

KELLY RESIDENCE

**4609 BLUE WATER HWY
FREEPORT, TEXAS**

April 10, 2024

SQUARE FOOTAGE

LIVING SPACE	1536 SQ. FT.
ALL DECKING	384 SQ. FT.

INDEX OF SHEETS

G 0.1 COVER SHEET

A 1.1 FLOOR PLAN

A 2.1 FRONT & RIGHT ELEVATION

A 2.2 REAR & LEFT ELEVATION

S 0.1 GENERAL NOTES

S 0.2 FASTENER SCHEDULE

S 1.1 FOUNDATION PLAN & DETAILS

S 2.1 FLOOR & CEILING FRAMING PLAN

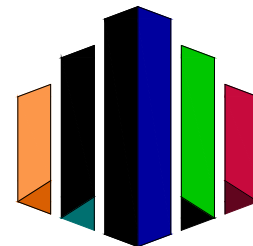
S 2.2 RAFTER FRAMING PLAN

S 3.1 FRAMING DETAILS

E 1.1 ELECTRICAL PLAN

W 1.1 WINDSTORM COMPLIANT PLAN

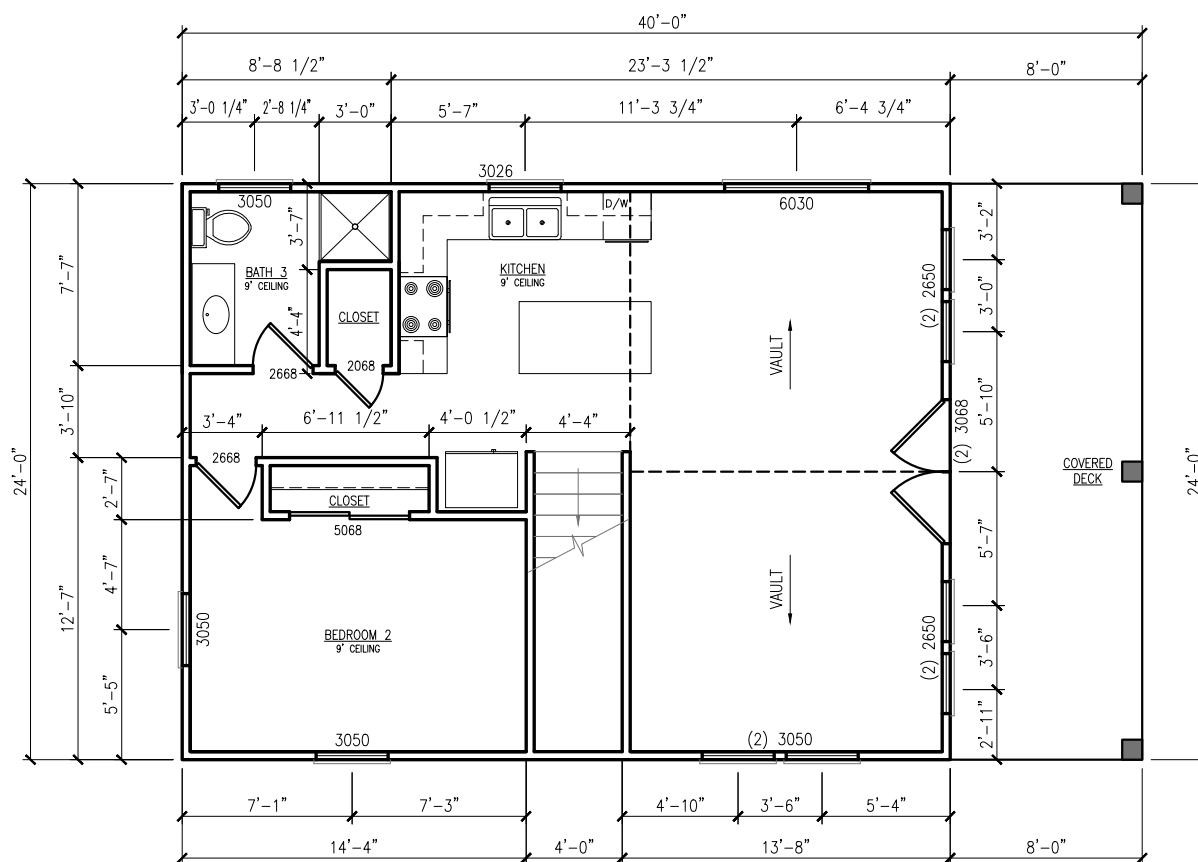
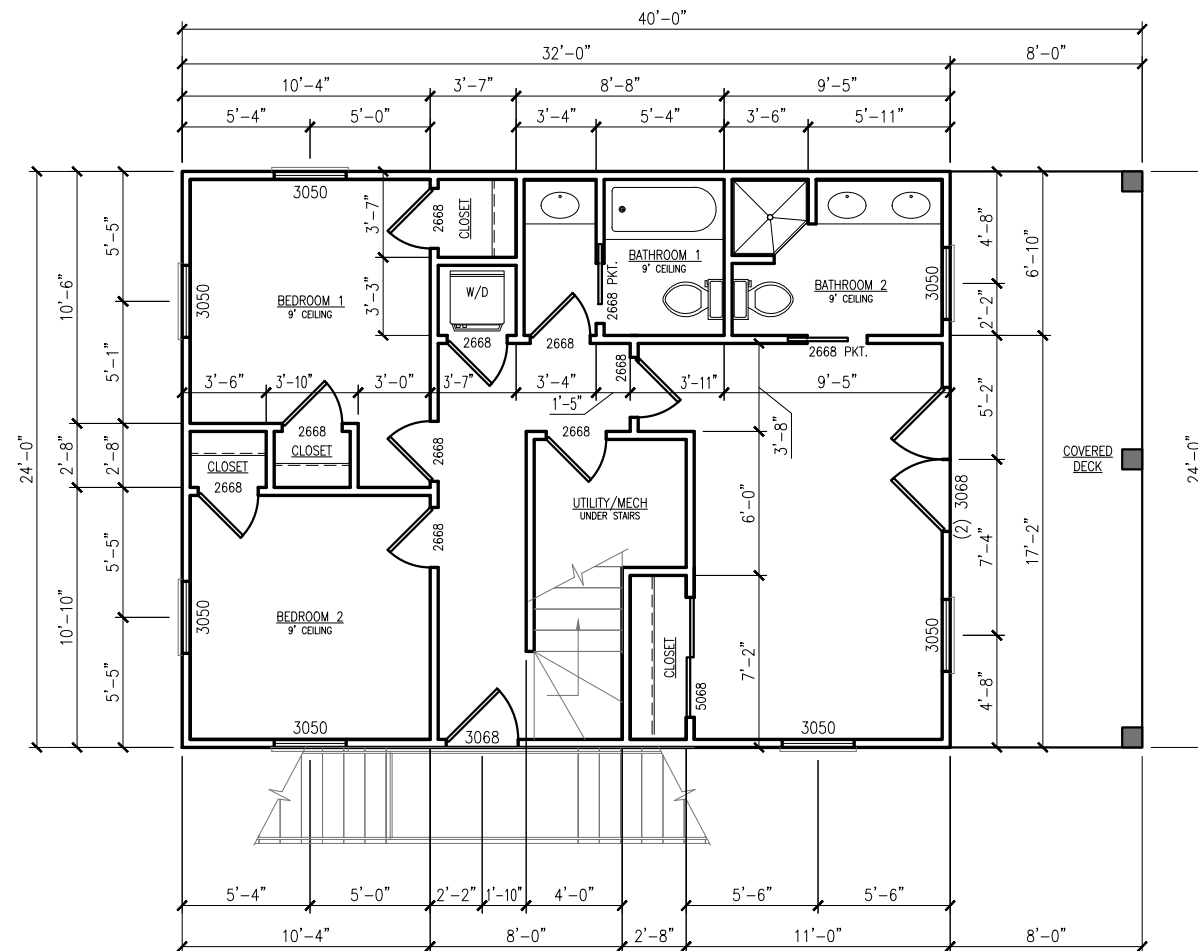
W 2.1 STANDARD SIMPSON CLIP DETAILS



LYNNENGINEERING

2200 Avenue A
Bay City, Texas 77414

PH: (979) 245-8900
Fax: (979) 245-5345



FLOOR PLAN

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS



PROJECT INFO:	
DRAWN BY:	DCC
CHECKED BY:	NMC
DESIGNED BY:	DSK
JOB NO.	10.101810

PRINTED

DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS

NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:

A 1.1



FRONT ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



FRONT & RIGHT ELEVATION

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

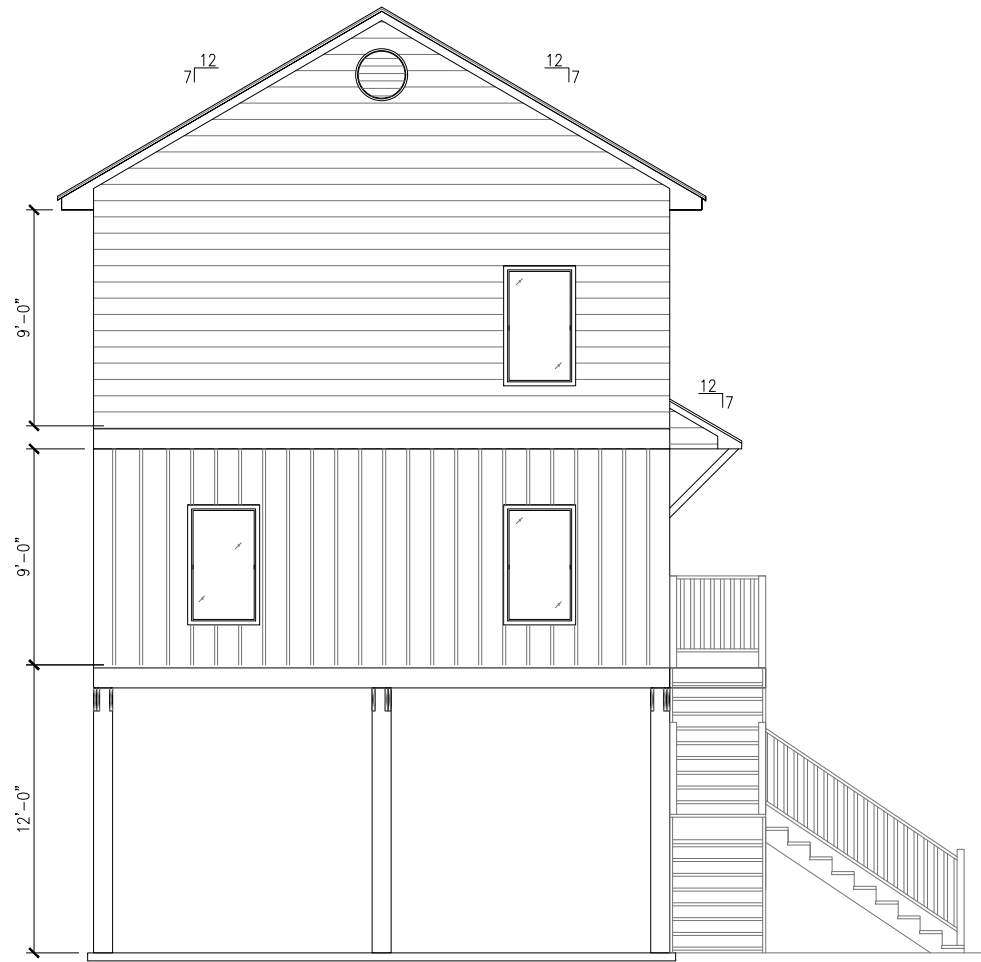
**LYNNE ENGINEERING**
2200 Avenue A
Bay City, Texas 77414
PH: (979) 245-8900
Fax: (979) 245-5345

PROJECT INFO:	DCC
DRAWN BY:	NMC
CHECKED BY:	DSK
DESIGNED BY:	JOB NO.
10.101810	

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:
A 2.1



REAR ELEVATION
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 1/8"=1'-0"

F-324



04/10/2024

REAR AND LEFT ELEVATION

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

**LYNNE ENGINEERING**
2200 Avenue A
Bay City, Texas 77414
PH: (979) 245-8900
Fax: (979) 245-5345

PROJECT INFO:

DRAWN BY: DCC

CHECKED BY: NMC

DESIGNED BY: DSK

JOB NO. 10.101810

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:

A 2.2

GENERAL NOTES:

1. DESIGN IS PER ASCE 7-16 & IRC 18.

DESIGN LOADS:

1. ROOF LIVE LOAD

20 PSF
2. ROOF DEAD LOAD

10 PSF
3. FLOOR LIVE LOAD

40 PSF
4. FLOOR DEAD LOAD

20 PSF
5. WIND LOAD
- 5.1. 149 MPH (3 SECOND GUST)
- 5.2. EXPOSURE D
- 5.3. BUILDING CATEGORY: II
- 5.4. COMPONENTS AND CLADDING
- 5.4.1. ZONE 1

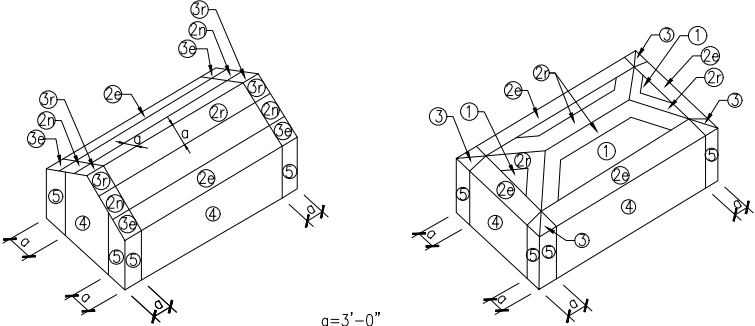
-41.28 PSF
- 5.4.2. ZONE 2e

-76.26 PSF
- 5.4.3. ZONE 3e

-91.51 PSF
- 5.4.4. ZONE 4

-74.63 PSF
- 5.4.5. ZONE 5

-55.27 PSF



COMPONENT AND CLADDING ZONE DIAGRAM

POST-INSTALLED ANCHORS:

1. EXCEPT OTHERWISE NOTED THE FOLLOWING SIMPSON PRODUCTS MAY BE USED.

1.1. ALL DRILLED AND EPOXIED ANCHOR BOLTS PLACED IN CRACKED OR UNCRACKED CONCRETE SHALL BE THREADED RODS WITH SIMPSON SET-XP EPOXY OR EQUIVALENT.

1.2. ALL DRILLED AND EPOXIED REBAR PLACED IN CRACKED OR UNCRACKED CONCRETE SHALL BE THREADED RODS WITH SIMPSON SET-XP EPOXY OR EQUIVALENT.
2. INSTALL ANCHORS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO THE EDGE OF CONCRETE. LOCATE ALL ANCHOR BOLTS IN ACCORDANCE WITH DRAWINGS

WOOD FRAMING NOTES:

1. WOOD FRAMING SHALL COMPLY WITH THE SOUTHERN PINE INSPECTION BUREAU, OR SHALL CONFORM TO SPECIFICATIONS AS PUBLISHED BY THE WESTERN WOODS PRODUCTS ASSOCIATION.

2. WOOD FRAMING MEMBERS NOMINAL 2X4 AND LARGER SHALL BE MINIMUM SOUTHERN PINE No. 2 OR EQUIVALENT.

3. WOOD COLUMNS NOMINAL 6X6 AND LARGER SHALL BE MINIMUM SOUTHERN PINE No. 2 OR EQUIVALENT.

4. ALL FRAMING MEMBERS (STUDS, RAFTERS, CEILING JOISTS, AND FLOOR JOISTS) ARE TO BE 16" ON CENTER U.N.O.

5. ALL THE LOAD BEARING & SHEAR WALLS WITH A FLOOR ABOVE SHALL BE FRAMED WITH A MINIMUM OF 2X6 STUDS AT 16" O.C. AND, SIMILARLY, ALL THE LOAD BEARING & SHEAR WALLS WITH ONLY A ROOF ABOVE SHALL BE FRAMED WITH A MINIMUM OF 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.

6. ALL EXPOSED WOOD FRAMING AND FRAMING IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED FOR MOISTURE PROTECTION.

7. GLU-LAMINATED MEMBERS SHALL BE INDUSTRIAL APPEARANCE WITH GRADES AS FOLLOWS:

7.1. FLEXURAL STRESS: 3000 PSI (2800 PSI for 7" WIDE MEMBERS)

7.2. HORIZONTAL STRESS: 300 PSI (300 PSI for 7" WIDE MEMBERS)

7.3. MODULUS OF ELASTICITY: 2.1E

8. PRE-FABRICATED TRUSSES

8.1. FOR PRE-FABRICATED TRUSSES, FABRICATOR SHALL SUBMIT SHOP DRAWINGS SHOWING LAYOUT OF MEMBER, BRIDGING, BRACING, ERECTION DETAILS, TRUSS PENETRATIONS, AND DESIGN CALCULATIONS SEALED BY A REGISTERED ENGINEER (TEXAS).

8.2. TRUSS MANUFACTURER IS RESPONSIBLE FOR ALL TRUSS-TRUSS CONNECTIONS. ENGINEER IS RESPONSIBLE FOR DESIGN OF UPLIFT CONNECTIONS.

9. ROOF DECKING

9.1. ROOF DECK SHALL BE:

(A) OSB (ORIENTED STRAND BOARD) 7/16" MIN. AND NAILING PATTERN SHOULD BE 4" O/C @ EDGE AND 6" O/C IN FIELD FOR ROOFS WITH ASPHALT SHINGLES.

(B) APA RATED GRADED PLYWOOD 19/32" MIN FOR ROOFS WITH METAL STANDING SEAM PANELS.

(C) APA RATED GRADED PLYWOOD 5/8" MIN. FOR ROOFS WITH CLAY TILES AND SCREW METAL PANELS.

9.2. ALL DECKING END SHEETS SHOULD BE STAGGERED.

9.3. ALL NAILS SHOULD BE 8d NAIL MIN.

9.4. REFER TO MANUFACTURER RECOMMENDATIONS FOR FASTENER SIZES & SPACING.

10. WALL SHEATHING

10.1 SEE WINDSTORM COMPLIANT PLAN (WSCP) – UNLESS NOTED ON WSCP, ALL WALL SHEATHING IS

ASSUMED TO BE 7/16" OSB FASTENED W/ 8d NAILS, 4" O.C. @ EDGES, 6" O.C. IN THE FIELD.

11. HIGH WIND UPLIFT CONNECTORS

11.1 ALL LOAD BEARING RAFTERS, STUDS, SHOULD BE STRAPPED/CLIPED IN ACCORDANCE WITH WINDSTORM COMPLIANT PLAN.

12. NAILING, U.N.O, SHALL BE PER THE 2018 IBC.

13. NOTCHING AND BORING:

13.1 NOTCHING SHOULD BE AVOIDED WHEN POSSIBLE, AND HOLES BORED IN BEAMS AND JOISTS CREATE THE SAME PROBLEMS AS NOTCHES. WHEN NECESSARY, THE HOLES SHOULD BE LOCATED IN AREAS WITH THE LEAST STRESS CONCENTRATION, GENERALLY ALONG THE NEUTRAL AXIS OF THE JOIST. LIMITATIONS ON THE ALLOWABLE CUTTING AND NOTCHING OF WOOD FLOOR JOISTS ARE MEANT TO RETAIN STRUCTURAL OR FUNCTIONAL INTEGRITY.

13.2 SAWN LUMBER: NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH.

13.2.1 NOTCHES ON CANTILEVERED PORTIONS OF RAFTERS PERMITTED PROVIDED THE DIMENSION OF THE REMAINING PORTION OF THE RAFTER IS NOT LESS THAN 3 1/2 INCHES AND THE LENGTH OF THE CANTILEVER DOES NOT EXCEED 24 INCHES.

13.3 ENGINEERED WOOD PRODUCTS: CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE- LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.

13.4 DRILLING AND NOTCHING – STUDS: ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO GREATER THAN 40 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO CLOSER THAN 5/8 INCH (15.9 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH.

13.4.1 A STUD MAY BE BORED TO A DIAMETER NOT EXCEEDING 60 PERCENT OF ITS WIDTH, PROVIDED THAT SUCH STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS ARE DOUBLED AND THAT NOT MORE THAN TWO SUCCESSIVE STUDS ARE BORED.

13.4.2 APPROVED STUD SHOES MAY BE USED WHEN INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

13.5 DRILLING AND NOTCHING OF TOP PLATE. WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCHES THICK (16GA) AND 11/2 INCHES WIDE SHALL BE FASTENED TO EACH PLATE ACROSS AND TO EACH SIDE OF THE OPENING WITH NOT LESS THAN EIGHT 16D NAILS AT EACH SIDE OR EQUIVALENT.

13.5.1 WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING

PIILING & FLOOR FRAMING NOTES

1. ALL PILINGS 6x6 AND GREATER MUST BE No. 2 GRADE SOUTHERN PINE OR BETTER

2. ALL PILINGS MUST BE TREATED WITH MINIMUM 0.6 WOLMANIZED CCA PRESERVATIVE

3. PILINGS SHOULD BE SET PLUMB AND TRUE AND LOCATED IN ACCORDANCE WITH THE PILING FOUNDATION PLAN

4. ALL PILINGS SHALL BE PILE DRIVEN, OR SET IN AN AUGURED HOLE AND BACK FILLED WITH BANK SAND

5. WRAP PILINGS WITH 30LB FELT 18" ABOVE AND BELOW GRADE

6. STRINGER AND FLOOR JOISTS SHALL BE MINIMUM SOUTHERN PINE No. 2 OR EQUIVALENT.

7. MEMBERS THAT WILL BE EXPOSED TO THE ELEMENTS SHALL BE PRESSURE TREATED FOR MOISTURE PROTECTION

8. FLOOR JOISTS SHOULD BE PRESSURE BLOCKED IN ACCORDANCE WITH PROVIDED DETAIL. IF CLIPS ARE TO BE USED IN LIEU OF PRESSURE BLOCKING, ATTACHED FLOOR JOISTS TO STRINGERS WITH CLIPS HAVING AN UPLIFT CAPACITY GREATER THAN 1200LB AND PROVIDE BLOCKING BETWEEN JOISTS

9. GRADE OR PAVING UNDER PILING FOUNDATION SHALL BE SLOPED TO DRAIN AWAY FROM STRUCTURE

10. ANY CONCRETE UNDER PILING FOUNDATION IS CONSIDERED PAVING AND IS CONSIDERED TO CARRY NO LOADS FROM THE STRUCTURE

FOUNDATION FASTENERS

1. ALL BOLTS, NAILS, OR ANY OTHER FASTENERS USED TO CONSTRUCT THE FOUNDATION SHOULD RECEIVE CORROSION RESISTANCE TREATMENT IN ACCORDANCE WITH THE TEXAS REVISIONS IBC 06 FOR OPEN AREAS.

2. ALL BOLTS ATTACHING STRINGERS OR BEAMS TO PILINGS SHALL MEET ASTM A307

3. ALL BOLTS ATTACHING STRINGERS OR BEAMS TO PILINGS SHALL HAVE SQUARE WASHERS

WIND BOURNE DEBRIS PROTECTION						
V > 140		GLAZING IN BUILDINGS SHALL BE IMPACT RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING MEETING THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTANT STANDARD OR ASTM E1996 AND ASTM E1886 REFERENCED HEREIN AS FOLLOWS: 1. GLAZED OPENINGS LOCATED WITHIN 30 FEET (9144 MM) OF GRADE SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E1996. 2. GLAZED OPENINGS LOCATED MORE THAN 30 FEET (9144 MM) ABOVE GRADE SHALL MEET THE PROVISIONS OF THE SMALL MISSILE TEST OF ASTM E1996. <u>EXCEPTIONS:</u> 1. WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16 INCH (11.1 MM) AND MAXIMUM PANEL SPAN OF 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENING PROTECTION IN BUILDINGS WITH A MEAN ROOF HEIGHT OF 33 FEET (10 058 MM) OR LESS THAT ARE CLASSIFIED AS A GROUP R-3 OR R-4 OCCUPANCY PANELS SHALL BE PRECUT SO THAT THEY SHALL BE ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENTS AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF ASCE 7, WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE 1609.2 WITH CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET (13 716 MM) OR LESS WHERE VASD DETERMINED IN ACCORDANCE WITH SECTION 1609.3.1 DOES NOT EXCEED 140 MPH (63 M/S) 2. GLAZING IN RISK CATEGORY I BUILDINGS, INCLUDING GREENHOUSES THAT ARE OCCUPIED FOR GROWING PLANTS ON A PRODUCTION OR RESEARCH BASIS, WITHOUT PUBLIC ACCESS SHALL BE PERMITTED TO BE UNPROTECTED. GLAZING IN RISK CATEGORY II, ILL OR IV BUILDINGS LOCATED OVER 60 FEET (18 288 MM) ABOVE THE GROUND AND OVER 30 FEET (9144 MM) ABOVE AGGREGATE SURFACE ROOFS LOCATED WITHIN 1,500 FEET (458 M) OF THE BUILDING SHALL BE PERMITTED TO BE UNPROTECTED.				
CORROSION RESISTANCE FOR METAL CONNECTORS AND FASTENERS						
145 < V < 160		FOR OPEN AREA: METAL CONNECTORS & FASTENERS IN OPEN AREAS SHALL BE EITHER STAINLESS STEEL & ASTM A167; HOT-DIP GALVANIZED AFTER FABRICATION AND MEET ASTM A123 OR ASTM A153; OR HOT-DIP GALVANIZED PRIOR TO FABRICATION AND MEET ASTM A653. FOR VENTED OR ENCLOSED AREA: METAL CONNECTORS AND FASTENERS LOCATED IN VENTED OR ENCLOSED AREAS SHALL BE HOT-DIP GALVANIZED OR ELECTROGALVANIZED IN ACCORDANCE WITH ASTM A641; MECHANICALLY DEPOSITED ZINC COATINGS IN ACCORDANCE WITH ASTM B695; OR ELECTRODEPOSITED ZINC COATINGS IN ACCORDANCE WITH ASTM B633.				
V < 145		FOR OPEN AREAS: METAL CONNECTORS & FASTENERS IN OPEN AREAS SHALL BE EITHER STAINLESS STEEL AND ASTM A167; HOT-DIP GALVANIZED AFTER FABRICATION AND MEET ASTM A123 OR ASTM A153; HOT-DIP GALVANIZED OR GALVANNEALED PRIOR TO FABRICATION AND MEET ASTM A653; HOT DIP GALVANIZE OR ELECTROGALVANIZED IN ACCORDANCE WITH ASTM A641; MECHANICALLY DEPOSIT ZINC COATINGS IN ACCORDANCE WITH ASTM B695; OR ELECTRODEPOSITED ZINC COATINGS IN ACCORDANCE WITH ASTM B633. FOR VENTED OR ENCLOSED AREAS: METAL CONNECTORS AND FASTENERS LOCATED IN VENTED OR ENCLOSED AREAS SHALL BE EPOXY-COATED IN ACCORDANCE WITH ASTM A899.				
SPAN CHART						
SOUTHERN PINE #2		2X4	2X6	2X8	2X10	2X12
RAFTERS, L/240 LOAD = 20 PSF	LIVE	–	13’-5”	17’-1”	20’-3”	23’-10”
FLOOR JOISTS, L/360 LOAD = 40 PSF	LIVE	–	8’-6”	10’-10”	12’-10”	15’-1”
CEILING JOISTS, L/240 LOAD = 20 PSF	LIVE	8’-0”	12’-0”	15’-3”	18’-1”	21’-4”
SIMPSON JOIST HANGERS		LUS24	LUS26	LUS28	LUS210	LUS210
SIMPSON RAFTER HANGERS		–	LRU26Z	LRU28Z	LRU210Z	LRU210Z

FLOOD ZONE REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH THE ELEVATION CERTIFICATE. LYNN ENGINEERING IS NOT RESPONSIBLE FOR VERIFYING FINISHED FLOOR ELEVATIONS IN RELATION TO THE BASE FLOOD ELEVATION.

2. THE CONTRACTOR IS RESPONSIBLE FOR BEING FAMILIAR WITH THE FLOOD ZONE FOR THIS PROJECT AND SHALL BE KNOWLEDGEABLE OF THE ALLOWED CONSTRUCTION FOR ENCLOSURES BELOW THE BASE FLOOD ELEVATION.

3. IF AN ELEVATION CERTIFICATE IS PROVIDED, LYNN ENGINEERING WILL COMMENT ON THE CONSTRUCTION REQUIREMENTS FOR FEMA DESIGNATED FLOOD ZONES.

F-324

GENERAL NOTES

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

LYNNENGINEERING

2200 Avenue A
Bay City, Texas 77414

PH: (979) 245-8900
Fax: (979) 245-5345

PROJECT INFO:

DRAWN BY: DCC

CHECKED BY: NMC

DESIGNED BY: DSK

JOB NO. 10.101810

PRINTED

DATE

REMARKS

00/00/00

PRELIMINARY

00/00/00

PERMIT

04/10/24

FOR CONSTRUCTION

REVISIONS

NO.

REMARKS

00/00/00

REVISION

1

00/00/00

REVISION

2

DRAWING NO:

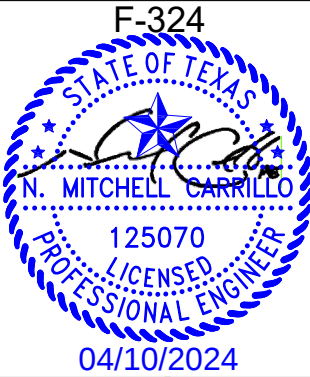
S 0.1

TABLE R602.3(1) FASTENING SCHEDULE (IRC 2018)			
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS A, B, C	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4–8d BOX (2 1/2" × 0.113") OR 3–8d COMMON (2 1/2" × 0.131"); OR 3–10d BOX (3" × 0.128"); OR 3–3" × 0.131" NAILS	TOE NAIL
2	CEILING JOIST TO TOP PLATE	4–8d BOX (2 1/2" × 0.113") OR 3–8d COMMON (2 1/2" × 0.131"); OR 3–10d BOX (3" × 0.128"); OR 3–3" × 0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (SEE SECTION R802.5.2 AND TABLE R802.5.2)	4–10d BOX (3" × 0.128"); OR 3–16d COMMON (3 1/2" × 0.162"); OR 4–3" × 0.131" NAILS	FACE NAIL
4	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" X 20 GA. RIDGE STRAP TO RAFTER	4–10d BOX (3" × 0.128"); OR 3–10d COMMON (3" × 0.148"); OR 4–3" × 0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3–16d BOX (3 1/2" × 0.135"); OR 3–10d COMMON (3" × 0.148"); OR 4–10d BOX (3" × 0.128"); OR 4–3" × 0.131" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BEAM	4–16d BOX (3 1/2" × 0.135"); OR 3–10d COMMON (3" × 0.148"); OR 4–10d BOX (3" × 0.128"); OR 4–3" × 0.131" NAILS	TOE NAIL
		3–16d BOX 3 1/2" × 0.135"); OR 2–16d COMMON (3 1/2" × 0.162"); OR 3–10d BOX (3" × 0.128"); OR 3–3" × 0.131" NAILS	END NAIL
WALL			
8	STUD TO STUD (NOT TO BRACED WALL PANELS)	16d COMMON (3 1/2" × 0.162")	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	10d BOX (3" × 0.128"); OR 3" × 0.131" NAILS	16" O.C. FACE NAIL
		16d BOX (3 1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
10	BUILT–UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3 1/2" × 0.162")	16" FACE NAIL
		16d COMMON (3 1/2" × 0.162")	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	16d BOX (3 1/2" × 0.135")	12" O.C. EACH EDGE FACE NAIL
		5–8d BOX (2 1/2" × 0.113"); OR 4–8d COMMON (2 1/2" × 0.131"); OR 4–10d BOX (3" × 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" × 0.162")	16" O.C. FACE NAIL
		10d BOX (3" × 0.128"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8–16d COMMON (3 1/2" × 0.162"); OR 12–16d BOX (3 1/2" × 0.135"); OR 12–10d BOX (3" × 0.128"); OR 12–3" × 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" × 0.162")	16" O.C. FACE NAIL
		16d BOX (3 1/2" × 0.135"); OR 3" × 0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3–16d BOX (3 1/2" × 0.135"); OR 2–16d COMMON (3 1/2" × 0.162"); OR 4–3" × 0.131" NAILS	3 EACH 16" o.c. FACE NAIL 2 EACH 16" o.c. FACE NAIL 4 EACH 16" o.c. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4–8d BOX (2 1/2" × 0.113"); OR 3–16d BOX (3 1/2" × 0.135"); OR 4–8d COMMON (2 1/2" × 0.131"); OR 4–10d BOX (3" × 0.128"); OR 4–3" × 0.131" NAILS	TOE NAIL
		3–16d BOX (3 1/2" × 0.135"); OR 2–16d COMMON (3 1/2" × 0.162"); OR 3–10d BOX (3" × 0.128"); OR 3–3" × 0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3–10d BOX (3" × 0.128"); OR 2–16d COMMON (3 1/2" × 0.162"); OR 3–3" × 0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3–8d BOX (2 1/2" × 0.113"); OR 2–8d COMMON (2 1/2" × 0.131"); OR 2–10d BOX (3" × 0.128"); OR 2 STAPLES 1 3/4"	FACE NAIL
19	1" × 6" SHEATHING TO EACH BEARING	3–8d BOX (2 1/2" × 0.113"); OR 2–8d COMMON (2 1/2" × 0.131"); OR 2–10d BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
20	1" × 8" AND WIDER SHEATHING TO EACH BEARING	3–8d BOX (2 1/2" × 0.113"); OR 3–8d COMMON (2 1/2" × 0.131"); OR 3–10d BOX (3" × 0.128"); OR 3 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	FACE NAIL
		WIDER THAN 1" × 8" 4–8d BOX (2 1/2" × 0.113"); OR 3–8d COMMON (2 1/2" × 0.131"); OR 3–10d BOX (3" × 0.128"); OR 4 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG	

TABLE R602.3(1) FASTENING SCHEDULE (IRC 2018)					
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS A, B, C		SPACING AND LOCATION	
FLOOR					
21	JOIST TO SILL, TOP PLATE OR GIRDER	4–8d BOX (2 1/2" × 0.113"); OR 3–8d COMMON (2 1/2" × 0.131"); OR 3–10d BOX (3" × 0.128"); OR 3–3" × 0.131" NAILS		TOE NAIL	
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2 1/2" × 0.113")		4" O.C. TOE NAIL	
		8d COMMON (2 1/2" × 0.131"); OR 10d BOX (3" × 0.128"); OR 3" × 0.131" NAILS		6" O.C. TOE NAIL	
23	1" × 6" SUBFLOOR OR LESS TO EACH JOIST	3–8d BOX (2 1/2" × 0.113"); OR 2–8d COMMON (2 1/2" × 0.131"); OR 3–10d BOX (3" × 0.128"); OR 2 STAPLES, 1" CROWN, 16 GA., 1 3/4" LONG		FACE NAIL	
FLOOR					
24	2" SUBFLOOR TO JOIST OR GRIDER	3–16d BOX (3 1/2" × 0.135"); OR 2–16d COMMON (3 1/2" × 0.162")		BLIND AND FACE NAIL	
25	2" PLANK (PLANK & BEAM– FLOOR & ROOF)	3–16d BOX (3 1/2" × 0.135"); OR 2–16d COMMON (3 1/2" × 0.162")		AT EACH BEARING, FACE NAILS	
26	BAND OR RIM JOIST TO JOIST	3–16d COMMON (3 1/2" × 0.162") 4–10 BOX (3" × 0.128"); OR 4–3" × 0.131" NAILS; OR 4–3" × 14 GA. STAPLES, 7/16" CROWN		END NAIL	
27	BUILT–UP GIRDERS AND BEAMS, 2–INCH LUMBER LAYERS	20d COMMON (4" × 0.192"); OR		NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED.	
		10d BOX (3" × 0.128"); OR 3" × 0.131" NAILS		24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES	
		AND: 2–20d COMMON (4" × 0.192"); OR 3–10d BOX (3" × 0.128"); OR 3–3" × 0.131" NAILS		FACE NAIL AT ENDS AND AT EACH SPLICE	
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4–16d BOX (3 1/2" × 0.135"); OR 3–16d COMMON (3 1/2" × 0.162"); OR 4–10d BOX (3" × 0.128"); OR 4–3" × 0.131" NAILS		AT EACH JOIST OR RAFTER, FACE NAIL	
29	BRIDGING OR BLOCKING TO JOIST	2–10 BOX (3" × 0.128"); OR 2–8d COMMON (2 1/2" × 0.131"); OR 2–3" × 0.131") NAILS		EACH END, TOE NAIL	
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS A, B, C	SPACING OF FASTENERS		
			EDGES (INCHES) H	INTERMEDIATE SUPPORTS, E (INCHES)	
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING					
37	3/4" AND LESS	6d DEFORMED (2" × 0.120") NAIL; or 8d COMMON (2 1/2" × 0.131") NAIL		6	12
38	7/8" — 1"	8d COMMON (2 1/2" × 0.131") NAIL; OR 8d DEFORMED (2 1/2" × 0.120") NAIL		6	12
39	1 1/8" — 1 1/4"	10d COMMON (3" × 0.148") NAIL; OR 8d DEFORMED (2 1/2" × 0.120") NAIL		6	12

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 0.447 M/S; 1 KSI = 6.895 MPa.
A. NAILS ARE SMOOTH–COMMON, BOX OF DEFOREMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
B. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16" ON DIAMETER CROWN WIDTH.
C. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
D. 4–FOOT BY 8–FOOT BY 9–FOOT PANELS SHALL BE APPLIED VERTICALLY.
E. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3(2).
F. FOR WOOD STRUCTURAL PANEL ROOF SHEATHING ATTACHED TO GABLE END ROOF FRAMING AND TO INTERMEDIATE SUPPORT WITHIN 48 INCHES OF ROOF EDGES AND RIDGES, NAILS SHALL BE SPACED AT 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH AND SHALL BE SPACED 4 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR GREATER BUT LESS THAN 140 MPH.
G. GYPSUM SHEATHING SHALL CONFORM TO ASTM C1396 AND SHALL BE INSTALLED IN ACCORADNCE WITH GA 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C208.
H. SPACING OF FASTENERS ON FLOOR SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT ROOF PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
I. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORADNCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.
J. RSRS–01 IS A ROOF SHEATHING RING SHANK NAIL MEETING THE SPECIFICATIONS IN ASTM F1667.

CUSTOM FASTENING SCHEDULE		
1	BUILT–UP GIRDERS AND BEAMS, 1 1/2–INCH LUMBER LAYERS	8d COMMON (2 1/2" × 0.134") 16" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES



FASTENING SCHEDULE

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

LYNNENGINEERING

2200 Avenue A
Bay City, Texas 77414

PH: (979) 245-8900
Fax: (979) 245-5345

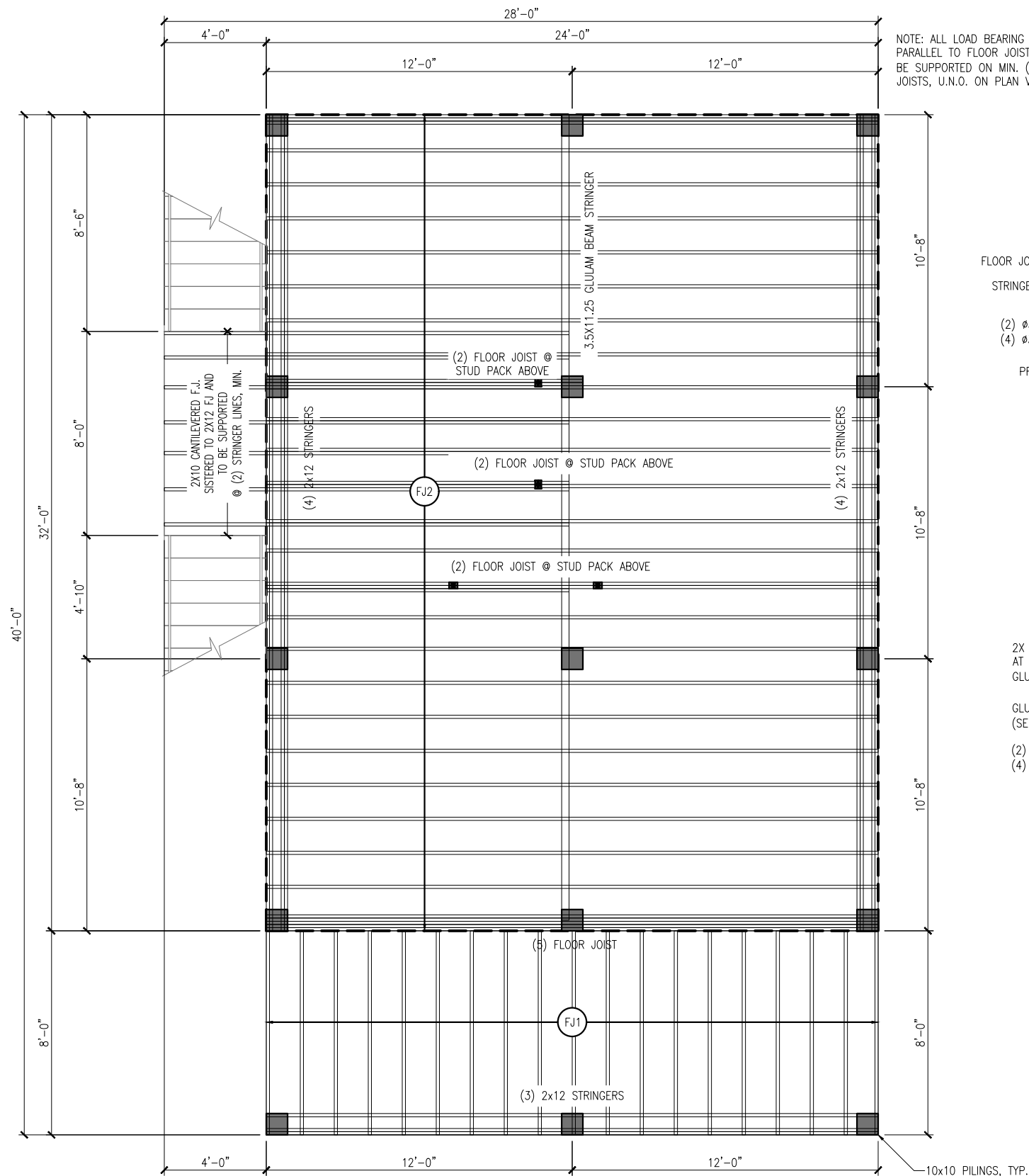
PROJECT INFO:	DRAWN BY: DCC	CHECKED BY: NMC	DESIGNED BY: DSK	JOB NO. 10.101810
---------------	---------------	-----------------	------------------	-------------------

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

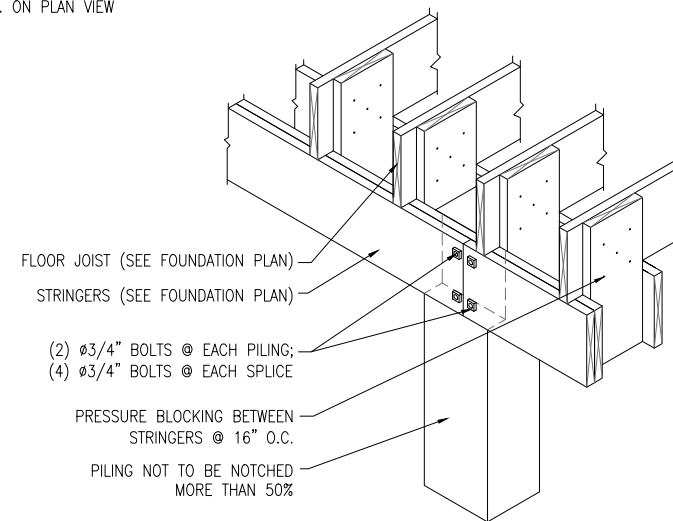
REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:

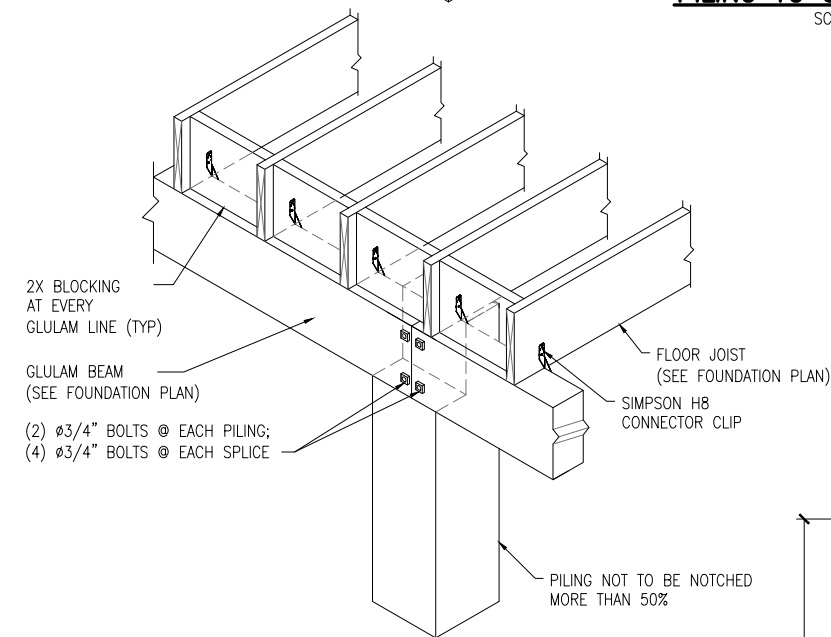
S 0.2



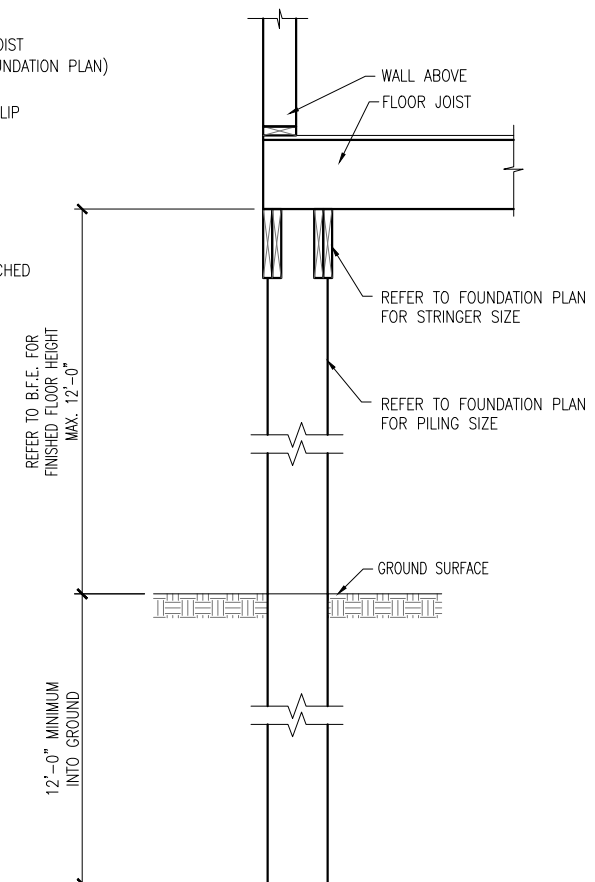
FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



PILING TO STRINGER CONNECTION
SCALE: 3/8"=1'-0"



PILING TO BEAM CONNECTION
SCALE: 3/8"=1'-0"



TYPICAL PILING EMBEDMENT
SCALE: 3/8"=1'-0"

FRAMING NOTES:

1. ALL PILINGS MUST BE DRILLED AND INSTALLED TRUE, STRAIGHT AND PLUMB. IF WATER IS ENCOUNTERED CONTACT PROFESSIONAL ENGINEER BEFORE PROCEEDING.
2. ALL PILINGS SHALL BE SET TO A DEPTH OF 12'.
3. WRAP PILINGS WITH 30LB. FELT 18" ABOVE AND BELOW GRADE.
4. PROVIDE PRESSURE BLOCKING BETWEEN STRINGERS @ 16" O.C., USE 5 NAILS EACH SIDE & 5 NAILS TO FLOOR JOIST.
5. FOR ELEVATIONS OF LOWEST HORIZONTAL MEMBER AND FINISHED FLOOR, PLEASE SEE ELEVATION CERTIFICATE.

NUMBER OF STRINGERS PER POST	ALLOWABLE NUMBER OF SPLICES PER POST
2	1 PER POST
3	1 PER SIDE
4	1 PER SIDE

FRAMING SCHEDULE	
I.D.	MEMBER DESCRIPTION
FJ1	2X10 FLOOR JOISTS @ 16" O.C.
FJ2	2X12 FLOOR JOISTS @ 16" O.C.

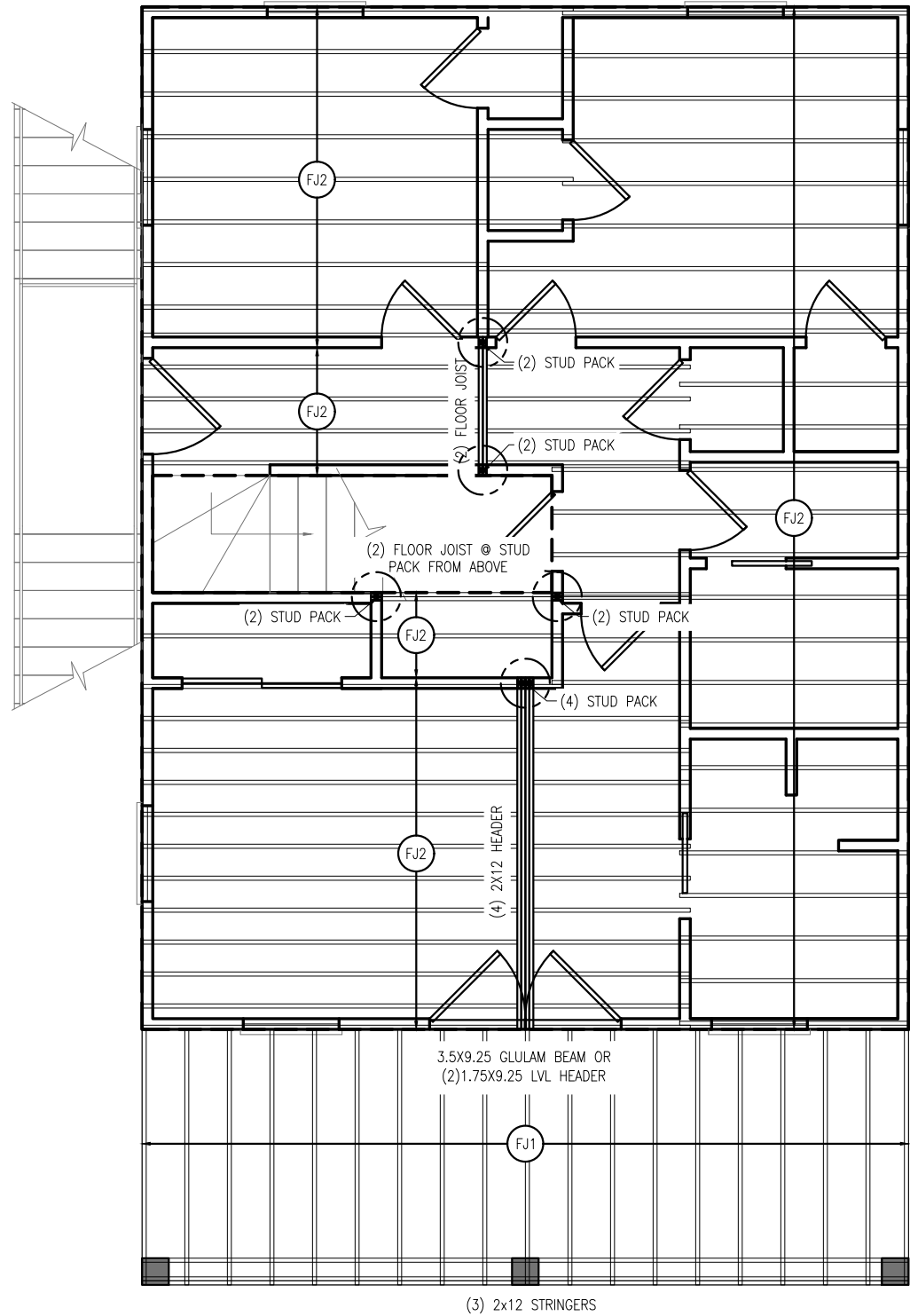
PROJECT INFO:
DRAWN BY: DCC
CHECKED BY: NMC
DESIGNED BY: DSK
JOB NO. 10.101810

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

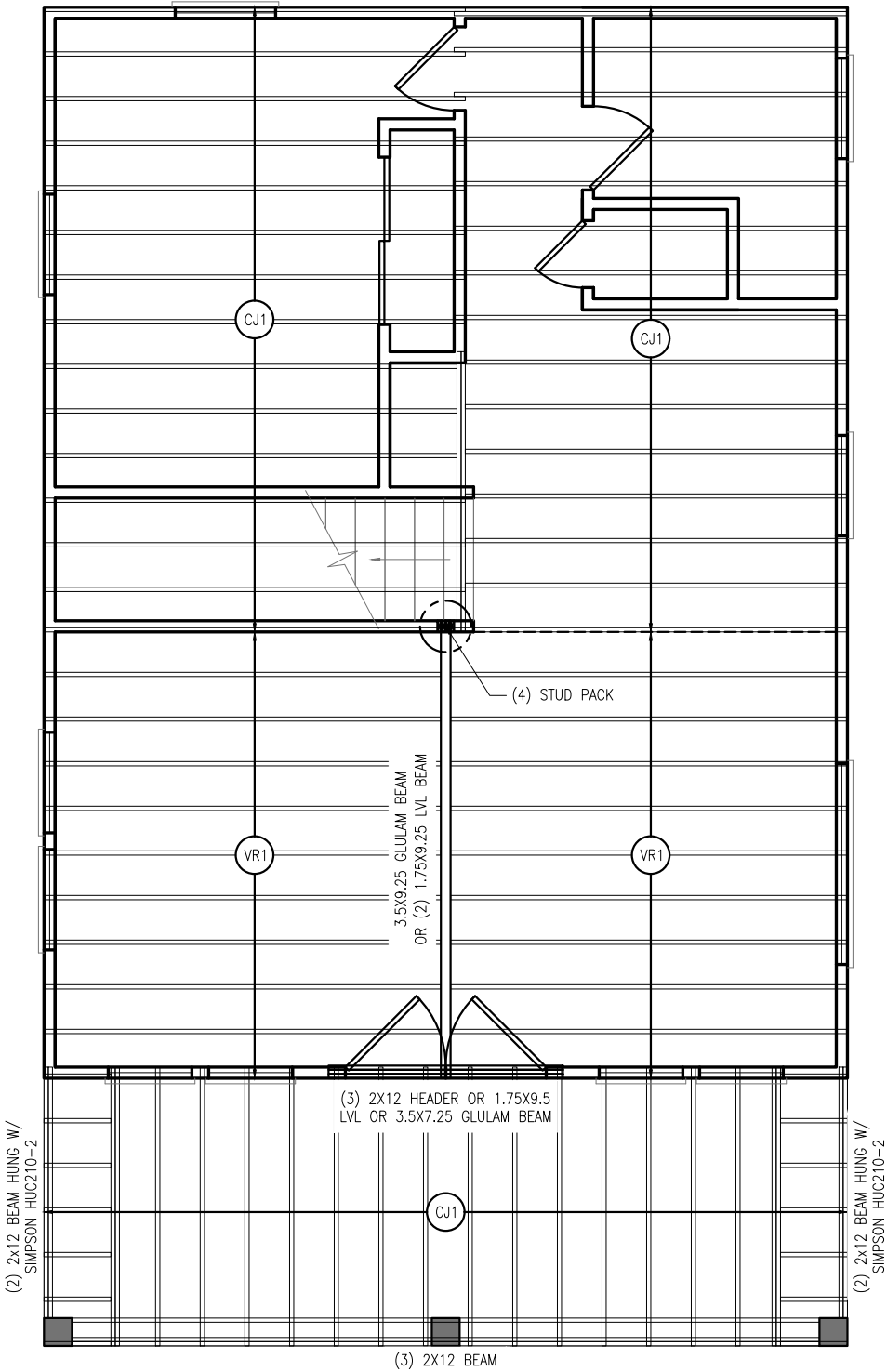
REVISIONS		
NO.	REMARKS	
00/00/00	REVISION	1
00/00/00	REVISION	2

DRAWING NO:

S 1.1

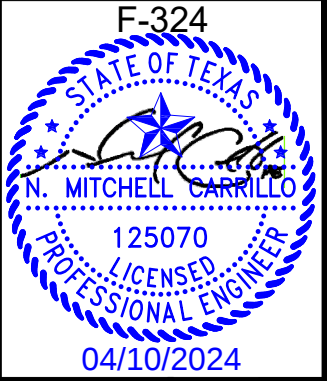


1st FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"



2nd FLOOR FRAMING PLAN
SCALE: 3/16" = 1'-0"

FRAMING SCHEDULE		HEADER SCHEDULE			
I.D.	MEMBER DESCRIPTION	SPAN	MEMBER DESCRIPTION	JACK STUDS	KING STUDS
FJ1	2X10 FLOOR JOISTS @ 16" O.C.	< 3'	(2) 2X6 HEADER	(1) PLY	(1) PLY
FJ2	2X12 FLOOR JOISTS @ 16" O.C.	3' TO 6'	(2) 2X8 HEADER	(2) PLY	(2) PLY
CJ1	2X6 CEILING JOISTS @ 16" O.C.	6' TO 9'	(2) 2X10 HEADER	(2) PLY	(2) PLY
VR1	2X6 VAULTED RAFTERS @ 16" O.C.	9' TO 15'	(2) 1.75X7.25 LVL	(2) PLY	(2) PLY



FRAMING PLAN

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

LYNNENGINEERING
2200 Avenue A
Bay City, Texas 77414
PH: (979) 245-8900
Fax: (979) 245-5345

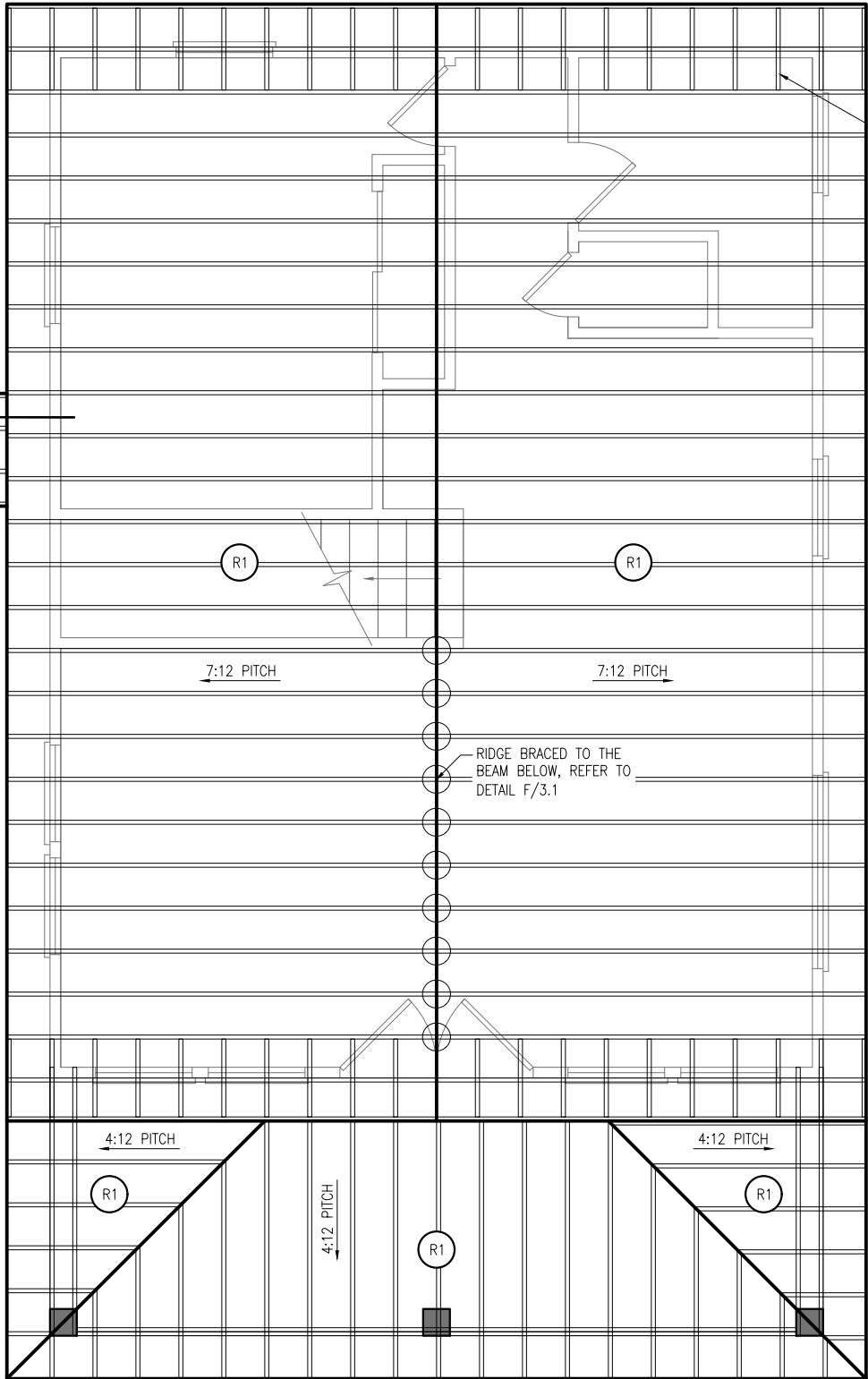
PROJECT INFO:	DCC
DRAWN BY:	NMC
CHECKED BY:	DSK
DESIGNED BY:	
JOB NO.	10.101810

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:

S 2.1

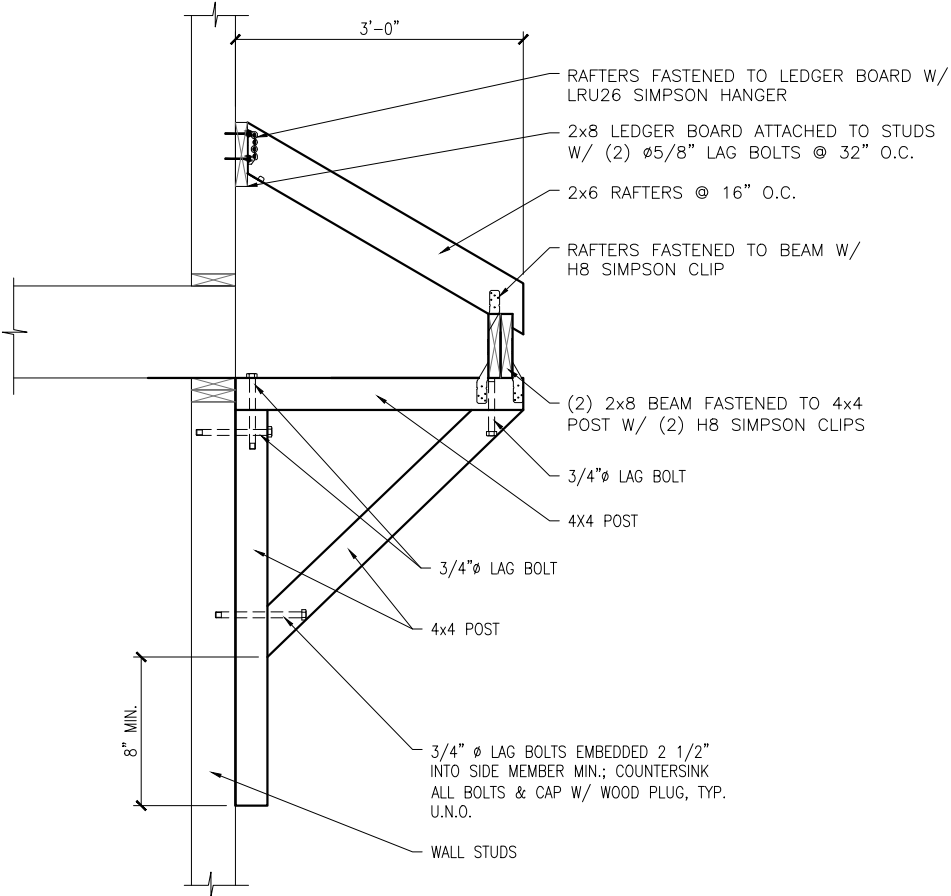


SEE GABLE END FRAMING W/
ENDWALL BELOW DETAIL A/S3.1

FRAMING NOTES:
1. ALL HIPs, RIDGES AND VALLEYS TO BE ONE MEMBER SIZE
LARGER THAN RAFTER FRAMING MEMBER,
UNLESS SPECIFIED DIFFERENTLY IN PLAN VIEW.

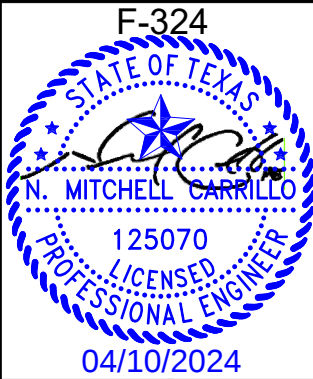
RAFTER FRAMING PLAN

SCALE: 3/16" = 1'-0"



A OVERHANG ROOF BRACKET DETAIL

SCALE: 1/2" = 1'-0"



RAFTER FRAMING PLAN
KELLY RESIDENCE
4609 BLUE WATER HWY, FREEPORT, TEXAS
LYNNENGINEERING 2200 Avenue A Bay City, Texas 77414 PH: (979) 245-8900 Fax: (979) 245-5345

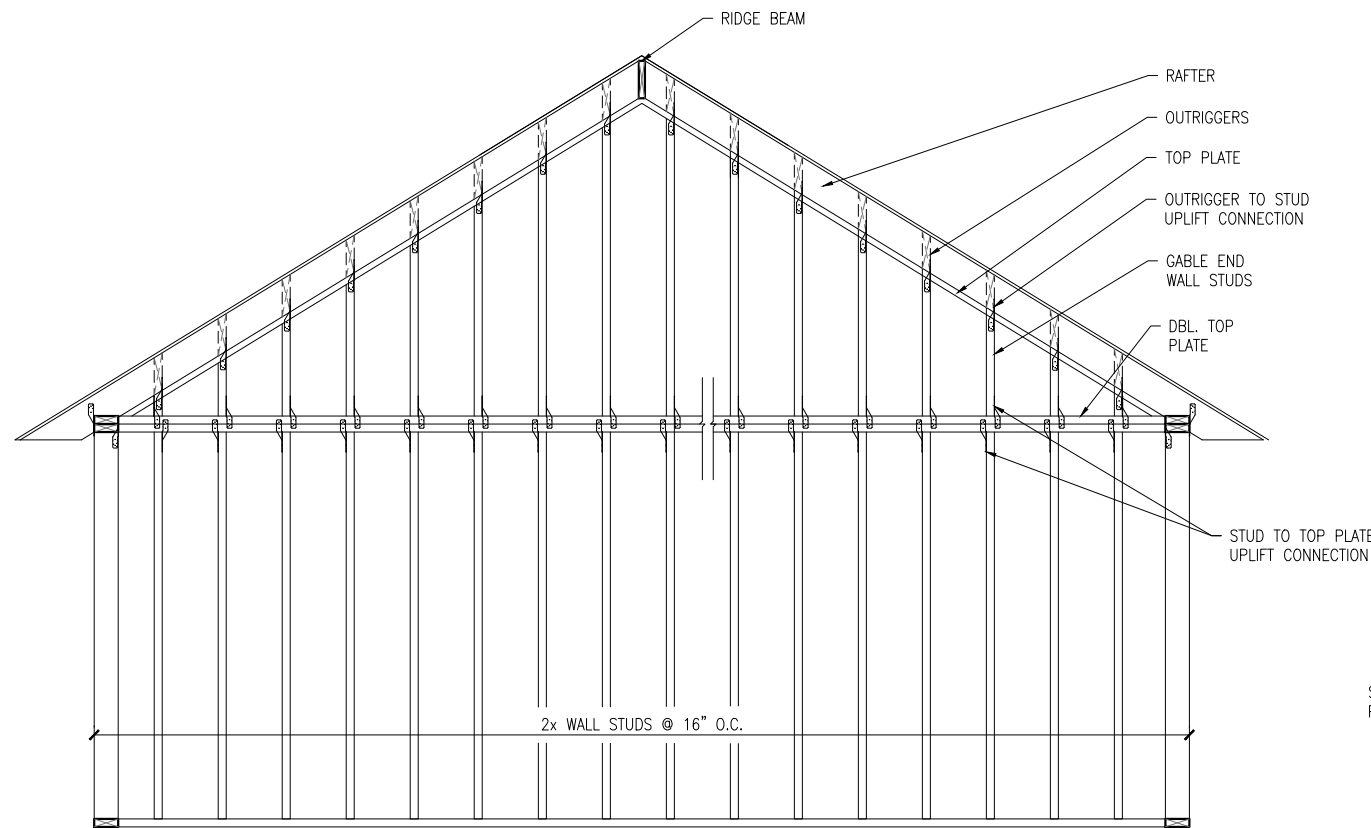
PROJECT INFO:	DCC
DRAWN BY:	NMC
CHECKED BY:	DSK
DESIGNED BY:	
JOB NO.	10.101810

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

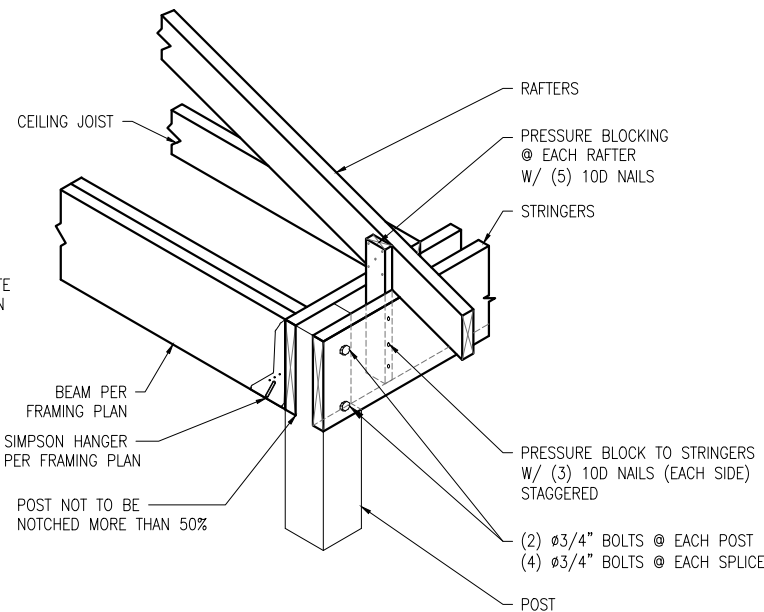
REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:
S 2.2

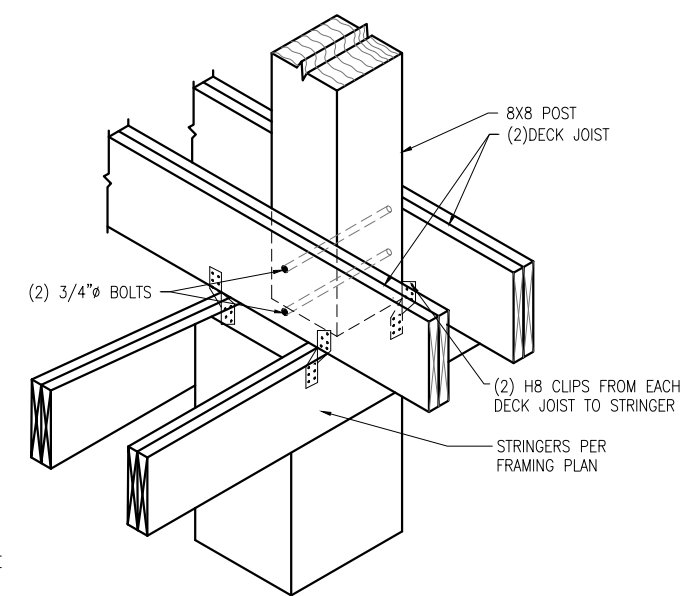
FRAMING SCHEDULE	
I.D.	MEMBER DESCRIPTION
R1	2X6 RAFTERS @ 16" O.C.



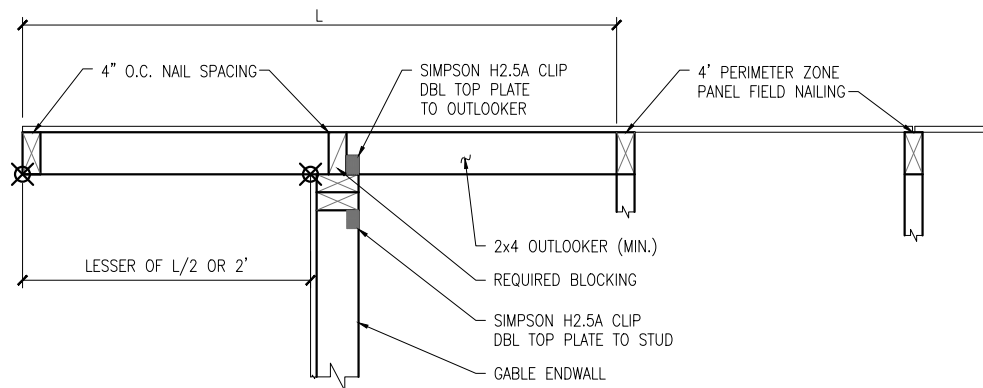
A TYP. END WALL FRAMING W/ GABLE ROOF
S3.1 SCALE: 3/16" = 1'-0"



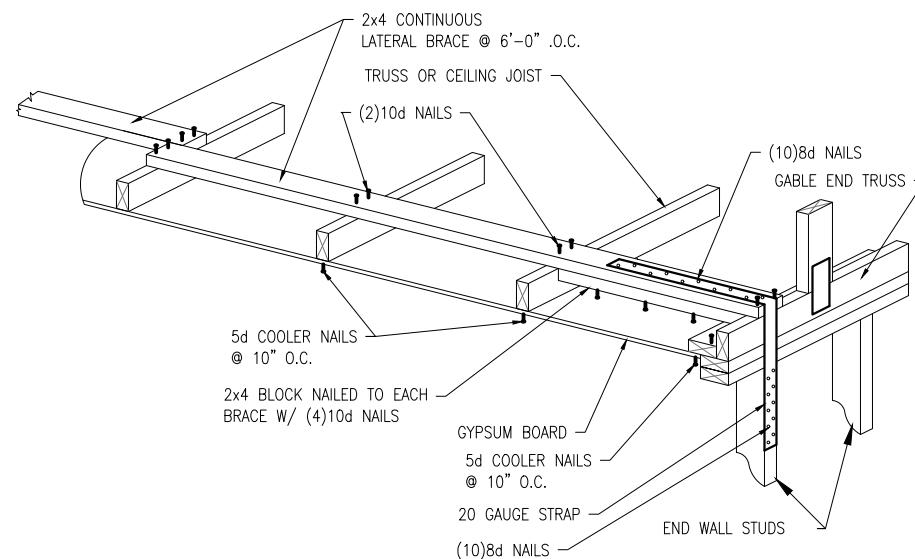
B PORCH POST TO STRINGERS
S3.1 SCALE: 1/2" = 1'-0"



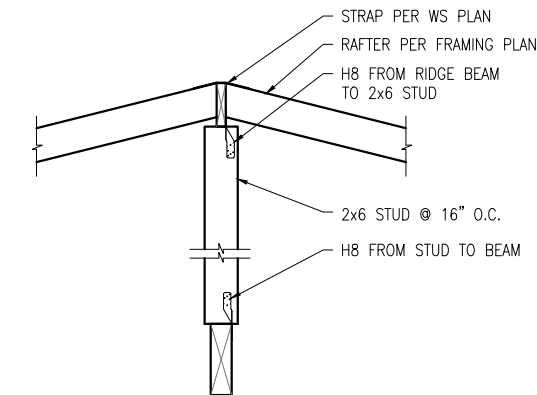
C POST TO DECK JOIST
S3.1 SCALE: 3/8" = 1'-0"



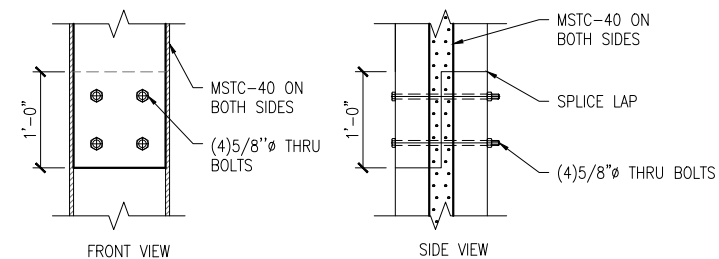
D GABLE END FRAMING W/ ENDWALL & WALL BELOW
S3.1 SCALE: 3/16"=1'-0"



E TYPICAL ENDWALL BRACING DETAIL
S3.1 SCALE: 1/2"=1'-0"

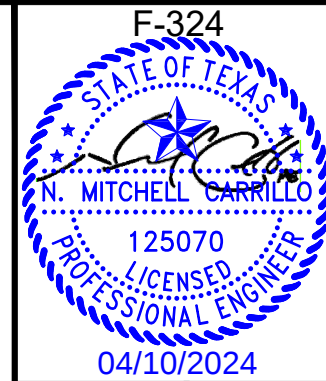


F RIDGE BEAM BRACING DETAIL
S3.1 SCALE: 3/8"=1'-0"



NOTE:
1. SPLICING MUST BE DONE ABOVE THE FLOOR DIAPHRAGM.

G PILING SPLICE CONNECTION
S3.1 SCALE: 1/2"=1'-0"



FRAMING DETAILS

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

LYNNENGINEERING

2200 Avenue A
Bay City, Texas 77414

PH: (979) 245-8900
Fax: (979) 245-5345

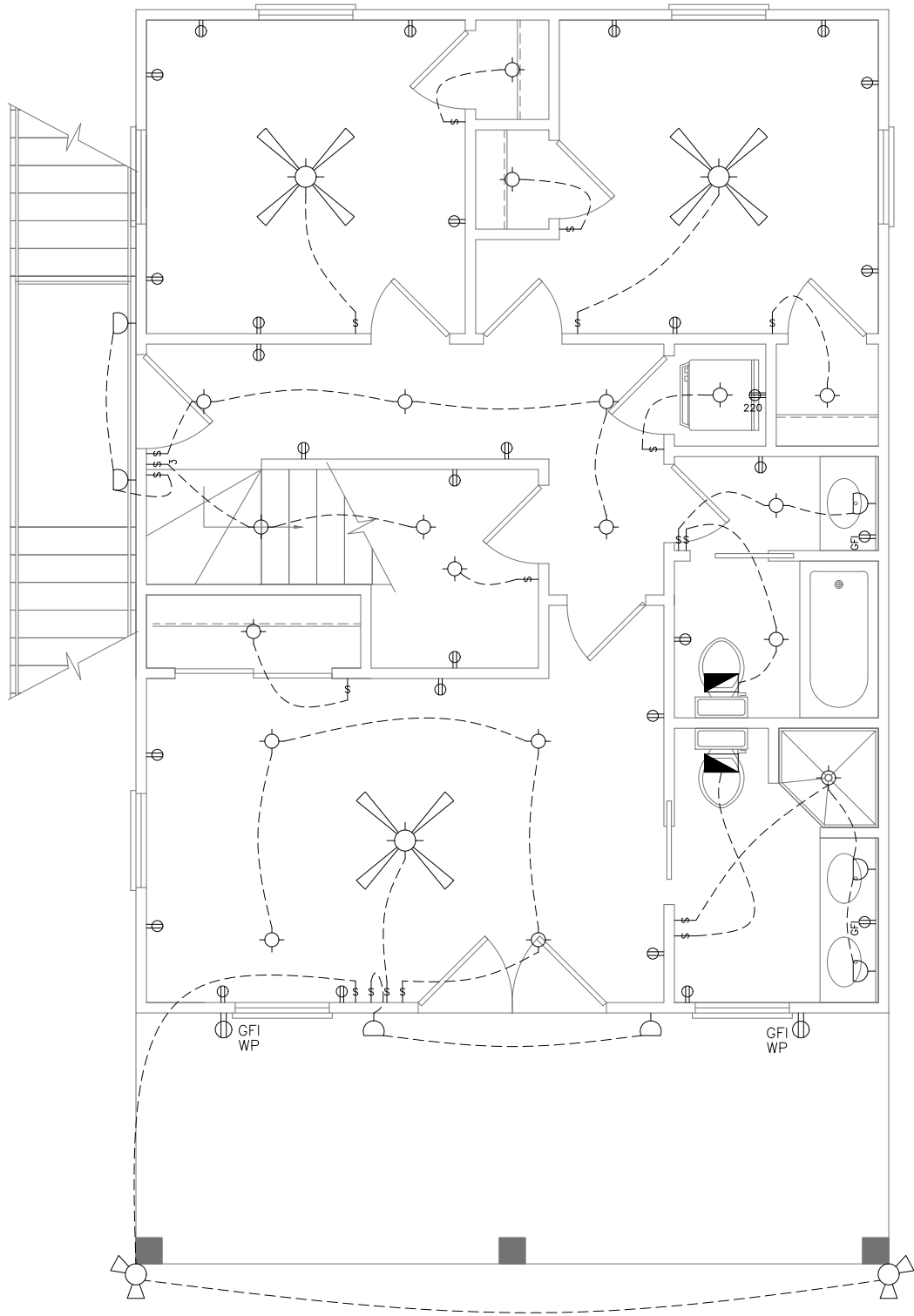
PROJECT INFO:	DCC	NMC	DSK	JOB NO.
DRAWN BY:	DCC	NMC	DSK	10.101810
CHECKED BY:	NMC	NMC	DSK	
DESIGNED BY:	DSK	DSK	DSK	

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:

S 3.1



1st FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

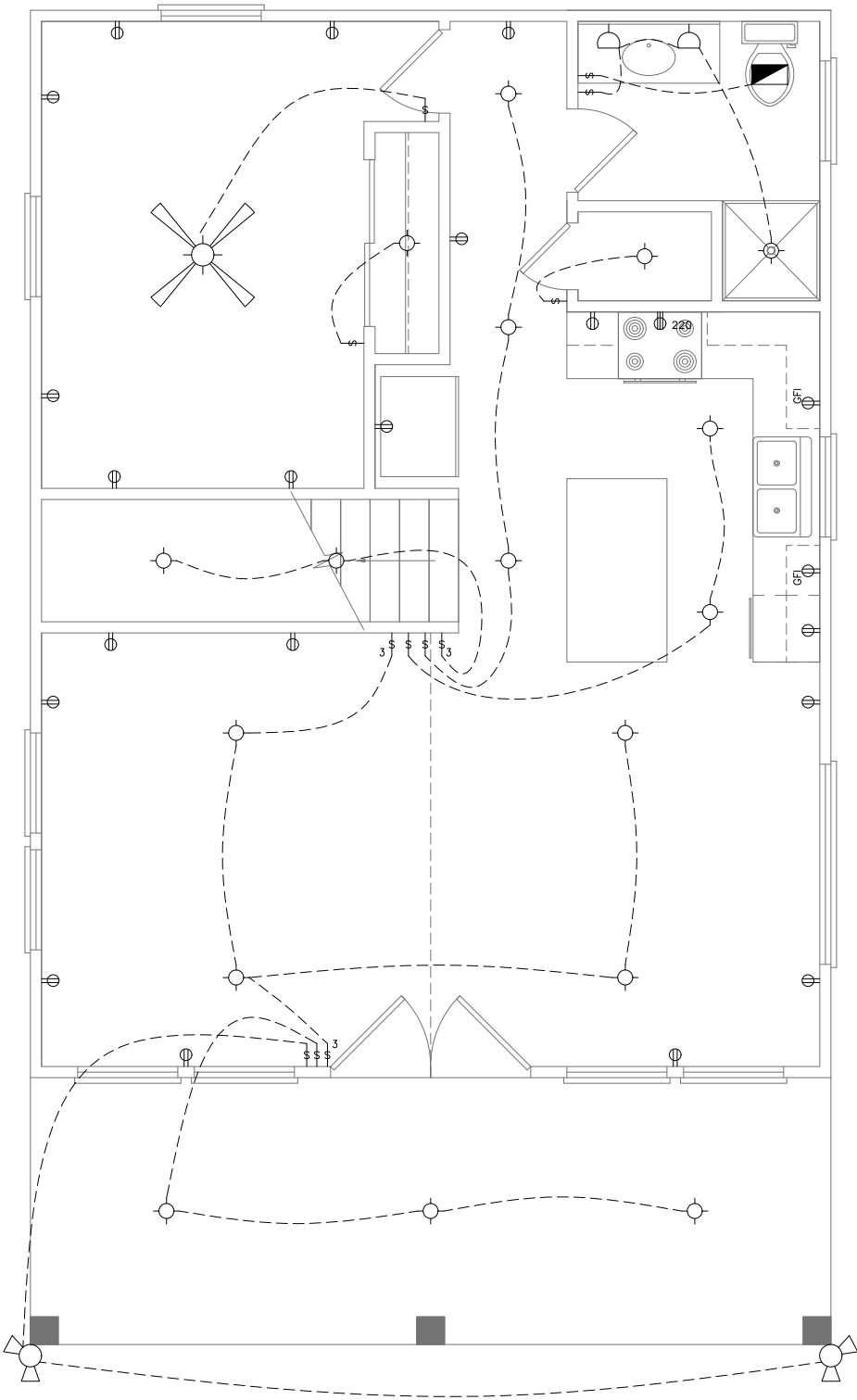
GENERAL NOTES:

1. SMOKE DETECTORS IN ALL BEDROOMS REQUIRE 110V BATTERY BACKUP, AND INTERCONNECT.
2. VENT ALL EXHAUST FANS TO OUTSIDE.
3. PROVIDE GFI ON BATH AND KITCHEN PLUGS AS REQUIRED.
4. PROVIDE LIGHT FIXTURE AND SMOKE DETECTORS AT WATER HEATER AND A/C UNIT.
5. PROVIDE ELECTRICAL DISCONNECT AT A/C UNIT.

ELECTRICAL ARRANGEMENT SHOWN ON THIS DRAWING SHOWS ONLY GENERAL LOCATIONS. IT IS UP TO THE MASTER ELECTRICIAN TO DESIGN AND SIZE ALL COMPONENTS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS.

- ⌘ SINGLE SWITCH
- ⌘3 3 WAY SWITCH
- ⌘4 4 WAY SWITCH
- ⌘ 110V RECEPTACLE
- ⌘ 110V FLOOR RECEPTACLE
- ⌘ 220 220V RECEPTACLE
- ⌘ 220 220V FLOOR RECEPTACLE

- LEGEND**
- ⌘ GFI
 - ⌘ WP GFI WALL MOUNTED WATER PROOF GROUND FAULT INTERRUPTER
 - ⬛ HEAT, LIGHT, & VENT
 - ⌘ FLORESANT LIGHTING
 - ⌘ CHANDELIER LIGHTS
 - ⌘ CEILING MOUNTED LIGHT
 - ⌘ RECESSED CEILING LIGHT
 - ⌘ PENDANT LIGHT
 - ⌘ OUTDOOR SPOTLIGHT
 - ⌘ WALL MOUNTED LIGHT
 - ⌘ CEILING FAN W/ LIGHTS



2nd FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

ELECTRICAL LAYOUT IS FOR REFERENCE ONLY. FINAL PANEL DESIGN, LOAD DETERMINATION, AND ONE LINE DESIGN SHALL BE DESIGNED BY A LICENSED ELECTRICIAN OR ELECTRICAL ENGINEER



ELECTRICAL PLAN	
KELLY RESIDENCE	
4609 BLUE WATER HWY, FREEPORT, TEXAS	
LYNNENGINEERING 2200 Avenue A Bay City, Texas 77414 PH: (979) 245-8900 Fax: (979) 245-5345	

PROJECT INFO:	DCC
DRAWN BY:	NMC
CHECKED BY:	DSK
DESIGNED BY:	JOB NO.
10.101810	

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:
E 1.1

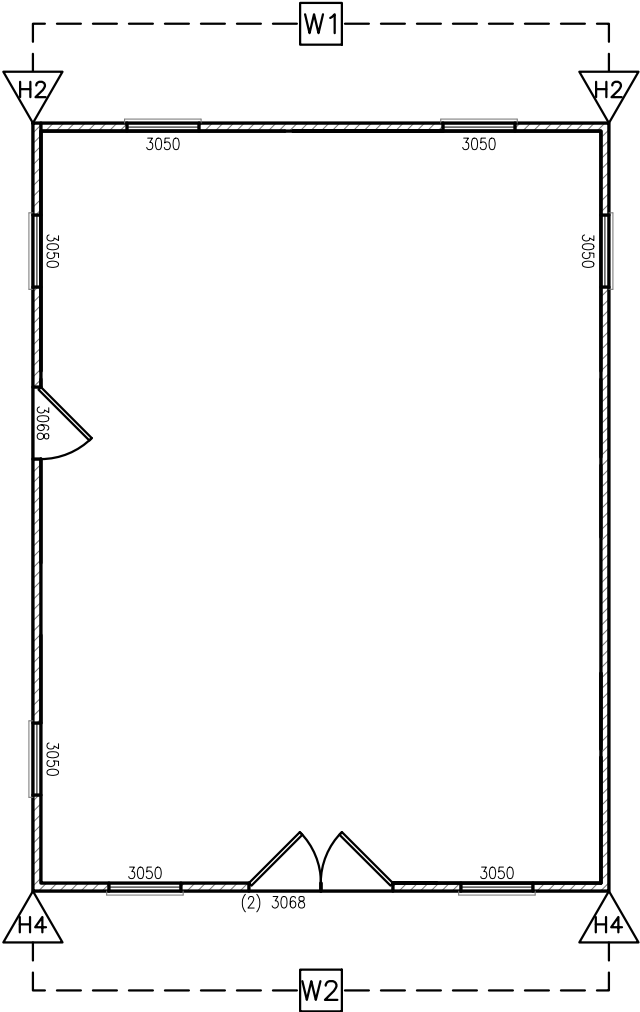
WINDSTORM NOTES SCHEDULE			
149 MPH (EXPOSURE "D"); BUILDING CATEGORY-II, ENCLOSED, IRC 18.			
SQUARE FOOTAGE: 1536			
MEAN ROOF HEIGHT: 34.50			
ROOF DECKING: REFER GENERAL NOTES			
CROSS SECTION SPECIFICATIONS			
C1	EVERY RAFTER TO RAFTER CONNECTION AT RIDGE	504.75	LSTA-9
C2	EVERY RAFTER TO DBL. TOP PLATE CONNECTION	703.71	H8
C3	DBL. TOP PLATE TO EVERY EXTERIOR WALL STUD CONNECTION	703.71	H8
C4	BETWEEN FLOORS	623.71	LSTA-36
C5	EVERY EXTERIOR WALL STUD TO STRINGER	623.71	LSTA-36
HOLD-DOWNS SPECIFICATIONS			
H1	MSTC-66: 68-16D SINKERS		
H2	(2) MSTC-66: 68-16D SINKERS		
H3	(3) MSTC-66: 68-16D SINKERS		
H4	(4) MSTC-66: 68-16D SINKERS		
WALL SHEATHING SPECIFICATIONS			
TYPICAL	7/16" PANEL, 8D NAILS @ 4" O.C.		
W1	7/16" PANEL, 8D NAILS @ 3" O.C.		
W2	7/16" PANEL (INTERIOR & EXTERIOR), 8D NAIL, 2" O.C.		
W3	15/32" PLYWOOD (INTERIOR & EXTERIOR), 10D NAILS @ 4" O.C., 3 LINES OF FASTENERS & 3 STUDS @ JOINT		
DESIGN PRESSURE RATING			
SIZE	DESCRIPTION	PSF OR GREATER	
3050	WINDOW	-53.09	
3026	WINDOW	-55.27	
2650	WINDOW	-54.07	
6030	WINDOW	-52.12	
3068	DOOR	-51.55	
NET DESIGN PRESSURE (PSF)			
ROOF			
MINIMUM ROOF DESIGN PRESSURE		-76.26	
WALLS			
MINIMUM WALL DESIGN PRESSURE		-55.27	

=====

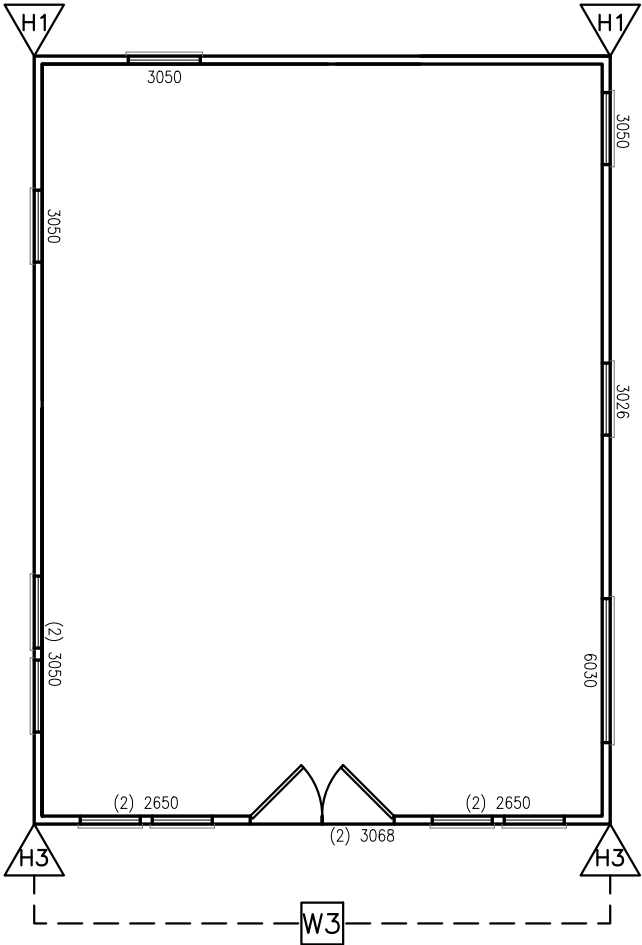
2x4 WALL

=====

2x6 WALL



1st FLOOR
WINDSTORM COMPLIANT PLAN
SCALE: 1/8" = 1'-0"



2nd FLOOR
WINDSTORM COMPLIANT PLAN
SCALE: 1/8" = 1'-0"

F-324

N. MITCHELL CARRILLO
125070
LICENSED
PROFESSIONAL ENGINEER
04/10/2024

WINDSTORM COMPLIANT PLAN

KELLY RESIDENCE

4609 BLUE WATER HWY, FREEPORT, TEXAS

LYNNEENGINEERING
2200 Avenue A
Bay City, Texas 77414
PH: (979) 245-8900
Fax: (979) 245-5345

PROJECT INFO:

DRAWN BY: DCC

CHECKED BY: NMC

DESIGNED BY: DSK

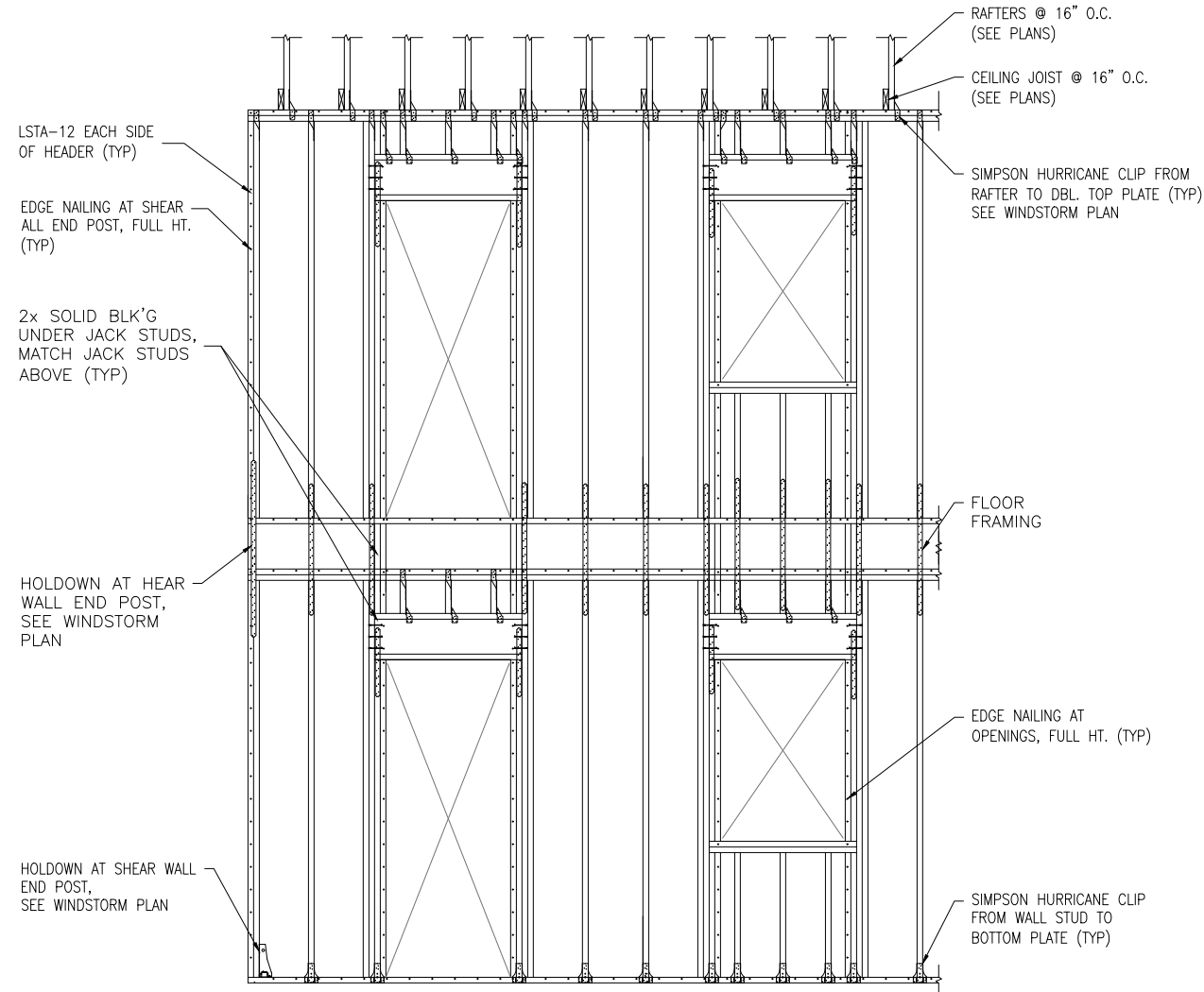
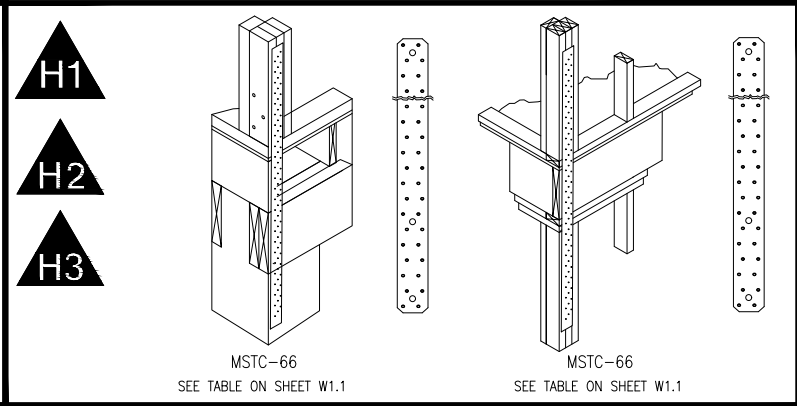
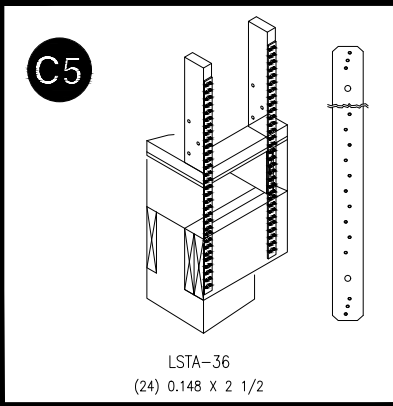
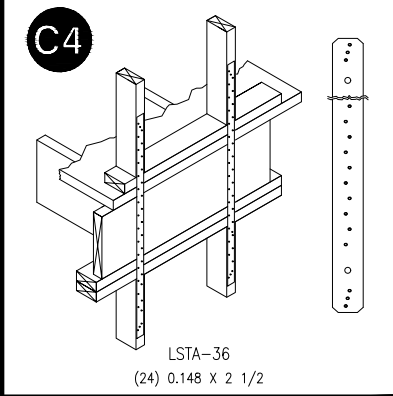
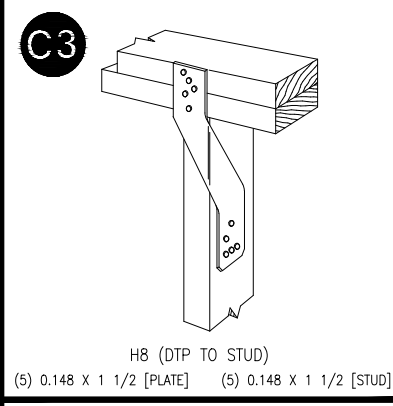
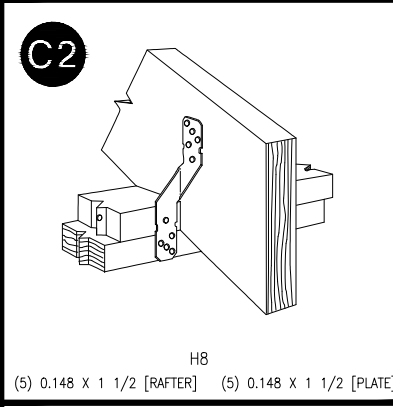
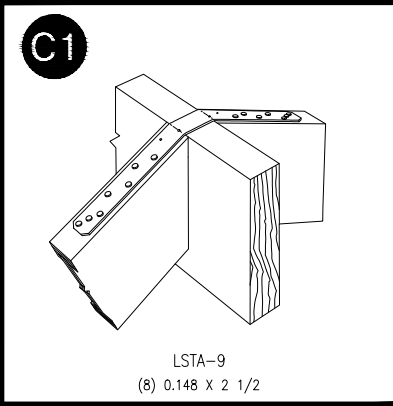
JOB NO. 10.101810

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

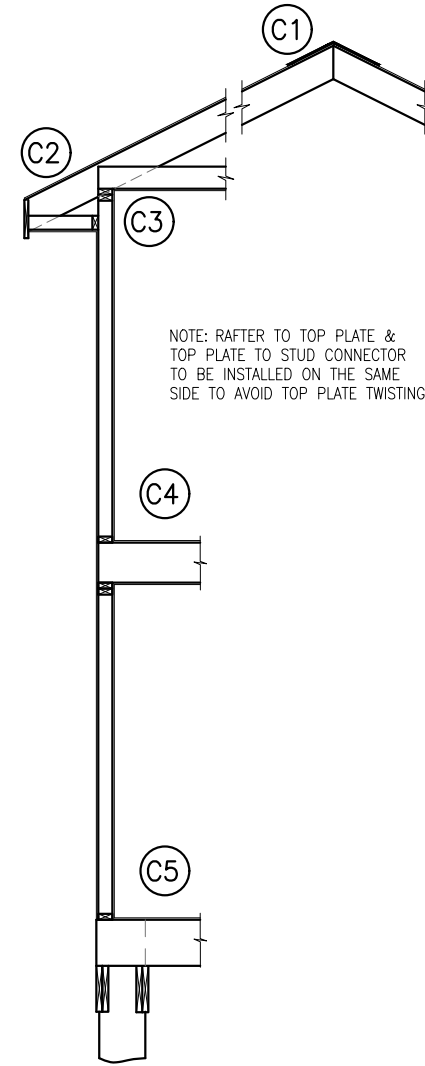
REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:

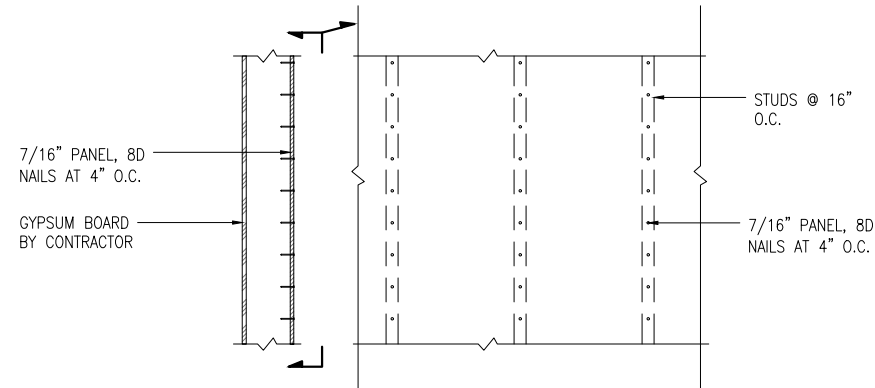
W 1.1



**TYPICAL FRAMING DETAIL
NEAR OPENINGS**
SCALE: 1/4"=1'-0"



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



TYPICAL WALL SHEATHING DETAIL



STANDARD SIMPSON CLIP DETAILS
KELLY RESIDENCE
4609 BLUE WATER HWY, FREEPORT, TEXAS
LYNNENGINEERING 2200 Avenue A Bay City, Texas 77414 PH: (979) 245-8900 Fax: (979) 245-5345

PROJECT INFO:	DCC
DRAWN BY:	NMC
CHECKED BY:	DSK
DESIGNED BY:	JOB NO.
10.101810	

PRINTED	
DATE	REMARKS
00/00/00	PRELIMINARY
00/00/00	PERMIT
04/10/24	FOR CONSTRUCTION

REVISIONS	
NO.	REMARKS
00/00/00	REVISION 1
00/00/00	REVISION 2

DRAWING NO:
W 2.1