2 screws 1 and 4 in. from edge of board or nailed as described in Item 5. When used in widths of other than 48 in., gypsum boards are to be installed horizontally.

TEMPLE-INLAND — GreenGlas Type X.

5C. **Gypsum Board* —** (As an alternate to Items 5 through 5B) - 5/8 in. thick, 4 ft. wide, paper surfaced applied vertically and secured as described in Item 5.

TEMPLE-INLAND — Type X ComfortGuard Sound Deadening Gypsum Board (finish rating 27 min).

5D. **Wall and Partition Facings and Accessories* —** (As an alternate to Items 5 through 5C) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically only and secured as described in Item 5.

SERIOUS ENERGY INC — Type QuietRock ES, Type QuietRock QR-527.

6. **Steel Framing Members —** (Optional, Not Shown)* — Furring Channels and Steel Framing Members as described below:

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Items 4 and 5.

b. **Steel Framing Members* —** Used to attach furring channels (Item 6a) to studs . Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.

PAC INTERNATIONAL INC — Type RSIC-1.

7. **Non-Bearing Wall Partition Intersection —** (Optional) Two nominal 2 by 4 in. stud or nominal 2 by 6 in. stud nailed together with two 3-1/2 in. long 10d nails spaced a max. 16 in. OC. vertically and fastened to one side of the minimum 2 by 4 in. stud with 3 in. long 10d nails spaced a max 16 in. OC. vertically. Intersection between partition wood studs to be flush with the 2 by 4 in. studs. The wall partition wood studs are to be framed by with a second 2 by 4 in. wood stud fastened with 3 in. long 10d nails spaced a max. 16 in. OC. vertically. Maximum one non-bearing wall partition intersection per stud cavity. Non-bearing wall partition stud depth shall be at a minimum equal to the depth of the bearing wall.

*Bearing the UL Classification Mark

Last Updated on 2011-07-13

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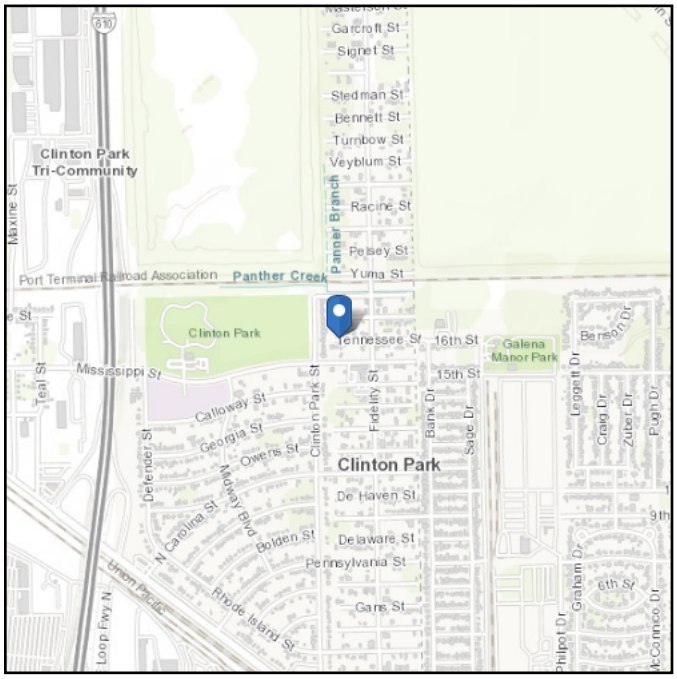
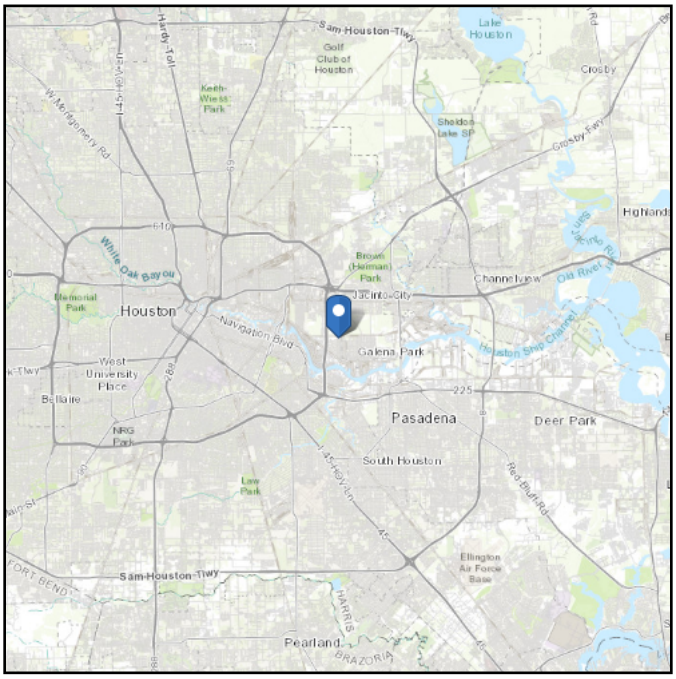
ASCE Hazards Report

Address:
313 Tennessee St
Houston, Texas
77029

Standard: ASCE/SEI 7-22
Risk Category: II
Soil Class: DE

Latitude: 29.744435
Longitude: -95.256637
Elevation: 28.20737808767544 ft (NAVD 88)





Wind

Results:

Wind Speed	135 Vmph
10-year MRI	77 Vmph
25-year MRI	92 Vmph
50-year MRI	105 Vmph
100-year MRI	115 Vmph
300-year MRI	127 Vmph
700-year MRI	135 Vmph
1,700-year MRI	142 Vmph
3,000-year MRI	147 Vmph
10,000-year MRI	156 Vmph
100,000-year MRI	172 Vmph
1,000,000-year MRI	184 Vmph

Data Source: ASCE/SEI 7-22, Fig. 26.5-1B and Figs. CC.2-1–CC.2-4, and Section 26.5.2
Date Accessed: Mon Jun 23 2025

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Value provided is 3-second gust wind speeds at 33 ft above ground for Exposure C Category, based on linear interpolation between contours. Wind speeds are interpolated in accordance with the 7-22 Standard. Wind speeds correspond to approximately a 7% probability of exceedance in 50 years (annual exceedance probability = 0.00143, MRI = 700 years). Values for 10-year MRI, 25-year MRI, 50-year MRI and 100-year MRI are Service Level wind speeds, all other wind speeds are Ultimate wind speeds.

Site is in a hurricane-prone region as defined in ASCE/SEI 7-22 Section 26.2. Glazed openings need not be protected against wind-borne debris.

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3217 Mercer St., Houston, TX 77027

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

Parent Plan: F3042-A1.1-R-v2

BUILDING CODE INFORMATION

BUILDING CODE:
2021 I.R.C. WITH CITY OF HOUSTON AMENDMENTS

OCCUPANCY:
GROUP R-3 - SINGLE FAMILY DWELLING

BUILDING CONSTRUCTION TYPE:
V-B (NON-RATED)

FIRE PROTECTION (GROUP R-3):
LESS THAN 4-STORIES - NO SPRINKLER REQUIRED

ALLOWABLE BUILDING HEIGHT:
3 TOTAL FLOORS WITH A 40'-0" MAXIMUM HEIGHT

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.

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Plan Name A1.1-R-FW2

TABLE OF CONTENTS

RENDERED FRONT	1
SITE PLAN	2
FIRST & SECOND FLOOR PLAN	3
FRONT & REAR ELEVATIONS	4
RIGHT & LEFT ELEVATIONS	5
SECTIONS A-A & B-B	6
MILLWORK	7
FIRST & SECOND FLOOR ELECT.	8
ROOF PLAN & FOUNDATION OUTLINE	9
STANDARD CODE NOTES	10
TYPICAL WALL SECTIONS	11

SQUARE FOOTAGES

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

MH BUILDER-Houston, LLC
FIDELITY ADDITION LOT 8 BLOCK 38
313 TENNESSEE STREET
HOUSTON, TEXAS 77029

PWA Project Number:
F5036-A1.1-R-v1

PERMIT SET Date: 20 May 2025

City of Houston
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L:\2025 Acad Drawings\F5036 Melvin Collins-Boyd- 311 Tennessee St\F5036-A1.1-R-v1.dwg, 5/20/2025 12:11:57 PM, Erika, 0.25:12

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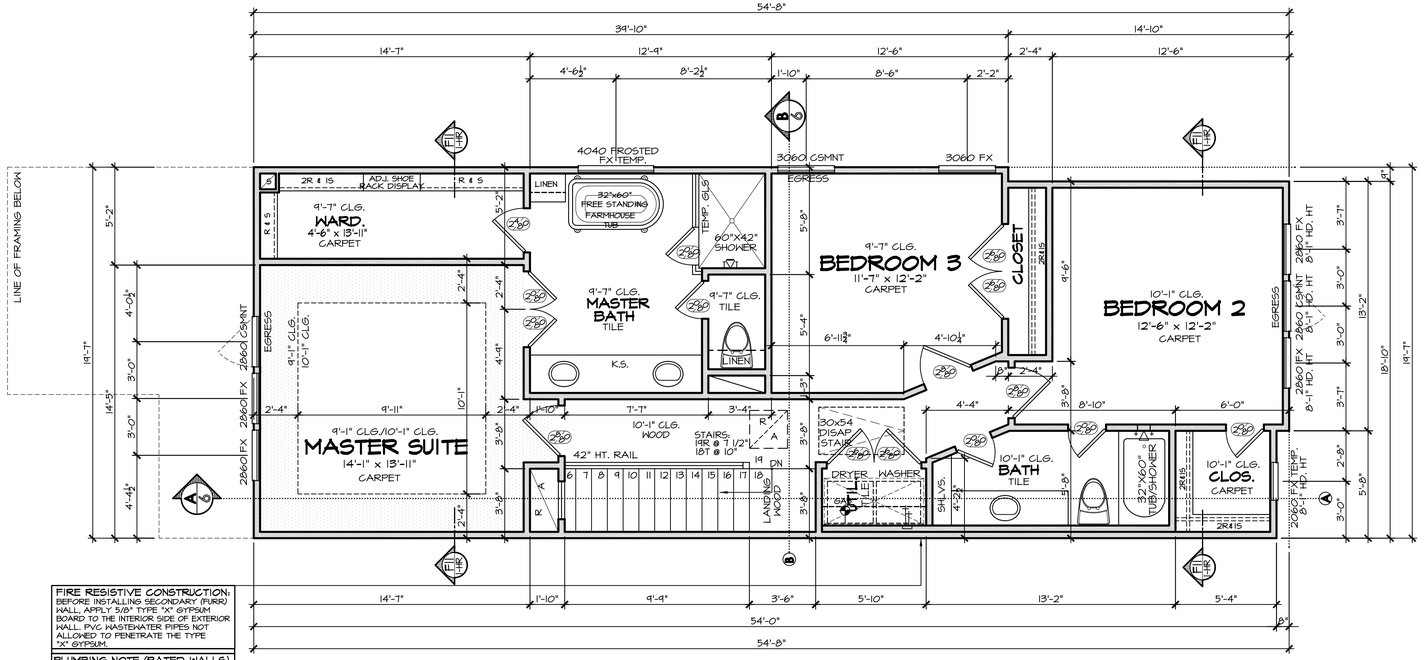
C:\REALM\PRESTON WOOD & ASSOC\2025 Acad Drawings\F5036 Melvin Collins-Boyd- 311 Tennessee St\F5036-A1.1-R-v2.dwg, 6/17/2025 7:41:22 PM, rrath0, 0.25:12



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.

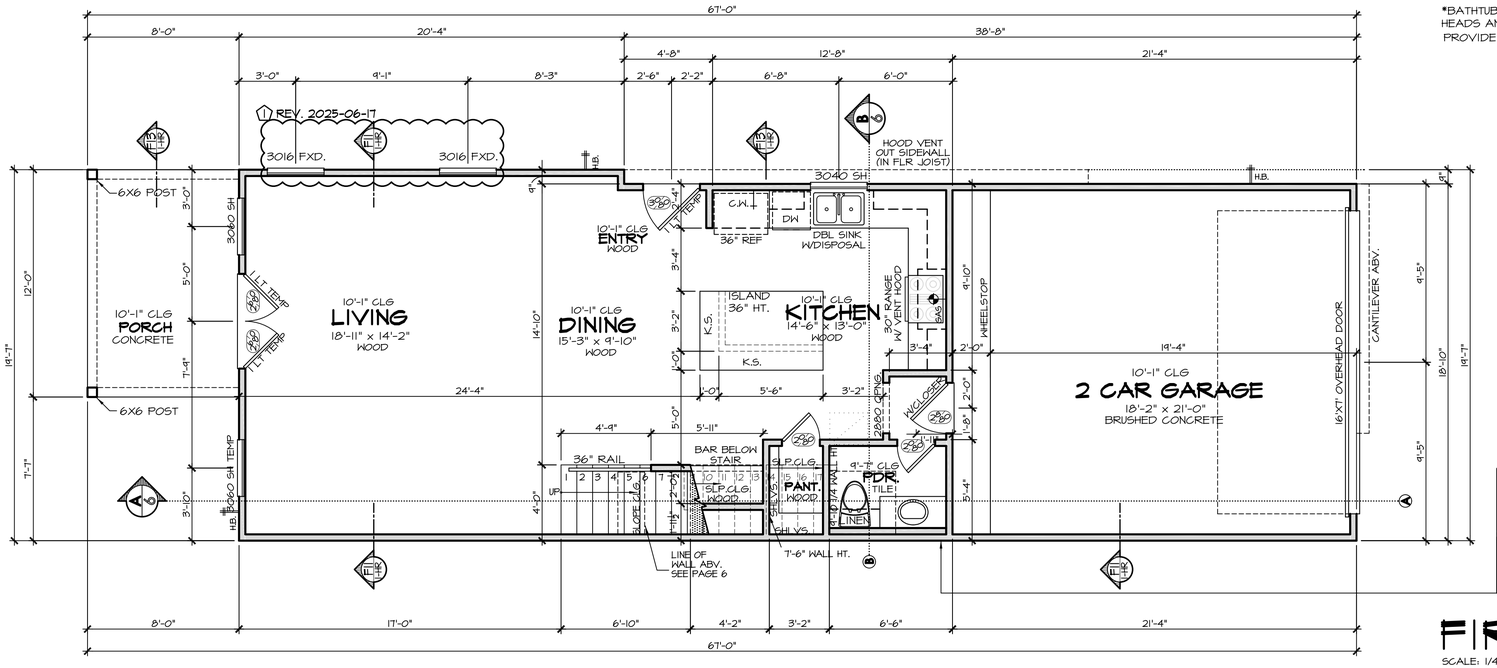
PLUMBING NOTE (RATED WALLS)
IN THE INSTANCE NO SECONDARY (FURR) WALL IS SHOWN ON PLANS, NO GAS LINE AND/OR PLUMBING PENETRATIONS ARE ALLOWED IN "FII" FIRE-RATED WALLS. PLACE IN SIDE-WALLS WHERE APPLICABLE.

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 W/2" DRAIN TO OUTSIDE IN UTILITY



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

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 "FII" FIRE-RATED WALLS. PLACE IN SIDE-WALLS WHERE APPLICABLE.

City of Houston
25008917
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from all applicable code and ordinance requirements.
2/7/1/20

PRESTON WOOD & ASSOCIATES, LLC
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www.JackPrestonWood.com
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Parent Plan: F3042-A1.1-R-v2

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 CASED OPENING RETURNS 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 2-2x4 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 2-2x4 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 WALL SYSTEM CAVITY).
8. COORDINATE WITH DOOR AND WINDOW VENDOR FOR TEMPERED GLAZING LOCATIONS.
9. ROOF PLATE HEIGHTS TAKEN FROM THE (MAIN) FLOOR LEVEL.

SYMBOLS

SECTION CUTS: B/8 — SHEET LOCATION
CABINET & WALL ELEVATIONS: A/13 — SHEET LOCATION
FIRE WALL TYPE: FII — DETAIL LOCATED LAST SHEET (U.N.O.)

LINE LEGEND

WALLS:
4" STUD WALL
6" STUD WALL

CEILINGS
DESIGNATION FOR FURRED DOWN CLG.
DESIGNATION FOR OPEN FRAMING ABOVE, (STAIR VOIDS & OPENINGS).

CLOSETS: WALL
ROD & SHELF
WALL
DOUBLE ROD & SHELF

CABINETS: WALL
UPPER CABINET
18" ABOVE CAINTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

EGRESS REQUIREMENTS 2021 I.R.C.

R310.1 IRC 2021 EMERGENCY ESCAPE AND RESCUE REQUIRED
BASEMENTS W/ HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE 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.
R310.1.1 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 m2).
R310.1.2 IRC 2021 MINIMUM OPENING HEIGHT
THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 mm).
R310.1.3 IRC 2021 MINIMUM OPENING WIDTH
THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 mm).
R310.1.4 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.

SQUARE FOOTAGES

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

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PWA Project Number: F5036-A1.1-R-v2

PERMIT SET Date: 17 June 2025

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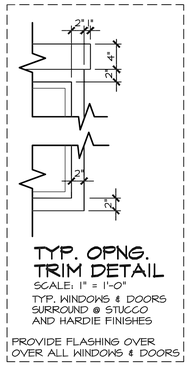
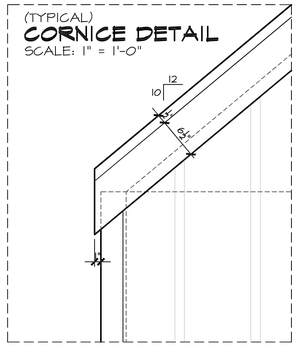
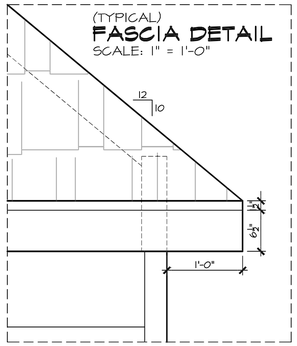


TYP. OPNG. TRIM DETAIL
SCALE: 1" = 1'-0"
TYP. WINDOWS & DOORS SURROUND @ STUCCO AND HARDIE FINISHES

PROVIDE FLASHING OVER OVER ALL WINDOWS & DOORS

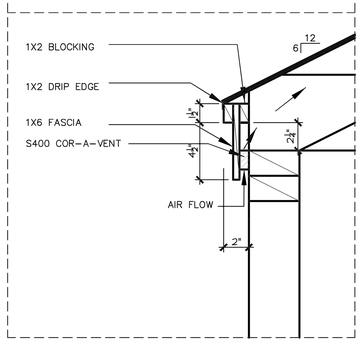


(TYPICAL) CORNICE DETAIL
SCALE: 1" = 1'-0"

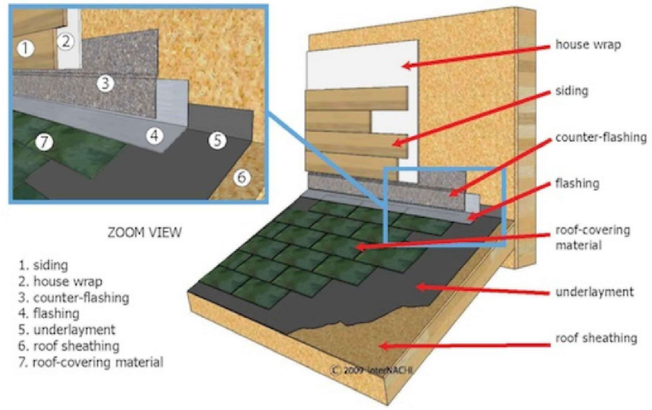


(TYPICAL) FASCIA DETAIL
SCALE: 1" = 1'-0"

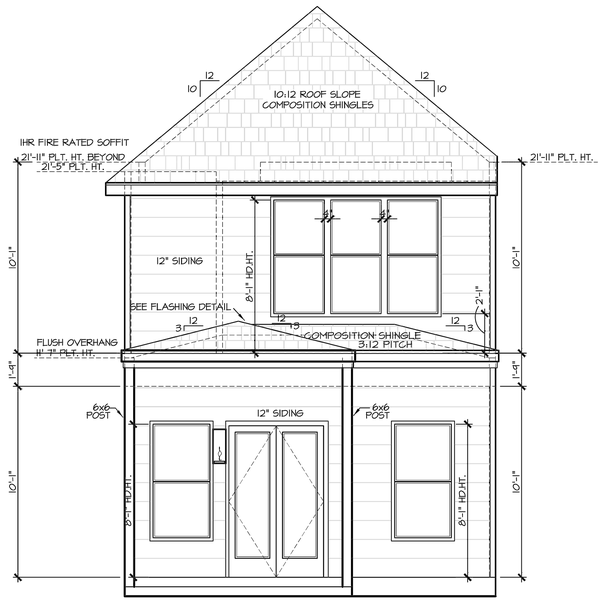
FLUSH OVERHANG DETAIL
SCALE: 2" = 1'-0"



FLASHING DETAIL

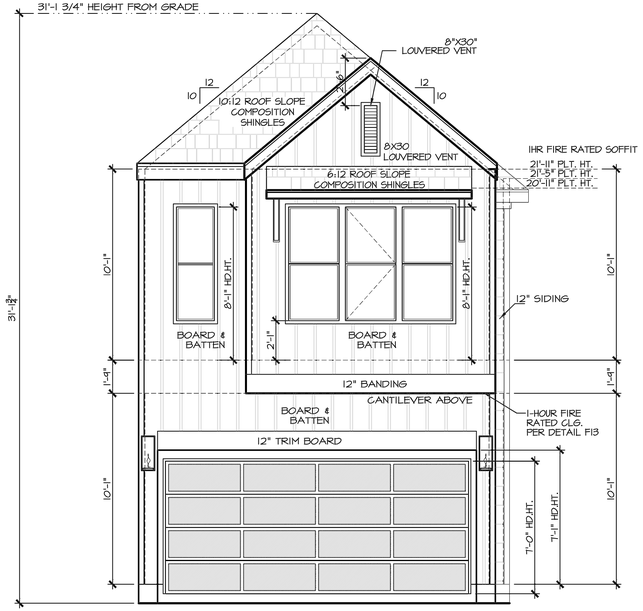


1. siding
2. house wrap
3. counter-flashing
4. flashing
5. underlayment
6. roof sheathing
7. roof-covering material



REAR ELEVATION

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



FRONT ELEVATION

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

PRIMARY EXTERIOR MATERIAL: 12" SIDING
ROOF MATERIAL:COMPOSITION SHINGLES
ALL DOOR AND WINDOW ASSEMBLIES TO HAVE MATCHING BRICK MOLD OR EQUAL SURROUNDS.
HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL.
ADD Z FLASHING AS REQUIRED FOR BOARD & BATTEN SIDING

City of Houston
2508917
REVIEWED FOR COMPLIANCE
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5/7/1/25

PW+A
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www.JackPrestonWood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: F3042-A1.1-R-v2

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.

CB-3 | CORNER BOARD DETAIL 1 1/2" = 1'-0"

TRADITIONAL LOOK - FLUSH - SHIPLAP AND CLAPBOARD SIDING
CORNER BOARDS ARE USED TO TRIM THE CORNERS OF SIDED (WOOD OR HARDIE-TYPE) STRUCTURES AND PROTECT THE ENDS OF THE HORIZONTAL SIDING. CORNER BOARD THICKNESS AS DETERMINED BY TOTAL SIDING THICKNESS PLUS 1/8 INCH MIN.

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PWA Project Number: F5036-A1.1-R-v1
4 of 11
PERMIT SET Date: 20 May 2025

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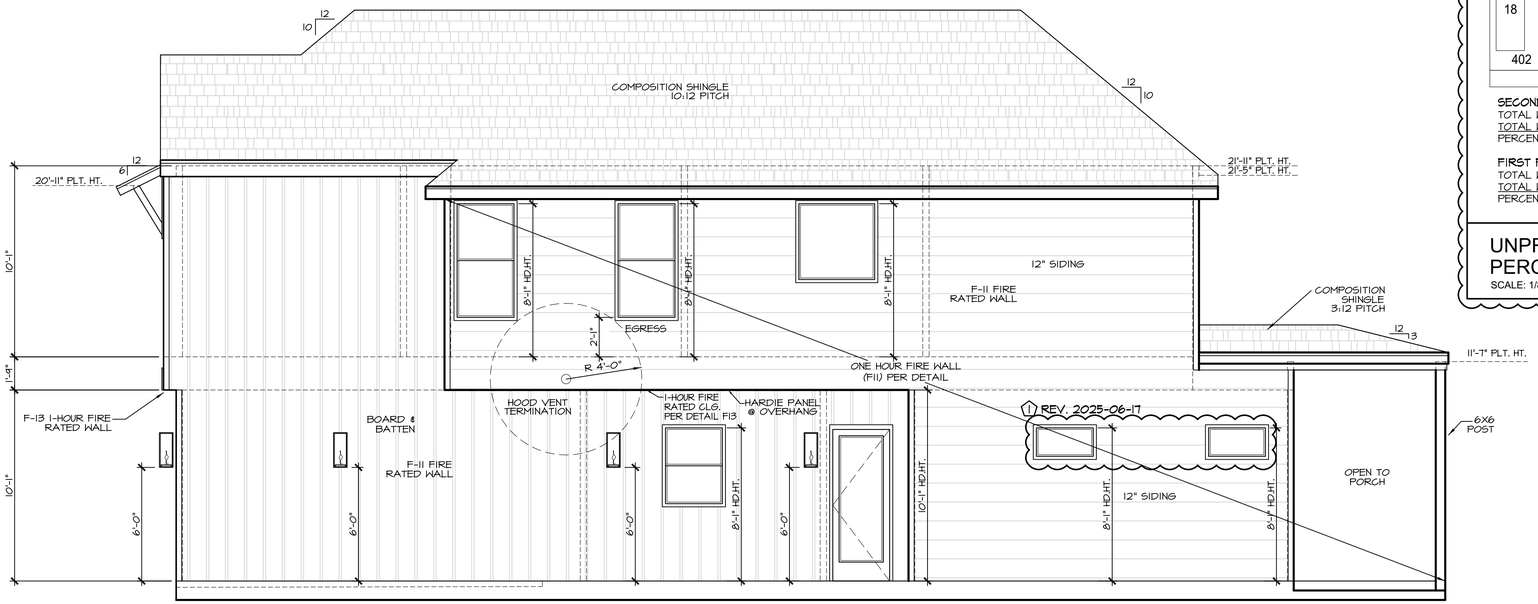
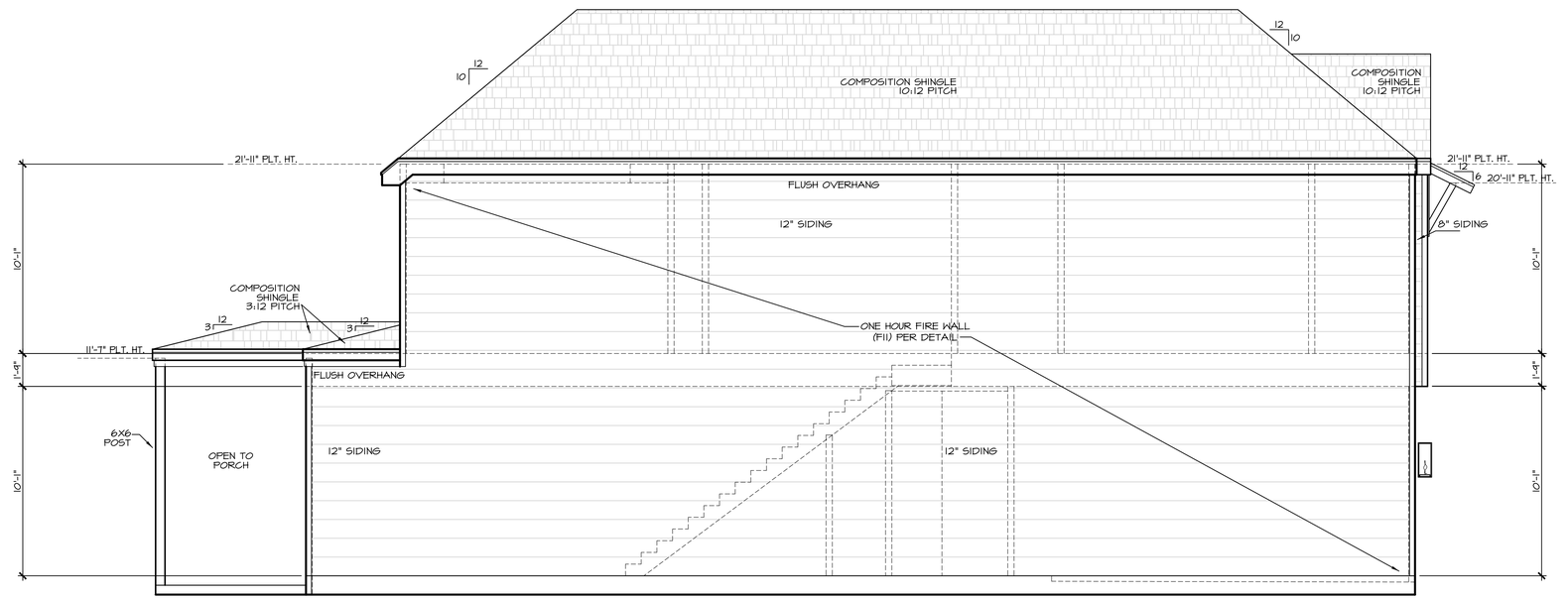


RIGHT ELEVATION

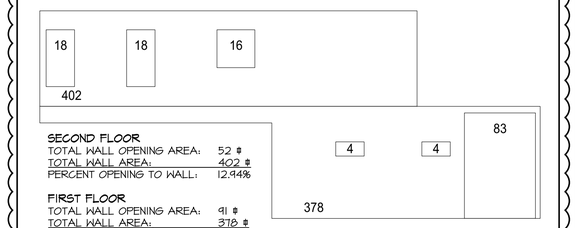
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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

REV. 2025-06-17



SECOND FLOOR
TOTAL WALL OPENING AREA: 52 ft
TOTAL WALL AREA: 402 ft
PERCENT OPENING TO WALL: 12.94%

FIRST FLOOR
TOTAL WALL OPENING AREA: 91 ft
TOTAL WALL AREA: 378 ft
PERCENT OPENING TO WALL: 24.07%

UNPROTECTED WALL OPENING PERCENTAGE

SCALE: 1/8"=1'-0" MAXIMUM WALL OPENING PERCENTAGE ALLOWED IS 25%

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Parent Plan: F3042-A1.1-R-v2

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: 54OO 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.
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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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PWA Project Number: F5036-A1.1-R-v2
Sheet 5 of 11
PERMIT SET Date: 17 June 2025

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2508917
REVIEWED FOR COMPLIANCE
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5/7/2025

C:\REAH\PRESTON WOOD & ASSOC\2025 Acad Drawings\F5036 Melvin Collins-Boyd- 311 Tennessee St\F5036-A1.1-R-v2.dwg, 6/17/2025 7:40:34 PM, reah0, 0.25:12

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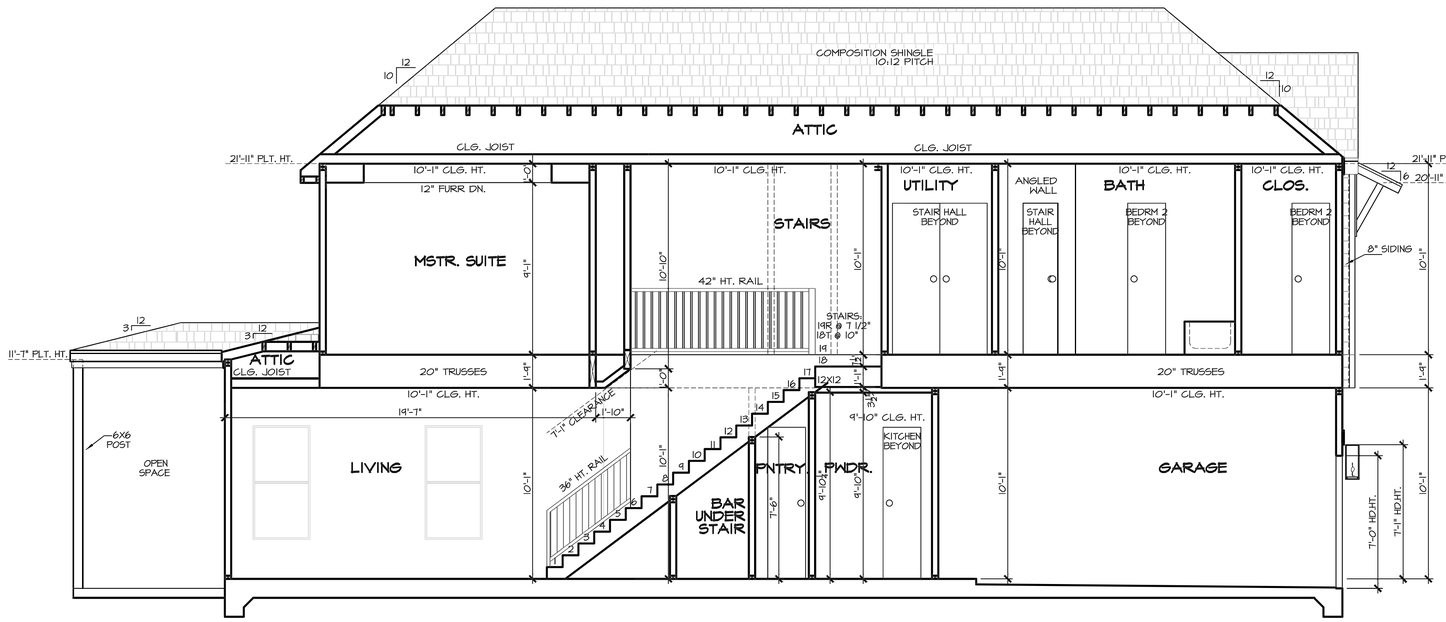
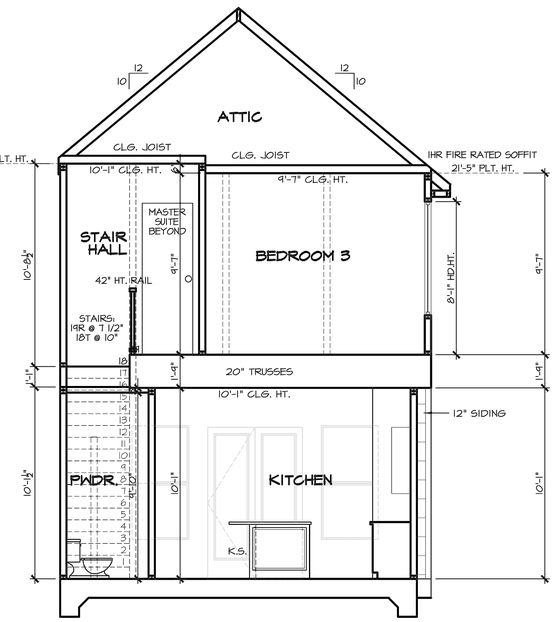


SECTION "A-A"

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

SUGGESTED FLOOR AND CEILING SYSTEM AS NOTED ON DRAWING.



SECTION "B-B"

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

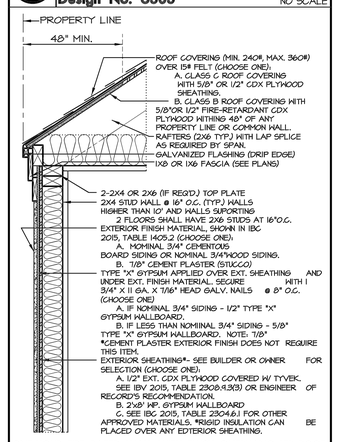
SUGGESTED FLOOR AND CEILING SYSTEM AS NOTED ON DRAWING.

F11 1-HOUR FIRE RATED DETAIL

IBC 2015 EAVE DESIGN WITHIN 5' OF PROPETY LINE

TABLE 720.1(2) ITEM 15-1.1 (SIDING) OR 15-1.3 (CEMENT PLASTER)

Design No. U303 NO SCALE



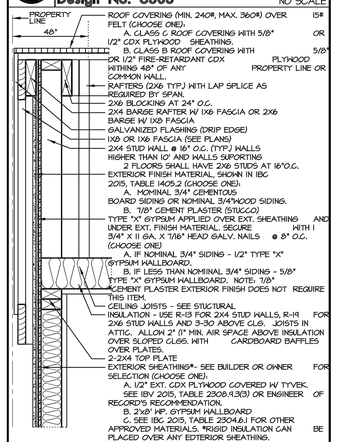
ONE-HOUR FIRE RATED WALL WITH FLUSH OVERHANG HIP ROOF EAVE DETAIL (SIDING/STUCCO) WITHIN 3' OF PROPERTY LINE.

F11 1-HOUR FIRE RATED DETAIL

IBC 2015 RAKE DETAIL WITHIN 5' OF PROPETY LINE

TABLE 720.1(2) ITEM 15-1.1 (SIDING) OR 15-1.3 (CEMENT PLASTER)

Design No. U303 NO SCALE



ONE-HOUR FIRE RATED WALL WITH FLUSH OVERHANG RAKE DETAIL (SIDING/STUCCO) WITHIN 3' OF PROPERTY LINE.

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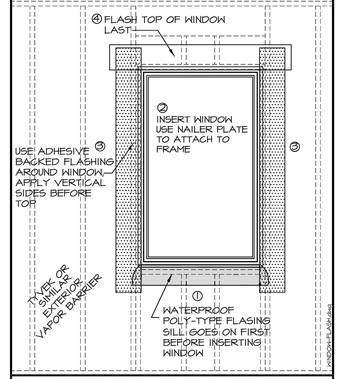
Parent Plan: F3042-A1.1-R-v2

WINDOW FLASHING DETAIL

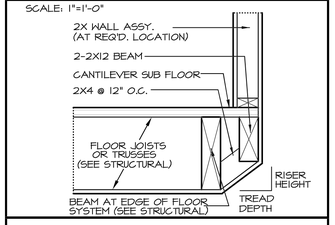


CITY OF HOUSTON ENERGY COMPLIANCE 2021 IECC

1. THERMAL BARRIER INFORMATION CAN BE FOUND ON SHEET A9-02. VISUAL REPRESENTATION OF THE THERMAL BARRIERS AS REPRESENTED ON SHEET A9-01, NOTE #15.
2. AIR BARRIERS SHALL BE INSTALLED ON THE MOISTURE SIDE OF EXTERIOR WALLS.
3. ATTIC ACCESS HATCH AND DOOR INSULATION SHALL HAVE AN R-VALUE GREATER THAN OR EQUAL TO R-10.
4. AIR BARRIERS AND THERMAL BARRIERS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
5. PAPER-FACED OR SIMILAR BATT INSULATION SHALL INCLUDE R-VALUE PRINTED ON THE INSTALLED INSULATION AND PAPER DEPTH MARKERS SHALL BE INSTALLED FOR BLOWN INSULATION.
6. VENTED ATTICS WITH AIR PERMEABLE INSULATION SHALL INCLUDE BAFFLES ADJACENT TO SOFFIT AND EAVE VENTS THAT EXTENDS OVER THE INSULATION AS REPRESENTED ON SHEET A9-01, NOTE #32.
7. WINDOW PERFORMANCE MINIMUMS AS SHOWN ON SHEET A9-02.
8. SOLAR READY PROVIDED ZONES, WHERE REQUIRED, ARE INDICATED ON THE ROOF PLAN PAGE AND NOTED ON THE SITE PLAN PAGE. SEE THE ELECTRICAL PAGE FOR ADDITIONAL REQUIREMENTS WHERE THE BUILDING PROVIDES A SOLAR READY ZONE.
9. LOW SLOPED ROOFS (<= 2/12 OR 16.66%) SHALL SATISFY ONE OF THE FOLLOWING: 3-YEAR AGED SOLAR REFLECTANCE >= 0.55 AND THERMAL EMITTANCE >= 0.75 OR 3-YEAR SOLAR REFLECTANCE >= 64.
10. SEE THE ELECTRICAL PAGE FOR ADDITIONAL ENERGY COMPLIANCE INFORMATION.
11. MECHANICAL SPECIFICATIONS AND DESIGN IS BEYOND THE SCOPE OF PRESTON WOOD & ASSOCIATES, LLC. MECHANICAL SPECIFICATIONS AND ENERGY COMPLIANCE FOR MECHANICAL SYSTEMS, WHERE REQUIRED, SHALL BE PROVIDED BY THE OWNER OR A REPRESENTATIVE OF THE OWNER OF THE BUILDING BEING PERMITTED.
12. AN ENERGY COMPLIANCE REPORT SHALL BE PROVIDED BY ENTITIES NOT ASSOCIATED WITH PRESTON WOOD & ASSOCIATES, LLC. WHERE DISCREPANCIES ARISE BETWEEN THE INFORMATION SHOWN IN THIS DOCUMENT SET AND THE ENERGY COMPLIANCE REPORT, THE ENERGY COMPLIANCE REPORT SHALL TAKE PRECEDENCE.

STAIR HEAD CLEARANCE DETAIL

SCALE: 1"=1'-0"



MH BUILDER-Houston, LLC
FIDELITY ADDITION LOT 8 BLOCK 38
313 TENNESSEE STREET
HOUSTON, TEXAS 77029

PWA Project Number: F5036-A1.1-R-v1 — 6 of 11

PERMIT SET — Date: 20 May 2025

City of Houston
25008917
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from all requirements of the applicable Code and regulations
5/7/2025

L:\2025 Acad Drawings\F5036 Malvin Collins-Boyd- 311 Tennessee St\F5036-A1.1-R-v1.dwg, 5/20/2025 12:12:43 PM, Erika, 0.25:12

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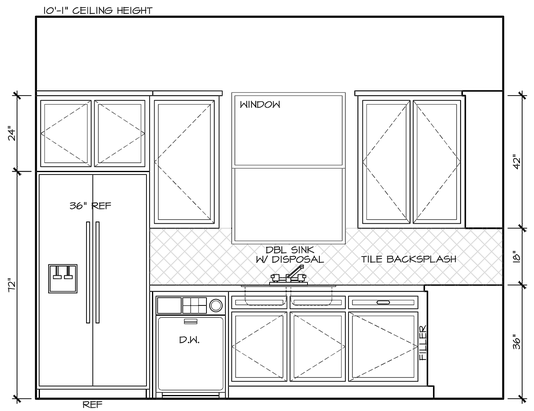
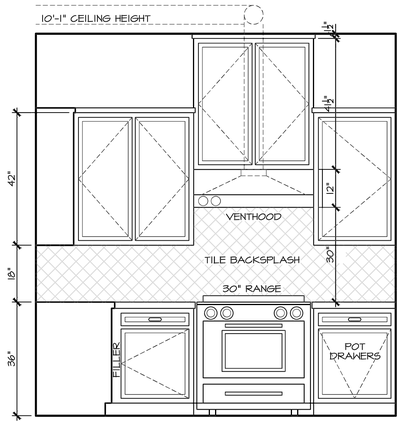
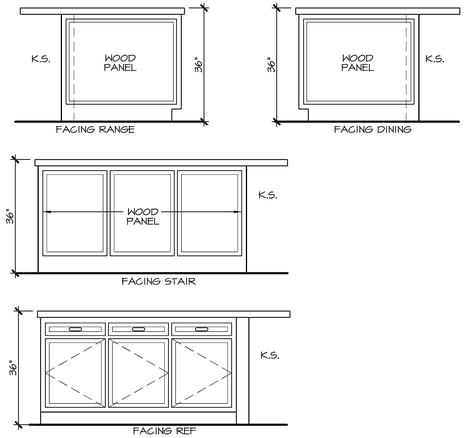
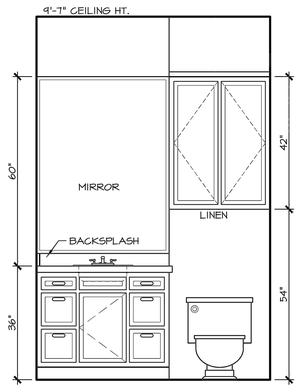




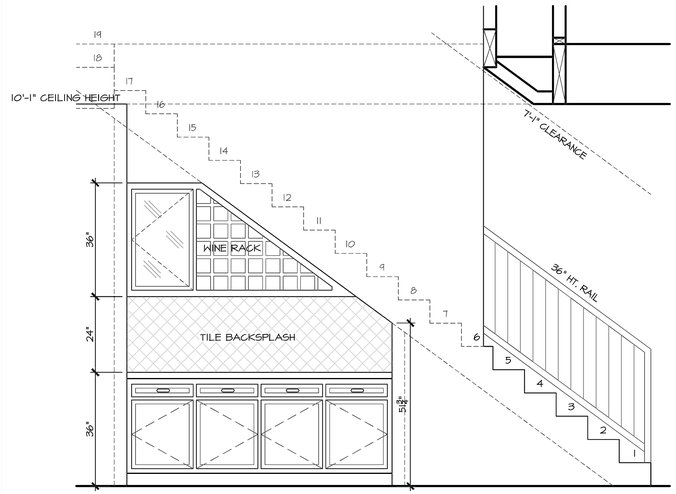
KITCHEN



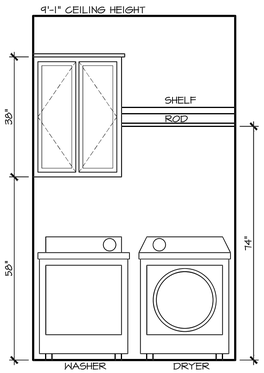
KITCHEN ISLAND



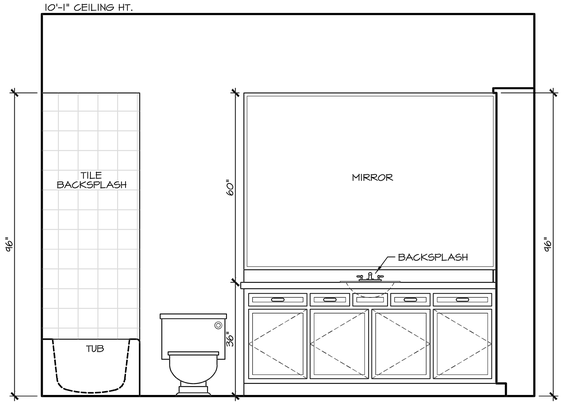
POWDER



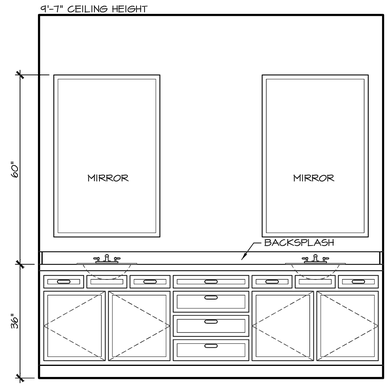
BAR



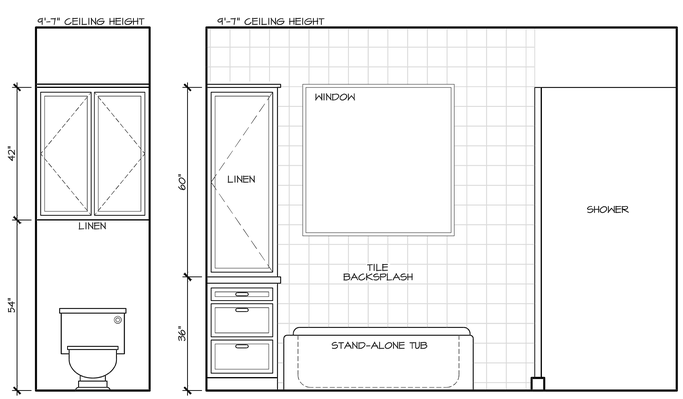
UTILITY



BATH



MASTER BATH



MASTER BATH

City of Houston
25008917
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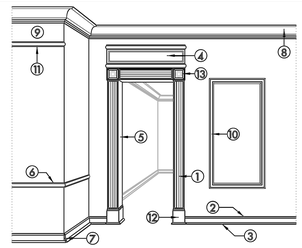
Approval of this review does not relieve the applicant from the responsibility of complying with applicable codes and regulations.
5/7/2025

PW+A
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

Parent Plan: F3042-A1.1-R-v2

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 IF THE FRAME IN WHICH THE DOOR OR WINDOW IS HUNG. IT IS ALSO WHERE TGE 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 BOCK (PLAIN OR MOULDED) FOR I NSIDE AND OUTSIDE CORNERS, USUALLY THE SAME HEIGHT AS THE BASEBOARD.
8. CROWN MOULDING - ANY MOULDING USED FOR THE CROWNING OR TOP FINISHING MEMBER OF A STURCTURE, MOST COMMONLY USED IN HIGH CORNERS (WALL & CLG.).
9. FRIEZE - THE SPACE BETWEN 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. PLINTH BLOCK - A BLOCK OF WOOD PLACED AT THE DOOR MOULDINGS TO SEPERATE 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 ARCHITRACE 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 8 BLOCK 38
313 TENNESSEE STREET
HOUSTON, TEXAS 77029

PWA Project Number: F5036-A1.1-R-v1

PERMIT SET Date: 20 May 2025

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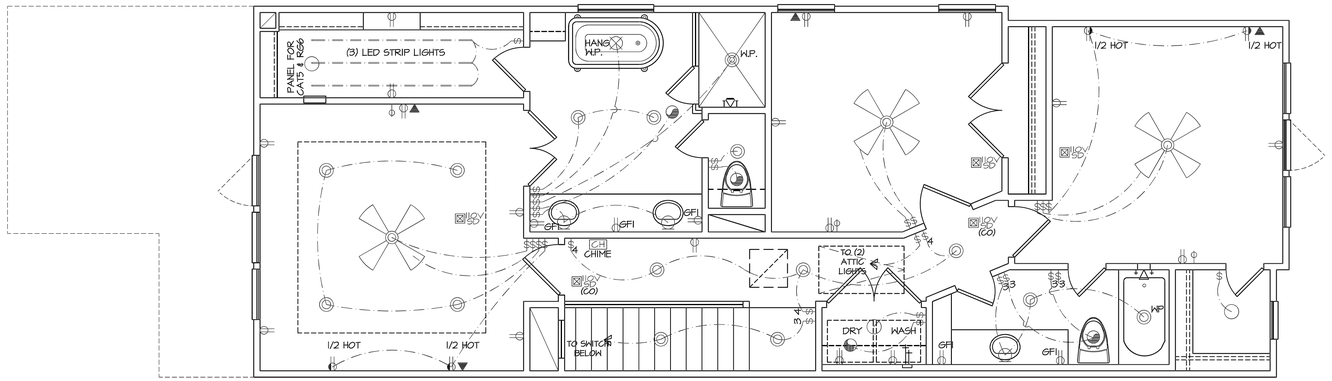
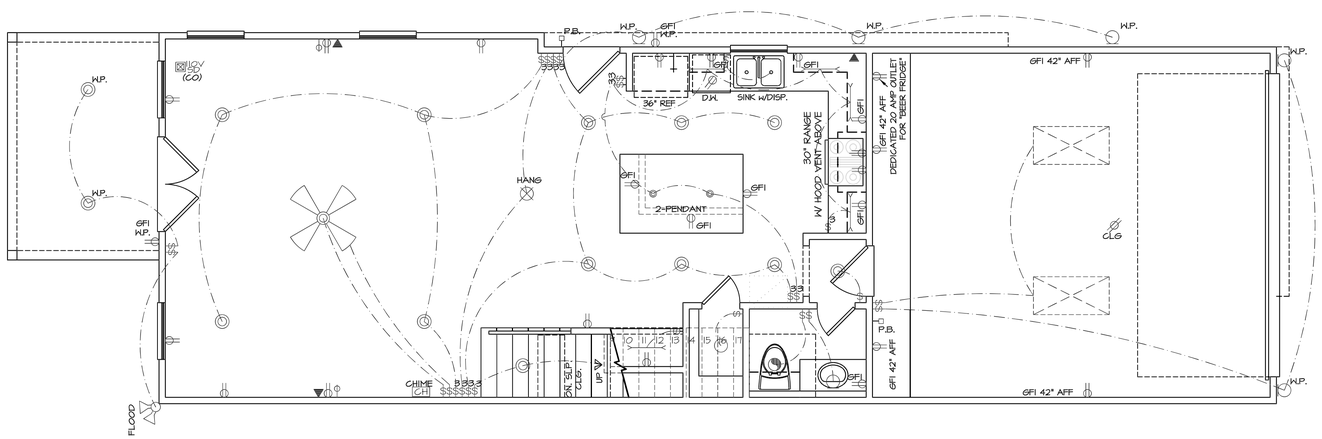
CITY OF HOUSTON ENERGY COMPLIANCE 2021 IECC

1. PERMANENT INTERIOR LIGHTING SHALL BE CONTROLLED WITH EITHER A DIMMER, OCCUPANCY SENSOR, OR OTHER CONTROL BUILT INTO THE FIXTURE.
2. INTERIOR LIGHTING SHALL BE 100% HIGH-EFFICACY LAMPS. (COMPACT FLUORESCENT OR LED).
3. 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.
4. FUEL GAS LIGHTING SYSTEMS SHALL HAVE NO CONTINUOUS PILOT LIGHT.
5. 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"

City of Houston
25098917
REVIEWED FOR COMPLIANCE
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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

Parent Plan: F3042-A1.1-R-v2

ELECTRICAL SYMBOLS & NOTES

- 110 VOLT RECEPTACLE
- GFI 110 VOLT W/ GROUND FAULT INTERRUPTOR
- CLG. 110 VOLT IN CEILING
- WP WATERPROOF G.F.I.
- 110 VOLT IN FLOOR
- 110 VOLT 1/2 SWITCHED
- 220 VOLT RECEPTACLE
- RG-6 CABLE RECEPTACLE (TV CABLE/SATELLITE)
- TELEPHONE OUTLET
- NETWORK
- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- $4 FOUR WAY SWITCH
- $R DIMMER SWITCH (RHEOSTAT)
- PB PUSH BUTTON SWITCH
- 110V CO CARBON MONOXIDE/ SMOKE DETECTOR W/ BATTERY BACKUP
- 110V SD SMOKE DETECTOR W/ BATTERY BACKUP
- T THERMOSTAT
- CH CHIMES
- S SPEAKER
- CEILING MOUNTED FIXTURE
- HANGING LIGHT
- RECESSED CAN
- WP WATERPROOF RECESSED CAN
- RECESSED EYEBALL SPOT
- WALL MOUNTED FIXTURE
- PC PORCELAIN FIXTURE W/ PULL CORD
- EXHAUST FAN
- PENDANT PENDANT LIGHT
- FLOOD LIGHTS
- UNDER CABINET LIGHT
- OVER CABINET LIGHT
- IN CABINET LIGHT
- 2'X4' FLUORESCENT LIGHT BOX (1'x4' AND 4'x4' SIMILAR)
- ELECT. PANEL
- E ELECT. METER
- IC INTERCOM
- KP SECURITY KEYPAD
- SECURITY CAMERA
- CEILING FAN
- CEILING FAN W/ LIGHT
- CEILING LIGHT W/ OPTIONAL FAN (PREWIRE AND BLOCK)

ELECTRICAL NOTES

1) SMOKE DETECTORS REQUIRE A 110v CONNECTION TO HOUSE WITH BATTERY BACKUP. ALL SMOKE DETECTORS SHALL BE WIRED IN SERIES (INTERCONNECTED).
2) PROVIDE G.F.C.I. OUTLETS WITHIN 6'-0" OF SINKS, IN GARAGES AND ALL EXTERIOR WATERPROOF OUTLETS.
3) RECESS LIGHTS IN INSULATED CEILINGS TO BE LIGHTOLIER 1102 IC - 1105 OR EQUAL.
4) PROVIDE 110v OUTLET AND SWITCHED LIGHT IN ATTIC NEAR H.V.A.C. EQUIPMENT. LOCATE SWITCH NEAR (IF NOT OUTSIDE) ATTIC ACCESS.
5) PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. IF UTILITY ROOM HAS A MEANS OF NATURAL VENTILATION TO OUTSIDE, A VENT IS NOT REQUIRED.
6) 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.
7) 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.

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PWA Project Number: F5036-A1.1-R-v1
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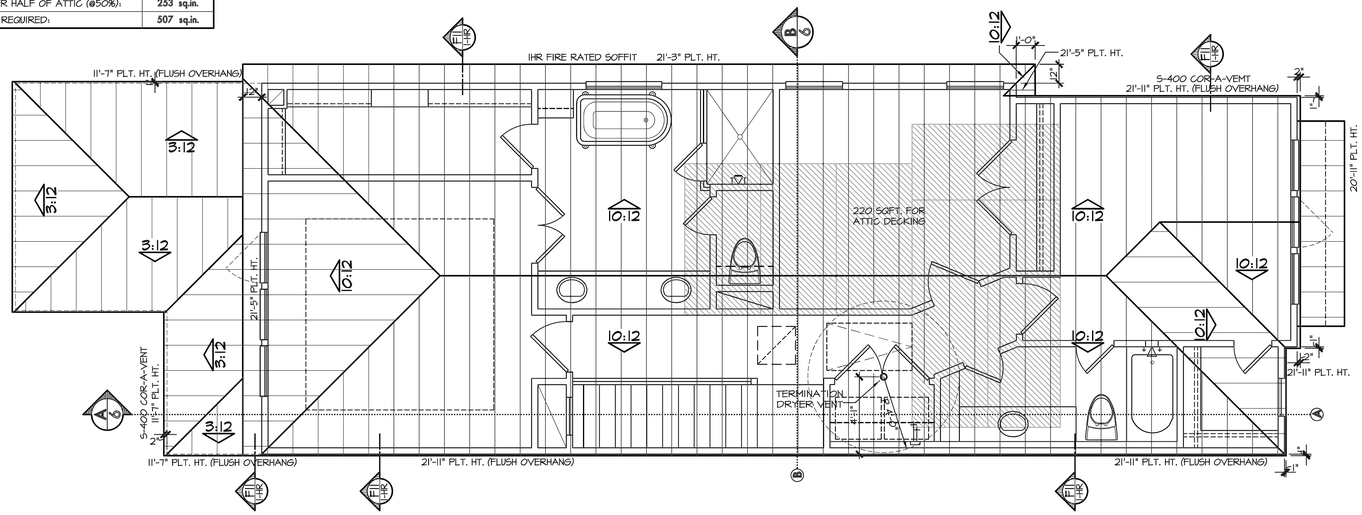
MINIMUM ROOF/ATTIC VENTILATION	
R806.2 EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.	
NET FREE VENTILATING AREA (NFVA)	
ATTIC AREA:	**1056 sq.ft.**
MINIMUM NFVA - UPPER HALF OF ATTIC (@50%):	**253 sq.in.**
MINIMUM NFVA - LOWER HALF OF ATTIC (@50%):	**253 sq.in.**
TOTAL MINIMUM NFVA REQUIRED:	**507 sq.in.**

SOLAR READY ZONE NOT APPLICABLE 2015 IRC APPX U

A SOLAR READY ZONE WILL NOT BE REQUIRED FOR THIS BUILDING/DWELLING AS AT LEAST ONE OF THESE CONDITIONS APPLY:
1. THERE IS NO INDIVIDUAL PROJECTED ROOF PLANE AREA GREATER THAN 600 SQUARE FEET.
2. THE QUALIFIED PROJECTED ROOF PLANE IS UNABLE TO PROVIDE FOR A MINIMUM 300 SQUARE FEET CONTIGUOUS SOLAR READY AREA.

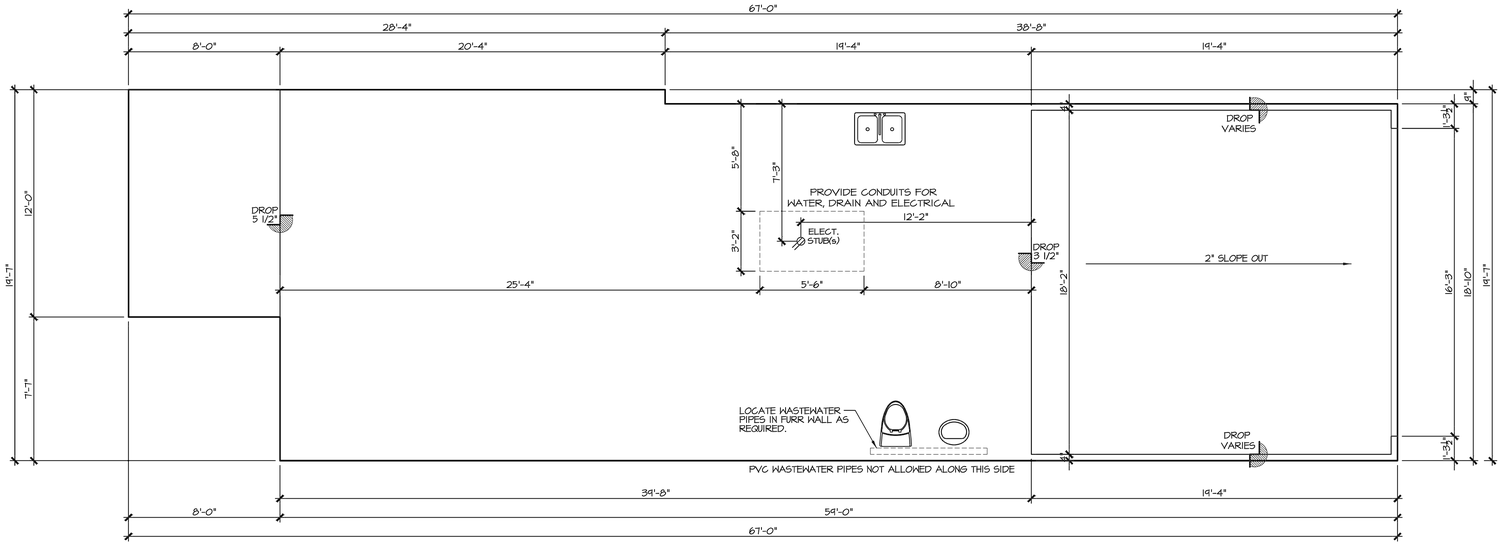


ROOF PLAN

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

PLATE HEIGHTS AS NOTED.
SLOPES AS NOTED.
12" OVERHANGS FROM FRAME U.N.O.
8" OVERHANG AT GABLE ENDS U.N.O.
6" OVERHANG AT DORMERS U.N.O.
SOFFIT AND RIDGE VENTING PER BUILDER SPEC'S.
ROOF MATERIAL: **COMPOSITION SHINGLE**
PLUMBING VENTS AND ALL OTHER PENETRATIONS THROUGH ROOF DECKING SHALL BE DIRECTED TO BACK ROOF SLOPE.
MINIMIZE PLUMBING VENT PENETRATIONS THROUGH ROOF DECKING.
COLOR COORDINATE PIPING TO ROOF MATERIAL WHERE APPLICABLE.

BUBBLE NOTES:
1) ADJUST SLOPES TO MATCH RIDGES.
2) ADJUST OVERHANGS TO MATCH FASCIA.
3) ADJUST PLATE HEIGHT TO MATCH FASCIA.



FOUNDATION OUTLINE

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

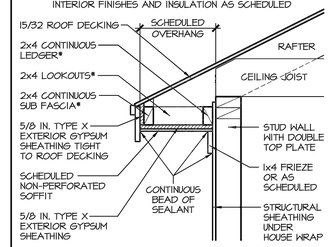
DIMENSION OF DROPS AND LABELING OF SLOPES TAKES PRECEDENCE ON THIS PAGE.

DROP VALUES (U.O.N.):
3 1/2" FOR PORCHES, TIRE STOPS, SHOWER STALLS.
1 1/2" FOR OVERHEAD DOORS.
12" FOR ELEVATOR PITS.

ONE-HOUR FIRE-RESISTIVE SOFFIT

1" = 1'-0"

1x6 FASCIA AND (OPTIONAL) GUTTER MOLD AS SCHEDULED
INTERIOR FINISHES AND INSULATION AS SCHEDULED

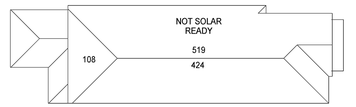


* LEDGER, LOOKOUTS AND SUB-FASCIA ARE ADJUSTED BY 5/8 INCH FOR THE GYPSUM BOARD SO SOFFIT ELEVATION AND FASCIA DISTANCE FROM STUD WALL MATCHES ADJACENT EAVES THAT DO NOT HAVE THIS RATED SOFFIT.

SOLAR READY DIAGRAM

1/16" = 1'-0"

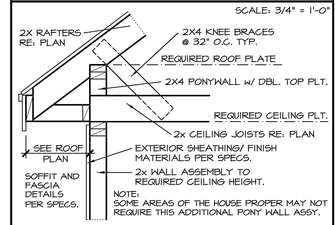
PROVIDE A SOLAR READY ZONE OF AT LEAST 300 SQUARE FEET CONTIGUOUS AREA WHEN A SINGLE PROJECTED ROOF PLANE EXCEEDS 600 SQ. FT.



THIS ROOF SHELL DOES NOT HAVE ANY SOLAR READY ZONES.

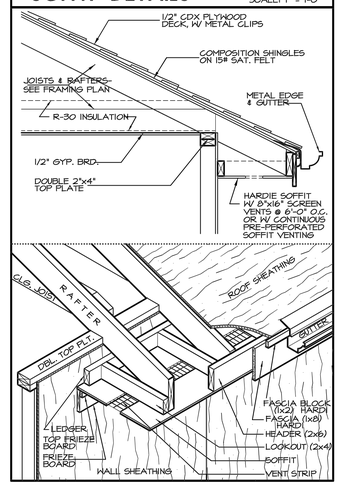
RAISED PLATE DETAIL

SCALE: 3/4" = 1'-0"

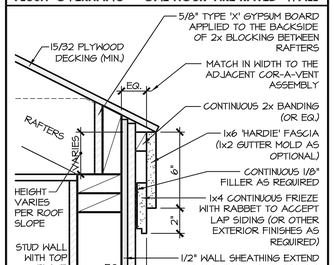


SOFFIT DETAILS

SCALE: 1" = 1'-0"

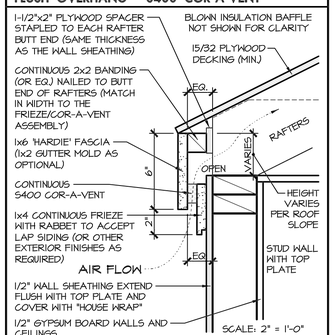


FLUSH OVERHANG - ONE-HOUR FIRE-RATED WALL



NOTE: USE THIS DETAIL WHEN ADJACENT FASCIA EMPLOYS COR-A-VENT

FLUSH OVERHANG - S400 COR-A-VENT



NOTE: USE THIS DETAIL WHEN STUD WALL IS GREATER THAN 60" TO A PROPERTY LINE

PRESTON WOOD & ASSOCIATES, LLC
3217 Mercer Street, Houston, TX 77027
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Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

Parent Plan: F3042-A1.1-R-v2

ROOF PLAN NOTES

PRIMARY ROOF MATERIAL: ASPHALT (COMPOSITION)

TYPICAL OVERHANG VALUES FROM FRAME WALL (UNO):
EAVES: 12"
GABLES: 8"
DORMERS: 6"
ONE-HOUR FIRE-RATED WALLS: 0" (FLUSH OVERHANG)

NOTE: FLUSH OVERHANGS ARE DIAGRAMMATICALLY SHOWN 2" AWAY FROM THE FRAME WALL LINES SO THAT THE FLUSH OVERHANG LINE CAN BE SEEN (ON THE SITE PLAN PAGE).

1. PLATE HEIGHTS AS NOTED.
2. SLOPES AS NOTED.
3. SOFFIT AND RIDGE VENTING PER BUILDER SPECIFICATIONS.
4. PROJECTIONS TOWARDS A PROPERTY LINE SHALL NOT BE CLOSER THAN 2 FEET TO THE PROPERTY LINE.
5. EAVES/OVERHANGS ARE NOT ALLOWED WHEN THE SUPPORTING WALL IS FACING TO AND CLOSER THAN 3 FEET TO A PROPERTY LINE.
6. EAVES FACING TO AND CLOSER THAN 5 FEET TO A PROPERTY LINE SHALL BE FIRE-RATED ON THE FACE AND UNDERSIDE.
7. PLUMBING VENTS AND OTHER PENETRATIONS THRU THE ROOF DECKING SHALL BE DIRECTED TO THE BACK OR SIDE ROOF PLANE.
8. MINIMIZE VENT PENETRATIONS THRU THE ROOF DECKING.
9. COLOR COORDINATE VENT PENETRATIONS TO ROOFING MATERIAL WHERE APPLICABLE.
10. WHERE REQUIRED, INFORM PLUMBER AND MECHANICAL CONTRACTOR OF ANY SOLAR READY ZONES AND TO KEEP AREA CLEAR OF ALL OBSTRUCTIONS AND PENETRATIONS THRU THE ROOF DECKING THAT IS WITHIN THE DESIGNATED SOLAR READY ZONE.

MH BUILDER-Houston, LLC
FIDELITY ADDITION LOT 8 BLOCK 38
313 TENNESSEE STREET
HOUSTON, TEXAS 77029

PWA Project Number: F5036-A1.1-R-v1

PERMIT SET Date: 20 May 2025

City of Houston
2508917
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve the applicant from all requirements of the adopted applicable codes and regulations
2/7/2025

L:\2025 Acad Drawings\F5036 Melvin Collins-Boyd- 311 Tennessee St\F5036-A1.1-R-v1.dwg, 5/20/2025 12:13:10 PM, Erika, 0.25:12

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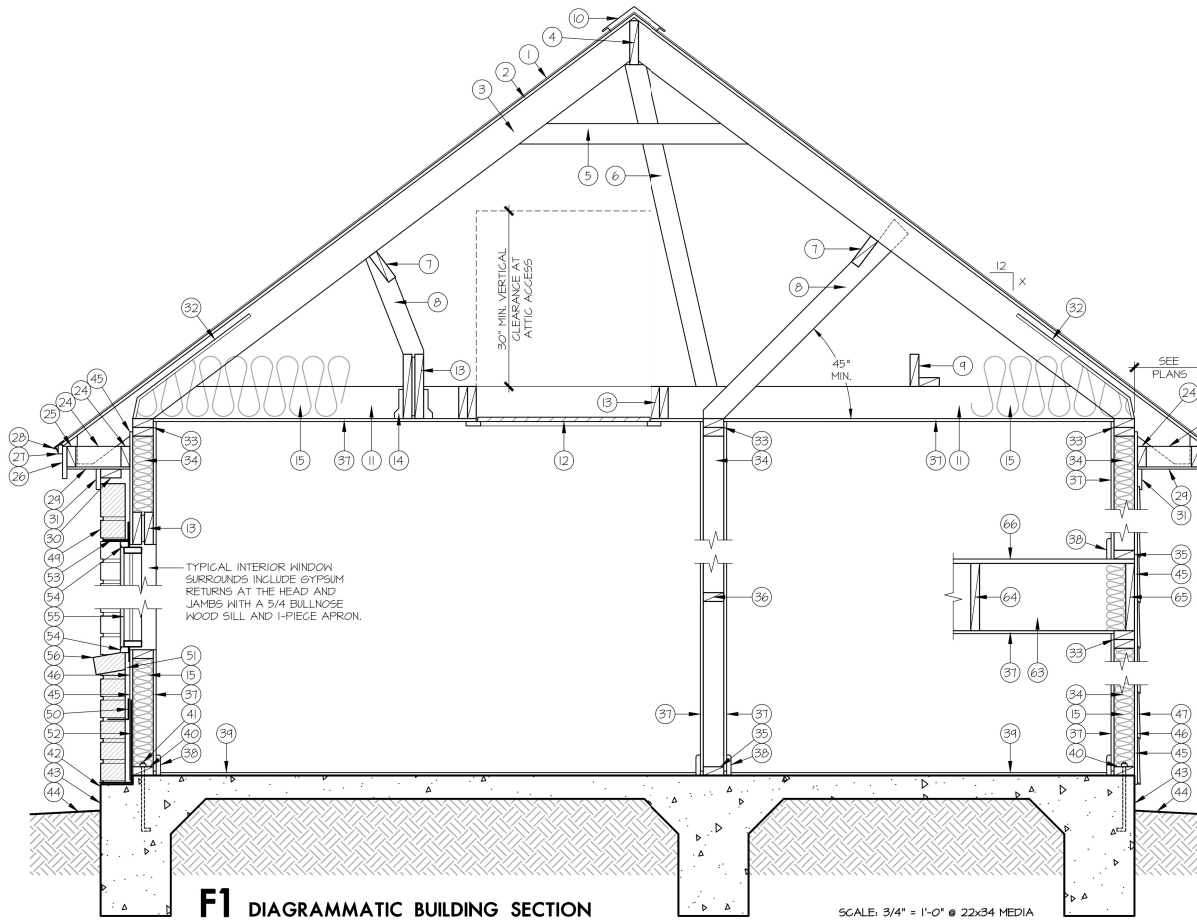
BUBBLE NOTES ON DETAILS

No.	DESCRIPTION
1	SCHEDULED ROOF COVERINGS*, CLASS C OR BETTER, OVER (CHOOSE ONE): a. ONE LAYER OF 30 lb. ASPHALT-IMPREGINATED FELT PAPER WHEN ROOF SLOPE IS GREATER THAN 3:12 SLOPE. b. ADHESIVE BACKED, SELF-SEALING, RUBBERIZED MEMBRANE WHEN ROOF SLOPE IS 3:12 SLOPE OR LESS. *ANY ROOF COVERING APPROVED FOR USE BY THE LOCAL AUTHORITY.
2	SCHEDULED CDX PLYWOOD DECKING* (CHOOSE ONE). a. 15/32 IN. (COMPOSITION). b. 19/32 IN. (TILE). c. 15/32 IN. MINIMUM, FIRE-RETARDANT WITHIN 48 IN. OF A 2-HOUR, FIRE-RATED COMMON WALL WHERE THE COMMON WALL DOES NOT HAVE A 30 IN. HEIGHT PARAPET. *WITH OPTIONAL FOIL-FACED RADIANT BARRIER FACING DOWN.
3	SCHEDULED 2x RAFTERS AT 16 IN. O.C. SEE ELEVATIONS FOR SLOPE.
4	2x RIDGE, HIP, AND/OR VALLEY JOISTS MINIMUM ONE SIZE LARGER THAN RAFTERS.
5	2x COLLAR TIES AT 48 IN. O.C. LOCATE AT UPPER 1/3 OF ATTIC SPACE.
6	2x4 RIDGE BRACE AT MINIMUM 8'-0" O.C. USE 2x6 BRACE WHEN LENGTH EXCEEDS 8'-0" OR PER ENGINEER'S RECOMMENDATION.
7	CONTINUOUS 2x PURLIN SAME SIZE AS RAFTERS.
8	2x4 BRACES AT 48 IN. O.C. BRACE ANGLE MINIMUM 45d FROM HORIZONTAL.
9	2x6 STRONGBACK ATTACHED TO A 2x4 SLEEPER INSTALLED AT MID-SPAN BETWEEN PARTITIONS WHEN SPAN BETWEEN PARTITIONS EXCEED 8'-0".
10	SCHEDULED ATTIC VENTING* (CHOOSE ONE): a. CONTINUOUS RIDGE VENT. b. SOLAR/HARD WIRED POWER VENTS. c. TURBINE VENTS. d. AIR HAWKS. *OPENINGS IN THE ROOF DECKING NOT ALLOWED WITHIN 4 FEET TO A 2-HOUR COMMON WALL WHERE THERE IS NO 30 IN. HEIGHT PARAPET.
11	CEILING JOISTS PER FRAMING SPAN TABLE. ALL JOISTS TO HAVE MINIMUM BEARING OF 1-1/2 IN.
12	ATTIC ACCESS FROM THE CEILING (CHOOSE ONE BASED ON MECHANICAL ACCESS). a. 30"x54" PULL-DOWN STAIRS RATED AT 350 lb. WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTIC. b. 22"x30" MINIMUM SCUTTLE ACCESS WHEN ATTIC IS MORE THAN 30 SQUARE FEET OF AREA BASED ON A 30 IN. VERTICAL HEIGHT AND THERE IS NO MECHANICAL EQUIPMENT.
13	SCHEDULED BEAM, HEADER, OR DOUBLE FRAMING (DIMENSION LUMBER, GLULAM, LVL, PARALLEL STRAND, ETC.) PER ENGINEER OF RECORD.
14	SIMPSON (r) JOIST HANGER OR EQUAL (MATCH GAUGE) WHEN CEILING JOIST SPAN EXCEED 12'-0".
15	SCHEDULED INSULATION* (CHOOSE ONE): a. UNFACED BATT (MINERAL FIBER, PLASTIC FIBER, NATURAL FIBER, OR FIBERGLASS). b. FACED BATT (WITH OR WITHOUT RADIANT BARRIER). c. SPRAY FOAM OPEN CELL. d. SPRAY FOAM CLOSED CELL. e. LOOSE-FILL AND BLOWN-IN (ATTIC FLOORS). f. RIGID FIBER. g. FOR ASSEMBLY UL-U344: FOIL-FACED FIBERGLASS BATTS (NOMINAL 0.70 PCF DENSITY) WHERE THE FOIL IS FACING THE MOISTURE SIDE OF THE STUD WALL. h. FOR ASSEMBLY UL-V340: MINERAL FIBER HAVING A DENSITY OF 2.81 PCF. *SEE TABLE ELSEWHERE IN THIS DOCUMENT FOR MINIMUM R-VALUES. NOTE: R-VALUES SHOWN IN THE RESCHECK REPORT TAKE PRECEDENCE.
16	2x GABLE WALL WITH DOUBLE TOP PLATE. TOP OF GABLE WALL FLUSH TO UNDERSIDE RAFTERS.
17	2x LOOKOUTS* AT 24 IN. O.C. MINIMUM LENGTH 3x OVERHANG VALUE (CHOOSE ONE BASED ON FASCIA SIZE). a. NOTCH TO A 2x4 AT SOFFIT (/BRICK POCKET) FOR A 1x6 FASCIA. b. NOTCH TO A 2x6 AT SOFFIT (/BRICK POCKET) FOR A 1x8 FASCIA. *MATCH SIZE TO SCHEDULED RAFTER.
18	2x2 CONTINUOUS SOFFIT NAILER BETWEEN LOOKOUTS.
19	BRIDGE BLOCKING AT 24 IN. O.C. (WHERE FLUSH OVERHANG.)
20	1x FILLER.
21	2x FULL-HEIGHT BIRD BLOCK/NAILER (FIREBLOCKING) BETWEEN BARGE RAFTERS. NOTE: SEE TABLE R302.1(1) FOOTNOTES 'a' AND 'b' ELSEWHERE ON THIS PAGE FOR MORE INFORMATION.
22	2x TOP PLATE CUT DOWN AS REQUIRED FLUSH TO BOTH EXTERIOR FINISH FACES.
23	SUBSTITUTE 2-PCS. 3/4 IN. PLYWOOD WHEN WIDTH EXCEEDS 2x12.
24	METAL COPING, SLOPE TO BACK, WITH INSIDE AND OUTSIDE HOLD DOWN CLIPS.
25	2x4 OUTLOOKER WITH 1x OR 2x NAILER AGAINST EXTERIOR WALL.
26	SUBFASCIA / BARGE RAFTER (CHOOSE ONE). a. 2x4 SUBFASCIA / BARGE RAFTER FOR 1x6 FASCIA. b. 2x6 SUBFASCIA / BARGE RAFTER FOR 1x8 FASCIA. SCHEDULED FASCIA* (CHOOSE ONE). a. 1x6 WOOD OR CEMENTOUS BOARD. b. 1x8 WOOD OR CEMENTOUS BOARD. c. 1x6 WOOD OR CEMENTOUS BOARD, PROVIDE CONTINUOUS RABBET ALONG BOTTOM TO RECEIVE EXTERIOR FINISH MATERIAL OTHER THAN BRICK. *CONSULT LOCAL AUTHORITY FOR USE OF PVC PRODUCTS.
27	SCHEDULED 1x2 TRIM (OPTIONAL GUTTER MOLD).
28	GALVANIZED FLASHING DRIP EDGE.
29	SCHEDULED 3/8 IN. SOFFIT BOARD (CHOOSE ONE): a. PLYWOOD, MASONITE, OR CEMENTOUS BOARD WITH LOUVERED VENTS AT 6'-0" O.C. MAX. b. PLYWOOD, MASONITE, OR CEMENTOUS BOARD WITH CONTINUOUS VINYL OR METAL VENT STRIP. c. CONTINUOUS PERFORATED MASONITE OR CEMENTOUS BOARD. INSTALL NON-PERFORATED SQUARES WHERE SOFFIT TURNS CORNERS AND AT SOFFIT ENDS. d. NON-PERFORATED PLYWOOD, MASONITE, OR CEMENTOUS BOARD WHERE VENTING IS NOT PROVIDED OR NOT ALLOWED. APPLY BEAD OF SEALANT ALONG ALL EDGES.
30	I-PC. (OR 2-PC. "L") 2x CONTINUOUS SLEEPER TO RECEIVE FRIEZE TRIM (CREATES BRICK POCKET).
31	SCHEDULED 1x4 OR LARGER, OR MULTI-PIECE FRIEZE TRIM, PROVIDE CONTINUOUS RABBET ALONG BOTTOM TO RECEIVE EXTERIOR FINISH MATERIAL OTHER THAN BRICK.
32	2 IN. (1 IN. MIN.) CORRUGATED-STYLE BAFFLES BETWEEN JOISTS AT ALL AREAS THAT WILL HAVE SOFFIT VENTING.
33	DOUBLE 2x TOP PLATE.
34	STUD WALL (CHOOSE ONE BASED ON SITUATION): a. 2x4 STUDS AT 16 IN. O.C. OR b. 2-2x4 STUDS AT 16 IN. O.C. WHEN WALLS ARE TALLER THAN 10 FEET OR LOAD BEARING WALLS SUPPORTING ONE FLOOR ABOVE OR c. 2x6 STUDS AT 16 IN. O.C. FOR ALL LOAD BEARING WALLS SUPPORTING TWO OR MORE FLOORS.
35	SINGLE 2x BOTTOM (SOLE) PLATE. PROVIDE CHEMICALLY-TREATED (PT) WOOD WHEN WOOD COMES IN CONTACT WITH CONCRETE OR MASONRY.
36	FIREBLOCKING* AT 10 FEET ON CENTER EACH WAY WHERE REQUIRED (CHOOSE ONE). a. 2x DIMENSIONAL LUMBER OR b. BATTS OR BLANKETS OF MINERAL FIBER OR GLASS FIBER OR c. ANY OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE. *SEE FIREBLOCKING NOTE PANEL ON THIS PAGE FOR ADDITIONAL MATERIALS.
37	INTERIOR GYPSUM WALLBOARD (CHOOSE ONE BASED ON CONSTRUCTION TYPE). a. 5/8 IN. TYPE 'X' GYPSUM WALLBOARD (V-A CONSTRUCTION). b. 1/2 IN. TYPE 'C' GYPSUM WALLBOARD (V-B CONSTRUCTION).
38	SCHEDULED SINGLE- OR MULTI-PIECE BASEBOARD.
39	SCHEDULED FINISH FLOORING.
40	EXTERIOR WALL - SINGLE 2x CHEMICALLY-TREATED SOLE PLATE OVER (CHOOSE ONE). a. 4 IN. WIDE FOAM ROLL. b. CONTINUOUS BEAD OF SILICONE SEALANT.
41	1/2 IN. x 12 IN. ANCHOR BOLT SPACED 6-FOOT O.C. MAXIMUM, WITH MINIMUM 2 BOLTS PER PLATE.
42	SCHEDULED CONCRETE SLAB ON GRADE, CONCRETE PERIMETER BEAM, OR SIMILAR PER ENGINEER OF RECORD.
43	MINIMUM 6 IN. OF FOUNDATION WALL EXPOSURE ABOVE FINISHED GRADE.
44	SLOPE GRADE MINIMUM 5% AWAY FROM FOUNDATION WALL, FIRST 10 FEET FOR PERVIOUS SURFACES AND 2% SLOPE FOR IMPERVIOUS SURFACES.
45	EXTERIOR WALL SHEATHING* (CHOOSE ONE). a. 15/32 IN. APA RATED SHEATHING 32/16 (EXPOSURE 1 PLYWOOD). b. 15/32 IN. ORIENTED STRAND BOARD (OSB) PER PS1, PS2, OR APA STANDARD PRP-108, STRUCTURAL ENGINEER APPROVED WHERE REQUIRED. c. 2x6" WATERPROOF GYPSUM. d. ANY OTHER TYPE OF WALL SHEATHING THAT DOES NOT PROMOTE RIPPLING/WAVING OF THE FINISH MATERIAL. *(ADDITIONAL) RIGID INSULATION CAN BE PLACED BETWEEN EXTERIOR SHEATHING AND EXTERIOR WALL COVERING.
46	EXTERIOR WALL PROTECTIVE COVERING (CHOOSE ONE). a. ONE LAYER 30 lb. ASPHALT-IMPREGINATED FELT PAPER. b. WATER RESISTANT AND BREATHABLE "HOUSE WRAP". c. TWO LAYERS OF GRADE D PAPER (FOR USE WITH CEMENT PLASTER VENEER).
47	EXTERIOR WALL FINISH MATERIAL (CHOOSE ONE). a. NOMINAL CEMENTOUS SHEET, CLAPBOARD*, OR SHIPLAP STYLE SIDING (SMOOTH OR TEXTURED). b. NOMINAL WOOD SHEET, CLAPBOARD*, OR SHIPLAP STYLE SIDING. c. 3-COAT, MINIMUM 3/4 IN. THICK CEMENT PLASTER (SCRATCH, BROWN, FINISH). d. ANY OTHER EXTERIOR FINISH MATERIAL APPROVED FOR USE BY THE LOCAL AUTHORITY. *CLAPBOARD-STYLE SIDING TO BE INSTALLED HORIZONTALLY.
48	PROVIDE "Z-FLASHING" OR "DRIP-FLASHING" AT ALL HORIZONTAL SEAMS AND ABOVE ALL EXTERIOR DOORS AND WINDOWS. ALLOW MINIMUM 1/16 IN. GAP ABOVE FLASHING AND INSTALL BEHIND PROTECTIVE WALL COVERING.

BUBBLE NOTES ON DETAILS

No.	DESCRIPTION
49	FACE BRICK OR STONE VENEER WITH WEEP HOLES AT 33 IN. O.C. WHERE FIRST COURSE AND AT ALL LINTELS.
50	VENEER TIES SPACED MINIMUM 32 IN. HORIZONTALLY, 24 IN. VERTICALLY, OR TO SUPPORT NO MORE THAN 2.67 SQ. FT. OF WALL AREA (CHOOSE ONE). a. 9 GA. STRAND WIRE WITH HOOK EMBEDDED INTO MORTAR JOINT. b. 22 GA. BY 7/8 IN. CORRUGATED SHEET METAL.
51	AIR SPACE.
52	CONTINUOUS HALF-ROLL 15 lb. ASPHALT-IMPREGINATED FELT PAPER (18 IN. WIDE). INSTALL BEHIND SHEATHING AND TURNED OUT ONTO BRICK POCKET.
53	SCHEDULED STEEL LINTEL AT ALL WALL OPENINGS.
54	2x2 BRICK MOLD OR EQUAL TRIM SURROUND.
55	SCHEDULED WINDOW ASSEMBLY, U-FACTOR AND SHGC, PER RES CHECK SOFTWARE.
56	BRICK SILL WITH SLOPE.
57	SCHEDULED 1x BANDING OR TRIM PER ELEVATIONS. PROVIDE MINIMUM 2 IN. POCKET REVEAL FOR BRICK TERMINATION.
58	APPLIED SYNTHETIC STONE VENEER (MUDSET) OR SIMILAR.
59	TWO LAYERS OF GRADE D PAPER OR ONE LAYER ADHESIVE BACKED, SELF-SEALING RUBBERIZED MEMBRANE APPLIED OVER ITEM 45 OR ITEM 76.
60	3/4 IN. CONCRETE BACKER BOARD SECURED WITH CORROSION-RESISTANT FASTENERS.
61	CORROSION-RESISTANT WEEP SCREED/STARTER STRIP BEHIND BACKER BOARD WHERE NO LET-IN AT FOUNDATION AND AT ALL PORCHES.
62	WATERTABLE/BANDING (CHOOSE ONE). a. CAS" STONE. b. BRICK ROWLOCK WITH SLOPE (AS WINDOW SILL). c. STUCCO-CLAD POLYSTYRENE MOLDING.
63	SCHEDULED FLOOR JOIST* SYSTEM, MINIMUM BEARING OF 1-1/2 IN., WITH LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT (CHOOSE ONE). a. NOMINAL 2x DIMENSIONAL LUMBER. b. I-JOISTS. c. PARALLEL CHORD OPEN WEB TRUSSES. d. ANY OTHER TYPE OF FLOOR JOIST SYSTEM APPROVED FOR USE BY THE LOCAL AUTHORITY OR AS SCHEDULED BY THE ENGINEER OF RECORD. *WITH SIMPSON (r) JOIST HANGERS OR EQUAL (MATCH GAUGE AS REQUIRED).
64	1x3 "X" OR NOMINAL 2x BRIDGE BLOCKING (OR EQUAL) WHEN FLOOR JOIST SPAN EXCEEDS 8'-0". LOCATE AT MIDPOINT OF SPAN OR UNDER A PARTITION ABOVE. NOMINAL 2x CONTINUOUS RIM JOIST OR BLOCKING BETWEEN JOISTS AT FLOOR SYSTEM PERIMETER.
65	
66	SCHEDULED SUBFLOORING* (CHOOSE ONE). a. 2x6 TONGUE & GROOVE (T&G) INSTALLED DIAGONALLY. b. 1-1/8 IN. APA STURDI-FLOOR T&G PLYWOOD OR EQUAL. c. 3/4 IN. APA STURDI-FLOOR T&G PLYWOOD OR EQUAL. d. ANY OTHER SUBFLOORING APPROVED FOR USE BY THE LOCAL AUTHORITY. *WITH OPTIONAL CONSTRUCTION ADHESIVE APPLIED TO THE TOP OF ALL JOISTS AND THE SUBFLOORING IS SECURED TO THE JOISTS WITH BUGLE-HEAD SCREWS.
67	ONE LAYER OF 1/2 IN. TYPE 'C' GYPSUM WALLBOARD LAMINATED TO EACH SIDE OF 1 IN. GYPSUM COREBOARD (SLX), WITH JOINT COMPOUND APPLIED WITH A 1/4 IN. NOTCHED SPREADER ON BOTH SIDES OF THE COREBOARD*. TOTAL THICKNESS IS 2 IN. CONSISTS OF ONE LAYER AND COREBOARD STAGGERED AT LEAST 12 IN. (UL-U521). FIRST LAYER SECURED TO STUDS WITH 1-1/2 IN. LONG TYPE G STEEL SCREWS SPACED 24 IN. O.C. IN BOTH DIRECTIONS. COREBOARD SECURED TO GYPSUM WITH 1-1/2 IN. LONG TYPE S-12 STEEL SCREWS SPACED 24 IN. O.C. BOTH DIRECTIONS. *ASSEMBLY EXTENDS FROM EXTERIOR WALL TO EXTERIOR WALL AND FROM FOUNDATION TO UNDERSIDE ROOF DECKING/TOP OF PARAPET.
68	TWO LAYERS OF 24 INCH WIDE, 1 IN. THICK COREBOARD* (SLX) FRICTION-FITTED INSIDE CONTINUOUS H-SHAPED (INTERIOR) AND C-SHAPED (PERIMETER) METAL CHANNELS. THE H-SHAPED METAL CHANNELS ARE INSTALLED VERTICALLY (ONLY) AND ARE NO. 25 MSG GALVANIZED STEEL. OVERALL CHANNEL DEPTH 2-1/8 IN. AND FLANGE WIDTH IS 1-1/2 IN. HORIZONTAL SEAMS OF COREBOARD STAGGERED MINIMUM 12 INCHES. SEE UL PUBLICATION UL-U373 FOR MORE INFORMATION. *ASSEMBLY EXTENDS FROM EXTERIOR WALL TO EXTERIOR WALL AND FROM FOUNDATION TO UNDERSIDE ROOF DECKING/TOP OF PARAPET.
69	3/4 IN. AIR SPACE EACH SIDE OF ITEM #68.
70	ALUMINUM ANGLE ATTACHMENT CLIPS, 0.062 IN. THICK, 2 IN. WIDE WITH 2 IN. AND 2-1/2 IN. LEGS ATTACHED TO WOOD FRAMING WITH MINIMUM ONE 1-1/4 IN. LONG TYPE W SCREW AND SECURED TO *EACH* H-SHAPED METAL CHANNEL WITH ONE 3/8 IN. LONG TYPE S SCREW - EACH SIDE OF ASSEMBLY. VERTICAL SPACING OF CLIPS MAXIMUM 10 FEET O.C. FOR THE UPPER 24 FEET OF WALL AREA AND 5 FEET O.C. FOR THE REMAINING LOWER WALL AREA WHEN WALL EXCEEDS 24 FEET IN HEIGHT. SEE UL PUBLICATION UL-U373 FOR MORE INFORMATION.
71	3"x8"x24" AERCON FLORIDA L.L.C. OR LITECRETE, S.A. DE C.V. CONCRETE MASONRY UNITS* FOR USE AS A NON-LOAD BEARING WALL (UL-U919). *ASSEMBLY EXTENDS FROM EXTERIOR WALL TO EXTERIOR WALL AND FROM FOUNDATION TO UNDERSIDE ROOF DECKING OR TOP OF PARAPET.
72	MINERAL FIBER (*OPTIONAL**) (SUBSTITUTIONS ALLOWED) INSULATION MAX. 3.0 PCF DENSITY IN ALL STUD WALL CAVITIES AND ALL CONCEALED SPACES ABUTTING THE 2-HOUR FIRE ASSEMBLY. PROVIDE MINIMUM 3/4 INCH SEPARATION BETWEEN INSULATION AND AREA SEPARATION WALL. THIS IS A SOUND TRANSMISSION CLASS (STC) ITEM THAT IS NOT PART OF THE FIRE ASSEMBLY.
73	NOMINAL 2x CONTINUOUS BIRD BLOCKS (FIREBLOCKING) BETWEEN RAFTERS (WITH BEVELED TOP WHERE REQUIRED) TIGHT TO UNDERSIDE PLYWOOD DECKING. NOTE: BUTT END OF CEILING JOISTS SHALL BE LOCATED 1-1/2 IN. AWAY FROM THE EXTERIOR SIDE OF THE TOP PLATE TO ALLOW FOR BLOCKING. NOTE: SEE TABLE R302.1(1) FOOTNOTES 'a' AND 'b' ELSEWHERE ON THIS PAGE FOR MORE INFORMATION.
74	2x6 BIRD BLOCK SLEEPERS BETWEEN FLOOR JOISTS.
75	ONE LAYER 5/8 IN. TYPE 'X' GYPSUM BOARD* APPLIED TO THE INTERIOR SIDE OF: a. 2x BIRD BLOCKING AND TIGHT TO UNDERSIDE PLYWOOD DECKING. b. RIM JOIST OR BLOCKING BETWEEN JOISTS AT THE EXTERIOR WALL. c. ATTIC GABLES. d. ATTIC FRONT WALLS (WHERE RAFTERS DO NOT SHARE THE SAME PLATE AS CEILING JOISTS). e. STUD WALLS IN CRAWL SPACES. SUBSTITUTE MOISTURE-RESISTANT BOARD OF EQUAL RATING WHERE REQUIRED. f. BACKSIDE OF PARAPETS. g. RAFTERS. ATTACH TO MEMBERS WITH 6d CEMENT COATED NAILS AT 7 IN. O.C. *APPLY CONTINUOUS BEAD OF FIRE-FOAM SEALANT WHERE GYPSUM MEETS WOOD.
76	ONE LAYER 5/8 IN. TYPE 'X' GYPSUM BOARD* APPLIED DIRECTLY TO THE EXTERIOR SHEATHING (UL-U344). ATTACH TO STUDS THRU PLYWOOD WITH 6d CEMENT COATED NAILS SPACED 7 IN. O.C. ALONG STUDS AND PERIMETER OF PANELS. EXTEND STRUD TO UNDERSIDE OF ROOF DECKING OR TO TOP OF PARAPET. NOTCH AS REQUIRED WHERE RAFTERS FALL. *FIRE-FOAM AS REQUIRED.
77	ONE LAYER 5/8 IN. TYPE 'X' GYPSUM BOARD* APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL ATTACH TO STUDS OR BLOCKING WITH 6d CEMENT COATED NAILS SPACED 7 IN. O.C. ALONG STUDS AND PERIMETER OF PANELS. *FIRE-FOAM AS REQUIRED.
78	ONE LAYER 5/8 IN. TYPE 'C' GYPSUM BOARD APPLIED DIRECTLY TO THE FLOOR JOIST UNDERSIDE.
79	CONTINUOUS HAT-SHAPED METAL CHANNELS INSTALLED PERPENDICULAR TO JOISTS.
80	ONE LAYER 5/8 IN. TYPE 'C' GYPSUM BOARD ATTACHED TO HAT-SHAPED METAL CHANNELS (UL-L536).
81	TWO LAYERS 5/8 IN. TYPE 'C' GYPSUM BOARD ATTACHED TO HAT-SHAPED METAL CHANNELS (UL-L583).
82	WHERE A CEILING OR CANTILEVER IS FIRE-PROTECTED, PROVIDE CONCEALED SPACE FIREBLOCKING* IN-LINE TO AND FLUSH WITH THE EXTERIOR SIDE OF THE EXTERIOR WALL(S) THAT IS ABUTTING THE FIRE-RATED CEILING OR CANTILEVER. SECURE TO 2x2 LEDGERS BETWEEN JOISTS. *SEE FIREBLOCKING NOTE PANEL FOR APPROVED MATERIALS.
83	BLOCKING BETWEEN STUDS WHERE REQUIRED.
84	3/4 IN. PLYWOOD OR 2x LEDGER(S) APPLIED ON TOP OF EXTERIOR SHEATHING (OR ON TOP OF GYPSUM BOARD) AND LAG BOLTED TO STUDS/RIM JOIST/BLOCKING BETWEEN STUDS BEYOND. BOLT SPACING 12 INCHES ON CENTER, STAGGERED.
85	2x OR I-JOIST OUTLOOKERS AT 24 IN. O.C. MAX.
86	1/2 IN. PLYWOOD SUBFASCIA.
87	5/8 IN. TYPE 'X' GYPSUM BOARD APPLIED TO THE UNDERSIDE OF OUTLOOKERS, UNDERSIDE OF RAFTERS, AND BETWEEN THE SUBFASCIA AND FASCIA.
88	SCHEDULED FASCIA PANEL.
89	METAL PANFLASHING WITH DRIP LIP. VERTICAL LEG OF FLASHING INSTALLED UNDER THE HOUSE WRAP AND IS MINIMUM 8 INCHES TALL.
90	2-PC. 2x BLOCKING BETWEEN STUDS (FOR INTERIOR GYPSUM BOARD AND EXTERIOR STEP FLASHING). ALIGN TO AND FOLLOW LOWER ROOF SLOPE.
91	GALVANIZED STEP SHINGLE FLASHING.
92	UL DESIGN NUMBER V340 ANSI/UL 263 -- LOUISIANA-PACIFIC BLAZEGUARD OR LP FLAMEBLOCK LAMINATE BUILDING UNIT SUBSTITUTION FOR ITEMS 45, 76, AND 15. APPLY WITH GYPSUM SIDE FACING AWAY FROM THE STUD WALL. MINERAL FIBER INSULATION 2.81 PCF DENSITY. SEE MANUFACTURER'S DATA FOR PROPER FASTENING.

FOOTNOTES:
A) ADJACENT STUD WALL CAVITIES AND CONCEALED SPACES ARE NOT PART OF THE FIRE ASSEMBLY.
B) 2x STUD WALL IN ATTIC IS REQUIRED FOR SUPPORTING EACH SIDE OF THE FIRE-RATED ASSEMBLY. ADDING SOUND-DEADENING INSULATION IS OPTIONAL.
C) REPEAT AS REQUIRED FOR EACH FLOOR LEVEL.
D) CONTINUITY OF THE FIRE-RESISTIVE ASSEMBLY ON THE EXTERIOR WALL UP TO THE UNDERSIDE OF THE ROOF DECKING ALLOWS SOFFIT AND FASCIA TO NOT REQUIRE PROTECTION.
E) INSTALL 2x BIRD BLOCKS BETWEEN BARGE RAFTERS WHEN FRAME WALL IS OUTSIDE 5 FEET AND THE BRICK VENEER IS INSIDE 5 FEET TO A PROPERTY LINE.



F1 DIAGRAMMATIC BUILDING SECTION

SCALE: 3/4" = 1'-0" @ 22x34 MEDIA

THE FOLLOWING 1/2"=1'-0" SCALE DETAILS ARE AN EXTENSION OF THE DIAGRAMMATIC BUILDING SECTION. FOR ANY ITEM NOT SHOWN OR NOT LABELED, SEE DETAIL "F1" ABOVE FOR ADDITIONAL INFORMATION.

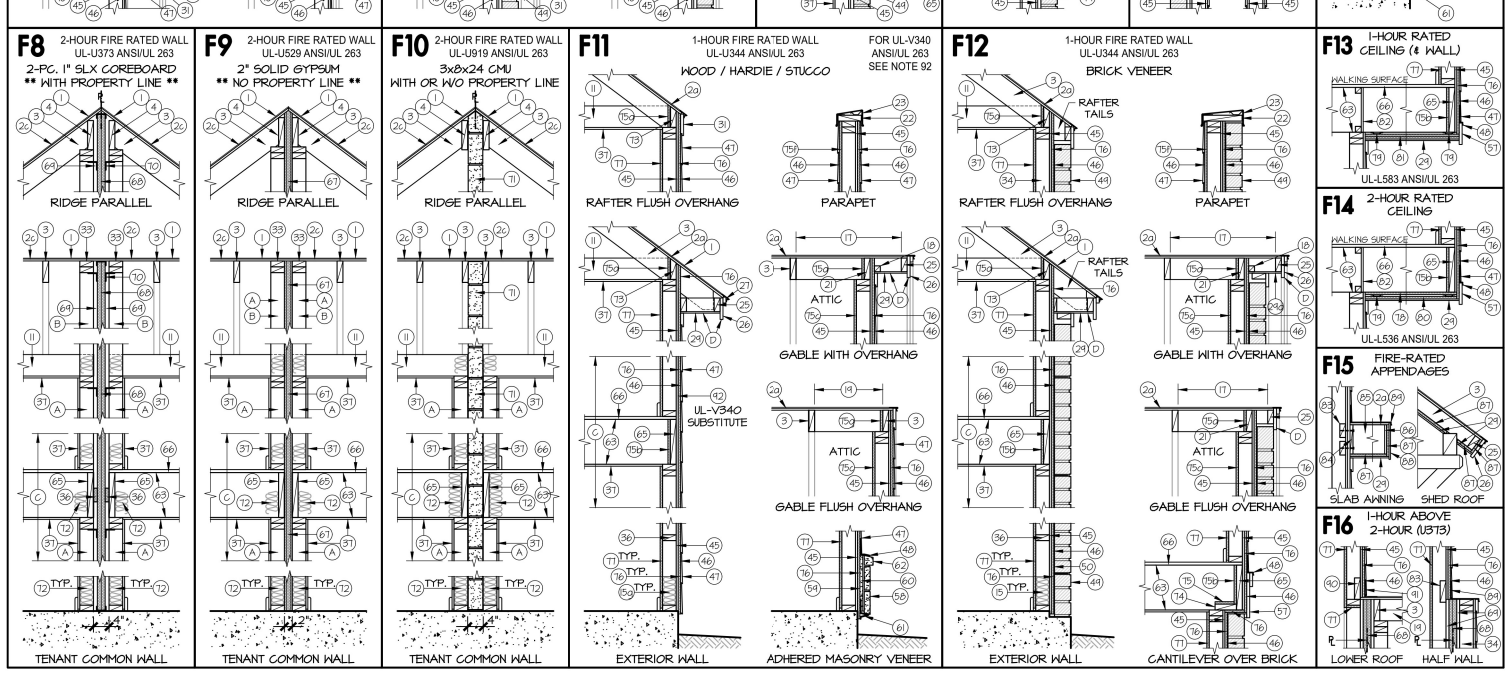


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TABLE R302.1(1) EXTERIOR WALLS (No Sprinkler)

EXTERIOR WALL ELEMENT		MINIMUM FIRE RATING	MINIMUM SEPARATION DISTANCE
WALLS	FIRE-RESISTANCE RATED	1-HOUR (c)	< 5 FEET
	NON FIRE-RESISTANCE RATED	0 HOURS	>= 5 FEET
PROJECTIONS	NOT ALLOWED	N/A	< 2 FEET
	FIRE-RESISTANCE RATED	1-HOUR ON THE UNDERSIDE (ab)	>= 2 FEET TO < 5 FEET
	NON FIRE-RESISTANCE RATED	0-HOURS	>= 5 FEET
OPENINGS IN WALLS	NOT ALLOWED	N/A	< 3 FEET
	25% MAXIMUM OF WALL AREA	0-HOURS	3 FEET
	UNLIMITED	0-HOURS	5 FEET
PENETRATIONS	ALL	SEE R302.4 NOTE REQUIRED	< 3 FEET 3 FEET

FOOTNOTES:
a. ROOF EAVE FIRE-RESISTANCE RATING REDUCED TO 0-HOURS ON THE UNDERSIDE OF THE EAVE IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.
b. ROOF EAVE FIRE-RESISTANCE RATING REDUCED TO 0-HOURS ON THE UNDERSIDE OF THE EAVE PROVIDED THAT GABLE VENT OPENINGS ARE NOT INSTALLED.
c. AS TESTED PER ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES.

R302.2 TOWNHOUSES COMMON WALL

WHERE A FIRE SPRINKLER SYSTEM IS NOT PROVIDED, THE COMMON WALL SHALL BE NOT LESS THAN A 2-HOUR FIRE-RESISTANCE RATED WALL ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263.

FIREBLOCKING MATERIALS R302.11

1. 2-INCH NOMINAL LUMBER
2. TWO THICKNESS OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS 23/32-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH WOOD STRUCTURAL PANELS.
4. ONE THICKNESS OF 3/4-INCH PARTICLE BOARD WITH JOINTS BACKED BY 3/4-INCH PARTICLE BOARD.
5. 1/2-INCH GYPSUM BOARD (TYPE C).
6. 1/4-INCH CEMENT-BASED MILLBOARD.
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E

BRICK VENEER NOTES R703.8

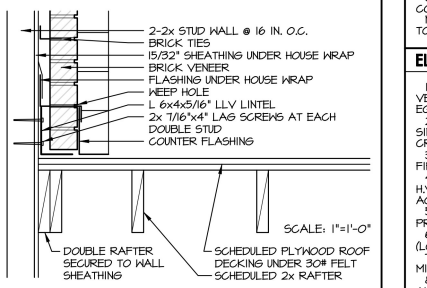
VENEER TIES:
1. STRAND WIRE SHALL BE NO LESS THAN NO. 9 U.S. GAGE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT.
2. SHEET METAL SHALL BE NO LESS THAN NO. 22 U.S. GAGE BY 7/8 INCH CORRUGATED.
EACH TIE SHALL SUPPORT NO MORE THAN 2.67 SQUARE FEET OF WALL AREA AND SHALL BE SPACED NO MORE THAN 32 INCHES HORIZONTALLY AND 24 INCHES VERTICALLY. TIES SHALL BE PLACED NO GREATER THAN 12 INCHES AWAY FROM ANY WALL OPENING OR WALL CORNER.

FLASHING:
FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS.

WEEPHOLES:
PROVIDE WEEPHOLES IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33 INCHES ON CENTER. WEEPHOLES SHALL NOT BE LESS THAN 3/16 INCH IN DIAMETER. WEEPHOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

LINTELS:
MASONRY VENEER SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE VENEER ABOVE. VENEER ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS. THE LINTELS SHALL HAVE A LENGTH OF BEARING NO LESS THAN 4 INCHES. STEEL LINTELS SHALL BE SHOP COATED WITH RUST-INHIBITIVE PAINT OR TREATED TO PROVIDE CORROSION-RESISTANCE.

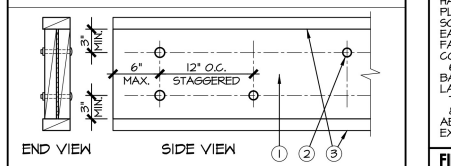
LINTEL W/BRICK VENEER ON LOWER ROOF:
PROVIDE MINIMUM 6"x4"x5/16" LLV STEEL ANGLE ANCHORED TO DOUBLE 2x4 STUDS AT MAXIMUM 16 INCH O.C. SPACING. STEEL ANGLE SHALL BE ANCHORED AT EACH DOUBLE STUD WITH NO LESS THAN TWO 7/16 INCH DIA. BY 4 INCH LAG SCREWS. MINIMUM CLEARANCE UNDER THE ANGLE NO LESS THAN 1/16 INCH. THE MASONRY VENEER SHALL BEAR ON THE ANGLE NO LESS THAN 2/3 THE WIDTH OF THE MASONRY VENEER THICKNESS. MAXIMUM HEIGHT ABOVE ANGLE SHALL BE LIMITED TO 12 FEET 8 INCHES.
INSTALL 3"x3"x1/4" STOPS ON THE ANGLE AT 24 INCHES O.C. WHEN THE ROOF SLOPE EXCEEDS 12:12.



LINTEL W/BRICK VENEER ON LOWER ROOF

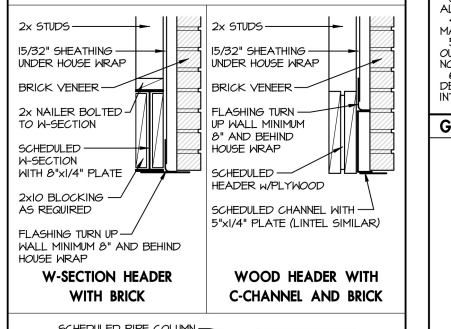
STEEL NOTES AND DETAILS 1" = 1'-0"

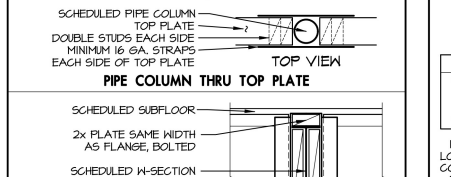
1. ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A-36.
2. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE B OR ASTM 501.
3. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B.
4. ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.
5. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING WELDED AND BE PERFORMED BY CERTIFIED WELDERS.
6. ALL BOLTS SHALL BE UNFINISHED ASTM A-307, UNLESS OTHERWISE NOTED.
7. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PRIMER PAINT.

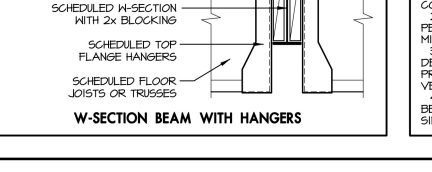


1. 2-2x12 WITH 11"x1/4" PLATE OR AS SCHEDULED.
2. 1/2" THROUGH CARRIAGE BOLTS WITH STANDARD NUTS AND WASHERS.
3. 2x TOP AND BOTTOM AS REQUIRED TO MATCH STUD WALL DEPTH.

2x12 FLITCH BEAM







MASONRY VENEER LINTEL SPANS R703.8

Angle Size (inches) (1)	No Story Above	One Story Above	Two Stories Above	Reinforcing Bars (2)
3 x 3 x 1/4"	6'-0"	4'-6"	3'-0"	1
4 x 3 x 1/4"	8'-0"	6'-0"	4'-6"	1
5x3-1/2x5/16"	10'-0"	8'-0"	6'-0"	2
6x3-1/2x5/16"	14'-0"	9'-6"	7'-0"	2
2-6x3-1/2x5/16"	20'-0"	12'-0"	9'-6"	4

1. LONG LEG OF THE ANGLE SHALL BE PLACED VERTICALLY (LLV).
2. NUMBER OF 1/2-IN. OR EQUIVALENT REINFORCING BARS WHERE A REINFORCED (CMU) LINTEL IS USED.

ATTIC ACCESS NOTES R807 M1305

1. PROVIDE ATTIC ACCESS WHEN AN ATTIC AREA EXCEEDS 30 SQ. FT. AT A HEIGHT OF 30 INCHES OR GREATER. THE ACCESS OPENING IS NO LESS THAN 22 IN. BY 30 IN. WITH A MINIMUM ATTIC HEADROOM CLEARANCE OF 30 IN.
2. WHERE THERE IS MECHANICAL EQUIPMENT IN THE ATTIC, PROVIDE A MINIMUM WALL OPENING OF 22 IN. WIDE BY 30 IN. TALL OR LARGE ENOUGH TO REMOVE THE LARGEST APPLIANCE.
3. PROVIDE A 22 IN. MINIMUM BY 54 IN. PULL-DOWN STAIRS RATED AT 350 LBS. WHERE CEILING ACCESS TO MECHANICAL EQUIPMENT.

ATTIC VENTILATION NOTES R806

THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

UNDER FLOOR SPACE VENTILATION NOTES R408

PROVIDE ONE SQUARE FOOT NET AREA OF OPENING FOR EACH 150 SQUARE FOOT OF UNDER FLOOR AREA.
WHERE A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OPENING SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1500 SQUARE FEET OF UNDER FLOOR AREA.
ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING.
NOTE: SELF-ACTUATING FLOOD VENT LOUVERS DO NOT COUNT TOWARDS UNDER FLOOR SPACE VENT AREA OPENING.

ELECTRICAL AND VENTILATION NOTES M1507 E3902

1. ELECTRICAL PLANS ARE PROVIDED FOR DESIGN INTENT ONLY. VERIFY LOCATIONS OF FIXTURES, SWITCHES, OUTLETS AND EQUIPMENT WITH A LICENSED PROFESSIONAL ELECTRICIAN.
2. PROVIDE GROUND-FAULT (GFCI) OUTLETS WITHIN 6-FEET OF SINKS, IN GARAGES, ALL EXTERIOR WATERPROOF OUTLETS, AND IN CRAWL SPACES.
3. WHERE REQUIRED, PROVIDE ARC-FAULT (AFCI) OUTLETS AT THE FIRST OUTLET ON THE BRANCH CIRCUIT.
4. PROVIDE 110V OUTLET AND SWITCHED LIGHT IN ATTIC NEAR H.V.A.C. EQUIPMENT. LOCATE SWITCH NEAR (IF NOT OUTSIDE) ATTIC ACCESS.
5. ALL ELECTRICAL DEVICES LOCATED BELOW THE MINIMUM FLOOD PROTECTION ELEVATION (MFPE) SHALL BE ON A SEPARATE CIRCUIT.
6. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS. THE (LOCAL) EXHAUST RATE SHALL BE A MINIMUM OF 50 CFM.
7. WHEN EXHAUST VENTS EXITS THROUGH THE ROOF DECKING, THE MINIMUM TERMINATION DISTANCE IS 5'-0" FROM ANY PROPERTY LINE.
8. KITCHEN RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS AND HAVE A MINIMUM (LOCAL) EXHAUST RATE OF 100 CFM.
9. WHERE EXHAUST HOOD SYSTEMS EXCEED 400 CFM, MAKE UP AIR SHALL BE PROVIDED AT APPROXIMATELY EQUAL TO THE EXHAUST RATE AND BE AUTOMATICALLY CONTROLLED TO OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM.
10. GARAGE DOOR OPENERS REQUIRE SHUTOFF AND REVERSE SENSORS AT BOTH SIDES OF THE OVERHEAD DOOR.

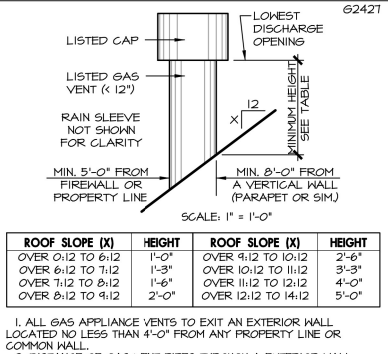
EXTERIOR COVERING & WEEP SCREEDS NOTES R703

1. AN APPROVED WATER-RESISTIVE BARRIER, MINIMUM ONE LAYER 15 lb. FELT, SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS.
2. SELF-ADHERED (RUBBERIZED) MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711.
3. METAL OR WIRE LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION-RESISTANT MATERIALS.
4. PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHERE APPLIED OVER METAL OR WIRE LATH.
5. NO. 26 GAGE CORROSION-RESISTANT WEEP SCREEDS SHALL HAVE A VERTICAL FLANGE OF 3-1/2 INCHES AND SHALL BE PLACED AT OR BELOW THE FOUNDATION PLATE LINE. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES ABOVE THE EARTH OR NOT LESS THAN 2 INCHES ABOVE PAVED AREAS. FASTENERS USED TO ATTACH SCREEDS SHALL BE CORROSION-RESISTANT.
6. EXTERIOR PLASTER SHALL INCLUDE A WATER-RESISTIVE BARRIER, TWO LAYERS OF GRADE D PAPER MINIMUM, THAT WILL LAP OVER THE WEEP SCREED ATTACHMENT FLANGE.
7. FIBER CEMENT PANEL SIDING SHALL BE MINIMUM GRADE II.
8. ADHERED MASONRY VENEER SHALL BE INSTALLED A MIN. 4 IN. ABOVE EARTH, 2 IN. ABOVE PAVED AREAS, OR MIN. 1/2 IN. ABOVE EXTERIOR WALKING SURFACES AND SHALL INCLUDE WEEP SCREEDS.

FIREPLACE AND CHIMNEY NOTES R1003

1. ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER CURRENT BUILDING CODE EDITION AND BE U.L. AND I.C.B.O. APPROVED, AND THE MANUFACTURERS INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
2. CHIMNEYS TO BE A MINIMUM 2 FEET ABOVE ANY ROOF LINE WITHIN A 10 FOOT RADIUS OF THE CHIMNEY AND ROOF LINE (RIDGE).
3. CHIMNEY PIPE SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.
4. PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2 INCH TO A MINIMUM GAP OF 3/8 INCH.
5. FOR A DIRECT VENT, FUEL-FIRED APPLIANCE THAT TERMINATES LESS THAN 4 FEET FROM A PROPERTY LINE, THE WALL SHALL NOT BE CLOSER THAN 4 FEET TO THE PROPERTY LINE.
6. FIREPLACES LOCATED IN A SLEEPING SPACE SHALL BE OF DECORATIVE TYPE WITH A SEALED BOX AND HAVE FRESH AIR INTAKE FROM THE OUTDOORS.

GAS APPLIANCE VENT TERMINATION NOTES G2426 G2427



ROOF SLOPE (X)	HEIGHT	ROOF SLOPE (X)	HEIGHT
OVER 0:12 TO 6:12	1'-0"	OVER 9:12 TO 10:12	2'-6"
OVER 6:12 TO 7:12	1'-3"	OVER 10:12 TO 11:12	3'-3"
OVER 7:12 TO 8:12	1'-6"	OVER 11:12 TO 12:12	4'-0"
OVER 8:12 TO 9:12	2'-0"	OVER 12:12 TO 14:12	5'-0"

1. ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATION NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL.
2. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4 FEET FROM THE PROPERTY LINE OR COMMON WALL.
3. GAS APPLIANCE VENT PIPES THAT EXITS THRU THE ROOF DECKING SHALL BE LOCATED A MINIMUM 5 FEET FROM ANY PROPERTY LINE OR CENTERLINE OF ANY COMMON WALL. DIRECT THE VENT PIPE TO A BACK OR SIDE ROOF PLANE.
4. GAS VENT PIPES THAT ARE 12 INCHES OR LESS IN SIZE SHALL BE LOCATED NO CLOSER THAN 8 FEET FROM A VERTICAL WALL OR SIMILAR OBSTRUCTION.

INSULATION MINIMUMS - CLIMATE ZONE 2A N1102.1.2

ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.

CEILING UNDER ATTIC:	
CEILINGS UNDER OUTSIDE:	R-38
ABOVE GRADE WALLS (2x4):	R-38
FLOORS OVER UNCONDITIONED CRAWL SPACE:	R-13
FLOORS OVER UNCONDITIONED SPACE (GARAGE).	R-13
FLOORS OVER OUTSIDE:	R-13
CONDITIONED CRAWL SPACE - 2x4/2x6 WALLS.	R-6
BASEMENT WALLS:	R-0
SLABS:	R-0
DUCTWORK IN ATTIC/UNCONDITIONED SPACES:	R-8
DUCTWORK IN CONDITIONED SPACES:	R-6

CLOTHES DRYER AND HOOD VENT EXHAUSTS M1502 M1503 M1506

CLOTHES DRYER:
1. CLOTHES DRYER DUCTS SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS AND BE EQUIPPED WITH A BACKDRAFT DAMPER.
2. SCREENS SHALL NOT BE INSTALLED AT THE TERMINATION.
3. DUCT SIZE SHALL BE 4 INCHES IN DIAMETER OF NO. 28 GAGE METAL WITH A MAXIMUM LENGTH OF 35 FEET. ELBOW FITTING EQUIVALENT LENGTH WILL COUNT TOWARDS TOTAL DUCT LENGTH.

RANGE HOODS:
1. DUCTS SERVING RANGE HOODS SHALL TERMINATE OUTSIDE THE BUILDING PROPER AND BE EQUIPPED WITH A BACKDRAFT DAMPER.
2. MAKEUP AIR IS REQUIRED WHEN EXHAUST RATE IS GREATER THAN 400 C.F.M.

EXHAUST OPENINGS:
OPENINGS SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE BUILDING, AND 10 FEET FROM AIR INTAKES EXCEPT WHERE THE OPENING IS LOCATED 3 FEET ABOVE THE AIR INTAKE.

MECHANICAL ACCESS AND HVAC NOTES M1305 M1307 M1401

1. LOCATE H.V.A.C. EQUIPMENT IN ATTIC. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8 AND ALL OTHER DUCTS TO R-6 EXCEPT DUCTS THAT ARE LOCATED COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE. LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQ. FT. FLOOR AREA AT 0.1 IN. W.G. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS.
2. THE SUPPLY AND RETURN CHASES SHOWN ON THE FLOOR PLAN(S) ARE DIAGRAMMATIC AND SHALL BE USED FOR GENERAL LAYOUT AS ADVISED BY THE MECHANICAL CONTRACTOR. ANY DUCTWORK THAT IS LARGER THAN THE SPECIFIED DUCTWORK SHALL BE RESIZED WHERE ANY LEFTOVER SPACE SHALL BE GIVEN BACK TO THE ROOM THAT THE CHASE IS LOCATED IN. ANY CHASE THAT HAS LESS 2 INCH WALLS ARE CHASES THAT ARE INSTALLED AFTER THE DUCTWORK INSTALLATION IS COMPLETED (FURR-WALLS).
3. PROVIDE A MIN. 24 IN. WIDE CONTINUOUS PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN THE ATTIC.
4. PASSAGEWAY SIZE SHALL BE NO LESS THAN 22-30 IN. WIDE AND 30 IN. TALL AND HAVE A MAXIMUM LENGTH OF 20 FEET FROM THE ATTIC ACCESS TO EQUIPMENT. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 22 IN. WIDE AND NOT LESS THAN 6 FEET TALL FOR THE ENTIRE LENGTH, THE PASSAGEWAY SHALL NOT BE MORE THAN 50 FEET LONG.
5. PROVIDE MINIMUM 30 IN. BY 30 IN. LEVEL SERVICE PLATFORM AT THE SERVICE SIDE OF ALL EQUIPMENT IN THE ATTIC.
6. APPLIANCES WITH AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF THE IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE GARAGE FLOOR.
7. CLOSET HVAC UNITS SHALL OBSERVE ALL CLEARANCES AND MINIMUM SERVICE AREAS AS SHOWN IN THE CURRENT BUILDING CODE EDITION.
8. CLOTHES DRYER LOCATED IN A UTILITY CLOSET SHALL HAVE A MINIMUM 100 SQ. INCH OPENING TO THE CLOSET FOR MAKEUP AIR.

PLUMBING AND WATER HEATER NOTES P2700 P2801

1. ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER). ONE CONNECTION TO A LAVATORY TAILPIECE IS ALLOWED.
2. CLOTHES WASHERS THAT ARE LOCATED ON A FLOOR LEVEL THAT WILL POSE WATER DAMAGE SHALL HAVE A METAL PAN WITH A 2 IN. DRAIN AND RELIEF LINE DIRECTED TO OUTSIDE. THE RELIEF LINE SHALL NOT BE CONNECTED TO THE DRAIN LINE. PROVIDE A METAL PAN USING ONE OF THESE METHODS:
a. UNDER THE CLOTHES WASHER ONLY.
b. IN THE SPACE PROVIDED FOR BOTH WASHER AND DRYER.
c. THE ENTIRE UTILITY ROOM OR UTILITY CLOSET.
3. PROVIDE PLUMBING ACCESS PANEL AT ALL SLIP JOINTS AND WHIRLPOOL MOTORS.
4. PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES.
5. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK. COLOR COORDINATE TERMINATION TO ROOF MATERIAL AS SCHEDULED.
6. LOCATE HATER HEATER IN ATTIC, ABOVE A LOAD BEARING PARTITION, IN AN APPROVED PAN, MINIMUM 1-1/2 IN. TALL, WITH A MIN. 3/4 IN. RELIEF LINE TO AN INDIRECT WASTE PIPE OR TO OUTSIDE. PROVIDE DECKING BELOW THE PAN.
7. PROVIDE ADEQUATE ATTIC VENTILATION FOR GAS WATER HEATER.
8. IN-LINE (TANKLESS) WATER HEATER INSTALLATION SHALL FOLLOW THE CURRENT BUILDING CODE EDITION.
9. TEMPERATURE-ACTUATED MIXING VALVES SHALL BE INSTALLED AT ALL BATHTUBS AND WHIRLPOOL BATHTUBS. OMIT WHERE TUB/SHOWER COMBINATION.

FLOOR/CEILING/RAFTER SPAN TABLES

SELECT VALUES FOR SOUTHERN YELLOW PINE (S.Y.P.)

SIZE	#2 GRADE S.Y.P. @ 19% M.C.		#3 GRADE S.Y.P. @ 19% M.C.	
	12" O.C.	16" O.C.	24" O.C.	12" O.C.	16" O.C.	24" O.C.
FLOOR JOIST DL: 10 PSF, LL: 40 PSF, L/R: 360 (R502.3)						
2x6	10'-3"	9'-4"	7'-7"	8'-2"	7'-1"	5'-9"
2x8	13'-6"	11'-10"	9'-8"	10'-3"	8'-11"	7'-3"
2x10	16'-2"	14'-0"	11'-5"	12'-6"	10'-10"	8'-10"
2x12	19'-1"	16'-6"	13'-6"	14'-9"	12'-10"	10'-5"
CEILING JOIST DL: 5 PSF, LL: 10 PSF, L/R: 240 W/O STORAGE (R802.4)						
2x6	18'-8"	16'-11"	13'-11"	14'-11"	12'-11"	10'-6"
2x8	23'-8"	21'-5"	17'-7"	18'-4"	16'-3"	13'-3"
2x10	> 26'-0"	25'-7"	20'-11"	22'-4"	19'-4"	16'-1"
RAFTER DL: 10 PSF, LL: 20 PSF, L/R: 180 (COMPOSITION) (R802.5)						
2x6	15'-7"	13'-6"	11'-0"	11'-4"	10'-2"	8'-4"
2x8	19'-8"	17'-1"	13'-11"	14'-10"	12'-10"	10'-6"
2x10	23'-5"	20'-3"	16'-6"	18'-0"	15'-7"	12'-9"
RAFTER SPAN DL: 10 PSF, LL: 20 PSF, L/R: 240 (TILE ROOF) (R802.5)						
2x6	14'-9"	13'-5"	11'-0"	11'-4"	10'-2"	8'-4"
2x8	19'-6"	17'-1"	13'-11"	14'-10"	12'-10"	10'-6"
2x10	23'-5"	20'-3"	16'-6"	18'-0"	15'-7"	12'-9"

HEADER SPAN TABLE

ROOF AND CEILING LOAD ONLY, MAXIMUM ROOM WIDTH: 20'-0" (R602.7)

HEADER SIZE	2-2x6	2-2x8	2-2x10	2-2x12	3-2x6	3-2x10	3-2x12
MAXIMUM SPAN	5'-5"	6'-10"	8'-5"	9'-9"	8'-4"	10'-6"	12'-2"
JACK STUDS	1	1	2	2	1	1	2

STUD NOTCHING AND BORED HOLE LIMITATIONS R602

BEARING WALLS:
1. BORED HOLE MAXIMUM DIAMETER 40% OF STUD DEPTH.
2. BORED HOLE LOCATION NO CLOSER THAN 5/8-INCH TO EDGE OF STUD.
3. IF BORED HOLE IS BETWEEN 40% AND 60% OF STUD DEPTH, THEN STUD MUST BE DOUBLE AND NO MORE THAN 2 SUCCESSIVE STUDS ARE DOUBLED AND SO BORED.
4. BORED HOLES MUST NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD.
5. NOTCH MUST NOT EXCEED 25% OF STUD DEPTH.

NONBEARING WALLS:
1. BORED HOLE MAXIMUM DIAMETER 60% OF STUD DEPTH.
2. BORED HOLE LOCATION NO CLOSER THAN 5/8-INCH TO EDGE OF STUD.
3. BORED HOLES MUST NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD.
4. NOTCH MUST NOT EXCEED 40% OF STUD DEPTH.

FASTENING SCHEDULE R602

Item	Building Elements Description	Fastener Number and Type	Spacing and Location
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d box or 3-8d common or 3-10d box	TOENAIL
2	CEILING JOIST TO TOP PLATE	4-8d box or 3-8d common or 3-10d box	PER JOIST, TOENAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS.	4-10d box or 3-8d common	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	See Table R802.5.1(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4"x20 GA. RIDGE STRAP TO RAFTER	4-10d box or 3-10d common	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d box or 3-10d common or 4-10d box	2 TOENAILS ONE SIDE, 1 TOENAIL OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d or 3-10d common or 4-10d box	TOENAIL
		3-16d box or 2-16d common or 3-10d box	END NAIL
	WALL		
8	STUD TO STUD	16d common	24" O.C. FACE NAIL
		10d Box	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTING STUDS AT INTERSECTING WALL CORNERS	16d box	12" O.C. FACE NAIL
		16d common	16" O.C. FACE NAIL
10	BUILT-UP HEADER	16d common	16" O.C. EACH EDGE FACE NAIL
		16d box	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d box or 4-8d common or 4-10d box	TOENAIL
12	TOP PLATE TO TOP PLATE	16d common or 10d box	16" O.C. FACE NAIL
		16d common	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDC5 A-D2 WITH SEISMIC BRACED WALL LINE SPACING < 25'	8-16d common or 12-16d box or 12-10d box	FACE NAIL ON EACH SIDE OF END JOINT
	DOUBLE TOP PLATE SPLICE SDC5 D0, D1, OR D2 AND BRACED WALL LINE SPACING > 25'	12-16d	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d common or 16d box	16" O.C. FACE NAIL
		16d box	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3-16d box or 2-16d common or	3x 16" O.C. FACE NAIL 2x 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d box or 3-16d box or 4-8d common or 4-10d box	TOENAIL
		3-16d box or 2-16d common or 3-10d box	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d box or 2-16d common	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d box or 2-8d common or 2-10d box	FACE NAIL
19	1"x6" SHEATHING TO EACH BEARING	3-8d box or 2-8d common or 2-10d box	FACE NAIL
20	1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d box or 3-8d common or 3-10d box	FACE NAIL
		Wider than 1"x8": 4-8d box or 3-8d common or 3-10d box	
	FLOOR		
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d box or 3-8d common or 3-10d box	TOENAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE	8d box or 8d common or 10d box	4" O.C. TOENAIL 6" O.C. TOENAIL
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d box or 2-8d common or 3-10d box	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d box or 2-16d common or 3-10d box	BLIND AND FACE NAIL
25	2" PLANKS	3-16d box or 2-16d common	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d box or 4-10d box	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d common or 10d box AND, 2-20d common or 3-10d box	EACH LAYER. 32" O.C. TOP AND BOTTOM STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d box or 3-16d common or 4-10d box	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10d	EACH END, TOENAIL
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING		
30	3/8" - 1/2"	Subfloor & Wall: 6d common	6" EDGES / 12" FIELD
		Roof: 8d common	6" EDGES / 12" FIELD
31	19/32" - 1"	8d common	6" EDGES / 12" FIELD
32	1 1/8" - 1 1/4"	10d common or 8d deformed	6" EDGES / 12" FIELD
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" galv. roofing nail, 7/16" head or 1" crown staple 16 ga. 1-1/4" long	3" EDGES / 6" FIELD
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" galv. roofing nail, 7/16" head or 1" crown staple 16 ga. 1-1/4"	3" EDGES / 6" FIELD
35	1/2" GYPSUM SHEATHING APPLIED VERTICALLY	1-1/2" galv. roofing nail or 1-1/2" galv. staple or 1-1/4" type W or S screws	7" EDGES / 7" FIELD
36	5/8" GYPSUM SHEATHING APPLIED VERTICALLY	1-3/4" galv. roofing nail or 1-5/8" galv. staple or 1-5/8" type W or S screws	7" EDGES / 7" FIELD
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT		
37	3/4" OR LESS	6d deformed or 8d common	6" EDGES / 12" FIELD
38	7/8" - 1"	8d common or 8d deformed	6" EDGES / 12" FIELD
39	1 1/8" AND GREATER	10d common or 8d deformed	6" EDGES / 12" FIELD

SEE TABLE R602.3(1) FOR ADDITIONAL FASTENERS NOT LISTED.

SMOKE & CARBON MONOXIDE ALARM NOTES R314 & R315

SMOKE ALARMS:
1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
a. IN EACH SLEEPING ROOM.
b. O

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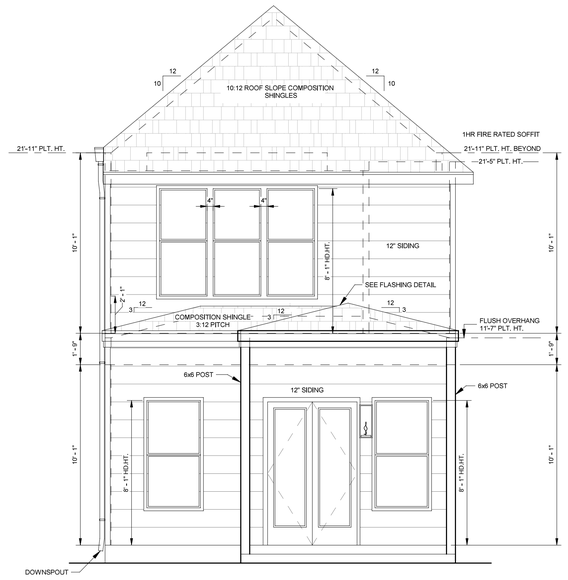
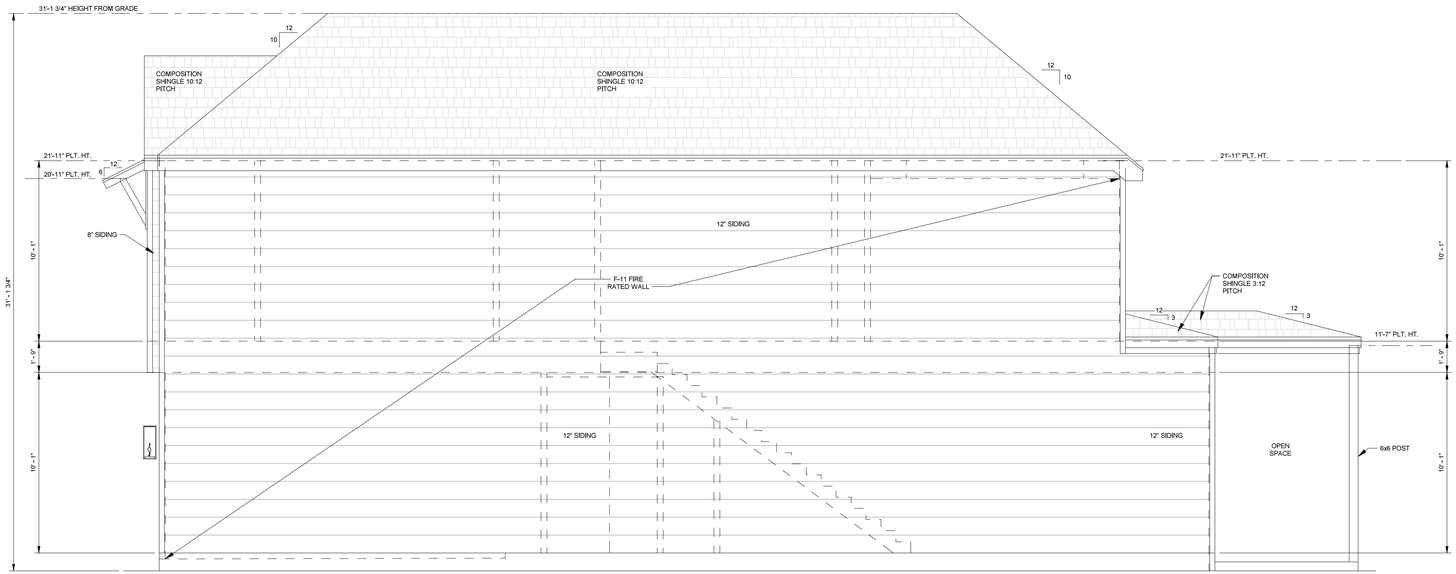


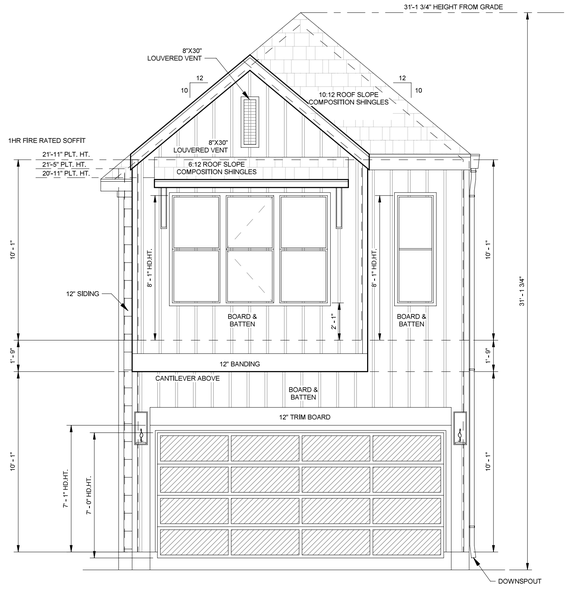
REAR ELEVATION

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



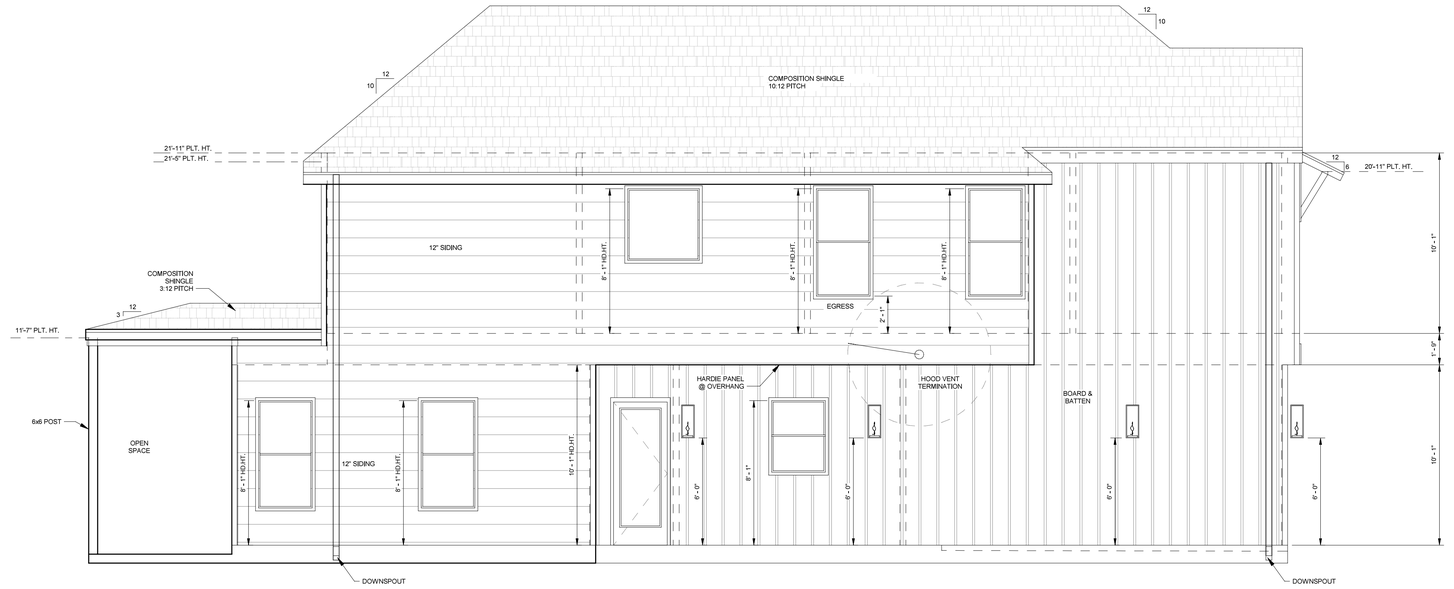
RIGHT ELEVATION

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



FRONT ELEVATION

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



LEFT ELEVATION

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

City of Houston
2504-02
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve applicant from full responsibility to comply with all applicable codes and ordinances.
APPROVED
07/17/25

MH BUILDER
HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED
PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
WWW.DECONENG.COM

PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

ARCHITECTURAL ELEVATION

A000

5/20/2025 11:41:02 AM Decon Project # 7020.02
J:\7020\3_MODELS\03-7020-v2_REC_STR_BIM_3D_Sht\

1	ELEVATION
A000	1/4" = 1'-0"

For paper, printing use size 24"x36"

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I. OVERALL NOTES

1. CERTIFICATIONS OF INSTALLED STRUCTURAL COMPONENTS OF ANY KIND (INCLUDING FOUNDATION) WILL NOT BE PROVIDED BY THE E.O.R. UNLESS HE OR ONE OF HIS AUTHORIZED REPRESENTATIVES PERFORMS A SITE INSPECTION DURING CONSTRUCTION AND BEFORE SUCH STRUCTURAL ELEMENTS ARE COVERED.
2. CONSTRUCTION DOCUMENTS CONSIST OF THESE DRAWINGS. ANY CONFLICT WITHIN THESE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND THE E.O.R.
3. GENERAL NOTES ARE AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTS AND DESCRIBE CONDITIONS THAT APPLY GENERALLY THROUGHOUT THE DRAWINGS.
4. PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS OF THE JOB SITE. ANY VARIATION FROM DIMENSIONS OR DETAILS AS SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE REPORTED TO THE ARCHITECT AND THE STRUCTURAL ENGINEER.
6. CONSTRUCTION METHODS, ERECTION PROCEDURES, AND SAFETY PRECAUTIONS ARE THE CONTRACTOR'S RESPONSIBILITY. STRUCTURAL DRAWINGS REPRESENT THE FINISHED STATE OF STRUCTURAL ELEMENTS. THE CONTRACTOR IS TO PROVIDE TEMPORARY BRACING FOR ACCURATE PLUMBING AND TO RESIST ALL WIND, SOIL BACKFILL, AND CONSTRUCTION LOADS. ENGINEERED STRUCTURAL DESIGN FOR TEMPORARY BRACING, FORMWORK, SOIL RETENTION, AND SHORING ARE TO BE PROVIDED BY 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 TO RESIST ALL LOADS. ATTACHMENT SHALL BE MADE SO AS NOT TO OVERSTRESS STRUCTURAL MEMBERS. COORDINATE THE ATTACHMENTS AND LOCATIONS OF THE EQUIPMENT WITH THE STRUCTURAL SHOP DRAWINGS.
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. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CURBS, PADS, INSERTS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS BEFORE FABRICATION OF MATERIALS, COORDINATE REQUIREMENTS.
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 SHEATHING, HAS BEEN PROPERLY ATTACHED.
13. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF HOUSTON, TX BUILDING APPROVED CODES. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.

II. 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	
CERAMIC TILE	15 PSF
STONE	30 PSF
WOOD	12 PSF
CARPET/VINYL	10 PSF

3. LIVE LOADS:

A. ROOF	20 PSF
B. CEILING	10 PSF
C. FLOOR	
SLEEPING ROOMS	30 PSF
BALCONIES	60 PSF
OTHER	40 PSF
D. GUARDRAILS AND HANDRAILS	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. OCCUPANCY CATEGORY	II
D. IMPORTANCE FACTOR	1.0
E. EXPOSURE	B

III. SPECIAL INSPECTION NOTES

THE CONTRACTOR WILL PROVIDE QUALIFIED PERSONNEL TO PERFORM THE FOLLOWING SPECIAL INSPECTIONS OR TESTING (AND THOSE REQUIRED BYTHE BUILDING OFFICIAL) AND REPORT THE FINDINGS TO THE ARCHITECT AND BUILDING OFFICIAL. THIS DOES NOT RELIEVE THE CONTRACTOR OF ANYRESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 24 HOURS IN ADVANCE OF ALL INSPECTIONS.

ITEM	SCOPE
1. SOILS AND FOUNDATIONS	
A. SHALLOW FOUNDATIONS	VERIFY ANTICIPATED BEARING STRATA, CHECK SIZES, DEPTHS AND DEBRIS REMOVAL*
B. CONTROLLED STRUCTURAL FILL	VERIFY THAT PLACED FILL MEETS MATERIAL AND COMPACTION 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	VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
C. REINFORCEMENT INSTALLATION	CHECK SIZES, SPACING, CLEARANCES AND GENERAL ARRANGEMENT.
D. FORMWORK GEOMETRY	CHECK FORMWORK TO VERIFY MEMBER SIZES.
E. CONCRETE PLACEMENT	VERIFY WATER-CEMENT RATIO, TEMPERATURE AND SLUMP DURING PLACEMENT. OBSERVE PLACEMENT, VIBRATION AND FINISHING.
F. EVALUATION OF CONCRETE	VERIFY THAT CONCRETE CYLINDERS ARE STRENGTH MADE AND TESTED. REVIEW TEST RESULTS.
G. CURING AND PROTECTION	VERIFY THAT CONCRETE IS PROPERLY CURED AND PROTECTED.
H. EMBEDDED ITEMS	VERIFY THAT THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
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 WHERE TENSION CRITICAL BOLTS ARE USED, USED SEE THAT THE BOLT TENSION IS SPOT-CHECKED.
D. WELDING	OBSERVE WELDING OPERATIONS. AT FULL PENETRATION WELDS, HAVE THE PROPER TESTS MADE TO ASSURE QUALITY WELDS.
E. STRUCTURAL DETAILS	OBSERVE FIELD FABRICATION OPERATIONS WITH PARTICULAR ATTENTION TO ANY FIELD REQUESTED ALTERATIONS DUE TO MISFITS.
F. SHEAR REINFORCEMENT	VERIFY THE REQUIREMENTS COMPLY WITH CONTRACT DOCUMENTS.
4. 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, HOLDOWNS, COLUMN BASES AND CAPS, WIND STRAPS, ETC., SHALL BE SIMPSON STRONG-TIE U.O.N. IN CASE OF SUBSTITUTIONS WITH ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OR CALCULATIONS AND SUBMIT FOR EVALUATION AND WRITTEN APPROVAL FROM THE DESIGN ENGINEER PRIOR TO INSTALLATION.
2. ALL METAL CONNECTORS SHALL BE INSTALLED IN FULL CONFORMANCE 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 THIS SHEET FOR CONNECTOR COATING AS RECOMMENDED BY SIMPSON STRONG-TIE. ASSUME "EXTERIOR WET" ENVIRONMENT FOR THE CRAWL SPACE.
4. IF AMMONIA 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 TYPE OF WOOD TREATMENT USED, IF AMMONIA WAS USED IN THE TREATMENT, AND THE 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

ENVIRONMENT	UNTREATED WOOD	SBX/DOT & ZINC BORATE	MCA/MCQ	ACQ-C, ACQ-D (CARBONATE), CA-B, CA-C & µCA-C			ACZA	OTHER OR UNCERTAIN
				NO AMMONIA	WITH AMMONIA	HIGHER CHEMICAL CONTENT		
INTERIOR DRY	LOW	LOW	LOW	LOW	MED	HIGH	HIGH	HIGH
EXTERIOR DRY	LOW	N/A	MED	MED	HIGH	HIGH	HIGH	HIGH
EXTERIOR WET	MED	N/A	MED	MED	HIGH	HIGH	HIGH	HIGH
HIGHER EXPOSURE	HIGH	N/A	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH
UNCERTAIN	HIGH	N/A	HIGH	HIGH	HIGH	HIGH	HIGH	HIGH

NOTES:
a. LOW = USE SIMPSON STANDARD PAINTED AND G90 GALVANIZED CONNECTORS, OR SIMPSON SDS SCREWS WITH DOUBLE BARRIER COATING AS A MINIMUM.
b. MED = USE ZMAX/HDG GALVANIZED CONNECTORS AS A MINIMUM, USE HDG FASTENER WHICH MEET THE SPECIFICATIONS SPECIFICATIONS OF ASTM A 153, SIMPSON SDS SCREWS WITH DOUBLE BARRIER COATING, OR SD SCREWS WITH MECHANICAL GALVANIZATION, CLASS 55.
c. HIGH = USE TYPE 303, 304, 305 OR 316 STAINLESS STEEL CONNECTORS AND FASTENERS.
d. ZMAX/ HDG AND SDS ARE SUBJECT TO REGULAR MAINTENANCE AND PERIODIC INSPECTION.
e. IF UNCERTAIN USE STAINLESS STEEL.

V. LUMBER NOTES

1. WOOD FRAMING DESIGN CODES AND STANDARDS:
   1.1. 2021 INTERNATIONAL BUILDING CODE
   1.2. ANSI/ AWC NDS-2028 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
2. MATERIALS:
   2.1. WOOD FRAMING SHALL BE #2 SD19 SYP U.O.N.
   2.2. GLULAM BEAMS SHALL BE ANTHONY POWER BEAM 3000 Fb - 2.1E - 300Fv. 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-JOINTED 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 PS 20 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 PRESERVER'S ASSOCIATION (AWPA) STANDARDS.
   4.2. JOBSITE FABRICATION CUTS AND BORINGS SHALL BE FIELD TREATED WITH COPPER NAPTHANATE 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 COLLAR TIES AT UPPER 1/3 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 SUPPORTED BY CONTINUOUS 2x6 PURLINS WITH 2x6 BRACE AT 48" O.C. MAXIMUM ANGLE FOR 2x6 BRACES = 45 deg FROM VERT. MAXIMUM UNSUPPORTED LENGTH FOR 2x6 BRACES = 8'-0".
   5.9. ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2x6 STRONG BACK SUPPORTED BY JOISTS OR (2) 2x12 FLOATING BEAM DEPENDING ON CEILING JOIST DIRECTION (PROVIDE BLOCKING AT BRACE LOCATIONS), U.O.N..
   5.10. PROVIDE 26 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.
7. STUD WALL FRAMING:
   7.1. STUD WALLS EXCEEDING 10'-0" SHALL HAVE FIRESTOPS.
   7.2. WALLS WITH DWV PLUMBING SHALL BE FRAMED WITH 2x6 MINIMUM.
   7.3. ALL MECHANICAL AND PLUMBING FIXTURES ALONG THE FIREWALL SHALL BE STEEL COOPER OR IRON PIPE. THE ANNULAR SPACE AROUND THE MECHANICAL OR PLUMBING FIXTURE SHALL BE FILLED WITH AN APPROVED FIRED-CAULK.
   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 NO 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.
   7.7. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2x6, (2) 2x4 OR 4x4 STUDS AT 16" O.C.
   7.8. STUDS SHALL BE CONTINUOUS BETWEEN 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 AT 16" O.C. FROM THE UPPERMOST FLOOR TO THE CEILING DIAPHRAGM OR TO THE ROOF DIAPHRAGM.
   7.10. STUDS IN GABLE ENDWALLS ADJACENT TO CATHEDRAL CEILINGS SHALL BE CONTINUOUS FROM THE UPPERMOST FLOOR TO THE CEILING DIAPHRAGM OR TO THE ROOF DIAPHRAGM.
   7.11. MULTIPLE STUDS SHALL BE NAILED ACCORDING TO TABLE R602.3(1) OF THE 2021 IRC. THERE SHALL BE NO SPLICES.
   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. ALL BEAMS FRAMING 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 "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 CCQ 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

HEADER SPAN (ft)	MINIMUM HEADER SIZE (a)	REQUIRED NUMBER OF CRIPPLE STUDS AT EACH END	REQUIRED NUMBER OF FULL HEIGHT STUDS AT EACH END
2	2 -2x4	1	1
3	2 -2x4	1	1
4	2 -2x6	2	1(b)
5	2 -2x6	2	1(b)
6	2 -2x8	2	1(b)
7	2 -2x10	3	1(b)
8	2 -2x12	3	1(b)
9	2 -2x10	3	1(b)
10	3 -2x12	3	1(b)
11	4 -2x10	3	1(b)

a. PROVIDE 3- 2x12 HEADERS AT ALL FIRST LEVEL OPENINGS WITH SPANS EQUAL OR LESS THAN 8'-0" U.O.N.
b. 2 STUDS AT EXTERIOR OPENINGS.

VI. MASONRY VENEER

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 1088 FOR SOLID UNITS OF THIN VENEER BRICK; ASTM C 126 FOR CERAMIC-GLAZED STRUCTURAL CLAY FACING TILE. FACING BRICK AND SOLID MASONRY UNITS; ASTM C 212 FOR STRUCTURAL CLAY FACING TILE; ASTM C 216 FOR FACING BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE); ASTM C 652 FOR HOLLOW BRICK (HOLLOW MASONRY UNITS MADE FROM CLAY OR SHALE) OR ASTM C 1405 FOR GLAZED BRICK (SINGLE-FIRED SOLID BRICK UNITS).
2. ALL MASONRY VENEER ATTACHMENTS SHALL BE COATED WITH A CORROSION-RESISTANT COATING.
3. MASONRY CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2104.1 OF THE 2021 IBC AND WITH TMS 602/ACI 530.I/ASCE 6.

VII. MASONRY LINTEL SCHEDULE

GALVANIZED STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY):

MAXIMUM SPAN	ANGLE MINIMUM SIZE		MINIMUM BEARING
6'-0"	L3 1/2 x 3 1/2 x 5/16	(LLV)	6"
7'-0"	L5 x 3 1/2 x 5/16	(LLV)	7"
8'-0"	L6 x 4 x 5/16	(LLV)	8"
10'-0"	L6 x 4 x 3/8	(LLV)	10"
12'-0"	L8 x 4 x 3/8	(LLV)	12"

THIS SCHEDULE APPLIES TO BRICK NOT WINDER THAN 4" NOMINAL. FOR WINDER MATERIALS SEE DETAILS OR CONTACT ENGINEER.
LLV= LONG LEG VERTICAL.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R602.3(1) OF THE 2021 IRC

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a,b,c)	SPACING AND LOCATION
	Roof		
1	Blocking between ceiling joists, rafters, or trusses to top plate or other framing below	4-8d box (2 1/2" × 0.113"); or	Toe nail
		3-8d common (2 1/2" × 0.131"); or	
		3-10d box (3" × 0.128"); or	
		3-3" × 0.131" nails	
	Blocking between rafters or truss not at the wall top plates, to rafter or truss	2-8d common (3 1/2" × 0.162"); or 2x3" x 0.131" nails	Each end to nail
		2-16d common (2 1/2" × 0.131"); or 3x3" x 0.131" nails	
	Flat blocking to truss and web filler	16d common (3 1/2" × 0.162"); or 3" x 0.131" nails	6" O.C. face nail
2	Ceiling joists to top plate	4-8d box (2 1/2" × 0.113"); or	Per joist, toe nail
		3-8d common (2 1/2" × 0.131"); or	
		3-10d box (3" × 0.128"); or	
		3-3" × 0.131" nails	
3	Ceiling joist not attached to parallel rafter, laps over partitions [see Section R802.5.2 and Table R802.5.2(1)]	4-10d box (3" × 0.128"); or	Face nail
		3-16d common (31/2" × 0.162"); or	
		4-3" × 0.131" nails	
4	Ceiling joist attached to parallel rafter (heel joint) [see Section R802.5.2 and Table R802.5.2(1)]	Table R802.5.2(1)	Face nail
5	Collar tie to rafter, face nail	4-10d box (3" × 0.128"); or	Face nail each rafter
		3-10d common (3" × 0.148"); or	
		4-3" × 0.131" nails	
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" × 0.135"); or	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss (i)
		3-10d common nails (3" × 0.148"); or	
		4-10d box (3" × 0.128"); or	
		4-3" × 0.131" nails	
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d box (3 1/2" × 0.135"); or	Toe nail
		3-10d common (3" × 0.148"); or	
		4-10d box (3" × 0.128"); or	
		4-3" × 0.131" nails	
		3-16d box (3 1/2" × 0.135"); or	End nail
		2-16d common (31/2" × 0.162"); or	
		3-10d box (3" × 0.128"); or	
		3-3" × 0.131" nails	
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" × 0.162")	24" O.C. face nail
		10d box (3" × 0.128"); or	16" O.C. face nail
		3" × 0.131" nails	
9	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3 1/2" × 0.135"); or	12" O.C. face nail
		3" x 0.131" nails	
		16d common (3 1/2" × 0.162")	16" O.C. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" × 0.162")	16" O.C. each edge face nail
		16d box (3 1/2" × 0.135")	12" O.C. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" × 0.113"); or	Toe nail
		4-8d common (2 1/2" × 0.131"); or	
		4-10d box (3" × 0.128")	
12	Adjacent full-height stud to end of header	4x16d box (3 1/2" × 0.135"); or	End nail
		3x16d common (3 1/2" x 0.135"); or	
		4x10d box (3" x 0.128"); or	
		4-3" x 0.131" nails	
13	Top plate to top plate	16d common (3 1/2" × 0.162")	16" O.C. face nail
		10d box (3" × 0.128"); or	12" O.C. face nail
		3" × 0.131" nails	
14	Double top plate splice	8-16d common (3 1/2" × 0.162"); or	Face nail on each side of end joint (minimum 24" lap splice length eachside of end joint)
		12-16d box (3 1/2" × 0.135"); or	
		12-10d box (3" × 0.128"); or	
		12-3" × 0.131" nails	
15	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" × 0.162")	16" O.C.. face nail
		16d box (3 1/2" × 0.135"); or	12" O.C. face nail
		3" × 0.131" nails	
	Roof		
16	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	3-16d box (3 1/2" × 0.135"); or	16" O.C. face nail
		2-16d common (31/2" × 0.162"); or	
		4-3" × 0.131" nails	
17	Top or bottom plate to stud	4-8d box (2 1/2" × 0.113"); or	Toe nail
		3-16d box (3 1/2" × 0.135"); or	
		4-8d common (2 1/2" × 0.131"); or	
		4-10d box (3" × 0.128"); or	
		4-3" × 0.131" nails	
		3-16d box (3 1/2" × 0.135"); or	End nail
		2-16d common (3 1/2" × 0.162"); or	
		3-10d box (3" × 0.128"); or	
		3-3" × 0.131" nails	
18	Top plates, laps at corners and intersections	3-10d box (3" × 0.128"); or	Face nail
		2-16d common (3 1/2" × 0.162"); or	
		3-3" × 0.131" nails	

City of Houston
250870
REVIEWED FOR COMPLIANCE
Performance of review does not relieve applicant from full responsibility to comply with all applicable codes and ordinances
07/17/25

MH BUILDER HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED
PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
WWW.DECONENG.COM

PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: N.T.S.
DRW BY: SG
CHK BY: RG-GF
APP. BY: FJ
DATE: 05/20/2025
CODE: 7020.02

SHEET TITLE & NUMBER

STRUCTURAL NOTES

S000

5/20/2025 11:41:03 AM Decon Project #: 7020.02
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For paper, printing use size 24"x36"

TITLER.OCX (03/4/06) MSCCA V0

19	1" brace to each stud and plate	3-8d box (2 1/2" × 0.113"); or	Face nail
		2-8d common (2 1/2" × 0.131"); or	
		2-10d box (3" × 0.128"); or	
		2-(3" x 0.131")	
20	1" × 6" sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or	Face nail
		2-8d common (2 1/2" × 0.131"); or	
		2-10d box (3" × 0.128"); or	
		2 staples, 1" crown, 16 ga., 13/4" long	
21	1" × 8" and wider sheathing to each bearing	3-8d box (2 1/2" × 0.113"); or	Face nail
		3-8d common (2 1/2" × 0.131"); or	
		3-10d box (3" × 0.128"); or	
		3 staples, 1" crown, 16 ga., 13/4" long	
		Wider than 1" × 8"	
		4-8d box (2 1/2" × 0.113"); or	
		3-8d common (2 1/2" × 0.131"); or	
		3-10d box (3" × 0.128"); or	
		4 staples, 1" crown, 16 ga., 13/4" long	
22	Joist to sill, top plate or girder	4-8d box (2 1/2" × 0.113"); or	Toe nail
		3-8d common (2 1/2" × 0.131"); or	
		3-10d box (3" × 0.128"); or	
		3-3" × 0.131" nails	
23	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" × 0.113")	4" O.C. toe nail
		8d common (21/2" × 0.131"); or	6" O.C. toe nail
		10d box (3" × 0.128"); or	
		3" × 0.131" nails	
24	1" × 6" subfloor or less to each joist	3-8d box (2 1/2" × 0.113"); or	Face nail
		2-8d common (2 1/2" × 0.131"); or	
		3-10d box (3" × 0.128"); or	
		2 staples, 1" crown, 16 ga., 1 3/4" long	
25	2" subfloor to joist or girder	3-16d box (3 1/2" × 0.135"); or	Blind and face nail
		2-16d common (3 1/2" × 0.162")	
26	2" planks (plank & beam—floor & roof)	3-16d box (3 1/2" × 0.135"); or	At each bearing, face nail
		2-16d common (3 1/2" × 0.162")	
27	Band or rim joist to joist	3-16d common (3 1/2" × 0.162")	End nail
		4-10 box (3" × 0.128"), or	
		4-3" × 0.131" nails; or	
		4-3" × 14 ga. staples, 7/16" crown	
28	Built-up girders and beams, 2-inch lumber layer	20d common (4" × 0.192"); or	Nail each layer as follows: 32" O.C. at top and bottom and staggered 24" O.C. face nail at top and bottom staggered on opposite sides
		10d box (3" × 0.128"); or	
		3" × 0.131" nails	
		And: 2-20d common (4" × 0.192"); or	Face nail at ends and at each splice
		3-10d box (3" × 0.128"); or	
		3-3" × 0.131" nails	
29	Ledger strip supporting joists or rafters	4-16d box (3 1/2" × 0.135"); or	At each joist or rafter, face nail
		3-16d common (3 1/2" × 0.162"); or	
		4-10d box (3" × 0.128"); or	
		4-3" × 0.131" nails	
30	Bridging or blocking to joist, rafter, or truss	2-10d (3" × 0.128"); or	3" x 0.131" nails
		2-8d common (2 1/2" x 0.131"); or	
		3" x 0.131" nails	

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS: Edges (h) (inches)	SPACING OF FASTENERS: Intermediate supports (c,e) (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural panel exterior wall sheathing to wall framing]			
31	3/8" - 1/2"	6d common or deformed (2" x 0.113" x 0.266" head); or 2 3/8" x 0.113" x 0.266" head nail (subfloor, wall) (i)	6	6 (f)
		8d common (21/2" × 0.131") nail (roof); or		
32	19/32" - 3/4"	8d common (2-2 1/2" x 0.131") nail (subfloor, wall)	6	12f
		2-8d common (2 1/2" x 0.131"); or	6	6 (f)
		RSRS-01 (2 3/8" x 0.113") nail (roof) (b)		
		Deformed 2 3/8" x 0.113" x 0.266" head (wall or subfloor)	6	12
33	1 7/8" - 1 1/4"	10d common (3" × 0.148") nail; or	6	12
		(2 1/2" x 0.131" x 0.281" head) deformed nail		
	Other wall sheathing (g)			
34	1/2" structural cellulosic fiberboard sheathing	1 1/2" x 0.120" galvanized roofing nail, 7/16" head diameter; or	3	6
		1 1/4" long 16 ga. staple with 7/16" or 1" crown		
35	25/32" structural cellulosic fiberboard sheathing	1 3/4" x 0.120" galvanized roofing nail, 7/16" head diameter; or	3	6
		1 1/4" long 16 ga. staple with 7/16" or 1" crown		
36	1/2" gypsum sheathing (d)	1 1/2" x 0.120" galvanized roofing nail, 7/16" head diameter; or	7	7
		1 1/4" long 16.;		
		staple galvanized, 1 1/2"; 7/16" or 1" crown or 1 1/4" screws, Type W or S		
37	5/8" gypsum sheathing (d)	1 3/4" x 0.120" galvanized roofing nail, 7/16" head diameter; or	7	7
		1 1/4" long 16 ga.;		
		staple galvanized, 1 1/2"; 7/16" or 1" crown or 1 1/4" screws, Type W or S		
	Wood structural panels, combination subfloor underlayment to framing			
38	3/4" and less	Deformed (2" x 0.113"); or	6	12
		Deformed (2" x 0.120") nail; or		
		8d common (2 1/2" x 0.131") nail		
39	7/8" - 1"	8d common (2 1/2" x 0.131") nail; or	6	12
		Deformed (2 1/2" x 0.131"); or		
		Deformed (2 1/2" x 0.120") nail		
40	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or	6	12
		Deformed (2 1/2" x 0.131"); or		
		Deformed (2 1/2" x 0.120") nail		

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 ksi = 6.895 MPa.

a. Nails are smooth-common, box, or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections are carbon steel and shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 or less. Connections using nails and staples of other materials, such as stainless steel, shall be designed by accepted engineering practice or approved under Section R104.11.

b. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.

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

d. 4-foot by 8-foot or 4-foot by 9-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 wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 4 inches on center where the ultimate design wind speed is greater than 130 mph in Exposure B or greater than 110 mph in Exposure C.

g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA ASTM C1280 or 253. Fiberboard sheathing shall conform to ASTM C208.

h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.

i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

SHEAR WALL SCHEDULE (NOTES 5,6,7)

TYPE	MATERIAL	# OF LAYERS	THICKNESS	SURFACE: EXT.	SURFACE: INT.	NAIL SIZE AND TYPE	EDGE SPACING	FIELD SPACING	BLOCKING	NOTES
SWR	W.S.P.	1	1/2"		X	8d COMMON	6" O.C.	12" O.C.	YES	2

W.S.P. = WOOD STRUCTURAL (PLYWOOD OR OSB)

NOTES:
1. FRAMING AT ADJOINING PANEL EDGES MUST BE 3" NOMINAL OR WIDER WITH STAGGERED NAILING.
2. 1/2" DRYWALL WITH No. 6, 1 1/4" SCREWS AT 8" EDGE / 12" FIELD ON OPPOSITE SIDE U.O.N.
3. ONE LAYER ON EACH FACE OF STUD.
4. 6d COOLER (1 7/8" x 0.092") OR WALLBOARD 0.120" NAIL, MIN. 3/8" HEAD, 1 3/4" LONG 16 GAGE STAPLE, 1 1/2" LEGS, 1 5/8" LONG.
5. PROVIDE 1/2"Ø ANCHOR BOLTS AT 32" O.C. MAX. OR AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL.
6. PROVIDE CONTINUOUS HURRICANE CLIPS AND STRAPS FROM ROOF TO FOUNDATION AS REQUIRED BY LOCAL RESIDENTIAL CODE, AND AS SHOWN IN DETAIL.
7. USE SHEAR WALL TYPE SW-1 FOR ALL EXTERIOR WALLS NOT LABELED.
8. COORDINATE WITH ARCHITECT FOR WALL THICKNESS. ALL STUDS SHALL BE SPACED AT 16" O.C. MAXIMUM.
9. PROVIDE (3) 1-INCH X 4-INCH CONTINUOUS DIAGONAL BRACES LET IN TO THE TOP AND BOTTOM PLATES AND THE INTERVENING STUDS. THE LET-IN BRACING SHALL BE PLACED AT AN ANGLE NOT MORE THAN 60 DEGREES OR LESS THAN 45 DEGREES FROM THE HORIZONTAL. SEE DETAIL.
10. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL GYPSUM BOARD AT FIRE PARTITIONS.

VII. PRE-ENGINEERED WOOD TRUSSES NOTES

1. FABRICATE, SUPPLY, AND ERECT WOOD TRUSSES AS SHOWN ON THE DRAWINGS. WORK TO INCLUDE ANCHORAGE, BLOCKING, CURBING, MISCELLANEOUS FRAMING, AND BRACING.
2. TRUSSES SHALL BE DESIGNED FOLLOWING THESE SPECIFICATIONS AND WHERE ANY APPLICABLE DESIGN FEATURE IS NOT SPECIFIED HEREIN, DESIGN SHALL BE FOLLOWING APPLICABLE PROVISIONS OF LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS) OF THE AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1) OF THE TRUSS PLATE INSTITUTE (TPI), AND CODE OF JURISDICTION.
3. MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS. DRAWINGS SHALL BE APPROVED BY ARCHITECT BEFORE FABRICATION.
4. TRUSS DESIGN DRAWINGS SHALL INCLUDE AS MINIMUM INFORMATION:
   - 4.1. SPAN, DEPTH, OR SLOPE AND SPACING OF TRUSSES.
   - 4.2. REQUIRED BEARING WIDTH.
   - 4.3. DESIGN LOADS, AS APPLICABLE:
     - a. TOP CHORD LIVE LOAD
     - b. TOP CHORD DEAD LOAD
     - c. BOTTOM CHORD LIVE LOAD
     - d. BOTTOM CHORD DEAD LOAD
     - e. CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
     - f. WIND AND SEISMIC CRITERIA
   - 4.4. ADJUSTMENT TO LUMBER AND PLATE DESIGN LOADS FOR CONDITION OF USE.
   - 4.5. REACTIVE FORCES, THEIR POINTS OF OCCURRENCE AND DIRECTION.
   - 4.6. PLATE TYPE, GAUGE, SIZE, AND LOCATION OF PLATE AT EACH JOINT.
   - 4.7. LUMBER SIZE, SPECIES, AND GRADE FOR EACH MEMBER.
   - 4.8. LOCATION OF ANY REQUIRED CONTINUOUS LATER BRACING.
   - 4.9. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DEFLECTION FOR LIVE AND TOTAL LOAD.
   - 4.10. MAXIMUM AXIAL COMPRESSIVE FORCES IN TRUSS MEMBERS.
   - 4.11. LOCATION OF JOINTS.
   - 4.12. CONNECTION REQUIREMENTS FOR TRUSS TO TRUSS GIRDERS, TRUSS PLY TO PLY, AND FIELD SPLICES.
5. LUMBER USED FOR TRUSS MEMBERS SHALL BE IN ACCORDANCE WITH PUBLISHED VALUES OF LUMBER RULES WRITING AGENCIES APPROVED BY THE BOARD OF REVIEW OF AMERICAN LUMBER STANDARDS COMMITTEE. LUMBER SHALL BE IDENTIFIED BY GRADE MARK OF A LUMBER INSPECTION BUREAU OR AGENCY APPROVED BY THAT BOARD, AND SHALL BE AS SHOWN ON DESIGN DRAWINGS.
6. MOISTURE CONTENT OF LUMBER SHALL BE NO GREATER THAN 19 PERCENT AT TIME OF FABRICATION.
7. ADJUSTMENT OF VALUES FOR DURATION OF LOAD OR CONDITIONS OF USE SHALL BE IN ACCORDANCE WITH NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS).
8. FIRE RETARDANT TREATED (FRT) LUMBER, IF APPLICABLE, SHALL MEET SPECIFICATIONS OF TRUSS DESIGN.USE CATEGORY UCFA AS SPECIFIED BY THE AMERICAN WOOD PROTECTION ASSOCIATION. SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE FROM THE INTERNATIONAL CODE COUNCIL, AND ANSI/TPI 1, PAR 6.4.9 AND NDS PAR 2.3.4. LUMBER TREATER SHALL SUPPLY CERTIFICATE OF COMPLIANCE INCLUDING SPECIFIED DESIGN VALUES AND USE CONDITIONS, INCLUDING MINIMUM ACCEPTABLE GALVANIZING LEVEL FOR GALVANIZED STEEL FASTENERS USED WITH THEIR FRT LUMBER.
9. METAL CONNECTOR PLATES SHALL BE NOT LESS THAN .0356 INCHES IN THICKNESS (20 GAGE) AND SHALL MEET OR EXCEED ASTM A653 GRADE 37, AND SHALL BE HOT DIPPED GALVANIZED ACCORDING TO ASTM A653, COATING DESIGNATION G60. DESIGN VALUES SHALL BE DETERMINED IN ACCORDANCE WITH ANSI/TPI 1.
10. PROVIDE STAINLESS STEEL CONNECTOR PLATES AT EXPOSED LOCATIONS.
11. AT THE REQUEST OF ARCHITECT, THE CONNECTOR PLATE'S MANUFACTURER SHALL FURNISH A CERTIFIED RECORD THAT MATERIALS COMPLY WITH STEEL SPECIFICATIONS.
12. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. TRUSSES SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING, JIGGING AND PRESSING EQUIPMENT MEETING REQUIREMENTS OF ANSI/TPI 1, SECTION 3. TRUSS MEMBERS SHALL BE ACCURATELY CUT TO LENGTH ANGLE AND TRUE TO LINE TO ASSURE PROPER FITTING JOINTS WITHIN TOLERANCES SET FORTH IN ANSI/TPI 1, CHAPTER 3, AND PROPER FIT WITH OTHER WORK.
13. TRUSSES SHALL BE HANDLED DURING FABRICATION, DELIVERY, AND AT JOBSITE SO AS NOT TO BE SUBJECTED TO EXCESSIVE BENDING.
14. TRUSSES SHALL BE UNLOADED ON SMOOTH GROUND TO AVOID LATERAL STRAIN. TRUSSES SHALL BE PROTECTED FROM DAMAGE THAT MIGHT RESULT FROM ON-SITE ACTIVITIES AND ENVIRONMENTAL CONDITIONS. PREVENT TOPPLING WHEN BANDING IS REMOVED.
15. HANDLE DURING INSTALLATION IN ACCORDANCE WITH LATEST VERSION OF BUILDING COMPONENT SAFETY INFORMATION (BCSI 1) FROM TPI, AND ANSI/TPI 1. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES AND SHALL BE RESPONSIBILITY OF TRUSS INSTALLER.
16. APPARENT DAMAGE TO TRUSSES, IF ANY, SHALL BE REPORTED TO MANUFACTURER PRIOR TO INSTALLATION.
17. TRUSSES SHALL BE SET AND SECURED LEVEL AND PLUMB, AND IN CORRECT LOCATION. TRUSSES SHALL BE HELD IN CORRECT ALIGNMENT UNTIL SPECIFIED PERMANENT BRACING IS INSTALLED.
18. PROVIDE TOP CHORD CONNECTIONS FOR TRUSSES ATTACHED TO FLUSH BEAMS UNLESS THE BEAM IS TOO BIG AND THERE IS NO AVAILABLE SPACE FOR SUCH CONNECTION. THEN, USE JOIST HANGERS FOR A FACE TO FACE CONNECTION.
19. CUTTING AND ALTERING OF TRUSSES IS NOT PERMITTED UNLESS APPROVED DIRECTLY BY MANUFACTURER.
20. CONCENTRATED LOADS SHALL NOT BE PLACED AT TOP TRUSSES UNTIL ALL SPECIFIED BRACING HAS BEEN INSTALLED AND DECKING IS PERMANENTLY NAILED IN PLACE. SPECIFICALLY AVOID STACKING FULL BUNDLES OF DECKING OR OTHER HEAVY MATERIALS ONTO UNSHEATHED TRUSSES.
21. ERECTION BRACING IS ALWAYS REQUIRED. PROFESSIONAL ADVICE SHOULD ALWAYS BE SOUGHT TO PREVENT TOPPLING OR DOMINOING OF TRUSSES DURING INSTALLATION.
22. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FURNISHING THE MATERIALS USED FOR INSTALLATION AND PERMANENT BRACING.
23. IN THE CASE OF DISCREPANCIES BETWEEN THE DESIGN LOADS PROVIDED BY THE EOR AND THOSE CALCULATED BY THE TRUSS MANUFACTURER'S ENGINEER, THE MOST RESTRICTIVE LOAD CASE SHALL GOVERN.

IX. STRUCTURAL SHEATHING NOTES

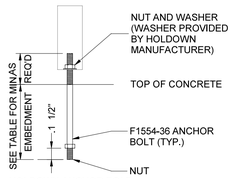
1. WALL STRUCTURAL SHEATHING SHALL BE 1/2" THICK APA RATED PLYWOOD OR 7/16" THICK APA RATED OSB, EXPOSURE 1.
2. ALL EXTERIOR WALLS SHEATHING SHALL BE NAILED WITH 8d NAILS AT 6" O.C. ON EDGES AND 2" ON FIELD UON ON PLANS.
3. ALL WALL PANEL EDGES SHALL BE BLOCKED.
4. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS.
5. ROOF DECKING SHALL BE 5/8" EXPOSURE 1 (CDX) OR WAFERBOARD APA RATED SHEATHING (24/0) U.O.N. ON PLANS.
6. THE LONG DIMENSION OF ALL SHEATHING SHALL RUN PERPENDICULAR TO THE JOIST/STUD SPAN, THE SHEATHING JOINTS SHALL BE STAGGERED, AND SHALL BE CONTINUOUS OVER A MINIMUM OF THREE SUPPORTS.

X. SUBMITTALS

1. THE GENERAL CONTRACTOR SHALL SUBMIT TWO COPIES OF THE FOLLOWING DOCUMENTS OF SHOP DRAWINGS FOR THE FOLLOWING ITEMS TO THE STRUCTURAL ENGINEER FOR APPROVAL:
   - 1.1. PRE- ENGINEERED WOOD TRUSSES
   - 1.2. SHOP DRAWINGS FOR STRUCTURAL STEEL.
2. ALL SHOP DRAWINGS MUST BE REVIEWED AND SEALED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTAL.
3. THE OMISSION FROM THE SHOP DRAWINGS OF ANY MATERIAL REQUIRED BY THE CONTRACT DOCUMENTS TO BE FURNISHED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF FURNISHING AND INSTALLING SUCH MATERIALS, REGARDLESS OF WHETHER THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.

HOLDOWN SCHEDULE

HOLDOWN NUMBER	HOLDOWN MODEL	MANUF.	MINIMUM WOOD STUD PACK THICKNESS (IN)	ANCHOR BOLT DIAMETER	MIN. ANCHOR EMBED IN GRADE BEAM	NOTES
HD1	HHDQ14 - SDS2.5	SIMPSON	5 1/2	1"	12"	1,2,3



HOLDOWN ANCHOR BOLT DETAIL

NOTES:
1. HOLDOWNS SHALL BE INSTALLED IN FULL CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM CAPACITIES.
2. ALL STUD PACKS FOR HOLDOWN CONNECTIONS SHALL BE ASSEMBLED PER TABLE 2304.10.1 OF THE 2021 IBC.
3. SEE TYPICAL ANCHOR DETAIL.

SHEET LIST	
SHEET No.	SHEET NAME
A000	ARCHITECTURAL ELEVATION
S000	STRUCTURAL NOTES
S001	STRUCTURAL NOTES
S100	SCHEMATIC CONSTRUCTION SECUENCE
S200	FOUNDATION NOTES
S201	FOUNDATION PLAN
S202	FOUNDATION DETAILS
S300	SECOND FLOOR FRAMING
S301	ROOF FRAMING PLAN
S400	FRAMING DETAILS
S401	FRAMING DETAILS
S402	FRAMING DETAILS

City of Houston
2508-02
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve the applicant from full compliance with city ordinances.
APPROVED
07/17/25

MH BUILDER HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED
PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
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PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: N.T.S.

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

STRUCTURAL NOTES

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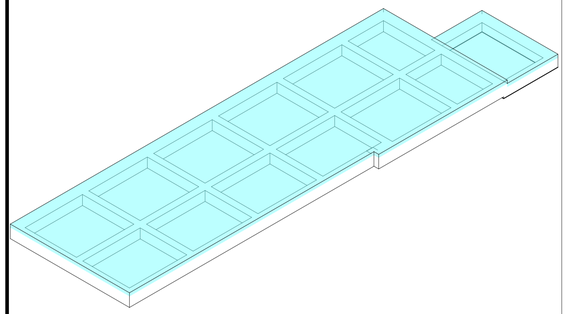

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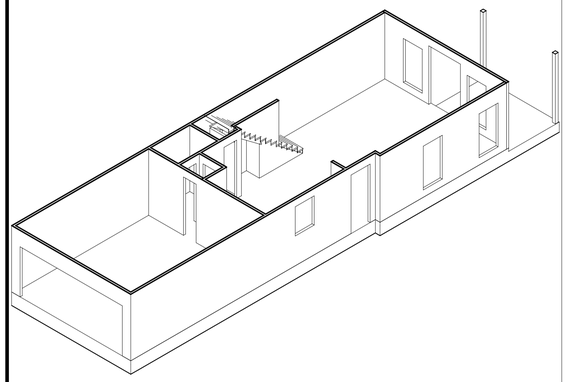
S100 | N.T.S



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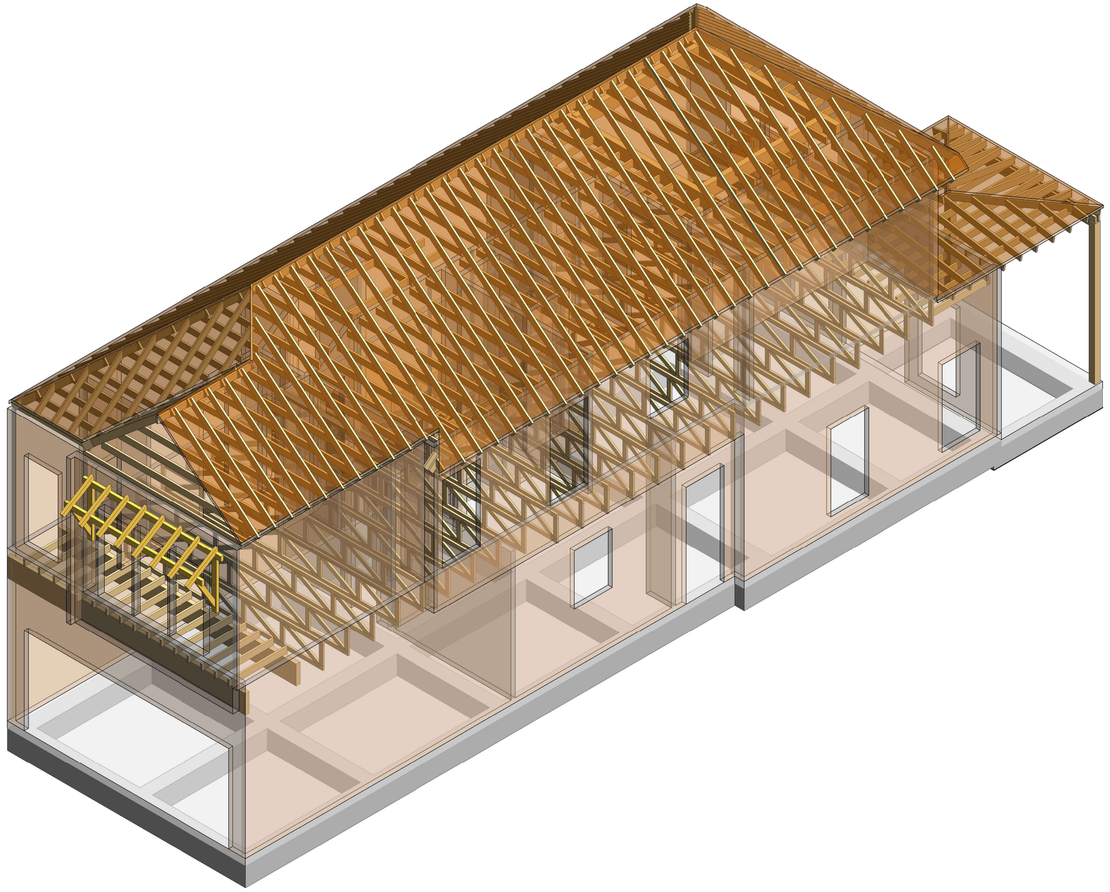

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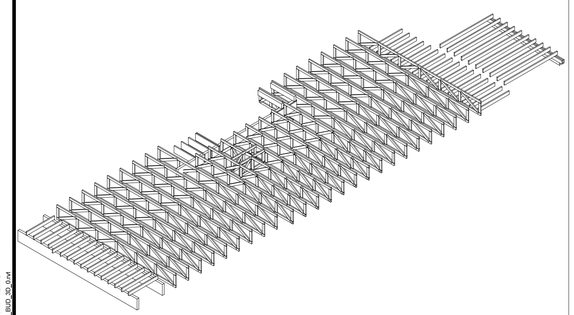
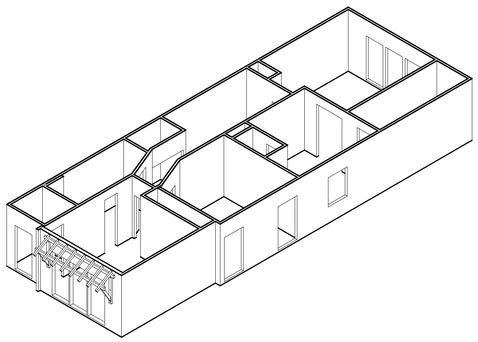


3 | 3D SECOND FLOOR FRAMING
S100 | N.T.S



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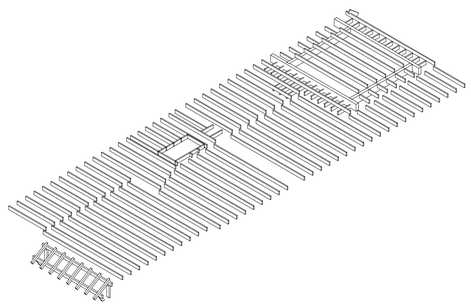
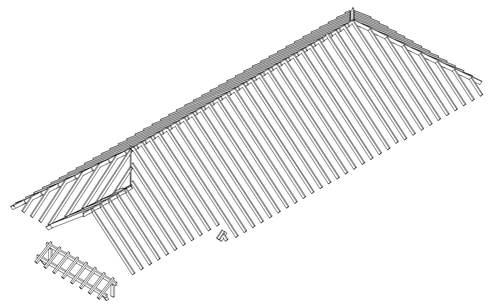
S100 | N.T.S



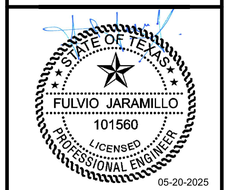
5 | 3D SECOND FLOOR CEILING
S100 | N.T.S



6 | 3D ROOF FRAMING
S100 | N.T.S

City of Houston
25020170
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve applicant from full responsibility to comply with all applicable codes and ordinances.
07/10/25

MH BUILDER
HOUSTON



05-20-2025

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PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

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No.	Description	Date

SCALE: N.T.S.

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

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SHEET TITLE & NUMBER

SCHEMATIC CONSTRUCTION SECUENCE

S100

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I. SITEWORK

1. SITEWORK'S SOIL PREPARATION AND COMPACTION SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS SET ON VII. SITE AND SUBGRADE PREPARATION.
2. THE 1 INCH SAND FILL SHALL BE WELL-COMPACTED BANK SAND OR OTHER CLEAN GRANULAR MATERIAL.
3. INITIAL SITE GRADING SHALL BE COMPLETED PRIOR TO SETTING FORMS. FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION 1 INCH/FOOT FOR THE FIRST 5 FEET SUCH THAT POSITIVE DRAINAGE AWAY FROM THE SLAB IS ASSURED.
4. UNDERGROUND UTILITIES OR OBSTRUCTIONS ENCOUNTERED SHALL BE REMOVED, RELOCATED OR LEFT IN PLACE AS DIRECTED BY THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR HIRING A TESTING LABORATORY TO TEST AND APPROVE THE DENSITY AND MOISTURE CONTENT OF THE SUBGRADE PRIOR TO PLACEMENT OF ANY FILL MATERIAL.
6. CONTRACTOR SHALL PROVIDE TESTING FOR DENSITY AND MOISTURE CONTENT OF FILL MATERIAL ACCORDING WITH GEOTECHNICAL REPORT'S RECOMMENDATIONS.
7. IT IS RECOMMENDED THAT A QUALIFIED GEOTECHNICAL ENGINEER BE RETAINED AT THE START OF THE PROJECT'S CONSTRUCTION PHASE TO OBSERVE AND TEST THE EARTHWORK AT THE SITE.

II. DESIGN

1. THIS FOUNDATION IS DESIGNED IN ACCORDANCE WITH CURRENT ACCEPTABLE ENGINEERING PRACTICES FOR THE SITE SHOWN ON THE PLANS AND MAY NOT BE USED IN ANY OTHER LOCATION.
2. FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS ARE BASED ON THE PRESUMPTIVE LOAD BEARING VALUES SHOWN ON TABLE R401.4.1 AND ACCORDING WITH SECTION R401.4.1 OF THE 2021 IRC. THE CONTRACTOR SHALL FOLLOW THE REQUIREMENTS SET ON THIS SHEET VII. SITE AND SUBGRADE PREPARATION.
3. DESIGN PARAMETERS WITH EXISTING SOIL STRATA'S TABLE:

   a. ALLOWABLE SOIL BEARING CAPACITY:
   TOTAL LOAD = 1,500 PSF
   DEAD LOAD PLUS SUSTAINED LIVE LOAD = N/A

   b. DIFFERENTIAL VERTICAL MOVEMENT (ym):
   CENTER LIFT = 0.58 IN
   EDGE LIFT = 0.45 IN

   c. EDGE MOISTURE VARIATION DISTANCE (em):
   CENTER LIFT = 9.7 FT
   EDGE LIFT = 7.7 FT
4. TO PROVIDE UNIFORM SUPPORT TO THE GRADE-SUPPORTED FLOOR SLAB, A MINIMUM OF 12 INCHES THICK BUFFER OF SELECT FILL MATERIAL BE CONSTRUCTED IMMEDIATELY BENEATH THE FLOOR SLAB. THE BUILDING PAD SHOULD EXTEND 5 FT BEYOND THE EDGE OF THE PROPOSED BUILDING AREA.
5. AS WITH ALL GROUND SUPPORTED SLABS, THIS FOUNDATION IS DESIGNED TO MOVE WITH THE UNDERLYING SOILS WHILE SUSTAINING A CALCULATED AMOUNT OF FLEXURE. IT MAY ALSO SUSTAIN NORMAL TEMPERATURE AND SHRINKAGE CRACKS AS A RESULT OF THE CONCRETE CURING PROCESS.
6. THE DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS:
   a. FINAL GRADING IS COMPLETED AS OUTLINED IN THE SITEWORK NOTES.
   b. FINAL GRADE AND A FAIRLY UNIFORM MOISTURE LEVEL IS MAINTAINED FOR THE LIFE OF THE FOUNDATION.
   c. NO TREES OR OTHER VEGETATION OVER 6 FEET IN HEIGHT IS PLANTED WITHIN 20 FEET OF BUILDING PERIMETER.
   d. THE FOUNDATION IS NOT INSTALLED DURING A DRY OR WET PERIOD WHICH IS CONSIDERED ENGINEER PRIOR TO TRENCHING FOR A POSSIBLE RE-DESIGN.

III. CONCRETE

1. ALL REINFORCED CONCRETE MATERIALS SHALL BE PROPORTIONED, FABRICATED, DELIVERED, AND PLACED IN ACCORDANCE WITH ACI STANDARD 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE LATEST EDITION, INCLUDING LATEST SUPPLEMENT.
2. ALL CONCRETE SHALL HAVE SAND AND GRAVEL AGGREGATE TYPE 1 PORTLAND CEMENT, AND SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL MIXING, TRANSPORTING, PLACING, AND CURING CONCRETE SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATION OF THE LATEST EDITIONS OF THE AMERICAN CONCRETE INSTITUTE, ACI 318, ACI 309, ACI 305, AND ACI 308. MAXIMUM FREE FALL FOR CONCRETE TO BE 3'-0".
4. NO CONCRETE IS TO BE PLACED WITHOUT APPROVAL FROM THE ENGINEER OR ARCHITECT.
5. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
6. EXTERIOR FACE OF ALL GRADE BEAMS SHALL BE BOARD FORMED FOR ALL EXPOSED SURFACES.
7. THE GENERAL CONTRACTOR SHALL EXAMINE THE MECHANICAL AND ELECTRICAL SCOPE FOR REQUIRED MECHANICAL AND ELECTRICAL WORK TO BE PLACED IN CONCRETE. THE CONTRACTOR SHALL NOTIFY AND RECEIVE PERMISSION FROM THE STRUCTURAL ENGINEER FOR THE PLACING OF SLEEVES, PIPES, OR OTHER MATERIALS.
8. ALL PIPES GOING THROUGH GRADE BEAMS SHALL BE SLEEVED, SIZE OF SLEEVES SHALL BE TWO (2) PIPE SIZES LARGER THAN CROSSING PIPE, AND SHALL NOT EXCEED 1/3 OF OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER.
9. THE ENGINEER SHALL NOT BE LIABLE FOR ANY FOUNDATION REVISION OR CHANGES FROM THE ARCHITECT, CONTRACTOR, OR OWNER WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
10. THE POST-TENSIONED SLAB SHOWN IN THIS DRAWING IS 4 1/2 " THICK (TYP).
11. WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOBSITE UNLESS APPROVED BY THE ENGINEER. IF MORE WORKABILITY IS NEEDED, CONTRACTOR SHALL SPECIFY REQUIRED SLUMP ON JOB ORDER. CONCRETE PLANT TO INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT, OR OTHER APPROVED ADMIXTURES.
12. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES. WHERE FLY ASH IS USED, ONLY TYPE C FLY ASH SHALL BE ACCEPTED.
13. MAXIMUM AMOUNT OF FLY ASH TO BE 20% OF CEMENT WEIGHT. FLY ASH NOT TO BE SUBSTITUTED TO REDUCE MINIMUM CEMENT RATIO.
14. CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 40°F, IN RAINY WEATHER, OR IN OTHER ADVERSE WEATHER CONDITIONS. CONCRETE SHALL BE WELL CONSOLIDATED, ESPECIALLY IN THE VICINITY OF TENDON ANCHORAGES.
15. ALL CONCRETE, INCLUDING DRILLED FOOTINGS, SHALL BE CONSOLIDATED BY VIBRATION, SPADING, OR RODDING, SO THAT THE CONCRETE IS THOROUGHLY WORKED AROUND THE REINFORCEMENT, EMBEDDED ITEMS, AND INTO THE CORNERS OF FORMS, ELIMINATING ALL AIR OR STONE POCKETS WHICH MAY CAUSE HONEYCOMBING. CARE SHALL BE TAKEN NOT TO OVER VIBRATE AND CAUSE SEGREGATION.
16. FORMS TO BE STRIPPED NO LESS THAN 24 HOURS AND NO MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICKLEDGES, INSERTS, AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
18. CURE ALL CONCRETE IMMEDIATELY AFTER FINISHING WITH SIKA OR EQUAL APPROVED CHEMICAL CURING COMPOUND. PRODUCT SELECTION DEPENDING ON THE SEASON IN WHICH THE CONCRETE IS BEING POURED.
19. FRESHLY DEPOSITED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING AND EXCESSIVE HOT OR COLD TEMPERATURES FOR THE PERIOD OF TIME NECESSARY FOR THE HYDRATION OF THE CEMENT AND PROPER HARDENING OF THE CONCRETE. THIS SHALL BE A MINIMUM OF SEVEN DAYS AFTER THE CONCRETE IS POURED.
20. ERECTION OF STRUCTURAL STEEL OR OTHER HEAVY STRUCTURAL COMPONENTS MAY NOT BEGIN UNTIL CONCRETE FOUNDATION HAS CURED FOR A MINIMUM OF THREE DAYS. STRUCTURAL STEEL OR OTHER HEAVY LOADS SHALL NOT BE STOCKPILED ON ANY SLAB UNTIL IT HAS CURED FOR A MINIMUM OF THREE DAYS.
21. PROVIDE A CONTINUOUS TEN MIL (0.01 INCH) LAYER OF STEGO WRAP VAPOR RETARDER OR APPROVED SIMILAR UNDER ALL CONCRETE SLABS AND BEAMS. ALL LAPS SHALL BE TAPED.
22. PROVIDE TESTING AND INSPECTIONS FOR THE FOLLOWING:
   a. CONCRETE DESIGN MIX
   b. 28 DAY CYLINDER TEST
   c. THIRD PARTY FOUNDATION INSPECTION

IV. TENDONS

1. PRESTRESSING STEEL TENDONS SHALL CONSIST OF SEVEN-WIRE STRESS-RELIEVED STRAND CONFORMING TO ASTM A416 WITH A MINIMUM ULTIMATE TENSILE STRENGTH OF 270,000 PSI.
2. TENDONS SHALL BE COATED WITH A PERMANENT RUST PREVENTATIVE LUBRICANT WITHIN A PLASTIC SHEATH, TAPE ALL BREAKS IN SHEATHING AND TAPE SHEATHING ENDS WITHIN 4 INCHES OF ANCHORAGES.
3. TENDONS SHALL BE INITIALLY PRESTRESSED TO HAND-TIGHTNESS AGAINST THE FORMS AND SHALL BE SUPPORTED ON CHAIRS AT 48 INCHES EACH WAY. ALL CHAIRS SHALL BE TIED.
4. SLAB TENDONS SHALL BE PLACED 2 INCHES BELOW THE TOP OF THE SLAB.
5. ACCEPTABLE TOLERANCES FOR THE TENDON PLACEMENT SHALL BE AS FOLLOWS:
   BEAM TENDONS VERTICAL:
   ANCHOR LOCATION: ± 1 IN.
   LOW POINT: - 1 IN., + 3 IN.
   BEAM TENDONS HORIZONTAL: ± 2 IN. FROM CENTER LINE OF BEAM
   SLAB TENDONS VERTICAL: + 1/2 IN.
   SLAB TENDONS HORIZONTAL: ± 12 IN. WITH SMOOTH TRANSITION AROUND OBSTRUCTIONS
6. TOLERANCES SHALL NOT PERMIT A REDUCTION IN CLEAR COVER.
7. TO REDUCE POSSIBLE SHRINKAGE CRACKS, EACH TENDON SHOULD BE STRESSED TO ABOUT 11 KIPS 16 HOURS AFTER CONCRETE PLACEMENT OR AT APPROXIMATELY 1,000 PSI CONCRETE STRENGTH.
8. FULL STRESS OF TENDONS SHALL BE PERFORMED NO EARLIER THAN 3 DAYS AND NO LATER THAN 10 DAYS AFTER CONCRETE PLACEMENT. DURING COLD WEATHER CONDITIONS, STRESSING SHALL TAKE PLACE BETWEEN 7 AND 14 DAYS AFTER CONCRETE PLACEMENT. CONCRETE SHALL HAVE ATTAINED A MINIMUM COMPRESSIVE STRENGTH OF 70% OF ITS 28 DAY STRENGTH AT THE TIME OF STRESSING. BRICKWORK SHALL NOT BEGIN BEFORE STRESSING IS COMPLETED.
9. TENDONS SHALL BE STRESSED TO 33.0 KIPS PER STRAND AND SHALL HAVE A MINIMUM SET LOAD OF 28.9 KIPS.
10. ACTUAL TENDON ELONGATIONS SHALL MEASURE WITHIN 7 PERCENT OF THEORETICAL ELONGATIONS AND CORRESPONDING PRESSURE GAUGE READINGS.
11. TENDONS SHALL BE CUT OR BURNED AT 1 INCH FROM THE WEDGES. POCKETS SHALL BE FILLED WITH NON-SHRINK GROUT.
12. THE FOLLOWING LEGEND REGARDING THE POST-TENSIONING CABLES IS FOLLOWED IN THIS DRAWINGS: CABLE MARK SHOWN THUS: "S56", "B56" WHERE S AND B STAND FOR SLAB AND BEAM TENDONS

    LIVE END SHOWN THUS: ——►

    DEAD END SHOWN THUS: ●——

V. REINFORCING STEEL

1. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 WITH A305 DEFORMATIONS, DETAILED, FABRICATED AND INSTALLED PER ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE," ACI-315 LATEST REVISION.
2. REINFORCING STEEL MINIMUM COVERAGE ON REBAR CHAIRS U.O.N. SHALL BE:
   FOOTINGS 3" BOT., 3" SIDES & 2" TOP
   GRADE BEAMS 3" FROM EARTH
   SLAB 2-1/2" FROM VAPOR RETARDER
3. WHERE FIELD SPLICES IN THE CONTINUOUS REINFORCING OCCUR, BARS SHALL BE LAPPED A DISTANCE OF 30 TIMES THE BAR DIAMETER.
4. WHERE REINFORCING STEEL IS SHOWN IN THE EXTERIOR GRADE BEAMS, PROVIDE CORNER BARS IN THE OUTSIDE FACE TO MATCH THE HORIZONTAL STEEL FROM THE INTERSECTING INTERIOR AND EXTERIOR GRADE BEAMS.
5. SPLICES FOR BARS DETAILED AS CONTINUOUS SHALL OCCUR AT MID-SPAN FOR TOP BARS AND OVER THE SUPPORTS FOR BOTTOM BARS.
6. PLACE 2-#4 x 5'-0" IN THE SLAB AT ALL RE-ENTRANT CORNERS U.O.N.

VI. OTHER NOTES

1. PLEASE NOTE THAT THE DEPTH OF THE BEAM GIVEN IN THE BEAM SCHEDULE IS THE MINIMUM DEPTH REQUIRED FOR STRUCTURAL INTEGRITY OF THE FOUNDATION. ACTUAL DEPTH OF THE BEAM AT THE SITE MAY BE MORE, DEPENDING ON THE GEOTECHNICAL REQUIREMENTS OF EMBEDMENT INTO GRADE OR ON THE AVAILABILITY OF PROPER BEARING STRATA.
2. SEE ARCHITECTURAL DRAWINGS FOR SLAB EDGE DIMENSIONS AND WALLS. VERIFY ALL DIMENSIONS GIVEN IN THIS DRAWING WITH ARCHITECTURAL DRAWINGS BEFORE THE BEGENNING OF THE CONSTRUCTION.
3. THE DESIGN FOR THIS FOUNDATION PLAN IS BASED ON THE ASSUMPTION THAT THE SITE IS REASONABLY FLAT. IF HOWEVER, A SLOPE OF MORE THAN 1'-0" EXISTS BETWEEN ANY TWO CORNERS OF THE BUILDING PAD OR IN THE CASE OF ANY OTHER EXCEPTIONAL SITE CONDITIONS, THE OWNER SHOULD CONTACT THIS OFFICE FOR A RE-EVALUATION OF THIS DESIGN.
4. PROVIDE POSITIVE DRAINAGE ALL AROUND THE FOUNDATION WHILE PROVIDING FINISHED GRADES. MAINTAIN GOOD DRAINAGE CHARACTERISTICS THROUGHOUT THE LIFE OF THE STRUCTURE.
5. IT SHOULD BE NOTED THAT SOME LEVELS OF RISK ARE ASSOCIATED WITH ALL TYPES OF FOUNDATIONS AND THERE IS NO SUCH THING AS A ZERO RISK FOUNDATION, AND THAT THIS FOUNDATIONS ARE NOT DESIGNED TO RESIST SOIL AND FOUNDATION MOVEMENTS AS A RESULT OF SEWER/PLUMBING LEAKS, EXCESSIVE IRRIGATION, POOR DRAINAGE PRESENCE, OR REMOVAL OF TREES, AND WATER PONDING NEAR THE FOUNDATION SYSTEM.
6. LONG TERM PERFORMANCE OF A FOUNDATION DEPENDS NOT ONLY ON ITS PROPER DESIGN AND CONSTRUCTION BUT ALSO ON THE IMPLEMENTATION OF A PROPER FOUNDATION MAINTENANCE PROGRAM. IT IS IMPORTANT THEREFORE THAT THE END USER OF THIS STRUCTURE SHOULD BE MADE AWARE OF ALL THE FACTS REGARDING FOUNDATION MAINTENANCE. A GOOD SOURCE OF THIS INFORMATION CAN BE FOUND IN DOCUMENT #FPA-SC-07-0 BY FOUNDATION PERFORMANCE ASSOCIATION POSTED AT THEIR WEBSITE www.foundationperformance.org.

VII. SITE AND SUBGRADE PREPARATION

1. IT IS RECOMMENDED THAT DEMOLITION DEBRIS, VEGETATION, ORGANICS, WET, SOFT, LOOSE, OR UNSTABLE SOILS IN THE CONSTRUCTION AREA BE REMOVED. THE DEPTH OF REMOVAL, TYPICALLY TO A DEPTH OF ABOUT 6 INCHES, MAY VARY ACROSS THE SITE AND COULD BE AS MUCH AS 2 FEET SPECIALLY IN AREAS WHERE WET, LOOSE, SOFT, OR UNESTABLE SOILS ARE ENCOUNTERED.
2. AFTER STRIPPING AND EXCAVATING AS DISCUSSED ABOVE, THE EXPOSED SOIL SHOULD BE PROOF-ROLLED TO LOCATE ANY SOFT, LOOSE, OR UNESTABLE AREAS. SOILS WHICH ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD SHOULD BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED STRUCTURAL FILL. THE PROOF- ROLLING AND UNDERCUTTING ACTIVITIES SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER. THE EXPOSED SOILS SHOULD BE COMPACTED TO AT LEAST 95% F THE MAXIMUM DRY DENSITY AT A MOISTUE CONTENT WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698.
3. AFTER SUBGRADE PREPARATION AND OBSERVATION HAVE BEEN COMPLETED AS STATED ABOVE, ANY NECESSARY STRUCTURAL FILL MATERIAL THAT IS REQUIRED TO ACHIEVE THE DESIRED GRADE MAY BE PLACED OVER THE FOUNDATION AREAS AND TO A DISTANCE OF AT LEAST FIVE (5) FEET BEYOND THE PERIMETERS OF THE FOUNDATION. THE FIRST LAYER OF FILL SHOULD BE PLACED IN A RELATIVELY UNIFORM HORIZONTAL LIFT AND BE ADEQUATELY KEYED INTO THE SUBGRADE SOILS. STRUCTURAL FILL MATERIALS SHOULD CONSIST OF A CLAYEY SAND OR INACTIVE LEAN CLAY FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS, HAVE A LIQUID LIMIT NOT GREATER THAN 35, AND PLASTICITY INDEX BETWEEN 8 AND 20. STRUCTURAL FILL SHOULD BE PLACED IN MAXIMUM LOOSE LIFTS OF 8 INCHES AND SHOULD BE COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AT MOISTURE CONTENT WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D-698. IF WATER MUST BE ADDED, IT SHOULD BE UNIFORMLY APPLIED AND THOROUGHLY MIXED INTO THE SOIL BY DISCING OR SCARIFYING. EACH LIFT OF STRUCTURAL FILL SHOULD BE TESTED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF SUBSEQUENT LIFTS. CARE SHOULD BE TAKEN IN THE APPLICATION OF COMPACTIVE EFFORT THROUGHOUT THE FILL AND FILL SCOPE AREAS.
4. DEPENDING ON WEATHER CONDITIONS, DIFFICULTY MAY BE ENCOUNTERED IN ADEQUATELY DENSIFYING/ COMPACTING THE SURFICIAL SOILS. IF THE SURFICIAL SOILS ARE UNSUITABLY WET, EXCESS PORE PRESSURES ("PUMPING") MAY DEVELOP AND EXCESS DISPLACEMENT OF THE SUBGRADE SOILS MAY OCCUR DURING SITE PREPARATION. IF THE SITE SUBGRADE SOILS BECOME UNSUITABLY WET, THE CONSTRUCTION CONTRACTOR SHOULD:
   - DRY THE SOILS TO WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT BY DISCING THESE MATERIALS,
   - DRY THE SOILS BY BLENDING A STABILIZING AGENT SUCH AS LIME OR FLY ASH WITH THE UNSUITABLY WET SOILS. OR
   - REMOVE THE UNSUITABLY WET SOILS AND REPLACE WITH PROPERLY COMPACTED STRUCTURAL FILL HAVING AN ACCEPTABLE MOISTURE CONTENT.

TENDON LENGTH (ft)	THEORETICAL ELONGATION (in)	MINIMUM ELONGATION (in)	MAXIMUM ELONGATION (in)
10	0.795	0.740	0.851
11	0.875	0.814	0.936
12	0.954	0.888	1.021
13	1.034	0.962	1.106
14	1.113	1.036	1.191
15	1.193	1.109	1.276
16	1.273	1.183	1.362
17	1.352	1.257	1.447
18	1.432	1.331	1.532
19	1.511	1.405	1.617
20	1.591	1.479	1.702
21	1.670	1.553	1.787
22	1.750	1.627	1.872
23	1.829	1.701	1.957
24	1.909	1.775	2.042
25	1.988	1.849	2.127
26	2.068	1.923	2.213
27	2.147	1.997	2.298
28	2.227	2.071	2.383
29	2.306	2.145	2.468
30	2.386	2.219	2.553
31	2.465	2.293	2.638
32	2.545	2.367	2.723
33	2.625	2.441	2.808
34	2.704	2.515	2.893
35	2.784	2.589	2.978
36	2.863	2.663	3.064
37	2.943	2.737	3.149
38	3.022	2.811	3.234
39	3.102	2.885	3.319
40	3.181	2.959	3.404
41	3.261	3.033	3.489
42	3.340	3.107	3.574
43	3.420	3.180	3.659
44	3.499	3.254	3.744
45	3.579	3.328	3.829
46	3.658	3.402	3.915
47	3.738	3.476	4.000
48	3.818	3.550	4.085
49	3.897	3.624	4.170
50	3.977	3.698	4.255
51	4.056	3.772	4.340
52	4.136	3.846	4.425
53	4.215	3.920	4.510
54	4.295	3.994	4.595
55	4.374	4.068	4.680
56	4.454	4.142	4.766
57	4.533	4.216	4.851
58	4.613	4.290	4.936
59	4.692	4.364	5.021
60	4.772	4.438	5.106
61	4.851	4.512	5.191
62	4.931	4.586	5.276
63	5.011	4.660	5.361
64	5.090	4.734	5.446

NOTES:
1. TENDON LENGTH IS FROM OUTSIDE FACE TO OUTSIDE FACE OF CONCRETE SLAB.
2. INTERPOLATION CAN BE USED FOR TENDON LENGTHS NOT SHOWN IN TABLE.
3. NO EXTRAPOLATION ALLOWED.
4. THIS TABLE APPLIES TO 1/2" Ø, 270 ksi, 7-WIRE PRESTRESSING STEEL STRAND (ASTM-A416)
5. JACKING FORCE 33K PER STRAND.
6. ALLOWABLE INITIAL FORCE 28.9K PER STRAND.

City of Houston
2500-0
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve the applicant from full responsibility to comply with all applicable requirements.
07/17/25

MH BUILDER HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED
PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
WWW.DECONENG.COM

PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: N.T.S.

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

FOUNDATION NOTES

S200

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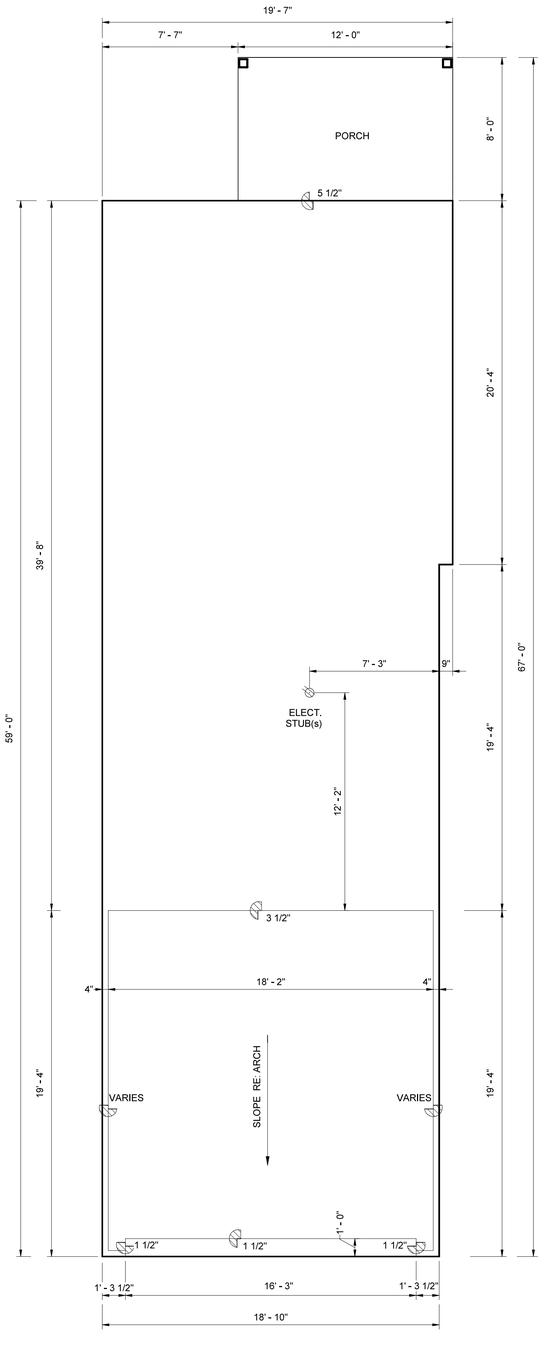
NOTES:

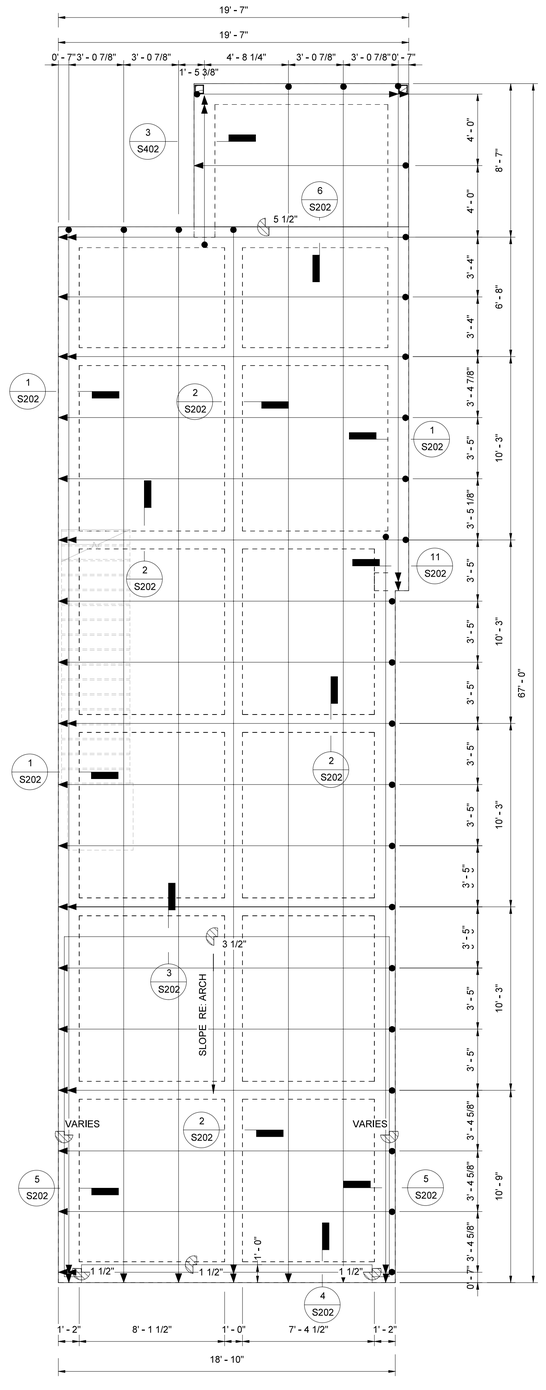
1. REFER TO ARCHITECTURAL SITE PLAN SHEET C000 FOR BUILDING LOCATION WITHIN PROPERTY.
2. COORDINATE THIS DRAWING WITH ARCHITECTURAL PLANS AND REPORT ANY DISCREPANCY THE TO ARCHITECT/ENGINEER
3. FINISH FLOOR ELEVATION SHALL BE MIN. 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE.



1 SLAB LAYOUT PLAN
S201 1/4" = 1'-0"

LEGEND

- INTERIOR GRADE BEAM
- BEAM EDGE/SLAB PERIMETER
- B/S — ONE SLAB AND ONE DRAPED BEAM TENDON (LIVE END)
- S — SINGLE SLAB TENDON (LIVE END)
- DEAD END



2 FOUNDATION PLAN
S201 1/4" = 1'-0"

NOTES:

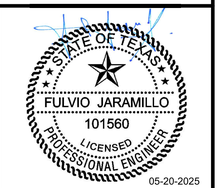
1. REFER TO ARCHITECTURAL SITE PLAN FOR OVERALL BUILDING LOCATION.
2. MINIMUM BEAM DEPTH FROM FINISHED GRADE SHALL BE 24 INCHES.
3. TENDON LENGTHS SHOWN ARE THE OUTSIDE FACE TO OUTSIDE FACE OF CONCRETE SLAB PLUS ± 3 FEET.
4. MINIMUM DISTANCE FROM EDGE OF FOUNDATION TO FIRST STRAND SHALL BE 10 INCHES AT ALL FOUNDATION'S PERIMETER EDGES.
5. MINIMUM DISTANCE FROM PLUMBING LINES PARALLEL TO GRADE BEAMS SHALL BE 5'-0". FROM CENTERLINE OF BEAM.
6. ALL PIPES GOING THROUGH GRADE BEAMS SHALL BE SLEEVED. SIZE OF SLEEVES SHALL BE TWO (2) PIPE SIZES LARGER THAN CROSSING PIPE, AND SHALL NOT EXCEED 1/3 OF OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER.
7. COORDINATE THIS DRAWING WITH ARCHITECTURAL PLANS AND REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER.
8. ANY TREE REMOVAL MITIGATION SHALL BE COORDINATED WITH GEOTECHNICAL ENGINEER.
9. COORDINATE WITH ARCHITECT FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES LOCATIONS.
10. ALL PERIMETER BEAMS ARE 14" WIDE.
11. ALL INTERIOR BEAMS ARE 12" WIDE.
12. TENDON LIVE/DEAD END CAN BE SWITCHED.

NOTES:

PROVIDE TERMITE PROTECTION IN ONE OF THE FOLLOWING WAYS:
A. CHEMICAL TERMITICIDE TREATMENT
B. TERMITE BATING
C. PREASSURE-PRESERVATIVE-TREATED WOOD
D. NATURALLY DURABLE TERMITE RESISTANT WOOD
E. PHYSICAL BARRIERS
F. COLD FORMED STEEL FRAMING

City of Houston
2500-01
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve applicant from full compliance with city ordinances, regulations, and STATUTES

MH BUILDER HOUSTON



05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
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PROJECT:

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No.	Description	Date

SCALE: 1/4" = 1'-0"
DRW BY: SG
CHK BY: RG-GF
APP. BY: FJ
DATE: 05/20/2025
CODE: 7020.02

SHEET TITLE & NUMBER

FOUNDATION PLAN

S201

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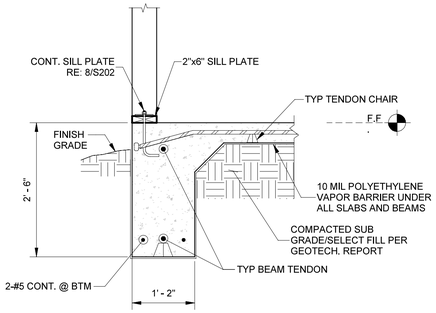
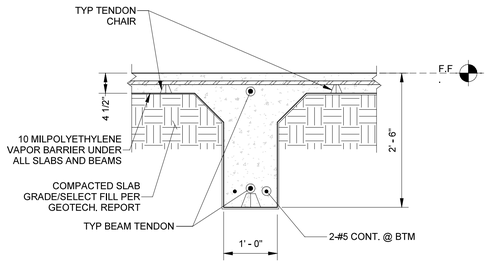
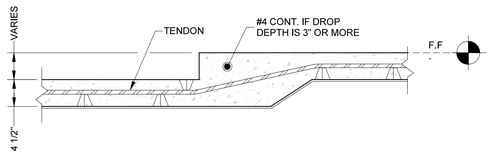


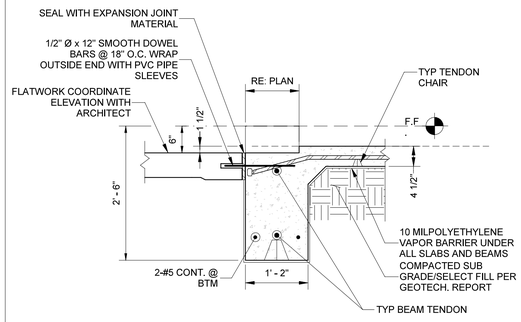
1 SECTION AT PERIMETER 14" BEAM
S202 N.T.S



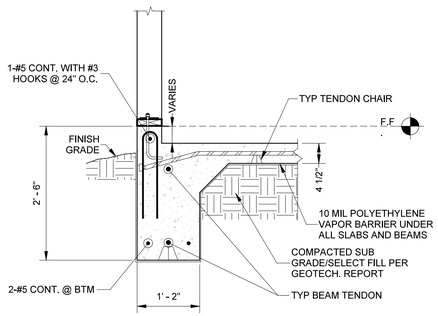
2 SECTION AT INTERIOR 12" BEAM
S202 N.T.S



3 SECTION AT SLAB DROP
S202 N.T.S



4 SECTION AT GARAGE ENTRANCE.
S202 N.T.S



5 SECTION AT GARAGE PERIMETER BEAM
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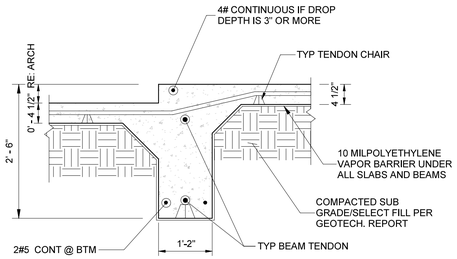
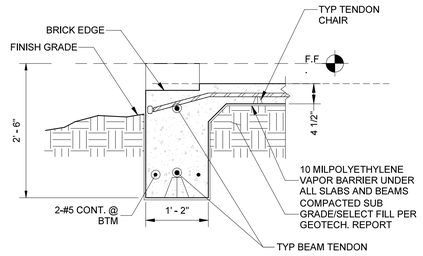


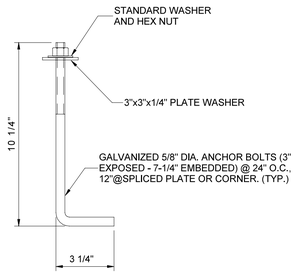
6 SECTION AT DROP ON PERIMETRAL BEAM
S202 N.T.S



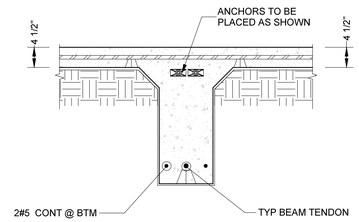
7 SECTION AT DROP ON BEAM
S202 3/4" = 1'-0"

NOTES:

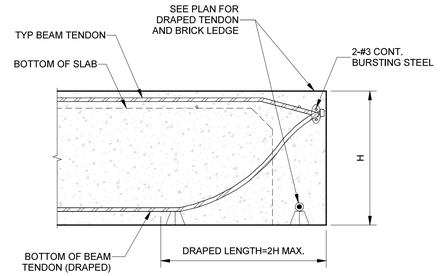
1. DIMENSIONS ARE MINIMUMS.



8 WALL ANCHOR BOLT DETAIL
S202 N.T.S

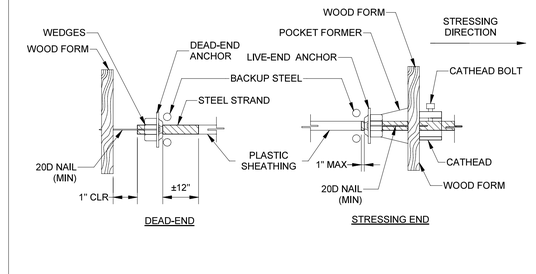


SECTION VIEW

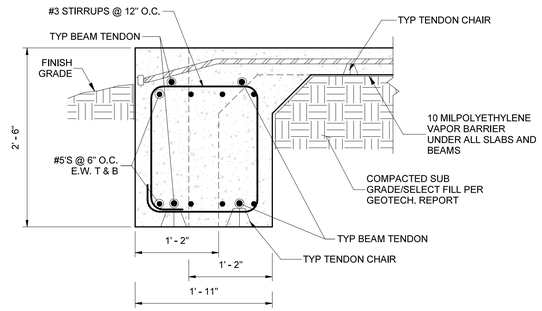


LONG VIEW

9 DOUBLE STRAND DETAIL
S202 N.T.S



10 ANCHOR CONF. @ FORM BOARDS
S202 N.T.S



11 SECTION AT WIDENED GRADE BEAM
S202 1" = 1'-0"

City of Houston
2500-0
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve the applicant from full responsibility with all applicable regulations.
DIVISION

MH BUILDER
HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
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05-20-2025

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TXBPE FIRM No.16156
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PROJECT:

313 TENNESSEE ST.
LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

FOUNDATION DETAILS

S202

TITLEBLOCK (024x36) MECCA V0
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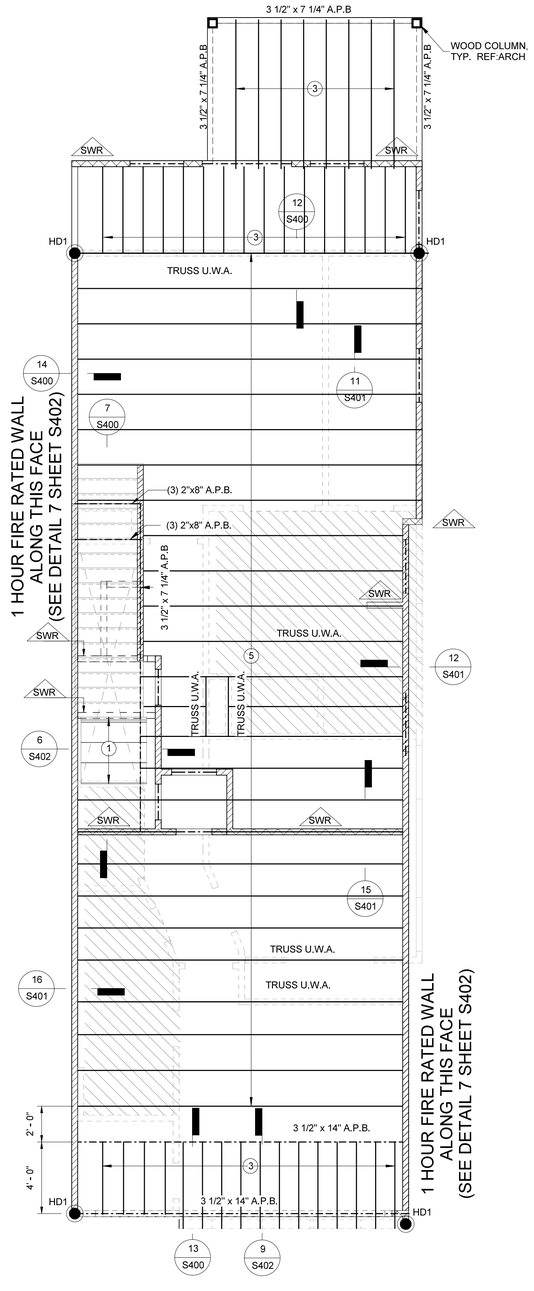

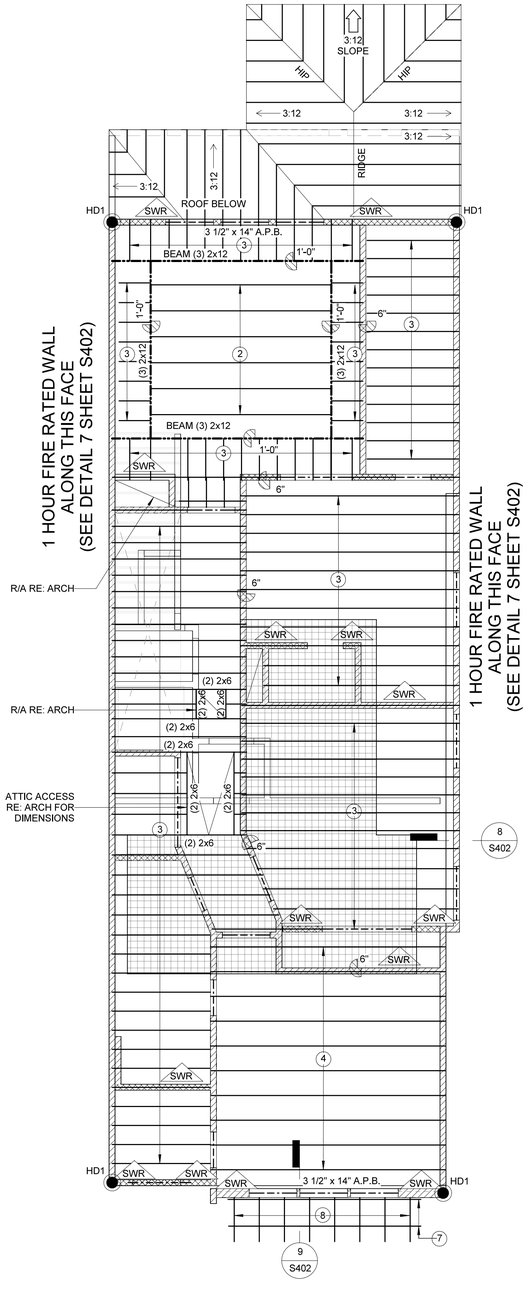

LEGEND

- WALL ABOVE
- WALL BELOW
- SHEAR WALL. SEE SHEAR WALL SCHEDULE.
- TRUSS
- DROPPED BEAM
- HEADER. SEE HEADER SCHEDULE IN SHEET S000
- WOOD JOIST
- COFFERED/DROP CEILING
- FLUSH / TOP BEAM
- INDICATES HOLDOWN ANCHOR/STRAP LOCATION. SEE HOLDOWN SCHEDULE FOR ADDITIONAL INFORMATION AND DETAIL.
- TOP OF DECK TO MATCH TOP OF TRUSS AT TILE FLOOR AREAS. RE: DETAIL 11/S401
- SWX — SHEAR WALL TYPE. SEE SHEAR WLL 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. 2x12'S @ 16" O.C.
2. 2X8'S @ 16" O.C.
3. 2x6'S @ 12" O.C.
4. 2X8'S @ 16" O.C.
5. 20" TRUSSES @ 24" O.C. (TOP & BOTT 2"x4" CHORDS)
6. SECOND FLOOR GUARDRAIL TO BE MOUNTED ON THIS TRUSS. RE:. ARCHITECTURAL PLANS FOR GUARDRAIL DETAILS AND STRUCTURAL NOTES FOR LIVE LOAD REQUERIMENTS.
7. 3X5'S SEE DETAIL 9/S402
8. 3X4'S @ 16" O.C.

NOTES:

1. PROVIDE TOP CHORD CONNECTIONS TO FLUSH BEAMS UNLESS NOT ENOUGH SPACE IS AVAILABLE FOR SUCH CONNECTION TYPE.

2. SEE 14/S400 FOR WIND TIE-DOWN DETAIL.

3. ALL BUILT-UP MEMBERS DESIGNATED AS BEAMS OR HEADERS SHALL BE GLUED AND NAILED.

4. 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).

5. THE OUTSIDE FACE OF ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED WITH ONE LAYER OF 1/2 " W.S.P. (PLYWOOD OR OSB) U.O.N. SEE SHEAR WALL SCHEDULE AND SHEETS S001 AND S400, FOR NAILING REQUIREMENTS.

6. USE JOIST HANGERS FOR ALL FACE TO FACE CONNECTIONS PER STRUCTURAL NOTES.

7. COORDINATE WITH ARCHITECT FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES LOCATIONS.

8. ALL RAFTERS 2x6'S @ 16" O.C.

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

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

City of Houston
25048-02
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve applicant from full responsibility to comply with all applicable requirements.
07/17/25

MH BUILDER HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED
PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
WWW.DECONENG.COM

PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: AS SHOWN
DRW BY: SG
CHK BY: RG-GF
APP. BY: FJ
DATE: 05/20/2025
CODE: 7020.02

SHEET TITLE & NUMBER

SECOND FLOOR FRAMING

S300

TITLEBLOCK (034x06) MECCA.VB
5/20/2025 11:41:08 AM Decon Project #: 7020.02
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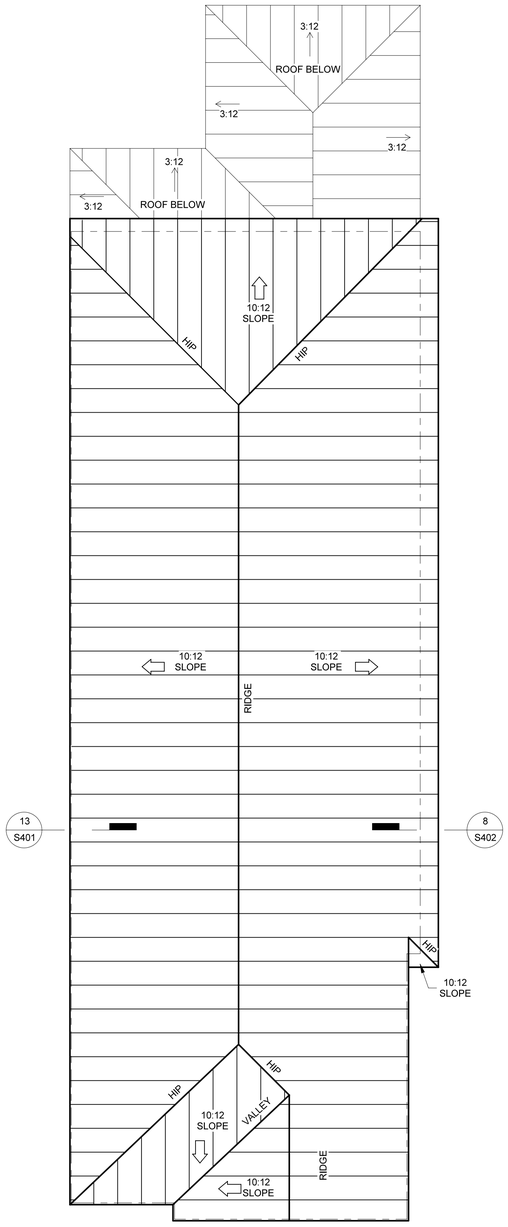
TITLEBLOCK (024x36) MECCA.VB



LEGEND

- WALL BELOW
- TRUSS
- DROPPED BEAM
- HEADER. SEE HEADER SCHEDULE IN SHEET S000
- WOOD JOIST
- COFFERED/DROP CEILING
- FLUSH / TOP BEAM

NOTES:

1. PROVIDE TOP CHORD CONNECTIONS TO FLUSH BEAMS UNLESS NOT ENOUGH SPACE IS AVAILABLE FOR SUCH CONNECTION TYPE.

2. SEE 14/S400 FOR WIND TIE-DOWN DETAIL.

3. ALL BUILT-UP MEMBERS DESIGNATED AS BEAMS OR HEADERS SHALL BE GLUED AND NAILED.

4. 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).

5. THE OUTSIDE FACE OF ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED WITH ONE LAYER OF 1/2 '' W.S.P. (PLYWOOD OR OSB) U.O.N. SEE SHEAR WALL SCHEDULE AND SHEETS S001 AND S400, FOR NAILING REQUIREMENTS.

6. USE JOIST HANGERS FOR ALL FACE TO FACE CONNECTIONS PER STRUCTURAL NOTES.

7. COORDINATE WITH ARCHITECT FOR ALL ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURES LOCATIONS.

8. ALL RAFTERS 2x6"S @ 16" O.C.

1 ROOF FRAMING PLAN
S301 1/4" = 1'-0"

For paper, printing use size 24"x36"

5/20/2025 11:41:09 AM Decon Project # 7020.02
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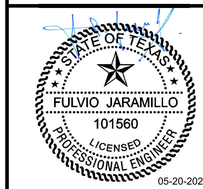
City of Houston
25GR0170
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve applicant from full responsibility to comply with all applicable requirements of the CITY/COH

MH BUILDER
HOUSTON



05-20-2025

DECON
Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
WWW.DECONENG.COM

PROJECT:

313 TENNESSEE ST.
LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

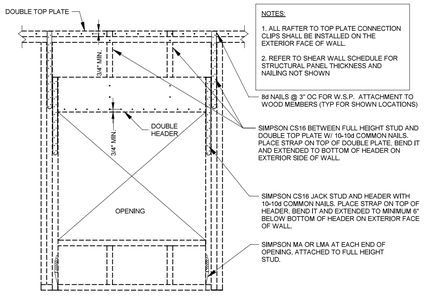
CODE: 7020.02

SHEET TITLE & NUMBER

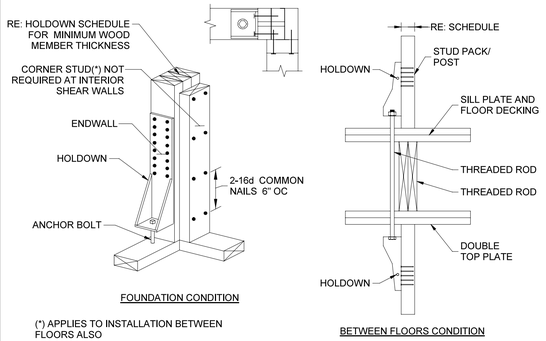
ROOF FRAMING PLAN

S301

TITLERLOCK (D2A06) MECCA V0

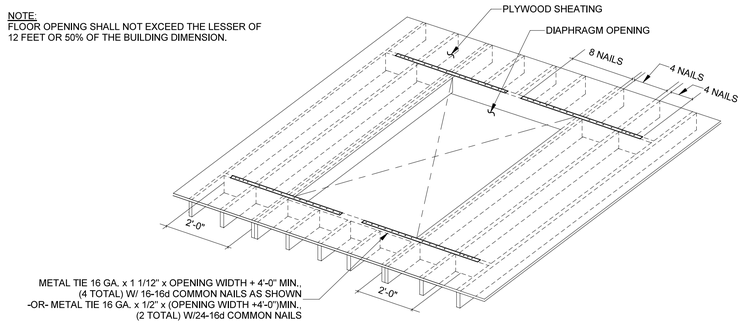


1	TYPICAL EXTERIOR WALL OPENING
S400	1" = 1'-7"



2	HOLDOWN DETAIL
S400	3/4" = 1'-0"

NOTE:
FLOOR OPENING SHALL NOT EXCEED THE LESSER OF 12 FEET OR 50% OF THE BUILDING DIMENSION.



METAL TIE 16 GA. x 1 1/12" x OPENING WIDTH + 4'-0" MIN., (4 TOTAL) W/ 16-16d COMMON NAILS AS SHOWN
-OR- METAL TIE 16 GA. x 1/2" x (OPENING WIDTH +4'-0")MIN., (2 TOTAL) W/24-16d COMMON NAILS

FOR SI: 1 INCH = 25.4 MM, 1 FOOT= 304.8MM.

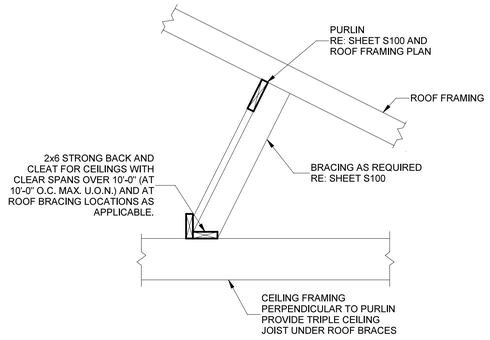
OPENINGS IN HORIZONTAL DIAPHRAGMS.

OPENINGS IN HORIZONTAL DIAPHRAGMS WITH A DIMENSION PERPENDICULAR TO THE JOIST THAT IS GREATER THAN 4 FEET (1.2M) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

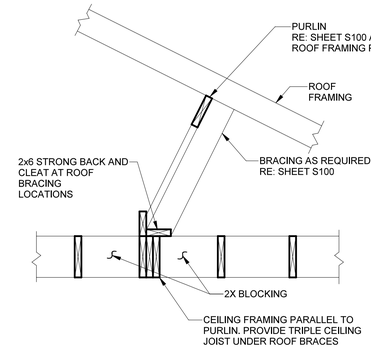
1. BLOCKING SHALL BE PROVIDED BEYOND HEADERS.

2. METAL TIES NOT LESS THAN 0.058 INCH (1.47 MM (16 GALVANIZED GAGE} BY 1.5 INCHES (38 MM) WIDE. EIGHT 16B COMMON NAILS ON EACH SIDE OF THE HEADER-JOIST INTERSECTION SHALL BE PROVIDED. THE METAL TIES SHALL HAVE A MINIMUM YIELD OF 33,000PSI (227 MPa)

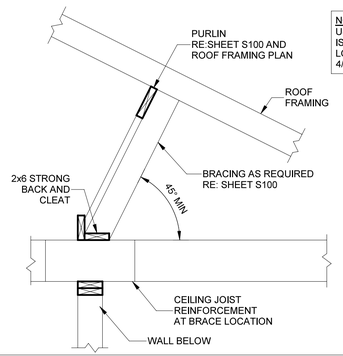
3	FLOOR DECK OPENING DETAIL
S400	N.T.S



4	TYPICAL PURLIN BRACE
S400	N.T.S



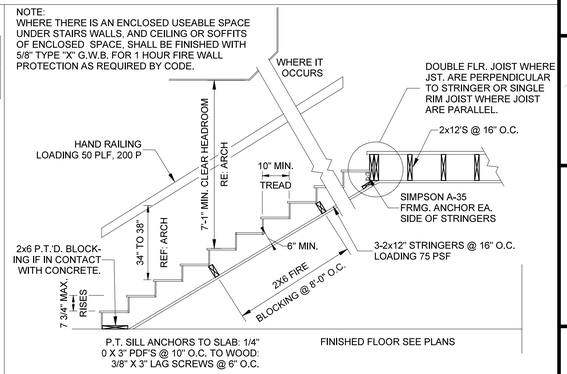
5	TYPICAL PURLIN BRACE
S400	N.T.S



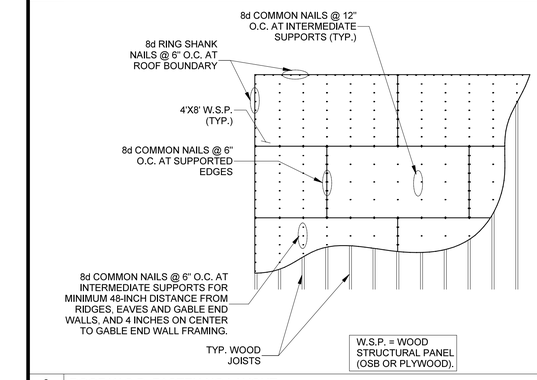
NOTE:
USE THIS DETAIL UNLESS NO WALL IS AVAILABLE NEAR ROOF BRACING LOCATIONS. THEN DETAILS 4/S400 OR 5/S400 SHALL APPLY.

6	TYPICAL PURLIN BRACE
S400	N.T.S

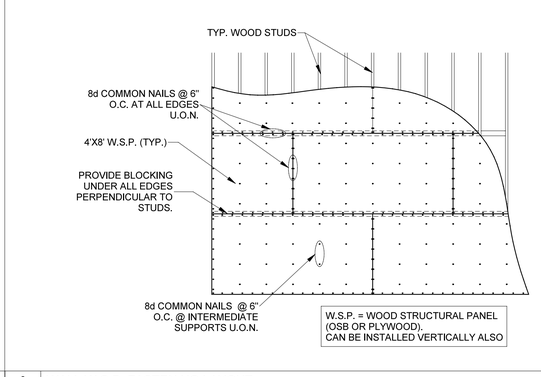
NOTE:
WHERE THERE IS AN ENCLOSED USEABLE SPACE UNDER STAIRS WALLS, AND CEILING OR SOFFITS OF ENCLOSED SPACE, SHALL BE FINISHED WITH 5/8" TYPE "X" G.W.B. FOR 1 HOUR FIRE WALL PROTECTION AS REQUIRED BY CODE.



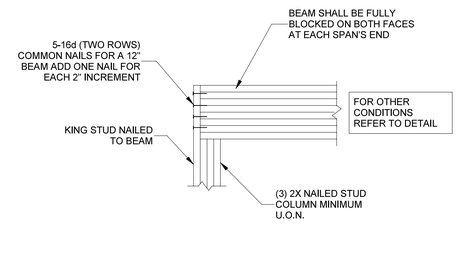
7	TYP. STAIRWAY SECTION DETAIL
S400	N.T.S



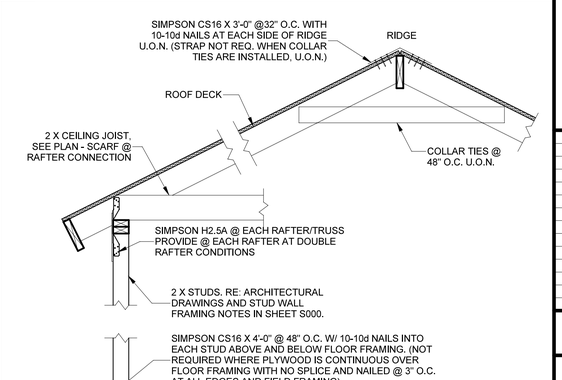
8	ROOF W.S.P. FASTENING LAYOUT
S400	N.T.S



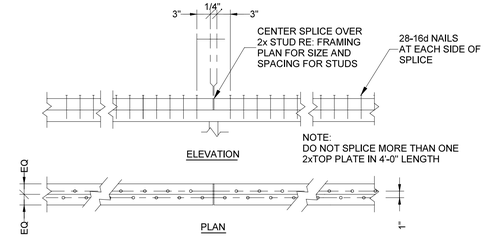
9	WALL W.S.P. FASTENING LAYOUT
S400	N.T.S



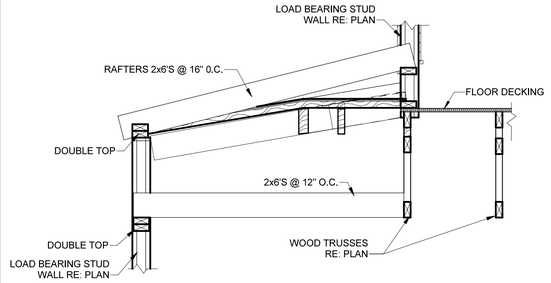
10	TYP. BEAM BEARING DETAIL (FULL BLOCKING AT EACH END ON BOTH FACES)
S400	N.T.S



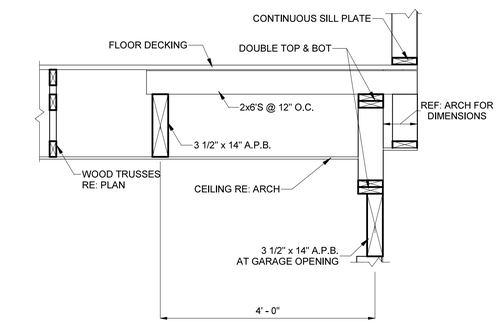
14	TYP. WALL SECTION TIE-DOWN DETAIL
S400	N.T.S



11	TOP PLATE SPLICE
S400	N.T.S



12	ROOF FIRST FLOOR
S400	N.T.S



13	CANTILEVER IN FRONT
S400	3/4" = 1'-0"

City of Houston
2508-0
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve applicant from full compliance with all applicable requirements of the City of Houston Code.
07/17/25

MH BUILDER HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
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PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

FRAMING DETAILS

S400

5/20/2025 11:41:10 AM Decon Project # 7020.02
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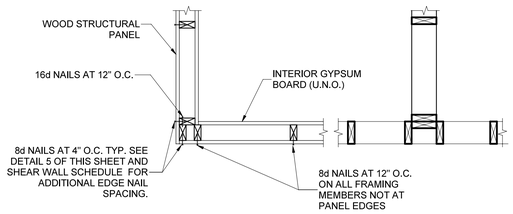
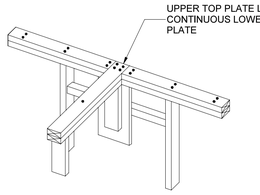
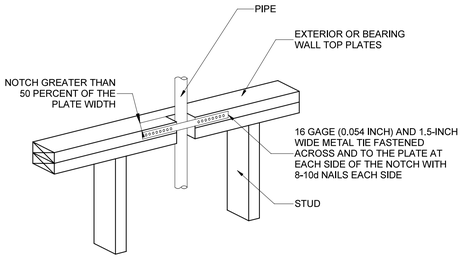


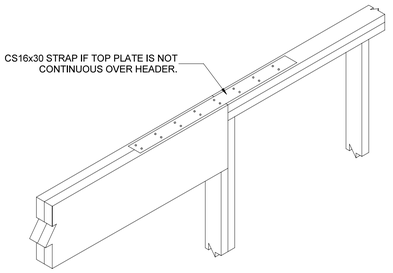
1 CORNER SHEATHING INSTALLATION
S401 N.T.S



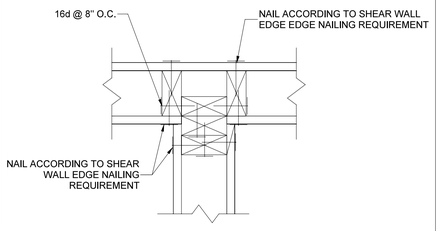
2 TOP PLATE INTERSECTION DETAIL
S401 N.T.S



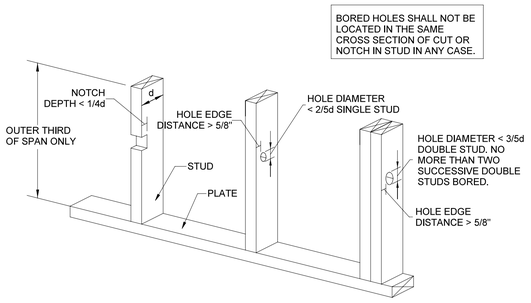
3 TOP PLATE FRAMING TO ACCOMMODATE PIPING
S401 N.T.S



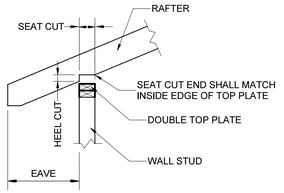
4 BEARING FOR DOOR OR WINDOW HEADER
S401 N.T.S



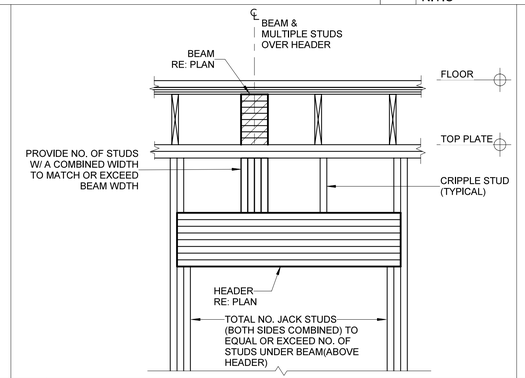
5 INTERSECTING SHEAR WALL DETAIL
S401 N.T.S



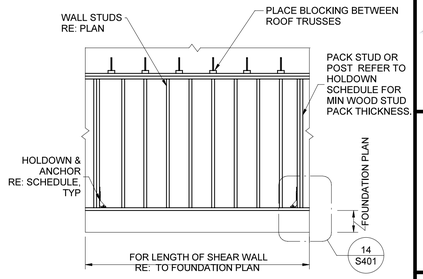
6 STUD NOTCHING AND BORING LIMITS FOR EXTERIOR WALLS & BEARING WALLS
S401 N.T.S



7 RAFTER BIRD'S MOUTH DETAIL
S401 N.T.S



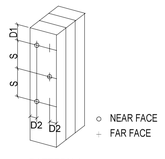
8 TYPICAL WOOD BEAM OVER OPENING HEADER
S401 N.T.S



9 SHEAR WALL ELEVATION
S401 1" = 1'-4"

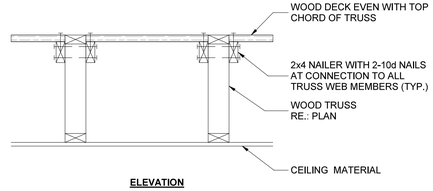
BUILT UP COLUMN NAILING SCHEDULE						
BUILT UP SECTION	PATTERN	END DISTANCE	EDGE DISTANCE	ROW SPACING	NAIL SPACING	EDGE DISTANCE
		D1	D2	D3	S	
(2) 2x4/6	1	2 1/2"	1 1/2"	2 1/2"	9"	10d
(4) 2x4/6	1	3 1/2"	1 1/2"	2 1/2"	9"	30d
(3) 2x4/6	1	4"	1 1/2"	2 1/2"	9"	50d

NOTES:
1. ADJACENT NAILS ARE DRIVE FROM OPPOSITE SIDES OF THE COLUMN.
2. CONTRACTOR MAY SUBSTITUTE 1/2 " DIA. BOLTS WITH METAL PLATE OR WASHER IN PLACE OF 30d AND 50d NAILS.
3. CONTRACTOR SHALL PRE.DRILL STUDS WITH 1/8 " DRILL BIT WHEN USING 30d AND 50d NAILS. DRILL BIT WHEN USING 30d AND 50d NAILS.



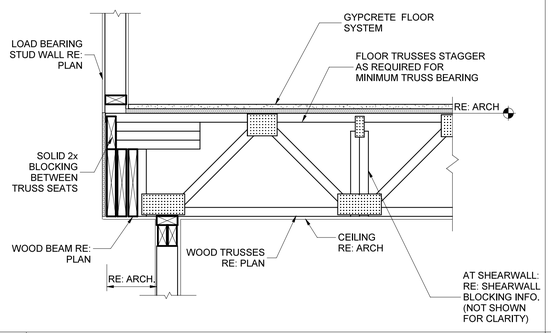
PATTERN 1

10 BUILT UP COLUMN DETAIL
S401 N.T.S

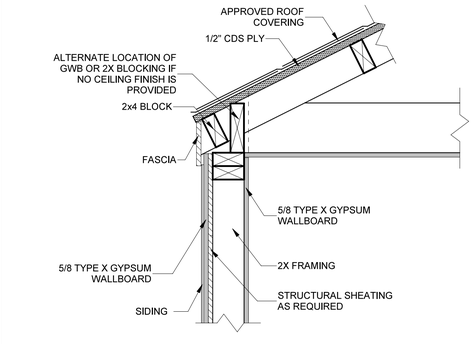


ELEVATION

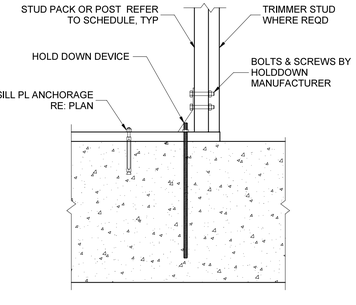
11 DECK AT TILE FINISHED FLOORS
S401 N.T.S



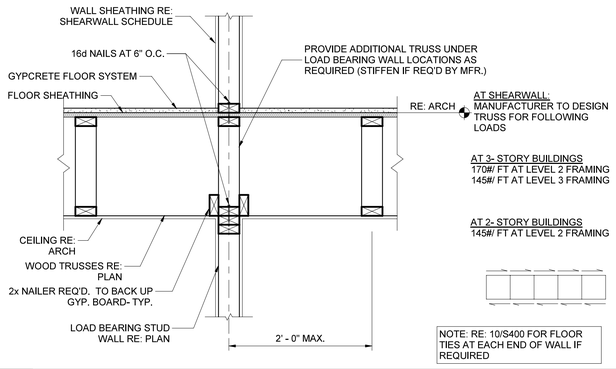
12 DROPPED CANTILIVER
S401 1" = 1'-0"



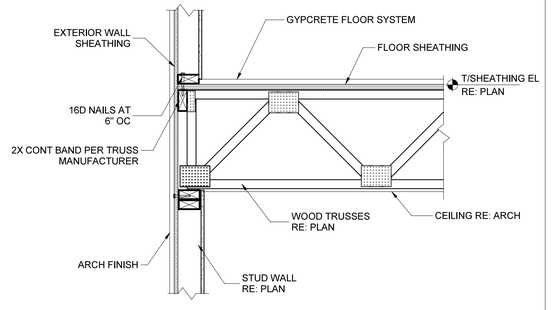
13 TYP. WALL AND ROOF CONNECTION WITH NO EAVE
S401 1 1/2" = 1'-0"



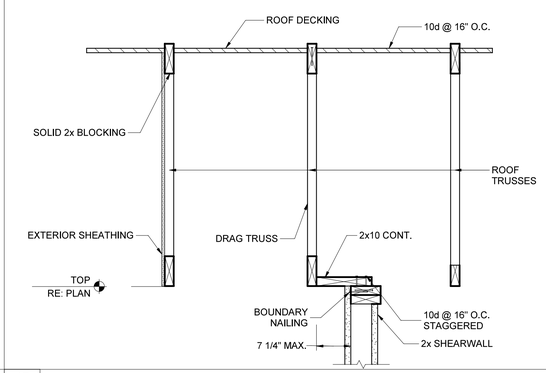
14 HOLD-DOWN TO FOOTING ON GRADE BEAM AT SHEAR WALLS
S401 3/4" = 1'-0"



15 TYPICAL INTERIOR WALL TRUSSES PARALLEL TO WALL
S401 1" = 1'-0"



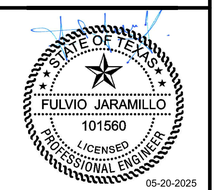
16 TYPICAL EXTERIOR WALL DETAIL(TRUSSES PERPENDICULAR TO WALL)
S401 N.T.S



17 DRAG TRUSS DETAIL
S401 1" = 1'-0"

City of Houston
25004-0
REVIEWED FOR COMPLIANCE
Performance of the review does not relieve applicant from full compliance with all applicable regulations.
07/17/25

MH BUILDER HOUSTON



05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
TEL: 832-917-0912
WWW.DECONENG.COM

PROJECT:

313 TENNESSEE ST. LOT 8 BLOCK 38

313 TENNESSEE ST.
HOUSTON, TX 77029
MODEL 1732

No.	Description	Date

SCALE: AS SHOWN

DRW BY: SG

CHK BY: RG-GF

APP. BY: FJ

DATE: 05/20/2025

CODE: 7020.02

SHEET TITLE & NUMBER

FRAMING DETAILS

S401

5/20/2025 11:41:12 AM Decon Project # 7020.02
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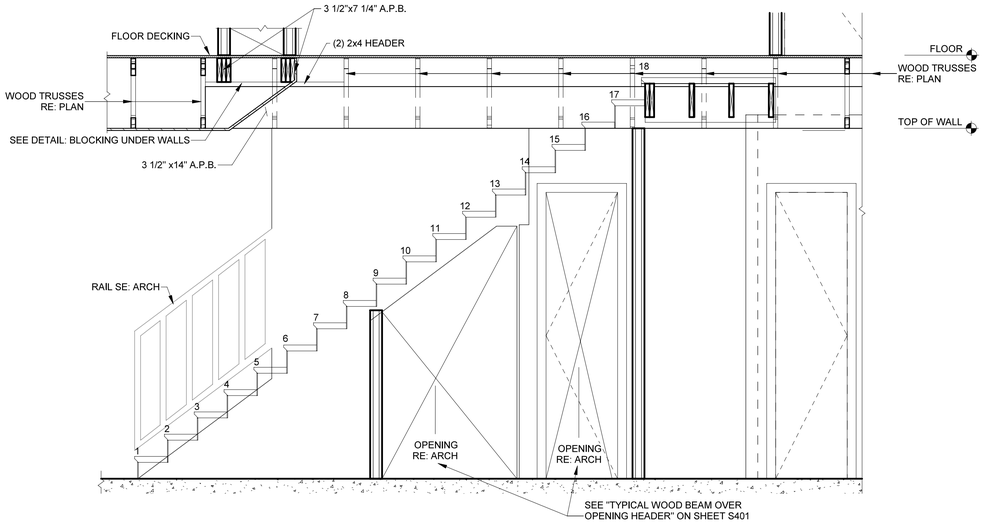
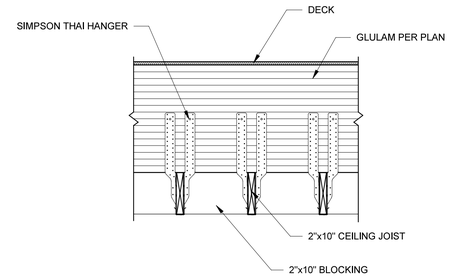
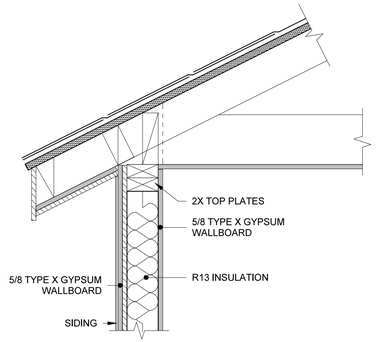
TITLERLOCK (03A06) MECCA V0

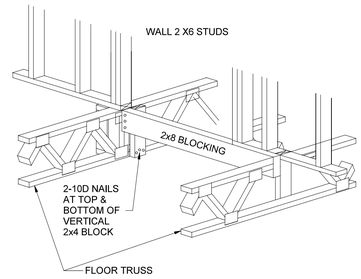


1 LATERAL WALL DETAIL ON THE STAIRWAY
S402 1/2" = 1'-0"

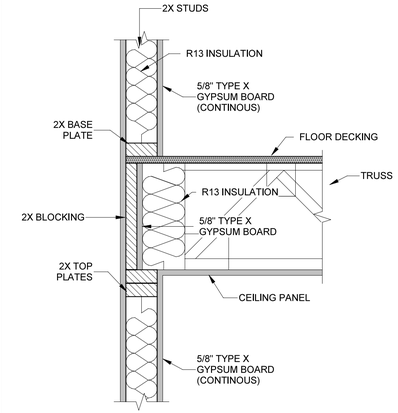


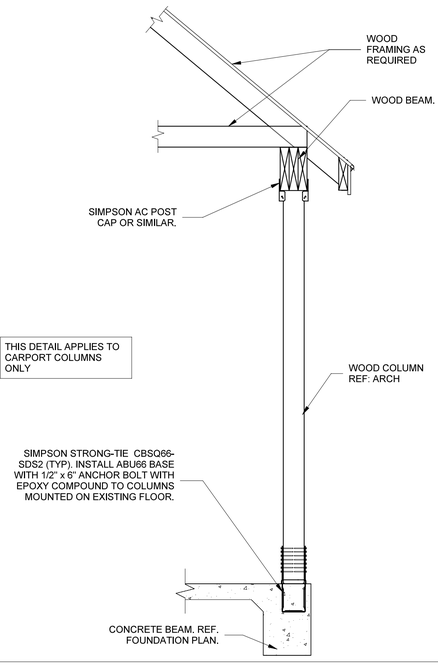
2 HUNG JOIST CONNECTION TO GLULAM DETAIL
S402 3/4" = 1'-0"



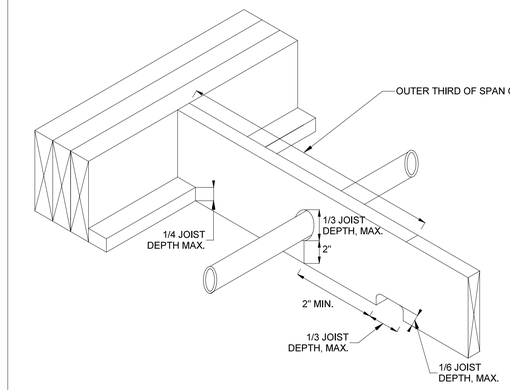


5 BLOCKING UNDER WALLS
S402 3/4" = 1'-0"

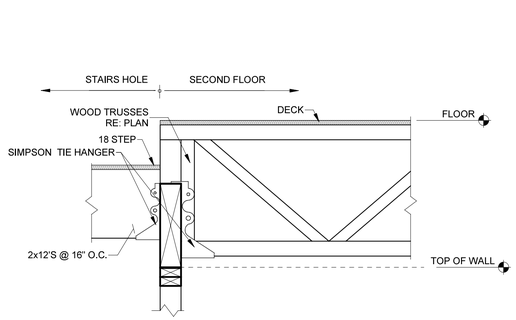




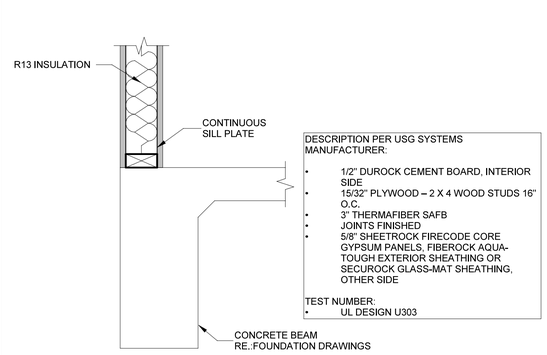
3 TYP COLUMN CONNECTION DETAIL
S402 1" = 1'-0"



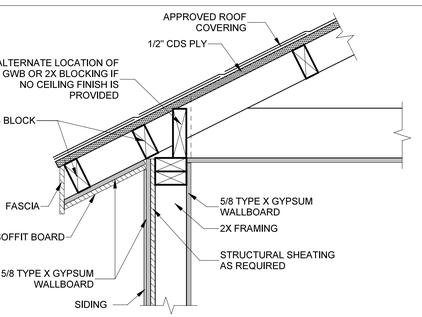
4 STUD NOTCHING AND BORING LIMITS FOR JOIST AND RAFTERS
S402 3/4" = 1'-0"



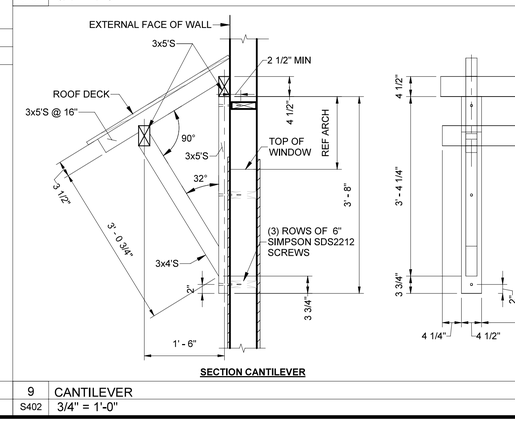
6 CONNECTION A.P.B.
S402 1" = 1'-0"



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



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



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

5/20/2025 11:41:13 AM Decon Project # 7020.02
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For paper, printing use size 24"x36"

City of Houston
2504-23
REVIEWED FOR COMPLIANCE
Performance of this review does not relieve applicant from full compliance with city of Houston requirements.
07/17/25

MH BUILDER HOUSTON

STATE OF TEXAS
FULVIO JARAMILLO
101560
LICENSED
PROFESSIONAL ENGINEER
05-20-2025

DECON Structural Engineering
TXBPE FIRM No.16156
2 RIVERWAY DR. SUITE 650,
HOUSTON, TEXAS 77056
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