CITY OF DEER PARK
Variance

LN- 001401 -2025

PERMIT #: LN- 001401 -2025 **PROJECT:**

ISSUED DATE: EXPIRATION DATE:

PROJECT ADDRESS: **1817 JANELL RENE CIR**

OWNER NAME:	Robert S & Linda A Patrick	CONTRACTOR:	
ADDRESS:	1817 Janell Rene Cir	ADDRESS:	
CITY:	DEER PARK	CITY:	
STATE:	TX	STATE:	
ZIP:	77536	ZIP:	
		PHONE:	

PROJECT DETAILS

PROPOSED USE: SQ FT: 0

DESCRIPTION: 4 Ft Variance To The Length Of A Carport VALUATION: $0.00

PERMIT FEES

TOTAL FEES: $250.00 PAID: $250.00 BALANCE: $0.00

ALL PERMITS MUST BE POSTED ON THE JOBSITE AND VISIBLE FROM THE STREET

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER WORK IS STARTED. ALL PERMITS ARE SUBJECT TO THE FOLLOWING:

- ALL WORK MUST COMPLY WITH THE BUILDING, ELECTRICAL, PLUMBING, AND MECHANICAL CODES ADOPTED BY THE CITY C DEER PARK AT THE TIME THE PERMIT IS ISSUED.
- IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO COMPLY WITH ALL STATE & FEDERAL DISABILITY REQUIREMENT
- ENCROACHMENTS OF EASEMENTS AND RIGHT-OF-WAYS ARE NOT ALLOWED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISION LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LA REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT — DATE

REVIEWED FOR CODE COMPLIANCE BY — DATE 8-4-25

TO SCHEDULE NEXT DAY INSPECTIONS CALL BY 4PM 281-478-7270
ALL REINSPECTIONS ARE SUBJECT TO A $45.00 REINSPECTION FEE

You can request a morning or afternoon inspection and we will do our best to accommodate you but there are no guarantees, it will depend on the volume of inspections scheduled that day.

710 E San Augustine Deer Park, TX 77536 Fax 281-478-0394
www.deerparktx.gov/publicworks

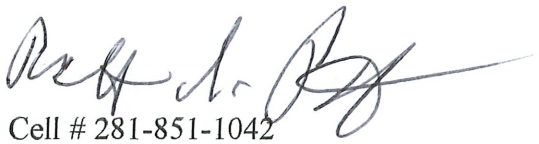
Robert S Patrick
1817 Janell Rene Circle
Deer Park, TX 77536

July 22, 2025

To:
Planning and Zoning Commission
City of Deer Park Texas

Reason:
I am seeking approval for a 4' extension Variance on the length of a new Car Port I wish to have constructed at my residence located at 1817 Janell Rene Circle.

Robert S Patrick



Cell # 281-851-1042

Contractor R4 Solutions, LLC
Travis Tarkelly
979-379-5007

Robert Scott Patrick & Linda Patrick
1817 Janell Rene Circle
Deer Park, Texas 77536
281-851-1042

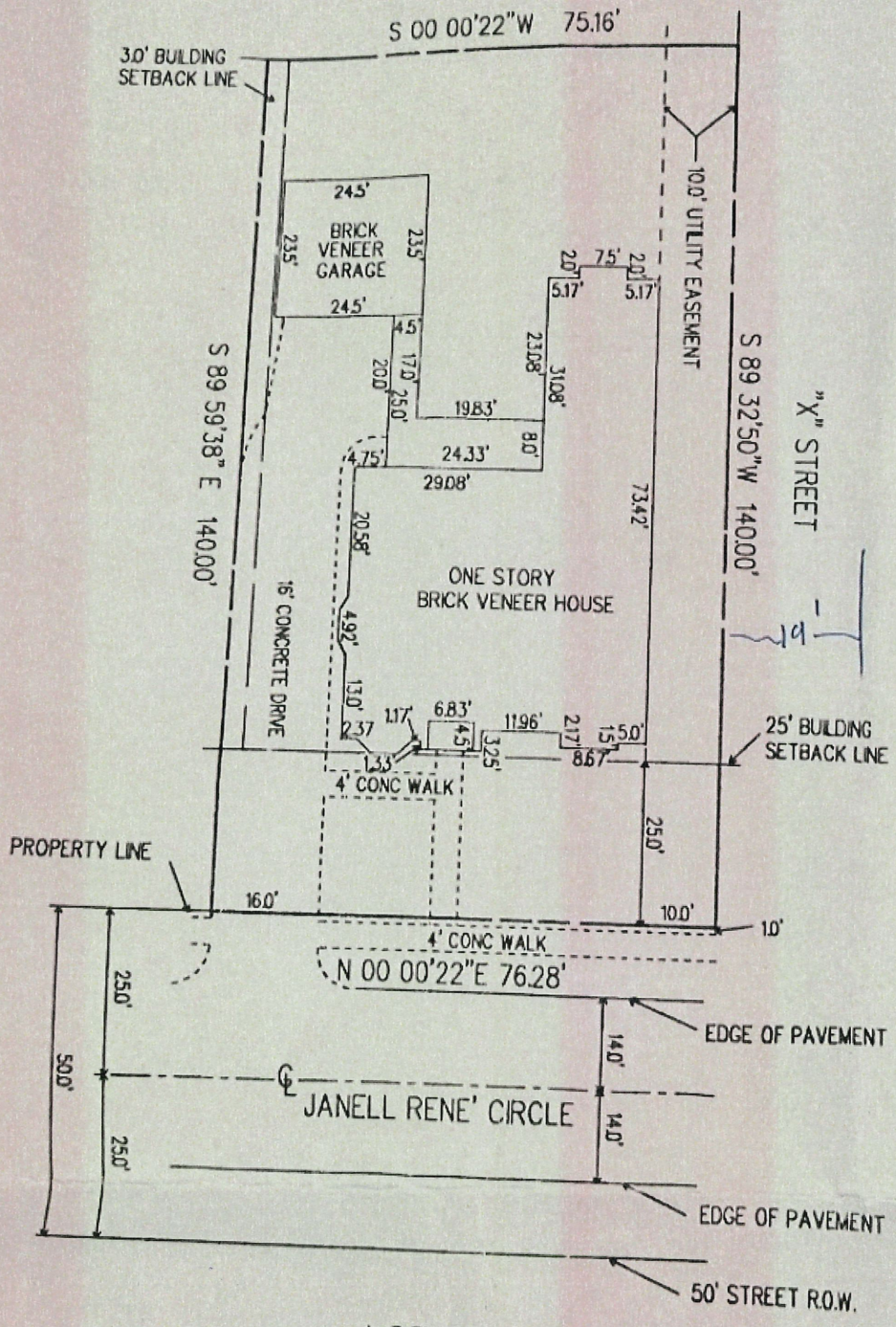
July 3, 2025

LETTER OF AUTHORIZATION:
TO MR. RICKY MATHEWS & MR. TRAVIS TARKELLY
OF R4 SOLUTIONS LLC

Let it be known that we the undersigned, are allowing your company to represent our interests, in obtaining a variance approval from the City of Deer Park, TX.. The variance is necessary to obtain permission regarding the addition of a 24' carport addition at our residence listed in the header of this document.

Robert Scott Patrick,

Linda Patrick,



LOT 20
TIFFANY MANOR
DEER PARK, TEXAS

D. GANDY CUSTOM HOME DESIGNS
(409) 886-4427

PLOT PLAN
FOR
JERRY CORNELIUS
(713) 478-5000

DRAWN BY: D. GANDY

SCALE: 1" = 30'

GENERAL NOTES

1. THE STRUCTURAL DRAWINGS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH, OR FIT OF MATERIALS.

2. THE STRUCTURAL DRAWING AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PEOPLE DURING CONSTRUCTION.

3. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.

4. CONSTRUCTION MATERIALS SHALL NOT BE STORED ON FLOORS OR ROOFS IN EXCESS OF THE DESIGN LOADS, UNLESS SPECIFICALLY APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD. IMPACT SHALL BE AVOIDED WHEN PLACING MATERIALS ON FLOORS OR ROOFS. IT IS THE CONTRACTOR`S RESPONSIBILITY TO ENFORCE THESE REQUIREMENTS.

5. SECTIONS IDENTIFIED AS TYPICAL SHALL BE APPLICABLE TO ANY IDENTICAL OR SIMILAR AREAS.

6. CONTRACTOR SHALL REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS JOINTLY. TO ENSURE COORDINATION OF ALL PHASES OF CONSTRUCTION DESCRIBED IN THESE DRAWINGS DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BOTH THE ARCHITECT AND ENGINEER, PRIOR TO PROCEEDING WITH CONSTRUCTION WORK.

7. THE FOLLOWING ITEMS, IN PARTICULAR, HAVE TO BE CLOSELY COORDINATED BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS:
   A. ALL DIMENSIONS;
   B. SLAB AND FLOOR ELEVATIONS, SLOPES, LOCATIONS AND DIMENSIONS OF ANY RECESSES, INCLUDING THOSE INTENDED FOR SHOWERS, ELEVATORS, FLOORING MATERIALS, ETC.;
   C. PLUMBING, GAS, VENT, & ELECTRICAL OUTLETS, ETC.;
   D.CURBS AND VENEER LEDGES;
   E. CEILING HEIGHTS AND CEILING CONDITIONS;
   F. ROOF GEOMETRY ELEVATIONS AND SLOPES.
8. CONTRACTOR IS ADVISED THAT IN ALL ITEMS LISTED UNDER PARAGRAPH 7 ABOVE, ARCHITECTURAL DRAWINGS WILL GENERALLY TAKE PRECEDENCE OVER STRUCTURAL DRAWINGS
9. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL, INCLUDING WORKMANSHIP AND MATERIALS FURNISHED BY SUBCONTRACTORS AND SUPPLIERS IN ADDITION TO INSURING THAT ALL WORK CONFORMS TO THE DRAWINGS AS SHOWN,
10. REFER TO THE APPROVED MANUFACTURE INSTALLATION INSTRUCTIONS AND DRAWINGS FOR ALL PRIORITY PRODUCTS.
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OBTAINING ALL CONTRACT DOCUMENTS AND LATEST REVISIONS/ADDENDA AND TO SUBMIT SUCH DOCUMENTS TO ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS OR MATERIAL PROCUREMENT.
12. THE USE OR REPRODUCTION OF THESE CONTRACTS DRAWINGS BY ANY CONTRACTOR OR MATERIAL SUPPLIER IN LIEU OF PREPARATION OF SHOP DRAWINGS SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HERON AS CORRECT, AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, DUE TO ANY ERRORS THAT MAY OCCUR HEREON.
13. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AND ADHERING TO ALL OSHA RULES AND REGULATIONS.
14. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURE, STREET AND UTILITIES IN ACCORDANCE WITH ALL CODES AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
15. PRIOR TO CONSTRUCTION, THE ARCHITECTURAL AND ENGINEERING DRAWINGS SHALL BE COMPARED ANY DISCREPANCIES SHALL BE SENT TO THE ENGINEER IN WRITING.
16. FRAMING LAYOUTS ARE PROVIDED TO REPRESENT DESIGN CONCEPTS AND SYSTEMS CONSTRUCTION. THE CONTRACTOR AND SUBCONTRACTOR ARE RESPONSIBLE FOR MATERIAL QUANTITIES AND ANY AND ALL UNSPECIFIED COMPONENTS REQUIRED FOR CONSTRUCTION CONTRACTOR.
17. CONTRACTOR SHALL VERIFY THAT A REGISTERED PROFESSIONAL LAND SURVEYOR HAS STEAKED THE BOUNDARIES AND EASEMENTS OF THE PROPERTY AND THAT NEW CONSTRUCTION DOES NOT FALL BEYOND THE ALLOWED CONSTRUCTION SITE. ELEVATION SHALL BE VERIFIED BEFORE ANY CONCRETE IS POURED BY THE SURVEYOR.
18. IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR SPECIFIED ON THE DRAWINGS OR IN THE SPECIFICATION, THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SHOWN OR SPECIFIED IN SIMILAR CONDITIONS.
9. WHEN THERE ARE DISCREPANCIES BETWEEN STRUCTURAL DRAWINGS, NOTES, DETAILS OR SPECIFICATIONS THE STRICTNESS REQUIREMENTS SHALL GOVERN.
20. PROGRAM MAINTENANCE OF THE BUILDING IS REQUIRED IN ORDER TO EXTEND THE LIFE OF THE THE BUILDING. THE BUILDING SHOULD BE ROUTINELY INSPECTED TO CHECK FOR RUSTED STEEL COMPONENTS, WATER INFILTRATION OR STRUCTURAL DAMAGE. CAUSED BY WEATHER OR AGE.
21. THE STRUCTURAL ENGINEERS ROLE DURING CONSTRUCTION
    A. THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSION OF THE CONTRACTOR SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
    B. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF THE STRUCTURAL ENGINEER IS SOLELY FOR THE PURPOSE OF BECOMING GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK COMPLETED AND DETERMINING, IN GENERAL, IF THE WORK OBSERVED IS BEING PERFORMED IN MANNER INDICATING THAT THE WORK, WHEN FULLY COMPLETED, WILL BE IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO GUARD THE OWNER AGAINST DEFECTS OR DEFICIENCIES IN THE WORK OF THE CONTRACTOR.

CONTRACTOR QUALIFICATIONS

1. ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTOR THAT IS EXPERIENCED IN THIS TYPE OF CONSTRUCTION
2. CONTRACTORS ARE EXPECTED TO BE ABLE TO READ AND INTERPRET THE PLANS AS SHOWN.
3. CONTRACTOR SHOULD NOT ENTER INTO A CONTRACT IN WHICH THERE ARE DISCREPANCIES ON THE PLANS.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PERMITS HAVE BEEN ACQUIRED.

BUILDING MOVEMENT AND DEFLECTION

1. THE BUILDING MOVEMENT SPECIFIED HEREIN IS ANTICIPATED TO OCCUR AND SHOULD BE CONSIDERED BY THE CONTRACTOR IN PERFORMANCE OF THE WORK
2. LATERAL FRAME WIND DEFLECTION(DRIFT): THE FOLLOWING PROVISION FOR LATERAL FRAME DEFLECTION IN THE PLANE OF THE WALL OF ONE FLOOR RELATIVE TO AN ADJACENT FLOOR SHALL BE MADE IN THE DESIGN, FABRICATION AND INSTALLATION FOR THE BUILDING CLADDING. A TYPICAL FLOOR TO FLOOR DRIFT: h/400"h= FLOOR TO FLOOR HEIGHT B. FLOOR DEFLECTION: THE FOLLOWING PROVISION FOR SUPERIMPOSE LOAD DEFLECTIONS SHALL BE MADE IN THE DESIGN, FABRICATION, AND INSTALLATION OF ALL PARTITIONS, GLASS WALLS, AND OTHER ELEMENTS SUPPORT BY AND ATTACHED TO THE STRUCTURE: A. TYPICAL FLOOR MEMBER: SPAN/ 360 BUT NOT LESS THAN 1/2B. TYPICAL ROOF MEMBER: SPAN/360 BUT NOT LESS THAN 1/2" C. EXTERIOR WALL DEFLECTION: THE FOLLOWING PROVISION FOR SUPERIMPOSED LOAD DEFLECTIONS SHALL BE MADE IN THE DESIGN, FABRICATION, AND INSTALLATION OF ALL PARTITIONS, GLASS WALLS, AND OTHER ELEMENTS SUPPORT BY AND ATTACHED TO THE STRUCTURE: AN EXTERIOR WALL SUPPORTING MASONRY VENEER: SPAN/60 0.
   B. EXTERIOR WALLS SUPPORTING FLEXIBLE FINISHES (METAL PANEL, FIBER CEMENT SIDING, ETC.): SPAN / 360

SUBSTITUTION

SUBSTITUTIONS OF BUILDING PRODUCTS AND MATERIALS SHALL NOT BE ALLOWED UNLESS APPROVED IN WRITING ONCE CONSTRUCTION HAS BEGUN. SUBSTITUTIONS MUST BE OF GREATER OR EQUAL QUALITY. ADDITIONAL FEES MAY BE REQUIRED FOR SUBSTITUTION REQUEST

EXISTING CONDITIONS

1. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS AND REPORT ANY DISCREPANCY THAT WILL EFFECT THE STRUCTURAL PLANS.
2. DEMOLITION OF EXISTING WORK SHALL BE MADE WITH GREAT CARE IN ORDER TO AVOID ANY DAMAGE TO THE EXISTING STRUCTURE. CONTRACTOR SHALL ASSURE THAT ADEQUATE BRACING AND WEATHER PROOFING OF THE EXISTING STRUCTURE IS MAINTAINED. SEE ASCE/ASE DESIGN LOAD ON STRUCTURE DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES

GENERAL CONDITION

1. THE STRUCTURAL DRAWING AND SPECIFICATION REPRESENT THE COMPLETE STRUCTURE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THE INTEGRITY AND SAFETY OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION.

FOUNDATION CRITERIA

STRUCTURAL SUBMITTALS

1. SUBMIT TO THE STRUCTURAL ENGINEER FOR REVIEW APPROPRIATE SCHEDULES, SHOP DRAWINGS, SAMPLES, TEST REPORT, AND PRODUCT DATA THAT IS RELATED TO THE STRUCTURAL PORTION OF THE WORK. NO WORK SHALL BE FABRICATED UNTIL THE STRUCTURAL ENGINEER REVIEW HAS BEEN OBTAINED. A LAST OF STRUCTURAL SUBMITTAL REQUIRED FOR THE THIS PROJECT IS:
   A. SIDING, WINDOWS, AND DOORS PRODUCT EVALUATIONS
   B. PILE DRIVING LOG

DESIGN DATA

LIVE LOAD:

ROOF FRAMING	20 PSF (SUBJECT TO SLOPE AND TRIBUTARY AREA REDUCTION FACTOR)
EXTERIOR BALCONIES	100 PSF
DECKS	40 PSF
FIRE ESCAPES	40 PSF
STAIRS	40 PSF(c)
SLEEPING ROOMS	30 PSF
OTHER ROOMS	40 PSF
ATTIC W/ STORAGE	20 PSF(b)
ATTIC WI OUT STORAGE	10 PSF(b)
GARAGE	50 PSF(a)
GUARDRAILS AND HANDRAILS	200 LBS (d)

(a) ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000 POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA.
(b) NO STORAGE LOAD IS REQUIRED WITH ROOF SLOPES OF 3 IN 12 OR FLATTER.
(c) INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AND AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESS.
(d) A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

WIND LOAD:
WIND DESIGN VELOCITY 149 MPH PER ASCE 7-16
EXPOSURE: C RISK CATEGORY:II

DEFLECTION CRITERIA:

EXTERIOR WALLS UNDER WIND LOAD	H/360
FLOORING FRAMING UNDER LIVE LOAD	L/360
ROOF FRAMING UNDER LIVE LOAD	L/240

RAIN:
A. 100 YEAR RAINFALL INTENSITY(IN/HR) 4.5
B. MAXIMUM ROOF RAIN LOAD 20 PSF
C. MAXIMUM RAINWATER LEVEL- PONDING(STATIC+HYDRAULIC HEAD)..4"
D. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IF THE TOTAL RAINWATER LEVEL EXCEEDS THE DESIGNED RAIN ROOF LOAD.

WOOD CONSTRUCTION:

1. ALL PLAN DIMENSIONS, OPENINGS THROUGH FRAMING, BLOCK OUTS, ETC. SHALL BE COORDINATED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS.
2. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED, AND BRACED SO AS TO DEVELOP THE STRENGTH AND RIGIDITY NECESSARY FOR THE PURPOSES FOR WHICH THEY ARE USED. WORK SHALL BE PERFORMED BY EXPERIENCED ERECTORS.
3. PREPARATION, FABRICATION AND INSTALLATION OF WOOD MEMBERS AND THEIR FASTENING SHALL CONFORM TO ACCEPTED ENGINEERING PRACTICES AND TO THE REQUIREMENTS OF IRC. WORK SHALL BE PERFORMED BY EXPERIENCED FABRICATORS.
4. DUE TO VARIATION AND DIFFERENCES IN CONSTRUCTION PRACTICES. WOOD FRAMING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER OF RECORD.
5. GRADES
   ROOF RAFTERS NO. 2 SYP
   CEILING AND FLOOR JOISTS NO. 2 SYP
   BEAM AND HEADERS REF. PLANS
   STUDS STUD GRADE SYP
   WOOD POSTS NO. .2 SYP
   SHEAR WALL SHEATHING SHALL BE EXPOSURE 1 APA RATED STRUCTURAL 1 SHEATHING OR OSB OF THICKNESS SPECIFIED.
6. STUD WALL FRAMING:
   STUDS SHALL BE AS FOLLOWS:
   2X4 @ 16" O.C. AT LOAD BEARING WALLS
   PROVIDE A MINIMUM OF TWO STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0", FULL HEIGHT OF WALL(KING STUDS)
7. RAFTER FRAMING:
   RAFTERS SPACING SHALL BE AS FOLLOWS:
   MINIMUM OF 16" ON CENTER UNLESS NOTED OTHERWISE. MUST HAVE ENGINEER APPROVAL IN WRITING WHEN INCREASING THE SPACING. RAFTERS MUST HAVE APPROPRIATE SPACING AND BRACING AS REQUIRED BY THE 2018 WOOD FRAME CONSTRUCTION MANUAL UNLESS NOTED OTHERWISE ON ENGINEER PLAN.

DESIGN CRITERIA

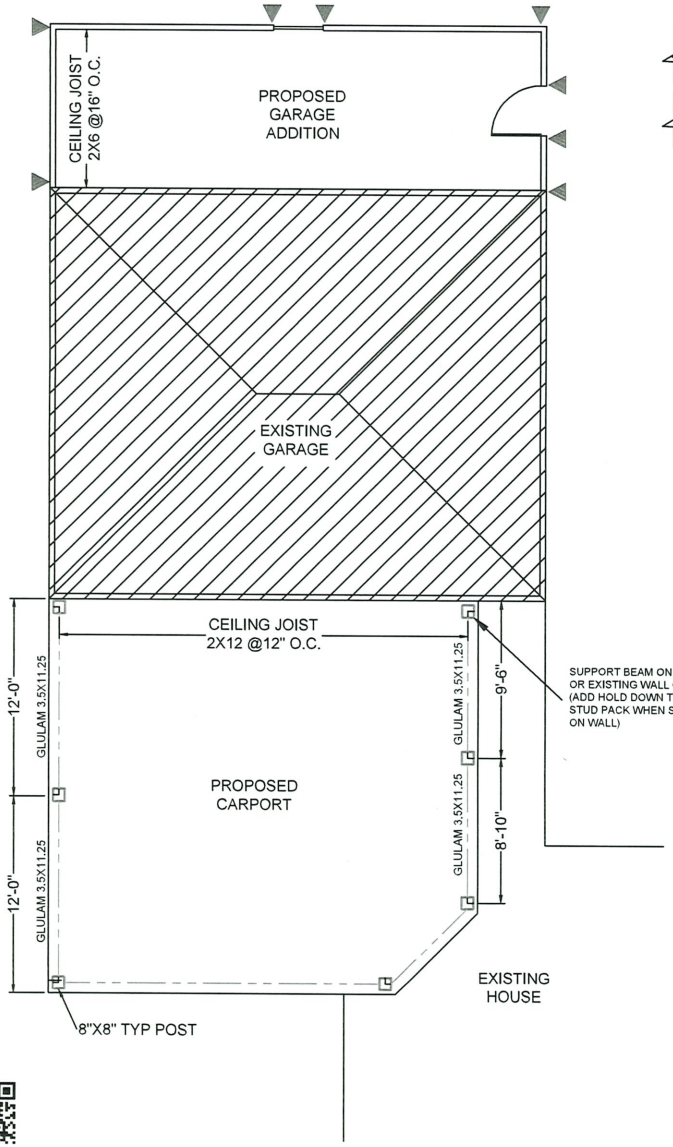
1. BUILDING CODE 2018-IRC

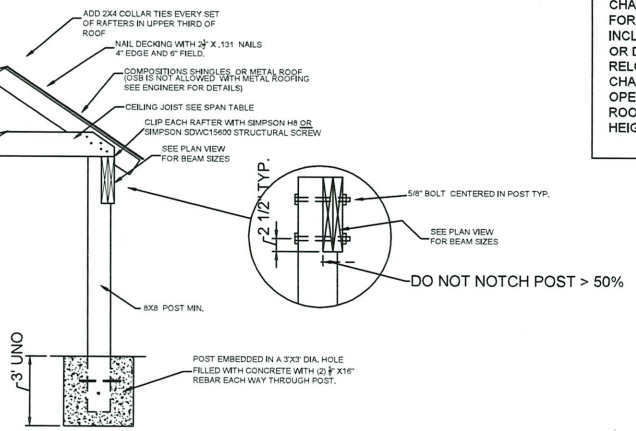
06/09/2025

CEDNA ENGINEERING
209 East Henderson Road
Angleton, Texas 77515
979-864-3442
Texas Registration # F-10683

1817 JANELL RENE CIR.
DEER PARK, TEXAS

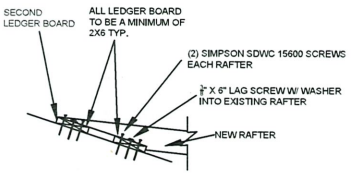
Date: 06/06/2025 | Sheet No. 1 OF 3 | Scale: NTS | Design By: | Drawn By: JAA



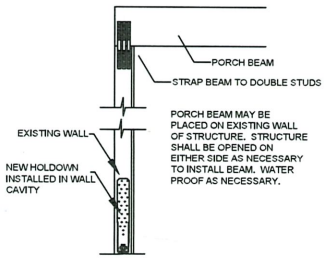


SECTION VIEW AT POST

FLAT CEILING OPTION



LEDGER BOARD TO ROOF



SECTION VIEW BEAM TO WALL

NOTES:
CHANGES TO PLAN WILL RESULT IN FEES FOR ADDITIONAL DESIGN REVIEW. CHANGES INCLUDE BUT ARE NOT LIMITED TO INCREASE OR DECREASE OF SQUARE FOOTAGE, RELOCATION OF WINDOWS OR DOORS, CHANGING SIZE OF DOOR OR WINDOW OPENINGS, CHANGE OF ROOF PITCH OR ROOF SHAPE AND CHANGES OF WALL HEIGHT.

GENERAL NOTES:

1. LUMBER FOR JOIST AND BEAMS SHALL BE SOUTHERN PINE UNO. WALL FRAMING MAY BE SPF UNO.
2. ALL ENGINEERED BEAMS SHALL BE SOUTHERN PINE 30F 2.1E UNO.
3. CEILING JOIST MAY REST ON EXISTING TOP PLATE TYP.

CARPORT ADDITION

06/09/2025

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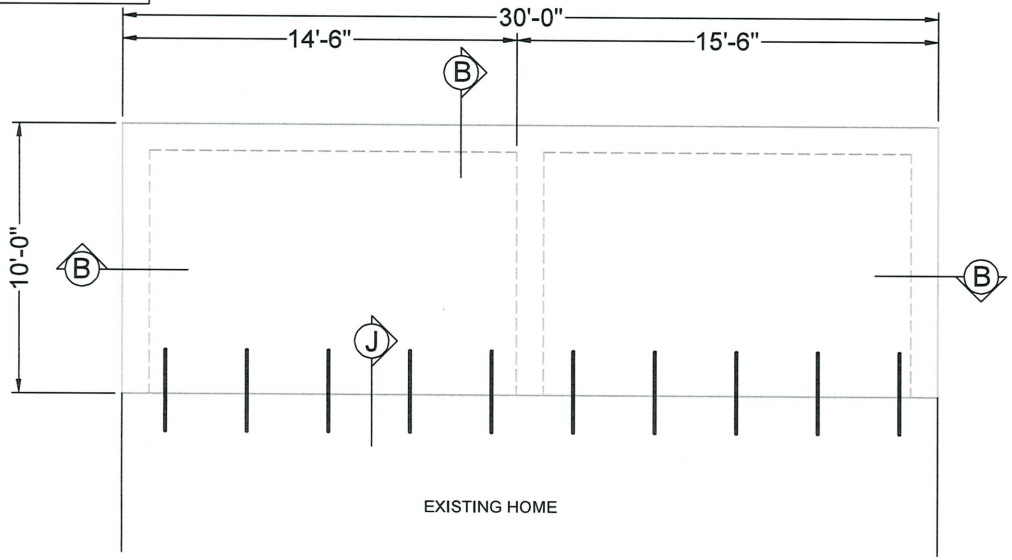
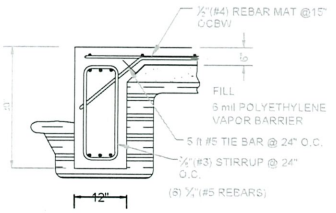
DEER PARK, TEXAS

Date: 06/05/2025 | Scale: NTS | Design By: | Drawn By: JAA

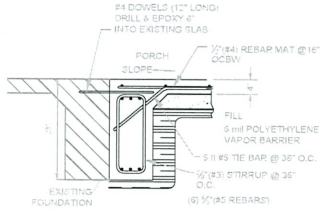
Sheet No. 2 OF 3

NOTES:
CHANGES TO PLAN WILL RESULT IN FEES FOR ADDITIONAL DESIGN REVIEW. CHANGES INCLUDE BUT ARE NOT LIMITED TO INCREASE OR DECREASE OF SQUARE FOOTAGE, RELOCATION OF WINDOWS OR DOORS, CHANGING SIZE OF DOOR OR WINDOW OPENINGS, CHANGE OF ROOF PITCH OR ROOF SHAPE AND CHANGES OF WALL HEIGHT.





B - B PERIMETER BEAM



J-J BEAM with DOWELS

NOTES:
1. THIS FOUNDATION HAS BEEN DESIGNED PER CHAPTER 4 OF THE IRC. SEE FOUNDATION NOTES FOR OTHER APPLICABLE REQUIREMENTS.
2. THE LOAD BEARING VALUES IN TABLE R401.4.1 SHALL BE USED FOR DESIGN.
3. VERIFY ALL CURBS, BRICK LEDGER, DOOR LOCATION, DIMENSIONS AND ELEVATION CHANGES AND ANCHOR BOLT LOCATION WITH ARCHITECTURAL PLAN.
4. VERIFY ELEVATION WITH REGISTERED PROFESSIONAL LAND SURVEYOR.
5. CONCRETE TO BE 4,000 PSI.
6. PROVIDE 2-#5 CORNER BARS AT TOP AND BOTTOM AT ALL GRADE
7. BEAM CORNERS AND DEAD END INTERSECTIONS TYPICAL.
8. DIAGONAL BARS TO BE #5 BARS BY 5'-0" SPACED @ 4" ON CENTER. THREE BARS PER INTERIOR CORNER.

FOUNDATION PLAN

06/09/2025

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DEER PARK, TEXAS

Date: 06/06/25 | Scale: NTS | Design By: | Drawn By: JAA

Sheet No. 3 OF 3

SCHEDULING INSPECTIONS

Please contact office to schedule inspections a minimum of 24 hours in advance. All work must be completed and readily accessible. Contact office for any questions regarding inspections.

Photos of work will not be accepted unless prior approval has been granted in writing. It is expected that multiple items may be inspected during a site visit in order to reduce inspection numbers.

1. Foundation-Foundation should be ready for the placement of concrete with all reinforcement in place and hold downs and anchor bolts on site.
2. Framing- The superstructure shall have all structural members complete. Clips and straps shall be complete and all nailing of shear walls complete. All hold downs shall be in place.
3. Exterior covering- Such as windows and siding should be ready for inspection
4. Roof Deck- The roof deck shall be complete and nailed with proper nail pattern. No felt shall be installed.
5. Brick Ties- Brick ties shall be pre-nailed to wall for inspection prior to placement of brick.
6. Roof Covering- Roof covering shall be in progress for verification of materials and application.
7. Final- Structure should be complete and ready for occupancy. Mechanical units shall be anchored and wind borne debris protection labeled and on site.

HOLDOWN CONNECTIONS

First Floor to Foundation

Simpson	HOLD DOWN CAPACITY(LBS)
DTT1Z	910
DTT2Z	1,825
HTT5	4,555
STHD14	5,345
HTT5KT	5,445
HDQ11(MIN 4 STUDS)	8,500
HDQ8	9,230

Second Floor to Foundation

Simpson	Hold down Capacity
MSTC40	4,700 (10dX1½")
MSTC66	5,800 (10dX1½")

NAILS

8d common	2½"x.131
10d box	3"x.128
10d common	3"x.148
12d box	3¼"x.128
16d common	3½"x.162
16d box	3½"x.135
8dx 1½"	1½"x .131
10dx 1½"	1½"x .148

Proprietary Products
- All manufactured products such as windows, doors, stone veneers, skylights, anchor bolts, roof coverings clips, straps, etc. shall be installed per the manufacturers directions to resist the design wind pressure.

Doors, Garage Doors and Windows
- All door and windows shall have a minimum design pressure of 65 PSF unless noted otherwise.
- All windows and glass doors shall have a label identifying the manufacturer, performance rating, and approved inspection agency (AAMA, NAMI, WDMA, or Keystone) and the design pressures by an approved testing agency.
- All windows and doors shall be installed per the manufacturer's installation instructions to resist the design wind pressure.
- A product evaluation is required for all products.
- Garage doors shall have the product evaluation and shop drawings attached to the door.
- Garage doors shall be labeled to indicate the manufacturer, model number, and design pressure rating.

Anchor Bolts
- ⅝"x10" minimum with a 7" embedment and a 2"x2"x¼" washer.
- Space bolts 6" from the end of plate and 32" for exterior walls.
- ⅝" dia. anchor bolts shall be spaced a maximum of 5' o.c. for interior shear walls.
- All retrofit anchor bolts shall have a minimum pull out capacity of 1,300 lbs.

Hold downs
- Hold downs shall be installed at all inside and outside corners, door openings and interior shear walls as shown on the Windstorm Template.
- Hold downs from the second floor shall have a continuous load path to the foundation.
- The capacity of the bolts used for the hold downs shall be equal to or greater than the capacity of the hold down.

Framing
- See table for framing fasteners.
- Exposed fasteners shall be hot dipped galvanized per section. R-507 fasteners and connectors for decks < 300 sq ft to salt water shall be stainless steel.
- A minimum of two full length studs shall be required for all hold downs. Studs shall not be notched or cut.
- Double studs for hold downs shall be nailed together with 2 rows of 16d nails 6" o.c.
- Any load bearing wall stud greater than 10' shall be framed with a minimum of 2x6's spaced 16" o.c.
- Balloon framing shall be used on all gable end-walls that support rooms that have non-flat ceilings such as coffer, cathedral or vaulted.
- Balloon framing shall be a minimum of 2x6's.
- Box out windows shall be fully sheathed and anchored.
- A band or rim joist shall be provided between the first and second floor plates
- Offset floors shall have a min 2x band joist and be blocked along the first floor plate line.
- Wall studs and rafters shall be spaced a maximum of 16"o.c.
- Porch posts shall be spaced a maximum of 12' o.c.
- Porch post beams shall be a minimum of (2) SYP #2 2x12's
- Porch posts shall be a minimum of 6x6 #2 SYP. UNO. Decorative or cedar posts are not allowed.
- Unsupported overhangs shall not exceed 24".
- Lookouts shall be spaced a maximum of 24".
- Framing shall be preservative treated per the IRC/ IBC when closer to the ground than 18" in direct contact with concrete or exposed to weather.

Gable End Walls
- Strong backs shall be spaced at 4' o.c., 8' in length and nailed to gable studs. (See detail)
- Nail strong backs to ceiling joist with two (2) 16d nails per joist.

Rafter Bracing and Spicing
- Over spanned rafters must be braced on every third rafter.
- Two rafters may be lapped together to increase the rafter length. Lap shall be a minimum of 4 feet in length. Laps shall be nailed with 3 rows of 7 nails for a total of 21 (3-7-21). The rafter shall be braced directly under the lap joint.
- A minimum of a 2x4 purling shall run the length of the rafter bracing.
- Rafters shall be braced to interior walls or a min (2) 2x12 beam anchored at each end with two Simpson H8 clips (4 total). The load shall be continuous to the foundation.
- Rafter braces shall be clipped or nailed in shear to rafters with 5 framing nails.

Straps and Clips
- All clips and straps shall be installed with the correct nail as required by the manufacturer.
- All straps and clips shall form a continuous load path to the foundation.
- Every rafter and stud shall be clipped with Simpson H8 U.N.O.
- For two story structures, the walls of each story shall be strapped together to form a continuous load path 16" o.c. with a min. of 5 nails in each end of the strap.
- Headers shall be strapped a min. of 16" o.c. to top plate.
- Openings larger than 6' shall have a min. of two (2) trimmer studs and each shall be clipped.
- Gable studs shall be clipped or strapped at each end.
- Ceiling joist which extend beyond the exterior wall shall be clipped.
- Porch post shall be strapped with four (4) straps (two on each side)
- Ridge straps shall be provided over ridges and hips with five (5) nails per side. Opposing rafters may be anchored to the hip rafter.

Shear Walls
- All exterior walls and gable ends shall be fully sheathed.
- Sheathing shall be a minimum thickness of 7/16' rated Plywood or OSB unless noted otherwise.
- Shear walls shall be continuous from the bottom plate to the roof deck.
- Sheathing shall be nailed 4" o.c. at the edge and 12" o.c. in the field, unless noted otherwise.
- All joints shall be blocked and nailed 4" o.c.
- Sheathing fasteners shall be corrosion resistant and a minimum of 8d common nails (2½"x .131)
- Interior shear walls shall be installed as noted on plan.
- Interior shear walls shall be nailed 4"o.c. at the edge of sheet and 12"o.c. in the field.
- Shear transfer from the second floor to the first shall be as shown on detail drawing.
- Interior shear walls shall be fastened to a strut (ceiling joist, floor joist or blocking) with a Simpson LTP4 or equal 12" o.c.
- Special returns shall be designed as per detail and located where indicated on plan.

Collar Ties
- Collar ties shall be provided for every other set of rafters located in upper third fastened with 4 nails at each end.

Dry Wall
- Exterior walls shall be nailed with 7" o.c. with 5d cooler nails. Panel edges shall be blocked. A minimum of ½" drywall is required.

Roof Deck Sheathing
- A minimum of 7/16" APA rated sheathing is required when rafters are 16" o.c.
- WARNING: Metal and Clay or Concrete roofing requires plywood (see product evaluation.)
- Sheathing shall be nailed 4" o.c. at edge of sheet and 6" o.c. in the field.
- Nails shall be a minimum of 2 ½" x.131
- Nail all barge rafters 4" o.c.

Roof Coverings
- Roof slopes 4:12 and greater pitch shall have one layer of felt fastened with corrosion resistant fasteners spaced a max. of 36" o.c.
- Roof slopes 2:12 < 4:12 shall have felt half lapped (two layers of felt) with corrosion resistant fasteners spaced a max. of 36" o.c. See shingle wrapper.
- Under laments must be TDI Approved

Roof Shingles
- Composition shingle roof coverings shall meet ASTM D 3161 Class F and ASTM D 7158 Class H. Shingle wrappers shall bear a label indicating compliance.
- Shingles must be manufactured at an approved plant. See TDI Website for approved list.
- Shingles shall be installed per package directions.
- Nails shall not be overdriven or crooked.

Roof Vents and Skylights
- Roof vents must be installed per the manufacturer's product evaluation and meet the minimum design wind pressures.
- Skylights must be installed per product evaluation and meet the minimum design wind pressures.
- Skylights must be impact resistant.

Chimneys
- The entire chimney shall be sheathed with a minimum of 7/16" plywood or OSB.

Dormers
- Rafters supporting dormers shall be doubled.
- Dormer studs shall be anchored to double rafters.

Brick Ties
- Brick ties shall be fastened 16" o.c. along each stud with (1) 8d galvanized nail.
- Brick ties shall be fastened 6" o.c. around window and door openings.

Mechanical Air Conditioning Units
- Mechanical units shall be anchored to concrete pads of 90 lbs or more with a minimum of 4 power actuated fasteners.

Windborne Debris Protection
- Shall be installed per section R301.2.1.2 of the IRC 2018
- Wind borne debris protection shall be on site and ready for installation at the time of the final inspection.
- All structures located in wind zones > 140 MPH shall have wind born debris protection with permanent fastener or impact rated glass

Exterior Coverings
- Exterior coverings such as Stucco, Vinyl Siding,Synthetic Stone, Metal roofing and Lap and Panel Siding must be installed per product evaluation and must meet the minimum design wind pressures.
- Stucco application shall be inspected by third party specializing in stucco.
- Stucco shall have a minimum of 15/32" plywood unless written approval by Cedna.

06/07/2022

CEDNA
ENGINEERING
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Angleton, Texas 77515
979-864-3442
Texas Registration # F-10683

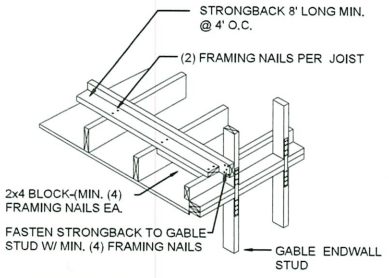
WINDSTORM STANDARD 2018 I.R.C./I.B.C

REVISION 1: 09/14/2022

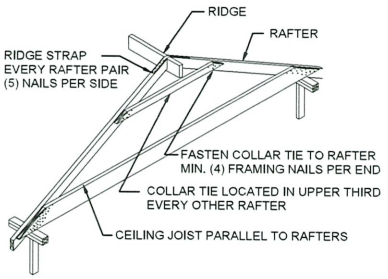
REVISION 2: 12/04/2024

Date: 06/07/21

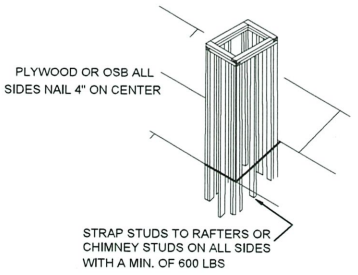
WS - 1



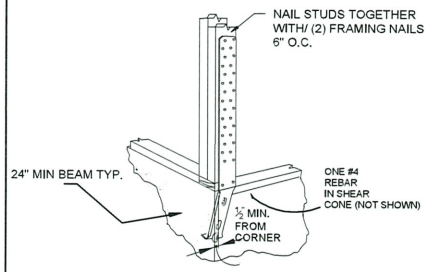
1. GABLE END STRONGBACK



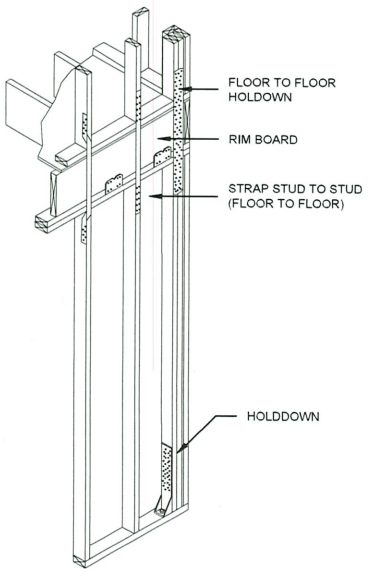
2. COLLAR AND RAFTER TIES



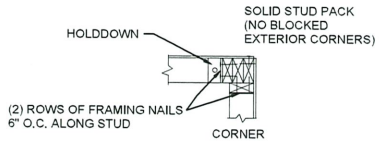
3. CHIMNEY ANCHORAGE

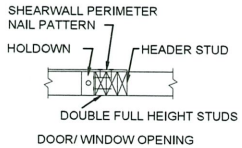


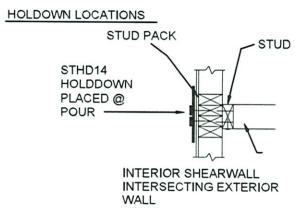
4. STHD14 HOLDOWN



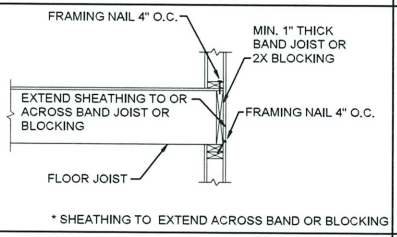
5. HOLDOWN BETWEEN FLOORS



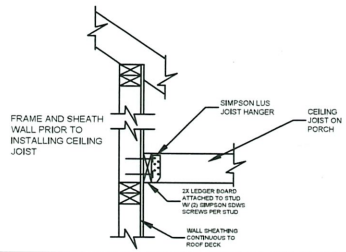




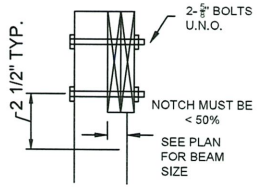
9. STUDPACK WITH HOLDOWN



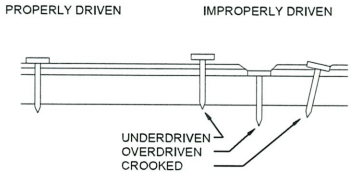
6. TWO STORY WALL SHEATHING



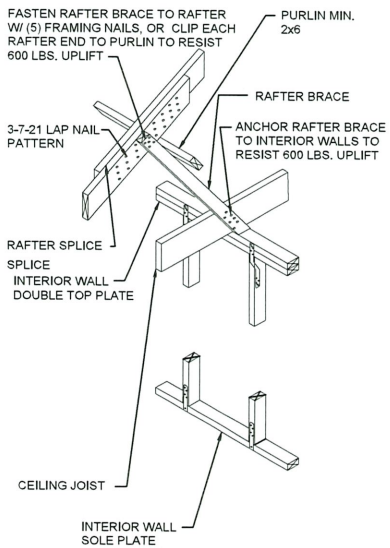
8. SHEARWALL TO ROOF DECK



10. PORCH POST TO BEAM



7. FASTENER PENETRATION



11. RAFTER SPLICE

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Texas Registration # F-10683

06/07/2021

WINDSTORM STANDARD

REVISION 1: 09/14/2022

REVISION 2: 12/04/2024

Date: 02/27/2021

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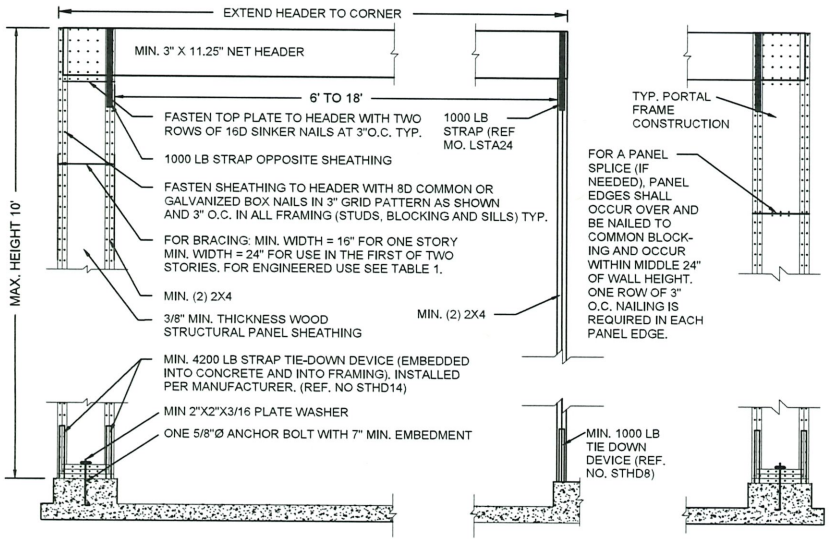
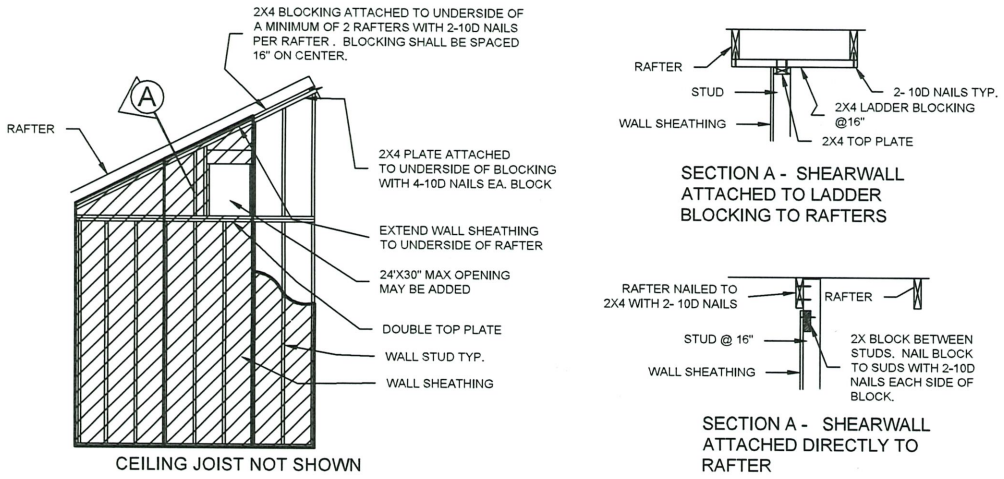
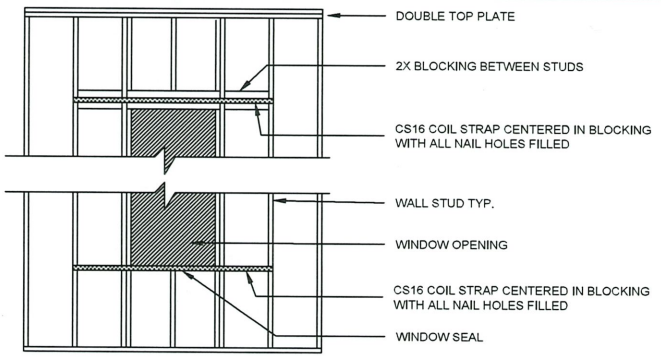


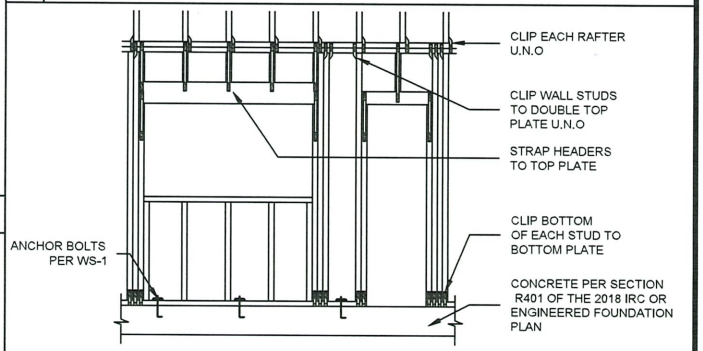
13. APA PORTAL FRAME DETAIL



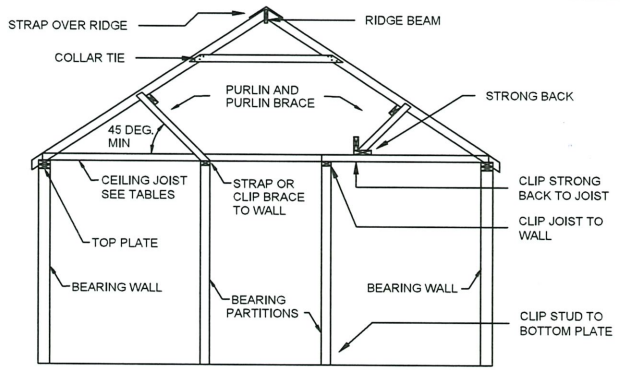
15. INTERIOR SHEARWALL TO ROOF DECK



14. FORCE TRANSFER METHOD



16. LOCATION OF CLIPS AND STRAPS



17. LOCATION OF CLIPS AND STRAPS

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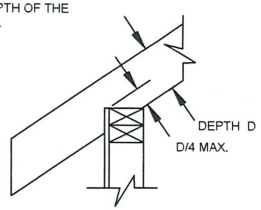
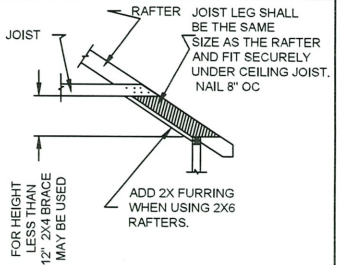
WS - 3

1. RAFTER NOTCH

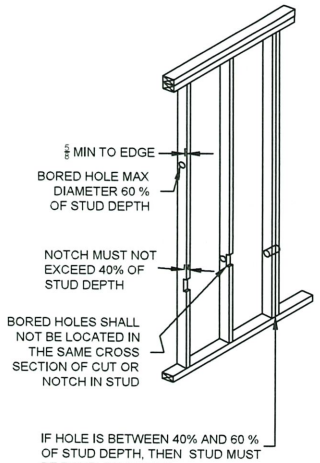
RAFTERS SHALL NOT BE OVERNOTCHED MORE THAN 25% OF THE DEPTH OF THE RAFTER.



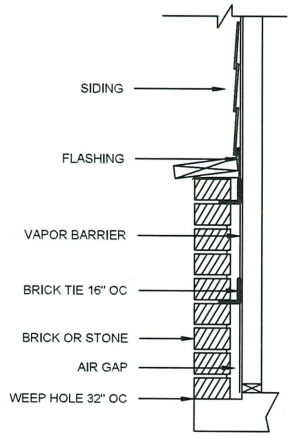
6. VAULTED CEILING



2. NOTCHING STUDS



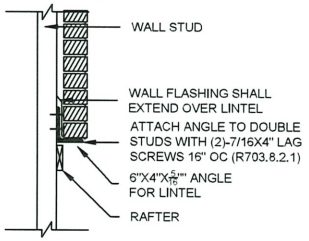
3. BRICK TO SIDING



4. SLOPED LINTEL

WHEEPHOLES SHALL BE 33" MAX

ADD 3"X3"X¼" WELDED STOPS 24" OC FOR SLOPES GREATER THAN 7:12

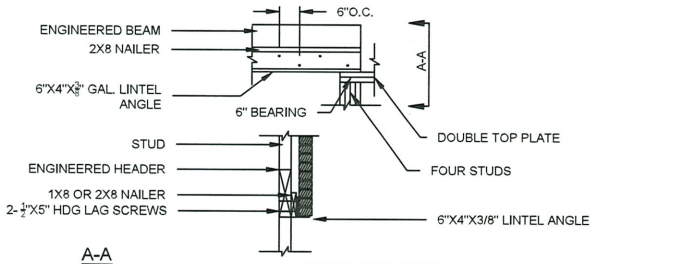


5. LINTEL SPANS

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF STEEL (ANGLE INCHES)	NO STORY ABOVE	ONE STORY ABOVE
3 X 3 X ¼	6'-0"	4'-6"
4 X 3 X ¼	8'-0"	6'-0"
5 X 3 ½ X 5/16	10'-0"	8'-0"

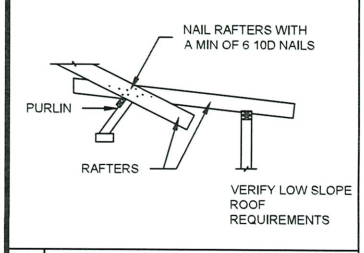
8. ONE STORY GARAGE BRICK LINTEL



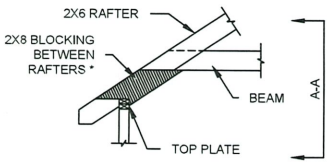
A-A

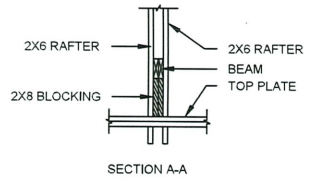
NOTICE: BRICK VENEER IS PRONE TO CRACKING ABOVE LARGE OPENINGS DUE TO SLIGHT DEFLECTION. CEDNA ENGINEERING CANNOT BE HELD LIABLE FOR CRACKS IN VENEERS.

7. CHANGE IN SLOPE



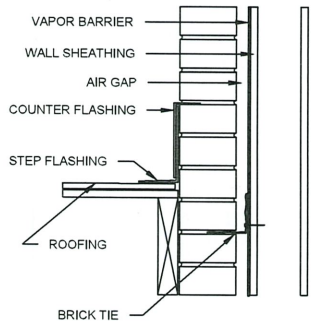
10. BEAM SUPPORT





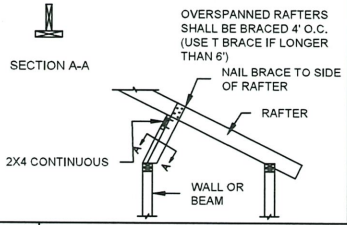
*FOR RAFTERS GREATER THAN 2X6 BLOCKING SHALL BE THE SIZE OF THE RAFTER.

11. STEP FLASHING



12. SUPPORT BRACING

HIP/ VALLEY/ RIDGE STRUT SCHEDULE	
UP TO 6': 2X6	
6'-1" TO 9'	2X6/2X4 T-BRACE
9'-1" TO 14'	2X8/2X4 T-BRACE
15'-1" TO 19'	2X10/2X6 T-BRACE
19'-1" TO 24'	2X12/2X6 T-BRACE



13. RAFTER SPAN

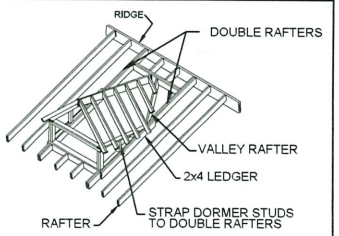
2018 IRC RAFTER SPANS AT 150 MPH

#2 SYP 2"X6" @ 16" ON CENTER

PITCH	MAXIMUM SPAN
3:12	8'-4"
4:12	8'-2"
6:12	7'-9"
8:12	8'-10"
10:12	8'-2"
12:12	7'-6"

**FOR RAFTER SPACE GRATER THAN 16" ON CENTER SHALL BE INSTALLED BASED ON 2018 WOOD FRAME CONSTRUCTION MANUAL

9. DORMER FRAMING



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FRAMING DETAILS

REVISION 1: 09/14/2022

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Date: 02/27/2021

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