

FOR:
ADDITIONS / REMODELS

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY CITY CODE H.D. OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

To the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made on them after prints are made will be done at the owner's and / or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. CITY CODE HOME DESIGNS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

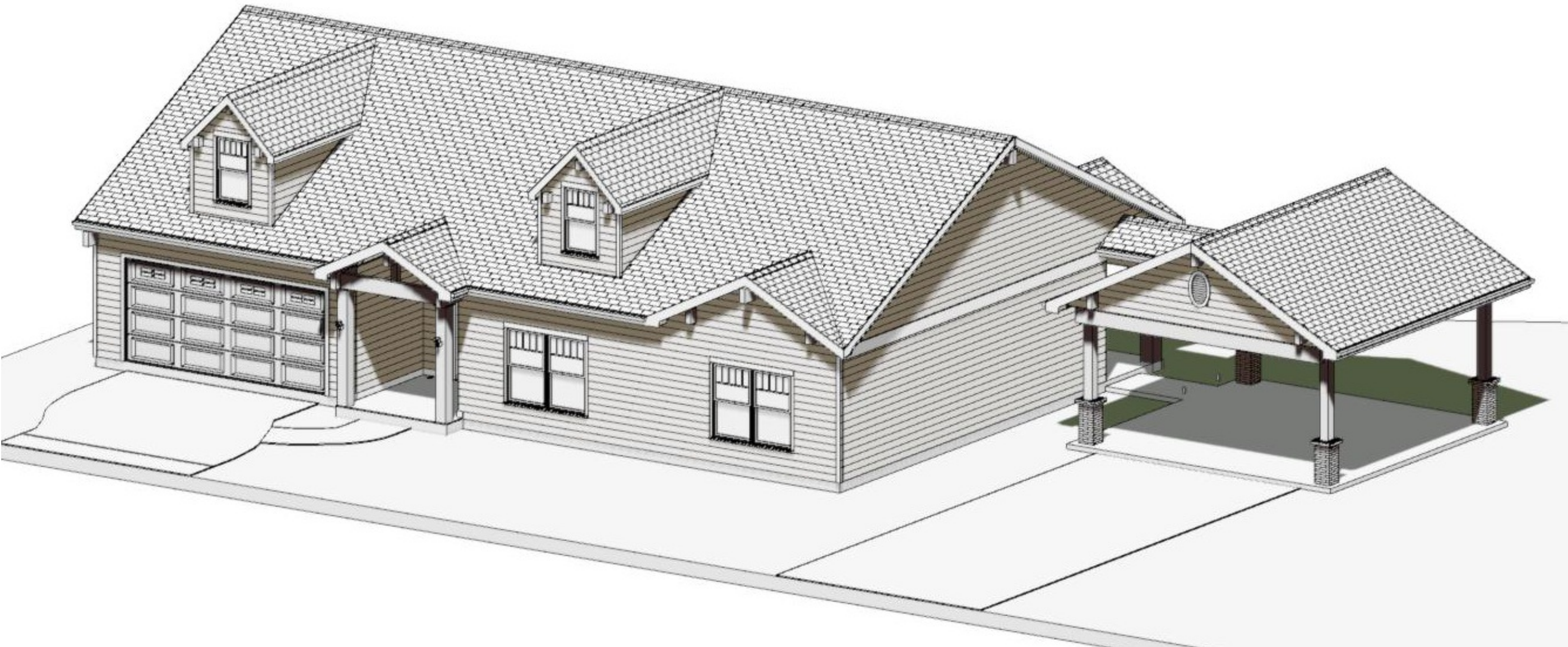
PROJECT STATISTICS:

New Single Family Residence:

Square Feet Details:
Garage = 372 SQ FT
Front Porch= 54 SQ FT
Back Porch = 56 SQ FT
Living Space= 1548

TOTAL= 2030 SQ FT

CARPORT= 427 SQ FT
BREEZE WAY 1 = 30 SQ FT
BREEZE WAY 2 = 32 SQ FT



PRESENTATION VIEWS
FOR ILLUSTRATION ONLY. NO SCALE

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

Plan Title

RESIDENTIAL PLANS

INDEX OF DRAWINGS		
TITLE		
PROJECT SUMMARY		SHEET
SITE PLAN		1
MAIN FLOOR PLAN		2
ELEVATIONS		3
MEP'S		4
FRAMING SPAN TABLES		5
FOUNDATION PLAN		6
WIND BRACING		7
		8



City-Code
Home Designs

DRAWN BY:
OMAR RUELAS

817-905-4072

SCALE: SEE VIEW

DATE: 2/20/2018

APPLIED BUILDING CODE:

2015 IRC/2015 IMC/2015 IPC

NEC 2017/LOCAL

AMENDMENTS

Address:

2305 GRAHAM ST

GRAND PRAIRIE TX

75050

LIKE US ON

facebook

CCODEH@GMAIL.COM

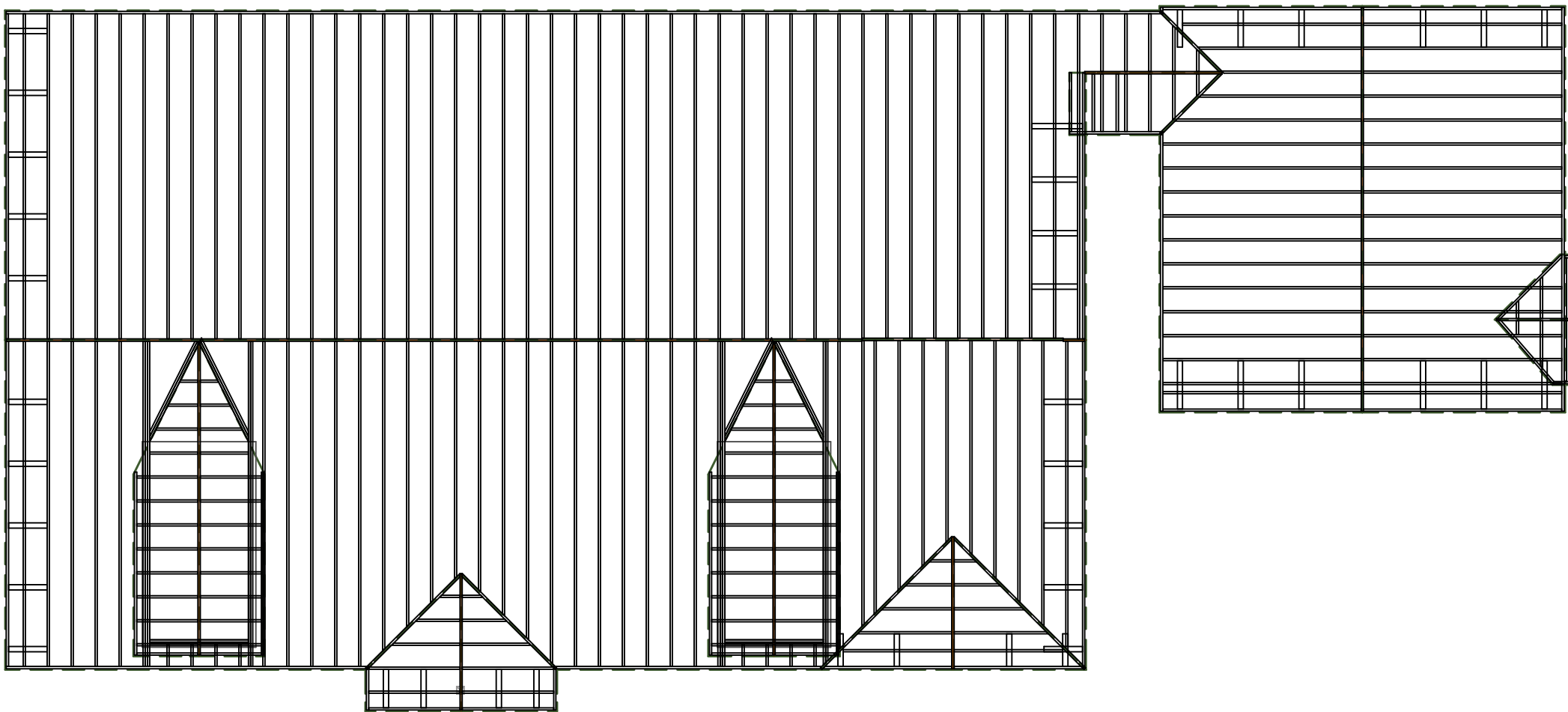
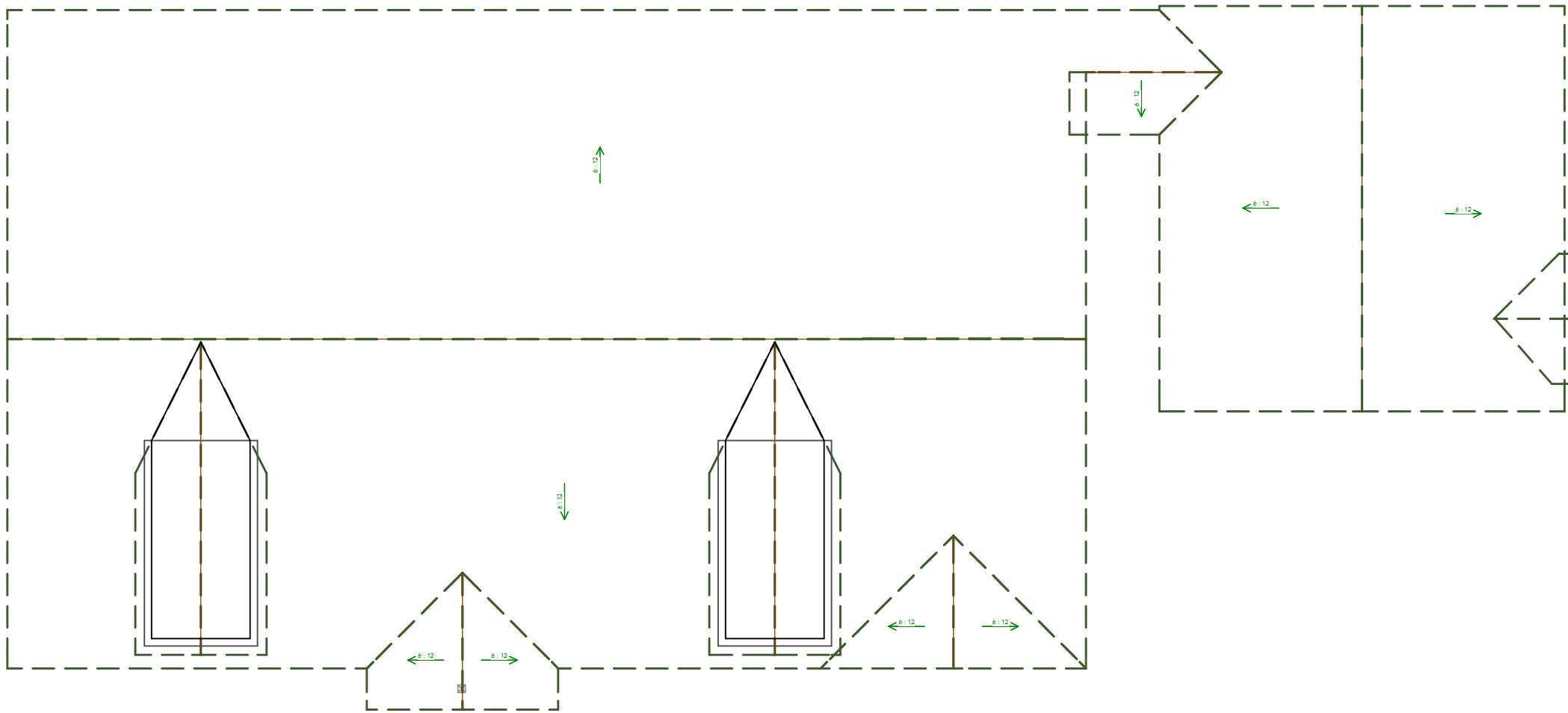
SHEET NUMBER

P-1

(NOTE) IT IS THE BUILDERS RESPONSIBILITY TO COMPLY WITH THE FOLLOWING:

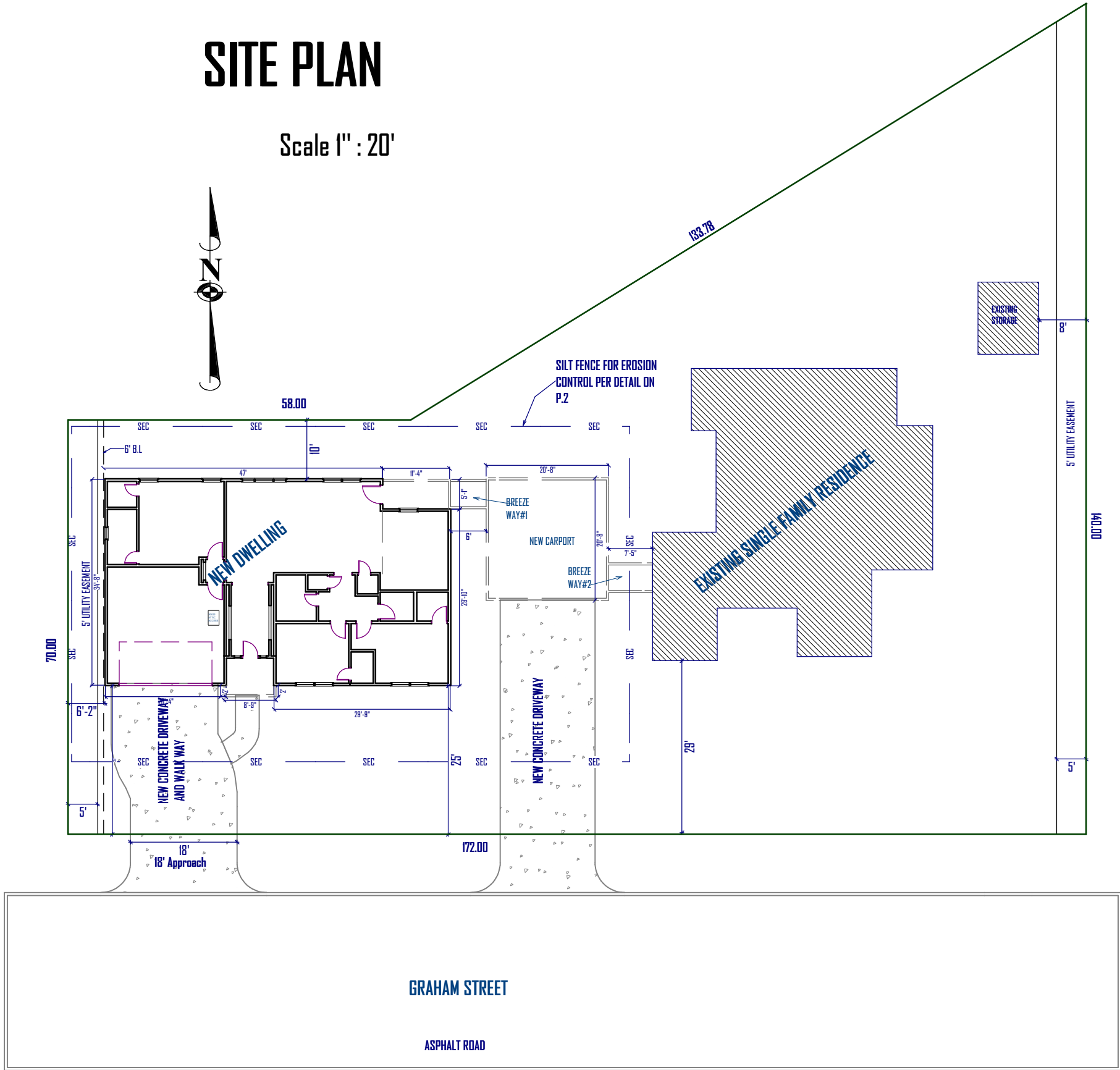
(The front yard setback in residential districts shall be the greatest of: The platted building line; The setback for the applicable zoning district; or the setback of the nearest building on either side that is the closest to the street, up to a maximum setback of 50 feet, provided that said setback is not the result of a variance granted by the Board of Adjustment)

Roof Layout & Framing Scale: 1/8" = 1ft



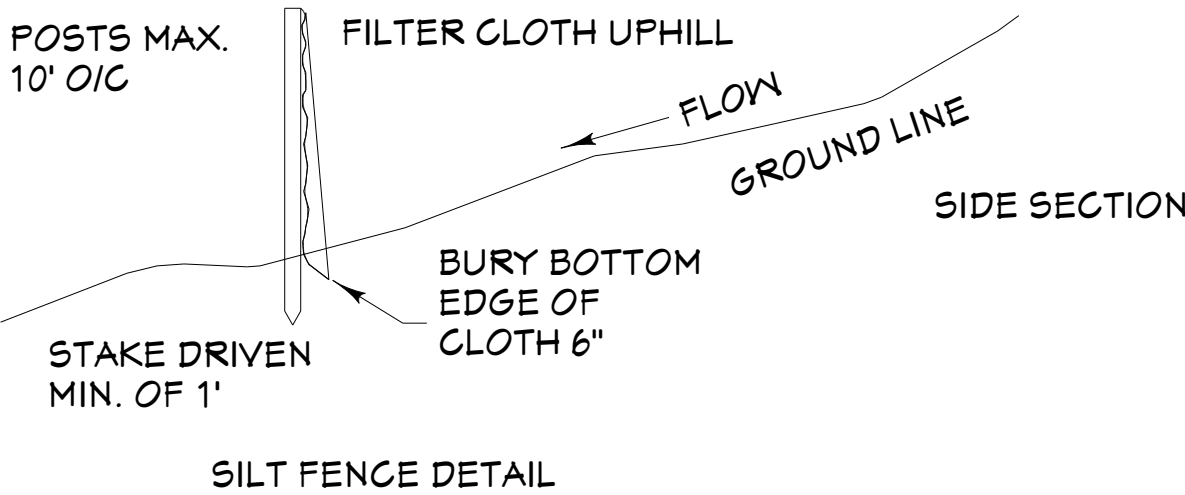
SITE PLAN

Scale 1" : 20'



EROSION CONTROL NOTES

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER

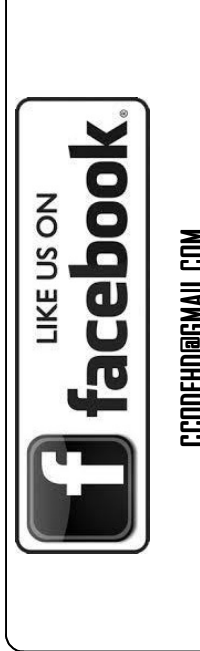


DRAWN BY:
OMAR RUELAS
817-905-4072

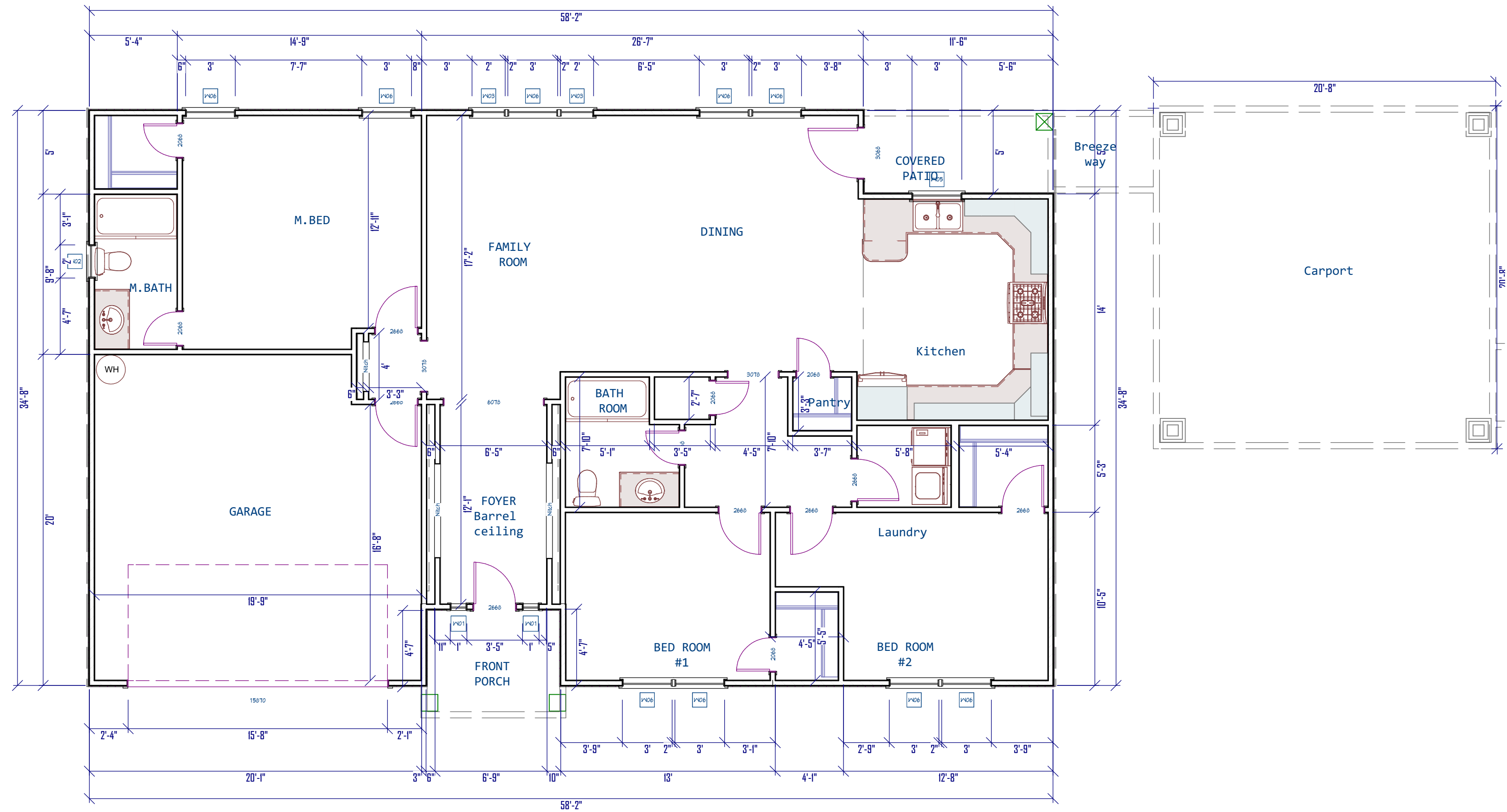
SCALE: SEE VIEW
DATE: 2/20/2018

APPLIED BUILDING CODE:
2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS

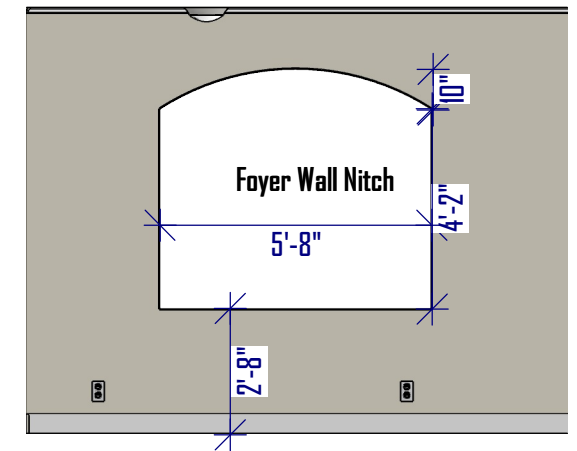
Address:
2305 GRAHAM ST
GRAND PRAIRIE TX
75050



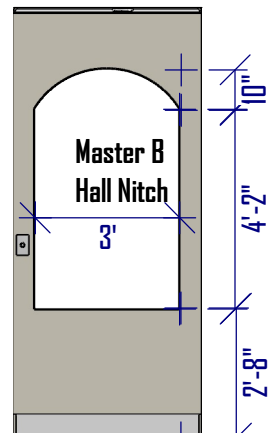
SHEET NUMBER
P-2



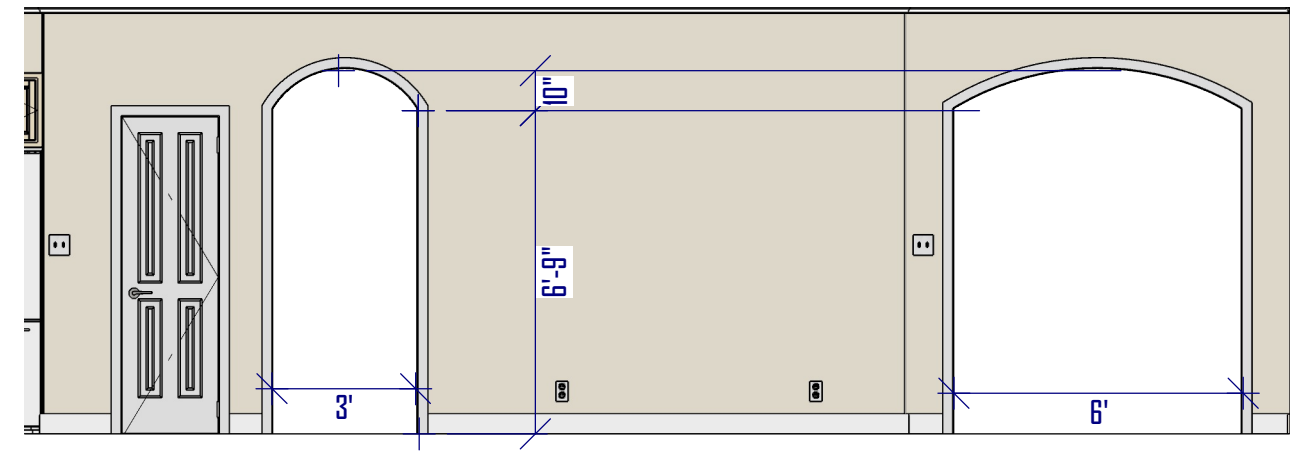
WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	1068SH	2	1	1068SH	12"	80"	13"X81"		SINGLE HUNG	2X6X16" (2)	0.35 0.25
W02	2030SH	1	1	2030SH	24"	36"	25"X37"		SINGLE HUNG	2X6X28" (2)	0.35 0.25
W03	2050SH	2	1	2050SH	24"	60"	25"X61"		SINGLE HUNG	2X6X28" (2)	0.35 0.25
W04	2642SH	2	2	2642SH	30 1/2"	50 1/4"	31 1/2"X51 1/4"		SINGLE HUNG	2X6X34 1/2" (2)	0.35 0.25
W05	3035SH	1	1	3035SH	36"	40 5/8"	37"X41 5/8"		SINGLE HUNG	2X6X40" (2)	0.35 0.25
W06	3050SH	9	1	3050SH	36"	60"	37"X61"		SINGLE HUNG	2X6X40" (2)	0.35 0.25



E2



E3



E4

Floor Plan Scale: 3/16" = 1 ft

FLOOR PLAN



DRAWN BY:
OMAR RUELAS
817-905-4072

SCALE: SEE VIEW
DATE: 2/20/2018

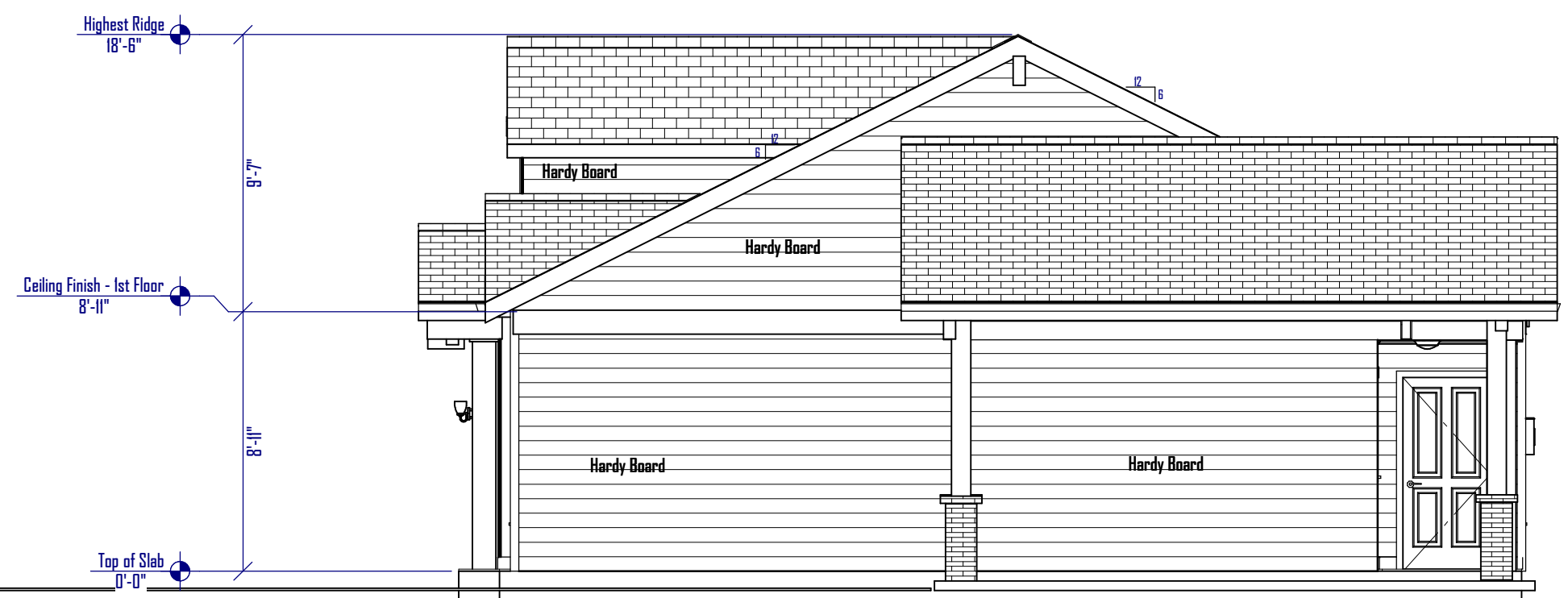
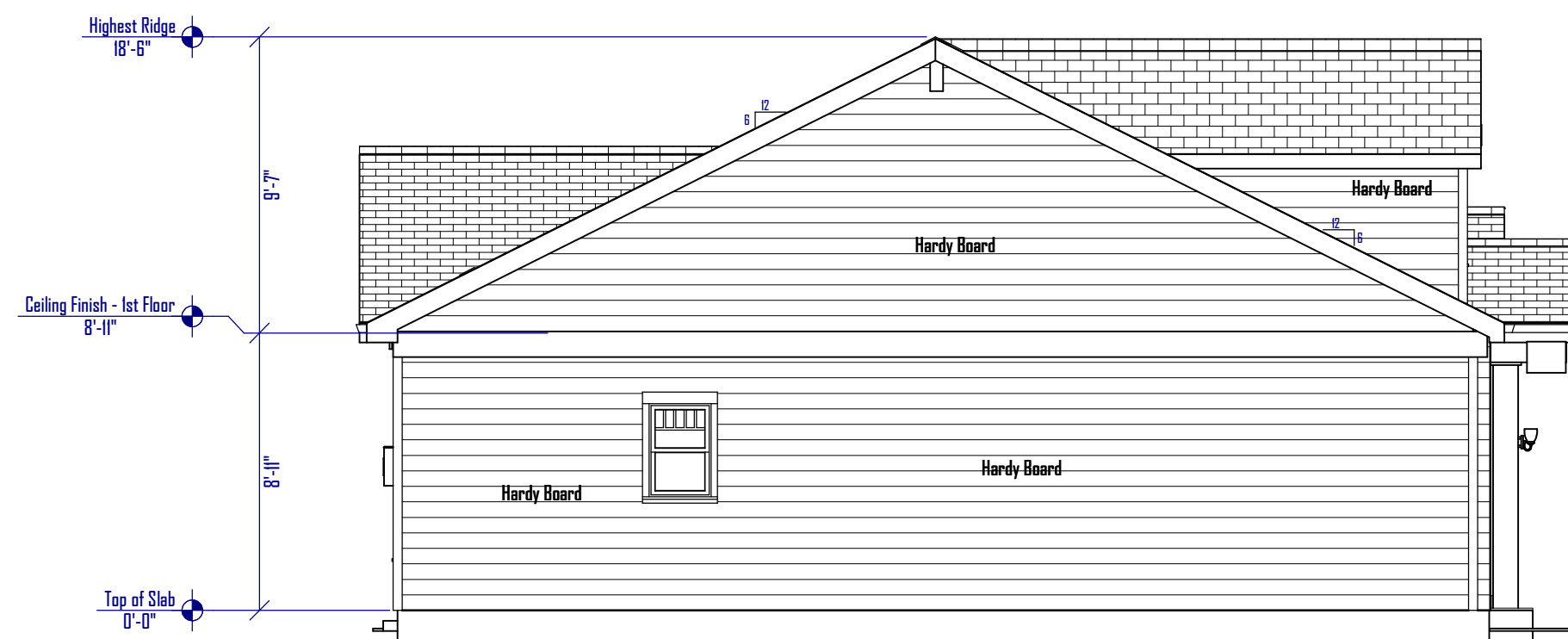
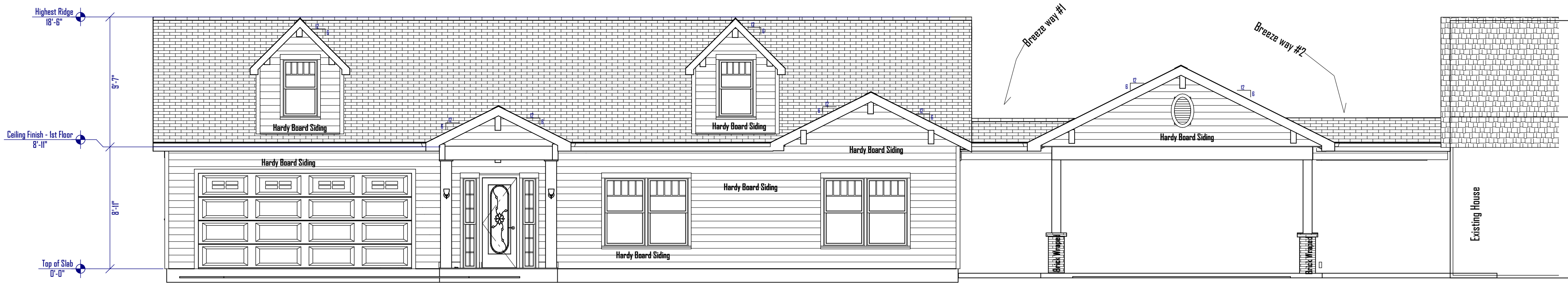
APPLIED BUILDING CODE:
2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS

Address:
2305 GRAHAM ST
GRAND PRAIRIE TX
75050

LIKE US ON

CCOCHD@GMAIL.COM

SHEET NUMBER
P-3



ELEVATIONS

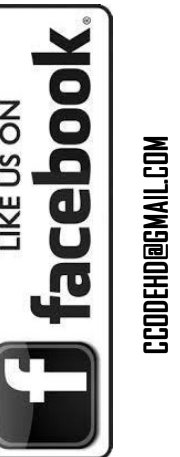


DRAWN BY:
OMAR RUELAS
817-905-4072

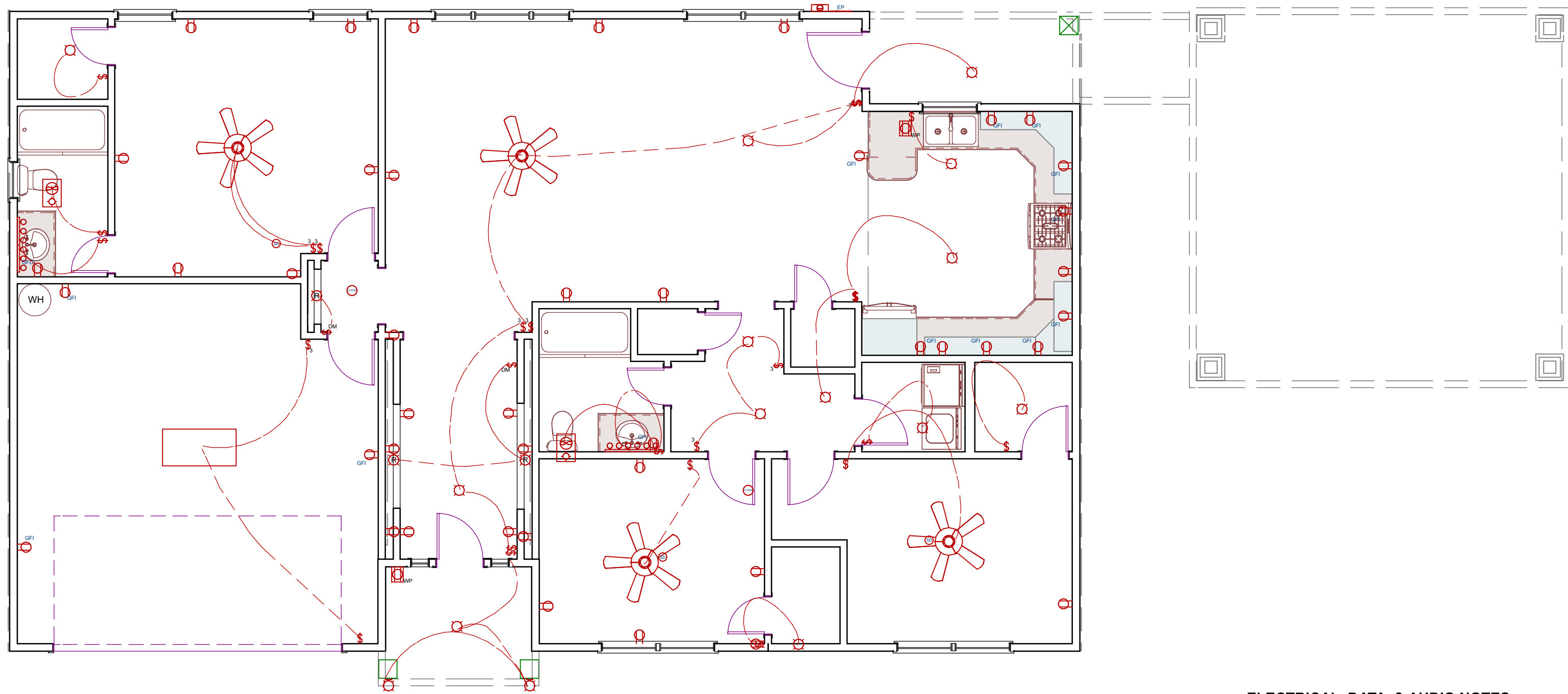
SCALE: SEE VIEW
DATE: 2/20/2018

APPLIED BUILDING CODE:
2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS

Address:
2305 GRAHAM ST
GRAND PRAIRIE TX
75050



SHEET NUMBER
P-4



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

ELECTRICAL, DATA, & AUDIO NOTES:
HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

- ELECTRICAL NOTES:**
1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
 3. ALL DWELLINGS WITH GAS BURNING APPLIANCES OR ATTACHED GARAGES MUST BE EQUIPPED WITH CARBON MONOXIDE DETECTORS AS REQUIRED PER APPLICABLE INTERNATIONAL CODE.
 4. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION.
 5. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER.
 6. FIXTURES TO BE SELECTED BY HOME OWNER.



City-Code
Home Designs

DRAWN BY:
OMAR RUELAS

817-905-4072

SCALE: SEE VIEW

DATE: 2/20/2018

APPLIED BUILDING CODE:
2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS

Address:
2305 GRAHAM ST
GRAND PRAIRIE TX
75050

LIKE US ON



ccodeh@gmail.com

SHEET NUMBER

P-5

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR. 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-38
WALLS R-20
FLOORS R-19

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODES.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES IN ACCORDANCE TO THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL RESIDENTIAL CODES.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:

OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.

SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:

NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.

MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.

MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:

CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.

PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

Rafter Span Schedule

Maximum Rafter Spans (Excerpt IRC Table 802.5.1(1))						
Species	Grade	Rafter Size	10 psf		20 psf	
			16" o.c.	24" o.c.	16" o.c.	24" o.c.
SYP	#2	2x6	15'-1"	12'-3"	13'-0"	10'-8"
		2x8	19'-5"	15'-10"	16'-10"	13'-9"
	#3	2x10	23'-2"	18'-11"	20'-1"	16'-5"
		2x6	11'-8"	9'-6"	10'-1"	8'-3"
SPF	#2	2x8	14'-10"	12'-1"	12'-10"	10'-6"
		2x10	17'-6"	14'-4"	15'-2"	12'-5"
		2x6	14'-4"	11'-9"	12'-5"	10'-2"
DF-L	#2	2x8	18'-2"	14'-10"	15'-9"	12'-10"
		2x10	22'-3"	18'-2"	19'-3"	15'-8"
		2x6	14'-4"	11'-9"	12'-5"	10'-2"

1. Where ceiling joists are not located at the bottom of the attic space, refer to footnote a in the span tables for adjustment factor
2. For hurricane winds of 100 mph or more or non hurricane winds of 110 mph or more refer to adjustment factors below

Rafter Span Adjustment Factor for Wind Loads (Excerpt from footnotes of WFCM Tables 3.26A-H)								
Pitch	100 MPH		110 MPH		120 MPH		130 MPH	
	B	C	B	C	B	C	B	C
4:12	1.07	0.86	0.96	0.77	0.87	0.70	0.79	0.63
6:12	1.00	0.80	0.89	0.72	0.81	0.65	0.75	0.60
8:12	1.23	0.98	1.09	0.87	0.98	0.79	0.90	0.72
10:12	1.12	0.90	1.00	0.80	0.91	0.73	0.83	0.66
12:12	1.02	0.81	0.91	0.73	0.83	0.66	0.76	0.61

1. For other pitches, refer to the WFCM. Adjustment factor may not be greater than 1.00

Sill Plate Anchorage Schedule

SILL PLATE ANCHORAGE SCHEDULE			
ATTACHMENT ANCHOR TYPE	EMBEDMENT	LOAD AND SPACING	
		EXTERIOR WALLS	INTERIOR WALLS
1/2"Ø ANCHOR BOLTS	0'-7"	4'-0" O.C.	N/A
MASA	0'-4"	4'-0" O.C.	N/A
0.145"Ø POWDER-ACTUATED FASTENERS (HiTi X-CP72 or approved equal)	0'-1 1/4"	N/A	12" O.C.
1. This schedule applies to basic anchorage of the bottom sill plate to the foundation. Additional connections may be required for lateral or uplift forces on the building. See the plans or the Sheathing Schedule for additional requirements. 2. Alternative means of attaching the sill plate to the foundation are permitted, providing the connections have equivalent shear and uplift capacity and are not prohibited by local code provisions. 3. Reference Simpson Strong-Tie.			

Nailing Schedule

Fastening Location	IRC Table R602.3(1)	IBC Table 2304.9.1
Joist to Sill or Girder	3 - 8d (Toenail)	3-3" x 0.131" nails (Toenail)
Bridging to Joist	2 - 8d (Toenail each end)	2-3" x 0.131" nails (Toenail each end)
Sole Plate to Joist or Blocking	3 - 16d @ 16" oc (Facenail)	3" x 0.131" nails @ 8" oc (Facenail)
Top Plate to Stud	2 - 16d (Endnail)	3-3" x 0.131" nails (Endnail)
Stud to Sole Plate	3 - 8d or 2 - 16d (Toenail)	4-3" x 0.131" nails (Toenail) or 2-3" x 0.131" (Endnail)
Double Studs	10d @ 24" oc (Facenail)	3" x 0.131" nails @ 8" oc (Facenail)
Double Top Plates	10d @ 24" oc (Facenail)	3" x 0.131" nails @ 12" oc (Facenail)
Top Plates Laps & Intersections	2 - 10d (Facenail)	3-3" x 0.131" nails (Facenail)
Continuous Header, Two Pieces	16d @ 16" oc along each edge	-----
Ceiling Joist to Plate	3-8d (Toenail)	5-3" x 0.131" nails (Toenail)
Continuous Header to Stud	4 - 8d (Toenail)	-----
Ceiling Joist, Laps over Partitions	3 - 10d (Facenail)	4-3" x 0.131" nails (Facenail)
Ceiling Joists to Parallel Rafters	3 - 10d (Facenail)	4-3" x 0.131" nails (Facenail)
Built - Up Corner Studs	10d @ 24" oc	3" x 0.131" nails @ 16" oc
Built - Up girders & beams	10d @ 32" oc Top, Bot & Staggered - 2 nails @ ends & each splice	3" x 0.131" nails @ 24" oc (Face nail) at Top and Bottom and Staggered 3- 3" x 0.131" nails (Face nail) at Ends and at each splice
Built - up Wood Columns	16d @ 8" oc (2x4s); 2 rows 16d @ 8" oc for 2x6 or greater	-----
Roof or Floor Truss to Plate	3 - 8d (Toenail)	3-3" x 0.131" nails (Toenail)
Ledger Strip	3 - 16d (Facenail)	4-3" x 0.131" nails
Blocking @ joists/rafters to Top Plate	3 - 8d (Toenail)	3-3" x 0.131" nails (Toenail)
Rim Joist to Top Plate	8d @ 6" oc (Toenail)	3" x 0.131" nails @ 6" oc (Toenail)
Rafter to Plate	2 - 16d (Toenail)	3-3" x 0.131" nails (Toenail)
Collar Tie to Rafter	3 - 10d (Facenail)	4-3" x 0.131" nails (Facenail)
Jack Rafter to Hip	4 - 16d (Toenail)/3 - 16d (Facenail)	4-3" x 0.131" nails (Toenail) & 3-3" x 0.131" nails (Facenail)
Roof Rafter to 2x Ridge Bm	4 - 16d (Toenail)/3 - 16d (Facenail)	3-3" x 0.131" nails (Toenail) & 3-3" x 0.131" nails (Facenail)
Rafter Ties to Rafters	3 - 8d (Facenail)	-----
Joist to Band Joist	3 - 16d (Facenail)	4-3" x 0.131" nails

1. On shear walls and diaphragms, nails shall be placed not less than 3/8 inch from the panel edge.

Loose Lintels for Masonry Support

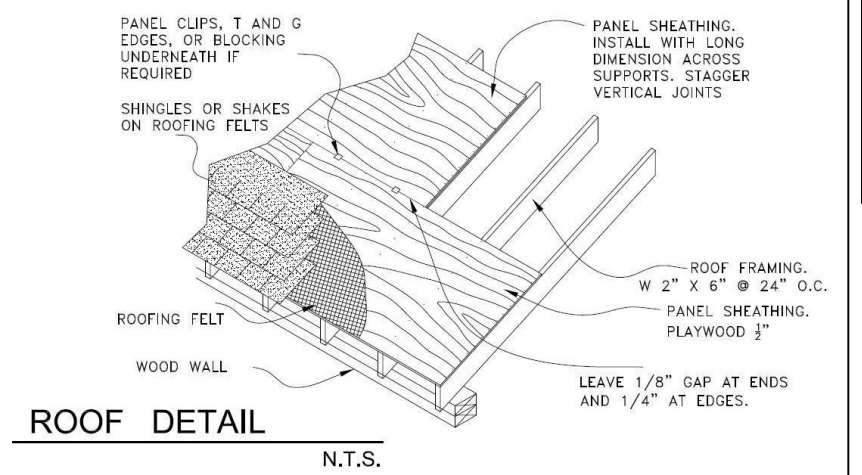
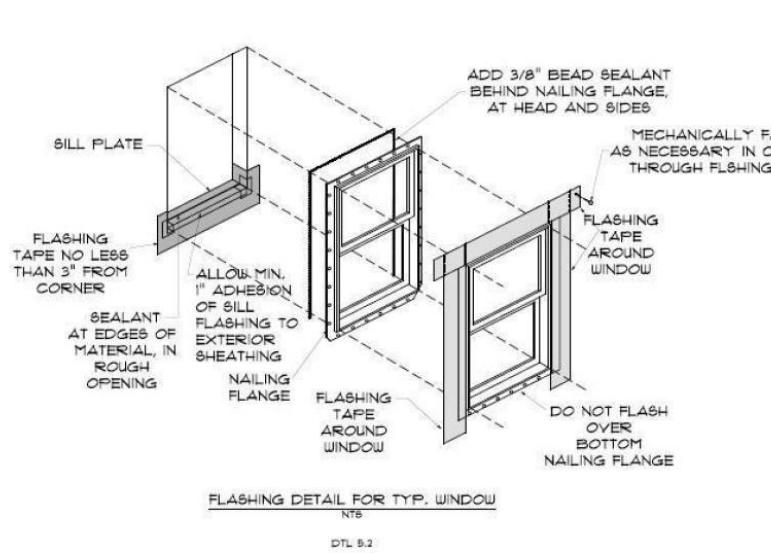
Masonry Weight/Width (NTE)	Opening Width	Height of Masonry Veneer				Arch Action
		12"	24"	36"	48"	
32 psf (3" Max Width) ⁶	≤ 6'	3 x 3 x 1/4	3 x 3 x 1/4	3 x 3 x 1/4	3 x 3 x 1/4	3 x 3 x 1/4
	≥ 6' - < 8'-3"	3 x 3 x 1/4	3 1/2 x 3 1/2 x 1/4	4 x 3 x 1/4	4 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4
	> 8'-3" - ≤ 12'	4 x 3 x 1/4	5 x 3 1/2 x 1/4	5 x 3 1/2 x 3/16	6 x 4 x 3/16	6 x 4 x 3/16
	> 12' - ≤ 16'-3"	5 x 3 1/2 x 3/16	6 x 4 x 3/8	7 x 4 x 1/2	7 x 4 x 1/2	8 x 4 x 1/2
40 psf (4" Max Width) ⁶	≤ 6'	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4
	> 6' - < 8'-3"	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	4 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	4 x 3 1/2 x 1/4
	> 8'-3" - ≤ 12'	4 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	6 x 4 x 3/16	6 x 4 x 3/8	6 x 4 x 3/16
	> 12' - ≤ 16'-3"	5 x 3 1/2 x 3/8	7 x 4 x 1/2	7 x 4 x 1/2	8 x 4 x 1/2	8 x 4 x 1/2
60 psf (4" Max Width) ⁶	≤ 6'	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4	4 x 3 1/2 x 1/4	3 1/2 x 3 1/2 x 1/4
	> 6' - < 8'-3"	3 1/2 x 3 1/2 x 1/4	4 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4	5 x 3 1/2 x 1/4
	> 8'-3" - ≤ 12'	5 x 3 1/2 x 1/4	6 x 4 x 3/16	6 x 4 x 3/8	7 x 4 x 1/2	7 x 4 x 1/2
	> 12' - ≤ 16'-3"	6 x 4 x 3/16	7 x 4 x 1/2	8 x 4 x 1/2	-----	-----

Steel Lintel:

- All lintels shall be A36 steel, oriented in the strong direction (longer leg vertical).
- All lintels shall extend at least 4 inches beyond each end of the opening.
- The arching action assumes that the weight of the masonry load is transferred around the opening at a 45 degree angle. This assumption is valid when there is sufficient masonry on both sides of the opening to carry the load from above and when no openings interrupt the arch action.
- Deflection is limited to L/600 or 0.30", whichever is less.
- Lintels are designed for supporting non-structural masonry veneer only. Other gravity loads shall be carried by other structural members. Lintels shall not be attached to header/beams U.N.O.
- Table based on typical sizes and weights. Builder to verify. Contact this office for alternate materials.
- Masonry shall not extend more than 1/2" past the edge of the horizontal leg.
- Reference: Brick Industry Association and IRC R703.7.3.

Ceiling Joist Span Schedule

Maximum Ceiling Joist Spans (Excerpt IRC Table 802.4)						
Species	Grade	Joist Size	Limited Attic Storage		Without Attic Storage	
			16" o.c.	24" o.c.	16" o.c.	24" o.c.
SYP	#2	2x6	13'-6"	11'-0"	17'-8"	15'-6"
		2x8	17'-5"	14'-2"	23'-4"	20'-1"
		2x10	20'-9"	16'-11"	26'-0"	23'-11"
	#3	2x6	10'-5"	8'-6"	14'-9"	12'-0"
SPF	#2	2x8	13'-3"	10'-10"	18'-9"	15'-4"
		2x10	15'-8"	12'-10"	22'-2"	18'-1"
		2x6	12'-10"	10'-6"	16'-11"	14'-9"
DF-L	#2	2x8	16'-3"	13'-3"	22'-4"	18'-9"
		2x10	29'-10"	16'-3"	26'-0"	22'-11"
		2x6	12'-10"	10'-6"	17'-8"	14'-10"
DF-L	#2	2x8	16'-3"	13'-3"	23'-0"	18'-9"
		2x10	19'-10"	16'-3"	26'-0"	22'-11"



Wall Stud Schedules

Load Bearing Walls (Excerpt IRC Table R602.3.1)			
Maximum Allowable Length & Spacing of Load Bearing Wall Studs			
Stud Height (feet)	Roof + Ceiling	Roof, Ceiling and one floor	Roof, Ceiling and two floors
<10	2x4 @ 16" o.c.	2x4 @ 16" o.c.	2x6 @ 16" o.c.
12	2x4 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
14	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 16" o.c.
16	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 12" o.c.
18	2x6 @ 16" o.c.	2x6 @ 16" o.c.	2x6 @ 12" o.c.
20	2x6 @ 8" o.c.	2x6 @ 8" o.c.	2x6 @ 8" o.c.
22	2x6 @ 8" o.c.	2x6 @ 8" o.c.	See Engineer
24	2x6 @ 8" o.c.	2x6 @ 8" o.c.	See Engineer

- Assumes SPF stud grade or better.
- Balloon frames or tall walls (greater than 12' max) shall be #2 grade or better.
- For exterior walls exposed to wind, stud lengths shall be limited by the following.

Maximum Exterior Stud Length (Excerpt from WFCM Table 3.20A)						
Maximum Stud Length						
16" O.C.						
		90 MPH	100 MPH	110 MPH	120 MPH	130 MPH
2x4	Stud	12'-0"	10'-8"	9'-8"	8'-10"	8'-1"
	#2	13'-6"	12'-7"	11'-9"	11'-1"	10'-5"
2x6	Stud	18'-0"	16'-1"	14'-6"	13'-3"	12'-2"
	#2	↑	↑	18'-0"	17'-1"	15'-8"

This table assumes SPF or equivalent. For other material, size, or spacing combinations, refer to the WFCM.
↑ - Allowable stud length exceeds 20 feet.

Where exterior walls are sheathed with wood structural panels, mix stud lengths shall be per the following.

Maximum Exterior Stud Length (for walls with wood structural sheathing) (Excerpt from WFCM Table 3.20B)						
Maximum Stud Length						
16" O.C.						
		90 MPH	100 MPH	110 MPH	120 MPH	130 MPH
2x4	Stud	12'-10"	11'-4"	11'-2"	10'-2"	9'-4"
	#2	13'-6"	12'-7"	11'-9"	11'-1"	10'-5"
2x6	Stud	19'-8"	17'-6"	15'-10"	14'-5"	13'-3"
	#2	↑	↑	18'-10"	17'-9"	16'-9"

This table assumes SPF or equivalent. For other material, size, or spacing combinations, refer to the WFCM.

↑ - Allowable stud length exceeds 20 feet.



City-Code
Home Designs

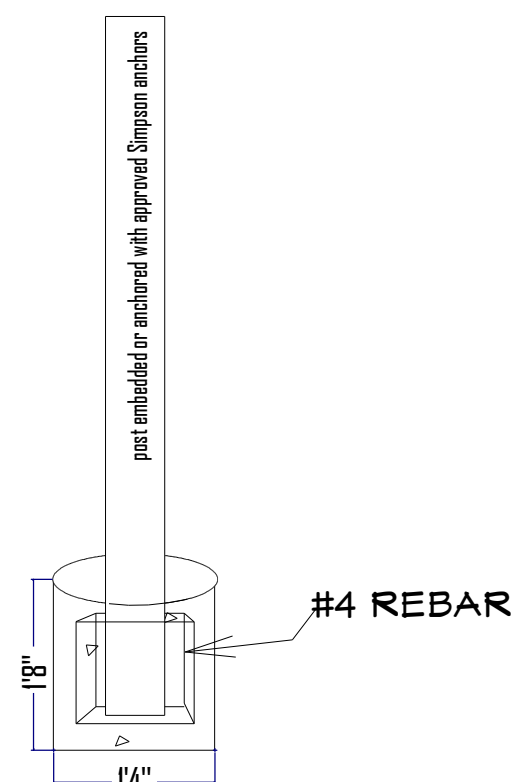
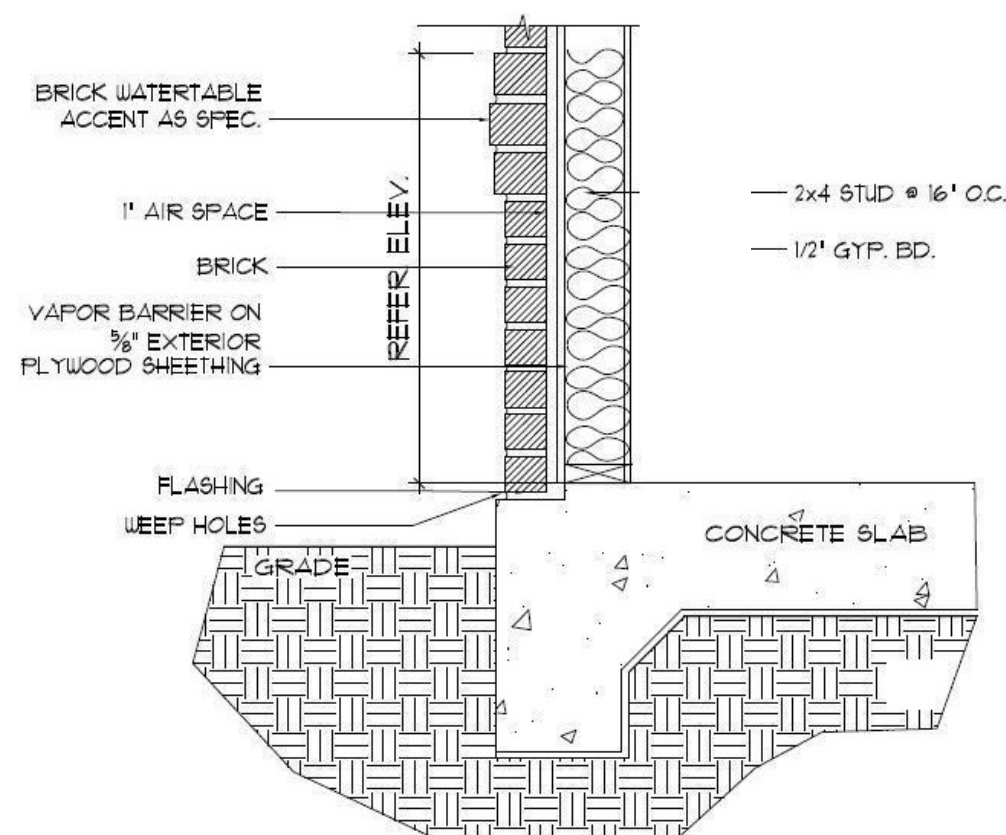
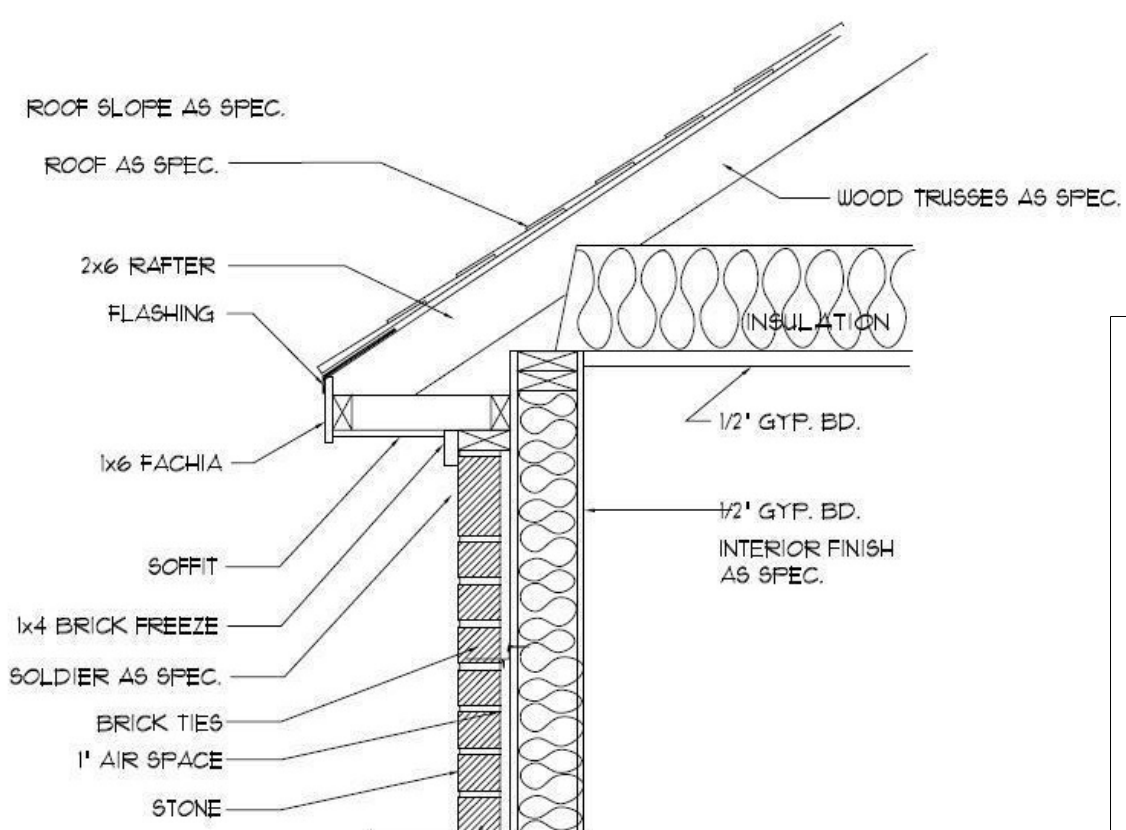
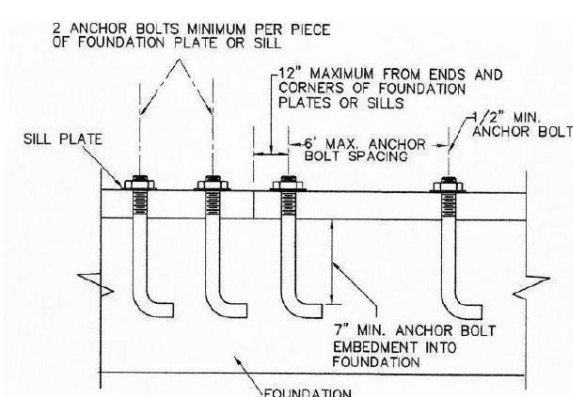
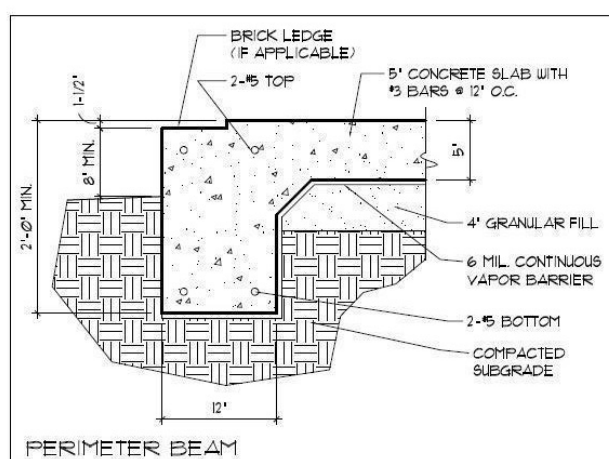
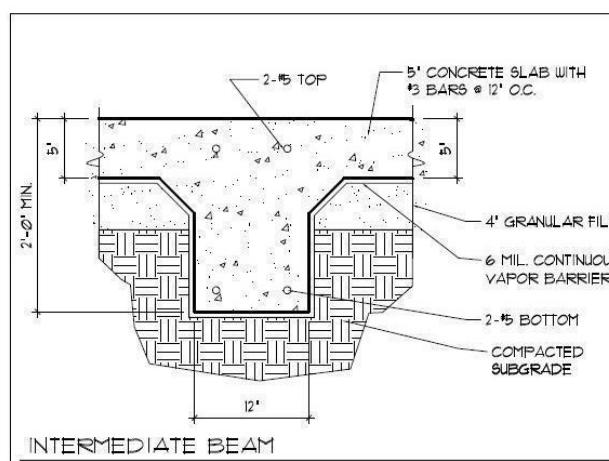
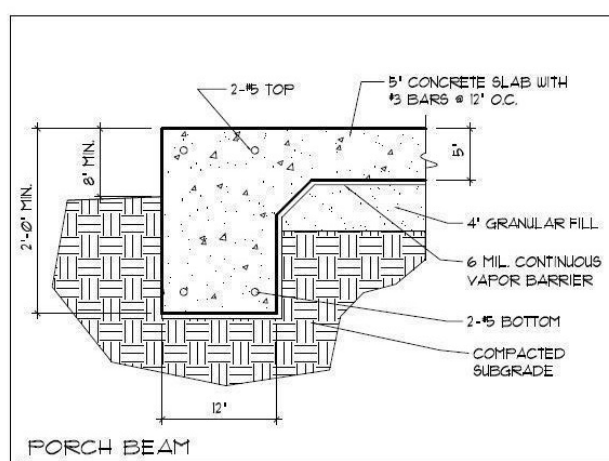
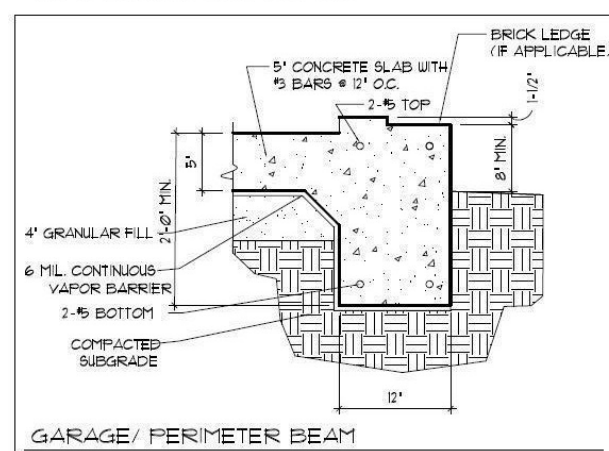
DRAWN BY:
OMAR RUELAS

817-905-4072

SCALE: SEE VIEW

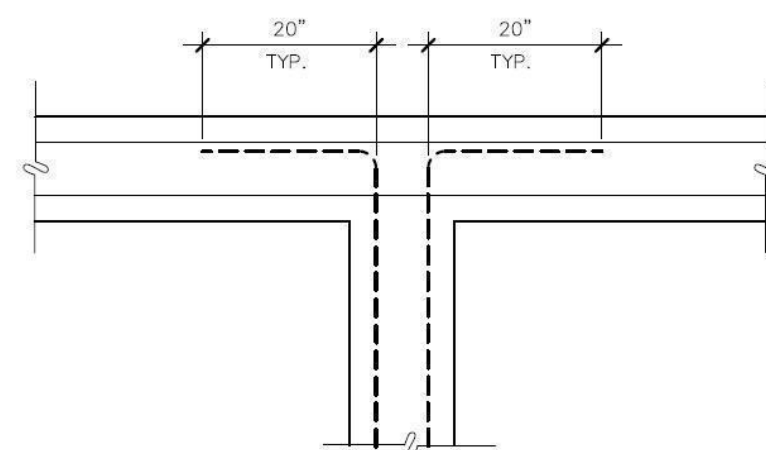
DATE: 2/20/2018

FOUNDATION NOTES:
1. HOSE BIB LOCATIONS TO BE VERIFIED BY OWNER.
3. REFER TO FLOOR PLAN AND ELEVATION FOR PLAN DETAILS.

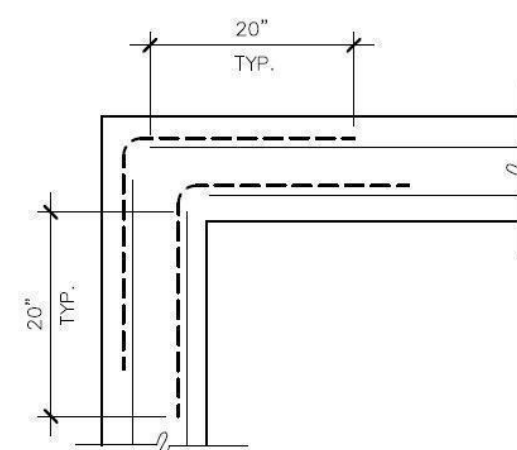


DETAIL-
TYPICAL WALL SECTION-BRICK

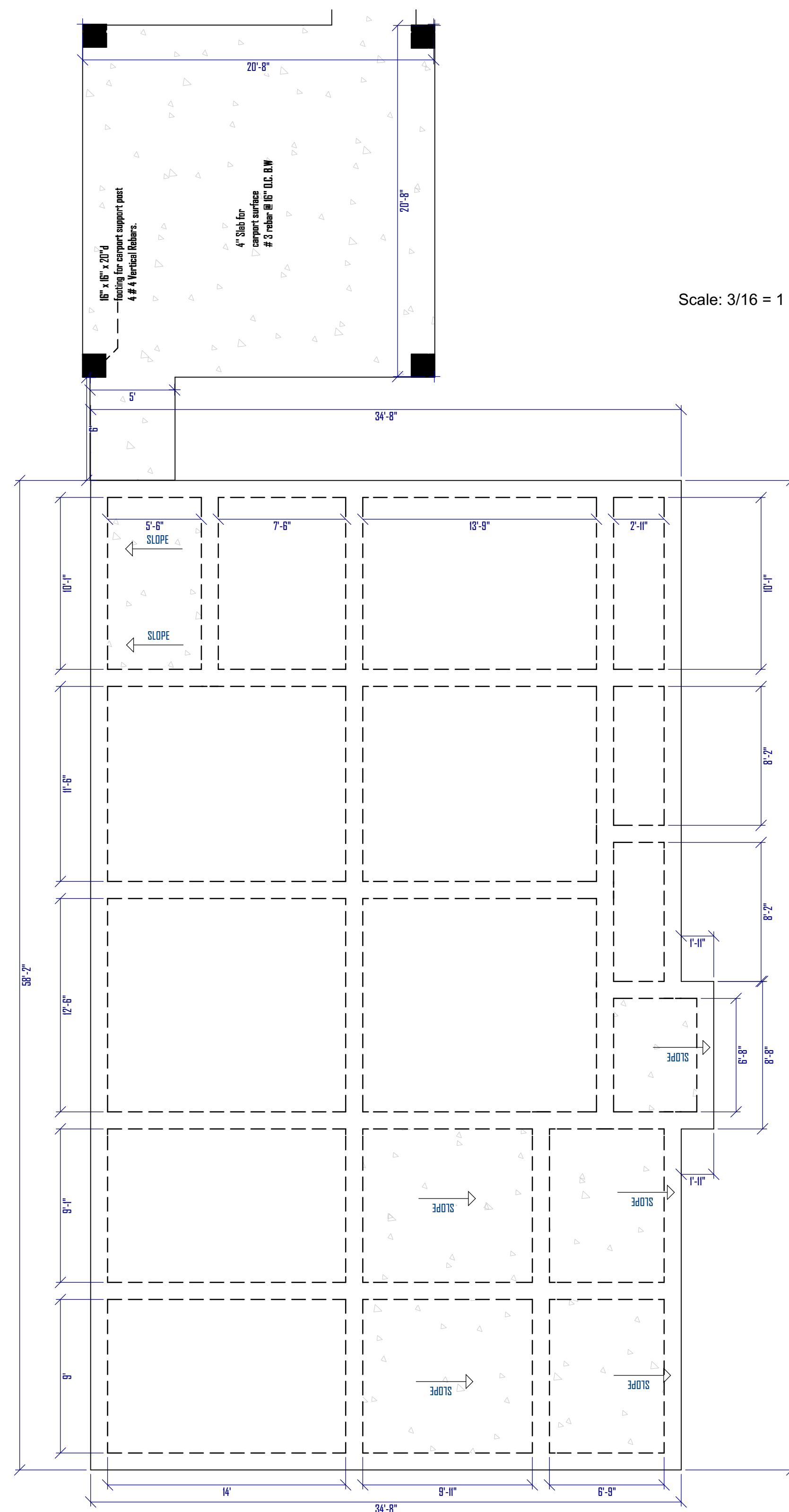
NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.



REINF. @ BEAM
EXTERIOR INTERSECTIONS



REINF. @ BEAM
EXTERIOR CORNERS



Scale: $\frac{3}{16} = 1 \text{ ft}$



SCALE: SEE VIEW

DATE: 2/20/2018

**APPLIED BUILDING CODE:
2015 IRC/2015 IMC/2015 IPC
NEC 2017/LOCAL
AMENDMENTS**

Address:
2305 GRAHAM ST
GRAND PRAIRIE TX
75050



P-7

SHEET NUMBER

FRAMING GENERAL NOTES

1. ENGINEERED DESIGN

- 1.1 THE ENGINEERED DESIGN OF THIS STRUCTURE IS INTENDED TO MEET THE FRAMING ENGINEERED DESIGN REQUIREMENTS AS ISSUED BY THE CITY
- 1.2 THE ENGINEERED DESIGN OF THIS STRUCTURE IS DESIGNED FOR A BASIC WIND SPEED OF 115 M.P.H. PER INTERNATIONAL RESIDENTIAL CODE
- 1.3 PER IRC R301.1.3 THE EXTENT OF THE ENGINEERED DESIGN "SHALL ONLY DEMONSTRATE COMPLIANCE OF THESE NONCONVENTIONAL ELEMENTS WITH OTHER APPLICABLE PROVISIONS AND SHALL BE COMPATIBLE WITH THE PERFORMANCE OF THE CONVENTIONAL FRAMED SYSTEMS."

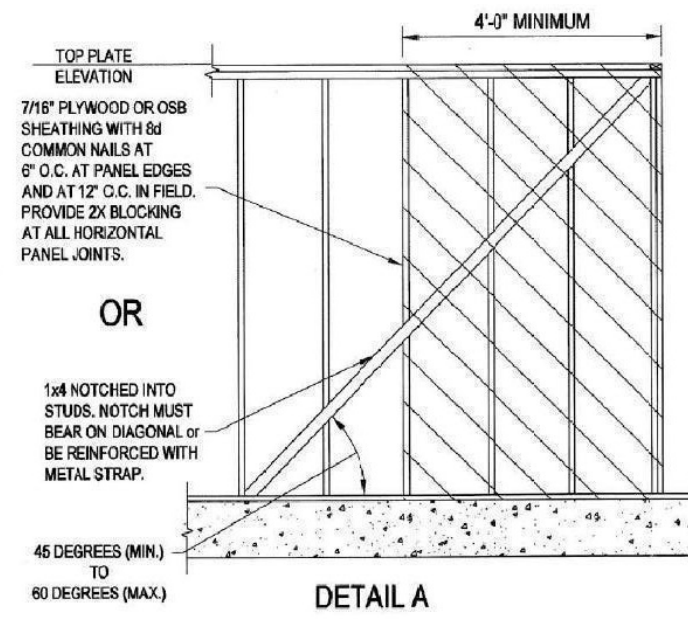
- 1.4 ITEMS NOT COVERED ON THESE DRAWINGS SHALL MAINTAIN STRICT COMPLIANCE WITH THE IRC.

2. WOOD SPECIFICATIONS

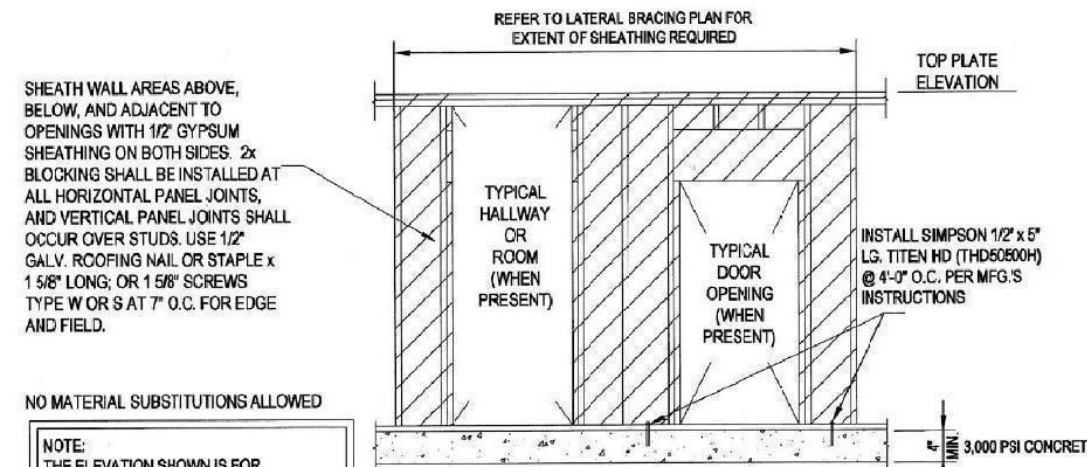
- 2.1 ALL STUDS SHALL BE S-P-F STUD GRADE OR EQUIVALENT.
- 2.2 SILL PLATES SHALL BE PRESSURE TREATED #2 S.Y.P.
- 2.3 RAFTERS AND JOISTS SHALL BE #2 S.Y.P. WITH A MODULUS OF ELASTICITY, $E=1,600,000$ psi UNLESS NOTED OTHERWISE.
- 2.4 HEADERS AND BEAMS, WHEN SPECIFIED, SHALL HAVE A MINIMUM MODULUS OF ELASTICITY, $E=1,600,000$ psi, AND TABULATED BENDING STRESS, $F_b=2400$ psi, UNLESS NOTED OTHERWISE.

3. EXTERIOR WALL BRACING

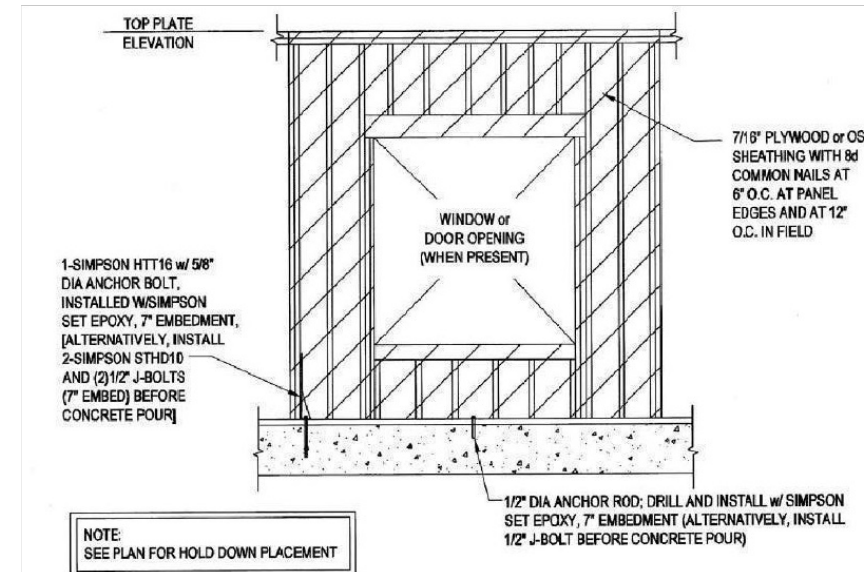
- 3.1 THIS SHEET REPRESENTS THE EXTENT OF THE LATERAL BRACING WHICH NEEDS TO BE INSTALLED TO COMPLY WITH SECTION R602.10 OF THE IRC. THERE ARE AREAS WHICH DO NOT CONFORM TO THIS SECTION. ENGINEERED SOLUTIONS AS SHOWN ARE PROVIDED TO ENSURE ADEQUATE PERFORMANCE WITH THE SYSTEM.
- 3.2 ALL STRUCTURAL PANEL SHEATHING, LOCATED AS SHOWN ON THE PLAN, SHALL BE 1/16" THICK PLYWOOD OR OSB. PANELS SHALL BE SECURED TO FRAMING WITH 1 3/4" LONG, 16 GAUGE STAPLES OR 8d COMMONS SPACED AT 3" O.C. AROUND THE EDGE AND 6" O.C. IN THE FIELD.
- 3.3 A 2X HORIZONTAL BLOCKING MEMBER SHALL BE INSTALLED AT ALL HORIZONTAL JOISTS FOR STRUCTURAL PANEL WOOD SHEATHING. THE BRACING PLAN AS SHOWN ON THIS SHEET SHALL BE REFERRED TO FOR THE BRACING LOCATIONS.
- 3.4 IF SIMPSON STRONGWALLS ARE TO BE USED, CONSIDERATION SHALL BE GIVEN TO PLACING THE ORDER WITH APPROPRIATE LEAD TIME (POSSIBLY AS MUCH AS 2 WEEKS) AS ALL PRODUCTS MAY NOT BE IN STOCK.



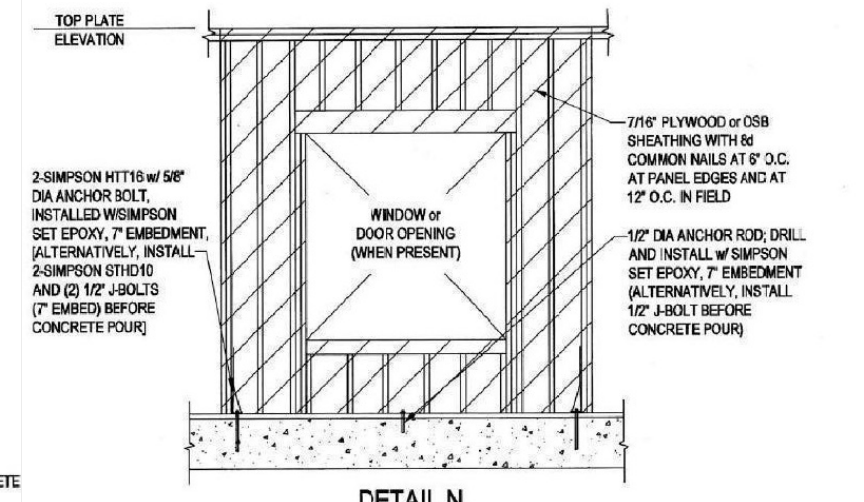
DETAIL A
PERFORATED SHEARWALL DETAIL
SCALE: N.T.S.



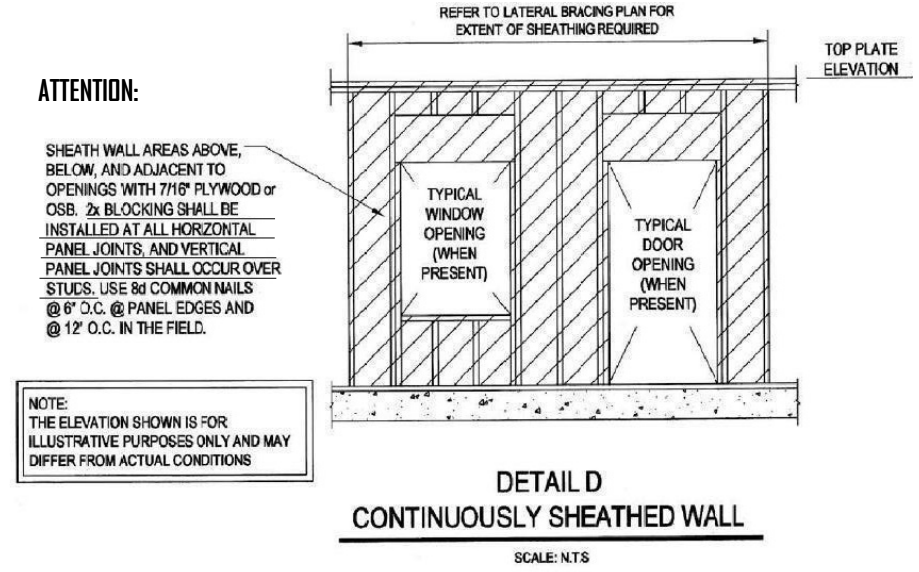
DETAIL I
INTERIOR SHEATHING DETAIL
SCALE: N.T.S.



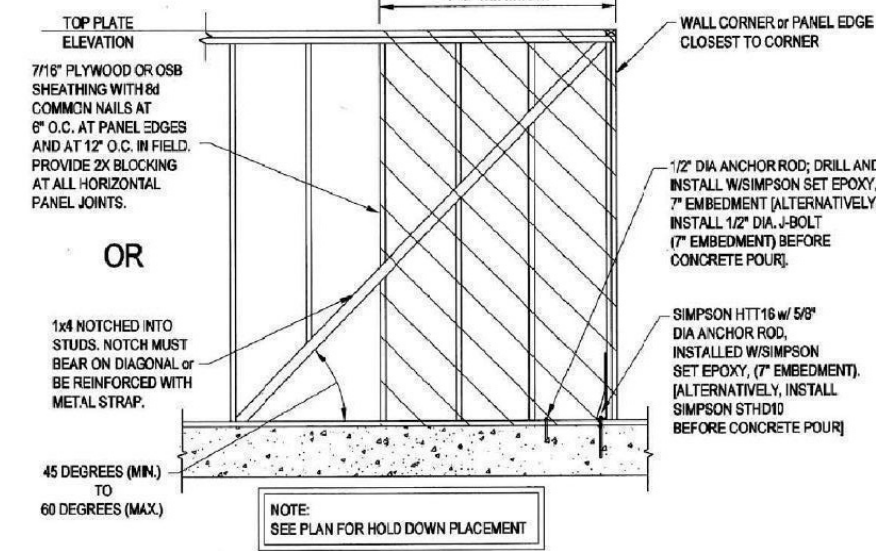
DETAIL B
WALL STIFFENER PANEL
w/ HOLD DOWN IN CORNER
SCALE: N.T.S.



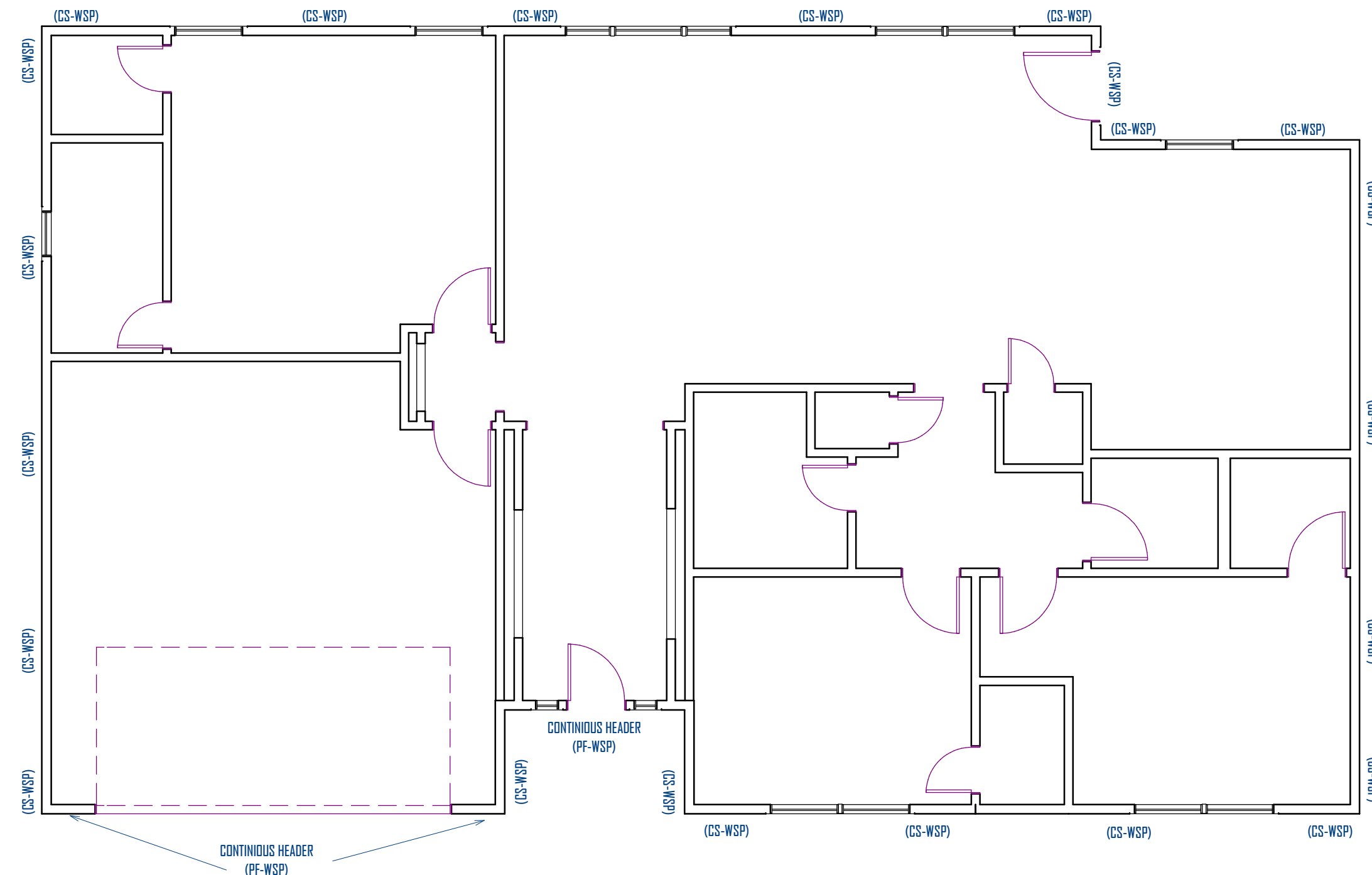
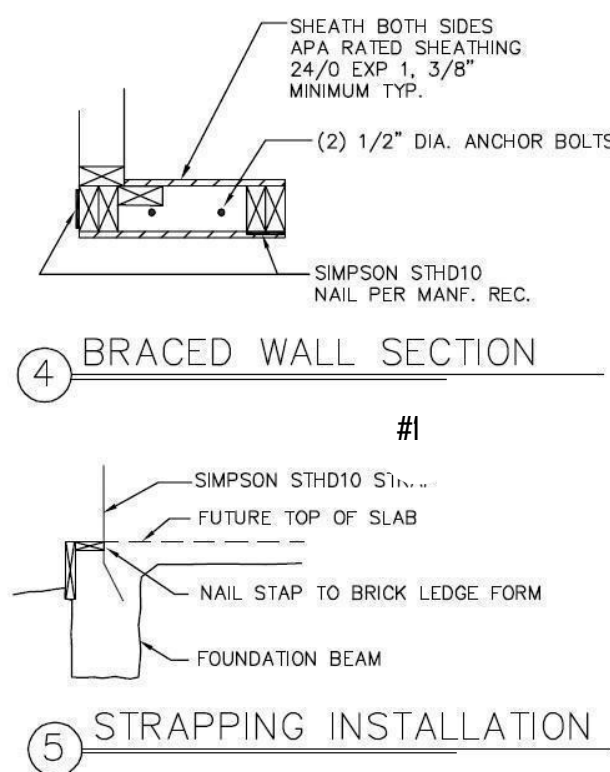
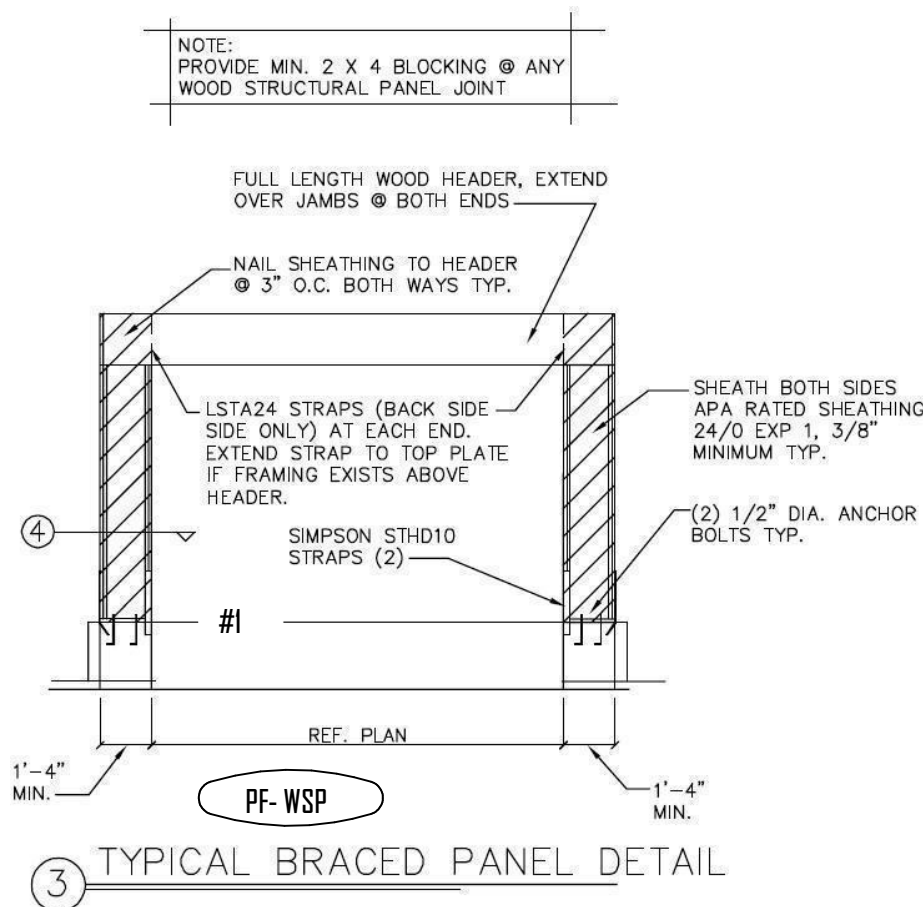
DETAIL N
WALL STIFFENER PANEL
w/ (2) HOLD DOWNS
SCALE: N.T.S.



DETAIL D
CONTINUOUSLY SHEATHED WALL
SCALE: N.T.S.



DETAIL G
PERFORATED SHEARWALL CORNER DETAIL
SCALE: N.T.S.



Scale: 3/16" = 1 ft