

PROP. ADDITION  
FOR  
PATRICK AND STEPHANIE DAILEY  
402 LOCKHART DR.  
AUSTIN, TX. 78754

# INDEX OF DRAWINGS

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- A4 -VISITABLE PLAN
- A5 -ELEVATIONS/ DETAILS
- A6 -ELEVATIONS/ DETAILS
- NI -NOTES
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## GENERAL PLAN NOTES

1. These plans conform to the 2021 IRC except as noted otherwise or as amended by specific jurisdiction.
2. Living Square Footage is measured to the outside face of the walls. Stairwells are counted once in calculations. Open to below spaces, covered porches & garages not included in calculations.
3. Foundation Plans to be site specific & are engineered for each lot. Conflicts on plans shall be directed to the foundation engineer.
4. The requirements of the IECC Code are already incorporated on these plans; specific city requirements shall be noted where applicable.
5. Called-out dimensions govern over scaled dimensions
6. Details take precedence over drawing notes
7. Contractor shall verify all dimensions & coordinate with other trades to ensure conformance to these plans & specifications. Deviations & alternatives should be input upon on site conditions.
8. These plans address the load bearing walls to be removed, the other walls to be removed do not bear load to an extent necessary to address them in this plan.

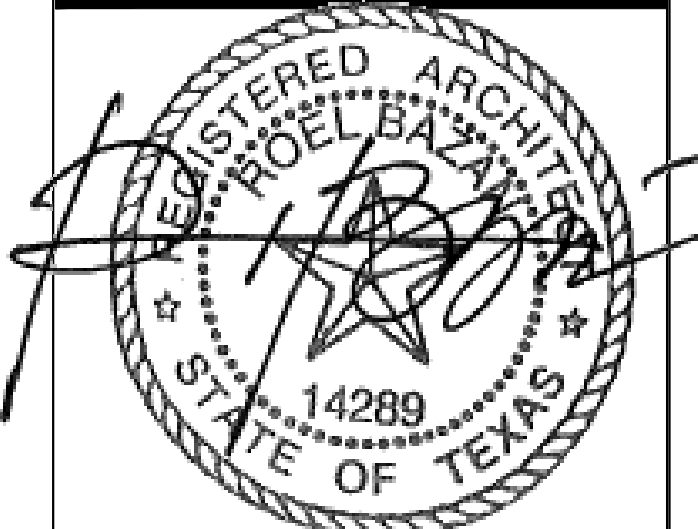
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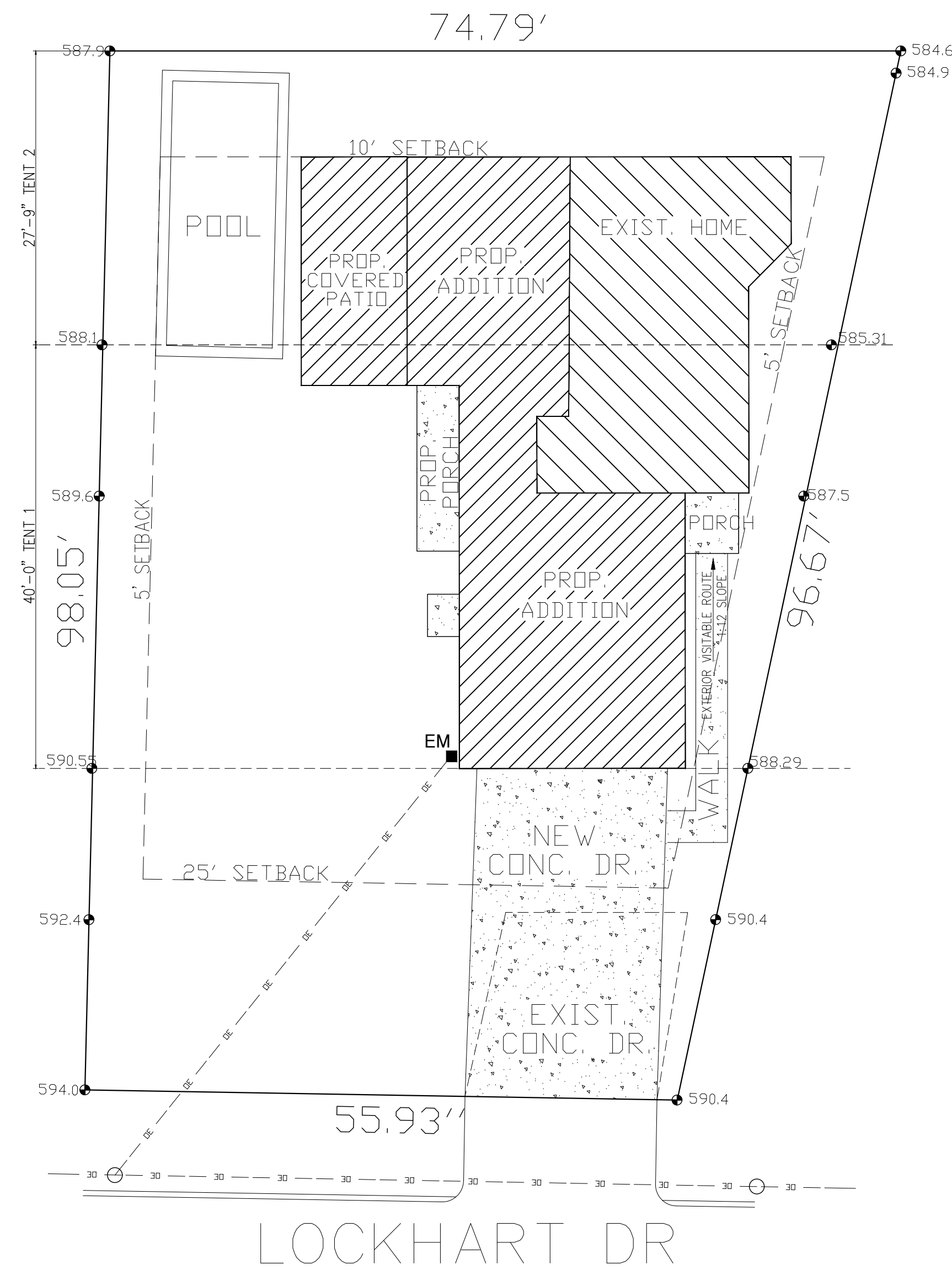
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# SITE PLAN

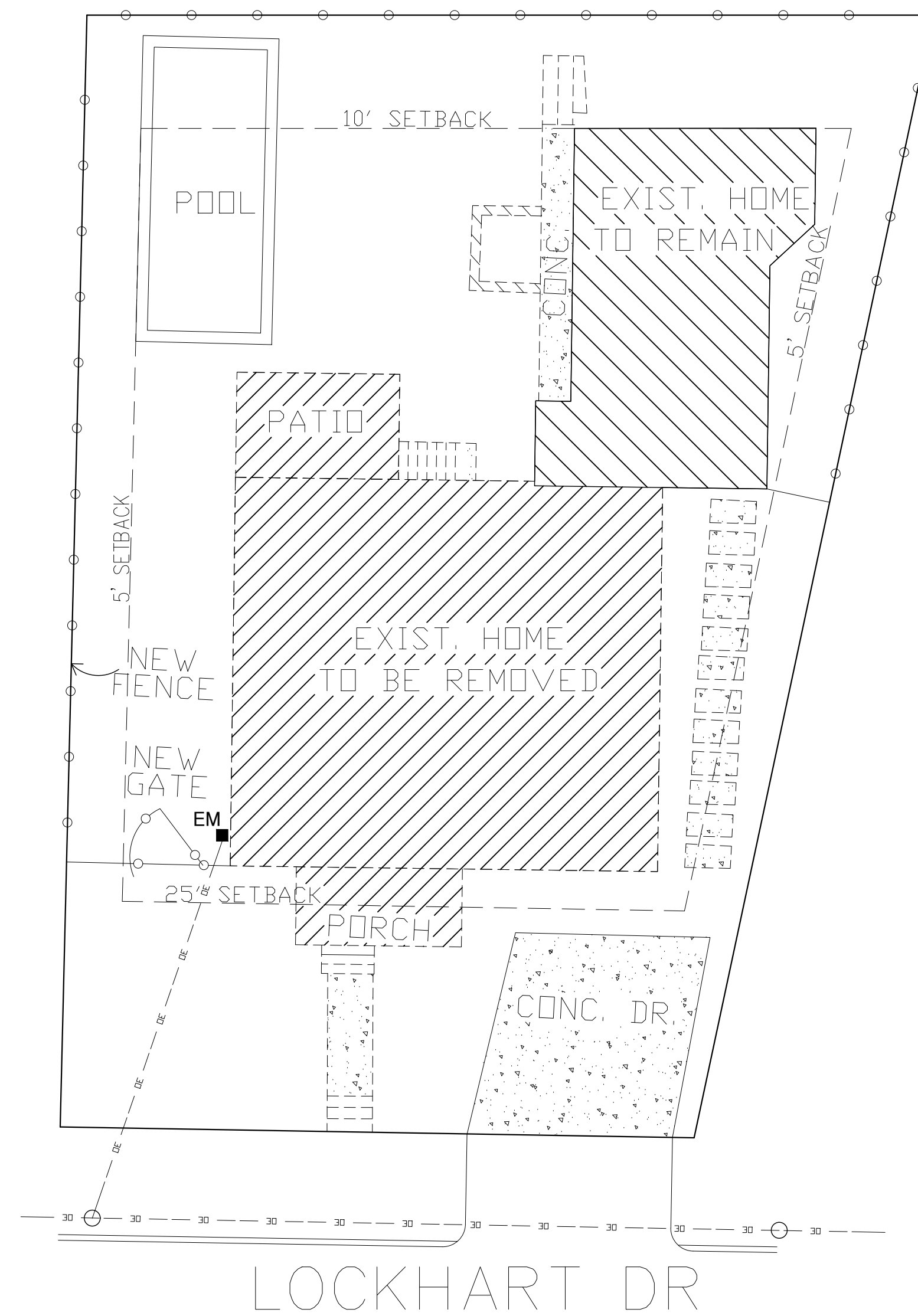
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# C1



# SITE PLAN

FULL SCALE: 1=20  
HALF SCALE: 1=40



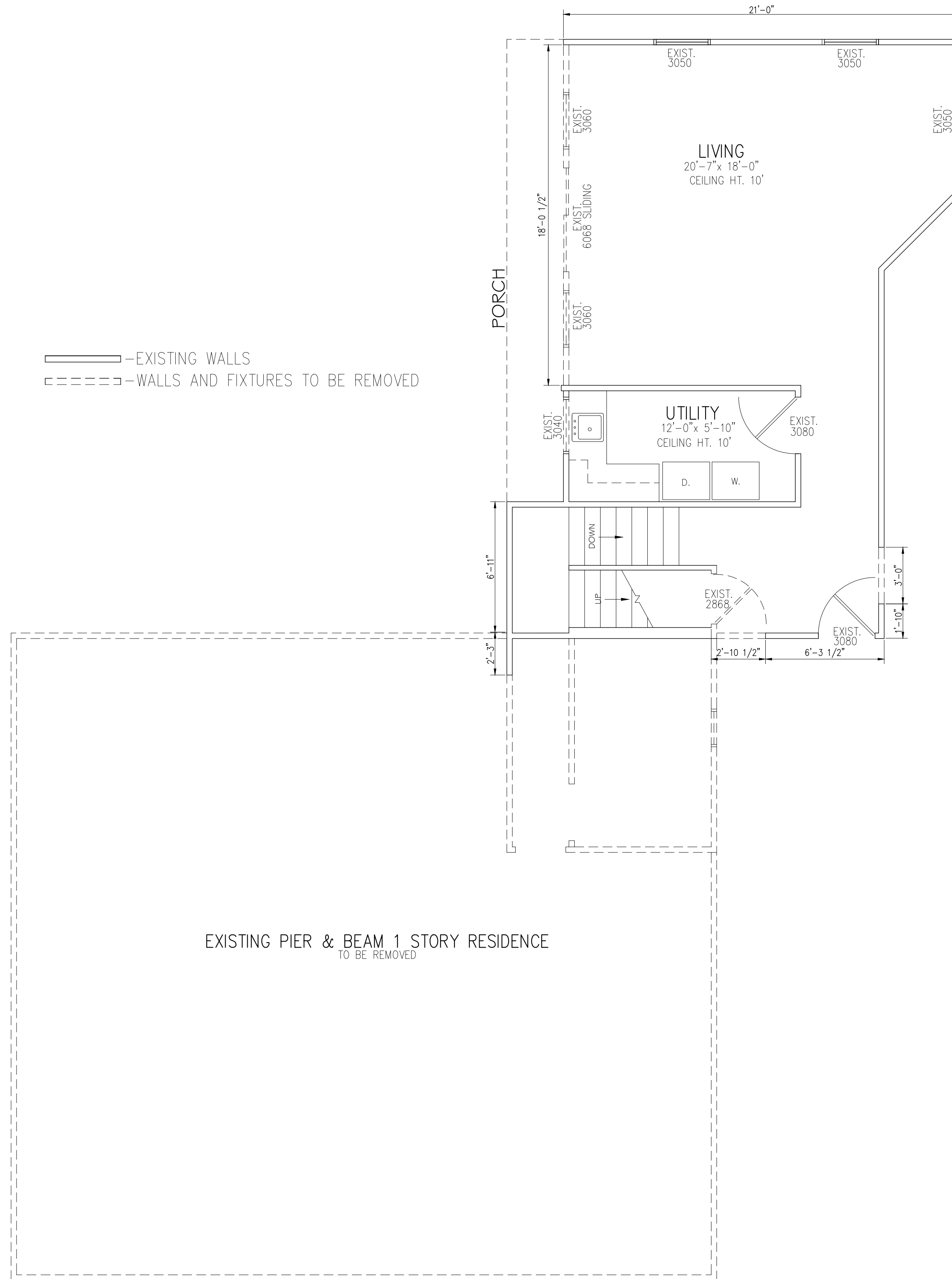
# DEMO SITE PLAN

FULL SCALE: 1=20  
HALF SCALE: 1=40

CITY OF AUSTIN MAX. ALLOWED				
LOT SIZE 6454.0 SQ.FT.	F.A.R.	IMPERVIOUS	BUILDING	SQ. FT.
EXIST.1ST FLOOR	619.0	619.0	619.0	SQ. FT.
EXIST. 2ND FLOOR	619.0			SQ. FT.
PROP. 1ST FLOOR	516.0	516.0	516.0	SQ. FT.
PROP. 2ND FLOOR	554.0			SQ. FT.
EXIST.. PORCH		34.0		SQ. FT.
PROP. PORCH		62.0		SQ. FT.
PROP. GARAGE	433.0-200=233.0	433.0	433.0	SQ. FT.
PROP. PATIO		216.0		SQ. FT.
EXIST. DRIVE WAY/WALK		627.0		SQ. FT.
A/C PAD		12.0		SQ. FT.
POOL COPING		74.0		SQ. FT.
POOL EQUIP.		18.0		SQ. FT.
T O T A L	2541.0	2611.0	1568.0	SQ. FT.
PERCENTAGE LOT SIZE 6454.0	39.37%	40.46%	24.30%	

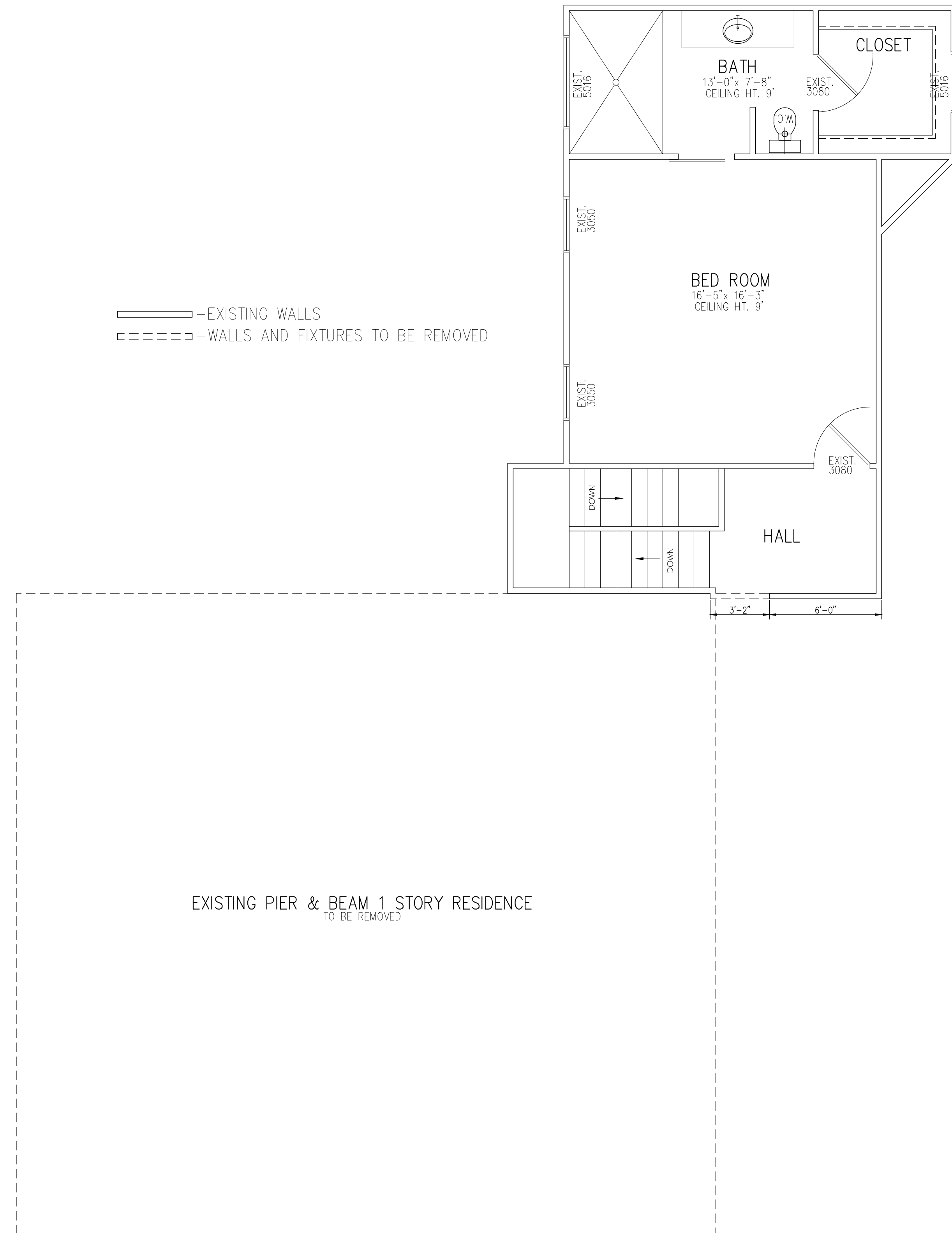
GARAGE ARE REDUCED BY 200 PER SEC. 3.3.2 OF THE COMPATIBILITY STANDARDS

NOTE:  
NO CHANGE TO 2ND FLOOR PLAN




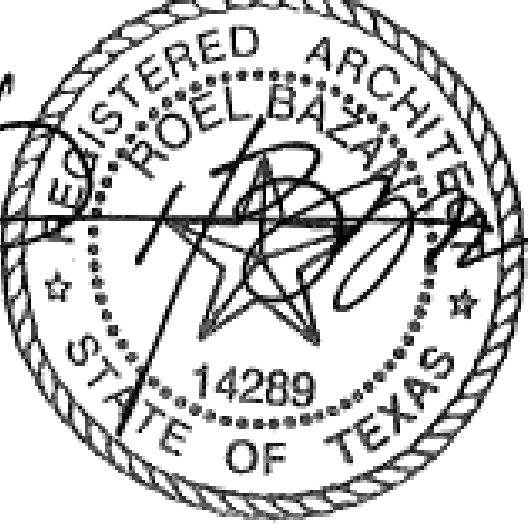
EXIST./DEMO 1ST FLOOR PLAN

FULL SCALE:  $1/4" = 1'-0"$   
HALF SCALE:  $1/8" = 1'-0"$



EXIST./DEMO 2ND FLOOR PLAN

FULL SCALE:  $1/4" = 1'-0"$   
HALF SCALE:  $1/8" = 1'-0"$


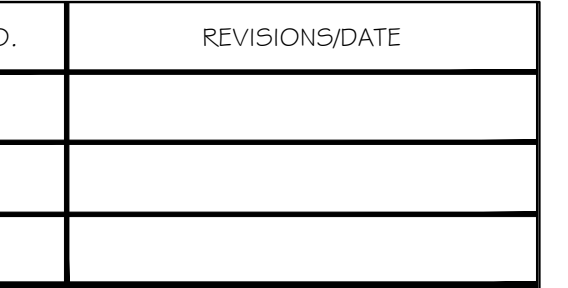
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A1	

 -EXISTING WALLS  
 -NEW WALLS



PROP. 2ND FLOOR PLAN

 -EXISTING WALLS  
 -NEW WALLS

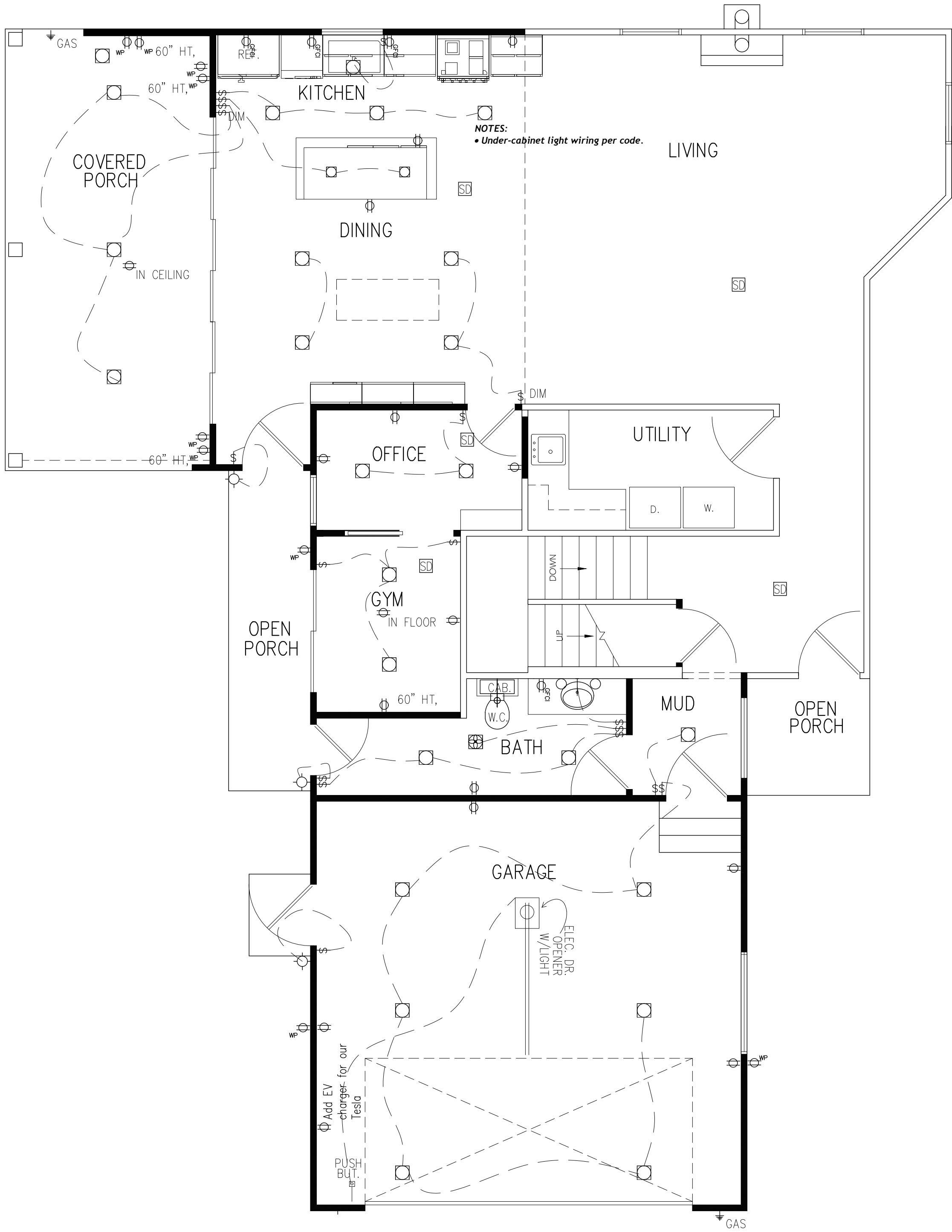


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## A2

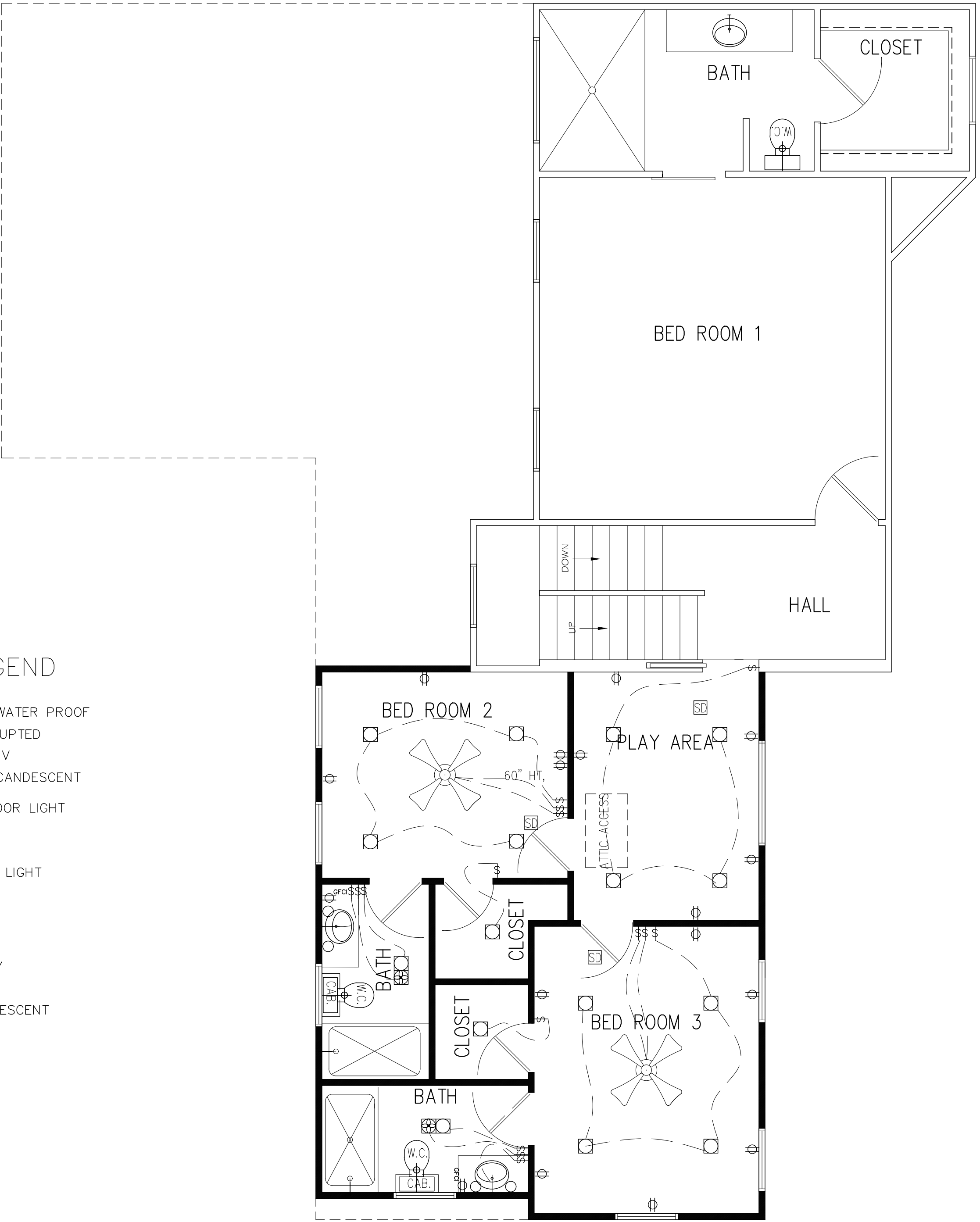


PROP. 1ST FL. ELEC. PLAN

FULL SCALE: 1/4" = 1'-0"  
HALF SCALE: 1/8" = 1'-0"

NOTE:

RT4. SMOKE AND CARBON MONOXIDE ALARMS: Smoke and Carbon Monoxide alarms throughout the dwelling need to be up to compliance. This applies to alterations, repairs & additions as well as new construction per 2021 IRC R314.2.2. SMOKE ALARMS: PER 2021 IRC R314, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE SMOKE ALARMS – HARD WIRED, INTERCONNECTED, BATTERY BACKUP, AT EACH SLEEPING ROOM AND IMMEDIATE COMMON AREA OUTSIDE OF SLEEPING ROOMS, AND LOCATED AT NOT LESS THAN 3 FT. FROM A DOOR TO A BATHROOM WITH TUB OR SHOWER EXCEPT WHEN THIS REQUIREMENT WILL PREVENT THE INSTALLATION OF A SMOKE ALARM IN A REQUIRED LOCATION, AND IF APPLICABLE, ON EACH ADDITIONAL STORY INCLUDING BASEMENTS AND HABITABLE ATTICS. NOTE: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS/REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE. CARBON MONOXIDE ALARMS: PER 2021 IRC R315, PLEASE ADD A NOTE ON PLAN STATING: PROVIDE CARBON MONOXIDE ALARM – HARD WIRED WITH BATTERY BACKUP, INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND/OR HAVE AN ATTACHED GARAGE.



PROP. 2ND FL. ELEC. PLAN

FULL SCALE: 1/4" = 1'-0"  
HALF SCALE: 1/8" = 1'-0"

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A3	

R.302.3 VISITABLE BATHROOMS

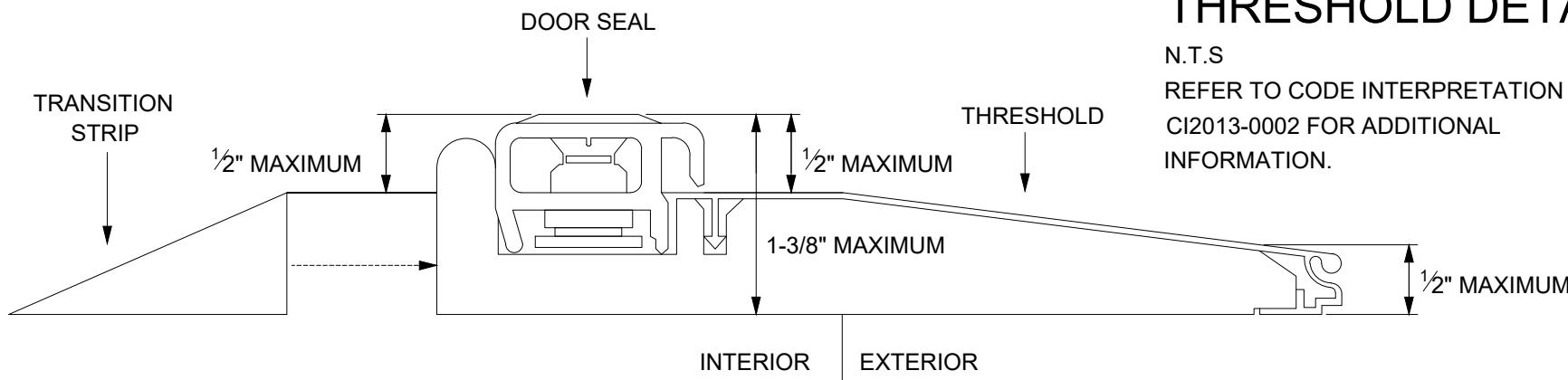
- 1. A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- 2. LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- 3. THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.6 VISITABLE DWELLING ENTRANCE

- 1. A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES THE ENTRANCE MAY BE LOCATED AT THE FRONT,REAR,OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

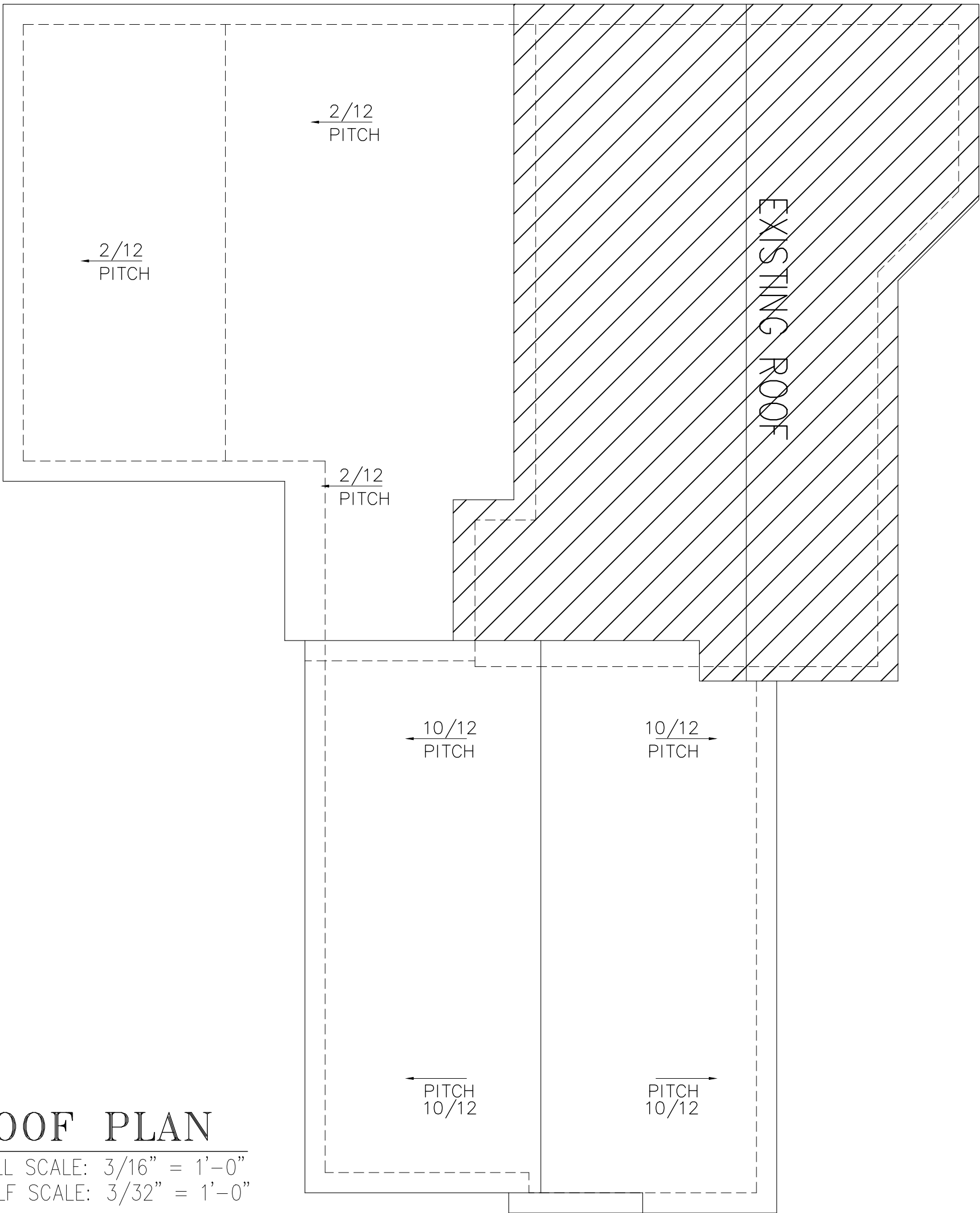
R.320.7 VISITABLE DWELLING ROUTE

- 1. A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM



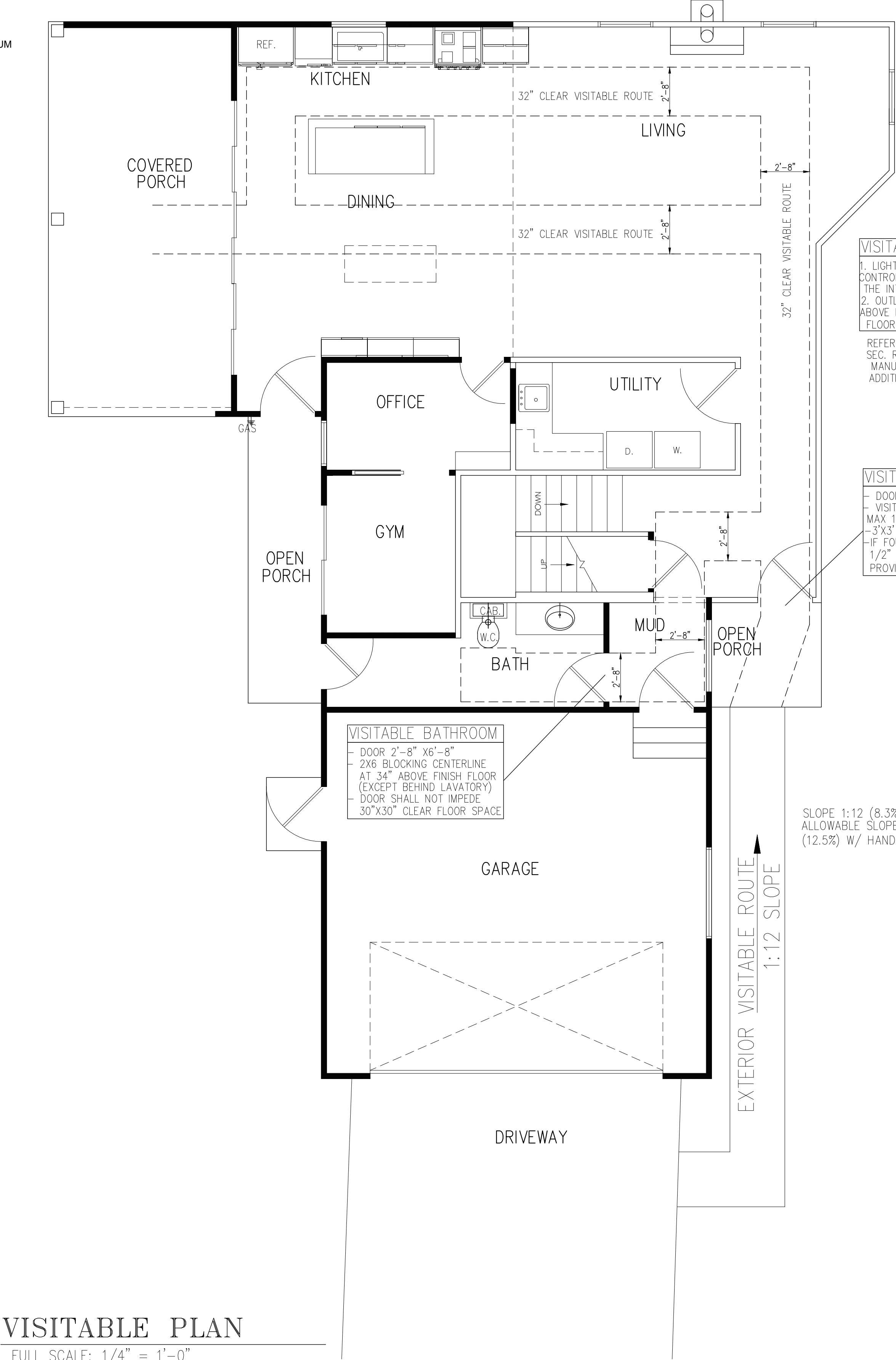
THRESHOLD DETAIL

N.T.S  
REFER TO CODE INTERPRETATION  
CI2013-0002 FOR ADDITIONAL  
INFORMATION.



ROOF PLAN

FULL SCALE: 3/16" = 1'-0"  
HALF SCALE: 3/32" = 1'-0"



VISITABLE PLAN

FULL SCALE: 1/4" = 1'-0"  
HALF SCALE: 1/8" = 1'-0"

VISITABLE NOTES:  
1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS NO HIGHER THEN 48" ABOVE THE INTERIOR FLOOR LEVEL  
2. OUTLETS AND RECEPTACLES MIN. 15" ABOVE INTERIOR FLOOR LEVEL EXCEPT FOR FLOOR OUTLETS.

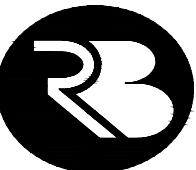
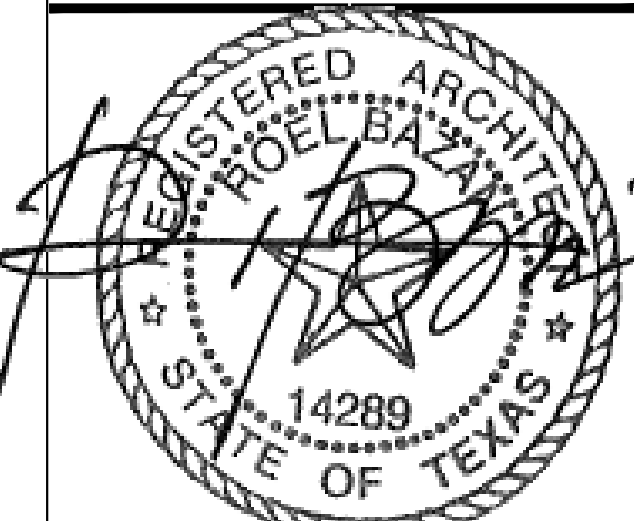
REFER TO ORDINANCE No. 20140130-021  
SEC. R320 VISITABLE& BUILD. CRITERIA  
MANUAL SEC. 4.4.7 VISITABILITY FOR  
ADDITIONAL REQUIEREMENTS AND INFO.

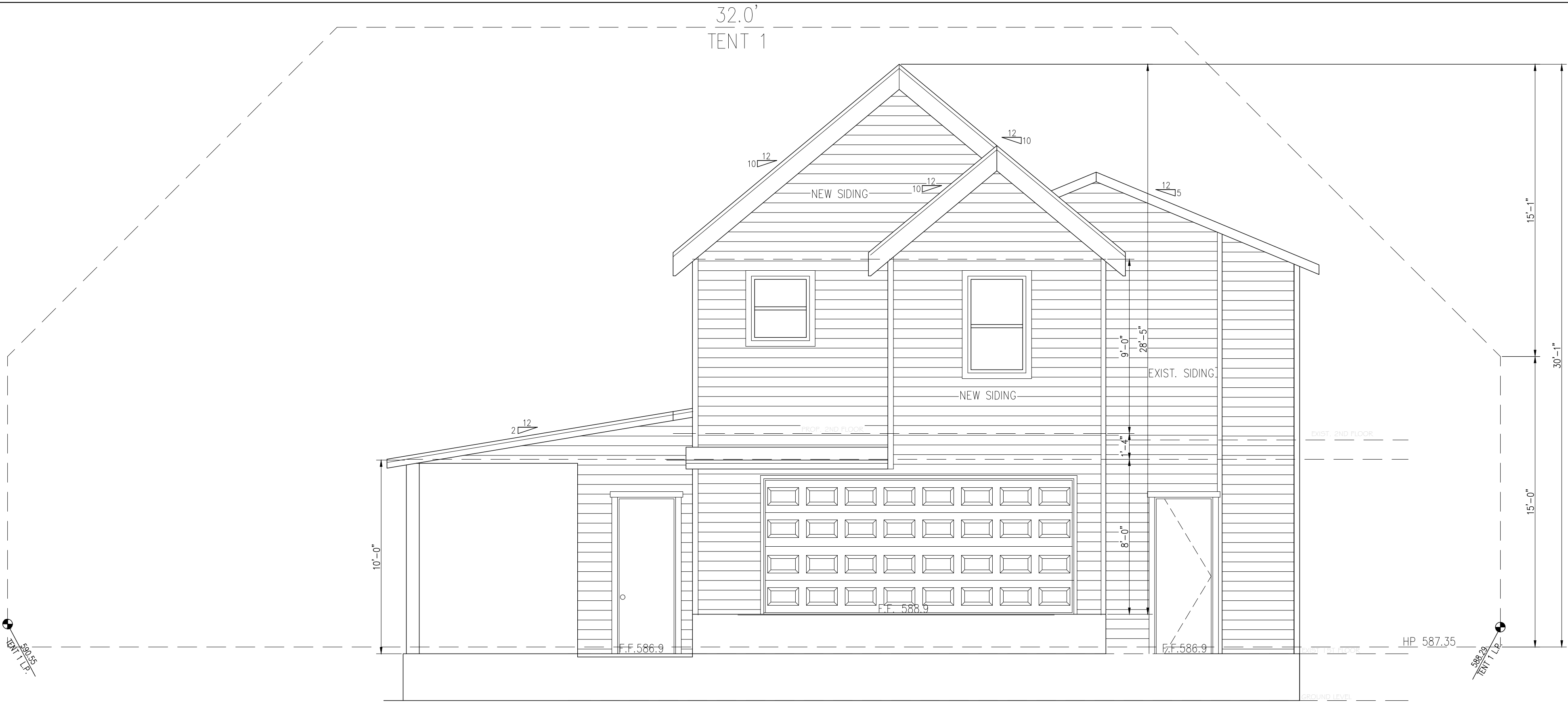
VISITABLE ENTRANCE  
- DOOR 3'-0" X6'-8"  
- VISITABLE NO-STEP ENTRY  
- MAX 1/2" BEVELED THRESHOLD  
- 3'X3' LANDING W/MAX SLOPE 1/4"/FT  
- IF FOUNDATION PLANS SHOW MORE THEN 1/2" DROP, DESIGN PROFESSIONAL MUST PROVIDE THRESHOLD DETAIL

VISITABLE BATHROOM  
- DOOR 2'-8" X6'-8"  
- 2X6 BLOCKING CENTERLINE AT 34" ABOVE FINISH FLOOR (EXCEPT BEHIND LAVATORY)  
- DOOR SHALL NOT IMPEDE 30"x30" CLEAR FLOOR SPACE

SLOPE 1:12 (8.3%)  
ALLOWABLE SLOPE 1:8 (12.5%) W/ HANDRAILS

EXTERIOR VISITABLE ROUTE  
1:12 SLOPE

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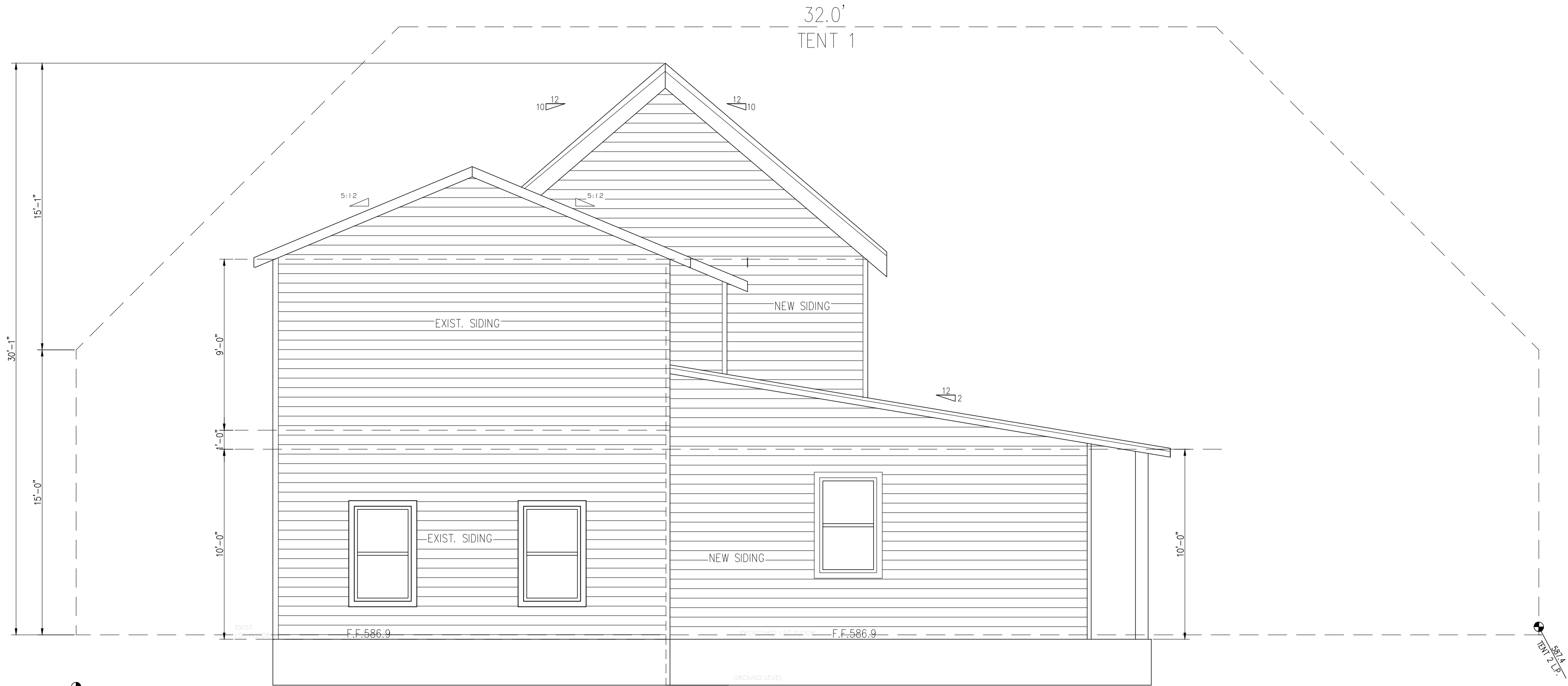


FRONT ELEVATION

FULL SCALE: 1/4" = 1'-0"  
HALF SCALE: 1/8" = 1'-0"

FRONT

L.P. ADJ. 586.03 + H.P. ADJ. 588.68 / 2= AVG. AJG. 587.35


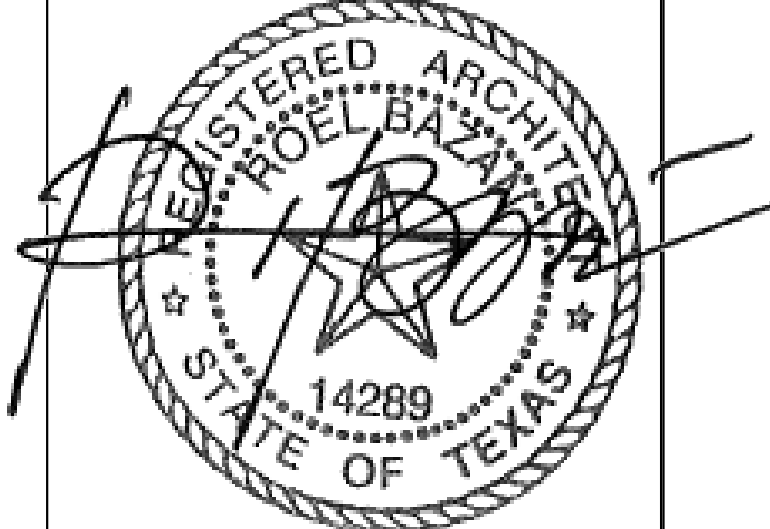


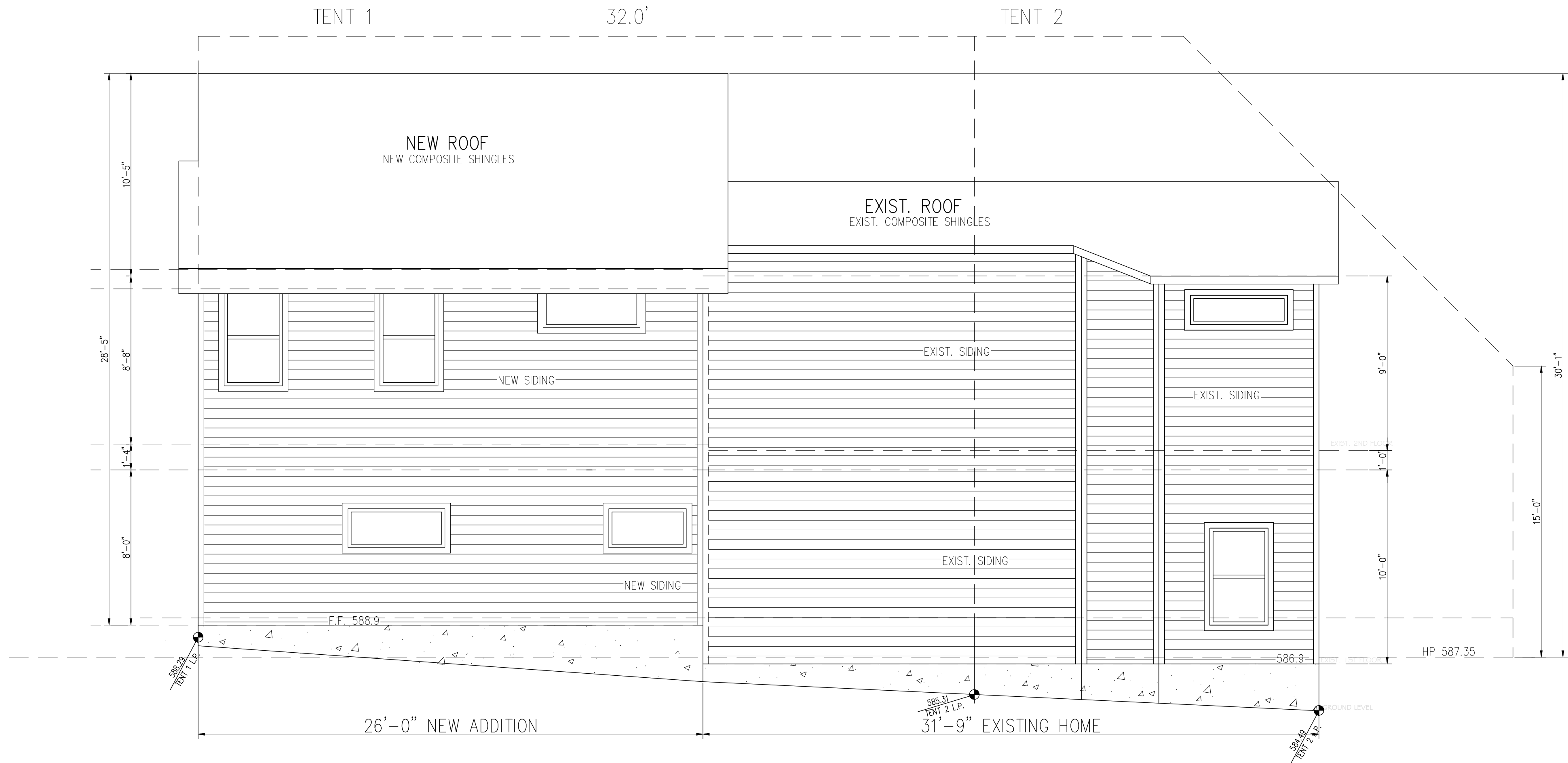
REAR ELEVATION

FULL SCALE: 1/4" = 1'-0"  
HALF SCALE: 1/8" = 1'-0"

REAR

L.P. ADJ. 586.03 + H.P. ADJ. 588.68 / 2= AVG. AJG. 587.35

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A5	



## RIGHT ELEVATION

FULL SCALE: 1/8" = 1'-0"  
HALF SCALE: 1/16" = 1'-0"

## RIGHT

L.P. ADJ. 586.03 + H.P. ADJ. 588.68 / 2= AVG. AJG. 587.35



## LEFT ELEVATION

FULL SCALE: 1/8" = 1'-0"  
HALF SCALE: 1/16" = 1'-0"

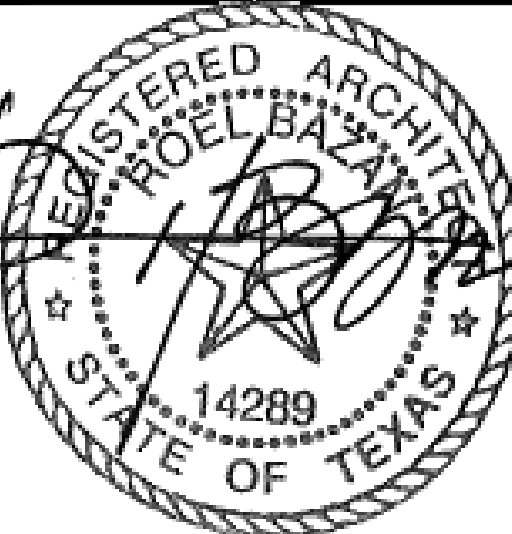
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## ELEVATION

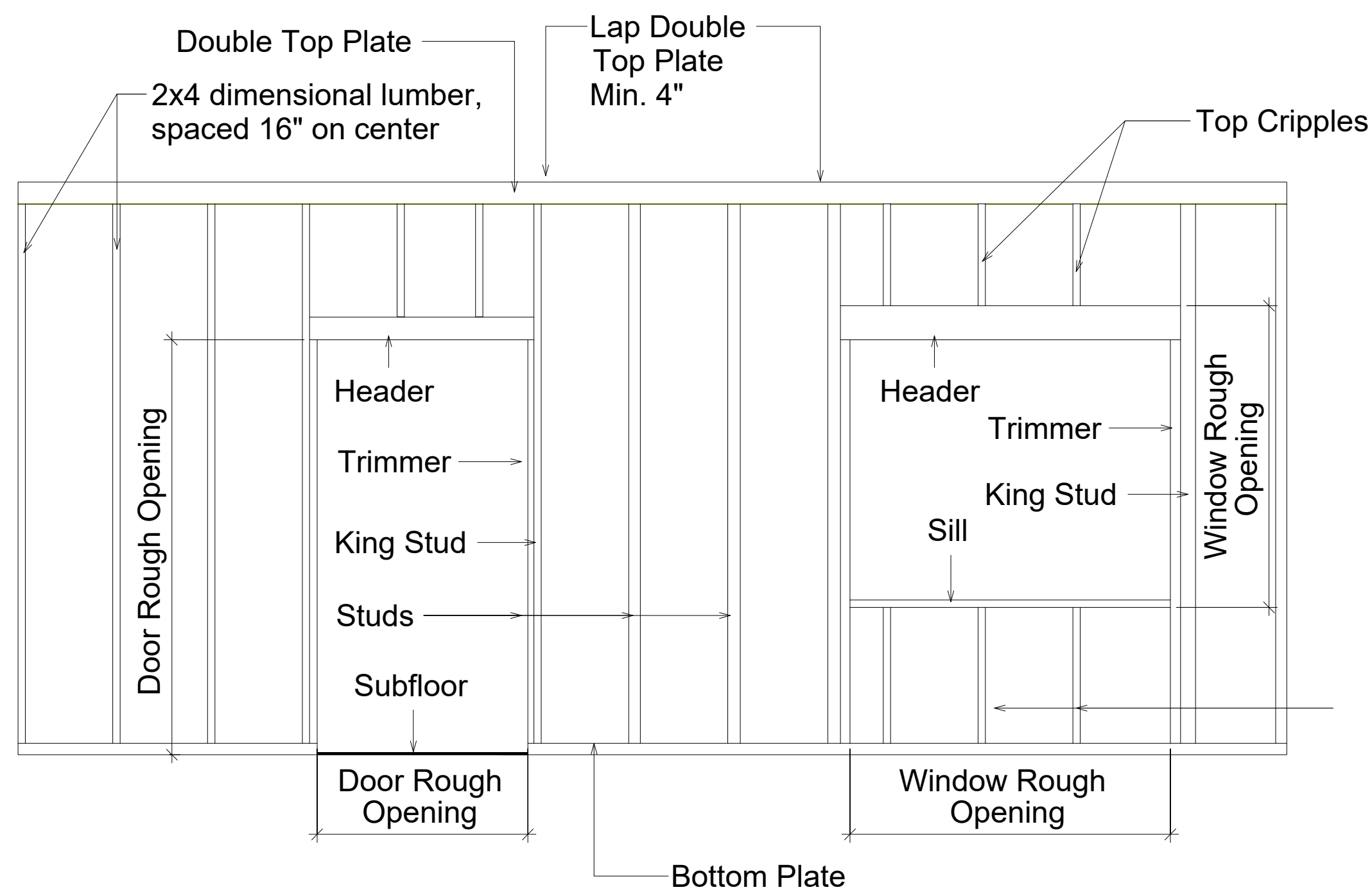
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A6

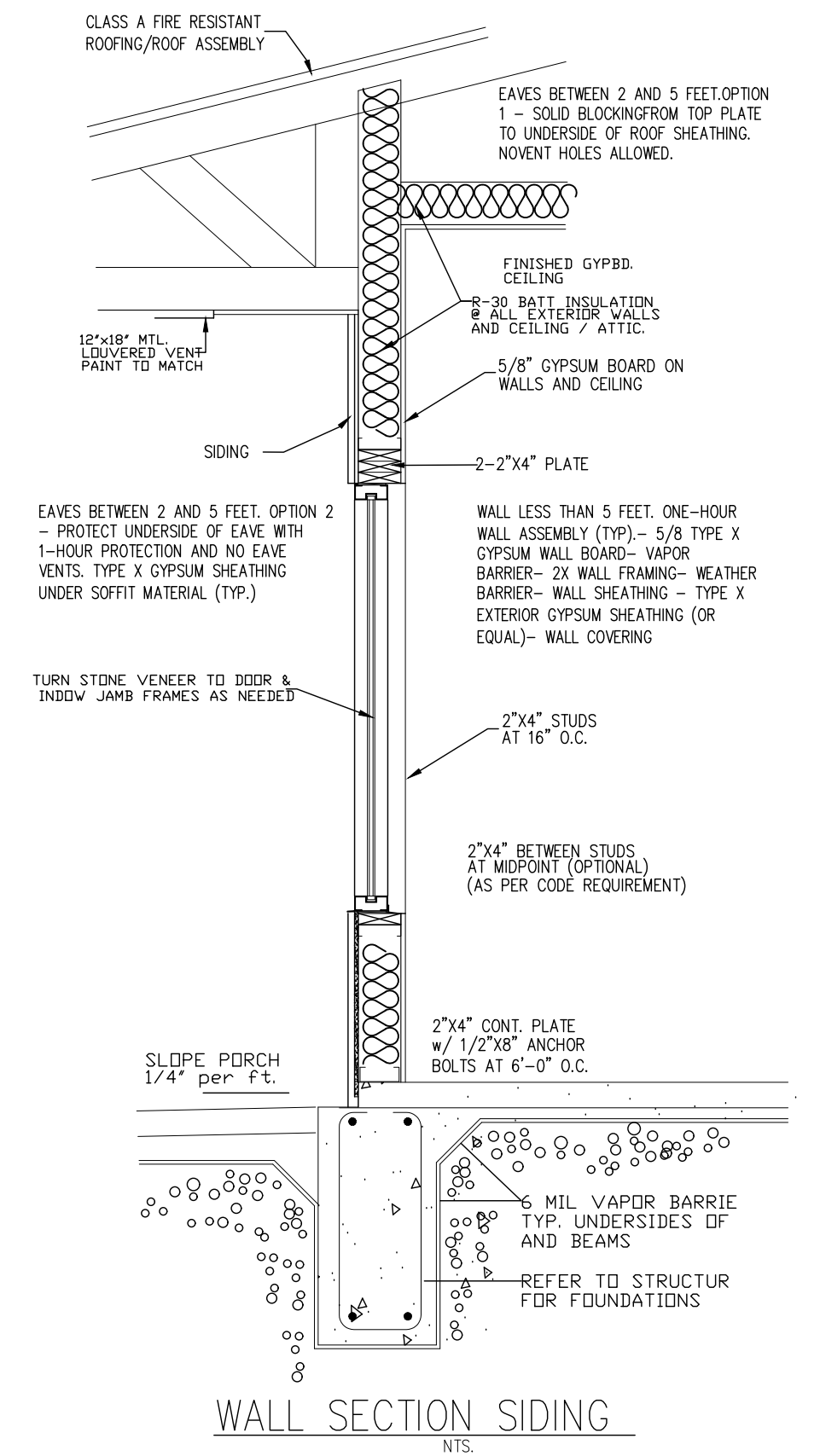


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## WALL FRAMING DETAIL

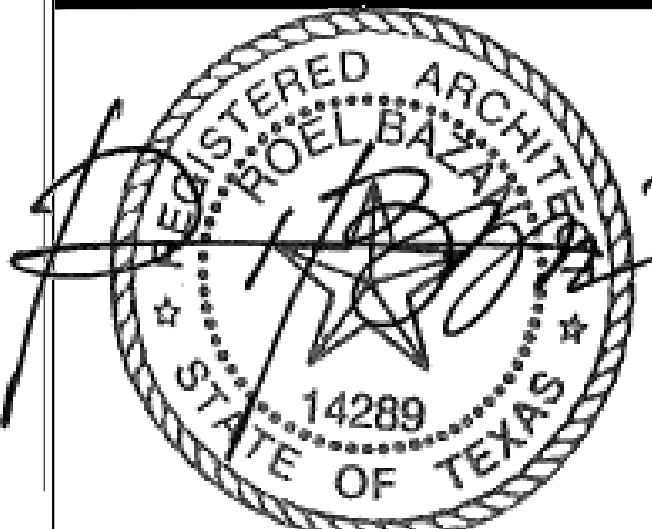


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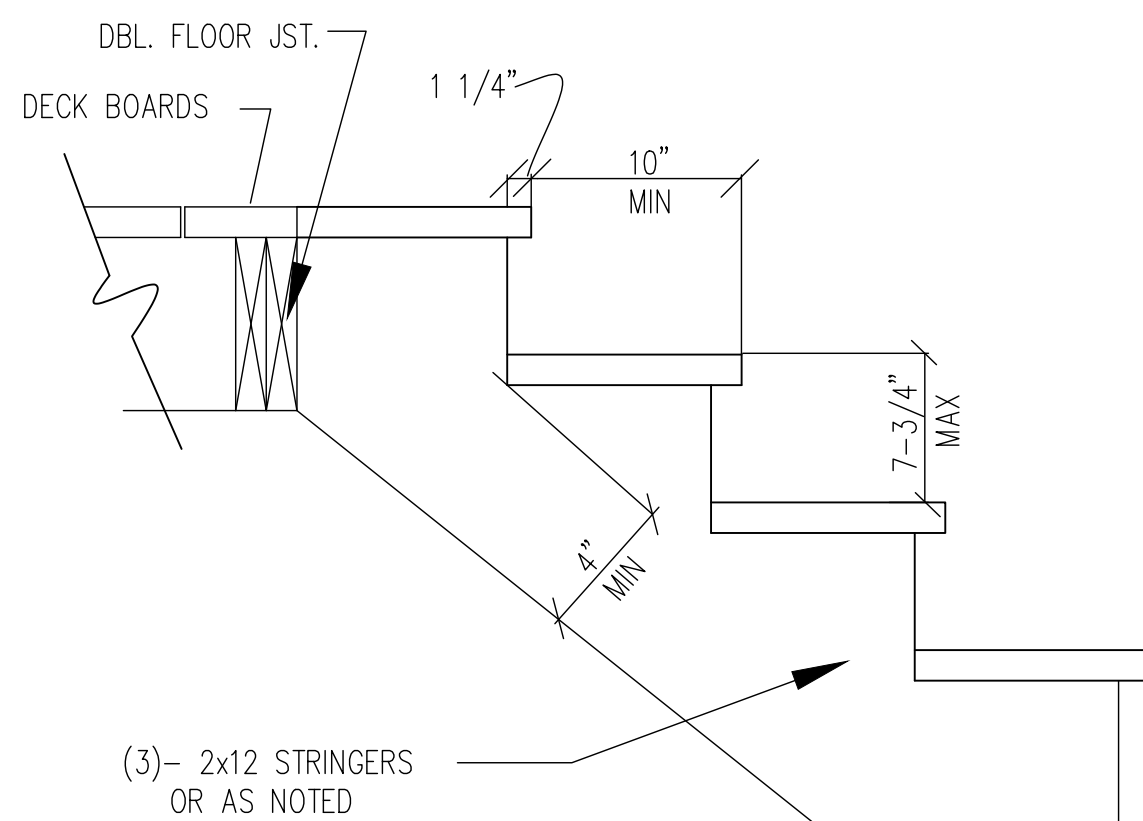
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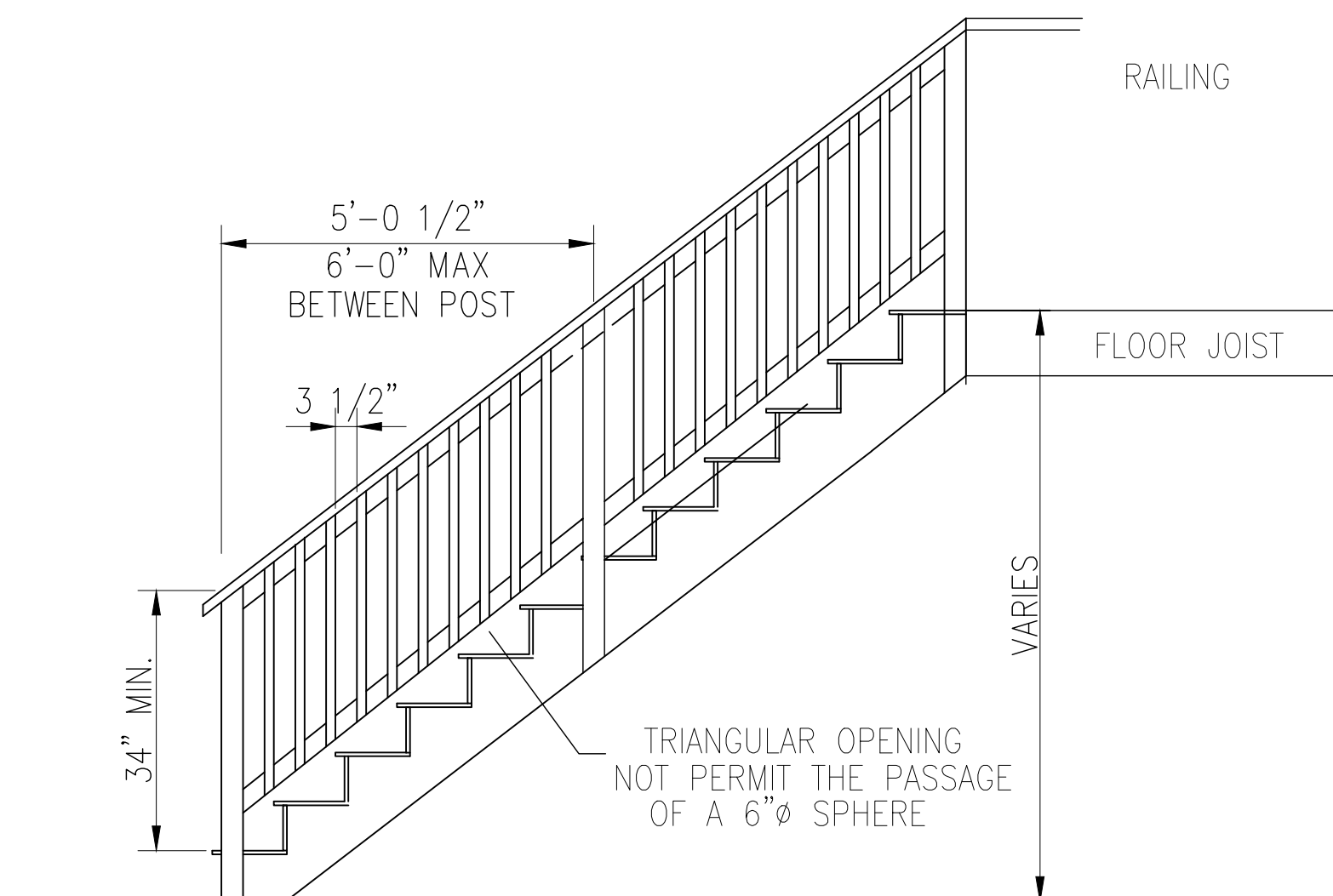
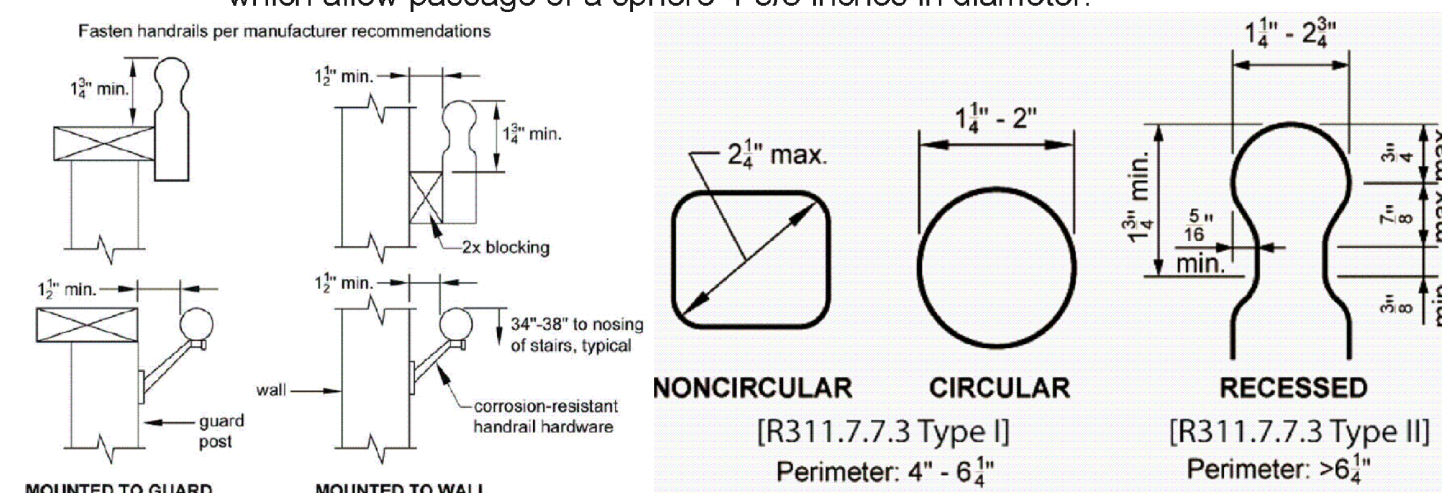
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# D1



- a. **R312.1 Guards.** Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 horizontally to the edge of the open side.
- b. **R312.1.2 Height.** Guards shall not be less than 36 inches high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of treads. Guards on the open sides of stairs shall have a height not less than 34 inches measured vertically from a line connecting the leading edges of the treads. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads.
- c. **R312.1.3 Opening limitations.** Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4-3/8 inches in diameter.



## TYPICAL STAIRS DETAIL

FULL SCALE: NTS



# STRUCTURAL FOUNDATION PLANS, BRACED PLANS, FRAMING PLANS AND DETAILS FOR REMODEL/ADDITION

402 LOCKHART DR.  
AUSTIN, TEXAS 78754

## GENERAL NOTES:

### APPLICABLE CODES:

- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) STEEL CONSTRUCTION MANUAL 14TH EDITION
- INTERNATIONAL BUILDING CODE (IBC) 2021
- INTERNATIONAL RESIDENTIAL CODE (IRC) 2021
- ASCE 07-16 MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
- NDS 2015 DESIGN OF WOOD STRUCTURES
- ACI 318-19: BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

### LOADS (ASD):

- BUILDING CATEGORY II
- WIND VELOCITY 115 MPH
- EXPOSURE CATEGORY C
- ROOF LIVE LOAD  
20 PSF
- ATTIC LIVE LOAD  
20 PSF
- FLOOR LIVE LOAD  
40 PSF
- DEAD LOAD  
15 PSF

-ASSUMED SOILS TAKEN FROM IBC 2021 - TABLE 1806.2;

CLASS OF MATERIALSCLASS 5 (CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT & SANDY SILT)

-ALLOWABLE BEARING FROM IBC 2021 - TABLE 1806.2.ALLOWABLE BEARING -1500 PSF MIN BEARING DEPTH -2' - 0" MIN BELOW GRADE & 6" MIN INTO UNDISTURBED

### MATERIAL GRADES:

1ft INTO LIMESTONE STRATUM, VARIES & APPROX. 8' TO 25' BELOW GRADE.

- A. CONCRETE
- i. SLABS AND FOUNDATIONS 3000 PSI CONCRETE AT 28 DAYS, WITH 0.50 MAX WATER TO CEMEMNT RATIO
- B. STEEL
- i. WIDE FLANGE BEAM/COLUMN A992 GR 60
- ii. HOLLOW STRUCTURAL STEEL MEMBERS A500 GR 46
- iii. REBAR 60 KSI DEFORMED REBAR
- iv. MISC ANGLE, PLATE, & CHANNEL A36 GR 36

- C. TIMBER
- ALL WOOD FRAMING TO BE SOUTHERN PINE GRADE NO. 2 OR BETTER & MEETING THE FOLLOWING;
- i. WOOD STUD COLUMN - F<sub>c</sub> = 1'650 PSI OR GREATER
- ii. WOOD ROOF AND CEILING FRAMING - F<sub>b</sub> = 1,350 PSI OR GREATER, E<sub>min</sub> 1600ksi
- iii. WALL SHEATHING = 15/32" OR THICKER, ATTACH PER S-003.
- iv. ROOF SHEATHING = 1/2" OR THICKER ATTACH PER S-003.
- v. PURLIN SPACING TO BE AT 16" OR LESS UNLESS NOTED OTHERWISE
- vi. REFER TO A3/S-002 FOR ADDITIONAL FRAMING CONSTRUCTION DETAILS

### FOUNDATIONS:

- A. PREPARE SOILS, TO MATCH EXISTING SOILS AT SLAB ON GRADE ADDITION. GC TO DIG TEST PIT BESIDE HOME & REMOVE AND REPLACE SOILS TO MATCH. REPLACE SOILS WITH LOW PI BETWEEN 5 & 15, LESS THAN 2% PASSING THE #200 SIEVE, AND COMPACTED TO 95% IN 6" LAYERS.
- B. GRADE BEAMS/CONTINUOUS STRIP FOOTINGS MAY BE FORMED WITH EARTH FORMS, PROVIDED THE EXCAVATIONS ARE KEPT WITHIN A TOLERANCE OF +/-1" AND ALL MINIMUM CLEARANCES ON DRAWINGS ARE MET.
- C.SUPPORT ALL REBAR WITH PLASTIC OR CONCRETE CHAIRS SPACED AT 3'-0" MAX. PIECES OF DEBRIS AND WOOD ARE UNACCEPTABLE CHAIRS.
- D. CURE CONCRETE WITH ASTM APPROVED WET CURE OR CURING COMPOUND FOR 7 DAYS AFTER POUR. MAINTAIN ACI MIN REQUIRED TEMPERATURE FOR 7 DAYS. IF COLD WEATHER ISSUES ARISE, CONTACT ENGINEER OF RECORD (EOR) FOR COLD WEATHER PROCEDURES. IF CURING COMPOUND IS USED, USE LOW VOC, WATER BASED COMOUND, THAT CAN BE REMOVED TO ALLOW ADHERED FLOORING, COLORING, STAINING, ETC.
- E. DO NOT PLACE CONCRETE WHEN TEMPERATURES EXCEED 100 F. CONCTACT EOR FOR HOT WEATHER PLACEMENT TECHNIQUES IF TEMPERATURES EXCEED 100F.

### COORDINATION:

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION DUTIES & DESIGN INTENT WITHIN THE SUBCONTRACTORS & PROFESSIONAL DISCIPLINES. ANY CONFLICTS ARE TO BE BROUGHT TO THE AOR/EOR BEFORE WORK IS TO BEGIN. THE GENERAL CONTRACTOR IS THEREFORE RESPONSIBLE FOR ALL COSTS OR CORRECTIONS ASSOCIATED WITH THE CONTRACTOR'S FAILURE TO PROPERLY COORDINATE THE CONTSTRUCTION DUTIES & DESIGN INTENT.
2. THE CONTRACTOR SHALL NOTIFY THE EOR/AOR OF ANY SUBSTITUTIONS OR IF CONDITIONS VARY FROM THE ASSUMED CONTRACT DRAWINGS. MODIFICATIONS TO THE STRUCUTRE, DUE TO THE CONTRACTOR DEVIATING FROM THE PLANS, IS NOT THE RESPONSIBILITY OF THE EOR/AOR.
3. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE EOR/AOR FOR APPROVAL. SUBSTITUTIONS SHALL NOT BE PERMITTED TO BE USED WITHOUT CONSENT FROM THE EOR/AOR.
4. EXISTING CONDITIONS AND SIZES ARE TO BE VERIFIED BY THE CONTRACTOR. EOR/AOR SHALL NOT ASSUME RESPONSIBILITY FOR INCORRECT MEMBER SIZES/ MATERIAL ORDERS.
5. SOME ITEMS ON THE CONTRACT DOCUMENTS ARE ASSUMED, DUE TO ITEMS NOT BEING ACCESIBLE, HIDDEN, OR UNDISCLOSED AT THE TIME OF CONTRACT DOCUMENT COMPLETION & DELIVERY. IN SUCH CASE NOTIFY THE EOR/AOR WITH A REQUEST FOR INFORMATION AND GUIDANCE AND DETAILING WILL BE PROVIDED BY THE EOR/AOR. PROCEED WITHOUT CONSENT FROM THE EOR/AOR.
6. GEO-TECHNICAL REPORT NOT PROVIDED, GC TO VERIFY SOILS CONDITIONS MEET OR EXCEED ASSUMPTIONS. WHERE VOIDS, EXCESSIVE DEBRIS, OR LOOSE MATERIALS ARE ENCOUNTERED, A GEO-TECHNICAL ENGINEER SHOULD BE EMPLOYED TO DETERMINE SOLUTION. EOR NOT RESPONSIBLE FOR ISSUES WITH FOUNDATIONS, WHERE CONDITIONS ARE NOT VERIFIED. WHERE OWNER DECLINES GEO-TECHNICAL REPORT, OWNER AT RISK.

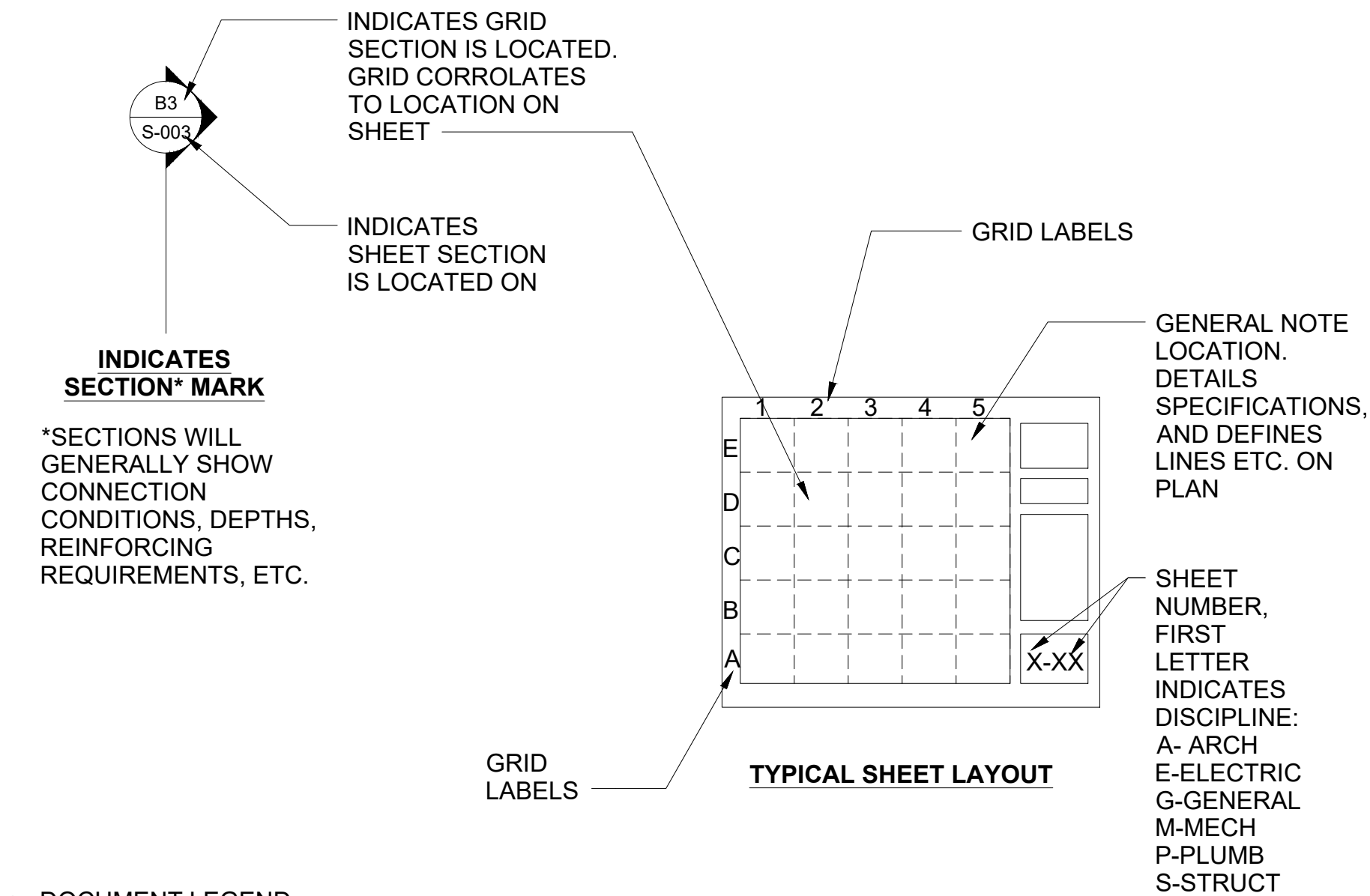
## SHEET INDEX:

- S-001 GENERAL NOTES & SHEET INDEX
- S-002 FOUNDATION DETAILS
- S-003 FRAMING DETAILS
- S-004 FRAMING DETAILS & ATTACHMENT SCHED.
- S-101 FOUNDATION PLAN & 1ST FL. BRACED FOUNDATION PLAN
- S-111 BRACED 2ND FLOOR & 1ST FLOOR FRAMING PLAN
- S-121 2ND FL. ATTIC & ROOF FRAMING

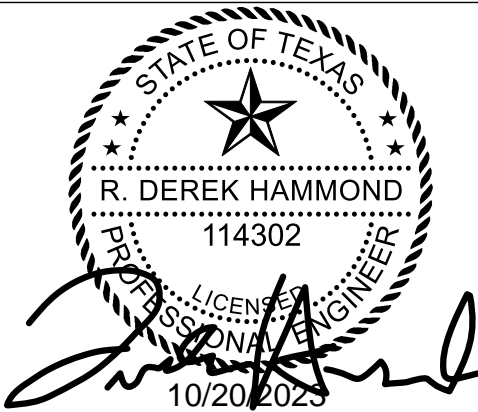
## ABBREVIATIONS LIST:

-ADU	APARTMENT DWELLING UNIT
-AOR	ARCHITECT OF RECORD
-BOT	BOTTOM
-COL	COLUMN
-CONC	CONCRETE
-CONST	CONSTRUCTION
-CONT	CONTINUOUS
-DIA	DIAMETER
-EA	EACH
-EW	EACH WAY
-EOR	ENGINEER OF RECORD
-EXST	EXISTING
-FOUND	FOUNDATION
-HSS	HOLLOW STRUTURAL SECTION
-HORZ	HORIZONTAL
-JBE	JOIST BEARING ELEVATION
-LONG	LONGITUDINAL
-MANFR	MANUFACTURER
-MAX	MAXIMUM
-MIN	MINIMUM
-OC	ON CENTER
-PDU	PRIMARY DWELLING UNIT
-PL	PLATE
-REF	REFER
-REINF	REINFORCING
-TOC	TOP OF CONCRETE
-TOS	TOP OF STEEL
-TOB	TOP OF BEAM
-TRANS	TRANSVERSE
-TYP	TYPICAL
-UNO	UNLESS NOTED OTHERWISE
-VERT	VERTICAL

**NOTE:**  
**SHEETS ARE DRAWN TO SCALE ON ANSI D SIZE SCALE. THESE DRAWINGS SCALE BY HALF WHEN PRINTING TO 11x17 SHEETS**



**DOCUMENT LEGEND**  
1 1/2" = 1'-0"



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STRUCTURAL PLANS  
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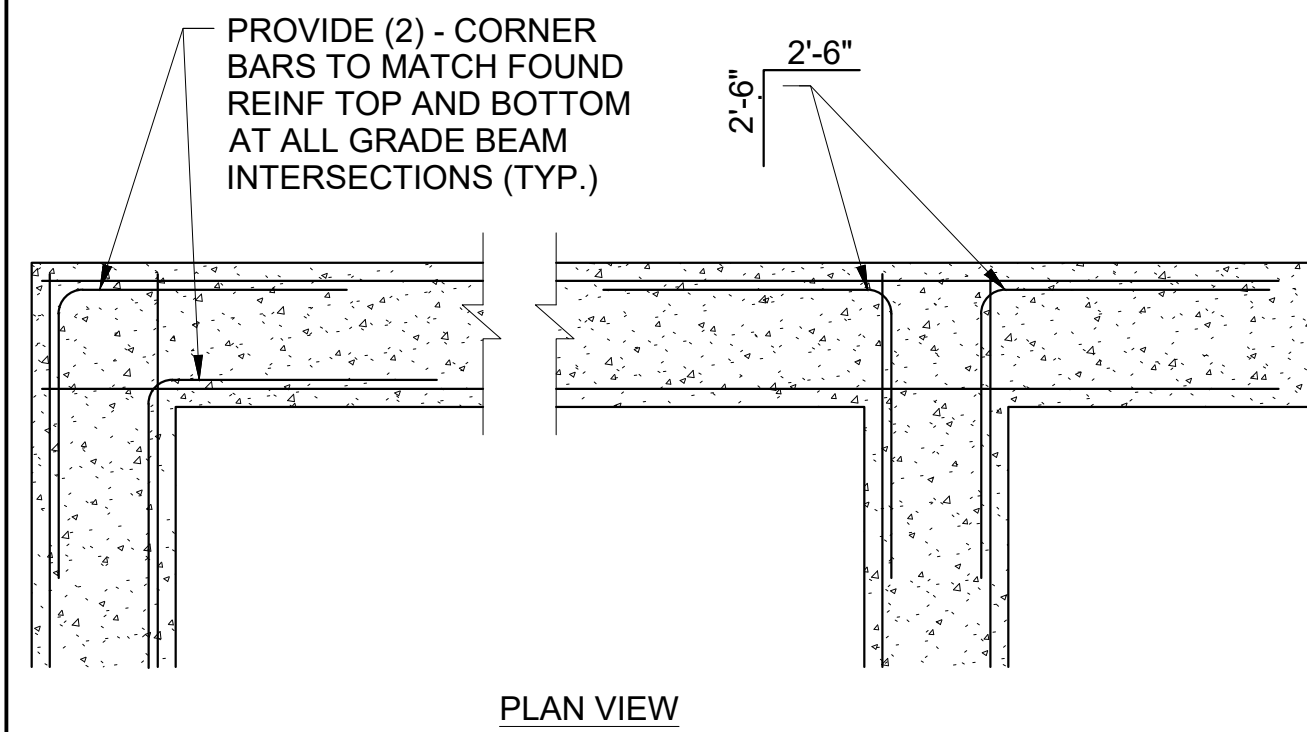
Project Number : 0139.23

Sheet:  
**S-001**  
**GENERAL NOTES & SHEET INDEX**

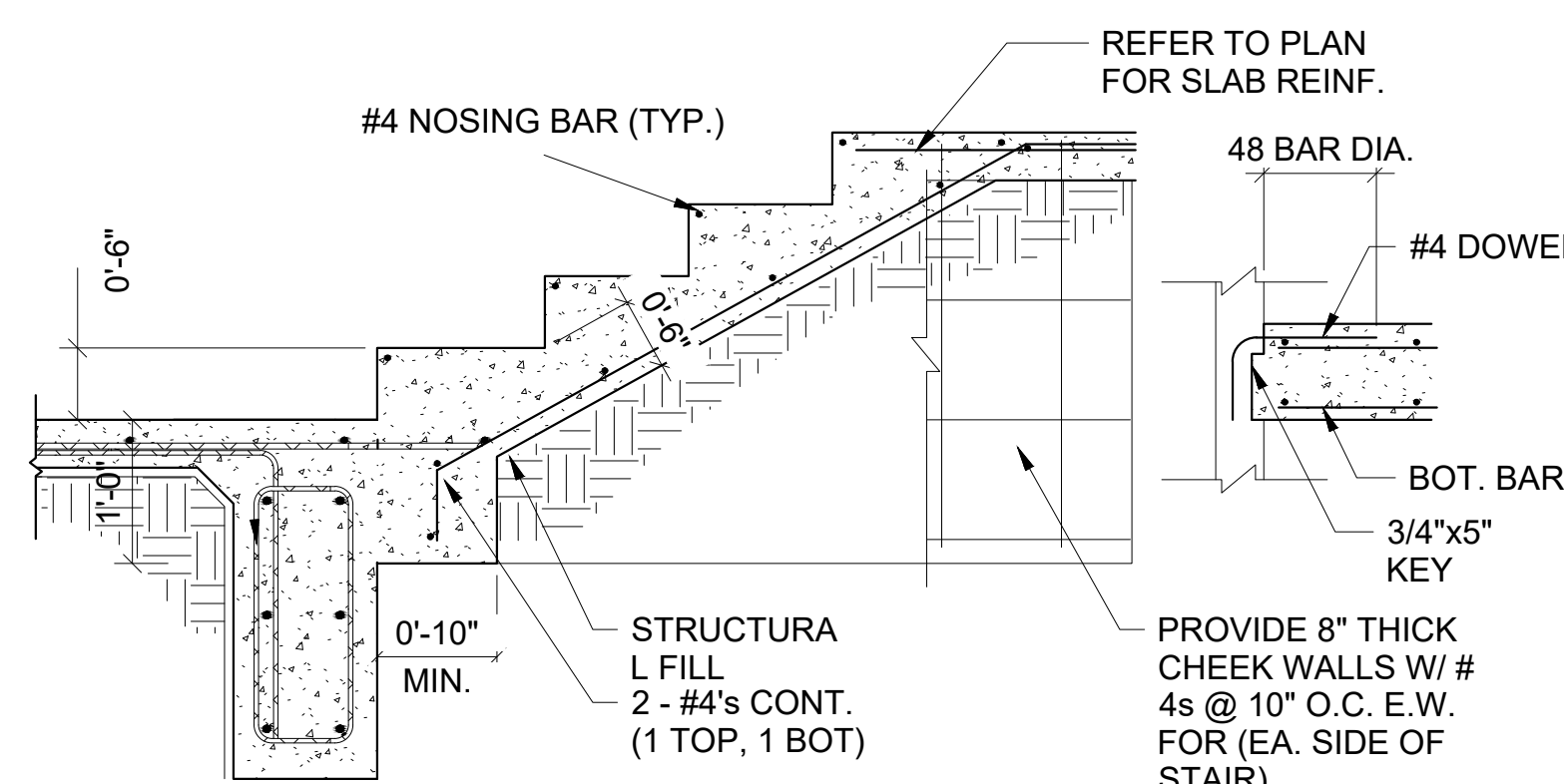
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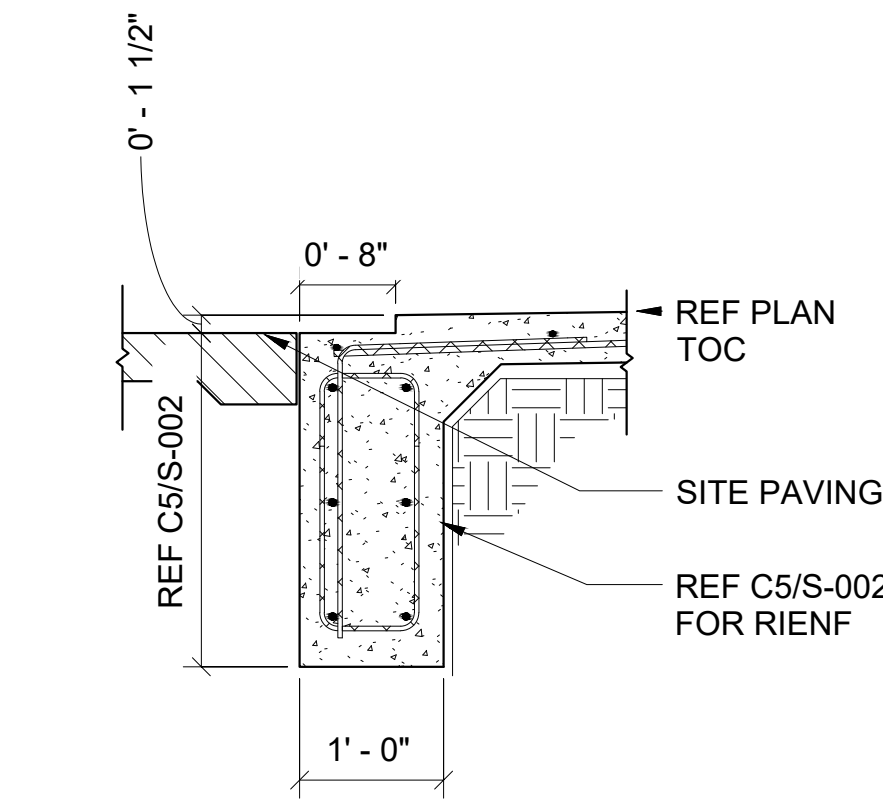
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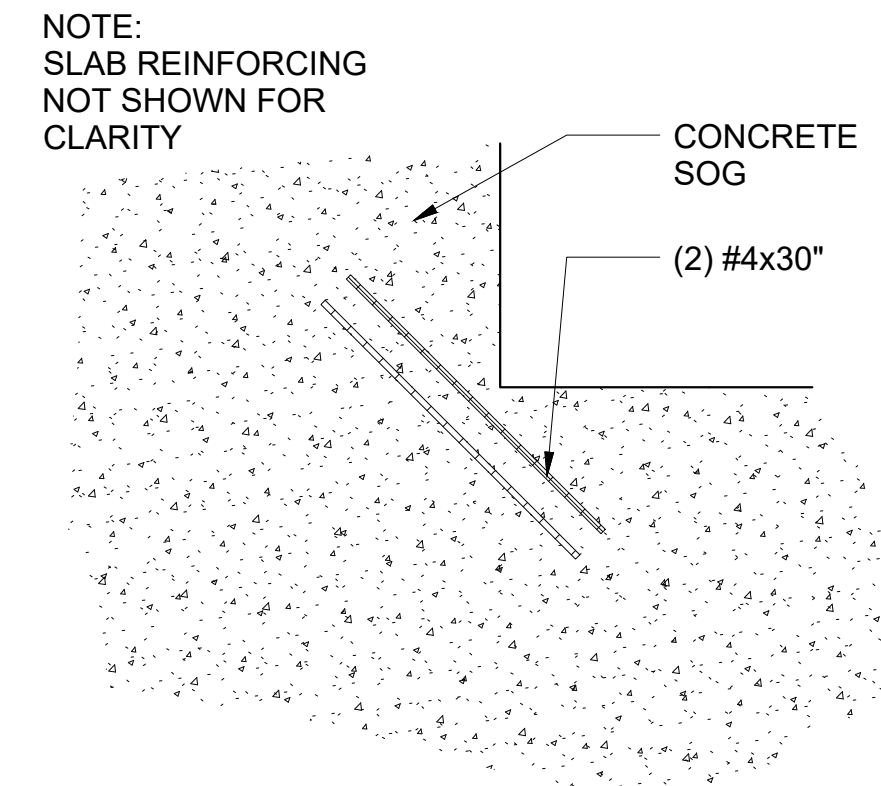
D1 TYPICAL GRADE BEAM CORNER BARS  
3/4" = 1'-0"



D2 TYPICAL CONC STAIRS  
3/4" = 1'-0"



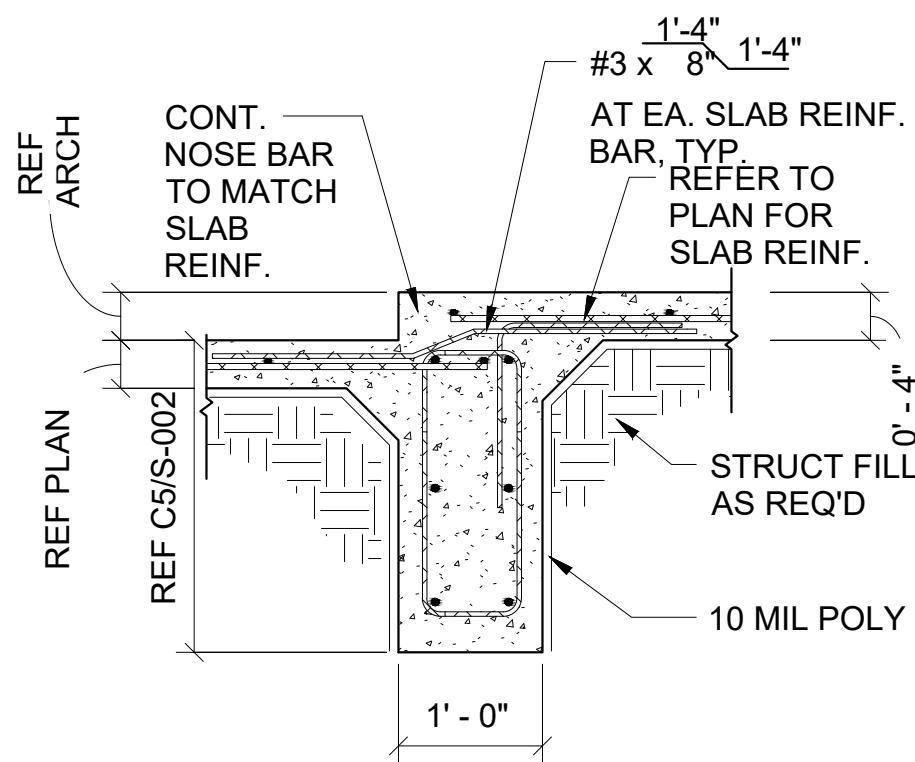
D4 SECTION  
3/4" = 1'-0"



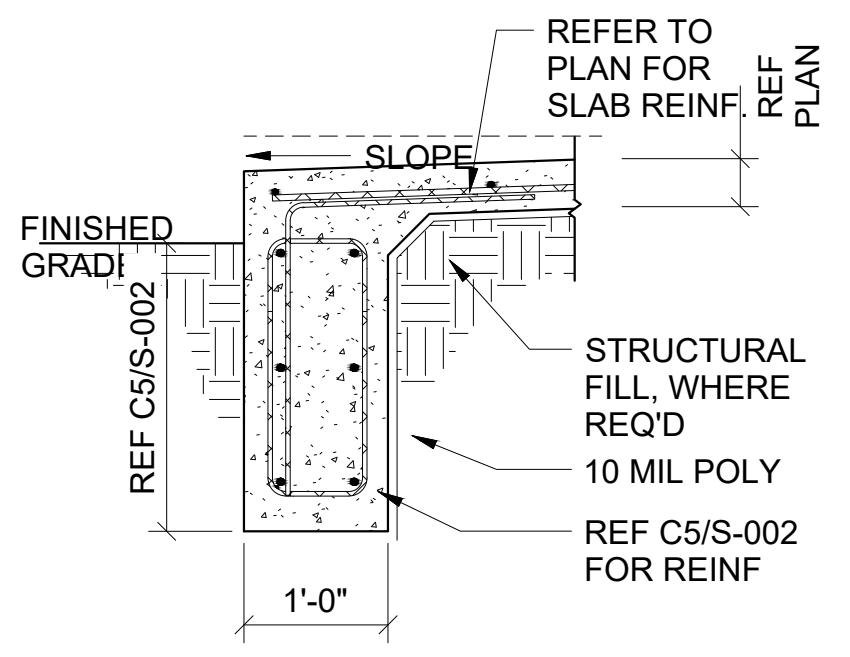
D5 SECTION  
3/4" = 1'-0"

NOTE:  
1. CUT POLY FREE AT BOT OF GRADE BEAM  
2. WHERE 'D' EXCEEDS 48", REFER TO B2/S-002

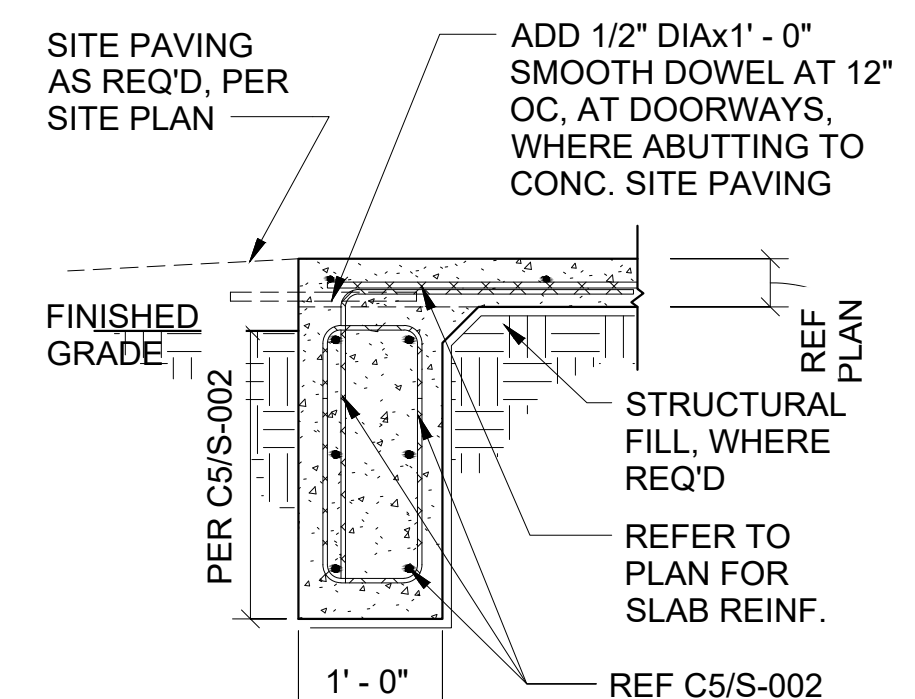
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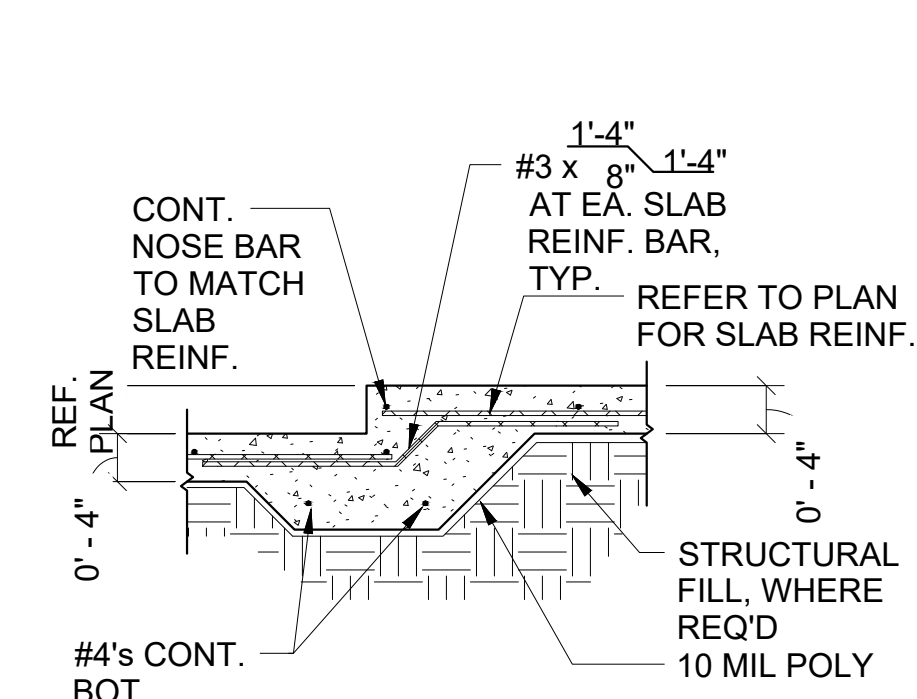
C1 SECTION  
3/4" = 1'-0"



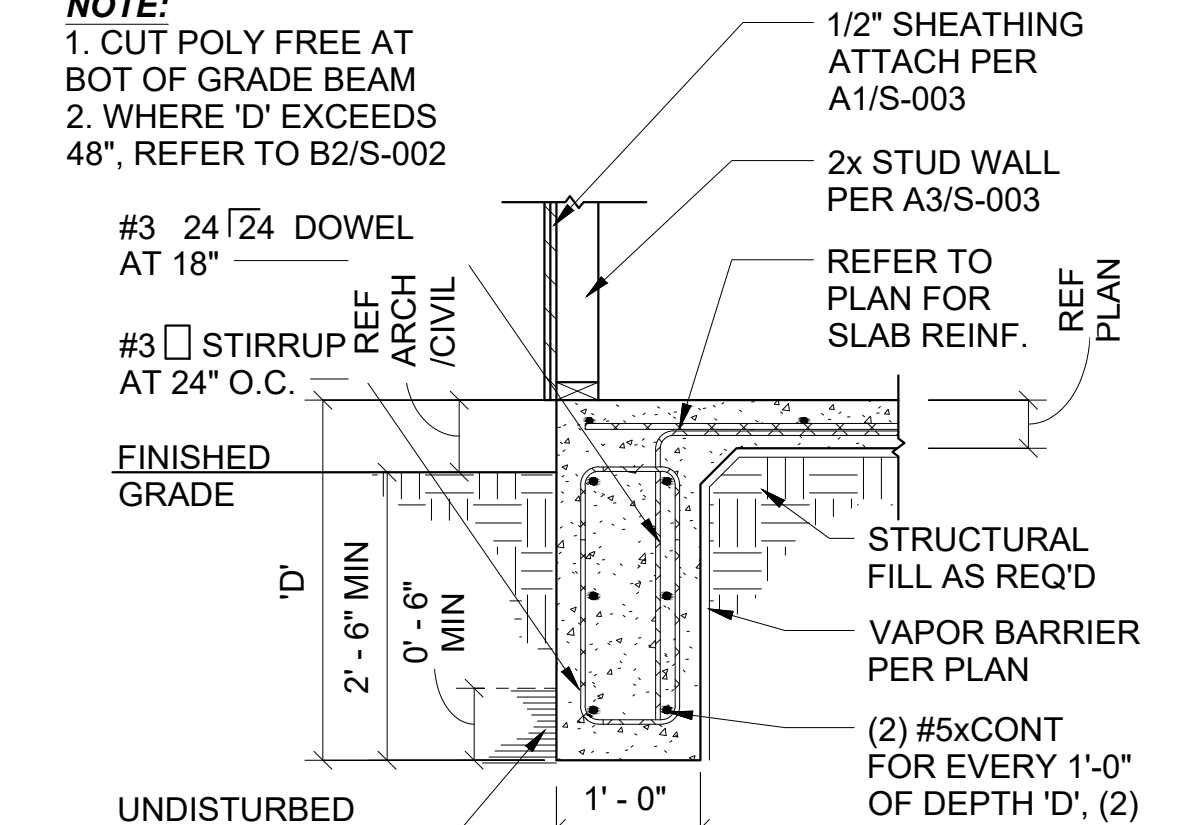
C2 SECTION  
3/4" = 1'-0"



C3 SECTION  
3/4" = 1'-0"

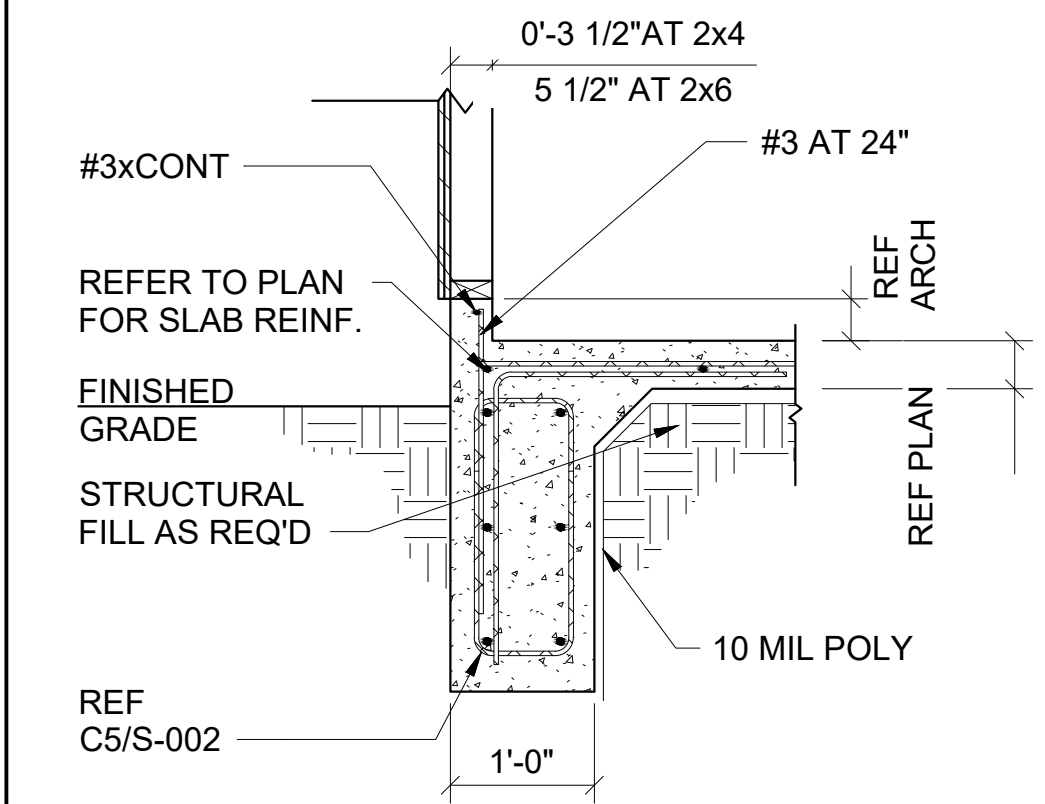


C4 SECTION  
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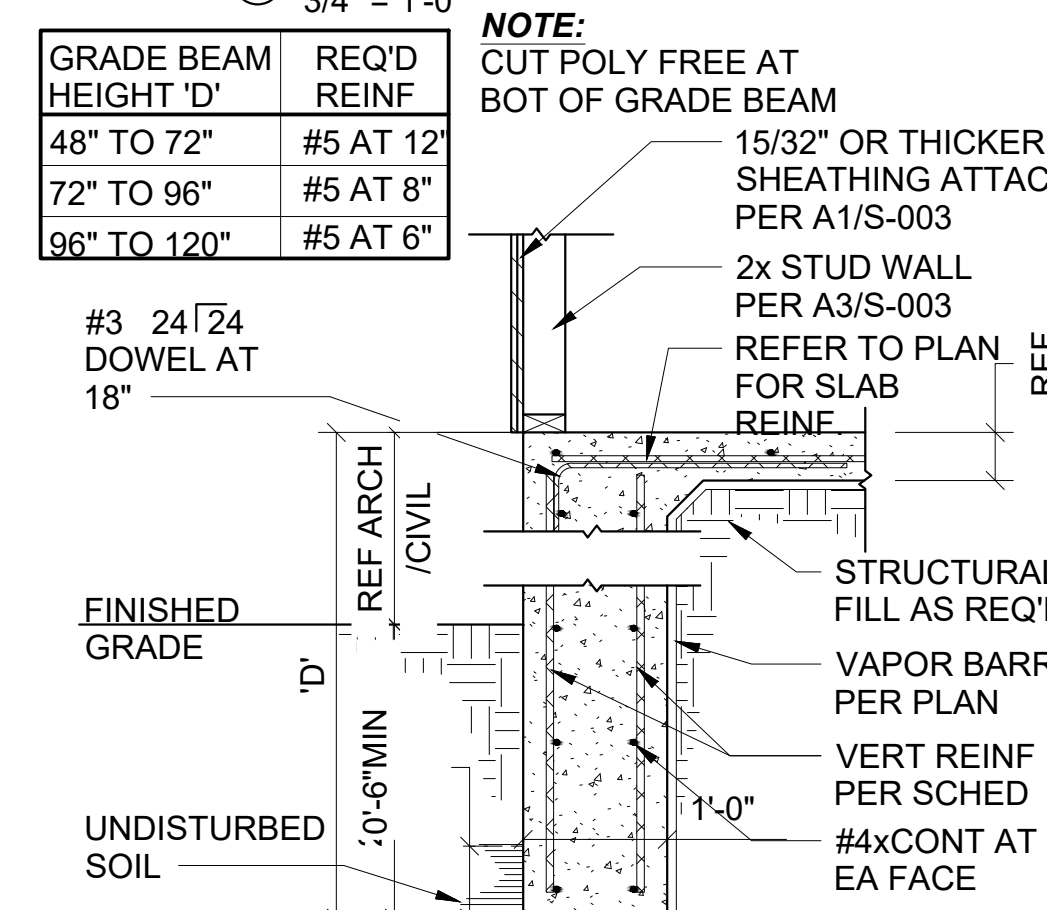


C5 TYPICAL DETAIL WOOD VENEER EXT  
3/4" = 1'-0"

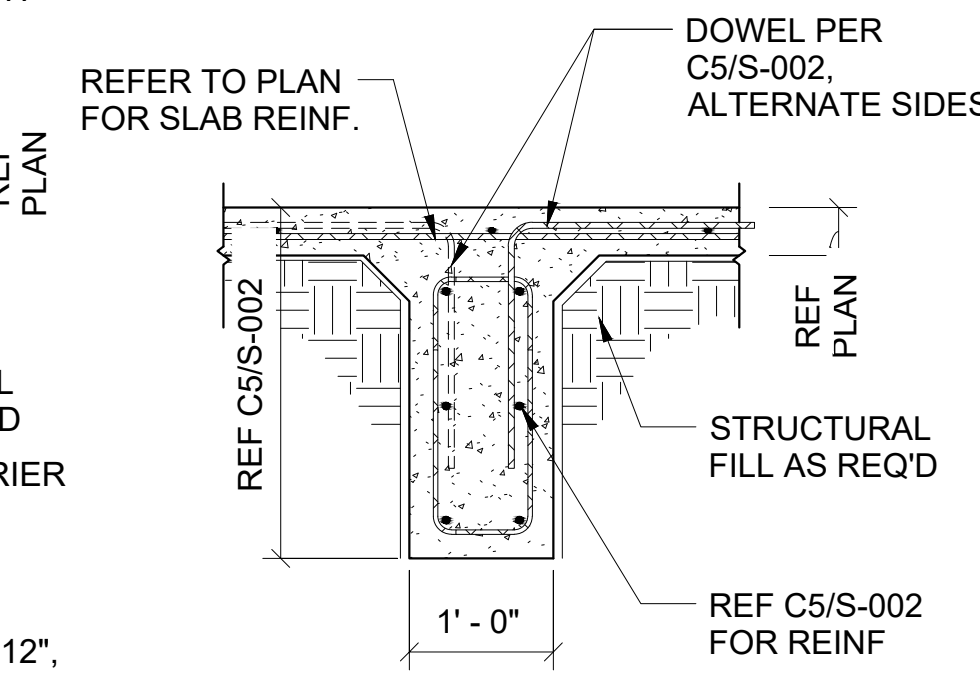
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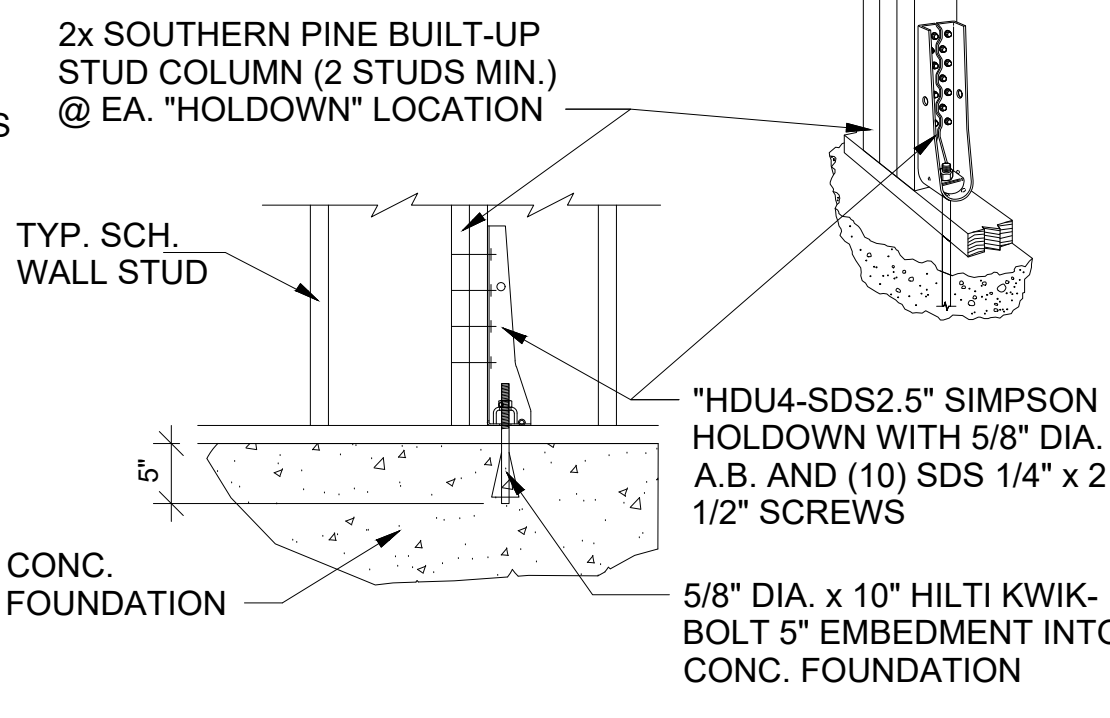
B1 SECTION  
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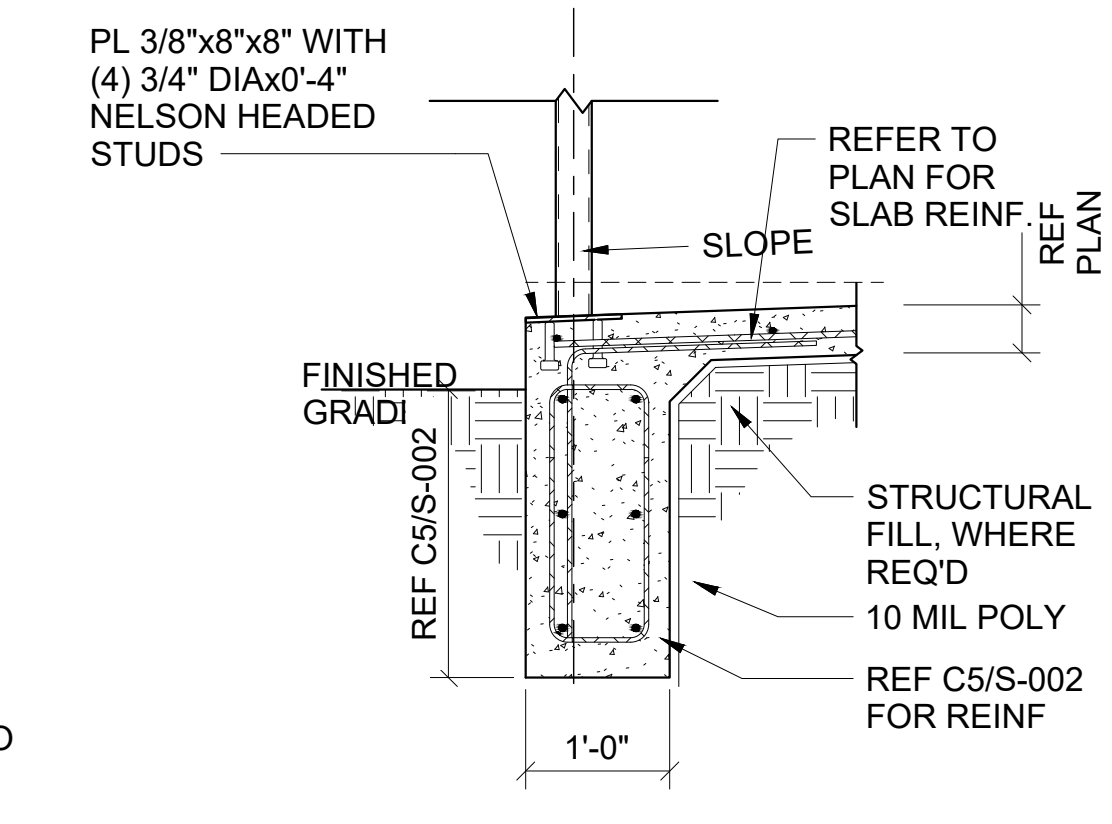
B2 SECTION  
3/4" = 1'-0"



B3 SECTION  
3/4" = 1'-0"

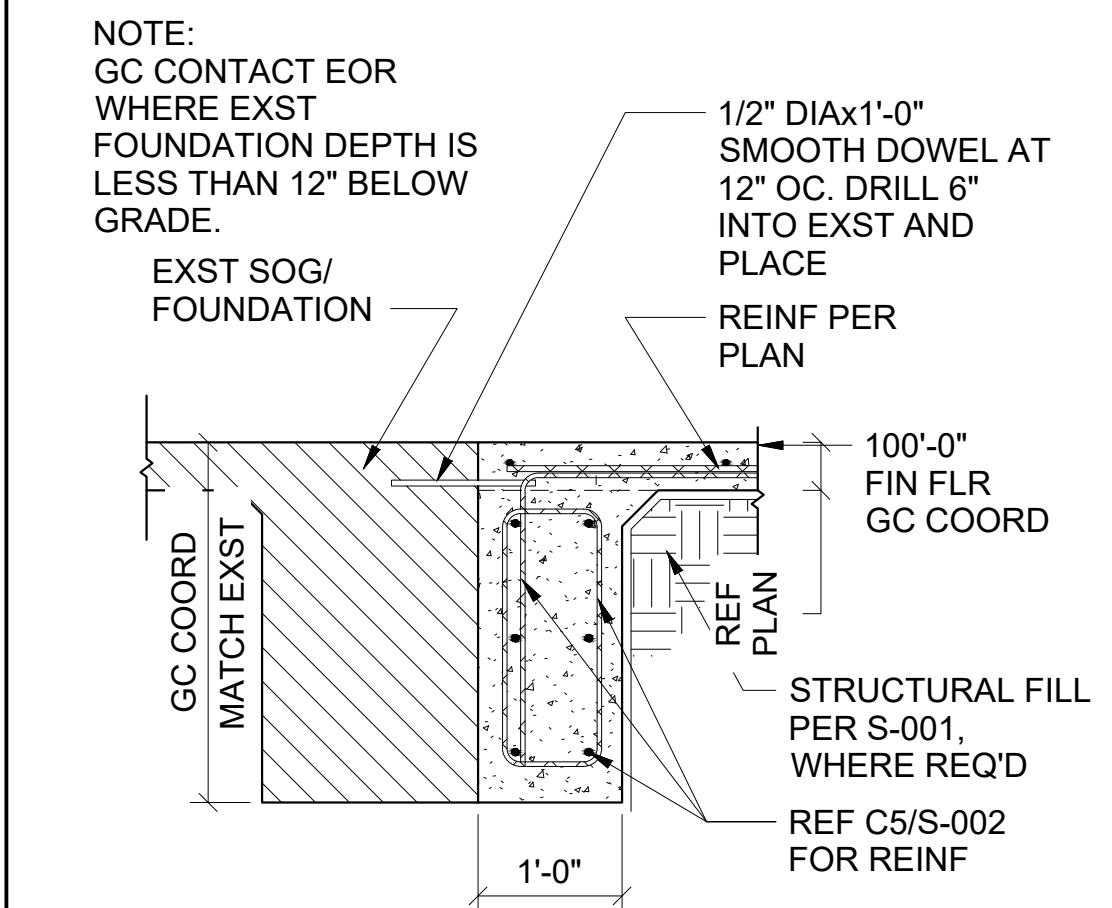


B4 ALT DETAIL AT HOLDOWN ATTACHMENT  
3/4" = 1'-0"

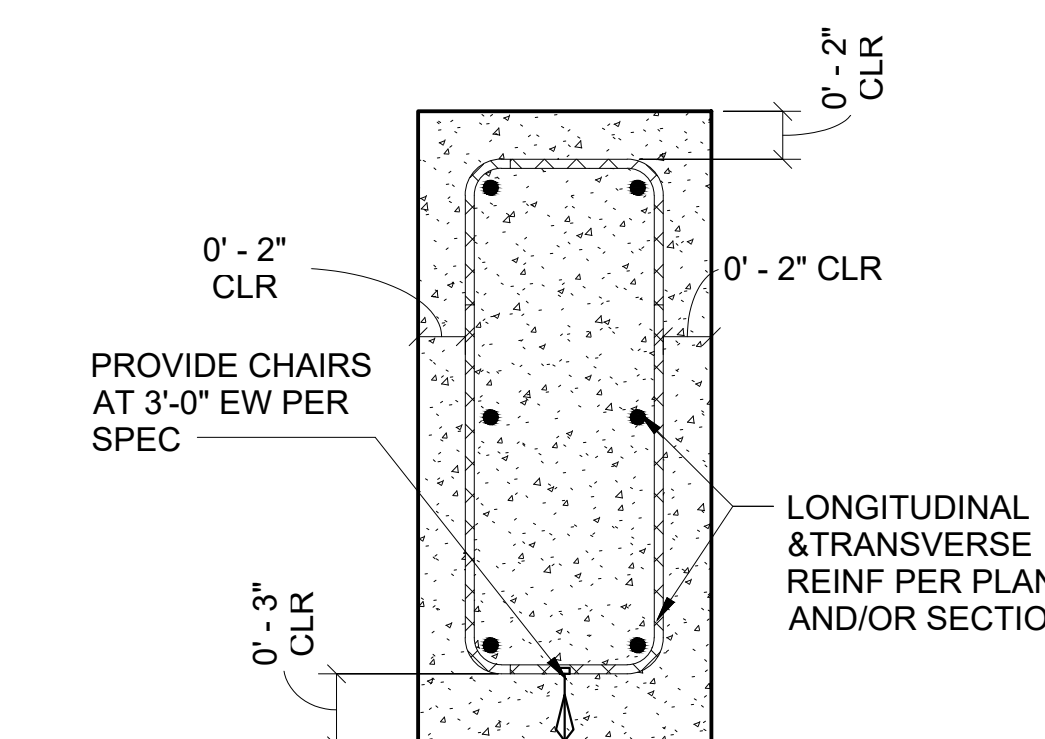


B5 SECTION  
3/4" = 1'-0"

A



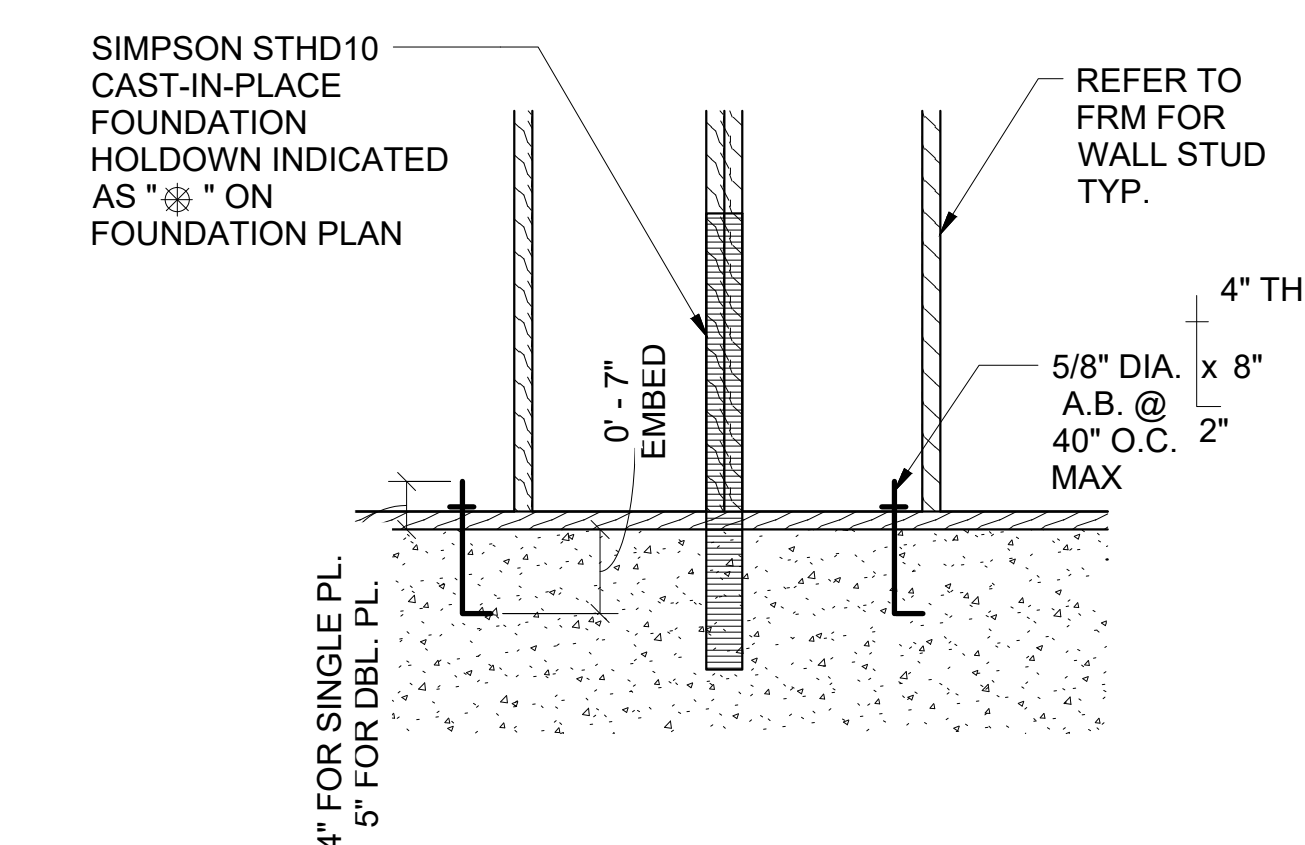
A1 SECTION  
1 1/2" = 1'-0"



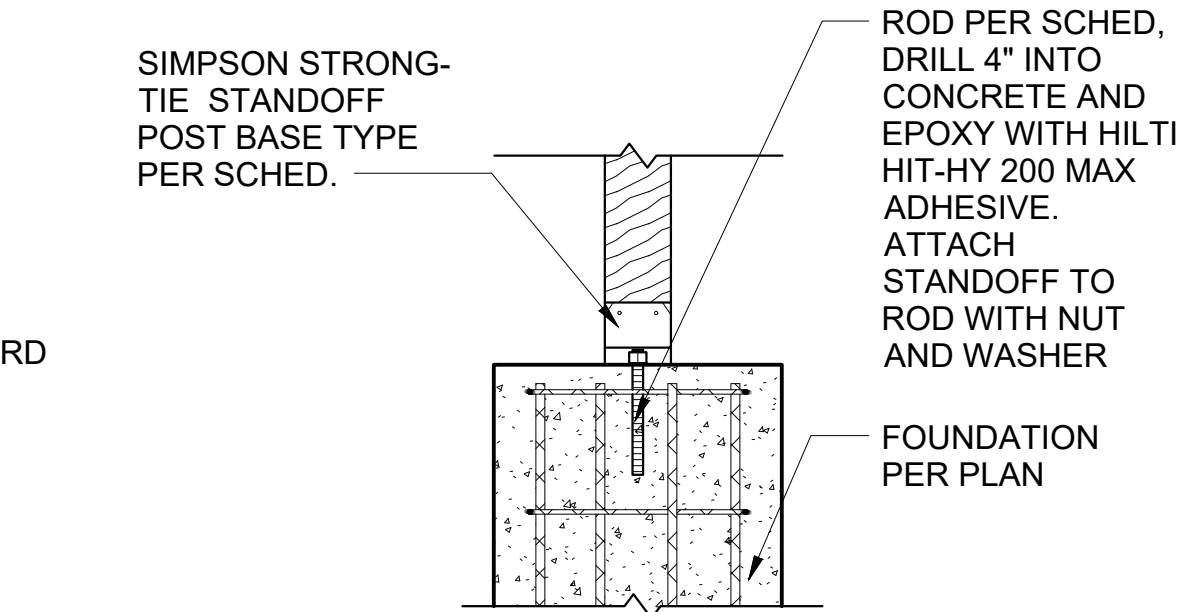
A2 TYPICAL COVER  
1 1/2" = 1'-0"

TYPICAL REBAR LAP DISTANCE	
BAR	MIN LAP (IN)
#3	24
#4	24
#5	24
#6	24
#7	27
#8	30
#9	34
#10	38

A3 REBAR LAP TABLE  
1 1/2" = 1'-0"

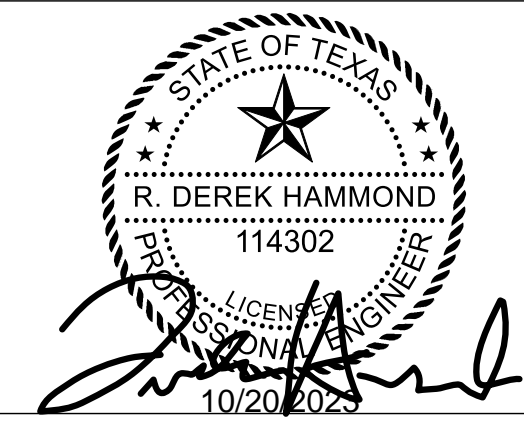


A4 DETAIL AT HOLDOWN  
3/4" = 1'-0"



A5 TYPICAL TIMBER COLUMN ATTACHMENT  
3/4" = 1'-0"

STAND OFF BASE SCHED			
COL SIZE	SIMPSON ID#	NAILS TO COL	EMBED ANCHOR DIA
4x4	ABA44	(6) -10d	1/2" DIA
4x6	ABA46	(8) -16d	5/8" DIA
6x6	ABA66Z	(8) -16d	5/8" DIA
8x8	ABU88	(18) -16d	(2) 5/8" DIA



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Sheet:  
**S-002**  
**FOUNDATION**  
**DETAILS**

Scale: As indicated



1

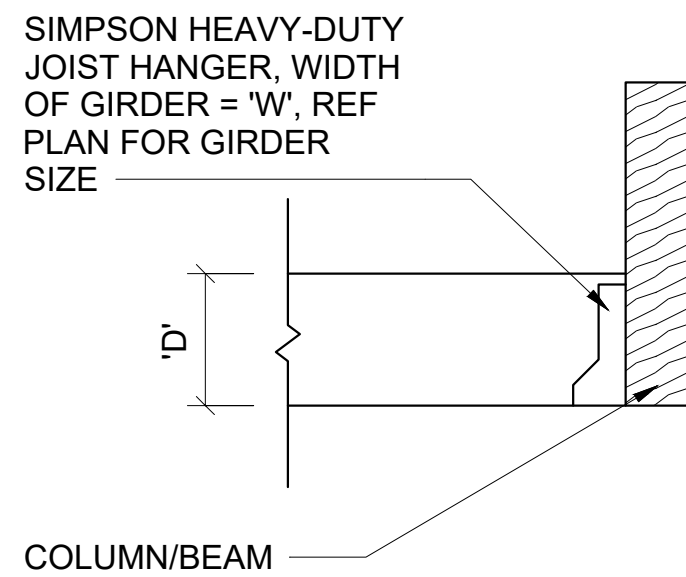
2

3

4

5

D



BEAM SIZE	HANGER SIZE	SDS SCREWS TO GIRDER	SDS SCREWS COL/BEAM
(2) 2x12	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
(3) 2x12	HUCQ612-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
3 1/2"x11 7/8" V-LAM	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"

WOOD GIRDER CONNECTION  
SCHEDULE  
3/4" = 1'-0"

C

SIMPSON STRONG TIE POST CAP, TYPE ACE4  
EA SIDE OF JACK STUD. ATTACH TO BEAM AND POST WITH (6) 16d NAILS

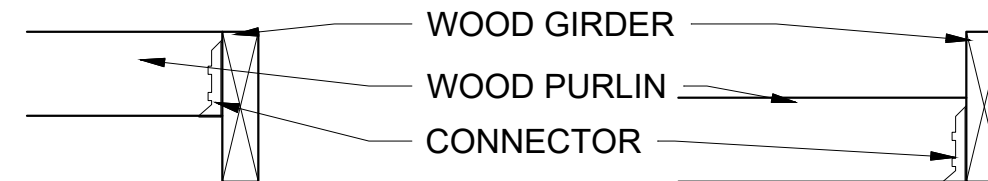
WOOD DECK BEAM, REF PLAN FOR SIZE

REF ARCH

(3) JACK STUDS MIN, REF A3/S-003 FOR CONSTRUCTION

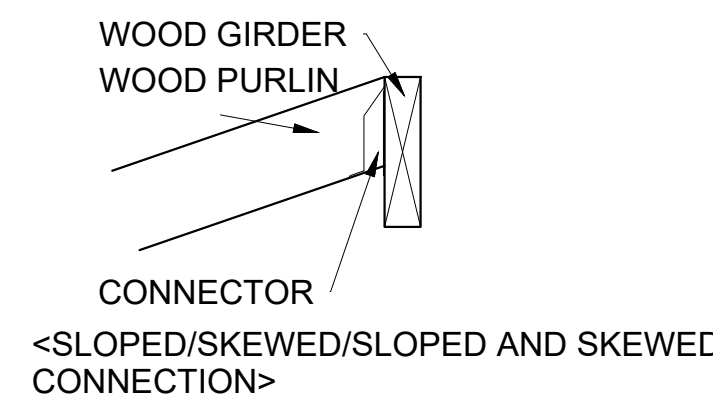
SIMPSON BC4 POST CAP, ATTACH TO COLUMN & BEAM WITH (6) 16d NAILS

PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x4	LU24	(2) 10dx1 1/2"	(4) 16d
2x6	LU26	(4) 10dx1 1/2"	(6) 16d
2x8	LU28	(6) 10dx1 1/2"	(8) 16d
2x10	LU210	(6) 10dx1 1/2"	(10) 16d
2x12	LU210	(6) 10dx1 1/2"	(10) 16d



<PERPENDICULAR/NON-SLOPING CONNECTION>

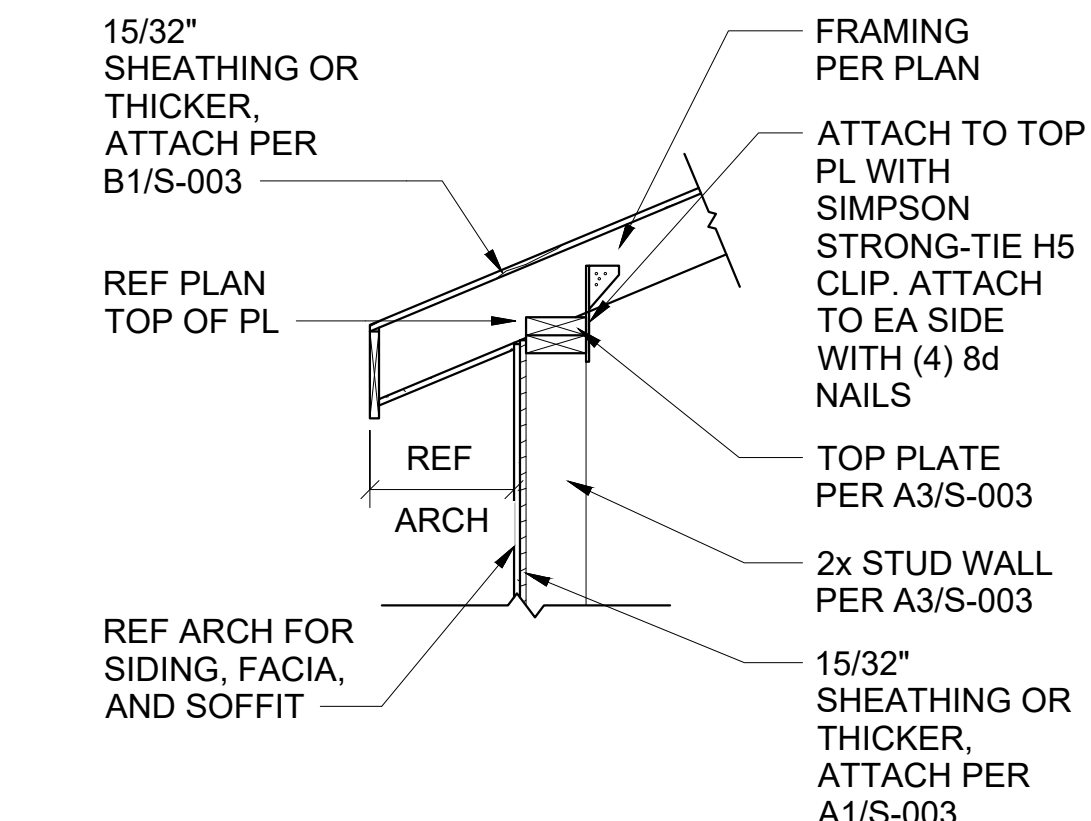
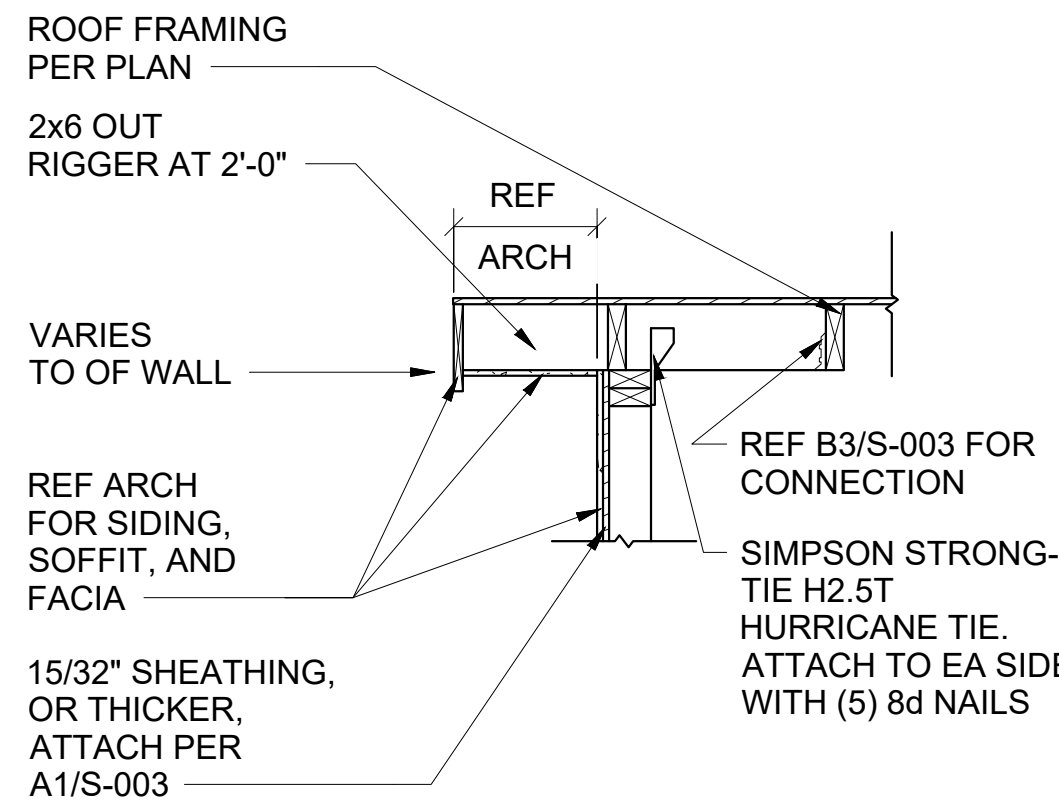
PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x6	LSU26	(5) 10dx1 1/2"	(6) 10d
2x8	LSSU28	(5) 10dx1 1/2"	(10) 10d
2x10	LSSU210	(7) 10dx1 1/2"	(10) 10d
2x12	LSSU210	(7) 10dx1 1/2"	(10) 10d



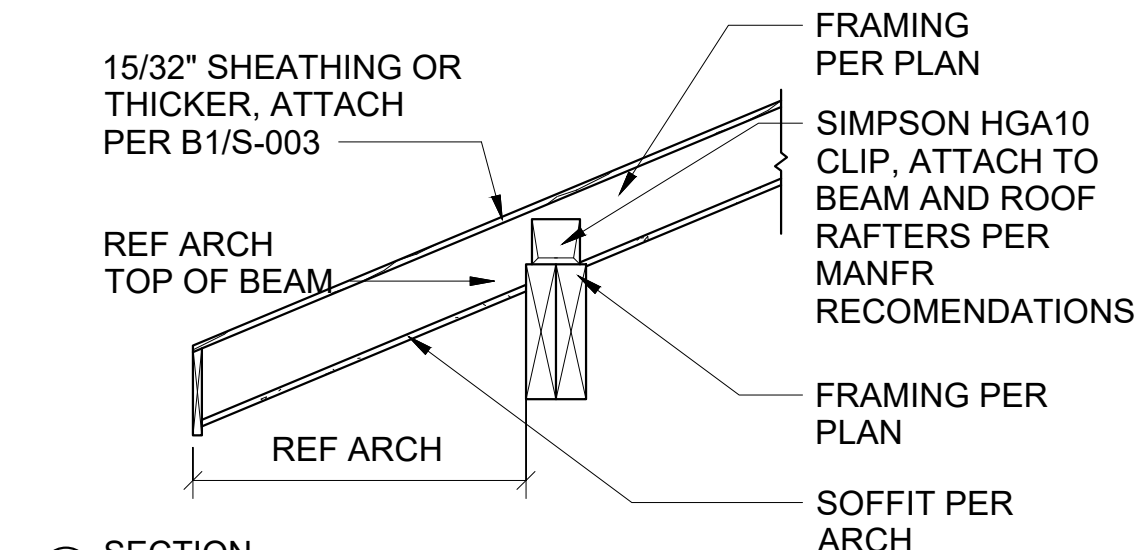
TYPICAL WOOD BEAM TO TRUSS/BAM CONNECTION  
1 1/2" = 1'-0"

NOTE:  
ATTACH ELEMENTS AS SHOWN, OR PER ATTACHMENT SCHEDULE.

SECTION  
3/4" = 1'-0"



SECTION  
3/4" = 1'-0"



SECTION  
3/4" = 1'-0"

**NOTE:**  
1. REFER TO PLAN FOR SPANS GREATER THAN 14'-0" @ 2x4 WALL AND GREAT THAT 15'-0" AT 2x6 WALL.  
2. DO NOT SPLICE 2x WITHIN HEADER.  
3. PLYWOOD IS NON STRUCTURAL, INTENDED TO BE A SPACER AND CAN BE SPLICED WITHIN THE BEAM

**2x4 WALL (2) STORY**

STORY	WIDTH	BEAM
1	0' - 0" - 5' - 0"	(2) PLY 2x8 WITH 1/2" PLY
	5' - 0" - 7' - 6"	(2) PLY 2x10 WITH 1/2" PLY
	7' - 6" - 8' - 11"	(2) PLY 2x12 WITH 1/2" PLY
	8' - 11" - 13' - 11"	(2) 1 3/4" x 11 1/4" V-LAM
2	0' - 0" - 6' - 0"	(2) PLY 2x6 WITH 1/2" PLY
	6' - 0" - 9' - 0"	(2) PLY 2x8 WITH 1/2" PLY
	9' - 0" - 11' - 6"	(2) PLY 2x10 WITH 1/2" PLY
	11' - 6" - 13' - 11"	(2) PLY 2x12 WITH 1/2" PLY

**2x4 WALL (1) STORY**

STORY	WIDTH	BEAM
1	0' - 0" - 6' - 0"	(2) PLY 2x6 WITH 1/2" PLY
	6' - 0" - 9' - 0"	(2) PLY 2x8 WITH 1/2" PLY
	9' - 0" - 11' - 6"	(2) PLY 2x10 WITH 1/2" PLY
	11' - 6" - 13' - 11"	(2) PLY 2x12 WITH 1/2" PLY

**2x6 WALL (2) STORY**

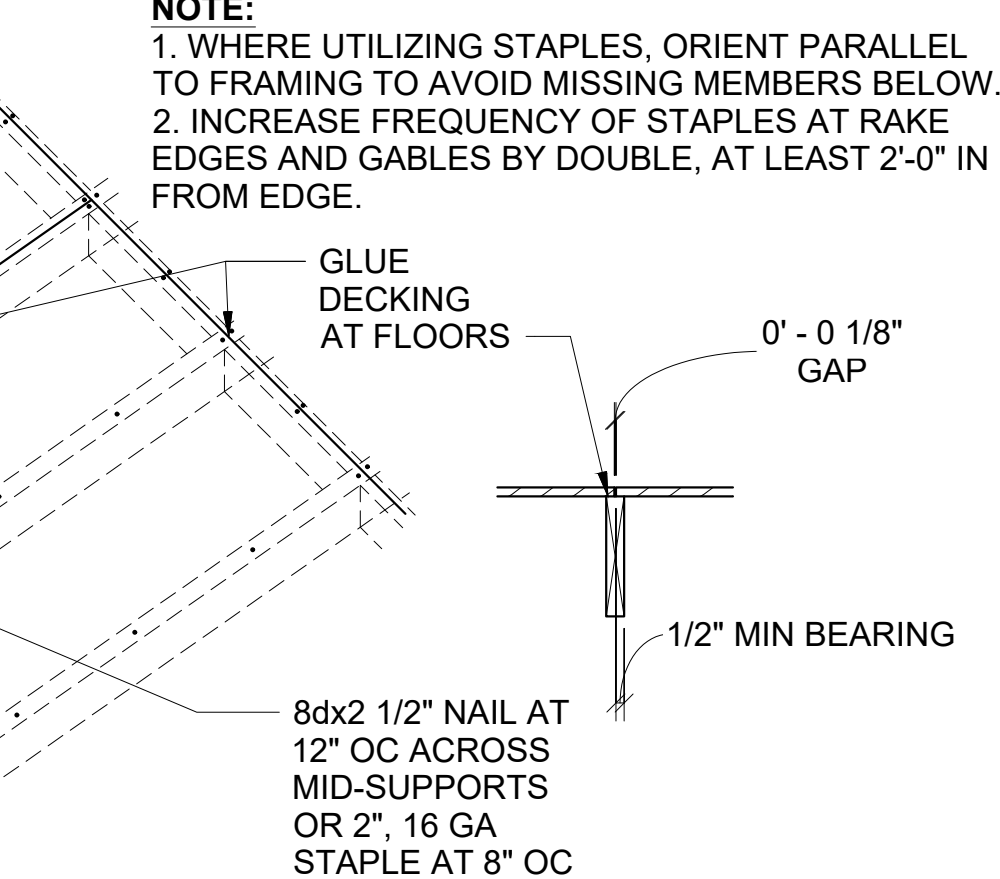
STORY	WIDTH	BEAM
1	0' - 0" - 8' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x10 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x12 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) 1 3/4" x 11 1/4" V-LAM
2	0' - 0" - 8' - 0"	(3) PLY 2x6 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x10 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) PLY 2x12 WITH (2) 1/2" PLY

**2x6 WALL (1) STORY**

STORY	WIDTH	BEAM
1	0' - 0" - 8' - 0"	(3) PLY 2x6 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x10 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) PLY 2x12 WITH (2) 1/2" PLY

B

EDGE OF DECKING  
2x4 BLOCKING AT PANEL EDGE, TOE NAIL INTO PURLIN WITH (3) 8dx2 1/2" NAILS, OR PANEL SHEATHING CLIP BETWEEN EA FRAMING MEMBER  
8dx2 1/2" NAIL AT 6" OC, AROUND PERIMETER OF ROOF DECK OR 2", 16 GA STAPLE AT 4" OC



TYPICAL ROOF & FLOOR DECKING ATTACHMENT  
3/4" = 1'-0"

**NOTE:**  
1. PANEL SHEATHING MUST ENGAGE BOTH TOP AND BOTTOM PLATES. STAGGER SHEATHING OVER FLOOR TRUSSES AT 2 STORY CONDITIONS.  
2. WHERE USING STAPLES, ORIENT PARALLEL TO STUD TO AVOID MISSING STUD.

BLOCKING PER A3/S-003  
EDGE OF SHEATHING  
8dx2 1/2" NAIL AT 12" OC AT MID SUPPORTS, OR 2", 16 GA STAPLE AT 8" OC  
VERT STUD PER A3/S-003

8dx2 1/2" NAIL AT 6" OC AROUND PERIMETER OF SHEET, OR 2", 16 GA STAPLE AT 4" OC

CONTINUOUS BOTTOM PLATE PER A3/S-003

FOUNDATION/SLAB

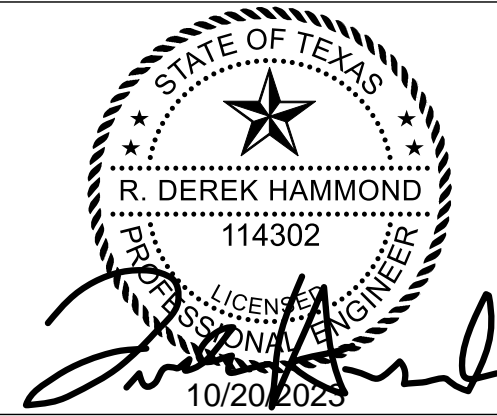
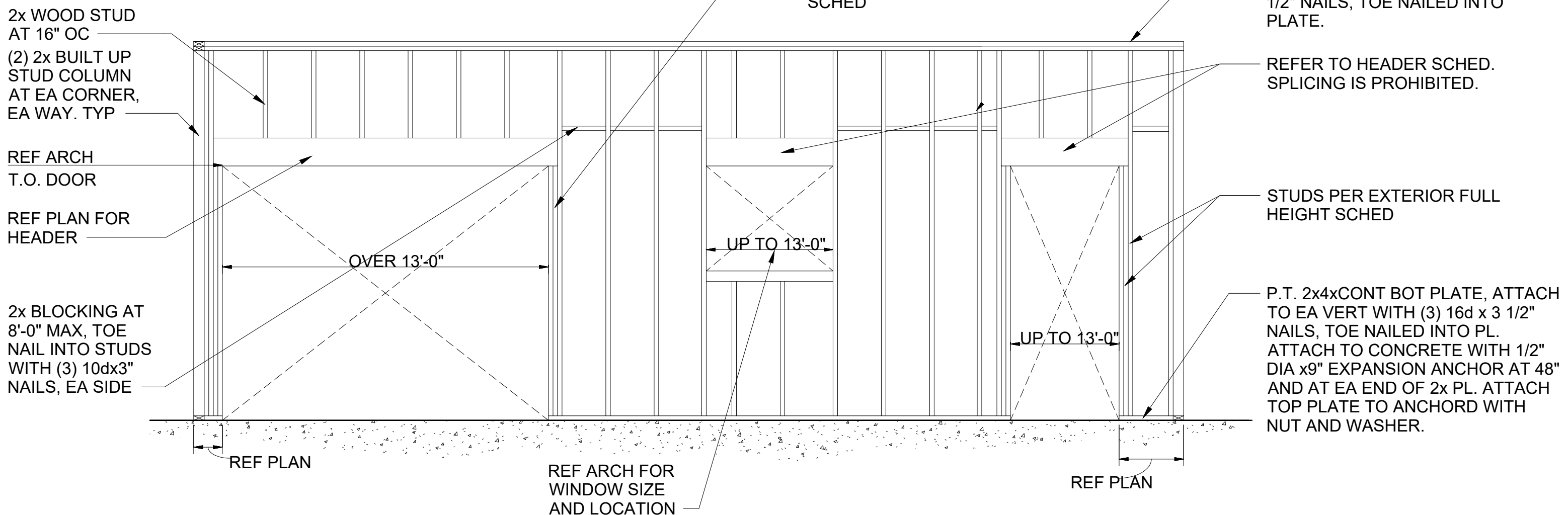
WALL STUD SCHED @ EXTERIOR WALLS			
MAX SPACING			
WALL HEIGHT	2x4	2x6	(2) 2x4
0' - 12'-0"	16"	24"	-
12'-6" - 12'-11"	16"	24"	-
12'-11" - 14'-3"	8"	16"	12"
14'-3" - 16'-8"	-	16"	8"

\*INTERIOR STUD WALL TO BE 2x4 AT 16", UNO BY ARCH FOR PLUMBING, ETC.

TYPICAL WALL FRAMING  
3/8" = 1'-0"

TYPICAL SHEATHING CONNECTION  
3/4" = 1'-0"

HEADER SCHEDULE1  
3/4" = 1'-0"



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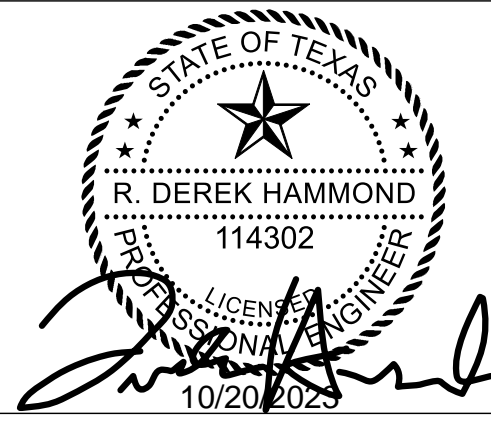
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Project Number : 0139.23

Sheet:  
**S-003**  
FRAMING DETAILS

Scale: As indicated

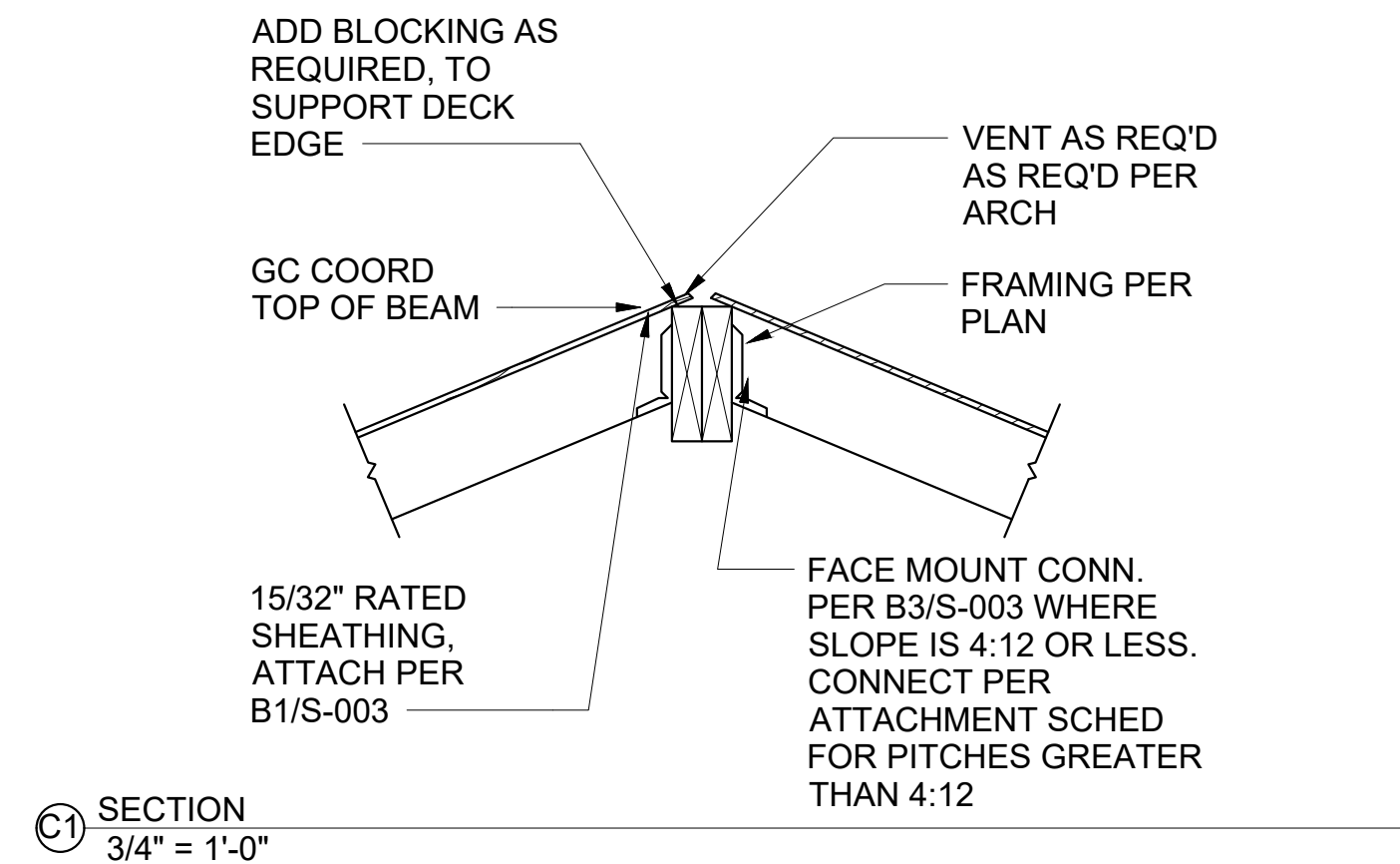




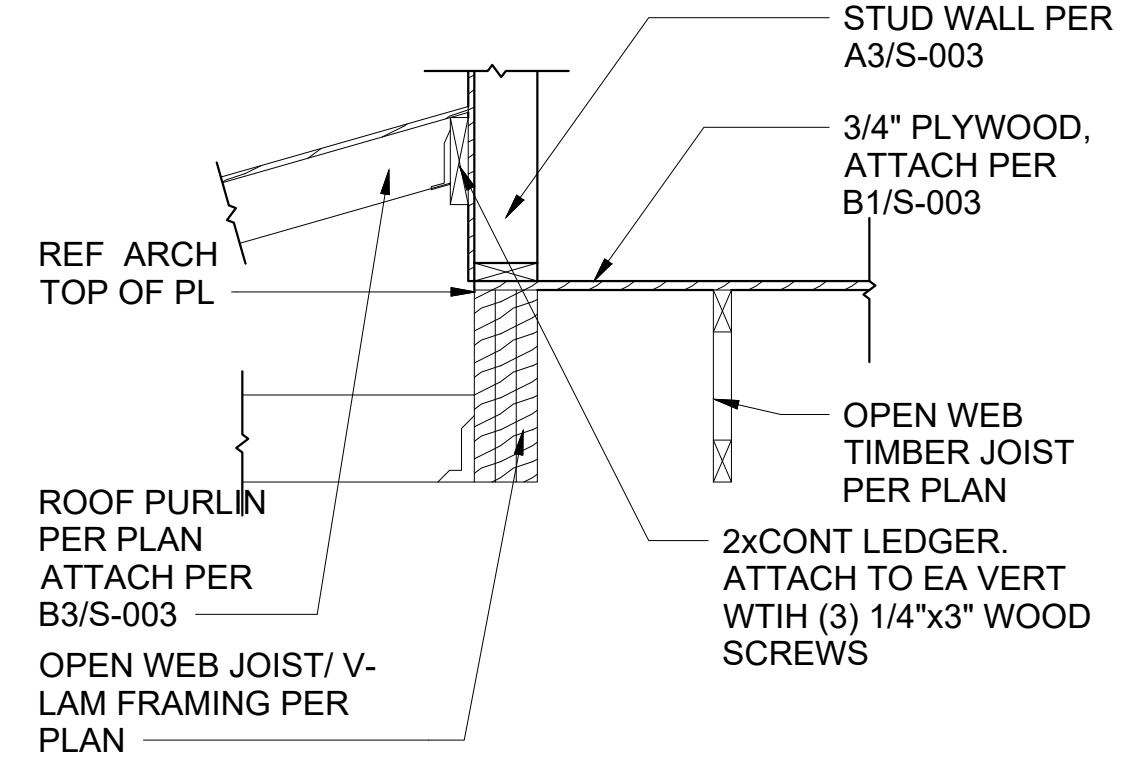
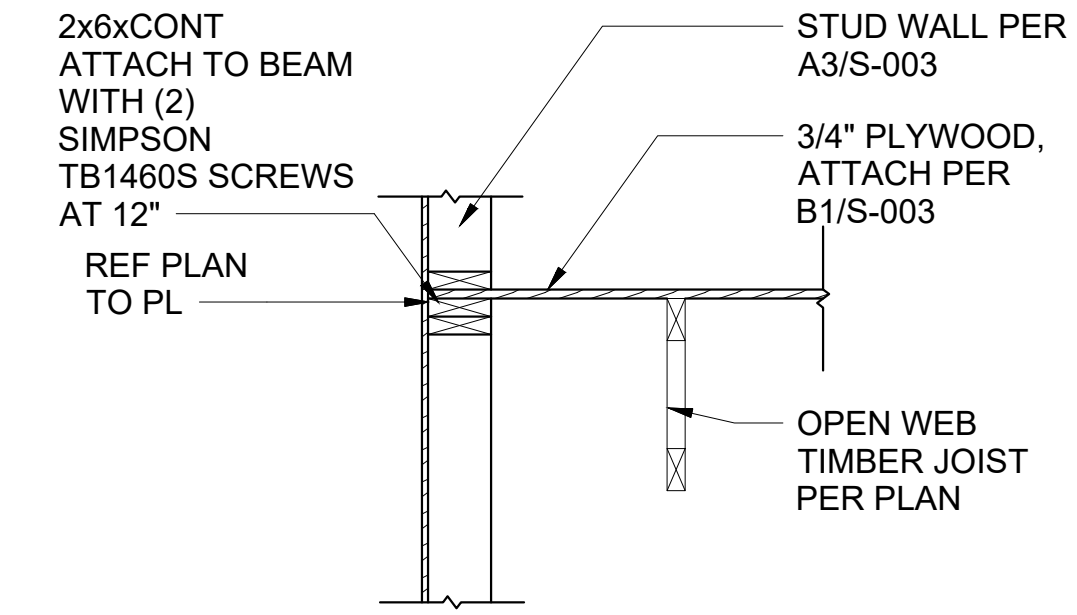
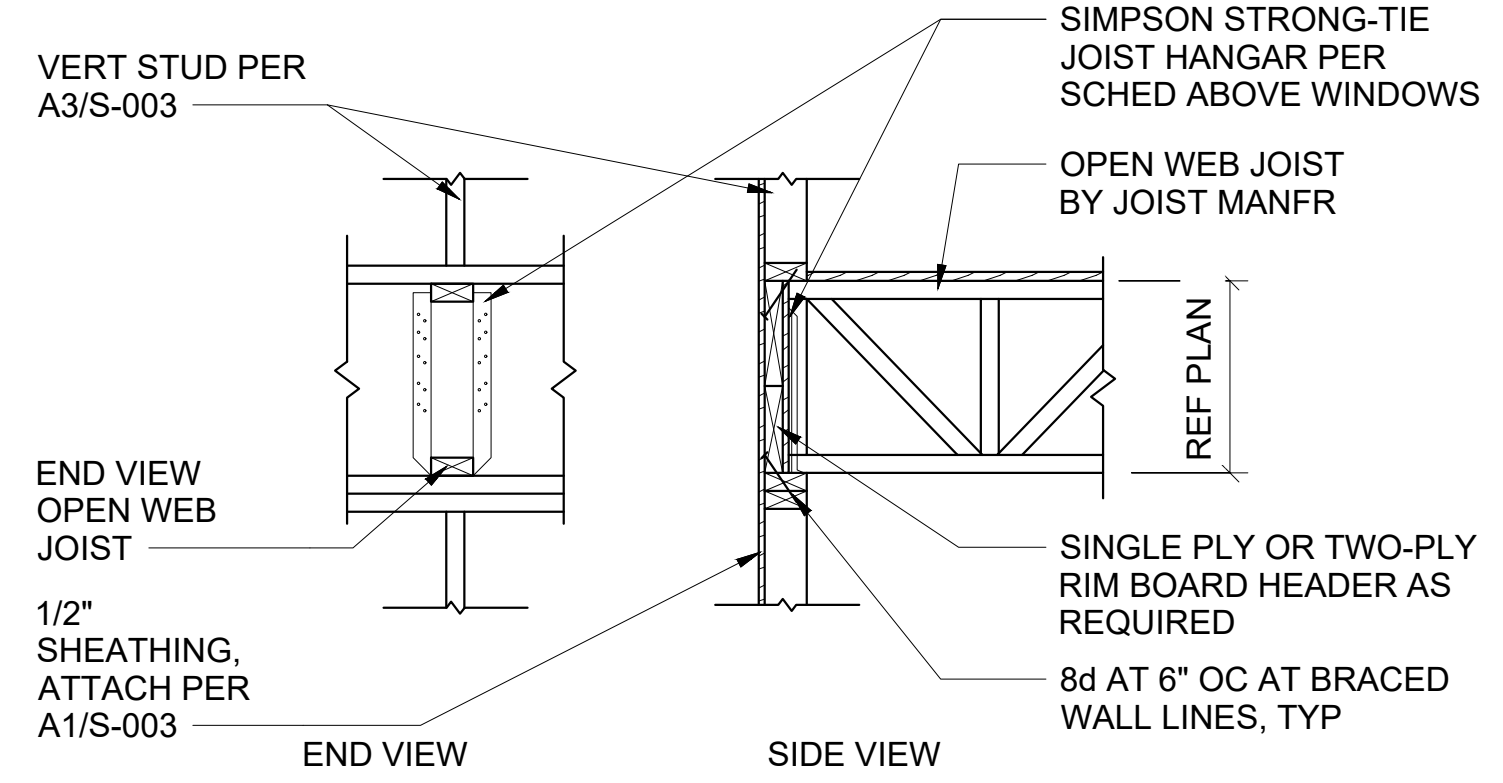
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STRUCTURAL PLANS  
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00	10/24/2023	100% CD'S
Project Number :		0139.23
Sheet:		<b>S-004</b>
		<b>FRAMING DETAILS</b>
Scale:		As indicated

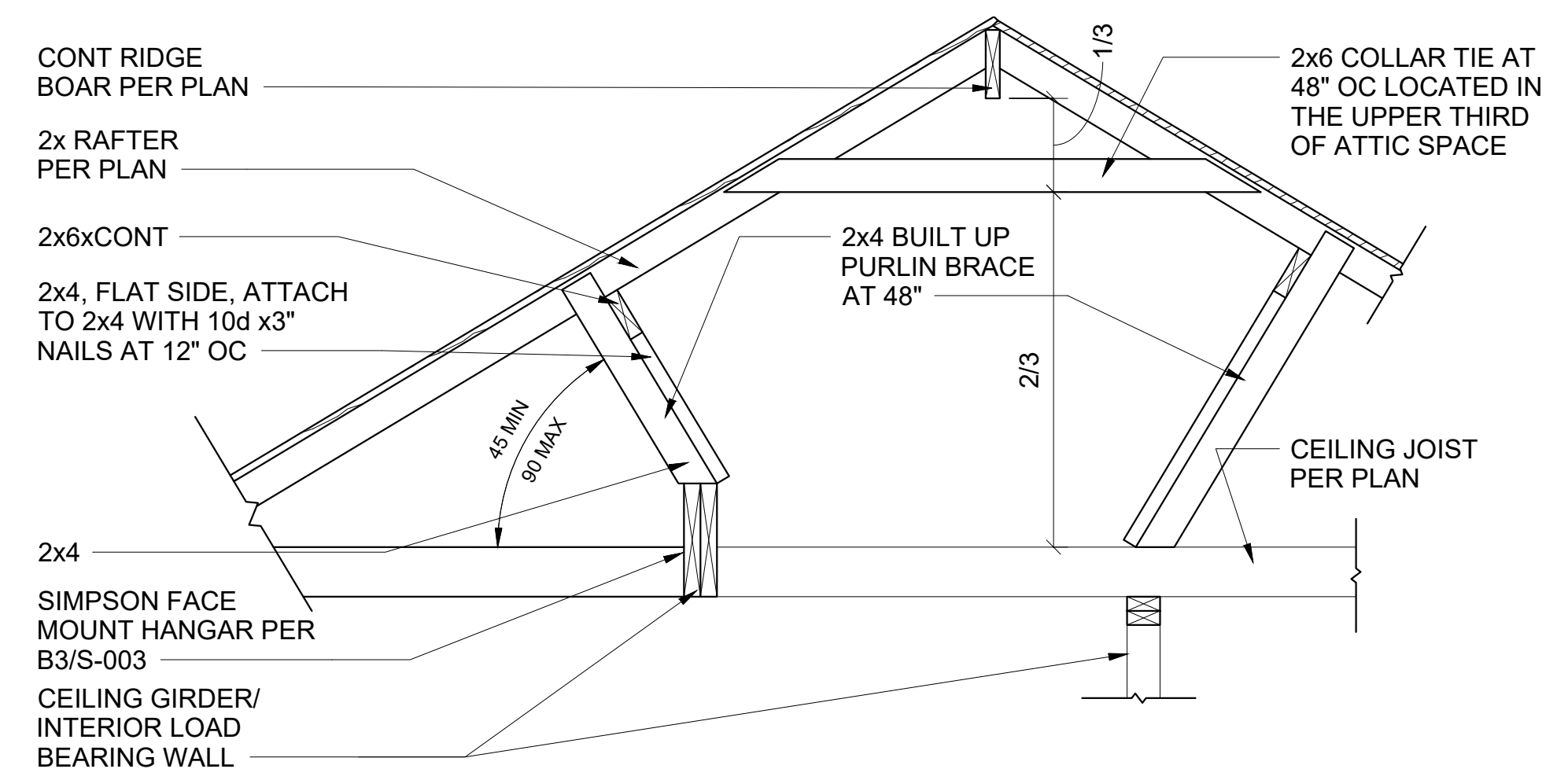


I-JOIST CONNECTION SCHEDULE				
JOIST DEPTH (IN)	JOIST WIDTH (IN)	SIMPSON CONNECTOR	NAILS TO RIM BOARD	NAILS TO I-JOIST
11 7/8"	1 3/4	IUS1.81/11.88	(10) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/11.88	(10) 10d	(2) 10d x 1 1/2"
	3 1/2	IUS3.56/11.88	(12) 10d	(2) 10d x 1 1/2"
14"	1 3/4	IUS1.81/14	(14) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/14	(14) 10d	(6) 10d x 1 1/2"
	3 1/2	IUS3.56/14	(14) 10d	(2) 10d x 1 1/2"
16"	1 3/4	IUS1.81/16	(14) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/16	(16) 10d	(8) 10d x 1 1/2"
	3 1/2	IUS3.56/16	(16) 10d	(2) 10d x 1 1/2"



**SECTION 3/4" = 1'-0"**

**SECTION 3/4" = 1'-0"**

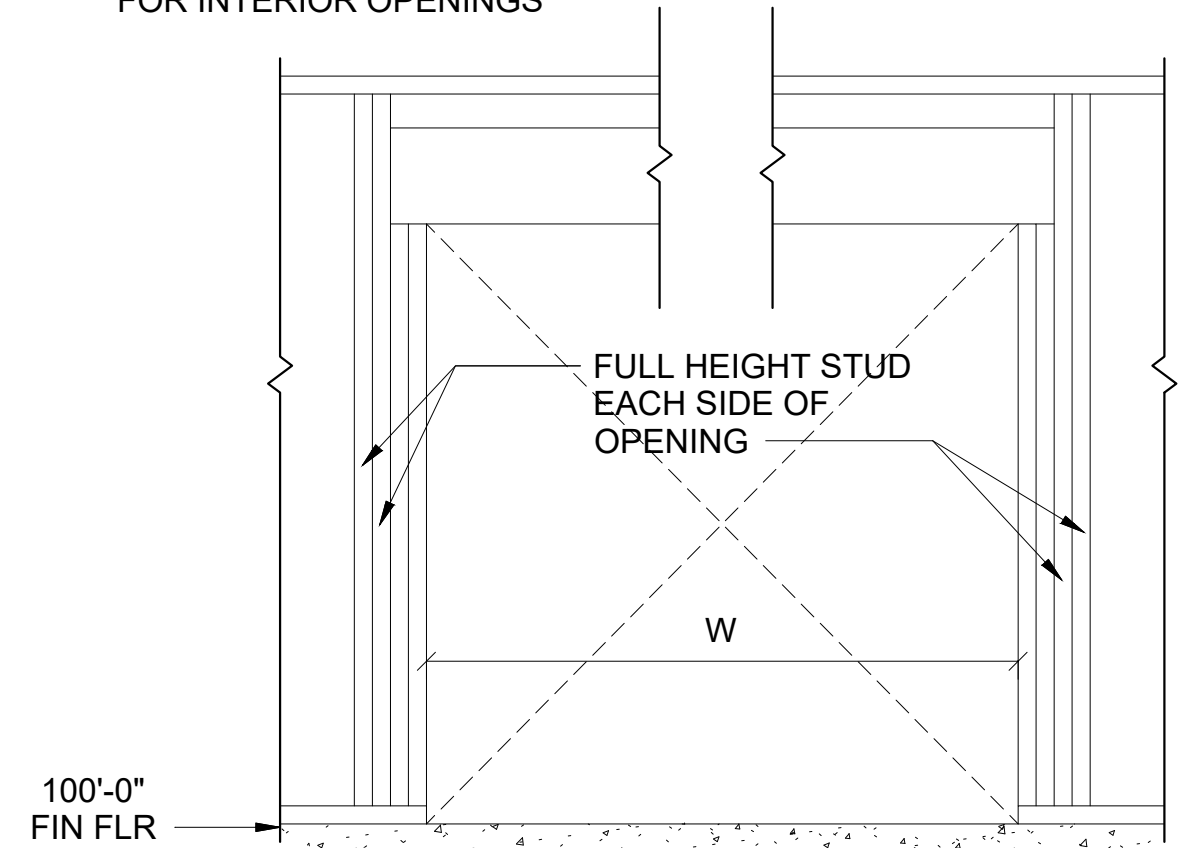


**TYP ROOF PURLIN SUPPORT ELEVATION 3/4" = 1'-0"**

2x STUD WALL, BRACED, MULTI-STORY TENSION STRAP SCHEDULE			
STRAP ID PER BRACED PLAN	SIMPSON STRAP FASTENER TYPE	TOTAL FASTENERS REQUIRED	TENSILE CAPACITY (LBS)
A	MSTA-49	26-10d SINKERS	2,020
B	MSTC52	44-16d SINKERS	4,235
C	MSTC60	46-16d SINKERS	4,830
-	-	-	-

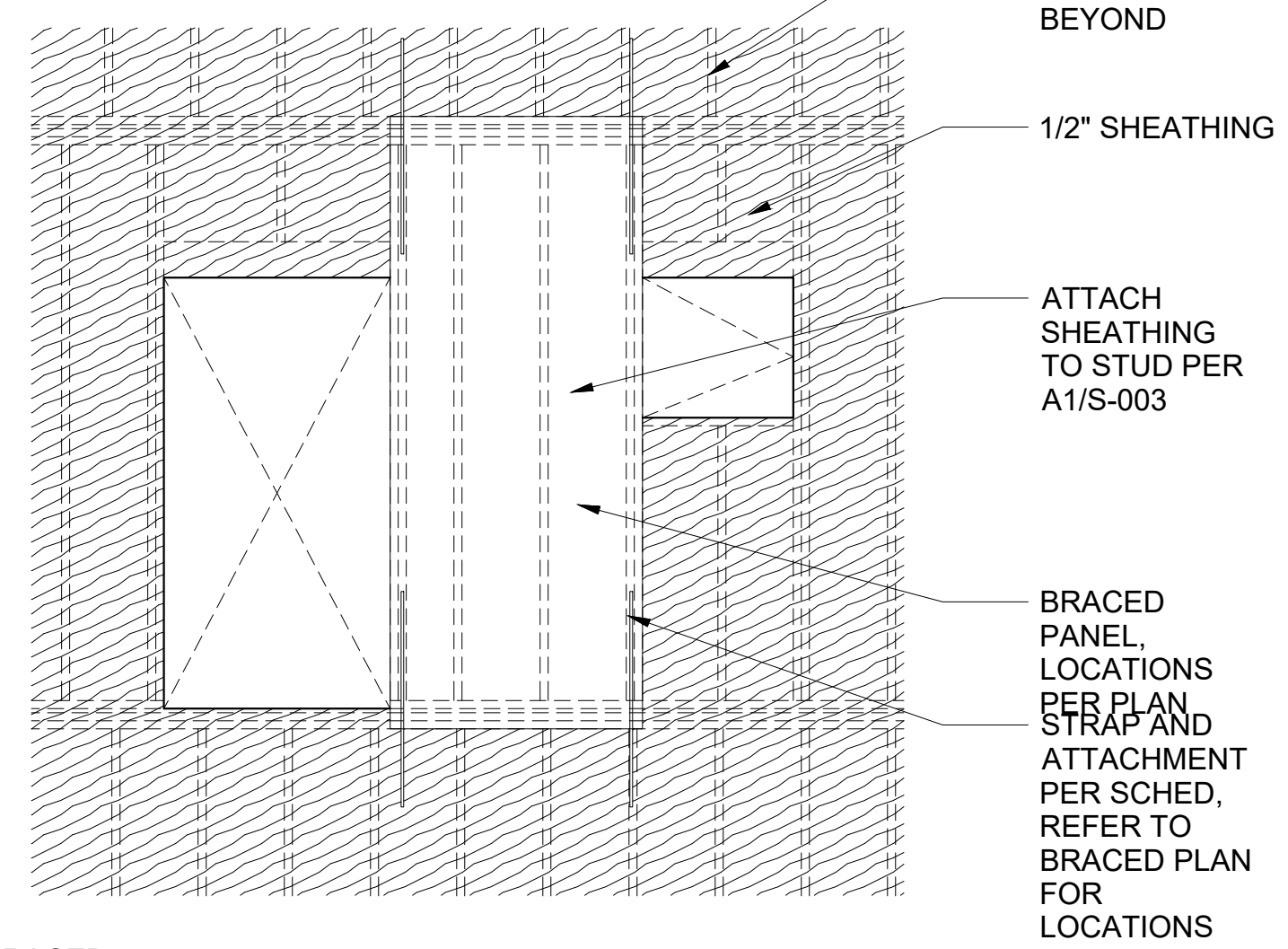
MINIMUM FULL HEIGHT HEADER SCHED		
HEADER SPAN	16"	24"
W' (feet)	1	1
3' TO 4'	2	1
4' TO 8'	3	2
8' TO 12'	5	3
12' TO 16'	6	4

\*(1) FULL HEIGHT STUD AT EA SIDE FOR INTERIOR OPENINGS

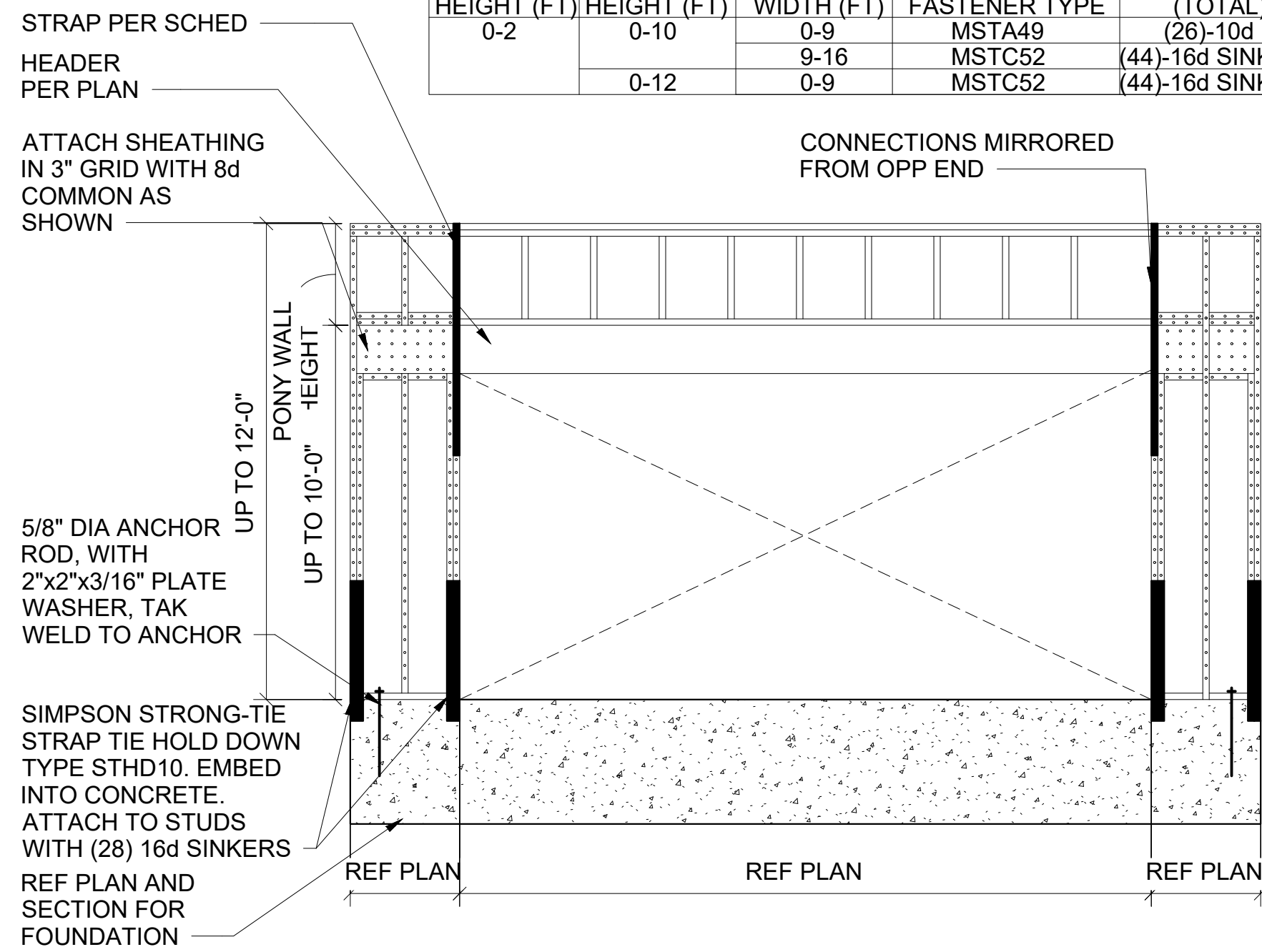


**A1 3/4" = 1'-0"**

**STRAP SCHEDULE AT BRACED LOCATIONS 3/8" = 1'-0"**



2x4 STUD WALL TENSION STRAP SCHEDULE				
PONY WALL HEIGHT (FT)	TOTAL WALL HEIGHT (FT)	OPENING WIDTH (FT)	SIMPSON STRAP FASTENER TYPE	FASTENERS (TOTAL)
0-2	0-10	0-9	MSTA49	(26)-10d
		9-16	MSTC52	(44)-16d SINKERS
		0-9	MSTC52	(44)-16d SINKERS



**PORTAL FRAME ELEVATION 3/8" = 1'-0"**



D

C

B

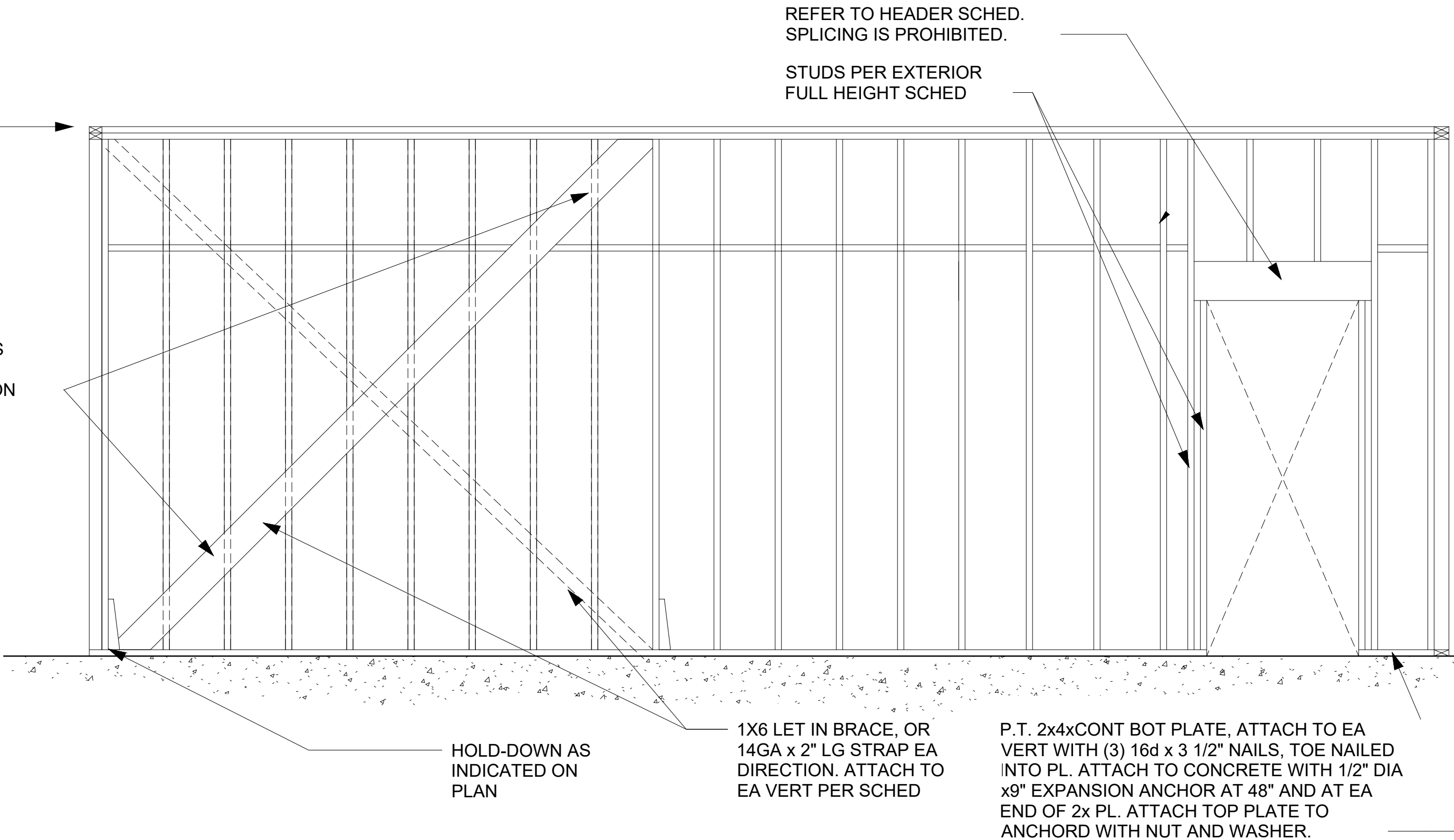
A

BUILDING ELEMENT	NO. & TYPE OF FASTENER	SPACING AND LOCATION	
<b><u>CEILING &amp; ROOF</u></b>			
BLOCKING BETWEEN CEILING JOISTS RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON OR (3) 10d BOX	EA END, TOENAIL	
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO TRUSS OR RAFTER	(2) 8d COMMON	EA END, TOENAIL	
CEILING FRAMING TO TOP PLATE	(3) 8d COMMON OR 10d BOX	EA NAIL	
CEILING FRAMING NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION PER IBC SECTION 2308.7.3.1 & IBC TABLE 2308.7.3.1	(3) 8d COMMON OR 10d BOX	FACE NAIL	
COLLAR TIE TO RAFTER	(3) 8d COMMON OR (4) 10d BOX	FACE NAIL	
RAFTER OR ROOF TRUSS TO TOP PLATE	(3) 10d COMMON OR (3) 16d BOX	TOENAIL	
ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTERS	(2) 16d COMMON OR (3) 10d BOX	ENDNAIL	
	(2) 16d COMMON OR (3) 10d BOX	ENDNAIL	
<b><u>WALL</u></b>			
STUD TO STUD (NOT AT BRACED WALL PANELS)	(3) 10d BOX	16" OC FACE NAIL	
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	(3) 16d COMMON	16" OC FACE NAIL	
BUILT UP HEADER (2" TO 2" HEADER)	16d COMMON	16" OC EA EDGE, FACE NAIL	
CONT. HEADER TO STUD	(4) 10d BOX	TOENAIL	
TOP PLATE TO TOP PLATE	16d COMMON	16" OC EA EDGE, FACE NAIL	
TOP PLATE TO TOP PLATE AT END JOINTS	(8) 16d COMMON	EA SIDE OF END JOINT, FACE NAIL (MIN 24" LAP SPLICE, EA END OF JOINT)	
BOT PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING (NOT AT BRACED WALL PANEL)	16d COMMON	16" OC FACE NAIL	
BOT PLATE TO JOIST, RIM JOIST, BAND JOIST, OR BLOCKING AT BRACED WALL PANEL	(2) 16d COMMON	16" OC FACE NAIL	
STUD TO TOP PLATE OR BOT PLATE	(2) 16d COMMON	END NAIL	
	(4) 10d COMMON	TOE NAIL	
TOP PLATES, LAP AT CORNERS AND INTERSECTIONS	(2) 16d COMMON OR (3) 10d BOX	FACE NAIL	
<b><u>FLOOR</u></b>			
JOIST TO SILL, TOP PLATE, OR GIRDER	(3) 10d BOX	TOENAIL	
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATER, SILL OR OTHER FRAMING BELOW	10d BOX	AT 16" OC	
BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d BOX	24" OC, FACE NAIL AT TOP & BOT, STAGGERED ON OPPOSITE SIDES	
	AND: (3) 10d BOX NAILS	ENDS AND AT EACH SPLICE, FACE NAIL	
LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	(3) 16d COMMON OR (4) 10d BOX	EACH JOIST OR RAFTER, FACE NAIL	
<b>BUILDING ELEMENT</b>			

REF ARCH

NOTCH VERT STUDS TO ALLOW LET IN BRACE INSTALLATION

63 LINE IN BRACE DETAIL  
1 1/2" = 1'-0"



MIN V-LAM END BEARING AREA (INCHES)									
SPAN BEAM DEPTH	7 1/4"	9 1/4"	9 1/2"	11 1/4"	11 7/8"	14"	16"	18"	
6' - 0"	4"	5 1/2"	5 1/2"	7"	7 1/2"	9 1/4"			
8' - 0"	3 3/44"	5"	5 1/4"	6 1/4"	6 3/4"	8 1/4"	10"		
10' - 0"	3"	4 1/2"	4 3/4"	6"	6 1/2"	8"	9 1/4"		
12' - 0"	2 1/2"	3 3/4"	4"	5 1/2"	6"	7 1/2"	9"	10 1/4"	
14' - 0"	2"	3 1/4"	3 1/2"	4 3/4"	5 1/4"	6 1/2"	8 1/4"	10"	
16' - 0"	1 3/4"	3"	3"	4 1/4"	4 1/2"	5 3/4"	7 1/4"	9"	
18' - 0"		2 1/2"	2 3/4"	3 3/4"	4"	5"	6 1/2"	8"	
20' - 0"		2 1/4"	2 1/2"	3 1/4"	3 3/4"	4 1/2"	5 3/4"	7 1/4"	
22' - 0"				3"	3 1/4"	4"	5 1/4"	6 1/2"	
24' - 0"				2 3/4"	3"	3 3/4"	4 3/4"	6"	
26' - 0"					2 3/4"	3 1/2"	4 1/2"	5 1/2"	
28' - 0"						3 1/4"	4"	5"	
30' - 0"						3"	3 3/4"	4 3/4"	

A4 MIN V-LAM END BEARING  
1 1/2" = 1'-0"



402 LOCKHART DR.  
AUSTIN, TEXAS 78754

STRUCTURAL PLANS  
FOR REMODEL/ADDITION

Rev	Date	Description
00	10/24/2023	100% CD'S

Project Number : 0139.23

Sheet:  
**S-005**  
**FRAMING DETAILS &  
ATTACHMENT  
SCHEDULE**

Scale: As indicated

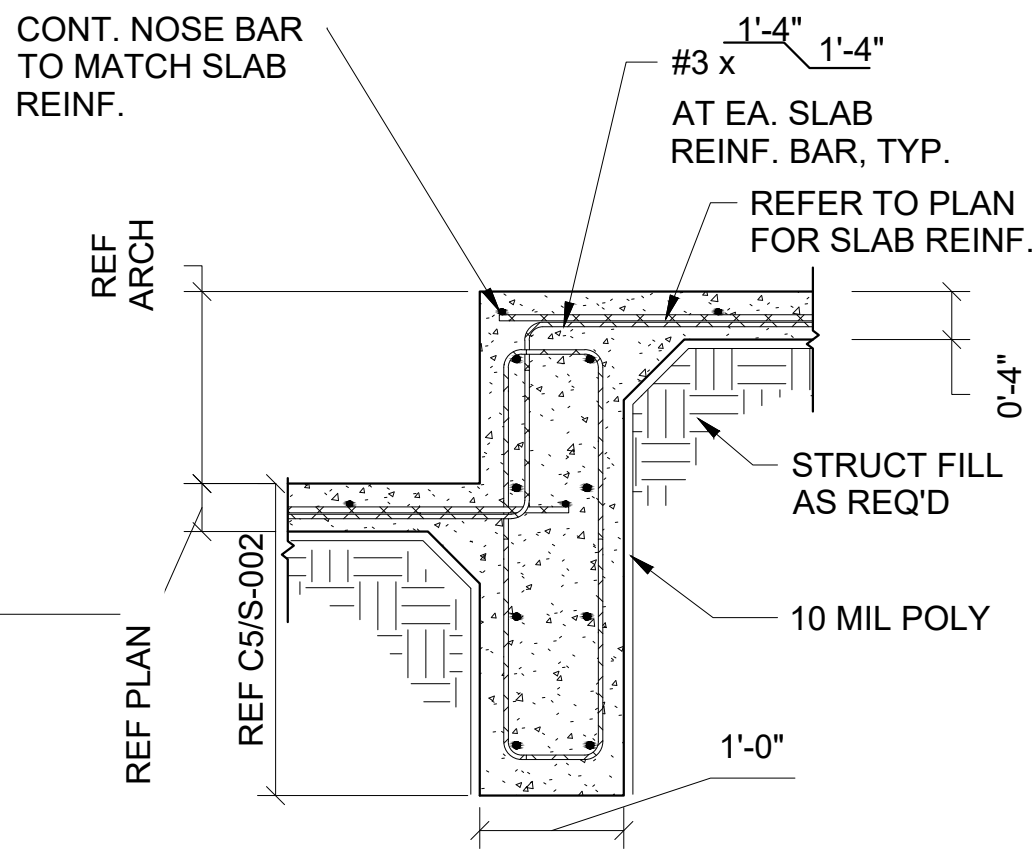
A1 ATTACHMENT SCHEDULE  
1" = 1'-0"

D

C

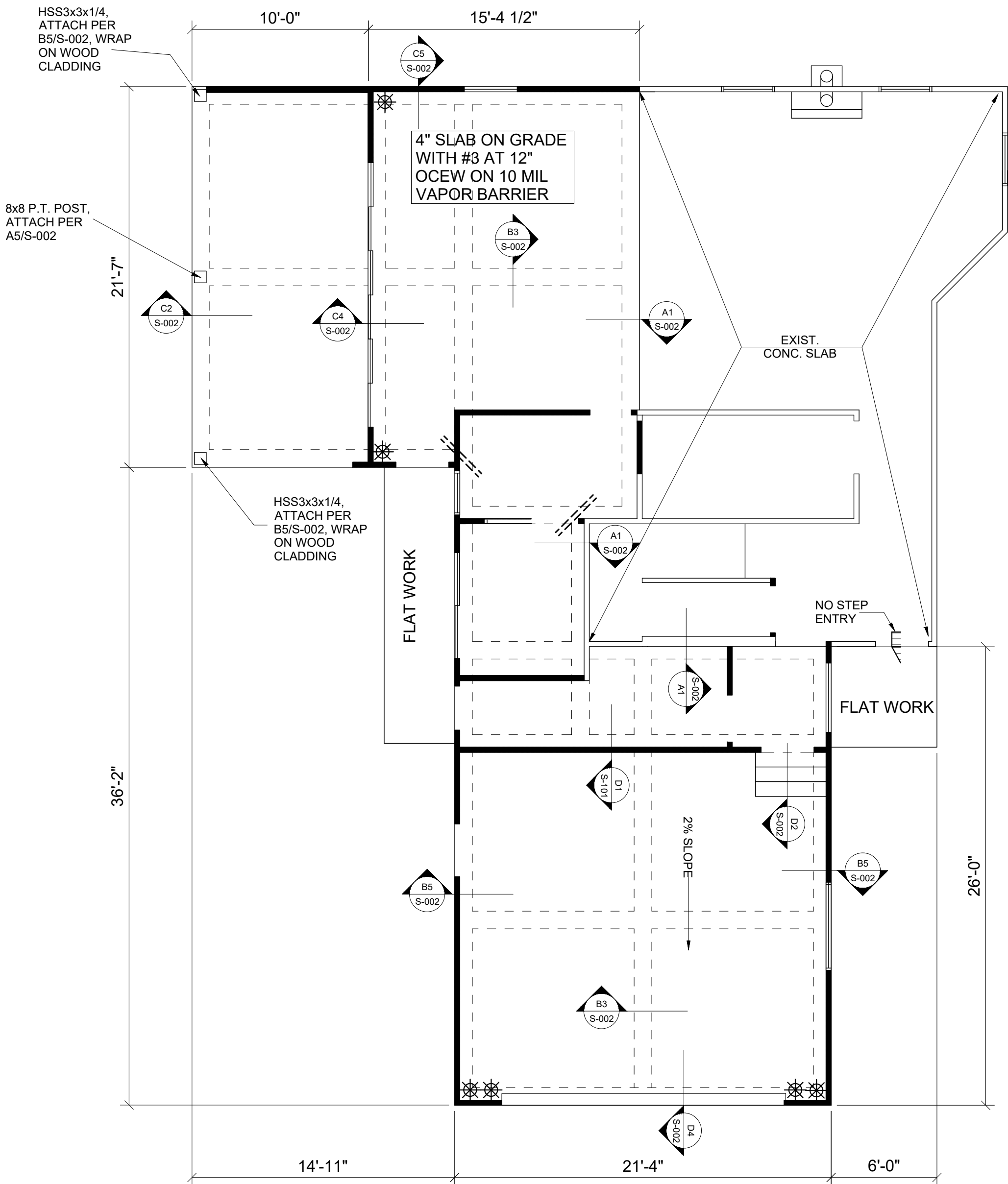
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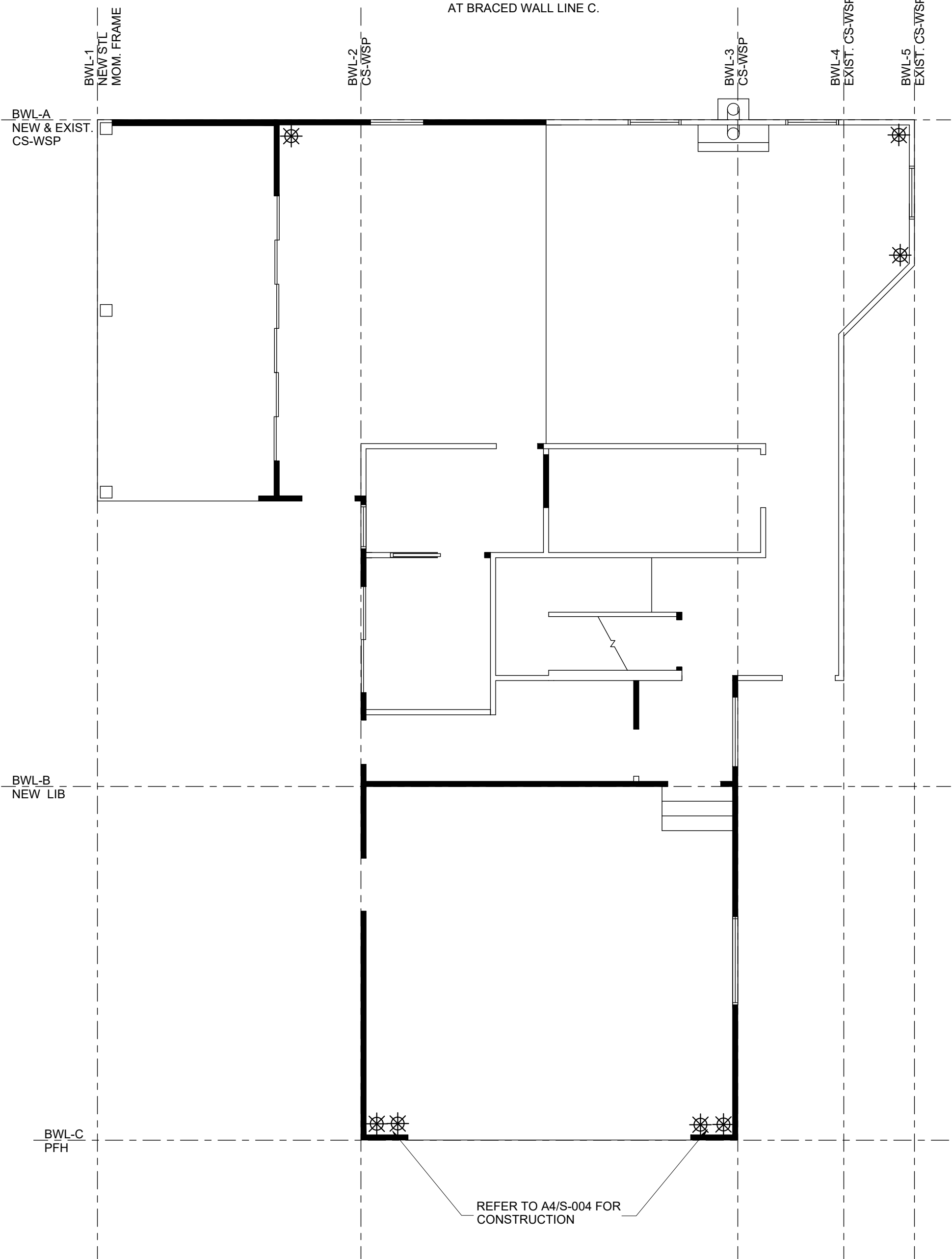
D1 SECTION  
3/4" = 1'-0"

**FOUNDATION PLAN NOTES:**  
1. FINISHED FLOOR 100'-0" = TOP OF SLAB ON GRADE, REFER TO ARCH FOR ELEVATION.  
2. \* INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.  
3. REFER TO D5/S-002 FOR TYP RE-ENTRANT STEEL.

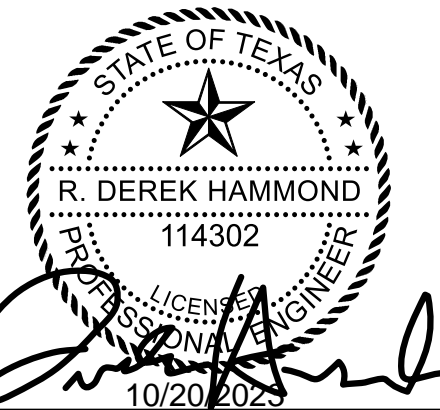


A1 FOUNDATION PLAN  
3/16" = 1'-0"

**BRACED FOUNDATION PLAN NOTES:**  
1. FINISHED FLOOR 100'-0" = TOP OF SLAB ON GRADE. REFER TO ARCH FOR ELEVATION ABOVE GRADE.  
2. \* INDICATES HOLD-DOWN LOCATION. REFER TO A4/S-002 FOR HOLD-DOWN CONSTRUCTION.  
3. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.  
4. ■■■■■ INDICATES BRACED WALL LOCATION.  
5. BRACING METHODS/MATERIALS:  
a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL) 2, 3, 4, 5, AND A.  
b. STEEL MOMENT FRAME (STEEL MOM. FRAME) AT BRACED WALL LINE 1.  
c. NEW LINE IN BRACE (LIB) AT BRACED WALL LINE B.d. PORTAL FRAME WITH HOLD-DOWNS AT BRACED WALL LINE C.



A3 BRACED FOUNDATION PLAN  
3/16" = 1'-0"



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STRUCTURAL PLANS  
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Sheet:  
**S-101**  
FOUNDATION PLAN &  
1ST FL BRACED  
FOUNDATION PLAN

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



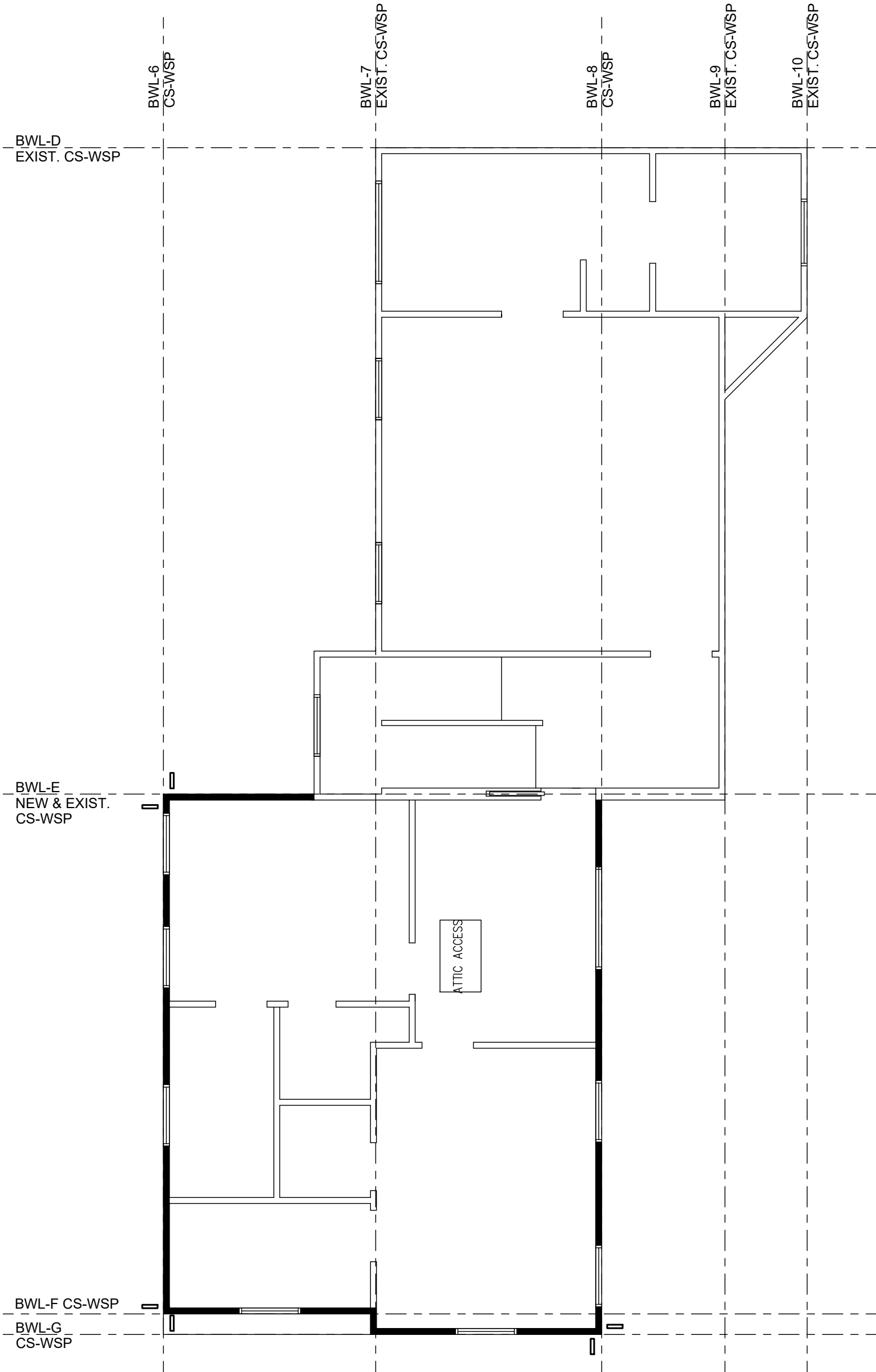
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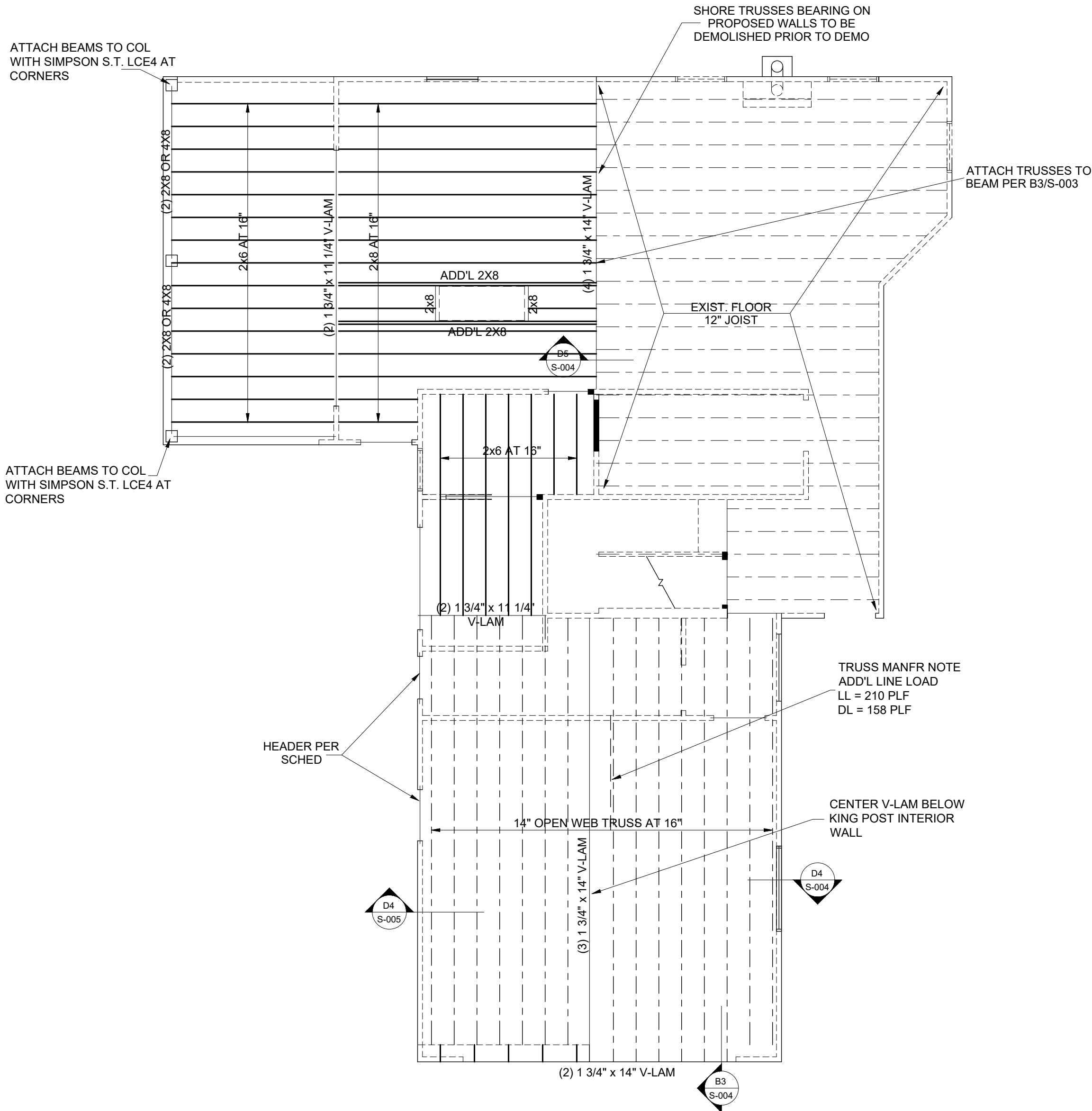
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- BRACED SECOND FLOOR FRAMING PLAN NOTES:**
1. SHEATHING TO BE ATTACHED AT BRACED WALLS PER A1/S-003.
  2. BRACING METHODS/MATERIALS:
    - a. WOOD STRUCTURAL PANELS AT BRACED WALL LINES (BWL), 6, 7, 8, 9, 10, D, E, F, & G.
  3. INDICATES BRACED STRUCTURAL PANELS LOCATIONS.
  4. INDICATES STRAP LOCATION, INSTALL PER A2/S-004

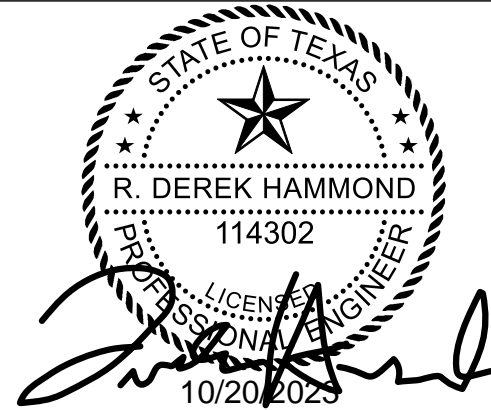


**A1** BRACED 2ND FLOOR  
3/16" = 1'-0"

- ATTIC FRAMING PLAN NOTES:**
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
  2. CEILING RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX.
  3. REFER TO B3/S-003 FOR FACE MOUNT CONNECTIONS.



**A3** 1ST FLOOR FRAMING PLAN  
3/16" = 1'-0"



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STRUCTURAL PLANS  
FOR REMODEL/ADDITION

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Sheet:  
**S-111**  
**BRACED 2ND**  
**FLOOR &**  
**1ST FLOOR**  
**FRAMING PLAN**

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

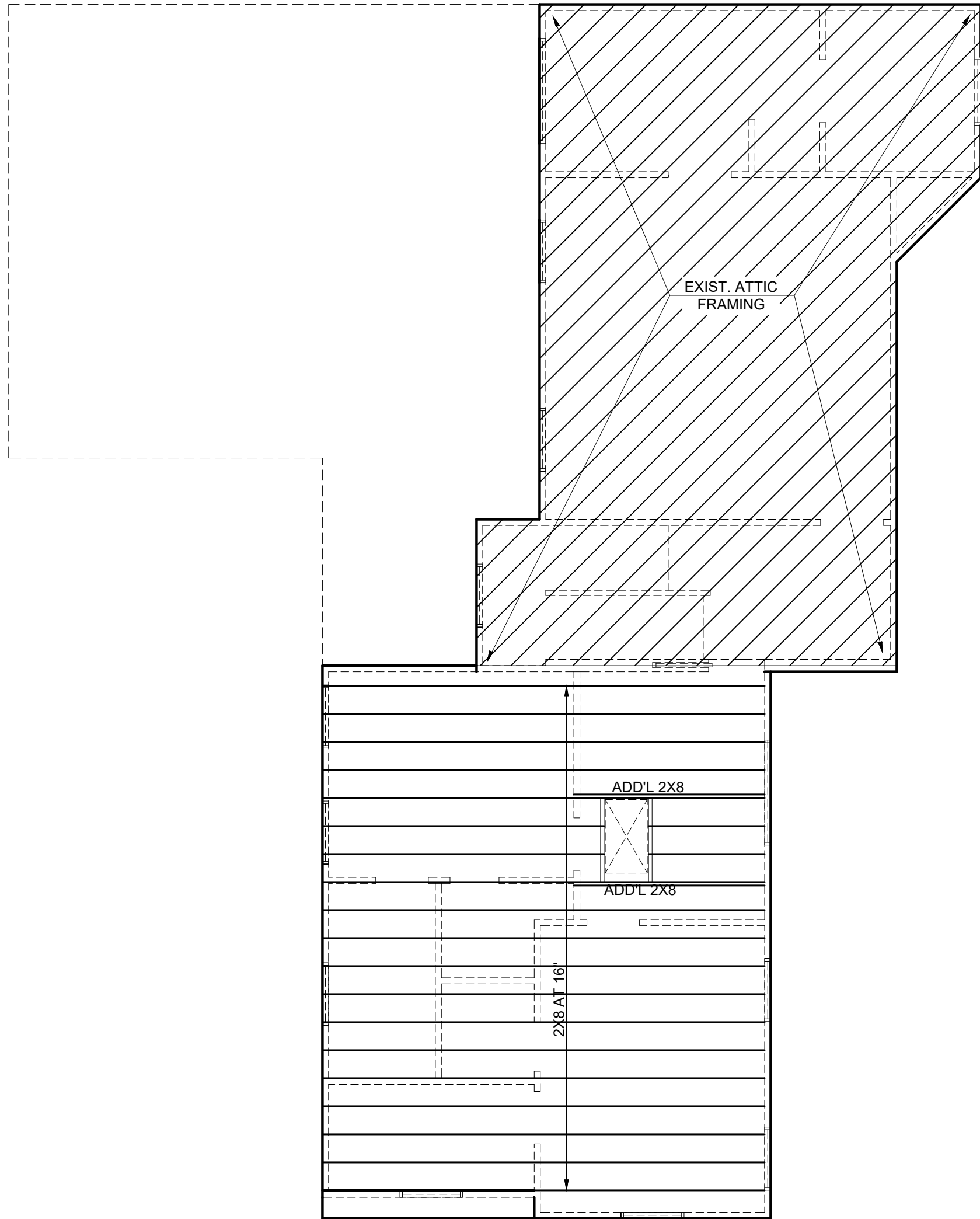
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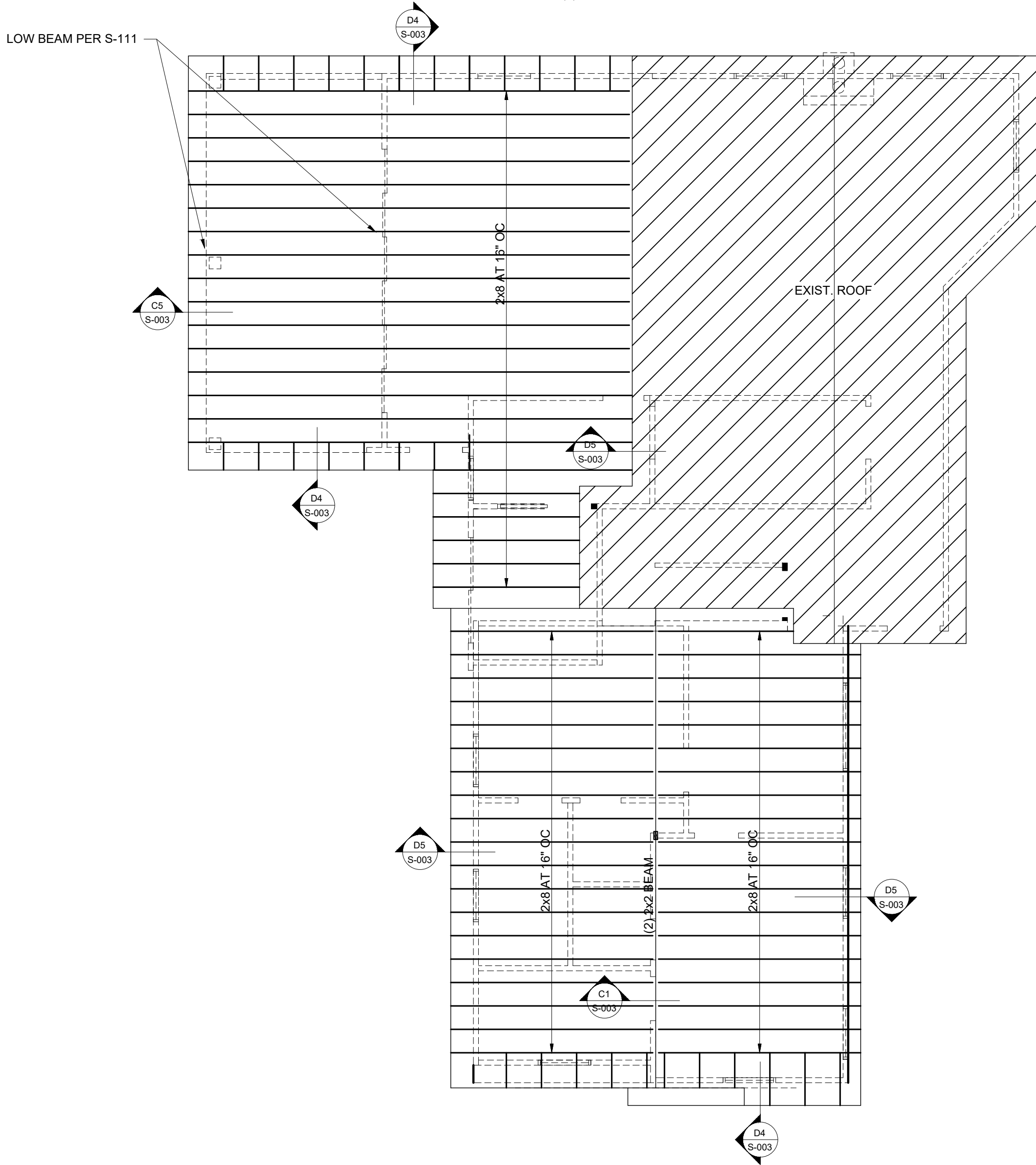
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- SECOND FLOOR FRAMING PLAN NOTES:**
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
  2. [Symbol] INDICATES WALL BELOW FRAMING.
  3. [Symbol] INDICATES FRAMING RESTING ON FLOOR.
  4. [Symbol] INDICATES LINE LOAD PATH.
  5. REFER TO ARCH FOR TOP OF SECOND FLOOR.
  6. \*\* ADJUST HEIGHT OF BEAM AS NECESSARY TO ALLOW HEAD HEIGHT FOR STAIR.



- ROOF FRAMING PLAN NOTES:**
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
  2. ROOF RAFTERS NOT LABELED TO BE 2x6 AT 16" MAX.
  3. REFER TO B3/S-003 FOR SLOPEABLE/SKEWABLE FACE MOUNT CONNECTIONS.
  4. [Symbol] INDICATES KING POST LOCATION, CONSTRUCT WITH (2) 2x4 FOR 6' OR LESS, OR WITH (2) 2x6 FOR 6' UP TO 10'.



PLAN  
NORTH



402 LOCKHART DR.  
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STRUCTURAL PLANS  
FOR REMODEL/ADDITION

Rev	Date	Description
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Project Number : 0139.23

Sheet:  
**S-121**  
**2ND FL. ATTIC &  
ROOF FRAMING**

Scale: As indicated