

# A SINGLE-FAMILY PROJECT IN HOUSTON, TEXAS



OWNERS

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## EPS GLOBAL CONTRACTORS

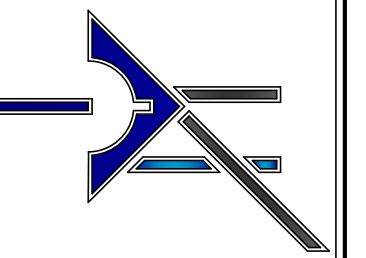
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MECHANICAL						
ELECTRICAL						

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PROJECT: EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

EYN. 

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REVIEW ISSUE :	2/13/17
BIDDING ISSUE :	4/108/17
PERMIT ISSUE :	3/30/17
CONSTRUCTION	
ISSUE :	4/10/17

PROJ. DATE : 01/16/11  
PROJECT NO : 17-002  
DRAWN BY : DAF  
CHECKED BY :

40.0

PLOT DATE: 04 / 10 / 17

## ANALYSIS SINGLE-FAMILY BUILDING

RESIDENCE: \_\_\_\_\_  
LEGAL DESCRIPTION: ACREAGE 0.4988

LOT                  BLOCK                  SECTION  
SUBDIVISION: PINE VILLAGE NORTH

ADDRESS/LOCATION: 5763 EAST-HAMPTON DRIVE

CITY/STATE: HOUSTON, TEXAS 77039

BUILDING CODES:

BUILDING CODE: 2006 RESIDENTIAL BUILDING CODE

SITE CODE: 2009 RESIDENTIAL BUILDING CODE

PLUMBING CODE: 2006 RESIDENTIAL BUILDING CODE

MECHANICAL CODE: 2006 RESIDENTIAL BUILDING CODE

ZONING/OTHER:

DESCRIPTION OF RESIDENCE:

AREA: 2200 SQ. FT. STORIES: 2

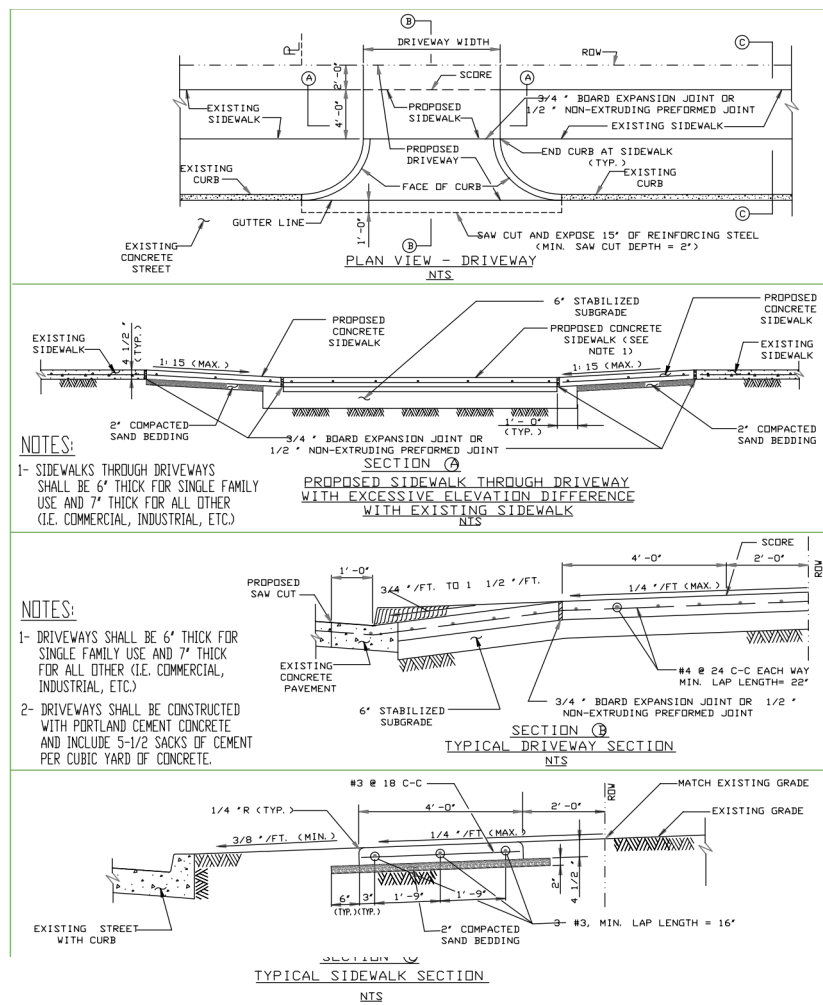
BEDROOMS: 3 BATHS: 2-1/2

GARAGE: 2 CAR FIREPLACES: 1

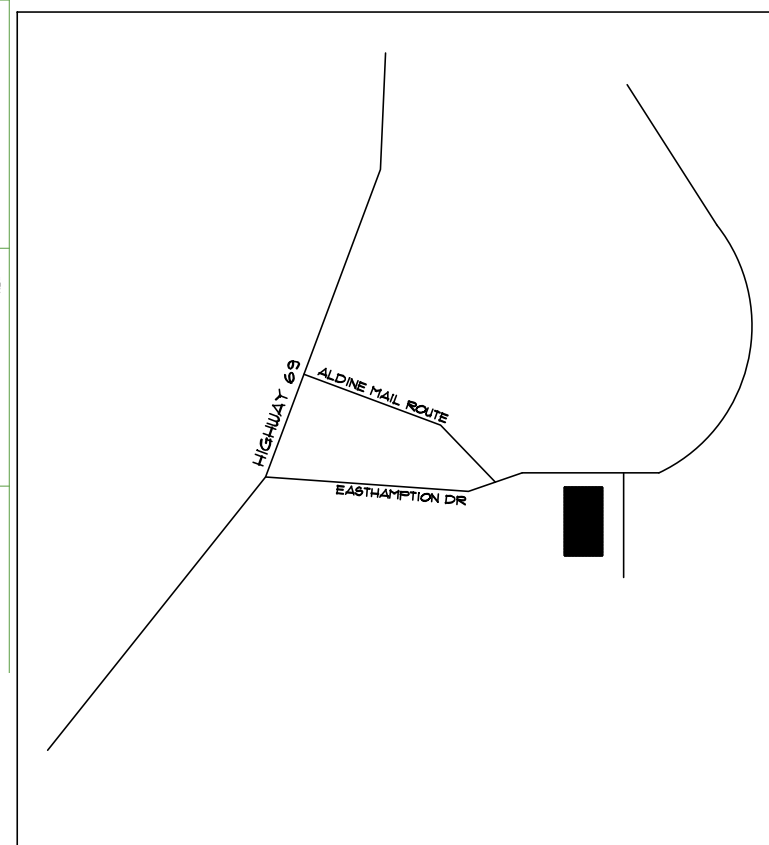
FRAME: WOOD EXTERIOR: SIDING

Architectural floor plan of a four-unit residential building. The plan shows four identical units arranged in a row, separated by three stairwells. Each unit includes a kitchen, living area, and bedrooms. The building is bounded by a dashed line with dimensions: 13'-6" x 53'-6" for the top section and 13'-6" x 53'-6" for the bottom section. The total width is 13'-6" x 53'-6" and the total length is 13'-6" x 53'-6". The plan also shows a "SIDE WALK" and a "PRIVATE DRIVE".

EASTHAMPTON DRIVE



VICINITY MAP



ACCESSIBLE ROUTE TO BUILDING ENTRANCE:

1. MAXIMUM SLOPE FROM BUILDING (2%).
2. MAXIMUM CROSS SLOPE NOT TO EXCEED 1:50 (2%).
3. DRIVEWAY SLOPE 1:20 (5%).
4. TEXTURED SLIP RESISTANT CONC.
5. MAXIMUM CHANGE IN LEVEL AT BUILDING ENTRANCE NOT TO EXCEED 1/2".
6. ALL REQUIRED ACCESSIBLE ENTRANCES/EXITS TO HAVE A CLEAR SPACE OF 60" WIDE X 80" LONG.
7. LOTS SHALL BE GRADED TO THE SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
8. FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM OR 18" ABOVE THE STREET.
9. PIPE SIZE IS 14" FVC SLOPE 2%.
10. CATCH BASIN (INLET) IS 24"
11. CURBS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TURNED DOTES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACE, INCLUDING SIDES OF LAREDS. TURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO AN CORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
12. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE
13. ALIGN TURNED DOTES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET
14. DETECTABLE WARNING SURFACES SHALL BE MINIMUM OF 24" IN DEATH IN THE DIRECTION OF THE PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTER THE STREET.
15. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST TO THE CURB LINE AND THE MINIMUM OF 24" IN DEATH THE EXTENSION OF THE CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

## RAMP NOTES

1. CURBS MUST BE A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TURNICATED DOMES COMPLYING WITH SECTION 4-19 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACE, INCLUDING SIDES FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UN CORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE
3. ALIGN TURNICATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET
4. DETECTABLE WARNING SURFACES SHALL BE MINIMUM OF 24" IN WIDTH IN THE DIRECTION OF THE PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
5. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MINIMUM OF 10" FROM THE EXTENSION OF THE CURBS. DETECTABLE WARNING SURFACES MUST BE CURVED ALONG THE CORNER RADIUS.

[illegible]

**LEGEND**

PROPERTY LINE	==
BUILDING LINE	----
BASEMENT SETBACK	----

**NOTE:**

THESE DRAWINGS REPRESENT A "BUILDER'S SET" OF PLANS. DETAILS FOR EVERY CONDITION ARE NOT PROVIDED ON THESE DRAWINGS. IT IS UNDERSTOOD THAT DECISIONS WILL BE MADE ON THE JOBSITE BETWEEN THE CONTRACTOR AND THE OWNER TO RESOLVE ANY DESIGN AND/OR DETAIL QUESTIONS THAT MAY ARISE. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS DURING THE COURSE OF CONSTRUCTION DUE TO ANY LACK OF INFORMATION ON THESE DRAWINGS.

① 3/32" = 1'-0" SITE PLAN

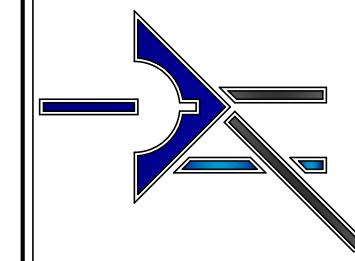
## SITE PLAN



# CONSTRUCTION ISSUE

Al.I\_Site.dwg

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GROUP, LLC


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PROJECT: EAST HERITAGE HOUSTON


**PROJECT:**  
**EAST HAMPTON**  
**HERITAGE ENGINEERING COMPANY**  
**HOUSTON, TEXAS**

PROJECT: EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

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REVIEW ISSUE :	2/13/17
BIDDING ISSUE :	4/08/17
PERMIT ISSUE :	3/30/17
CONSTRUCTION ISSUE :	4/10/17

PROJ. DATE :	01/16/17
PROJECT NO :	17-002
DRAWN BY :	DAF
CHECKED BY :	

A. | . |

PLOT DATE: 04 / 10 / 17





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#### LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 1" PIPE FOUND	AC AIR CONDITIONER
⊗ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	PE POWER POLE
T TRANSFORMER PAD	△ OVERHEAD ELECTRIC
■ COLUMN	— IRON FENCE
▲ UNDERGROUND ELECTRIC	— X BARBED WIRE
— OHP OVERHEAD ELECTRIC POWER	— EDGE OF ASPHALT
— OES OVERHEAD ELECTRIC SERVICE	— EDGE OF GRAVEL
— CHAIN LINK	— CONCRETE
— WOOD FENCE 0.5' WIDE TYPICAL	— COVERED AREA

#### EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN

VOL 205, PG 70, D-858488, D-870656, F-865627, F-865626, F-865631, G-773038, F-476524, F-430153, N-356930, E-945026, S-357981, V-277409, X-944317, 20080023330, 20100330043, 20110132335, 20110132336, 20120364976, 20130189731, 20140231711, 20140444950, 20140444952, 20150434932, 20160090593, 20160090594, H205150

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY  
E217805, E269698, J152553  
D808821

#### NOTES:

1) BEARINGS ARE BASED ON DEED RECORDED IN C.C. FILE NO. R178041 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

2) EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48201C0495L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Stewart Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: \_\_\_\_\_  
Date: \_\_\_\_\_ Purchaser  
Purchaser

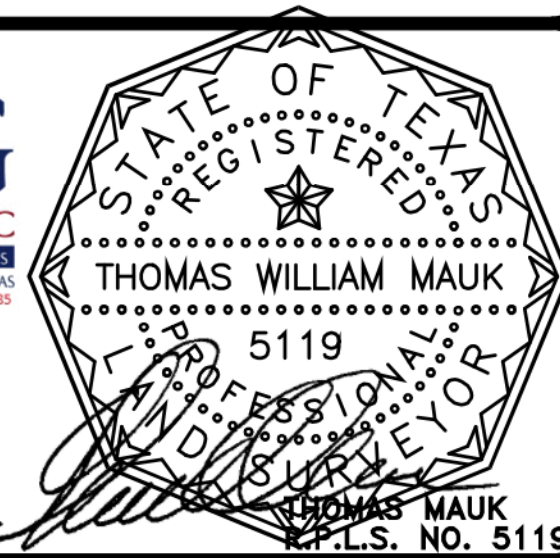
Drawn By: T.V.

Scale: 1" = 20'

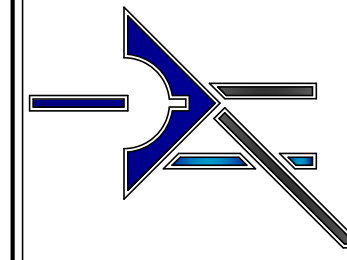
Date: 1/20/17

GF NO.: 1420185025

Job No. 1624499



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PROJECT:  
EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

REVN: △  
REVN: △  
REVN: △  
REVN: △

REVIEW ISSUE: 2/13/17  
BIDDING ISSUE: 4/10/17  
PERMIT ISSUE: 3/28/17  
CONSTRUCTION  
ISSUE: 4/10/17

PROJ. DATE: 01/16/17  
PROJECT NO: 17-0002  
DRAWN BY: DAF  
CHECKED BY:

A1.2

PLOT DATE: 04 / 10 / 17

## 5763 Easthampton Drive

Being a portion of Reserve "C", of Pine Village North, according to the plat thereof, recorded in Volume 205, Page 70, of the Map Records of Harris County, Texas, same being that tract of land conveyed to Pine Village North Townhouse Association, a Texas Corporation, by deed recorded in C.C File No. R076640 and to Pine Village North Association, Inc, by deeds recorded in C.C File Nos. R178041 and R101364, Deed Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a point for corner at the Southeast cutback corner of the intersection of the north right-of-way line of Easthampton Drive (60 foot right-of-way) and the East right-of-way line of West Village Drive (60 foot right-of-way) for the most southerly southwest corner of said Reserve "C";

THENCE North 00 degrees 46 minutes 35 seconds East, a distance of 21.31 feet to a point for corner;

THENCE South 89 degrees 13 minutes 25 seconds East, a distance of 365.00 feet to 1/2 inch iron rod found for the POINT OF BEGINNING of the herein described tract within said Reserve "C";

THENCE North 00 degrees 46 minutes 35 seconds East, a distance of 115.00 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described tract;

THENCE South 89 degrees 13 minutes 25 seconds East, a distance of 75.00 feet to an "X" found in concrete for the Northeast corner of the herein described tract;

THENCE South 00 degrees 46 minutes 35 seconds West, a distance of 115.00 feet to a 1/2 inch iron rod found for the Southeast corner of the herein described tract;

THENCE North 89 degrees 13 minutes 25 seconds West, a distance of 75.00 feet to the POINT OF BEGINNING and containing 8,625.00 square feet or 0.20 acres of land.

PROPERTY SUBJECT TO TERMS AND CONDITIONS OF THE INTERCONTINENTAL AIRPORT HAZARD AREA THE CITY OF HOUSTON, BY ORDINANCE NO. 63-2026, DATED DECEMBER 20, 1963, A CERTIFIED COPY OF WHICH IS RECORDED IN VOLUME 5448, PAGE 421 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS AND SUBSEQUENT AMENDMENTS THERETO, SAME AMENDED UNDER CLERK'S FILE NOS. J-040968, B852509 AND 20080598601 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY, TEXAS.

① N.T.S. SURVEY PLAN  
NOTE: THESE DRAWINGS REPRESENT A TWELFTH SET OF PLAT DETAILS FOR EVERY CONVEYANCE AND NOT PROVIDED ON THESE DRAWINGS. IT IS UNDERSTOOD THAT THESE DRAWINGS WILL BE BASED ON THE SURVEY BETWEEN THE CONVEYANCE AND THE GRANTOR TO BE MADE. ANY OTHER ACTION OR OMISSION THAT MAY ARISE, THE GRANTOR SHALL NOT BE HELD LIABLE FOR ANY CONSTRUCTION. BEFORE OR AFTER THE CONVEYANCE, THE GRANTOR SHALL BE HELD LIABLE FOR ANY CONSTRUCTION. BEFORE OR AFTER THE CONVEYANCE, THE GRANTOR SHALL BE HELD LIABLE FOR ANY CONSTRUCTION.



DRAWING NAME: D:\DAF GROUP LLO\DAF Design Studio\Project\2017\Heritage Engineering Company\East Hampton\A2.1\_Notes.dwg Layout NAME: A2.1 Apr 10, 2017 - 3:40pm Dove

GENERAL CONSTRUCTION NOTES

- ALL MATERIALS, HARDWARE, APPLIANCES AND EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH THE BUILDING CODE AND THE MANUFACTURERS WRITTEN INSTRUCTIONS AND REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS INCLUDING BLOCKING, NAILERS, MOULDING, ETC. IN ORDER TO MEET THESE REQUIREMENTS EVEN IF THEY ARE NOT INDICATED ON THESE PLANS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO PAINT ALL SURFACES WHICH REQUIRE PROTECTION FROM THE ELEMENTS WITH THE APPROPRIATE PAINT INCLUDING NECESSARY PRIMER COATS AND BACK PRIMING WHERE REQUIRED.
- CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY FLASHING INCLUDING (BUT NOT LIMITED TO) THRU FLASHING, STEP FLASHING, COUNTER FLASHING, CAP FLASHING, BASE FLASHING AND FLEXIBLE FLASHING WHERE NECESSARY TO MAKE A WATER TIGHT BUILDING. PROTECT MATERIALS WHICH ARE SENSITIVE TO DETERIORATION, AND TO MAKE TRANSITIONS AT DISSIMILAR MATERIALS.
- CONTRACTOR TO SEAL WITH THE APPROPRIATE TYPE OF CAULK AT ALL LOCATIONS NECESSARY TO PREVENT PENETRATION OF MOISTURE AND AT TRANSITIONS OF DISSIMILAR MATERIALS.
- CONTRACTOR TO PROVIDE AND INSTALL ALL LOCKING AND SECURITY DEVICES REQUIRED BY FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS.
- CONTRACTOR TO PROVIDE AND INSTALL ALL GLASS IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS
- CONTRACTOR TO MEET ALL REQUIREMENTS OF THE BUILDING CODE AND FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND REQUIREMENTS, EVEN IF IT REQUIRES LABOR AND/OR MATERIALS NOT INDICATED IN THE PLANS.
- CONTRACTOR MUST CONSTRUCT THIS PROJECT FROM WRITTEN DIMENSIONS ON THE PLANS. DO NOT SCALE DRAWINGS.
- ALL MECHANICAL AND ELECTRICAL SUBCONTRACTORS SHALL HAVE A CURRENT MASTER'S LICENSE IN GOOD STANDING WITH THE LOCAL GOVERNING BODY.
- ALL BEDROOM WINDOWS SHALL COMPLY WITH THE BUILDING CODE WHEN USED AS A MEANS OF ESCAPE OR RESCUE. MINIMUM NET CLEAR OPENINGS SHALL BE NO LESS THAN 57 SQUARE FEET. MINIMUM CLEAR OPENING HEIGHT SHALL NOT BE LESS THAN 24". MINIMUM CLEAR OPENING WIDTH SHALL NOT BE LESS THAN 20". THE FINISHED SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FINISHED FLOOR.
- ALL GLASS SLIDING DOORS AND SIDELIGHTS SUBJECT TO IMPACT SHALL BE TEMPERED AND COMPLY WITH THE BUILDING CODE.
- CONTRACTOR TO PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THROUGH NATURAL OR MECHANICAL MEANS, AND COMPLY WITH THE BUILDING CODE.
- CONTRACTOR SHALL APPLY 5/8" FIRECODE GYPSUM BOARD TO WALLS AND CEILING OF USABLE SPACE UNDER STAIRS, AND TO WALLS AND CEILING OF ATTACHED GARAGES THAT ADJOIN LIVING SPACES.

SAFETY

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR STRICT COMPLIANCE BY ALL TRADES INVOLVED WITH THIS PROJECT AS NOTED HEREIN, AND MUST TAKE ALL MEASURES NECESSARY TO ENSURE THE SAFETY OF PERSONS ON OR NEAR THIS JOB SITE.
  - OCCUPATIONAL SAFETY AND HEALTH CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PRACTICES AS REQUIRED BY THE RULES AND REGULATIONS SET FORTH BY OSHA, SAFETY CODE, LATEST EDITION.
  - ELECTRICAL POWER SAFETY PRACTICES
    - OSHA REGULATIONS
    - FOR POWER LINES OF 50,000 VOLTS AND BELOW, THE MINIMUM CLEARANCE BETWEEN THE LINES AND ANY PART OF A CRANE OR LOAD MUST BE TEN (10) FEET. AN EXCEPTION TO THIS REQUIREMENT IS WHEN THE LINES HAVE BEEN DE-ENERGIZED AND GROUND.
    - THE ELECTRIC UTILITY COMPANY MUST BE NOTIFIED AND INFORMED ABOUT OPERATIONS NEAR THE LINES BEFORE ANY WORK BEGINS.
    - EVERY OVERHEAD WIRE MUST BE CONSIDERED TO BE ENERGIZED, UNLESS AND UNTIL THE UTILITY COMPANY INDICATES THAT IT IS NOT ENERGIZED, AND THE LINE IS GROUND.
    - VIOLATORS ARE SUBJECT TO CRIMINAL PENALTIES.
      - TEXAS LAW
      - TEXAS LAW PROHIBITS ANY WORK BEING DONE AROUND POWER LINES, IF AT ANY TIME IT IS POSSIBLE THAT A WORKER, TOOL, EQUIPMENT, MACHINE OR MATERIAL MAY COME WITHIN SIX (6) FEET OF THE LINES.
      - THE LAW FURTHER PROHIBITS THE OPERATION OF CRANES OR SIMILAR EQUIPMENT WITHIN TEN (10) FEET OF THE LINES.
      - THE ONLY EXCEPTION TO THESE REQUIREMENTS IS WHEN THE DANGER OF CONTACTING THE LINES HAS BEEN PROPERLY GUARDED AGAINST. THOSE PARTIES RESPONSIBLE FOR THE WORK MUST NOTIFY THE ELECTRIC UTILITY COMPANY AT LEAST 48 HOURS BEFORE THE WORK BEGINS TO ARRANGE FOR MEASURES TO GUARD AGAINST CONTACT WITH THE LINES. THE WORK THEN MAY NOT BEGIN UNTIL THOSE PARTIES AND THE UTILITY COMPANY HAVE NEGOTIATED AND TAKEN PROPER SAFETY PRECAUTIONS, SUCH AS DE-ENERGIZING THE LINES.
      - IF A VIOLATION OF THE LAW RESULTS IN CONTACT WITH A POWER LINE, ALL RESPONSIBLE PARTIES ARE SUBJECT TO CRIMINAL PENALTIES. THEY ARE ALSO LIABLE TO THE UTILITY COMPANY FOR ALL LIABILITY IT INCURS DUE TO THE CONTACT.
        - CODE OF FEDERAL REGULATIONS, TITLE 29, PART 1910.180, 1926.416 AND 1926.550.
        - TEXAS HEALTH AND SAFETY CODE, CHAPTER 152.

SITE CONDITIONS

- PRIOR TO STARTING CONSTRUCTION-
- CALL ALL LOCAL UTILITY COMPANIES PRIOR TO EXCAVATION TO VERIFY THE LOCATIONS OF UNDERGROUND UTILITIES AND EASEMENTS.
  - CONTACT WATER, POWER, SANITARY SEWER, NATURAL GAS AND STORM DRAIN PROVIDERS FOR VERIFICATION OF SIZE, LOCATION, CAPACITY AND TAP REQUIREMENTS.
  - CONTACT LOCAL FLOOD CONTROL AUTHORITIES FOR MINIMUM FINISH FLOOR ELEVATIONS PRIOR TO SETTING FOUNDATION FORMS.

SITE WORK

- THE SITE IS TO BE STRIPPED OF ALL VEGETATION UNDER FOUNDATION AREAS AS REQUIRED BY THE SOILS ENGINEER (SEE SOILS REPORT).
- ALL UNDERGROUND UTILITY EXCAVATIONS ARE TO BE BACKFILLED WITH SAND TO 12" ABOVE THE UTILITY WORK, AND THEN WITH COMPACTED EARTH TO GRADE.
- LEAVE NO EXCAVATION FOR UTILITIES OR FOOTINGS OPEN OVERNIGHT. COVER ALL OPEN EXCAVATIONS NOT CURRENTLY BEING WORKED WITH 3/4" PLYWOOD OR EQUAL.
- KEEP SITE CLEAR OF TRASH, SCRAP BUILDING MATERIALS AND DEBRIS AT ALL TIMES.
- PROTECT ALL TREES AND SHRUBS TO BE SAVED WITH BARRIERS ERECTED A MINIMUM OF 5'-0" FROM THE TRUNK.
- LEAVE SITE GRADED WITH TOP SOIL WITHIN 12" OF FINISHED FLOOR AND SLOPED AWAY FROM THE STRUCTURE AT 1" PER FOOT TO A DISTANCE OF 6'-0" FROM THE FOUNDATION.
- APPLY TERMITTE PROTECTION BEFORE POURING THE FOUNDATION, AND APPLY AROUND THE FOUNDATION AFTER FINAL GRADING.
- INSTALL ALL WALKS AND DRIVES WITH A NON-SLIP FINISH AND SLOPE THE SURFACES TO DRAIN AT A MINIMUM OF 1/4" PER FOOT UNLESS NOTED OTHERWISE ON THE PLANS. EXPANSION JOINTS NOT TO EXCEED 10'-0" O.C. FOR WALKS AND 15'-0" O.C. FOR DRIVES.

FOUNDATION NOTES

- FOUNDATION DESIGN MUST COMPLY WITH THE SOILS ENGINEER'S REPORT.
- EXCAVATION FOR SLABS AND BEAMS SHALL BE SMOOTH AND FREE OF DEBRIS PRIOR TO INSTALLATION OF POLYETHYLENE VAPOR BARRIER.
- VAPOR BARRIER TO OVERLAP JOINTS A MINIMUM OF 12" WITH FINS OR ADHESIVE STRIPS TO SECURE JOINTS. PATCH ALL PENETRATIONS AROUND PIERS AND PLUMBING RISERS, AND CHECK FOR TEARS PRIOR TO POURING CONCRETE.
- ALL REINFORCEMENT BARS AND MESH SHALL BE PLACED ON CHAIRS. LIFTING OF MESH DURING POUR IS ALLOWED.
- REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCEMENT SIZE, QUANTITY AND PLACEMENT, ALL CONCRETE STRENGTH AND MIXING REQUIREMENTS, AND ALL BEAM OR FOOTING SIZES AND SLAB THICKNESS.
- PROTECT SLAB FINISH FROM ADVERSE WEATHER CONDITIONS UNTIL FINAL SET.

WALL FRAMING NOTES

- ALL NON-LOAD BEARING PARTITIONS SHALL BE 2x4 STUDS AT 16" O.C. (RE: STRUCTURAL DRAWINGS)
- ALL LOAD BEARING PARTITIONS SHALL BE 2x4 STUDS AT 16" O.C. OR 12" O.C. (RE: STRUCTURAL DRAWINGS)
- LOAD BEARING PARTITIONS AT FIRST FLOOR OF THREE STORY BUILDINGS THAT ARE SUPPORTING TWO FLOORS AND A ROOF SHALL BE 2x6 STUDS AT 16" O.C. OR 12" O.C. (RE: STRUCTURAL DRAWINGS)
- REFER TO STRUCTURAL DRAWINGS FOR ALL FOUNDATION ANCHOR BOLT SIZES, LOCATION AND SPACING.
- WOOD FRAMING SIZES, VERTICAL FRAMING, HORIZONTAL FRAMING, FIRESTOPS, ANCHORAGE, FURRING AND CONNECTORS NOT SHOWN ON DOCUMENTS SHALL BE AS PER LOCAL BUILDING CODE MINIMUM REQUIREMENTS.
- ALL PLYWOOD FLOOR SHEATHING SHALL BE 23/32" THICK (NOM. 3/4") STANDARD CDX GRADE WITH EXTERIOR GLUE, PANEL INDEX 48/24 CONFORMING TO U.S. PS-1 AND STAMPED WITH DFPA GRADE TRADEMARK. (RE: STRUCTURAL DRAWINGS)
- ALL PLYWOOD ROOF SHEATHING SHALL BE 15/32" THICK (NOM. 1/2") STANDARD CDX EXTERIOR GRADE WITH EXTERIOR GLUE, PANEL INDEX 32/16 CONFORMING TO U.S. PS-1 AND STAMPED WITH DFPA GRADE TRADEMARK. (RE: STRUCTURAL DRAWINGS)
- WATERPROOFING ON BALCONIES AND WALKWAYS TO BE SINGLE PLY BITUTHENE WATERPROOFING OR APPROVED EQUAL.
- PROVIDE EXPANSIVE FOAM INSULATION AT ALL WINDOWS, EXTERIOR DOORS, TEES, CORNERS, PLATES AND PENETRATIONS.
- ALL STUDS SHALL BE SOUTHERN YELLOW PINE, STUD GRADE LUMBER WITH MOISTURE CONTENT OF 15%, KILN DRIED.
- ALL OTHER STRUCTURAL LUMBER SHALL BE: HIP, RIDGE AND VALLEY MEMBERS 2", BEAMS AND GIRDERS 2", ALL OTHER LUMBER 3" UNLESS INDICATED OTHERWISE ON THE PLANS.
- ALL WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED LUMBER.
- SLOPE ALL CONCRETE PATIOS, PORCHES AND FLATWORK AWAY FROM EXTERIOR WALLS.
- INSTALL WALL BRACING, PLYWOOD SHEATHING AND SHEAR PANELS AS SPECIFIED BY STRUCTURAL ENGINEER.

MASONRY

- BRICK VENEER SHALL BE ANCHORED TO WOOD FRAMING WITH 22 GAX1" GALV. MTL. WALL TIES TO STUDS AT 32" O.C. MAX. HORIZONTALLY AND 16" O.C. MAX. VERTICALLY.
- CONTRACTOR SHALL PROVIDE STEEL LINTELS 6" SIZED BY STRUCTURAL ENGINEER ABOVE ALL MASONRY OPENINGS WITH 6" MIN. BEARING ON EACH SIDE.

WATERPROOFING AND MOISTURE CONTROL

- INSTALL MTL. GUTTERS AND DOWNSPOUTS AT ALL HORIZONTAL FASCIAS SIZED TO COMPLY WITH LOCAL RAINFALL AVERAGES.
- PROVIDE 24 GA. GALV. MTL. FLASHING OVER ALL OPENINGS IN EXTERIOR WALLS. SEAL HORIZONTAL AND VERTICAL DOOR AND WINDOW FLANGES TO SHEATHING WITH SELF ADHESIVE FLASHING.
- CAULK PERIMETER OF ALL EXTERIOR WALL OPENINGS WITH SEALANT THAT REMAINS FLEXIBLE.
- WHERE WOOD FRAME WALLS ARE SUBJECT TO WATER SPLASH, PROTECT FRAMING WITH WATERPROOF BUILDING PAPER.
- FLASH ALL ROOF AND WALL INTERSECTIONS WITH 22 GA. GALV. MTL. FLASHING. INSTALL 22 GA. GALV. MTL. FLASHING IN ALL ROOF VALLEYS.

BATHROOM (WATER)

- BATHUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENT SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

FINISH NOTES

- ALL STAIRWAY HANDRAILS SHALL BE 34" ABOVE THE NOSING OF THE TREAD. ALL STAIRWAY RISER AND TREAD DIMENSIONS SHALL COMPLY WITH BUILDING CODE REQUIREMENTS.
- ALL HORIZONTAL BALCONY GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALL OPEN RAILINGS WHETHER SLOPED OR LEVEL SHALL HAVE VERTICAL BALUSTERS SPACED TO REJECT THE PASSAGE OF A SPHERE 4" IN DIAMETER AT ALL POINTS ALONG THE LENGTH OF THE BALUSTER.
- THE HAND GRIP PORTION OF THE HANDRAIL SHALL BE 1-1/2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2" BETWEEN THE WALL AND THE HANDRAIL.

ROOF NOTES

- ALL RAFTERS SHALL BE 2x6 #3 S.Y.P. AT 24" O.C. UNLESS OTHERWISE NOTED. COLLAR TIES SHALL BE 2x6 MIN. AT 48" O.C. MAX. LOCATED IN THE UPPER THIRD OF THE ATTIC AREA.
- CONTRACTOR SHALL INSTALL ADEQUATE ATTIC VENTILATION BASED ON AN AREA 1/300 OF THE SPACE VENTILATED, PROVIDED 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS IN THE UPPER PORTION OF THE ATTIC SPACE AT LEAST 36" ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- RAFTERS SHALL BE BRACED WITH FURLINS THE SAME SIZE AS THE RAFTERS THEY ARE SUPPORTING. FURLINS SHALL BE BRACED WITH MINIMUM 2"x4 T-BRACES AT 48" O.C. MAX. ALL RAFTER SPLICES SHALL BE BRACED DOWN TO A LOAD BEARING WALL.
- ALL HIPs, RIDGES AND VALLEYS SHALL BE ONE MILL SIZE LARGER THAN THE LARGEST RAFTER THEY ARE SUPPORTING. PROVIDE 2-2x4 MIN. JACKPOST SUPPORT DOWN TO LOAD BEARING WALLS.
- ALL BUILDINGS SHALL HAVE GUTTERS AND DOWNSPOUTS. ALL DOWNSPOUTS THAT DISCHARGE AT GRADE SHALL HAVE CONCRETE SPLASH BLOCKS.

ELECTRICAL NOTES

- GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IS REQUIRED AT ALL BATHROOMS, GARAGES, KITCHENS, BARS AND OUTDOOR LOCATIONS. BATHROOM REQUIRE AT LEAST ONE GFCI RECEPTACLE ADJACENT TO EACH BASIN LOCATION. OUTDOOR GFCI OUTLETS ARE REQUIRED TO BE INSTALLED AT THE FRONT AND BACK OF THE DUELLING.
- RECEPTACLE OUTLETS ARE REQUIRED IN HABITABLE ROOMS SPACED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6'-0" MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH. RECEPTACLES LOCATED AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 2'-0" MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. HALLWAYS OF 10'-0" OR MORE IN LENGTH REQUIRE AT LEAST ONE RECEPTACLE OUTLET.
- SMOKE DETECTORS SHALL BE HARD WIRED INTO THE DUELLING ELECTRICAL SYSTEM AND SHALL BE INTERCONNECTED WITH BATTERY BACKUP, AND TO SOUND AN ALARM IN ALL THE DETECTORS WHEN ONE IS ACTIVATED. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR GIVING ACCESS TO EACH SLEEPING AREA IN TWO STORY DUELLINGS A SMOKE DETECTOR MUST BE INSTALLED ON EACH LEVEL.

UNIT NOTES

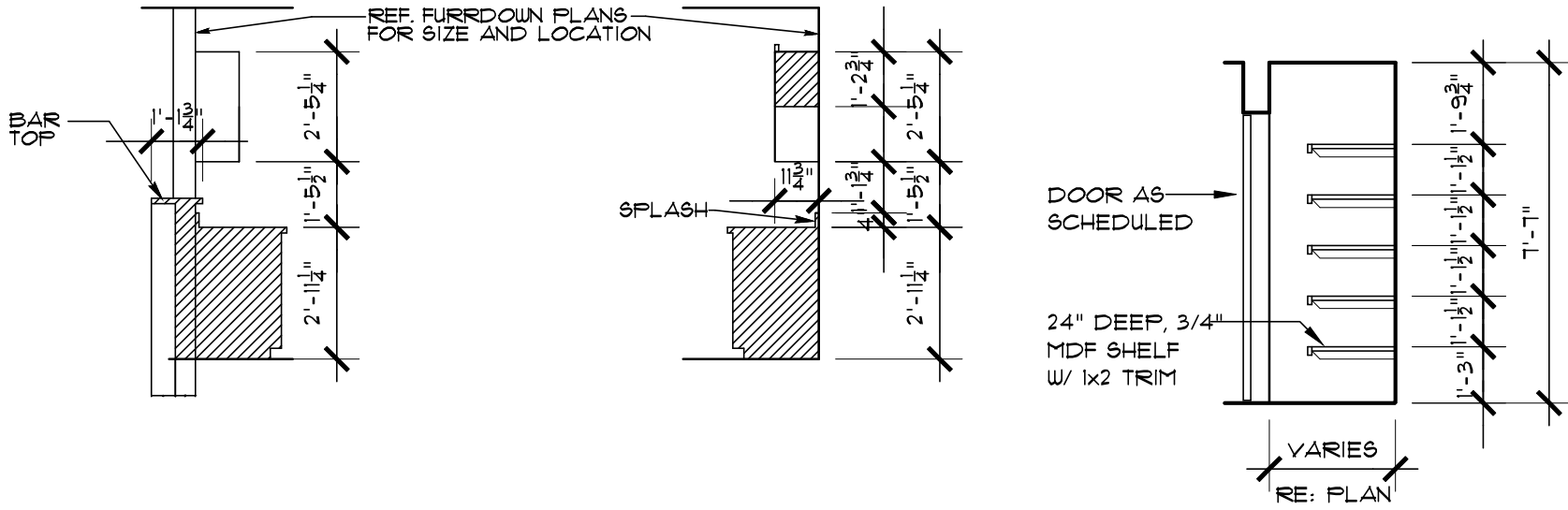
- FRAMER TO PROVIDE BLOCKING FOR ALL CABINETS, CEILING FANS AND BATH ACCESSORIES
- REFER TO FURRDOWN PLAN FOR FURRDOWN SIZE AND LOCATIONS
- CLOSET SHELVES TO BE WIRE AS SHOWN ON PLANS.
- CEILING HEIGHT AT ALL FLOORS TO BE 9'-0", UNLESS OTHERWISE NOTED.
- ALL INTERIOR CEILING SLOPES NOTATIONS TO BE LOCATED ON 1/4" UNIT PLANS.
- VENT ALL DRYER VENTS TO OUTSIDE. SIZE AS REQUIRED BY CODE.
- RECESSED CONNECTIONS BOXES FOR WASHERS TO BE LOCATED NO HIGHER THAN 40" FROM FINISHED FLOOR TO TOP OF BOX.
- OVERFLOW PANS TO BE INSTALLED BENEATH WATER HEATERS AT ALL UNITS.
- BATHS UTILITY EXHAUST FANS TO BE VENTED TO EXTERIOR.
- PROVIDE R-11 BATT INSULATION UNDER ALL BATHS, KITCHENS AND UTILITY ROOF FLOORS 2ND AND 3RD FLOOR LEVELS.
- GREEN BOARD AT TUBS. SEE DETAIL 1/1-D-5.

WALL SECTIONS NOTES.

- ALL LOAD BEARING PARTITIONS SHALL BE AS SHOWN ON STRUCTURAL PLANS
- ALL NON-BEARING PARTITIONS SHALL BE AS SHOWN ON STRUCTURAL PLANS
- PROVIDE DRAFT STOP @ EVERY TENANT SEPARATION WALL @ ALL UNITS.
- WOOD FRAMING SIZES, VERTICAL FRAMING, HORIZONTAL FRAMING, FIRE STOPS, ANCHORAGE AND FURRING, NOT SHOWN ON DOCUMENTS SHALL BE PER LOCAL BUILDING CODE MINIMUM REQUIREMENTS.
- ALL PLYWOOD FLOOR SHEATHING SHALL BE TONGUE AND GROOVE 23/32" THICK STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE, PANEL INDEX 48/24 CONFORMING TO U.S. PS-1 AND STAMPED WITH DFPA GRADE-TRADEMARK. INSTALL WITH H-CLIPS.
- ALL O.S.B. ROOF SHEATHING SHALL BE 15/32" THICK STANDARD INTERIOR GRADE WITH EXTERIOR GLUE, PANEL SIDES 24/0 CONFORMING TO U.S. PS-1 AND STAMPED WITH DFPA GRADE-TRADEMARK. INSTALL WITH H-CLIPS.
- BALCONIES TO HAVE SINGLE MEMBRANE BITUMINOUS WATERPROOFING.
- BEAMS AS SPECIFIED BY TRUSS MANUFACTURERS OR STRUCTURAL ENGINEER.
- POLYSEAL MEMBRANE AT EXTERIOR TEES, CORNERS, EXTERIOR DOORS, PLATES AND ALL PENETRATIONS.
- FOR FLOOR TRUSSES: FLOOR/CEILING ASSEMBLY IS ONE HOUR RATED AS PER WALL SECTION NOTES.
- REFER TO STRUCTURAL PLANS FOR SPECIFICATION OF ALL STRUCTURAL AND PLATE LUMBER
- REFER TO STRUCTURAL PLANS FOR HEADER AND NAILING SPECIFICATIONS.
- FIRE STOPS WHERE REQUIRED SHALL BE CONSTRUCTED OF APPROVED MATERIALS AND SPECIFIED BY CODE. (SEE BELOW)
- WHERE REQUIRED PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS. INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
- WHERE REQUIRED PROVIDE FIRESTOPPING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- PROVIDE FIRESTOPPING IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH ALLOW PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS.
- PROVIDE 6" ADHESIVE BACKED ELASTIC BUILDING TAPE AROUND ALL WINDOWS.
- ALL SIDING TO BE HARDPLANK 5/16" X 9 1/2" WITH 8" EXPOSURE.
- ALL STUCCO TO BE 1/2" MAGNA WALL WITH ELASTIMERIC FINISH OVER 1/8" O.S.B. SHEATHING

CABINET NOTES/TYPICAL PROFILES

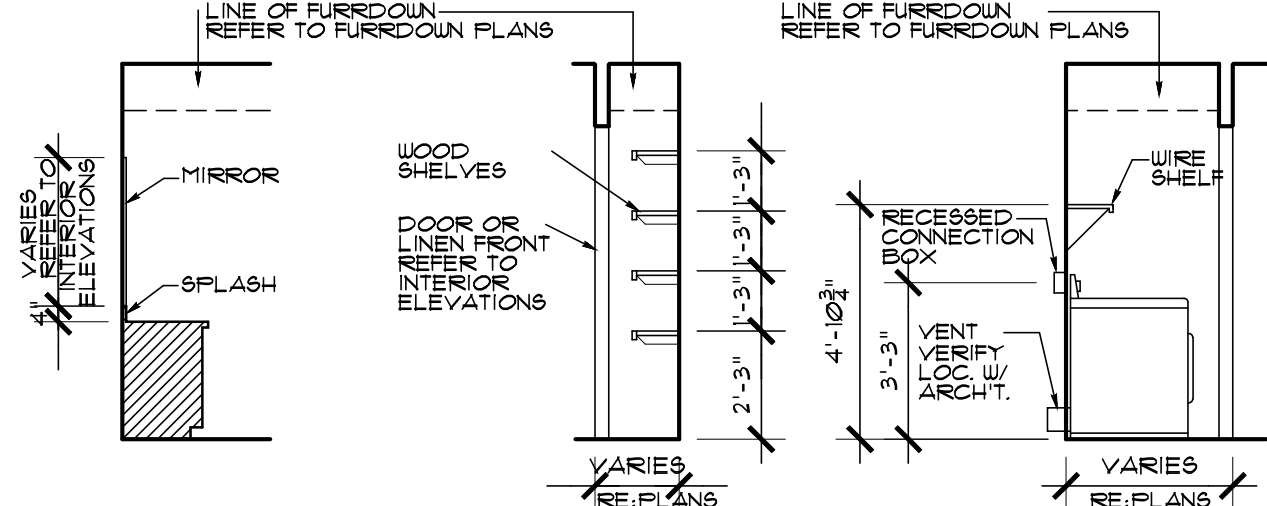
- ALL CABINETS ARE ON A 3" MODULE.
- MAXIMUM WIDTH OF CABINET DOORS NOT TO EXCEED 21". DOOR SWING AS INDICATED ON INTERIOR ELEVATION.
- ALL SHELVES TO HAVE HARD SURFACE EDGES.
- VERIFY ALL DIMENSIONS IN FIELD.
- D = INDICATES DRAWERS  
H = INDICATES HAMPERS  
HC = INDICATES THE CABINET
- FULL DEPTH WOOD SHELVES @ ALL KITCHEN PANTRIES



2 KITCHEN

3 KITCHEN

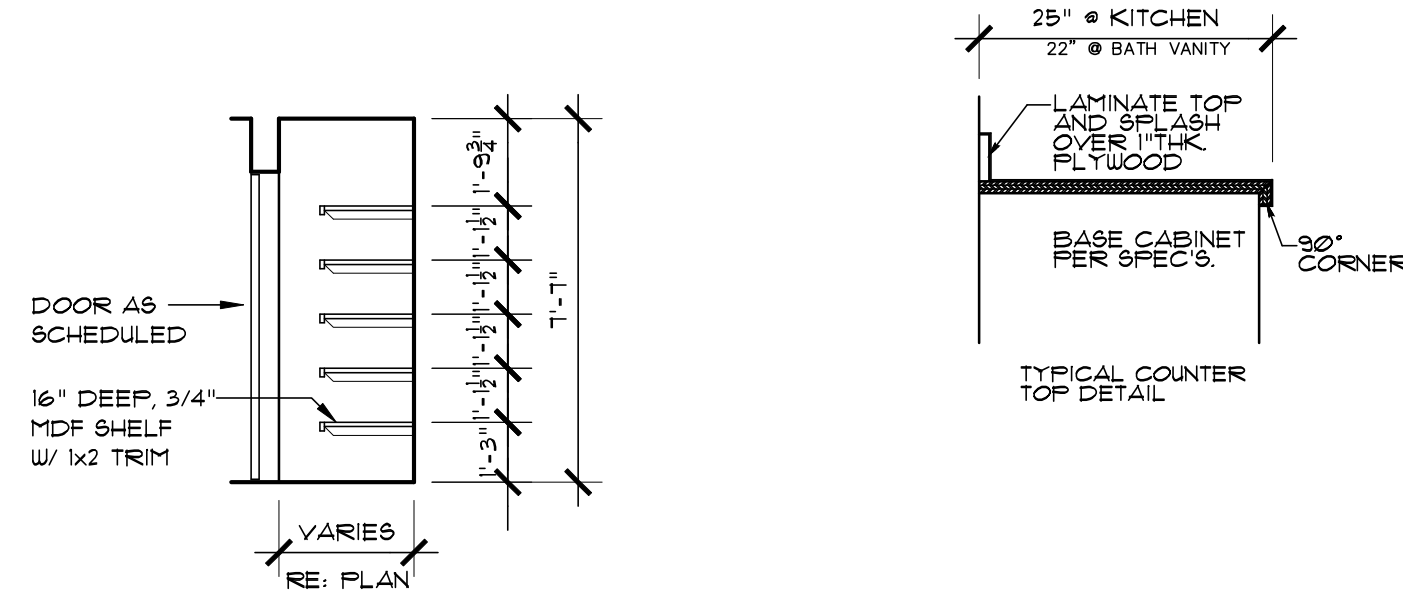
4 PANTRY



5 BATH

6 LINEN

7 WASHER/DRYER



8 CLOSET DETAIL

9 CABINET

DIMENSION PLANS  
UNITS "A & B"

1 N.T.S

NOTES

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EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

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2/3/17

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4/10/17

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3/28/17

CONSTRUCTION ISSUE :

4/10/17

PROJ. DATE :

01/16/17

PROJECT NO. :

17-0002

DRAWN BY :

DAF

CHECKED BY :

A2.1

PLOT DATE: 04 / 10 / 17



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## ABBREVIATIONS

A ACoust. ACOUSTICAL  
ADJ. ADJUSTABLE  
ALUM. ALUMINUM  
ALT. ALTERNATE  
APPROX. APPROXIMATE

B BD. BOARD  
BLDG. BUILDING  
BLK. BLOCK  
BLKG. BLOCKING  
BM. BEAM  
BOT. BOTTOM

C CAB. CABINET  
CER. CERAMIC  
C.J. CONTROL JOINT  
CL. CHAIN LINK  
CLG. CEILING  
CLO. CLOSET  
CLR. CLEAR  
CMU. CONCRETE MASONRY UNIT  
COL. COLUMN  
COMP. COMPOSITION  
CONC. CONCRETE  
CONT. CONTINUOUS  
CNTR. COUNTER

D DBL. DOUBLE  
DET. DETAIL  
DIA. DIAMETER  
DIM. DIMENSION  
DISP. DISPENSER  
DN. DOWN  
DR. DOOR  
DWR. DRAWER  
DUG. DRAWING

E EA. EACH  
EJ. EXPANSION JOINT  
ELEC. ELECTRICAL  
ELEV. ELEVATION  
ENCL. ENCLOSURE  
EQ. EQUAL  
EQPT. EQUIPMENT  
EXST. EXISTING  
EXP. EXPANSION  
EXT. EXTERIOR

F FD. FLOOR DRAIN  
FF. FINISH FLOOR  
FDN. FOUNDATION  
FIN. FINISH  
FL. FLOOR  
FLASH. FLASHING  
FT. FOOT OR FEET  
FTG. FOOTING  
FURR. FURRING  
FR. FIRE RATED

G GA. GAGE  
GALV. GALVANIZED  
G.B. GRAB BAR  
GL. GLASS  
GLAZ. GLAZING  
GND. GROUND  
GR. GRADE  
GYP. GYPSUM

H H.C. HOLLOW CORE  
HDWD. HARDWOOD  
H.M. HOLLOW METAL  
HORIZ. HORIZONTAL  
HT. HEIGHT  
H.V.AC. HEATING/VENTILATION/ AIR CONDITIONING

I I.D. INSIDE DIAMETER  
INSUL. INSULATION  
INT. INTERIOR

J JAN. JANITOR  
JST. JOISTS  
JT. JOINTS  
L LAM. LAMINATE  
LAV. LAVATORY  
LT. LIGHT

M MAX. MAXIMUM  
MECH. MECHANICAL  
MTL. METAL  
MIN. MINIMUM  
MIR. MIRROR  
MISC. MISCELLANEOUS  
MTD. MOUNTED

N NO. OR \* NUMBER  
N.T.S. NOT TO SCALE

O O.C. ON CENTER  
O.D. OUTSIDE DIAMETER  
OFF. OFFICE  
OPNG. OPENING  
OPP. OPPOSITE

P PL. PLATE  
P. LAM. PLASTIC LAMINATE  
PLYWD. PLYWOOD  
PR. PAIR  
P.T.D. PAPER TOWEL DISPENSER  
PTN. PARTITION

Q QT. QUARRY TILE

R RAD. RADIUS  
RE. REFER  
RESIST. RESISTANT  
REV. REVISION  
REF. REFRIGERATOR  
REINF. REINFORCED/REINFORCING  
REQ. REQUIRED  
RESIL. RESILIENT  
RM. ROOM  
RO. ROUGH OPENING

S S.C. SOLID CORE  
SCHED. SCHEDULE  
SECT. SECTION  
SH. SHELF  
SHR. SHOWER  
SHT. SHEET  
SIM. SIMILAR  
SPEC. SPECIFICATION  
S.R.O. SHEETROCK OPENING  
SQ. SQUARE  
S.S. STAINLESS STEEL  
STD. STANDARD  
STL. STEEL  
STOR. STORAGE  
STR. STRUCTURAL  
SUSP. SUSPENDED  
SYM. SYMMETRICAL

T T.B. TOWEL BAR  
TEL. TELEPHONE  
TEMP. TEMPERED  
T.G. TONGUE AND GROOVE  
THK. THICK  
T.P.H. TOILET PAPER HOLDER  
TYP. TYPICAL

U U.O.N. UNLESS OTHERWISE NOTED  
UR. URINAL  
V VERT. VERTICAL  
V.W.F. VINYL WALL FABRIC  
W/ WITH  
W.C. WATER CLOSET  
WD. WOOD  
WI. WROUGHT IRON  
W/O WITHOUT  
WT. WEIGHT

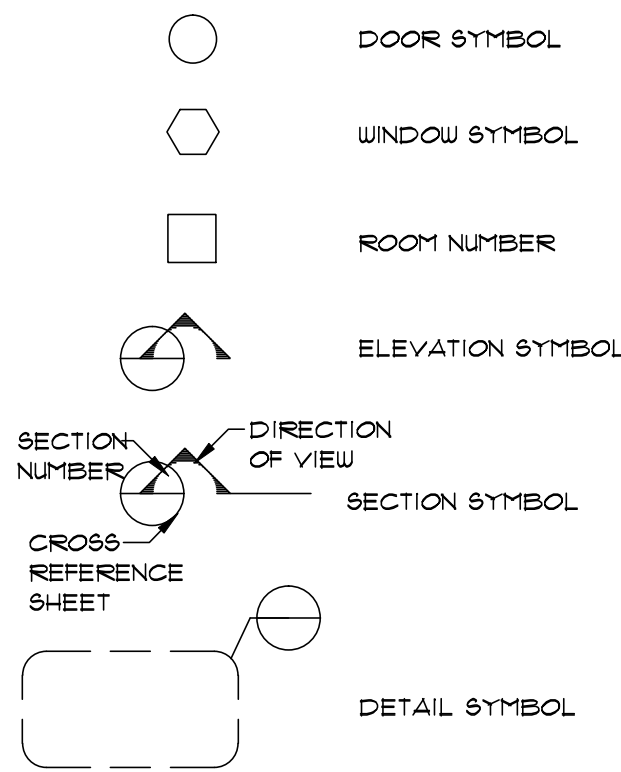
## SCHEDULES

WINDOW SCHEDULE						
MARK	QTY.	LITES	DESCRIPTION	ROUGH OPENING	HD. HT.	REMARKS
(A)	5	2	SINGLE HUNG	2'-11 3/4" x 3'-11 3/4"		
(B)	1	1	FIXED	2'-11 3/4" x 3'-11 3/4"		
(C)	2	2	SINGLE HUNG	2'-11 3/4" x 4'-11 3/4"		
(D)	2	1	FIXED	3'-11 3/4" x 3'-11 3/4"		
TOTAL 15						

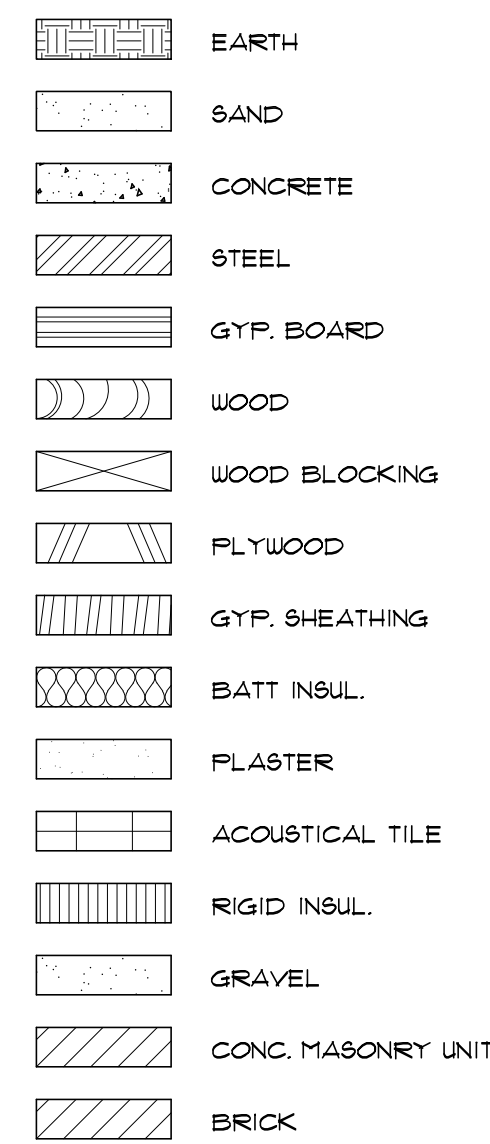
DOOR SCHEDULE					
MARK	SIZE	QTY.	DESCRIPTION	REMARKS	
①	3000	1	MTLDR WDFRM - 20 MIN. LABEL	2 PANEL	
②	2068	0	H.C. H.B. - WOOD FRAME	2 PANEL	
③	2488	5	H.C. H.B. - WOOD FRAME	2 PANEL	
④	2688	4	H.C. H.B. - WOOD FRAME	2 PANEL	
⑤	2868	4	H.C. H.B. - WOOD FRAME	2 PANEL	
⑥	2868	1	H.C. H.B. - WOOD FRAME	2 PANEL WITH SELF CLOSING AND 20 MINS. FRIE RATED	
⑦	2-2068	1	H.C. H.B. - WOOD FRAME	2 PANEL	
⑧	2-2068	2	FRENCH DOOR - WD. FRAME	1 LITE DOOR.	
⑨	2880	1	FRENCH DOOR - WD. FRAME	1 LITE DOOR-INTERIOR	
⑩	16010	1	GARAGE O.H. DOOR	WOOD	
TOTAL					

FINISHES SCHEDULE								
MARK	ROOM	CEILING	CEILING HT.	FLOOR	BASE	WALL	CEILING MOULD	REMARKS
(1)	FOYER	GYPSUM BD.	9'-0"	STEIN CONC.	WOOD	GYPSUM BD.	MOULD "A"	
(2)	KITCHEN	GYPSUM BD.		TILE	WOOD	GYPSUM BD.	MOULD "A"	
(3)	PANTRY	GYPSUM BD.		TILE	WOOD	GYPSUM BD.	NONE	
(4)	DINING	GYPSUM BD.		WOOD	WOOD	GYPSUM BD.		
(5)	FAMILY/ FLEX SPACE	GYPSUM BD.		WOOD	WOOD	GYPSUM BD.		
(6)	MSTR. BEDROOM	GYPSUM BD.		CARPET	WOOD	GYPSUM BD.		
(7)	MSTR. BATH	GYPSUM BD.		TILE	WOOD	GYPSUM BD.		
(8)	MSTR. CLOSET	GYPSUM BD.		CARPET	WOOD	GYPSUM BD.		
(9)	BEDROOM	GYPSUM BD.		CARPET	WOOD	GYPSUM BD.		
(10)	BATH	GYPSUM BD.		TILE	WOOD	GYPSUM BD.		
(11)	CLOSET	GYPSUM BD.		CARPET	WOOD	GYPSUM BD.		
(12)	PDR	GYPSUM BD.		TILE	WOOD	GYPSUM BD.		
(13)	UTILITY	GYPSUM BD.		TILE	WOOD	GYPSUM BD.		
(14)	PATIO/BALC	GYPSUM BD.		CONC.	WOOD	GYPSUM BD.		
(15)	PORCH	GYPSUM BD.		CONC.	WOOD	GYPSUM BD.		
(16)	GARAGE	GYPSUM BD.		CONC.	WOOD	EXT. MAT.	NONE	
(17)	STORAGE	GYPSUM BD.		CARPET	WOOD	GYPSUM BD.		

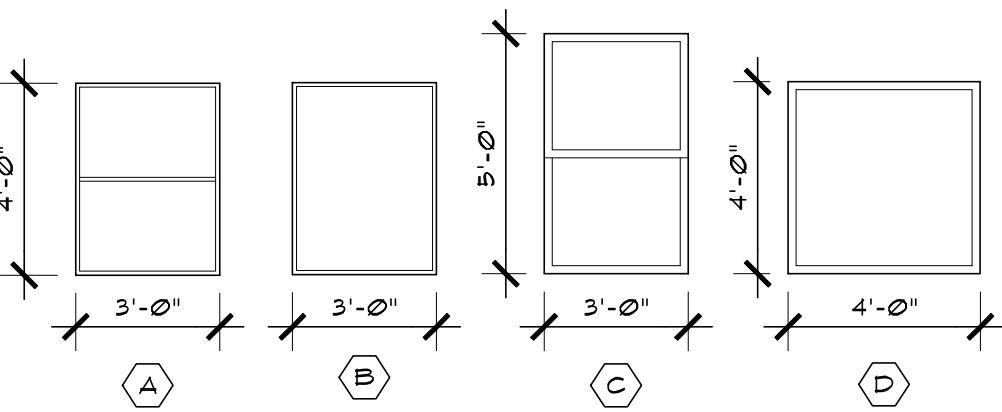
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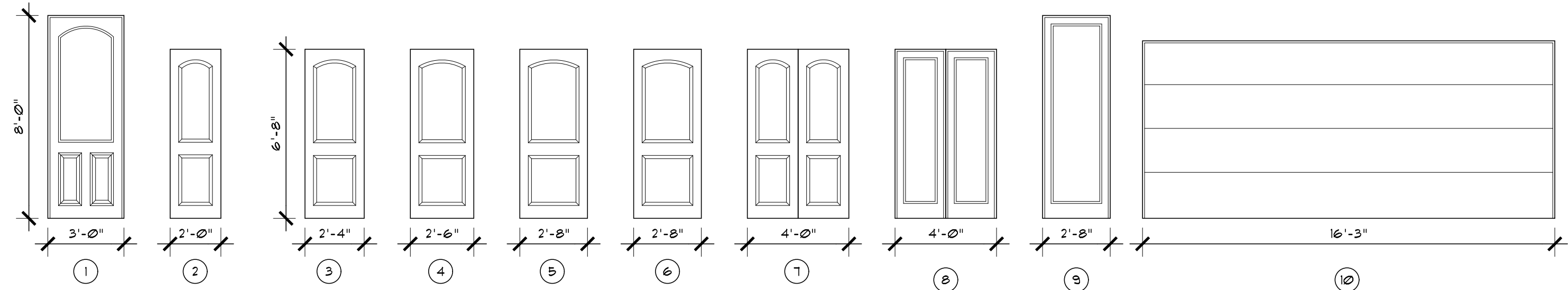
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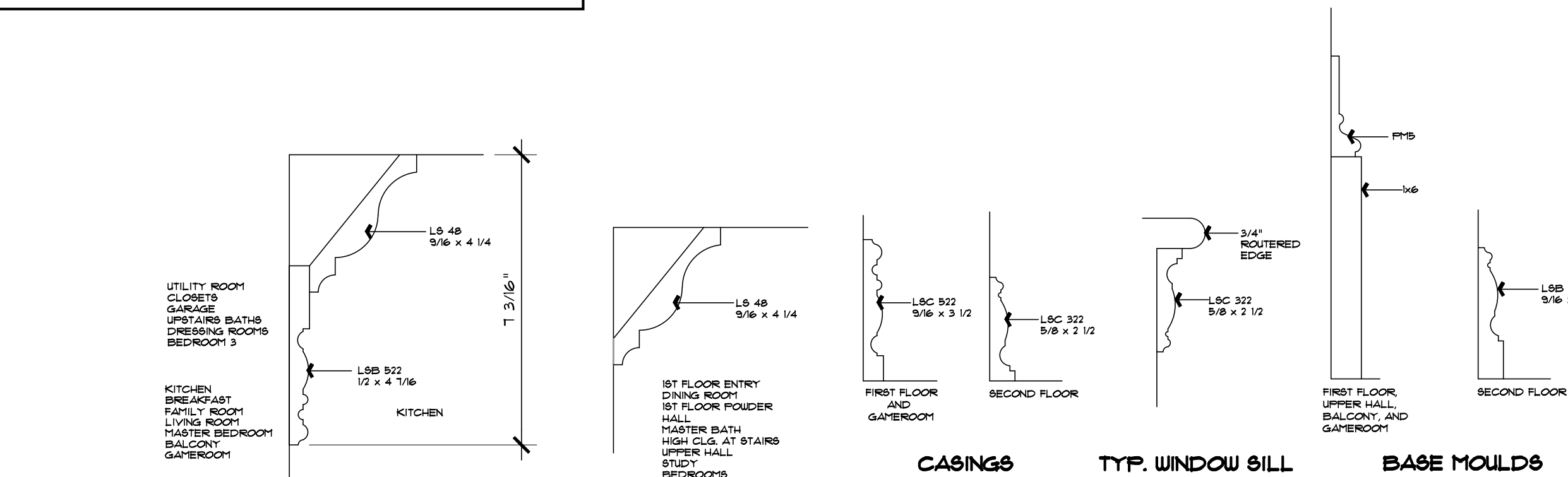
## WINDOW ELEVATIONS



## DOOR ELEVATIONS



## FINISHES ELEVATIONS



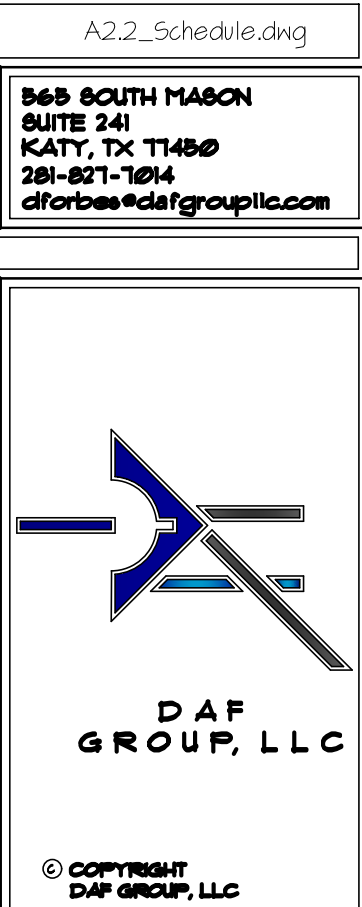
## FINISHES UNITS "A"

(1) N.T.S.

## SCHEDULES

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EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

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BIDDING ISSUE : 4/28/17  
PERMIT ISSUE : 3/28/17  
CONSTRUCTION  
ISSUE : 4/10/17

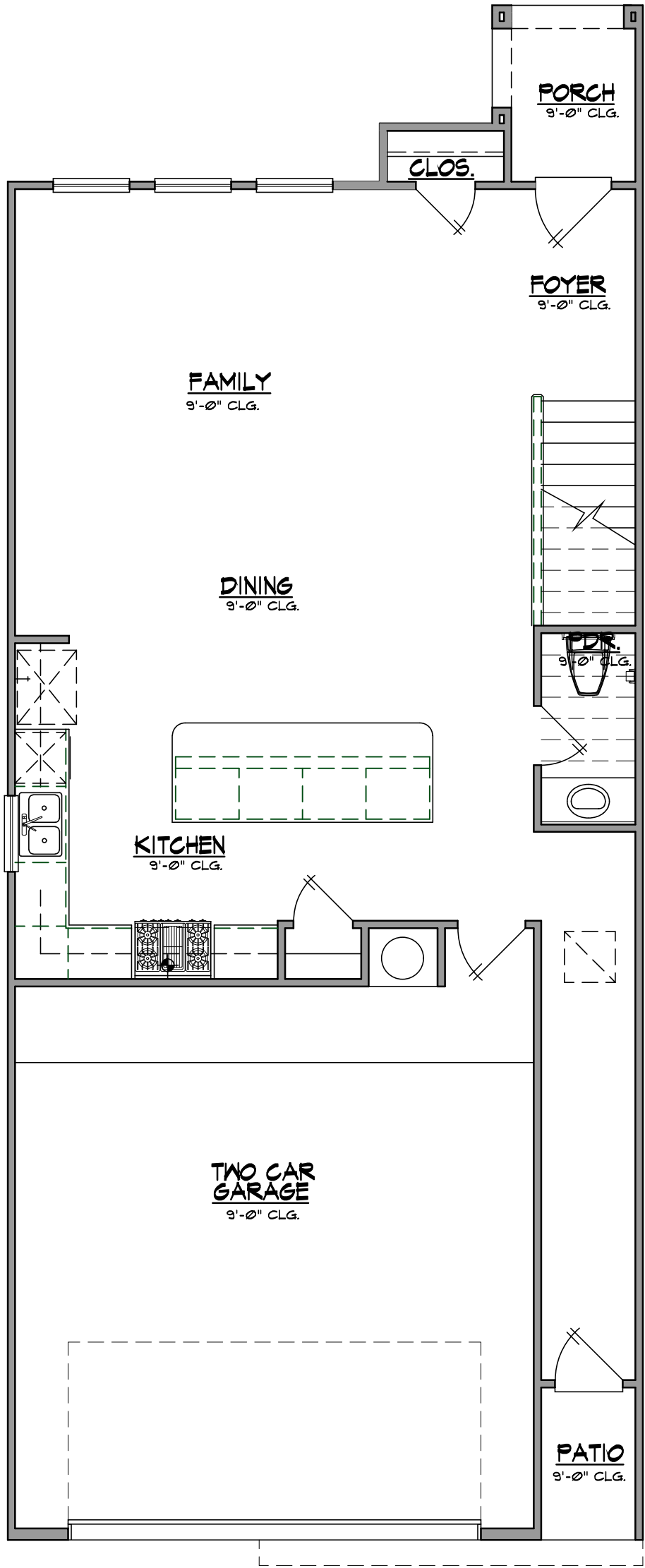
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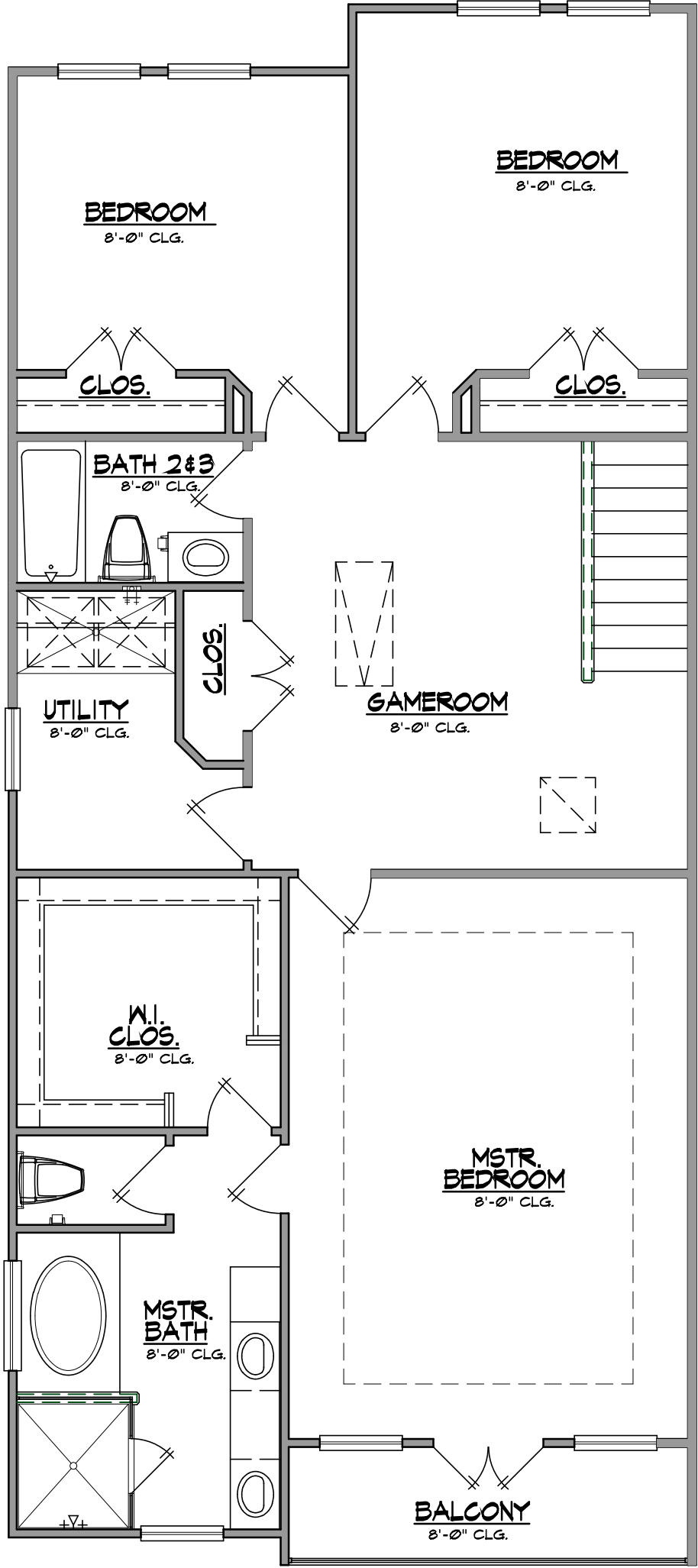
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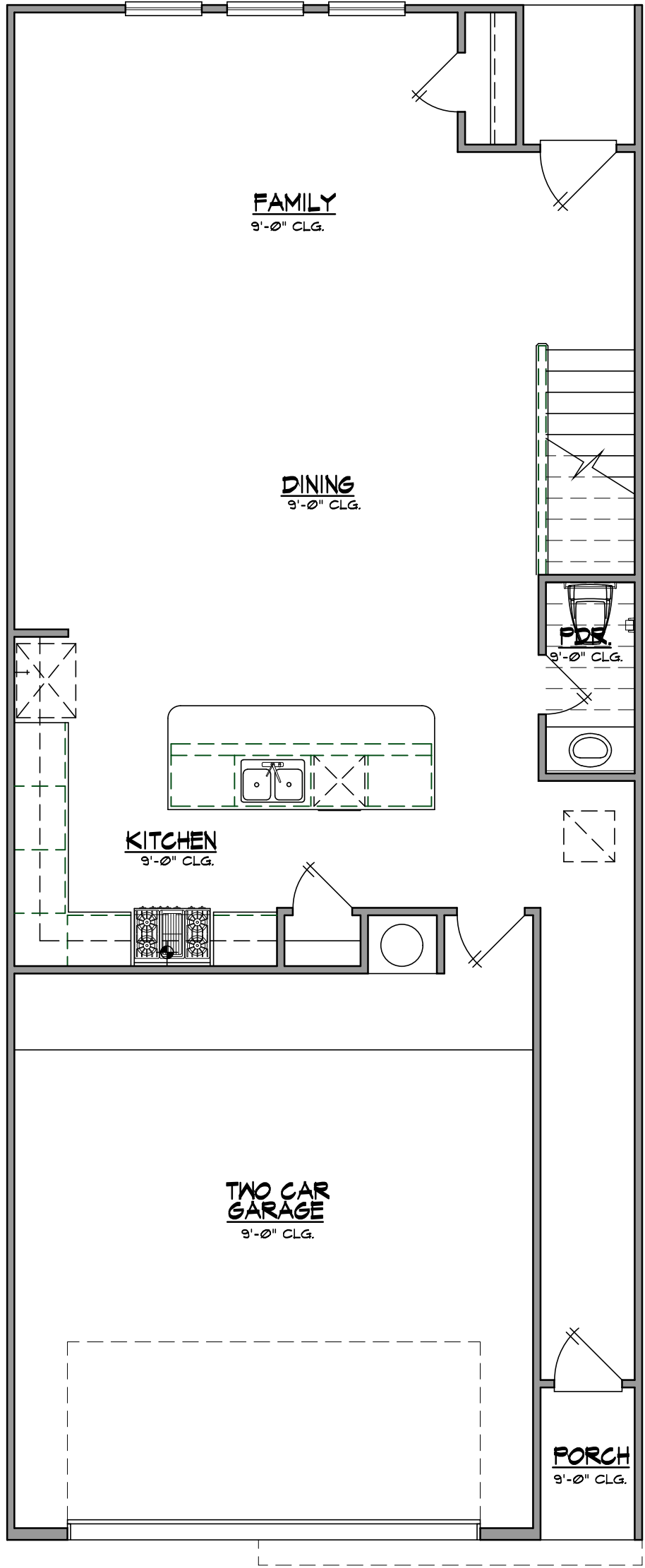
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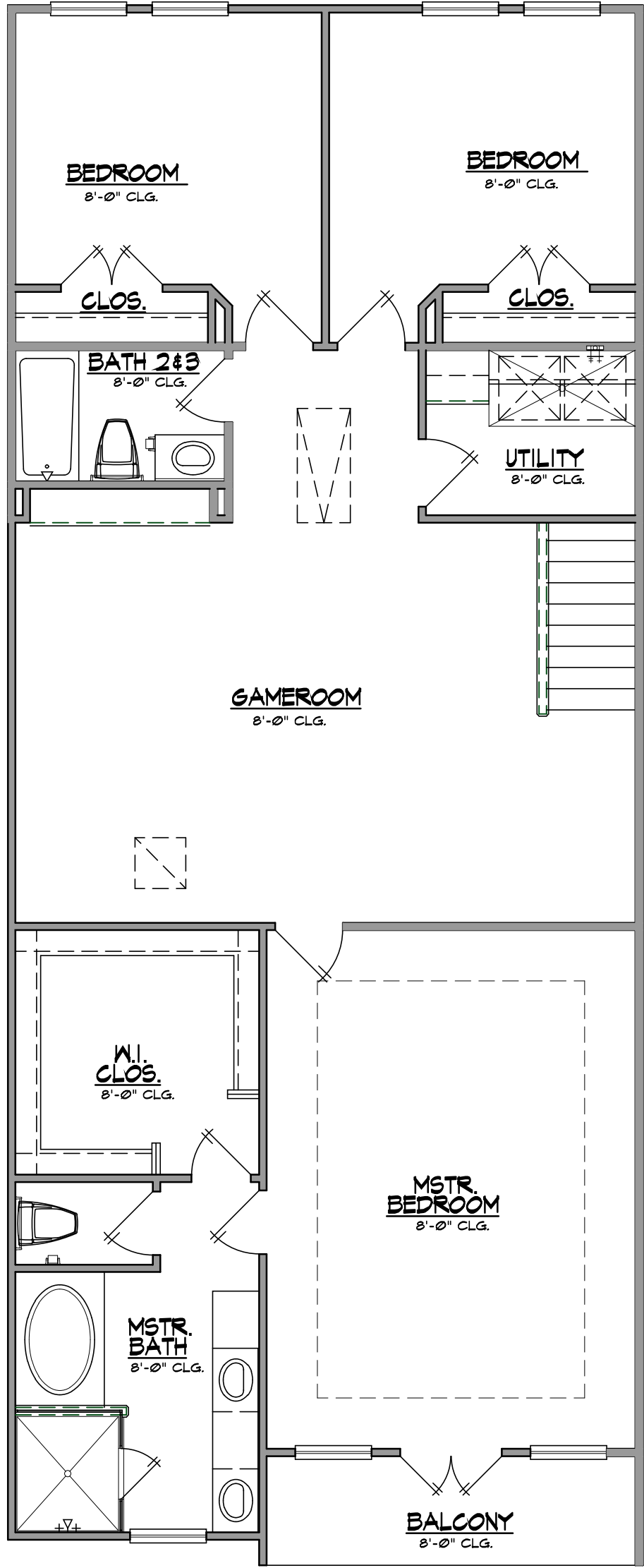
UNIT A  
FIRST FLR. PLAN



SECOND FLR. PLAN



UNIT B  
FIRST FLR. PLAN



SECOND FLR. PLAN

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1

3/16"=1'-0"

FLOOR PLAN

CONSTRUCTION ISSUE

A31\_Unit.dwg

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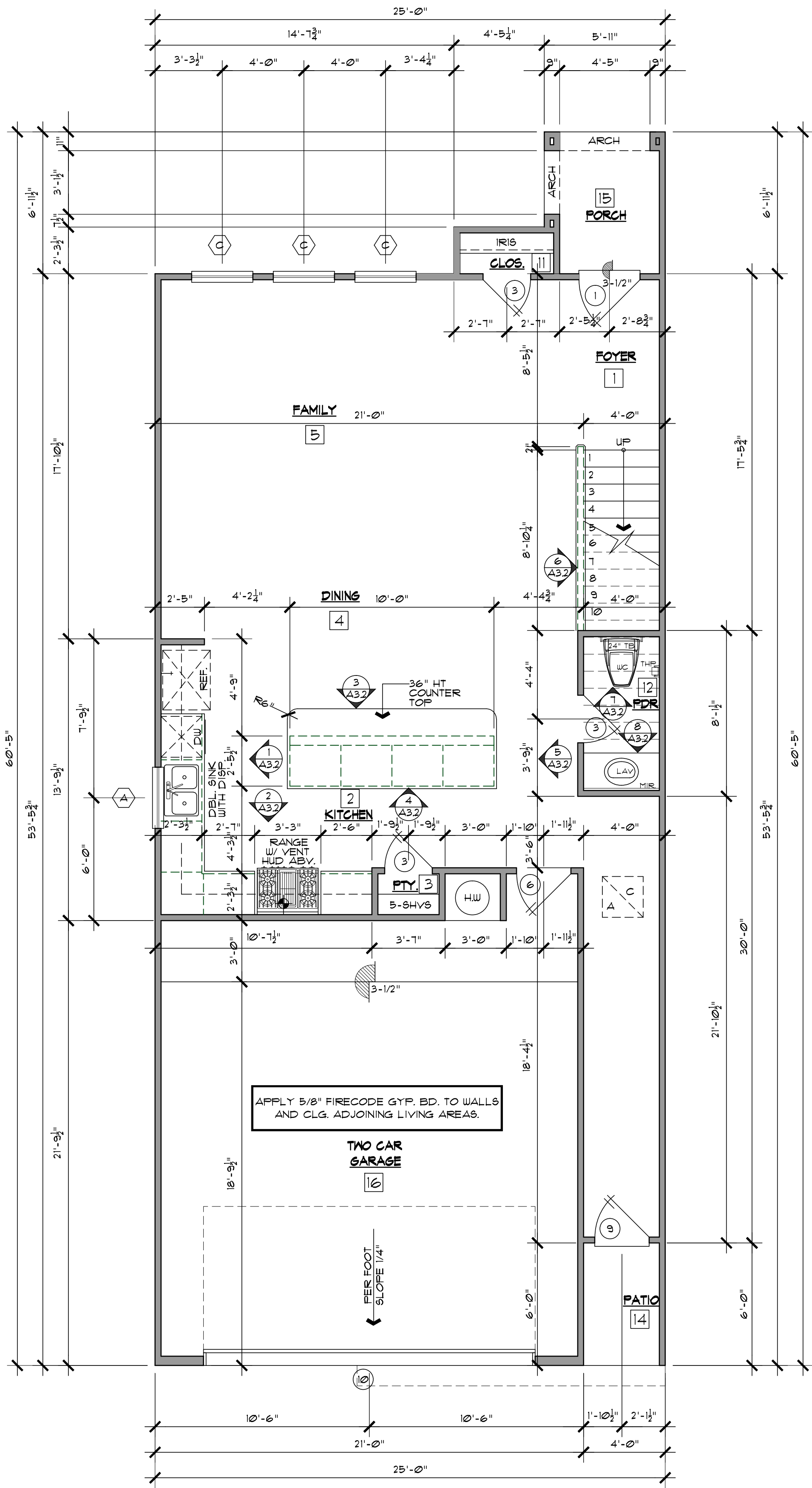
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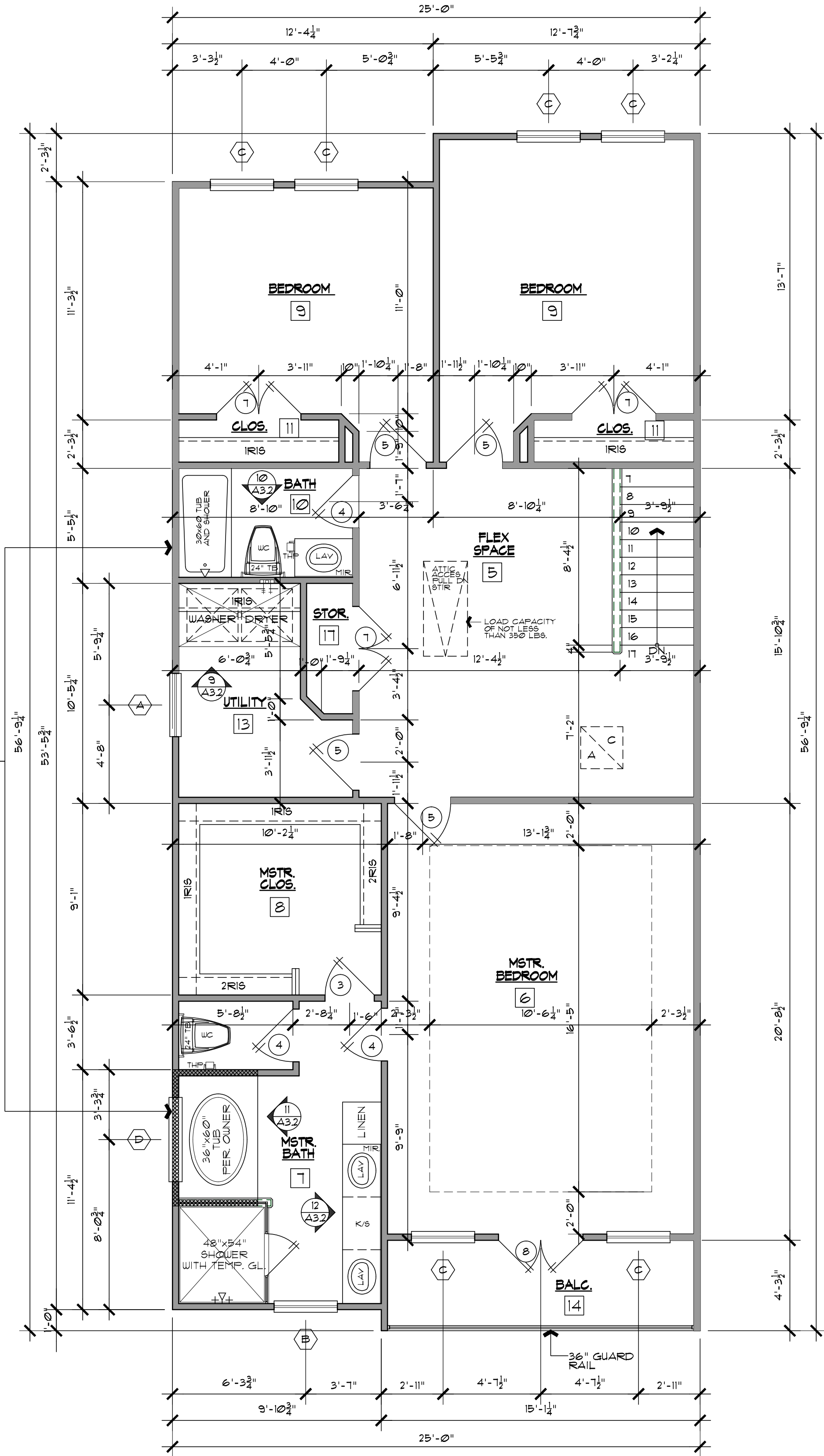
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1 1/4" = 1'-0"

FIRST FLOOR PLAN

BATHTUB AND SHOWER  
FLOORS AND WALLS  
ABOVE BATHTUBS WITH  
INSTALLED SHOWER  
HEADS AND IN SHOWER  
COMPARTMENT SHALL  
BE FINISHED WITH  
NONABSORBENT SURFACE.  
WALL SURFACES SHALL  
EXTEND TO A HEIGHT  
OF NOT LESS THAN 6'  
ABOVE THE FLOOR.



2 1/4" = 1'-0"

SECOND FLOOR PLAN

DIM. & NOTES PLANS  
UNITS "A"

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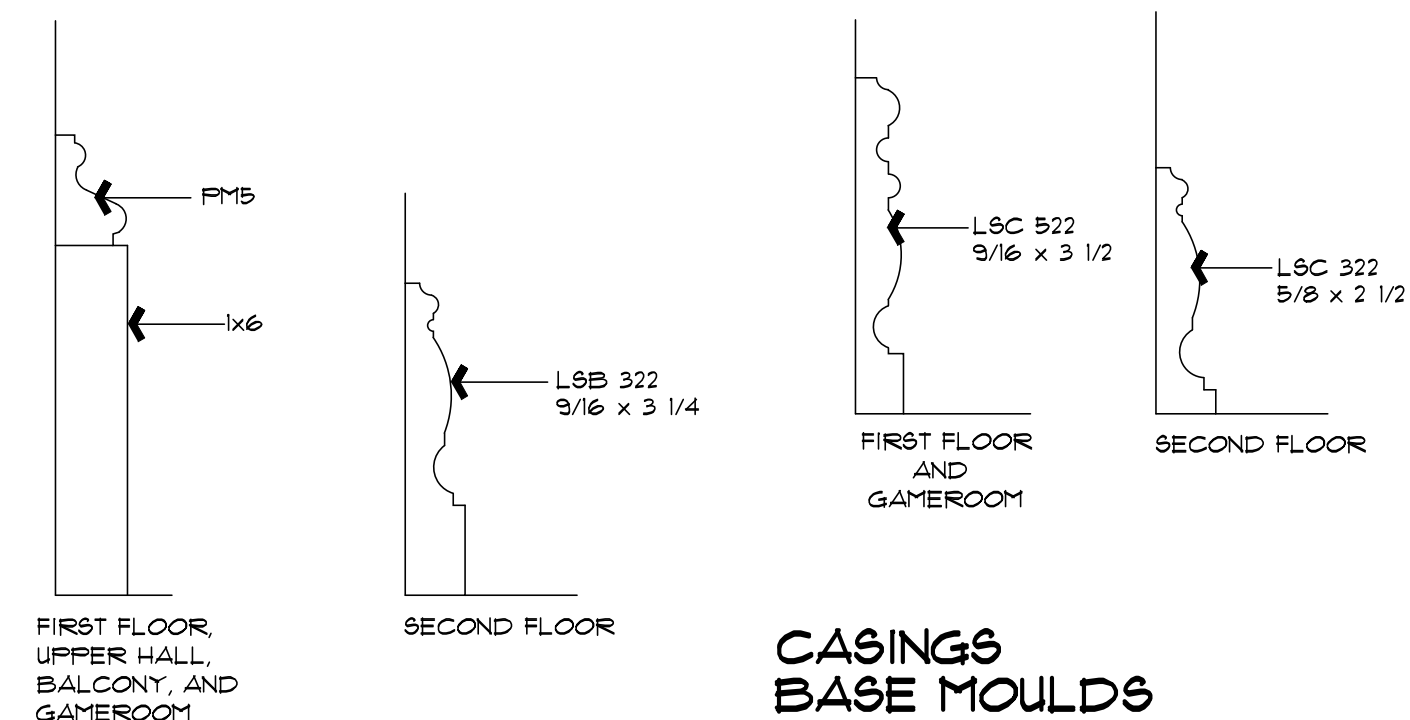
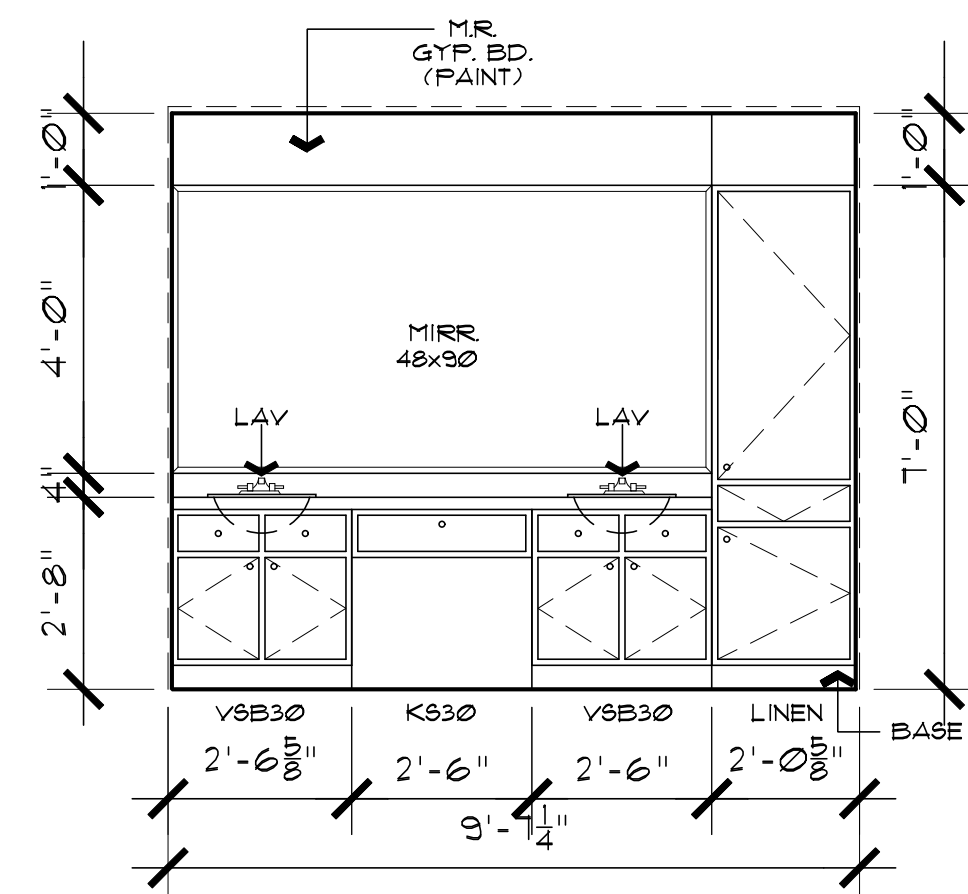
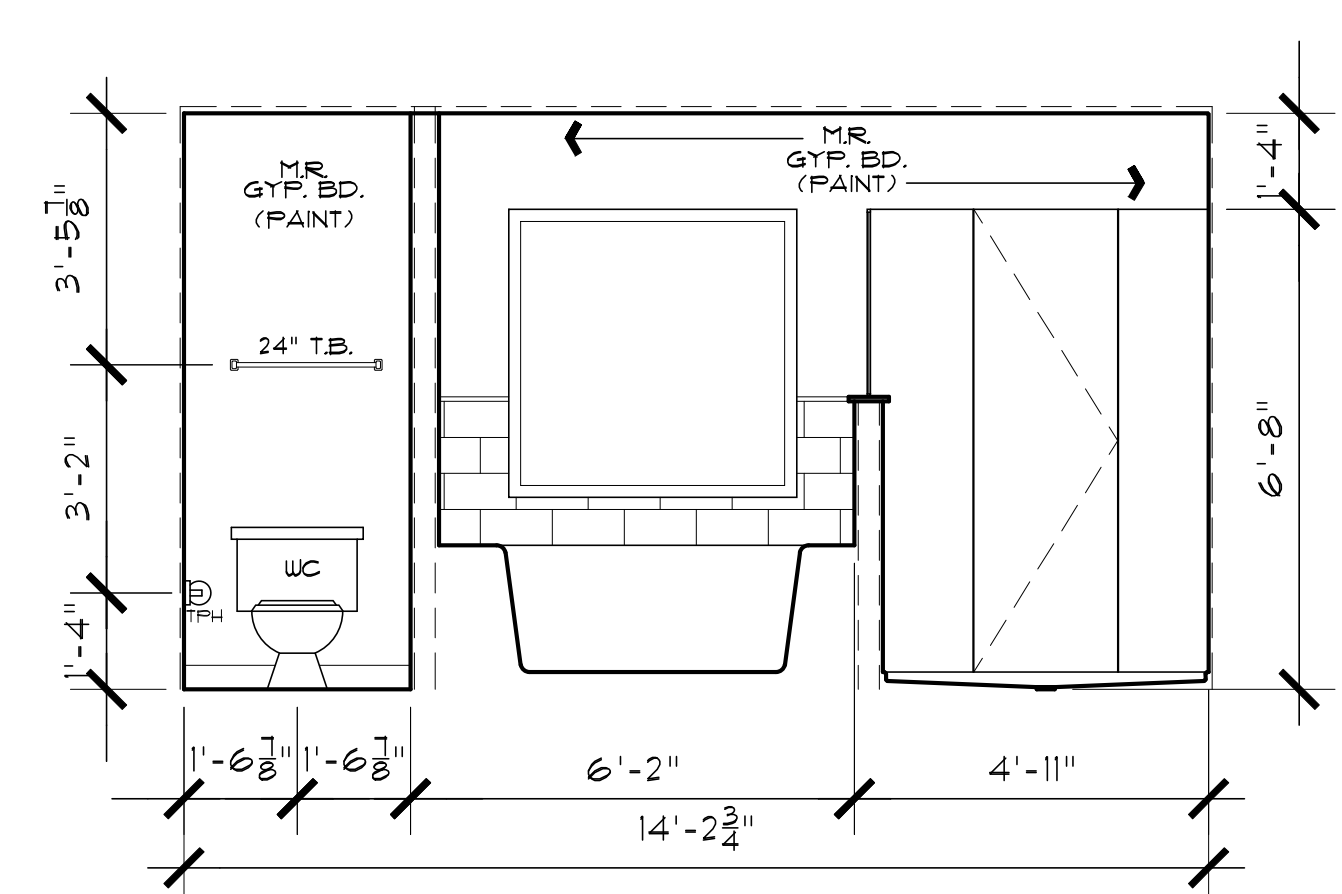
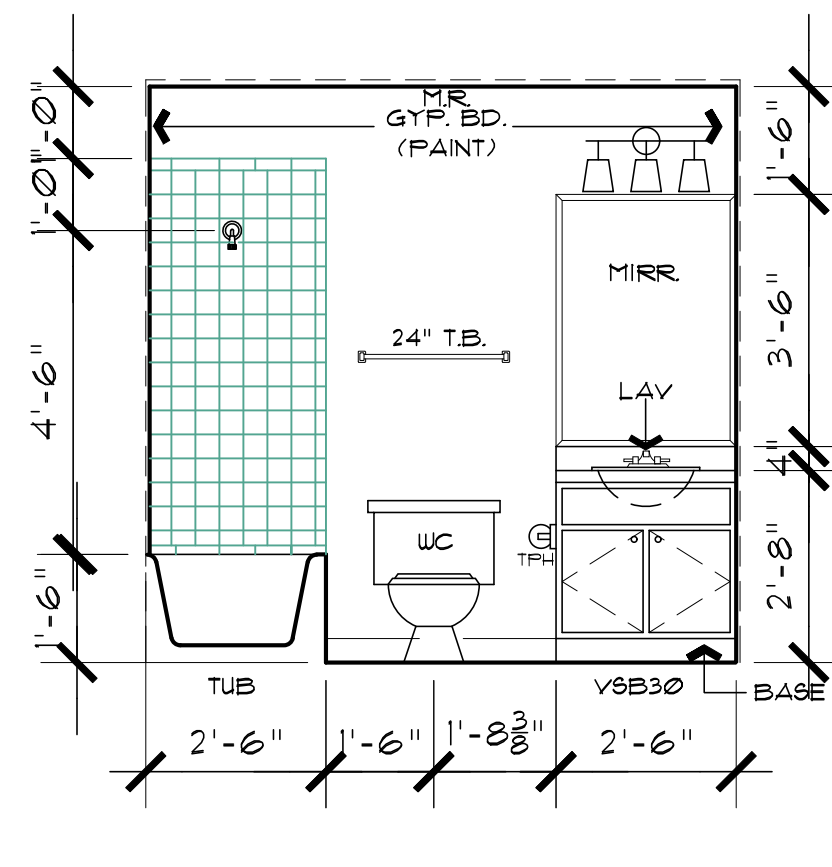
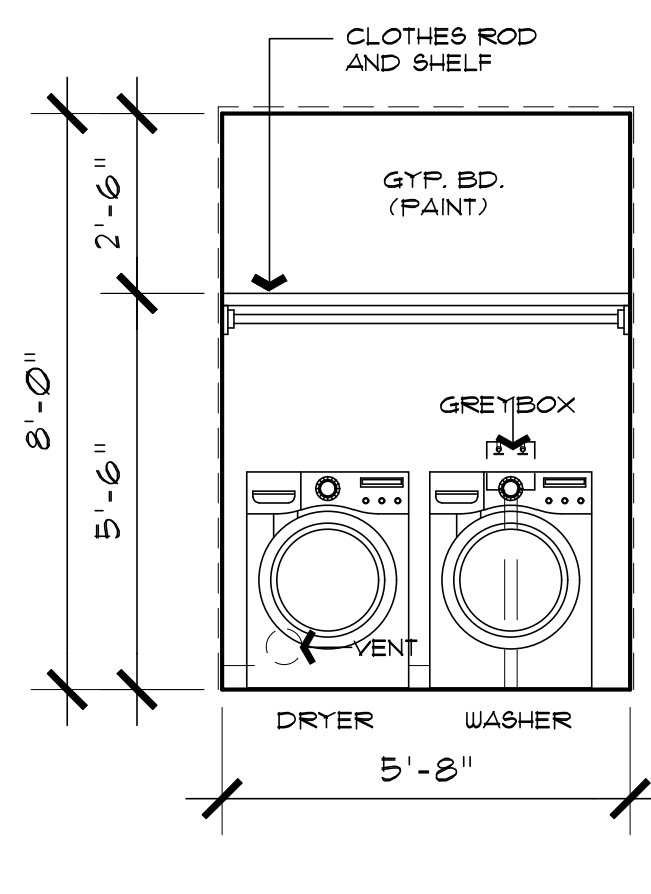
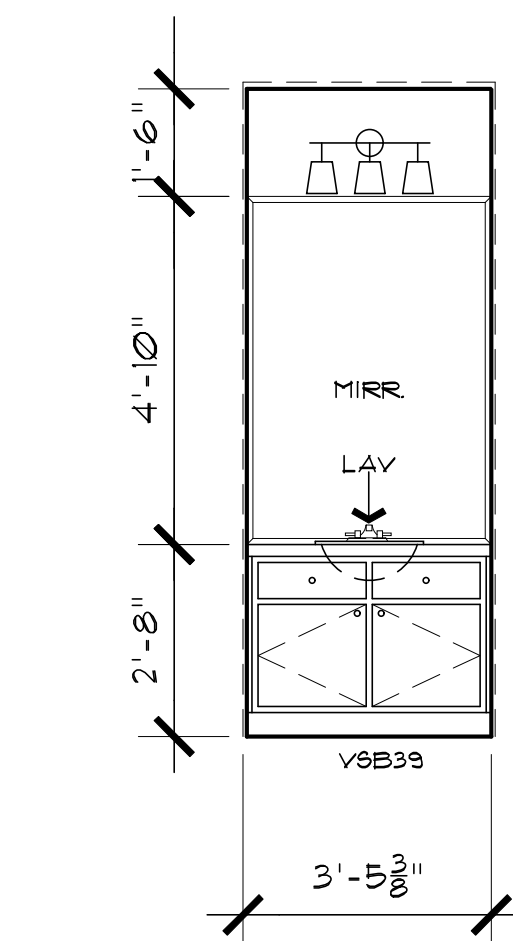
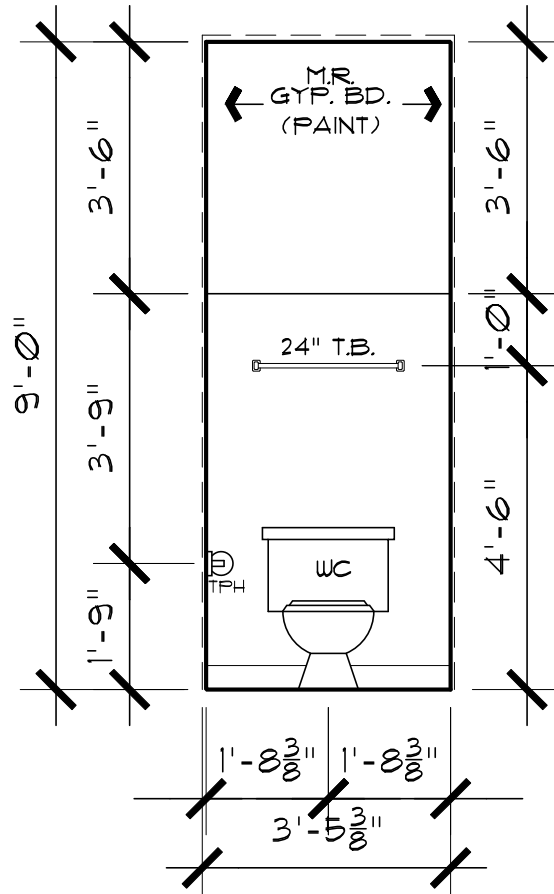
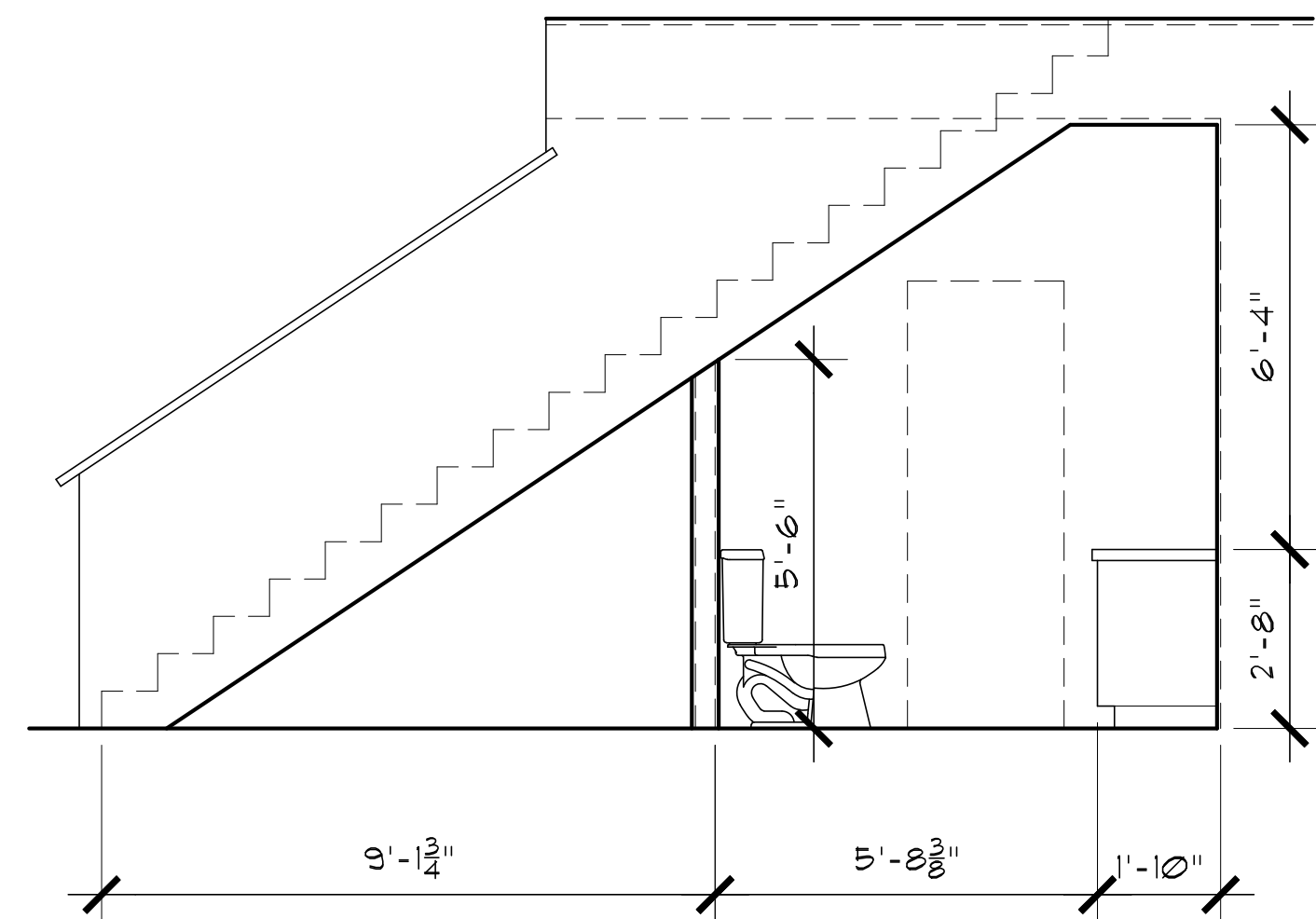
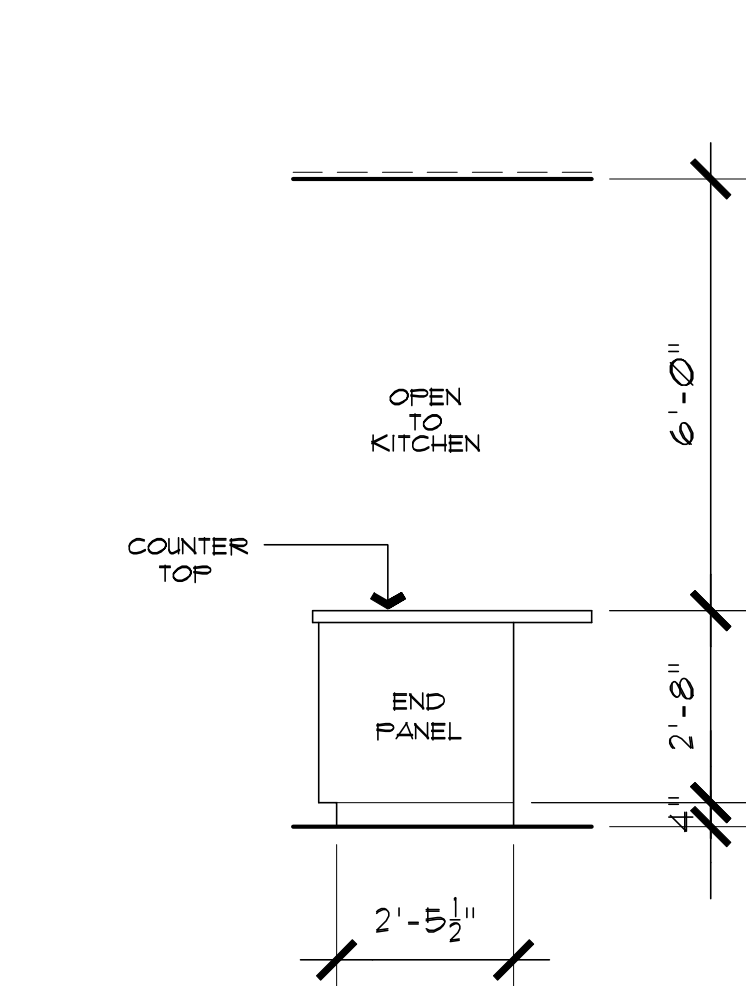
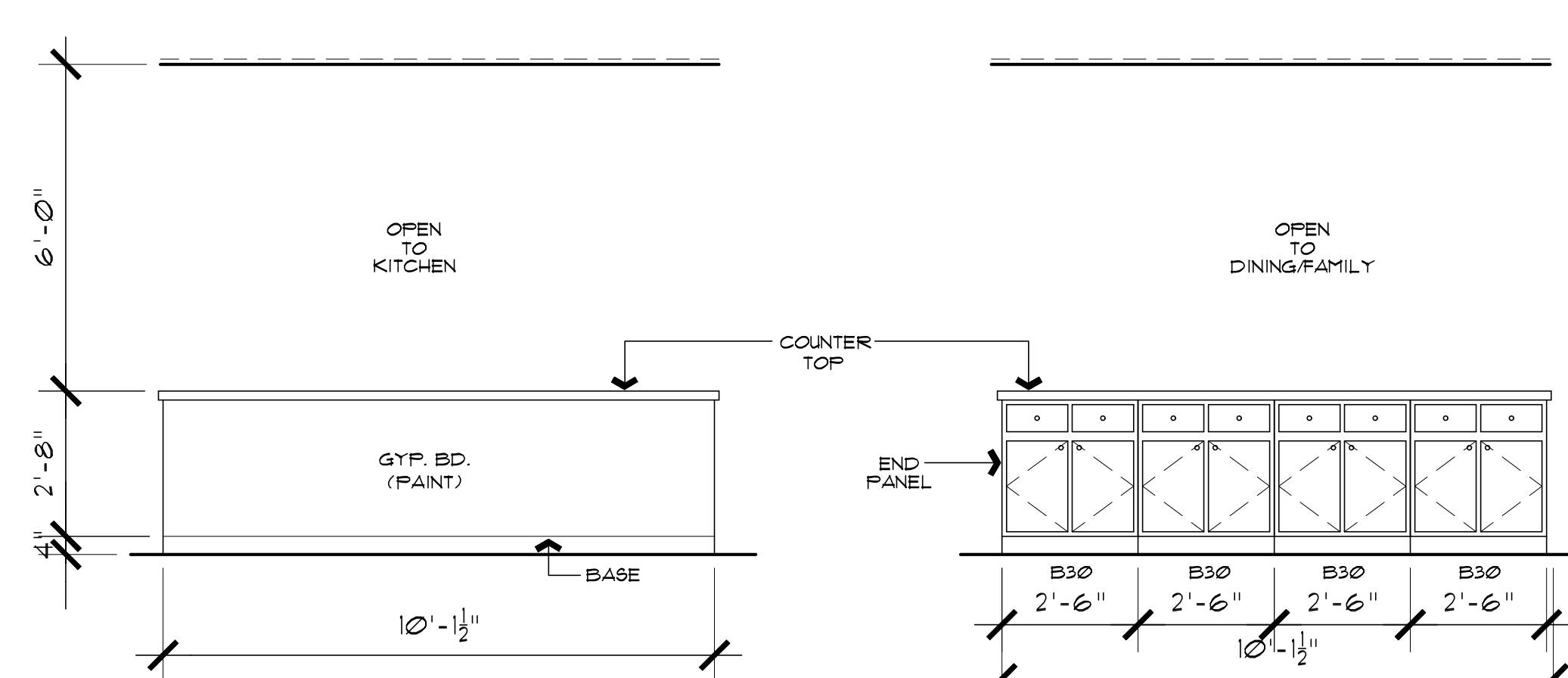
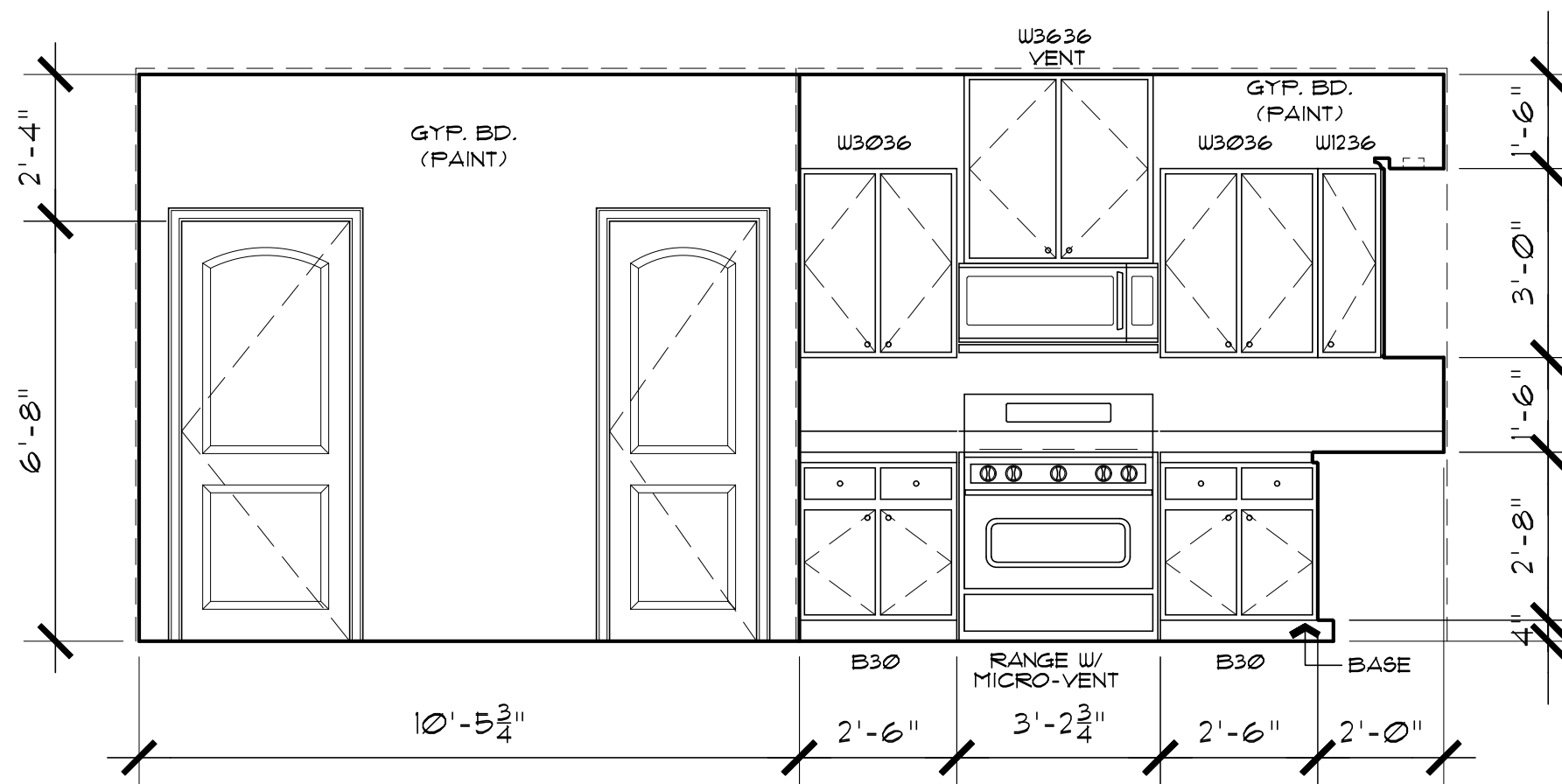
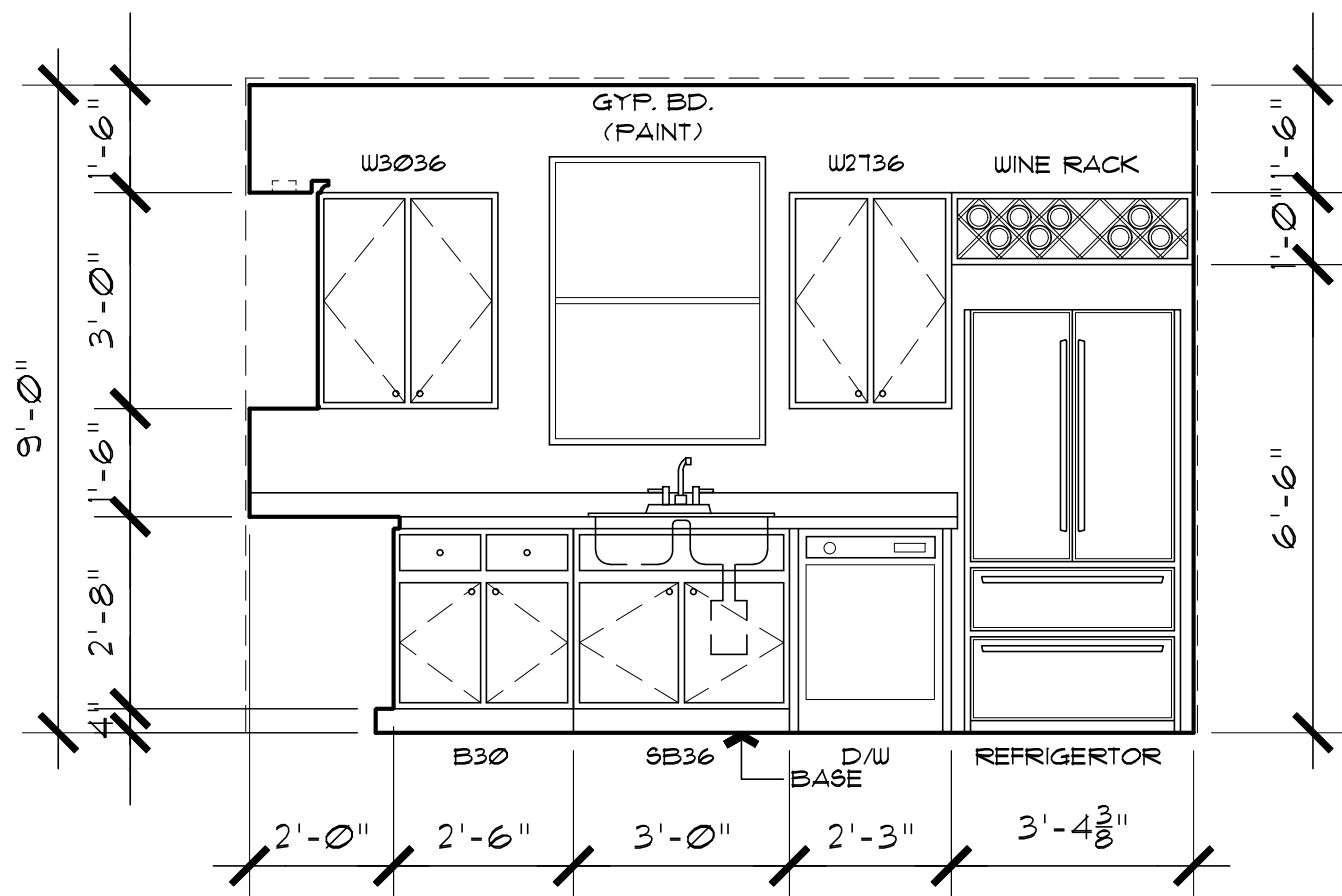
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INTERIOR ELEVATION  
UNITS "A"

13 3/8" = 1'-0" INTERIOR ELEVATION

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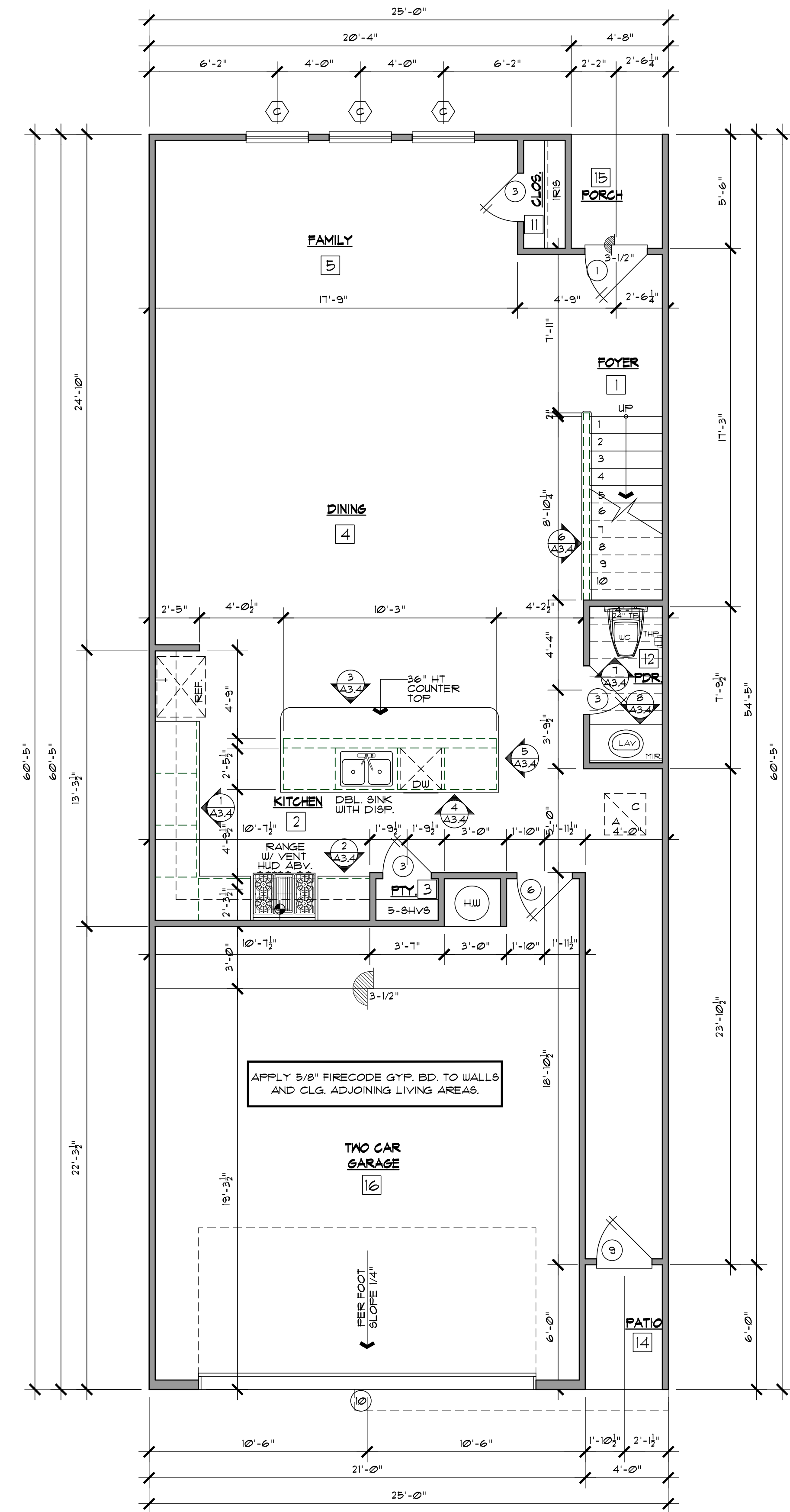
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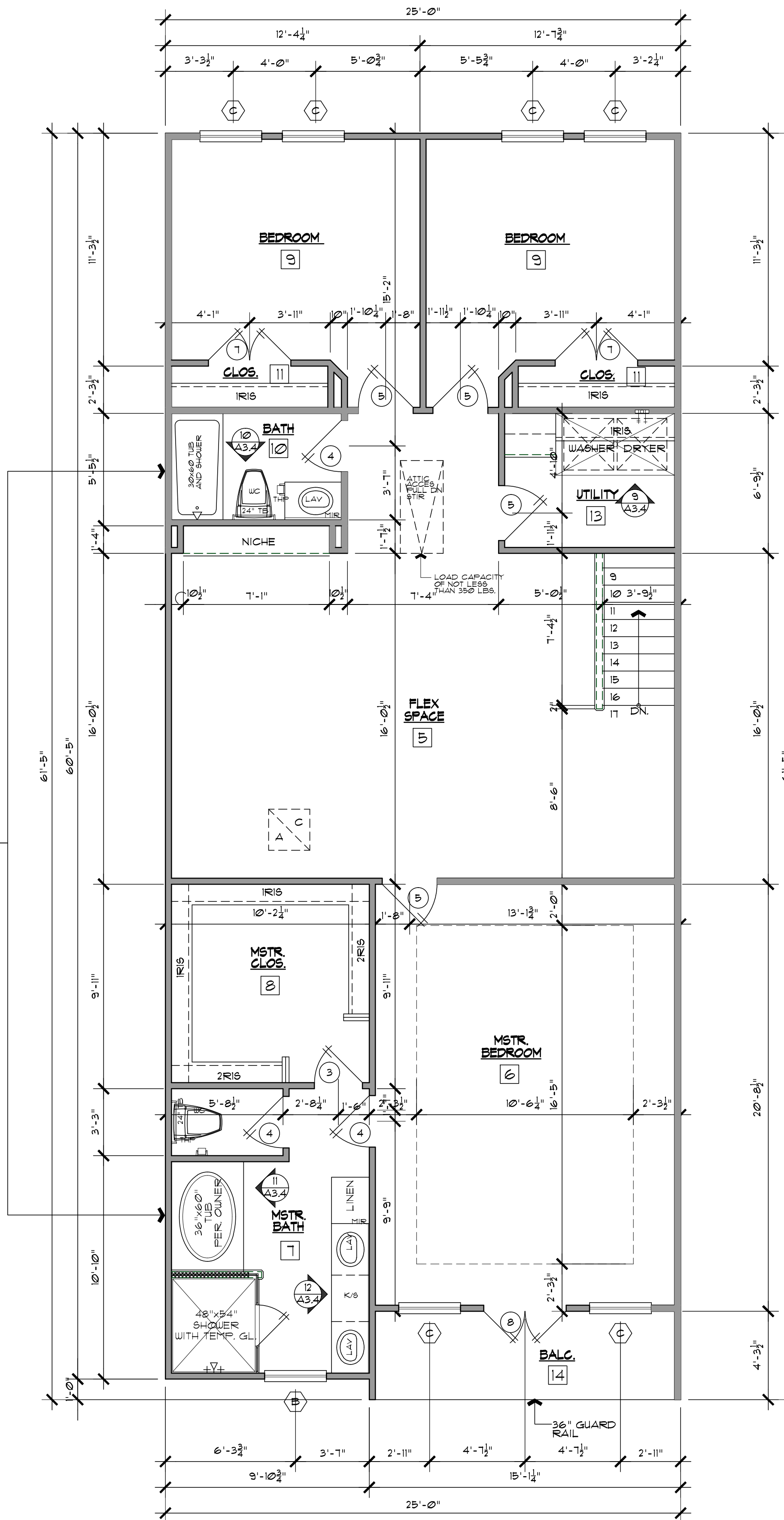
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1 1/4" = 1'-0"

FIRST FLOOR PLAN

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENT SHALL BE FINISHED WITH NONABSORBENT SURFACE. WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.



2 1/4" = 1'-0"

SECOND FLOOR PLAN

DIM. & NOTES PLANS  
UNITS "B"

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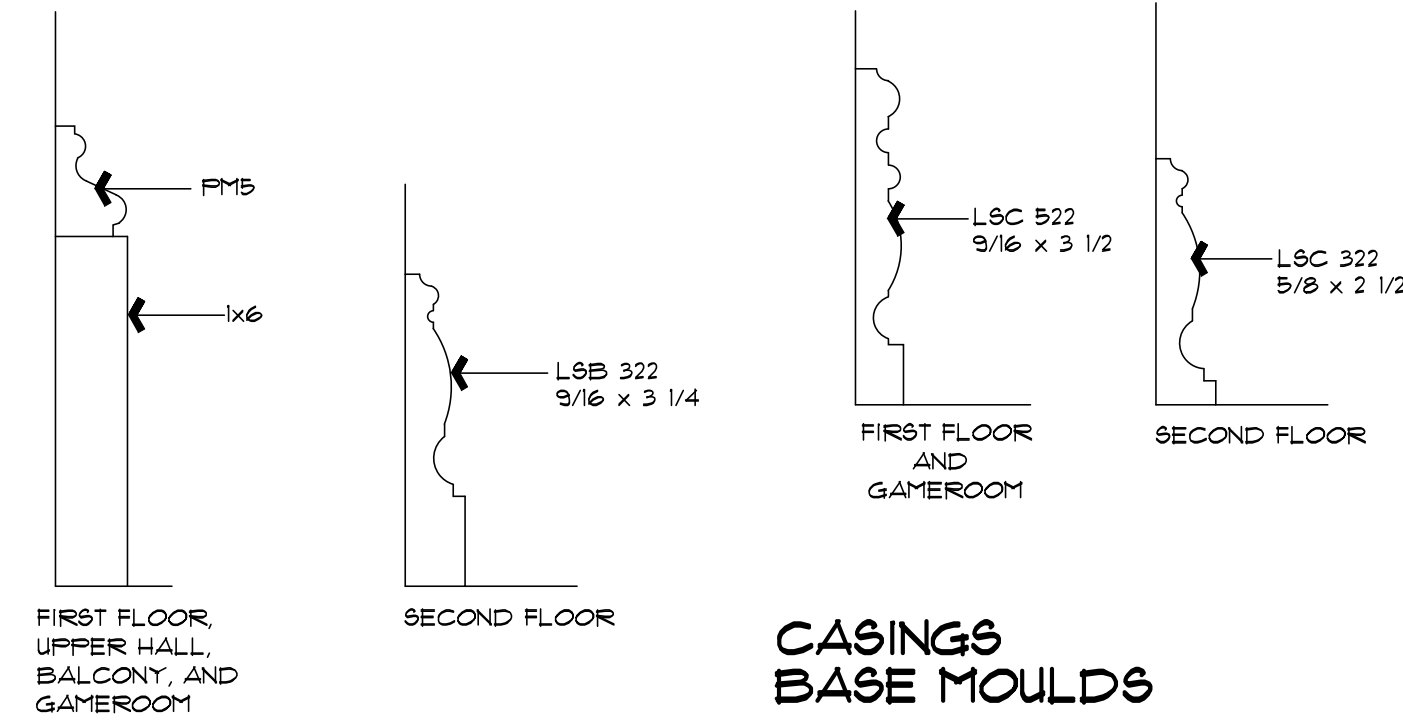
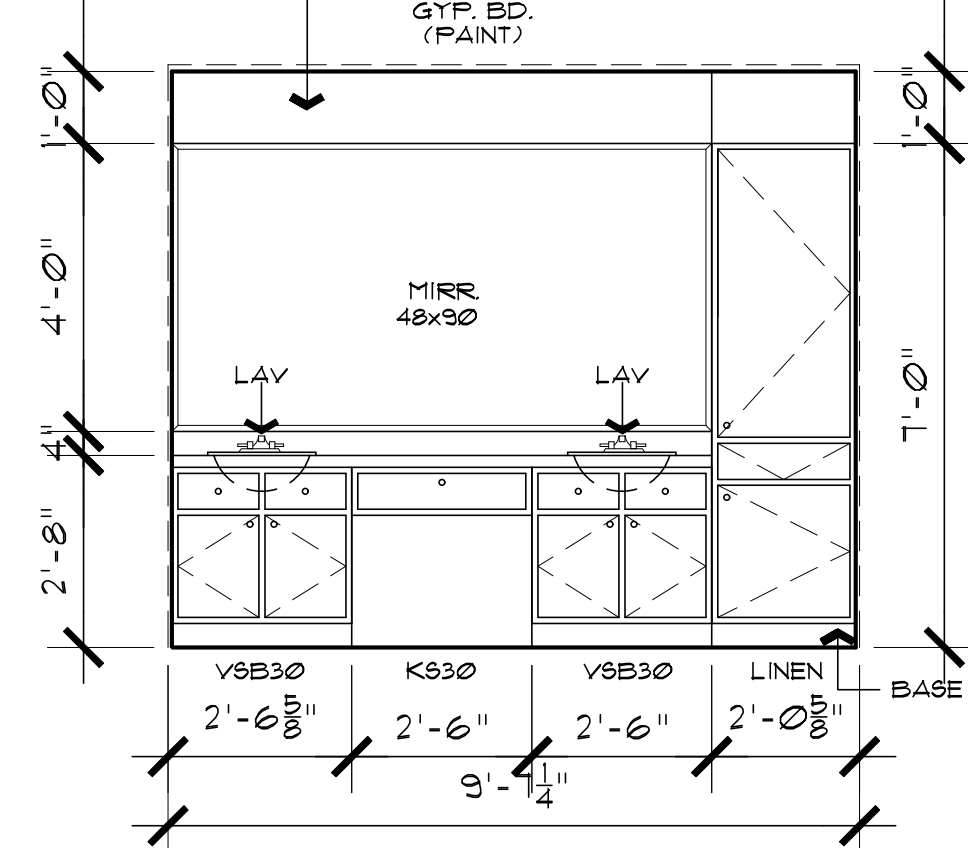
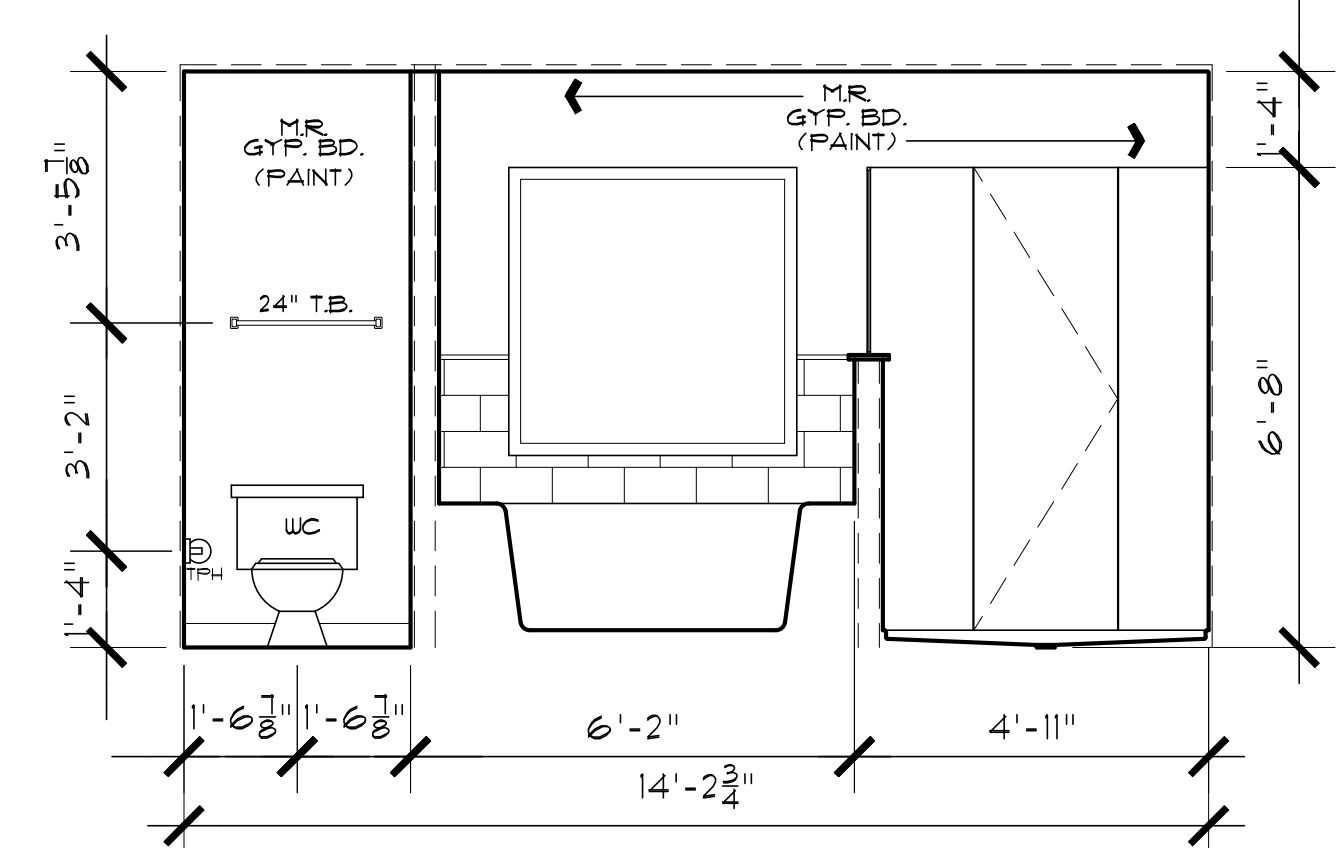
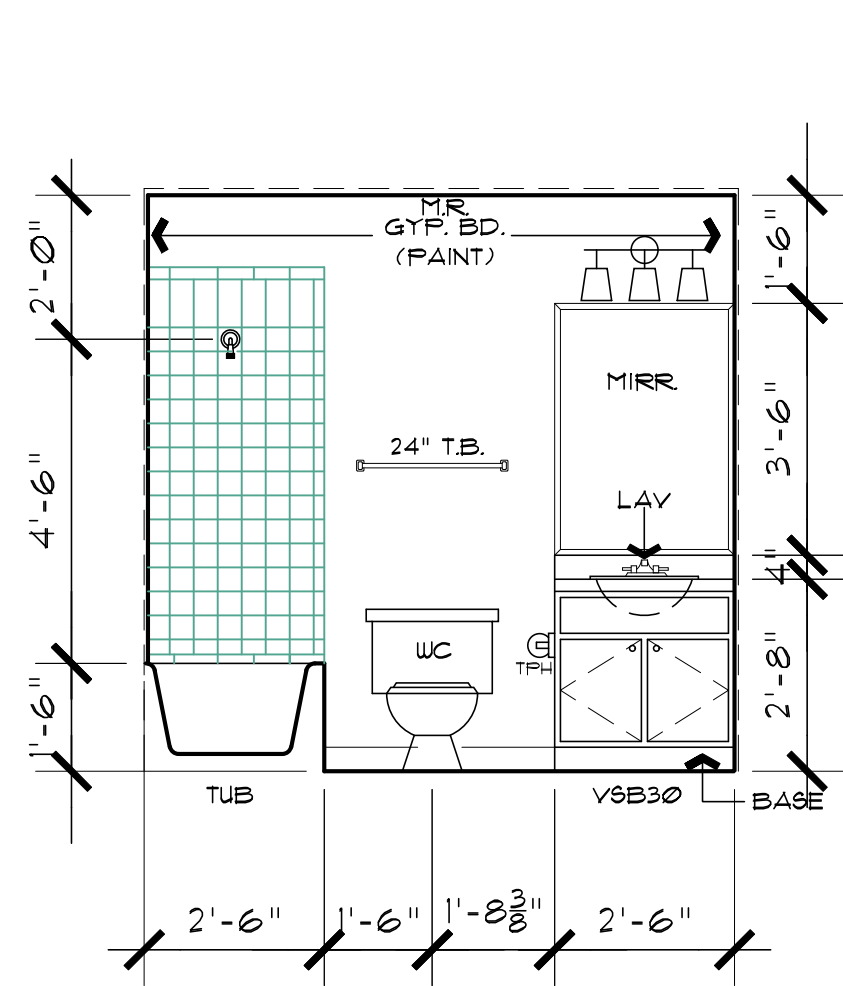
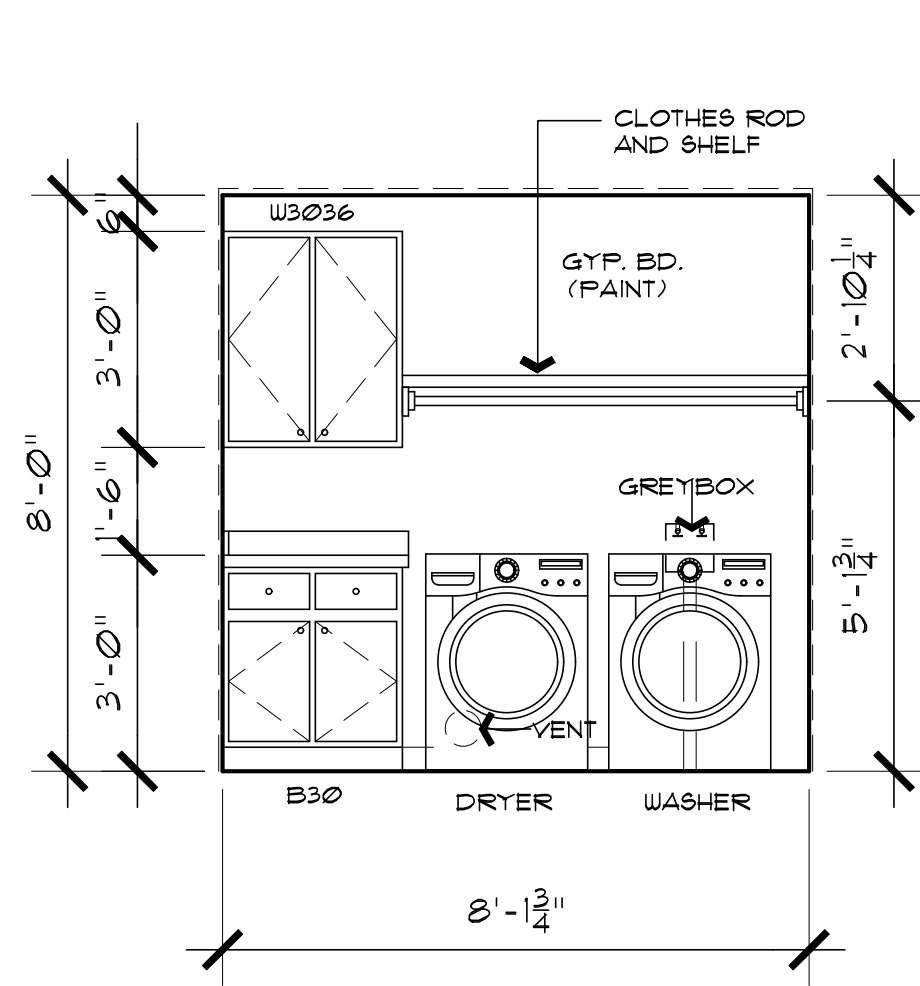
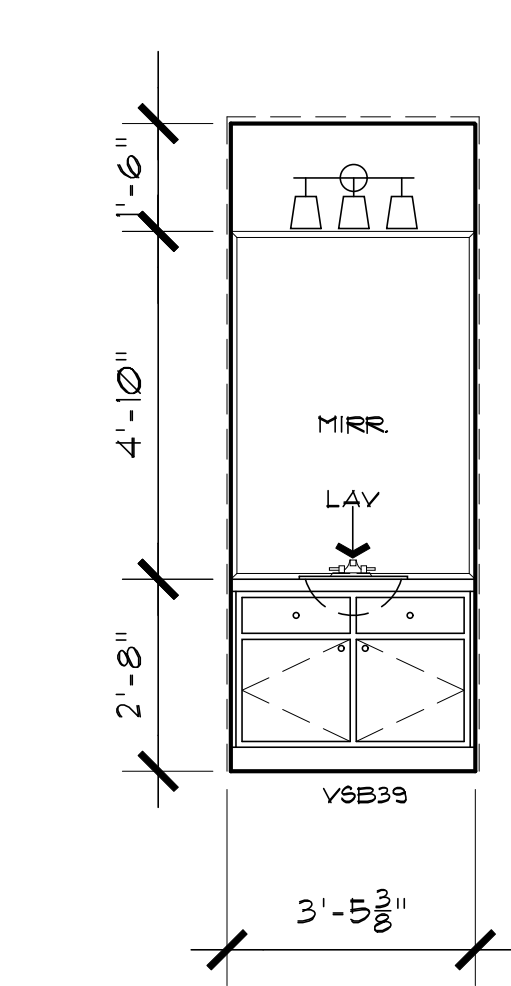
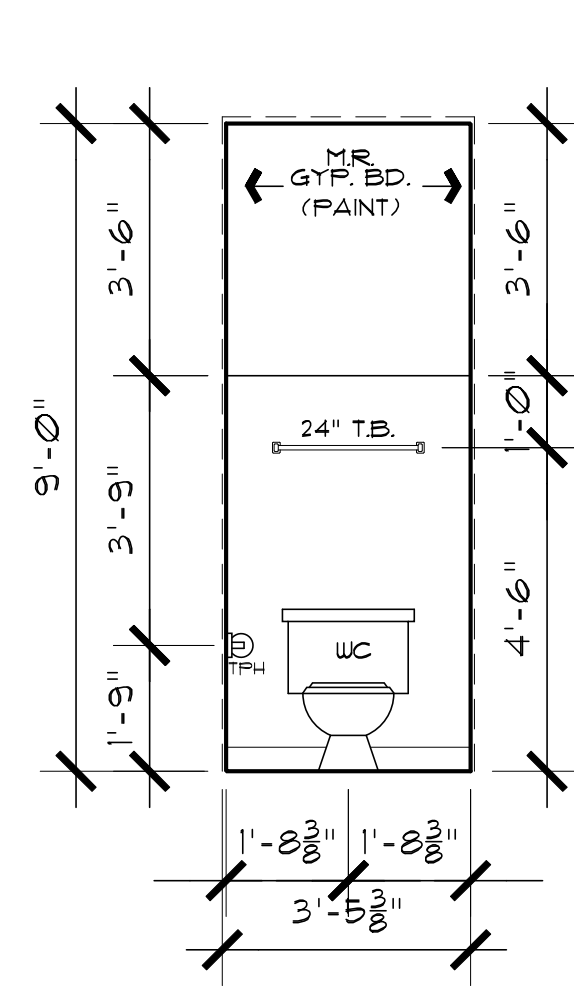
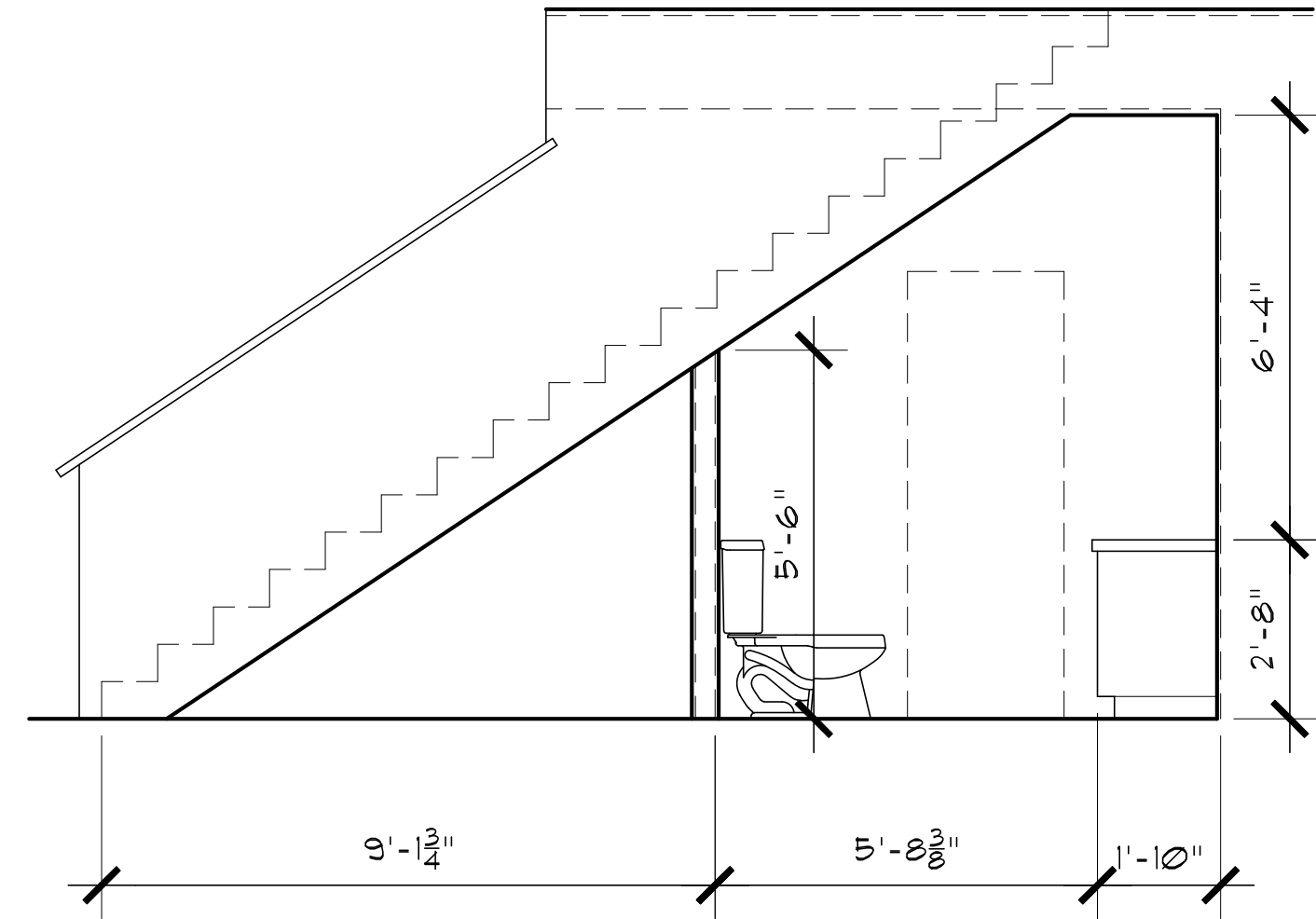
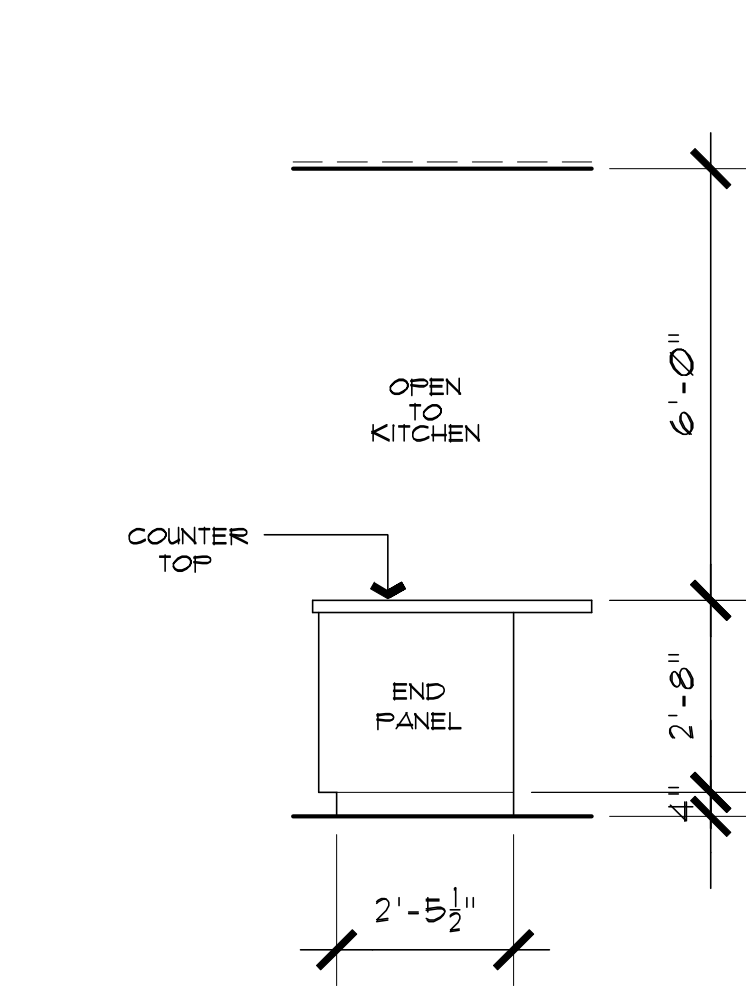
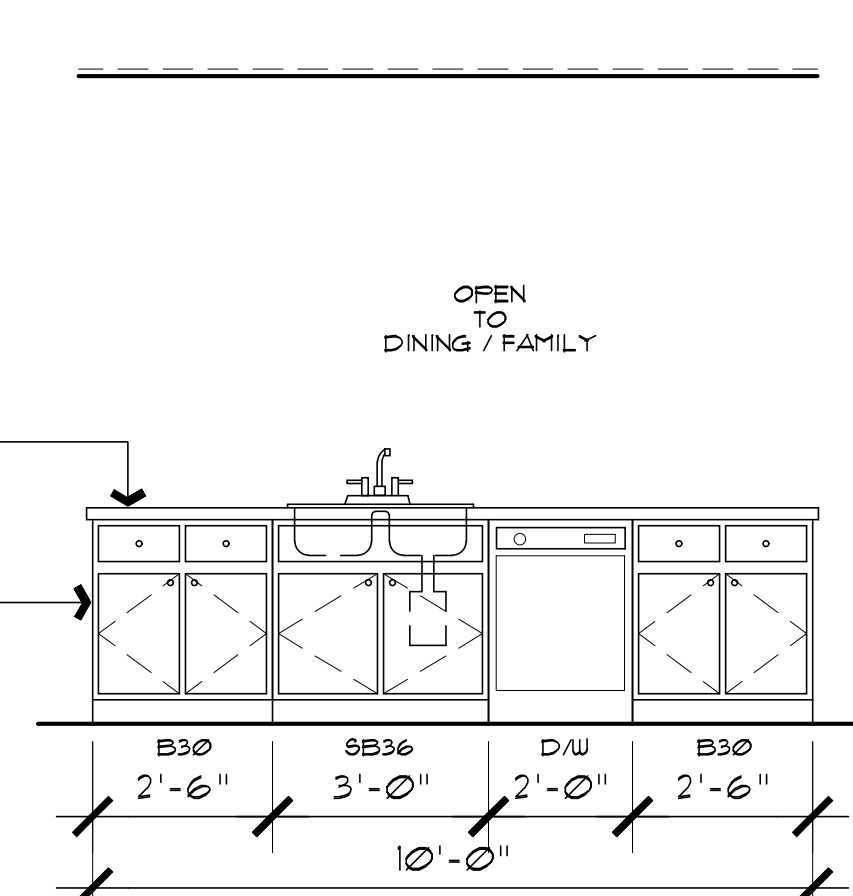
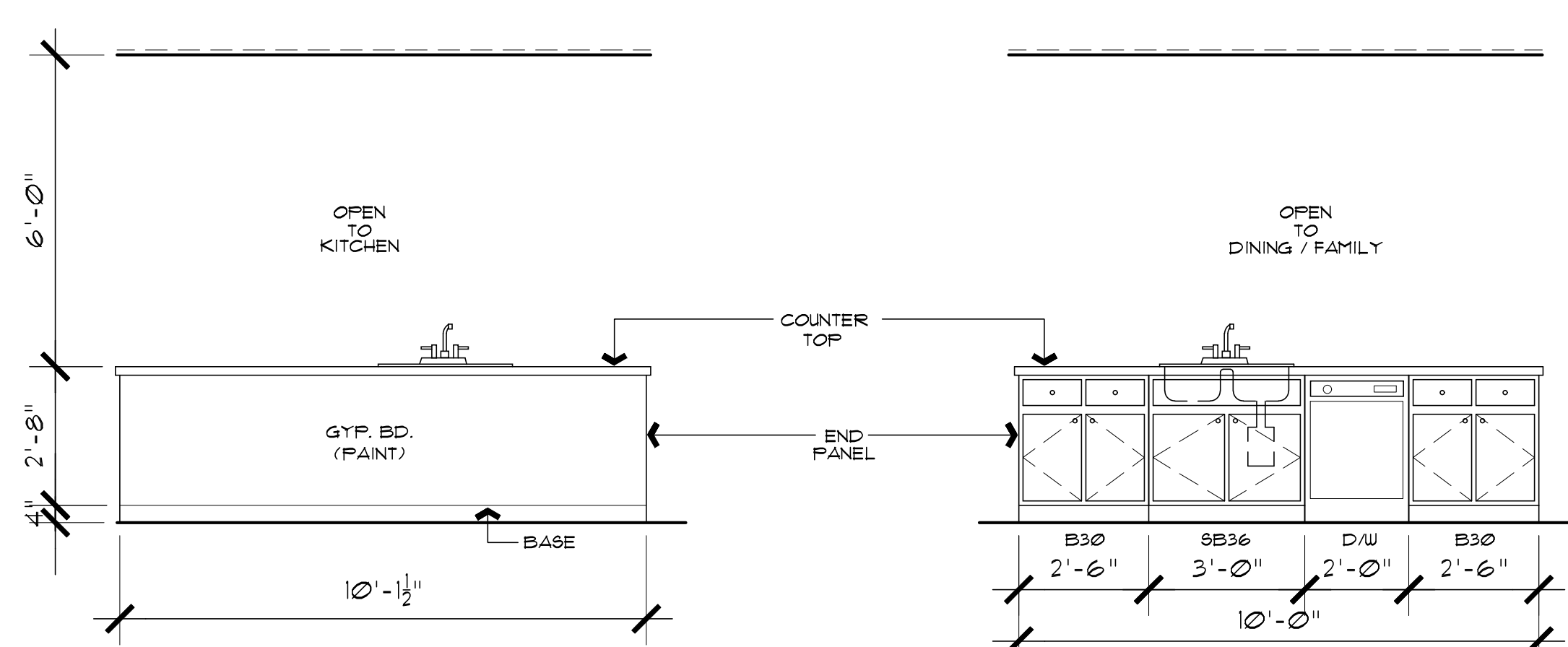
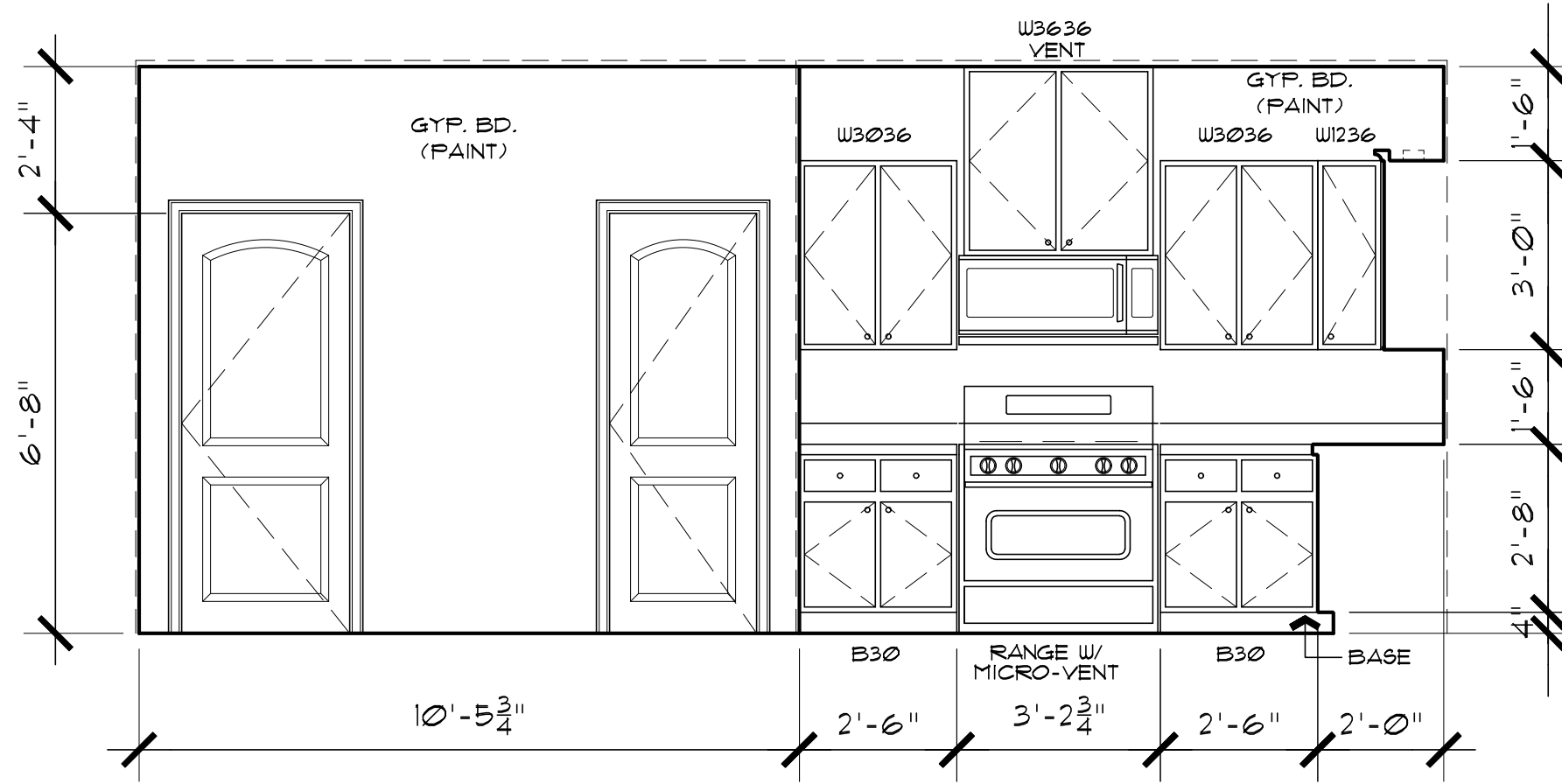
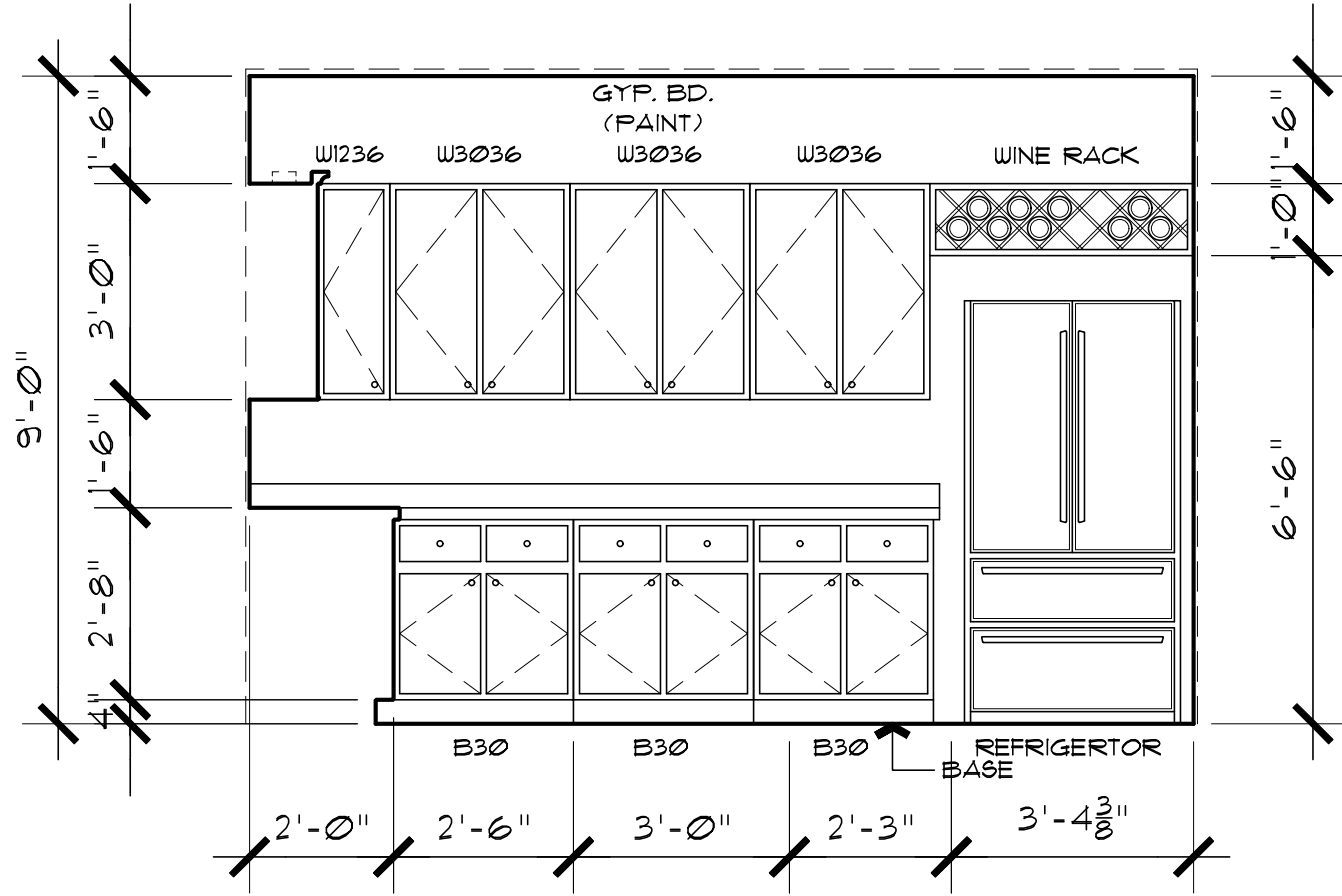
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INTERIOR ELEVATION  
UNITS "B"

13 3/8" = 1'-0"

INTERIOR ELEVATION

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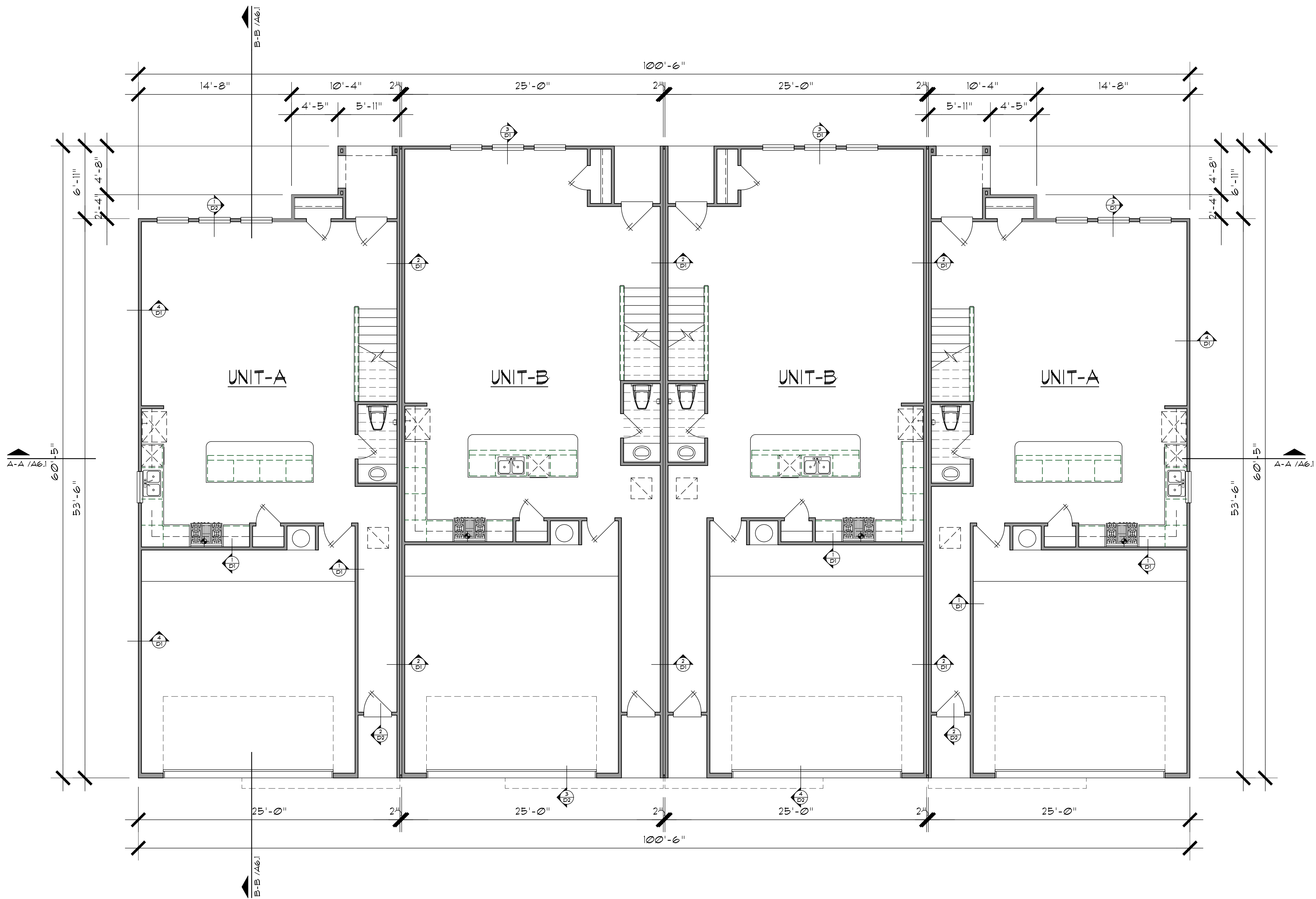
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UNITS "A & B"

1 3/16" = 1'-0"

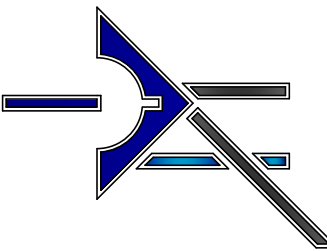
1st FLR PLAN

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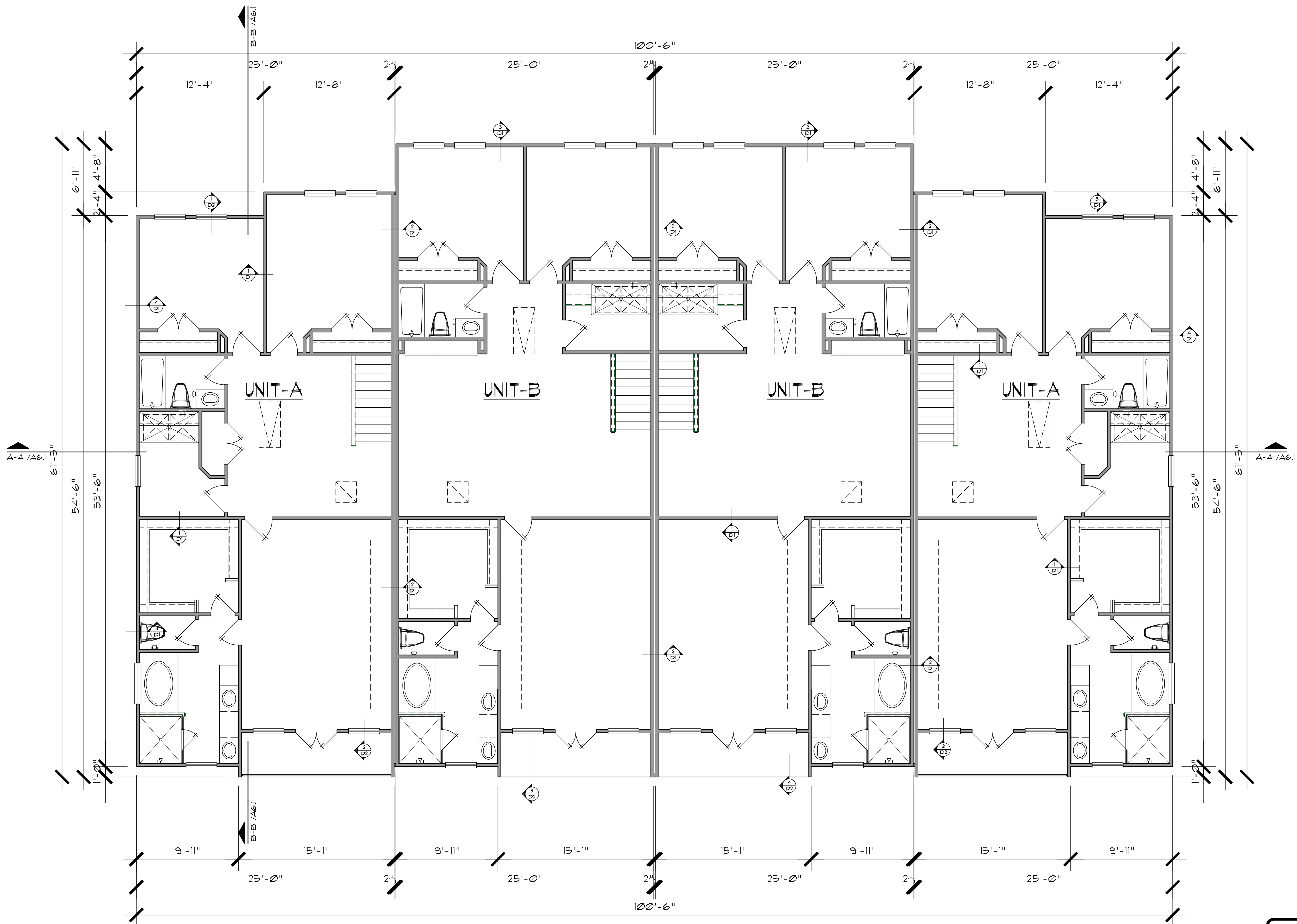
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UNITS "A & B"

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2nd FLR. PLAN

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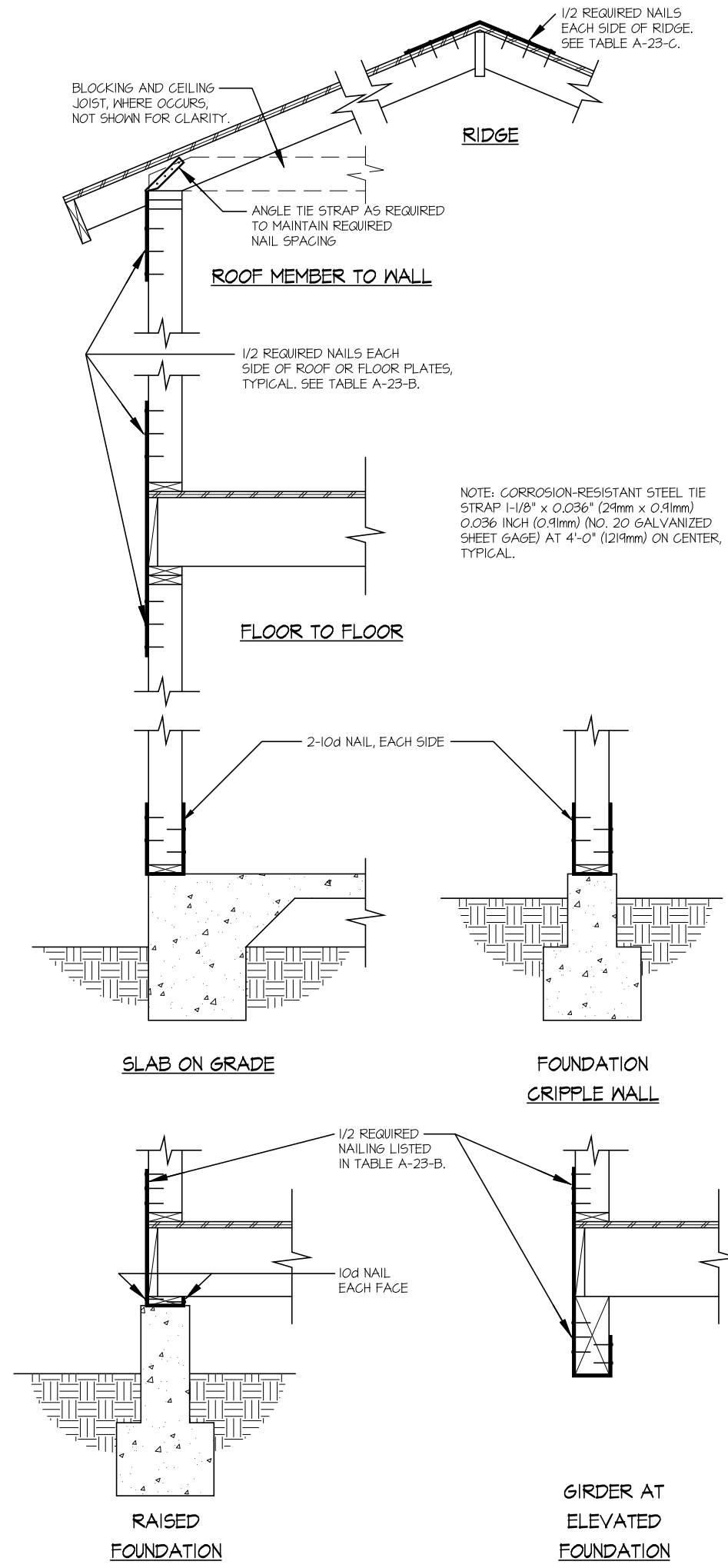
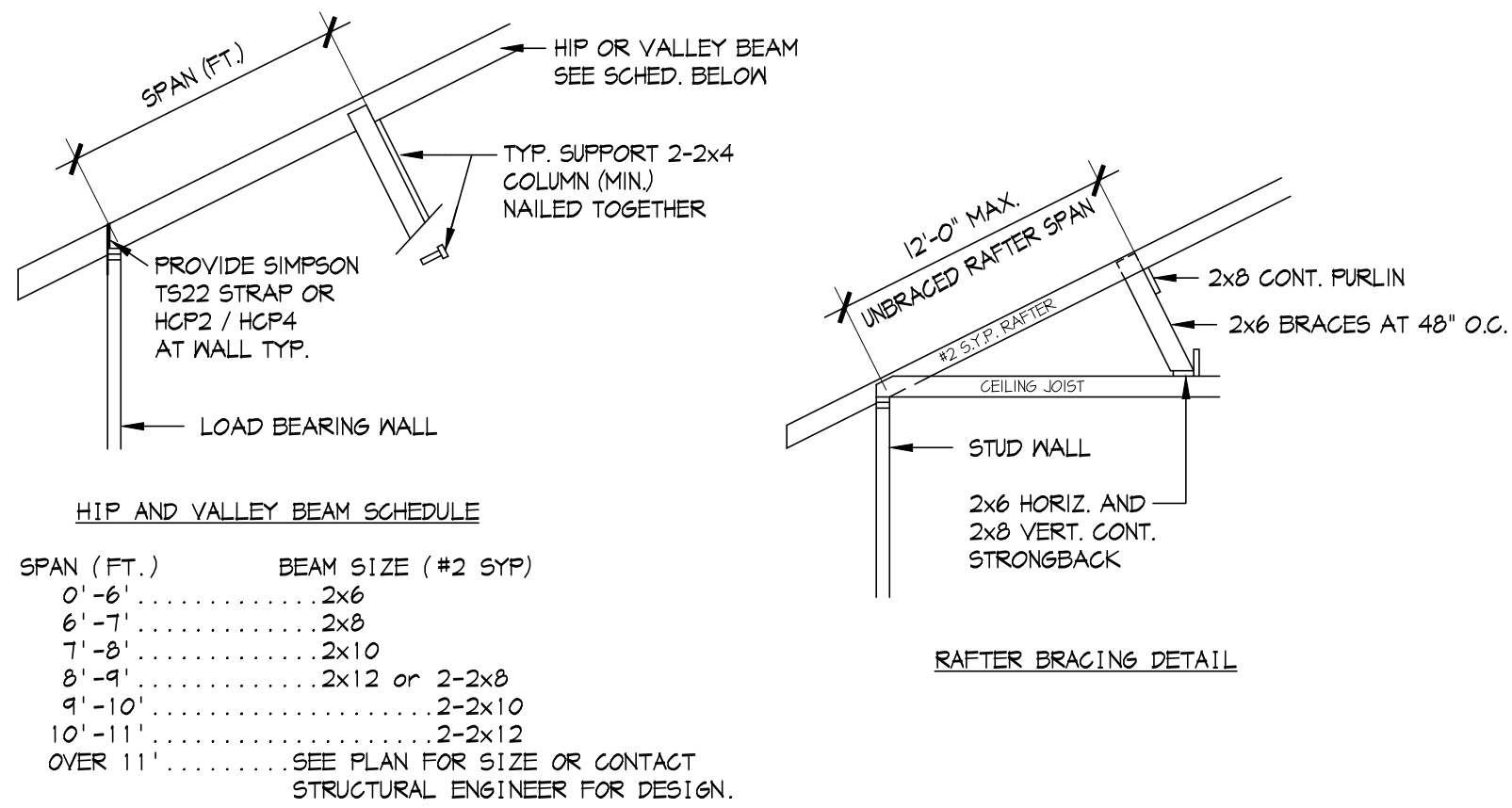


FIGURE A-23-1 COMPLETE LOAD PATH DETAILS



### ROOF FRAMING NOTES

- ALL ROOF SLOPES FROM FRONT TO BACK SHALL BE 4/12 PITCH AND SHALL HAVE 1'-4" OVERHANG FROM THE FACE OF THE FRAME WALL UNLESS SHOWN OTHERWISE ON THE PLANS.
- ALL ROOF SLOPES FROM SIDE TO SIDE SHALL BE 4/12 PITCH AND SHALL HAVE 1'-4" OVERHANG FROM THE FACE OF THE FRAME WALL UNLESS SHOWN OTHERWISE ON THE PLANS.
- ALL RAKE OVERHANGS SHALL BE 6" FROM THE FACE OF THE FINISHED WALL UNLESS SHOWN OTHERWISE ON THE PLANS.
- ALL COLLAR TIES SHALL BE 2X6@48" O.C. MAX. LOCATED IN THE UPPER THIRD OF THE ATTIC AREA.
- ALL RAFTERS SHALL BE 2X6 @ 24" O.C. #3 S.Y.P. OR BETTER UNLESS SHOWN OTHERWISE ON THE PLANS FOR A MAXIMUM UNSUPPORTED SPAN OF 9'-2".
- ALL CHIMNEYS SHALL HAVE FLASHING AND COUNTERFLASHING A MINIMUM OF 8" ABOVE THE ROOF SHEATHING. PROVIDE CRICKETS AS SHOWN.
- PROVIDE VALLEY FLASHING WHERE ROOF PITCHES CHANGE AND WHERE ROOF PLANES INTERSECT VERTICAL SURFACES.
- CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION PER BUILDING CODE REQUIREMENTS THROUGH CONTINUOUS SOFFIT VENTS TO RIDGE OR ROOF VENTS. SEE WALL SECTIONS AND ROOF PLAN FOR LOCATION AND TYPE OF VENTS.
- GUTTERS AND DIVERSERS TO BE PROVIDED BY CONTRACTOR AS REQUIRED.
- PROVIDE PURLINS THE SAME DEPTH AS THE RAFTERS THEY ARE SUPPORTING BRACED WITH 2X4'S @48" O.C. MAX.
- ALL RAFTER SPLICES SHALL BE BRACED.
- RAFTER SPANS OVER ATTIC SPACES BASED ON NO FINISH CLG., SLOPES OVER 3/12, 20 PSF LIVE LOAD AND 7 PSF DEAD LOAD. RAFTER SPANS OVER SLOPING CEILINGS ARE BASED ON DRYWALL FINISH CLG., ANY SLOPE, 30 PSF LIVE LOAD AND 15 PSF DEAD LOAD.
- ALL HIPPS, RIDGES AND VALLEYS SHALL BE ONE MILL SIZE LARGER THAN THE RAFTERS THEY ARE SUPPORTING. PROVIDE 2-2X4 JACKPOST SUPPORT TO INTERSECTIONS WHERE WALL OCCURS BELOW.
- PLYWOOD SHEATHING SHALL BE 5/8" STANDARD EXTERIOR GRADE, PANEL INDEX 24/0. ALL SHALL BEAR THE APPROVED STAMP. NAIL WITH 6d COMMON NAILS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- HYAC UNIT MOUNTED IN ATTIC WITH A MINIMUM OF 3' WALKING ACCESS ON EACH SIDE.
- PROVIDE BLOCKING BETWEEN CEILING JOISTS AS REQUIRED FOR FANS, LIGHT FIXTURES, ETC.
- CHIMNEY TO BE 24" HIGHER THAN ANY ROOF LINE WITHIN A 10' RADIUS. PROVIDE 2X6 RAFTER TIES TO PLATES WHERE JOISTS ARE PERPENDICULAR TO RAFTERS.

TABLE A-23-C RIDGE TIE STRAP NAILING (1)

BASIC WIND SPEED (mph) X (61 for kmh)	NUMBER OF NAILS (2)		
	EXPOSURE		
	B	C	D
80	6-10d	8-10d	10-10d
90	8-10d	10-10d	12-10d
100	10-10d	12-10d	14-10d
110	12-10d	14-10d	16-10d

(1) Number of common nails listed is total required for each strap. The tie straps shall be spaced at 48 inches (1219 mm) on center along the length of the roof. The number of nails on each side of the rafter/ridge joint shall be equal. Nails shall be spaced to avoid splitting the wood. See Figure A-23-1 for illustration of these tie straps.

TABLE A-23-B ROOF AND FLOOR ANCHORAGE AT EXTERIOR WALLS

BASIC WIND SPEED (mph) X (61 for kmh)	LOCATION (1)	NUMBER OF NAILS (2)		
		EXPOSURE		
		B	C	D
80	roof to wall	6-8d	8-8d	8-10d
	floor to floor	---	4-10d	6-10d
	floor to foundation	---	4-10d	4-10d
90	roof to wall	8-8d	8-10d	10-10d
	floor to floor	---	6-10d	8-10d
	floor to foundation	---	4-10d	6-10d
100	roof to wall	8-10d	10-10d	12-10d
	floor to floor	6-10d	8-10d	10-10d
	floor to foundation	4-10d	6-10d	8-10d
110	roof to wall	10-10d	12-10d	12-10d
	floor to floor	8-10d	10-10d	10-10d
	floor to foundation	6-10d	8-10d	8-10d

(1) For floor-to-foundation anchorage, see Section 236/5.5.4.  
(2) Number of common nails listed is total required for each strap. The tie straps shall be spaced at 48 inches (1219 mm) on center along the length of the wall. The number of nails on each side of the roof or floor plate joints shall be equal. Nails shall be spaced to avoid splitting the wood. See Figure A-23-1 for illustration of these tie straps.

DIM. & NOTES PLANS  
UNITS "A & B"

1 3/16" = 1'-0"

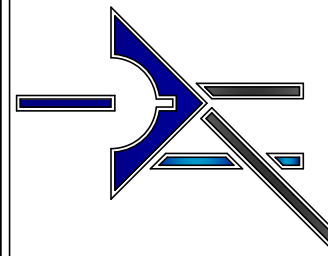
ROOF PLAN

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



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REVIEW ISSUE : 2/13/11  
BIDDING ISSUE : 4/28/11  
PERMIT ISSUE : 3/26/11  
CONSTRUCTION  
ISSUE : 4/10/11

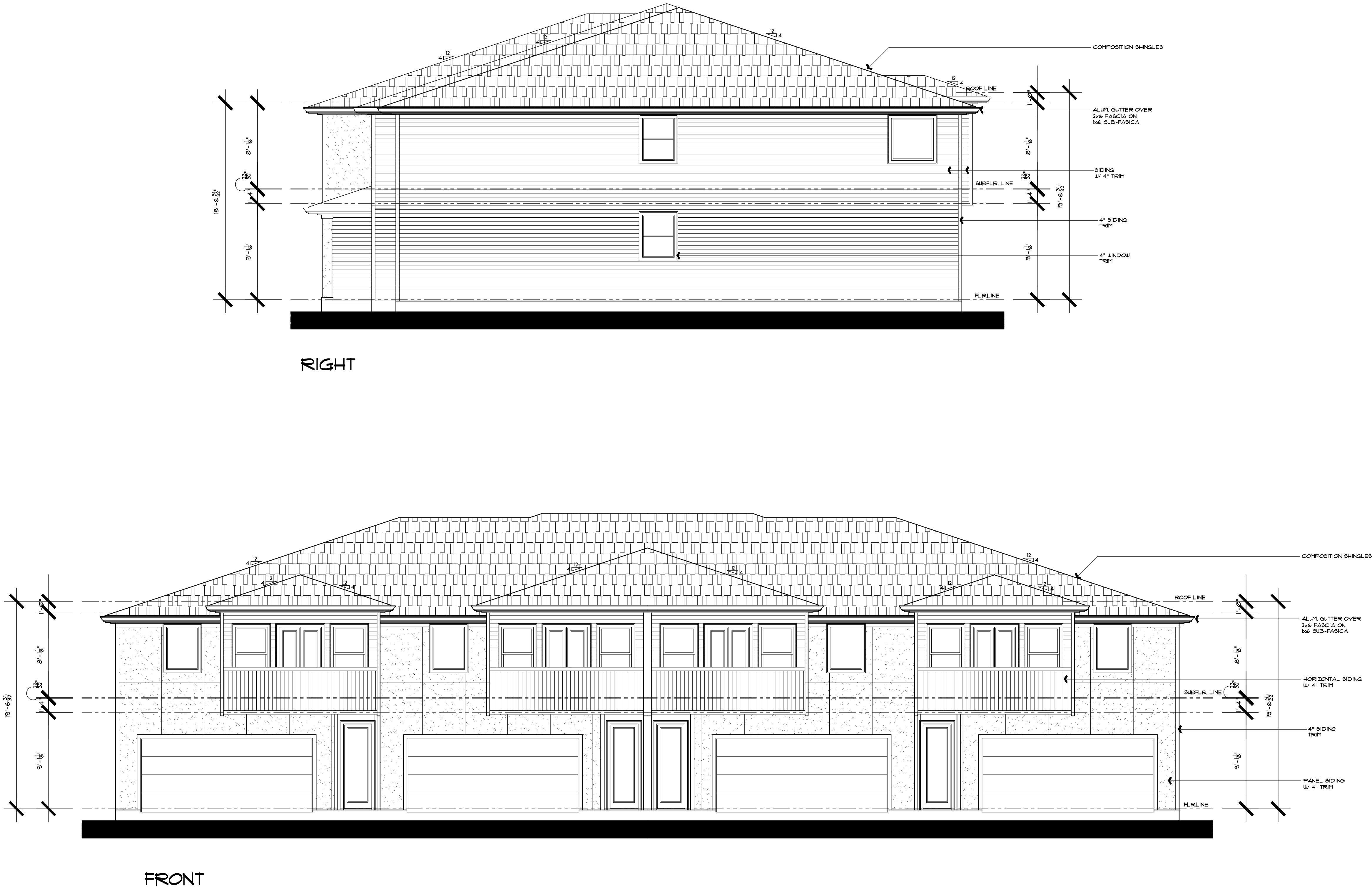
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PROJECT NO : 11-0002  
DRAWN BY : DAF  
CHECKED BY :

A4.3

PLOT DATE: 04 / 10 / 11



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ELEVATION  
UNITS "A"

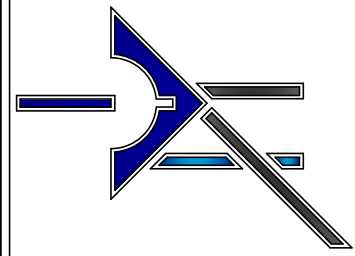
1 3/16" = 1'-0"

EXT-ELEVATION

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REV. 3  
REV. 4

REVIEW ISSUE : 2/13/17  
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PERMIT ISSUE : 3/28/17  
CONSTRUCTION  
ISSUE : 4/10/17

PROJ. DATE : 01/16/17  
PROJECT NO : 17-0002  
DRAWN BY : DAF  
CHECKED BY :

A4.4

PLOT DATE: 04 / 10 / 17



DRAWING NAME: D:\DAF GROUP, LLC\DAF Design Studio\Project\2017\Heritage Engineering Company\East Hampton\A4.5\_Bldg\_Ext-Elevation.dwg Layout NAME: A4.5 Apr. 10, 2017 - 3:43pm Dove



ELEVATION  
UNITS "A"

1 3/16" = 1'-0"

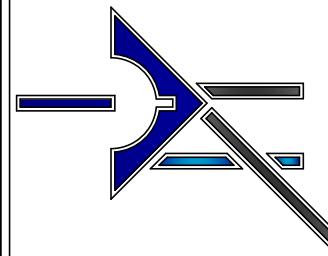
EXT-ELEVATION

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REVIEW ISSUE : 2/13/17  
BIDDING ISSUE : 4/10/17  
PERMIT ISSUE : 3/26/17  
CONSTRUCTION  
ISSUE : 4/10/17


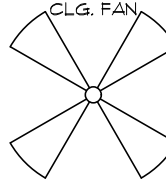
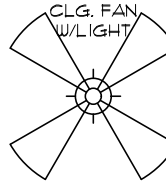




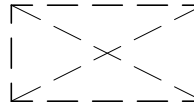

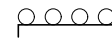
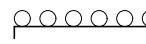
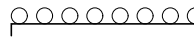





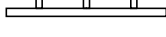
















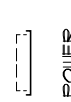










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PROJECT NO : 17-0002  
DRAWN BY : DAF  
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A4.5

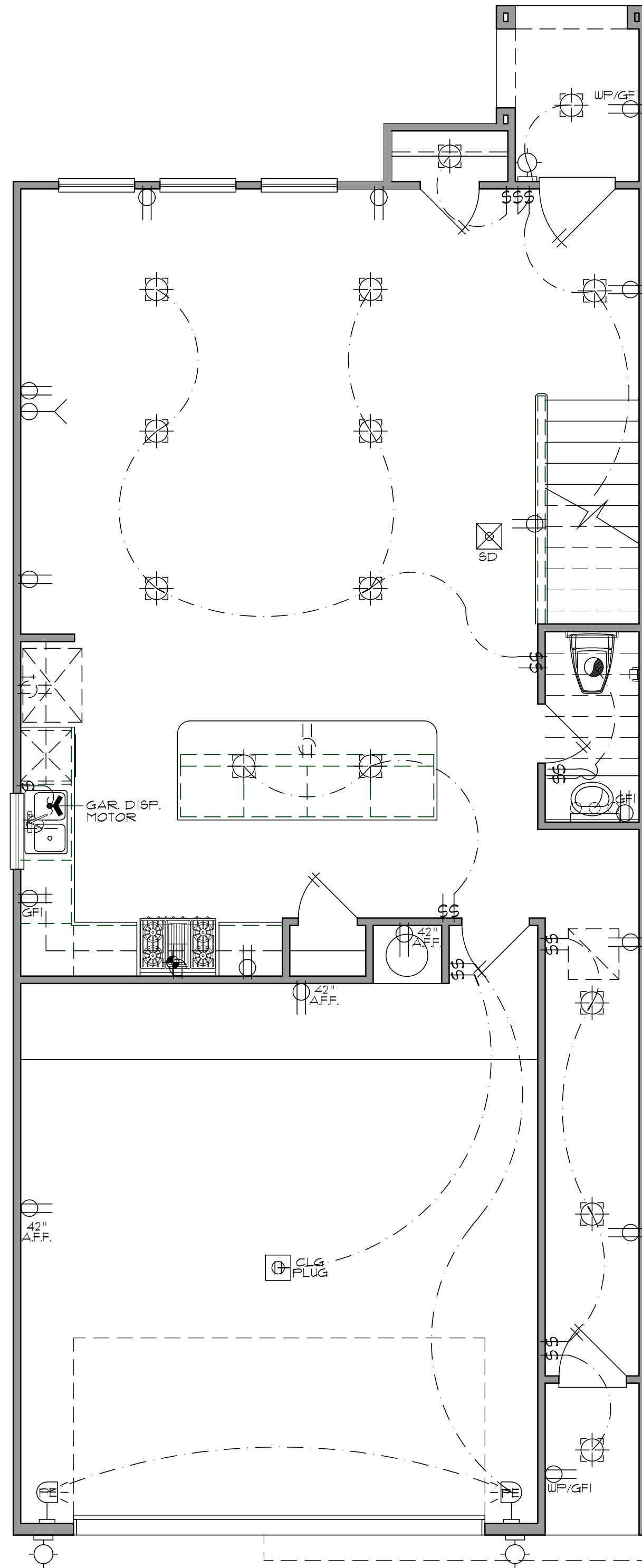
PLOT DATE: 04 / 10 / 17



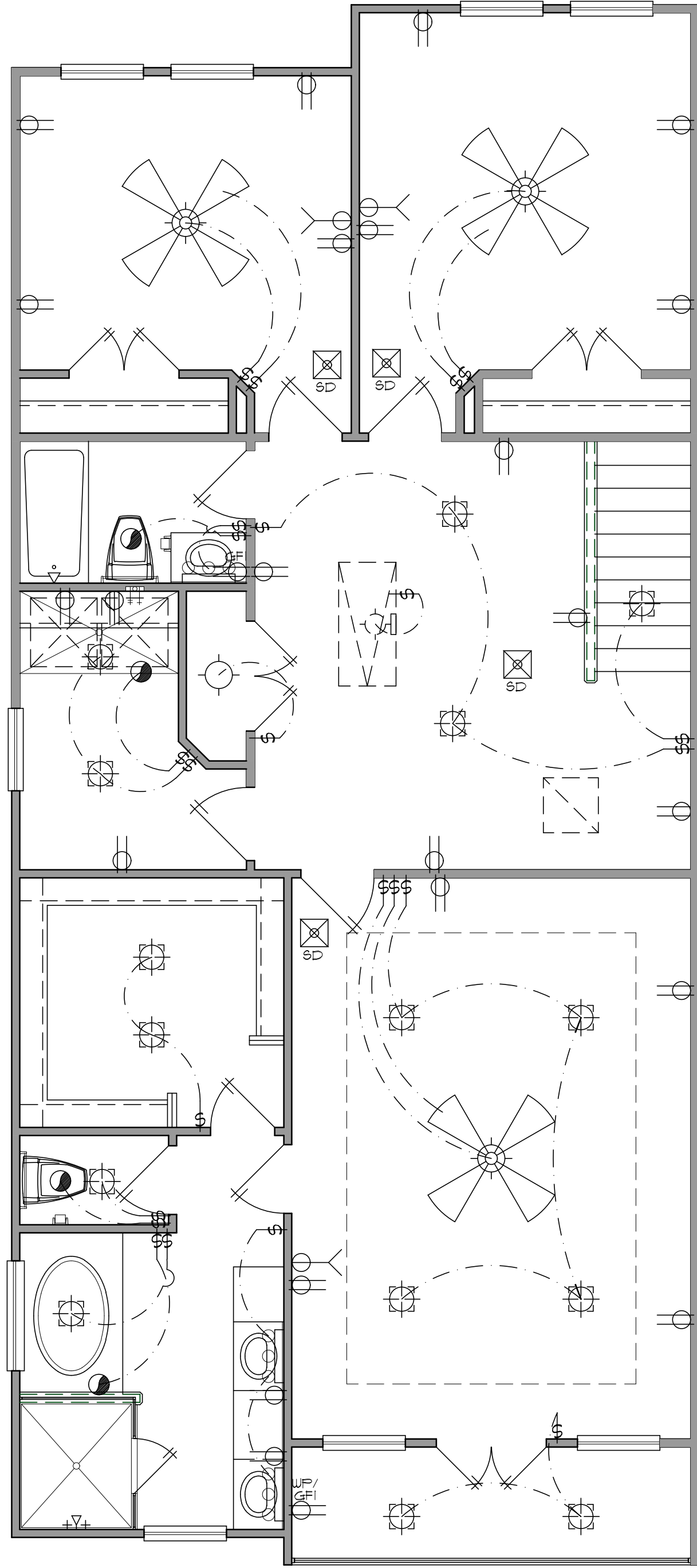
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ELECTRICAL SYMBOL LEGEND	
	CABINET LIGHT
	CEILING FAN
	CEILING FAN W/ LIGHT
	DBL. FLOOD LIGHT
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EYEBALL SPOT RECESS LIGHT
	FLUORESCENT FIXTURE
	18" HOLLYWOOD LIGHT
	24" HOLLYWOOD LIGHT
	36" HOLLYWOOD LIGHT
	48" HOLLYWOOD LIGHT
	KEYLESS LIGHT
	FULL CHAIN LIGHT
	RECESS LIGHT
	MINI RECESS HALOGEN LIGHT
	SURFACE MOUNT CLG. LIGHT
	TRACK LIGHTS
	WALL MOUNT LIGHT
	WATERPROOF RECESS LIGHT
	WALL SCONCE
	110V DUPLEX OUTLET
	110V DUPLEX OUTLET GROUND FAULT INTERRUPTER
	110V DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
	110V 1/2 HOT DUPLEX OUTLET
	220V OUTLET
	SECURITY ALARM PANEL
	CABLE TV COAX OUTLET
	NETWORK DATA OUTLET (CAT 5)
	DOORBELL CHIMES
	CEILING 110V OUTLET
	CARBON MONOXIDE DETECTOR
	FLOOR 110V OUTLET
	TELEPHONE JACK
	ELECTRICAL SERVICE CIRCUIT PANEL
	PUSH BUTTON
	RHEOSTAT (DIMMER)
	SMOKE DETECTOR CLG. MOUNT
	SMOKE DETECTOR WALL MOUNT
	SINGLE POLE WALL SWITCH
	THREE WAY WALL SWITCH
	FOUR WAY WALL SWITCH
	HVAC THERMOSTAT
	PHOTOELECTRIC EYE
	SECURITY KEYPAD

1 1/4" = 1'-0" FIRST FLOOR PLAN



2 1/4" = 1'-0" SECOND FLOOR PLAN



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ELECTRICAL PLANS  
UNITS "A"

CONSTRUCTION ISSUE

A5.1\_Unit\_A-Electrical.dwg

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CONSTRUCTION  
ISSUE : 4/10/17

PROJ. DATE : 01/16/17  
PROJ. ECT. NO : 17-0002  
DRAWN BY : DAF  
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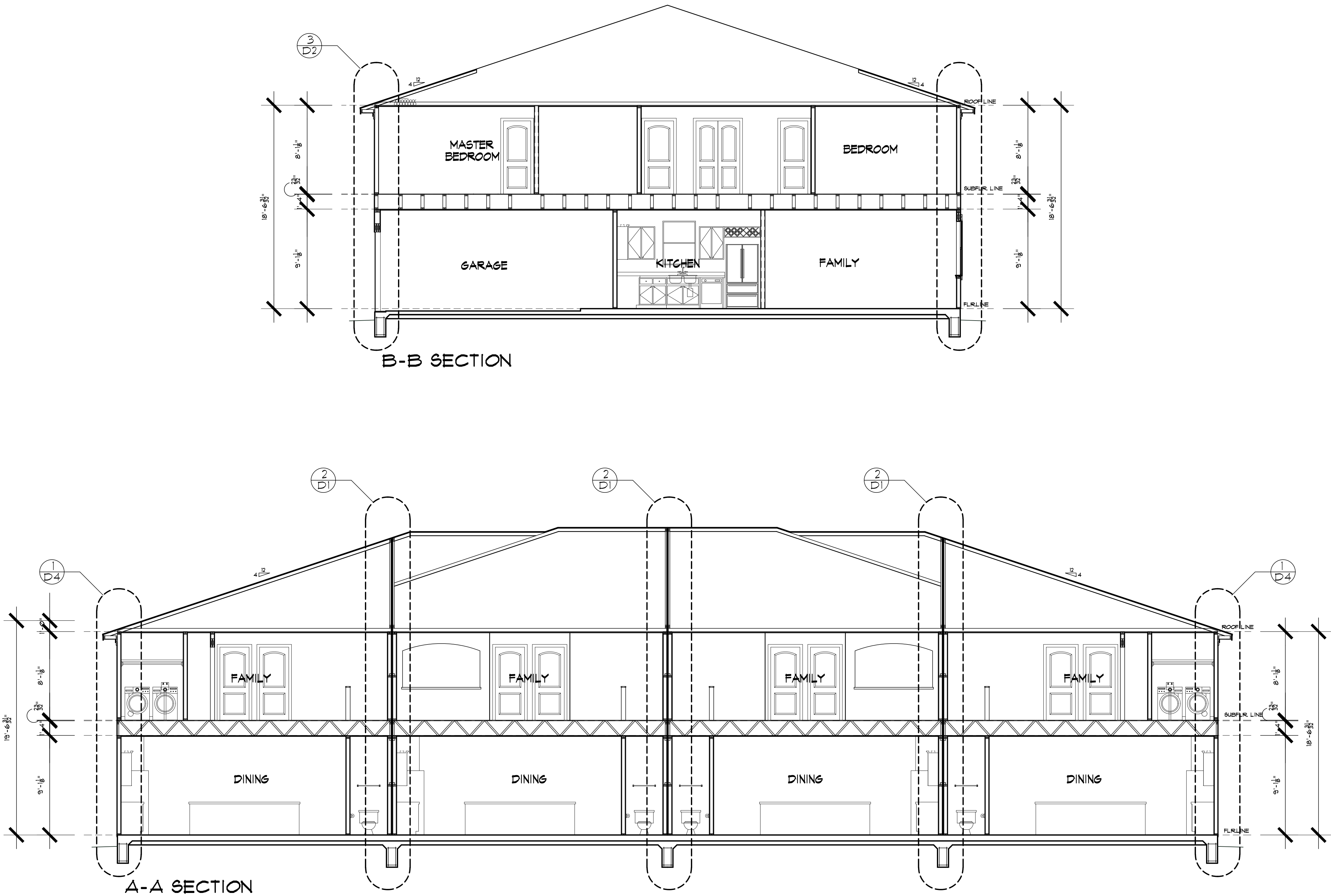
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PLOT DATE: 04 / 10 / 17



PLOT DATE: 04 / 10 / 17

DRAWING NAME: D:\DAF GROUP, LLC\DAF Design Studio\Project\2017\Heritage Engineering Company\East Hampton\A6.1\_Bldg\_Section.dwg LAYOUT NAME: A6.1 Apr 10, 2017 - 3:44pm Dave



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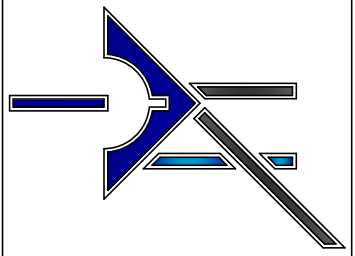
BUILD  
UNITS "A & B"

1 3/16" = 1'-0"

SECTION

CONSTRUCTION ISSUE

A6.1\_Bldg\_Section.dwg  
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REVIEW ISSUE : 2/13/17  
BIDDING ISSUE : 4/28/17  
PERMIT ISSUE : 3/29/17  
CONSTRUCTION  
ISSUE : 4/10/17

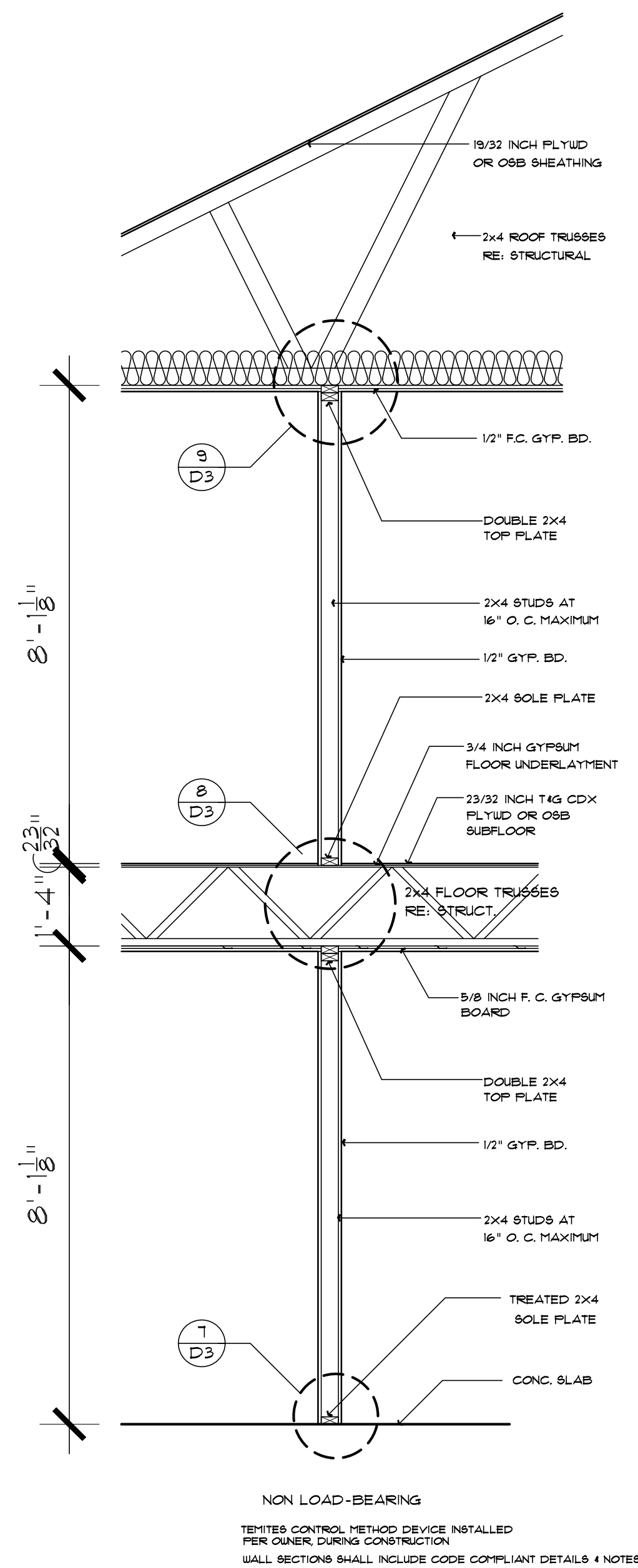
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PROJECT NO : 17-002  
DRAWN BY : DAF  
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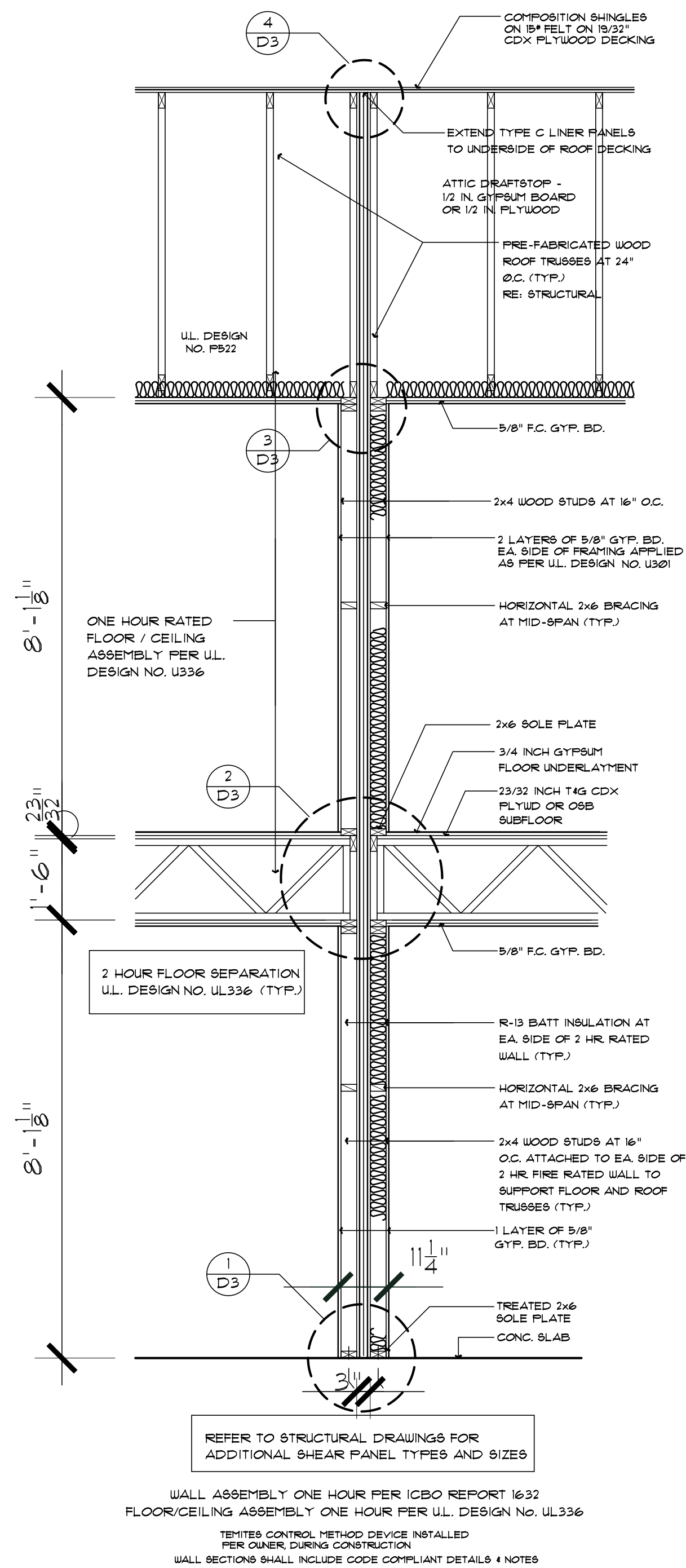
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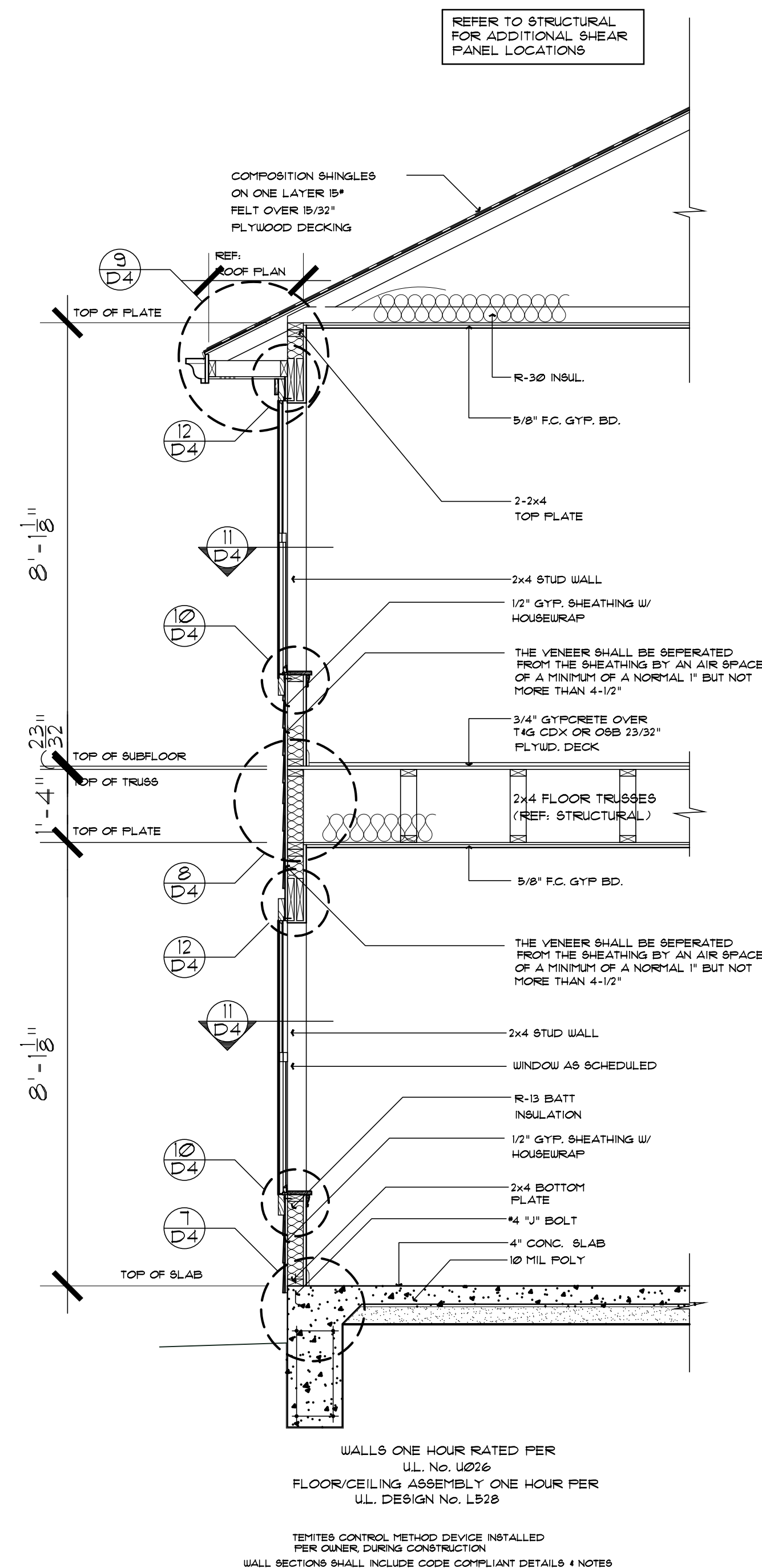
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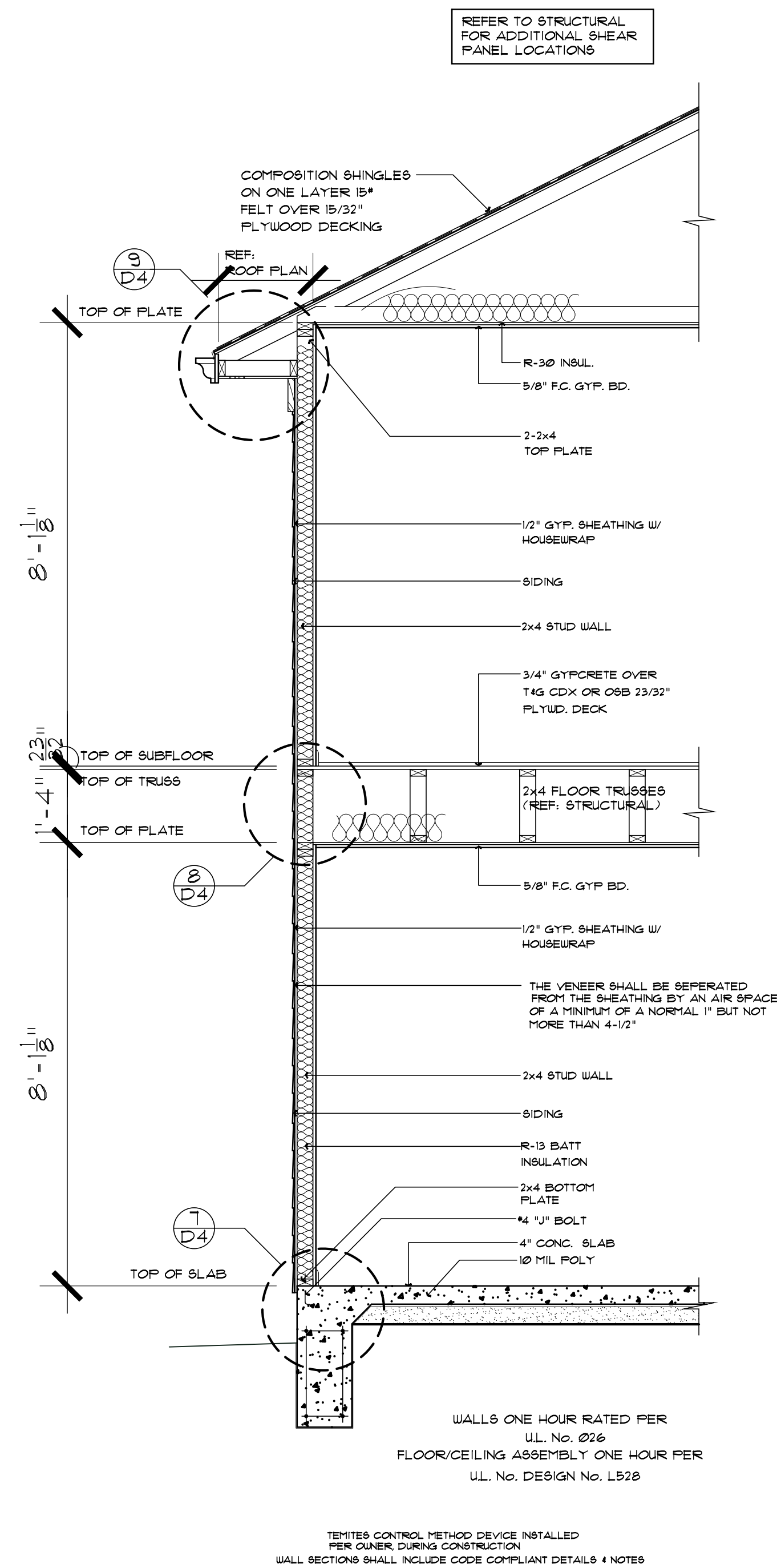
1 SECTION at INTER. PARTITION



2 SECTION at INTER. PARTITION



3 SECTION at SIDING WINDOW



4 SECTION at SIDING

CONSTRUCTION ISSUE

D:\L Wall sections.dwg

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REVIEW ISSUE : 2/13/17  
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PERMIT ISSUE : 3/30/17  
CONSTRUCTION  
ISSUE : 4/08/17

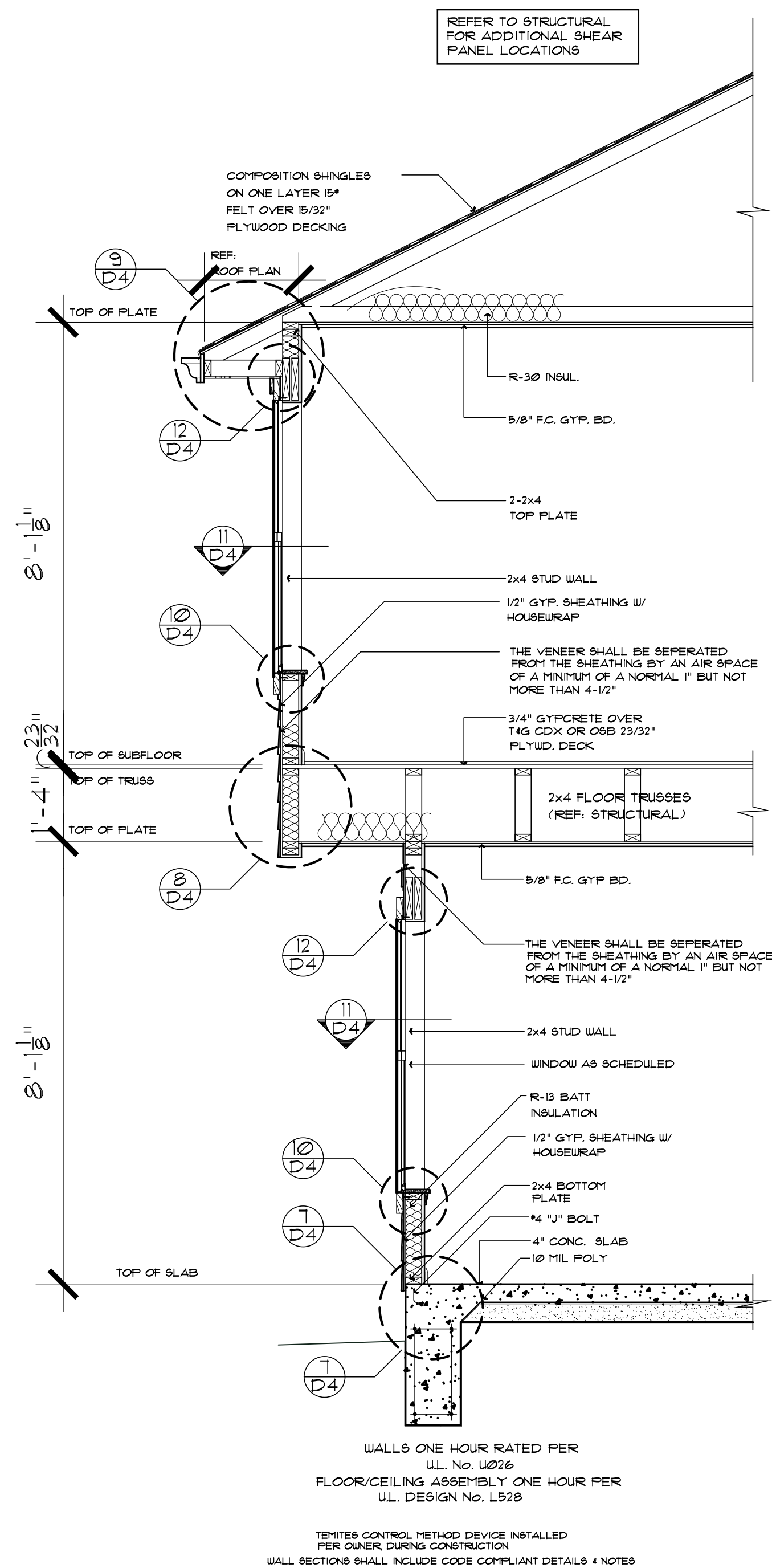
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PROJECT NO. : 17-0002  
DRAWN BY : DAF  
CHECKED BY :

D1.1

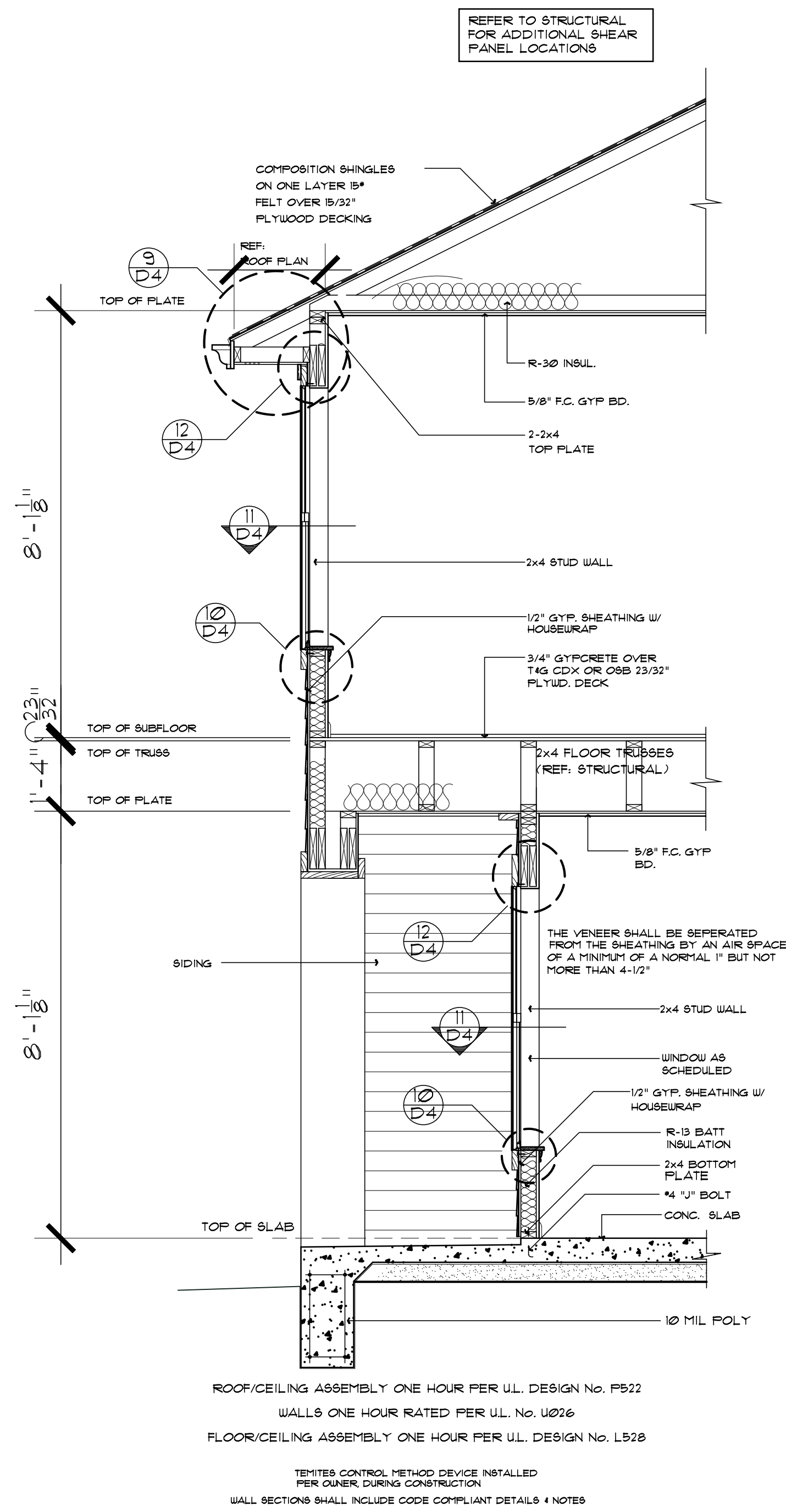
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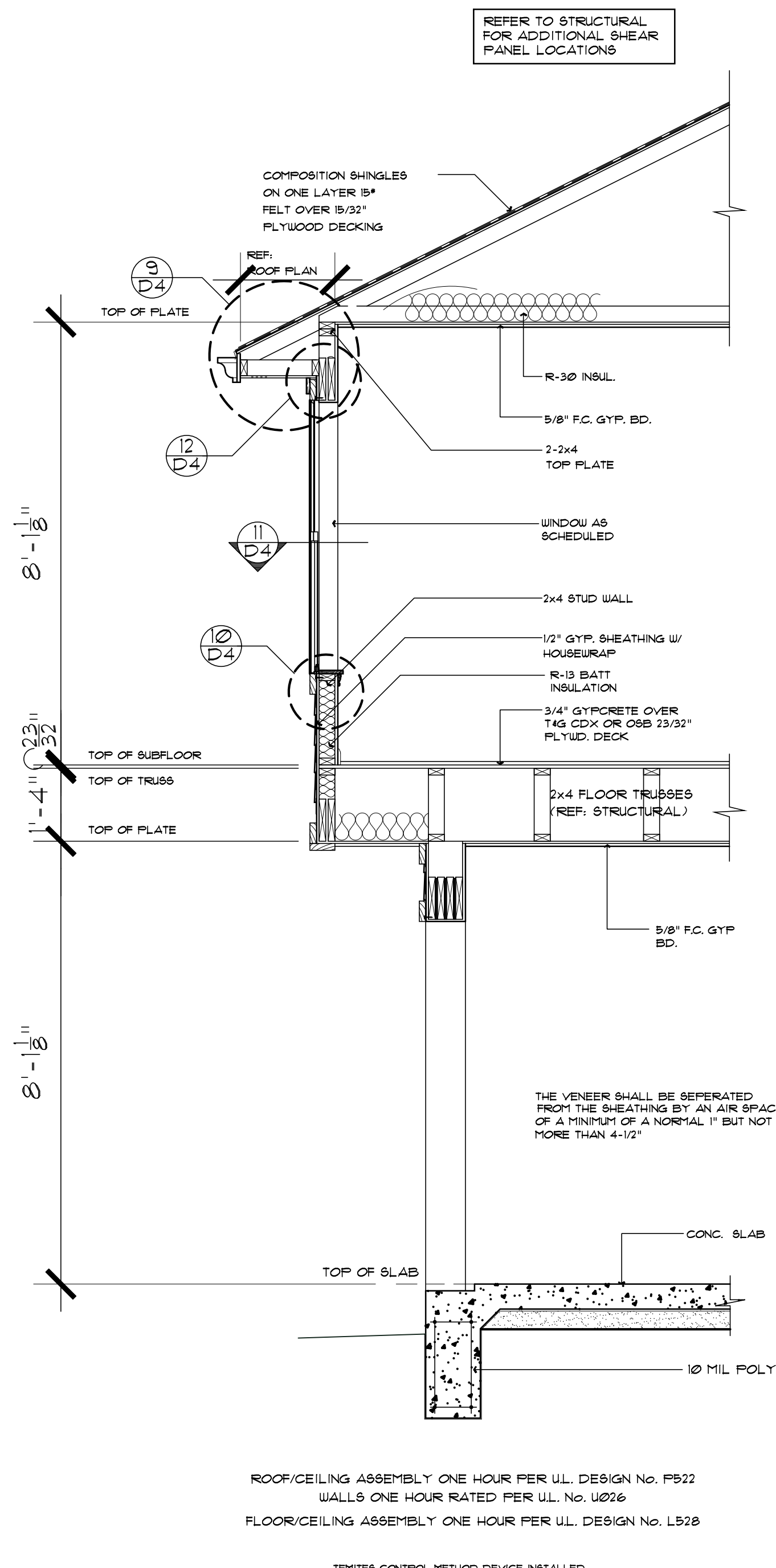
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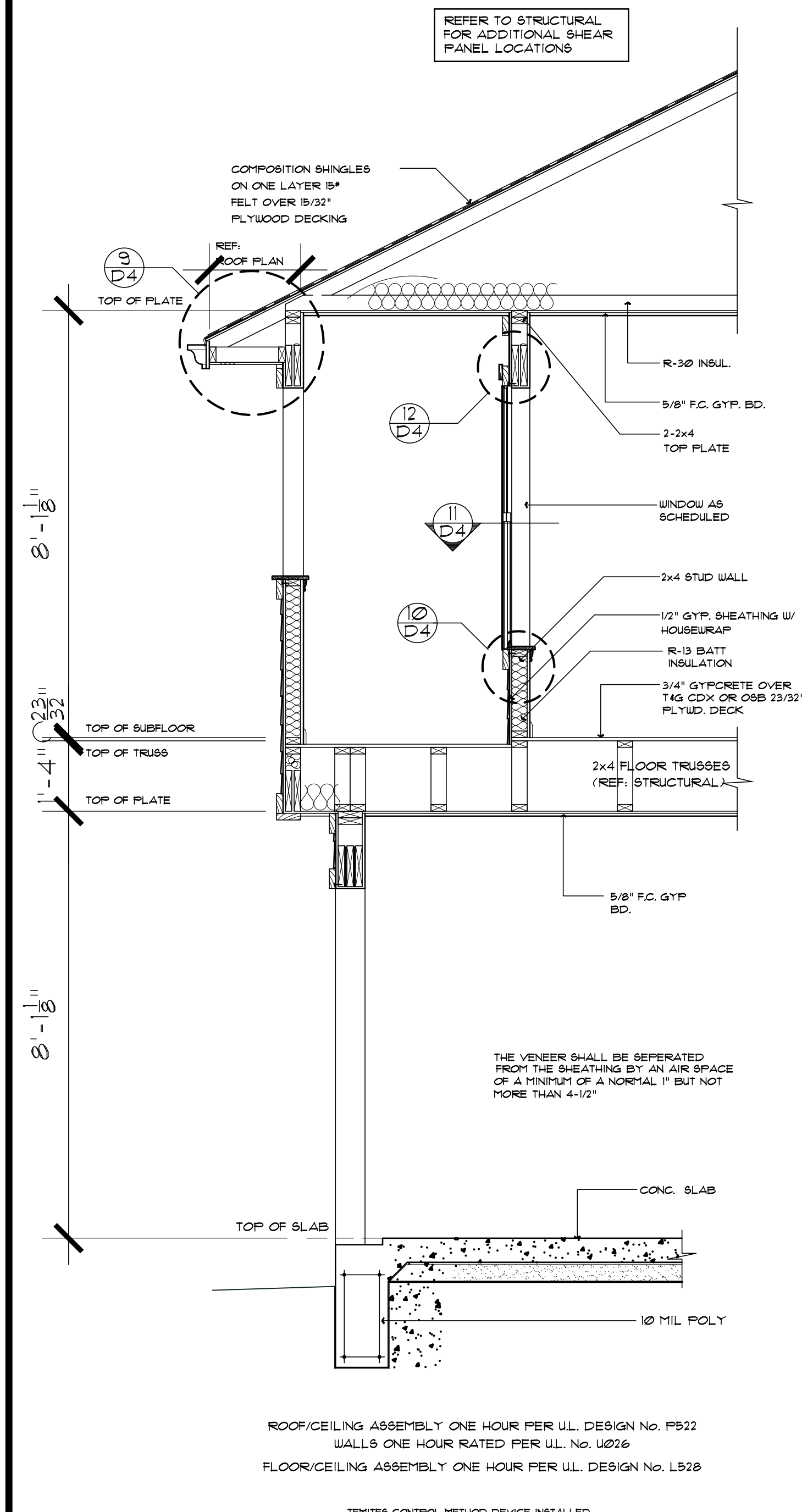
SECTION at HIP



SECTION at HIP at PATIO



SECTION at HIP at GARAGE

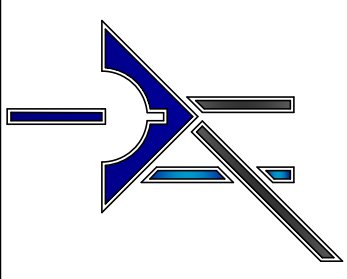


SECTION at GARAGE / BALCONY

CONSTRUCTION ISSUE

D21\_Wall sections.dwg

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REVIEW

REVIEW

REVIEW

REVIEW

REVIEW ISSUE

2/15/17

BIDDING ISSUE

4/10/17

PERMIT ISSUE

3/30/17

CONSTRUCTION ISSUE

4/10/17

PROJ. DATE

01/16/17

PROJECT NO.

17-0002

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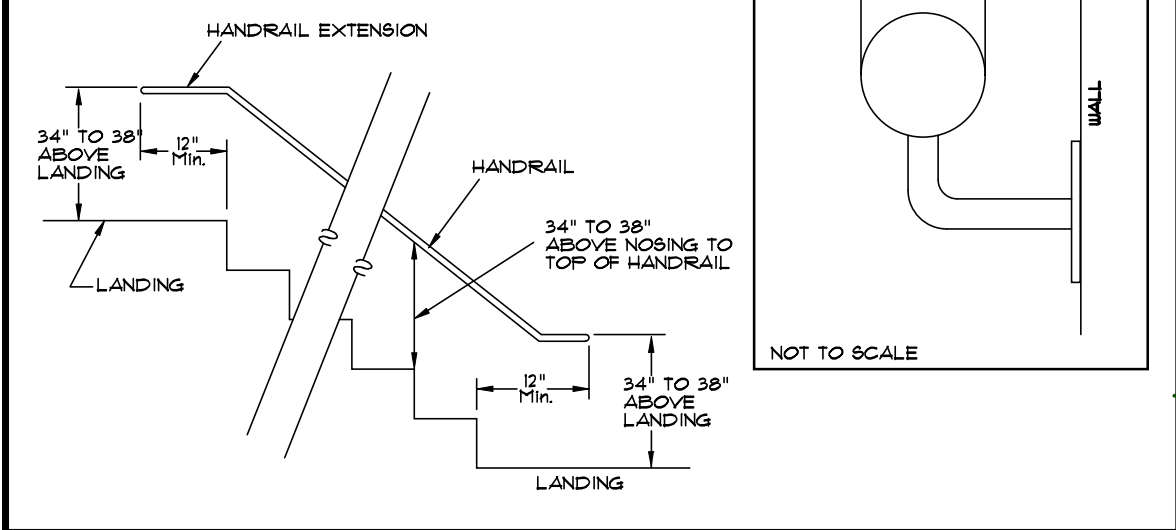
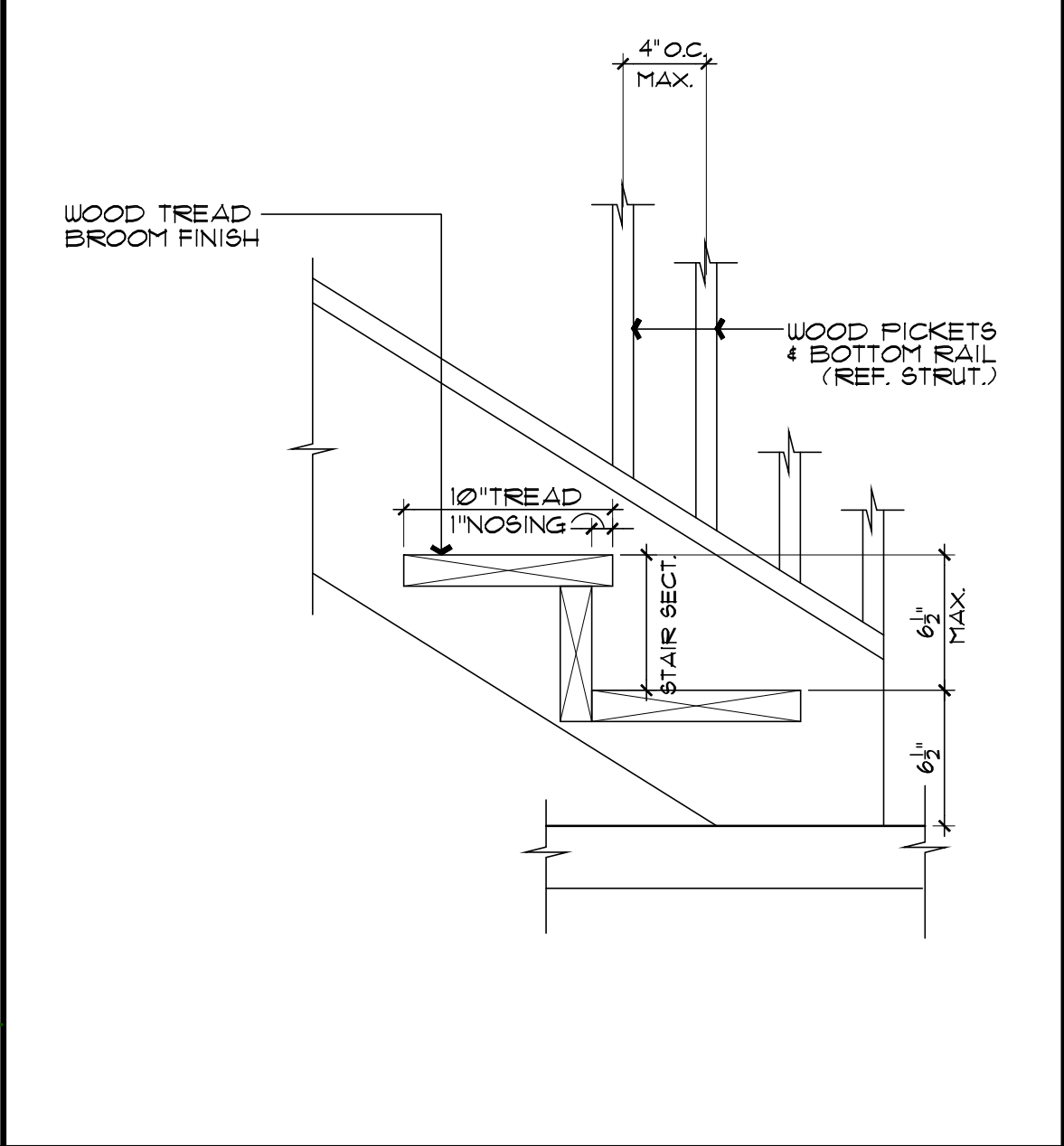
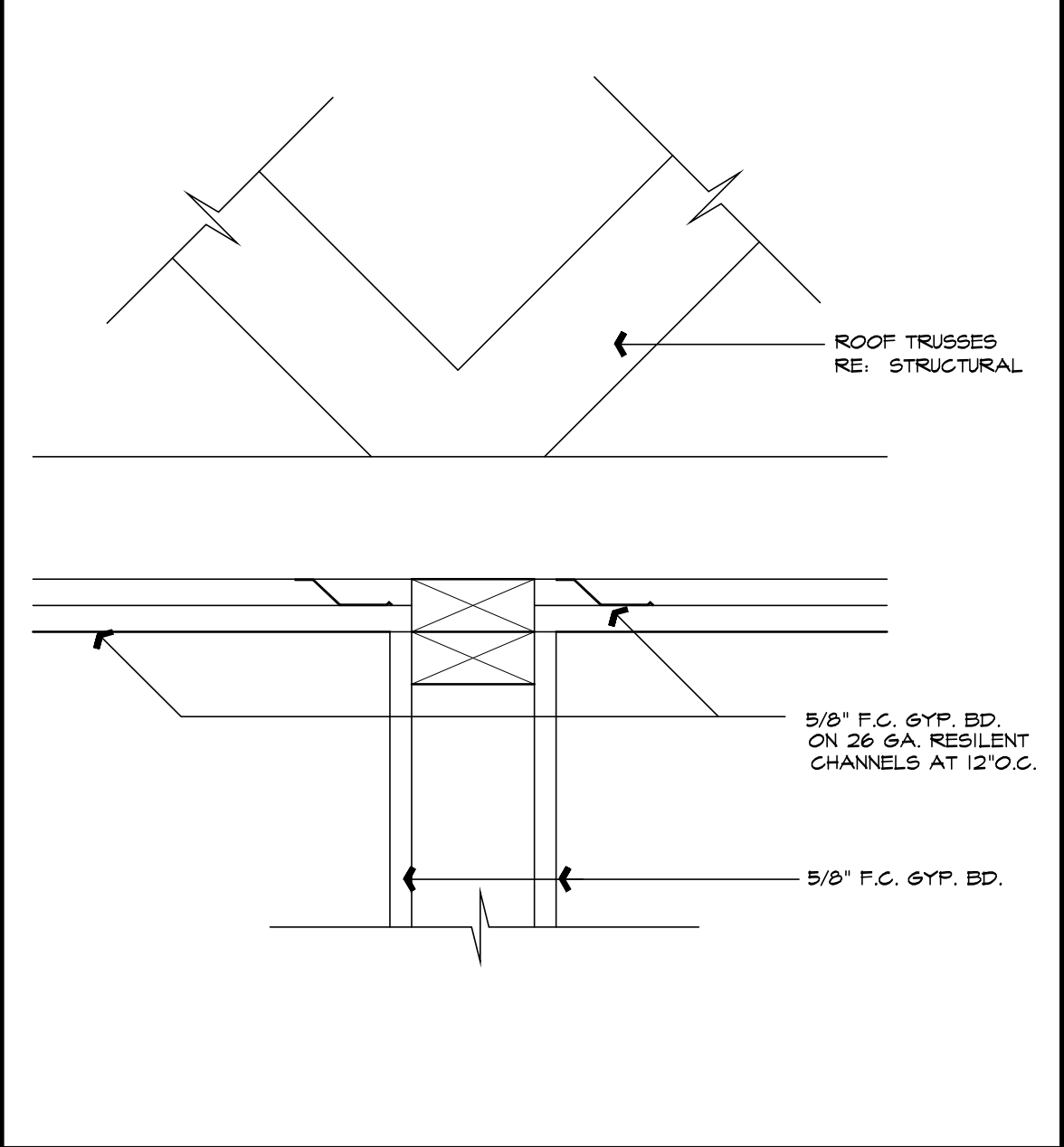
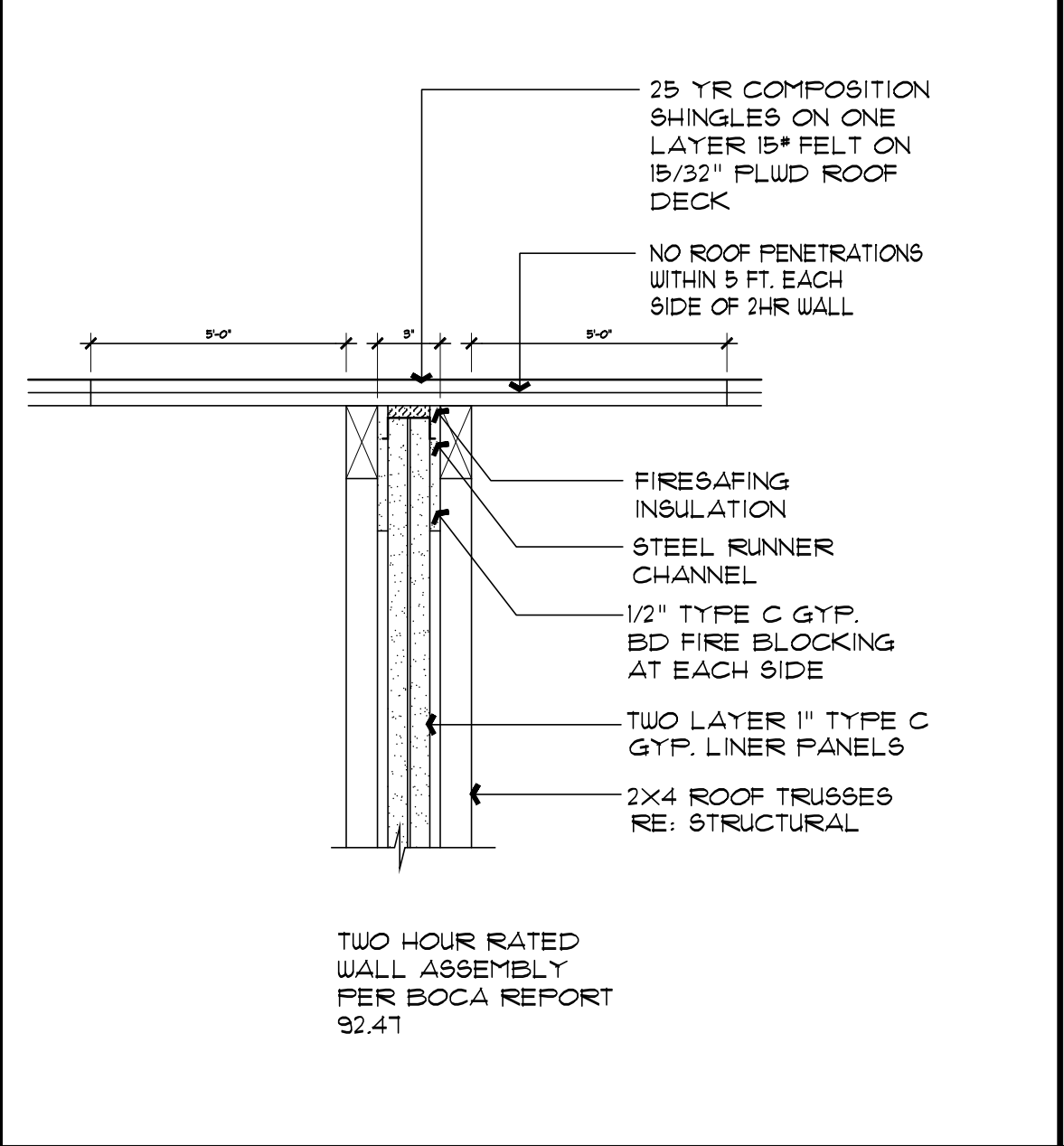
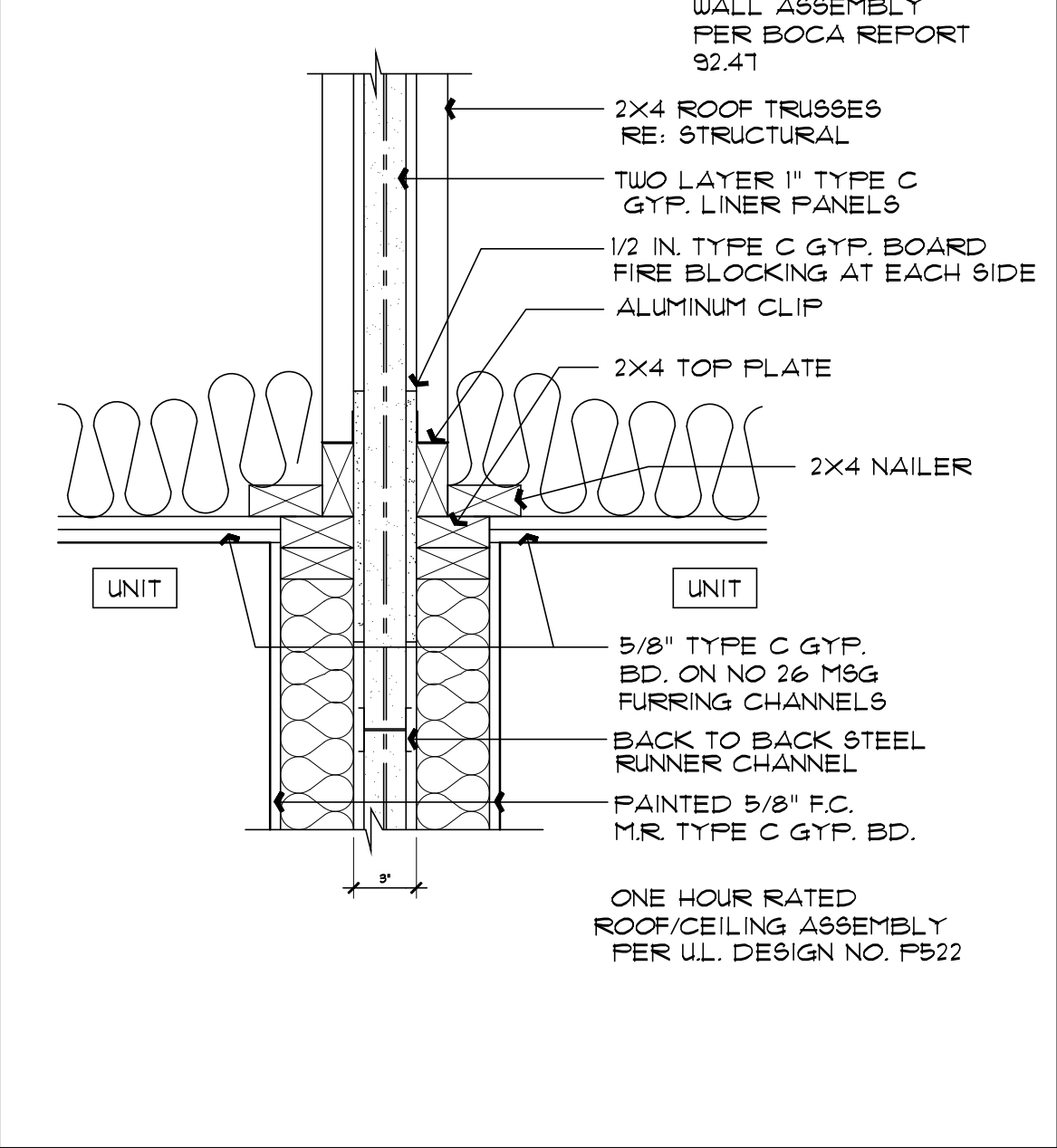
D21

PLOT DATE: 04 / 10 / 17

ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED. THE DIMENSIONS OF THE MATERIALS AND PRODUCTS ARE THE RESPONSIBILITY OF THE DESIGNER. THE DIMENSIONS OF THE MATERIALS AND PRODUCTS ARE THE RESPONSIBILITY OF THE DESIGNER. THE DIMENSIONS OF THE MATERIALS AND PRODUCTS ARE THE RESPONSIBILITY OF THE DESIGNER.

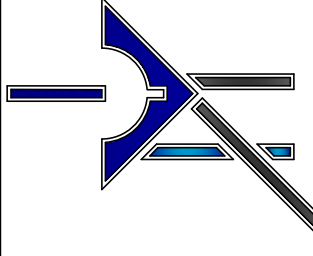


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<p>AS PER CITY OF HOUSTON AND UNIFORM BUILDING CODE SECTION R301.6</p> <p>THE TOP OF HANDRAILS AND HANDRAIL EXTENSIONS SHALL BE PLACED NOT LESS THAN 34 INCHES OR MORE THAN 38 INCHES ABOVE THE NOSING OF TREADS AND LANDINGS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND, EXCEPT FOR PRIVATE STAIRWAYS, AT LEAST ONE HANDRAIL SHALL EXTEND IN THE DIRECTION OF THE STAIR RUN NOT LESS THAN 12 INCHES BEYOND THE TOP RISER OR LESS THAN 12 INCHES BEYOND THE BOTTOM RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL POSTS OR SAFETY TERMINALS.</p> <p>THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/2 INCHES OR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.</p> <p>HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.</p> <p>SECTION R301.4 (Table) GUARDRAILS SHALL BE IN COMPLIANCE WITH SECTION R301.4 DISTRIBUTED 800 POUNDS PER 80 FT. LIVE LOADS, WHICH APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF GUARDRAIL.</p> 				
15 STAIR NOTES AND DETAIL	12 STRINGER TO FLOOR	9 INTERIOR WALL at ROOF	6 2 HR. WALL at ROOF TRUSS	3 2 HR. WALL at ROOF TRUSS
14 SECTION at GUARDRAIL AT PATIO/BALC.	11 STRINGER TO LANDING	8 INTERIOR WALL at FLOOR TRUSS	5 FIRESTOPPING AT CABLE AT FLR/CLG	2 2 HR. WALL at FLOOR TRUSS
13 SECTION at STAIR RAILING	10 STRINGER TO LANDING	7 INTERIOR WALL at FLOOR BASE	4 FIRESTOPPING AT WATER PIPE AT FLR/CLG	1 2 HR. WALL BASE at TENANT SEPARATION


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CONSTRUCTION ISSUE

PROJECT:  
EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

REV. 

REV. 

REV. 

REV. 

REVIEW ISSUE: 2/15/17

BIDDING ISSUE: 4/10/17

PERMIT ISSUE: 3/30/17

CONSTRUCTION ISSUE: 4/10/17

PROJ. DATE: 01/16/17

PROJECT NO.: 17-0002

DRAWN BY: DAF

CHECKED BY:

D3.1

PLOT DATE: 04 / 10 / 17



DRAWING NAME: D:\DAF GROUP\Design\Studio\Project\2017\Heritage Engineering Company\East Hampton\D41\_ Detail.dwg D41\_ Detail.dwg DATE: Apr 10, 2017 - 3:45pm Dave

15	TYP. WATERPROOFING @ EXT. OPENINGS	12	FIRESTOPPING at WATER CLOS. AT FLR/CLG	9	SIDING INSIDE CORNER	6	SIDING HEADER at WINDOW	3	SIDING FASCIA
14	WINDOW SILL FLASHING SEQUENCE	11	TYPICAL SECTION THRU. SIDING COL.	8	BRICK CORNER INSIDE at SIDING	5	SIDING JAMB at WINDOW	2	SIDING at FLOOR TRUSS
13	WINDOW SILL FLASHING SEQUENCE	10	SIDING OUTSIDE CORNER	7	FLOOR SILL at DOOR	4	SIDING SILL at WINDOW	1	BRICK at BASE at FOUNDATION SLAB

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D4.1

PLOT DATE: 04 / 10 / 17



GENERAL FRAMING NOTES:

- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION ALONG WITH TEXAS REVISIONS AND ADOPTED AMENDMENTS OF THE LOCAL JURISDICTION.
- THE DESIGN LOADS ARE CODE RECOMMENDED AS FOLLOWS:

	LIVE	DEAD
ROOF	20 PSF	10 PSF
		(20 PSF IV)

TILE)

FLOOR	40 PSF	10 PSF
		(20 PSF IV)

TILE)

STAIRS	40 PSF	10 PSF
CEILING	20 PSF	10 PSF
BALCONIES	60 PSF	10 PSF

WIND LOAD ..... 120 MPH 3-SEC GUST EXP 'C' CAT II

- LIVE LOAD REDUCTIONS FOR THE STRUCTURE ARE IN STRICT ACCORDANCE WITH THE AFOREMENTIONED CODE.
- METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- REFER TO THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR SLEEVES, CURBS, INSERTS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DROPS, OFFSETS, BLOCKOUTS, BRICK LEDGES, AND DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO PROJECT LAYOUT.
- THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS BY ANY CONTRACTOR, ERECTOR, FABRICATOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND TO THE LATEST EDITION OF ALL APPLICABLE BUILDING CODES.
- ALL WORK SHALL CONFORM TO OSHA STANDARDS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL CODES AND REQUIREMENTS OF PUBLIC AUTHORITIES AND STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT AND BE RESOLVED BEFORE PROCEEDING WITH ANY WORK.
- THE STRUCTURAL INTEGRITY OF ANY BUILDING RELIES ON THE FULL INTERACTION OF ALL ITS COMPONENT PARTS, WITH NO PROVISIONS MADE FOR CONDITIONS AND/OR SEQUENCES OF CONSTRUCTION AND THE STRUCTURAL DESIGN IS BASED ON THIS PREMISE. THEREFORE, THE CONTRACTOR SHALL PROVIDE ADEQUATE BRACING OF SUPERSTRUCTURE DURING CONSTRUCTION.
- INTERIOR OR EXTERIOR BEARING AND SHEAR WALLS, IF LOADED BEFORE SHEATHING, SHALL HAVE CONTINUOUS, TEMPORARY BRACING AT MID-HEIGHT OF STUDS PRIOR TO APPLYING ANY CONSTRUCTION LOADS.
- FRAMING LAYOUTS ARE PROVIDED TO REPRESENT DESIGN CONCEPTS AND SYSTEMS CONSTRUCTION. CONTRACTOR AND HIS SUBCONTRACTORS ARE RESPONSIBLE FOR MATERIAL QUANTITIES AND ANY AND ALL UNSPECIFIED COMPONENTS REQUIRED FOR CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RIGID BRACING OF ALL WALLS, FORMWORK, SHORING AND FALSE WORK DURING CONSTRUCTION.
- BEARING WALL STUDS DERIVE THEIR LOAD CARRYING CAPACITY WHEN SHEATHED AND NAILED ON AT LEAST ONE SIDE. FLOOR FRAMING SUPPORTED BY STUD WALLS SHALL NOT BE LOADED BY BUILDING MATERIALS OR ANY OTHER DEAD LOADS UNLESS APPROVED BY THE ENGINEER.

WALL FRAMING NOTES:

- SIZE, HEIGHT AND SPACING: 2"x4" BEARING WALLS WITH LATERALLY UNSUPPORTED STUDS AT 16" O.C. SHALL NOT EXCEED 10 FEET IN HEIGHT. NON BEARING WALLS MAY REACH 14 FEET IN HEIGHT. 2"x6" BEARING WALLS WITH LATERALLY UNSUPPORTED STUDS 16" O.C. SHALL NOT EXCEED 10 FEET HEIGHT. NON BEARING WALLS MAY REACH 20 FEET IN HEIGHT. BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT MAY BE USED TO INCREASE HEIGHT REQUIREMENTS BUT IN NO CASE SHALL 2"x4" STUDS BE USED IN LOAD BEARING WALLS OF MORE THAN 14 FEET IN HEIGHT.
- ALL WALL STUDS ARE STUD GRADE S.Y.P. AT 24" O.C. FOR UPPER MOST FLOOR (TOP FLOOR ONLY) AND AT 16" O.C. AT ALL OTHER FLOOR LEVELS. BLOCKING SHALL BE INSTALLED AT MID SPANS FOR STUDS GREATER THAN 9 FEET IN HEIGHT. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1"x4" WOOD LET-IN, METAL STRAP OR STRUCTURAL PANEL AT EACH END AND AT 25' MAXIMUM SPACING BETWEEN WALL ENDS. ALL FIRST FLOOR MUDSILLS SHALL BE TREATED LUMBER. LOAD BEARING WALLS, INCLUDING SHEARWALLS, CONSTRUCTED FROM FINGER JOINTED STUDS SHALL BE SHEATHED ON AT LEAST ONE FACE OR BRACED WITH 1"x4" HORIZONTAL (CONT.) AT MIDHEIGHT OF WALL PRIOR TO LOADING THEM WITH FLOOR CONSTRUCTION.
- FRAMING DETAILS. STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL. NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED AT EACH CORNER OR AN EXTERIOR WALL. BEARING AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48 INCHES. STUDS SHALL HAVE FULL BEARING ON A PLATE OR SILL NOT LESS THAN 2 INCHES IN THICKNESS HAVING A WIDTH NOT LESS THAN THE WALL STUD.
- BRACING. ALL EXTERIOR WALLS AND MAIN CROSS-STUD PARTITIONS SHALL BE EFFECTIVELY AND THOROUGHLY BRACED AS REQUIRED BY IRC602.10.
- HEADERS. ALL OPENINGS 4 FEET WIDE OR LESS IN BEARING WALLS SHALL BE PROVIDED WITH HEADERS CONSISTING OF EITHER TWO PIECES OF 2 INCH FRAMING LUMBER PLACED ON EDGE AND SECURELY FASTENED TOGETHER OR 4 INCH LUMBER OF EQUIVALENT CROSS SECTION. ALL OPENINGS MORE THAN 4 FEET WIDE SHALL BE PROVIDED WITH HEADERS OR LINTELS. EACH END OF A LINTEL OR HEADER SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 1.5 INCHES FOR THE FULL WIDTH OF THE HEADER OR LINTEL. ALL SUPPORTING MEMBERS SHALL BE DESIGNED TO SUPPORT LOADS SPECIFIED BY APPLICABLE CODES.
- CUTTING AND NOTCHING. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NON-LOAD BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITIONS.
- BRIDGING. UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERINGS OR SHEATHING MEETING THE MINIMUM REQUIREMENTS OF THE APPLICABLE BUILDING CODES, ALL STUD PARTITIONS OR WALLS OF 6 FEET OR HIGHER SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SNUGLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT.
- BORED HOLES. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. AVOID NOTCHES AND HOLES IN COLUMNS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

ROOF AND CEILING FRAMING NOTES:

- DESIGN AND CONSTRUCTION. THE FRAMING DETAILS GIVEN HERE APPLY TO ROOFS HAVING A MINIMUM SLOPE OF THREE (3) UNITS VERTICAL IN TWELVE (12) UNITS HORIZONTAL OR GREATER. WHERE THE ROOF PITCH IS LESS THAN THREE (3) UNITS VERTICAL IN TWELVE (12) UNITS HORIZONTAL, STRUCTURAL MEMBERS THAT SUPPORT RAFTERS AND CEILING JOISTS, SUCH AS RIDGE BEAMS, HIPS AND VALLEYS, SHALL BE DESIGNED AS BEAMS.
- IDENTIFICATION. LOAD BEARING DIMENSION LUMBER FOR RAFTERS, TRUSSES AND CEILING JOISTS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATION OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THE APPLICABLE IRC CODES SHALL BE ACCEPTED.
- SPANS. ALLOWABLE SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE IRC CODES.
- FRAMING. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE AND WHERE POSSIBLE AT HIPS AND VALLEYS. RIDGE BOARD SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEYS AND HIPS THERE SHALL BE A VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION OR BE DESIGNED TO CARRY AND DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- BRIDGING. RAFTERS AND CEILING JOISTS HAVING A DEPTH-TO-THICKNESS RATIO EXCEEDING 6 TO 1 BASED ON NOMINAL DIMENSIONS SHALL BE SUPPORTED LATERALLY BY SOLID BLOCKING, DIAGONAL BRIDGING (WOOD OR METAL) OR A CONTINUOUS 1-INCH BY 3-INCH WOOD STRIP NAILED ACROSS THE RAFTERS OR CEILING JOISTS AT INTERVALS NOT EXCEEDING 8 FEET. SOLID BLOCKING SHALL BE A MINIMUM OF UTILITY GRADE LUMBER AND FULL HEIGHT OF RAFTER OR CEILING JOIST MEMBERS.
- CEILING JOIST AND RAFTER CONNECTIONS. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER IN ACCORDANCE WITH TABLE R802.5.1(4), AND THE RAFTER SHALL BE NAILED TO THE TOP WALL PLATE IN ACCORDANCE WITH TABLE R602.3(1). CEILING JOISTS SHALL BE CONTINUOUS OR SECURELY JOINED IN ACCORDANCE WITH TABLE R802.5.1(4) WHERE THEY MEET OVER INTERIOR PARTITIONS AND ARE NAILED TO ADJACENT RAFTERS TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE CEILING JOISTS ARE NOT CONNECTED TO THE RAFTERS AT THE TOP WALL PLATE, JOISTS CONNECTED HIGHER IN THE ATTIC SHALL BE INSTALLED AS RAFTER TIES, OR RAFTER TIES SHALL BE INSTALLED TO PROVIDE A CONTINUOUS TIE.
- RAFTER TIES. RAFTER TIES SHALL BE A MINIMUM OF 2-INCHES BY 4-INCHES, INSTALLED IN ACCORDANCE WITH THE CONNECTION REQUIREMENTS IN TABLE R802.5.1(4), OR CONNECTIONS OF EQUIVALENT CAPACITIES SHALL BE PROVIDED. WHERE CEILING JOISTS OR RAFTER TIES ARE NOT PROVIDED, THE RIDGE FORMED BY THESE RAFTERS SHALL BE SUPPORTED BY A WALL, BEAM OR GIRDER DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
- PURLINS. INSTALLATION OF PURLINS TO REDUCE THE SPAN OF RAFTERS IS PERMITTED AS SHOWN IN SHOWN DETAILS. PURLINS SHALL BE SIZED NO LESS THAN THE REQUIRED SIZE OF THE RAFTERS THAT THEY SUPPORT. PURLINS SHALL BE CONTINUOUS AND SHALL BE SUPPORTED BY 2-INCH BY 4-INCH BRACES INSTALLED TO BEARING WALLS AT A SLOPE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL. THE BRACES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER AND THE UNBRACED LENGTH OF BRACES SHALL NOT EXCEED 8 FEET.
- BEARING. THE ENDS OF EACH RAFTER OR CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3-INCHES ON MASONRY OR CONCRETE.
- CUTTING AND NOTCHING. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF THE HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.
- END-JOINTED LUMBER. APPROVED END-JOINTED LUMBER IDENTIFIED BY A GRADE MARK CONFORMING TO THE APPLICABLE CODES MAY BE USED INTERCHANGEABLY WITH SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADES.

FLOOR FRAMING NOTES:

- IDENTIFICATION. LOAD-BEARING DIMENSION LUMBER FOR JOISTS, BEAMS AND GIRDERS SHALL BE IDENTIFIED BY A GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20. IN LIEU OF A GRADE MARK, A CERTIFICATE OF INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION ISSUED BY A LUMBER GRADING OR INSPECTION AGENCY MEETING THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES SHALL BE ACCEPTED.
- ALLOWABLE JOIST SPANS. SPANS FOR FLOOR JOISTS ARE DESIGNED IN ACCORDANCE WITH TABLES R502.3.1(1) AND R502.3.1(2).
- BEARING. THE END OF EACH JOIST, BEAM OR GIRDER SHALL HAVE NOT LESS THAN 15 INCHES OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE EXCEPT WHERE SUPPORTED ON A 1 INCH BY 4 INCH RIBBON STRIP AND NAILED TO THE ADJACENT STUD OR BY THE USE OF APPROVED JOIST HANGERS.
- LATERAL RESTRAINT AT SUPPORTS. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS BY FULL-DEPTH SOLID BLOCKING NOT LESS THAN 2 INCHES NOMINAL IN THICKNESS, OR BY ATTACHMENT TO A FULL-DEPTH HEADER, BAND OR RIM JOIST TO PREVENT ROTATION.
- DRILLING AND NOTCHING. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.
- FLOOR SYSTEMS. JOISTS FRAMING FROM OPPOSITE SIDES OVER A BEARING SUPPORT SHALL LAP A MINIMUM OF 3 INCHES AND SHALL BE NAILED TOGETHER WITH A MINIMUM OF THREE (3) 10d FACE NAILS. A WOOD OR METAL SPLICE WITH STRENGTH EQUAL TO OR GREATER THAN THAT PROVIDED BY THE NAILED LAP IS PERMITTED.
- FRAMING OF OPENINGS. OPENINGS IN FLOOR FRAMING SHALL BE FRAMED WITH A HEADER AND TRIMMER JOISTS. WHEN THE HEADER JOIST SPAN DOES NOT EXCEED 4 FEET, THE HEADER JOIST MAY BE A SINGLE MEMBER THE SAME SIZE AS THE FLOOR JOIST. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST BEARING. SINGLE TRIMMER JOISTS MAY BE USED TO CARRY A SINGLE HEADER JOIST THAT IS LOCATED WITHIN 3 FEET OF THE TRIMMER JOIST BEARING. WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET, THE TRIMMER JOISTS AND HEADER JOIST SHALL BE DOUBLED AND OF SUFFICIENT CROSS SECTION TO SUPPORT THE FLOOR JOISTS FRAMING INTO THE HEADER. APPROVED HANGERS SHALL BE USED FOR THE HEADER JOIST TO TRIMMER JOIST CONNECTIONS WHEN THE HEADER JOIST SPAN EXCEEDS 4 FEET.
- JOISTS UNDER BEARING PARTITIONS. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE OF ADEQUATE SIZE TO SUPPORT THE LOAD. DOUBLE JOISTS, SIZED TO ADEQUATELY SUPPORT THE LOAD, THAT ARE SEPARATED TO PERMIT THE INSTALLATION OF PIPING OR VENTS SHALL BE FULL DEPTH SOLID BLOCKED WITH LUMBER NOT LESS THAN 2 INCHES IN NOMINAL THICKNESS SPACED NOT MORE THAN 4 FEET ON CENTER. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD.
- BOLTS AND FLITCH BEAMS. BOLTS THROUGH WOOD BEAMS, HEADERS, COLUMNS, ETC. SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS. BOLT HOLES THROUGH WOOD MEMBERS SHALL BE DRILLED 1/16" MAXIMUM LARGER THAN THE DIAMETER OF THE BOLTS TO BE INSTALLED. FLITCH BEAMS WHEN SPECIFIED ON PLANS SHALL BE BOLTED TOGETHER WITH ONE 1/2" DIA. BOLT TOP AND BOTTOM OVER THE END AND INTERIOR BEARING LOCATIONS AND (2) ROWS OF 1/2" DIAMETER BOLTS AT 24" O.C. STAGGERED FULL LENGTH OF THE BEAM.

DIAPHRAGM FRAMING NOTES:

- FLOOR SHEATHING. SHEATHING USED AS STRUCTURAL SUBFLOOR SHALL BE A MINIMUM THREE-FOURTHS INCH THICK AND INSTALLED PERPENDICULAR TO THE SUPPORTS. JOINTS SHALL OCCUR OVER SUPPORTS UNLESS END-MATCHED LUMBER IS USED, IN WHICH CASE EACH PIECE SHALL BEAR ON AT LEAST TWO SUPPORTS. SUBFLOORING MAY BE OMITTED WHEN JOIST SPACING DOES NOT EXCEED 16 INCHES AND 1 INCH NOMINAL TONGUE- AND-GROVED WOOD STRIP FLOORING IS APPLIED PERPENDICULAR TO THE SUPPORTS.
- FLOOR STRUCTURAL SHEATHING. PLYWOOD USED AS STRUCTURAL SUBFLOOR SHALL BE A MINIMUM OF THREE-FOURTHS INCH THICK, TONGUE-AND GROOVED APA RATED SHEATHING STANDARD C-D INTERIOR WITH EXTERIOR GLUE SPAN RATING OF 48/24 INSTALLED PERPENDICULAR TO THE SUPPORTS.
- ALTERNATE MATERIALS. ALTERNATE MATERIALS MAY BE USED FOR SUBFLOORING, BUT IN ANY CASE THE MATERIALS AND INSTALLATION SHALL MEET THE MINIMUM REQUIREMENTS OF THE APPLICABLE BUILDING CODES.
- FASTENERS. FLOOR SHEATHING SHALL BE GLUE INSTALLED IN ACCORDANCE WITH ADHESIVE MANUFACTURER'S DIRECTIONS ATTACHING SUBFLOOR TO EACH JOIST. FASTENERS SHALL BE INSTALLED PER IRC TABLE R602.3(1) NAILING SCHEDULE.
- ROOF SHEATHING. PLYWOOD USED FOR ROOF SHEATHING SHALL BE BONDED BY INTERMEDIATE OR EXTERIOR BLUE. PLYWOOD ROOF SHEATHING EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. PLYWOOD MUST BE OF MINIMUM 1/2" THICKNESS AND MEET ALL OTHER REQUIREMENTS OF APPLICABLE BUILDING CODES. END JOINTS IN PLYWOOD SHALL OCCUR OVER SUPPORTS AND END JOINTS SHALL BE STAGGERED A MINIMUM OF ONE MEMBER ON ADJACENT ROWS.
- CEILING SHEATHING. GYPSUM BOARD USED TO SHEATH CEILING SHALL CONFORM TO APPLICABLE ASTM STANDARDS. GYPSUM BOARD SHALL BE A MINIMUM THICKNESS OF ONE-HALF INCH AND NAILED WITH 5d COOLER NAILS OR GYPSUM BOARD NAILS (0.0086" DIA., 1-5/8" LONG, 9/32" HEAD) AT 7" ON-CENTER AT SUPPORT LOCATIONS NOT LOCATED MORE THAN 24" O.C. AND ORIENTED PERPENDICULAR TO THE SUPPORTING JOISTS. THREE-EIGHTHS-INCH-THICK SINGLE-PLY GYPSUM BOARD SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHEN APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8" TO 1/2" FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2" TO 5/8" FOR 24-INCH ON CENTER FRAMING OR 1/2" SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

BRICK SUPPORT NOTES:

- UNLESS NOTED OTHERWISE, INSTALL 22 GAUGE x 1" CORRUGATED BRICK TIES 3 INCHES INTO MASONRY AT SPACING NOT GREATER THAN 16" HORIZONTAL AND VERTICAL OR AS REQUIRED BY THE LOCAL BUILDING CODE.
- THE DETAILS GIVEN IN THIS SHEET ARE "TYPICAL" ONLY. THE BASIC CONCEPT/PRINCIPLE PRESENTED IN THESE DETAILS CAN BE EXTENDED TO SUIT SIMILAR SITUATIONS NOT MENTIONED IN THIS DRAWING.
- THESE DETAILS ARE APPLICABLE FOR BRICK/STONE VENEER SITUATIONS WHERE:
  - THE VENEER DOES NOT EXCEED 40 LBS/SQ.FT. IN HEIGHT.
  - THE HEIGHT OF THE VENEER DOES NOT EXCEED 30 FEET.
- ALL ELEMENTS OF BRICK/STONE VENEER SUPPORT SHALL BE FULLY ENGINEERED. FOR ANY INFORMATION NOT GIVEN IN THE STRUCTURAL DRAWINGS, YOU MAY REFER BACK TO THE STRUCTURAL ENGINEER FOR FURTHER CLARIFICATION.
- ALL HEADER MEMBERS SUPPORTING VENEER SHALL BE DESIGNED FOR A DEFLECTION NOT EXCEEDING L/600 VALUES.
- THE DETAILS SHOWN HERE ARE DESIGNED TO SUPPORT A MAXIMUM 10'-0" HEIGHT OF BRICK. FOR HEIGHTS GREATER THAN 10'-0" CONTACT THE STRUCTURAL ENGINEER FOR THE SUPPORT DESIGN FOR THESE CONDITIONS.
- SPAN FOR STEEL LINTEL HEADERS SUPPORTING MASONRY TO BE AS FOLLOWS:

0' - 3'	ANGLE 3'-1/2"x3'-1/2"x1/4"
3' - 6'	ANGLE 5"x3'-1/2"x5/16"
6' - 10'	ANGLE 8"x4"x1/2"

STEEL LINTELS FOR OPENINGS GREATER THAN 10' SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER.
- MINIMUM 6" BEARING AT EACH END OF LINTELS.
- 2 COATS OF RUST RESISTANT PAINT SHALL BE APPLIED TO ENTIRE SURFACE OF STEEL MEMBER.

UNITS "A & B"

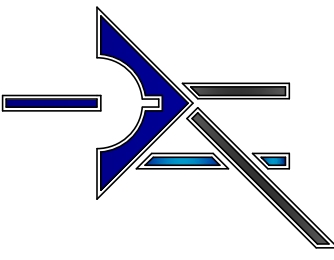
1 3/16"=1'-0"

NOTES

NOTE:  
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PLOT DATE: 04 / 10 / 17



IRC TABLE R602.3(1):		
DESCRIPTION OF BUILDING ELEMENTS	NO. AND TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2"x0.113")	-
1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2-1/2"x0.113") OR 2 STAPLES 1-3/4"	-
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3-1/2"x0.135")	-
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3-1/2"x0.135")	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3-1/2"x0.135")	-
STUD TO SOLE PLATE, TOE NAIL	3-8d (2-1/2"x0.113") OR 2-16d (3-1/2"x0.135")	-
DOUBLE STUDS, FACE NAIL	10d (3"x0.128")	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d (3"x0.128")	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3-1/2"x0.135")	16" O.C.
DOUBLE TOP PLATES, MIN. 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3-1/2"x0.135")	-
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2-1/2"x0.113")	-
RIM JOIST TO TOP PLATE, TOE NAIL	8d (2-1/2"x0.113")	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3"x0.128")	-
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3-1/2"x0.135")	16" O.C. ALONG EA. END
CONTINUED HEADER, TWO PIECES	16d (3-1/2"x0.135")	16" O.C. ALONG EA. END
CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2-1/2"x0.113")	-
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2-1/2"x0.113")	-
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d (3"x0.128")	-
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d (3"x0.128")	-
RAFTER TO PLATE, TOE NAIL		2-16d (3-1/2"x0.135") -
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2"x0.113") OR 2 STAPLES, 1-3/4"	-
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x0.113")	-
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x0.113")	-
MAXIMUM HEADER SPAN FOR UNIFORM LOADS		
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	OR 3 STAPLES 1-3/4"	
HEADERS SUPPORT NO. OF STUDS	NO. OF STUDS	NO. OF STUDS
CEILING & TRIMMERS	CEILING & TRIMMERS	CEILING & TRIMMERS
BUILT-UP CORNER STUDS (JACK STUDS)	ONE CENTER BEARING	ONE CENTER BEARING
BUILT-UP GIRDERS AND BEAMS	2	2
2-INCH LUMBER LAYERS	1	1
2-2x10 6'-6"	2	2
2-2x10 6'-6"	2	2
2-2x12 7'-6"	2	2
2" PLANKS	2-16d (3-1/2"x0.135")	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS:		
TOE NAIL	4-16d (3-1/2"x0.135")	-
FACE NAIL	3-16d (3-1/2"x0.135")	-
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d (2-1/2"x0.113")	-
COLLAR TIE TO RAFTER, FACE NAIL, OR 1-1/4"x20 GAGE RIDGE STRAP	3-10d (3"x0.128")	-

DESCRIPTION OF BUILDING MATERIAL	DESCRIPTION FASTENER	SPACING OF FASTENERS EDGES	INT. SUPPORTS
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING, AND PARTICLE BOARD WALL SHEATHING TO FRAMING			
5/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL)	6	12
	8d COMMON (2 1/2"x0.131") NAIL (ROOF)	6	12
1 1/2" - 1"	8d COMMON NAIL (2 1/2"x0.131")	6	12
1 1/8" - 1 1/4"	10d COMMON (3"x0.148") NAIL OR 8d (2 1/2"x0.131") DEFORMED NAIL	6	12
OTHER WALL SHEATHING			
1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 8d COMMON (2 1/2"x0.131") NAIL; STAPLE 16 GA, 1 1/2" LONG	3	6
2 1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 3/4" GALVANIZED ROOFING NAIL 8d COMMON (2 1/2"x0.131") NAIL; STAPLE 16 GA, 1 3/4" LONG	3	6
1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL; 6d COMMON (2"x0.131") NAIL; STAPLE GALVANIZED 1/2" LONG; 1/4" SCREWS, TYPE W OR S	4	8
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL; 8d COMMON (2 1/2"x0.131") NAIL; STAPLE GALVANIZED 1 1/8" LONG; 1 1/8" SCREWS, TYPE W OR S	4	8
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2 1/2"x0.131") NAIL	6	12
7/8" - 1"	8d COMMON (2 1/2"x0.131") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL	6	12
1 1/8" - 1 1/4"	10d COMMON (3"x0.148") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL	6	12
NOTES TO TABLE R602.3(1):			
A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED.			
B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 3/16" IN DIAMETER CROWN WIDTH.			
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6" ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48" OR GREATER.			
D. FOUR-FOOT-BY-8-FOOT OR 4-FOOT-BY-4-FOOT PANELS SHALL BE APPLIED VERTICALLY.			
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).			
F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48" DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM.			
G. FOR REGIONS HAVING BASIC WIND SPEED OF 100 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHEN BASIC WIND SPEED IS GREATER THAN 100 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6" ON CENTER FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.			
H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.			
I. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ALL FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THE BUILDING CODES. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.			
BRICK TIE AND STUCCO LATHE FASTENING SCHEDULE			
WIND SPEED			
	110 MPH	120 MPH	130 MPH
STUCCO LATHE (NAIL)	16"	16"	16"
STUCCO LATHE (STAPLE)	16"	16"	12"
BRICK TIES	18"	18"	16"
NOTES:			
1. SPACING SHOWN IS THE MAX ALLOWED BETWEEN FASTENERS AND INSTALLED DIRECTLY INTO THE STUDS. STUD SPACING AT 16" OC MAX			
2. BASED ON COMPONENTS & CLADDING PRESSURES FOR ZONE 5, EXP C FOR BUILDINGS LESS THAN 60 FT MEAN ROOF HEIGHT (MRH).			
3. STAPLES SHALL BE 16 GAUGE x 1-1/2" CORROSION RESISTANT.			
4. NAILS SHALL BE 8d (0.131"x2-1/2") DEFORMED SHANK CORROSION RESISTANT.			

IRC TABLE R802.5.(9)

RAFTER SLOPE	RAFTER SPACING	12	20	28	36
3:12	12	4	6	8	11
	16	5	8	11	14
	24	7	11	16	21
4:12	12	3	5	6	8
	16	4	6	8	11
	24	5	8	12	16
5:12	12	3	4	5	7
	16	3	5	7	9
	24	4	7	10	13
7:12	12	3	3	4	5
	16	3	4	5	6
	24	3	5	7	9
4:12	12	3	3	3	4
	16	3	3	4	5
	24	3	4	6	7
12:12	12	3	3	3	3
	16	3	3	3	4
	24	3	3	4	6

NOTES TO TABLE R802.5.(9):

A. 40d BOX NAILS SHALL BE PERMITTED TO BE SUBSTITUTED FOR 16d COMMON NAILS.

B. NAILING REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED 25 PERCENT IF NAILS ARE CLINCHED.

C. HEEL JOINT CONNECTIONS ARE NOT REQUIRED WHEN THE RIDGE IS SUPPORTED BY A LOAD-BEARING WALL, HEADER OR RIDGE BEAM.

D. WHEN INTERMEDIATE SUPPORT OF THE RAFTER IS PROVIDED BY VERTICAL STRUTS OR FURLING TO A LOAD BEARING WALL, THE TABULATED HEEL JOINT CONNECTION REQUIREMENTS SHALL BE PERMITTED TO BE REDUCED PROPORTIONALLY TO THE REDUCTION IN SPAN.

E. EQUIVALENT NAILING PATTERNS ARE REQUIRED FOR CEILING JOIST TO CEILING JOIST LAP SPLICES.

F. WHEN RAFTER TIES ARE SUBSTITUTED FOR CEILING JOISTS, THE HEEL JOINT CONNECTION REQUIREMENT SHALL BE TAKEN AS THE TABULATED HEEL JOINT CONNECTION REQUIREMENT FOR TWO-THIRDS OF THE ACTUAL RAFTER-SLOPE.

G. TABULATED HEEL JOINT CONNECTION REQUIREMENTS ASSUME THAT CEILING JOISTS OR RAFTER TIES ARE LOCATED AT THE BOTTOM OF THE ATTIC SPACE. WHEN CEILING JOISTS OR RAFTER TIES ARE LOCATED HIGHER IN THE ATTIC, HEEL JOINT CONNECTION REQUIREMENTS SHALL BE INCREASED BY THE FOLLOWING FACTORS: H/H-HEEL JOINT CONNECTION ADJUSTMENT FACTOR; 1/3:1.5; 1/4:1.33; 1/5:1.25; 1/6:1.2; 1/10 OR LESS: 1.11 (WHERE H=HEIGHT OF CEILING JOISTS OR RAFTER TIES MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS. H=HEIGHT OF ROOF RIDGE MEASURED VERTICALLY ABOVE THE TOP OF THE RAFTER SUPPORT WALLS.)

TESTING INSPECTION NOTES:

1. THE STRUCTURAL ENGINEER SHALL VISUALLY OBSERVE THE ERECTION OF THE WOOD FRAME INCLUDING WALL FRAMING, SHEAR WALLS, WOOD TRUSSES AND PLYWOOD DECKING.

2. THE GEOTECHNICAL CONSULTANT SHALL EXAMINE EACH FOOTING EXCAVATION AND FILL PLACEMENT TO DETERMINE THAT THE PROPER DESIGN REQUIREMENTS HAVE BEEN REACHED. THIS VISUAL OBSERVATION SHOULD BE PERFORMED PRIOR TO THE PLACEMENT OF REINFORCEMENT IN THE EXCAVATION. VISUAL OBSERVATION FOR THE SLAB FOUR SHALL BE PERFORMED BY THE STRUCTURAL ENGINEER PRIOR TO PLACING OF CONCRETE IN EACH FOUR.

3. THE GEOTECHNICAL CONSULTANT SHALL MONITOR THE DEGREE OF COMPACTION OF THE FILL FOR THE SUBGRADE BENEATH THE SLAB-ON-GROUND. ANY AREAS OF WEAKNESS SHALL BE REMARKED ACCORDING TO CONSULTANTS RECOMMENDATIONS.

4. ATTERBERG LIMITS TESTS OF ALL MATERIAL TO BE USED AS COMPACTED FILL UNDER THE STRUCTURES SHALL BE PERFORMED AND RESULTS SUBMITTED FOR ENGINEER'S REVIEW.

5. COMPACTION TESTS OF EACH LIFT OF COMPACTED SOILS SUPPORTING ALL SLABS-ON-GROUND SHALL BE PERFORMED.

6. CONCRETE CYLINDER TESTS AND SLUMP TESTS SHALL BE COMPLETED FOR FOOTINGS, GRADE BEAMS, AND SLABS-ON-GROUND.

4 CYLINDERS TOTAL: 1 AT 3 DAYS, 1 AT 7 DAYS, 2 AT 28 DAYS PER 50 CUBIC YARDS.

7. THE STRUCTURAL ENGINEER SHALL VISUALLY OBSERVE THE TENDON PLACEMENTS AND REBAR IN THE SLAB POURS PRIOR TO THE PLACING OF THE CONCRETE.

8. ALL BOLTED OR NAILED CONNECTIONS FOR HOLDDOWNS AND STRAPS SHALL BE VISUALLY OBSERVED BY STRUCTURAL ENGINEER.

SHEARWALL FRAMING NOTES:

1. PANEL JOINTS. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO, COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO, COMMON BLOCKING OF A MINIMUM 1-1/2" INCH THICKNESS.

2. CONNECTIONS. BRACED WALL LINE SOLE PLATES SHALL BE FASTENED TO THE FLOOR FRAMING AND TOP PLATES SHALL BE CONNECTED TO THE FRAMING ABOVE IN ACCORDANCE WITH TABLE R602.3(1). SILLS SHALL BE FASTENED TO THE FOUNDATION OR SLAB PER THE SHEARWALL SCHEDULE. WHERE JOISTS ARE PERPENDICULAR TO THE BRACED WALL LINES ABOVE, BLOCKING SHALL BE PROVIDED UNDER AND IN LINE WITH THE BRACED WALL PANELS. WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES BELOW, BLOCKING SHALL BE PROVIDED OVER AND IN LINE WITH THE BRACED WALL PANELS. WHERE JOISTS ARE PARALLEL TO BRACED WALL LINES ABOVE OR BELOW, A RIM JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE WALL TO PERMIT FASTENING PER TABLE R602.3(1).

3. WALL ANCHORAGE. BRACED WALL LINE SILLS SHALL BE ANCHORED TO CONCRETE OR MASONRY FOUNDATIONS IN ACCORDANCE WITH THE SHEARWALL SCHEDULE. PLATE WASHERS SHALL BE A MINIMUM OF 0.224 INCH THICK BY 3 INCHES BY 3 INCHES IN SIZE AND SHALL BE INSTALLED BETWEEN THE FOUNDATION SILL PLATE AND NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-3/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND NUT.

4. CONTINUOUS LOAD PATH. A CONTINUOUS LOAD PATH SHALL BE CREATED FROM THE ROOF TO THE FOUNDATION AS SHOWN ON ENGINEERING DETAIL SHEETS. ALL CLIPS, STRANDS, EXPANSION ANCHORS, HOLD DOWNS AND ADHESIVES SHALL BE INSTALLED AS SHOWN ON SHEAR WALL PLANS AND BE CONSTRUCTED OF SIMPSON STRONG-TIE MATERIAL.

UNITS "A & B"

1 3/16"=1'-0"

NOTES

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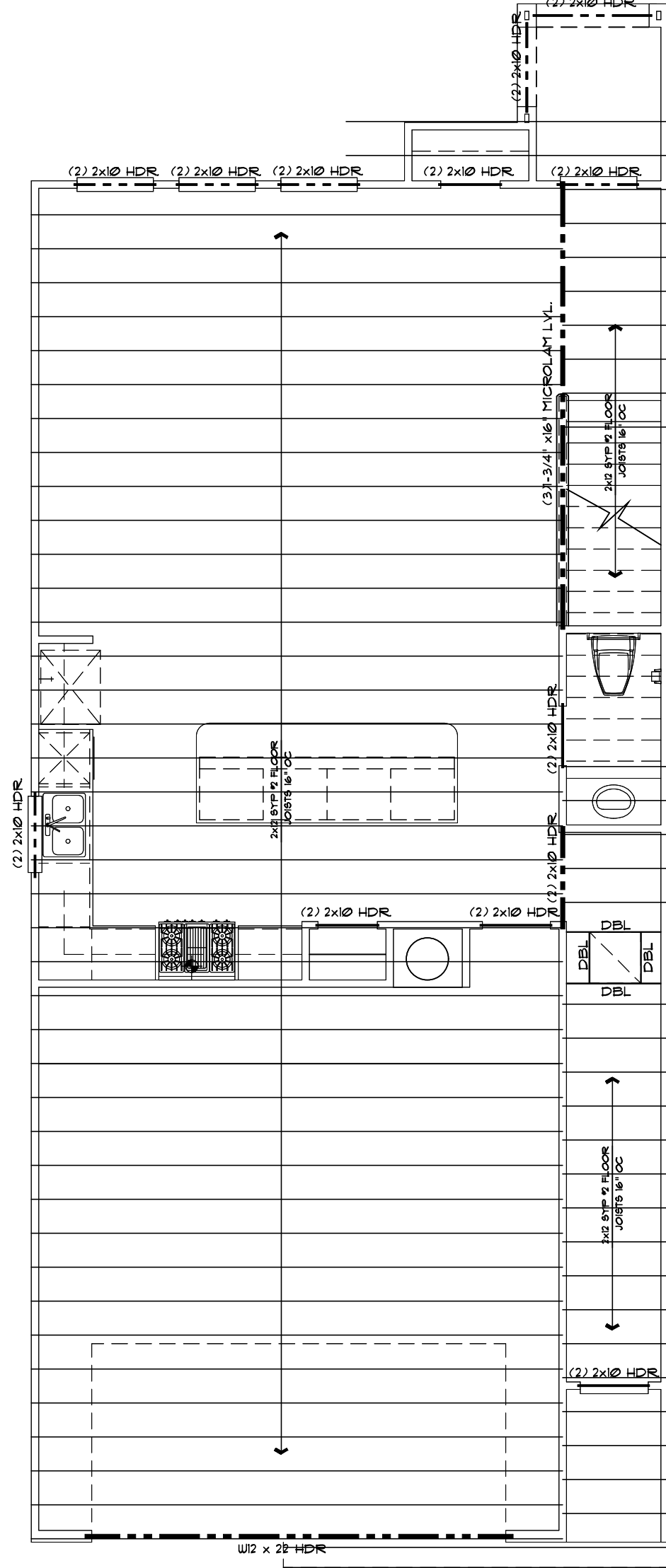
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PLOT DATE: 04 / 10 / 11



1 3/16" = 1'-0"

FIRST FLR. FRAMING



- FLOOR FRAMING NOTES:
- ALL FLOOR JOISTS ARE 2x12 SYP #2 JOISTS @ 24" MAXIMUM O.C. UNO.
  - LOADING CRITERIA BELOW IS TO BE USED TO SIZE FLOOR JOISTS:  
FLOOR LIVE LOAD = 40 psf  
FLOOR DEAD LOAD = 15 psf  
BALCONY LIVE LOAD = 60 psf  
BALCONY DEAD LOAD = 20 psf
  - ALL BEAM AND HEADER MEMBERS SHALL BE CONSTRUCTED OF MULTI-PLY 2X8 #2 SYP. MATERIAL TO MATCH WALL WIDTH UNLESS NOTED OTHERWISE (UNO.). DROP HEADER MEMBERS SHALL HAVE 1/2" PLYWOOD FILLER MATERIAL TO MATCH SUPPORTING WALL NOTES. ALL BEAM/HEADER MATERIAL TO BE SYP #2 UNO.
  - ALL WALL STUDS ARE 2"x4" MIN. STUD GRADE SYP. AT 16" O.C. FOR TOP (2) UPPER MOST FLOORS AND (2) 2"x4" MIN. STUD GRADE SYP. AT 16" O.C. AT ALL OTHER FLOOR LEVELS. BLOCKING SHALL BE INSTALLED AT 160 SPANS FOR STUDS GREATER THAN 9 FEET IN HEIGHT. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1"x4" WOOD LET-IN METAL STRAP OR STRUCTURAL PANEL AT EACH END AND AT 25' MAXIMUM SPACING BETWEEN WALL ENDS.
  - STUD WALLS 12" OR HIGHER SHALL HAVE 2"x6", (2) 2"x4" OR 4"x4" STUDS AT 16" O.C. WALL SUPPORTING TWO (2) FULL FLOORS ABOVE SHALL BE 2"x6", (2) 2"x4" OR 4"x4" STUDS AT 16" O.C. ALL UPPER FLOORS TO BE 2"x4" STUDS AT 16" O.C. SEE IRC TABLE R602.3(5).
  - FLOOR JOISTS MEMBERS SHALL BE CONNECTED TO HEADER BEAMS WITH HANGERS INSTALLED PER THE MANUFACTURER'S REQUIREMENTS. AS SPECIFIED BY MANUFACTURER.
  - ALL NON-LOAD BEARING HEADER MEMBERS MAY BE CONSTRUCTED OF PONY WALL CONSTRUCTION WITH DOUBLE BOTTOM PLATES AND SINGLE JACK STUDS. REFERENCE DETAIL ON SHEET D-3.
  - STRUCTURAL ENGINEER WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS MINIMUM SPECIFICATIONS: Fb=2400psi, Fv=285psi, E=1.9x10<sup>6</sup>psi.
  - BEAM SUPPORT DETAILS OR BEAM CONNECTION HANGERS SHALL BE PER THE HANGER MANUFACTURER'S REQUIREMENTS.
  - BEAM SUPPORT DETAILS OR BEAM CONNECTION HANGERS SHALL BE PER THE HANGER MANUFACTURER'S REQUIREMENTS. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE R602.3(1) OF THE INTERNATIONAL RESIDENTIAL CODE. MULTIPLE STUDS SHALL BE NAILED WITH 10d NAILS SPACED AT 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH (3) ROWS OF 16d NAILS SPACED @ 12" O.C. THERE SHALL BE NO SPLICES IN SAID MULTIPLE JOIST MEMBERS.
  - CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS, FLOOR TOP OF PLATE ELEVATIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND ISHA GUIDELINES. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF SLOPES.
  - CONTRACTOR/OWNER IS RESPONSIBLE FOR SELECTION AND CORRECT APPLICATION OF ALL MATERIALS FOR CONSTRUCTION.
  - THE FOLLOWING LEGEND REGARDING FLOOR JOIST FRAMING IS USED TO DETAIL THIS SHEET:  

ABBREVIATION	DESCRIPTION
BLK	BLOCKING
DBL	DOUBLE
TPL	TRIPLE
CONT	CONTINUOUS
LVL	PARALLEL STRAND LUMBER
GLB	GLULAM BEAM
FRB	FOR ROOF BRACING
UWA	UNDER WALL ABOVE

SYMBOL	DESCRIPTION
---	FLOOR JOIST
==	DOUBLE
---	CORRIDOR TRUSS
---	DROP BEAM
---	FLUSH BEAM

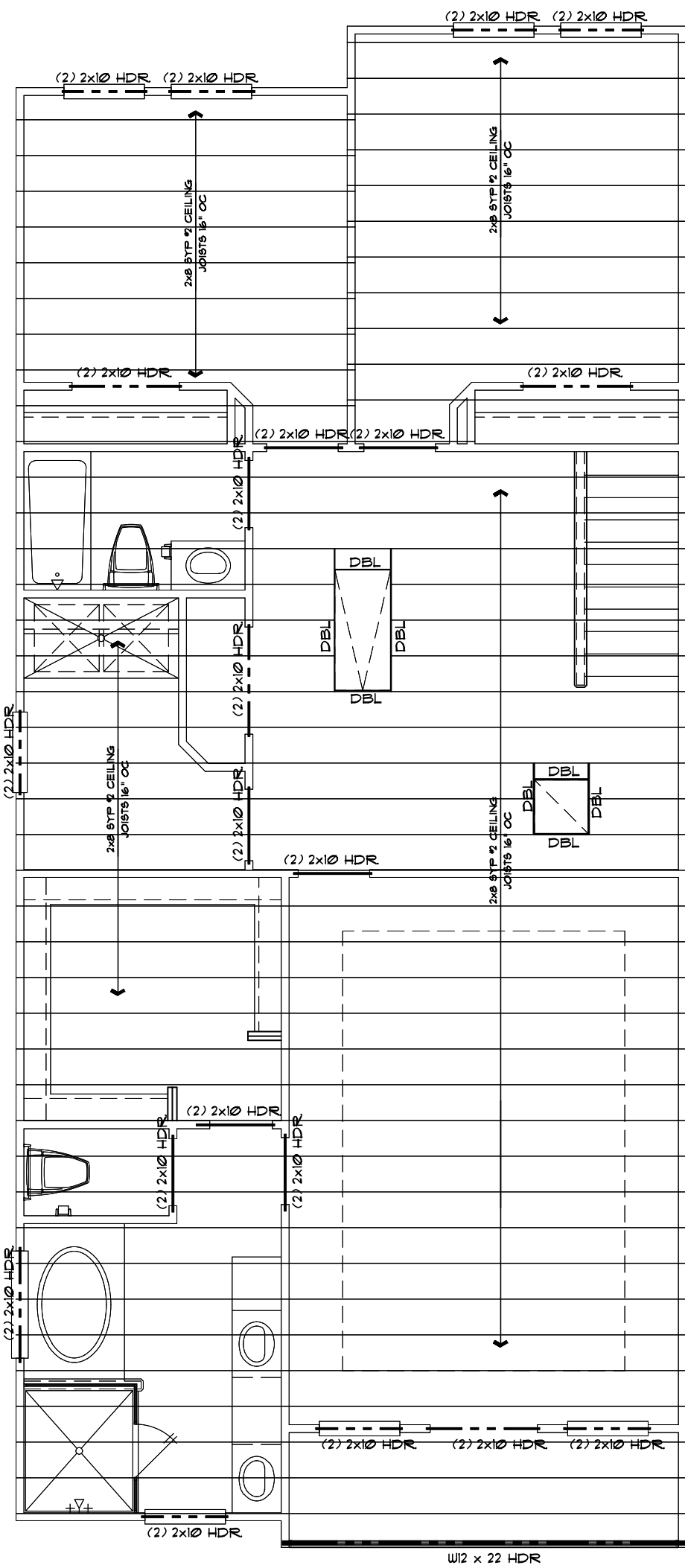
WOOD BEAM / HANGER SCHEDULE			
BEAM TO USE	HANGER	BEAM TO USE	HANGER
(2) 2 x 6	HJ26-2	3 1/2" x 11 1/4"	HHJ5410
(2) 2 x 8	HJ28-2	3 1/2" x 11 7/8"	HHJ5410
(2) 2 x 10	HJ210-2	3 1/2" x 14"	HHJ5410
(2) 2 x 12	HJ212-2	3 1/2" x 16"	H6J5412
(3) 2 x 6	HJ26-3	3 1/2" x 18"	H6J5412
(3) 2 x 8	HJ28-3	5 1/4" x 11 1/4"	HHJ5550/10
(3) 2 x 10	HJ210-3	5 1/4" x 11 7/8"	HHJ5550/10
(3) 2 x 12	HJ212-3	5 1/4" x 14"	HHJ5550/10
(4) 2 x 12	HHJ5210-4	5 1/4" x 16"	HHJ5550/14
3 1/2 x 9 1/4"	HHJ5410	5 1/4" x 18"	HHJ5550/14

NOTE:  
CONTRACTOR / BUILDER / OWNER TO VERIFY ALL DIMENSIONS, FIT AND FIELD CONDITION BEFORE CONSTRUCTION.  
ENGINEER OF RECORD SHOULD BE ADVISED OF ALL DISCREPANCIES AND ANY CHANGES NECESSARY PRIOR TO CONSTRUCTION

NOTES  
ALL DOOR AND WINDOW HEADERS CARRYING LVL BEAMS ABOVE OR LESS THAN 5'-0" SPAN SHALL BE (2) 2x12 SYP #2 OR BETTER  
ALL LOAD BEARING HDRS OR MARKED AS  
\*HDR\* SHALL BE (2) 2x10 SYP #2 BETTER  
\*USE SIMPSON HANGERS PER SCHEDULE THIS PAGE  
FOR ALL FLUSH JOIST TO JOIST, JOIST TO BEAM AND BEAM TO BEAM CONNECTION UNLESS NOTED OTHERWISE

2 3/16" = 1'-0"

SECOND FLR. CEILING FRAMING



- CEILING FRAMING NOTES:
- ALL CEILING JOISTS ARE 2"x6" #3 SYP @ 24" O.C. W/ NO ATTIC STORAGE UNLESS NOTED OTHERWISE (UNO.). LOADING CRITERIA BELOW IS TO BE USED TO SIZE CEILING JOISTS:  
NO ATTIC STORAGE (N.A.S.):  
CEILING LIVE LOAD = 10 psf  
CEILING DEAD LOAD = 5 psf  
LIMITED ATTIC STORAGE (L.A.S.):  
CEILING LIVE LOAD = 20 psf  
CEILING DEAD LOAD = 10 psf  
CEILING JOIST SIZE SHOWN ARE FOR MINIMUM DEPTH REQUIREMENT FOR STRUCTURAL REASONS AND NOT FOR INSULATION DEPTH PURPOSES. COORDINATE WITH ARCHITECT FOR INSULATION DEPTH REQUIREMENTS.
  - ALL BEAM AND HEADER MEMBERS SHALL BE CONSTRUCTED OF MULTI-PLY 2X8 #3 SYP. MATERIAL TO MATCH WALL WIDTH UNLESS NOTED OTHERWISE (UNO.). DROP HEADER MEMBERS SHALL HAVE 1/2" PLYWOOD FILLER MATERIAL TO MATCH SUPPORTING WALL NOTES.
  - ALL NON-LOAD BEARING HEADER MEMBERS MAY BE CONSTRUCTED OF PONY WALL CONSTRUCTION WITH DOUBLE BOTTOM PLATES AND SINGLE JACK STUDS.
  - STRUCTURAL ENGINEER WOOD BEAMS SHALL BE INSTALLED PER ENGINEER'S PLAN AND THE MANUFACTURER'S RECOMMENDATIONS MINIMUM SPECIFICATIONS: Fb=2400psi, Fv=285psi, E=1.9x10<sup>6</sup>psi.
  - BEAM SUPPORT DETAILS OR BEAM CONNECTION HANGERS SHALL BE PER THE HANGER MANUFACTURER'S REQUIREMENTS.
  - DOUBLE JOIST MEMBERS SHALL BE INSTALLED UNDER MECHANICAL, PLUMBING AND EQUIPMENT etc INSTALLED IN ATTIC AREAS. DECOR FOR PADS TO BE INSTALLED PER INTERNATIONAL RESIDENTIAL CODE.
  - THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE R602.3(1) OF THE 2006 INTERNATIONAL RESIDENTIAL CODE. MULTIPLE STUDS SHALL BE SECURED WITH 10d NAILS SPACED AT 24" O.C. MULTIPLE JOISTS SHALL BE NAILED WITH (3) ROWS OF 16d NAILS SPACED @ 12" O.C. THERE SHALL BE NO SPLICES IN SAID MULTIPLE JOIST MEMBERS.
  - CONTRACTOR/OWNER SHALL VERIFY FIELD DIMENSIONS, FLOOR TOP OF PLATE ELEVATIONS AND DETAILS. NOTIFY THE PROJECT ARCHITECT/ENGINEER OF ANY DISCREPANCY AND REVIEW FOR RECOMMENDATIONS OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND ISHA GUIDELINES. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF SLOPES.
  - CONTRACTOR/OWNER IS RESPONSIBLE FOR SELECTION AND CORRECT APPLICATION OF ALL MATERIALS FOR CONSTRUCTION.
  - THE FOLLOWING LEGEND REGARDING CEILING JOIST FRAMING IS USED TO DETAIL THIS SHEET:  

ABBREVIATION	DESCRIPTION
BLK	BLOCKING
DBL	DOUBLE
CONT	CONTINUOUS
LVL	PARALLEL STRAND LUMBER
GLB	GLULAM BEAM
FRB	FOR ROOF BRACING

SYMBOL	DESCRIPTION
---	CEILING JOIST
==	DOUBLE
---	TRIPLE
---	DROP BEAM
---	FLUSH BEAM

WOOD BEAM / HANGER SCHEDULE			
BEAM TO USE	HANGER	BEAM TO USE	HANGER
(2) 2 x 6	HJ26-2	3 1/2" x 11 1/4"	HHJ5410
(2) 2 x 8	HJ28-2	3 1/2" x 11 7/8"	HHJ5410
(2) 2 x 10	HJ210-2	3 1/2" x 14"	HHJ5410
(2) 2 x 12	HJ212-2	3 1/2" x 16"	H6J5412
(3) 2 x 6	HJ26-3	3 1/2" x 18"	H6J5412
(3) 2 x 8	HJ28-3	5 1/4" x 11 1/4"	HHJ5550/10
(3) 2 x 10	HJ210-3	5 1/4" x 11 7/8"	HHJ5550/10
(3) 2 x 12	HJ212-3	5 1/4" x 14"	HHJ5550/10
(4) 2 x 12	HHJ5210-4	5 1/4" x 16"	HHJ5550/14
3 1/2 x 9 1/4"	HHJ5410	5 1/4" x 18"	HHJ5550/14

NOTE:  
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NOTES  
ALL DOOR AND WINDOW HEADERS CARRYING LVL BEAMS ABOVE OR LESS THAN 5'-0" SPAN SHALL BE (2) 2x12 SYP #2 OR BETTER  
ALL LOAD BEARING HDRS OR MARKED AS  
\*HDR\* SHALL BE (2) 2x10 SYP #2 BETTER  
\*USE SIMPSON HANGERS PER SCHEDULE THIS PAGE  
FOR ALL FLUSH JOIST TO JOIST, JOIST TO BEAM AND BEAM TO BEAM CONNECTION UNLESS NOTED OTHERWISE

UNITS "A"  
FLOOR FRAMING

NOTE:  
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S11\_L Framing.dwg

565 SOUTH MASON  
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281-821-1614  
dforbes@dafgroupllc.com

PROJECT:  
EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS

REVIEW \_\_\_\_\_  
REVIEW \_\_\_\_\_  
REVIEW \_\_\_\_\_  
REVIEW \_\_\_\_\_

REVIEW ISSUE : 2/13/11  
BIDDING ISSUE : 4/08/11  
PERMIT ISSUE : 3/26/11  
CONSTRUCTION  
ISSUE : 4/10/11

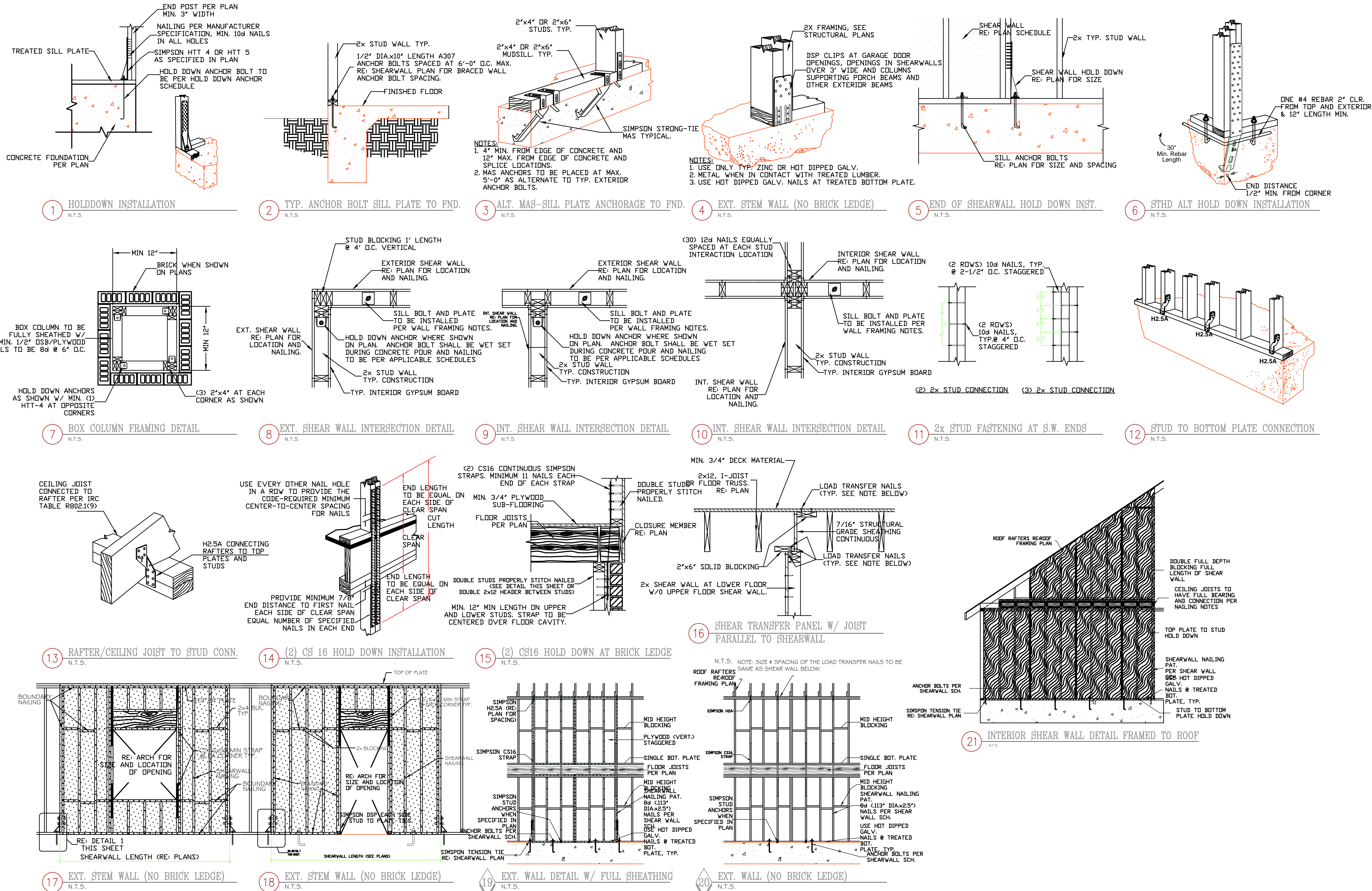
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PROJECT NO : 11-0002  
DRAWN BY : DAF  
CHECKED BY : \_\_\_\_\_

S1.1

PLOT DATE: 04 / 10 / 11



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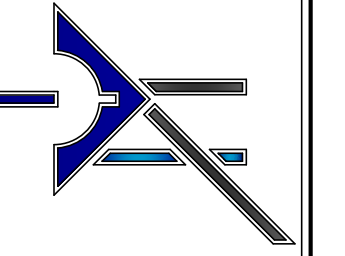
UNITS "A"  
FRAMING DETAILS

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HOUSTON, TEXAS

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REVIEW ISSUE : 2/13/17  
BIDDING ISSUE : 4/28/17  
PERMIT ISSUE : 3/26/17  
CONSTRUCTION  
ISSUE : 4/10/17

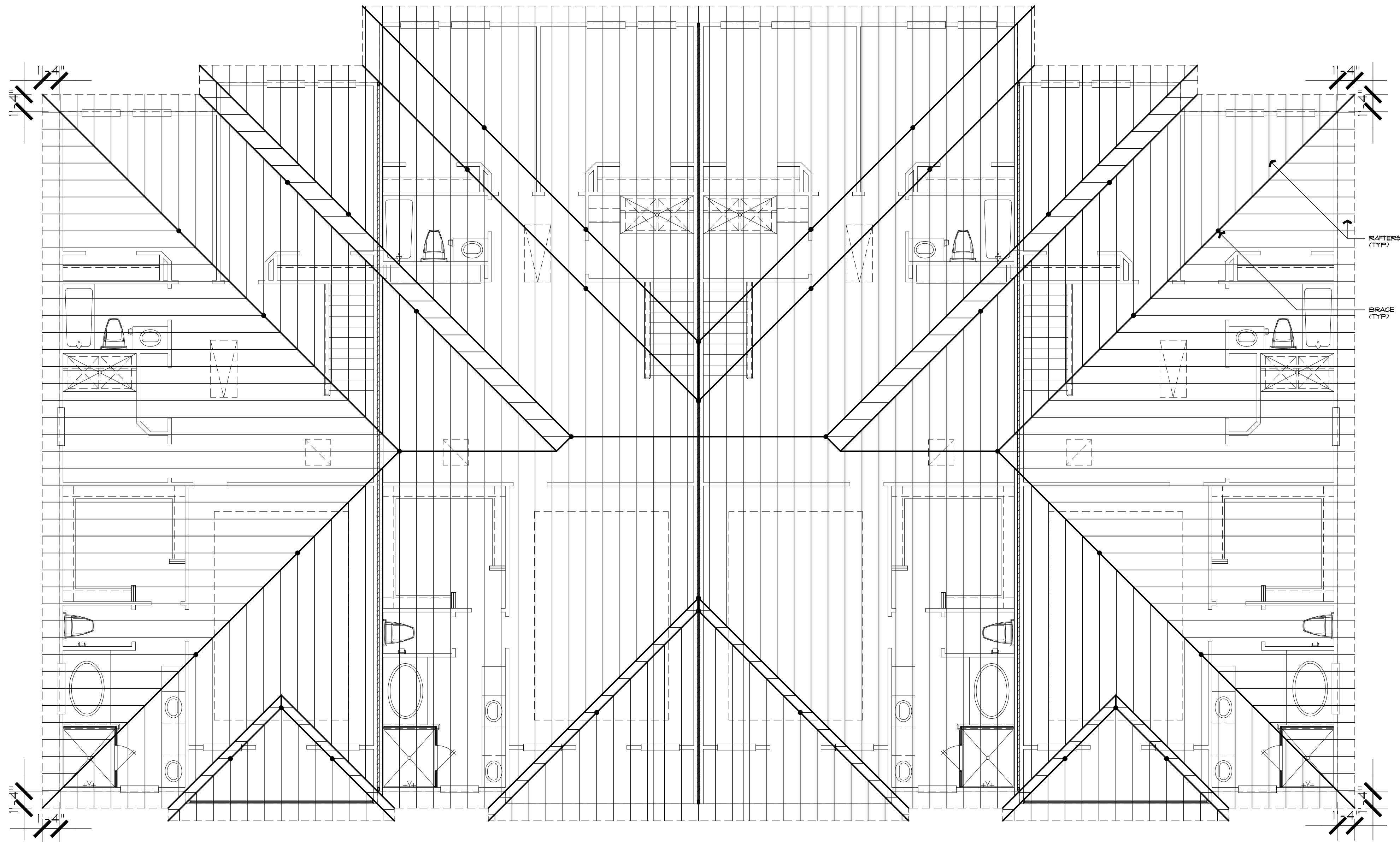
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PROJECT NO : 17-0002  
DRAWN BY : DAF  
CHECKED BY :

51.2

PLOT DATE: 04 / 10 / 17




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UNITS "A & B "  
RAFTER

REV. 

REV. 

REV. 

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REVIEW ISSUE :	2/13/17
BIDDING ISSUE :	4/108/17
PERMIT ISSUE :	3/30/17
CONSTRUCTION ISSUE :	4/10/17

PROJ. DATE :	01/16/17
PROJECT NO :	17-002
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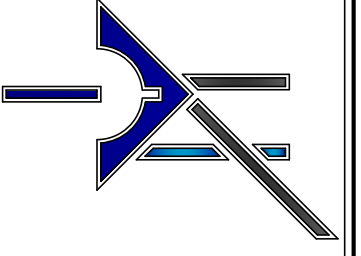
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PLOT DATE: 04 / 10 / 17

CONSTRUCTION ISSUE

52.1\_ Rafter.dwg

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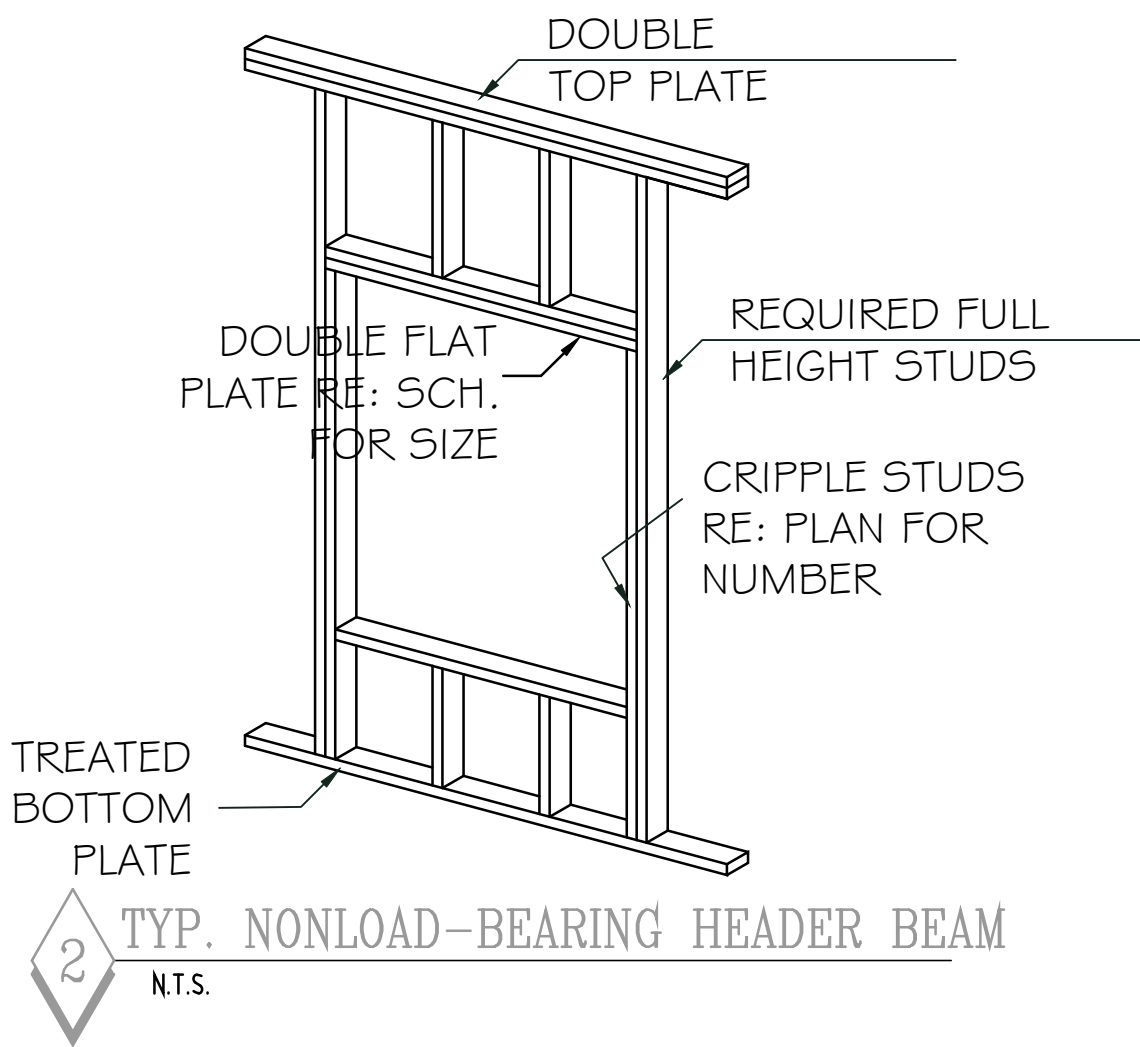
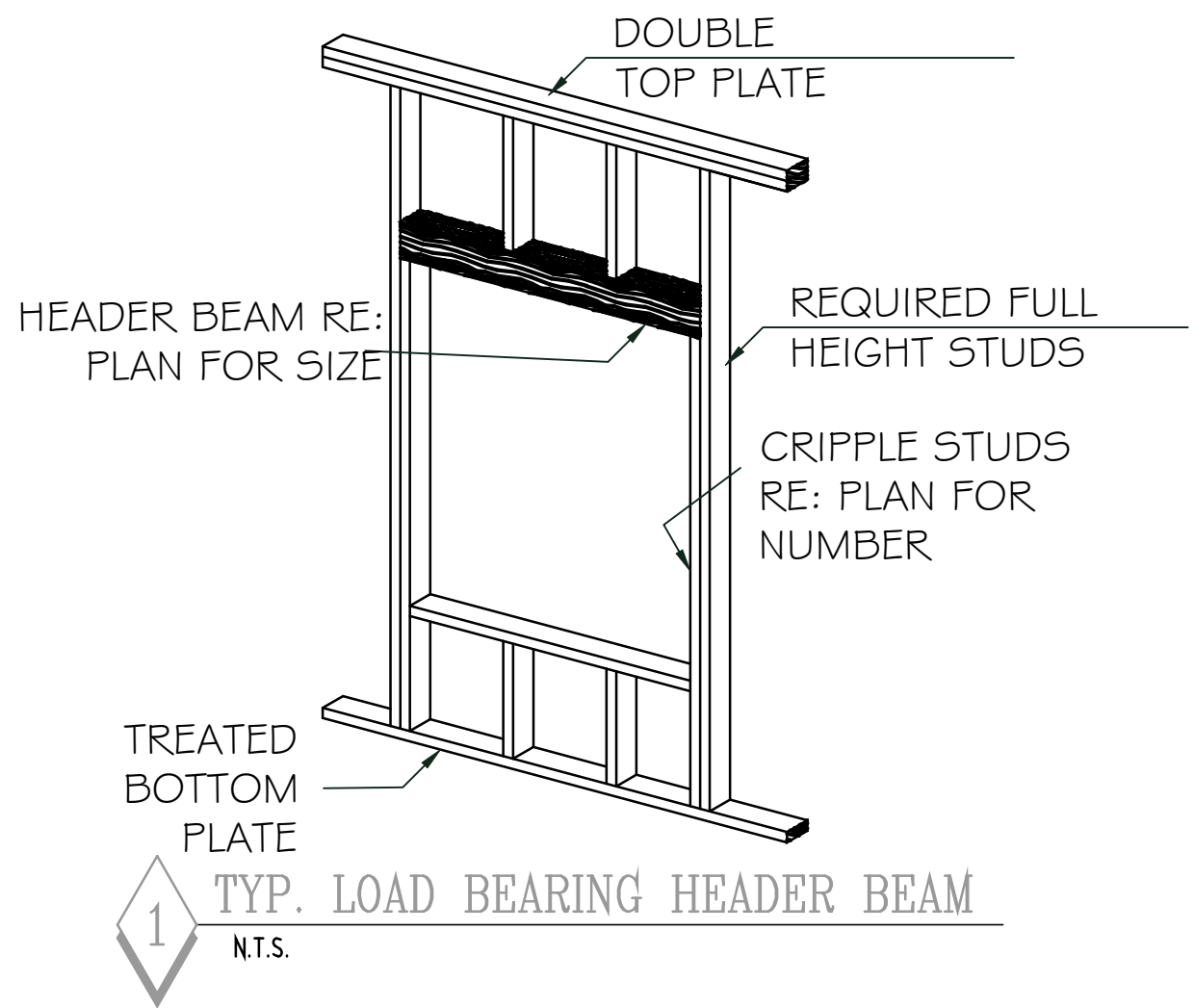
**PROJECT:**

**EAST HAMPTON  
HERITAGE ENGINEERING COMPANY  
HOUSTON, TEXAS**

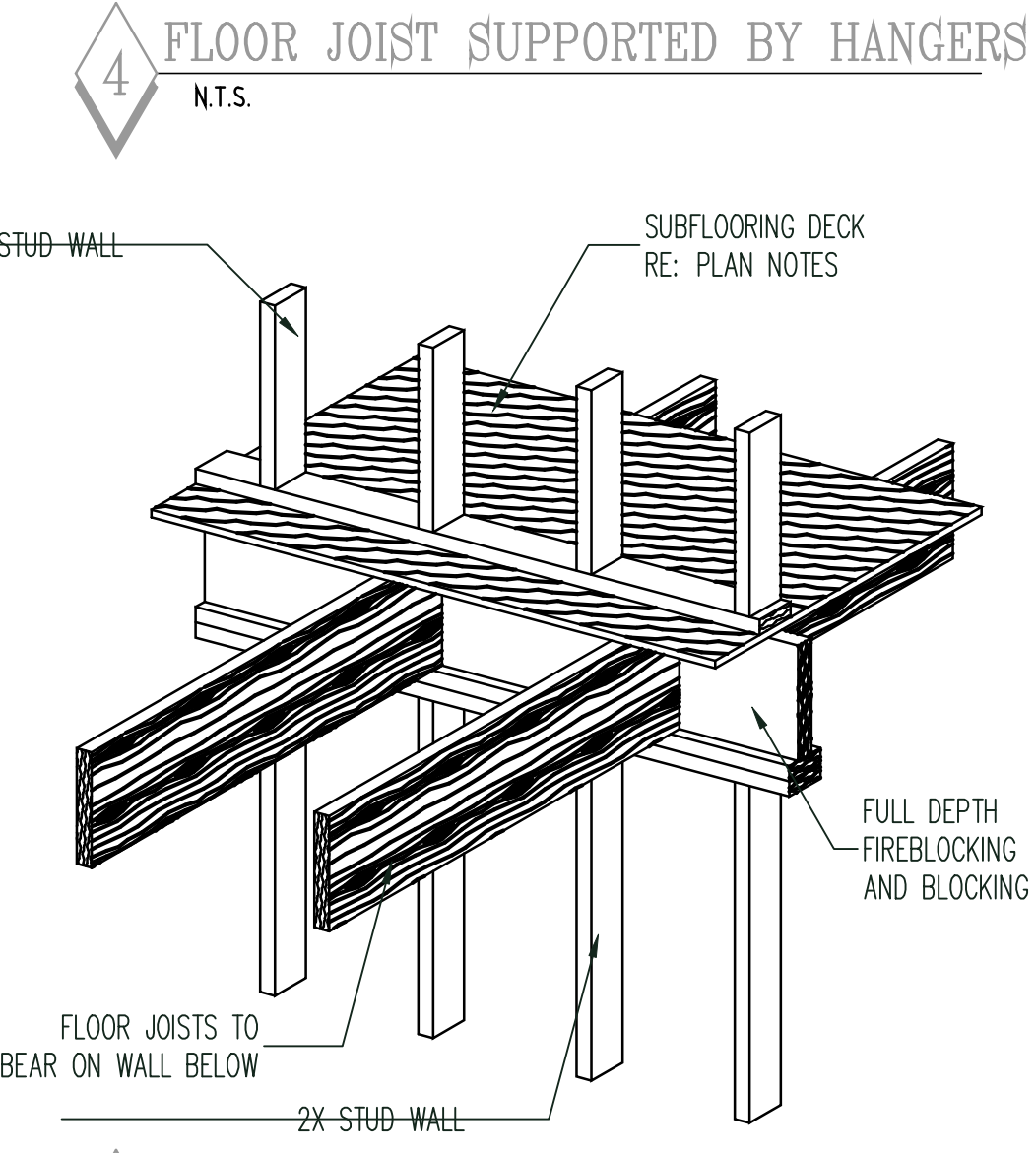
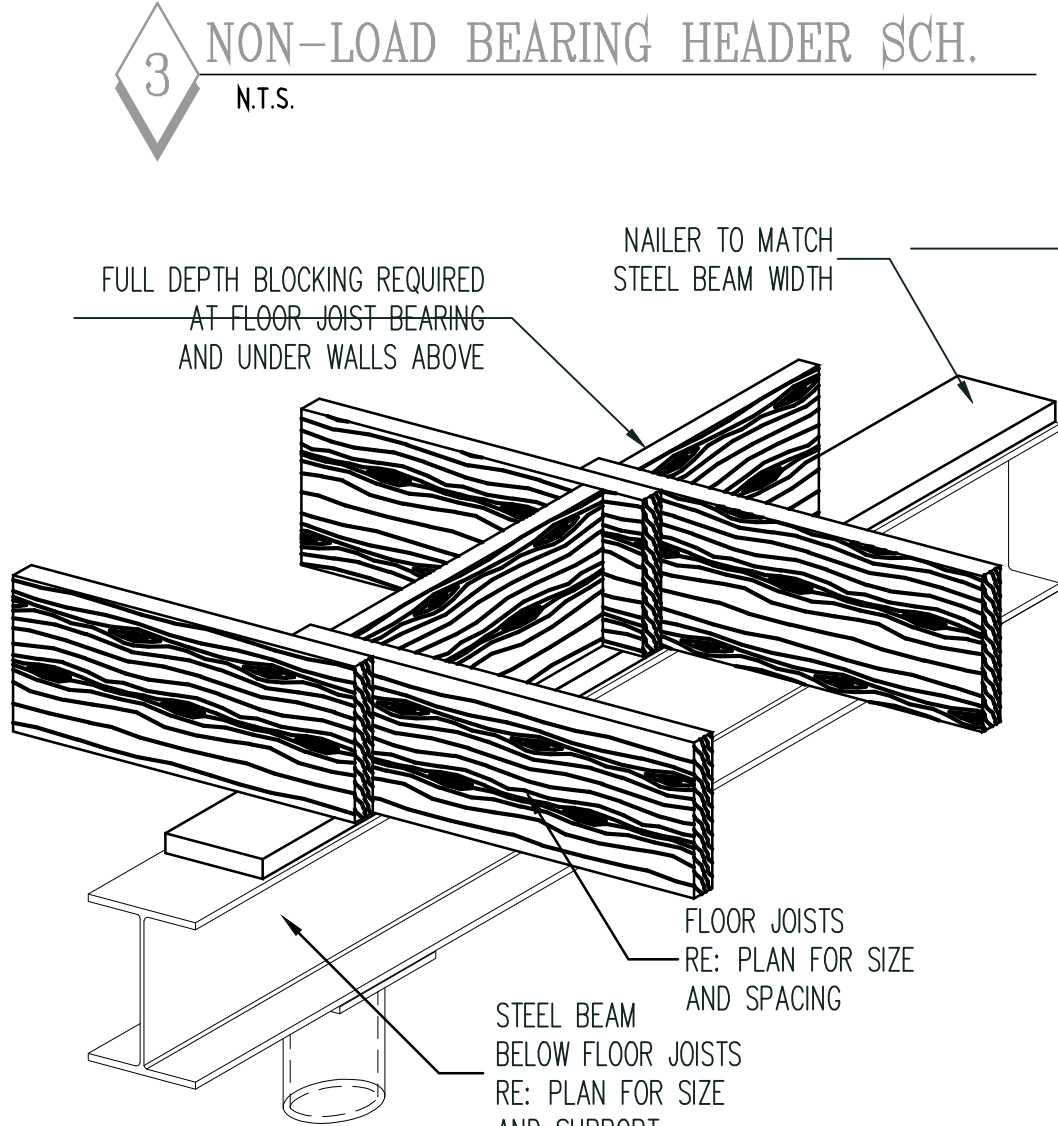
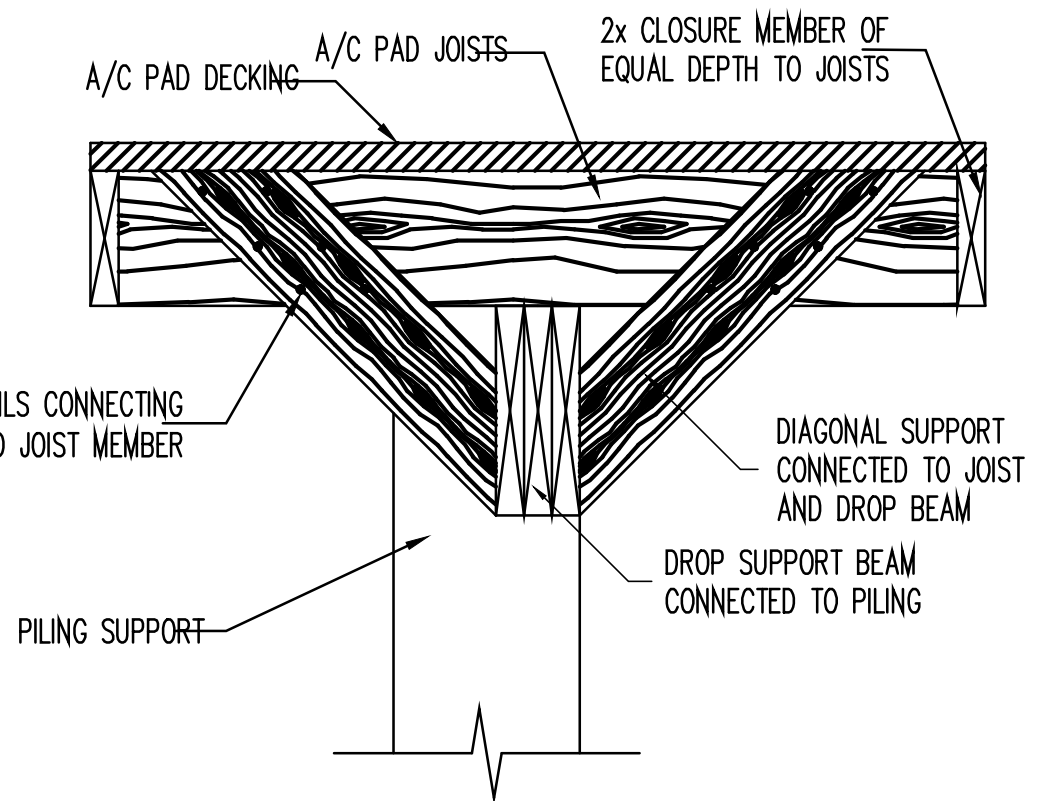
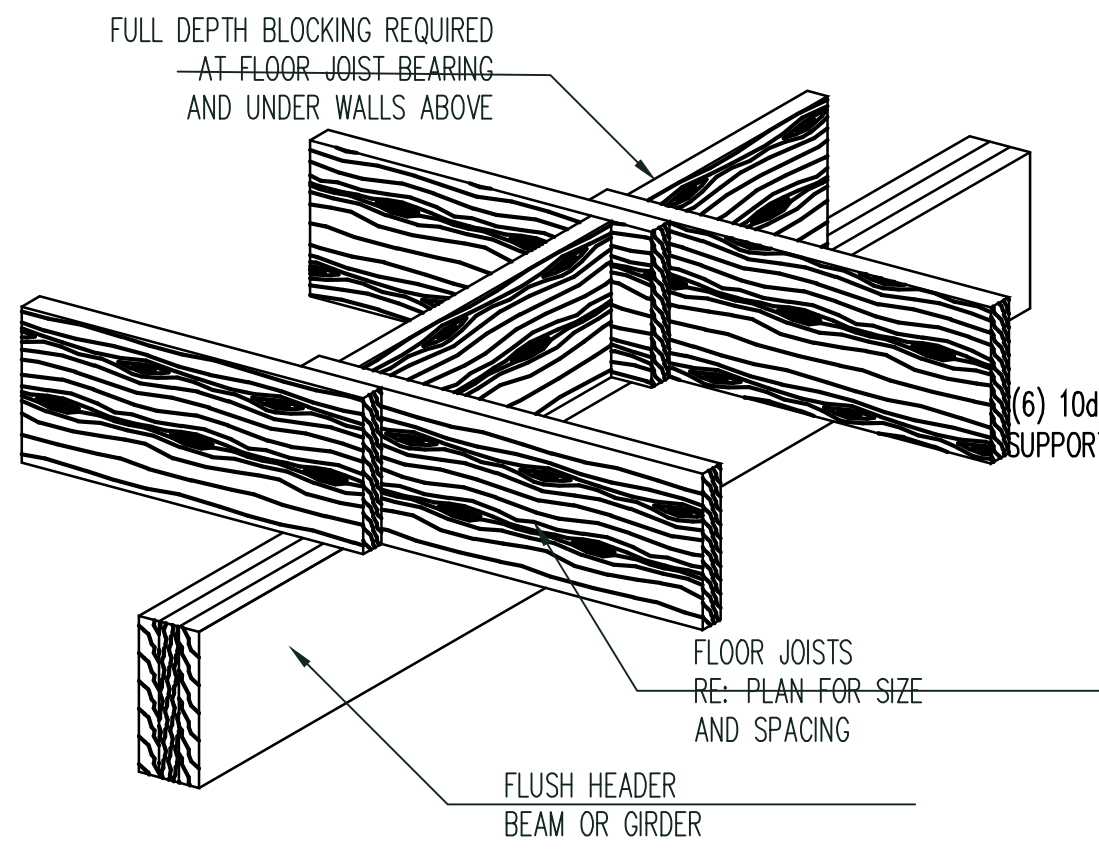
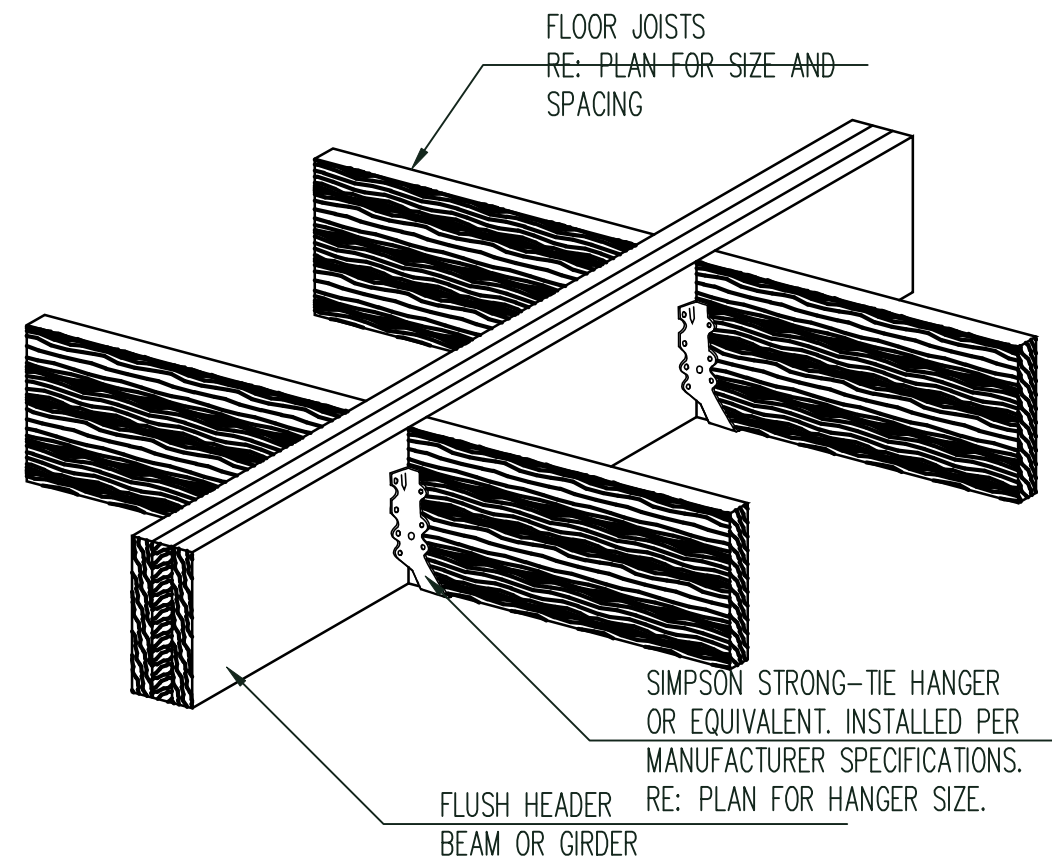
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NON-LOAD BEARING HEADER SCH.			
HEADER SPAN	MIN. HEADER SIZE	MIN. REQUIRED CRIPPLE STUDS	MIN. REQUIRED FULL HT. STUDS
2'-0"	(1) 2x4 FLAT	1	1
3'-0"	(1) 2x4 FLAT	1	2
4'-0"	(1) 2x4 FLAT	1	2
5'-0"	(2) 2x4 FLAT	1	3
6'-0"	(2) 2x4 FLAT	2	3
7'-0"	(2) 2x4 FLAT	2	3
8'-0"	(2) 2x6 FLAT	2	3
9'-0"	(2) 2x6 FLAT	2	3
10'-0"	(2) 2x6 FLAT	2	4
11'-0"	(2) 2x6 FLAT	3	4
12'-0"	(2) 2x6 FLAT	3	5

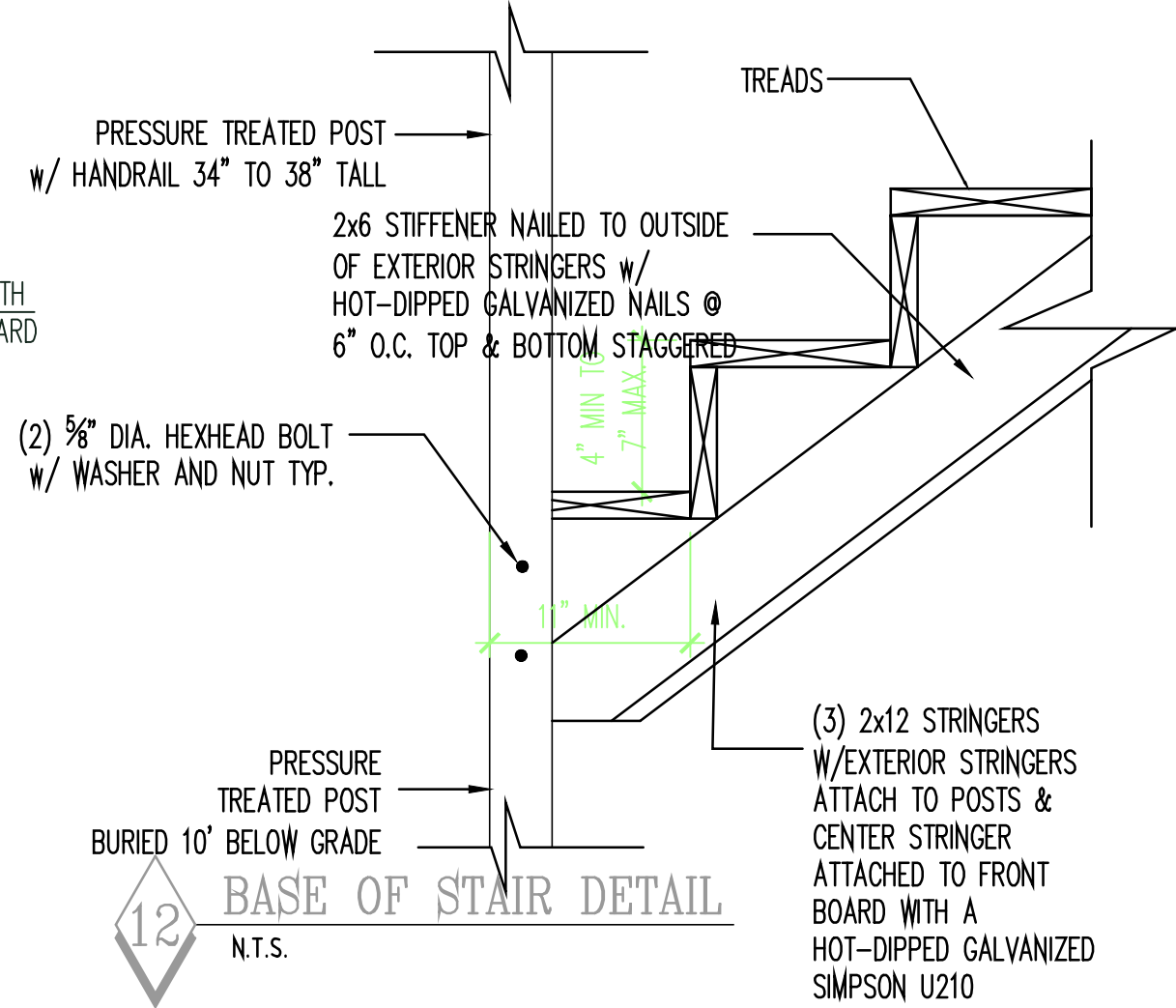
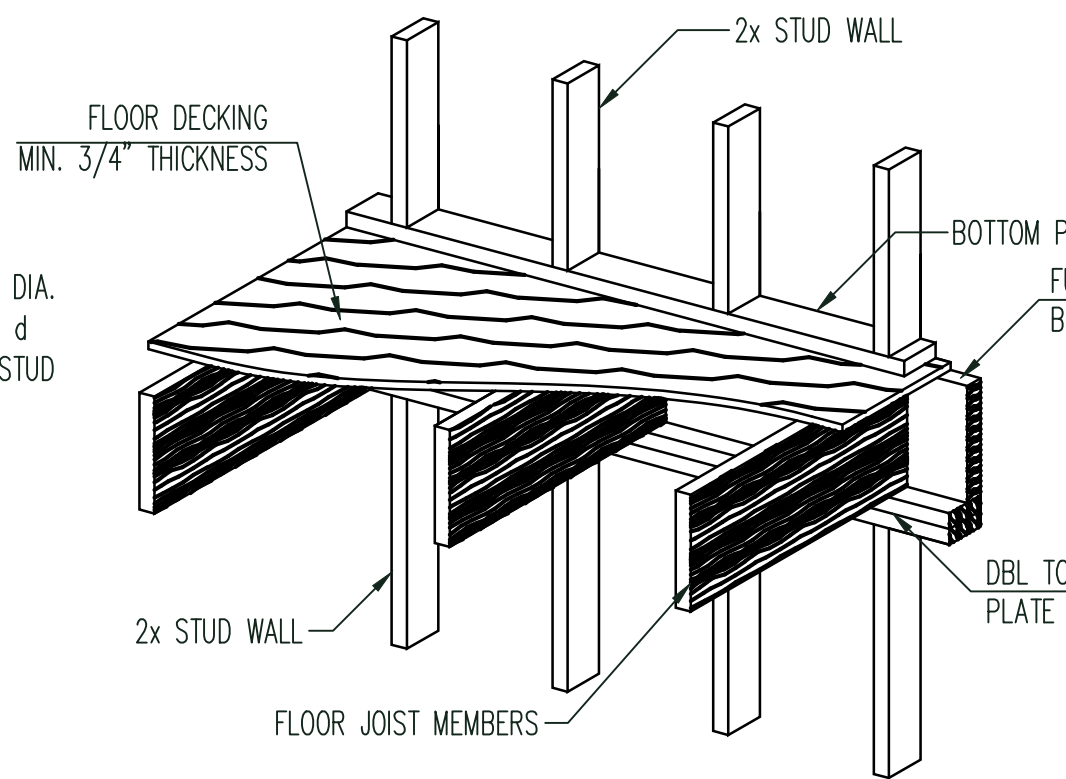
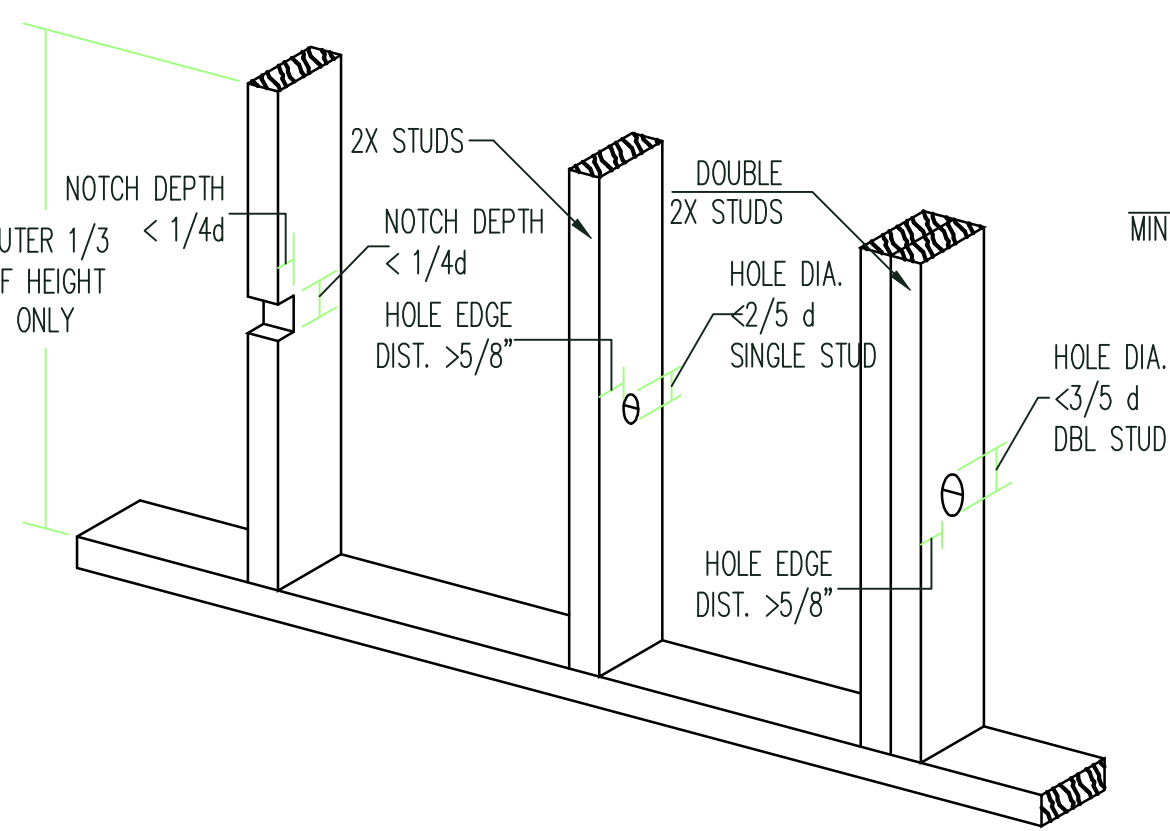
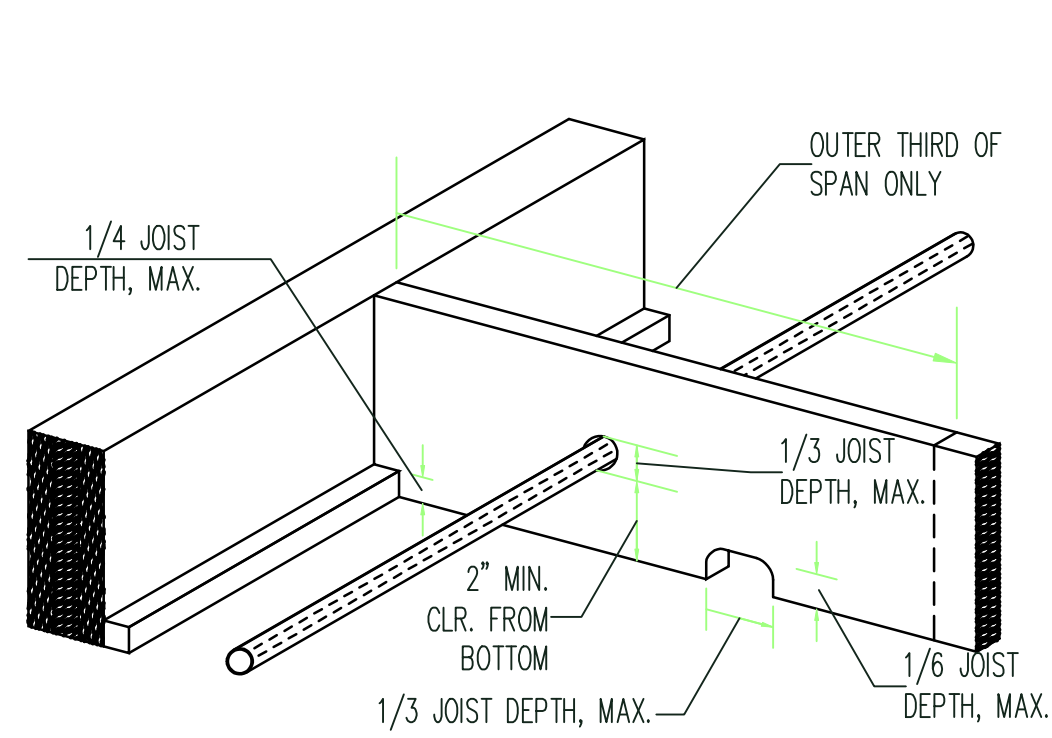


5 FLOOR JOIST SUPPORTED BY GIRDER  
N.T.S.

6 A/C PAD JOIST SUPPORTED BY GIRDER  
N.T.S.

7 FLOOR JOIST SUPPORTED BY STEEL BEAM  
N.T.S.

8 TYP. FRAMING OVER BEARING WALL  
N.T.S.



9 JOIST NOTCHING AND BORING LIMITS  
N.T.S.

10 STUD NOTCHING AND BORING LIMITS  
N.T.S.

11 TYP. EXTERIOR BEARING WALL  
N.T.S.

12 BASE OF STAIR DETAIL  
N.T.S.

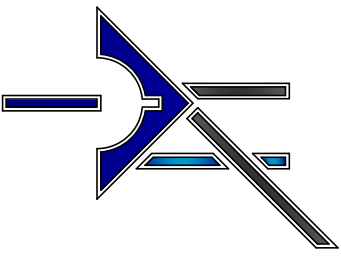
UNITS "A & B "  
RAFTER DETAIL

NOTE:  
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52.2\_ Rafter Detail.dwg


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REVIEW ISSUE : 2/13/11  
BIDDING ISSUE : 4/10/11  
PERMIT ISSUE : 3/26/11  
CONSTRUCTION  
ISSUE : 4/10/11

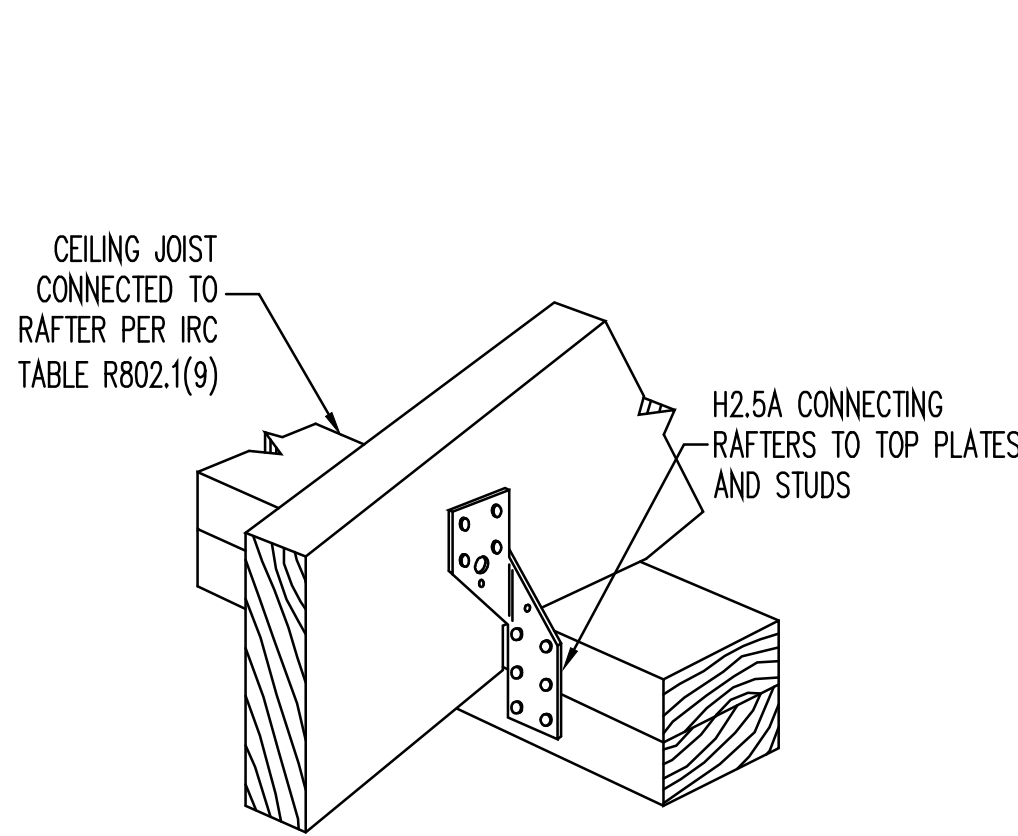
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PROJECT NO : 11-0002  
DRAWN BY : DAF  
CHECKED BY :

52.2

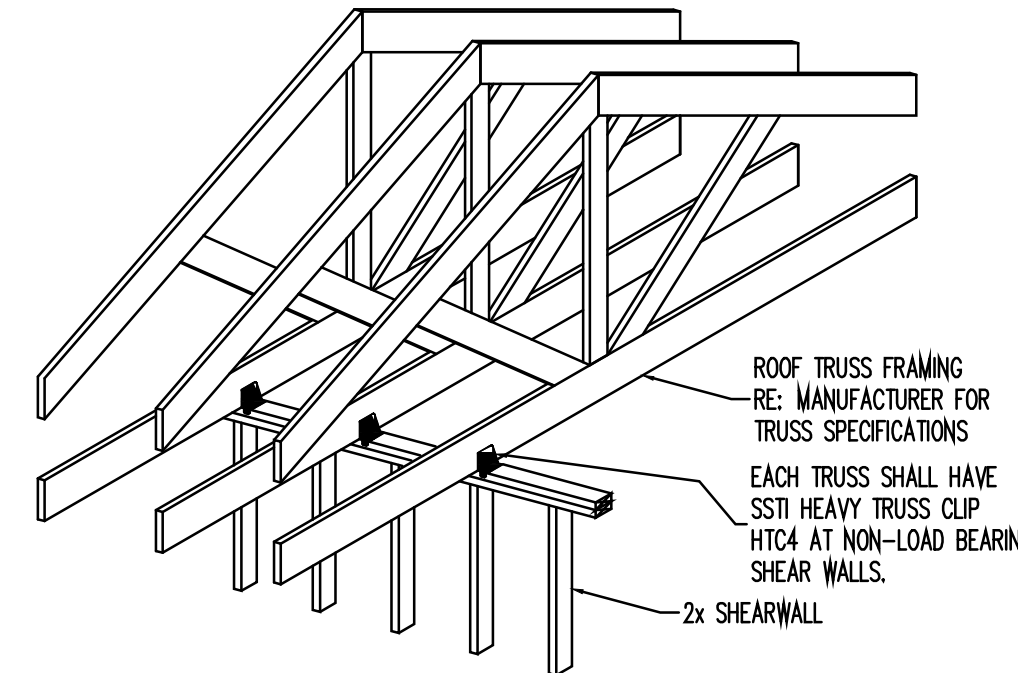
PLOT DATE: 04 / 10 / 11



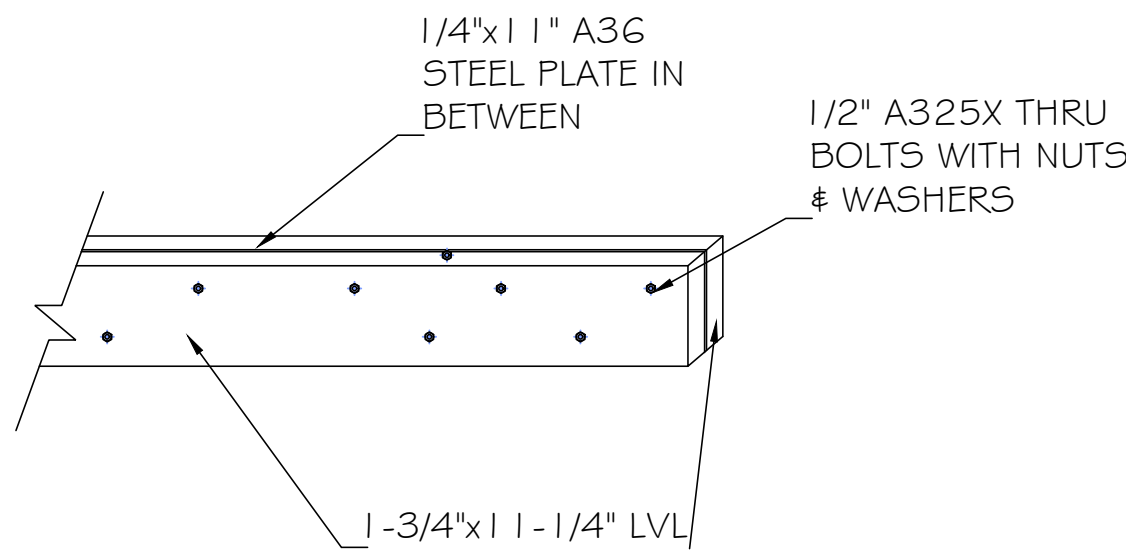
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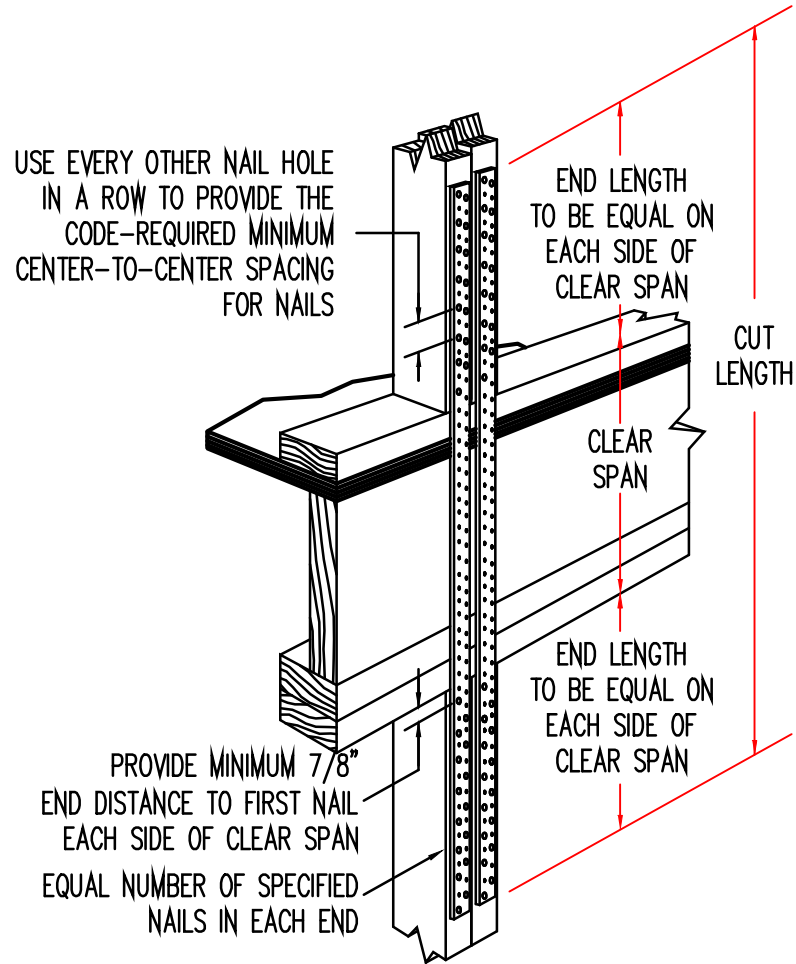
1 RAFTER/CEILING JOIST TO STUD CONN.  
N.T.S.  
SAME AS SHEAR WALL BELOW.



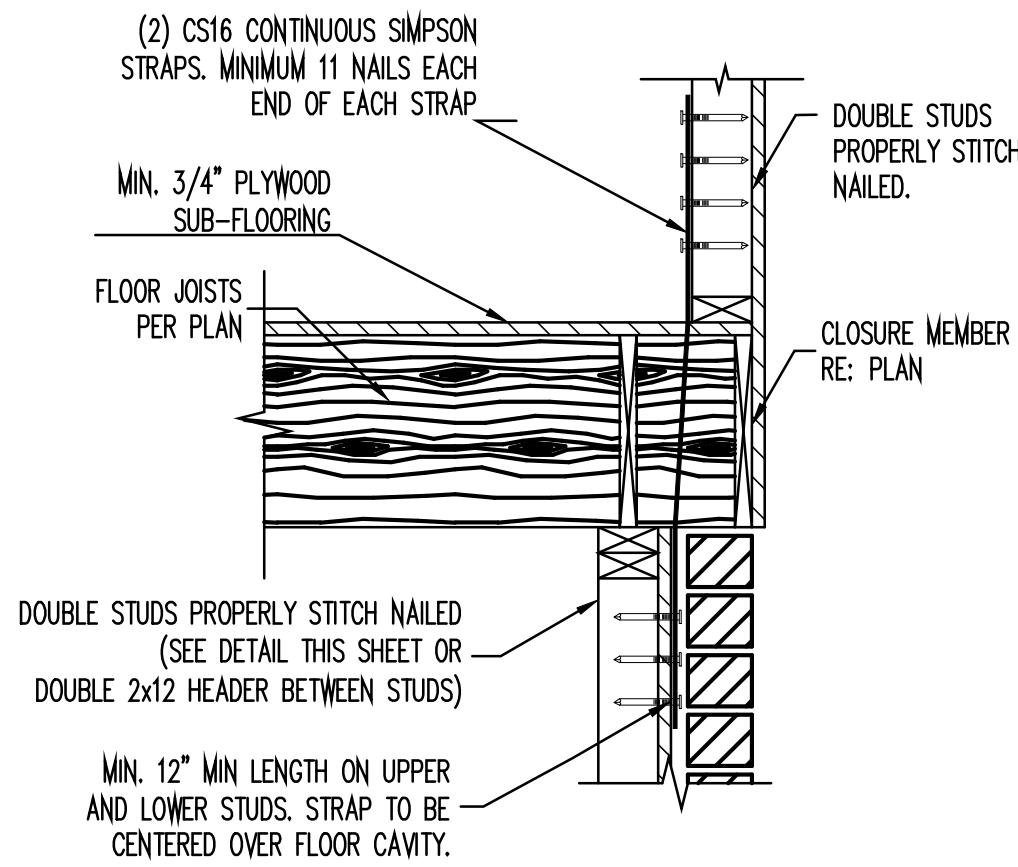
5 ROOF TRUSS PERPENDICULAR TO NON-LOAD BEARING SHEARWALL  
N.T.S.



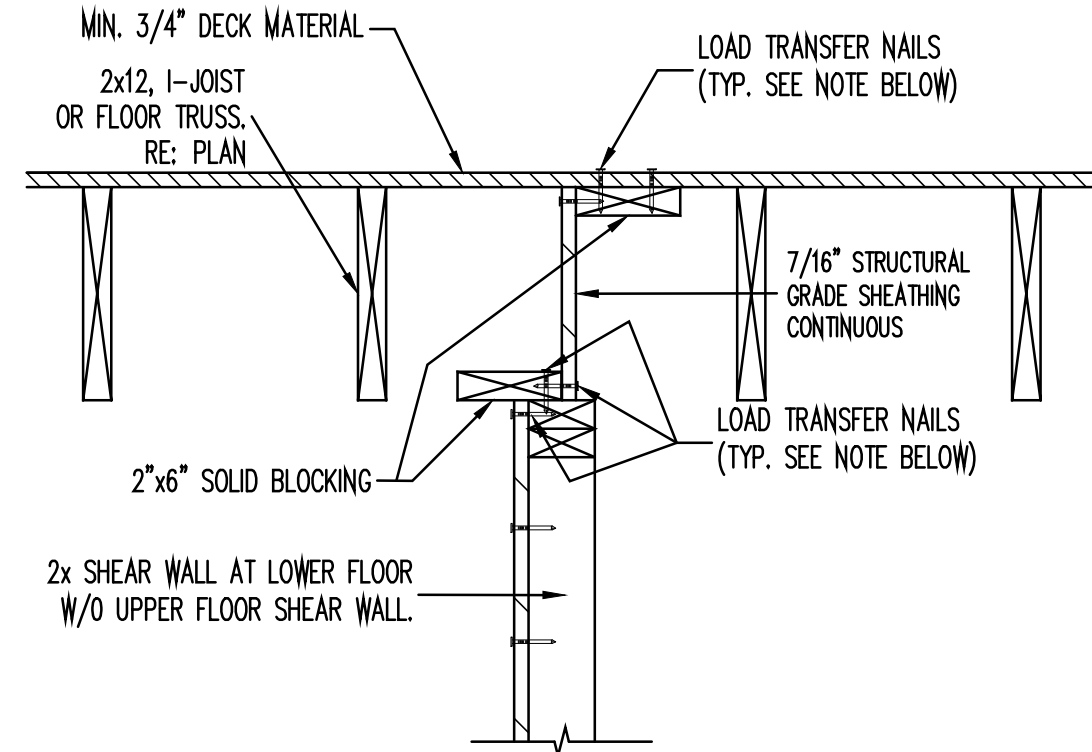
9 STEEL FLITCH BEAM DETAIL  
N.T.S.



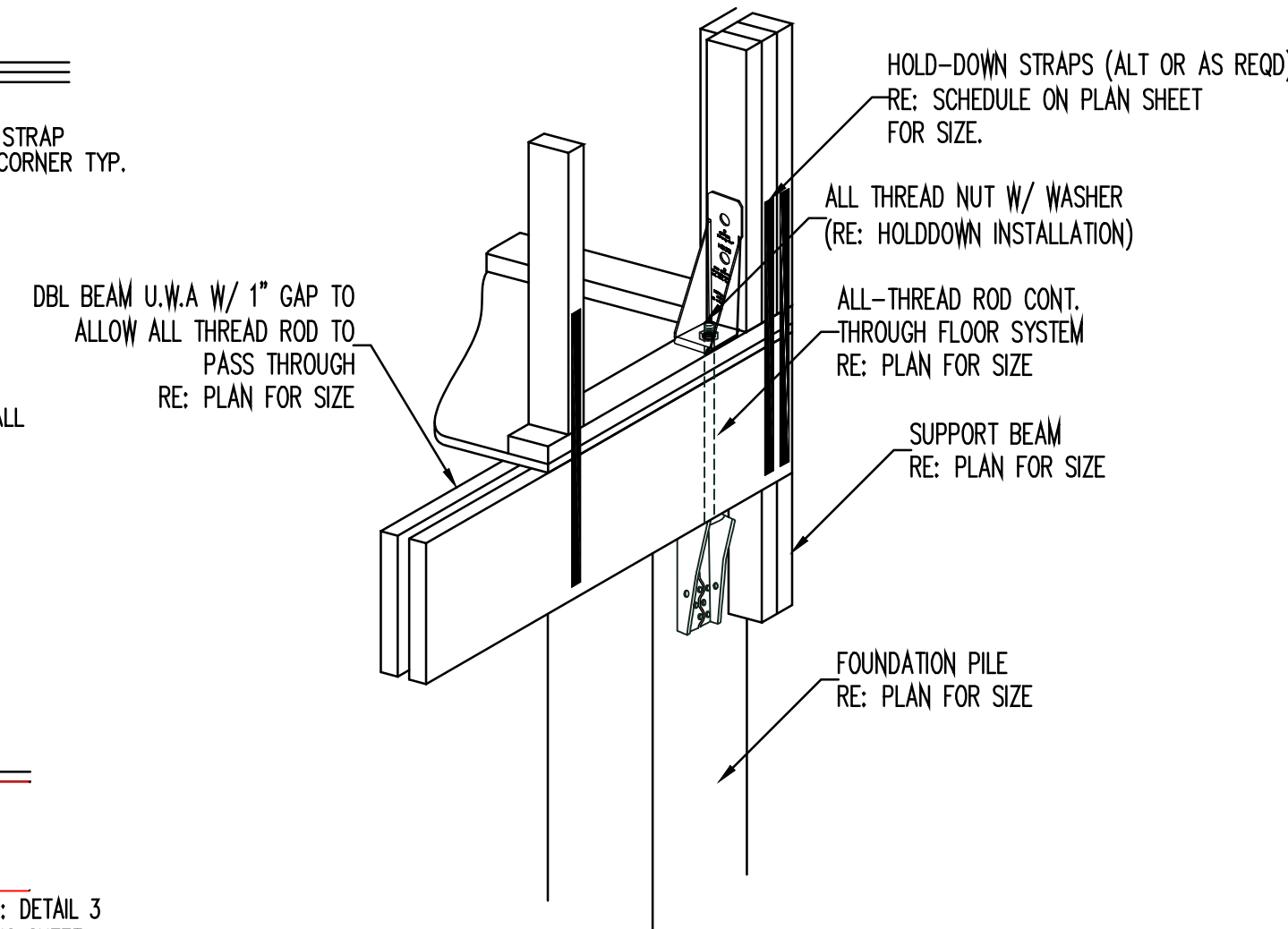
2 (2) CS 16 HOLD DOWN INSTALLATION  
N.T.S.



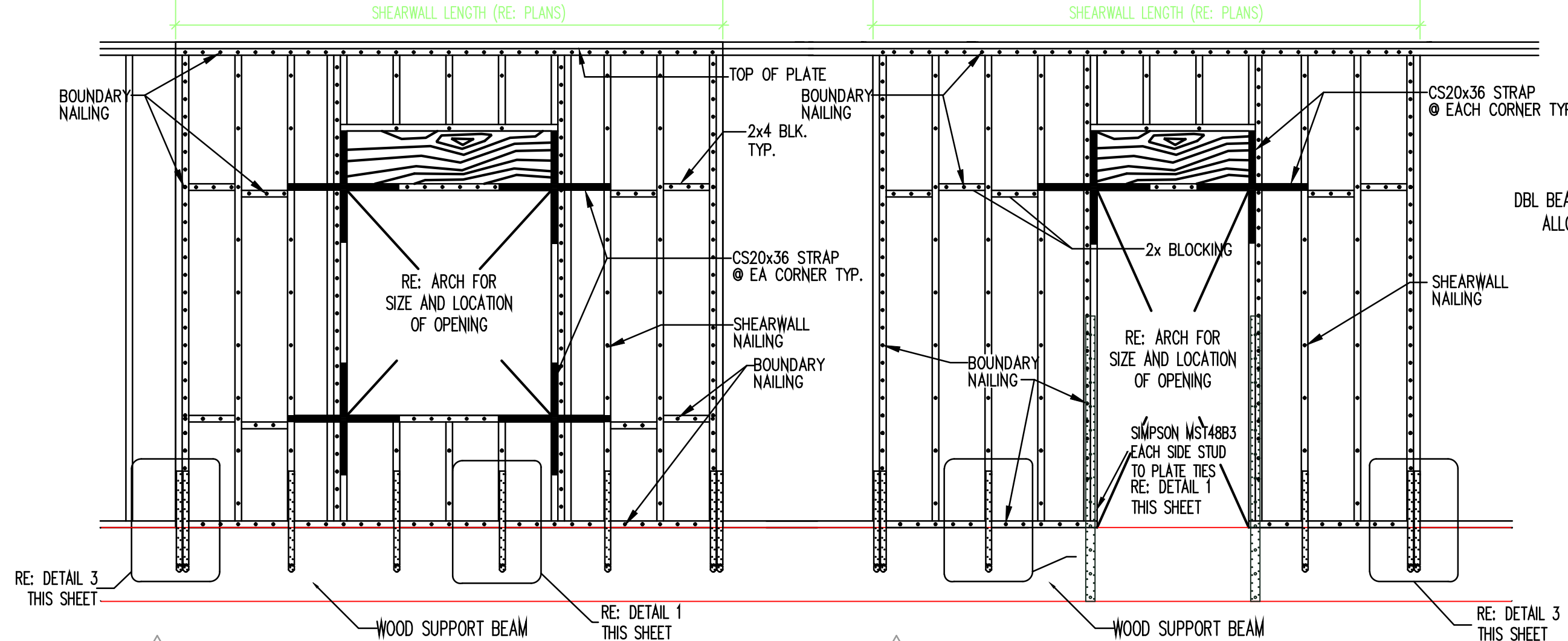
3 (2) CS16 HOLD DOWN AT BRICK LEDGE  
N.T.S.



4 SHEAR TRANSFER PANEL W/ JOIST PARALLEL TO SHEARWALL  
N.T.S.  
NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE

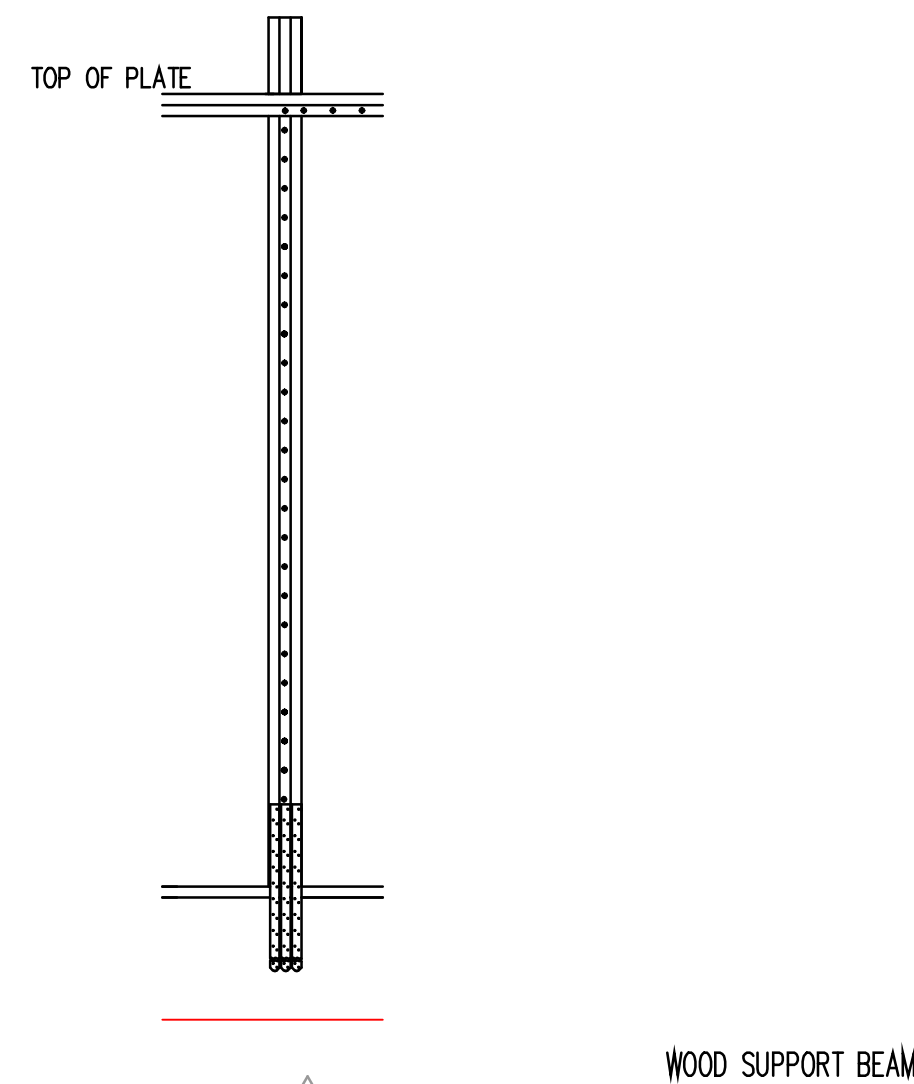


8 SHEARWALL HOLD-DOWN ANCHOR INSTALLATION  
N.T.S.



6 EXT. SHEAR WALL  
N.T.S.

7 EXT. SHEAR WALL  
N.T.S.



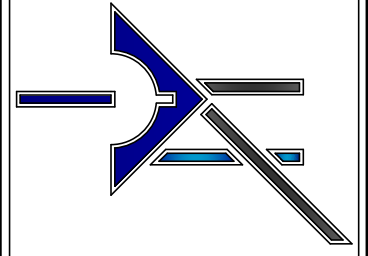
7 EXT. SHEAR WALL  
N.T.S.

UNITS "A & B"  
RAFTER DETAIL

NOTE:  
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52.3\_ Rafter Detail.dwg  
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REVIEW ISSUE : 2/13/11  
BIDDING ISSUE : 4/10/11  
PERMIT ISSUE : 3/26/11  
CONSTRUCTION  
ISSUE : 4/10/11

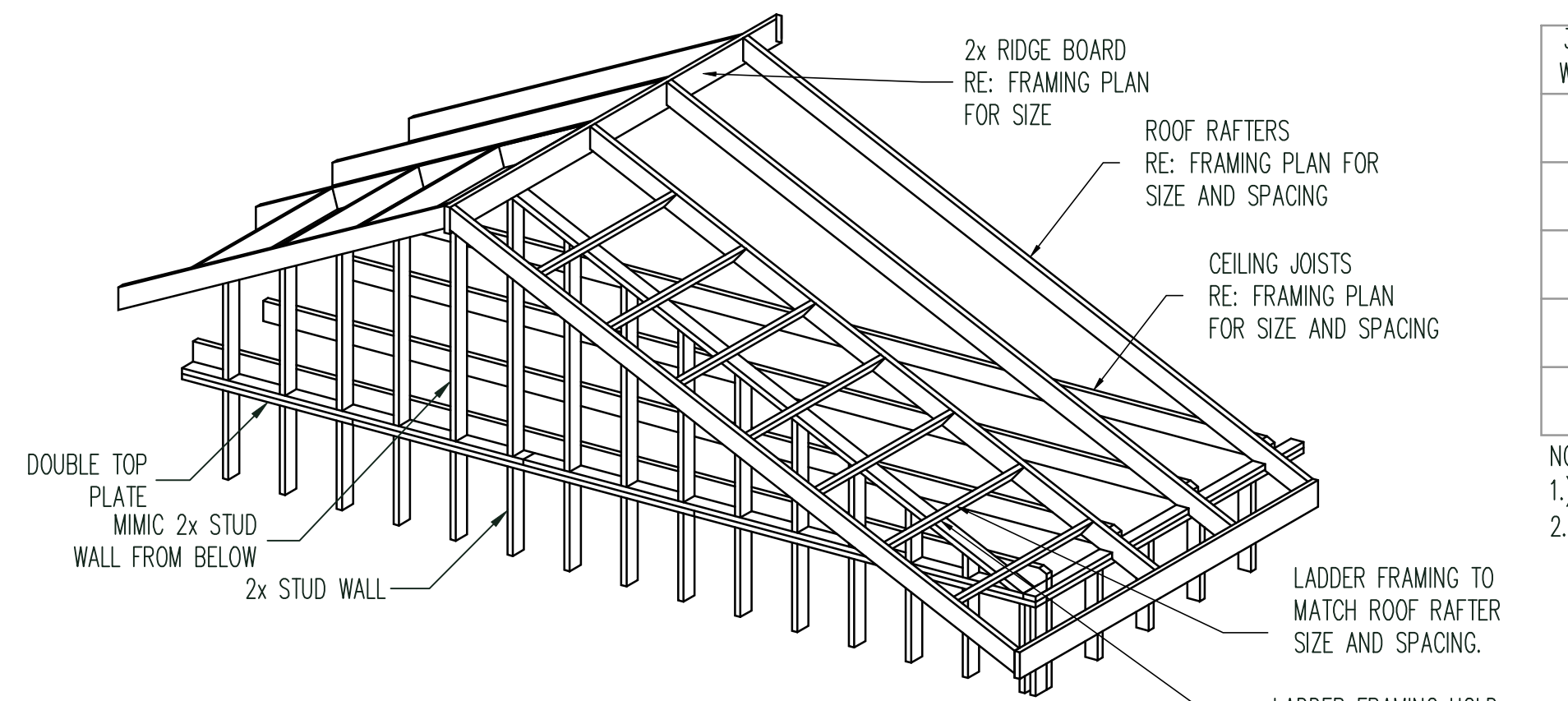
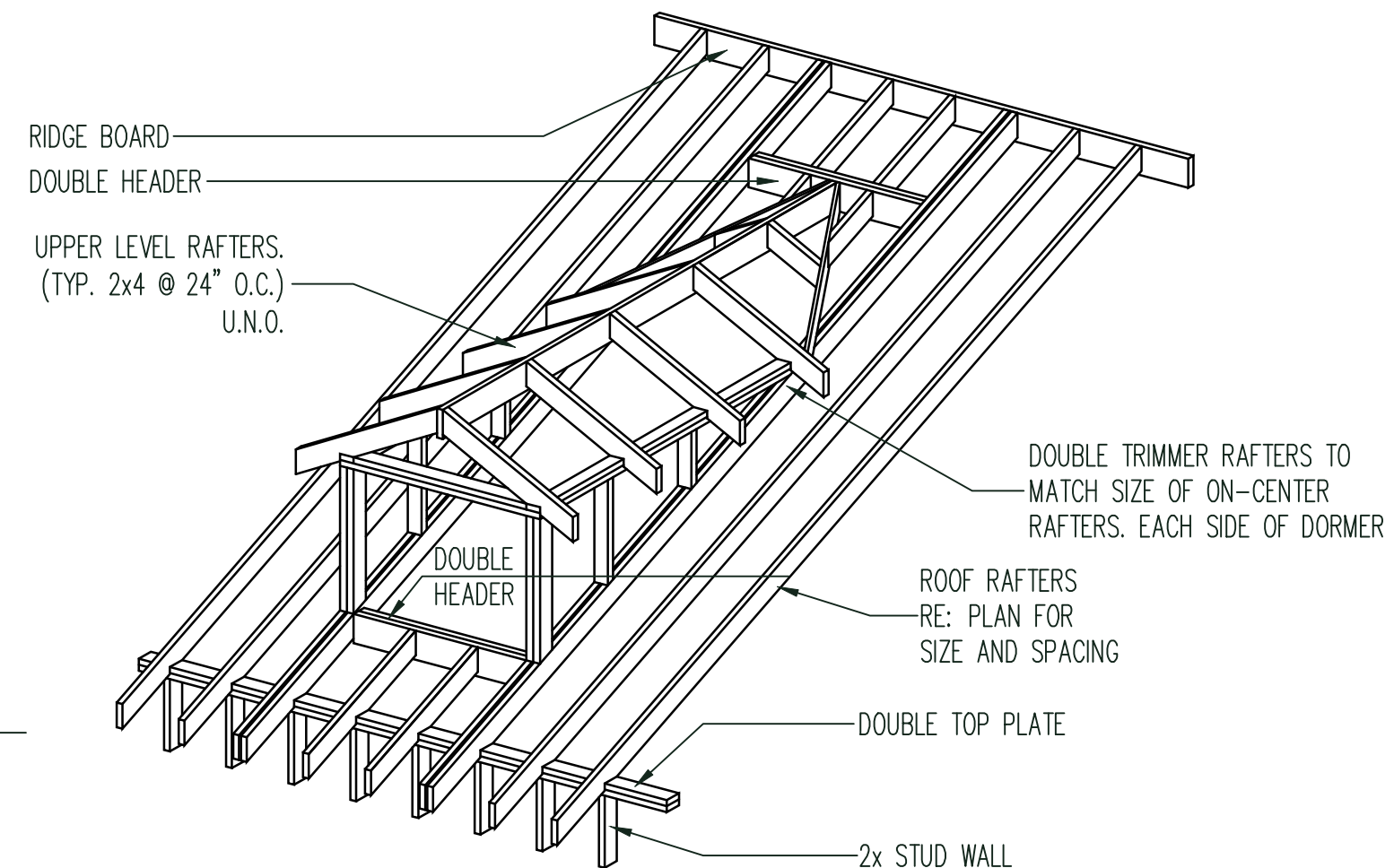
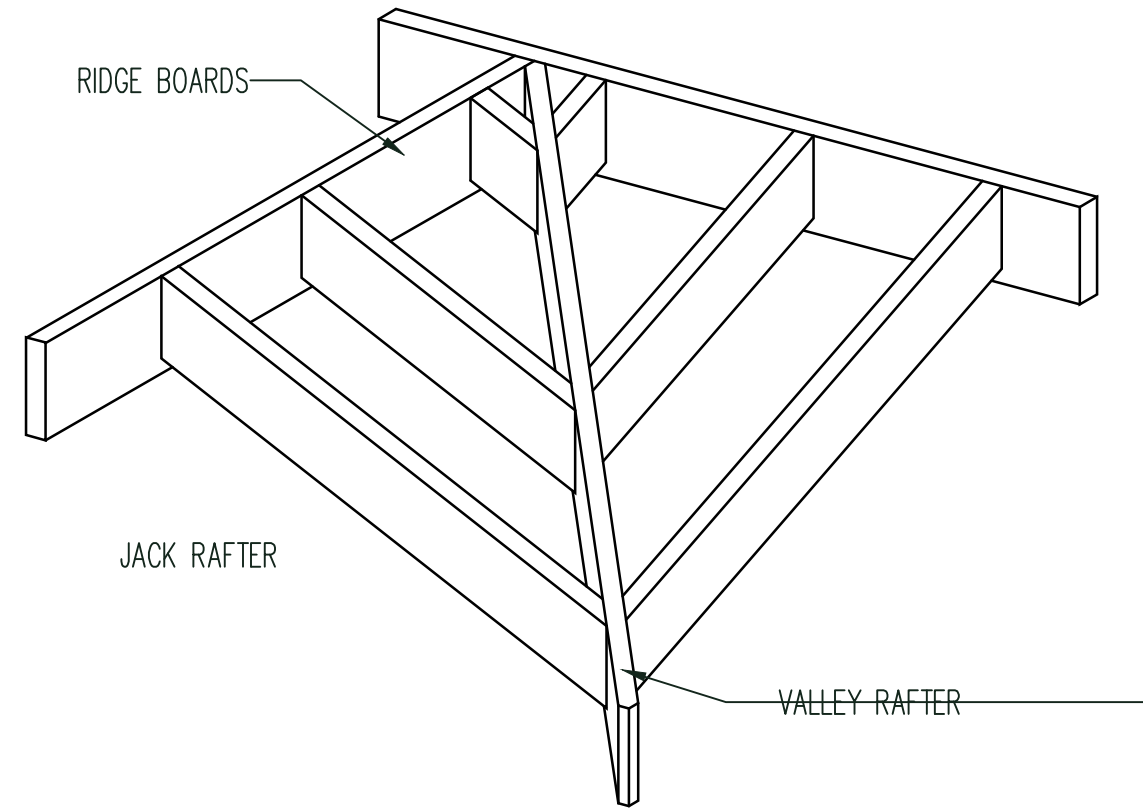
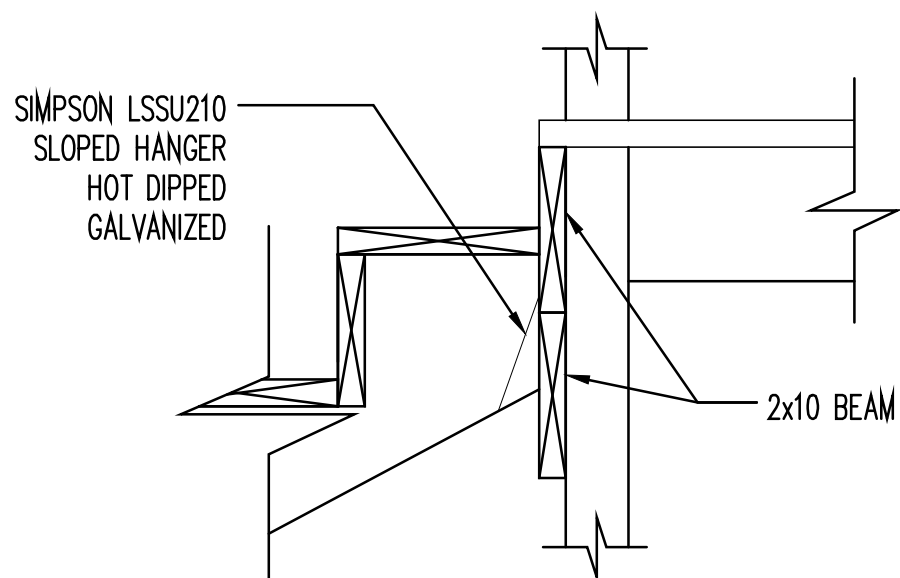
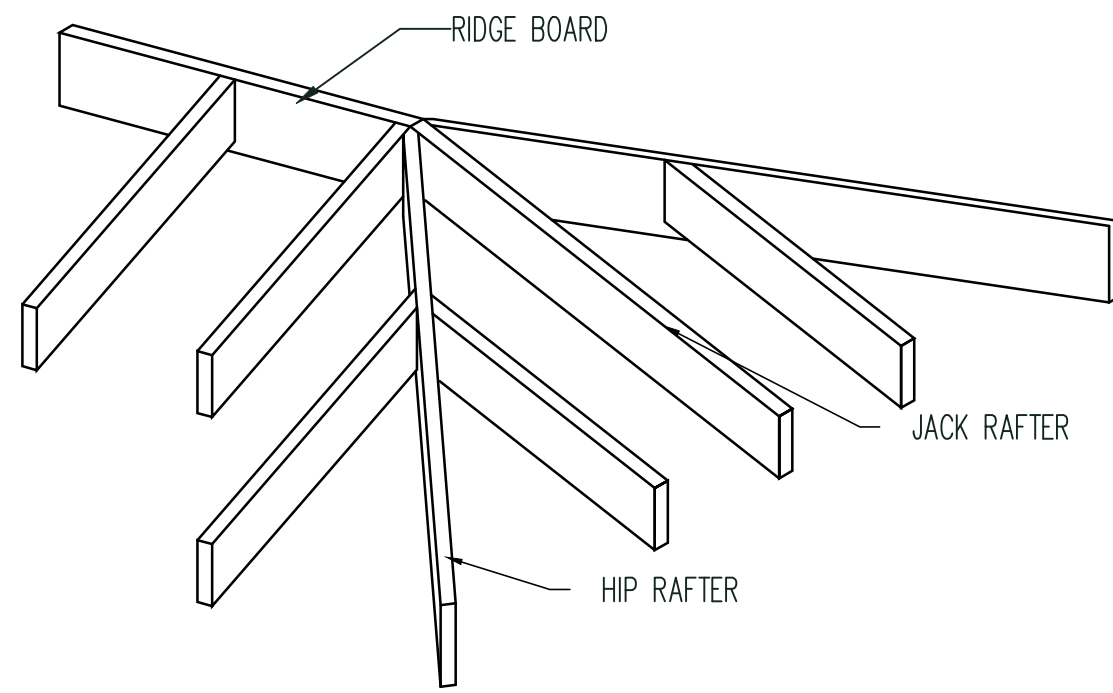
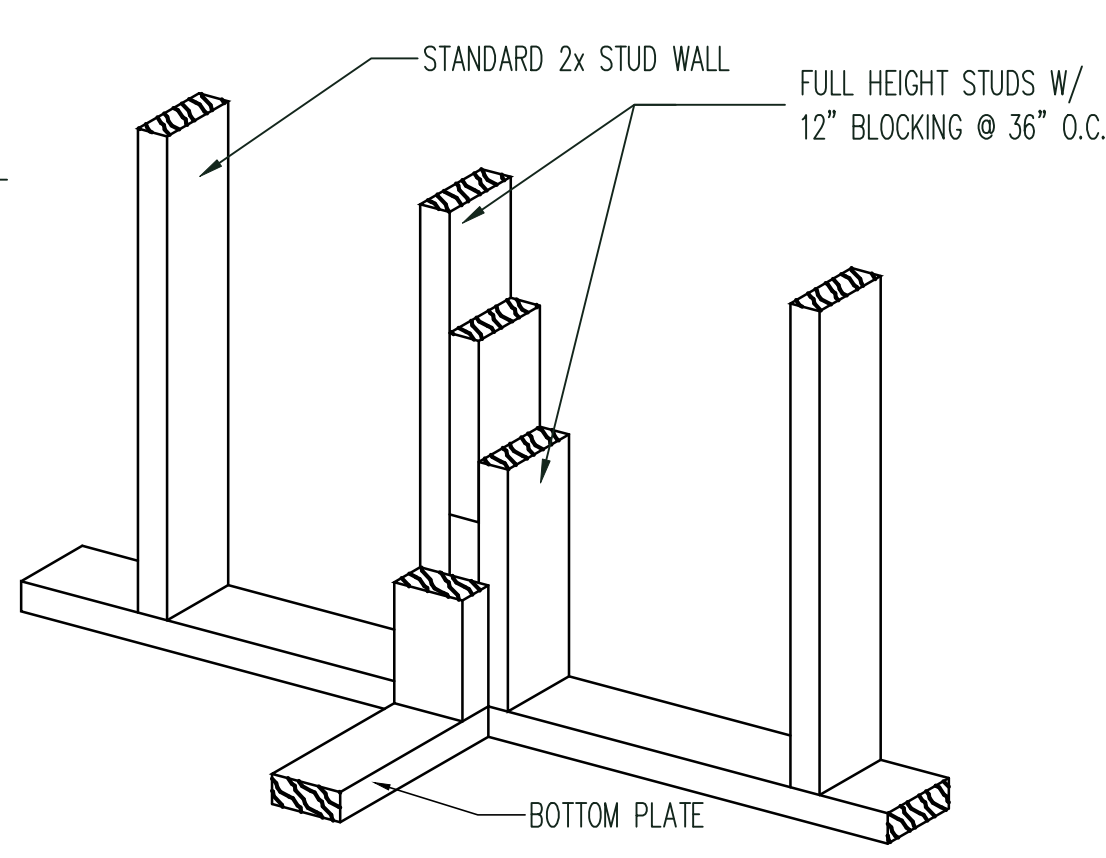
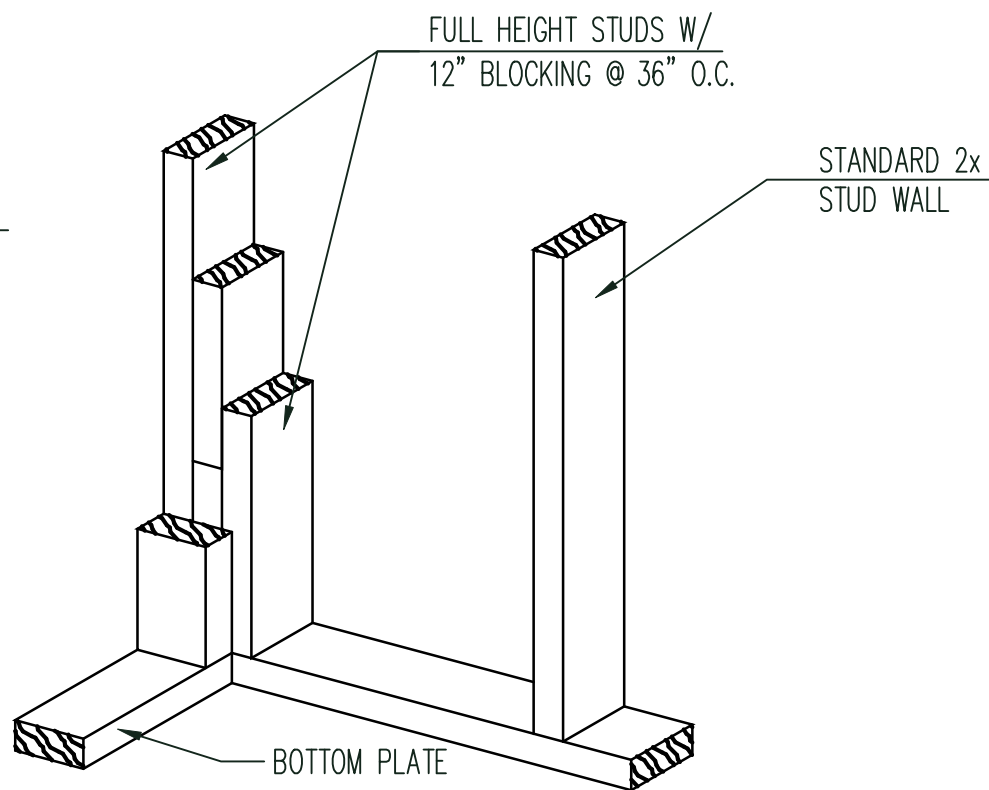
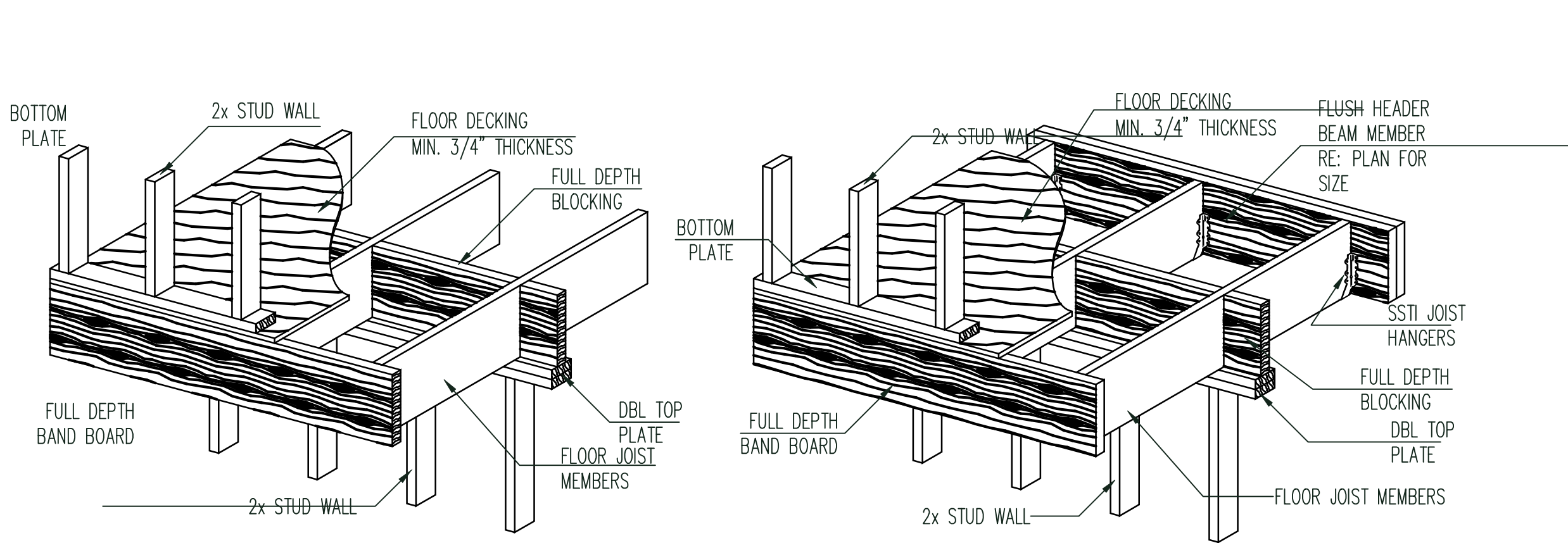
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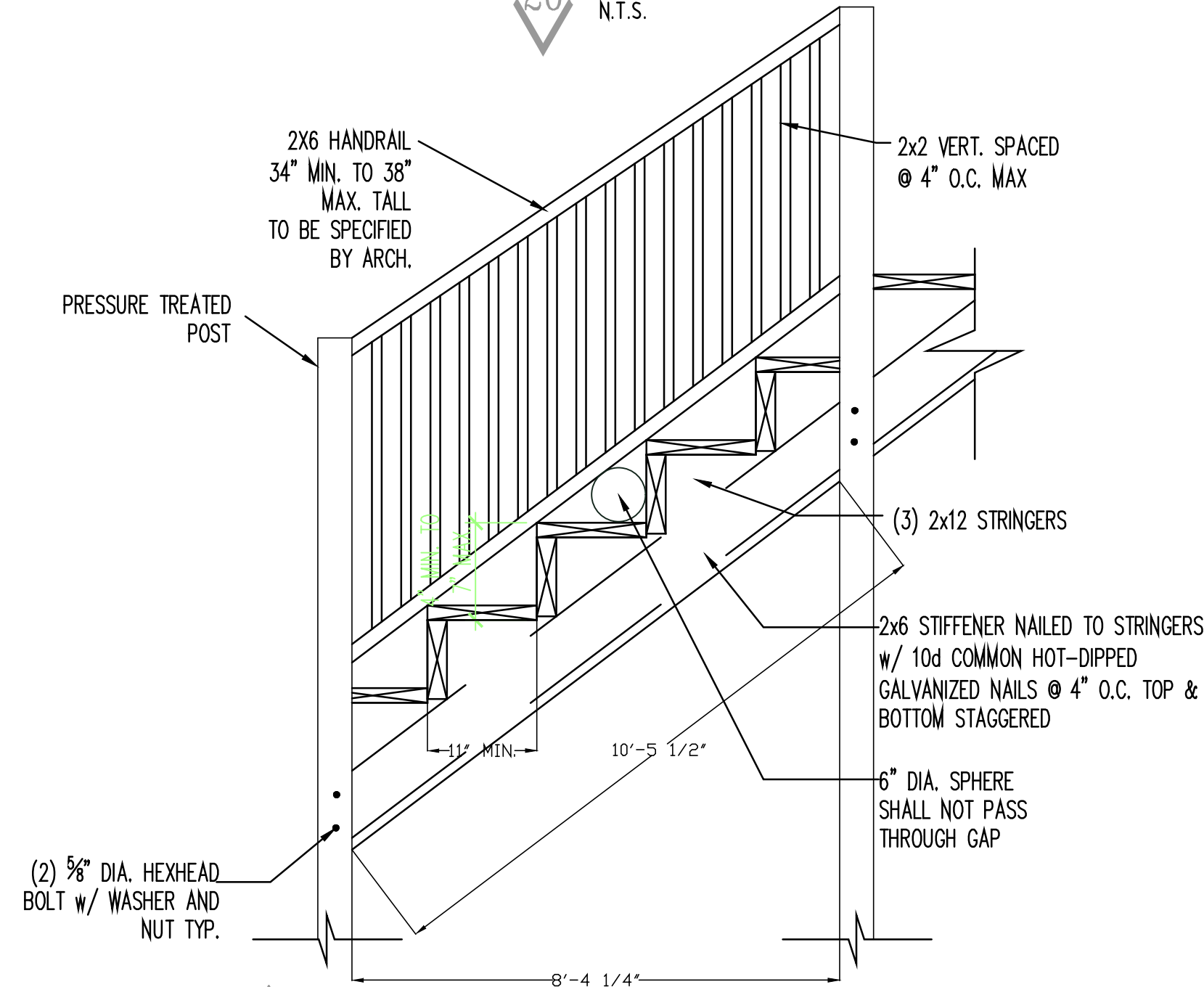
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3- SECOND GUST WIND SPEED (mph)	90	100	110	120	130
OUTLOOKER SPACING (in.)	UPLIFT CONNECTION				
12	(4) 8d NAILS	(6) 8d NAILS	(6) 8d NAILS	(6) 8d NAILS	(6) 8d NAILS
16	(4) 10d NAILS	(6) 10d NAILS	(6) 10d NAILS	H2.5T @ EA.	H2.5T @ EA.
19.2	(6) 10d NAILS	(6) 10d NAILS	H2.5T @ EA.	H2.5A @ EA.	H2.5A @ EA.
24	(6) 10d NAILS	H2.5T @ EA.	H8 @ EA.	H8 @ EA.	H8 @ EA.

- NOTES:
- 1.) OUTLOOKER CONNECTION DESIGNED FOR EXPOSURE CATEGORY C.
  - 2.) TABULATED OUTLOOKER UPLIFT CONNECTIONS ARE BASED ON 2 FOOT OVERHANGS.

22 OUTLOOK CONNECTION SCHEDULE  
N.T.S.



- STAIR NOTES:
1. MIN. STAIRWAY CLEARANCE OF 36" WIDTH
  2. ANY STAIRWAY WITH VERTICAL RISE LARGER THAN 12" BETWEEN FLOOR LEVELS MUST HAVE A MIN. 36"x36" LANDING.

NOTE:  
THESE DRAWINGS REPRESENT A "BUILDERS SET" OF PLANS, DETAILS FOR EVERY CONDITION ARE NOT PROVIDED ON THESE DRAWINGS. IT IS UNDERSTOOD THAT DECISIONS WILL BE MADE ON THE JOBSITE BETWEEN THE CONTRACTOR AND THE OWNER TO RESOLVE ANY DESIGN AND/OR DETAIL QUESTIONS THAT MAY ARISE. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY CONSTRUCTION ERRORS OR OMISSIONS DURING THE COURSE OF CONSTRUCTION DUE TO ANY LACK OF INFORMATION ON THESE DRAWINGS.

UNITS "A & B"  
RAFTER DETAIL

CONSTRUCTION ISSUE

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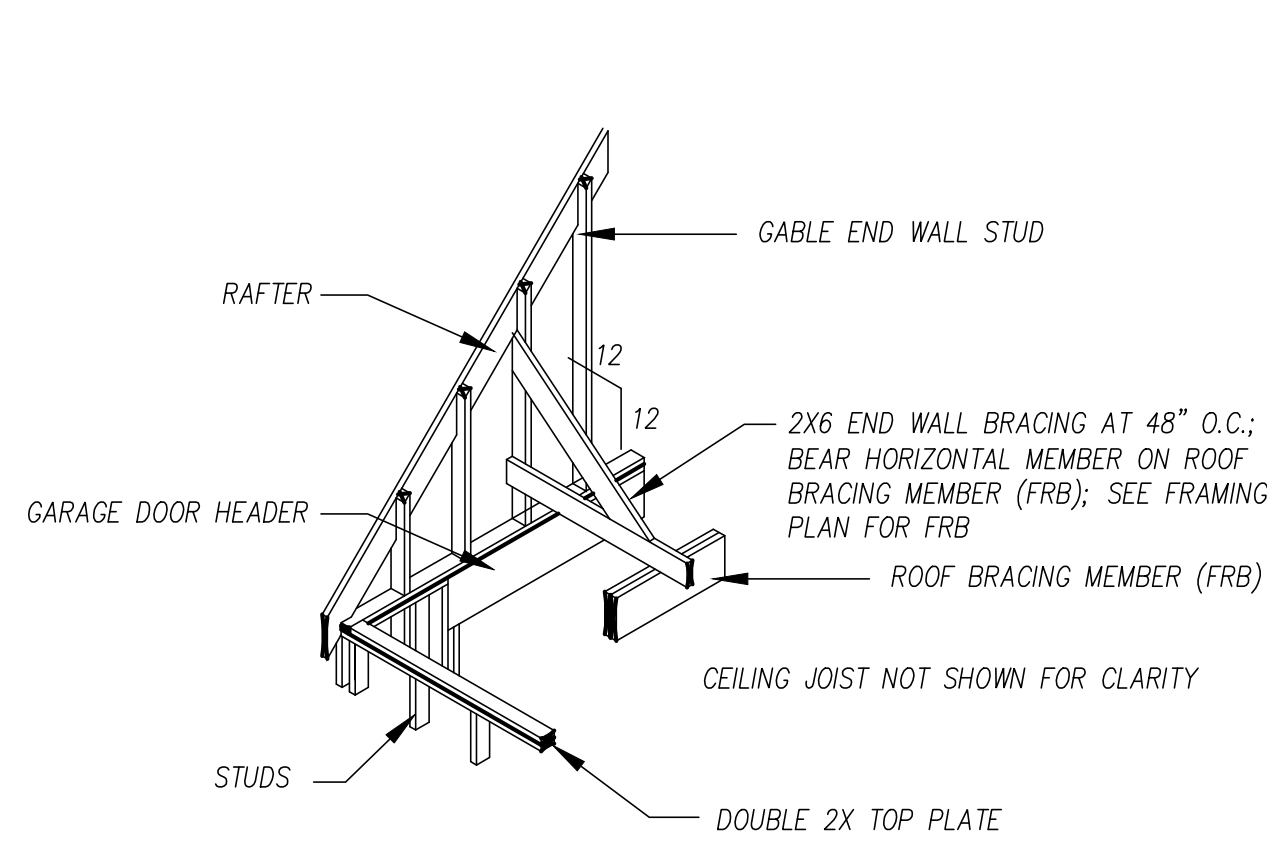
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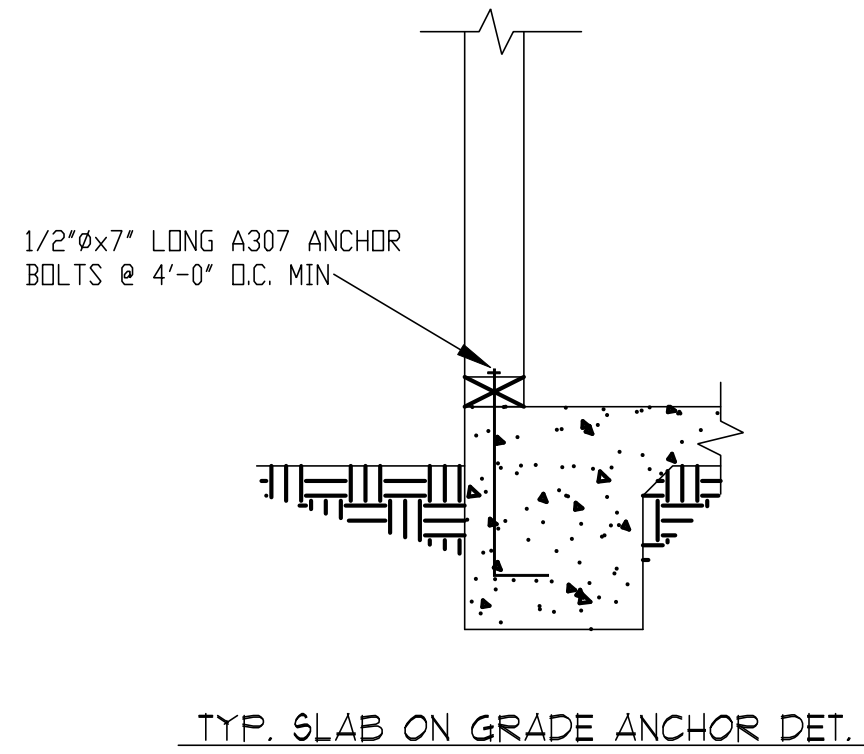
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BIDDING ISSUE :	4/08/11
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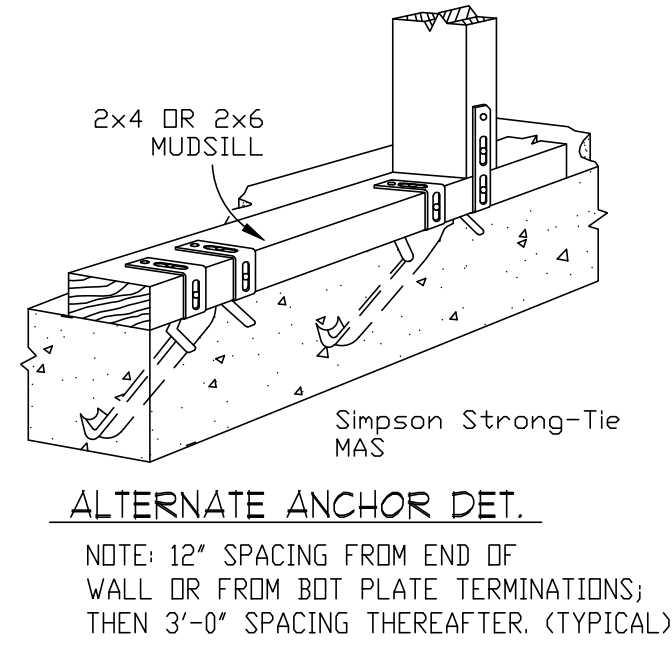
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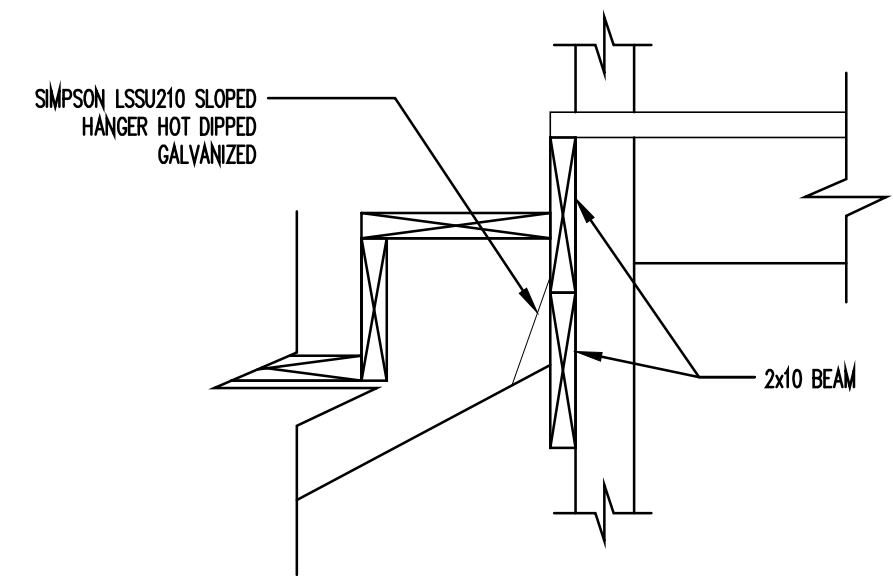
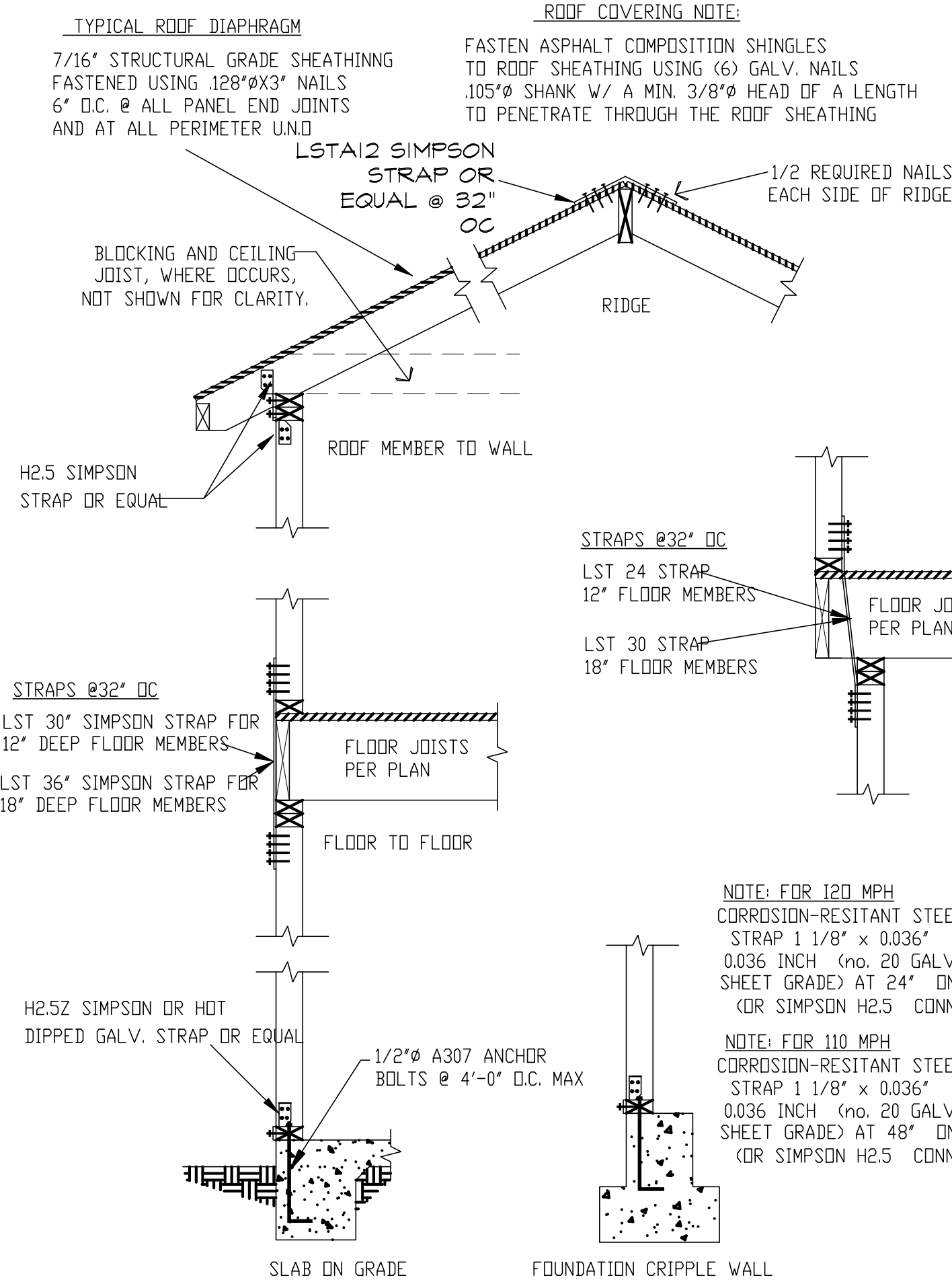
1 GABLE END WALL FRAMING -  
AT GARAGE DOOR



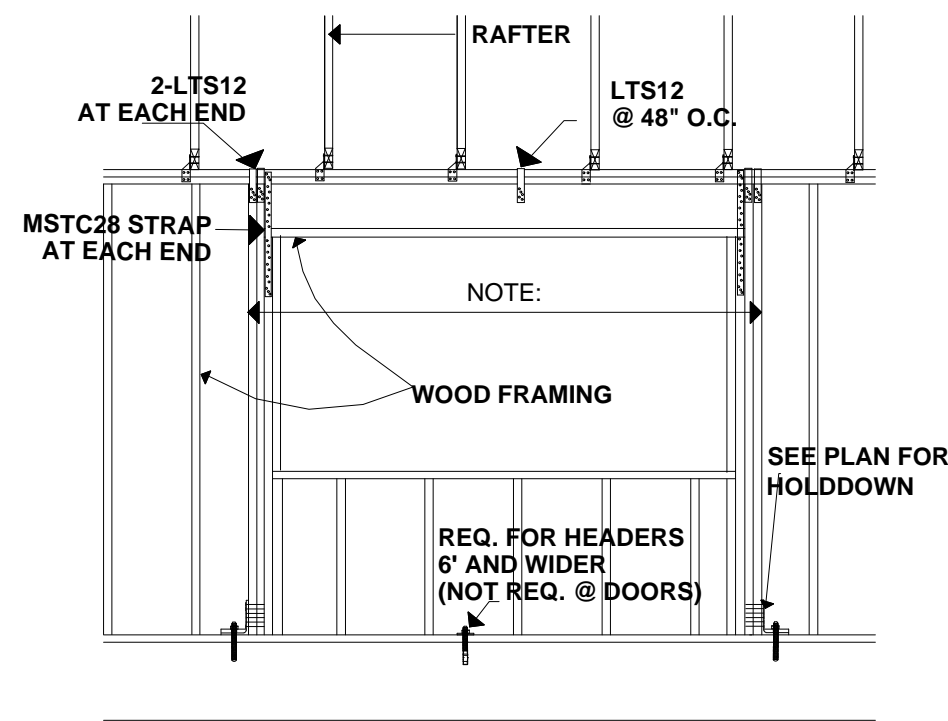
2 BOTTOM PLATE TO FOUNDATION DETAIL



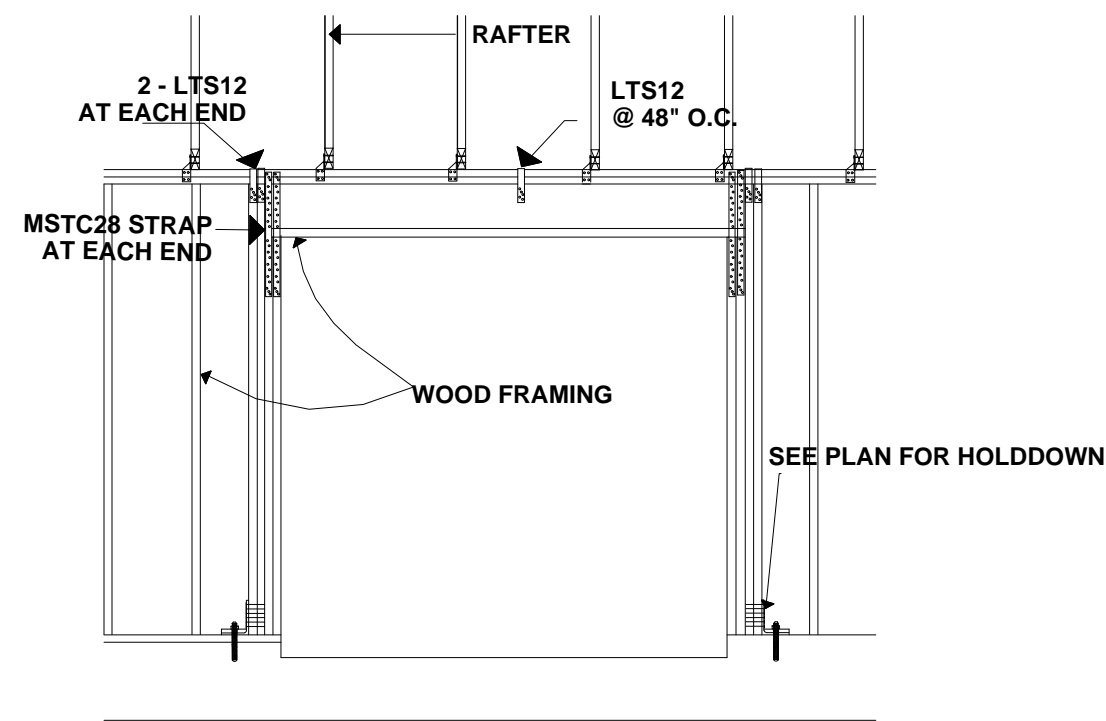
CONTINUOUS LOAD PATH SCHEDULE										
WIND SPEED (3 SEC GUST)	RIDGE TIE		ROOF TO TOP PLATE		TOP PLT. TO STUD		FLOOR TO FLOOR		STUD TO BOT. PLT.	
M.P.H.	TYPE	SPACING	TYPE	SPACING	TYPE	SPACING	TYPE	SPACING	TYPE	SPACING
90 & 110	LSTA12	48" O.C.	H2.5A	48" O.C.	H2.5A	48" O.C.	CS16x36	48" O.C.	H2.5A	48" O.C.
115	LSTA12	32" O.C.	H2.5A	24" O.C.	H2.5A	24" O.C.	CS16x36	48" O.C.	H2.5A	24" O.C.
120	LSTA15	24" O.C.	H2.5A	24" O.C.	H2.5A	32" O.C.	CS16x36	32" O.C.	H2.5A	24" O.C.
130	LSTA18	16" O.C.	H2.5A	16" O.C.	H2.5A	16" O.C.	CS16x36	24" O.C.	H2.5A	16" O.C.



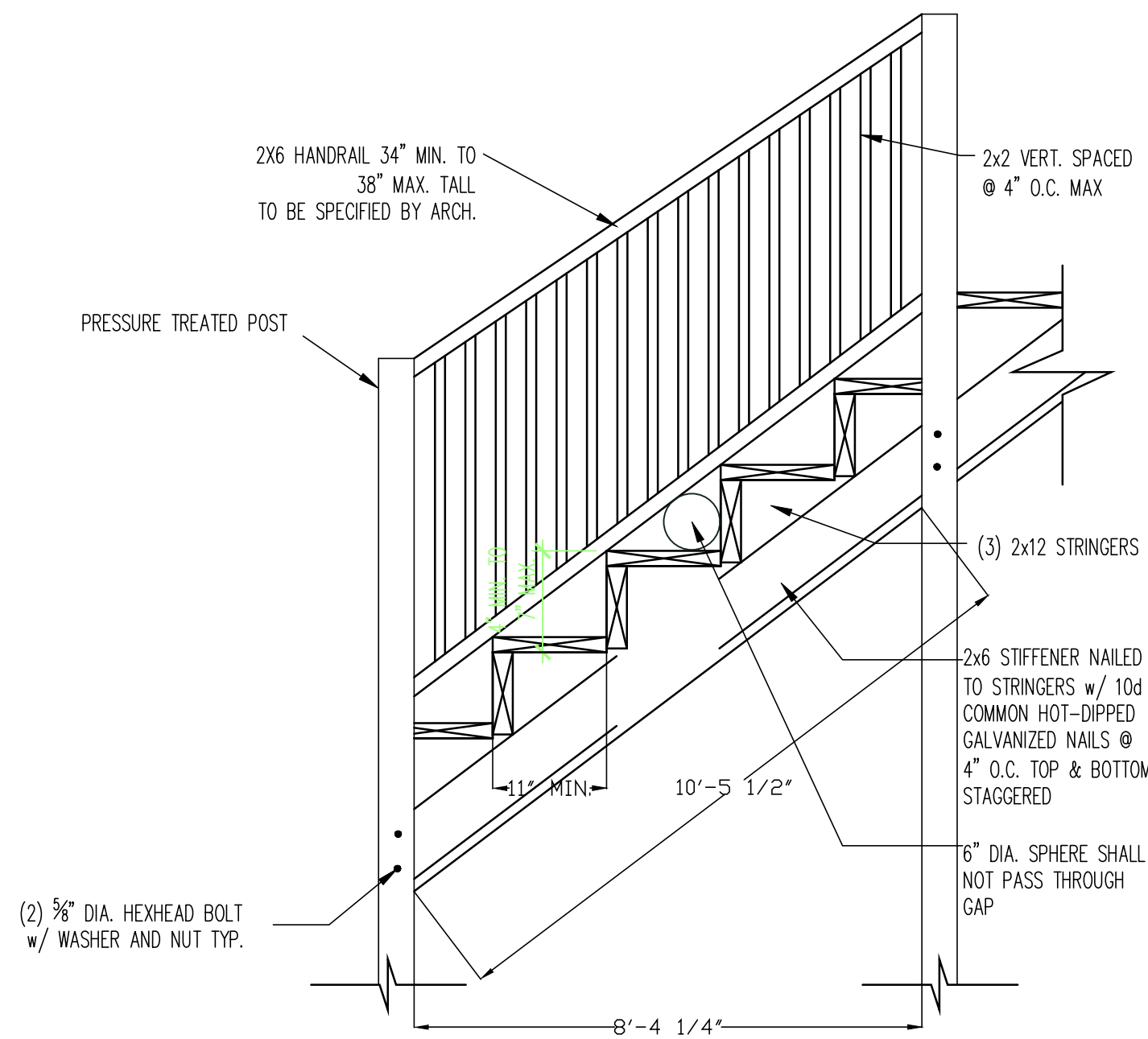
3 SUSPENDED STAIR ATTACHMENT



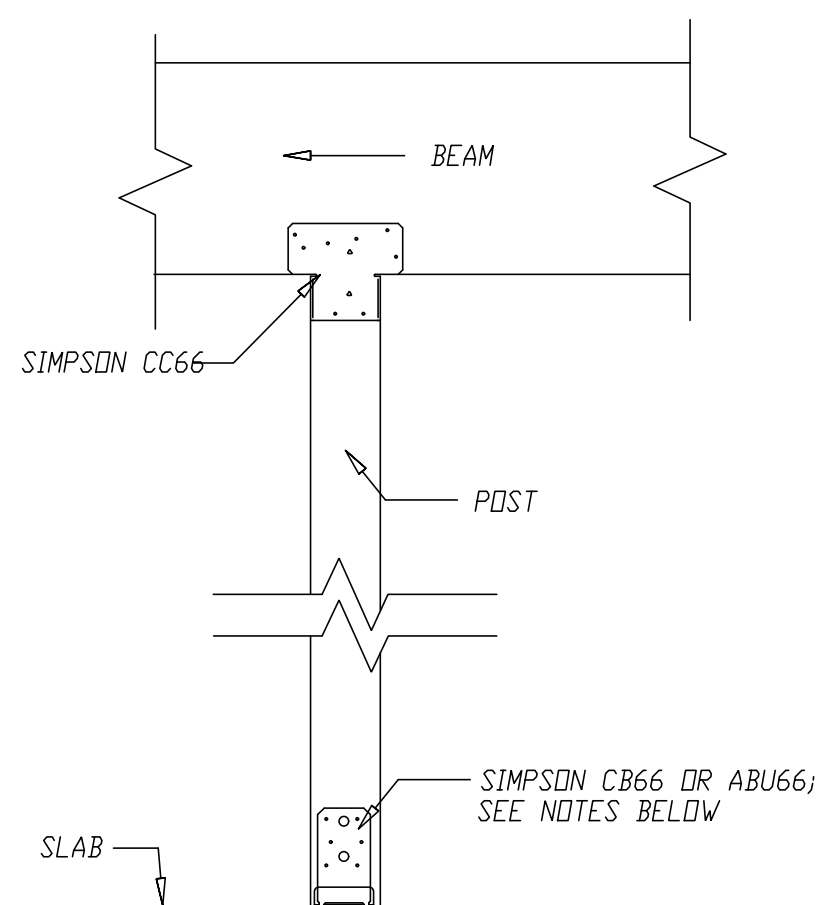
4 STRAPING FOR HEADERS



5 GARAGE DOOR HEADER

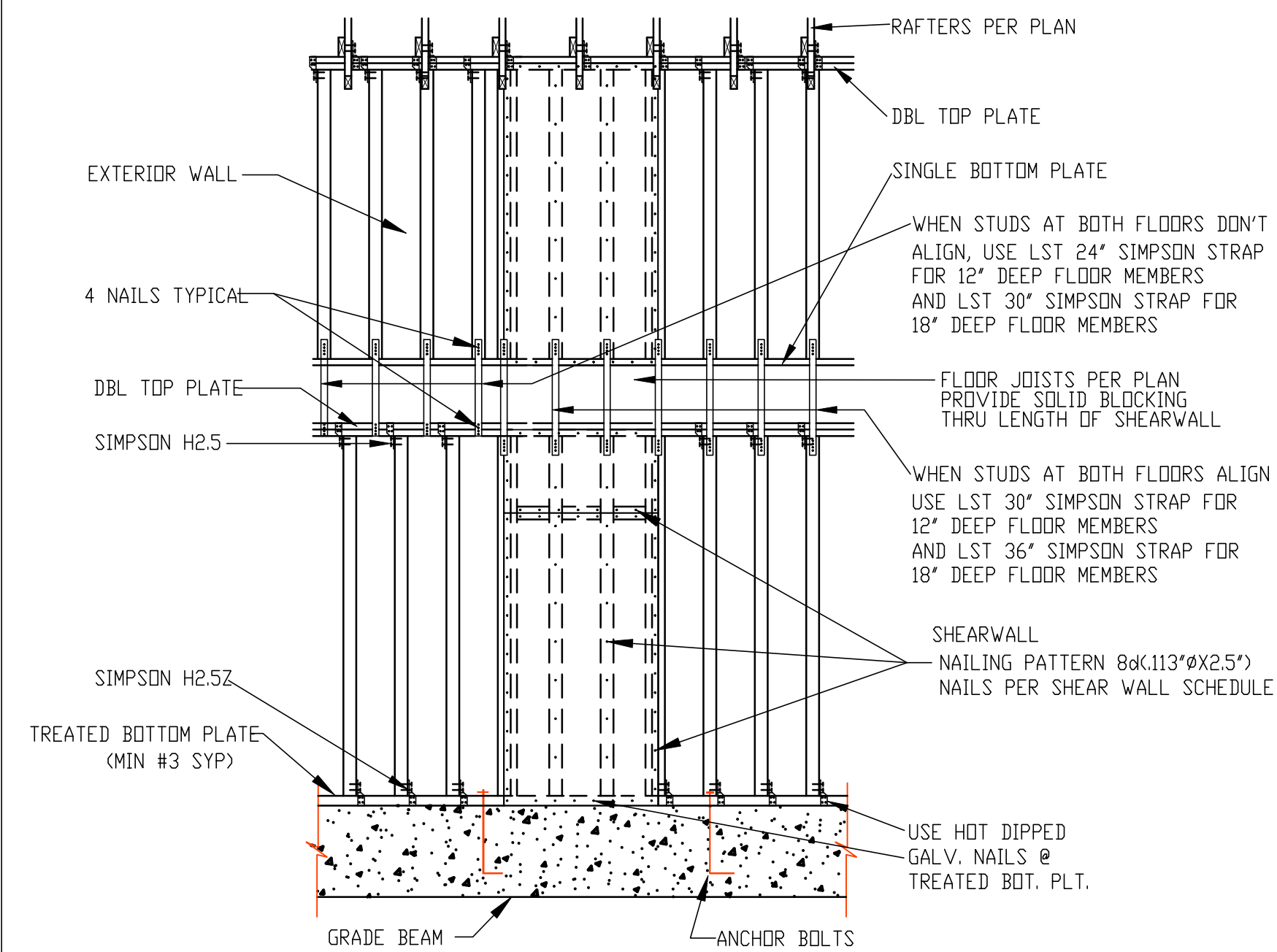


6 STAIR DETAILS



7 SINGLE POST BASE & BEAM  
CONNECTION DETAIL

NOTE:  
1 - USE SIMPSON BASES AND CAPS AS INDICATED OR USP  
EQUAL FOR THE APPROPRIATE POST DIMENSIONS.  
2 - FOR BOLTED BASES USE 1/2"  $\phi$  BOLT; USE SIMPSON  
"SET" HIGH STRENGTH EPOXY OR HILTI "HIT RE 500  
EPOXY ADHESIVE (4 -1/2" EMBED MINIMUM).



8 EXTERIOR WALL DETAIL WITHOUT FULL SHEATHING  
NOTE: CLIPS NOT REQUIRED IN AREAS OF SHEARWALL ONLY

52.5\_Rafter Detail.dwg

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