A - RESIDENTIAL BUILDING PERMIT APPLICATION

USE THIS FORM FOR ALL RESIDENTIAL BUILDING PROJECTS INCLUDING ELECTRICAL AND MECHANICAL PROJECTS. PLUMBING PROJECTS REQUIRE SEPARATE FORM AND FEE.

CITY OF HALLETTSVILLE
101 N. Main Street
Hallettsville, TX 77964
www.cityofhallettsville.org
(361) 798-3681 (phone)

PROJECT INFORMATION

PROJECT ADDRESS: 100 Ford Street St. Hallettsville, TX 77964 **PERMIT #** _____

CLASS OF WORK: New SFR ☑ SFR Remodel/Addition ☐ Demo ☐ Mechanical ☐ Re-roof ☐

Fence ☐ Accessory Building ☐ Electrical ☐ Other: New Build

IF NEW BUILDING, AREA OF BUILDING: 1,739 SQ. FT. VALUATION IF IN FLOODPLAIN $ _____

DESCRIPTION OF WORK: New Build /see drawings/plans

IS THIS PROPERTY IN THE 100 YEAR FLOODPLAIN?: Yes: ☐ No: ☑ FLOODPLAIN MGR APPROVAL _____

***IF NEW BUILDING, ADDITION, OR ACCESSORY BUILDING, PERMIT APPLICATION MUST BE ACCOMPANIED WITH DRAWINGS OR SKETCH TO SHOW AT A MINIMUM A SITE PLAN AND IF APPLICABLE, FLOOR PLANS, ELECTRICAL, AND PLUMBLING PLANS.**

PROPERTY OWNER INFORMATION

PROPERTY OWNER: Lamy Deavers PHONE: 713.898.8901

OWNER MAILING ADDRESS: 3103 peach tree ln. missouri city, tx 77459

CONTRACTOR INFORMATION

GENERAL CONTRACTOR: Dream Builderr & renovations CONTACT: tanya @ 201.795.3132

PHONE: 281.795.3132 EMAIL: tanya.dreambuilderr@gmail.com CITY LICENSE: ☐ YES ☑ NO

ELECTRICAL CONTRACTOR: Calzoncint electric CONTACT: Arturo Calzoncint

PHONE: 281.830.7289 EMAIL: calzoncinta@icloud.com TDLR #: TECL 33113 / MEL 199048

MECHANICAL CONTRACTOR: AC mechanical CONTACT: Jemy Hemandez

PHONE: 713.209.4933 EMAIL: _____ TDLR #: TACLB78997E

OTHER CONTRACTOR: _____ CONTACT: _____

PHONE: _____ EMAIL: _____ TDLR #: _____

AFFIDAVIT

The issuance of this Permit by the City of Hallettsville does not alleviate the applicant from the responsibility of obtaining any required State or Federal Permits TH (INITIAL). This permit becomes null and void if work or construction is not commenced within 6 months, or if no building inspections have been requested for a 6 month period. TH (INITIAL) **I ACKNOWLEDGE THAT, IF ISSUED, THIS PERMIT WILL ONLY BE FOR THE WORK STATED IN THIS APPLICATION AND THAT ANY ADDITIONAL WORK MAY REQUIRE AN ADDITIONAL APPLICATION, PERMIT, AND FEE.** I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

NAME: tanya rehmtullah SIGNATURE: _____ DATE: 11/19/24

FOR OFFICE USE ONLY

APPROVAL: Dakota Scott BV DATE: 11/27/2024 DATE PERMIT RECEIVED: _____

CITY LICENSE: _____ BUILDING PERMIT FEE: $_____ COPIED: _____ EMAILED: _____

BV #2024-032848

Typical Residential Inspections and Request Form

BV Task Management System has the ability to add other department approvals to the list of required inspections, as requested by the city.

___ Plumbing Rough
___ Water Service

___ Yard Sewer
___ Form Board Survey

___ Electrical Underground (Concrete Encased Grounding Electrode / UFER Ground)
___ Foundation (sealed and signed Foundation Engineers pre-pour inspection report required for all engineered foundations)

___ Electric Rough
___ Mechanical Rough
___ Gas Rough Piping/Test
___ Plumbing Top-Out
___ Framing
___ Windstorm (Contractor provides to city as required)

___ Energy Insulation
___ Flatwork / Approach Windstorm (Contractor provides to city as required)

___ Electrical Final
___ Mechanical Final
___ Plumbing Final

___ Energy Final

___ Building Final
___ Customer Svc. Insp. Form

___ T-Pole
___ Flatwork / Approach

Email Inspection requests: inspectionstx@bureauveritas.com
REQUESTS MUST BE RECEIVED BY 4:00 PM FOR NEXT DAY INSPECTION
For Questions: 817-335-8111 / toll free 877-837-8775

Prior to scheduling an inspection, please be sure all subcontractors have obtained permits, if applicable.

Requestor's Name:	Requestor's Phone:
Requestor's Email Address:	Company:
Project Address:	
City & County of Project(s):	Subdivision:
Permit #:	Date Needed:

Residential Plan Review Comments

2009 International Residential Code
(2009 IRC)

Approval of plans is VOID without these comments attached.

1. All construction shall comply with (2009 IRC).
2. Approved plans, permit and inspection tickets shall be available on jobsite for each inspection.
3. Setbacks shall comply with zoning requirements.
4. **Masonry** / **Exterior Wall Finish Percentage** shall comply with the adopted ordinance of the Jurisdiction
5. Driveway approach(s) shall meet the standards of the jurisdiction.
6. A two-way sewer cleanout shall be installed within 30" of the house section P3005.2
7. A one-way in direction of flow sewer cleanout shall be installed at the property line.
8. **Form board survey required to be onsite at the plumbing rough inspection.**
9. **Engineer letter will be accepted in place of a foundation inspection.**
10. All seconds inspections shall be called concurrently.
11. Wall construction shall comply with IRC Wall Section. Please confirm your methods of construction meet this section.
12. Emergency exit windows/doors shall be provided in sleeping rooms in accordance with R310.
13. Safety glazing of doors and windows shall conform to the requirements of R308
14. Operable window sill heights: Minimum 24" sill height required above the finish floor of the room when windows are more than 72" above finish grade or surface. Contact Inspector if any questions.
15. Garages beneath habitable rooms shall be separated from habitable rooms above by 5/8" Type "X" gypsum board. R302.6
16. Stair treads and risers. The maximum riser height shall be 7 3/4 inches and the minimum tread depth shall be 10 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. A nosing not less than 3/4 inch but not more than 1 1/4 inches shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch. A flight of stairs shall not have vertical rise greater than 12 feet between floor levels or landings. Section R311
17. Brick and masonry veneer shall be supported as per section R703.7.2.
18. Attic access shall be provided in accordance with R807.
19. Approved drain pan required for water heaters installed above the first floor P2801.5
20. Water heater drain pans shall drain to exterior of building.
21. Combustion air for gas-fired water heaters shall comply with G2407.
22. Bathrooms shall be provided with windows of not less than 3 square feet, one-half of which must be operable or a minimum 50cfm fan exhausted directly to the outside must be provided R303.3
23. Clothes dryer vents shall be installed in accordance with M1502.
24. Smoke and Carbon detectors shall be installed in accordance with R314 and R315.
25. GFCI protection shall be provided in accordance with E3902. Such as bathrooms, garages and accessory buildings, outdoors, crawl spaces, unfinished basements, kitchens laundry, utility, and wet bar sinks, and boathouses, or similar rooms or areas.

26. GFCI bathroom receptacles must be installed within 36 inches of lavatory basin per E3901.6.
27. All branch circuits which supply 120-volt, single phase, 15- and 20- ampere outlets shall be protected by a combination type arc fault circuit interrupter to provide protection of the branch circuit per E3902.11
28. Outdoor receptacle outlets required in front and back of one and two family dwelling units per E3901.7.

BVNA REPRESENTS THAT THE SERVICES, FINDINGS, RECOMMENDATIONS AND/OR ADVICE PROVIDED TO CLIENT WILL BE PREPARED, PERFORMED, AND RENDERED IN ACCORDANCE WITH PROCEDURES, PROTOCOLS AND PRACTICES ORDINARILY EXERCISED BY PROFESSIONALS IN BVNA'S PROFESSION FOR USE IN SIMILAR ASSIGNMENTS, AND PREPARED UNDER SIMILAR CONDITIONS AT THE SAME TIME AND LOCALITY, CLIENT ACKNOWLEDGES AND AGREES THAT BVNA HAS MADE NO OTHER IMPLIED OR EXPRESSED REPRESENTATION, WARRANTY OR CONDITION WITH RESPECT TO THE SERVICES, FINDINGS, RECOMMENDATIONS OR ADVICE TO BE PROVIDED BY BVNA PURSUANT TO THIS AGREEMENT.

THIS REPORT IS SOLELY FOR THE USE AND BENEFIT OF THE CLIENT. BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR THE THIRD PARTY'S RELIANCE ON OR USE OF THIS REPORT. INSPECTIONS ARE BASED SOLELY ON VISUAL OBSERVATION(S) AND ASSESSMENT(S) OF THE CONDITION OF THE PROPERTY OR SPECIFIED ITEMS AT THE TIME OF INSPECTION. FURTHER, BVNA IS NOT LIABLE TO THE CLIENT OR ANY THIRD PARTY FOR ANY DAMAGE OR CLAIM ARISING FROM UNDISCLOSED AND/OR UNKNOWN DANGEROUS CONDITIONS EXISTING AT THE SITE BEFORE BVNA ENTERED THE PROJECT SITE, OR ARISING OUT OF MISREPRESENTATIONS BY CLIENT CONCERNING CONDITIONS AT THE SITE OR SPECIFIED ITEM.

	ARCH	Architect, architectural
ACC,	ACOUS	Acoustic
	ABV	Above
	AFF	Above finish floor
	AFS	Above finish slab
	ALUM	Aluminum
	ANOD	Anodized
	@	At
	BD	Board
	BLDG	Building
	BLKG	Blocking
	BOT	Bottom
	BTW	Between
	CL	Center line
	CW	Cold water
	CJ	Control Joint
	CPT	Carpet
	CONC	Concrete
	CONT	Continuous
	CLR	Clear
	COL	Column
	CLG	Ceiling
	CONTR	Contractor, Contract
	CMU	Concrete Masonry Unit
	CT	Ceramic Tile
	D	Deep, depth
	DIA	Diameter
	DR	Door
	DW	Dishwasher
	DF	Drinking fountain
	DBL	Double
	DET	Detail
	DIM	Dimension
	DEMO	Demolition, demolish
	DWR	Drawer
	EQUIP	Equipment
	E	East
	EA	Each
	EJ	Expansion Joint
	EW	Each way
	EQ	Equal
	EDF	Electric drinking fountain
	EXIST	Existing
	EXT	Exterior
	FURR	Furred/Furring
	FIN	Finish
	FL	Floor
	FP	Fire proofing
	FWC	Fabric wall covering
	FIXT	Fixture
	FLUOR	Fluorescent
	FURN	Furnish, furnishing, furniture
	FD	Floor Drain
	FEC	Fire extinguisher cabinet
	FHC	Fire hose cabinet
	FT, '	Foot, feet
	GALV	Galvanized
	GA	Gauge
	GEN	General
	GC	General contractor
	GRD	Grade
	GRND	Ground
GB,	GWB	Gypsum wallboard
H,	HT.	Height
	HDWR	Hardware
	HC	Hollow core or handicap
Horz,	Horiz	Horizontal
	HM	Hollow Metal
	H.T.	Heavy Timber (Beam)
	INSUL	Insulation
	IN, "	Inch
	INT	Interior
	INST	Install
	JT	Joint
	KD	Kiln dry
	KM	Kilometer
	L	Long, length
	LAV	Lavatory
	LB, #	Pound
	LH	Left handed
	LT	Light
	LIN	Linear, Lineal
	LF	Lineal feet
	MO	Masonry Opening
	M	Meter
	MAX	Maximum
	MFR	Manufacturer
	MECH	Mechanical
MTL,	MET	Metal
	MISC	Miscellaneous
	NO, #	Number
	N	North
	NIC	Not in this contract
	NTS	Not to scale
	NOM	Nominal
	OC	On center
	OPNG	Opening
	OD	Outside diameter
	OPP	Opposite
	OPH	Opposite hand
	PLWD	Plywood
	POL	Polished
	PTN	Partition
	PNT	Paint
	PSF	Pound per square foot
	QUAN	Quantity
	QT	Quarry tile
	R	Riser
	RE	Reference, refer
	RB	Resilient base
	REF	Refrigerator
	RH	Right handed
	RES	Resilient
	RM	Room
	REV	Revision, Revised
R,	RAD	Radius
	RD	Roof drain
	S	South
	SC	Solid core
	SCHED	Scheduled
	SHT	Sheet
	SIM	Similar
	SPEC	Specification
	SSTL	Stainless steel
	STD	Standard
	STL	Steel
	STRUCT	Structure, structural
	SUSP	Suspended
	SF	Square feet
	SI	Square inch
	SY	Square yard
	TBD	To be decided
T,	THK	Thickness, thick
	TOP	Top of plate
	TOS	Top of steel
	TRTD	Treated
	TYP	Typical
	T	Tread
	UL	Underwriters Laboratory
	UNO	Unless noted otherwise
	VERT	Vertical
	VIF	Verify in field
	VCT	Vinyl composition tile
	VWC	Vinyl wallcovering
	W	West, wide, width
	WC	Water closet
	WDW	Window
	WD	Wood
	W/	With
	W/O	Without
	WR	Water resistant

CONT. WOOD BLOCKING SIZE AS NOTED

DISCONTINUOUS WOOD SHIM

GLASS AS NOTED / MIRROR

FIN. SOLID WOOD (ALL SPECIES)

PLYWOOD (ALL TYPES)

GWB AS NOTED (ALL TYPES)

PLASTER W/METAL LATH AS NOTES (ALL TYPES)

CARPET (ALL TYPES) AS CODED

RIGID OR BOARD INSULATION AS NOTED (ALL TYPES)

BATT OR BLANKET INSULATION AS NOTED (ALL TYPES)

STRUCT OR MISC ALUM

STRUCT OR MISC STEEL

CEILING TILE (ALL TYPES)

CONCRETE (ALL TYPES)

ORNAMENTAL METAL

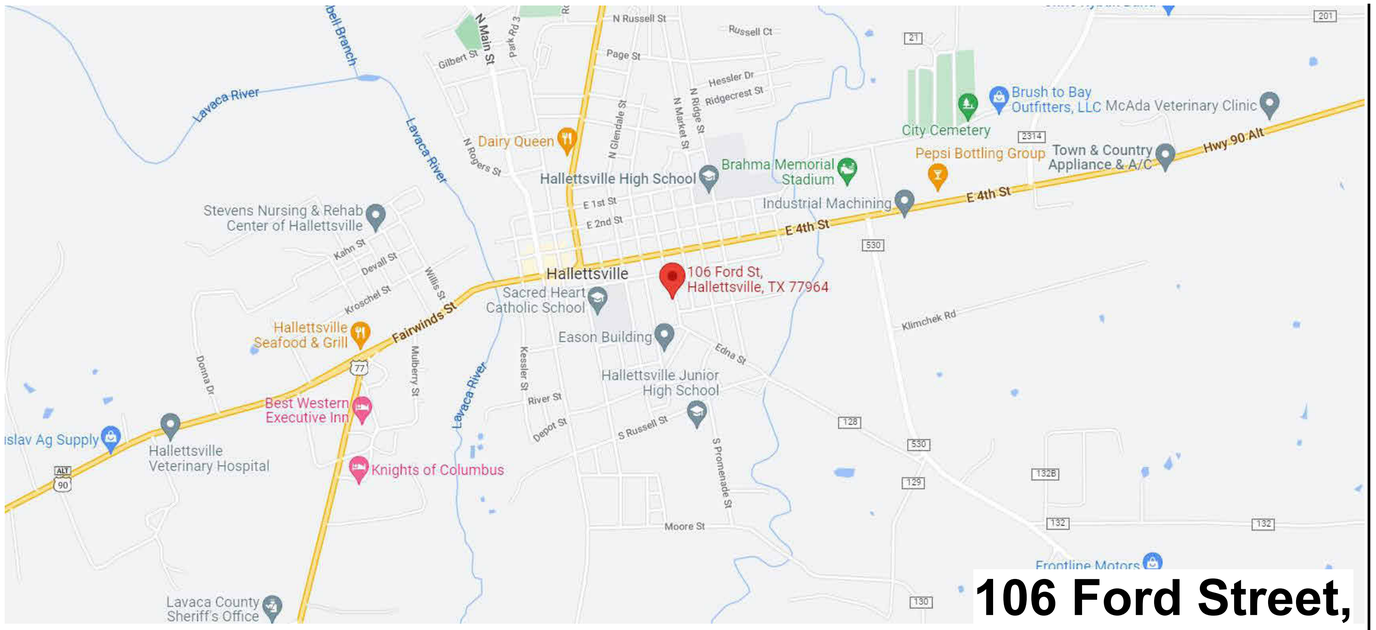
STONE AS NOTED

SAND, GROUT, OR MORTAR

PLASTIC LAMINATE

7 Project Materials
1/4" = 1'-0"

6 Project Abbreviations
1/4" = 1'-0"



106 Ford Street,
Hallettsville, TX 77964
TRACT 1

ENERGY
THIS PROJECT SHALL COMPLY WITH THE BASE CODE SIMPLIFIED PRESCRIPTIVE METHOD FOR ENERGY COMPLIANCE

Nov-27-2024

BUREAU VERITAS **PLANS REVIEWED**

Plans not valid without attached notes

SUBJECT TO FIELD INSPECTION AND APPROVALS	**FIELD REQUIREMENT** SHEAR BRACE WALL DESIGN PLANS SHALL BE ON JOB-SITE FOR FRAMING INSPECTION
NOTICE ALL WORK SHALL COMPLY WITH THE I-CODES AND ALL OTHER APPLICABLE ADOPTED CODES AND ORDINANCES	**ADDITIONAL PLANS AND/OR ENGINEERING** MAY BE REQUIRED AT THE DISCRETION OF THE INSPECTOR

Applicable Codes:

- 2009 IBC W/ COH AMENDMENTS
- 2009 IRC W/ COH AMENDMENTS
- ELECTRICAL CODE: NEC 2008 W/ COH AMENDMENTS
- PLUMBING CODE: IPC 2009 W/ COH AMENDMENTS
- FIRE CODE: IFC 2009 W/ COH AMENDMENTS
- FUEL GAS CODE: IFGC 2009 W/ COH AMENDMENTS
- 2008 NFPA 96

Scope of Work:

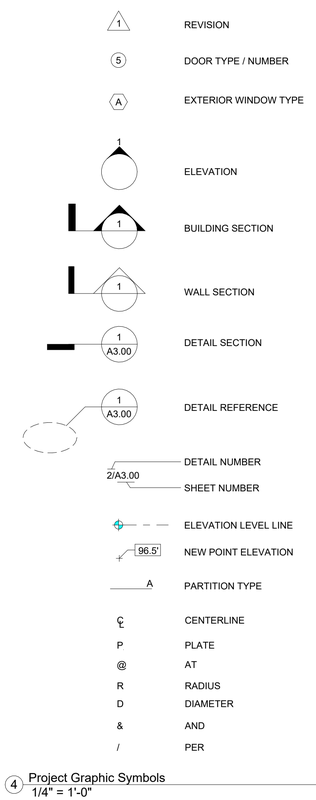
- Single Family Residences = 1,739 Living SF

3 Project Code Information
12" = 1'-0"

2 Project Sheet Index
12" = 1'-0"

1. THESE DRAWINGS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR USE BY DEAVERS ENGINEERING LLC ONLY.
2. ALL TRADES SHALL BE RESPONSIBLE FOR KNOWLEDGE OF RELATIVE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE CONDITIONS UNDER WHICH THEY WILL BE EXPECTED TO PERFORM.
3. DIMENSIONS, AND DETAILS SHALL BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. TYPICAL DETAILS SHALL APPLY WHERE SPECIFIC DETAILS (OR SECTIONS) ARE NOT GIVEN.
4. DEVIATIONS FROM THESE DOCUMENTS NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
5. ALL CONSTRUCTION SHALL CONFORM WITH THE CURRENT BUILDING CODES AND ALL LAWS AND ORDINANCES OF THE AGENCIES HAVING JURISDICTION.
6. DO NOT SCALE DRAWINGS. BEFORE COMMENCING CONSTRUCTION CONTRACTOR SHALL VERIFY ALL DIMENSIONS. NOTIFY ARCHITECT IMMEDIATELY IF A CONFLICT ARISES WITH INTERPRETING THE PLANS.
7. UNLESS OTHERWISE NOTED, STATED MANUFACTURER'S ITEMS SHALL BE "OR EQUAL", CONTRACTOR SHALL RECEIVE APPROVAL FOR ALL SUBSTITUTIONS IN WRITING BY ARCHITECT PRIOR TO BID AND/OR INSTALLATION.
8. THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE INCOMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF BUILDING PERMITS.
9. THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT SHALL NOT RELIEVE IN ANY MANNER THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS.
10. BUILDING ADDRESS NUMBERS SHALL BE EASILY SEEN FROM THE STREET.
11. INTERIOR FINISHES SHALL COMPLY WITH LOCAL BUILDING CODES.
12. THE GENERAL CONTRACTOR SHALL GUARANTEE THAT ALL WORK INCLUDED IN THIS CONTRACT WILL BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF NOT LESS THEN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THIS PROJECT. THE CONTRACTOR FURTHER AGREES THAT ANY OR ALL DEFECTS SHALL BE PROMPTLY REPAIRED AND/OR REPLACED AT CONTRACTOR'S OWN EXPENSE, ALSO ANY ITEM WHICH BECOMES DEFECTIVE DURING THE PERIOD OF THIS GUARANTEE. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THESE WORKING DRAWINGS.
13. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE WORK.
14. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN THE FOLLOWING PREVAILING PROCEDURES WITH REGARDS TO OPERATING.
    - A. STORAGE FACILITIES
    - B. PROTECTION OF EXISTING WORK
    - C. ACCESS TO WORK AREA
    - D. HOURS WORK IS PERMITTED
    - E. AVAILABILITY OF WATER, POWER, TELEPHONE, RESTRICTIONS, PROTECTION LIMITATIONS
15. IT SHALL BE THE RESPONSIBILITY OF EACH SUB-CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES.
16. CONTRACTOR SHALL OBTAIN ALL REQUIRED APPROVALS FROM GOVERNMENTAL AGENCIES INVOLVED PRIOR TO FINAL PAYMENT.
17. GENERAL CONTRACTOR TO VERIFY EXISTING CONDITIONS.
18. IF COORDINATION DISCREPANCIES EXIST WITHIN THESE DOCUMENTS THE MORE EXPENSIVE OF THOSE DISCREPANCIES WILL BE REQUIRED.

5 General Contractor Notes
12" = 1'-0"



4 Project Graphic Symbols
1/4" = 1'-0"

Site Address:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

Owner:
Deavers Properties LLC
3103 Peach Tree Ln,
Missouri City, TX 77459
Contact: Larry Deavers
Phone: 713-828-8901

Designer:
Deavers Designs LLC
2939 N Main St #217,
Stafford, TX 77477
Contact: Valerie Deavers
Phone: 832-851-7348
Email: Valerie@Deaversengineering.com

Structural Engineer:
Deavers Engineering, LLC
2839 N Main St #216,
Stafford, TX 774777
Contact: Larry Deavors
Phone: 713-828-8901
Email: Deaversengineering@gmail.com

1 Project Team
12" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

1	Revision 1	Date 1

Project Information

A - 0.0

11/20/2024 11:02:55 AM

1. DOOR HEIGHTS TO BE 7'-0" (NOMINAL - 7'-2" HEADER) UNLESS NOTED OTHERWISE.
2. ALL PLAN DIMENSIONS ARE TYPICALLY TAKEN FROM THE FACE OF STUD WALL UNLESS NOTED OTHERWISE.
3. ALL WINDOW DIMENSIONS TAKEN TO CENTERLINE OF WINDOW TO FRAMING.
4. CONFIRM ALL WINDOW SIZES WITH WINDOW ORDER PRIOR TO FRAMING.
5. LOCATE HINGE SIDE OF DOOR 4" FROM ADJACENT WALL OR CENTERED ON SPACE UNLESS NOTED OTHERWISE.
6. BEDROOM WINDOW SILLS TO BE MAXIMUM 44" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE OR INFERRED TO BE OTHERWISE BASED ON HEADER HEIGHT AND WINDOW HEIGHT.
7. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL BATHROOM WET AREAS.
8. FRAMER TO PROVIDE CABINET NAILERS AS REQUIRED.
9. SMOKE DETECTORS SHALL BE PLACED IN ACCORDANCE WITH 2009 IRC STANDARDS.
10. ALIGN ALL FIRST FLOOR WINDOW HEADS W/ EXTERIOR DOOR HEAD HEIGHT UNLESS NOTED OTHERWISE.
11. ALL FURNACES & WATER HEATERS TO BE LOCATED IN ATTIC ABOVE SECOND FLOOR UNLESS NOTED OTHERWISE.
12. VERIFY W/ OWNER FOR ALL FINAL FINISH SELECTIONS & COLORS PRIOR TO ORDERING & INSTALLING.
13. VERIFY W/ OWNER FOR SPECIFIC MAKE, CAPACITY & SEQUENCING OF ALL PLUMBING FIXTURES, FITTINGS, AND ACCESSORIES.
14. VERIFY W/ OWNER FOR EXACT APPLIANCES, MAKE & MODEL PRIOR TO ORDERING. VERIFY APPLIANCE DIMENSIONS BEFORE FABRICATION OF MILLWORK & INSTALL PER MANUFACTURERS INSTRUCTIONS.
15. NOTIFY BUILDING DESIGNER IN THE EVENT OF ANY AND ALL DISCREPANCY OR CONFLICT BEFORE WORK PROCEEDS.
16. FOR WINDOWS AT STAIRS, REFER TO ELEVATIONS.

4 Notes - General Plan Notes
12" = 1'-0"

Model	Family	Type	Width	Height	Count	Comments
D2	Door-Interior-Single-2_Panel-Wood	28" x 96"	2' - 4"	8' - 0"	2	
D3	Door-Interior-Single-2_Panel-Wood	30" x 96"	2' - 6"	8' - 0"	3	
D4	Pocket_Panel_269	28" x 96"	2' - 4"	8' - 0"	2	
D5	Single-Flush	36" x 96"	3' - 0"	8' - 0"	3	
D6	Door-Interior-Single-2_Panel-Wood	32" x 96"	2' - 8"	8' - 0"	1	
D7	Door-Double-Flush_Panel	36" x 96"	3' - 0"	8' - 0"	1	
DO	Door-Opening	48" X 96"	4' - 0"	8' - 0"	1	
FD	Contemporary_Front_Door_17747	Contemporary_Front_Door_17747	3' - 0"	8' - 0"	1	

1. DOOR SCHEDULE AND HARDWARE SETS SHALL BE THOROUGHLY REVIEWED PRIOR TO FRAMING.
2. DOOR HEIGHTS TO BE 8'-0" (NOMINAL - 8'-2" HEADER) @ 1ST FLOOR AND 6'-8" (NOMINAL - 6'-10" HEADER) UNLESS NOTED OTHERWISE.
3. ALL DOOR SIZES ARE ACTUAL SIZE - FRAMER TO ALLOW FOR JAMBS AND HEAD WITH ROOM FOR LEVELING/PLUMB WHEN FRAMING THE ROUGH OPENING.
4. GARAGE TO HOUSE DOOR TO BE A SOLID CORE, 20m FIRE-RATED DOOR WITH AN AUTOMATIC CLOSING DEVICE.
5. ALL DOOR GLAZING TO BE TEMPERED AND LOW-E. REVIEW WITH EXTERIOR ELEVATIONS TO CONFIRM MUNTIN PATTERN. MINIMUM ENERGY CODE INFORMATION: U FACTOR = 0.25, SHGC = 0.25
6. DOORS SHALL BE SET PLUMB AND LEVEL WITH JAMBS SCREWED TO THE ADJOINING FRAME WITH APPROPRIATE SPACERS BETWEEN THE JAMB AND THE FRAME.
7. THERE SHALL BE NO UNINTENTIONAL SWING BY ANY DOOR AT ANY TIME UNLESS EQUIPPED BY AN AUTOMATIC CLOSING DEVICE.
8. **TYPICAL DOOR HARDWARE SETS:**

OVERHEAD SET	- STANDARD OVERHEAD TRACKS AND SPRINGS, KEYED HANDLE, GARAGE DOOR OPENER (ELECTRICIAN PROVIDE POWER)
ENTRY SET	- HINGES (3), ENTRY KNOBS OR HANDLES AND DEADBOLT, SILL, WEATHER STRIPPING
GARAGE SET	- HINGES (3), HANDLES AND DEADBOLT, SILL, WEATHER STRIPPING, AUTOMATIC CLOSER
BEDROOM & BATH SET	- HINGES (2 MIN.), BED & BATH KNOBS OR HANDLES
CLOSET & PASSAGE SET	- HINGES (2 MIN.), PASSAGE OR CLOSET KNOBS OR HANDLES

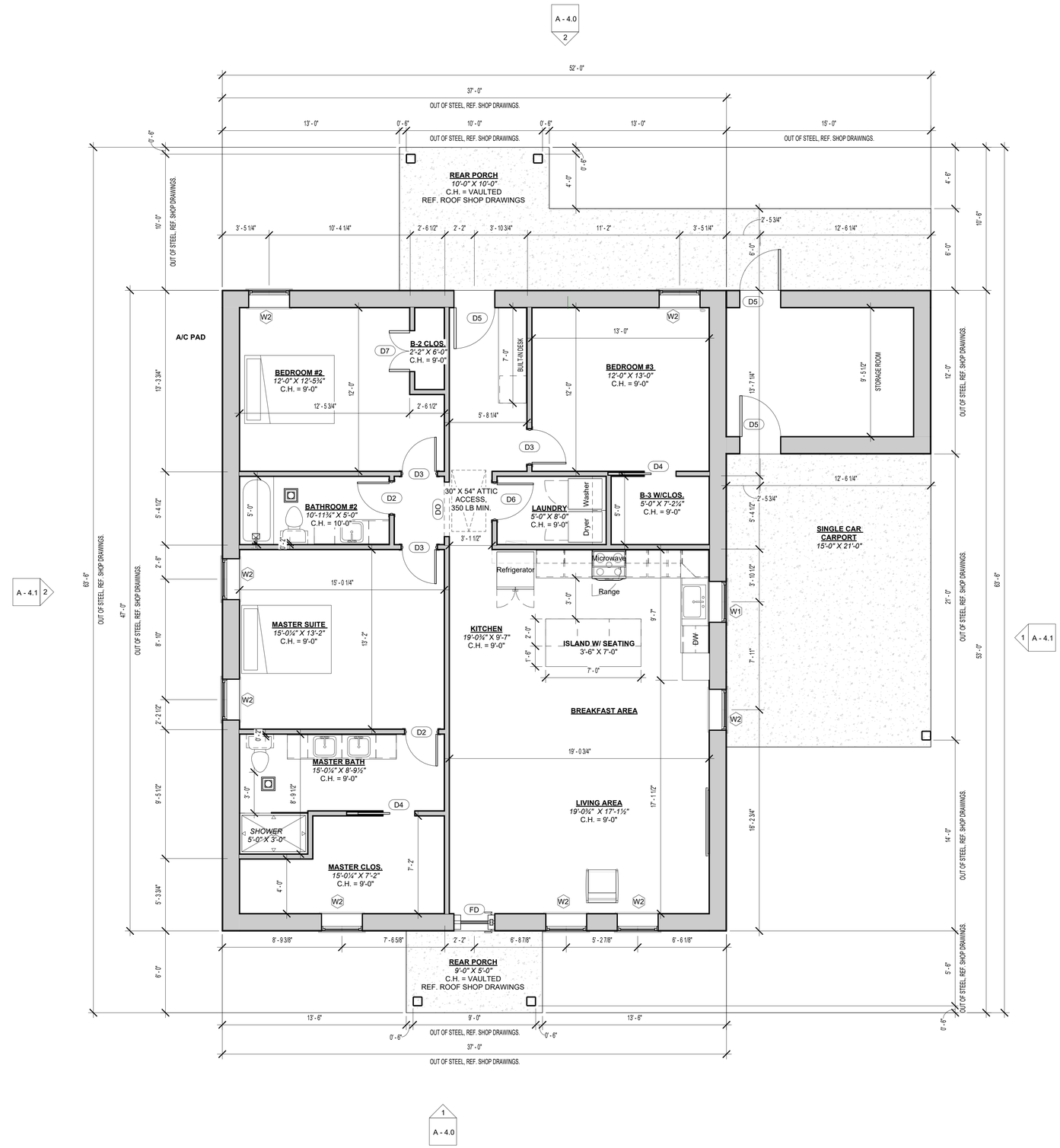
3 Notes - Door Schedule
12" = 1'-0"

Model	Height	Width	Family	Head Height	Count	Comments
W1	3' - 0"	3' - 0"	Window-Double-Hung	7' - 6"	1	
W2	5' - 2"	3' - 0"	Window-Single-Hung	7' - 8"	8	

1. ALL WINDOW SIZES ARE NOMINAL - CONFIRM ROUGH OPENING SIZE WITH WINDOW MANUFACTURER BEFORE FRAMING.
2. SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS AND WINDOW SWING. VERIFY ALL ROUGH WINDOW OPENINGS WITH MANUFACTURER PRIOR TO ORDERING.
3. EMERGENCY EGRESS WINDOW TO COMPLY WITH CLEAR DIMENSIONS AND NET CLEAR OPENING FOR ESCAPE AS DESCRIBED IN 2015 IRC.
4. ALL GLAZING TO BE LOW-E. REVIEW WITH EXTERIOR ELEVATIONS TO CONFIRM MUNTIN PATTERN.
5. ALL GLAZING TO COMPLY WITH R308.4 OF 2012 IRC FOR HAZARDOUS LOCATIONS.
6. NOTE SILL HEIGHTS TO BE 2'-8", UNLESS NOTED OTHERWISE.

DESIGNED & TO BE BUILT USING 2015 IRC STANDARDS
INSULATION VALUES
MAXIMUM FENESTRATION U FACTOR: 0.40
MAXIMIZED GLAZED PENETRATION SHGC: 0.25
MINIMUM CEILING R-VALUE: 38
MINIMUM WALL R-VALUE: 13
MINIMUM FLOOR VALUE: 13

2 Notes - Window Schedule
12" = 1'-0"



1 1st Floor Plan
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER
11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Floor Plan

A - 1.0

11/20/2024 11:02:56 AM

- **CMD-SMD = SMOKE DECTOR & CARBON MONOXIDE COMBO**
-
- **ELEC. PANEL LOCATED IN LAUNDRY ROOM**
- **ELECTRIC METER IS LOCATED ON THE RIGHT WALL 3 FT FROM THE FRONT WALL EDGE**
- **A/C PAD LOCATED LEFT**

GFCI - Ground Fault Circuit Interrupter
Receptacles located in bathrooms, garages, accessory buildings, outdoors, crawl spaces, unfinished basements, kitchen counter-tops including islands, utility and wet bar sinks, and within 6’ of a laundry, are required to have GFCI protection.

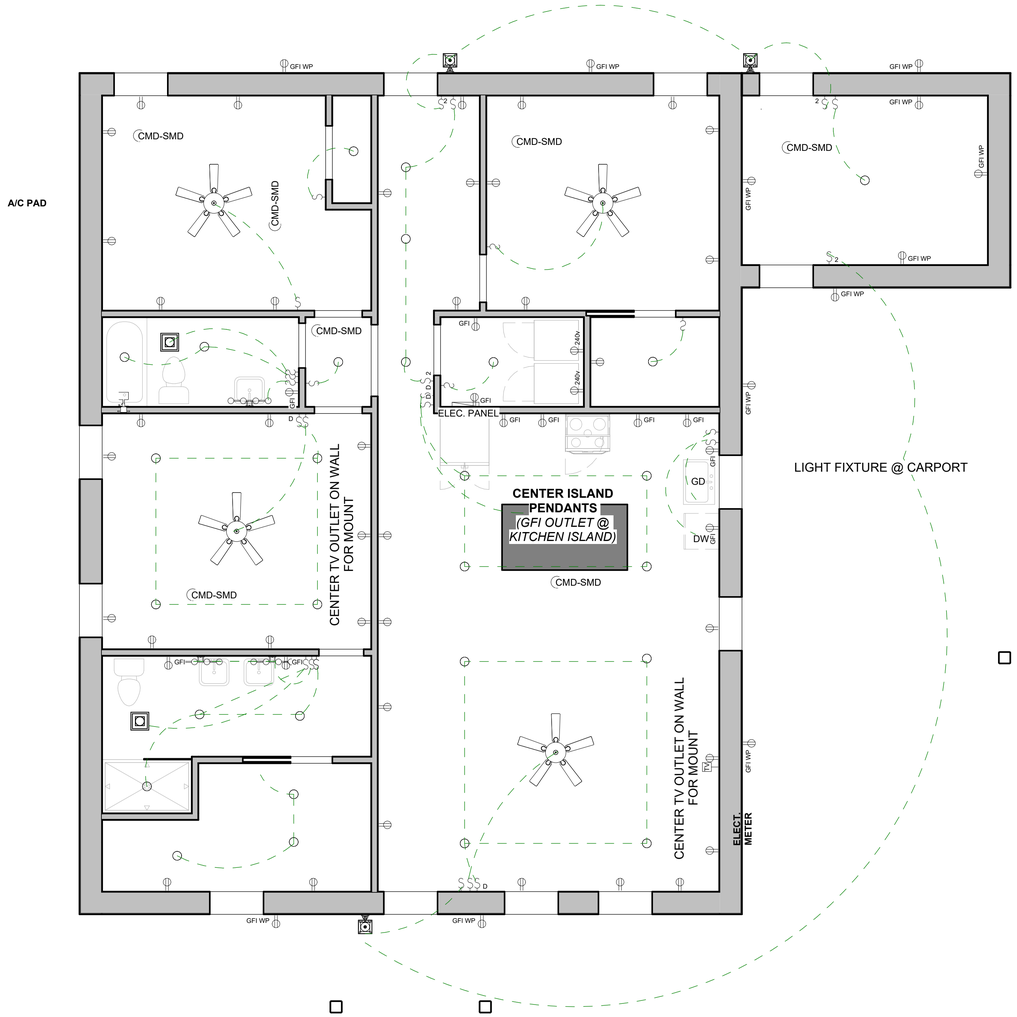
WP - Weather Protected
Receptacles located outdoors are required to be weather protected.

DESIGNED IN ACCORDANCE W/ ELECTRICAL CODE: NEC 2008 W/ COH AMENDMENT

ELECTRIC HEATING & COOLING SYSTEM W/ MIN. 14 SEER A/C UNIT
ELECTRIC TANKLESS WATERHEATER

A - 4.0 / 2

SMOKE AND CARBON MONOXIDE ALARMS REQUIRED



ELECTRICAL NOTES

1. GROUND FAULT CIRCUIT INTERRUPTER PROTECTION IS REQUIRED AT ALL BATHROOMS, GARAGES, KITCHENS. BARS AND OUTDOOR LOCATIONS. BATHROOM REQUIRE AT LEAST ONE GFI RECEPTACLE ADJACENT TO EACH BASIN LOCATION. OUTDOOR GFI OUTLETS ARE REQUIRED TO BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING.
2. RECEPTACLE OUTLETS ARE REQUIRED IN HABITABLE ROOMS SPACED SO THAT NO POINT ALONG A FLOOR LINE IN ANY WALL SPACE THAT IS MORE THAN 6'-0", MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2'-0" OR MORE IN WIDTH. RECEPTACLES LOCATED AT KITCHEN COUNTERS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS NO MORE THAN 2'-0" MEASURED HORIZONTALLY FROM AN OUTLET IN SPACE. HALLWAYS OF 0'-0" OR MORE IN LENGTH REQUIRE AT LEAST ONE RECEPTACLE OUTLET.
3. SMOKE DETECTORS SHALL BE HARDWIRED INTO THE DWELLING ELECTRICAL SYSTEM AND SHALL BE INTERCONNECTED SO AS TO SOUND AN ALARM IN ALL THE DETECTORS WHEN ONE IS ACTIVATED. SMOKE DETECTORS SHALL BE LOCATED IN ONE SLEEPING ROOM AT ONE POINT CENTRALLY LOCATED IN THE CORRIDOR GIVING ACCESS TO EACH SLEEPING AREA IN TWO STORY DWELLINGS A SMOKE DETECTOR MUST BE INSTALLED ON EACH LEVEL.
4. **DESIGNED IN ACCORDANCE WITH 2008 NATIONAL ELECTRICAL CODE W/ COH AMENDMENTS.**

2 Notes - Electrical Plan
12" = 1'-0"

1 1st Floor Plan
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

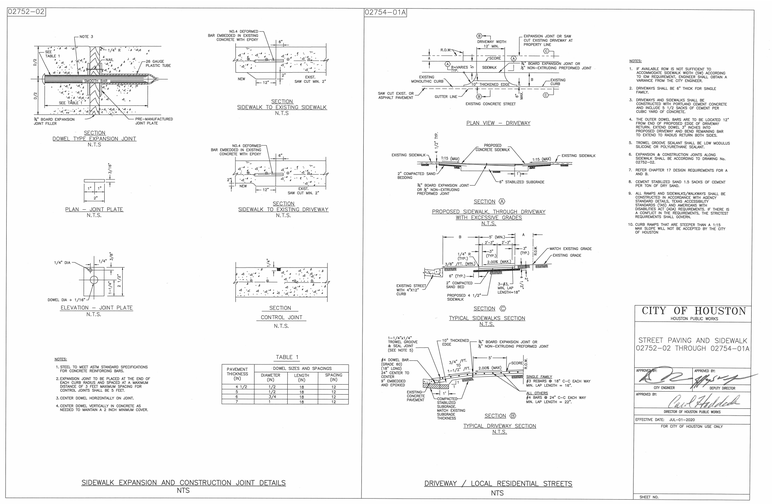
RFCP & Electrical Plan

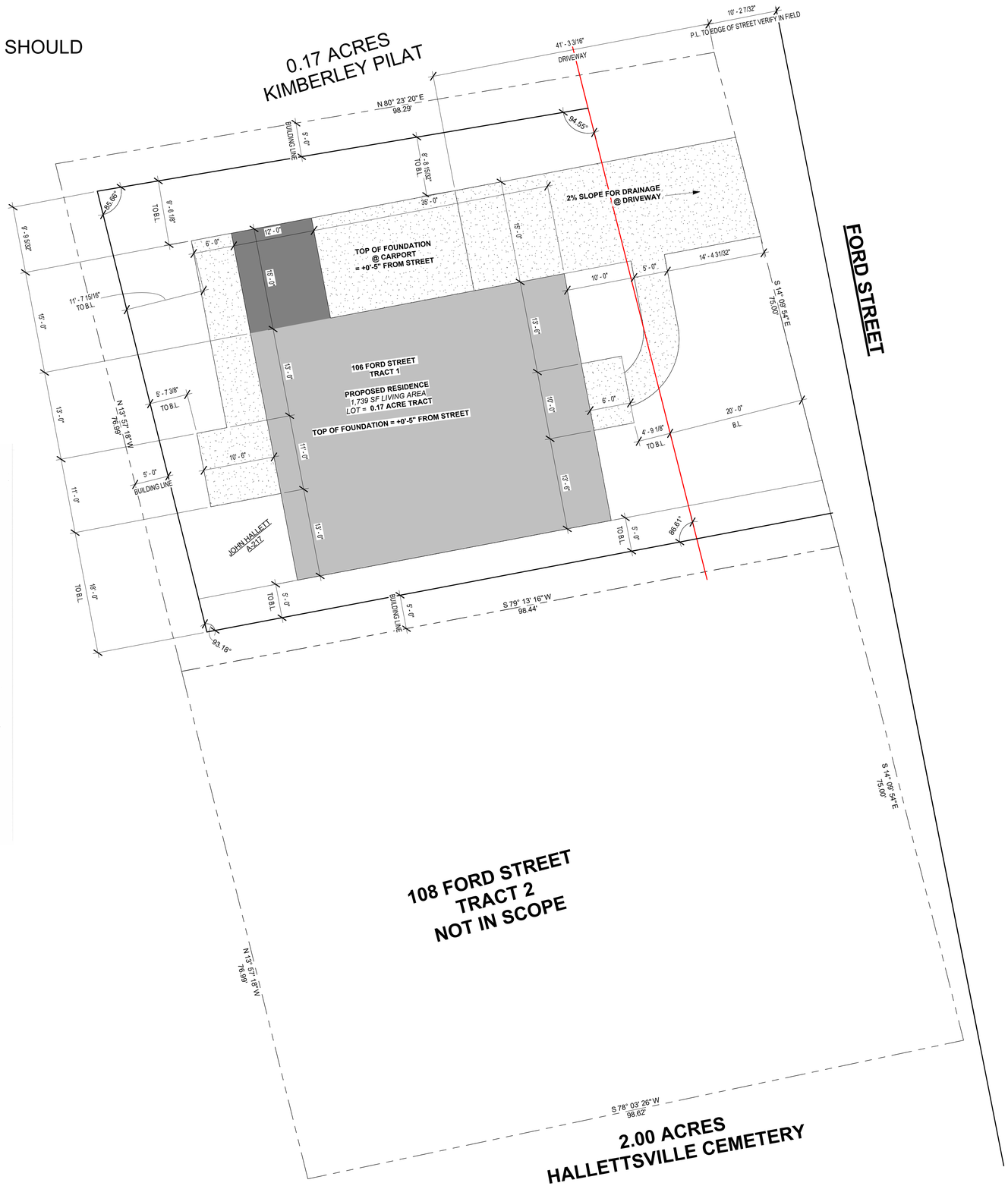
A - 2.0

11/20/2024 11:02:57 AM

NOTE:
ALL DIMENSIONS ARE FROM EDGE OF SLAB
ALIGN HOUSE WITH EDGE OF PAVEMENT @ FORD STREET. HOUSE SHOULD BE SQAURE WITH STREET

PROPERTY LINES & STREET PAVEMENT ARE NOT PERFECTLY 90°





1 PROPOSED SITE PLAN
1/8" = 1'-0"

DEAVERS ENGINEERING LLC

#D11202430

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
11/120/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford Street,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

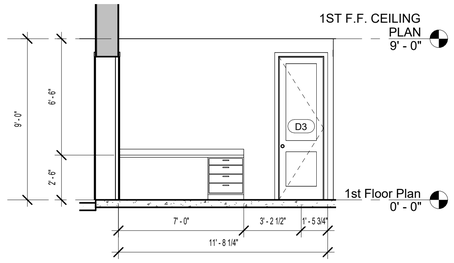
ISSUES & REVISIONS:

SITE PLAN & DETAILS

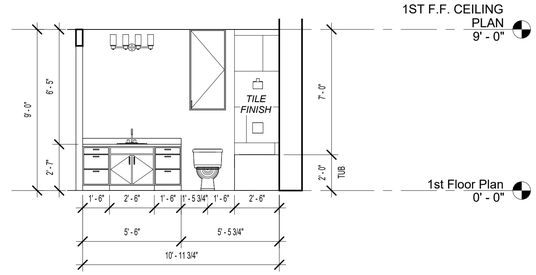
A - 0.1

11/20/2024 10:47:18 AM

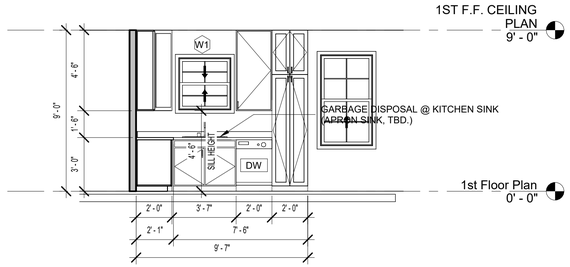
NOTE:
BOTH BATHROOMS ARE TO HAVE NICHES INSET IN BATHROOM WALL TILE.



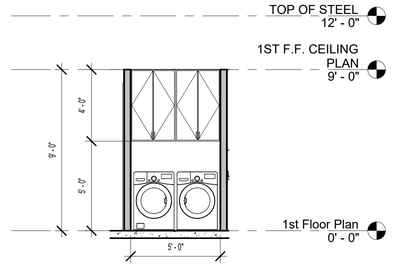
8 Study Nook Elevation #1
1/4" = 1'-0"



4 Bathroom #2 Vanity Elevation #1
1/4" = 1'-0"

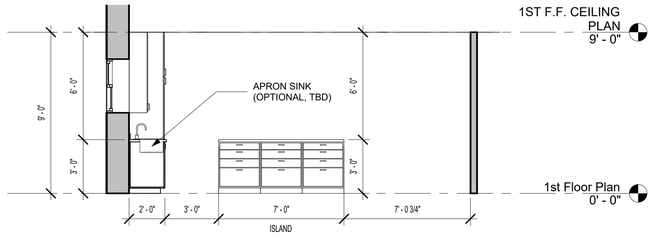


7 Kitchen Elevation #3
1/4" = 1'-0"

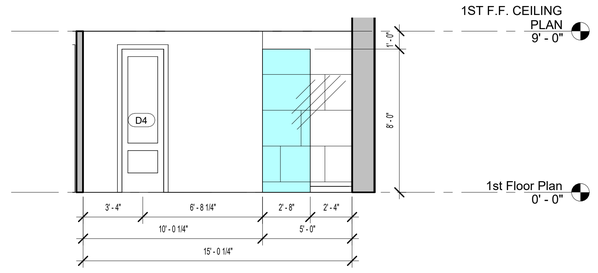


3 Laundry Room Elevation #1
1/4" = 1'-0"

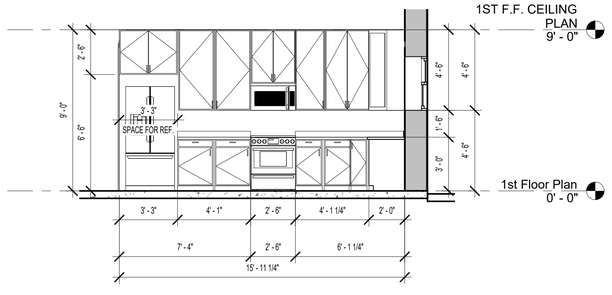
NOTE:
THE ISLAND COUNTER TOP MUST OVERHANG FROM THE BACK OF THE CABINET MIN. 1'-6" FOR ISLAND SEATING



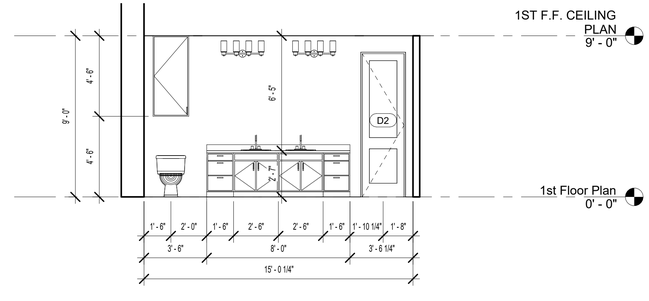
6 Kitchen Elevation #2 - Island
1/4" = 1'-0"



2 Master Bath Elevation #2
1/4" = 1'-0"



5 Kitchen Elevation #1
1/4" = 1'-0"



1 Master Bath Vanity Elevation #1
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

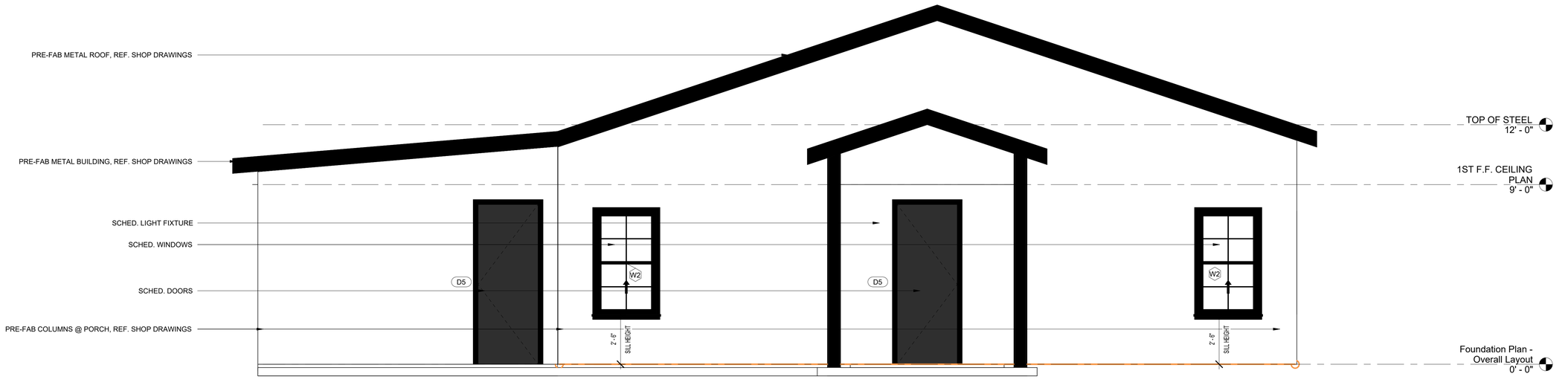
OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

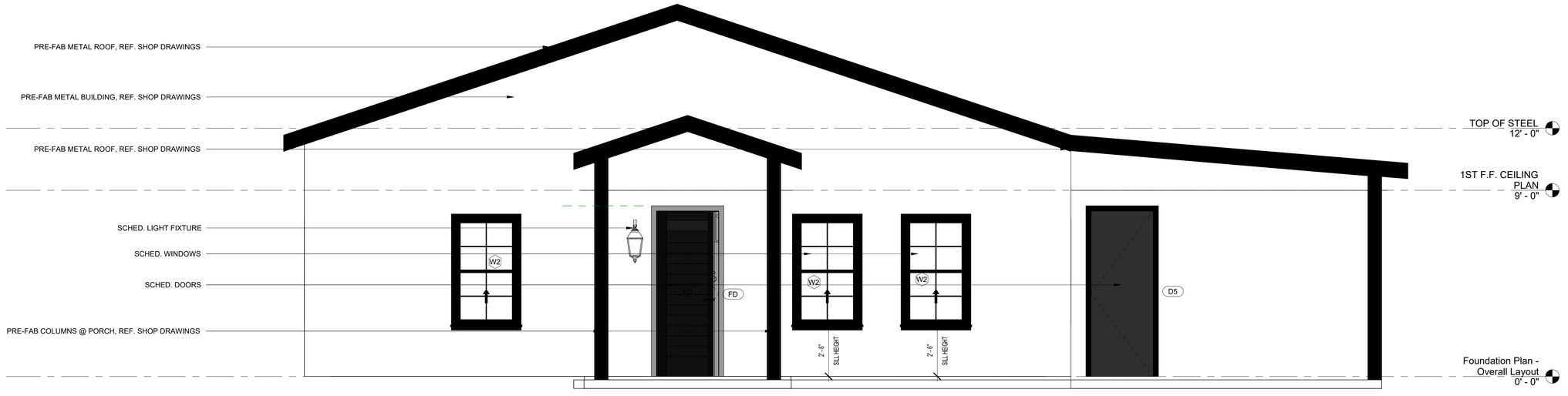
Interior Sections & Elevations

A - 3.0

11/20/2024 11:02:58 AM



2 Rear Elevation
3/8" = 1'-0"



1 Front Elevation
3/8" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Exterior Elevations

A - 4.0

11/20/2024 11:02:59 AM

2 Left Elevation
3/8" = 1'-0"

1 Right Elevation
3/8" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

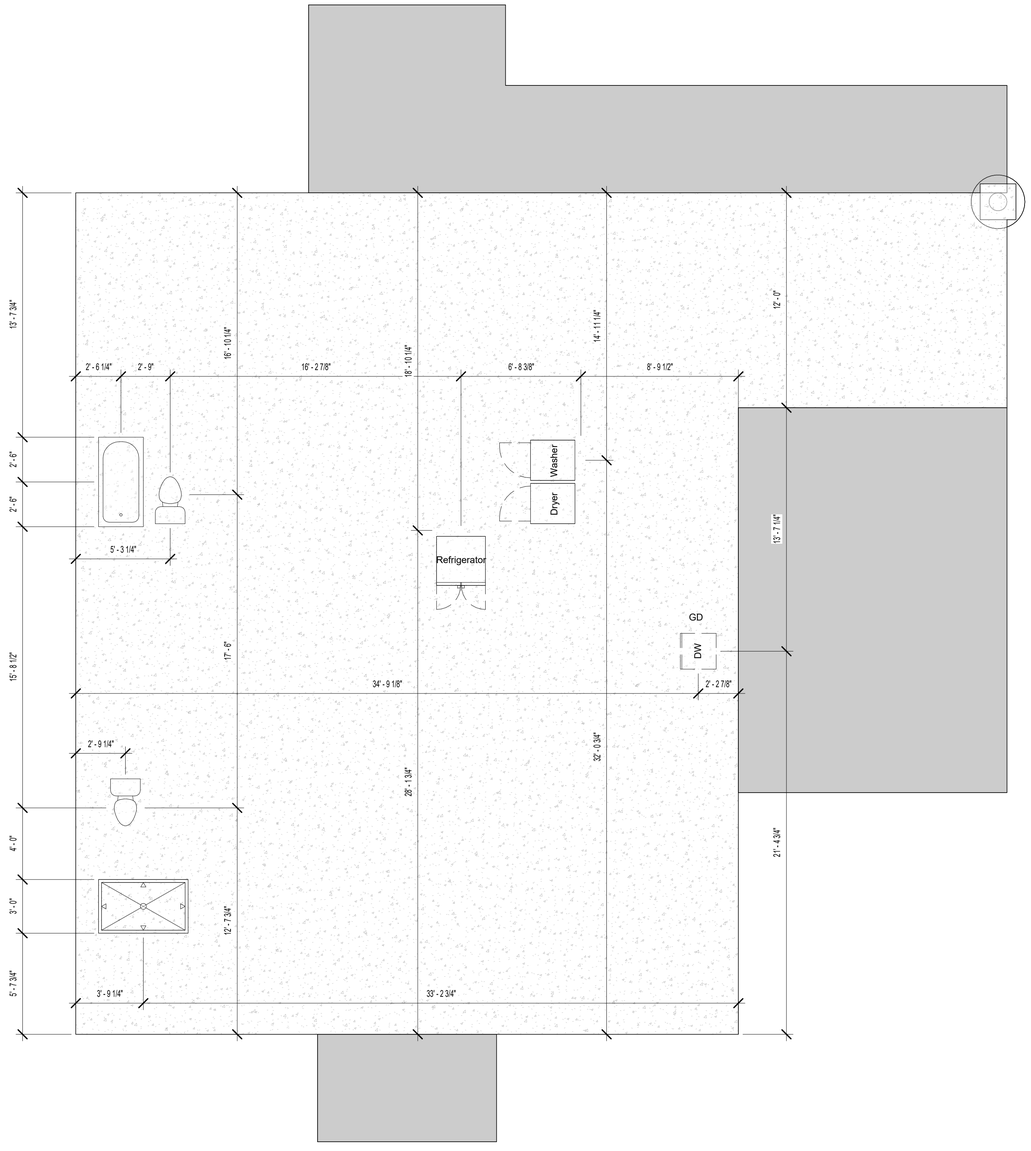
ISSUES & REVISIONS:

Exterior Elevations

A - 4.1

11/20/2024 11:03:00 AM

DESIGNED IN ACCORDANCE WITH 2009 INTERNATIONAL PLUMBING CODE W/ COH AMENDMENTS.



1 Foundation Plan - Plumbing Layout
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

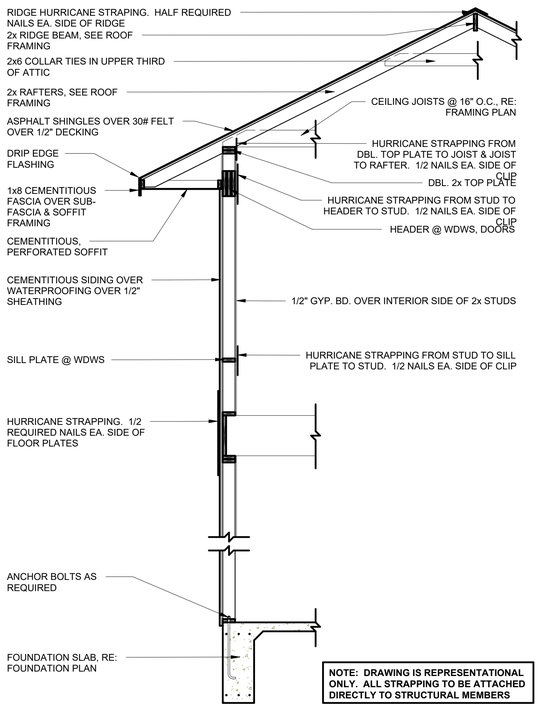
ISSUES & REVISIONS:

Plumbing Layout

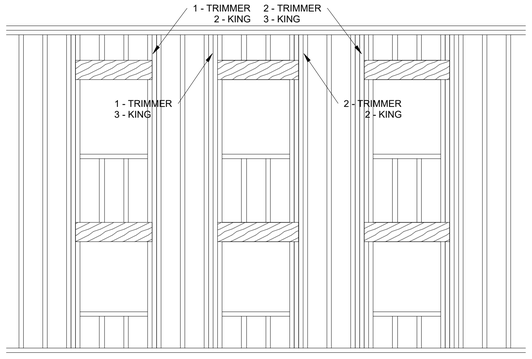
P - 1.0

11/20/2024 11:03:00 AM

ALL STRUCTURAL FRAMING SHALL WITHSTAND 110 MPH WINDS @ 3 SECOND GUSTS.



8 Structural - Strapping Detail
3/8" = 1'-0"



NOTE: ALL KING STUDS TO BE FRAMED FROM SOLE PLATE TO DBL. TOP PLATE.

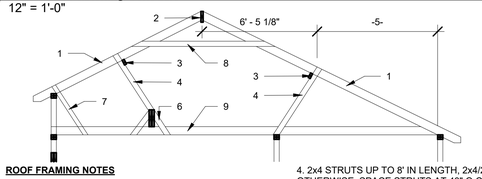
HEIGHT	WDW. OPENING	TRIMMERS	KING STUDS
14'-0"	< OR = 4'	1	1
	< OR = 6'	2	1
16'-0"	< OR = 4'	1	2
	< OR = 6'	2	2
18'-0"	< OR = 4'	1	2
	< OR = 6'	2	2
20'-0"	< OR = 4'	1	3
	< OR = 6'	2	3
22'-0"	< OR = 4'	1	3
	< OR = 6'	2	3

NOTE: SEE PLAN FOR OPENINGS GREATER THAN 6' IN WIDTH OR CONTACT E.O.R.

7 Structural - Balloon Framing
1/2" = 1'-0"

CONNECTION	TYPE	NAILING
JOIST TO STILL OR GIRDER	TOENAIL	3-8d
RAFTER TO PLATE	TOENAIL	3-8d
BRIDGE TO JOIST	TOENAIL, EA. END	2-8d
SOLE PLATE TO JOIST OR BLOCKING	FACE NAIL	16d @ 16" O.C.
TOP PLATE TO STUD	END NAIL	2-16d
STUD TO SOLE PLATE	TOENAIL OR END NAIL	4-8 OR 2-16d
DOUBLE STUDS	FACE NAIL	16d @ 16" O.C.
DOUBLE TOP PLATE	FACE NAIL	16d @ 16" O.C.
TOP PLATES, LAPS AND INTERSECTIONS	FACE NAIL	2-16d
CONTINUOUS HEADER, TWO PIECES	ALONG EA. SIDE.	16d @ 16" O.C.
CEILING JOISTS TO PLATE	TOENAIL	3-8d
CONTINUOUS HEADER TO STUD	TOENAIL	4-16d
CEILING JOIST, LAPS OVER PARTITIONS	FACE NAIL	3-16d
FLOOR JOIST TO PLATE	TOENAIL	2-16d
BUILT-UP CORNER STUDS	ALONG FACE	16d @ 24" O.C.
BUILT-UP GIRDER AND BEAMS	T&B STAGGER	16d @ 16" O.C.
	ENDS AND SPLICES	4-16d
CEILING JOIST TO PARALLEL RAFTER	FACE NAIL	3-16d
FLOOR DECK TO JOIST	PANEL EDGE	10d @8" O.C.
	FIELD	10d @ 12" O.C.
ROOF DECK TO RAFTERS	PANEL EDGE	8d @ 6" O.C.
	FIELD	8d @ 8" O.C.

6 Structural - Fastening Schedule
12" = 1'-0"



ROOF FRAMING NOTES

1. ALL RAFTERS MUST BE #2 SYP U.N.O., SPACED 16" O.C. U.N.O., AND BE 2x6 FOR ASPHALT COMPOSTION SHINGLE ROOFING. CONTACT ENGR. IF CLAY TILE IS TO BE INSTALLED UNLESS FRAMING PLANS INDICATE A CLAY TILE DESIGN HAS BEEN PROVIDED.

2. RIDGE, HIP, AND VALLEY MEMBERS SHALL BE ONE NOMINAL SIZE LARGER THAN THE RAFTERS THEY SUPPORT, EXCEPT AT PITCHES OF 12:12 OR GREATER, WHERE RIDGE MEMBERS SHALL BE TWO NOMINAL SIZES LARGER. VALLEYS UNBRACED FOR MORE 14' IN PLAN ARE TO BE 2-PLY. BRACE RIDGES, HIPS AND VALLEYS DOWN TO BEAMS AND WALLS BELOW AS SHOWN ON PLANS AND AT ALL SPLICES.

3. 2x6 CONT. PURLIN. SEE PLAN AND NOTE 5 FOR LOCATION.

4. 2x4 STRUTS UP TO 8' IN LENGTH, 2x4/2x6 T-BRACE OTHERWISE. SPACE STRUTS AT 48" O.C. MAX. SCAB TO SIDE OF RAFTERS. BRACE TO WALLS, AND BEAMS AS INDICATED ON PLANS.

5. MAX RAFTER SPAN WITHOUT/BETWEEN PURLIN SUPPORT IS 12'-6" FOR 2x6 RAFTERS, 13'-8" FOR 2x8 RAFTERS U.N.O.

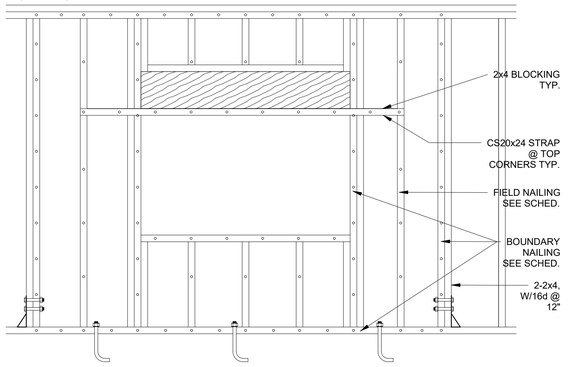
6. BRACE RAISED BEAMS AT 48" O.C., EACH SIDE.

7. 2x4 RAFTER TIES AT 48" O.C. WHEN APPLICABLE.

8. PROVIDE 2x6 COLLAR TIES 48" O.C. PERPENDICULAR TO ALL RIDGES WITH MORE THAN 4' OF CLEARANCE TO THE CJ BELOW THEM. INSTALL AT MID ATTIC HEIGHT, OR WITH 4' OF CLEARANCE FROM THE RIDGE.

9. SEE IRC FOR LOCATION WHERE CJ ARE PARALLEL WITH RIDGE.

5 Structural - Roof / Ceiling Framing
1/4" = 1'-0"



4 Structural - Shear Wall w/ Opening
3/4" = 1'-0"

LATERAL NOTES
FRAMING AND ANCHORAGE FOR THIS STRUCTURE ARE IN COMPLIANCE WITH 2009 IRC REQUIREMENTS FOR 110 MPH (3 SECONDS GUST) WIND LOAD.

SHEARWALL NOTES
1. ALL EXTERIOR WINDOWS AND DOORS MUST BE RATED FOR 35 PSF WIND LOAD AS THEY ARE SIZED AND BE CLEARLY LABELED AS SUCH BY THEIR MANUFACTURER.

2. SHEARWALL DESIGNATIONS INDICATE THE FOLLOWING:
--> SW1 - 7/16" (MIN.) OSB OR CDX PLYWOOD APPLIED DIRECTLY TO 16" MAX SPACED STUDS ON ONE FACE OF WALL WHERE SHOWN. FASTEN SHEATHING TO STUDS WITH 8d COMMON NAILS 4" O.C. AT ALL EDGES AND 12" O.C. ALONG EACH INTERMEDITATE STUD. BLOCK WALL AT PANEL EDGES
-->SW2 - 5/8" WALL BOARD APPLIED DIRECTLY TO 16" MAX SPACED STUDS ON ONE FACE OF WALL WHERE SHOWN. FASTEN SHEATHING TO STUDS WITH 6d NAILS 4" O.C. AT ALL EDGES AND ALONG EACH INTERMEDIATE STUD.

3. JOIST/TRUSS MUST BE INSTALLED ABOVE PARALLEL FRAMED INTERIOR SHEARWALLS, AND ALL INTERIOR SHEARWALLS MUST BE ATTACHED TO ABOVE FRAMING ACCORDING TO THE "SHEARWALL DIAPHRAGM CONNECTION DETAILS."

HOLDOWNS
4. ENBEDDED HOLDOWNS MAY NOT BE SUBSTITUED AND MUST BE "WET-SET" AS SPECIFIED. OTHERWISE, ALLOWABLE HOLDOWN SUBSSTITUTION ARE:
HD2A: PHD2/HTT16 HD5A: PHD5/HTT22 HD6A: PHD6/HTT22 HD8A: HDQ8

5. ALL HOLDOWNS TO USE SIMPSON RECOMMENED SSTB ANCHORS. EMBEDDED AND SSTB ANCHORED HOLDOWNS MUST HAVE SIMPSON SPECIFIED REBAR INSTALLED. WHERE SSTB ARE TOO LONG FOR GRADE BEAM DEPTH, EPOXY ANCHORS MUST BE USED.

6. POST INSTALLED ANCHORS OF EQUIVALENT DIAMETER MAY BE USED LIEU OF "WET-SET" ANCHORS (FOR NON-EMBEDDED STYLE HOLDOWNS) USING SIMPSON "SET" AS FOLLOWS:
-->5/8" ANCHORS MUST HAVE A MIN 5" EMBED, EXCEPT WITHIN 7-1/2" OF ANY SLAB EDGE OR DROP, EMBED MUST BE 9-3/8"
-->7/8" ANCHORS MUST HAVE A MIN 7-3/4" EMBED, EXCEPT WITHIN 11-5/8" OF ANY SLAB EDGE OR DROP, EMBED MUST BE 13-1/8".

7. PROVIDE FULL BOLTING AND/OR NAILING FROM HOLDOWN TO STUD PACKS AS REQUIRED BY SIMPSON FOR MAXIMUM TABLE VALUES. HD SERIES HOLDOWNS MUST BE INSTALLED ON TRIPLE STUDS.

BELT BEAM NOTES
8. EXTEND BELT BEAMS FULL LENGTH SHOWN ON PLANS TO SPAN ACROSS WIDTH OF OPENING IN THE FLOOR AND INSTALL CONCEALLED HANGERS ON BELT BEAM ENDS TO PERPENDICULAR FLOOR FRAMING BEAMS, JOISTS, OR TRUSSES. WHEN THIS IS NOT POSSIBLE, EXTEND ENDS 3-1/2" PAST OPENING & STRAP TOP AND BOTTOM OF THE EXTERIOR FACE OF BELT BEAM W/ CS20x42 (BENT 6" ONTO EXTERIOR FACE OF BELT BEAM) TO PERPENDICULAR KNEE WALL PLATES OR ROWS OF MIDHEIGHT STUD WALL BLOCKING.

9. KEEP HORIZONTAL EXTERIOR SHEATHING JOINTS MIN 24" FROM BELT BEAM

10. CONTINUOUSLY FRAME STUDS TO, FROM, AND BETWEEN BELT BEAMS. FRAME BOTTOM AND TOP PLATES DIRECTLY TO BELT BEAMS, EXCEPT WHERE DECKING MAY BE ADDED TO BRING TOP OF BEAM TO F.F.E. KEEP TOP & BOTTOM PLATE SPLICES MIN. 36" IN EITHER DIRECTION FROM BELT BEAM ENDS.

3 Structural - Lateral Design Notes
12" = 1'-0"

CONTRACTOR NOTE:
1. BUILDER/ CONTRACTOR SHALL SHORE & BRACE ANY LOAD BEARING WALLS AND/OR POINTS ABOVE PRIOR TO DEMOLITION. EXTERIOR WALLS TO REMAIN UNLESS NOTED.

OWNER/ BUILDER TO VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION. OWNER/ BUILDER TO CONTACT DEAVERS ENGINEERING LLC WITH ANY AND ALL DISCREPANCIES PRIOR TO START. DEAVERS ENGINEERING WILL NOT BE HELD RESPONSIBLE FOR EXISTING CONDITIONS IN ANY WAY AND/ OR ANY PROBLEMS WHICH MAY ARISE FROM FAILURE TO VERIFY EXISTING CONDITIONS.

ALL DIMENSIONS ARE APPROXIMATE.

2. STRUCTURAL ENGINEER OFFERS NO WARRANTY FOR EXISTING FOUNDATION OR REPLACED SLAB. THE FOUNDATION WILL ALWAYS HAVE MOVEMENT ISSUES.

3. VERIFY IF ATTIC ACCESS IS REQUIRED WITH ARCHITECT PRIOR TO FRAMING. VERIFY LOCATION.

4. PURLIN PRACES TO BEARING WALL OR DOUBLE CEILING JOIST.

5. SHEATHE ENTIRE EXTERIOR OF BUILDING W/ 7/16 OSB, IN ADDITION TO SHEARWALLS INICATED ON PLANS. NAIL SHEATHING W/ 8d COMMON NAILS 6" O.C. EDGE AND 12" O.C. FIELD. LAP SHEATHING ACROSS FLOOR CAVITY, MIN 18" ACROSS EACH PLATE.

2 Structural - Contractor Notes
12" = 1'-0"

GENERAL FRAMING NOTES
1. DESIGNED IN ACCORDANCE WIH 2009 IRC. ALL CONSTRUCTION METHODS, WORKMANSHIP AND CONNECTIONS MUST BE IN COMPLIANCE WITH 2009 IRC W/ COH AMENDMENTS.

2. ABBREVIATIONS:

ARCH	-ARCHITECT/DESIGNER	CANT	-CANTILEVER	CJ	-CEILING JOIST
CONT	-CONTINIOUS	DB	-DROP BEAM	DBL	-DOUBLE MEMBER
FB	-FLUSH BEAM	FJ	-FLOOR JOIST	FRB	-FOR ROOF BRACE
FT	-FLOOR TRUSS	H,HDR	-HEADER	LLV	-LONG LEG VERTICAL
OC	-ON CENTER	PSL	-PARALLEL STRAND LUMBER	UCA	-UNDER COLUMN ABOVE
UNO	-UNLESS NOTED OTHERWISE	UWA	-UNDER WALL ABOVE		

3. LEGEND

ARCHITECTURAL BEAM - SIZE AND TYPE NOTED
STRUCTURAL BEAM - SIZE AND TYPE NOTED
RAFTER OR JOIST - SIZE NOTED
RIDGE, HIP, VALLEY, OR LEDGER - SIZE NOTED
OUTSIDE EDGE OF OVERHANG
WALL BELOW
PURLIN BRACE

4. PROPIETARY MODEL NUMBER, WHEN GIVEN, REFER TO SIMPSON STRONG-TIE PRODUCTS. INSTALL PER MANUFACTURER RECOMMENDATIONS AS REQUIRED TO ACHIEVE MAXIMUM TABLE VALUES.

5. FRAMING LAYOUT AS SHOWN IS ONLY A SCHEMATIC MEANT TO SHOW SPAN LENGTHS AND DIRECTION. FIELD VERIFY CONVENTIONAL FRAMING LAYOUT WHILE MAINTAINING REQUIRED SPACING. ENGINEERED JOISTS AND TRUSSES SHOULD BE LAID OUT ACCORDING TO MANUFACTURER/SUPPLIER DRAWINGS. BEAMS ARE SHOWN HATCHED.

6. CONTINUOUIS ROW OF 1x3 BRIDGING, STRAP BRACING, SOLID BLOCKING OR STRONGBACK REQUIRED FOR EVERY 8' OF SPAN OF ALL CONVENTIONAL JOISTS 2x10 OR GREATER. THE STABILITY OF THE WALLS, FLOOR, CEILING, AND ROOF IS NOT ACHIEVED UNTIL DECKING/SHEATHING IS INSTALLED

BEAMS & HEADERS
7. HEADERS IN LOAD BEARING WALLS ARE TO BE (2) 2x12 U.N.O (SEE SCHEDULE BELOW)

8. BEAMS ARE CALLED OUT ON FRAMING PLANS AND ARE AS FOLLOWS:

BEAM SIZE	GRADE	USE, UNLESS NOTED OTHERWISE	HANGER	CONCEALLED HANGER
2~2x6	#3	HDR. @ NON-BEARING INT. WALLS	LUS26-2	-
3~2x6	#3	HDR. @ NON-BEARING INT. WALLS	LUS26-3	-
2~2x8	#2	HDR. HOLDING ROOF	LUS28-2	-
3~2x8	#2	HDR. HOLDING ROOF	LUS28-3	-
2~2x10	#2	HDR. HOLDING ROOF	LUS210-2	-
3~2x10	#2	HDR. HOLDING ROOF	LUS210-3	-
2~2x12	#2	HDR. HOLDING 1 OR 2 FLOORS & ROOF	LUS212-2	HUSC212-2
3~2x12	#2	HDR. HOLDING 1 OR 2 FLOORS & ROOF	LUS212-3	HUC212-3
3.5x11.25 PSL	2.0E	FLUSH OR DROP BEAM	HHUS410	HUCQ412-SDS
3.5x14 PSL	2.0E	FLUSH OR DROP BEAM	HGUS414	HUC416, BELT BEAMS ONLY
3.5x16 PSL	2.0E	FLUSH OR DROP BEAM	HGUS414	HUC416, BELT BEAMS ONLY
3.5x18 PSL	2.0E	FLUSH OR DROP BEAM	HGUS414	HUC416, BELT BEAMS ONLY
5.25x11.25 PSL ONLY	2.0E	FLUSH OR DROP BEAM	HGUS5.5/12	HUCQ612-SDS, BELT BEAMS
5.25x14,16,18 PSL	2.0E	FLUSH OR DROP BEAM	HGUS5.5/14	-
7x11,25 PSL	2.0E	FLUSH OR DROP BEAM	HGUS7.25/12	-
7x14,16,18 PSL	2.0E	FLUSH OR DROP BEAM	HGUS7.25/14	-

ALL MULTI-PLY HEADERS TO HAVE 1/2" PLYWOOD SPACERS. INCREASE HEADERS TO 3-PLY FOR 2x6 WALLS NEVER BEND OR ALTER HANGER FLANGES, USE A CONCEALED HANGER WHENEVER THERE IS NOT ENOUGH ROOM FOR OUT-TURNED FLANGES, CONTACT ENGR WHENEVER HANGER OPTIONS ABOVE ARE NOT POSSIBLE.

WALL FRAMING
9. U.N.O., EXTERIOR, LOAD BEARING, AND SHEARWALLS ARE TO BE STUD GRADE SYP 2x4 16" O.C., EXCEPT AS FOLLOWS:
-> 1ST STORY OF 3-STORY AREAS TO BE 2~2x4 16" O.C. OR 2x6 12" O.C.
-> 2ND STORY OF 3-STORY AREAS TO BE 2x4 12" O.C. OR 2X6 16" O.C.
-> 1ST STORY OF 4-STORY AREAS TO BE 2~2X4 12" O.C. OR 2x6 12" O.C.
-> 2ND STORY OF 4-STORY AREAS TO BE 2~2x4 16" O.C. OR 2x6 16" O.C.
-> 3RD STORY OF 4-STORY AREAS TO BE 2x4 12" O.C. OR 2x6 16" O.C.
ABOVE ASSUMES 10' MAX PLATE HEIGHTS AND COUNTS ROOF DECKS AND DECK ACCESS AREA AS STORIES. FURTHER, ANY WALLS DRAWN AS 2x6 WIDTH ON THE ARCH BACKGROUNDS ARE TO BE 2x6 16" O.C. U.N.O.

10. WALL TOP, SILL, & SOLE PLATES ARE TO BE #2 SYP. RUN ONE TOP PLATE PLY CONT THROUGH ALL PLATE INTERSECTIONS. LAP TOP PLATE SPLICES PER DETAIL THIS PAGE.

11. THE FOLLOWING STUD PACKS REQUIRED FOR ALL HEADERS, BEAMS AND GIRDER TRUSSES, U.N.O. ON PLANS (INCREASE STUD SIZES TO 2x6 FOR 2x6 WALLS)
10" NOMINAL DEPTH OR LESS: 2~2x4 (1 TRIMMER, 1 KING)
12" & 14" NOMINAL DEPTH: 4~2X4 (2 TRIMMERS, 2 KING)
16" NOMINAL DEPTH OR MORE: 5~2X4 (3 TRIMMERS, 3 KING)
IN ALL CASES, PROVIDE A MINIMUM NUMBER OF STUDS UNDER BEAM TO PROVIDE FULL BEARING ACROSS FRAMING MEMBER WIDTH. AT HEADERS W/ 4x OR 6x LUMBER OR PSL SUPPORT, PROVIDE TWO KING STUDS TRIPLE OR QUADRUPLE 2x4 STUD PACKS TO HAVE TWO ROWS OF 16d NAILS 9" O.C., 1" FROM THE EDGES OF EACH PLY AS THE PACK IS BUILT UP.

12. ALL SUPPORTS 3~2x4 OR GREATER MUST BE REPEATED AS AN ALIGNED SUPPORT ON ALL LOWER LEVELS AND HAVING MATCHING FLOOR CAVITY CRIPPLE STUDS

13. PSL COLUMNS TO BE 1.8E GRADE OR BETTER. SEE PSL COLUMN FRAMING DETAIL THIS PAGE FOR FLOOR CAVITY EXTENTION REQUIREMENTS FOR ALL PSL COLUMNS

14. ALL STAND ALONE SUPPORTS (I.E. AT PORCHES, OR INSIDE COLUMN WRAPS) TO BE 4x4 U.N.O. STRAP EACH SIDE OF BEAMS TO POSTS W/ LSTA24 OR CS20x24.

FLOOR FRAMING
15. ALL FJ FRAMING MUST BE #2 SYP U.N.O., 2x12 U.N.O., AND SPACED 16" O.C. U.N.O. PROVIDE CONT FULL DEPTH 2x BAND ON CANTILEVERED FJ.

16. FT OR I-JOIST DESIGN BY MANUFACTURER AND STAMPED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS. FT OR I-JOISTS MAY BE SUBSTITUTED FOR THE OTHER REGARDLESS OF PLAN CALL-OUT. DESIGNER TO PROVIDE RIBBON OR RIM JOIST ON CANTILEVERS CAPABLE OF DISTRIBUTING LOADS FROM ABOVE EVENLY. PSL BEAMS MAY BE REPLACED BY DIFFERING GRADES AND TYPES OF ENGINEERED BEAMS BY THE ENGINEER OF THE FLOOR SYSTEM; LIABILTY FOR THESE BEAMS IS TRANSFERRED TO THAT ENGINEER.

CEILING FRAMING
17. ALL CJ MUST BE #2 SYP U.N.O., 2x6 U.N.O., AND SPACED 16" O.C. U.N.O. DOUBLE UP ALL CEILING JOISTS UNDER MECHANICAL AREAS. WATER HEATER PLACED IN ATTIC MUST BE LOCATED ABOVE A LOAD BEARING WALL

18. STRONGBACK CONSISTING OF 1~2x4 & 1~2x6 W/ LLV REQUIRED WHERE CJ SPAN EXCEEDS 12'. SECURE WITH 2~16d NAILS AT EA JOIST.

19. ALL HEADER SIZES SHALL GO BY THE ABOVE SCHEDULE U.N.O.

20. BLOCK ALL FLOOR AND CEILING JOISTS GREATER THAN 10' LONG AT MID SPAN.

1 Structural - General Notes
12" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

1	Revision 1	Date 1

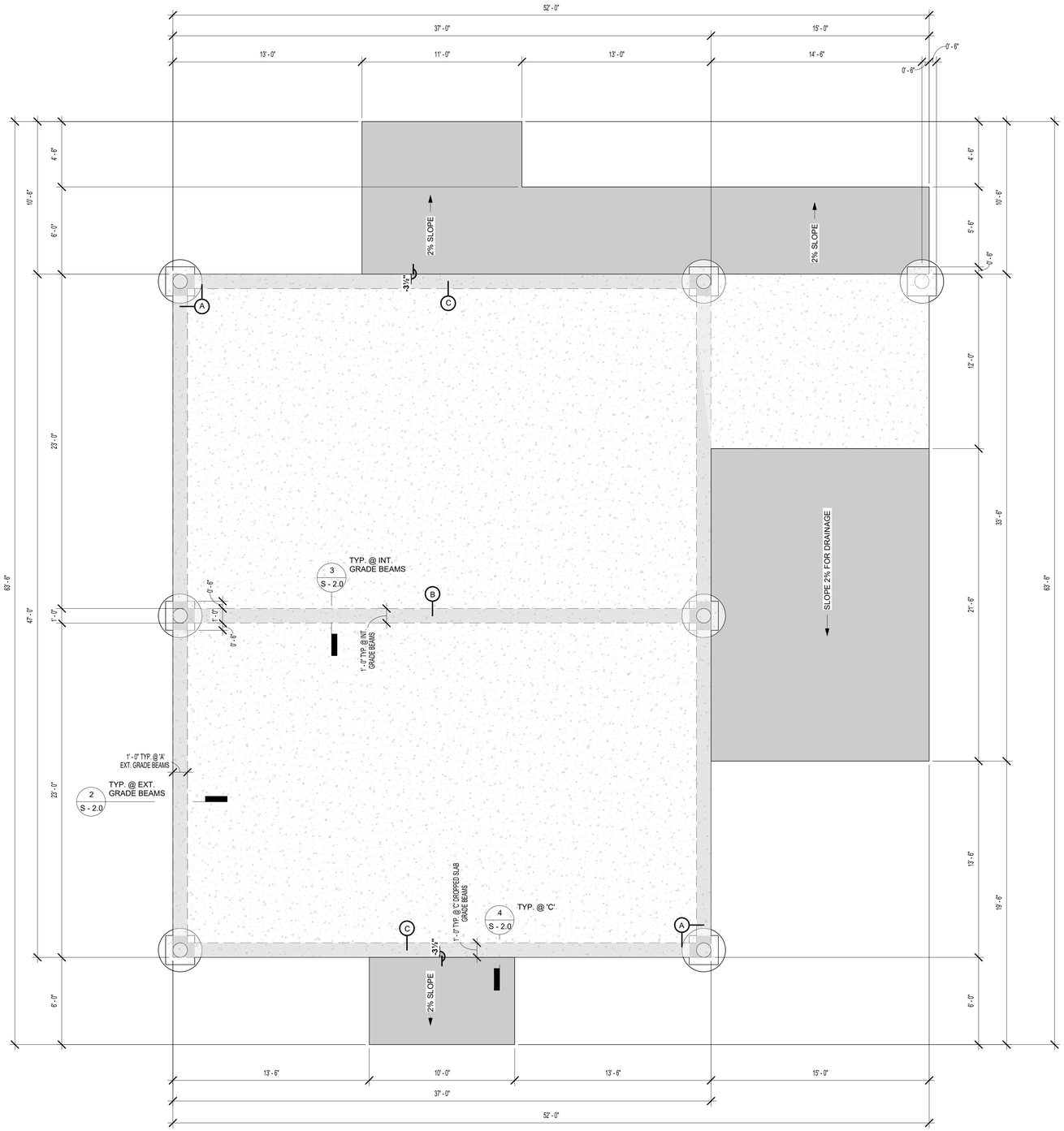
Structural Notes & Details

S - 0.0

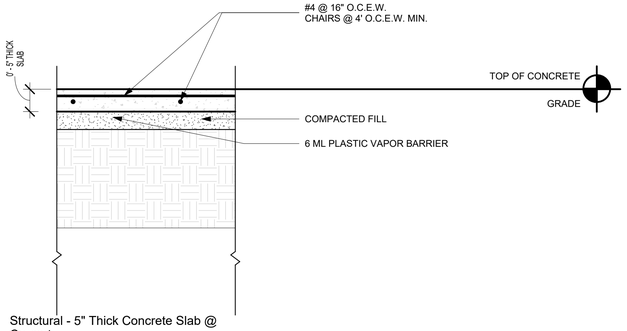
11/20/2024 11:03:02 AM

NOTE:

- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,000 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.
- **ANCHOR BOLT LAYOUT MUST BE VERIFIED BY THE PRE-FAB METAL BUILDING MANU. PRIOR TO POURING CONCRETE TO ENSURE STEEL BASE PLATES WILL FIT ONTO SLAB.**



1 Foundation Plan - Overall Layout
1/4" = 1'-0"



2 Structural - 5" Thick Concrete Slab @ Carport
3/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

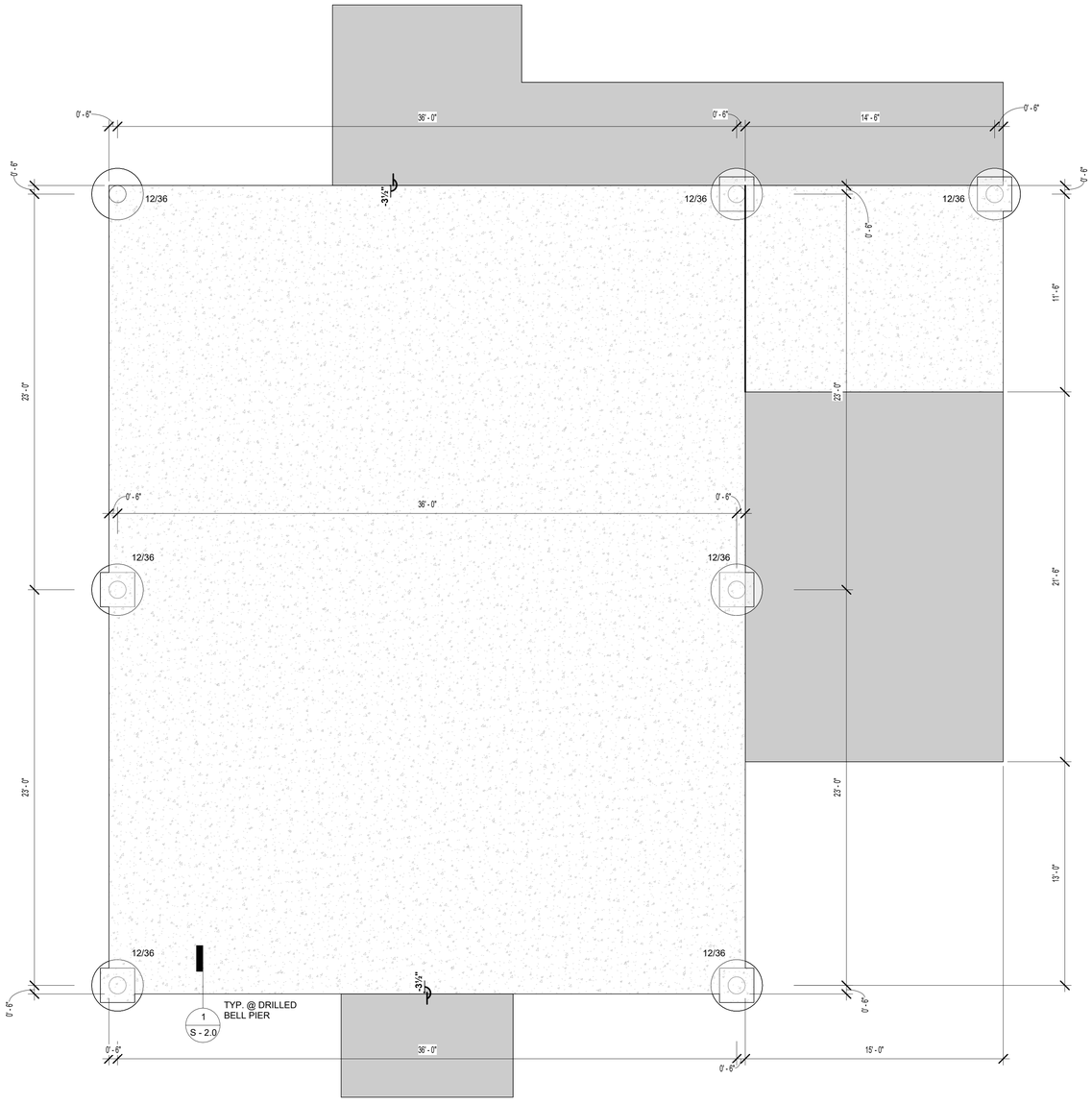
Foundation Plan

S - 1.0

11/20/2024 11:03:03 AM

NOTE:

- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,000 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.



1 Foundation Plan - Drilled Bell Piers Layout
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

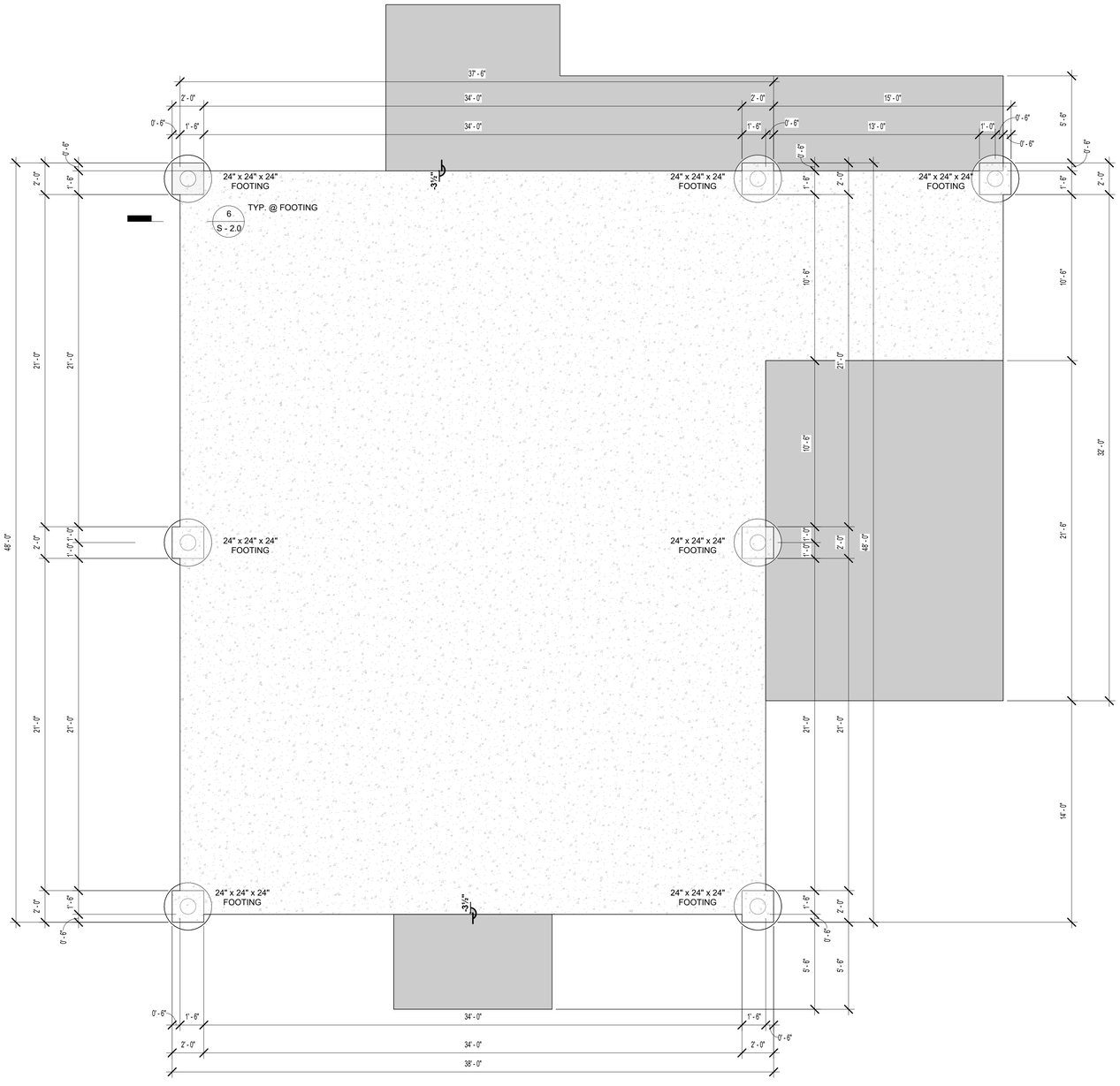
Foundation Plan

S - 1.1

11/20/2024 11:03:03 AM

NOTE:

- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,000 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.



1 Foundation Plan - Footings Layout
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Foundation Plan

S - 1.2

11/20/2024 11:03:04 AM

TABLE R401.4.1
PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS[a]

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500[b]

For SI: 1 pound per square foot = 0.0479 kPa.

a. When soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.

b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

NOTE:

- THE FOUNDATION WAS DESIGNED BASED ON 1500 PSI SOIL CONDITIONS
- THE DESIGN IS PER 2012 IRC

KEYNOTE

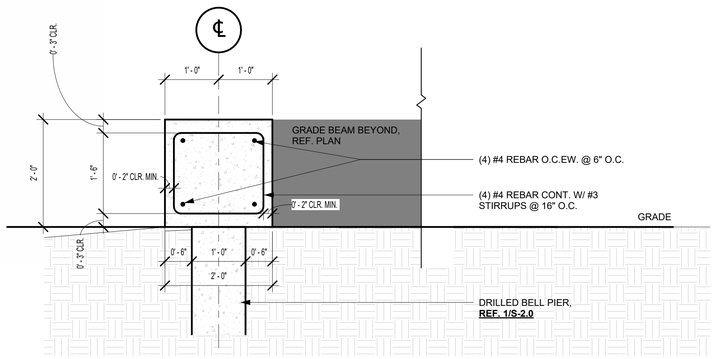
SLOPE FOR DRAINAGE, **REF. ARCH.**

DRILLED SHAFT W/ BELL
CALL OUT TAG ON PLAN
(DIAMETER OF SHAFT/ DIAMETER OF BELL)
12/36

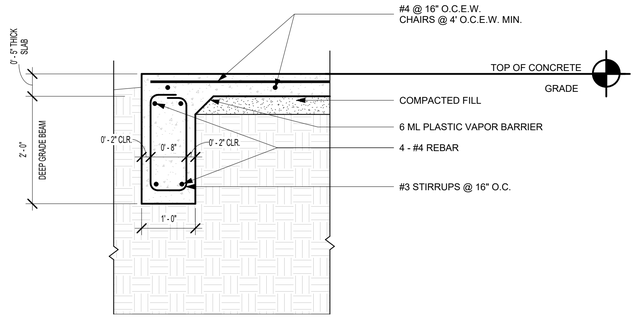
DRILLED BELL PIERS TO BE CENTERED ON GRADE BEAMS, 6" FROM EDGE.

NOTE:

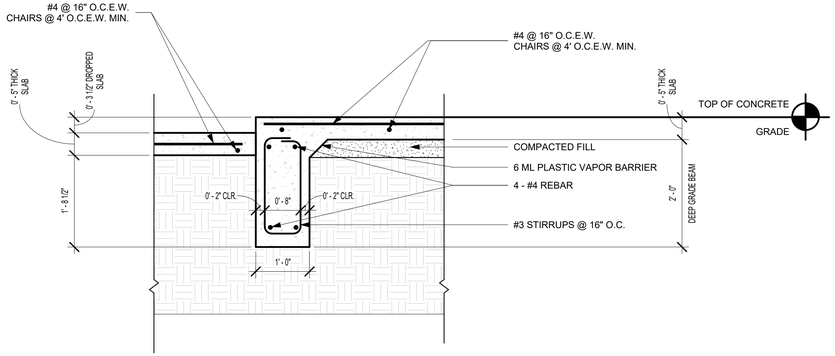
- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,000 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.



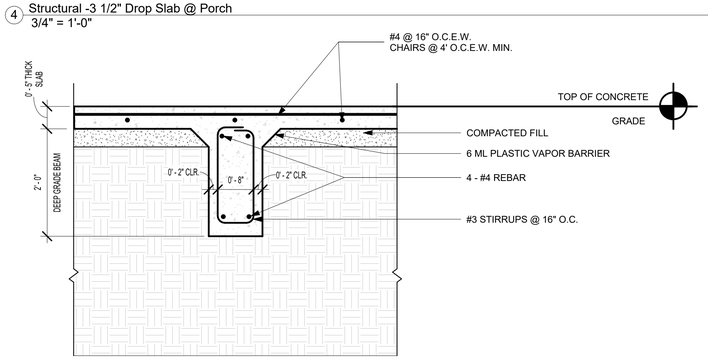
6 Structural - 24" X 24" X 24" FOOTING
3/4" = 1'-0"



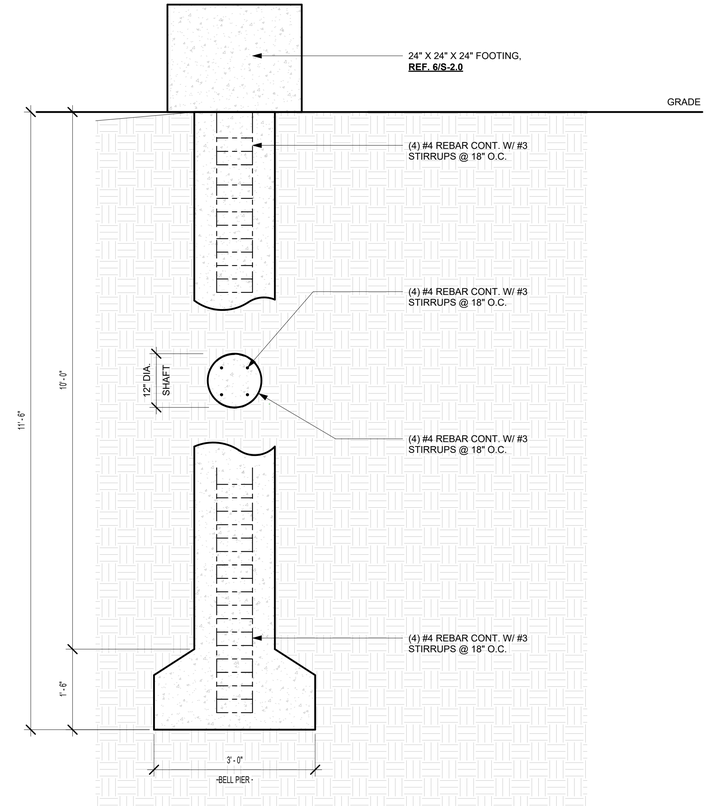
2 Structural - 'A' Grade Beam
3/4" = 1'-0"



4 Structural -3 1/2" Drop Slab @ Porch
3/4" = 1'-0"



3 Structural - 'B' Grade Beam
3/4" = 1'-0"



1 Structural - Drilled Bell Pier
3/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Foundation Details

S - 2.0

11/20/2024 11:03:05 AM

NOTE:

- ALL STRUCTURAL WOOD MEMBERS SHALL BE A MINIMUM SOUTHERN YELLOW PINE GRADE #2 OR BETTER.
- ALL INTERIOR WALLS TO BE 2X4S @ 16" O.C., UNLESS NOTED OTHERWISE.
- ALL DOORS TO BE MIN. 6" FROM INSIDE OF STUD.

A - 4.0 / 2

A - 4.1 / 2

1 / A - 4.1

1 1st Floor Framing Plan
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

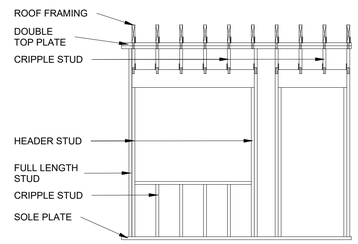
OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

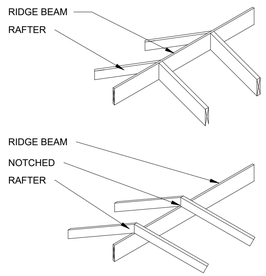
Framing Plan

S - 3.0

11/20/2024 11:03:05 AM



Structural - Typical Strapping Connections (6)
13 1/4" = 1'-0"



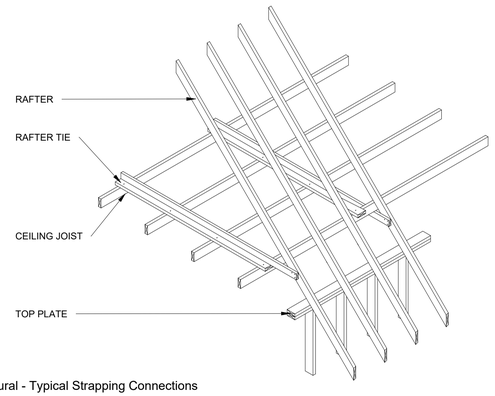
Structural - Ridge Beam Details
12 1/4" = 1'-0"

ALLOWABLE LENGTH OF EXTERIOR WALL STUDS									
	WIND SPEED	100 MPH			110 MPH			120 MPH	
	STUD SIZE	2X4	2X6	2X8	2X4	2X6	2X8	2X4	2X6	2X8
	STUD SPACING									
NON-LOAD BERING STUDS	12" O.C.	13'-6"	19'-9"	19'-9"	12'-8"	19'-9"	19'-9"	11'-11"	19'-1"	19'-9"
	16" O.C.	12'-3"	19'-8"	19'-9"	11'-5"	13'-6"	19'-9"	10'-9"	17'-4"	19'-9"
	24" O.C.	10'-7"	17'-1"	19'-9"	19'-11"	13'-6"	19'-9"	9'-4"	14'-2"	19'-9"
LOADBEARING STUDS SUPPORTING ROOF AND CEILING ONLY	12" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	16" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	24" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
LOADBEARING STUDS SUPPORTING ROOF, CEILING & 1 FLOOR	12" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	16" O.C.	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"	11'-9"
	24" O.C.	11'-9"	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"
LOADBEARING STUDS SUPPORTING ROOF, CEILING & 2 FLOOR	12" O.C.	-	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"
	16" O.C.	-	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"
	24" O.C.	-	11'-9"	11'-9"	-	11'-9"	11'-9"	-	11'-9"	11'-9"

NOTES:

1. TABLE VALUES FOR EXTERIOR LOADBEARING STUDS ARE VALID ONLY IF BRACED WALL DETAIL PROVISIONS ARE USED
2. #2 GRADE LUMBER WALL STUDS SHALL NOT EXCEED MAXIMUM LENGTHS LISTED IN TABLE

Structural - Allowable Length of Exterior Wall Studs
4 3/4" = 1'-0"



Structural - Typical Strapping Connections (5)
11 1/4" = 1'-0"

WALL BRACING NOTES
1- LET- IN BRACING ALLOWED ON ONE STORY OR TOP FLOOR OF TWO OR THREE STORY STRUCTURE. BRACE EACH END AND AT LEAST EVERY 25-FEET ON CENTER BUT NOT LESS THAN 16% OF BRACED WALL LINE
2- 7/16 " WOOD STRUCTURAL PANEL SHEATHING OR 1/2" CELLULOSIC FIBERBOARD SHEATHING REQUIRED FOR FIRST FLOOR OF TWO OR THREE STORY. BRACE EACH END AND AT LEAST 25-FEET ON CENTER BUT NOT LESS THAN 25% OF BRACED WALL LINE WITH MIN. 48" WIDE PANELS

Structural - Wall Bracing Note
8 3/4" = 1'-0"

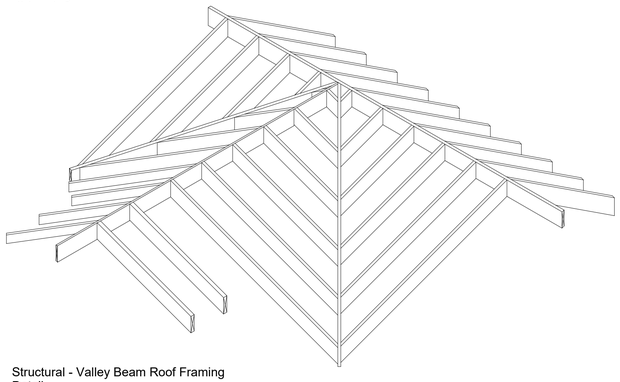
SPLICING NOTES
1- FLOOR JOISTS SHALL NOT BE SPLICED.
2 - CEILING JOISTS, RAFTER, RIDGE BEAM, HIP AND VALLEY BEAM MAY BE SPLICED. USE SAME SIZE MATERIAL ON BOTH SIDES OF THE SPLICE AND FASTEN WITH A MIN. OF 21 - 10d NAILS ON BOTH ENDS.

LOAD TABLE		
AREA	DEAD LOAD	LIVE LOAD
ROOF	10	20
ROOF (SLATE OR TILE)	20	30
CEILING	10	40
FLOOR	10	50
EXTERIOR BALCONY	10	60

Structural - Splicing Notes & Load Table
3 3/4" = 1'-0"

HEADER SPAN (FT)	MINIMUM HEADER SIZE	REQUIRED NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADER
2	2 - 2X4	1
3	2 - 2X4	2
4	2 - 2X4	2
5	2 - 2X4	3
6	2 - 2X6	3
7	2 - 2X8	3
8	2 - 2X12	3
9	3 - 2X10	3
10	3 - 2X12	4
11	3 - 2X10	4
12	3 - 2X12	4

Structural - Header Table
2 3/4" = 1'-0"



Structural - Valley Beam Roof Framing Detail
10 1/4" = 1'-0"

APPLICABLE CODES
INTERNATIONAL RESIDENTIAL CODE, 2009
INTERNATIONAL BUILDING CODE, 2009
WOOD FRAMED CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001
AMERICAN SOCIETY OF CIVIL ENGINEER- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-02
AMERICAN INSTITUTE OF CONCRETE - BUILDING CODE REQUIREMNTS FOR STRUCTURAL CONCRETE. ACI 318

NOTE:

CONSTRUCTION SHALL REFER TO THE ABOVE CODES FOR ANY DETAILS NOT SPECIFICALLY COVERED BY THESE DRAWINGS.

Structural - Applicable Codes
6 3/4" = 1'-0"

ROOF FRAMING NOTES
1. RIDGES, HIP AND VALLEYS SHALL BE ONE SIZE LARGER THAN THE RAFTERS, 2X6 MIN.
2. COLLAR TIES SHALL BE INSTALLED AT 48" O.C. AT THE UPPER THIRD OF THE ATTIC HEIGHT.
3. SUPPORT RIDGES, HIP AND VALLEYS ON WALLS OR DESIGNATED BEAMS.
4. SUPPORT RIDGES, HIP AND VALLEYS ON WALLS OR DESIGNATED BEAMS.
5. DO NOT SUPPORT FRAMED CHIMNEY ON RAFTERS, EXTEND CHIMNEY WALLS THROUGH ROOF AND SUPPORT ON FOUNDATION OR LOAD BEARING WALLS
6. RAFTER SANDWICH - WHERE BEAM IS SUPPORTED BY THE ROOF RAFTERS, PLACE A RAFTER ON BOTH SIDES OF THE BEAM AND NAIL WITH (9) 16D NAILS (EACH SIDE). ADD SOLID BLOCKING BETWEEN RAFTERS BELOW BEAM TO TOP OF WALL BELOW.

	JOIST HANGER SCHEDULE			
	FACED MTD.		TOP FLANGE	
JOIST SIZE	FLOOR JOIST	CEILING JOIST	FLOOR JOIST	CEILING JOIST
2X6	LUS26	LUS26	JB26	JB26
2X8	LUS26	LUS26	JB26	JB26
2X10	LUS28	LUS28	JB210	JB210
2X12	LUS210	LUS210	JB212	JB212
ENG'D JOIST	NOTE 2	-	NOTE 2	

NOTES"

1- SIMPSON STRONG-TIE NOMEMCLATURE USD.
2- SUPPLIER OF ENG'D JOIST SHALL FURNISH HANGERS WITH REQUIRED CAPACITY

Structural - Joist Hanger Schedule
7 3/4" = 1'-0"

ROOF FRAMING NOTES				
SHEATHING THICKNESS	NAIL SIZE	NAIL SPACING ALL EDGES	NAIL SPACING FIELD	MINIMUM NAIL PENETRATION
15/32"	8d	6"	12"	1-3/6"
15/32"	8d	6"	12"	1-3/6"
19/32"	8d	6"	12"	1-3/6"

Structural - Roof Framing Notes
5 3/4" = 1'-0"

GENERAL NAILING SCHEDULE 139 MPH			
JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END
RIM BORAD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATES @ INTERSECTION (FACE-NAILED)	4-16d	5-10d	AT JOINTS
STUD TO STUD (FACE NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d	16d	16" O.C, EDGES
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d	4-16d	PER FOOT
ROOF SHEATHING (WOOD STRUCTURAL PANELS)			
RAFTERS OR TRUSSES SPACED UP TO 24" O.C.	8d	10d	6" EDGE/6"FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/O GABLE OVERHANGE	8d	10d	6" EDGE/6"FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/STRUCTURAL OUTLOOKERS	8d	10d	6" EDGE/6"FIELD
GABLE ENDWALL RAKE OR RAKE TRUSS W/LOOKOUT BLOCKS	8d	10d	4" EDGE/6"FIELD
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE /10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS, STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE/ 12"FIELD
1/2" AND 25/32" FIBERBOARD PANELS	8d	-	3" EDGE/ 6"FIELD
1/2" GYPSUM WALLBOARD	8d	-	7" EDGE/ 10"FIELD
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS, STUDS SPACED UP TO 24" O.C.	8d	10d	6" EDGE / 12" FIELD
1/2" AND 25/32" FIBERBOARD PANELS	10d	16d	6" EDGE / 6" FIELD

Structural - General Nailing Schedule
1 3/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

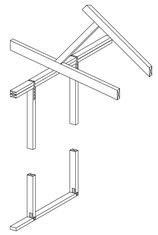
ISSUES & REVISIONS:

1	Revision 1	Date 1

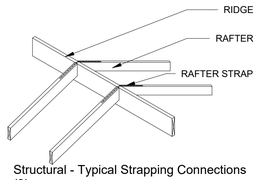
Structural Details & Schedules

S - 4.0

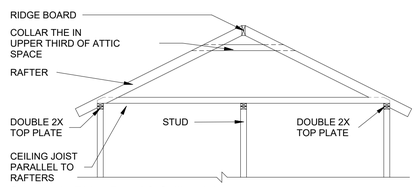
11/20/2024 11:03:07 AM



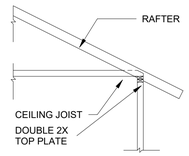
Structural - Typical Strapping Connections (4)
27 1/4" = 1'-0"



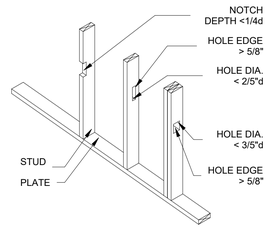
Structural - Typical Strapping Connections (3)
26 1/4" = 1'-0"



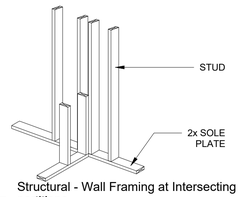
Structural - Ridge Board & Ceiling Joist Detail
24 1/4" = 1'-0"



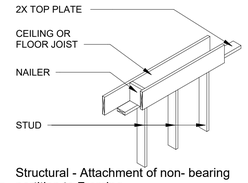
Structural - Rafter Overhang Limit
19 1/4" = 1'-0"



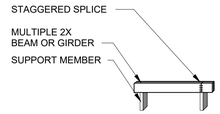
Structural - Stud notching and Boring Limits
14 3/8" = 1'-0"



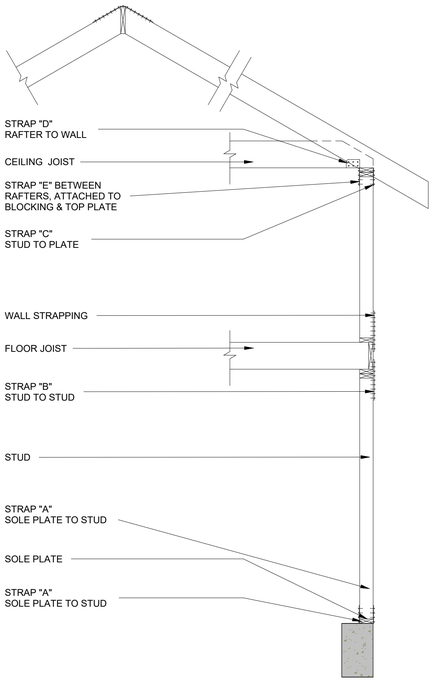
Structural - Wall Framing at Intersecting partitions
13 1/4" = 1'-0"



Structural - Attachment of non- bearing partition to Framing
7 1/4" = 1'-0"



Structural - Built-Up Beam & Girder Nailing
6 1/4" = 1'-0"



WINDSTORM STRAP SCHEDULE		
LOCATION	STRAP	110 MPH
SOLE PLATE TO STUD	"A"	SP4 @ 48"
STUD TO STUD	"B"	CS16 @ 48"
TOP PLATE TO STUD	"C"	H6 @ 48"
RAFTER TO WALL	"D"	H10S @ 48"
BETWEEN RAFTERS	"E"	TSP @ 48"
RAFTER TO RAFTER	"F"	MSTA12 @ 48"

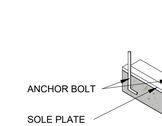
NOTES:

1) - ALL STRAP DESIGNATIONS ARE TAKEN FROM SIMPSON STRONG-TIE.

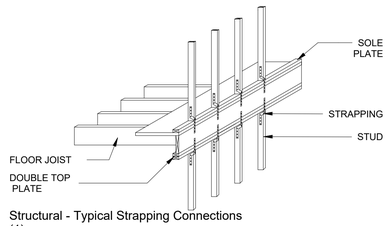
2) - STRAPS SHALL BE ALIGNED IN A STRAIGHT LOAD PATH DOWN THE WALL .

3) - STRAP "B" SHALL BE CLEAR SPAN PLUS 31" .

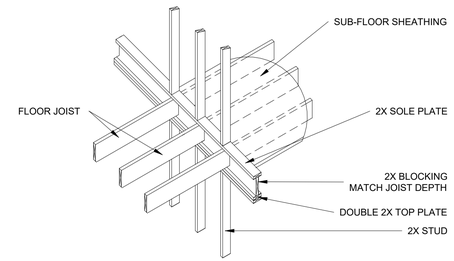
Structural - Typical Wind Uplift Connections
25 3/8" = 1'-0"



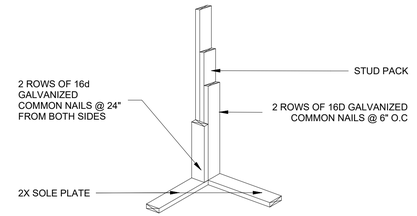
Structural - Anchor Bolt Detail
23 1/4" = 1'-0"



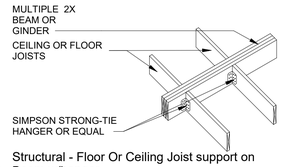
Structural - Typical Strapping Connections (1)
18 1/4" = 1'-0"



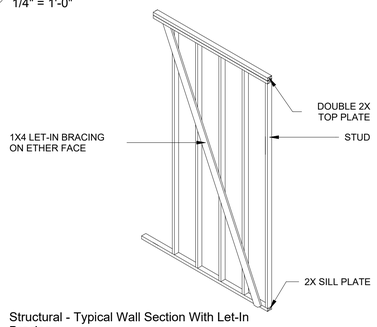
Structural - Framing Over Bearing Partition
12 1/4" = 1'-0"



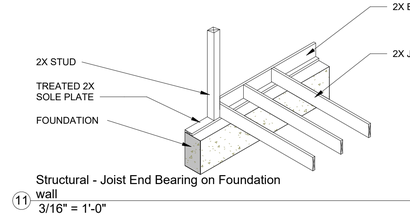
Structural - Multiple Studs at Corner
5 3/8" = 1'-0"



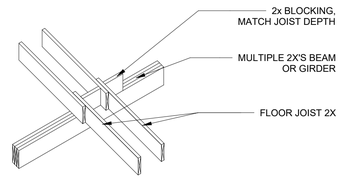
Structural - Floor Or Ceiling Joist support on Beam w/hanger
22 1/4" = 1'-0"



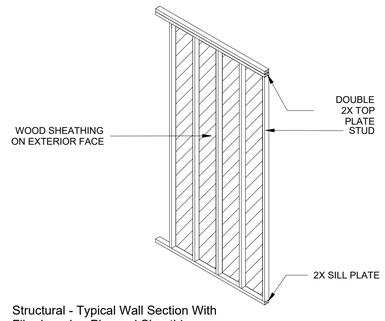
Structural - Typical Wall Section With Let-In Bracing
17 1/4" = 1'-0"



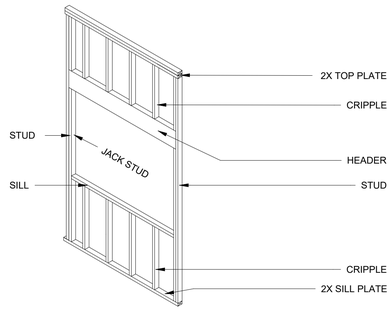
Structural - Joist End Bearing on Foundation wall
11 3/16" = 1'-0"



Structural - Floor Or Ceiling Joist support on Beam or Girder
4 1/4" = 1'-0"



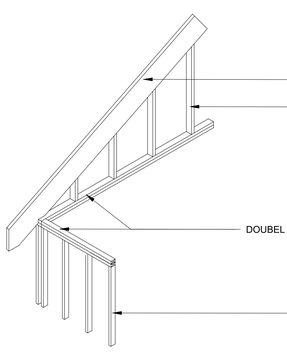
Structural - Typical Wall Section With Fiberboard or Plywood Sheathing
21 1/4" = 1'-0"



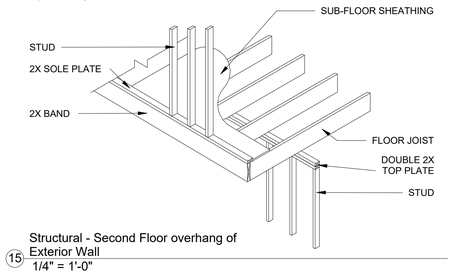
1) ONE JACK STUD UNDER HEADER FOR EACH 4'-0" INCREMENT
2) FOR 12"+ OPENING, 2 FULL HEIGHT STUDS REQUIRED ON BOTH SIDES OF HEADER
3) SPLICES IN TOP PLATE SHALL BE SPACED @ 6" MIN.

Structural - Opening In Wall Header Detail
16 1/4" = 1'-0"

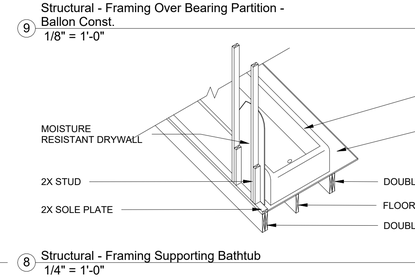
Structural - Floor Or Ceiling Joist support on Beam or Girder
4 1/4" = 1'-0"



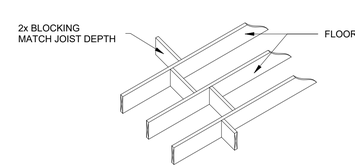
Structural - Gable End Wall Framing
20 1/4" = 1'-0"



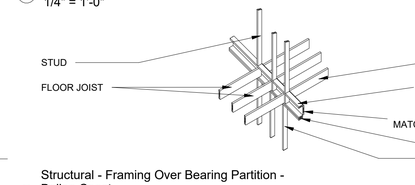
Structural - Second Floor overhang of Exterior Wall
15 1/4" = 1'-0"



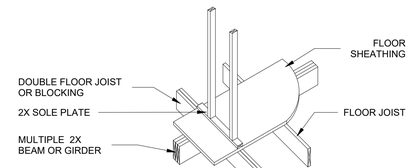
Structural - Floor or Ceiling Joist Support Over A Steel Beam
10 1/4" = 1'-0"



Structural - Solid Blocking Between Joist
3 1/4" = 1'-0"

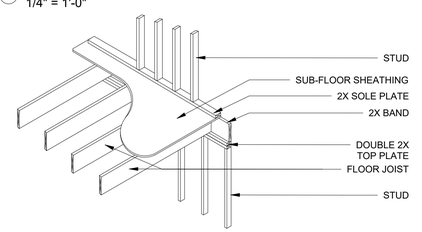


Structural - Framing Over Bearing Partition - Ballon Const.
9 1/8" = 1'-0"



Structural - Framing under non - bearing partition
2 1/4" = 1'-0"

Structural - Framing Supporting Bathtub
8 1/4" = 1'-0"



Structural - Second Floor Framing at Exterior Wall
1 1/4" = 1'-0"

DEAVERS ENGINEERING LLC

#D11132430

Designed by: Larry Deavers P.E.
Firm: F-16777

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

11/13/2024

PROJECT NAME:
106 FORD STREET, TRACT 1

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 1

OWNER:
Deavers Properties LLC

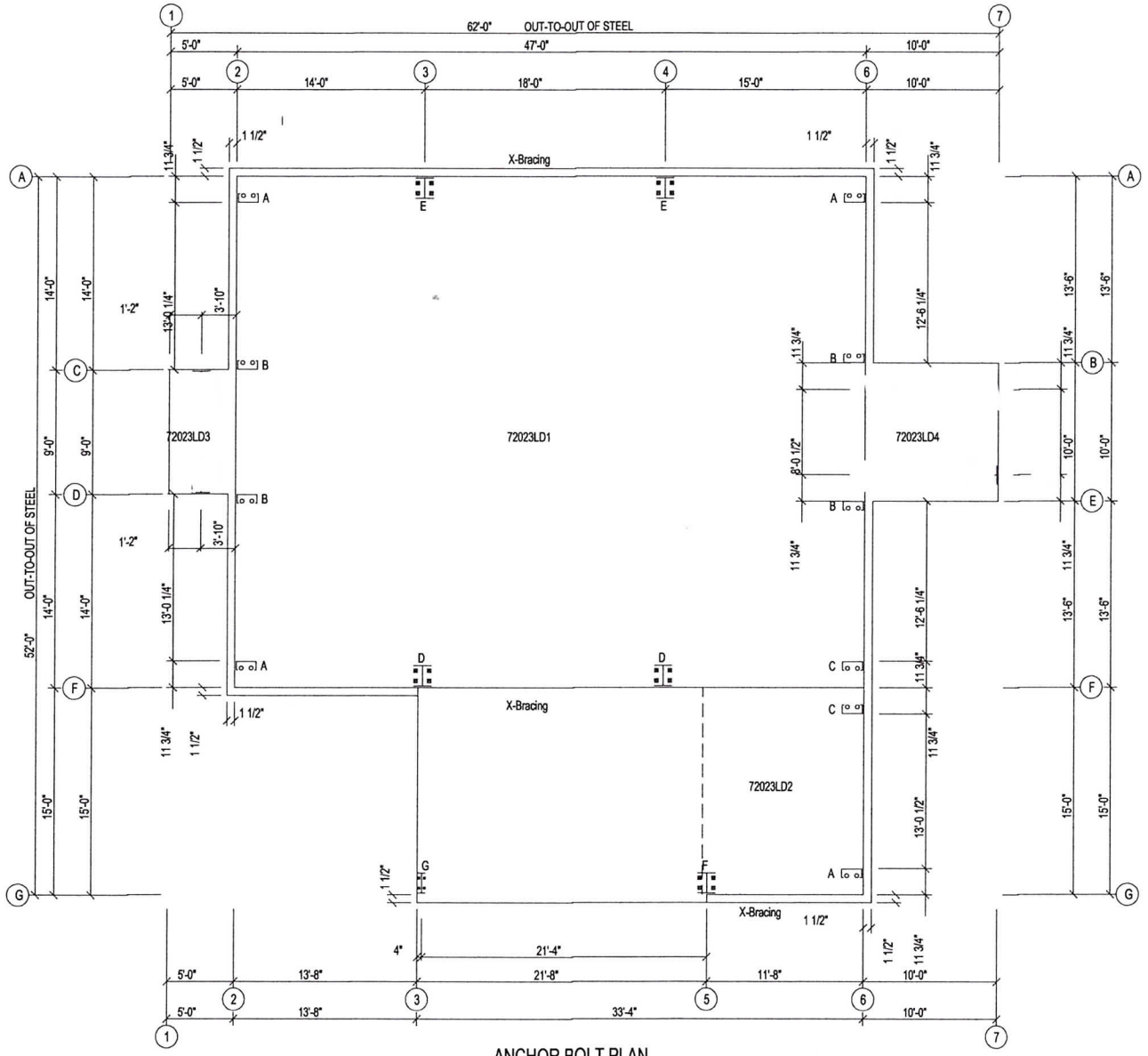
ISSUES & REVISIONS:

1	Revision 1	Date 1

Structural Details

S - 4.1

11/20/2024 11:03:08 AM

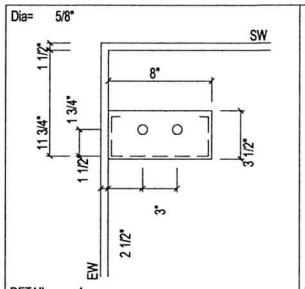


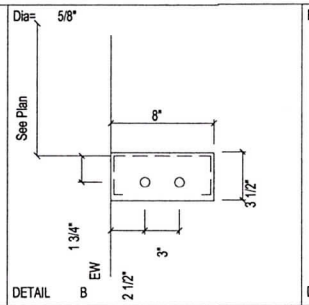
ANCHOR BOLT PLAN

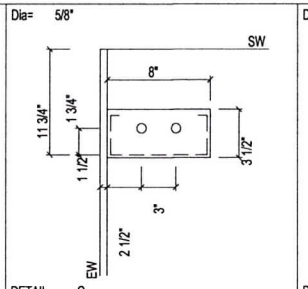
NOTE: All Base Plates @ 100'-0" (U.N.)

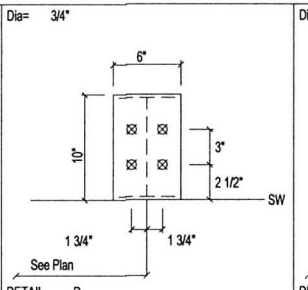
QUALITY METAL BUILDING LLC
839 FM 2503 Fayetteville, TX 78940
(979) 224-7206 (000) 000-0000 (fax)

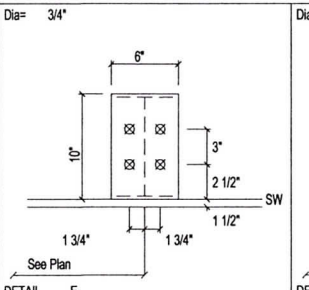
DESCRIPTION: ANCHOR BOLT PLAN						
CUSTOMER: Deavars Properties LLC					PROJECT: Metal House/garage	
LOCATION: Project Address 2						
DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
JRH	JRH	10/25/23	N.T.S.	00	72023LD	OF

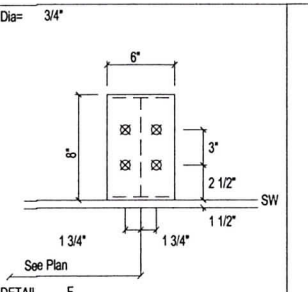


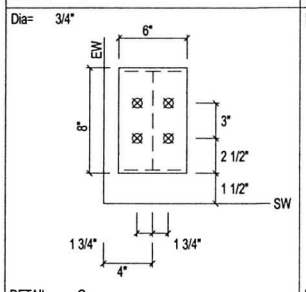


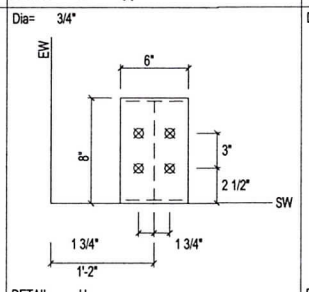


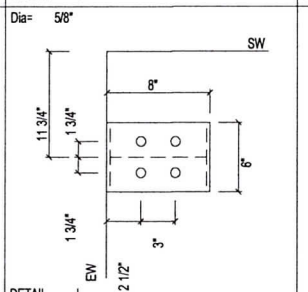












GENERAL NOTES

QUALITY METAL BUILDING LLC
839 FM 2503 Fayetteville, TX 78940
(979) 224-7206 (000) 000-0000 (fax)

DESCRIPTION: ANCHOR BOLT DETAILS

CUSTOMER: Deavers Properties LLC | PROJECT: Metal House/garage

LOCATION: Project Address 2

DRN. BY	CK'D BY	DATE	SCALE	REV.	QUOTATION NO.	SHEET NO.
JRH	JRH	10/25/23	N.T.S.	00	72023LD	OF