

CONSTRUCTION PLANS FOR PROPOSED
3754 RESIDENTIAL PLAN
114 S CARROLL STREET
LA PORTE, TX 77571



FRONT ELEVATION

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REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

COVER
PAGE

PLAN: 3754
114 S CARROLL STREET
LA PORTE, TX 77571

DRAWINGS PROVIDED BY:
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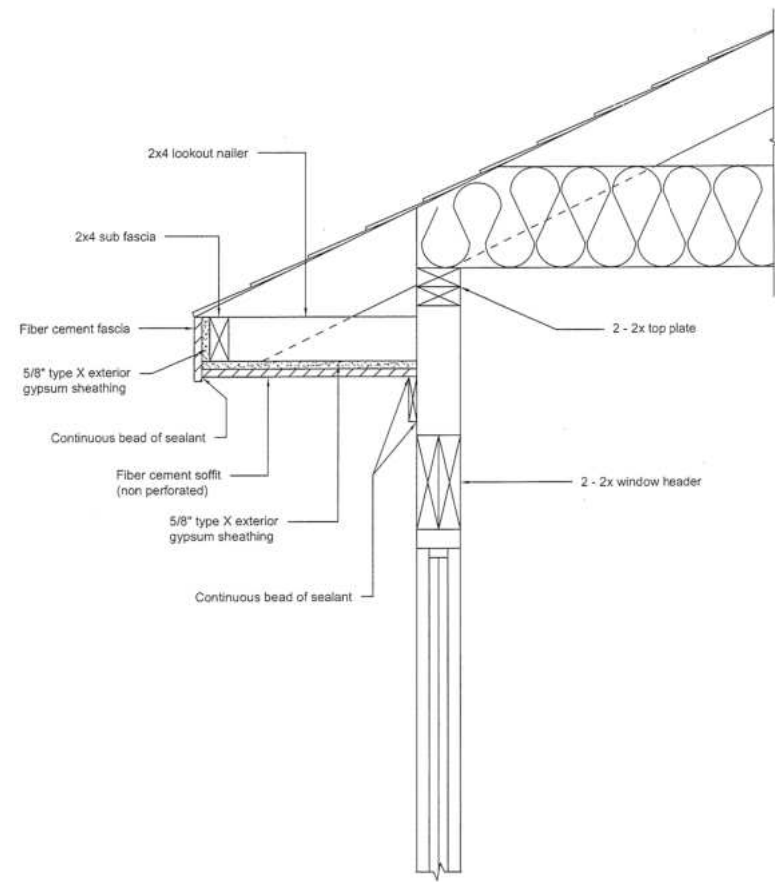
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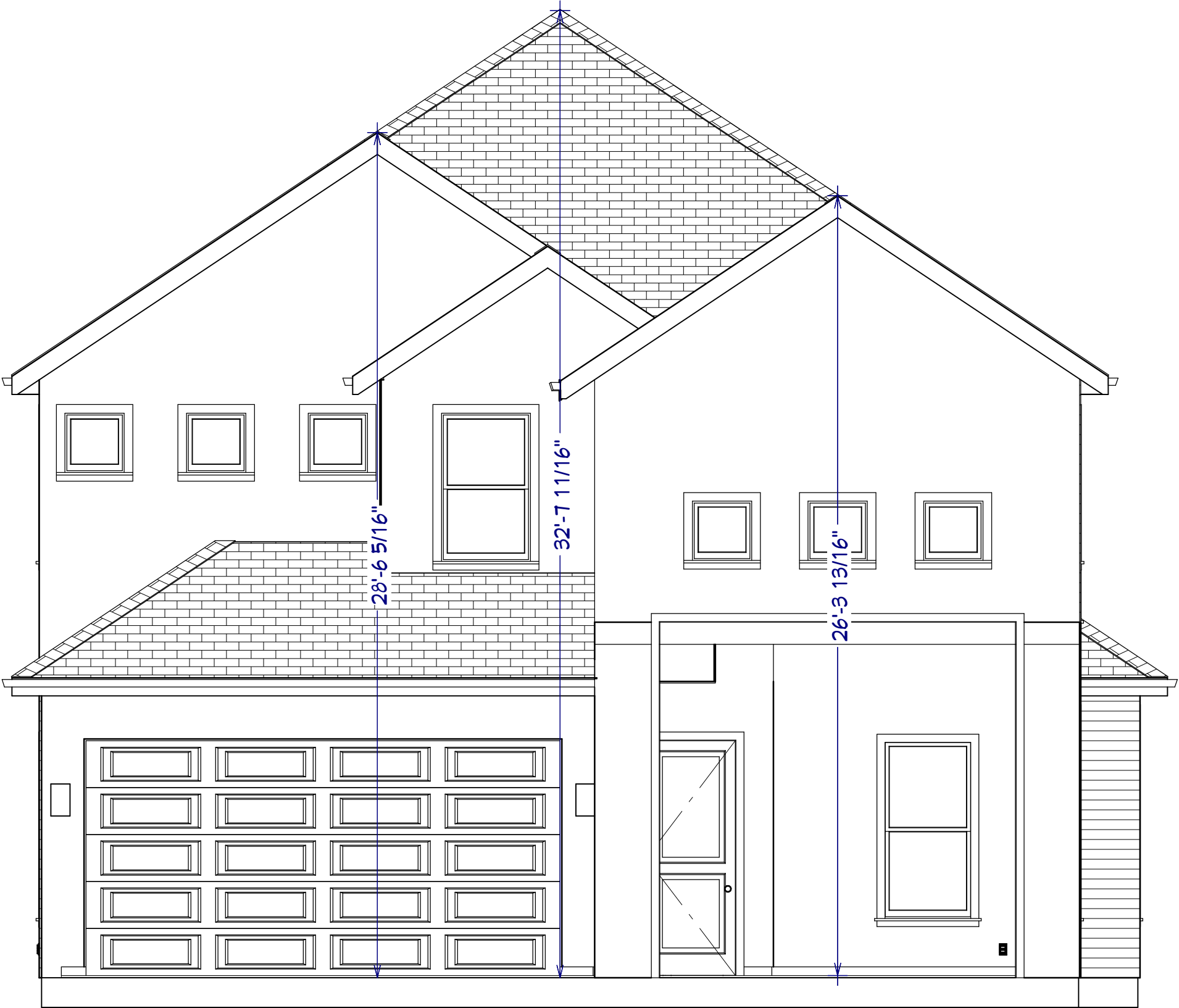
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SHEET:

1



DRAWING DETAIL 16-2-R



Exterior Elevation Front



Exterior Elevation Back



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

ELEVATIONS
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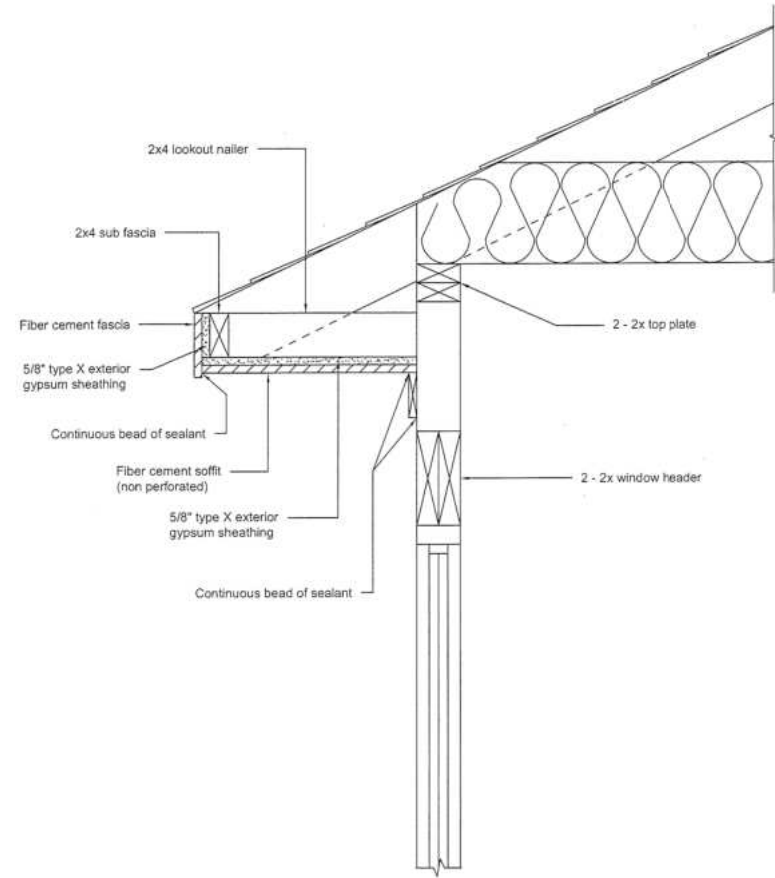
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SCALE:

1/4" = 1'

SHEET:

2



DRAWING DETAIL 16-2-R



Exterior Elevation Left



Exterior Elevation Right



REVISION TABLE		REVISION	DESCRIPTION
NUMBER	DATE	BY	DESCRIPTION

ELEVATIONS
PLAN

PLAN: 3754
114 S CARROLL STREET
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PHONE: 932-544-3402
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SHEET:

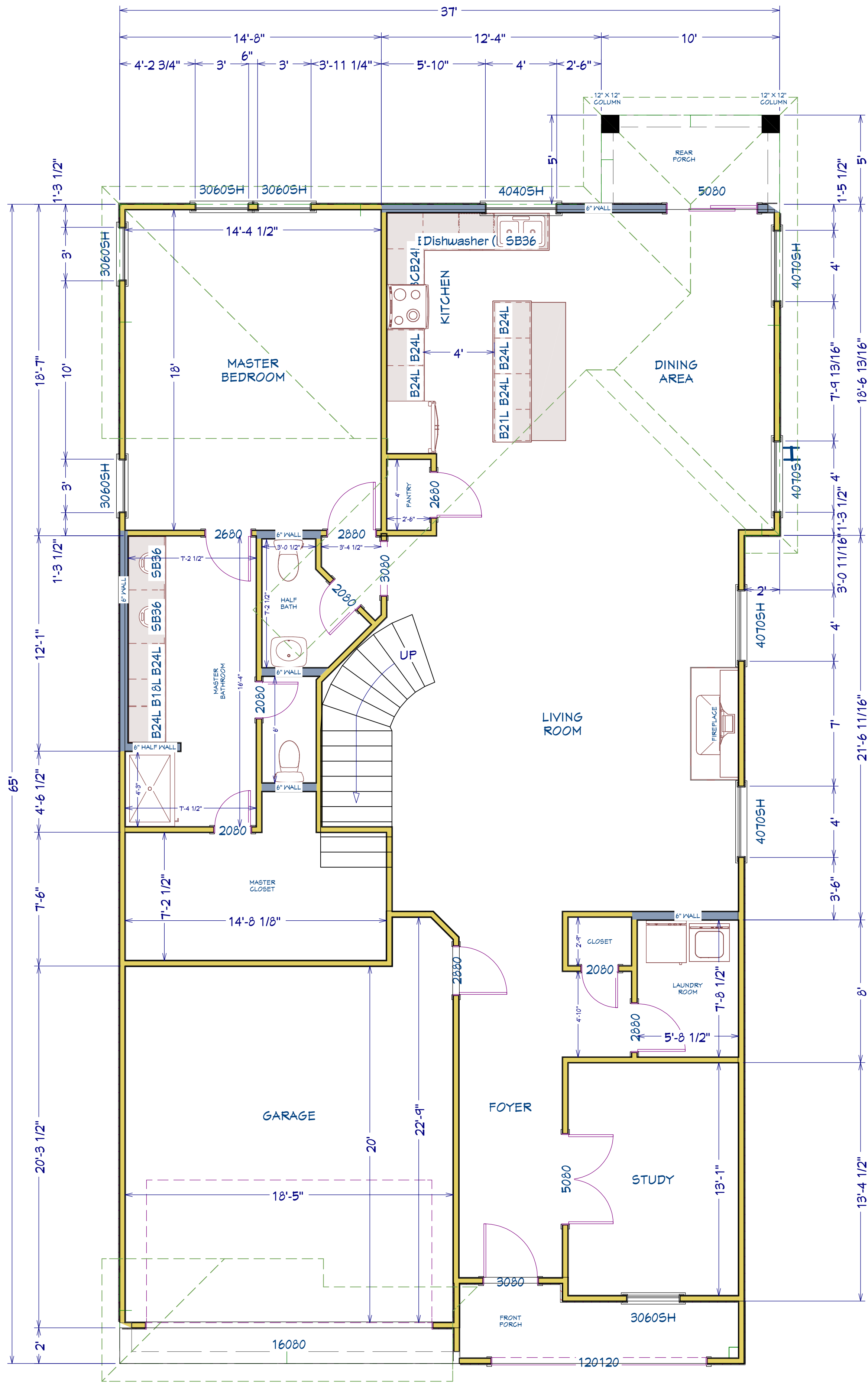
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Floor Plan Notes

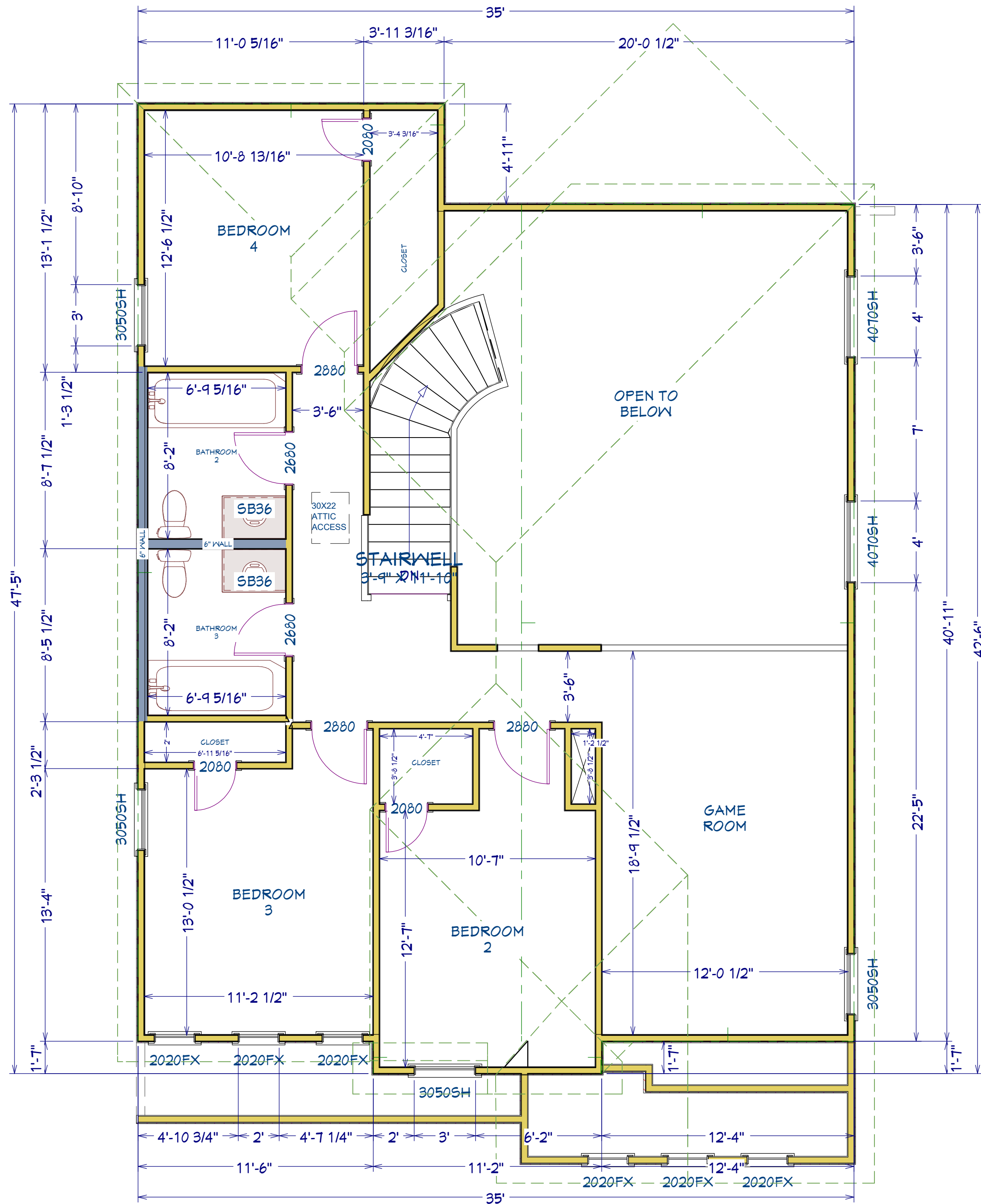
ALL ANGLES TO BE 45 DEGREES.
CARPET FLOORS. (REFER TO FLOOR PLAN)
SHEETROCK WALLS AND CEILINGS (ENCLOSE UNDERSIDE OF STAIRWALL W/ 5/8" FIRECODE TYPE "X" SHEETROCK).
1-3/8" 6-PANEL INTERIOR DOORS. 6'-8" HEIGHT TYP.
1-3/4" SOLID CORE EXTERIOR DOORS.
SMOKE DETECTORS REQUIRE 110V. CONNECTION TO HOUSE WIRING.
LOCATE WATER HEATER IN ATTIC ABOVE LOAD BEARING PARTN IN METAL PAN WITH DRAIN LINE TO OUTSIDE. COMPLY WITH SBC REQUIREMENTS (SEE ATTACHED DETAIL).
ALL FRAMING MATERIAL TO BE #2 KD 15 SOUTHERN YELLOW PINE.
ALL STUDS TO BE STUD GRADE FIR.
ALL BEAMS TO BE #2 KD SYP.
1-1/8" EMCY PLYWOOD SUBFLOOR WITH PANEL SPAN RATING OF 48/24" O.C..
ALL EXTERIOR WALLS AND MAIN PARTITIONS (LOAD BEARING) SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR THERE TO AS POSSIBLE AND AT LEAST 25'-0" OF LENGTH AS SPECIFIED IN SBC.
YIELD STRENGTH OF STEEL TO BE MINIMUM 36 K.S.I..
BEDROOM WINDOWS TO HAVE 5.7. SQUARE FEET NET FREE AREA WITH 20" WIDE AND 24" HIGH MINIMUM CLEAR OPENINGS, MAXIMUM 44" ABOVE FINISHED FLOOR.
PROVIDE 2-2X4 VERTICAL SUPPORT MIN. UNDER EACH END OF ALL STRUCTURAL BEAMS AND HEADERS GREATER THAN 5'-0".
DOUBLE FLOOR JOIST UNDER PARALLEL WALLS ABOVE.
SIZE AND NUMBER OF NAILS CONNECTING WOOD MEMBERS SHALL COMPLY WITH SBC.
ALL HEADER BEAMS TO BE 2-2X12 (#2) AT FIRST FLOOR. HEADERS AS SCHEDULED AT SECOND FLOOR.
WHEN GAS IS USED IN UTILITY ROOM PROVIDE COMBUSTION AND DRYING AIR (LOUVERED DOOR).
UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MFR'S INSTALLATION INSTRUCTION OR APPROVED BY BUILDING OFFICIAL, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZ AND VERT LENGTH OF 10 FEET INCLUDING TWO 90 DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEG ELBOW IN EXCESS OF TWO.
ATTIC ACCESSES ARE PROVIDED ON PLAN TO SERVICE MECHANICAL EQUIPMENT ONLY.
IF GAS IS USED AT COOKTOP, INSTALL PER W.U.P. SPECIFICATIONS.
PROVIDE DOUBLE SOLE PLATES THROUGHOUT FIRST FLOOR OF HOUSE.
PROVIDE SAFETY GLASS IN ALL FRENCH DOORS.
ROUTE FLOOR DRAIN PIPING IN UTILITY ROOM TO STORM SEWER, AND NOT TO SANITARY SEWER.
NO PLASTIC PIPING SHALL BE USED FOR WATER PRESSURE PIPING.
SHEETROCK ENTIRE STRUCTURE W/ 5/8" FIRECODE GYPSUM WALLBOARD "TYPE X".
ALL WALLS 10' OR HIGHER TO BE Laterally BLOCKED.
ALL MECHANICAL EXHAUSTS SHALL TERMINATE @ EXTERIOR OF BUILDING.

FIRST FLOOR CEILING HEIGHT TO BE 10'.
SECOND FLOOR CEILING HEIGHT TO BE 9'.
FRONT PORCH - 100'
REAR PORCH - 50'
GARAGE - 374'
FIRST FLOOR LIVING - 1,761'
SECOND FLOOR LIVING - 1,469'
TOTAL LIVING SQUARE FOOTAGE - 3,230'
TOTAL SQUARE FOOTAGE - 3,754'

Exterior Elevation Left



1st Floor



2nd Floor



REVISION TABLE	
NUMBER	DATE

FLOOR PLAN

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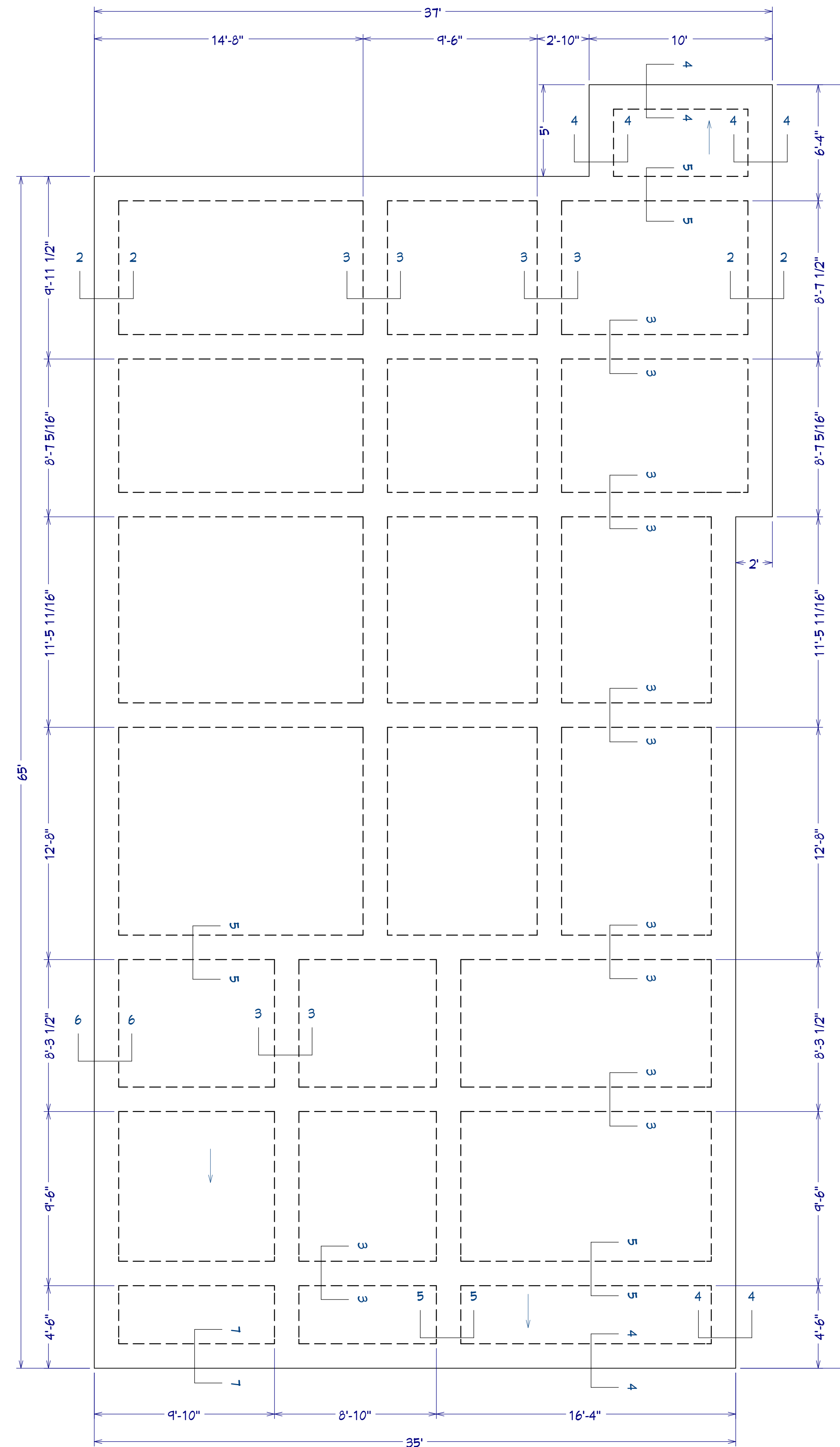
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1/4" = 1'

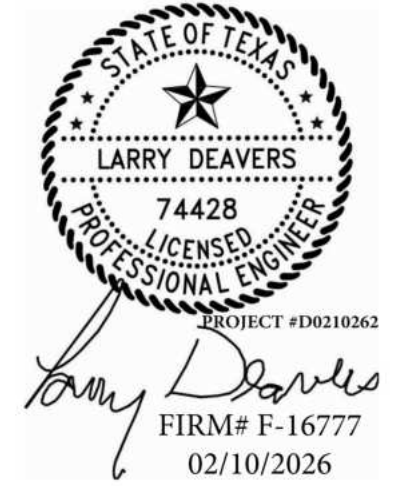
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2



Exterior Elevation Left

Exterior Elevation Right

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FOUNDATION PLAN

PLAN: 3754
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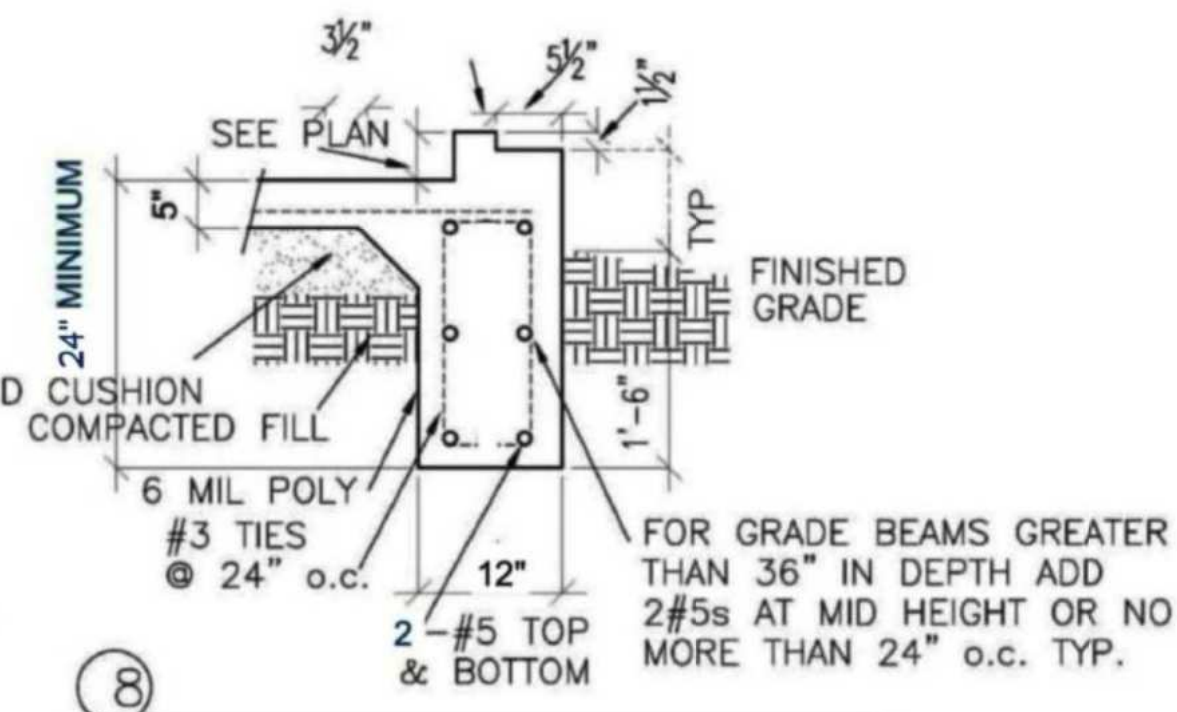
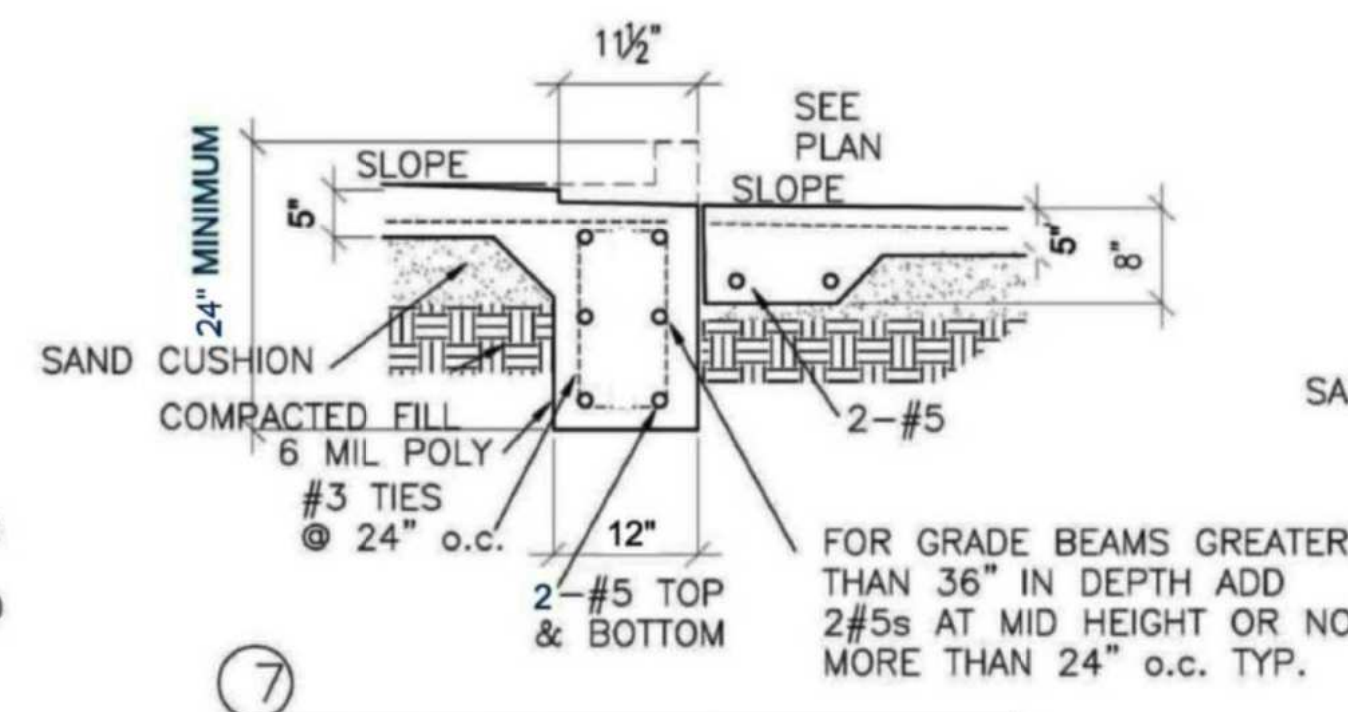
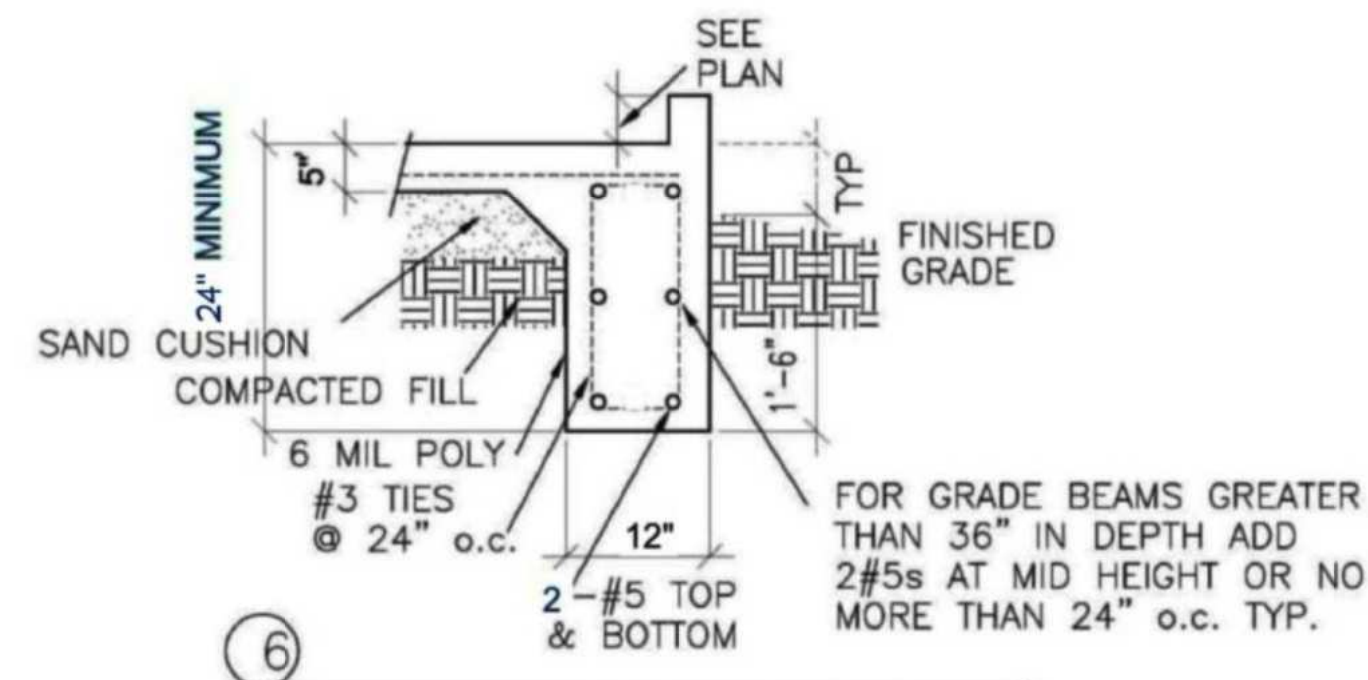
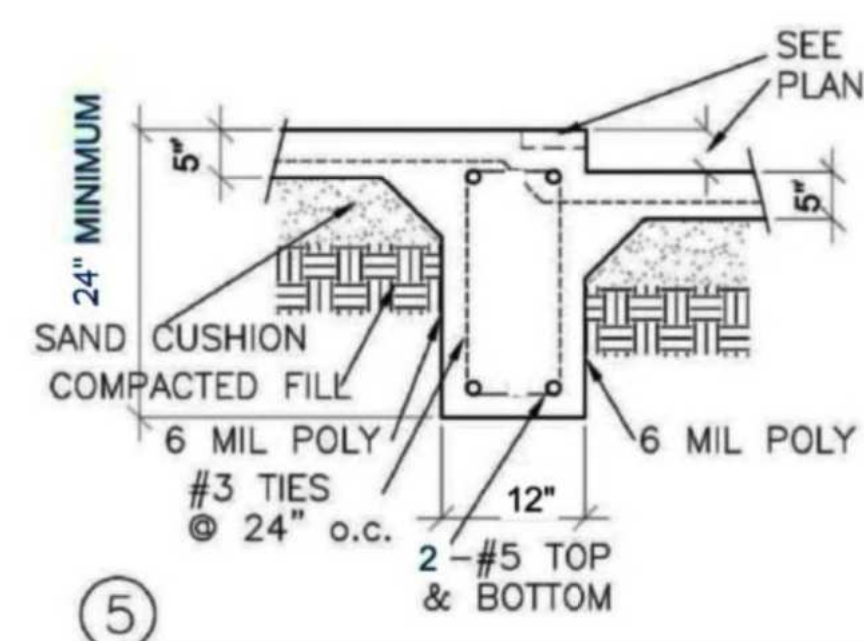
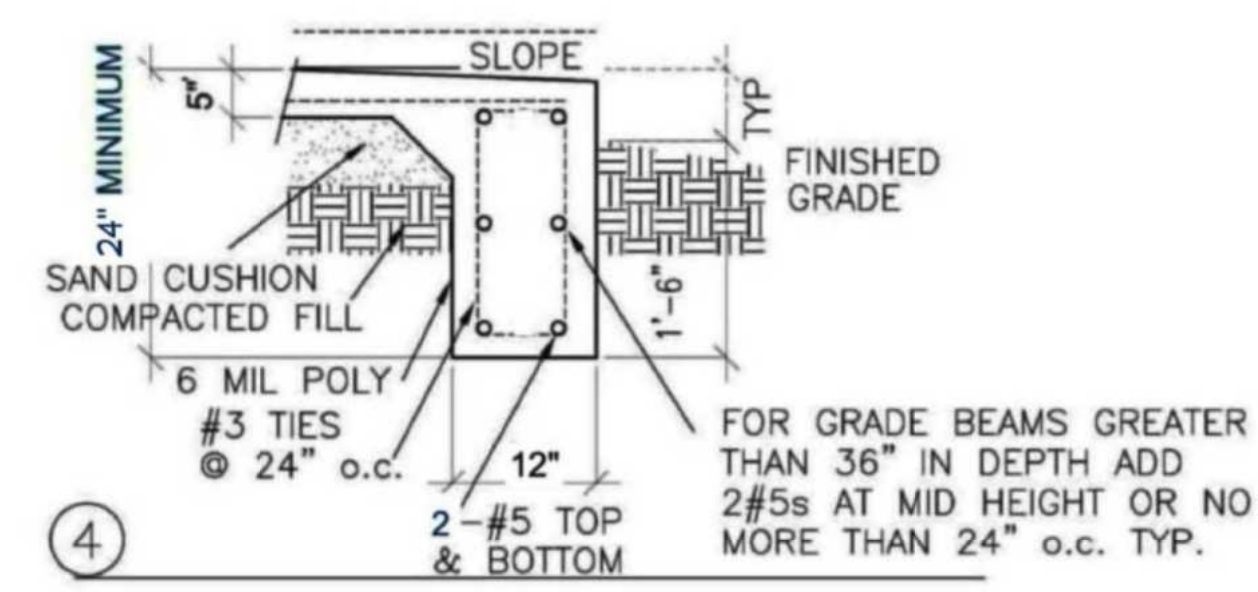
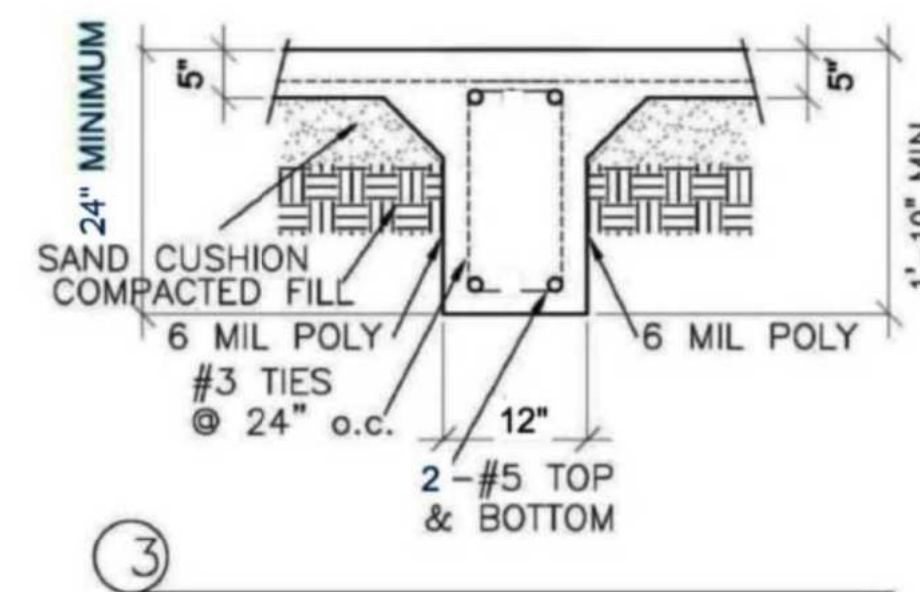
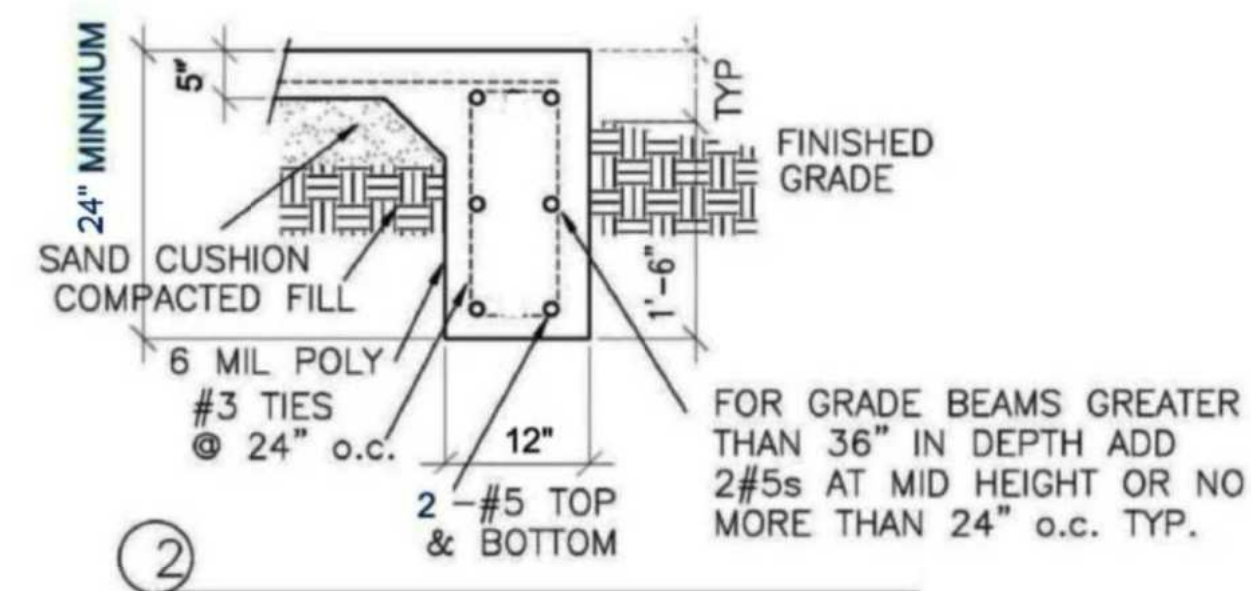
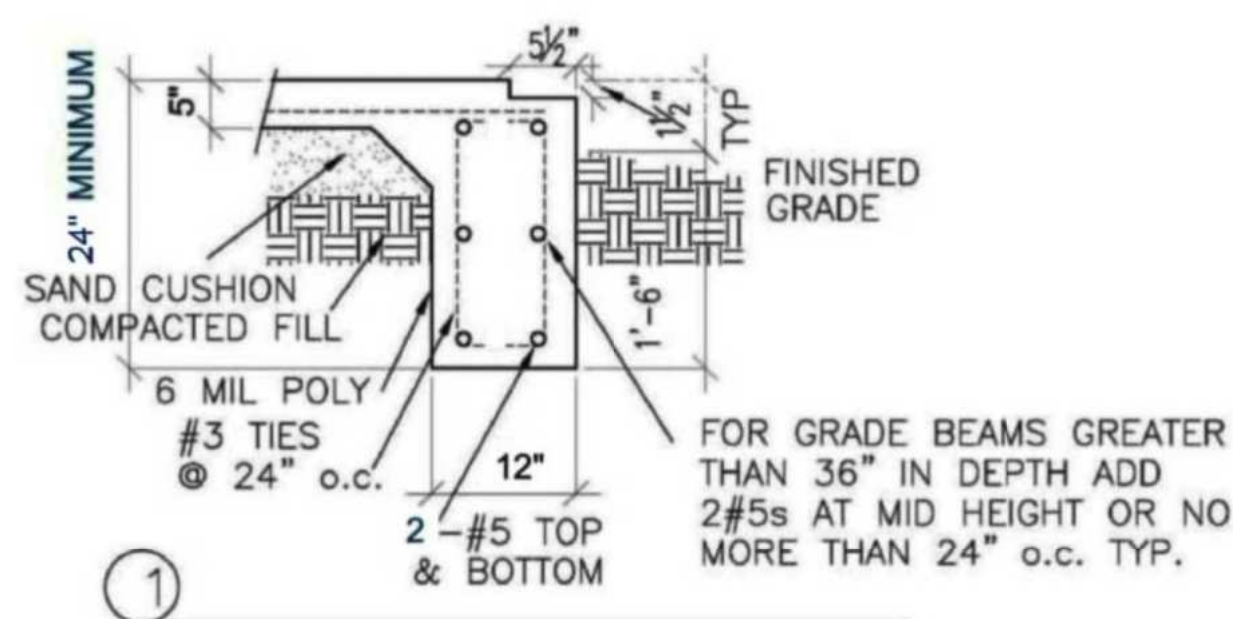
SCALE:

$$1/4" = 1'$$

SHEET:

5

E1
Exterior Elevation Front



GENERAL NOTES - SITEWORK

- 1) Site preparation beneath the slab shall be in accordance with the soil report recommendations and shall meet the following minimum requirements:
 - a) Strip all vegetation down to natural soil. Remove all trees within a close proximity of the foundation
 - b) Where foundation is located in a heavily treed area, remove top layer of all organic decomposing material out of slab area.
 - c) Backfill and properly compact tree-holes or soft pockets with material similar to the site materials.
 - d) Bring sub-grade to required elevation with select fill material, which shall consist of sandy clay, or clayey sand, free of organic material, and having a plasticity index greater than 7 but less than 20
 - e) Fill soil shall be placed in 8" maximum lifts and compacted to 95% of its maximum dry density as determined by ASTM D698 (standard Proctor).
- 2) Where large depths of fill occur, field density test are required for each lift located at or below the bottom of the slab.
- 3) A 4" leveling bed shall be of firm stable bank sand or other clean granular material
- 4) Final grading shall slope away to produce positive drainage away from the foundation with a minimum of 1 inch per foot for the first 5 feet.
- 5) Prior to pouring of the concrete, a drainage ditch shall be constructed as to insure that any water which intrudes into the foundation make up, will immediately drain out of the bottom of the beams into this ditch.
- 6) If a soil report containing foundation design recommendations was supplied for this project, the soil report shall control.

GENERAL NOTES - ADVERSE WEATHER CONDITIONS

- 1) During cold weather conditions, stressing shall take place between 10 and 14 days after placement.
- 2) Concrete shall not be placed at temperatures below 40 degrees Fahrenheit, in rainy weather or in other adverse weather conditions.
- 3) The foundation should not be installed during a dry or wet period, which is considered extreme or abnormal for the area. If such condition occur, the builder shall notify the engineer prior to trenching for a possible re-design.

GENERAL NOTES - REINFORCING STEEL

- 1) Reinforcing steel shall be per ASTM A615 Grade 60 with deformations per ASTM A305.
- 2) #3- 12" O.C. MAT per ASTM A185. Shall be installed 2 inches below the top of concrete.
- 3) Reinforcing bars shall be over lapped a distance 30 times the bar diameter.
- 4) Where reinforcing steel is shown in the exterior grade beams, provide corner bars in the outside face to match the horizontal steel from the interesting interior and exterior grade beams, or bends bars around corners and lap as per note #3 above.
- 5) Provide 2-#4 x 4'-0" long bars 2 inches below the top of concrete at all re-entrant corners.

SLAB MUST BE 3,000 PSI.

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FOUNDATION
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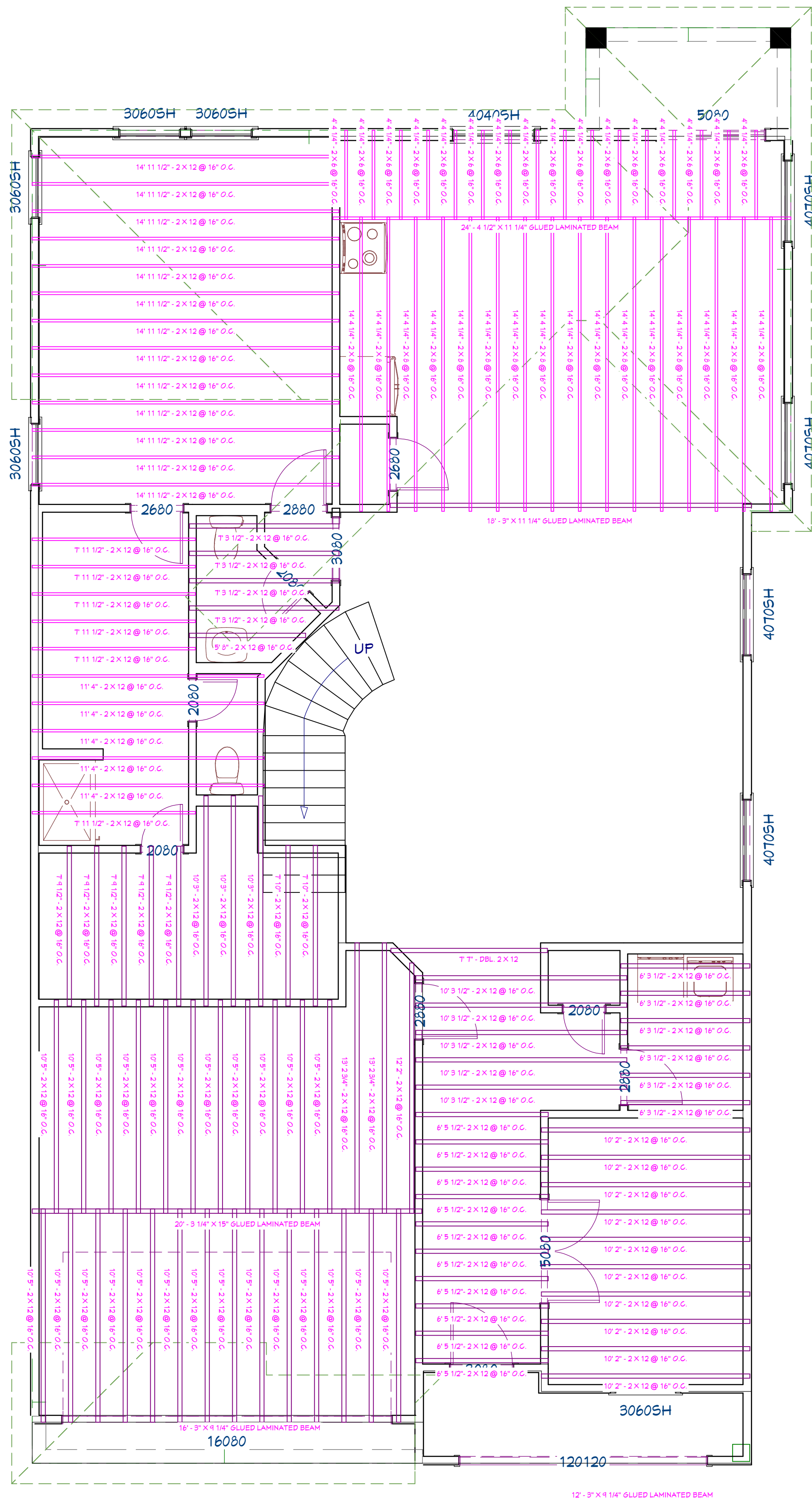
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SCALE:

T.S.

SHEET:

6



1st Floor



2nd Floor



REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

CEILING JOISTS
PLAN

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WILLTODESIGN

DATE:
2/16/2026

SCALE:
1/4" = 1'

SHEET:
7

GRADES

ROOF RAFTERS.....NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S
CEILING AND FLOOR JOISTS.....NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S
BEAMS & HEADERS.....NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S
STUDS.....STUD GRADE, SYP, KD, S4S
WOOD POSTS.....NO. 2 SYP, SURFACE GREEN

BEAMS AND HEADERS

1. AT BEAMS MADE UP A NUMBER OF 2X JOIST, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH THE NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF SUPPORTING WALL STUDS.
2. ALL BEAMS MADE UP OF A NUMBER OF 2X JOISTS SHALL BE FASTENED AS FOLLOWS:
FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
2-2X12 18d NAILS @ 12" TOP AND BOTTOM, STAGGER, EA. FACE
3-2X12 20d NAILS @ 12" TOP AND BOTTOM, STAGGER, EA. FACE
4-2X12+ 3/4" BOLTS @ 12" TOP AND BOTTOM, STAGGER, (W/ STD. WASHERS).
BOLTS SHALL BE 3/4" DIA. LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE.
3. ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENINGS) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
FLOOR FRAMING: 2-2X12
CEILING FRAMING: 2-2X8

JOISTS

1. JOISTS BLOCKING
A) JOISTS SHALL BE Laterally supported at each end and at each support by solid blocking except where the end of joists are nailed into a header, band or rim joists or to an adjoining stud. Solid blocking shall no be less than 2" in thickness and shall match the depth of the joists.
B) provide solid blocking under the bearing walls perpendicular to the direction of the joists.
2. JOISTS BRIDGING
A) provide bridging at all floor joists at spacing not to exceed 8'-0".
3. JOISTS HOLES AND NOTCHES
A) NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED (1/6) THE JOISTS DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
B) HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED (1/4).

NONCOMBUSTIBLE, NONCORROSIVE LINTELS AND NONCOMBUSTIBLE SUPPORTS SHALL BE PROVIDED OVER ALL OPENINGS WHERE THE VENEER UNIT IS NOT SELF-SPANNING. (SEC. 3006 b AT GARAGE)

MAX. SPAN	MIN. SIZE	MIN. BEARING
5'-0"	L3 1/2" x 3 1/2" x 5/16"	8"
7'-0"	L4" x 3 1/2" x 5/16"	8"
8'-0"	L5" x 3 1/2" x 3/8"	8"
9'-0"	L5" x 3 1/2" x 3/8"	9"
10'-0"	L6" x 3 1/2" x 3/8"	10"

STUD WALLS

1. STUD SHALL BE AS FOLLOWS:
2X4 @ 16"
DBL 2X4 OR 2X6 @ 16"
2. PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0" FULL HEIGHT OF WALL (KING STUDS)
3. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
2X4 STUDS @ 16" O.C. 10'-0"
2X6 STUDS @ 16" O.C. 13'-0"
2X8 STUDS @ 16" O.C. 16'-0"
4. BLOCKING AND LATERAL BRACING
A) PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQ'D TO ENSURE STUD STRAIGHTNESS ACCORDING SPECIFIED TOLERANCES.
B) MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4" PER 10' OF STUD HEIGHT.
C) MAXIMUM BLOCKING:
1 ROW FOR STUD HEIGHT UP TO 9'-0"
2 ROWS FOR STUD HEIGHT UP TO 15'-0"
3 ROWS FOR STUD HEIGHT OVER 15'-0"

NOTES:

1. MULTIPLE LUMBER HEADERS SHALL BE CONSTRUCTED WITH A 1/2" THICK OSB/PLYWOOD SPACER BETWEEN MEMBERS. MEMBERS SHALL BE NAILED TOGETHER USING 16d NAILS AT 12" O.C. TOP AND BOTTOM (STAGGERED).
2. HEADERS SHALL HAVE 1 TRIM STUD AND 1 KING POST U.N.O.
3. HEADERS SHALL HAVE 2 TRIM STUDS AND 1 KING POST U.N.O.
4. ALL HEADERS SPECIFIED AS ENGINEERED BEAMS SHALL HAVE 2 TRIM STUDS AND 1 KING POST U.N.O.



CEILING JOISTS
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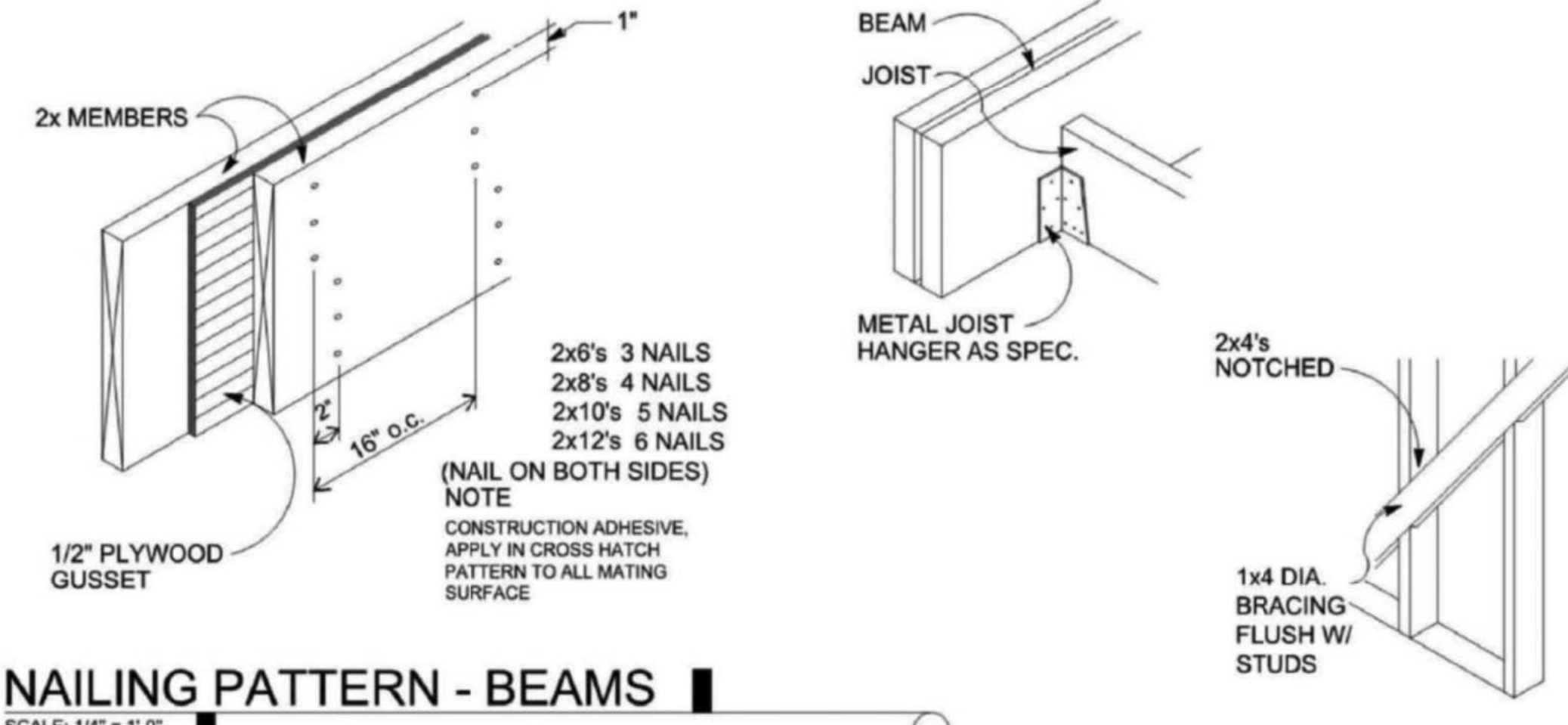
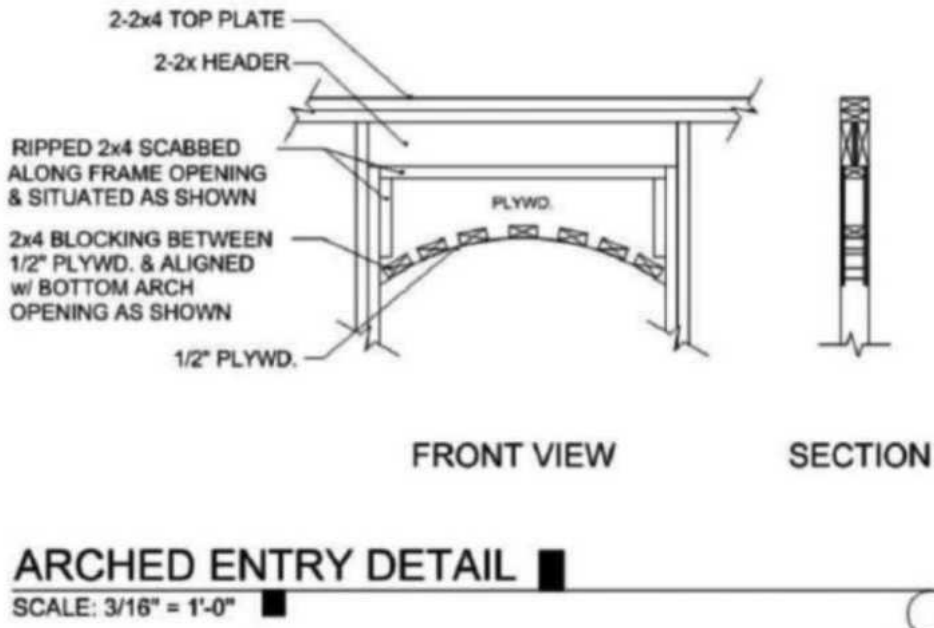
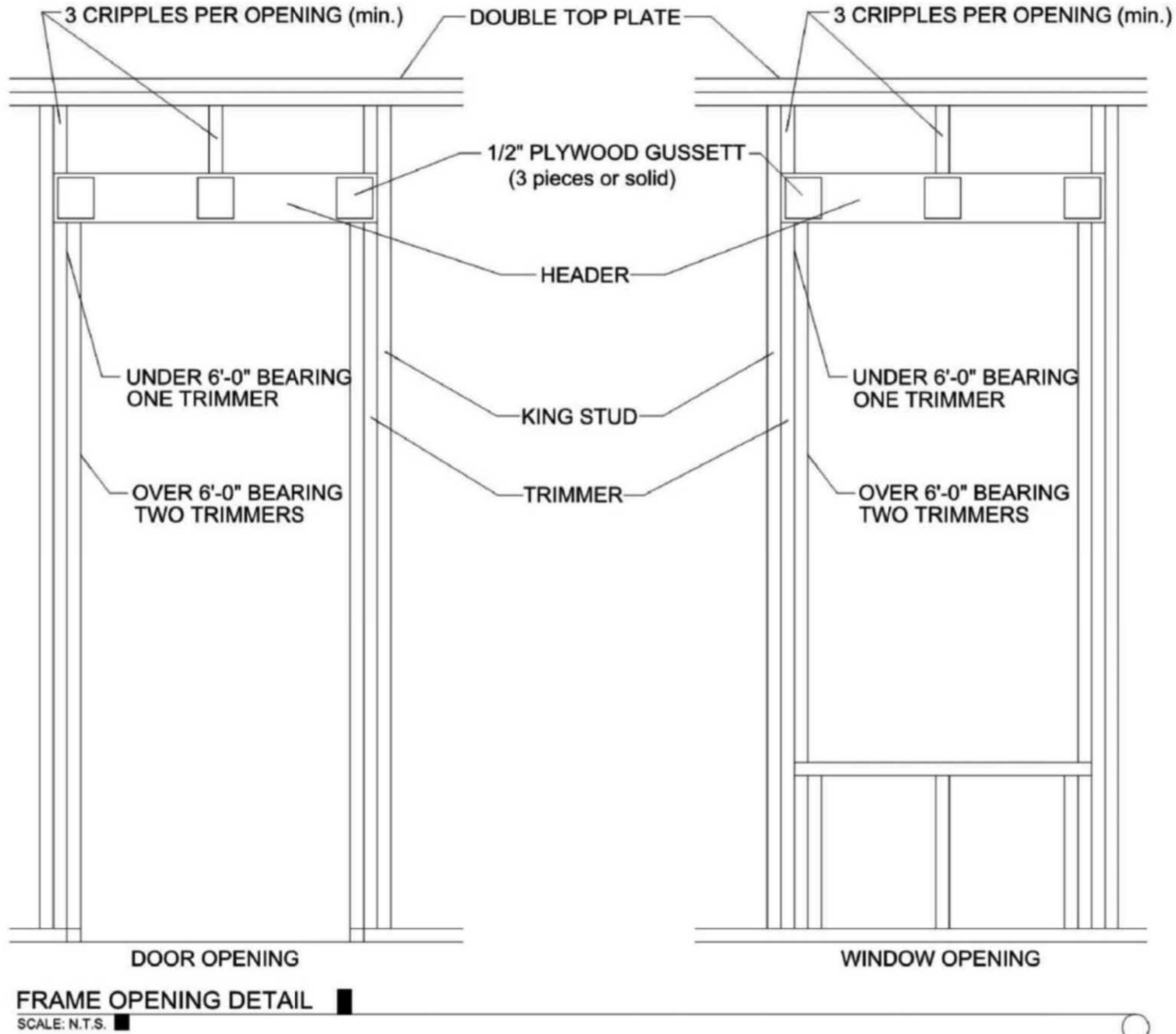
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N.T.S.

SHEET:

8



ROOF FRAMING NOTES:

ALL RAFTERS SHOWN TO BE 2 X 6 AT 16" O.C., UNLESS OTHERWISE NOTED.

RIDGES, HIPs AND VALLEY RAFTERS TO BE ONE SIZE LARGER THAN RAFTERS.(I.E. 2X8).

ALL FRAMING MATERIALS TO BE #2 K.D. SO. YELLOW PINE.

MAXIMUM UNSUPPORTED RAFTER SPAN FOR 2 X 6 IS 11'-0".

BRACE ROOF WITH 2 X 4 BRACES AT 48" O.C. WITH CONTINUOUS 2 X 6 PURLINS.

PROVIDE 2 X 6 COLLAR BEAMS AT 48" O.C. IN UPPER 1/3RD OF ROOF.

1/2" CDX PLYWOOD DECKING WITH PANEL SPAN RATING OF 32/16.

SEE ELEVATIONS FOR ROOF SLOPES AND OVERHANGS.

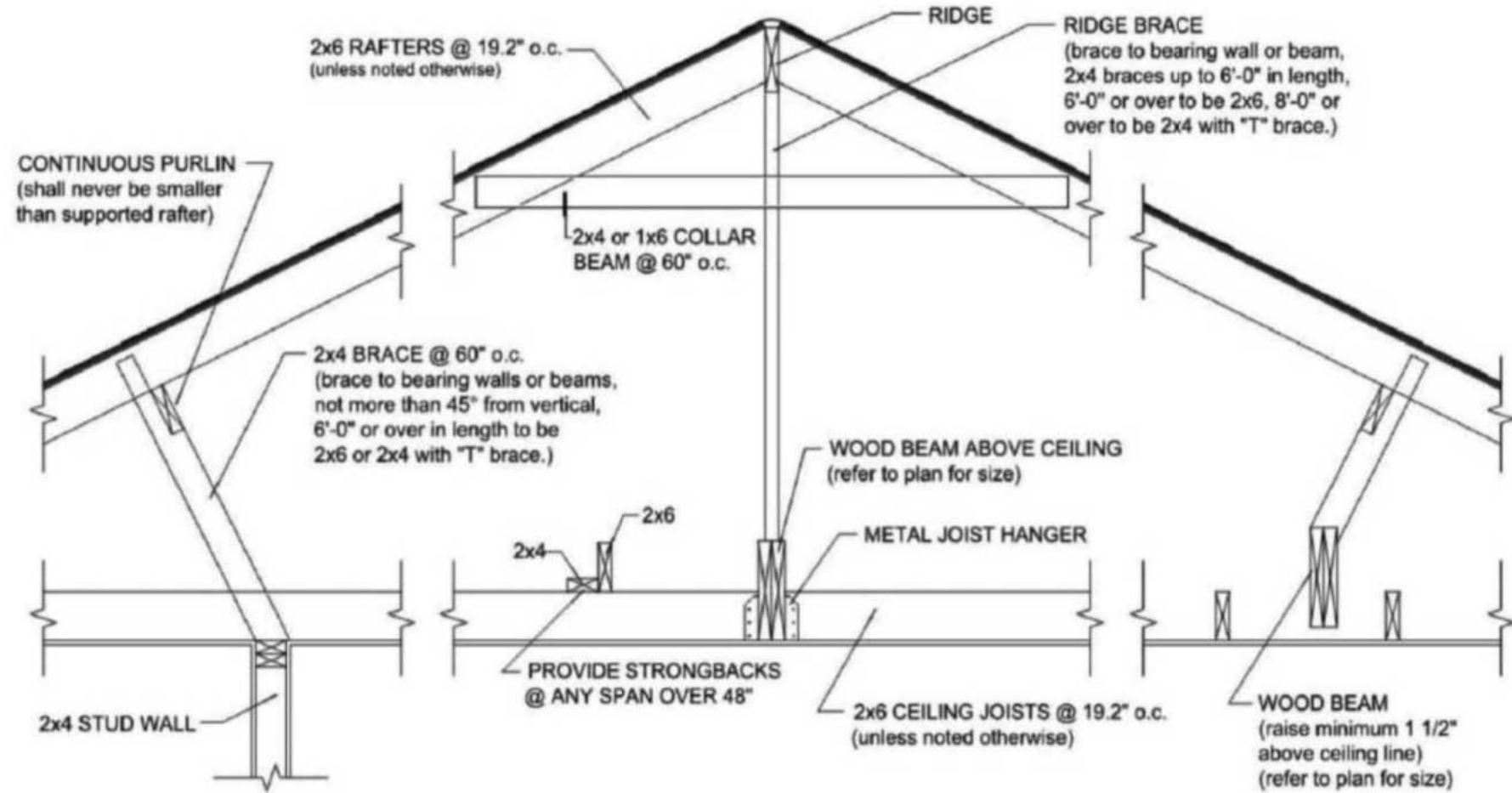
APPLY CRICKETS TO ROOF DECKING.

DOUBLE FRAMING AROUND THE CHIMNEY OPENINGS AND ANY SKYLIGHT.

RAKES TO BE 8" FROM EXTERIOR WALL.

ANY OUTLOOKERS TO BE 2 X 4 AT 16" O.C.

ANY KICKOUTS TO BE 2 X 6 AT 16" O.C., SEE ELEVATIONS FOR SLOPE.



RIDGE FRAMING DETAIL

SCALE: N.T.S.

ROOF FRAMING NOTES

1. RAFTERS - SYP #2
2. TYP. RAFTER - 2x6 @ 16" O.C. U.N.O.
3. TYP SHEATHING - 1/2" CDX 32/16 APA RATED W/ 8d @ 6" EDGES & 12" FIELD
4. ALL HIPs, RIDGES, AND VALLEYS SHALL BE ONE SIZE LARGER THAN RAFTER SIZE (U.N.O.)
5. DL = 10 PSF LL = 20 PSF

VALLEY BRACE NOTES

TYPICAL INDICATION FOR 2x4 VALLEY BRACE TO BEAM OR WALL BELOW

OVERLAY FRAMING NOTES

TYPICAL INDICATION FOR OVERLAY FRAMING. BRACE RAFTERS TO OVERLAY FRAMING BELOW WITH 2x4 STRUTS @ 32" O.C. EA. WAY.

ROOF PURLIN NOTES

TYPICAL INDICATION FOR CONT. 2x6 PURLIN W/ 2x4 BRACES @ 48" O.C. TO BEAM OR WALL BELOW

RAFTER HURRICANE TIES

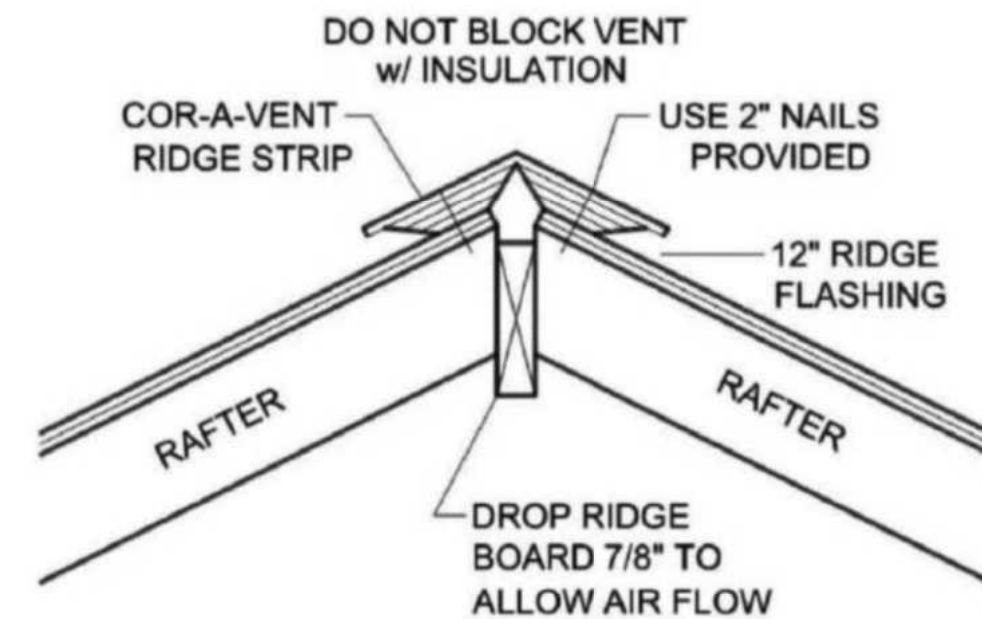
CONNECT ALTERNATE RAFTERS TO SUPPORTS WITH SIMPSON H2.5 HURRICANE TIES. ALIGN OPPOSING RAFTERS @ RIDGE AND CONNECT ALTERNATE RAFTERS W/ SIMPSON LSTA STRAP TIE AND 10-10d NAILS (5 EACH SIDE OF RIDGE).

NOTES

- 1) UWA = UNDER WALL ABOVE
- 2) USE A 3"ø STD PIPE W/ 1/4" STEEL PL SADDLE. OMIT SADDLE IF STEEL BEAM OPTION IS USED. SEE DETAIL 1
- 3) ALL 1ST FLOOR STUD WALLS SUPPORTING FLOOR TO BE 2 X 6'S @ 16" O.C.

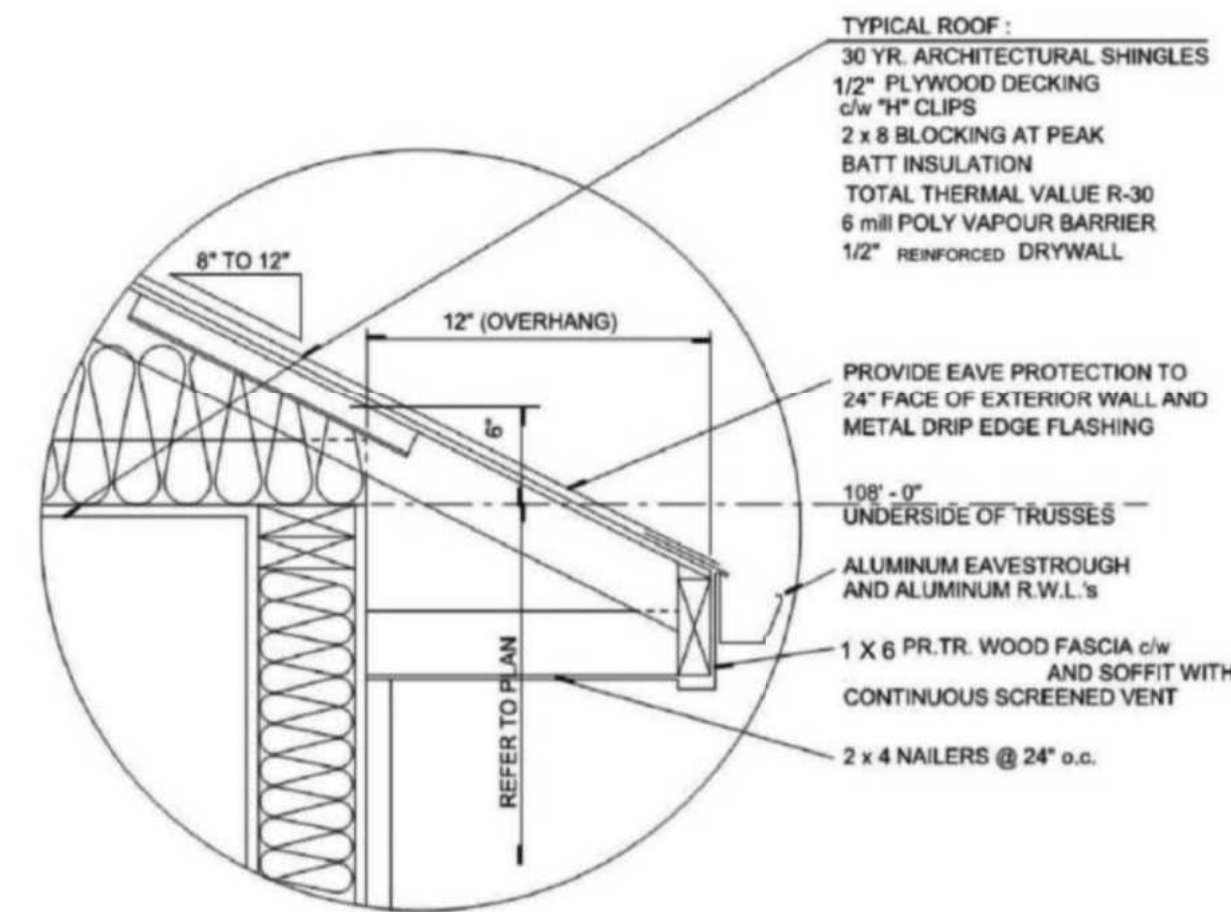
NOTE

PROVIDE 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING OR STRAPPING



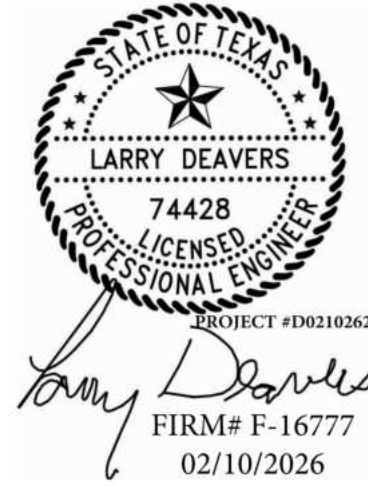
RIDGE VENT (TYP.)

SCALE: N.T.S.



ROOF OVERHANG

SCALE: N.T.S.



ROOF FRAMING NOTES

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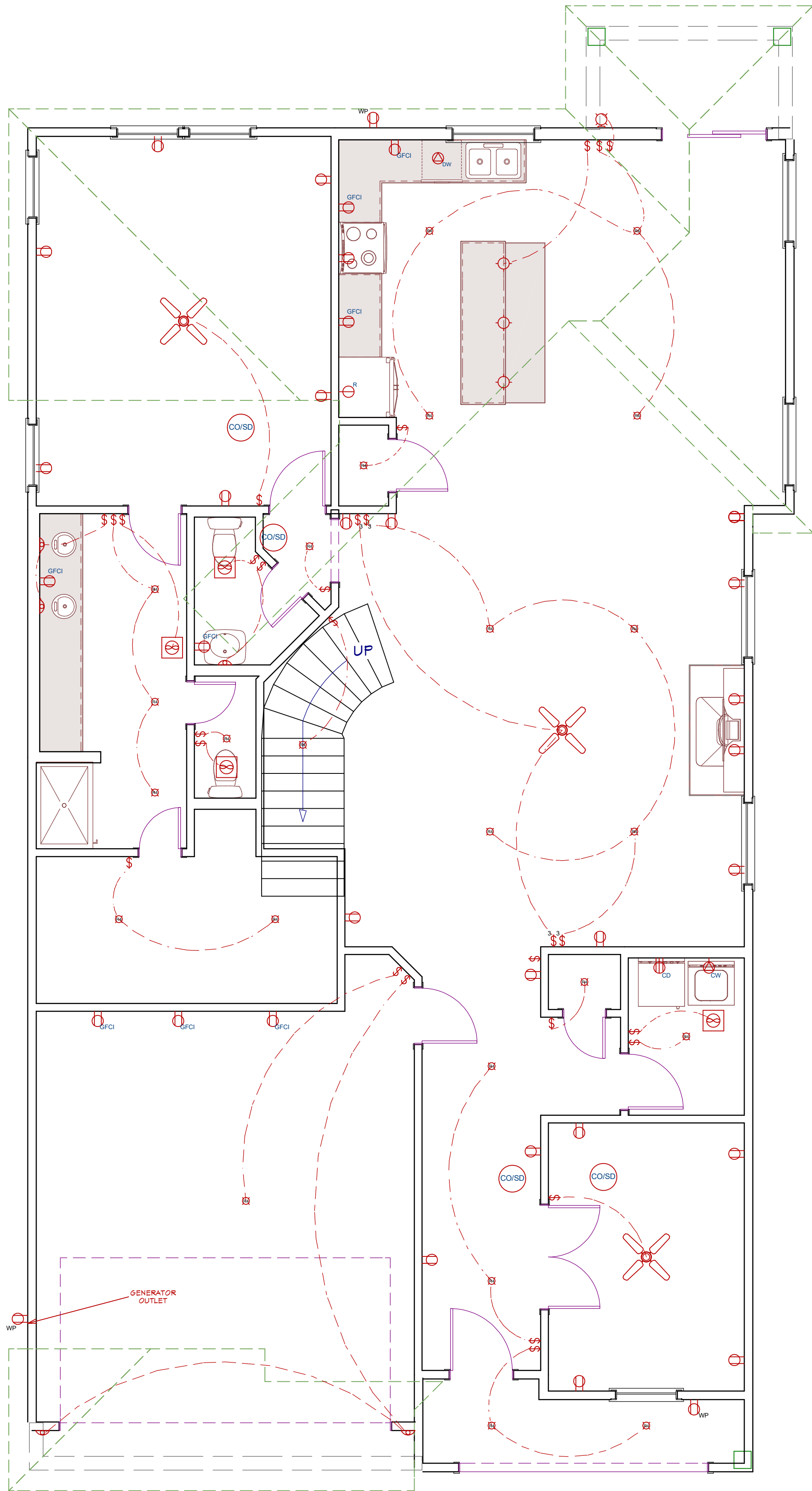
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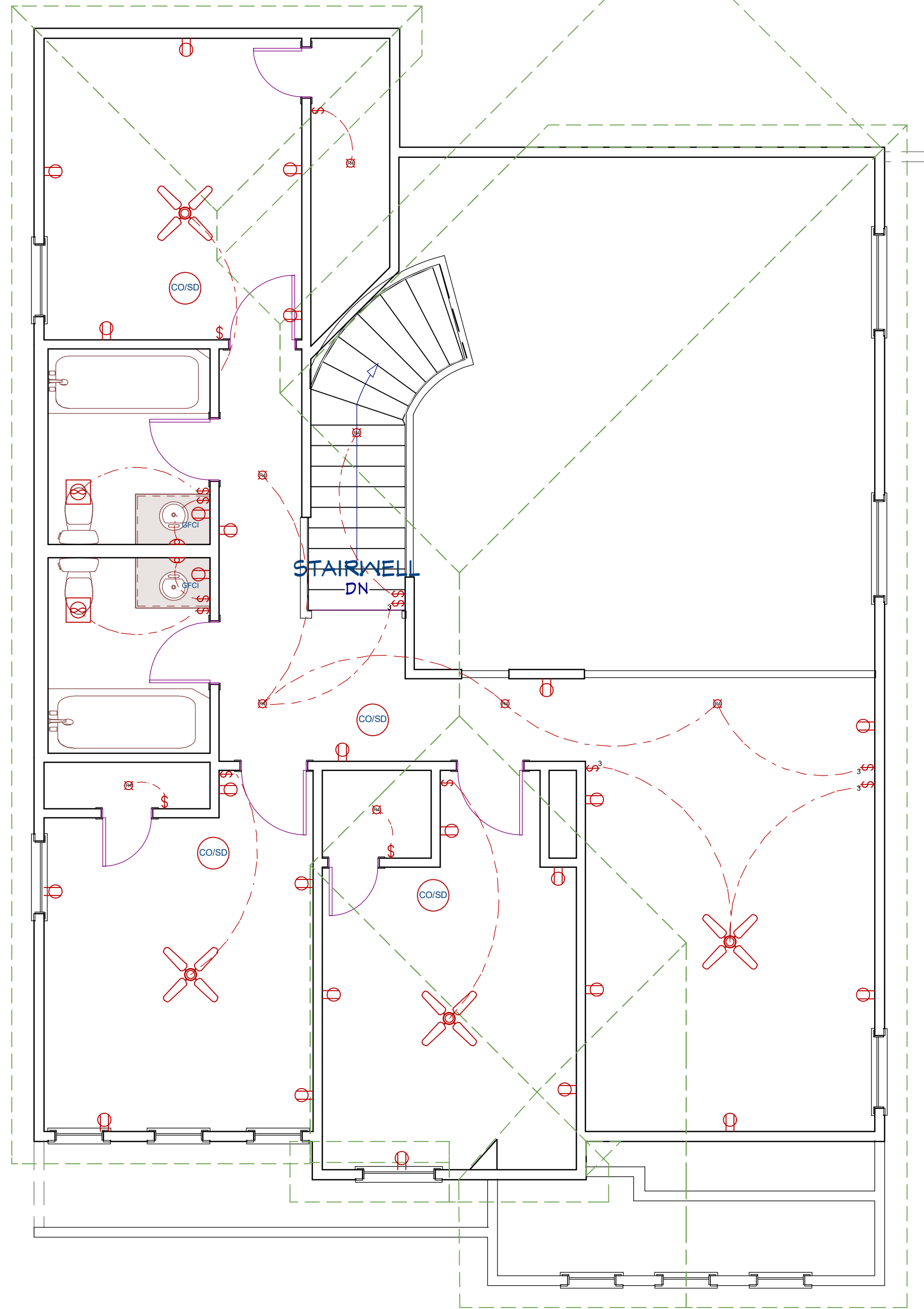
N.T.S.

SHEET:

10



1st Floor



2nd Floor

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

SMOKE DETECTORS & CARBON DETECTORS COMBINATION ALARM.

EXHAUST FAN

SMOKE DETECTORS & CARBON DETECTORS TO BE HARD WIRED & BATTERY OPERATED.
ALL ELECTRICAL TO BE DONE BY 2023 N.E.C. CODE.
NOTE = GFCI ON KITCHEN, BATHROOMS, & GARAGE.
EXHAUST FANS TO BE IN EVERY BATHROOM.



Generator outlet requirements

- Minimum of 30 amps
- Must comply with 2023 NEC article 702
- 702.5 Interconnection or Transfer Equipment Exception: Temporary connection of a portable generator without transfer equipment shall be permitted where conditions of maintenance and supervision ensure that only qualified persons service the installation and where the normal supply is physically isolated by lockable disconnecting means or by disconnection of the normal supply conductors.
- Must be connected to an approved surge protection device.
- Must be connected to an approved grounding source.
- Warning signs per 702.7 (C) Power Inlet. Where power inlet is used for a temporary connection to a portable generator, a warning sing shall be placed near the inlet to indicate the type of derived system that the system is capable of based on the wiring of the transfer equipment. The sign shall display one of the following warnings:
A. WARNING:FOR CONNECTION OF A SEPARATELY DERIVED (BONDED NEUTRAL) SYSTEM ONLY.
B. WARNING: FOR CONNECTION OF NONSEPARATELY DERIVED (FLOATING NEUTRAL) SYSTEM ONLY.



REVISION TABLE	
NUMBER	DATE

ELECTRICAL PLAN

PLAN: 3754
114 S CARROLL STREET
LA PORTE, TX 77571

DRAWINGS PROVIDED BY:
WILL TO DESIGN
PHONE: 832-544-3402
EMAIL: WILLTODESIGN@ICLOUD.COM
WEB: WILLTODESIGN.COM

DATE:

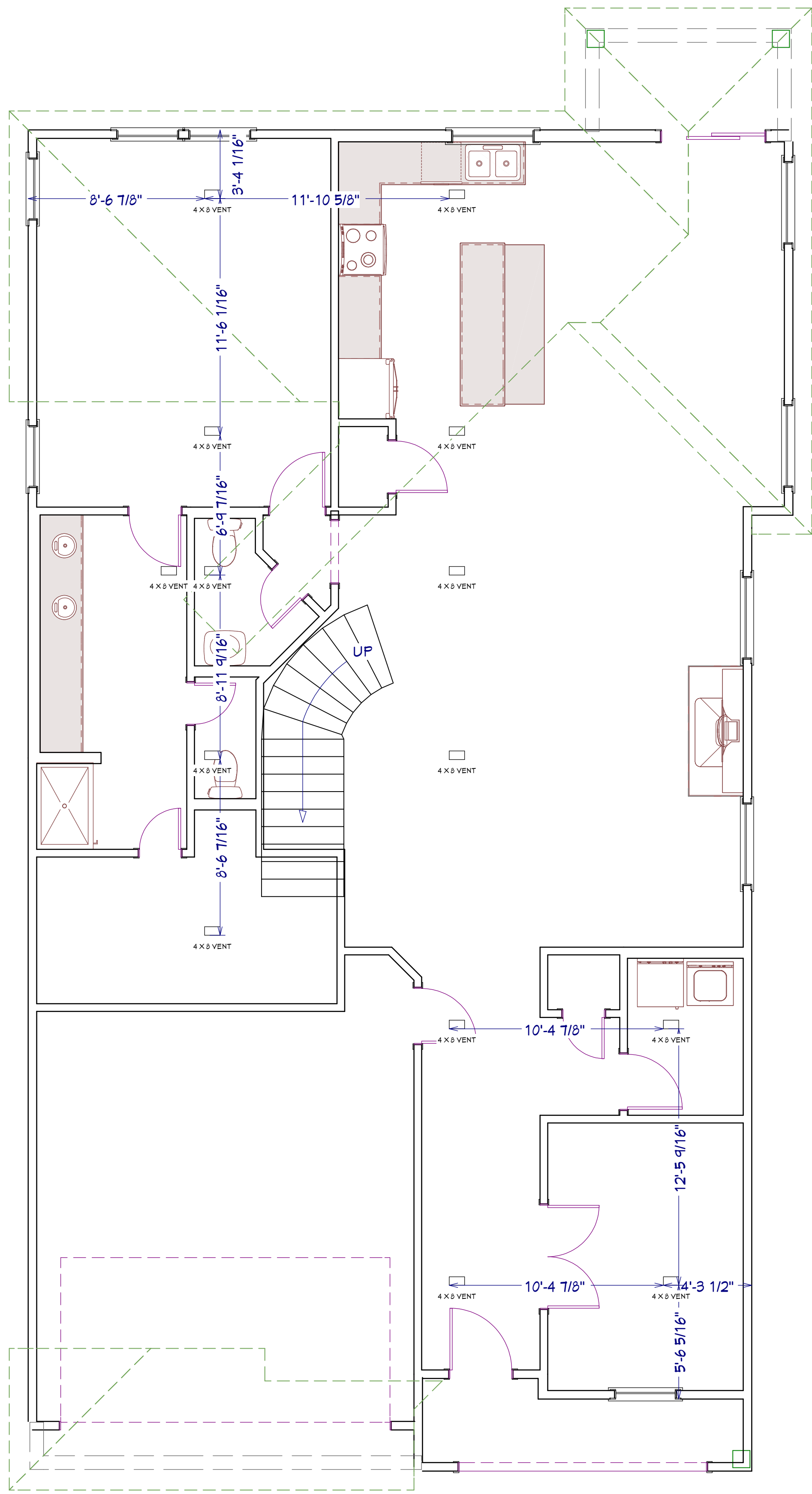
2/16/2026

SCALE:

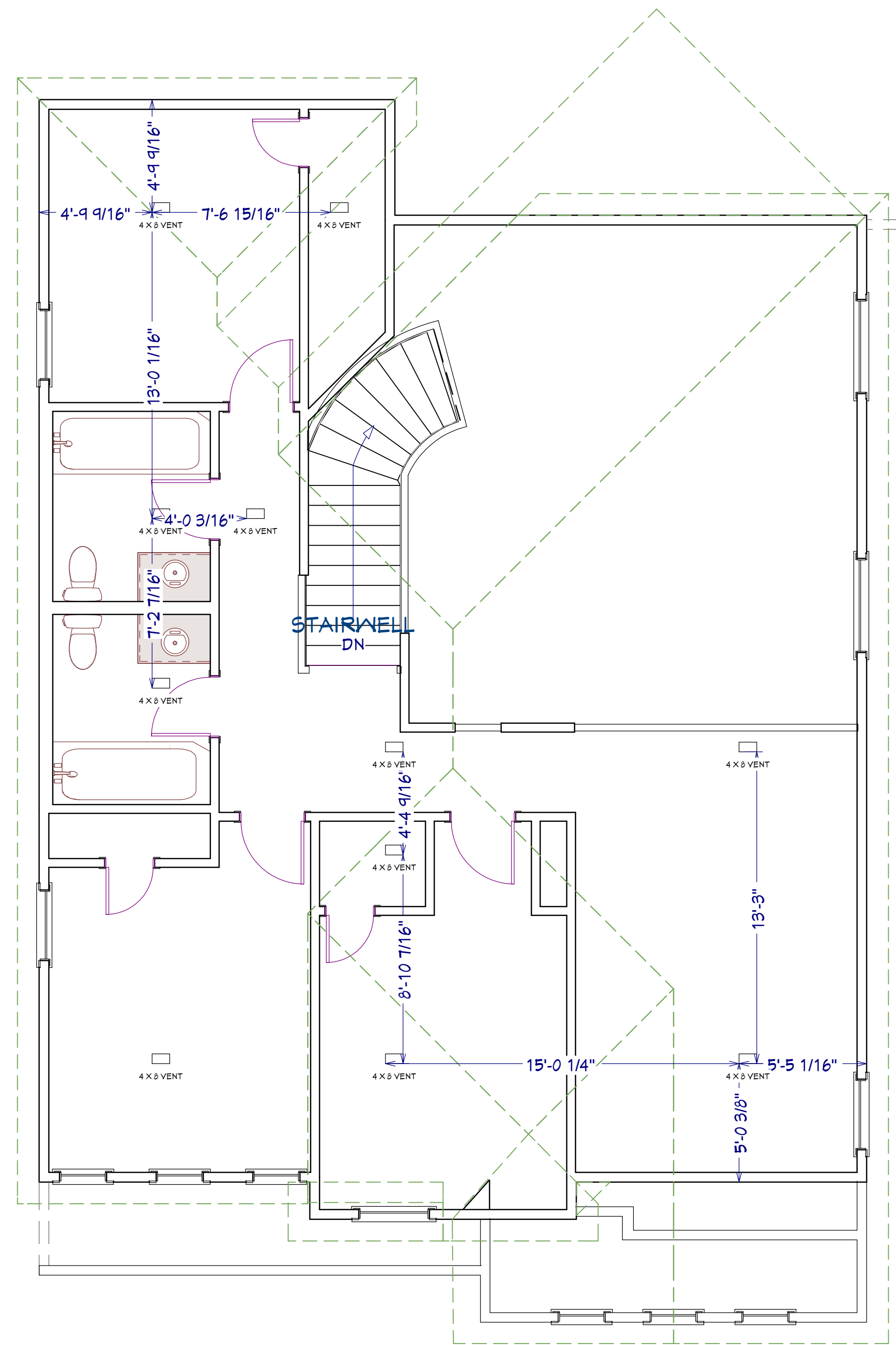
1/4" = 1'

SHEET:

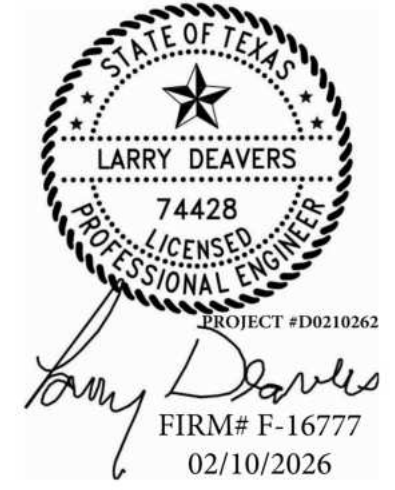
12



1st Floor



2nd Floor



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

HVAC
PLAN

PLAN: 3754
114 S CARROLL STREET
LA PORTE, TX 77571

DRAWINGS PROVIDED BY:
WILL TO DESIGN
PHONE: 932-544-3902
EMAIL: WILLTODESIGN@ICLOUD.COM
WEB: WILLTODESIGN.COM

DATE:

2/16/2026

SCALE:

1/4" = 1'

SHEET:

13

[illegible]

PLUMBING PLAN

114 S CARROLL STREET
LA PORTE, TX 77571

WILL TO DESIGN
PHONE: 832.544.8902
EMAIL: WILLTODESIGN@ICLOUD.COM
WEB: WILLTO.DESIGN

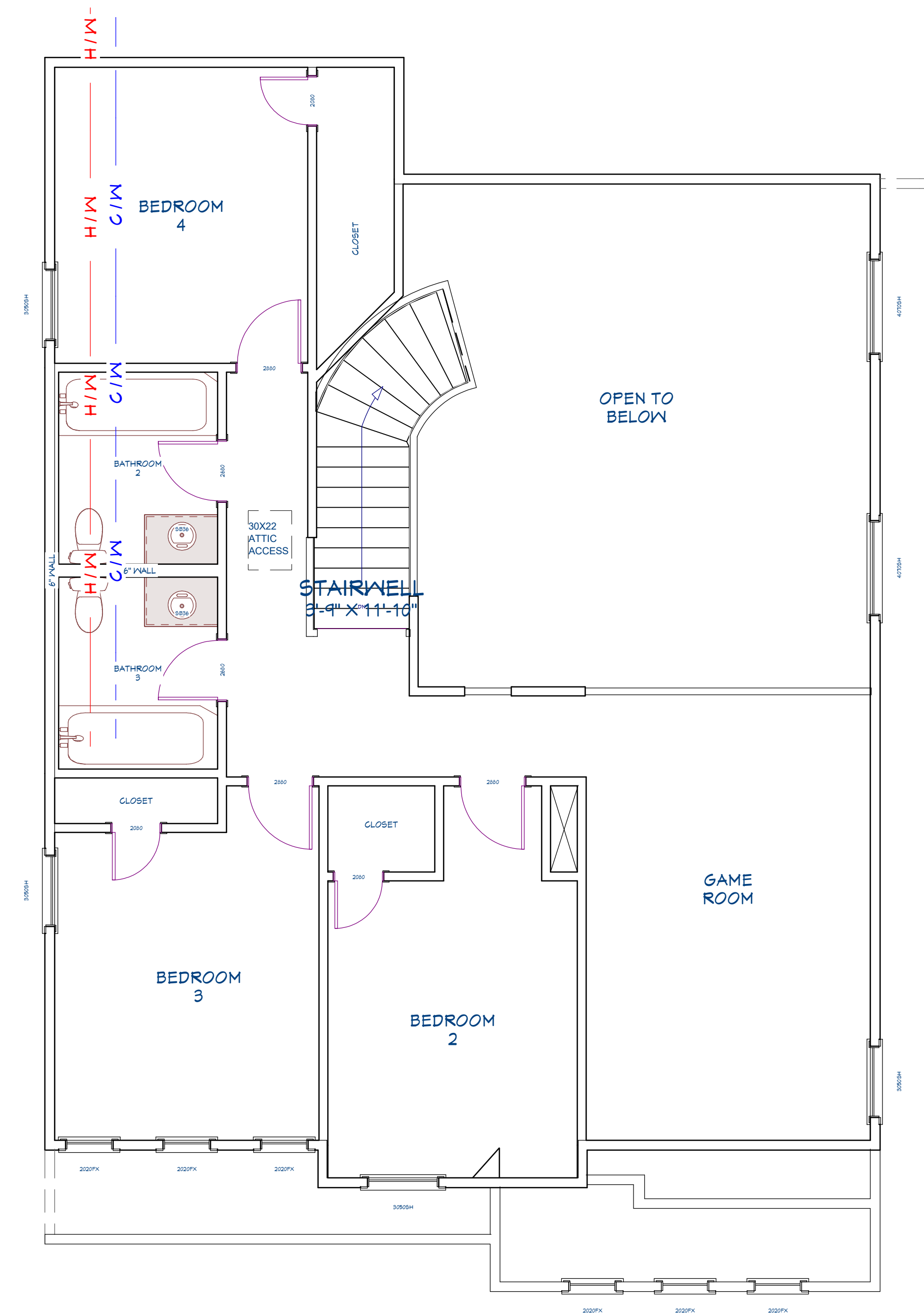
DATE: 11/16/2026

SCALE:

1/4" = 1'

SHEET:

14



1st Floor

2nd Floor

COLD & HOT WATER LINES TO BE PEX PIPE.

FIRST FLOOR CEILING HEIGHT TO BE 10'.
SECOND FLOOR CEILING HEIGHT TO BE 9'.

FRONT PORCH - 100'
REAR PORCH - 50'
GARAGE - 374'
FIRST FLOOR LIVING - 1,761'
SECOND FLOOR LIVING - 1,469'
TOTAL LIVING SQUARE FOOTAGE - 3,230'
TOTAL SQUARE FOOTAGE - 3,754'

