



**HISTORIC LANDMARK COMMISSION
AGENDA
MONDAY, APRIL 20, 2026
6:00 PM**

CITY OF ENNIS CITY HALL
COMMISSION CHAMBERS
107 N. SHERMAN
ENNIS, TEXAS 75119
(972) 875-1234

As authorized by Texas Government Code Section 551.071 - this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Ennis reserves the right to re-align, recess, or reconvene the Regular Session or called Executive Session or order of business at any time prior to adjournment.

A. CALL TO ORDER

- Roll Call

B. CITIZENS PUBLIC COMMENT PERIOD

The Historic Landmark Commission invites citizens to address the Commission on any topic not already scheduled for a Public Hearing. Citizens wishing to speak should complete a "Citizen Comment Period" form and present it to staff prior to the meeting. Speakers are limited to 3 minutes. In accordance with the Texas Open Meetings Act, the Historic Landmark Commission cannot take action on items not listed on the agenda. However, your concerns may be addressed by City Staff, placed on a future agenda, or responded to by some other course.

C. CONSENT ITEMS

The following may be acted upon in one motion. A Historic Landmark Commissioner may request items to be removed from the Consent Agenda for individual consideration.

C.1. Approval of March 16, 2026, Regular Meeting Minutes.

[HLC MEETING MINUTES 2026 03 16](#)

D. ITEMS FOR DISCUSSION AND INDIVIDUAL CONSIDERATION

D.1. Consider a request for a Certificate of Appropriateness for the construction of a new duplex unit on a vacant property zoned Neighborhood Conservation Duplex (NC-D), located in the 600-block of W Gilmer St, Ellis CAD ID 160563.

HLC Case No. COA-26-7

Owner: Built by Grace LLC

Applicant: Brenda Arellano

[COA-26-7 Property ID 160563](#)

D.2. List of administratively approved Certificates of Appropriateness – 3/11/26 to 4/10/26

[Admin Approved COAs 2026 03 11 to 2026 04 10](#)

E. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Ennis City Hall, a place convenient and readily accessible to the general public, as well as

to the City's website at www.ennistx.gov and said Notice was posted prior to the following date and time: **TUESDAY, APRIL 14, 2026 AT 5:00 P.M.** and will remain posted for at least two hours after said meeting was convened.

Jorge Barake

Jorge Barake, City Planner
Planning and Development Department

Erica Stubbs

Erica Stubbs, Senior Planner
Planning and Development Department

Historic Landmark Commission Meetings are available to all persons regardless of disability. If you require special assistance, please contact the City of Ennis at (972) 875-1234 ext. 2236 or write to: PO Box 220, Ennis, TX 75120, at least 48 hours in advance of the meeting.

HISTORIC LANDMARK COMMISSION
AGENDA SUMMARY FORM



To: Historic Landmark Commission
Subject: Approval of March 16, 2026, Regular Meeting Minutes.
Meeting: HISTORIC LANDMARK COMMISSION - 20 Apr 2026
Department: Planning & Development
Staff Contact: Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

Minutes for the March 16, 2026 Regular Meeting are submitted for Historic Landmark Commission's review and approval.

ATTACHMENTS:

[HLC MEETING MINUTES 2026 03 16](#)

**MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, March 16, 2026, 6:00 P.M.**

I. CALL TO ORDER

Chairperson Sacha called a Regular Session of the Ennis Historic Landmark Commission to order Monday, March 16, 2026, at 6:00 P.M. in the Ennis City Hall Commission Chambers, 107 N Sherman St, Ennis, Texas 75119.

City Planner, Jorge Barake, called roll and verified a quorum:

| | | | |
|----------------------------|---------|------------------------|---------|
| Chairperson Sacha | Present | Commissioner Setian | Present |
| Vice Chairperson Hightower | Present | Commissioner Severson | Present |
| Commissioner Espedal | Present | Commissioner Treadaway | Present |
| Commissioner Russell | Present | | |

II. CITIZENS PUBLIC COMMENT PERIOD

No one spoke.

III. CONSENT ITEMS

- a. Approval of February 16, 2026, Regular Meeting Minutes

Motion by **Commissioner Espedal**; second by **Vice Chairperson Hightower** to approve the February 16, 2026 regular meeting minutes as submitted.

A vote was cast, 7 in favor, 0 against. Motion passed.

IV. ITEMS FOR CONSIDERATION

- a. Conduct a public hearing and discuss and consider a request for a Certificate of Demolition for the residential structure located at 308 W Belknap St.
HLC Case No. CODR-25-6
Owner: First Methodist Church of Ennis
Applicant: Steve Fallen

Item presented by **Erica Stubbs, Senior Planner**

Applicant, Steve Fallen, 1116 Mockingbird Cir., spoke regarding the request. Mr. Fallen stated that the structure was formerly used for multiple purposes including a Sunday School classroom, and a meeting and storage space for the Boy Scouts. First Methodist Church of Ennis has continued to maintain the exterior of the structure however, the interior has fallen into a state of disrepair. Stated that their insurance company would no longer insure the structure due to liability issues. Mr. Fallen stated that he previously wanted the building to be relocated but unfortunately the offer fell through.

Chairperson Sacha opened the public hearing at 6:13 pm.

Chairperson Sacha closed the public hearing at 6:14 pm.

Motion was made by **Commissioner Russell**; second by **Commissioner Espedal** to approve the item as presented.

Commissioner Severson inquired as to why the interior of the structure has not been maintained. Roland Christian, Trustee Chairman, First Methodist Church, spoke to Commissioner Severson's concerns. Stated that the cost would be an estimated \$180,000 to bring the structure back up to standards and termites discovered upon inspection. Mr. Christian expressed the desire to create a landscaped open space in place of the structure.

Chairperson Sacha expressed concerns of potential demolition by neglect. Applicant, Mr. Fallen, disagreed, stating the exterior of the property has been maintained.

Commissioner Setian inquired regarding the timeframe to convert the land to parking. Mr. Fallen stated immediate plans for the space include landscaping only.

Staff addressed questions regarding the process to split and sell off the property. Mr. Fallen stated that he is not interested in selling the property due to the church's desire to expand the parking lot in the future and possibility of the structure being used as a rental property and not be properly maintained.

**MINUTES
CITY OF ENNIS
HISTORIC LANDMARK COMMISSION MEETING
Monday, March 16, 2026, 6:00 P.M.**

Commissioner Russell addressed amounts of damage and difficulty making determination due to no threshold in the Unified Development Ordinance. **Commissioner Espedal** expressed support for the addition of a threshold.

Chairperson Sacha would not be supportive of demolition, stated that he would be more supportive of relocating the structure.

Mr. Fallen addressed questions regarding cost of relocation of structure. Discussion ensued.

Commissioner Setian inquired regarding responsibility for enforcing deterioration of the structure. City Manager, Andrea Weckmueller-Behringer stated that City of Ennis Code Enforcement does not trespass onto private property without probable cause. Discussion ensued.

A vote was cast, 0 in favor; 7 against. Motion failed.

V. ITEMS FOR DISCUSSION

- a. List of administratively approved Certificates of Appropriateness – 2/11/26 to 3/10/26

Commission had no comments.

VI. ADJOURNMENT

Meeting adjourned by **Chairperson Sacha** at approximately 6:41 P.M.

ATTEST:

APPROVED:

Erica Stubbs, Senior Planner

David Sacha, Chairperson

Jorge Barake, City Planner



HISTORIC LANDMARK COMMISSION AGENDA SUMMARY FORM



To: Historic Landmark Commission

Subject: Consider a request for a Certificate of Appropriateness for the construction of a new duplex unit on a vacant property zoned Neighborhood Conservation Duplex (NC-D), located in the 600-block of W Gilmer St, Ellis CAD ID 160563.
HLC Case No. COA-26-7
Owner: Built by Grace LLC
Applicant: Brenda Arellano

Meeting: HISTORIC LANDMARK COMMISSION - 20 Apr 2026

Department: Planning & Development

Staff Contact: Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The applicant proposes to construct a new duplex unit on a vacant lot located in the 600-block of West Gilmer Street. Each dwelling unit to be sized at approximately 1,494 square feet. Proposed exterior materials include a brick body with stone and fiber cement siding accents. A detailed list of materials and finishes/ color selections is attached along with the proposed building plans and a conceptual rendering.

ATTACHMENTS:

- [COA-26-7 Application](#)
- [COA-26-7 Vicinity Map](#)
- [COA-26-7 Property Survey](#)
- [COA-26-7 Current Photo of Property](#)
- [COA-26-7 Front Rendering](#)
- [COA-26-7 Combined Plan Set](#)
- [COA-26-7 Materials & Finishes](#)

Record No:
COA-26-7

Certificate of
Appropriateness
Application

Status: Active

Submitted On: 3/16/2026

Primary Location

W GILMER ST
ENNIS, TX 75119

Owner

BUILT BY GRACE LLC

Applicant

 BRENDA ARELLANO



Application Information

Meet with Historic Preservation Officer to Review Application*



Completed

Meeting with HPO Scheduled*  



Subdivision Name

BUILT BY GRACE

Please check the specific Historic Overlay*

Residential Historic Overlay

Please select Application Type (Check all that apply):

Construction (Major) - i.e. new addition, facade improvement



Facade Improvement 



New Addition



D.1.

**Alteration (Minor) - i.e. painting, roofing, signage,
material replacement**

Demolition - i.e. partial, full, relocation

STOP Work Order Issued

Please provide a detailed explanation of the project to the following questions. Note: if you do not provide enough detail, your application will be rejected or sent back.

Please describe the current state of the property*

NEW DUPLEX

D.1.

Describe in detail the work you intend to complete.*

NEW DUPLEX- one building with 3 bedroom units 1 bath in each section of each duplex. all brick exterior- with fenced yard space - Drive way that fits 2 vehicles. Perfect for a small family in the Ennis area.

Facade materials:

Brick - Hollister

Stone - Austin Cream

Fiber Cement Siding - Sherwin Williams Westchester Gray SW2849

Architectural Roof Shingles - Weathered Wood

Polypropylene Shutters - Board and Batten Style in Black Finish

Metal Gutters - Sherwin Williams Westchester Gray SW2849

Trim Paint Color - Sherwin Williams Westchester Gray SW2849

Exterior Front Doors - White

Please describe why you are looking to make these changes*

NEW DUPLEX

Owner Information

Owner Name

Owner Street Address

BRENDA AND FRANK ARELLANO

D.1.

Owner City, State Zip

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

Main Contact

Address

City, State Zip


Telephone

Email

Signature

Applicant Signature*

HLC Hearing Date 

 BRENDA ARELLANO
Mar 12, 2026

04/20/2026

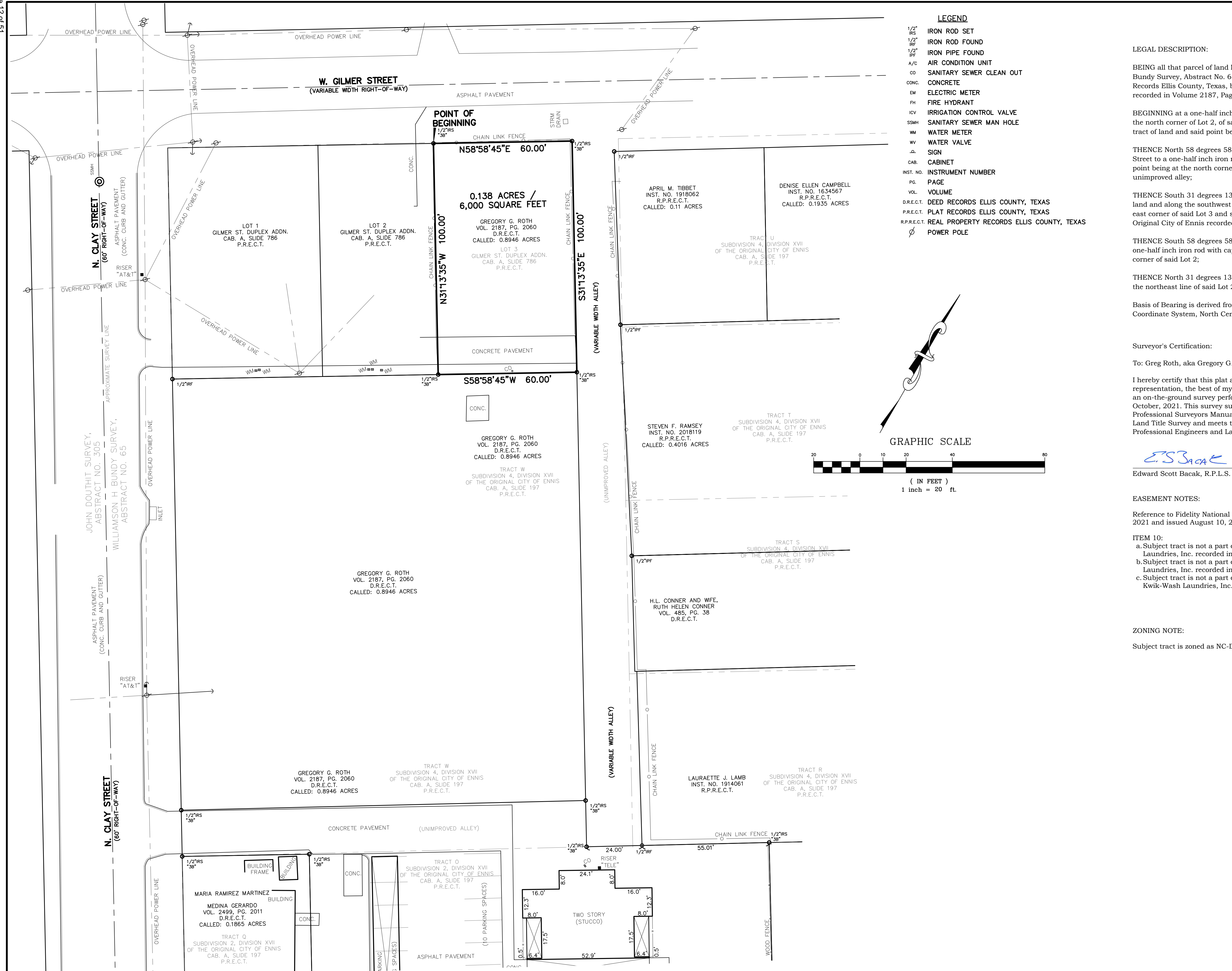
PID 160563



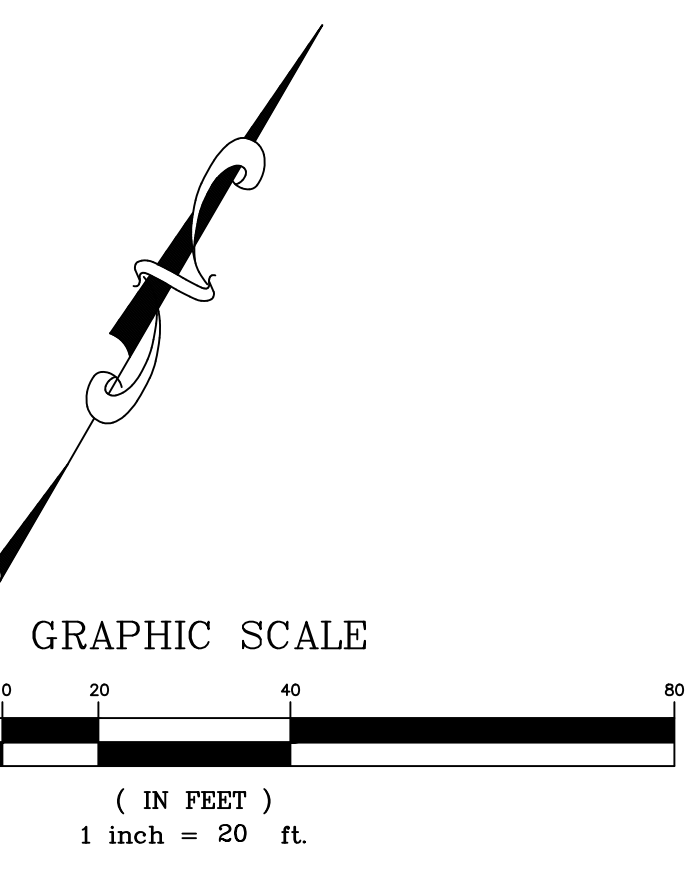
Legend

Parcels





- LEGEND**
- 1/2" IRS IRON ROD SET
 - 1/2" IRF IRON ROD FOUND
 - 1/2" IFF IRON PIPE FOUND
 - A/C AIR CONDITION UNIT
 - OO SANITARY SEWER CLEAN OUT
 - CONC. CONCRETE
 - EM ELECTRIC METER
 - FH FIRE HYDRANT
 - ICV IRRIGATION CONTROL VALVE
 - SSMH SANITARY SEWER MAN HOLE
 - WM WATER METER
 - WV WATER VALVE
 - △ SIGN
 - CAB. CABINET
 - INST. NO. INSTRUMENT NUMBER
 - PG. PAGE
 - VOL. VOLUME
 - D.R.E.C.T. DEED RECORDS ELLIS COUNTY, TEXAS
 - P.R.E.C.T. PLAT RECORDS ELLIS COUNTY, TEXAS
 - R.P.R.E.C.T. REAL PROPERTY RECORDS ELLIS COUNTY, TEXAS
 - ⊕ POWER POLE



LEGAL DESCRIPTION:

BEING all that parcel of land located in the City of Ennis, Ellis County, Texas and being a part of the Williamson H Bundy Survey, Abstract No. 65, being all of Lot 3, Gilmer St. Duplex Addn. recorded in Cabinet A, Slide 786, Plat Records Ellis County, Texas, being a part of that called 0.8946 acre tract of land described in deed to Gregory G. Roth recorded in Volume 2187, Page 2060, Deed Records Ellis County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "3B" set at the west corner of said Lot 3, said point being at the north corner of Lot 2, of said Gilmer St. Duplex Addn., said point being in the northwest line of said 0.8946 acre tract of land and said point being in the southeast right-of-way line of W. Gilmer Street (a variable width right-of-way);

THENCE North 58 degrees 58 minutes 45 seconds East, 60.00 feet along the southeast right-of-way line of W. Gilmer Street to a one-half inch iron rod with cap stamped "3B" set at the north corner of said 0.8946 acre tract of land, said point being at the north corner of said Lot 3 and said point being in the southwest right-of-way line of a variable width unimproved alley;

THENCE South 31 degrees 13 minutes 35 seconds East, 100.00 feet along the northeast line of said 0.8946 acre tract of land and along the southwest line of said unimproved alley to a one-half inch iron rod with cap stamped "3B" set at the east corner of said Lot 3 and said point being at the north corner of Tract W, Subdivision 4, Division XVII, of the Original City of Ennis recorded in Cabinet A, Slide 197, Plat Records Ellis County, Texas;

THENCE South 58 degrees 58 minutes 45 seconds West, 60.00 feet along the northwest line of said Tract W to a one-half inch iron rod with cap stamped "3B" set at the south corner of said Lot 3 and said point being at the east corner of said Lot 2;

THENCE North 31 degrees 13 minutes 35 seconds West, 100.00 feet along the southwest line of said Lot 3 and along the northeast line of said Lot 2 to the POINT OF BEGINNING and containing 6,000 square feet or 0.138 acres of land.

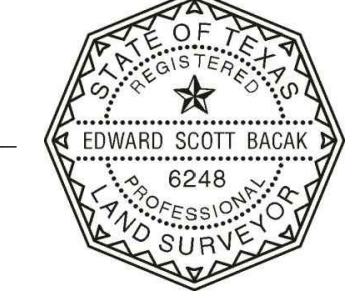
Basis of Bearing is derived from GPS observations relative to the Texas WDS RTK Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

Surveyor's Certification:

To: Greg Roth, aka Gregory G. Roth and Fidelity National Title Insurance Company

I hereby certify that this plat and description, as shown hereon, is a true and accurate representation, the best of my knowledge and belief, of the property as determined by an on-the-ground survey performed under my direct supervision during the month of October, 2021. This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey and meets the current standards as adopted by the Texas Board of Professional Engineers and Land Surveyors.

ES Bacak
Edward Scott Bacak, R.P.L.S. No. 6248



EASEMENT NOTES:

Reference to Fidelity National Title Insurance Company's Title Commitment GF Number 021-49547 with an effective date of August 3, 2021 and issued August 10, 2021.

ITEM 10:

- a. Subject tract is not a part of that tract of land described in Lease Agreement by and between D. B. Bobbitt and Kwik-Wash Laundries, Inc. recorded in Volume 563, Page 1067, Deed Records Ellis County, Texas.
- b. Subject tract is not a part of that tract of land described in Lease Agreement by and between D. B. Bobbitt and Kwik-Wash Laundries, Inc. recorded in Volume 673, Page 853, Deed Records Ellis County, Texas.
- c. Subject tract is not a part of that tract of land described in Lease Agreement by and between Auburn Management Corporation and Kwik-Wash Laundries, Inc. recorded in Volume 708, Page 498, Deed Records Ellis County, Texas.

ZONING NOTE:

Subject tract is zoned as NC-D (Neighborhood Duplex)

| LAND TITLE SURVEY - 0.138 ACRES | | | |
|---|------------------|----|--------------|
| WILLIAMSON H BUNDY SURVEY, ABSTRACT NO. 65 City of Ennis, Ellis County, Texas | | | |
| NO. | REVISION | BY | DATE |
| PROJECT NO.: | FBM006 | | SHEET 1 OF 1 |
| DATED: | October 21, 2021 | | |

3B LAND SURVEYING
TBPLS FIRM NO. 10194480

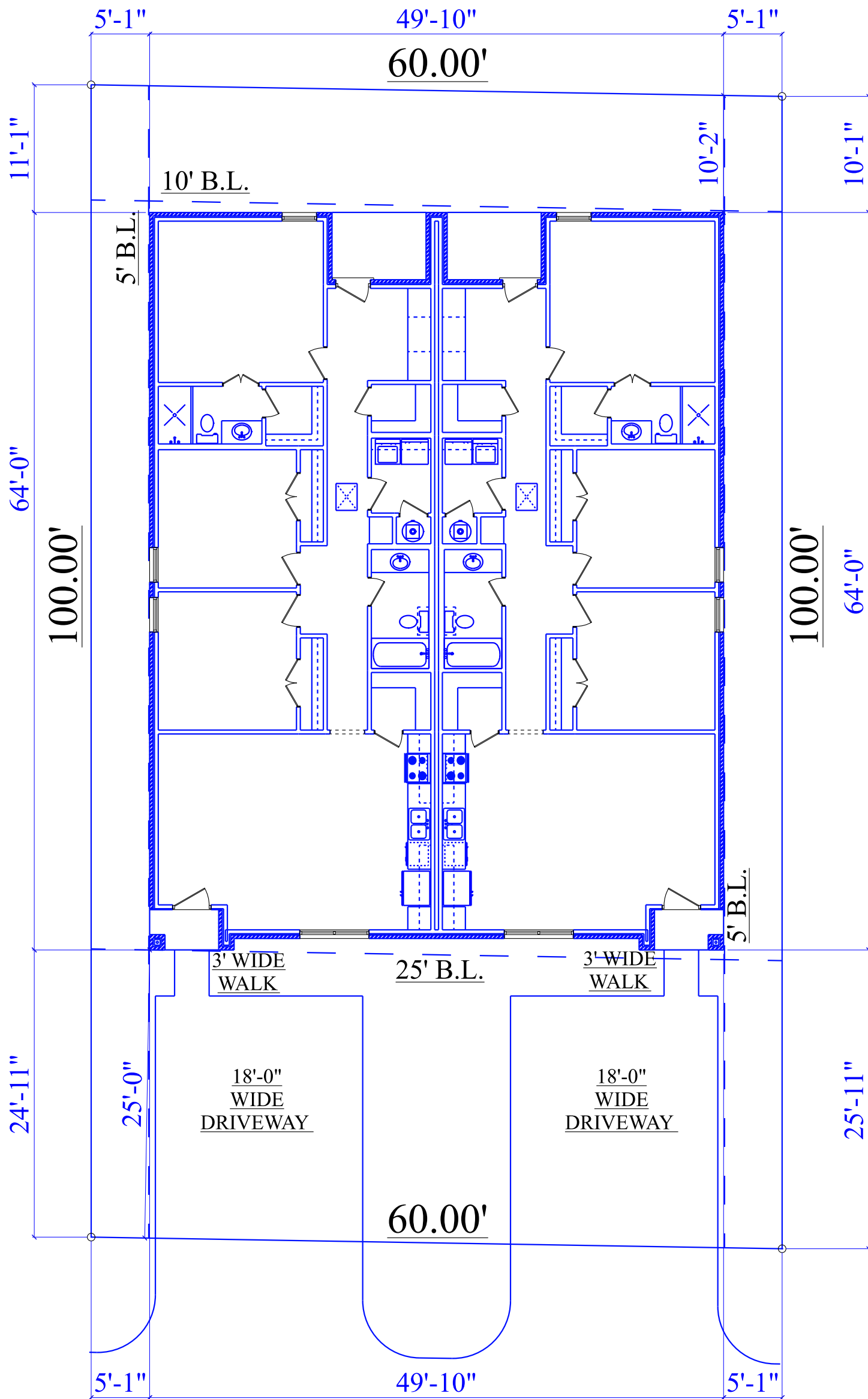
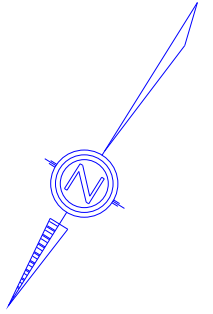
656 Bacak Road
Ennis, Texas 75119
972-825-7949

FLOOD STATEMENT: According to Community Panel No. 48139C0360F, dated June 03, 2013, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.



D.1.





600 W. GILMER ST.

SITE PLAN
 SCALE: 1" = 10'-0"



213 W ENNIS AVENUE
 SUITE 400
 ENNIS, TX 75119
 OFFICE# (972)935-9710
 WWW.PLAN-MASTER.COM

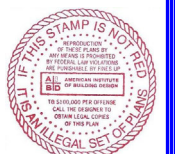
ABD CERTIFICATION # 44-798
 MATTHEW L. EDWARDS

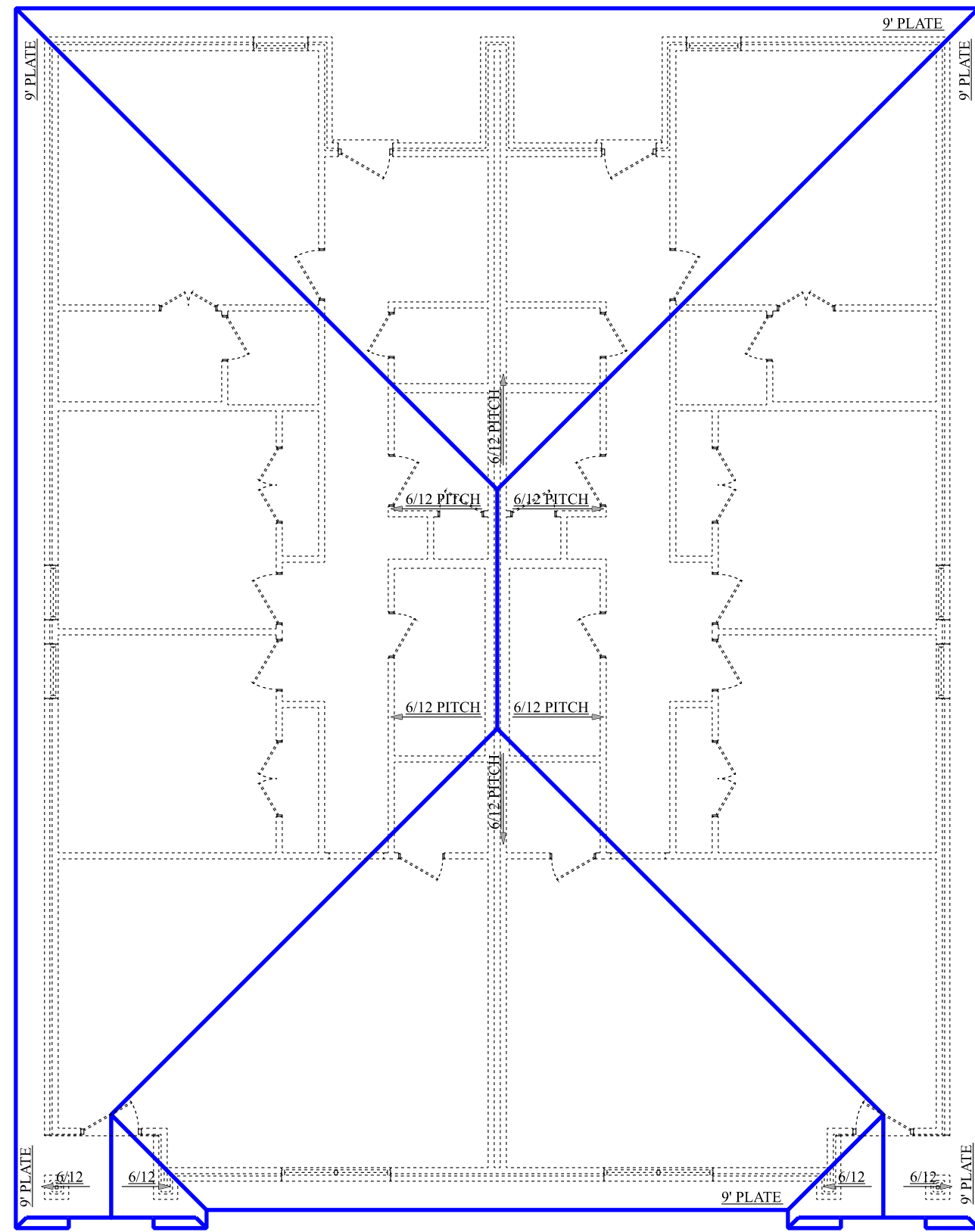


NOVEMBER 4th, 2025

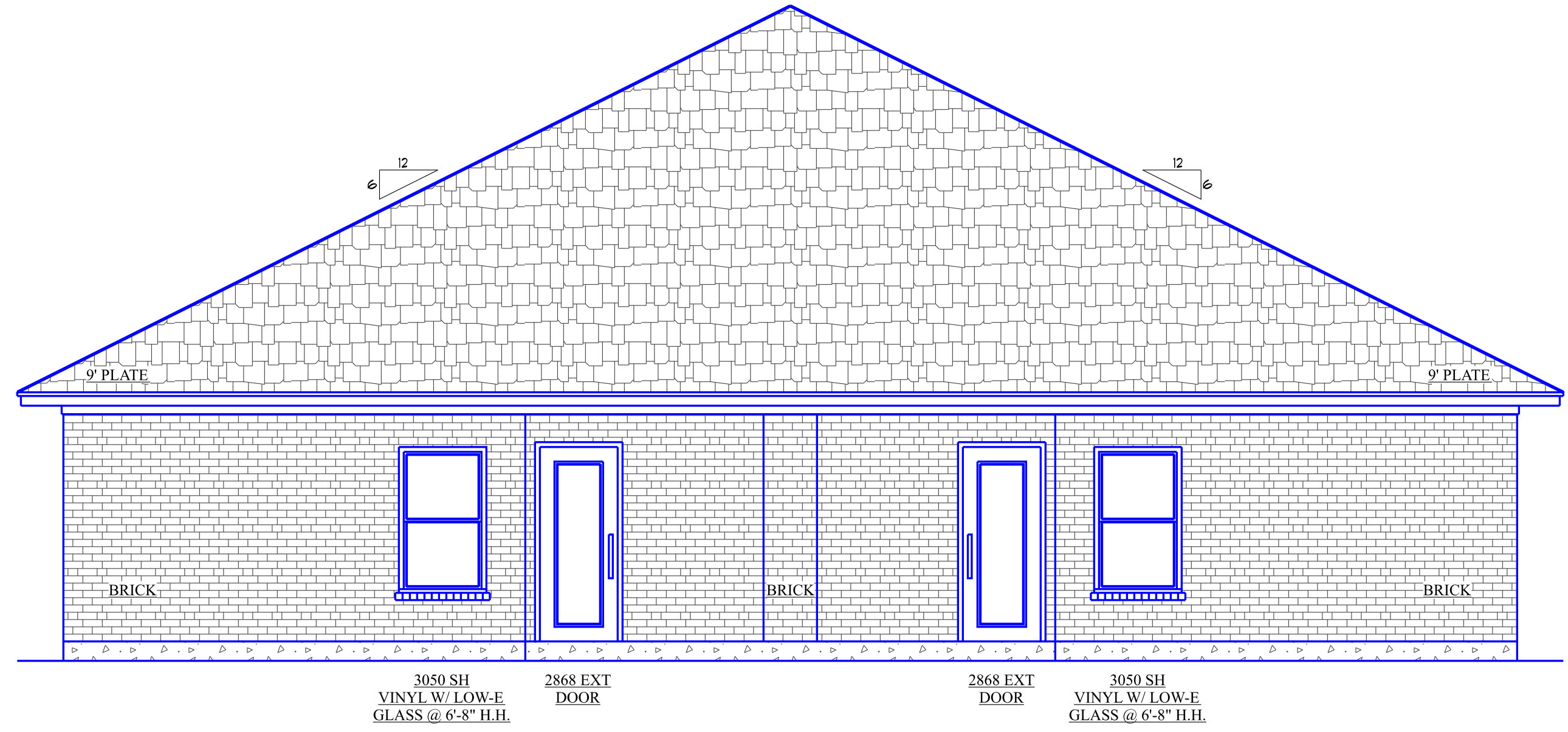
A NEW MULTI-FAMILY DUPLEX
 TO BE LOCATED @
 600 W. GILMER ST.
 LOT 3 - GILMER ST DUPLEX ADDN.
 ENNIS, TX - ELLIS COUNTY

BUILDER:
BUILT BY GRACE
 (214)564-9884

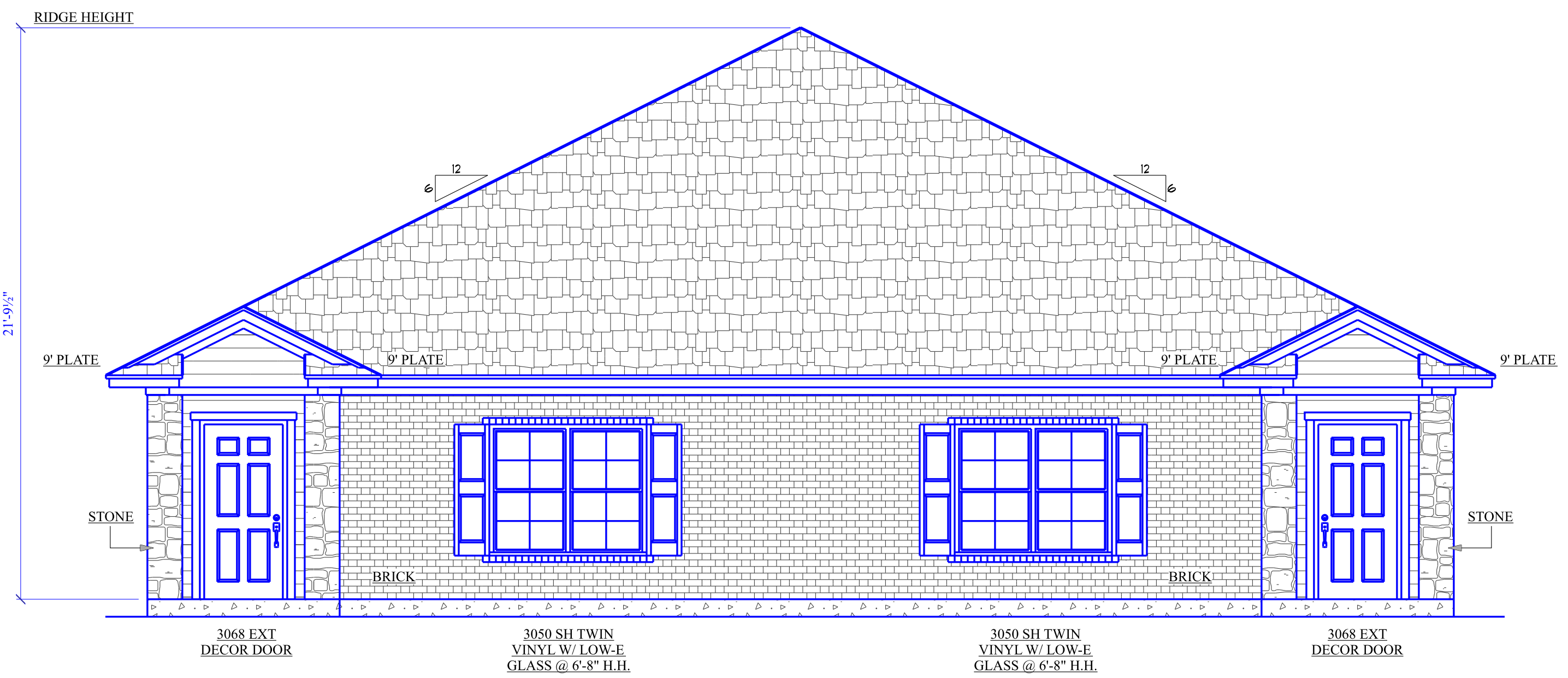




ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



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



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

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or design either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

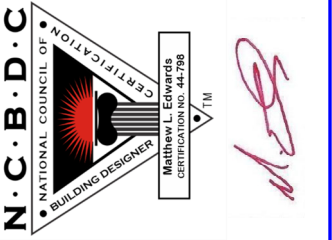
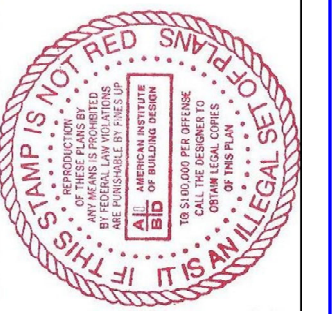
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water hoses in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of mailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humps roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
13. Check plans for level changes floor outlets and plumbing fixture locations.



BUILDER:
BUILT BY GRACE
(214)564-9884

APRIL 2nd, 2026

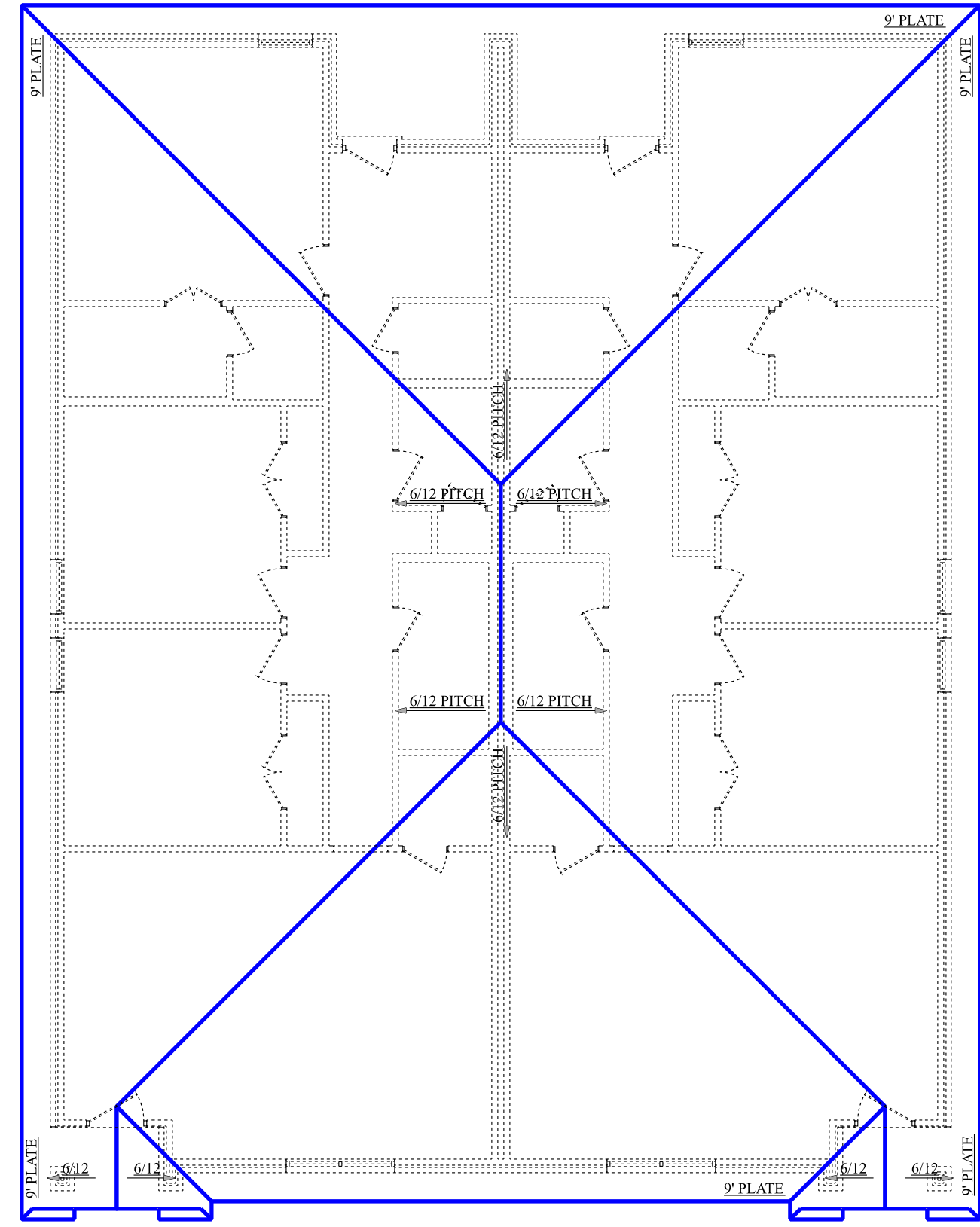
A NEW MULTI-FAMILY DUPLEX
TO BE LOCATED @
600 W. GILMER ST.
LOT 3 - GILMER ST DUPLEX ADDN.
ENNIS, TX - ELLIS COUNTY



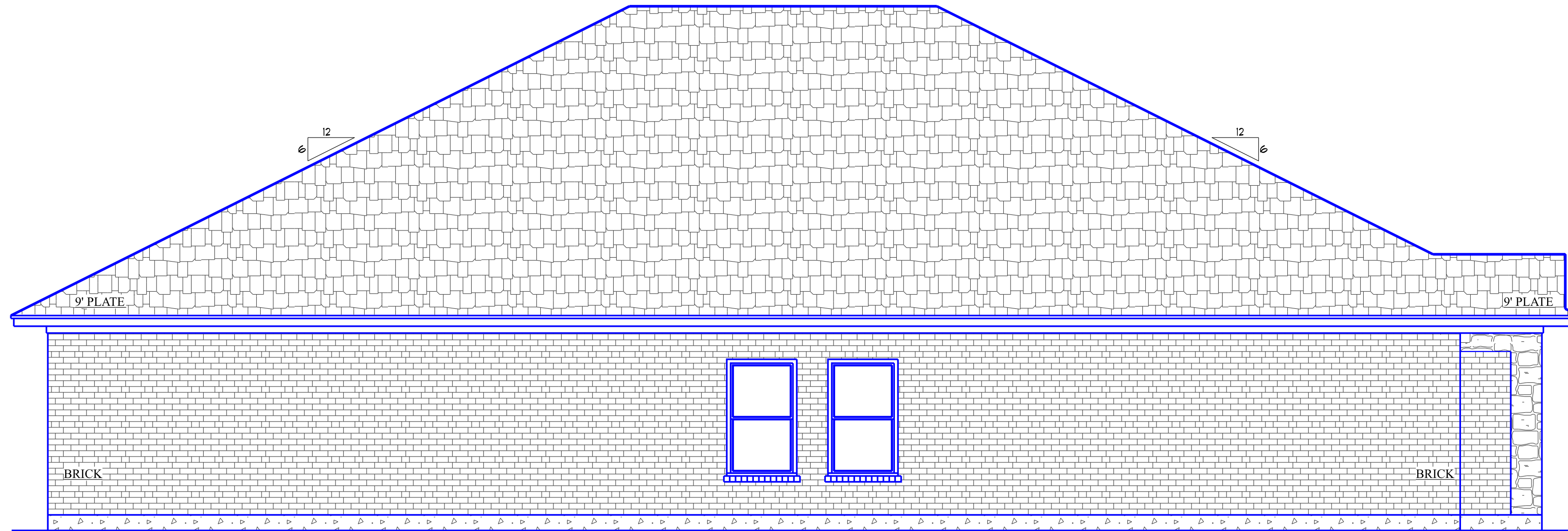
MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44-798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

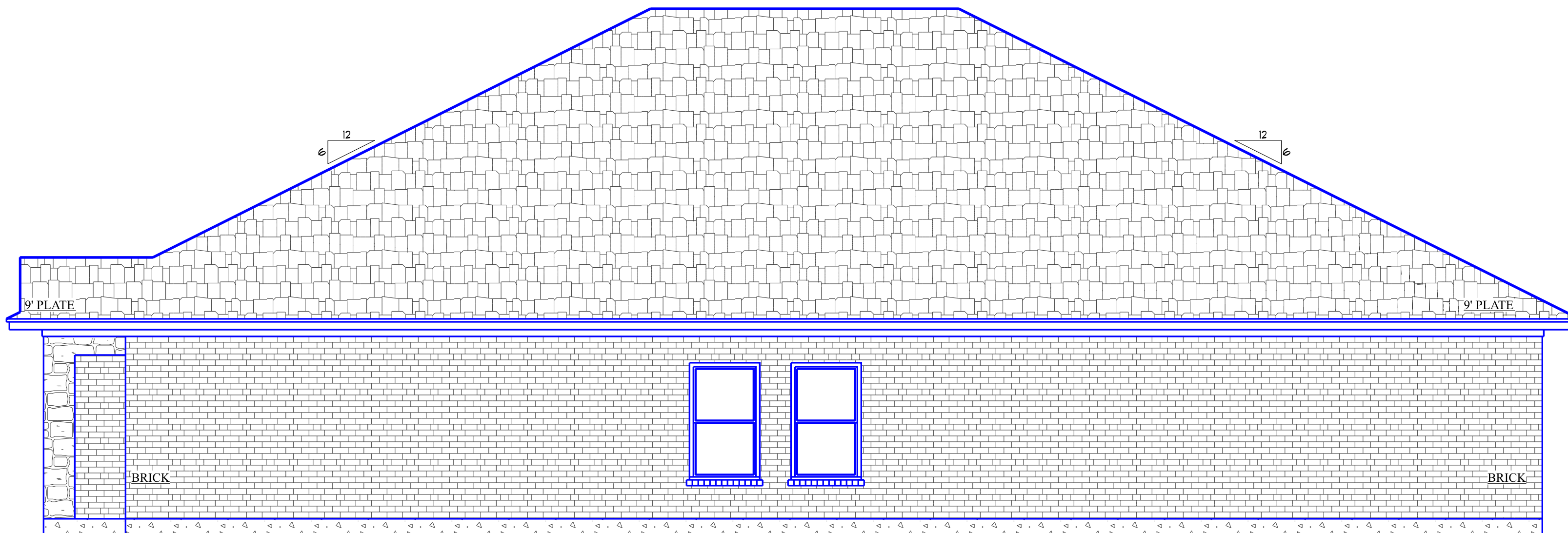




ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"



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



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

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended (December 1990) and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

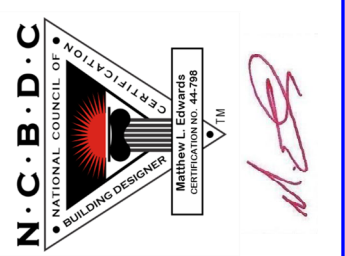
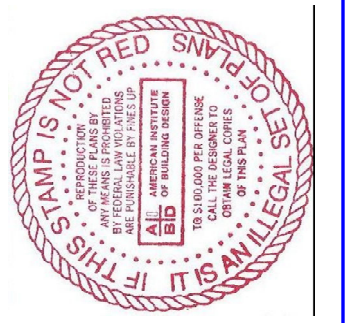
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of mailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all stumps, roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
13. Check plans for level changes floor outlets and plumbing fixture locations.



BUILDER:
BUILT BY GRACE
(214)564-9884

APRIL 2nd, 2026

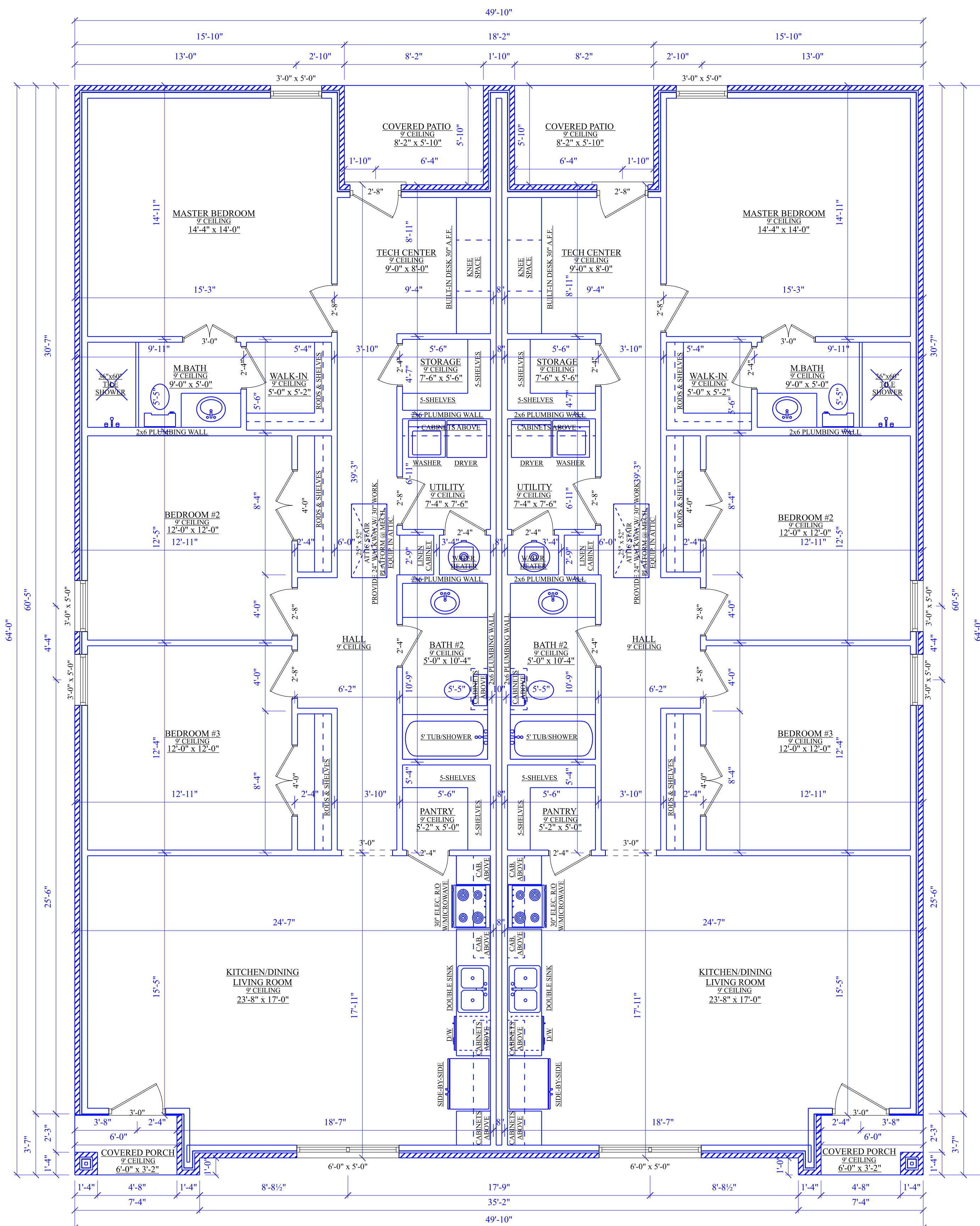
A NEW MULTI-FAMILY DUPLEX
TO BE LOCATED @
600 W. GILMER ST.
LOT 3 - GILMER ST DUPLEX ADDN.
ENNIS, TX - ELLIS COUNTY



MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44-798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM





UNIT 101 FLOOR PLAN
SCALE: 1/4" = 1'-0"

UNIT 102 FLOOR PLAN
SCALE: 1/4" = 1'-0"

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended (December 1990) and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

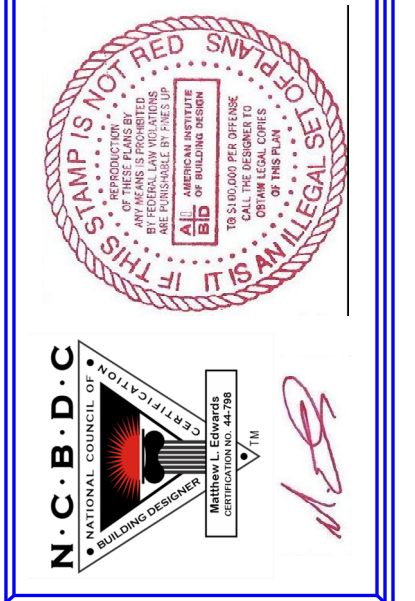
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction:
 1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
 2. Verify all structural for design, size and reinforcement with local engineer and building officials.
 3. Plans indicate locations only; engineering aspects should incorporate actual size and soil conditions.

Limit of Designer's liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

- NOTES:**
1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found to be brought to the attention of the architect before any construction work or purchases have been made.
 2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
 3. Contractor must verify all dimensions and scale drawings.
 4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
 5. Linen closets and pantries have 5 high shelves unless noted otherwise.
 6. Provide 3/8 inch water line to refrigerator.
 7. Gas water heaters in the garage are to be on a 18" platform.
 8. Air conditioner condenser must be 3" above grade.
 9. In absence of mailing schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
 10. Refer to engineer drawings for all foundations.
 11. Lot drainage to comply with the International Residential Code.
 12. Building area to be cleared of all stumps, roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
 13. Check plans for level changes floor outlets and plumbing fixture locations.

AREA CALCULATIONS

| |
|-------------------------------|
| UNIT 101 |
| LIVING AREA 1,494 |
| COVERED PORCH 23 |
| COVERED PATIO 53 |
| UNIT 102 |
| LIVING AREA 1,494 |
| COVERED PORCH 23 |
| COVERED PATIO 53 |
| TOTAL FOUNDATION 3,140 |



BUILDER:
BUILT BY GRACE
(214)564-9884

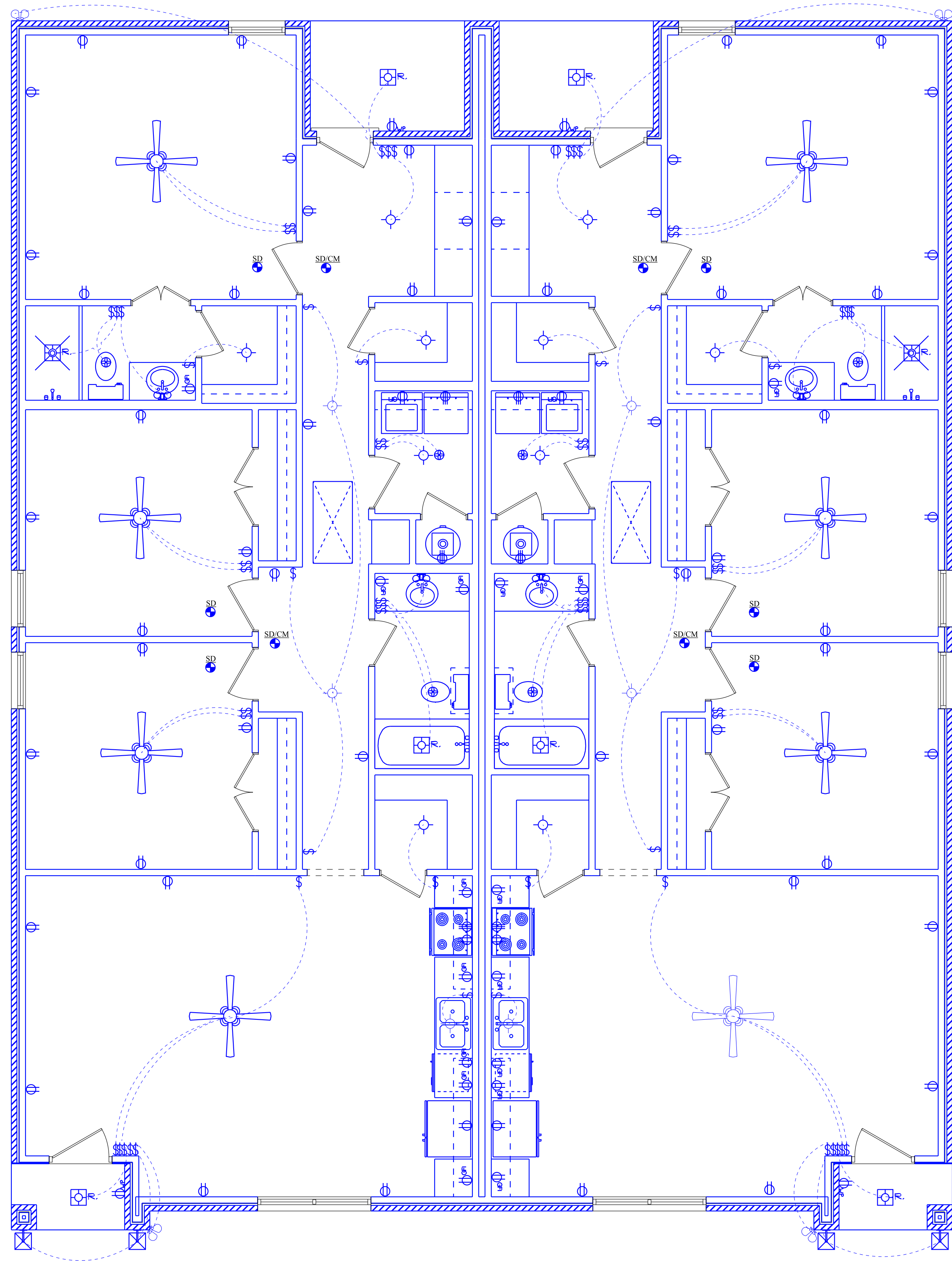
APRIL 2nd, 2026
A NEW MULTI-FAMILY DUPLEX
TO BE LOCATED @
600 W. GILMER ST.
LOT 3 - GILMER ST DUPLEX ADDN.
ENNIS, TX - ELLIS COUNTY



MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44-798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM





GENERAL ELECTRICAL NOTES:

1. VERIFY ALL EXTERIOR ELECTRICAL, FLOOR PLUGS, PHONE & TV JACKS, SECURITY AND SOUND SYSTEM WIRING WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
2. VERIFY DOOR HEIGHTS W/BUILDER PRIOR TO CONSTRUCTION.
3. INSTALL ARC FAULT CIRCUIT INTERPRETER PROTECTION FOR ALL SLEEPING ROOMS.
4. DEDICATED CIRCUITS OR MICROWAVE WASHER, REFRIGERATOR AND DISHWASHER.
5. PROVIDE SWITCHED LIGHTING AND 110VOLT RECEPTACLE IN ATTIC @ MECHANICAL PLATFORM.

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

Plan Copyright, Ownership and Liability

These plans are copyrighted and are subject to copyright protection as an "Architectural Work" under section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. Reproduction of these home plans or designs either in whole or in part, including any form and/or preparation of derived works thereof for any reason without prior written permission is strictly prohibited. The purchase of a set of home plans in no way transfers any copyright or other ownership interest in it to the buyer except for a limited license to use that set of home plans for the construction of one dwelling unit. The protection includes but is not limited to the overall form as well as the arrangement and composition of space and elements of the design. These plans are the property of Blue Line Design Co.

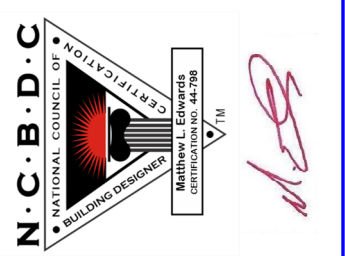
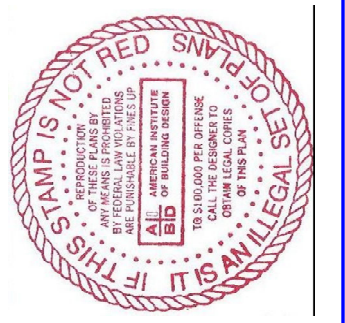
Blue Line Design Co. assumes no liability for any structure constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before beginning any construction.

1. Verify dimensions and all aspects of plans for compliance with all local codes and ordinances where house is to be constructed.
2. Verify all structural for design, size and reinforcement with local engineer and building officials.
3. Plans indicate locations only engineering aspects should incorporate actual size and soil conditions.

Limit of Designers liability is not to exceed price paid for plans. Blue Line Design Co. assumes no liability for any changes made to these plans nor do we assume any liability for advice given or methods used by the builder, contractor, or other professionals involved in the construction of a house from these plans. Blue Line Design Co. is not a registered Architect however, Blue Line Design Co. is registered and maintains good standing with the American Institute of Building Design.

NOTES:

1. These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error and/or omission is found is to be brought to the attention of the architect before any construction work or purchases have been made.
2. These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.
3. Contractor must verify all dimensions and scale drawings.
4. All stud walls are dimensioned 4" nominal, brick 5" nominal and thin walls 2" nominal.
5. Linen closets and pantries have 5 high shelves unless noted otherwise.
6. Provide 3/8 inch water line to refrigerator.
7. Gas water heaters in the garage are to be on a 18" platform.
8. Air conditioner condenser must be 3" above grade.
9. In absence of milling schedule prepared by architect or engineer, and accepted by building official use Table R602.3 in the International Residential Code.
10. Refer to engineer drawings for all foundations.
11. Lot drainage to comply with the International Residential Code.
12. Building area to be cleared of all humus roots and vegetation. Cut stumps a minimum of 8" below grade and 4" below beams.
13. Check plans for level changes floor outlets and plumbing fixture locations.



BUILDER:
BUILT BY GRACE
(214)564-9884

APRIL 2nd, 2026

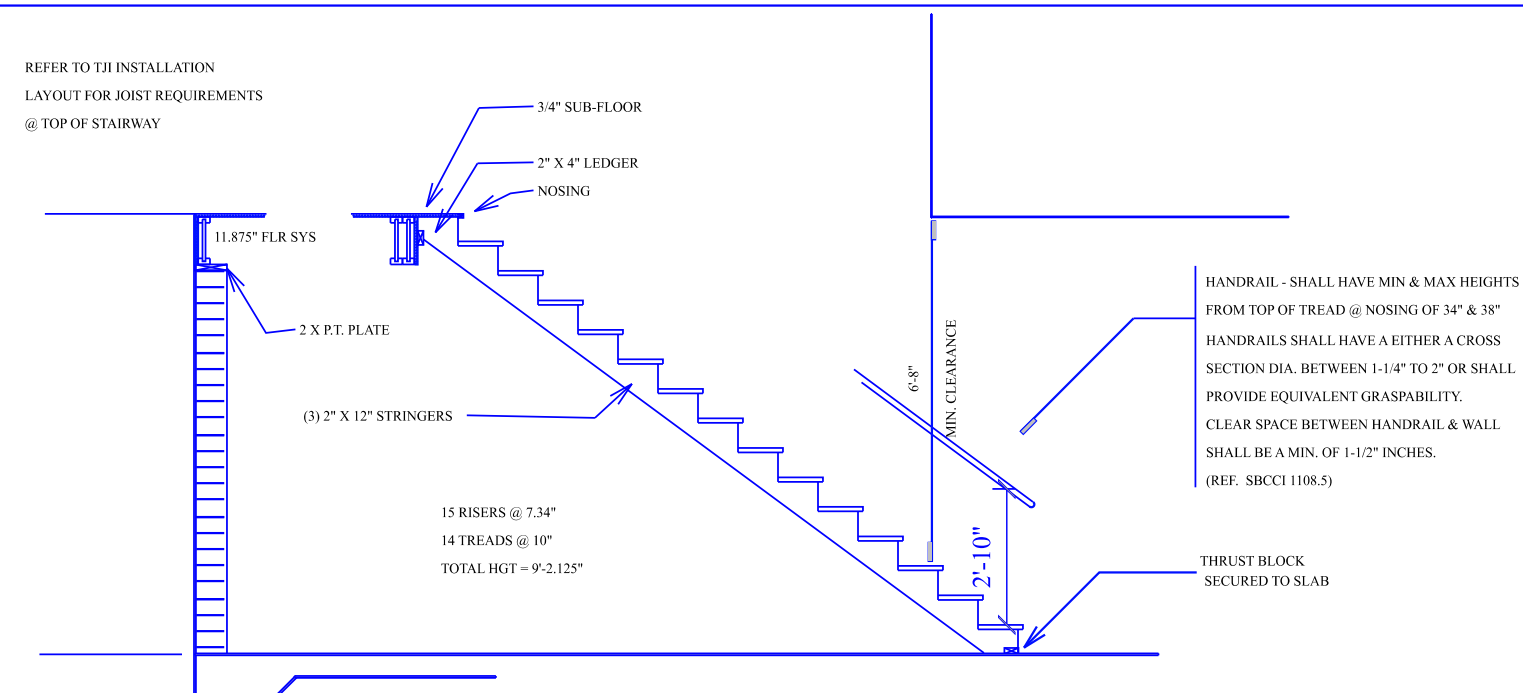
A NEW MULTI-FAMILY DUPLEX
TO BE LOCATED @
600 W. GILMER ST.
LOT 3 - GILMER ST DUPLEX ADDN.
ENNIS, TX - ELLIS COUNTY



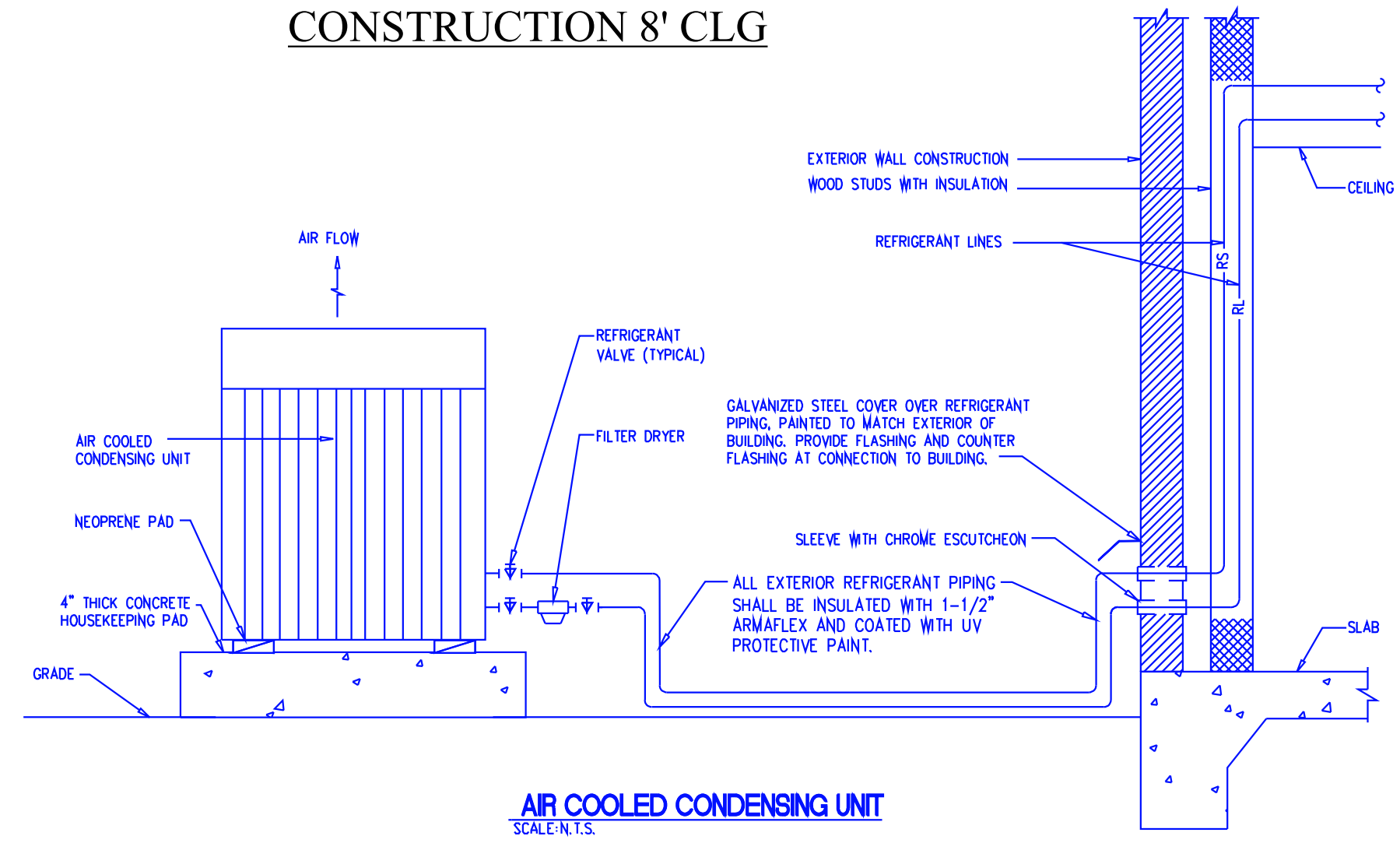
MATTHEW L. EDWARDS
AIBD CERTIFICATION # 44-798

213 W ENNIS AVENUE
SUITE 400
ENNIS, TX 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM

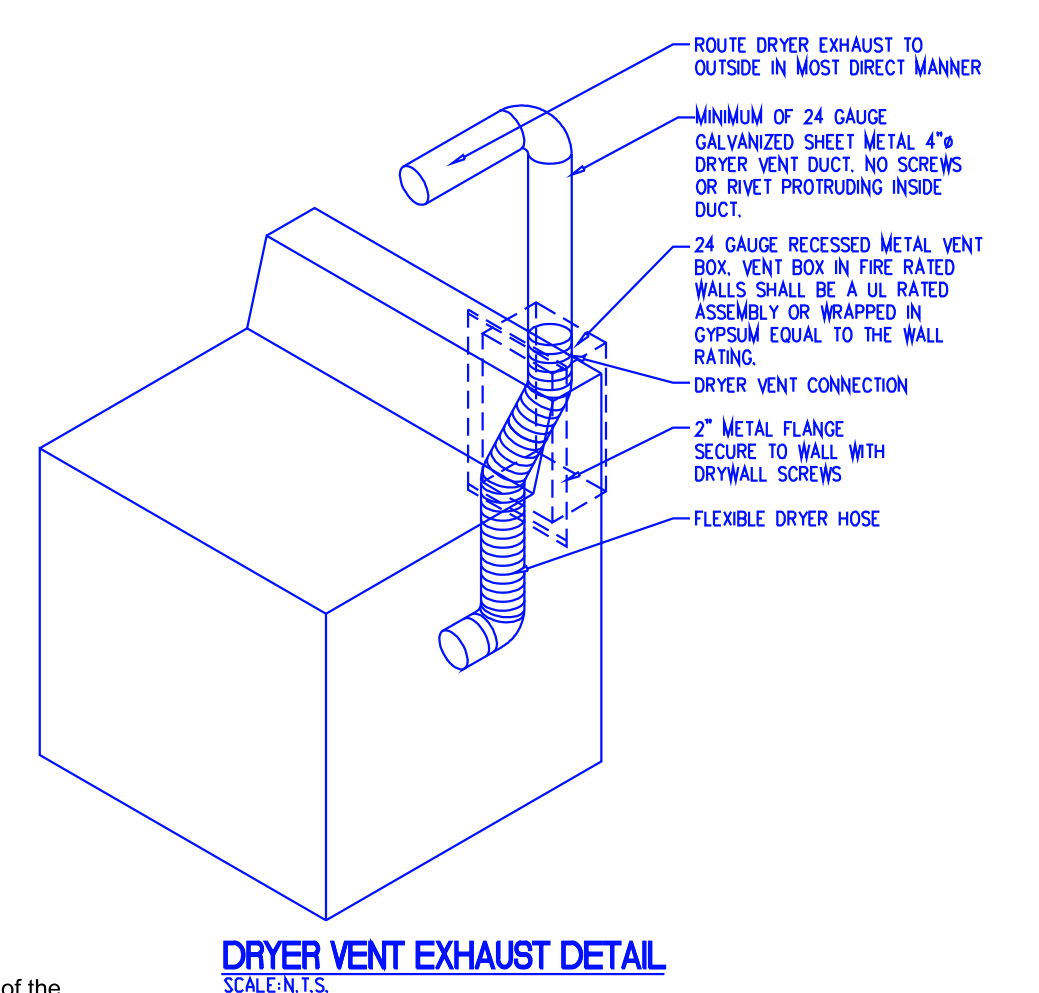




TYPICAL STAIRWAY CONSTRUCTION 8' CLG



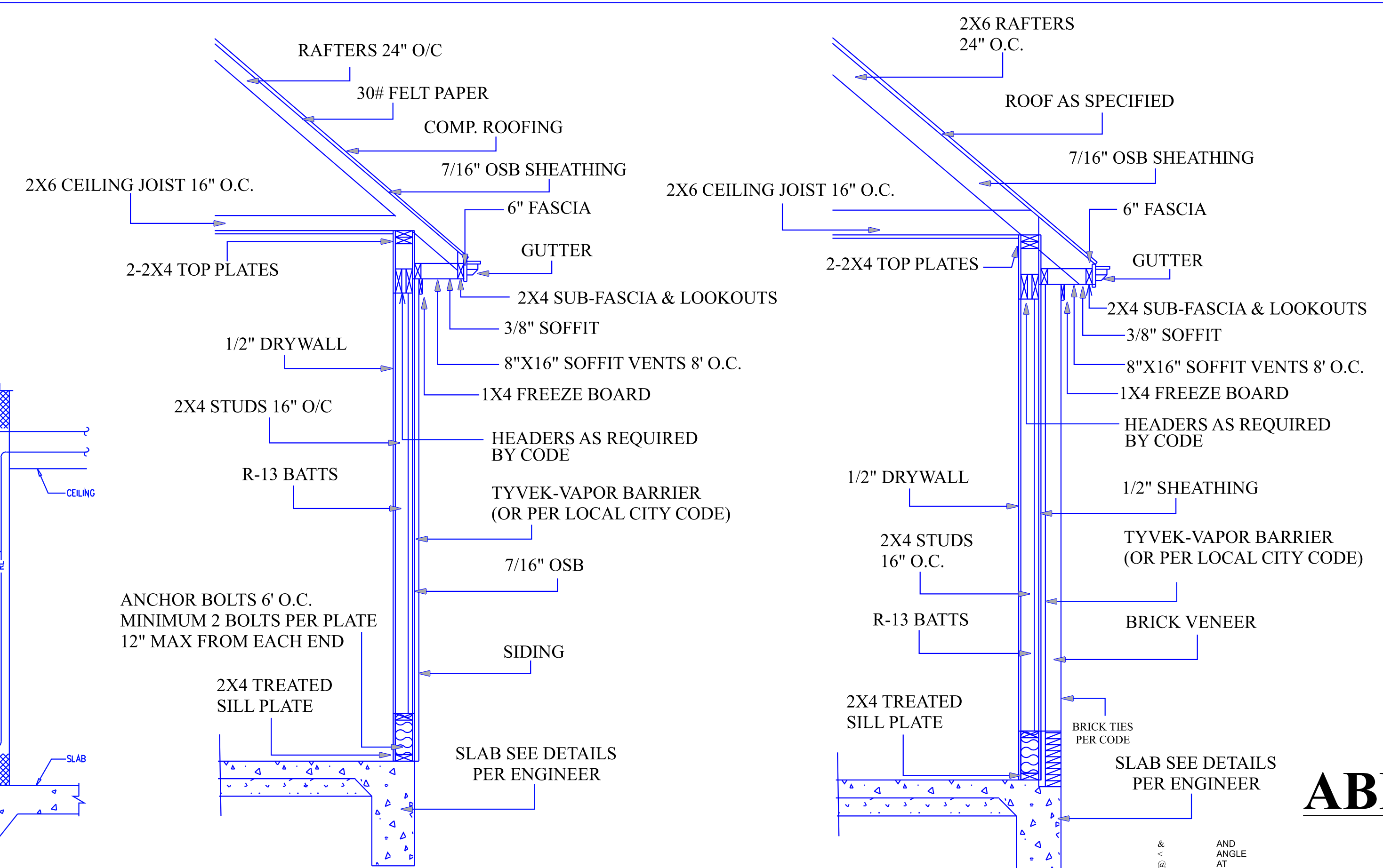
AIR COOLED CONDENSING UNIT SCALE: N.T.S.



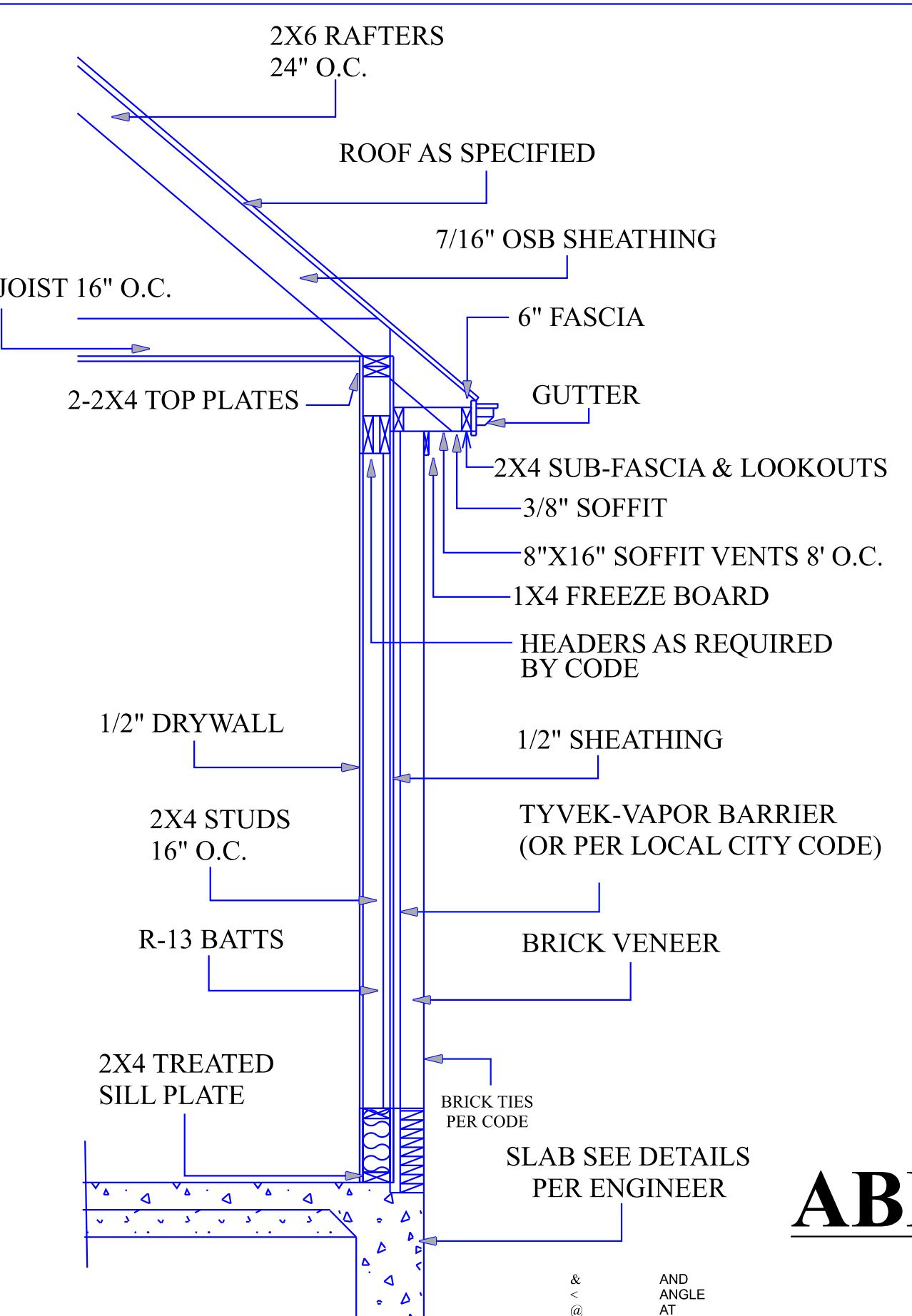
DRYER VENT EXHAUST DETAIL SCALE: 1/2\"/>

- ELECTRICAL NOTES:**
- The electrical shall meet the requirements of the 2020 National Electric Code. All material and equipment shall bear the label or approval of Underwater Laboratories Inc.
 - All convenience outlets with switches to be switched at top only.
 - All switches to be 4'-6" above finished floor to centerline of switch unless otherwise noted.
 - All convenience outlets 1'-0" above finished floor to centerline of switch unless otherwise noted.
 - All interior wall bracket fixtures to be at 6'-6" above finished floor to centerline of fixture.
 - All exterior wall bracket fixtures to be at 6'-6" above finished floor to centerline of fixture.
 - All Smoke detectors to be located within 12" of ceiling. Verify location of all receptacles for appliances with manufacturers specifications.
 - No point along floor line measured horizontally shall be more than 6'-0" from a receptacle outlet.

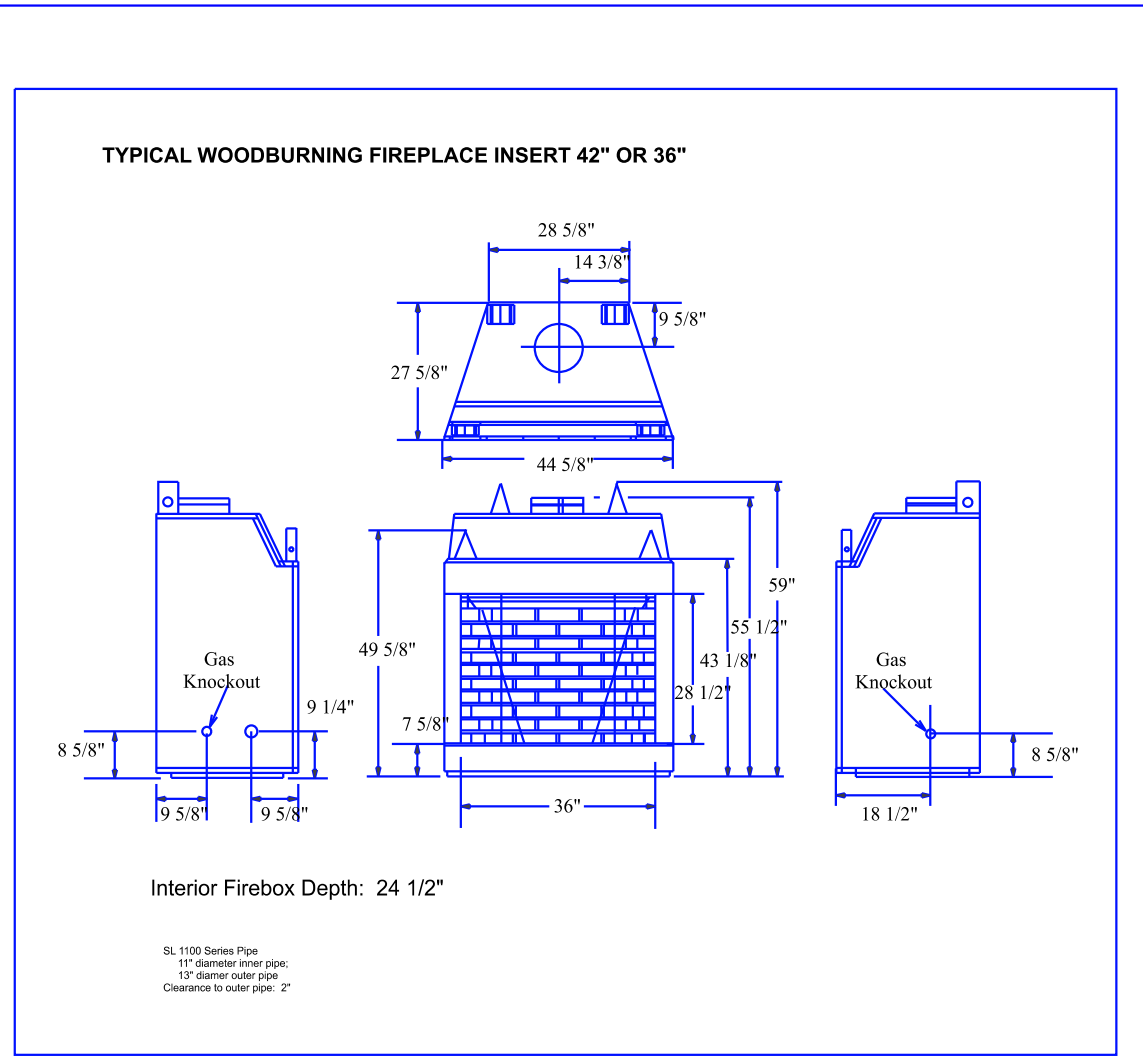
- ADDITIONAL NOTES:**
- VERIFY ALL EXTERIOR ELECTRICAL, FLOOR PLUGS, PHONE & T.V. JACKS, SECURITY AND SOUND SYSTEM WIRING WITH OWNER OR BUILDER PRIOR TO CONSTRUCTION.
 - VERIFY DOOR HEIGHTS WITH BUILDER PRIOR TO CONSTRUCTION.
 - INSTALL ARC FAULT CIRCUIT INTERRUPTER PROTECTION PER CODE.
 - DEDICATED CIRCUITS FOR MICROWAVE, WASHER, REFRIGERATOR AND DISHWASHER.
 - These plans are designed to be in substantial compliance with the 2021 International Residential Code. The construction shall conform to all national, state and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.



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



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



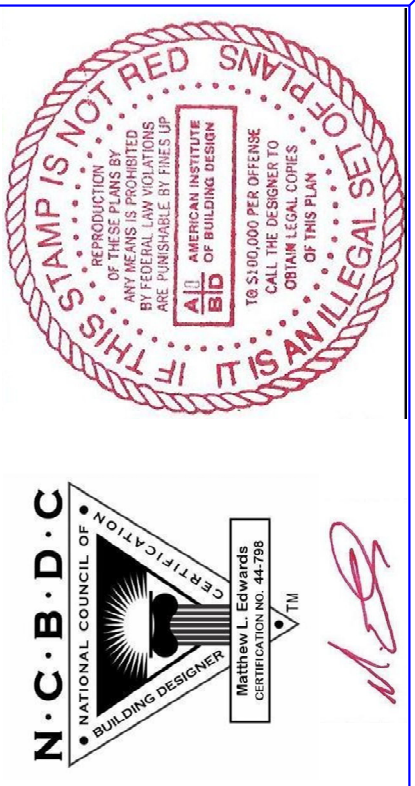
TYPICAL WOODBURNING FIREPLACE INSERT 42\"/>

SYMBOLS

| | | | |
|--|--|---|--|
| ARCHITECTURAL STANDARD | | | |
| DUPLEX OUTLET | | FAN | |
| DUPLEX OUTLET SPLIT WIRED | | SMOKE DETECTOR | |
| (GF) GROUND FAULT CIRCUIT INTERRUPTER | | CHIME | |
| (GF) POP UP GROUND CIRCUIT INTERRUPTER | | TELEVISION | |
| 220 OUTLET / APPLIANCE | | AIR SUPPLY REGISTER | |
| WATER PROOF OUTLET | | WATER SUPPLY | |
| SINGLE POLE SWITCH | | HOSE BIB | |
| SWITCH - THREE WAY | | GAS SUPPLY | |
| SWITCH W/ DIMMER | | ELECTRICAL METER | |
| DUPLEX OUTLET @ 42\"/> | | RECESSED LIGHT | |
| HANGING GLOBE LIGHT FIXTURE | | FLUORESCENT 2X4 FIXTURE "3 PLUS LAMPS" (SEE NOTES ON ELECTRICAL FIXTURE PLAN) | |
| CEILING MOUNTED LIGHT FIXTURE | | FLUORESCENT FIXTURE "3 PLUS LAMPS" (SEE NOTES ON ELECTRICAL FIXTURE PLAN) | |
| HANGING PENDANT LIGHT FIXTURE | | FLUORESCENT FIXTURE "1-2 LAMP" (SEE NOTES ON ELECTRICAL FIXTURE PLAN) | |
| WALL MOUNTED LIGHT | | | |
| WALL SCONCE | | | |
| UP LIGHT | | | |
| EXTERIOR WALL LIGHT (COACH LIGHT) | | | |

ABBREVIATIONS

| | | | | | |
|-----------|--|-----------|------------------------------------|--------------|-----------------------------|
| & | AND | FR | FRAME | O.T. | QUARRY TILE |
| ∠ | ANGLE | FT | FOOT OR FEET | R | RISER |
| @ | AT | FTG | FOOTING | R.A. | RETURN AIR |
| ∅ | CHANNEL | FUR | FURRING | RAD | RADIUM |
| D | DIAMETER or ROUND | FUT | FUTURE | REC | RECESSED |
| P | POUND or NUMBER | G | GAS OUTLET | REF | REFERENCE |
| (+/-) | PLUS or MINUS | GA | GALVE | REFL | REFLECTED |
| A.C. | AIR CONDITIONING or ASPHALTIC CONCRETE | G.D. | GALVANIZED | REFR | REFRIG or REFR |
| ACOUS | ACOUSTICAL | GEN | GENERAL | REG | REGISTER |
| ADJAC | ADJACENT | G.F.I. | GROUND FAULT | REIN | REINFORCED |
| A.D. | ADJUSTABLE | GL | GLASS | REQD | REQUIRED |
| ADJ | ADJACENT | INT | INTERRUPTER | RESIL | RESILIENT |
| AGGR | AGGREGATE | INT | INTERRUPTER | RET | RETAINING |
| ALT | ALTERNATE | GLD | GRADE | REV | REVISION/REVISED/REVERSED |
| ALUM | ALUMINUM | GR | GRADE | RM | ROOM |
| APPROX | APPROXIMATE | G.S.M. | GALVANIZED SHEET | REMOV | REMOVABLE |
| ARCH | ARCHITECTURAL | METAL | METAL | R.O. | ROUGH OPENING |
| ASPH | ASPHALT | CYSUM | CYTRUM | R.O.W.D. | ROUGH OPENING REDWOOD |
| BD | BOARD | H.B. | HOSE BIBB | S | SOUTH |
| BLDG | BUILDING | H.C. | HOLLOW CORE OR HANDICAPPED | S.C. | SOLID COVE |
| BLK | BLOCK | HD | HEAD | S.C.D.R. | SOLID CORE DOOR |
| BLKG | BLOCKING | HDBR | HARDBOARD | S.C.D. | SEE CIVIL DRAWINGS |
| BM | BEAM | HDW | HARDWARE | S.D. | SEE ELECTRICAL DRAWINGS |
| B.O. | BOTTOM OF | HDWD | HARDWOOD | SCHD | SCHEDULE |
| BOT | BOTTOM | HGR | HANGER | SECT | SECTION |
| B.P. | BUILDING PAPER | HGT or HT | HEIGHT | S.E.D. | SEE ELECTRICAL DRAWINGS |
| BTWN | BETWEEN | HMT | HOLLOW METAL | S.H. | SEPARATION |
| C.B. | CATCH BASIN | HORZ | HORIZONTAL | SHR | SHOWER HEAD |
| CEM | CEMENT | HR | HOUR | SHT | SHEET |
| CER | CERAMIC | H.R. | HANDRAIL | SHTG | SHOOTING |
| C.J. | CONTROL JOINT | H.W.H. | HOT WATER HEATER | SIM | SIMILAR |
| CLG | CAULKING | I.D. | INSIDE DIAMETER | SL or SLDO | SLIDING |
| CLK | CLEAR | IN | INCH | S.L.D. | SEE LANDSCAPE DRAWINGS |
| CLR | CONCRETE MASONRY UNIT | INSL | INSULATION | S.M.D. | SEE MECHANICAL DRAWINGS |
| C.M.U. | COUNTER | INT | INTERIOR | S.P.D. | SEE PLUMBING DRAWINGS |
| CONTR | CLEAN-OUT | INTER | INTERMEDIATE | SPEC | SPECIFICATION OR SPECIAL |
| C.O. | COLUMN | JAN | JANITOR | S.S. | STAINLESS STEEL |
| COL | CONCRETE | JST | JOIST | S.S.D. | SEE STRUCTURAL DRAWING |
| COND | CONDITION | JK | JACK | S.S.K | SEE SERVICE SINK |
| CONSTR | CONSTRUCTION | JT | JOINT | STD | STANDARD |
| CONTR | CONTINUOUS | KIT | KITCHEN | STL | STEEL |
| CLOS | CLOSE | LAM | LAMINATE | STOR or STRG | STORAGE |
| C.T. | CERAMIC TILE | LAV | LAVATORY | STR | STRUCTURAL |
| C.W. | COLD WATER | LD | LOAD | S.V. | SHEET VINYL |
| DBL | DOUBLE | L.F. | LIGHT FIXTURE | S.W. | SHEAR WALL |
| DET | DETAIL | LN | LINEAR | SWM | SYMMETRICAL |
| D.F. | DRINKING FOUNTAIN | LN | LINE | SYS | SYSTEM |
| DIA | DIAMETER | LT | LIGHT | T | TREAD |
| DM | DIMENSION | MACH | MACHINE | T.B. | TOWEL BAR |
| DISP | DISPENSER | MAINT | MAINTAIN | T.C. | TOP OF CURB |
| DN | DOWN | MATL | MATERIAL | TEL | TELEPHONE |
| DR | DRINKING | MAX | MAXIMUM | T&G | TONGUE & GROOVE |
| DRWG | DRAWING | M.B. | MACHINE BOLT | TER | TERRAZZO |
| DRW | DRAWER | M.C. | MEDICINE CABINET | THK | THICK |
| EA | EACH | M.D.O. | MEDIUM DENSITY OVERLAY | T.M.E. | TO MATCH EXISTING |
| EXIST | EXISTING | MECH | MECHANICAL | T.O.C. | TOP OF CONCRETE |
| EXP | EXPANSION | MEHB | MECHANICAL MEMBRANE | T.O.P. | TOP OF PLATE |
| EXT | EXTERIOR | MTL | METAL | T.O.P.LY | TOP OF PLYWOOD |
| F.A. | FIRE ALARM | MFR | MANUFACTURER | TYP | TYPICAL |
| F.A.U. | FIRE ALARM UNIT | MISC | MISCELLANEOUS | U.B.C. | UNIFORM BUILDING CODE |
| F.B. | FLOOR DRAIN | MTO | MULLION | UNEXC | UNEXCAVATED |
| F.D. | FIRE EXTINGUISHER | MUL | MULLION | UNFIN | UNFINISHED |
| F.E.C. | FIRE EXTINGUISHER CABINET | (N) | NEW | U.O.N. | UNLESS OTHERWISE NOTED |
| F.H.M.S. | FLAT HEAD MACHINE SCREW | (N) | NEW | VAR | VARIABLE |
| F.H.W.S. | FINISH | N | NORTH | V.C.T. | VINYL COMPOSITION TILE |
| FIN | FINISH | N.C. | NOT IN CONTRACT | VEN | VENER |
| FLR OR FL | FLOOR | NO or # | NUMBER | VERT | VERTICAL |
| FLSH | FLASHING | NOM | NOMINAL | VEST | VESTIBULE |
| FLOR | FLOOR | N.T.S. | NOT TO SCALE | V.D.F. | VERIFIED DRAIN DOUGLAS FIR |
| FLOR | FLOOR | O.A. | OVERALL | V.I.F. | VERIFY IN FIELD |
| FLOR | FLOOR | O.C. | ON CENTER | VOL | VOLUME |
| F.O.C. | FACE OF CONCRETE | O.D. | OUTSIDE DIAMETER (Dim) | W | WEST |
| F.O.F. | FACE OF FINISH | OPNG | OPENING | W. | WITH |
| F.O.P.V. | FACE OF PLYWOOD | OPP | OPPOSITE | W.C. | WALL COVERING |
| F.O.S. | FACE OF STUDS | PERIM | PERIMETER | W.D. | WOOD |
| FRF | FIREPROOF | PL | PLATE | W.H. | WATER HEATER |
| | | PLM | PLASTIC LAMINATE | W.O. | WITHOUT |
| | | PLAS | PLASTER | W.P. | WORK POINT OR WATERPROOFING |
| | | PLB | PLUMBING | W.P.M. | WATERPROOF MEMBRANE |
| | | PLYWD | PLYWOOD | WSCT | WAINSCOT |
| | | PNL | PANEL | W.S.P. | WET STANDBOY |
| | | PNT | PAINT | WT | WEIGHT |
| | | P.S.I. | PER SQUARE INCH | WR | WATER RESISTANT |
| | | PT | POINT | WW | WELDED WIRE |
| | | PT | PRESSURE TREATED OR POST TENSIONED | | |
| | | PTD | PAINTED | | |
| | | P.T.D. | PAPER TOWEL DISPENSER | | |
| | | PTN | PARTITION | | |
| | | P.T.R. | PAPER TOWEL RECEPTACLE | | |



STANDARD DETAILS



213 W ENNIS AVENUE
SUITE 400
ENNIS, TEXAS 75119
OFFICE# (972)935-9710
WWW.PLAN-MASTER.COM



GENERAL STICK FRAMING NOTES AND SCHEDULES

1. GENERAL LOADING CONDITIONS

| | | |
|---|---------|--------------------|
| 1.1. BUILDING CODES: IBC 2021, IRC 2021 | LL | DL |
| 1.2. TYPICAL RESIDENTIAL DESIGN LOADS: | | |
| CEILING | 10 PSF | 10PSF ₂ |
| FLOOR | 40 PSF | 15PSF ₁ |
| RESTROOMS | 60 PSF | -- |
| BALCONIES | 60 PSF | 15PSF ₁ |
| TOPPING SLAB(PER INCH) | -- | 12.5PSF |
| STAIRS | 40 PSF | 15PSF |
| TYPICAL COMMERCIAL DESIGN LIVE LOADS: | | |
| OFFICE USE | 50 PSF | |
| STAGES | 150 PSF | |
| CATWALKS | 40 PSF | |
| ELEVATOR MACHINE ROOM | 300 PSF | |
| GARAGES (CARS ONLY) | 40 PSF | |
| KITCHENS | 150 PSF | |
| LIGHT MANUFACTURING | 125 PSF | |
| HEAVY MANUFACTURING | 250 PSF | |
| MECHANICAL ROOMS | 150 PSF | |
| SCHOOL CLASSROOMS | 40 PSF | |
| SCHOOL CORRIDORS(2ND FLOOR ONLY) | 80 PSF | |
| LIGHT STORAGE WAREHOUSE | 125 PSF | |
| HEAVY STORAGE WAREHOUSE | 250 PSF | |
| WHOLESALE | 125 PSF | |

- 1.2.1. PLEASE NOTE LIVE LOAD REDUCTION USED PER EYNCOS DISCRETION PER ASCE 7-16 CODE MINIMUM REQUIREMENTS.
- 1.2.2. PLEASE NOTE LIVE LOAD POINT LOADING REQUIREMENTS USED PER ASCE 7-16 CODE MINIMUM REQUIREMENTS.
- FOR TRUSSES, DL SHALL BE DISTRIBUTED WITH 10 PSF ON THE TOP CHORD AND 5 PSF ON THE BOTTOM CHORD
- *ROOF TILE WEIGHT DOUBLES DL
- REFER IBC 2021 FOR AREA SPECIFIC LOADINGS, LOADINGS SHOWN ABOVE ARE RELEVANT TO TYPICAL COMMERCIAL PROJECTS EYNCOS IS CONTRACTED FOR IN THE CURRENT MARKET.

- 1.3. DESIGN WIND SPEED: 105 MPH - RISK CATEGORY II
- 1.4. DESIGN SNOW LOAD: 5 PSF
- 1.5. SEISMIC ZONE:
- 1.6. SPECIAL LOADS:
- WATER HEATERS 300 LBS OR AS SPECIFIED BY OTHERS
- HVAC UNITS 300 LBS OR AS SPECIFIED BY OTHERS
- INTERIOR WALLS 8 PLF/FT of wall
- EXTERIOR WALLS 12 PLF/FT of wall

2. GENERAL CONDITIONS

- 2.1. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND SECTIONS AND REPORT ANY DISCREPANCY TO THE DESIGN TEAM PRIOR TO THE FABRICATION AND/OR INSTALLATION OF STRUCTURAL MEMBERS.
- 2.2. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORTS THAT MAY BE REQUIRED AS THE RESULT OF SITE SPECIFIC CONSTRUCTION METHODS AND/OR SEQUENCES.
- 2.3. THE PROJECT SPECIFICATIONS SHALL BE CONSIDERED AN INTEGRAL PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REVIEW THE SPECIFICATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE DESIGN TEAM OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- 2.4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY REQUIREMENTS AND PUBLIC AGENCIES SAFETY ORDINANCES.
- 2.5. AN APPROVED AGENCY OR INDIVIDUAL SHALL INSPECT THE COMPLETED STRUCTURAL FRAMING INCLUDING BUT NOT LIMITED TO WALL FRAMING, FLOOR FRAMING, CEILING FRAMING, ROOF FRAMING, STEEL FRAMING, INCLUDING ALL RELEVANT MATERIAL AND CONNECTIONS USED.

3. MATERIALS

- 3.1. DIMENSIONAL LUMBER SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS (NDS), LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- 3.2. ALL LUMBER TO ADHERE TO OR EXCEED NDS TESTED DESIGN VALUES SPECIFIED FOR #2 GRADE SOUTHERN YELLOW PINE (SPY) OR DOUGLAS FIR (DF), UNLESS NOTED OTHERWISE.
- 3.3. ALL WOOD FRAMING MEMBERS TO HAVE 19% OR LESS MOISTURE CONTENT.
- 3.4. TREATED WOOD SHALL BE USED WHERE PLACED ON CONCRETE, MASONRY, AND ALL WEATHER EXPOSED AREAS. SEALER REQUIRED AT CONCRETE AND MASONRY TO TIMBER CONNECTIONS.
- 3.5. LOAD-BEARING WALL STUDS TO BE PLACED AT 16" O.C. UNLESS NOTED OTHERWISE. WALL FRAMING TO BE INSTALLED PER IRC CODE MINIMUM SPECIFICATIONS.
- 3.6. NO FINGER-JOINTED STUDS ARE PERMITTED AT HOLD DOWN LOCATIONS OR AT AREAS OF BALLOON FRAMING.
- 3.7. TRUSSES, METAL CONNECTION PLATES, AND CHORD MATERIAL SHALL COMPLY WITH TRUSS DESIGN DRAWINGS. REFER TO STRUCTURE AND/OR SUPPLIER.
- 3.8. ALL NAILS SPECIFIED ON THESE PLANS SHALL BE COMMON NAILS, UNLESS NOTED OTHERWISE.
- 3.9. CONNECTORS: ALL HOLD DOWN AND TENSION TIE CONNECTORS ARE SPECIFIED AS SIMPSON STRONG-TIE. OTHER MANUFACTURERS ARE PERMITTED TO BE USED CONTINGENT UPON HARDWARE PRIORITIES EQUALING OR EXCEEDING THAT OF THE SPECIFIED STRENGTH NOTES IN SIMPSON STRONG-TIE SPECIFICATIONS. ALL HARDWARE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- 3.10. ALL GLULAM MEMBERS, PROVIDED BY OTHERS, ARE TO BE SOUTHERN PINE OR DOUGLASS FIR AND ARE TO HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 2.4 KSI. EYNCOS IS NOT RESPONSIBLE FOR THE DESIGN OF THE GLUE LAMINATED COMPOSITE WOOD MEMBER.
- 3.11. ENGINEERED LUMBER SUCH AS LVL AND PSL BEAMS AND COLUMNS ARE TO BE GRADE 2.0E UNLESS NOTED OTHERWISE.

4. WOOD TRUSSES

- 4.1. THE DESIGN AND MANUFACTURING OF METAL PLATE CONNECTED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI
- 4.1.1. THE TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED ENGINEER BEARING A LICENSE IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- 4.2. THE ERECTION, BRACING AND BLOCKING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TRUSS PLATE INSTITUTE (TPI).
- 4.3. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE APPROVAL OF THE ENGINEER WHOM STAMPED THE TRUSS DRAWINGS AND/OR THE EYNCOS STRUCTURAL EOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE PROPERLY SIZED ANCHORAGE TO SECURE ROOF AND FLOOR TRUSSES TO THE TOP PLATE.
- 4.4. ALL DIAPHRAGM BRACING AND CONNECTION SPECIFICATIONS PERTAINING TO A FLOOR SYSTEM OR ROOF SYSTEM PROVIDED BY OTHERS (NOT EYNCOS) SHALL BE PROVIDED BY THE RELEVANT COMPANY.
- 4.5. THE TRUSS DESIGN DRAWINGS SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING INFORMATION:
 - 4.5.1. DIMENSIONS AND SPACING
 - 4.5.2. DESIGN LOADINGS
 - 4.5.3. REACTION FORCES AND DIRECTIONS
 - 4.5.4. JOINT CONNECTOR TYPES AND DESCRIPTIONS
 - 4.5.5. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER
 - 4.5.6. CONNECTION REQUIREMENTS
 - 4.5.7. DIAPHRAGM CONNECTION REQUIREMENTS
 - 4.5.8. BRACING CONNECTION REQUIREMENTS
 - 4.5.9. ANTICIPATED MAXIMUM DEFLECTIONS
 - 4.5.10. MAXIMUM COMPRESSION FORCES IN THE TRUSS MEMBERS
 - 4.5.11. REQUIRED PERMANENT TRUSS MEMBER BRACING LOCATIONS

5. ROOF SHEATHING

- 5.1. ROOF SHEATHING SHALL BE AT LEAST 7/16" THICK APA RATED SHEATHING (OSB) OR PLYWOOD (CDX), EXTERIOR GRADE. USE BLOCKING OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES. NAIL WITH 8D COMMON NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT INTERIOR JOINTS. SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE.

6. FLOOR SHEATHING

- 6.1. FLOOR SHEATHING SHALL BE A MIN. OF 3/4" THICK APA RATED PANEL WAFER BOARD (CDX) OR PLYWOOD. ALL INTERIOR GRADE MATERIAL SHALL BE GLUED WITH EXTERIOR GLUE. NAIL WITH 8D COMMON NAILS @ 6" O.C. AT THE EDGES AND 10" O.C. AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. USE TONGUE AND GROOVE, BLOCKING, OR APPROVED "H" CLIPS TO SECURE UNSUPPORTED EDGES.

7. NON-MASONRY CHIMNEY FRAMING FOR WIND RESISTANCE

- 7.1. VERTICAL FRAMING IN CHIMNEY SHALL BE CONTINUOUS DIMENSION LUMBER CONNECTED TO THE WALL PLATE OR TO ROOF DIAPHRAGM SUPPORTING MEMBERS. IF SPLICING IS NECESSARY, IT SHALL HAVE A MINIMUM LAP OF 48" WITH A NAILING PATTERN OF 2 ROWS OF SCHEDULED NAILS @ 6" O.C.
- 7.2. CORNERS SHALL BE FORMED USING MINIMUM DIMENSION 2X4 LUMBER. A MINIMUM OF 2 STUDS PER CORNER IS REQUIRED.
- 7.3. SHEATHING SHALL BE 1/2" (CDX) OR 7/16" (OSB) AND SHALL BE CONTINUOUS ON ALL SIDES. VERTICAL JOINTS SHALL OCCUR ONLY AT CORNERS. JOINTS SHALL BE BLOCKED FOR NAILING, OR SECURED WITH APPROVED "H" CLIPS.

CEILING JOIST AND RAFTER CONNECTIONS

THE FOLLOWING BRACING REQUIREMENTS MAY BE USED TO STRENGTHEN THE RIDGE RAFTERS AND PROVIDE RESISTANCE TO RAFTER THRUST WHEN CEILING JOISTS ARE NOT PARALLEL TO THE RAFTERS, AS OUTLINED IN SECTION R802.31 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC). RAFTERS MAY BE BRACED TO A WALL OR TO A STRUCTURAL BEAM.

BRACING FOR RIDGE RAFTERS

| SIZE OF BEAM | MAX. SPAN BETWEEN BRACES |
|-------------------|--------------------------|
| 2x8 | 6'-8" |
| 2x10 | 8'-5" |
| 2x12 | 10'-4" |
| 2 - 2x12 | 14'-3" |
| 1 3/4x11 7/8" LVL | 17'-9" |

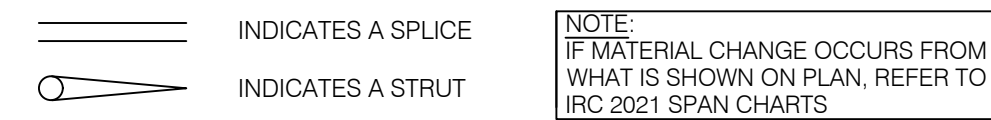
THE ABOVE REQUIREMENTS APPLY ONLY TO THE RIDGE RAFTERS, NOT HIP OR VALLEY RAFTERS. BRACING THE RIDGE RAFTER IN THIS MANNER ELIMINATES THE NEED FOR ADDITIONAL METAL OR WOOD RAFTER TIES.

BRACING MEMBERS FOR EXISTING STRUCTURES MAY BE STRENGTHENED BY ADDING ADDITIONAL BRACING TO REDUCE THE SPAN LENGTHS OR BY PLACING ADDITIONAL DOUBLE 2x12 MEMBERS DIRECTLY UNDER THE EXISTING RIDGE MEMBERS. COLLAR TIES AS SPECIFIED IN THE IRC ARE RECOMMENDED AT EXISTING CONDITIONS.

THE BRACING NOTES ABOVE, SATISFY ALL THE REQUIREMENTS OF IRC SECTION R802.3.1 RAFTER TIES.

ROOF FRAMING NOTES

- 1. U.N.O. ALL RAFTERS TO BE 2X6 @ 16" O.C.
- 2. U.N.O. ALL HIP AND VALLEYS TO BE 2X8
- 3. U.N.O. ALL RIDGES TO BE 2X10
- 4. ALL EXTERIOR OPENINGS TO BE ASSUMED LOAD BEARING.
- 5. PROVIDE COLLAR TIES @ 4'-0" O.C. MAX. BENEATH ALL RIDGES.
- 6. FRAMER IS TO ENSURE BEARING POINTS ARE TRANSFERRED TO FOUNDATION
- 7. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS TRADESPARTNERS, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.
- 8. FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE DESIGN TEAM IMMEDIATELY.
- 9. ALL PRE-FABRICATED OR ENGINEERED TIMBER SHALL NOT BE CUT OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM EYNCOS STRUCTURAL EOR.
- 10. PURLIN BRACING, AS REQUIRED, TO BE IN ACCORDANCE WITH 2021 IRC.
- 11. ALL NAILED CONNECTIONS TO BE IN ACCORDANCE WITH 2021 IRC.
- 12. BUILDER TO VERIFY RAFTER TAIL CONNECTIONS AS REQUIRED.



| TYP. ROOF BRACING | HEIGHT | REQUIREMENTS | SECTION |
|-------------------|-------------|--------------------|-----------|
| | 1 - 10 FT. | 2x4 T' BRACING | 2x4 @ 2x4 |
| | 11 - 20 FT. | 2x6/2x4 T' BRACING | 2x4 @ 2x6 |
| | 21 - 30 FT. | 2x8/2x6 T' BRACING | 2x6 @ 2x8 |

| LUMBER | DEAD LOAD = 10 psf | | | | DEAD LOAD = 20 psf | | | |
|--------|--------------------|--------|-------|--------|--------------------|-------|--------|--------|
| | SPACING | | | | | | | |
| | 12" | 16" | 19.2" | 24" | 12" | 16" | 19.2" | 24" |
| 2x6 | 15.7' | 13.6' | 12.3' | 11.0' | 13.6' | 11.8' | 10.8' | 9.6' |
| 2x8 | 19.8' | 17.1' | 15.7' | 13.11' | 17.1' | 14.9' | 13.6' | 12.1' |
| 2x10 | 23.5' | 20.3' | 18.6' | 16.6' | 20.3' | 17.6' | 16.0' | 14.4' |
| 2x12 | >26'-0" | 23.10' | 21.9' | 19.6' | 23.10' | 20.8' | 18.10' | 16.10' |

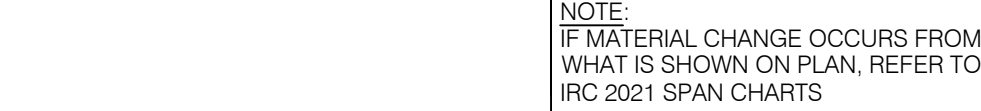
| LUMBER | DEAD LOAD = 10 psf | | | | DEAD LOAD = 20 psf | | | |
|--------|--------------------|--------|-------|--------|--------------------|-------|--------|--------|
| | SPACING | | | | | | | |
| | 12" | 16" | 19.2" | 24" | 12" | 16" | 19.2" | 24" |
| 2x6 | 14.9' | 13.5' | 12.3' | 11.0' | 13.6' | 11.8' | 10.8' | 9.6' |
| 2x8 | 19.6' | 17.1' | 15.7' | 13.11' | 17.1' | 14.9' | 13.6' | 12.1' |
| 2x10 | 23.5' | 20.3' | 18.6' | 16.6' | 20.3' | 17.6' | 16.0' | 14.4' |
| 2x12 | >26'-0" | 23.10' | 21.9' | 19.6' | 23.10' | 20.8' | 18.10' | 16.10' |

| TIE TYPE | NAILING | TIE ALLOWABLE LOADS | |
|----------|---------|---------------------|------------------|
| | | TENSION | SHEAR I TO PLATE |
| H2.5A | 10-8d | 480 lbs. | 110 lbs. |
| H5 | 8-8d | 455 lbs. | 155 lbs. |
| H6 | 16-8d | 950 lbs. | 650 lbs. |
| H10 | 16-8d | 990 lbs. | 585 lbs. |
| H14 | 25-8d | 1350 lbs. | 515 lbs. |

- NOTES:
 1. TYPICAL ROOF TRUSSES DESIGNED AND PROVIDED BY OTHERS SHALL BE SECURED PER THE THIRD PARTIES SPECIFICATIONS.
 2. ROOF TRUSSES SHALL HAVE A MINIMUM H2.5A CONNECTOR AT EACH END.
 3. TYPICAL ROOF GIRDER TRUSSES SHALL HAVE A MINIMUM 1-H6 CONNECTOR AT EACH END.

CEILING FRAMING NOTES

- 1. U.N.O. ALL CEILING JOISTS TO BE 2X6 @ 16" O.C.
- 2. U.N.O. FRAMING UNDER HVAC TO BE 2X8 @ 16" O.C. W/ 3/4" PLYWOOD PAD AS REQD. BUILDER TO VERIFY UNIT WEIGHT WITH EYNCOS EOR PRIOR TO CONSTRUCTION.
- 3. FRAMER IS TO ENSURE BEARING POINTS ARE TRANSFERRED TO FOUNDATION.
- 4. BUILDER ACCEPTS FULL RESPONSIBILITY FOR CHECKING LAYOUT TO ASSURE CURRENT CONFORMITY TO LOCAL BUILDING CODES. SHOULD ANY CHANGES BE MADE TO THIS LAYOUT BY BUILDER OR HIS TRADESPARTNERS, BUILDER ACCEPTS FULL LIABILITY FOR AMENDED LAYOUT.
- 5. FRAMING CONTRACTOR TO COMPARE ANY FRAMING PLANS FROM STRUCTURAL ENGINEER OR TRUSS MANUFACTURER TO THIS LAYOUT. ANY DISCREPANCY TO BE REPORTED TO THE DESIGN TEAM IMMEDIATELY.
- 6. ALL PRE-FABRICATED OR ENGINEERED TIMBER SHALL NOT BE CUT OR ALTERED WITHOUT EXPRESSED WRITTEN CONSENT FROM EYNCOS STRUCTURAL EOR.
- 7. USE BLOCKING, AS REQUIRED, IN ACCORDANCE WITH 2021 IRC SPECIFICATIONS.
- 8. ALL CONNECTIONS TO BE PROPERLY HANGERED, AS REQUIRED, IN ACCORDANCE WITH 2021 IRC SPECIFICATIONS.
- 9. ALL CAT-WALKS TO BE 24" WIDE AND NO LONGER THAN 20 FEET WHEN MEASURED ALONG CENTERLINE OF CAT-WALK. WORKING AREAS TO BE 30" DEEP IN FRONT OF APPLIANCES RUNNING THE LENGTH OF THE APPLIANCE.



| LUMBER | SPACING | | | |
|--------|---------|---------|--------|---------|
| | 12" | 16" | 19.2" | 24" |
| 2x6 | 18'-8" | 16'-11" | 15.7' | 13'-11" |
| 2x8 | 24'-7" | 21'-7" | 19'-8" | 17'-7" |
| 2x10 | >26'-0" | 25'-7" | 23'-5" | 20'-11" |

| LUMBER | SPACING | | | |
|--------|---------|--------|---------|--------|
| | 12" | 16" | 19.2" | 24" |
| 2x6 | 13'-11" | 12'-0" | 11'-0" | 9'-10" |
| 2x8 | 17'-7" | 15'-3" | 13'-11" | 12'-6" |
| 2x10 | 20'-11" | 18'-1" | 16'-6" | 14'-9" |

| CONNECTION | FASTENING / LOCATION |
|-------------------------------------|--|
| JOIST TO SILL OR GIRDER | 3-8D (TOENAIL) |
| BRIDGING TO JOIST | 2-8D (TOENAIL, EA. END) |
| SOLE PLATE TO JOIST OR BLOCKING | 16D @ 16" O.C. (FACENAIL) |
| TOP PLATE TO STUD | 2-16D (ENDNAIL) |
| STUD TO SOLE PLATE | 4-8D (TOENAIL) OR 2-16D (ENDNAIL) |
| DOUBLE STUDS | 16D @ 24" O.C. (FACENAIL) |
| DOUBLE TOP PLATES | 16D @ 16" O.C. (FACENAIL) |
| TOP PLATES LAPS AND INTERSECTIONS | 2-16D (FACENAIL) |
| CONTINUOUS HEADER, TWO PIECES | 16D @ 16" O.C. ALONG EACH EDGE |
| CEILING JOIST TO PLATE | 3-8D (TOENAIL) |
| CONTINUOUS HEADER TO STUD | 4-8D (TOENAIL) |
| CEILING JOIST, LAPS OVER PARTITIONS | 3-16D (FACENAIL) MINIMUM |
| CEILING JOISTS TO PARALLEL RAFTERS | 3-16D (FACENAIL) MINIMUM |
| ROOF OR FLOOR TRUSS TO PLATE | 3-8D (TOENAIL) |
| BUILT-UP CORNER STUDS | 16D @ 24" O.C. |
| BUILT-UP WOOD COLUMNS | 16D @ 8" O.C. FOR 2x4'S 2 ROWS 16D @ 8" O.C. FOR 2x6 OR GREATER |

- NOTES:
 1. SUPPLY RATED CLIPS OR STRAPS FOR UPLIFT FORCES AT TRUSS TO PLATE CONNECTIONS AS NOTED BY THE ROOF TRUSS MANUFACTURER ON THE SUBMITTED DESIGN SHEETS.
 2. NAILS IN SHEAR WALLS AND DIAPHRAGMS SHALL BE EQUAL OR MORE THAN 3/8 INCH FROM THE PANEL EDGE.
 3. THIS TABLE & INFORMATION CAN BE FOUND IN IBC TABLE 2309.10.2 AND IRC TABLE R602.3(1).

STILL PLATE ANCHORAGE SCHEDULE

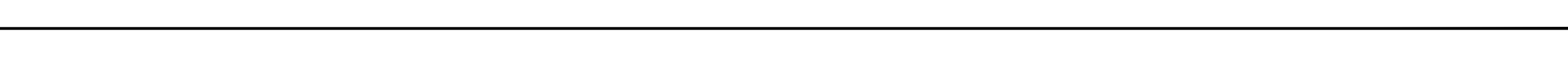
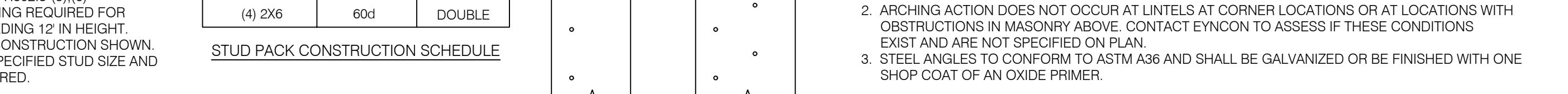
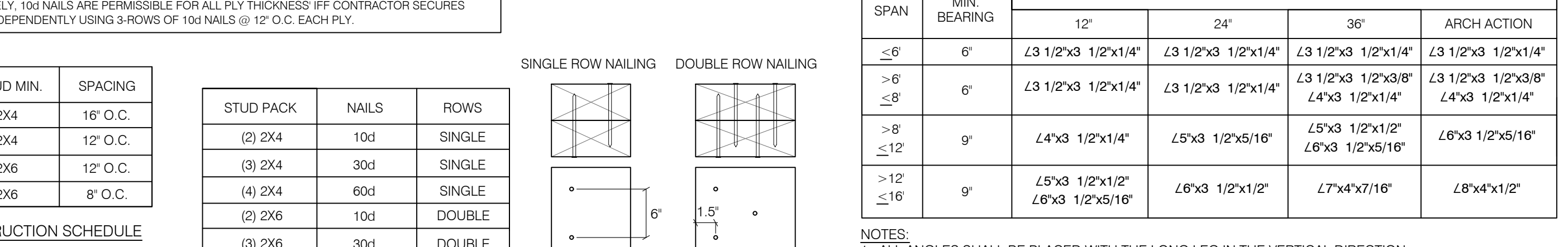
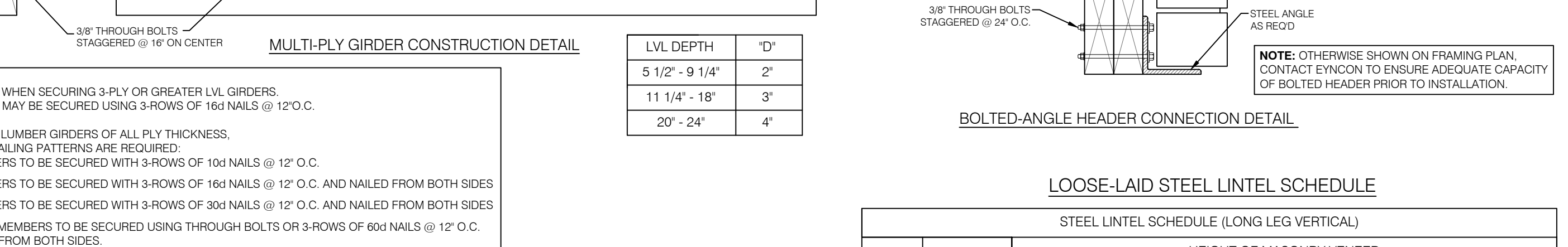
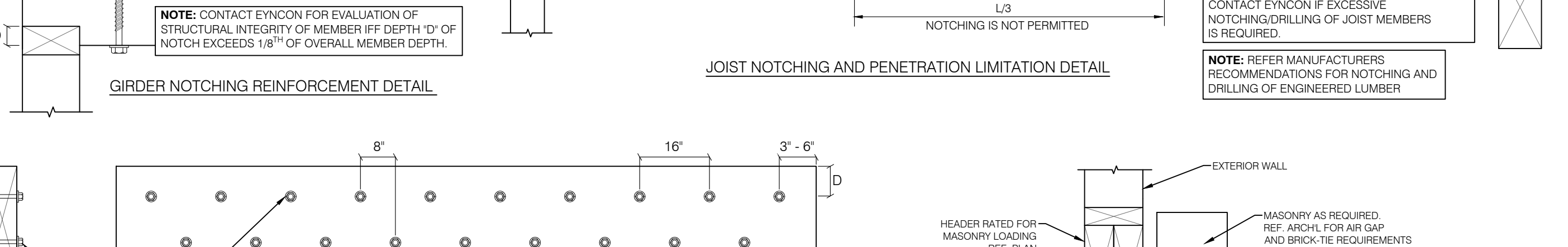
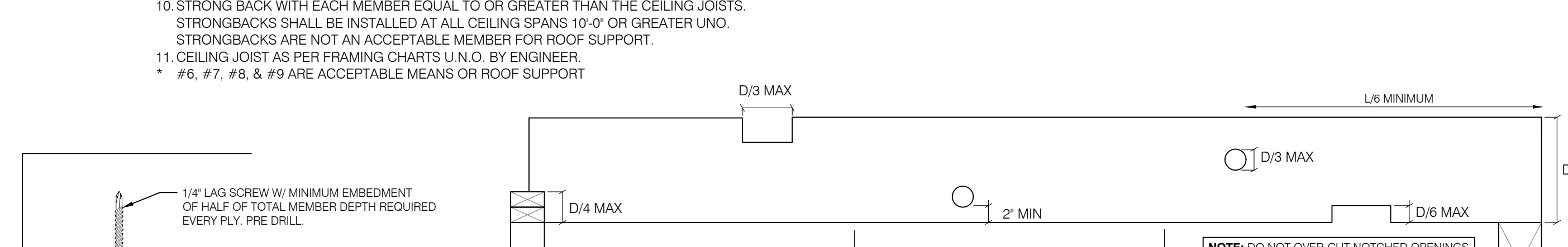
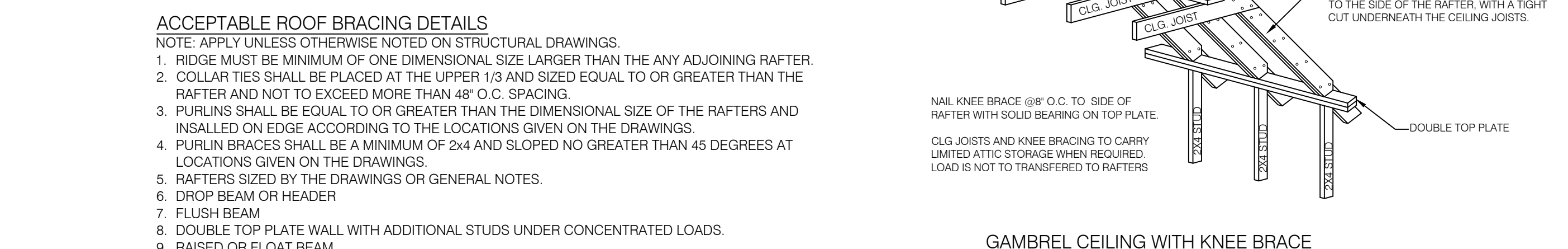
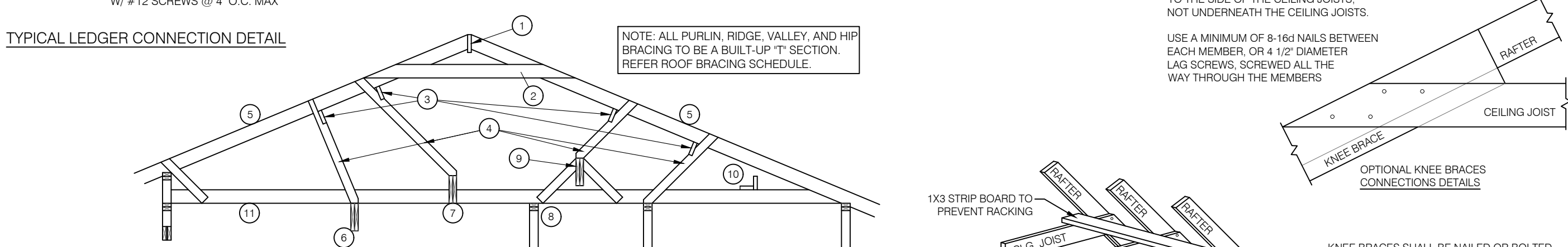
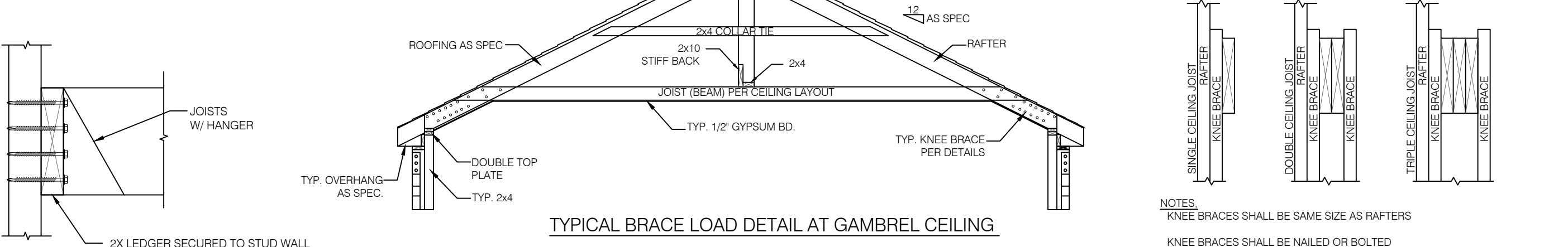
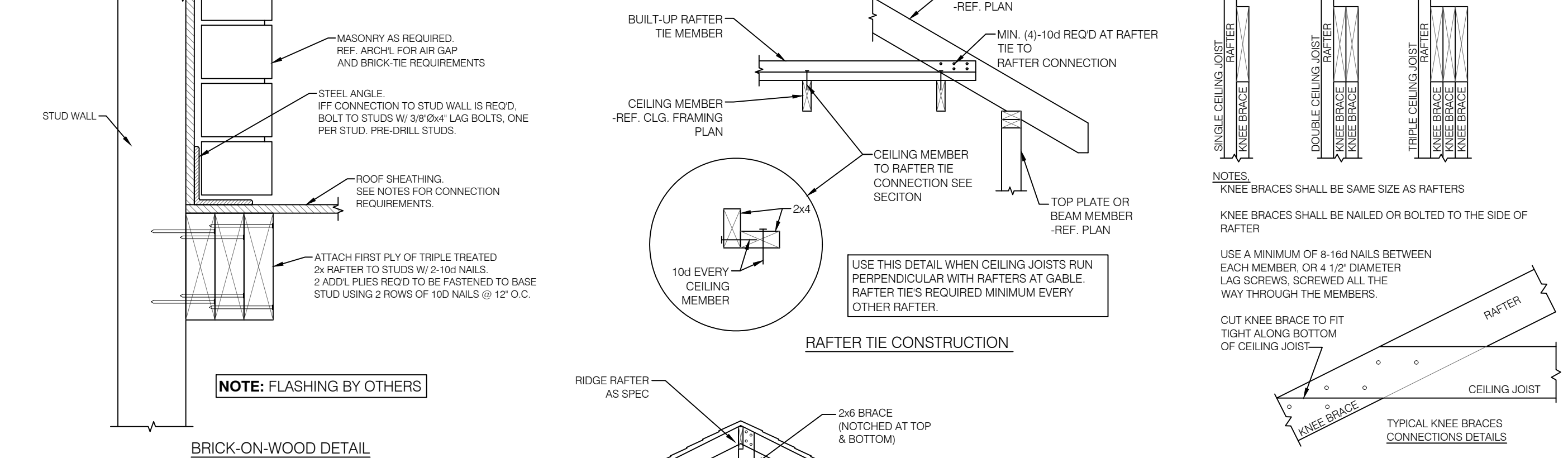
| ATTACHMENT ANCHOR TYPE | EMBEDMENT | SPACING | |
|------------------------------------|-----------|----------------|----------------|
| | | EXTERIOR WALLS | INTERIOR WALLS |
| 1/2" @ ANCHOR BOLTS | 7" | 48" O.C. | 72" O.C. |
| MAS | 4" | 36" O.C. | N.A. |
| 0.145" @ POWDER-ACTUATED FASTENERS | 1 1/4" | 12" O.C. | 24" O.C. |

- NOTES:
 1. THIS SCHEDULE APPLIES TO BASIC ANCHORAGE OF THE BOTTOM SILL PLATE TO THE FOUNDATION. SEE THE PLANS ON THE SHEATHING SCHEDULE FOR ADDITIONAL REQUIREMENTS BASED ON LATERAL OR UPLIFT FORCES.
 2. ALTERNATIVE MEANS OF ATTACHING THE SILL PLATE TO THE FOUNDATION ARE PERMITTED, PROVIDING THE CONNECTIONS HAVE EQUIVALENT SHEAR AND UPLIFT CAPACITY AND ARE NOT PROHIBITED BY LOCAL CODE PROVISIONS.

UPLIFT LOAD SCHEDULE

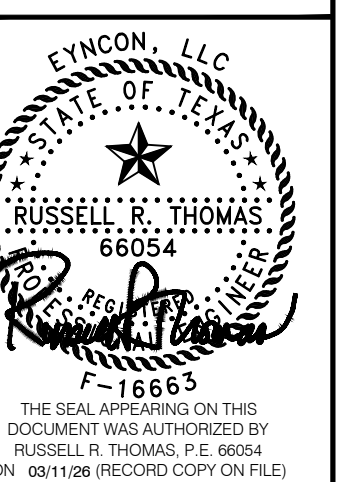
| ULTIMATE WIND SPEED | Roof Span (feet) / Uplift Load (pounds per connection) | | | | | | | |
|---------------------|--|------|------|------|------|------|------|--|
| | 12 | 18 | 24 | 28 | 32 | 36 | 42 | |
| 110 mph | -48 | -59 | -71 | -79 | -86 | -94 | -106 | |
| 115 mph | -59 | -74 | -89 | -99 | -109 | -120 | -135 | |
| 120 mph | -70 | -89 | -108 | -121 | -134 | -146 | -166 | |
| 130 mph | -95 | -122 | -149 | -167 | -185 | -203 | -230 | |

- NOTES:
 1. < 5/12 ROOF PITCH
 2. MID-HEIGHT BLOCKING REQUIRED FOR STUD WALLS EXCEEDING 12 IN HEIGHT
 3. MINIMUM TYPICAL CONSTRUCTION SHOWN. REFER PLAN FOR SPECIFIED STUD SIZE AND SPACING, AS REQUIRED.



| SPAN | MIN. BEARING | HEIGHT OF MASONRY VENEER | | | |
|------|--------------|--------------------------|------------------|------------------|------------------|
| | | 12" | 24" | 36" | ARCH ACTION |
| <=6' | 6" | L3 1/2x3 1/2x14" | L3 1/2x3 1/2x14" | L3 1/2x3 1/2x14" | L3 1/2x3 1/2x14" |
| >6' | 6" | L3 1/2x3 1/2x14" | L3 1/2x3 1/2x14" | L4x3 1/2x14" | L4x3 1/2x14" |
| >8' | 6" | L4x3 1/2x14" | L5x3 1/2x16" | L5x3 1/2x16" | L6x3 1/2x16" |
| >12' | 9" | L5x3 1/2x16" | L6x3 1/2x16" | L7x4x7/16" | L8x4x1/2" |
| >16' | 9" | L5x3 1/2x16" | L6x3 1/2x16" | L7x4x7/16" | L8x4x1/2" |

- NOTES:
 1. ALL ANGLES SHALL BE PLACED WITH THE LONG LEG IN THE VERTICAL DIRECTION.
 2. ARCHING ACTION DOES NOT OCCUR AT LINTELS AT CORNER LOCATIONS OR AT LOCATIONS WITH OBSTRUCTIONS IN MASONRY ABOVE. CONTACT EYNCOS TO ASSESS IF THESE CONDITIONS EXIST AND ARE NOT SPECIFIED ON PLAN.
 3. STEEL ANGLES TO CONFORM TO ASTM A36 AND SHALL BE GALVANIZED OR BE FINISHED WITH ONE SHOP COAT OF AN OXIDE PRIMER.



DRAWN BY: E.G.

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

DATE: 02/18/26

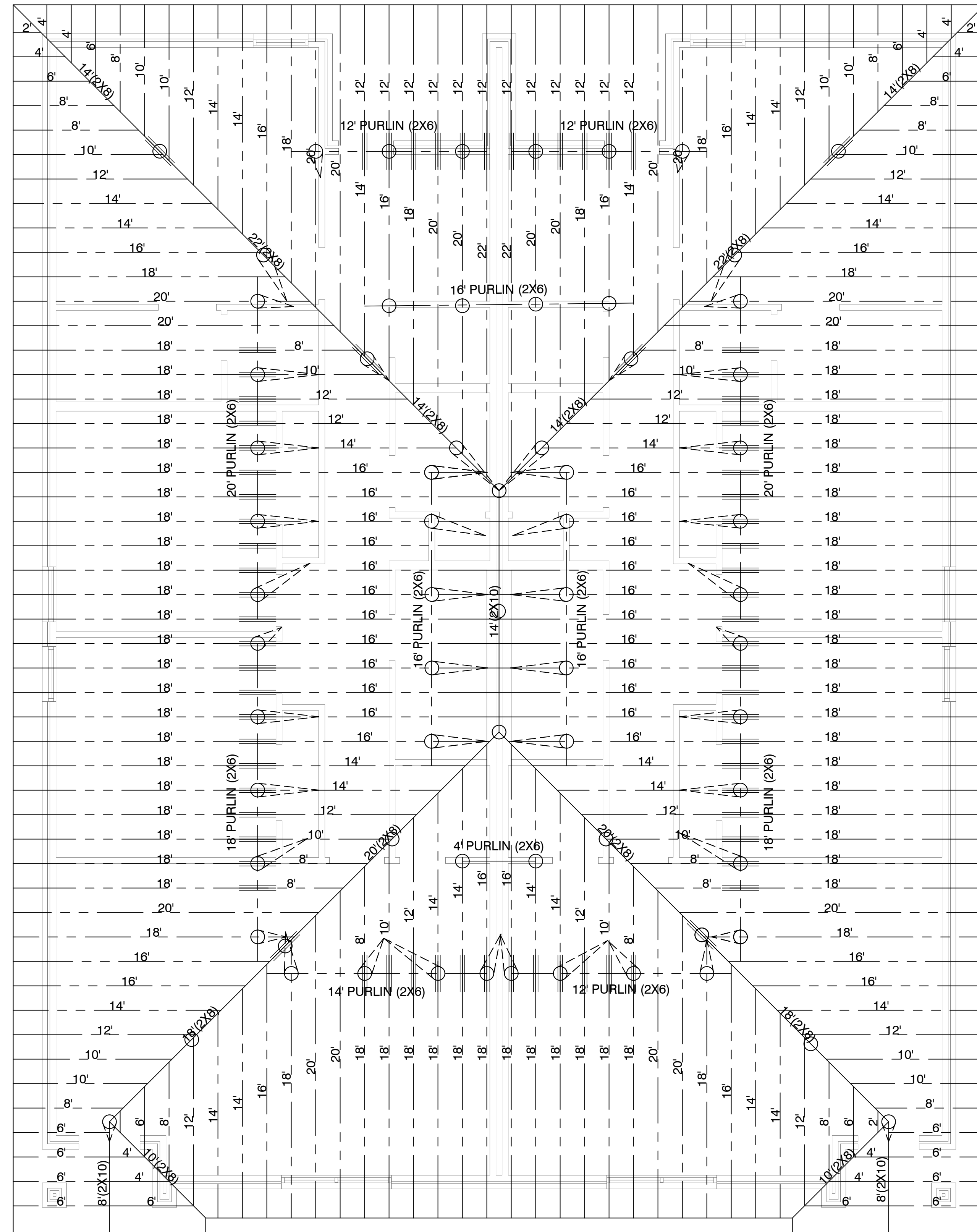
REVISION:

JOB CODE:
 0126035

SHEET

FR-3

OF 3 SHEET(S)



ALL RAFTERS SHALL BE 2X6 @ 16" O.C. UNO.
 HIPS AND VALLEYS SHALL BE 2X8, UNO.
 RIDGES SHALL BE 2X10, UNO.

SPLICES SHALL OCCUR OVER SUPPORTS AND
 LAP 2'-0" MINIMUM EACH SIDE OF SUPPORT

ROOF FRAMING PLAN

DESIGN CRITERIA:
 EXPOSURE CATEGORY B
 WIND SPEED ≤ 115(mph)
 COMPLIANT WITH:
 2021 IRC/IBC, ASCE7-16

Eyncon
 ENGINEERING & SURVEYING
 1604 N. KAUFMAN
 ENNIS, TX 75119
 TELE: (409) 478-3033
 EMAIL: info@eyncon.com
 www.eyncon.com

⊙ DENOTES: HOLD-DOWN LOCATION
 SEE SCHEDULE.
 ▲ DENOTES: TENSION TIE LOCATION
 SEE SCHEDULE.

BRACED WALL LINE METHODS (LEGEND)

METHOD (WSP) = WOOD STRUCTURAL PANEL SHEATHING
 SEE SCHEDULE AND NOTES FOR FASTENING AND BLOCKING REQUIREMENTS.

METHOD (GB) = GYPSUM BOARD
 SEE SCHEDULE AND NOTES FOR FASTENING AND BLOCKING REQUIREMENTS.

METHOD (CS-WSP) = CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL
 SEE SCHEDULE AND NOTES FOR FASTENING AND BLOCKING REQUIREMENTS.
 PLEASE NOTE THAT CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL SHEATHABLE SURFACES ON ONE SIDE OF A BRACED WALL LINE INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS.

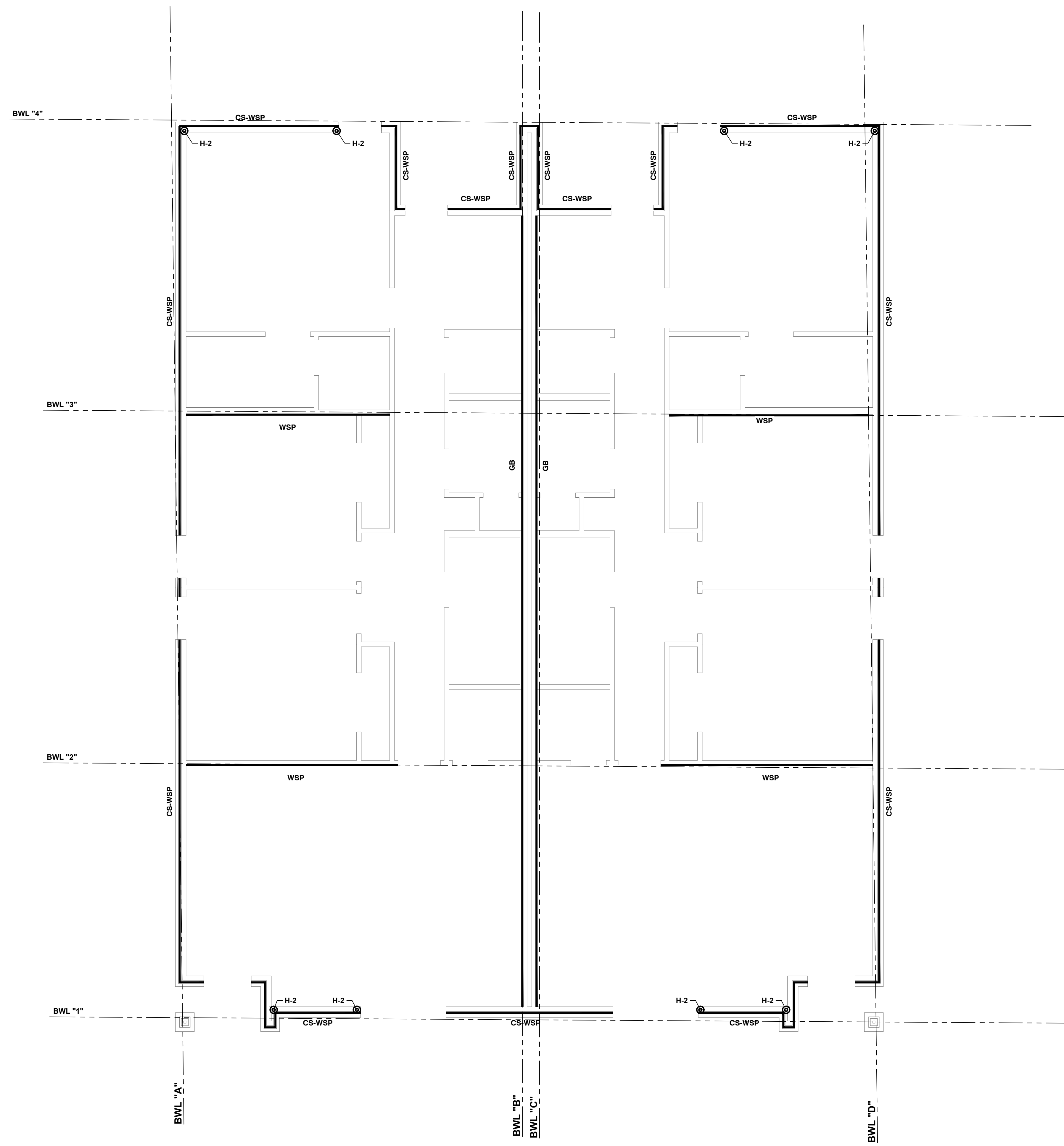
METHOD (PFH) = PORTAL FRAME WITH HOLD-DOWNS
 SEE SCHEDULE AND NOTES FOR FASTENING AND BLOCKING REQUIREMENTS.

METHOD (ABW) = ALTERNATE BRACED WALL PANEL
 SEE SCHEDULE AND NOTES FOR FASTENING AND BLOCKING REQUIREMENTS.

METHOD (ABW) = ALTERNATE BRACED WALL PANEL
 SEE SCHEDULE AND NOTES FOR FASTENING AND BLOCKING REQUIREMENTS.

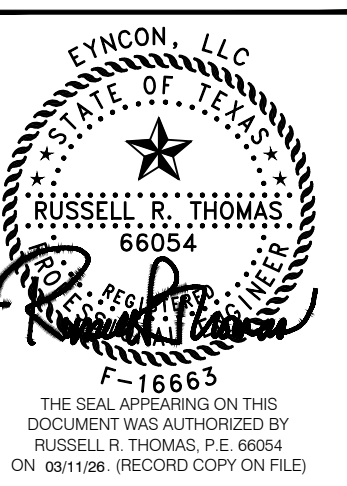
METHOD (LIB) = LET-IN-BRACE WALL BRACING

- SIMPSON WB WALL BRACE STRAPPING OR EQUIVALENT.
- WALL BRACING SHALL BE SECURED TO SILL PLATE AND BOTTOM PLATE AS WELL AS ALL STUDS ALONG THE BRACED WALL SECTION.
- FOLLOW MANUFACTURERS INSTRUCTIONS FOR INSTALLATION.



JOB:
 600 W. GILMER ST
 ENNIS, ELLIS COUNTY, TX, 75119

BUILT BY GRACE
 1612 TYLER ST
 WAXAHACHIE, TX, 75165
 BRENDA ARELLANO - (214)-564-9884



DRAWN BY: E.G.
SCALE: 1/4"=1'-0"
DATE: 02/19/26
REVISION:

JOB CODE:
 0126035

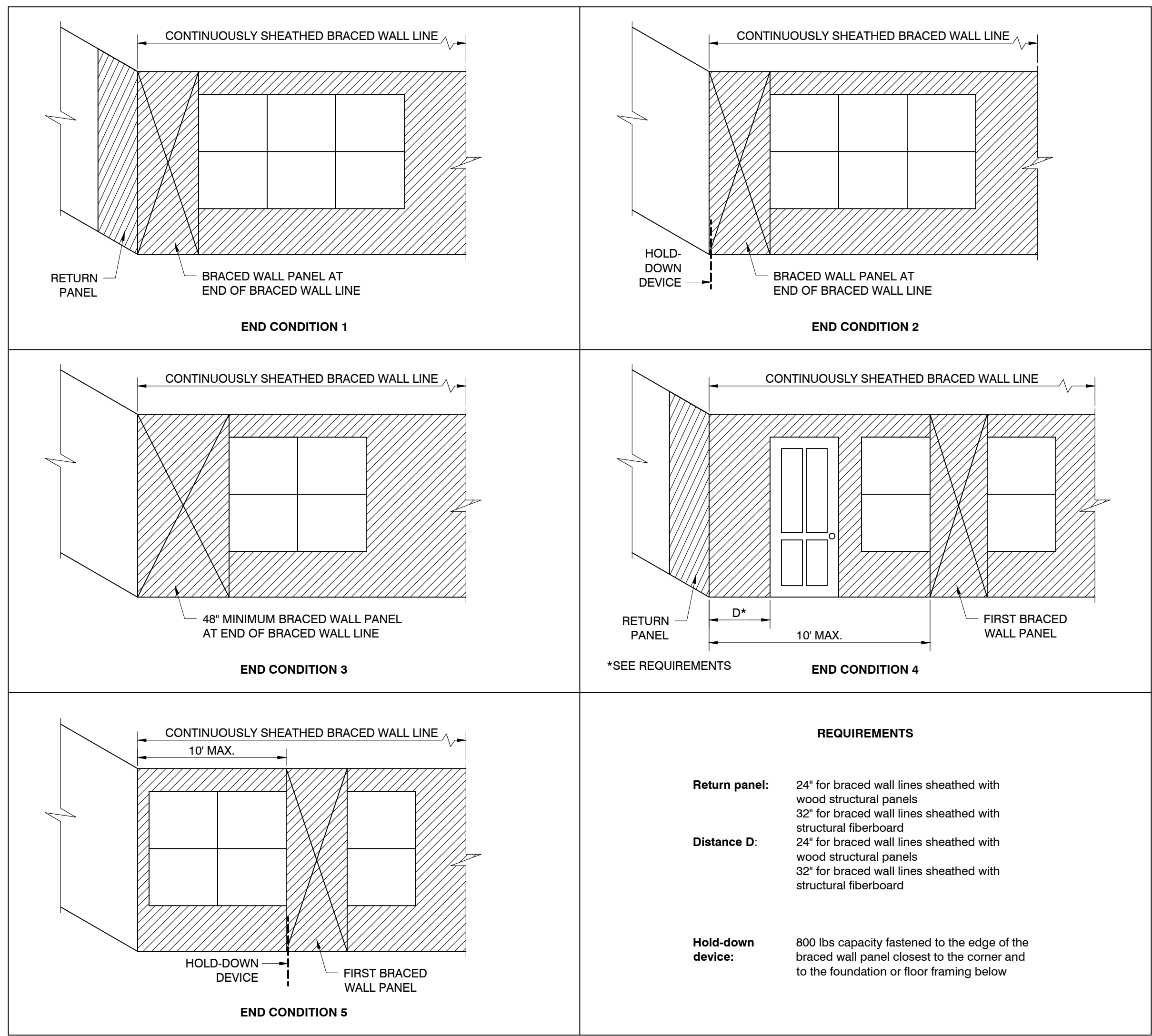
SHEET

SW-1

OF 3 SHEET(S)

**1ST FLOOR
 SHEARWALL PLAN**

METHOD CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL



REQUIREMENTS

Return panel: 24\"/>

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7
END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

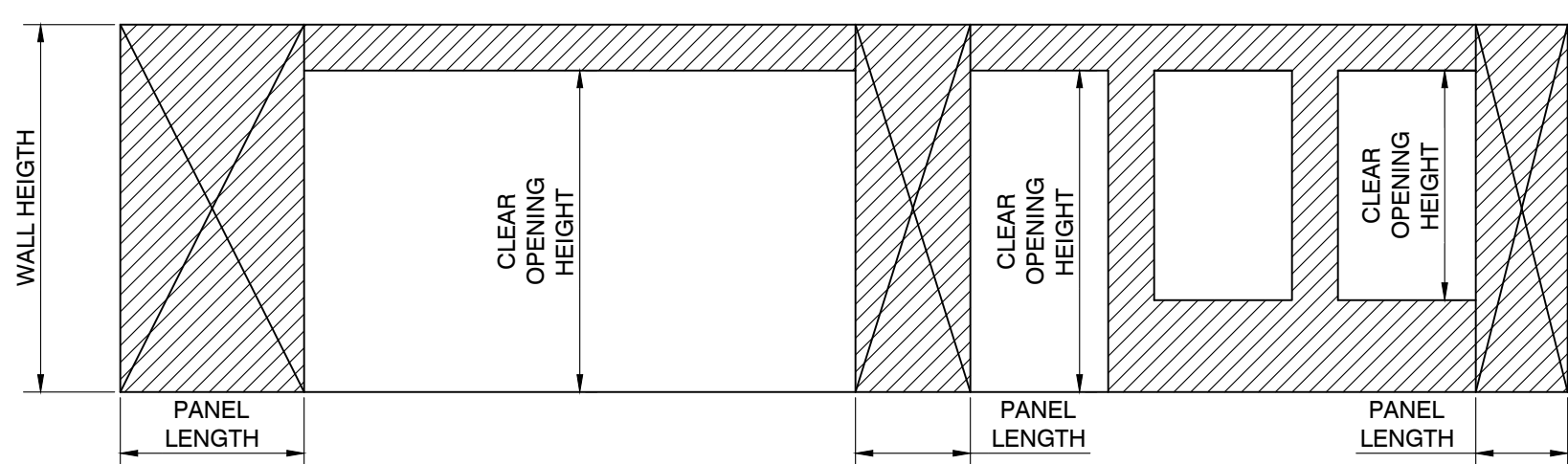


FIGURE R602.10.5
BRACED WALL PANELS WITH CONTINUOUS SHEATHING

| METHOD | | MINIMUM LENGTH* (inches) | | | | | CONTRIBUTING LENGTH (inches) |
|--------------------------------------|---|--------------------------|----|----|-----------------|-----------------|--|
| | | WALL HEIGHT (feet) | | | | | |
| | | 8 | 9 | 10 | 11 | 12 | |
| DWB, WSP, SFB, PBS, PCP, HPS, BS-WSP | | 48 | 48 | 48 | 53 | 58 | Actual ^a |
| GB | | 48 | 48 | 48 | 53 | 58 | Double sided = Actual Single sided = 0.5 x Actual |
| LIB | | 55 | 62 | 69 | NP | NP | Actual ^a |
| ABW | SDC A, B and C, wind speed < 110 mph | 28 | 32 | 34 | 38 | 42 | 48 |
| | SDC D ₁ , D ₂ and D ₃ , wind speed < 110 mph | 32 | 32 | 34 | NP | NP | |
| PFH | Supporting roof only | 16 | 16 | 16 | 18 ^c | 20 ^c | 48 |
| | Supporting one story and roof | 24 | 24 | 24 | 27 ^c | 29 ^c | |
| PFH | | 24 | 27 | 30 | 33 ^d | 36 ^d | 48 |
| CS-G | | 24 | 27 | 30 | 33 | 36 | Actual ^a |
| CS-PF | | 16 | 18 | 20 | 22 ^e | 24 ^e | Actual ^a |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.477 m/s.

- NP = Not Permitted.
- a. Linear interpolation shall be permitted.
- b. Use the actual length when it is greater than or equal to the minimum length.
- c. Maximum header height for PFH is 10 feet in accordance with Figure R602.10.6.2, but wall height may be increased to 12 feet with pony wall.
- d. Maximum opening height for PFH is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall.
- e. Maximum opening height for CS-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height may be increased to 12 feet with pony wall.

R602.10.4.2 Continuous sheathing methods. Continuous sheathing methods require structural panel sheathing to be used on all sheathable surfaces on one side of a braced wall line including areas above and below openings and gable end walls and shall meet the requirements of Section R602.10.7.

R602.10.4.3 Braced wall panel interior finish material. Braced wall panels shall have gypsum board installed on the side of the wall opposite the bracing material. Gypsum wall board shall be not less than 1/2 inch (12.7 mm) in thickness and be fastened with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum wall board. Spacing of fasteners at panel edges for gypsum wall board opposite Method LIB bracing shall not exceed 8 inches (203 mm). Interior finish material shall not be glued in Seismic Design Categories D₁, D₂, and D₃.

Exceptions:

- Interior finish material is not required opposite wall panels that are braced in accordance with Methods GB, BV-WSP, ABW, PFH, PFG and CS-PF, unless otherwise required by Section R302.6.
- An approved interior finish material with an in-plane shear resistance equivalent to gypsum board shall be permitted to be substituted, unless otherwise required by Section R302.6.
- Except for Method LIB, gypsum wall board is permitted to be omitted provided the required length of bracing in Tables R602.10.3(1) and R602.10.3(3) is multiplied by the appropriate adjustment factor in Tables R602.10.3(2) and R602.10.3(4) respectively, unless otherwise required by Section R302.6.

R602.10.5 Minimum Length of a braced wall panel. The minimum length of a braced wall panel shall comply with Table R602.10.5. For Methods CS-WSP and CS-SFB, the minimum panel length shall be based on the adjacent clear opening height in accordance with Table R602.10.5 and Figure R602.10.5. When a panel has an opening on either side of differing heights, the taller opening height shall be used to determine the panel length.

R602.10.5.1 Contributing length. For purposes of computing the required length of bracing in Tables R602.10.3(1) and R602.10.3(3), the contributing length of each braced wall panel shall be as specified in Table R602.10.5.

R602.10.5.2 Partial credit. For Methods DWB, WSP, SFB, PBS, PCP and HPS in Seismic Design categories A, B and C, panels between 36 inches and 48 inches (914 mm and 1219 mm) in length shall be considered a braced wall panel and shall be permitted to partially contribute toward the required length of bracing in Tables R602.10.3(1) and R602.10.3(3), and the contributing length shall be determined from Table R602.10.5.2.

R602.10.10 Panel Joints. Vertical joints of panel sheathing shall occur over and be fastened to common studs. Horizontal joints in *Braced Wall Panels* shall occur over, and be fastened to common blocking of a minimum 1 1/2\"/>

- Exceptions:**
- Vertical joints of panel sheathing shall be permitted to occur over double studs, where adjoining panel edges are attached to separate studs with the required panel edge fastening schedule, and the adjacent studs are attached together with two rows of 10d box nails at 10\"/>
 - Blocking at horizontal joints shall not be required in wall segments that are not considered *Braced Wall Panels*.
 - Where the bracing length provided is at least twice the minimum length required by Tables R602.10.3(1) and R602.10.3(3), blocking at horizontal joints shall not be required in *Braced Wall Panels* constructed using methods WSP, SFB, GB, PBS, or HPS.
 - When method GB Panels are installed horizontally, blocking of horizontal joints is not required.

| HOLD DOWN SCHEDULE | | | | TENSION TIE SCHEDULE | | |
|--------------------|-----------|-------------|-----------|----------------------|-------------|----------------|
| | HOLD DOWN | ANCHOR | STUD PACK | | TENSION TIE | CAPACITY (LBS) |
| H-1 | HDO8 | Ø 7/8" x 9" | 2 PLY | T-1 | LSTA12 | 925 |
| H-2 | HTT4 | Ø 5/8" x 9" | 2 PLY | T-2 | LSTA18 | 1,235 |
| H-3 | HTT5 | Ø 5/8" x 9" | 2 PLY | T-3 | LSTA24 | 1,235 |
| H-4 | STHD10 | - | 2 PLY | T-4 | LSTA36 | 1,640 |
| H-4 | HD12 | Ø 1" x 12" | 4 PLY | T-5 | MST136 | 3,800 |
| | | | | T-6 | MST148 | 5,070 |
| | | | | T-7 | MSTC40 | 4,735 |
| | | | | T-8 | MSTC66 | 5,850 |

- NOTES:**
- CONTRACTOR TO INSTALL ALL HARDWARE PER MANUFACTURERS RECOMMENDATIONS.
 - REF. MANUFACTURERS INSTRUCTIONS FOR NAILING REQUIREMENTS.
 - HOLD DOWN AND TENSION TIE MODELS SPECIFIED ON PLAN ARE NOT TO BE SUBSTITUTED WITHOUT EXPRESSED WRITTEN CONSENT FROM EYNCON.
 - STUD PACKS PLIES TO BE SECURED USING 10d NAILS @ 6" O.C.
 - IF THREE PLIES IS REQUIRED -> 30d NAILS ARE REQUIRED
 - IF FOUR PLIES IS REQUIRED -> 60d NAILS ARE REQUIRED
 - IF 2X OR GREATER -> TWO ROWS OF NAILS SHALL BE INSTALLED, STAGGERED
 - CONTRACTOR TO FIELD VERIFY ADEQUATE STRAP LENGTH PRIOR TO ORDER AND/OR INSTALLATION OF TENSION TIES.
 - H-4 MAY REPLACE H-2 AS SHOWN ON PLAN, AS CONTRACTOR PREFERENCES.

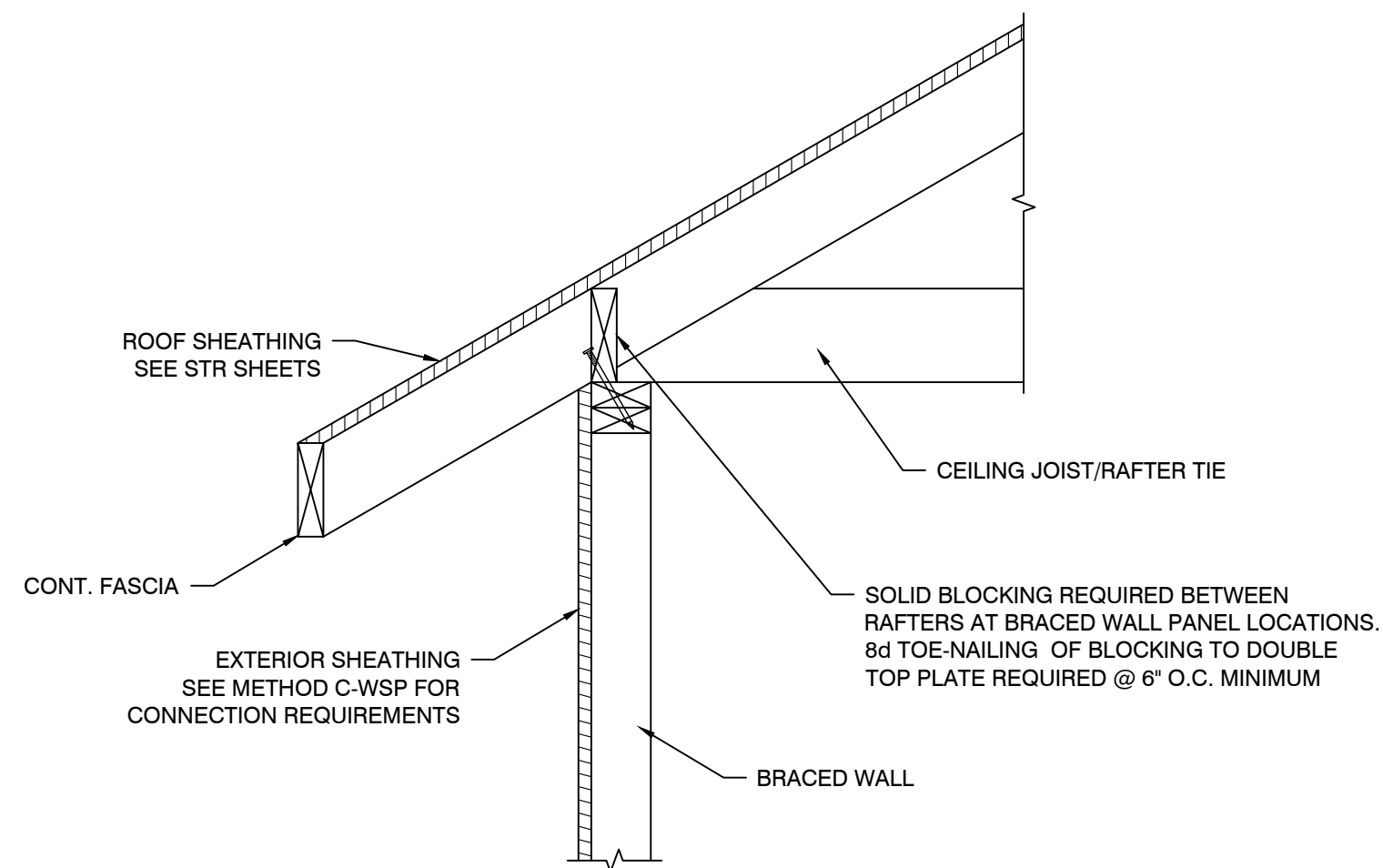


FIGURE R602.10.8.2(1)
BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS

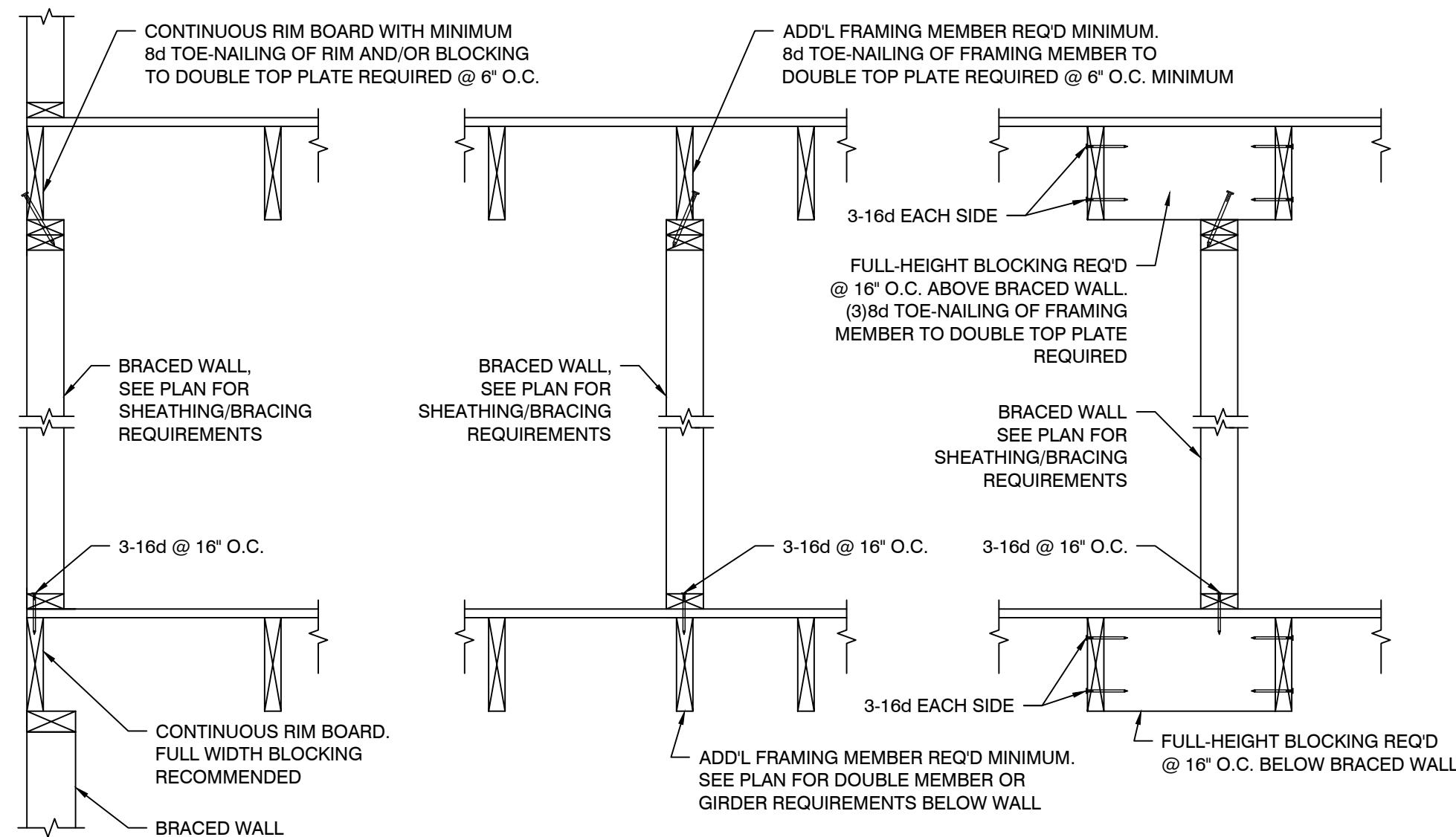
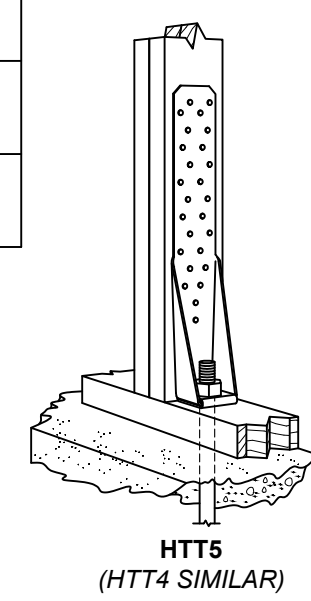


FIGURE R602.10.8(2)
BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING



TYPICAL STHD CORNER INSTALLATION

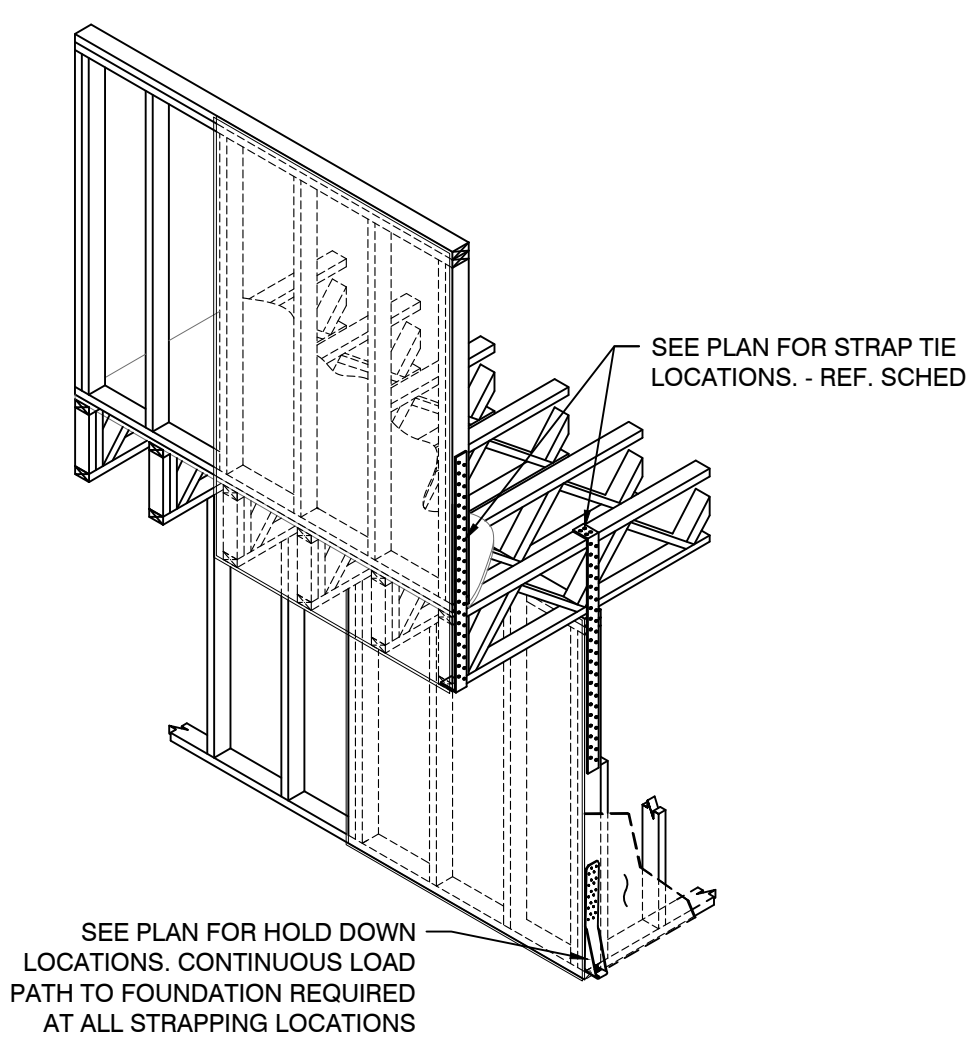
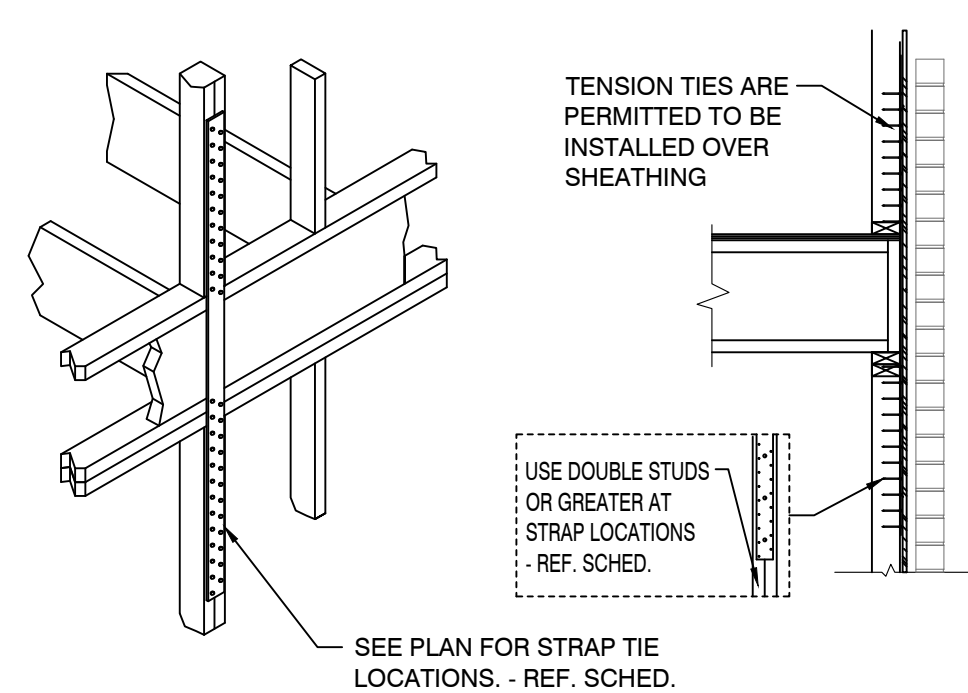
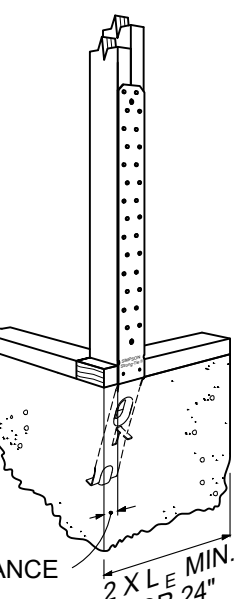
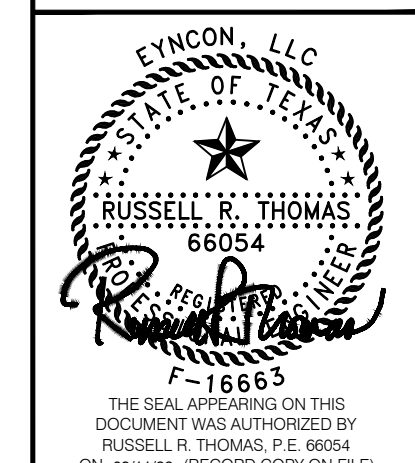


FIGURE R602.10.8(1)
BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING

JOB:



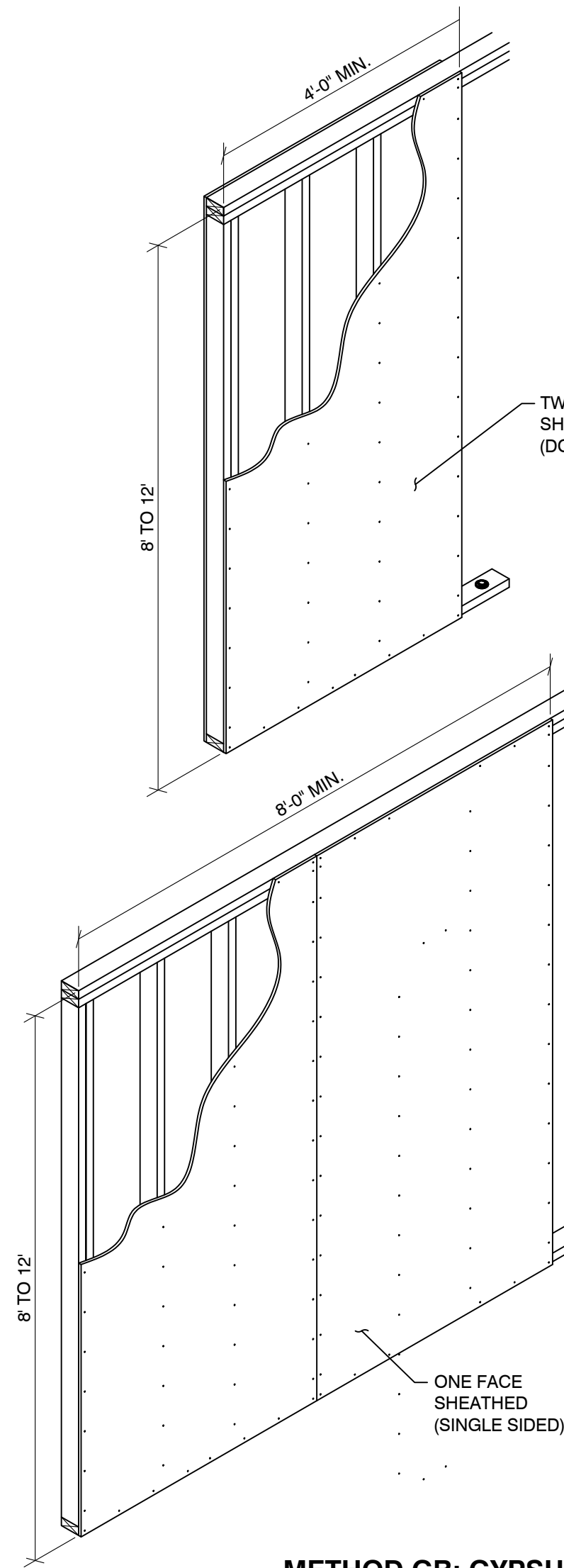
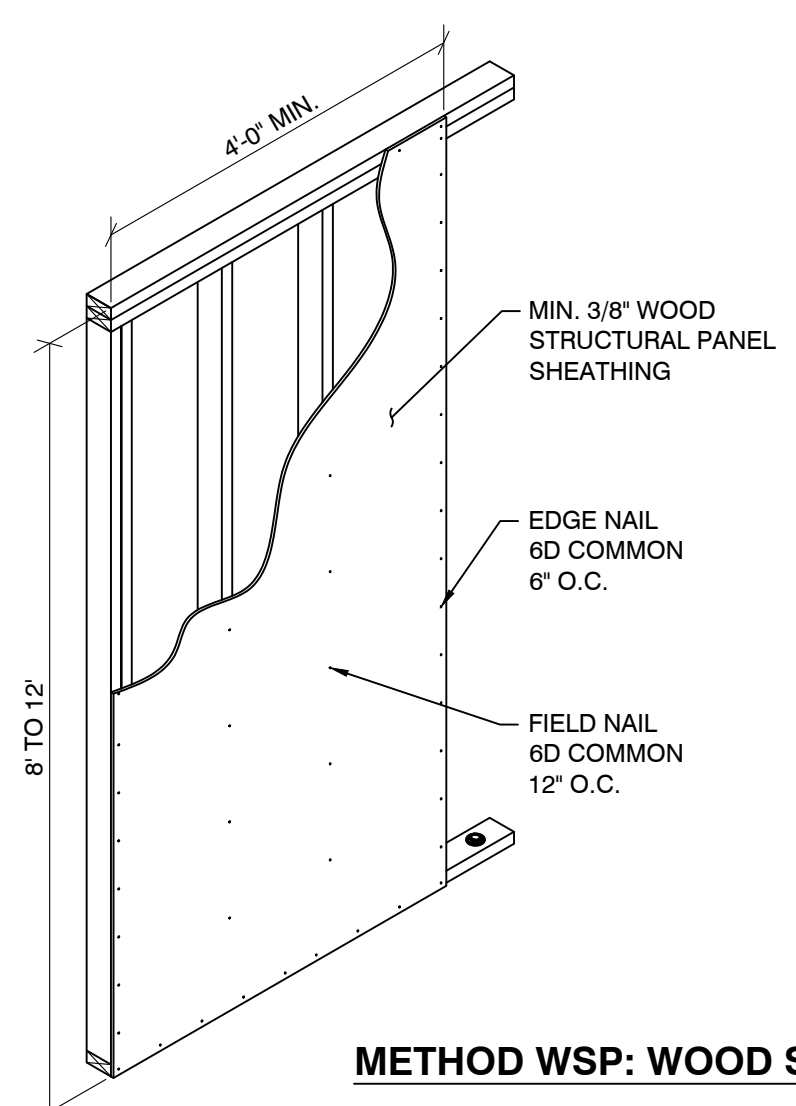
DRAWN BY: E.G.
SCALE: NTS
DATE: 02/19/26
REVISION:

JOB CODE:
0126035

TABLE R602.3(3)
REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES^{a, b, c}

| MINIMUM NAIL | MINIMUM WOOD STRUCTURAL PANEL SPAN RATING | MINIMUM NOMINAL PANEL THICKNESS (inches) | MAXIMUM WALL STUD SPACING (inches) | PANEL NAIL SPACING | | MAXIMUM WIND SPEED (mph) | | |
|---------------------------|---|--|------------------------------------|---------------------|---------------------|--------------------------|-----|-----|
| | | | | Edges (inches o.c.) | Field (inches o.c.) | Wind exposure category | | |
| 6d Common (2.0" x 0.113") | 24/0 | 3/8 | 16 | 6 | 12 | B | C | D |
| | | | | 6 | 12 | 140 | 115 | 110 |
| 8d Common (2.5" x 0.131") | 24/16 | 7/16 | 16 | 6 | 12 | 170 | 140 | 135 |
| | | | | 24 | 6 | 140 | 115 | 110 |

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
a. Panel strength axis parallel or perpendicular to supports. Three-ply plywood sheathing with studs spaced more than 16 inches on center shall be applied with panel strength axis perpendicular to supports.
b. Table is based on wind pressures acting toward and away from building surfaces per Section R301.2. Lateral bracing requirements shall be in accordance with Section R602.10.
c. Wood Structural Panels with span ratings of Wall-16 or Wall-24 shall be permitted as an alternate to panels with a 24/0 span rating. Plywood siding rated 16 oc or 24 oc shall be permitted as an alternate to panels with a 24/16 span rating. Wall-16 and Plywood siding 16 oc shall be used with studs spaced a maximum of 16 inches on center.



Method GB (gypsum board)

| Method | Material | Minimum Thickness | Connection Criteria |
|--------|--------------|-------------------|--|
| GB | Gypsum board | 1/2" | Nails and screws at 7" spacing at panel edges including top and bottom plates for all braced wall panel locations. For exterior wall panel locations, see IRC Table R602.3(1). For interior gypsum board nail or screw size, see IRC Table R702.3.5. |

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

| ITEM | DESCRIPTION OF BUILDING MATERIALS | DESCRIPTION OF FASTENER ^{a, b, c} | SPACING OF FASTENERS | |
|---|------------------------------------|--|-----------------------------|--|
| | | | Edges (inches) ^d | Intermediate supports ^{e, f} (inches) |
| Other wall sheathing^g | | | | |
| 36 | 3/8" gypsum sheathing ^d | 1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/2" screws, Type W or S | 7 | 7 |
| 37 | 5/8" gypsum sheathing ^d | 1 3/4" galvanized roofing nail; staple galvanized, 1 3/4" long; 1 3/8" screws, Type W or S | 7 | 7 |

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. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 90 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-inch 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. Four-foot-by-8-foot or 4-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 regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
h. Gypsum sheathing shall conform to ASTM C-1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor 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 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.
j. Where 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 accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

Table R602.10.6.1
MINIMUM HOLD-DOWN FORCES FOR METHOD ABW BRACED WALL PANELS

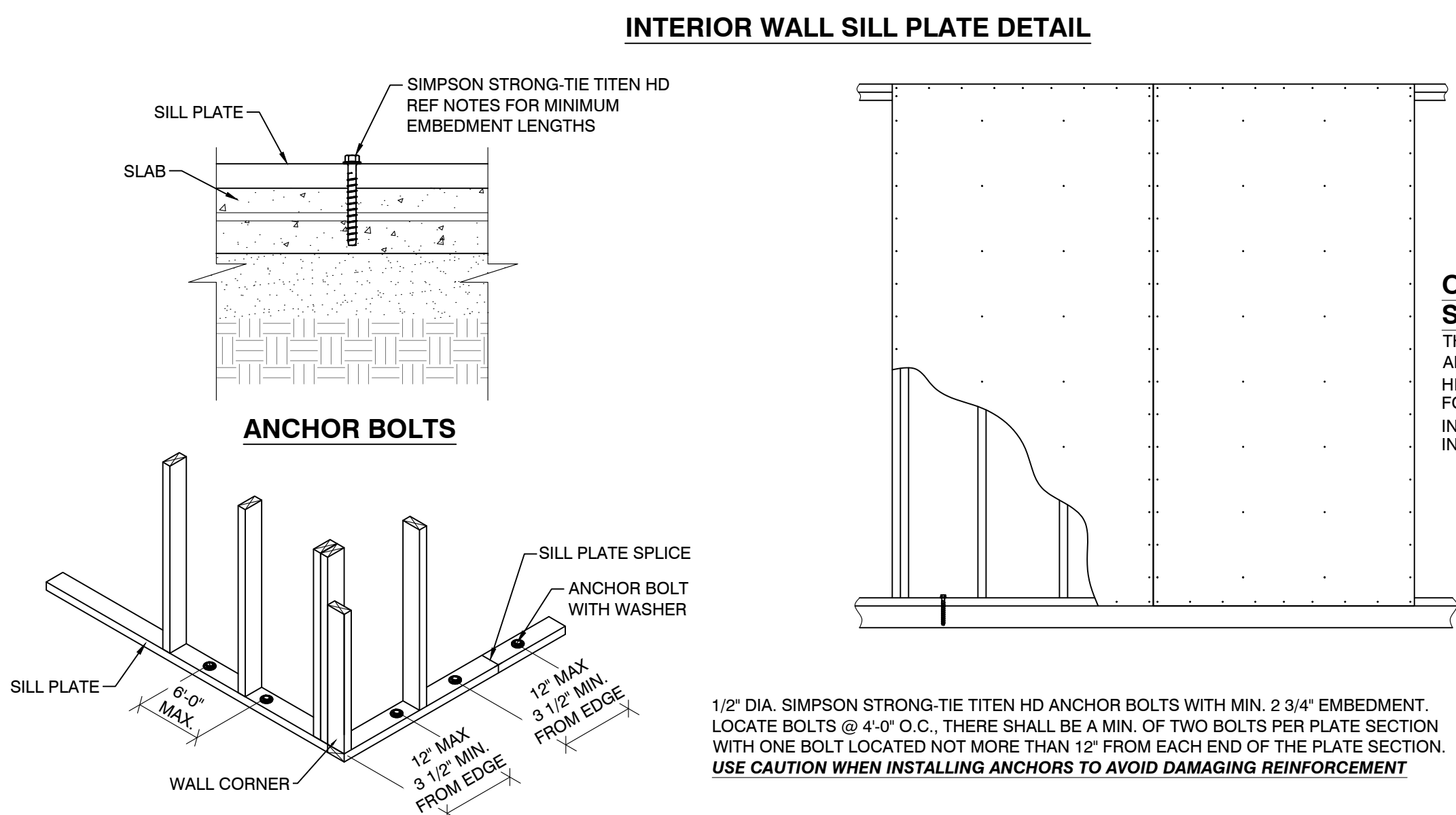
| SEISMIC DESIGN CATEGORY AND WIND SPEED | SUPPORTING/STORY | HOLD DOWN FORCE (pounds) | | | | |
|--|----------------------|-----------------------------|--------|---------|---------|---------|
| | | Height of Braced Wall Panel | | | | |
| | | 8 feet | 9 feet | 10 feet | 11 feet | 12 feet |
| SDC A, B and C Wind speed < 110 mph | One story | 1800 | 1800 | 1800 | 2000 | 2200 |
| | First of two stories | 3000 | 3000 | 3000 | 3300 | 3600 |
| SDC D ₀ , D ₁ AND D ₂ Wind speed < 110 mph | One story | 1800 | 1800 | 1800 | NP | NP |
| | First of two stories | 3000 | 3000 | 3000 | NP | NP |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.

SECTION R403.1.6 FOUNDATION ANCHORAGE: Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.

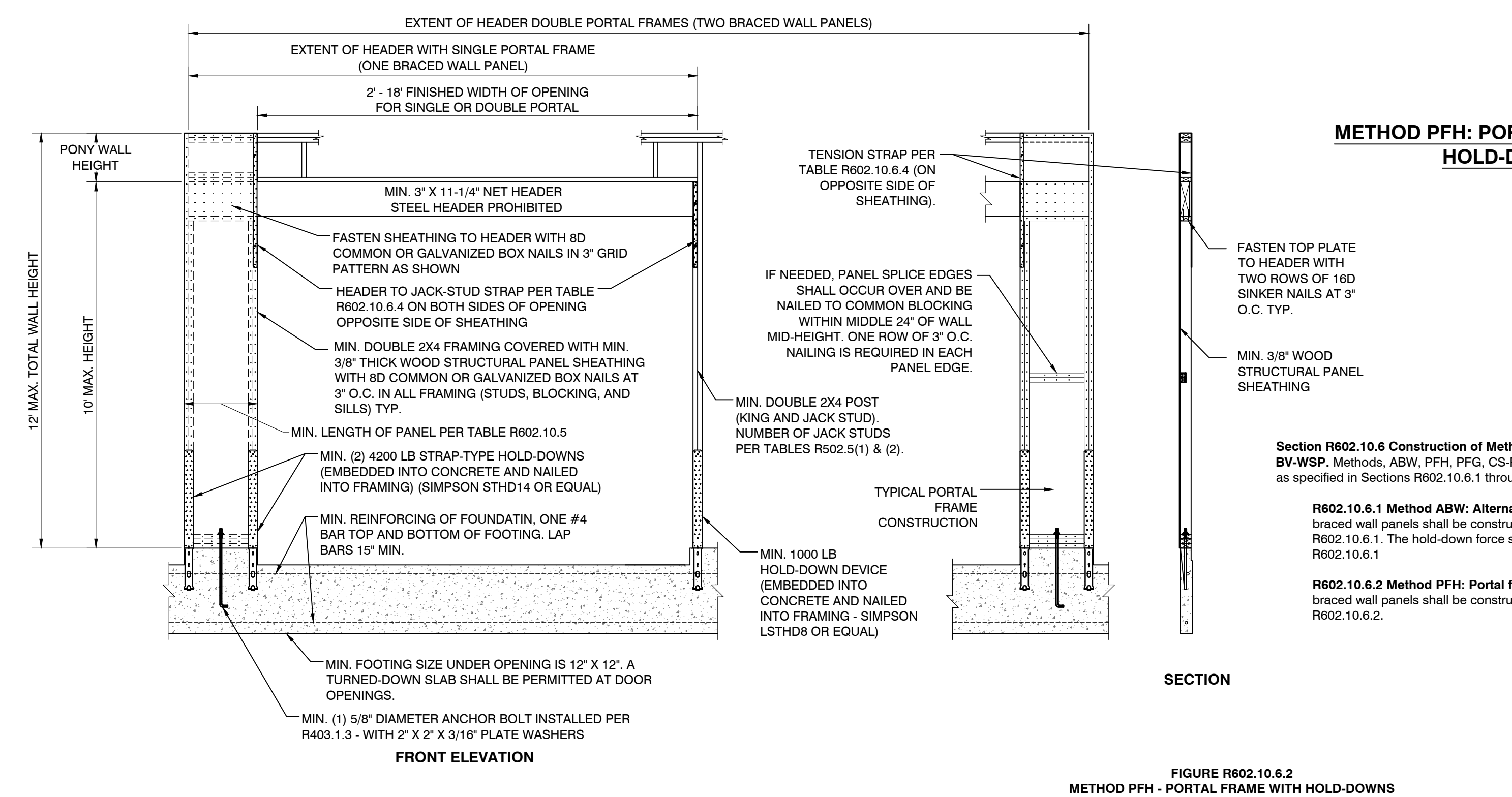
Wood sole plates at all exterior walls on monolithic slabs, wood sole plates of braced wall panels at building interiors on monolithic slabs and all wood sill plates shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet (1829 mm) on center. Bolts shall be at least 1/2 inch (12.7 mm) in diameter and shall extend a minimum of 7 inches (178 mm) into concrete or grouted cells of masonry units. A nut and washer shall be tightened on each anchor bolt. There shall be a minimum of two bolts per plates section with on bolt located not more than 12 inches (305 mm) or less than seven bolt diameters from each end of the plate section. Interior bearing wall sole plates on monolithic slab foundation that are not part of a braced wall panel shall be positively anchored with approved fasteners. Sill plates and sole plates shall be protected against decay and termites where required by Sections R317 and R318. Cold-formed steel framing systems shall be fastened to wood sill plates or anchored directly to the foundation as required in Section R505.3.1 or R603.3.1.

- Exceptions:**
- Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2-inch-diameter (12.7 mm) anchor bolts.
 - Walls 24 inches (610 mm) total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels at corners as shown in item 8 of Table R602.3(1).
 - Connection of walls 12 inches (305 mm) total length or shorter connecting offset braced wall panels to the foundation without anchor bolts shall be permitted. The wall shall be attached to adjacent braced wall panels at corners as shown in item 8 of Table R602.3(1).



OPTIONAL INTERIOR WALL SILL PLATE ANCHORING: THE INTERIOR WALL SILL PLATES MAY BE ANCHORED WITH HILTI-X-CF 72 OR HILTI-X-CP 72 - 2 1/8" FASTENERS AS FOLLOWS:
INTERIOR SHEAR WALLS - 1 1/2" O.C.
INTERIOR WALLS NON-SHEAR - 3' O.C.

1/2" DIA. SIMPSON STRONG-TIE TITEN HD ANCHOR BOLTS WITH MIN. 2 3/4" EMBEDMENT. LOCATE BOLTS @ 4'-0" O.C. THERE SHALL BE A MIN. OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12" FROM EACH END OF THE PLATE SECTION.
USE CAUTION WHEN INSTALLING ANCHORS TO AVOID DAMAGING REINFORCEMENT



Section R602.10.6 Construction of Methods ABW, PFH, PFG, CS-PF, and BV-WSP. Methods, ABW, PFH, PFG, CS-PF and BV-WSP shall be constructed as specified in Sections R602.10.6.1 through R602.10.6.5

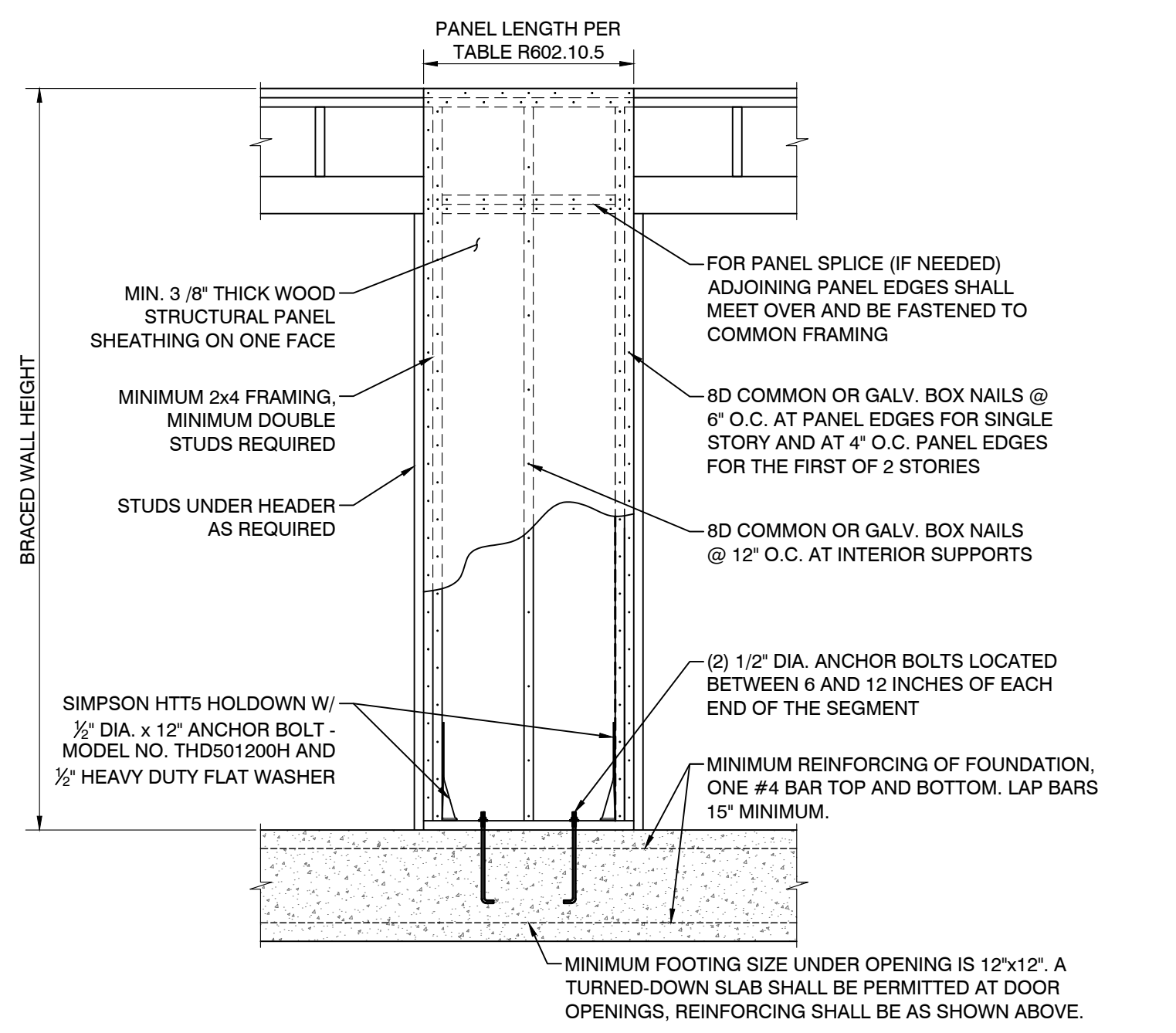
R602.10.6.1 Method ABW: Alternate braced wall panels. Method ABW braced wall panels shall be constructed in accordance with Figure R602.10.6.1. The hold-down force shall be in accordance with Table R602.10.6.1

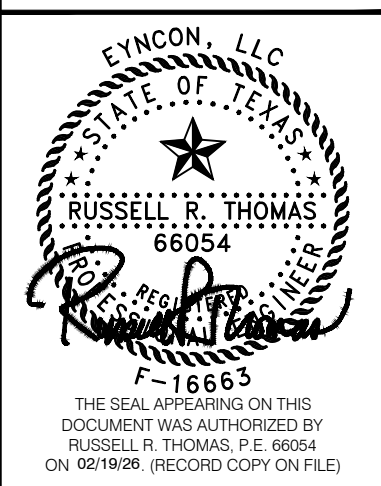
R602.10.6.2 Method PFH: Portal frame with hold-downs. Method PFH braced wall panels shall be constructed in accordance with Figure R602.10.6.2.

Table R602.10.6.1
TENSION STRAP CAPACITY FOR RESISTING WIND PRESSURES PERPENDICULAR TO METHODS PFH

| MINIMUM WALL STUD FRAMING NOMINAL SIZE AND GRADE | MAXIMUM PONY WALL HEIGHT (FT) | MAXIMUM TOTAL WALL HEIGHT (FT) | MAXIMUM OPENING WIDTH (FT) | TENSION STRAP CAPACITY REQUIRED (pounds) | | | | | |
|--|-------------------------------|--------------------------------|----------------------------|---|------------|------------|------------|------------|-------|
| | | | | ULTIMATE DESIGN WIND SPEED V _{ULT} (MPH) | | | | | |
| | | | | <110 | | 115 | | 130 | |
| 2 X 4 NO. 2 GRADE | 0 | 10 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | |
| | | | | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,050 |
| | 1 | 10 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | |
| | | | | 1,000 | 1,025 | 2,050 | 2,075 | 2,500 | 3,950 |
| | 2 | 10 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | |
| | | | | 1,775 | 2,175 | 3,525 | 3,550 | 4,125 | DR |
| 2 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 2,075 | 2,500 | 3,950 | 3,975 | DR | DR | |
| 2 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 2,875 | 3,375 | DR | DR | DR | DR | |
| 4 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 3,425 | 3,975 | DR | DR | DR | DR | |
| 2 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 2,275 | 2,750 | DR | DR | DR | DR | |
| 2 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 3,225 | 3,775 | DR | DR | DR | DR | |
| 2 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 1,825 | 2,150 | 3,225 | 3,225 | 3,675 | DR | |
| 2 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 2,200 | 2,550 | 3,725 | 3,750 | DR | DR | |
| 4 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 2,050 | 2,400 | DR | DR | DR | DR | |
| 4 | 12 | 18 | EXPOSURE C | | EXPOSURE C | | EXPOSURE C | | |
| | | | 3,350 | 3,800 | DR | DR | DR | DR | |

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N, 1 mile per hour = 0.447 m/s.
NP = Not Permitted.
DR = Design Required.





DRAWN BY: NP
SCALE: 1/4" = 1'-0"
DATE: 02/19/26

REVISION:

JOB CODE:
0126035

SHEET

PTF-1

OF 2 SHEET(S)

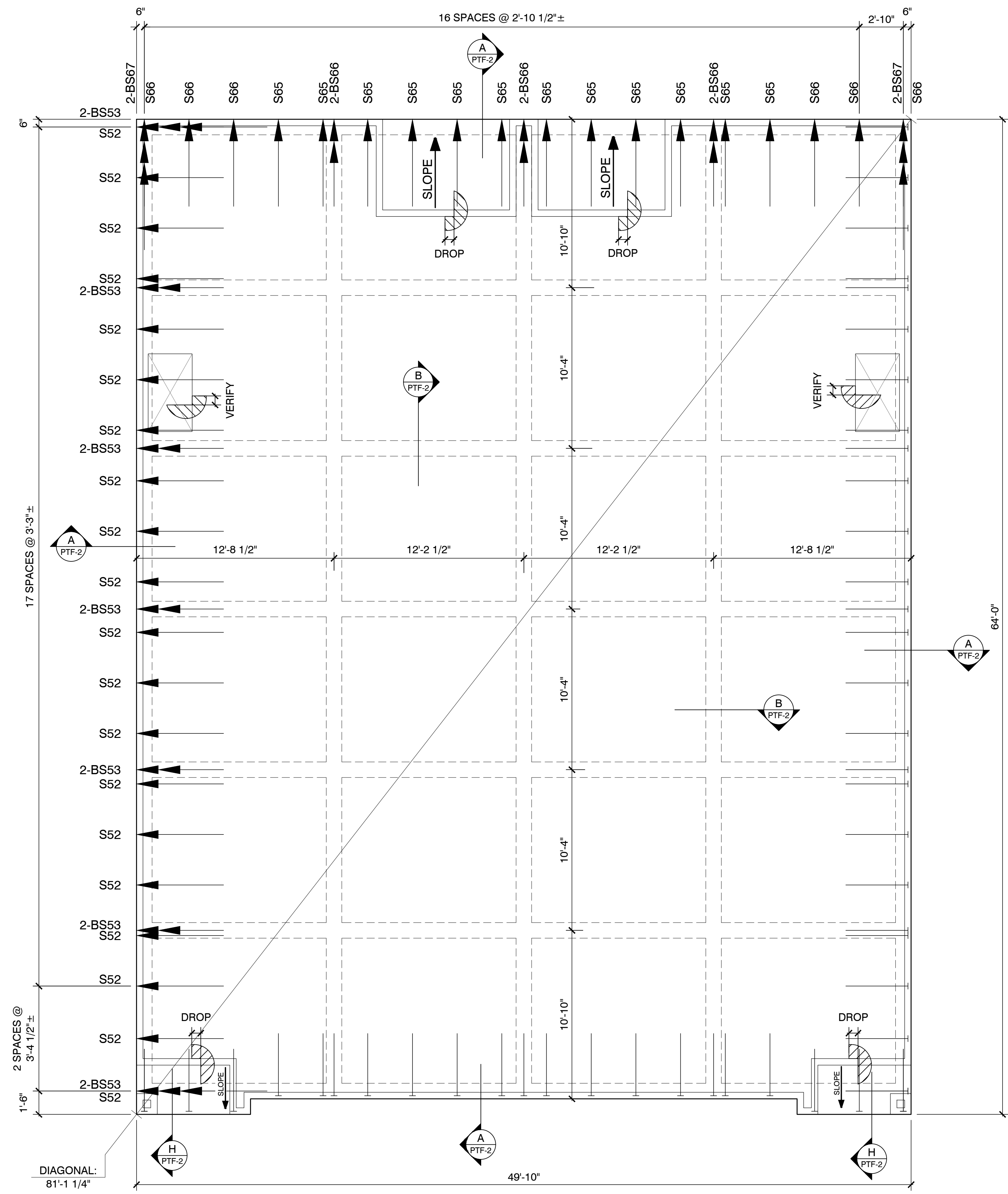
- NOTES:**
- THIS FOUNDATION DESIGN IS CONSIDERED INVALID UNLESS ACCOMPANIED BY A LETTER FROM EYNCON ENGINEERING AUTHORIZING ITS USE ON A SPECIFIC LOT & BLOCK, OR ADDRESS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS SHOWN ON PLAN. IFF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL AND ENGINEERING DESIGN DOCUMENTS, ARCHITECTURAL SHALL CONTROL.
 - CAUTION:** THIS FOUNDATION HAS BEEN DESIGNED USING SOIL PROPERTY VALUES AND RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL REPORT FOR THIS SPECIFIC LOT OF LAND. THIS FOUNDATION HAS **NOT** BEEN DESIGNED TO PREVENT ALL POTENTIAL MOVEMENT OF THE STRUCTURAL FOUNDATION. THIS FOUNDATION HAS BEEN DESIGNED TO MITIGATE POTENTIAL MOVEMENT, ADHERING CONSERVATIVELY TO CODE MINIMUM STANDARDS.
 - U.N.O. ALL CONCRETE SHALL BE NORMAL WEIGHT, WITH A MINIMUM STRENGTH OF **3,000 PSI AT 28 DAYS** AND SHALL CONFORM TO **ACI 318, ACI 301, AND ASTM C94 STANDARDS**.
 - CONCRETE MIX DESIGN BY OTHERS. ADMIXTURES TO BE APPROVED BY A COMPETENT CONSULTANT. EYNCON REVIEW OF MIX DESIGNS AVAILABLE UPON REQUEST.
 - CONCRETE SHALL NOT BE PLACED WITH SLUMP GREATER THAN 5 INCHES.
 - ALL STRANDS TO BE 1/2" DIAMETER, UN-BONDED SEVEN WIRE, 270 KSI LOW-RELAXATION STRAND. STRANDS TO ADHERE TO **ASTM A416 REQUIREMENTS**.
 - STRANDS, MATERIALS, COMPONENTS, AND GROUTS TO ADHERE STRICTLY TO **POST-TENSIONING MANUAL, SIXTH EDITION - CH. 4 - SPECIFYING POST TENSIONING, POST-TENSIONING INSTITUTE**.
 - A PRE-STRESS OF THE CABLES IS REQUIRED IN ORDER TO MINIMIZE CRACKING. PARTIAL STRESSING SHALL OCCUR WITHIN 24 TO 48 HOURS OF COMPLETION OF CONCRETE POUR. CABLES TO BE PARTIALLY STRESSED TO 30% OF MAXIMUM STRESSING. MAXIMUM STRESSING OF CABLES IS PERMITTED FOLLOWING A CONCRETE STRENGTH OF NO LESS THAN 2500 PSI OR 75% OF 28-DAY STRENGTH.
 - AT CONTRACTORS OPTION, LIVE END AND DEAD END REVERSAL IS PERMITTED.
 - ALL REINFORCING BARS SHALL ADHERE TO **ASTM A615** GRADE 60, EXCEPT #3 REINFORCING BARS ARE PERMITTED TO BE GRADE 40.
 - REINFORCING STEEL CLEAR COVER FOR FOUNDATION ELEMENTS SHALL BE 3" AT BOTTOM, 2" AT BOARD FORMED SIDES, 3" AT EARTH FORMED SIDES, AND 1 1/2" MINIMUM AT TOP, U.N.O. REF. DETAILS.
 - ALL EXTERIOR BEAMS TO HAVE A FINISHED FLOOR ELEVATION SUCH THAT BEAMS EXTEND A MINIMUM OF 6" ABOVE GRADE **PER IRC-404.1.6.**, 8" DEPTH ABOVE GRADE IS RECOMMENDED BUT NOT REQUIRED.
 - PLUMBING NOT PERMITTED TO RUN WITHIN LENGTH OF GRADE BEAM UNLESS APPROVED BY EYNCON.
 - STANDING WATER IS TO BE REMOVED PRIOR TO THE PLACEMENT OF CONCRETE AT ALL STRUCTURAL FOUNDATION ELEMENTS.
 - IF DROUGHT CRACKS ARE PRESENT WITHIN THE SLAB FOOTPRINT, THEN IMMEDIATELY PRIOR TO CONSTRUCTION, CONTRACTOR SHALL SLUSH OR INJECT THE GROUND AREA WITHIN A PERIMETER NO LESS THAN 10' OUTSIDE OF THE SLAB FOOTPRINT. SUFFICIENT WATER IS TO BE INJECTED SUCH TO CLOSE ALL EXISTING DROUGHT CRACKING IN THE SOIL.
 - 2"-4" OF LEVELING SAND TO BE INSTALLED AT ALL SLAB-ON-GRADE AND FOOTING FOUNDATIONS. A MINIMUM 6 MIL. POLYETHYLENE VAPOR BARRIER IS TO BE UTILIZED. REFER AND ADHERE TO GEOTECHNICAL RECOMMENDATIONS. DOUBLE-POLY SYSTEM RECOMMENDED BUT NOT REQUIRED.
 - CHAIRS OR BOLSTERS ARE REQUIRED AT ALL CONCRETE REINFORCING ELEMENTS FOUNDED DIRECTLY ABOVE GRADE.
 - VOID FORMS, AS REQUIRED, TO BE APPROVED BY A COMPETENT CONSULTANT. EYNCON REVIEW OF PRODUCT SPECIFICATION AVAILABLE UPON REQUEST.
 - PLANS MAY BE REVERSED ON LOT AT BUILDERS DISCRETION; CONTINGENT SUCH THAT THE CENTROID LOCATION OF THE STRUCTURE DOES NOT SHIFT A REASONABLE DISTANCE.
 - PLANS ARE FOR STRAND, BEAM, AND FOOTING PLACEMENT ONLY. SET FORMS, DROPS, BRICK LEDGES, HANDICAP RAMPS, ETC., BY OTHERS. REF. ARCHITECTURAL DOCUMENTS.
 - DROPS:** DROP DEPTH AND EXACT DROP LOCATIONS TO BE DETERMINED BY ARCHITECTURAL PLANS AND CONFIRMED BY OWNER/CONTRACTOR. IF DROP DEPTH EXCEEDS THAT SHOWN IN TYPICAL DROP DETAIL SHOWN ON PLAN, CONTACT EYNCON FOR RE-EVALUATION.
 - DRAINAGE:** DRAINAGE, DRAINAGE, DRAINAGE: PROPER DRAINAGE AROUND A SLAB ON GRADE FOUNDATION IS CRITICAL. PER IRC 401.3. PROVIDE POSITIVE DRAINAGE WITHIN 10 FEET OF THE FOUNDATION. AFTER CABLE STRESSING AND PATCHING, ROUGH GRADE ALL FLAT OR NEGATIVE AREAS TO DRAIN AWAY FROM THE FOUNDATION. FINAL GRADE TO BE 8" BELOW FINISHED FLOOR AND SLOPE NO LESS THAN 6" OVER 5'-0" AND 12" OVER 10'-0" (10 PERCENT) AWAY FROM THE FOUNDATION. FOUNDATION PROBLEMS WILL OCCUR IF GRADING IS NOT COMPLIANT.
 - ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL OF ROOF DRAINAGE THAT COLLECTS AND DISCHARGES STORM DRAINAGE TO THE GROUND SURFACE NO LESS THAN 5 FEET FROM THE EDGE OF FOUNDATION OR TO AN APPROVED SUB-SOIL DRAINAGE SYSTEM.
 - CAUTION:** IN THE EVENT THAT A CABLE PASSES THROUGH A PLUMBING OPENING, THE RELEVANT CABLE IS PERMITTED TO BE SHIFTED, AS REQUIRED, TO THE EDGE OF THE OPENING IN QUESTION. **2" MINIMUM CLEARANCE OF CABLES TO OPENINGS IN FOUNDATION IS REQUIRED.** IN NO SCENARIO IS CABLE SPACING PERMITTED TO **EXCEED 5'-0" O.C.** EMBEDDED PLUMBING AND CONDUIT IS NOT PERMITTED TO BE LOCATED WITHIN **18" OF STRAND ANCHORAGE LOCATIONS**.
 - CAUTION:** VIBRATE CONCRETE FOR PROPER CONSOLIDATION AT ALL CABLE LIVE END AND DEAD END LOCATIONS.
 - TREE REMOVAL:** ALL TREES TO BE REMOVED WITHIN 10' OF FOUNDATION PRIOR TO CONSTRUCTION OF SLAB. FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR BACKFILL AND MOISTURE CONDITION REQUIREMENTS AT ALL VOIDS LEFT FROM TREE REMOVAL. IF TREES ARE NOT TO BE REMOVED DUE TO OWNER DIRECTIVE, **CONTACT EYNCON FOR FURTHER EVALUATION**.
 - THE CONCRETE "ESTIMATE" SHOWN ON PLAN SHALL NOT BE USED IN CALCULATING TAKE-OFF QUANTITIES. EYNCON, LLC IS NOT LIABLE FOR MATERIAL TAKE OFFS (MTO) DISCREPANCIES.
 - CONSTRUCTION SITES CAN VARY DRASTICALLY FROM PROJECT TO PROJECT. TEMPORARY SHORING OF EXISTING STRUCTURAL ELEMENTS AND/OR TEMPORARY SOIL RETAINAGE IS NOT SHOWN, TYPICAL. IFF NEEDED FOR SITE-SPECIFIC CONDITIONS, EYNCON CONSULTING SERVICES FOR VARIOUS SHORING SYSTEMS IS AVAILABLE UPON REQUEST.
 - PRE-POUR INSPECTION BY EYNCON ENGINEERING REQUIRED.** CONTINGENT ON JOB-SPECIFIC REQUIREMENTS, PLEASE NOTE THAT MULTIPLE PRE-POUR INSPECTIONS MAY BE REQUIRED.

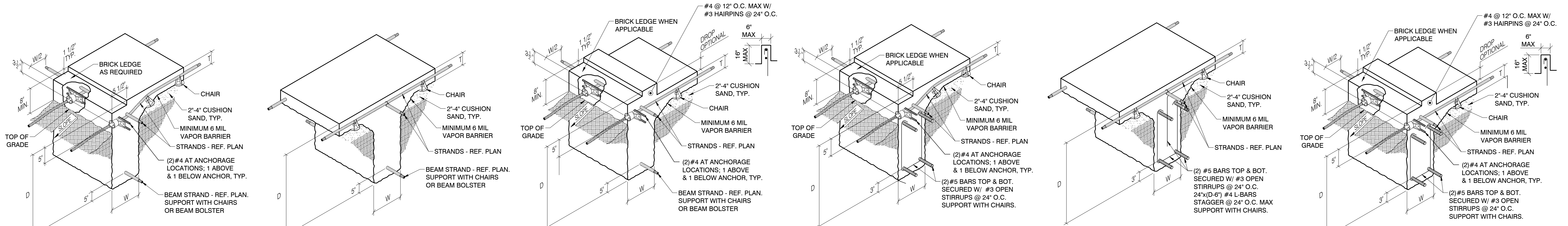
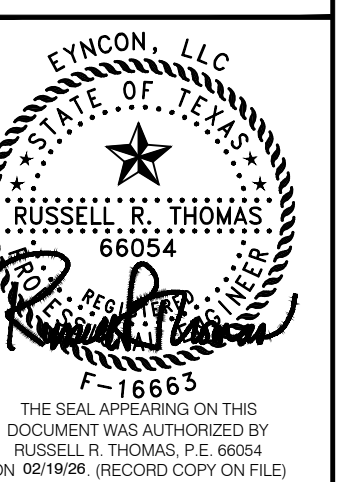
FOUNDATION NOTES:

- THICKNESS T = 4"
- BEAM WIDTH W = 12"
- BEAM DEPTH D = 28"
- AREA = 3154 SQ. FT.
- ***EST. CONCRETE = 104 YDS.
- SOIL REPORT:
EYNCON ENGINEERING & SURVEYING
1604 N. KAUFFMAN ST.
ENNIS, TX 75119
PROJECT NO. 0126035
DATED: 02-03-26
- GRADE BEAMS TO BEAR A MIN. OF 18" BELOW GRADE.

STRAND MATERIAL LIST

| Qty. | Strand Mark | -10% (in) | Elongation (in) | +10% (in) |
|-----------------------|-------------|--------------|--------------------|--------------|
| 20 | S52 | 3 9/16" | 3 15/16" | 4 3/8" |
| 12 | S65 | 4 7/16" | 4 15/16" | 5 7/16" |
| 6 | S66 | 4 1/2" | 5" | 5 1/2" |
| 14 | BS53 | 3 5/8" | 4" | 4 7/16" |
| 6 | BS66 | 4 1/2" | 5" | 5 1/2" |
| 4 | BS67 | 4 9/16" | 5 1/16" | 5 5/8" |
| Total Strand Quantity | | 62 EA | | |
| Total Strand Length | | 3622 FT | | |





DETAIL "A"

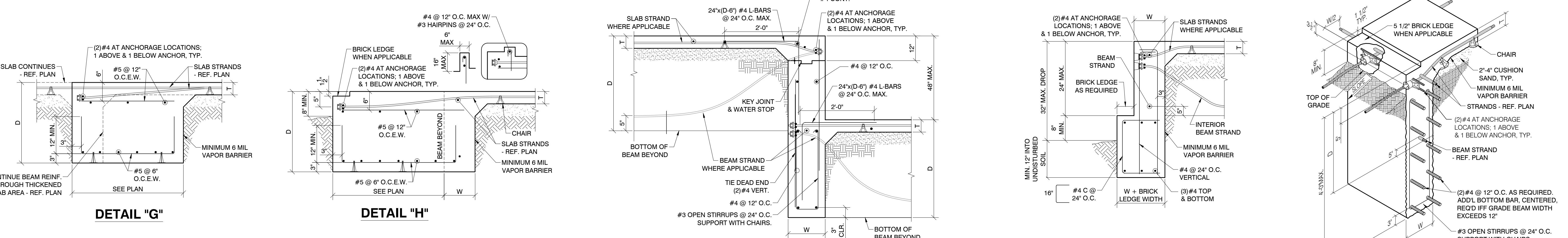
DETAIL "B"

DETAIL "C"

DETAIL "D"

DETAIL "E"

DETAIL "F"



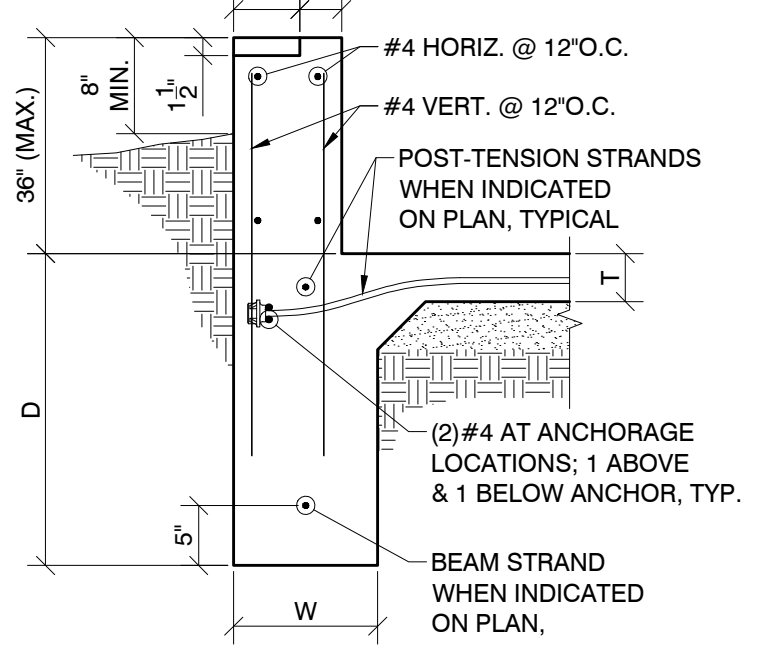
DETAIL "G"

DETAIL "H"

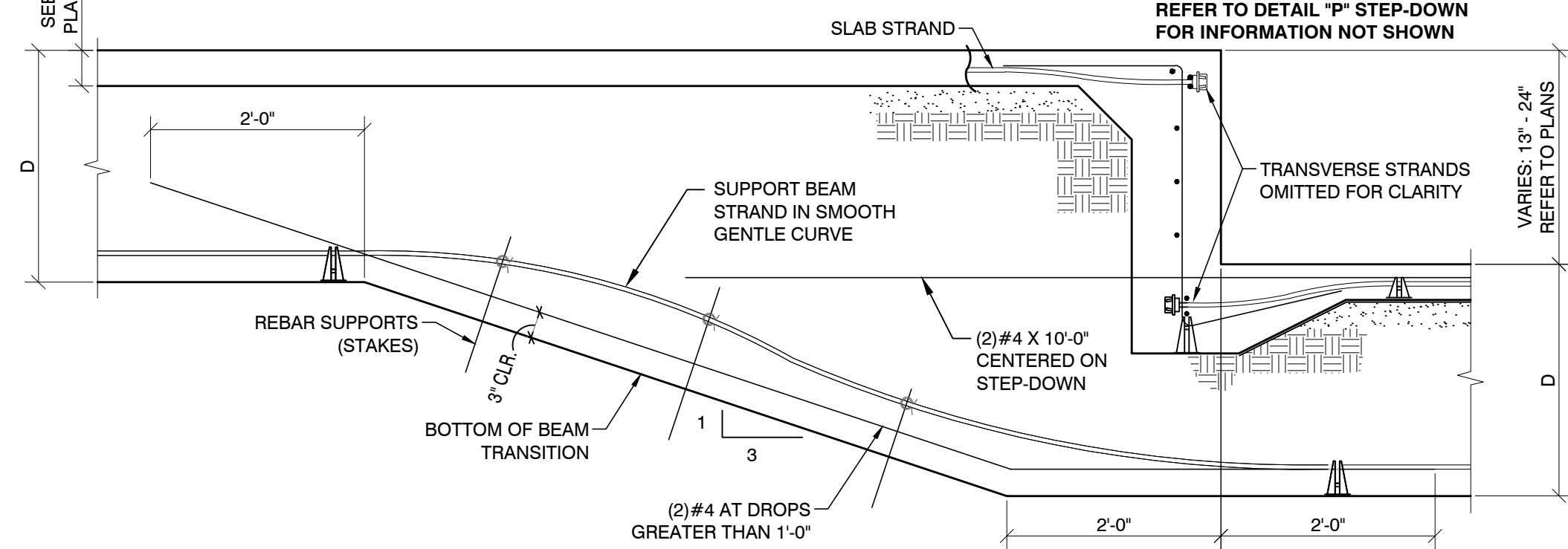
DROPPED SLAB DETAIL "J"

DROPPED BRICK LEDGE "K"

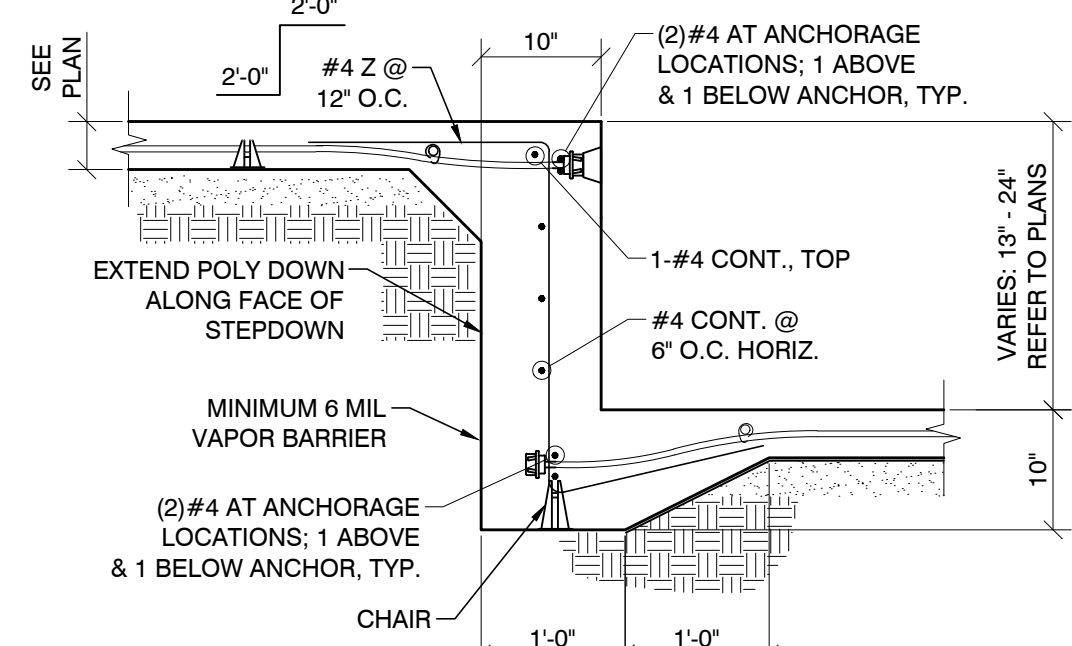
STANDARD DEEPENED BEAM DETAIL "L"



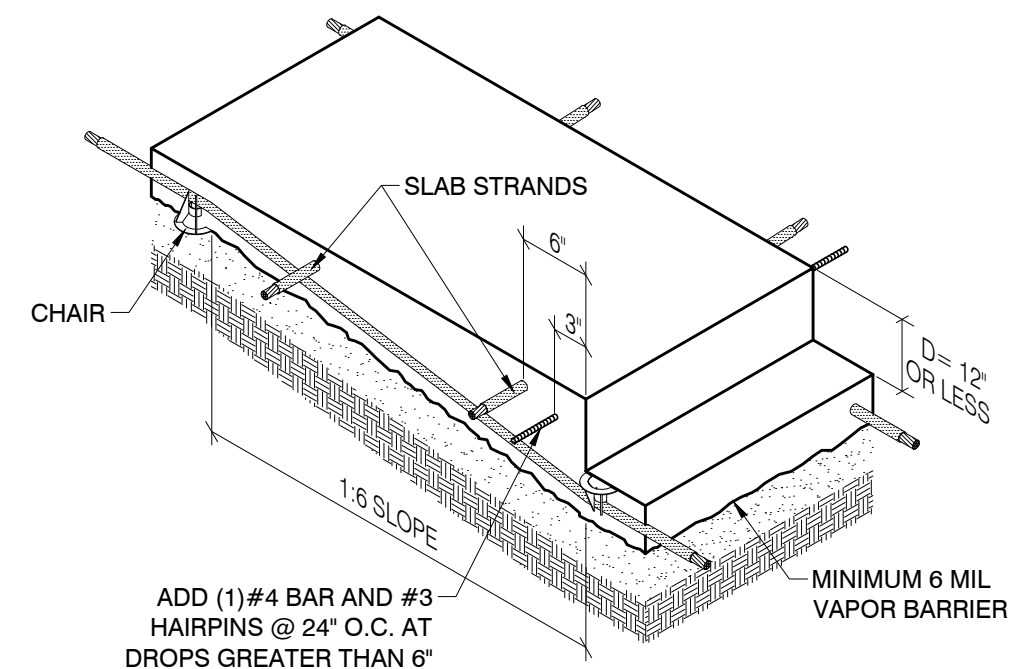
STEM WALL DETAIL "M"



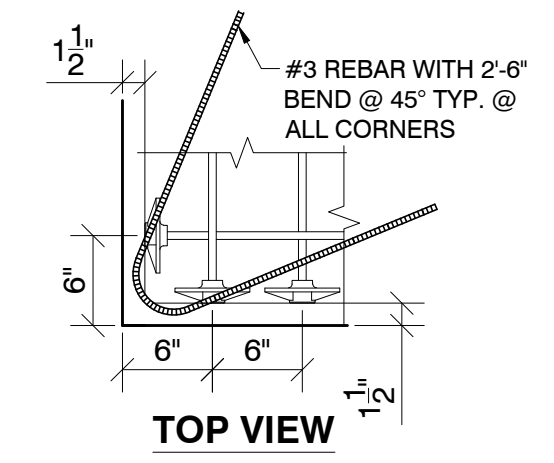
DETAIL "N"
TYPICAL INTERIOR BEAM AT STEP-DOWN



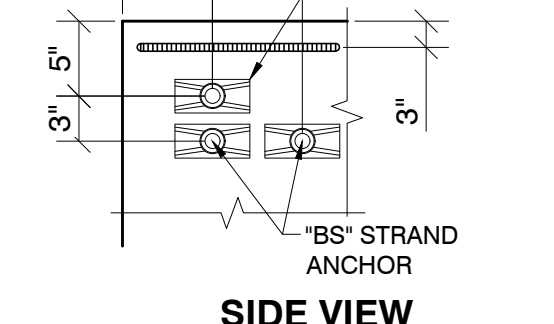
DETAIL "P"
STEP-DOWN



STANDARD DROP DETAIL

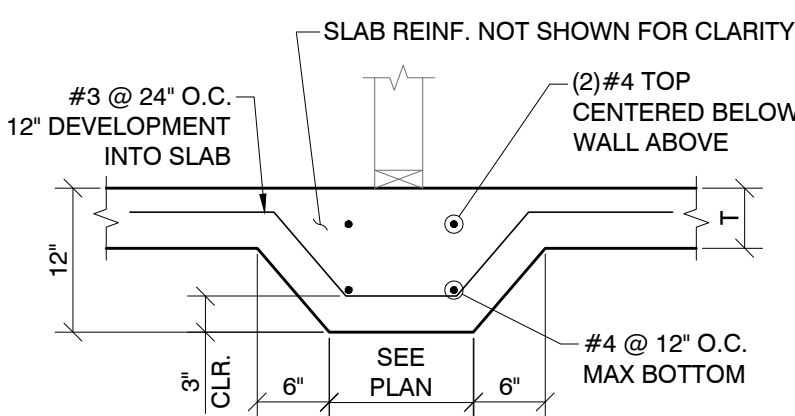


TOP VIEW

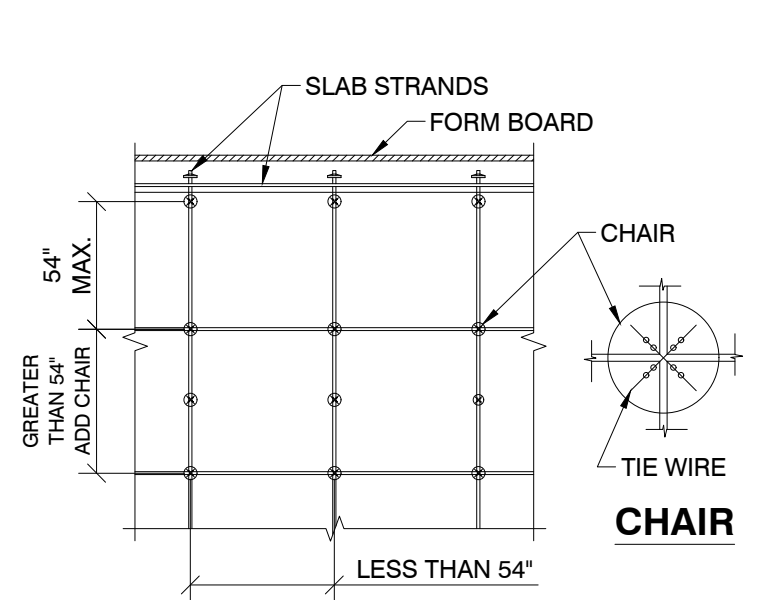


SIDE VIEW

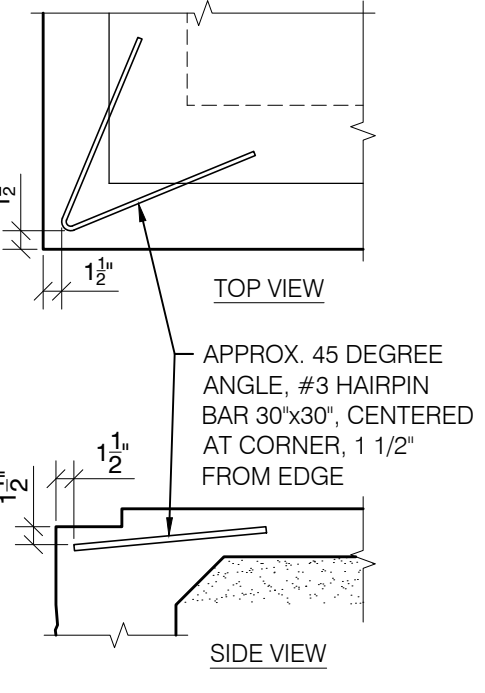
"2-BS" DETAIL



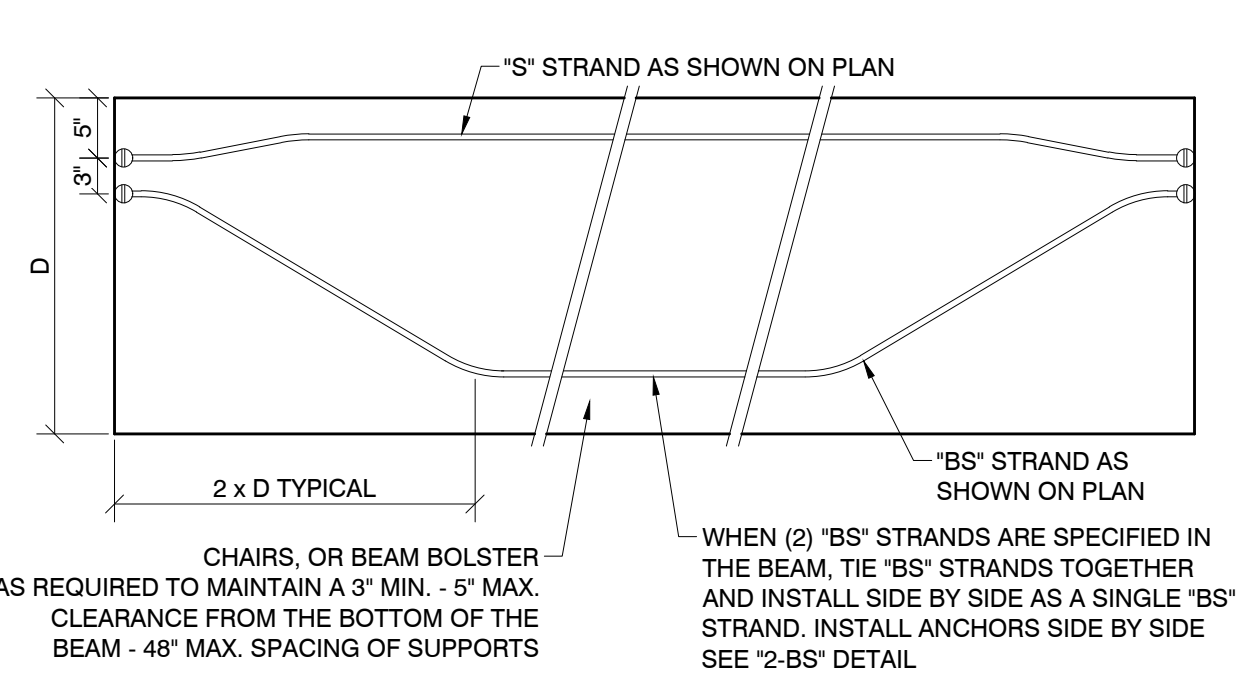
DETAIL "Q"



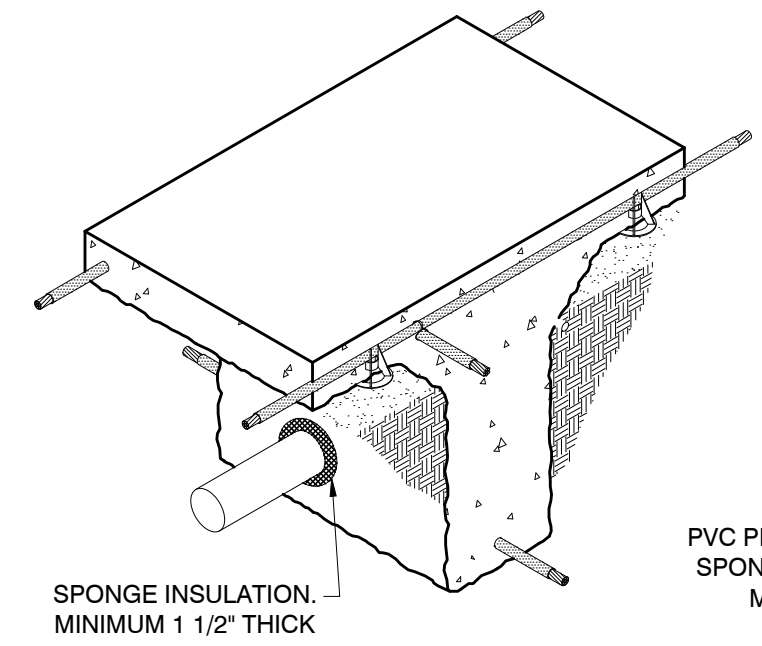
CHAIR LAYOUT



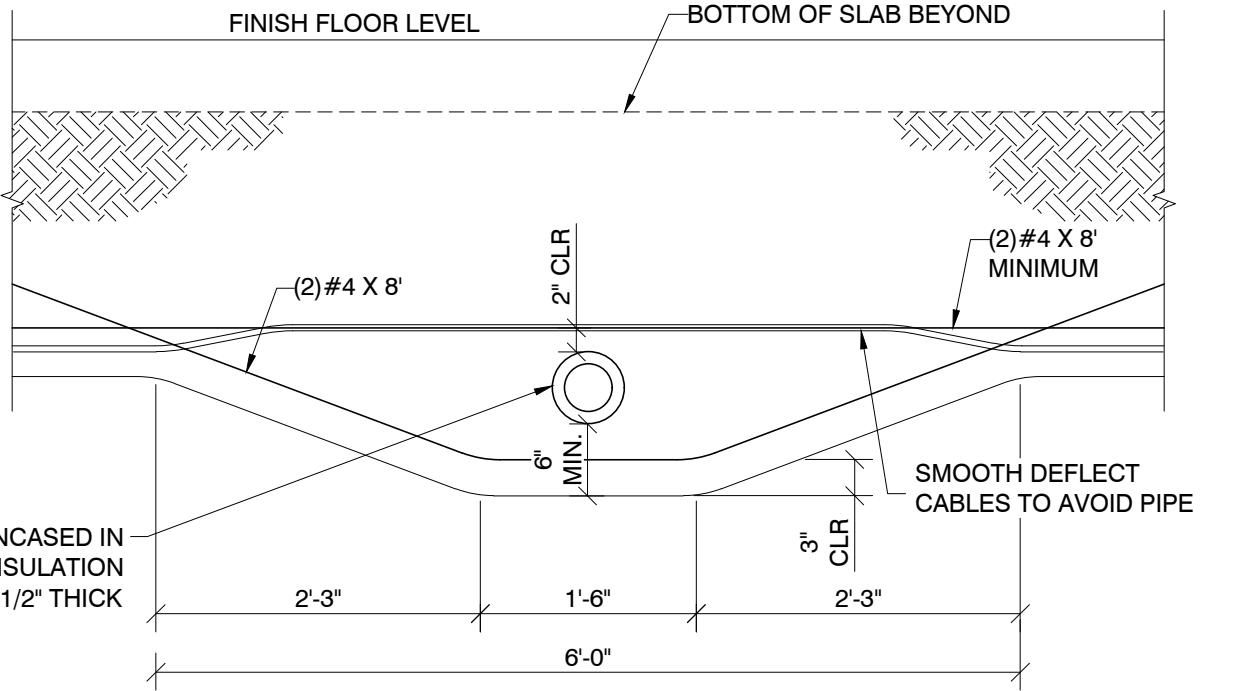
TYP. CORNER STIFFENER BAR



BEAM STRAND "BS" DETAIL



FULL PLUMBING PENETRATION



PARTIAL PLUMBING PENETRATION

NOTE: PLUMBING SUPPORTS SHOWN ARE REQUIRED FOR THE STRUCTURAL INTEGRITY OF THE AFFECTED GRADE BEAMS ONLY. EYNCON RECOMMENDS A COMPETENT CONSULTANT BE INVOLVED FOR THE DESIGN OF THE PLUMBING SUPPORT SYSTEM ACTING BELOW AND/OR AT GRADE. STRUCTURAL INTEGRITY OF THE GRADE BEAM OFFERS NO IMPLICATIONS OF INTEGRITY RELEVANT TO CONDUIT OR PIPE SYSTEMS PENETRATING THE SLAB-ON-GRADE FOUNDATION. MITIGATION OF MOVEMENT OF CONDUITS AND PIPING IS OUT OF THE SCOPE OF THESE STRUCTURAL DESIGN DOCUMENTS PROVIDED BY EYNCON.

February 24, 2026

Built By Grace
1612 Tyler St.
Waxahachie, TX 75165

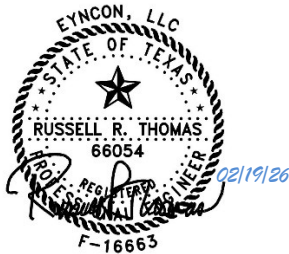
The following Rebar/Post Tension foundation plans are herein authorized for construction at the address and legal description shown below.

| <u>Address</u> | <u>City</u> | <u>County</u> | <u>State</u> |
|-------------------|-------------|---------------|--------------|
| 600 W. Gilmer St. | Ennis | Ellis | TX |

A soil report has been provided, and the foundation has been designed according to Eyncon Engineering Soil Report No. 0126035. The foundation design criteria were developed based on modifications recommended in the criteria for the selection and design of slab-on-ground (BRAB REPORT), PTI design and construction of Rebar slabs on the ground 3rd Edition, WRI_CRSI-96, ACI 318-99, the 2003/2006/2009/2012/2015/2018 IRC, 2003/2006/2009/2012/2015, 2018 IBC, ACI 318, ASTM C94, and recognized engineering practices.

If you have any questions, please call me at 469-478-3033.

Sincerely,



Russell R. Thomas
Eyncon Engineering & Surveying
Firm# F16663

D.1.

Trinity Brick - color - Hollister



STONE

AUSTIN CREAM



ROOF

WEATHERED WOOD



TRIM

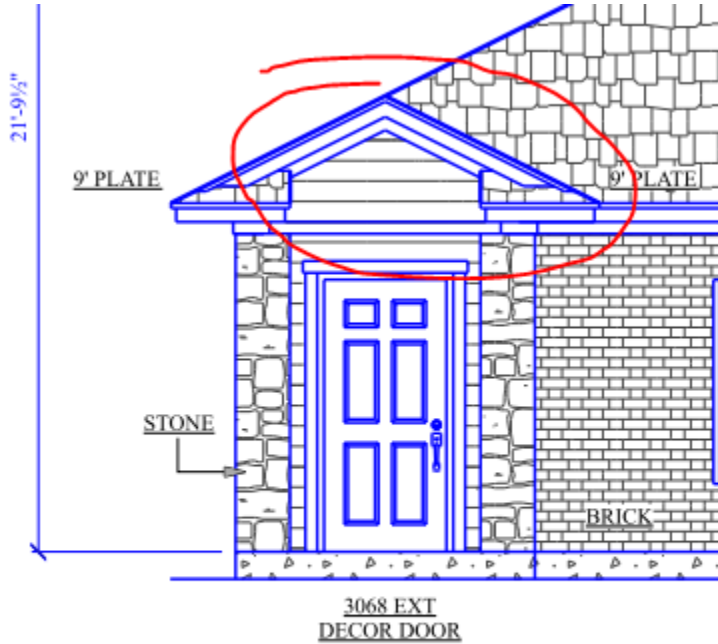
WESTCHESTER GRAY



| BODY | TRIM | ACCENT | ACCENT 2 |
|------------------------------------|--------------------------------------|---------------------------------------|---------------------------------------|
| Needlepoint Navy SW 0032 | Classic Light Buff SW 0050 | New Colonial Yellow SW 2853 | Antiquarian Brown SW 0045 |
| Chelsea Gray SW 2850 | Westchester Gray SW 2849 | Decorous Amber SW 0007 | Roycroft Pewter SW 2848 |
| Downing Sand SW 2822 | Classical White SW 2829 | Toile Red SW 0006 | Rookwood Dark Brown SW 2808 |



HARDY SHINGLE SIDING WESTCHESTER GRAY



.....
Westchester Gray |
SW 2849
.....



D.1.

GUTTERS
WESTCHESTER GRAY



D.1.

SHUTTERS

Polypropylene 4-Board Closed Board and Batten Shutters Pair in Black



D.1.

DOOR

WHITE - Prime White Steel



HISTORIC LANDMARK COMMISSION AGENDA SUMMARY FORM



To: Historic Landmark Commission
Subject: List of administratively approved Certificates of Appropriateness – 3/11/26 to 4/10/26
Meeting: HISTORIC LANDMARK COMMISSION - 20 Apr 2026
Department: Planning & Development
Staff Contact: Erica Stubbs, Senior Planner

BACKGROUND INFORMATION:

The list of administratively approved Certificates of Appropriateness for the time period of March 11, 2026 through April 10, 2026 is submitted for Historic Landmark Commission's review.

ATTACHMENTS:

[Admin Approved COAs 2026 03 11 to 2026 04 10](#)

Certificates of Appropriateness Approved by Staff - March 11, 2026 to April 10, 2026

| Record # | Applicant Name | Date Submitted | Address | Record Status | Describe in detail the work you intend to complete. |
|----------|----------------|----------------|------------------|---------------|---|
| COA-26-6 | Megan Ridenour | 3/12/2026 | 403 N PRESTON ST | Active | Installation of new inground gunite pool located in the rear yard behind the existing wood privacy fence. |

Record No:
COA-26-6

Certificate of
Appropriateness
Application

Status: Active

Submitted On: 3/12/2026

Primary Location

403 N PRESTON ST
ENNIS, TX 75119

Owner

SMITH JOHN L &
GABRIELA M

Applicant

 Megan Ridenour



Application Information

**Meet with Historic Preservation Officer to Review
Application***



Subdivision Name

Completed

Please check the specific Historic Overlay*

Residential Historic Overlay

Please select Application Type (Check all that apply):

**Construction (Major) - i.e. new addition, facade
improvement**



Facade Improvement 



New Addition



D.2.

Alteration (Minor) - i.e. painting, roofing, signage, material replacement

Demolition - i.e. partial, full, relocation

STOP Work Order Issued

Please provide a detailed explanation of the project to the following questions. Note: if you do not provide enough detail, your application will be rejected or sent back.

Please describe the current state of the property*

Residential use. House constructed

Describe in detail the work you intend to complete.*

Installation of new inground gunite pool located in the rear yard behind the existing wood privacy fence.

Please describe why you are looking to make these changes*

Install a new pool for recreation

Owner Information

Owner Name

JL Smith

Owner Street Address

403 N preston st

Owner City, State Zip

Ennis TX 75119

Owner Telephone*

Owner Email*

Agent/Representative Information (if applicable)

Firm Name

Main Contact

Address

City, State Zip

Telephone

Email

Signature

Applicant Signature*

 JL smith

Mar 12, 2026

HLC Hearing Date 

—

CERTIFICATE OF APPROPRIATENESS

Approval Date 

03/12/2026

Conditions / Modifications 

No exterior work to the house permitted.


HLC Chairperson Approval 

No signature

Staff Approval 

No signature

Staff Approval 

 Jorge Barake
Mar 12, 2026

Expiration Date  

03/13/2027

1/8th POOL SCALE PLANS

Plumbing:
 2.5" - 3" from Drains
 2" AG at EQ
 5" to Returns
 Fill Line (no Auto)
 Suction Side Cleaner Line

Electric Details:
 40AMP
 220V
 18" UG
 3/4" Line

Gas Details: NO GAS IN SCOPE OF WORK

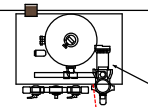
Steel Details:
 #4 on Beam and Belly
 12" OC deep, 6" OC mid, 4" OC shallow

Equipment:
 - 200sqft Cartridge Filter
 - Jandy Nature2 Fusion Inground
 - 2.7HP VS Pump
 - (1) 12W LED 100'
 - (3) 30x36 Pads

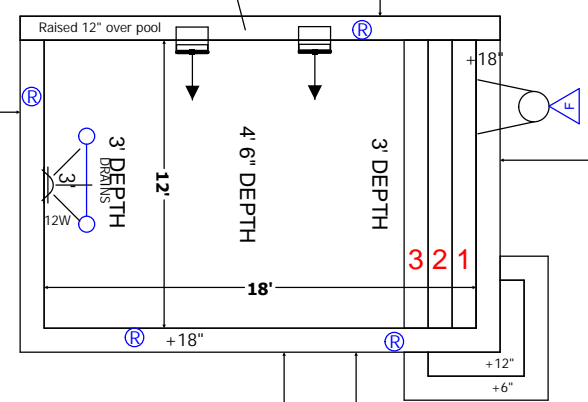
Step Depths
 1 - 10"
 2 - 22"
 3 - 34"

Pool Details -
 Pool -18" to Existing Patio
 Travertine Coping- TBD
 6" Tile - TBD
 Pebble Plaster
 (2) Main Drains
 (1) Skimmer
 (4) Returns

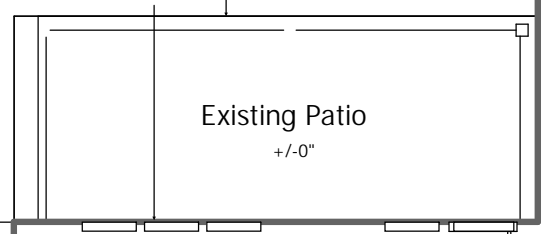
Raised Wall:
 (1) 20' Long Center wall Raised 12" over pool.
 Return line for scuppers (scuppers to be supplied by



POOL EQUIPMENT
 .68 HR Turnover Rate



DECKING OFF CONTRACT



SECONDARY ELECTRIC

ELEC TO PE

ATMOS TO METER

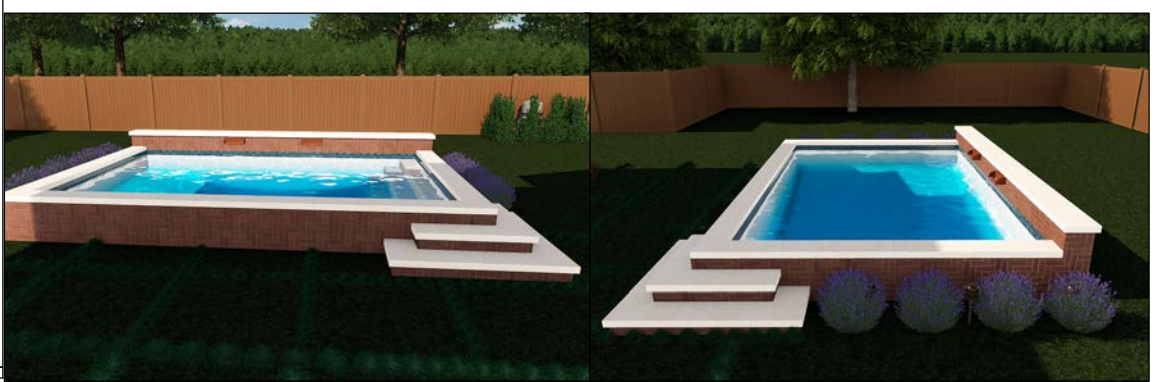
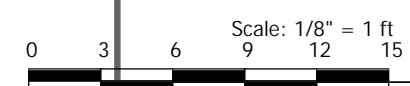
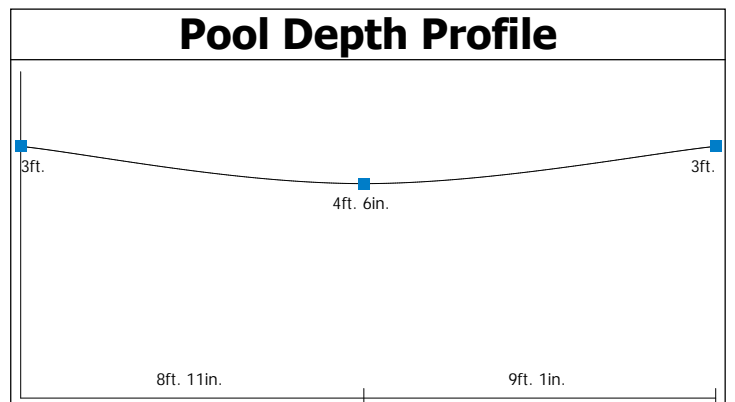
| Legend | |
|--------|----------------|
| | Skimmer |
| | Drains |
| | LED Lights |
| | Electric Meter |
| | Gas Meter |
| | Cleaner Line |
| | Return Line |
| | Fill Line |

| Pools | |
|------------------|---------------------|
| Envelope: | 18' x 12' |
| Perimeter: | 60' |
| Area: | 216 ft ² |
| Depth: | 3' to 4' 6" to 3' |
| Water Volume: | 5,731 gallons |
| Interior Finish: | White Plaster |
| Tile Line: | 6" Tile TBD |
| Coping Area: | 64 ft ² |
| Coping Material: | 3CM Travertine TBD |

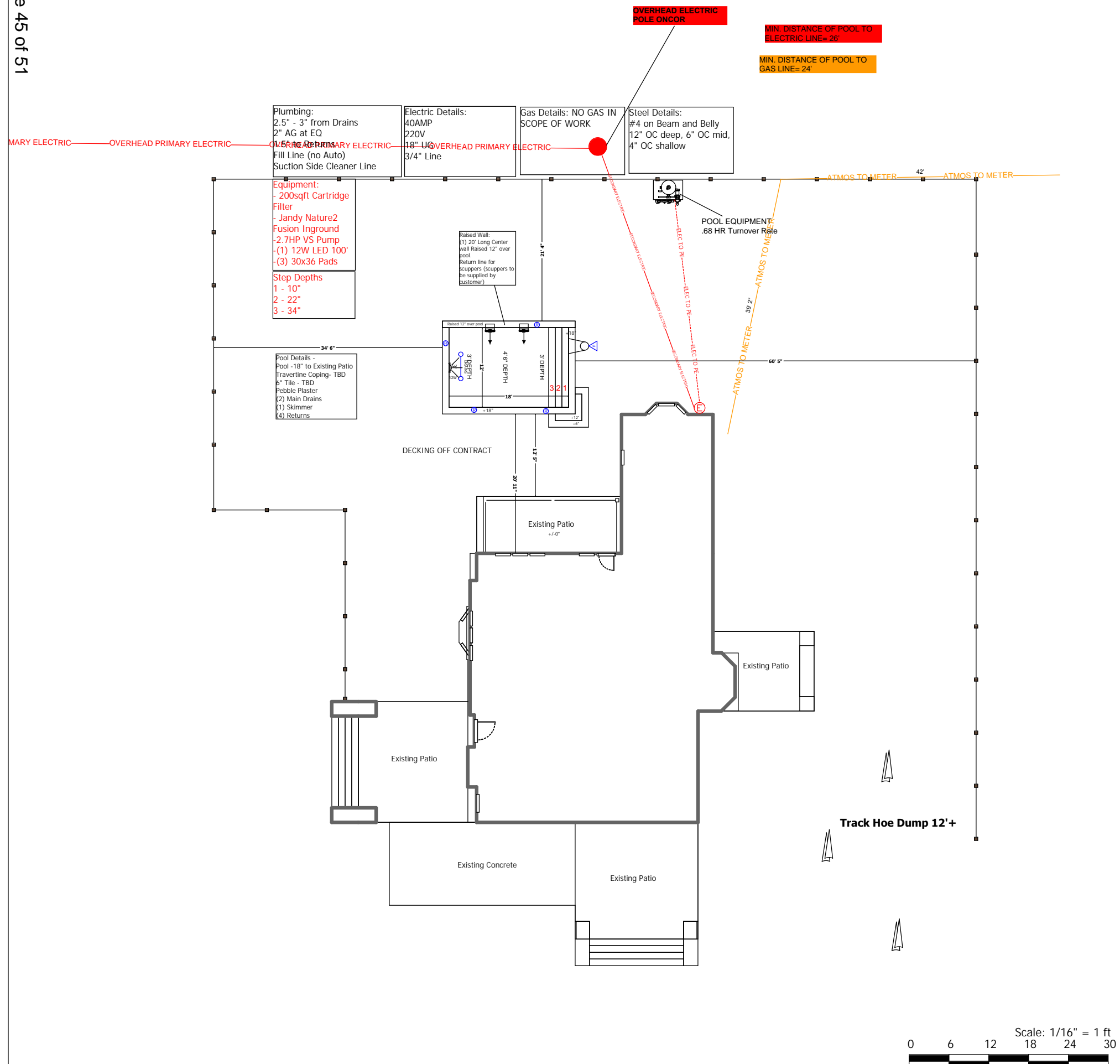
Project Info

Client Name: JL and Gabriella Smith
 Client Email: jl@hiviewrealestate.com
 Client Phone: (214) 949-9876
 Address: 403 N. Preston Street
 City: Ennis
 State/Province: Texas
 Zip/Postal Code: 75119
 Designer Name: Festus Fox
 Designer Contact: Pinnacle Pools and Spas

* THE CONTRACT & ADDENDUMS ARE THE PREVAILING DOCUMENTS FOR THE BUILD OF THIS PROJECT. IF THERE IS/ARE DATA ON THIS PLAN THAT DON'T COINCIDE, PLEASE SEE CONTRACT AND/OR SIGNED ADDENDUMS.



1/16th POOL SCALE PLANS



| Legend | |
|--------|----------------|
| | Skimmer |
| | Drains |
| | LED Lights |
| | Electric Meter |
| | Gas Meter |
| | Cleaner Line |
| | Return Line |
| | Fill Line |

| Pools | |
|------------------|---------------------|
| Envelope: | 18' x 12' |
| Perimeter: | 60' |
| Area: | 216 ft ² |
| Depth: | 3' to 4' 6" to 3' |
| Water Volume: | 5,731 gallons |
| Interior Finish: | White Plaster |
| Tile Line: | 6" Tile TBD |
| Coping Area: | 64 ft ² |
| Coping Material: | 3CM Travertine TBD |

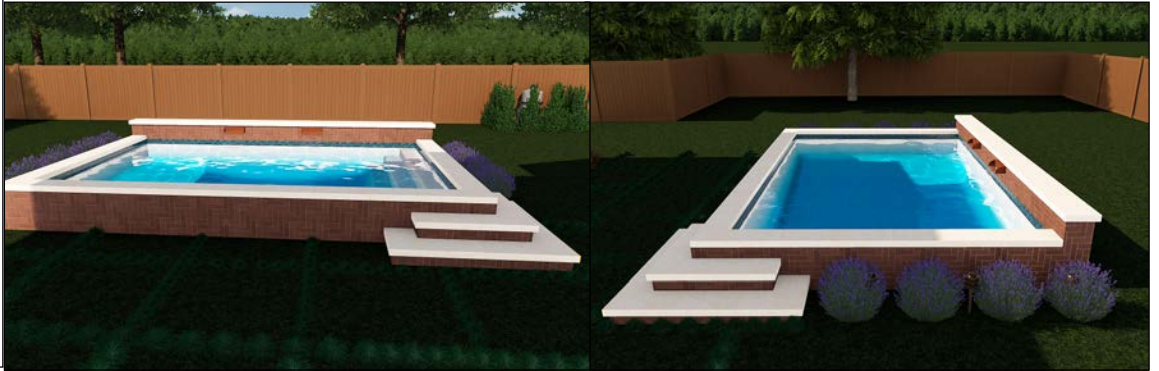
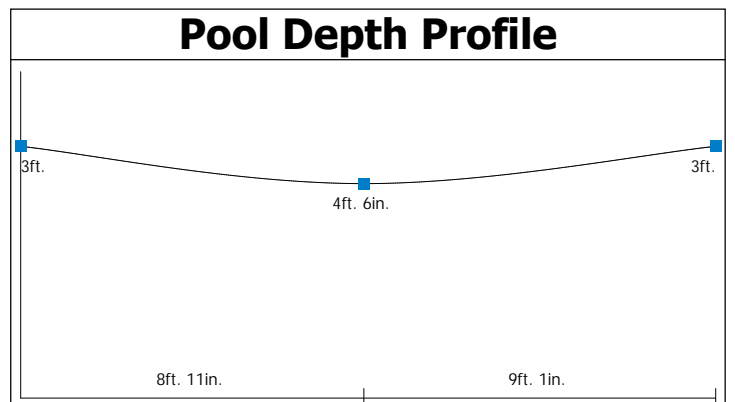


1100 Jupiter Rd
 Suite 121
 Plano, Texas 75074
 (972) 423.0122

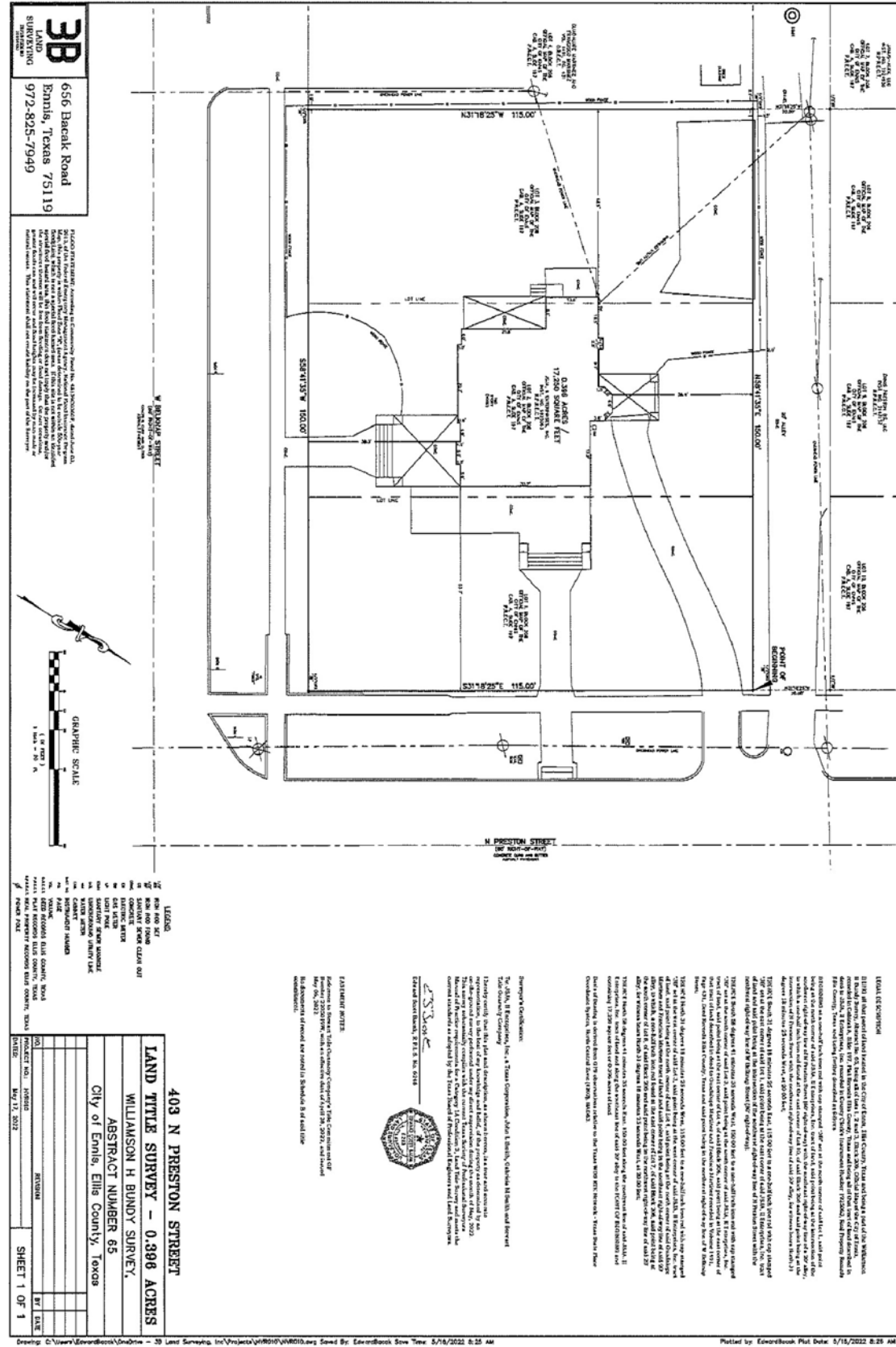
www.pinnaclepoolsandspas.com

| Project Info | |
|-------------------|-------------------------|
| Client Name: | JL and Gabriella Smith |
| Client Email: | jl@hiviewrealestate.com |
| Client Phone: | (214) 949-9876 |
| Address: | 403 N. Preston Street |
| City: | Ennis |
| State/Province: | Texas |
| Zip/Postal Code: | 75119 |
| Designer Name: | Festus Fox |
| Designer Contact: | Pinnacle Pools and Spas |

* THE CONTRACT & ADDENDUMS ARE THE PREVAILING DOCUMENTS FOR THE BUILD OF THIS PROJECT. IF THERE IS/ARE DATA ON THIS PLAN THAT DON'T COINCIDE, PLEASE SEE CONTRACT AND/OR SIGNED ADDENDUMS.



BLANK SURVEY



LEGEND

- Skimmer
- Drains
- LED Lights
- Electric Meter
- Gas Meter
- Cleaner Line
- Return Line
- Fill Line

Pools

Envelope: 18' x 12'
 Perimeter: 60'
 Area: 216 ft²
 Depth: 3' to 4' 6" to 3'
 Water Volume: 5,731 gallons
 Interior Finish: White Plaster
 Tile Line: 6" Tile TBD
 Coping Area: 64 ft²
 Coping Material: 3CM Travertine TBD

403 N PRESTON STREET
LAND TITLE SURVEY - 0.398 ACRES
WILLIAMSON H BUNDY SURVEY,
ABSTRACT NUMBER 65
CITY OF ENNIS, ELIAS COUNTY, TEXAS

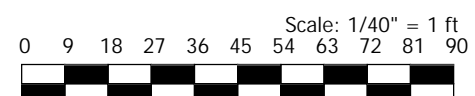
3B
 656 Beak Road
 Ennis, Texas 75119
 972-825-7949

EXISTING NOTES:

Reference to Survey 113, Williamson County, Texas, Commissioned by the State of Texas, 1928, which is a portion of the Survey 113, Williamson County, Texas, Commissioned by the State of Texas, 1928, and located in the Eastern Part of Section 8 of said Township 33 North, Range 12 East, 11th Meridian, State of Texas, is hereby incorporated by reference into this Survey.

PROPERTY DESCRIPTION:

The 0.398 acre parcel of land, being a portion of the Survey 113, Williamson County, Texas, Commissioned by the State of Texas, 1928, and located in the Eastern Part of Section 8 of said Township 33 North, Range 12 East, 11th Meridian, State of Texas, is hereby incorporated by reference into this Survey.



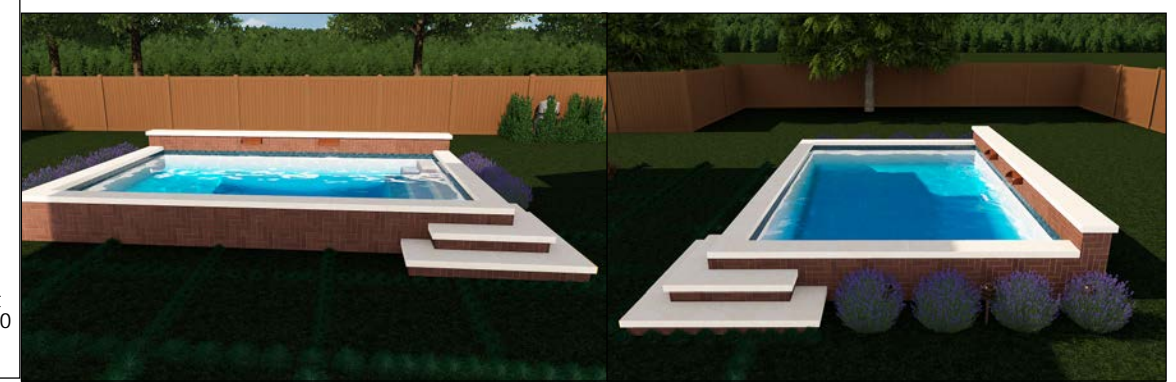
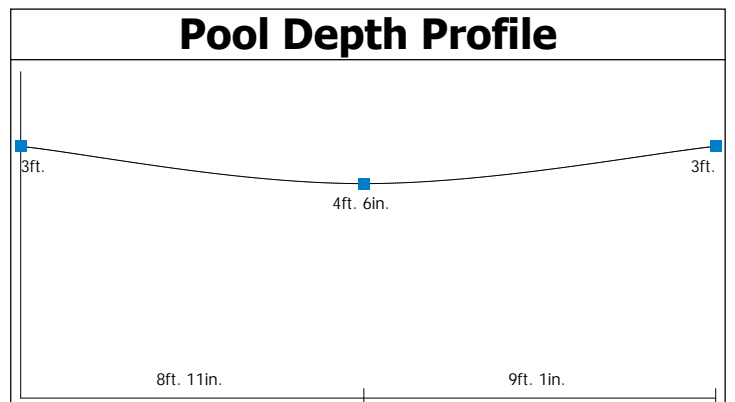
1100 Jupiter Rd
 Suite 121
 Plano, Texas 75074
 (972) 423.0122

www.pinnaclepoolsandspas.com

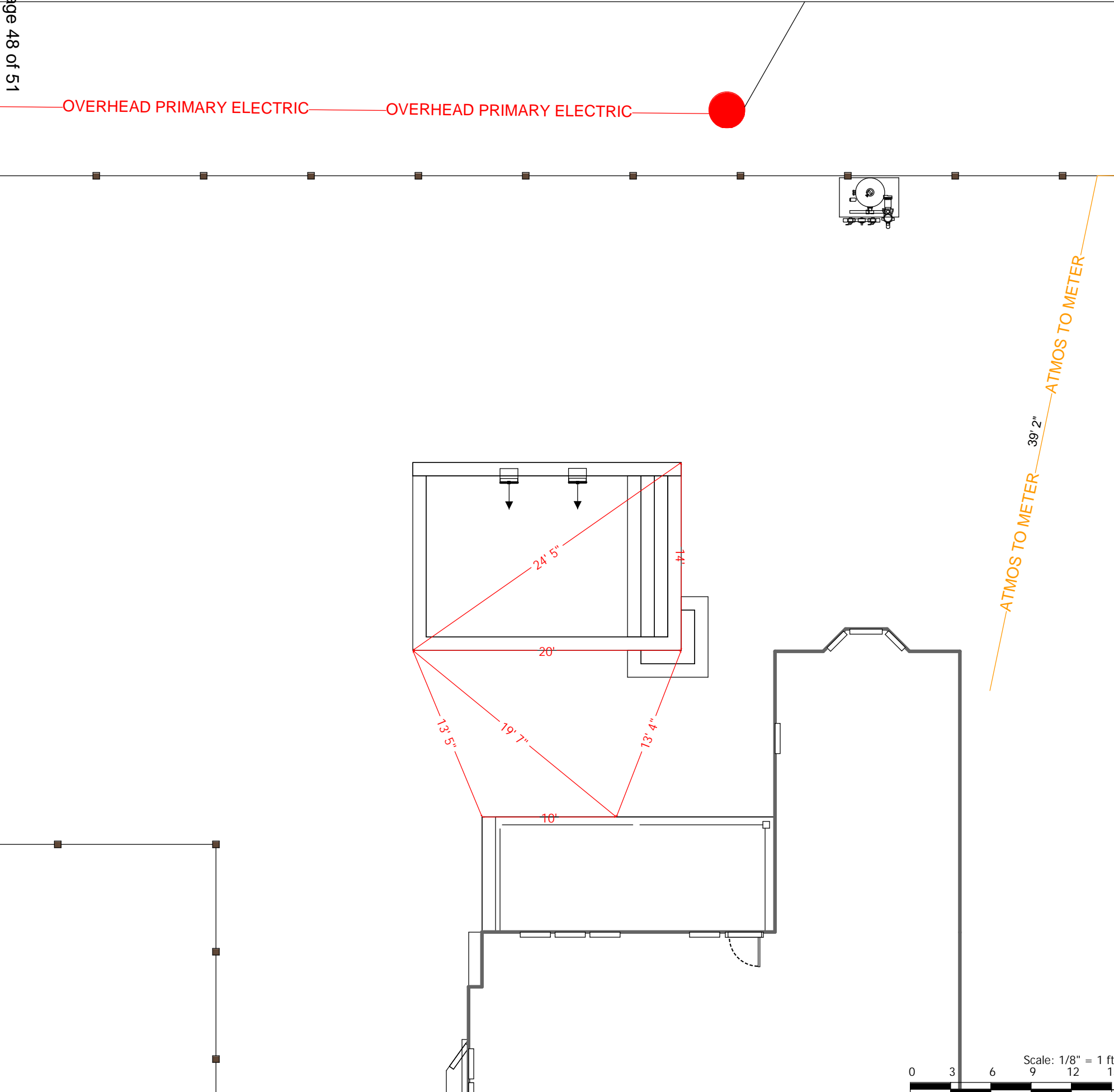
Project Info

Client Name: JL and Gabriella Smith
 Client Email: jl@hiviewrealestate.com
 Client Phone: (214) 949-9876
 Address: 403 N. Preston Street
 City: Ennis
 State/Province: Texas
 Zip/Postal Code: 75119
 Designer Name: Festus Fox
 Designer Contact: Pinnacle Pools and Spas

* THE CONTRACT & ADDENDUMS ARE THE PREVAILING DOCUMENTS FOR THE BUILD OF THIS PROJECT. IF THERE IS/ARE DATA ON THIS PLAN THAT DON'T COINCIDE, PLEASE SEE CONTRACT AND/OR SIGNED ADDENDUMS.



POOL LAYOUT



| Legend | |
|--------|----------------|
| | Skimmer |
| | Drains |
| | LED Lights |
| | Electric Meter |
| | Gas Meter |
| | Cleaner Line |
| | Return Line |
| | Fill Line |

| Pools | |
|------------------|---------------------|
| Envelope: | 18' x 12' |
| Perimeter: | 60' |
| Area: | 216 ft ² |
| Depth: | 3' to 4' 6" to 3' |
| Water Volume: | 5,731 gallons |
| Interior Finish: | White Plaster |
| Tile Line: | 6" Tile TBD |
| Coping Area: | 64 ft ² |
| Coping Material: | 3CM Travertine TBD |



1100 Jupiter Rd
Suite 121
Plano, Texas 75074
(972) 423.0122

www.pinnaclepoolsandspas.com

| Project Info | |
|-------------------|-------------------------|
| Client Name: | JL and Gabriella Smith |
| Client Email: | jl@hiviewrealestate.com |
| Client Phone: | (214) 949-9876 |
| Address: | 403 N. Preston Street |
| City: | Ennis |
| State/Province: | Texas |
| Zip/Postal Code: | 75119 |
| Designer Name: | Festus Fox |
| Designer Contact: | Pinnacle Pools and Spas |

* THE CONTRACT & ADDENDUMS ARE THE PREVAILING DOCUMENTS FOR THE BUILD OF THIS PROJECT. IF THERE IS/ARE DATA ON THIS PLAN THAT DON'T COINCIDE, PLEASE SEE CONTRACT AND/OR SIGNED ADDENDUMS.

