



# CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center  
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

## Residential New Construction and Addition Permit Application

### Property Information

Project Address: 4002 Avenue C	Tax Parcel ID:
Legal Description: Lots 20, 21 and the south 20' of Lot 22, Block 6, Hyde Park Addition No. 2	
Zoning District: SF3-H-HD-NCCD-NP	Lot Area (sq ft): 8,641
Neighborhood Plan Area (if applicable): Hyde Park	Historic District (if applicable): Hyde Park

### Required Reviews

Is project participating in S.M.A.R.T. Housing? Y <input checked="" type="checkbox"/> N (If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)	Does project have a Green Building requirement? Y <input checked="" type="checkbox"/> N (If yes, attach signed conditional approval letter from Austin Energy Green Building)
Is this site within an Airport Overlay Zone? Y <input checked="" type="checkbox"/> N (If yes, approval through Aviation is required)	Does this site have a septic system? Y <input checked="" type="checkbox"/> N (If yes, submit a copy of approved septic permit)
Does the structure exceed 3,600 square feet total under roof? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)	Is this property within 200 feet of a hazardous pipeline? Y <input checked="" type="checkbox"/> N (If yes, Fire review is required)
Is this site located within an Erosion Hazard Zone? Y <input checked="" type="checkbox"/> N (If yes, EHZ review is required)	Is this property within 100 feet of the 100 year floodplain? Y <input checked="" type="checkbox"/> N (Proximity to floodplain may require additional review time.)
Are there protected size trees onsite or on adjacent sites? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, <a href="#">click here</a> for more information on the tree permit process.)	Proposed impacts to trees: (Circle all that apply) Root zone Canopy Removal None/Uncertain
Was there a pre-development consultation for the Tree Review? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N	
Does this site currently have: water availability? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N wastewater availability? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)	
Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y <input checked="" type="checkbox"/> N (If yes, contact Austin Water Utility Pipeline Engineering for review and approval)	
Does this site have or will it have an auxiliary water source? Y <input checked="" type="checkbox"/> N (Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.) (If yes, submit approved auxiliary and potable plumbing plans.)	
Does this site require a cut or fill in excess of four (4) feet? Y <input checked="" type="checkbox"/> N (If yes, contact the Development Assistance Center for a Site Plan Exemption)	
Is this site within the Waterfront Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2 Subchapter C Article 3)	Is this site within the Lake Austin Overlay? Y <input checked="" type="checkbox"/> N (LDC 25-2-180, 25-2-647)
Does this site front a paved street? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N (If no, contact Development Assistance Center for Site Plan requirements.)	Is this site adjacent to a paved alley? Y <input checked="" type="checkbox"/> N (Public Works approval required to take access from a public alley.)
Does this site have a Board of Adjustment (BOA) variance? Y <input checked="" type="checkbox"/> N Case # _____ (if applicable)	
Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y <input checked="" type="checkbox"/> N (If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)	

### Description of Work

Is Total New/Added Building Area > 5,000 Sq Ft? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N (If yes, construction material recycling is required per LDC 25-11-39)	
Existing Use:	vacant single-family residential <input checked="" type="checkbox"/> duplex residential two-family residential other: _____
Proposed Use:	vacant single-family residential <input checked="" type="checkbox"/> duplex residential two-family residential other: _____
Project Type:	new construction addition <input checked="" type="checkbox"/> addition/remodel other: _____
Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N (Note: Removal of all or part of a structure requires a demolition permit application.)	
# existing bedrooms: 5	# bedrooms upon completion: 5 # baths existing: 4 # baths upon completion: 4

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)

Demolish existing screened porch and back wall of master bedroom to add a garden room connecting Unit A with Unit B

Trades Permits Required (Circle as applicable): ☒ electric ☒ plumbing ☒ mechanical (HVAC) concrete (R.O.W.)

**Job Valuation**Total Job Valuation:  
\$ 0

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar.

Amount for Primary Structure: \$ 250,000  
Elec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ NAmount for Accessory Structure: \$ \_\_\_\_\_  
Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ NTotal Remodeled Floor Area  
1014 sq ft.  
(work within existing habitable square footage)

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

**Site Development Information****Area Description**

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

Area Description	Existing Sq Ft		New/Added Sq Ft		Total Sq Ft	
	UNIT A Bldg 1	UNIT B Bldg 2	UNIT A Bldg 1	Bldg 2	Bldg 1	Bldg 2
a) 1 <sup>st</sup> Floor conditioned area	1472	431	387		1859 0	431 0
b) 2 <sup>nd</sup> Floor conditioned area		462			0	462 0
c) 3 <sup>rd</sup> Floor conditioned area					0	0
d) Basement					0	0
e) Covered parking (garage or carport)					0	0
f) Covered patio, deck, porch, and/or balcony area(s)	275 548	38	<del>273</del>		275 0	38 0
g) Other covered or roofed area		51 88			0	51 0
h) Uncovered wood decks	285	0	39		324 0	0
<b>Total Building Area</b> (total a through h)	0	0	0	0	0	0
i) Pool					0	0
j) Spa					0	0
k) Remodeled Floor Area, excluding Addition / New Construction	0	1014	0	0	2458 0	982 0

**Building Coverage Information**

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Total Building Coverage (sq ft): 2908 2643 % of lot size: 27.4 30.6**Impervious Cover Information**

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 3622 % of lot size: 41.9**Setbacks**Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492) Y ☒ NDoes any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513) Y ☒ NIs front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778) Y ☒ N**Height Information** (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)Building Height: 19 ft 9 in Number of Floors: 2**Parking** (LDC 25-6 Appendix A & 25-6-478)# of spaces required: 3 # of spaces provided: 3**Right-of-Way Information**Is a sidewalk required for the proposed construction? (LDC 25-6-353) Y ☒ N

\*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more.

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project? Y ☒ N

Width of approach (measured at property line): \_\_\_\_\_ ft Distance from intersection (for corner lots only): \_\_\_\_\_ ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? Y ☒ N  
(If yes, drainage review is required)

**Subchapter F****Gross Floor Area**

This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls.

	Existing Sq Ft	New/Added Sq Ft	Proposed Exemption (check article utilized)	Applied Exemption Sq Ft	Total Sq Ft
1 <sup>st</sup> Floor	1961	387	<i>porch/enclosed</i>	-22	2326 0
2 <sup>nd</sup> Floor	515		<i>Porch</i>	-38	477 0
3 <sup>rd</sup> Floor					0
Area w/ ceilings > 15'			Must follow article 3.3.5		0
Ground Floor Porch* (check article utilized)	548	-273	<input checked="" type="checkbox"/> Full Porch sq ft (3.3.3 A) <input type="checkbox"/> 200 sq ft (3.3.3 A 2)	- 275	0
Basement			Must follow article 3.3.3B, see note below		0
Attic			Must follow article 3.3.3C, see note below		0
Garage**: (check article utilized)	Attached		<input type="checkbox"/> 200 sq ft (3.3.2 B 1)		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1 / 2a) <input type="checkbox"/> 200 sq ft (3.3.2 B 2a / 2b)		0
Carport**: (check article utilized)	Attached		<input type="checkbox"/> 450 sq ft (3.3.2 A 3) <input type="checkbox"/> 200 sq ft (3.3.2 B 1)***		0
	Detached		<input type="checkbox"/> 450 sq ft (3.3.2 A 1)		0
Accessory Building(s) (detached)					0
Totals	3024 0	114 0		- 335	2803 0

TOTAL GROSS FLOOR AREA (add Total Sq Ft column) 0 2803

(Total Gross Floor Area ÷ Lot Area) x 100 = .324 Floor-To-Area Ratio (FAR)

Is a sidewall articulation required for this project? Y ☒ N

(Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1)

Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent"? Y ☒ N

(If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings.)

**\*Ground Floor Porch exemption:** A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet if a porch has habitable space or a balcony above it.

**\*\*Garage and carport exemptions (in relation to primary structure):** Exemptions must follow the code as outlined in Title 25-2 Subchapter F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives a 450-square foot exemption may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements."

**\*\*\*Ordinance article 3.3.2 B 1** is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken.

**Basement exemption:** A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines.

**Habitable Attic exemption:** A habitable portion of an attic may be exempted if: 1) The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2) It is fully contained within the roof structure; 3) It has only one floor; 4) It does not extend beyond the footprint of the floors below; 5) It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6) Fifty percent or more of the area has a ceiling height of seven feet or less.

## Additional Information, Continued

### Design Professionals –

For any project exceeding 20 feet in height or more than one-story within the Subchapter F boundaries, all permit exhibits must be sealed and signed by a Texas-registered architect or certified building designer (National Council of Building Designers or Texas Institute of Building Design)

### Localized flooding –

If there is a storm drain inlet or pipe, drainage ditch, or drainage easement on or near the property or the property is at the low point of a roadway, there may be a chance of flooding from the local drainage system. The proposed development cannot cause additional flooding on other property nor have an adverse impact on the existing local drainage system. Contact the Development Assistance Center for more information.

### Tree Survey –

Provide a tree survey per ECM 3.3.2 that labels the ¼, ½ and full Critical Root Zones and provides the diameter and species of each protected tree (a Tree Legend is recommended). Depict proposed access routes and material staging. Show all proposed and existing utilities. Show specific locations of tree protection fencing and mulching per requirements of ECM 3.5.2.

## Calculation Aid

Area Description	Existing Sq Ft	New/Added Sq Ft	Total Sq Ft
Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.			
a) 1 <sup>st</sup> floor conditioned area	1903	387	2290
b) 2 <sup>nd</sup> floor conditioned area	462		462
c) 3 <sup>rd</sup> floor conditioned area			
d) Basement			
e) Attached Covered Parking (garage or carport)			
f) Detached Covered Parking (garage or carport)			
g) Covered Wood Decks (counted at 100%)			
h) Covered Patio			
i) Covered Porch	313		313
j) Balcony			
k) Other – Specify: screened porch	273	-273	
<b>Total Building Area (TBA)</b> (add: a through k)	2951 0	114 0	3065 0
<b>Total Building Coverage (TBC)</b> (from TBA subtract, if applicable: b, c, d, and j)	(A) 2489 0	114 0	(B) 2603 0
l) Driveway	468	167	635
m) Sidewalks	65		65
n) Uncovered Patio			
o) Uncovered Wood Decks (counted at 50%)	142	20	162
p) AC pads and other concrete flatwork	219	-210	9
q) Other (Pool Coping, Retaining Walls)	42	87	129
<b>Total Site Impervious Coverage</b> (add: TBC and l through q)	(C) 936 0	64 0	(D) 1000 0
r) Pool			
s) Spa			

3425

178

3603

**Building Coverage Information**

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Lot Area (sq ft): 8641

Existing Building Coverage (see above A, sq ft): 0 2489

Existing Coverage % of lot (A ÷ Lot Area) x 100 : 28.8 %

Final Building Coverage (see above B, sq ft): 0 2603

Final Coverage % of lot (B ÷ Lot Area) x 100 : 30.1 %

**Impervious Cover Information**

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. (LDC 25-1-23)

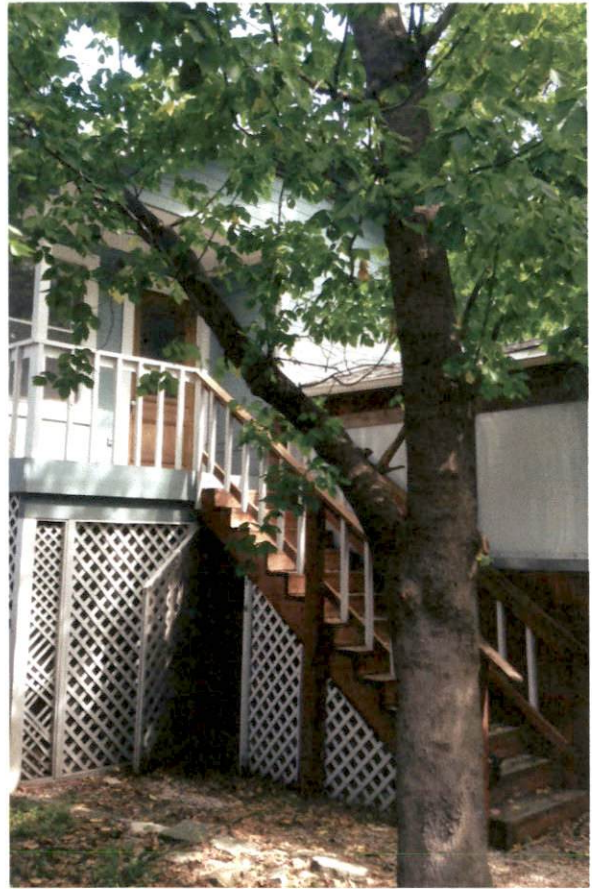
Existing Impervious Coverage (see above C, sq ft): 0 3425

Existing coverage % of lot (C ÷ Lot Area) x 100 : 39.6 %

Final Impervious Coverage (see above D, sq ft): 0 3603

Final coverage % of lot (D ÷ Lot Area) x 100 : 41.7 %



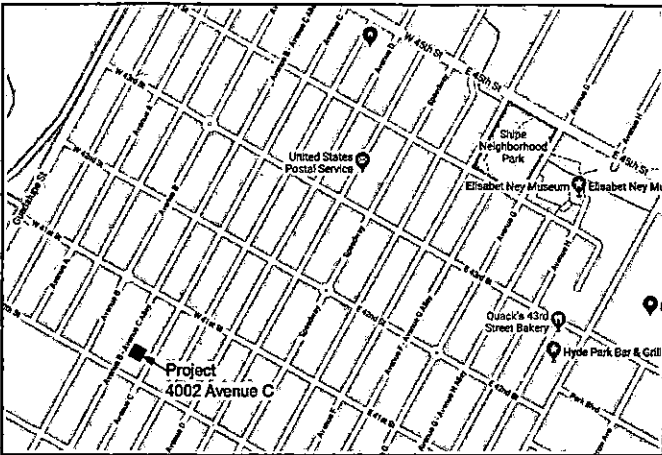


4002 Avenue C





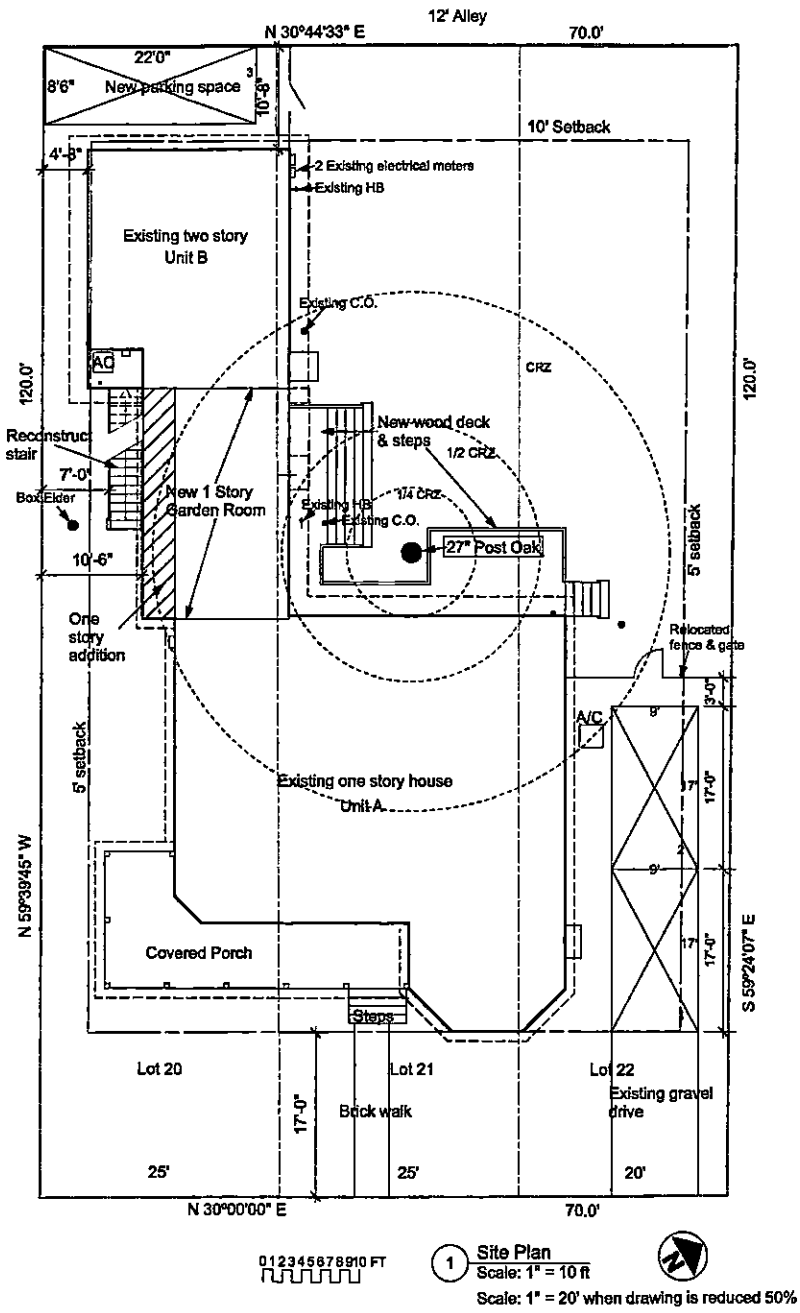
4002 Avenue C



Location Map

PLAN NOTES:	
GENERAL	
1	All work is intended to comply with all City of Austin regulations including International Residential Code 2025 and local amendments. Contractor is to contact Architect in the event of any discrepancies.
2	Provide a schedule of work to accommodate and coordinate with the Owner's use of the site and Unit A and Unit B.
3	Contractor will verify all dimensions and will notify architect if there are any discrepancies from the drawings prior to performing related work.
4	Provide tree protection as shown. Maintain throughout work.
5	Remove all debris from the site weekly. Store refuse only where indicated and in covered containers.
6	Brace any area where structural material is removed with materials and method that will insure structural integrity.
7	Provide protection for areas not to be disturbed by the work including both the site and interior to the building. Provide interior barriers to prevent as much dust and debris as possible from entering areas not involved in construction.
8	No smoking is permitted on the site or in the building at any time.
9	Contractor may not permit entry to the site or buildings by anyone except workers for whom he is responsible.
DEMOLITION	
10	Remove all materials as indicated including existing foundation material for existing screened porch.
11	Remove all unnecessary ductwork, plumbing and electrical not needed for the new plan.
12	Remove stone and concrete pavers from back yard only AFTER all other work is completed in order to avoid compaction of earth near tree.
13	Remove plywood siding for Unit B unless it is incorporated into new siding assembly.
14	Remove all windows in Unit B.
15	Remove gutters and downspouts as necessary for new work. Replace them as shown.
CONSTRUCTION	
16	Raise grade 4" at house / garden room corner for drainage.

Site Development Information		Unit A	Added	Unit B	Exemption	Building Cover	Impervious cover	Floor Area Ratio
Site Area		5,641						
a)	First floor conditioned	1472	387	431		2290	2290	
	storage			36		36	36	
	open/porch above			22	-22	0	22	
	SUBTOTAL					2325.6	2348	2325.6
b)	Second Floor Conditioned			462				462
	unconditioned			15				15
f)	2nd floor porch			38	-38			0
	Ground Floor Porch	275		0	-275	275	275	0
	Screened Porch	273	-273		0	0	0	0
	Exterior stair			42		42	42	0
h)	Uncovered wood decks	50%	285	39		162	0	162
	Gravel parking		306				306	
	Gravel Driveway		162				162	
	New parking at alley			167			167	
	Stone paving		210	-210			0	
	Brick sidewalk		65				65	
	Steps/landings		22	53	12		86.5	
	AC		9				9	
	Total					2,643	3,622	2,803
	%					30.6%	41.9%	32.4%



Avenue C

Legal Description  
Hyde Park Addition 2  
Travis County  
Vol 1 Page 75  
Section 2  
Block 6  
Lots 20, 21 & the south 20' of lot 22.

KAREN MCGRAW ARCHITECT PLLC  
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512.917.1761  
mcgrawka@earthlink.net

REGISTERED ARCHITECT  
KAREN MCGRAW  
17438  
STATE OF TEXAS  
6495

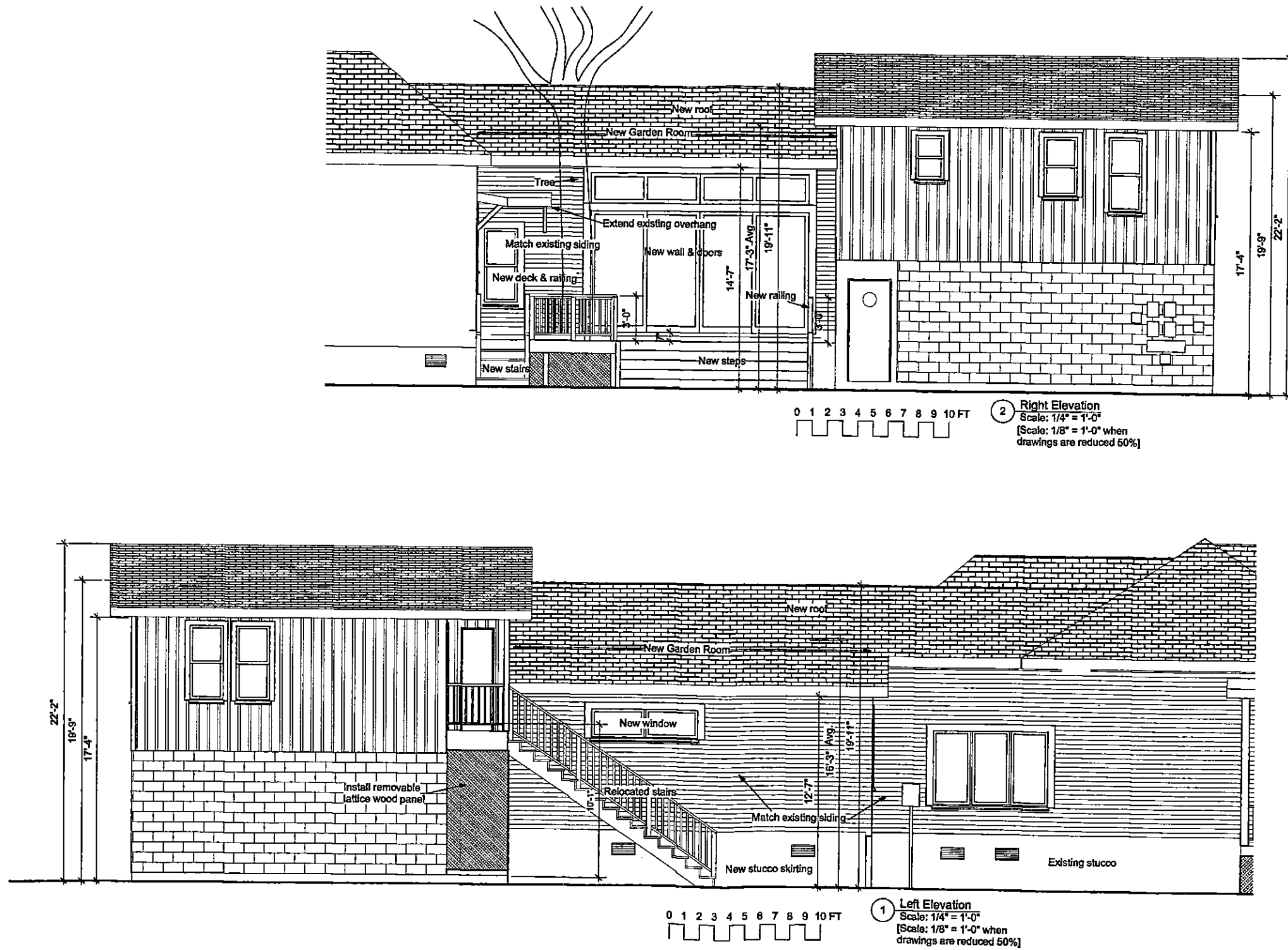
Stefanie Bertram & Johann Gaboriau  
Hume-Rowe House  
Renovations to Duplex  
4002 Ave C  
Austin, TX 78751

Date: 7-26-18  
Revisions:

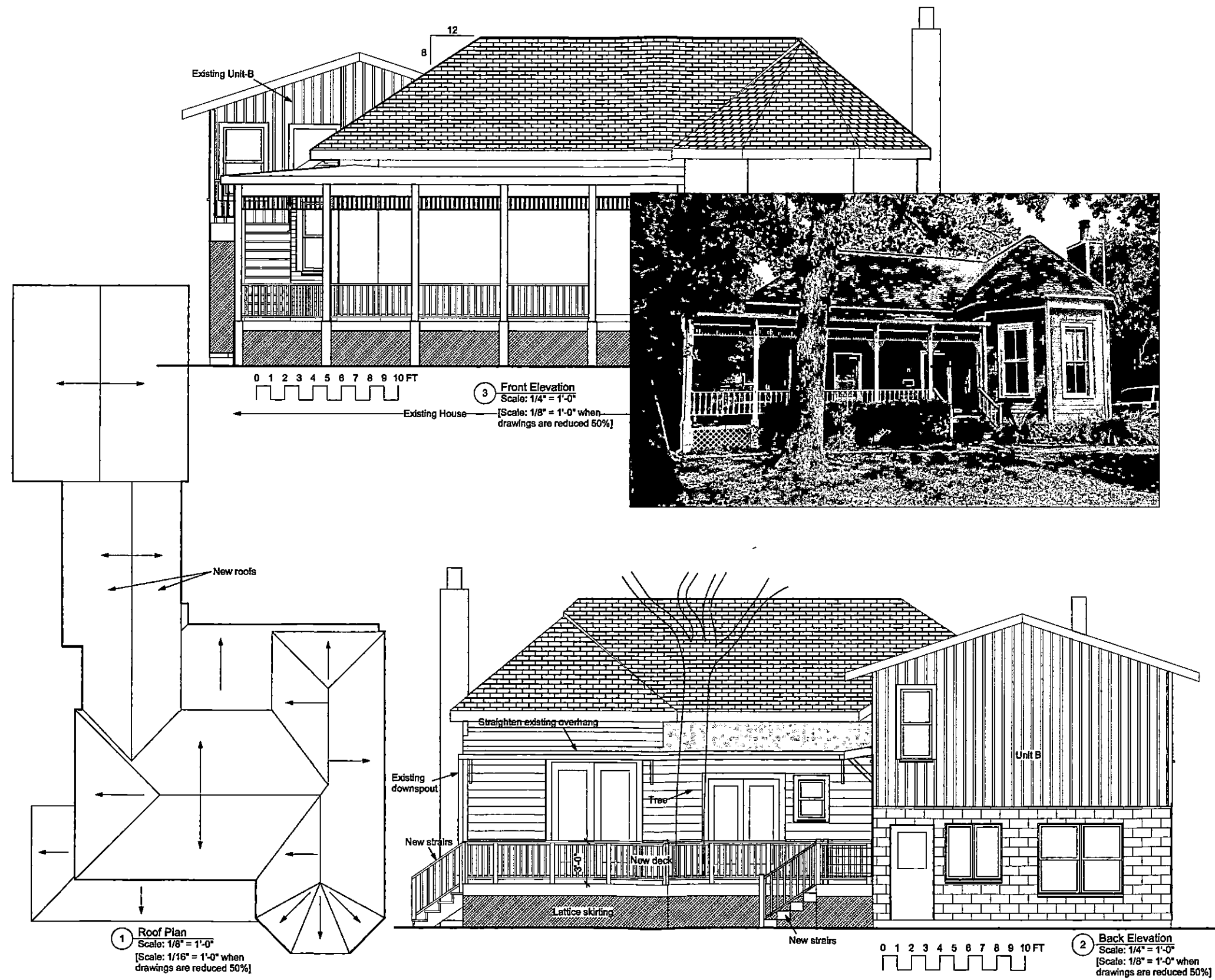
Site Plan

A-1

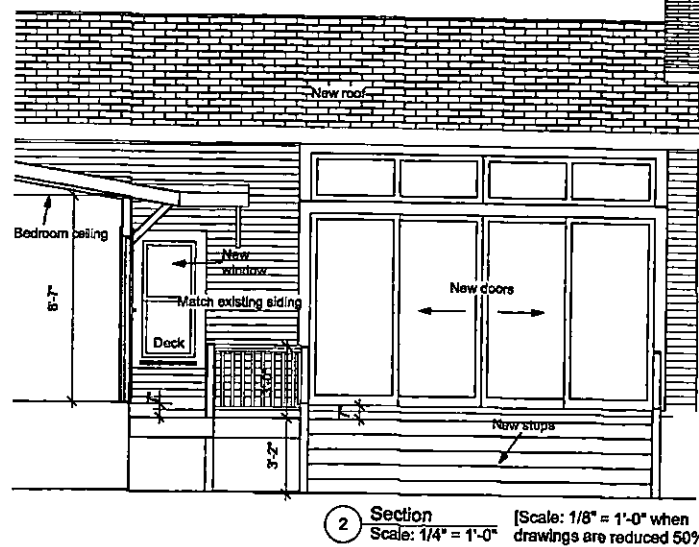
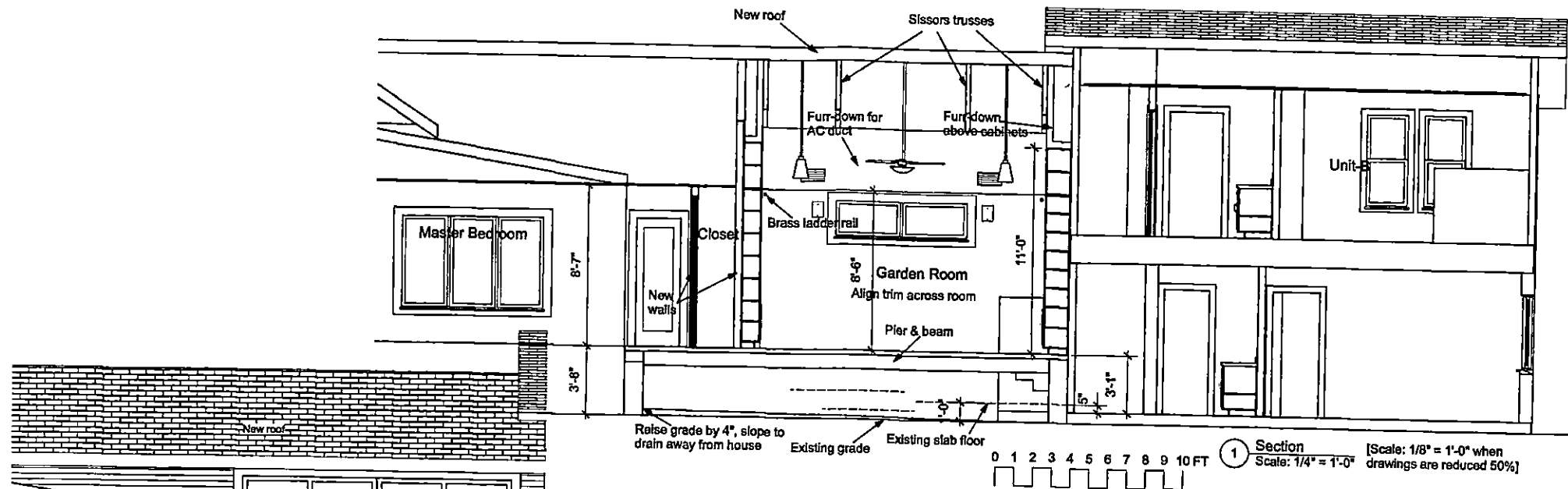




<p>KAREN MCGRAW ARCHITECT PLLC          4315 AVENUE C AUSTIN, TX 78751          512.917.1761          mcgrawka@earthlink.net</p>			<p>Stefanie Bertram &amp; Johann Gaboriau  <b>Hume-Rowe House</b>  <b>Renovations to Duplex</b>          4002 Ave C          Austin, TX 78751</p>		<p>Date: 7-26-18          Revisions:</p>	<p>Elevations</p> <p>A-4</p>
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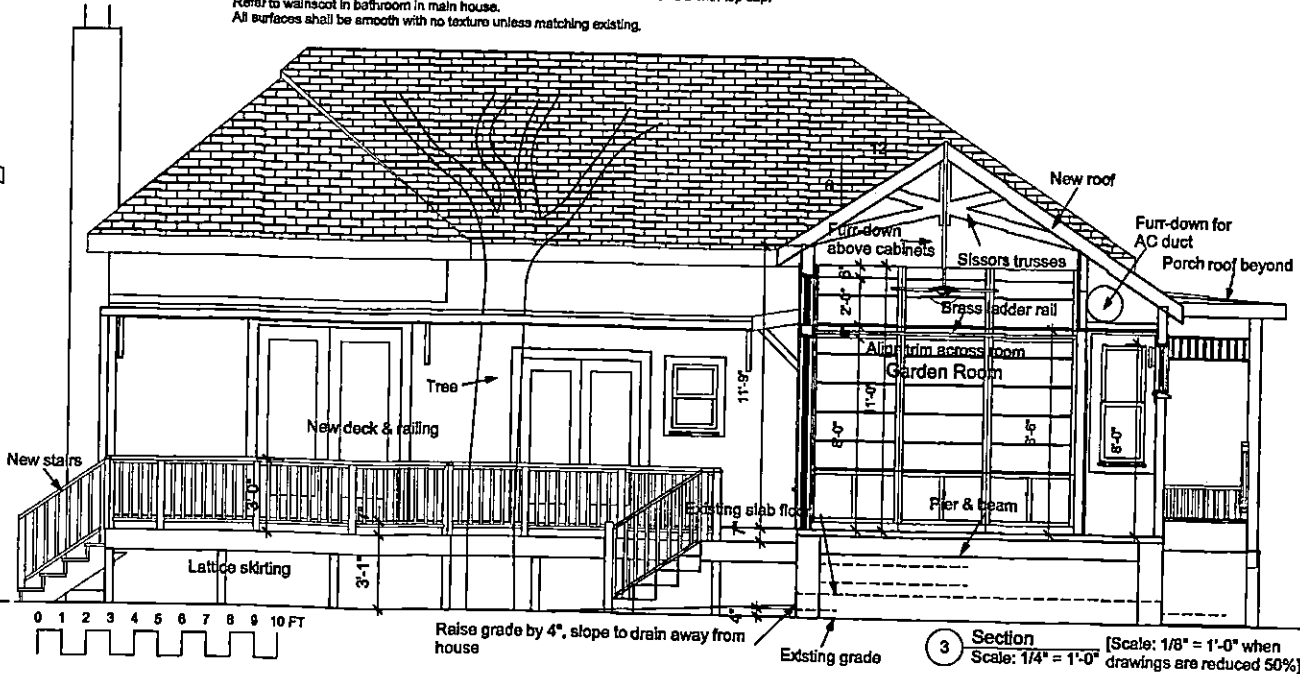
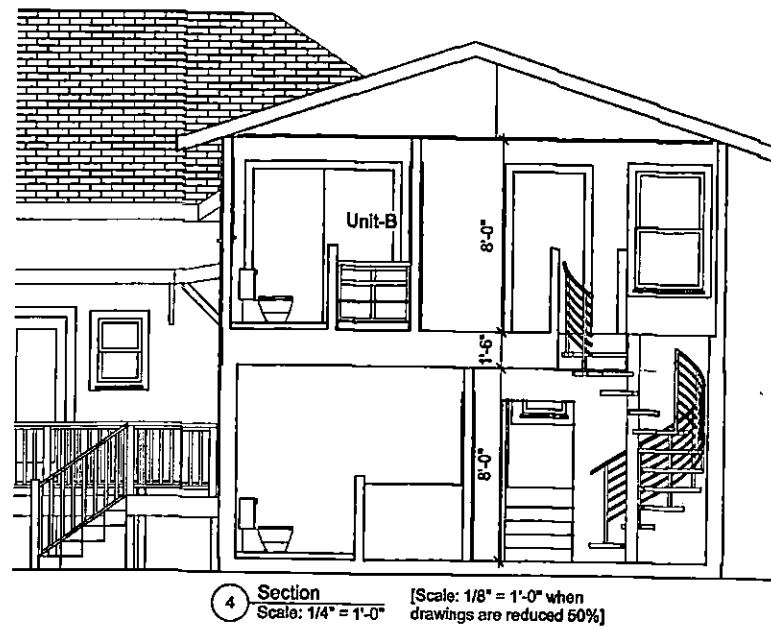
KAREN MCGRAW ARCHITECT PLLC 4315 AVENUE C AUSTIN, TX 78751 512.917.1761 mcgrawka@earthlink.net	
Stefanie Bertram & Johann Gaboriau Hume-Rowe House Renovations to Duplex 4002 Ave C Austin, TX 78751	
Date: 7-26-18 Revisions:	
Roof & Elev.	
A-5	



Room Finish Schedule									
Room Name	Floor	Base	Wainscot	North	East	South	West	Ceiling	Remarks
Garden Room	2	5		1	1	1	1	1	
Master Bedroom	7	5		1	1	1	1	1	
Master Bdr Closet	7	5		1	1	1	1	1	
Unit-B									
Bedroom-1	8	5		1	1	1	1	1	
Bedroom-2	8	5		1	1	1	1	1	
Bath-1	8	5	4	1	1	1	1	1	
Living Rm	8	5		1	1	1	1	1	
Kitchen	8	5		1	1	1	1	1	Apply smooth texture on fireplace
Bath-2	6	5	4	1	1	1	1	1	Existing tile to remain

- Room Finish Schedule Key**
- Materials
1. Gyp. Board, float & paint
  2. Wood Floor-Red Oak
  3. Wood ceiling
  4. Wood wainscot
  5. Wood base molding 6" match existing
  6. Tile
  7. Wood pine shall match existing
  8. Engineered wood

Wainscot for baths in Unit-B shall be 36" high wood panel with 1x2s at 16" OC with top cap. Refer to wainscot in bathroom in main house. All surfaces shall be smooth with no texture unless matching existing.



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REGISTERED ARCHITECT

KAREN MCGRAW

7-2-2018

STATE OF TEXAS

Stefanie Bertram & Johann Gabonau

**Hume-Rowe House**

Renovations to Duplex

4002 Ave C

Austin, TX 78751

Date: 7-26-18

Revisions:

Sections

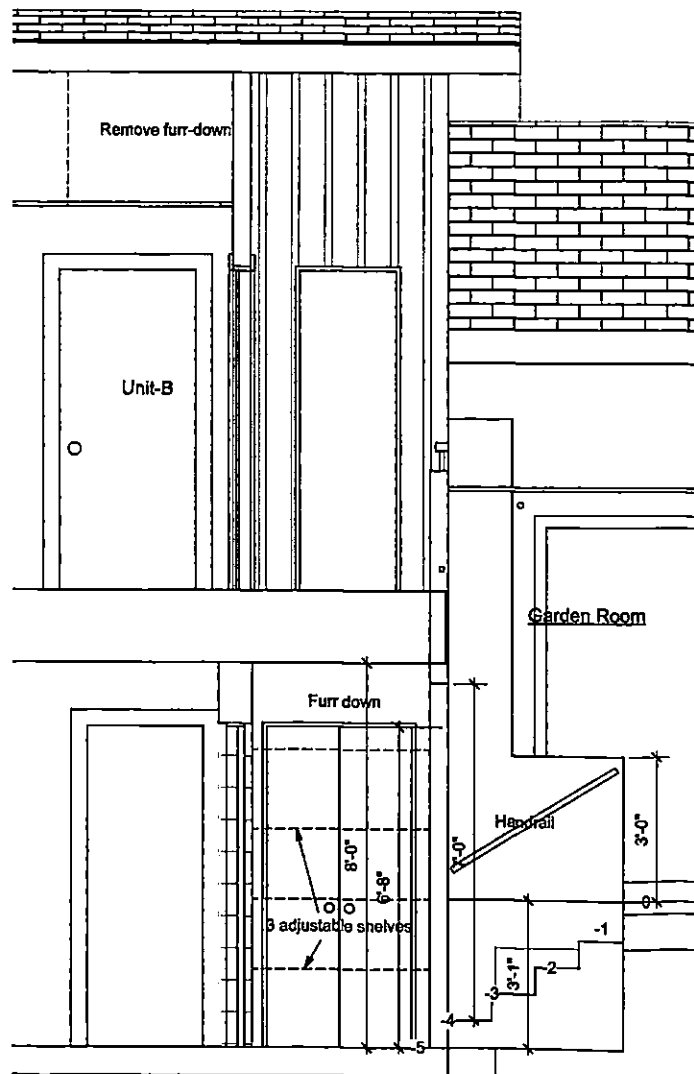
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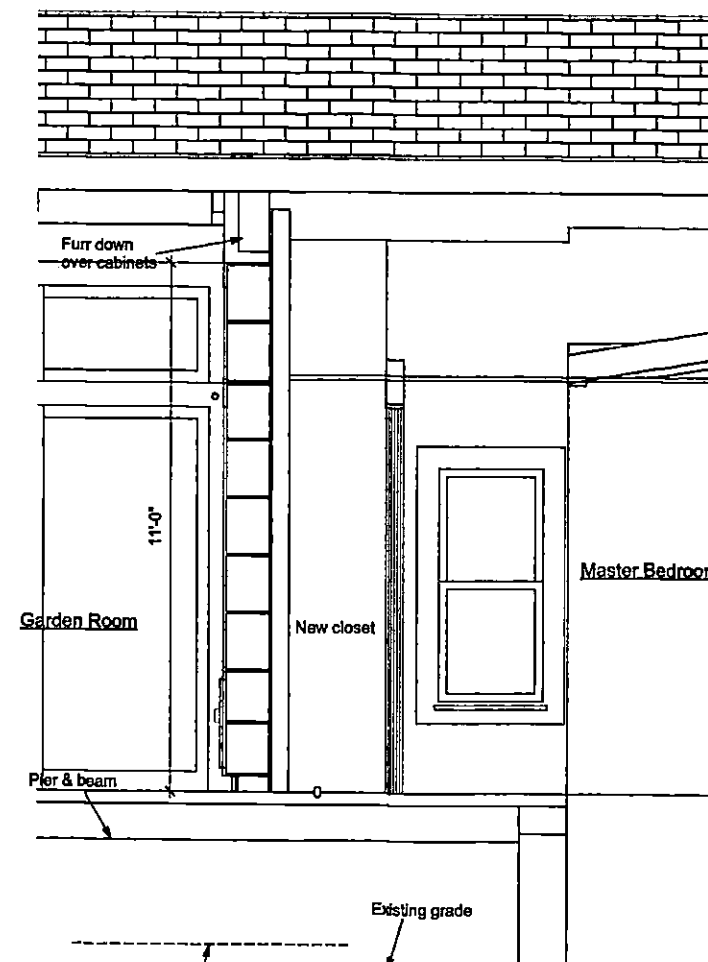
3 Section



4 Perspective



2 Section  
Scale: 1/2" = 1'-0"  
[Scale: 1/4" = 1'-0" when drawings are reduced 50%]



1 Sections  
Scale: 1/2" = 1'-0"  
[Scale: 1/4" = 1'-0" when drawings are reduced 50%]

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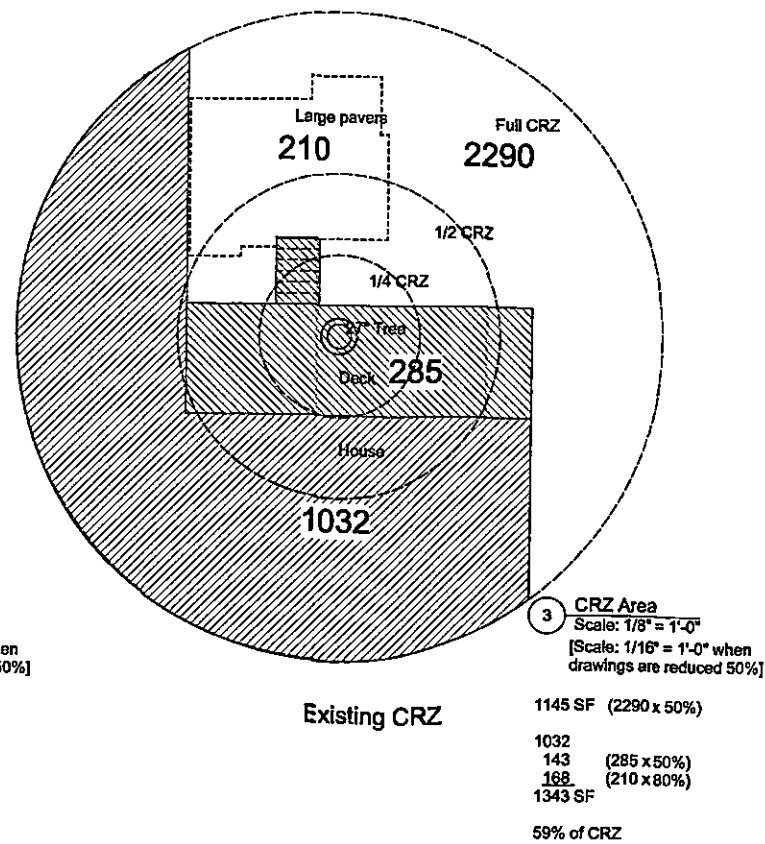
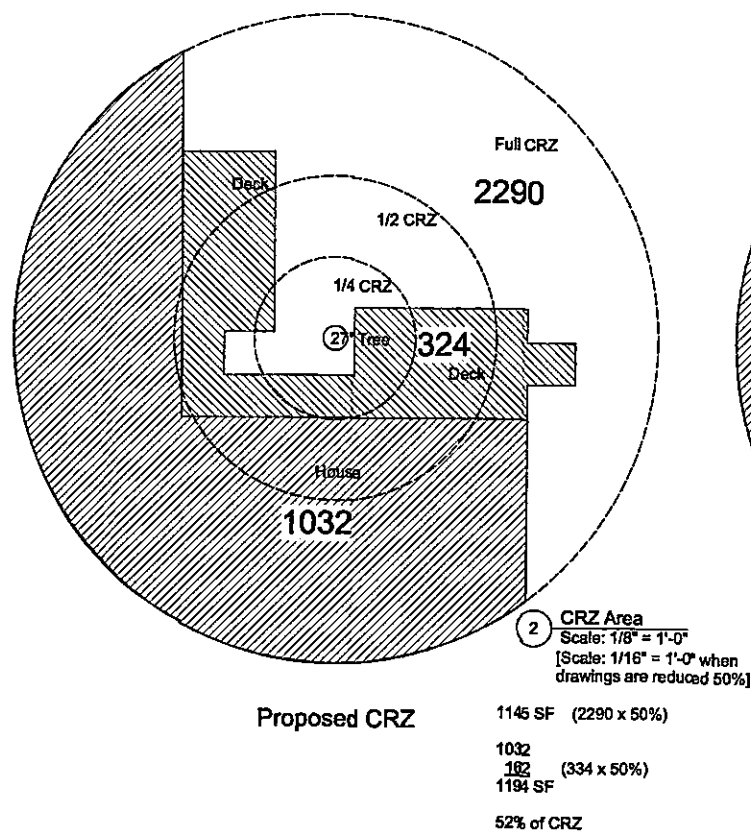
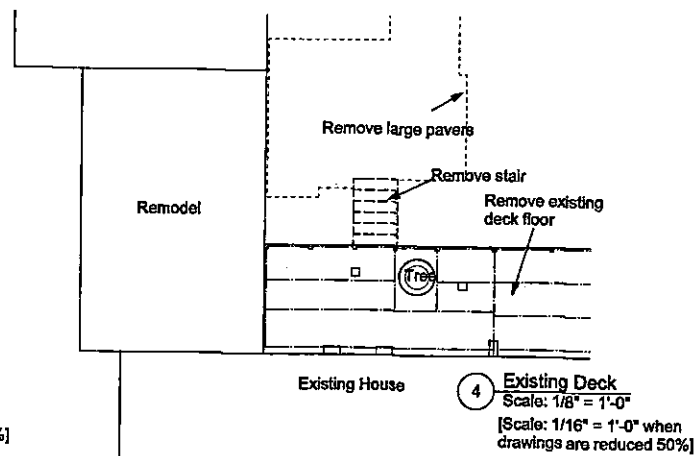
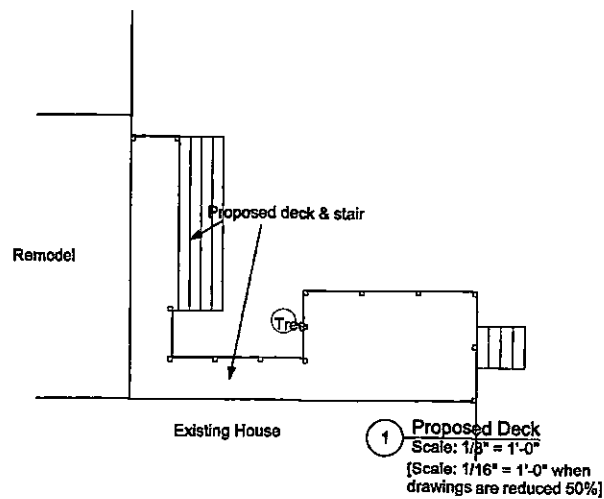
Stefania Bertram & Johann Gaboriau  
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Date: 7-28-18  
Revisions:

Sections

A-7





See Tree Notes on A-3

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Stefanie Bertram & Johann Gaboriau Hume-Rowe House Renovations to Duplex 4002 Ave C Austin, TX 78751
Date: 7-26-18 Revisions:
Tree Chart
A-9



STRUCTURAL NOTES

A. GENERAL

1. THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2015 EDITION, WITH LOCAL AMENDMENTS.

2. THE DESIGN GRAVITY LOADS ARE AS FOLLOWS:

SUPERIMPOSED DEAD LOADS  
MECHANICAL AND CEILING EXCEPT AS NOTED .....10 PSF  
ROOF ..... 5 PSF  
FINISHES ..... AS REQUIRED

LIVE LOADS  
ROOF ..... 20 PSF  
FLOOR ..... 40 PSF  
DECK ..... 40 PSF

3. THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE WIND PRESSURES SPECIFIED IN SECTION 1603.1.4 OF THE INTERNATIONAL BUILDING CODE, USING A ULTIMATE DESIGN WIND SPEED OF 120 MILES PER HOUR AT A REFERENCE ELEVATION OF 33 FEET ABOVE THE GROUND, USING EXPOSURE CATEGORY C.

4. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

5. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL DETERMINE THE SCOPE OF THE STRUCTURAL WORK FROM THE CONTRACT DOCUMENTS TAKEN AS A WHOLE. THE STRUCTURAL DRAWINGS SHALL NOT BE CONSIDERED SEPARATELY FOR PURPOSES OF BIDDING THE STRUCTURAL WORK. DUE CONSIDERATION SHALL BE GIVEN TO OTHER STRUCTURAL WORK OR WORK RELATED TO THE STRUCTURE, INCLUDING NECESSARY COORDINATION DESCRIBED OR IMPLIED BY THE ARCHITECTURAL AND MECHANICAL DRAWINGS.

6. WRITTEN PERMISSION MUST BE OBTAINED FROM MARTIN & WALLIN, LLC, PRIOR TO THE REPRODUCTIVE USE OF THE STRUCTURAL CONTRACT DOCUMENTS IN ANY FASHION, INCLUDING STRUCTURAL SHOP DRAWING DOCUMENTS.

7. SCALES NOTED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE DRAWINGS.

8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL RESULTING REVISIONS TO THE STRUCTURAL SYSTEM AS A RESULT OF ACCEPTANCE OF CONTRACTOR PROPOSED ALTERNATIVES OR SUBSTITUTIONS.

9. REVIEW ALL ARCHITECTURAL DETAILS PRIOR TO BEGINNING STRUCTURAL WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

B. FOUNDATION AND SLAB ON GRADE

1. FOUNDATION DESIGN IS BASED ON EXTERIOR FOOTINGS BEARING DIRECTLY ON CONSISTENT BEDROCK. THE CONTRACTOR SHALL PERFORM EXCAVATIONS AND CONFIRM IN WRITING THAT ALL PERIMETER FOOTINGS ARE SEATED IN A MINIMUM OF 3" INTO COMPETENT ROCK. IF CONDITIONS ARE ENCOUNTERED WHICH PREVENT DIRECT BEARING ON ROCK NOTIFY ENGINEER IMMEDIATELY. SUBGRADE SHALL BE CLEARED OF ORGANIC MATERIAL. FILL SHALL BE WELL DRAINING PREPARED AND COMPACTED PER IBC SECTION J107.

2. THE FOUNDATION FOR THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING DESIGN PARAMETERS:

SELECT FILL THICKNESS ..... 24 INCHES MAXIMUM  
ALLOWABLE BEARING PRESSURE (IBC TAB. 1804.2)..... 2500 PSF  
LATERAL BEARING (IBC T. 1804.2) ..... 400 PSF/FT  
COEFFICIENT OF FRICTION (IBC T. 1804.2) ..... 0.35

3. EXCAVATIONS FOR SPREAD FOOTINGS, COMBINED FOOTINGS, CONTINUOUS FOOTINGS AND/OR MAT FOUNDATIONS SHALL BE CLEANED AND HAND TAMPED TO A UNIFORM SURFACE. FOOTING EXCAVATIONS SHALL HAVE THE SIDES AND BOTTOMS TEMPORARILY LINED WITH 6 MIL VISQUEEN IF PLACEMENT OF CONCRETE DOES NOT OCCUR WITHIN 72 HOURS OF THE EXCAVATION OF THE FOOTING.

4. FOUNDATION CONDITIONS NOTED DURING CONSTRUCTION, WHICH DIFFER FROM THOSE DESCRIBED ABOVE SHALL BE REPORTED TO THE ARCHITECT, STRUCTURAL ENGINEER AND CONSTRUCTION MANAGER BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.

5. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER 48 HOURS PRIOR TO PLACEMENT OF CONCRETE IN THE FOOTINGS.

6. WALLS RETAINING BACKFILL HAVE BEEN DESIGNED FOR IN SERVICE LOADS ONLY. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING DURING CONSTRUCTION. THE SHORING SHALL NOT BE REMOVED UNTIL THE SUPPORTING ELEMENTS ARE IN PLACE. THE CONCRETE IN THE WALLS AND SUPPORTING ELEMENTS HAS ATTAINED THE SPECIFIED 28 DAY COMPRESSIVE STRENGTH (FC') AND COMPACTION OF THE BACKFILL HAS BEEN COMPLETED.

7. SLAB ON GRADE SHALL BE UNDERLAID BY SELECT FILL AND, THE FLOOR SUBGRADE SHALL BE PROPERLY COMPACTED, PROOFROLLED, FREE OF STANDING WATER, MUD AND FROZEN SOIL BEFORE PLACEMENT OF THE CONCRETE, A LAYER OF 10 MIL POLY VAPOR BARRIER SHALL BE PLACED ON TOP OF THE PREPARED SUB-GRADE.

C. CONCRETE

1. CONCRETE SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE A COMPRESSIVE STRENGTH (FC') OF 3000 PSI AT 28 DAYS.

2. GROUT FOR BASE PLATES IF REQUIRED SHALL BE NON-SHRINKABLE, NON-METALLIC CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH AT 27 DAYS OF 5000 PSI. PRE-GROUTING OF BASE PLATES WILL NOT BE PERMITTED.

3. DETAILING OF CONCRETE REINFORCEMENT BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-68 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND CRSI "MANUAL OF STANDARD PRACTICE".

4. MIXING, TRANSPORTING, AND PLACING OF CONCRETE SHALL CONFORM TO ACI 301.

5. MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL BE AS FOLLOWS: (SEE ACI 318 SECTION 7.7 FOR CONDITIONS NOT NOTED)

FOOTINGS ..... 3 INCHES  
GRADE BEAMS:  
TOP ..... 1-1/2 INCHES  
BOARD FORMED SIDES ..... 2 INCHES  
EARTH FORMED SIDES ..... 3 INCHES  
BOTTOM ..... 3 INCHES  
SLABS ON GRADE ..... 2 INCHES (TOP)  
PILASTERS & PLINTHS ..... 2 INCHES  
WALLS BELOW GRADE (BACKFILL SIDE) ..... 2 INCHES  
WALLS BELOW GRADE (NO BACKFILL) ..... 3/4 INCHES

- PROVIDE STANDARD BAR CHAIRS AND SPACERS AS REQUIRED TO MAINTAIN CONCRETE PROTECTION SPECIFIED.

6. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. NO. 3 BARS MAY CONFORM TO ASTM A615, GRADE 40, UNLESS NOTED OTHERWISE. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR REVIEWED BY THE STRUCTURAL ENGINEER.

7. WELDING OF REINFORCEMENT BARS, WHEN ACCEPTED BY THE STRUCTURAL ENGINEER, SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.4. ELECTRODES FOR SHOP AND FIELD WELDING OF REINFORCEMENT BARS SHALL CONFORM TO ASTM A233, CLASS E90XX.

8. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 36 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE. REINFORCEMENT BAR SPLICES IN GRADE BEAMS SHALL BE LOCATED AT THE CENTERLINE OF SUPPORTS FOR BOTTOM BARS AND AT MIDSPAN FOR TOP BARS. PROVIDE STANDARD ACI HOOKS FOR TOP AND BOTTOM BARS AT DISCONTINUOUS ENDS OF ALL GRADE BEAMS.

9. HORIZONTAL FOOTING AND HORIZONTAL WALL REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90-DEGREE BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE LAPPED 36 BAR DIAMETERS, AT CORNERS AND INTERSECTIONS.

10. HORIZONTAL JOINTS WILL NOT BE PERMITTED IN CONCRETE CONSTRUCTION EXCEPT AS SHOWN ON THE CONTRACT DOCUMENTS. VERTICAL JOINTS SHALL OCCUR AT CENTER OF SPANS AT LOCATIONS REVIEWED BY THE STRUCTURAL ENGINEER.

11. CONSTRUCTION JOINTS BETWEEN PIERS AND PIER CAPS, FOOTINGS AND WALLS OR COLUMNS, OR WALLS, COLUMNS, BEAMS AND THE FLOOR SYSTEM THEY SUPPORT SHALL BE PREPARED BY ROUGHENING THE CONTACT SURFACE TO A FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH LEAVING THE CONTACT SURFACE CLEAN AND FREE OF LAITANCE.

12. PROVIDE 1- NO. 4 REINFORCEMENT BAR X 4'-0" AT RE-ENTRANT CORNERS AND AROUND RECTANGULAR HOLES IN SLABS UNLESS NOTED OTHERWISE. PLACE BAR DIAGONAL TO CORNER WITH 1' CLEARANCE FROM THE TOP AND THE SIDE OF THE SLAB AT THE CORNER.

D. STRUCTURAL STEEL

1. STRUCTURAL STEEL ROLLED SHAPES AND PLATES SHALL CONFORM TO ASTM A522 GRADE 50 EXCEPT AS NOTED. OTHER STEEL, SHAPES, PLATES, ANGLES AND CHANNELS SHALL CONFORM TO ASTM A36.

2. STRUCTURAL STEEL TUBING SHALL CONFORM TO ASTM A500, GRADE B.

3. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36, UNLESS NOTED OTHERWISE.

4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE HIGH STRENGTH BOLTS WHICH MEET OR EXCEED THE REQUIREMENTS OF ASTM A325, TYPE N, X, OR F. BOLTS SHALL BE DESIGNED AS BEARING TYPE BOLTS, EXCEPT AS NOTED. BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE "SNUG TIGHT" CONDITION AS OUTLINED IN THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". BOLTS SHALL HAVE A HARDENED WASHER PLACED UNDER THE ELEMENT TO BE TIGHTENED. BOLTS IN BRACING CONNECTIONS, MOMENT CONNECTIONS OR OTHER CONNECTIONS NOTED ON THE DRAWINGS SHALL BE CONSIDERED TO BE "SLIP CRITICAL" BOLTS, AND SHALL BE DESIGNED AS FRICTION TYPE BOLTS. FRICTION TYPE CONNECTIONS SHALL BE TIGHTENED BY THE USE OF THE TURN-OF-THE-NUT METHOD OR THE USE OF LOAD INDICATING TYPE BOLTS, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

5. STRUCTURAL STEEL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES". FOR THIS PROJECT, PARAGRAPH 4.2.1 OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" IS HEREBY MODIFIED BY DELETION OF THE FOLLOWING SENTENCE: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY CONNECTIONS DESIGNED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS".

6. TYPICAL CONNECTION DETAILS ARE INDICATED ON THE DRAWINGS. THE FABRICATOR SHALL PREPARE THE SHOP DRAWINGS FOR THE PROJECT BASED ON THIS CONNECTION DESIGN INFORMATION. IF ALTERNATE CONNECTION DESIGNS ARE USED, THE FABRICATOR SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER PREPARE THE CONNECTION DESIGNS. SUCH DESIGNS SHALL BE SUBMITTED WITH THE SHOP DRAWINGS AND SHALL BEAR THE SEAL OF THIS RESPONSIBLE PROFESSIONAL ENGINEER. THE FABRICATOR IS RESPONSIBLE FOR THE SELECTION, DESIGN AND DETAILING OF ALL CONNECTIONS NOT FULLY DETAILED ON THE CONTRACT DRAWINGS. CONNECTIONS SHALL BE DESIGNED AND DETAILED IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION - ALLOWABLE STRESS DESIGN", NINTH EDITION. TABLE II AND TABLE III OF PART 4 SHOULD BE USED. THE END REACTION OF THE CONNECTED BEAM SHALL BE DETERMINED FROM PART 2 "ALLOWABLE LOADS ON BEAMS" FOR THE MEMBER SIZE AND SPAN INDICATED, UNLESS A DESIGN REACTION IS INDICATED ON THE PLANS. IN NO CASE SHALL THE END REACTION BE TAKEN AS LESS THAN 12.0 KIPS.

7. WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS A5.5, CLASS E70XX, LOW HYDROGEN.

8. SPLACING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO LOCATION, TYPE OF SPLICE AND CONNECTION TO BE MADE.

9. THE CONTRACTOR SHALL NOTIFY MARTIN & WALLIN, LLC, OF ANY MISFABRICATED STRUCTURAL STEEL PRIOR TO ERECTION OF SAME.

10. PENETRATIONS SHALL NOT BE CUT IN STRUCTURAL STEEL MEMBERS UNLESS SO INDICATED IN THE DRAWINGS OR AS REVIEWED BY THE ENGINEER.

11. HEADED CONCRETE ANCHORS SHALL BE NELSON OR KSM HEADED CONCRETE ANCHORS (OR ACCEPTABLE EQUAL), AND SHALL CONFORM TO ASTM A108, GRADES C-1010 THROUGH C-1020. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE STUD WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM WELDING SYSTEMS COMPANY.

12. DEFORMED BAR ANCHORS (D.B.A.) SHALL BE NELSON OR KSM DEFORMED BAR ANCHORS (OR ACCEPTABLE EQUAL), AND SHALL BE MADE FROM COLD DRAWN WIRE PER ASTM A496 CONFORMING TO ASTM A108 WITH A MINIMUM YIELD STRENGTH OF 70 KSI. ANCHORS SHALL BE AUTOMATICALLY END WELDED WITH SUITABLE WELDING EQUIPMENT IN THE SHOP OR IN THE FIELD. WELDING SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE NELSON STUD WELDING COMPANY OR THE KSM WELDING SYSTEMS COMPANY.

13. BEAMS SHALL BE CAMBERED UPWARD WHERE SHOWN ON THE CONTRACT DOCUMENTS. WHERE NO UPWARD CAMBER IS INDICATED, ANY MILL CAMBER SHALL BE DETAILED UPWARD IN THE BEAMS.

14. STEEL MEMBERS, FABRICATIONS AND ASSEMBLIES INDICATED ON THE DRAWINGS TO BE GALVANIZED SHALL BE GALVANIZED AFTER FABRICATION BY HOT DIP PROCESS IN ACCORDANCE WITH ASTM A123. WEIGHT OF ZINC COATING TO CONFORM TO THE REQUIREMENTS SPECIFIED UNDER "WEIGHT OF COATING" IN ASTM A123 OR ASTM A396, AS APPLICABLE.

E. WOOD

WOOD FRAMING AT EXTERIOR AND INTERIOR LOCATIONS SHALL BE IN ACCORDANCE WITH THE PROVISIONS SPECIFIED IN INTERNATIONAL BUILDING CODE SECTION 2304 UNLESS SPECIFICALLY NOTED IN PROJECT PLANS AND/OR SPECIFICATIONS.

1. DESIGN AND DETAILING OF PARALLEL STRAND LUMBER (PSL) MEMBERS AND ROUGH SAWN TIMBER MEMBERS, CONNECTIONS AND ACCESSORIES SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE NFPA "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION". (NDS)

2. THE MANUFACTURER OF PARALLEL STRAND LUMBER SHALL DETERMINE STRUCTURAL PROPERTIES BASED ON ASTM D5456 "STANDARD SPECIFICATION FOR EVALUATION OF STRUCTURAL COMPOSITE LUMBER PRODUCTS".

BENDING ..... 2900 PSI  
TENSION PARALLEL TO GRAIN ..... 2025 PSI  
COMPRESSION PARALLEL TO GRAIN ..... 2900 PSI  
COMPRESSION PERPENDICULAR TO GRAIN ..... 750 PSI  
HORIZONTAL SHEAR ..... 290 PSI  
MODULUS OF ELASTICITY ..... 2,000,000 PSI

3. MEMBERS TO BE EXPOSED TO WEATHER OR HIGH HUMIDITY SHALL BE LAMINATED WITH APPROPRIATE MATERIALS USING APPROPRIATE PROCESSES.

4. SAWN TIMBERS SHALL BE NO.2, SOUTHERN YELLOW PINE, REFER TO NDS NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION" (NDS) SUPPLEMENT FOR MINIMUM ALLOWABLE DESIGN VALUES. SAWN TIMBERS SHALL BE TREATED AND FINISHED AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS.

5. PLYWOOD FOR ROOF SHALL BE 5/8" THICK AND SHALL CONFORM TO APA PS 1 RATED SHEATHING 32/16, EXTERIOR, 48" X 96". PLYWOOD SHALL BE TWO SPAN (MINIMUM) CONTINUOUS. FACE GRAIN SHALL BE PERPENDICULAR TO SUPPORTS WITH A STAGGERED LAY-UP. PROVIDE TWO PANEL EDGE CLIPS BETWEEN SUPPORTS. NAIL PLYWOOD TO SUPPORTING MEMBERS WITH 10d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. MINIMUM MODULUS OF ELASTICITY SHALL BE 1800000 PSI.

6. WOOD TRUSSES SHALL BE DESIGNED TO CONFORM TO NATIONAL FOREST PRODUCTS ASSOCIATION "NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS" AND THE TRUSS PLATE INSTITUTE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES". THE DESIGN CALCULATIONS AND DRAWINGS SHALL BEAR THE SEAL OF THE RESPONSIBLE REGISTERED PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS. ALL CHORDS MUST BE CUT FROM LUMBER BEARING THE PROPER GRADE MARK FOR THE MATERIAL SPECIFIED. CHORD LUMBER SHALL HAVE A COEFFICIENT OF VARIATION FOR THE MODULUS OF ELASTICITY OF 0.11 OR LESS. DESIGN DRAWINGS SHALL BE SUBMITTED FOR ALL TRUSSES INDICATING THE SPECIES, SIZES, AND STRESS GRADES OF LUMBER AND CONNECTOR PLATE SIZES TO BE USED IN THE FABRICATION OF THE TRUSSES. BEARING, ANCHORAGE AND BRACING DETAILS SHALL BE SHOWN. CONNECTOR PLATES SHALL BE MANUFACTURED FROM MATERIAL CONFORMING TO ASTM A446, GRADE A, AND SHALL GALVANIZED IN ACCORDANCE WITH ASTM A525, COATING DESIGNATION G60.

7. NOTE: THE GENERAL CONTRACTOR SHALL PROVIDE ALL DRAWINGS (ARCHITECTURAL, STRUCTURAL, AND MEP) TO THE WOOD TRUSS AND PARALLEL STRAND LUMBER (PSL) MANUFACTURERS.

8. WOOD HEADERS OVER OPENINGS IN WALLS WHERE NOT INDICATED ON THE DRAWINGS SHALL BE AS FOLLOWS:

CLEAR SPAN  
0 - 3'0" ..... 2-2X8  
3'0" - 6'0" ..... 2-2X10  
6'0" - 9'0" ..... 2-2X12

9. LIVE LOAD DEFLECTION OF WOOD FLOOR TRUSSES SHALL BE LIMITED TO L/360.

10. EXTERIOR WALL SHEATHING SHALL BE MIN 1/2" EXPOSURE I, STRUCTURAL I PLYWOOD. APPLY WITH ALL JOINTS STAGGERED AND LAY WITH FACE GRAIN PERPENDICULAR TO WALL STUDS. MINIMUM NAILING SHALL BE 10d NAILS AT 6" O.C. AT EDGES AND AT 12" O.C. AT INTERMEDIATE SUPPORTS. 2x BLOCKING REQUIRED AT ALL SIDE JOINTS. SHEATHING SHALL EXTEND ACROSS TOP PLATES, FLOOR FRAMING.

11. LATERAL STABILITY OF JOISTS AND RAFTERS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED BY THE NFPA.

12. SECOND FLOOR DECKING SHALL BE 1 1/8 INCH THICK TONGUE AND GROOVE APA PS1 RATED SHEATHING 60/48 EXTERIOR, FACE GRAIN SHALL BE INSTALLED PERPENDICULAR TO THE SUPPORTS WITH A STAGGERED LAY-UP. MINIMUM MODULUS OF ELASTICITY SHALL BE 1,800,000 PSI. PLYWOOD SHALL BE GLUED AT JOINTS AND GLUED AND SCREWED TO SUPPORTS WITH 10g WOOD SCREWS SPACED AT 6 INCHES ON CENTER AND AN APA APPROVED ADHESIVE (BF GOODRICH PL400 OR EQUAL).

13. UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE, ALL WOOD SOLE PLATES AT EXTERIOR WALLS AND INTERIOR BRACED WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED AT 6" ON CENTER MAX. BOLTS SHALL BE ASTM F1554 GRADE 36. UNLESS SPECIFIED OTHERWISE BOLTS SHALL BE A MINIMUM OF 1/2" X 10" LONG EMBEDDED A MINIMUM OF 7" INTO CONCRETE WITH A NUT AND WASHER GRADE F436 TIGHTENED ON EACH BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH A BOLT LOCATED NOT MORE THAN 12" FROM EACH END OF THE PLATE SECTION.

LIGHT BEAM HANGERS				
MODEL NO.	BEAM SIZE	NAILING		MAX. LOAD
		SUPPORT	AT BEAM	
LUS210 - 2	(2) 2 x 12	8 - 16d	6 - 16d	1.9k
U210 - 3	(3) 2 x 12	14 - 16d	6 - 16d	1.9k

NOTE: Beam hangers shall be by "SIMPSON".

CEILING JOIST SCHEDULE (TL = 30 psf)			
Max. Span	Size	&	Spacing
11'	2 x 6	•	24" o.c.
13'	2 x 6	•	16" o.c.
16'	2 x 8	•	16" o.c.
18'	2 x 10	•	16" o.c.
20'	2 x 12	•	16" o.c.



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