| | | |
|---|---|---|
| | 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

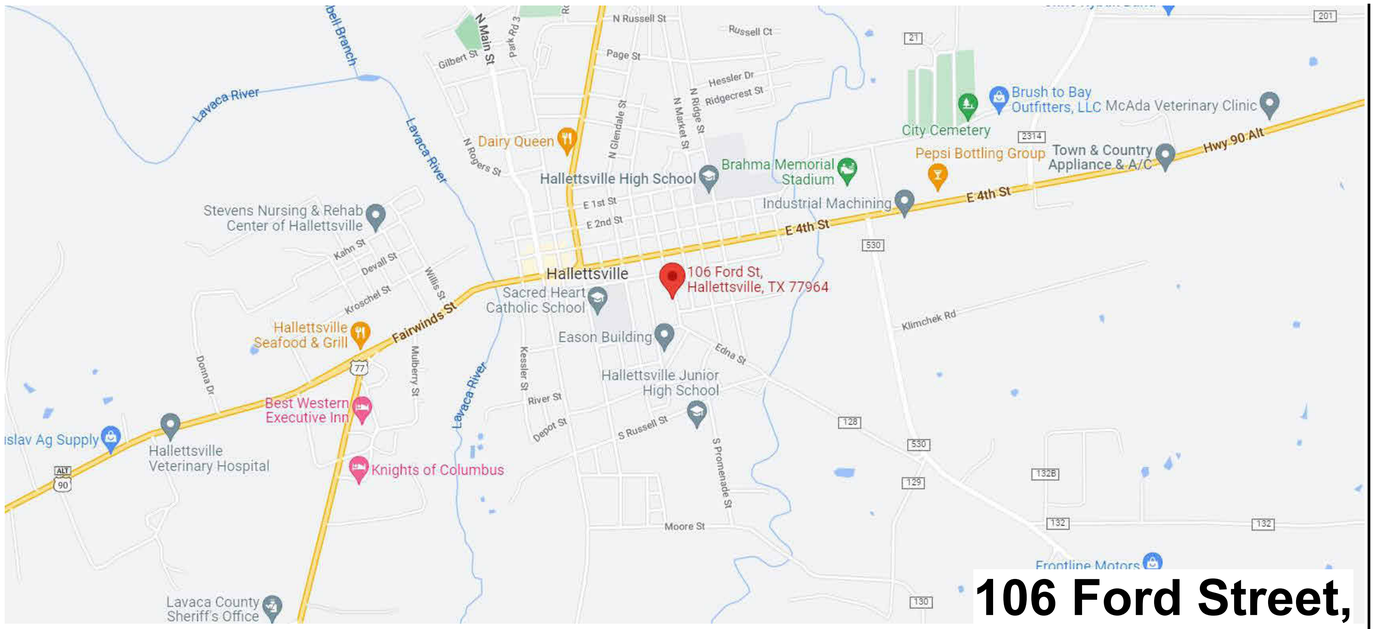
STONE AS NOTED

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 2

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"

REVISION

DOOR TYPE / NUMBER

EXTERIOR WINDOW TYPE

ELEVATION

BUILDING SECTION

WALL SECTION

DETAIL SECTION

DETAIL REFERENCE

DETAIL NUMBER

SHEET NUMBER

ELEVATION LEVEL LINE

NEW POINT ELEVATION

PARTITION TYPE

CENTERLINE

PLATE

AT

RADIUS

DIAMETER

AND

PER

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

**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 = 1,620 Living SF

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

| | |
|---|---|
| A - 0.0 | Project Information |
| A - 0.1 | Site Plan & Details |
| A - 1.0 | Floor Plan |
| A - 2.0 | RFCP & Electrical Plan |
| A - 3.0 | Interior Sections & Elevations |
| A - 4.0 | Exterior Elevations |
| A - 4.1 | Exterior Elevations |
| P - 1.0 | Plumbing Layout |
| S - 0.0 | Structural Notes & Details |
| S - 1.0 | Foundation Plan |
| S - 1.1 | Foundation Plan |
| S - 1.2 | Foundation Plan |
| S - 1.3 | Foundation Plan |
| S - 2.0 | Foundation Details |
| S - 3.0 | Framing Plan |
| S - 4.0 | Structural Details & Schedules |
| S - 4.1 | Structural Details |
| - | |

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

Site Address:

106 Ford St.,
Hallettsville, TX 77964
TRACT 2

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 Team1
12" = 1'-0"

DEAVERS ENGINEERING LLC

#D04202232

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

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

04/20/2022

PROJECT NAME:
106 FORD STREET, TRACT 2

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

| | | |
|---|---|---|
| 1 | Revision 1 | Date 1 |

Project Information

A - 0.0

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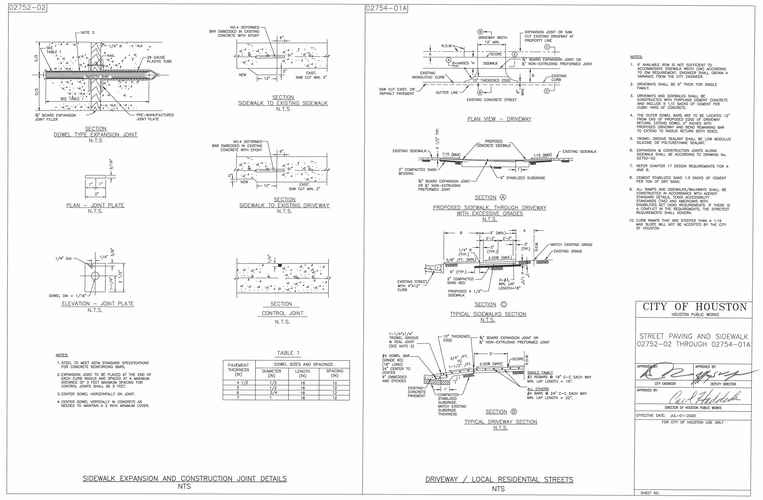


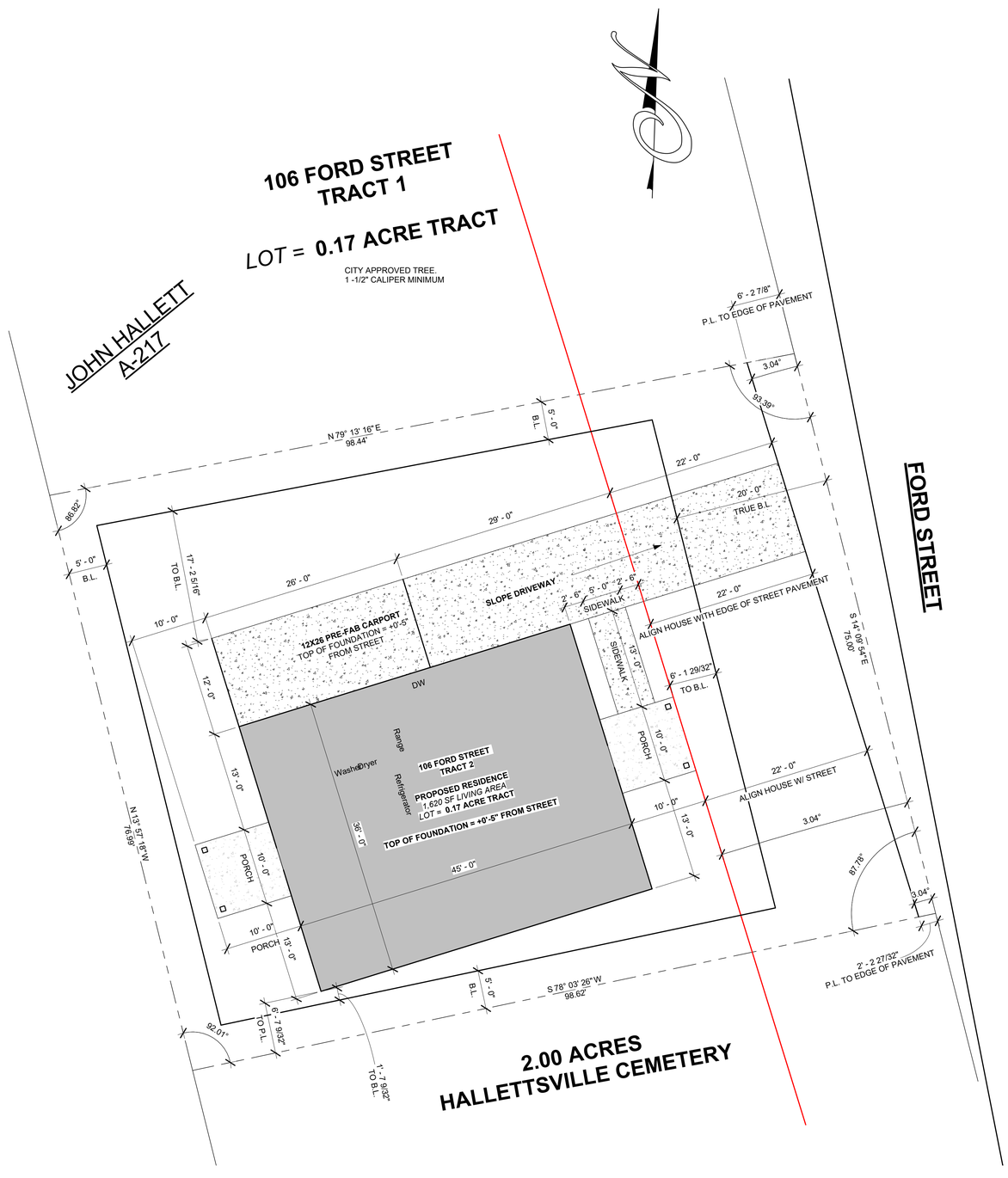


1 Proposed Site Plan
1/8" = 1'-0"

DEAVERS ENGINEERING LLC

#D04262230

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
04/29/2022

PROJECT NAME:
106 FORD STREET, TRACT 2

PROJECT ADDRESS:
106 Ford Street,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Site Plan & Details

A - 0.1

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DEAVERS
ENGINEERING
LLC

#D04202232

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

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

04/20/2022

PROJECT NAME:

106 FORD STREET,
TRACT 2

PROJECT ADDRESS:

106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:

Deavers Properties LLC

ISSUES & REVISIONS:

Site Plan & Details

A - 0.1

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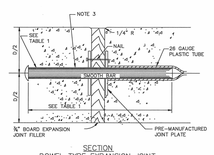
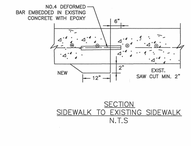
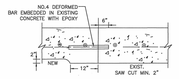


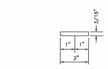

SECTION
DOWEL TYPE EXPANSION JOINT
N.T.S



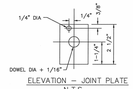

SECTION
SIDEWALK TO EXISTING SIDEWALK
N.T.S



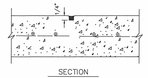

SECTION
SIDEWALK TO EXISTING DRIVEWAY
N.T.S.




PLAN – JOINT PLATE
N.T.S.




ELEVATION – JOINT PLATE
N.T.S.




SECTION
CONTROL JOINT
N.T.S.

NOTES:

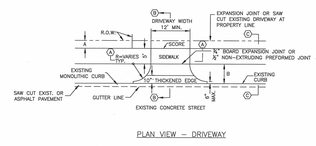
1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS.
2. EXPANSION JOINT TO BE PLACED AT THE END OF EACH CURB RADIUS AND SPACED AT A MAXIMUM DISTANCE OF 3 FEET MAXIMUM SPACING FOR CONTROL JOINTS SHALL BE 5 FEET.
3. CENTER DOWEL HORIZONTALLY ON JOINT.
4. CENTER DOWEL VERTICALLY IN CONCRETE AS NEEDED TO MAINTAIN A 2 INCH MINIMUM COVER.

TABLE 1

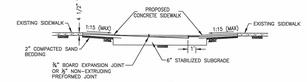
| PAVEMENT THICKNESS (IN) | DOWEL SIZES AND SPACING | | |
|---|---|---|---|
| | DIAMETER (IN) | LENGTH (IN) | SPACING (IN) |
| 4 1/2 | 1/2 | 18 | 12 |
| 5 | 1/2 | 18 | 12 |
| 6 | 3/4 | 18 | 12 |
| 7 | 1 | 18 | 12 |

SIDEWALK EXPANSION AND CONSTRUCTION JOINT DETAILS
NTS

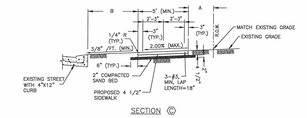
02754-01A




PLAN VIEW – DRIVEWAY




SECTION (A)
PROPOSED SIDEWALK THROUGH DRIVEWAY WITH EXCESSIVE GRADES
N.T.S.




SECTION (C)
TYPICAL SIDEWALKS SECTION
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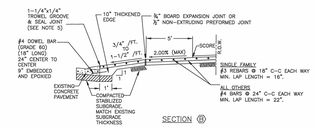



SECTION (B)
TYPICAL DRIVEWAY SECTION
N.T.S.

NOTES:

1. IF AVAILABLE ROW IS NOT SUFFICIENT TO ACCOMMODATE SIDEWALK WIDTH (5W) ACCORDING TO ADA REQUIREMENT, ENGINEER SHALL OBTAIN A VARIANCE FROM THE CITY ENGINEER.
2. DRIVEWAYS SHALL BE 6" THICK FOR SINGLE FAMILY.
3. DRIVEWAYS AND SIDEWALKS SHALL BE CONSTRUCTED WITH PORTLAND CEMENT CONCRETE AND INCLUDE 5 1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE.
4. THE OUTER DOWEL BARS ARE TO BE LOCATED 12" FROM END OF PROPOSED EDGE OF DRIVEWAY RETURN. EXTEND DOWEL, 6" INCHES INTO PROPOSED DRIVEWAY AND BEND REMAINING BAR TO EXTEND TO RADIUS RETURN BOTH SIDES.
5. TROWEL GROOVE SEALANT SHALL BE LOW MODULUS SILICONE OR POLYURETHANE SEALANT.
6. EXPANSION & CONSTRUCTION JOINTS ALONG SIDEWALK SHALL BE ACCORDING TO DRAWING No. 02752-02.
7. REFER CHAPTER 17 DESIGN REQUIREMENTS FOR A AND B.
8. CEMENT STABILIZED SAND 1.5 SACKS OF CEMENT PER TON OF DRY SAND.
9. ALL RAMPS AND SIDEWALKS/WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AGENCY STANDARDS, TEXAS ACCESSIBILITY STANDARDS (TAS) AND AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. IF THERE IS A CONFLICT IN THE REQUIREMENTS, THE STRICTEST REQUIREMENTS SHALL GOVERN.
10. CURB RAMPS THAT ARE STEEPER THAN A 1:15 MAX SLOPE WILL NOT BE ACCEPTED BY THE CITY OF HOUSTON

CITY OF HOUSTON
HOUSTON PUBLIC WORKS

STREET PAVING AND SIDEWALK
02752-02 THROUGH 02754-01A

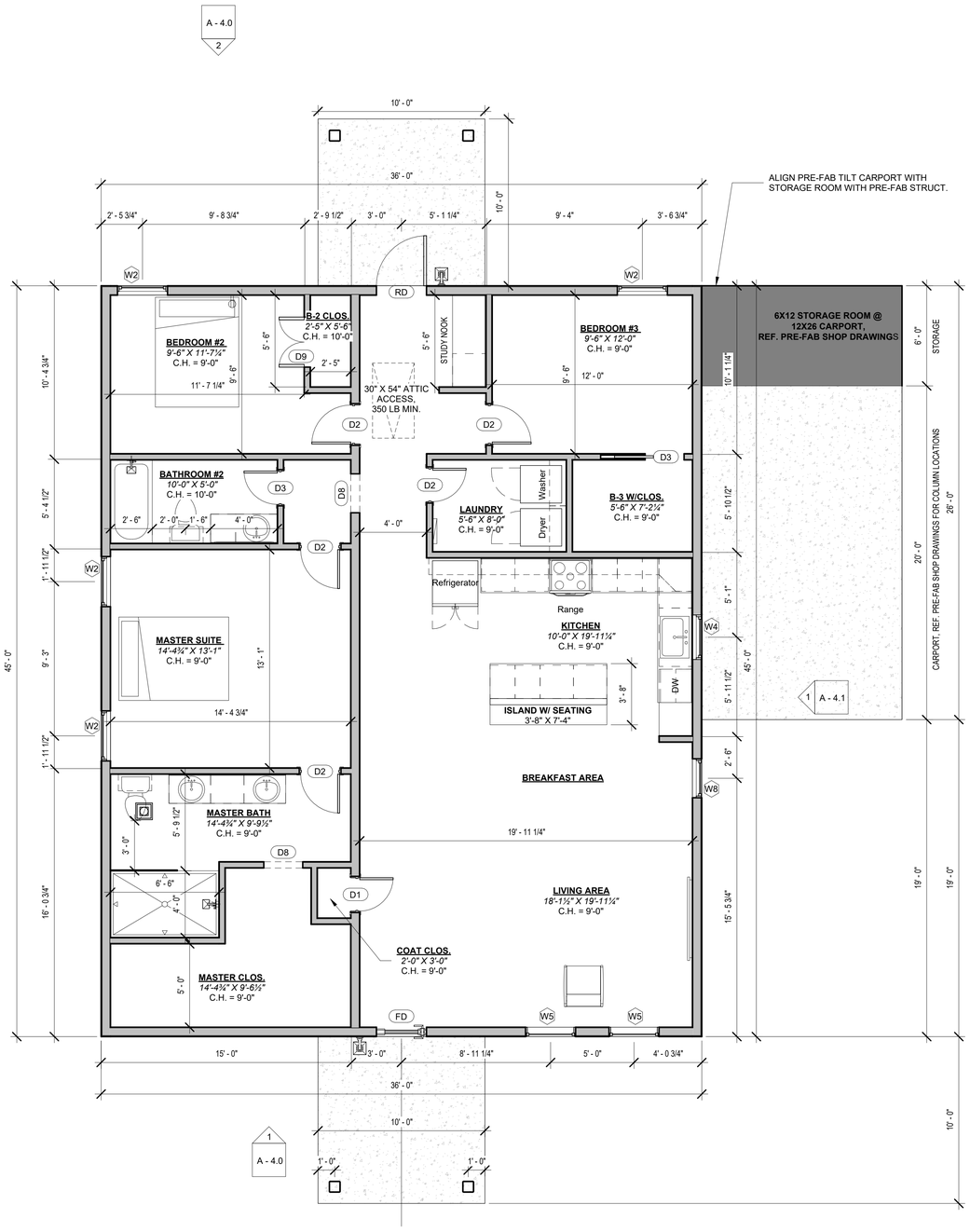
APPROVED BY: CITY ENGINEER
APPROVED BY: DEPUTY DIRECTOR
APPROVED BY: DIRECTOR OF HOUSTON PUBLIC WORKS

EFFECTIVE DATE: JUL-01-2020

FOR CITY OF HOUSTON USE ONLY

SHEET NO.

DRIVEWAY / LOCAL RESIDENTIAL STREETS
NTS




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

**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 |
|---|---|---|---|---|---|---|
| D1 | Door-Interior-Single-2_Panel-Wood | 24" x 84" | 2' - 0" | 7' - 0" | 3 | |
| D2 | Door-Interior-Single-2_Panel-Wood | 28" x 84" | 2' - 4" | 7' - 0" | 4 | |
| D3 | Pocket_Panel_269 | 28" x 84" | 2' - 4" | 7' - 0" | 1 | |
| D8 | Door-Opening | 28" x 84" | 2' - 4" | 7' - 0" | 2 | |
| D9 | Door-Double-Flush_Panel | 36" x 84" | 3' - 0" | 7' - 0" | 1 | |
| FD | Contemporary_Front_Door_17747 | Contemporary_Front_Door_17747 | 3' - 0" | 8' - 0" | 1 | |
| RD | Single-Flush | 36" x 96" | 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 |
|---|---|---|---|---|---|---|
| W2 | 5' - 0" | 3' - 0" | Window-Single-Hung | 7' - 6" | 4 | |
| W4 | 3' - 0" | 2' - 8" | Window-Double-Hung | 7' - 0" | 1 | |
| W5 | 6' - 0" | 3' - 0" | Instance-Window-Fixed | 8' - 0" | 2 | |
| W8 | 5' - 0" | 2' - 4" | Window-Single-Hung | 7' - 6" | 1 | |

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"


DEAVERS ENGINEERING LLC

#D04202232

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
04/20/2022


PROJECT NAME:
106 FORD STREET, TRACT 2

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Floor Plan

A - 1.0

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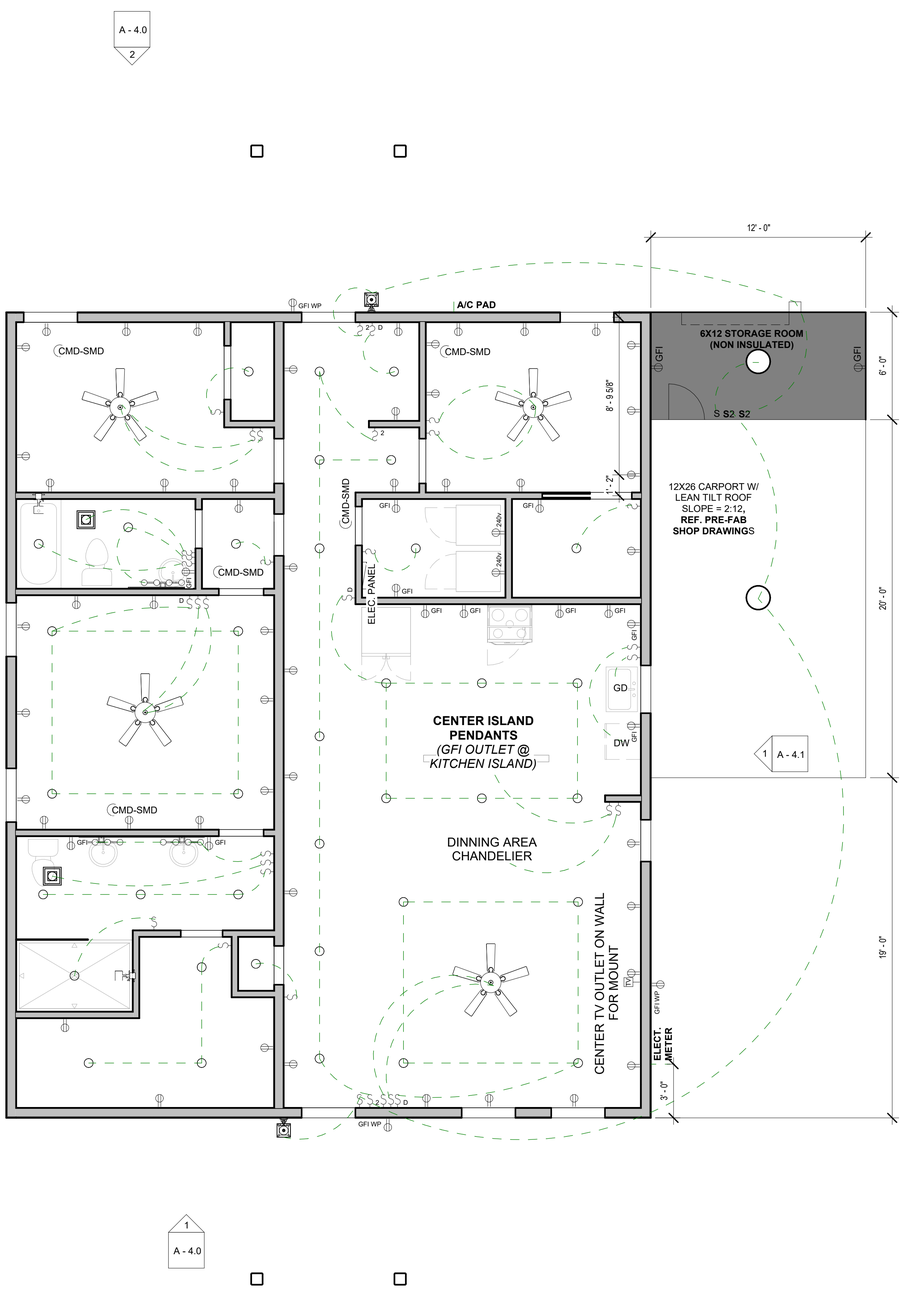
- **CMD-SMD = SMOKE DECTOR & CARBON MONOXIDE COMBO**
- 
- **ELEC. PANEL LOCATED IN LAUNDRY ROOM**
- **ELECTRIC METER IS LOCATED ON THE RIGHT WALL 3 FT FROM THE FRONT WALL EDGE**
- **A/C PAD LOCATED @ REAR RIGHT SIDE OF BACK PORCH**

**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**




**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

#D04252232

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER
04/25/2022


PROJECT NAME:
106 FORD STREET,
TRACT 2

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

RFCP & Electrical Plan

A - 2.0

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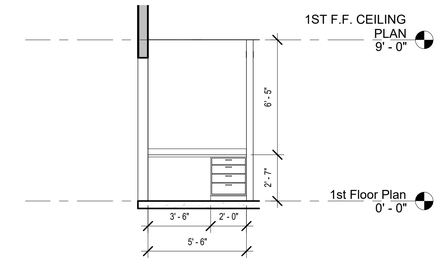
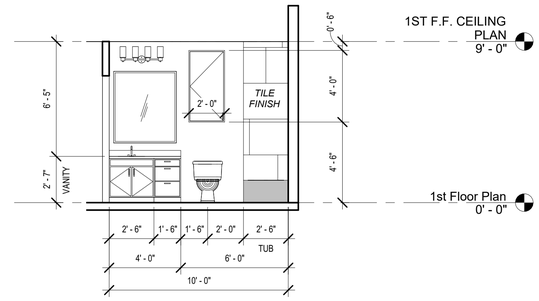
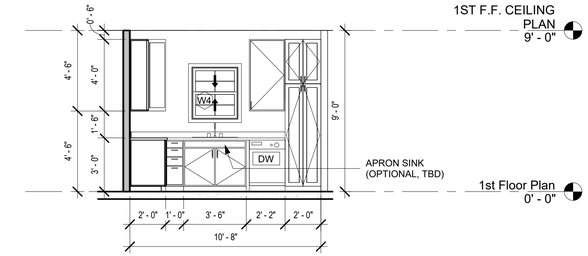


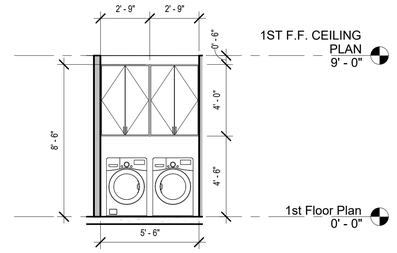

8 Study Nook Elevation #1
1/4" = 1'-0"



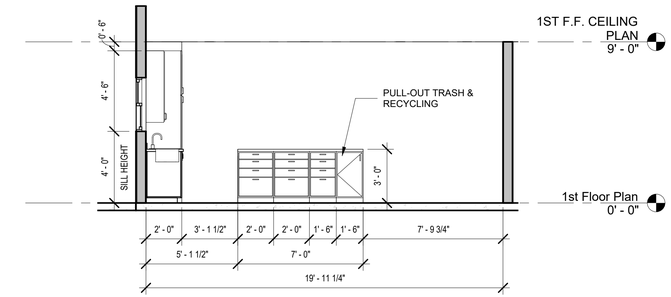

4 Bathroom #2 Vanity Elevation #1
1/4" = 1'-0"



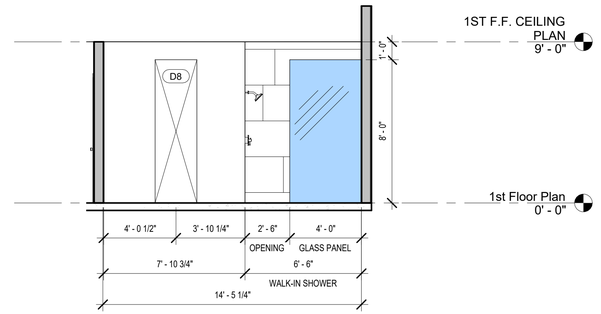

7 Kitchen Elevation #3
1/4" = 1'-0"



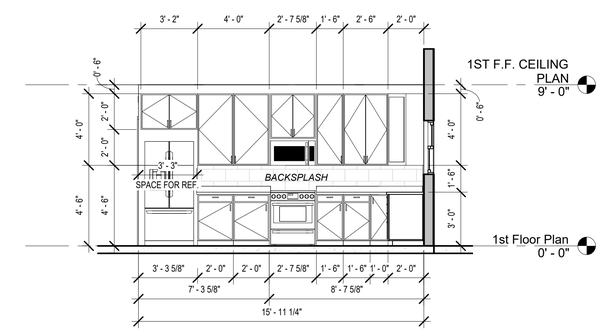

3 Laundry Room Elevation #1
1/4" = 1'-0"



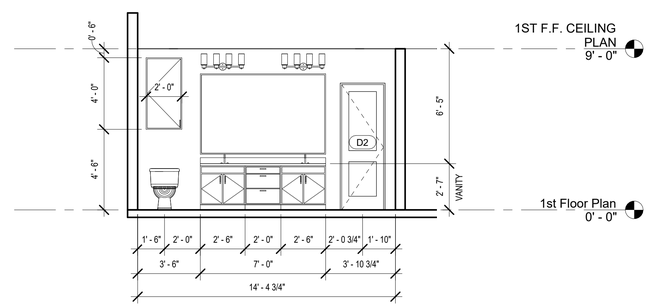

6 Kitchen Elevation #2 - Island
1/4" = 1'-0"




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

#D04202232

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

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

04/20/2022

PROJECT NAME:
106 FORD STREET, TRACT 2

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

Interior Sections & Elevations

A - 3.0

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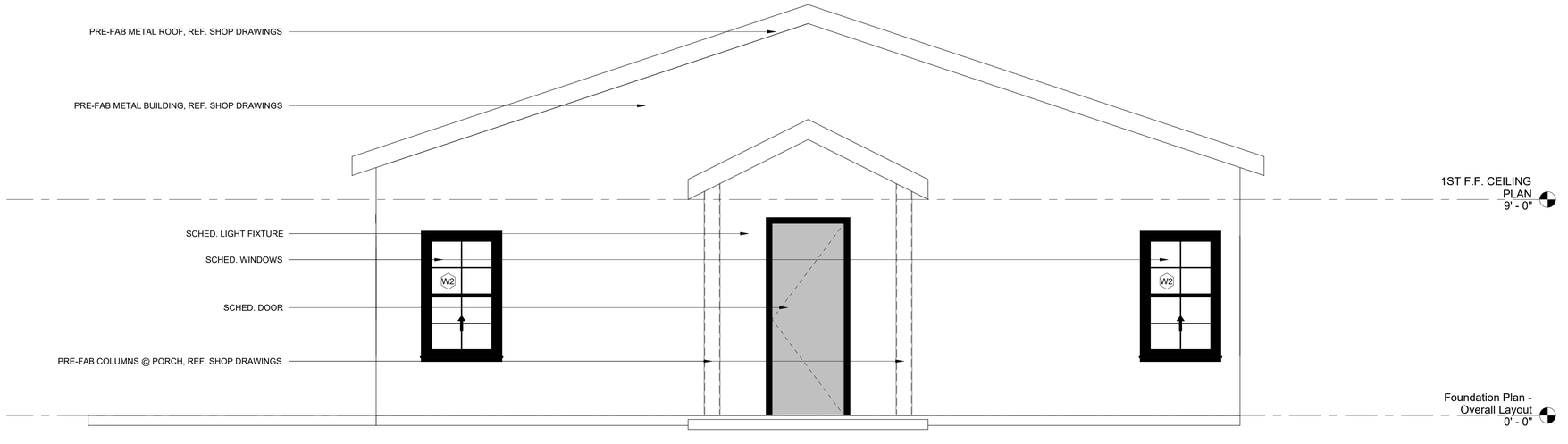
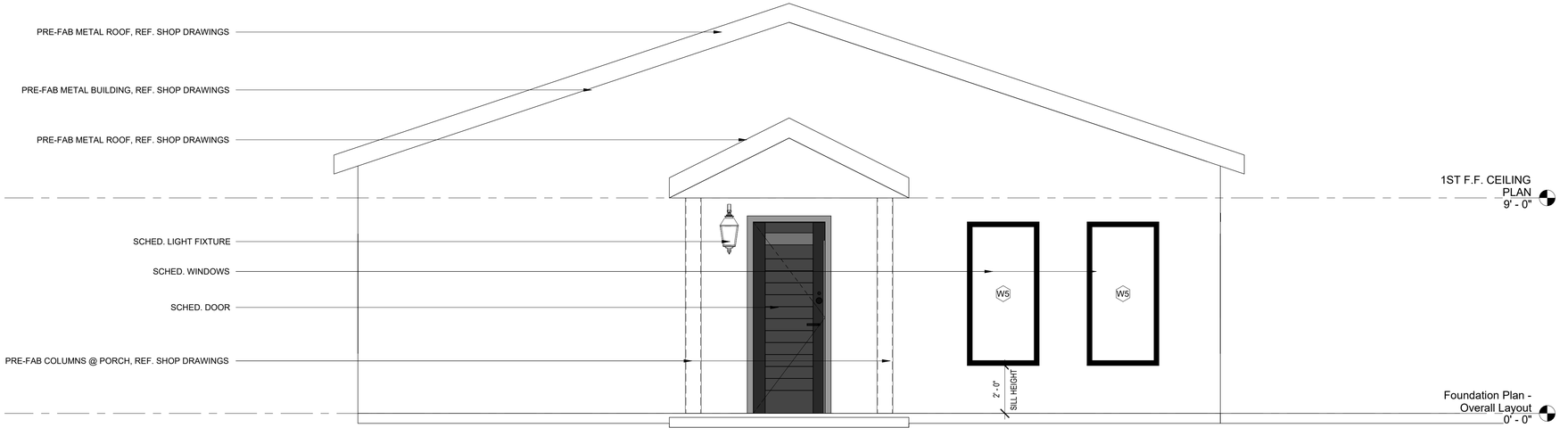



2 Rear Elevation
3/8" = 1'-0"




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

DEAVERS ENGINEERING LLC

Designed by: Larry Deavors, P.E.
Firm: F-16777

04/20/2022

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106 Ford St.,
Hallettsville, TX 77964
TRACT 2

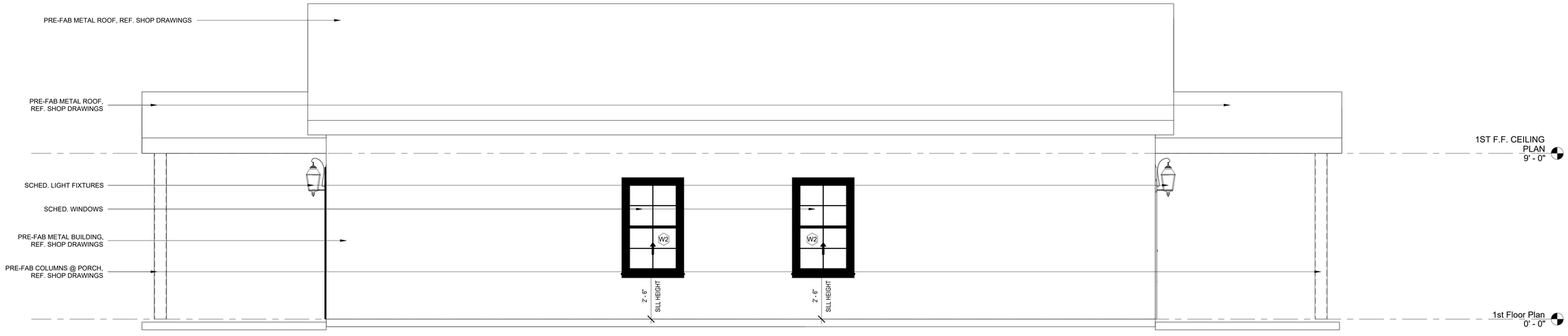
OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

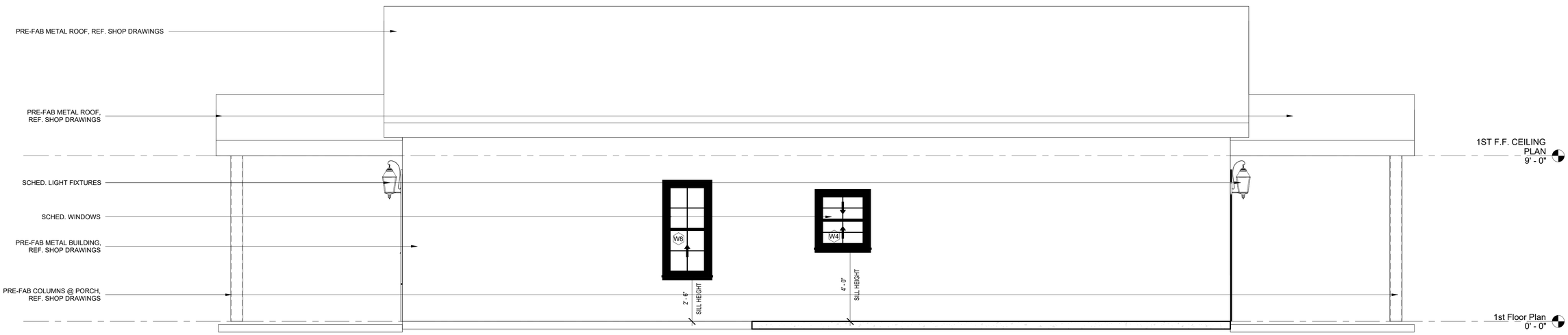
# Exterior Elevations

# A - 4.0

4/20/2022 8:05:19 PM




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




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

DEAVERS ENGINEERING LLC

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Firm: F-16777

STATE OF TEXAS
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74428
LICENSED PROFESSIONAL ENGINEER

04/20/2022

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106 FORD STREET, TRACT 2

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OWNER:
Deavers Properties LLC

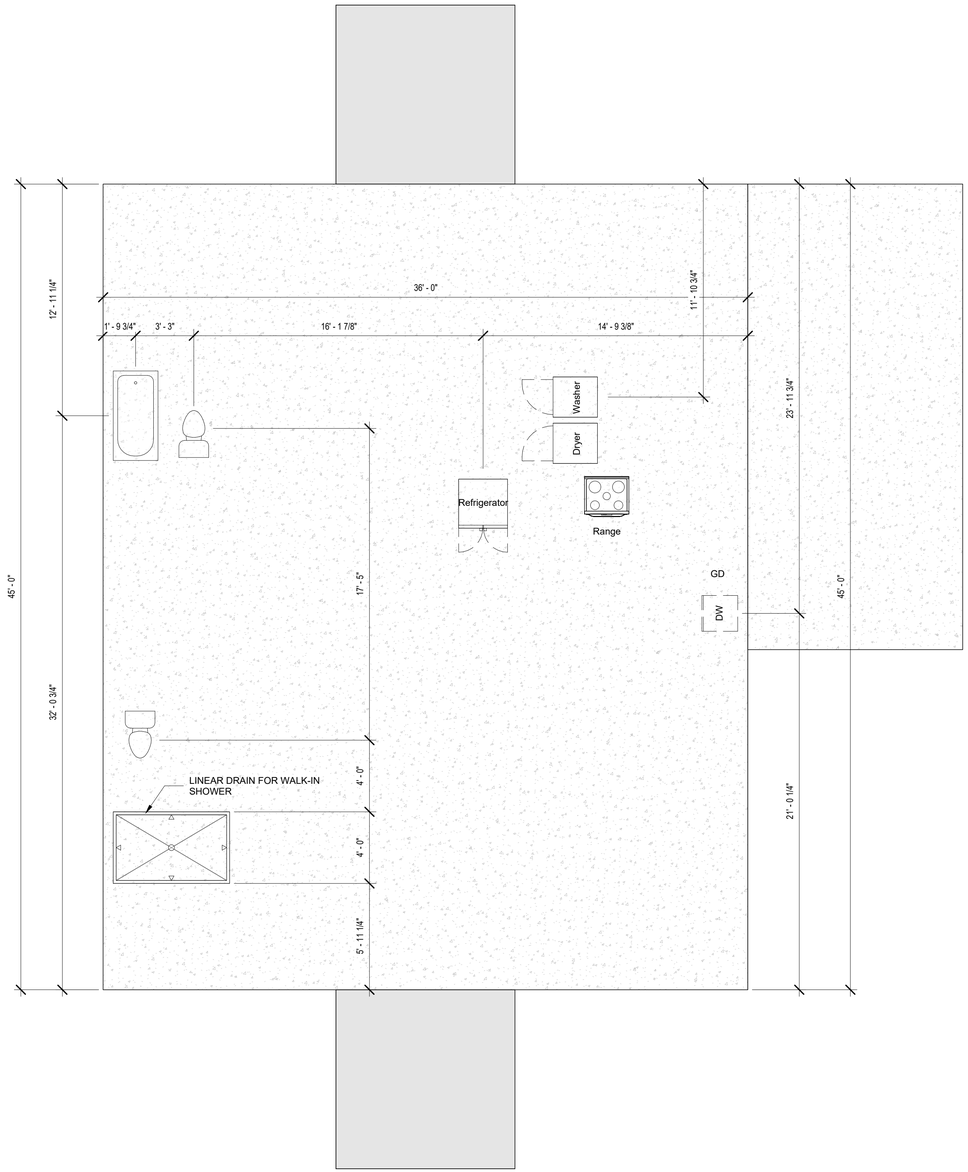
ISSUES & REVISIONS:

Exterior Elevations

A - 4.1

4/20/2022 8:05:19 PM

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




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

DEAVERS ENGINEERING LLC

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ISSUES & REVISIONS:

Plumbing Layout

P - 1.0

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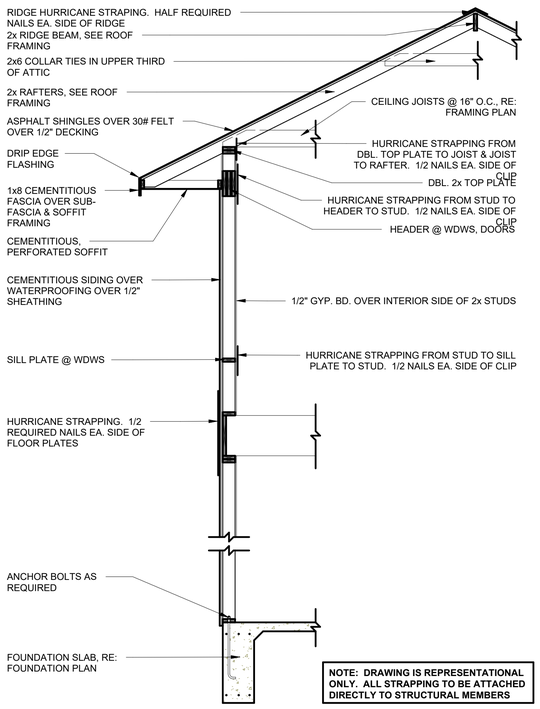
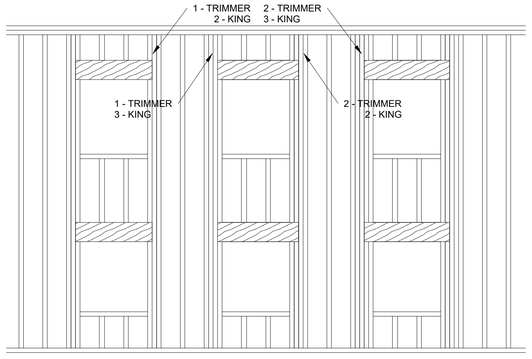
ALL STRUCTURAL FRAMING SHALL WITHSTAND 110 MPH WINDS @ 3 SECOND GUSTS.




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




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

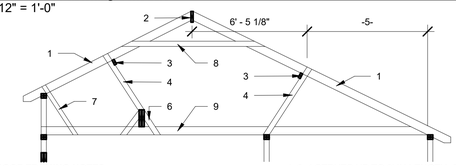
| HEIGHT | WDW. OPENING | TRIMMERS | KING STUDS |
|---|---|---|---|
| 14'-0" | < OR = 4' | 1 | 1 |
| | < OR = 6' | 2 | 1 |
| 16'-0" | < OR = 4' | 1 | 2 |
| | < OR = 6' | 2 | 2 |
| 18'-0" | < OR = 4' | 1 | 2 |
| | < OR = 6' | 2 | 2 |
| 20'-0" | < OR = 4' | 1 | 3 |
| | < OR = 6' | 2 | 3 |
| 22'-0" | <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

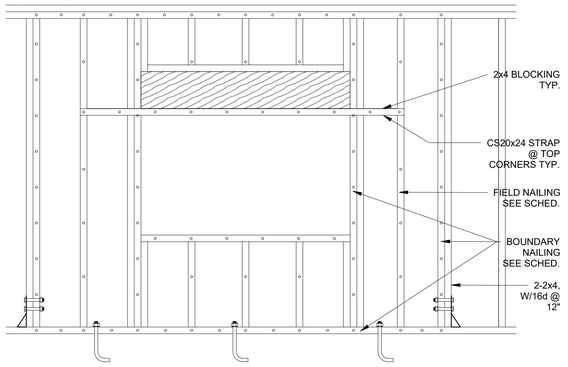
6. BRACE RAISED BEAMS AT 48" O.C., EACH SIDE.

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

#D04202232

Designed by: Larry Deavers P.E.
Firm: F-16777
STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER
04/20/2022


PROJECT NAME:
106 FORD STREET, TRACT 2

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

| | | |
|---|---|---|
| 1 | Revision 1 | Date 1 |

Structural Notes & Details

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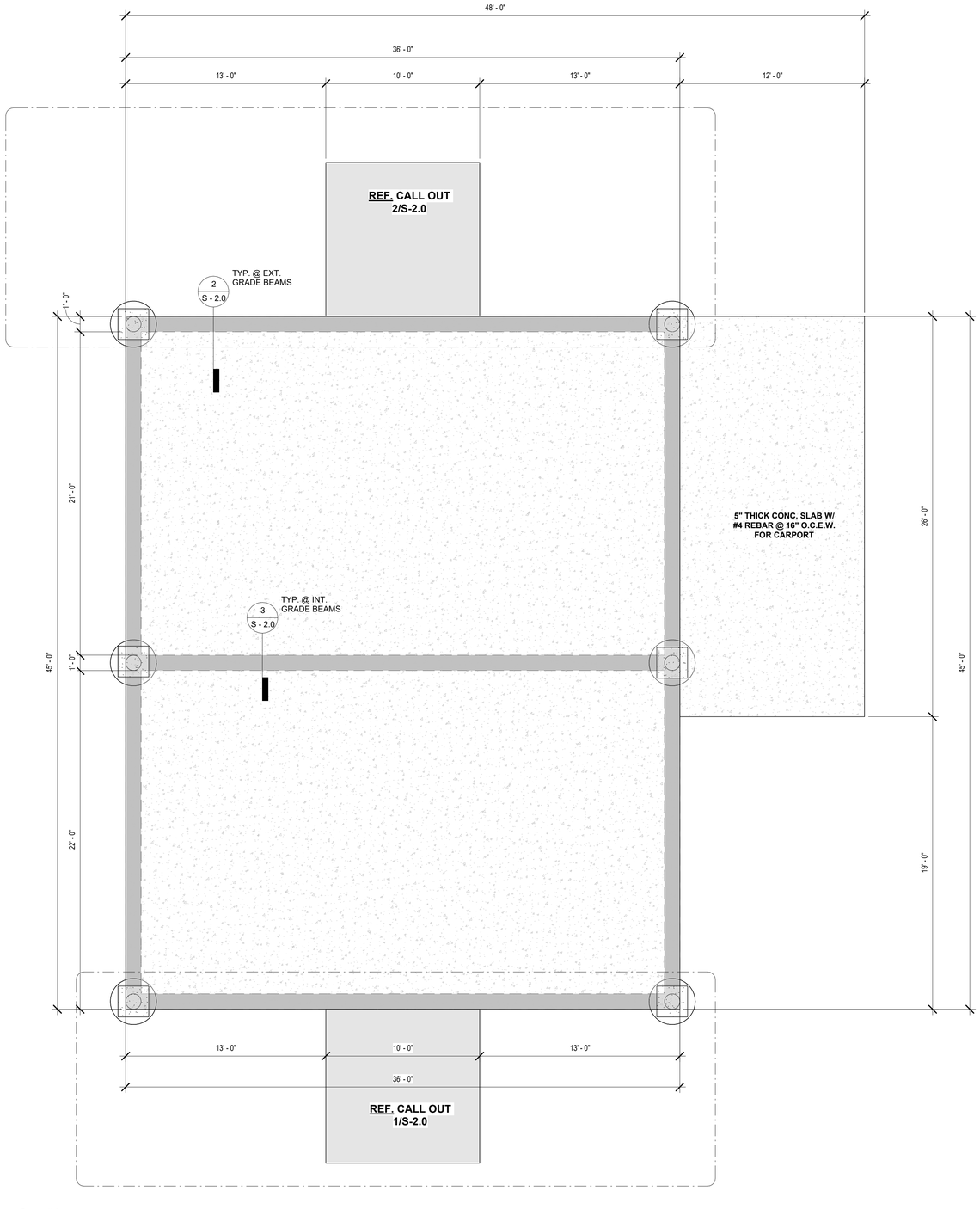
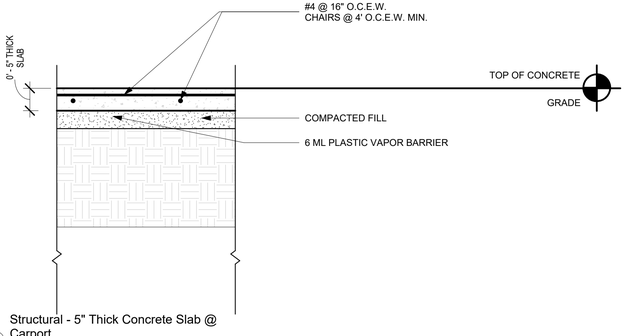
**NOTE:**

- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,500 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.




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




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

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PROFESSIONAL ENGINEER

04/20/2022

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Hallettsville, TX 77964
TRACT 2

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Deavers Properties LLC

ISSUES & REVISIONS:

Foundation Plan

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**NOTE:**

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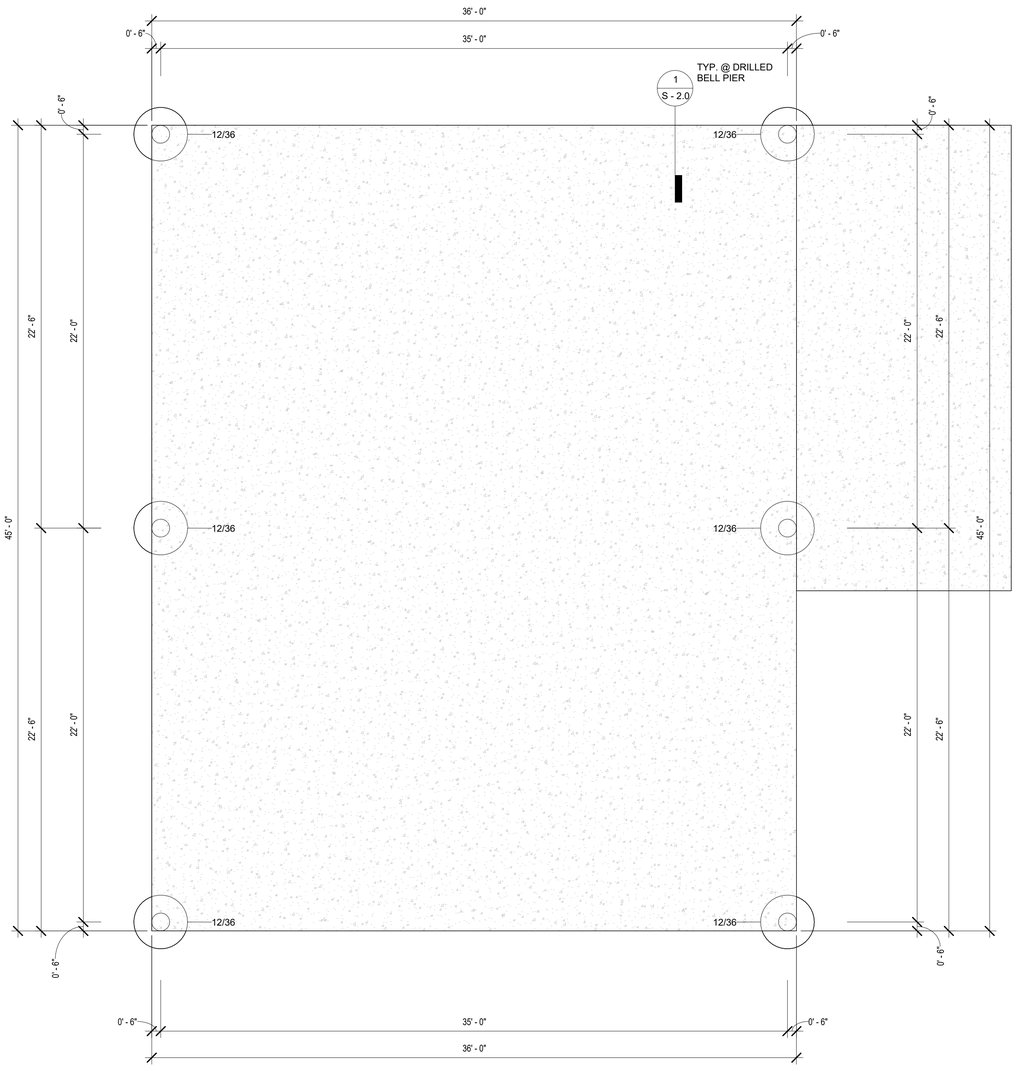


1 Foundation Plan - Drilled Bell Piers Layout
1/4" = 1'-0"

DEAVERS ENGINEERING LLC

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ISSUES & REVISIONS:

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**NOTE:**

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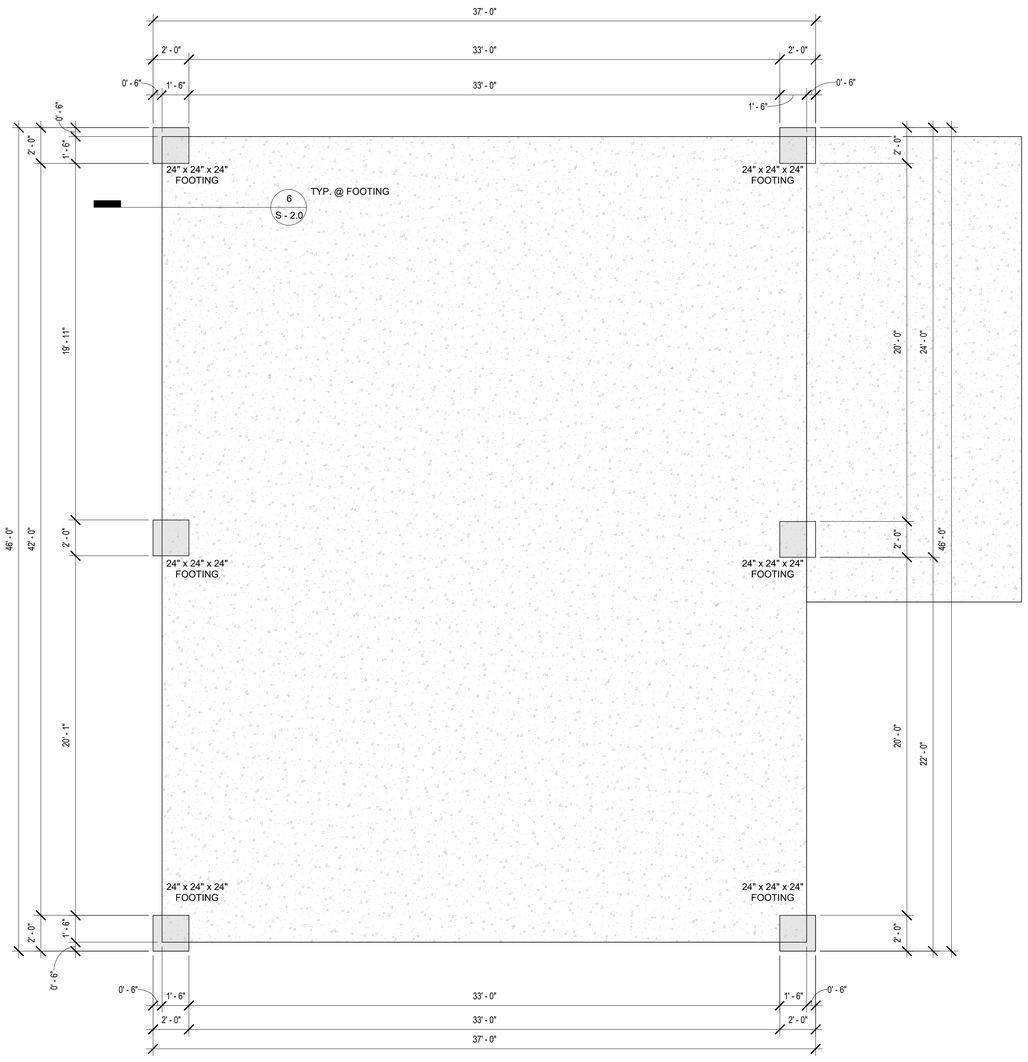
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.




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

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OWNER:
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ISSUES & REVISIONS:

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**NOTE:**

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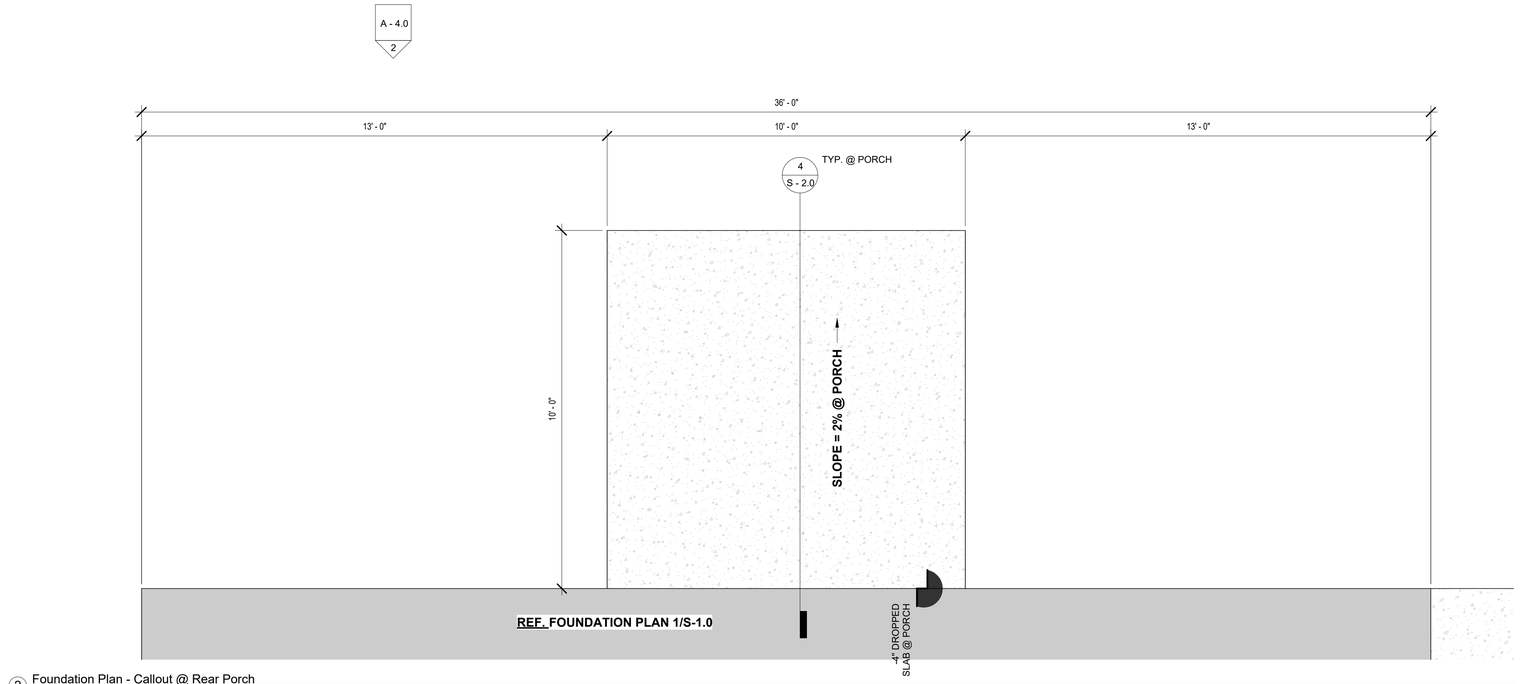
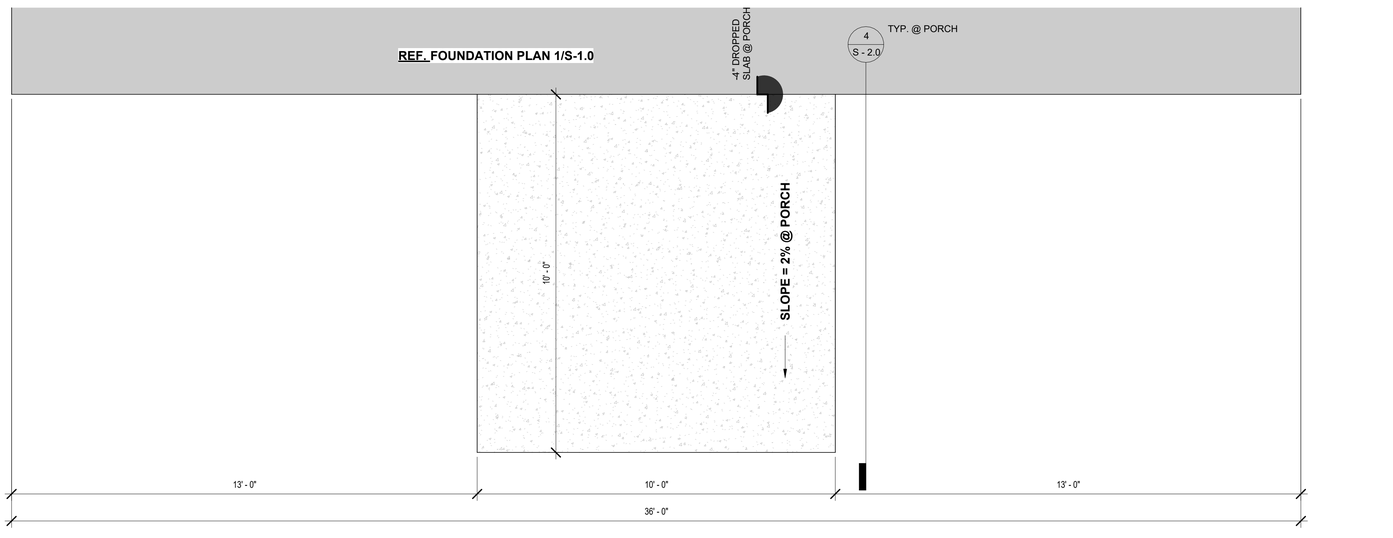
- **ALL CONCRETE TO BE 3,500 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.




2 Foundation Plan - Callout @ Rear Porch
1/2" = 1'-0"




1 Foundation Plan - Callout @ Front Porch
1/2" = 1'-0"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Foundation Plan

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**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

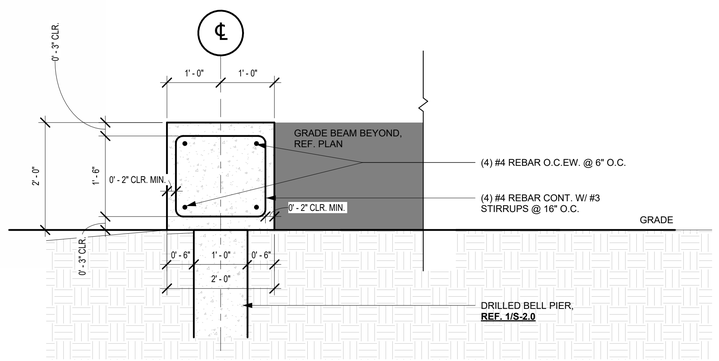
SLOPE FOR DRAINAGE, **REF. ARCH.**

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

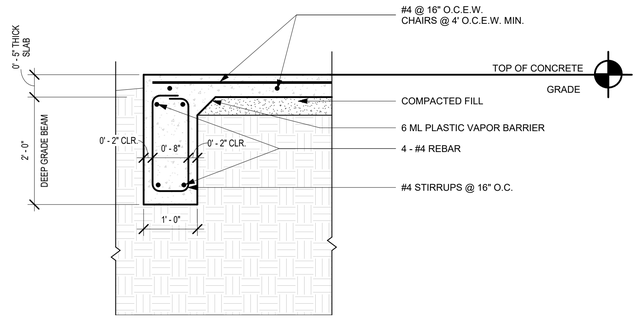
DRILLED BELL PIERS TO BE CENTERED ON GRADE BEAMS, 6" FROM EDGE.

**NOTE:**

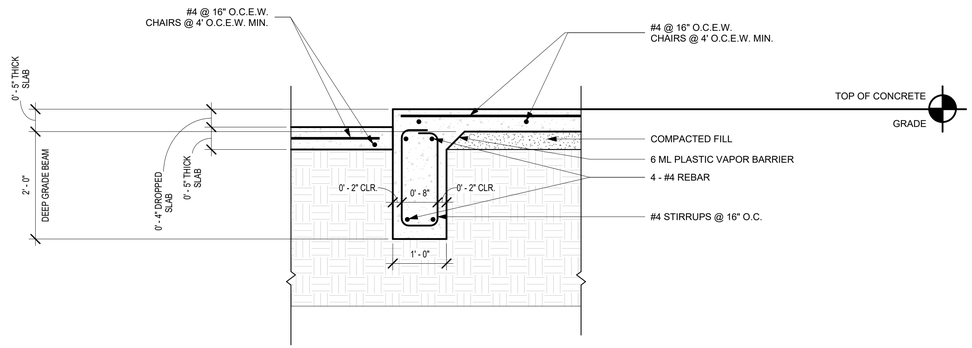
- REQUIRED 6 ML PLASTIC VAPOR BARRIER BETWEEN GRADE BEAM & COMPACT FILL.
- **ALL CONCRETE TO BE 3,500 PSI.**
- **REF ARCH** FOR ALL PLUMBING & FLOOR DRAINS.



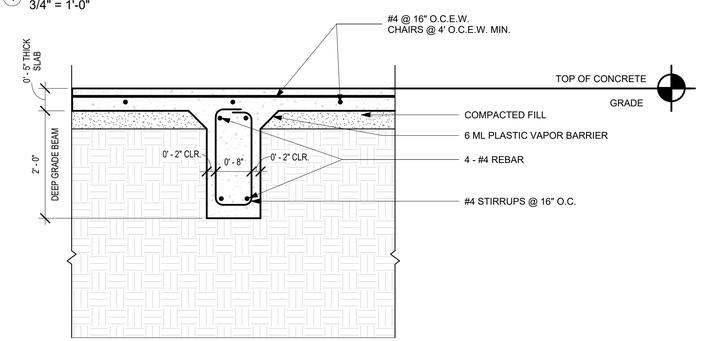

6 Structural - 24" X 24" X 24" FOOTING
3/4" = 1'-0"



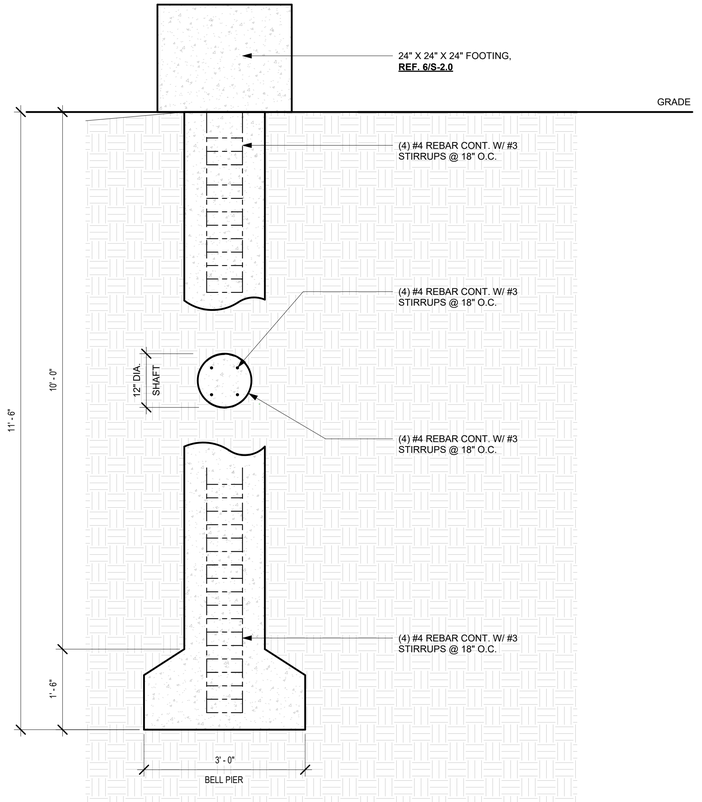

2 Structural - 'A' Grade Beam
3/4" = 1'-0"




4 Structural -4" 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"

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04/20/2022

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ISSUES & REVISIONS:

Foundation Details

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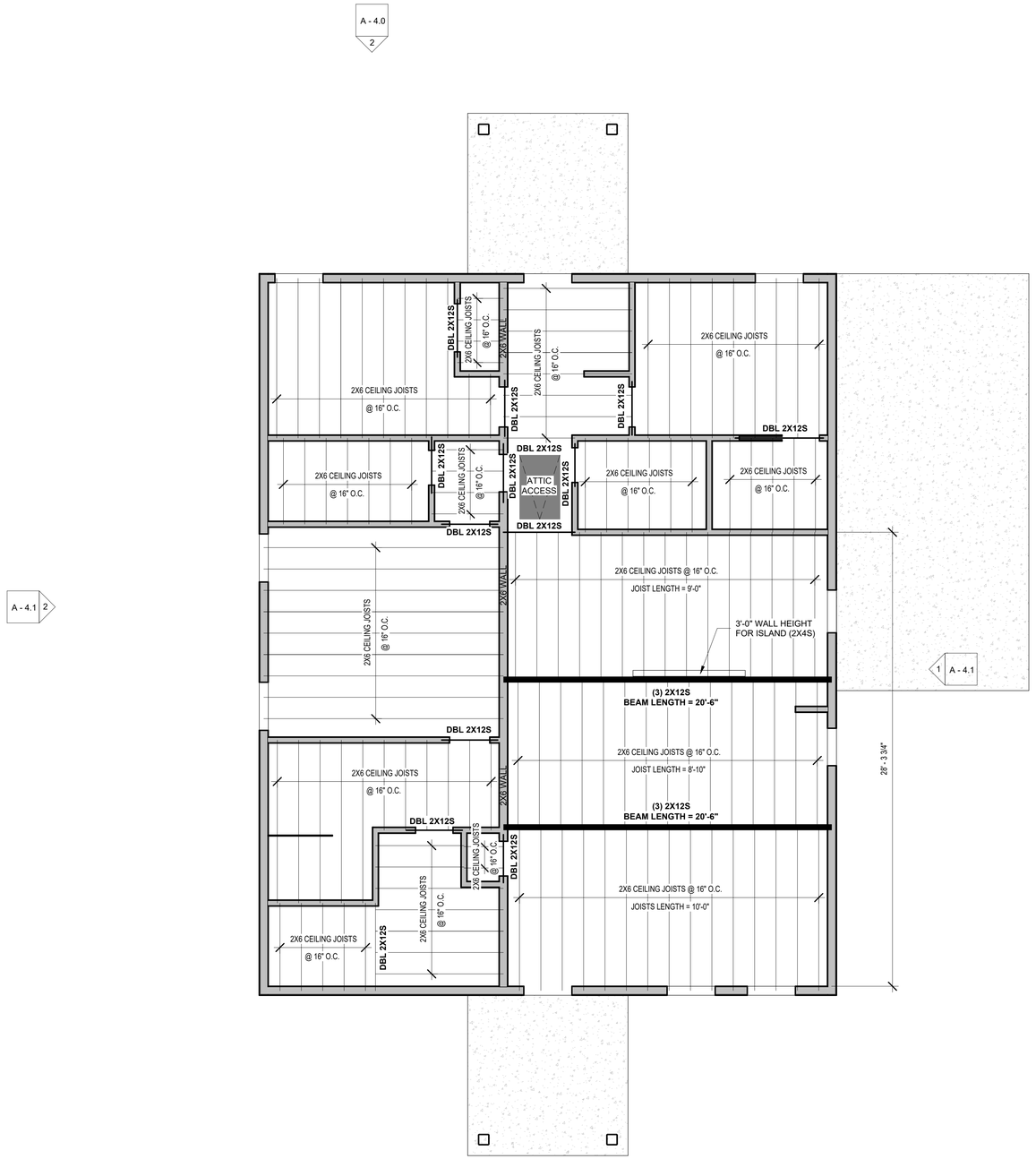
**NOTE:**

- 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.




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

DEAVERS ENGINEERING LLC

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ISSUES & REVISIONS:

Framing Plan

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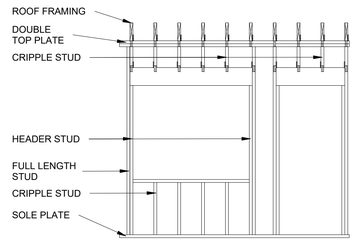
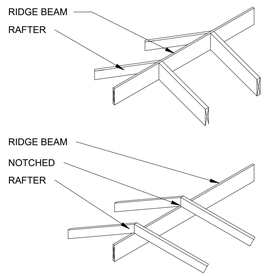



Structural - Typical Strapping Connections (6)
13 1/4" = 1'-0"



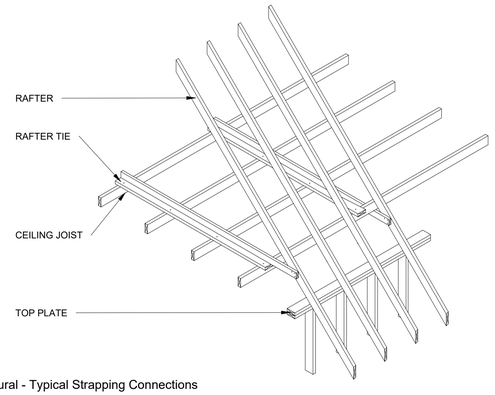

Structural - Ridge Beam Details
12 1/4" = 1'-0"

| 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<br><br>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"

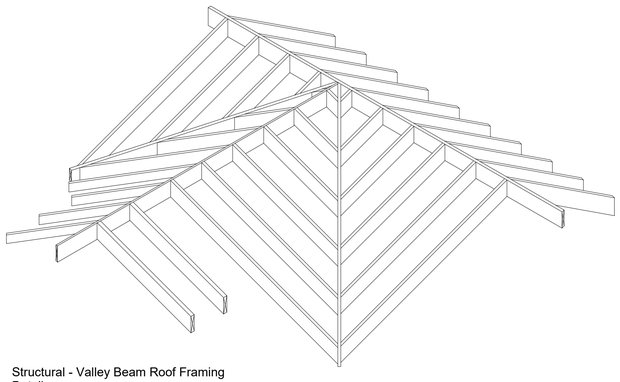
| SPLICING NOTES |
|---|
| 1- FLOOR JOISTS SHALL NOT BE SPLICED.<br><br>2 - CEILING JOISTS, RAFTER, RIDGE BEAM, HIP AND VALLEY BEAM MAY BE SPLICED. USE SAME SIZE MATERIAL ON BOTH SIDES OF THE SPLICE AND FASTEN WITH A MIN. OF 21 - 10d NAILS ON BOTH ENDS. |

| 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<br><br>INTERNATIONAL BUILDING CODE, 2009<br><br>WOOD FRAMED CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS, 2001<br><br>AMERICAN SOCIETY OF CIVIL ENGINEER- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE 7-02<br><br>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"

| | 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"

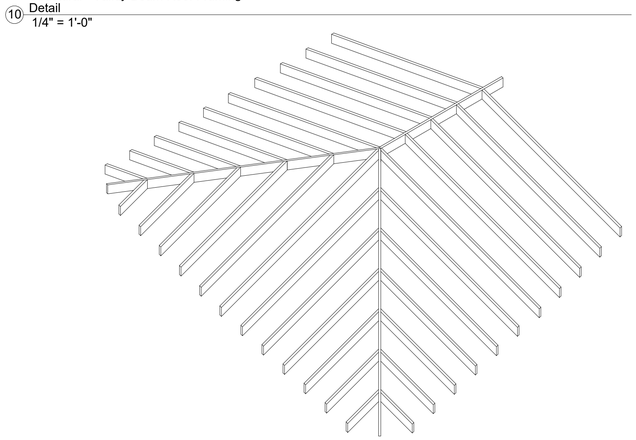
1- SIMPSON STRONG-TIE NOMEMCLATURE USD.
2- SUPPLIER OF ENG'D JOIST SHALL FURNISH HANGERS WITH REQUIRED CAPACITY

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

| ROOF FRAMING NOTES |
|---|
| 1. RIDGES, HIP AND VALLEYS SHALL BE ONE SIZE LARGER THAN THE RAFTERS, 2X6 MIN.<br><br>2. COLLAR TIES SHALL BE INSTALLED AT 48" O.C. AT THE UPPER THIRD OF THE ATTIC HEIGHT.<br><br>3. SUPPORT RIDGES, HIP AND VALLEYS ON WALLS OR DESIGNATED BEAMS.<br><br>4. SUPPORT RIDGES, HIP AND VALLEYS ON WALLS OR DESIGNATED BEAMS.<br><br>5. DO NOT SUPPORT FRAMED CHIMNEY ON RAFTERS, EXTEND CHIMNEY WALLS THROUGH ROOF AND SUPPORT ON FOUNDATION OR LOAD BEARING WALLS<br><br>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. |

| 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"



Structural - Hip Roof Framing Detail
9 3/16" = 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

#D04202232

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

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED
PROFESSIONAL ENGINEER

04/20/2022

PROJECT NAME:
106 FORD STREET, TRACT 2

PROJECT ADDRESS:
106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:
Deavers Properties LLC

ISSUES & REVISIONS:

| | | |
|---|---|---|
| 1 | Revision 1 | Date 1 |

Structural Details & Schedules

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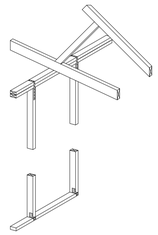
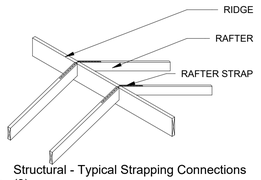
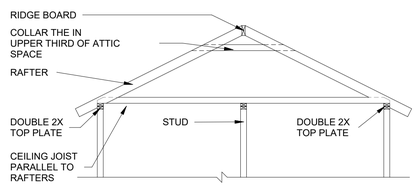


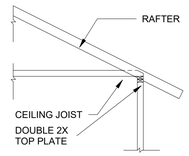
Structural - Typical Strapping Connections (4)
27 1/4" = 1'-0"



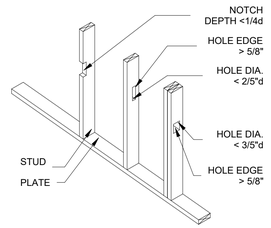

Structural - Typical Strapping Connections (3)
26 1/4" = 1'-0"



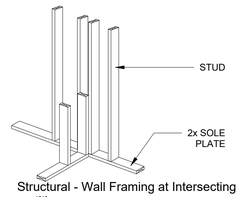

Structural - Ridge Board & Ceiling Joist Detail
24 1/4" = 1'-0"



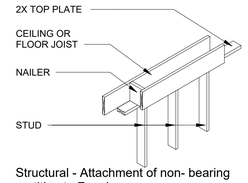

Structural - Rafter Overhang Limit
19 1/4" = 1'-0"



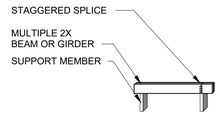

Structural - Stud notching and Boring Limits
14 3/8" = 1'-0"



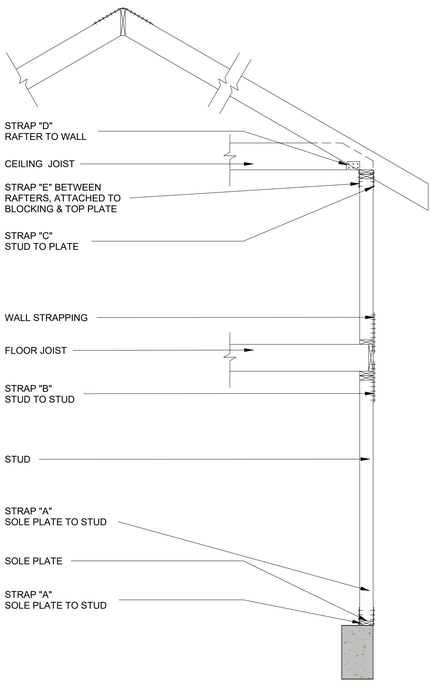

Structural - Wall Framing at Intersecting partitions
13 1/4" = 1'-0"




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" |

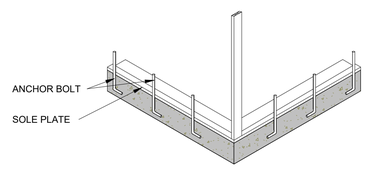
NOTES:

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

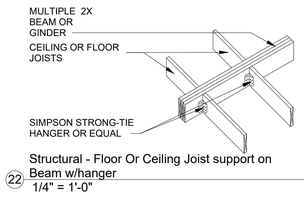
2) - STRAPS SHALL BE ALIGNED IN A STRAIGHT LOAD PATH DOWN THE WALL .

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

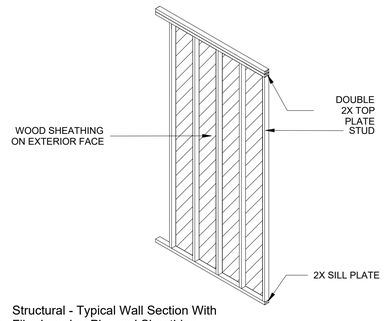
Structural - Typical Wind Uplift Connections
25 3/8" = 1'-0"



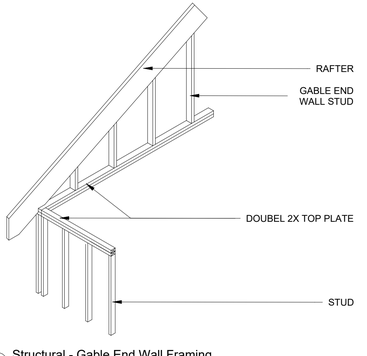

Structural - Anchor Bolt Detail
23 1/4" = 1'-0"



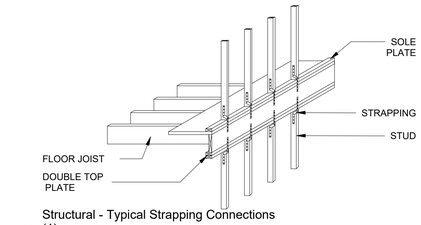

Structural - Floor Or Ceiling Joist support on Beam w/hanger
22 1/4" = 1'-0"



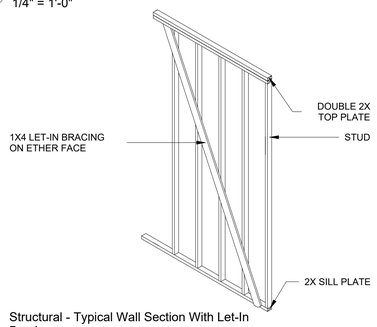

Structural - Typical Wall Section With Fiberboard or Plywood Sheathing
21 1/4" = 1'-0"



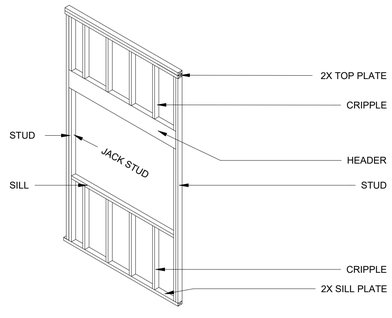

Structural - Gable End Wall Framing
20 1/4" = 1'-0"




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

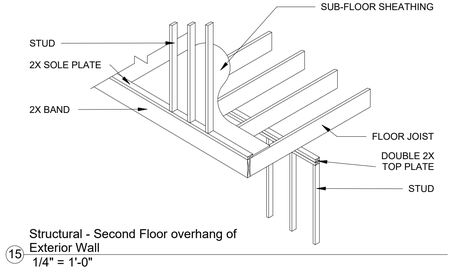



Structural - Typical Wall Section With Let-In Bracing
17 1/4" = 1'-0"

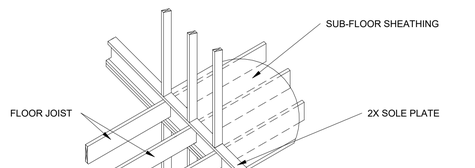



1) ONE JACK STUD UNDER HEADER FOR EACH 4'-0" INCREMENT
2) FOR 12"+ OPENING, 2 FULL HEIGHT STUDS REQUIRED ON BOTH SIDES OF HEADER
3) SPLICES IN TOP PLATE SHALL BE SPACED @ 6" MIN.

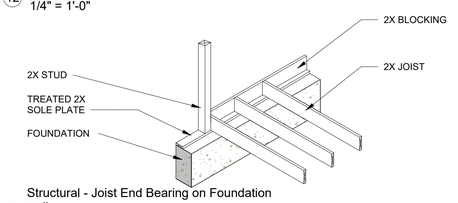
Structural - Opening In Wall Header Detail
16 1/4" = 1'-0"



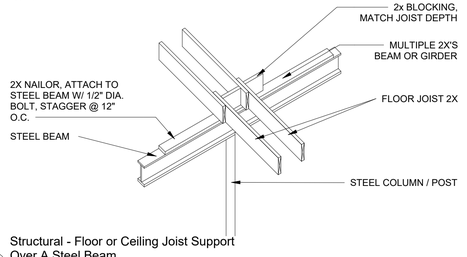

Structural - Second Floor overhang of Exterior Wall
15 1/4" = 1'-0"



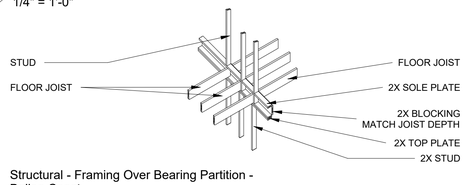

Structural - Framing Over Bearing Partition
12 1/4" = 1'-0"



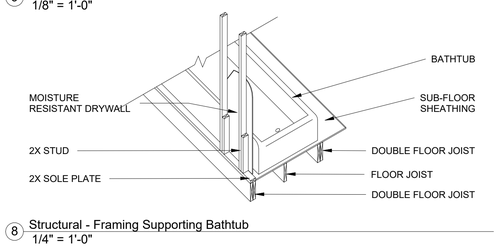

Structural - Joist End Bearing on Foundation wall
11 3/16" = 1'-0"



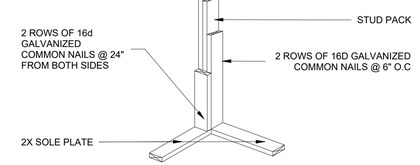

Structural - Floor or Ceiling Joist Support Over A Steel Beam
10 1/4" = 1'-0"



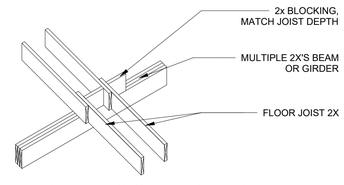

Structural - Framing Over Bearing Partition - Ballon Const.
9 1/8" = 1'-0"



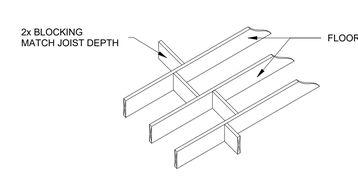

Structural - Framing Supporting Bathtub
8 1/4" = 1'-0"



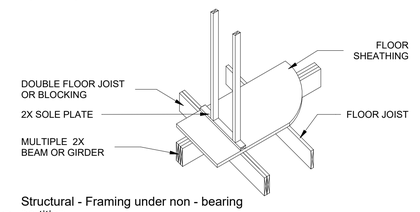

Structural - Multiple Studs at Corner
5 3/8" = 1'-0"



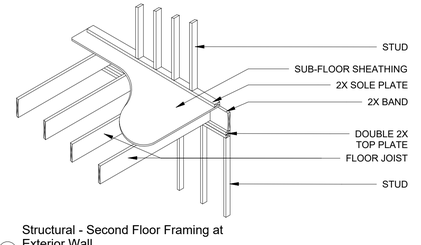

Structural - Floor Or Ceiling Joist support on Beam or Girder
4 1/4" = 1'-0"




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




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




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

DEAVERS ENGINEERING LLC

#D04202232

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

STATE OF TEXAS
LARRY DEAVERS
74428
LICENSED PROFESSIONAL ENGINEER

04/20/2022

PROJECT NAME:

106 FORD STREET, TRACT 2

PROJECT ADDRESS:

106 Ford St.,
Hallettsville, TX 77964
TRACT 2

OWNER:

Deavers Properties LLC

ISSUES & REVISIONS:

| | | |
|---|---|---|
| 1 | Revision 1 | Date 1 |

Structural Details

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