**City of Friendswood**

910 S Friendswood Drive
Friendswood, TX 77546

## Appoved Plan Set
## Application No. RES2025-3265  Date Stamped 09-16-2025 14:48:29
## Address: 1506 VICTORIA WAY

*****Permit holder must print a copy of this approved set to keep on the job site and available to all inspectors for verification during inspections.*****

General Comments (Informational and do not require corrections):

| Reviewer : Department | Page Reference | Review Comments |
|---|---|---|
| Tom Ferguson : Building | 03 | If elevator installed, a certified 3rd party must approve and submit to city. |
| Tom Ferguson : Building | 04 | temp |
| Tom Ferguson : Building | 04 | temp |
| Tom Ferguson : Building | 04 | Tempered w/in 5' of stairs |
| Tom Ferguson : Building | 04 | All windows must comply w/ Sect. R308 through Sect. R310 of the 2018 IRC. Depending on sill ht and window location, some windows will require locks or tempered glass. |
| Tom Ferguson : Building | 04 | self closing/solid core |
| Tom Ferguson : Building | 04 | All windows must comply w/ Sect. R308 through Sect. R310 of the 2018 IRC |
| Tom Ferguson : Building | 05 | Tempered |
| Tom Ferguson : Building | 13 | GFCI protected |
| Tom Ferguson : Building | 13 | GFCI |
| Tom Ferguson : Building | 13 | GFCI |

| Reviewer : Department | Page Reference | Review Comments |
|---|---|---|
| Tom Ferguson : Building | 14 | GFCI |
| Tom Ferguson : Building | 14 | Min. 3' from R/A |
| Tom Ferguson : Building | 14 | outlet w/in 6' of door |
| Tom Ferguson : Building | 14 | outlet |
| Tom Ferguson : Building | 14 | outlet |
| Tom Ferguson : Building | 14 | outlet |
| Tom Ferguson : Building | 14 | outlet |
| Tom Ferguson : Building | 14 | outlet |
| Tom Ferguson : Building | 14 | Outlet spacing to comply w/ Ch. 39 of the 2018 IRC |
| Tom Ferguson : Building | 14 | Outlet spacing to comply w/<br>Ch. 39, 2018 IRC |
| Tom Ferguson : Building | 15 | outlet |
| Tom Ferguson : Building | 16 | Separate permit required if installing system |
| Tom Ferguson : Building | 42 | Contact Texas New Mexico Power for any service questions |
| Tom Ferguson : Building | 42 | Regardless. All outlets in these rooms to be GFCI |
| Tom Ferguson : Building | 43 | See pages 13, 14, & 15 of architect<br>electrical layout plans for notes and corrections |
| Tom Ferguson : Building | 68 | Insert text here |
| Tom Ferguson : Building | | Windstorm letter due prior to Cover Inspection |
| Tom Ferguson : Building | | Driveway Cannot Exceed 25ft at Right of Way.<br>Use City Detail in Right of Way. |
| Tom Ferguson : Building | | Use City Detail in Right of Way. |
| Tom Ferguson : Building | | No Electrical or Plumbing in Utility Easements. |
| Tom Ferguson : Building | | Structure is located in a wind-borne debris region. Window impact protection required |

| | | |
|---|---|---|
| Tom Ferguson : Building | | Form Survey Required |
| Tom Ferguson : Building | | Slab Elevation to comply with City of Friendswood Flood Ordinance |
| Tom Ferguson : Building | | Final Energy Letter Due Prior to Final Inspection |

"Note: Even though the city of Friendswood's review of the plans and specifications is designed to discover potential code violations, design errors or non-compliance with other city ordinances and regulations, failure on the city's part to discover all such violations or errors does not relieve the developer, engineer, architect, builder or contractor from the responsibility of producing an end product that is in total compliance with all requirements of the city's design criteria manual, the Galveston County consolidated drainage district's design criteria manual or the current international code series as adopted by the City of Friendswood, any that is in total compliance with any other applicable requirements in the city's code of ordinances or regulations, or with an industry designs standards relevant to the project covered by these plans and specifications.

The developer, engineer, architect, builder and contractor are each solely responsible for the adherence to all requirements of other entities or agencies that are relevant to the project."

Reviewer Contact Information:

| Reviewer Name | Reviewer Email | Reviewer Phone No.: |
|---|---|---|
| Tom Ferguson | tferguson@friendswood.com | 281-996-3204 |
| Kristin Cornett | kcornett@friendswood.com | 281-996-3207 |

Submission Documents:

| Document Name | Document ID |
|---|---|
| ARCHITECTURAL PLAN SET - REV.001.pdf | 79688 |

APPROVED
RES2025-3265 Date: 09-16-2025

Reviewed for Compliance
Approved for Construction
Official: Tom Ferguson
Date: 09-16-2025
RES2025-3265
Building

## GENERAL NOTES

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

PW+A PRESTON WOOD & ASSOCIATES, L. L. C.
3217 Mercer St., Houston, TX 77027

### EXTERIOR WALL MATERIAL PERCENTAGES PER FLOOR LEVEL

| | |
|---|---|
| FIRST FLOOR TOTAL WALL LENGTH: | 223'-10" |
| TOTAL LENGTH OF FULL HEIGHT WALL OPENINGS: | 22'-0" |
| NET FIRST FLOOR WALL LENGTH: | 201'-10" |
| FIRST FLOOR TOTAL WALL HEIGHT: (FROM TOP OF SLAB TO UNDERSIDE CEILING) | 9'-5 1/2" |
| FIRST FLOOR TOTAL WALL AREA: | 1909 SQ. FT. |
| TOTAL WALL OPENINGS: | 267 SQ. FT. |
| FIRST FLOOR NET WALL AREA: | 1642 SQ. FT. |
| NET WALL AREA MASONRY: | 1642 SQ. FT. |
| PERCENT OF MASONRY: | 100% |
| NET WALL AREA SIDING, OTHER: | 0 SQ. FT. |
| PERCENT OF SIDING, OTHER: | 0.0% |

| | |
|---|---|
| SECOND FLOOR TOTAL WALL LENGTH @ 10'-1": | 104'-10" |
| MASONRY TOTAL WALL LENGTH: | 73'-8" |
| SIDING, OTHER TOTAL WALL LENGTH: | 31'-2" |
| SECOND FLOOR TOTAL WALL HEIGHT (10'-1" + 1'-5"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE) | 11'-6" |
| SECOND FLOOR TOTAL WALL AREA @ 10'-1": | 1206 SQ. FT. |
| TOTAL WALL AREA AT MASONRY: | 1368 SQ. FT. |
| TOTAL WALL OPENINGS AT MASONRY: | 287 SQ. FT. |
| NET WALL AREA AT MASONRY: | 1081 SQ. FT. |
| PERCENT MASONRY TO TOTAL WALL AREA: | 79.02% |
| TOTAL WALL AREA AT SIDING, OTHER: | 359 SQ. FT. |
| TOTAL WALL OPENINGS AT SIDING, OTHER: | 75 SQ. FT. |
| NET WALL AREA AT SIDING, OTHER @ 10'-1": | 284 SQ. FT. |
| PERCENT SIDING, OTHER TO TOTAL WALL AREA: | 23.55% |
| PERCENT WALL OPENINGS TO TOTAL WALL AREA: | 10.53% |

| | |
|---|---|
| SECOND FLOOR TOTAL WALL LENGTH @ 11'-1": | 222'-5" |
| BRICK, STONE, CMU TOTAL WALL LENGTH: | 130'-11" |
| SIDING, OTHER WALL TOTAL LENGTH: | 91'-11" |
| SECOND FLOOR TOTAL WALL HEIGHT (11'-1" + 1'-5"): (FROM UNDERSIDE FLOOR SYSTEM TO TOP PLATE) | 12'-6" |
| SECOND FLOOR TOTAL WALL AREA @ 11'-1": | 2135 SQ. FT. |
| TOTAL WALL AREA AT MASONRY: | 992 SQ. FT. |
| TOTAL WALL OPENINGS AT MASONRY: | 95 SQ. FT. |
| NET WALL AREA AT MASONRY: | 897 SQ. FT. |
| PERCENT MASONRY TO TOTAL WALL AREA: | 42.01% |
| TOTAL WALL AREA AT SIDING, OTHER: | 622 SQ. FT. |
| TOTAL WALL OPENINGS AT SIDING, OTHER: | 115 SQ. FT. |
| NET WALL AREA AT SIDING, OTHER @ 11'-1": | 507 SQ. FT. |
| PERCENT SIDING, OTHER TO TOTAL WALL AREA: | 23.75% |
| PERCENT WALL OPENINGS TO TOTAL WALL AREA: | 9.84% |
| SECOND FLOOR TOTAL WALL AREA: | 3341 SQ. FT. |
| SECOND FLOOR TOTAL WALL OPENING AREA: | 572 SQ. FT. |
| PERCENT WALL OPENINGS TO TOTAL WALL AREA: | 17.12% |

| | |
|---|---|
| THIRD FLOOR TOTAL WALL LENGTH @ 9'-1": | 135'-8" |
| BRICK, STONE, CMU TOTAL WALL LENGTH: | 73'-0" |
| SIDING, OTHER WALL TOTAL LENGTH: | 66'-0" |
| THIRD FLOOR TOTAL WALL AREA @ 9'-1": | 1015 SQ. FT. |
| TOTAL WALL AREA AT MASONRY: | 636 SQ. FT. |
| TOTAL WALL OPENINGS AT MASONRY: | 48 SQ. FT. |
| NET WALL AREA AT MASONRY: | 588 SQ. FT. |
| PERCENT MASONRY TO TOTAL WALL AREA: | 57.93% |
| TOTAL WALL AREA AT SIDING, OTHER: | 379 SQ. FT. |
| TOTAL WALL OPENINGS AT SIDING, OTHER: | 40 SQ. FT. |
| NET WALL AREA AT SIDING, OTHER @ 9'-1": | 339 SQ. FT. |
| PERCENT SIDING, OTHER TO TOTAL WALL AREA: | 33.40% |
| SECOND FLOOR TOTAL WALL AREA: | 1015 SQ. FT. |
| SECOND FLOOR TOTAL WALL OPENING AREA: | 88 SQ. FT. |
| PERCENT WALL OPENINGS TO TOTAL WALL AREA: | 8.67% |

---- OVERALLS ----

| | |
|---|---|
| FIRST FLOOR NET WALL AREA: | 1642 SQ. FT. |
| SECOND FLOOR NET WALL AREA @ 10'-1": | 1074 SQ. FT. |
| SECOND FLOOR NET WALL AREA @ 11'-1": | 1690 SQ. FT. |
| THIRD FLOOR NET WALL AREA: | 916 SQ. FT. |
| FIRST FLOOR NET WALL AREA MASONRY: | 1642 SQ. FT. |
| SECOND FLOOR NET WALL AREA MASONRY @ 10'-1": | 745 SQ. FT. |
| SECOND FLOOR NET WALL AREA MASONRY @ 11'-1": | 897 SQ. FT. |
| THIRD FLOOR NET WALL AREA MASONRY: | 588 SQ. FT. |
| NET WALL AREA ALL FLOORS: | 5321 SQ.FT. |
| NET WALL AREA MASONRY: | 4208 SQ. FT. |
| PERCENT MASONRY TO NET WALL AREA: | 78.99% |

NOTES:
"TOTAL WALL AREA" DESCRIBES WALL SURFACES THAT INCLUDES WALL OPENINGS.
"NET WALL AREA" DESCRIBES WALL SURFACES WITH WALL OPENINGS SUBTRACTED.
GABLES AND CATHEDRALS ARE NOT PART OF THE WALL AREAS.
"WALL OPENINGS" DESCRIBES BOTH DOORS AND WINDOWS.
"MASONRY" ITEMS INCLUDE, BUT NOT LIMITED TO BRICK, STONE, CMU AND STUCCO.

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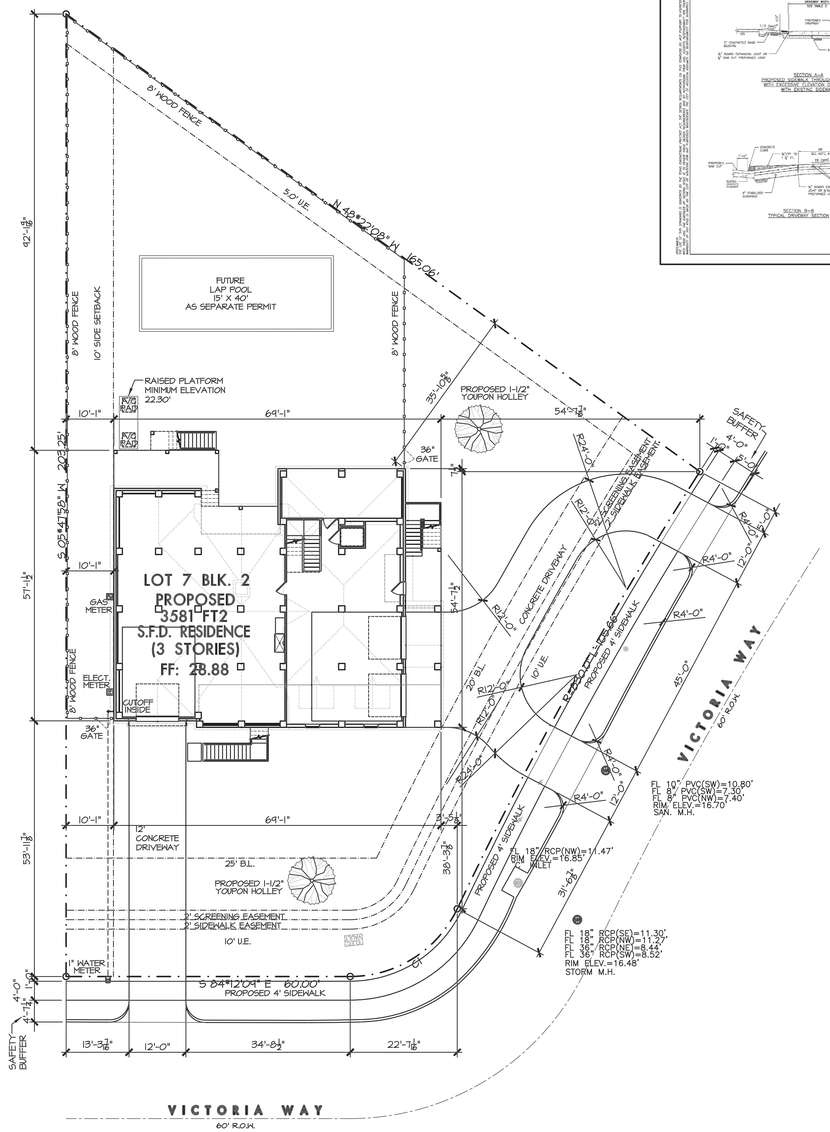
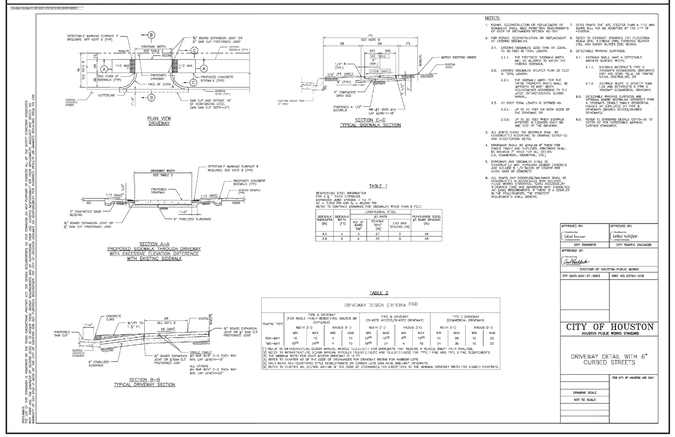



## CURVE TABLE

| CURVE NO. | ARC LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 28.20' | 25' | 64°38'01" | N 65°26'20" E | 26.73' |

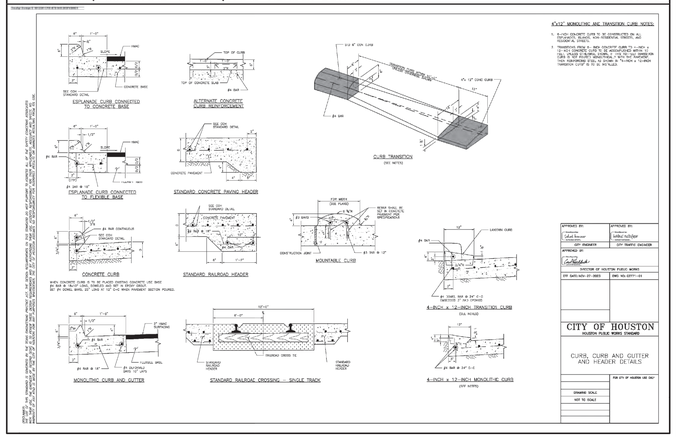
## COH - DRIVEWAY AND SIDEWALK DETAIL

NO SCALE




## COH - CURB, CURB AND GUTTER, AND HEADER DETAILS

NO SCALE




## BELOW GRADE POOL OUT OF SCOPE

THE POOL SHOWN ON THIS PAGE IS DIAGRAMMATIC AND NOT PART OF THE SCOPE OF WORK AT THE TIME OF INITIAL BUILDING CONSTRUCTION. IT WILL BE THE RESPONSIBILITY OF THE BUILDER/OWNER TO INFORM THE LOCAL AUTHORITY THAT THIS DEVICE WILL BE INSTALLED AT A LATER DATE. THE BUILDER/OWNER WILL BE RESPONSIBLE FOR ALL REQUIRED FEES AND APPOINTMENTS SET FORTH BY THE LOCAL AUTHORITY.

## A/C PAD ON RAISED PLATFORM

THIS PROJECT IS LOCATED IN A FLOOD-PRONE AREA. A/C PADS SHALL BE PLACED ON A RAISED PLATFORM WHERE THE ELEVATION OF THE PLATFORM IS AT OR ABOVE THE DECLARED FINISHED FLOOR (FF) VALUE.

## WOOD FENCE ROT BOARD NOTE

1. WHERE DRAWINGS INDICATE WOOD FENCING, PROVIDE A CONTINUOUS PRESSURE-TREATED 2x12 ROT BOARD WITH BEVELED TOP AT ALL LOCATIONS.
2. PLACE ROT BOARD DIRECTLY ONTO THE LOWER GRADE AND ALLOW PARTIAL COVERAGE OF THE ROT BOARD TO THE SIDE THAT WILL HAVE A HIGHER GRADE.
3. THE MAXIMUM GRADE DIFFERENCE BETWEEN EACH SIDE OF THE ROT BOARD SHALL BE NO GREATER THAN 6 INCHES.
4. WHERE THE GRADE DIFFERENCE IS GREATER THAN 6 INCHES, AN ENGINEERED RETAINING WALL BY OTHERS SHALL BE DESIGNED AND SUBMITTED FOR LOCAL AUTHORITY APPROVAL.

NOTE: PLACEMENT OF THE ROT BOARD ENSURES SHEET FLOW WILL NOT BE DIRECTED ONTO ADJACENT PROPERTIES.

## SOLAR READY ZONE PROVIDED

2018 IRC APPX U

THIS DWELLING SHALL PROVIDE A SOLAR READY ZONE AS BOTH OF THESE CONDITIONS APPLY:

a) ONE OR MORE OF THE PROJECTED ROOF PLANE AREA(S) IS GREATER THAN 600 SQUARE FEET AND HAS A CONTIGUOUS SOLAR READY ZONE OF AT LEAST 300 SQ. FT.

b) ONE OR MORE OF THE PROJECTED ROOF PLANE AREA(S) IS ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES FROM TRUE NORTH (CLOCKWISE).

IT WILL BE THE RESPONSIBILITY OF THE OWNER, THE OWNER'S AGENT OR BUILDER TO INFORM ALL CONTRACTOR PARTIES TO LOCATE ALL ROOF OBSTRUCTIONS AND PENETRATIONS THRU THE ROOF DECKING OUTSIDE THE SOLAR READY ZONES.

SEE ROOF PLAN FOR APPLICABLE SOLAR READY ZONES.

## COH - TREE LEGEND

TREE REQUIREMENTS FOR SINGLE-FAMILY RESIDENCE SHALL BE (1) 1-1/2 INCH CALIPER TREE FOR BUILDINGS SITES LESS THAN 5000 SQ. FT. AND (2) 1-1/2 INCH CALIPER TREES FOR BUILDING SITES 5000 SQ. FT. OR GREATER IN SIZE.

EXISTING 36" OAK TREE — EXISTING TREE TO REMAIN. SEE TREE PROTECTION NOTES OR THE FORESTRY PLAN REVIEW DEPARTMENT PUBLICATIONS.

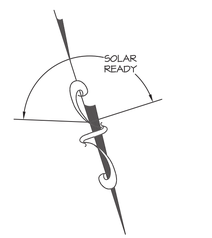
REMOVE EXISTING 17" OAK TREE — EXISTING TREE TO BE REMOVED. NOTE: R.O.W. TREE REMOVAL MUST HAVE APPROVAL. THE OWNER OR AN AGENT REPRESENTING THE OWNER SHALL SEEK THE APPROVAL.

1-1/2" YOUPON — PROPOSED TREE - CALIPER / SPECIES. THE LANDSCAPE ANALYSIS FORM TO BE COMPLETED BY THE OWNER OR AN AGENT REPRESENTING THE OWNER. THE SPECIES AND CALIPER OF THE TREE(S) AS SHOWN ON THE LANDSCAPE ANALYSIS FORM SHALL GOVERN.

## LINE LEGEND

- PROPERTY LINE
- ALL BUILDING & EASEMENT LINES - AS LABELED
- CENTERLINE ROADWAY OR DITCH
- 6'-0" WOOD FENCELINE (UNO) — 36" GATE
- AERIAL EASEMENT
- HIGH BANK OF DITCH
- DRIVES / WALKS / CURBS / EDGE OF ALL HARDSCAPES
- OUTLINE OF BUILDING / STRUCTURAL SLAB
- EXISTING ITEMS / SURVEY UNDERLAY

## VICINITY MAP




# SITE PLAN

SCALE: 1/16" = 1'-0" @ 34"x22" MEDIA

NOTE! BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING LINES AND SETBACK LINES PRIOR TO CONSTRUCTION

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phone: 713.522.2724
www.jackprestonwood.com
Jack Preston Wood PBD Certification: TX-431
AMERICAN INSTITUTE OF BUILDING DESIGN

REDRAW #

| DESIGNER: | DATE: | PRODUCTION 4 : | DATE: |
|---|---|---|---|
| XXX | X-X-XX | XXX | X-X-XX |
| PRODUCTION 1 : | DATE: | SENT TO ENGINEER: | DATE: |
| XXX | X-X-XX | XXX | X-X-XX |
| PRODUCTION 2 : | DATE: | CORRECTIONS: | DATE: |
| XXX | X-X-XX | XXX | X-X-XX |
| PRODUCTION 3 : | DATE: | CHECKED: | DATE: |
| XXX | X-X-XX | XXX | X-X-XX |

## SITE NOTES

1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2018 IRC.
2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE COVER, QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
3) ELEVATION OF THE NEAREST SANITARY SEWER MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM TOP OF THE CURB.
4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND SETBACK LINES PRIOR TO CONSTRUCTION.
5) PLUMBER TO CONNECT INTO EXISTING SANITARY SEWER. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.
6) PLUMBER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZES TO CONFORM WITH 2018 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. ABOVE GRADE "ELBOWS" ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR: A) ELECTRIC SERVICE. B) COMMUNICATION SERVICE. C) ENTERTAINMENT SERVICE.. AT THE SAME LOCATION. PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
8) ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SWALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS.
9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
10) SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DRAFTING OF THE REQUIRED COMMON AREA AGREEMENT LETTER. THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
11) ALL WATER, SANITARY SEWER, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF EACH TYPE CAN BE LOCATED IN THE SAME DITCH PROVIDED ALL LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
14) PROVIDE MINIMUM 12" CLEARANCE OF A/C PADS TO ANY VERTICAL SURFACE, WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.
15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE. ANY FENCE SHOWN AGAINST THE R.O.W. TO BE METAL AND CAN BE PLACED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25% OR LESS OBSCURE (3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER), OTHERWISE PLACE FENCE A MINIMUM OF 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W.

C.O.H. RESIDENTIAL TREE REQUIREMENTS:
LOTS < 5000 S.F. - 1 TREE REQUIRED
LOTS > 5000 S.F. - 2 TREE REQUIRED
1 TREE MINIMUM REQUIRED IN R.O.W.

COMMON DRAINAGE AGREEMENT BY OTHERS.
ADDRESS ASSIGNMENTS BY OTHERS.

## SITE SYMBOLS

| | |
|---|---|
| ELEVATION MARK | SITE AREA DRAIN |
| ELECTRICAL METER | PHONE STUB |
| WATER METER | C.O. SEWER CLEAN OUT |
| GAS METER | H.B. HOSE BIB |
| FIRE WALL (TYPE) | A/C PAD / POOL EQUPT. |

## LOT CALCULATIONS

| | |
|---|---|
| LOT SIZE: | 17427 |
| BUILDING FOOTPRINT: | 3610 |
| % OF BUILDING COVERAGE: | 20.71% |
| INTERIOR LOT: MAXIMUM ALLOWABLE COVERAGE IS 60% | |
| DRIVE & WALKS: | 1808 |
| FUTURE POOL: | 656 |
| TOTAL IMPERVIOUS COVERAGE: | 6074 |
| TOTAL % OF LOT COVERAGE: | 34.85% |
| MAXIMUM ALLOWABLE COVERAGE IS 65% BEFORE DETENTION IS REQUIRED | |

NORRIS RESIDENCE
THE PARK, LOT 7 BLK 2
1506 VICTORIA WAY
FRIENDSWOOD, TX

JOB # F4027-v15 — 2 OF 19

PERMIT SET — ISSUE DATE: 13 August 2025

L:\2024 Acad Drawings\F4027 Trent & Dayna Norris- 0 Victoria Way\F4027-v15-Brick.dwg, 8/13/2025 11:37:45 AM, Eric, 0.0625:12

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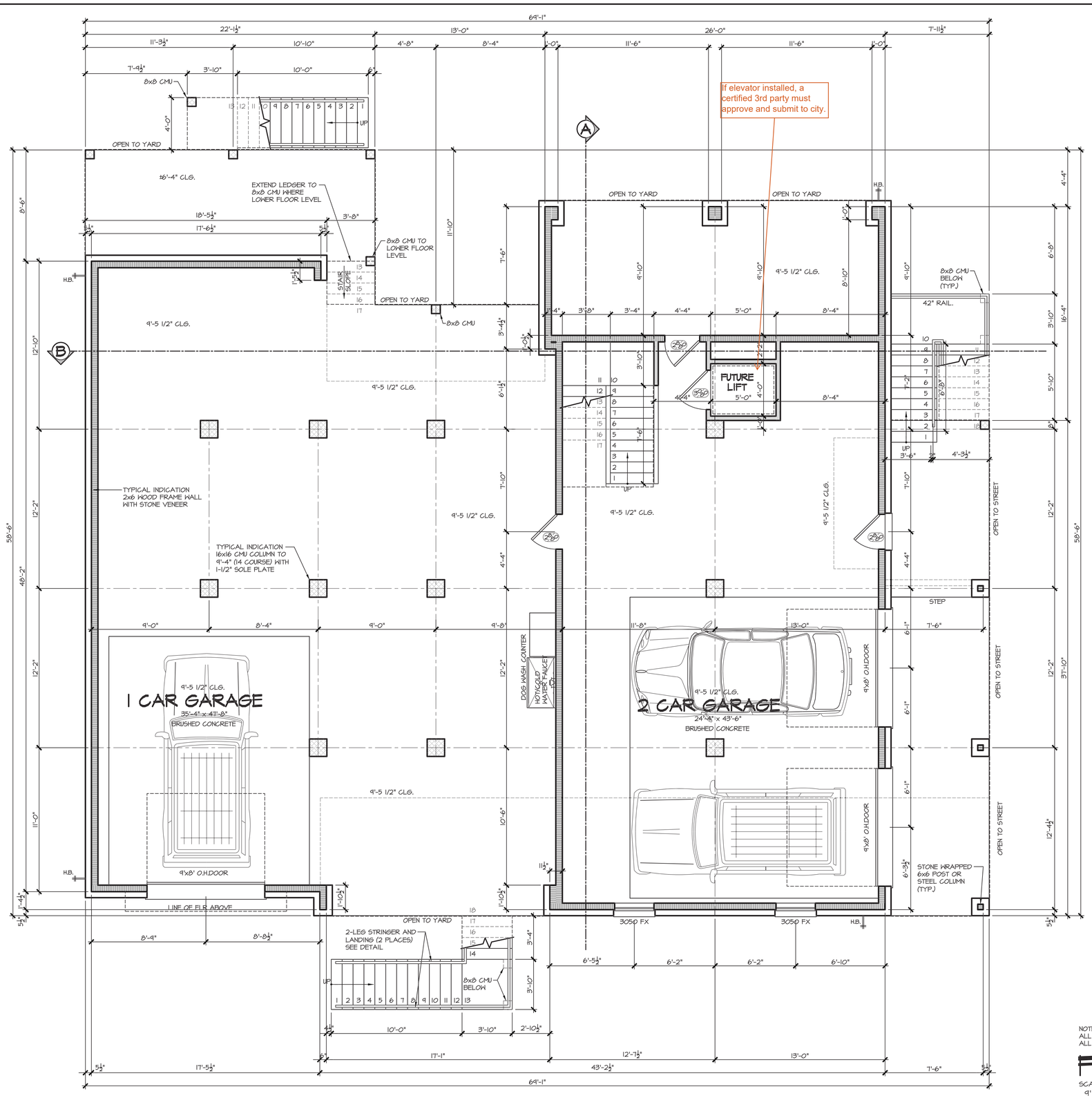


If elevator installed, a certified 3rd party must approve and submit to city.

NOTES:
ALL 16x16 CMU COLUMNS SUPPORT THE MAIN RESIDENCE FLOOR SYSTEM AND FRONT DECK.
ALL 8x8 CMU COLUMNS SUPPORT ALL OTHER DECKS AND STAIR LANDINGS.

# FIRST FLOOR PLAN

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

9' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)

PW+A

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## SCHEDULES

BUILDER AND/OR OWNER TO FILL OUT THE FOLLOWING:

DOOR SCHEDULE: SIZE AS NOTED ON PLANS.
EXTERIOR DOORS ARE 1 3/4" SOLID CORE.
INTERIOR DOORS ARE 1 3/8" SOLID OR HOLLOW CORE.
DOOR GLAZING TO BE SAFETY GLASS.
WINDOW SCHEDULE: SIZE AS NOTED ON PLANS.
FRAME TYPE:
FRAME COLOR:
GLAZING:
EXTERIOR TRIM:
INTERIOR TRIM.
ROOM FINISH SCHEDULE:
TILE FLOORS AT ALL WET AREAS. TILE WALLS AT TUB, FULL TILE WALLS AND FLOOR IN SHOWER STALL. SYNTHETIC MARBLE OR SIM. COUNTER TOPS AND SPLASHES. ALL CASED OPENINGS TO HAVE SHEETROCK RETURNS.
RE: BUILDER/OWNER FOR USE OF WOOD C.O. RETURNS.
- OR - AS NOTED ON PLANS.
- OR - AS NOTED IN DETAILED SPECS. BETWEEN OWNER & BUILDER.

## PLAN NOTES

REFERENCING THE 2018 IRC

1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, L.L.C. OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. PRESTON WOOD AND ASSOCIATES, LLC WILL NOT BE HELD RESPONSIBLE FOR THE CONTENTS PRESENTED BY THIRD PARTY CONSULTANTS (M.E.P., CIVIL, STRUCTURAL, ETC.).
2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THESE DRAWINGS.
3) CEILING HEIGHTS TAKEN FROM WHERE THE NOTE IS LOCATED ON THE PLAN.
4) ALL FLOOR DRAINS TO HAVE OVERFLOW PAN WITH RELIEF LINE TO OUTSIDE OR STORM SEWER (DO NOT CONNECT TO SANITARY SEWER).
5) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS PER IRC 2018 SECT. P2704.1.
6) ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND TO COMPLY WITH IRC 2018 SECT. R308.
7) SEE STAIR NOTES AND DETAILS - LAST SHEET. CONFORM TO IRC 2018, SECTIONS R311.5.6 and IBC 2018, SECTION 1009.3.3.11, EXCEPTION 4: PROVIDE CONTINUOS RAIL WHEN THERE ARE 4 OR MORE RISERS.
8) PROVIDE ATTIC ACCESS WITH A MINIMUM CLEAR OPENING OF 22"x30". PROVIDE MINIMUM HEAD CLEARANCE OF 30". WHERE SERVICING MECHANICAL EQUIPMENT, THE MINIMUM SIZE OF A PULL-DOWN STAIRS IS 30"x54", AND HAVE A MINIMUM LOAD CAPACITY OF 350 LBS. SEE IRC 2018 SECT. R807 AND SECT. M1305.1.3.
9) LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION, IN A PAN, WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH IRC 2018 SECT. P2803.
10) LOCATE H.V.A.C. EQUIPMENT IN ATTIC.
11) PROVIDE 24" WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAXIMUM DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". PROVIDE A 30" WIDE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
12) ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450. SEE IRC 2018 SECT. R320.1.
13) PROVIDE ADEQUATE FURRING SO VENT AND SOIL PIPES DO NOT PENETRATE PLATES. ALL PLUMBING VENTS SHALL EXIT THROUGH A ROOF PLANE THAT SLOPES TO THE BACK.

## 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 COUNTERTOP TYP.
COUNTERTOP @ 36" HT. TYP.

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| TOTAL LIVING AREA: | 3581 # |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| TOTAL SLAB: | 3609 # |
| COVERED DECKS: | 617 |
| TOTAL COVER: | 7807 # |
| OPEN DECKS: | 283 |
| TOTAL FLOOR AREA: | 8090 # |

**TRENT & DAYNA NORRIS**
THE PARK, LOT 7 BLK 2
1506 VICTORIA WAY
FRIENDSWOOD, TX 77546

PWA Project Number: F4027-v14
3 of 19

PERMIT SET Date: 15 July 2025

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All windows must comply w/ Sect. R308 through Sect. R310 of the 2018 IRC

Tempered w/in 5' of stairs

self closing/solid core

NOTE 1: HOOD VENT PIPE SHALL BE ROUTED CLEAR OF THE SCUTTLE ACCESS

# SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
11' STUD HT. WITH 2 X 4'S @ 16" O.C. TYPICAL. U.N.O. (UNLESS NOTED OTHERWISE.)
PRIMARY FLOOR COVERING: WOOD U.N.O.
SUGGESTED FLOOR SYSTEM: 2x16 w/2x12 DROPPED 4" AT ALL DECKS

## SYMBOLS

SECTION CUTS — SHEET LOCATION
CABINET & WALL ELEVATIONS — SHEET LOCATION
FIRE WALL TYPE — 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 COUNTERTOP TYP.; COUNTERTOP @ 36" HT. TYP.

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| TOTAL LIVING AREA: | 3581 # |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| TOTAL SLAB: | 3609 # |
| COVERED DECKS: | 617 |
| TOTAL COVER: | 7807 # |
| OPEN DECKS: | 283 |
| TOTAL FLOOR AREA: | 8090 # |

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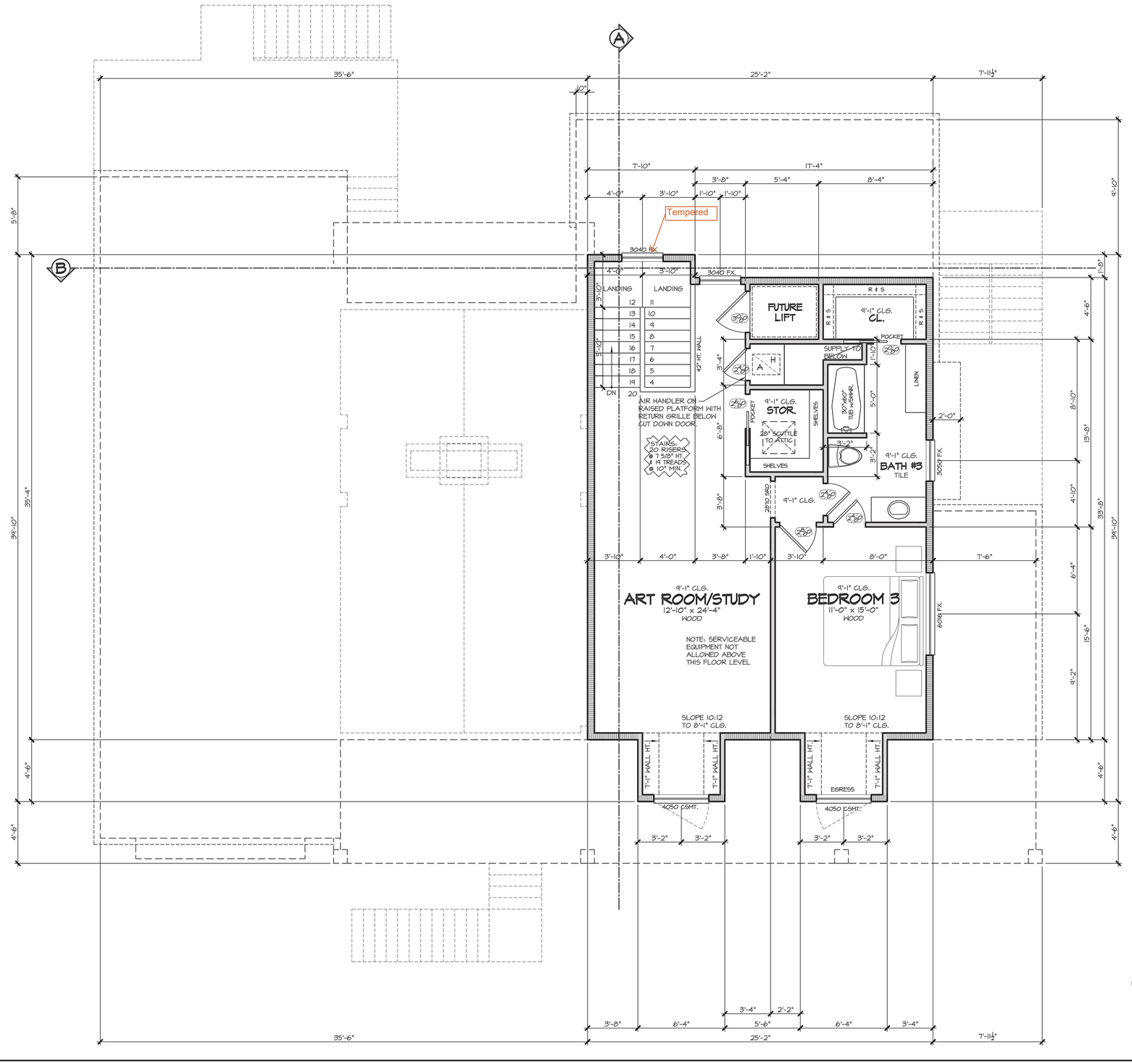


# THIRD FLOOR PLAN

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

SUGGESTED FLOOR SYSTEM: 18" FLOOR SYSTEM

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| PRODUCTION 3 : XXX | DATE: X-X-XX | CHECKED: XXX | DATE: X-X-XX |

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| TOTAL LIVING AREA: | 3581 # |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| TOTAL SLAB: | 3609 # |
| COVERED DECKS: | 617 |
| TOTAL COVER: | 7807 # |
| OPEN DECKS: | 283 |
| TOTAL FLOOR AREA: | 8090 # |

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PWA Project Number: F4027-v14
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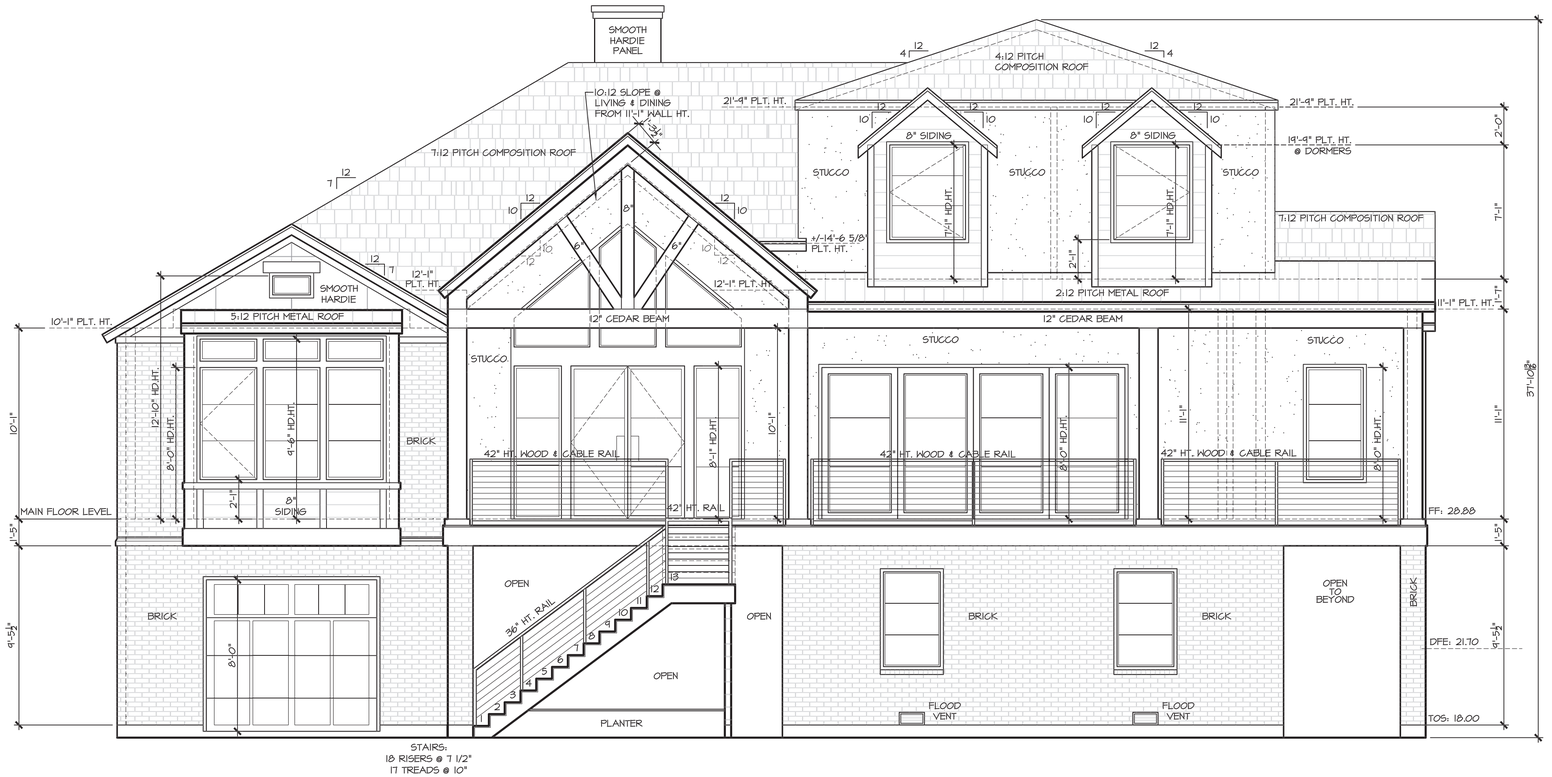


NOTE: PLATE HEIGHTS TAKEN FROM MAIN FLOOR LEVEL.

# FRONT ELEVATION

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

FIELD VERIFY ALL TRANSOMS

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## ELEVATION NOTES

1) ALL DRAWINGS HERE REFERENCES THE 2018 INTERNATIONAL RESIDENTIAL CODE AND THE 2018 INTERNATIONAL BUILDING CODE .

2) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON WOOD & ASSOCIATES, LLC OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THE DRAWINGS PRESENTED HEREIN.

3) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON THE LAST SHEET OF THIS DOCUMENT.

4) ALL EGRESS WINDOW SILLS TO BE A MAXIMUM OF 44" ABOVE FINISHED FLOOR. MINIMUM WINDOW OPENINGS ARE 24" HT.6H, 20" WIDE AND MINIMUM 5.7 SQ. FT. NET CLEAR OPENING. WHERE DOORS ARE USED AS EGRESS, KEY LOCKING HARDWARE MAY BE USED (2018 IRC CITY OF HOUSTON AMENDMENTS, R311.2).

5) ALL WINDOW HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL. HEAD HEIGHTS IN STAIRWELLS TAKEN FROM (FIRST) FLOOR LEVEL (AT THE STAIRWELL).

6) OPENINGS ON A ONE-HOUR FIRE-RATED EXTERIOR WALL SHALL BE PROTECTED WITH AN ASSEMBLY HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 3/4 HOUR. SEE IBC 2018, SECTIONS 714.3.1 AND 714.3.4 AND TABLE 714.2 (EXTERIOR WALLS). PENETRATIONS INTO OR THROUGH FIRE-RATED WALLS SHALL CONFORM WITH IBC 2018, SECTION 111.3. BUILDER TO DETERMINE FINAL MATERIAL AND PROVIDE APPROPRIATE TEST CRITERIA TO THE LOCAL AUTHORITY (GLASS BLOCK SELECTION OF YOUR CHOICE).

7) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS (R308.4).
a. GLAZING IN TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
b. GLAZING IN SIDE HINGED DOORS EXCEPT JALOUSIES.
c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
d. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
e. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
f. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF HINGED PANE IS LOWER THAN 36" FROM THE FLOOR).
g. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
h. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.

8) ALL RAIL (WOOD, METAL OR PRECAST) TO HAVE <4" MAXIMUM SPACING BETWEEN BALUSTERS (SPINDLES) AND TO CONFORM WITH IRC 2018, SECTION R316. HANDRAILS AND GUARDRAILS SHALL BE DESIGNED FOR MINIMUM LIVE LOAD FOUND IN IRC 2018 TABLE R301.4; AND ON THE LAST SHEET OF THIS DOCUMENT.
a. INTERIOR GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER EFFECT (SECT. R316.2).
b. EXTERIOR GUARDS TO HAVE RAIL NO LOWER THAN 42" FROM FINISHED FLOOR, WITH NO LESS THAN 36" DISTANCE FROM TOP OF GUARD TO BOTTOM OF LOWEST RUNNER. MAXIMUM UNSUPPORTED SPAN OF LOWEST RUNNER SHALL BE 6'-0".

9) ROOF PLATE HEIGHTS TAKEN FROM NOMINAL (FIRST) FLOOR (SLAB) LEVEL U.O.N.

10) ALL BRICK OR PREFAB FIREPLACES TO BE BUILT AND INSTALLED PER IRC 2018, CHAPTER 10, AND BE U.L. AND I.C.B.O. APPROVED (#_____). A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.

11) CHIMNEYS TO BE A MINIMUM 2'-0" ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOF LINE (RIDGE), SEE IRC 2018, SECTION R1001.8. CHIMNEY PIPE(S) SHALL EXIT THROUGH THE ROOF DECKING INSIDE ALL BUILDING AND SETBACK LINES.

12) PROVIDE SPARK ARRESTORS AT CHIMNEY. MESH TO HAVE MAXIMUM GAP OF 1/2", MINIMUM GAP OF 3/8" AND TO CONFORM WITH IRC 2018 CHAPTER 10.

13) ALL GAS APPLIANCE VENTS TO EXIT AN EXTERIOR WALL LOCATED NO LESS THAN 4'-0" FROM ANY PROPERTY LINE OR COMMON WALL. DISTANCE OF GAS VENT PIPES THROUGH A EXTERIOR WALL PERPENDICULAR TO A PROPERTY LINE OR COMMON WALL TO BE MINIMUM OF 4'-0" FROM THE PROPERTY LINE OR COMMON WALL.

PRIMARY EXTERIOR MATERIAL: **SMOOTH HARDIE PANEL**
SECONDARY EXTERIOR MATERIAL: **BOARD & BATTEN**
ROOF MATERIAL: **COMPOSITION SHINGLES**

ALL DOOR AND WINDOW ASSEMBLIES TO HAVE MATCHING BRICK MOLD OR EQUAL SURROUNDS.
MATCH TRANSOMS TO UNITS BELOW.
HEAD HEIGHTS TAKEN FROM IMMEDIATE INTERIOR FLOOR LEVEL.
SOFFIT AND RIDGE VENTING PER BUILDER SPECS.

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| **TOTAL LIVING AREA:** | **3581 #** |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| **TOTAL SLAB:** | **3609 #** |
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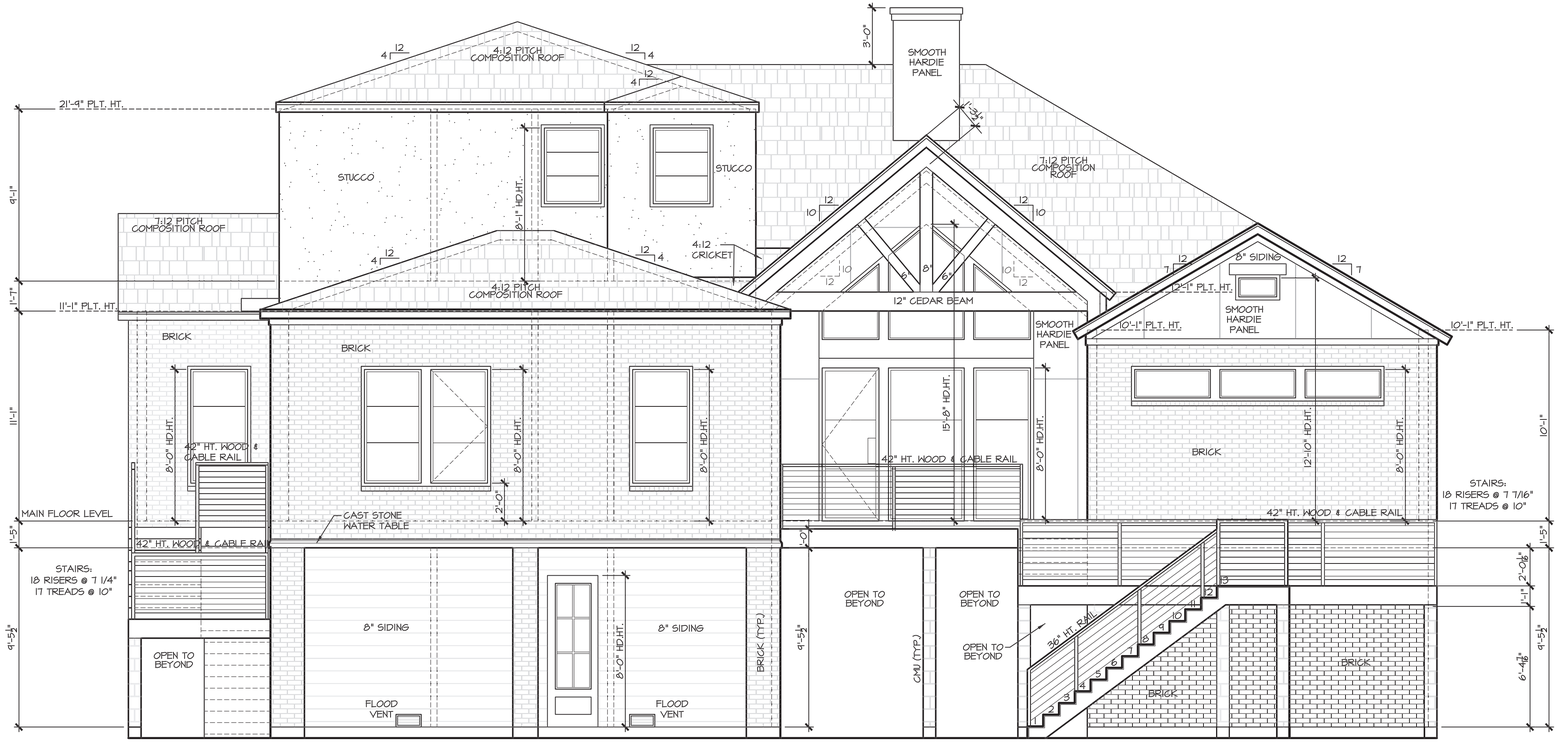


# BACK ELEVATION

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

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| PRODUCTION 2 : XXX | DATE: X-X-XX | CORRECTIONS: XXX | DATE: X-X-XX |
| PRODUCTION 3 : XXX | DATE: X-X-XX | CHECKED: XXX | DATE: X-X-XX |

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| TOTAL LIVING AREA: | 3581 # |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| TOTAL SLAB: | 3609 # |
| COVERED DECKS: | 617 |
| TOTAL COVER: | 7807 # |
| OPEN DECKS: | 283 |
| TOTAL FLOOR AREA: | 8090 # |

**TRENT & DAYNA NORRIS**
THE PARK, LOT 7 BLK 2
1506 VICTORIA WAY
FRIENDSWOOD, TX 77546

PWA Project Number: F4027-v14



PERMIT SET Date: 15 July 2025

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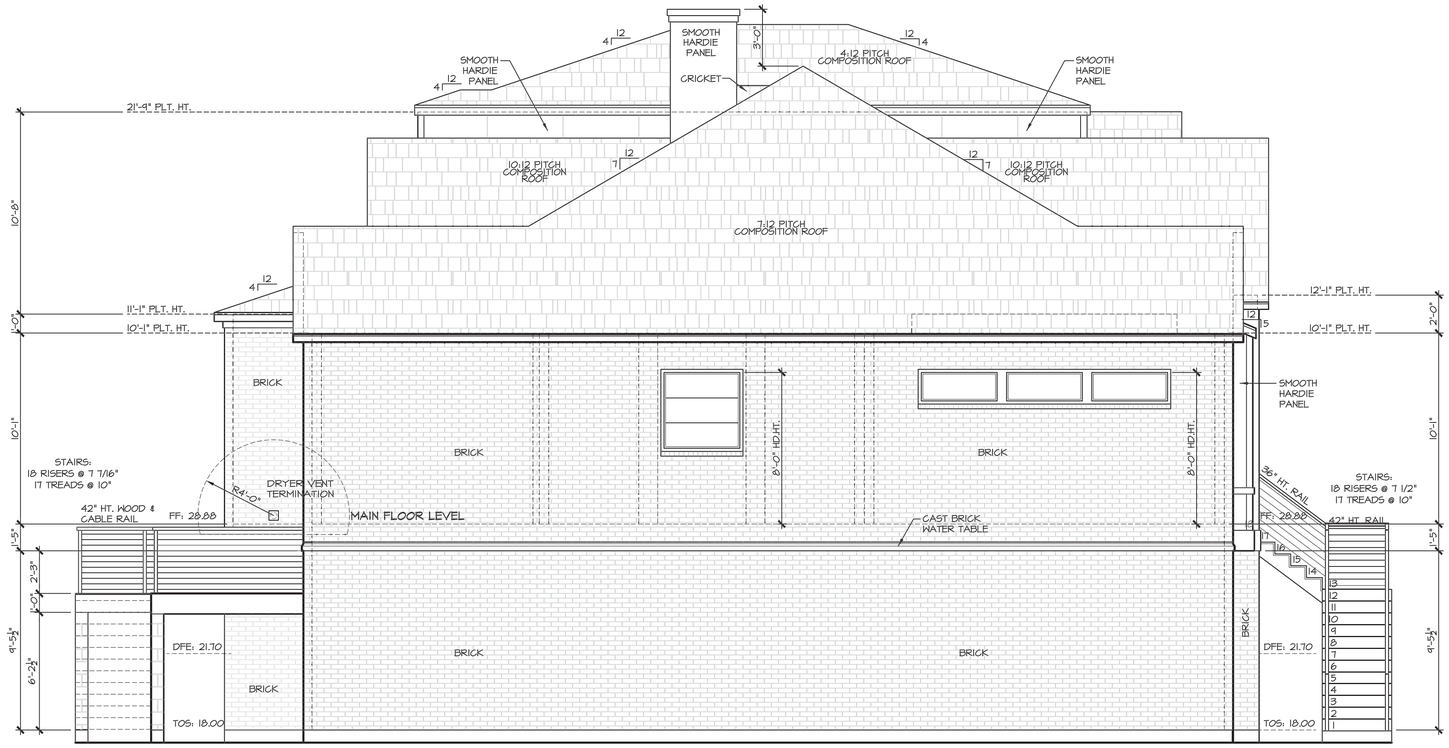


# LEFT ELEVATION

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

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## SQUARE FOOTAGES

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**TRENT & DAYNA NORRIS**
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PWA Project Number: **F4027-v14**



PERMIT SET Date: 15 July 2025

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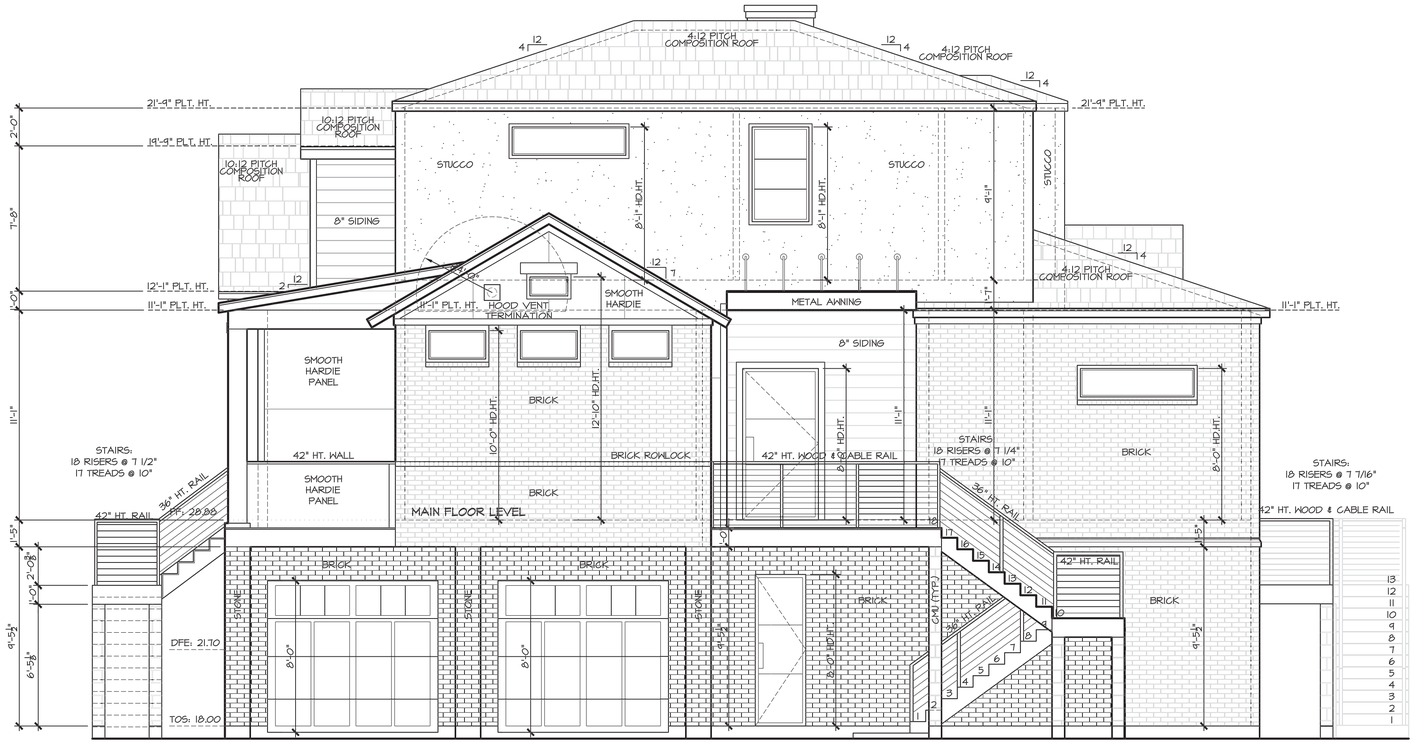


# RIGHT ELEVATION

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

## SQUARE FOOTAGES

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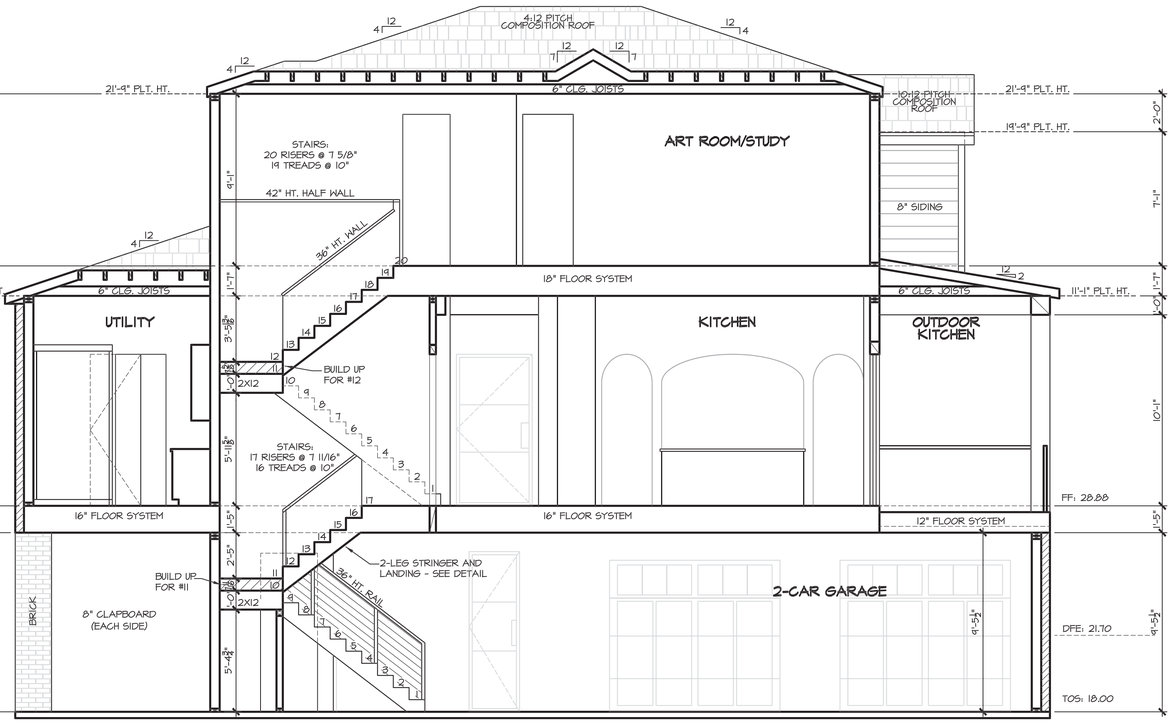
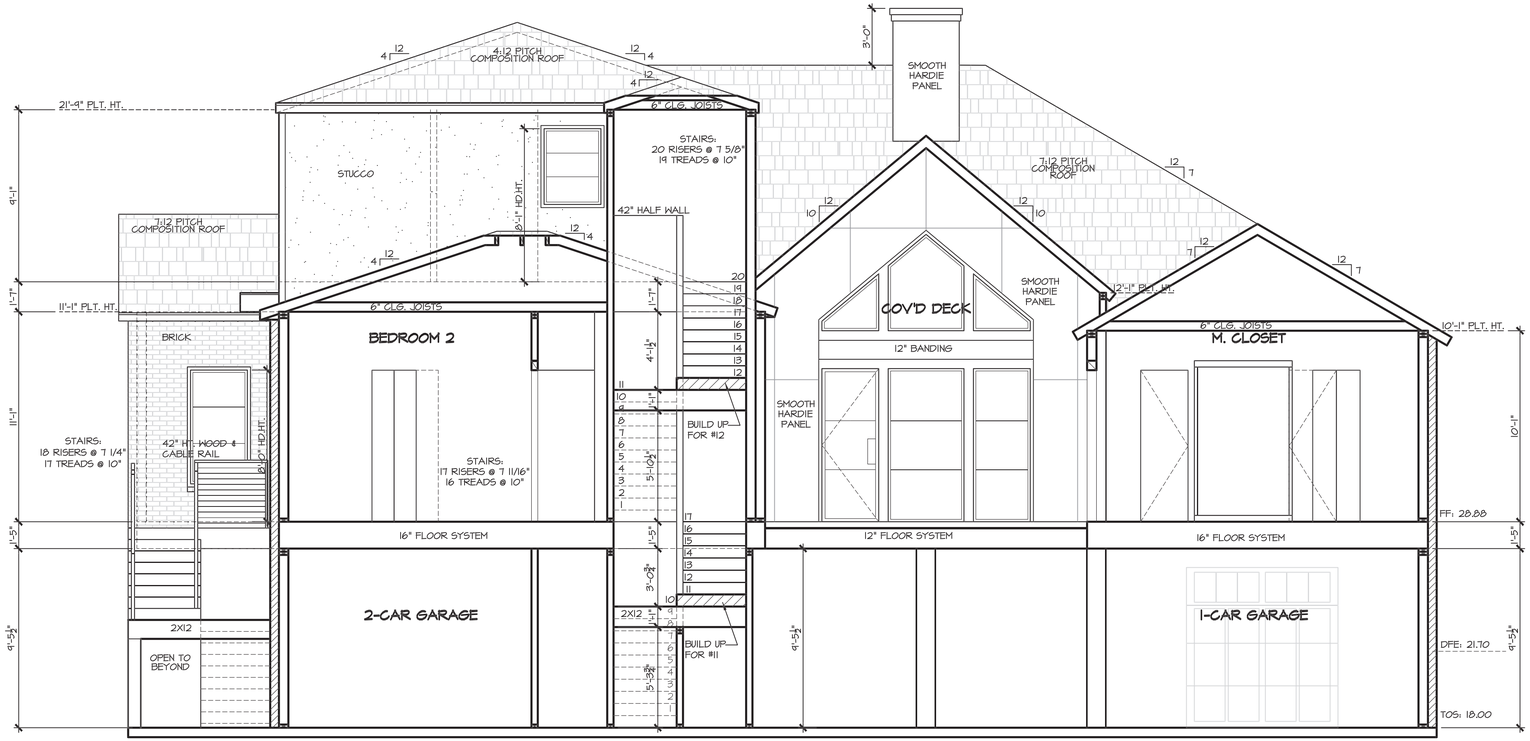



# SECTION A-A

SCALE: 1/4" = 1'-0"
SUGGESTED FLOOR AND CEILING SYSTEM AS NOTED ON DRAWING.

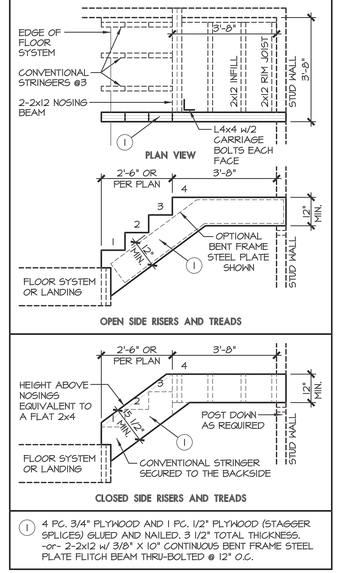



# SECTION B-B

SCALE: 1/4" = 1'-0"
SUGGESTED FLOOR AND CEILING SYSTEM AS NOTED ON DRAWING.

## RIGID STRINGER AND LANDING DETAIL 3/8"=1'-0"

RE: PLAN FOR RISER, TREAD AND LANDING DIMENSIONS.




(1) 4 PC. 3/4" PLYWOOD AND 1 PC. 1/2" PLYWOOD (STAGGER SPLICES) GLUED AND NAILED. 3 1/2" TOTAL THICKNESS. -OR- 2-2x12 W/ 3/8" X 10" CONTINUOUS BENT FRAME STEEL PLATE FLITCH BEAM THRU-BOLTED @ 12" O.C.

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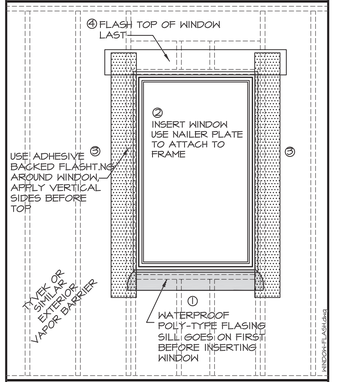
## WINDOW FLASHT.NG DETAIL

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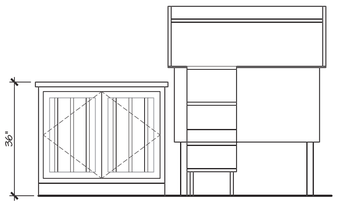
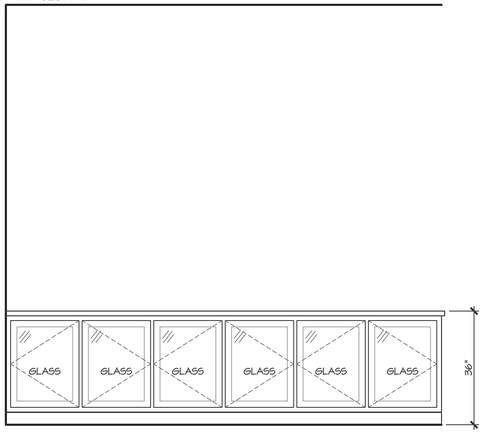
9'-5 1/2" CLG. HT.



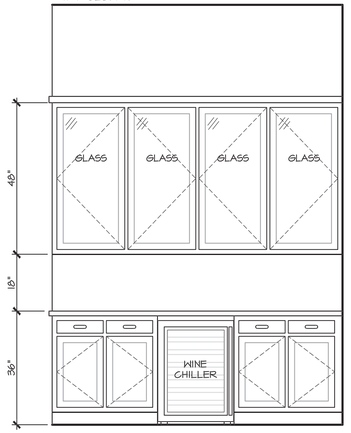

## DOG WASH

11'-1" CLG. HT.



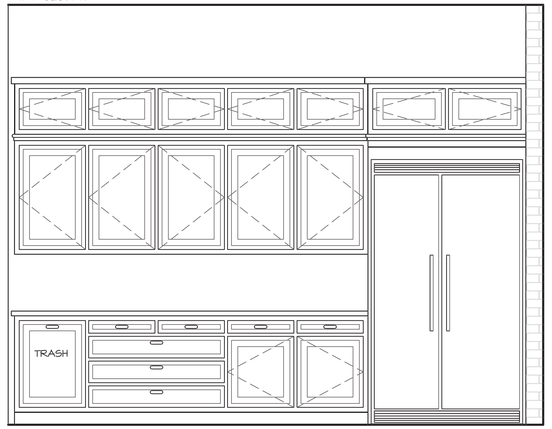

## LIVING ROOM

11'-1" CLG. HT.



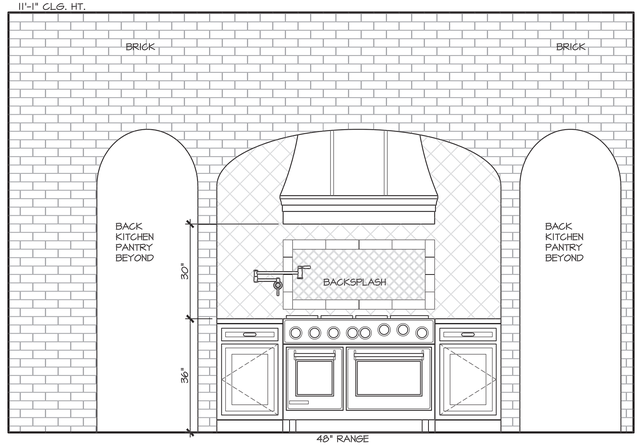

## DINING

11'-1" CLG. HT.

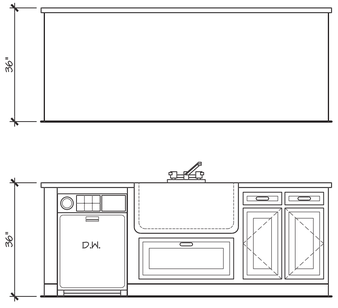


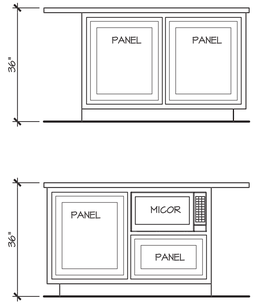

## KITCHEN

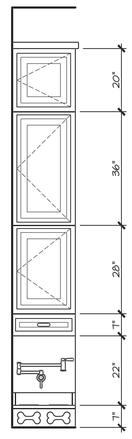
11'-1" CLG. HT.




## KITCHEN

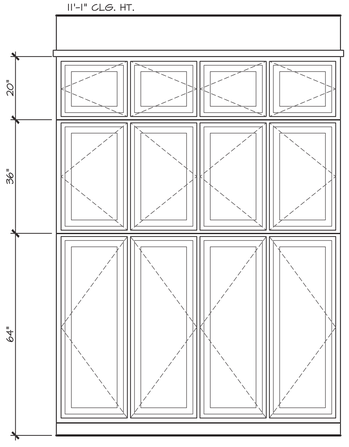



## DOG FEEDING STATION

11'-1" CLG. HT.




## PANTRY

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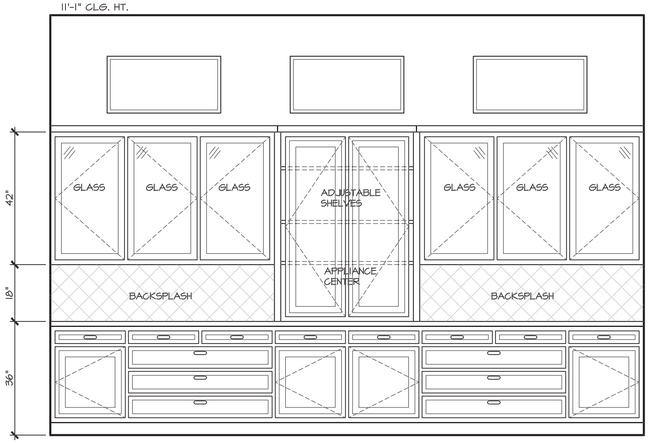


## BACK KITCHEN PANTRY

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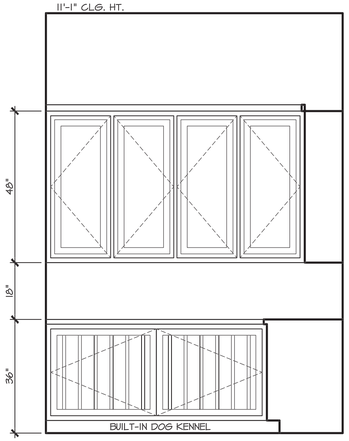
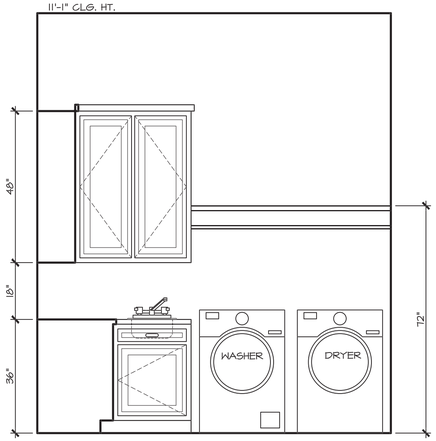
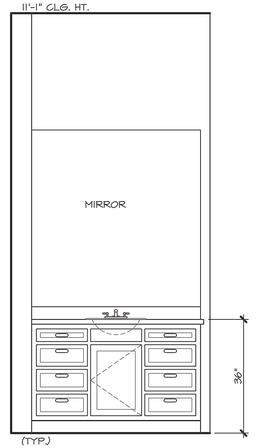



## UTILITY

11'-1" CLG. HT.




11'-1" CLG. HT.




(TYP.)

## MASTER BATH

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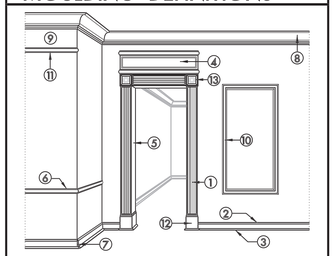
## MOULDING DEFINITIONS




1. ARCHT.TRAVE - THE MOULDED FRAME SURROUNDING A DOOR, WINDOW OR C.O. - ALSO CALLED CASING.
2. BASEBOARD - THE BOARD (PLAIN OR MOULDED) WHT.CH 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 ARCHT.TRAVE (DOOR FRAME).
5. CASING - THE INNER PART IF THE FRAME IN WHT.CH THE DOOR OR WINDOW IS HUNG. IT IS ALSO WHERE THE ARCHT.TRAVE AND OTHER TRIM DETAILS, SUCH AS STOPS ARE FIXED. THE CASING IS COMPRISED OF THE HEAD & JAMB. SEE ARCHT.TRAVE 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 INSIDE 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 WT.SH CORNERS (WALL & CLG.).
9. FRIEZE - THE SPACE BETWEN THE CEILING AND THE PICTURE RAIL (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 WHT.CH 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 ARCHT.TRAVE.
13. ROSETTE - A DECORATIVE (PLAIN OR MOULDED) BLOCK USED AT THE UPPER CORNER OF A DOOR, WINDOW OR C.O. ATTACHED TO THE ARCHT.TRAVE TO ELIMINATE THE NEED FOR MITERED ARCHT.TRACE CORNERS.

## MILLWORK

SCALE: 1/2" = 1'-0"

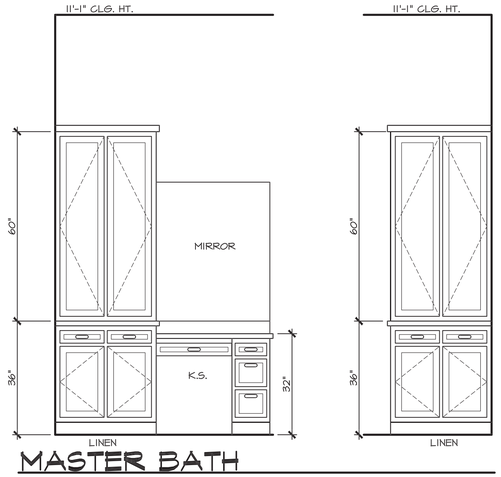
THE OWNER AND BUILDER TO DETERMINE FINAL MATERIAL MAKEUP AND FINISHES. ALL VIEWS SHOWN ARE SIMPLIFIED FOR CLARITY.

**TRENT & DAYNA NORRIS**
**THE PARK, LOT 7 BLK 2**
**1506 VICTORIA WAY**
**FRIENDSWOOD, TX 77546**

**PWA Project Number: F4027-v14**

11 of 19

PERMIT SET Date: 15 July 2025

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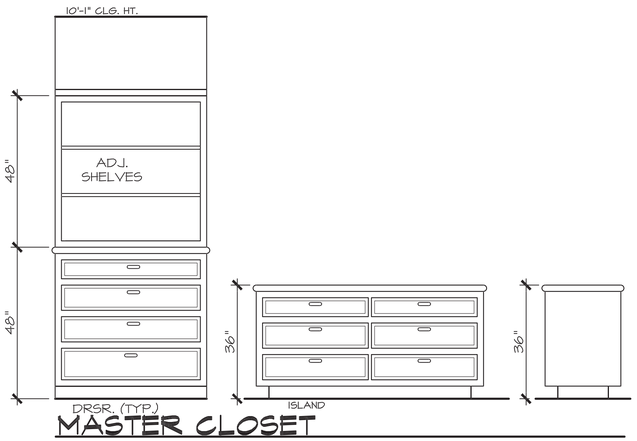
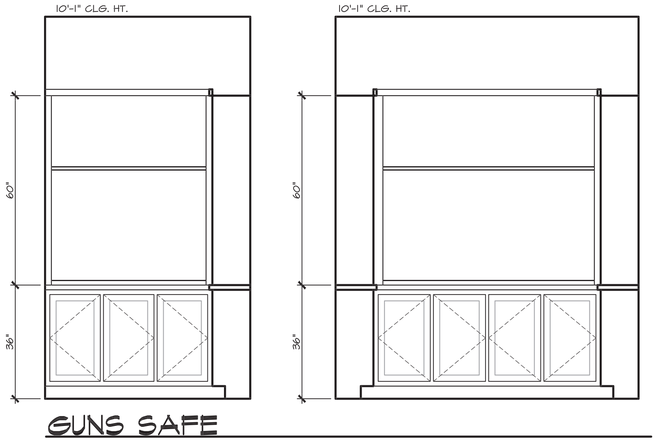
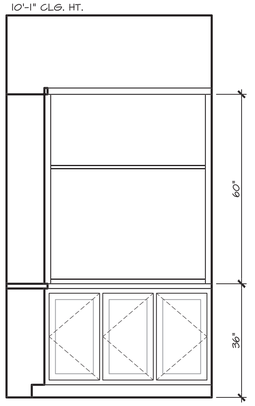



## MASTER CLOSET




## GUNS SAFE

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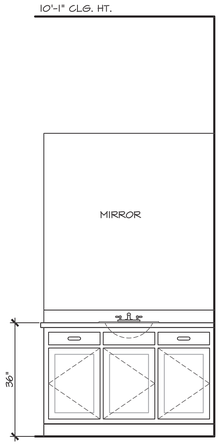
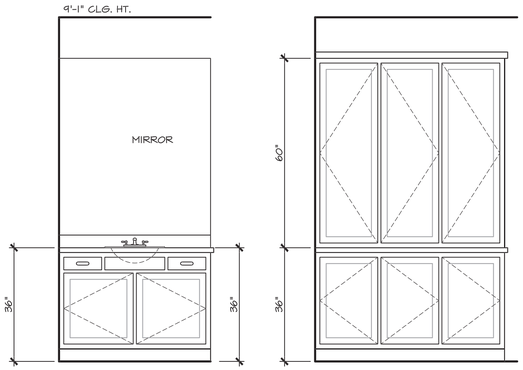
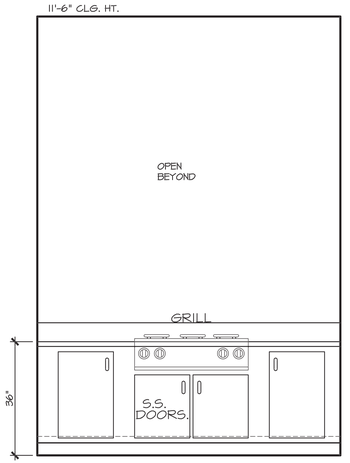



## BATH 2




## BATH 3




## OUTDOOR KITCHEN

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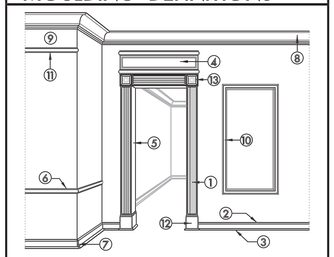
## MOULDING DEFINITIONS




1. ARCHT.TRAVE - THE MOULDED FRAME SURROUNDING A DOOR, WINDOW OR C.O. - ALSO CALLED CASING.
2. BASEBOARD - THE BOARD (PLAIN OR MOULDED) WHT.CH 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 ARCHT.TRAVE (DOOR FRAME).
5. CASING - THE INNER PART IF THE FRAME IN WHT.CH THE DOOR OR WINDOW IS HUNG. IT IS ALSO WHERE TGE ARCHT.TRAVE AND OTHER TRIM DETAILS, SUCH AS STOPS ARE FIXED. THE CASING IS COMPRISED OF THE HEAD & JAMB. SEE ARCHT.TRAVE 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 INSIDE 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 RAIL (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 WHT.CH 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 ARCHT.TRAVE.
13. ROSETTE - A DECORATIVE (PLAIN OR MOULDED) BLOCK USED AT THE UPPER CORNER OF A DOOR, WINDOW OR C.O. ATTACHED TO THE ARCHT.TRAVE TO ELIMINATE THE NEED FOR MITERED ARCHT.TRACE 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.

**TRENT & DAYNA NORRIS**
**THE PARK, LOT 7 BLK 2**
**1506 VICTORIA WAY**
**FRIENDSWOOD, TX 77546**

**PWA Project Number: F4027-v14**



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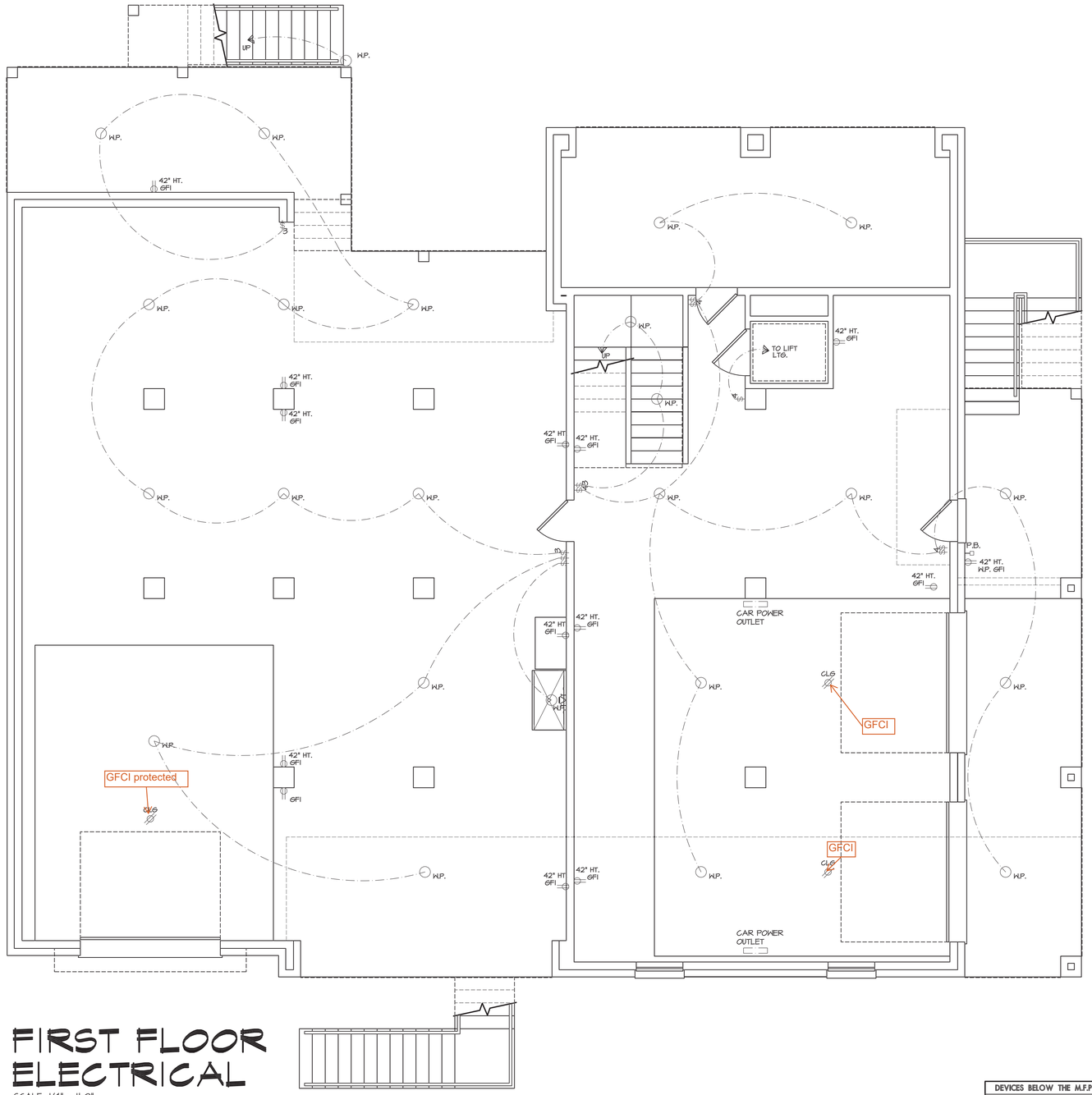


# FIRST FLOOR ELECTRICAL

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

**DEVICES BELOW THE M.F.P.E.**

ALL ELECTRICAL DEVICES THAT ARE LOCATED BELOW THE MINIMUM FLOOD PROTECTION ELEVATION (MFPE) SHALL BE WIRED ON A SEPARATE CIRCUIT.

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## 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
- CO CARBON MONOXIDE/ SMOKE DETECTOR W/ BATTERY BACKUP
- SD SMOKE DETECTOR W/ BATTERY BACKUP
- T THERMOSTAT
- CH CHT.MES
- 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 5'-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.

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| TOTAL LIVING AREA: | 3581 # |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| TOTAL SLAB: | 3609 # |
| COVERED DECKS: | 617 |
| TOTAL COVER: | 7807 # |
| OPEN DECKS: | 283 |
| TOTAL FLOOR AREA: | 8090 # |

**TRENT & DAYNA NORRIS**
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**FRIENDSWOOD, TX 77546**

PWA Project Number: **F4027-v14**

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PERMIT SET Date: 15 July 2025

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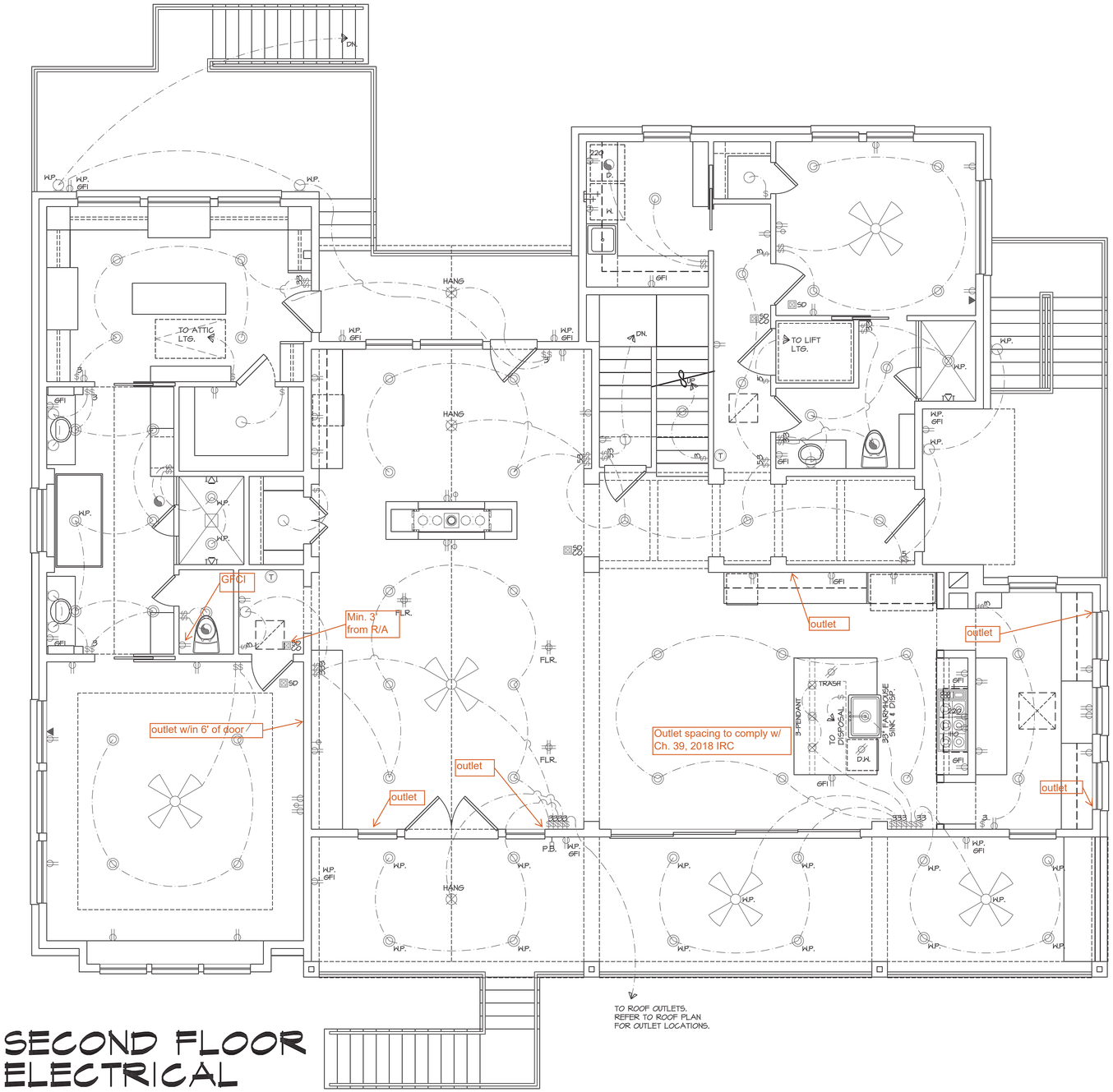


# SECOND FLOOR ELECTRICAL

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

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PLOT:

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## ELECTRICAL SYMBOLS & NOTES

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- CO SD CARBON MONOXIDE/ SMOKE DETECTOR W/ BATTERY BACKUP
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- WP WATERPROOF RECESSED CAN
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- WALL MOUNTED FIXTURE
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- CEILING FAN W/ LIGHT
- CEILING LIGHT W/ OPTIONAL FAN (PREWIRE AND BLOCK)

## ELECTRICAL NOTES

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3) RECESS LIGHTS IN INSULATED CEILINGS TO BE LIGHTOLIER 1102 IG - 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.
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7) WHEN GARAGE DOOR OPENERS ARE INSTALLED, PROVIDE 120V VOLTAGE FOR SWITCH AND REVERSE SENSORS AT BOTH SIDES OF OVERHEAD DOOR.

ELECTRICAL NOTE:
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## SQUARE FOOTAGES

| | |
|---|---|
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| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
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| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| TOTAL SLAB: | 3609 # |
| COVERED DECKS: | 617 |
| TOTAL COVER: | 7807 # |
| OPEN DECKS: | 283 |
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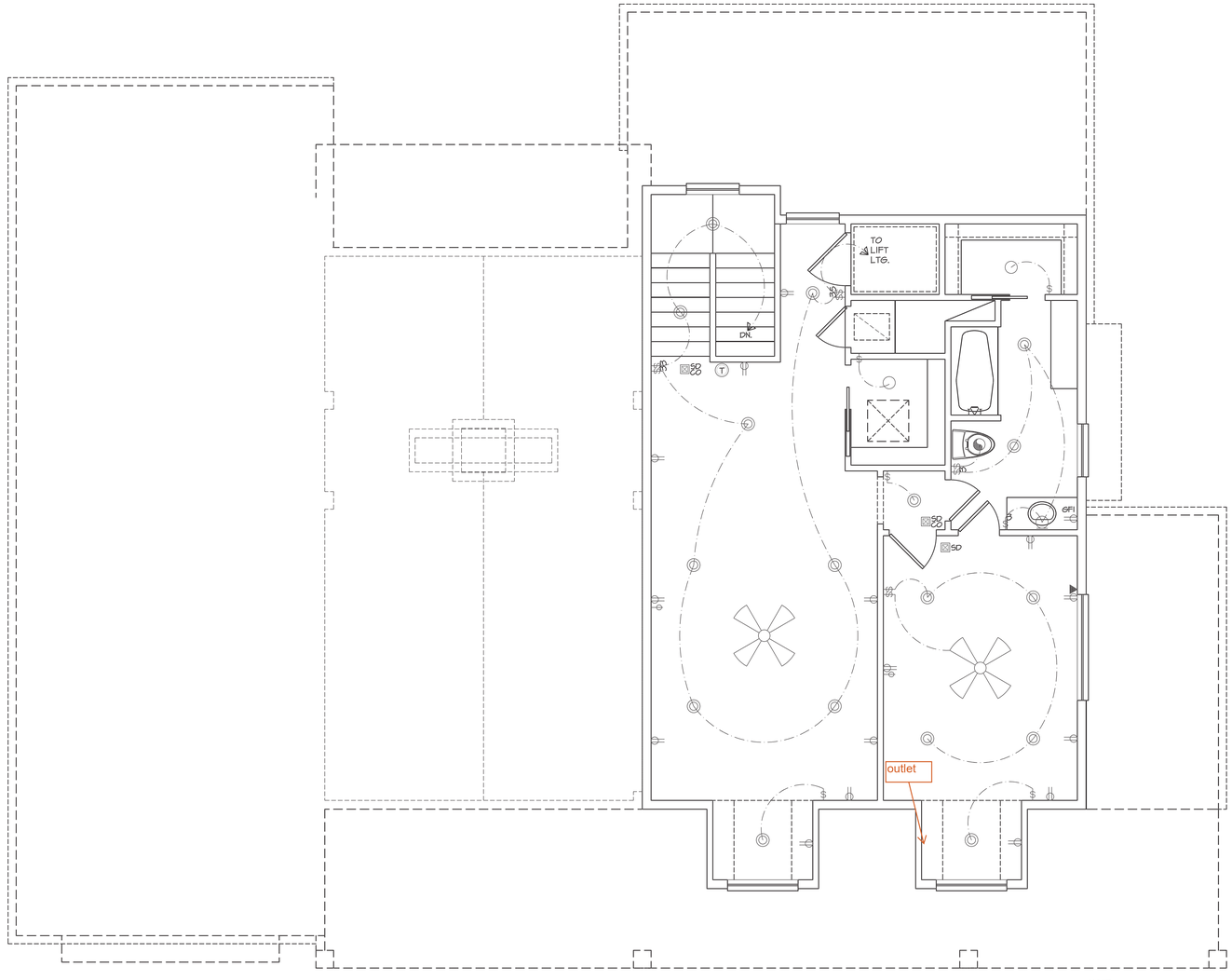

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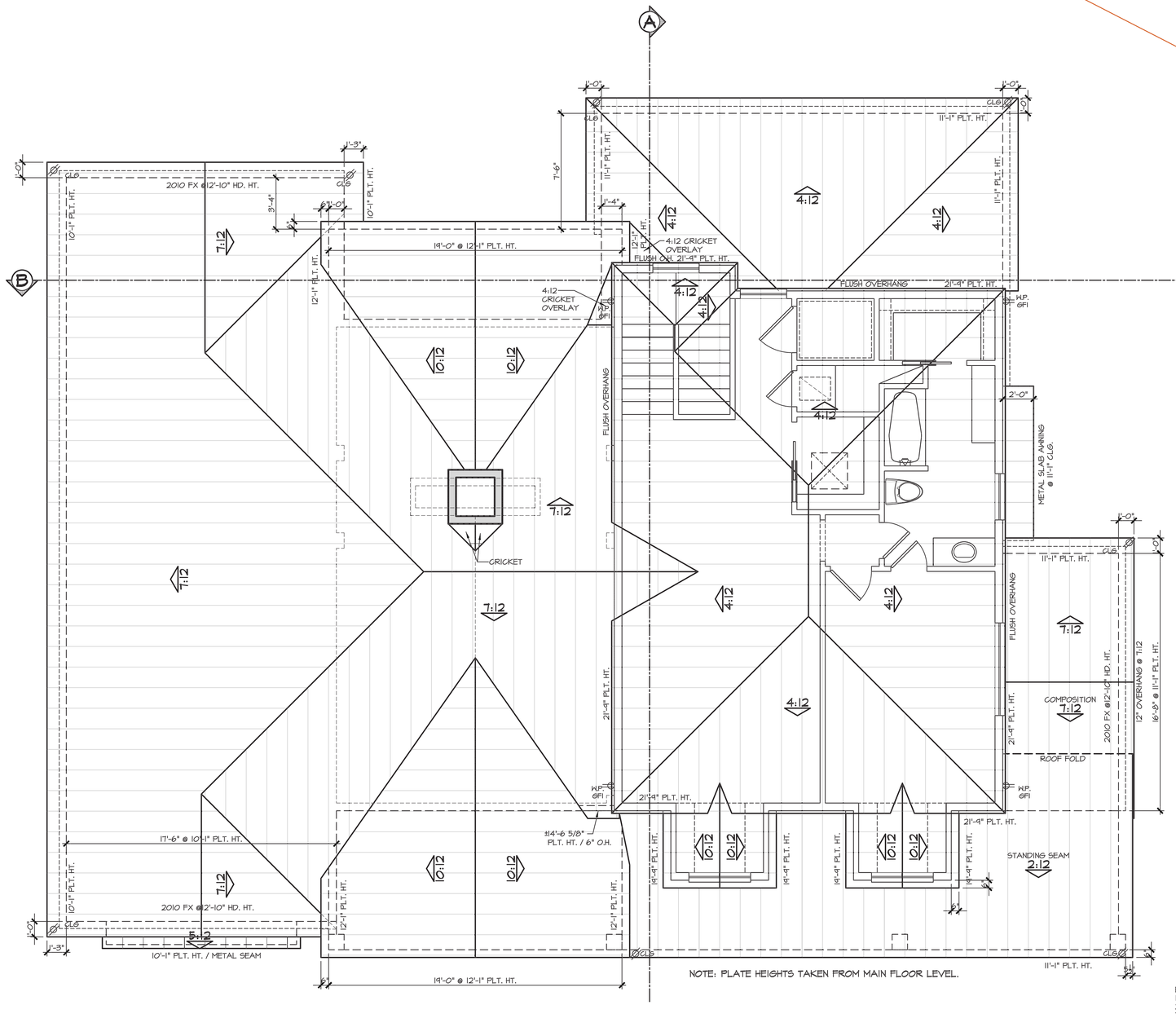



NOTE: PLATE HEIGHTS TAKEN FROM MAIN FLOOR LEVEL.

Separate permit required if installing system

## MINIMUM ROOF/ATTIC VENTILATION

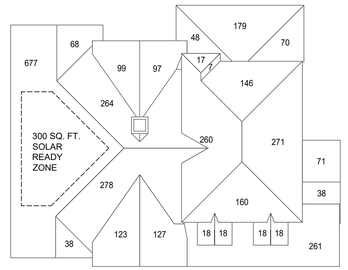
R806.2 EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE.

| NET FREE VENTILATING AREA (NFVA) | |
|---|---|
| ATTIC AREA: | 2225 sq.ft. |
| MINIMUM NFVA - UPPER HALF OF ATTIC (@50%): | 534 sq.in. |
| MINIMUM NFVA - LOWER HALF OF ATTIC (@50%): | 534 sq.in. |
| TOTAL MINIMUM NFVA REQUIRED: | 1068 sq.in. |

## 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 MEETS SOLAR READY ZONE REQUIREMENTS. SEE SITE PLAN FOR QUALIFIED ROOF PLANE ORIENTATION.

## SOLAR READY ZONE MAY BE REQUIRED

2018 IRC APPENDIX AT

**NOTE: THE SITE PLAN PAGE DETERMINES IF A SOLAR READY ZONE WILL BE REQUIRED FOR THIS DWELLING.**

A SOLAR READY ZONE IS REQUIRED WHERE:
1. AN INDIVIDUAL PROJECTED ROOF PLANE HAS AN AREA GREATER THAN 600 SQUARE FEET.
2. THE PROJECTED ROOF PLANE CAN PROVIDE FOR A MINIMUM 300 SQUARE FEET CONTIGUOUS SOLAR READY AREA.
3. THE SOLAR READY ZONE SHALL HAVE AN OVERALL DIMENSION OF NOT LESS THAN 5 FEET.
4. A CAPPED ROOF PENETRATION SLEEVE SHALL BE INSTALLED NEAR THE SOLAR READY ZONE.
5. THE PENETRATION SLEEVE SHALL BE SIZED TO ACCOMMODATE THE FUTURE PHOTOVOLTAIC SYSTEM CONDUIT, BUT SHALL HAVE AN INSIDE DIAMETER OF NOT LESS THAN 1-1/4".

SEE SOLAR READY DIAGRAM FOR QUALIFYING ROOF PLANES.

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

# ROOF PLAN

SCALE: 1/4" = 1'-0"
PLATE HEIGHTS AS NOTED.
SLOPES AS NOTED.
12" OVERHANGS FROM FRAME / 15" WHERE BRICK VENEER U.N.O.
12" 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 SHINGLES**
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.

PW+A

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AMERICAN INSTITUTE OF BUILDING DESIGN

| REDRAW # | | | |
|---|---|---|---|
| DESIGNER: XXX | DATE: X-X-XX | PRODUCTION 4 : XXX | DATE: X-X-XX |
| PRODUCTION 1 : XXX | DATE: X-X-XX | SENT TO ENGINEER: XXX | DATE: X-X-XX |
| PRODUCTION 2 : XXX | DATE: X-X-XX | CORRECTIONS: XXX | DATE: X-X-XX |
| PRODUCTION 3 : XXX | DATE: X-X-XX | CHECKED: XXX | DATE: X-X-XX |

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
| SECOND FLOOR LIVING: | 2737 |
| THIRD FLOOR LIVING: | 844 |
| **TOTAL LIVING AREA:** | **3581 ft** |
| ENCLOSED GARAGE: | 1124 |
| COVERED GROUND LEVEL: | 2485 |
| **TOTAL SLAB:** | **3609 ft** |
| COVERED DECKS: | 617 |
| **TOTAL COVER:** | **7807 ft** |
| OPEN DECKS: | 283 |
| **TOTAL FLOOR AREA:** | **8090 ft** |

**TRENT & DAYNA NORRIS**
**THE PARK, LOT 7 BLK 2**
**1506 VICTORIA WAY**
**FRIENDSWOOD, TX 77546**

**PWA Project Number: F4027-v14**

16 of 19

PERMIT SET Date: 15 July 2025

L:\2024 Acad Drawings\F4027 Trent & Dayna Norris- 0 Victoria Way\F4027-v14-Brick.dwg, 7/15/2025 12:17:54 PM, Erika, 0.25:12

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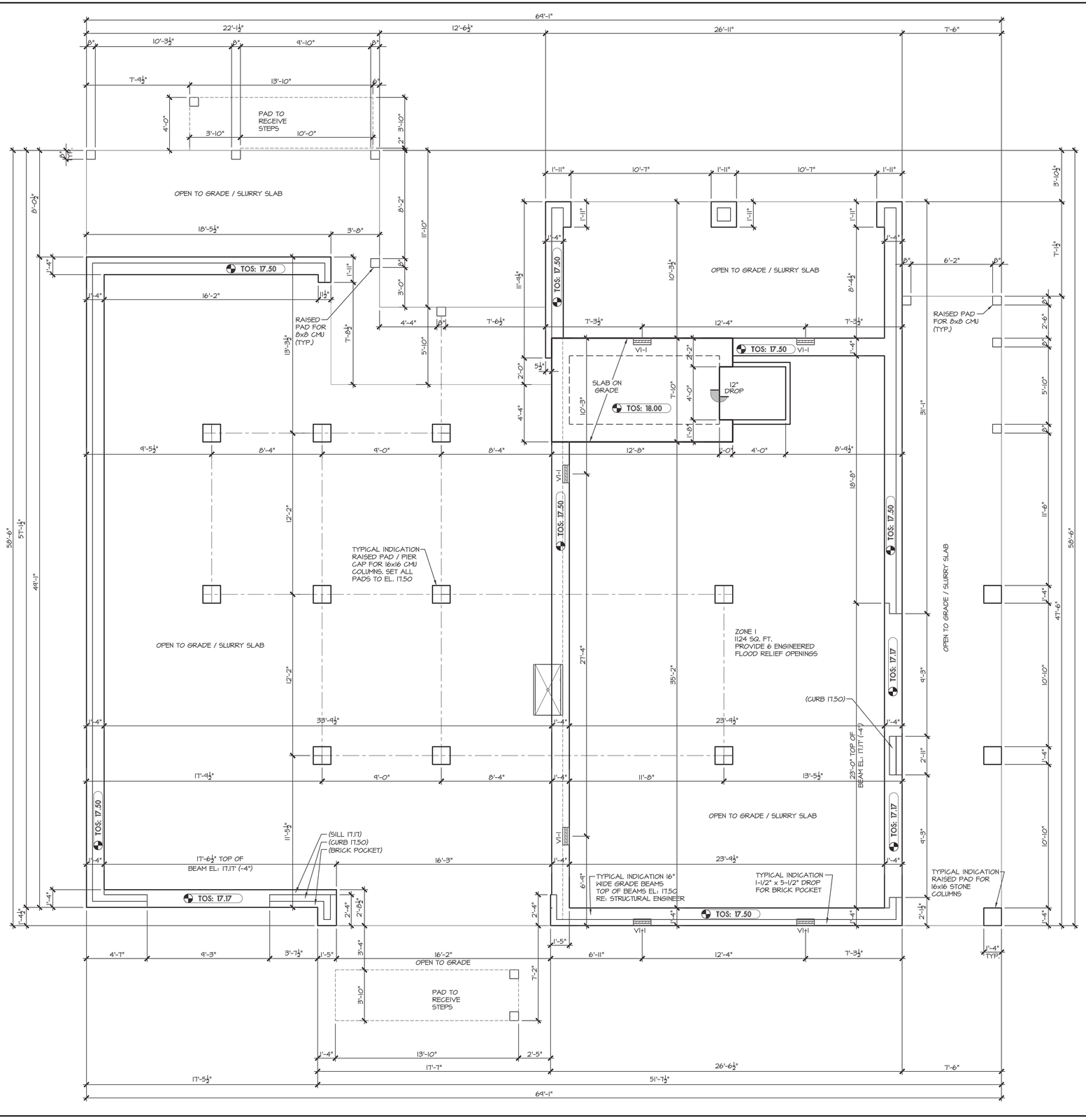


NOTES:
ALL 16x16 CMU COLUMNS SUPPORT THE MAIN RESIDENCE AND ARE FREESTANDING.
ALL 8x8 CMU COLUMNS SUPPORT ALL OTHER DECKS AND STAIR LANDINGS.

# 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.

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| PRODUCTION 3 : XXX | DATE: X-X-XX | CHECKED: XXX | DATE: X-X-XX |

## ENGINEERED FLOOD VENTS

MAKE: Smart Vent
MODEL NUMBER: 1540-510
VENT SIZE: 16x8
VENT AREA: 200 SQ. FT.

| ZONE: | ZONE AREA: | VENT AREA: | EQUALS: | ROUND UP TO: | ACTUAL: |
|---|---|---|---|---|---|
| 1 | 1124 | 200 | 5.62 | 6 | 6 |
| 2 | 0 | 200 | 0.00 | 0 | 0 |
| 3 | 0 | 200 | 0.00 | 0 | 0 |
| 4 | 0 | 200 | 0.00 | 0 | 0 |

1) FLOOD VENTS ARE REQUIRED WHEN THE ENCLOSED AREA IS LOCATED BELOW THE DESIGNATED FLOOD ELEVATION (DFE/500 YR.).
2) WHERE AN ENCLOSED AREA ONLY REQUIRES ONE VENT, PROVIDE 2 VENTS SO AS TO PROMOTE CROSS-FLOW.
3) PROVIDE MINIMUM ONE SQUARE INCH OPENING PER ONE SQUARE FOOT OF ENCLOSED AREA OR AS SPECIFIED PER MANUFACTURER DATA.
4) BOTTOM OF EACH OPENING SHALL BE ONE FOOT OR LESS ABOVE THE ADJACENT GROUND LEVEL.
5) BOTTOM OF EACH VENT SHALL BE PLACED DIRECTLY ONTO THE ENCLOSED AREA FLOOR (SLAB OR SLAB CURB).
6) ANY LOUVERS, SCREENS OR OTHER OPENING COVERS SHALL ALLOW THE AUTOMATIC FLOW OF FLOOD WATERS INTO AND OUT OF THE ENCLOSED AREA.
7) OPENINGS INSTALLED IN DOORS AND WINDOWS ARE ALLOWED; HOWEVER, DOORS AND WINDOWS WITHOUT INSTALLED OPENINGS DO NOT COUNT AS VALID OPENINGS.
8) PROVIDE MINIMUM 16x24 INCH ACCESS OPENING THRU A FLOOR OR MINIMUM 16x24 INCH ACCESS THRU A WALL FOR EACH ENCLOSED AREA.
9) WHERE THERE IS AN ACCESS OPENING BETWEEN A PORCH AND THE CRAWL SPACE, THE ACCESS OPENING SHALL BE LOCATED AWAY FROM ANY DOOR THRESHOLD ABOVE.
10) VENT AND ACCESS OPENINGS ARE NOT ALLOWED BETWEEN A GARAGE AND CRAWL SPACE EXCEPTION: A UL LISTED FIRE DAMPER IS INSTALLED ON THE GARAGE SIDE OF THE VENT.

## FLOOD RELIEF LEGEND

| MARK | SIZE | STYLE |
|---|---|---|
| V1-1 | 16x8 | BASIC FLOOD RELIEF VENT FOR WOOD WALLS |
| V1-2 | 18x12 | BASIC FLOOD RELIEF VENT |
| V1-3 | 16x16 | BASIC FLOOD RELIEF VENT (STACKER) |
| V1-4 | 16x8 | FLOOD RELIEF VENT FOR CMU WALLS |
| V2-1 | 16x8 | DUAL FUNCTION VENT |
| V2-2 | 18x12 | DUAL FUNCTION VENT |
| V2-3 | 18x24 | DUAL FUNCTION VENT (STACKER) |
| V3-1 | 16x8 | VENT FOR OVERHEAD DOOR |
| V4-1 | 16x8 | INSULATED VENT |
| V5-1 | 16x8 | VENT WITH FIRE DAMPER ATTACHMENT |
| V6-1 | 16x8 | INSULATED VENT WITH FIRE DAMPER |
| | | |

SEE PLAN FOR FREQUENCY AND LOCATION.

## SQUARE FOOTAGES

| | |
|---|---|
| FIRST FLOOR LIVING: | 0 |
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| TOTAL LIVING AREA: | 3581 ♯ |
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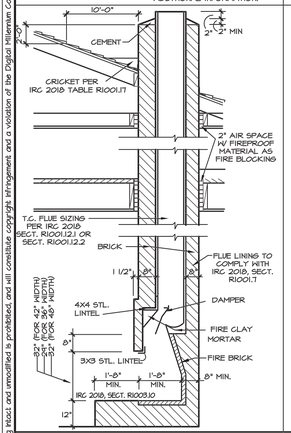
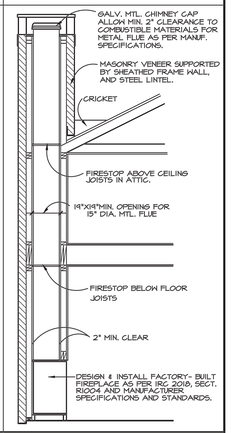
# FIREPLACE DETAILS

## M1 MASONRY

SEE IRC 2018, TABLE R1003.1 AND FIGURE R1003.1 FOR ADDITIONAL INFORMATION.



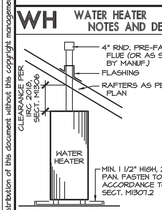

## M2 PREFABRICATED




### FIREPLACE NOTES:

1) ALL BRICK FIREPLACES TO BE BUILT AND INSTALLED AS SHOWN IN IRC 2018, SECT. R1001 AND TABLE R1003.1.
2) FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE TO IRC 2018, SECT. R1004, AND TESTED IN ACCORDANCE WITH UL 127. A COPY OF THE MANUFACTURER INSTALLATION MANUAL WILL BE AVAILABLE ON SITE FOR INSPECTOR REVIEW.
3) CHIMNEYS TO BE 2'-0" (MIN) ABOVE ANY ROOF LINE WITHIN A 10'-0" RADIUS, OR 3'-0" FROM ANY ROOFLINE (RIDGE). SEE IRC 2018, TABLE R1003.1, LETTER "R" FOR ADDITIONAL CLEARANCES.
4) VENTING OF BOTH FIREPLACE TYPES SHALL COMPLY TO IRC 2018, CHAPTER 16.
5) OPTIONAL SPARK ARRESTERS CAN BE INSTALLED AT CHIMNEY; MESH TO HAVE MAX. 1/2" GAP.

# WH WATER HEATER NOTES AND DETAILS




1) INSTALLATION OF WATER HEATER TO COMPLY WITH IRC 2018, SECTS. P2801.2 AND M2005.
2) PROVIDE ADEQUATE COMBUSTION AIR FOR GAS WATER HEATER PER IRC 2018, SECT. G2407.
3) SIZE OF METAL PAN IS DETERMINED BY IRC 2018, SECT. 2801.5.
4) PROVIDE DRAINING BELOW METAL PAN IN ACCORDANCE TO IRC 2018, SECT. 1307.1.
5) PROVIDE 24" (MIN) UNOBSTRUCTED SERVICE WALK FROM THE ATTIC ACCESS, AND 30" SERVICE SPACE AT THE WATER HEATER. SEE IRC 2018, SECT. M1305.1.3.
6) PROVIDE LINING TO CEILING FROM PAN AND WATER HEATER TO EXTERIOR (NOT TO THE SANITARY SEWER LINE). SEE IRC 2018, SECT. P2801.5.2.
7) LOCATE WATER HEATER ON AT LEAST ONE:
   A) PARTITION
   B) 2x6 JOISTS AT 16" O.C. (6" MAX. SPAN)
   C) 2x8 JOISTS AT 16" O.C. (10" MAX. SPAN)
   SEE IRC 2018, SECTS. P2801.5 AND M2005.
8) GAS WATER HEATERS IN GARAGES SHALL BE RAISED ON A 18" HIGH PLATFORM, AND CONFORM TO IRC 2018, SECTS. P2801.6 AND M1307.3.1.

# MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD

IRC 2018, TABLE R301.4

| USE: | PSF | USE: | PSF |
|---|---|---|---|
| EXTERIOR BALCONIES | 60 | ROOMS WITH STORAGE | 30 |
| DECKS | 40 | ROOMS OTHER THAN SLEEPING | 40 |
| FIRE ESCAPES | 40 | SLEEPING ROOMS | 30 |
| PASSENGER VEHICLE GARAGES | 50 | STAIRS | 40 |
| ATTICS WITHOUT STORAGE | 10 | GUARDRAILS AND HANDRAILS* | 200 |

*A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

# SHEAR WALL SCHEDULE

1. 3/8" GD EXT. PLYWOOD W/ 8d AT 6" O.C. EDGES/12" O.C. FIELD.
2. 3/8" GD EXT. PLYWOOD W/ 8d AT 4" O.C. EDGES/12" O.C. FIELD.
3. 3/8" GD EXT. PLYWOOD W/ 8d AT 3" O.C. EDGES/12" O.C. FIELD.
4. 3/8" GD EXT. PLYWOOD W/ 8d AT 2" O.C. EDGES/12" O.C. FIELD. W/ 4x STUDS AT PANEL EDGES.
5. 3/8" STRUCT. 1 PLYWOOD W/ 8d AT 3" O.C. EDGES/12" O.C. FIELD.
6. 3/8" STRUCT. 1 PLYWOOD W/ 8d AT 2" O.C. EDGES/12" O.C. FIELD. W/ 4x STUDS AT PANEL EDGES.
7. 3/8" GD EXT. PLYWOOD ON TWO SIDES W/ STAGGERED EDGES W/ 8d AT 4" O.C. EDGES/12" O.C. FIELD. IF TWO EDGES ARE ON THE SAME STUD USE 4x STUDS.
8. 3/8" GD EXT. PLYWOOD ON TWO SIDES W/ STAGGERED EDGES W/ 8d AT 3" O.C. EDGES/12" O.C. FIELD. IF TWO EDGES ARE ON THE SAME STUD USE 4x STUDS.
9. 3/8" GD EXT. PLYWOOD ON TWO SIDES W/ STAGGERED EDGES W/ 8d AT 2" O.C. EDGES/12" O.C. FIELD W/ 4x STUDS AT EDGES.
10. 1/2" GYP. BD. W/ 5d COOLER OR PARKER NAILS AT 4" O.C.
11. 1/2" GYP. BD. BLOCKED W/ 5d COOLER OR PARKER NAILS @ 4" O.C.
12. 5/8" GYP. BD. BLOCKED W/ 6d COOLER OR PARKER NAILS @ 4" O.C.

### SHEAR WALL NOTES:

1) USE STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
2) BLOCK ALL PANEL EDGES.
3) 5/8" GD EXT. T-111 PLYWOOD SIDING MAY BE USED IN PLACE OF 3/8" GD EXT. PLYWOOD.
4) 1/2" GD EXT. PLYWOOD MAY BE USED IN PLACE OF 3/8" PLYWOOD.
5) EXTERIOR WALLS W/ NO SHEAR PANELS SHALL BE DESIGNATION SHALL BE BRACED W/ 1X4 LET-INS AT AN ANGLE BETWEEN 45° AND 60° FROM TOP PLATE TO BOTTOM PLATE AND NAILED TO EACH STUD AND PLATES W/ 2 - 8d NAILS. BRACE AT CORNERS AND EVERY 25'.
6) NAILING OF BOTH PANEL EDGES ALONG SHEAR WALL JOINTS REQUIRED WHEN WALL SEGMENTS MUST MEET WALL BRACING LINE REQUIREMENTS FOR SHEAR WALL REQUIREMENTS.

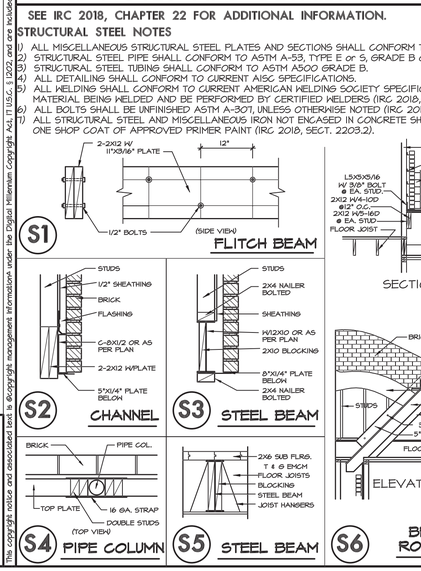
# STEEL NOTES AND DETAILS

NO SCALE

SEE IRC 2018, CHAPTER 22 FOR ADDITIONAL INFORMATION.

### STRUCTURAL STEEL NOTES

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 (IRC 2018, SECT. 2208.1).
6) ALL BOLTS SHALL BE UNFINISHED ASTM A-307, UNLESS NOTED (IRC 2018, SECT. 2208.1).
7) ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENGASED IN CONCRETE SHALL RECEIVE ONE SHOP COAT OF APPROVED PRIMER PAINT (IRC 2018, SECT. 2203.2).




# FASTENING SCHEDULE

SEE IRC 2018, TABLE 2304.9.1 FOR ALTERNATE FASTENERS NOT SHOWN.

| CONNECTION/LOCATION: | FASTENING (1) |
|---|---|
| 1) JOIST TO SILL OR GIRDER, TOENAIL | 3-8d |
| 2) BRIDGING TO JOIST, TOENAIL EACH END | 2-8d |
| 3) 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL | 2-8d |
| 4) WIDER THAN 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL | 3-8d |
| 5) 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL | 2-16d |
| 6) SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL | 16d at 16" O.C. |
| SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL | 3-16d per 16" |
| 7) TOP PLATE TO STUD, END NAIL | 2-16d |
| 8) STUD TO SOLE PLATE, TOENAIL | 4-8d |
| STUD TO SOLE PLATE, END NAIL | 2-16d |
| 9) DOUBLE STUDS, FACE NAIL | 16d at 24" o.c. |
| 10) DOUBLED TOP PLATES, FACE NAIL | 16d at 16" o.c. |
| DOUBLED TOP PLATES, LAP SPLICE | 8-16d |
| 11) BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATES, TOENAIL | 3-8d |
| 12) RIM JOIST TO TOP PLATE, TOENAIL | 8d at 6" |
| 13) TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL | 2-16d |
| 14) CONTINUOUS HEADER, TWO PIECES | 16d at 16" O.C. ALONG EDGE |
| 15) CEILING JOISTS TO PLATE, TOENAIL | 3-8d |
| 16) CONTINUOUS HEADER TO STUD, TOENAIL | 4-8d |
| 17) CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL | 3-16d minimum |
| 18) CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL | 3-16d minimum |
| 19) RAFTER TO PLATE, TOENAIL | 3-8d |
| 20) 1" DIAGONAL BRACE TO EACH STUD AND PLATE, FACE NAIL | 2-8d |
| 21) 1"x8" SHEATHING TO EACH BEARING WALL, FACE NAIL | 2-8d |
| 22) WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL | 3-8d |
| 23) BUILT-UP CORNER STUDS | 16d at 24" o.c. |
| 24) BUILT-UP GIRDER AND BEAMS, FACE NAIL AT TOP AND BTM, STAGGERED | 20d at 32" o.c. |
| BUILT-UP GIRDER AND BEAMS, FACE NAIL AT ENDS AND SPLICES | 2-20d |
| 25) 2" PLANKS, AT EACH BEARING | 16d |
| 26) COLLAR TIE TO RAFTER, FACE NAIL | 3-10d |
| 27) JACK RAFTER TO HIP (≤ VALLEY), TOENAIL | 3-10d |
| JACK RAFTER TO HIP (≤ VALLEY), FACE NAIL | 2-16d |
| 28) ROOF RAFTER TO 2-BY RIDGE BEAM, TOENAIL AND FACE NAIL | 2-16d |
| 29) JOIST TO BAND JOIST, FACE NAIL | 3-16d |
| 30) LEDGER STRIP, FACE NAIL | 3-16d |
| 31) WOOD STRUCTURAL PANELS AND PARTILEBOARD: (5) SUBFLOOR, ROOF, AND WALL SHEATHING (TO FRAMING): | |
| 1/2" and LESS | 6d (2) and (12) |
| 19/32" to 3/4" | 8d (3) or 6d (4) |
| 7/8"-1 1/4" | 8d (3) or 8d (4) |
| SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING): | |
| 3/4" and LESS | 6d (4) |
| 7/8" to 1" | 8d (4) |
| 1 1/8" to 1 1/4" | 10d (3) or 8d (4) |
| 32) PANEL SIDING (TO FRAMING): | |
| 1/2" or LESS | 6d (6) |
| 5/8" | 8d (6) |
| 33) FIBERBOARD SHEATHING: (1) | No. 11 ga. (8) |
| 1/2" | 6d (3) |
| 25/32" | No. 16 ga. (4) |
| | No. 11 ga. (8) |
| | 8d (3) |
| | No. 16 ga. (4) |
| 34) INTERIOR PANELING | |
| 1/4" | 4d (10) |
| 3/8" | 6d (11) |

### FASTENING NOTES:

(1) COMMON OR BOXED NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
(2) COMMON OR DEFORMED SHANK.
(3) COMMON.
(4) DEFORMED SHANK.
(5) NAILS PLACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO 2305. NAILS FOR WALL SHEATHING MAY BE COMMON, BOX, OR CASING.
(6) CORROSION-RESISTANT SIDING OR CASING NAILS.
(7) FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
(8) CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2 INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32-INCH SHEATHING.
(9) CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8 INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4 INCH LENGTH FOR 25/32-INCH SHEATHING.
(10) CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCH AT INTERMEDIATE SUPPORTS.
(11) PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
(12) FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.

# GENERAL CONSTRUCTION NOTES

**ATTIC ACCESS NOTES:** SEE IRC 2018, SECT. M1305.1.3.
1) ATTIC ACCESS IS PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT AND LIMITED LIGHT STORAGE BUT IN NO CASE SHALL THE COMBINED DECKED ATTIC AREAS EXCEED 500 SQ. FT.
2) ACCESS SHALL NOT BE MORE THAN 20' (MEASURED ALONG THE CENTERLINE OF PASSAGEWAY) FROM THE EQUIPMENT, AND NO LESS THAN 24" WIDE.
3) ACCESS OPENING SHALL NOT BE LESS THAN 22"x x 30"h AND MUST HAVE A MINIMUM OF 30" CLEAR HEAD ROOM ABOVE ACCESS OPENING. PULL DOWN STAIRS TO PROVIDE A MINIMUM CAPACITY OF 350 LBS.
4) A LEVEL SERVICE SPACE NO SMALLER THAN 30"x30" SHALL BE PROVIDED ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.

**ELECTRICAL NOTES:** SEE IRC 2018, CHAPTER 3800.
1) SMOKE DETECTORS REQUIRE 110V CONNECTION TO HOUSE WIRING AND SHALL BE INTERCONNECTED. PROVIDE ONE DETECTOR IN EACH SLEEPING ROOM, AND ONE COMMON (HALLWAY) DETECTOR ON EACH FLOOR. SEE IRC 2018, SECTS. R317.1 AND R317.2.
2) PROVIDE A LIGHTING FIXTURE CONTROLLED BY A SWITCH AT THE REQUIRED (ATTIC) PASSAGEWAY OPENING, AND A RECEPTACLE OUTLET AT OR NEAR THE APPLIANCE LOCATION. SEE IRC 2018, SECTS. M1305.1.3.1, E3801.11, AND E3803.4.
3) FIRE RATED WALL PENETRATIONS BY ELECTRICAL OUTLETS - SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQ. IN.. THE AGGREGATE SURFACE AREA OF BOXES SHALL NOT EXCEED 100 SQ. IN. PER 100 SQ. FT.. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24". METALLIC OUTLET OR SWITCH BOXES SHALL BE RIGIDLY FASTENED TO THE STUDS AND THE OPENING IN THE WALLBOARD FACING SHALL BE CUT SO THAT THE CLEARANCE BETWEEN THE BOX AND THE WALLBOARD DOES NOT EXCEED 1/8 IN. (TAKEN FROM UL DIRECTORY, PAGE 13). SEE ALSO, IRC 2018, SECT. R302.3.

**GENERAL NOTES:**
1) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE. CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND NOTIFY PRESTON HOOD & ASSOC., LLC OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS.
2) ALL WRITTEN NOTES ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER THE MINIMUM STANDARD NOTES DETAILED ON LATER SHEETS OF THESE DRAWINGS.
3) ALL BEDROOM WINDOWS TO BE MAX. 44" A.F.F., MIN. 24" HIGH X 20" WIDE WITH 5.7 SQ. FT. NET CLEAR OPENING. EGRESS FROM FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQ. FT.. SEE IRC 2018, SECT. R310.

**GLAZING NOTES:** SEE IRC 2018, SECT. R308.4.
1) PROVIDE SAFETY GLAZING IN THESE HAZARDOUS LOCATIONS:
   a. GLAZING IN DOORS AND WINDOWS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" FROM ANY WALKING SURFACE.
   b. GLAZING IN SIDE HINGED DOORS AND SLIDING JALOUSIES.
   c. GLAZING WITHIN 24" FROM A DOOR AND BOTTOM OF PANE IS LESS THAN 60" FROM THE FLOOR.
   d. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT..
   e. BOTTOM EDGE OF A PANE IS LESS THAN 18" FROM FLOOR.
   f. TOP EDGE OF A PANE IS GREATER THAN 36" FROM FLOOR (WHEN BOTTOM OF THIS SAME PANE IS LOWER THAN 36" FROM THE FLOOR).
   g. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.
   h. GLAZING IN STAIRWELLS WHERE THE BOTTOM EDGE OF A PANE IS LESS THAN 60" VERTICALLY FROM ANY NOSING, AND 60" HORIZONTALLY FROM ANY STAIR NOSING, WHERE THE EDGE OF PANE IS LESS THAN 60" ABOVE THE FLOOR.

**MASONRY NOTES:**
1) ALL CONCRETE MASONRY UNITS SHALL CONFORM TO IRC 2018, SECTION 2103.
2) MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO IRC 2018, SECTS. 2103.7 AND 2105.4, AND IRC 2018, SECT. R607.
3) GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH IRC 2018, SECTS. 2103.10 AND 2105.5, AND IRC 2018, SECT. R609.
4) PROVIDE BOND BREAKERS AT MASONRY BEARING OF ALL CAST-IN-PLACE CONCRETE SLABS WITH BUILDING PAPER OR AS OTHERWISE DETAILED.

**PLUMBING NOTES:**
1) ALL UTILITY (FLOOR) DRAINS TO HAVE OVERFLOW PAN WITH A 2" RELIEF LINE TO OUTSIDE OR STORM SEWER (NOT TO THE SANITARY SEWER).
2) PROVIDE PLUMBING ACCESS PANEL AT ALL BATHTUBS BY PLUMBING CODE (12 103 AND 24 REV.) SECTIONS 409.2 AND 409.3. SEE ALSO IRC 2018, SECT. P2704.
3) LOCATE WATER HEATER(S) IN ATTIC, ABOVE LOAD BEARING PARTITION, IN A PAN WITH RELIEF LINE TO OUTSIDE. SEE IRC 2018, SECTS. M2005, M1305.1.3, AND G2406.

**VENTILATION NOTES:**
1) PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS. MINIMUM OPERABLE WINDOW OPENING IS 1 1/2 SQ. FT., AND VENTILATION RATE FOR A (INTERMITTENT) MECHANICAL VENT SHALL BE 50 CFM. SEE IRC 2018, SECT. R303.3.

**ENGINEER OF RECORD NOTES:**
1) WHEN THE LOCAL AUTHORITY REQUIRES A REGISTERED ENGINEER TO PROVIDE A SEALED AND SIGNED DOCUMENT FOR PURPOSES OF PERMITTING, THE ENGINEER OF RECORD'S DETAILS AND SCHEDULES SHALL TAKE PRECEDENCE OVER THE INFORMATION SHOWN ON THIS SHEET.

# FRAMING SPAN TABLES

## SELECTED VALUES FROM IRC 2018, SECTION 2308. SOUTHERN PINE SPANS SHOWN.

| COMPONENT | 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 SPAN | 2x6 | 10'-1" | 9'-1" | 8'-6" | 9'-4" | 8'-1" | 6'-7" |
| DEAD LOAD = 10 PSF, | 2x8 | 14'-2" | 12'-10" | 11'-0" | 11'-11" | 10'-3" | 8'-3" |
| LIVE LOAD = 40 PSF, | 2x10 | 18'-0" | 16'-1" | 13'-1" | 14'-0" | 12'-2" | 9'-11" |
| IRC 2018, TABLE 2308.8(2) | 2x12 | 21'-4" | 19'-10" | 15'-5" | 16'-8" | 14'-6" | 11'-10" |
| CEILING JOIST SPAN | 2x6 | 19'-6" | 17'-8" | 15'-6" | 17'-0" | 14'-9" | 12'-0" |
| LL= 10 PSF, DL= 5 PSF | 2x8 | 25'-8" | 23'-3" | 20'-1" | 21'-8" | 18'-9" | 15'-4" |
| NO LIMITED STORAGE | 2x10 | - | - | 23'-11" | 25'-7" | 22'-2" | 18'-1" |
| IRC 2018, TABLE 2308.10.2(1) | | | | | | | |
| RAFTER SPAN | 2x6 | 17'-0" | 15'-1" | 12'-3" | 13'-6" | 11'-8" | 9'-6" |
| LL= 20 PSF, DL= 10 PSF | 2x8 | 22'-5" | 19'-5" | 15'-10" | 17'-2" | 14'-10" | 12'-1" |
| L/R= 180 (COMPOSITION) | 2x10 | - | 23'-2" | 18'-11" | 20'-3" | 17'-6" | 14'-4" |
| IRC 2018, TABLE 2308.10.3(1) | | | | | | | |
| RAFTER SPAN | 2x6 | 15'-6" | 14'-1" | 12'-3" | 13'-6" | 11'-8" | 9'-6" |
| LL= 20 PSF, DL= 10 PSF | 2x8 | 20'-5" | 18'-6" | 15'-10" | 17'-2" | 14'-10" | 12'-1" |
| L/R= 240 (TILE ROOF) | 2x10 | - | 23'-2" | 18'-11" | 20'-3" | 17'-6" | 14'-4" |
| IRC 2018, TABLE 2308.10.3(2) | | | | | | | |
| HEADER SPAN | HEADER SIZE | 2 - 2x6 | | 2 - 2x8 | 2 - 2x10 | | 2 - 2x12 |
| ROOF AND CEILING LOAD, MAXIMUM ROOM WIDTH: 20'-0" | MAXIMUM SPAN | 5'-5" | | 6'-10" | 8'-5" | | 9'-4" |
| IRC 2018, TABLE 2308.9.5 | | | | | | | |

# STEEL ANGLE LINTEL SCHEDULE

MAXIMUM ALLOWABLE HEIGHT OF SUPPORTED BRICK FOR LINTELS HEIGHT (IN FEET) - (MINIMUM BEARING AT EACH END (IN INCHES))

| OPENING WIDTH (IN FT.) | 3"x 3"x 3/16" | 3"x 3"x 1/4" | 5"x 3"x 5/16" | 6"x 4"x 3/8" | 6"x 3 1/2" x 3/8" + Mc 10"x 8.4 * | 6"x 3 1/2" x 3/8" + Mc 12"x 10.8 * |
|---|---|---|---|---|---|---|
| 0-3 | 34 [4] | - | - | - | - | - |
| 4 | 10 [4] | 12.5 [4] | - | - | - | - |
| 5 | 5 [4] | 6.5 [4] | - | - | - | - |
| 6 | 3 [4] | 4 [4] | 14 [8] | - | - | - |
| 7 | 2 [4] | 2.5 [4] | 12 [6] | - | - | - |
| 8 | - | - | 8 [6] | 17 [8] | - | - |
| 9 | - | - | 5.5 [4] | 12 [6] | - | - |
| 10 | - | - | 4 [4] | 9 [6] | - | - |
| 12 | - | - | 2.5 [4] | 5 [4] | 16 [12] | - |
| 14 | - | - | 1.5 [4] | 3 [4] | 10 [10] | 15.5 [14] |
| 16 | - | - | 1.0 [4] | 2 [4] | 7 [8] | 10.5 [12] |
| 18 | - | - | 0.7 [4] | 1.5 [4] | 4.5 [6] | 7.5 [10] |

* COMBINATION LINTELS SHALL BE WELDED TOGETHER W/ 2" LONG WELDS AT 12" O.C. TOP & BOTTOM

# FRAMING NOTES

## BUBBLE NOTES ON DETAILS:

1) ROOF COVERING (MIN 2408, MAX 3608) OVER 15# FELT (CHOOSE ONE).
   A) GLASS C ROOF COVERING WITH 5/8" OR 1/2" CDX PLYWOOD SHEATHING.
   B) GLASS B ROOF COVERING WITH 5/8" OR 1/2" FIRE-RETARDANT CDX PLYWOOD WITHIN 48" OF ANY PROPERTY LINE OR COMMON WALL.
2) RAFTERS (2x6 TYP.) WITH LAP SPLICE AS REQUIRED BY SPAN. SEE ELEVATIONS FOR SLOPE. MAXIMUM UNSUPPORTED SPAN FOR 2x6 RAFTERS SHALL BE 10'-7".
3) 2x4 RAKE RAFTER w/1x6 FASCIA OR 2x6 BARGE w/1x8 FASCIA.
4) 2x6 BLOCKING AT 24" O.C..
5) RIDGE, HIP, OR VALLEY BEAMS TO BE 1 SIZE LARGER THAN RAFTERS
6) GALVANIZED FLASHING (DRIP EDGE)
7) 1x2 TRIM
8) 2x6 CONTINUOUS PURLINS WITH 2x6 BRACES @ 48" O.C. (TEE 2x4 BRACES @ 48" O.C. WHEN LENGTH EXCEEDS 8'-0"). 2x4 RIDGE w/2x6 STRONGBACK INSTALLED AT MIDSPAN BETWEEN PARTITIONS WHEN PARTITIONS EXCEED 21'-0".
9) 2x6 COLLAR TIES AT 48" O.C..
10) METAL FLASHING AT TOP, DOWN SIDES, & UNDER SHINGLES.
11) 1x8 OR 1x6 FASCIA (SEE PLANS)
12) 2x4 OUTLOOKER AND NAILER
13) 3/8" PLYWOOD SOFFIT W/ VENTS @ 6'-0" O.C.MAX
14) 1x4 TRIM
15) CEILING JOISTS - SEE FRAMING SPAN TABLE. ALL JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AND HAVE LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT.
16) 2x4 STUD WALL AT 16" O.C. (TYP.). WALLS HIGHER THAN 10' AND WALLS SUPPORTING 2 FLOORS SHALL HAVE 2x6 STUDS AT 16" O.C.
17) EXTERIOR FINISH MATERIAL, SHOWN IN IRC 2018, TABLE 1405.2 (CHOOSE ONE).
   A) NOMINAL 3/4" CEMENTICIOUS BOARD SIDING OR NOMINAL 3/4" WOOD SIDING.
   B) 7/8" CEMENT PLASTER
18) INTERIOR WALLBOARD (CHOOSE ONE THAT APPLIES).
   A) 1/2" SHEETROCK
   B) 5/8" SHEETROCK
19) 2-2x4 TOP PLATE
20) SUBFLOORING - SEE BUILDER OR OWNER FOR SELECTION (CHOOSE ONE).
   A) 2x6 TONGUE & GROOVE INSTALLED DIAGONALLY
   B) 1-1/8" APA STURDI-FLOOR PLYWOOD OR EQUAL
   C) 3/4" APA STURDI-FLOOR PLYWOOD
21) 5/8" TYPE "X" GYPSUM APPLIED PER IRC 2018, TABLE 721.1(2), ITEM 14-1.3.
22) FLOOR JOISTS - SEE FRAMING SPAN TABLE. ALL JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" AND HAVE LATERAL SUPPORT AT ENDS AND AT EACH SUPPORT OR USE SIMPSON 1" JOIST METAL HANGERS.
23) ONE FULL-LENGTH LAYER OF 1/2" TYPE "X" GYPSUM WALLBOARD LAMINATED TO EACH SIDE OF 1" FULL-LENGTH V-EDGE GYPSUM CORBOARD WITH APPROVED LAMINATING COMPOUND. VERTICAL JOINTS OF FACE LAYER AND CORBOARD STAGGERED AT LEAST 3". SEE IRC 2018, TABLE 721.1(2), ITEM 41-1.1.
24) TWO LAYERS OF 5/8" TYPE 'X' ONE HOUR FIRE RATED SHEETROCK.
25) JOIST HANGER
26) CONCRETE MASONRY UNITS AS SHOWN IN IRC 2018, TABLE 719.1(2), ITEMS 3-1.1 THROUGH 3-1.4, TWO HOUR RATING
27) #15 ASPHALT FELT OR EQUAL WATERPROOFING
28) TYPE "X" GYPSUM APPLIED OVER ITEM #29 AND UNDER ITEM #17A. SECURE WITH 1 3/4" x 11 GA. x 7/16" HEAD GALV. NAILS @ 8" O.C. (CHOOSE ONE).
   A) IF NOMINAL 3/4" SIDING = 1/2" TYPE "X" GYPSUM WALLBOARD.
   B) IF LESS THAN NOMINAL 3/4" SIDING = 5/8" TYPE "X" GYPSUM.
   NOTE: 7/8" CEMENT PLASTER EXTERIOR FINISH DOES NOT REQUIRE THIS ITEM.
29) EXTERIOR SHEATHING* - SEE BUILDER OR OWNER FOR SELECTION (CHOOSE ONE).
   A) 1/2" EXTERIOR PLYWOOD COVERED WITH TYVEK. SEE IRC 2018, TABLE 2304.9.1(3) OR ENGINEER OF RECORD'S RECOMMENDATION.
   B) 2"x6" HP GYPSUM.
   C) SEE IRC 2018, TABLE 2304.6.1 FOR OTHER APPROVED MATERIALS.
   *RIGID INSULATION CAN BE PLACED OVER ANY EXTERIOR SHEATHING.
30) INSULATION - MIN. R-13 FOR 2x4 STUD WALLS, R-19 FOR 2x6 STUD WALLS, AND R-30 ABOVE CEILING JOISTS IN ATTIC. ALLOW 2" (1" MIN.) AIR SPACE ABOVE INSULATION OVER SLOPED CEILINGS WITH CARDBOARD CARDBOARD BAFFLERS OVER PLATES. (SEE RES-CHECK FOR DETAILS) R-VALUES FOR BUILDING ENVELOPE SHALL BE IN COMPLIANCE WITH TABLE N1102.1, N1102.1.2, & N1102.2.2.4 AS APPLICABLE.
   INSULATION OPTION ALLOWED - KTCWEN SPRAY-IN INSULATION.
   *** RESCHECK INSULATION EVALUATION PACKAGE REFERENCE OVER R30 R-VALUES.**
31) 2" OF SOLID WOOD (NOMINAL 2x RIM JOIST OR BLOCKING w/1/2" PLYWOOD).
32) FACE BRICK VENEER WEEP HOLES AT 33" O.C. AT FIRST COURSE
33) N/A
34) BRICK TIES AT 16" ON CENTER EACH WAY.
35) AIR SPACE
36) HALF-ROLL 15 lb. FELT, BEHIND SHEATHING,

## ELECTRICAL NOTES:

1. INSTALL SYSTEMS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODE AND AMENDMENTS. WORK SHALL BE INSTALLED IN A WORKMANLIKE FASHION. ALL MATERIAL MUST BE NEW AND OF GOOD QUALITY AND SHALL BEAR THE STAMP OF APPROVAL OF THE UNDERWRITERS' LABORATORIES, INC. (U.L.).

2. PROVIDE ALL SUPERVISION, LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR THE INSTALLATION OF COMPLETE AND OPERATING ELECTRICAL SYSTEMS IN THE BUILDING. PAY ALL FEES AND OBTAIN ALL PERMITS RELATED TO CONSTRUCTION ACTIVITIES AND UTILITY SERVICE INSTALLATION.

3. ELECTRICAL SERVICE ENTRANCE SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE LIGHTING AND POWER COMPANY.

4. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE, APPROXIMATE LOCATIONS OF EQUIPMENT AND CONDUIT ARE SHOWN. THE ELECTRICAL CONTRACTOR SHALL LAYOUT ALL EQUIPMENT ROOMS TO MAKE SURE PROPER CLEARANCES REQUIRED BY THE NEC, PRIOR TO ORDERING OF EQUIPMENT. EXACT LOCATION OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD.

4. ALL WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER AND IN THE BEST PRACTICE OF THE ONLY WORKMEN SKILLED IN THE TRADES SHALL BE EMPLOYED TO PERFORM THE WORK INCLUDED IN THESE SPECIFICATIONS.

5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES, FILE ALL NOTICES, PAY ALL LEGAL FEES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK SPECIFIED OR SHOWN ON THE DRAWINGS. THIS APPLIES TO FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. APPROVAL TO THE VARIOUS INSURING AND INSPECTION AUTHORITIES SHALL ALSO BE OBTAINED.

6. ALL LIGHTING AND ELECTRICAL POWER CIRCUITS TO HAVE SEPARATE NEUTRAL.

7. ALL 120V GENERAL BRANCH CIRCUITS, CARBON MONOXIDE / SMOKE ALARM COMBO UNITS AND LIGHTS RQUIRING ARC FAULT CIRCUIT INTERRUPTING CIRCUIT BREAKER EXCEPTION IS GFI CIRCUIT BREAKERS IN BATHROOM AND KITCHEN. GFCI RECEPTACLE NOTED ON THE PLAN SHALL BE A DEDICATED GFCI RECEPTACLE. DO NOT INSTALL NON-GFCI RECEPTACLE PROTECTED BY UPSTREAM GFCI RECEPTACLE.

8. ALL WIRING SHALL BE 600 VOLT, SOFT DRAWN ANNEALED COPPER, 98% CONDUCTIVITY,CONTINUOUS FROM OUTLET TO OUTLET. MINIMUM WIRE SIZE #12. ALL WIRE SHALL BE STRANDED TYPE THHN OR THWN-2 (WET RATED FOR 90° C). ALL WIRES SHALL BE COLOR CODED WITH SAME COLOR CONNECTED TO SAME UNGROUNDED PHASE THROUGHOUT THE INSTALLATION. CONDUCTORS #3 AND LARGER MAY HAVE BLACK INSULATION, BUT COLOR CODED WITH 1/2" WIDE BAND OF COLORED TAPE, AT ACCESSIBLE LOCATIONS. RAP CONDUCTOR MINIMUM 6" WIDTH.

9. ROMEX WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED - VERIFY.

10. MC CABLE WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED - VERIFY.

11. PROVIDE GREEN GROUNDING WIRE FOR ALL FIXTURES AND J-BOXES.

12. VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF ALL AHU'S AND CU'S WITH ELECTRICAL CONTRACTOR PRIOR TO BID AND CONSTRUCTION.

13. DO NOT INSTALL ELECTRICAL PANELS BELOW DUCT WORK AND WATER PIPING. COORDINATE WITH ELECTRICAL CONTRACTOR FOR EXACT ELECTRICAL REQUIREMENT OF HVAC EQUIPMENT PRIOR TO ORDERING CIRCUIT BREAKERS AND WIRE.

14. VERIFY EXACT LOCATIONS OF ALL KITCHEN EQUIPMENT WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION. VERIFY MOUNTING HEIGHTS OF RECEPTACLES PER MANUFACTURER SPECIFICATIONS. VERIFY ALL ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG PROR TO CONSTRUCTION.

15. DO NOT RUN BRANCH CIRCUITS BELOW SLAB EXCEPT MAJOR FEEDERS AND CIRCUITS FOR FLOOR OUTLETS.

16. ALL CONDUIT, CABLES AND SUPPORTS TO BE PERPENDICULAR OR PARALLEL TO THE BUILDING STRUCTURE; NO ODD ANGLES UNLESS OTHERWISE APPROVED BY OWNER.

17. WHERE PORTIONS OF INTERIOR RACEWAY SYSTEM ARE EXPOSED TO WIDELY DIFFERENT TEMPERATURES, PROVIDE AIR SEALING PER NEC TO PREVENT CIRCULATION OF AIR FROM WARMER TO A COOLER SECTION. SUCH AS BETWEEN INSIDE AND OUTSIDE BUILDINGS, NON-CONDITIONED BOILER ROOMS, INTO REFRIGERATORS / FREEZERS, ETC. PER NEC 300.7(A)

18. AV POWER BY OTHERS. ELECTRICAL CONTRACTOR TO OBTAIN ALL LOADS PRIOR TO INSTALLATION. PROVIDE J-BOXES, CONDUIT & SLEEVES THRU WALLS AND FLOORS FOR DATA, TEL., SECURITY, TV, FIRE ALARM & SOUND SYSTEMS WIRING, ETC.

19. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE AND CURRENT BEFORE CONNECTION TO CIRCUITS.

20. CORRECTION OF ALY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE

21. REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.

22. ALL SMOKE ALARMS & CARBON MONOXIDE ALARMS TO BE COMBO UNITS AND TO HAVE BATTERY PACK UP AND SIGNAL SIMULTANEOUSLY WITH TEMPORAL SOUND. SMOKE/CARBON ALARMS TO BE LOCATED MINIMUM 3' FROM R/A & SUPPLY GRILLS, KITCHENS AND BATHROOMS.

23. ALL DIMMER SWITCHES TO BE LUTRON SLIDE BAR WITH ON/OFF BUTTON RATED FOR 20A.

24. LIGHT SWITCHES SHALL BE MOUNTED WITHIN 6" OF DOOR JAM ON STRIKE SIDE UNLESS APPROVED OTHERWISE. MOUNT AT 42" OR AS ADA DICTATES. LOCATE RECEPTACLES APPROXIMATELY 1'-6" ABOVE THE FINISHED FLOOR ELEVATION OR NEAREST BLOCK COURSE (WITHIN ADA REQUIREMENTS), UNLESS OTHERWISE NOTED. THE LONG DIMENSION OF THE RECEPTACLE SHALL BE VERTICAL. ALL DEVICES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.

25. CONTRACTOR TO VERIFY EXACT MOUNTING HEIGHT FOR ALL TV RECEPTACLES PRIOR TO CONSTRUCTION.

26. MOUNT RECEPTACLE 12" BELOW COUNTER TOP OF KITCHEN ISLAND COUNTER, VERIFY EXACT MOUNTING HEIGTH WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.

27. CONTRACTOR TO PROVIDE "PIG TAIL" SPLICES TO ALL RECEPTACLE DEVICES. DO NOT WIRE IN SERIES THRU THE DEVICE.

28. RECEPTACLES IN KITCHEN AREAS, BATHROOMS, OUTDOOR AND RECEPTACLES WITHIN 6' OF SINKS SHALL BE GFCI TYPE WITH PIG TAIL SPLICES. ALL DEVICES INSTALLED OUTDOORS SHALL BE WEATHERPROOF AND GFCI PROTECTED. WHEN GFCI IS NOT NOTED ON THE DRAWINGS, PROVIDE GFCI RECEPTACLES PER THIS NOTE.

29. ELECTRICAL DEVICES IN FIRE RATED WALLS SHALL BE A MINIMUM OF 24" AWAY FROM DEVICES ON THE OPPOSITE SIDE OF THE WALL TO MAINTAIN FIRE RATING.

30. SPECIAL DEVICES: REFER TO DRAWINGS, ALL SPECIFICATION GRADE. PROVIDE MATCHING CORD AND CAP.

31. OUTDOOR COVERS: HUBBELL WP26M ALUMINUM COVER RATED FOR WET LOCATION WITH CORD CONNECTED TO DEVICE.

32. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WEB LOCATIONS AND SPECIAL ENCLOSURES.

33. DISCONNECT SWITCH SHALL BE HEAVY DUTY RATED.

34. ALL 14 AND 20 AMP, 120 AND 240 VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT (TR) RECEPTACLES FOR CHILD SAFETY.

35. LIGHT FIXTURE CATALOG NUMBER SHOWN FOR REFERENCE ONLY. ALL INTERIOR AND EXTERIOR LIGHT FIXTURES SELECTION TO BE MADE BY OWNER / ARCHITECT / INTERIOR DESIGNER. CONTRACTOR TO PROVIDE AND INSTALL ALL LIGHT FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY ARCHITECT / OWNER.

36. ARCHITECT TO SET MOUNTING HEIGHTS FOR ALL FIXTURES.

37. LIGHT FIXTURE CATALOG NUMBERS AND DESCRIPTIONS ARE SCHEDULED FOR ESTABLISHING QUALITY, APPEARANCE AND PERFORMANCE. RELATED TO TRIM, ALL FIXTURE SHALL BE CONFIRMED (BY THE ELECTRICAL CONTRACTOR) WITH THE ROOM FINISH SCHEDULE AND THE REFLECTED CEILING PLANS ON THE ARCHITECTURAL PLANS PRIOR TO BIDDING AND SUBMITTING LIGHT FIXTURES. PROVIDE DRY WALL KIT AS REQUIRED.

38. CONFIRM BUILDING STANDARD LAMP COLOR AND TEMPERATURE WITH OWNER'S REPRESENTATIVE.

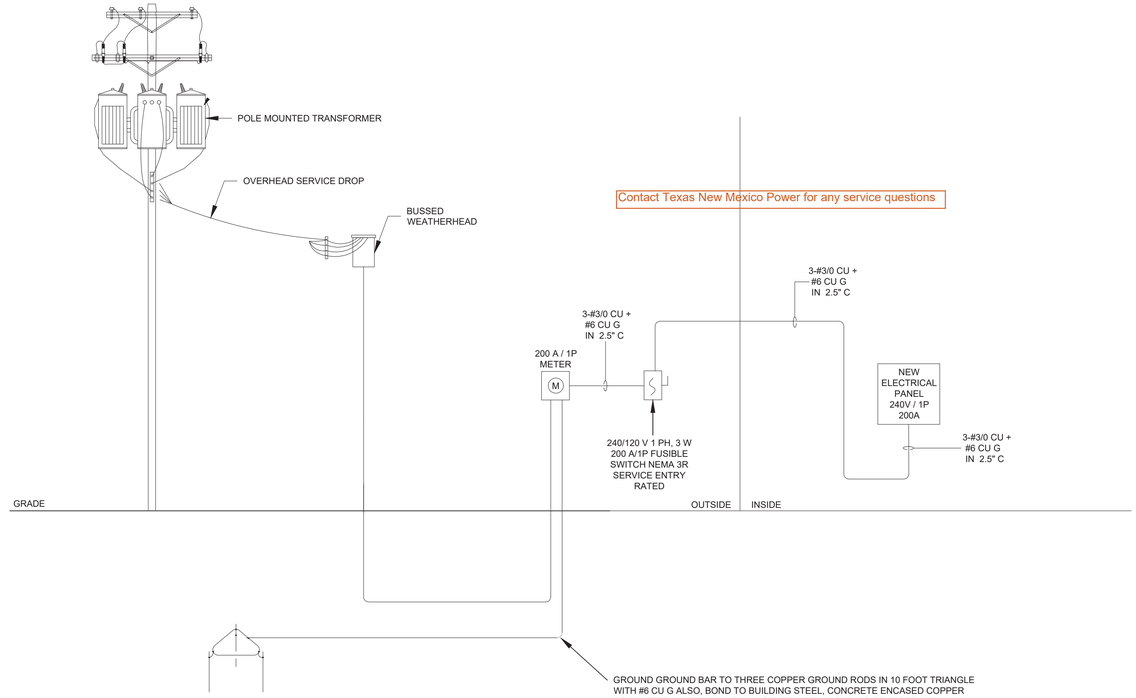
39. REFER TO ARCHITECTURAL DRAWINGS FOR GRID/FLANGE AREAS, PRIOR TO BIDDING OF LIGHTING. CONTRACTOR IS RESPONSIBLE FOR QUAINTLY OF EACH LIGHT FIXTURE.

40. ALL LIGHT FIXTURE SHALL BE UL LISTED.

41. COORDINATE ALL LIGHT LOCATIONS WITH AIR CONDITIONING AND PLUMBING TRADES.

42. EXTERIOR FIXTURES TO BE WET LOCATION LISTED.

Regardless. All outlets in these rooms to be GFCI




1 ONE LINE DIAGRAM TYPICAL FOR ALL UNITS
SCALE: N.T.S.

## FUTURE SOLAR, GENERATOR AND TESLA POWERWALL NOTES:

1) PROVIDE AND INSTALL ALL NECESSARY CONDUITS AND WIRES FOR THE FUTURE INSTALLATION OF SOLAR ARRAY, GENERATOR AND TESLA POWERWALL. COORDINATE LOCATION WITH ARCHITECT. CONDUITS SHALL BE CAPPED AND LABELED AT BOTH ENDS.

FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER

05/13/2025

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WHITHOUT THE AUTHORIZATION OF FORWARD MEP

**FOR PERMIT**

TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

| ISSUE FOR PERMIT | |
|---|---|

**ELECTRICAL ONE LINE DIAGRAM**

E101

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## ELECTRICAL NOTES:

1. INSTALL SYSTEMS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL OTHER LOCAL CODE AND AMENDMENTS. WORK SHALL BE INSTALLED IN A WORKMANLIKE FASHION. ALL MATERIAL MUST BE NEW AND OF GOOD QUALITY AND SHALL BEAR THE STAMP OF APPROVAL OF THE UNDERWRITERS' LABORATORIES, INC. (U.L.).

2. PROVIDE ALL SUPERVISION, LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR THE INSTALLATION OF COMPLETE AND OPERATING ELECTRICAL SYSTEMS IN THE BUILDING. PAY ALL FEES AND OBTAIN ALL PERMITS RELATED TO CONSTRUCTION ACTIVITIES AND UTILITY SERVICE INSTALLATION.

3. ELECTRICAL SERVICE ENTRANCE SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE LIGHTING AND POWER COMPANY.

4. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE, APPROXIMATE LOCATIONS OF EQUIPMENT AND CONDUIT ARE SHOWN. THE ELECTRICAL CONTRACTOR SHALL LAYOUT ALL EQUIPMENT ROOMS TO MAKE SURE PROPER CLEARANCES REQUIRED BY THE NEC, PRIOR TO ORDERING OF EQUIPMENT. EXACT LOCATION OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD.

4. ALL WORK SHALL BE PERFORMED IN A NEAT WORKMANLIKE MANNER AND IN THE BEST PRACTICE OF THE ONLY WORKMEN SKILLED IN THE TRADES SHALL BE EMPLOYED TO PERFORM THE WORK INCLUDED IN THESE SPECIFICATIONS.

5. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES, FILE ALL NOTICES, PAY ALL LEGAL FEES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK SPECIFIED OR SHOWN ON THE DRAWINGS. THIS APPLIES TO FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS. APPROVAL TO THE VARIOUS INSURING AND INSPECTION AUTHORITIES SHALL ALSO BE OBTAINED.

6. ALL LIGHTING AND ELECTRICAL POWER CIRCUITS TO HAVE SEPARATE NEUTRAL.

7. ALL 120V GENERAL BRANCH CIRCUITS, CARBON MONOXIDE / SMOKE ALARM COMBO UNITS AND LIGHTS RQUIRING ARC FAULT CIRCUIT INTERRUPTING CIRCUIT BREAKER EXCEPTION IS GFI CIRCUIT BREAKERS IN BATHROOM AND KITCHEN. GFCI RECEPTACLE NOTED ON THE PLAN SHALL BE A DEDICATED GFCI RECEPTACLE. DO NOT INSTALL NON-GFCI RECEPTACLE PROTECTED BY UPSTREAM GFCI RECEPTACLE.

8. ALL WIRING SHALL BE 600 VOLT, SOFT DRAWN ANNEALED COPPER, 98% CONDUCTIVITY,CONTINUOUS FROM OUTLET TO OUTLET. MINIMUM WIRE SIZE #12. ALL WIRE SHALL BE STRANDED TYPE THHN OR THWN-2 (WET RATED FOR 90° C). ALL WIRES SHALL BE COLOR CODED WITH SAME COLOR CONNECTED TO SAME UNGROUNDED PHASE THROUGHOUT THE INSTALLATION. CONDUCTORS #3 AND LARGER MAY HAVE BLACK INSULATION, BUT COLOR CODED WITH 1/2" WIDE BAND OF COLORED TAPE, AT ACCESSIBLE LOCATIONS. RAP CONDUCTOR MINIMUM 6" WIDTH.

9. ROMEX WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED - VERIFY.

10. MC CABLE WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED - VERIFY.

11. PROVIDE GREEN GROUNDING WIRE FOR ALL FIXTURES AND J-BOXES.

12. VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF ALL AHU'S AND CU'S WITH ELECTRICAL CONTRACTOR PRIOR TO BID AND CONSTRUCTION.

13. DO NOT INSTALL ELECTRICAL PANELS BELOW DUCT WORK AND WATER PIPING. COORDINATE WITH ELECTRICAL CONTRACTOR FOR EXACT ELECTRICAL REQUIREMENT OF HVAC EQUIPMENT PRIOR TO ORDERING CIRCUIT BREAKERS AND WIRE.

14. VERIFY EXACT LOCATIONS OF ALL KITCHEN EQUIPMENT WITH OWNER/ARCHITECT PRIOR TO CONSTRUCTION. VERIFY MOUNTING HEIGHTS OF RECEPTACLES PER MANUFACTURER SPECIFICATIONS. VERIFY ALL ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG PROR TO CONSTRUCTION.

15. DO NOT RUN BRANCH CIRCUITS BELOW SLAB EXCEPT MAJOR FEEDERS AND CIRCUITS FOR FLOOR OUTLETS.

16. ALL CONDUIT, CABLES AND SUPPORTS TO BE PERPENDICULAR OR PARALLEL TO THE BUILDING STRUCTURE; NO ODD ANGLES UNLESS OTHERWISE APPROVED BY OWNER.

17. WHERE PORTIONS OF INTERIOR RACEWAY SYSTEM ARE EXPOSED TO WIDELY DIFFERENT TEMPERATURES, PROVIDE AIR SEALING PER NEC TO PREVENT CIRCULATION OF AIR FROM WARMER TO A COOLER SECTION. SUCH AS BETWEEN INSIDE AND OUTSIDE BUILDINGS, NON-CONDITIONED BOILER ROOMS, INTO REFRIGERATORS / FREEZERS, ETC. PER NEC 300.7(A)

18. AV POWER BY OTHERS. ELECTRICAL CONTRACTOR TO OBTAIN ALL LOADS PRIOR TO INSTALLATION. PROVIDE J-BOXES, CONDUIT & SLEEVES THRU WALLS AND FLOORS FOR DATA, TEL., SECURITY, TV, FIRE ALARM & SOUND SYSTEMS WIRING, ETC.

19. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE AND CURRENT BEFORE CONNECTION TO CIRCUITS.

20. CORRECTION OF ALY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE

21. REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.

22. ALL SMOKE ALARMS & CARBON MONOXIDE ALARMS TO BE COMBO UNITS AND TO HAVE BATTERY PACK UP AND SIGNAL SIMULTANEOUSLY WITH TEMPORAL SOUND. SMOKE/CARBON ALARMS TO BE LOCATED MINIMUM 3' FROM R/A & SUPPLY GRILLS, KITCHENS AND BATHROOMS.

23. ALL DIMMER SWITCHES TO BE LUTRON SLIDE BAR WITH ON/OFF BUTTON RATED FOR 20A.

24. LIGHT SWITCHES SHALL BE MOUNTED WITHIN 6" OF DOOR JAM ON STRIKE SIDE UNLESS APPROVED OTHERWISE. MOUNT AT 42" OR AS ADA DICTATES. LOCATE RECEPTACLES APPROXIMATELY 1'-6" ABOVE THE FINISHED FLOOR ELEVATION OR NEAREST BLOCK COURSE (WITHIN ADA REQUIREMENTS), UNLESS OTHERWISE NOTED. THE LONG DIMENSION OF THE RECEPTACLE SHALL BE VERTICAL. ALL DEVICES SHALL BE FLUSH MOUNTED UNLESS OTHERWISE NOTED.

25. CONTRACTOR TO VERIFY EXACT MOUNTING HEIGHT FOR ALL TV RECEPTACLES PRIOR TO CONSTRUCTION.

26. MOUNT RECEPTACLE 12" BELOW COUNTER TOP OF KITCHEN ISLAND COUNTER, VERIFY EXACT MOUNTING HEIGTH WITH ARCHITECT/OWNER PRIOR TO ROUGH-IN.

27. CONTRACTOR TO PROVIDE "PIG TAIL" SPLICES TO ALL RECEPTACLE DEVICES. DO NOT WIRE IN SERIES THRU THE DEVICE.

28. RECEPTACLES IN KITCHEN AREAS, BATHROOMS, OUTDOOR AND RECEPTACLES WITHIN 6' OF SINKS SHALL BE GFCI TYPE WITH PIG TAIL SPLICES. ALL DEVICES INSTALLED OUTDOORS SHALL BE WEATHERPROOF AND GFCI PROTECTED. WHEN GFCI IS NOT NOTED ON THE DRAWINGS, PROVIDE GFCI RECEPTACLES PER THIS NOTE.

29. ELECTRICAL DEVICES IN FIRE RATED WALLS SHALL BE A MINIMUM OF 24" AWAY FROM DEVICES ON THE OPPOSITE SIDE OF THE WALL TO MAINTAIN FIRE RATING.

30. SPECIAL DEVICES: REFER TO DRAWINGS, ALL SPECIFICATION GRADE. PROVIDE MATCHING CORD AND CAP.

31. OUTDOOR COVERS: HUBBELL WP26M ALUMINUM COVER RATED FOR WET LOCATION WITH CORD CONNECTED TO DEVICE.

32. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS IN WEB LOCATIONS AND SPECIAL ENCLOSURES.

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34. ALL 14 AND 20 AMP, 120 AND 240 VOLT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT (TR) RECEPTACLES FOR CHILD SAFETY.

35. LIGHT FIXTURE CATALOG NUMBER SHOWN FOR REFERENCE ONLY. ALL INTERIOR AND EXTERIOR LIGHT FIXTURES SELECTION TO BE MADE BY OWNER / ARCHITECT / INTERIOR DESIGNER. CONTRACTOR TO PROVIDE AND INSTALL ALL LIGHT FIXTURES AS CALLED FOR ON PLANS OR AS SELECTED BY ARCHITECT / OWNER.

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38. CONFIRM BUILDING STANDARD LAMP COLOR AND TEMPERATURE WITH OWNER'S REPRESENTATIVE.

39. REFER TO ARCHITECTURAL DRAWINGS FOR GRID/FLANGE AREAS, PRIOR TO BIDDING OF LIGHTING. CONTRACTOR IS RESPONSIBLE FOR QUAINTLY OF EACH LIGHT FIXTURE.

40. ALL LIGHT FIXTURE SHALL BE UL LISTED.

41. COORDINATE ALL LIGHT LOCATIONS WITH AIR CONDITIONING AND PLUMBING TRADES.

42. EXTERIOR FIXTURES TO BE WET LOCATION LISTED.

## NEW ELECTRICAL PANEL

200A MCB
120/240V, 1 PHASE, 3 WIRE
NEMA 1
SHORT CIRCUIT RATING: 22K AIC

| LOAD | DESCRIPTION | WIRE | CB | CKT | A C | CKT | CB | WIRE | DESCRIPTION | LOAD |
|---|---|---|---|---|---|---|---|---|---|---|
| 180 | WP OUTDOOR RECEPTACLE | 3-12 | 20 / 1 GFCI | 1 | | 2 | 20 / 2 | 3-12 | DUAL GFCI & AFCI KITCHEN OVEN | 3,000 |
| 1,080 | GARAGE RECEPTACLES | 3-12 | 20 / 1 GFCI | 3 | | 4 | | | | |
| 1,080 | GARAGE RECEPTACLES | 3-12 | 20 / 1 GFCI | 5 | | 6 | 20 / 1 | 3-12 | DUAL GFCI & AFCI KITCHEN RECEP. | 360 |
| 720 | MASTER SUITE RECEPTACLES | 3-12 | 20 / 1 AFCI | 7 | | 8 | 20 / 1 | 3-12 | DUAL GFCI & AFCI KITCHEN RECEP. | 360 |
| 900 | MASTER SUITE RECEPTACLES | 3-12 | 20 / 1 AFCI | 9 | | 10 | 20 / 1 | 3-12 | DUAL GFCI & AFCI FRIDGE RECEP. | 1,500 |
| 360 | MASTER BATH RECEPTACLES | 3-12 | 20 / 1 GFCI | 11 | | 12 | 20 / 1 | 3-12 | DUAL GFCI & AFCI KITCHEN RECEP. | 180 |
| 180 | WP OPEN DECK RECEPTACLE | 3-12 | 20 / 1 GFCI | 13 | | 14 | 20 / 1 | 3-12 | DUAL GFCI & AFCI DISHWASHER RECEP. | 1,500 |
| 360 | M. CLOSET & GUN SAFE RECEP. | 3-12 | 20 / 1 AFCI | 15 | | 16 | 20 / 1 | 3-12 | DUAL GFCI & AFCI PANTRY RECEP. | 720 |
| 360 | WP COVERED DECK RECEPTACLES | 3-12 | 20 / 1 GFCI | 17 | | 18 | 20 / 1 | 3-12 | DUAL GFCI & AFCI PANTRY RECEP. | 720 |
| 1,260 | DINING AND LIVING ROOM RECEP. | 3-12 | 20 / 1 AFCI | 19 | | 20 | 20 / 1 GFCI | 3-12 | BATH 3 RECEPTACLE | 180 |
| 360 | DINING RECEPTACLES | 3-12 | 20 / 1 AFCI | 21 | | 22 | 20 / 1 AFCI | 3-12 | BED 3 RECEPTACLES | 1,080 |
| 1,500 | DUAL GFCI & AFCI LAUNDRY RECEP. | 3-12 | 20 / 1 | 23 | | 24 | 20 / 1 AFCI | 3-12 | ART ROOM / STUDY RECEP. | 900 |
| 900 | BEDROOM 2 RECEPTACLES | 3-12 | 20 / 1 AFCI | 25 | | 26 | 20 / 1 AFCI | 3-12 | ART ROOM / STUDY RECEP. | 720 |
| 180 | BATH 2 RECEPTACLE | 3-12 | 20 / 1 GFCI | 27 | | 28 | 50 / 2 | 3-6 | ELEVATOR / LIFT | 9,600 |
| 360 | HALLWAY RECEPTACLES | 3-12 | 20 / 1 AFCI | 29 | | 30 | | | | |
| 180 | WP COVERED DECK RECEPTACLE | 3-12 | 20 / 1 GFCI | 31 | | 32 | 20 / 1 | 3-12 | GARAGE LIGHTS | 1,200 |
| 360 | WP FRONT ENTRY DECK RECEP. | 3-12 | 20 / 1 GFCI | 33 | | 34 | 20 / 1 | 3-12 | GARAGE LIGHTS | 1,200 |
| 360 | WP FRONT ENTRY DECK RECEP. | 3-12 | 20 / 1 GFCI | 35 | | 36 | 20 / 1 | 3-12 | BED 2 & BATH 2 LIGHTS | 1,200 |
| 3,000 | DUAL GFCI & AFCI DRYER RECEP. | 3-12 | 20 / 2 | 37 | | 38 | 20 / 1 | 3-12 | HALLWAY & DECK LIGHTS | 1,200 |
| | | | | 39 | | 40 | 20 / 1 | 3-12 | KITCHEN & PANTRY LIGHTS | 1,200 |
| 180 | DUAL GFCI & AFCI RECEP. | 3-12 | 20 / 1 | 41 | | 42 | 20 / 1 | 3-12 | OUTDOOR LIGHTS | 1,200 |
| 9,600 | EV CHARGER | 3-6 | 50 / 2 | 43 | | 44 | 20 / 1 | 3-12 | LIVING & OUTDOOR LIGHTS | 1,200 |
| | | | | 45 | | 46 | 20 / 1 | 3-12 | MASTER SUITE LIGHTS | 1,200 |
| 1,656 | AHU | 3-12 | 30 / 1 | 47 | | 48 | 20 / 1 | 3-12 | MASTER BATHROOM LIGHTS | 1,200 |
| 1,656 | AHU | 3-12 | 30 / 1 | 49 | | 50 | 20 / 1 | 3-12 | DINING, DECK & M. CLOSET LIGHTS | 1,200 |
| 6,144 | CU | 3-6 | 50 / 2 | 51 | | 52 | 20 / 1 | 3-12 | ART ROOM / STUDY LIGHTS | 1,200 |
| | | | | 53 | | 54 | 20 / 1 | 3-12 | BED 3 & BATH 3 LIGHTS | 1,200 |
| 6,144 | CU | 3-6 | 50 / 2 | 55 | | 56 | 20 / 1 | | SPARE | |
| | | | | 57 | | 58 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 59 | | 60 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 61 | | 62 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 63 | | 64 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 65 | | 66 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 67 | | 68 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 69 | | 70 | 20 / 1 | | SPARE | |
| | SPARE | | 20 / 1 | 71 | | 72 | 20 / 1 | | SPARE | |
| 42,660 | TOTAL = 71,280 VA | | | | | | | | | 28,620 |

1. PROVIDE INTEGRAL SURGE PROTECTION DEVICE WITH 160 KA PER PHASE, INDICATE LIGHT, AND SURGE COUNTER FOR PANEL.
2. ACCEPTABLE MANUFACTURER FOR PANELBOARD: ABB, SQUARE D, SIEMENS, EATON
3. PROVIDE ARC-FAULT INTERRUPTING CIRCUIT BREAKER (AFCI) AS NOTED.
4. IDENTIFY ALL ELECTRICAL CIRCUITS WITH LOAD DESCRIPTION AND ROOM NO. NOTED AT PANELS

## LOAD ANALYSIS

| | |
|---|---|
| GENERAL LIGHTING & RECEPTACLE LOAD 220.82(B)(1) 3,592 SQ. FT. x 3 VA | 10,776 VA |
| SMALL APPLIANCE AND LAUNDRY LOAD 220.82(B)(2), 210.11(C)(1), AND (C)(2) | |
| 1500 VA X 2 | 3,000 VA |
| 1500 VA X 1 | 1,500 VA |
| APPLINACE LOADS | |
| OVEN | 3,000 VA |
| DISHWASHER LOAD | 1,500 VA |
| CLOTHES DRYER | 3,000 VA |
| ELEVATOR | 9,600 VA |
| TOTAL LOAD | 25,776 VA |
| APPLYING DEMAND LOAD 220.82(B) | |
| FIRST 10,000 VA x 100% | 10,000 VA |
| NEXT 22,376 VA x 40% | 8,950 VA |
| TOTAL LOAD A | 18,950 VA |
| SELECTING LARGEST LOAD 220.82(C)(1), (C)(2), AND (C)(4) | |
| A/C LOAD x 100% | 12,288 VA |
| HEATING LOAD x 65% | 3,312 VA |
| TOTAL LOAD B (SMALLER LOAD DROPPED) | 12,288 VA |
| EV CHARGING AT 100% | 9,600 VA |
| TOTAL LOAD C | 9,600 VA |
| TOTAL LOAD A | 18,950 VA |
| TOTAL LOAD B | 12,288 VA |
| TOTAL LOAD C | 9,600 VA |
| TOTAL LOAD A+B+C | 40,838 VA |
| TOTAL AMPS @240V/1PH | 171 AMPS |

See pages 13, 14, & 15 of architect electrical layout plans for notes and corrections

2 ELECTRICAL PANEL SCHEDULE & LOAD ANALYSIS
N.T.S.

## 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
- LI/CO CARBON MONOXIDE/ SMOKE DETECTOR w/ BATTERY BACKUP
- LI/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
- SD/CO WIRED SMOKE/CO DETECTOR
- FLOOD LIGHTS
- UNDER CABINET LIGHT
- OVER CABINET LIGHT
- IN CABINET LIGHT
- 2'X4' FLUORESCENT LIGHT BOX (1'x4' AND 4'x4' SIMILAR)
- ELECT. PANEL
- ELECT. METER
- IC INTERCOM
- KP SECURITY KEYPAD
- SECURITY CAMERA
- CEILING FAN
- CEILING FAN w/ LIGHT
- CEILING LIGHT W/ OPTIONAL FAN (PREWIRE AND BLOCK)


FORWARD MEP
TEXAS ENG. FIRM REG. NO. F-23046


SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER

05/13/2025


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**FOR PERMIT**

TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**ELECTRICAL PANEL SCHEDULES**

E102


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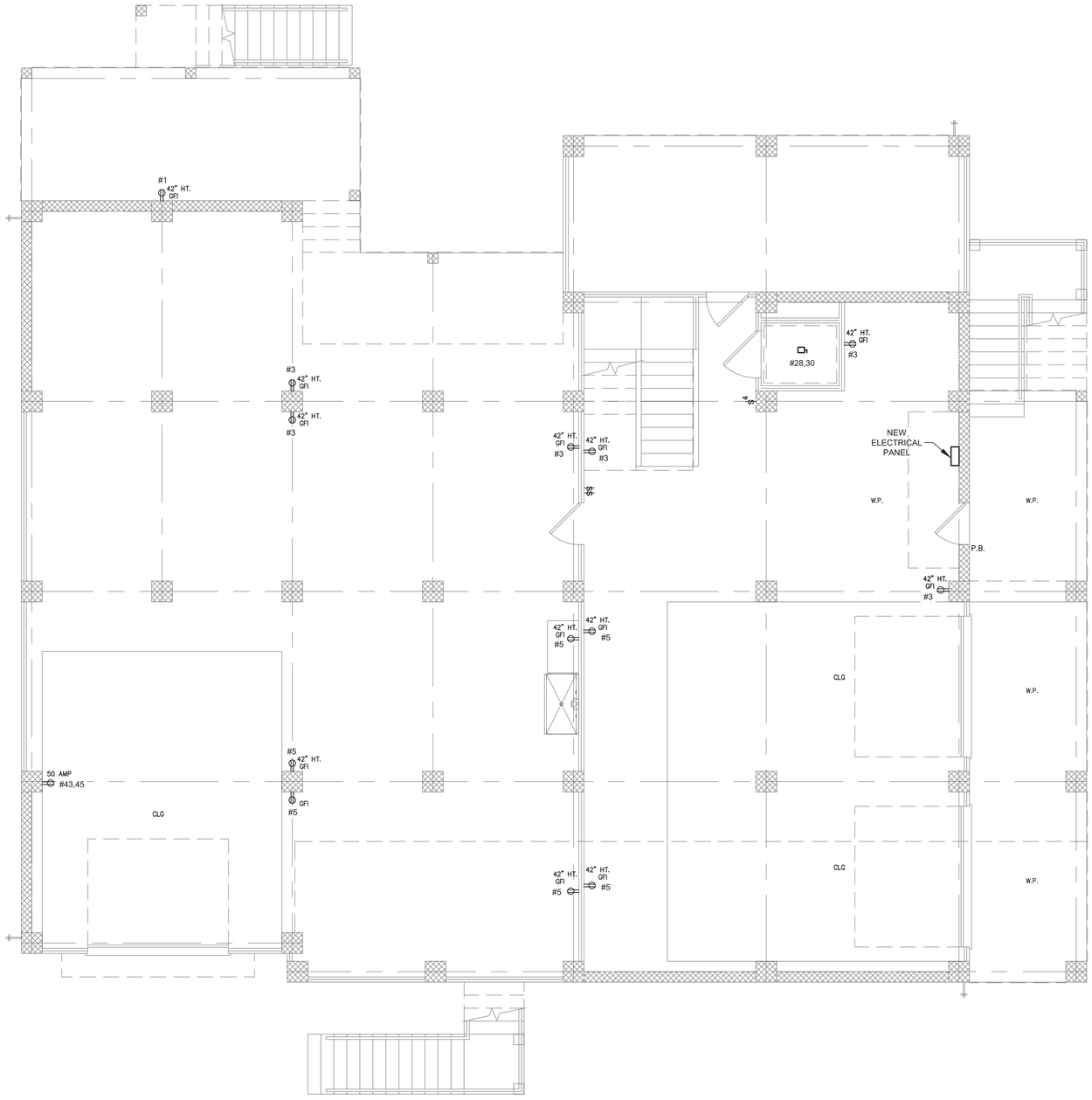


1 LEVEL 1 POWER FLOOR PLAN

1/4" = 1'0"

## ELECTRICAL GENERAL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. WORK SHALL BE INSTALLED IN A WORKMAN LIKE FASHION.
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7. ALL LIGHTING AND ELECTRICAL POWER CIRCUITS TO HAVE SEPARATE NEUTRAL.
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11. MC CABLE WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED. VERIFY WITH LOCAL AHJ.
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16. DO NOT RUN BRANCH CIRCUITS BELOW SLAB EXCEPT MAJOR FEEDERS AND CIRCUITS FOR FLOOR OUTLETS AND ISLAND APPLIANCES.
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## ELECTRICAL KEY NOTES:

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FORWARD MEP

TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER

05/13/2025

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**ELECTRICAL POWER FLOOR PLAN**

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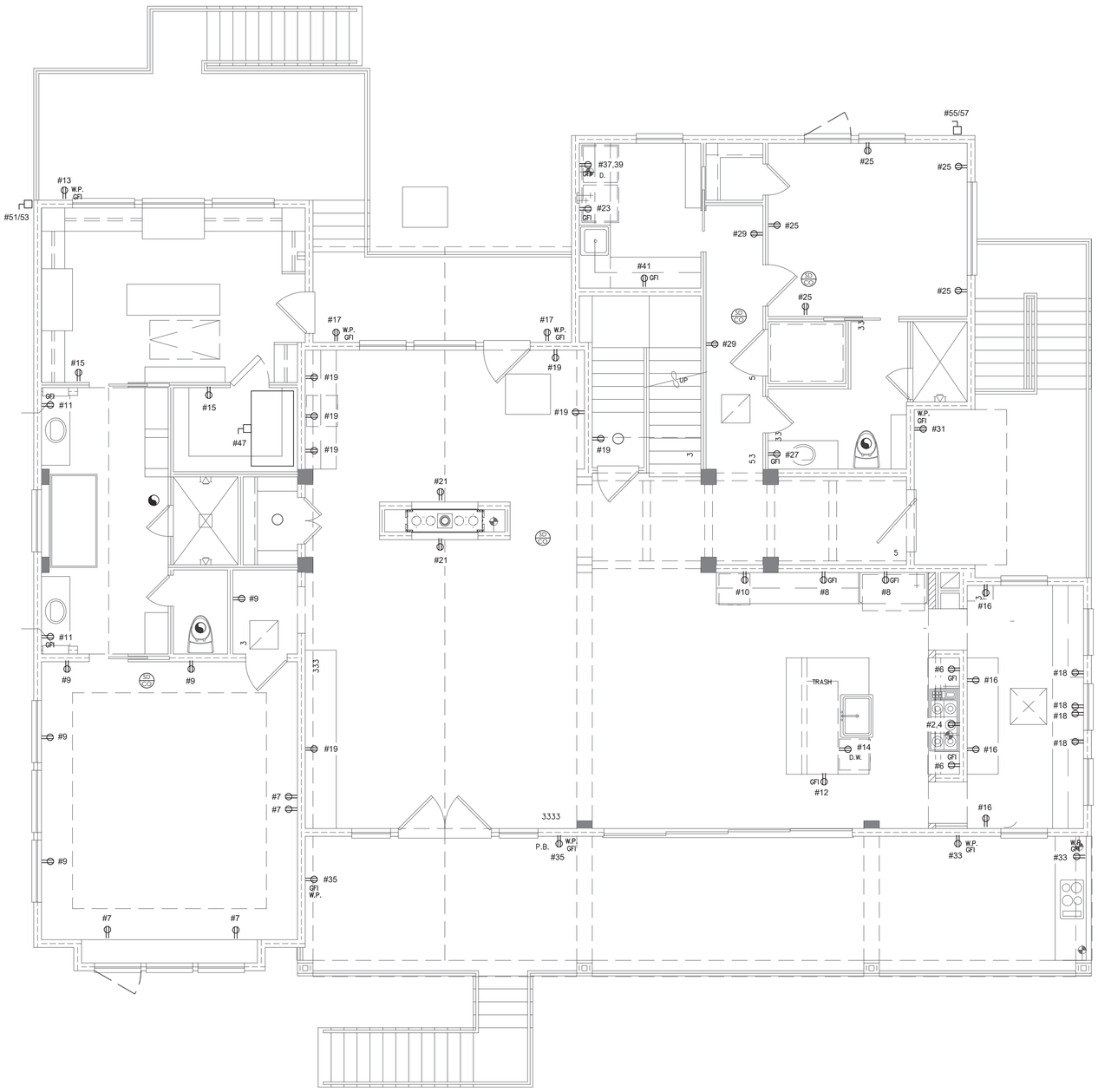


1 LEVEL 2 POWER FLOOR PLAN

1/4" = 1'0"

## ELECTRICAL GENERAL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. WORK SHALL BE INSTALLED IN A WORKMAN LIKE FASHION.
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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

0VICTORIA WAY FRIENDSWOOD, TX 77546

THE PARK, LOT 7 BLK 2

PROJECT NUMBER: 2514

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**ELECTRICAL POWER FLOOR PLAN**

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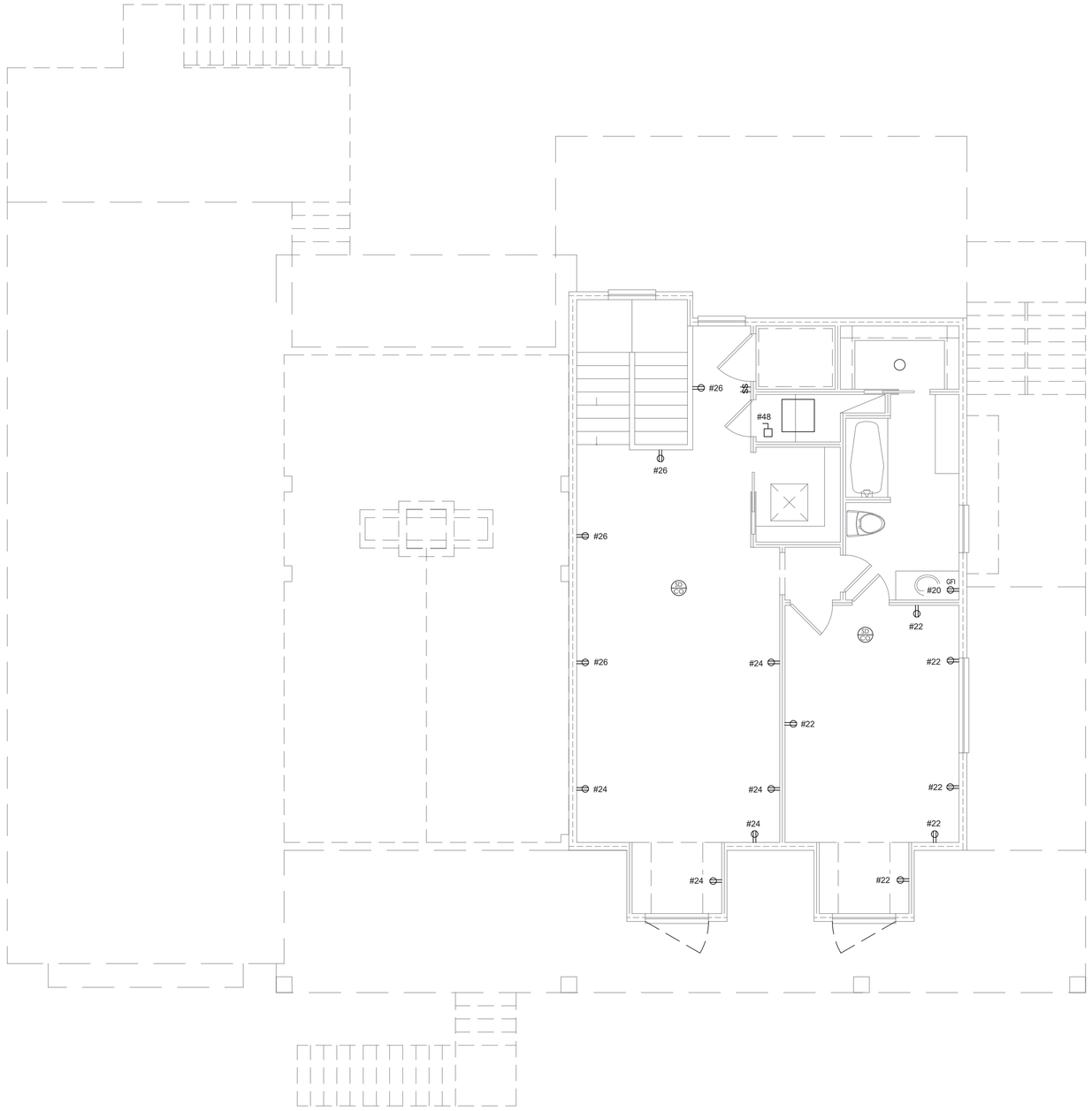


1 LEVEL 3 POWER FLOOR PLAN

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**FOR PERMIT**

TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**ELECTRICAL POWER FLOOR PLAN**

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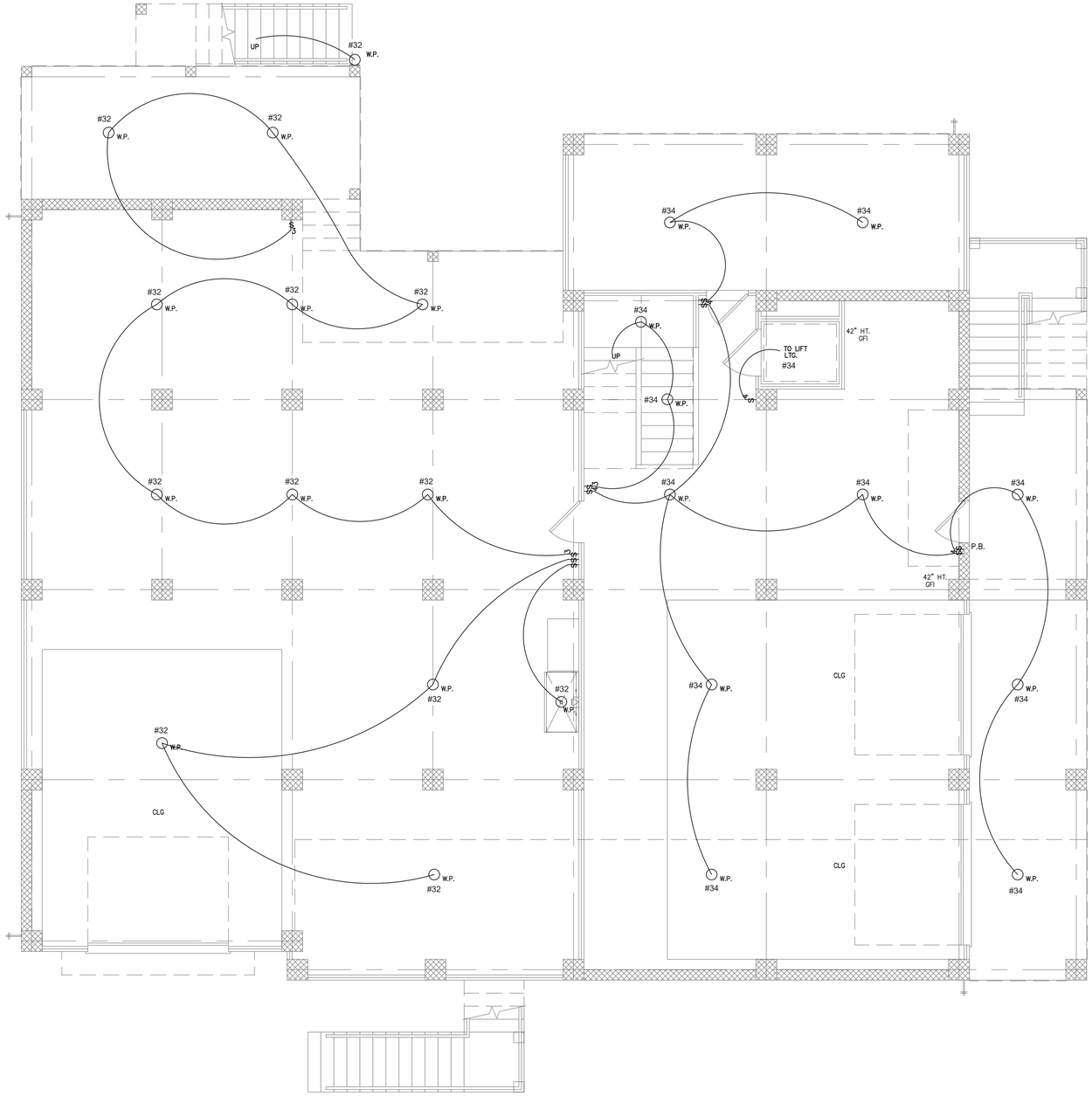


1 LEVEL 1 LIGHTING FLOOR PLAN

1/4" = 1'0"

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PROJECT NUMBER: 2523

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**ELECTRICAL LIGHTING FLOOR PLAN**

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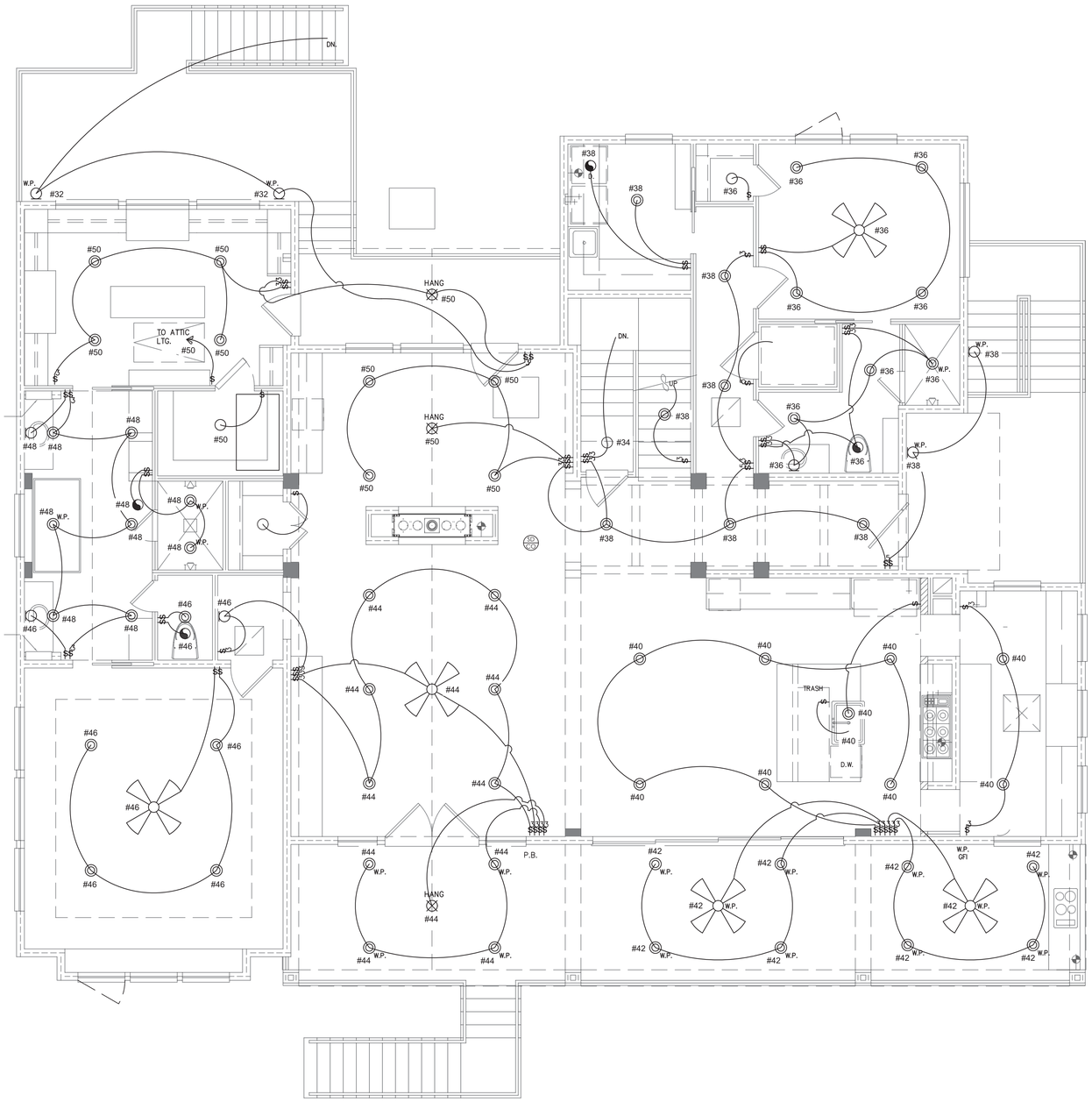


1 LEVEL 2 LIGHTING FLOOR PLAN

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1 CONNECT TO NEAREST EXISTING CIRCUIT.

2 WIRE BATHROOM EXHAUST FAN TO NEAREST LIGHTING CIRCUIT.

3 LOCATION AND QUANTITY OF SPACE SD/CO DETECTORS SHALL BE PER ARCHITECTURAL DRAWINGS. ENSURE ALL CO/SD DETECTORS ARE INTERCONNECTED SO THAT IF ONE ALARM IS TRIGGERED, ALL OTHERS WILL SOUND AS WELL, PROVIDING MAXIMUM EARLY WARNING CAPABILITY.

FORWARD MEP

TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER

05/13/2025

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2514

| ISSUE FOR PERMIT | |
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**ELECTRICAL LIGHTING FLOOR PLAN**

# E301

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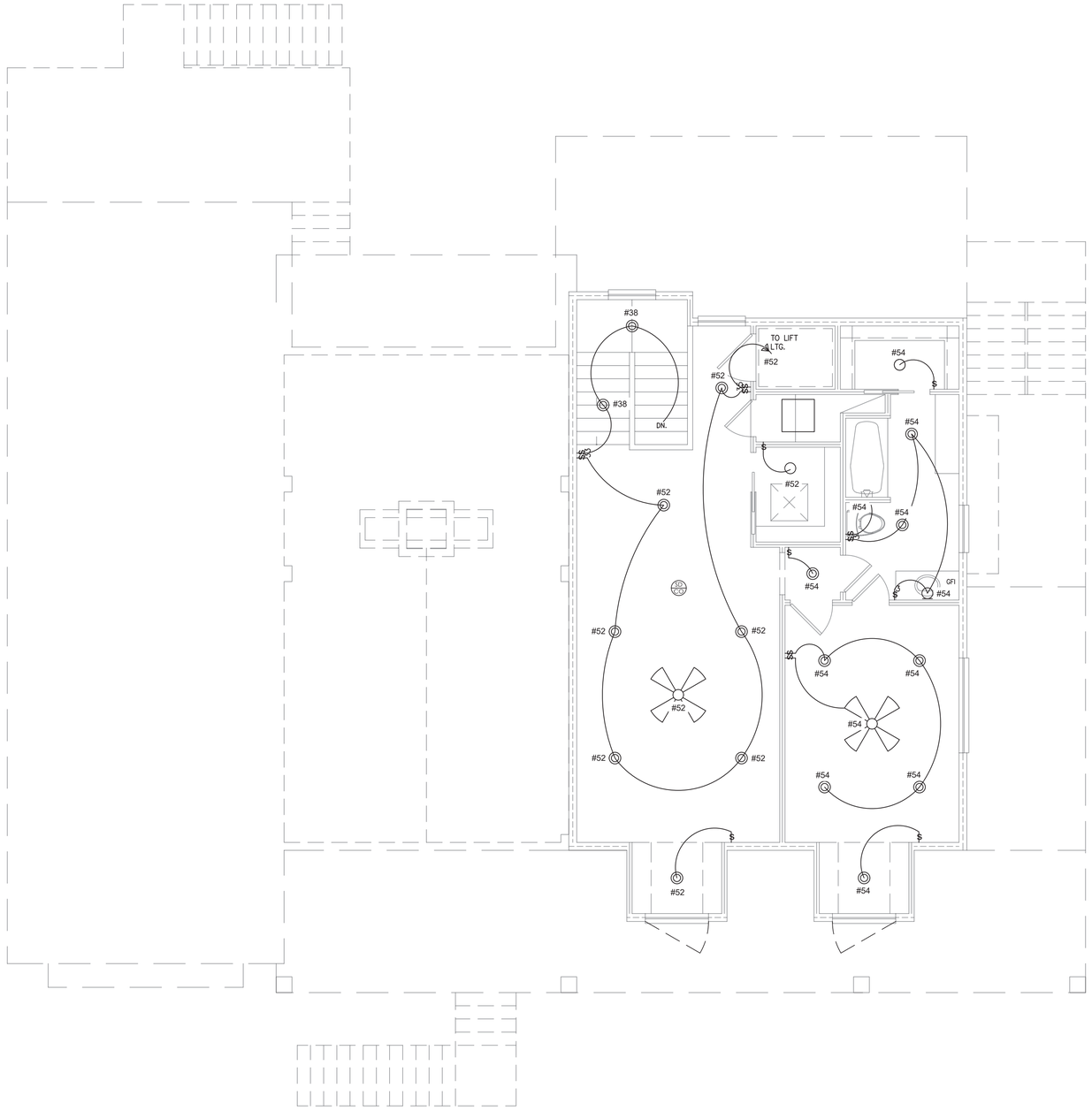


1 LEVEL 3 LIGHTING FLOOR PLAN

1/4" = 1'0"

## ELECTRICAL GENERAL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. WORK SHALL BE INSTALLED IN A WORKMAN LIKE FASHION.
2. ALL MATERIAL MUST BE NEW AND OF GOOD QUALITY AND SHALL BEAR THE STAMP OF APPROVAL OF THE UNDERWRITERS' LABORATORIES, INC (U.L.).
3. PROVIDE ALL SUPERVISION, LABOR, EQUIPMENT AND MATERIALS REQUIRED FOR THE INSTALLATION OF COMPLETE AND OPERATING ELECTRICAL SYSTEMS IN THE BUILDING.
4. PAY ALL FEES AND OBTAIN ALL PERMITS RELATED TO CONSTRUCTION ACTIVITIES AND UTILITY SERVICE INSTALLATION. COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK SPECIFIED OR SHOWN ON THE DRAWINGS. APPROVAL TO THE VARIOUS INSURING AND INSPECTION AUTHORITIES SHALL ALSO BE OBTAINED.
5. ELECTRICAL SERVICE ENTRANCE SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE LIGHTING AND POWER COMPANY.
6. ELECTRICAL DRAWINGS ARE SCHEMATIC IN NATURE. APPROXIMATE LOCATIONS OF EQUIPMENT AND CONDUIT ARE SHOWN. THE ELECTRICAL CONTRACTOR SHALL LAYOUT ALL EQUIPMENT ROOMS TO MAKE SURE PROPER CLEARANCES REQUIRED BY THE NEC, PRIOR TO ORDERING OF EQUIPMENT. EXACT LOCATION OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD.
7. ALL LIGHTING AND ELECTRICAL POWER CIRCUITS TO HAVE SEPARATE NEUTRAL.
8. GFCI RECEPTACLE NOTED ON THE PLAN SHALL BE A DEDICATED GFCI RECEPTACLE. DO NOT INSTALL NON-GFCI RECEPTACLE PROTECTED BY UPSTREAM GFCI RECEPTACLE.
9. ALL WIRING SHALL BE 600 VOLT, SOFT DRAWN ANNEALED COPPER, 98% CONDUCTIVITY, CONTINUOUS FROM OUTLET TO OUTLET. MINIMUM WIRE SIZE #12. ALL WIRE SHALL BE STRANDED TYPE THHN OR THWN-2 (WET RATED FOR 90°C). ALL WIRES SHALL BE COLOR CODED WITH THE SAME COLOR CONNECTED TO SAME UNGROUNDED PHASE THROUGHOUT THE INSTALLATION. CONDUCTORS #3 AND LARGER MAY HAVE BLACK INSULAITON, BUT COLOR CODED WITH 1/2" WIDE BAND OF COLORED TAPE, AT ACCESSIBLE LOCATIONS. RAP CONDUCTOR MINIMUM 6" WIDTH.
10. ROMEX WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED. VERIFY WITH LOCAL AHJ.
11. MC CABLE WITH GREEN GROUNDING WIRE MAY BE USED WHERE CONDUIT IS NOT REQUIRED. VERIFY WITH LOCAL AHJ.
12. PROVIDE GREEN GROUNDING FOR ALL FIXTURES AND J BOXES.
13. VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS OF ALL AHU'S AND CU'S WITH MECHANICAL CONTRACTOR PRIOR TO BID AND CONSTRUCTION.
14. DO NOT INSTALL ELECTRICAL PANELS BELOW DUCT WORK AND WATER PIPING. COORDINATE WTIH MECHANICAL & PLUMBING CONTRACTORS FOR EXACT ELECTRICAL REQUIREMENTS FOR EXACT ELECTRICAL REQUIREMENTS FOR MECHANICAL & PLUMBING EQUIPMENT PRIOR TO ORDERING CIRCUIT BREAKERS AND WIRE.
15. VERIFY EXACT LOCATIONS OF ALL KITCHEN EQUIPMENT WITH OWNER / ARCHITECT PRIOR TO CONSTRUCTION. VERIFY MOUNTING HEIGHTS OF RECEPTACLES PER MANUFACTURER SPECIFICATIONS. VERIFY ALL ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MFG PRIOR TO CONSTRUCTION.
16. DO NOT RUN BRANCH CIRCUITS BELOW SLAB EXCEPT MAJOR FEEDERS AND CIRCUITS FOR FLOOR OUTLETS AND ISLAND APPLIANCES.
17. ALL CONDUIT, CABLES, AND SUPPORTS TO BE PERPENDICULAR OR PARALLEL TO THE BUILDING STRUCTURE. NO ODD ANGLES UNLESS OTHERWISE APPROVED BY OWNER.
18. WHERE PORTIONS OF INTERIOR RACEWAY SYSTEMS ARE EXPOSED TO WIDELY DIFFERENT TEMPERATURES, PROVIDE AIR SEALING PER NEC TO PREVENT CIRCULATION OF AIR FROM WARMER TO COLLER SECTION SUCH AS BETWEEN INSIDE AND OUTSIDE BUILDINGS, NON-CONDITIONED BOILER ROOMS, INTO REFRIGERATORS / FREEZERS, ETC., PER NECE 300.7(A).
19. AV POWER BY OTHERS. ELECTRICAL CONTRACTOR TO OBTAIN ALL LOADS PRIOR TO INSTALLATION. PROVIDE J-BOXES, CONDUIT & SLEEVES THROUGH WALLS AND FLOORS FOR DATA, TELEPHONE, SECURITY, TV, FIRE ALARM, SOUND SYSTEMS WIRING, ETC.
20. CHECK ALL EQUIPMENT FOR PROPER VOLTAGE, PHASE, AND CURRENT BEFORE CONNECTION TO CIRCUITS.
21. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY PHASE OF THE INSTALLATION WHICH MAY BE DAMAGED.

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**ELECTRICAL LIGHTING FLOOR PLAN**

E302

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# MECHANICAL SPECIFICATIONS:

23 05 00 - COMMON WORK RESULTS FOR HVAC

1. INSTALLATION:
 1.1. GENERAL: SEQUENCE, COORDINATE, AND INTEGRATE THE VARIOUS ELEMENTS OF MECHANICAL SYSTEMS, MATERIALS, AND EQUIPMENT. COMPLY WITH THE FOLLOWING REQUIREMENTS:
  1.1.1. COORDINATE MECHANICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS, EQUIPMENT, AND MATERIALS INSTALLATION WITH OTHER BUILDING COMPONENTS.
  1.1.2. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS.
  1.1.3. ARRANGE FOR CHASES, SLOTS, AND OPENINGS IN OTHER BUILDING COMPONENTS DURING PROCESS OF CONSTRUCTION, TO ALLOW FOR MECHANICAL INSTALLATIONS.
  1.1.4. COORDINATE THE INSTALLATION OF REQUIRED SUPPORTING DEVICES AND SLEEVES TO BE SET IN POURED IN PLACE CONCRETE AND OTHER STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED.
  1.1.5. SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATIONS OF MECHANICAL MATERIALS AND EQUIPMENT FOR EFFICIENT FLOW OF THE WORK. GIVE PARTICULAR ATTENTION TO LARGE EQUIPMENT REQUIRING POSITIONING PRIOR TO CLOSING OF THE BUILDING.
  1.1.6. WHERE MOUNTING HEIGHTS ARE NOT DETAILED OR DIMENSIONED, INSTALL SYSTEMS, MATERIALS AND EQUIPMENT TO PROVIDE THE MAXIMUM HEADROOM POSSIBLE.
  1.1.7. COORDINATE CONNECTION OF MECHANICAL SYSTEMS WITH EXTERIOR, UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES. COMPLY WITH REQUIREMENTS OF GOVERNING REGULATIONS, FRANCHISED SERVICE COMPANIES, AND CONTROLLING AGENCIES. PROVIDE REQUIRED CONNECTION FOR EACH SERVICE.
  1.1.8. INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT TO CONFORM WITH ARCHITECTURAL ACTION MARKINGS ON SUBMITTAL, INCLUDING COORDINATION DRAWINGS, TO GREATEST EXTENT POSSIBLE. CONFORM TO ARRANGEMENTS INDICATED BY THE CONTRACT DOCUMENTS, RECOGNIZING THAT PORTIONS OF THE WORK SHOWN ARE SHOWN ONLY IN THE DIAGRAMMING FORM. WHERE COORDINATION REQUIREMENTS CONFLICT WITH INDIVIDUAL SYSTEM REQUIREMENTS, RESOLVE CONFLICTS AND ROUTE PROPOSED SOLUTION TO THE ARCHITECT FOR REVIEW AND APPROVAL.
  1.1.9. INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO OTHER BUILDING SYSTEMS AND COMPONENTS, WHERE INSTALLED EXPOSED IN FINISHED SPACES.
  1.1.10. INSTALL MECHANICAL EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE, AND REPAIR OR REPLACEMENT OF EQUIPMENT COMPONENTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM INTERFERENCE WITH OTHER INSTALLATIONS. EXTEND GREASE FITTINGS TO AN ACCESSIBLE LOCATION AND LABEL.
  1.1.11. INSTALL ACCESS PANEL OR DOORS WHERE UNITS ARE CONCEALED BEHIND FINISHED SURFACES.
  1.1.12. INSTALL SYSTEMS, MATERIALS, AND EQUIPMENT GIVING RIGHT OF WAY PRIORITY TO SYSTEMS REQUIRED TO BE INSTALLED AT A SPECIFIC SLOPE.
 1.2. PAINTING
  1.2.1. PROPERLY PREPARE SURFACES TO RECEIVE PANT. THOROUGHLY CLEAN SURFACES REQUIRING PRIME PAINTING OF RUST, LOOSE SCALE OIL, GREASE AND DIRTY BY THE USE OF WIRE BRUSHES, SOLVENT AND OTHER REQUIRED MEANS. PRIME PREPARED SURFACES AND FINISH WITH TWO COATS OF EXTERIOR OIL BASE PAINT. VERIFY PRIMER AND PAINT ARE RATED FOR APPLICATION.
  1.2.2. REMOVE SPLATTERED PAINT FROM MECHANICAL EQUIPMENT AND REPAIR DAMAGE TO FACTORY PAINTED FINISHES.
 1.3. CONDENSATE PIPING SHALL BE CONSTRUCTED OF COPPER TYPE "L". PIPING SHALL BE INSULATED WITH ELECTROMETRIC INSULATION ABOVE CEILINGS.

2. TESTING, ADJUSTING, AND BALANCING:
 2.1. TESTING, ADJUSTING AND BALANCING CONTRACTOR FOR THE AIR SIDE HVAC SYSTEMS SHALL BE SELECTED AND PAID BY THE OWNER, THROUGH A SEPARATE CONTRACT INDICATED IN THE DOCUMENTS. BALANCING CONTRACTOR SHALL REPORT DIRECTLY TO OWNER'S PROJECT MANAGER.
 2.2. HVAC SYSTEMS ACCEPTANCE TESTING, AND BALANCING DATA GATHERING, ANALYSIS, AND REPORTING WILL NOT BE DONE BY THE CONSTRUCTION MECHANICAL CONTRACTOR.
 2.3. THE CONSTRUCTION MECHANICAL CONTRACTOR IS TO PROVIDE OPERATIONAL AND ACCESS SUPPORT, I.E. DATA, SCHEDULES, ETC. FOR THE AIRSIDE TAB CONTRACTOR.
 2.4. SYSTEMS SHALL BE COMPLETE AND OPERATIONAL FOR THE TAB CONTRACTOR TO PERFORM HIS WORK ON.
 2.5. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM IDENTIFIED, IN ACCORDANCE WITH THE DETAILED PROCEDURES OUTLINES IN THE REFERENCED STANDARDS.
 2.6. SEAL DUCTS AND PIPING, AND TEST FOR AND REPAIR LEAKS.
 2.7. MARK EQUIPMENT SETTINGS, INCLUDING DAMPER CONTROL POSITIONS, VALVE INDICATORS, FAN SPEED CONTROL LEVERS, AND SIMILAR CONTROLS AND DEVICES, TO SHOW FINAL SETTINGS. MARK WITH PAINT OR OTHER SUITABLE, PERMANENT IDENTIFICATION MATERIALS.
 2.8. RETEST, ADJUST, AND BALANCE SYSTEMS SUBSEQUENT TO SIGNIFICANT SYSTEM MODIFICATIONS, AND RESUBMIT TEST RESULTS.
 2.9. TEST AND ADJUST MECHANICAL SYSTEMS FOR SOUND AND VIBRATION IN ACCORDANCE WITH THE DETAILED INSTRUCTIONS OF THE REFERENCED STANDARDS.
 2.10. RECORD ALL DATA OBTAINED DURING TESTING, ADJUSTING, AND BALANCING IN ACCORDANCE WITH, AND ON THE FORMS RECOMMENDED BY THE REFERENCED STANDARDS, AND AS APPROVED ON THE SAMPLE REPORT FORMS.
 2.11. PREPARE REPORT OF RECOMMENDATIONS FOR CORRECTING UNSATISFACTORY MECHANICAL PERFORMANCES WHEN SYSTEM CANNOT BE SUCCESSFULLY BALANCED.

23 31 13 - DUCTWORK

1. SHEET METAL DUCTWORK
 1.1. FURNISH AND INSTALL SHEET METAL DUCTWORK, SHEET METAL DUCTWORK HANGERS AND SUPPORTS, FIRE DAMPERS, FLASHING AND ALL NECESSARY ACCESSORIES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
 1.2. SMACNA STANDARDS: COMPLY WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA), LATEST EDITION, RECOMMENDATIONS FOR FABRICATION, CONSTRUCTION, DETAILS AND INSTALLATION PROCEDURES, EXCEPT AS OTHERWISE INDICATED ON THE DRAWINGS OR IN THESE SPECIFICATIONS.
 1.3. ASHRAE STANDARDS: COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE) RECOMMENDATIONS, EXCEPT AS OTHERWISE INDICATED ON THE DRAWINGS OR IN THESE SPECIFICATIONS.

2. RECTANGULAR SHEET METAL DUCTWORK
 2.1. DUCTWORK MATERIALS: PROVIDE MATERIALS WHICH ARE FREE FROM VISUAL IMPERFECTIONS, INCLUDING PITTING, SEAM MARKS, ROLLER MARKS, OIL CANNING, STAINS, DISCOLORATION AND OTHER IMPERFECTIONS, INCLUDING THOSE WHICH WOULD IMPAIR PAINTING.
 2.2. GAUGES, RECTANGULAR DUCTWORK: FABRICATE STEEL DUCTWORK (GALVANIZED AND STAINLESS, IF ANY) FROM THE MINIMUM GAUGES FOR SIZES UP TO THE CORRESPONDING MAXIMUM LONG-SIDE DIMENSIONS AS INDICATED IN SMACNA DUCT MANUAL "LOW VELOCITY SYSTEMS" (LATEST EDITION).
 2.3. ALL LONGITUDINAL DUCT SEAMS AND JOINTS SHALL BE SNAP-LOCK AT THE CORNERS AND STANDING LOCKSEAM IN SIDES BETWEEN CORNERS. SEAL ALL LONGITUDINAL AND TRAVERSE JOINTS UPSTREAM OF ALL AIR VALVES WITH HARD-CAST TAPE JOIN SEALANT.

3. ROUND SHEET METAL DUCTWORK
 3.1. DUCT GAUGES, GIRTH REINFORCING, GIRTH JOINTS, LONGITUDINAL SEAMS, ETC. SHALL BE IN ACCORDANCE WITH THE SMACNA MANUAL. ROUND SHEET METAL SUPPLY AIR DUCTWORK SHALL BE FABRICATED USING SPIRAL SEAMS ONLY WITH BEADED SLEEVED JOINTS. ELBOWS SHALL BE STAMPED OR SEGMENTED AND TEES SHALL BE 45 DEGREES LATERAL TAPS WITH WELDED JOINTS. ADJUSTABLE FITTINGS OR DRAW BAND JOINT CONNECTIONS WILL NOT BE ACCEPTABLE.

4. FLEXIBLE CONNECTION
 4.1. FLEXIBLE CONNECTIONS SHALL BE PROVIDED IN DUCTWORK CONNECTED TO THE INLETS AND/OR OUTLETS OF ALL AIR HANDLING UNITS, FANS, ETC. FLEXIBLE CONNECTION MATERIALS SHALL BE THERMAFLEX OR APPROVED EQUAL. SEWING OR STAPLING OF JOINTS WILL NOT BE PERMITTED. ENDS OF FABRIC MUST BE OVERLAPPED 2" AND GLUED. PROVIDE AT LEAST 1" SLACK AT ALL FLEXIBLE CONNECTIONS.

5. FLEXIBLE DUCTWORK
 5.1. FLEXIBLE DUCT SHALL BE A FACTORY GLASS FIBER INSULATED ASSEMBLY WITH VAPOR BARRIER JACKET AND A MAXIMUM THERMAL CONDUCTANCE OF 0.23 BTU/HR PER SF. FLEXIBLE DUCT SHALL BE CONSTRUCTED OR REINFORCED ALUMINUM FOIL FABRIC MECHANICALLY LOCKED INTO A SPIRAL ALUMINUM FELIX SUITABLE FOR A POSITIVE WORKING PRESSURE OF AT LEAST 6" W.G. IT SHALL REQUIRE NO MORE THAN TWO 90° ELBOWS AS INSTALLED. THE FLEXIBLE DUCT ASSEMBLY SHALL BE LISTED CLASS I BY THE UNDERWRITER'S LABORATORY AT A FLAME SPREAD OF NOT OVER 25 AND A SMOKE DEVELOPED RATE OF NOT OVER 50 AND SHALL COMPLY WITH NFPA STANDARD 90A.
 5.2. FLEXIBLE DUCT CLAMPS SHALL BE STAINLESS STEEL WITH SWIVEL ACTION SCREW, MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 6 FEET INCLUDING ALL BENDS.
 5.3. THREAMFLEX DUCTWORK OF EQUAL CONSTRUCTION WILL BE ACCEPTABLE.

6. MANUAL DAMPERS
 6.1. ALL DUCT TAPS WILL BE PROVIDED WITH A DAMPER FOR BALANCING.
 6.2. MANUAL DAMPERS SHALL HAVE A MINIMUM OF 16 GAUGE GALVANIZED STEEL CHANNEL FRAME WITH MOUNTING FLANGES AND AXLES SET IN OIL IMPEGNATED BRONZE BEARINGS. AXLES SHALL BE MINIMUM OF 1/2" IN DIAMETER AND SHALL BE INTERLOCKED WITH BLADES TO POSITIVELY ELIMINATE SUPPAGE.
 6.3. BLADES SHALL BE MINIMUM OF 16 GAUGE GALVANIZED STEEL. MANUAL DAMPERS SHALL HAVE A MINIMUM OF FOUR BREAKS RUNNING THE ENTIRE LENGTH OF THE DAMPER TO ASSURE RIGIDITY AND TIGHT CLOSE OFF. BLADES SHALL BE ON CENTER NO GREATER THAN 9" AND NO BLADE SHALL EXCEED 48" IN LENGTH. ALL BLADES SHALL BE INTERCONNECTED TO ACT IN UNISON FOR OPPOSED BLADE OPERATION.
 6.4. SINGLE BLADE DAMPERS SHALL BE USED FOR DUCTWORK LESS THAN 12" FOR THE LARGER DIMENSION.
 6.5. ALL MANUAL DAMPERS OF 12" DIAMETER OR LESS SHALL BE PROVIDED WITH LOCK-IN QUADRANT HANDLES.

7. THERMAL INSULATION DUCTWORK
 7.1. INSULATION FOR SUPPLY AIR DUCTWORK AND OUTSIDE AIR DUCT SHALL BE AS FOLLOWS:
  7.1.1. CONCEALED ABOVE CEILING SHALL BE 1-1/2" GLASS FIBER FLEXIBLE WITH KRAFT PAPER VAPOR JACKET WITH MINIMUM R-VALUE OF 6 PER IECC 2015.
 7.2. INSULATION: ASTM C553; FLEXIBLE, NONCOMBUSTIBLE BLANKET.
  7.2.1. K VALUE: ASTM C518, 0.25 AT 75 DEGREES F
  7.2.2. MAXIMUM SERVICE TEMPERATURE: 250° F
  7.2.3. MAXIMUM MOISTURE ABSORPTION: 0.20 PERCENT BY VOLUME
  7.2.4. DENSITY: 2.0 LB/CU.FT.
  7.2.5. THICKNESS: 1-1/2"
 7.3. VAPOR BARRIER JACKET
  7.3.1. KRAFT PAPER REINFORCED WITH GLASS FIBER YARN AND BONDED TO ALUMINIZED FILM.
  7.3.2. MOISTURE VAPOR TRANSMISSION: ASTM E96; 0.02 PERM

## MECHANICAL LEGEND

| | | | | | |
|---|---|---|---|---|---|
| AHU | AIR HANDLING UNIT | ⊠ | SUPPLY AIR GRILLE | 1 / M101 | SECTION VIEW SYMBOL |
| CU | CONDENSING UNIT | ⊠ | RETURN AIR GRILLE | 1 / M101 | DETAIL DESIGNATION |
| EA | EXHAUST AIR | ⊠ | EXHAUST AIR GRILLE | RTU / 1 | POWERED EQUIPMENT TAG |
| FCU | FAN COIL UNIT | —M | MOTORIZED CONTROL DAMPER | 1 | SHEET KEY NOTES |
| FPB | FAN POWERED BOX | —B | BACKDRAFT DAMPER | | |
| RA | RETURN AIR | T | THERMOSTAT | | |
| RTU | ROOF TOP UNIT | H | SPACE HUMIDISTAT | | |
| SA | SUPPLY AIR | CO2 | CARBON DIOXIDE SENSOR | | |
| VAV | VARIABLE AIR VOLUME BOX | S | DUCT MOUNTED SMOKE DETECTOR | | |

## AIR HANDLING UNIT SCHEDULE

| CODE | SERVICE | MANUFACTURER / MODEL | OA CFM | SUPPLY AIR FAN | | | COOLING | | | | NATURAL GAS | | | ELECTRICAL (FAN) | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | CFM | SP | HP | EAT (DB/WB) (°F) | LAT (DB/WB) (°F) | TOTAL CAPACITY (MBH) | SENS. CAPACITY (MBH) | EAT (°F) | LAT (°F) | TOTAL CAPACITY INPUT / OUTPUT (MBTUH) | VOLT | PH | MCA | MOCP | |
| AHU 1 | 1ST FLOOR EAST | GOODMAN CHCTA48 + GR9T961005CN | 75 | 1600 | 0.5" | 1/2 | 77 / 65 | 55 / 54 | 48.0 | 40.0 | 60 | 92 | 100/96 | 115 | 1 | 14.4 | 25 | |
| AHU 2 | 2ND FLOOR | GOODMAN CHCTA48 + GR9T961005CN | 75 | 1600 | 0.5" | 1/2 | 77 / 65 | 55 / 54 | 48.0 | 40.0 | 60 | 92 | 100/96 | 115 | 1 | 14.4 | 25 | |

GENERAL NOTES:
1. PROVIDE DRAIN PAN THAT WILL SHUT DOWN AHU IN THE EVENT THAT THE PRIMARY DRAIN BECOMES RESTRICTED.
2. PROVIDE MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE AROUND AHU.
3. HEATING AND COOLING CAPACITIES ARE AT JOBSITE ALTITUDE.
4. PROVIDE DUCT SMOKE DETECTOR IN THE SUPPLY AIR OF ALL UNITS 2000 CFM OR GREATER.
5. PROVIDE REFRIGERANT PIPING SIZED PER MANUFACTURER'S REQUIREMENTS.
6. PROVIDE MULTI SPEED FAN EC MOTOR.
7. INSTALL IN HORIZONTAL CONFIGURATION WITH END AIR RETURN PER MANUFACTURER'S INSTRUCTIONS.
8. REFRIGERANT: R-32
9. WEIGHT = 130 LBS

## ENVIRONMENTAL FAN SCHEDULE

| CODE | MANUFACTURER / MODEL | SERVICE | TYPE | CFM | ESP (" W.C.) | ELECTRICAL | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | VOLT | PH | HP | FLA | |
| EF 1 | PANASONIC FV-0811RQ1 | MISC. | CEILING MTD. | 75 | -- | 110 | 1 | -- | -- | A |
| EF 2 | PANASONIC FV-0510VSL1 | MISC. | CEILING MTD. | 75 | -- | 110 | 1 | -- | -- | A, B |
| EF 3 | DAYTON 10N202 | ATTIC | VENTILATOR | 1500 | -- | 110 | 1 | -- | -- | |

GENERAL NOTES:
1. PROVIDE MANUFACTURER'S RECOMMENDED CLEARANCES AROUND ENTIRE UNIT.
2. CFM, SP, AND HP ARE AT JOBSITE ALTITUDE.
3. PROVIDE BACKDRAFT DAMPER.
4. REFER TO SPECIFICATIONS FOR ALTERNATE MANUFACTURERS THAT MAY BID AS AN EQUAL TO THE BASIS OF DESIGN.
5. PROVIDE DISCONNECT SWITCH, DUCT EXTENSION TO ROOF WITH ROOF CAP AND BACKDRAFT DAMPER.
6. STATIC PRESSURES SHOWN ARE EXTERNAL TO UNIT. MANUFACTURER SHALL ADD DAMPER AND ACCESSORY LOSSES TO THIS VALUE BEFORE SELECTING FAN.
7. PROVIDE MOTOR STARTER REQUIRED TO OPERATE FAN VIA INTERLOCK TO AHU-1.

REMARKS NOTES:
A. REFER TO MECHANICAL FLOOR PLANS FOR FAN QUANTITY.
B. PROVIDE LIGHT WITHIN EXHAUST FAN. CONNECT TO NEARBY LIGHT SWITCH (RE: ELEC).

## CONDENSING UNIT

| CODE | SERVICE | MANUFACTURER / MODEL | TOTAL CAPACITY (MBH) | ELECTRICAL | | | | REMARKS |
|---|---|---|---|---|---|---|---|---|
| | | | | VOLT | PH | MCA | MOCP | |
| CU 1 | AHU 1 | GOODMAN GLXT3BA48 | 48.0 | 240 | 1 | 25.6 | 45.0 | |
| CU 2 | AHU 2 | GOODMAN GLXT3BA48 | 48.0 | 240 | 1 | 25.6 | 45.0 | |

GENERAL NOTES:
1. REFER TO SPECIFICATIONS FOR EQUIVALENT MANUFACTURERS.
2. PROVIDE 4" THICK CONCRETE PAD TO MOUNT CONDENSING UNIT.
3. PROVIDE MANUFACTURER'S RECOMMENDED SERVICE CLEARANCE AROUND CONDENSING UNIT.
4. PROVIDE REFRIGERANT PIPING SIZED PER MANUFACTURER'S REQUIREMENTS.
5. CAPACITY BASED ON 105°F AMBIENT TEMPERATURE.
6. EER: 13.4 MINIMUM
7. REFRIGERANT: R-32

## BUILDING VENTILATION CALCS (2021 IRC)

| ROOM | ASSOCIATED AHU | AREA (SF) | NO. OF BEDROOMS | MIN. REQUIRED AIRFLOW (CFM) | PROVIDED AIRFLOW (CFM) |
|---|---|---|---|---|---|
| CUSTOM HOUSE | AHU-1,2,3 | 2,935 | 4 | 75 | 150 |

## SUPPLY AIR DUCT SIZING

| DUCT SIZE | AIRFLOW |
|---|---|
| 6"Ø | 0 - 100 CFM |
| 8"Ø | 101 - 200 CFM |
| 10"Ø | 201 - 400 CFM |
| 12"Ø | 401 - 600 CFM |
| 14"Ø | 600 - 900 CFM |
| 16"Ø | 900 - 1,200 CFM |

## GRILLE, REGISTER, DIFFUSER SCHEDULE

| CODE | MANUFACTURER / MODEL | TYPE SERVICE | TYPE | FACE SIZE | REMARKS |
|---|---|---|---|---|---|
| A1 | TITUS 250 | SUPPLY | RESIDENTIAL | RE:PLANS | A |
| A2 | TITUS 250 | SUPPLY | RESIDENTIAL | RE: PLANS | A |
| A3 | TITUS 250 | SUPPLY | RESIDENTIAL | RE: PLANS | A |
| B1 | TITUS 350 | RETURN | RESIDENTIAL | RE: PLANS | B |
| B2 | TITUS 350 | RETURN | RESIDENTIAL | RE: PLANS | B |
| B3 | TITUS 350 | RETURN | RESIDENTIAL | RE: PLANS | B |

GENERAL NOTES:
1. SEE PLANS FOR CFM AND NECK SIZE.
2. MAXIMUM NOISE CRITERIA (NC) SHALL BE 30 UNLESS OTHERWISE NOTED.
3. COLOR TO BE COORDINATED WITH ARCHITECT.
4. MATERIAL IS STEEL UNLESS OTHERWISE NOTED.
5. GRD FRAME TO MATCH CEILING TYPE. COORDINATE WITH ARCHITECTURAL RCP.
6. REFER TO SPECIFICATIONS FOR ALTERNATE MANUFACTURERS THAT MAY BID AS AN EQUAL TO THE SCHEDULED BASIS OF DESIGN.

REMARKS NOTES:
A. PROVIDE MEANS OF BALANCING AT FACE OF DIFFUSER.
B. PROVIDE RETURN GRILLE WITH MERV 8 FILTER.

FORWARD MEP
TEXAS ENG. FIRM REG. NO. F-23046

SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER
Mahammad Alavi

05/13/2025

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**FOR PERMIT**

TRENT & NORRIS RESIDENCE
THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX77546

PROJECT NUMBER: 2523

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**MECHANICAL LEGEND, SCHEDULES, NOTES**

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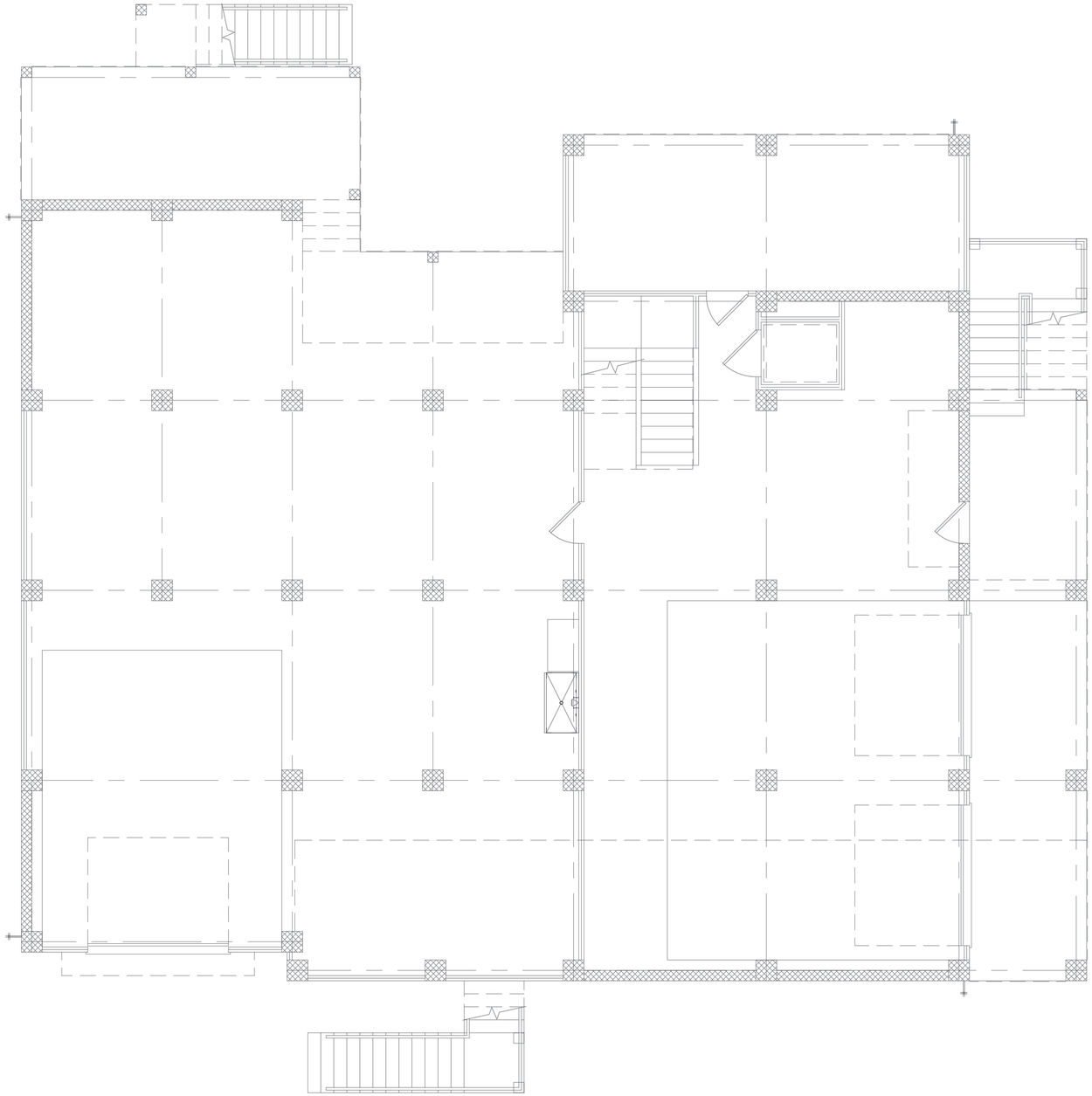

1 LEVEL 1 MECHANICAL FLOOR PLAN

1/4" = 1'0"

## MECHANICAL GENERAL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. WORK SHALL BE INSTALLED IN A WORKMAN LIKE FASHION.
2. DUCTWORK SHALL CONFORM TO ALL SMACNA STANDARDS.
3. FLEX DUCT SHALL NOT EXCEED 6'-0".
4. DUCTWORK AND PIPING INSULATION SHALL RUN CONTINUOUSLY THROUGH PENETRATIONS. CONTRACTOR TO PROVIDE NECESSARY SLEEVES AND FLASHING AT WALL PENETRATIONS.
5. CONTRACTOR SHALL MAINTAIN A DISTANCE OF 10'0" BETWEEN ALL OUTDOOR DUCTS, INTAKES VS. EXHAUST DUCTS AND PLUMBING VENTS.
6. PRIOR TO BID OR CONSTRUCTION, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS AND PROJECT DRAWINGS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER, PRIOR TO BID, OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
7. LOCATE DIFFUSERS AND GRILLES TO ACCOMMODATE LIGHTING LAYOUT. RE: ARCH
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## MECHANICAL KEY NOTES:

NOTE: ALL KEYNOTES MAY NOT BE USED ON THIS SHEET.

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2 THERMOSTAT, SIMILAR TO HONEYWELL RTH6580WF. REFER TO ARCHITECTURAL DRAWINGS AND LOCAL CODES FOR MOUNTING HEIGHT. THERMOSTAT TO BE CONNECTED TO MOTORIZED CONTROL DAMPER ASSOCIATED WITH RESPECTIVE FLOOR.

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FORWARD MEP

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REG. NO. F-23046

SEAL:

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139184
LICENSED
PROFESSIONAL ENGINEER

05/13/2025

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**MECHANICAL FLOOR PLAN**

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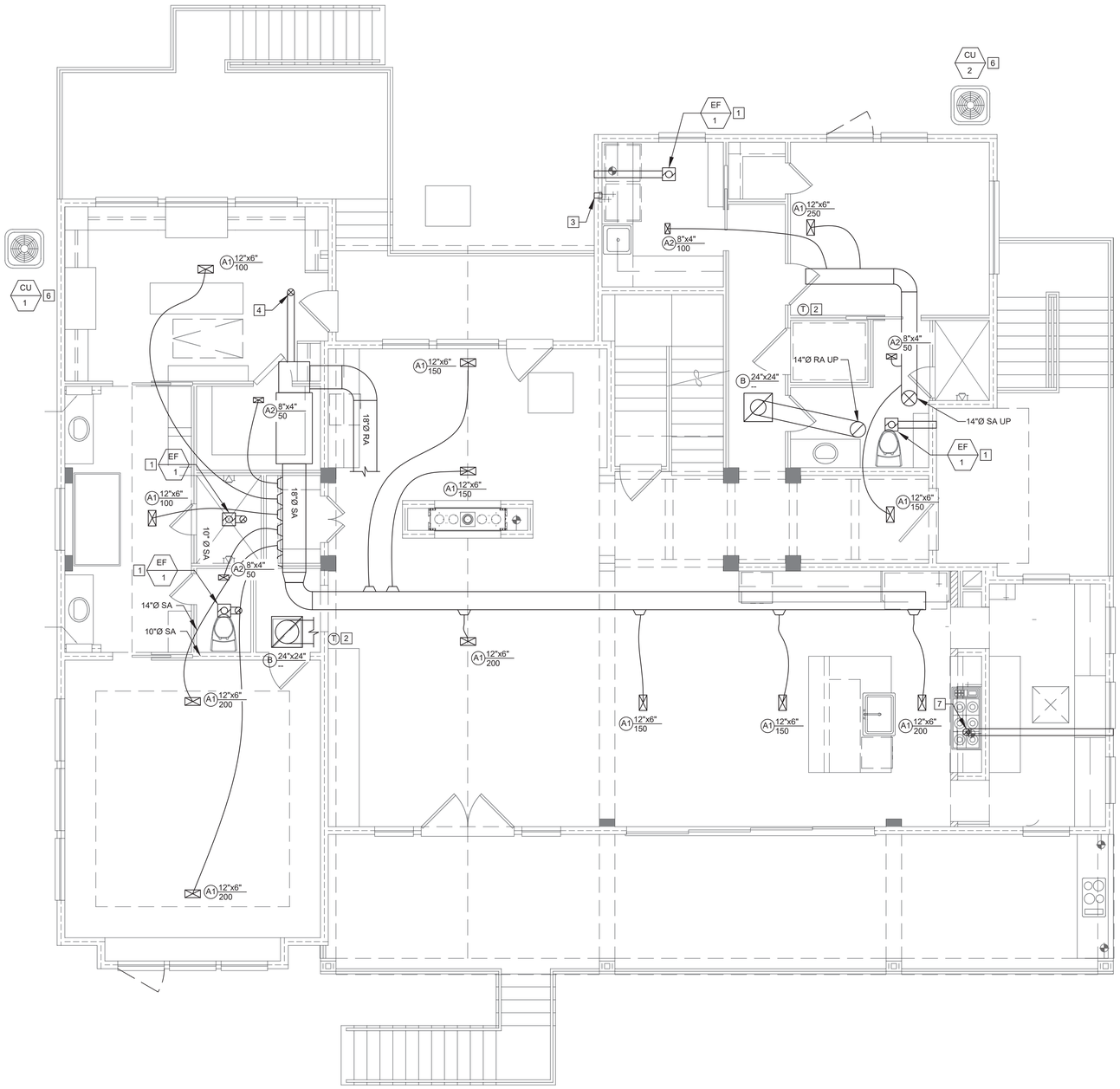


1 LEVEL 2 MECHANICAL FLOOR PLAN

1/4" = 1'0"

## MECHANICAL GENERAL NOTES:

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REG. NO. F-23046

SEAL:

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PROFESSIONAL ENGINEER

05/13/2025

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2514

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**MECHANICAL FLOOR PLAN**

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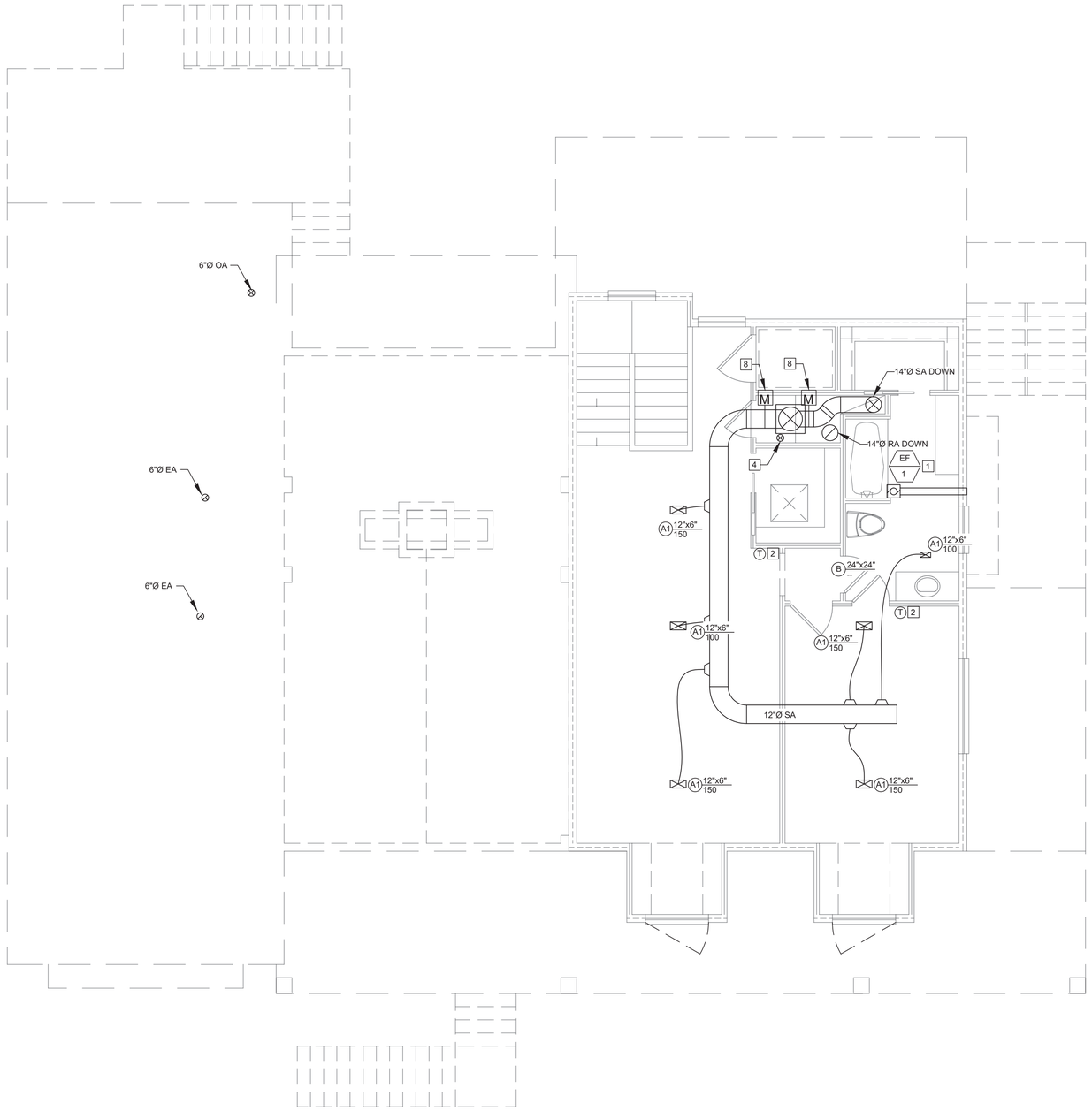


1 LEVEL 3 MECHANICAL FLOOR PLAN

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8 AUTOMATIC CONTROL DAMPER, SIMILAR TO HONEYWELL ARD14TZU, TO PROVIDE CONTROL AT EACH INDIVIDUAL THERMOSTAT.

FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

STATE OF TEXAS
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139184
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**FOR PERMIT**

TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**MECHANICAL FLOOR PLAN**

M202

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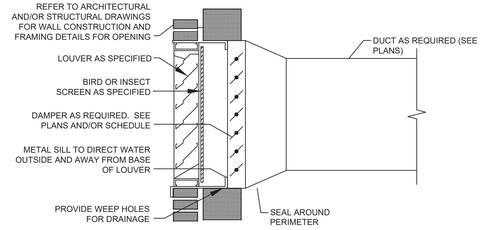
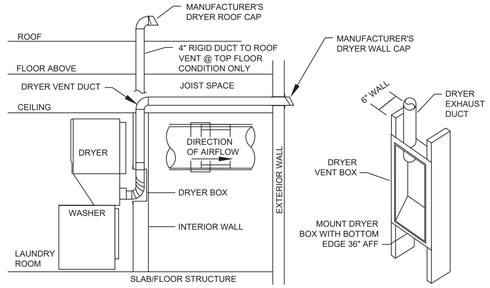



NOTES:

1. SEAL ALL JOINTS AND SEAMS OF PLENUM AND DUCT TO PROVIDE WATER TIGHT CONSTRUCTION. PROVIDE INSULATION FOR PLENUM AND DUCT PER SPECIFICATIONS.
2. MINIMUM DEPTH OF PLENUM SHALL BE 2'-0".
3. DISTANCE FROM EDGE OF PLENUM TO TRANSITION SHALL BE NOT MORE THAN DEPTH OF PLENUM ON ALL SIDES.

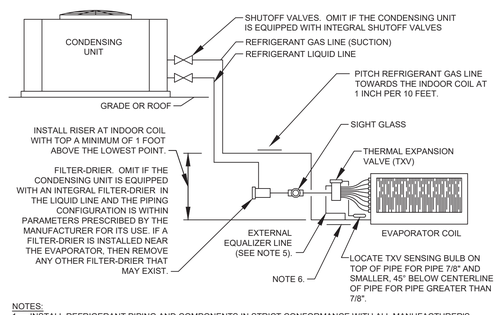
## 6 LOUVER INSTALLATION DETAIL
NO SCALE




NOTES:

1. SEE UNIT PLANS FOR DRYER LENGTH AND NUMBER OF ELBOWS.
2. ALL DRYER EXHAUST DUCT JOINTS SHALL OVERLAP IN THE DIRECTION OF AIRFLOW.
3. NO SCREWS SHALL BE ALLOWED IN THE DRYER EXHAUST DUCT AND ALL JOINTS SHALL BE SEALED WITH FOIL FACED TAPE.
4. EXHAUST DUCTWORK SHALL BE RIGID METAL. NO FLEXIBLE DUCTWORK SHALL BE INSTALLED.
5. MAX LENGTH OF 4" ROUND VENT ARE BASED ON VENT CAPES WITH 4" OPENINGS WITH NO BIRD SCREEN
6. WHERE WALL IS FIRE RATED OR BEARING, INSULATE AND DRYWALL PER UL LISTING BOX INSTALLATION DETAILS TO MAINTAIN RATING.
7. MOUNT DRYER BOX AT HEIGHT APPROPRIATE FOR DRYER CONNECTION. REFER TO MANUFACTURER'S RECOMMENDATIONS.

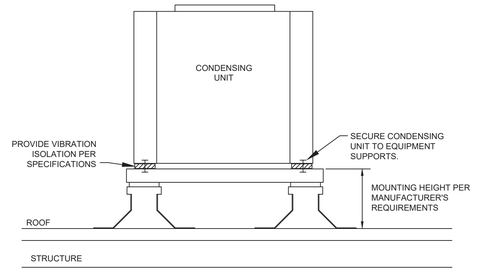
## 5 STACKED WASHER AND DRYER DETAIL
SCALE: NTS




NOTES:

1. INSTALL REFRIGERANT PIPING AND COMPONENTS IN STRICT CONFORMANCE WITH ALL MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS, WHICH SHALL TAKE PRECEDENT OVER INFORMATION PRESENTED IN THIS DETAIL.
2. ALL COMPONENTS INSTALLED SHALL BE THE EXACT MODEL RECOMMENDED BY THE MANUFACTURER.
3. CONSULT THE MANUFACTURER REGARDING THE NEED TO INSTALL A SOLENOID VALVE IN THE LIQUID LINE BETWEEN THE FILTER-DRIER AND SITE GLASS.
4. INSTALL REFRIGERATION PIPE SIZES RECOMMENDED BY THE MANUFACTURER AND CONSULT THE MANUFACTURER REGARDING THE NEED FOR INTERMEDIATE TRAPS BASED ON THE RECOMMENDED PIPE SIZES AND PIPING CONFIGURATION.
5. INSTALL THERMAL EXPANSION VALVE WITH BALANCED PORT CONSTRUCTION AND EXTERNAL EQUALIZER LINES FOR ALL EVAPORATOR COILS EQUIPPED WITH A REFRIGERANT DISTRIBUTOR.
6. PITCH REFRIGERANT GAS LINE AWAY FROM INDOOR COIL AT 1 INCH PER 10 FEET.
7. FILTER- DRIER MAY BE OMITTED IF NOT REQUIRED BY MANUFACTURER.
8. SIGHT GLASS MAY BE OMITTED IF NOT REQUIRED BY MANUFACTURER AND SYSTEM IS LESS THAN 5 TONS.

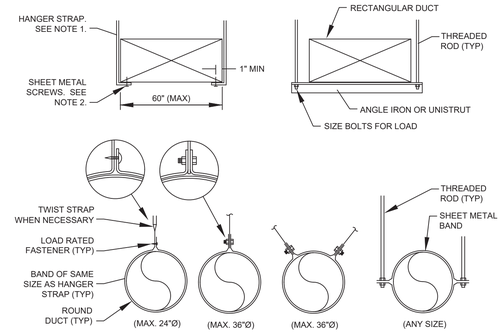
## 6 SPLIT SYSTEM PIPING DETAIL
NO SCALE




NOTES:

1. SUPPORT AND ANCHOR OUTDOOR UNITS IN COMPLIANCE WITH LOCAL SEISMIC AND WIND RESTRAINT REQUIREMENTS.
2. SEE MECHANICAL EQUIPMENT ANCHORS AND SUPPORT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. MOUNT OUTDOOR UNIT WITH A BOTTOM ELEVATION HEIGHT EQUAL TO THE AVERAGE ANNUAL SNOWFALL IN INCHES PLUS 20 INCHES IN COMPLIANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS.

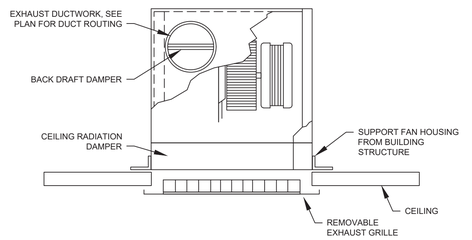
## 1 CONDENSING UNIT SUPPORT DETAIL
NO SCALE




NOTES:

1. USE THREADED ROD FOR RECTANGULAR DUCTS LARGER THAN 60" WIDE.
2. OMIT SHEET METAL SCREWS IF HANGER STRAP IS CONTINUOUS AND LOOPS UNDER ENTIRE RECTANGULAR DUCT.
3. FOR ROUND DUCTS LARGER THAN 36"Ø, USE TWO HANGER RODS TO SUPPORT DUCT FROM EACH SIDE.
4. HANGERS MUST NOT DEFORM DUCT SHAPE.

## 2 DUCT HANGER LOWER ATTACHMENT DETAILS
NO SCALE




NOTES

1. INSTALLATION SHALL CONFORM TO ALL LOCAL REQUIREMENTS FOR FIRE RATED FLOOR/CEILING ASSEMBLY.
2. SEE 1/8" SCALE UNIT PLANS FOR FAN LOCATION.
3. PROVIDE 3" THICK DUCT WRAP INSULATION (R-8) WITH VAPOR BARRIER ON ALL EXHAUST DISCHARGE WITHIN UNCONDITIONED SPACES.

## 3 CEILING MOUNTED EXHAUST FAN DETAIL
SCALE: NTS

FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

05/13/2025

THIS PROJECT & THE IDEAS HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT & IS NOT TO BE USED IN WHOLE OR IN PART, WHITHOUT THE AUTHORIZATION OF FORWARD MEP

**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

| ISSUE FOR PERMIT | |
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**MECHANICAL DETAILS**

M300

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# PLUMBING SPECIFICATIONS:

22 05 00 - COMMON WORK RESULTS FOR PLUMBING

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. REFER TO CODES AND STANDARDS REFERENCED UNDER MECHANICAL SPECIFICATIONS.

2. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL OFFSETS. INSTALL PIPING AS CLOSE AS POSSIBLE TO LOCATION SHOWN. WHERE INTERFERENCES WITH COMPONENTS OF OTHER TRADE'S WORK (STRUCTURAL FOUNDATIONS OR OTHER BUILDING ELEMENTS) REQUIRE ROUTS AND LOCATIONS THAT VARY FROM THOSE SHOWN, NO ADDITIONAL COST SHALL BE GRANTED FOR THESE CHANGES.

3. ALL DRAWINGS AND SPECIFICATIONS (INCLUDING ARCHITECTURAL, MECHANICAL, PLUMBING, ETC.) ARE DEVELOPED TO BE AN INCLUSIVE SET. ANY CONFLICTS WITHIN SHALL BE BROUGHT TO THE DESIGN TEAM'S ATTENTION. CONTRACTOR SHALL NOT MAKE ANY CHANGES TO THE DESIGN OR CONTRACT WITHOUT WRITTEN CONSENT FROM THE OWNER.

4. ALL PRODUCTS SHALL COMPLY WITH 25/50 FLAME AND SMOKE HAZARD RATINGS PER ASTM E-84. NFPA 225, AND UL 723.

5. PENETRATIONS BETWEEN NON-CONDITIONED AND CONDITIONED SPACES SHALL BE SEALED TO ELIMINATE MOISTURE MITIGATION, SUCH AS BETWEEN INSIDE AND OUTSIDE BUILDINGS, NON-CONDITIONED BOILER ROOMS, INTO REFRIGERATORS/FREEZERS, ETC. SEAL ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS WITH A UL LISTED ASSEMBLY TO PROVIDE A RATING EQUAL TO OR GREATER THAN THE RATING OF THE WALL, FLOOR, OR CEILING.

6. PLUMBING MATERIAL AND EQUIPMENT: NO MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, OR EQUIPMENT SHALL BE SOLD OR INSTALLED IN THE CITY UNLESS THEY ARE IN CONFORMANCE WITH THE PROVISIONS OF THIS CODE, THE LAWS OF THE STATE OF TEXAS AND APPLICABLE RULES AND REGULATIONS ISSUED UNDER THE AUTHORITY OF THAT STATE STATUTES. THE MAKER'S NAME, TRADEMARK, OR OTHER IDENTIFICATION SYMBOL SHALL BE PLACED ON ALL ELECTRICAL MATERIALS, APPARATUS, DEVICES, APPLIANCES, FIXTURES, AND EQUIPMENT USED OR INSTALLED UNDER THE PROVISIONS OF THIS CODE. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED AND LABELED FOR THE INTENDED USE AND SHALL BE INCLUDED IN A LIST PUBLISHED BY AN APPROVED AGENCY.

23 08 00 - COMMISSIONING REQUIREMENTS (PLUMBING)

1. COMMISSIONING AGENT:
 1.1. THE OWNER'S PROJECT MANAGER OR OTHER PERSON DESIGNATED SHALL FUNCTION AS THE COMMISSIONING AGENT (CA) FOR THIS PROJECT.

2. SUBMITTALS
 2.1. IN ORDER TO OBTAIN OFFICIAL APPROVAL, PRIOR TO ORDERING OF EQUIPMENT, CONTRACTOR SHALL PROVIDE THE CA WITH MANUFACTURER'S SUBMITTAL DATA ON ALL NEW EQUIPMENT TO BE FURNISHED. PRE-CONSTRUCTION SUBMITTALS SHALL INCLUDE MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND INSTALLATION MANUALS. PROVIDE SUBMITTALS FOR THE FOLLOWING MAJOR COMPONENTS AND EQUIPMENT PRIOR TO ORDERING:
  2.1.1. PLUMBING FIXTURES
  2.1.2. PLUMBING FIXTURE ACCESSORIES
  2.1.3. FAUCETS
  2.1.4. VALVES
  2.1.5. WATER HEATERS

3. FIELD INSPECTIONS
 3.1. WHERE REQUIRED BY CA, COORDINATE FIELD INSPECTIONS OF CRITICAL CONSTRUCTION DETAILS FOR APROVAL, PRIOR TO PROCEEDING WITH ADDITIONAL WORK. AT A MINIMUM, FIELD INSPECTIONS SHALL INCLUDE PIPING SYSTEM STARTUP AND TESTING, EQUIPMENT STARTUP AND TESTING, OPERATIONS, AND MAINTENANCE TRAINING.

4. START UP AND TESTING
 4.1. PRESSURE TEST THE WASTE / VENT PIPING SYSTEM BY PLUGGING BUILDING MAIN DRAIN CONNECTION TO SEWER, AND FILLING ENTIRE SYSTEM FULL OF WATER FROM LOWEST POINT TO HIGHEST POINT.
 4.2. PRESSURE TEST THE POTABLE WATER SYSTEMS TO MINIMUM OF 60 PSIG, USING POTABLE WATER OR AIR, FOR A MINIMUM OF 60 MINUTES WITHOUT LEAKS. FLUSH TO REMOVE DEBRIS AND PROVIDE DISINFECTION AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
 4.3. FOLLOW ALL EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS TO PROVIDE COMPLETE START UP AND TESTING OF NEW PLUMBING EQUIPMENT. MAKE MODIFICATION ADJUSTMENTS AS REQUIRED TO MEET PERFORMANCE SPECIFICATIONS ON PLANS. PROVIDE THE CA WITH COMPLETED MANUFACTURER'S START UP SHEETS AS RECORD OF SUCCESSFUL INSTALLATION.

22 10 00 - PLUMBING PIPING SYSTEMS

1. GENERAL PIPING SYSTEMS
 1.1. ALL PACKAGED EQUIPMENT SHALL BE INDEPENDENTLY THIRD PARTY LABELED AS A SYSTEM FOR ITS INTENDED USE BY A (UL) IN ACCORDANCE WITH OSHA FEDERAL REGULATIONS, AS WELL AS A NFPA PAMPHLET NO. 70, AND THE NATIONAL ELECTRICAL CODE (NEC).
 1.2. ALL SYSTEMS SHALL BE A COMPLETE AND OPERABLE SYSTEM. PROVIDE THE NECESSARY ADAPTORS, FITTINGS, VALVES, TRAPS, GAUGES, STRAINERS, UNION, ETC. PROVIDE COMPLETE WITH BASES, ISOLATORS, SUPPORTS, AND OTHER REQUIRED ACCESSORIES.
 1.3. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR REQUIREMENTS OF ALL EQUIPMENT AND DEVICES AS REQUIRED FOR A PROPER FUNCTIONING SYSTEM.
 1.4. ALL ABOVE GRADE PIPING SHALL BE INSTALLED PARALLEL TO BUILDING WALLS, WITH THE EXCEPTION OF PIPING PURPOSELY SLOPED PER CITY AND CODE REQUIREMENTS
 1.5. ALL PIPING TO BE INSTALLED WITH A UNIFORM SLOPE TO MITIGATE UN-DRAINABLE LOW POINTS.
 1.6. DI-ELECTRIC UNIONS AND COUPLINGS ARE REQUIRED FOR DISSIMILAR METALS SUCH AS CONNECTIONS BETWEEN COPPER AND STEEL OR IRON PIPES.
 1.7. ROUGH-IN PLUMBING PIPING USING DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS. LOCATION OF ALL PIPING SHALL ALLOW INSTALLATION OF FIXTURES WITHOUT THE NEED TO FURR-OUT WALLS.

2. DOMESTIC WATER SYSTEM
 2.1. REFER TO MATERIAL LEGEND
 2.2. PROVIDE MATERIALS, PRODUCTS, AND FABRICATIONS THAT COMPLY WITH ENVIRONMENTAL PROJECT AGENCY (EPA) REQUIREMENTS AND RECOMMENDATIONS REGARDING LEAD CONTENT AND CONTRIBUTION OF LEAD TO POTABLE WATER, THAT HAVE NO LEAD OR LEAD ALLOYS IN CONTACT WITH POTABLE WATER, AND THAT DO NOT CONTRIBUTE TO OR CAUSE LEAD IN POTABLE WATER.
 2.3. SOLDER: LEAD FREE. ASTM B32 95-5 TIN-ANTIMONY OR GRADE SN96 TIN-SILVER SOLDER
 2.4. FLUX: CONTAINING NOT MORE THAN 0.2 PERCENT LEAD, MEETING NSF 61
 2.5. WATER HAMMER ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH LATEST ASSE AND SHALL BE ACCESSIBLE.
 2.6. PROVIDE MANUAL SHUT OFF VALVES AT EACH BRANCH LINE OF ALL WATER PIPING. PROVIDE ISOLATION VALVES AT ALL FIXTURES. PROVIDE SCREWED ACCESS PANEL FOR ALL VALVES PLACED BEHIND OR ABOVE HARD CEILINGS AND WALLS. PRIOR TO INSTALLING ABOVE HARD CEILINGS, THE INTENT SHOULD BE TO INSTALL ABOVE LAY-IN CEILINGS.

3. SANITARY WEST AND VENT PIPING
 3.1. REFER TO MATERIAL LEGEND. IF CAST IRON, REFER TO CHAPTER IV OF CISPI "CAST IRON SOIL PIPE AND FITTINGS HANDBOOK"
 3.2. INSTALL WASTE AND VENT PIPING AT A MINIMUM SLOPE, UNLESS OTHERWISE INDICATED ON THE PLANS.
 3.3. SANITARY PIPE: 2 PERCENT DOWNWARD IN DIRECTION OF FLOW FOR PIPING 2-1/2" AND SMALLER. 1 PERCENT DOWNWARD IN DIRECTION OF FLOW FOR PIPING 3" TO 6".
 3.4. VENT PIPE: 1 PERCENT DOWN TOWARDS THE VERTICAL FIXTURE VENT OR TOWARD THE VENT STACK.
 3.5. VENT THRU ROOF SHALL BE A MINIMUM OF 10'-0" AWAY FROM ANY FRESH AIR INTAKES.
 3.6. PROVIDE CLEANOUTS IN EXCESS OF THOSE SHOWN WHICH ARE REQUIRED BY THE PLUMBING CODE (EVERY 50' MAXIMUM AND EVERY 90 DEGREES TURN)
 3.7. VERIFY EXACT LOCATION OF EQUIPMENT AND FLOOR SLOPE PRIOR TO INSTALLATION OF FLOOR DRAINS. RELOCATION DUE TO MISPLACEMENT SHALL BE AT CONTRACTOR'S EXPENSE.

4. NATURAL GAS PIPING
 4.1. REFER TO MATERIAL LEGEND.
 4.2. GAS PIPING SHALL BE 1/2" MINIMUM. TAP GAS PIPING ON SIDES OR TOP ONLY. DO NOT INSTALL VALVES IN CEILING PLENUM OR ANY INACCESSIBLE AREAS. ALL GAS VALVES SHALL BE EASY ACCESSIBLE. REFER TO GAS CONNECTION DETAIL DRAWING FOR INSTALLATION.
 4.3. FLUE VENT PIPING SHALL BE SLOPED 1/8" PER 1' DOWN TOWARDS FURNACE.

5. FOUNDATIONS, HANGERS, AND SUPPORTS
 5.1. MANUFACTURER'S STANDARDIZATION SOCIETY SP-69 OR FEDERAL SPECIFICATION WWW-H-171D, TYPES AS RECOMMENDED OR REQUIRED. PERFORATED OR PLAIN METAL STRAP AND WIRE ARE NOT ACCEPTABLE.
 5.2. HANGERS IN CONTACT WITH COPPER PIPE: SAME AS FOR GENERAL PURPOSE, COPPER OR COPPER PLEATED WITH PLASTIC COATING.
 5.3. TRAPEZE PIPE HANGERS: MSS SP-58, TYPE 59. SHOP- OR FIELD-FABRICATED PIPE-SUPPORT ASSEMBLY, MADE FROM STRUCTURAL-CARBON-STEEL SHAPES, WITH MSS SP-58 CARBON STEEL HANGER RODS, NUTS, SADDLES, AND U-BOLTS.
 5.4. CARBON STEEL PIPE HANGERS AND SUPPORTS:
  5.4.1. MSS SP-58, TYPES 1 THROUGH 58, FACTORY FABRICATED COMPONENTS
  5.4.2. GALVANIZED METALLIC COATINGS: PRE-GALVANIZED, HOT-DIP GALVANIZED, OR ELECTRO-GALVANIZED
  5.4.3. NONMETALLIC COATINGS: PLASTIC COATED OR EPOXY POWDER COATED.
  5.4.4. PADDED HANGERS: HANGERS WITH FIBERGLASS OR OTHER PIPE INSULATION PAD OR CUSHION TO SUPPORT BEARINGS SURFACE OF PIPING.
  5.4.5. HANGER ROADS: CONTINUOUS-THREAD ROD, NUTS, AND WASHER MADE OF CARBON STEEL.

 5.5. HANGER AND SUPPORT INSTALLATION:
  5.5.1. PIPES OF VARIOUS SIZES: SUPPORT TOGETHER AND SPACE TRAPEZES FOR SMALLEST PIPE SIZE, OR INSTALL INTERMEDIATE SUPPORTS FOR SMALLER DIAMETER PIPES AS SPECIFIED FOR INDIVIDUAL PIPE HANGERS.
  5.5.2. FIELD FABRICATE FROM ASTM A36/A36M CARBON STEEL SHAPES SELECTED FOR LOADS BEING SUPPORTED. WELD STEEL ACCORDING TO AWS D1.1/D1.1M.
  5.5.3. INSTALL HANGERS AND SUPPORTS TO ALLOW CONTROLLED THERMAL AND SEISMIC MOVEMENT OF PIPING SYSTEMS, TO PERMIT FREEDOM OF MOVEMENT BETWEEN PIPE ANCHORS, AND TO FACILITATE ACTION OF EXPANSION JOINTS, EXPANSION LOOPS, EXPANSION BENDS, AND SIMILAR UNITS.
  5.5.4. INSTALL LATERAL BRACING WITH PIPE HANGERS AND SUPPORTS TO PREVENT SWAYING.
  5.5.5. MAXIMUM HORIZONTAL AND VERTICAL HANGER SPACING SHALL COMPLY WITH 2015 IRC TABLE P2605.1.

6. INSULATION - HOT AND COLD PIPE:
 6.1. FIBERGLASS PIPE INSULATION: JOHNS-MANVILLE MICRO-LOK HEAVY DENSITY PIPE INSULATION WITH ARMSTRONG ARMAFLEX FINISH FOR INDOOR OR OUTDOOR APPLICATION.
 6.2. UL LISTED FOR FLAME SPREAD 25, SMOKE DEVELOPED 50, FUEL CONTRIBUTED 50
 6.3. HOT WATER (80°F - 140°F):
  6.3.1. INSULATION CONDUCTIVITY: 0.21-0.28 (BTU X IN.)/(HR X FT2 X °F)
  6.3.2. PIPE SIZES SMALLER THAN 1-1/2": 1"
  6.3.3. PIPE SIZES LARGER THAN 1-1/2": 1-1/2"
 6.4. COLD WATER (40°F - 60°F):
  6.4.1. INSULATION CONDUCTIVITY: 0.21-0.27 (BTU X IN.)/(HR X FT2 X °F)
  6.4.2. PIPE SIZES SMALLER THAN 1-1/2": 1"
  6.4.3. PIPE SIZES LARGER THAN 1-1/2": 1-1/2"
 6.5. BUTT INSULATION TOGETHER AND ADHERE IN PLACE WITH MANUFACTURER'S RECOMMENDED CONTACT CEMENT. WHERE POSSIBLE, SLIP TUBING ON WITHOUT SLITTING. WHERE INSULATION TERMINATES, NEATLY BEVEL AND FINISH.

## PLUMBING LEGEND

| | |
|---|---|
| CW | DOMESTIC COLD WATER |
| HW | DOMESTIC HOT WATER |
| HWR | DOMESTIC HOT WATER RETURN |
| SS | SANITARY SEWER |
| V | VENT PIPE |
| LP | LIQUID PROPANE PIPE |
| FV | FLUE VENT PIPE |
| | ELBOW - TURNED DOWN |
| | ELBOW - TURNED UP |
| | TEE - TURNED DOWN |
| | TEE - TURNED UP |
| | BALL VALVE |
| BFP | BACKFLOW PREVENTER |
| M | WATER METER |
| FD | FLOOR DRAIN |
| FS | FLOOR SINK |
| FCO | FLOOR CLEANOUT |

| | |
|---|---|
| 1 / M101 | SECTION VIEW SYMBOL |
| 1 / M101 | DETAIL DESIGNATION |
| EWH / 1 | POWERED EQUIPMENT TAG |
| 1 | SHEET KEY NOTES |
| | POINT OF CONNECTION |
| | POINT OF DISCONNECTION |

## PLUMBING FIXTURE SCHEDULE

| CODE | FIXTURE | MANUFACTURER / MODEL | CW | HW | WASTE | VENT | DESCRIPTION |
|---|---|---|---|---|---|---|---|
| WC-1 | WATER CLOSET | RE: ARCH | 1/2" | -- | 3" | 2" | 1.28 GPF TWO PIECE ROUND FRONT TOILET. |
| L-1 | LAVATORY | RE: ARCH | 1/2" | 1/2" | 2" | 1-1/2" | UNDER MOUNT BATHROOM SINK. CENTERSET BATHROOM SINK FAUCET (1.2 GPM). PROVIDE WITH TRAP AND DRAIN. |
| SK-1 | SINK | RE: ARCH | 1/2" | 1/2" | 2" | 1-1/2" | SINGLE BOWL UNDER MOUNT SINK. MAX 1.5 GPM METAL CONSTRUCTION FAUCET WITH 3/8" COMPRESSION FITTINGS. PROVIDE WITH TRAP AND DRAIN. 1/2 HP GARBAGE DISPOSAL. |
| WB-1 | WATER BOX (FOR ICE MAKER) | RE: ARCH | 1/2" | 1/2" | -- | -- | ONE PIECE BOX AND FLANGE CONSTRUCTION WITH PRE INSTALLED LEAD FREE BRASS VALVE. |
| WB-2 | WATER BOX (FOR WASHING MACHINE) | RE: ARCH | 1/2" | 1/2" | 1-1/2" | 2" | ONE PIECE BOX AND FLANGE CONSTRUCTION WITH PRE INSTALLED LEAD FREE BRASS VALVES. |
| SH-1 | SHOWER / TUB | RE: ARCH | 1/2" | 1/2" | 2" | 1-1/2" | BATHTUB SHOWER WITH DRAIN. 1.75 GPF SHOWERHEAD, TUB SPOUT, VALVE, ARM AND FLANGE. |
| DW-1 | DISHWASHER | RE: ARCH | -- | 1/2" | -- | -- | SPECIFIED BY ARCHITECT OR OWNER. |
| ECO-1 | EXTERIOR FLOOR CLEAN OUT | ZURN #ZN-1400 | -- | -- | -- | -- | EXTRA HEAVY DUTY ADJUSTABLE TYPE. |
| 2ECO-1 | DOUBLE EXTERIOR FLOOR CLEAN OUT | DOUBLE ZURN #ZN-1400 | -- | -- | -- | -- | SAME AS OUTDOOR CLEANOUTS. INSTALLED FOR TWO-WAY RODDING. |
| FD | FLOOR DRAIN | JAY R. SMITH #2005-APBP-P | -- | -- | 2" | 1-1/2" | PRO-SET "TRAP GUARD" SIZED FOR FLOOR DRAIN. SEDIMENT BUCKET. |
| HB | HOSE BIBB | EVERBILT MHT GARDEN VALVE | 3/4" | -- | -- | -- | -- |

ALL PLUMBING FIXTURES TO BE APPROVED OF BY ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.

## GAS TANKLESS WATER HEATER SCHEDULE

| CODE | MANUFACTURER / MODEL | STORAGE (GALLONS) | RECOVERY GAL (67°F RISE) | NATURAL GAS HEATING CAPACITY | |
|---|---|---|---|---|---|
| | | | | MIN. | MAX. |
| IGWH-1 | RHEEM RTGH-SR11 | -- | 5.9 | 11 MBTU | 199 MBTU |
| IGWH-2 | RHEEM RTGH-SR11 | -- | 5.9 | 11 MBTU | 199 MBTU |

GENERAL NOTES:
1. PROVIDE WITH PRESSURE RELIEF VALVE
2. PROVIDE 2" VENT & COMBUSTION AIR INTAKE KIT BY WATER HEATER MANUFACTURER. TERMINATE AT ROOF.
3. MINIMUM FLOW = 0.4 GPM
4. WATER CONNECTION = 3/4"
5. NATURAL GAS CONNECTION = 1"
6. WEIGHT = 86 LBS

## SUMP PUMP SCHEDULE

| ITEM | SERVES | TYPE | G.P.M. | HEAD FEET | MOTOR DATA | | | | MANUFACTURE MODEL |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | H.P. | R.P.M. | VOLTS | PH. | |
| SP-1 | ELEVATOR | SUB-MERSIBLE | 50 | 2 | 1/3 | 3450 | 115 | 1ϕ | LIBERTY PUMPS #ELV250 |

## PLUMBING MATERIALS

| SYSTEM: | MATERIAL: |
|---|---|
| | |
| WATER PIPE, BELOW GRADE | TYPE "K" COPPER |
| WATER PIPE, ABOVE GRADE | PEX |
| SANITARY SEWER, BELOW GRADE | SCH. 40 PVC |
| SANITARY SEWER, ABOVE GRADE | SCH. 40 PVC |
| VENT PIPE, BELOW GRADE | SCH. 40 PVC |
| VENT PIPE, ABOVE GRADE | SCH. 40 PVC |
| NATURAL GAS | SCH. 40 BLACK STEEL |

FORWARD MEP
TEXAS ENG. FIRM REG. NO. F-23046
SEAL:
STATE OF TEXAS · MUHAMMAD M. ALAVI · 139184 · LICENSED · PROFESSIONAL ENGINEER
07-16-2025

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**FOR PERMIT**

TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

| ISSUE FOR PERMIT | |
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**PLUMBING SCHEDULE & NOTES**

P100

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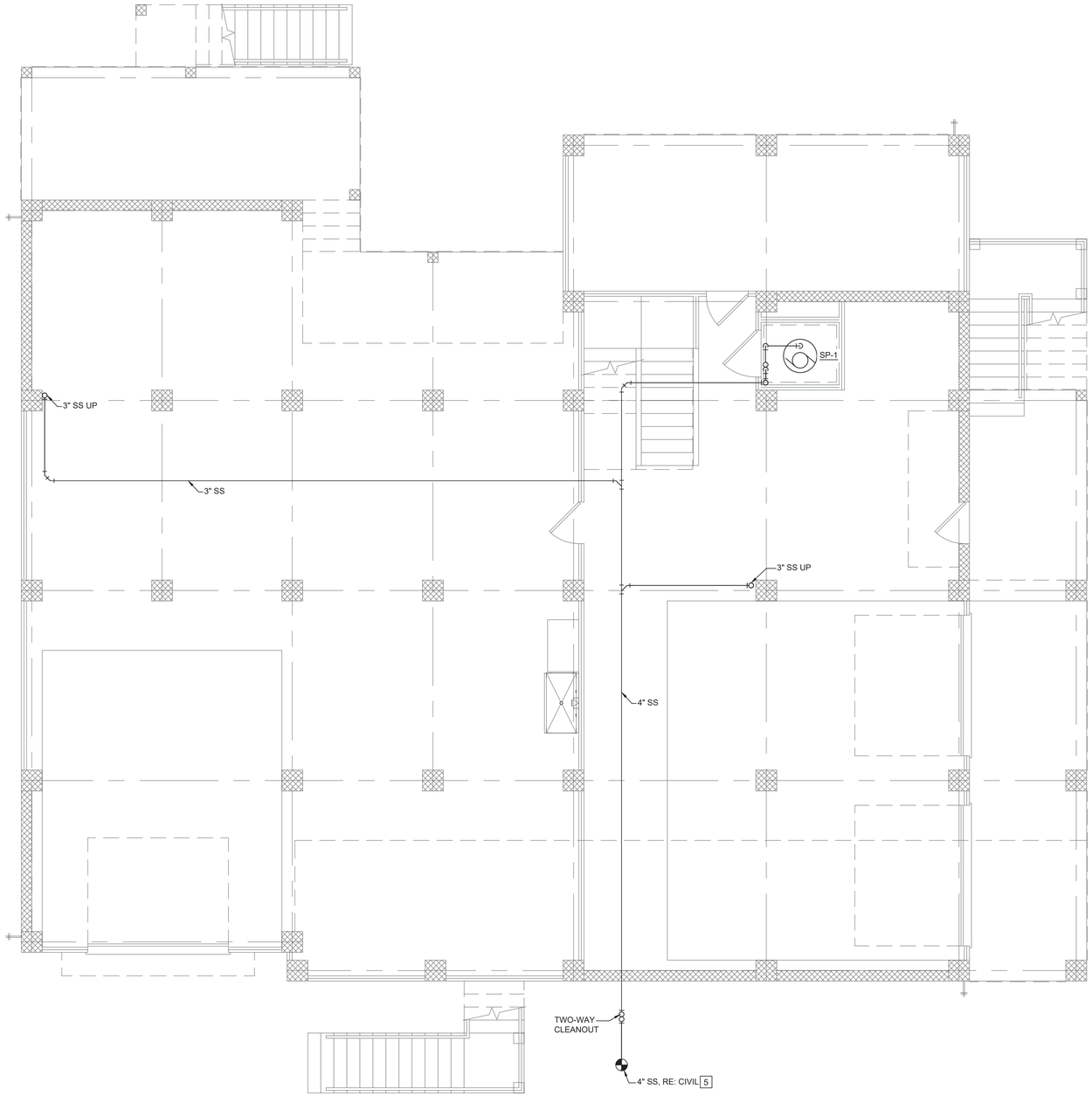


1 LEVEL 1 SEWER & VENT FLOOR PLAN

1/4" = 1'0"

## PLUMBING GENERAL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. WORK SHALL BE INSTALLED IN A WORKMAN LIKE FASHION.
2. PIPING INSULATION SHALL RUN CONTINUOUSLY THROUGH PENETRATIONS. CONTRACTOR TO PROVIDE NECESSARY SLEEVES AND FLASHING AT WALL PENETRATIONS.
3. PRIOR TO BID OR CONSTRUCTION, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS AND PROJECT DRAWINGS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER, PRIOR TO BID, OR ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
4. CONTRACTOR TO PROVIDE ALL REQUIRED OFFSETS AND FITTINGS REQUIRED TO PROVIDE COMPLETE DESIGN. PLUMBING DRAWINGS ARE SCHEMATIC IN NATURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND AS-BUILTS AS NECESSARY.
5. ALL PIPING TO BE PROPERLY SUPPORTED AND SECURED.
6. PIPE DIMENSIONS SHOWN ON PLANS ARE INTERNAL DIMENSIONS.
7. CONTRACTOR SHALL VERIFY THAT ALL PLUMBING COMPONENTS MEET SPACING AND CLEARANCE REQUIREMENTS PER EQUIPMENT MANUFACTURER'S INSTRUCTIONS.
8. ALL COLD AND HOT WATER PIPING SHALL BE INSULATED. SEE SPECIFICATION FOR INSULATION REQUIREMENTS.
9. ALL HAND SINKS AND LAVATORIES SHALL BE PROVIDED WITH "TMV" THERMOSTATIC MIXING VALVES. RE: PLBG SCHEDULES
10. PROVIDE AND INSTALL 1/4 TURN SHUT OFF VALVE OR INTEGRAL SHUT OFF VALVE AT EACH WATER SUPPLY CONNECTION TO EACH PLUMBING FIXTURE OR EQUIPMENT.
11. ALL WATER TAPS TO PLUMBING FIXTURES SHALL BE DOWNSTREAM OF WATER METER.
12. REFER TO ARCHITECTURAL AND MILLWORK DRAWINGS FOR DETAILS OF COUNTERTOPS, CASEWORK, AND OTHER FIXTURES SHOWING EXACT LOCATION OF OPENINGS FOR PLUMBING ITEMS BEING INSTALLED. COORDINATE THE COMPLETE INSTALLATION WITH THE GENERAL CONTRACTOR.
13. ALL PENETRATIONS IN FIRE RATED WALL ASSEMBLIES SHALL BE SEALED WITH UL LISTED FIRE STOPPING MATERIAL.
14. PLUMBING CONTRACTOR TO ARRANGE AND PAY FOR ALL REQUIRED FEES, PERMITS, AND MISCELLANEOUS COSTS ASSOCIATED WITH THE PLUMBING WORK PER LOCAL PLUMBING CODES.

## SHEET NOTES:

1. INSTALL PIPING UNDERGROUND TO / FROM ISLAND SINK.
2. PIPING TO / FROM UNDERGROUND TO / FROM ABOVE CEILING.
3. PROVIDE AND INSTALL GARBAGE DISPOSAL TO KITCHEN SINK TRAP PER GARBAGE DISPOSAL MANUFACTURER'S INSTRUCTIONS.
4. CONNECT DISHWASHER DRAIN TO KITCHEN SINK TRAP PER DISHWASHER MANUFACTURER'S INSTRUCTIONS.
5. CONNECTION OF STORM / SEWER / WATER WITH UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING OR INSTALLATION OF ANY MATERIALS
6. INSTALL NATURAL GAS CONNECTION TO APPLIANCE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LOCAL SHUT OFF VALVE. PROVIDE ADDITIONAL EQUIPMENT, SUCH AS LOCAL GAS REGULATOR, THERMOSTATIC GAS VALVE, ETC. PER MANUFACTURER'S REQUIREMENTS.
7. AIR INTAKE AND FLUE VENT PIPES FROM GAS FURNACE TO EXTERIOR WALL. TERMINATE WITH CONCENTRIC EXTERIOR WALL VENT KIT BY GAS FURNACE MANUFACTURER. PROVIDE ADEQUATE DISTANCE BETWEEN COMBUSTION AIR AND FLUE VENT PER MANUFACTURER'S STANDARDS AND AHJ,
8. PROVIDE GAS METER FOR AS REQUIRED BY CITY. CONTRACTOR TO PAY ALL FEES ASSOCIATED WITH INSTALLATION OF METER. FIELD COORDINATE METER LOCATION WITH UTILITY PROVIDER AND ARCHITECT PRIOR TO ROUGH IN.

## NOTES BY SYMBOL

| | |
|---|---|
| W-1 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO KITCHEN SINK AND DISHWASHER |
| W-2 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO LAV |
| W-3 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO TUB AND/OR SHOWER |
| W-4 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO WASHER CONNECTION BOX |
| W-5 | ½" PEX PIPING WITH ½" COLD WATER TAP TO WATER CLOSET |
| W-6 | ½" PEX PIPING WITH ½" COLD WATER TAP TO ICE MAKER |
| W-7 | ½" PEX PIPING WITH ½" COLD WATER TAP TO HOSE BIBB |

FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER

07-16-2025

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

| ISSUE FOR PERMIT | |
|---|---|

**PLUMBING FLOOR PLAN - SEWER & VENT**

P200

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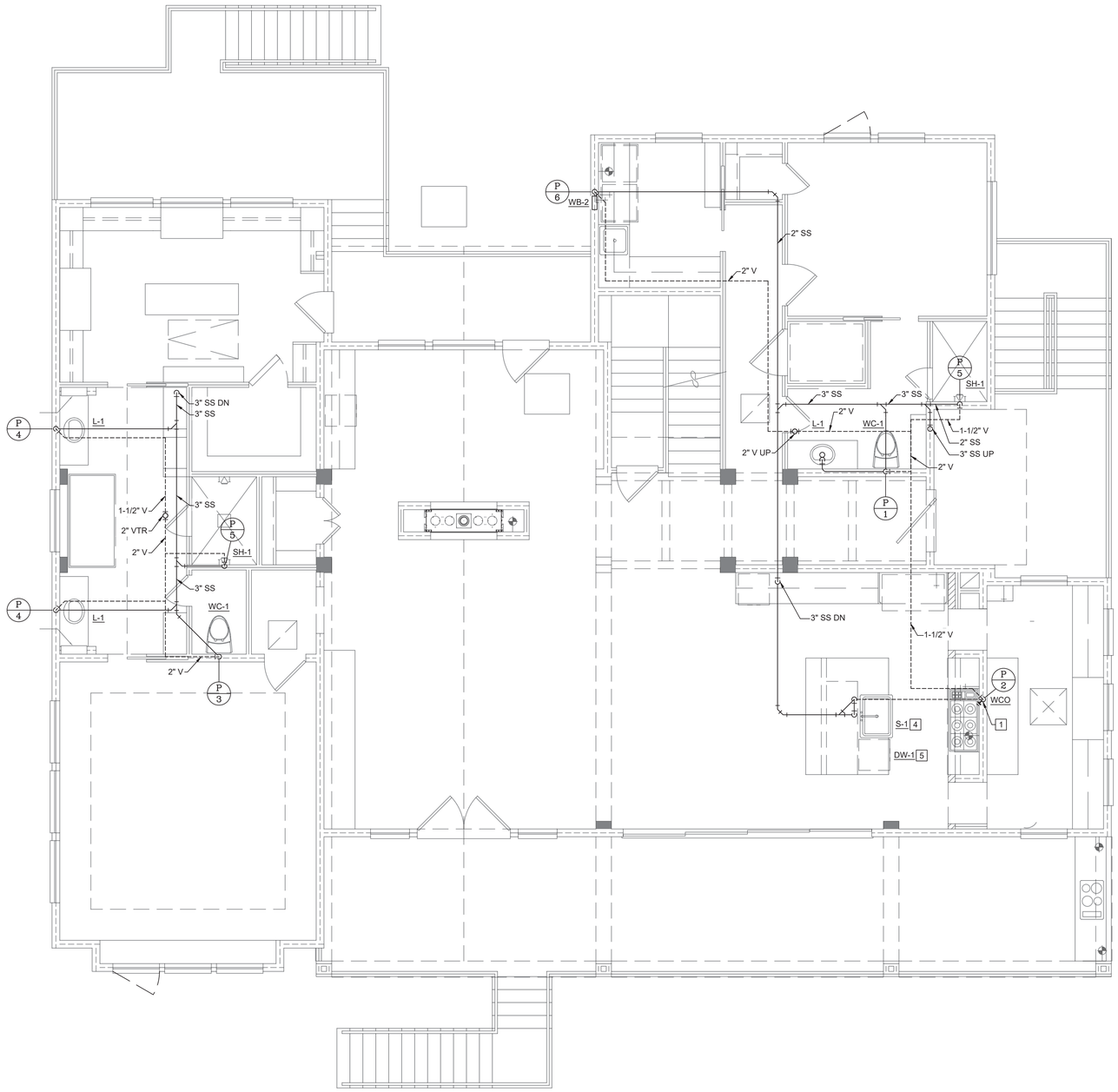


1 LEVEL 2 SEWER & VENT FLOOR PLAN

1/4" = 1'0"

## PLUMBING GENERAL NOTES:

1. CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND APPLICABLE CODES. WORK SHALL BE INSTALLED IN A WORKMAN LIKE FASHION.
2. PIPING INSULATION SHALL RUN CONTINUOUSLY THROUGH PENETRATIONS. CONTRACTOR TO PROVIDE NECESSARY SLEEVES AND FLASHING AT WALL PENETRATIONS.
3. PRIOR TO BID OR CONSTRUCTION, CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS AND PROJECT DRAWINGS. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER, PRIOR TO BID, OR ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS.
4. CONTRACTOR TO PROVIDE ALL REQUIRED OFFSETS AND FITTINGS REQUIRED TO PROVIDE COMPLETE DESIGN. PLUMBING DRAWINGS ARE SCHEMATIC IN NATURE. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND AS-BUILTS AS NECESSARY.
5. ALL PIPING TO BE PROPERLY SUPPORTED AND SECURED.
6. PIPE DIMENSIONS SHOWN ON PLANS ARE INTERNAL DIMENSIONS.
7. CONTRACTOR SHALL VERIFY THAT ALL PLUMBING COMPONENTS MEET SPACING AND CLEARANCE REQUIREMENTS PER EQUIPMENT MANUFACTURER'S INSTRUCTIONS.
8. ALL COLD AND HOT WATER PIPING SHALL BE INSULATED. SEE SPECIFICATION FOR INSULATION REQUIREMENTS.
9. ALL HAND SINKS AND LAVATORIES SHALL BE PROVIDED WITH "TMV" THERMOSTATIC MIXING VALVES. RE: PLBG SCHEDULES
10. PROVIDE AND INSTALL 1/4 TURN SHUT OFF VALVE OR INTEGRAL SHUT OFF VALVE AT EACH WATER SUPPLY CONNECTION TO EACH PLUMBING FIXTURE OR EQUIPMENT.
11. ALL WATER TAPS TO PLUMBING FIXTURES SHALL BE DOWNSTREAM OF WATER METER.
12. REFER TO ARCHITECTURAL AND MILLWORK DRAWINGS FOR DETAILS OF COUNTERTOPS, CASEWORK, AND OTHER FIXTURES SHOWING EXACT LOCATION OF OPENINGS FOR PLUMBING ITEMS BEING INSTALLED. COORDINATE THE COMPLETE INSTALLATION WITH THE GENERAL CONTRACTOR.
13. ALL PENETRATIONS IN FIRE RATED WALL ASSEMBLIES SHALL BE SEALED WITH UL LISTED FIRE STOPPING MATERIAL.
14. PLUMBING CONTRACTOR TO ARRANGE AND PAY FOR ALL REQUIRED FEES, PERMITS, AND MISCELLANEOUS COSTS ASSOCIATED WITH THE PLUMBING WORK PER LOCAL PLUMBING CODES.

## SHEET NOTES:

1. INSTALL PIPING UNDERGROUND TO / FROM ISLAND SINK.
2. PIPING TO / FROM UNDERGROUND TO / FROM ABOVE CEILING.
3. PROVIDE AND INSTALL GARBAGE DISPOSAL TO KITCHEN SINK TRAP PER GARBAGE DISPOSAL MANUFACTURER'S INSTRUCTIONS.
4. CONNECT DISHWASHER DRAIN TO KITCHEN SINK TRAP PER DISHWASHER MANUFACTURER'S INSTRUCTIONS.
5. CONNECTION OF STORM / SEWER / WATER WITH UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING OR INSTALLATION OF ANY MATERIALS
6. INSTALL NATURAL GAS CONNECTION TO APPLIANCE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LOCAL SHUT OFF VALVE. PROVIDE ADDITIONAL EQUIPMENT, SUCH AS LOCAL GAS REGULATOR, THERMOSTATIC GAS VALVE, ETC. PER MANUFACTURER'S REQUIREMENTS.
7. AIR INTAKE AND FLUE VENT PIPES FROM GAS FURNACE TO EXTERIOR WALL. TERMINATE WITH CONCENTRIC EXTERIOR WALL VENT KIT BY GAS FURNACE MANUFACTURER. PROVIDE ADEQUATE DISTANCE BETWEEN COMBUSTION AIR AND FLUE VENT PER MANUFACTURER'S STANDARDS AND AHJ.
8. PROVIDE GAS METER FOR AS REQUIRED BY CITY. CONTRACTOR TO PAY ALL FEES ASSOCIATED WITH INSTALLATION OF METER. FIELD COORDINATE METER LOCATION WITH UTILITY PROVIDER AND ARCHITECT PRIOR TO ROUGH IN.

## NOTES BY SYMBOL

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| W-1 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO KITCHEN SINK AND DISHWASHER |
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FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

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**PLUMBING FLOOR PLAN - SEWER & VENT**

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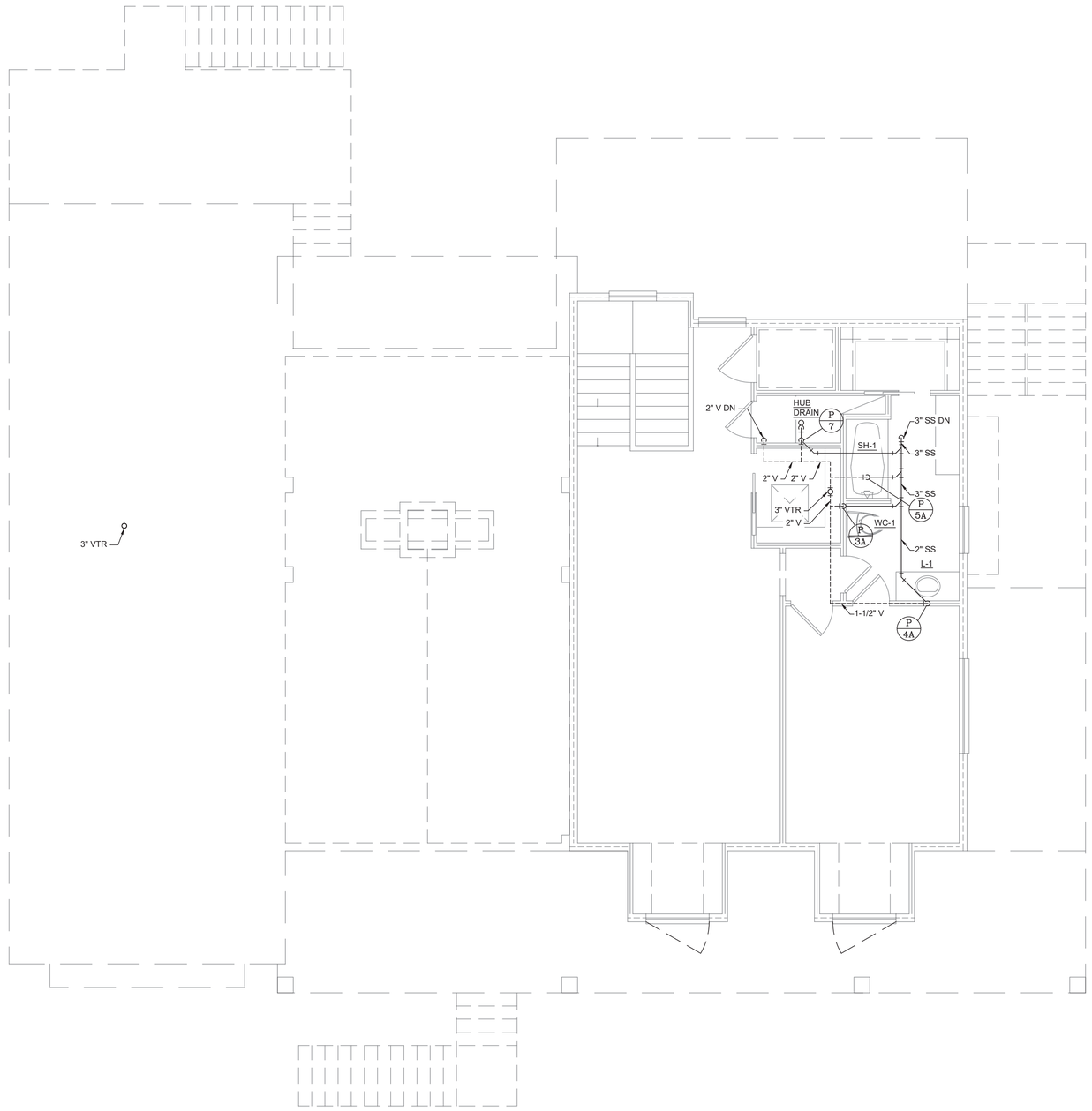


1 LEVEL 3 SEWER & VENT FLOOR PLAN

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**PLUMBING FLOOR PLAN - SEWER & VENT**

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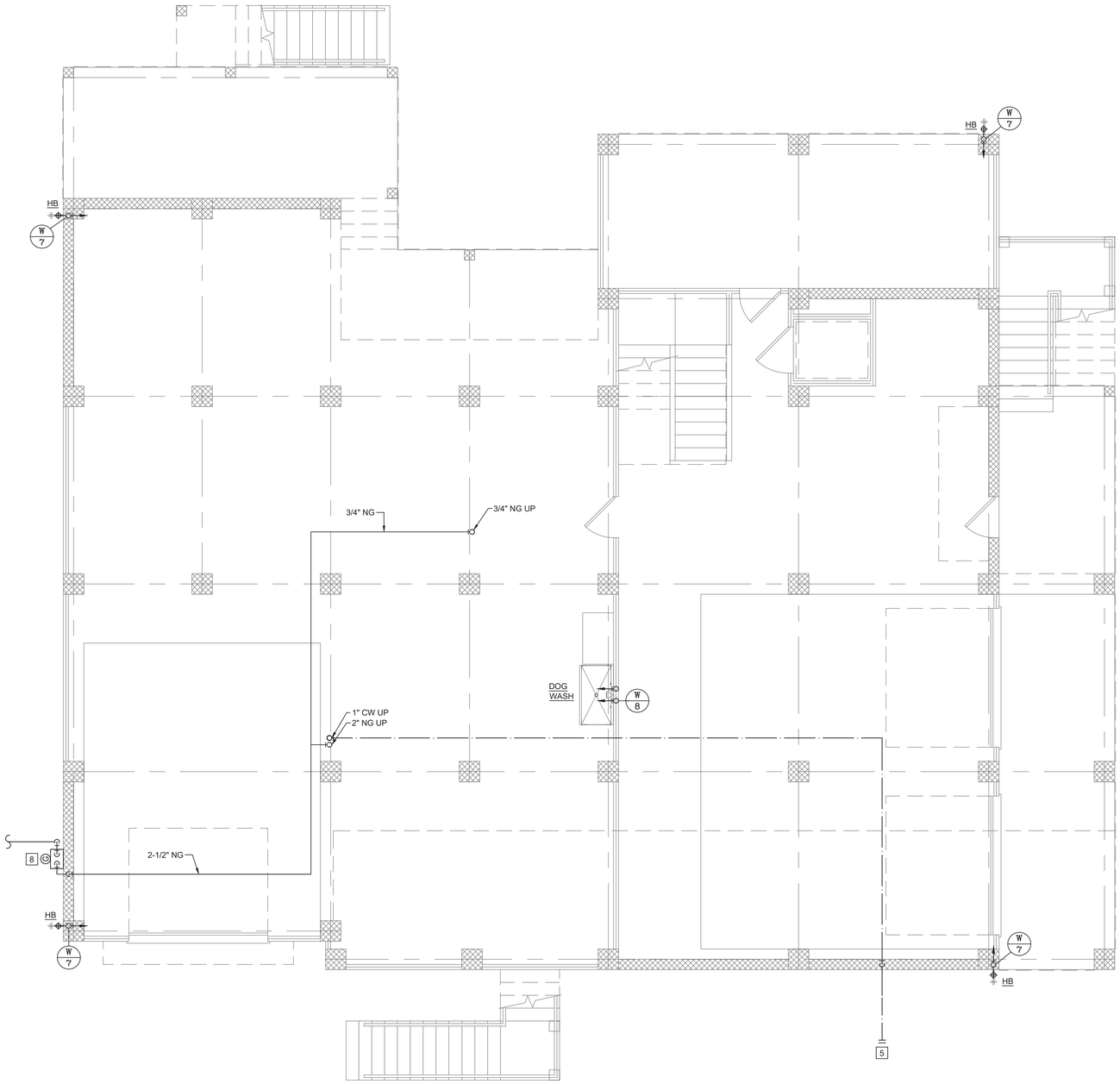


1 LEVEL 1 DOMESTIC WATER & GAS FLOOR PLAN

1/4" = 1'0"

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**PLUMBING FLOOR PLAN - DOMESTIC WATER & GAS**

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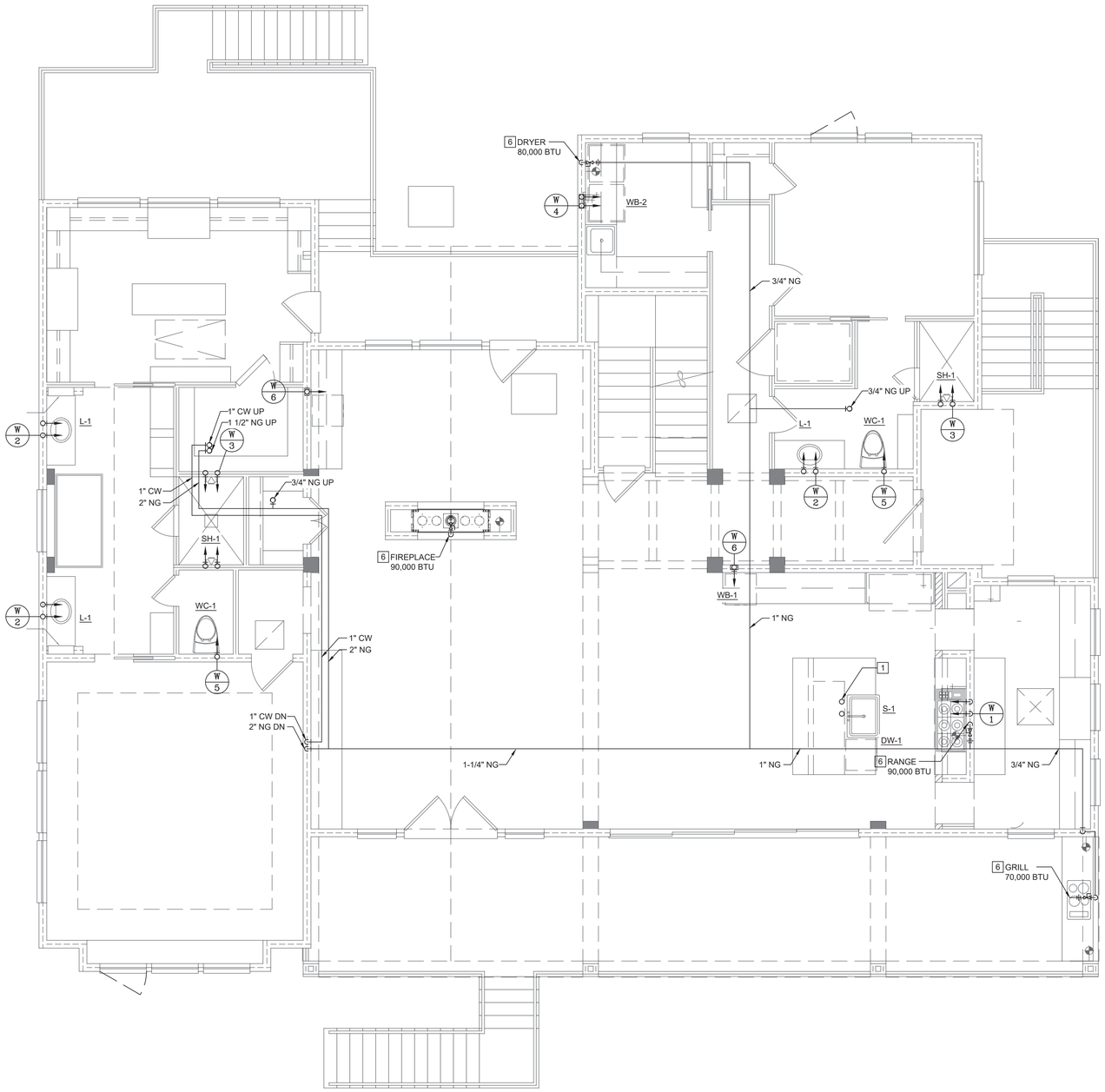


1 LEVEL 2 DOMESTIC WATER & GAS FLOOR PLAN

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**PLUMBING FLOOR PLAN - DOMESTIC WATER & GAS**

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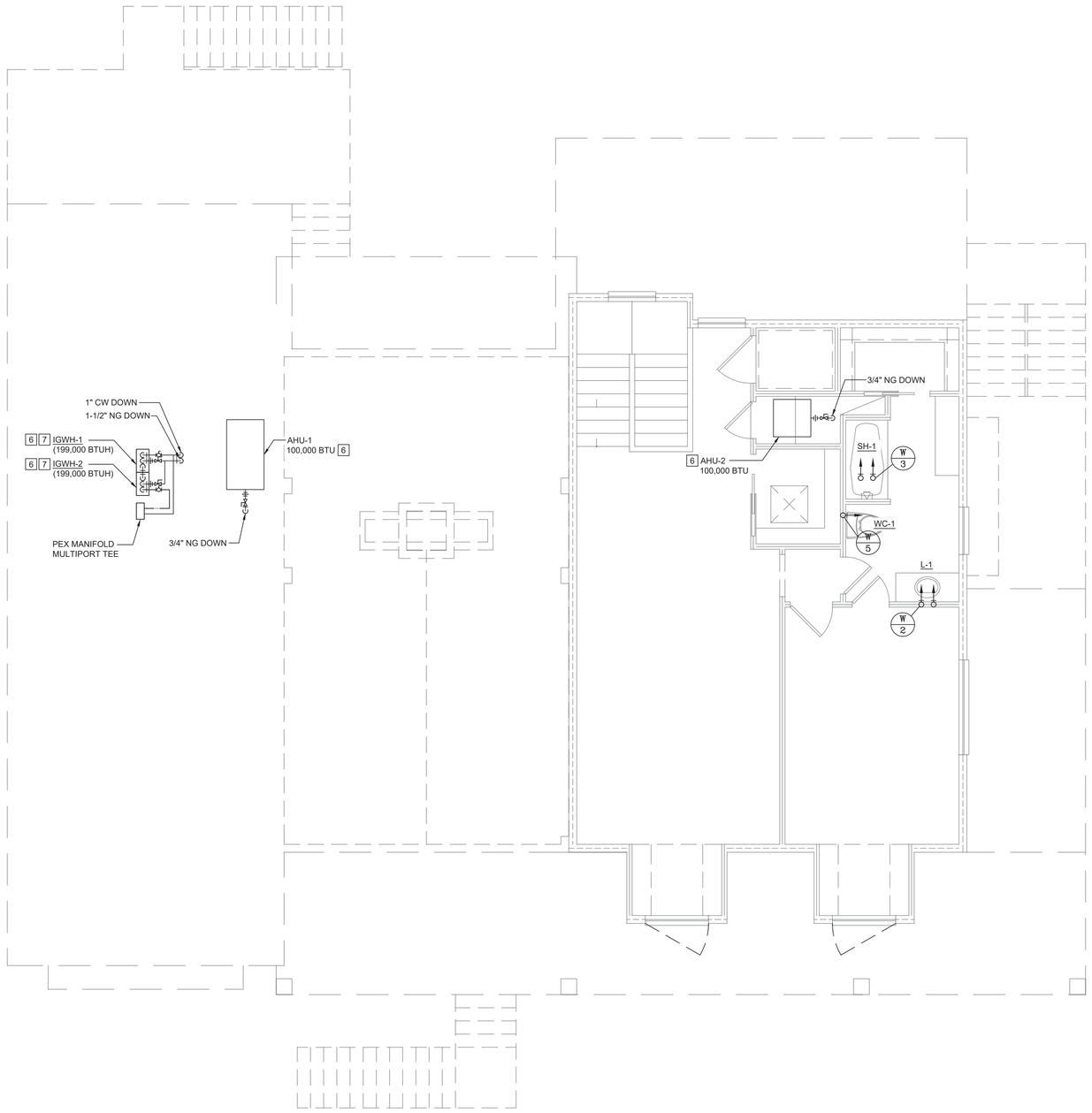


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2. PIPING TO / FROM UNDERGROUND TO / FROM ABOVE CEILING.
3. PROVIDE AND INSTALL GARBAGE DISPOSAL TO KITCHEN SINK TRAP PER GARBAGE DISPOSAL MANUFACTURER'S INSTRUCTIONS.
4. CONNECT DISHWASHER DRAIN TO KITCHEN SINK TRAP PER DISHWASHER MANUFACTURER'S INSTRUCTIONS.
5. CONNECTION OF STORM / SEWER / WATER WITH UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ORDERING OR INSTALLATION OF ANY MATERIALS
6. INSTALL NATURAL GAS CONNECTION TO APPLIANCE PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LOCAL SHUT OFF VALVE. PROVIDE ADDITIONAL EQUIPMENT, SUCH AS LOCAL GAS REGULATOR, THERMOSTATIC GAS VALVE, ETC. PER MANUFACTURER'S REQUIREMENTS.
7. AIR INTAKE AND FLUE VENT PIPES FROM GAS FURNACE TO EXTERIOR WALL. TERMINATE WITH CONCENTRIC EXTERIOR WALL VENT KIT BY GAS FURNACE MANUFACTURER. PROVIDE ADEQUATE DISTANCE BETWEEN COMBUSTION AIR AND FLUE VENT PER MANUFACTURER'S STANDARDS AND AHJ.
8. PROVIDE GAS METER FOR AS REQUIRED BY CITY. CONTRACTOR TO PAY ALL FEES ASSOCIATED WITH INSTALLATION OF METER. FIELD COORDINATE METER LOCATION WITH UTILITY PROVIDER AND ARCHITECT PRIOR TO ROUGH IN.

## NOTES BY SYMBOL

| | |
|---|---|
| W 1 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO KITCHEN SINK AND DISHWASHER |
| W 2 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO LAV |
| W 3 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO TUB AND/OR SHOWER |
| W 4 | ½" PEX PIPING WITH ½" COLD & HOT WATER TAP TO WASHER CONNECTION BOX |
| W 5 | ½" PEX PIPING WITH ½" COLD WATER TAP TO WATER CLOSET |
| W 6 | ½" PEX PIPING WITH ½" COLD WATER TAP TO ICE MAKER |
| W 7 | ½" PEX PIPING WITH ½" COLD WATER TAP TO HOSE BIBB |

FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

STATE OF TEXAS
MUHAMMAD M. ALAVI
139184
LICENSED
PROFESSIONAL ENGINEER

07-16-2025

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**FOR PERMIT**

TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**PLUMBING FLOOR PLAN - DOMESTIC WATER & GAS**

P302

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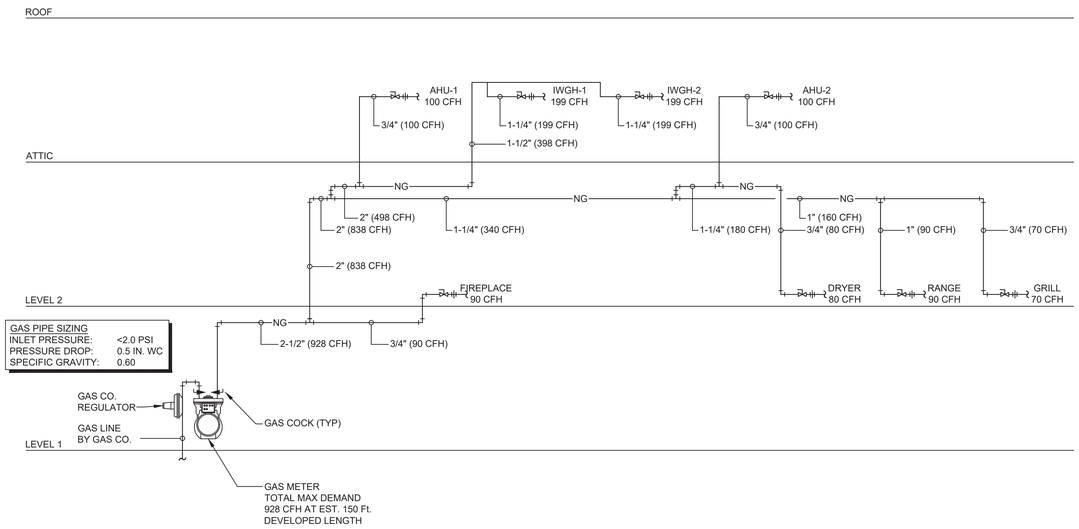
## NATURAL GAS LOADS:

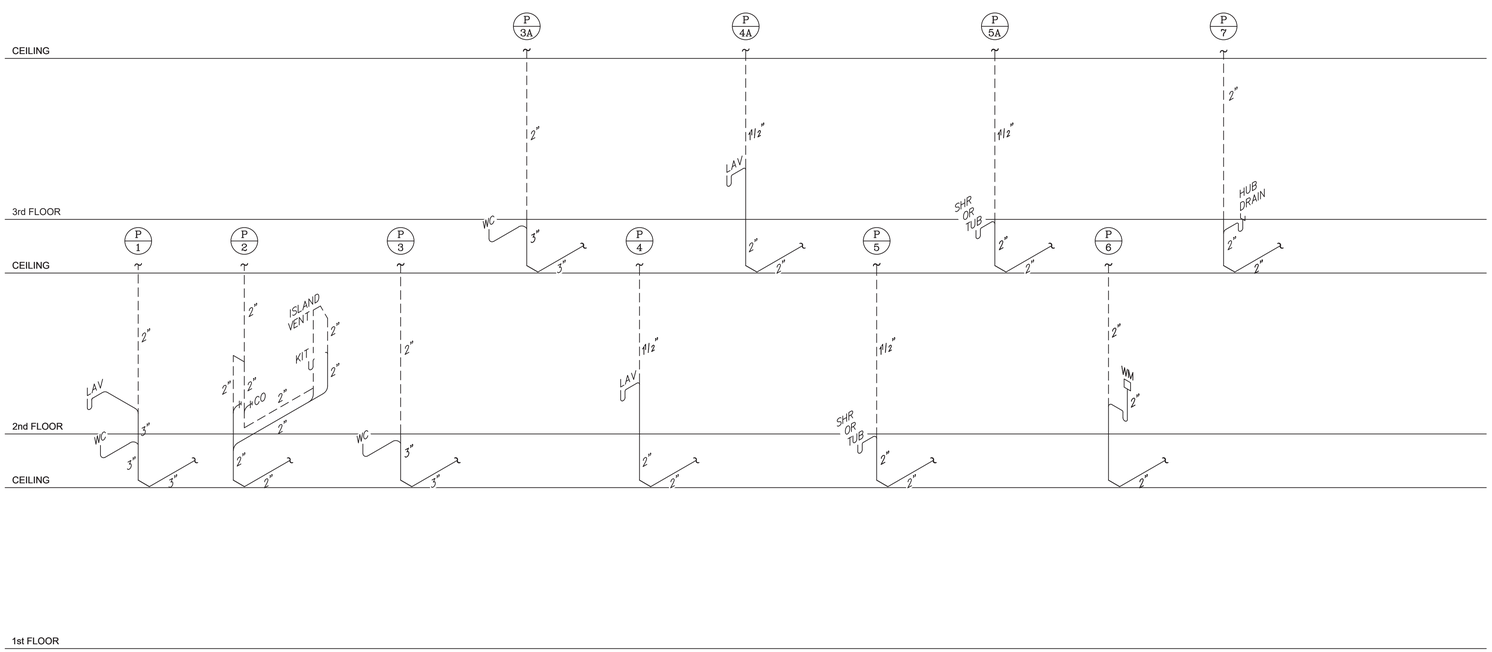
| FIXTURE TYPE | GAS LOAD |
|---|---|
| AHU-1 | 100 CFH |
| AHU-2 | 100 CFH |
| GRILL | 70 CFH |
| DRYER | 80 CFH |
| RANGE | 90 CFH |
| IGWH-1 | 199 CFH |
| IGWH-2 | 199 CFH |
| FIREPLACE | 90 CFH |
| TOTAL = | 928 CFH |

NATURAL GAS PIPE SIZING AT <2 PSI, 0.5" W.C.
PRESSURE DROP 125' ACTUAL LENGTH, & 150'
DEVELOPED LENGTH PER 2015 IRC TABLE G2413.4(1)

NATURAL GAS PIPING ABOVE & BELOW GRADE SHALL BE SCH 40 BLACK STEEL.




1 NATURAL GAS RISER DIAGRAM
NOT TO SCALE




1 WASTE AND VENT RISERS
SCALE: NONE

## MAX. DISTANCE OF FIXTURE TRAP FROM VENT

| FIXTURE | FIXTURE UNIT VALUE | MINIMUM SIZE OF TRAP |
|---|---|---|
| AUTOMATIC CLOTHES WASHER | 2 | 2" |
| BATHTUB | 2 | 1½" |
| DRINKING FOUNTAIN | ½ | 1¼" |
| KITCHEN SINK | 2 | 1½" |
| LAVATORY | 1 | 1¼" |
| SHOWER | 2 | 1½" |
| URINAL | 2 | NOTE A |
| WATER CLOSET | 4 | NOTE A |

| SIZE OF TRAP (INCHES) | SLOPE (INCHES) | MAX. DISTANCE FROM TRAP |
|---|---|---|
| 1¼" | ¼" | 5'-0" |
| 1½" | ¼" | 6'-0" |
| 2" | ¼" | 8'-0" |
| 3" | ⅛" | 12'-0" |
| 4" | ⅛" | 16'-0" |

NOTES:
A. Trap size shall be consistant with the fixture outlet size.
B. A cleanout shall be provided at the base of each waste or soil stack.
C. Double sanitary tee patterns shall not receive the discharge of back-to-back water closets and fixtures or appliances with pumping action discharge. Back-to-back water closet connections to double sanitary tees shall be permitted where the horizontal developed length between the outlet of the water closet and the connection to the double sanitary tee pattern is 18 inches or greater.
D. Minimum 2" sanitary sewer below slab.

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**PLUMBING RISER DIAGRAM**

# P400

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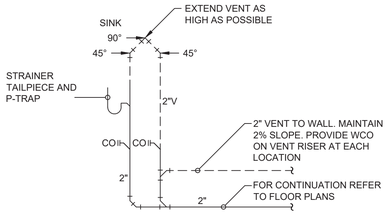
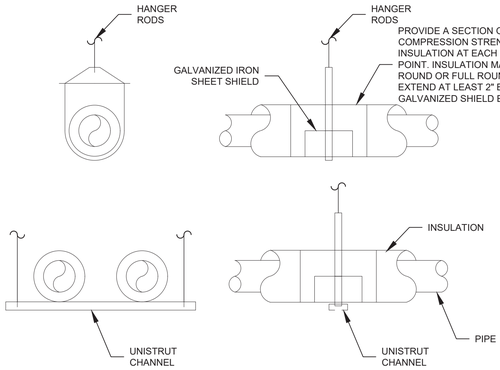



## 9 ISLAND VENT DETAIL

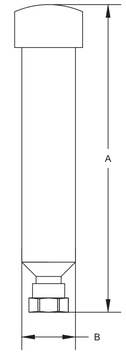
NOT TO SCALE



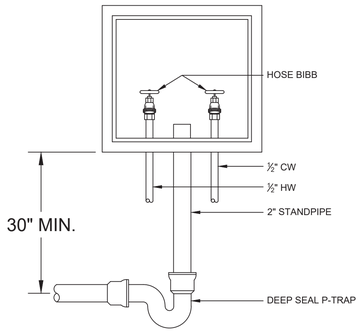

NOTES:

1. ATTACH SUPPORTS FOR ALL PIPING SUSPENSDED FROM THE STRUCTURE TO THE TOP CORD OF JOISTS OR BEAMS.
2. PROVIDE COPPER OR PLASTIC COATED HANGERS FOR NON-INSULATED PIPE.

| MINIMUM DIMENSIONS OF GALVANIZED SHEETMETAL PROTECTION SHIELD AT PIPE HANGERS | | |
|---|---|---|
| NOMINAL SIZE PIPE | SHIELD LENGTH (IN.) | GAUGE THICKNESS |
| 1/2" & 3/4" | 12" | 18 |
| 1" - 2 1/2" | 12" | 18 |

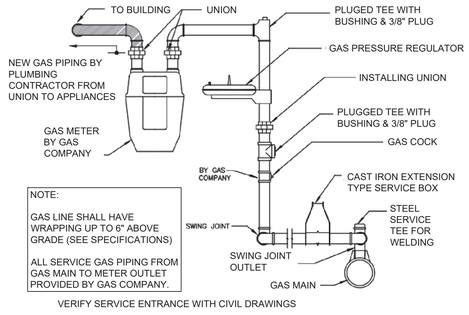



| PART NUMBER | A OAL | B NPT | NITROGEN PRELOAD PSI |
|---|---|---|---|
| SC-500A | 6-1/4" | 1/2" BRASS | 60 |
| SC-750B | 7-1/4" | 1/2" BRASS | 60 |
| SC-1000C | 9-1/4" | 1/2" BRASS | 60 |
| SC-1250D | 9-1/2" | 1/2" BRASS | 60 |
| SC-1500E | 11-1/4" | 1/2" BRASS | 60 |
| SC-2000F | 12" | 1/2" BRASS | 60 |




## 8 WASHER BOX DETAIL

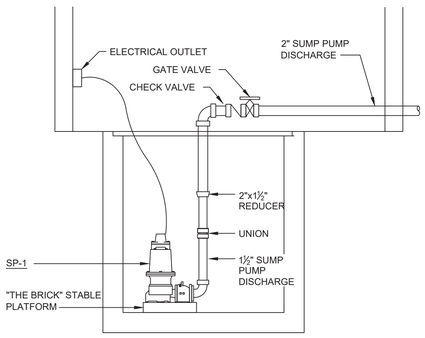
N.T.S.




VERIFY SERVICE ENTRANCE WITH CIVIL DRAWINGS

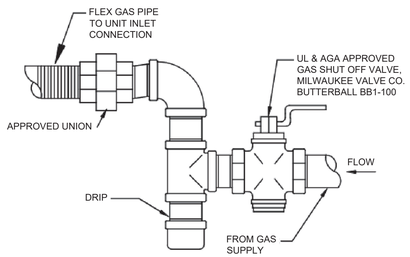
## 6 GAS SERVICE CONNECTION DETAIL

N.T.S.



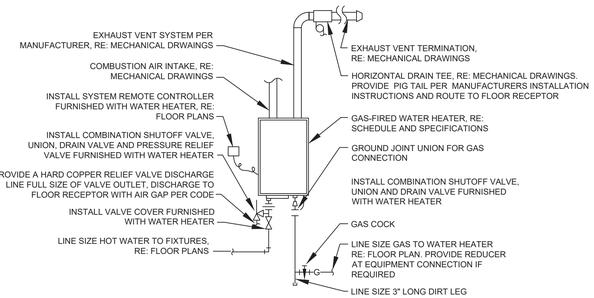

## 7 ELEVATOR SUMP PUMP DETAIL

N.T.S.




## 5 TYPICAL GAS CONNECTION DETAIL

N.T.S.

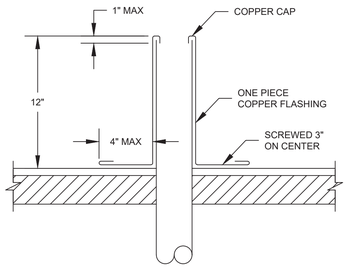



REFER TO SCHEDULE, SPECIFICATIONS AND NOTES FOR MORE INFORMATION. PIPING ARRANGEMENT SHOWN IS SCHEMATIC. VERIFY ALL CONNECTION SIZES AND LOCATIONS PER MANUFACTURERS REQUIREMENTS. ADJUST TO SUIT FIELD CONDITIONS. REFER TO FLOOR PLANS FOR PIPE SIZES. INTERLOCK AQUASTAT WITH RECIRCULATION PUMP BY ELECTRICAL.

NOTE: HOT WATER RECIRCULATION PUMP SHALL BE INTEGRAL TO WATER HEATER.

## 3 GAS-FIRED INSATANT WATER HEATER DETAIL

N.T.S.




NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ROOFER FOR FINAL DETAILING AND LOCATIONS OF ALL PENETRATIONS THROUGH ROOF
2. PIPES LARGER THAN 4" SHALL BE PROVIDED WITH A WEATHER CAP

## 1 VENT THRU ROOF

N.T.S.

FORWARD MEP
TEXAS ENG. FIRM
REG. NO. F-23046

SEAL:

07-16-2025

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**FOR PERMIT**

# TRENT & DAYNA NORRIS RESIDENCE

THE PARK, LOT 7 BLK 2
0 VICTORIA WAY FRIENDSWOOD, TX 77546

PROJECT NUMBER: 2523

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**PLUMBING DETAILS**

P500

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APPROVED
RES2025-3265 Date: 10-20-2025

# GENERAL NOTES

BASIC

1. MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE WITH ADOPTED AMENDMENTS OF CITY OF HOUSTON.
2. THESE GENERAL NOTES SUPPLEMENT THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THE PLANS AND SPECIFICATIONS, CONTACT THE OWNER'S REPRESENTATIVE.
3. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS AND MANUFACTURER'S INSTRUCTIONS IS TO THE LATEST PRINTED EDITION IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
4. IT IS RESPONSIBILITY OF CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY STRUCTURAL ENGINEER OF DISCREPANCIES.
5. REFER TO ARCHITECTURAL DRAWINGS FOR EXTERIOR SLABS AND WALLS.
6. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
7. DO NOT SCALE THE DRAWINGS.
8. PROVIDE TEMPORARY BRACING AND SHORING NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. RETAIN A REGISTERED ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC.
9. INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE.
10. ELEVATIONS ARE PER ARCHITECTURAL DRAWINGS.
11. CONSTRUCTION LOADS: EVENLY DISTRIBUTE MATERIALS ON FLOORS AND ROOFS. DO NOT TO EXCEED ALLOWABLE LOADING FOR SUPPORTING MEMBERS AND CONNECTIONS.
12. ARCHITECT'S/ENGINEER'S REVIEW OF THE SHOP DRAWINGS SHALL NOT BE CONSTRUED AS AUTHORIZATION TO DEVIATE FROM THE CONTRACT DOCUMENTS.

FOUNDATION AND SITE WORK

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON SOIL REPORT (BUREAU VERITAS NORTH AMERICA,INC, JANUARY 31, 2008, REPORT NO. 154995 VALUES (4300 PSF ).
2. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
3. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION;UNLESS OTHERWISE INDICATED. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
5. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
6. EXCAVATIONS FOR FOUNDATIONS MUST BE ACCEPTED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACING REINFORCING AND CONCRETE. NOTIFY THE OWNER'S REPRESENTATIVE WHEN EXCAVATIONS ARE READY FOR INSPECTION.

REINFORCING STEEL

1. REINFORCING TO CONFORM TO THE FOLLOWING, UNLESS OTHERWISE NOTED:

| LOCATIONS | TYPE |
|---|---|
| ALL REINFORCING | ASTM A615, 60 KSI |

2. WELDED WIRE FABRIC - CONFORM TO ASTM A-185 OR A-409, FURNISHED IN FLAT SHEETS AND MUST BE SUPPORTED ON CHAIRS SPACED 4'-0" O.C. MAXIMUM EACH WAY.
3. DETAILING - CONFORM TO ACI DETAILING MANUAL, 315-80. REINFORCING STEEL COVERAGE:
   FOOTINGS 3" BOTTOM AND SIDES
   GRADE BEAMS 1 1/2" TOP, 3" BOTTOM, 2" SIDES (3" SIDES IF EARTH FORMED)
   SLABS ON GRADE 1/4" TOP
   WALLS 1 1/2"
4. LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
5. SLAB REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS, @ A 4'-0" MAXIMUM SQUARE GRID.
6. GRADE BEAM BOTTOM REINFORCEMENT SHALL BE SUPPORTED ON CHAIRS @ 6'-0" MAXIMUM SPACING.

CAST-IN-PLACE CONCRETE

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE "ACI STANDARD BUILDING CODE REQUIREMENT FOR STRUCTURAL CONCRETE: (ACI 318-19)".
3. NORMAL WEIGHT CONCRETE (W = 145 PCF) WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) = 3500 PSI.
4. CONTINUOUSLY MOIST CURE CONCRETE SLABS-ON-GRADE FOR 7 DAYS MINIMUM. WATER FOG SPRAYS, PONDING, SATURATED ABSORPTIVE COVERS, OR MOISTURE RETAINING COVERS MAY BE USED. CURING COMPOUNDS ARE NOT ACCEPTABLE.
5. NON-SHRINK GROUT SHALL HAVE F'c = 7000 PSI, MIN.
6. CONCRETE MIXES SHALL USE TYPE II CEMENT AND BE DESIGNED BY AN APPROVED LABORATORY AND BEAR THE STAMP OF A CO REGISTERED ENGINEER.
7. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
   A.ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   B.ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
   C.ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
   D.ACI 614, "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE".

STRUCTURAL STEEL

1. ADHESIVE ANCHORS SHALL BE HILTI "HVA ANCHORS", SIMPSON "SET EPOXY" OR AN APPROVED EQUIVALENT.
2. MISCELLANEOUS STEEL ROLLED SHAPES,EMBED PLATES AND ANGLES SHALL CONFORM TO ASTM A36.
3. HOLLOW STRUCTURAL SHAPES ARE TO CONFORM TO ASTM A500 GRADE B, MINIMUM YIELD POINT IS 42 KSI FOR ROUND HSS AND 46 KSI FOR RECTANGULAR HSS.
4. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1. LATEST EDITION. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO ASTM A233.
5. ANCHOR BOLTS SHALL CONFIRM ASTM A36/A307/F1554 GR.36 (Fu=58-80 KSI).

ROUGH CARPENTRY

1. FRAMING LUMBER: SOUTHERN PINE:

| MEMBER | MOISTURE CONTENT | WOOD/GRADE |
|---|---|---|
| VERT. STUDS 12'-0" OR LESS | 19% | S.P.#2 OR BETTER |
| POSTS, BMS. & JOISTS | 19% | S.P.#2 OR BETTER |
| ALL OTHERS | 19% | S.P.#2 OR BETTER |

2. PANEL SHEATHING: IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA-THE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIREMENTS OF THE VOLUNTARY PRODUCT STANDARD PS-1 OR PS-2 AND APA PRP-108 PERFORMANCE STANDARD.
   A.PANEL SHEATHING TO BE EXPOSURE 1.
   B.PLYWOOD PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.
   C.PLYWOOD TO BE CC GRADE AT LOCATIONS EXPOSED TO WEATHER; CD GRADE ELSEWHERE.
3. TREATED WOOD: PRESERVATIVE TREATED WOOD - AWPA STANDARD U1 AND M
   A.FOUNDATION SILLS SHALL BE PRESERVATIVE-TREATED WOOD.
   B.MOISTURE CONTENT OF PRESERVATIVE TREATED WD. SHALL BE 19% OR LESS BEFORE BEING COVERED WITH INSULATION, INTERIOR WALL FINISH, AND FLOOR COVERING MATERIALS.
4. ENGINEERED WD. PRODUCTS SUCH AS PRE-FABRICATED WD. I-JOISTS, STRUCTURAL GLUED-LAMINATED TIMBER, STRUCTURAL COMPOSITE LUMBER AND DESIGN TRUSSES SHALL NOT BE NOTCHED OR DRILLED EXCEPT WHERE PERMITTED BY THE MNFR'S RECOMMENDATIONS OR WHERE THE EFFECTS OF SUCH ALTERATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER BY A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
5. ROUGH HARDWARE:
   A.NAILS AND STAPLES: COMMON WIRE NAILS AND STAPLES, ASTM F1667, STANDARD LENGTHS U.O.N. USE HOT-DIPPED ZINC-COATED GALVANIZED NAILS FOR EXTERIOR INSTALLATIONS AND WHEN PENETRATING PRESSURE TREATED OR FIRE-RETARDANT LUMBER.
   B.BOLTS AND THREADED RODS: ASTM A307, SQUARE OR HEXAGONAL HEAD MACHINE BOLTS WITH ASTM A563 NUTS. USE MALLEABLE IRON WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD.
   C.PLATE WASHERS: AT SILL PLATES, USE 3"x3"x3/16" MINIMUM PLATE WASHERS. THE HOLE IN PLATE THE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIA. AND A SLOT LENGTH NOT TO EXCEED 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
   D.LAG SCREWS: ASTM A307, ANSI/ASME STANDARD B18.2.1. USE ANSI B18.22.1 WASHERS UNDER HEAD WHEN IN CONTACT WITH WOOD.
   E.SCREW: ASTM A307, ANSI/ASME STANDARD B18.6.1. USE CADMIUM-PLATED PAN OR ROUND HEADED SCREWS AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.
   F.MISCELLANEOUS STEEL: ASTM A36.
   G.BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO THE WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
   H.FRAMING CLIPS, SHEET METAL STRAPS, ETC.: SIMPSON, UNIVERSAL, OR SILVER, WITH ICBO/LARR REPORTS. DESIGNATIONS ON DRAWINGS ARE BASED ON SIMPSON CATALOGUE NUMBERS. INSTALL PER MANUFACTURER RECOMMENDATIONS AND LARR REQUIREMENTS.
   I. HOLDDOWN CONNECTOR BOLTS INTO WD. FRAMING REQUIRE APPROVED PL. WASHERS. HOLDOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
   J. HOLDDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
6. NAILING:
   A.DRIVE NAILS PERPENDICULAR TO THE GRAIN, U.O.N.
   B.PREDRILLED HOLES TO 3/4 OF NAIL DIAMETER WHERE SPECIFIED AND WHEN WOOD TENDS TO SPLIT.
   C.AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.
   D.PANEL SHEATHING: AT FLOOR AND ROOF SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS. GLUE FLOOR SHEATHING AT ALL POINTS OF CONTACT.
   E.MACHINE DRIVEN NAILING: NAILHEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE INSTALLATION IS UNSATISFACTORY. MACHINE NAILING IS NOT APPROVED IN 5/16" OR LESS SHEATHING. MECHANICALLY DRIVEN NAILS USED IN WD. STRUCTURAL PANEL SHEAR WALLS SHALL MEET THE SAME DIMENSIONS AS THAT REQUIRED FOR HAND DRIVEN NAILS, INCLUDING DIA., MIN LENGTH AND MIN. HEAD DIA. CLIPPED HEAD OR BOX NAILS ARE NOT ACCEPTABLE.
   F.ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. STRENGTH AXIS OF WOOD STRUCTURAL PANEL SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR DIAPHRAGMS SHALL BE T&G OR HAVE BLOCKED PANEL EDGES. WOOD STRUCTURAL PANELS SHALL CONFORM TO IRC 2304.8.
   G.MINIMUM NAILING TO BE AS FOLLOWS, UNLESS OTHERWISE NOTED:

| | |
|---|---|
| JOISTS OR RAFTERS TO SIDES OF STUDS: | |
| 8 INCH OR LESS | (3) 16d |
| FOR EA. ADDL. 4 IN. IN DEPTH OF JOIST | (1) 16d |
| JOISTS OR RAFTERS AT ALL BEARINGS: | |
| TOE NAILS EACH SIDE | (2) 10d |
| STUDS TO BEARING: TOE NAILS EA. SIDE | (2) 8d |
| END NAIL AT 2x | (2) 16d |
| END NAIL AT 3x | (2) 20d |
| BLKG. BTWN. JOISTS / RAFTERS TO JOIST / RAFTERS: | |
| TOE NAILS EACH SIDE, EACH END | (3) 8d |
| TO JOIST OR RAFTER BEARINGS: | |
| TOE NAILS EACH SIDE | (2) 10d |
| CROSS-BRIDGING BETWEEN JOISTS OR RAFTERS: | |
| TOE NAILS EACH END | (2) 8d |
| TOE NAILS EACH END | (2) 8d |
| HERRINGBONE BLOCKING | (2) 10d |
| DOUBLE TOP PLATES: | |
| LOWER PLATE TO TOP OF STUD | (2) 16d |
| UPPER PLT. TO LOWER PLT. STAG. O.C. | 16d @ 16" O.C. |
| MULTIPLE STUDS, STAGGER FOR WIDTHS | |
| NO MORE THAN 4 INCH | 16d @ 12" O.C. |
| DOUBLE JOISTS | STAGGERED 2 ROWS 16d @ 12" O.C. |
| CONTINUOUS CONTACTS | 16d MIN. @ 12" O.C. |
| ALL OTHER WOOD CONTACTS | (2) 8d AT 1" MATERIAL |
| | (2) 16d AT 2" MATERIAL |
| | (2) 40d AT 3" MATERIAL |
| WHERE BLOCKING APART, AT EACH BLOCK | (2) 16d |

7. BOLT AND SCREW INSTALLATION:
   A.DRILL BOLT HOLES A MAXIMUM OF 1/16 INCH LARGER IN DIAMETER THAN THE BOLT NOMINAL DIAMETER.
   B.DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS.
      a.DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT 7/8 THE DIAMETER OF THE WOOD SCREW.
      b.EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIAMETER IS 7/8 THE DIAMETER OF THE SCREW AT THE ROOT OF THE THREAD.
      c.INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
      d.LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
   C.DRILL PRE-BORED LEAD HOLES FOR LAG SCREWS AS FOLLOWS.
      a.DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIAMETER AS THE LAG SCREW.
      b.EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE LAG SCREW WITH A DRILL BIT WHOSE DIAMETER IS 60 PERCENT OF THE NOMINAL LAG SCREW DIAMETER.
      c.INSERT LAG SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
      d.LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
      e.BLOCKING: INSTALL SOLID BLOCKING BETWEEN JOISTS AT ENDS AND OVER SUPPORTS. PROVIDE 2 INCH BY 3 INCH CROSS BRIDGING, METAL BRIDGING, OR SOLID BLOCKING BETWEEN JOISTS IN SPANS EQUALLY SPACED 8 FEET ON CENTER MAXIMUM AND WHERE INDICATED.
      f.SHIMS: DO NOT USE WOOD SHINGLE SHIMS UNDER STUDS, JOISTS, BEAMS, OR POSTS.

POST-INSTALLED ANCHORS

1. EXPANSION OR WEDGE ANCHORS INTO CONCRETE OR MASONRY: HILTI KB 3 (ICC #ESR1385, LARR 25577) OR SIMPSON WEDGE-ALL (ICC #ESR1396, LARR 24682).
2. ADHESIVE ANCHORS AND DOWELS INSTALLED IN CONCRETE OR GROUT FILLED CMU: HILTI HY-150 (ICC #ESR1967, LARR 25652M), SIMPSON SET-XP (ICC #ESR2508, LARR 25744).
3. PROVIDE STAINLESS STEEL FASTENERS FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
4. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
5. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
6. ANCHORS WILL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
7. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE PASS,THEN RESUME INITIAL TESTING FREQUENCY.
8. ALL BOLTED JOINTS WITH A325 TYPE 1 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, DECEMBER 31, 2009. PRE-TENSIONING METHODS, INCLUDING TURN-OF-NUT, CALIBRATED WRENCH, TWIST-OFF-TYPE TENSION-CONTROL BOLTS OR DIRECT-TENSION-INDICATOR ARE NOT REQUIRED. INSTALLATION INSPECTION REQUIREMENTS FOR SNUG TIGHT BOLTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.1) IS SUGGESTED.
9. ANCHORS DESIGNATED WITH AN ASTERISK (*) HAVE DESIGN LOADS LESS THEN 50 LBS. AND NEED NOT BE TESTED.
10. ALL BOLTED JOINTS WITH A325 TYPE 1 BOLTS ARE SPECIFIED AS SNUG-TIGHTENED JOINTS IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS, DECEMBER 31, 2009. PRE-TENSIONING METHODS, INCLUDING TURN-OF-NUT, CALIBRATED WRENCH, TWIST-OFF-TYPE TENSION-CONTROL BOLTS OR DIRECT-TENSION-INDICATOR ARE NOT REQUIRED. INSTALLATION INSPECTION REQUIREMENTS FOR SNUG TIGHT BOLTS (SPECIFICATION FOR STRUCTURAL JOINTS SECTION 9.1) IS SUGGESTED.

DESIGN LOADS:

1. DESIGN SELF WEIGHT LOADS ARE IN ACCORDANCE WITH SHOWN PHYSICAL STRUCTURE.

| | |
|---|---|
| ROOF: | |
| DEAD LOAD | = 15 PSF |
| ROOF LIVE LOAD | = 20 PSF |
| SNOW LOAD | = 5 PSF |
| FLOOR: | |
| DEAD LOAD | = 15 PSF |
| ROOF LIVE LOAD | = 40 PSF |
| BALCONY: | |
| DEAD LOAD | = 20 PSF |
| LIVE LOAD | = 60 PSF |
| MECHANICAL ROOM: | |
| DEAD LOAD | = 20 PSF |
| LIVE LOAD | = 60 PSF |
| WIND: | |
| WIND SPEED (ULTIMATE) | = 142 MPH |
| EXPOSURE | = B |

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STATE OF TEXAS · SIAMAK FARIABI · 57035 · LICENSED PROFESSIONAL ENGINEER

03/21/2025

PROJECT:

PROJECT NO.: MFE25-121

DATE: 01/01/2023

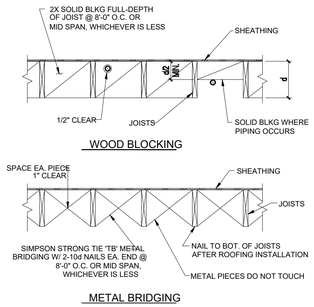
REVISION:

REVISION:

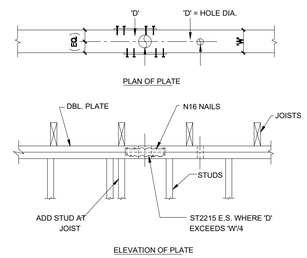
DRAWN: BPW

SHEET NO.: S-0.1

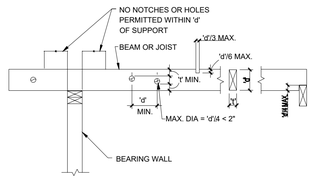
APPROVED
RES2025-3265 Date: 10-20-2025




9 WOOD JOISTS BRIDGING
N.T.S.

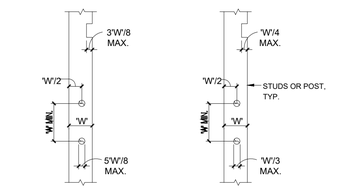



7 HOLES IN PLATES OF WALLS
N.T.S.




NOTES:
1. HOLES & NOTCHES NOT PERMITTED FOR d=4" OR LESS
2. NOTCHES NOT PERMITTED WITHIN MIDDLE THIRD OF SPAN.
3. NOTCHES NOT PERMITTED IN BOTTOM OF MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

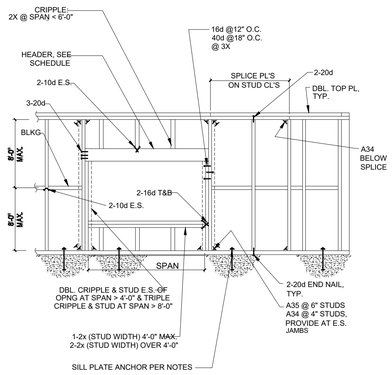
4 HOLES AND NOTCHES IN BEAMS & JOISTS
N.T.S.




A NON-LOAD BEARING
B LOAD BEARING

NOTES:
1. NOTCHING OF MEMBER IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
2. DO NOT PLACE HOLES IN MEMBERS WITH HOLDOWN ANCHORS.

1 HOLES AND NOTCHES IN STUD OR POSTS
N.T.S.

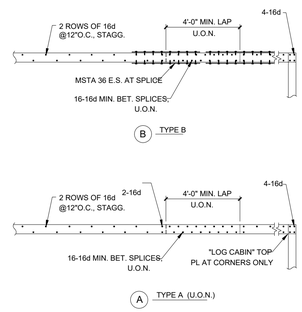



ELEVATION

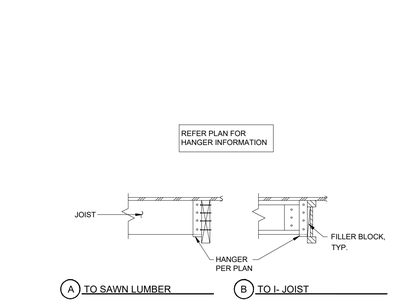
| HEADER SCHEDULE | (U.O.N. ON DWGS.) | | |
|---|---|---|---|
| | SPAN.< 3'-0" | SPAN.< 4'-0" | SPAN.< 6'-0" |
| 2x6 STUDS | 2-2x4 OR 4x4 | 2-2x6 OR 4x6 | 4x8 |

NOTE:
1. FOR SHEAR WALLS, REFER TO TYPICAL SHEAR WALL DETAILS SHEET.
2. SILL PLATE ANCHORS:
   2.1. (N) CONC. DIA. ANCHOR BOLT w/8" EMBED @ 48" O.C., TWO (2) MIN. PER MEMBER.
   2.2. (E) CONC: 1/2" HILTI KB3 w/6" EMBED @ 36" O.C. (LARR 25577)
   2.3. WD. SILL: 1/2" DIA. LAG SCREW w/4" EMBED AT 36" O.C., PLUS NAILING PER GEN. NOTES.

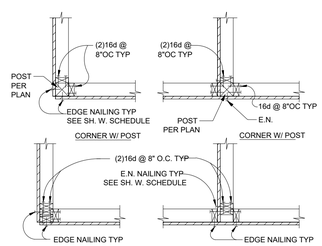
8 STUD WALL FRAMING
N.T.S.




5 TOP PLATE SPLICE - WOOD FRAMING
N.T.S.

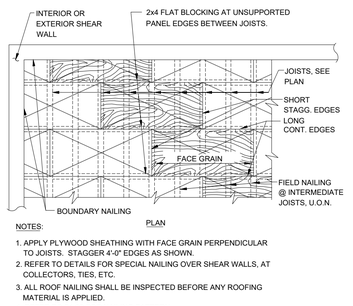



2 JOIST HANGER CONNECTION
N.T.S.




NOTES:
1. SEE FRAMING PLAN FOR SHEARWALL FACE OF WALL, ONE SIDE, TWO SIDE AND SCHEDULE REFERENCES.
2. ALL STUDS 1 1/2" THK. U.N.O.

6 SHEAR WALL INTERSECTION FRAMING
N.T.S.




NOTES:
1. APPLY PLYWOOD SHEATHING WITH FACE GRAIN PERPENDICULAR TO JOISTS. STAGGER 4'-0" EDGES AS SHOWN.
2. REFER TO DETAILS FOR SPECIAL NAILING OVER SHEAR WALLS, AT COLLECTORS, TIES, ETC.
3. ALL ROOF NAILING SHALL BE INSPECTED BEFORE ANY ROOFING MATERIAL IS APPLIED.
4. REFER TO S1.00 FOR NAILING PATTERN

3 ROOF AND FLOOR SHEATHING
N.T.S.

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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER

03/21/2025

PROJECT:

PROJECT NO.: MFE25–121

DATE: 01/01/2023

REVISION:

REVISION:

DRAWN: BPW

SHEET NO.: S-0.2

**APPROVED**
RES2025-3265 Date: 10-20-2025

USE ARCHITECTURAL DRAWINGS TO SET FORMS

TYPICAL EXTERIOR GRADE BEAM
PROVIDE 16"x 30" GRADE BEAM REINF. W/ 3– #5 CONT. TOP AND BOTTOM W/ #3 CLOSED TIES.

SEE DETAILS FOR DEPTH OF GRADE BEAM AND ADDITIONAL INFORMATION

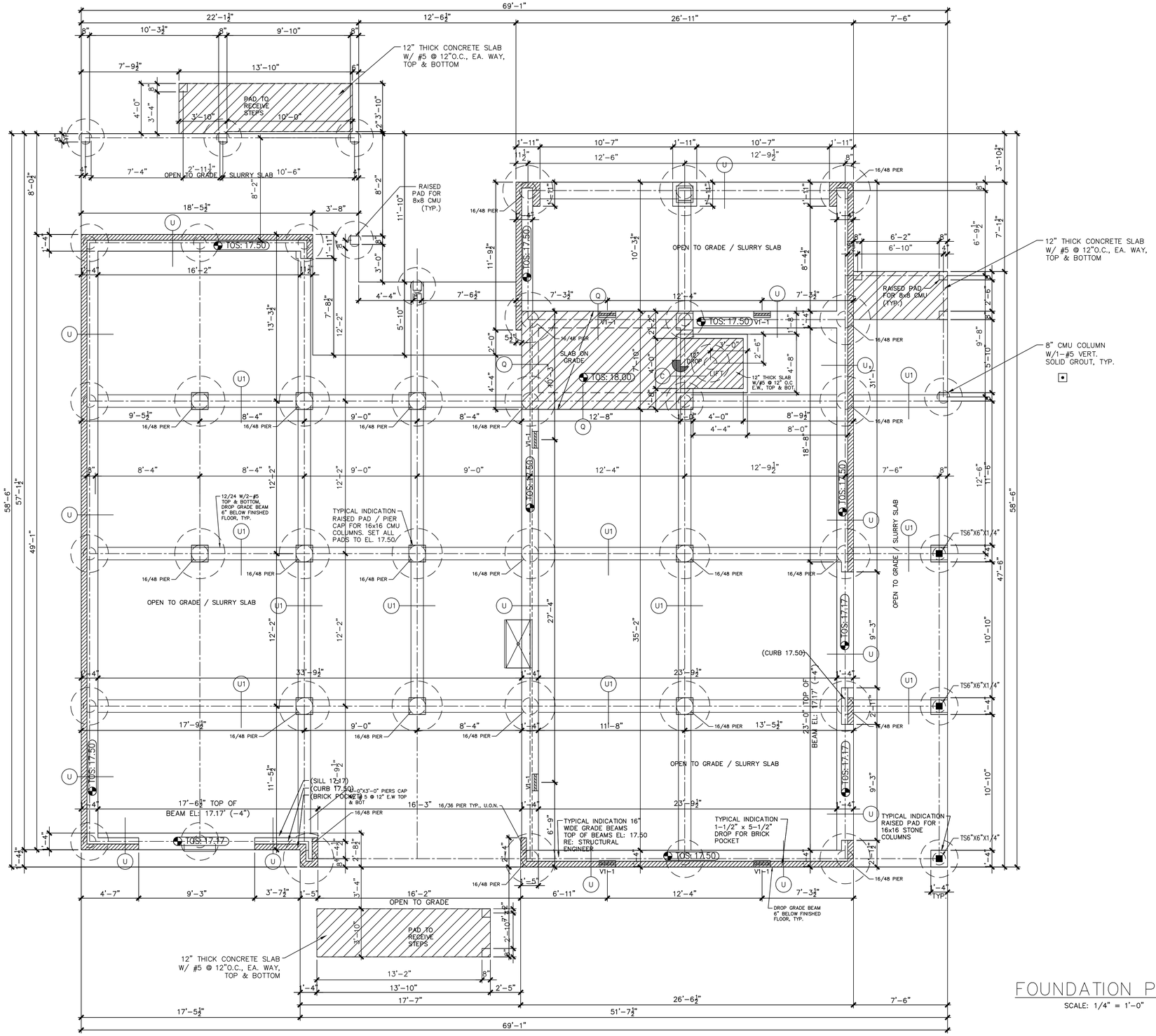
## SITE DRAINAGE NOTE

THE FOUNDATION IS A LOAD CARRYING SYSTEM FOR STRUCTURAL PURPOSES ONLY & IS NOT INTENDED TO ON THE SITE. DRAINAGE DESIGN IS BEYOND SCOPE OF WORK OF THE STRUCTURAL ENGINEER OF RECORD. THE FOUNDATION DESIGN IS PREDICATED ON PROPER FINAL GRADING BY OTHERS TO ENSURE ADEQUATE DRAINAGE AND CONFORMANCE WITH THE STRUCTURAL FOUNDATION DETAILS.

## FOUNDATION DESIGN NOTES

LOCATE BOTTOM OF FOOTINGS @ 14'–0" BELOW THE EXISTING GRADE. THE DESIGN SOIL BEARING CAPACITY AT THIS DEPTH IS 4800 PSF TOTAL LOAD AND 3200 PSF NET SUSTAINED LOAD BASED ON SOILS INVESTIGATION REPORT NUMBER G24–195 PREPARED BY ARM SOIL TESTING DATED MAR–2024.

16/36 PIER: 4–#6 VERTICAL, W/#3 TIES @ 18"O.C.
16/48 PIER: 4–#6 VERTICAL, W/#3 TIES @ 18"O.C.




FOUNDATION PLAN
SCALE: 1/4" = 1'–0"

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STATE OF TEXAS
SIAMAK FARIABI
57035
PROFESSIONAL LICENSED ENGINEER

07/11/2025

| | |
|---|---|
| PROJECT: | 1506 VICTORIA WAY |
| PROJECT NO.: | MFE25–121 |
| DATE: | 04/04/2025 |
| REVISION: | 07/10/2025 |
| REVISION: | |
| DRAWN: | BPW |
| SHEET NO.: | S–1 |

APPROVED
RES2025-3265 Date: 10-20-2025

## GENERAL NOTES

1. GENERAL

A. These general notes shall apply to the structural drawings, unless otherwise shown or noted.

B. Unless otherwise indicated, all details of design, workmanship, and materials shall conform to the I.R.C 2021.

C. Gravity loads: Roof DL – 10 PSF Clg DL – 5 PSF Floor DL – 10PSF
Roof LL – 20 PSF Clg LL – 10 PSF Floor LL – 40 PSF

D. Do not scale drawing.

2. FOUNDATION NOTES

A. See foundation plan for net total load and net sustained load soil bearing capacity, depth of footing, and Geotechnical Engineer Report number and author.
B. All foundation excavation to be carried to undisturbed material or placed in approved engineered fill. Excavations shall be free of loose material or water.
C. Over excavation of materials shall be backfilled with concrete.
D. All backfill around footings, behind walls, and under slab shall be compacted to not less than 95% relative density. See Soils Report for site preparation specifications.
E. Backfilling against foundation walls will not be permitted until the wall has reached 28 day strength. and all supporting structure is in placed.
F. Step footings at a ratio of one vertical to two horizontal, with a maximun vertical step of 2'–0" unless otherwise noted.
G. Waterproofing of foundation and retaining walls shall be the responsibility of the Owner or Contractor, and is not the responsibility of the Engineer.
H. Any unusual site conditions (e.g. loose fill, sub–surface water, etc.) shall be reported to the Engineer.
I. Concrete and reinforcing for drilled footings shall be placed inmediately after excavation.
J. All pipes through exterior grade beams shall be sleeved. All pipes shall be located at mid depth of grade beam. Size of sleeves shall not exceed 1/3 overall depth of grade beam. Spacing of sleeves shall not be closer than 3 diameters on center.

3. REINFORCED CONCRETE

E. All welding shall conform shall conform to Current American Welding Society and ACI Standard 318.
B. All concrete used in foundations and slabs on grade shall have a 28 day compressive strength of not less than 3000 P.S.I.
C. The maximun slump shall not exceed 5 inches.
D. Provide #3 @ 15" o.c. each way in all slabs on grade, placed 1 1/2" down from the top of slab, supported by chairs at 48" o.c. each way, unless noted otherwise.
E. Provide control joints in all exposed slabs on grade. The maximun spacing of control joints shall be 20'–0" o.c. unless noted otherwise.
F. Pour slab in strip pours, not in checkerboard pattern.
G. Provide vertical control joints in all concrete walls. The maximun spacing of control joints shall be 20'–0" o.c., unless noted otherwise. Cut alternate horizontal reinforcing bars, each face.
H. Additives containing calcium chloride shall be used.

4. REINFORCING STEEL

A. All reinforcing steel shall conform to ASTM A615 Grade 60 unless otherwise indicated, except #3 or smaller may be ASTM A615 Grade 40.
B. All reinforcing steel shall accurately located and adequately secured in position before and during placement of concrete.
C. All details of fabrication and installation of reinforcing steel shall be in accordance with the ACI Manual of Standard Practice.
D. Lap reinforcing bar splices 40 bar diameters, unless noted otherwise. Splice top bars at midspan. Splice bottom bars over supports.
E. Bend all horizontal beam and wall bars 40 bar diameters around all corners, unless noted otherwise.
F. Provide vertical and horizontal reinforcing bars in concrete and masonry walls to conform to the minimum provisions of ACI 318, Section 14.3, unless noted otherwise.
G. Provide the following minimum concrete cover over reinforcing steel:
Concrete cast against and permanently exposed to earth.....3"
Concrete exposed to earth or weather.....1–1/2"
Concrete not exposed to weather or in contact with ground...3/4"

5. MASONRY

A. All concrete masonry units shall conform to ASTM C90 Grade N.
B. Mortar for concrete units shall conform to ASTM C279 Type S.
C. Grout for concrete masonry shall in accordance with I.R.C.
Minimum 28 day compressive strength shall not be less than 2000 PSI.
D. All walls shall be grouted solid. Grout shall be vibrated into place and shall be placed in lifts not exceeding 4 feet unless appropiate cleanout holes are provided in accordance with the I.R.C.
E. Provide bond breaker at masonry bearing of all cast–in–placed slabs with building paper or as otherwise detailed.

6. MISCELLANEOUS STRUCTURAL STEEL

A. All miscellaneous structural steel plates and sections shall conform to ASTM A36.
B. Structural steel pipe shall conform to ASTM A53, Type E or S, Grade B or ASTM 501.
C. Structural steel tubing shall conform to ASTM A500 Grade B
D. All detailing shall conform to current AISC Specifications.

specifications for materials being welded and be performed by certified welders.
F. All bolts shall be unfinished ASTM A307, unless noted otherwise.
G. All structural steel and miscellaneous iron not encased in concrete shall receive one shop coat of approved primer paint.

7. WOOD FRAMING

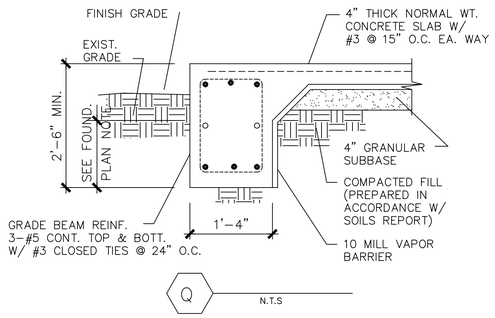
A. All reinforcing steel shall conform to ASTM A615 Grade 60 unless other indicated, except #3 or smaller may be ASTM A615 Grade 40.
B. All reinforcing steel shall be accurately located and adequately secured in position before and during placement of concrete.
C. All details of fabrication and installation of reinforcing steel shall be in accordance with the ACI Manual of Standard Practice.
D. Lap reinforcing bar splices 40 bar diameters, unless noted otherwise. Splice top bars at midspan. Splice bottom bars over supports. Bend all horizontal beam and wall bars 40 bar diameters around all corners, unless noted otherwise.
A. All framing lamber shall be Southern Yellow Pine #2 or better unless noted otherwise on plan. Studs and plates may be construction

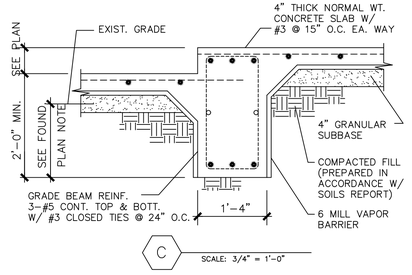
B. Plywood sheating shall be manufactured with exterior glue in accordance

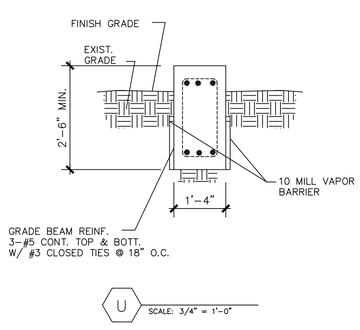
PS1–83. The grade, thickness, and panel identification index shall be as shown on the plans.
C. All glue laminated beams shall be stress grade 24F–V3 unless noted otherwise on the plans.
D. All framing clips and devices shall be Simpson "Strong Tie" or equivalent.
E. Minimun nailing for connections not indicated on the plans shall be in accordance with the I.R.C.
F. Truss joints shall be manufactured and installed in accordance with the requirements of the manufacturer.
G. All nails shall common, unless noted otherwise.
H. Posts used for beam or girder supports shall have full bearing for the foundation, unless noted otherwise.
I. Timber sizes prescribed are minimun. Larger sizes may be substituted. Detailed connections may required modification if substitutions are made.
J. Flush framed wood joists shall be attached to supporting beams with steel joist hangers.

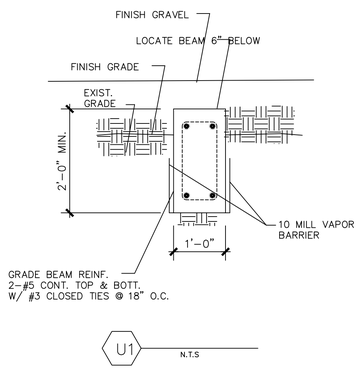
8. MISCELLANEOUS STRUCTURES

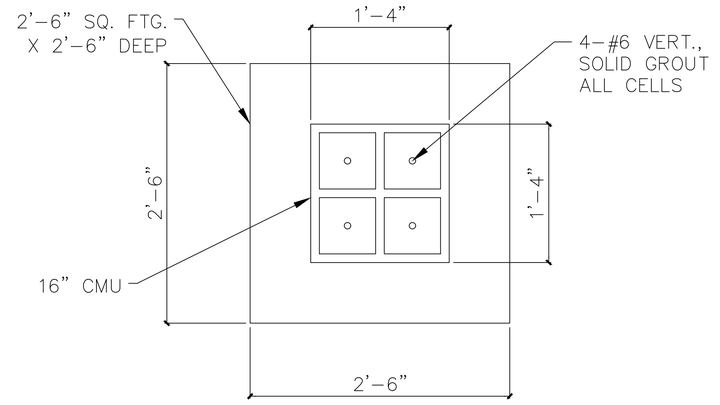
The following items have not been reviewed by the Structural Engineer of Record, Mack Fariabi, for load carrying capacity, stability, resistance to lateral loads (including wind and seismic), or connections to support elements, temporary construction bracing, formwork, chimneys, stairs, built–in cabinet work, and fixtures.



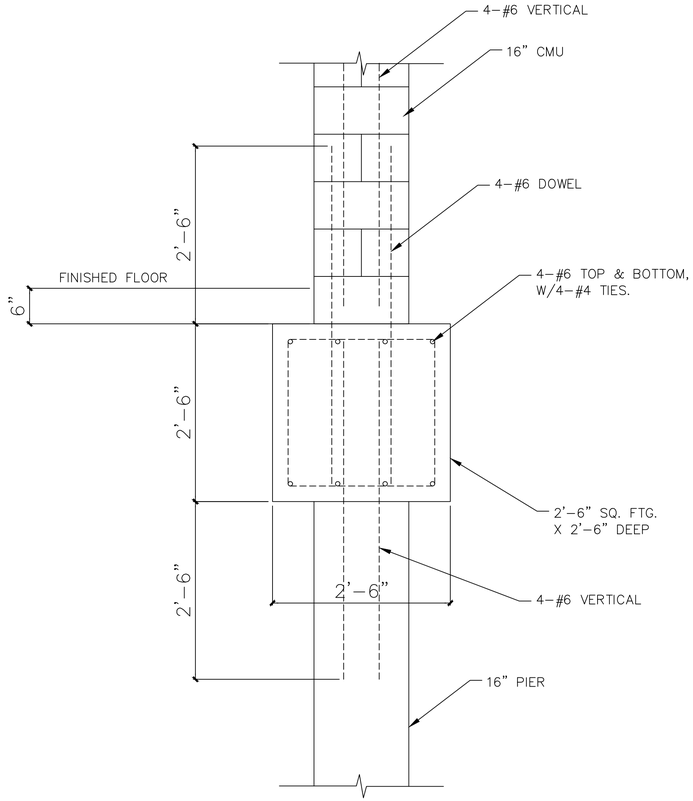




TYPICAL CONNECTION OF WOOD BEAM TO TOP OF CMU
USE SIMPSON GLB5D

## TYP. CMU PILING TOP VIEW

SCALE: 1/2" = 1'–0"




0 PIER CAP DETAIL
SCALE: 1/2"=1'–0"

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STATE OF TEXAS
SIAMAK FARIABI
57035
PROFESSIONAL ENGINEER

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| PROJECT: | |
| PROJECT NO.: | |
| DATE: | |
| REVISION: | |
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| DRAWN: | DS |
| SHEET NO.: | S-2 |

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APPROVED
RES2025-3265 Date: 10-20-2025

## STRUCTURAL ABBREVIATIONS

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

### FLUSH BEAM TO BEAM CONNECTION NOTES

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

### FLOOR FRAMING NOTES

1. FLOOR JOISTS – 2x12 @ 16" O.C NO.2 U.N.O
2. TYP. SHEATHING – 3/4" 48/24 APA RATED T & G GLUED & NAILED W/ 8d @ 6" EDGES & 10" FIELD (FOR 1 1/8" SHEATHING USE 10d NAILS)
3. ALTERNATE SHEATHING – 2 x 6 T & G DIAG. DECKING W/2 – 16d EA. SUPPORT
4. ALL BEAMS AND HEADERS SHALL BE SYP #2
5. PROVIDE 2 – 2x12 HEADERS AT ALL FIRST LEVEL OPENINGS U.N.O.
6. ALL BEAMS ARE FLUSH BEAMS U.N.O.
7. PROVIDE FULL BEARING UNDER ALL BEAMS CONTINUOUSLY TO FOUNDATION.
8. DL = 10 PSF LL = 40 PSF
   DEFLECTION CRITERIA: LIVE LOAD L/360
   TOTAL LOAD L/240

2X6 @ 16" O.C. TYPICAL (U.N.O.)
RBS = ROOF BEAM SUPPORT

### STUD WALL FRAMING NOTE

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

### FLOOR FRAMING NOTES

1. FLOOR JOISTS TJ– 16" DEEP OPEN WEB MANUFACTURED WOOD TRUSSES ENGINEERED BY OTHERS AT 19.2" O.C.
2. TYP. SHEATHING – 3/4" 48/24 APA RATED T & G GLUED & NAILED W/ 8d @ 6" EDGES & 10" FIELD (FOR 1 1/8" SHEATHING USE 10d NAILS)
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### TRUSS LOAD NOTES

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

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

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

### SHEAR WALL NOTES:

– ALL EXTERIOR WALLS 1/2" STRUCTURAL PLYWOOD W/ 10d AT 4" O.C.

### WIND BRACING NOTES:

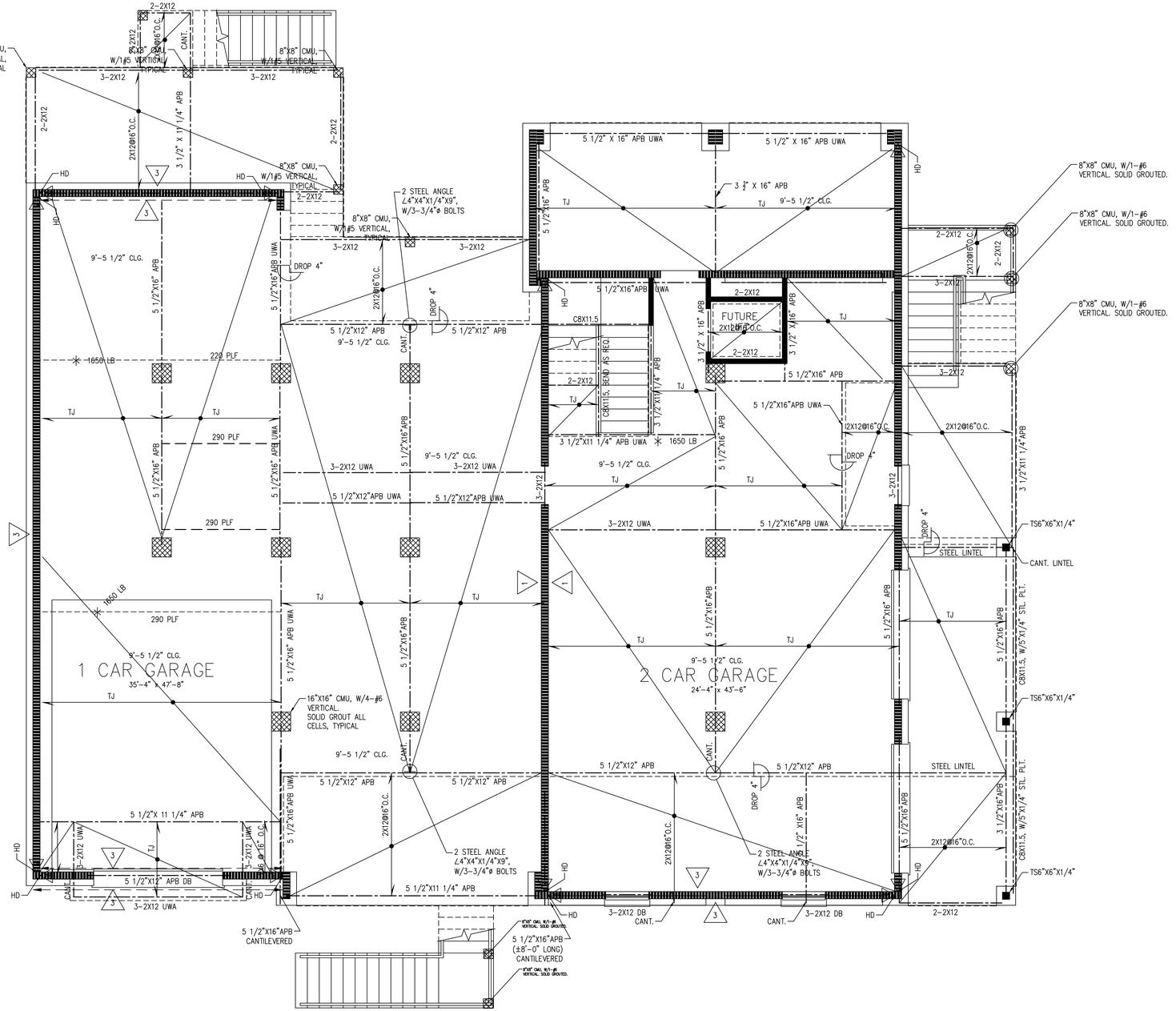
– TYPICAL INDICATION FOR SIMPSON MST48

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

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

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

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




## FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'–0"

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STATE OF TEXAS
SIAMAK FARIABI
57035
LICENSED PROFESSIONAL ENGINEER

07/12/2025

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| PROJECT: | 1506 VICTORIA WAY |
| PROJECT NO.: | MFE25–121 |
| DATE: | 04/04/2025 |
| REVISION: | 05/08/2025 |
| REVISION: | 07/10/2025 |
| DRAWN: | BPW |
| SHEET NO.: | S–3 |

APPROVED
RES2025-3265 Date: 10-20-2025

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| BOTT. | BOTTOM |
| C.J. | CEILING JOIST |
| CNTLVRD. | CANTILEVERED |
| CONT. | CONTINUOUS |
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| DIAG. | DIAGONAL |
| DWG. | DRAWING |
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| G & N | GLUED AND NAILED |
| GL. | GLULAM |
| HDR. | HEADER |
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| LLV | LONG LEG VERTICAL |
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| MANUF. | MANUFACTURED |
| O.C. | ON CENTER |
| O.C.E.W. | ON CENTER EACH WAY |
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| S.B.C. | SOUTHERN BUILDING CODE |
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| & | AND |
| @ | AT |
| ø | DIAMETER |
| # | NUMBER, POUNDS |
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2X6 @ 16" O.C. TYPICAL (U.N.O.)
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### FLOOR FRAMING NOTES

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2. TYP. SHEATHING – 3/4" 48/24 APA RATED T & G GLUED & NAILED W/ 8d @ 6" EDGES & 10" FIELD (FOR 1 1/8" SHEATHING USE 10d NAILS)
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– TYPICAL INDICATION FOR SIMPSON HDU–8 HOLDOWN. SEE WIND/FRAMING DETAIL SHEET.

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

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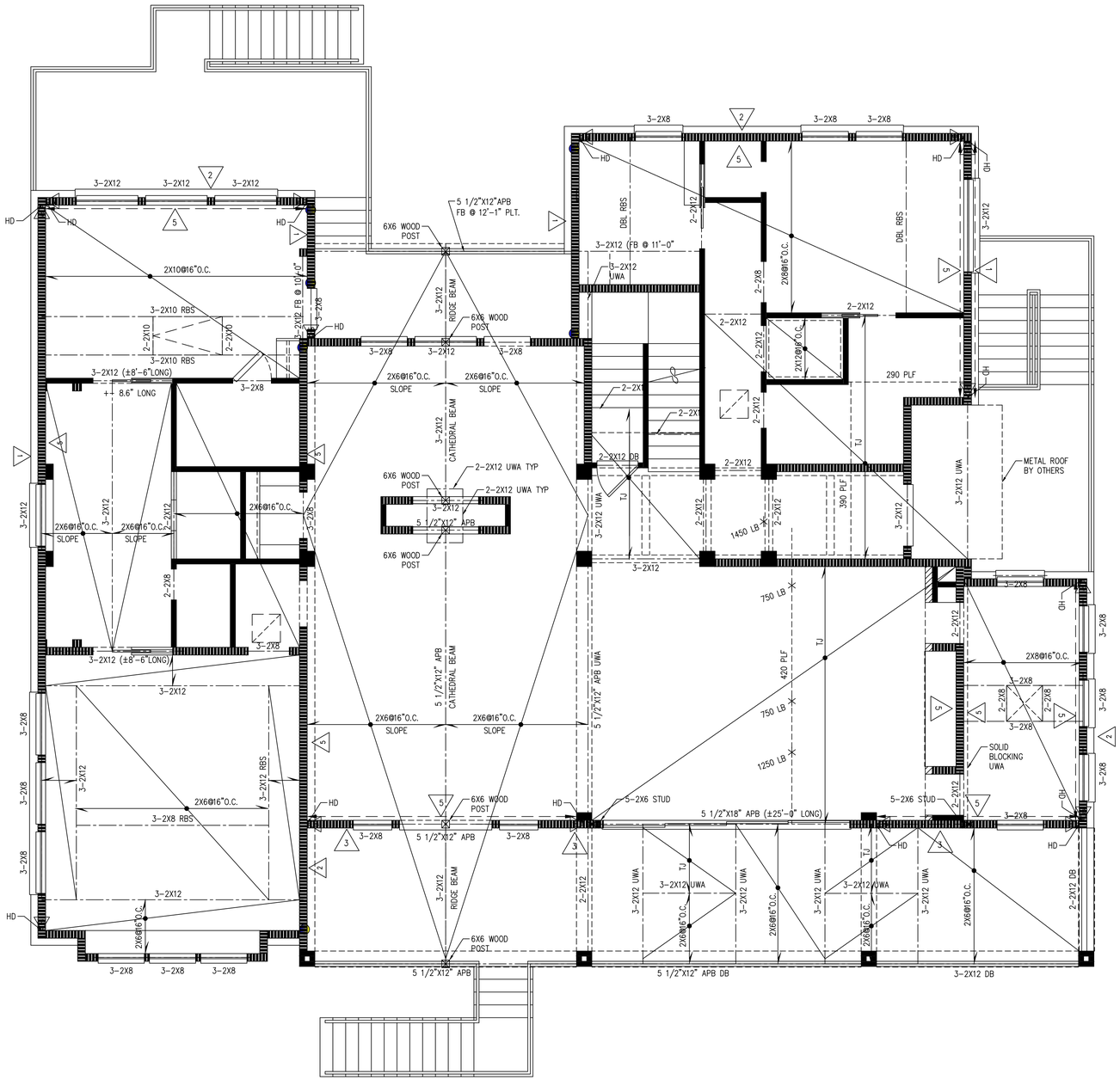
3–2X12
3–2X12
3–2X12
HD
2X10@16"O.C.
3–2X10 RBS
2–2X10
2–2X6
3–2X10 RBS
3–2X12 (±8'–6"LONG)
+± 8.6" LONG
3–2X8
2X6@16"O.C.
SLOPE
2X6@16"O.C.
SLOPE
2–2X8
3–2X8
3–2X12 (±8'–6"LONG)
3–2X12
3–2X8
3–2X12
3–2X12 RBS
2X6@16"O.C.
3–2X8 RBS
3–2X12
2X6@16"O.C.
3–2X8
3–2X8
3–2X8
5 1/2"X12"APB
FB @ 12'–1" PLT.
6X6 WOOD POST
3–2X12 (FB @ 11'–0"
3–2X12 UWA
3–2X12 FB @ 10'–0"
3–2X8
3–2X12
RIDGE BEAM
6X6 WOOD POST
3–2X8
3–2X12
3–2X8
2X6@16"O.C.
SLOPE
2X6@16"O.C.
SLOPE
3–2X12
CATHEDRAL BEAM
6X6 WOOD POST
2–2X12 UWA TYP
2–2X12 UWA TYP
3–2X12
5 1/2"X12" APB
6X6 WOOD POST
5 1/2"X12" APB
CATHEDRAL BEAM
2X6@16"O.C.
SLOPE
2X6@16"O.C.
SLOPE
5 1/2"X12" APB UWA
6X6 WOOD POST
5 1/2"X12" APB
3–2X12
RIDGE BEAM
6X6 WOOD POST
5 1/2"X12" APB
3–2X8
3–2X8
3–2X8
3–2X8
DBL RBS
2–2X12
3–2X12
2X6@16"O.C.
2–2X12
2–2X12
2X12@16"O.C.
290 PLF
2–2X12
2–2X12
2–2X12 DR
TU
2–2X12
METAL ROOF BY OTHERS
3–2X12 UWA
TU
2–2X12
1450 LB
2–2X12
390 PLF
3–2X12
3–2X12 UWA
3–2X12
750 LB
TU
420 PLF
750 LB
1250 LB
2–2X12
2X8@16"O.C.
3–2X8
2–2X8
2–2X8
3–2X8
SOLID BLOCKING UWA
5–2X6 STUD
5 1/2"X18" APB (±25'–0" LONG)
5–2X6 STUD
2–2X12
3–2X8
3–2X8
3–2X12 UWA
3–2X12 UWA
3–2X12 UWA
3–2X12 UWA
3–2X12 UWA
3–2X12 UWA
2X6@16"O.C.
2X6@16"O.C.
2X6@16"O.C.
2X6@16"O.C.
2X6@16"O.C.
2–2X12 DB
5 1/2"X12" APB DB
3–2X12 DB
3–2X8
3–2X8
3–2X8
3–2X8

APPROVED
RES2025-3265 Date: 10-20-2025

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| U.N.O. | UNLESS NOTED OTHERWISE |
| VERT. | VERTICAL |
| & | AND |
| @ | AT |
| ø | DIAMETER |
| # | NUMBER, POUNDS |
| ? | PLATE |
| W/ | WITH |

## NOTES:

UNLESS OTHERWISE SPECIFIED:

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

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

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WIND BRACING NOTES:

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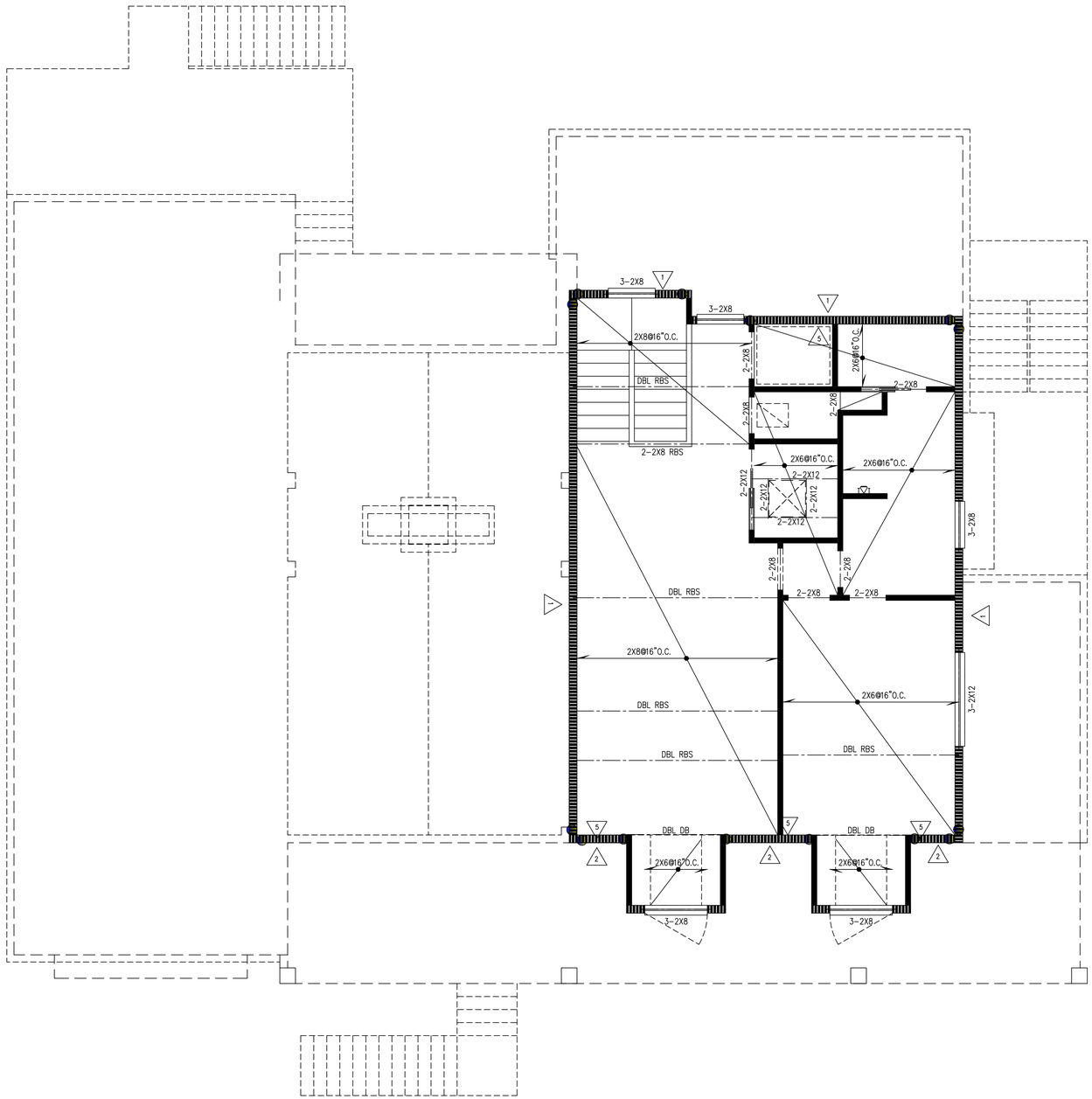


## THIRD FLOOR FRAMING PLAN

SCALE: 1/4" = 1'–0"

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STATE OF TEXAS
SIAMAK FARIABI
57035
LICENSED PROFESSIONAL ENGINEER

07/11/2025

| | |
|---|---|
| PROJECT: | 1506 VICTORIA WAY |
| PROJECT NO.: | MFE25–121 |
| DATE: | 04/04/2025 |
| REVISION: | 05/08/2025 |
| REVISION: | 07/10/2025 |
| DRAWN: | BPW |
| SHEET NO.: | S–5 |

APPROVED
RES2025-3265 Date: 10-20-2025

ROOF PURLIN NOTES

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

ROOF FRAMING NOTES

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

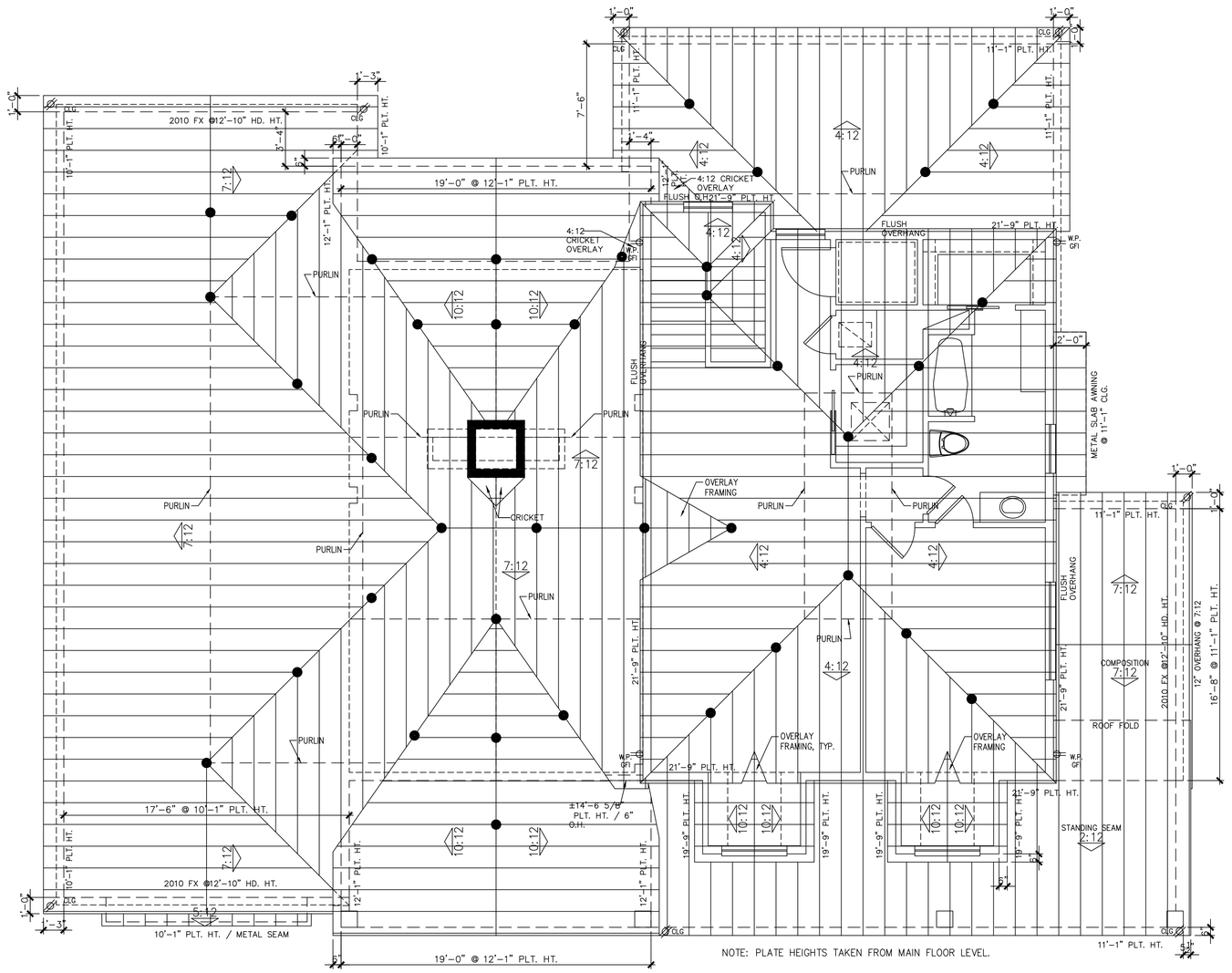
PROVIDE SIMPSON H2.5 HURRICANE CLIPS EVERY RAFTER TYP.

VALLEY BRACE NOTES

● TYPICAL INDICATION FOR VALLEY BRACE TO BEAM OR WALL BELOW

OVERLAY FRAMING NOTES

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




ROOF FRAMING PLAN

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

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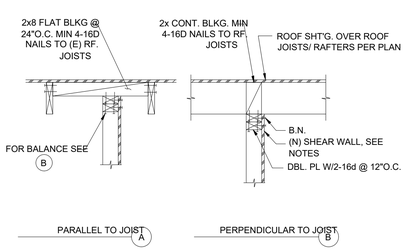
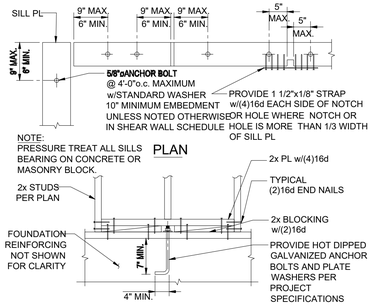
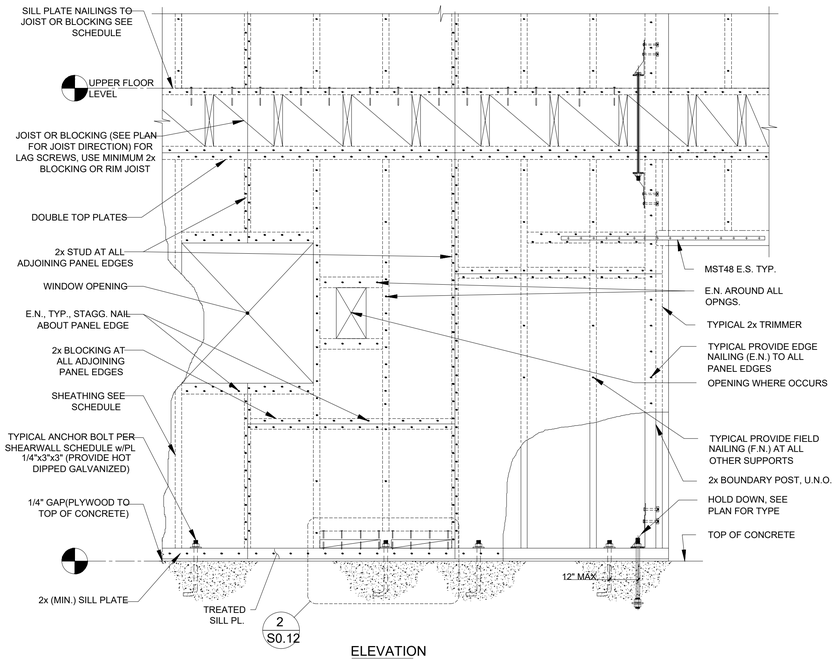



NOTES:.
1. SEE PLAN FOR SHEAR WALL TYPE, SEE SHEAR WALL DETAILS SHEET FOR OTHER INFORMATION.

## 5 SHEAR WALL CONNECTION AT ROOF
N.T.S.

## 2 TYPICAL SILL PLATE AT FOUNDATION DETAIL
N.T.S.




ELEVATION

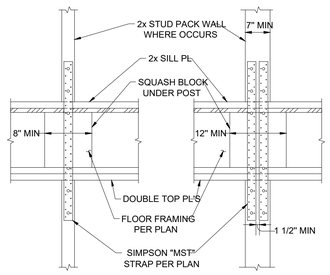
## SHEAR WALL SCHEDULE

| MARK | MATERIAL | NAILING (EDGE:FIELD) | UPPER FLOOR SILL PL NAILING | BLOCKING TO DOUBLE PL | ANCHOR BOLT SPACING | REMARKS |
|---|---|---|---|---|---|---|
| 1 | 15/32" OSB SHEATHING ONE SIDE, BLOCKED | 10d @ 6:12 w/ MIN 1 1/2" PENETRATION | 16d @ 4"o.c. | SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 22"o.c. | 5/8ø@ 32"o.c. w/ 10" EMBEDMENT | CAPACITY:340 PLF |
| 2 | 15/32" OSB SHEATHING ONE SIDE, BLOCKED | 10d @ 4:12 w/ MIN 1 1/2" PENETRATION | 16d @ 3 1/2"o.c. | SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 16"o.c. | 5/8ø@ 32"o.c. w/ 10" EMBEDMENT | CAPACITY:510 PLF |
| 3 | 15/32" OSB SHEATHING ONE SIDE, BLOCKED | 10d @ 3:12 w/ MIN 1 1/2" PENETRATION | SDS25500 @ 6"o.c. | SIMPSON A35 @ 8"o.c. ALT. SIMPSON LTP4 @ 12"o.c. | 5/8ø@ 24"o.c. w/ 10" EMBEDMENT | CAPACITY:665 PLF |
| 4 | 15/32" OSB SHEATHING ONE SIDE, BLOCKED | 10d @ 2:12 w/ MIN 1 1/2" PENETRATION | SDS25500 @ 4"o.c. | SIMPSON A35 @ 6"o.c. ALT. SIMPSON LTP4 @ 9"o.c. | 5/8ø@ 18"o.c. w/ 10" EMBEDMENT | CAPACITY:870 PLF |
| 5 | 5/8" GYP SHEET ROCK | 10d @ 6:12 w/ MIN 1 1/2" PENETRATION | 16d @ 4"o.c. | SIMPSON A35 @ 16"o.c. ALT. SIMPSON LTP4 @ 22"o.c. | 5/8ø@ 32"o.c. w/ 10" EMBEDMENT | CAPACITY:140 PLF |
| 6 | 0.018-INCH STEEL SHEET | 10d @ 4:12 w/ MIN 1 1/2" PENETRATION | 16d @ 4"o.c. | SIMPSON A35 @ 10"o.c. ALT. SIMPSON LTP4 @ 16"o.c. | 5/8ø@ 32"o.c. w/ 10" EMBEDMENT | CAPACITY:485 PLF |
| 7 | WSWH24x11 (24" LENGTH SIMPSON STRONG WALL SHEAR WALL ON WOOD FLOOR SYSTEM WITH 11'-0" HEIGHT) W/ SIMPSON WSWH SHEAR WALL FASTENERS ( PER SHEET SD3.1-SD3.4 ) | | | | | CAPACITY:2670 LBS |
| 8 | WSWH18x11 (18" LENGTH SIMPSON STRONG WALL SHEAR WALL ON WOOD FLOOR SYSTEM WITH 11'-0" HEIGHT) W/ SIMPSON WSWH SHEAR WALL FASTENERS ( PER SHEET SD3.1-SD3.4 ) | | | | | CAPACITY:1355 LBS |

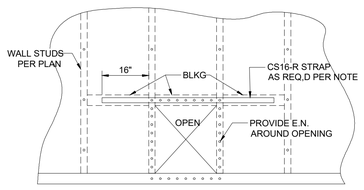
1. CONTRACTOR SHALL REVIEW ALL TYPICAL SHEAR WALL CONNECTION DETAILS PRIOR TO START CONSTRUCTION.
2. ALL FRAMING MEMBERS RECEIVING EDGE FASTENING FROM ABUTTING PANELS SHALL BE NOT LESS THAN A SINGLE 3-INCH NOMINAL MEMBER, OR 2 INCH NOMINAL MEMBERS FASTENED TOGETHER IN ACCORDANCE WITH SECTION 2306.1 OF CBC. WOOD STRUCTURAL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED AT ALL PANEL EDGES.
3. SHEAR WALL SHEATHING SHALL BE 15/32" CD, CC OR BETTER PLYWOOD. w/ ALL EDGES BLOCKED AND NAILED PER THE SHEAR WAIL SCHEDULE.
4. TYPICAL FASTENERS: 10d COMMON UNLESS OTHERWISE NOTED. NAILS EXPOSED TO THE EXTERIOR SHALL BE GALVANIZED.
5. FRAMING: 2x D.F. TYP. @ 16" O.C.
6. **FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED IN TWO ROWS ALONG PANEL EDGES WHERE SPACING IS 3" OR LESS ON CENTER.**
7. END NAIL STUDS TO SILL PLATE WITH (2) 20d BOX NAIL INSTEAD OF (2) 16d COMMON NAILS.
8. **IF NEW ANCHOR BOLTS *REQUIRED AT EXISTING FOUNDATION, PROVIDE 5/8" X MIN. 12" EMBEDMENT INTO EXISTING CONCRETE EPOXIED ANCHOR BOLTS SPACING SHOWN AT SHEAR WALL SCHEDULE. PROVIDE 3"X3"X1/4" PLATE WASHER.**
9. CONTRACTOR TO VERIFY THE EXISTING PLYWOOD EDGE NAILING. TYPE OF PLYWOOD USED AND SPACING ON EXISTING ANCHOR BOLTS IN FILED, TYPICAL.
10. SPECIAL INSPECTION BY INSPECTOR REQUIRED FOR HOLD DOWN INSTALLATION INTO EXISTING FOUNDATION.
11. **SPECIAL INSPECTION IS REQUIRED FOR STRUCTURAL WOOD SHEAR WALL COMPONENTS WHEN NAIL SPACING IS 4" OR LESS O.C. PER CBC 1705.11.1.**
12. ALL NAILS SHALL BE COMMON NAILS. PROVIDE HOT DIPPED GALVANIZED NAILS AT ALL FIRE TREATED OR PRESSURE TREATED PLYWOOD AND STUDS.
13. WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6"o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOM. OR THICKER AND NAILS ON EACH SIDE SBE STAGGERED. 3x FRAMING SHALL BE USED AT BOTTOM SILL PLATE AND ALL BLOCKING.
14. NAILS SHALL BE PLACED AT LEAST 3/8" FROM PANEL EDGES AND AT LEAST 1/4" FROM THE EDGE OF THE CONNECTING MEMBERS.
15. SIMPSON 'LTP4' FRAMING ANCHOR (LARR #25293) MAY BE APPLIED OVER 1/2" SHEATHING WITH 8dCOMMON NAILS IN LIEU OF 8dx1 1/2" NAILS.
16. ⚠1 —— INDICATES SHEATHING OCCURS ON BOTH SIDES OF WALL AS SHOWN ON PLAN.
17. SHEATHING NAILS OR OTHER APPROVED SHEATHING CONNECTORS SHALL BE DRIVEN SUCH THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING. OVER-DRIVEN NAILS WILL BE DEEMED UNSATISFACTORY.
18. PROVIDE A SINGLE 3x NOMINAL OR WIDER FRAMING MEMBER AT BOTTOM SILL PLATE AND BEHIND VERTICAL AND HORIZONTAL EDGES, MINIMUM 1/2" EDGE NAILING DISTANCE AT PANEL ENDS AND EDGES, AND STRUCT. OBSERVATION PER GENERAL NOTES.
19. PL1/4"x3"x3" CAN BE USED IN 6" WALLS WHEN STAGGERED.
20. ALL NAILS SHALL BE COMMON NAILS. 10d SHALL HAVE LENGTH OF 3", DIAMETER OF 0.148", AND HEAD DIAMETER OF 0.312" AND 16d SHALL HAVE LENGTH OF 3 1/2", DIAMETER OF 0.162", AND HEAD DIAMETER OF 0.344".

* WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGE SHALL BE STAGGERED.

## 1 TYPICAL SHEAR WALL SCHEDULE
N.T.S.



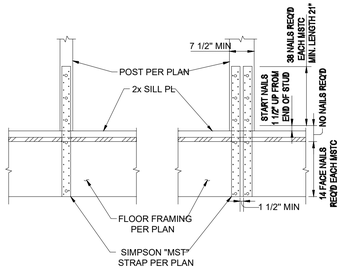

## 6 TYPICAL SHEAR WALL STRAP DETAIL
N.T.S.




NOTES:
CS16-R STRAP IS REQUIRED WHEN:
1. THE PENETRATION IS LARGER THAN 25% OF WALL LENGTH.
2. THE PENETRATIONS ARE CLOSER THAN 32"o.c.
3. A SECOND HORIZONTAL STRAP IS REQUIRED AT THE BOTTOM OF OPENING WHEN BOTTOM OF OPENING IS NOT AT BOTTOM PLATE. 16"x16" MAXIMUM OPENING SIZE.

BLOCKING AND STRAPS NOT REQUIRED WHEN PENETRATION IS LESS THAN OR EQUAL TO 6" AND SPACED AT 2 OR MORE STUD BAYS.

## 3 TYPICAL SHEAR WALL PENETRATION (16"x16") DETAIL
N.T.S.




## 7 TYPICAL SHEAR WALL STRAP DETAIL
N.T.S.

## CAST-IN HD BOLT SCHEDULE

| HOLDOWN TYPE | BOLT DIA | BEARING PL | BOUNDARY POST EMBEDMENT 4x WALL | 6x WALL | 'e' (in) |
|---|---|---|---|---|---|
| HDU2 | 5/8" | 3"SQ. x 1/4" | 4x4 | 4x6 | 12" |
| HDU4 | 5/8" | 3"SQ. x 1/4" | 4x4 | 4x6 | 14" |
| HDU5 | 5/8" | 3"SQ. x 1/4" | 4x6 | 4x6 | 14" |
| HDU8 | 7/8" | 3"SQ. x 3/8" | 4x6 | 4x6 | 16" |
| HDU11 | 1" | 4"SQ. x 1/2" | 4x8 | 6x6 | 18" |
| HDU14 | 1" | 4"SQ. x 1/2" | 4x8 | 6x6 | 18" |
| HD19 | 1 1/4" | 4"SQ. x 5/8" | 4x10 | 6x6 | 18" |

## 4 TYPICAL HOLD DOWN SCHEDULE
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SHEET NO.: S-7.1

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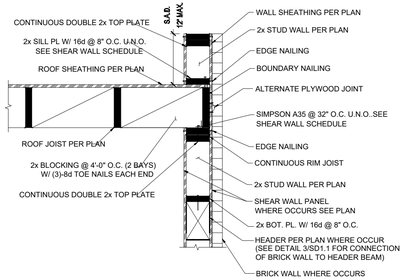
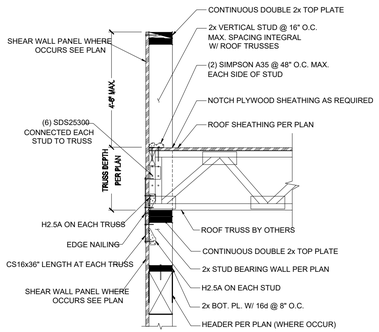


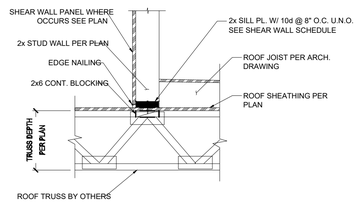

NOTE:
WHERE SHEAR WALL PANEL OCCURS, SEE SHEAR WALL SCHEDULE FOR ALL THE INFORMATION NOT INDICATED.

1 TYPICAL EXTERIOR STUD WALL WITH PARALLEL JOISTS DIRECTION DETAIL
N.T.S.

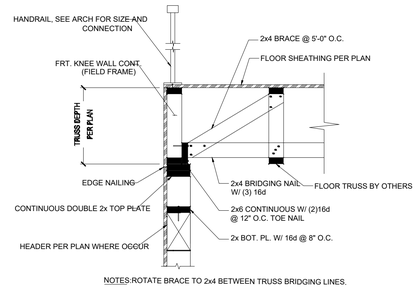



NOTE:
SEE DETAIL 8/SD1.3 FOR SHEAR WALL CONNECTION TO TRUSS ELEVATION DETAIL

4 EXTERIOR WALL SECTION-TRUSS PERPENDICULAR
N.T.S.




7 WALL ON TRUSS DETAIL
N.T.S.




NOTES:ROTATE BRACE TO 2x4 BETWEEN TRUSS BRIDGING LINES.

10 EXTERIOR WALL SECTION-TRUSS PARALLEL
N.T.S.




NOTE:
WHERE SHEAR WALL PANEL OCCURS, SEE SHEAR WALL SCHEDULE FOR ALL THE INFORMATION NOT INDICATED.

2 TYPICAL EXTERIOR STUD WALL WITH PERPENDICULAR JOISTS DIRECTION DETAIL
N.T.S.




NOTE:
SEE DETAIL 7/SD1.3 FOR SHEAR WALL CONNECTION TO TRUSS ELEVATION DETAIL

5 EXTERIOR WALL SECTION-TRUSS PARALLEL
N.T.S.

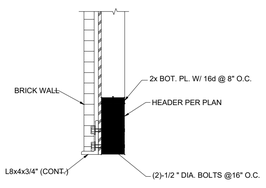



NOTE:
SEE DETAIL 8/SD1.3 FOR SHEAR WALL CONNECTION TO TRUSS ELEVATION DETAIL

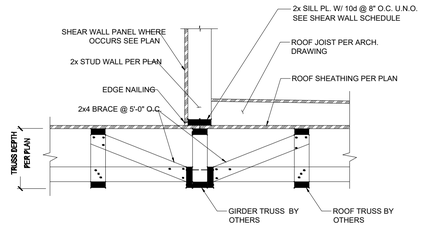
8 EXTERIOR WALL SECTION-TRUSS PERPENDICULAR
N.T.S.




11 INTERIOR BEAM SECTION-TRUSS EACH WAY
N.T.S.




3 LINTEL SUPPORT FOR THE BRICK WALL
N.T.S




6 WALL ON GIRDER TRUSS DETAIL
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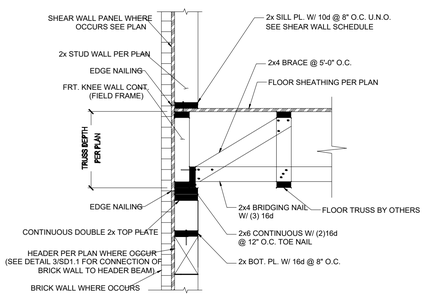
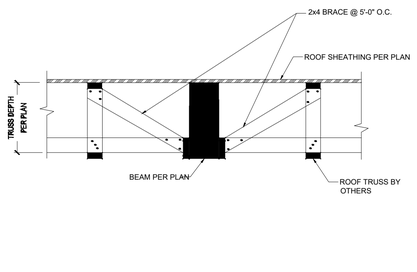



NOTE:
1-SEE DETAIL 7/SD1.3 FOR SHEAR WALL CONNECTION TO TRUSS ELEVATION DETAIL
2-ROTATE BRACE TO 2x4 BETWEEN TRUSS BRIDGING LINES.

9 EXTERIOR WALL SECTION-TRUSS PARALLEL
N.T.S.




12 INTERIOR BEAM SECTION ~ TRUSS PARALLEL
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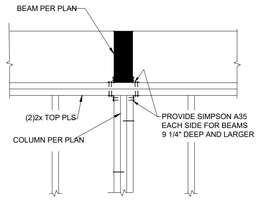
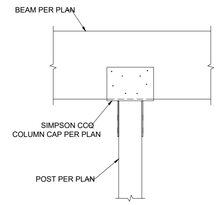
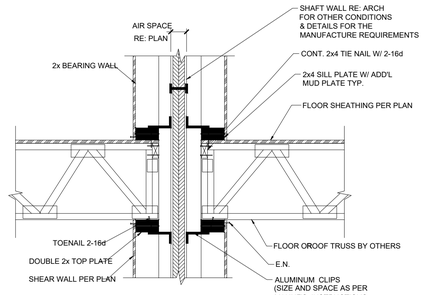



1 BEAM TO POST CONNECTION
N.T.S.

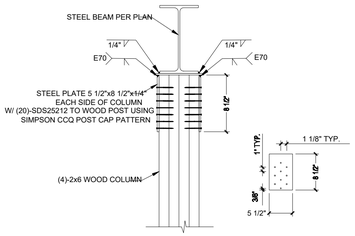



4 TYPICAL BEAM TO POST CONNECTION WITH COLUMN CAP
N.T.S.

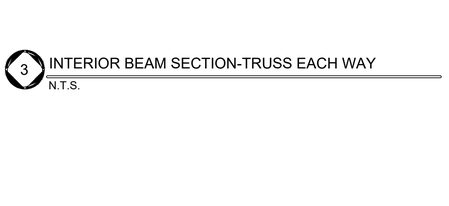



NOTES:
WIDTH OF AIR SPACE IS DIFFERENT FOR A 2 HOUR AND 3 HOUR FIREWALL

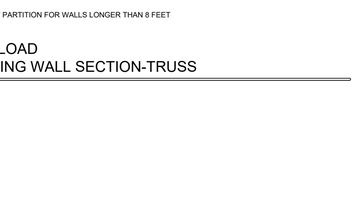
6 FIRE WALL SECTION TRUSS PERPENDICULAR
N.T.S.



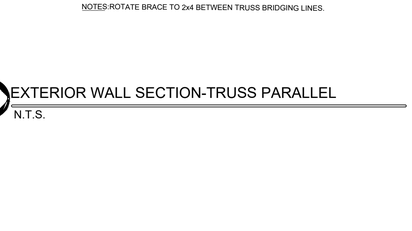

9 STEEL BEAM TO WOOD STUD PACK DETAIL
N.T.S.




2 INTERIOR BEAM SECTION-TRUSS EACH WAY
N.T.S.




TRUSS PERPENDICULAR




7 EXTERIOR WALL SECTION-TRUSS PERPENDICULAR
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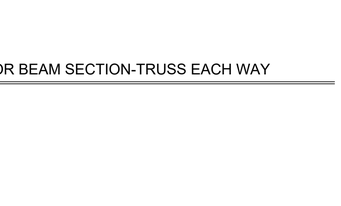


10 WOOD BEAM TO STEEL BEAM CONNECTION
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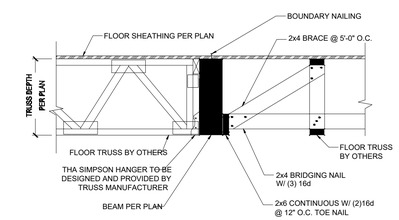
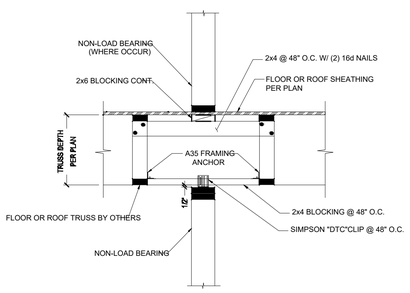


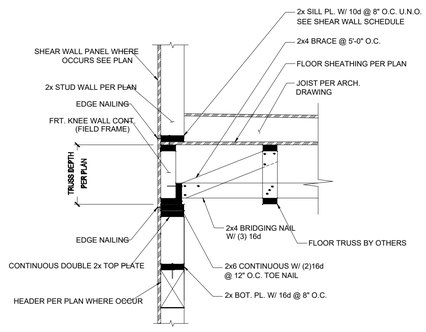

3 INTERIOR BEAM SECTION-TRUSS EACH WAY
N.T.S.




TRUSS PARALLEL

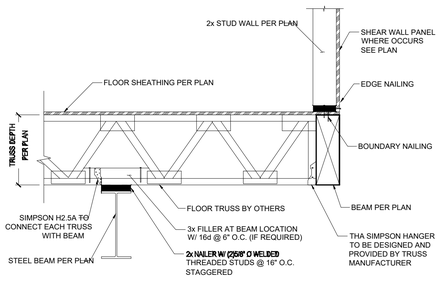
NOTE:
BLOCKING BELOW PARTITION FOR WALLS LONGER THAN 8 FEET

5 NON-LOAD BEARING WALL SECTION-TRUSS
N.T.S.




NOTES:ROTATE BRACE TO 2x4 BETWEEN TRUSS BRIDGING LINES.

8 EXTERIOR WALL SECTION-TRUSS PARALLEL
N.T.S.




11 INTERIOR BEAM SECTION-TRUSS EACH WAY
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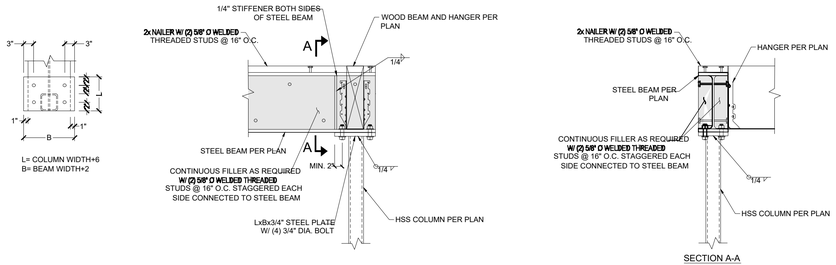
LICENSED PROFESSIONAL ENGINEER
03/21/2025

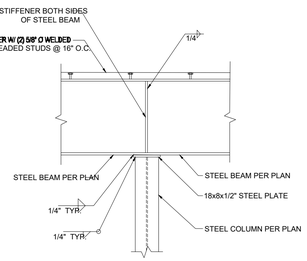
PROJECT:
PROJECT NO.: MFE25-121
DATE:
REVISION:
REVISION:
DRAWN: BPW
SHEET NO.: S-7.3

APPROVED
RES2025-3265 Date: 10-20-2025




NOTE: STUD WALL AND OTHER WOOD PARTS ARE NOT SHOWN FOR CLARITY

## 1 STEEL AND WOOD BEAM TO HSS COLUMN CONNECTION DETAIL
N.T.S.




## 2 STEEL BEAM TO STEEL COLUMN CONNECTION
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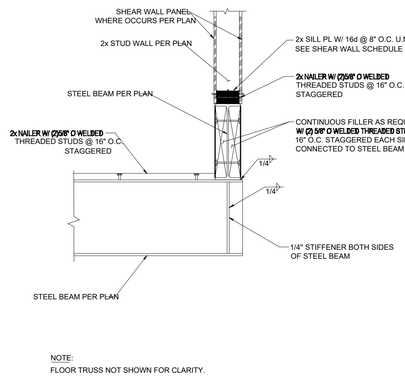


## 4 STEEL BEAM TO STEEL BEAM CONNECTION
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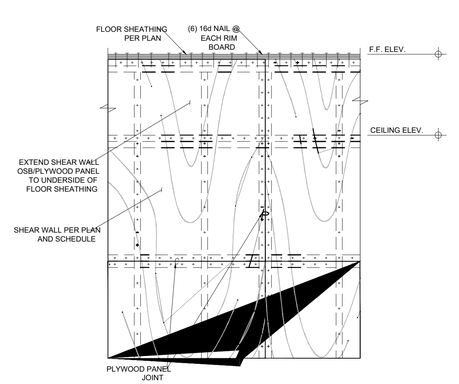
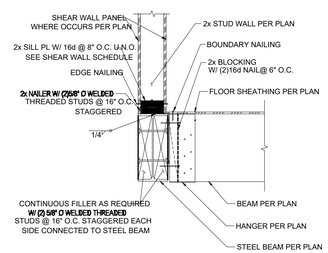



## 7 SHEAR WALL CONNECTION TO PARALLEL TRUSS ELEVATION DETAIL
N.T.S.




## 3 WOOD BEAM TO STEEL BEAM CONNECTION
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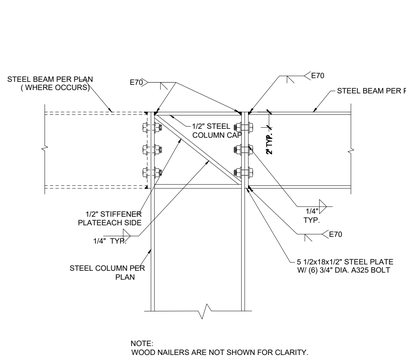
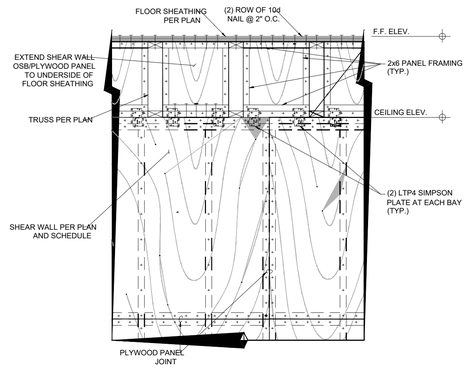



## 5 STEEL BEAM TO STEEL COLUMN MOMENT CONNECTION
N.T.S.




## 8 SHEAR WALL CONNECTION TO PERPENDICULAR TRUSS ELEVATION DETAIL
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