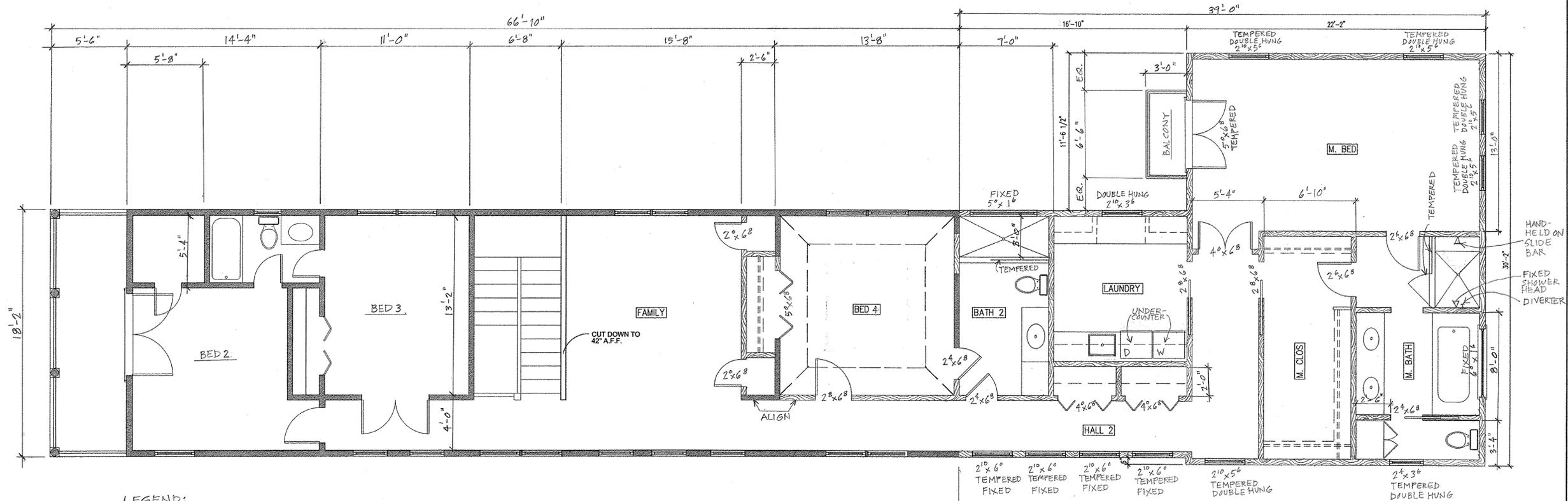


ROOF PLAN 1/4"=1'-0" 02



SECOND FLOOR PLAN 1/4"=1'-0" 01

ISSUE NO.	DATE	DESCRIPTION
	14 NOV '14	SCHEMATIC DESIGN REVIEW & PRELIMINARY PRICING
	3/2/15	ISSUE FOR PERMIT & CONSTRUCTION

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DESIGNS**

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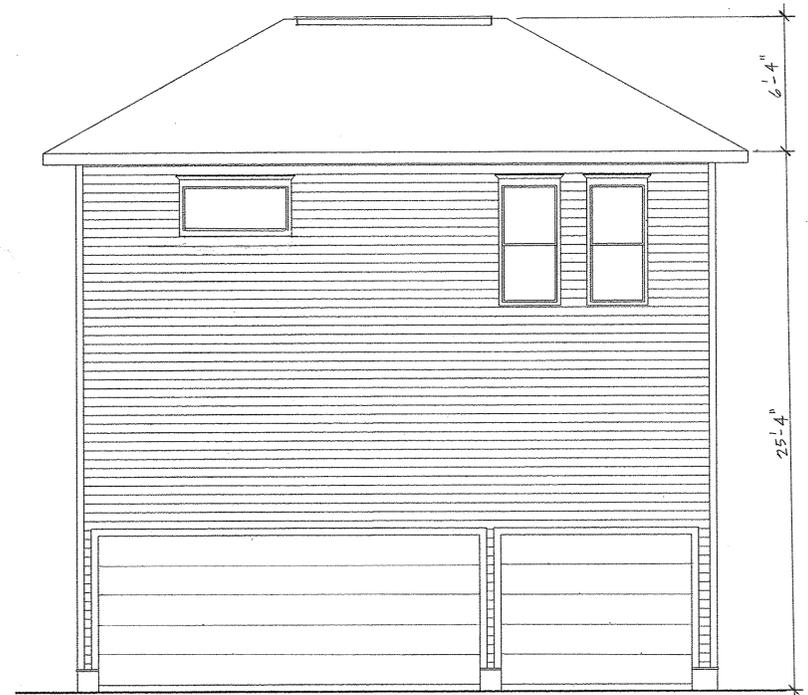
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ADDITION AND REMODELING TO:
**424 CORTLANDT ST
HOUSTON, TX 77007**

sheet title:
**SECOND FLOOR
PLAN & ROOF PLAN**

sheet no.:

A-3



EAST ELEVATION

1/4"=1'-0" 02



WEST ELEVATION

1/4"=1'-0" 01

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**424 CORTLANDT ST
 HOUSTON, TX 77007**

sheet title:
**EXTERIOR
 ELEVATIONS**

sheet no.:
A-5

424 Cortlandt Finish Schedule:

Family and Bed 3:

- Floor- Patch existing flooring as needed at relocated walls and doors. Stain and seal to match existing.
- Base- Feather in new painted wood base to match existing detail. Prime and paint new and existing.
- Walls- Prime and paint existing.
- Ceiling- Prime and paint existing. Match existing ceiling slope at South end of new Bed 3 to match North end.
- Wood Trim- Install new wood trim to match existing. Prime and paint new and existing.

Hall 2, Laundry, Master Closet, and Master Bedroom:

- Floor- New hardwood flooring over subflooring. Stain and seal to match existing.
- Base- Install new painted wood base to match existing detail.
- Walls- Prime and paint new 1/2" drywall.
- Ceiling- Prime and paint new 1/2" drywall.
- Wood Trim- Install new wood trim to match existing. Prime and paint.

Master Bath and Bath 2:

- Floor- Install new porcelain tile over backerboard. Provide allowance for tile.
- Base- Install new 4" base cut from floor tile.
- Walls- Prime and paint new 1/2" drywall.
- Ceiling- Prime and paint new 1/2" drywall.
- Wood Trim- Install new wood trim to match existing. Prime and paint.
- Millwork- Painted wood cabinetry in Bath 2, and stain grade in Master Bath. Granite slab top and 4" granite backsplash. Provide allowance for hardware, and plumbing fixtures.
- Shower- Porcelain tile over backer board. Grout and seal. Provide allowance for plumbing fixtures and trim pieces.

1. GENERAL CONTRACTOR SHALL INSPECT SITE AND REVIEW CONSTRUCTION DRAWINGS. REPORT ANY DISCREPANCIES OR CONCERNS PRIOR TO ORDERING MATERIALS AND COMMENCEMENT OF WORK.
2. UPGRADE ELECTRICAL PANEL AS NECESSARY.
3. INSPECT EXISTING HEAT/AIR SYSTEM. INSTALL NEW DUCTWORK FROM EXISTING AIRHANDLER AS NECESSARY.
4. PROVIDE POWER TO ANY NEW MECHANICAL EQUIPMENT IN ATTIC.

NOTE: PROVIDE MILLWORK SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

FINISH SCHEDULE

07

GENERAL NOTES

04

424 CORTLANDT ST
HOUSTON, TX 77007

2009- INTERNATIONAL RESIDENTIAL CODE
2009- IECC- (ANSI/ASHREA/IESNA 90.1-2004)

EXISTING SQUARE FOOTAGE	2,232 S.F.
SECOND FLOOR ADDITION	974 S.F.
NEW TOTAL SQUARE FOOTAGE	3,206 S.F.

CODES AND AREA CALCULATIONS

03

ARCHITECTURAL:

- A-1 SURVEY & PROJECT INFORMATION
- A-2 FIRST FLOOR PLAN & SECOND FLOOR DEMOLITION PLAN
- A-3 SECOND FLOOR & ROOF PLANS
- A-4 EXTERIOR ELEVATIONS
- A-5 EXTERIOR ELEVATIONS
- A-6 INTERIOR ELEVATIONS

ELECTRICAL:

- E-1 SECOND FLOOR ELECTRICAL PLANS

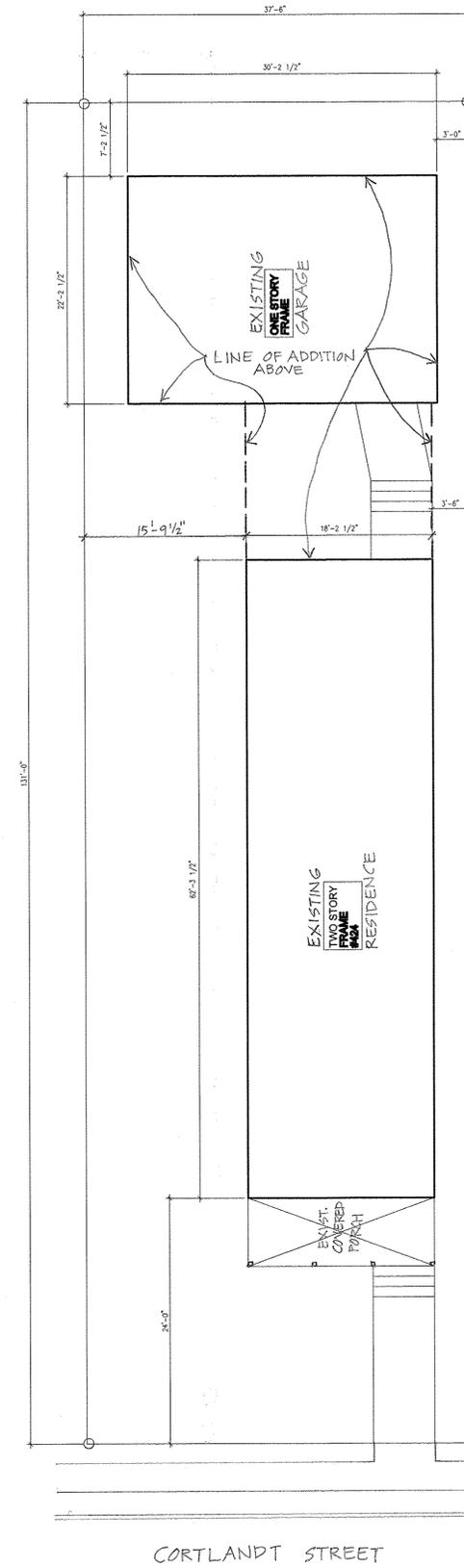
STRUCTURAL:

- S-1 FOUNDATION PLAN & DETAILS
- S-2 SECOND FLOOR FRAMING PLAN
- S-3 CEILING & ROOF FRAMING PLANS
- S-4 STRUCTURAL NOTES & DETAILS

SHEET INDEX

02

SITE PLAN



CORTLANDT STREET

1/8" = 1'-0" 01

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	18 JULY 14	SCHEMATIC DESIGN REVIEW
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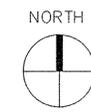
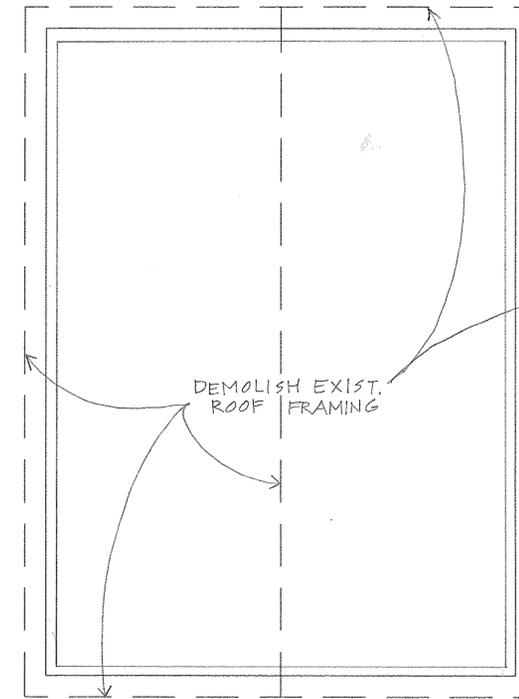
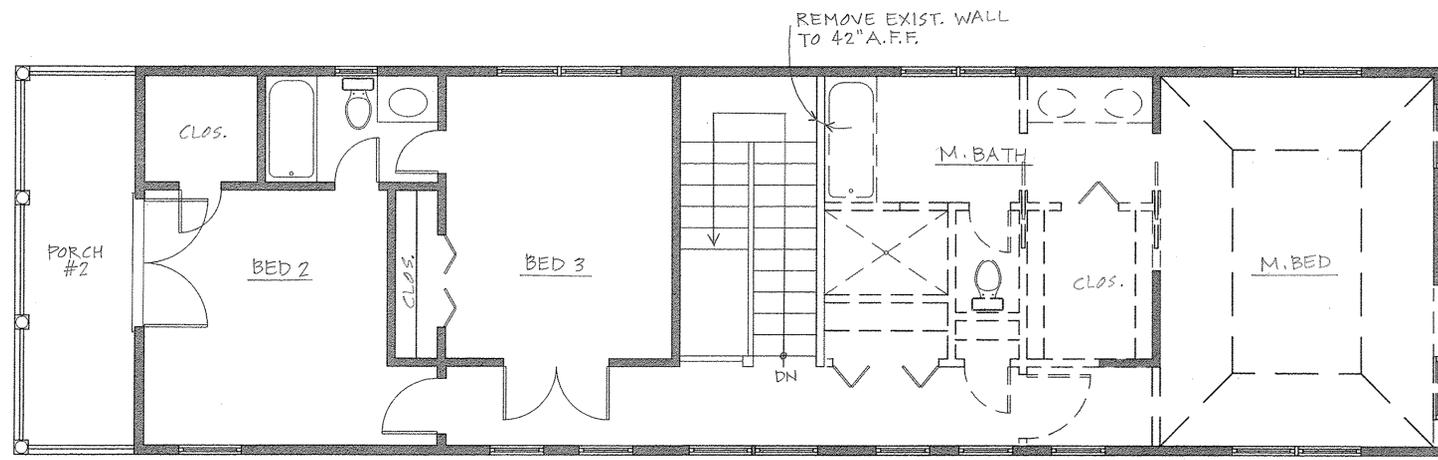
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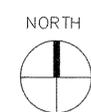
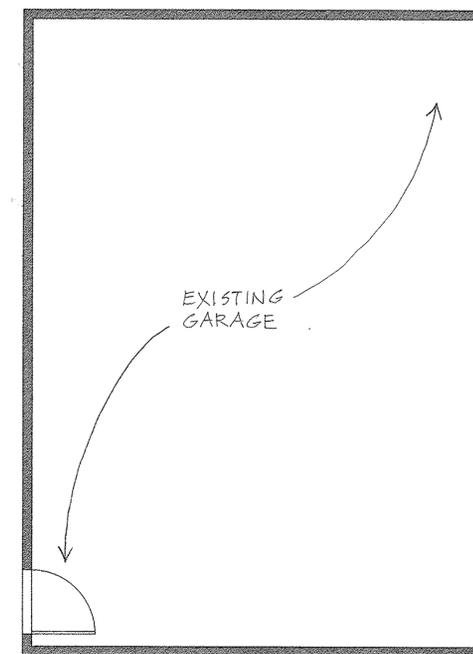
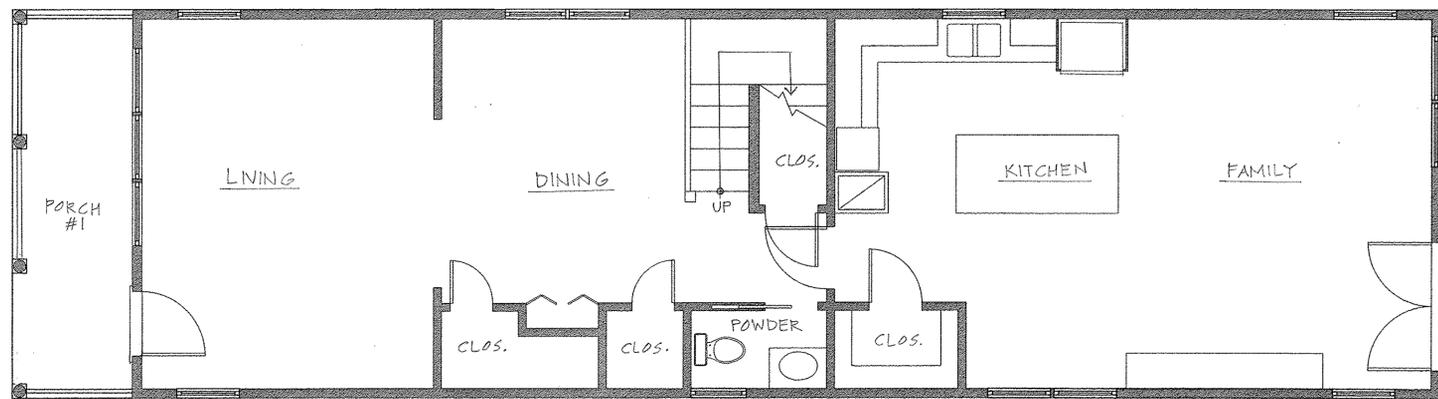
sheet title:
SURVEY/SITE PLAN

sheet no.:
A-1



SECOND FLOOR DEMOLITION PLAN

1/4"=1'-0" 02



EXISTING FIRST FLOOR PLAN

1/4"=1'-0" 01

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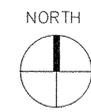
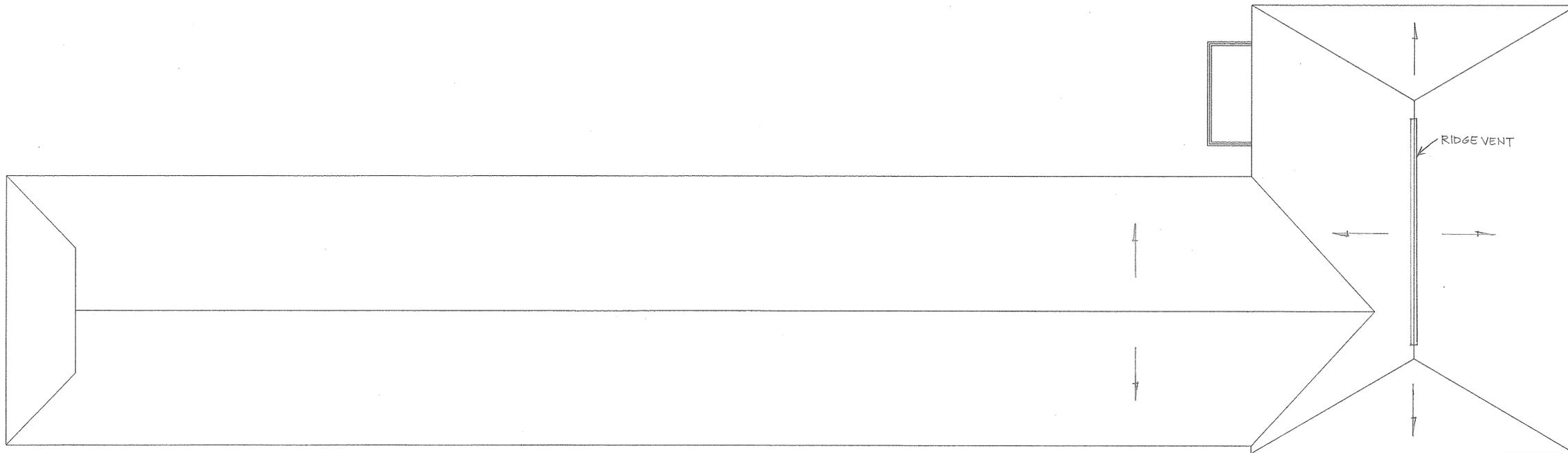
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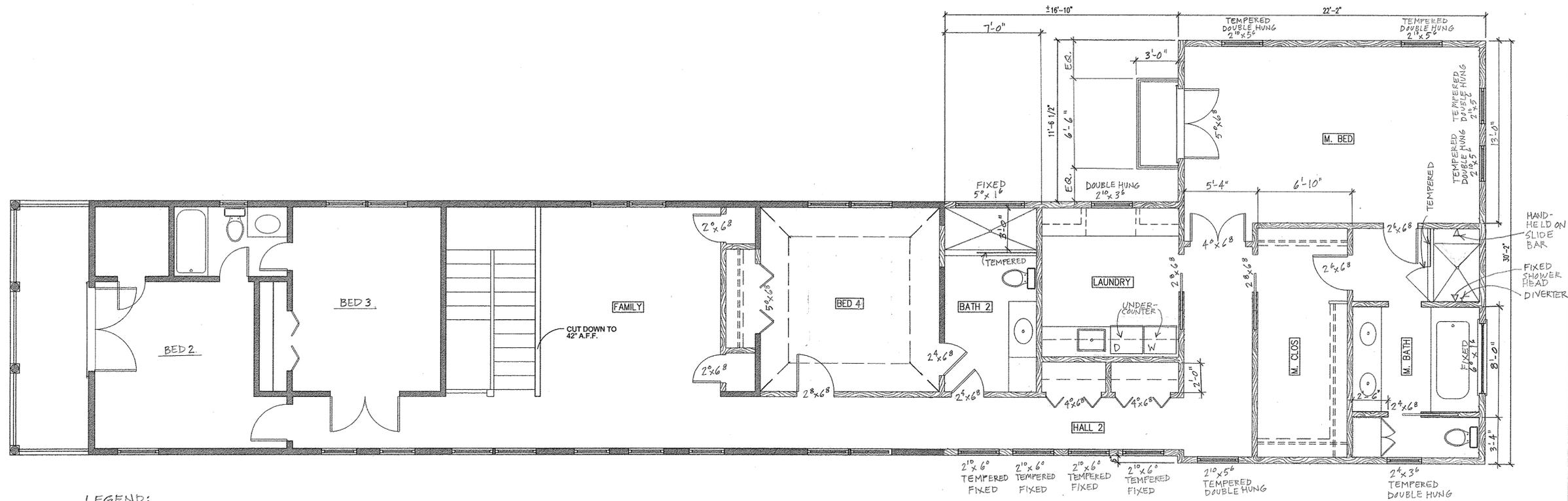
sheet title:
**FIRST FLOOR PLAN
& SECOND FLOOR
DEMOLITION PLAN**

sheet no.:

A-2



ROOF PLAN 1/4"=1'-0" 02



LEGEND:
 NEW WALL CONSTRUCTION
 EXISTING WALL CONSTRUCTION TO REMAIN.



SECOND FLOOR PLAN 1/4"=1'-0" 01

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	14 NOV 14	SCHEMATIC DESIGN REVIEW & PRELIMINARY PRICING
	3/2/15	ISSUE FOR PERMIT & CONSTRUCTION

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**424 CORTLANDT ST
 HOUSTON, TX 77007**

sheet title:
**SECOND FLOOR
 PLAN & ROOF PLAN**

sheet no.:

A-3



SECOND FLOOR ADDITION ← → EXISTING

NORTH ELEVATION

1/4" = 1'-0" 02



EXISTING ← → SECOND FLOOR ADDITION

NOTE: MATCH EXISTING SIDING AND TRIM MATERIALS AND DETAILING. TYPICAL.

SOUTH ELEVATION

1/4" = 1'-0" 01

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HOUSTON, TX 77007**

sheet title:
**EXTERIOR
ELEVATIONS**

sheet no.:

A-4



EAST ELEVATION

1/4"=1'-0" 02



WEST ELEVATION

1/4"=1'-0" 01

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	14 NOV 14	SCHEMATIC DESIGN REVIEW & PRELIMINARY PRICING
	3/2/15	ISSUE FOR PERMIT & CONSTRUCTION

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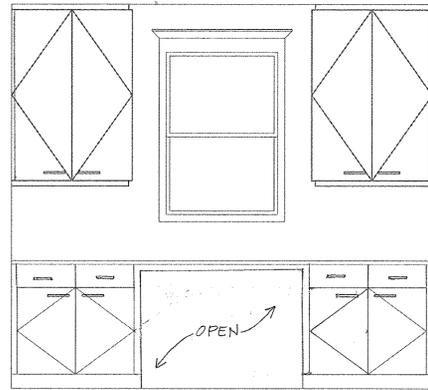
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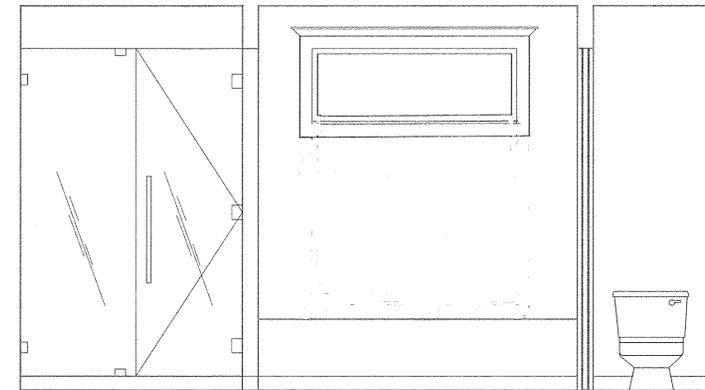
sheet title:
**EXTERIOR
ELEVATIONS**

sheet no.:
A-5



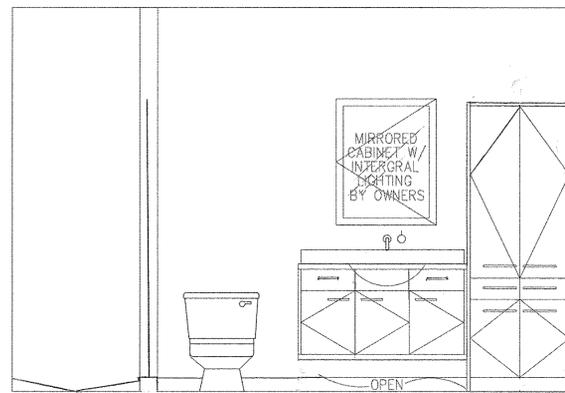
LAUNDRY ROOM ELEVATION

1/2"=1'-0" 04



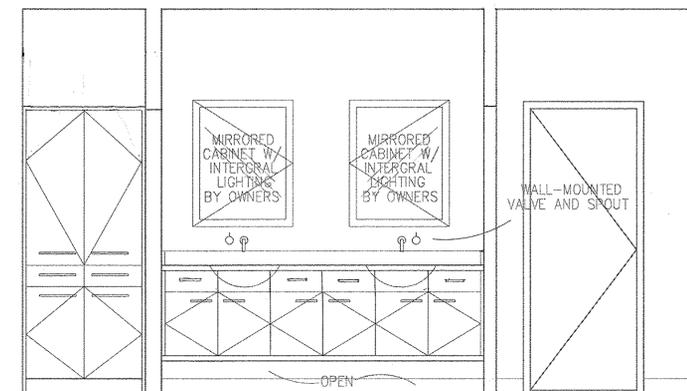
MASTER BATH ELEVATION 2

1/2"=1'-0" 02



BATH 2

1/2"=1'-0" 03



MASTER BATH ELEVATION 1

1/2"=1'-0" 01

ISSUE NO.	DATE	DESCRIPTION
	18 JULY '14	SCHEMATIC DESIGN REVIEW
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ADDITION TO:

424 CORTLAND ST
HOUSTON, TX 77007

sheet title:
INTERIOR
ELEVATIONS

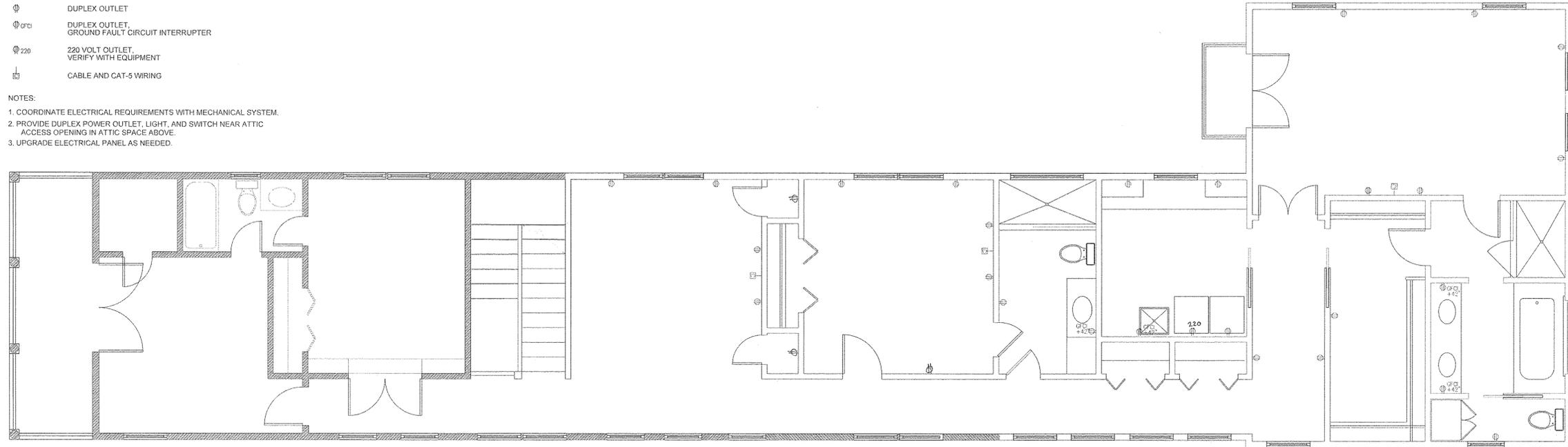
sheet no.:

A-6

- ⊕ DUPLEX OUTLET
- ⊕ GFCI DUPLEX OUTLET, GROUND FAULT CIRCUIT INTERRUPTER
- ⊕ 220 220 VOLT OUTLET, VERIFY WITH EQUIPMENT
- ⊕ CABLE AND CAT-5 WIRING

NOTES:

1. COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL SYSTEM.
2. PROVIDE DUPLEX POWER OUTLET, LIGHT, AND SWITCH NEAR ATTIC ACCESS OPENING IN ATTIC SPACE ABOVE.
3. UPGRADE ELECTRICAL PANEL AS NEEDED.



NORTH



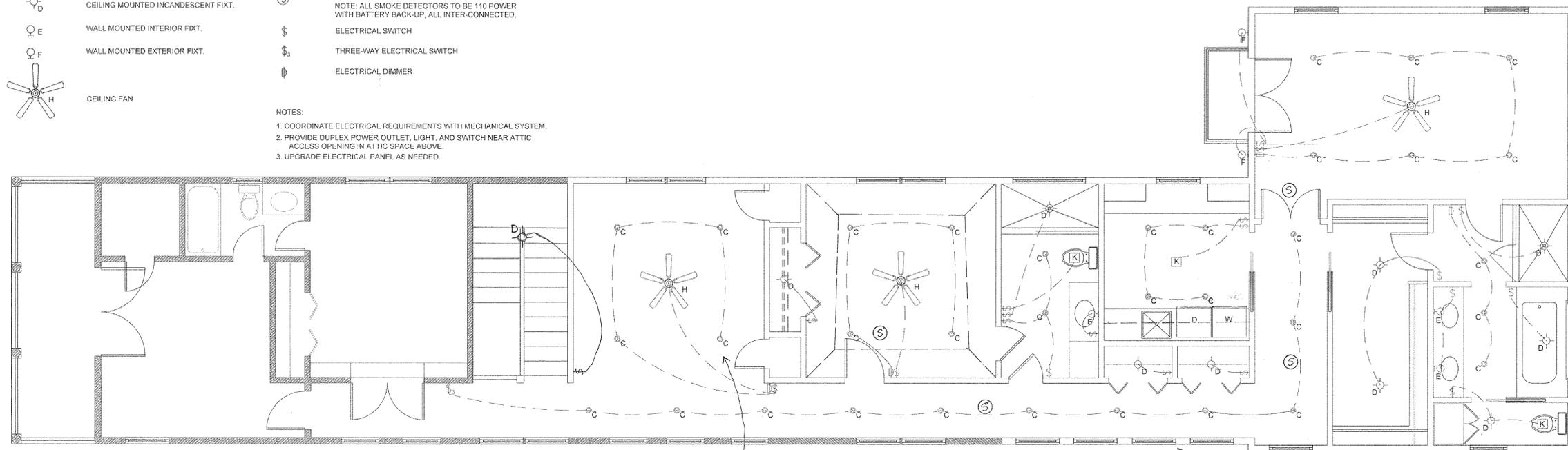
ELECTRICAL POWER PLAN

1/4"=1'-0" 02

- ⊕_C RECESSED INCANDESCENT DOWNLIGHT 6" APERTURE
- ⊕_D CEILING MOUNTED INCANDESCENT FIXT.
- ⊕_E WALL MOUNTED INTERIOR FIXT.
- ⊕_F WALL MOUNTED EXTERIOR FIXT.
- ⊕_H CEILING FAN
- ⊕_K EXHAUST VENT/FAN
- ⊕_S SURFACE MOUNTED SMOKE DETECTOR
NOTE: ALL SMOKE DETECTORS TO BE 110 POWER WITH BATTERY BACK-UP, ALL INTER-CONNECTED.
- ⊕₃ ELECTRICAL SWITCH
- ⊕₃ THREE-WAY ELECTRICAL SWITCH
- ⊕_D ELECTRICAL DIMMER

NOTES:

1. COORDINATE ELECTRICAL REQUIREMENTS WITH MECHANICAL SYSTEM.
2. PROVIDE DUPLEX POWER OUTLET, LIGHT, AND SWITCH NEAR ATTIC ACCESS OPENING IN ATTIC SPACE ABOVE.
3. UPGRADE ELECTRICAL PANEL AS NEEDED.



NORTH



NOTE: PRE-WIRE FOR SURROUND SOUND, THIS ROOM.

NOTE: EXTERIOR-GRADE CEILING FAN AND 4 RECESSED LIGHTS AT COVERED AREA BETWEEN GARAGE AND FIRST FLOOR. SWITCH BY BACK DOOR IN FAMILY ROOM.

ELECTRICAL LIGHTING PLAN

1/4"=1'-0" 02

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ADDITION TO:

424 CORTLANDT ST
HOUSTON, TX 77007

sheet title:

ELECTRICAL POWER,
ELECTRICAL LIGHTING PLAN

sheet no.:

E-1

GENERAL NOTES - CONCRETE SITE : PROPOSED ADDITION AT 424 COURTLANDT

1. VERIFY ALL DIMENSIONS AND ELEVATIONS OF RECESS, LEDGES AND STEPS WITH ARCHITECTS BEFORE COMMENCEMENT OF FORM WORK.
2. NO CONCRETE IS TO BE PLACED WITHOUT APPROVAL FROM ENGINEER OR ARCHITECT.
3. CONCRETE SHALL NOT BE PLACED IN FREEZING OR RAINY WEATHER.
4. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318 WITH LATEST REVISIONS.
5. CRUSHED STONE AND GRAVEL CONCRETE SHALL HAVE MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
6. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR ENTRAINED.
7. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60 WITH A305 DEFORMATIONS, DETAILED, FABRICATED AND INSTALLED PER ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE" ACI-315 LATEST REVISION.
8. WELDED SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM-A185.
9. REINFORCING STEEL MINIMUM COVERAGE UNLESS NOTED ON REBAR CHAIRS SHALL BE:
 - FOOTINGS
 - 10. CHAMFER ALL EXPOSED EDGES 3/4" AT 45 DEGREES.
 - 11. HOLES FOR DRILLED FOOTINGS SHALL BE PLUMB AND FREE OF ALL LOOSE MATERIALS AND WATER. CONCRETE AND REINFORCING SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.
 - 12. PROVIDE CORNER BARS IN THE OUTSIDE FACE OF EXTERIOR GRADE BEAMS TO MATCH THE HORIZONTAL STEEL. AT ALL RE-ENTRANT CORNERS PLACE 2 - # 4 X 4"-0" IN THE SLAB.
 - 13. UNDERGROUND UTILITIES OR OBSTRUCTIONS ENCOUNTERED SHALL BE REMOVED, RELOCATED OR LEFT IN PLACE AS DIRECTED BY ENGINEER.
 - 14. BARS DETAILED AS CONTINUOUS SHALL BE LAPPED 50 BAR DIAMETER AT SPLICES. THE SPLICES SHALL OCCUR AT MIDSPAN FOR TOP BARS AND OVER THE SUPPORTS FOR BOTTOM BARS.
 - 15. ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF HOUSTON BUILDING CODE. (THE LATEST EDITION OR IFC).
 - 16. FOOTING DESIGN BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF PER SOIL REPORT 2'-8" DEPTH.
 - 17. SUBGRADE PREPARATION AND COMPACTION SHALL BE PER SOIL REPORT.
 - 18. THE GENERAL CONTRACTOR SHALL EXAMINE THE MECHANICAL DRAWINGS FOR REQUIRED MECHANICAL WORK TO BE PLACED IN CONCRETE. THIS CONTRACTOR SHALL NOTIFY AND RECEIVE PERMISSION FROM THE STRUCTURAL ENGINEER FOR THE PLACING OF SLEEVES, PIPES OR OTHER MATERIALS.
 - 19. ALL PIPES GOING THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID DEPTH OF GRADE BEAM.
 - 20. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OF OVERALL THICKNESS OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER.
 - 21. THE ENGINEER SHALL NOT BE LIABLE FOR ANY FOUNDATION REVISION OR CHANGES FROM THE ARCHITECTS, CONTRACTORS OR OWNERS WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
 - 22. CURE ALL CONCRETE IMMEDIATELY AFTER FINISHING WITH APPROVED CHEMICAL CURING COMPOUND.
 - 23. IF ANY TREES THAT ARE REMOVED WITHIN 25 FEET PROXIMITY TO THE FOUNDATION WITHIN 6 MONTHS BEFORE POURING THE CONCRETE WILL REQUIRE AN ENGINEERS APPROVAL.
 - 24. CONTRACTOR/OWNER/DEVELOPER SHOULD NOTIFY THE ENGINEER OF ANY TREES THAT ARE NOT MENTIONED IN THE DESIGN DOCUMENTS BEFORE THE FOUNDATION IS BUILT. FAILURE TO MAKE SUCH NOTIFICATION SHALL VOID ANY LIABILITY BY VATANI CONSULTING ENGINEERS, PLLC.

REFER ARCHITECTURAL PLANS FOR:

- ALL DIMENSIONS NOT SHOWN
- ALL DROPS NOT SHOWN
- ALL PLUMBING FIXTURES NOT SHOWN
- ALL ELECTRICAL STUBS NOT SHOWN
- ALL DROP VALUES NOT SHOWN

NOTE:

- VERIFY ALL RECESS WITH ARCH. DRAWINGS.

-ALL PIPES PENETRATING GRADE BEAM MUST BE SLEEVED.

NOTE:

- COORDINATE THIS DRAWING WITH ARCHITECTURAL PLANS AND REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER.

THE USE OF THESE DRAWINGS SIGNIFIES THE OWNER/CONTRACTOR'S SHALL NOT BE LIABLE FOR ANY CONSTRUCTION THAT HAS NOT BEEN OBSERVED AND APPROVED IN WRITING BY VATANI CONSULTING ENGINEERS, INC. IN ABSENCE OF SUCH SITE OBSERVATION AND APPROVAL, VATANI CONSULTING ENGINEERS MAKES NO PRESENTATIONS OF SUITABILITY, EXPRESS OR IMPLIED, WITH REFERENCE TO THESE DRAWINGS.

OWNER/CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS VATANI CONSULTING ENGINEERS, FOR ALL DAMAGES, COSTS AND ATTORNEY'S FEES THAT VATANI CONSULTING ENGINEERS, MAY INCUR AS A RESULT OF ANY LITIGATION ARISING OUT OF THIS PROJECT IF VATANI CONSULTING ENGINEERS, INC. HAS NOT REVIEWED THE CONSTRUCTION WORK AND APPROVED IT. IN CHOOSING TO BUILD WITHOUT THIS SITE OBSERVATION AND APPROVAL, OWNER/CONTRACTOR AGREES THAT HE/THEY DESIRE TO LIMIT EXPENSE AND HE/THEY HAVE MADE AN INFORMED BUSINESS DECISION TO BE TOTALLY RESPONSIBLE FOR SAID CONSTRUCTION.

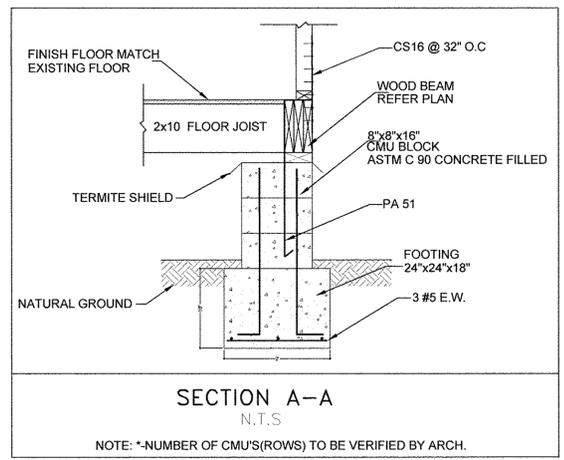
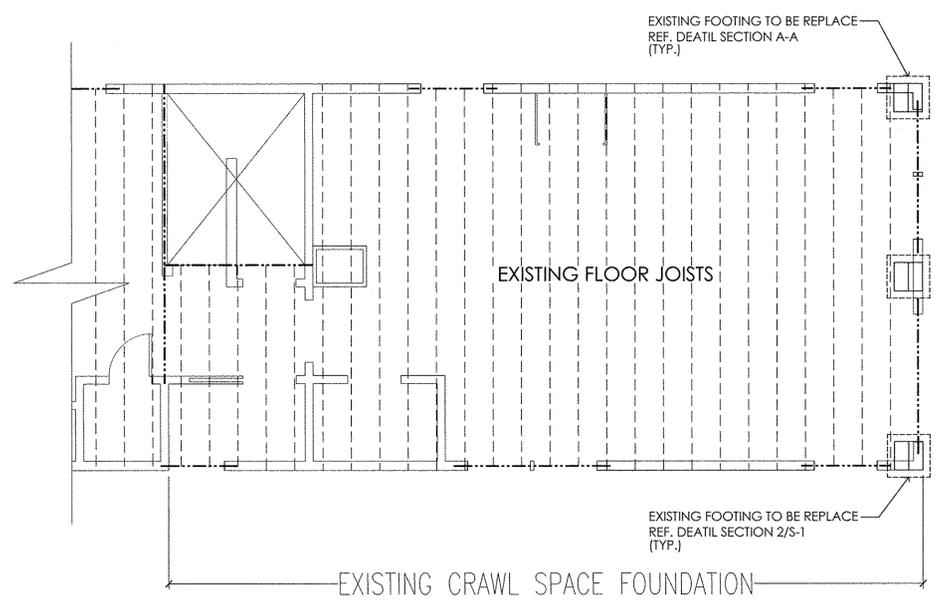
A.P.B. = ANTHONY'S POWER BEAM
3000 Fb OR EQUAL

NOTE:
PROVIDE 3-2x4 COL. UNDER ALL
3-1/2" A.P.B. U.N.O
⊙ WALL LOCATION.

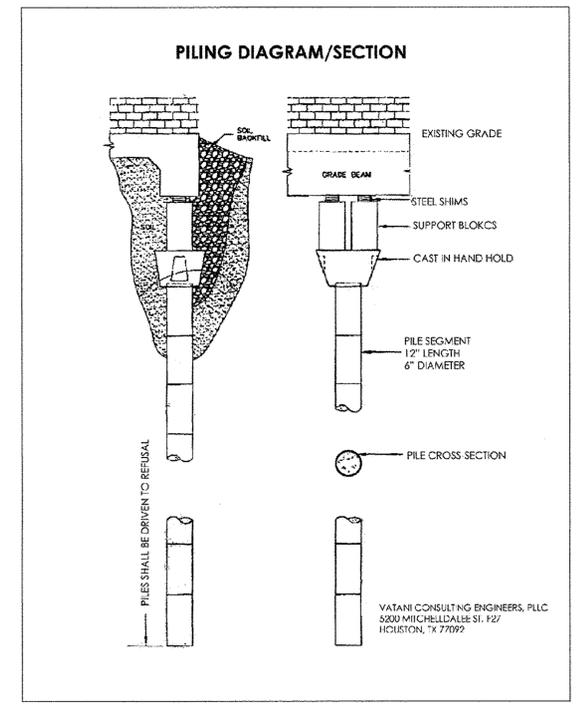
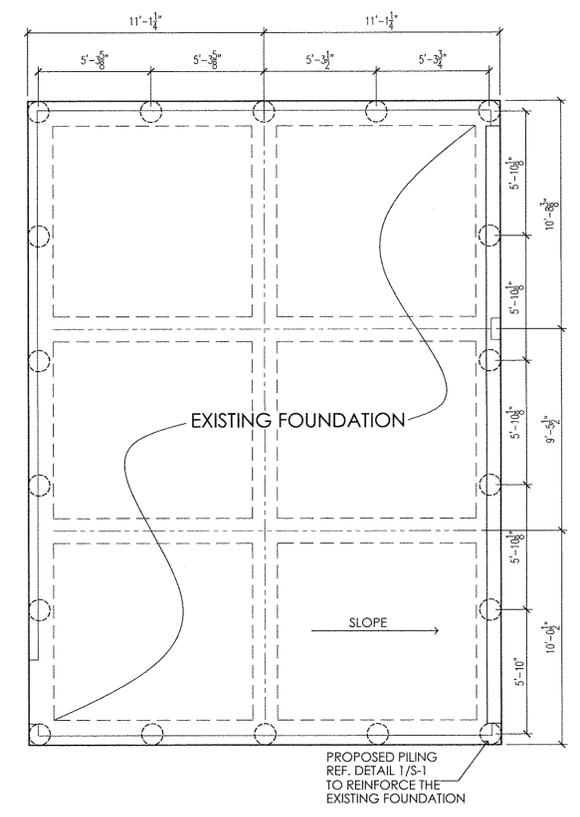
▬ PARTITIONS ABOVE
PARTITIONS LOAD 150 PLF U.O.N.
▬ PARTITIONS BELOW

LEGEND

EXISTING FLOOR JOIST @16" O.C



2 PROPOSED NEW FOOTING DETAIL



1 PILING DETAIL

EXISTING FOUNDATION PLAN AND DETAILS/NOTES

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

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & ENGINEER WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCY WITHIN 24 HOURS FOR ADJUSTMENT OR VERIFICATION.



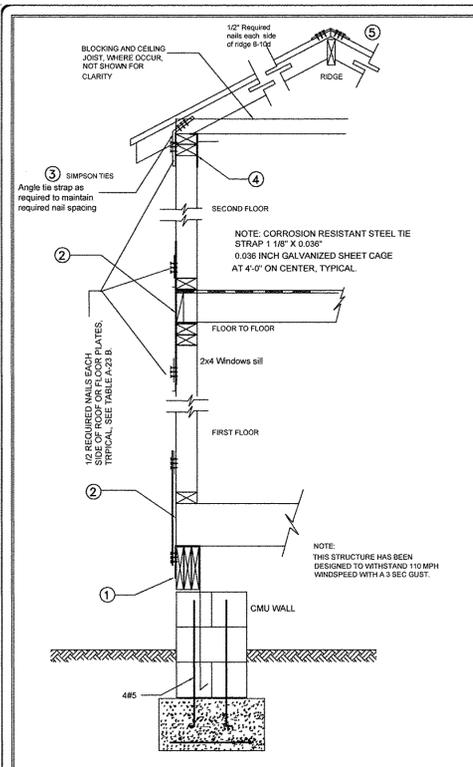
VATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS

5000 MITCHELLEDALE ST. HOUSTON, TEXAS 77092
Phone: (713) 400-0005
Fax: (713) 400-5653
E-mail: info@vatani.com

FOUNDATION FOR RESIDENTIAL ADDITION LOCATED AT 424 COURTLANDT HOUSTON, TEXAS

DATE: MARCH 4, 2015
CHECKED BY: IVAN
DRAWN BY: ROBERT
SCALE: 1/4"=1'-0"
JOB NO: 15030
FILE: 2015/RESIDENTIAL/15030/VCE/STRUC./S-1

SHEET:
S-1
OF



Typical Section
STRAPPING DETAIL
N.T.S.

TIE-DOWN NOTE (THE RESIDENCE SHALL MEET IRC 2006 OR EXCEED THE CITY OF HOUSTON SPECIFICATIONS.)

- NOTE: THE TIE-DOWN PATH MUST BE CONTINUOUS FROM THE RAFTER TO THE FOUNDATION.
- WOOD TO CONCRETE CONNECTION: (2) SIMPSON PA51.
 - FLOOR TO FLOOR/STUD TO STUD CONNECTIONS: SIMPSON CS16 @ 32" O.C.
 - TOP PLATE TO STUD CONNECTIONS: SIMPSON H2.5 @ 32" O.C.
 - RAFTER TO TOP PLATE CONNECTIONS: SIMPSON H2.5 @ 16" O.C.
 - RAFTER RIDGE STRAP CONNECTIONS: SIMPSON LST15 @ 16" O.C.
 - STUD TO BAND JOIST CONNECTIONS: SIMPSON H6 @ 16" O.C.

- HEADER CONNECTIONS:**
- HEADER TO JACK STUD: DOOR AND WINDOW: SIMPSON LST9. GARAGE: SIMPSON 2-LST12.
 - JACK STUD TO SILL PLATE: DOOR AND WINDOW: SIMPSON LST9. GARAGE: SIMPSON 2-LST12.

LEGEND

- EXISTING 2"x12" FLOOR JOIST @16" O.C. - - - - -
- PROPOSED 2"x12" FLOOR JOIST @16" O.C. _____

THE USE OF THESE DRAWINGS SIGNIFIES THE OWNER/CONTRACTOR'S SHALL NOT BE LIABLE FOR ANY CONSTRUCTION THAT HAS NOT BEEN OBSERVED AND APPROVED IN WRITING BY VATANI CONSULTING ENGINEERS, INC. IN ABSENCE OF SUCH SITE OBSERVATION AND APPROVAL, VATANI CONSULTING ENGINEERS MAKES NO REPRESENTATIONS OF SUITABILITY, EXPRESS OR IMPLIED, WITH REFERENCE TO THESE DRAWINGS.

OWNER/CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS VATANI CONSULTING ENGINEERS, FOR ALL DAMAGES, COSTS AND ATTORNEY'S FEES THAT VATANI CONSULTING ENGINEERS, MAY INCUR AS A RESULT OF ANY LITIGATION ARISING OUT OF THIS PROJECT IF VATANI CONSULTING ENGINEERS, INC. HAS NOT REVIEWED THE CONSTRUCTION WORK AND APPROVED IT. IN CHOOSING TO BUILD WITHOUT THIS SITE OBSERVATION AND APPROVAL, OWNER/CONTRACTOR AGREES THAT HE/THEY DESIRE TO LIMIT EXPENSE AND HE/THEY HAVE MADE AN INFORMED BUSINESS DECISION TO BE TOTALLY RESPONSIBLE FOR SAID CONSTRUCTION.

A.P.B. = ANTHONY'S POWER BEAM
3000 Fb OR EQUAL

NOTE:
PROVIDE 3-2x4 COL. UNDER ALL 3-1/2" A.P.B. U.N.O @ WALL LOCATION.

▬ PARTITIONS ABOVE
PARTITIONS LOAD 150 PLF U.O.N.

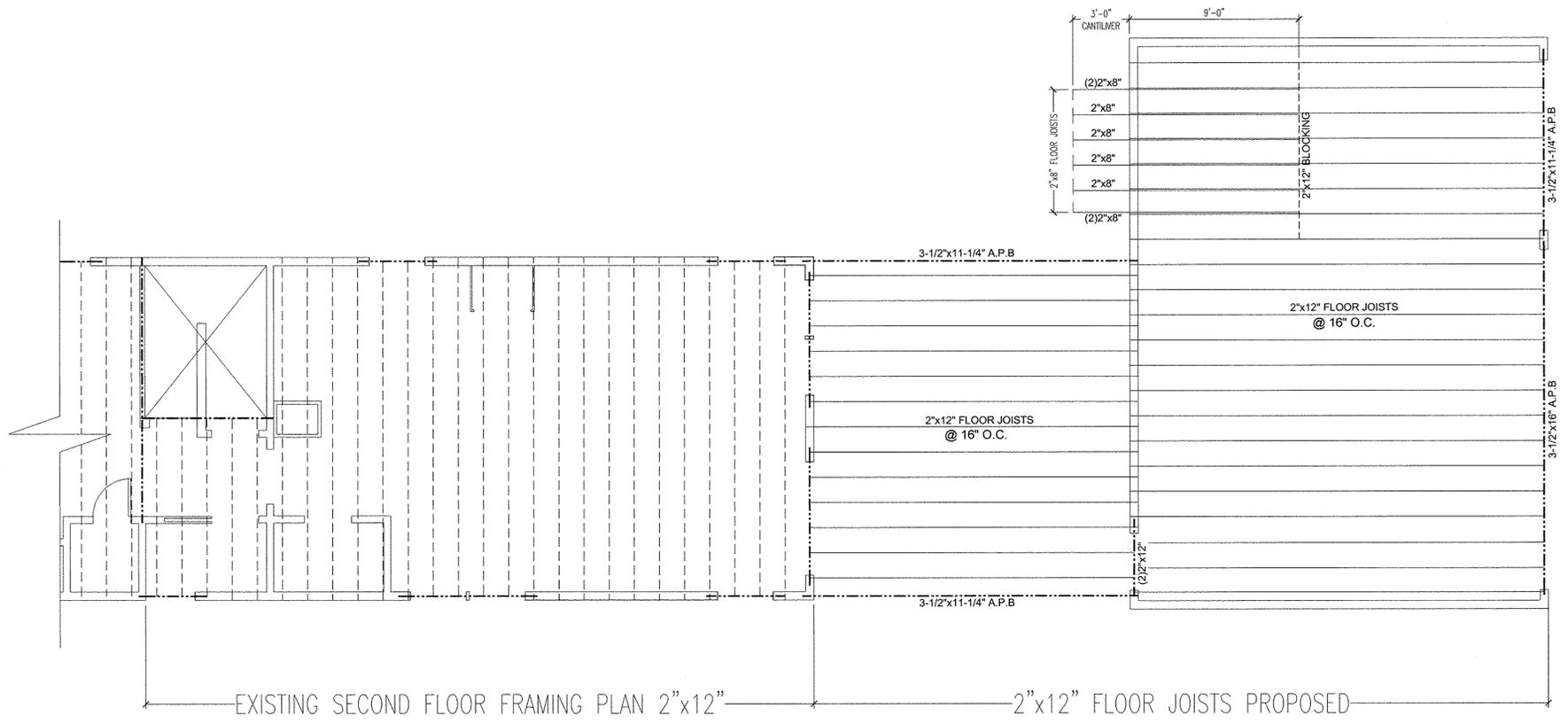
▬ PARTITIONS BELOW

REFER ARCHITECTURAL PLANS FOR:
ALL DIMENSIONS NOT SHOWN
ALL DROPS NOT SHOWN
ALL PLUMBING FIXTURES NOT SHOWN
ALL ELECTRICAL STUBS NOT SHOWN
ALL DROP VALUES NOT SHOWN

NOTE:
-VERIFY ALL RECESS WITH ARCH. DRAWINGS.

NOTE:
-COORDINATE THIS DRAWING WITH ARCHITECTURAL PLANS AND REPORT ANY DISCREPANCY TO ARCHITECT/ENGINEER.

SEE SHEET S-4 FOR NOTES AND DETAILS.



PROPOSED SECOND FLOOR FRAMING PLAN

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

REVISIONS	
No.	DATE DESCRIPTION
1	
2	
3	
4	

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CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCY WITHIN THE PLANS & ENGINEER ON RECORD WITHIN 24 HOURS FOR ADJUSTMENT OR VERIFICATION.



VATANI CONSULTING ENGINEERS, PLLC
DESIGN CONSULTANTS

5000 WITHELLDALE
HOUSTON, TEXAS 77062

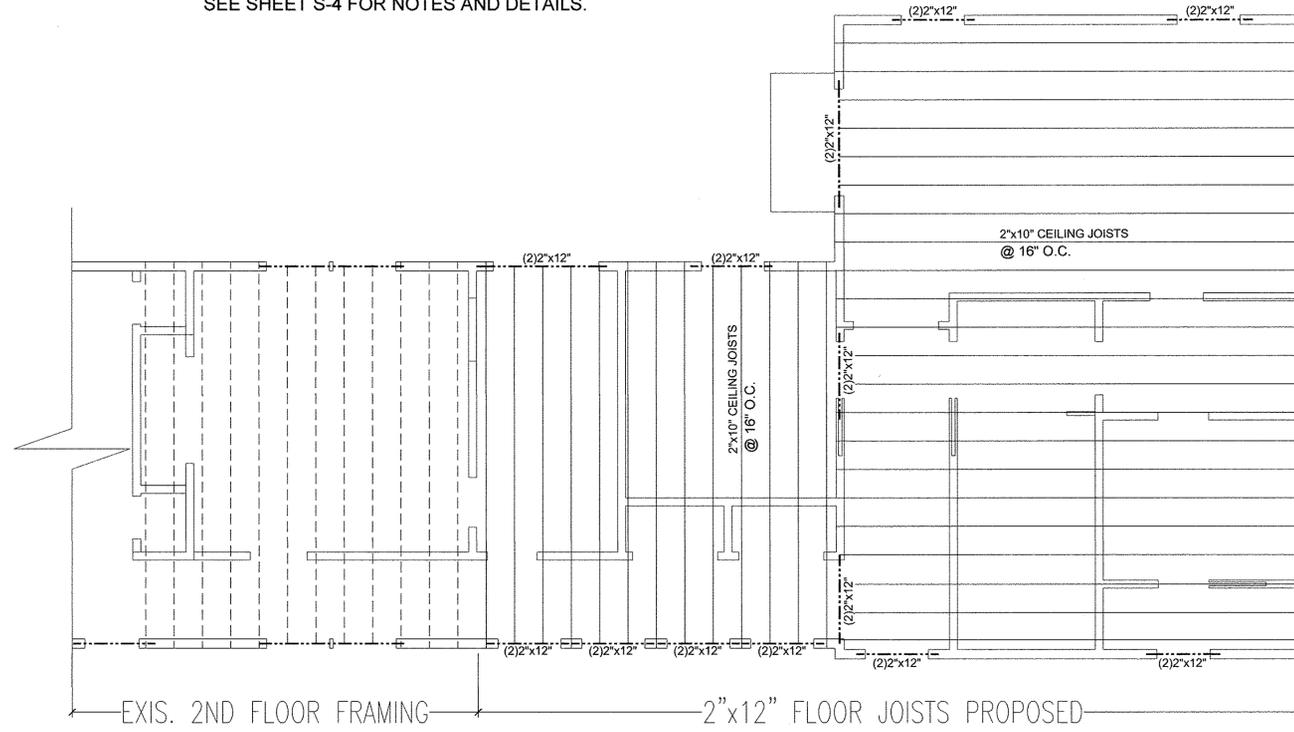
Phone: (713) 400-0005
Fax: (713) 836-2535
E-mail:

FOUNDATION AND FLOOR FRAMING PLAN
FOR RESIDENTIAL ADDITION
LOCATED AT
424 COURTLANDT
HOUSTON, TEXAS

DATE: MARCH 4, 2015
CHECKED BY: IVAN
DRAWN BY: ROBERT
SCALE: 1/4" = 1'-0"
JOB No.: 15030
FILE: 2015/RESIDENTIAL/15030/NCE/STRUC./S-3

SHEET:
S-2
OF

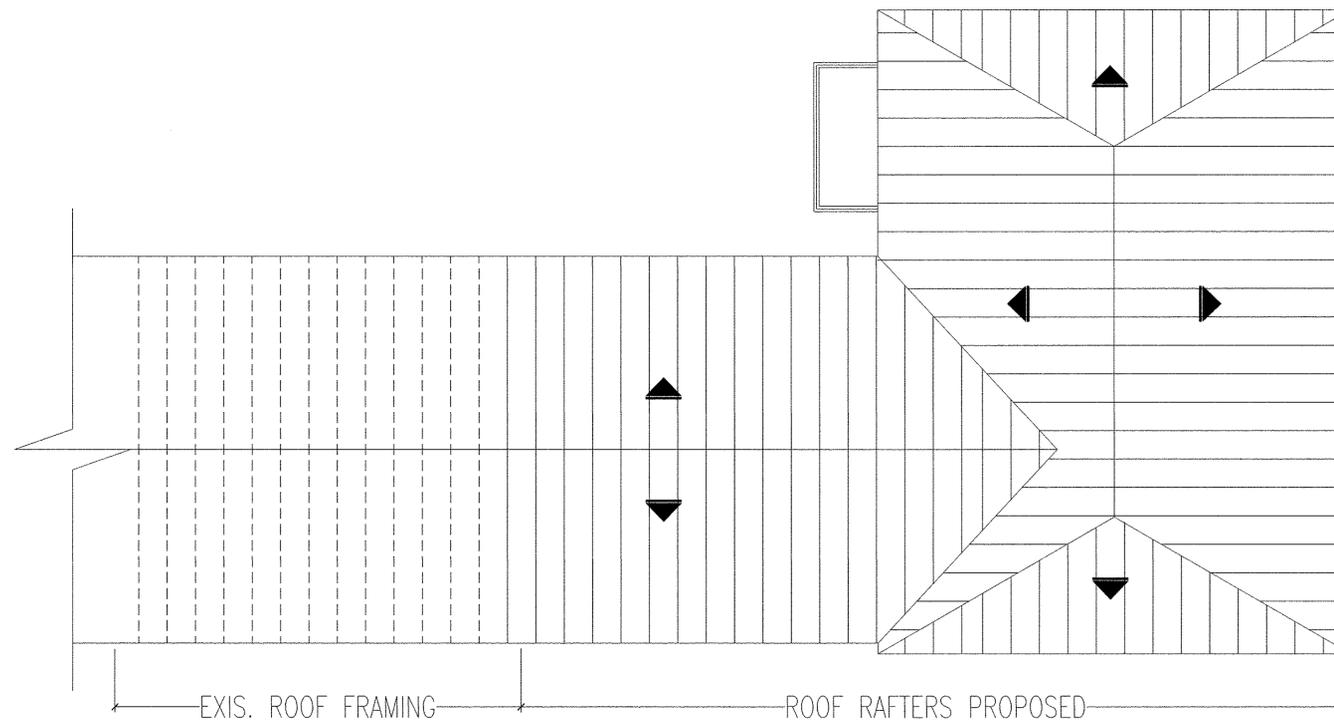
SEE SHEET S-4 FOR NOTES AND DETAILS.



NOTE:
TRIPLE CEILING JOIST MEMBERS WHEN SUPPORTING ROOFS BRACES.

PROPOSED CEILING FRAMING PLAN

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



LEGEND

EXISTING 2"x12" FLOOR JOIST @16" O.C. - - - - -

PROPOSED 2"x12" FLOOR JOIST @16" O.C. _____

PROPOSED ROOF FRAMING PLAN

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

REVISIONS	
No.	DATE
1	
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THE CONTRACTOR IS RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS IN THE FIELD. DISCIPLINES ON FIELD TO CONTACT ENGINEER ON RECORD WITHIN 24 HOURS FOR CORRECTION OR VERIFICATION.



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Phone: (713) 400-0005
Fax: (713) 956-2555
E-mail: [REDACTED]

FOUNDATION AND FLOOR FRAMING PLAN
FOR RESIDENTIAL ADDITION
LOCATED AT
424 COURTLANDT
HOUSTON, TEXAS

DATE: MARCH 4, 2015
CHECKED BY: IVAN
DRAWN BY: ROBERT
SCALE: 1/4"=1'-0"
JOB No: 15030
FILE: 2015/RESIDENTIAL/15030/VCE/STRUC/S-3

FRAMING NOTES: (UNLESS NOTED OTHERWISE: U.N.O.)

- ALL BEAM AND HEADER MATERIAL SHALL BE NO. 2 SYP. 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.N.O.)
 - 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" ANCHOR BOLTS EMBED MIN. 4-1/2" INTO SOLID CONCRETE. THE STEEL ANGLE LITEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY).
- | MAXIMUM SPAN | MINIMUM SIZE | MINIMUM BEARING |
|--------------|-------------------|-----------------|
| 5'0" | L3 X 3 1/2 X 5/16 | 8" |
| 7'0" | L4 X 3 1/2 X 5/16 | 8" |
| 8'0" | L5 X 3 1/2 X 3/8 | 8" |
| 9'0" | L5 X 3 1/3 X 3/8 | 9" |
| 10'0" | L6 X 3 1/2 X 3/8 | 10" |
- ROOF FRAMING:
THE MAXIMUM UNSUPPORTED SPAN FOR 2X6 AT 16" o.c. RAFTERS SHALL BE 10'-7". 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' (SEE A 2X6 TO BRACE WHEN LENGTH EXCEEDS 8'-00"). 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, HIP 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 SIZE LARGER (U.N.O.). PROVIDE SIMPSON H2.5 HOLD-DOWNS FOR RAFTERS TO TOP PLATE. ALL PERIMETER PONYWALLS TO THE ROOF MUST BE BRACED AT TOP TO THE CEILING JOISTS OR BLOCKING WITH 2X4'S AT 16" ON CENTER WITH (3) 12d NAILS EACH END. STRAPPING MUST BE USED WITH PERIMETER PONYWALLS TO STUDS BELOW.
 - LIVE LOADS: ROOF: 20 PSF ATTIC: 20 PSF FLOOR: 40 PSF INTERIOR WALLS: 0 PSF EXTERIOR WALLS: 0 PSF
DEAD LOADS: 10 PSF 10 PSF 80 PSF 100 PSF
WIND: 110 MPH (3 SECOND GUSTS)
 - FLOOR DECKING SHALL BE 1/2" EXPOSURE 1 (CDX) PLYWOOD OR WAFFERBOARD APA RATED 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" DIA. 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 EGS 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'-00".
 - ALL BEAMS FRAMING TO WALLS ARE 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 | ALL HEADERS ARE TO HAVE NO SPLITS, CHECKS OR SHAKES. |
|--------|--------------|--|
| 2-2X6 | 4'-6" | |
| 2-2X8 | 6'-0" | |
| 2-2X10 | 7'-0" | |
| 2-2X12 | 9'-0" | |
- ANCHOR BOLTS (MINIMUM 1/2" DIA. X 12" LONG AT 4'-0" CENTERS, MINIMUM TO PER PLATE), AND THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO TABLE 1705.1 OF THE 1994 STANDARD BUILDING CODE (U.O.N.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS 24" o.c. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH 3-16d NAILS 12" o.c. THERE SHALL BE NO SPLICES.
 - STUD WALLS HIGHER THAN 10' 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.
 - MICROLANS ARE TO BE INSTALLED PER TRUS JOIST CORPORATION'S "RESIDENTIAL PRODUCTS REFERENCE GUIDE". PARALLAMS ARE TO BE INSTALLED PER "PARALLAMS PSL INSTALLATION GUIDE". GLULANS TO HAVE Fb=3000 PSI. TJS TO BE INSTALLED PER TRUS JOIST MACMILLIAN'S "BUILDER'S GUIDE TO THE SILENT FLOOR SYSTEM" OR ABOVE. PSL'S AND LVL'S ARE TO BE INSTALLED PER ALPINE STRUCTURES ENGINEERED WOOD PRODUCTS. TJS ARE TO BE GLUED TO THE FLOOR.
 - FOR THE EXTERIOR WALLS USE 15/32" OR 1/2" X 4'-0" APA RATED PLYWOOD OR WAFFERBOARD 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 CYPRESUM BOARD (SHEATHING 1/2" THICK BY 4 FEET WIDE, WALLBOARD OR VENER BOARD) 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" DIA. X 2-1/4" EMBEDMENT HILTI KWIK BOLT 11 AT 32" ON CENTER MAX. ALL WALLS THAT HAVE PLYWOOD ON BOTH SIDES ARE TO HAVE A SIMPSON H8BA TO DOUBLE STUDS AT THE ENDS OF THE PLYWOOD AND BE DOUBLE BLOCKED AND DOUBLE STUDED.
 - THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS, SHALL BE ACCORDING TO TABLE 250 OF THE HOUSTON/IRC BUILDING CODE 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 ANY DISCREPANCY AND REVIEW FOR RECOMMENDATION OR REVISIONS IF NECESSARY. ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO LOCAL CODES AND OSHA GUIDELINES.
 - ALL HANDRAILS AND GAUDBAILS SHALL WITHSTAND A TOTAL LIVE LOAD OF 250 PSF AS PER TABLE R301.4 (IRC 2000)
 - STRUCTURES SHALL BE DESIGNED FOR WIND LOADS OF 110 MPH (3 SECOND GUST) WIND SPEED AS REQUIRED PER SECTION 1609.3 OF THE AMENDED 2006 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.

NOTE:
THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND
110 MPH WIND SPEED WITH A 3 SEC GUST

NOTE:
ALL BEAMS NOT LABELED ARE (2)2"x12"
RE: ARCH PLANS FOR CEILING HEIGHTS
FURR DOWN FOR ALL VAULTED CEILINGS

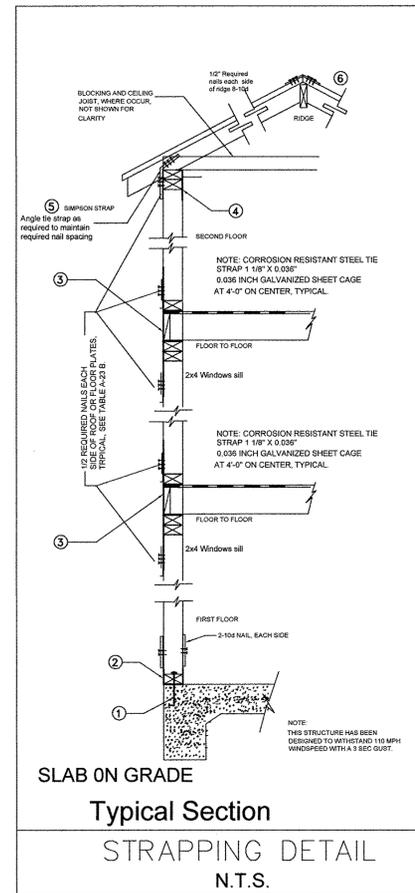
GENERAL ROOF NOTES:

- DEPTH OF RIDGE, HIP OR VALLEY BEAMS:
A. SHALL BE ONE SIZE WIDER THAN THE LARGEST RAFTER FRAMING INTO IT (EX. 2X10 BEAM FOR 2X8 RAFTER).
B. SHALL MATCH THE CUT END OF THE RAFTER.
- PROVIDE COLLAR TIES AT UPPER 1/3 DISTANCE BETWEEN RIDGE BOARD AND JOIST AT 48" O.C.
- ALL RAFTERS 2"x 6" AT 16" o.c. UNLESS OTHERWISE NOTED.
- DOUBLE FLOOR JOIST UNDER ALL PARTITIONS PARALLEL TO JOIST BELOW.
- PROVIDE CROSSBRIDGING AT 8'-00" o.c. ON ALL 2"x 12" JOIST.
- PROVIDE RAFTER TIES AT ALL PLATES WHERE JOIST ARE PERPENDICULAR TO RAFTERS.
- PROVIDE 2 2"x 6" STRONGBACK ON SPANS OVER 10'-00".
- ALL STRUCTURAL FRAMING SHALL HAVE A 19% MAX. MOISTURE CONTENT AT TIME OF INSTALLATION.
- STUD WALLS EXCEEDING 10'-00" SHALL HAVE FIRESTOPS.
- THE MAXIMUM UNSUPPORTED SPAN FOR 2"x 6" RAFTERS SHALL BE 10'-7". RAFTERS ARE TO BE SUPPORTED BY CONTINUOUS 2"x 6" BRACES AT 48" o.c. MAXIMUM ANGLE FOR 2" x 6" BRACES= 45 deg. FROM VERT. MAXIMUM UNSUPPORTED LENGTH FOR 2"x 6" BRACES= 8'-00". ALL ROOF BRACING TO BE SUPPORTED BY A WALL, 2 2"x 6" STRONGBACK SUPPORTED BY JOIST OR 2 2"x 12" DEPENDING ON CEILING JOIST DIRECTION, (PROVIDE BLOCKING AT BRACE LOCATIONS), (U.N.O.). PROVIDE 2"x 6" COLLAR TIES 48" o.c. IN THE UPPER THIRD OF THE RAFTERS, (U.N.O.).
- PROVIDE 26 GA. GALVANIZED IRON FLASHING AT ALL VALLEYS, HIPs, AND RIDGES WHERE APPLICABLE. ALSO APPLY FOR PIPES PROJECTING THROUGH ROOF WITH FLANGE AND EXTEND FLANGE 8" BEYOND SLEEVE.
- ALL BEAM & HEADER MATERIAL SHALL BE #2 SD19 ALL JOIST & RAFTER MATERIAL SHALL BE #3 SD19
- ALL WALL STUD SHALL BE STUD GRADE SD19 FIR 16" o.c.
- ALL STEEL SHALL CONFORM TO ASTM A-36.
- ROOF LIVE LOAD= 16 PSF, SECOND FLOOR LIVE LOAD= 40 PSF, CEILING LIVE LOAD= 10 PSF, WIND LOAD 110 MPH.
- ROOF DECKING SHALL BE 1/2" EXPOSURE 1" (CDX) OR WAFFERBOARD APA RATED SHEATHING (24/0). SECOND FLOOR DECKING SHALL BE APA 1-1/8" PLYWOOD OR 2"x 6" T & G INSTALLING DIAGONALLY.
- FRAMING CONNECTORS SHALL BE SIMPSON STRONG-TIE MTS12 @ 32" o.c. OR APPROVED EQUAL.
- RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOIST TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL. RAFTER TIES SHALL BE SPACED NOT MORE THAN 48" O.C. (I.R.C. 2006).
- PROVIDE DOUBLE FRAMING @ EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
- RE. ARCH. DWG'S FOR ROOF SLOPES & OTHER DATA NOT CONTAINED HEREIN.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS
TABLE R602.3(1)

DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER ^{a,b,c,d}	SPACING OF FASTENERS
Joist to sill or girder, toe nail	3-8d	-
1"x6" subfloor or less to each joist, face nail	2-8d	-
2" subfloor to joist or girder, blind & face nail	2-16d	-
Sole plate to joist or blocking, face nail	16d	16" o.c.
Top or sole plate to stud, end nail	2-16d	-
Stud to sole plate, toe nail	3-8d or 2-16d	-
Double studs, face nail	10d	24" o.c.
Double top plates, face nail	10d	24" o.c.
Sole plate to joist or blocking at braced wall panels	3-16d	16" o.c.
Double top plates, minimum 48" offset of end joints, face nail in lapped area	8-16d	-
Blocking between joists or rafters to top plate, toe nail	3-8d	-
Rim joist to top plate, toe nail	8d	6" o.c.
Top plates, laps at corners & intersections, face nail	2-10d	-
Built-up header, two pieces with 1/2" spacer	16d	16" o.c. along each edge
Continued header, two pieces	16d	16" o.c. along each edge
Ceiling joists to plate, toe nail	3-8d	-
Continuous header to stud, toe nail	4-8d	-
Ceiling joist, laps over partitions, face nail	3-10d	-
Ceiling joist to parallel rafters, face nail	3-10d	-
Rafter to plate, toe nail	2-16d	-
1" brace to each stud & plate, face nail	2-8d	-
1"x6" sheathing to each bearing, face nail	2 staples, 1-3/4	-
1"x8" sheathing to each bearing, face nail	2-8d 3 staples, 1-3/4	-
Wider than 1"x8" sheathing to each bearing, face nail	3-8d 4 staples, 1-3/4	-
Built-up corner studs	10d	24" o.c.
Built-up girders & beams, 2-inch lumber layers	10d	Nail each layer as follows: 32" o.c. at top & bottom & staggered. Two nails at ends & at each splice
2" planks	2-16d	At each bearing
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d	-
face nail	3-16d	-
Rafter ties to rafters, face	3-8d	-
Wood structural panels, subfloor, roof & wall sheathing to framing, & particleboard wall sheathing to framing		
5/16 - 1/2	6d common nail (subfloor, wall) 8d common nail (roof)†	6 12 ^g
19/32 - 1	8d common nail	6 12 ^g
1-1/8 - 1-1/4	10d common nail or 8d deformed nail	6 12

* This information was obtained from 2006 IRC
Refer to 2000 IRC for sub-explanations (a,b,c,d,f,g)



TIE-DOWN NOTE (THE RESIDENCE SHALL MEET IRC 2006 OR EXCEED THE CITY OF HOUSTON SPECIFICATIONS.)

- NOTE: THE TIE-DOWN PATH MUST BE CONTINUOUS FROM THE RAFTER TO THE FOUNDATION.
- FOUNDATION TO SILL PLATE FOR EXTERIOR WALLS: 1/2" BOLTS @ 32" O.C. 12" MINIMUM EMBEDMENT.
 - STUD TO SILL PLATE CONNECTIONS: SIMPSON H8 @ 32" O.C.
 - FLOOR TO FLOOR/STUD TO STUD CONNECTIONS:
 - TOP PLATE TO STUD CONNECTIONS: SIMPSON H2.5 @ 32" O.C.
 - RAFTER TO TOP PLATE CONNECTIONS: SIMPSON H2.5 @ 16" O.C.
 - RAFTER STRAP CONNECTIONS: SIMPSON LSTA15 @ 16" O.C.
- HEADER CONNECTIONS:
-HEADER TO JACK STUD:
DOOR AND WINDOW: SIMPSON LSTA9.
GARAGE: SIMPSON 2-LSTA12.
- JACK STUD TO SILL PLATE:
DOOR AND WINDOW: SIMPSON LSTA9.
GARAGE: SIMPSON 2-LSTA12.

NOTES AND DETAILS

SCALE: N.T.S.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

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FOUNDATION AND FLOOR FRAMING PLAN
FOR RESIDENTIAL ADDITION
LOCATED AT
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DATE: MARCH 4, 2015
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SCALE: 1/4"=1'-0"
JOB No: 15030
FILE: 2015/RESIDENTIAL/15030/002/STRUC/S-3

SHEET:
S-4
OF

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 424 Cortlandt
Historic District / Landmark Houston Heights HCAD # 0210350000018
Subdivision Houston Heights Lot TRS 18#19 Block 303

DESIGNATION TYPE

- Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

- Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Keri Collins
Company _____
Mailing Address 424 Cortlandt
Phone 832.443.8176
Email [REDACTED]
Signature Keri Collins
Date 3/23/15

APPLICANT (if other than owner)

Name Shane Cook
Company Shane Cook Designs
Mailing Address P.O. Box 70247
Houston, TX 77270
Phone 832-483-8085
Email [REDACTED]
Signature M. Marshall
Date 3/23/15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 424 Cortlandt

BUILDING TYPE

- | | |
|--|--|
| <input type="checkbox"/> single-family residence | <input checked="" type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|--|---|
| <input checked="" type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|---|---|
| <input checked="" type="checkbox"/> current site plan | <input checked="" type="checkbox"/> demolition plan |
| <input checked="" type="checkbox"/> proposed site plan | <input checked="" type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input checked="" type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |











Addition to 424 Cortlandt, (a non-contributing residence)

This two-story residence with detached one-story garage was built in 1998, along with several other similar residences of the same style and floor plans. The two structures remain in their original configuration and are in near mint condition. The structures were designed to fit on narrow lots and blend in as well as possible with the surrounding single-story bungalows and new-construction "New Orleans style" larger homes.

The proposed work includes adding a master suite addition that involves a second floor addition over the existing single-story detached garage. That addition will also span across the existing space between the back of the house and the garage to connect to the existing second floor of the house. The void space between the back of the house at the first floor and the garage will serve as a covered patio area. There will be no alterations to the exterior of the existing portions of the residence other than the proposed second floor connection of the addition. The roof of the existing detached garage will be removed to allow for the second floor addition above the garage.

Both structures are wood framed with Hardie brand exterior siding and trim. The windows are vinyl clad wood. The roofing is asphalt composite shingles. Those same materials will be used for the proposed second floor addition.