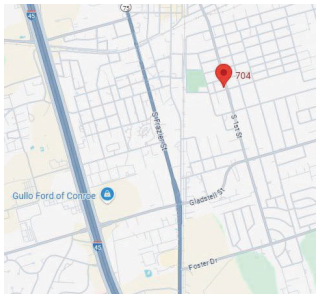
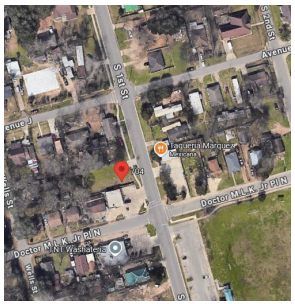
914 Reeves St A-B
Conroe Tx 77301

VICINITY MAP





PROJECT DESCRIPTION

2 STORY
SLAB ON GRADE WOOD
FRAME DUPLEX.

CODE COMPLIANCE
2021 International Residential Code (IRC) Houston Amendments
2021 International Existing Building (IEBC) Houston Amendments
2021 Uniform Mechanical Code (UPC) Houston Amendments
2021 Uniform Plumbing Code (UPC) Houston Amendments
2023 National Electrical Code (NEC) Administrative Amendments
2021 International Energy Conversation Code (IECC) Houston Amendments
2021 International Swimming Pool and Spa Code (ISPSC) Houston Amendments
All code references shall reference the 2021 IRC

Sheet List	
Sheet Number	Sheet Name
00	COVER
A0	Site Plan
A1	First Floor Plan
A2	Second Floor Plan
A3	Reflected Ceiling Plans
A4	Roof Plan
A5	Elevations
A6	Building Sections
C00	Survey
S0	Foundation Plan
S1	First Floor Framing Plan
S2	Second Floor Framing
S3	Roof Framing
S4	Frame Notes

MODULO
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DESIGN / DRAFT
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rodolfogarcia.modulo@gmail.com

ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
BENEDICT N. ILOANYA
143717
LICENSED
PROFESSIONAL ENGINEER
8.27.25

MEP SEAL

REV	REVIDATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301
PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
00

SHEET TITLE:
COVER

DRAWN BY: RG
CHECK BY:

CITY APPROVAL:

SITE PLAN NOTES

1. ALL NEW BUILDINGS CONSTRUCTED WITH THE JURISDICTION SHALL HAVE THE FINISHED FLOOR OF THE BUILDING NOT LESS THAN 12 INCHES ABOVE THE NEAREST SEWER MANHOLE RIM, OR WHERE NO SEWER IS AVAILABLE, THE FINISHED FLOOR SHALL NOT BE LESS THAN 4 INCHES ABOVE THE CROWN OF THE STREET.

2. (R401.3) LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 6 INCHES WITH THE FIRST TEN FEET.

2-E EXCEPTION WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" EXCEPTION WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITH 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITH 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM BUILDING.

3. (403.1.7.3) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES PLUS 2 PERCENT.

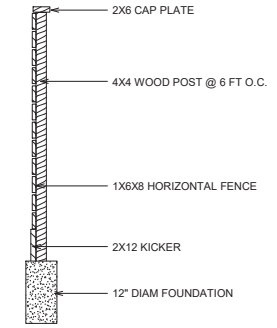
EXISTING DRIVEWAY NOTE:

EXISTING DRIVEWAY TO BE REMOVED . ANY EXISTING DRIVEWAY NOT PROVIDING ACCESS TO THE PROPERTY MUST BE REMOVED AND REPLACES WITH NEW CURB AND GUTTER OR REGRADE THE OPEN DITCH WITH SOD/GASS FOR POSITIVE DRAINAGE FLOW.

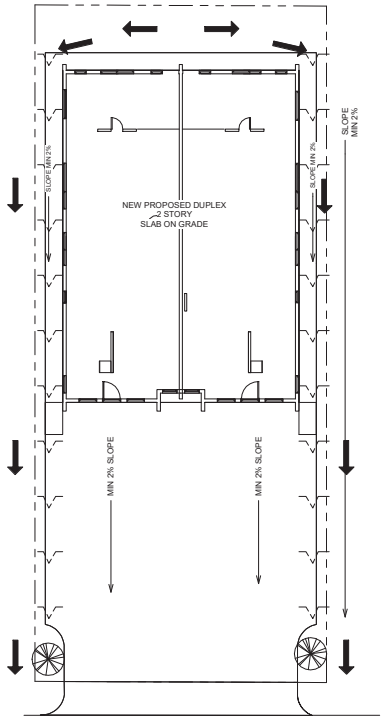
PERIMETER FENCE NOTE:

1. FENCE IS PLACED ON PROPERTY LINE U.N.O.

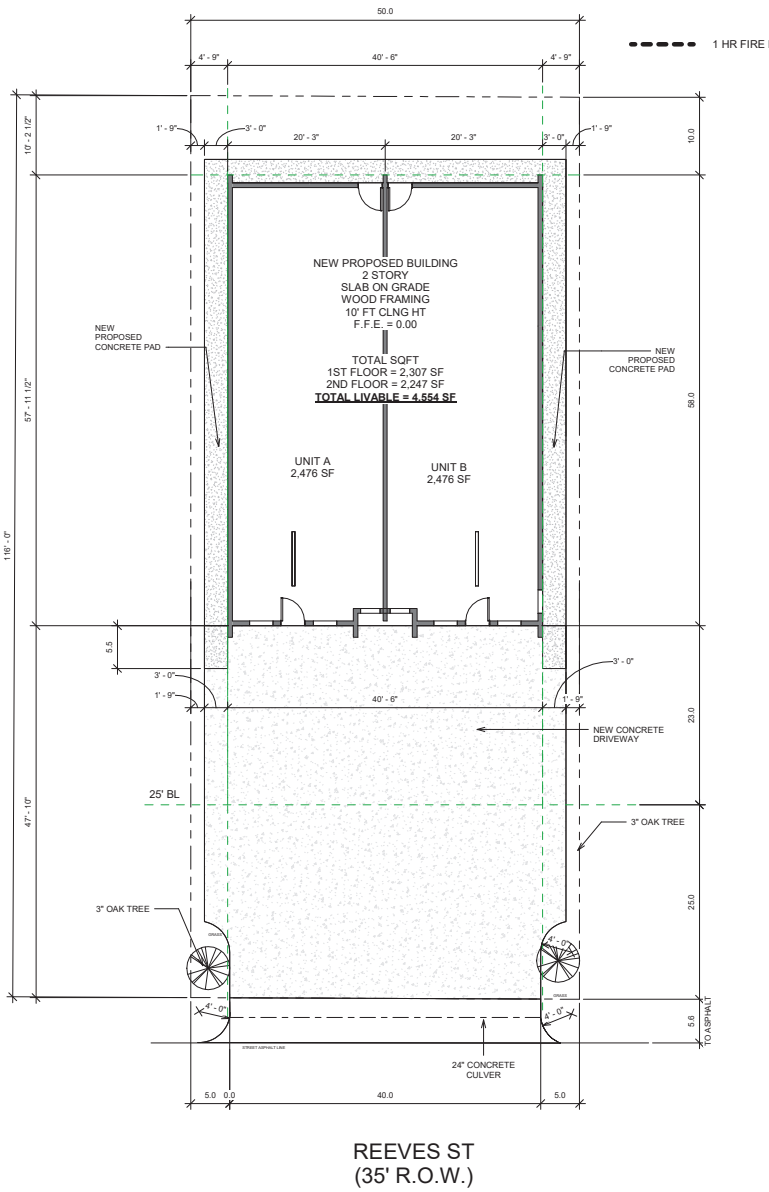
City of Conroe Ordinance Sec. 102-23. - Additional Requirements for Residential Development.
(a)Each building permit for a new one- or two- family dwelling shall require the preservation or planting of at least three trees. At least one tree must be located in the front yard of the dwelling and must have a minimum caliper of four inches. The remaining required trees must have a minimum caliper of three inches and shall be placed in either the front or rear of the lot. The trees must be one of the preferred species suitable for residential development listed in **Section 102-17**. No certificate of occupancy shall issue for any new one- or two-family dwelling until this requirement has been satisfied.



Fence Detail
1/4" = 1'-0"



Site Plan - Drainage
3/32" = 1'-0"



Site Plan
1/8" = 1'-0"

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8.27.25

MEP SEAL

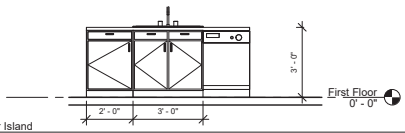
REV	REVDATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301
PROJECT DESCRIPTION:
2 STORY DUPLEX

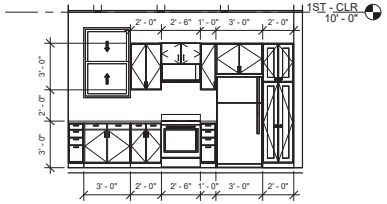
SHEET NUMBER:
A0
SHEET TITLE:
Site Plan
DRAWN BY:
RG
CHECK BY:
CITY APPROVAL:

Door Schedule						
Door Type	Width	Height	Count	Door Size	Fire Rating	Description
24	2' - 0"	7' - 0"	31	24 X 84		PRE HUNG
30	2' - 6"	7' - 0"	4	30" x 84"		PRE HUNG
36	2' - 8"	7' - 0"	12	32" x 84"		PRE HUNG
36 1H	3' - 0"	7' - 0"	2	36" x 84"		PRE HUNG
36 GL	3' - 0"	8' - 0"	4	36" x 80"	YES	FRONT / BACK DOOR
36 OP	0' - 0"	0' - 0"	2	36" x 80"		N/A
60 BF	4' - 3"	7' - 0"	2	60" x 84"		BI FOLD
Grand total: 57			57			

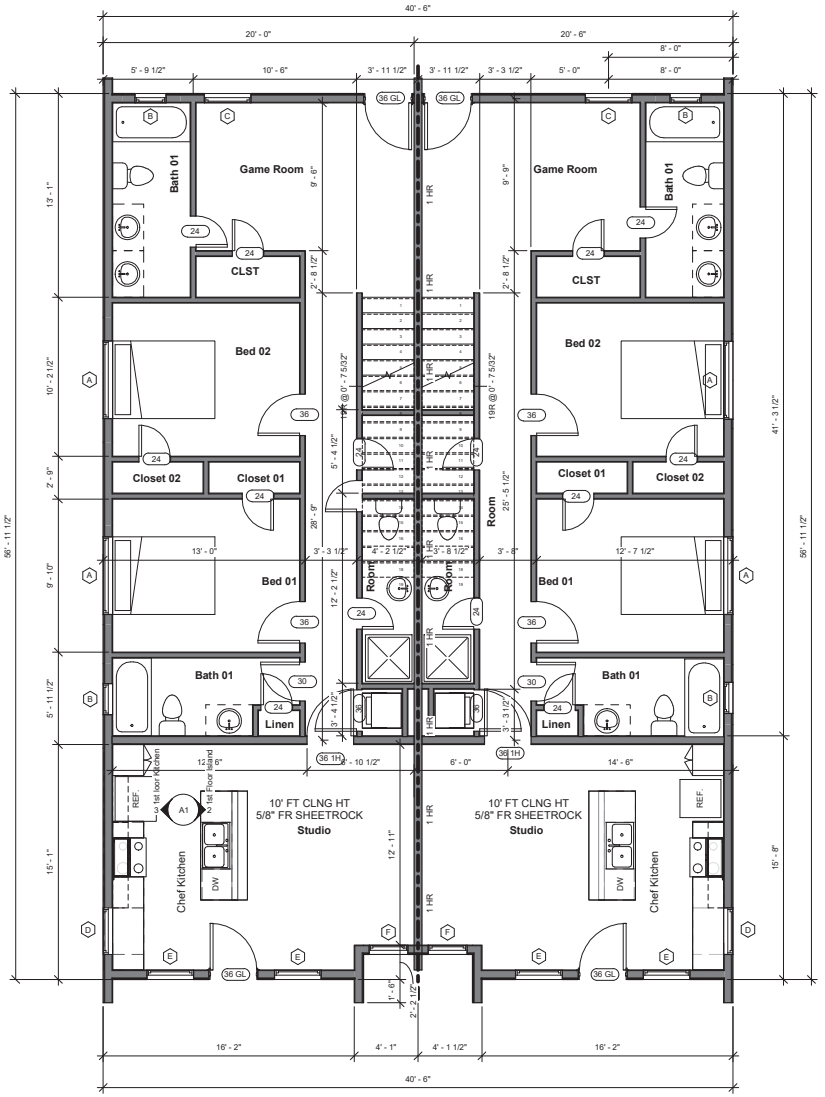
Window Schedule						
	Rough Opening					
Type Mark	Width	Height	Count	Type	Head Height	Comments
A	5' - 0"	2' - 0"	6	Window-Double-Hung	<varies>	
B	2' - 0"	2' - 0"	7	Window-Double-Hung	8' - 0"	
C	3' - 0"	4' - 0"	2	Window-Double-Hung	8' - 0"	
D	3' - 0"	4' - 6"	2	Window-Double-Hung	<varies>	
E	3' - 0"	6' - 0"	16	Window-Double-Hung	8' - 0"	
F	2' - 6"	6' - 0"	4	Window-Double-Hung	8' - 0"	
Grand total: 37						



2 1st Floor Island
3/8" = 1'-0"



3 1st loor Kitchen
1/4" = 1'-0"



1 First Floor
1/4" = 1'-0"

1. DIMENSIONS.
DO NOT SCALE DRAWINGS, THESE ARE CONCEPTUAL PLANS. ALL DIMENSIONS ARE TO FACE OF STUD WALLS OR MASONRY FOUNDATION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

2. INTERIOR STUD WALLS.
ALL MAIN FLOOR WALLS TO BE 9'-0", ALL SECOND FLOOR WALLS TO BE 9'-0", UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.

3. EXTERIOR STUD WALLS.
WALLS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE R-13 3 1/2" BATT INSULATION. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.

4. GYPSUM WALLBOARD.
SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD.

5. WATER RESISTANT DRYWALL.
PROVIDE WATER RESISTANT 1/2" DUROCK CEMENT BOARD AROUND ALL WET WALLS IN BATHROOMS AND KITCHEN.

6. FIRE RESISTANT DRYWALL.
PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM WALLBOARD ON WALLS AND CEILINGS IN GARAGE; AROUND GAS WATER HEATERS AND AS REQUIRED BY CODE.

7. PRESSURE TREATED LUMBER. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.

8. COLUMNS.
IF APPLICABLE, PROVIDE LOAD BEARING FIBER-REINFORCED POLYMER COMPOSITE COLUMNS AS MANUFACTURED BY "HB&G" PERMACAST COLUMN. PROVIDE A PAINT FINISH.

9. INSULATION. 3 1/2 " R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND AS NOTED. CEILING INSULATION SHALL CONSIST OF 12" OF LOOSE BLOWN FIBERGLASS INSULATION TO PROVIDE AN R-38 RATING. INSTALL 6" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR OF GARAGE TO PROVIDE AN R-19 RATING. INSULATION SHOULD BE INSTALLED DIRECTLY UNDER THE PLYWOOD DECK SO THAT THERE IS NO AIR SPACE BETWEEN DECK AND INSULATION.

10. ANGLED WALLS.
ALL ANGLED WALLS ARE TO BE 12:12 UNLESS OTHERWISE NOTED.

11. DRYER VENT.
PROVIDE AND INSTALL DRYER VENT DUCT TO BUILDING EXTERIOR THROUGH ATTIC OR EXTERIOR WALL.

12. PAINT.
PAINTED SURFACES SHALL CONSIST OF A PRIMER COAT AND TWO FINISH COATS MINIMUM.

13. CARPET.
FLOOR SUBSTRATE SHALL BE FREE OF DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.

14. VINYL OR TILE FLOORING.
INSTALLER TO PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.

15. HARDWOOD FLOORS.
IF APPLICABLE, INSTALLER TO LAY A 15# FELT PAPER VAPOR BARRIER UNDERNEATH ALL AREAS WHERE HARDWOODS WILL BE INSTALLED.

16. OPTIONAL WALL COVERING.
INSTALLER SHALL INSURE THAT WALL COVERING SUPPLIED SHALL ALL BE FROM THE SAME MANUFACTURERS RUN, OF INFORM COLOR, TEXTURE AND PATTERN. INSTALLER SHALL USE APPROPRIATE PRIMERS, SEALERS AND ADHESIVES.

17. ATTIC ACCESS PANEL.
PROVIDE AND INSTALL ATTIC ACCESS PULL-DOWN STAIR WHERE SHOWN ON PLANS. TRIM OPENING TO MATCH DOOR AND WINDOW TRIM. SIZE OF OPENING SHALL BE 30"X54" WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS. THE CLEAR OPENING SHALL BE NOT LESS THAN 22 INCHES IN WIDTH.

18. WINDOWS.
LOW-E INSULATED WINDOWS AS SPECIFIED. TOP OF WINDOWS TO BE INSTALLED AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS 2'-0" FROM DOOR AND ABOVE WHIRLPOOL TUBS. BEDROOM WINDOWS SHALL COMPLY WITH IRC CODE REQUIREMENTS FOR EMERGENCY ESCAPE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM NET CLEAR HEIGHT SHALL BE 24", AND SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. PROVIDE MANUFACTURER'S EGRESS HARDWARE AT BEDROOM WINDOWS IN EACH BEDROOM WITHOUT EXTERIOR DOOR.

19. WINDOWS AND DOORS.
PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.

22. BATHROOM LAYOUT.
BATHROOM COUNTER LAYOUT AND BATHROOM FIXTURE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. BATHROOM VANITY COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.

23. KITCHEN LAYOUT.
KITCHEN COUNTER LAYOUT AND APPLIANCE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.

24. GARAGE DOOR.
GARAGE DOOR TO BE 16'X8' SINGLE LAYER 25 GAUGE STEEL CONSTRUCTION, NON INSULATED WITH WEATHER RESISTANT SECTION JOINTS. GARAGE DOOR JAMB AND HEAD SHALL BE PRESSURE TREATED 2X8.

25. ATTIC APPLIANCES.
ALLOW AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 30 INCHES WIDE AND NOT MORE THAN 20 FEET LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.
THE PASSAGEWAY SHALL HAVE CONTINOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE INTERNATIONAL RESIDENTIAL CODE 2012 ,NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.

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ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
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LICENSED
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8.27.25

MEP SEAL

REV.	REVIDATE:	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
A1

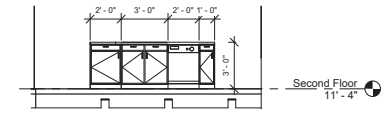
SHEET TITLE:
First Floor Plan

DRAWN BY: RG
CHECK BY:

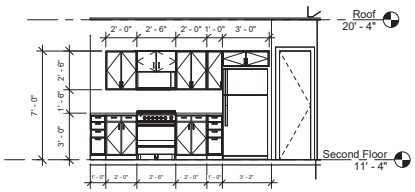
CITY APPROVAL:

Door Schedule						
Door Type	Width	Height	Count	Door Size	Fire Rating	Description
24	2' - 0"	7' - 0"	31	24 X 84		PRE HUNG
30	2' - 6"	7' - 0"	4	30" x 84"		PRE HUNG
36	2' - 8"	7' - 0"	12	32" x 84"		PRE HUNG
36 1H	3' - 0"	7' - 0"	2	36" x 84"		PRE HUNG
36 GL	3' - 0"	8' - 0"	4	36" x 80"	YES	FRONT / BACK DOOR
36 OP	0' - 0"	0' - 0"	2	36" x 80"		N/A
60 BF	4' - 3"	7' - 0"	2	60" x 84"		BI FOLD
Grand total: 57			57			

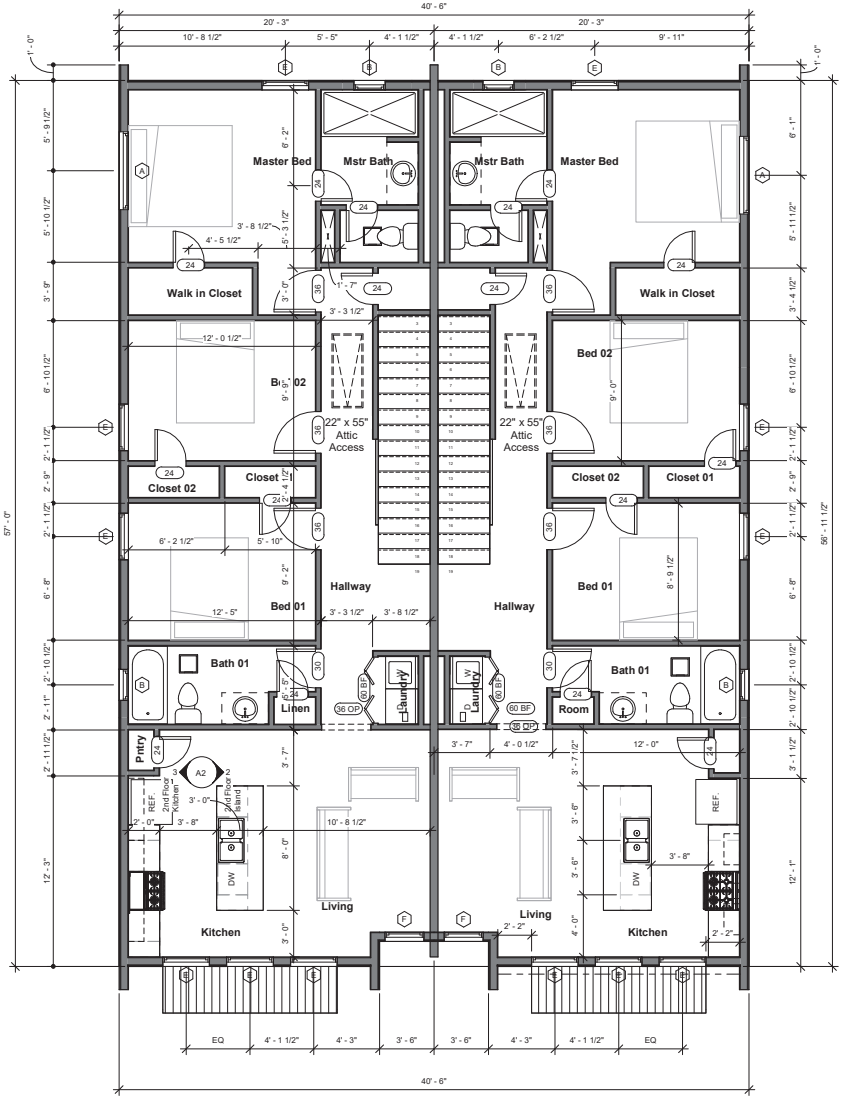
Window Schedule						
	Rough Opening					
Type Mark	Width	Height	Count	Type	Head Height	Comments
A	5' - 0"	2' - 0"	6	Window-Double-Hung	<varies>	
B	2' - 0"	2' - 0"	7	Window-Double-Hung	8' - 0"	
C	3' - 0"	4' - 0"	2	Window-Double-Hung	8' - 0"	
D	3' - 0"	4' - 6"	2	Window-Double-Hung	<varies>	
E	3' - 0"	6' - 0"	16	Window-Double-Hung	8' - 0"	
F	2' - 6"	6' - 0"	4	Window-Double-Hung	8' - 0"	
Grand total: 37						



② 2nd Floor Island
1/4" = 1'-0"



③ 2nd Floor Kitchen
1/4" = 1'-0"



① Second Floor
1/4" = 1'-0"

1. DIMENSIONS.
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2. INTERIOR STUD WALLS.
ALL MAIN FLOOR WALLS TO BE 9'-0", ALL SECOND FLOOR WALLS TO BE 9'-0", UNLESS OTHERWISE NOTED. INTERIOR WALLS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.

3. EXTERIOR STUD WALLS.
WALLS SHALL BE CONSTRUCTED OF SOUTHERN YELLOW PINE MINIMUM 2 X 4 WOOD STUDS AT 16" ON CENTER (OC). PROVIDE SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE R-13 3 1/2" BATT INSULATION. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS.

4. GYPSUM WALLBOARD.
SHEATH WALLS AND CEILINGS WITH 1/2" GYPSUM WALLBOARD.

5. WATER RESISTANT DRYWALL.
PROVIDE WATER RESISTANT 1/2" DUROCK CEMENT BOARD AROUND ALL WET WALLS IN BATHROOMS AND KITCHEN.

6. FIRE RESISTANT DRYWALL.
PROVIDE 5/8" TYPE "X" FIRE CODE GYPSUM WALLBOARD ON WALLS AND CEILINGS IN GARAGE, AROUND GAS WATER HEATERS AND AS REQUIRED BY CODE.

7. PRESSURE TREATED LUMBER. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE TREATED.

8. COLUMNS.
IF APPLICABLE, PROVIDE LOAD BEARING FIBER-REINFORCED POLYMER COMPOSITE COLUMNS AS MANUFACTURED BY "HB&G" PERMACAST COLUMN. PROVIDE A PAINT FINISH.

9. INSULATION. 3 1/2 " R-13 BATT INSULATION SHALL BE INSTALLED AT ALL EXTERIOR WOOD STUD WALLS AND AS NOTED. CEILING INSULATION SHALL CONSIST OF 12" OF LOOSE BLOWN FIBERGLASS INSULATION TO PROVIDE AN R-38 RATING. INSTALL 6" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR OF GARAGE TO PROVIDE AN R-19 RATING. INSULATION SHOULD BE INSTALLED DIRECTLY UNDER THE PLYWOOD DECK SO THAT THERE IS NO AIR SPACE BETWEEN DECK AND INSULATION.

10. ANGLED WALLS.
ALL ANGLED WALLS ARE TO BE 12:12 UNLESS OTHERWISE NOTED.

11. DRYER VENT.
PROVIDE AND INSTALL DRYER VENT DUCT TO BUILDING EXTERIOR THROUGH ATTIC OR EXTERIOR WALL.

12. PAINT.
PAINTED SURFACES SHALL CONSIST OF A PRIMER COAT AND TWO FINISH COATS MINIMUM.

13. CARPET.
FLOOR SUBSTRATE SHALL BE FREE OF DIRT AND DEBRIS BEFORE PAD AND CARPET INSTALLATION.

14. VINYL OR TILE FLOORING.
INSTALLER TO PROVIDE APPROPRIATE UNDERLAYMENT ON ALL SURFACES WHERE TILE AND VINYL FLOORING ARE TO BE LAID.

15. HARDWOOD FLOORS.
IF APPLICABLE, INSTALLER TO LAY A 15# FELT PAPER VAPOR BARRIER UNDERNEATH ALL AREAS WHERE HARDWOODS WILL BE INSTALLED.

16. OPTIONAL WALL COVERING.
INSTALLER SHALL INSURE THAT WALL COVERING SUPPLIED SHALL ALL BE FROM THE SAME MANUFACTURERS RUN, OF INFORM COLOR, TEXTURE AND PATTERN. INSTALLER SHALL USE APPROPRIATE PRIMERS, SEALERS AND ADHESIVES.

17. ATTIC ACCESS PANEL.
PROVIDE AND INSTALL ATTIC ACCESS PULL-DOWN STAIR WHERE SHOWN ON PLANS. TRIM OPENING TO MATCH DOOR AND WINDOW TRIM. SIZE OF OPENING SHALL BE 30"X54" WITH A LOAD CAPACITY OF NOT LESS THAN 350 POUNDS. THE CLEAR OPENING SHALL BE NOT LESS THAN 22 INCHES IN WIDTH.

18. WINDOWS.
LOW-E INSULATED WINDOWS AS SPECIFIED. TOP OF WINDOWS TO BE INSTALLED AT 8'-0" ABOVE FINISH FLOOR, UNLESS NOTED
OTHERWISE. CONFIRM THAT OPENINGS ARE COMPLIANT WITH ALL APPLICABLE CODES CONCERNING EGRESS, LIGHTING AND VENTILATION
REQUIREMENTS. TEMPER ALL GLASS 2'-0" FROM DOOR AND ABOVE WHIRLPOOL TUBS.
BEDROOM WINDOWS SHALL COMPLY WITH IRC CODE
REQUIREMENTS FOR EMERGENCY ESCAPE. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQ.FT., MINIMUM NET CLEAR WIDTH SHALL BE 20", MINIMUM
NET CLEAR HEIGHT SHALL BE 24", AND SILL HEIGHT SHALL NOT EXCEED 44" ABOVE FLOOR. PROVIDE MANUFACTURER'S EGRESS HARDWARE AT
BEDROOM WINDOWS IN EACH BEDROOM WITHOUT EXTERIOR DOOR.

19. WINDOWS AND DOORS.
PROVIDE METAL FLASHING OVER ALL WINDOWS AND DOORS IN EXTERIOR WALLS THROUGHOUT. PROVIDE PAN FLASHING UNDER ALL EXTERIOR DOORS. PROVIDE ALL WALL, BASE, CAP, THRU-WALL FLASHING AND/OR COUNTER FLASHING, ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF WATER.

22. BATHROOM LAYOUT.
BATHROOM COUNTER LAYOUT AND BATHROOM FIXTURE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. BATHROOM VANITY COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.

23. KITCHEN LAYOUT.
KITCHEN COUNTER LAYOUT AND APPLIANCE LOCATIONS ARE SHOWN FOR DIMENSIONAL LOCATION ONLY. COUNTER / CABINET STYLE, TYPE, FINISH AND COLOR TO BE DETERMINED BY OWNER.

24. GARAGE DOOR.
GARAGE DOOR TO BE 16'X8' SINGLE LAYER 25 GAUGE STEEL CONSTRUCTION, NON INSULATED WITH WEATHER RESISTANT SECTION
JOINTS. GARAGE DOOR JAMB AND HEAD SHALL BE PRESSURE TREATED 2X8.

25. ATTIC APPLIANCES.
ALLOW AN UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 30 INCHES WIDE AND NOT MORE THAN 20 FEET LONG WHEN MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE.
THE PASSAGEWAY SHALL HAVE CONTINOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE INTERNATIONAL
RESIDENTIAL CODE 2012 ,NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE
PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED.

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DESIGN / DRAFT
281.755.59.86
rodolfogarcia.modulo@gmail.com

ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
BENEDICT N. ILOANYA
143717
LICENSED
PROFESSIONAL ENGINEER
8.27.25

MEP SEAL

REV	REVIDATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
A2

SHEET TITLE:
Second Floor Plan

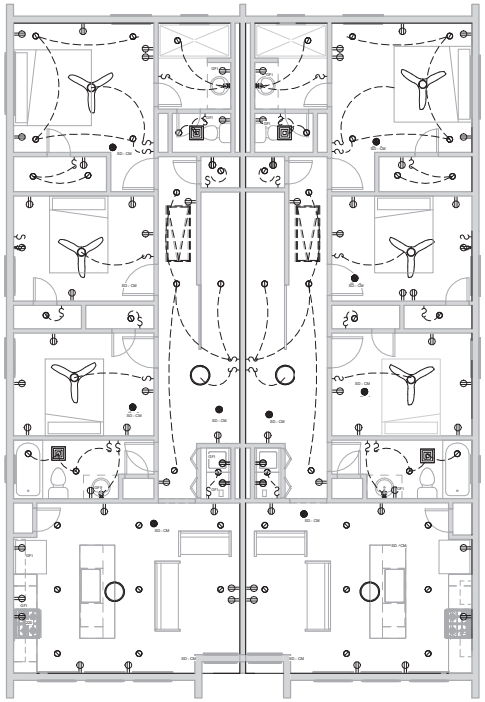
DRAWN BY: RG
CHECK BY:

CITY APPROVAL:

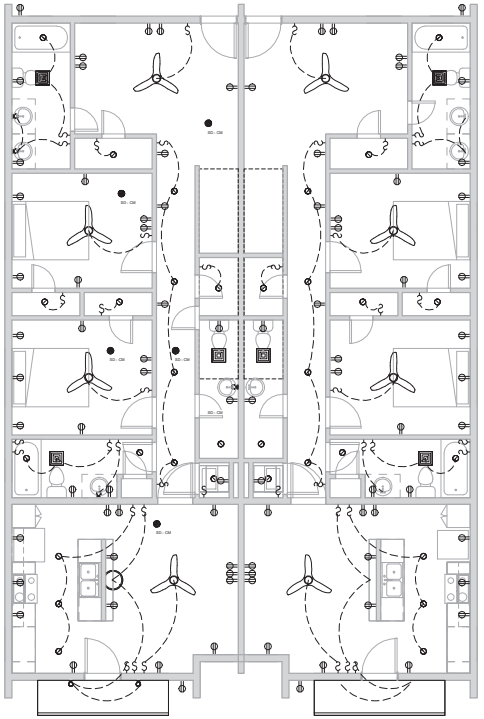
RCP LEGENDS

- CEILING FAN
- OUTLET - DUPLEX
- GFI OUTLET
- SWITCH
- THREE WAY SWITCH
- 6" RECESSED CAN LIGHTS
- PENDANT LIGHT
- WALL / VANITY LIGHT
- EXH FAN
- SD — SMOKE DETECTOR
- SD/CO — SMOKE DETECTOR AND CARBON MONOXIDE COMBO

NOTE: LAYOUT IS SCHEMATIC AND CONTRACTOR NEEDS TO VERIIFY FINAL LOCATIONS



2 Second Floor
3/16" = 1'-0"



1 First Floor
3/16" = 1'-0"

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8.27.25

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REV	REV/DATE	DESCRIPTION
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2		
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4		
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PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
A3

SHEET TITLE:
Reflected Ceiling Plans

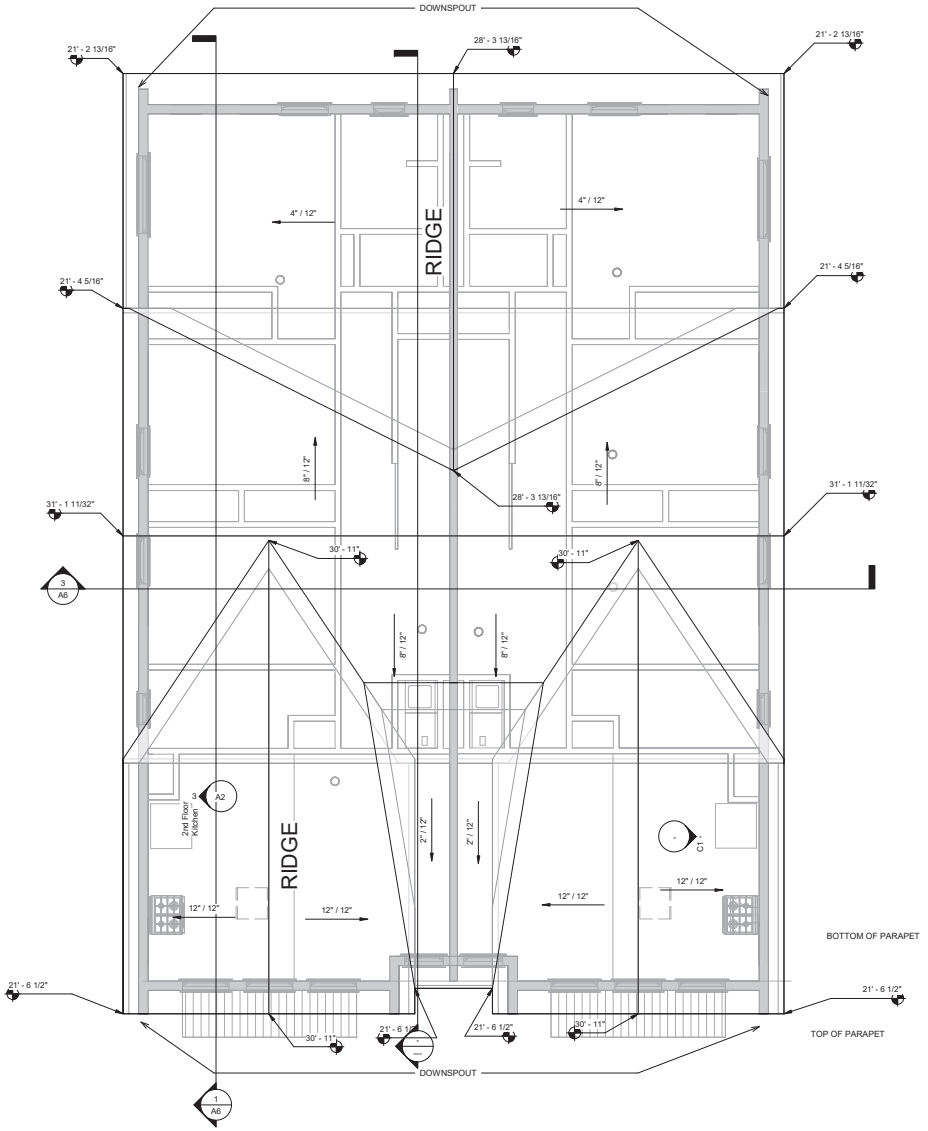
DRAWN BY: RG
CHECK BY:

CITY APPROVAL:

4 3D REAR

3 3D FRONT

2 Section 1
1/8" = 1'-0"



1 Roof Plan
1/4" = 1'-0"

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8.27.25

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REV	REV.DATE	DESCRIPTION
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4		
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PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

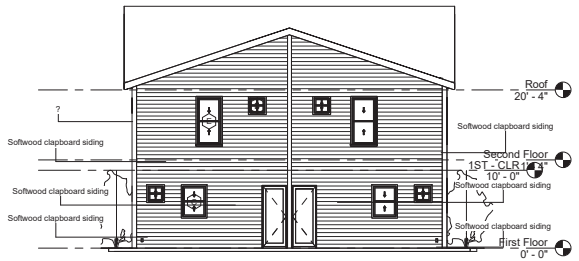
SHEET NUMBER:
A4

SHEET TITLE:
Roof Plan

DRAWN BY: RG
CHECK BY:

CITY APPROVAL:

2 North
1/8" = 1'-0"



4 West
1/8" = 1'-0"

3 South
1/8" = 1'-0"

1 East
1/8" = 1'-0"

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REV	REVDATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
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3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

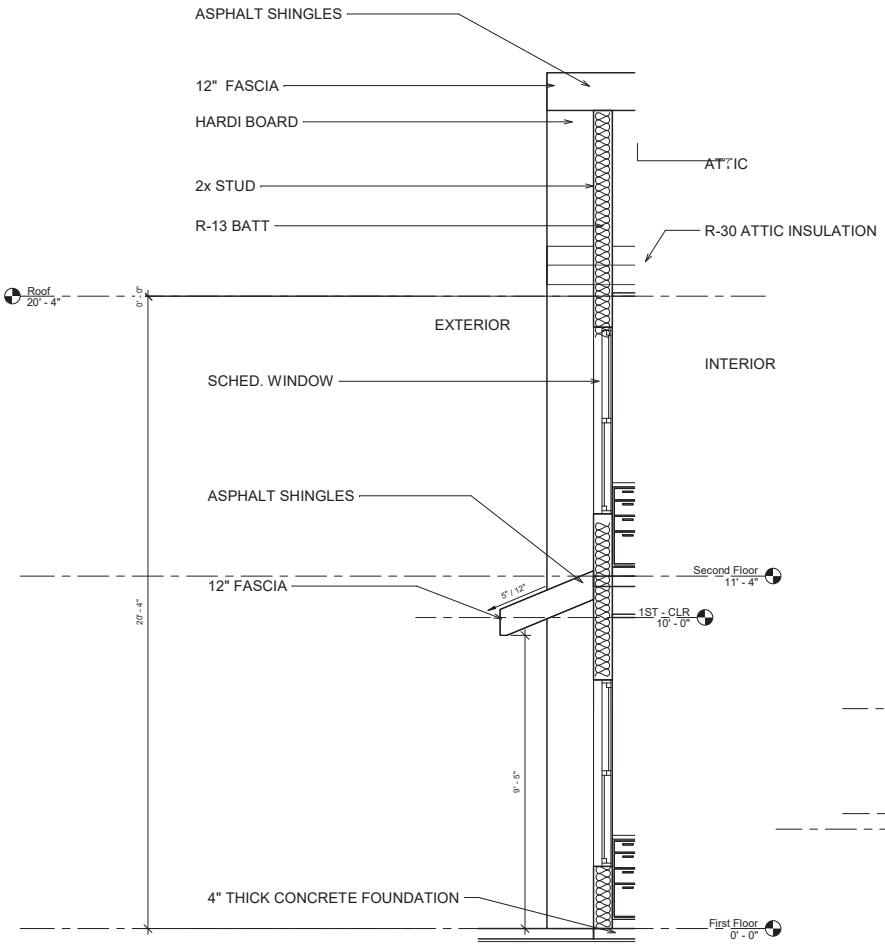
PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
A5

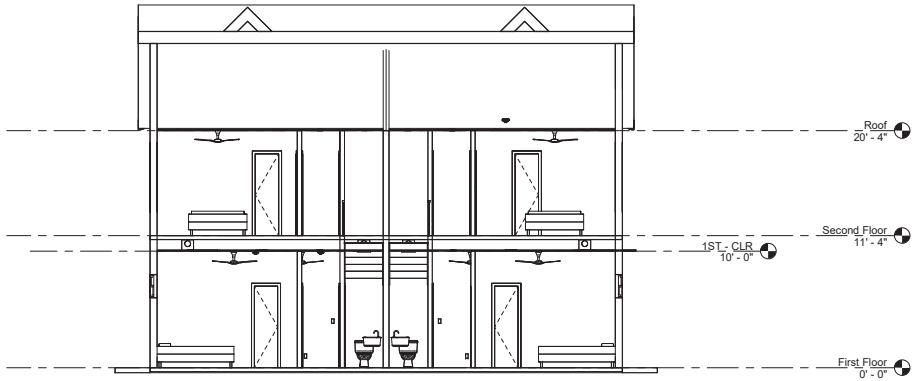
SHEET TITLE:
Elevations

DRAWN BY: RG
CHECK BY:

CITY APPROVAL:



② Section 1 - Callout 1
1/2" = 1'-0"



③ Section 2
3/16" = 1'-0"

① Section 1 Copy 1
3/16" = 1'-0"

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8.27.25

MEP SEAL

REV	REV/DATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
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3		
4		
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PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
A6

SHEET TITLE:
Building Sections

DRAWN BY: RG
CHECK BY:

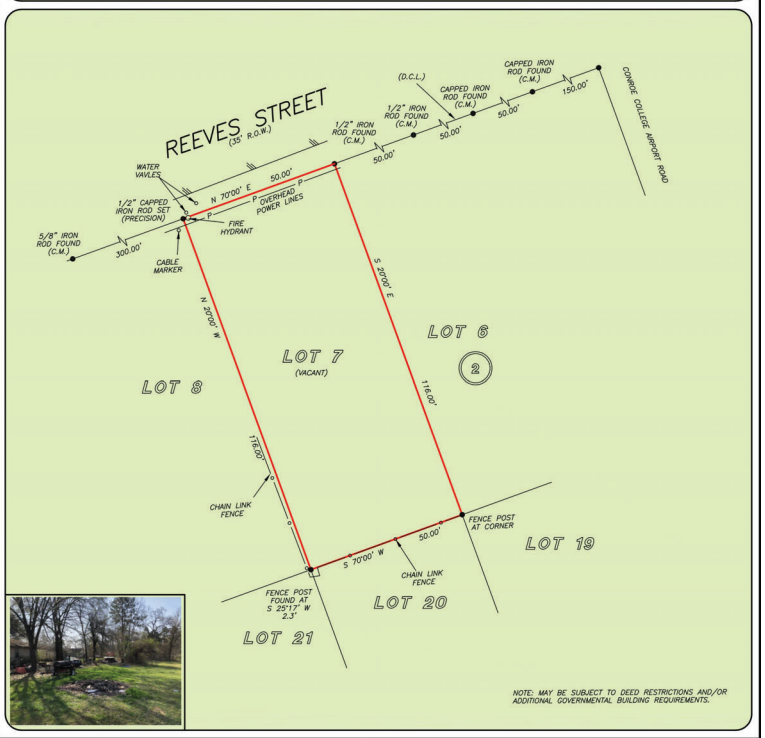
CITY APPROVAL:

GF NO. 7994-25-54679 PATTEN TITLE
ADDRESS: REEVES STREET
CONROE, TEXAS 77301
BORROWER: MERAZ ENTERPRISES GROUP, LLC

LOT 7, BLOCK 2
R.F. MCMILLIAN SUBDIVISION

CITY OF CONROE, MONTGOMERY COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN BOOK 4, PAGE 28 OF THE MAP RECORDS
OF MONTGOMERY COUNTY, TEXAS

SCALE: 1" = 30'



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48339C 0380 G
MAP REVISION: 08/18/2014
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: ASSUMED N 70°00'00" E ALONG REEVES STREET

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

RICHARD S. WILLETT
PROFESSIONAL LAND SURVEYOR
NO. 4615
JOB NO. 25-01093
FEBRUARY 14, 2025

STATE OF TEXAS
REGISTERED
RICHARD S. WILLETT
4615
PROFESSIONAL
LAND SURVEYOR

PATTEN TITLE COMPANY
Real Title Solutions
HEATHER DROGARIS
346-522-2330

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FIRM NO. 10063700

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STATE OF TEXAS
BENEDICT N. ILOANYA
143717
LICENSED
PROFESSIONAL ENGINEER
8.27.25

MEP SEAL

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1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
C00

SHEET TITLE:
Survey

DRAWN BY: RG
CHECK BY:

CITY APPROVAL:

FOUNDATION NOTES

1. GENERAL NOTES:

A. THESE NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS (U.N.O.). THESE NOTES SHALL APPLY TO THE STRUCTURAL DRAWINGS (U.N.O.).

B. ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE ALL DETAILS OF DESIGN, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE (U.N.O.).

C. GRAVITY LOADS:

ROOF DL - 10 PSF CLG DL - 5 PSF FLOOR DL - 10 PSF

ROOF LL - 20 PSF CLG LL - 10 PSF FLOOR LL - 40 PSF

D. WIND SPEED - 110 MPH, 3 SECOND GUST

2. FOUNDATION NOTES:

A. STRUCTURAL FILL SOIL SHALL BE PLACED IN LOOSE 8" LIFT AND COMPACTED STRUCTURAL FILL SOIL SHALL BE PLACED IN LOOSE 8" LIFT AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS SPECIFIED BY ASTM D 398.

B. STRUCTURAL FILL SHALL HAVE PLASTICITY INDEX (PI) FROM 10 TO 20. STRUCTURAL FILL SHALL HAVE PLASTICITY INDEX (PI) FROM 10 TO 20.

C. SEE FOUNDATION PLAN FOR NET TOTAL LOAD AND NET SUSTAINED LOAD SOIL SEE FOUNDATION PLAN FOR NET TOTAL LOAD AND NET SUSTAINED LOAD SOIL BEARING CAPACITY, DEPTH OF FOOTING, AND GEOTECHNICAL ENGINEER REPORT NUMBER AND AUTHOR.

D. ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR ALL FOUNDATION EXCAVATION TO BE CARRIED TO UNDISTURBED MATERIAL OR PLACED IN APPROVED ENGINEERED FILL. EXCAVATIONS SHALL BE FREE OF LOOSE MATERIAL AND WATER.

E. OVER EXCAVATION OF MATERIALS SHALL BE BACK FILLED WITH CONCRETE. OVER EXCAVATION OF MATERIALS SHALL BE BACK FILLED WITH CONCRETE.

F. ALL BACK FILL AROUND FOOTINGS, BEHIND WALLS, AND UNDER SLABS SHALL BE ALL BACK FILL AROUND FOOTINGS, BEHIND WALLS, AND UNDER SLABS SHALL BE COMPACTED TO NO LESS THAN 95% RELATIVE DENSITY. SEE SOILS REPORT FOR SITE PREPARATION SPECIFICATIONS.

G. BACK FILLING AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE BACK FILLING AGAINST FOUNDATION WALLS WILL NOT BE PERMITTED UNTIL THE FOUNDATION HAS REACHED 28 DAY STRENGTH AND ALL SUPPORTING STRUCTURE IS IN PLACE.

H. STEP FOOTINGS AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A STEP FOOTINGS AT A RATIO OF ONE VERTICAL TO TWO HORIZONTAL, WITH A MAXIMUM VERTICAL STEP OF 2'-0" (U.N.O.).

I. WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE WATERPROOFING OF FOUNDATIONS AND RETAINING WALLS SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR, AND IS NOT THE RESPONSIBILITY OF THE ENGINEER.

J. ANY UNUSUAL SITE CONDITIONS (E.G. LOOSE FILL, SUBSURFACE WATER, ETC.) ANY UNUSUAL SITE CONDITIONS (E.G. LOOSE FILL, SUBSURFACE WATER, ETC.) SHALL BE REPORTED TO THE ENGINEER.

K. CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED CONCRETE AND REINFORCING FOR DRILLED FOOTINGS SHALL BE PLACED IMMEDIATELY AFTER EXCAVATION.

L. ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES ALL PIPES THROUGH EXTERIOR GRADE BEAMS SHALL BE SLEEVED. ALL PIPES SHALL BE LOCATED AT MID DEPTH OF GRADE BEAM. SIZE OF SLEEVES SHALL NOT EXCEED 1/3 OVERALL DEPTH OF GRADE BEAM. SPACING OF SLEEVES SHALL NOT BE CLOSER THAN 3 DIAMETERS ON CENTER (EXCEPT WATER SERVICE LINE AND FLOOR DRAIN).

3. REINFORCED CONCRETE

A. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE SBC AND ACI STANDARD 318.

B. ALL CONCRETE USED IN FOUNDATION AND SLAB ON GRADE SHALL HAVE A 28 ALL CONCRETE USED IN FOUNDATION AND SLAB ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI.

C. THE MAXIMUM SLUMP SHALL NOT EXCEED 6 INCHES. THE MAXIMUM SLUMP SHALL NOT EXCEED 6 INCHES.

D. PROVIDE #3 @ 16" O.C. EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" PROVIDE #3 @ 16" O.C. EACH WAY IN ALL SLABS ON GRADE, PLACED 1 1/2" DOWN FROM THE TOP OF SLAB, SUPPORTED BY CHAIRS AT 48" O.C. EACH WAY (U.N.O.).

E. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (U.N.O.).

F. POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN. POUR SLAB IN STRIP POURS, NOT IN CHECKERBOARD PATTERN.

G. PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM PROVIDE VERTICAL CONTROL JOINTS IN ALL CONCRETE WALLS. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20'-0" O.C. (U.N.O.). CUT ALTERNATE HORIZONTAL REINFORCING BARS, EACH FACE.

H. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED. ADDITIVES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.

4. REINFORCING STEEL

A. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (U.N.O.), ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 (U.N.O.), EXCEPT #3 OR SMALLER MAY BE ASTM A615 GRADE 40.

B. ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY ALL REINFORCING STEEL SHALL BE ACCURATELY LOCATED AND ADEQUATELY SECURED IN POSITION BEFORE AND DURING PLACEMENT OF CONCRETE.

C. ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE ALL DETAILS OF FABRICATION AND INSTALLATION OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE ACI MANUAL OF STANDARD PRACTICE.

D. LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS (U.N.O.). SPLICE TOP BARS AT LAP REINFORCING BAR SPLICES 40 BAR DIAMETERS (U.N.O.). SPLICE TOP BARS AT MID SPAN. SPLICE BOTTOM BARS OVER SUPPORTS.

E. BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL BEND ALL HORIZONTAL BEAM AND WALL BARS 40 BAR DIAMETERS AROUND ALL CORNERS (U.N.O.).

F. PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND PROVIDE VERTICAL AND HORIZONTAL REINFORCING BARS IN CONCRETE AND MASONRY WALLS TO CONFORM TO THE MINIMUM PROVISIONS OF ACI 318, SECTION 14.3, (U.N.O.).

G. PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL: PROVIDE THE FOLLOWING MINIMUM CONCRETE COVER OVER REINFORCING STEEL:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . 3"
CONCRETE EXPOSED TO EARTH OR WEATHER . . . . 1 1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND . . . 3/4"

5. MASONRY (EXCEPT VENEER WALLS):

A. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE N. ALL CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 GRADE N.

B. MORTAR FOR CONCRETE UNITS SHALL CONFORM TO ASTM C279 TYPE S. MORTAR FOR CONCRETE UNITS SHALL CONFORM TO ASTM C279 TYPE S.

C. GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH SBC. MINIMUM GROUT FOR CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH SBC. MINIMUM 28 DAY COMPRESSIVE STRENGTH SHALL NOT BE LESS THAN 2000 PSI.

D. ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE ALL WALLS SHALL BE GROUTED SOLID. GROUT SHALL BE VIBRATED INTO PLACE AND SHALL BE PLACED IN LIFTS NOT EXCEEDING 4 FEET UNLESS APPROPRIATE CLEAN OUT HOLES ARE PROVIDED IN ACCORDANCE WITH THE SBC.

E. PROVIDE BOND BREAKER AT MASONRY BEARING OF ALL CAST-IN-PLACE SLABS PROVIDE BOND BREAKER AT MASONRY BEARING OF ALL CAST-IN-PLACE SLABS WITH BUILDING PAPER OR AS OTHERWISE DETAILED.

6. MISCELLANEOUS STRUCTURAL STEEL:

A. ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM ALL MISCELLANEOUS STRUCTURAL STEEL PLATES AND SECTIONS SHALL CONFORM TO ASTM A36.

B. STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B
STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B OR ASTM 501.

C. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500 GRADE B.

D. ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS. ALL DETAILING SHALL CONFORM TO CURRENT AISC SPECIFICATIONS.

E. ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY ALL WELDING SHALL CONFORM TO CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS FOR MATERIAL BEING WELDED AND BE PERFORMED BY CERTIFIED WELDERS.

F. ALL BOLTS SHALL BE UNFINISHED ASTM A307, (U.N.O.). ALL BOLTS SHALL BE UNFINISHED ASTM A307, (U.N.O.).

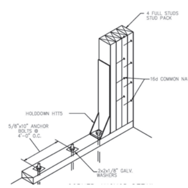
G. ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCLOSED IN CONCRETE ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON NOT ENCLOSED IN CONCRETE SHALL RECEIVE ONE SHOP COAT APPROVED PRIMER PAINT.

7. FOUNDATION DESIGN INFORMATION:

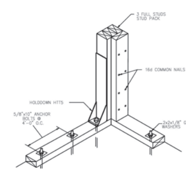
A. ALL EXTERIOR GRADE BEAMS ARE 12" WIDE BY 30" DEEP. ALL EXTERIOR GRADE BEAMS ARE 12" WIDE BY 30" DEEP. 12" WIDE BY 30" DEEP. WIDE BY 30" DEEP. 30" DEEP. DEEP.

B. ALL INTERIOR GRADE BEAMS ARE 12" WIDE BY 24" DEEP. ALL INTERIOR GRADE BEAMS ARE 12" WIDE BY 24" DEEP. 12" WIDE BY 24" DEEP. WIDE BY 24" DEEP. 24" DEEP. DEEP.

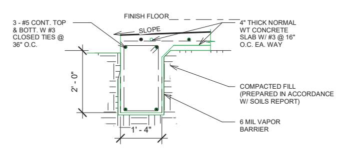
C. THIS FOUNDATION IS SUITABLE FOR THE SITE AND HAS BEEN DESIGNED IN THIS FOUNDATION IS SUITABLE FOR THE SITE AND HAS BEEN DESIGNED IN ACCORDANCE WITH RECOGNIZED ENGINEERING.



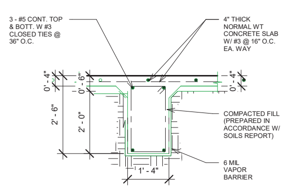
5 Wall detail
1/2" = 1'-0"



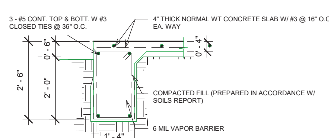
4 Corner Detail
1/2" = 1'-0"



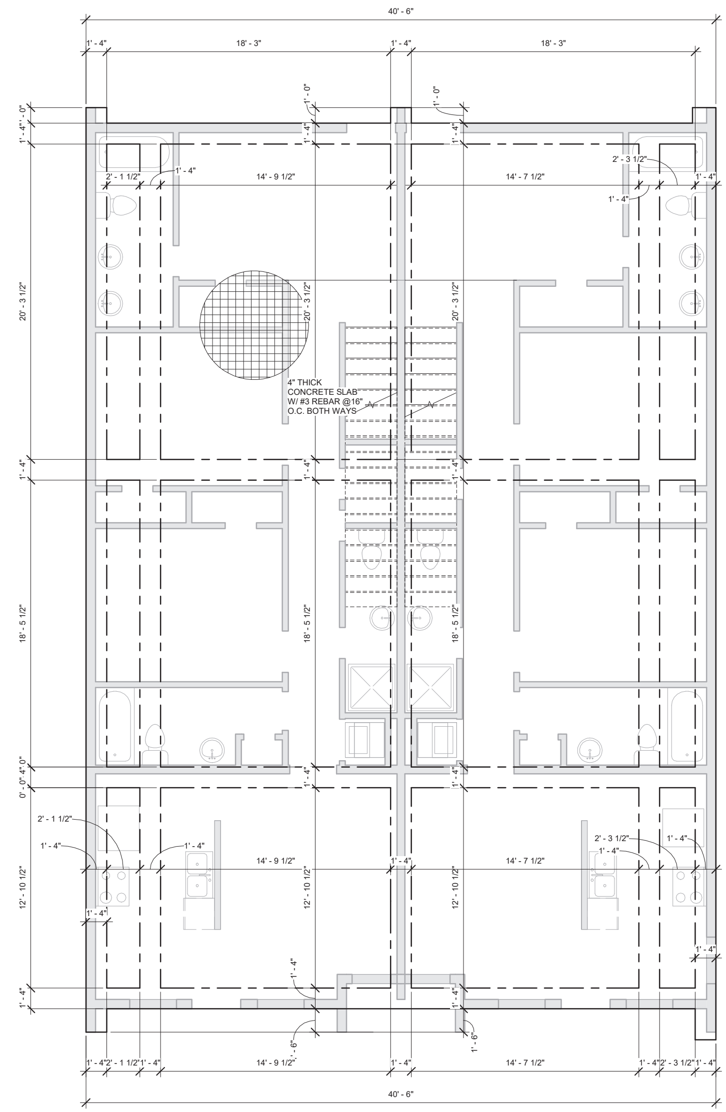
3 03 Grade Beam - garage
1/2" = 1'-0"



02 02 Grade Beam - Int
1/2" = 1'-0"



01 01 Grade Beam - Perimeter
1/2" = 1'-0"



A1 Foundation
1/4" = 1'-0"

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ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
BENEDICT N. ILOANYA
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8.27.25

MEP SEAL

REV	REV/DATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
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4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301
PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
S0

SHEET TITLE:
Foundation Plan

DRAWN BY:
RG

CHECK BY:

CITY APPROVAL:

FRAMING NOTES:

1. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

2. DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.

3. PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 15'-0".STONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT. RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.

4. PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT 8'-0"MAXIMUM FOR SPANS OVER 10'-0".

5. PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) AT FACE OF STUDS FROM TOP TO BOTTOM PLATES AT EACH CORNER OF BUILDING AND MAJOR OFF SETS.

6. PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PARALLEL WITH JOIST AND PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PARALLEL WITH JOIST AND BLOCK IF PARTITION ABOVE IS A PLUMBING WALL.

7. PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PERPENDICULAR TO JOIST SPAN. BLOCKING SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND SHALL MATCH DEPTH OF JOISTS.

8. THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.

9. TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED. TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED.

10. ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (U.N.O.).

11. ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER NATIONAL FOREST PRODUCTS ASSOCIATION. (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY.)

STUDS #3 OR BETTER #3 OR BETTER

BEAMS, GIRDERS #2 OR BETTER #2 OR BETTER

ALL OTHER LUMBER #3 OR BETTER #3 OR BETTER

12. HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:

WIDTH OF ROOF STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 26'-0"	2-2x8	6'-0"
	2-2x10	7'-6"
	2-2x12	9'-0"
26'-0" to 32'-0"	2-2x6	4'-0"
	2-2x8	5'-4"
	2-2x10	6'-10"
	2-2x12	8'-3"

WIDTH OF FLOOR STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 24'-0"	2-2x6	3'-6"
	2-2x8	4'-6"
	2-2x10	5'-10"
	2-2x12	7'-2"

THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.

13. GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF FELT IN ROOF CEMENT OR COVER BY 15# FELT OR 4 MIL. BLACK POLYETHYLENE.

14. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 4'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.

15. ALL EXTERIOR & PARTY WALL PLATES TO BE SET IN SEALANT. ALL EXTERIOR & PARTY WALL PLATES TO BE SET IN SEALANT.

16. ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED LUMBER.

17. PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" HORIZONTALLY & 16" VERTICALLY.

18. PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE. PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE.

19. PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE (USE TONGUE & GROOVE PLYWOOD IF CALLED FOR ON WALL SECTIONS). ALL PLYWOOD SHALL BEAR AN APPROVED STAMP. NAIL WITH 8D COMMON NAILS 6" O.C. AT EDGES & 10" O.C. IN THE FIELD.

20. FOR 3 STORY CONSTRUCTION; ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING FOR 3 STORY CONSTRUCTION; ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING SHALL BE 2-2x4 STUDS AT 16" O.C. OR 2x6 STUDS AT 16" O.C.

21. USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2X6 RAFTERS AT 16" O.C. USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2X6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").

22. ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.

23. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.

24. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.

25. RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.

A. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.

B. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.

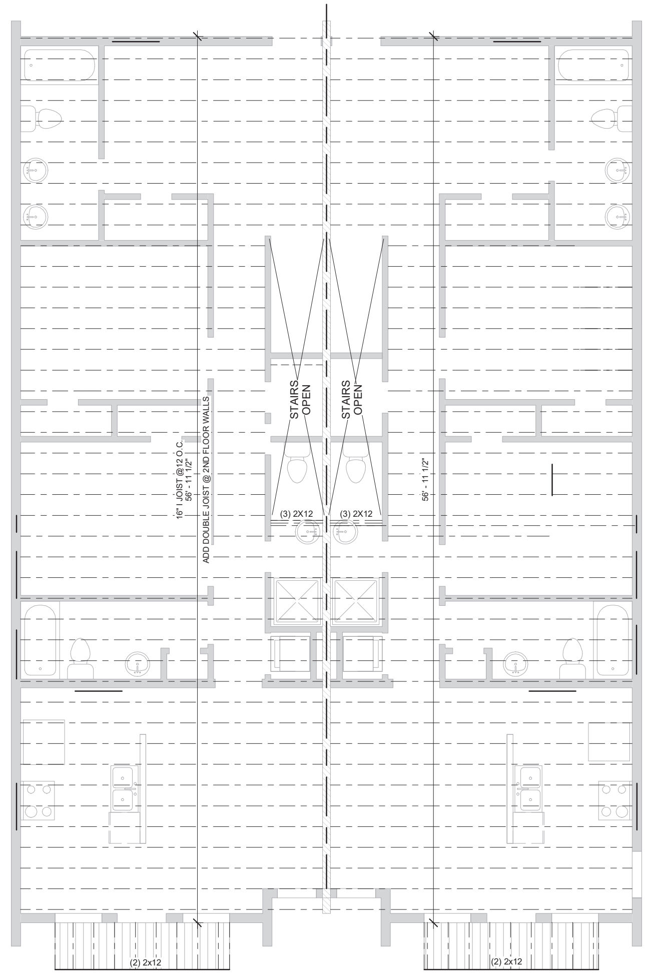
26. PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.

27. PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

CEILING DEAD LOAD = 10 PSF; LIVE LOAD = 20 PSF
CEILING JOIST TO BE #2 SYP LUMBER OR BETTER U.N.O.

FLOOR DEAD LOAD = 10 PSF ; LIVE LOAD = 40 PSF
FLOOR JOISTS TO BE #2 SYP LUMBER OR BETTER U.N.O.

FRAMING NOTE:
STUD PACK COLUMNS SHALL BE GLUED AND NAILED
STUD PACK MAY ALSO BE SUBSTITUTED FOR LVL GLUE-LAM COUMN OF SIMILAR SIZE.



1 First Floor Frame
1/4" = 1'-0"

CITY OF CONROE
BUILDING INSPECTIONS AND PERMITS
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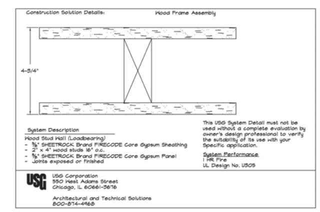
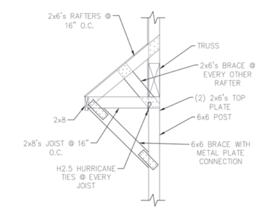
Cecil Loche
Digitally signed by Cecil Loche
DN: G=Cecil Loche, C=US United States, E=cloche@cityofconroe.org, O=City of Conroe, L=US United States, CN=Cecil Loche
Date: 2025.08.28 10:18:33-05'00'

2x6 WALL

1 HR WALL



NOTE:
ALL WALLS WILL BE WRAPPED IN OSB SHEATHING, A MINIMUM OF ½ INCH.

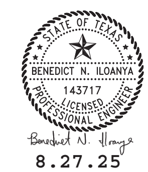


MODULO
DESIGN | BUILD | SUPPLY

HOUSTON TX, OFFICE
DESIGN / DRAFT
281.755.59.86
rodolfogarcia.modulo@gmail.com

ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL



MEP SEAL

REV	REV/DATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
S1

SHEET TITLE:
First Floor Framing Plan

DRAWN BY:
RG

CHECK BY:

CITY APPROVAL:

FRAMING NOTES:
1. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY. ALL LUMBER SHALL BE STAMPED WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.

2. DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE DOUBLE STUD FOR OPENINGS LESS THAN 4' WIDE AND TRIPLE STUD FOR OPENINGS 4' WIDE OR LARGER.

3. PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER PROVIDE A CONTINUOUS TIE ACROSS BUILDING WITH STRONGBACKS ON ALL JOIST SPANS OVER 7'-6" AND TWO STRONGBACKS ON ALL JOIST SPANS OVER 15'-0".STONGBACKS SHALL BE ONE 2x6 VERTICAL AND ONE 2x4 FLAT. RUN PERPENDICULAR TO JOISTS AND NAIL TO EACH JOIST.

4. PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT PROVIDE METAL CROSS BRIDGING OR WOOD CROSS BRIDGING ON 2" SOLID WOOD AT 8'-0"MAXIMUM FOR SPANS OVER 10'-0".

5. PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) PROVIDE PLYWOOD SHEATHING BRACING (THICKNESS TO MATCH TYPICAL EXTERIOR SHEATHING) AT FACE OF STUDS FROM TOP TO BOTTOM PLATES AT EACH CORNER OF BUILDING AND MAJOR OFF SETS.

6. PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PARALLEL WITH JOIST AND PROVIDE DOUBLED JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PARALLEL WITH JOIST AND BLOCK IF PARTITION ABOVE IS A PLUMBING WALL.

7. PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PROVIDE SOLID BLOCKING @ 12" O.C. BETWEEN JOISTS UNDER PARTITIONS ABOVE, WHICH ARE PERPENDICULAR TO JOIST SPAN. BLOCKING SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND SHALL MATCH DEPTH OF JOISTS.

8. THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE THE NUMBER OF WALL STUDS @ BEARING POINTS OF 2x MEMBER BEAMS SHALL EXCEED THE NUMBER OF MEMBERS IN THE BEAM BY ONE. THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.

9. TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED. TRUSSES SHALL BE DESIGNED FOR BEARING WALL LOADS WHERE REQUIRED.

10. ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING ALL CHIMNEYS SHALL BE 2x4 CONSTRUCTION WITH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING (U.N.O.).

11. ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE ALL STRUCTURAL LUMBER HAS BEEN DESIGNED BASED ON SOUTHERN YELLOW PINE OF THE FOLLOWING MINIMUM GRADES AND ALLOWABLE STRESSES AS PER NATIONAL FOREST PRODUCTS ASSOCIATION. (ANY CHANGES IN SPECIES OR GRADES MUST BE COMPENSATED ACCORDINGLY.)

STUDS #3 OR BETTER #3 OR BETTER

BEAMS, GIRDERS #2 OR BETTER #2 OR BETTER

ALL OTHER LUMBER #3 OR BETTER #3 OR BETTER

12. HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR HEADER SCHEDULE: ALLOWABLE SPANS FOR #2 S.Y.P. HEADERS OVER OPENINGS IN EXTERIOR WALLS ARE AS FOLLOWS:

WIDTH OF ROOF STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 26'-0"	2-2x8	6'-0"
	2-2x10	7'-6"
	2-2x12	9'-0"
26'-0" to 32'-0"	2-2x6	4'-0"
	2-2x8	5'-4"
	2-2x10	6'-10"
	2-2x12	8'-3"

WIDTH OF FLOOR STRUCTURE	HEADER SIZE	MAXIMUM SPAN
UP TO 24'-0"	2-2x6	3'-6"
	2-2x8	4'-6"
	2-2x10	5'-10"
	2-2x12	7'-2"

THESE HEADERS AND SPANS ARE ASSUMING UNIFORMLY DISTRIBUTED LOAD REQUIREMENT TO 1/2 THE WIDTH MULTIPLIED BY THE APPLICABLE LOAD. IF CONCENTRATED LOADS FROM THE BEAMS OR OPENINGS ABOVE ARE APPLIED TO THESE HEADERS, SPECIAL ANALYSIS WILL BE REQUIRED.

13. GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF GYPSUM SHEATHING: WEATHERPROOFING FACES, WATER RESISTANT GYP. JOINT COVER 3" ROOF FELT IN ROOF CEMENT OR COVER BY 15# FELT OR 4 MIL. BLACK POLYETHYLENE.

14. FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" DIAMETER ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO CONCRETE - MAXIMUM 4'-0" O.C. - MINIMUM 2 BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF END OF EACH PIECE - PROVIDE 2" WASHER @ TOP OF PLATE.

15. ALL EXTERIOR & PARTY WALL PLATES TO BE SET IN SEALANT. ALL EXTERIOR & PARTY WALL PLATES TO BE SET IN SEALANT.

16. ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED ALL WOOD IN CONTACT WITH CONCRETE OF EXPOSED TO WEATHER SHALL BE TREATED LUMBER.

17. PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" PROVIDE BRICK TIES OF 22 GAUGE 7/8" CORRUGATED METAL - 3" INTO MASONRY @ 24" HORIZONTALLY & 16" VERTICALLY.

18. PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE. PROVIDE MASONRY WEEP HOLES 32" O.C. AT BASE OR LEDGE.

19. PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE PLYWOOD FLOOR SHEATHING SHALL BE STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE (USE TONGUE & GROOVE PLYWOOD IF CALLED FOR ON WALL SECTIONS). ALL PLYWOOD SHALL BEAR AN APPROVED STAMP. NAIL WITH 8D COMMON NAILS 6" O.C. AT EDGES & 10" O.C. IN THE FIELD.

20. FOR 3 STORY CONSTRUCTION; ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING FOR 3 STORY CONSTRUCTION; ALL BEARING WALLS SUPPORTING 2 FLOORS, ROOF & CEILING SHALL BE 2-2x4 STUDS AT 16" O.C. OR 2x6 STUDS AT 16" O.C.

21. USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2X6 RAFTERS AT 16" O.C. USE 2x6 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2X6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").

22. ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.

23. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.

24. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.

25. RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.

A. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.

B. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.

26. PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.

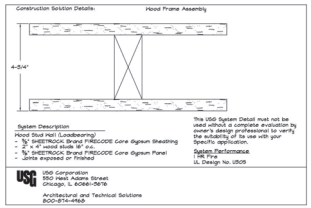
27. PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

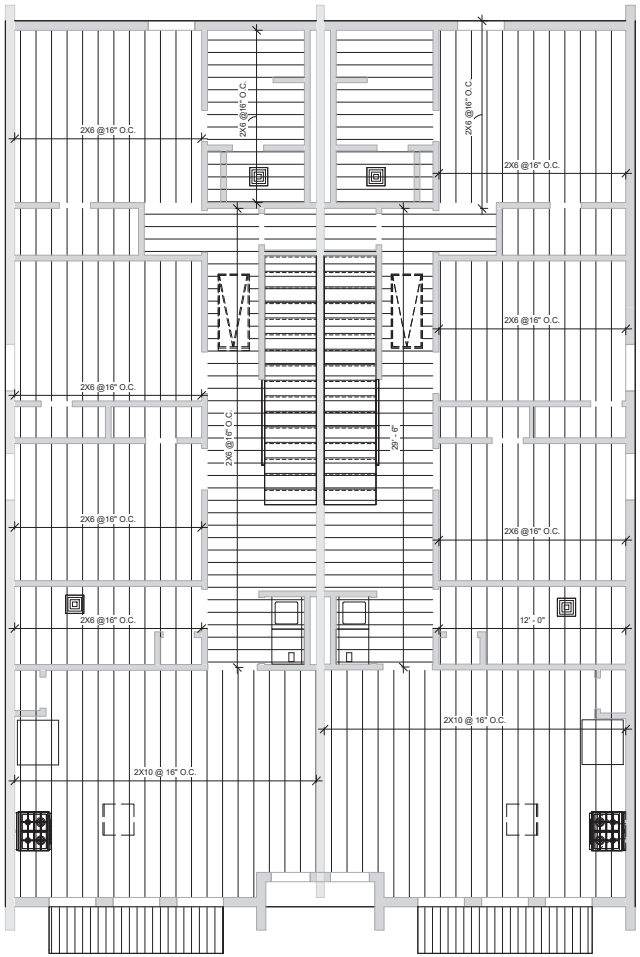
CEILING DEAD LOAD = 10 PSF; LIVE LOAD = 20 PSF
CEILING JOIST TO BE #2 SYP LUMBER OR BETTER U.N.O.

FLOOR DEAD LOAD = 10 PSF ; LIVE LOAD = 40 PSF
FLOOR JOISTS TO BE #2 SYP LUMBER OR BETTER U.N.O.

FRAMING NOTE:
STUD PACK COLUMNS SHALL BE GLUED AND NAILED
STUD PACK MAY ALSO BE SUBSTITUTED FOR LVL GLUE-LAM COLUMN OF SIMILAR SIZE.

CITY OF CONROE
BUILDING INSPECTIONS AND PERMITS
These plans and supporting construction documents have been reviewed for general conformity with City of Conroe ordinances and adopted codes. Any errors or omissions overlooked in the plan review process shall not relieve the permit holder from complying with the applicable codes and ordinances.
Cecil Loche
Digitally signed by Cecil Loche
DN: C=Cecil Loche, CYUS United States, E=cloche@cityofconroe.org, O=City of Conroe, L=US United States, CN=Cecil Loche
Date: 2025.08.28 10:18:45 -05'00'





1 Second Floor Frame
1/4" = 1'-0"

2x6 WALL

1 HR WALL

NOTE:
ALL WALLS WILL BE WRAPPED IN OSB SHEATHING, A MINIMUM OF ½ INCH.

NOTE: ALL WOOD JOISTS ARE 2X6 U.N.O.

MODULO
DESIGN | BUILD | SUPPLY
HOUSTON TX. OFFICE
DESIGN / DRAFT
281.755.59.86
rodolfogarcia.modulo@gmail.com

ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
BENEDICT N. ILOANYA
143717
LICENSED
PROFESSIONAL ENGINEER
8.27.25

MEP SEAL

REV	REVIDATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
S2

SHEET TITLE:
Second Floor Framing

DRAWN BY: RG
CHECK BY:

CITY APPROVAL:

ROOF FRAMING NOTES:

1. USE 2x8 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2X6 RAFTERS USE 2x8 RAFTERS AT 16" O.C. #2 S.Y.P. (13'-6" MAX. SPAN) OR 2X6 RAFTERS AT 16" O.C. #3 S.Y.P. (11'-0").

2. ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER ALL RIDGE BOARDS, HIP RAFTERS AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN MEMBER SUPPORTED.

3. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240. DESIGNS BASED ON 20 PSF LIVE LOAD / 10 PSF DEAD LOAD L/240.

4. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS. USE 2x6's @ 12" O.C. #2 S.Y.P. AT ALL DORMER LOCATIONS.

5. RAFTERS & CEILING JOISTS SHALL BE TIED IN ACCORDANCE WITH 2012 INTERNATIONAL BUILDING CODE WITH TEXAS REVISIONS.

A. CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE CEILING JOISTS AND RAFTERS SHALL BE NAILED TO EACH OTHER WHERE POSSIBLE AND THE ASSEMBLY SHALL BE NAILED TO THE TOP PLATE IN AN ADEQUATE MANNER TO SECURE THE ROOF FRAMING TO THE WALLS.

B. WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR WHERE CEILING JOIST ARE NOT PARALLEL TO RAFTERS, SUB FLOORING OR METAL STRAPS ATTACHED TO THE ENDS OF THE RAFTERS SHALL BE INSTALLED IN A MANNER TO PROVIDE A CONTINUOUS TIE ACROSS THE BUILDING.

6. PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT PROVIDE 2x6 PURLIN BRACING TO LOAD BEARING WALLS OR BEAMS TO SUPPORT RAFTERS AS SHOWN ON ROOF PLAN.

7. PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF PROVIDE 2x6 COLLAR TIES @ 1/3 DOWN FROM RIDGE @ MAXIMUM SPACING OF 48" O.C.

8. SHEATHING FASTENING:

A. 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING. 8d x 2 1/2" (0.131) COMMON NAILS.

B. 4" O.C. ALONG PANEL EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. 4" O.C. ALONG PANEL EDGES AND 6" O.C. ALONG INTERMEDIATE FRAMING. 8d x 2 1/2" (0.131) COMMON NAILS.

C. 4" O.C. ALONG PANEL EDGES AND 4" O.C. ALONG INTERMEDIATE FRAMING. 4" O.C. ALONG PANEL EDGES AND 4" O.C. ALONG INTERMEDIATE FRAMING. 8d x 2 1/2" (0.131) COMMON NAILS.

CITY OF CONROE
BUILDING INSPECTIONS AND PERMITS

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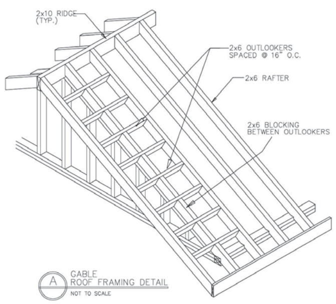
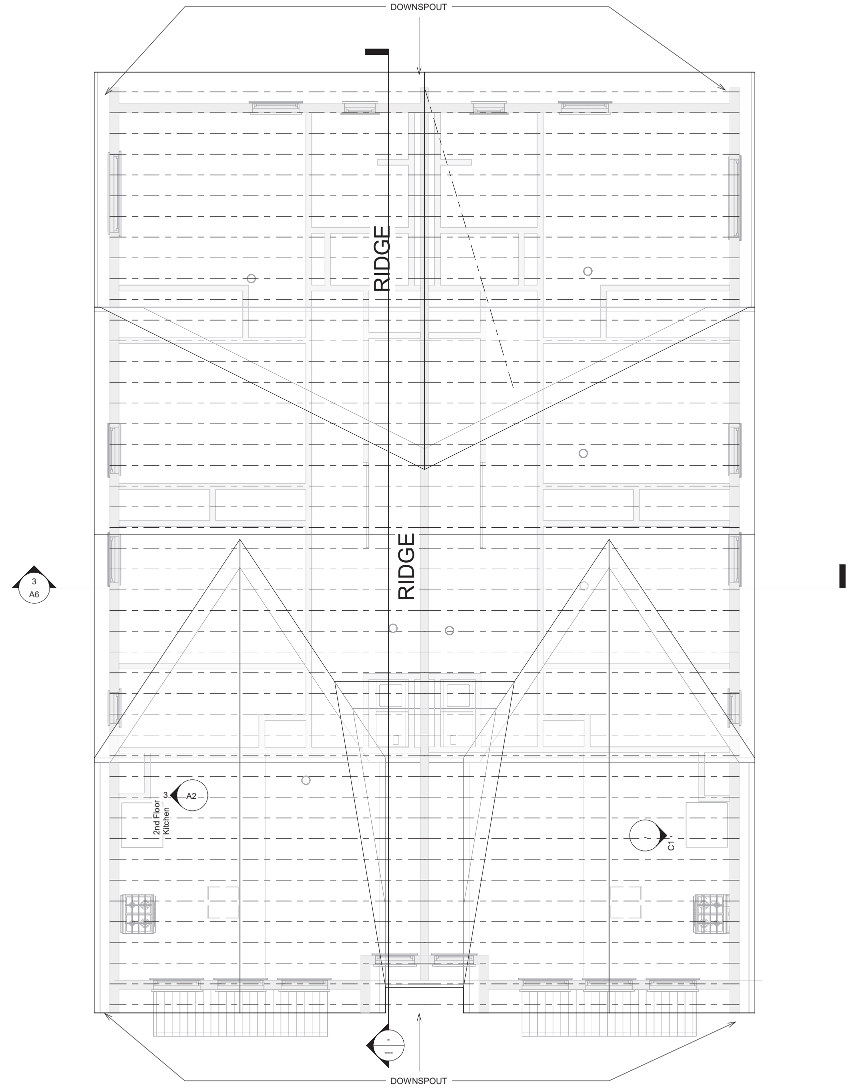
DN: G=Cecil Loche, C=US United States, E=cloche@cityofconroe.org, O=City of Conroe, L=US United States, CN=Cecil Loche
Date: 2025.08.28 10:18:56-05'00'



A GABLE ROOF FRAMING DETAIL
NOT TO SCALE



ALL RAFTERS TO BE 2X8 U.N.O.

NOTE:
ALL WALLS WILL BE WRAPPED IN OSB SHEATHING, A MINIMUM OF ½ INCH.

RAFTER DEAD LOAD= 10 P.S.F., LIVE LOAD= 20 P.S.F.

RAFTERS TO BE #2 SYP LUMBER OR BETTER U.N.O.

1 Roof Plan Frame
1/4" = 1'-0"

MODULO
DESIGN | BUILD | SUPPLY

HOUSTON TX, OFFICE
DESIGN / DRAFT
281.755.59.86
rodolfogarcia.modulo@gmail.com

ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
BENEDICT N. ILOANYA
143717
LICENSED
PROFESSIONAL ENGINEER
Benedict N. Iloanya
8.27.25

MEP SEAL

REV	REV/DATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX

ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
S3

SHEET TITLE:
Roof Framing

DRAWN BY:
RG

CHECK BY:

CITY APPROVAL:

GENERAL NOTES FOR WOOD FRAMING
(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.)

1. THE PROJECT DESIGN CRITERIA IS IN COMPLIANCE WITH LOCAL GOVERNING CODES FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION FOR 110 MPH, 3-SECOND GUST AS PER SECTION 1609.3 OF THE AMENDED 2012 INTERNATIONAL RESIDENTIAL CODE.

2. TIMBER GRADES:
   A. ROOF RAFTERS: NO. 2 SOUTHERN YELLOW PINE, KD, S4S (U.N.O.).
   B. CEILING & FLOOR JOIST: NO. 3 SOUTHERN YELLOW PINE, KD, S4S (U.N.O.).
   C. BEAMS & HEADERS: NO. 2 SOUTHERN YELLOW PINE, KD, S4S
   D. STUDS: STUD GRADE, SYP, KD, S4S
   E. WOOD POSTS: NO. 2 SOUTHERN YELLOW PINE, SURFACE GREEN.

3. JOIST:
   A. JOIST BLOCKING:
      1) JOIST SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOIST ARE NAILED INTO A HEADER, BAND/RIM JOIST, OR TO AN ADJOINING STUD, SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THE THICKNESS AND SHALL MATCH THE DEPTH OF THE JOISTS.
      2) PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOIST
      3) PROVIDED DOUBLE JOIST UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOIST
   B. JOIST BRIDGING:
      1) PROVIDE BRIDGING AT ALL FLOOR JOIST AT SPACING NOT TO EXCEED 8'-0".
   C. JOIST HOLES AND NOTCHES:
      1) NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
      2) HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.

4. BEAMS AND HEADERS:
   A. AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
   B. ALL BEAMS MADE UP OF A NUMBER 2x JOIST SHALL BE FASTENED AS FOLLOWS:
      1) FOR MAXIMUM HORIZONTAL SPACING OF BOLTS:
         2-2x12 6D NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
         3-2x12 20D NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
         4-2x12 OR MORE 5/8"& BOLTS @ 12" TOP & BOTTOM, STAGGER (W/STUD WASHERS)
      BOLTS SHALL BE 5/8"& LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED @ TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE.
   C. ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENING) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
      1) FLOORING FRAMING: 2-2x12
      2) CEILING FRAMING 2-2x8
   D. MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3".

5. STUD WALLS:
   A. STUDS SHALL BE AS FOLLOWS:
      1) 2x4 @ 16" AT ALL FLOORS IN ONE OR TWO STORY STRUCTURES.
      2) 2-2x4 OR 2x6 @ 16" AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR.
   B. PROVIDE A MINIMUM OF TWO STUDS AT EACH SIDE OF OPENING LARGER THAN 4'-0, FULL HEIGHT OF WALL (KING STUDS).
   C. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
      1) 2x4 STUDS @ 16" O.C. 10'-0"
      2) 2x6 STUDS @ 16" O.C. 13'-0"
      3) 2x8 STUDS @ 16" O.C. 16'-0"
   D. BLOCKING & LATERAL STRUCTURES:
      1) PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
      2) MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4" PER TEN FEET OF STUD HEIGHT.

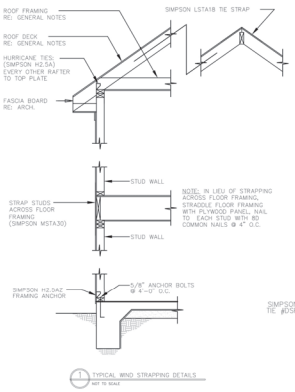
6. ROOF DECK:
   A. MINIMUM THICKNESS SHALL BE 1/2" THICK CDX PLYWOOD.
   B. ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.
   C. MINIMUM NAILING SHALL BE AS REQUIRED BY THE BUILDING CODE OR PER WINDSTORM.
   D. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (JOIST SPACING). CLIPS SHALL BE SIMPSON PSCL, OR APPROVED EQUAL, TO MATCH CORRESPONDING PLYWOOD THICKNESS.

7. PLYWOOD FLOOR DECK:
   A. PLYWOOD SHALL BE 3/4" THICK AND SHALL BE STANDARD C-D EXTERIOR GRADE
   B. LAY PANELS IN A STAGGERED PATTERN
   C. BLOCK ALL EDGES WITH 2-2x4 BLOCKING.
   D. GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
      1) GLUE SHALL CONFORM TO APA SPECIFICATION AFG-01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
      2) ALL NAILS SHALL BE 8D RING OR SCREW SHANK.
      3) NAIL SPACING SHALL BE AS FOLLOWS:
         6" O.C. @ PANEL EDGES
         12" O.C. @ INTERMEDIATE SUPPORTS

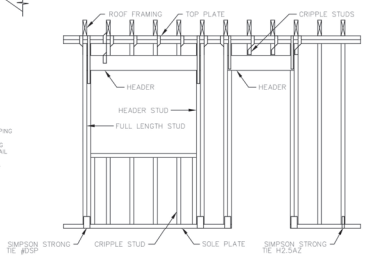
8. CONNECTIONS AND FASTENERS:
   A. CONNECTIONS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE OR EQUAL (NAIL ALL NAIL HOLES).
   B. PROVIDE BASE AND CAP CONNECTORS AT ALL COLUMNS AS FOLLOWS:
      1) COLUMN BASE CONNECTOR: ABU SERIES
      2) COLUMN CAP CONNECTOR: PC SERIES
   C. WHERE REQUIRED, JOIST HANGERS SHALL BE 16 GA., GALVANIZED "U-STANDARD" JOIST HANGERS, APPLICABLE TO CORRESPONDING SIZE, INCLUDING DOUBLED OR TRIPLED JOISTS.
   D. WHERE REQUIRED, BEAM/PURLIN HANGER SHALL BE 12 GA., GALVANIZED, "B-SERIES" APPLICABLE TO CORRESPONDING SIZE.
   E. PROVIDE 5/8" DIAMETER ANCHOR BOLTS AT ALL EXTERIOR STUD WALL SILL PLATES. BOLTS SHALL BE 10" LONG, ASTM A-307 (U.N.O.). AT 4'-0" O.C. FOR TWO STORY STRUCTURES.
   F. ANCHOR BOLTS SHALL BE INSTALLED AT A MINIMUM OF 12" FROM EACH CORNER.
   G. WHERE CALLED OUT, ALL THROUGH BOLTS SHALL BE ASTM A-307. PROVIDE STANDARD WASHERS AT ALL WOOD SURFACES.
   H. ALL BOLTS, NUTS, WASHERS, NAILS & OTHER FASTENERS EXPOSED TO WEATHER SHALL BE HOT-DIPPRD GALVANIZED.

9. WINDOW DESIGN PRESSURE: (EXPOSURE B, MRH 15 (1.21), 20 (1.29), 25 (1.35), 30 (1.4), 35 (1.45))
   A. INLAND II AREAS (110 MPH, 3 SECOND GUST, EXPOSURE C, MRH= MEAN ROOF HEIGHT):
      1) WINDOWS, DOORS, EXTERIOR COVERINGS (TRIBUTARY AREA = 10 ASF)
         NON CORNER LOCATIONS -23.6, -28.6, -30.4, -31.9, -33.0, -34.2
         CORNER LOCATIONS -29.1, -35.2, -37.5, -39.3, -40.7, -42.2
      2) GARAGE DOORS (SINGLE CAR, TRIBUTARY AREA = 50 ASF)
         CORNER LOCATIONS -21.3, -25.8, -27.5, -28.8, -29.8, -30.9
      3) GARAGE DOORS (TWO CAR, TRIBUTARY AREA = 100 ASF)
         CORNER LOCATIONS -22.6, -27.3, -29.2, -30.5, -31.6, -32.8
   B. INLAND I AREAS (120 MPH, 3 SECOND GUST):
      1) WINDOWS, DOORS, EXTERIOR COVERINGS (TRIBUTARY AREA = 10 ASF)
         NON CORNER LOCATIONS -28.1, -34.0, -36.2, -37.9, -39.3, -40.7
         CORNER LOCATIONS -34.7, -42.0, -44.6, -46.8, -48.5, -50.3
      2) GARAGE DOORS (SINGLE CAR, TRIBUTARY AREA = 50 ASF)
         CORNER LOCATIONS -29.3, -30.7, -32.8, -34.3, -35.6, -36.8
      3) GARAGE DOORS (TWO CAR, TRIBUTARY AREA = 100 ASF)
         CORNER LOCATIONS -26.9, -29.3, -31.2, -32.7, -33.9, -35.1

10. MISCELLANEOUS:
   A. ALL WOOD CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.



1 TYPICAL WIND STRAPPING DETAILS
NOT TO SCALE



4 STRAPPING REQUIREMENTS FOR ALL OPENINGS
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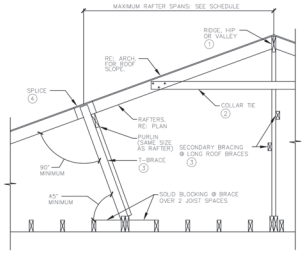
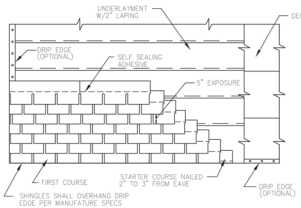
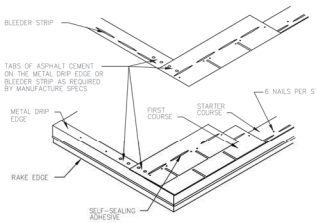


NOTES:
1. RIDGE BEAM, HIP RAFTER, OR VALLEY RAFTER:
   DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
   A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2x LUMBER).
   B. DEPTH OF CUT END OF RAFTER.
2. COLLAR TIES:
   2x4 COLLAR TIES LOCATED @ UPPER ONE THIRD OF ROOF (EVERY OTHER RAFTER).
3. T-BRACE:
   A. RE: TYPICAL DETAILS BELOW
   B. MAXIMUM SPACING AS FOLLOWS:
      1. EVERY FOURTH RAFTER @ 2x4 CONT. PURLIN.
      2. 6'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER.
   C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, 2 SIZES LARGER THAN JOIST).
4. RAFTER & RIDGE SPLICES:
   A. LOCATED SPLICE OVER A PURLIN OR PROVIDE ADDITIONAL BRACE @ SPLICE
   B. MINIMUM LAP = 12" NAIL WITH 4-16 NAILS.
2 ROOF SECTION DETAIL
NOT TO SCALE



6 COMPOSITION SHINGLE APPLICATION
NOT TO SCALE



7 STARTER COURSE APPLICATION
NOT TO SCALE

SHEAR WALL SCHEDULE

MARK	SHEATHING MATERIAL	BLOCKING	NAILING PATTERN	STUD POST EACH END	HOLD-DOWN MARK ▲
P1	7/16" OR THICKER WOOD STRUCTURAL PANEL 1/2" GYPSUM WALLBOARD (INT.)	YES	8D COMMON @ 6" 5D COOLER NAILS @ 6" O.C. (EDGE) & 10" O.C. (FEILD)	2-2x4	HTT22
P2	1/2" OR THICKER ONE SIDE	YES	8D COMMON @ 4" EDGE & 10" FIELD	2-2x4 MIN.	HTT22
P3	1/2" PLYWOOD C-C	YES	10D COMMON @ 4"	2-2x4	HTT22
P4	1/2" PLYWOOD C-C	YES	10D COMMON @ 3"	2-2x4	HTT22
P5	5/8" PLYWOOD C-C	YES	10D COMMON @ 2"	3-2x4	HTT22
G1	1/2" GYPBOARD	NO	5D COOLER @ 7"	2-2x4	HTT22
G2	1/2" GYPBOARD	YES	5D COOLER@ 4"	2-2x4	HTT22
G3	1/2" GYPBOARD	YES	6D COOLER @ 4"	2-2x4	HTT22
G4	2 5/8" TYPE X GYP ON EACH SIDE.	YES	10D COOLER @ 4"	3-2x6	HTT22

NOTES:
1. WHERE "BLOCKING" IS INDICATED , PROVIDE 2x4 BACK-UP AT ALL GYPBOARD OR PLYWOOD PANEL EDGES.
2. NAILING PATTERN APPLIES AT ALL PANEL EDGES, AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 12" O.C. USING CORRESPONDING NAIL SIZE.
3. SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY (U.N.O.).
4. WHERE A SHEAR WALL IS CALLED OUT ON A PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENTH OF THAT WALL.
5. PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF.
6. ALL HOLD-DOWNS MUST BE INSTALLED IN STRICT ADHERANCE TO MANUFACTURER'S INSTRUCTIONS, USING BOLT & NAIL NUMBERS, SIZES & LENGTHS AS SPECIFIED BY MANUFACTURER.
7. WHERE PLYWOOD IS SHOWN ON BOTH FACES OF A SHEAR WALL:
   A) DOUBLE STUDS OR 3" WIDE STUDS MUST BE USED.
   B) STAGGER PLYWOOD JOINTS AT WALL FACES.
   C) USE 4x4 WOOD POSTS @ EA. END TO BOLT HOLD-DOWNS.
   D) PROVIDE DOUBLE 2x SILL PLATE W/5/8 ANCHOR BOLTS @ 24" O.C. IN ADDITION TO HOLD-DOWN ANCHORS BOLTS.
8. SIMPSON "WEDGE-ALL" WEDGE ANCHORS MAY BE USED IN LIEU OF SCHEDULED ANCHOR BOLTS TO MATCH (DIAMETERS). MINIMUM EMBEDMENT LENGTH AS SUGGESTED BY MANUFACTURER.
9. USE 7/16" MIN. PLYWOOD AROUND THE ENTIRE STRUCTURE PERIMETER. REFER TO SHEAR WALL SCHEDULE WALL TYPE P1 FOR NAILING.

USEFUL WEB SITES:

FOR GENERAL INFORMATION ABOUT PRODUCT EVALUATIONS INCLUDING BUT NOT LIMITED TO EVALUATION REPORTS, APPROVED WINDOWS, DOORS, GARAGE DOORS, SKYLIGHTS AND ROOFING.

TEXAS DEPARTMENT OF INSURANCE
http://www.TDI.STATE.TX.US

FOR GENERAL INFORMATION ABOUT INSTALLATION OF HOLDOWNS, CLIPS AND STRAPS

TEXAS RESIDENTIAL CONSTRUCTION COMMISSION
http://www.TRCC.STATE.TX.US

SIMPSON STRONG TIE
http://www.STRONGTIE.COM

FOR GENERAL INFORMATION /RESEARCH ABOUT ENGINEERED WOOD PRODUCTS, SHEAR WALLS AND GARAGE RETURN ASSEMBLIES.

AMERICAN PLYWOOD ASSOCIATION
http://www.APAWOOD.ORG

NAILING SCHEDULE

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED) RE: WFCM TABLE 3.4A	3-8D	3-10D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED) RE: WFCM TABLE 3.4A	3-8D	3-10D	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED) RE: WFCM TABLE 3.9A	6-16D	6-40D	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED) RE: WFCM TABLE 3.9A	6-16D	6-40D	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED) RE: WFCM TABLE 3.6A	4-8D	4-10D	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8D	2-10D	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16D	3-16D	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16D	2-16D	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE-NAILED)	4-16D	5-16D	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16D	2-16D	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16D	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD RE: WFCM TABLE 3.5A	2-16D	2-40D	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND/JOIST, END JOIST OR BLOCKING (FACE-NAILED)	2-16D	2-16D	PER FOOT
FLOOR FRAMING			
(TOE-NAILED) JOIST TO SILL, TOP PLATE OR GIRDER	4-8D	4-10D	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8D	2-10D	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8D	2-10D	EACH END
(TOE-NAILED) BLOCKING TO SILL OR TOP PLATE	3-16D	4-16D	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16D	4-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8D	3-10D	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16D	4-16D	PER JOIST
(END-NAILED) BAND JOIST TO SILL OR TOP PLATE	2-16D	3-16D	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS (RE: TABLE 3.10)			
INTERIOR ZONE	8D	10D	6" EDGE / 12" FEILD
EXTERIOR ZONE	8D	10D	4" EDGE / 6" FEILD
DIAGONAL BOARD SHEATHING	2-8D	2-10D	PER SUPPORT
1"x6" OR 1"x8"	3-8D	3-10D	PER SUPPORT
1"x10" OR WDER			
CEILING SHEATHING			
GYPSUM WALLBOARD	5D COOLERS	5D COOLERS	7" EDGE / 10" FEILD
WALL SHEATHING			
STRUCTURAL PANELS (RE: TABLE 3.11)			
INTERIOR ZONE	8D	10D	6" EDGE / 12" FEILD
EXTERIOR ZONE	8D	10D	4" EDGE / 6" FEILD
FIBERBOARD PANELS			
7/16"	6D	–	3" EDGE / 6" FEILD
25/32"	8D	–	3" EDGE / 6" FEILD
GYPSUM WALLBOARD	5D COOLERS	5D COOLERS	7" EDGE / 10" FEILD
HARDBOARD (RE: TABLE 3.11)	8D	8D	6" EDGE / 12" FEILD
PARTICLE BOARD PANELS	8D	8D	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING			
1"x6" OR 1"x8"	2-8D	2-10D	PER SUPPORT
1"x10" OR WDER	3-8D	3-10D	PER SUPPORT
FLOOR SHEATHING			
STRUCTURAL PANELS			
1" OR LESS	8D	10D	6" EDGE / 12" FEILD
GREATER THAN 1"	10D	16D	6" EDGE / 6" FEILD
DIAGONAL BOARD SHEATHING			
1"x6" OR 1"x8"	2-8D	2-10D	PER SUPPORT
1"x10" OR WDER	3-8D	3-10D	PER SUPPORT

NOTES:
1. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF IRC 2012.
2. CORROSION-RESISTANT ROOFING NAILS WITH 7/16"ø HEAD AND 1 1/2" IN LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC 2012.
3. CORROSION-RESISTANT, LARGE HEAD.

MODULO
DESIGN | BUILD | SUPPLY
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rodolfogarcia.modulo@gmail.com

ARCHITECT SEAL

STRUCTURAL ENGINEER SEAL

STATE OF TEXAS
BENEDICT N. ILOANYA
143717
LICENSED
PROFESSIONAL ENGINEER
8.27.25

MEP SEAL

REV.	REVIDATE	DESCRIPTION
1	04-28-25	ISSUED FOR PERMIT
2		
3		
4		
5		

PROJECT NAME:
REEVES ST DUPLEX
ADDRESS
914 Reeves st A/B Conroe Tx 77301

PROJECT DESCRIPTION:
2 STORY DUPLEX

SHEET NUMBER:
S4

SHEET TITLE:
Frame Notes

DRAWN BY: RG
CHECK BY:

CITY APPROVAL: