



City of Hutto

Agenda

Historic Preservation Commission Wednesday, May 24, 2023 at 7:00 PM Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

- 2.1. Curtis Orton -
DeAnne Worley -
Robert Lykins -
Jon Stephenson-
Norman Delay-
Alexis Ortiz-

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on May 24, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. HISTORIC MONTH UPDATE

5. HISTORIC WRITING COMMITTEE UPDATE

6. AGENDA ITEMS

- 6.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on March 22, 2023.
- 6.2. Consideration and possible action on the Certificate of Appropriateness for a existing commercial structure on Lot D, Block 10, Megee 1st Addition, known as 107 Taylor Street.

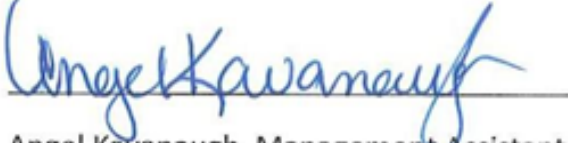
7. DIRECTOR'S REPORT

8. ADJOURNMENT

9. CERTIFICATION

I certify that this notice of the May 24, 2023 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on May 19, 2023 before 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.



City of Hutto

Minutes

**Historic Preservation Commission
Wednesday, March 22, 2023 at 7:00 PM
City Council Chambers**

1. CALL SESSION TO ORDER

The meeting was called to order at 7:20 PM

2. ROLL CALL

Members of the Historic Preservation Commission in attendance were: Curtis Orton, De Anne Worley, Jon Stephenson and Robert Lykins arrived at Alexis Ortiz and Norman Delay were not in attendance. Members of the City of Hutto staff in attendance were Ashley Bailey, Director Development Services and John Byrum, Planning Manager.

3. PUBLIC COMMENT

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on March 22, 2023. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on February 22, 2023.

Commissioner Robert Lykins made a motion to approve the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on February 22, 2023 as written, seconded by Commissioner Curtis Orton. Motion Passed 4 Ayes to 0 Nays.

- 4.2. Consideration and possible action on the Certificate of Appropriateness for a new residential structure on Lot 11, McGee's Second Addition, known as 304 Church Street.

Commissioner Robert Lykins made a motion to accept the Certificate of Appropriateness for a new residential structure on Lot 11, McGee's Second Addition, known as 304 Church Street. Seconded by Commissioner Curtis Orton. Motion passed 4 ayes to 0 Nays.

- 4.3. Consideration and possible action on the Certificate of Appropriateness for an accessory unit on Lot 5, Block D, City of Hutto, known as 506 Church Street.
Commissioner Robert Lykins made a motion to accept the Certificate of Appropriateness for an accessory unit on Lot 5, Block D, City of Hutto, known as 506 Church Street, seconded by Commissioner Curtis Orton. Motion passed 4 Ayes to 0 Nays.
- 4.4. Consideration and possible action on the Master Sign Plan for 106 Taylor Street.
Commissioner Curtis Orton made a motion to accept the Master Sign Plan for 106 Taylor Street as presented, seconded by Commissioner Robert Lykins. Motion passed 4 Ayes to 0 Nays.

5. HISTORIC WRITING COMMITTEE UPDATE

- 5.1. Updates, discussion and possible action pursuant to the Historical Writing Committee.
Commissioner Jon Stephenson updated the commission and staff.

6. DIRECTOR'S REPORT

7. ADJOURNMENT

The meeting was adjourned at 8:15 PM.

8. CERTIFICATION

I certify that this notice of the March 22, 2023 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 17, 2023 before 5:00 P.M.

Historic Preservation Chair



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Phone: 512-782-2640
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Offices

PROPERTY ADDRESS: 107 Taylor St., Hutto, TX 78364

Current zoning district: transition Current use: _____ Occupancy: ☐ Residential ☒ Commercial
(OT-4T)

☐ **** Pre-application meeting with Development Services staff. (Required for all COA applications.) ****

Request Type (Check One)

- ☐ New construction ☒ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Storage or Accessory Building ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto

See City of Hutto Development Fee flyer for appropriate fees

REQUIRED FOR SUBMITTAL:

ALL SUBMITTAL DOCUMENTS PROVIDED ON A CD (disk) OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted per your Pre Application meeting.

- ☐ Complete Master application and Certificate of Appropriateness application.
- ☐ Proof of ownership (copy of deed).
- ☐ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically (via: email, flash drive, disc).

If applicable to the project, the following items are to be submitted digitally/electronically (via: email, flash drive, disc) at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.

☐ **1. Site Plan**

- A. Minimum scale (1 inch = 20 feet) and must include the following:
- B. North arrow and scale
- C. Lot lines with dimensions, setback and easement lines
- D. Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
- E. Existing trees (with sizes) and locations of all primary/secondary entrances to structures
- F. Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)

☐ **2. Floor Plan**

- G. Existing/proposed structure location on site
- H. Layout of all rooms, exterior decks, porches, windows and door openings
- I. Total square footage of overall structure (total heated/cooled area)

☐ **3. Roof Plan**

- J. Flue, roof, exhaust vents, chimneys, skylights
- K. All projections, penetrations, overhang lines and lengths
- L. Gutters, downspouts, major ridge, valley and eave lines

☐ **4. Architectural Elevations**

- M. North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
- N. Calculated areas for all facades and glazed surfaces (windows)
- O. Additions: show entire structure

☐ **5. Significant Architectural Details**

- P. Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc)

☐ **6. Material Samples**

- Q. Exterior wall/siding, color, texture and finish (photos from current property or any website of materials)
- R. Trim, masonry type, color, texture and layup (photos from current property or any website of materials)
- S. Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
- T. Window type and color (photos from website of materials)
- U. Site, building exterior lighting fixtures and home numbering (photos from website of materials)

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services 210
500 W. Live Oak St Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: 107 Taylor St, Hutto, TX 78634 APPLICATION TYPE: _____

APPLICANT INFORMATION (property owner or authorized agent) this will be the City's official contact.

Name: Troy Kelley

Company Name: Build it Brothers ATX, LLC

Address: 16900 Borromeo Ave, Pflugerville TX 78660

Phone: 512-690-4488 Email: Troy@builditbrothersatx.com

PROPERTY INFORMATION

Address: 107 Taylor St., Hutto, TX 78634

Legal Description: Deed Lot(s) 10 Block 10 Subdivision Magee's Addition

Reference: Volume 389 Page(s) 626 or Document No. _____

City Limits ☐ ETJ ☐ Current Zoning District: Hutto

PROPERTY OWNER INFORMATION

Name: Patti Smith

Company Name: _____

Address: 107 Taylor St., Hutto, TX 78634

Phone: 512-826-1508 Email: patti@acc^{acc}audio.com.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

Troy Kelley
Property Owner Printed Name

5-10-23
Date

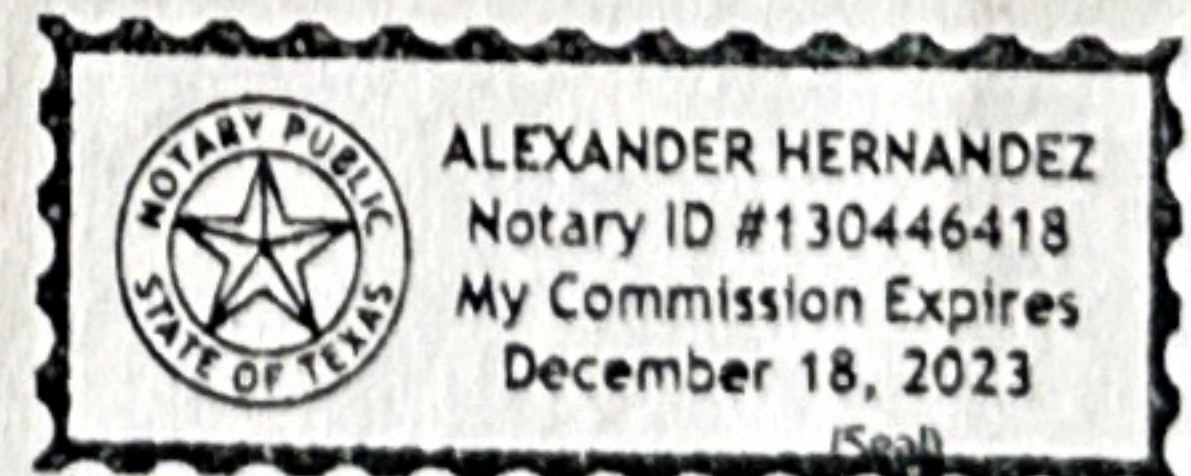
THE STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared TROY MARK KELLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 10TH day of MAY, 2023
[Signature]
Notary Public Signature

ALEXANDER HERNANDEZ
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

Planning	Date	Building	Date	Notes

COPPER & STONE

DEVELOPMENT

COMMERCIAL REAL ESTATE

May 16, 2023

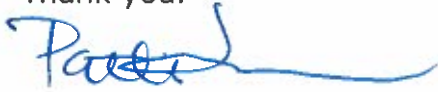
City of Hutto
Historic Preservation Commission
500 W Live Oak
Hutto TX 78634

To Whom It May Concern:

This letter confirms that Troy Kelley (aka Build It Brothers ATX) has authority to act on behalf of Copper&Stone Development in the capacity of construction and communication with all aspects of the City of Hutto in regards to the property located at 107 Taylor Street.

Please feel free to contact me if you have further questions or concerns.

Thank you.



Patti Smith
Managing Partner
Copper&Stone Development

1. POWITZKY OFFICE OF DESIGN + ARCHITECTURE, PLLC, ARCHITECT, ASSUMES NO RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS BY OTHERS.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL LOCAL CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES, AND DEED RESTRICTIONS.
3. ANY DISCREPANCIES OR OMISSIONS IN PLANS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ANY ERRORS THAT ARE NOT REVEALED.
4. CONTRACTOR SHALL ASSURE COMPLETION OF BUILDING WITH ALL SITE REQUIREMENTS.
5. CONTRACTOR TO CONSULT WITH STRUCTURAL ENGINEER FOR DESIGN OF ALL SOLID FRAMING, TRUSS, AND STEEL MEMBERS.
6. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF GOOD QUALITY AND MEET ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
7. ALL DIMENSIONS SHOWN ON PLAN ARE TO FACE UNLESS OTHERWISE SPECIFIED.
8. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, AND NEVER SCALED.
9. ALL WINDOW SIZES ARE NOMINAL ROUGH OPENINGS. VERIFY SIZES WITH MANUFACTURERS DETAILS AND CATALOGS.
10. ALL WINDOWS ARE DIMENSIONED TO THE CENTER OF THE ROUGH OPENING UNLESS NOTED OTHERWISE.
11. WEATHER STRIP ALL ACCESS DOORS.
12. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ACCESS TO HVAC UNITS (IF APPLICABLE); UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
13. ALL ATTIC VENTILATION SHALL BE PROVIDED TO THE ATTIC SPACE TO BE VENTILATED, AT LEAST 3'-0" ABOVE EAVE OR CORNICE JOIST. APPLY ALL VENTS TO REAR OF RESIDENCE.
14. PROVIDE A MINIMUM OF ONE (1) S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF TOTAL COVERED AREA OF FLOOR.
15. FLOOR TRUSS AREA TO BE DRAFT STOPPED WHERE TRUSSES OPEN TO ATTIC SPACE.
16. PROVIDE FIRE BLOCKING, DRAFTSTOPS AND FIRESTOPS BETWEEN ALL VERTICAL AND HORIZONTAL ATTIC SPACE, ROOF, SOFFITS, TRUSSES, JOISTS, CEILING, GABLES, EAVE CEILING, ETC.
17. DIVIDE FLOOR TRUSS AREA INTO EQUAL AREAS OF LESS THAN 1,000 S.F. EACH FOR FIRESTOPS.
18. PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE DECKS, WALLS, PATIOS, PATIO WALLS, AND DRIVEWAYS.
19. PROVIDE VACUUM BREAKERS AT ANY WATER SUPPLY OUTLET WITH A HOSE CONNECTION AT OUTLETS WHICH COULD BE SUBMERGED AND ARE NOT PROTECTED BY AN AIR GAP.
20. PROVIDE DRAINUBES FOR ALL INTERIOR TOILET, WASHER & DRYER, WATER HEATER AND WATER SOFTENER LOCATIONS.
21. PROVIDE 2x6 STUDS (OR 2x4 @ 12" O.C.) AT ALL WALLS ABOVE 10' IN HEIGHT.
22. CONTRACTOR SHALL CONSULT WITH A QUALIFIED PROFESSIONAL FOR ENGINEERED ROOF TRUSS LAYOUTS, DETAILS, AND SHOP DRAWINGS.

BEING 0.20 OF AN ACRE (8,480 SQUARE FEET) OF LAND OUT OF THE LOT 10 OF MAGEE'S ADDITION TO THE CITY OF HUTTO, A MAP OR PLAT OF RECORD IN BOOK 53, PAGE 112 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF CALLED 106 X 80 FOOT TRACT DESCRIBED TO KERMIT JOHNSON IN DEED RECORDED UNDER VOLUME 389, PAGE 626 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.20 OF AN ACRE TRACT BEING FURTHER DESCRIBED BY THE ACCOMPANYING MEETS AND BOUNDS DESCRIPTION.

LOT AREA: 8,480 SQ.FT. (0.20 ACRES)

IMPERVIOUS COVER

- MAIN FOUNDATION: 1,276 SQ.FT.
- CONCRETE PADS: 293 SQ.FT.
- CONCRETE PATIOS: 295 SQ.FT.
- PARKING: 770 SQ.FT.
- CONCRETE RAMP: 177 SQ.FT.

SUBTOTAL: 2,811 SQ.FT.

PERCENT IMPERVIOUS: 33%

*ALL AREA CALCULATIONS ARE WITHIN THE PROPERTY LINES

1. ALLOW FOR 1 % DRAINAGE AT ALL SIDES OF STRUCTURE.
2. TOP OF SLAB ELEVATION SHALL BE A MINIMUM OF 8" ABOVE HIGHEST FINISH GRADE POINT AROUND FOUNDATION.
3. SLOPE AT DRIVEWAY FROM PROPERTY LINE NOT TO EXCEED 14%.
4. BUILDER TO CONSTRUCT SIDEWALKS PER CITY OR SUBDIVISION REQUIREMENTS
5. EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINE, BUILDING SET BACKS AND P.U.E. G.C. TO RE-SCULPTURE TOPOGRAPHY AND/OR FINISHED GRADE AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY.
9. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
10. G.C. TO CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS AND MATERIALS FROM THE SITE UPON COMPLETION OF THE WORK.
11. OFF-STREET PARKING: 1 PER 400 FEET GROSS FLOOR AREA = 4 PARKING SPACES (ONE IS ACCESSIBLE)

STUD SIZE	SPACING	MAXIMUM HEIGHT
2X6	1'-0"	18'-0"
2X6	1'-4"	14'-0"
2X8	1'-0"	22'-0"
2X8	1'-4"	18'-1"

1. ONLY ONE BOTTOM AND TWO TOP HORIZONTAL WALL PLATES ARE PERMITTED.
2. MAX. STUD HEIGHT IS MEASURED BETWEEN WALL PLATES.
3. ONLY TRUSSES OR OUTLOOK LADDER FRAMING FOR GABLE CONFIGURATIONS PLACED PERPENDICULAR TO WALL PLATES AND FASTENED USING SIMPSON L50 CLIPS (OR APPROVED EQUAL ARE ACCEPTABLE. DRYWALL CEILINGS ARE NOT ACCEPTABLE FOR LATERAL SUPPORT)
4. WHERE STUD HEIGHT AND/OR SPACING EXCEED THIS TABLE, SIGNED AND SEALED DRAWINGS ARE REQUIRED. OSB OR PLYWOOD SHEATHING IS REQUIRED FOR EXTERNAL OR LOADBEARING TALL WALLS.

STUD SIZE	SPACING	MAXIMUM HEIGHT
2X4	1'-0"	18'-0"
2X4	1'-4"	14'-0"
2X6	1'-0"	22'-0"
2X6	1'-4"	18'-1"

1. NON-LOADBEARING TALL WALLS MAY BE CONSIDERED Laterally Supported at the Top if they are Secured to a Engineered Truss Floor System as per Approved Truss Supplier
2. Where Stud Height and/or Spacing exceed this Table, Signed and Sealed Drawings are Required.
3. Existing Construction is Indicated by Halftone (Grey)

A	
ABV	ABOVE
ADJ	ADJUSTABLE
AFF	ABOVE FLOOR FINISH
APPROX	APPROXIMATELY
APPL	APPLIANCE
ARCH	ARCHED

B	
BFS	BUILDER'S FIRST SOURCE
C	
CLG	CEILING
CO	CASED OPENING
COL	COLUMN
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CSMT	CASEMENT

D	
DBL	DOUBLE
DISP	DISPOSAL
DW	DISH WASHER
D/L	DIVIDED LIGHTS

E
EXT EXTERNAL

F	FURR DOWN
FD	FINISHED FLOOR LEVEL
FFL	FIXED GLASS
FG	FREEZER
FREZ	

<u>G</u>	
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPT

H	
HB	HOSE BIB
HDR	HEADER
HVAC	HEATING/VENTILATION AIR
CONDITIONING	
HDR. HGT	HEADER HEIGHT
HGT	HEIGHT
HORIZT	HORIZONTAL

- 2018 INTERNATIONAL BUILDING CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- CITY OF HUTTO CODE OF ORDINANCES

CONSTRUCTION TYPE: 5B
OCCUPANCY TYPE: BUSINESS
OCCUPANT LOAD: 1399 SF / 150 SF = 10 OCCUPANTS
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET) = 100

I INT	INTERNAL
L LAV LIN	LAVATORY LINEN

MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL

N
NTS NOT TO SCALE

O
OC ON CENTER
OPNG OPENING

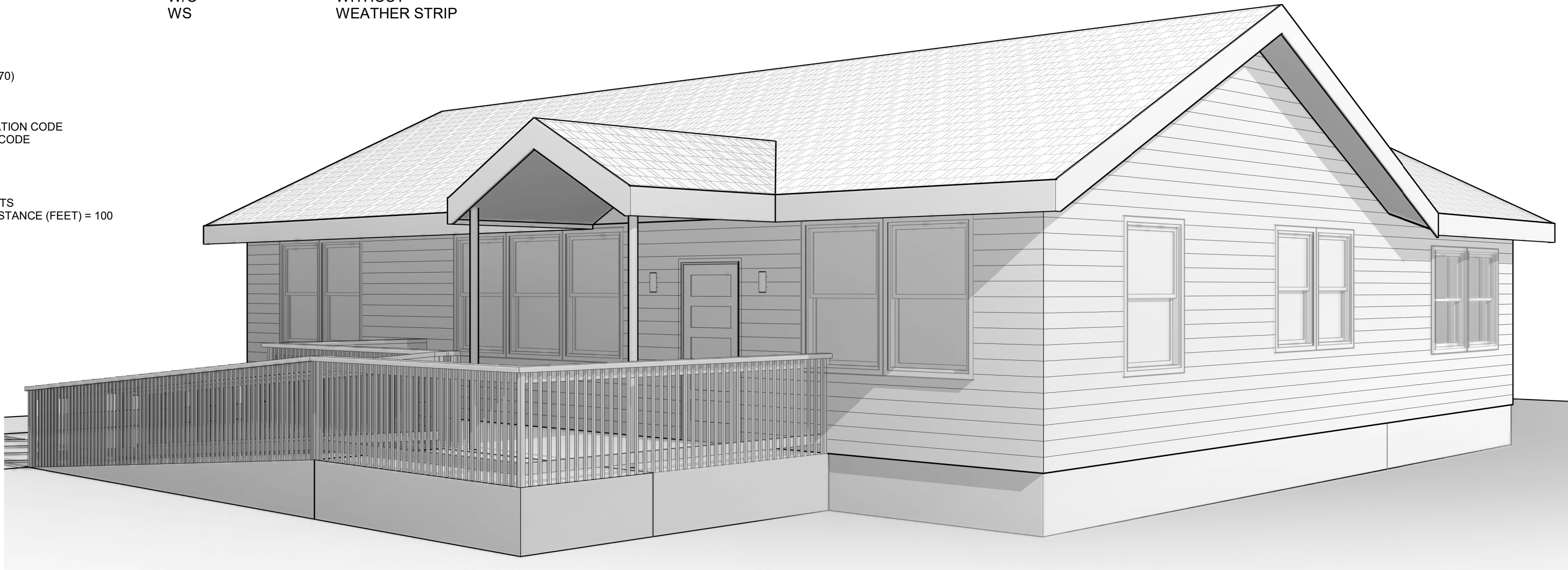
P PL	PLATE HEIGHT
R REF RSC	REFRIGERATOR ROUGH SAWN CEDAR

S	
SHLVS	SHELVES
SIM	SIMILAR
SDL	SIMULATED DIVIDED LITE
SNGL	SINGLE
SQ FT	SQUARE FOOT
SF	SQUARE FOOT
SRO	SHEET ROCK OPENING
S/R RET	SHEET ROCK RETURN

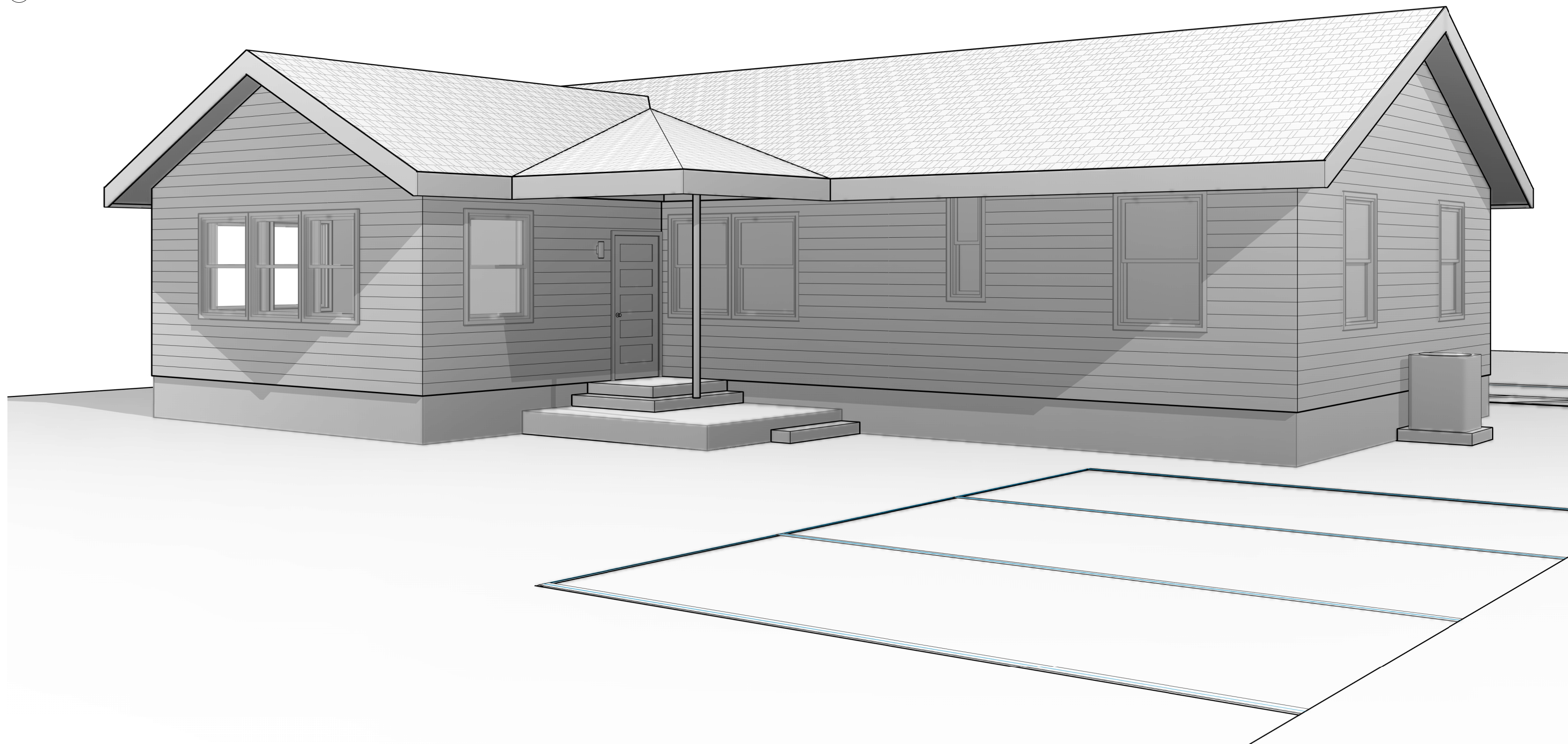
T	
TYP	TYPICAL
TRANS	TRANSOM
TRPL	TRIPLE
TBD	TO BE DETERMINED

U
UNO

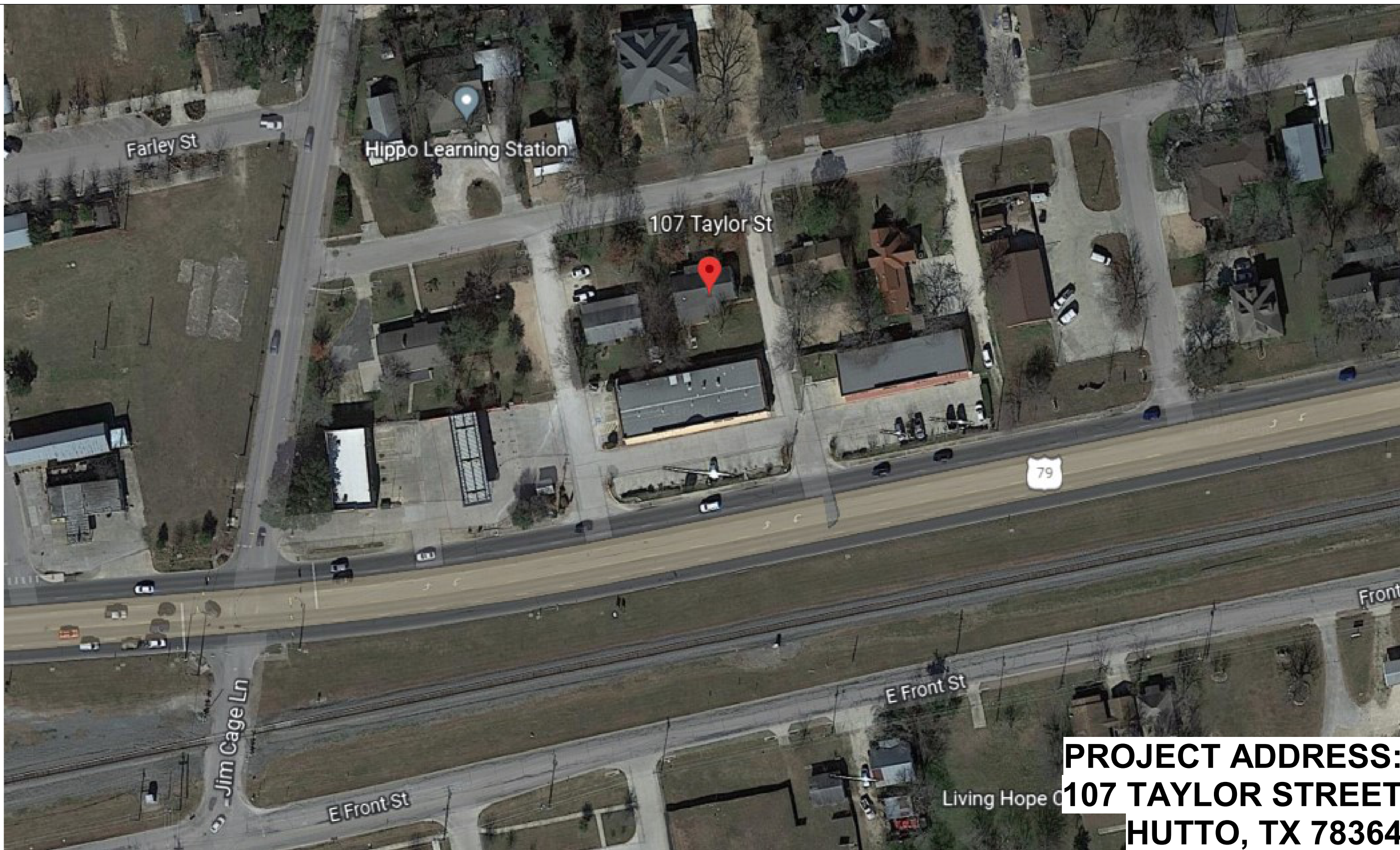
W	
WC	WATER CLOSET
WI	WROUGHT IRON
WIC	WALK IN CLOSET
W/	WITH
W/O	WITHOUT
WS	WEATHER STRIP



1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE



PROJECT ADDRESS:
107 TAYLOR STREET
HUTTO, TX 78364

SHEET LIST	
NUMBER	NAME

ARCHITECTURE	
A0.0	COVER SHEET
A0.1	ARCHITECTURAL SITE PLANS
A1.0	EXIST/DEMO FLOOR PLANS
A1.1	NEW FLOOR PLANS & RCP
A2.0	EXTERIOR ELEVATIONS
A5.0	ROOF PLANS
A6.0	SECTIONS AND DETAILS
STRUCTURAL	
S1	SUB-FLOOR FRAMING PLAN
S2	LEVEL 1 CEILING FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	LEVEL 1 LATERAL BRACING PLAN
S5	FRAMING DETAILS
S6	LATERAL BRACING DETAILS
S7	LATERAL BRACING DETAILS
S8	NOTES

No.	Description	Date
1	CONCEPT DRAWING ISSUE	2022 1209
2	REVISION 1	2022 1215
4	ISSUE TO STRUCTURAL	2022 1230
7	ISSUE FOR PERMIT	2023 0317



3/17/23

107 TAYLOR ST

Project Number	2022101
Date	2022 12
Drawn By	Author
Checked By	Checker

A0.0

Scale	1/4" = 1'-0"
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BEING 0.20 OF AN ACRE (8,480 SQUARE FEET) OF LAND OUT OF THE LOT 10 OF MAGEE'S ADDITION TO THE CITY OF HUTTO, A MAP OR PLAT OF RECORD IN BOOK 53, PAGE 112 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF CALLED 106 X 80 FOOT TRACT DESCRIBED TO KERMIT JOHNSON IN DEED RECORDED UNDER VOLUME 389, PAGE 626 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.20 OF AN ACRE TRACT BEING FURTHER DESCRIBED BY THE ACCOMPANYING MEETS AND BOUNDS DESCRIPTION.

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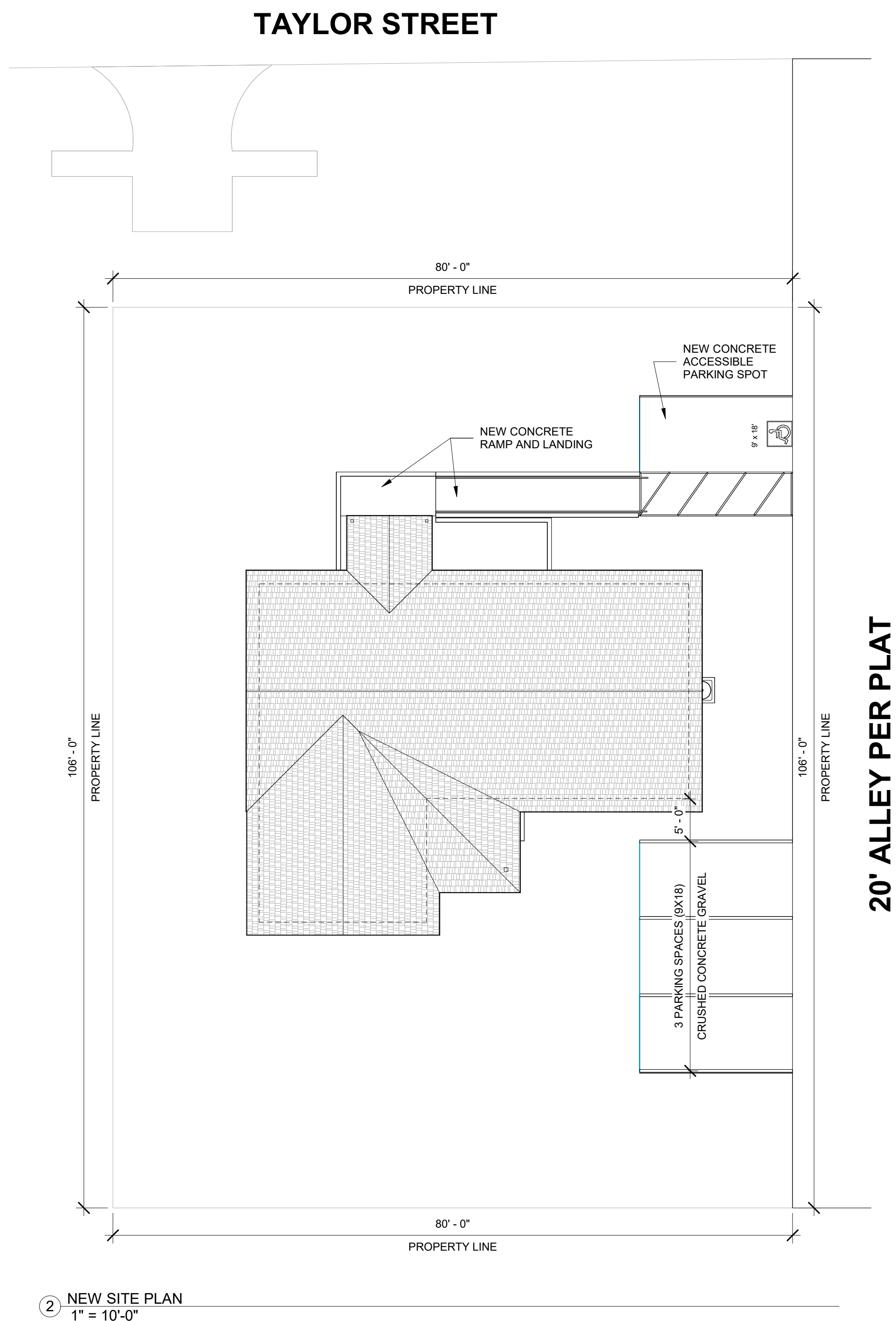
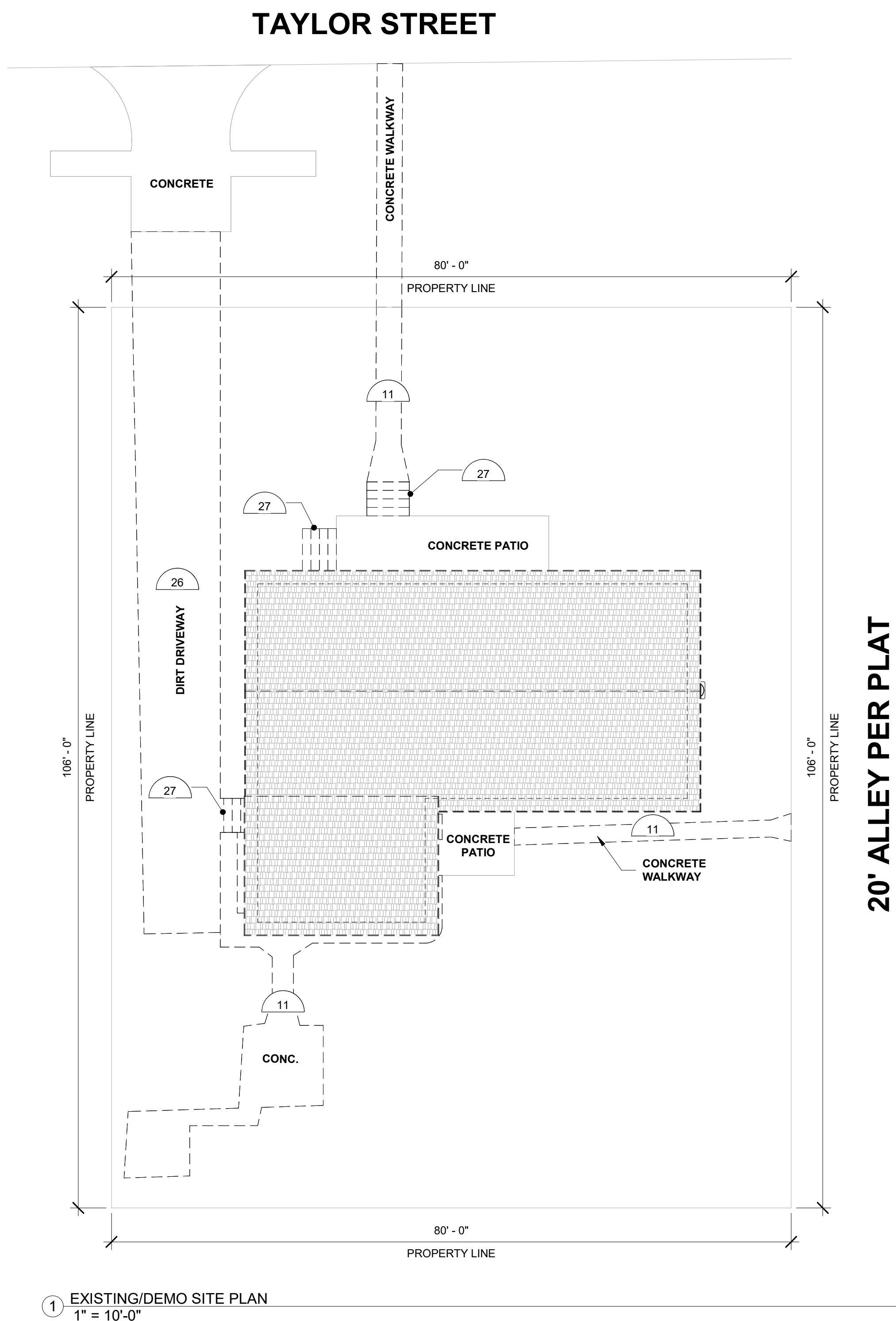
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5. LOCATING TREE LOCATIONS SHOWN ARE APPROXIMATE, BUILDER TO FIELD VERIFY PRIOR TO CONSTRUCTION.
6. FINAL STRUCTURE LOCATION TO BE DETERMINED BY THE BUILDER WITH OWNER APPROVAL.
7. BUILDER TO VERIFY ALL ON SITE UTILITIES PRIOR TO CONSTRUCTION.
8. BUILDER TO VERIFY PROPERTY LINES, BUILDING SET BACKS AND P.U.E. OF LOT.
9. OWNER TO PROVIDE TOPOGRAPHY AND FINISHED GRADES AS REQUIRED TO PROVIDE POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM THE BUILDING AND TO PREVENT NEGATIVE IMPACT ON THE ADJACENT PROPERTY.
10. ALL CONSTRUCTION MATERIALS AND WASTE TO BE STORED ON SITE DURING CONSTRUCTION.
11. G.C. SHALL CLEAN UP AREAS AFFECTED BY DAILY WORK AND REMOVE DEBRIS FROM THE SITE PRIOR TO COMPLETION OF THE WORK.
12. OFF-STREET PARKING: 1 PER 400 FEET GROSS FLOOR AREA + 4 PARKING SPACES (ONE IS ACCESSIBLE).

DEMO LEGEND		AREA TABULATION	
KEY VALUE	KEYNOTE TEXT	NAME	AREA
01	DEMOLISH INTERIOR WALLS	HALL	39 SF
04	DEMOLISH DOOR	KITCHEN	195 SF
10	DEMOLISH EXTERIOR WALL	OFFICE	176 SF
11	DEMOLISH CONCRETE FLATWORK	OFFICE	140 SF
17	DEMOLISH SIDING ONLY	OFFICE	173 SF
21	DEMOLISH ROOF STRUCTURE OVER BACK PORCH	OFFICE	108 SF
26	DEMOLISH DIRT DRIVEWAY	OFFICE	258 SF
27	DEMOLISH CONCRETE STAIRS	RECEPTION	243 SF
28	DEMOLISH HVAC	RESTROOM	60 SF
29	DEMOLISH ROOF	W/H	8 SF
		GRAND TOTAL	1399 SF

[illegible]The logo consists of the letters 'P', 'O', 'D', '+', and 'A' in a stylized, blocky font. The 'P' is dark grey, the 'O' is a blue cube, the 'D' is green, the '+' is light grey, and the 'A' is blue. Below the logo, the text 'POWITZKY OFFICE OF DESIGN + ARCHITECTURE' is written in a bold, sans-serif font.

POWITZKY OFFICE OF DESIGN + ARCHITECTURE

3911 HALEYS WAY
ROUND ROCK, TX
78665
(512) 766-9209

PONTWITZ OFFICE OF DESIGN AND ARCHITECTURE, PLLC, IS A PROFESSIONAL ARCHITECTURAL DESIGN FIRM. WE ARE NOT AN ENGINEERING FIRM. WE ARE NEITHER LICENSED, NOR QUALIFIED TO DESIGN STRUCTURES, MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. ANY LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED WITH REGARD TO THE AFOREMENTIONED DRAWINGS RELATED TO AND/OR REQUIRED FOR THIS PROJECT. SHOULD AN ENGINEER'S SEAL BE PRESENT ON THESE DRAWINGS, "THE ENGINEER OF RECORD" SHOULD BEAR THE RESPONSIBILITY FOR THEIR RESPECTIVE DRAWINGS. PONTWITZ OFFICE OF DESIGN AND ARCHITECTURE, PLLC, WILL NOT BE RESPONSIBLE FOR THE ENGINEER'S DRAWINGS IN ANY WAY AND/OR ANY PROBLEMS WHICH MAY ARISE.

[illegible]

107 TAYLOR ST

Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP

A0.1

Scale	As indicated
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DEMO NOTES

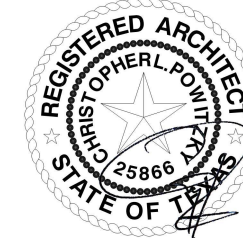
1. SALVAGE ALL EXTERIOR WINDOWS AND REINSTALL

DEMO LEGEND		AREA TABULATION		EXISTING WINDOW SCHEDULE		
KEY VALUE	KEYNOTE TEXT	NAME	AREA	MARK	WINDOW SIZE	WINDOW SILL HEIGHT
01	DEMOLISH INTERIOR WALLS	HALL	39 SF	01	42"X60"	3' - 0"
04	DEMOLISH DOOR	KITCHEN	195 SF	02	42"X60"	3' - 0"
10	DEMOLISH EXTERIOR WALL	OFFICE	176 SF	03	42"X60"	3' - 0"
11	DEMOLISH CONCRETE FLATWORK	OFFICE	140 SF	04	42"X60"	3' - 0"
17	DEMOLISH SIDING ONLY	OFFICE	173 SF	05	42"X60"	3' - 0"
21	DEMOLISH ROOF STRUCTURE OVER BACK PORCH	OFFICE	108 SF	06	42"X60"	3' - 0"
26	DEMOLISH DIRT DRIVEWAY	OFFICE	258 SF	07	42"X60"	3' - 0"
27	DEMOLISH CONCRETE STAIRS	RECEPTION	243 SF	08	42"X60"	3' - 0"
28	DEMOLISH HVAC	RESTROOM	60 SF	09	42"X60"	3' - 0"
29	DEMOLISH ROOF	W/H	8 SF	10	42"X60"	3' - 0"
		GRAND TOTAL	1399 SF	11	18"X54"	4' - 0"
				12	42"X54"	3' - 0"
				13	42"X54"	3' - 0"
				14	42"X54"	3' - 0"
				15	42"X54"	3' - 0"
				16	42"X54"	3' - 0"
				17	42"X54"	3' - 0"
				18	42"X54"	3' - 0"
				19	42"X54"	3' - 0"
				20	36"X54"	3' - 6"
				21	36"X54"	3' - 6"
				22	42"X60"	3' - 0"



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No.	Description	Date
1	CONCEPT DRAWING ISSUE	2022 1209
4	ISSUE TO STRUCTURAL	2022 1230
7	ISSUE FOR PERMIT	2023 0317

THE PERFECT HOUSE

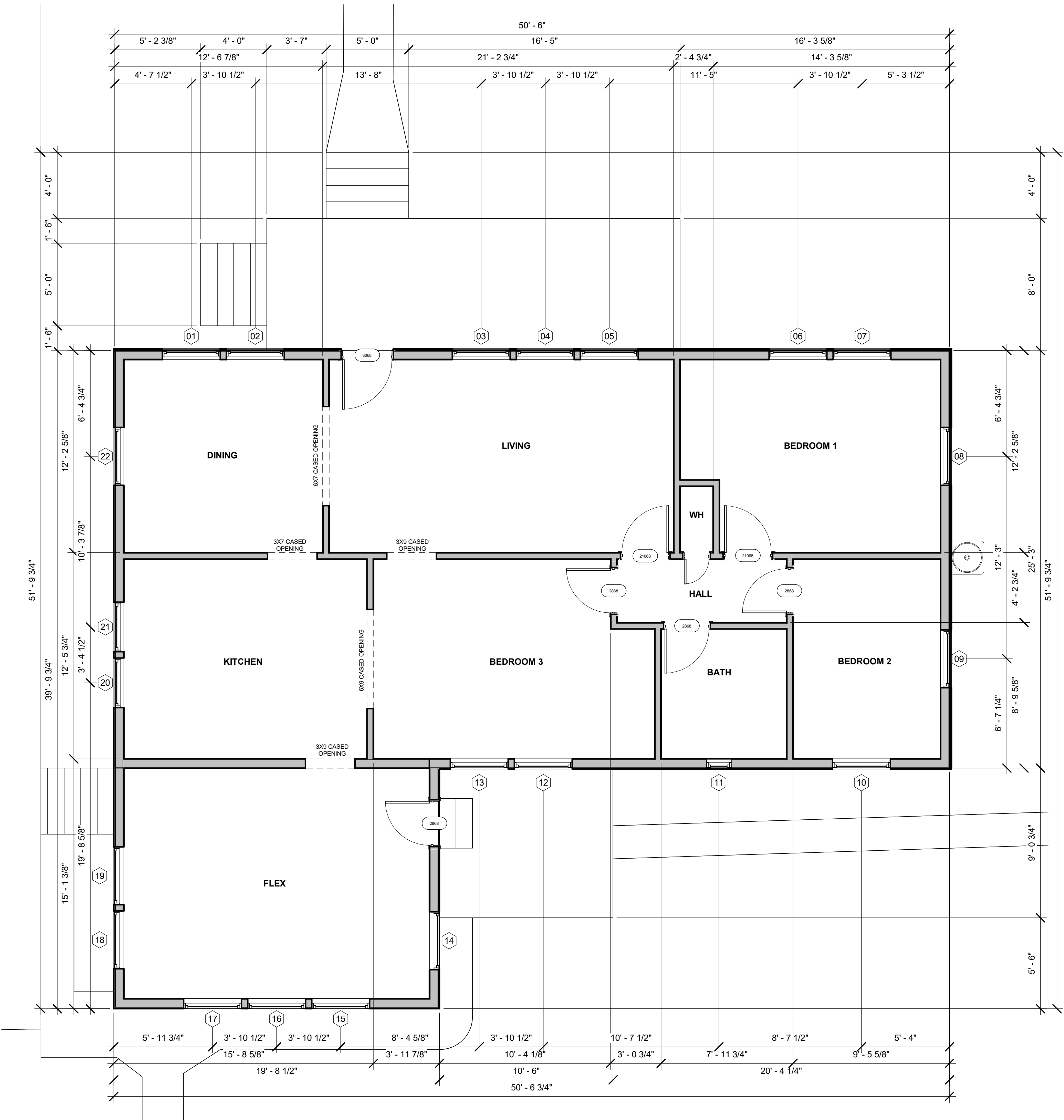
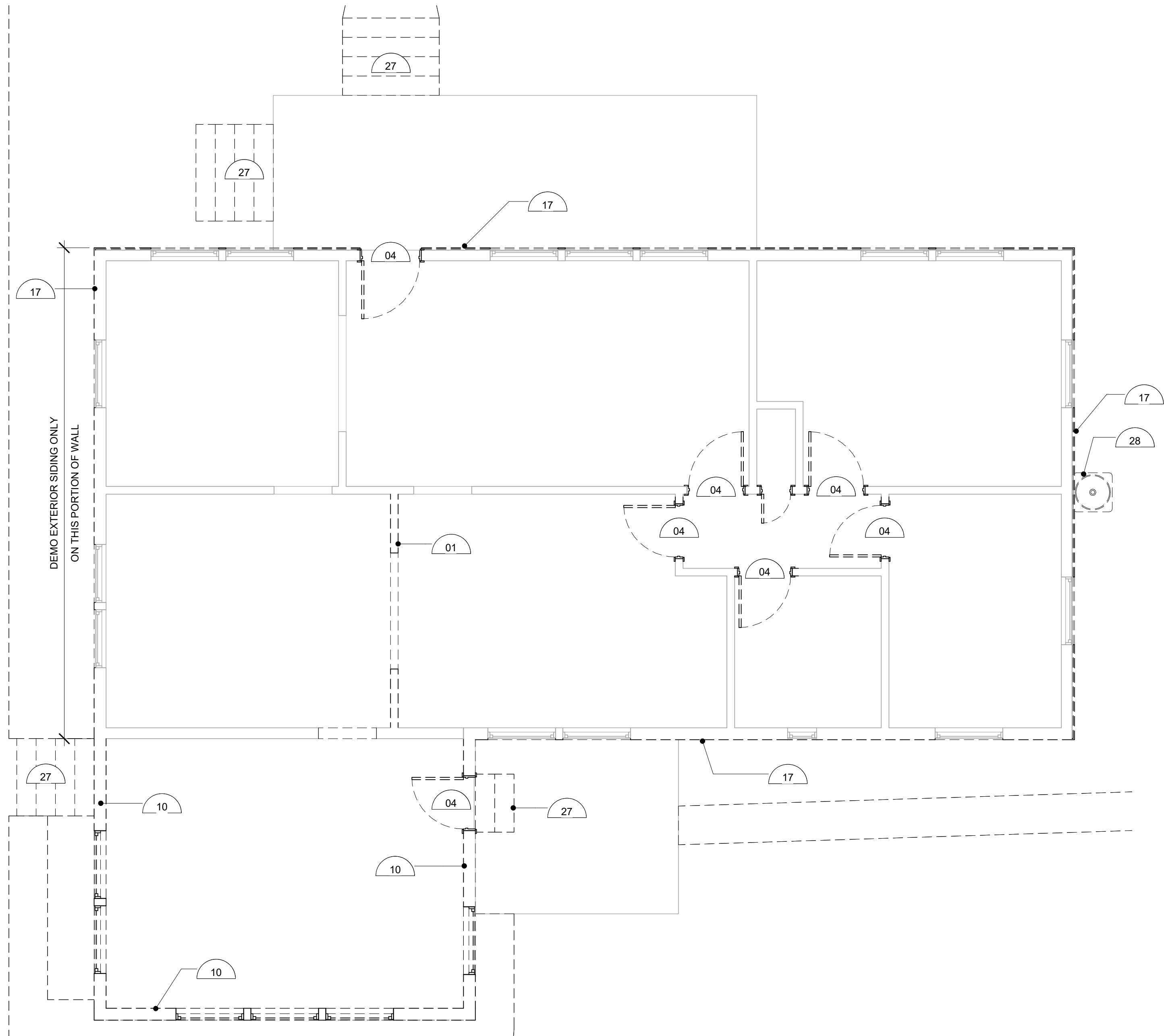
107 TAYLOR ST

EXIST/DEMO FLOOR PLANS

Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP

A1.0

Scale 1/4" = 1'-0"



3 DEMO FLOOR PLAN
1/4" = 1'-0"

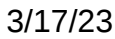
1 EXISTING FLOOR PLAN
1/4" = 1'-0"



POWITZKY OFFICE OF DESIGN + ARCHITECTURE

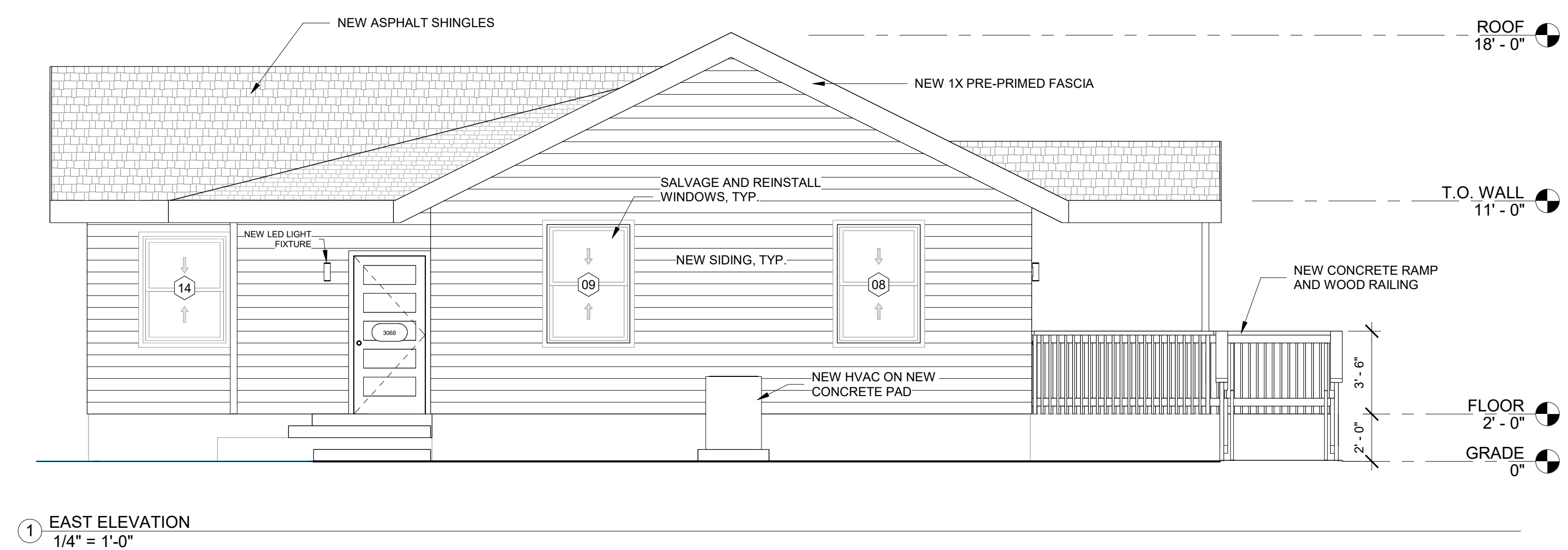
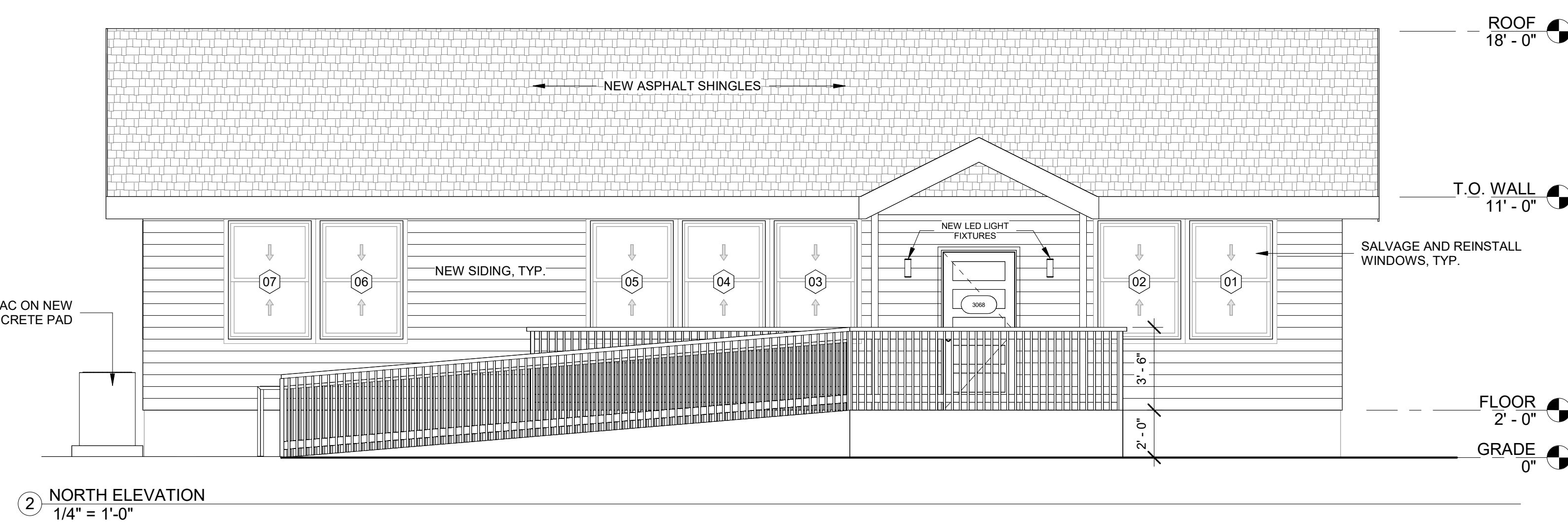
3911 HALEYS WAY
ROUND ROCK, TX
78665
(512) 766-9209

3/17/23

[illegible]

EXTERIOR ELEVATIONS

A2.0



DEMO NOTES

1. SALVAGE ALL EXTERIOR WINDOWS AND REINSTALL

DEMO LEGEND

KEY VALUE	KEYNOTE TEXT
01	DEMOLISH INTERIOR WALLS
04	DEMOLISH DOOR
10	DEMOLISH EXTERIOR WALL
11	DEMOLISH CONCRETE FLATWORK
17	DEMOLISH SIDING ONLY
21	DEMOLISH ROOF STRUCTURE OVER BACK PORCH
26	DEMOLISH DIRT DRIVEWAY
27	DEMOLISH CONCRETE STAIRS
28	DEMOLISH HVAC
29	DEMOLISH ROOF



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No.	Description	Date
1	CONCEPT DRAWING ISSUE	2022 1209
2	REVISION 1	2022 1215
4	ISSUE TO STRUCTURAL	2022 1230
7	ISSUE FOR PERMIT	2023 0317

THE PERFECT HOUSE

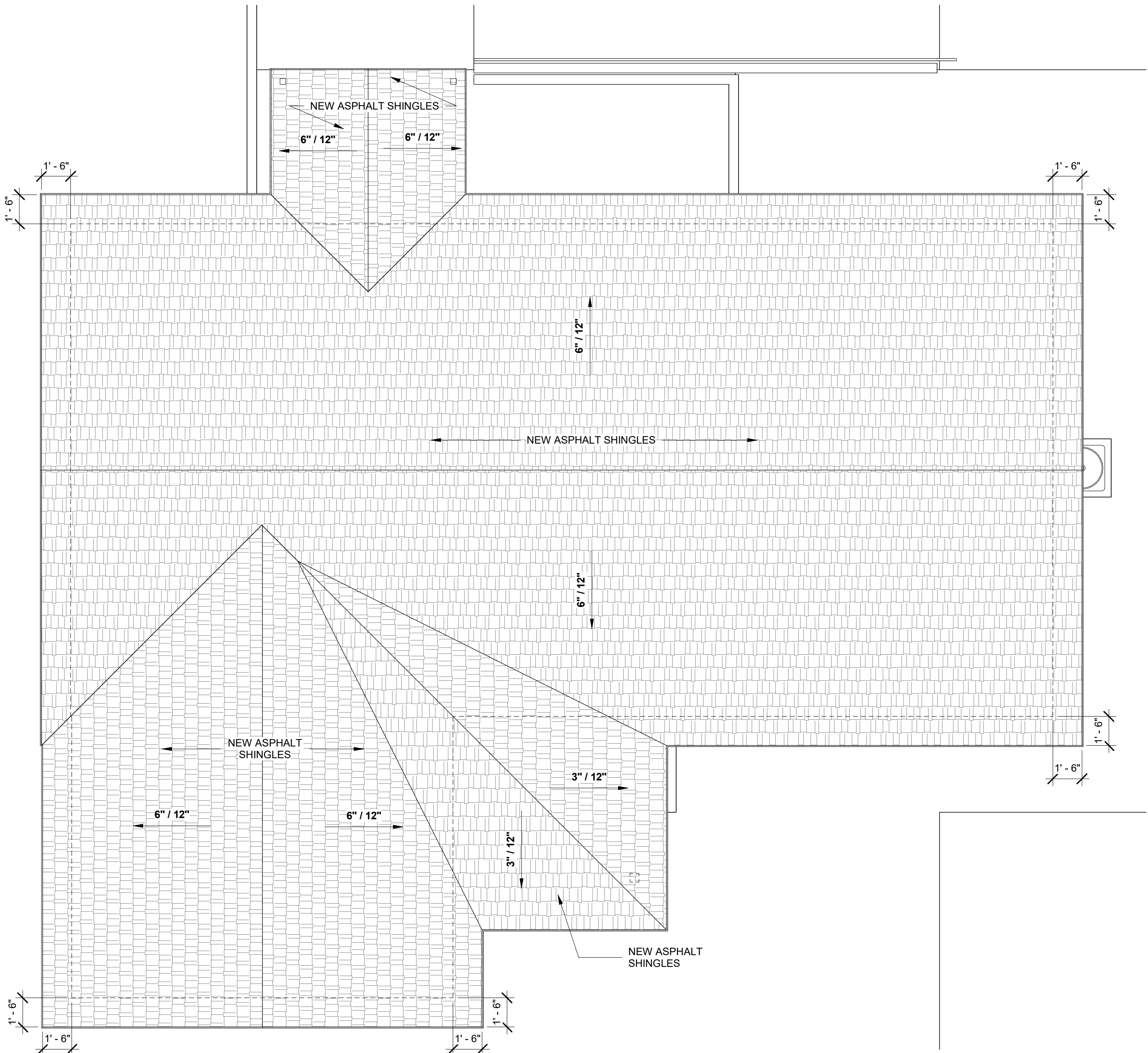
107 TAYLOR ST

ROOF PLANS

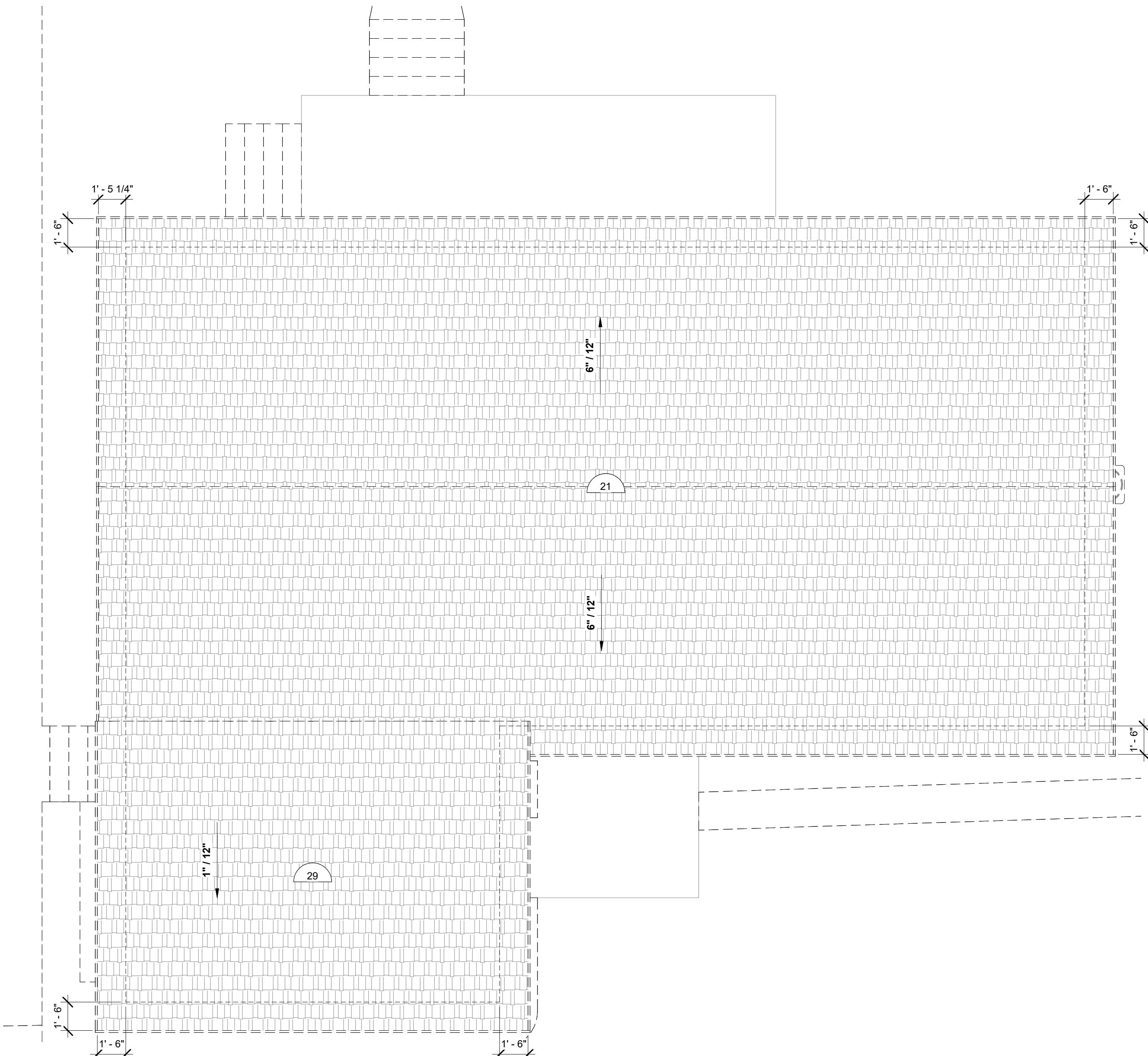
Project Number	2022101
Date	2022 12
Drawn By	CLP
Checked By	CLP

A5.0

Scale 1/4" = 1'-0"

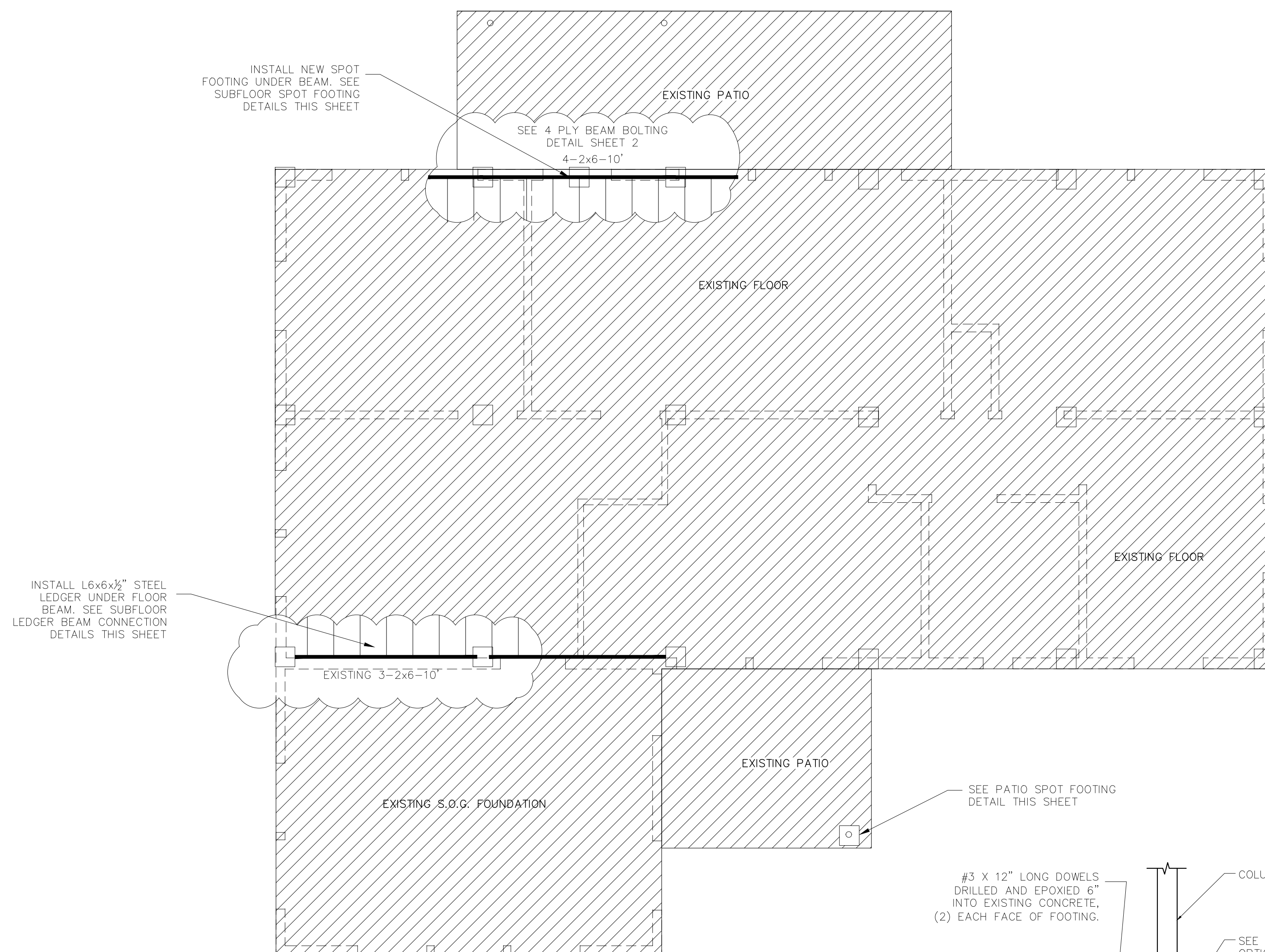


2 NEW ROOF PLAN
1/4" = 1'-0"



1 EXIST/DEMO ROOF PLAN
1/4" = 1'-0"

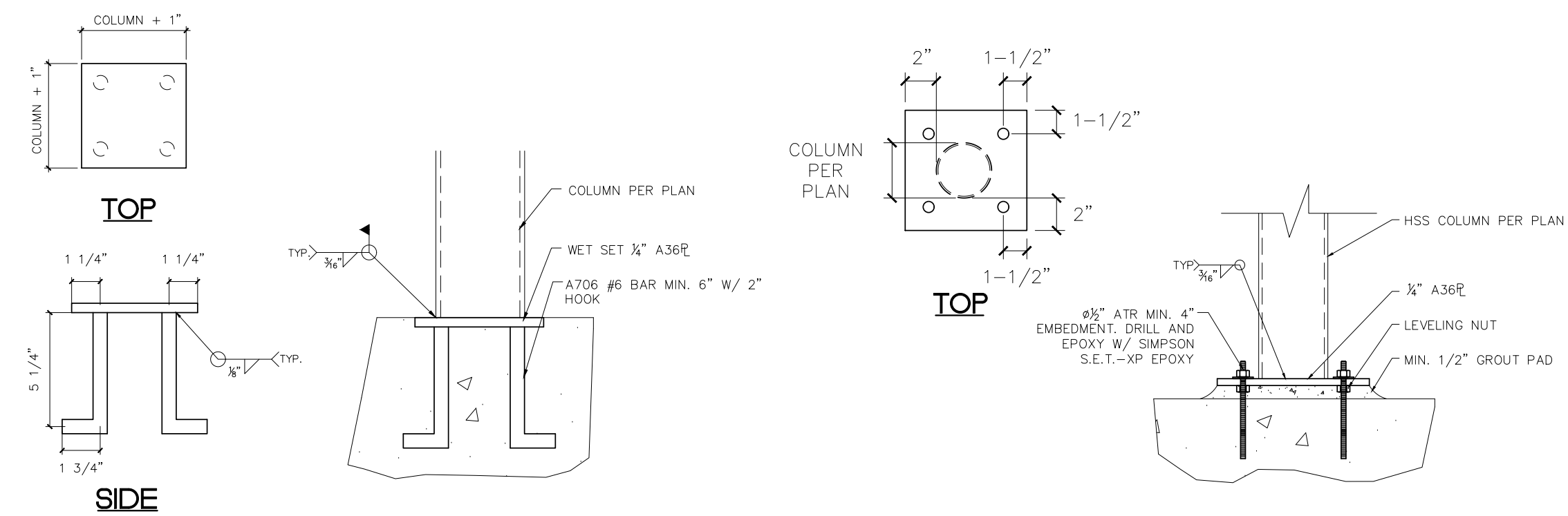




INDIVIDUAL FOUNDATION MEMBERS SHOWN WERE
DESIGNED TO MEET IBC DESIGN CRITERIA. EXISTING
SUBFLOOR NOT VERIFIED TO MEET IBC CRITERIA FOR
COMMERCIAL STRUCTURES.

BEAM AND JOIST CALL OUTS ARE MINIMUM SIZES.
VERIFY EXISTING MEMBERS MEET OR EXCEED THE
MINIMUM SIZES PER DESIGN.

FRAMING AND FOUNDATION CONDITIONS MAY VARY FROM
ENGINEERS CONCEPTUAL DRAWINGS. IF FIELD CONDITIONS
VARY PLEASE CONTACT ENGINEER FOR FURTHER ANALYSIS
AND REDESIGN

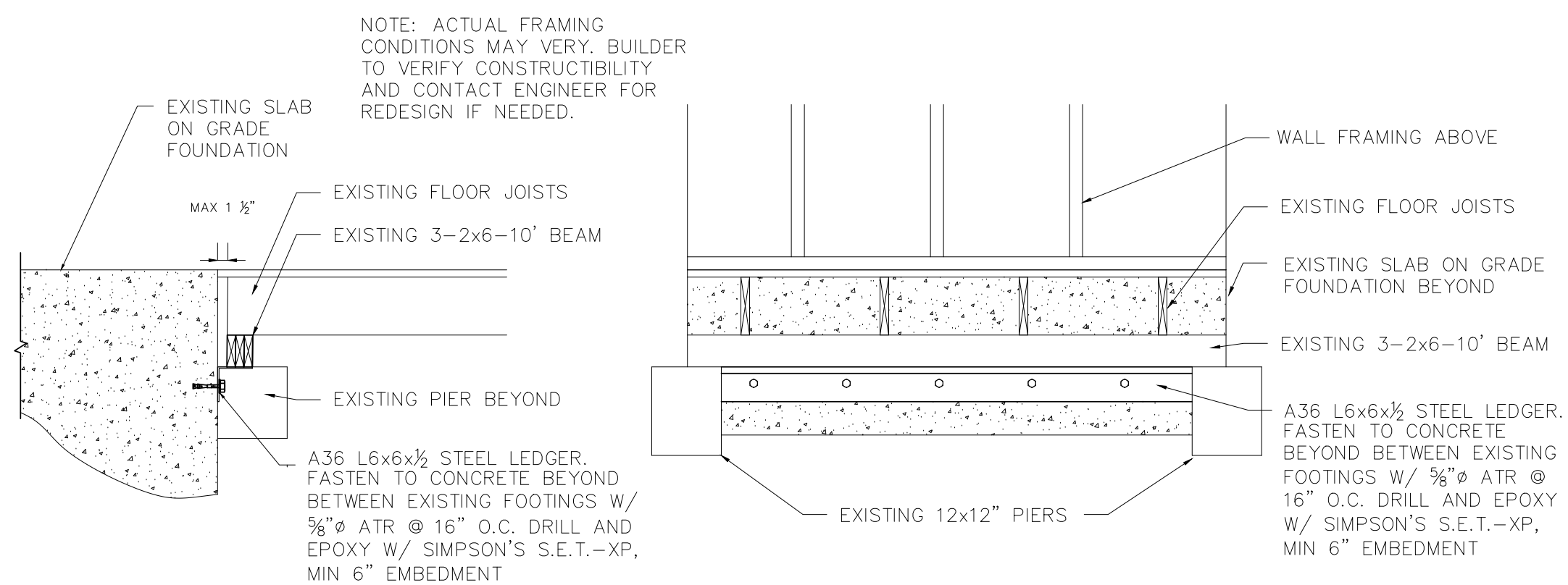


OPT. 1/4" WET SET BASE PLATE

OPT. 1/4" A36PL DRILL AND EPOXY

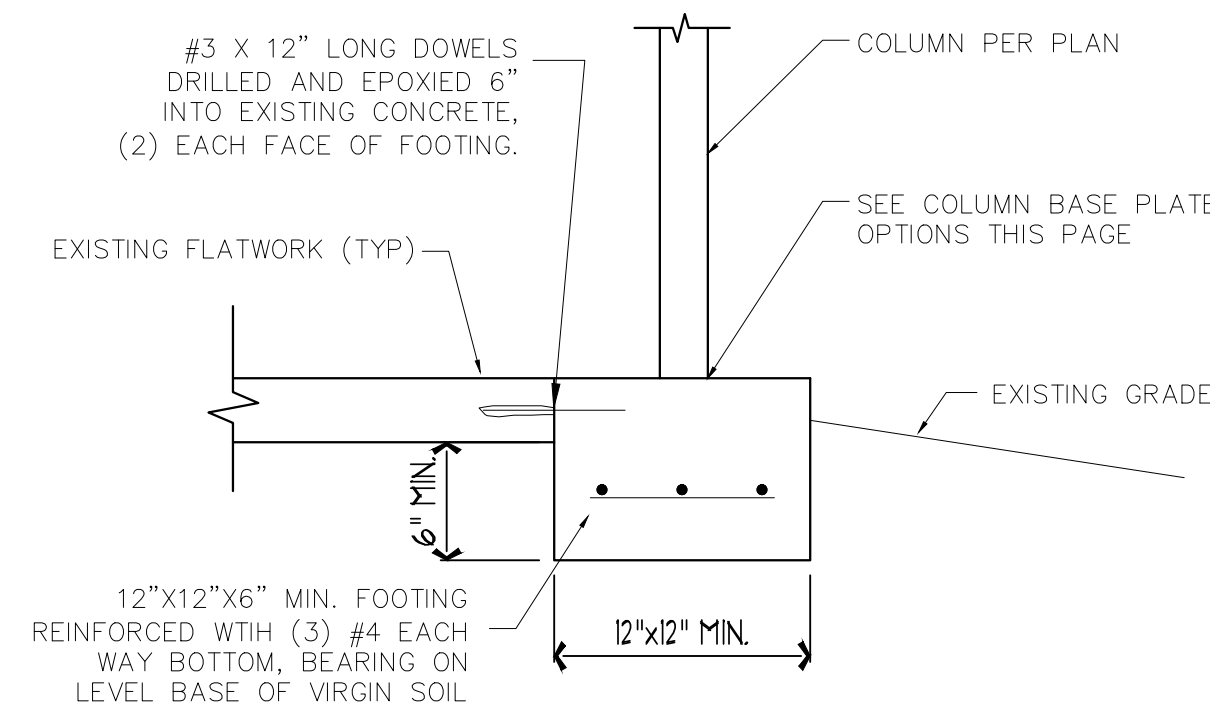
BASE PLATE CONNECTIONS

N.T.S.

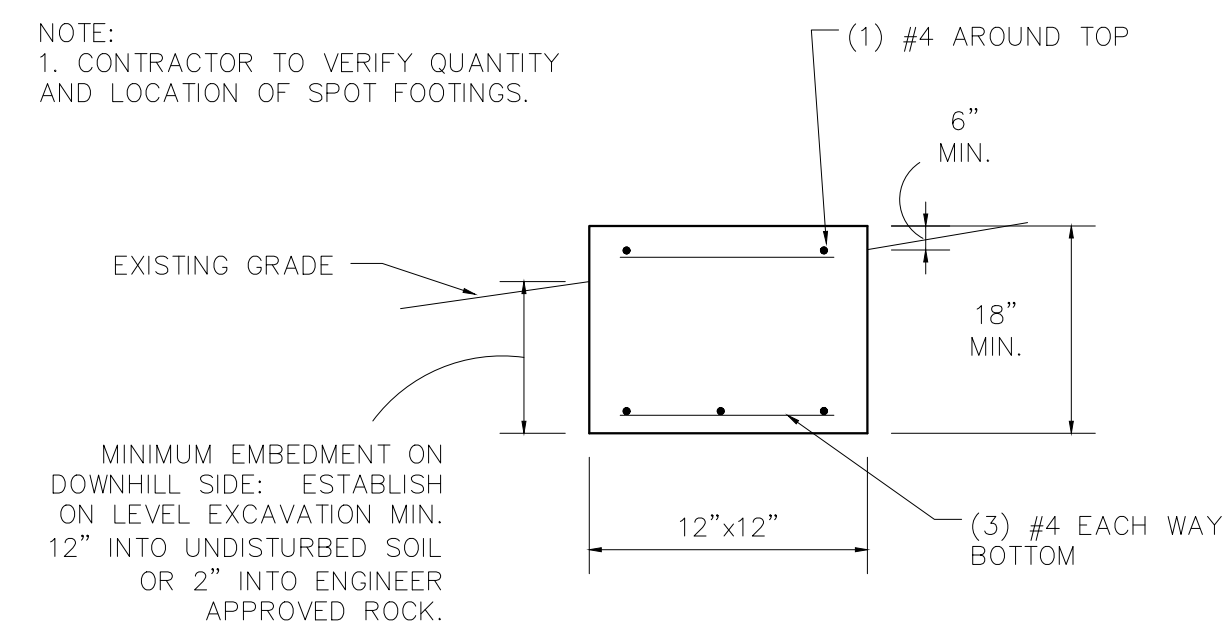


SUBFLOOR LEDGER BEAM CONNECTION

N.T.S



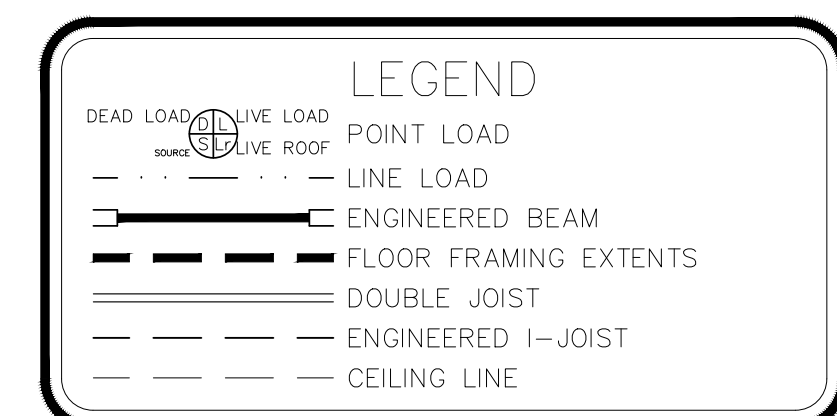
PATIO SPOT FOOTING DETAIL



SUBFLOOR SPOT FOOTING DETAIL

SPOT FOOTING DETAILS

N.T.S.

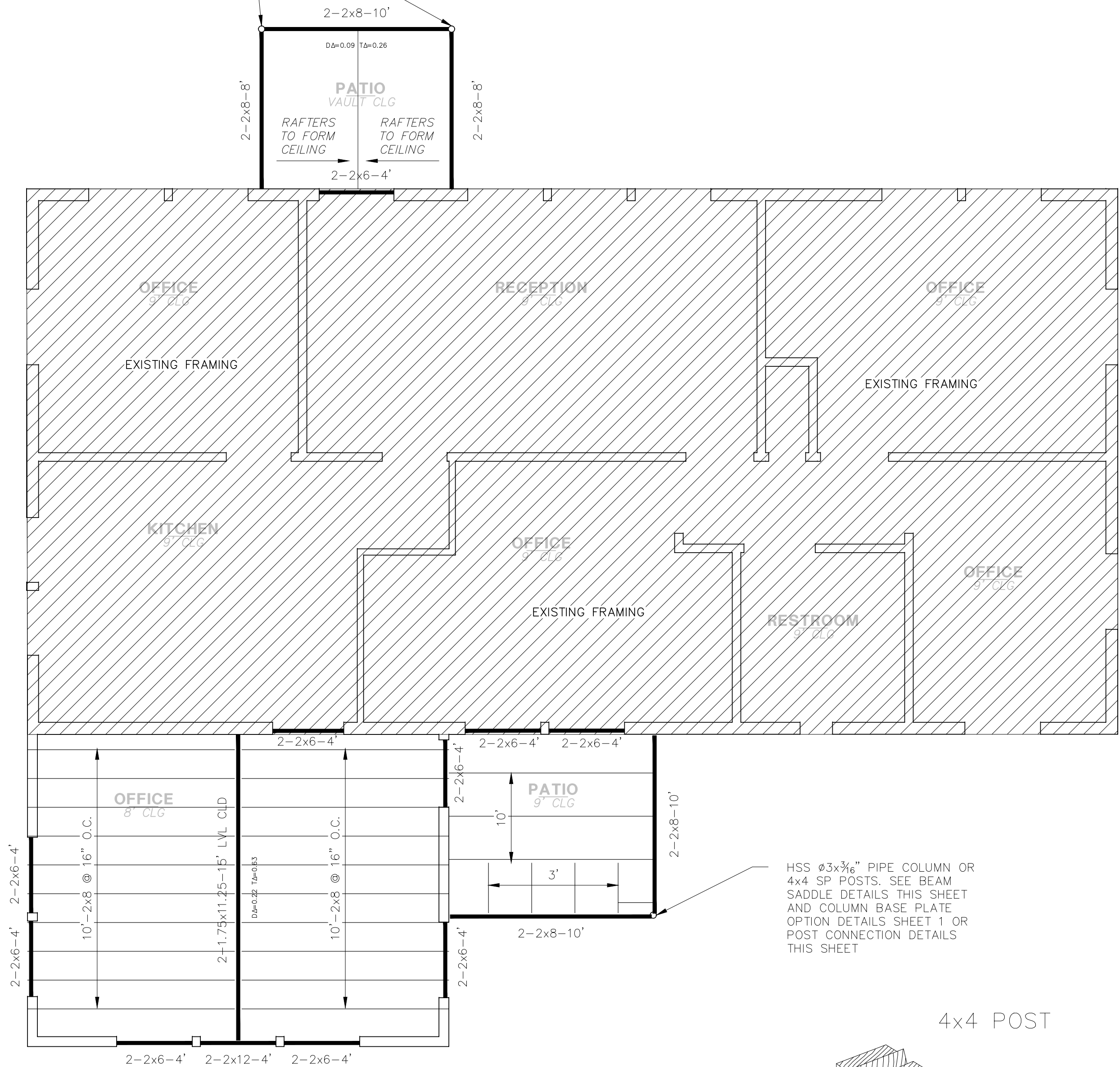


SUB-FLOOR FRAMING PLAN
1/4"=1'-0"

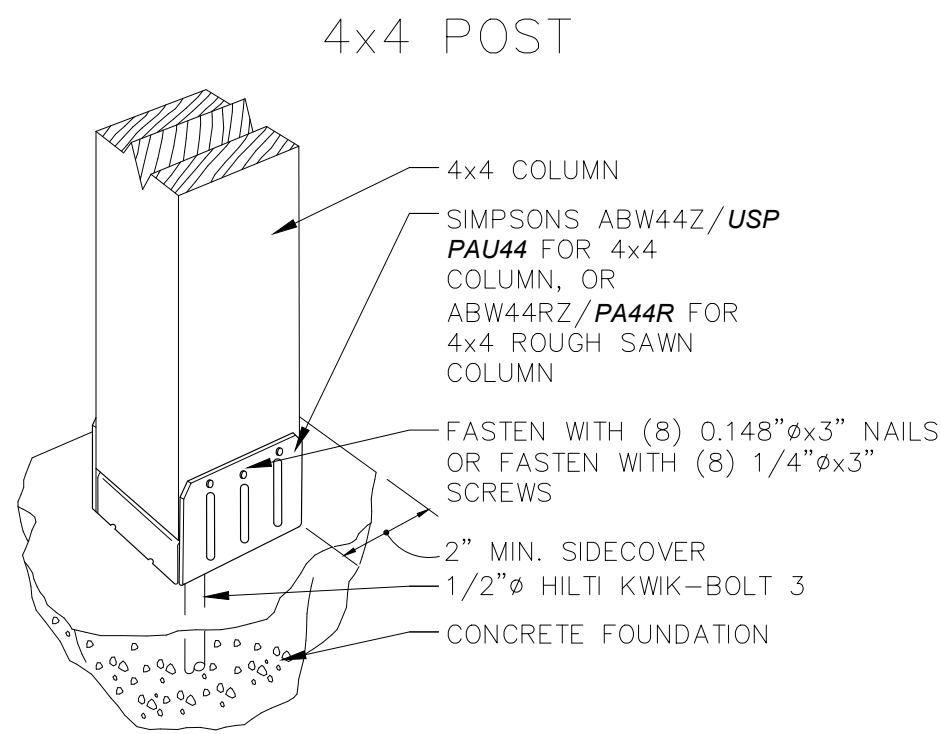
CEILING AND CEILING JOISTS

SPECIES AND GRADE: #2 SOUTHERN PINE U.N.O.
SIZE AND SPACING: 2x6 @ 24" O.C. U.N.O.
CEILING SHEATHING: 5/8" GYPSUM PANELS

HSS $\phi 3 \times \frac{3}{8}$ " PIPE COLUMNS OR 4x4 SP POSTS. SEE BEAM SADDLE DETAILS THIS SHEET AND COLUMN BASE PLATE OPTION DETAILS SHEET 1 OR POST CONNECTION DETAILS THIS SHEET

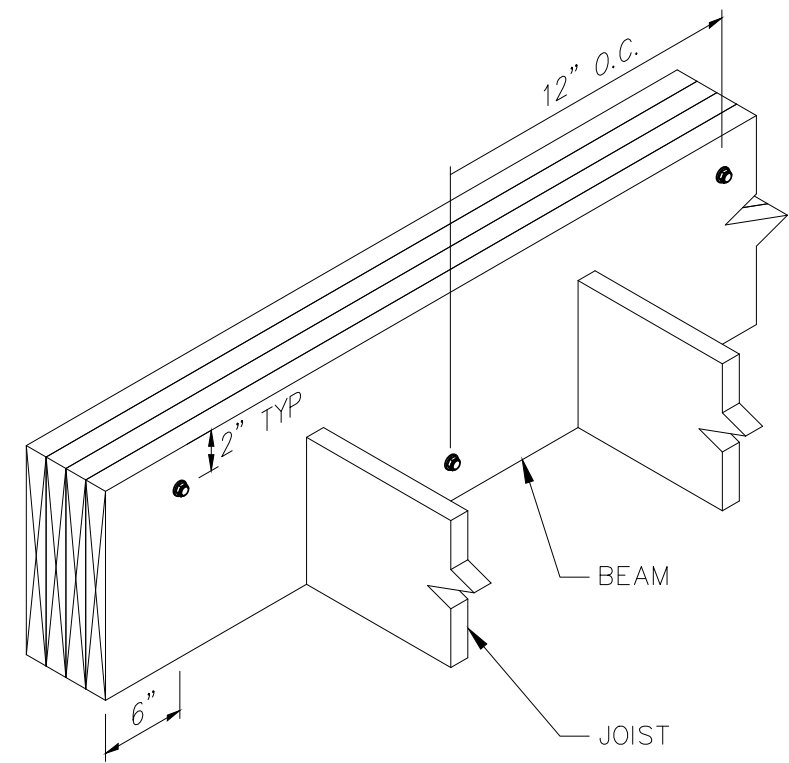


HSS $\phi 3 \times \frac{3}{8}$ " PIPE COLUMN OR 4x4 SP POSTS. SEE BEAM SADDLE DETAILS THIS SHEET AND COLUMN BASE PLATE OPTION DETAILS SHEET 1 OR POST CONNECTION DETAILS THIS SHEET



COLUMN BASE CONNECTION
N.T.S.

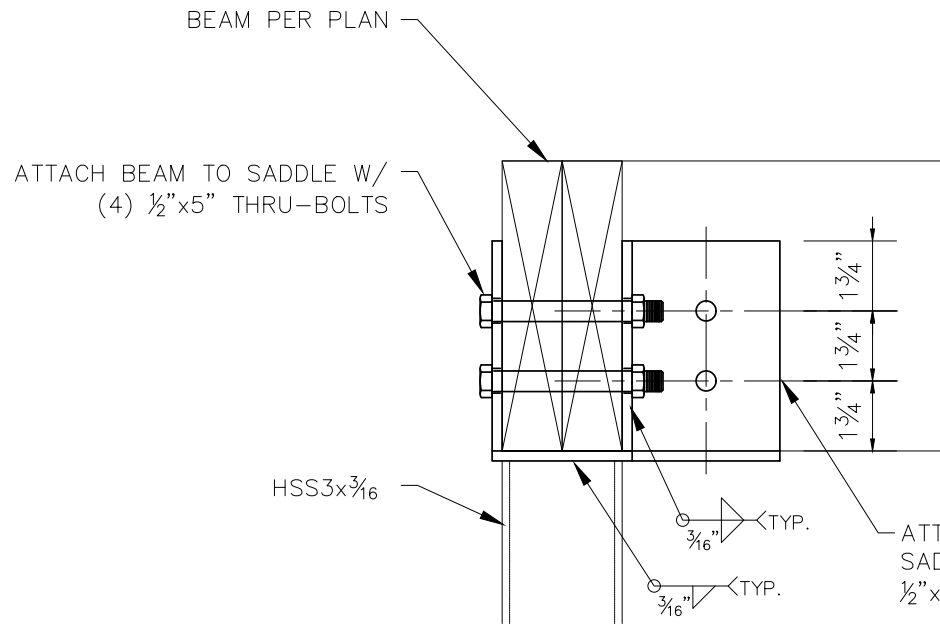
POST CONNECTIONS
N.T.S.



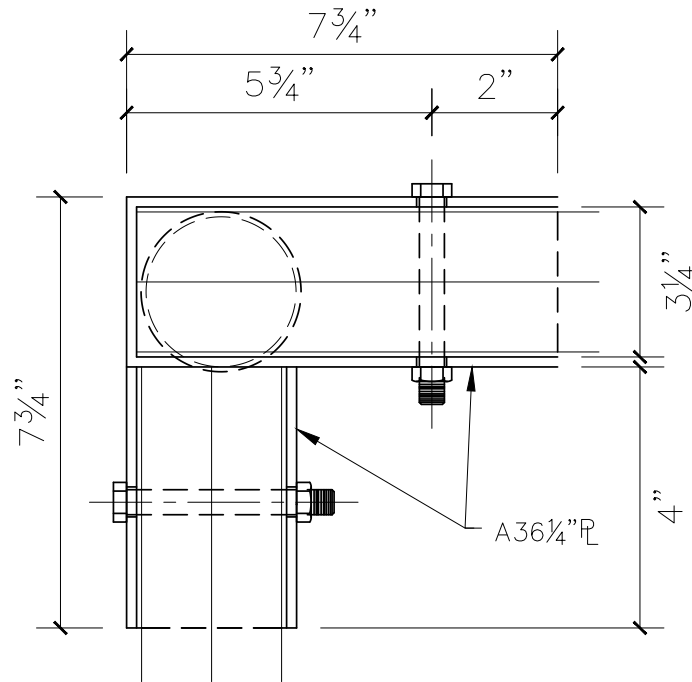
4 PLY 2x6 FLOOR BEAM CONNECTION
N.T.S.

BEAMS ONLY MAY BE CONNECTED USING 1/4" x 6" SIMPSON'S SDS SCREWS (SDS25600-R10). INSTALL 3 ROWS OF SDS SCREWS @ 24" O.C. EACH SIDE OF BEAM, OFFSET OUTER ROWS 1 1/2" FROM TOP AND BOTTOM EDGES AND STAGGER EACH FACE.

- NOTES:
- STEEL MEMBER LENGTHS SHOWN ARE NOT EXACT. FOR MATERIAL ESTIMATES ONLY.
 - BUILDER TO VERIFY HEIGHT AND LENGTHS OF STEEL MEMBER PRIOR TO ERECTING

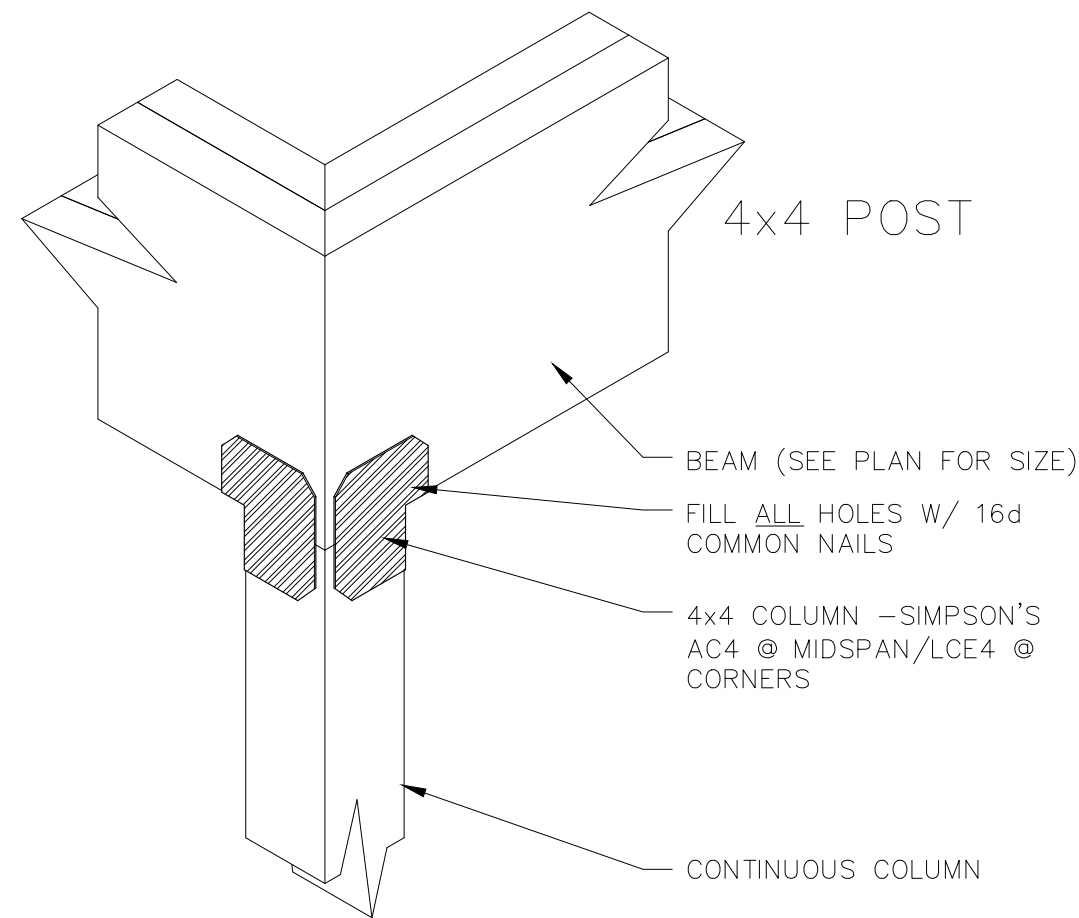


SIDE



TOP

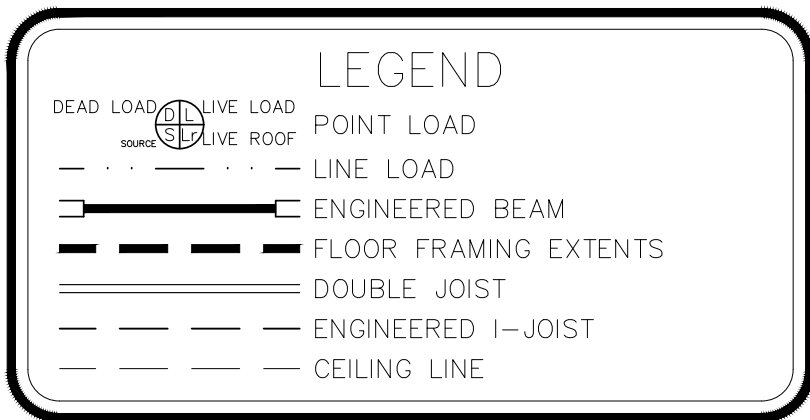
BEAM SADDLE TO HSS COLUMN
N.T.S.



BEAM / POST TOP CONNECTION
N.T.S.

BEAM AND JOIST CALL OUTS ARE MINIMUM SIZES. VERIFY EXISTING MEMBERS MEET OR EXCEED THE MINIMUM SIZES PER DESIGN.

FRAMING AND FOUNDATION CONDITIONS MAY VARY FROM ENGINEERS CONCEPTUAL DRAWINGS. IF FIELD CONDITIONS VARY PLEASE CONTACT ENGINEER FOR FURTHER ANALYSIS AND REDESIGN



LEVEL 1 CEILING FRAMING PLAN
1/4"=1'-0"

MLAW
ENGINEERS

F-002885
8309 NORTH MOPAC
SUITE C-280
AUSTIN, TEXAS 78759
(512) 855-1000
FOUNDATION/FRAMING
INSPECTIONS/ENERGY
GEOSTRUCTURAL

STATE OF TEXAS
MICHAEL RAY LYNCH
64928
REGISTERED
PROFESSIONAL ENGINEER
3-2-2022

107 TAYLOR STREET
HUTTO, TX
CLIENT: POD + ARCHITECTURE

JOB No:2300082
DATE: 2-3-23
DRAWN:LV/OCG
CHECK:

S2
SHEET
2 OF 8

ROOF AND RAFTERS

SPECIES AND GRADE: #2 SOUTHERN PINE U.N.O.

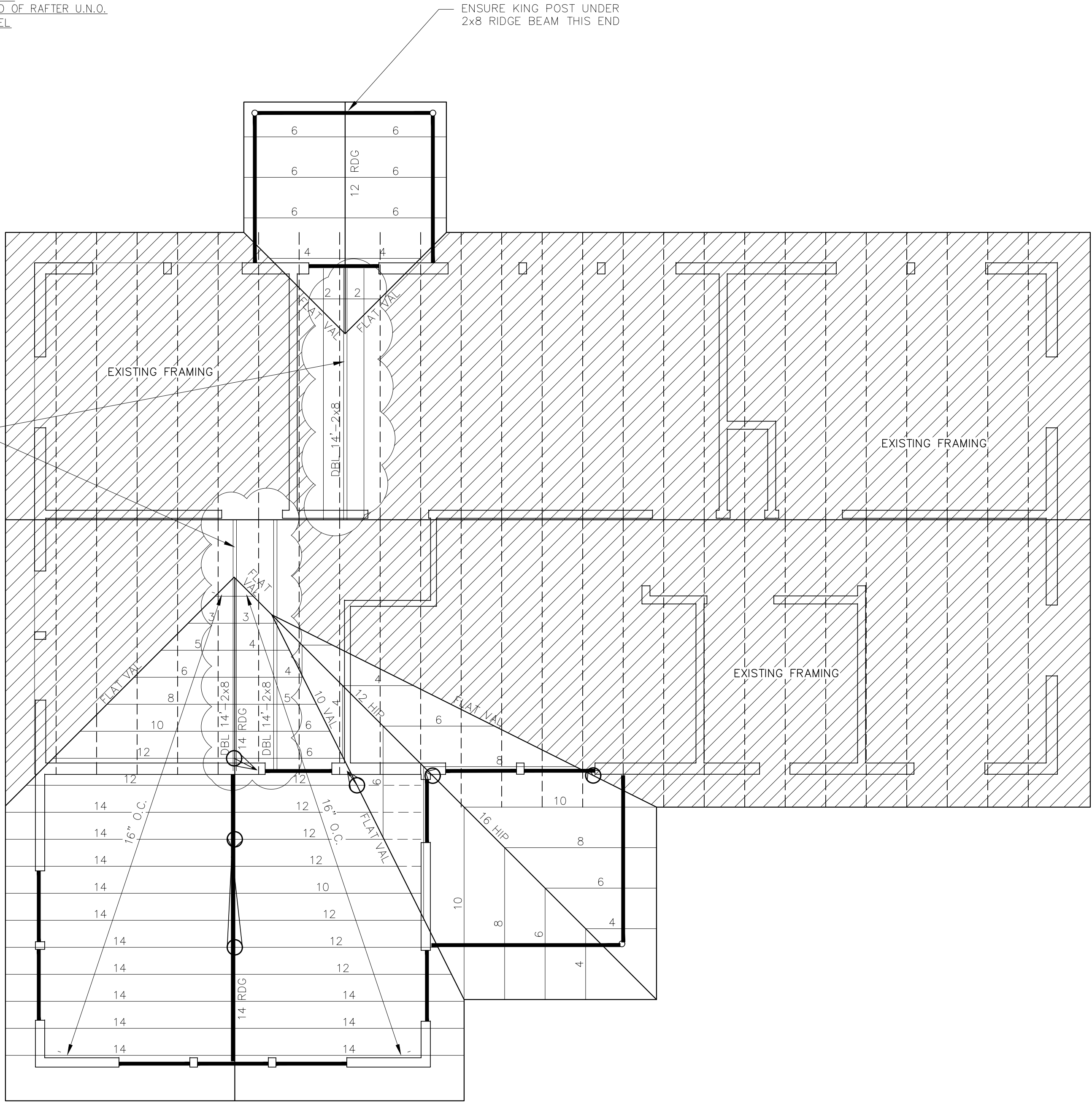
SIZE AND SPACING:

RAFTERS
HIPS, VALLEYS AND RIDGES
ROOF SHEATHING

2x6 @ 24" O.C. U.N.O.
LARGER THAN CUT END OF RAFTER U.N.O.
7/16" STRUCT. PANEL

ENSURE KING POST UNDER
2x8 RIDGE BEAM THIS END

DBL's UNDER NEW ROOF LOADS

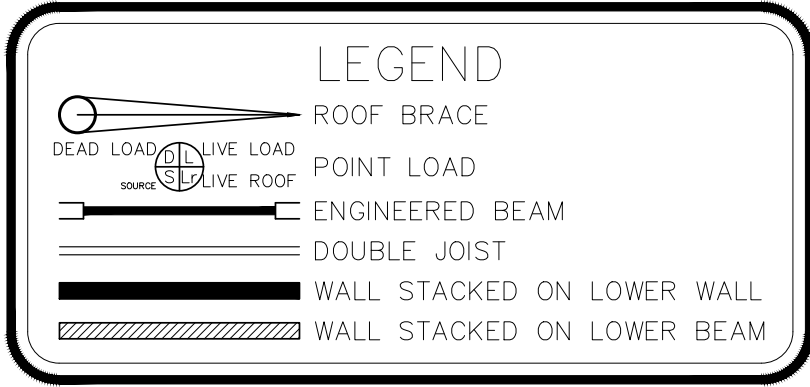


THIS ROOF SYSTEM DESIGNED FOR
COMPOSITION OR METAL ROOF. IF TILE IS
TO BE USED, OR OTHER COVERING,
CONTACT ENGINEER FOR REDESIGN

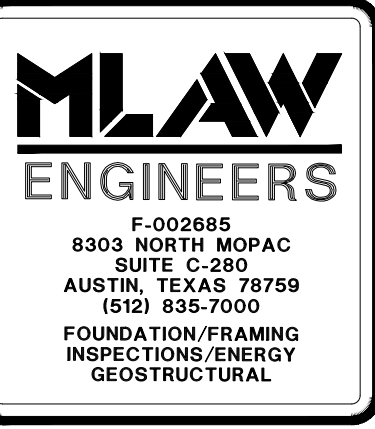
ALL OVERHANG EXCEEDING 2'-0" AND RAFTERS/ TRUSSES
AT PORCHES MUST BE ATTACHED TO TOP PLATE OR TO
SUPPORTING BEAM W/ USP'S RT7/ SIMPSON'S H2.5A

BEAM AND JOIST CALL OUTS ARE MINIMUM
SIZES. VERIFY EXISTING MEMBERS MEET OR
EXCEED THE MINIMUM SIZES PER DESIGN.

FRAMING AND FOUNDATION CONDITIONS MAY VARY
FROM ENGINEERS CONCEPTUAL DRAWINGS. IF FIELD
CONDITIONS VARY PLEASE CONTACT ENGINEER FOR
FURTHER ANALYSIS AND REDESIGN



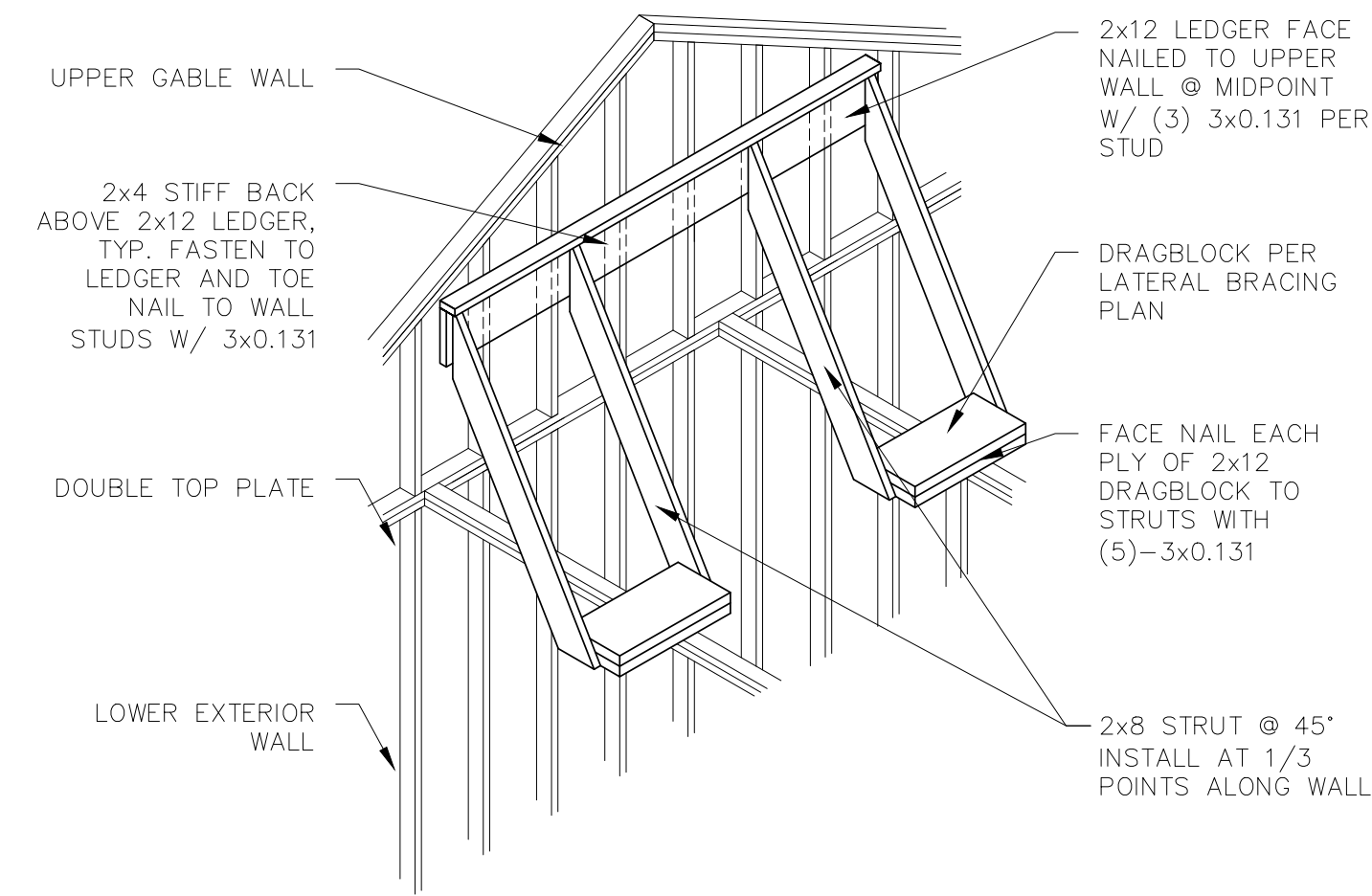
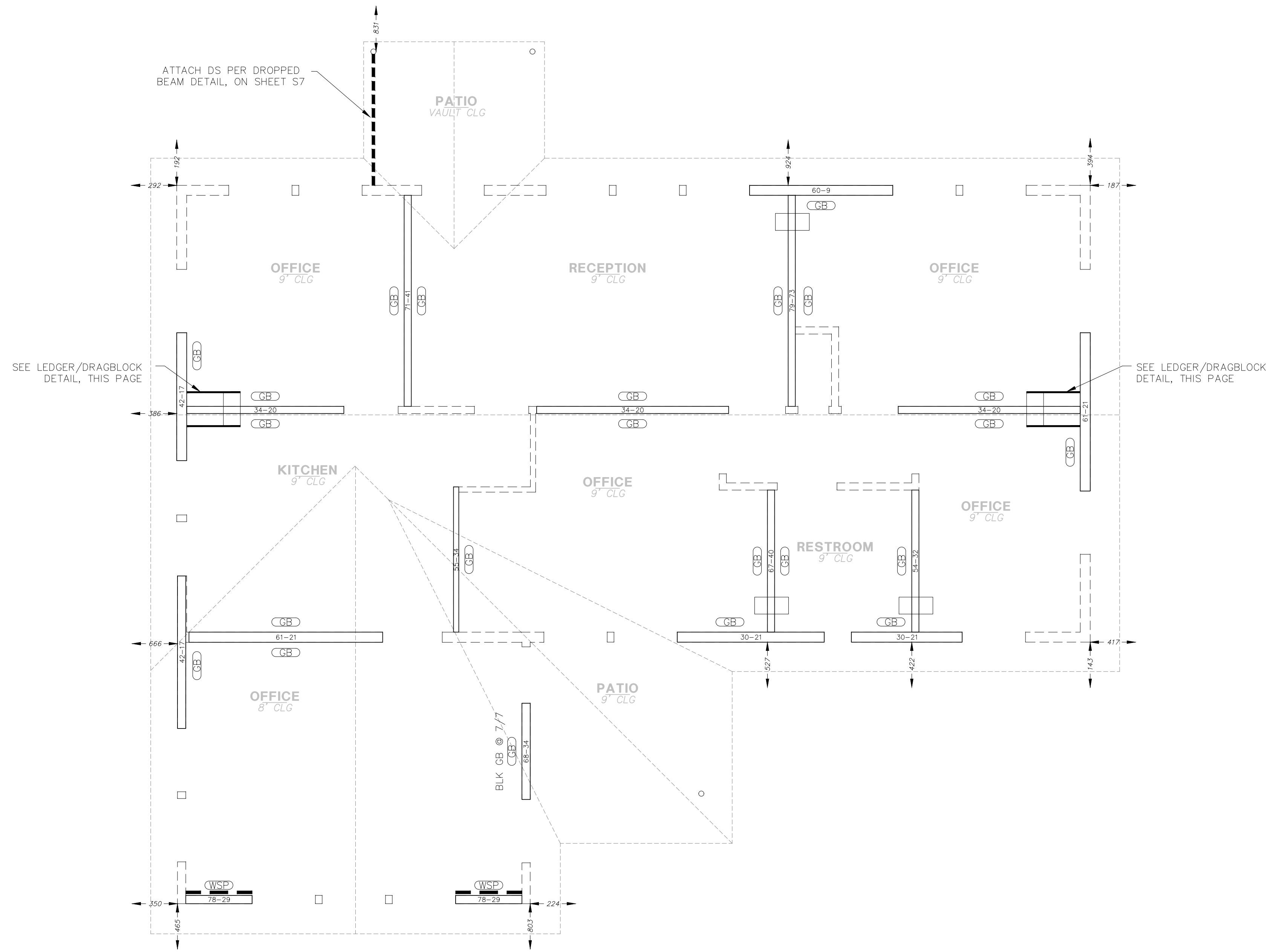
ROOF FRAMING PLAN
1/4"=1'-0"



107 TAYLOR STREET
HUTTO, TX
CLIENT: POD + ARCHITECTURE

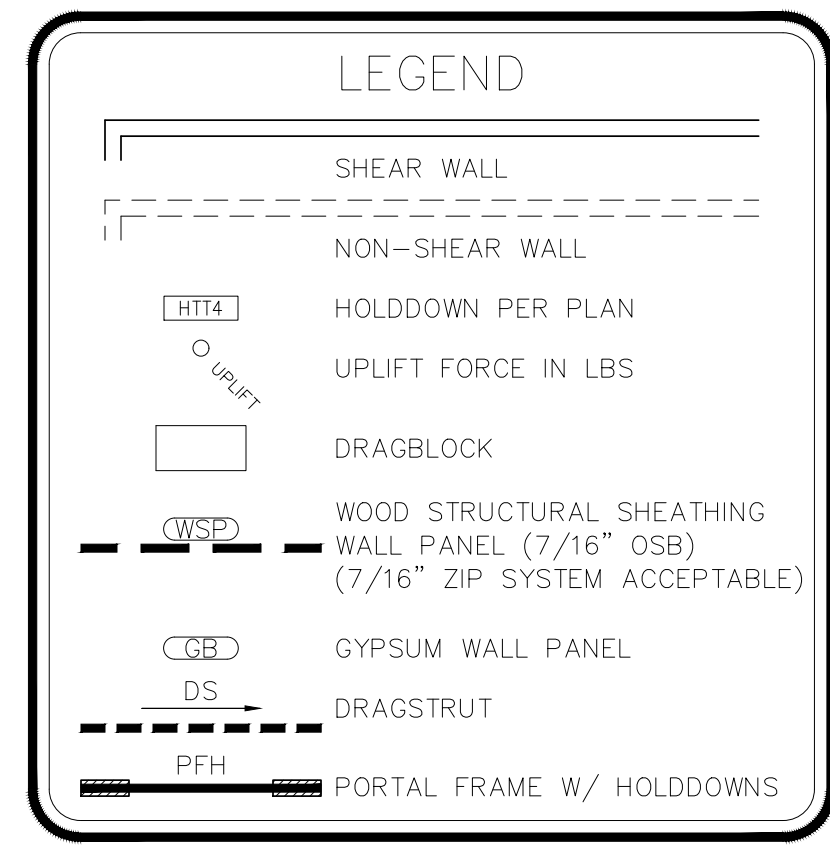
JOB No:2300082
DATE: 2-3-23
DRAWN:LV/OCG
CHECK:

S3
SHEET
3 OF 8



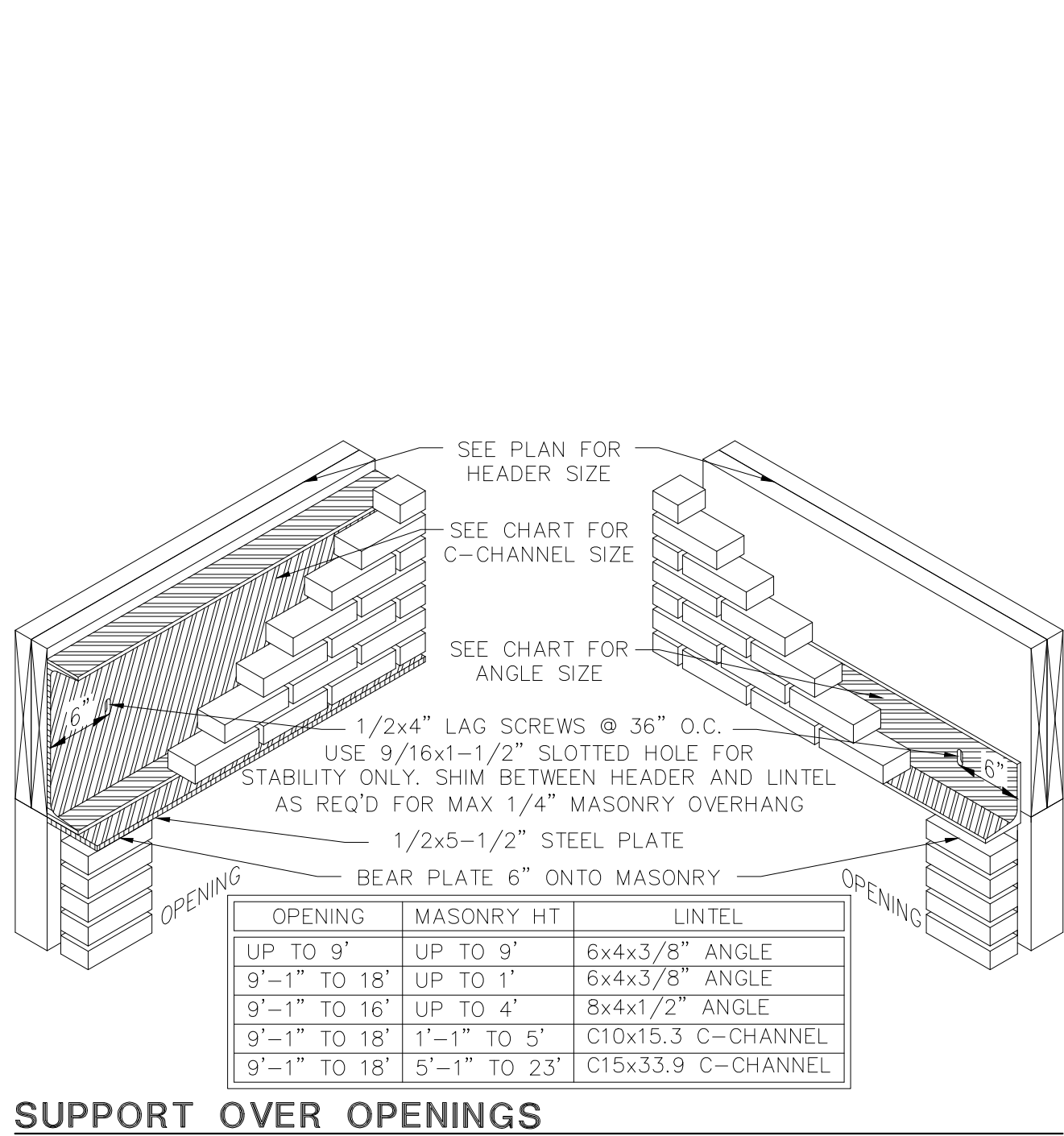
LEDGER/DragBLOCK DETAIL AT GABLE WALL

TYPICAL DETAIL MAY NOT REPRESENT EXACT APPLICATION AT EVERY LOCATION. LEDGER BOARD TO EXTEND ACROSS ENTIRE WIDTH OF GABLE WALL. BRACES AT LOCATIONS INDICATED ON PLAN.

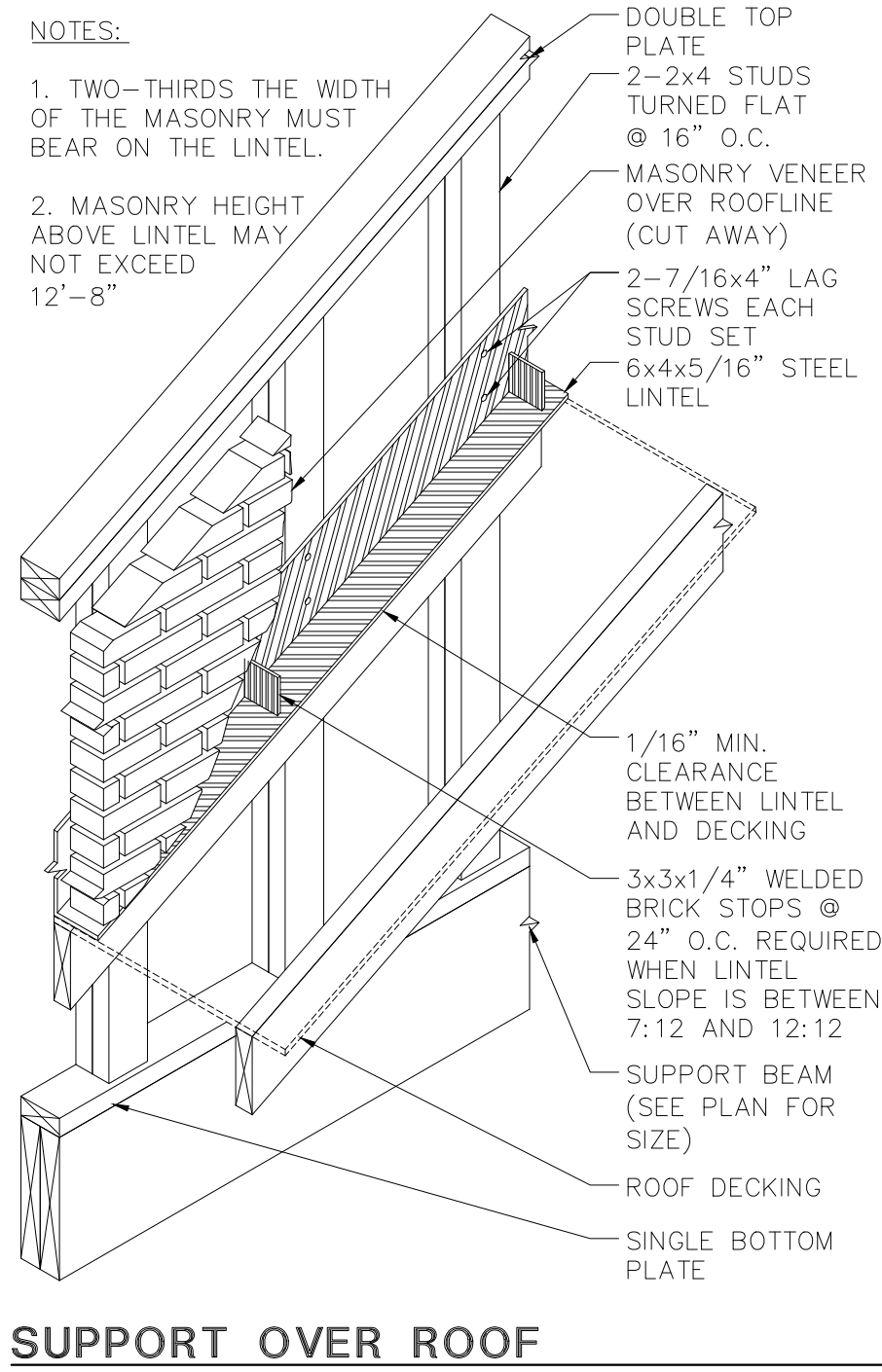


FRAMING AND FOUNDATION CONDITIONS MAY VARY FROM ENGINEERS CONCEPTUAL DRAWINGS. IF FIELD CONDITIONS VARY PLEASE CONTACT ENGINEER FOR FURTHER ANALYSIS AND REDESIGN

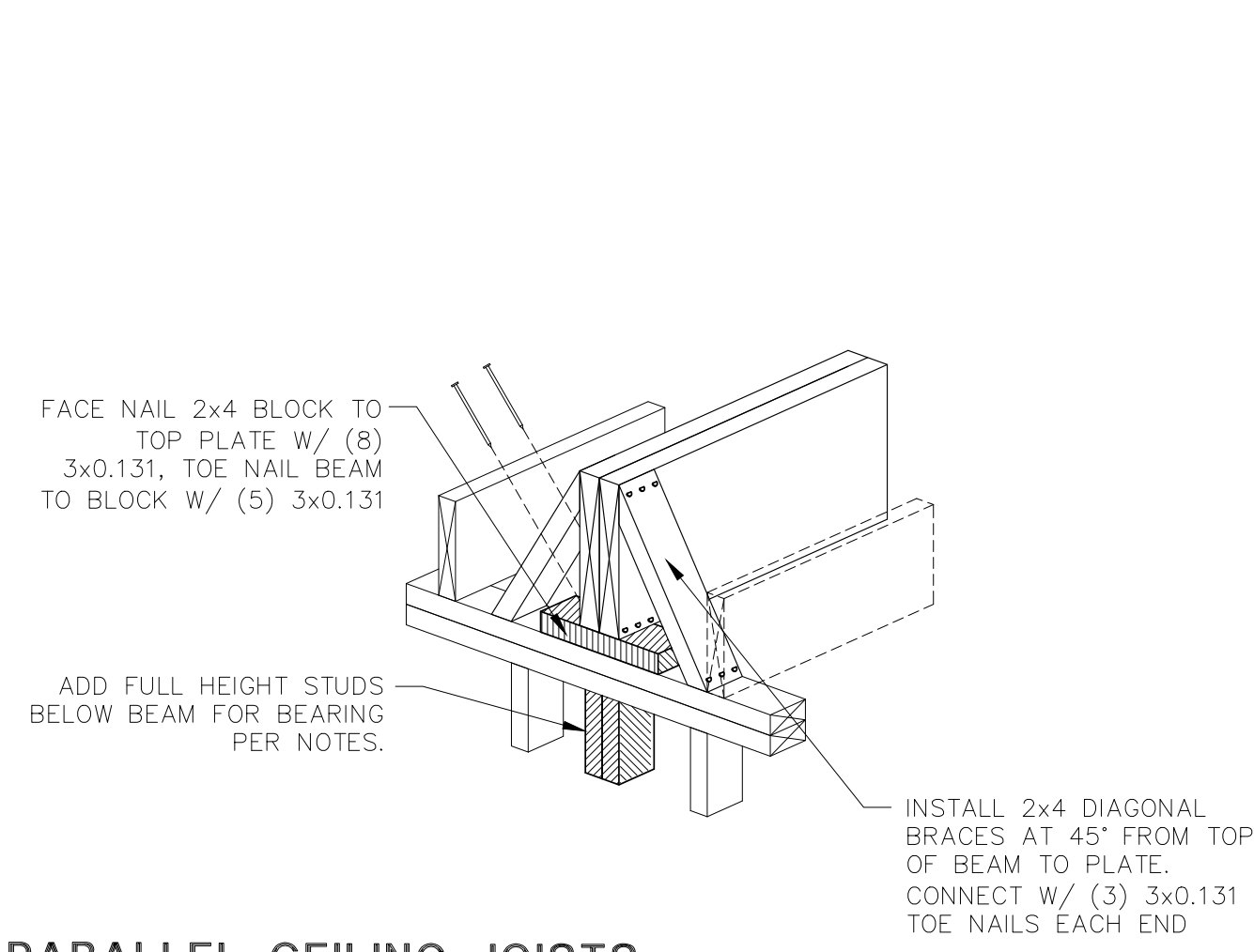
WIND SPEED - 115
EXPOSURE - B



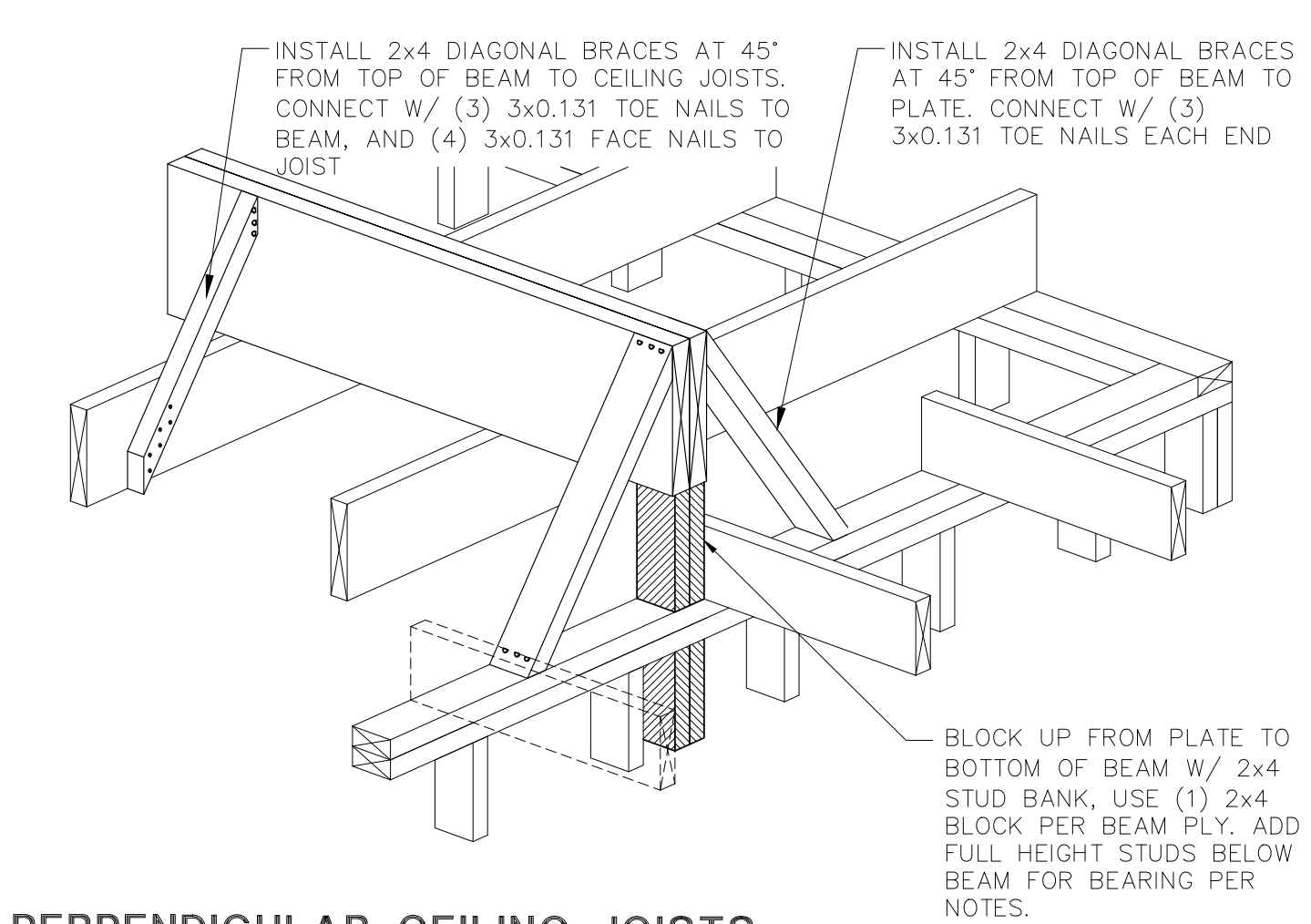
SUPPORT OVER OPENINGS
MASONRY SUPPORT DETAILS



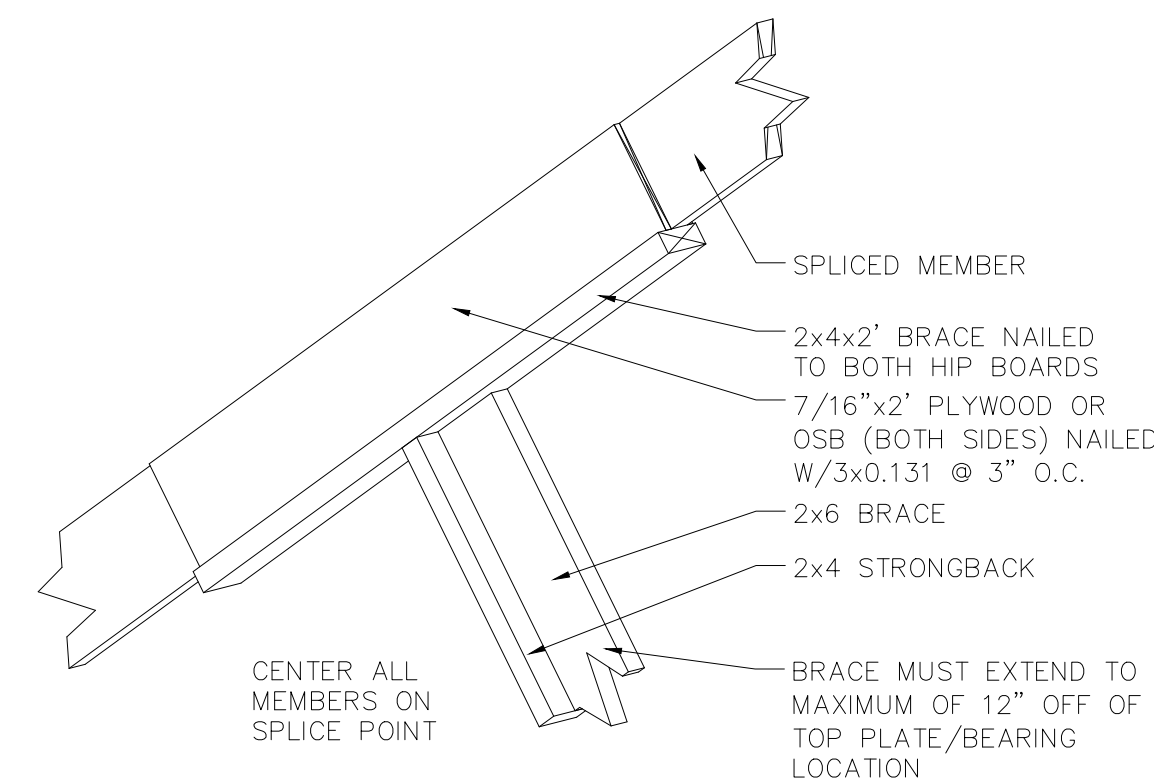
SUPPORT OVER ROOF



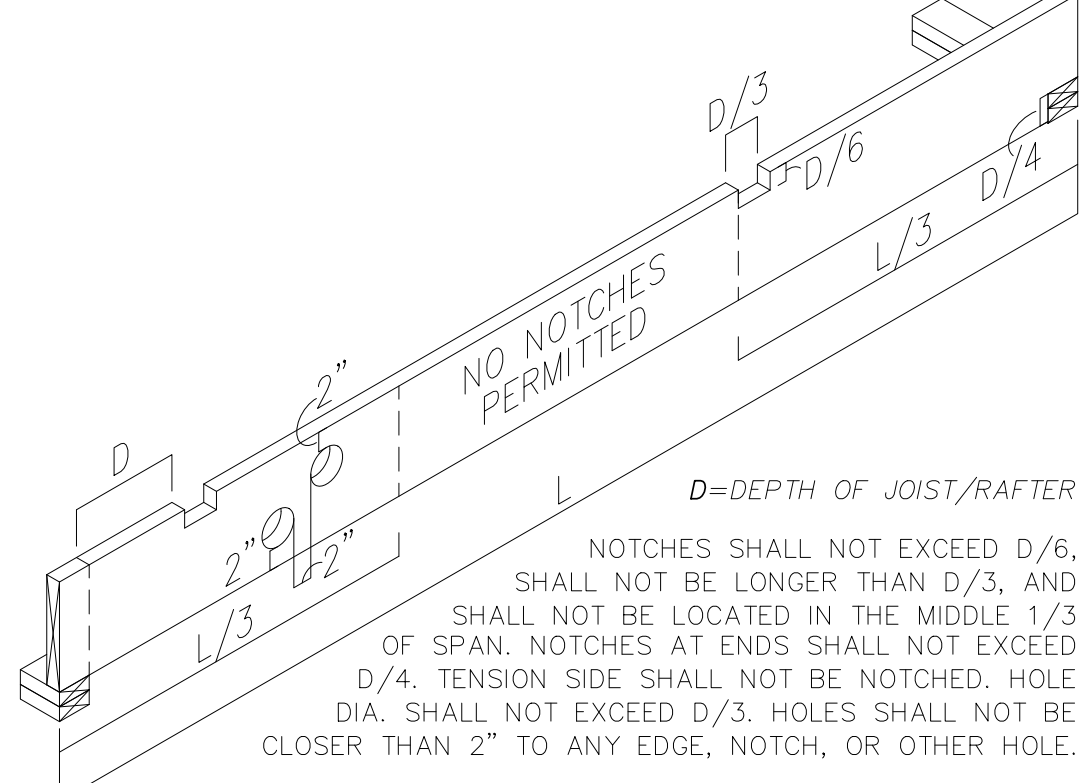
PARALLEL CEILING JOISTS
FLOATING BEAM DETAILS



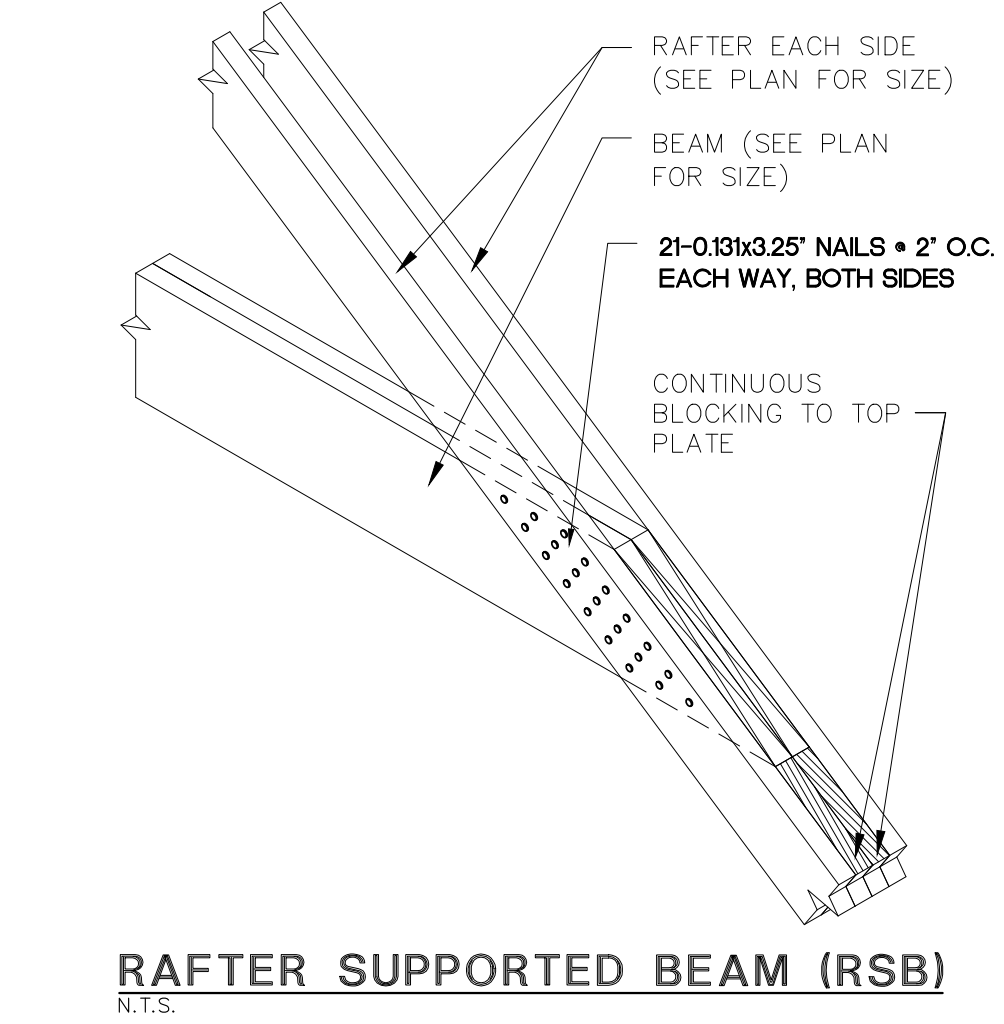
PERPENDICULAR CEILING JOISTS



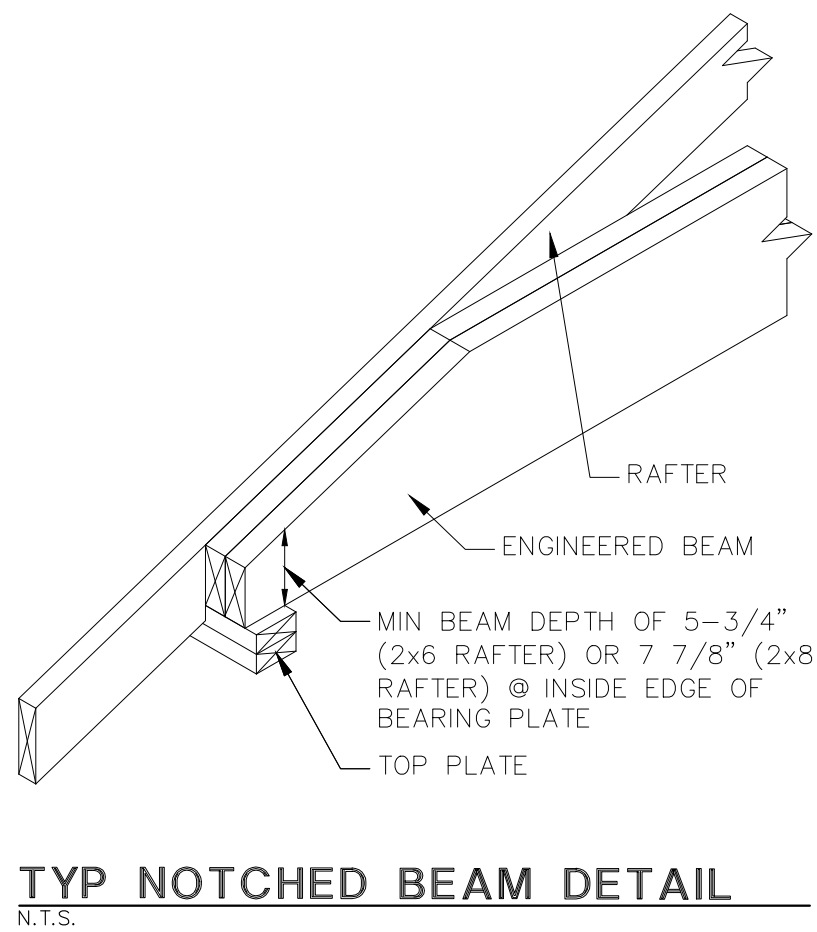
HIP/VALLEY/RIDGE SPLICE DETAIL
N.T.S.



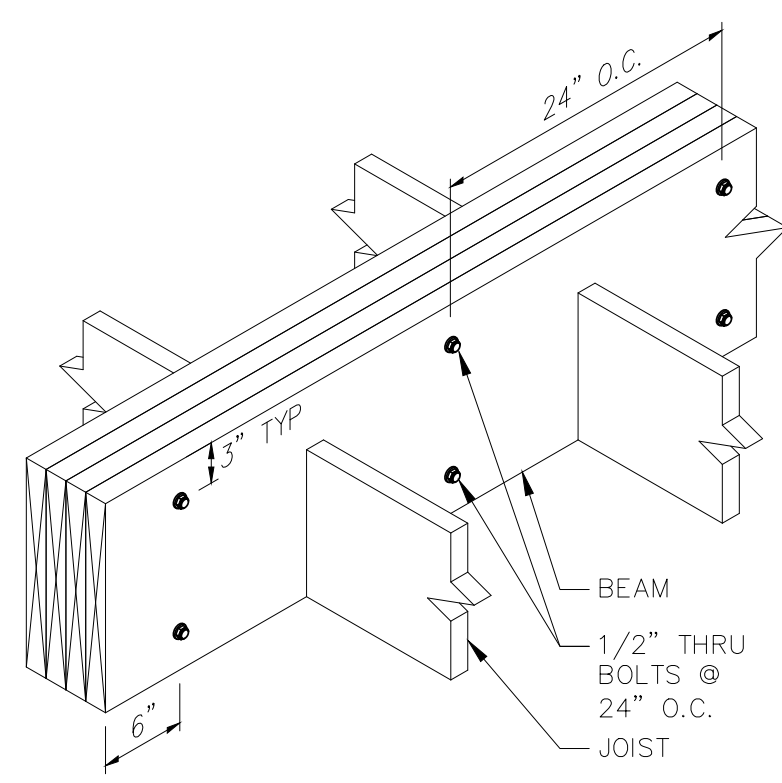
BORED/NOTCHED JOIST/RAFTER
N.T.S.



RAFTER SUPPORTED BEAM (RSB)
N.T.S.

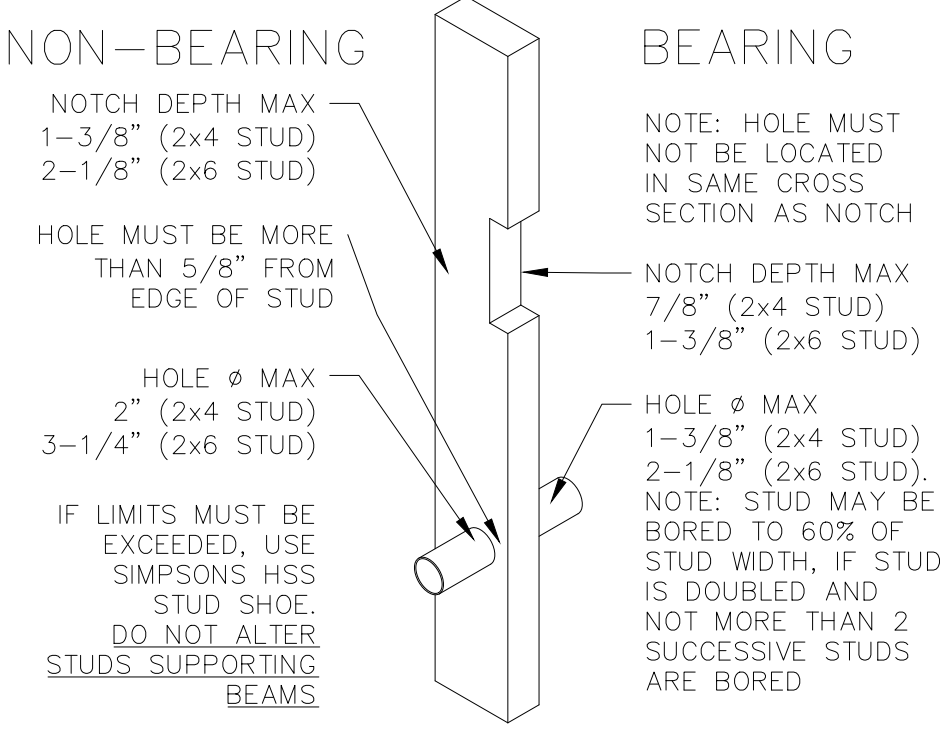


TYP NOTCHED BEAM DETAIL
N.T.S.

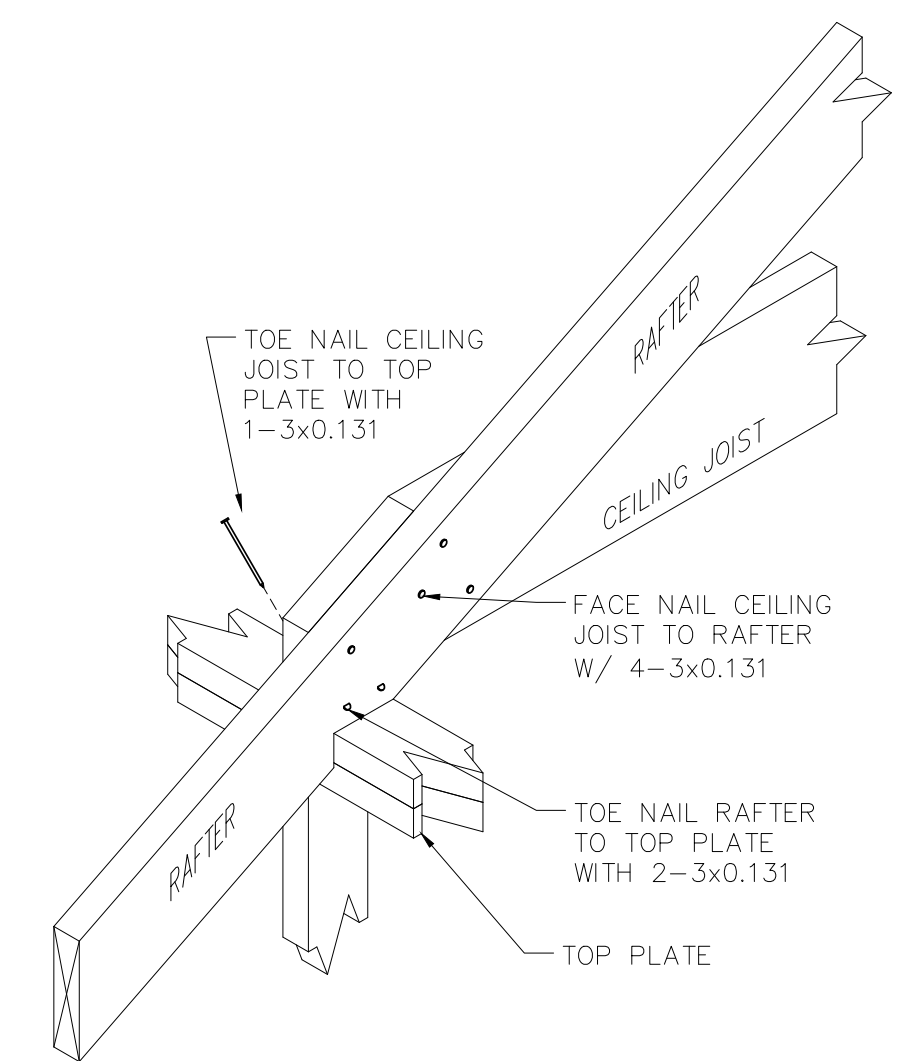


* 4 PLY BEAMS ONLY MAY BE CONNECTED USING 1/4"x 6" SIMPSON'S SDS SCREWS. INSTALL 3 ROWS OF SDS SCREWS @ 24" O.C. EACH SIDE OF BEAM, OFFSET OUTER ROWS 1 1/2" FROM TOP AND BOTTOM EDGES AND STAGGER EACH FACE.

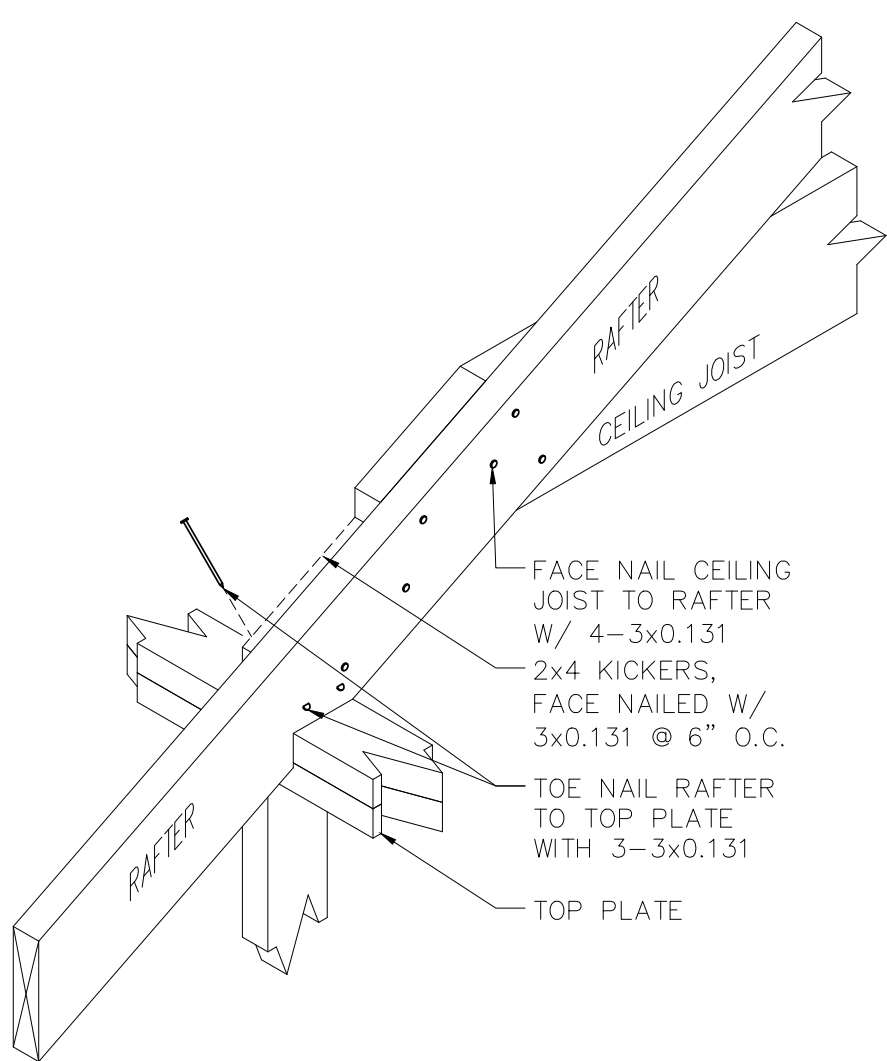
4* AND 5 PLY BEAM BOLTING
N.T.S.



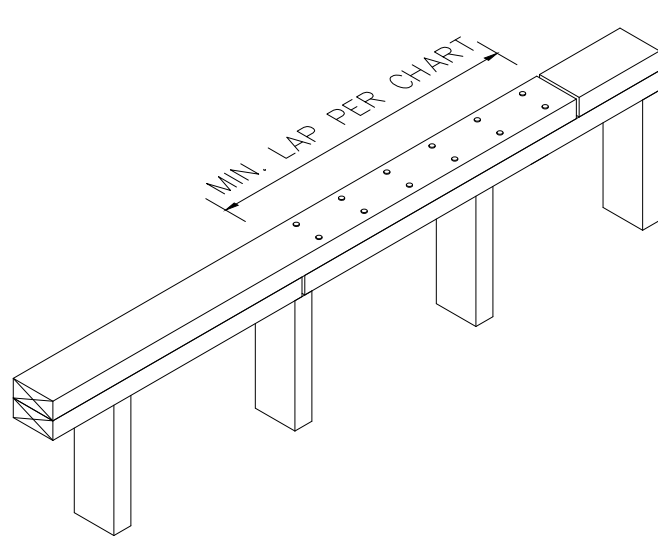
BORED/NOTCHED STUD
N.T.S.



FLAT CEILING
N.T.S.



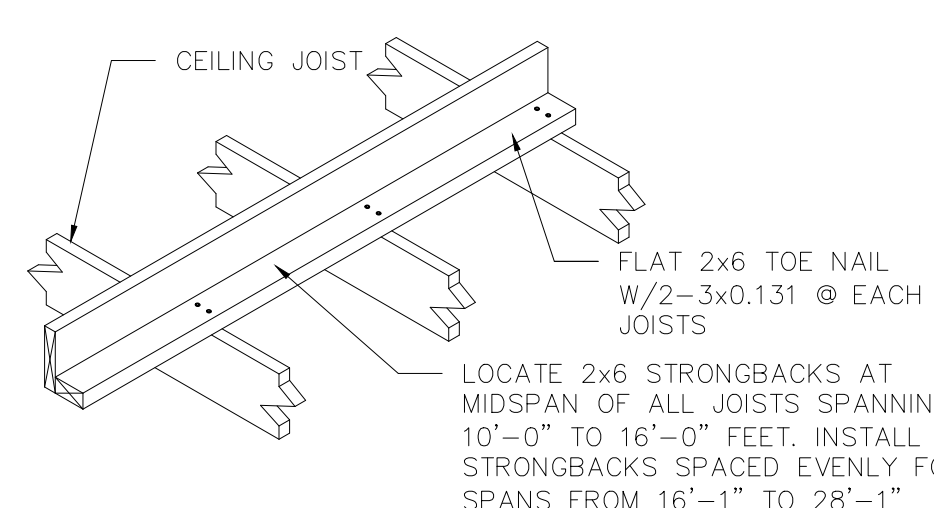
COFFERED CEILING
N.T.S.



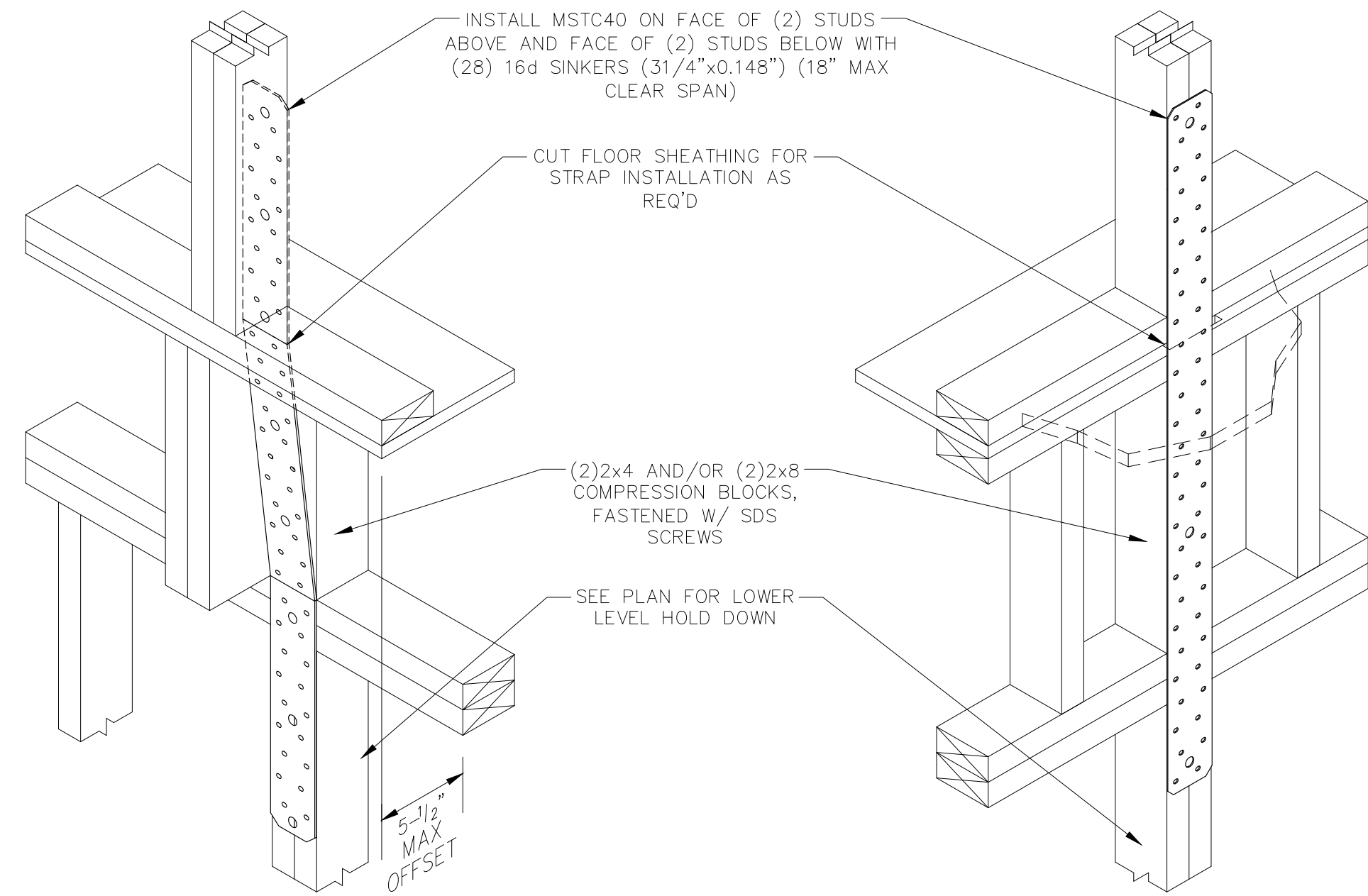
TOP PLATE SPLICE DETAIL
N.T.S.

LENGTH OF TOP PLATE LAP @ SPLICE	BUILDING DIMENSION OF WALL CONTAINING TOP PLATE
4' LAP	< 40'
6' LAP	40' > 60'
8' LAP	60' > 80'

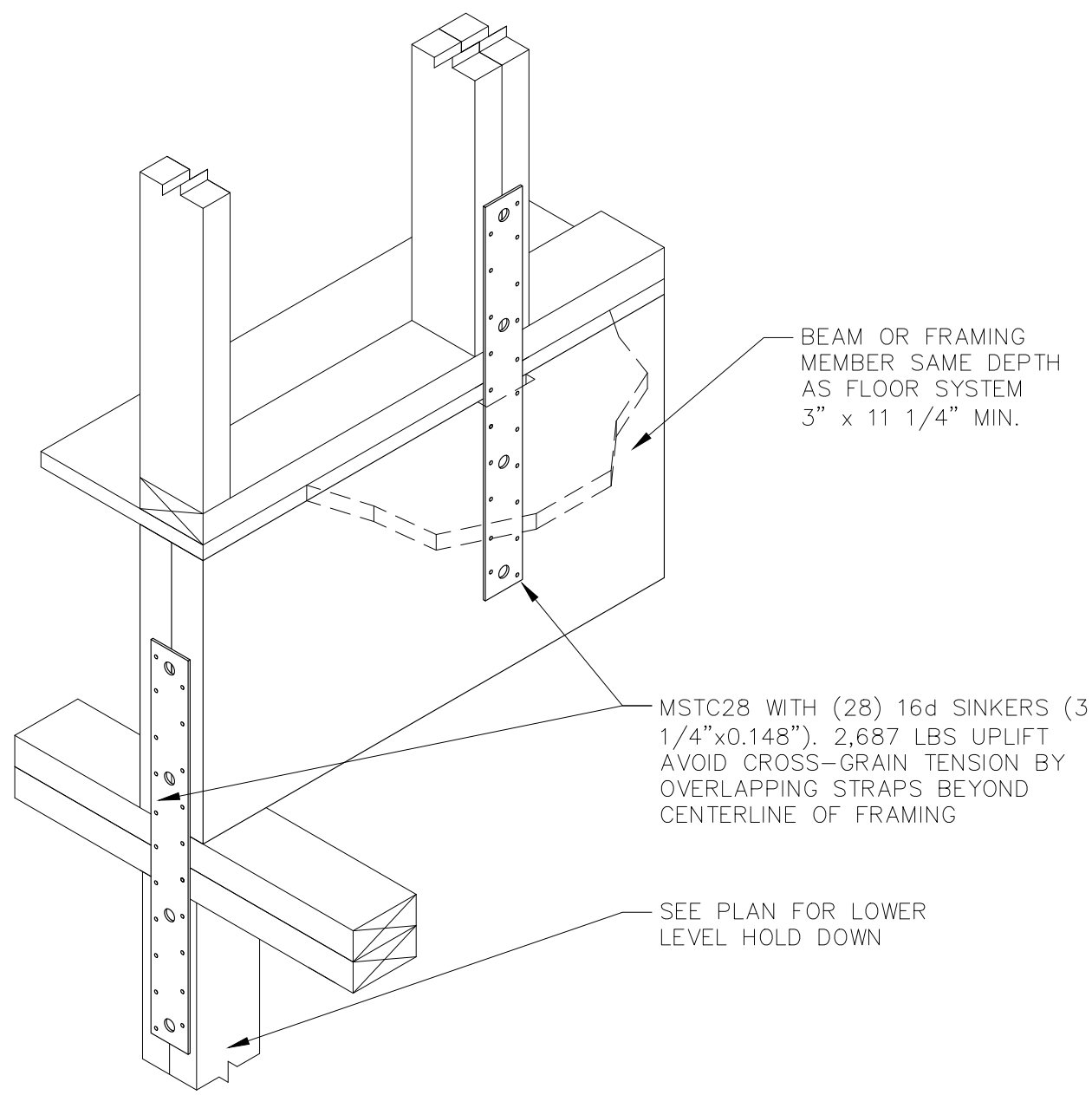
* TOP PLATE TO BE CONNECTED AT SPLICE W/ 2 ROWS OF 3x0.131 @ 4" O.C.(EACH SIDE @ INTERSECTION). TOP PLATE SPLICE NEED NOT OCCUR OVER A STUD



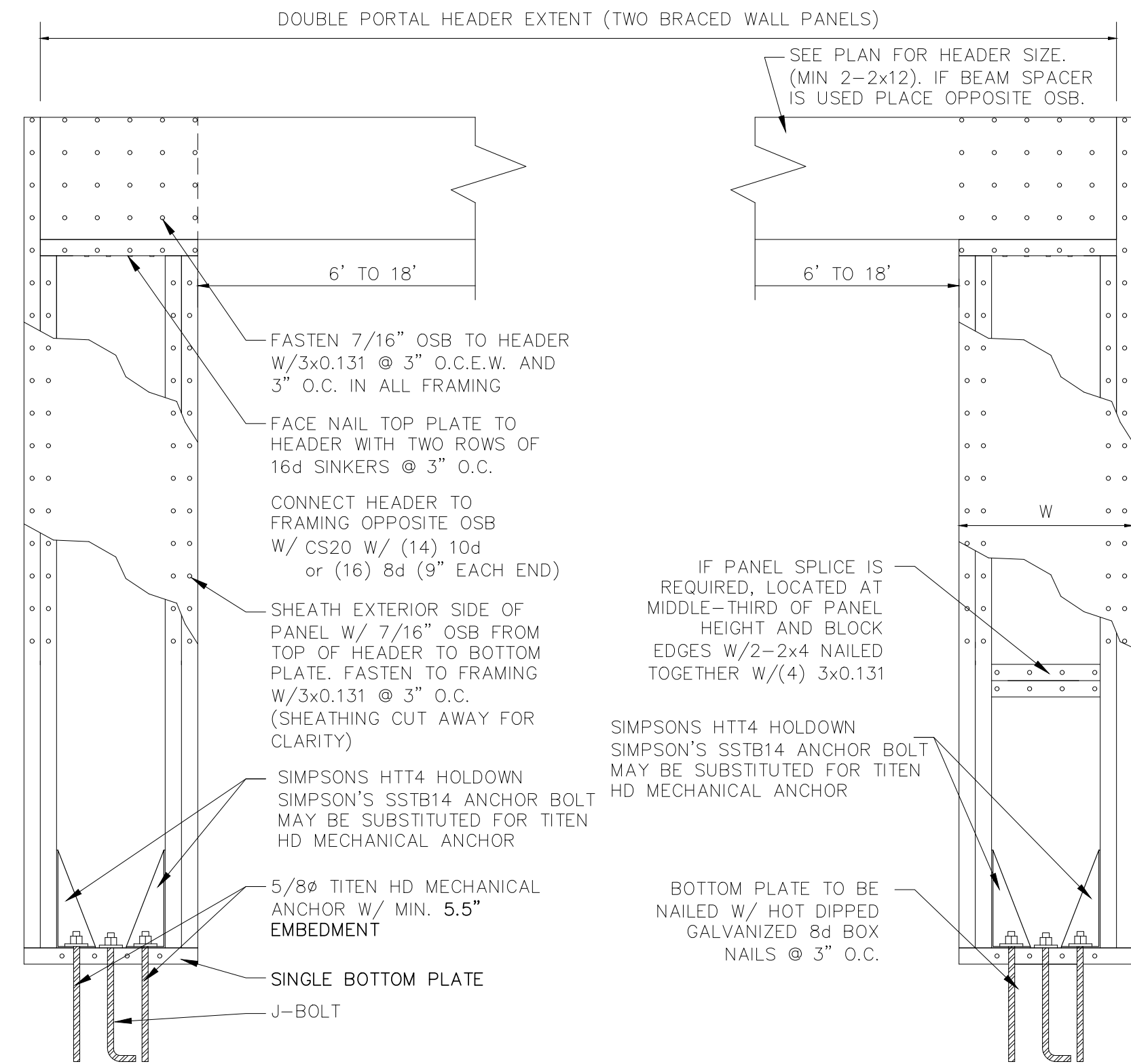
STRONGBACK DETAIL
N.T.S.



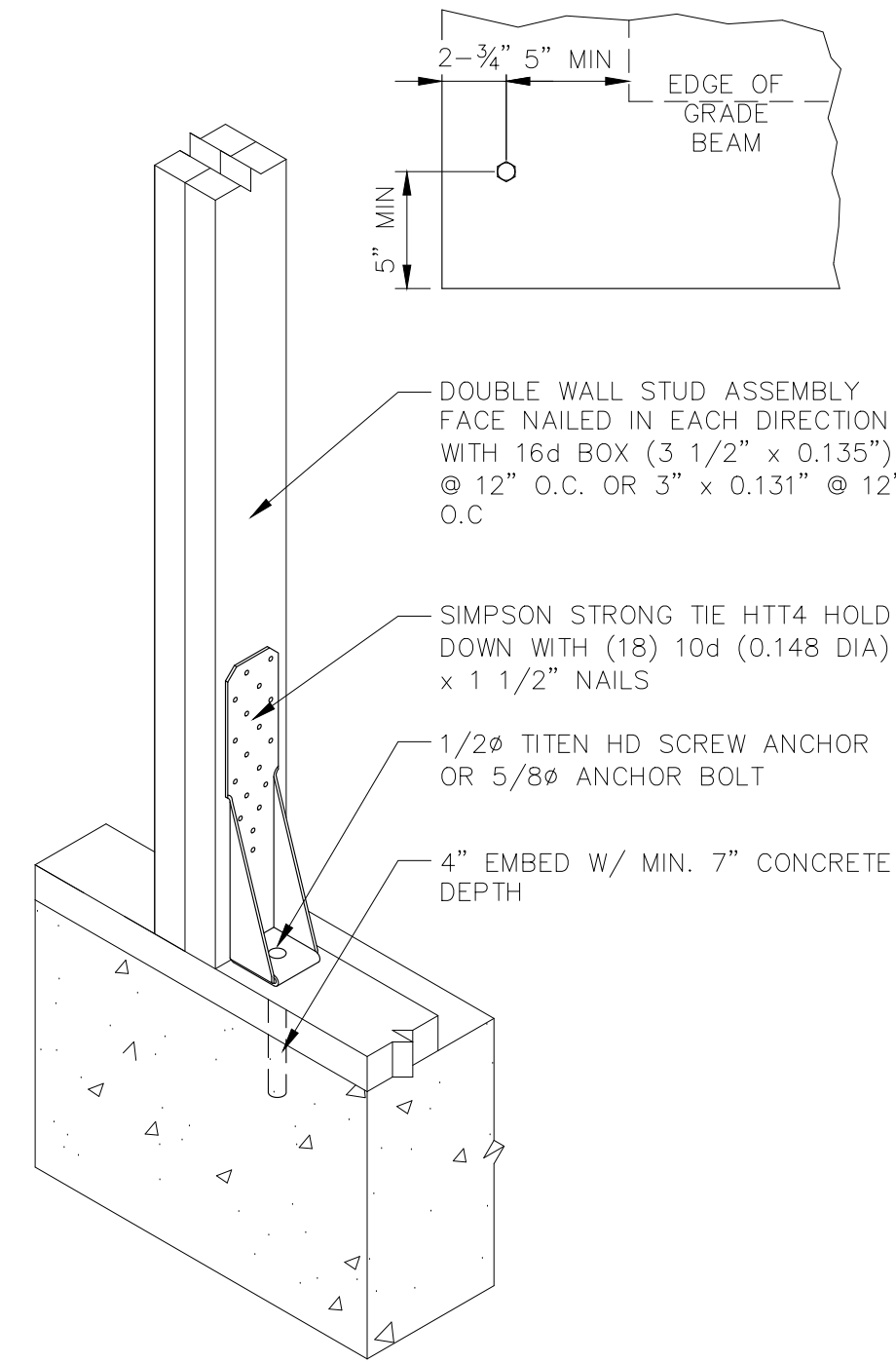
AT OFFSET WALL
MSTC40 UPPER HOLD DOWN
UPPER LEVEL HOLD DOWNS



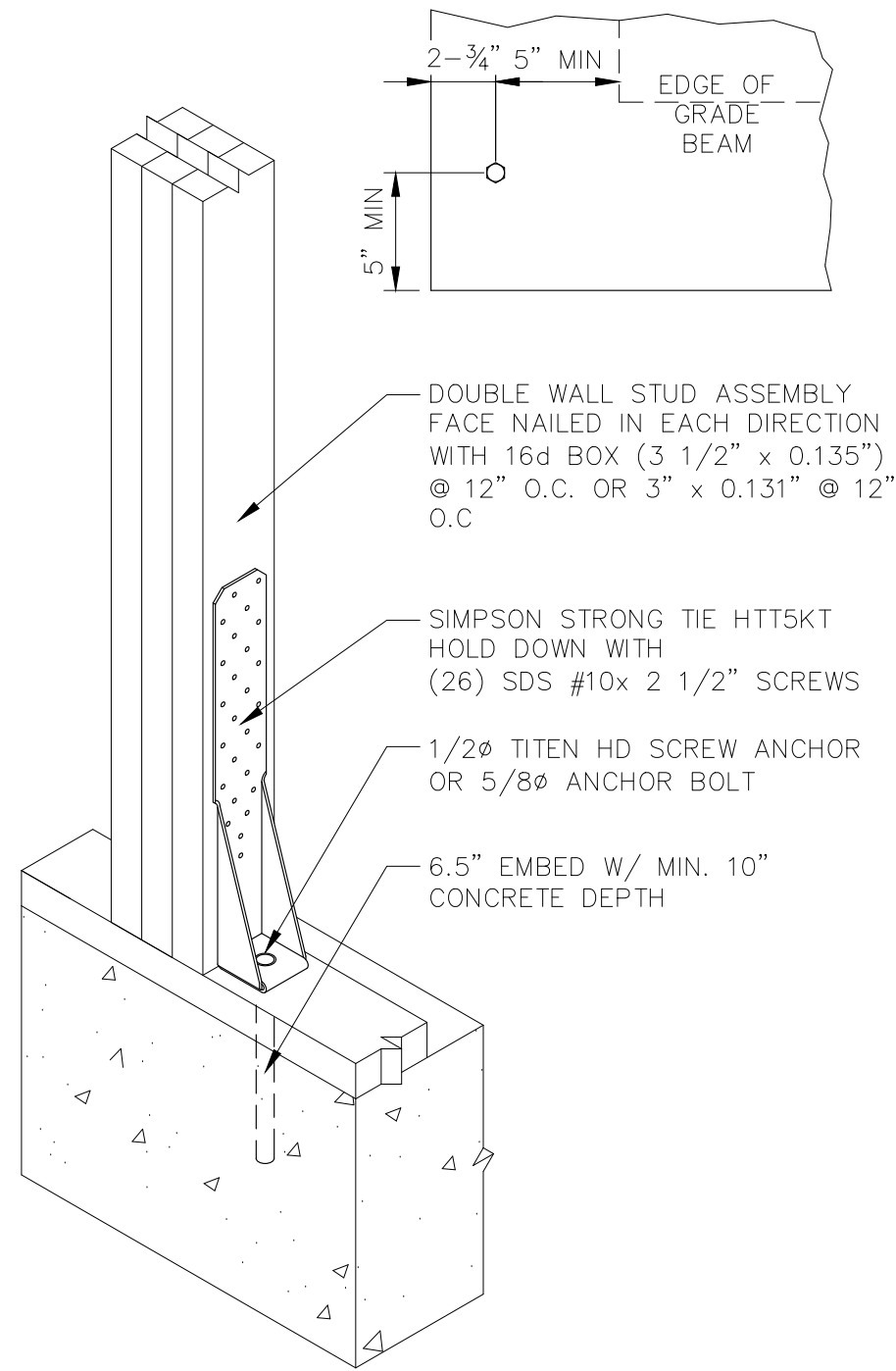
MSTC28 UPPER HOLD DOWN AT BEAM



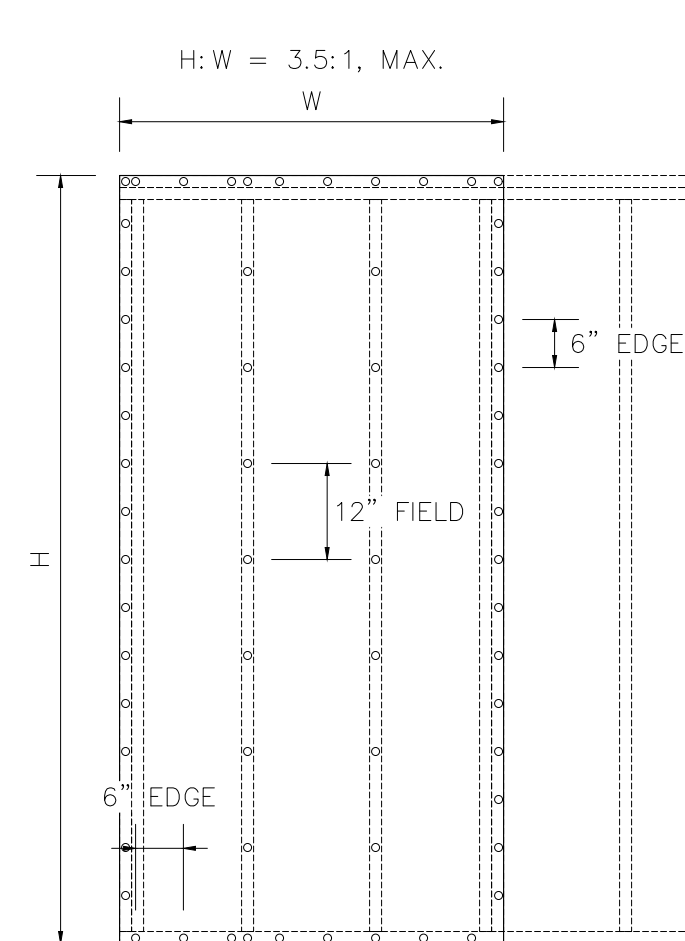
PFH PORTAL FRAME HEADER



HTT4 HOLD DOWN
UPLIFT CAPACITY: 2725 LBS



HTT5KT HOLD DOWN
UPLIFT CAPACITY: 5360 LBS



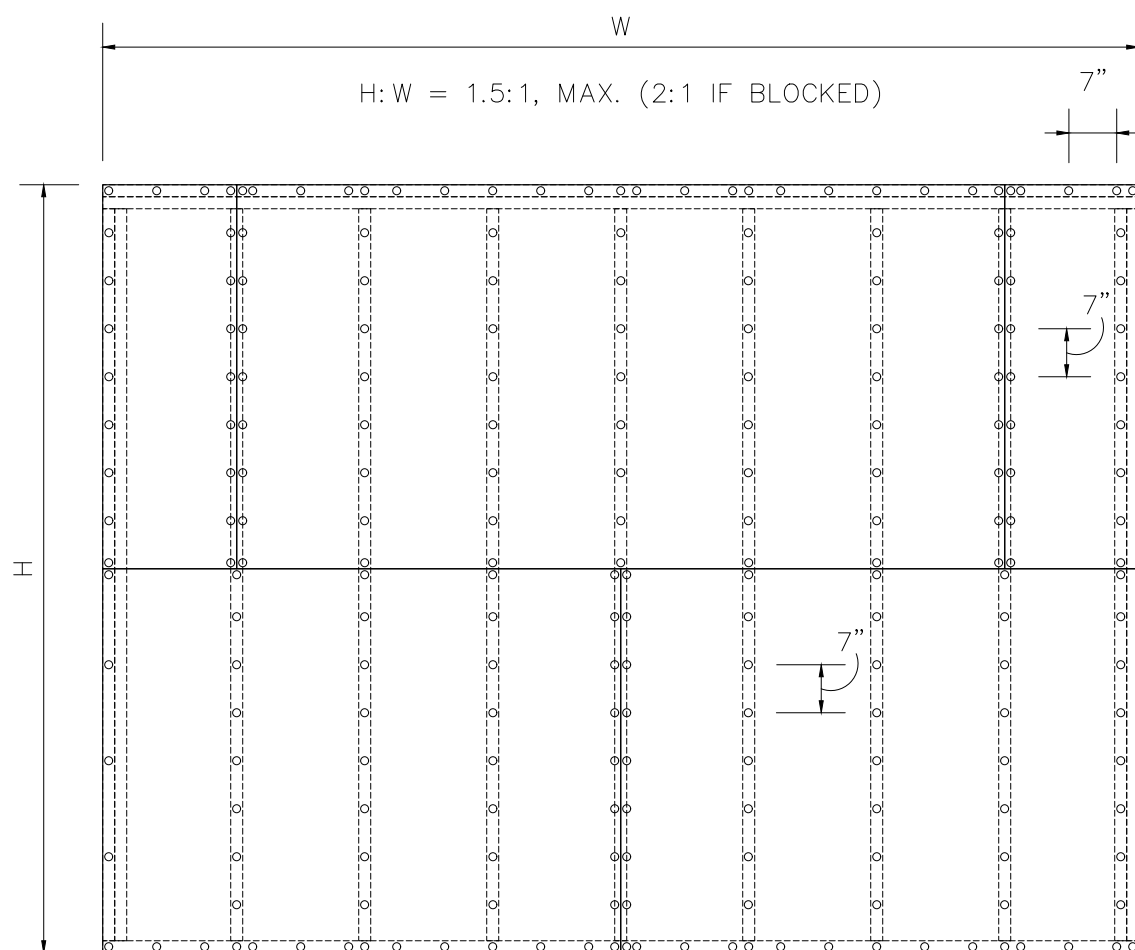
1. WHERE PANELS ARE APPLIED ON BOTH FACES OF WALL, AND NAIL SPACING IS LESS THAN 6" ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
2. FASTENER SPACING TO BE AS SHOWN ON DETAIL U.N.O.
3. ALL EDGES OF PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
4. THE ALLOWABLE SHEAR CAPACITY OF SHEARWALL SEGMENTS SHEATHED WITH A COMBINATION OF WOOD STRUCTURAL PANELS AND GYPSUM WALL BOARD ON OPPOSITE FACES SHALL EQUAL THE SUM OF THE SHEATHING CAPACITIES OF EACH FACE SEPARATELY.
5. ADHESIVE ATTACHMENT OF SHEARWALL SHEATHING IS NOT PERMITTED AS A SUBSTITUTE FOR MECHANICAL FASTENERS.
6. SHEATHING ON OPPOSITE SIDE OF WALL IS NON-STRUCTURAL U.N.O.
7. STUD SPACING TO BE 16" O.C. FOR ALL SHEARWALLS (SOLID ON PLAN).
8. SHEATHING TO BE CONTINUOUS TO HEIGHT OF DIAPHRAGM CONNECTION.
9. BRACING MAY BE INSTALLED ON OPPOSITE WALL FACE FROM THAT SHOWN ON PLAN FOR EASE OF INSTALLATION.

STRUCTURAL PANEL WALL ASSEMBLIES			
PANEL THICKNESS	WALL CONSTRUCTION	FASTENER SPACING	MINIMUM FASTENER
7/16"	BLOCKED OSB	6/12"	8d COMMON 2-1/2x0.113 GALVANIZED BOX
		4/12"	
		3/12"	

WSP

WOOD STRUCTURAL PANEL WALL ASSEMBLIES

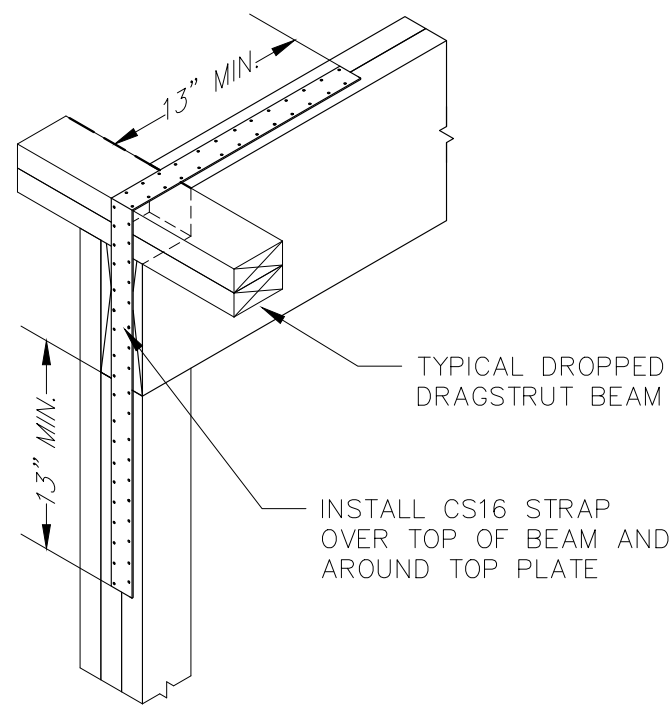
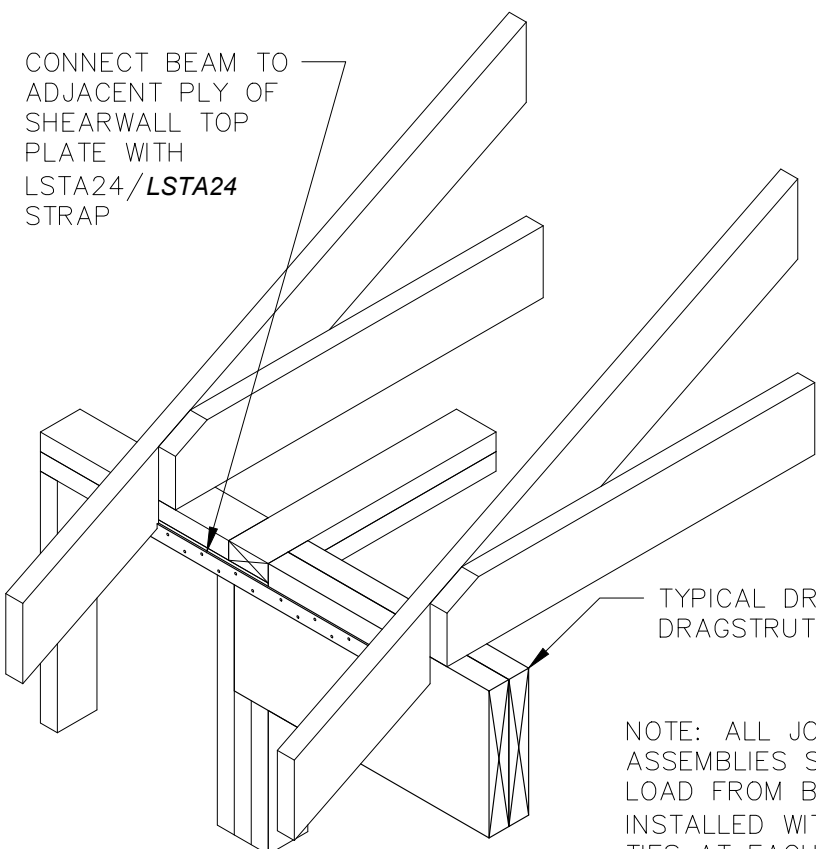
GYPSUM BOARD WALL ASSEMBLIES FRAMING SPACING 16" O.C.			
PANEL THICKNESS	WALL CONSTRUCTION	FASTENER SPACING	MINIMUM FASTENER
1/2"	UNBLOCKED	7"	1-5/8" DRYWALL SCREW WALLBOARD 0.120" NAIL, 3/8" HEAD, 1-1/2" LONG
		4"	
	BLOCKED	7/7"	
		4/4"	



1. FOUR FOOT WIDE PIECES OF GYPSUM SHEATHING SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS.
2. WALL LINE TO BE EITHER MIN 96" ONE SIDE, OR MIN 48" BOTH SIDES OF UNINTERRUPTED GYPSUM WALL BOARD.
3. GYPSUM WALL BOARD TO BE FASTENED TO TOP PLATE, BOTTOM PLATE AND ALL INTERSECTED STUDS AT 7" O.C. AT EDGE AND 7" O.C. IN THE FIELD.
4. BLOCKING REQUIRED ONLY WHEN HEIGHT TO WIDTH ASPECT RATIO IS BETWEEN 1.5:1 AND 2:1, U.N.O.
5. FASTENER SPACING AS SHOWN ON DETAIL U.N.O.
6. ALL INTERIOR GB TO BE GYPSUM BOTH SIDES U.N.O. ALL EXTERIOR GB TO BE GYPSUM INTERIOR W/ UNSHEATHED EXTERIOR U.N.O.
7. STUD SPACING TO BE 16" O.C. FOR ALL SHEARWALLS (SOLID ON PLAN).
8. GYPSUM MAY BE FASTENED @ 12"/12" WHERE THE SHEARLINE IS NOT SPECIFICALLY NOTED AS GB ON PLAN
9. SHEATHING TO BE CONTINUOUS TO HEIGHT OF DIAPHRAGM CONNECTION. SFB SHEATHING MAY BE SUBSTITUTED ON PONY WALLS ABOVE CEILING HEIGHT.
10. BRACING MAY BE INSTALLED ON OPPOSITE WALL FACE FROM THAT SHOWN ON PLAN FOR EASE OF INSTALLATION.

GB

GYPSUM BOARD WALL ASSEMBLY



NOTE: ALL JOIST/RAFTER ASSEMBLIES SUBJECT TO WIND LOAD FROM BELOW TO BE INSTALLED WITH H2.5A/R77 TIES AT EACH RAFTER.

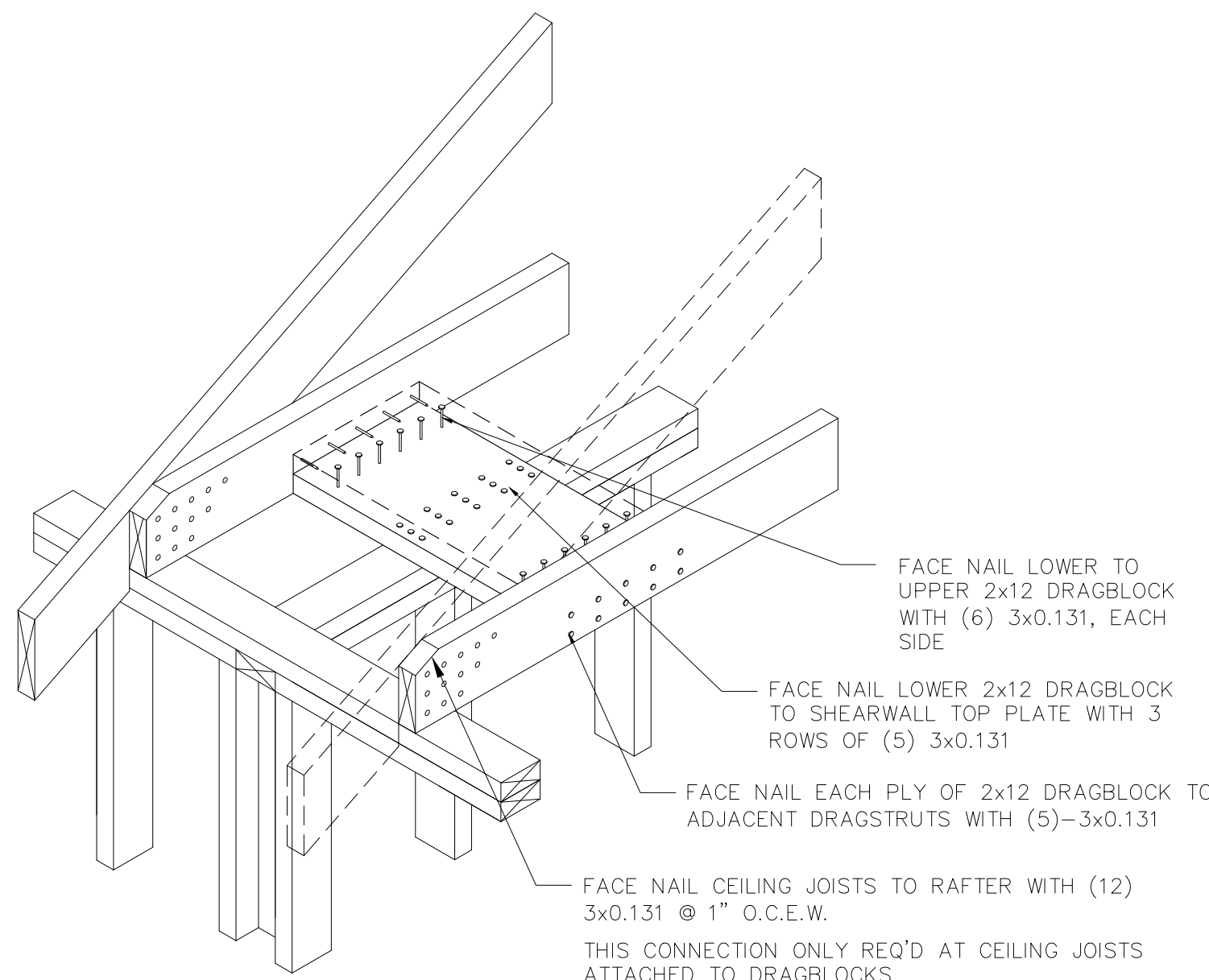
PARALLEL TO WALL

PERPENDICULAR TO WALL

STRAP BEAM TO TOP PLATE CONNECTION

DROPPED BEAM/PLATE DRAGSTRUT CONNECTION

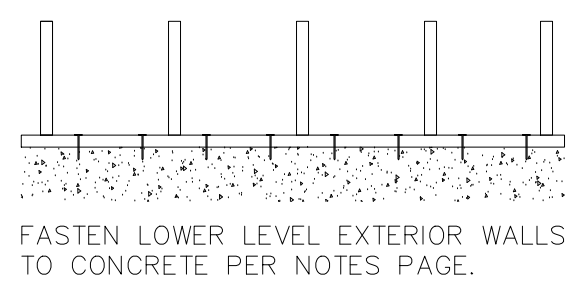
CAPACITY : 1200 LBS



CEILING JOIST OR TJI FRAMING

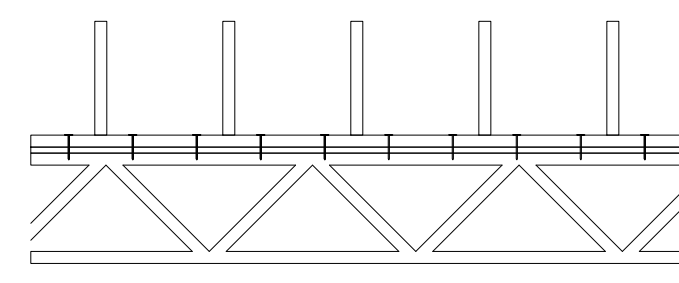
TYPICAL DRAGBLOCK DETAILS, TYP.

CAPACITY : 2000 LBS



LOWER LEVEL

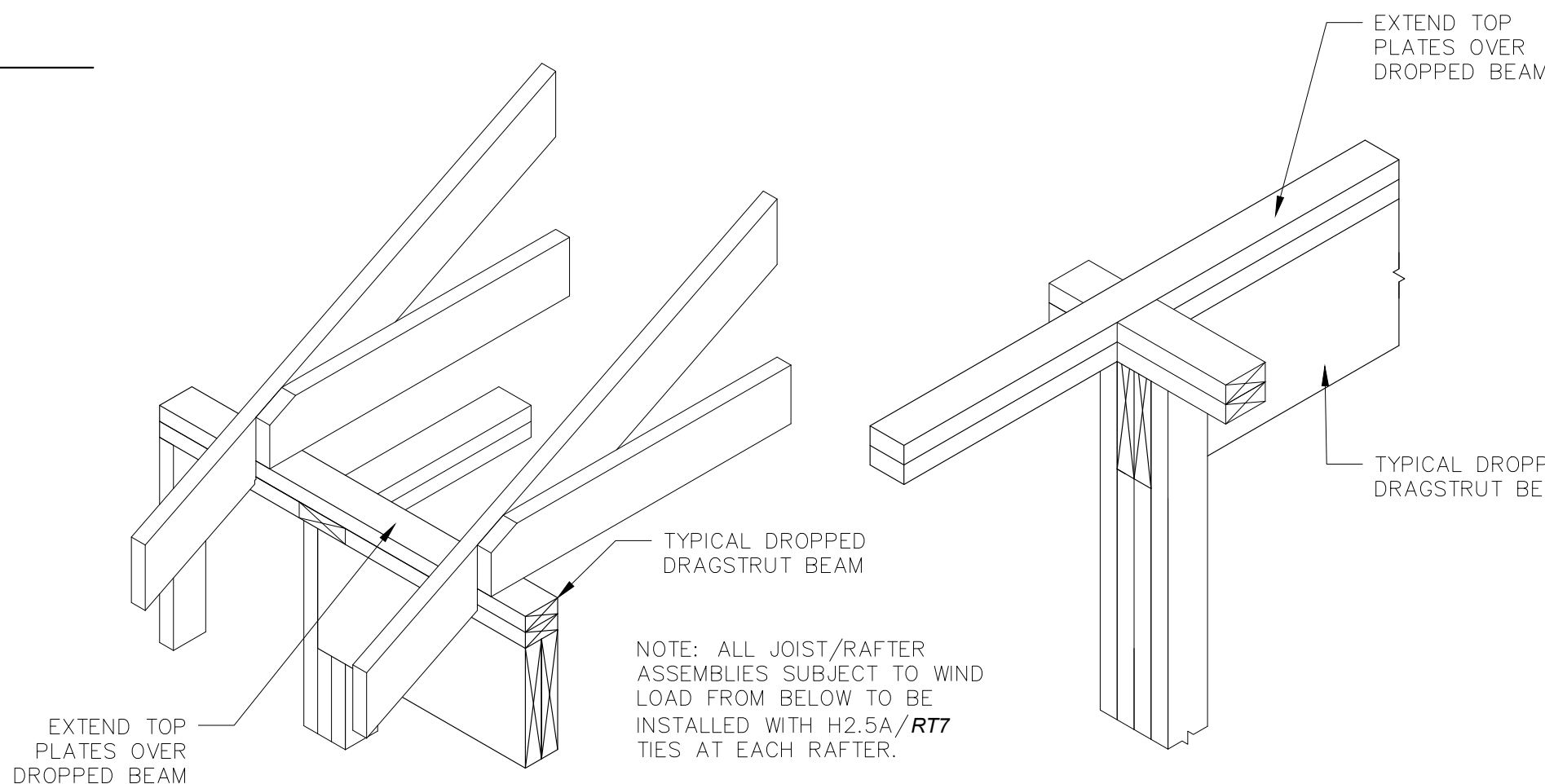
PINS = 130 LB/PIN EXTERIOR, 175 LB/PIN INTERIOR



UPPER LEVEL

NAILS = 98.4 LB/ NAIL

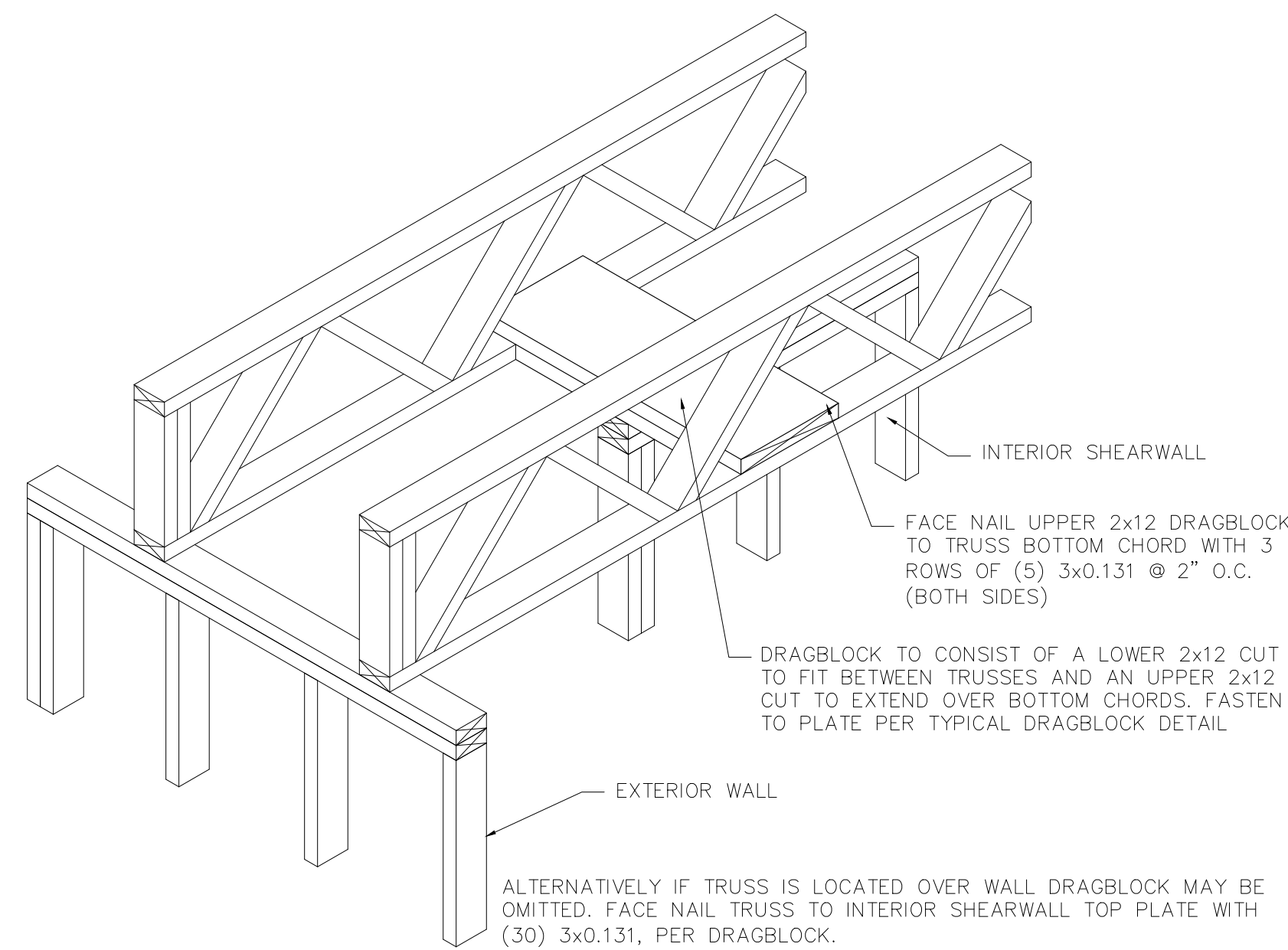
SHEAR WALL PANEL BOTTOM PLATE FASTENING REQUIREMENTS



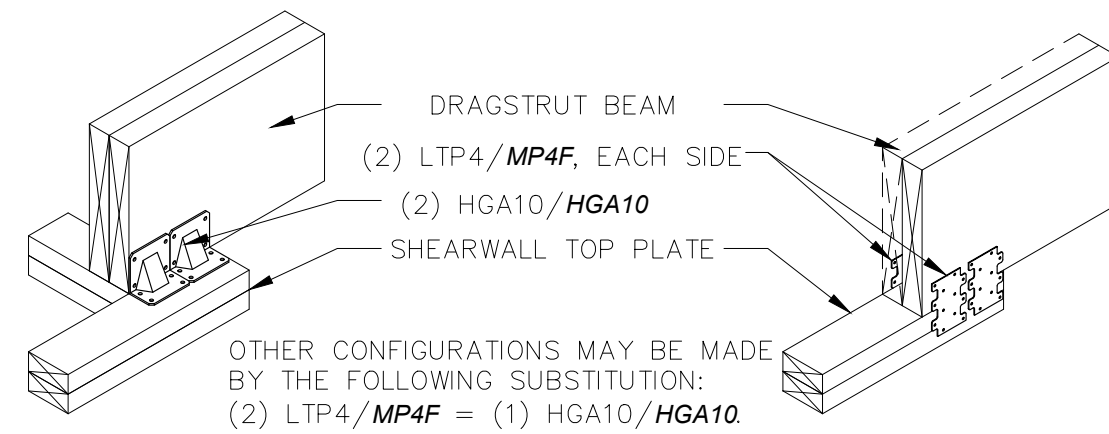
PARALLEL TO WALL

PERPENDICULAR TO WALL

EXTEND DBL TOP PLATE OVER BEAM CONNECTIONS



TRUSS FRAMING



APPROVED DRAGSTRUT CONNECTIONS

CAPACITY : 2680 LBS. FOR LOADS UNDER 1340 LBS, FASTENERS MAY BE REDUCED BY HALF.

GENERAL

- THESE PLANS ARE COPYRIGHT MLAW AS OF THE YEAR DATED.
- THESE PLANS ARE IN COMPLIANCE W/ ALL APPLICABLE SECTIONS OF LOCALLY ADOPTED IRC AND IBC CODES. BUILDER SHALL BE RESPONSIBLE FOR SECURING ALL PERMITS NECESSARY TO LEGALLY COMMENCE WITH THIS WORK.
- ALL WORK, INCLUDING ITEMS NOT SPECIFICALLY ADDRESSED BY THE PLANS, TO BE DONE IN COMPLIANCE WITH THE LATEST BUILDING CODE ADOPTED BY THE LOCAL AUTHORITY MUNICIPALITY.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND ARE NOT TO BE SCALED. THE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS AND DO NOT ILLUSTRATE EVERY CONDITION. THEY DO NOT CONVEY OR IMPLY THE MEANS AND METHODS TO IMPLEMENT THE DESIGN.
- THE BUILDER SHALL SUPERVISE AND DIRECT THE WORK, AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES; AND SHALL ENSURE CONFORMANCE WITH BEST PRACTICE.
- THE BUILDER SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS (WHERE APPLICABLE) AT THE JOB SITE AS WELL AS THE PROVISIONS OF THE ENTIRE CONSTRUCTION DOCUMENTS AND BRING TO THE ARCHITECT'S OR ENGINEER'S ATTENTION ANY DISCREPANCY.
- SHOULD CONDITIONS ARISE WHICH ARE NOT ADDRESSED BY THESE PLANS OR CONDITIONS BE DISCOVERED THAT ARE SUBSTANTIALLY DIFFERENT THAN THOSE THAT ARE ASSUMED IN THE PLANS, CONTACT THE ENGINEER AT ONCE FOR INSTRUCTION OR CLARIFICATION.
- COORDINATE STRUCTURAL WORK WITH THE ARCHITECTURAL AND ALL OTHER PERTINENT DRAWINGS FOR DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- IT SHALL BE THE BUILDER'S RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, FORM WORK, ETC., AS REQUIRED FOR PROTECTION OF LIFE AND PROPERTY, TO SUPPORT ANY CONSTRUCTION LOADS, AND TO MAINTAIN ALL BUILDING COMPONENTS SAFELY IN PLACE PRIOR TO THEIR FINAL ASSEMBLY AND ANCHORAGE INTO THE COMPLETED STRUCTURE.
- THE CONTRACTOR SHALL MAKE PROVISIONS AT ALL TIMES TO INSURE THE PUBLIC IS NOT EXPOSED TO DANGEROUS CONDITIONS IN THE WORK AREA.
- ALL INSPECTION AND TESTING SHALL BE PERFORMED ACCORDING TO BUILDING CODE AND THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, WHICHEVER IS MORE STRINGENT.
- GRADE MARKS ON ALL LUMBER SHALL BE VISIBLE AT TIME OF INSPECTION.
- DO NOT USE END JOINTED LUMBER FOR HORIZONTAL FRAMING MEMBERS.
- ALL CONNECTIONS TO BE FASTENED PER FASTENING SCHEDULE AND FRAMING DETAILS.
- ALL FRAMING CREATING CONCENTRATED LOADS TO BE INSTALLED EXACTLY IN THE LOCATIONS SHOWN ON PLAN TO PROVIDE A CONTINUOUS LOAD TRANSFER PATH TO CONCRETE.

STRUCTURAL STEEL

STANDARD SPECIFICATIONS AND CODES:

STRUCTURAL STEEL DESIGN, FABRICATION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISC STEEL CONSTRUCTION MANUAL, ASD SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS; SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS; AND CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIGES.

MATERIAL:

- ALL HOT ROLLED STRUCTURAL STEEL PLATES, SHAPES AND BARS SHALL BE NEW STEEL CONFORMING TO ASTM A6/A6M-01.
- UNLESS NOTED OTHERWISE ON THESE DRAWINGS, STRUCTURAL STEEL SHALL BE AS FOLLOWS:
 - W-SHAPES: ASTM A992
 - C-SHAPES: ASTM A36
 - L-SHAPES: ASTM A36
 - HSS-SHAPES: ASTM A500, Fy = 46 KSI
- ALL CONNECTION MATERIAL INCLUDING BEARING PLATES, GUSSET PLATES, STIFFENER PLATES, ANGLES, ETC.: ASTM A36 (UNLESS HIGHER GRADE IS REQUIRED BY STRENGTH)

CONNECTIONS:

- SEE TYPICAL DETAILS ON DRAWINGS

STRUCTURAL BOLTS AND THREADED FASTENERS:

- UNLESS NOTED OTHERWISE, ALL BOLTS IN STRUCTURAL CONNECTIONS SHALL CONFORM TO ASTM A325 TYPE 1.
- THREADED ROD: ASTM 572 GRADE 50
- PINS: ASTM A36
- ALL ASTM A325, F1852, AND A490 HIGH-STRENGTH BOLTS TO BE INSTALLED AS NOTED ON PLANS. REFER TO RCSC SPECIFICATION 4.1 FOR SNUG-TIGHTENED JOINTS, 4.2 FOR PRETENSIONED JOINTS, AND 4.3 FOR SLIP-CRITICAL JOINTS.

WELDING

- WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1.
- UNLESS NOTED OTHERWISE, ELECTRODES FOR WELDING SHALL CONFORM TO E70XX (SMAW)

ANCHOR RODS

- ANCHOR RODS: ASTM F1554 GRADE36
- GROUT: NON-METALLIC, NON-SHRINK GROUT WITH A MINIMUM STRENGTH OF 6000 PSI.

HEADED CONCRETE ANCHORS:

- HEADED CONCRETE ANCHORS SHALL BE NELSON HEADED CONCRETE ANCHORS (OR APPROVED 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.

FLOOR AND FLOOR JOISTS

UNLESS NOTED OTHERWISE ON PLAN (ALSO SEE MPCW FLOOR TRUSSES, WHERE APPLICABLE):

SPECIES AND GRADE: #2 SOUTHERN PINE U.N.O.

SIZE AND SPACING: 2x12 @ 24" O.C. U.N.O.

FLOOR SHEATHING: 3/4" TONGUE AND GROOVE SIZED FOR SPACING, U.N.O.

FLOOR DECKING: FLAT 2x6 W/ 1/8" GAPS FOR EXTERIOR APPLICATIONS

- EXTERIOR DECKS.** USE TREATED LUMBER. ATTACH FLOOR JOIST LEDGER TO STUDS, FLOOR TRUSS WEBS, CRIPPLE WALL OR DOUBLED RM JOIST WITH 1/2"Ø LAG BOLTS. DO NOT ATTACH TO MASONRY VENEER. IF REQUIRED, WRAP AROUND MASONRY LEAVING 1/2" EXPANSION JOINT ALL AROUND EACH JOIST AND PROPERLY INSTALL FLASHING AND WEEPING.
- BEARING.** AT END OF EACH JOIST, BEAR A MINIMUM LENGTH OF 1-1/2". WHERE JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT, LAP MINIMUM 3" AND FASTEN, WHERE JOISTS FRAME INTO THE SIDE OF A GIRDER, USE JOIST HANGER IN ACCORDANCE WITH THE SCHEDULE.
- LATERAL RESTRAINT AT SUPPORTS.** LATERALLY SUPPORT JOISTS AT THE ENDS BY FULL DEPTH SLOD BLOCKING, ATTACHMENT TO A HEADER, BAND OR RIM JOIST, OR TO AN ADJOINING STUD.
- TOPPING SLABS.** DO NOT USE TOPPING SLABS UNLESS NOTED OTHERWISE ON PLAN.
- ALLOWABLE JOIST SPANS:** SPANS FOR FLOOR JOISTS SHALL BE IN ACCORDANCE WITH LOCALLY ADOPTED IRC AND IBC CODES

FOUNDATION

1-0. GENERAL

- 1-1. Engineer's inspection required for:
 - Concrete pre-pour setup
 - Engineer's inspection recommended (not required) for: Concrete placement / testing.
- 1-2. This design is in accordance with the current International Residential Code, and recognized Engineering practices.
- 1-3. DO NOT SCALE PLAN.
- 1-4. All foundations built directly on expansive soils will move. This movement can cause distress within the foundation and structure.

2-0 CONCRETE

- 2-1. Concrete shall have a min. compressive strength of 3000 psi at 28 days. All concrete work shall meet A.C.I 318. Concrete shall be deposited in forms no later than two hours after water is mixed at the plant. One addition of water will be permitted at the job site to adjust the slump to a maximum of 6".
- 2-2. Concrete shall be well consolidated using proper mechnai

3-0. CONCRETE COVERAGE

- 3-1. REBAR: 1.5" slab, 2" formed, and 3" exposed to earth.

MPCW FLOOR TRUSSES

- CRITERIA.** DESIGN TRUSSES FOR THE MINIMUM LINE AND POINT LOADS SHOWN ON PLAN (LINE LOADS FROM UPPER WALLS ARE MINIMUM 100 LB/FT U.N.O.)
- BRACING.** RESTRAIN TOP CHORD WITH FLOOR SHEATHING AND BOTTOM CHORD WITH CEILING GYPSUM. RESTRAIN TRUSSES AT POINTS OF BEARING TO PREVENT TOPPLING.
- TRANSITORY FLOOR VIBRATION AND SOUND TRANSMISSION.** THE FLOOR SYSTEM INCLUDES NO MEASURES TO SPECIFICALLY CONTROL FLOOR VIBRATION OR SOUND TRANSMISSION. CONTACT ENGINEER PRIOR TO CONSTRUCTION IF SPECIFIC PERFORMANCE CRITERIA ARE DESIRED.
- POINT LOADS ON FLOOR SYSTEM.** PROVIDE BLOCKING FROM UNSUPPORTED POINT LOADS ON FLOOR SYSTEM TO SUPPORT BELOW. BLOCKING MAY BE ANGLED MIN 60° FROM HORIZONTAL.

DECKS/TREATED WOOD

- DECKING MATERIAL PER BUILDER. FASTEN DECKING TO FLOOR JOISTS W/ (2) 3" HDG DECK SCREWS (NAILS NOT RECOMMENDED) AT EACH BEARING POINT. BLOCK JOISTS AT EACH SPLICE AND DRILL PILOT HOLES TO PREVENT SPLITTING AT EACH END OF DECKING.
- ALL STRUCTURAL MEMBERS, INCLUDING BEAMS, JOIST AND LEDGER BOARDS, TO BE TREATED KD19 #2 S.P. OR BETTER (U.N.O.) FOR MCQ, ACO-C, ACO-D, CA-B, CBA-A, AND ACZA PRESERVATIVE TREATMENTS (SBX/DOT AND ZINC BORATE PERMITTED FOR DRY INTERIOR USES). COORDINATE WITH ENGINEER FOR REVIEW OF ALTERNATE PRESERVATIVE TREATMENTS.
- ALL CONNECTORS TO BE HOT-DIP GALVANIZED, CONFORMING MINIMALLY TO ASTM A653 (G185 COATING) FOR "CONTINUOUS" GALVANIZATION, OR ASTM A123 FOR "POST" OR "BATCH" GALVANIZATION.
- ALL FASTENERS LESS THAN 1/2" DIAMETER, INCLUDING BOLTS, NAILS AND SCREWS TO CONFORM TO ASTM A153.
- ALL CONNECTORS AND FASTENERS IN HIGHLY CORROSIVE ENVIRONMENTS (HIGH CHLORIDE LOCATIONS AND/OR SALTWATER/OCEAN-SALT AIR EXPOSURE) SHALL BE STAINLESS STEEL TYPE 316.
- ENSURE WASHERS BELOW NUTS AT ALL CONNECTIONS TO EXPOSED WOOD FACE

WOOD WALL FRAMING

- COMPRESSIBLE MATERIALS.** MATERIALS THAT COMPRESS MORE THAN 1/32 INCH WHEN SUBJECTED TO 50 PSI SHALL NOT EXTEND BENEATH WALLS.
- END JOINTED LUMBER.** APPROVED END JOINTED LUMBER MAY BE USED INTERCHANGABLY WITH SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADE.
- GRADE.** STUDS SHALL BE A MIN. #2, STANDARD OR STUD GRADE S.P.F.
- MAXIMUM ALLOWABLE LATERALLY UNSUPPORTED LENGTHS OF WOOD WALL STUDS FOR THE GIVEN STUD SIZE AND SPACING:**

SUPPORTING ROOF ONLY	
2x4 @ 16" O.C.	12'-0"
2x6 @ 16" O.C.	18'-0"
2x6 @ 12" O.C.	20'-0"
2x6 @ 8" O.C.	24'-0"

SUPPORTING ONE FLOOR AND A ROOF	
2x4 @ 16" O.C.	10'-0"
2x6 @ 16" O.C.	18'-0"
2x6 @ 12" O.C.	20'-0"
2x6 @ 8" O.C.	24'-0"

SUPPORTING TWO FLOORS AND A ROOF	
2x6 @ 16" O.C.	14'-0"
2x6 @ 12" O.C.	16'-0"
2x6 @ 12" O.C.	18'-0"
2x6 @ 8" O.C.	20'-0"

- TOP PLATE.** CAP WOOD STUD WALLS WITH A DOUBLE TOP PLATE INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS. END JOINTS IN TOP PLATES SHALL BE OFFSET AT LEAST 24". JOINTS NEED NOT OCCUR OVER STUDS. PLATES TO BE SAME SIZE AS STUDS AND MIN UTILITY GRADE S.P.F.
- DRILLING AND NOTCHING OF TOP PLATE.** WHEN TOP PLATE WIDTH IS REDUCED BY MORE THAN 50%, INSTALL SIMPSON RPS/USP **KRPS** TIES ACROSS THE NOTCH AND TO THE PLATE AT EACH END OF THE OPENING WITH NOT LESS THAN EIGHT 16d NAILS AT EACH SIDE.

7. BOTTOM PLATES.

PLATES IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED IN ACCORDANCE WITH APPROVED STANDARDS AND SHALL BE ANCHORED TO CONCRETE BY THE FOLLOWING METHODS:

- (a) EXTERIOR PLATES IN CONTACT WITH CONCRETE:
 - (i) 1/2" ANCHOR BOLTS, MIN. 7" EMBED SPACED 6'-0" ON CENTER, MAX. WITH .229x3x3 STEEL PLATE WASHERS BETWEEN THE BOTTOM PLATE AND NUT.
 - (ii) SIMPSON MAS/USP **FA3** MUDSILL ANCHORS INSTALLED PER MANUFACTURERS SPECIFICATIONS, AND SPACED PER MASA DETAIL
- IF ONE OF THE ABOVE METHODS CANNOT BE PLACED BETWEEN 4" AND 12" FROM THE ENDS OF EACH PLATE SECTION, USE (2) HILT X-CP72 (OR EQUAL) PLACED @ 6" AND 10" FROM EACH END OF SILL PLATES.
- (b) INTERIOR NON-SHEARWALL PLATES IN CONTACT WITH CONCRETE SHALL BE ANCHORED TO CONCRETE W/ HILT X-CP72 (OR EQUAL) @ 32" O.C.
- (c) INTERIOR SHEARWALL PLATES SHALL BE ANCHORED TO CONCRETE W/ HILT X-CP72 (OR EQUAL) @ 8" O.C.,
- (d) BOTTOM PLATES IN CONTACT WITH LUMBER TO BE FASTENED PER FASTENER SCHEDULE.
- PLATE HEIGHT.** UNLESS NOTED OTHERWISE, WALLS ARE PLATFORM FRAMED WHEREVER APPLICABLE. SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSION AND STRUCTURAL DRAWINGS FOR ACCEPTABLE MAXIMUM. CONTACT ENGINEER IF DISCREPANCIES ARE FOUND.
- OPENINGS.** OPENINGS SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. IF HEADER SPAN IS LESS THAN 4', THE HEADER MAY BE A SINGLE MEMBER THE SAME SIZE AS RAFTER. A SINGLE TRIMMER MAY BE USED TO CARRY A SINGLE HEADER THAT IS LOCATED WITHIN 3' OF TRIMMER BEARING. IF HEADER SPAN EXCEEDS 4', THE HEADER AND TRIMMERS SHALL BE DOUBLED AND JOIST HANGERS SHALL BE INSTALLED.
- UNEXPECTED CONDITIONS.** IF CONDITIONS ARISE THAT ARE NOT COVERED BY THIS PLAN, CONTACT THE ENGINEER AT ONCE FOR ADDITIONAL INSTRUCTIONS.

ENGINEERED BEAMS

1. CAPACITY.

- (a) ALL SOLID SAWN LUMBER BEAMS/HEADERS LABELED ON PLAN AS 2x10 OR GREATER TO BE #2 SOUTHERN PINE U.N.O.
- (b) ALL STRUCTURAL COMPOSITE LUMBER (SCL) USED IN CONSTRUCTION MUST HAVE THE FOLLOWING MINIMUM CAPACITIES:

	FIBER BENDING (Psi)	MODULUS OF ELASTICITY E (Psi)	SHEAR STRENGTH Fv (Psi)	COMPRESSION PERPENDICULAR Fcp (Psi)
LVL	2,600	1,900,000	285	750
LSL	2,325	1,550,000	310	900
PSL	2,900	2,000,000	290	750

LVL = LAMINATED VENEER LUMBER
LSL = LAMINATED STRAND LUMBER
PSL = PARALLEL STRAND LUMBER

- SUPPORT.** FOR BEAMS BEARING ON STUD WALLS, THERE SHALL BE THE SAME NUMBER OF STUDS LOCATED DIRECTLY UNDER THE BEAM AS THE NUMBER OF BEAM PLYS.
- FASTENING.** BEAMS TO BE FASTENED PER FASTENING SCHEDULE OR PER FRAMING DETAILS.
- ELEVATION.** BEAMS SHOWN ON PLAN ARE DROPPED BEAMS OR HEADERS UNLESS NOTED AS CLD (CONCEALED) OR FLT (FLOATING).
- FLOATING BEAMS.** FLOATING BEAMS SHALL HAVE A MINIMUM CLEARANCE OF 1-1/2" FROM BOTTOM OF BEAM.
- LATERAL RESTRAINT.** ALL BEAMS SHALL BE LATERALLY BRACED AT ALL SUPPORT POINTS. FLOATING BEAMS SHOULD HAVE ADDITIONAL LATERAL SUPPORT AT 1/3 SPAN POINTS. ALL KICKERS SHOULD BE PLACED AT AN ANGLE BETWEEN 45° AND HORIZONTAL.
- SUBSTITUTIONS.** GLU-LAM BEAMS OR OTHER APPROVED ENGINEERED SOL MAY BE SUBSTITUTED FOR BEAMS NOTATED ON PLAN, PROVIDED THAT THE STRENGTH VALUES ARE EQUAL TO OR GREATER THAN THE VALUES LISTED ABOVE AND ARE OF EQUAL DEPTH AND WIDTH.

CEILING AND CEILING JOISTS

- LOADING.** ATTIC AREAS ARE DESIGNED AS UNINHABITABLE WITH LIMITED STORAGE (MAXIMUM LIVE LOAD = 20 PSF, DEAD LOAD = 10 PSF)
- CEILING JOIST CONNECTIONS.** WHERE CEILING JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT, JOISTS SHALL BE LAPPED 3" AND FASTENED. WHERE JOISTS ARE NOT CONNECTED TO RAFTERS AT THE TOP PLATE, JOISTS SHALL BE INSTALLED HIGHER IN THE ATTIC TO PROVIDE A CONTINUOUS TIE. WHERE JOISTS ARE NOT PARALLEL TO RAFTERS, 2x4 RAFTER TIES SHALL BE INSTALLED
- BEARING.** AT END OF EACH JOIST, BEAR A MINIMUM LENGTH OF 1-1/2". WHERE JOISTS FRAME FROM OPPOSITE SIDES OVER A BEARING SUPPORT, LAP MINIMUM 3". WHERE JOIST FRAME INTO THE SIDE OF A GIRDER, USE SIMPSON HANGER IN ACCORDANCE WITH THE SCHEDULE.
- LATERAL SUPPORT.** RAFTERS AND CEILING JOISTS 2x10 OR GREATER SHALL BE PROVIDED WITH LATERAL SUPPORT AT BEARING POINTS TO PREVENT ROTATION. SUPPORT JOISTS BY SOLID BLOCKING AT SUPPORT POINTS, DIAGONAL BRIDGING, OR A CONTINUOUS 1x4 RAT RUN NAILED ACROSS JOISTS AT INTERVALS NOT EXCEEDING 8'.
- STABILITY OF NONBEARING WALLS.** WHERE CEILING JOISTS ARE PARALLEL TO NONBEARING WALL, BRACE TOP OF WALL WITH 2x4 BLOCKING AT 24" O.C. BETWEEN JOISTS.
- FRAMING OF OPENINGS.** OPENINGS IN ROOF AND CEILING FRAMING SHALL BE FRAMED WITH DOUBLE HEADER AND DOUBLE TRIMMER JOISTS.
- MECHANICAL EQUIPMENT SUPPORT.** IF NOT DESIGNATED ON PLAN, ALL MECHANICAL EQUIPMENT AND WATER HEATERS SHALL BE SUPPORTED BY MIN. DOUBLE 2x10 JOISTS @ 24" O.C.
- LIVE LOADS.** ATTICS WITHOUT STORAGE ARE THOSE WHERE THE MAXIMUM CLEAR HEIGHT BETWEEN JOIST AND RAFTER IS LESS THAN 42".
- ATTIC ACCESS.** A ROUGH FRAMED OPENING NOT LESS THAN 22"x30" SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30" OR MORE.
- ALLOWABLE CEILING JOIST SPANS.** SPANS FOR CEILING JOISTS SHALL BE IN ACCORDANCE WITH LOCALLY ADOPTED IRC AND IBC CODES

JOIST AND BEAM HANGERS

- HANGERS MUST BE INSTALLED USING THE SPECIFIED FASTENERS IN ALL HOLES, INCLUDING TRIANGULAR HOLES.
- ALL SPECIFIED FASTENERS MUST BE INSTALLED PRIOR TO LOADING THE CONNECTION.
- TECO NAILS SHOULD ONLY BE POWER DRIVEN USING PNEUMATIC TOOLS CAPABLE OF SUPPORTING POSITIVE PLACEMENT MECHANISM TO ENSURE NAILS ARE DRIVEN INTO PREFORMED HANGER NAIL HOLES.
- TECO NAILS MAY NOT BE SUBSTITUTED FOR COMMON NAILS IN DOUBLE SHEAR HANGERS (i.e. LUS, MUS, HUS, HHUS, HOUS)
- JOISTS MUST BEAR COMPLETELY ON CONNECTOR SEAT, AND THE GAP BETWEEN JOIST AND GIRDER MUST NOT EXCEED 1/8".

FACE MOUNT HANGER SCHEDULE				
MEMBER	SIMPSONS PRODUCT NUMBER	CAPACITY (100%)	USP	
			PRODUCT NUMBER	CAPACITY (100%)
2x4	LUS24	670	JUS24	655
2x6, 8	LUS26	865	JUS26	850
2x10	LUS28	1100	JUS28	1075
2x12	LUS210	1340	JUS210	1305
2-2x4	LUS24-2	800	JUS24-2	780
2-2x6, 8	LUS26-2	1030	JUS26-2	1015
2-2x10, 12	LUS210-2	1830	JUS210-2	1800
2-1.75x11.25	HGUS48	7460	THDH410	8260
2-1.75x14, 16	HGUS410	9100	THDH412	9845
2-1.75x18	HGUS414	10100	THDH414	9845
3-2x10	HU210-3	2085	HD210-3	2540
3-2x12	HU212-3	2380	HD212-3	3100
3-1.75x11.25	HGUS5.50/12	9600	THDH612	9935
3-1.75x14-24	HGUS5.50/14	10100	THDH614	11645
4-2x10, 12	HHUS210-4	5635		
4-1.75x11.25	HGUS7.25/12	9600	THDH7212	9845
4-1.75x14-24	HGUS7.25/14	10100	THDH7214	9845
ALL 5 PLY LVL	HHGU9.00-SDS	17845	KEG9	20125

REF. SIMPSON C-2018 **USP 57TH ED**

2x6	LSU26	695	LSSH15-T2	685
2x8	LSSU28	885	LSSH20-T2	1140
2x10, 12	LSSU210	995	LSSH210	1140
2-2x6, 8	SUR/L26-2	1150	SKH26R/L-2	830
2-2x10, 12	SUR/L210-2	2015	SKH210R/L-2	1930
2-1.75x11.25, 14	HSUR/L410	2975	SKH410R/L	2255
2-1.75x16, 18	HSUR/L414	3870	SKH414R/L	3100

ROOF AND RAFTERS

- ROOFING MATERIAL AND MAXIMUM WEIGHT.** COMPOSITION ROOF COVERING NOT TO EXCEED 5 PSF. TILE ROOF COVERING NOT TO EXCEED 15 PSF. CONTACT ENGINEER AT ONCE IF DISCREPANCIES ARE FOUND.
- CEILING JOIST AND RAFTER CONNECTIONS.** FASTEN CEILING JOISTS AND RAFTERS TOGETHER AND TO THE WALL TOP PLATE. CREATE CONTINUITY FROM ONE SIDE OF ROOF TO OPPOSITE BY NAILING RAFTERS TO ADJACENT CEILING JOISTS. MIN. 1x4 COLLAR TIES @ 48" O.C. SHALL BE FASTENED TO OPPOSING RAFTERS IN THE UPPER THIRD OF THE ATTIC. WHERE RAFTER/JOIST ASSEMBLY IS EXPOSED TO WIND LOADS FROM BELOW, SUCH AS PORCHES AND PATIOS, CONNECT EACH ASSEMBLY TO BEARING LOCATION WITH SIMPSON H2.5A/USP R17 HURRICANE TIE.
- ROOF BRACES.** BRACE ONLY AS SHOWN AND PROVIDE TWO STUDS IN WALLS DIRECTLY BENEATH BRACE POINTS. REFER TO ROOF BRACE AND STIFFBACK SIZE TABLE BELOW. **ALL STIFFBACKS TO BE CONTINUOUS FOR THE ENTIRE LENGTH OF BRACE TO THE TOP OF THE CEILING JOISTS.**
- PURLINS.** PURLINS SHALL BE INSTALLED WHERE SHOWN ON PLAN. PURLINS SHALL BE CONTINUOUS, THE SAME SIZE AS THE SUPPORTED RAFTERS AND BRACED AT 48" O.C. TO DESIGNATED LOCATIONS. SLOPE BETWEEN 45° AND VERTICAL.
- ALLOWABLE RAFTER SPANS.** SPANS FOR RAFTERS SHALL BE IN ACCORDANCE WITH LOCALLY ADOPTED IRC AND IBC CODES. SHOWN TABLES ASSUME CEILING JOISTS ARE LOCATED AT THE TOP PLATE OF RAFTER SUPPORT WALLS.
- OPENINGS.** OPENINGS SHALL BE FRAMED WITH HEADER AND TRIMMER JOISTS. IF HEADER SPAN IS LESS THAN 4', THE HEADER MAY BE A SINGLE MEMBER THE SAME SIZE AS RAFTER. A SINGLE TRIMMER MAY BE USED TO CARRY A SINGLE HEADER THAT IS LOCATED WITHIN 3' OF TRIMMER BEARING. IF HEADER SPAN EXCEEDS 4', THE HEADER AND TRIMMERS SHALL BE DOUBLED AND JOIST HANGERS SHALL BE INSTALLED.

ROOF BRACES AND STIFFBACK SIZES		
MAX LENGTH (FT)	BRACE	STIFFBACK
4	2x4	N/A
12	2x6	2x4
16	2x6	2x6
20	2x10	2x8
24	2x10	2x10
24<	2x10	2x12

MWFRS (MAIN WIND FORCE RESISTING SYSTEM)

- IF THIS PLAN SPECIFIES AN ENGINEERED LATERAL BRACING DESIGN, REFER TO LATERAL BRACING PAGES AND DETAILS.
- WALLS SHOWN IN CONTINUOUS LINETYPE ON LATERAL BRACING PAGES ARE SHEARWALLS THAT HAVE BEEN ENGINEERED TO RESIST WIND LOADS BASED ON ASCE 7 CODE.
- LIB'S SHOWN ON PLAN ARE IN APPROXIMATE LOCATIONS THESE MAY BE MOVED UP TO THREE FEET ALONG SAME SHEAR LINE, WHERE CONDITIONS ALLOW.
- WALLS SHOWN IN HIDDEN LINETYPE ON LATERAL BRACING PAGES ARE NON-SHEARWALLS AND ARE NOT INTENDED TO PROVIDE RESISTANCE TO WIND LOADS.
- ROOF AND FLOOR WOOD DIAPHRAGMS HAVE BEEN DESIGNED WITH SUFFICIENT CAPACITY TO TRANSFER ALL WIND LOAD TO ADJACENT SHEARWALLS.
- MAIN WIND FORCE RESISTING SYSTEM DESIGNED PER LOCALLY ADOPTED CODE AND ACCEPTED ENGINEERING PRACTICE.
- IF THIS PLAN DOES NOT INCLUDE AN ENGINEERED LATERAL BRACING DESIGN, EITHER BRACE PER INCLUDED PRESCRIPTIVE LATERAL BRACING DESIGN, OR BRACE PRESCRIPTIVELY PER LOCALLY ADOPTED WALL BRACING.

FASTENER SCHEDULE

DESCR OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER
WALL FRAMING	
TOP OR SOLE PLATE TO STUD	
FACE NAIL	3-3x0.131
TOP OR SOLE PLATE TO STUD	
TOE NAIL	4-3x0.131
DOUBLE TOP PLATE MIN 24" LAP	
OF END JOINTS, FACE NAIL	8-3x0.131
CAP/TOP PLATE LAPS AND	3-3x0.131
INTERSECTIONS, FACE NAIL	EACH SIDE
1x4 BRACING TO STUDS/PLATES	
FACE NAIL	2-3x0.131
SOLE PLATE TO JOIST OR BLOCKING	3x0.131
Ø BRACED PANELS, FACE NAIL	4 PER 16" SPACE
SOLE PLATE TO JOIST OR BLOCKING	
FACE NAIL	3x0.131 @ 8" O.C.
DOUBLE TOP PLATE, FACE NAIL	3x0.131 @ 12" O.C.
DOUBLE STUDS, FACE NAIL	3x0.131 @ 8" O.C.
CORNER STUDS, FACE NAIL	3x0.131 @ 16" O.C.
HEADER TO KING STUD, TOE NAIL	4-3x0.131
BUILT UP HEADERS AND BEAMS	3 ROWS 3x0.131
MAX 3 PLYS	Ø 12" O.C.

CEILING AND ROOF FRAMING PLAN

CEILING JOIST TO PLATE	
TOE NAIL	5-3x0.131
CEILING JOIST LAPS OVER WALLS	
FACE NAIL	4-3x0.131
CEILING JOIST TO PARALLEL RAFTER	
FACE NAIL	4-3x0.131
COLLAR TIE TO RAFTER, FACE NAIL	4-3x0.131
JACK RAFTER TO HIP, TOE NAIL	4-3x0.131
JACK RAFTER TO HIP, FACE NAIL	3-3x0.131
RAFTER TO TOP PLATE, TOE NAIL	3-3x0.131
RAFTER TO 2x RIDGE, FACE NAIL	3-3x0.131
RAFTER TO 2x RIDGE, TOE NAIL	3-3x0.131
BLOCKING BETWEEN RAFTER	
TO TOP PLATE, TOE NAIL	4-3x0.131
BUILT UP GIRDERS AND BEAMS	3 ROWS 3x0.131
MAX 3 PLYS	Ø 12" O.C.

FLOOR FRAMING

FLOOR JOIST TO BAND JOIST	
FACE NAIL	5-3x0.131
FLOOR JOIST TO SILL PLATE	
TOE NAIL	4-3x0.131
BLOCKING BETWEEN FLOOR JOIST	
TO SILL PLATE, TOE NAIL	4-3x0.131
BRIDGING TO FLOOR JOIST	
EACH END, TOE NAIL	3-3x0.120
RIM JOIST TO TOP PLATE, TOE NAIL	3x0.131 @ 6" O.C.
1x6 SUBFLOOR OR LESS TO	
EACH JOIST, FACE NAIL	2-3x0.131
2x SUBFLOOR TO EACH	
JOIST, BLIND AND FACE NAIL	3-3x0.131
BUILT UP GIRDERS AND BEAMS	3 ROWS 3x0.131
MAX 3 PLYS	Ø 12" O.C.

SHEATHING FASTENING REQUIRMENTS

ROOF SHEATHING