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

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

MATERIAL GRADES:

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'c = 1'650 PSI OR GREATER
  ii. WOOD ROOF AND CEILING FRAMING - F'b = 1,350 PSI OR GREATER, Emin 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 TECNIQUES 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.

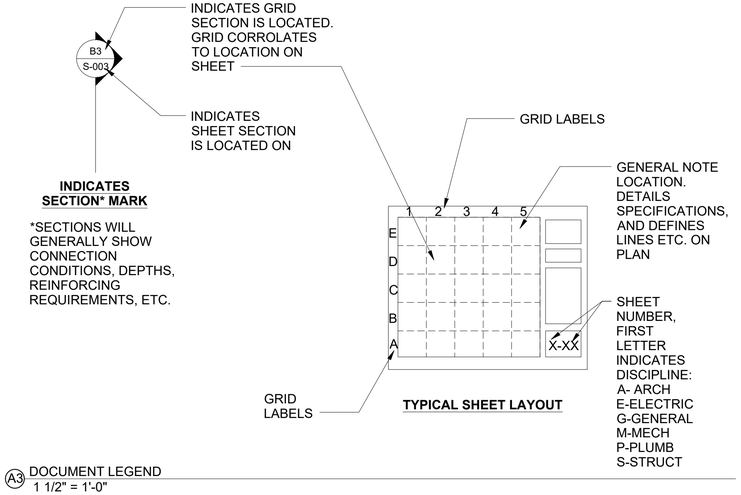
2. THE CONTRACTOR SHALL NOTIFY THE EOR/AOR OF ANY SUBSTITUTIONS OR IF CONDITIONS VARY FROM THE ASSUMED CONTRACT DRAWINGS. MODIFICATIONS TO THE STRUCUTRE, DUE TO THE CONTRACTOR DEVIATING FROM THE PLANS, IS NOT THE RESPONSIBLITY OF THE EOR/AOR.

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 RESPONSIBLITY 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 ENCOUTERED, 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.



A3 DOCUMENT LEGEND
1 1/2" = 1'-0"

SHEET INDEX:

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

RDHammond
Consulting & Engineering, LLC
Residential & Small Commercial Structural Solutions
TEXAS FIRM 17051

STATE OF TEXAS
R. DEREK HAMMOND
114302
LICENSED PROFESSIONAL ENGINEER
01/16/2024

402 LOCKHART DR.
AUSTIN, TEXAS 78754

STRUCTURAL PLANS
FOR REMODEL/ADDITION

Rev	Date	Description
01	01/16/2024	CITY COMMENTS
00	10/24/2023	100% CD'S

Project Number : 0139.23

Sheet:
S-001
GENERAL NOTES & SHEET INDEX

Scale: 1 1/2" = 1'-0"

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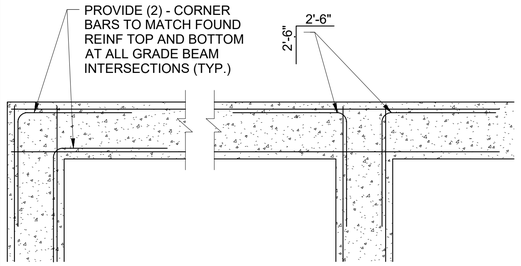
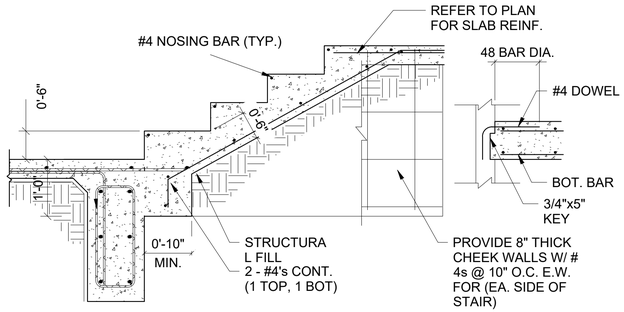


D1 TYPICAL GRADE BEAM CORNER BARS
3/4" = 1'-0"



D2 TYPICAL CONC STAIRS
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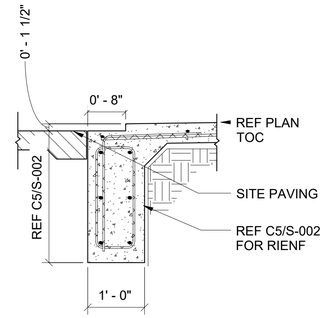

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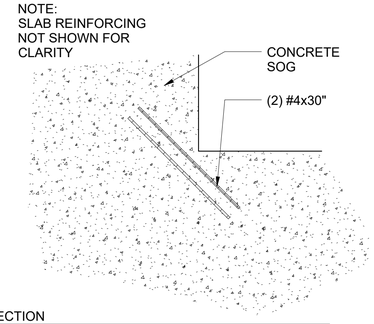

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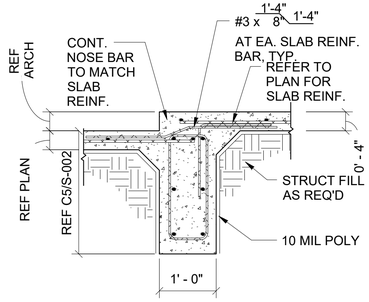
3/4" = 1'-0"



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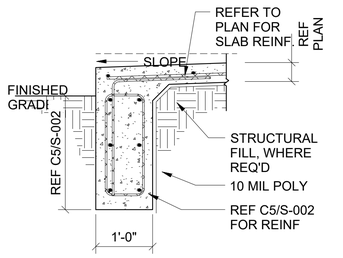

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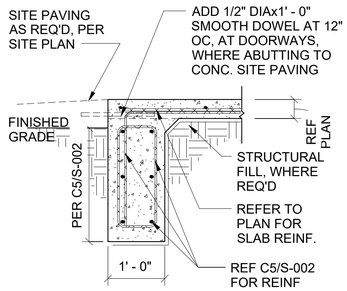

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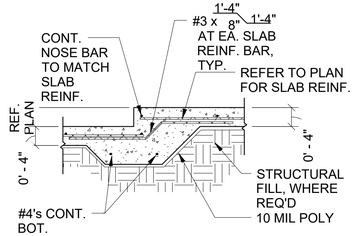

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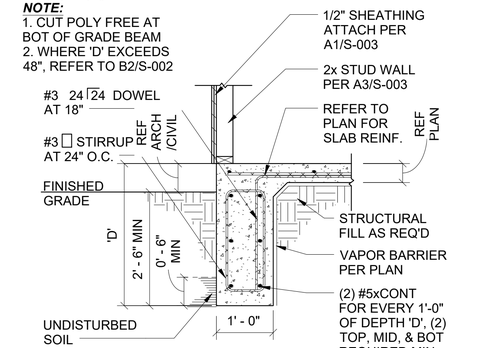
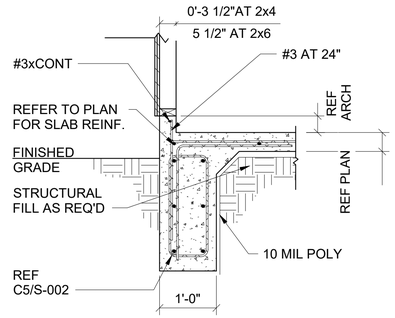


C5 TYPICAL DETAIL WOOD VENEER EXT
3/4" = 1'-0"

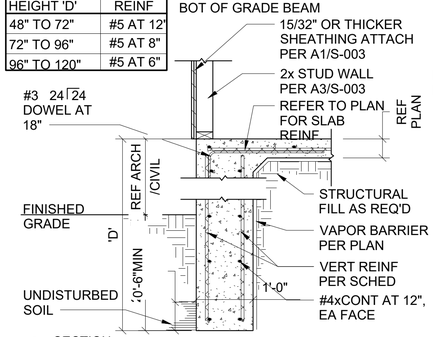
NOTE:
1. CUT POLY FREE AT BOT OF GRADE BEAM
2. WHERE 'D' EXCEEDS 48", REFER TO B2/S-002



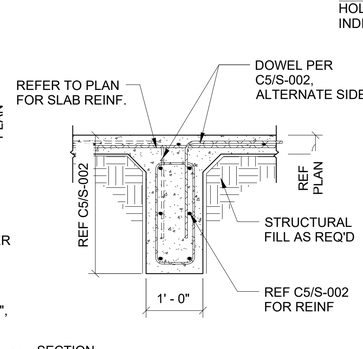
B1 SECTION
3/4" = 1'-0"

GRADE BEAM HEIGHT 'D'	REQ'D REINF
48" TO 72"	#5 AT 12"
72" TO 96"	#5 AT 8"
96" TO 120"	#5 AT 6"

NOTE:
CUT POLY FREE AT BOT OF GRADE BEAM

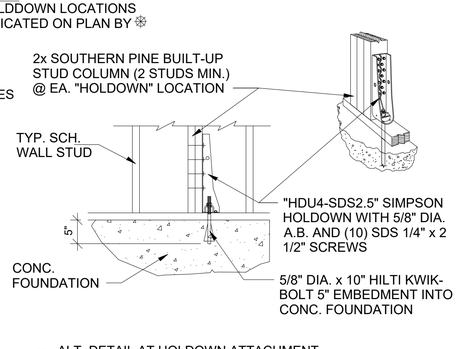


B2 SECTION
3/4" = 1'-0"

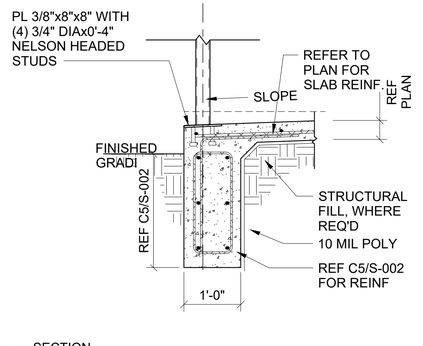


B3 SECTION
3/4" = 1'-0"

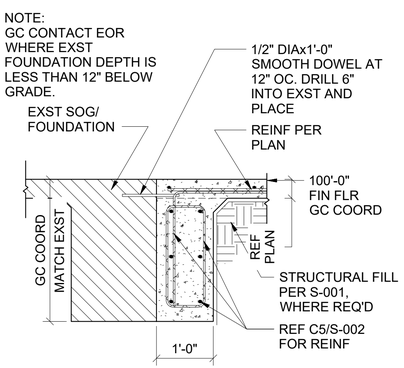
NOTE:
HOLDDOWN LOCATIONS INDICATED ON PLAN BY ❄



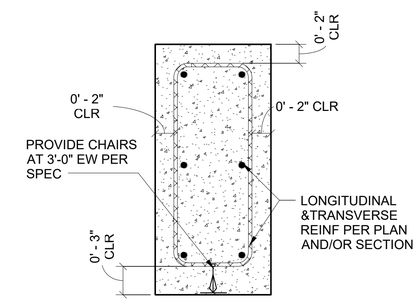
B4 ALT DETAIL AT HOLDOWN ATTACHMENT
3/4" = 1'-0"



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



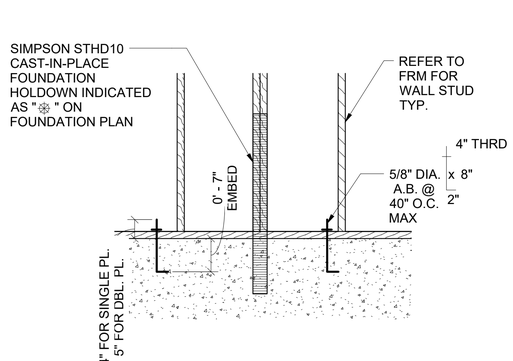
A1 SECTION
1 1/2" = 1'-0"



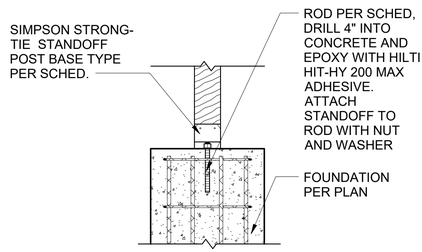
A2 TYPICAL COVER
1 1/2" = 1'-0"

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"



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

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

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Project Number : 0139.23

Sheet:
S-002
FOUNDATION DETAILS

Scale: As indicated

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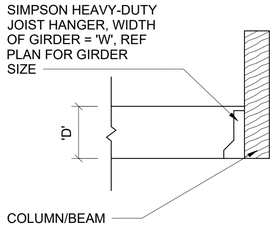
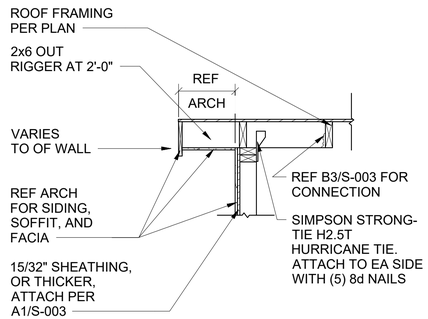
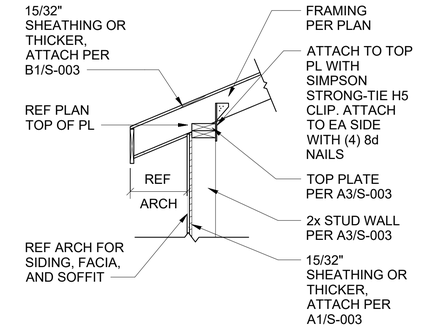


BEAM SIZE	HANGER SIZE	SDS SCREWS TO GIRDER	SDS SCREWS COL/BEAM
(2) 2x12	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
(3) 2x12	HUCQ612-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"
3 1/2"x11 7/8" V-LAM	HUCQ412-SDS	(6) 1/4"x2 1/2"	(14) 1/4"x2 1/2"

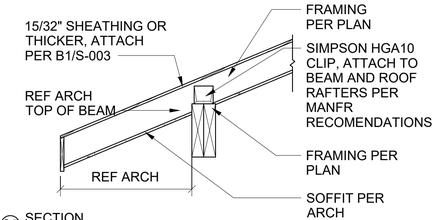
D1 WOOD GIRDER CONNECTION SCHEDULE
3/4" = 1'-0"



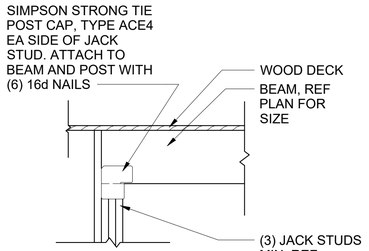
D4 SECTION
3/4" = 1'-0"

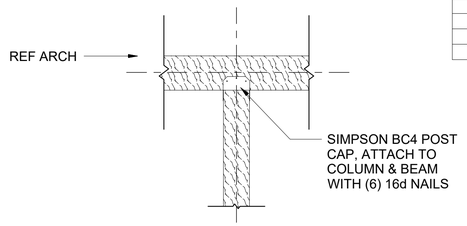


D5 SECTION
3/4" = 1'-0"

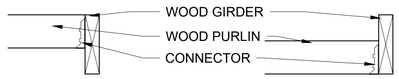


C5 SECTION
3/4" = 1'-0"



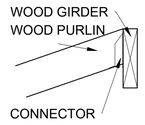


SIMPSON STRONG TIE FACE MOUNT HANGAR			
PURLIN SIZE	CONN TYPE	NAILS TO PURLIN	NAILS TO GIRDER
2x4	LU24	(2) 10dx1 1/2"	(4) 16d
2x6	LU26	(4) 10dx1 1/2"	(6) 16d
2x8	LU28	(6) 10dx1 1/2"	(8) 16d
2x10	LU210	(6) 10dx1 1/2"	(10) 16d
2x12	LU210	(6) 10dx1 1/2"	(10) 16d



<PERPENDICULAR/NON-SLOPING CONNECTION>

SIMPSON STRONG TIE FACE MOUNT HANGAR			
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



<SLOPED/SKEWED/SLOPED AND SKEWED CONNECTION>

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

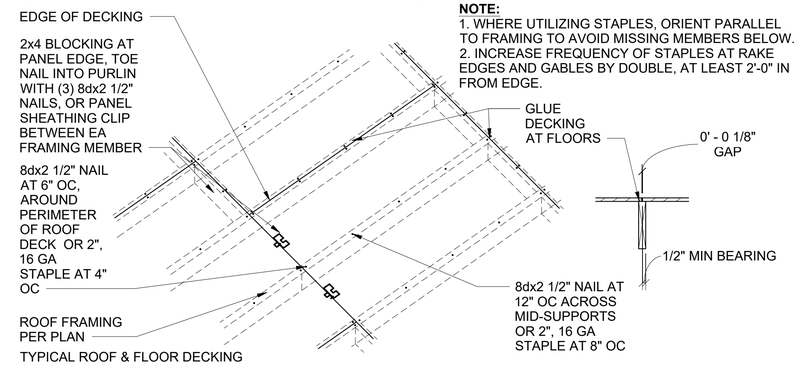
STORY	WIDTH	BEAM
1	0' - 0" - 8' - 0"	(3) PLY 2x8 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x10 WITH (2) 1/2" PLY
	10' - 0" - 12' - 6"	(3) PLY 2x12 WITH (2) 1/2" PLY
	12' - 6" - 15' - 0"	(3) 1 3/4" x 11 1/4" V-LAM
2	0' - 0" - 8' - 0"	(3) PLY 2x6 WITH (2) 1/2" PLY
	8' - 0" - 10' - 0"	(3) PLY 2x8 WITH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

C1 BEAM TO WALL ATTACHMENT
3/4" = 1'-0"

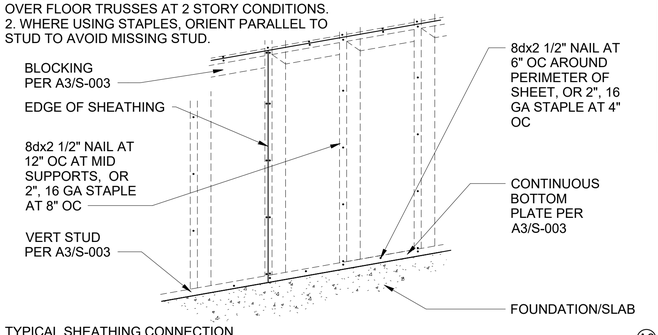
C2 TYP COLUMN ATTACHMENT
3/4" = 1'-0"



NOTE:
1. WHERE UTILIZING STAPLES, ORIENT PARALLEL TO FRAMING TO AVOID MISSING MEMBERS BELOW.
2. INCREASE FREQUENCY OF STAPLES AT RAKE EDGES AND GABLES BY DOUBLE, AT LEAST 2'-0" IN FROM EDGE.

S1 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.



A1 TYPICAL SHEATHING CONNECTION
3/4" = 1'-0"

WALL STUD SCHED @ EXTERIOR WALLS			
MAX SPACING			
WALL HEIGHT	STUD SIZE		
	2x4	2x6	(2) 2x4
0' - 10'-0"	16"	24"	-
12'-6" - 12'-11"	12"	16"	16"
12'-11" - 14'-3"	8"	16"	12"
14'-3" - 16'-8"	-	16"	8"

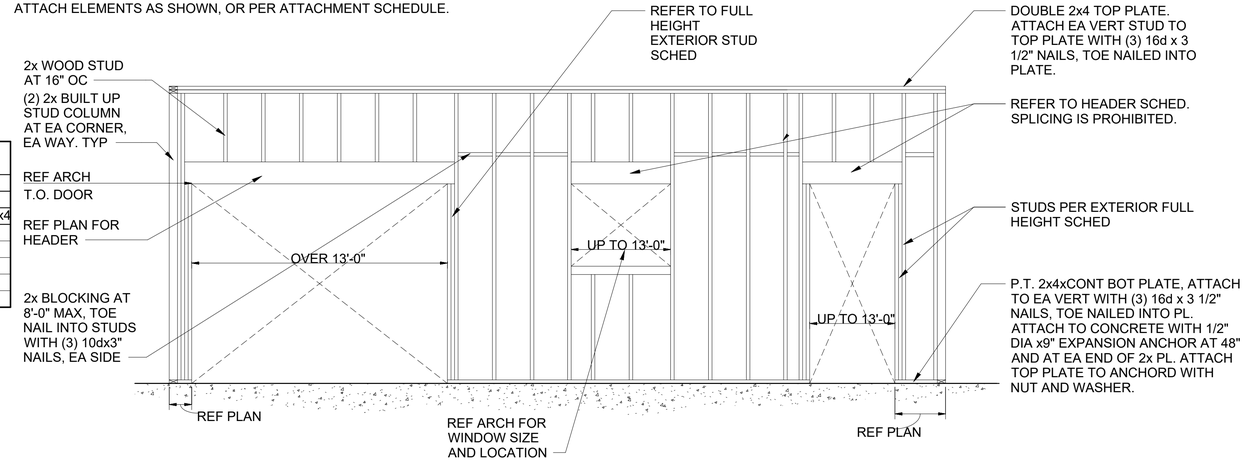
*INTERIOR STUD WALL TO BE 2x4 AT 16", UNO BY ARCH FOR PLUMBING, ETC.

A3 TYPICAL WALL FRAMING
3/8" = 1'-0"

B3 TYPICAL WOOD BEAM TO TRUSS/BEAM CONNECTION
1 1/2" = 1'-0"

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

B4 HEADER SCHEDULE1
3/4" = 1'-0"



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114302
LICENSED PROFESSIONAL ENGINEER
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AUSTIN, TEXAS 78754

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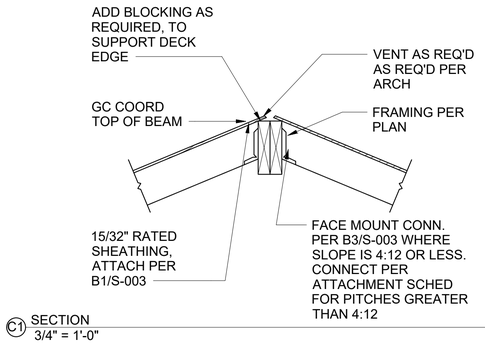
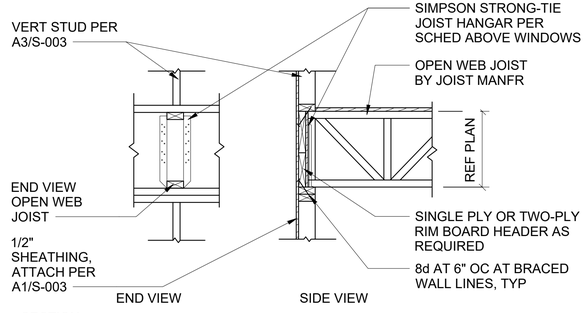
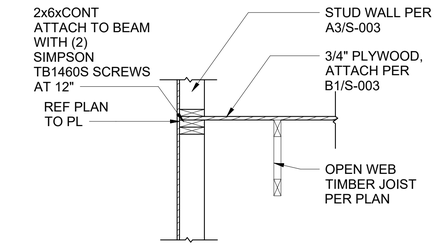


C1 SECTION
3/4" = 1'-0"

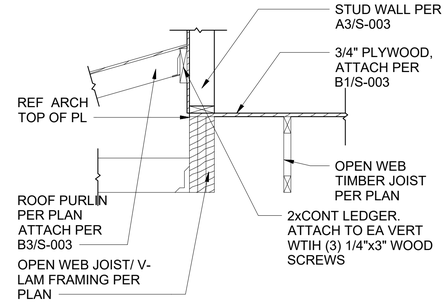
I-JOIST CONNECTION SCHEDULE				
JOIST DEPTH (IN)	JOIST WIDTH (IN)	SIMPSON CONNECTOR	NAILS TO RIM BOARD	NAILS TO I-JOIST
11 7/8"	1 3/4	IUS1.81/11.88	(10) 10d	(2) 10d x 1 1/2"
	2 1/2	IUS2.56/11.88	(10) 10d	(2) 10d x 1 1/2"
	3 1/2	IUS3.56/11.88	(12) 10d	(2) 10d x 1 1/2"
14"	1 3/4	IUS1.81/14	(14) 10d	(2)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



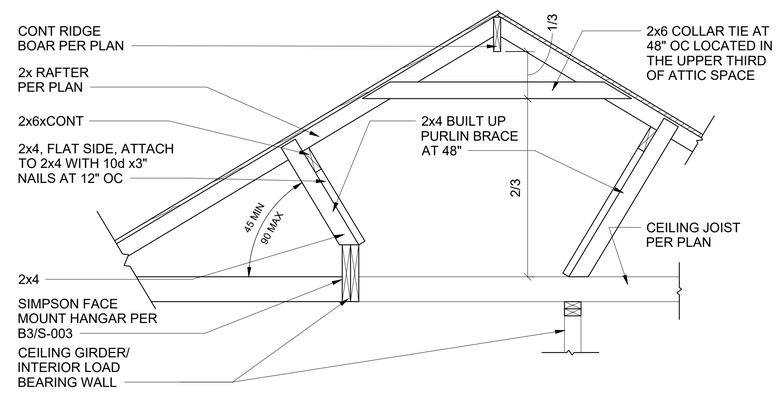
B3 SECTION
3/4" = 1'-0"



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



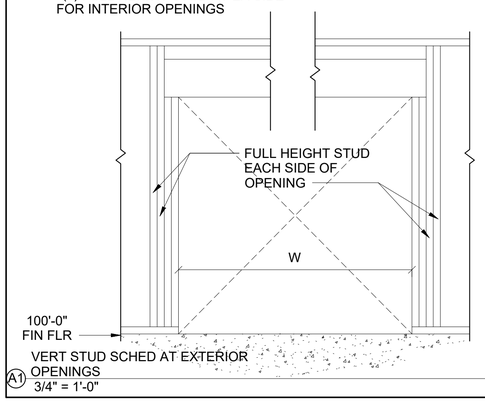
D5 SECTION
3/4" = 1'-0"



B4 TYP ROOF PURLIN SUPPORT ELEVATION
3/4" = 1'-0"

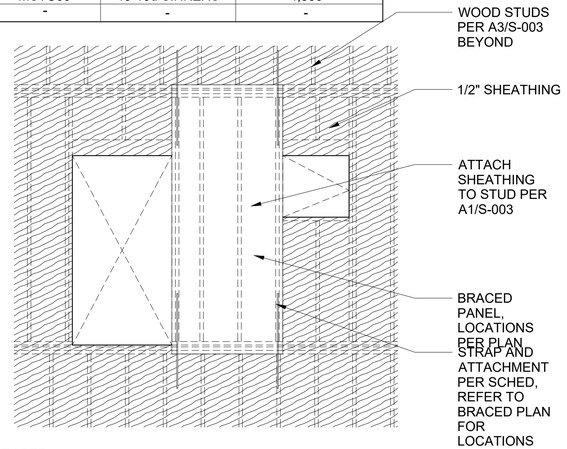
MINIMUM FULL HEIGHT HEADER SCHED		
HEADER SPAN	STUD SPACING	
'W' (feet)	16"	24"
3' TO 4'	1	1
4' TO 8'	2	1
8' TO 12'	3	2
12' TO 16'	5	3

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



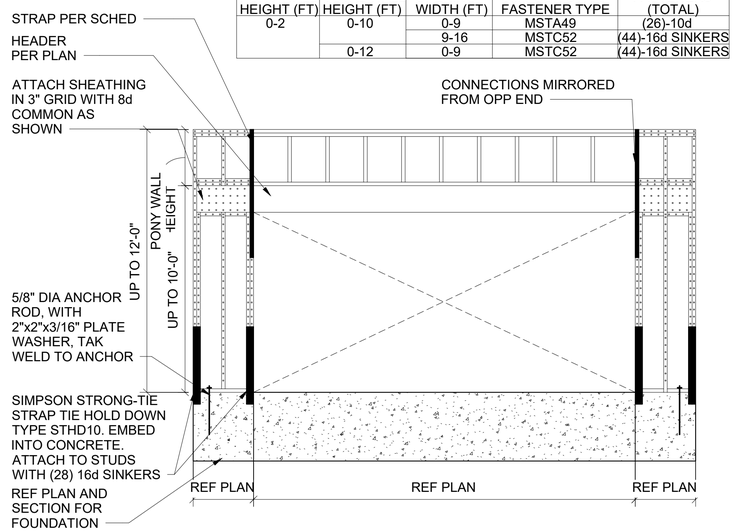
A1 VERT STUD SCHED AT EXTERIOR OPENINGS
3/4" = 1'-0"

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
-	-	-	-



A2 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
	0-12	0-9	MSTC52	(44)-16d SINKERS



A4 PORTAL FRAME ELEVATION
3/8" = 1'-0"

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FRAMING DETAILS

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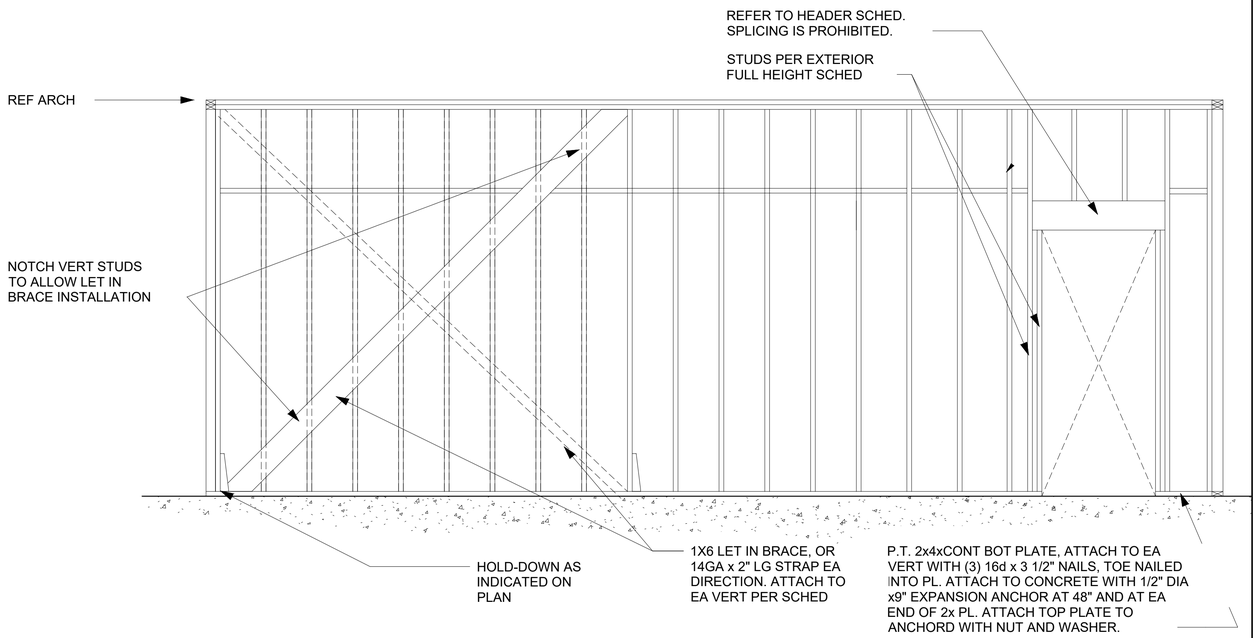
BUILDING ELEMENT	NO. & TYPE OF FASTENER	SPACING AND LOCATION
CEILING & ROOF		
BLOCKING BETWEEN CEILING JOISTS RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON OR (3) 10d BOX	EA END, TOENAIL
BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TOP PLATE, TO TRUSS OR RAFTER	(2) 8d COMMON	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
WALL		
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
FLOOR		
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
BUILDING ELEMENT	NO. & TYPE OF FASTENER	SPACING AND LOCATION
FLOOR CONT.		
JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON OR (4) 10d BOX	ENDNAIL
BRIDGING OR BLOCKING TO TO JOIST, RAFTER OR TRUSS	(2) 8d COMMON OR (2) 10d BOX	EACH END, TOENAIL
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING		
		EDGE / INTERMIDIATE SUPPORTS
3/8" TO 1/2"	8d COMMON	6 INCHES / 12 INCHES
19/32" TO 3/4"	8d COMMON	6 INCHES / 12 INCHES
7/8" TO 1 1/4"	8d DEFORMED	6 INCHES / 12 INCHES
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF, AND INTERIOR WALL SHEATHING TO FRAMING		
		EDGE / INTERMIDIATE SUPPORTS
3/4" AND LESS	8d COMMON	6 INCHES / 12 INCHES

A1 ATTACHMENT SCHEDULE
1" = 1'-0"



B3 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"

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R. DEREK HAMMOND
114302
PROFESSIONAL ENGINEER
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FRAMING DETAILS & ATTACHMENT SCHEDULE

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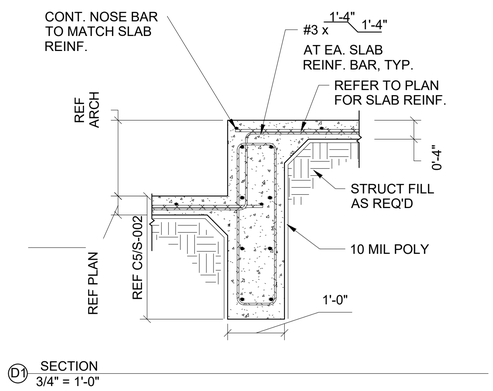
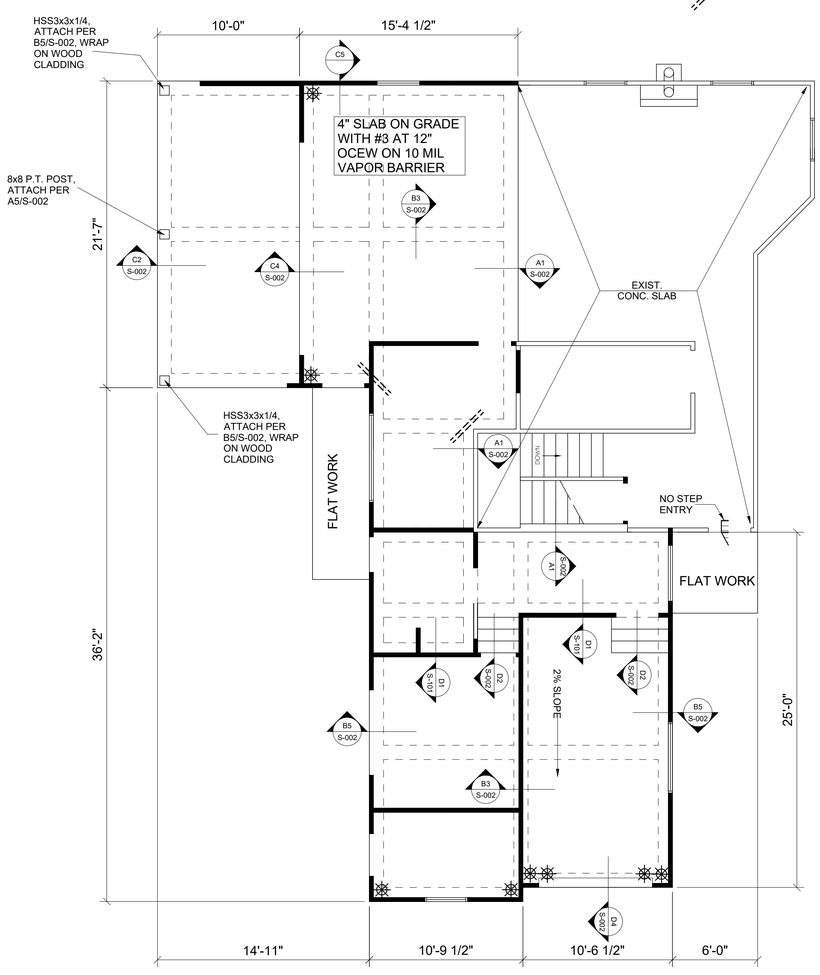


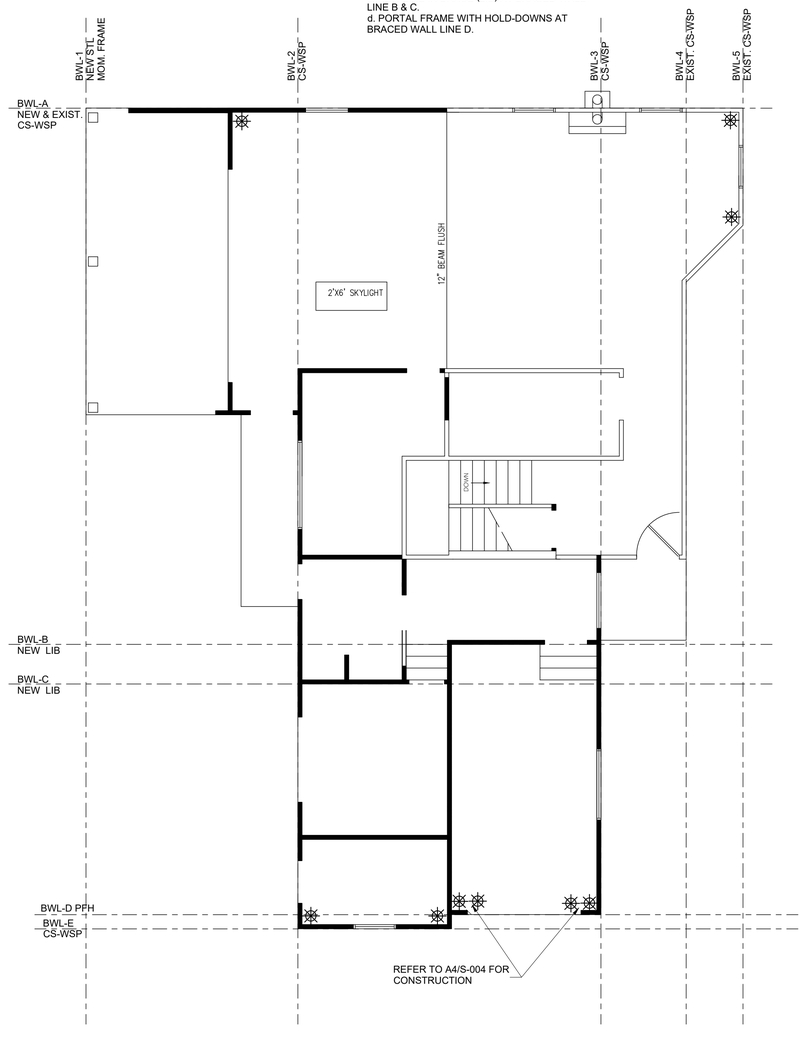
D1 SECTION
3/4" = 1'-0"

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, A, AND E.
   b. STEEL MOMENT FRAME (STEEL MOM. FRAME) AT BRACED WALL LINE 1.
   c. NEW LINE IN BRACE (LIB) AT BRACED WALL LINE B & C.
   d. PORTAL FRAME WITH HOLD-DOWNS AT BRACED WALL LINE D.



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

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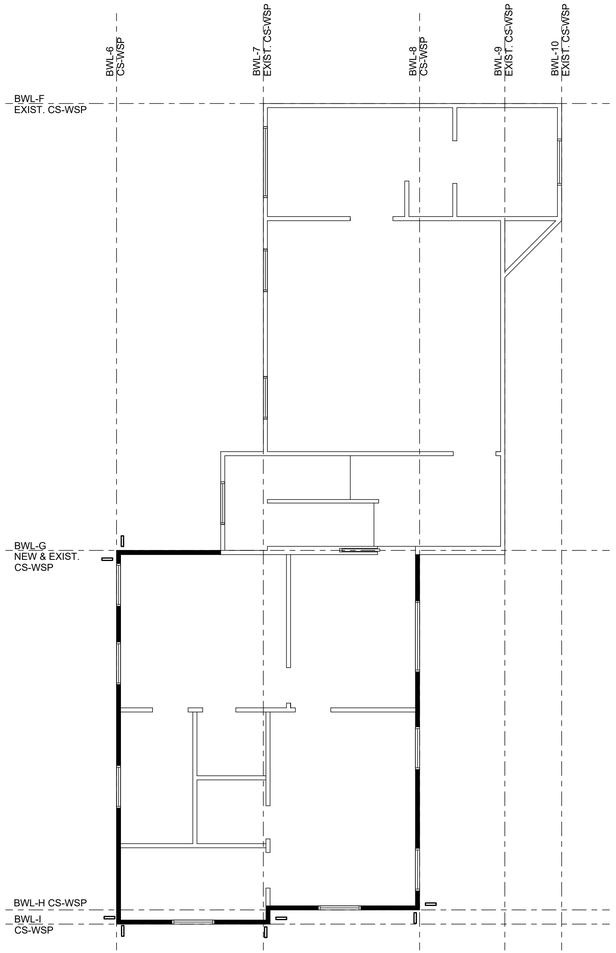
FOUNDATION PLAN & 1ST FL BRACED FOUNDATION PLAN

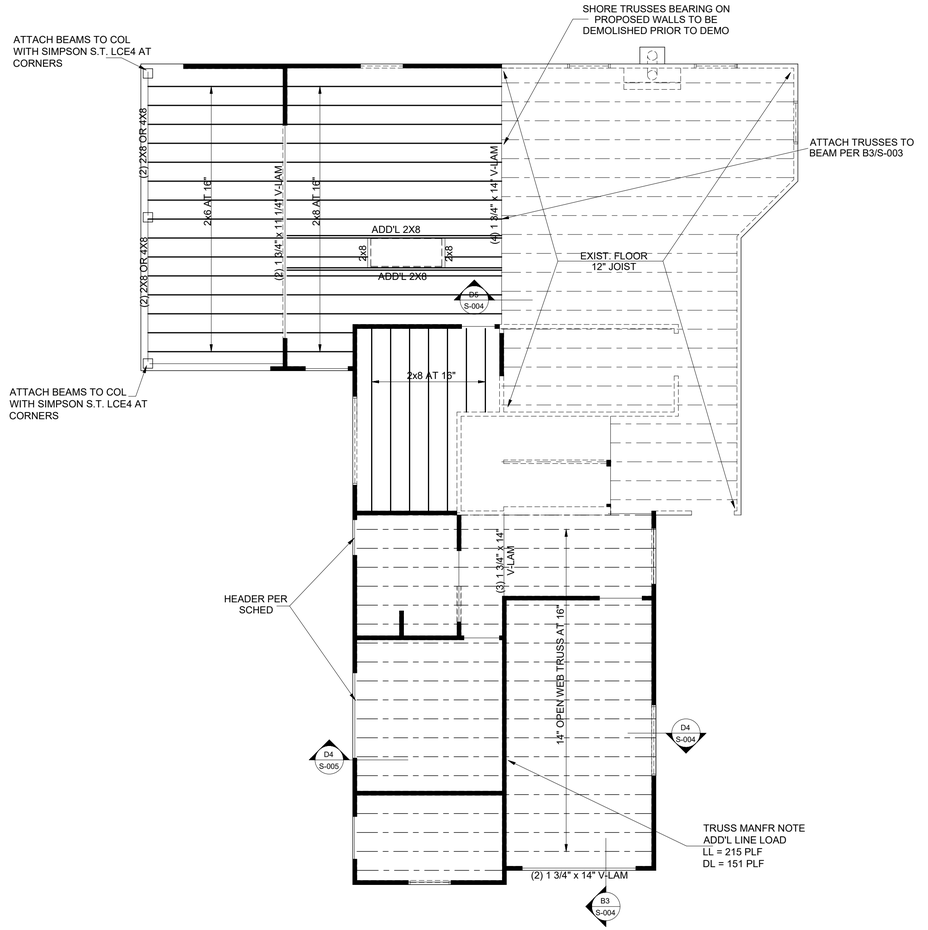
Scale: 3/16" = 1'-0"

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, F, G, H, & I.
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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BRACED 2ND FLOOR & 1ST FLOOR FRAMING PLAN

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

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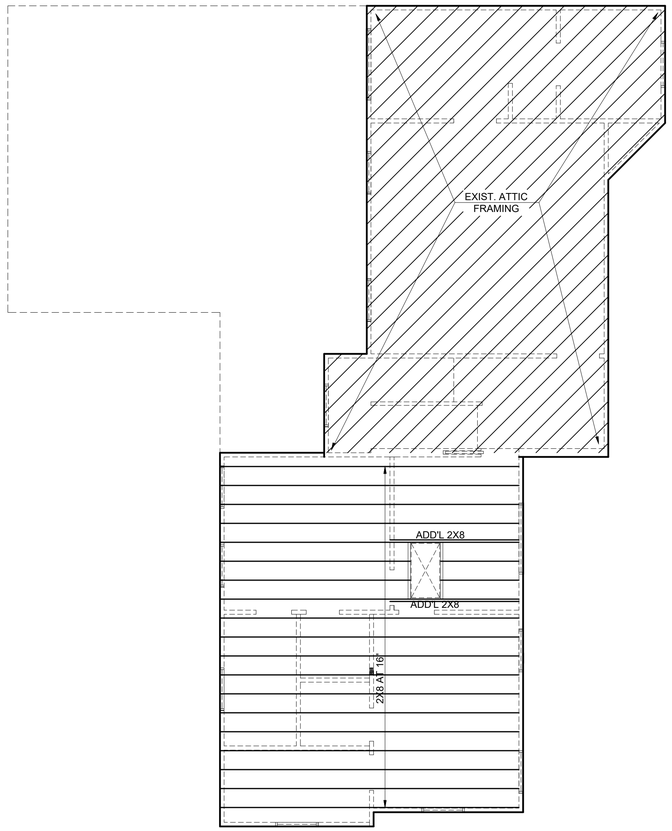
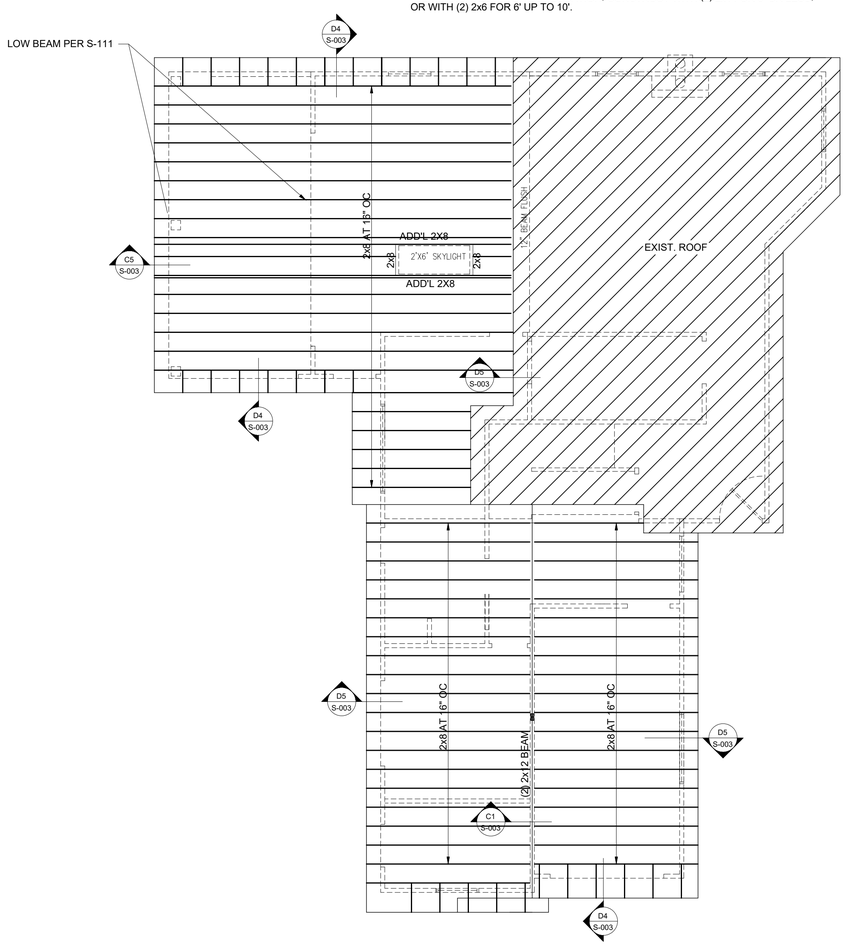
SECOND FLOOR FRAMING PLAN NOTES:
1. VERSA-LAM BEAMS (V-LAM) TO BE GRADE 2800 Fb 2.0 E, OR BETTER.
2. ▭ INDICATES WALL BELOW FRAMING.
3. ▭ INDICATES FRAMING RESTING ON FLOOR.
4. — — — INDICATES LINE LOAD PATH.
5. REFER TO ARCH FOR TOP OF SECOND FLOOR.
6. ** ADJUST HEIGHT OF BEAM AS NECESSARY TO ALLOW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



A1 2ND FL. ATTIC FRAMING
3/16" = 1'-0"

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. ▮ INDICATES KING POST LOCATION, CONSTRUCT WITH (2) 2x4 FOR 6' OR LESS, OR WITH (2) 2x6 FOR 6' UP TO 10'.



A3 ROOF FRAMING
3/16" = 1'-0"

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2ND FL. ATTIC & ROOF FRAMING

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