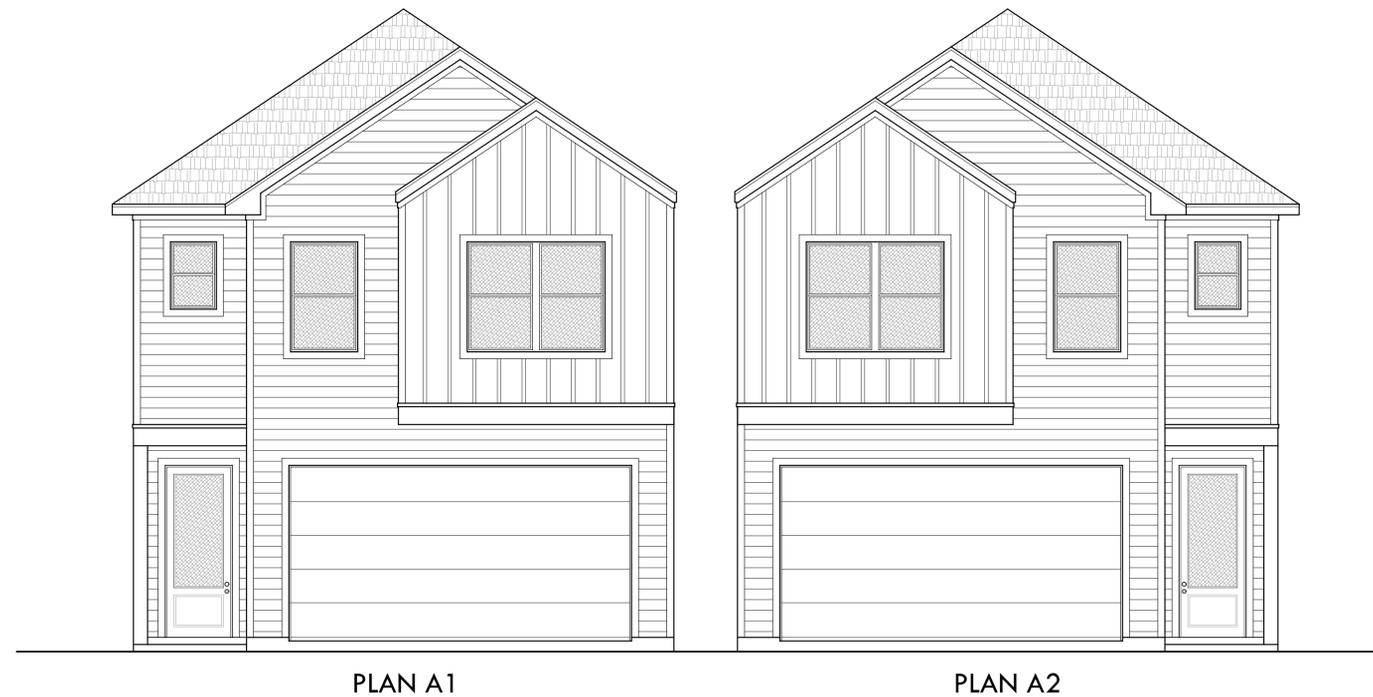


PROPOSED TWO STORY HOMES IN ESTATES AT HIGHLAND HEIGHTS



LOCATED AT GROVE HEIGHTS DR & PINE WAY, HOUSTON, TEXAS 77091
12 OF 24 LOTS, BLOCK 1 OUT OF ESTATES AT HIGHLAND HEIGHTS

THIS CODE REVIEW IS COMPLIED FOR THE PROPOSED PROJECT
LOCATED ON GROVE HEIGHTS DR, HOUSTON, TEXAS 77091
APPLICABLE CODES (INCLUDING, BUT LIMITED TO)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC) (HOUSTON AMENDMENTS)
2021 CODE WORD (HOUSTON)
2021 UNIFORM MECHANICAL CODE (UMC) (HOUSTON AMENDMENTS)
2021 UNIFORM PLUMBING CODE (UPC) (HOUSTON AMENDMENTS)
2023 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
(HOUSTON AMENDMENTS)

FIRST FLOOR LIVING = 689 sq.ft.
SECOND FLOOR LIVING = 1,119 sq.ft.
TOTAL LIVING AREA = 1,808 sq.ft.

FRONT PORCH = 19 sq.ft.
COVERED PATIO = 32 sq.ft.
TWO CAR GARAGE = 409 sq.ft.

TOTAL COVERED AREA = 2,268 sq.ft.
FOUNDATION AREA = 1,149 sq.ft.

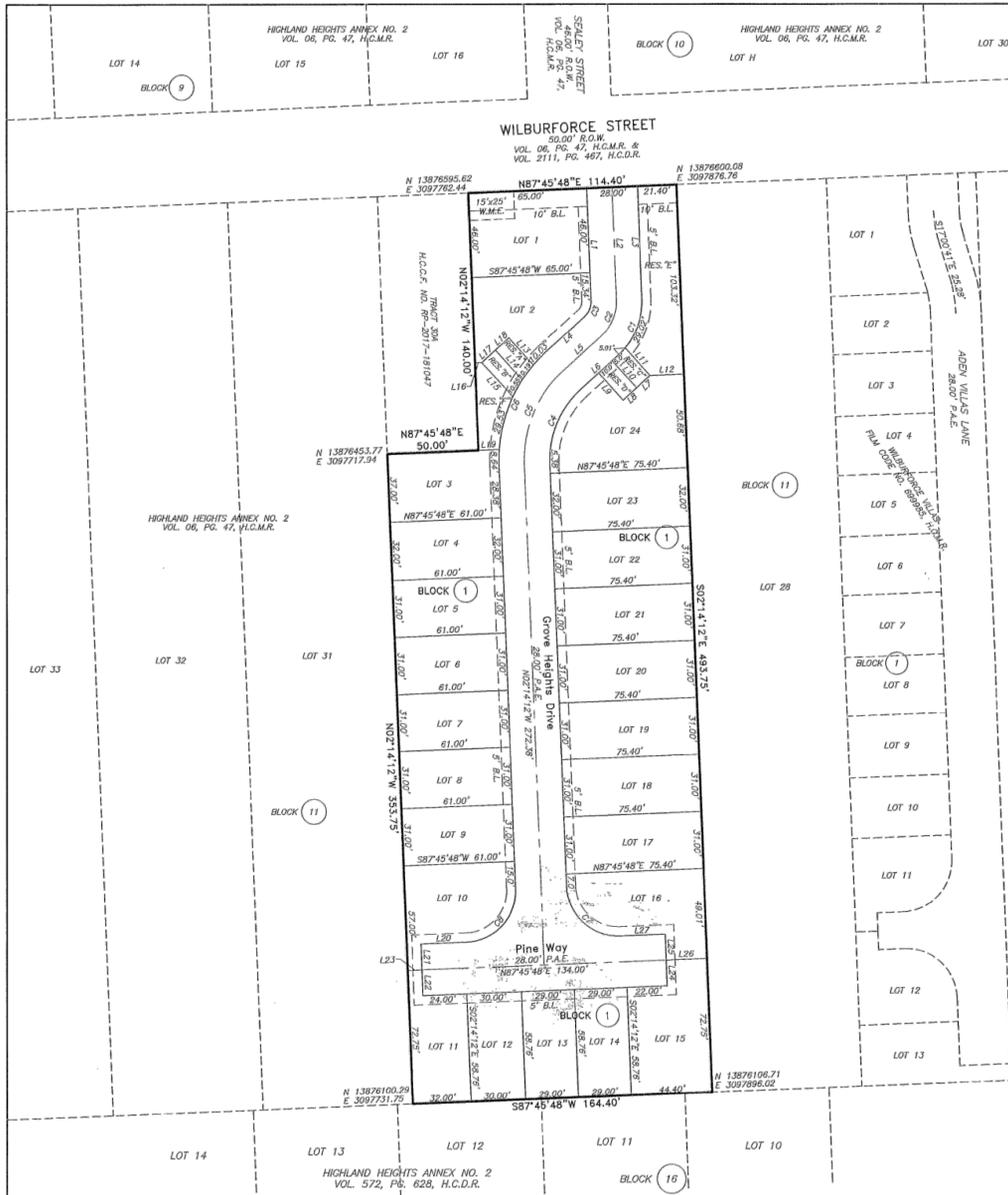
SHEET NO.	SHEET TITLE	SHEET ID.	SHEET NO.	SHEET TITLE	SHEET ID.
1	COVER SHEET	C-1.0	11	PLAN A1 - FRAMING PLANS	S-1.1
2	ESTATES AT HIGHLAND HEIGHTS	C-1.1	12	PLAN A2 - FOUNDATION & ROOF FRAMING PLAN	S-2.0
3	SITE PLAN	C-2.0	13	PLAN A2 - FRAMING PLANS	S-2.1
4	PLAN A1 - FLOOR PLANS	A-1.0	14	STRUCTURAL FRAMING DETAILS	S-3.0
5	PLAN A1 - EXTERIOR ELEVATIONS	A-1.1	15	WINDSTORM NOTES & DETAILS	S-3.1
6	PLAN A1 - ELECTRICAL PLANS	A-1.2	16		
7	PLAN A2 - FLOOR PLANS	A-2.0	17		
8	PLAN A2 - EXTERIOR ELEVATIONS	A-2.1	18		
9	PLAN A2 - ELECTRICAL PLANS	A-2.2	19		
10	PLAN A1 - FOUNDATION & ROOF FRAMING PLAN	S-1.0	20		

LOT 1 - 6423 GROVE HEIGHTS DR - 25088569 PLAN A2
LOT 3 - 6417 GROVE HEIGHTS DR - 25088568 PLAN A2
LOT 5 - 6413 GROVE HEIGHTS DR - 25088566 PLAN A1
LOT 7 - 6409 GROVE HEIGHTS DR - 25088564 PLAN A1
LOT 9 - 6405 GROVE HEIGHTS DR - 25088562 PLAN A1
LOT 11 - 1611 PINE WAY - 25088560 PLAN A2
LOT 13 - 1607 PINE WAY - 25088559 PLAN A1
LOT 15 - 1603 PINE WAY - 25088558 PLAN A1
LOT 17 - 6404 GROVE HEIGHTS DR - 25088561 PLAN A2
LOT 19 - 6408 GROVE HEIGHTS DR - 25088563 PLAN A2
LOT 21 - 6412 GROVE HEIGHTS DR - 25088565 PLAN A2
LOT 23 - 6416 GROVE HEIGHTS DR - 25088567 PLAN A2



REZCOMINC@YAHOO.COM
713.384.2993

2010 NORTH LOOP WEST STE.280 HOUSTON, TEXAS 77018



LINE LENGTH BEARING TABLE

LINE	LENGTH	BEARING
L1	61.34'	N82°14'12"E
L2	61.34'	S82°14'12"E
L3	61.34'	S82°14'12"E
L4	28.52'	S47°45'48"W
L5	28.52'	S47°45'48"W
L6	28.52'	S47°45'48"W
L7	10.00'	S47°45'48"W
L8	10.00'	S47°45'48"W
L9	20.00'	S47°45'48"W
L10	20.00'	S47°45'48"W
L11	20.00'	S47°45'48"W
L12	18.65'	S47°45'48"W
L13	20.00'	S47°45'48"W
L14	21.94'	S47°45'48"W
L15	25.28'	S47°45'48"W
L16	3.22'	S47°45'48"W
L17	10.00'	S47°45'48"W
L18	10.00'	S47°45'48"W
L19	11.47'	N87°45'48"E
L20	28.00'	N87°45'48"E
L21	14.00'	N87°45'48"E
L22	14.00'	N87°45'48"E
L23	8.00'	N87°45'48"E
L24	13.89'	S92°14'12"E
L25	14.01'	S92°14'12"E
L26	22.40'	N87°45'48"E
L27	25.00'	S87°45'48"W

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	CHORD	CH. BEARING	CH. LENGTH
C1	34.03'	39.00'	50.0000'	N22°45'48"E	32.96'
C2	21.86'	25.00'	30.0000'	N22°45'48"E	21.13'
C3	9.60'	11.00'	15.0000'	N22°45'48"E	8.30'
C4	44.51'	51.00'	50.0000'	S22°45'48"W	43.11'
C5	56.72'	65.00'	50.0000'	S22°45'48"W	54.94'
C6	68.94'	78.00'	50.0000'	S22°45'48"W	66.77'
C7	43.98'	28.00'	30.0000'	S47°14'12"E	39.60'
C8	43.98'	28.00'	30.0000'	N47°45'48"E	39.60'

ABBREVIATIONS
 AC. = Acre/Acres
 B.L. = Building Line
 FT. = Feet
 FH. = Fire Hydrant
 G.B.L. = Garage Building Line
 H.C.D.R. = Harris County Deed Records
 H.C.C.F. = Harris County Clerk's File
 H.C.M.R. = Harris County Map Records
 INC. = Incorporated
 L.L.C. = Limited Liability Corporation
 NAD = North American Datum
 N.T.S. = Not To Scale
 P.S. = Page
 P.L. = Property Line
 P.V.L. = Volume
 R.P.L.S. = Registered Professional Land Surveyor
 R.O.W. = Right-of-Way
 S.P. = Square Feet

RP-2025-124240
 4/4/2025 hecp1 60.00
 FILED
 4/4/2025 11:37 AM
 COUNTY CLERK

42-186 Parking for SF Use

No. of Proposed Lots	No. of Additional Parking Required	No. of On-Street Parking	No. of On-Site Parking
24	4	0	4

STATE OF TEXAS
 COUNTY OF HARRIS

WE, Pinnacle Property Development, LLC, acting by and through Suleiman Noorani, General Manager being officer of Pinnacle Property Development, LLC, owner (hereinafter referred to as Owners (whether one or more) of the 1.7028 acre tract described in the above and foregoing map of Estates At Highland Heights, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat, and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements, and public places shown thereon for the purposes and considerations therein expressed and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivisions) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, an easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility and that such obstructions shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements, shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to private streets or permanent access easements.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for more than two (2) residential units per lot.

IN TESTIMONY WHEREOF, the Pinnacle Property Development, LLC, has caused these presents to be signed by Suleiman Noorani, its General Manager, thereto authorized this 28th day of Feb., 2025

Pinnacle Property Development, LLC
 Suleiman Noorani, General Manager

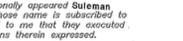


STATE OF TEXAS
 COUNTY OF HARRIS

BEFORE ME, the undersigned authority, personally appeared Suleiman Noorani, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of Feb., 2025

Notary Public in and for the State of Texas
 My Commission Expires: 12-1-2025



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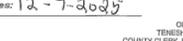


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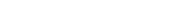


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- GENERAL NOTES**
- All bearings are referenced to the Texas State Plane Coordinate System of 1983, South Central Zone.
 - All coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (M.D. 83), and may be brought to any other zone by applying the following scale factor: 0.9999046328.
 - All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
 - Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided only one additional space shall be provided.
 - Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
 - This subdivision contains one or more permanent access easements that have not been dedicated to or accepted by the City of Houston or any other local government agency as Public Right-of-Way. The City of Houston has no obligation nor does any other local government agency have any obligation, to maintain or improve any Permanent Access Easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.
 - All lots shall have adequate wastewater collection service.
 - The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.
 - At least 150 s.f. of permeable area is required for lot 3,600 s.f. of permeable area shall be provided within the boundary of this subdivision.
 - The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association. In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

Dwelling Unit Density Table

No. of dwellings	Gross area	Density
24 units	1,7028 AC	14.09

Lot size and Coverage Table

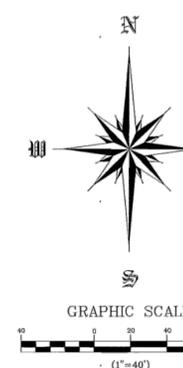
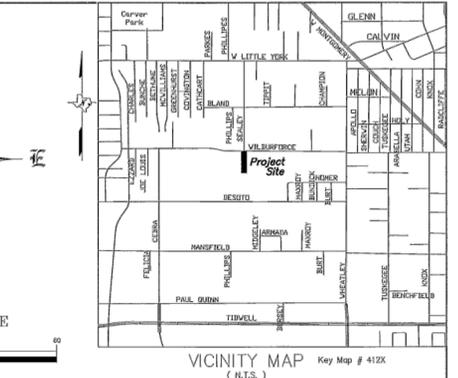
LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOT PRINT	MAXIMUM COVERAGE
1	2,990.0 S.F.	1,794.0 S.F.	60%
2	2,455.0 S.F.	1,473.0 S.F.	60%
3	2,258.0 S.F.	1,354.8 S.F.	60%
4	1,952.0 S.F.	1,171.2 S.F.	60%
5	1,891.0 S.F.	1,134.6 S.F.	60%
6	1,891.0 S.F.	1,134.6 S.F.	60%
7	1,891.0 S.F.	1,134.6 S.F.	60%
8	1,891.0 S.F.	1,134.6 S.F.	60%
9	1,891.0 S.F.	1,134.6 S.F.	60%
10	2,337.0 S.F.	1,402.2 S.F.	60%
11	1,992.0 S.F.	1,195.2 S.F.	60%
12	1,763.0 S.F.	1,057.8 S.F.	60%
13	1,704.0 S.F.	1,022.4 S.F.	60%
14	1,704.0 S.F.	1,022.4 S.F.	60%
15	2,922.0 S.F.	1,753.2 S.F.	60%
16	2,784.0 S.F.	1,670.4 S.F.	60%
17	2,337.0 S.F.	1,402.2 S.F.	60%
18	2,337.0 S.F.	1,402.2 S.F.	60%
19	2,337.0 S.F.	1,402.2 S.F.	60%
20	2,337.0 S.F.	1,402.2 S.F.	60%
21	2,337.0 S.F.	1,402.2 S.F.	60%
22	2,337.0 S.F.	1,402.2 S.F.	60%
23	2,413.0 S.F.	1,447.8 S.F.	60%
24	3,305.0 S.F.	1,983.0 S.F.	60%

- Reserve 2** Restricted to parking (209 sq. ft.)
- Reserve 3** Restricted to parking only (235 sq. ft.)
- Reserve 4** Restricted to parking only (201 sq. ft.)
- Reserve 5** Restricted to parking only (200 sq. ft.)
- Reserve 6** Restricted to Open Space (2,355 sq. ft.)
- Reserve 7** Restricted to open space (646 sq. ft.)
- PARKS AND OPEN SPACE**
- No land is being established as private park or dedicated to the public for park purposes.
 - No building permit or other permit, except permits for construction of public improvements, will be issued by the city of Houston, Texas for construction within the subdivision until such time as the funds required under provisions of section 42-25.3 of the code of ordinances of the city of Houston, Texas, has been submitted and accepted by the city.
 - This property is located in park sector number 1.
 - This percentage (100%) shall be applied to the then-current fee in lieu of dedication.
 - The then-current fee in lieu of dedication shall be applied to this number (24) of dwelling units.

a	Number of existing Dwelling Units (DU)	(0)
b	Number of proposed (DU)	(24)
c	Net Number of DU	(24)

Lot size and Coverage Table

LOT No.	LOT AREA	MAX. FIRST FLOOR BUILDING FOOT PRINT	MAXIMUM COVERAGE
1	2,990.0 S.F.	1,794.0 S.F.	60%
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21	2,337.0 S.F.	1,402.2 S.F.	60%
22	2,337.0 S.F.	1,402.2 S.F.	60%
23	2,413.0 S.F.	1,447.8 S.F.	60%
24	3,305.0 S.F.	1,983.0 S.F.	60%



VICINITY MAP Key Map # 412X (N.T.S.)

David L. Bowden, an authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

DAVID L. BOWDEN, R.P.L.S.
 Texas Registration No. 4864
 Date: 3-12-25

I, Tanesha Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on April 1, 2025 at 11:57 o'clock P.M., and duly recorded on April 1, 2025 at 2:15 o'clock P.M., and at Film Code Number 71100b of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

TANESHA HUDSPETH
 Tanesha Hudspeth
 County Clerk of Harris County, Texas
 By: [Signature]
 Deputy

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Estates At Highland Heights in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 2nd day of April, 2025.

By: [Signature]
 Chair
 By: [Signature]
 Vice Chairman

OFFICE OF
 TANEASHA HUDSPETH
 COUNTY CLERK, HARRIS COUNTY, TEXAS
 MAP RECORDS OF COUNTY CLERK
 ESTATES AT HIGHLAND HEIGHTS
 FILM CODE 71100B
 THIS IS PAGE 1 OF 3 PAGES
 SCANNER CONTROL K44020
 KEY MAP

Estates At Highland Heights

A subdivision of 1.7028 acres of land
 Being a replat of a 1.7028 acre tract of land
 being out of Lots 29 and 30, Block 11, of
 Highland Heights Annex No. 2, a subdivision in
 Harris County, Texas, according to the map or plat
 thereof recorded in Volume 06, Page 47, of the
 Map Records of Harris County, Texas.

Reason for replat:
 To Create 24 Residential Lots, 1 Block & 6 Reserves

LOTS: 24 BLOCKS: 1 RESERVES: 6

OWNER: Pinnacle Property Development, LLC
 4326 Pompano Lake Lane
 Sugar Land, Texas 77479

PREPARED BY:
 PLS Construction Layout, Inc
 2010 N Loop W Fwy Ste 280
 Houston, Texas 77018

Surveyor:
Bowden Survey
 PROFESSIONAL SURVEYING SERVICES
 BOWDENSURVEY.COM
 HOUSTON, TEXAS
 PHONE: (281) 531-1900
 TBPLS Registration No. 10127400
 February 24, 2025 SCALE: 1" = 40'

REVISIONS

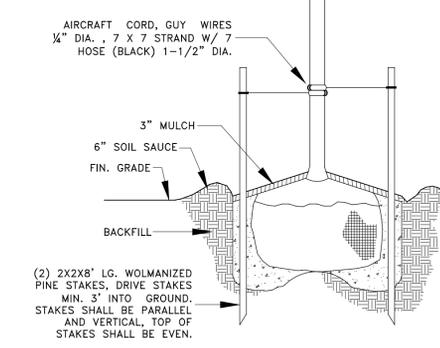
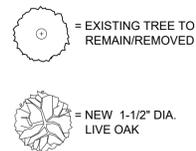
REV. NO.	DATE	REVISIONS

DRAWN BY: O.S.
 CHECKED BY: O.S.
 JOB NO.: 09262025
 DATE: 9-26-2025

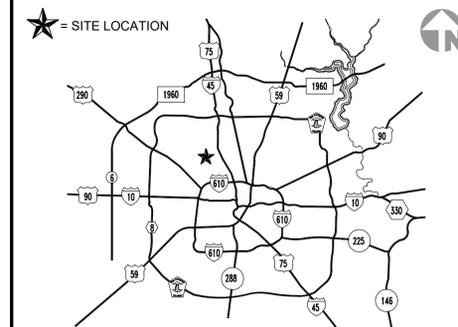
ESTATES AT HIGHLAND HEIGHTS

SCALE: N.T.S.

ESTATES AT HIGHLAND



6 TYP. TREE DETAIL



4 VICINITY MAP

1. ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING, CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3. GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURE AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD, AN AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4. ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5. LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.

5 GENERAL NOTES

<p>LOT -1 LOT AREA = 2,990 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 196 sq.ft. TOTAL COVERAGE = 1,345 sq.ft. IMPERVIOUS % = 44.98 % BLDG. FOOTPRINT % = 38.43 %</p>	<p>LOT -5 LOT AREA = 1,891 sq.ft. HOME FOOTPRINT = 1,124 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,312 sq.ft. IMPERVIOUS % = 69.38 % BLDG. FOOTPRINT % = 59.43 %</p>	<p>LOT -9 LOT AREA = 1,891 sq.ft. HOME FOOTPRINT = 1,124 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,312 sq.ft. IMPERVIOUS % = 69.38 % BLDG. FOOTPRINT % = 59.43 %</p>	<p>LOT -13 LOT AREA = 1,704 sq.ft. HOME FOOTPRINT = 1,022 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,210 sq.ft. IMPERVIOUS % = 71.01 % BLDG. FOOTPRINT % = 59.98 %</p>	<p>LOT -17 LOT AREA = 2,337 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 57.21 % BLDG. FOOTPRINT % = 49.17 %</p>	<p>LOT -21 LOT AREA = 2,337 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 57.21 % BLDG. FOOTPRINT % = 49.17 %</p>
<p>LOT -2 LOT AREA = 2,455 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 244 sq.ft. TOTAL COVERAGE = 1,393 sq.ft. IMPERVIOUS % = 56.74 % BLDG. FOOTPRINT % = 46.80 %</p>	<p>LOT -6 LOT AREA = 1,891 sq.ft. HOME FOOTPRINT = 1,124 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,312 sq.ft. IMPERVIOUS % = 69.38 % BLDG. FOOTPRINT % = 59.43 %</p>	<p>LOT -10 LOT AREA = 2,567 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 217 sq.ft. TOTAL COVERAGE = 1,366 sq.ft. IMPERVIOUS % = 53.21 % BLDG. FOOTPRINT % = 44.76 %</p>	<p>LOT -14 LOT AREA = 1,704 sq.ft. HOME FOOTPRINT = 1,022 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,210 sq.ft. IMPERVIOUS % = 71.01 % BLDG. FOOTPRINT % = 59.98 %</p>	<p>LOT -18 LOT AREA = 2,337 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 57.21 % BLDG. FOOTPRINT % = 49.17 %</p>	<p>LOT -22 LOT AREA = 2,337 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 57.21 % BLDG. FOOTPRINT % = 49.17 %</p>
<p>LOT -3 LOT AREA = 2,258 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 191 sq.ft. TOTAL COVERAGE = 1,339 sq.ft. IMPERVIOUS % = 61.70 % BLDG. FOOTPRINT % = 50.89 %</p>	<p>LOT -7 LOT AREA = 1,891 sq.ft. HOME FOOTPRINT = 1,124 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,312 sq.ft. IMPERVIOUS % = 69.38 % BLDG. FOOTPRINT % = 59.43 %</p>	<p>LOT -11 LOT AREA = 1,992 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 198 sq.ft. TOTAL COVERAGE = 1,347 sq.ft. IMPERVIOUS % = 67.62 % BLDG. FOOTPRINT % = 57.68 %</p>	<p>LOT -15 LOT AREA = 2,922 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 200 sq.ft. TOTAL COVERAGE = 1,349 sq.ft. IMPERVIOUS % = 46.17 % BLDG. FOOTPRINT % = 39.32 %</p>	<p>LOT -19 LOT AREA = 2,337 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 57.21 % BLDG. FOOTPRINT % = 49.17 %</p>	<p>LOT -23 LOT AREA = 2,413 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 55.41 % BLDG. FOOTPRINT % = 47.62 %</p>
<p>LOT -4 LOT AREA = 1,952 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 68.49 % BLDG. FOOTPRINT % = 58.88 %</p>	<p>LOT -8 LOT AREA = 1,891 sq.ft. HOME FOOTPRINT = 1,124 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,312 sq.ft. IMPERVIOUS % = 69.38 % BLDG. FOOTPRINT % = 59.43 %</p>	<p>LOT -12 LOT AREA = 1,763 sq.ft. HOME FOOTPRINT = 1,022 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,210 sq.ft. IMPERVIOUS % = 68.63 % BLDG. FOOTPRINT % = 57.97 %</p>	<p>LOT -16 LOT AREA = 2,784 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 261 sq.ft. TOTAL COVERAGE = 1,410 sq.ft. IMPERVIOUS % = 50.65 % BLDG. FOOTPRINT % = 41.27 %</p>	<p>LOT -20 LOT AREA = 2,337 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 188 sq.ft. TOTAL COVERAGE = 1,337 sq.ft. IMPERVIOUS % = 57.21 % BLDG. FOOTPRINT % = 49.17 %</p>	<p>LOT -24 LOT AREA = 3,305 sq.ft. HOME FOOTPRINT = 1,149 sq.ft. DRIVE/WALK = 204 sq.ft. TOTAL COVERAGE = 1,353 sq.ft. IMPERVIOUS % = 40.94 % BLDG. FOOTPRINT % = 34.77 %</p>

3 SITE SQUARE FOOTAGE

LEGAL DESCRIPTION
LOTS 1-24, BLOCK 1
ESTATES AT HIGHLAND HEIGHTS

RESERVES A, B, C & D :
RESTRICTED TO PARKING ONLY

RESERVES E & F :
RESTRICTED TO OPEN SPACE

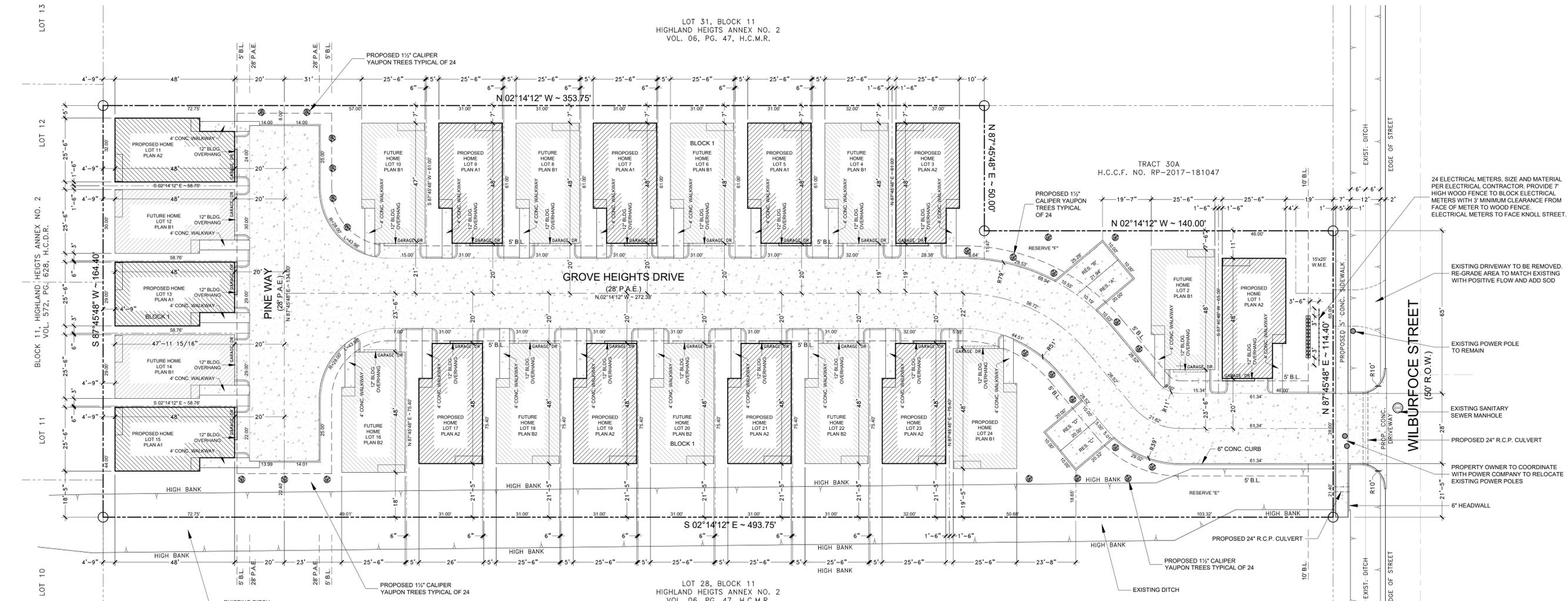
SITE NOTE 1 :
ALL AREAS NOT UNDER THE FOOT PRINT OF BUILDING TO BE CONSIDERED COMMON AREA.

SITE NOTE 2 :
THERE ARE NO RETAINING WALLS WITH IN PROJECT SCOPE OF WORK.

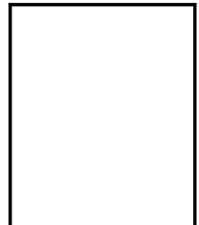
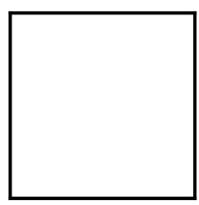
1 FIELD NOTES

LOT 1 - 6423 GROVE HEIGHTS DR	- 25088569	PLAN A2
LOT 3 - 6417 GROVE HEIGHTS DR	- 25088568	PLAN A2
LOT 5 - 6413 GROVE HEIGHTS DR	- 25088566	PLAN A1
LOT 7 - 6409 GROVE HEIGHTS DR	- 25088564	PLAN A1
LOT 9 - 6405 GROVE HEIGHTS DR	- 25088562	PLAN A1
LOT 11 - 1611 PINE WAY	- 25088560	PLAN A2
LOT 13 - 1607 PINE WAY	- 25088558	PLAN A1
LOT 15 - 1603 PINE WAY	- 25088556	PLAN A1
LOT 17 - 6404 GROVE HEIGHTS DR	- 25088561	PLAN A2
LOT 19 - 6408 GROVE HEIGHTS DR	- 25088563	PLAN A2
LOT 21 - 6412 GROVE HEIGHTS DR	- 25088565	PLAN A2
LOT 23 - 6416 GROVE HEIGHTS DR	- 25088567	PLAN A2

2 PLAN ADDRESSES



A - SITE PLAN
SCALE: 1" = 20'-0"



ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
GROVE HEIGHTS DRIVE
HOUSTON, TEXAS 77091

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.
CHECKED BY : O.S.
JOB NO. : 09262025
DATE : 9-26-2025

SHEET 3 OF 13
C-2.0

HAZARDOUS LOCATIONS
THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING

- GLAZING IN SIDE-HINGED DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
- GLAZING IN STORM DOORS.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPools, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS, GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
- GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.
- GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE POOL OR SPA SIDE IS LESS THAN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.
- GLAZING IN WALL ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP AND BOTTOM EDGE OF THE GLASSES LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

EXCEPTIONS:
THE FOLLOWING PRODUCTS, MATERIALS AND USES ARE EXEMPT FROM THE ABOVE HAZARDOUS LOCATIONS

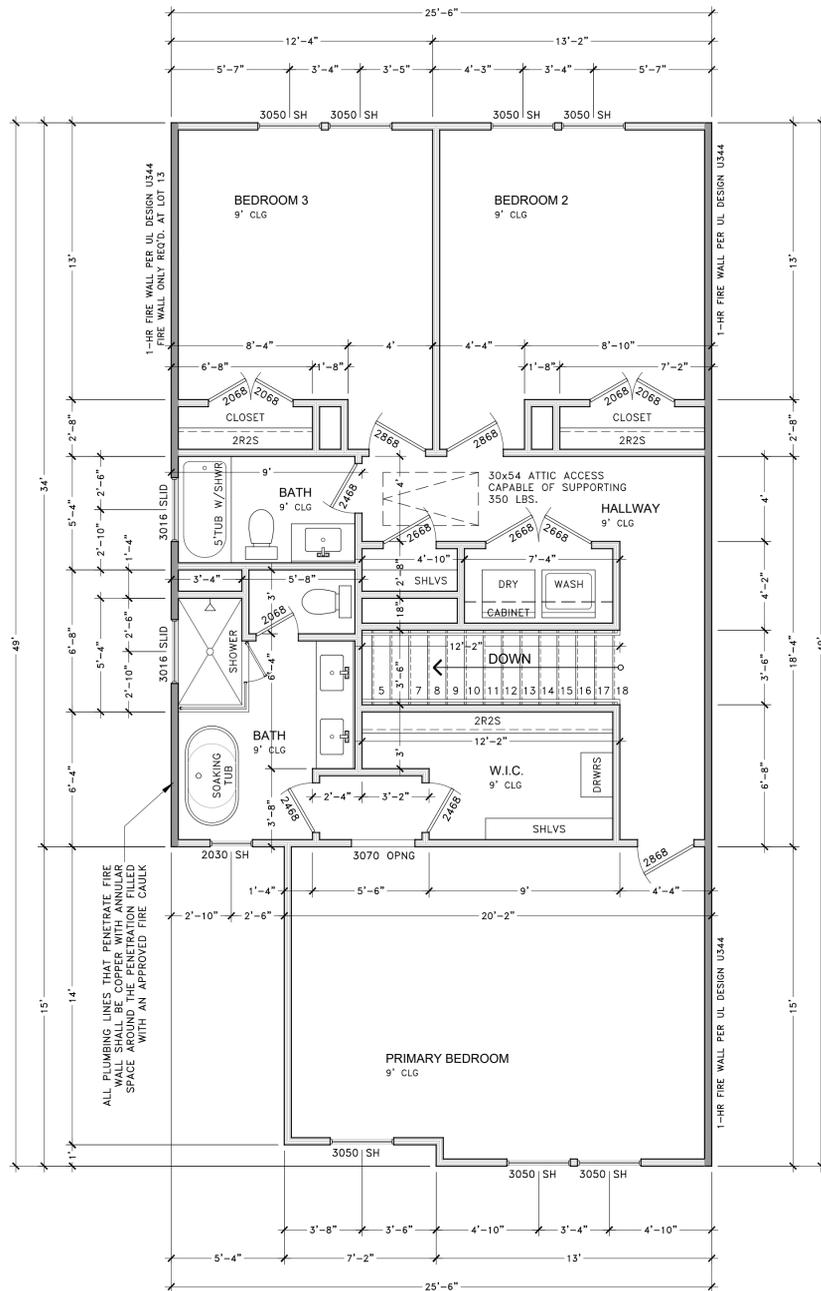
- OPENINGS IN DOORS THROUGH WHICH A 3-INCH SPHERE IS UNABLE TO PASS.
- DECORATIVE GLASS IN ITEM 1, 6, OR 7.
- GLAZING IN SECTION R308.4, ITEM 6 WHEN THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
- GLAZING IN ALL UNFRAMED SWINGING DOORS.
- GLAZING IN SECTION R308.4, ITEM 6, WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR A STORAGE AREA 3 FEET OR LESS IN DEPTH.
- GLAZING IN SECTION R308.4, ITEM 7 WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 36 INCHES ± 2 INCHES ABOVE THE FLOOR. THE BAR SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITH OUT CONTAINING THE GLASS AND BE A MINIMUM OF 1.5 INCHES IN HEIGHT.
- OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS IN SECTION R308.4, ITEM 7, WHEN THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACE, OR OTHER HORIZONTAL (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.
- LOUVERED WINDOWS AND JALOUSIES COMPLYING WITH THE REQUIREMENTS OF SECTION R308.2.
- MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

FIRST FLOOR LIVING = 689 sq.ft.
SECOND FLOOR LIVING = 1,119 sq.ft.
TOTAL LIVING AREA = 1,808 sq.ft.

FRONT PORCH = 19 sq.ft.
COVERED PATIO = 32 sq.ft.
TWO CAR GARAGE = 409 sq.ft.

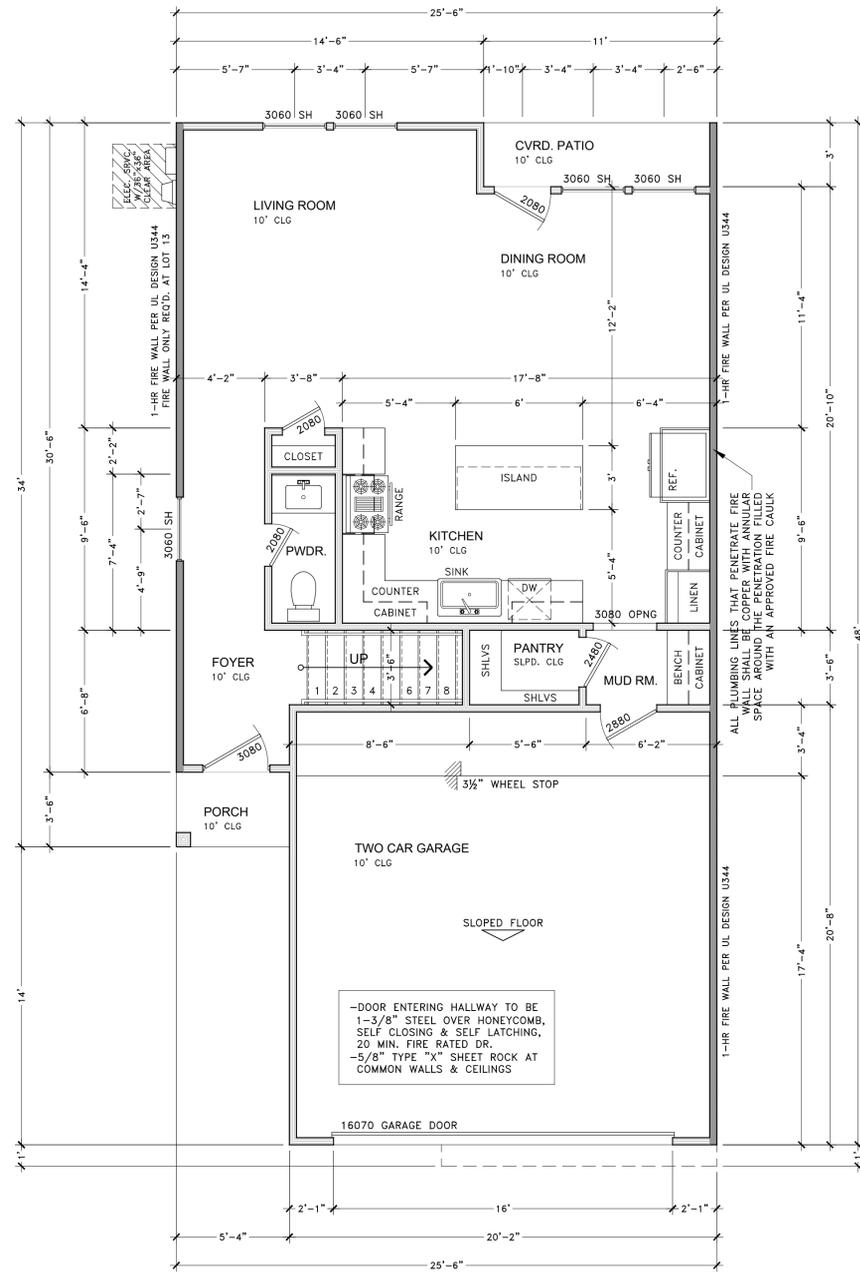
TOTAL COVERED AREA = 2,268 sq.ft.
FOUNDATION AREA = 1,149 sq.ft.

4 SQUARE FOOTAGE



A1 - SECOND FLOOR PLAN

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



A1 - FIRST FLOOR PLAN

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

1 SAFETY GLAZING NOTES

- AIR LEAKAGE**
- AIR BARRIER AND THERMAL BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - ICC-RATED RECESSED LIGHTING FIXTURES SHALL BE SEALED AT HOUSING / INTERIOR FINISH & LABELED TO INDICATE < OR = TO 2.0 CFM LEAKAGE AT 75 PA.
 - AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR INTAKES AND EXHAUST.
 - BLOWER DOOR TEST SHALL BE AT 50 PA. < OR = TO 5 ACH

- MECHANICAL AND WATER HEATING**
- PROGRAMMABLE THERMOSTATS SHALL BE INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND BE INITIALLY SET BY THE MANUFACTURER TO CODE SPECIFICATIONS. PLAN REVIEW HOT WATER PIPES SHALL BE INSULATED TO R-3.

- INSULATION**
- WALL INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION SHALL BE MARKED EVERY 300 S.F.
 - VENTED ATTICS WITH AIR PERMEABLE INSULATION SHALL INCLUDE BAFFLES ADJACENT TO SOFFIT AND EAVE.
 - ATTIC ACCESS HATCH AND DOOR SHALL BE INSULATED.

- DUCTS**
- SUPPLY AND RETURN AIR DUCTS IN ATTIC SHALL HAVE A MINIMUM R-8 INSULATION.

- LIGHTING**
- 75% OF ALL LAMPS IN PERMANENT FIXTURES SHALL HAVE HIGH EFFICACY LAMPS.

- FENESTRATIONS**
- U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH NFRC TEST PROCEDURES OR TAKEN FROM DEFAULT TABLE.

WALL INSULATION = R-13	SUPPLY / RETURN DUCTS = R-8
CEILING INSULATION = R-38	WINDOW U-FACTOR = 0.40
ATTIC ACCESS = R-38	DOOR U-FACTOR = 0.40
FLOOR INSULATION = R-19	WINDOW SHGC = 0.25

2 2021 IECC REQUIREMENTS

LOT 1 - 6423 GROVE HEIGHTS DR - 25088569	PLAN A2
LOT 3 - 6417 GROVE HEIGHTS DR - 25088568	PLAN A2
LOT 5 - 6413 GROVE HEIGHTS DR - 25088566	PLAN A1
LOT 7 - 6409 GROVE HEIGHTS DR - 25088564	PLAN A1
LOT 9 - 6405 GROVE HEIGHTS DR - 25088562	PLAN A1
LOT 11 - 1611 PINE WAY - 25088560	PLAN A2
LOT 13 - 1607 PINE WAY - 25088559	PLAN A1
LOT 15 - 1603 PINE WAY - 25088558	PLAN A1
LOT 17 - 6404 GROVE HEIGHTS DR - 25088561	PLAN A2
LOT 19 - 6408 GROVE HEIGHTS DR - 25088563	PLAN A2
LOT 21 - 6412 GROVE HEIGHTS DR - 25088565	PLAN A2
LOT 23 - 6416 GROVE HEIGHTS DR - 25088567	PLAN A2

3 PLAN ADDRESSES



ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
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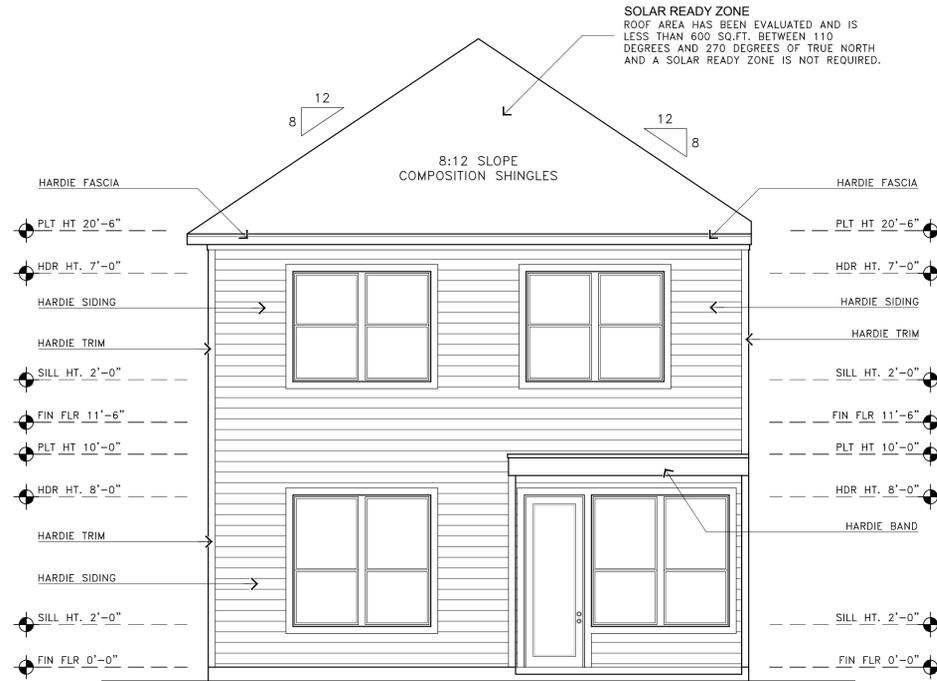
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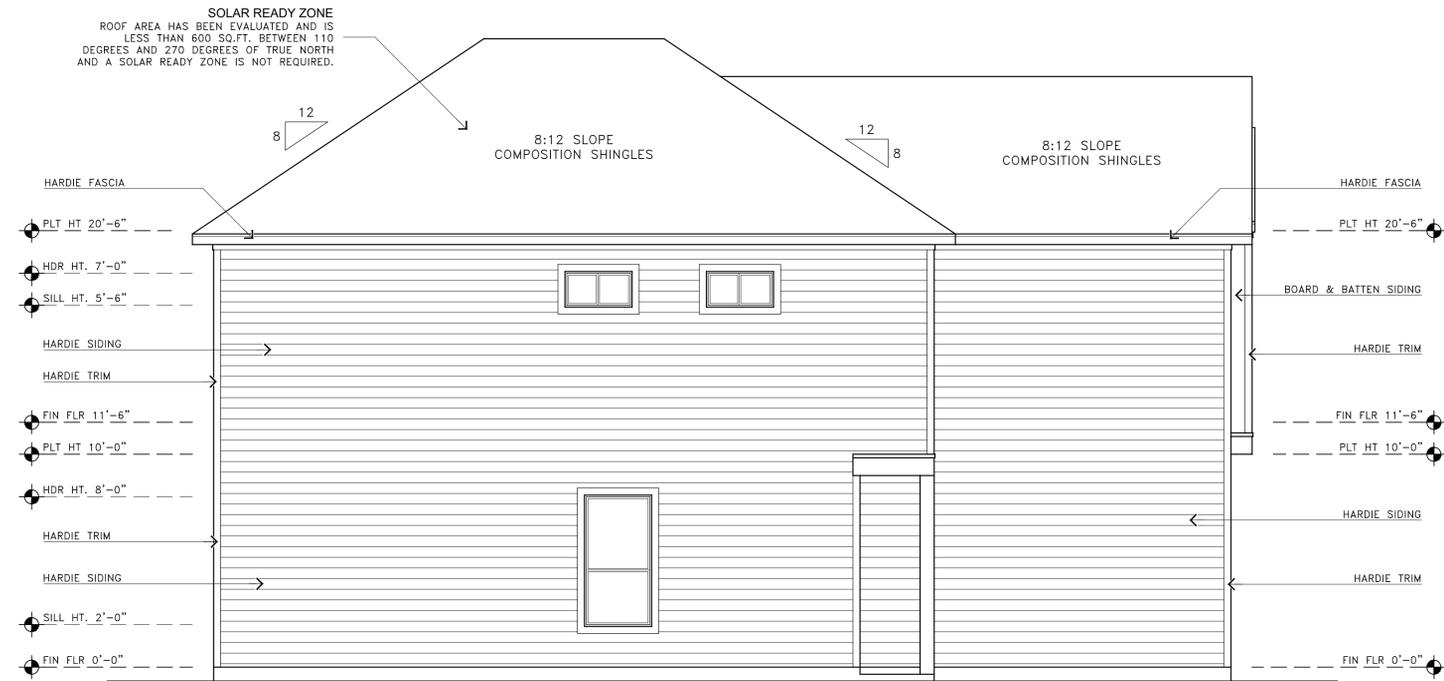
SHEET 4 OF 15
A-1.0

LOT 1	- 6423 GROVE HEIGHTS DR	- 25088569	PLAN A2
LOT 3	- 6417 GROVE HEIGHTS DR	- 25088568	PLAN A2
LOT 5	- 6413 GROVE HEIGHTS DR	- 25088566	PLAN A1
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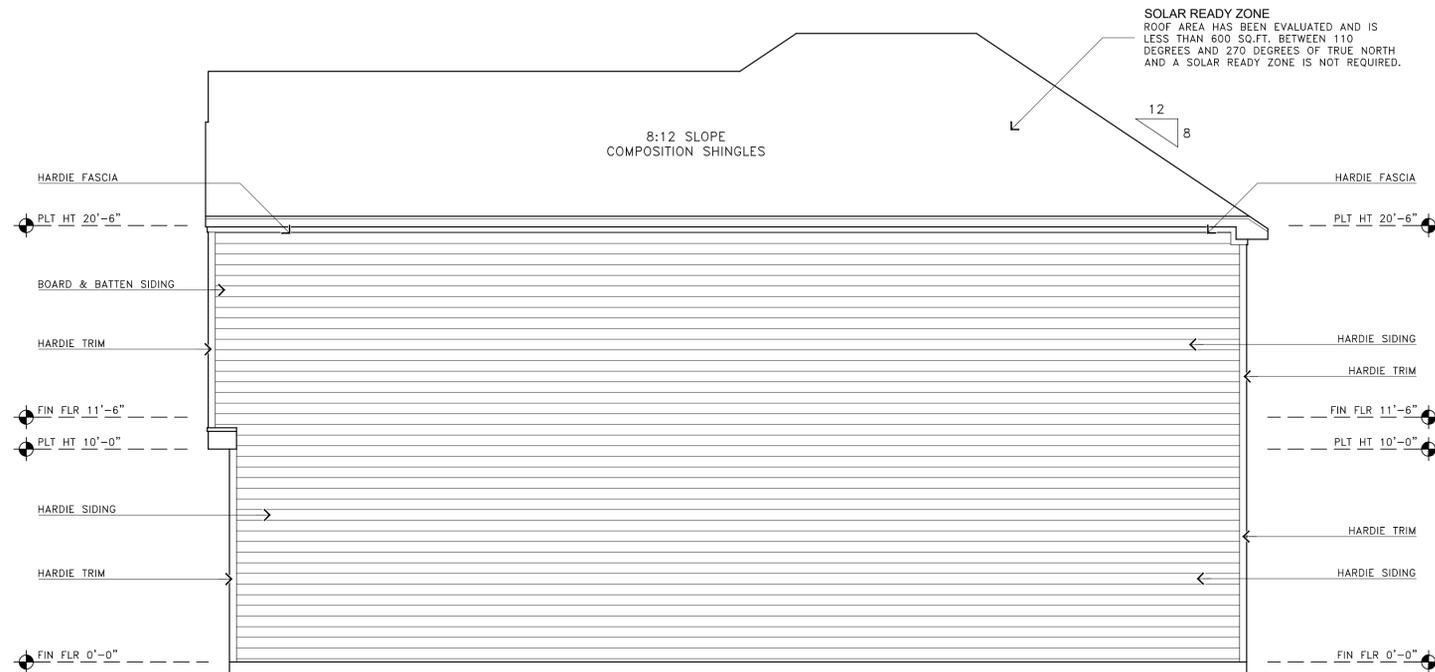
1 PLAN ADDRESSES



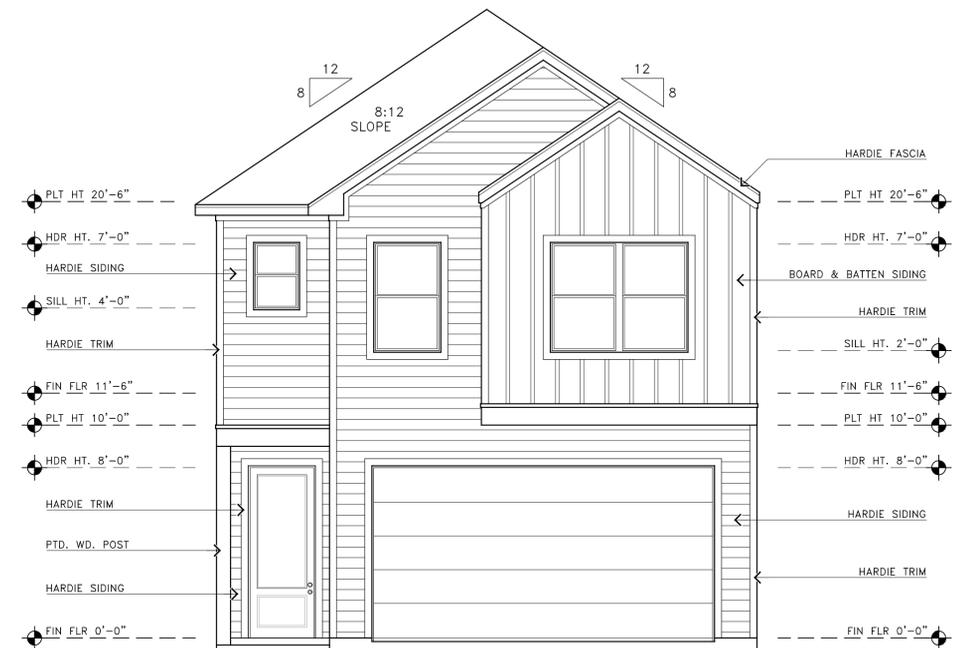
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

A1 - EXTERIOR ELEVATION

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

ESTATES AT HIGHLAND HEIGHTS
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SHEET - 5 OF 15
A-2.1

FIXTURE	DESCRIPTION	WATTS	VOLTS	MOUNT.	REMARKS
	INCANDESCENT LIGHT FIXTURE	90	120	CEILING	
	INCANDESCENT LIGHT FIXTURE	90	120	WALL	
	4" RECESSED LIGHT FIXTURE	60	120	CEILING	
	DECORATIVE FLOOR UP LIGHTING	60	120	WALL	
	LED UNDER CABINET LIGHT FIXTURE	40	120	CABINET	
	CHANDELIER LIGHT FIXTURE	200	120	CEILING	
	3 LIGHT VANITY FIXTURE	90	120	WALL	
	20A SINGLE POLE LIGHT SWITCH	--	120	WALL	
	20A 3-WAY LIGHT SWITCH	--	120	WALL	
	CEILING FAN W/ LIGHT FIXTURE	180	120	CEILING	
	RESTROOM EXHAUST FAN (100 CFM)	168	120	CEILING	
	COMBO PACK SMOKE DETECTOR/ CARBON MONOXIDE	120	CEILING	WIRE TO HOUSE CURRENT W/ BATTERY BACK UP, INTERCONNECT, ONE SOUNDS ALL SOUND.	
	DATA OUTLET	--	--	WALL	DATA OUTLET 60" A.F.F.
	DUPLEX RECEPTACLE	--	120	WALL	RECEPTACLE FOR WALL MOUNTED TELEVISION, 60" A.F.F.
	DUPLEX RECEPTACLE	--	120	WALL	
	GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	--	120	WALL	W/WEATHER PROOF BOX
	GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	--	120	WALL	
	DUPLEX RECEPTACLE	--	120	FLOOR OR CEILING	

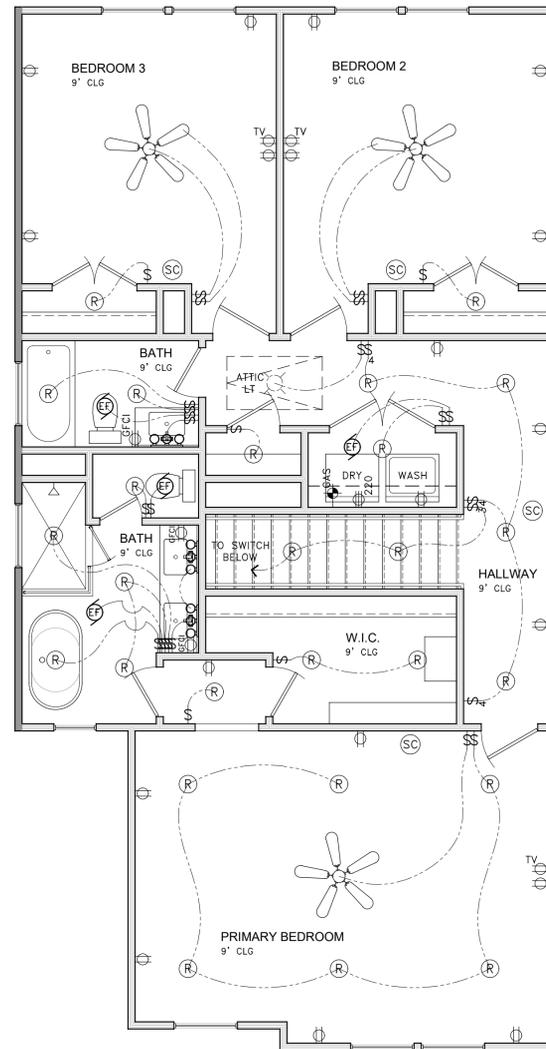
1 ELECTRICAL LEGEND

- ALL ELECTRICAL WORKS TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND APPLICABLE LOCAL AND STATE ORDINANCES.
- ALL POWER, CONTROL WIRING AND CONDUCTORS TO BE COPPER ONLY. USE TYPE THW OR THWN, 75 DEGREES RATED, 600V COPPER WIRE.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNIT. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH POWER IS INTERRUPTED IT SHALL RECEIVE POWER FROM A BATTERY.
- HVAC CONTRACTOR SHALL VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE G.F.C.I. PROTECTION AS REQUIRED.
- PROVIDE LIGHT FIXTURE AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRICAL DISCONNECT AT EACH A/C UNIT.
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM AS PER HOME OWNER.
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS AS PER HOME OWNER.

2 GENERAL NOTES

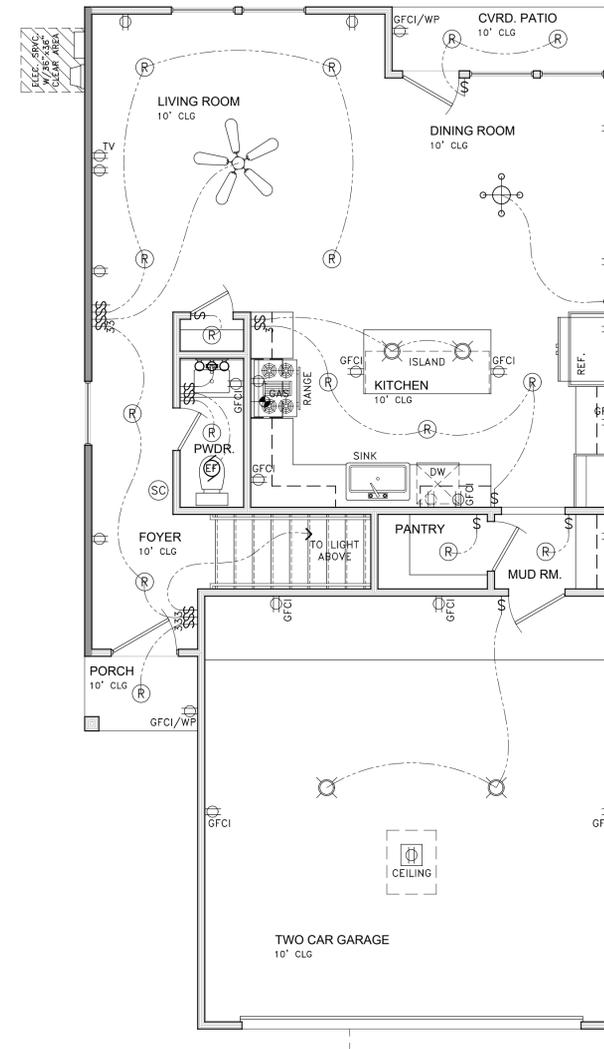
- LOT 1 - 6423 GROVE HEIGHTS DR - 25088569 PLAN A2
- LOT 3 - 6417 GROVE HEIGHTS DR - 25088568 PLAN A2
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- LOT 21 - 6412 GROVE HEIGHTS DR - 25088565 PLAN A2
- LOT 23 - 6416 GROVE HEIGHTS DR - 25088567 PLAN A2

3 PLAN ADDRESSES



A1 - SECOND FLOOR ELECTRICAL

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



A1 - FIRST FLOOR ELECTRICAL

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



ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
GROVE HEIGHT DRIVE
HOUSTON, TEXAS 77091

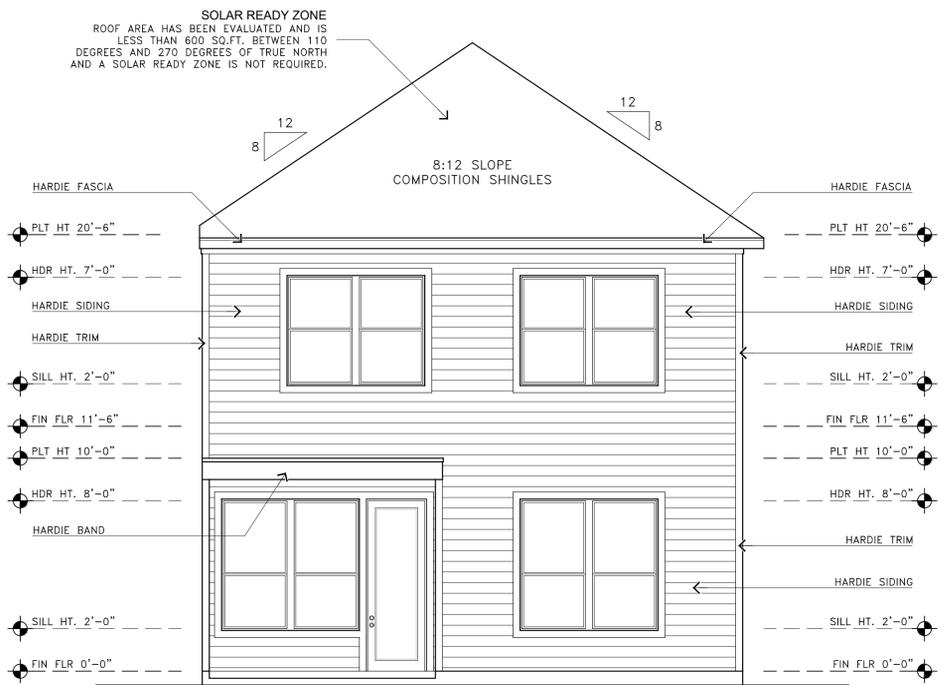
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JOB NO. : 09262025
DATE : 9-26-2025

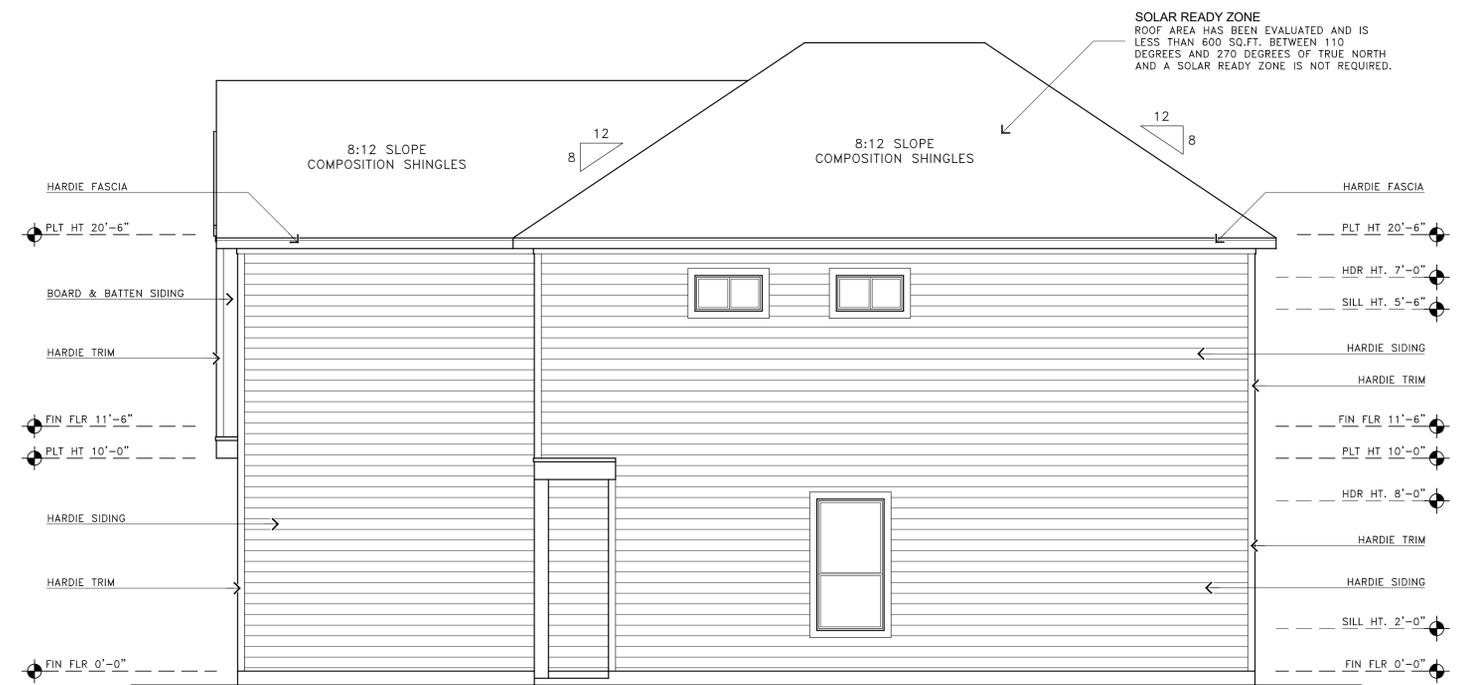
SHEET - 6 OF 15
A-1.2

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LOT 3	- 6417 GROVE HEIGHTS DR	- 25088568	PLAN A2
LOT 5	- 6413 GROVE HEIGHTS DR	- 25088566	PLAN A1
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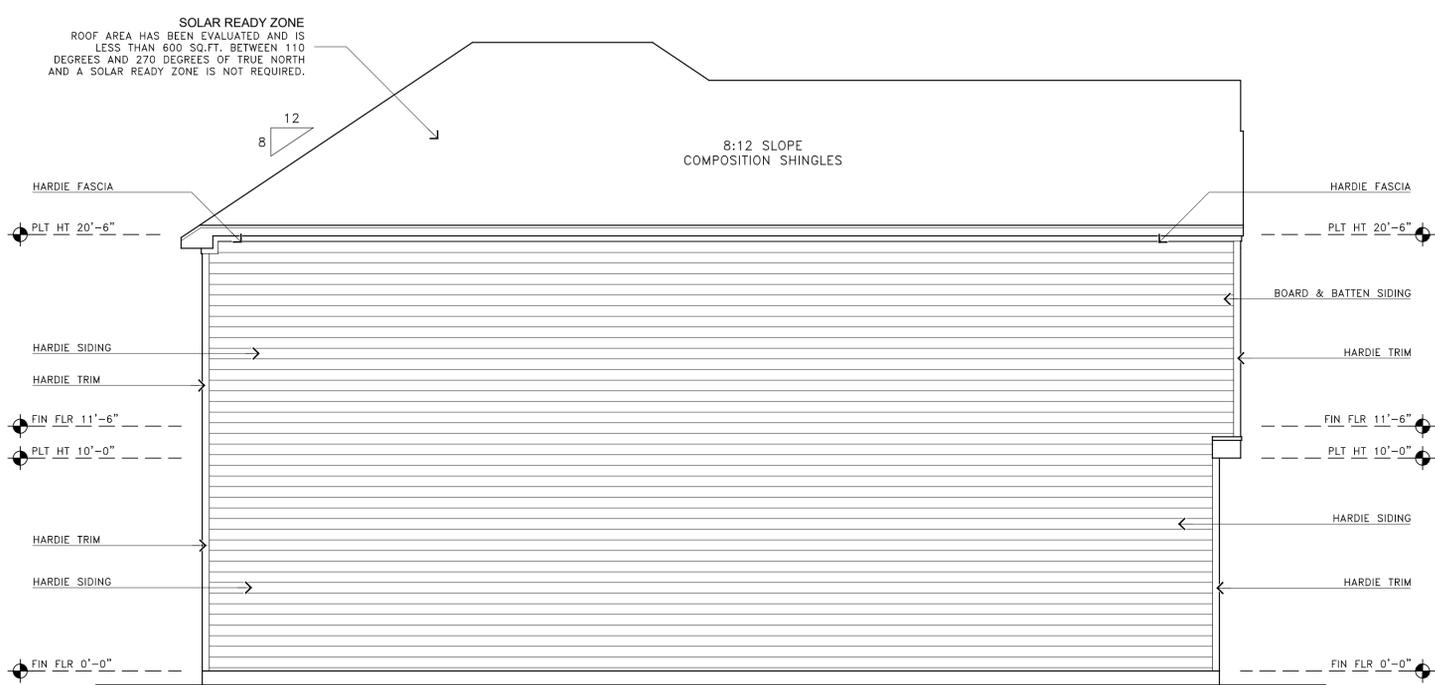
1 PLAN ADDRESSES



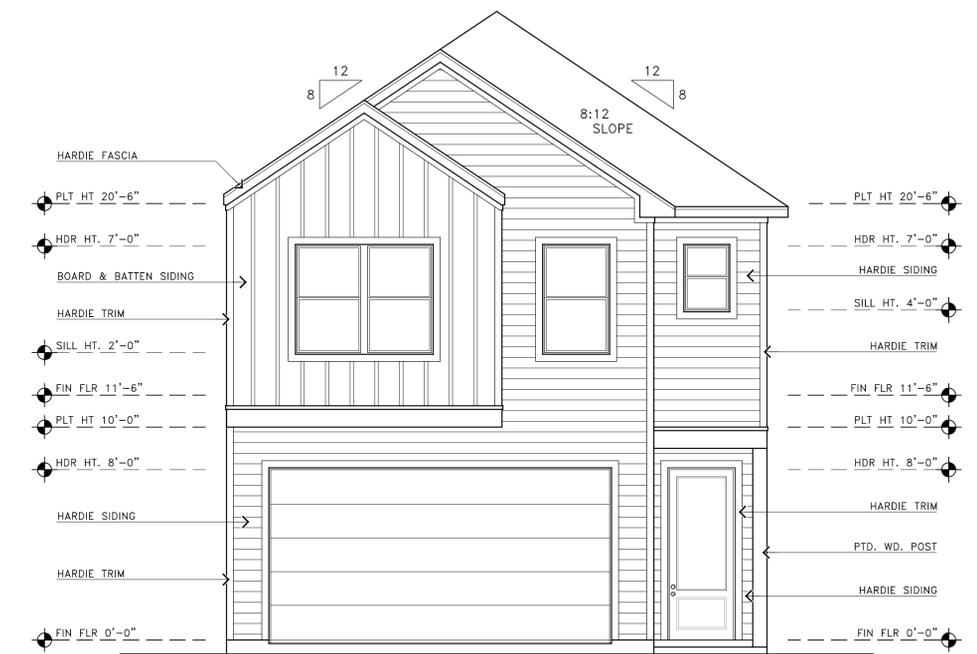
REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

A2 - EXTERIOR ELEVATION

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

ESTATES AT HIGHLAND HEIGHTS
 PROPOSED TWO STORY HOMES
 GROVE HEIGHT DRIVE
 HOUSTON, TEXAS 77091

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SHEET - B OF 15
A-2.1

FIXTURE	DESCRIPTION	WATTS	VOLTS	MOUNT.	REMARKS
	INCANDESCENT LIGHT FIXTURE	90	120	CEILING	
	INCANDESCENT LIGHT FIXTURE	90	120	WALL	
	4" RECESSED LIGHT FIXTURE	60	120	CEILING	
	DECORATIVE FLOOR UP LIGHTING	60	120	WALL	
	LED UNDER CABINET LIGHT FIXTURE	40	120	CABINET	
	CHANDELIER LIGHT FIXTURE	200	120	CEILING	
	3 LIGHT VANITY FIXTURE	90	120	WALL	
	20A SINGLE POLE LIGHT SWITCH	--	120	WALL	
	20A 3-WAY LIGHT SWITCH	--	120	WALL	
	CEILING FAN W/ LIGHT FIXTURE	180	120	CEILING	
	RESTROOM EXHAUST FAN (100 CFM)	168	120	CEILING	
	COMBO PACK SMOKE DETECTOR/ CARBON MONOXIDE	120	CEILING	WIRE TO HOUSE CURRENT W/ BATTERY BACK UP, INTERCONNECT, ONE SOUNDS ALL SOUND.	
	DATA OUTLET	--	--	WALL	DATA OUTLET 60" A.F.F.
	DUPLEX RECEPTACLE	--	120	WALL	RECEPTACLE FOR WALL MOUNTED TELEVISION, 60" A.F.F.
	DUPLEX RECEPTACLE	--	120	WALL	
	GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	--	120	WALL	W/WEATHER PROOF BOX
	GROUND-FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE	--	120	WALL	
	DUPLEX RECEPTACLE	--	120	FLOOR OR CEILING	

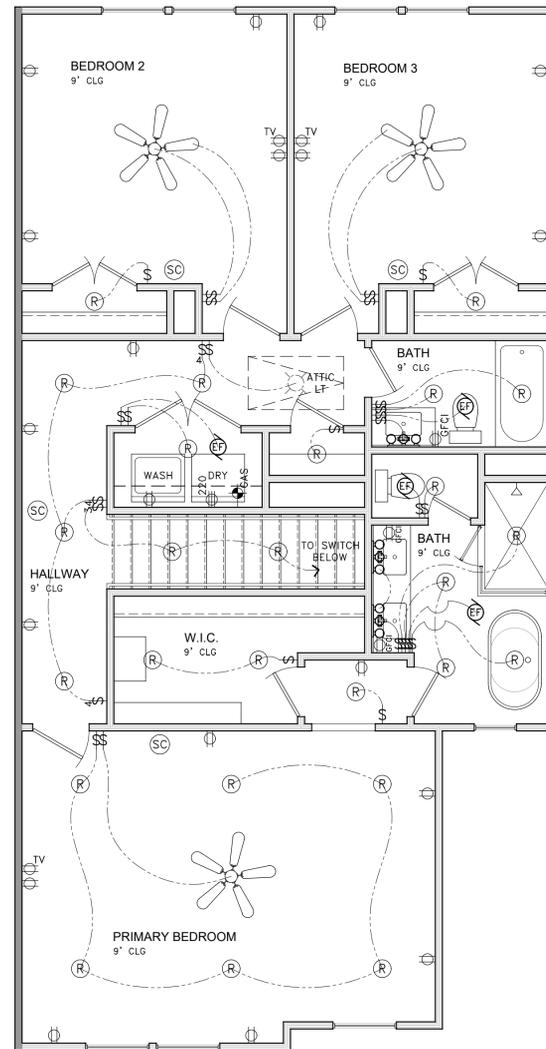
1 ELECTRICAL LEGEND

- ALL ELECTRICAL WORKS TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND APPLICABLE LOCAL AND STATE ORDINANCES.
- ALL POWER, CONTROL WIRING AND CONDUCTORS TO BE COPPER ONLY. USE TYPE THW OR THWN, 75 DEGREES RATED, 600V COPPER WIRE.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN INDIVIDUAL UNIT. ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. ALL SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH POWER IS INTERRUPTED IT SHALL RECEIVE POWER FROM A BATTERY.
- HVAC CONTRACTOR SHALL VENT ALL EXHAUST FANS TO OUTSIDE.
- PROVIDE G.F.C.I. PROTECTION AS REQUIRED.
- PROVIDE LIGHT FIXTURE AT EACH WATER HEATER AND A/C UNIT LOCATION IN ATTIC.
- PROVIDE ELECTRICAL DISCONNECT AT EACH A/C UNIT.
- PROVIDE LOW VOLTAGE CIRCUITS FOR BURGLAR ALARM SYSTEM AS PER HOME OWNER.
- PROVIDE LOW VOLTAGE CIRCUITS FOR INTERCOM SYSTEM W/ BASE AND SPEAKER LOCATIONS AS PER HOME OWNER.

2 GENERAL NOTES

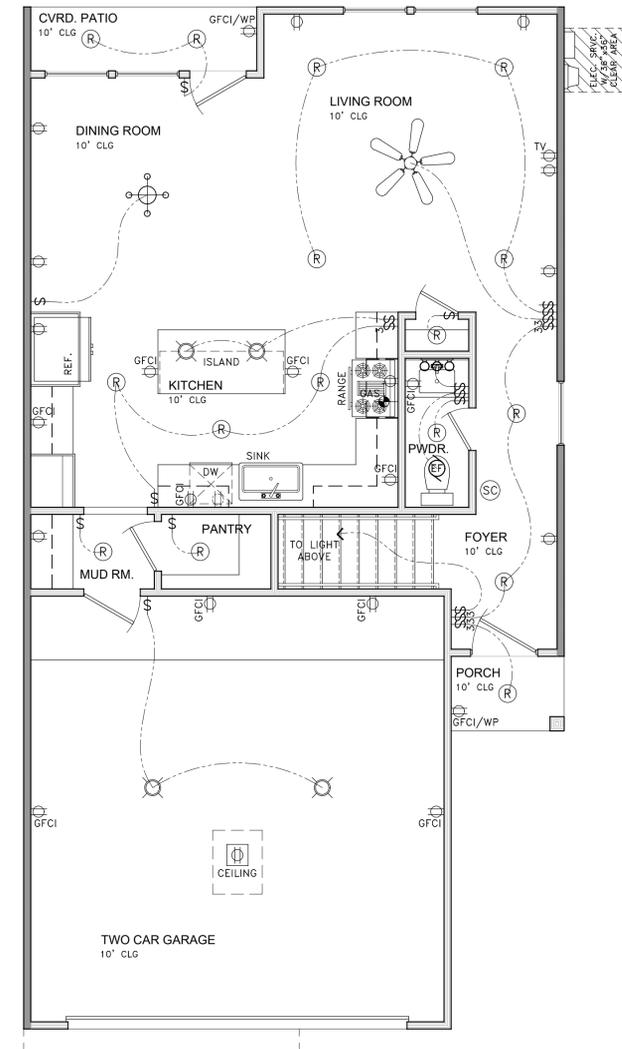
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3 PLAN ADDRESSES



A2 - SECOND FLOOR ELECTRICAL

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



A2 - FIRST FLOOR ELECTRICAL

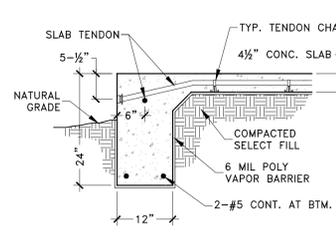
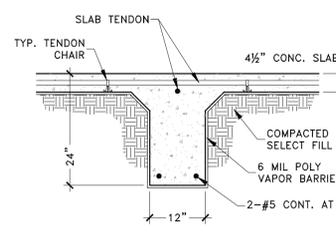
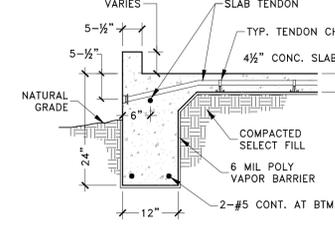
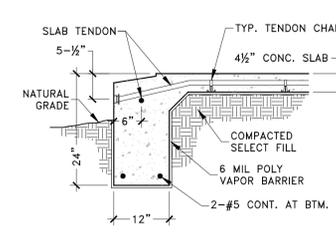
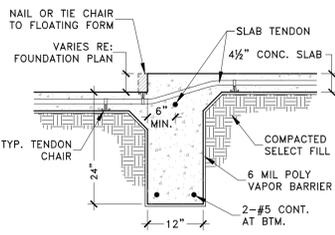
SCALE : 1/4" = 1'-0"

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TABLE R401.4.1 OF 2021 IRC PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS	
CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILTY AND SALTY SILT (CL, ML, MH AND CH)	→ 1,500

SOIL ALLOWABLE LOAD BEARING PRESSURE TAKEN AS 1500 PSF FOR THE PURPOSE OF THIS FOUNDATION DESIGN AS PERMISSIBLE BY TABLE R401.4.1 IRC 2021.



6 TABLE R401.4.1

5 INTERIOR GRADE BEAM

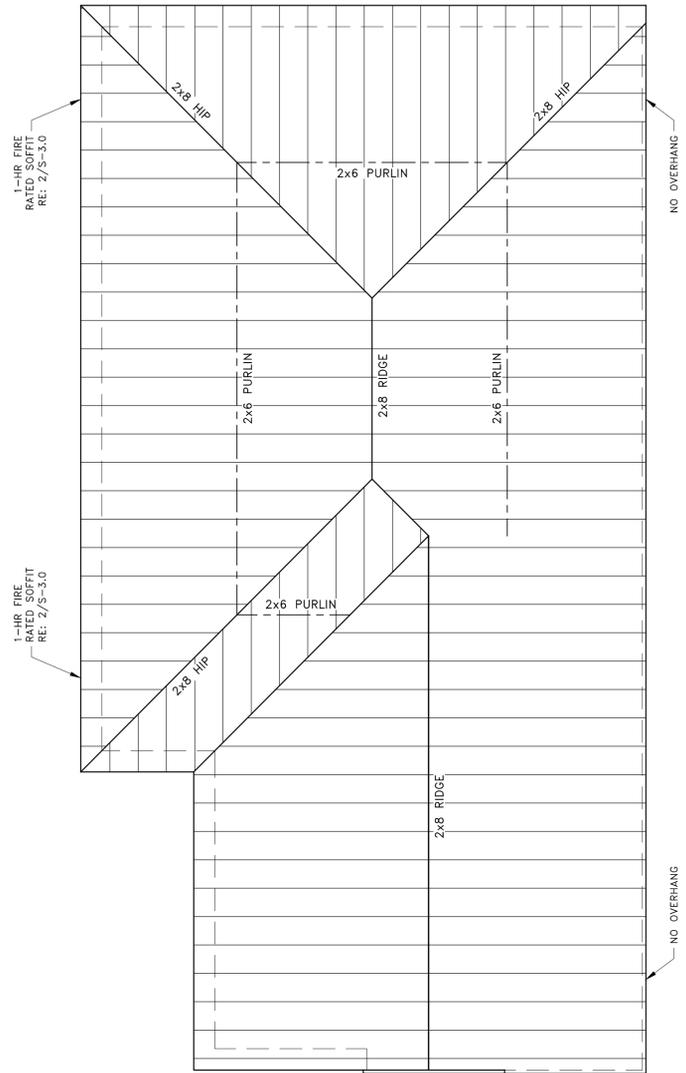
4 EXTERIOR GRADE BEAM

3 EXTERIOR GRADE BEAM

2 INTERIOR GRADE BEAM

1 EXTERIOR GRADE BEAM

2x8 RIDGE 2x6 RAFTERS AT 16" O.C. #2 GRADE SYP. STRUTS, COLLAR TIES, PURLINS, AND STRONG BACK TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE. HURRICANE STRAPS & CLIPS TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE. MAXIMUM UNSUPPORTED RAFTER SPAN FOR 2x6 AT 16" O.C. 14'-0" (COMPOSITION SHINGLES ROOFING)
NOTE: BRACE RIDGES AND PURLINS TO BEAM OR WALLS BELOW.



A1 - ROOF FRAMING PLAN

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

TERMITE TREATMENT
CONTRACTOR TO PROVIDE TERMITE PROTECTION FOR THE STRUCTURE IN ONE OF THE FOLLOWING WAYS:
-CHEMICAL TERMITICIDE TREATMENT
-TERMITE BATING
-PRESSURE PRESERVED TREATED WOOD
-NATURALLY DURABLE TERMITE RESISTANT WOOD
-PHYSICAL BARRIER
-COLD FORMED STEEL FRAMING

ELECTRICAL NOTE
ELECTRICAL CONTRACTOR TO INSTALL #4 GROUND WIRE TO FOUNDATION REBAR BEFORE POURING CONCRETE.

SOIL CONDITIONS
CONTRACTOR TO PLACE A MIN. 12" OF SILTY SAND FILL

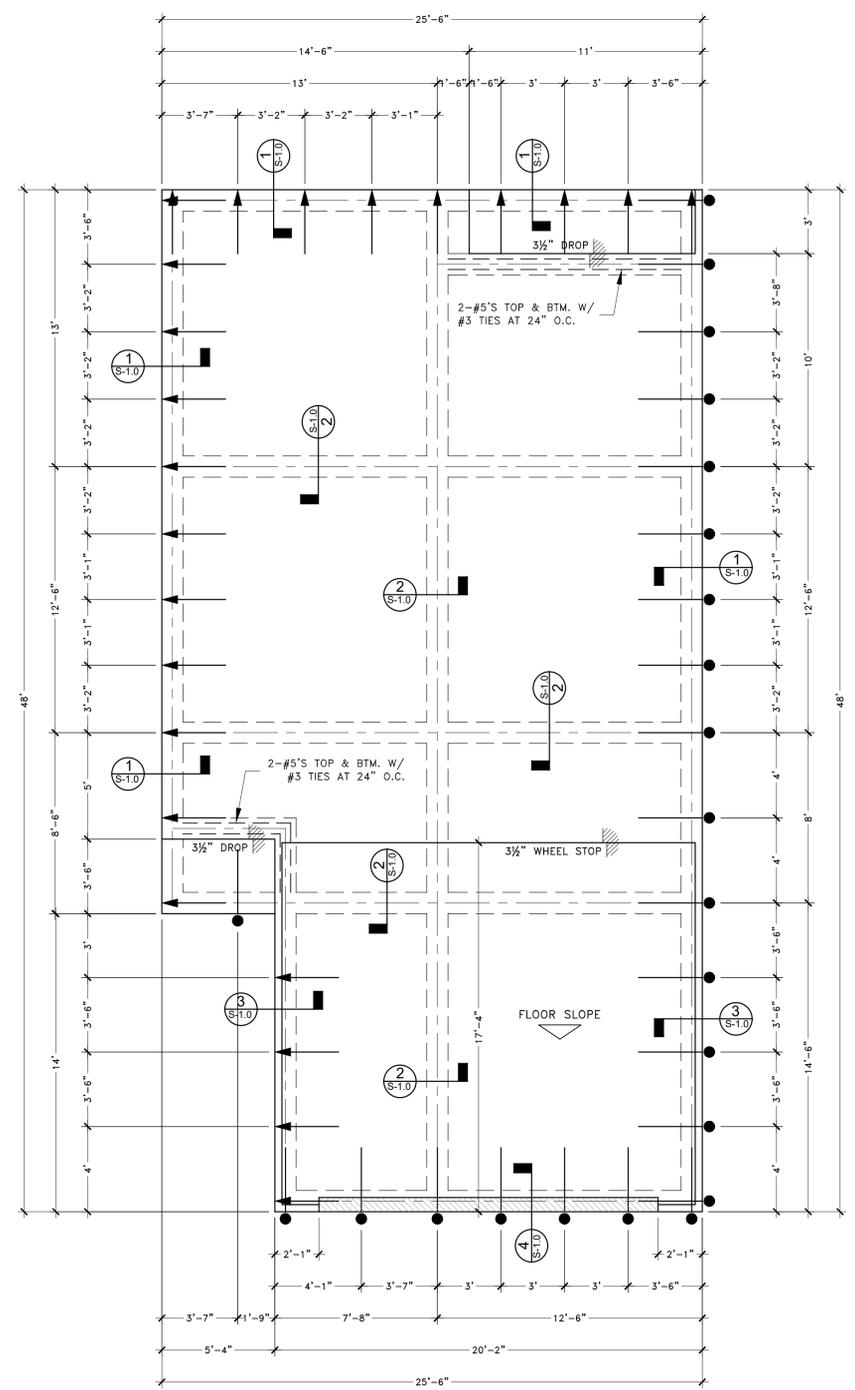
7 FOUNDATION FIELD NOTES

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8 PLAN ADDRESSES

- UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPORT THE FOLLOWING MINIMUM SITE PREPARATION SHALL BE FOLLOWED.
- DESIGN:**
- FOUNDATION SHOWN ON THE ACCOMPANYING DRAWING HAS BEEN DESIGNED USING ACCEPTABLE ENGINEERING PRACTICES AND IS IN ACCORDANCE WITH THE CRITERIA FOR SELECTION AND DESIGN FOR RESIDENTIAL SLABS-ON-GRADE. THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND/OR THE DESIGN AND CONSTRUCTION OF POST TENSIONED SLAB-ON-GROUND BY THE POST TENSIONED INSTITUTE.
 - THE GENERAL CONTRACTOR HAS, BY USE OF THESE PLANS AND GENERAL NOTES, ACCEPTED THE RECOMMENDATIONS AND METHODS WE HAVE RELIED ON FOR OUR DESIGN AS PART OF HIS CONSTRUCTION PRACTICE.
- SITE PREPARATION:**
- CLEAN THE SITE BENEATH THE SLAB OF ALL GRASS AND WEEDS BY REMOVING THE TOP 6 INCHES OF SOIL AND DISPOSE. REMOVE BY GRUBBING TO CREATE DEPTHS TREES AND LARGE BUSHES AND ALL DECAYED OR DYING ORGANIC MATERIALS. REMOVE ALL TREE WITHIN 15 FEET OF THE FOUNDATION.
 - THE NATURAL SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES. THE SCARIFIED SOILS SHOULD THEN BE RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D-698). THE MOISTURE CONTENT SHOULD RANGE FROM -1% TO +3% OF OPTIMUM MOISTURE.
 - STRUCTURAL FILL SHALL BE SANDY CLAY. CLEAN FROM ALL ORGANIC MATERIAL, AND SHALL HAVE A PLASTICITY INDEX BETWEEN 7 AND 20.
 - STRUCTURAL FILL SHALL BE PLACED IN LAYERS, NOT TO EXCEED 8", AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY. (ASTM D698)
 - A BEDDING LAYER OF LEVELING SAND, A MAXIMUM OF TWO (2) INCHES THICK MAY BE PLACED IMMEDIATELY BENEATH THE FLOOR SLAB. A VAPOR BARRIER CONSISTING OF SIX MIL PLASTIC SHEETING SHOULD BE PLACED OVER THE SAND CUSHION TO PREVENT WATER MIGRATION THROUGH THE CONCRETE SLAB. THE EXCAVATIONS FOR THE GRADE BEAMS SHOULD BE CLEAN AND FREE OF ANY LOOSE MATERIALS PRIOR TO CONCRETE PLACEMENT.
 - AFTER THE SLAB HAS BEEN COMPLETED, THE STABILITY OF ITS MOISTURE CONTENT MUST BE MAINTAINED.
 - BACKFILL AROUND THE EXTERIOR BEAMS OF THE STRUCTURE SHALL BE MOISTENED AND COMPACTED AND SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. NO PONDING IS TO BE ALLOWED NEXT TO THE STRUCTURE.
 - AFTER THE SLAB HAS BEEN COMPLETED, THE STABILITY OF ITS MOISTURE CONTENT MUST BE MAINTAINED.
- COORDINATION:**
- THE GENERAL CONTRACTOR MUST VERIFY ALL DROPS, OFFSETS, BRICK LEDGES AND BLOCK OUTS ON THE ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST ON THE STRUCTURAL PLANS. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY DIMENSIONAL ERRORS ONCE CONSTRUCTION HAS BEGUN.
 - THE GENERAL CONTRACTOR MUST COORDINATE THE STRUCTURAL PLANS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS AND OTHER RELATED ITEMS REQUIRED TO COMPLETE THE FOUNDATION.
- MATERIALS:**
- CONCRETE IN FOUNDATION BEAMS AND SLABS TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND AT LEAST 2000 PSI AT TIME OF STRESSING (3 TO 10 DAYS). CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (ACI 318-83) TO INSURE QUALITY CONCRETE. USE MINIMUM 4 1/2 SACKS OF CEMENT PER CUBIC YARD WITH 5 1/2 MAXIMUM SLUMP. SUBMIT COMPRESSIVE TEST TO ENGINEER. CURING IS REQUIRED UNLESS NOTED OTHERWISE ON PLANS. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES IN CONCRETE MIX.
 - PLACE A 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL CONCRETE SLABS.
 - PRE-STRESSING TENDONS SHALL CONSIST OF SEVEN WIRE STRESS RELIEVED CABLE CONFORMING TO ASTM A-416. MINIMUM ULTIMATE TENSILE STRENGTH, PREVENTIVE LUBRICANT AND WRAPPED WITH PLASTIC SHEATHING. ALL END ANCHORAGE DEVICES SHALL CONFORM TO P.T.I. DESIGN SPECIFICATIONS. ALL DEAD END ANCHORAGES SHALL BE FACTORY SEATED OR POWER SEATED.
 - MILD STEEL SHALL CONFORM TO ASTM A-615. GRADE FOR #4 AND LARGER, GRADE 40 FOR #3 OR #2 WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- CONSTRUCTION:**
- BEAM AND SLAB DIMENSIONS ARE THE MINIMUM SIZE REQUIRED AND MY NOT BE REDUCED OR ENLARGED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
 - CONCRETE SHALL BE WELL CONSOLIDATED, ESPECIALLY AT VICINITY OF TENDON ANCHORAGE LOCATIONS.
 - SUPPORT TENDONS AT 4'-6" CENTERS MAXIMUM IN BOTH DIRECTIONS TO PREVENT VERTICAL AND HORIZONTAL DISPLACEMENT DURING PLACING OF CONCRETE. ALLOWABLE TOLERANCES: ±1/2" VERTICALLY; ±6" HORIZONTALLY.
 - ALLOW STRESSING EQUIPMENT CLEARANCE OF 8" DIAMETER ON TENDON AXIS BY LENGTH.
 - IF TENDON SHEATHING IS DAMAGED FOR 3" OR MORE, IT MUST BE RE-SHEATHED TO PREVENT CONCRETE FROM BONDING TO THE STRAND.
 - WE CAN NOT BE HELD RESPONSIBLE FOR THE ADEQUACY OF CONSTRUCTION OR COMPLIANCE TO THESE DRAWINGS UNLESS WE ARE CONTRACTED TO PROVIDE REGULAR INSPECTIONS DURING CONSTRUCTION AND THERE BY HAVE LIMITED CONTROL OVER FIELD APPLICATION.

9 FOUNDATION NOTES



A1 - FOUNDATION PLAN

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



TO BE REVIEWED

ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
GROVE HEIGHT DRIVE
HOUSTON, TEXAS 77091

REV.	NO.	DATE	REMARKS

DRAWN BY : O.S.
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JOB NO. : 09262025
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SHEET: 12 OF 15
S-1.0

- ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 YSP. ALL FLOOR JOIST MATERIAL SHALL BE NO. 2 SD 19 YSP. ALL RAFTER & CEILING JOIST MATERIAL SHALL BE #3 SD 19. UNLESS OTHERWISE NOTED. (U.N.O.)
- ALL WALL STUDS ARE NO. 2 STUD GRADE YSP. @ 16" O.C. BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1x4 LET-IN AT EACH END AT 25' MAX. SPACING BETWEEN WALL ENDS.
- ALL STEEL SHALL CONFORM TO ASTM-36 STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8 ANCHORAGE BOLTS EMBED MIN. 4-1/2 INTO SOLID CONCRETE. THE STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).

MAXIMUM SPAN:	MINIMUM SIZE	MINIMUM BEARING
5'-0"	L3x3-1/2"x5/16"	8"
7'-0"	L4x3-1/2"x5/16"	8"
8'-0"	L5x3-1/2"x3/8"	8"
9'-0"	L5x3-1/2"x3/8"	9"
10'-0"	L6x3-1/2"x3/8"	10"
- ROOF FRAMING:

THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 AT 16" O.C. RAFTERS SHALL BE 14'-0". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2x6 PURLINS WITH 2x4 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2x4 BRACES=45° FROM VERTICAL. MAXIMUM UNSUPPORTED LENGTH FOR 2x4 BRACES = 8' (TEE A 2x6 TO BRACE WHEN LENGTH EXCEEDS 8'-0"). ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2x6 STRONGBACK SUPPORTED BY JOIST OR 2- 2x12 DEPENDING ON CEILING JOIST DIRECTIONS (PROVIDE BLOCKING AT BRACE LOCATIONS) UNLESS OTHERWISE NOTED. PROVIDE 2x6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS AND VALLEY MEMBERS SHALL BE ONE SIZE LARGER THAN THE RAFTERS FOR SLOPES UP TO 10 ON 12; SLOPES GREATER THAN 10 ON 12 SHALL BE TWO SIZES LARGER (U.N.O.) PROVIDE SIMPSON H2.5 HOLD DOWNS FOR RAFTERS TO TOP PLATE. STRAPPING MUST BE USED WITH PERIMETER PONY WALLS TO STUDS BELOW. ALL PERIMETER PONY WALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOIST OR BLOCKING WITH 2x4'S AT 16" ON CENTER WITH (3) 12D NAILS EACH END.

- LIVE LOADS: ROOF:20 PSF ATTIC: 20 PSF FLOOR:40 PSF INT.WALLS: 0 PSF EXT. WALLS: 0 PSF.
DEAD LOADS: 10 PSF 10 PSF 10 PSF 80 PSF.
- WIND: 133 MPH. (3 SEC. GUST)
- ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFER BOARD APARATED SHEATHING (32/16) RUN PERPENDICULAR TO THE RAFTERS AND NAILED WITH 8D NAILS 6" ON SUPPORTED EDGES AND 12" ON CENTER IN THE FIELD.
- FLOOR DECKING SHALL BE 3/4" OR 1-1/8" APA STURD-FLOOR PLYWOOD OR 2x6 T&G INSTALLED DIAGONALLY.
- STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 12" O.C. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS). HOLES SHALL BE 9/16" AND DRILLED. STEEL EDGE CLEARANCE SHALL BE 1-1/2" MINIMUM FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS FRAMED INTO ANOTHER, THE BEAM SHALL BE SUPPORTED BY A SIMPSON EG5 HANGER. WOOD EDGE CLEARANCE SHALL BE 2-1/2" MINIMUM FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
- DOUBLE SECOND FLOOR JOIST UNDER PARTITION WALLS ABOVE, UNLESS OTHERWISE NOTED.
- ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.O.N.) ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.O.N.) PROVIDE 2x12 BLOCKING OR BRIDGING FOR ALL FLOOR JOISTS SPANS GREATER THAN 8'-0".
- ALL BEAMS FRAMING TO WALLS TO BE SUPPORTED BY A MINIMUM OF 2-2x4 OR 2-2x6 STUDS, UNLESS OTHERWISE NOTED.
- HEADER SCHEDULE AS FOLLOWS (USE 2-2x12'S WITH 1/2" PLYWOOD, UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS).

SIZE	MAXIMUM SPAN
2-2x6	4'-6"
2-2x8	6'-0"
2-2x10	7'-6"
2-2x12	9'-0"

ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES.
- ANCHOR BOLTS (MINIMUM 1/2" DIAM. x 12" LONG AT 4'-0" CENTERS, MINIMUM TWO PER PLATE)
- MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10D NAILS 24" O.C. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16D NAILS 12"

- O.C. THERE SHALL BE NO SPLICES.
- STUD WALLS HIGHER THAN 10'-0" SHALL HAVE 2x6 (2) 2x4 OR 4x4 STUDS 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2x6, 2-2x4 OR 4x4 STUDS 16" O.C.
- MICROLAMS TO BE INSTALLED PER TRUSS JOIST CORPORATION'S RESIDENTIAL PRODUCTS REFERENCE GUIDE. PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE". GLULAMS TO HAVE FB=3000 PSI. TJS'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJS'S ARE TO BE GLUED TO THE FLOOR.
- FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" x 4'-0" APA RATED PLYWOOD OR WAFERBOARD W/8D COMMON OR GALVANIZED BOX NAILS @ 6" O.C. AT ALL EDGES (BLOCKING IS REQUIRED) AND 12" O.C. AT FIELD FOR THE SECOND FLOOR, AND @ 3" O.C. AT ALL EDGES AND TOP AND BOTTOM PLATES (BLOCKING IS REQUIRED) AND 12" O.C. AT FIELD FOR THE FIRST FLOOR. SHEARWALLS ARE TO EXTEND TO UNDERSIDE OF FLOOR AND BE NAILED, PER ABOVE TO ALL PLATES. FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOAR (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED AT 7" ON CENTER WITH 5D COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAM. x 2-1/4" EMBEDMENT HILT KWIK BOLD 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON HDU8-SDS2.5 TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDDED.
- THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS, SHALL BE ACCORDING TO TABLE R602.3(1) OF THE CURRENT IRC IS APPLICABLE (U.N.O. MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10D NAILS 24" O.C. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16D NAILS 12" O.C. THERE SHALL BE NO SPLICES.)
- CONTRACTOR / OWNER SHALL VERIFY FIELD DIMENSIONS AND DETAILS, NOTIFY THE PROJECT ARCHITECT / ENGINEER OF AND DISCREPANCY AND REVIEW FOR RECOMMENDATION OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
- ALL HANDRAILS AND GUARDRAILS SHALL WITHSTAND A TOTAL LIVE LOAD OF 250 PSF. AS PER TABLE R301.4 OF THE CURRENT IRC.
- STRUCTURES SHALL BE DESIGNED FOR WIND LOADS OF 133 MPH (3 SEC GUST) WIND SPEED AS REQUIRED PER CURRENT IRC.
- CONTRACTOR IS RESPONSIBLE FOR PROPERLY ANCHORING ANY CANTILEVERED BEAMS TO ITS SUPPORT TO PREVENT UPLIFT AND/ OR DEFLECTION.
- ANY & ALL PRE-ENGINEERED TRUSSES SPECIFIED ON THE FRAMING PLANS MUST BE SIZED AS PER LOAD SPECIFIED ON FRAMING PLANS AND APPROVED BY THE TRUSS MANUFACTURER. SPACING OF TRUSSES MAY BE INCREASED IF APPROVED BY THE TRUSS MANUFACTURER.

1 GENERAL FRAMING NOTES

HOLD DOWN SCHEDULE						
TYPE	DESCRIPTION	ALLOWABLE LOAD	FASTENING	END POST	ANCHOR BOLT	EMBEDMENT
HD1	SIMPSON HTT5	5,090	(26) 0.162 x 2 1/2	2-2x4 2-2x6	5/8" DIA. ALL-THREAD F1554 GRADE 36	10"
HD2	SIMPSON STHD14	5,345	(30) 16D SINKERS	2-2x4 2-2x6		CAST IN PLACE

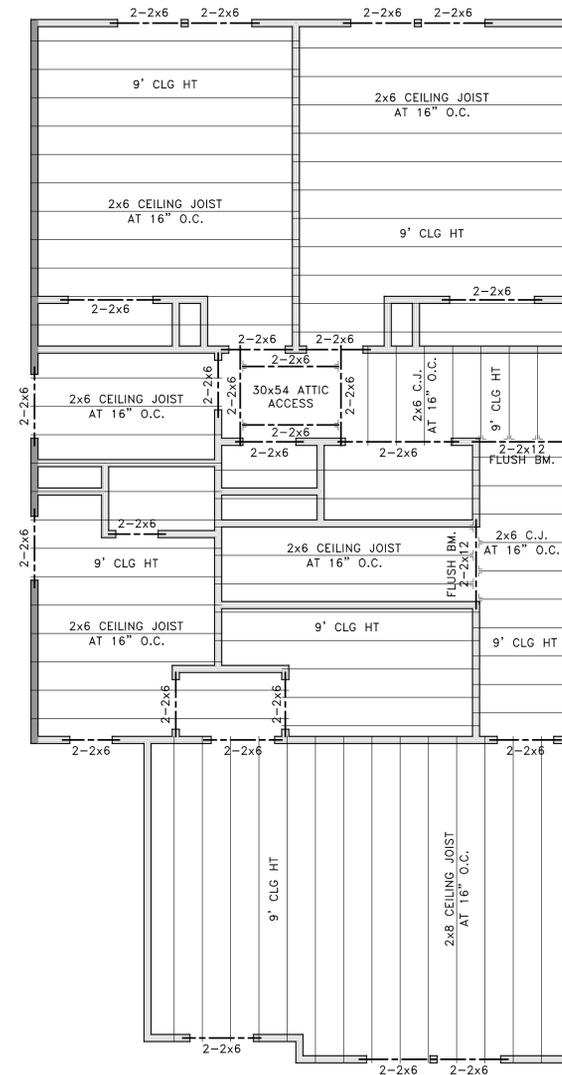
NOTES:
1. EPOXY SHALL BE SIMPSON STRONG-TIE SET-XP OR EQUAL AND INSTALLED ACCORDING TO MANUFACTURES SPECIFICATIONS.
2. FASTEN 2X END MEMBERS TOGETHER WITH (2) 16d BOX NAILS (0.135"x3.5") @ 6" O.C.

2x6 CEILING JOIST AT 16" O.C. #2 GRADE YSP. UNLESS OTHERWISE NOTED ALL HEADERS AND BEAMS NOT LABELED ARE TO BE 2-2x12 W/ 1/2" PLYWOOD. HURRICANE STRAPS AND CLIPS TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE.

2 HOLD DOWN SCHEDULE

LOT 1	-	6423 GROVE HEIGHTS DR	-	25088569	PLAN A2
LOT 3	-	6417 GROVE HEIGHTS DR	-	25088568	PLAN A2
LOT 5	-	6413 GROVE HEIGHTS DR	-	25088566	PLAN A1
LOT 7	-	6409 GROVE HEIGHTS DR	-	25088564	PLAN A1
LOT 9	-	6405 GROVE HEIGHTS DR	-	25088562	PLAN A1
LOT 11	-	1611 PINE WAY	-	25088560	PLAN A2
LOT 13	-	1607 PINE WAY	-	25088559	PLAN A1
LOT 15	-	1603 PINE WAY	-	25088558	PLAN A1
LOT 17	-	6404 GROVE HEIGHTS DR	-	25088561	PLAN A2
LOT 19	-	6408 GROVE HEIGHTS DR	-	25088563	PLAN A2
LOT 21	-	6412 GROVE HEIGHTS DR	-	25088565	PLAN A2
LOT 23	-	6416 GROVE HEIGHTS DR	-	25088567	PLAN A2

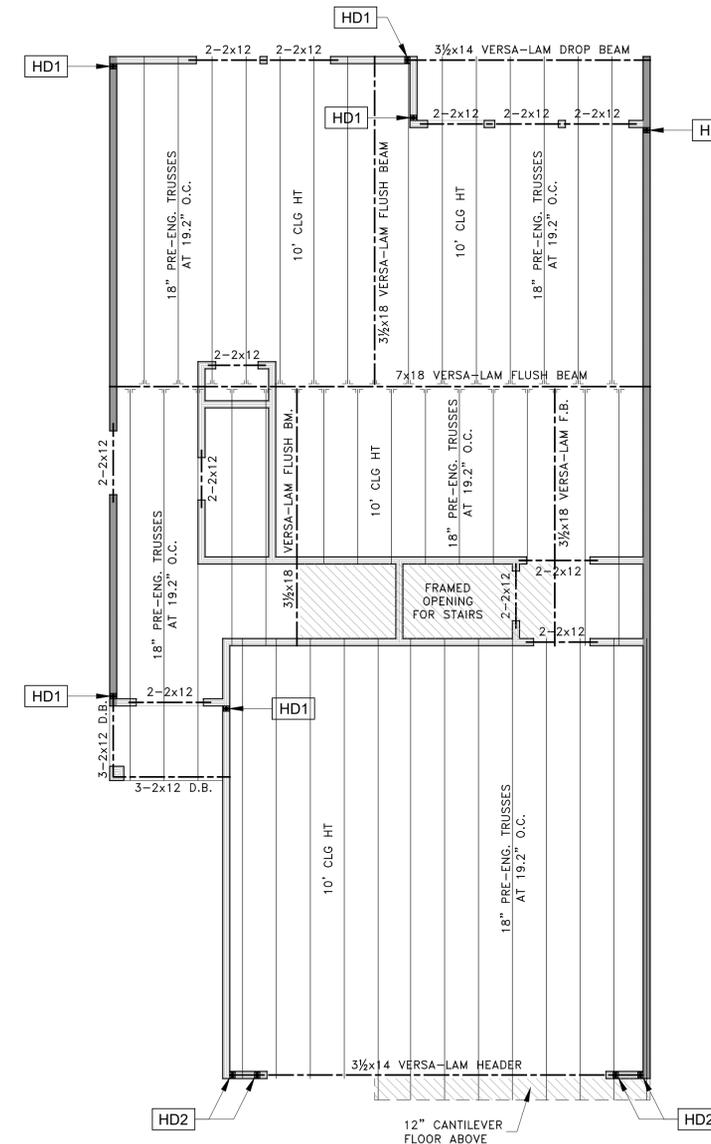
3 PLAN ADDRESSES



A1 - SECOND FLOOR FRAMING

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

18" PRE-ENGINEERED TRUSSES AT 19.2" O.C. UNLESS OTHERWISE NOTED PROVIDE DBL JOIST OR BLOCKING UNDER ALL WALLS, ALL HEADERS AND BEAMS NOT LABELED ARE 2-2x12 W/ 1/2" PLYWOOD. ALL LUMBER TO BE #2 GRADE YSP. HURRICANE STRAPS & CLIPS TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE.



A1 - FIRST FLOOR FRAMING

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



TO BE REVIEWED

ESTATES AT HIGHLAND HEIGHTS
 PROPOSED TWO STORY HOMES
 GROVE HEIGHT DRIVE
 HOUSTON, TEXAS 77091

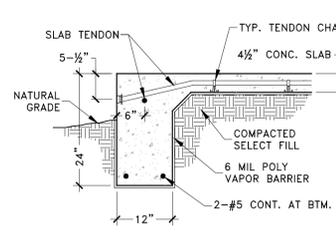
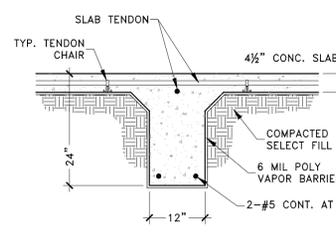
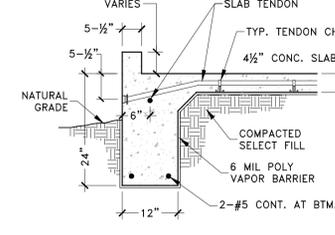
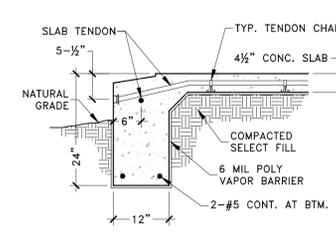
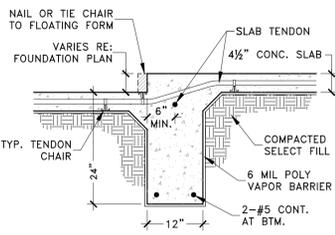
REV. NO.	DATE	REMARKS

DRAWN BY : O.S.
 CHECKED BY : J.A.R.
 JOB NO. : 09262025
 DATE : 9-26-2025

SHEET: 10 OF 15
S-1.1

TABLE R401.4.1 OF 2021 IRC PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS	
CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL AND/OR GRAVEL (GW AND GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM AND GC)	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SALTY SILT (CL, ML, MH AND CH)	→ 1,500

SOIL ALLOWABLE LOAD BEARING PRESSURE TAKEN AS 1500 PSF FOR THE PURPOSE OF THIS FOUNDATION DESIGN AS PERMISSIBLE BY TABLE R401.4.1 IRC 2021.



6 TABLE R401.4.1

5 INTERIOR GRADE BEAM

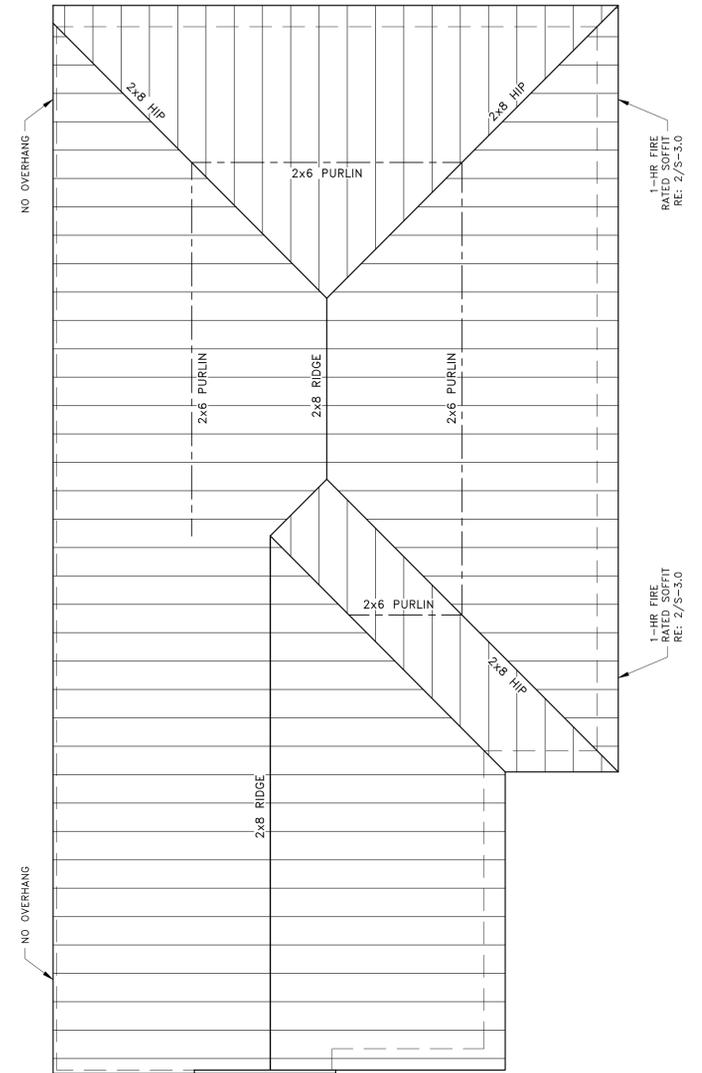
4 EXTERIOR GRADE BEAM

3 EXTERIOR GRADE BEAM

2 INTERIOR GRADE BEAM

1 EXTERIOR GRADE BEAM

2x8 RIDGE 2x6 RAFTERS AT 16" O.C. #2 GRADE SYP. STRUTS, COLLAR TIES, PURLINS, AND STRONG BACK TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE. HURRICANE STRAPS & CLIPS TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE. MAXIMUM UNSUPPORTED RAFTER SPAN FOR 2x6 AT 16" O.C. 14'-0" (COMPOSITION SHINGLES ROOFING)
NOTE: BRACE RIDGES AND PURLINS TO BEAM OR WALLS BELOW.



A2 - ROOF FRAMING PLAN

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

TERMITE TREATMENT
CONTRACTOR TO PROVIDE TERMITE PROTECTION FOR THE STRUCTURE IN ONE OF THE FOLLOWING WAYS:
-CHEMICAL TERMITICIDE TREATMENT
-TERMITE BATING
-PRESSURE PRESERVED TREATED WOOD
-NATURALLY DURABLE TERMITE RESISTANT WOOD
-PHYSICAL BARRIER
-COLD FORMED STEEL FRAMING

ELECTRICAL NOTE
ELECTRICAL CONTRACTOR TO INSTALL #4 GROUND WIRE TO FOUNDATION REBAR BEFORE POURING CONCRETE.

SOIL CONDITIONS
CONTRACTOR TO PLACE A MIN. 12" OF SILTY SAND FILL

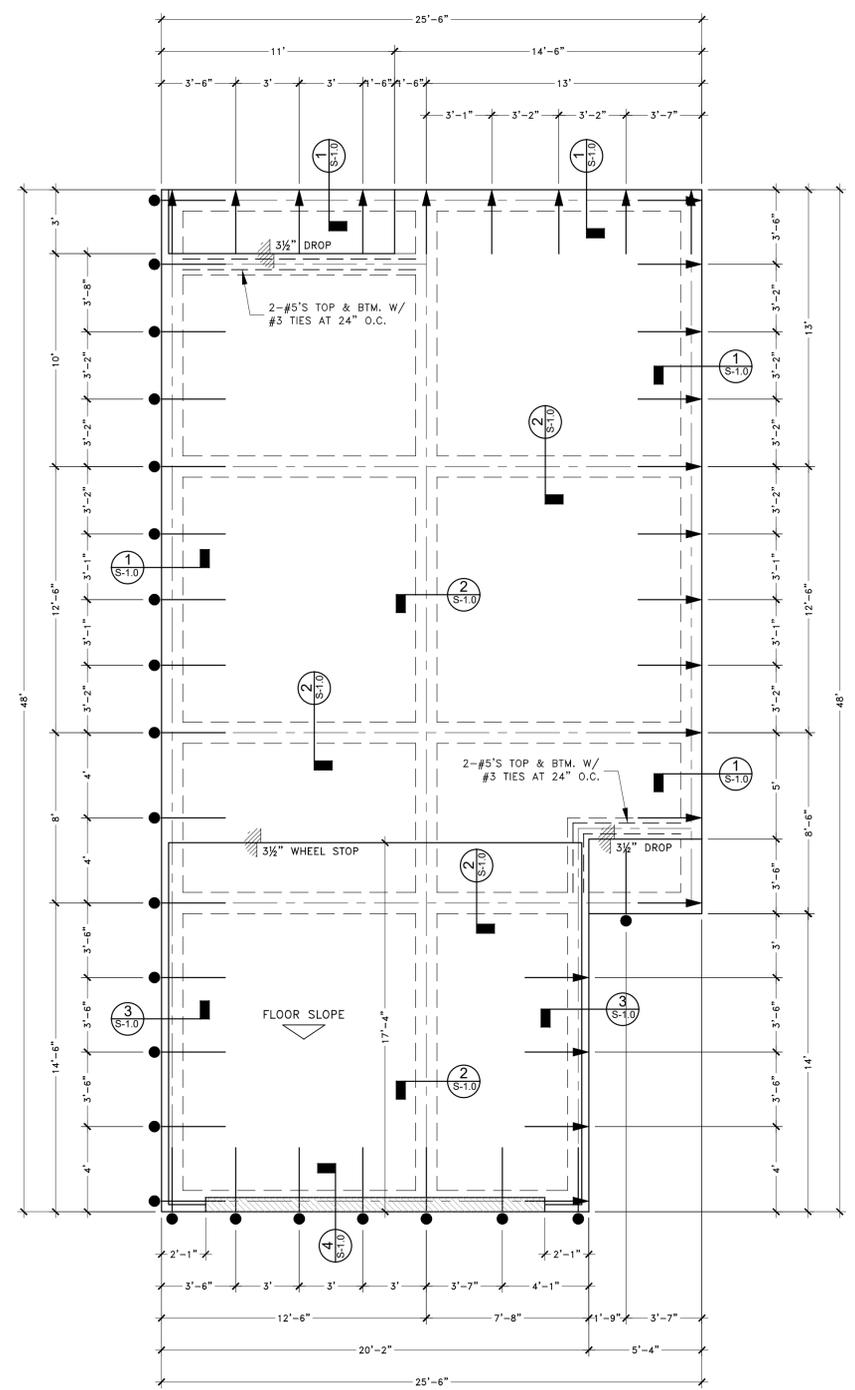
7 FOUNDATION FIELD NOTES

- LOT 1 - 6423 GROVE HEIGHTS DR - 25088569 PLAN A2
- LOT 3 - 6417 GROVE HEIGHTS DR - 25088568 PLAN A2
- LOT 5 - 6413 GROVE HEIGHTS DR - 25088566 PLAN A1
- LOT 7 - 6409 GROVE HEIGHTS DR - 25088564 PLAN A1
- LOT 9 - 6405 GROVE HEIGHTS DR - 25088562 PLAN A1
- LOT 11 - 1611 PINE WAY - 25088560 PLAN A2
- LOT 13 - 1607 PINE WAY - 25088559 PLAN A1
- LOT 15 - 1603 PINE WAY - 25088558 PLAN A1
- LOT 17 - 6404 GROVE HEIGHTS DR - 25088561 PLAN A2
- LOT 19 - 6408 GROVE HEIGHTS DR - 25088563 PLAN A2
- LOT 21 - 6412 GROVE HEIGHTS DR - 25088565 PLAN A2
- LOT 23 - 6416 GROVE HEIGHTS DR - 25088567 PLAN A2

8 PLAN ADDRESSES

- UNLESS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL REPORT THE FOLLOWING MINIMUM SITE PREPARATION SHALL BE FOLLOWED.
- DESIGN:**
- FOUNDATION SHOWN ON THE ACCOMPANYING DRAWING HAS BEEN DESIGNED USING ACCEPTABLE ENGINEERING PRACTICES AND IS IN ACCORDANCE WITH THE CRITERIA FOR SELECTION AND DESIGN FOR RESIDENTIAL SLABS-ON-GRADE, THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND/OR THE DESIGN AND CONSTRUCTION OF POST TENSIONED SLAB-ON-GROUND BY THE POST TENSIONED INSTITUTE.
 - THE GENERAL CONTRACTOR HAS, BY USE OF THESE PLANS AND GENERAL NOTES, ACCEPTED THE RECOMMENDATIONS AND METHODS WE HAVE RELIED ON FOR OUR DESIGN AS PART OF HIS CONSTRUCTION PROCEDURE.
- SITE PREPARATION:**
- CLEAN THE SITE BENEATH THE SLAB OF ALL GRASS AND WEEDS BY REMOVING THE TOP 6 INCHES OF SOIL AND DISPOSE. REMOVE BY GRUBBING TO CREATE DEPTHS TREES AND LARGE BUSHES AND ALL DECAYED OR DYING ORGANIC MATERIALS. REMOVE ALL TREE WITHIN 15 FEET OF THE FOUNDATION.
 - THE NATURAL SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES. THE SCARIFIED SOILS SHOULD BE RECOMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR DENSITY TEST (ASTM D-698). THE MOISTURE CONTENT SHOULD RANGE FROM -1% TO +3% OF OPTIMUM MOISTURE.
 - STRUCTURAL FILL SHALL BE SANDY CLAY. CLEAN FROM ALL ORGANIC MATERIAL, AND SHALL HAVE A PLASTICITY INDEX BETWEEN 7 AND 20.
 - STRUCTURAL FILL SHALL BE PLACED IN LAYERS, NOT TO EXCEED 8", AND COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY. (ASTM D698)
 - A BEDDING LAYER OF LEVELING SAND, A MAXIMUM OF TWO (2) INCHES THICK MAY BE PLACED IMMEDIATELY BENEATH THE FLOOR SLAB. A VAPOR BARRIER CONSISTING OF SIX MIL PLASTIC SHEETING SHOULD BE PLACED OVER THE SAND CUSHION TO PREVENT WATER MIGRATION THROUGH THE CONCRETE SLAB. THE EXCAVATIONS FOR THE GRADE BEAMS SHOULD BE CLEAN AND FREE OF ANY LOOSE MATERIALS PRIOR TO CONCRETE PLACEMENT.
 - AFTER THE SLAB HAS BEEN COMPLETED, THE STABILITY OF ITS MOISTURE CONTENT MUST BE MAINTAINED.
 - BACKFILL AROUND THE EXTERIOR BEAMS OF THE STRUCTURE SHALL BE MOISTENED AND COMPACTED AND SHOULD BE SLOPED TO DRAIN AWAY FROM THE STRUCTURE IN ALL DIRECTIONS. NO PONDING IS TO BE ALLOWED NEXT TO THE STRUCTURE.
 - AFTER THE SLAB HAS BEEN COMPLETED, THE STABILITY OF ITS MOISTURE CONTENT MUST BE MAINTAINED.
- COORDINATION:**
- THE GENERAL CONTRACTOR MUST VERIFY ALL DROPS, OFFSETS, BRICK LEDGES AND BLOCK OUTS ON THE ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT MAY EXIST ON THE STRUCTURAL PLANS. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY DIMENSIONAL ERRORS ONCE CONSTRUCTION HAS BEGUN.
 - THE GENERAL CONTRACTOR MUST COORDINATE THE STRUCTURAL PLANS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ALL OPENINGS, INSERTS AND OTHER RELATED ITEMS REQUIRED TO COMPLETE THE FOUNDATION.
- MATERIALS:**
- CONCRETE IN FOUNDATION BEAMS AND SLABS TO ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND AT LEAST 2000 PSI AT TIME OF STRESSING (3 TO 10 DAYS). CONCRETE DESIGN MIX SHALL BE IN ACCORDANCE WITH THE A.C.I. BUILDING CODE REQUIREMENTS (ACI 318-83) TO INSURE QUALITY CONCRETE. USE MINIMUM 4 1/2 SACKS OF CEMENT PER CUBIC YARD WITH 5 1/2 MAXIMUM SLUMP. SUBMIT COMPRESSIVE TEST TO ENGINEER. CURING IS REQUIRED UNLESS NOTED OTHERWISE ON PLANS. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED AS ADDITIVES IN CONCRETE MIX.
 - PLACE A 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL CONCRETE SLABS.
 - PRE-STRESSING TENDONS SHALL CONSIST OF SEVEN WIRE STRESS RELIEVED CABLE CONFORMING TO ASTM A-416. MINIMUM ULTIMATE TENSILE STRENGTH, PREVENTIVE LUBRICANT AND WRAPPED WITH PLASTIC SHEATHING. ALL END ANCHORAGE DEVICES SHALL CONFORM TO P.T.I. DESIGN SPECIFICATIONS. ALL DEAD END ANCHORAGES SHALL BE FACTORY SEATED OR POWER SEATED.
 - MILD STEEL SHALL CONFORM TO ASTM A-615. GRADE FOR #4 AND LARGER, GRADE 40 FOR #3 OR #2 WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- CONSTRUCTION:**
- BEAM AND SLAB DIMENSIONS ARE THE MINIMUM SIZE REQUIRED AND WY NOT BE REDUCED OR ENLARGED WITHOUT PRIOR APPROVAL BY THE ENGINEER.
 - CONCRETE SHALL BE WELL CONSOLIDATED, ESPECIALLY AT VICINITY OF TENDON ANCHORAGE LOCATIONS.
 - SUPPORT TENDONS AT 4'-6" CENTERS MAXIMUM IN BOTH DIRECTIONS TO PREVENT VERTICAL AND HORIZONTAL DISPLACEMENT DURING PLACING OF CONCRETE. ALLOWABLE TOLERANCES: ±1/2" VERTICALLY; ±6" HORIZONTALLY.
 - ALLOW STRESSING EQUIPMENT CLEARANCE OF 8" DIAMETER ON TENDON AXIS BY 36" LENGTH.
 - IF TENDON SHEATHING IS DAMAGED FOR 3" OR MORE, IT MUST BE RE-SHEATHED TO PREVENT CONCRETE FROM BONDING TO THE STRAND.
 - WE CAN NOT BE HELD RESPONSIBLE FOR THE ADEQUACY OF CONSTRUCTION OR COMPLIANCE TO THESE DRAWINGS UNLESS WE ARE CONTRACTED TO PROVIDE REGULAR INSPECTIONS DURING CONSTRUCTION AND THERE BY HAVE LIMITED CONTROL OVER FIELD APPLICATION.

9 FOUNDATION NOTES



A2 - FOUNDATION PLAN

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



TO BE REVIEWED

ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
GROVE HEIGHT DRIVE
HOUSTON, TEXAS 77091

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.
CHECKED BY : J.A.R.
JOB NO. : 09262025
DATE : 9-26-2025

SHEET: 12 OF 15
S-2.0

- ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 YSP, ALL FLOOR JOIST MATERIAL SHALL BE NO. 2 SD 19 SYP. ALL RAFTER & CEILING JOIST MATERIAL SHALL BE #3 SD 19, UNLESS OTHERWISE NOTED. (U.O.N.)
- ALL WALL STUDS ARE NO. 2 STUD GRADE SYP, @ 16" O.C. BLOCKING AT MID SPANS GREATER THAN 9'. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1x4 LET-IN AT EACH END AT 25' MAX. SPACING BETWEEN WALL ENDS.
- ALL STEEL SHALL CONFORM TO ASTM-36 STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2-5/8 ANCHORAGE BOLTS EMBED MIN. 4-1/2 INTO SOLID CONCRETE, THE STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).

MAXIMUM SPAN:	MINIMUM SIZE	MINIMUM BEARING
5'-0"	L3x3-1/2"x5/16"	8"
7'-0"	L4x3-1/2"x5/16"	8"
8'-0"	L5x3-1/2"x3/8"	8"
9'-0"	L5x3-1/2"x3/8"	9"
10'-0"	L6x3-1/2"x3/8"	10"
- ROOF FRAMING:

THE MAXIMUM UNSUPPORTED SPAN FOR 2x6 AT 16" O.C. RAFTERS SHALL BE 14'-0". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2x6 PURLINS WITH 2x4 BRACES AT 48" O.C. MAXIMUM ANGLE FOR 2x4 BRACES=45° FROM VERTICAL MAXIMUM UNSUPPORTED LENGTH FOR 2x4 BRACES = 8' (TEE A 2x6 TO BRACE WHEN LENGTH EXCEEDS 8'-0"). ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2-2x6 STRONGBACK SUPPORTED BY JOIST OR 2- 2x12 DEPENDING ON CEILING JOIST DIRECTIONS (PROVIDE BLOCKING AT BRACE LOCATIONS) UNLESS OTHERWISE NOTED. PROVIDE 2x6 COLLAR TIES 48" O.C. IN THE UPPER THIRD OF THE RAFTERS, UNLESS OTHERWISE NOTED. RIDGE, HIPS AND VALLEY MEMBERS SHALL BE ONE SIZE LARGER THAN THE RAFTERS FOR SLOPES UP TO 10 ON 12; SLOPES GREATER THAN 10 ON 12 SHALL BE TWO SIZES LARGER (U.O.N.) PROVIDE SIMPSON H2.5 HOLD DOWNS FOR RAFTERS TO TOP PLATE. STRAPPING MUST BE USED WITH PERIMETER PONY WALLS TO STUDS BELOW. ALL PERIMETER PONY WALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOIST OR BLOCKING WITH 2x4'S AT 16" ON CENTER WITH (3) 12D NAILS EACH END.

- LIVE LOADS: ROOF:20 PSF ATTIC: 20 PSF FLOOR:40 PSF INT.WALLS: 0 PSF EXT. WALLS: 0 PSF.
DEAD LOADS: 10 PSF 10 PSF 10 PSF 80 PSF.
- WIND: 133 MPH. (3 SEC. GUST)
- ROOF DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFER BOARD APARATED SHEATHING (32/16) RUN PERPENDICULAR TO THE RAFTERS AND NAILED WITH 8D NAILS 6" ON SUPPORTED EDGES AND 12" ON CENTER IN THE FIELD.
- FLOOR DECKING SHALL BE 3/4" OR 1-1/8" APA STURD-I-FLOOR PLYWOOD OR 2x6 T&G INSTALLED DIAGONALLY.
- STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIAM. BOLTS SPACED AT 12" O.C. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM AND AT BEAM LOCATIONS). HOLES SHALL BE 9/16" AND DRILLED. STEEL EDGE CLEARANCE SHALL BE 1-1/2" MINIMUM FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS FRAMED INTO ANOTHER, THE BEAM SHALL BE SUPPORTED BY A SIMPSON EG5 HANGER. WOOD EDGE CLEARANCE SHALL BE 2-1/2" MINIMUM FOR ALL BOLTS. WOOD SHALL BE #2 KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
- DOUBLE SECOND FLOOR JOIST UNDER PARTITION WALLS ABOVE, UNLESS OTHERWISE NOTED.
- ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.O.N.) ALL WOOD BEAMS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON B/HB METAL HANGERS (U.O.N.) PROVIDE 2x12 BLOCKING OR BRIDGING FOR ALL FLOOR JOISTS SPANS GREATER THAN 8'-0".
- ALL BEAMS FRAMING TO WALLS TO BE SUPPORTED BY A MINIMUM OF 2-2x4 OR 2-2x6 STUDS, UNLESS OTHERWISE NOTED.
- HEADER SCHEDULE AS FOLLOWS (USE 2-2x12'S WITH 1/2" PLYWOOD, UNLESS OTHERWISE NOTED FOR FIRST FLOOR HEADERS).

SIZE	MAXIMUM SPAN
2-2x6	4'-6"
2-2x8	6'-0"
2-2x10	7'-6"
2-2x12	9'-0"

ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES.
- ANCHOR BOLTS (MINIMUM 1/2" DIAM. x 12" LONG AT 4'-0" CENTERS, MINIMUM TWO PER PLATE)
- MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10D NAILS 24" O.C. MULTIPLE JOIST SHALL BE GLUED AND NAILED WITH 3-16D NAILS 12"

- THIS SHALL BE NO SPLICES.
- STUD WALLS HIGHER THAN 10'-0" SHALL HAVE 2x6 (2) 2x4 OR 4x4 STUDS 16" O.C. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2x6, 2-2x4 OR 4x4 STUDS 16" O.C.
- MICROLAMBS TO BE INSTALLED PER TRUSS JOIST CORPORATION'S RESIDENTIAL PRODUCTS REFERENCE GUIDE. PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE". GLULAMS TO HAVE FB=3000 PSI. TJS'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJS'S ARE TO BE GLUED TO THE FLOOR.
- FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" x 4'-0" APA RATED PLYWOOD OR WAFERBOARD W/8D COMMON OR GALVANIZED BOX NAILS @ 6" O.C. AT ALL EDGES (BLOCKING IS REQUIRED) AND 12" O.C. AT FIELD FOR THE SECOND FLOOR, AND @ 3" O.C. AT ALL EDGES AND TOP AND BOTTOM PLATES (BLOCKING IS REQUIRED) AND 12" O.C. AT FIELD FOR THE FIRST FLOOR. SHEARWALLS ARE TO EXTEND TO UNDERSIDE OF FLOOR AND BE NAILED, PER ABOVE TO ALL PLATES. FOR THE INTERIOR PARTITION WALLS USE GYPSUM BOAR (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENEER BASE) ON STUDS NAILED AT 7" ON CENTER WITH 5D COOLER OR PARKER NAILS. ALL INTERIOR WALLS THAT HAVE PLYWOOD ARE TO HAVE THE BOTTOM PLATE ATTACHED TO THE FOUNDATION WITH 1/2" DIAM. x 2-1/4" EMBEDMENT HLT1 KWIK BOLD 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON HDU8-SDS2.5 TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDDED.
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- ALL & ALL PRE-ENGINEERED TRUSSES SPECIFIED ON THE FRAMING PLANS MUST BE SIZED AS PER LOAD SPECIFIED ON FRAMING PLANS AND APPROVED BY THE TRUSS MANUFACTURER. SPACING OF TRUSSES MAY BE INCREASED IF APPROVED BY THE TRUSS MANUFACTURER.

1 GENERAL FRAMING NOTES

HOLD DOWN SCHEDULE						
TYPE	DESCRIPTION	ALLOWABLE LOAD	FASTENING	END POST	ANCHOR BOLT	EMBEDMENT
HD1	SIMPSON HTT5	5,090	(26) 0.162 x 2 1/2	2-2x4 2-2x6	5/8" DIA. ALL-THREAD F1554 GRADE 36	10"
HD2	SIMPSON STHD14	5,345	(30) 16D SINKERS	2-2x4 2-2x6		CAST IN PLACE

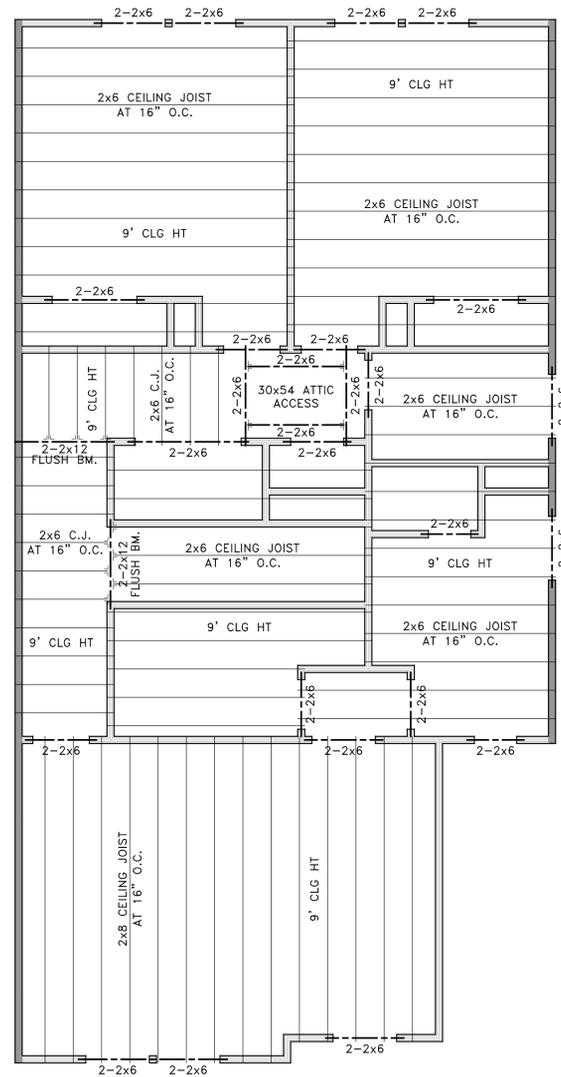
NOTES:
1. EPOXY SHALL BE SIMPSON STRONG-TIE SET-XP OR EQUAL AND INSTALLED ACCORDING TO MANUFACTURES SPECIFICATIONS.
2. FASTEN 2X END MEMBERS TOGETHER WITH (2) 16d BOX NAILS (0.135"x3.5") @ 6" O.C.

2x6 CEILING JOIST AT 16" O.C. #2 GRADE SYP. UNLESS OTHERWISE NOTED ALL HEADERS AND BEAMS NOT LABELED ARE TO BE 2-2x12 W/ 1/2" PLYWOOD. HURRICANE STRAPS AND CLIPS TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE.

2 HOLD DOWN SCHEDULE

- | | | | | | |
|--------|---|-----------------------|---|----------|---------|
| LOT 1 | - | 6423 GROVE HEIGHTS DR | - | 25088569 | PLAN A2 |
| LOT 3 | - | 6417 GROVE HEIGHTS DR | - | 25088568 | PLAN A2 |
| LOT 5 | - | 6413 GROVE HEIGHTS DR | - | 25088566 | PLAN A1 |
| LOT 7 | - | 6409 GROVE HEIGHTS DR | - | 25088564 | PLAN A1 |
| LOT 9 | - | 6405 GROVE HEIGHTS DR | - | 25088562 | PLAN A1 |
| LOT 11 | - | 1611 PINE WAY | - | 25088560 | PLAN A2 |
| LOT 13 | - | 1607 PINE WAY | - | 25088559 | PLAN A1 |
| LOT 15 | - | 1603 PINE WAY | - | 25088558 | PLAN A1 |
| LOT 17 | - | 6404 GROVE HEIGHTS DR | - | 25088561 | PLAN A2 |
| LOT 19 | - | 6408 GROVE HEIGHTS DR | - | 25088563 | PLAN A2 |
| LOT 21 | - | 6412 GROVE HEIGHTS DR | - | 25088565 | PLAN A2 |
| LOT 23 | - | 6416 GROVE HEIGHTS DR | - | 25088567 | PLAN A2 |

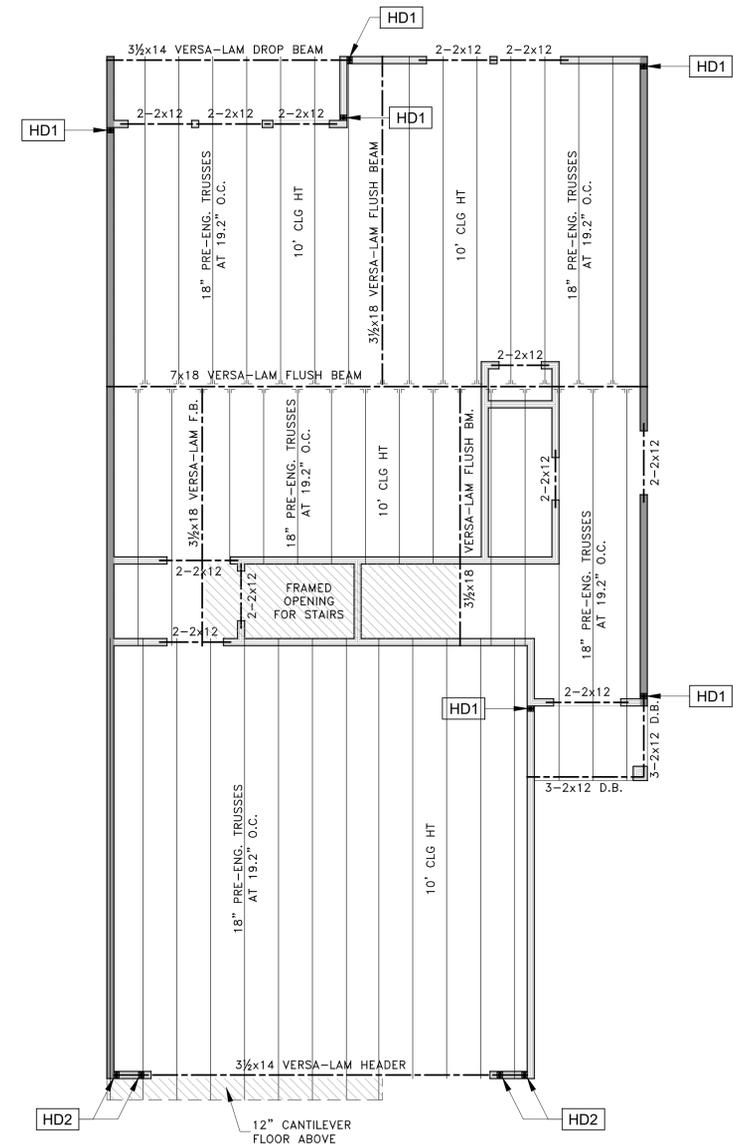
3 PLAN ADDRESSES



A2 - SECOND FLOOR FRAMING

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

18" PRE-ENGINEERED TRUSSES AT 19.2" O.C. UNLESS OTHERWISE NOTED PROVIDE DBL JOIST OR BLOCKING UNDER ALL WALLS, ALL HEADERS AND BEAMS NOT LABELED ARE 2-2x12 W/ 1/2" PLYWOOD. ALL LUMBER TO BE #2 GRADE SYP. HURRICANE STRAPS & CLIPS TO BE INSTALLED IN COMPLIANCE WITH LOCAL CODE.



A2 - FIRST FLOOR FRAMING

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



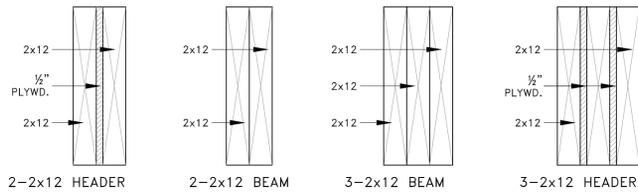
TO BE REVIEWED

ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
GROVE HEIGHT DRIVE
HOUSTON, TEXAS 77091

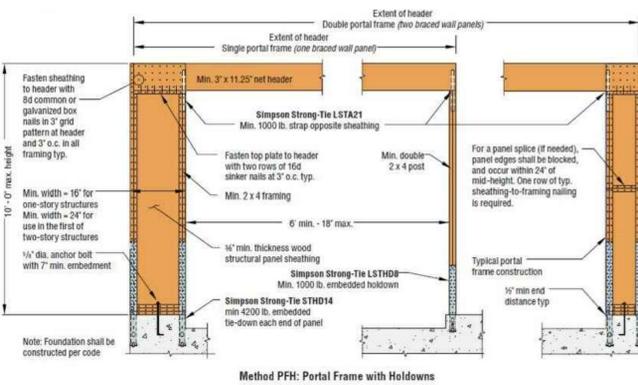
REV. NO.	DATE	REMARKS

DRAWN BY : O.S.
CHECKED BY : J.A.R.
JOB NO. : 09262025
DATE : 9-26-2025

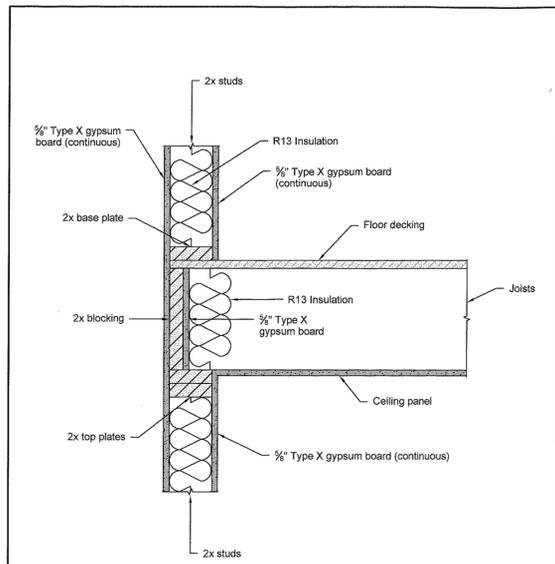
SHEET: 13 OF 15
S-2.1



11 TYPICAL BEAM DETAIL

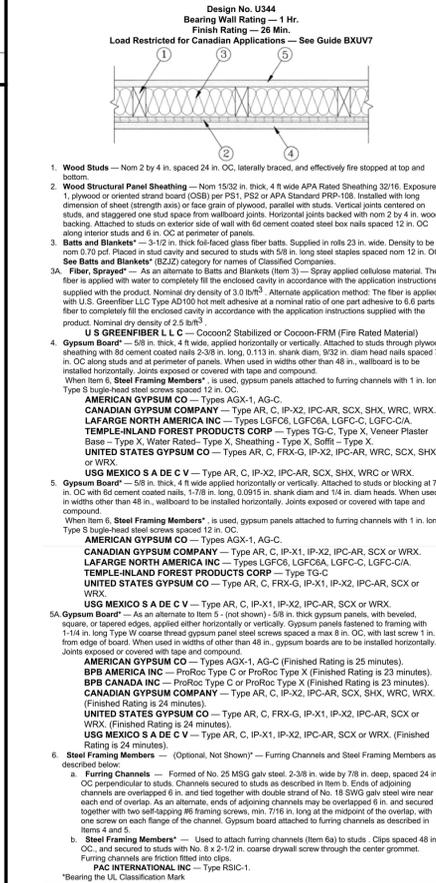


10 PORTAL FRAME DETAIL @ GARAGE DOOR

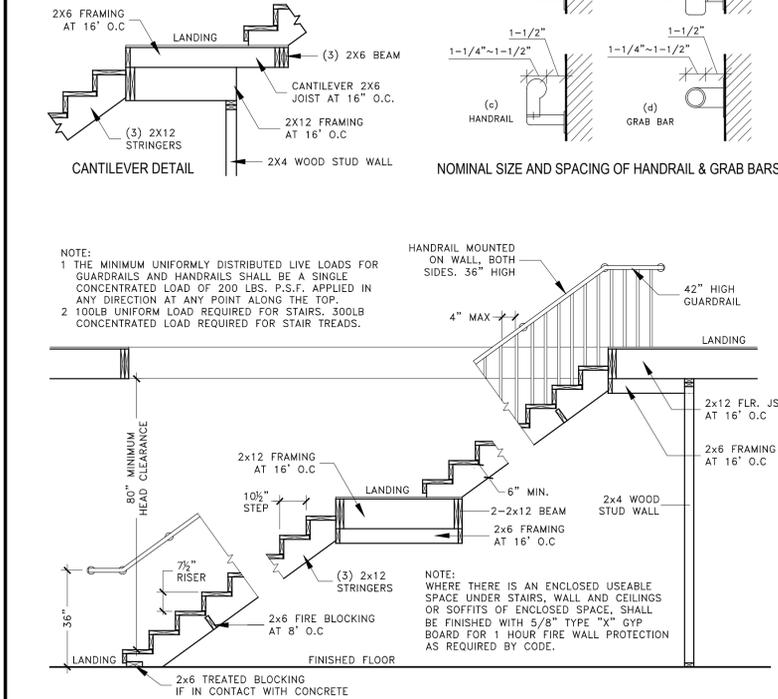


6 COH MEMBRANE PENETRATION DETAIL

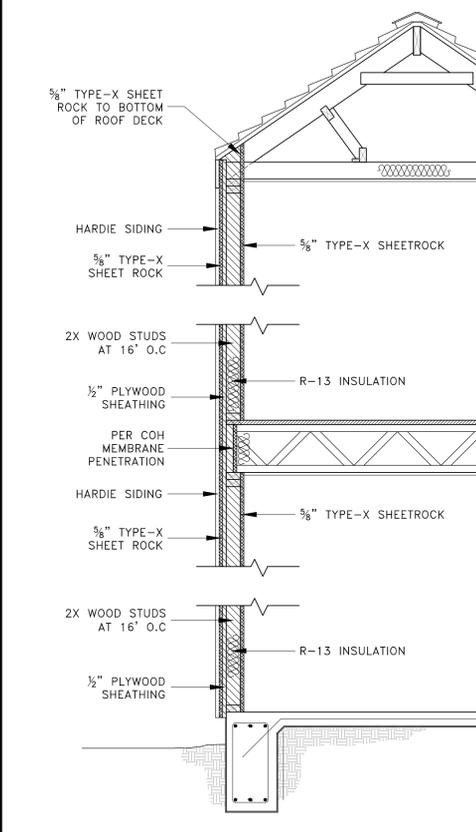
9 NOT USED



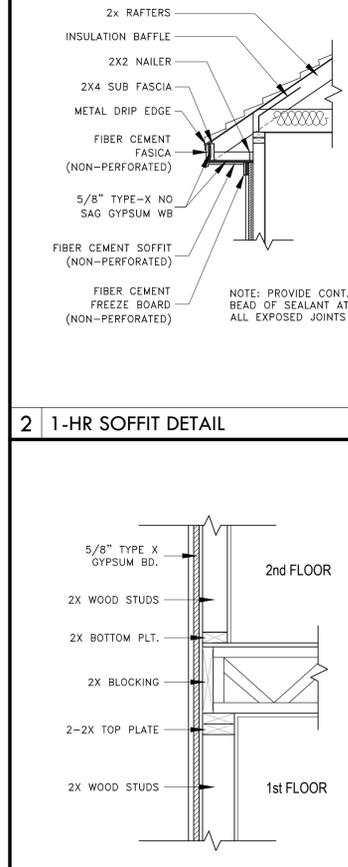
5 UL DESIGN U344



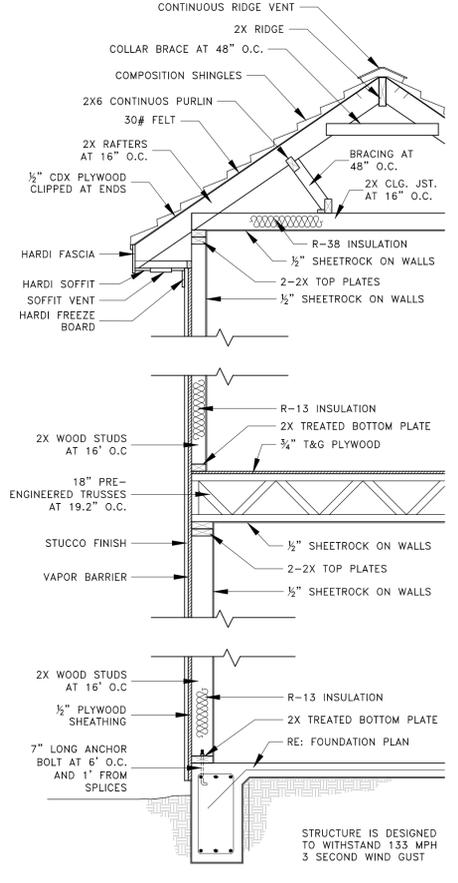
8 TYPICAL STAIR DETAIL



4 FIRE WALL DETAIL



3 BLOCKING @ FIREWALL



1 TYPICAL WALL DETAIL

GENERAL NOTE
 NAIL PATTERN AT EXTERIOR PLYWOOD SHEATHING TO BE 8D NAILS AT 4" O.C. AT EDGE AND 8" O.C. AT INTERIOR SUPPORTS. NO HURRICANE STRAPS TO BE USED AT EXTERIOR WALL.
 USE HURRICANE STRAP AT EVERY OTHER CANTILEVERED JOIST.
 WOOD STUDS AT FIRST FLOOR AND AT WALLS HIGHER THAN 10' SHALL BE 2X6'S OR DOUBLE 2X4'S

7 PLYWOOD SHEATHING DETAIL



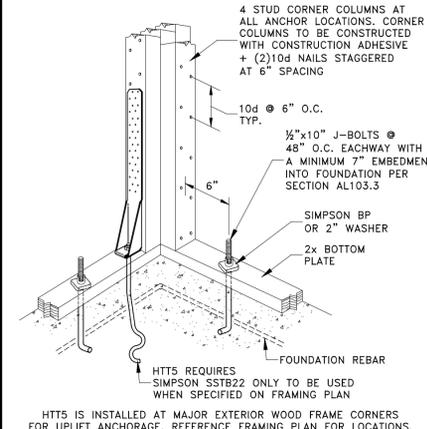
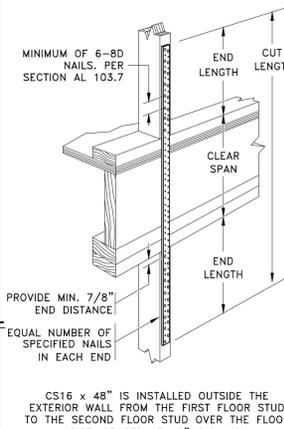
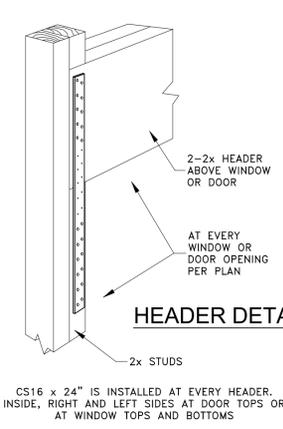
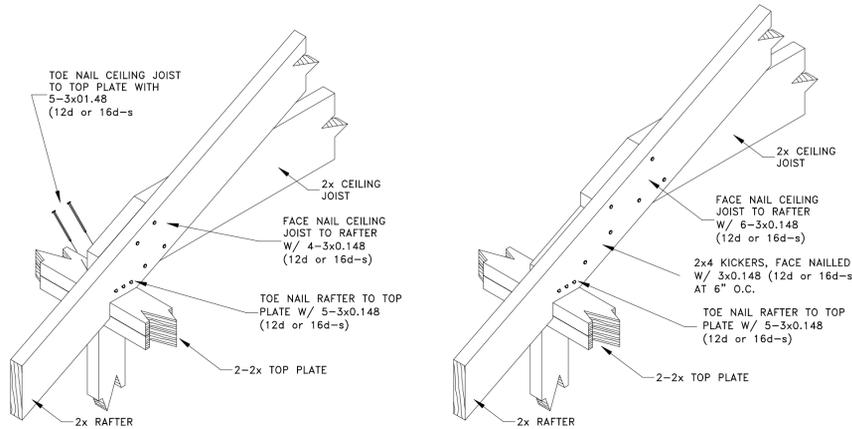
TO BE REVIEWED

ESTATES AT HIGHLAND HEIGHTS
 PROPOSED TWO STORY HOMES
 GROVE HEIGHT DRIVE
 HOUSTON, TEXAS 77091

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.
 CHECKED BY : J.A.R.
 JOB NO. : 09262025
 DATE : 9-26-2025

SHEET: 14 OF 15
S-3.0



15 NAILING DETAIL AT RAFTERS

14 TIE-STRAP CS16

8 TIE-STRAP CS16

3 TIE-STRAP HTT5

APPENDIX L
CONVENTIONAL LIGHT-FRAME WOOD CONSTRUCTION FOR SINGLE FAMILY RESIDENTIAL CONSTRUCTION IN HIGH-WIND AREAS

SECTION AL101
GENERAL

AL101.1 SCOPE. THIS CHAPTER APPLIES TO REGULAR-SHAPED SINGLE FAMILY RESIDENTIAL BUILDINGS THAT ARE NOT MORE THAN THREE STORIES IN HEIGHT AND ARE OF CONVENTIONAL LIGHT-FRAME CONSTRUCTION.

EXCEPTION: DETACHED CARPORTS AND GARAGES NOT EXCEEDING 700 SQUARE FEET (65m²) AND ACCESSORY TO GROUP R-3 OCCUPANCIES NEED ONLY COMPLY WITH THE ROOF-MEMBER-TO-WALL-TIE REQUIREMENTS OF SECTION AL 103.8.

SECTION AL102
DEFINITION

CORROSION RESISTANT OR NON-CORROSIVE REFERS TO A MATERIAL HAVING A CORROSION RESISTANCE EQUAL TO OR GREATER THAN A HOT-DIPPED GALVANIZED COATING OF 1.5 OUNCES OF ZINC PER SQUARE FOOT (4 g/m²) OF SURFACE AREA. WHEN AN ELEMENT IS REQUIRED TO BE CORROSION RESISTANT OR NONCORROSIVE, ALL OF ITS PARTS, SUCH AS SCREWS, NAILS, WIRE, DOWELS, BOLTS, NUTS, WASHERS, SHIMS, ANCHORS, TIES, AND ATTACHMENTS, SHALL ALSO BE CORROSION RESISTANT OR NONCORROSIVE.

SECTION AL103
COMPLETE LOAD PATH AND UPLIFT TIES

AL103.1 GENERAL. BLOCKING, BRIDGING, STRAPS, APPROVED FRAMING ANCHORS OR MECHANICAL FASTENERS SHALL BE INSTALLED TO PROVIDE CONTINUOUS TIES FROM THE ROOF TO THE FOUNDATION SYSTEM. TIE STRAPS SHALL BE 1 1/8-INCH(28.6mm) BY 0.036-INCH(0.91mm)(NO.20 GAGE) SHEET STEEL AND SHALL BE CORROSION RESISTANT AS HEREIN SPECIFIED. ALL METAL CONNECTORS AND FASTENERS USED IN EXPOSED LOCATIONS OR IN AREAS OTHERWISE SUBJECT TO CORROSION SHALL BE OF CORROSION-RESISTANT OR NONCORROSIVE MATERIAL. THE NUMBER OF COMMON NAILS SPECIFIED IS THE TOTAL REQUIRED AND SHALL BE EQUALLY DIVIDED ON EACH SIDE OF THE CONNECTION. NAILS SHALL BE SPACED TO AVOID SPLITTING OF THE WOOD.

EXCEPTION: PRE-MANUFACTURED CONNECTORS THAT PROVIDE EQUAL OR GREATER TIE-DOWN CAPACITY MAY BE USED PROVIDED THAT THEY ARE INSTALLED IN COMPLIANCE WITH ALL THE MANUFACTURER'S SPECIFICATIONS.

AL103.2 WALL-TO-FOUNDATION TIE. EXTERIOR WALLS SHALL BE TIED TO A CONTINUOUS FOUNDATION SYSTEM, OR AN ELEVATED FOUNDATION SYSTEM IN ACCORDANCE WITH SECTION AL105.

AL103.3 SILLS AND FOUNDATIONS TIE. FOUNDATION PLATES RESTING ON CONCRETE OR MASONRY FOUNDATIONS SHALL BE BOLTED TO THE FOUNDATION WITH NOT LESS THAN 1/2-INCH-DIAMETER(13mm) ANCHOR BOLTS WITH 7-INCH-MINIMUM (178mm) EMBEDMENT INTO THE FOUNDATION AND SPACED NOT MORE THAN 4 FEET (1219mm) ON CENTER.

AL103.4 FLOOR-TO-FOUNDATION TIE. THE LOWEST-LEVEL EXTERIOR WALL STUDS SHALL BE CONNECTED TO THE FOUNDATION SILL PLATE OR AN APPROVED ELEVATED FOUNDATION SYSTEM WITH BENT TIE STRAPS SPACED NOT MORE THAN 32 INCHES (813mm) ON CENTER. TIE STRAPS SHALL BE NAILED WITH MINIMUM OF 4 TEN PENNY NAILS.

AL103.5 WALL FRAMING DETAILS. THE SPACING OF STUDS IN EXTERIOR WALLS SHALL BE IN ACCORDANCE WITH CHAPTER 23. MECHANICAL FASTENERS COMPLYING WITH THIS CHAPTER SHALL BE INSTALLED AT A MAXIMUM OF 32 INCHES (813mm) ON CENTER AS REQUIRED TO CONNECT STUDS TO THE SOLE PLATES, FOUNDATION SILL PLATE AND TOP PLATES OF THE WALL. THE FASTENERS SHALL BE NAILED WITH A MINIMUM OF 8 EIGHT PENNY NAILS.

WHERE OPENINGS EXCEED 4 FEET (1219mm) IN WIDTH, THE REQUIRED TIE STRAPS SHALL BE AT EACH EDGE OF THE OPENING AND CONNECTED TO A DOUBLE FULL HEIGHT WALL STUD. WHEN OPENINGS EXCEED 12 FEET (3658mm) IN WIDTH, TWO TIES AT EACH CONNECTION OR A MANUFACTURED FASTENER DESIGNED TO PREVENT UPLIFT SHALL BE PROVIDED.

AL103.6 WALL SHEATHING. ALL EXTERIOR WALLS AND REQUIRED INTERIOR MAIN CROSS-STUD PARTITIONS SHALL BE SHEATHED IN ACCORDANCE WITH CHAPTER 23.

AL103.7 FLOOR-TO-FLOOR TIE. UPPER-LEVEL EXTERIOR WALL STUDS SHALL BE ALIGNED AND CONNECTED TO THE WALL STUDS BELOW WITH TIE STRAPS PLACED A MAXIMUM OR 32 INCHES (813mm) ON CENTER AND CONNECTED WITH A MINIMUM OF 6 EIGHT PENNY NAILS PER STRAP.

AL103.8 ROOF-MEMBERS-TO-WALL TIE. TIE STRAPS SHALL BE PROVIDED FROM THE SIDE OF THE ROOF-FRAMING MEMBER TO THE SUPPORTING MEMBERS BELOW THE ROOF. TIE STRAPS SHALL BE PLACED AT EVERY ROOF-FRAMING MEMBER AND CONNECTED WITH A MINIMUM OF 8 EIGHT PENNY NAILS.

AL103.9 RIDGE TIES. OPPOSING COMMON RAFTERS SHALL BE ALIGNED AT THE RIDGE AND BE CONNECTED AT THE RAFTERS WITH TIE STRAPS SPACED A MAXIMUM OF 32 INCHES (813mm) ON CENTER AND CONNECTED WITH 8 EIGHT PENNY NAILS.

AL103.10 GABLE-END WALLS. GABLE-END WALL STUDS SHALL BE CONTINUOUS BETWEEN POINT OF LATERAL SUPPORT THAT ARE PERPENDICULAR TO THE PLANE OF THE GABLE-END WALL. STUDS SHALL BE ATTACHED WITH APPROVED MECHANICAL FASTENERS AT THE TOP AND BOTTOM. EIGHT 8 PENNY NAILS SHALL BE REQUIRED FOR EACH FASTENER. FASTENERS SHALL BE SPACED A MAXIMUM OF 32 INCHES (813mm) ON CENTER.

SECTION AL104
ROOFS

AL104.1 ROOF SHEATHING. SOLID ROOF SHEATHING SHALL BE APPLIED AND SHALL CONSIST OF A MINIMUM 1-INCH-THICK (25.4mm) NOMINAL LUMBER APPLIED DIAGONALLY OR A MINIMUM 15/32-INCH-THICK-(11.9mm) WOOD STRUCTURAL PANEL OR PARTICLE BOARD (OSB) OR OTHER APPROVED SHEATHING APPLIED WITH THE LONG DIMENSION PERPENDICULAR TO SUPPORTING RAFTERS. SHEATHING SHALL BE NAILED TO THE ROOF FRAMING IN AN APPROVED MANNER. THE END JOINTS OF WOOD STRUCTURAL PANELS OR PARTICLE BOARD SHALL BE STAGGERED AND SHALL OCCUR OVER BLOCKING, RAFTER OR OTHER SUPPORTS.

AL104.2 ROOF COVERING. ROOF COVERINGS SHALL BE APPROVED AND SHALL BE INSTALLED AND FASTENED IN ACCORDANCE WITH CHAPTER 15 AND WITH THE MANUFACTURER'S INSTRUCTIONS.

AL104.3 ROOF OVERHANG. THE ROOF EAVE OVERHANG SHALL NOT EXCEED 3 FEET (914mm) UNLESS AN ANALYSIS IS PROVIDED SHOWING THAT THE REQUIRED RESISTANCE IS PROVIDED TO PREVENT UPLIFT. THE ROOF OVERHANG AT GABLED ENDS SHALL NOT EXCEED 2 FEET (610mm) UNLESS AN ANALYSIS SHOWING THAT THE REQUIRED RESISTANCE TO PREVENT UPLIFT IS PROVIDED.

SECTION AL105
ELEVATED FOUNDATION

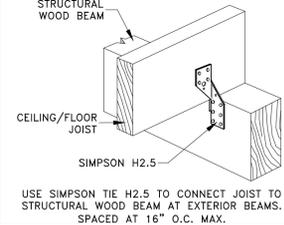
AL105.1 GENERAL. WHEN APPROVED, ELEVATED FOUNDATIONS SUPPORTING NOT MORE THAN ONE STORY AND MEETING THE PROVISIONS OF THIS SECTION MAY BE USED. A FOUNDATION INVESTIGATION MAY BE REQUIRED BY THE BUILDING OFFICIAL.

AL105.2 MATERIAL. ALL EXPOSED WOOD-FRAMING MEMBERS SHALL BE TREATED WOOD. ALL METAL CONNECTORS AND FASTENERS USED IN EXPOSED LOCATIONS SHALL BE CORROSION-RESISTANT OR NONCORROSIVE STEEL.

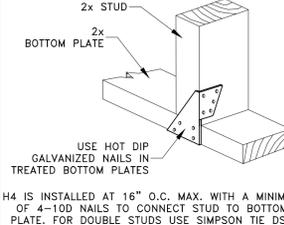
AL105.3 WOOD PILES. THE SPACING OF WOOD PILES SHALL NOT EXCEED 8 FEET (2438mm) ON CENTER. SQUARE PILES NOT BE LESS THAN 10 INCHES (254mm) AND TAPERED PILES SHALL HAVE A TIP OF NOT LESS THAN 8 INCHES (203mm). EIGHT-INCH-SQUARE (516mm²) PILES SHALL HAVE A MINIMUM EMBEDMENT LENGTH OF 5 FEET (1524mm) AND SHALL PROJECT NOT MORE THAN 8 FEET (2438mm) ABOVE UNDISTURBED GROUND SURFACE. EIGHT-INCH (203mm) TAPER PILES SHALL HAVE A MINIMUM EMBEDMENT LENGTH OF 6 FEET (1828mm) AND SHALL PROJECT NOT MORE THAN 7 FEET (2134mm) ABOVE UNDISTURBED GROUND SURFACE.

AL105.4 GIRDERS. FLOOR GIRDERS SHALL CONSIST OF SOLID SAWN TIMBER, BUILT-UP 2-INCH-THICK (51mm) LUMBER OR TRUSSES. SPLICES SHALL OCCUR OVER WOOD PILES. THE FLOOR GIRDERS SHALL SPAN IN THE DIRECTION PARALLEL TO THE POTENTIAL FLOODWATER AND WAVE ACTION.

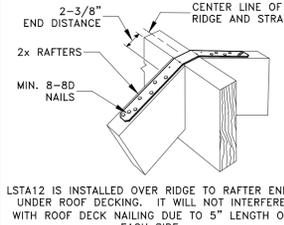
AL105.5 CONNECTIONS. WOOD PILES MAY BE NOTCHED TO PROVIDE A SHELF FOR SUPPORTING THE FLOOR GIRDERS. THE TOTAL NOTCHING SHALL NOT EXCEED 50 PERCENT OF THE PILE CROSS SECTION. APPROVED BOLTED CONNECTIONS WITH 1/4-INCH (6.4mm) CORROSION-RESISTANT OR NONCORROSIVE STEEL PLATES AND 3/4-INCH-DIAMETER (19mm) BOLTS SHALL BE PROVIDED. EACH END OF THE GIRDER SHALL BE CONNECTED TO THE PILES USING A MINIMUM OF TWO 3/4-INCH-DIAMETER (19mm) BOLTS.



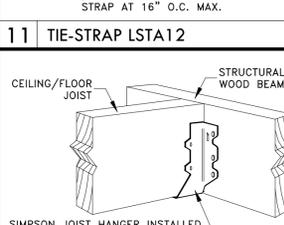
9 TIE-STRAP H2.5



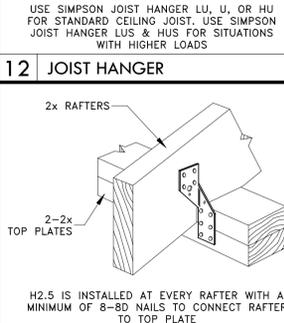
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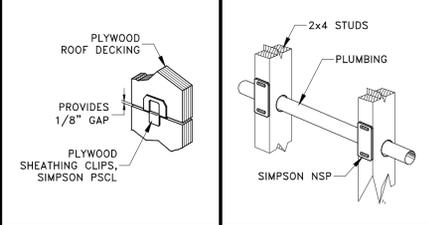
11 TIE-STRAP LST12



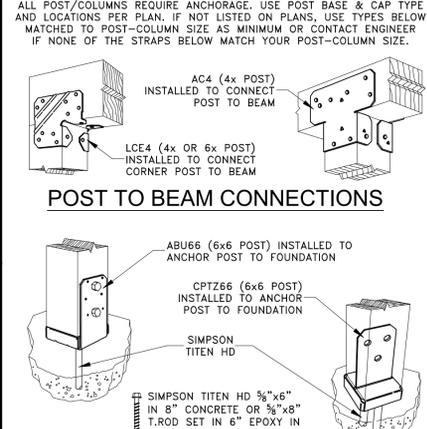
12 JOIST HANGER



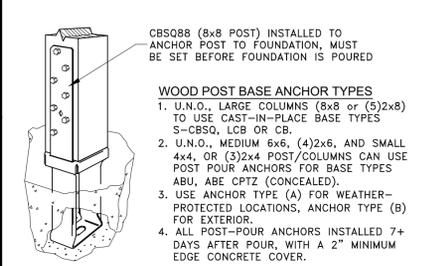
13 TIE-STRAP H2.5



4 PSCL



5 NSP



6 COLUMN BASE AND CAPS

INTERIOR AND EXPOSED BASE PLATE ANCHOR TYPE OPTIONS

- ANCHORS TO BE LOCATED SO NO ANCHOR HOLE EDGE IS INSTALLED LESS THAN 2" FROM ANY CONCRETE FOUNDATION EDGE.
- THE CONCRETE THICKNESS TO BE 2X THE ANCHOR EMBEDMENT DEPTH (6" EMBED-12" CONCRETE, 8" EMBED-16" CONCRETE, ETC.) (TYPICAL ANCHORS: SIMPSON TITEN HD THD50800H IF INTO 12" THICK CONCRETE, OR THD50600H IF INTO TYPICAL SLAB SECTIONS)

WEATHER PROTECTED
S-TITEN HD 3/8"x4" MINIMUM 6" CONCRETE. DRILL 3/8"x3.75" HOLES. REMOVE DUST WITH 80PSI AIR THRU 1/4"x10" TUBE.

IMPORTANT NOTE
ANCHOR LOAD=CONCRETE STRENGTH WHEN INSTALLED. IF ON 3rd DAY, WILL BE <1/5 STRENGTH, NOT 28 DAY STRENGTH.

EXTERIOR EXPOSED ANCHOR
ALL HOT DIP GALVANIZED OR ALL STAINLESS STEEL: 1/2" DIA. x 6" THREADED ROD, WASHER, NUT OR CAP NUT. ADHESIVE TYPES: ABOVE 50 DEGREES FAHRENHEIT USE S-SET EPOXY, BELOW 50 DEGREES FAHRENHEIT USE S-AT-10. FILL HOLE 3/4 FULL, INSTALL WASHER AND NUT, TWIST INTO HOLE, ALLOW EXCESS TO FLOW OUT. REMOVE EXCESS ADHESIVE AFTER 1 TO 6 HOURS AND HAND TIGHTEN NUT (ONLY). ADHESIVE DRYING TIME IS 24 TO 72 HOURS. DO NOT TIGHTEN OR APPLY LOAD FOR 24HRS (ABOVE 90°F) TO 72HRS (BELOW 90°F)

7 ANCHOR BOLT NOTES

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
ROOF			
1	BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2½" x 0.113")	---
2	CEILING JOIST TO PLATE, TOE NAIL	3-8d (2½" x 0.113")	---
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---
4	COLLAR TIE TO RAFTER, FACE NAIL OR 1½" x 20 GAGE RIDGE STRAP	3-10d (3" x 0.128")	---
5	RAFTER OR ROOF TRUSS PLATE, TOE NAIL	3-16d BOX NAILS (3½" x 0.135") OR 3-16d COMMON NAILS (3" x 0.148")	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
6	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: FACE NAIL, FACE NAIL	4-16d (3½" x 0.135") 3-16d (3½" x 0.135")	---
WALL			
7	BUILT-UP STUDS-FACE NAIL	10d (3" x 0.128")	24" O.C.
8	ABUTTING STUDS AT INTERSECTING WALL CORNERS, FACE NAIL	16d (3½" x 0.135")	12" O.C.
9	BUILT-UP HEADER, TWO PIECES WITH ¾" SPACERS	16d (3½" x 0.135")	16" O.C. ALONG EACH EDGE
10	CONTINUED HEADER, TWO PIECES	16d (3½" x 0.135")	16" O.C. ALONG EACH EDGE
11	CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d (2½" x 0.113")	---
12	DOUBLE STUD, FACE NAIL	10d (3" x 0.128")	24" O.C.
13	DOUBLE TOP PLATES, FACE NAIL	10d (3" x 0.128")	24" O.C.
14	DOUBLE TOP PLATE, MINIMUM 24-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d (3½" x 0.135")	---
15	SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3½" x 0.135")	16" O.C.
16	SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3½" x 0.135")	16" O.C.
17	STUD TO SOLE PLATE, TOE NAIL	3-8d (2½" x 0.113") OR 3-16d (3½" x 0.135")	---
18	TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3½" x 0.135")	---
19	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d (3" x 0.128")	---
20	1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1-3/4"	---
21	1" x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1-3/4"	---
22	1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1-3/4"	---
23	WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2½" x 0.113") 4 STAPLES 1-3/4"	---
FLOOR			
24	JOIST TO STILL OR GIRDER, TOE NAIL	3-8d (2½" x 0.113")	---
25	RIM JOIST TO TOP PLATE, TOE NAIL (ROOF APPLICATIONS ALSO)	8d (2½" x 0.113")	---
26	RIM JOIST OR BLOCKING TO SILL PLATE, TOE NAIL	8d (2½" x 0.113")	---
27	1" x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d (2½" x 0.113") 2 STAPLES 1-3/4"	---
28	2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3½" x 0.135")	---
29	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	2-16d (3½" x 0.135")	---
30	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 SPICE
31	LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16d (3½" x 0.135")	AT EACH JOIST OR RAFTER

ITEM	DESCRIPTION OF BUILDING MATERIALS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES	INTERMEDIATE SUPPORTS
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING				
32	3/8" - 1/2"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) 8d COMMON (2½"x0.131") NAIL (ROOF)	6"	12"
33	19/32" - 1"	8d COMMON NAIL (2½"x0.131")	6"	12"
34	1 1/8" - 1 1/4"	10d COMMON (3"x0.148") NAIL OR 8d COMMON (2½"x0.131") DEFORMED NAIL	6"	12"
OTHER WALL SHEATHING				
35	¼" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, ¼" CROWN OR 1" CROWN STAPLE 16 GA., ¼" LONG.	3"	6"
36	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, ¼" CROWN OR 1" CROWN STAPLE 16 GA., ¼" LONG.	3"	6"
37	1/2" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; ¼" SCREWS, TYPE W OR S	7"	7"
38	5/8" GYPSUM SHEATHING	1½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1½" LONG; ¼" SCREWS, TYPE W OR S	7"	7"
WOOD STRUCTURAL PANEL COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
39	3/4" AND LESS	6d DEFORMED (2"x0.120") NAIL OR 8d COMMON (2½"x0.131") NAIL	6"	12"
40	7/8" - 1"	8d COMMON (2½"x0.131") NAIL OR 8d DEFORMED (2½"x0.120") NAIL	6"	12"
41	1 1/8" - 1 1/4"	10d COMMON (3"x0.148") NAIL OR 8d COMMON (2½"x0.120") NAIL	6"	12"

1 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

1. ACCEPTABLE FRAMING NAILS
16d COMMON (3-1/2"x0.162" DIA.) OR 16d SINKERS (3-1/2"x0.148" DIA.) OR 12d COMMON (3-1/4"x0.148") MEETING ASTM F 1667. NOT ACCEPTABLE: 16d SHORTS (3-1/4"x0.131" DIA.).

2. ACCEPTABLE EXTERIOR WALL SHEATHING
A. 110 MPH WIND AREAS - UNLESS NOTED OTHERWISE ON PLANS, USE APA RATED STRUCTURAL 15/32", 7/16", 1/2" OSB OR PLYWOOD. (USE SAME OSB OR PLYWOOD PANELS THICKNESS AND TYPE SIZES FOR ALL PLAN SPECIFIED INTERIOR SHEAR WALLS.) ALTERNATE INSULATED EXTERIOR PANEL IS 1/2" OR 1" STYROFOAM SIS STRUCTURAL INSULATED SHEATHING W/ 3" PERIMETER 8d COMMON OR BOX NAILING.
B. 120 AND 130 MPH WIND AREAS - UNLESS NOTED OTHERWISE ON PLANS, USE APA RATED STRUCTURAL 19/32" OR 5/8" OSB OR PLYWOOD PANEL. USE SAME THICKNESS AND TYPE SIZES FOR ALL PLAN SPECIFIED INTERIOR SHEAR WALLS.

3. ACCEPTABLE WALL SHEATHING NAILS
A. 12d COMMON (3-1/4"x0.148"), 10d COMMON (3"x0.148" DIA.), 8d COMMON (2.5"x0.131" DIA.), OR 8d BOX (2.5"x0.113" DIA.) MEETING ASTM F 1667.
B. NOT ACCEPTABLE: 8d SHORTS (1.5"x0.131" DIA.) OR 6d COMMON (2"x0.113" DIA.)

4. ACCEPTABLE ROOF SHEATHING
A. 110 MPH WIND AREAS - UNLESS NOTED OTHERWISE ON PLANS, USE APA RATED STRUCTURAL 15/32" OR 7/16" OR 1/2" OSB.
B. 120 AND 130 MPH WIND AREAS - UNLESS NOTED OTHERWISE ON PLANS, USE APA RATED STRUCTURAL 19/32" OR 5/8" OSB OR PLYWOOD PANELS.

5. ACCEPTABLE ROOF SHEATHING NAILS
A. 12d COMMON (3-1/4"x0.148"), 10d COMMON (3"x0.148" DIA.), 8d COMMON (2.5"x0.131" DIA.), OR 8d BOX (2.5"x0.113" DIA.) MEETING ASTM F 1667.
B. NOT ACCEPTABLE: 8d SHORTS (1.5"x0.131" DIA.) OR 6d COMMON (2"x0.113" DIA.)

6. CORROSION PROTECTED FASTENERS
A. FOR WEATHER EXPOSED NON-TREATED SYP USE EITHER STAINLESS STEEL OR HOT DIPPED GALVANIZED NAILS, CLIPS, STRAPS AND FASTENERS.
B. FOR TREATED SYP USE ONLY STAINLESS STEEL OR EPOXY PAINTED NAILS, CLIPS, STRAPS AND FASTENERS DESIGNED FOR USE IN TREATED WOOD.

7. ACCEPTABLE FRAMING NAILS
APPLICATION NOTES: PER IRC-FASTENERS <1/2" DIA. FOR CCA, ALCO, AND CBA PRESERVATIVE TREATED WOOD SHALL BE OF GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. DON'T MIX STAINLESS STEEL AND GALVANIZED CONNECTORS. ACC (.36 PCF) & CA-B (.016 PCF) ARE MORE CORROSIVE THAN CCA-C (0.37 PCF)
A. THE FOLLOWING IS THE MINIMUM FASTENER/CONNECTOR SPECIFICATION FOR ALL PROJECT:
- STAINLESS STEEL TYPE 304 OR 316
- ZINC GALVANIZED TO BE G-185 (1.85oz/sf), OR ASTM A513 (2oz/sf) OR BETTER. (TYPICAL IS SIMPSON Z-MAX O.E.)
- SILICON BRONZE MEETING ANSI/ASME B18.5.
- EPOXY COATED FASTENERS APPROVED BY THE ENGINEER.

2 FRAMING & SHEATHING GENERAL NOTES



TO BE REVIEWED

ESTATES AT HIGHLAND HEIGHTS
PROPOSED TWO STORY HOMES
GROVE HEIGHT DRIVE
HOUSTON, TEXAS 77091

REV. NO.	DATE	REMARKS

DRAWN BY : O.S.
CHECKED BY : J.A.R.
JOB NO. : 09262025
DATE : 9-26-2025

S-3.1

SHEET: 15 OF 15