LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- REQUIRED SETBACKS
- ELECTRICAL LINES
- UTILITY POLE
- A/C — A/C UNIT
- 515.0 — PROPOSED SPOT ELEV
- 511 — EXISTING GRADE
- TREE SYMBOL W/ 1/2 C.R.Z. & C.R.Z (CRITICAL ROOT ZONE)

607.5
LOW POINT
ADJACENT GRADE

607.6

EXISTING STRUCTURE
TO BE REMOVED

TENT3

607.7
HIGH POINT
TENT 3

TENT2

608.2

TENT1

608.3

608.4
HIGH POINT
TENT2

609.4
HIGH POINT
TENT1

610.0
HIGH POINT
ADJACENT GRADE

610.4

EXISTING HOUSE

EXISTING DRIVE

608.8

EXISTING CURVE CUT

WALL BELOW

BUILDING LINE
AND 25' SETBACK

ROOF OVERHANG

PROPERTY LINE

NORTHWOOD ROAD (60' R.O.W.)

AVERAGE ADJACENT GRADE CALCULATION:
LOW POINT ADJACENT GRADE = 607.5
HIGH POINT ADJACENT GRADE = 610.0
607.5 + 610.0= 1217.5
1217.5 / 2 = 608.75
AVERAGE ADJACENT GRADE = 608.8

01 Demo Plan
SCALE: 1/16" = 1'-0"

N

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TOM HATCH, FAIA
REGISTRATION #5485

HURD RESIDENCE ADDITION

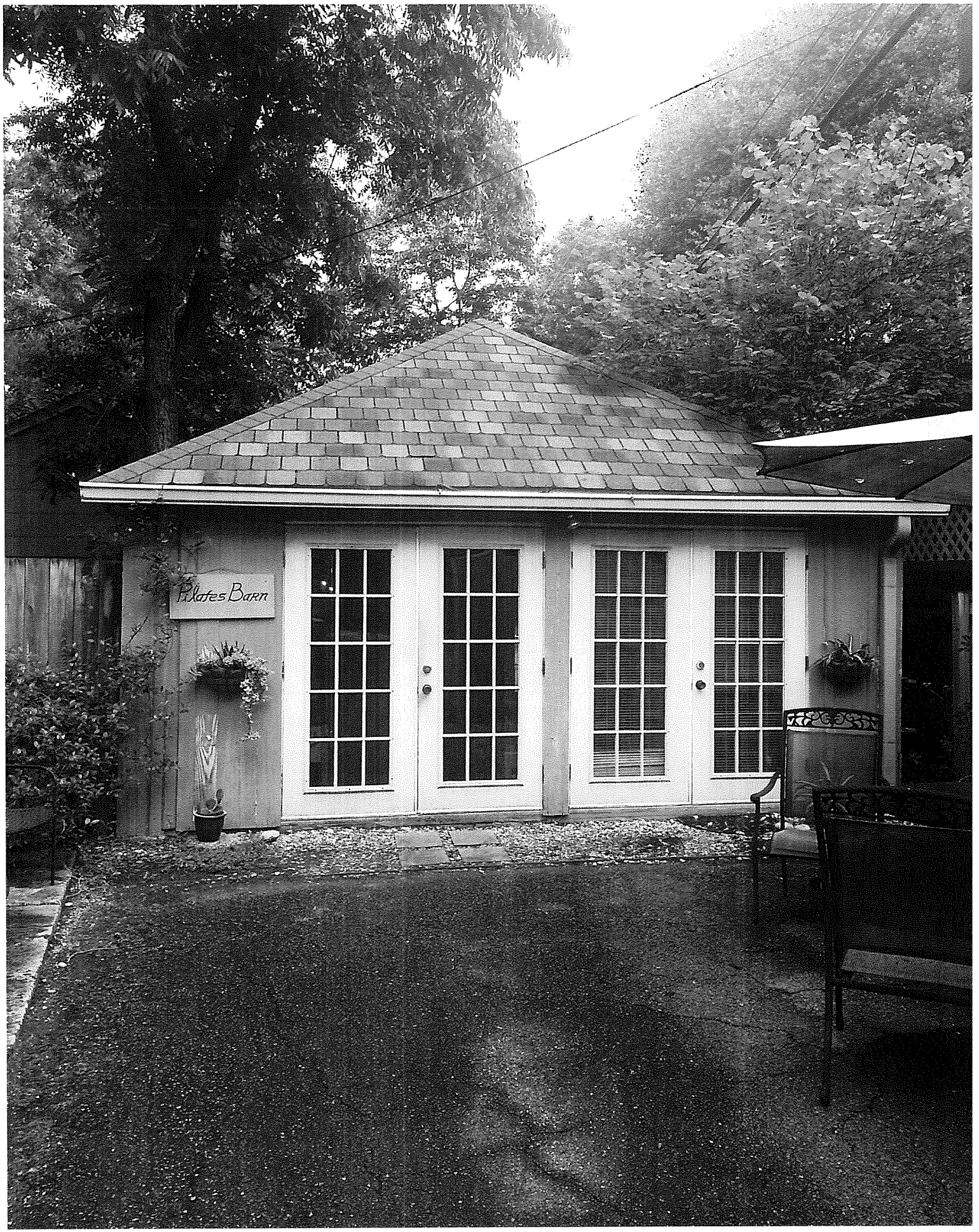
1300 NORTHWOOD RD.
AUSTIN, TEXAS 78703

REGISTERED ARCHITECT TOM HATCH 5485 STATE OF TEXAS

ISSUE DATES:	
5/22/15	PERMIT

Existing & Demo Pla

A0.1



FRONT

SIDE 1

SIDE 2

SIDE 3

2ND FLOOR WINDOW/WALL DEMO FOR BRIDGE

BUILDING COVERAGE

LOT SIZE: 12,710 S.F.		EXISTING	NEW / ADDITION
a.	1st Floor Conditioned Area	1829 S.F.	616 S.F.
b.	2nd Floor Conditioned Area	975 S.F.	667 S.F.
c.	3rd Floor Conditioned Area	N/A	N/A
d.	Basement	N/A	N/A
e.	Garage / Carport		
	Attached Garage (Unit B)	N/A	N/A
	Attached Carport (Unit A)	N/A	N/A
f.	Wood Decks *(must be counted at 100%)*	N/A	N/A
g.	Breezeways	N/A	N/A
h.	Covered Patios	N/A	N/A
i.	Covered Porches	310	N/A
j.	Balconies	N/A	58+57=115
k.	Swimming Pool *(surface area)*	N/A	N/A
l.	Other Building or Covered Areas *(if applicable)*		
	Specify:	N/A	N/A
	TOTAL BUILDING AREA *(add a. through l.)*	3,114 S.F.	1,398 S.F.

TOTAL BUILDING COVERAGE ON LOT	2,755 S.F. 21.7% OF LOT

IMPERVIOUS COVERAGE

a.	Total Building Coverage on Lot *(see above)*	2,755 S.F.
b.	Driveway Area on Private Property	1,225 S.F.
c.	Sidewalk / Walkways on Private Property	302 S.F.
d.	Uncovered Patios	19 S.F.
e.	Uncovered Wood Decks *(may be counted at 50%)*	N/A
f.	Air Conditioner Pad(s)	18 S.F.
g.	Concrete Decks	N/A
h.	Other: Concrete Steps	N/A

TOTAL IMPERVIOUS COVERAGE *(add a. through h.)*	4,319 S.F. 33.9% of lot

GROSS FLOOR AREA AND FLOOR AREA RATIO

		EXISTING	NEW / ADDITION
I.	1st Floor Gross Area		
	a. 1st Floor Area *(excluding covered or uncovered finished ground-floor porches)*	1829 S.F.	616 S.F.
	b. 1st Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	c. TOTAL *(add a and b above)*	1829 S.F.	616 S.F.
II.	2nd Floor Gross Area		
	d. 2nd Floor Area *(including all areas covered by a roof)*	975 S.F.	667 S.F.
	e. 2nd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	f. TOTAL *(add d and e above)*	975 S.F.	667 S.F.
III.	3rd Floor Gross Area		
	g. 3rd Floor Area *(including all areas covered by a roof)*	N/A	N/A
	h. 3rd Floor Area with Ceiling Height Over 15 Feet.	N/A	N/A
	I. TOTAL *(add g and h above)*	N/A	N/A
IV.	Basement Gross Area		
	j. Floor area outside footprint of first floor	N/A	N/A
V.	Garage		
	k. Attached *(subtract 200 sq. ft. if used to meet the minimum parking requirement)*	N/A	N/A
	l. Detached *(subtract 450 square feet if more than 10 feet from principle structure)*	N/A	N/A
VI.	Carport		
	(Open on two or more sides without habitable space above it subtract 450 sq. ft.)	N/A	N/A
VII.	TOTAL	2804 S.F.	1,283 S.F.

TOTAL GROSS FLOOR AREA	4,087 S.F.
GROSS AREA OF LOT	12,710 S.F.

FLOOR AREA RATIO *(gross floor area /gross area of lot)*	32.16% or 0.32 to 1.0

All structures etc. must maintain 7'5" clearance from AE energized power lines. Enforced by AE & NESC codes.

AE APPROVED
JUL 08 2015
RLS 1801-5

REVIEWED
JUL 08 2015
AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

TREE LIST

A	14" PECAN
B	15" PECAN
C	14" PECAN
D	18" PECAN
E	15" PECAN
F	17" PECAN
G	17" PECAN
H	14" PECAN
I	53" OAK
J	34" OAK
K	40" OAK

LEGEND

- PROPERTY LINE
- BUILDING FOOTPRINT
- REQUIRED SETBACKS
- ELECTRICAL LINES
- UTILITY POLE
- A/C — A/C UNIT
- 515.0 — PROPOSED SPOT ELEV.
- 511 — EXISTING GRADE
- TREE SYMBOL W/ 1/2 C.R.Z. & C.R.Z (CRITICAL ROOT ZONE)

ZONING:	SF-3-NP
FRONT YARD SETBACK:	25 FEET
SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK	10 FEET
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	45%

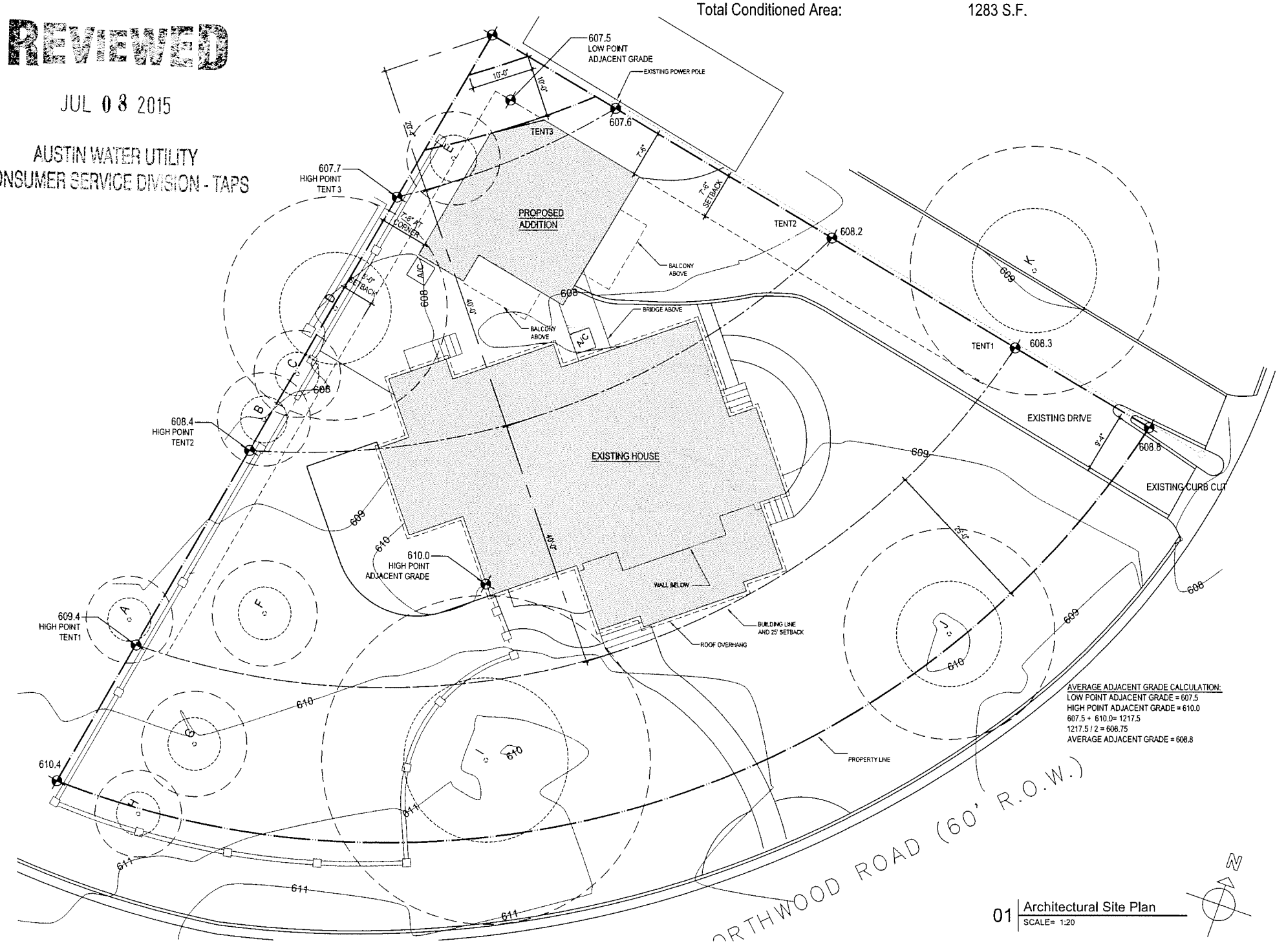
EXISTING HOUSE

First Floor Conditioned Area:	1829 S.F.
Second Floor Conditioned Area:	975 S.F.
Total Conditioned Area:	2804 S.F.

ADDITION

First Floor Conditioned Area:	616 S.F.
Second Floor Conditioned Area:	667 S.F.
Total Conditioned Area:	1283 S.F.

DRAWING INDEX



AVERAGE ADJACENT GRADE CALCULATION:
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HIGH POINT ADJACENT GRADE = 610.0
607.5 + 610.0= 1217.5
1217.5 / 2 = 606.75
AVERAGE ADJACENT GRADE = 608.8

01 Architectural Site Plan
SCALE= 1:20

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TOM HATCH, FAIA
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HURD RESIDENCE ADDITION

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AUSTIN, TEXAS 78703

REGISTERED ARCHITECT TOM HATCH 34857 STATE OF TEXAS

ISSUE DATES:	
5/22/15	PERMIT
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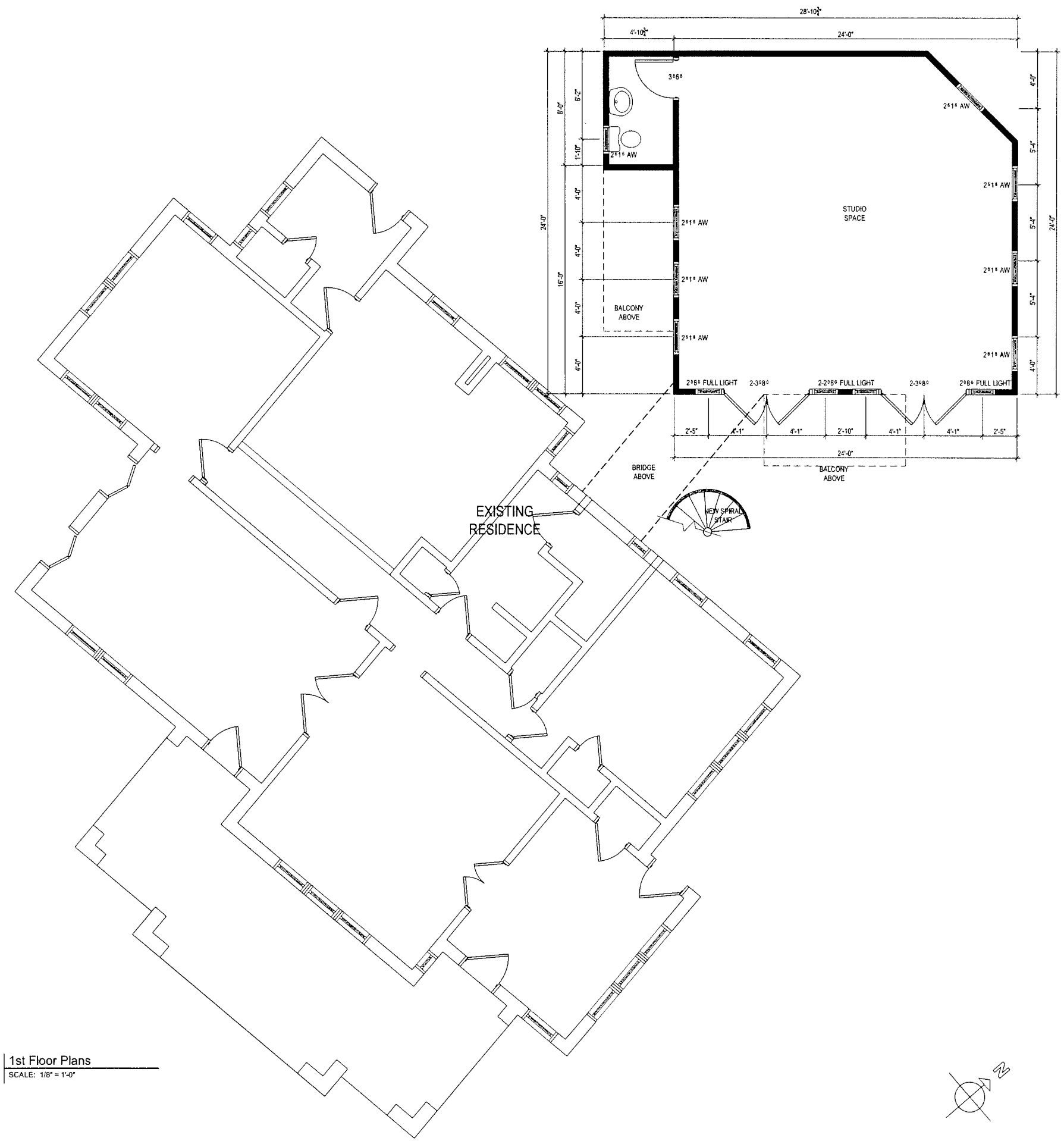
Architectural Site Plan & Project Information

A1.0



01 1st Floor Plans
SCALE: 1/8" = 1'-0"

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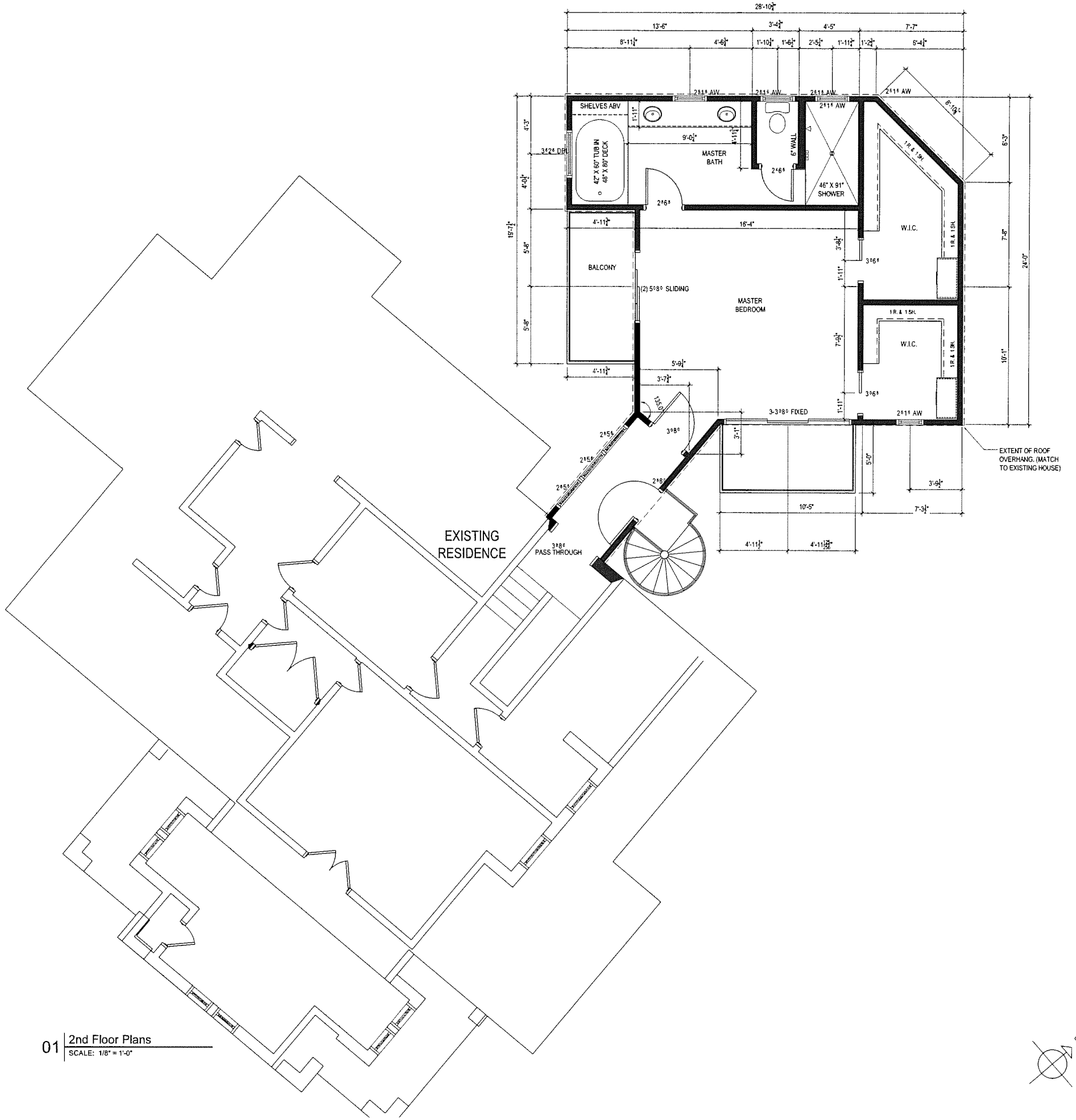
1st Floor Plans

A2.1



01 2nd Floor Plans
SCALE: 1/8" = 1'-0"

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STATE OF TEXAS

ISSUE DATES:	
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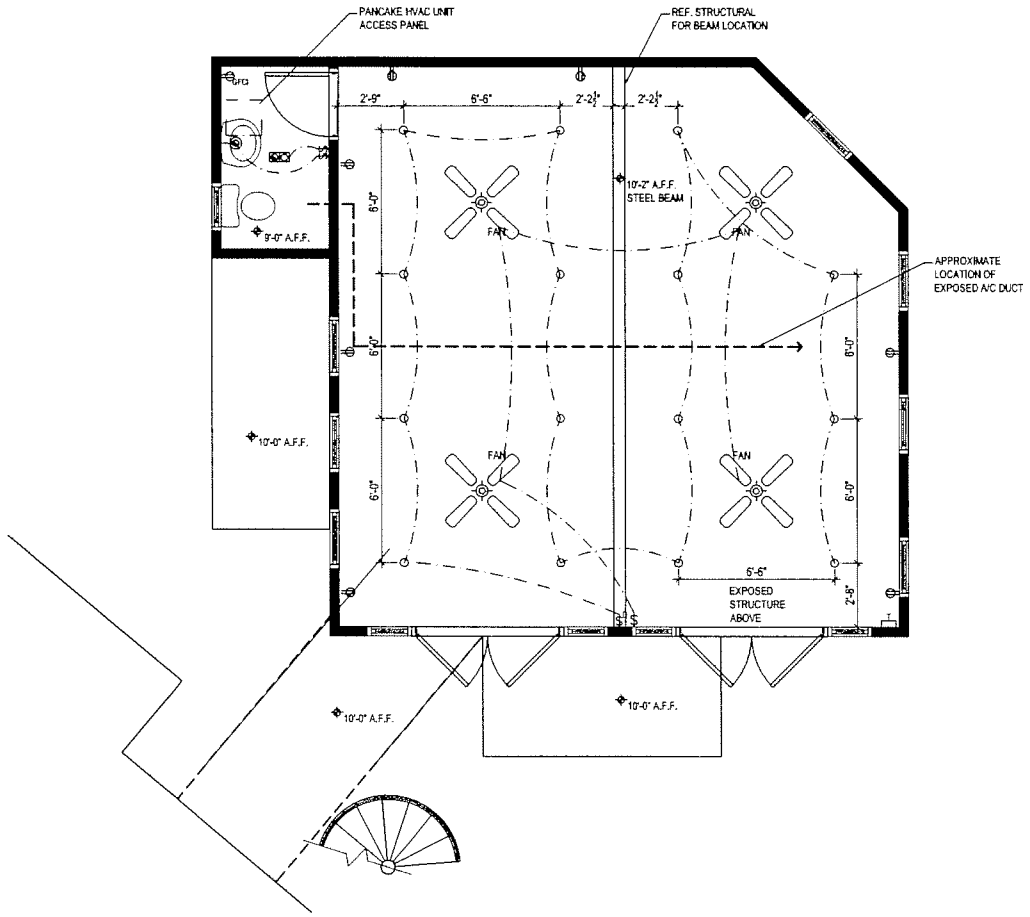
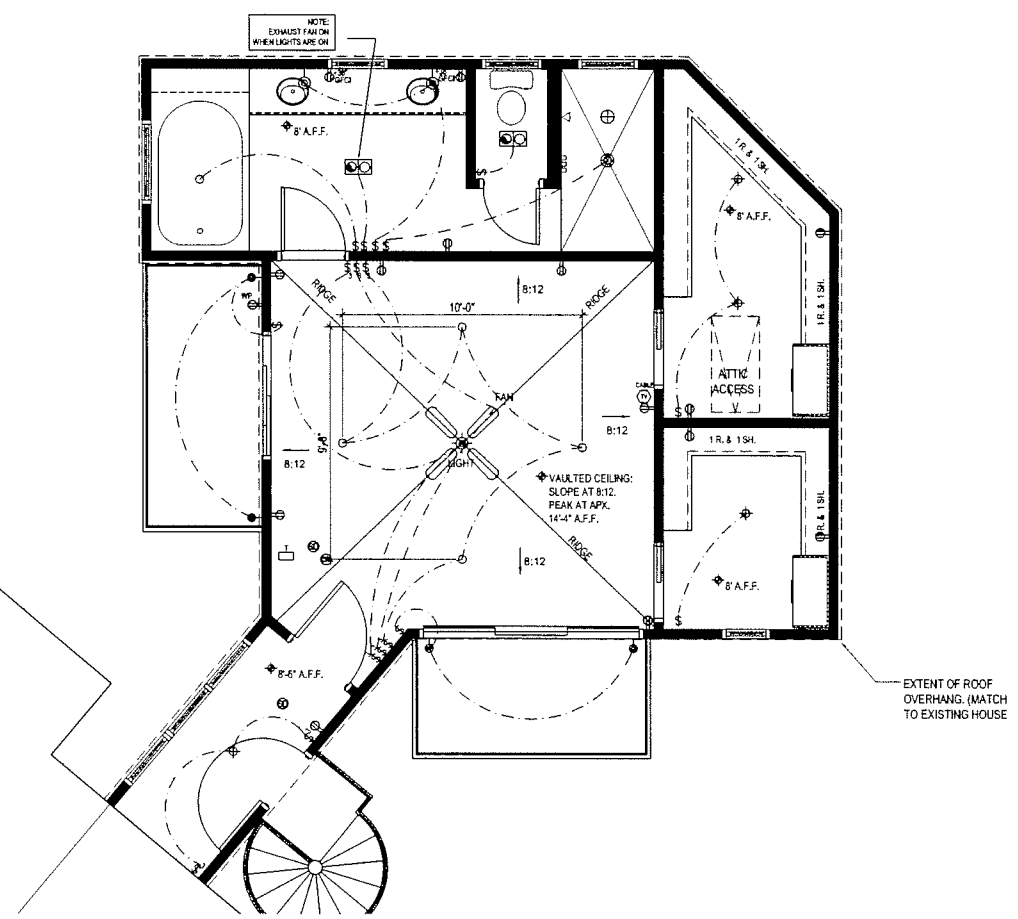
2nd Floor Plans

A2.2



01 | 1st Floor RCP & Power Plan
SCALE: 1/8" = 1'-0"



02 | 2nd Floor RCP & Power Plan
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND

- 7'-0" A.F.F. — CEILING HEIGHT
- DBELL — DOORBELL W/ LIGHT
- $ — LIGHT, FAN, RECEPTICAL SWITCH
- $3, $4 — THREE-WAY WALL SWITCH
- $D — DIMMER SWITCH
- $CAB — SWITCH LOCATED IN CABINETRY
- — STANDARD DUPLEX RECEPTICAL
- 54" — STANDARD DUPLEX RECEPTICAL, INSTALLED 54" ABOVE F.F.
- — DUPLEX RECEPTICAL FOR MAJOR APPLIANCES
- WP — STANDARD WATERPROOF DUPLEX RECEPTICAL
- UC — UNDER COUNTER DUPLEX RECEPTICAL
- — SWITCH-OPERATED DUPLEX RECEPTICAL
- — FLOOR OUTLET
- — CEILING OUTLET
- TP — TELEPHONE
- CBL — CABLE / TELEVISION
- H.P. — PLUMBING CONNECTION
- GAS — GAS CONNECTION
- HOSE BIB — HOSE BIBB
- — THERMOSTAT
- — MOTION-ACTIVATED SECURITY LIGHT

LIGHT FIXTURE SCHEDULE

- — CARBON MONOXIDE DETECTOR (PER CODE)
- — SMOKE DETECTOR (PER CODE)
- — WALL-MOUNTED FIXTURE
- — EXTERIOR WALL SCONCE
- — RECESSED DOWNLIGHT
- — DIRECTIONAL RECESSED LIGHT
- HVL — HEAT / FAN / LIGHT COMBO - VENT TO OUTSIDE AIR
- — EXHAUST FAN / LIGHT COMBO - VENT TO OUTSIDE AIR
- — EXHAUST FAN - VENT TO OUTSIDE AIR
- — FLUSH-MOUNTED CEILING FIXTURE
- — PENDANT
- — UNDER-CABINET LIGHTING
- — CEILING FAN (EXTERIOR TO BE UL WET RATED)
- — CEILING FAN W/ LIGHT (EXTERIOR TO BE UL WET RATED)
- — UNDER CABINET LIGHTING (LED ROPE LIGHTING OR SIMILAR)
- — UL WET RATED EXTERIOR DOWNLIGHT SURFACE MOUNT
- — UTILITY FLUORESCENT
- — CHANDELIER
- — WET-RATED LIGHT W/ INTEGRAL FAN
- — OVERHEAD SHOWER

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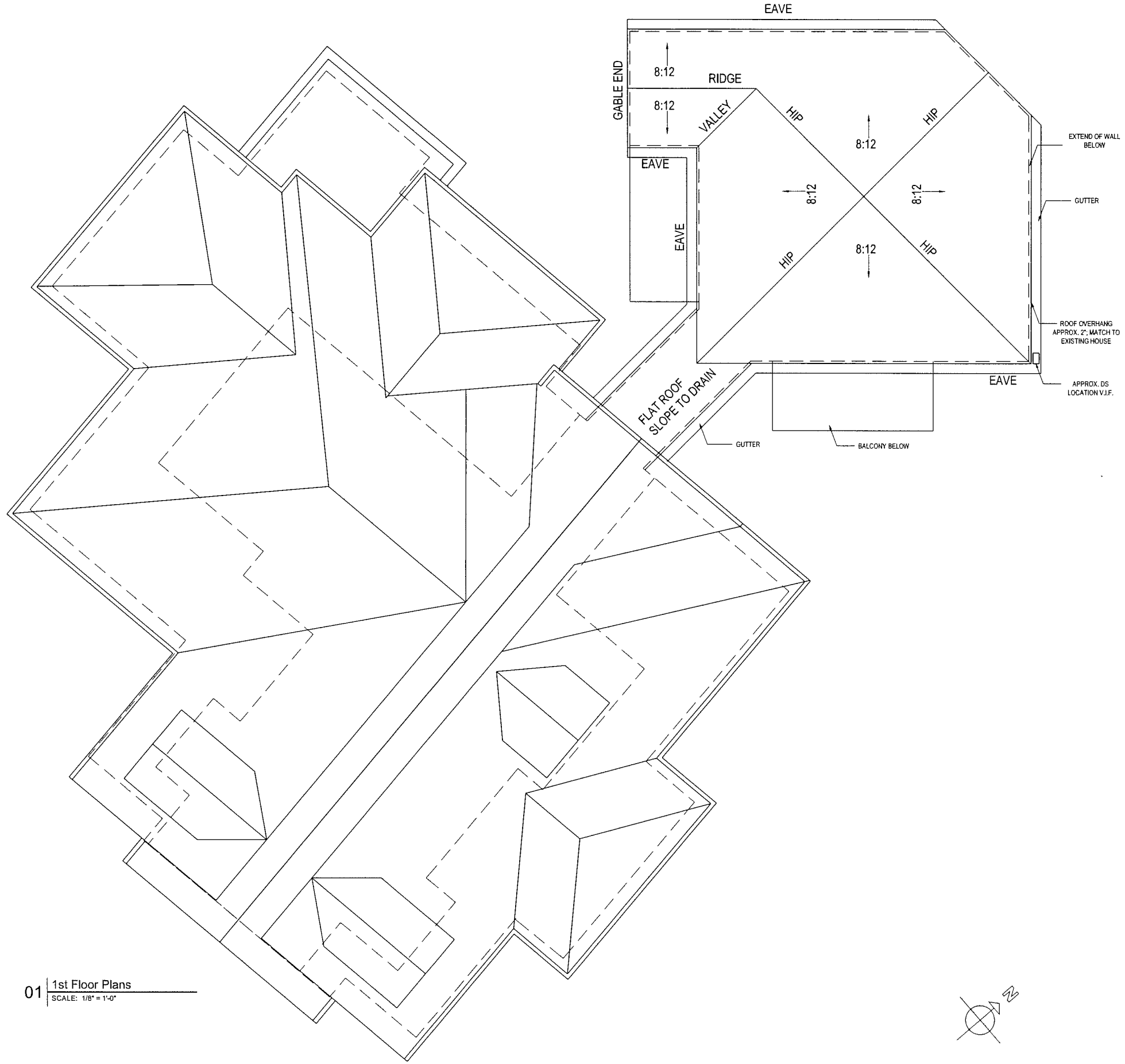
RCP & Power Plan- Additio

A2.3



01 1st Floor Plans
SCALE: 1/8" = 1'-0"

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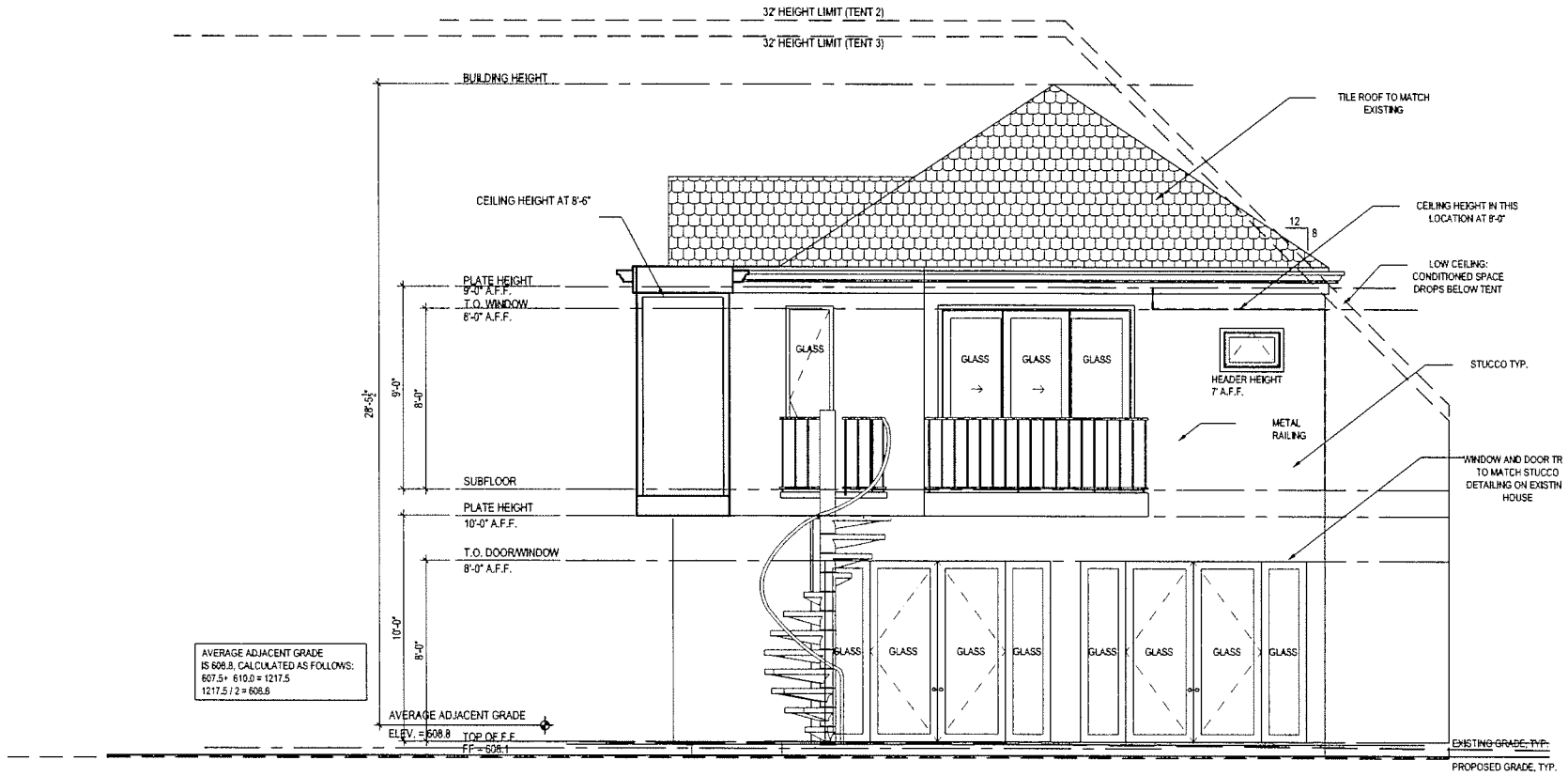
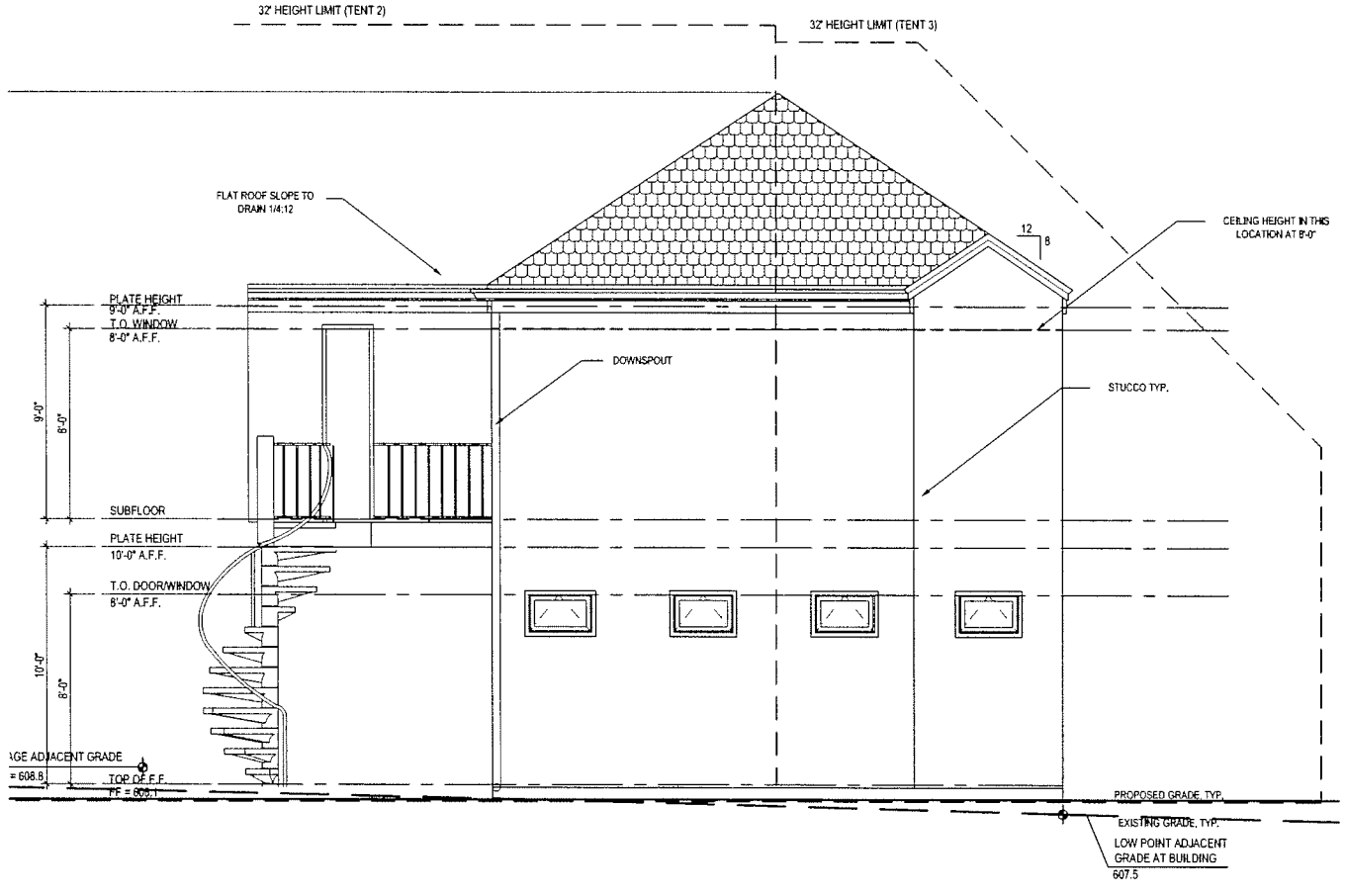
1st Floor Plans

A2.4



01 EAST FRONT ELEVATION

SCALE: 1/8" = 1'-0"



02 NORTH SIDE ELEVATION

SCALE: 1/8" = 1'-0"

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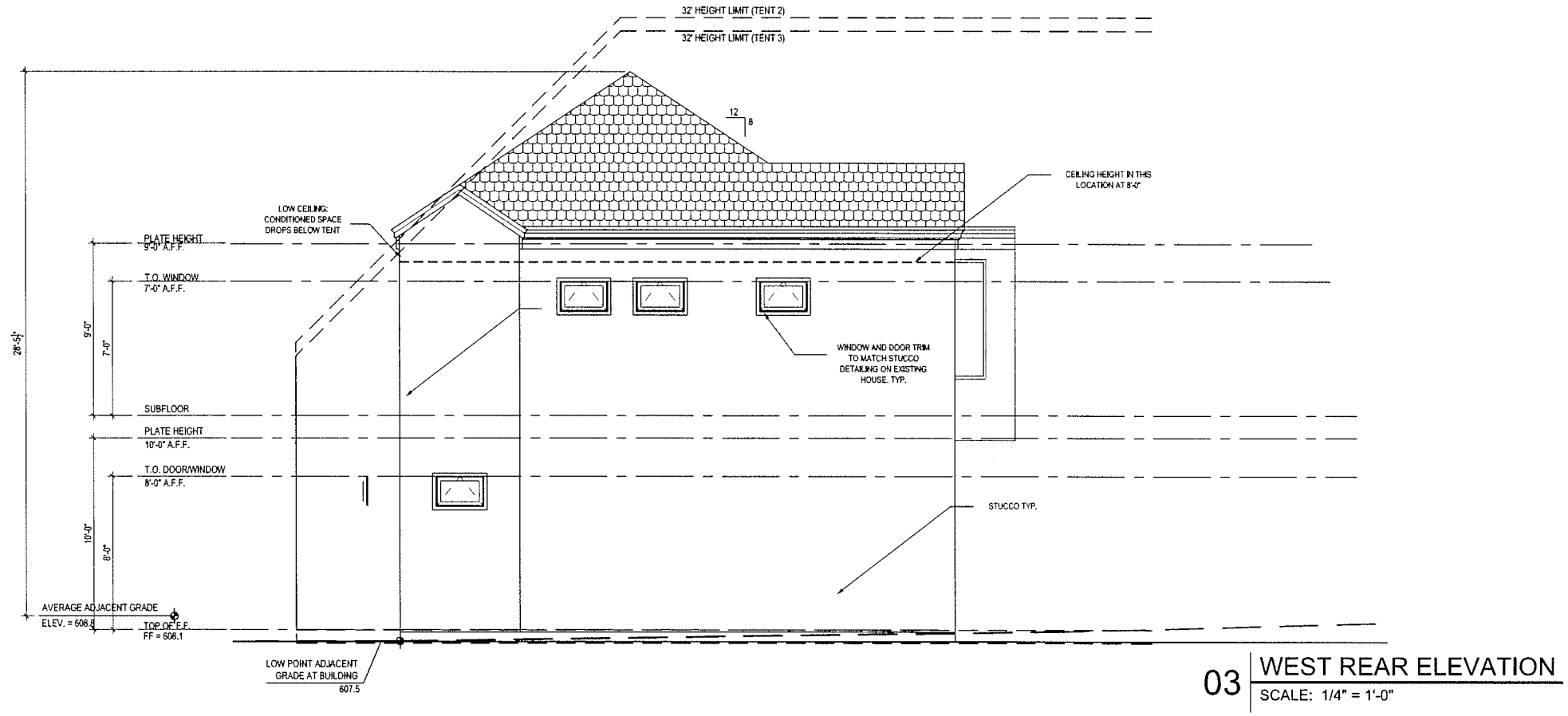
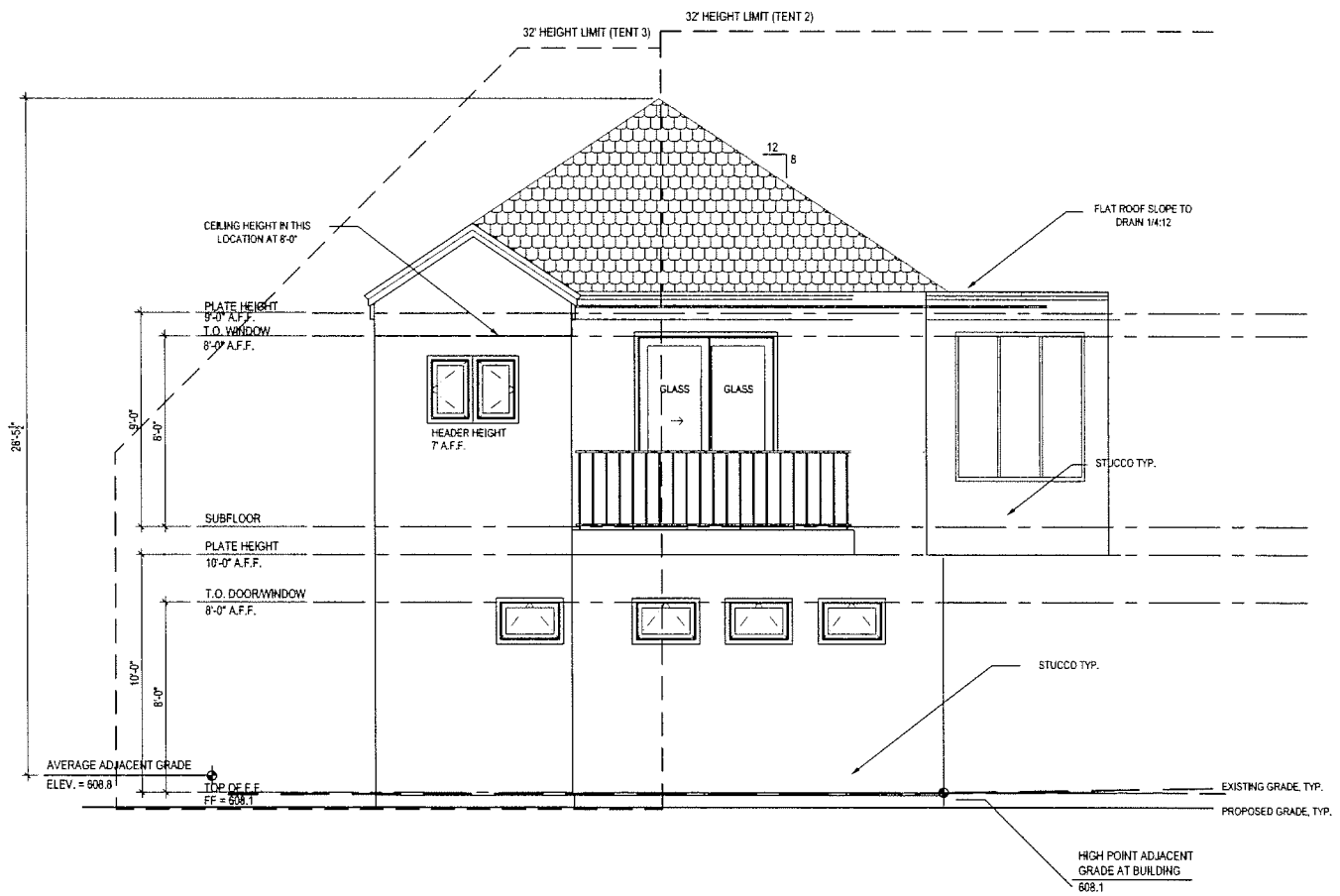
Exterior Elevations- Additi

A3.1



03 WEST REAR ELEVATION
SCALE: 1/4" = 1'-0"



04 SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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Exterior Elevations- Additi

A3.2

01 FRONT SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02 EAST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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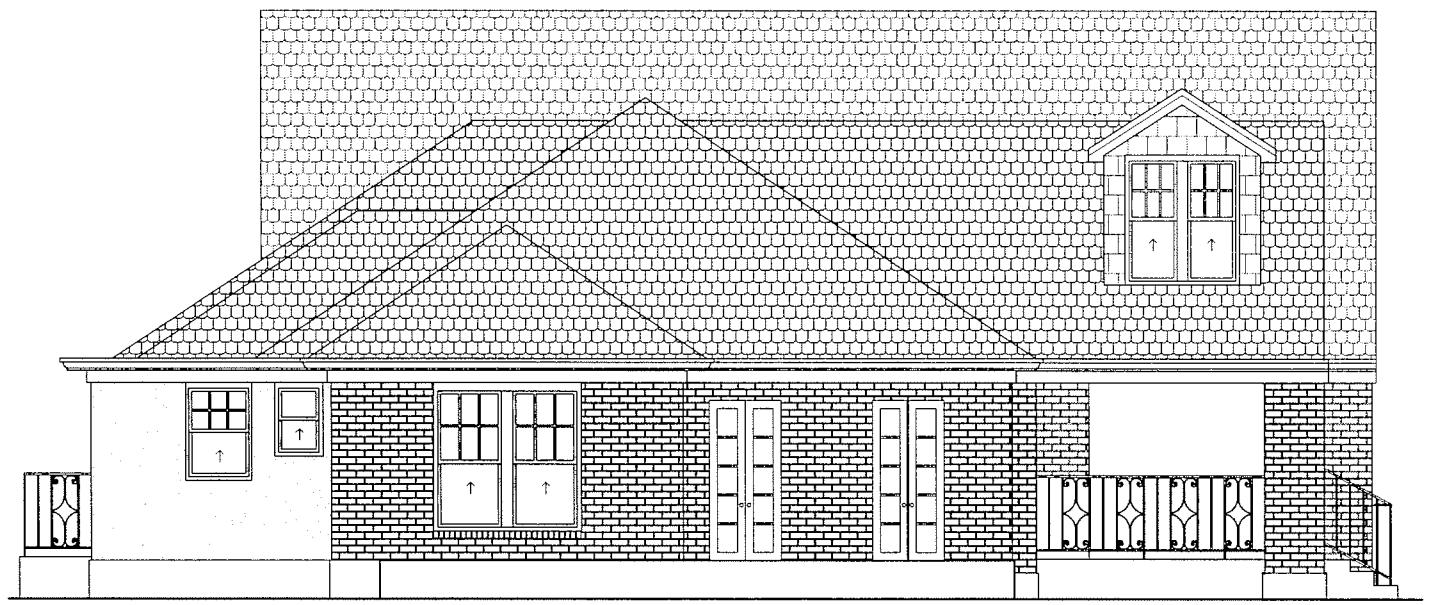
Exterior Elevations- Existir

A3.3

03 NORTH REAR ELEVATION
SCALE: 1/8" = 1'-0"



04 WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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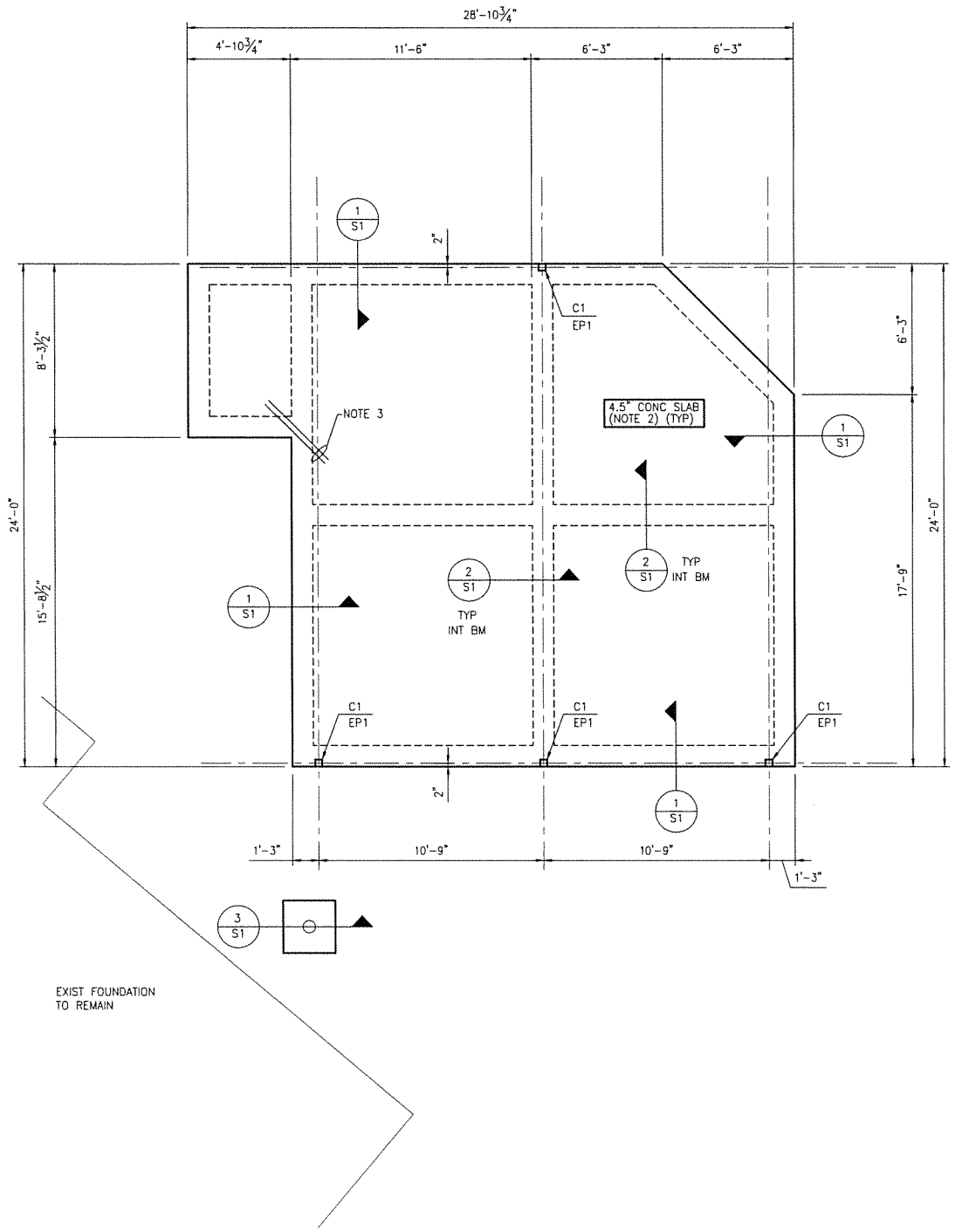
Exterior Elevations- Existi

A3.4



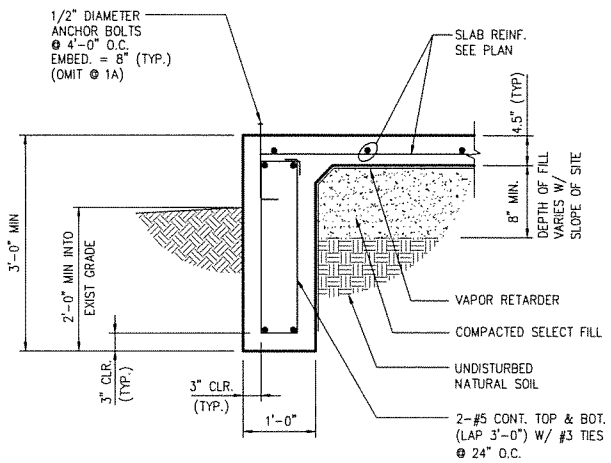
FOUNDATION PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

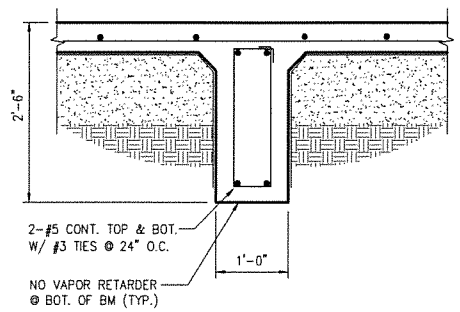
PLAN NOTES:

1. VERIFY ALL DIMENSIONS, SLAB DROPS W/ ARCHITECTURAL DRAWINGS PRIOR TO STARTING WORK.
2. 4.5" SLAB OVER VAPOR RETARDER OVER COMPACTED STRUCTURAL FILL. REINF SLAB WITH #3 @ 12" O.C.E.W. AT MID DEPTH. SEE NOTES FOR STRUCTURAL FILL REQUIREMENTS.
3. 2-#3x4'-0" CORNER BARS - TYPICAL AT ALL RE-ENTRANT CORNERS.
4. C1 = HSS4x4x1/4 COLUMN. EP = EMBED PLATE - SEE DETAILS.

DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET

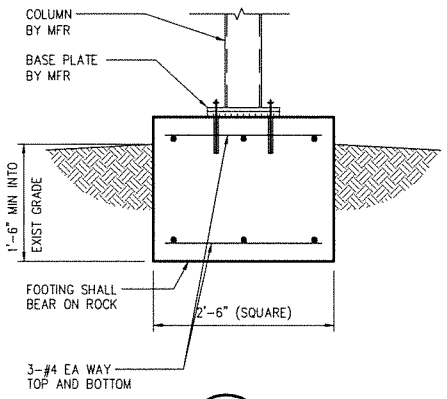


1A
1 SECTION
3/4" = 1'-0"

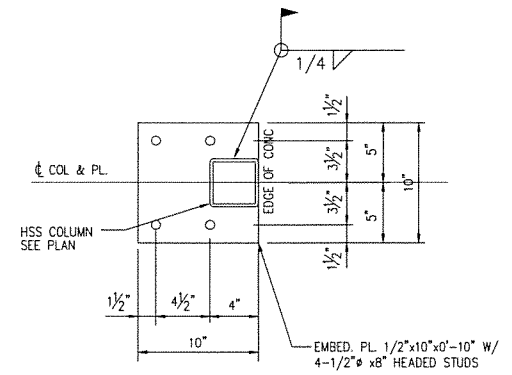


NOTE: SEE 1/THIS SHEET FOR INFORMATION NOT SHOWN.

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



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



EP1

EMBEDDED PLATE DETAIL
1 1/2" = 1'-0"

BUILDING PAD PREPARATION

1. Structural fill material shall consist of crushed limestone base material with the gradation as follows:

Retained on 2-1/2" screen	0%
Retained on 1-1/2" screen	0% - 25%
Retained on 3/4" screen	15% - 55%
Retained on 1/4" screen	45% - 75%
Retained on No. 40 mesh sieve	60% - 90%

2. Prior to placing fill material, remove all organic and other deleterious material from the existing subgrade for a distance of 2'-0" beyond building line. All exposed surfaces shall then be recompacted to a minimum of 95 percent of the maximum dry density as defined by TxDOT test method TEX 113-E or 114-E at a moisture content within 3 percent of the optimum moisture content.
3. Structural fill shall be placed in 8 inch loose lifts, watered as required and compacted to a minimum of 95 percent of the maximum dry density as defined in TxDOT test method TEX 113-E at a moisture content within 3 percent of the optimum moisture content.
4. Provide a 10 mil polyolefin Stego retarder. Place vapor barrier in accordance with manufacturer's recommendation on top of structural fill.

CAST IN PLACE CONCRETE

1. Cast in place concrete shall meet the following requirements:

Class	28 Day Strength	Aggregate Type	Size	Slump	Use
A	3000 psi	C 33	1"	4" to 6"	Slab-on-grade & grade beams

The use of fly ash is recommended, but shall not exceed 25% of the total of the cement plus fly ash by weight.

CONCRETE REINFORCING

1. Reinforcing steel shall be deformed new billet steel bars in accordance with ASTM A615 Grade 60.
2. Detailing of reinforcing steel shall conform to the American Concrete Institute Detailing Manual.
3. Provide 2-#4 bent bar with 2'-0" legs top and bottom in interior and exterior face of grade beams at corners and top and bottom in exterior face of grade beam at intersections.
4. All hooks and bends in reinforcing bars shall conform to ACI detailing standards unless shown otherwise.
5. Welding of reinforcing steel will not be permitted.
6. Heat shall not be used in the fabrication or installation of reinforcement.
7. Reinforcing steel clear cover shall be as follows:
   a. Grade beams - 1 1/2" top, 3" bottom, 2" side (formed), 3" side (placed against earth)

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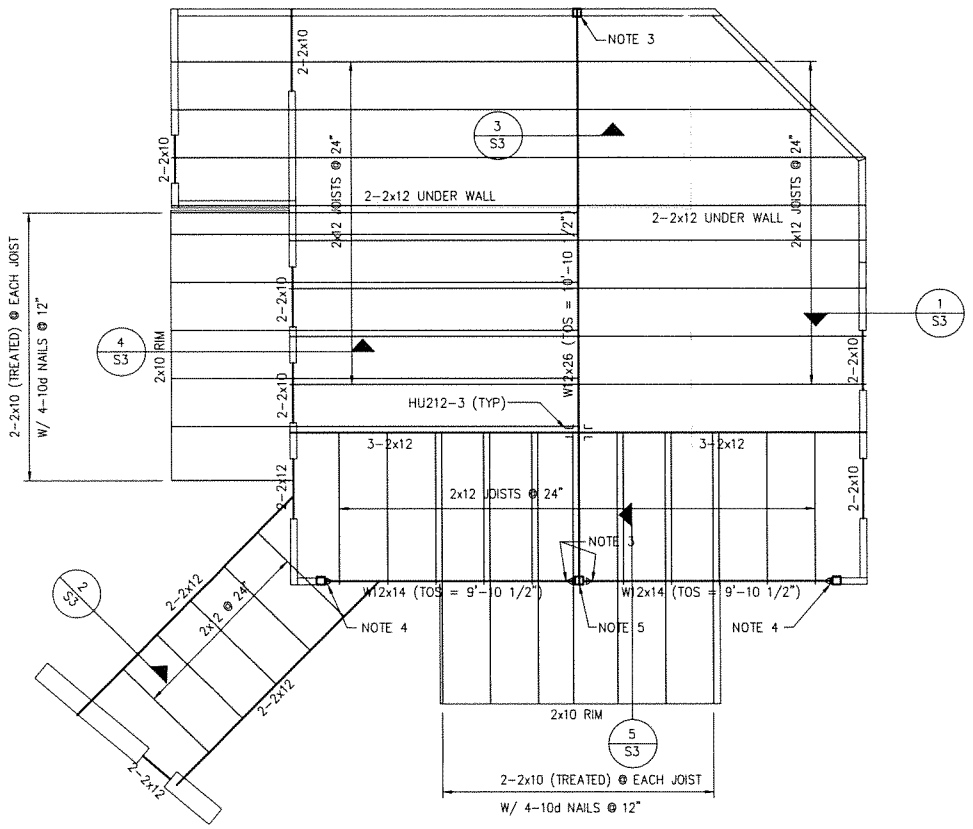
GE JOB NO.: 15036

HURD RESIDENCE
1300 NORTHWOOD ROAD

REV.	DATE

CHK. BY: TZ
DRWN. BY: BB
DATE: 06/29/2015

SHEET NO.
S1
OF

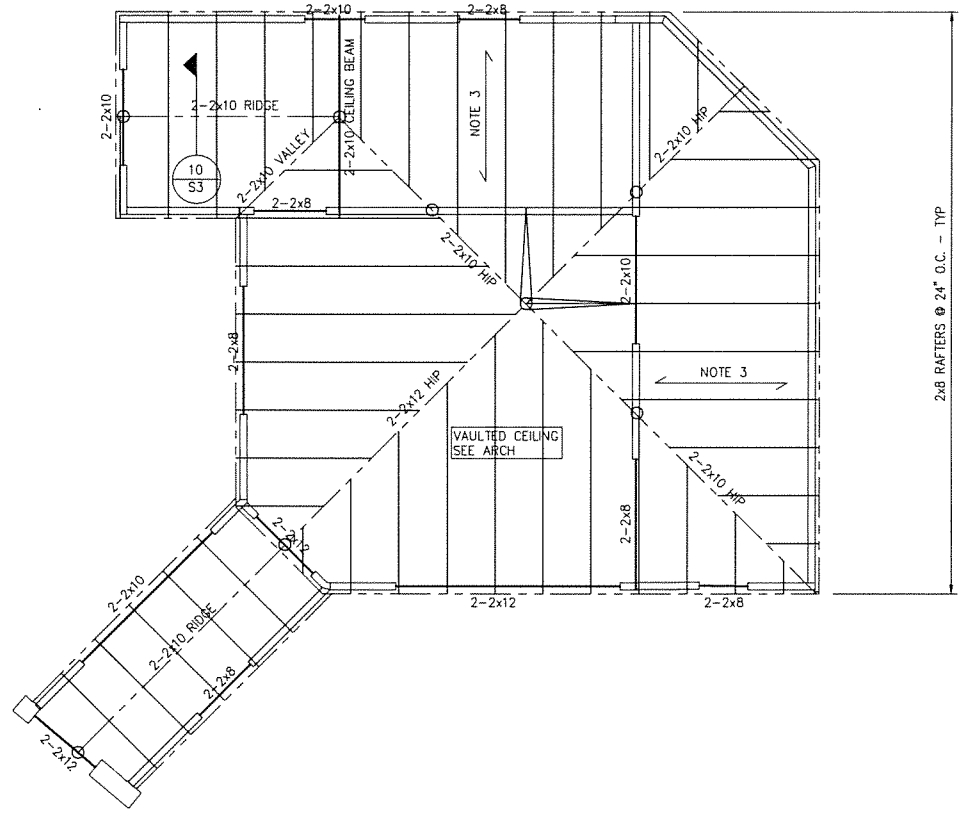


2ND FLOOR FRAMING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

PLAN NOTES:

1. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
2. ALL WALLS SHOWN ARE 2x4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. SEE ARCH'L FOR 2x6 PLUMBING WALLS.
3. SEE 6/S3 FOR STEEL BEAM OVER HSS COLUMN CONNECTION DETAIL.
4. SEE 7/S3 FOR STEEL MOMENT CONNECTION DETAIL.
5. SEE 8/S3 FOR STEEL CONNECTION DETAIL.



ROOF FRAMING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

PLAN NOTES:

1. ALL EXT. WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.

   ALL INTERIOR WALLS ARE 2x4 @ 16" LOAD BEARING WALLS UNLESS NOTED OTHERWISE IN THIS PLAN.

   SEE ARCH'L FOR 2X6 PLUMBING WALLS.
2. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCK SOLID TO FOUNDATION. SEE SCHEDULE IN THIS SHEET FOR BUILT-UP COLUMN SIZES.
3. 2X6 CEILING JOISTS @ 24" O.C.
4. ○ DESIGNATES 2-2x4 BRACE TO CEILING BEAM BELOW.

BUILT-UP COLUMN SCHEDULE	
BEAM SIZE	BUILT-UP STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x___	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN

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REV.	DATE

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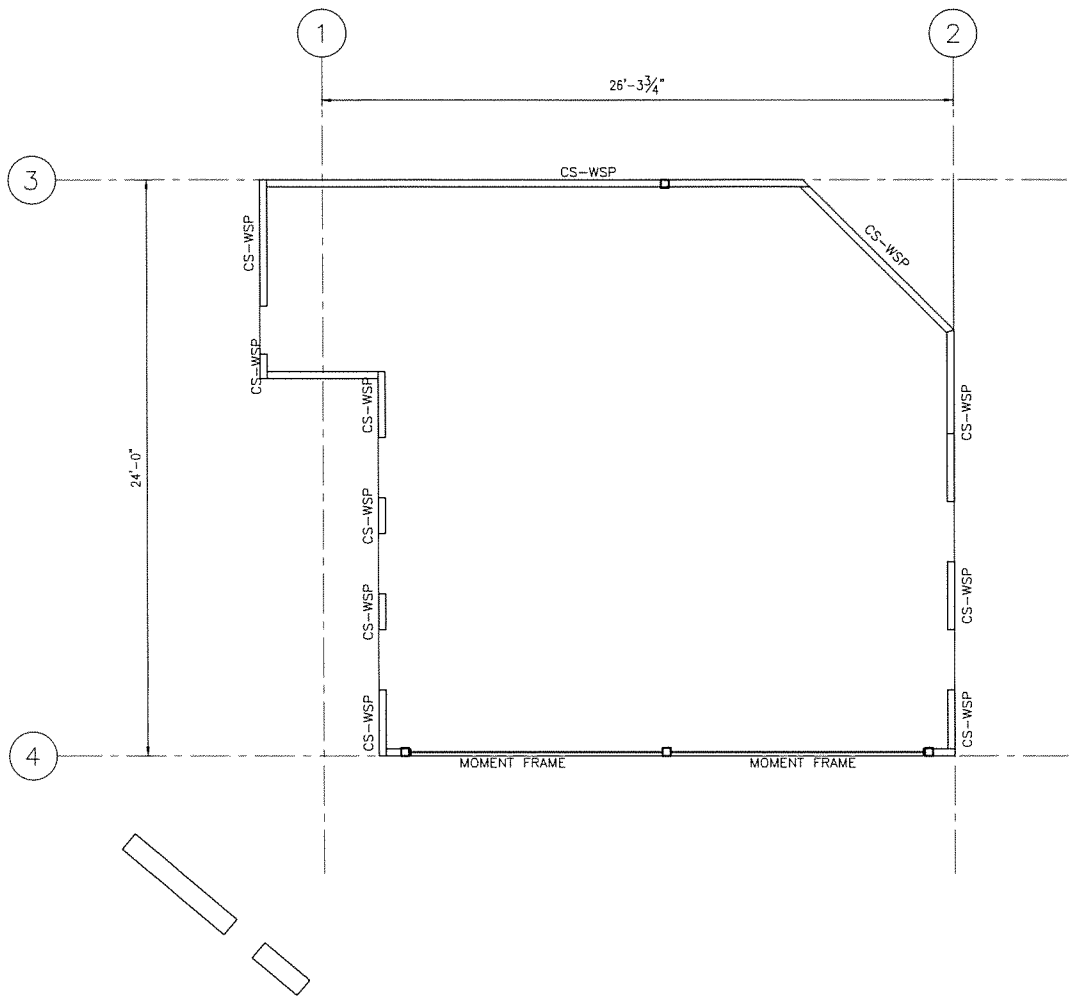
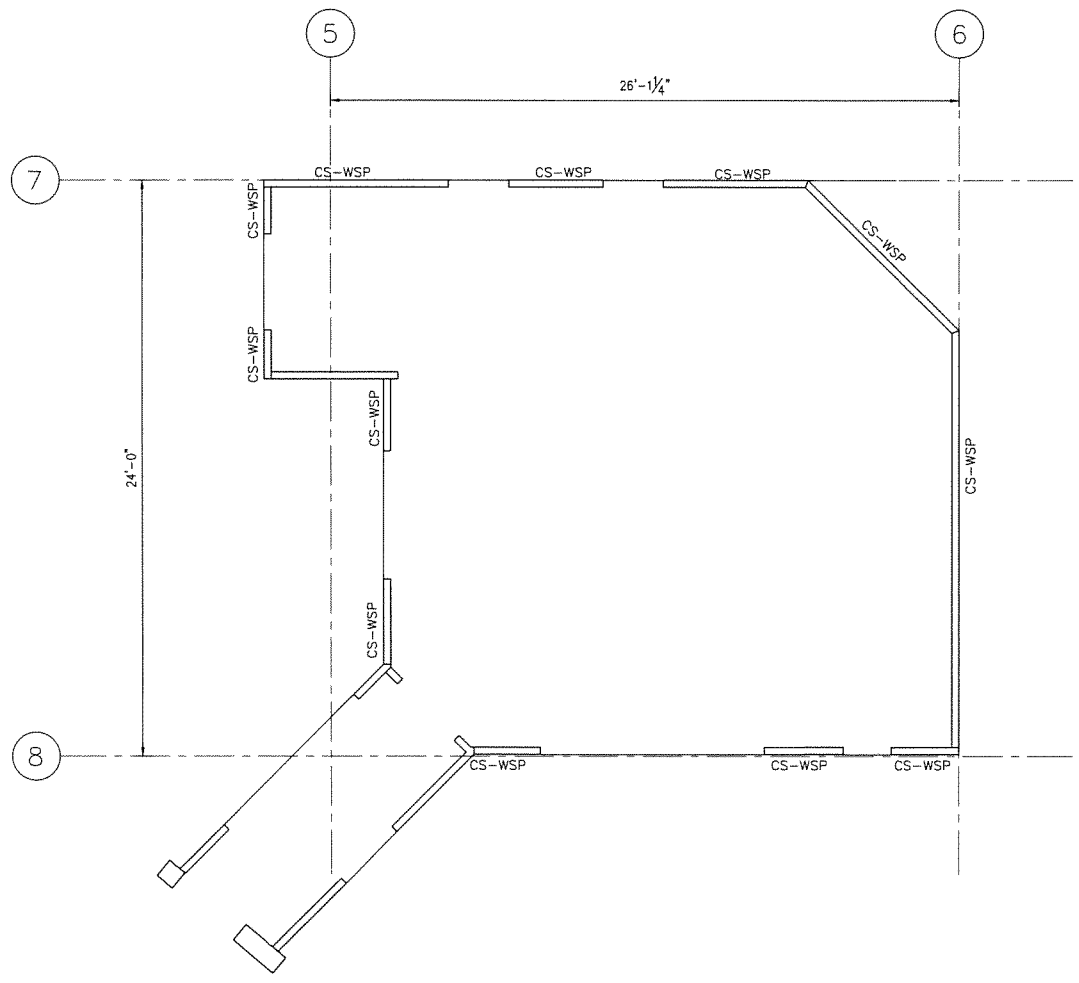
DATE: 06/29/2015

SHEET NO.
S2.1
OF



1ST FLOOR WALL BRACING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17



2ND FLOOR WALL BRACING PLAN

1/4" = 1'-0" IN 22x34
1/8" = 1'-0" IN 11x17

BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
1	1 OF 2	26	8.5	12+
2	1 OF 2	26	8.5	12+
3	1 OF 2	24	7	12+
4	1 OF 2	24	7	MOMENT FRAME
5	2 OF 2	26	5	8+
6	2 OF 2	26	5	8+
7	2 OF 2	24	4	8+
8	2 OF 2	24	4	8+
LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL; GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.				

1. BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATAGORY A AND A WIND SPEED OF 90 MPH OR LESS.
2. MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
3. WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
4. ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
5. THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS. @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
6. THE ROOF DECK SHALL BE 5/8" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
7. GYBSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

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REV.	DATE

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SHEET NO.

S2.2

DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET

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STRUCTURAL GENERAL NOTES

CODES

1. Building Code: 2012 International Residential Code.
2. Wood Framing: National Design Specifications For Wood Construction with Supplement, National Forest and Paper Products Association, Latest Edition.
3. Structural Plywood: Plywood Design Specification, American Plywood Association, Latest Edition.
4. Prefabricated Metal Plate Connected Wood Trusses: Design Standard for Metal Plate Connected Wood Truss Construction, ANSI/TPI 1-95.

DESIGN LOADS

1. Live Loads

a.	Roof	20 psf
b.	Floor	40 psf
c.	Stair	40 psf

TIMBER FRAMING

1. Unless otherwise noted, all structural framing lumber shall be clearly marked no. 2 southern yellow pine or douglas fir, except that non-loadbearing interior walls may be stud grade southern yellow pine, douglas fir, or spruce-pine-fir.
2. All wood headers, beams, and top plates shall be no. 2 Southern Yellow Pine or Douglas Fir.
3. All load bearing walls shall have solid 2x blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or side toe nail with 2-16d nails.
4. Provide double studs at all wall corners and on each side of all openings, unless noted or detailed otherwise.
5. The entire exterior wall framing shall be braced by a 1/2" thick panel of APA rated sheathing with an exposure 1 rating extending from the top plate to the sill plate. Where wall is taller than 8'-0",provide multiple panels as required to extend from sill plate to top plate. Provide 2x blocking as required to support all panel edges. Nail with 8d common nails at 6" on center at supported edges and 12" on center at intermediate supports.
6. Solid 2x blocking or bandboard shall be provided at supports and cantilever ends of all wood joists, and between supports in rows not exceeding 8'-0" apart.
7. All framing members framing into the side of a header, hip, valley, ridge, truss or any other beams shall be attached using metal joist hangers manufactured by the Simpson Company or equal. The hanger shall be sized and installed in accordance with the manufacturers recommendations for the size of joist supported.
8. Nailing and attachment of all framing members and sheathing shall be as specified in the International Residential Code Nailing Schedule (Table R602.3) unless noted otherwise in the drawings. Common wire nails or spikes, or galvanized box nails shall be used for all framing unless noted otherwise.
9. Place a single plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be bolted to the foundation with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Provide a minimum of two bolts per plate segment. Sill plates in contact with concrete or masonry shall be pressure treated with a preservative.
10. Provide double joists under all interior partition walls oriented parallel to the joists.
11. Provide triple studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning over 10'-0" unless noted otherwise. Provide double studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning 5'-0" to 10'-0" unless noted otherwise.
12. The new generation of pressure treated lumber products are highly corrosive to metal connectors and fasteners. All fasteners and metal connectors used in conjunction with the new generation of pressure treated lumber shall be hot-dip galvanized or stainless steel. These locations include, but are not limited to the following:
    - Anchor bolts at sole plate to foundation.
    - Nails from sole plate to wall studs.
    - Nails at exterior plywood sheathing to sole plate.
    - Bolts at ledger to concrete.
    - Joist to treated ledger connections.
    - All hangers on treated joists.
    - Wood posts to concrete.
    - Deck board to treated joists.

PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

1. Trusses shall be designed by the Contractor in accordance with the Truss Plate Institute "Design Standard for Metal Plate Connected Wood Truss Construction" (ANSI/TPI 1-95).
2. Truss members shall be clamped in a mechanical or hydraulic jig with sufficient pressure to bring members into reasonable contact at all joints during application of connector plates.
3. Provide adequate erection bracing in accordance with Truss Plate Institute publication HIB-91.
4. Truss Manufacturer shall provide permanent bracing as required by the design of the trusses. Erection bracing may remain in place as permanent bracing where it does not interfere with the architectural finishes.
5. All timber truss members shall be Southern Yellow Pine with a maximum moisture content of 19%. Chord members shall be no. 2 or better and web members shall be no. 3 or better.
6. Connection plates shall be manufactured by a WTCA member plate manufacturer. Plates shall be 20 gauge minimum, ASTM A446 grade A steel, with a G60 galvanized coating.
7. Trusses shall be designed in accordance with the following requirements:
    a. Top chords shall be designed to resist the local bending induced by the floor or roof uniform load on the top chord.
    b. Limit live load deflection of floor trusses to L/480. Total load deflections shall be limited to L/360.

COMPOSITE WOOD MEMBERS

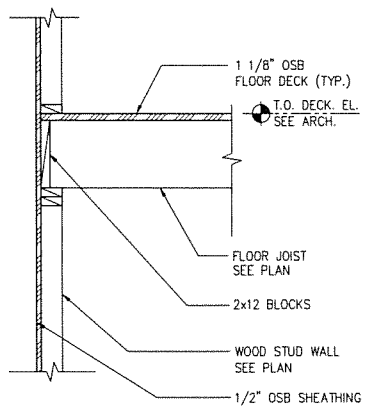
1. Where noted on the drawings, joists shall be TJI "SP" series engineered wood joists, and beams shall be "Micro-Lam" or "Parallam" beams as manufactured by the Trus Joist Macmillan Corporation.
2. Do not notch joists or beams. Drill holes through webs of engineered wood members for mechanical, electrical or plumbing services in accordance with the recommendations of the engineered wood product manufacturer.
3. Multiple wood beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on center. Four or more multiple wood beams and any multiple wood beams utilizing beams thicker than 1 3/4" shall be bolted together with 1/2" diameter bolts top and bottom at supports and ends of the beam, then at 24" on center, staggered top and bottom for the full length of the beam.
4. Where multiples of two 1 3/4" Micro-Lam beams are noted on the drawings, contractor may provide single 3 1/2" beams in lieu of double 1 3/4" beams.
5. Provide web stiffeners where required by the manufacturer for the specified support condition.

STRUCTURAL STEEL

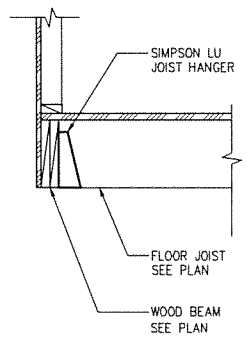
1. Structural Steel W-shapes shall conform to ASTM A992. Steel plates, angles, and channels may be ASTM A572, grade 50 or ASTM A36. Steel pipe shall conform to ASTM A501 or ASTM A53, Type E or S, grade B. Steel tube shall conform to ASTM A500, grade B, Fy 46 ksi.
2. Column base plates shall be grouted with a nonshrink, high strength nonmetallic grout. Pre-grouting of column base plates will NOT be permitted.
3. Splicing of structural steel members is prohibited without prior approval of the Engineer as to location and type of splice to be made. Any member having splice not shown and detailed on shop drawings will be rejected.

STRUCTURAL STEEL CONNECTIONS

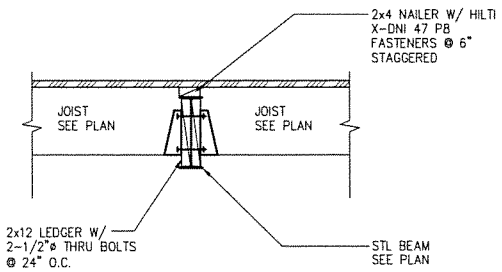
1. Welding shall conform to ANSI/AWS D1.1, latest edition.
2. Bolts shall conform to ASTM A325. Bolts shall be designed using values for bearing type bolts with thread allowed in the shear plane.



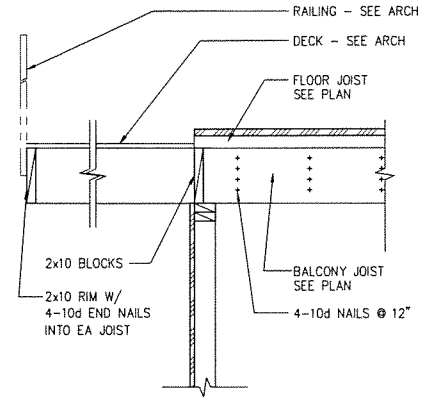
1 SECTION 3/4" = 1'-0"



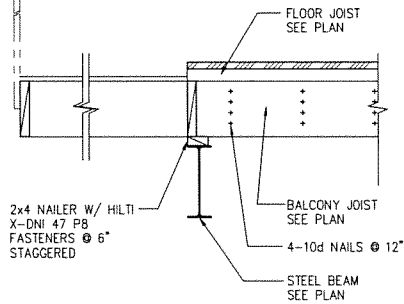
2 SECTION 3/4" = 1'-0"



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



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



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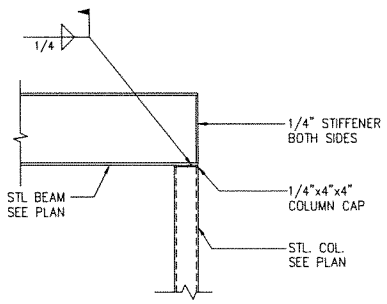
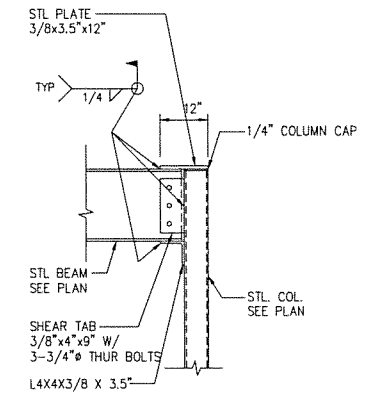
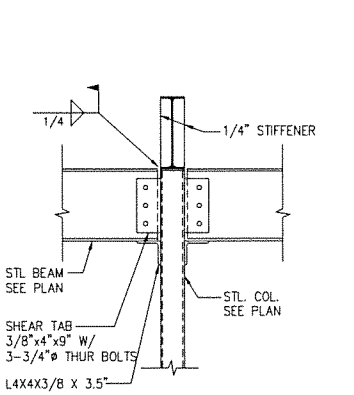


I-BEAM OVER HSS COL CONN
6 TYPICAL DETAIL NOT TO SCALE



I-BEAM TO HSS COL MOMENT CONN
7 TYPICAL DETAIL NOT TO SCALE



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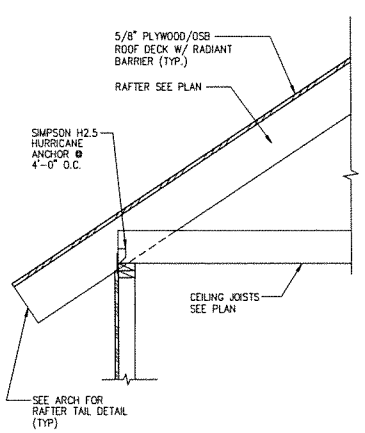
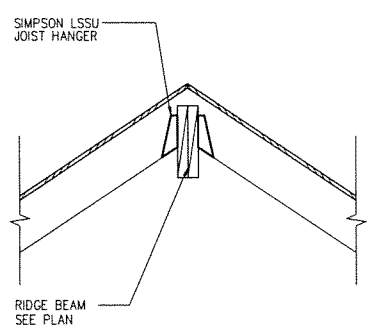
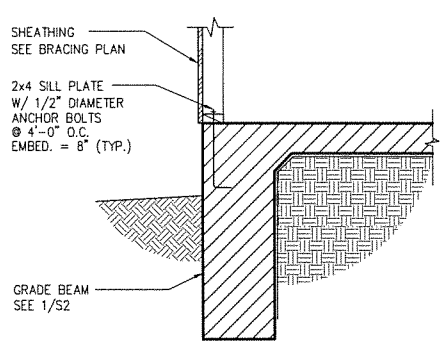


9 SECTION 3/4" = 1'-0"



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



TYPICAL CONNECTION DETAIL BETWEEN EXTERIOR WALL & FOUNDATION
11 SECTION 3/4" = 1'-0"

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SHEET NO.
S3

FRONT OF HOUSE

WEST SIDE OF HOUSE

WEST SIDE OF HOUSE CONT'D

BACK OF HOUSE- 2ND FLOOR WINDOW/ PORTION OF WALL TO BE DEMO'D FOR BRIDGE CONNECTION

BACK OF HOUSE CONT'D

EAST SIDE OF HOUSE

VIEW OF DETATCHED GARAGE TO BE DEMO'D IN RELATION TO HOUSE

FRONT OF GARAGE TO BE DEMO'D

WEST SIDE OF GARAGE TO BE DEMO'D

BACK OF GARAGE TO BE DEMO'D

EAST SIDE OF GARAGE
TO BE DEMO'D