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GENERAL NOTES

- THESE GENERAL FOUNDATION NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS, UNLESS OTHERWISE SHOWN OR NOTED.
- UNLESS OTHERWISE INDICATED, ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE IRC 2012 AND IBC 2012.
- SIMPSON STRONG TIE CONNECTORS OR EQUAL.

FOUNDATION NOTES

- ALL FOUNDATION EXCAVATION SHALL BE CARRIED ON TO UNDISTURBED MATERIAL OR PLACED IN AN APPROVED STRUCTURAL FILL. ALL EXCAVATION SHALL BE FREE OF LOOSE SOIL AND WATER.
- ANY OVER-EXCAVATION OF SOIL SHALL BE BACKFILLED WITH CONCRETE.
- ALL BACKFILL AROUND FOOTINGS AND FILL UNDER SLABS SHALL BE COMPACTED TO NOT LESS THAN 95 % RELATIVE DENSITY. SEE SOILS REPORT FOR SITE PREPARATION SPECIFICATIONS.
- WATERPROOFING OF THE FOUNDATION SHALL BE CARRIED OUT BY THE CONTRACTOR AS PER ARCHITECT'S SPECIFICATIONS. THE ENGINEER SHALL NOT BE CONSIDERED RESPONSIBLE FOR THIS.
- ANY UNUSUAL SITE CONDITIONS (E.G. LOOSE FILL, SUB-SURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.
- ALL PIPES THROUGH GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID-DEPTH OF GRADE BEAMS. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER.

REINFORCED CONCRETE

- REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE U.B.C. AND ACI STANDARD 318.
- ALL CONCRETE USED IN THE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 P.S.I. AT 28 DAYS.
- THE MAXIMUM SLUMP SHALL NOT EXCEED 5 INCHES.
- ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE INDICATED, EXCEPT #3 BARS, WHICH MAY CONFORM TO ASTM A615 GRADE 40.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- ALL REINFORCING STEEL SHALL BE LOCATED CORRECTLY AS PER THE PLAN AND SECURED IN POSITION ADEQUATELY, BEFORE AND DURING PLACEMENT OF CONCRETE.
- ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.
- LAP REINFORCING BAR SPLICES AS FOLLOWS, UNLESS NOTED OTHERWISE.

BAR SIZE	SPLICE LENGTH
#3	2'-0"
#4	2'-6"
#5	3'-0"
#6	4'-0"

SPLICE TOP BARS AT MID-SPAN. SPLICE BOTTOM BARS OVER SUPPORTS.

- PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:
 - 3".....FOR CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
 - 1 1/2".....FOR CONCRETE EXPOSED TO EARTH OR WEATHER WITH #5 BARS OR SMALLER.
 - 2".....FOR CONCRETE EXPOSED TO EARTH OR WEATHER WITH #6 BARS OR LARGER.
 - 3/4".....FOR CONCRETE NOT EXPOSED TO WEATHER OR NOT IN CONTACT WITH EARTH.

CRAWLSPACE FRAMING NOTES

- ALL FLOOR JOISTS ARE 2X12 #2 SPACED @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL BEAM MEMBERS USED IN MULTIPLE SHALL BE #2 S.Y.P.
- PROVIDE DOUBLE JOISTS UNDER EQUIPMENT AND STORAGE AREAS IN ATTIC.
- UNLESS NOTED ON THE DRAWINGS, ALL HEADERS SHALL BE A MIN. OF (2)2x12 #2
- TYPICAL ABBREVIATIONS USED IN THIS DRAWING MEAN AS FOLLOWS:
 F.R.B. = FOR ROOF BRACE.
 T.B.O. = TRUSSES BY OTHERS.
 U.W.A. = UNDER WALL ABOVE.
 D.B. = DROP BEAM
 BLK = BLOCKING
 UPL = UNDER POINT LOAD
- FLOOR DEAD LOAD = 10 P.S.F., LIVE LOAD = 40 P.S.F. FLOOR DEAD LOAD ASSUMED IS 25 P.S.F. WHERE TILES ARE SHOWN IN PLAN.
- SIMPSON STRONG TIE CONNECTORS OR EQUAL.

FRAMING BEAM SCHEDULE—LVL

BEAM MARK	BEAM SIZE	SIMPSON HANGER (WHERE REQ'D)
B26	(2) 2X6	HU26-2
B28	(2) 2X8	HU28-2
B210	(2) 2X10	HU210-2
B212	(2) 2X12	HU212-2
B36	(3) 2X6	HU26-3
B38	(3) 2X8	HU28-3
B310	(3) 2X10	HU210-3
B312	(3) 2X12	HU212-3
B411	2-1 3/4" X 11 1/4" LVL	HGUS412
B412	2-1 3/4" X 11 7/8" LVL	HGUS412
B414	2-1 3/4" X 14" LVL	HGUS414
B416	2-1 3/4" X 16" LVL	HGUS414
B418	2-1 3/4" X 18" LVL	HGUS414
B611	3-1 3/4" X 11 1/4" LVL	HGUS5.50/12
B612	3-1 3/4" X 11 7/8" LVL	HGUS5.50/12
B614	3-1 3/4" X 14" LVL	HGUS5.50/14
B616	3-1 3/4" X 16" LVL	HGUS5.50/14
B618	3-1 3/4" X 18" LVL	HGUS5.50/14
B711	4-1 3/4" X 11 1/4" LVL	HGUS7.25/12
B712	4-1 3/4" X 11 7/8" LVL	HGUS7.25/12
B714	4-1 3/4" X 14" LVL	HGUS7.25/14
B716	4-1 3/4" X 16" LVL	HGUS7.25/14
B718	4-1 3/4" X 18" LVL	HGUS7.25/14

FIRST FLOOR CEILING NOTES

- FLOOR JOISTS SHALL BE 18" OPEN WEB TRUSSES SPACED AT 16" O.C. (TYPICAL UNLESS NOTED OTHERWISE ON PLAN).
- ALL CEILING JOISTS ARE #2 S.Y.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
- SEE TYPICAL DETAIL SHEET FOR FRAMING NOTES.
- ALL BEAM MEMBERS USED IN MULTIPLE NOS. OF 2X'S SHALL BE #2 SYP., UNLESS OTHERWISE NOTED.
- BEAM SUPPORT DETAILS OR BEAM CONNECTION HANGERS, IF NOT GIVEN IN PLAN, SHALL BE AS PER SCHEDULE GIVEN ON THIS SHEET. THESE HANGERS SHALL BE INSTALLED AS PER THE MANUFACTURER'S REQUIREMENTS.
- ALL FUR DOWNS AND VAULTED OR POP UP CEILING RAFTERS SHALL BE #2 S.Y.P. @ 16" OR 24" O.C. TO MATCH JOIST SPACING AND AS PER THE REQUIREMENTS OF THE ARCHITECTURAL DRAWINGS.
- PROVIDE DOUBLE JOISTS UNDER EQUIPMENT AND STORAGE AREAS IN ATTIC.
- UNLESS NOTED ON THE DRAWINGS, ALL HEADERS SHALL BE A MIN. OF (2)2x12 #2 SYP WITH 1-1/2" MIN. BEARING AT EACH END.
- TYPICAL ABBREVIATIONS USED IN THIS DRAWING MEAN AS FOLLOWS:
 F.R.B. = FOR ROOF BRACE.
 U.W.A. = UNDER WALL ABOVE.
 D.B. = DROP BEAM
 BLK = BLOCKING W/ POUNDS PER LINEAL FOOT
 CANT = CANTILEVERED
 PSL = PARALLEL STRAND LUMBER
 FB = FLUSH BEAM
 ALT = ADDITIONALLY LOADED TRUSS
 UPL = UNDER POINT LOAD
- FLOOR DEAD LOAD = 10 P.S.F., LIVE LOAD = 40 P.S.F. FLOOR DEAD LOAD ASSUMED IS 25 P.S.F. WHERE TILES ARE SHOWN IN PLAN.
- EXCEPT THE STRUCTURAL STEEL BEAMS, ALL BEAMS USED IN THIS PROJECT SHALL BE LVL WITH fb= 2600 PSI.
- ALL STEEL USED IN THIS PROJECT SHALL BE ASTM GRADE A36. TUBULAR SECTIONS SHALL CONFORM TO ASTM A501.
- PROVIDE A 1-1/2" MINIMUM BEARING EACH END FOR ALL BEAMS AND HEADERS & 3" MINIMUM BEARING EACH END FOR LVL'S TYPICAL UNLESS NOTED OTHERWISE.

SECOND FLOOR CEILING NOTES

- CEILING JOIST TO BE #2 SYP @ 16" O.C. U.N.O.
- ALL BEAMS & HEADERS ARE #2 SYP
- ALL HEADERS TO BE (2)2x8 #2 TYP UNO
- ALL JOISTS ARE SPACED @ 16" U.N.O.
- FRB FOR ROOF BRACE
 HDR HEADER
 RSD RAISED

DESIGN CRITERIA

ALL AREAS DESIGNED FOR:
 DEAD LOAD = 10 P.S.F.
 LIVE LOAD = 20 P.S.F. [LIMITED ATTIC LOADING]

ROOF FRAMING NOTES

- METAL ROOF RAFTERS ARE 2 X 8, #2 S.Y.P. @ 16" O.C. UNLESS NOTED OTHERWISE.
- METAL ROOF DEAD LOAD = 10 P.S.F. AND LIVE LOAD = 20 P.S.F.
- DO NOT BRACE ROOF UPON CEILING JOISTS OR STRONGBACKS.
- SEE TYPICAL DETAIL SHEET FOR FRAMING NOTES AND DETAILS.

SHEARWALL SCHEDULE

TYPE	SHEATHING/NAILING PATTERN
SW1	1 LAYER OF 7/16" APA RATED SHEATHING EXP 1 W/ 8d GALVANIZED NAILS (**)* @ 6" OC @ ALL EDGES.
SW2	1 LAYER OF 7/16" APA RATED SHEATHING EXP 1 W/ 8d GALVANIZED NAILS (**)* @ 4" OC @ ALL EDGES.
SW3	1 LAYER OF 7/16" APA RATED SHEATHING EXP 1 W/ 8d GALVANIZED NAILS (**)* @ 3" OC @ ALL EDGES.
SW4	2 LAYERS OF 7/16" APA RATED SHEATHING (1 LAYER EACH SIDE OF WALL) EXP 1 W/ 8d GALVANIZED NAILS (**)* @ 6" OC @ ALL EDGES.
SW5	2 LAYERS OF 7/16" APA RATED SHEATHING (1 LAYER EACH SIDE OF WALL) EXP 1 W/ 8d GALVANIZED NAILS (**)* @ 4" OC @ ALL EDGES.

(*) "GALVANIZED NAILS", ONLY IF LOCATED IN OPEN AREAS, VENTED OR ENCLOSED AREAS. GALVANIZATION OF NAILS/FASTENERS NOT REQUIRED IN CONDITIONED AREAS. (SEE TEXAS REVISION TO IRC)

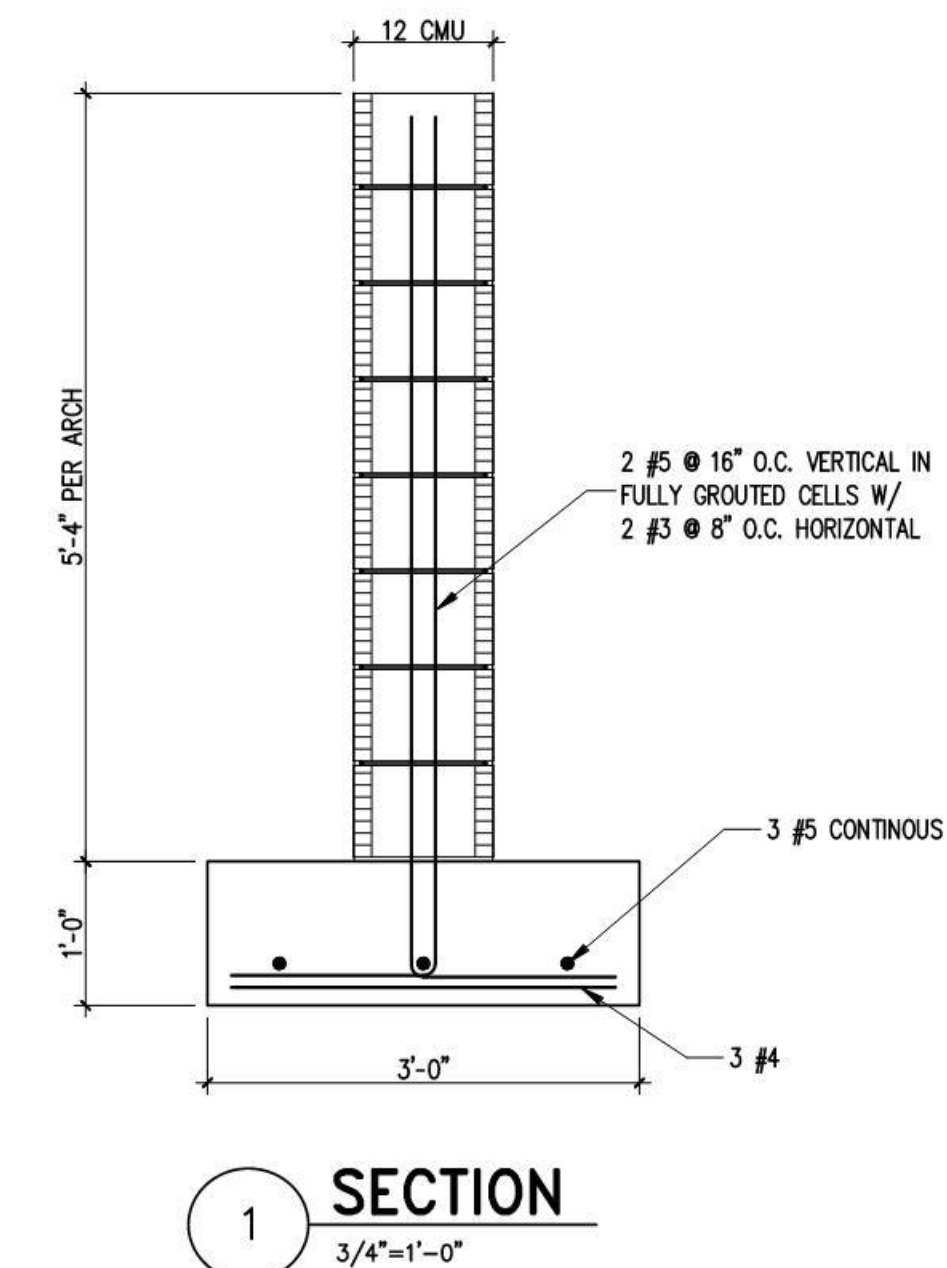
SHEARWALL NOTES

- ALL EXTERIOR WALLS TO HAVE 7/16" APA RATED SHEATHING EXP. 1 ALL AROUND W/ NAILING PATTERN 8d @ 6" O.C.
- 1/2" DRYWALL WITH 5d COOLER NAILS @ 7" OC AT EDGES, W/ UNBLOCKED CONSTRUCTION. PROVIDE THIS AS STANDARD CONSTRUCTION AT ALL WALLS.
- PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS OR 4x4 MEMBERS @ EACH END OF SHEAR WALL. PROPERLY NAILED ONE HOLD DOWN ANCHOR AS NOTED ON PLAN. SEE HOLD DOWN ANCHOR SCHEDULE ON SHEAR WALL DETAIL SHEET. ALL HOLD DOWN ANCHOR SHALL BE SIMPSON OR EQUAL. SEE NOTE 12 FOR SUBSTITUTIONS.
- PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS SHOWN IN DETAIL NOTED ON STRUCTURAL DRAWINGS. CLIPS SHALL BE SIMPSON TYPE H2.5 OR EQUAL. SEE NOTE 12 FOR SUBSTITUTIONS.
- THE FLOOR DIAPHRAGM SHALL BE A MIN. OF 3/4" STRUCTURAL GRADE PLYWOOD OR OSB. BOTH DIAPHRAGMS SHALL BE PLACED WITH 8d NAILS AT A MAX OF 6" AT ALL EXTERIOR EDGES.
- ALL SHEAR WALLS SHALL BE TIED TO THE DIAPHRAGMS BY 10d NAILS @ A MAX OF 6" SPACING.
- | | |
|-----|----|
| SW1 | 8" |
|-----|----|

 - INDICATES SHEAR WALL TYPE AND MIN. REQUIRED LENGTH. SEE SCHEDULE ABOVE, SINGLE LAYER SHEATHING CAN BE PLACED ON EITHER SIDE OF STUDS.
- SEE FRAMING FOR BEAMS UNDER ALL SECOND FLOOR SHEARWALLS. ALTERNATELY PROVIDE MIN. (2)2x12 #2 SYP BEAMS OR CONTINUOUSLY BLOCKING UNDER ALL SECOND FLOOR SHEARWALLS. PROVIDE (2)7S-22 SIMPSON STRAPS (1) EACH SIDE TO TIE BEAM TO BEAM/ STUD.
- ALL SHEAR WALLS SHALL HAVE HOLD DOWN STRAPS (2) CS-16 (3300#), OR EQUAL, AT EACH END. TYP. UNLESS NOTED OTHERWISE ON PLAN. SEE NOTE 7 FOR SUBSTITUTIONS.
- SEE SHEAR WALL DETAIL SHEET FOR SHEAR WALL OPENING DETAILS.
- SEE SHEAR WALL DETAIL SHEET FOR ADDITIONAL NOTES AND DETAILS.
- ALL SUBSTITUTIONS TO THE SPECIFIED HARDWARE IN THIS DRAWING SHALL BE APPROVED BY THE ENGINEER OR RECORD.

THE LATERAL LOAD DESIGN ON THESE DRAWINGS HAS BEEN CALCULATED FOR 110 MPH PER HOUR BASIC WIND SPEED WITH A 3 SECOND GUST AS PER THE INTERNATIONAL RESIDENTIAL CODE 2012 AND INTERNATIONAL BUILDING CODE 2012.

110 MPH
3 SECOND GUST
EXPOSURE B



SECTION 1
 3/4"=1'-0"

FOOTING DETAIL



CONCEPT ENGINEERS

TX. FIRM REGISTRATION # F-04417

Structures for the whole community

NO.	REVISION	DATE

4X4 ALL TERRAIN
 COH SINGLE FAMILY RESIDENCE
 HOUSTON, TEXAS

ISSUE DATE	09/01/2021
JOB #	20160
DES. YS	CRD. YS
DRK. VS	RC. YS

GENERAL NOTES

SCALE 1/4"=1'-0"

S-1

GENERAL FRAMING NOTES

FLOOR JOISTS

- GENERAL. SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH IRC TABLE NO. R502.3.1(2). HEADERS, GIRDERS AND BEAMS TO BE #2 SYP.
- BEARING. THE ENDS OF EACH JOIST SHALL HAVE NOT LESS THAN 1.5 INCHES OF BEARING ON WOOD SUPPORT AND SHALL BE INCREASED AS REQUIRED BY LOAD. BEARING LOADS SHALL BE TRANSFERRED TO THE SILLS BY STUDS OR COLUMNS WITH EQUAL OR GREATER THAN CROSS-SECTION OF THE SUPPORTED BEARING.
- FRAMING DETAILS. JOISTS SHALL BE SUPPORTED LATERALLY AT THE ENDS AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED TO A HEADER, BAND OR RIM JOIST. SOLID BLOCKING SHALL BE NOT LESS THAN 2 INCHES IN THICKNESS AND THE FULL DEPTH OF THE JOIST.

NOTCHES ON THE ENDS OF JOISTS SHALL NOT EXCEED ONE FOURTH THE JOIST DEPTH. HOLES BORED IN JOIST SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE THIRD THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. NOTCHES AND HOLES NOT ALLOWED IN HEADERS, GIRDERS OR BEAMS.

JOISTS FRAMING FROM OPPOSITE SIDES OF A BEAM, GIRDER OR PARTITION SHALL BE LAPPED AT LEAST 3" OR THE OPPOSING JOIST SHALL BE TIED TOGETHER IN AN IRC APPROVED MANNER. JOISTS FRAMING INTO THE SIDE OF A GIRDER SHALL BE SUPPORTED BY STEEL FRAMING HANGERS OR ANCHORS.
- FRAMING AROUND OPENINGS. TRIMMER AND HEADER JOISTS SHALL BE DOUBLED, OR OF LUMBER OF EQUIVALENT CROSS SECTION, WHEN THE SPAN OF THE HEADER EXCEEDS 4 FEET. THE ENDS OF HEADER JOISTS MORE THAN 6 FEET LONG SHALL BE SUPPORTED BY FRAMING ANCHORS OR JOIST HANGERS UNLESS BEARING ON A BEAM, PARTITION OR WALL. TAIL JOISTS SHALL BE SUPPORTED AT HEADER BY STEEL FRAMING ANCHORS.
- SUPPORTING BEARING PARTITIONS. BEARING PARTITIONS PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDER, WALLS OR PARTITIONS MORE THAN THE JOIST DEPTH. JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
- BLOCKING. SOLID SAWN FLOOR JOISTS SHALL BE BLOCKED AS FOLLOWS:
 - TWO BY FOUR; NO BLOCKING.
 - TWO BY SIX OR EIGHT; THE ENDS SHALL BE HELD IN PLACE BY FULL-DEPTH SOLID BLOCKING, BRIDGING, NAILING, APPROVED HANGERS OR BOLTING TO OTHER FRAMING MEMBERS.
 - TWO BY TEN OR TWELVE; BRIDGING, FULL-DEPTH BLOCKING OR CROSS BRACING SHALL BE INSTALLED AT INTERVALS NOT TO EXCEED 8 FEET UNLESS BOTH EDGES ARE HELD IN LINE THEIR ENTIRE LENGTH.
 - REFER TO IRC R502.1.2 FOR MORE DETAILS ON REQUIRED BLOCKING.

ROOF AND CEILING

- GENERAL. THE FRAMING DETAILS GIVEN HERE APPLY TO ROOFS HAVING A MINIMUM SLOPE OF 3:12 OR GREATER. WHEN THE ROOF SLOPE IS LESS THAN 3:12, MEMBERS SUPPORTING RAFTERS AND CEILING JOISTS SUCH AS RIDGE BOARDS, HIPs AND VALLEYS SHALL BE DESIGNED AS BEAMS.
- SPANS. ALLOWABLE SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CODE.
- FRAMING. RAFTERS SHALL BE FRAMED DIRECTLY OPPOSITE EACH OTHER AT THE RIDGE AND WHEREVER POSSIBLE ON THE HIPs AND VALLEYS. RIDGES SHALL BE AT LEAST 1-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. AT ALL VALLEY AND HIPs THERE SHALL BE A SINGLE VALLEY OR HIP RAFTER NOT LESS THAN 2-INCH NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHENEVER THE RAFTERS DO NOT ALIGN WITH EACH OTHER ON THE RIDGE, HIP OR VALLEY, THE RIDGE, HIP OR VALLEY MUST BE DESIGNED AS A BEAM.
- RAFTER TIES. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED TO 2-INCH BY 4-INCH (NOMINAL) MINIMUM-SIZED CROSS TIES. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4 FEET ON CENTER. THE SEAT CUT AT THE RAFTER BIRD'S-MOUTH SHALL BE NO LONGER THAN ITS BEARING MEMBER.
- PURLINS. PURLINS TO SUPPORT ROOF LOADS MAY BE INSTALLED TO REDUCE THE SPAN OF RAFTERS WITHIN ALLOWABLE LIMITS AND SHALL BE SUPPORTED BY STRUTS TO BEARING WALLS OR BEAM. THE MAXIMUM SPAN OF 2-INCH BY 4-INCH PURLINS SHALL BE 4 FEET. THE MAXIMUM SPAN OF 2-INCH BY 6-INCH PURLIN SHALL BE 6 FEET BUT IN NO CASE SHALL THE PURLIN BE SMALLER THAN THE SUPPORTED RAFTERS. STRUTS SHALL BE NOT SMALLER THAN 2-INCH BY 4-INCH MEMBERS. THE UNBRACED LENGTH OF STRUTS SHALL NOT EXCEED 8 FEET AND THE MINIMUM SLOPE OF THE STRUTS SHALL BE NOT LESS THAN 45 DEGREES FROM THE HORIZONTAL.
- BLOCKING. ROOF RAFTERS AND CEILING JOISTS SHALL BE SUPPORTED LATERALLY TO PREVENT ROTATION AND LATERAL DISPLACEMENT. SEE FLOOR JOIST NO. 6 ON THIS DOCUMENT.
- ROOF SHEATHING. PLYWOOD USED FOR ROOF SHEATHING SHALL BE BONDED BY INTERMEDIATE OR EXTERIOR GLUE. 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 THE CODE. END JOINTS IN PLYWOOD SHALL OCCUR OVER SUPPORTS AND END JOINTS SHALL BE STAGGERED A MINIMUM OF ONE MEMBER ON ADJACENT ROWS.

SUB-FLOORING

- LUMBER. SHEATHING USED AS STRUCTURAL SUBFLOOR SHALL BE 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-GROOVED WOOD STRIP FLOORING IS APPLIED PERPENDICULAR TO THE SUPPORTS.
- PLYWOOD. PLYWOOD USED AS STRUCTURAL SUBFLOOR SHALL BE MINIMUM THREE FOURTHS INCH THICK AND INSTALLED PERPENDICULAR TO THE SUPPORTS.
- FASTENERS. GLUE IN ACCORDANCE WITH ADHESIVE MANUFACTURER'S DIRECTIONS SHALL BE PROVIDED ATTACHING SUBFLOOR TO EACH JOIST. FASTENERS SHALL BE INSTALLED PER IRC TABLE R602.3(1)--NAILING SCHEDULE.

WALL FRAMING

- FROM SILL TO BRACED DOUBLE TOP PLATES. THE DOUBLE TOP PLATES SHALL BE CONSIDERED BRACED IF SUPPORTING CEILING JOIST, FLOOR JOIST, OR RAFTERS.
- FRAMING DETAILS. STUDS SHALL BE PLACED WITH THEIR WIDE DIMENSION PERPENDICULAR TO THE WALL. NOT LESS THAN THREE STUDS SHALL BE INSTALLED AT EACH CORNER OF 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 IRC R602.10.
- 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 MEMBER SHALL BE DESIGNED TO SUPPORT LOADS SPECIFIED BY THE CODE.
- BRIDGING. UNLESS COVERED BY INTERIOR OR EXTERIOR WALL COVERINGS OR SHEATHING MEETING THE MINIMUM REQUIREMENTS OF THIS CODE, ALL STUD PARTITIONS OR WALLS OF 6 FT OR HIGHER SHALL HAVE BRIDGING NOT LESS THAN 2 INCHES IN THICKNESS AND OF THE SAME WIDTH AS THE STUDS FITTED SMOOTHLY AND NAILED THERETO TO PROVIDE ADEQUATE LATERAL SUPPORT.
- 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 NONBEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE PARTITION.
- 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.

POST BASE SCHEDULE

POST SIZE	SIMPSON EMBEDDED POST BASE	SIMPSON BOLTED POST BASE
4x4	CB44	ABU44
6x6	CB66	ABU66
8x8	CB88	ABU88

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER (a,b,c)	SPACING OF FASTENERS	
		EDGES (inches) (i)	INTERMEDIATE SUPPORTS (inches) (c,e)
ROOF			
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2 ³ / ₈ " x 0.113")		
CEILING JOISTS TO PLATE, TOE NAIL	3-8d (2 ³ / ₈ " x 0.113")		
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER LAPS OVER PARTITIONS, FACE NAIL	3-10d		
COLLAR TIE TO RAFTER, FACE NAIL OR 1/4" x 20 GAUGE RIDGE STRAP	3-10d (3" x 0.128")		
RAFTER OR ROOF TRUSS TO PLATE, TOE NAIL	3-16d BOX NAILS (3/8" x 0.135") OR 3-10d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS; TOE NAIL FACE NAIL	4-16d (3/8" x 0.135") OR 3-16d (3/8" x 0.135")		
WALL			
BUILT-UP STUDS-FACE NAIL	10d (3" x 0.128)	24" O.C.	
ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (3/8" x 0.135")	12" O.C.	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3/8" x 0.135")	16" O.C. ALONG EACH EDGE	
CONTINUED HEADER, TWO PIECES	16d (3/8" x 0.135")	16" O.C. ALONG EACH EDGE	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2 ³ / ₈ " x 0.113")		
DOUBLE STUDS, FACE NAIL	10d (3" x 0.128")	24" O.C.	
DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" O.C.	
DOUBLE TOP PLATES, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3/8" x 0.135")		
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3/8" x 0.135")	16" O.C.	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3/8" x 0.135")	16" O.C.	
STUD TO SOLE PLATE, TOE NAIL	3-8d (2 ³ / ₈ " x 0.113") OR 2-16d (3/8" x 0.135")		
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3/8" x 0.135")		
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" x 0.128")		
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2 ³ / ₈ " x 0.113") 2 STAPLES 1 ³ / ₄ "		
1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 ³ / ₈ " x 0.113") 2 STAPLES 1 ³ / ₄ "		
1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2 ³ / ₈ " x 0.113") 3 STAPLES 1 ³ / ₄ "		
WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2 ³ / ₈ " x 0.113") 4 STAPLES 1 ³ / ₄ "		
FLOOR			
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2 ³ / ₈ " x 0.113")		
RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2 ³ / ₈ " x 0.113")	6" O.C.	
RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (2 ³ / ₈ " x 0.113")	6" O.C.	
1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2 ³ / ₈ " x 0.113") 2 STAPLES 1 ³ / ₄ "		
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3/8" x 0.135")		
2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3/8" x 0.135")	AT EACH BEARING	
BUILT-UP GIRDERS AND BEAMS 2-INCH LUMBER LAYERS	10d (3" x 0.128")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE.	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	3-16d (3/8" x 0.135")	AT EACH JOIST OR RAFTER	
DESCRIPTION OF BUILDING MATERIAL	DESCRIPTION OF FASTENER (b,c,e)	SPACING OF FASTENERS	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING		EDGES (inches) (i)	INTERMEDIATE SUPPORTS (inches) (c,e)
	6d COMMON (2" x 0.113") NAIL (SUBFLOOR WALL) (i)	6	12 (g)
	8d COMMON (2 ³ / ₈ " x 0.131") NAIL (ROOF)(f)		
	8d COMMON NAIL (2 ³ / ₈ " x 0.131")	6	12 (g)
	10d COMMON (3" x 0.148") NAIL OR 8d (2 ³ / ₈ " x 0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING (h)		

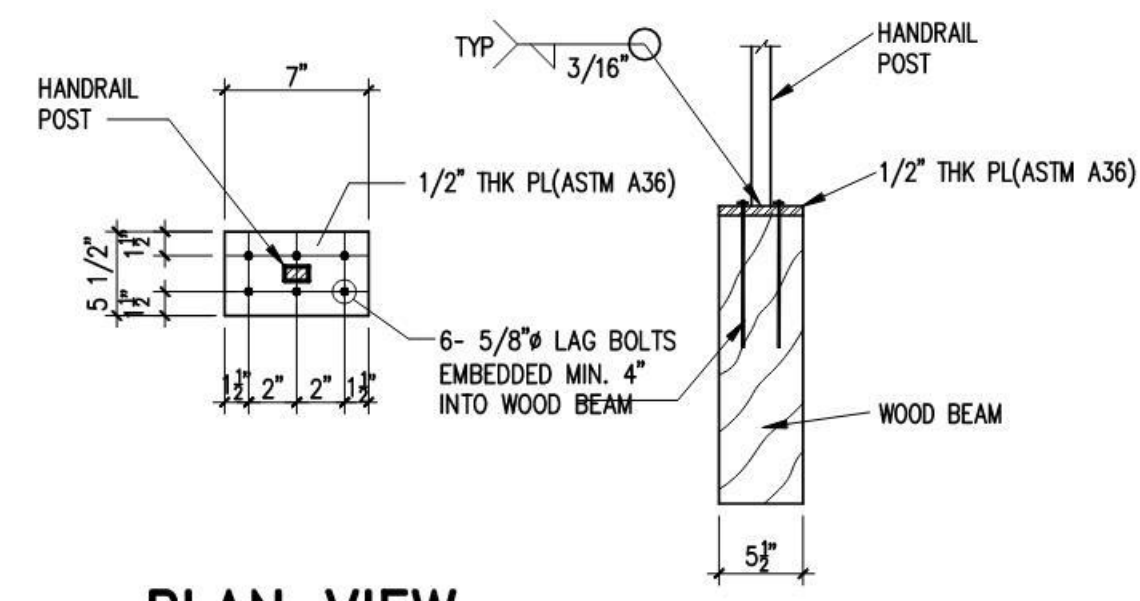
CONTINUED NEXT COLUMN

IRC-TABLE R602.3(1) - CON'T.

1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALVANIZED ROOFING NAIL, 3/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/2" LONG	3	6
3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	3/8" GALVANIZED ROOFING NAIL, 3/16" CROWN OR 1" CROWN STAPLE 16 GA., 1 1/2" LONG	3	6
1/2" GYPSUM SHEATHING (d)	1 1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	7	7
5/8" GYPSUM SHEATHING (d)	1 3/4" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 3/4" LONG; 1 3/4" SCREWS, TYPE W OR S	7	7
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" AND LESS	6d DEFORMED (2" x 0.120") NAIL OR 8d COMMON (2 1/2" x 0.131") NAIL	6	12
7/8" - 1"	8d COMMON (2 1/2" x 0.131") NAIL OR 8d DEFORMED (2 1/2" x 0.120") NAIL	6	12
1 1/8" - 1 1/4"	10d COMMON (3" x 0.148") NAIL OR 8d DEFORMED (2 1/2" x 0.120") NAIL	6	12
FOR S _i : 1 INCH = 25.4mm, 1 foot = 304.8mm, 1 mile per hour = 0.447m/s; 1 Ksi = 6.895 MPa.			
A. ALL NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80ksi FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 ksi FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 ksi FOR SHANK DIAMETERS OF 0.142 INCH OR LESS. B. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH. C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. D. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 9-FOOT PANELS SHALL BE APPLIED VERTICALLY. E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2). F. FOR REGIONS HAVING BASIC WIND SPEED OF 110 MPH OR GREATER, 8d DEFORMED (2 1/2" x 0.120) NAILS SHALL BE USED FOR ATTACHING PLYWOOD AND WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING WITHIN MINIMUM 48-INCH DISTANCE FROM GABLE END WALLS, IF MEAN ROOF HEIGHT IS MORE THAN 25 FEET, UP TO 35 FEET MAXIMUM. G. FOR REGIONS HAVING A 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 INCHES ON CENTER FOR MINIMUM 48-INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS; AND 4 INCH ON CENTER TO GABLE END WALL FRAMING. H. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO 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 THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING. J. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.			

NOTES FOR CODE COMPLIANCE

- THE BUILDING STRUCTURE IN THESE DRAWINGS HAVE BEEN DESIGNED AS PER IRC 2012 INCLUDING ITS AMENDMENTS.
- THE STRUCTURE HAS BEEN DESIGNED FOR 110 MPH 3 SECOND GUST AS REQUIRED BY IRC 2012.
- THE DESIGN CRITERIA IS AS PER IRC 2012.
THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:
 - ROOF = 20 P.S.F.
 - CEILING = 10 P.S.F. & 20 P.S.F. @ LIMITED ATTIC LOADING.
 - FLOOR SYSTEM = 40 P.S.F.
 - WIND DESIGN AT 110 MPH 3 SEC. GUST.

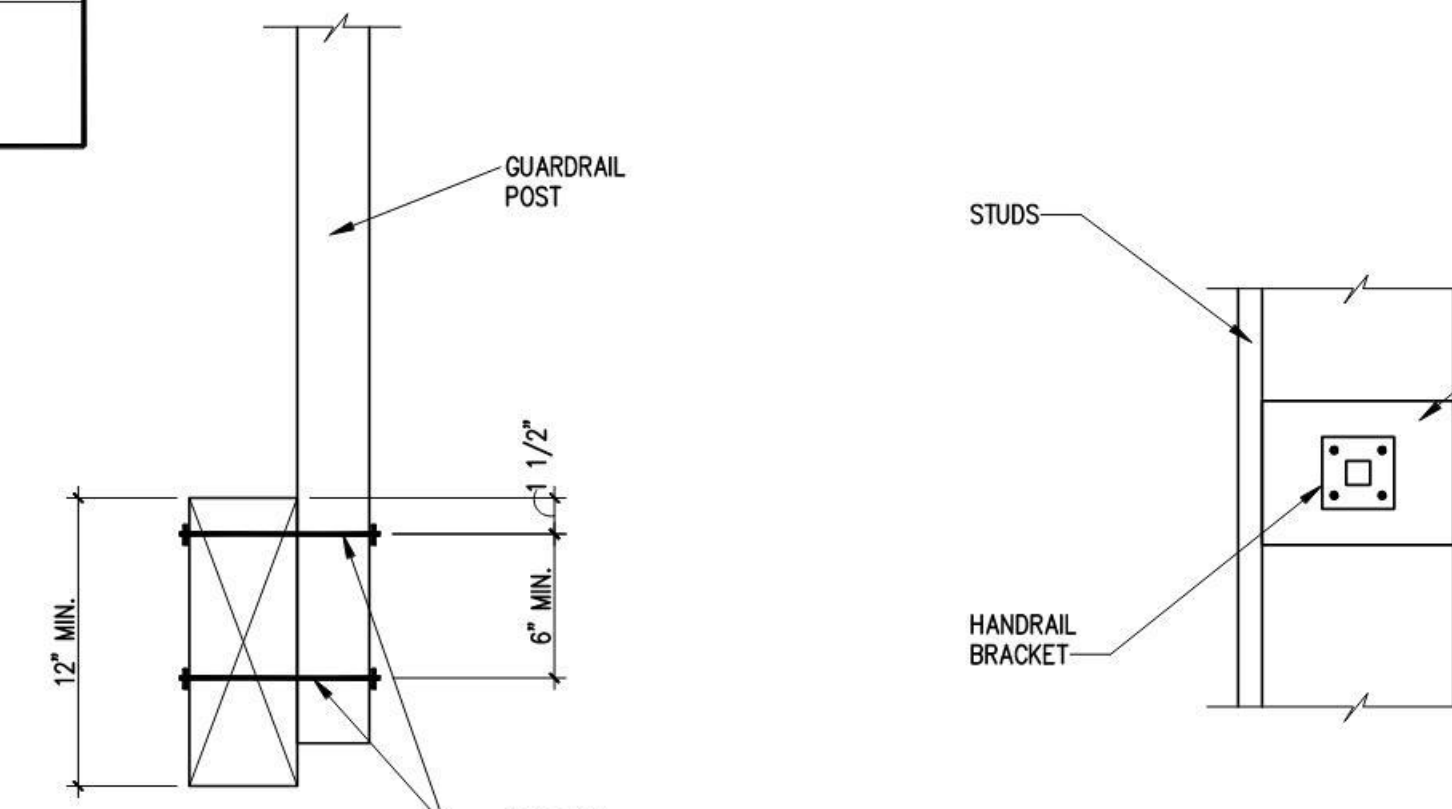


PLAN VIEW

SECTION VIEW

HANDRAIL POST DETAIL

BEAMS SUPPORTING HANDRAIL/ GUARDRAIL POST SHALL BE SECURED TO THEIR SUPPORTS WITH SIMPSON HANGERS.



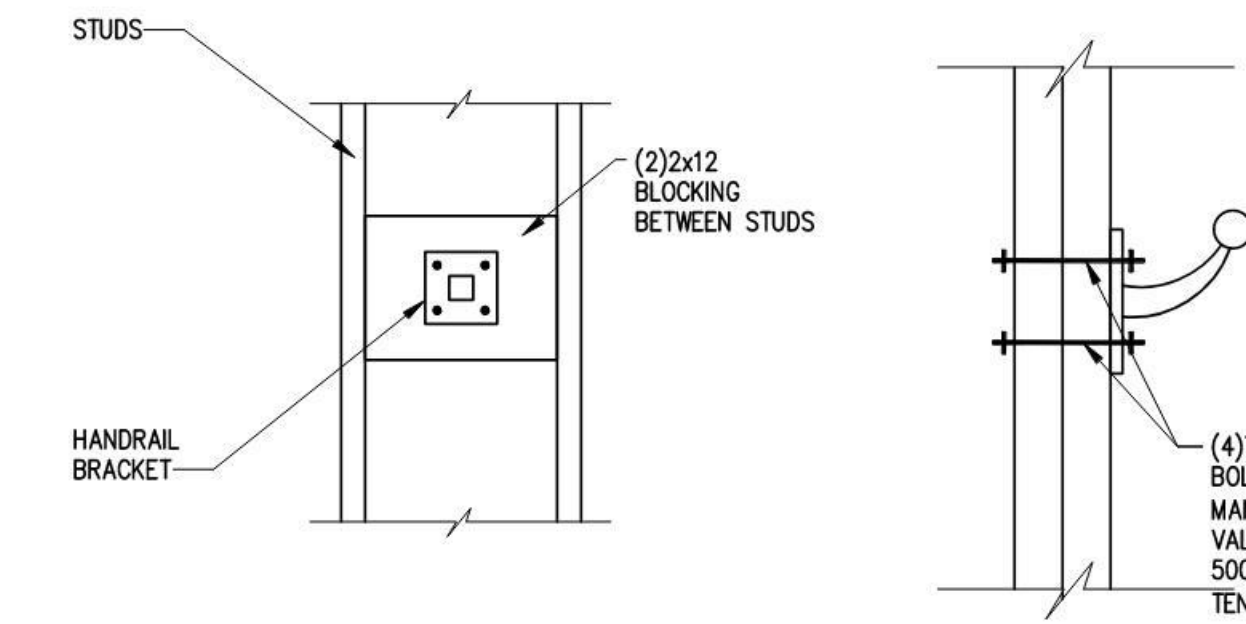
ELEVATION

GUARDRAIL POST DETAIL

BEAMS SUPPORTING HANDRAIL/ GUARDRAIL POST SHALL BE SECURED TO THEIR SUPPORTS WITH SIMPSON HANGERS.

TYPICAL HANDRAIL/GUARDRAIL DETAIL

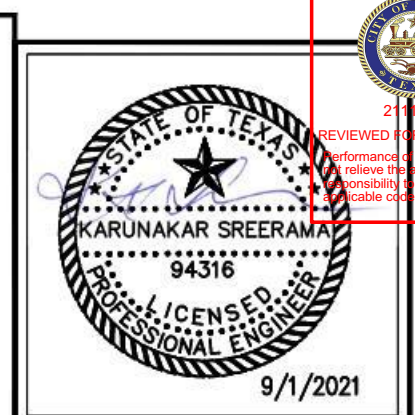
- NOTE: 1. GUARDRAIL DESIGNED FOR 50 PLF OR 200 LB LOAD IN ANY DIRECTION AT THE TOP PER TABLE R301.5 2012 IRC.
2. FOR ANY HANDRAIL/ GUARDRAIL SITUATION DIFFERENT THAN ABOVE CONDITIONS, YOU MAY CONTACT THIS OFFICE FOR SPECIAL DESIGN.



SECTION

HANDRAIL BRACKET DETAIL

2X12 BLOCKING SHALL BE SECURED TO STUDS WITH MIN 4-10d TOE NAILS TOP AND BOTTOM EACH SIDE.



NO.	REVISION	DATE
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4X4 ALL TERRAIN
COH SINGLE FAMILY RESIDENCE
HOUSTON, TEXAS

ISSUE DATE: 09/01/2021
JOB #: 20160
DES: VS
CHK: VS

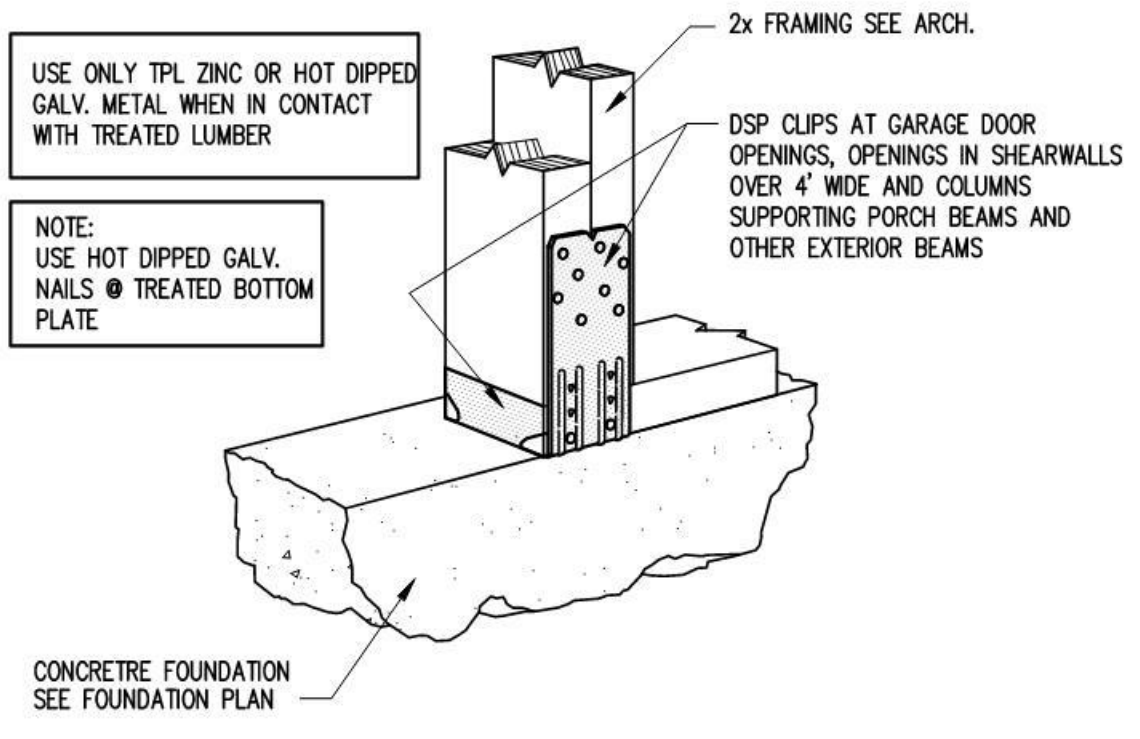
GENERAL DETAILS

SCALE AS SHOWN

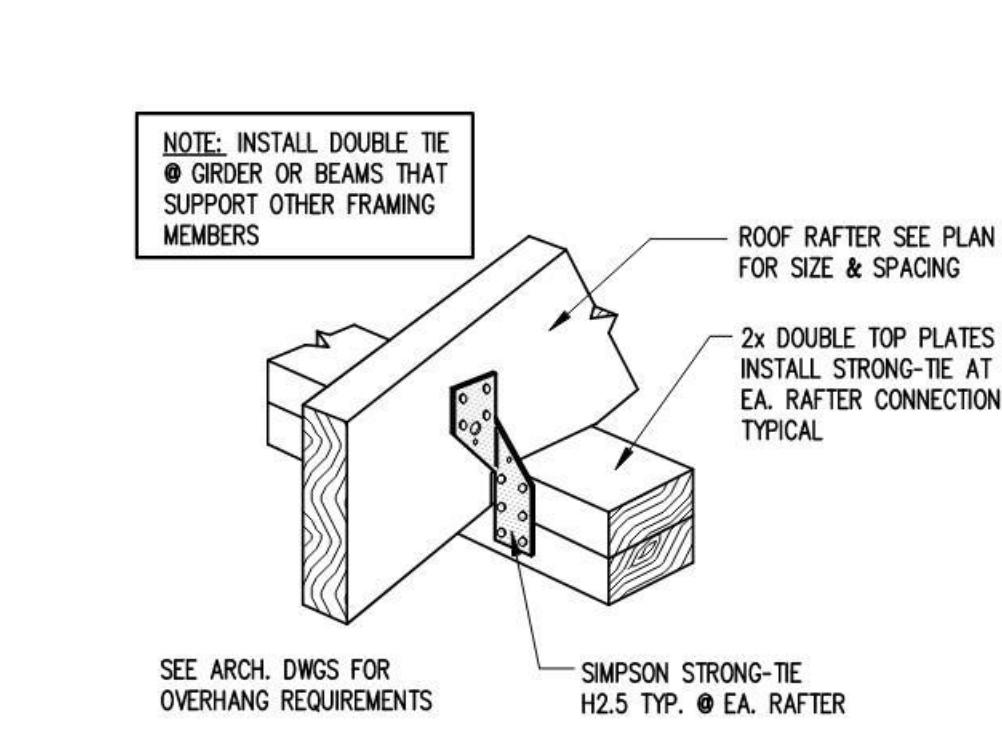
S-2

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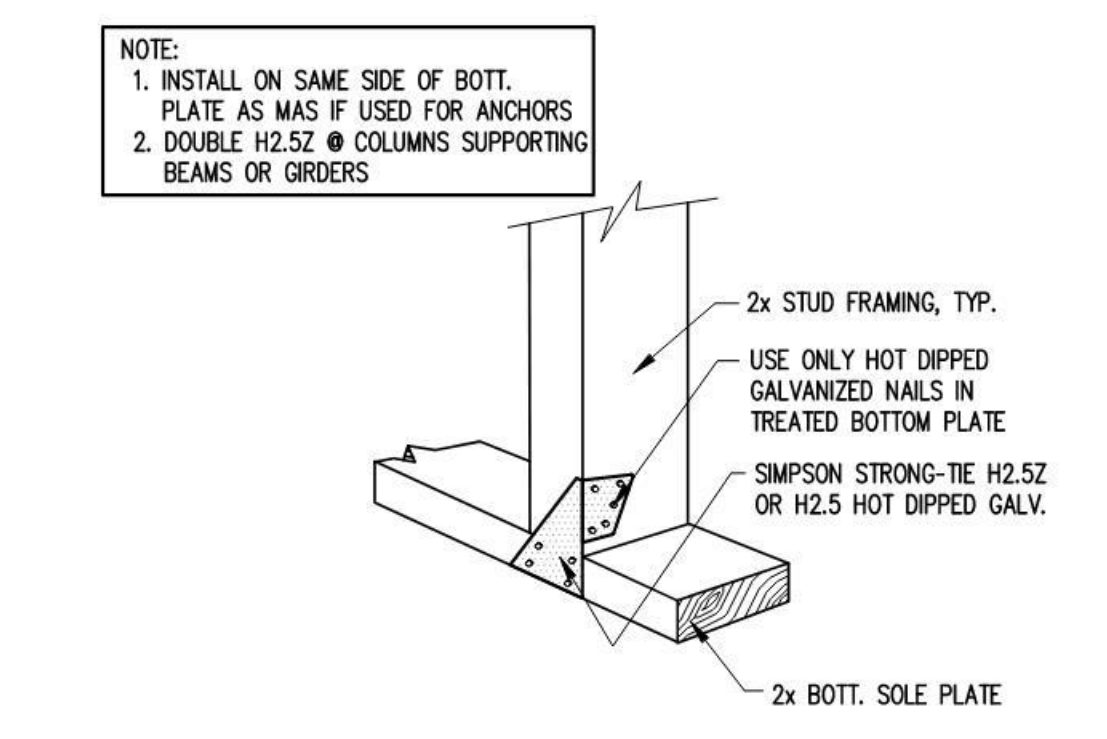
THIS DOCUMENT IS THE PROPERTY OF CONCEPT ENGINEERS, INC. AND HAS BEEN PREPARED EXCLUSIVELY FOR USE BY THE CLIENT NOTED. WITH THAT EXCEPTION, THIS DOCUMENT MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN CONSENT. ANY UNAUTHORIZED REPRODUCTION, ALTERATION OR USE WILL VOID RESPONSIBILITY BY CONCEPT ENGINEERS, ITS EMPLOYEES AND REPRESENTATIVES.



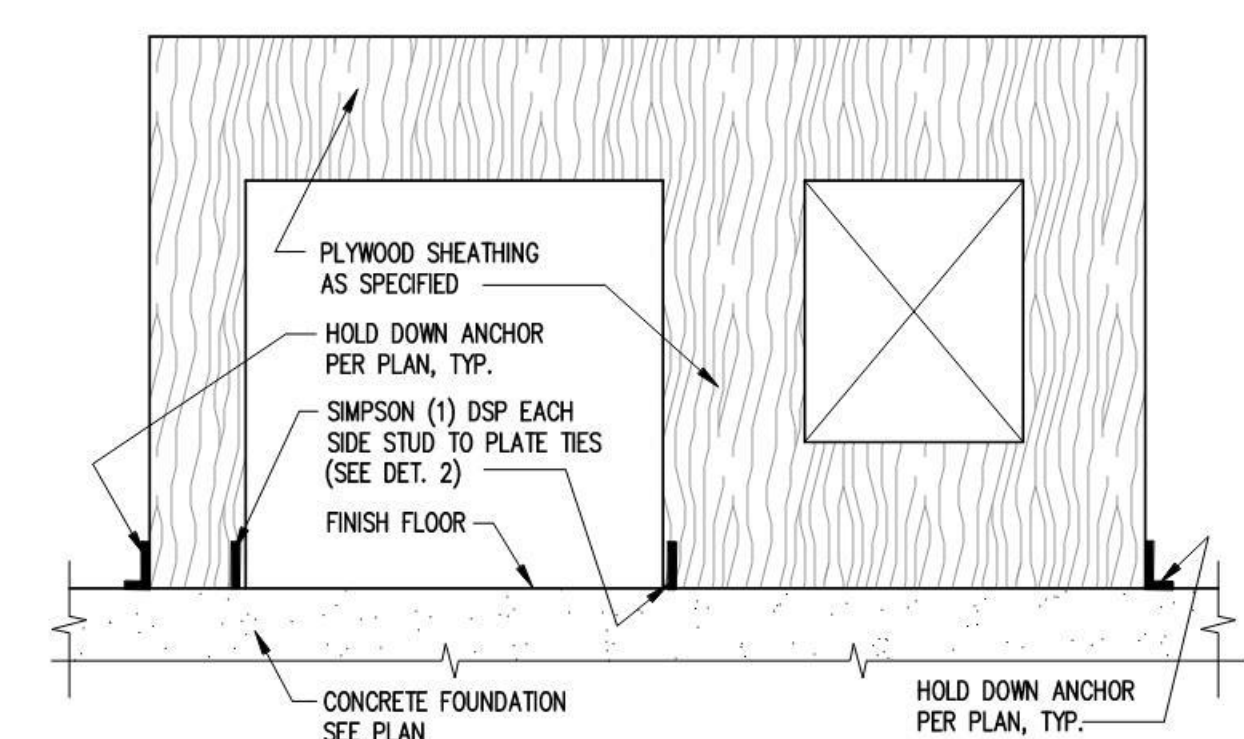
1 DSP CLIPS AT OPENINGS
3/4" = 1'-0" NOTE: DSP CLIP BOTH SIDES OF WALL



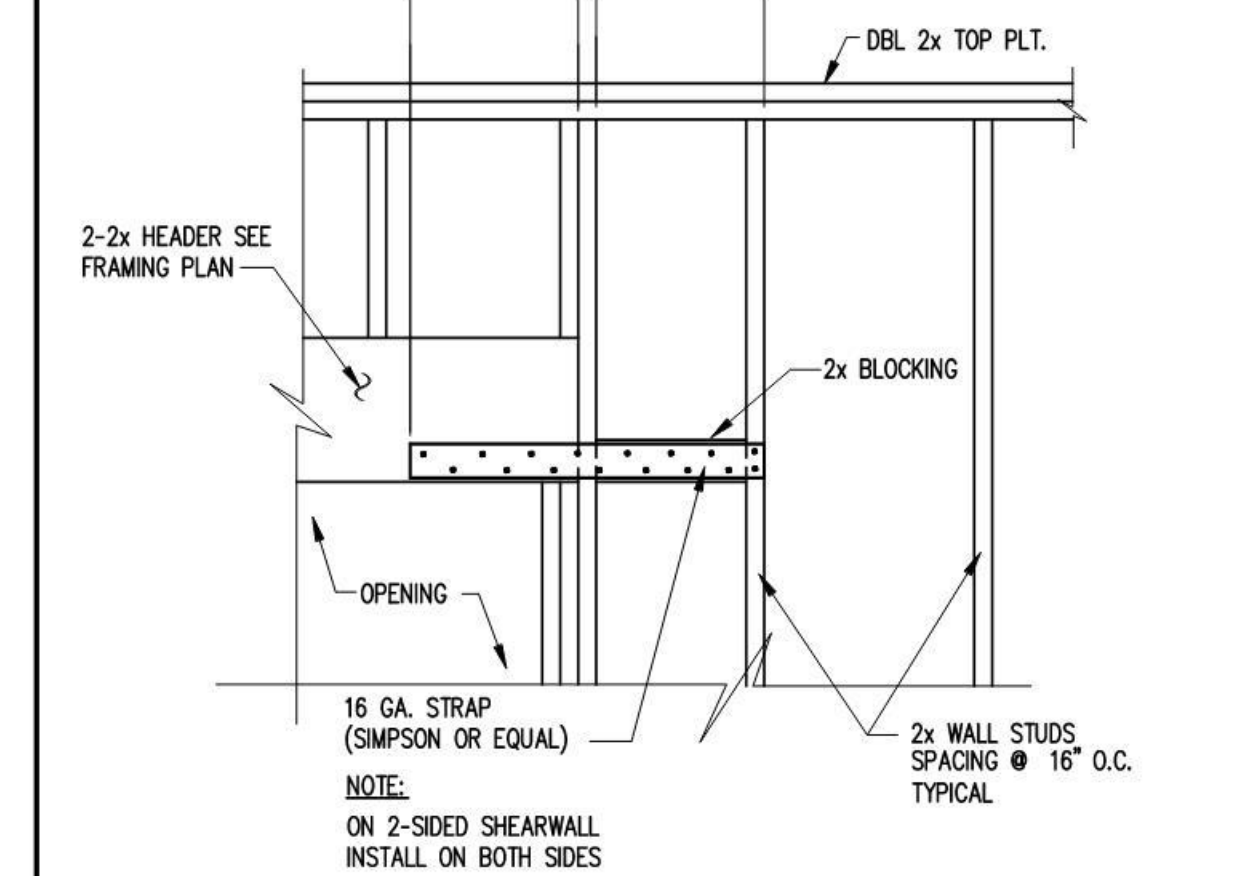
2 H2.5 RAFTER TO TOP PLATE
3/4" = 1'-0"



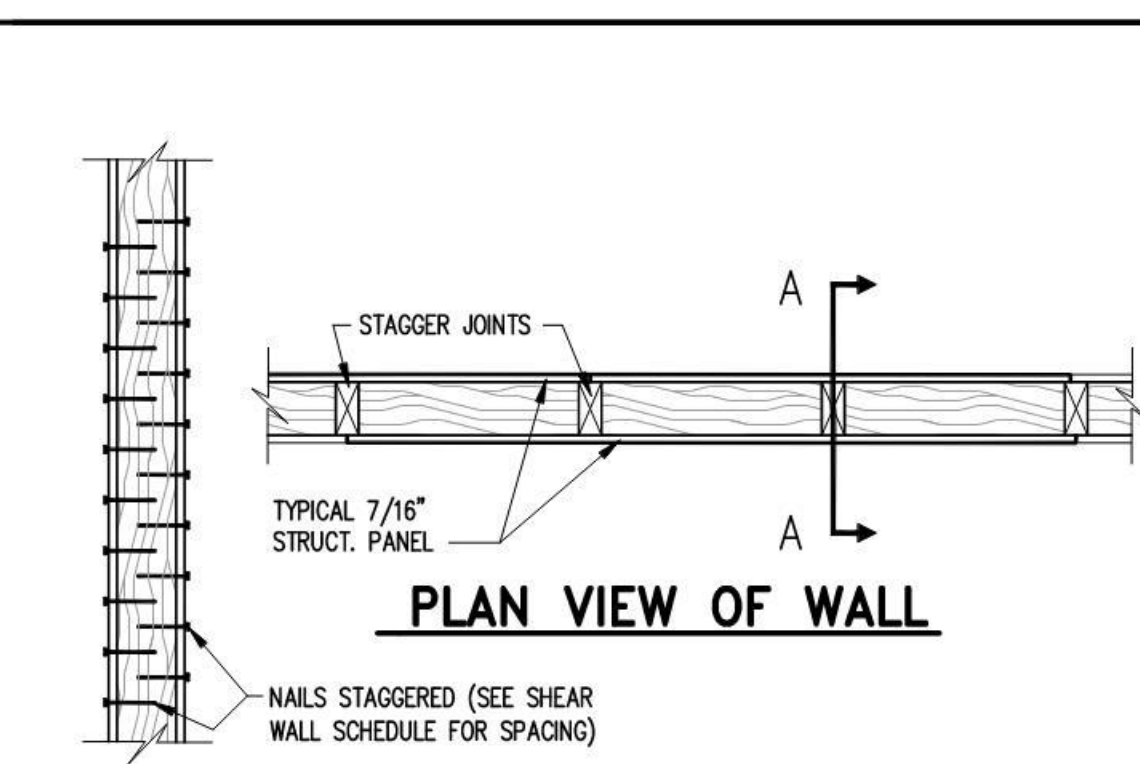
3 H2.5Z TO TOP BOTTOM PLATE
3/4" = 1'-0"



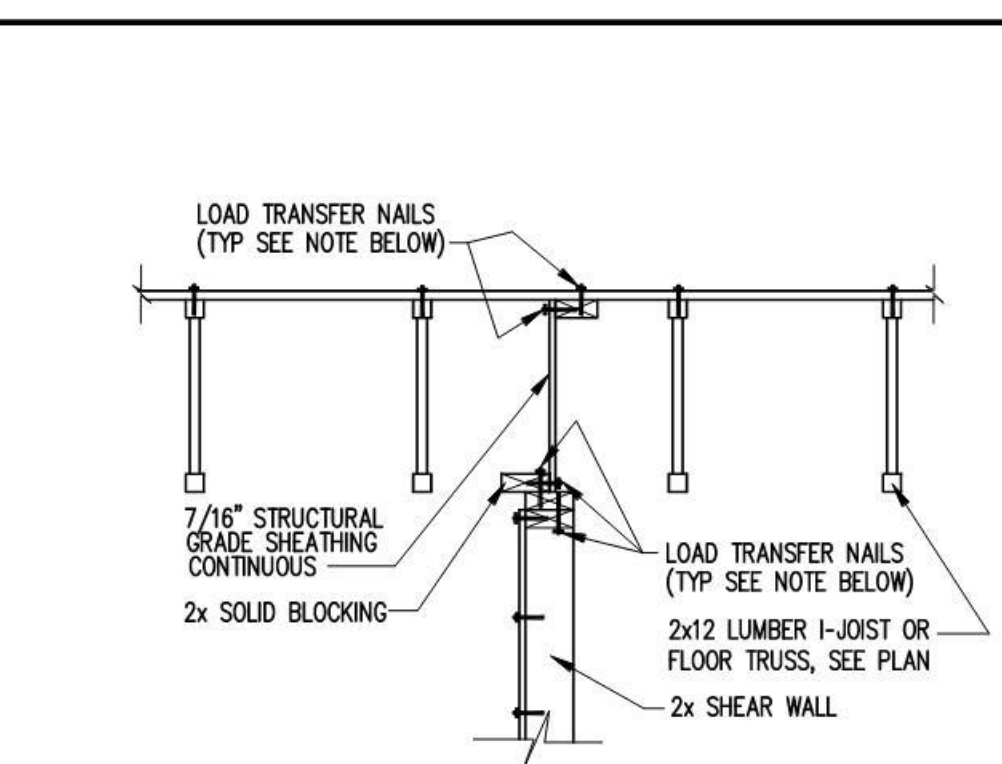
4 SHEAR WALL OPENING ELEVATION
3/4" = 1'-0"



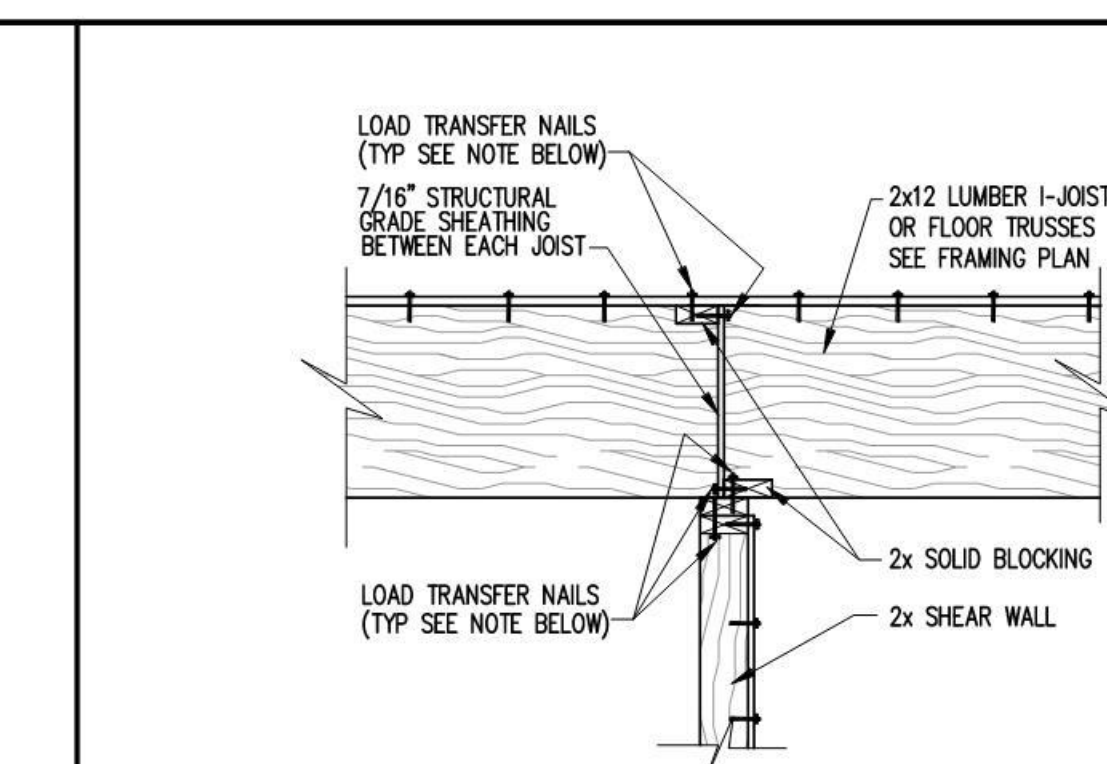
5 HORIZONTAL STRAP DETAIL @ OPENINGS IN SHEAR WALLS
3/4" = 1'-0"



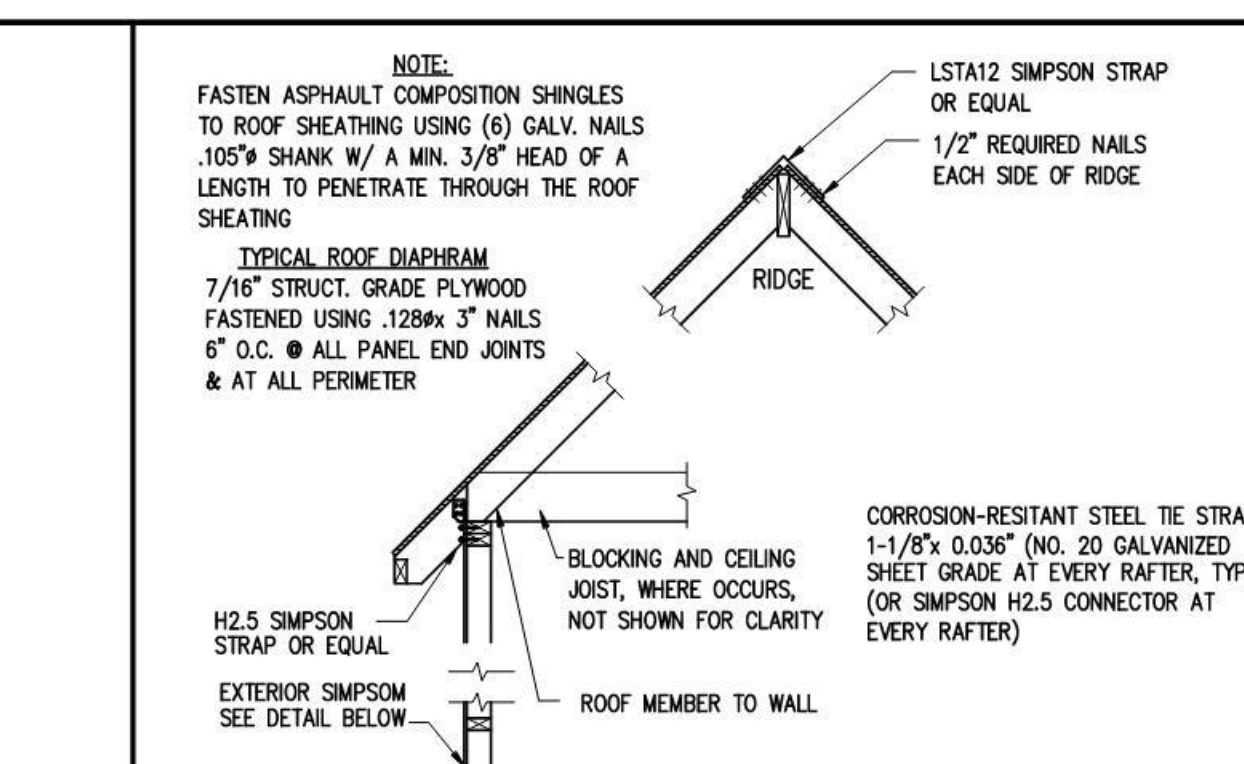
6 TWO-SIDED SHEAR WALL PANEL FASTENING DETAIL
3/4" = 1'-0"



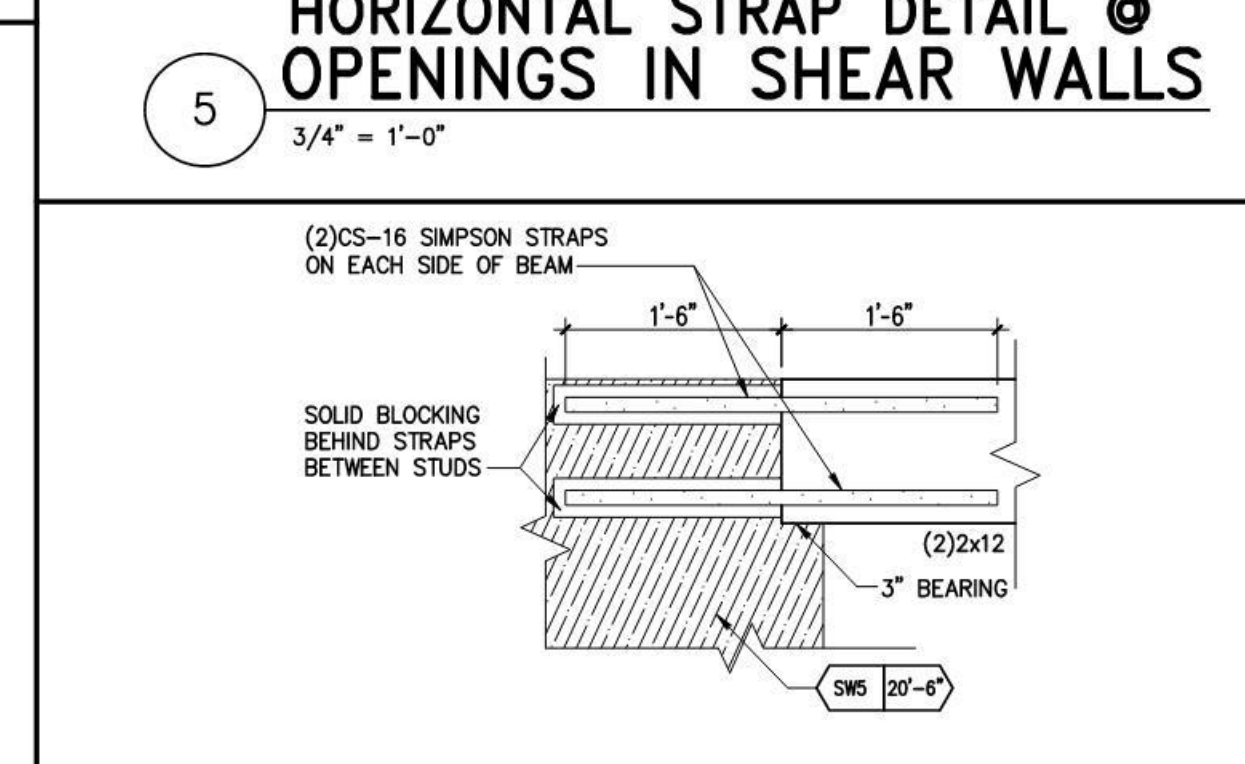
7 SHEAR TRANSFER PANEL W/ JOIST PARALLEL TO SHEARWALL
3/4" = 1'-0" NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.



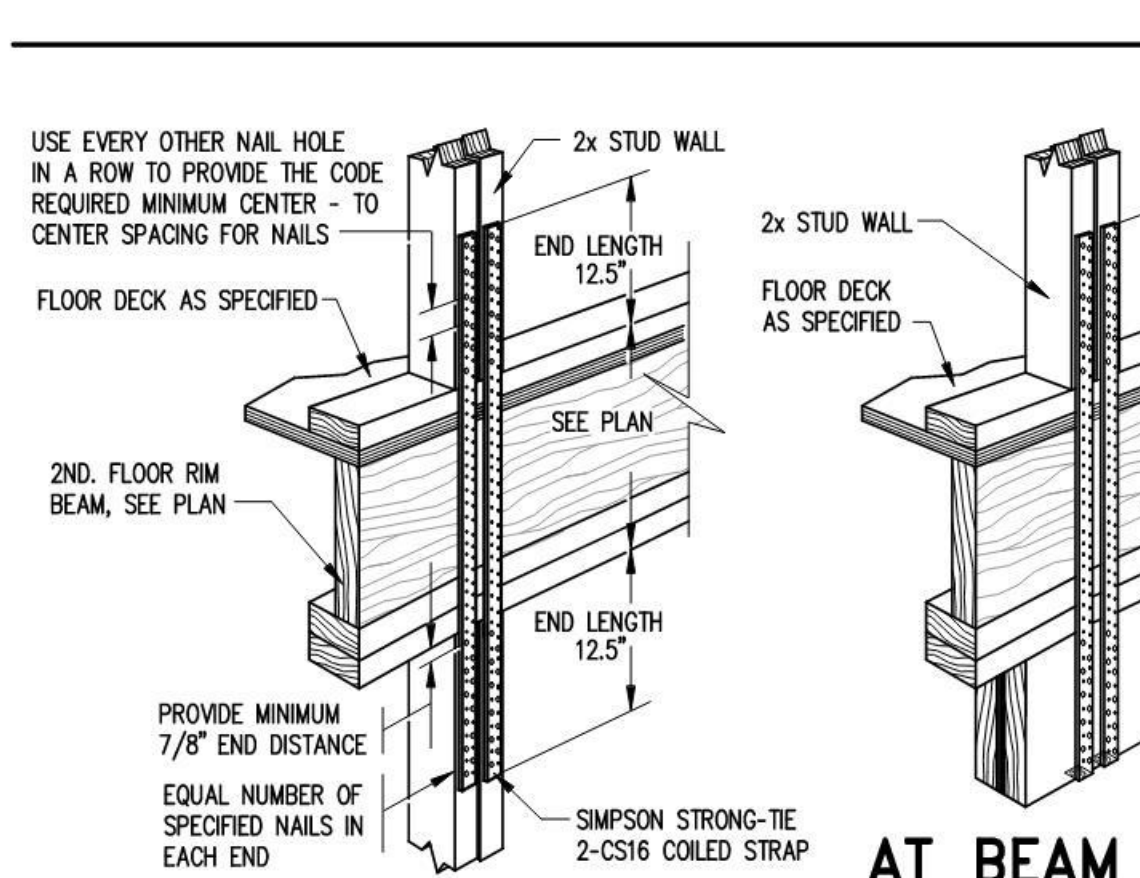
8 SHEAR TRANSFER PANEL WITH JOIST PERPENDICULAR TO SHEARWALL
3/4" = 1'-0" NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.



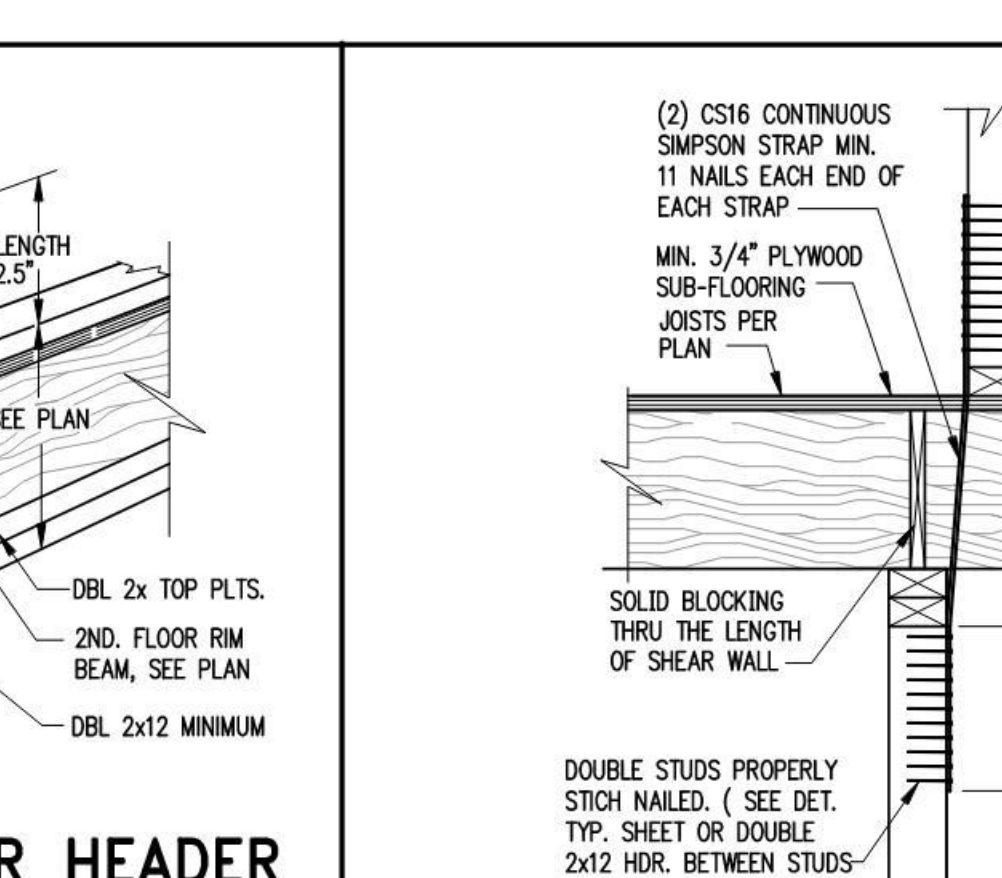
9 END OF SHEAR WALL BETWEEN 1ST. & 2ND. FLOORS
3/8" = 1'-0" NOTE: SIZE & SPACING OF THE LOAD TRANSFER NAILS TO BE THE SAME AS SHEAR WALL BELOW.



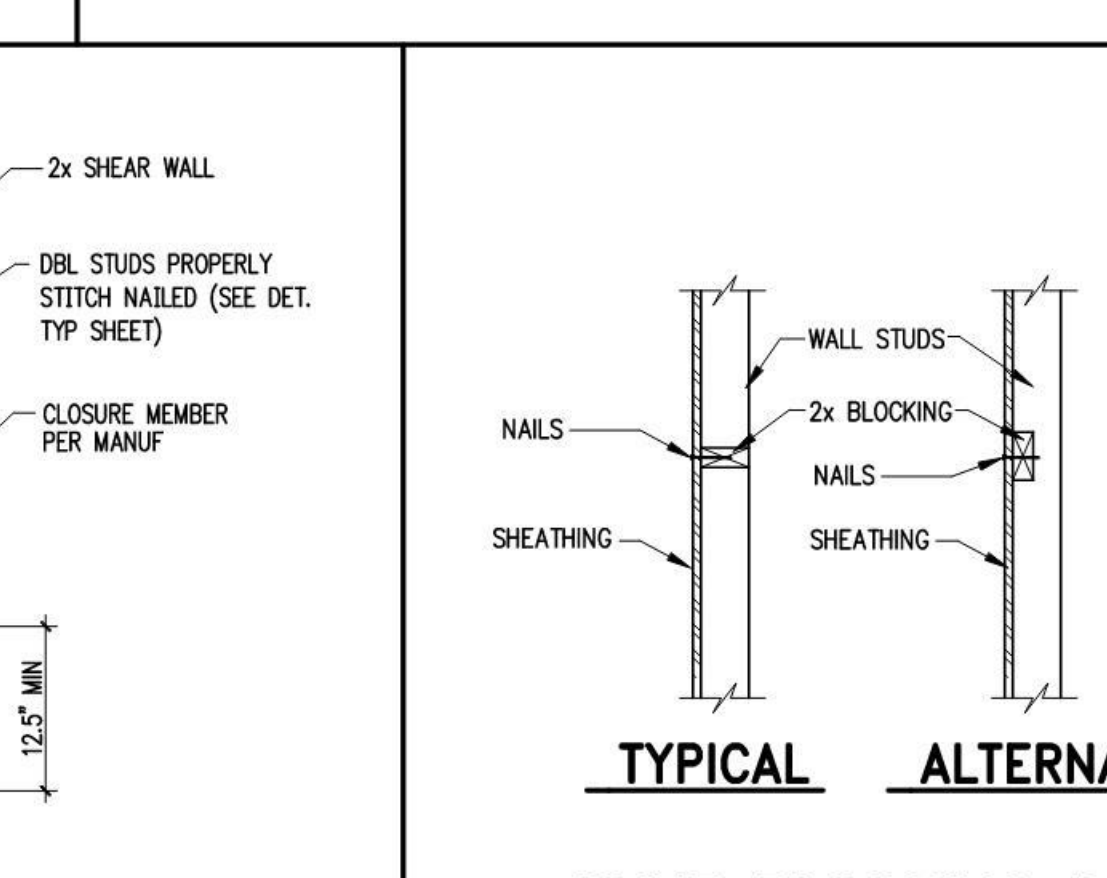
13 SHEARWALL COLLECTOR DETAIL
3/4" = 1'-0"



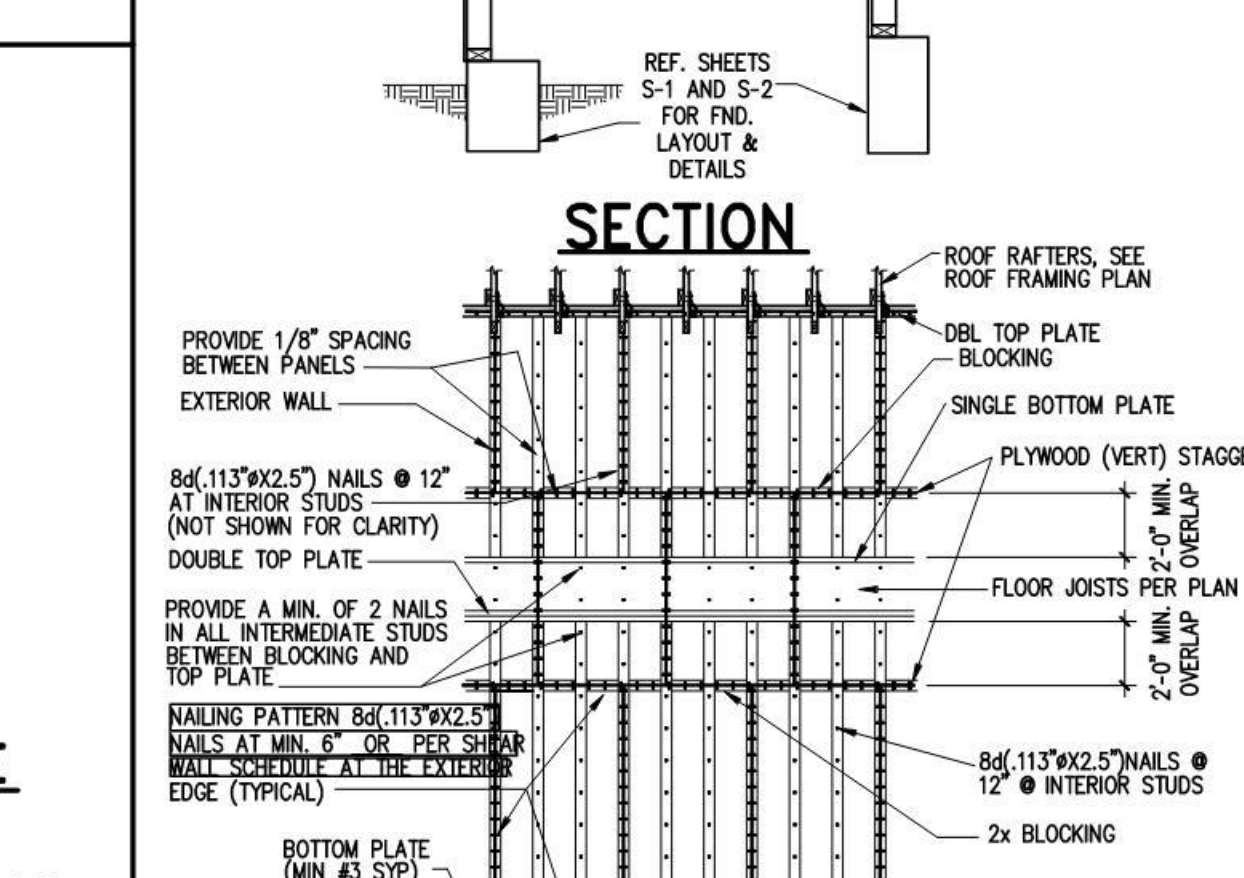
10 END OF SHEAR WALL WHERE SECOND FLOOR IS CANTILEVERED
3/4" = 1'-0"



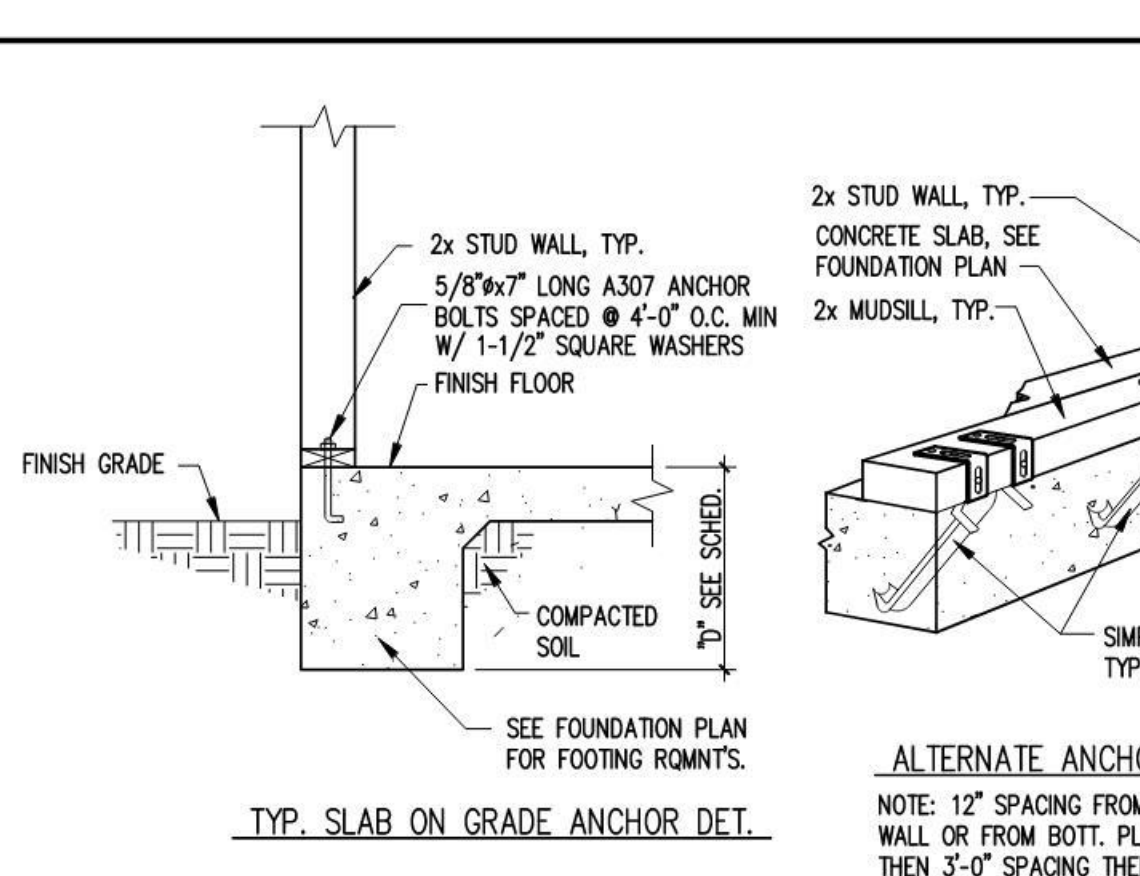
11 JOINT BLOCKING DETAIL
3/4" = 1'-0"



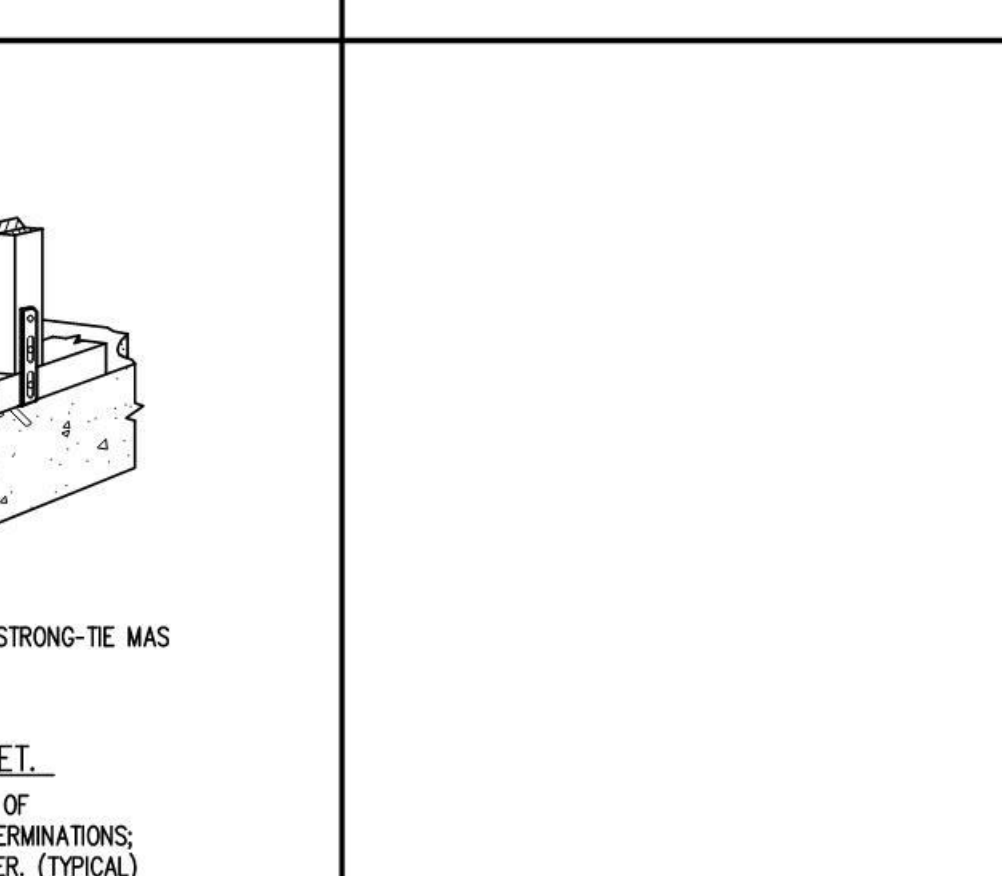
12 EXTERIOR WALL DETAIL W/ FULL SHEATHING
N.T.S.



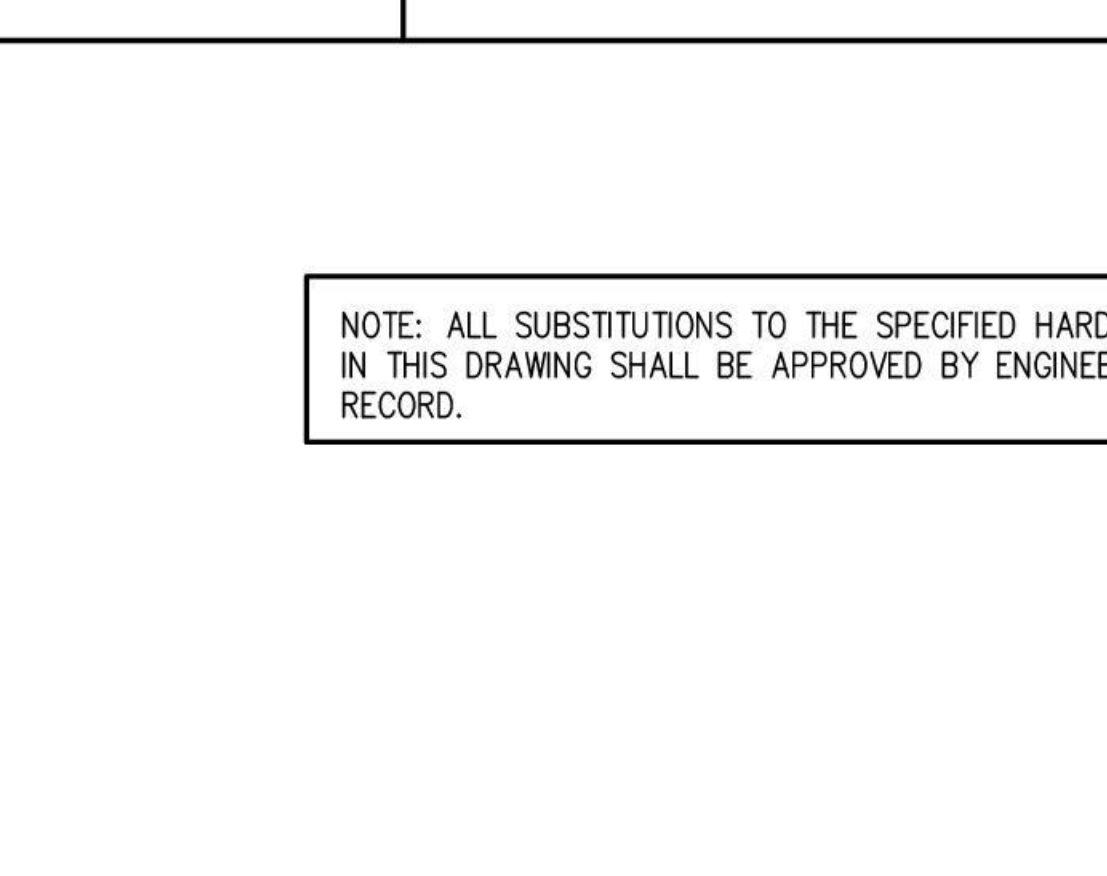
14 HORIZONTAL STRAP DETAIL @ JOINT IN TOP PLATE COLLECTOR
3/4" = 1'-0" PROVIDE THIS DETAIL AT SPLICES IN TOP DOUBLE PLATE AT ALL EXTERIOR WALLS



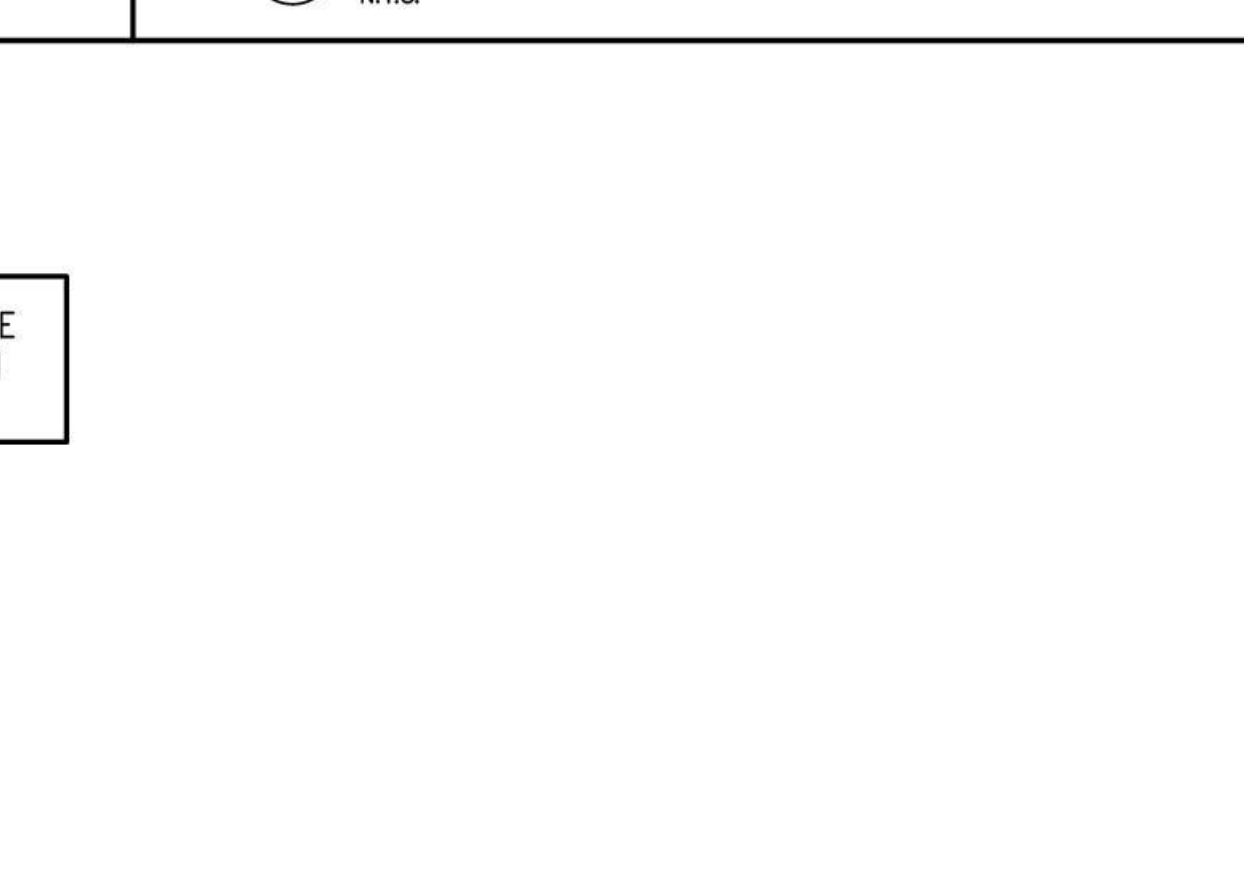
15 BOTTOM PLATE TO FOUNDATION DETAIL
3/4" = 1'-0"



13 SHEARWALL COLLECTOR DETAIL (ALTERNATE)
3/4" = 1'-0"

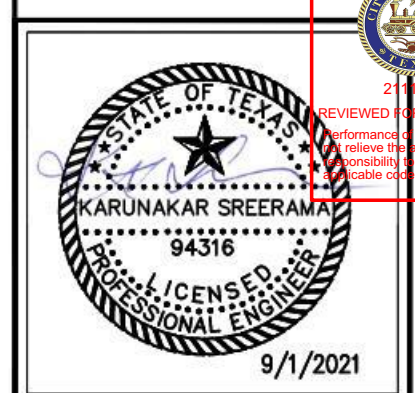


11 JOINT BLOCKING DETAIL (ALTERNATE)
3/4" = 1'-0"



12 EXTERIOR WALL DETAIL W/ FULL SHEATHING (SECTION)
N.T.S.

NOTE: ALL SUBSTITUTIONS TO THE SPECIFIED HARDWARE IN THIS DRAWING SHALL BE APPROVED BY ENGINEER IN RECORD.



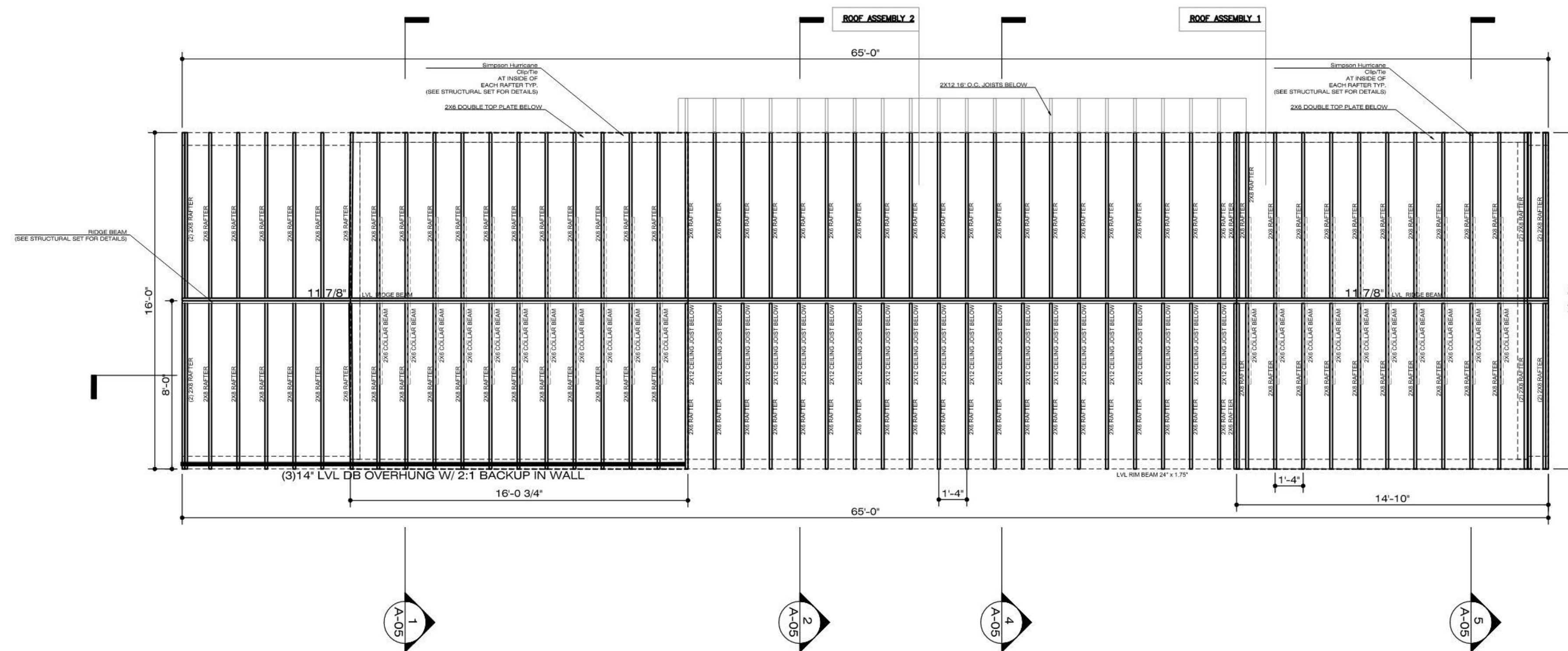
CONCEPT ENGINEERS
TX. FIRM REGISTRATION # F-04417
Structures for the whole community

NO.	REVISION	DATE

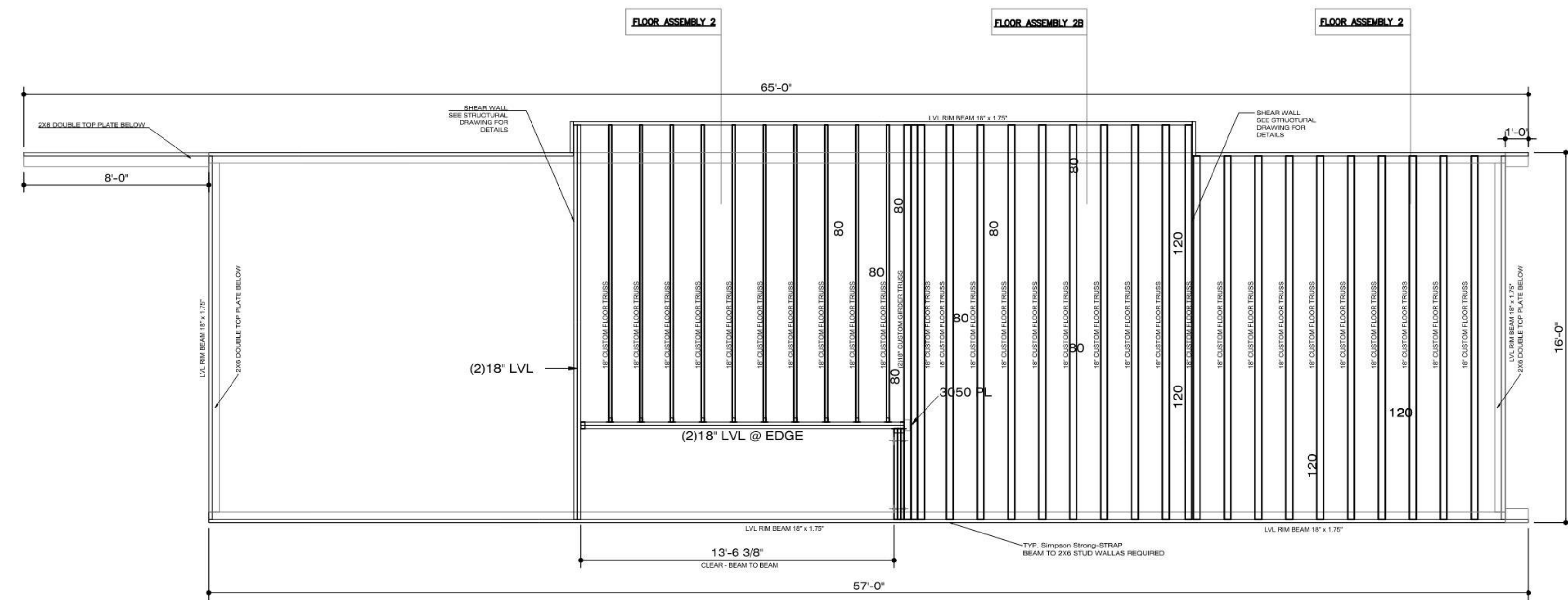
4X4 ALL TERRAIN
COH SINGLE FAMILY RESIDENCE
HOUSTON, TEXAS

ISSUE DATE	09/01/2021
JOB #	20160
DES. YS	CR. YS
CHK. VS	OR. YS

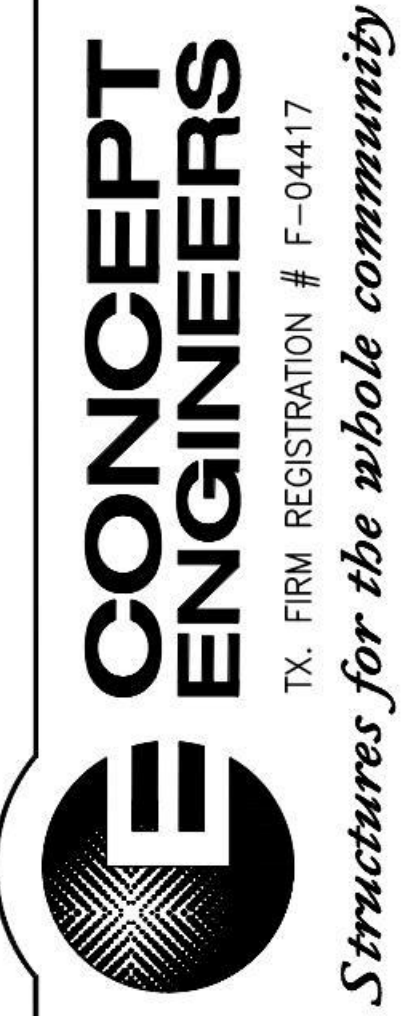
GENERAL NOTES & DETAILS
SCALE AS SHOWN



ROOF PLAN SCALE : 1/4" = 1'-0"
ROOF FRAMING



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



NO.	REVISION	DATE
1		
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4X4 ALL TERRAIN
COH SINGLE FAMILY RESIDENCE
HOUSTON, TEXAS

ISSUE DATE:	09/01/2021
JOB #:	20160
DES:	YS
CHK:	YS
DRN:	VS
RF:	YS

SCALE 1/4" = 1'-0"

100% SET
FOR PERMIT



PROJECT NAME:
**4X4 ALL TERRAIN
SINGLE FAMILY RESIDENCE**

PROJECT LOCATION:
Houston, Texas

OWNER:
CITY OF HOUSTON
HOUSING AND COMMUNITY DEVELOPMENT DEPT.
2100 TRAVIS STREET | 9TH FLOOR | HOUSTON TX
77002

DRAWING NAME:
FRAMING PLANS

SHEET
S-5

DATE: 09/01/2021